



VICINITY MAP
SCALE: 1"=200'

LEGEND

CATCH BASIN	CB
SANITARY MANHOLE	SMH
UTILITY POLE	UP
UTILITY POLE WITH LIGHT	UP*
WATER VALVE	WV
GAS VALVE	GV
OVERHEAD WIRES	OHW
GAS LINE	G
GAS, ELEC, TEL, CATV	GETC
WATER LINE	W
UNDERGROUND UTILITIES	UG

BULK TABLE • ZONE R-15

ITEM	REQUIRED	EXISTING	PROPOSED
MAX. FAR	0.20	0.202 ⊕	0.23 *
STREET FRONTAGE	75 FT	100'	NO CHANGE
MIN AREA	15,000 SF	16,428 SF	NO CHANGE
MIN LOT WIDTH	100'	100'	NO CHANGE
FRONT YARD	30 FT	30.8'	NO CHANGE
SIDE YARD	20 FT	21.3'	17.3'± *
TOTAL SIDE YARD	50 FT	21.3'/29.9'=51.2'	29.9'/17.3'=47.2'± *
MIN REAR YARD	35 FT	89.5'	NO CHANGE
BUILDING HT.	12"/ FT	12" x 30.8'=30.8' MAX	25'±

⊕ = EXISTING NON-CONFORMING
* = VARIANCE REQUIRED

REFERENCES:
1. BEING LOT 11-34 ON A MAP ENTITLED "PREL PARK SECTION XII-C", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 3449.

DATE YARD REVS
DATE REVISIONS

JAY A. GREENWELL, PLS
NYS LIC. # 49676

EXHIBIT FOR
CECUNJANIN

HAMLET OF TAPPAN, TOWN OF ORANGETOWN
ROCKLAND COUNTY, STATE OF NEW YORK

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SURVEYING - LAND PLANNING
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901
PHONE 845-357-0830 FAX 845-357-0756

TAX LOT #
77.05-3-58
AREA
16,428 SF
FILE
21945 PLOT
SCALE
1"= 20'
DATE
10/08/19
JOB NO.
21945







CORNER PROPOSED ADDITION

