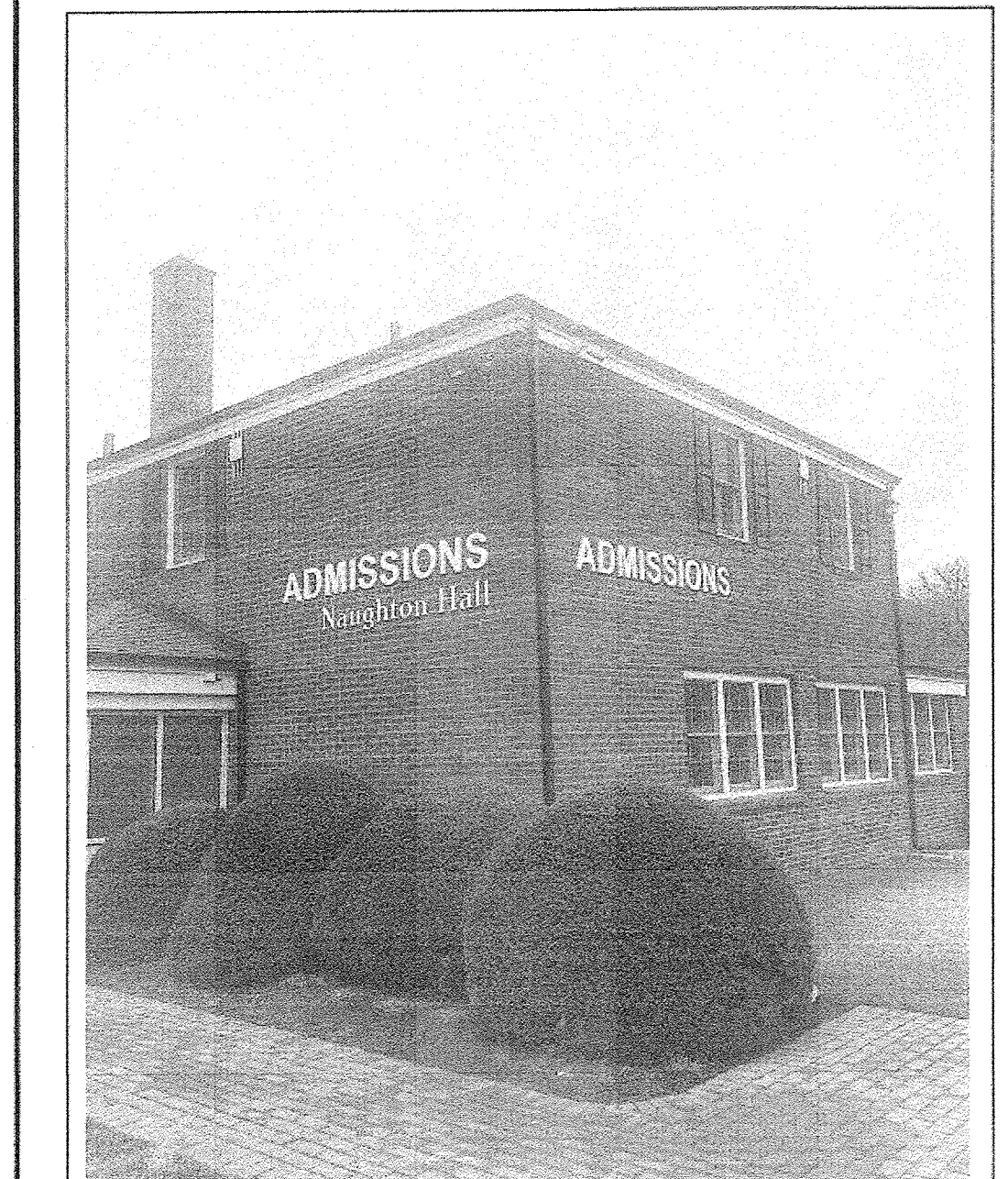
