O THE SATISFACTION OF THE THAT TEMPORARY ASPHALT EDESTRIAN ACCESS AT ALL

TRUCTION L TAKE

PEARL RIVER C/0 BNE REAL

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ZEW

YORK

C-000 C-010 C-050 C-100 C-110 C-200 C-200 C-300 C-500 C-600 C-700 C-900 C-900 C-900 C-900 C-900 C-900 C-900

COVER SHEET
EXISTING CONDITIONS
LOT LINE MODIFICATION PLAN
OVERALL LAYOUT PLAN
CAYOUT PLAN
GRADING PLAN
GRADING PLAN
ROAD PROFILES
UTILITIES PLAN
EROSION AND SEDIMENT CONTF
LANDSCAPING PLAN
LIGHTING PLAN
BASIN BLOWUP, PROFILE AND C
EASEMENTS PLAN
CONSTRUCTION DETAILS
CONSTRUCTION DETAILS
CONSTRUCTION DETAILS
CONSTRUCTION DETAILS
SUEZ SPECIFICATION DETAILS
FIRETRUCK ACCESS PLAN

AND CROSS

JMC Drawing List:

PRELIMINARY

SITE

APPROVAL

DRAWINGS

0

Site Planner, Civil & Traffic Engineer,

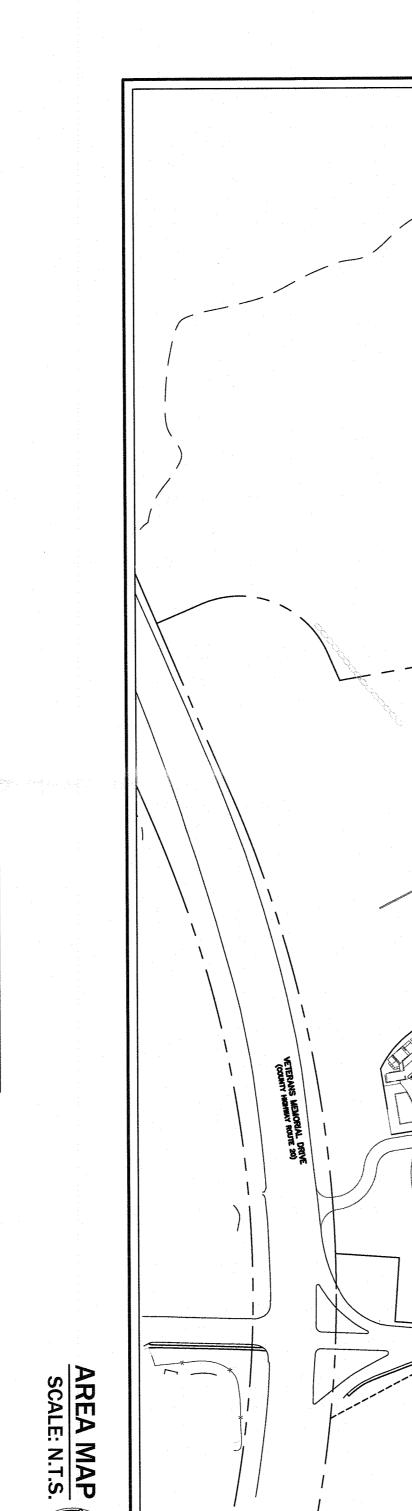
Surveyor and Landscape Architect:

120 BEDFORD ROAD
ARMONK, NY 10504

(914) 273-5225

Applicant/Owner: THE RESERVE AT F ESTATE GROUP 10 MICROLAB ROAD LIVINGSTON, NJ (973) 488-6411 SIGNATURE

Architect:
MINNO WASKO ARCHITECTS A
80 LAMBERT LANE, SUITE 105
LAMBERTVILLE, NJ 08530



BLOCK 1, SECTION 73.10, LOT 6
ZONE - OP (OFFICE PARK) & PAC FLOATING CON
BLOCK 1, SECTION 73.10, LOT 6
ZONE - OP (OFFICE PARK) & PAC FLOATING (
PROPOSED USE: RESIDENTIAL
SCHOOL - PEARL RIVER
WATER - SUEZ NY
LIGHTING - TOWN OF ORANGETOWN
SEWER - TOWN OF ORANGETOWN
MAXIMUM BUILDING HEIGHT
MAXIMUM FLOOR AREA RATIO
MAXIMUM FLOOR AREA RATIO
MAXIMUM BUILDING COVERAGE
MINIMUM OPEN SPACE
MINIMUM PERIMETER BUFFER
STREET FRONTAGE
MINIMUM SETBACK FROM BUILDING (OR E
REAR OR SIDE OF ANOTHER DWELLING
SIDE YARD
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SIDE YARD
FRONT VARD
STANDARD PARKING SPACES
GARAGE HANDICAP PARKING SPACES
GARAGE HANDICAP PARKING SPACES
GARAGE PARKING SPACES
GARAGE APRON PARKING SPACES
GARAGE APRON PARKING SPACES
GARAGI IN NETLANDS
AREA IN STEEP SLOPES >25%
AREA IN RIGHT-OF-WAYS OR EASEMENTS
* 50% OF AREAS WITHIN THIS SECTION ARE
22.58 (ACRES) - 0.50 X 1.64 (ACRES) - 0.50 X 0.6
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(FEET)

15

MINIMUM LOT AREA

MAXIMUM BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT

MAXIMUM NUMBER OF DWELLING UNITS

SINGLE UNITS

DOUBLE UNITS

MAXIMUM BUILDING COVERAGE

MINIMUM PERIMETER BUFFER

STREET FRONTAGE

MINIMUM SETBACK FROM BUILDING (OR DECK) TO:

REAR OR SIDE OF ANOTHER DWELLING

MINIMUM YARDS

FRONT YARD

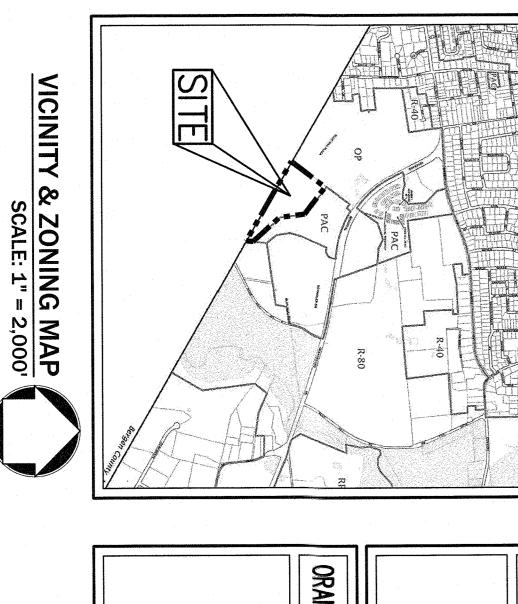
SIDE YARD

(ACRES)
(S/FEET)
(RATIO)
(COUNT)
(UNITS)
(UNITS)
(RCENT)
(FEET)
(FEET)

114 110⁽²⁾ 123 110⁽²⁾ 14 14 96 7.7 7.7 80 50

40 40 50

BLUE HILL PLAZA



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