

- ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY JAY A. GREENWELL, P.L.S., DATED MAY 19, 2021.

LOT 4

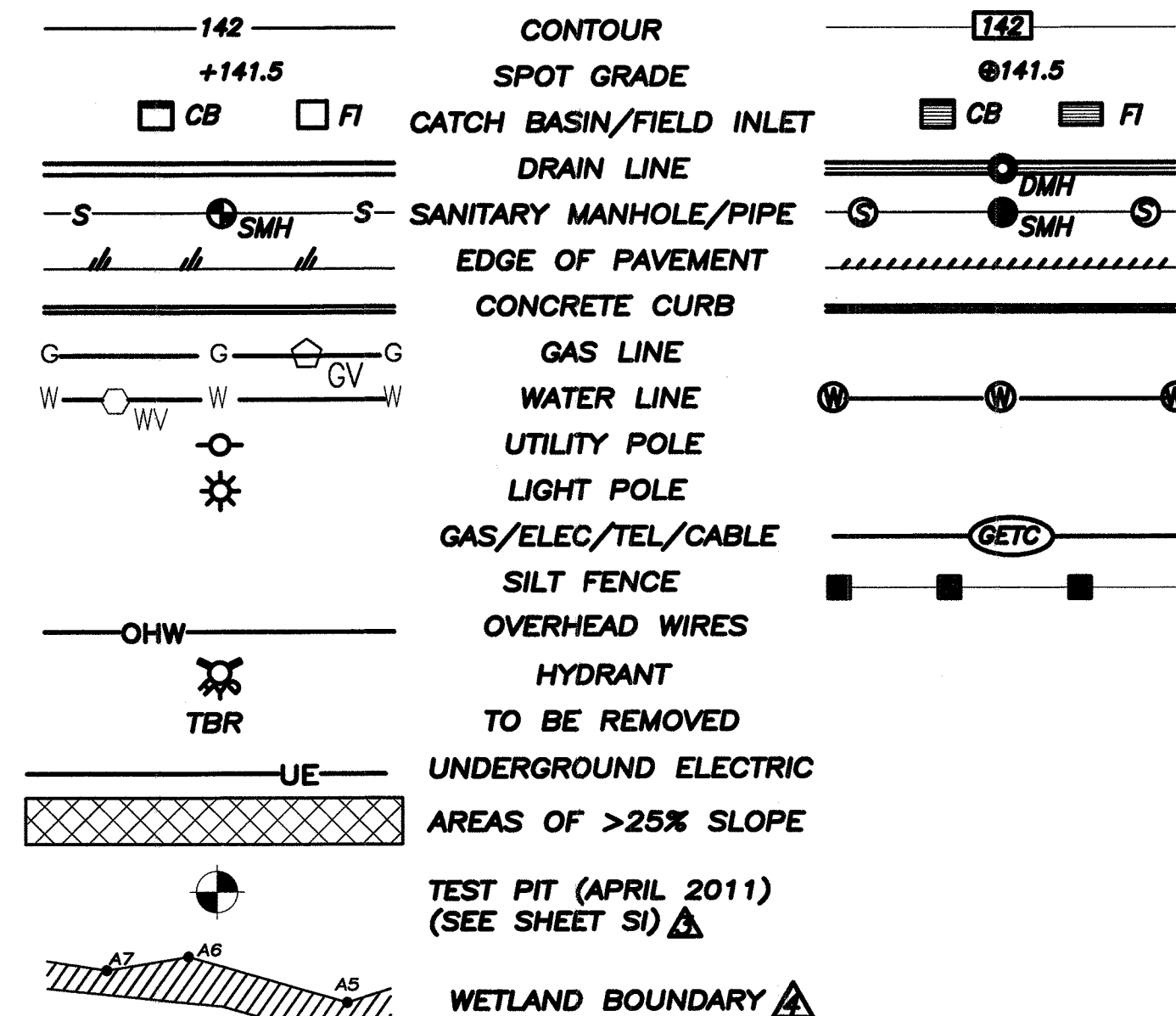
AREA	40,000 SF*	80,559 SF(N)
LOT WIDTH	150'	164'±
FRONT YARD	50'	110.2
SIDE YARD	30'	51.2
TOTAL SIDE YDS.	80'	109.3
REAR YARD	50'	273.1
F.A.R.	0.15	0.04
BLDG. HT.	8"/FT FROM LOT LINE (33.3')	27'
STREET FRONTAGE	100'	220'±