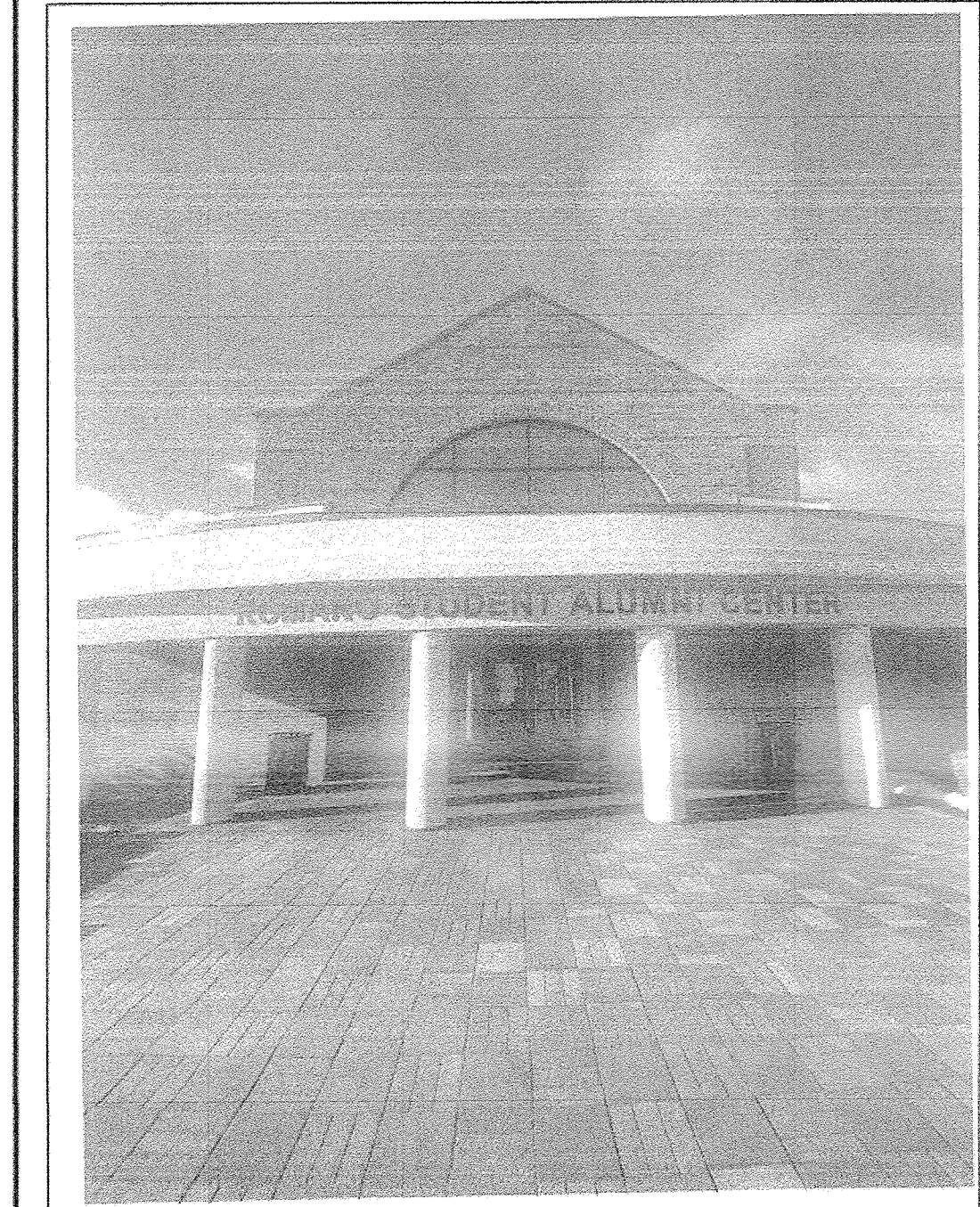


