

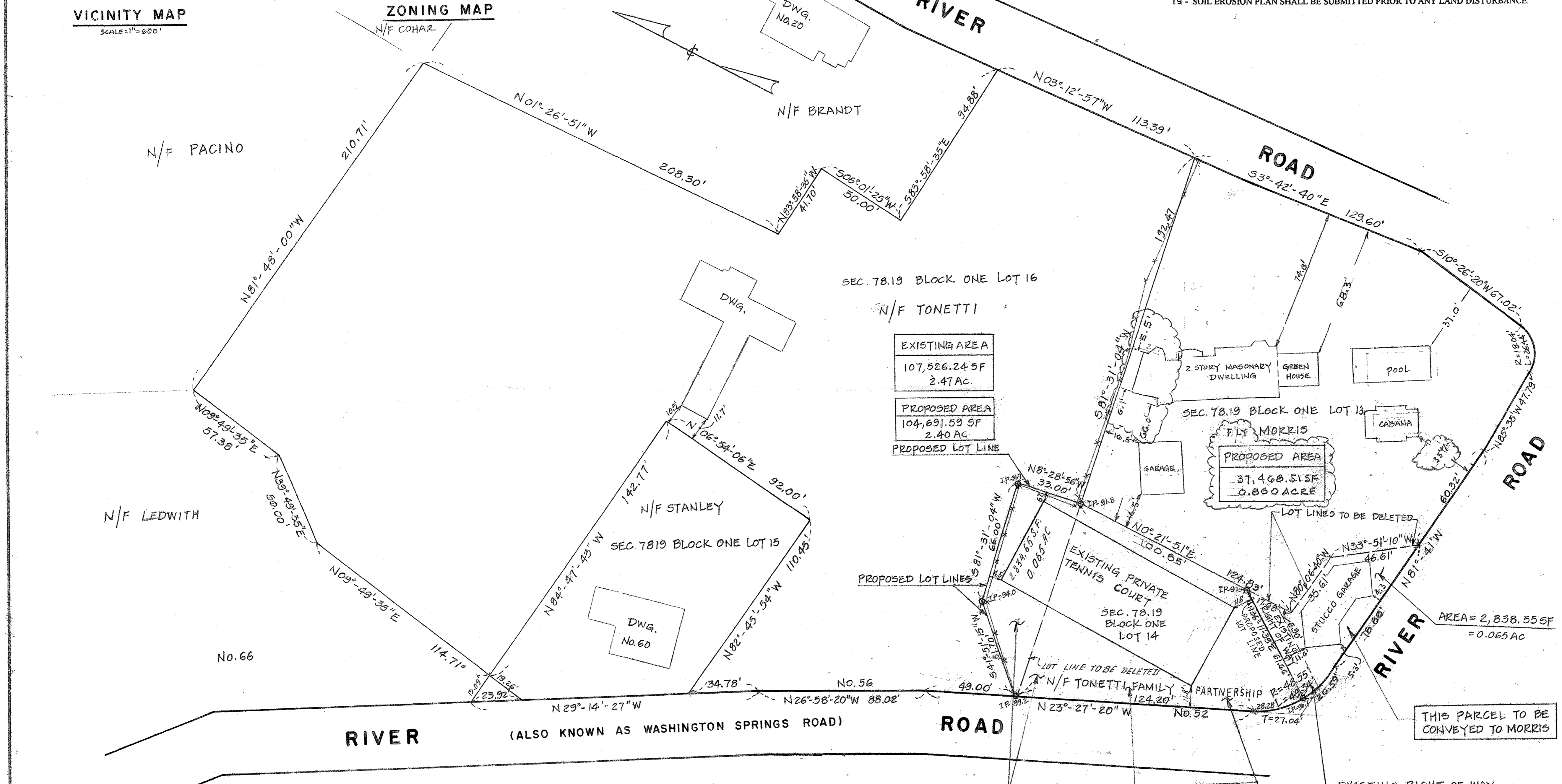
VICINITY MAP
SCALE: 1" = 600'

ZONING MAP
N/F COHAR

- 13 - NO BUILDING PERMITS SHALL BE ISSUED FOR ANY PARCEL UNTIL THE RESULTS OF THE TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
- 14 - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239K OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- 15 - IRON PINS SHALL BE PLACED AT ALL LOT CORNERS.
- 16 - REFERENCES: MAP ENTITLED, "SURVEY OF A PORTION OF THE PROPERTY OF M.L. TONETTI LOCATED AT PALISADES, N.Y." DATED FEB. 1928 PREPARED BY W.O. POLHEMUS AND LIBER 837 PAGE 1067.
- 17 - NO BUILDING PERMITS SHALL BE ISSUED UNTIL ARCHITECTURAL AND SITE PLANS ARE APPROVED BY THE PLANNING BOARD.
- 18 - ALL IMPORTANT TREES TO BE SAVED.
- 19 - SOIL EROSION PLAN SHALL BE SUBMITTED PRIOR TO ANY LAND DISTURBANCE.

