

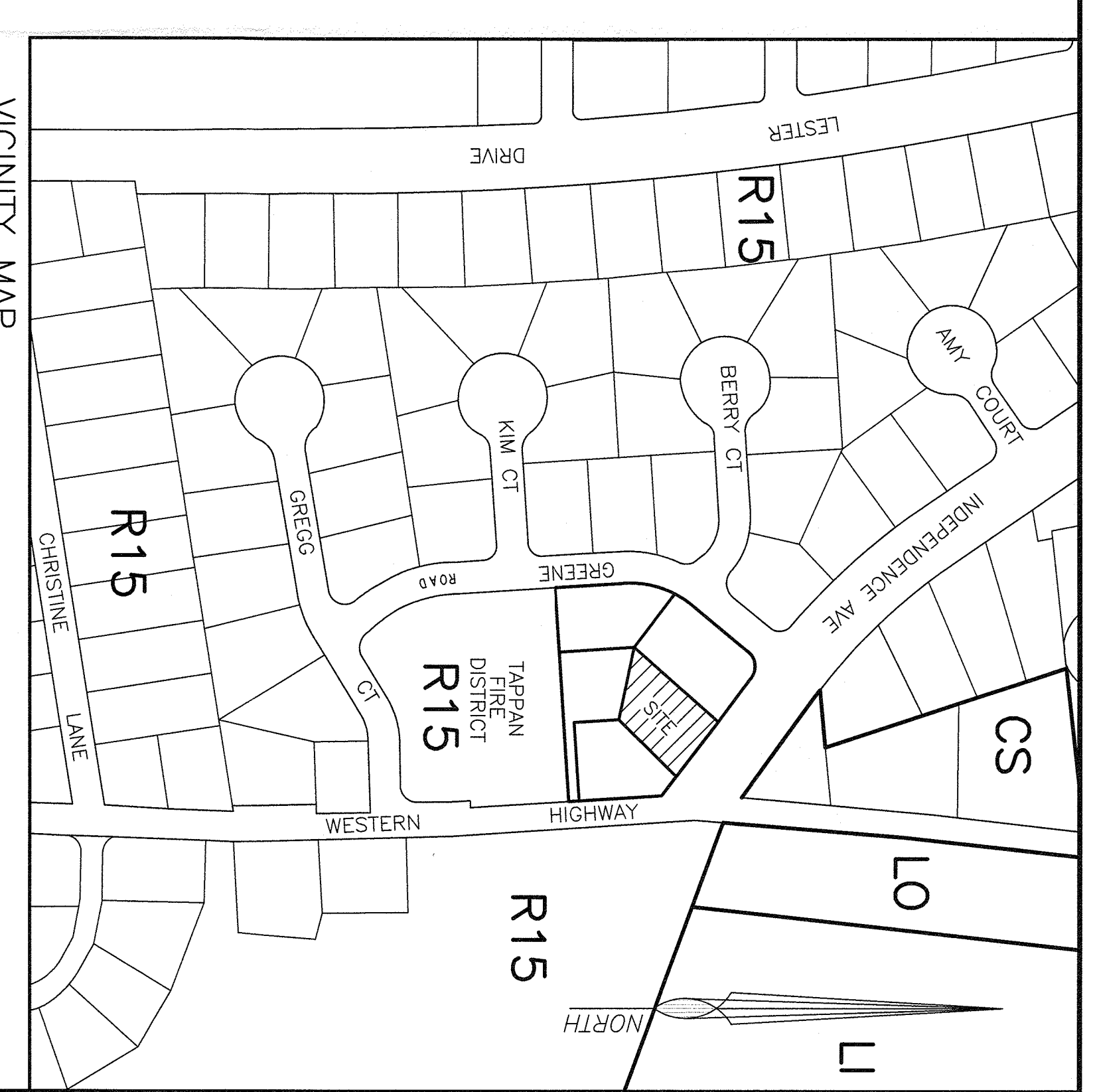
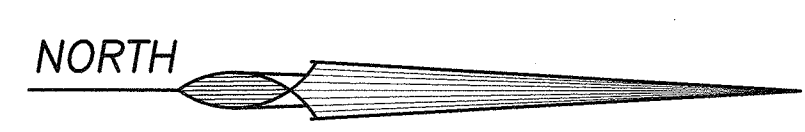
- TREE LEGEND**
- 12" SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)
 LETTER INDICATES TREE TYPE (SEE BELOW)
 SECOND NUMBER (2), (3) INDICATES TWN/TRIPLE
- A = ASH
 - BN = BUTTERNUT
 - B = BIRCH
 - C = CHERRY
 - CW = COTTONWOOD
 - L = LOCUST
 - M = MAPLE
 - MG = MAGNOLIA
 - K = OAK
 - P = PINE
- ⊗ TREE TO BE REMOVED
 ⊕ TREE TO BE PROTECTED