PARKING REQUIREMENTS: (ART. III, § 3.11, COL. 4)
 DORMITORY: NOT LISTED IN CODE
 SCHOOL: 1 SPACE/200 SQ. FT. OF GROSS FLOOR AREA BUT NOT LESS THAN 1 SPACE/6 STUDENTS
 TOTAL AREA OF ACADEMIC & ADMINISTRATIVE BUILDINGS = 162,700 SQ.FT.
 162,700 SQ.FT. = 1 SPACE/200 SQ. FT. = 813.5 OR 814 SPACES REQUIRED
 STUDENTS 1,123 FULL & PART TIME STUDENTS
 1,123 STUDENTS + 1 SPACE/6 STUDENTS = 187.2 OR 188 SPACES REQUIRED
 814 SPACES REQUIRED
 740 TOTAL SPACES PROVIDED ON NORTHEAST SIDE OF ROUTE 340
 VARIANCE FOR 74 SPACES GRANTED ON MAY 15, 2019 AS ZBA #19-46



REV. 3
TABLE OF BULK REQUIREMENTS
 ZONE: R-40 GROUP: H

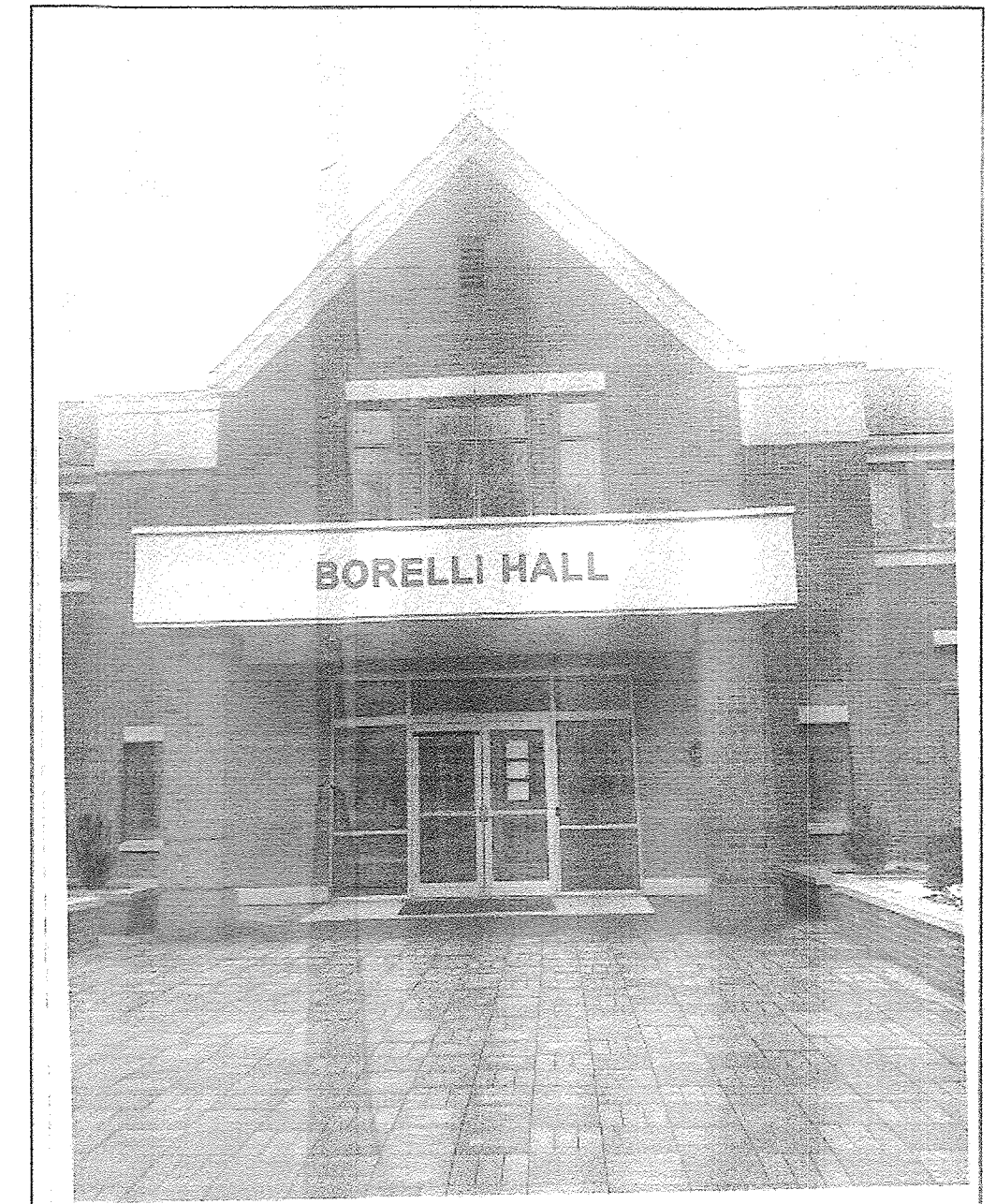
REQUIRED	EXISTING
MAXIMUM FLOOR AREA RATIO	0.184 ** (ART. III, § 3.12)
MAXIMUM DEVELOPMENT COVERAGE	0.697
MINIMUM LOT AREA	27.5 ACRES
MINIMUM LOT WIDTH	1,250 FEET
MINIMUM STREET FRONTAGE	2,766 FEET
MINIMUM FRONT YARD	102.0 FEET (KINGS HWY.)
MINIMUM SIDE YARD	142 FEET
MINIMUM TOTAL SIDE YARD	306.2 FEET
MINIMUM REAR YARD	N/A
MAXIMUM BUILDING HEIGHT	33.5 FEET *(DORMITORY) ** 3 IN./FT. (ALL OTHER BUILDINGS) (ART. VII, § 2.2 (C))

