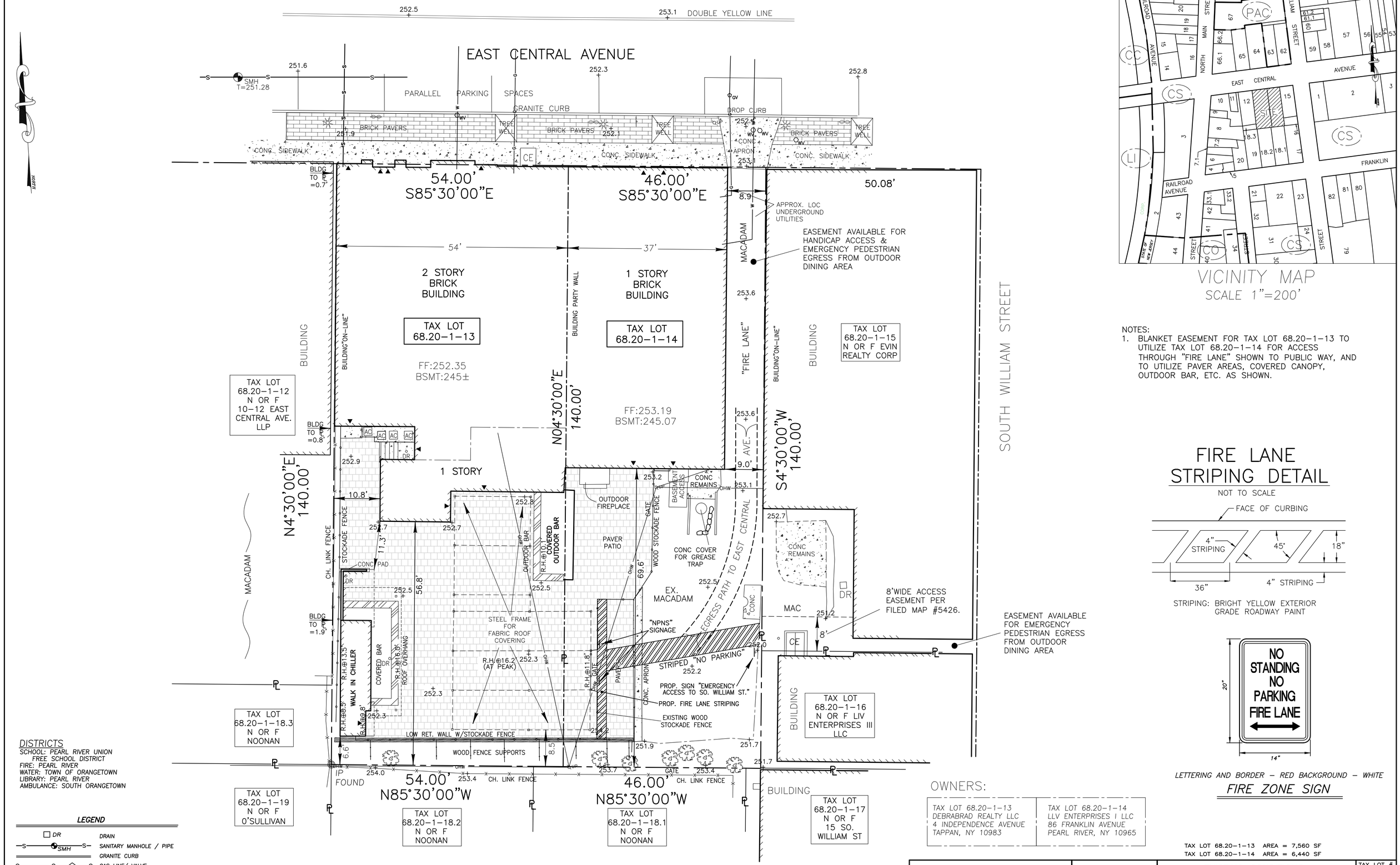

VICINITY MAP
SCALE 1"=200'

NOTES:
1. BLANKET EASEMENT FOR TAX LOT 68.20-1-13 TO UTILIZE TAX LOT 68.20-1-14 FOR ACCESS THROUGH "FIRE LANE" SHOWN TO PUBLIC WAY, AND TO UTILIZE PAVER AREAS, COVERED CANOPY, OUTDOOR BAR, ETC. AS SHOWN.

FIRE LANE STRIPING DETAIL

NOT TO SCALE

STRIPING: BRIGHT YELLOW EXTERIOR GRADE ROADWAY PAINT

LETTERING AND BORDER – RED BACKGROUND – WHITE

FIRE ZONE SIGN

DISTRICTS
SCHOOL: PEARL RIVER UNION FREE SCHOOL DISTRICT
FIRE: PEARL RIVER
WATER: TOWN OF ORANGETOWN
LIBRARY: PEARL RIVER
AMBULANCE: SOUTH ORANGETOWN

LEGEND

DR	DRAIN
SMH	SANITARY MANHOLE / PIPE
	GRANITE CURB
GV	GAS LINE/ VALVE
WV	WATER LINE / VALVE
UP	UTILITY POLE
OHW	OVERHEAD WIRES
PL	PROPERTY LINE
CE	PARKING METERS / CELLAR ENTRY ACCESS
	BUILDING ENTRANCE
R.H.@16.2'	ROOF HEIGHT

OWNERS:

TAX LOT 68.20-1-13 DEBRABRAD REALTY LLC 4 INDEPENDENCE AVENUE TAPPAN, NY 10983	TAX LOT 68.20-1-14 LLV ENTERPRISES I LLC 86 FRANKLIN AVENUE PEARL RIVER, NY 10965

TAX LOT 68.20-1-13 AREA = 7,560 SF
TAX LOT 68.20-1-14 AREA = 6,440 SF

DATE	REVISIONS
5/16/24	REV.
5/15/24	REV. PER O'TOWN FD
5/02/24	REV. PER P.B.

STATE OF NEW YORK JAY A. GREENWELL LICENSED No. 49676 LAND SURVEYOR
JAY A. GREENWELL, PLS
NYS LIC. # 49676

EXISTING CONDITIONS

14-16-20 EAST CENTRAL AVE.

PEARL RIVER, TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

JAY A. GREENWELL, PLS, LLC
LAND PLANNING – LAND SURVEYING
34 WAYNE AVENUE, SUFFERN, NEW YORK 10901
PHONE 845-357-0830 GREENWELLPLS@AOL.COM

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TAX LOT #	68.20-1-13 68.20-1-14
AREA	SEE ABOVE
FILE	223450A
SCALE	1"= 10'
DATE	01/17/24
JOB NO.	22345