FAR:
FIRST FLOOR=1,692 SF
2ND FLOOR=687 SF
TOTAL=2,379 SF
FAR=2,379 SF/60,559 SF=0.04

***ONLY 50% OF LANDS >25% SLOPE, WITHIN WETLANDS OR WITHIN DESIGNATED STREET LINE SHALL BE COUNTED TOWARD NET AREA**

EXISTING

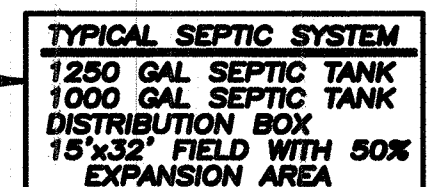
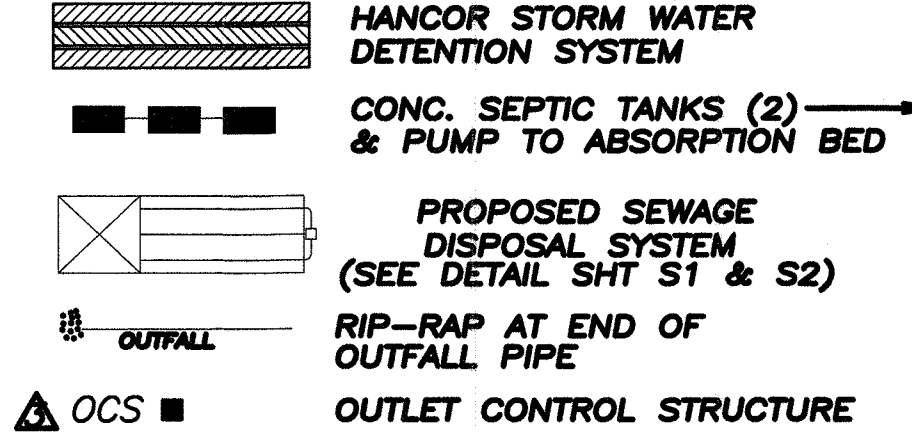
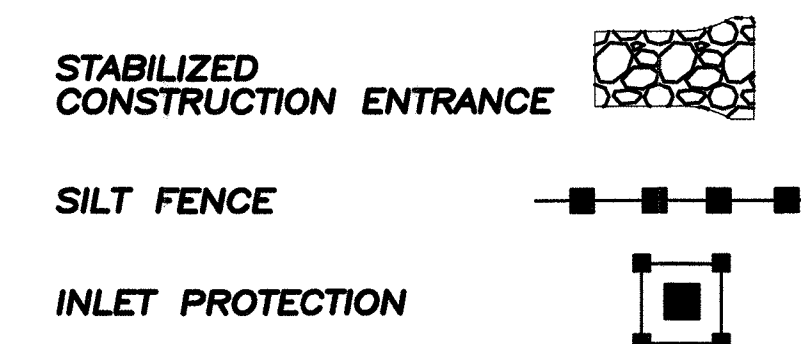
PROPOSED



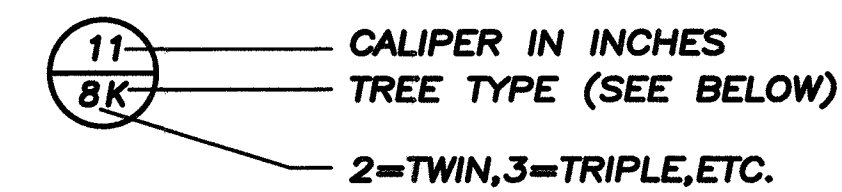
REFERENCES:

1. DEEDS ON FILE IN THE ROCKLAND COUNTY CLERK'S OFFICE AS FOLLOWS:
LIBER 1060 PAGE 1059, LIBER 1043 PAGE 1011, INSTR# 2000-44595,
INSTR# 2000-18440, INSTR# 2001-36928, INSTR# 2003-95850, INSTR# 2005-27177.
2. MAP ENTITLED "MAP OF SURVEY PREPARED FOR COUNTY OF ROCKLAND LOCATED AT
THE TOWNS OF ORANGETOWN AND CLARKSTOWN, NEW YORK" PREPARED BY
LOCH-SURVEYORS AND ENGINEERS P.C.
3. MAP ENTITLED "FINAL MINOR SUBDIVISION FOR SCHUYLER HILLS",
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #7622.

SYMBOL KEY



TREE LEGEND



K = OAK	ST = STUMP
A = ASH	DG = DOGWOOD
T = TULIP	B = BIRCH
M = MAPLE	CH = CHERRY
P = PINE	AP = APPLE
S = SUMAC	D = DEAD
H = HICKORY	BN = BUTTERNUT
MG = MAGNOLIA	WC = WEEPING CHERRY
PP = POPLAR	CT = CHESTNUT
W = WALNUT	SS = SASSAFRAS
BH = BEECH	SM = SUGAR MAPLE



AREA OF WETLAND
FILL 800 SF±
PROVIDE CULVERT FOR
WATER FLOW @ DRIVEWAY

SEE RIP-RAP DETAIL

— LIMIT OF WETLANDS AS
MARKED IN THE FIELD
BY ROBERT TORGENSEN, ASLA
ON 3/03/11

TREES WITHIN NORTHEAST
CORNER OF SITE TO REMAIN

IR END

**PROPOSED
TRENCH DRAINS**

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO OBTAIN POSITIVE 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.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL, OR LAND TRANSACTION, OR FILING WITH ANY PUBLIC AGENCY OR OFFICE IS AN UNAUTHORIZED ACT AND IS A VIOLATION OF FEDERAL COPYRIGHT LAW.



PLOT PLAN
FOR
REYES
35 SCHUYLER -LOT 4
LOCATED IN THE
HAMLET OF BLAUVELT
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI P.E., PLLC

3512 WHITTIER COURT
MALIBU, CA 90262

EMAIL: PGSKI@EARTHLINK.NET

PL 10/21/24

RECEIVED

MAR 11 2025

**TOWN OF ORANGETOWN
BUILDING DEPARTMENT**

[illegible]

355CH

OCT. 21, 2024

[illegible]

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