

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/V	0.30
PROVIDED LOT 76.2	19,815.8	108.6	111.9	30.1	N/A	29.1	58.9	110.1	26'10"	0.14

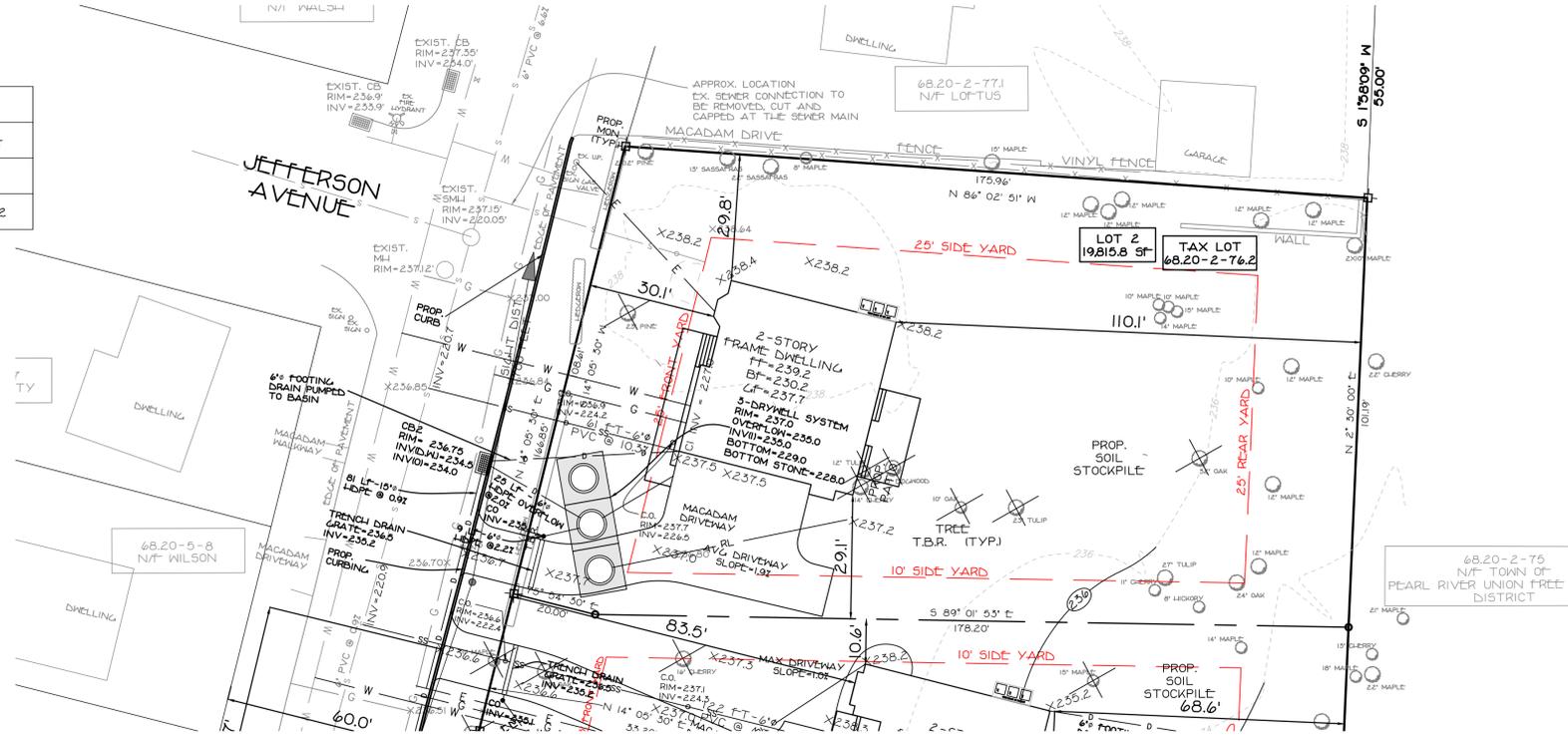
FAR:
 MAIN FLOOR=1,266 SF
 2ND FLOOR=1,585 SF
 TOTAL=2,851 SF (PER ARCH)
 FAR=2,851 SF/19,815.8=0.14

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.

COVERAGE BREAKDOWN			
	EXISTING T.B.R.	PROPOSED	NET
PROVIDED LOT 2	4,496	3,514	-982



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 68.20-2-76.2
 80 S. WILLIAM STREET
 HAMLET OF PEARL RIVER
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

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 PAUL GDANSKI PROFESSIONAL ENGINEER 1575890 ©

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

