



LEGEND

DRAINAGE INLET W/PIPES	
DRAIN MANHOLE/ WITH PIPES	
TOP CURB @ CATCH BASIN	
TOP GRATE FIELD INLET	
REINFORCED CONCRETE PIPE	
CORRUGATED PLASTIC PIPE	
UTILITY POLE	
UTILITY POLE WITH LIGHT	
WATER VALVE	
WATER METER	
HYDRANT	
GAS VALVE	
OVERHEAD WIRES	
GAS LINE	
GAS, ELEC, TEL	
WATER LINE	
CONTOUR LINE	
SPOT ELEVATION	
PROPOSED CONTOUR LINE	
PROPOSED SPOT GRADE	

REFERENCES:
 1. BEING LOT 1 ON A MAP ENTITLED "SUBDIVISION FOR TREVOR FENNELL", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 6777.
 2. MAP ENTITLED "PEARL CREST KNOLLS INC.", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 3555.
 3. MAP ENTITLED "PEARL ESTATES.", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 2157.

BULK TABLE ZONE R-15 USE: GROUP P

ITEM	REQUIRED	LOT 1
MAX. FAR	0.20	0.12
MIN AREA	15,000 SF	29,975 SF
MIN LOT WIDTH	100'	103'
MIN FRONT YARD	30'	69.4'
MIN SIDE YARD	20'	20.5'
TOTAL SIDE YARD	50'	51.0'
MIN REAR YARD	35'	95.3'
MAX. BLDG HGT.	1'-0"	25'±
MIN ST FRONTAGE	75'	*30.47'

* VARIANCE GRANTED (AS PER FM 6777)

NEW YORK 811
 BEFORE YOU DIG CALL 811
 OR 800-962-7962

	PLOT PLAN LOT 1 SUBDIVISION TREVOR FENNELL SMK BUILDERS #354 HOLT DRIVE PEARL RIVER, TOWN OF ORANGETOWN ROCKLAND COUNTY, STATE OF NEW YORK	TAX LOT # 69.13-2-33.1 AREA 29,975 SF FILE 22505 LOT 1 PLOT
	JAY A. GREENWELL, PLS, LLC SURVEYING - LAND PLANNING 34 WAYNE AVENUE, SUFFERN, NEW YORK, 10901 PH: 845-357-0830, EMAIL: GREENWELLPLS@AOL.COM ©2025 JAY A. GREENWELL, PLS, LLC	SCALE 1" = 30' DATE 9/16/25 JOB NO. 22505

RECEIVED
 OCT 08 2025
 TOWN OF ORANGETOWN
 LAND USE BOARDS