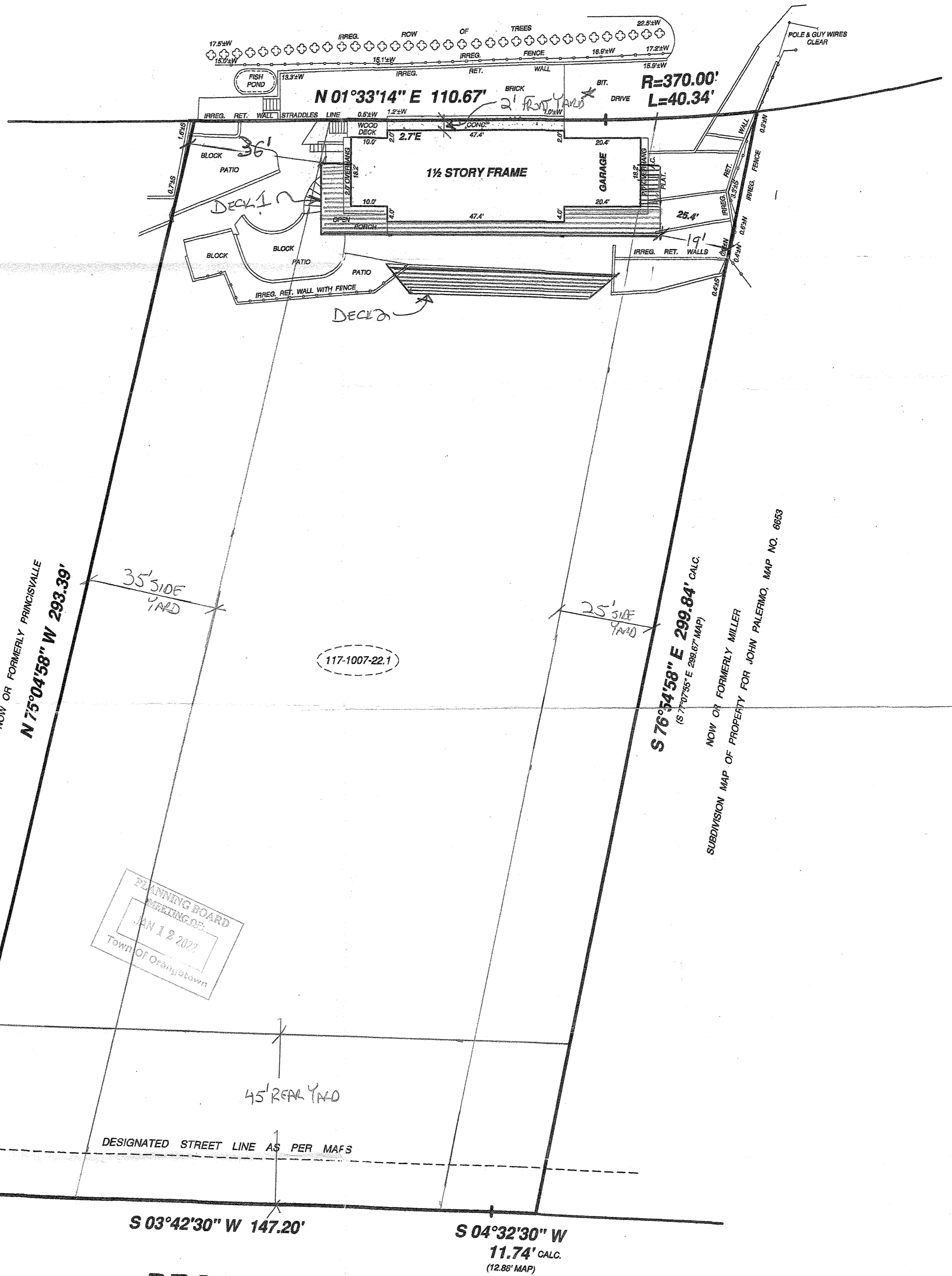


TWEED BOULEVARD (HIGHLAND AVENUE)



Setback Regulations		
Yard	Required	Provided
Front	40	2*
Side	25	19
Total Side	60	55
Rear	45	45

* Pre-existing Condition Approved by Planning Board Decision 83-79

NOTE:
PROPERTY CONFIGURATION SHOWN REPRESENTS A REASONABLE DETERMINATION OF TAX SECTION 71.17 BLOCK 1 LOT 20 BASED UPON AVAILABLE EXISTING INFORMATION.