BULK REGULATIONS - R15 - SINGLE FAMILY RESIDENCE

	MIN LOT AREA	MIN LOT WIDTH	MIN STREET FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	TOTAL SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	MAX FAAR
REQUIRED	15,000 SF	100 FT	75 FT	30 FT	20 FT	50 FT	35 FT	117/FT=50.6'	0.20
PROVIDED LOT 2	15,004 SF	109'±	113.04'	30.6'	20.5'	51.6'	58.2'	23.92 PER ARCH	19.6 PER ARCH

DISTRICTS
 SCHOOL: SO. ORANGETOWN CENTRAL SCHOOL DISTRICT
 FIRE: TAPPAN FIRE DISTRICT
 AMBULANCE: SO. ORANGETOWN AMB 001
 SEWER: TOWN OF ORANGETOWN
 WATER: SUEZ NY
 LIGHTING: TOWN OF ORANGETOWN
 ZONING: R-15

REFERENCES:
 1. BEING LOT ON A MAP ENTITLED "SMK - GREENE", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP



DRAINAGE/DRIVEWAY/LOT GRADING AS PER APPROVED SUBDIVISION PLANS OF FILE WITH THE TOWN OF ORANGETOWN PLANNING BOARD.

- LEGEND EXISTING**
- DRAINAGE INLET W/PIPPS
 - DRAIN MANHOLE/ WITH PIPES
 - TOP CURB @ CATCH BASIN
 - TOP GRATE FIELD INLET
 - REINFORCED CONCRETE PIPE
 - CORRUGATED PLASTIC PIPE
 - UTILITY POLE
 - UTILITY POLE WITH LIGHT
 - WATER VALVE
 - HYDRANT
 - GAS VALVE
 - OVERHEAD WIRES
 - GAS LINE
 - GAS, ELEC. TEL
 - WATER LINE
 - GAS, ELEC. TEL, CATV
 - CATV, TEL
 - ROOF DRAIN
 - CONTOUR LINE
 - CONTOUR LINE
 - SPOT GRADE
 - + 520.5

- PROPOSED LEGEND**
- PROP WATER SERVICE
 - PROP SAN PIPE
 - PROP GAS SERV
 - PROP TEL, ELEC, CABLE SERVICE
 - PROP GAS/ELEC, TEL, CABLE SERV
 - ROOF DRAIN
 - FOOTING DRAIN
 - UNDER DRAIN
 - PROPOSED CONTOUR
 - PROPOSED SPOT GRADE
 - PROPOSED MONUMENT
 - PROPOSED IRON PIPE

PLOT PLAN FOR LOT #2

SUBDIVISION - SMK GREENE

TAPPAN - TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC

SUPERVISING - LAND PLANNING
 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
 PHONE 845-357-0830 FAX 845-357-0736

TAX LOT #	64-20-1-34.2
AREA	15,004 SF
FILE	21948P2
SCALE	1" = 20'
DATE	7/14/21
JOB NO.	21948

DATE: 7/26/21
 REV PER ARCHT: REVISIONS

JAY A. GREENWELL, PLS, LLC
 NYS LIC. # 49676