

R=35.00'
L=41.07'
Δ=67° 14' 13"
CHB=S 59° 04' 25" E
CHD=38.76'

GENERAL NOTES

- AREA OF PARCEL IS +/- 14.96 ACRES
- R-4 RESIDENTIAL DISTRICT
- ENGINEER: COLLIERS ENGINEERING & DESIGN CT.P.C.
50 CHESTNUT RIDGE ROAD
SUITE 101
MONTVALE, NEW JERSEY 07645
- OWNER/APPLICANT: ST. DOMINIC'S FAMILY SERVICES
500 WESTERN HIGHWAY
HAMLET OF BLAUVELT, ROCKLAND COUNTY, NEW YORK
- BOUNDARY AND TOPOGRAPHY BASED ON SURVEY PREPARED BY MASER CONSULTING, DATED OCTOBER 1, 2021.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239 L&M OF THE GENERAL MUNICIPAL LAW.
- THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
- NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.

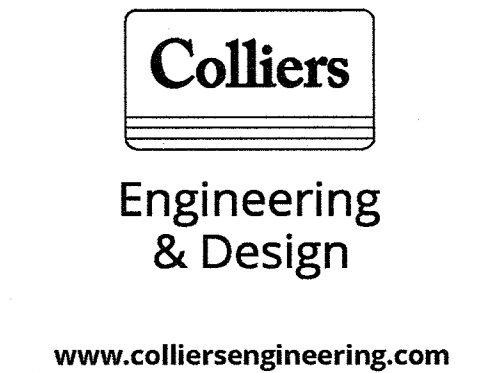
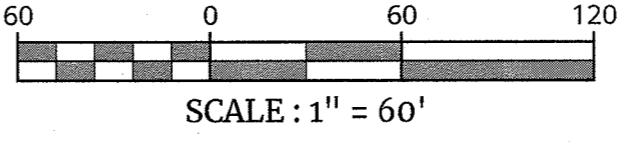
ITEM	REQUIRED	EXISTING	PROVIDED LOT I.11	COMPLIES
MAXIMUM FLOOR AREA RATIO	0.15	0.36	0.44	NO (V)
MINIMUM LOT AREA	80,000 SF	651,737 SF	317,018 SF	YES
MINIMUM LOT WIDTH	300'	682.1'	650.9'	YES
MINIMUM STREET FRONTAGE	150'	1,506.7'	765'	YES
REQUIRED FRONT YARD	100'	3.1'	259.2'	YES
REQUIRED SIDE YARD	100'	5.7'	71.1'	NO (ENC)
TOTAL SIDE YARD	200'	5.7'	154.1'	NO (ENC)
REQUIRED REAR YARD	100'	37.2'	16.2'	NO (V)
MAXIMUM BUILDING HEIGHT	3' PER 1' DISTANCE FROM LOT LINE	+/- 50'	+/- 50'	NO (ENC)

ENC: EXISTING NON CONFORMITY
(V): VARIANCE REQUIRED

ITEM	REQUIRED	EXISTING	PROVIDED LOT I.12	COMPLIES
MAXIMUM FLOOR AREA RATIO	0.15	0.36	0.29	NO (V)
MINIMUM LOT AREA	80,000 SF	651,737 SF	334,719 SF	YES
MINIMUM LOT WIDTH	300'	682.1'	682.1'	YES
MINIMUM STREET FRONTAGE	150'	1,506.7'	741.7'	YES
REQUIRED FRONT YARD	100'	3.1'	3.1'*	NO (ENC)
REQUIRED SIDE YARD	100'	5.7'	12.7**	NO (ENC)
TOTAL SIDE YARD	200'	5.7'	49.9'	NO (ENC)
REQUIRED REAR YARD	100'	37.2'	5.7***	NO (V)
MAXIMUM BUILDING HEIGHT	3' PER 1' DISTANCE FROM LOT LINE	+/- 50'	+/- 30'	NO (V)

ENC: EXISTING NON CONFORMITY
(V): VARIANCE REQUIRED

BUILDING NO.	BUILDING HEIGHT	NUMBER OF STORIES	FLOOR AREA	TOTAL FLOOR AREA	PROP. LOT I.11 FLOOR AREA	PROP. LOT I.12 FLOOR AREA
1	+/- 50	4	34,738 SF	138,952 SF	138,952 SF	-
2	+/- 25	2	21,778 SF	43,556 SF	-	43,556 SF
3	+/- 25	2	4,903 SF	9,806 SF	-	9,806 SF
4	+/- 30	2	3,021 SF	6,042 SF	-	6,042 SF
5	+/- 30	2	2,831 SF	5,662 SF	-	5,662 SF
6	+/- 30	2	2,891 SF	5,782 SF	-	5,782 SF
7	+/- 30	2	2,960 SF	5,920 SF	-	5,920 SF
8	+/- 16	1	1,822 SF	1,822 SF	-	1,822 SF
9	+/- 16	1	7,770 SF	7,770 SF	-	7,770 SF
10	+/- 16	1	8,405 SF	8,405 SF	-	8,405 SF
11	+/- 12	1	1,332 SF	1,332 SF	-	1,332 SF
12	+/- 12	1	1,065 SF	1,065 SF	-	1,065 SF
			TOTAL FLOOR AREA	138,952 SF		97,162 SF
			TOTAL FLOOR AREA RATIO		0.44	0.29



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REV	DATE	DESCRIPTION

Donald Philip Schel
NEW YORK LICENSED LAND SURVEYOR
LICENSE NUMBER: 050820
COLLIERS ENGINEERING & DESIGN CT. P.C.
N.Y. C.O.A.#: 0017608

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT. P.C.
N.Y. C.O.A.#: 0017609

PRELIMINARY/FINAL SUBDIVISION PLAT

FOR

ST. DOMINIC'S FAMILY SERVICES

SECTION 74.06
BLOCK 3
LOT 1.11

HAMLET OF BLAUVELT
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

Colliers Engineering & Design
50 Chestnut Ridge Road, Suite 101
Montvale, NJ 07645
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN CT. P.C.
DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN DATE: 5/18/22 DRAWN BY: SF CHECKED BY: JBC
PROJECT NUMBER: 20003223A DRAWING NAME: C-SBDV
SHEET TITLE: SUBDIVISION PLAT
SHEET NUMBER: 1 of 1

*July 27, 2022
PB Mty*

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.