MEASUREMENT IN U.S. STANDARD 1"=20'

BROADWAY (N.Y.S. ROUTE 9W)

SUBDIVISION MAP OF SCOTCH HILL ACRES
FILED 08-09-1983 MAP NO. 5523
LOT 117-1007-22.1

KULHANEK & PLAN LAND SURVEYORS, P.C.

1-516-431-9358
1-718-347-3533
1-914-764-0304
1-800-541-5124

MAILING ADDRESS
73 WESTCHESTER AVE.
P.O. BOX 178
POUND RIDGE, NY 10576

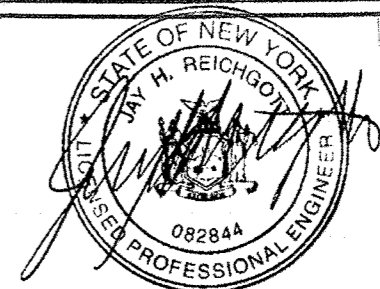
FAX: 1-800-242-4955
EMAIL: KP.LSPC@VERIZON.NET

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORDS, IF ANY, NOT SHOWN ARE NOT GUARANTEED. THE DIMENSIONS SHOWN HEREON, FROM THE STRUCTURES TO THE PROPERTY LINE, ARE FOR A SPECIFIC PURPOSED ONLY. THEY ARE NOT INTENDED TO BE USED FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

