

BULK REGULATIONS - ZONE R4 GROUP: 0										
	LOT AREA (SF)	STREET FRONTAGE (FT)	LOT WIDTH (FT)	FRONT YARD S. WILLIAM (FT)	FRONT YARD (R.O.W.) (FT)	SIDE YARD (FT)	BOTH SIDE YARDS (FT)	REAR YARD (FT)	MAX BLDG HT	MAX F.A.R.
REQUIRED	10,000	50	75	25	25	10	30	25	14' FT F/Y	0.30
PROVIDED LOT 76.1	15,694.2	261.4	208.8	83.5	25.6	10.6	N/A	68.6	25' 2	0.17

FAR:  
 MAIN FLOOR=1192 SF  
 2ND FLOOR=1428 SF  
 TOTAL=2620 SF (PER ARCH)  
 FAR=2,620 SF/15,694.2=0.17

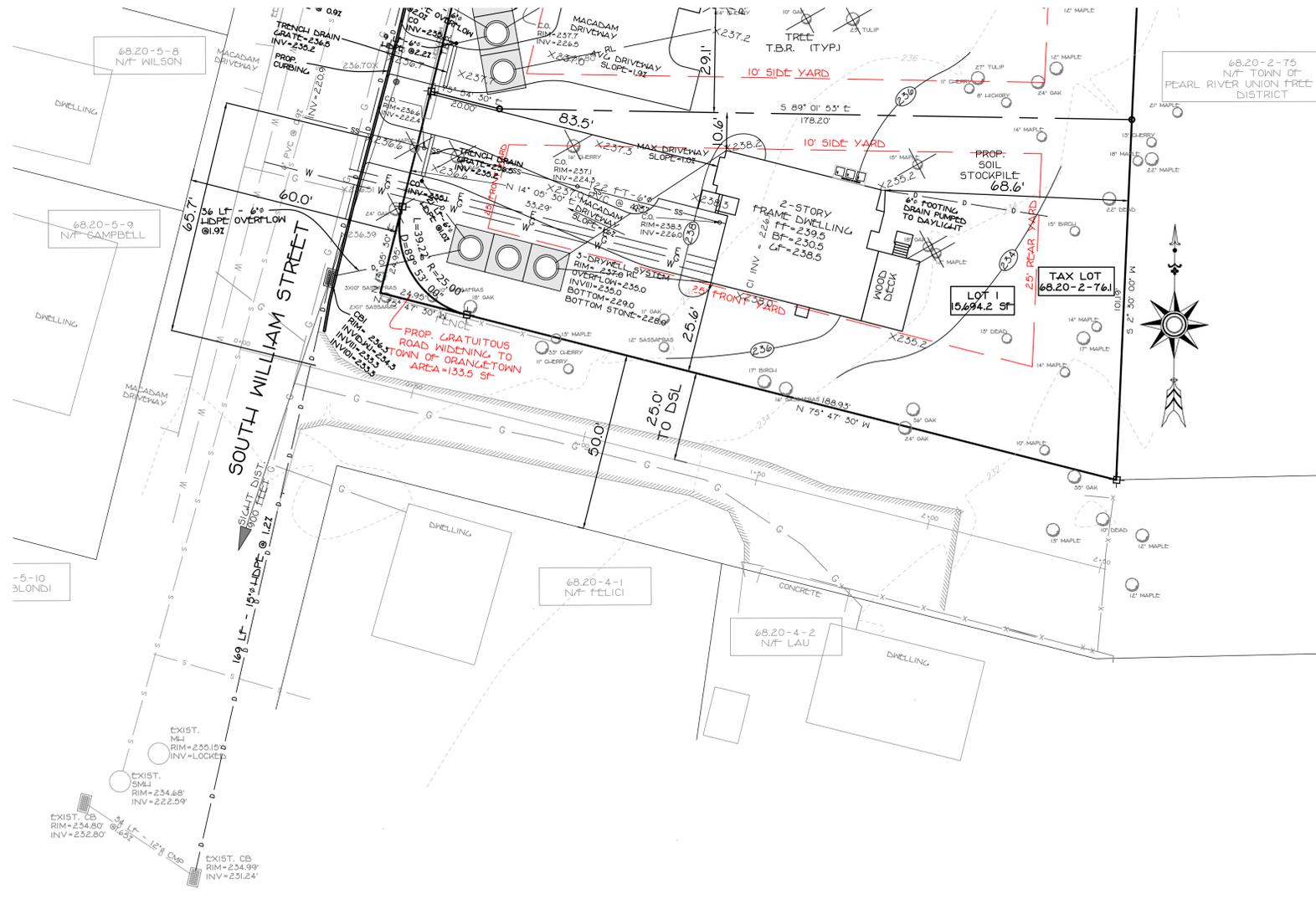
COVERAGE BREAKDOWN

	EXISTING T.B.R.	PROPOSED	NET
PROVIDED LOT 1	0	3,207	3,207

LEGEND

- EXISTING PROPERTY LINE
- SILT FENCE
- LIMIT OF DISTURBANCE
- ELECTRIC
- GAS
- WATER
- UTILITY POLE
- SEWER MANHOLE
- SEWER MAIN
- SANITARY CLEANOUT
- DRYWELL/STONE
- CATCH BASIN
- DRAINAGE PIPE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- TREE TO BE REMOVED
- MONUMENT
- IRON PIN
- CONCRETE CURBING

NOTE:  
 1. THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY WORK BEING DONE ON OR NEAR ANY OF THE EXISTING OR PROPOSED HOUSE CONNECTIONS.  
 2. ANY INCREASES IN PROPOSED STORMWATER RUN-OFF WILL REQUIRE TOWN OF ORANGETOWN REVIEW, INCLUDING POTENTIAL PLANNING BOARD REVIEW.



UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MAP FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

DATE	REVISIONS

PLOT PLAN  
 FOR  
 TAX LOT 68.20-2-76.1  
 80 S. WILLIAM STREET  
 HAMLET OF PEARL RIVER  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 2809(d) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.  
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
 USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION OR FILING WITH ANY AGENCY OR OFFICE IS AN UNAUTHORIZED ACT AND IS A VIOLATION OF FEDERAL COP...



PAUL GDANSKI P.E., PLLC  
 633 WOODMONT LANE  
 SLOATSBURG, NY 10974  
 TEL: (917) 418-0999  
 EMAIL: P.GSKI@EARTHLINK.NET

FILE	80WIL
DATE	DEC. 15, 2025
SCALE	1" = 20'
DWG	1 OF 3

