



## VICINITY MAP

SOURCE: GOOGLE EARTH

SCALE: 1" = 500'

## TABLE OF BULK REQUIREMENTS ZONE: R-40 DISTRICT (SINGLE-FAMILY)

ITEM	REQUIRED	existing	PROP. LOT I	PROP. LOT 2	PROP. LOT 3	COMPLIES
MIN. LOT AREA	40,000 S.F.	TOTAL = 143,191 SF R-40 = 128,426 SF LO = 14,765 SF	TOTAL = 57,134 SF R-40 = 42,369 SF LO = 14,765 SF	41,445 SF	44,612 SF	YES
MIN. LOT WIDTH	150'	300'	150'	150'	154.33'	YES
MIN. STREET FRONTAGE	100'	1,261'	150.00' (WHITTIER ROAD) 150.17' (N.Y.S ROUTE 303)	I50.00' (WHITTIER ROAD) 240.23' (BRADLEY HILL ROAD)	128.49' (BRADLEY HILL ROAD) 348.54' (N.Y.S ROUTE 303)	YES
FRONT YARD SETBACK	50'	43.56' (ENC)	57.74'	43.56' (V)	63.88'	NO (V)
SIDE YARD SETBACK	30'	143.98'	41.78'	143.98'	31.53'	YES
TOTAL SIDE SETBACK	80'	N/A	84.97'	N/A	N/A	YES
REAR YARD SETBACK	50'	50.42'	70.61'	50.00'	140.21'	YES
FAR	0.15	0.039	0.034	0.039	0.034	YES

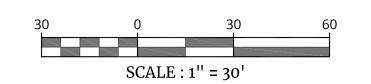
SCHOOL DISTRICT SOUTH ORANGETOWN GENERAL SCHOOL DISTRICT I

- I. LOT AREA OF TOTAL TRACT IS +/- 143,312 SF (±3.29 ACRES). EXISTING LOT IS PROPOSED TO BE SUBDIVIDED INTO 3 NEW LOTS:

6. EXISTING BOUNDARY AND LOCATION INFORMATION SHOWN HEREON IS BASED ON A SURVEY ENTITLED "PRELIMINARY 3 LOT SUBDIVISION FOR STEVEN

7. FACILITIES FOR ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED

- ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH
- 9. PROPOSED SINGLE FAMILY RESIDENCES, SITE GRADING, AND UTILITIES ARE SHOWN ON THIS PLAN FOR CONCEPTUAL PURPOSES ONLY. THIS IS INTENDED TO DEMONSTRATE THAT THE PROPOSED LOTS ARE SUITABLE FOR DEVELOPMENT. FUTURE DEVELOPMENT ON THIS SITE BY THE CURRENT OR FUTURE OWNERS WILL REQUIRE APPROVAL FROM THE TOWN OF ORANGETOWN PLANNING BOARD AND ACABOR. DETAILED SITE PLAN DESIGN



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PRELIMINARY PLOT PLAN

**25 WHITTIER ROAD** PROPOSED 3 LOT **SUBDIVISION** 

> **SECTION 65.18** BLOCK 1 LOT 13

TOWN OF ORANGETOWN ROCKLAND COUNTY **NEW YORK** 

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AS SHOWN 6/4/24 24001458A

PLOT PLAN

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