GENERAL NOTES

1. OWNER: TONETTI FAMILY PARTNERSHIP 8704 MEADOWCROFT HOUSTON TEXAS
N/F ANN & JOSEPH TONETTI 14 LAWRENCE LANE PALISADES, N.Y.
N/F MARK MORRIS 40 WASHINGTON SPRING RD. PALISADES, N.Y.
N/F SNEDENS LANDING TENNIS ASSOCIATION
% LUDINGTON LAWRENCE LANE PALISADES, N.Y.
2. - DISTRICTS:
SCHOOL - SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT
FIRE - SPARKILL - PALISADES FIRE DISTRICT
WATER - PALISADES WATER DISTRICT
LIGHTING - ORANGETOWN LIGHTING DISTRICT
SEWER - TOWN OF ORANGETOWN
3. - TAX LOT NUMBER: FORMERLY SECTION 61 BLOCK 528 LOT 92, 94 AND 95
CURRENTLY SECTION 78.19 BLOCK 1 LOTS 13, 14 & 16
4. - ZONE: R-22, SINGLE FAMILY RESIDENCE.
5. - AREA OF TRACTS: 107,526.24 S.F. = 2.469 AC., 31,468.77 S.F. = 0.722 AC. AND 12,801.5 S.F. = 0.294 AC
6. - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE TO BE INSTALLED UNDERGROUND.
7. - NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPT. AND/OR TOWN OF ORANGETOWN.
8. - THIS PLAT IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK. LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
9. - + INDICATES IRON PIN AND ELEVATION.
10. - ELEVATIONS AS PER U.S.G.S. DATUM.
11. - "LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED."
12. - NO DEVELOPMENT ANTICIPATED AT TENNIS COURT.



EXISTING AREA
107,526.24 SF
2.47 AC.

PROPOSED AREA
104,691.59 SF
2.40 AC

PROPOSED LOT LINE

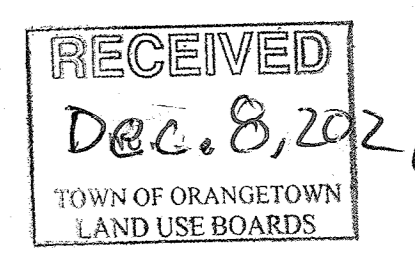
PROPOSED AREA
37,468.51 SF
0.860 ACRE

EXISTING AREA
12,805.45 SF
0.294 AC

PROPOSED AREA
12,801.50 SF
0.2939 AC

LEGEND
O IP - IRON PIN TO BE SET

APPLICANT: TONETTI FAMILY PARTNERSHIP



ZONING SCHEDULE - R-22 SINGLE FAMILY RESIDENCE

ITEM	REQUIRED	PROPOSED LOT 14	LOT 15
MIN. LOT AREA	22,500 SF	12,801.50 SF	37,468 SF
MIN. LOT WIDTH	125'	157'	205.7'
MIN. STREET FRONTAGE	75'	152.48'	450.6'
FRONT YARD	40'	11.8'	68.3'
SIDE YARD	25'	4.5'	5.5'
TOTAL SIDE YARD	60'	16.1'	71.8'
REAR YARD	45'	6.7'	N/A

* VARIANCE GRANTED BY ZBA

ADDITION 2/18/00 3/22/00 PLAN, BD 8/18/00 FINAL APPROVAL 8/23/21 ADD'S	<p>PROPOSED LOT LINE CHANGES FOR SNEDENS LANDING TENNIS ASSOC. N/F MORRIS AND TONETTI HAMLET OF PALISADES TOWN OF ORANGETOWN R.C.</p> <p>JOHN E. COLLAZUOL & ASSOC. PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS 1610 CENTER AVENUE FORT LEE, NEW JERSEY (201) 944-7774 120 1/2 N. BROADWAY NYACK, NEW YORK (914) 358-1510</p> <p>STEVEN J. COLLAZUOL NEW YORK PROFESSIONAL LAND SURVEYOR LIC. NO. 49882 NEW YORK PROFESSIONAL ENGINEER LIC. NO. 70568</p>	<p>FILE NO. 28806-98</p> <p>DRAWN BY P.S.H.</p> <p>CHECKED BY JAM</p> <p>SCALE 1" = 30'</p> <p>DATE 1/27/00</p> <p>SHEET 1 OF 1</p>
--	---	---