



VICINITY MAP SCALE 1"=300'

- NOTES:**
- THIS IS A SUBDIVISION (COMBINING) OF TAX LOTS 74.18-3-39 AND 40 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
 - RECORD OWNER: SOUTH ORANGETOWN AMBULANCE CORPS, 70 INDEPENDENCE AVE., TAPPAN NEW YORK 10983
 - APPLICANT: SAME
 - NUMBER OF LOTS: 2 EXISTING, 1 PROPOSED
 - AREA = 36,997 SF TOTAL
 - ZONE: R-15
 - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - THIS PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
 - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR.
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
 - MONUMENTS ARE TO BE SET AT ALL CORNERS OF ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED. (SHOWN THUS: \oplus)
 - WATER SUPPLY: VEOLIA NORTH AMERICA
 - DATUM: NGVD 29
 - NEW TAX LOT NUMBERS SHOWN THUS: 74.18-3-40
 - THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER & AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
 - PLANS COMPLY WITH STORMWATER MANAGEMENT PHASE II REGULATIONS. (LOT LINE CHANGE ONLY)

- TREE LEGEND**
- 11 — CALIPER IN INCHES
8K — TREE TYPE (SEE BELOW)
- 2=TWIN, 3=TRIPLE, ETC.
- K = OAK
E = ELM
A = ASH
B = BIRCH
M = MAPLE
P = PINE
- CH = CHERRY
P = POPLAR
CA = CRABAPPLE
CT = CATALPA

REFERENCE

FILED MAP ENTITLED "PREL PARK, SEC. X-B"
FILED IN THE ROCKLAND COUNTY CLERK'S
OFFICE AS MAP #3165.

- LEGEND**
- 142 --- CONTOUR
 - +141.5 SPOT GRADE
 - CB FI CATCH BASIN/FIELD INLET
 - DRAIN LINE
 - SMH SANITARY MANHOLE / PIPE
 - EDGE OF PAVEMENT
 - CONCRETE CURB
 - G-G-G GAS LINE/ VALVE
 - W-W-W WATER LINE / VALVE
 - UTILITY POLE
 - LIGHT POLE
 - OHW OVERHEAD WIRES
 - UE UNDERGROUND ELECTRIC

- DISTRICTS**
- SCHOOL- SOUTH ORANGETOWN
 - FIRE- TAPPAN
 - LIBRARY- TAPPAN
 - AMBULANCE- SOUTH ORANGETOWN
 - SEWER- ORANGETOWN
 - WATER- ORANGETOWN

TAX LOT 74.18-3-40 AREA=14,994 SF
TAX LOT 74.18-3-39 AREA=22,003 SF
TOTAL : 36,997 SF

8/09/23	REV		
06/19/23	NOTE #1		
06/06/23	FF ELEV		
12/10/19	TAX LOT NUMBERS		
DATE	REVISIONS		

JAY A. GREENWELL, PLS
NYS LIC. # 49676

SUBDIVISION FOR

SO. ORANGETOWN

AMBULANCE CORPS

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC

LAND SURVEYING - LAND PLANNING
34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901
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TAX LOT #S
74.18-3-40
74.18-3-39

AREA
SEE ABOVE

FILE
21838SITE

SCALE,
1"=20'

DATE
10/23/18

JOB NO.
21838