

- SUBDIVISION NOTES:**
- THIS IS A SUBDIVISION OF TAX LOT 65.15-1-1 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
 - RECORD OWNERS: RATHMAGURRY REALTY, INC. 636 N GREENBUSH RD ORANGETOWN NY, 10913
 - APPLICANT: SAME AS ABOVE
 - NUMBER OF LOTS: 1 EXISTING - 2 PROPOSED
 - AREA: 17.3184 AC.
 - ZONE: LIO/R-40
 - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L&N OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - THIS PLAT IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
 - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ADOBOR.
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
 - MONUMENTS ARE TO BE SET AT ALL CORNERS OF ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED. (SHOWN THUS:)
 - WATER SUPPLY: PRIVATE WELL FOR EXISTING HOUSE ON LOT #4 TO REMAIN. UNITED WATER FOR ALL NEW HOUSES.
 - DATUM: USGS (NGVD 29)
 - NEW TAX LOT NUMBERS SHOWN THUS: 65.15-1-1.1
 - THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER & AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
 - PROJECT COMPLIES WITH STORMWATER MANAGEMENT PHASE II REGULATIONS. (NO DISTURBANCE)
 - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEMO, SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.

ITEM	LOT 1 ZONE R-40		LOT 2 ZONE LO	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
MIN AREA	40,000 SF	10,2184 AC GROSS	2 ACRES	7,1000 AC GROSS
MIN ST. FRONT	100'	1,777'	150'	1,526'
MIN LOT WIDTH	150'		300'	
MIN FRONT YARD	50'		100'	
MIN SIDE YARD	30'		100'	
TOTAL SIDE YARD	80'		200'	
MIN REAR YARD	50'		100'	
MAX. FAR	0.15		0.40	
DEV. COVERAGE	N/A		75%	
BUILDING HT.	8'/FT		3'/FT	

- NO PARKING IS PERMITTED IN ANY REQUIRED YARD, UNLESS PERMITTED BY ANY BOARD OR TOWN AGENCY HAVING JURISDICTION. THIS PERMISSION MAY BE GIVEN AT THE TIME OF SITE REVIEW.
- NO SHIPPING OR RECEIVING OF GOODS SHALL BE CARRIED OUT BETWEEN 11 PM AND 6 AM.
- ALL OFFICES, LABORATORIES, MANUFACTURING OF PROTOTYPE PRODUCTS, ACCESSORY STORAGE AND OFFSTREET LOADING BERTHS SHALL BE WITHIN COMPLETELY ENCLOSED BUILDINGS.
- LO BUFFER @ RESIDENTIAL DISTRICT = 100'

DISTRICTS	
SCHOOL	SOUTH ORANGETOWN
SEWER	TOWN OF ORANGETOWN
WATER	ORANGETOWN
FIRE	BLAUVELT

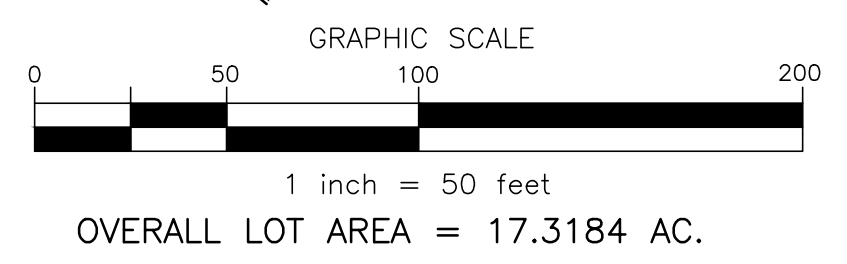
NO CONSTRUCTION IS PROPOSED BY MINOR SUBDIVISION

FLOOD INFORMATION
 FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 36087031795, WHICH BEARS AN EFFECTIVE DATE OF 3/3/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- REFERENCES:**
- MAP ENTITLED "MINOR SUBDIVISION OF ADLER - 303", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 6286.
 - MAP ENTITLED FINAL SUBDIVISION PLAT - 622 ROUTE 303", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS 8139.
 - ROCKLAND COUNTY HIGHWAY MAP - GREENBUSH ROAD MAP #89 & #90, MAINTAINED BY THE ROCKLAND COUNTY HIGHWAY DEPARTMENT.
 - DEEDS ON FILE IN THE ROCKLAND COUNTY CLERK'S OFFICE AS FOLLOWS: LIBER 579 PAGE 551, L 1113, P 2691, INST# 2015-25939, INST# 2016-6722, INST# 2013-26668.

LEGEND

DRAINAGE INLET W/PIPES	
DRAIN MANHOLE/ WITH PIPES	
TOP CURB @ CATCH BASIN	
TOP GRATE FIELD INLET	
REINFORCED CONCRETE PIPE	
CORRUGATED METAL PIPE	
CORRUGATED PLASTIC PIPE	
UTILITY POLE WITH LIGHT	
UTILITY POLE	
WATER VALVE	
HYDRANT	
GAS VALVE	
ROCKLAND COUNTY MONUMENT	
TRANSFORMER	
OVERHEAD WIRES	
GAS LINE	
GAS, ELEC, TEL	
WATER LINE	
TEL. LINE	
STREAM	
WETLAND FLAGGING	
PEDESTRIAN POLE	



ROCKLAND COUNTY DRAINAGE AGENCY	FINAL PLANNING BOARD APPROVAL:	DATE	REVISIONS
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACCURATE SURVEY COMPLETED AN ACTUAL SURVEY OF THE PROPERTY BY ME ON 5/23/24			
OWNER APPROVAL	DATE	JAY A. GREENWELL, PLS	NYS LIC# 49676
SUBDIVISION OF PROPERTY FOR RATHMAGURRY REALTY, INC. 636 N. GREENBUSH ROAD TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK JAY A. GREENWELL, PLS, LLC SURVEYING - LAND PLANNING 34 WAYNE AVE, SUFFERN, NEW YORK, 10901 PHONE: 845-357-0830 EMAIL: GREENWELLPLS@AOL.COM © 2024 JAY A. GREENWELL, PLS, LLC			
TAX LOT 65.15-1-1	SCALE 1" = 50'	DATE JULY 25, 2024	FILE 23202 SUBD 2024
JOB NO. 22302			