•• DENOTES VARIANCE GRANTED ON MAY 15, 2019 AS ZBA #19-46
 * VARIANCE FOR MINIMUM DISTANCE BETWEEN DORMITORY AND INTERIOR DRIVEWAY, 25 FT. REQUIRED, 9 FT. PROVIDED (ART. VII, § 2.2 (C)), ON MAY 15, 2019 AS ZBA #19-46.

REV. 3
*** OCCUPANCY BREAKDOWN (NO. OF BEDS)**

	EXISTING	PROPOSED
McNella Commons (South Side of Route 340)	= 329	293
Aquinas Village (North Side of Route 340)	= 327	281
Proposed Dormitory	= 72	
	656 Beds	656 Beds

Encumbered Area (lot area allocated and devoted to the principal and other accessory buildings, including required yards/setbacks, buffers and parking facilities) = 1,560,080 Sq.Ft.
 47.34 Acs or 2,062,130 Sq.Ft. Total area of parcels owned = 1,569,580 Sq.Ft. Encumbered Area
 492,550 Sq.Ft. + 1,800 Sq.Ft./Bed = 273.6 or 274 Beds Permitted
 656 Total Beds upon completion of proposed dormitory
 274 Total Beds permitted
 * VARIANCE FOR 624 TOTAL BEDS (GRANTED JUNE 18, 2003 AS ZBA #03-70).
 * VARIANCE FOR 656 TOTAL BEDS (GRANTED MARCH 5, 2008 AS ZBA #08-19).
 NOTE: PROPOSED DORMITORY BEDS (72 BEDS) ARE FOR A REDUCTION OF EXISTING BEDS IN THE EXISTING DORMITORIES.



EXISTING BUILDING IDENTIFICATION: SIGN LOCATIONS
 A-1 NAUGHTON HALL ADMISSIONS—WEST WALL & SOUTH WALL
 B BORELLI HALL—NORTH WALL
 A-3 ROMANO STUDENT ALUMNI CENTER FRONT OF BUILDING

PROPOSED SIGN
 SEE DRAWING 2 (TYP.)

DISTRICTS:
 SCHOOL DISTRICT - SOUTH ORANGETOWN
 - CENTRAL SCHOOL DISTRICT NO. 1
 FIRE DISTRICT - SPARKILL - PALISADES
 WATER DISTRICT - SPARKILL - PALISADES
 SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
 LIGHTING DISTRICT - TOWN OF ORANGETOWN