REICHGOTT ENGINEERING
121 Laurel Road
Tuxedo Park, NY 10987
845 354 1544

ENGINEER'S SEAL CERTIFIES
DECK SIZE AND POSITION



DECK LAYOUT

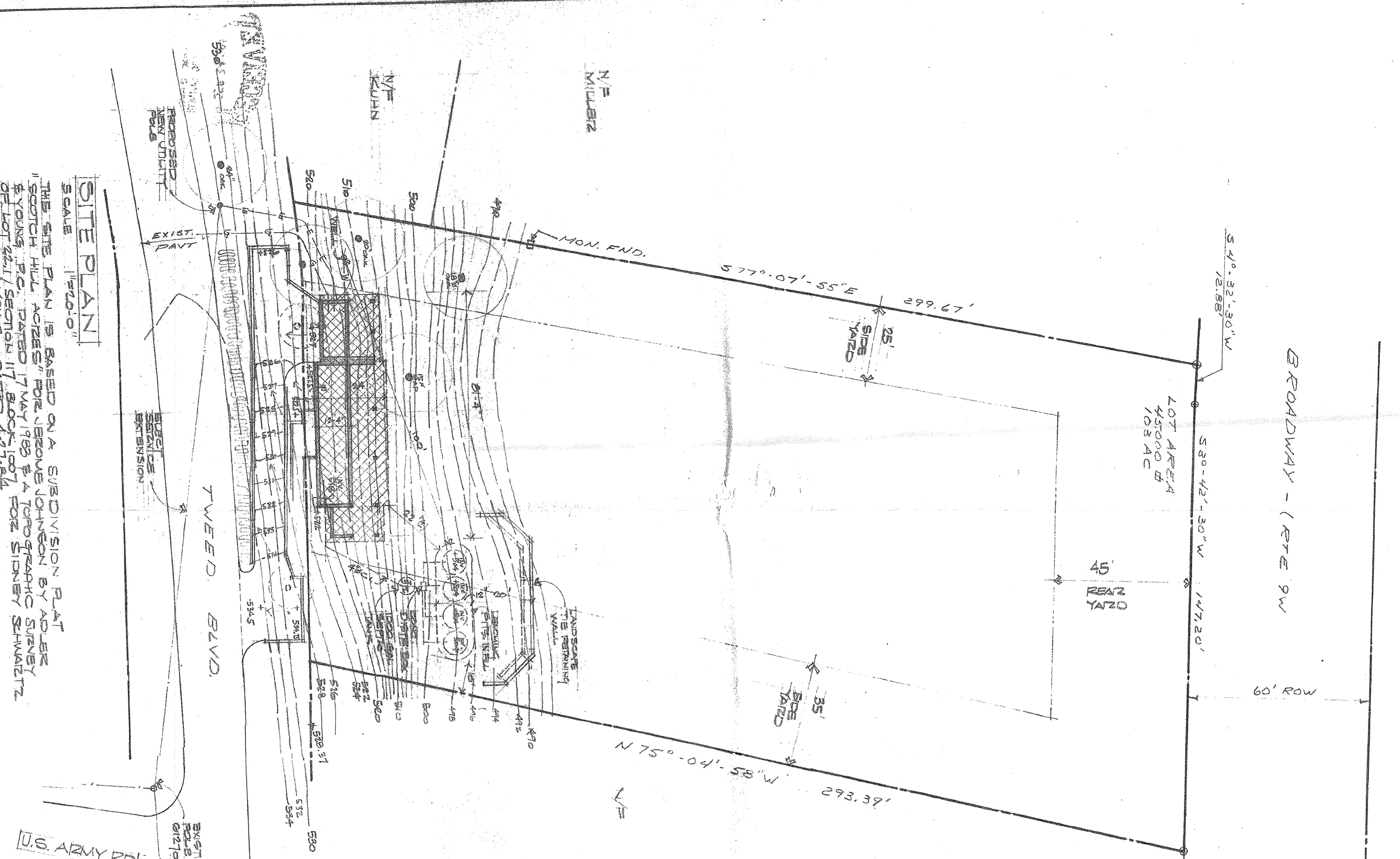
DATE
10-26-2010
(ORIGINAL SURVEY)
NYACK

ROCKLAND COUNTY

JOB NO.

10-70611

BROADWAY - (RT E 9W)

