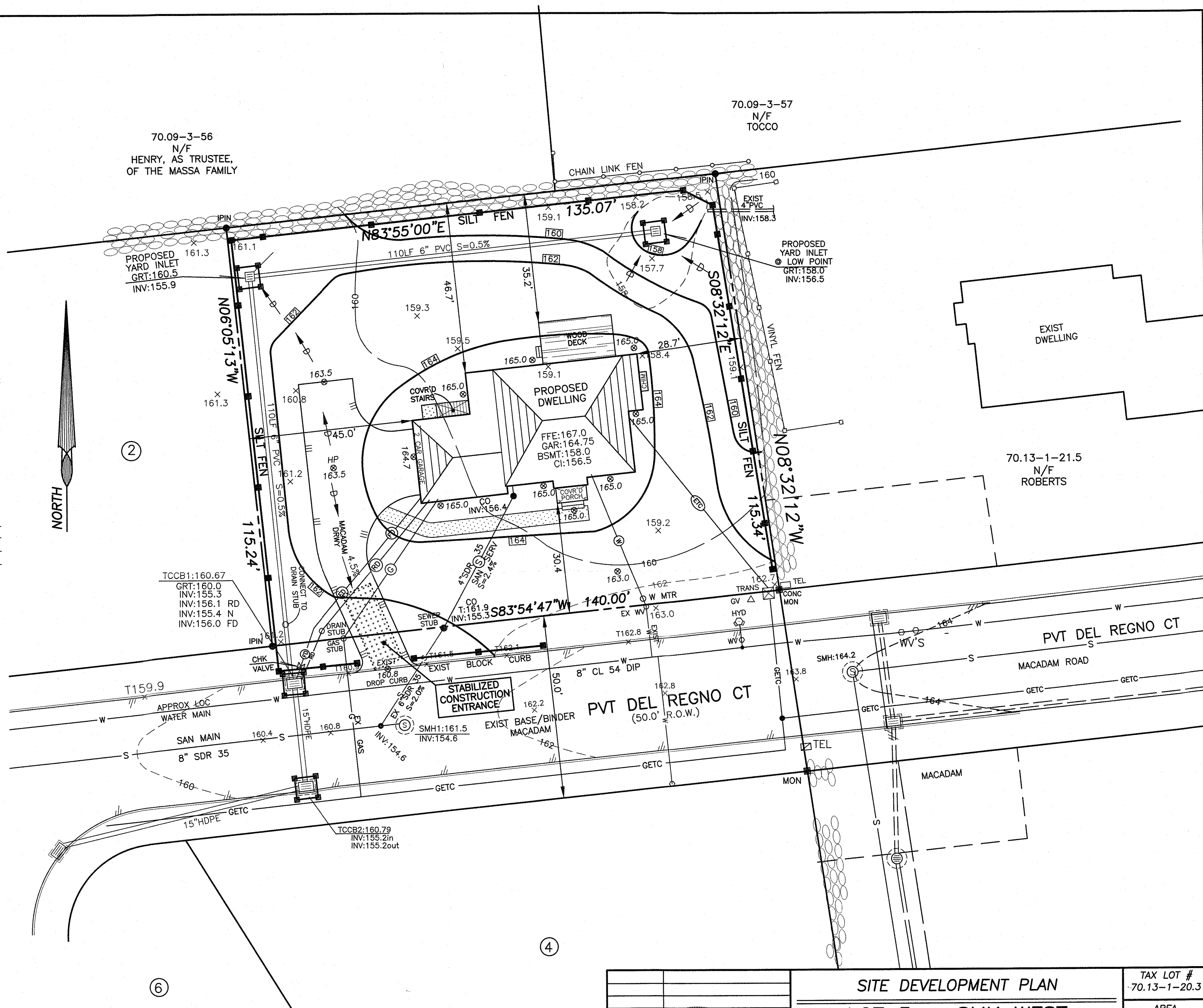


EXIST LEGEND	
DRAIN MANHOLE/ WITH PIPES	SMH
DRAINAGE INLET W/PIPPES	DMH
DRAIN MANHOLE/ WITH PIPES	TCCB
TOP CURB @ CATCH BASIN	TGFI
TOP GRATE FIELD INLET	RCP
REINFORCED CONCRETE PIPE	CPP
CORRUGATED PLASTIC PIPE	UP
UTILITY POLE	UP
UTILITY POLE WITH LIGHT	UP
WATER VALVE	WV
HYDRANT	HYD
GAS VALVE	GV
GAS LINE	G
GAS, ELEC	GE
WATER LINE	W
CONTOUR LINE	-520-
SPOT GRADE	+ 520.5

PROPOSED LEGEND	
PROP WATER SERVICE	WS
PROP SAN PIPE	S
PROP GAS SERV	G
PROP ELEC, TEL, CABLE	ETC
PROP GAS,ELEC, TEL, CABLE	GETC
ROOF DRAIN	RD
FOOTING DRAIN	FD
WATER VALVE	WV
CHECK VALVE	CV
WATER METER	WM
PROPOSED CONTOUR	[520]
PSPOT GRADE	⊗ 520.5
INLET PROTECTION	[]
SILT FENCE	[]



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	1FT/FT (31')	0.20
PROVIDED LOT 3	15,849 SF	138'±	140.0'	30.4'	28.7'	74.2'	46.7' BLDG 35.2' DECK	26'±	0.199

DRAINAGE/DRIVEWAY/LOT GRADING/EROSION CONTROL AS PER APPROVED SUBDIVISION/GRADING PLANS ON FILE WITH THE TOWN OF ORANGETOWN

REFERENCES:

1. BEING LOT 3 ON A MAP ENTITLED SUBDIVISION OF PROPERTY SMK WEST", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 8594.

DATE STATE OF NEW YORK JAY A. GREENWELL LICENSE NO. 049676 LAND SURVEYOR JAY A. GREENWELL, PLS NYS LIC. # 49676		SITE DEVELOPMENT PLAN LOT 3 - SMK WEST 26 PVT DEL REGNO CT TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK JAY A. GREENWELL, PLS, LLC SURVEYING - LAND PLANNING 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901 PH: 845-357-0830, EMAIL: GREENWELLPLS@AOL.COM © 2023 JAY A. GREENWELL PLS, LLC		TAX LOT # 70.13-1-20.3 AREA 15,849 SF FILE 21232 PLOT 3 SCALE 1"= 20' DATE 11/1/23 JOB NO. 21232
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