SITE ADDRESS:
 ST. THOMAS AQUINAS COLLEGE
 125 ROUTE 340
 SPARKILL, N.Y. 10976-1053

OWNER & APPLICANT:
 ST. THOMAS AQUINAS COLLEGE
 C/O R. TREADY CONSTRUCTION & FACILITIES
 SPARKHILL, N.Y. 10976-1053

TAX MAP REFERENCE:
 TOWN OF ORANGETOWN
 TAX MAP SECTION 74.12, BLOCK 1, LOT 29
 TAX MAP SECTION 74.16, BLOCK 1, LOT 1

LOT AREA:
 27.5141 ACRES

REVISION	DATE	DESCRIPTION
3	02-19-22	ADD BULK TABLE, ETC. FOR ZBA
2	02-08-22	ADD EXISTING ROMANO SIGN
1	02-03-22	ADD EXISTING SIGNS

ATZL, NASHER & ZIGLER P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 232 North Main Street
 New City, New York 10956
 Tel: (845) 634-4694
 Fax: (845) 634-6543
 E-mail: info@anzny.com
 Web: www.ANZNY.com

PROJECT:
 ST. THOMAS AQUINAS COLLEGE
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY, NEW YORK

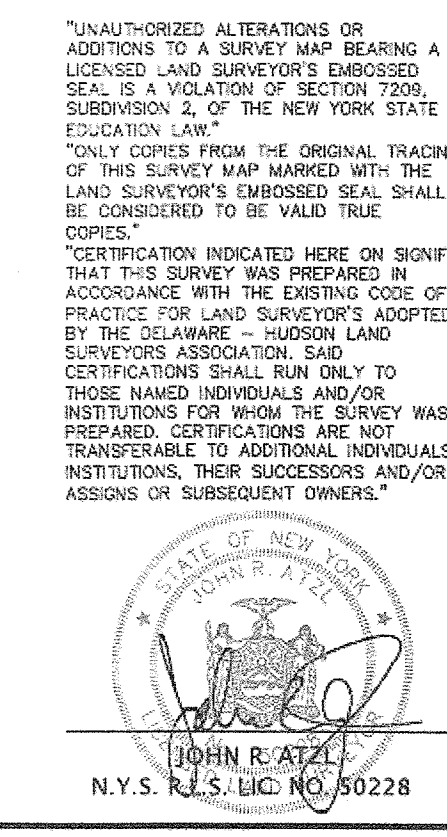
TITLE:
 OVERALL SITE PLAN

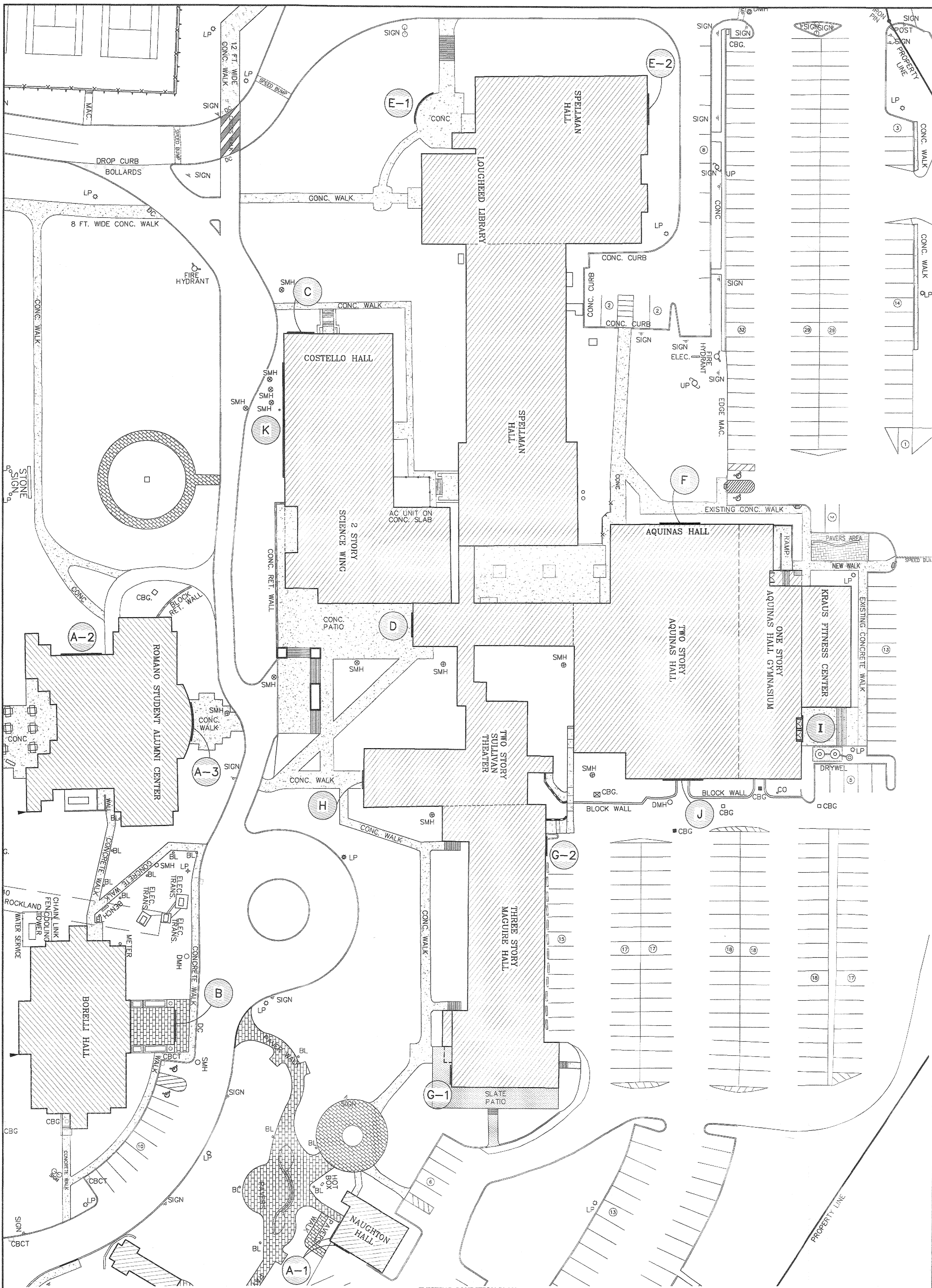
DRAWN BY:	VC	CHECKED BY:	JRA
DATE:	JANUARY 16, 2022	SCALE:	AS NOTED
PROJECT NO.:	2486	DRAWING NO.:	1

DRAWING LIST

DRAWING NO.	TITLE	ORIGIN DATE	LAST REVISION