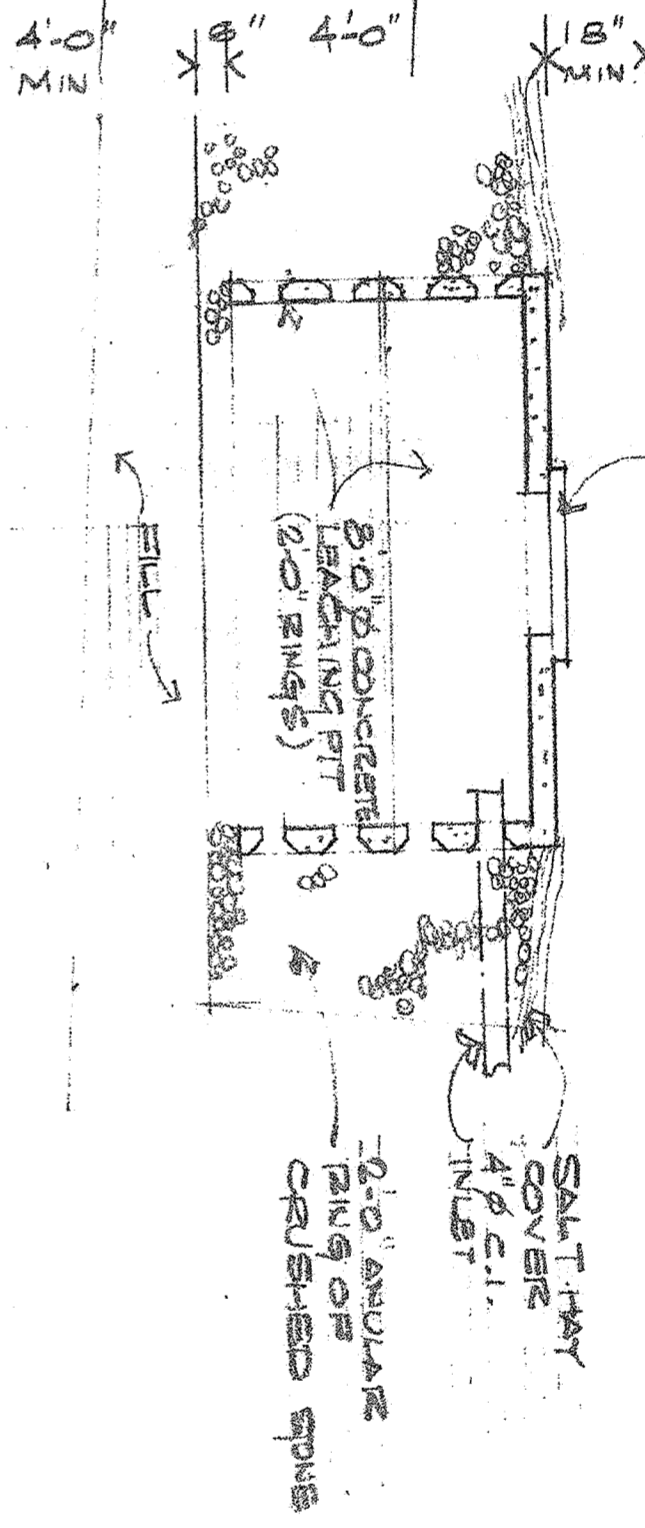


SITE PLAN

SCALE: 1/2"=1'-0"

THIS SITE PLAN IS BASED ON A SUBDIVISION PLAT FOR SCOTCH HILL ACRES FOR JEROME JOHNSON BY ADLER & YOUNG, P.C. DATED 17 MAY 1993 & A TOWN TRAFFIC SURVEY OF LOT 121/SECTION 117 BY 4-27-84.

LEACHING PIT.



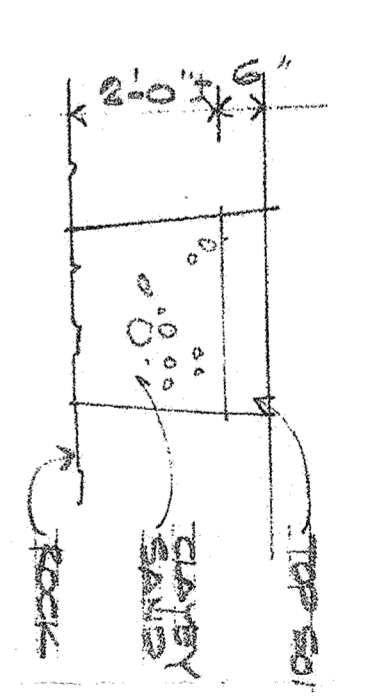
SYSTEM PIPING

HOUSE TO SEPTIC TANK - 40' x 1" GALV. LEAD PIPE
SEPTIC TANK TO DISTRIBUTION BOX - 45' x 1" TIGHT LEAD JOINTS
DISTRIBUTION BOX TO LEACHING PIT - 45' TRANS. TIGHT JOINTS MIN. 1 1/2" SLOPE

NOTE
UPON COMPLETION OF EXCAVATION, ROAD SHALL BE NOTIFIED TO INSPECT EXCAVATION. UPON COMPLETION OF PIT TANK & PIPE RACEMENT & PRIOR TO BACK FILLING ROAD SHALL BE NOTIFIED TO INSPECT SYSTEM.
THE ARCHITECT SHALL OBTAIN IN WRITING TO THE ROAD THE "AS BUILT" ELEVATIONS OF THE SEPTIC SYSTEM.
WATER SERVICE - WELL
FILL SHALL BE BANK RUN WITH MIN. PERCOLATION RATE OF 10 MINUTES. CONTRACTOR SHALL VERIFY PERCOLATION RATE. FILL SHALL BE HAND ROLLED & SEEDS IMMEDIATELY.

