



VICINITY MAP
SCALE: 1"=300'

74.18-3-48
N/F
HOMES FOR HEROES INC
CONC CHAMBER
TOP: 121.0
24" INV: 115.9 (N-S)
36" INV: 111.5 (N NO-E)
36" INV: 111.6 (N NO-W)
42" INV: 111.4 (OUT-E) SO. PIPE
42" INV: 111.1 (OUT-E) NO. PIPE
6" INV: 117.0 new

4.375' ROAD WIDENING STRIP
DEDICATED TO THE
COUNTY OF ROCKLAND
PER R.C. HIGHWAY

S04°33'30"E
25.00'

PROF DOGHOUSE DM#2
BUILT OVER EXIST 24" RCP
TOP: 120.2
24" INV: 116.5 VIF
6" INV: 118.5
REMOVE EXISTING SIDEWALK/CURB
INSTALL NEW DRIVEWAY W/PROP CURB
PER RC HIGHWAY SPECIFICATIONS

SMH: 120.2
INV: 115.1 N
INV: 115.0 S

TREE LEGEND

- (12) — SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)
 - (K2) — LETTER INDICATES TREE TYPE (SEE BELOW)
 - SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE
- | | |
|-----------------|---------------|
| A = ASH | M = MAPLE |
| BN = BUTTERNUT | MG = MAGNOLIA |
| B = BIRCH | K = OAK |
| C = CHERRY | P = PINE |
| CW = COTTONWOOD | |
| L = LOCUST | |
- 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 F.A.R.
REQUIRED	15,000 SF	100 Ft	75 Ft	30 Ft	20 Ft	50 Ft	35 Ft	1 FT/FT=32'	0.20
PROVIDED LOT 4	15,538 SF gross 15,483 SF net	108'±	25.0' *	30.3'	21'	52.5'	35.5'	26'±	0.199 PER ARCH.

* = VARIANCE GRANTED ZBA 20-57 9/16/20

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 4 ON A MAP ENTITLED "SMK - GREENE", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 8546.

LEGEND

- | | |
|---------------------------|--------|
| DRAINAGE INLET W/PIPES | |
| DRAIN MANHOLE/ WITH PIPES | |
| TOP CURB @ CATCH BASIN | TCCB |
| TOP GRATE FIELD INLET | TGFI |
| REINFORCED CONCRETE PIPE | RCP |
| CORRUGATED PLASTIC PIPE | CPP |
| UTILITY POLE | UP |
| UTILITY POLE WITH LIGHT | |
| WATER VALVE | WV |
| HYDRANT | HYD |
| GAS VALVE | GV |
| OVERHEAD WIRES | OHW |
| GAS LINE | G |
| GAS, ELEC, TEL | GET |
| WATER LINE | W |
| GAS, ELEC, TEL, CATV | GETC |
| CATV, TEL | C/T |
| ROOF DRAIN | RD |
| CONTOUR LINE | -520- |
| SPOT GRADE | +520.5 |

PROPOSED LEGEND

- | | |
|---------------------------------|--|
| PROF WATER SERVICE | |
| PROF SAN PIPE | |
| PROF GAS SERV | |
| PROF TEL, ELEC, CABLE SERVICE | |
| PROF GAS, ELEC, TEL, CABLE SERV | |
| ROOF DRAIN | |
| FOOTING DRAIN | |
| UNDER DRAIN | |
| PROPOSED CONTOUR | |
| PROPOSED SPOT GRADE | |
| PROPOSED MONUMENT | |
| PROPOSED IRON PIPE | |

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

STATE OF NEW YORK
JAY A. GREENWELL
LICENSED PROFESSIONAL SURVEYOR
No. 49676
NYS LIC. # 49676

PLOT PLAN FOR LOT #4
318 WESTERN HIGHWAY, TAPPAN
SUBDIVISION — SMK GREENE

TAPPAN — TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK
JAY A. GREENWELL, PLS, LLC
SURVEYING — LAND PLANNING
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 FAX 845-357-0756

TAX LOT #
74.18-2-34.4
AREA
XX
FILE
21948-PP4
SCALE
1"= 20'
DATE
06/24/21
JOB NO.
21948