DRAWING 1	OVERALL SITE PLAN	JANUARY 16, 2022	FEBRUARY 19, 2022
DRAWING 2	SIGN PLAN	JANUARY 16, 2022	FEBRUARY 19, 2022

SIGN AREA: (ART. III, § 3.11, COL. 5, NO. 12)
 PERMITTED SIGN AREA = 20 SQ.FT.
 TOTAL AREA EXISTING SIGNS = 65.9 SQ.FT.
 TOTAL AREA PROPOSED SIGNS = 585.61 SQ.FT.
 TOTAL SIGN AREA = 651.51 SQ.FT. = 652 SQ.FT.
 VARIANCE REQUIRED FROM THE ZONING BOARD OF APPEALS





- EXISTING CONDITION PLAN**
- BUILDING IDENTIFICATION: SIGN LOCATIONS**
- A-2 ROMANO STUDENT ALUMNI CENTER-WEST SIDE
 - C COSTELLO-WEST WALL
 - D SPELLMAN-NORTH ENTRANCE
 - E-1 SPELLMAN-SOUTH ENTRANCE
 - E-2 AQUINAS-WEST ENTRANCE
 - G-1 MAGUIRE HALL-SOUTH ENTRANCE
 - G-2 MAGUIRE HALL-NORTH ENTRANCE
 - H SULLIVAN THEATRE
 - I AQUINAS GYMNASIUM
 - J AQUINAS ATHLETICS
 - K COSTELLO-SOUTH-LARGE LOGO
- EXISTING BUILDING IDENTIFICATION: SIGN LOCATIONS**
- A-1 NAUGHTON HALL ADMISSIONS-WEST WALL & SOUTH WALL
 - B BORELLI HALL-NORTH WALL
 - A-3 ROMANO STUDENT ALUMNI CENTER FRONT OF BUILDING

CAST METAL LETTERS

ROMANO STUDENT ALUMNI CENTER
West side

12" Cast Alum. letters painted satin white
1" depth Font: Arial Bold 58.2 sq. ft.