TEST HOLE

WITNESSED BY: RECHD - 15AUG94

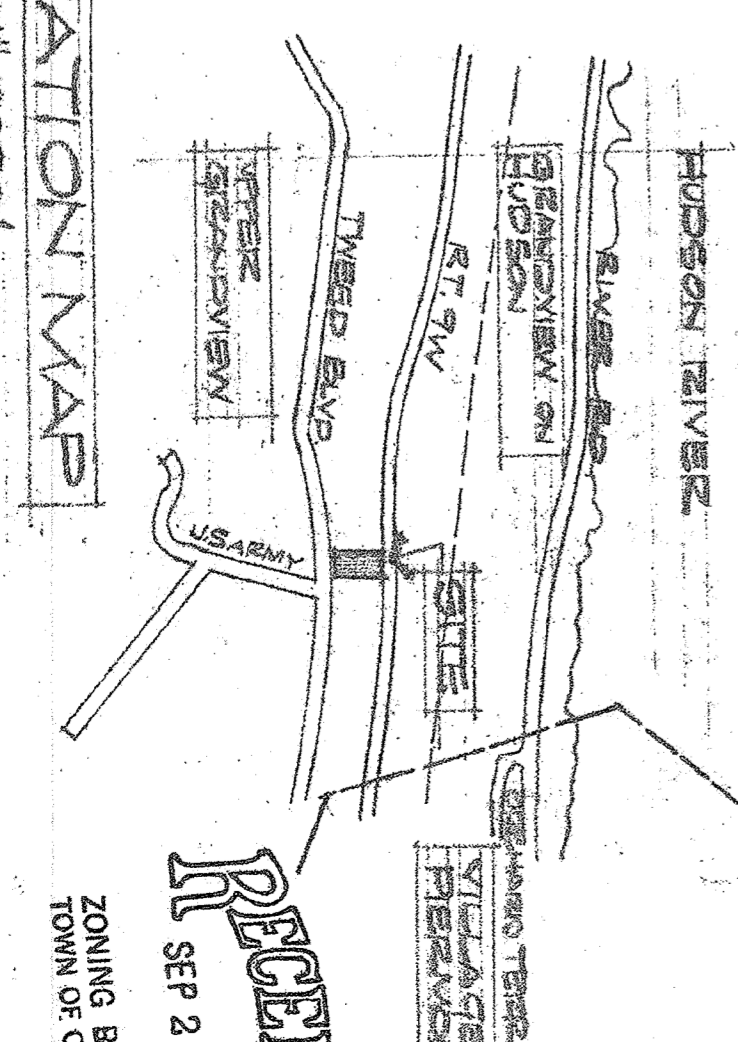


ZONING DATA

SECT. 117, BLOCK 1, LOT 121	REZONING	PROPOSED
1222, SINGLE FAMILY RESIDENTIAL		
5, ORANGETOWN CENTRAL		
URBAN GRANDVIEW		
TOWN OF ORANGETOWN		
ORANGETOWN		
MIN. LOT AREA 50 FT	22,500	45,000
MIN. LOT WIDTH 125	125	
FRONT YARD - FT	40	
SIDE YARD - FT	25	
TOTAL SIDE YARD	60	
REAR YARD	45	
MAX. BLDG. HEIGHT	7'1" DET. RES.	

FACILITIES FOR ALL UTILITIES INCL. ELECTRIC & TELEPHONE SERVICE SHALL BE INSTALLED AND GRADED. SITE & GRADING PLANS MUST BE REVIEWED & APPROVED BY THE ORANGETOWN PLANNING & ARCHITECTURE & COMMUNITY APPEALS BOARD.
NO BUILDING PERMIT SHALL BE ISSUED UNTIL SANITARY DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROAD &/OR THE TOWN OF ORANGETOWN.
SIDEWALKS & CURBS (IF REQUIRED) SHALL BE INSTALLED IN ACCORDANCE W/ DPW SPECIFICATIONS FOR SIDEWALKS & CURBS.
* VARIANCE GRANTED FOR FRONT YARD SETBACK. PLANNING BOARD DECISION # 83-79 - 1 FOOT SETBACK.

LOCATION MAP



RECEIVED
SEP 24 1994
ZONING BLDG. DEPT.
TOWN OF ORANGETOWN

PREP. W/D & SECT BY
A NEW RESIDENCE
FOR
SIDNEY SCHWARTZ
TWEED BLVD / UPPER GRANDVIEW, NY
MICHAEL ESMAY
VAN HOUSTEN ST / UPPER NYACK, NY

