



VICINITY MAP  
SCALE: 1"=300'

**LEGEND**

SANITARY MANHOLE W/SERV	
DRAINAGE INLET W/PIPES	
DRAIN MANHOLE/ WITH PIPES	
TOP CURB CATCH BASIN	
TOP GRATE FIELD INLET	
CORRUGATED PLASTIC PIPE	
UTILITY POLE	
UTILITY POLE WITH LIGHT	
WATER VALVE	
HYDRANT	
GAS VALVE	
OVERHEAD WIRES	
EDGE OF PAVEMENT	
WATER MAIN	
SIGN WITH ITEM	
EXIST YARD INLET	
SAN SEWER SERVICE AS PER UNDERGROUND LOCATIONS PROVIDED BY OWNER	

- REFERENCES:**
1. MAP ENTITLED "PRE-EXISTING SITE PLAN AND COMMERCIAL SUBDIVISION FOR DEXTER PLAZA" PREPARED JAY A. GREENWELL PLS LAST REVISED 11/11/04. SIGNED BY PLANNING BOARD 1/27/06.
  2. MAP ENTITLED "COMMERCIAL SUBDIVISION - 60-70 WEST DEXTER PLAZA CONDOMINIUM"
  3. MAP ENTITLED "COMMERCIAL SUBDIVISION - 4-6 EAST DEXTER PLAZA CONDOMINIUM"

**NOTES**

PARKING REQUIREMENTS PER REF# 1 INDICATE A REQUIRED TOTAL OF 142 SPACES WITH A PROVIDED NUMBER OF 235 SPACES INDICATING IN EXCESS OF 93 SPACES

ALLOCATION FOR LOT 3 (60-70) WAS NOTED (PER REF# 2) AS 70 SPACES AND ALLOCATION FOR LOT 4 (4-6) WAS NOTED (PER REF# 3) AS 71 SPACES

ALLOCATIONS FOR 2-6 ARE 2 = 28 SPACES  
3 = 70 SPACES  
4 = 71 SPACES  
5 = 17 SPACES  
6 = 39 SPACES

9/18/25	ECLIPSE	TAX LOT 68.20-1-1,40
6/23/17	PARKING REVISIONS	AREA 49,160 SF
1/13/17	PARKING	FILE 9746COM SUB 4-6
1/3/17	REVISIONS	SCALE 1"= 30'
DATE	REVISIONS	DATE 9/18/25
		JOB NO. 9746

  

<b>PARKING ALLOCATION-SPACE-U3 (ECLIPSE FITNESS STUDIO)</b>	
4-6 EAST DEXTER PLAZA CONDOMINIUM	
PEARL RIVER, TOWN OF ORANGETOWN ROCKLAND COUNTY, STATE OF NEW YORK	
<b>JAY A. GREENWELL, PLS, LLC</b>	
SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756	

SPACES TO BE ALLOCATED  
SPACES AVAILABLE FOR ECLIPSE FITNESS STUDIO USE