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

AQUINAS HALL
South Entrance

12" Cast Alum. letters
1" depth painted satin white
Font: Arial Bold 11.62 sq. ft.

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

COSTELLO
West Wall

12" Cast Alum. letters
1" depth painted satin white
Font: Arial Bold 12.31 sq. ft.

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

SPELLMAN
North Side

12" Cast Alum. letters painted satin white
1" depth Font: Arial Bold 58.2 sq. ft.

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

SPELLMAN
South Entrance

12" Cast Alum. letters painted satin white
1" depth Font: Arial Bold 58.2 sq. ft.

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

MAGUIRE HALL - NORTH ENTRANCE

12" Cast Alum. letters
1" depth painted satin white
Font: Arial Bold 11.73 sq. ft.

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

MAGUIRE HALL - SOUTH ENTRANCE

12" Cast Alum. letters
1" depth painted satin white
Font: Arial Bold 11.73 sq. ft.

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

SULLIVAN THEATRE

8" Cast Alum. letters 1" depth painted satin white
Font: Arial Bold 6.6 sq. ft.

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

AQUINAS HALL
West Entrance

12" Cast Alum. letters
1" depth painted satin white
Font: Arial Bold 11.62 sq. ft.

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

AQUINAS HALL GYMNASIUM

12" Cast Alum. letters
1" depth painted satin white
Font: Arial Bold 21.2 sq. ft.

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

CAST METAL LETTERS

AQUINAS ATHLETICS

12" Cast Alum. letters 1" depth painted satin white
Font: Arial Bold 58.2 sq. ft.

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

FABRICATED ALUMINUM LETTERS AND LOGO

COSTELLO-Large Logo
South Wall

12" Cast Alum. letters 1" depth painted satin white
Font: Arial Bold 58.2 sq. ft.

Client: St. Thomas Aquinas
Contact Person: Annie Lombardi

DISTRICTS:
SCHOOL DISTRICT - SOUTH ORANGETOWN
FIRE DISTRICT - SPARKILL - PALISADES
WATER DISTRICT - SPARKILL - PALISADES
SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
LIGHTING DISTRICT - TOWN OF ORANGETOWN

SITE ADDRESS:
ST. THOMAS AQUINAS COLLEGE
125 ROUTE 340
SPARKILL, N.Y. 10976-1053

OWNER & APPLICANT:
ST. THOMAS AQUINAS COLLEGE C/O R. TREACY CONSTRUCTION & FACILITIES
125 ROUTE 340
SPARKILL, N.Y. 10976-1053

TAX MAP REFERENCE:
TOWN OF ORANGETOWN
TAX MAP SECTION 74.12, BLOCK 1, LOT 29
TAX MAP SECTION 74.16, BLOCK 1, LOT 1

LOT AREA:
27.5141 ACRES

SIGN AREA: (ART. III, §3.11, COL. 5, No. 12)
PERMITTED SIGN AREA = 20 SQ. FT.
TOTAL AREA EXISTING SIGNS = 65.9 SQ. FT.
TOTAL AREA PROPOSED SIGNS = 585.61 SQ. FT.
TOTAL SIGN AREA = 651.51 SQ. FT. = 652 SQ. FT.

VARIANCE REQUIRED FROM THE ZONING BOARD OF APPEALS

ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS

232 North Main Street
New City, New York 10956
Tel: (845) 634-4894
Fax: (845) 634-6543
E-mail: info@annzy.com
Web: www.ANZNY.com

PROJECT:
ST. THOMAS AQUINAS COLLEGE

**TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK**

TITLE:
SIGN PLAN

DRAWN BY: VC
CHECKED BY: JRA

DATE: JANUARY 16, 2022
SCALE: AS NOTED

PROJECT NO.: 2486
DRAWING NO.: 2

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 2206 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW. THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

CONTRIBUTION INDICATED HERE ON SIGNIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYING ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION, 2014.

THOMAS AQUINAS COLLEGE
N.Y.S. P.E.S. LIC. NO. 80228