



VICINITY MAP
SOURCE: GOOGLE EARTH
SCALE: 1" = 500'

TABLE OF BULK REQUIREMENTS ZONE: R-40 DISTRICT (SINGLE-FAMILY)						
ITEM	REQUIRED	EXISTING	PROP. LOT 1	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)	150.00' (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

(V) - VARIANCE REQUIRED
(ENC) - EXISTING NON-CONFORMITY

- DISTRICTS**
- SCHOOL DISTRICT: SOUTH ORANGETOWN GENERAL SCHOOL DISTRICT 1
 - FIRE DISTRICT: TAPPAN
 - WATER DISTRICT: VECOLIA NY
 - SEWER DISTRICT: ORANGETOWN SEWER DISTRICT
 - LIGHTING DISTRICT: TOWN OF ORANGETOWN

- GENERAL NOTES**
- LOT AREA OF TOTAL TRACT IS 143,191 SQ. FT. (3.29 ACRES). EXISTING LOT IS PROPOSED TO BE SUBDIVIDED INTO 3 NEW LOTS:
PROPOSED LOT 1 (57,134 SF)
PROPOSED LOT 2 (41,445 SF)
PROPOSED LOT 3 (44,612 SF)
 - ZONE - R-40 DISTRICT (SINGLE-FAMILY) & LO DISTRICT
 - EXISTING USE: SINGLE-FAMILY DETACHED RESIDENCE
 - PROPOSED USE: SINGLE-FAMILY DETACHED RESIDENCE
 - ENGINEER: COLLIER ENGINEERING & DESIGN, CT, P.C.
300 TICE BOULEVARD
SUITE 101
WOODCLIFF LAKE, NJ 07677
 - SURVEYOR: EDWARD T. GANNON, P.L.S.
CHERRY HILL ROAD
BLOOMING GROVE, NY 10914
 - EXISTING BOUNDARY AND LOCATION INFORMATION SHOWN HEREON IS BASED ON A SURVEY ENTITLED "PRELIMINARY 3 LOT SUBDIVISION FOR STEVEN FINN", PREPARED BY EDWARD T. GANNON, P.L.S., DATED MAY 30, 2024.
 - FACILITIES FOR ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND AND/OR THE TOWN OF ORANGETOWN.
 - 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 WILL BE PREPARED AS PART OF ANY FUTURE SITE PLAN APPLICATION.

HEALTH DEPARTMENT APPROVAL
APPROVAL NOT REQUIRED (LESS THAN FOUR LOTS)

THE OWNER OR THEIR REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE TOWN OF ORANGETOWN, ALL THE STREETS, MUNICIPAL USES, EASEMENTS, PARKS, AND REQUIRED UTILITIES SHOWN ON THE WITHIN SUBDIVISION PLAN AND CONSTRUCTION PLANS IN ACCORDANCE WITH AN IRREVOCABLE OFFER FOR DEDICATION.

OWNER OR REPRESENTATIVE: _____ DATE: _____

APPROVED FOR FILING: _____

OWNER: _____

ROCKLAND COUNTY DRAINAGE AGENCY APPROVAL

APPROVED AS FINAL PLAT BY RESOLUTION OF THE TOWN OF ORANGETOWN PLANNING BOARD:

CHAIRMAN, TOWN OF ORANGETOWN PLANNING BOARD: _____ DATE: _____

ALL FUTURE DEVELOPMENT OF THIS PROPERTY SOUGHT BY THE CURRENT AND ALL FUTURE OWNERS SHALL REQUIRE APPROVAL FROM THE TOWN OF ORANGETOWN PLANNING BOARD AND ACABOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR ANY OTHER APPROVALS.

SCALE: 1" = 30'

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811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

SEAL OF THE TOWN OF ORANGETOWN
Jesse Barrett Cokerley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#: 0017609

PRELIMINARY PLOT PLAN
FOR
25 WHITTIER ROAD
PROPOSED 3 LOT
SUBDIVISION
SECTION 65.18
BLOCK 1
LOT 13
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

Colliers
Engineering & Design
WOODCLIFF LAKE
300 TICE BOULEVARD
SUITE 101
WOODCLIFF LAKE, NJ 07677
PHONE: 845.352.0411
COLLIERS ENGINEERING & DESIGN, P.C. DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN DATE: 6/4/24 DRAWN BY: MR CHECKED BY: MR
PROJECT NUMBER: 24001458A DRAWING NAME: C-CNPT

PLOT PLAN
SHEET NUMBER: 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.