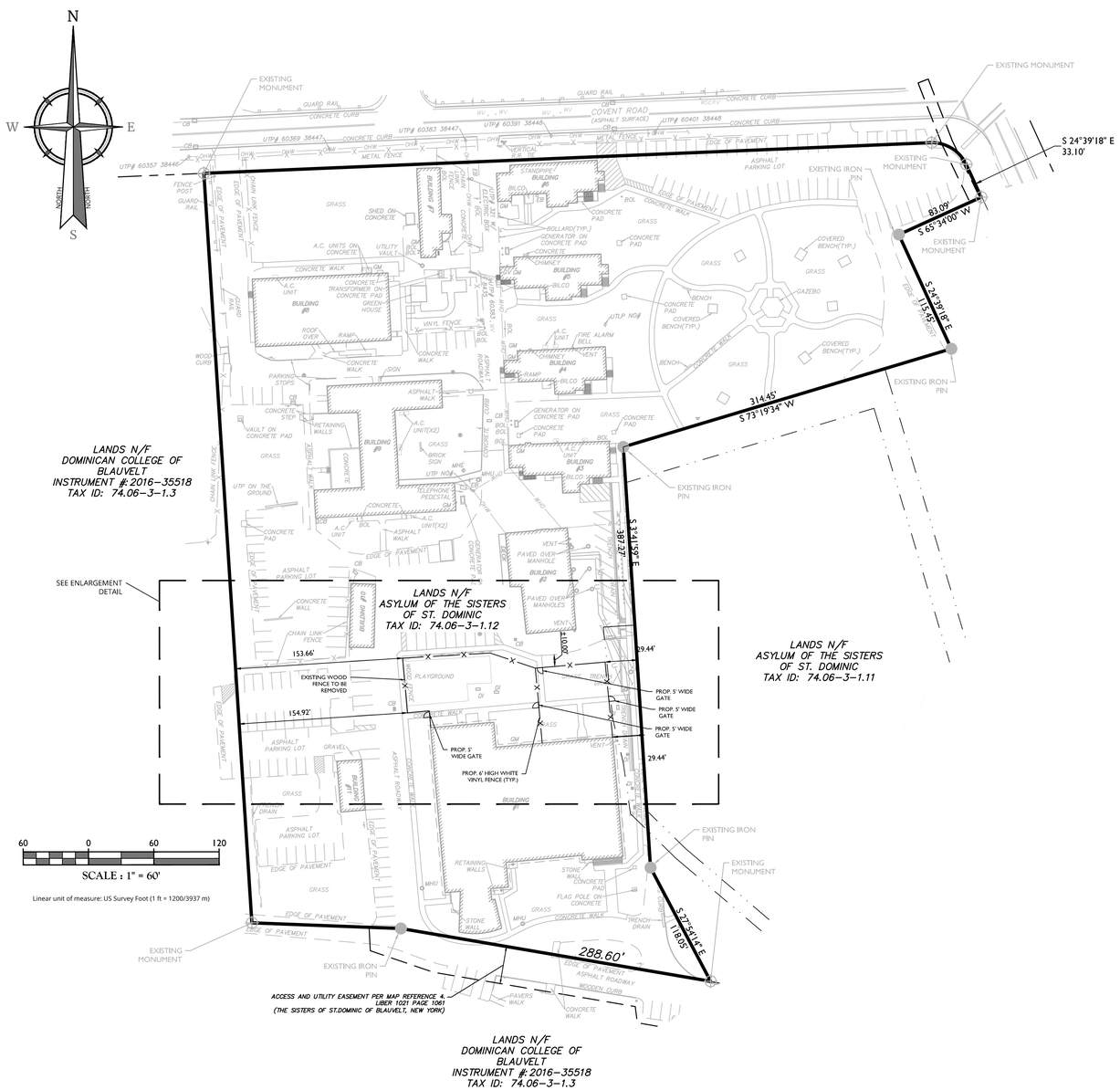
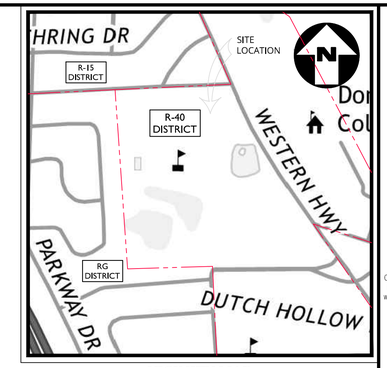


EXISTING MAP REFERENCES

1. MAP ENTITLED "PLAT OF PROPERTIES OF SISTERS OF ST. DOMINIC OF BLAUVELT AND DOMINICAN COLLEGE OF BLAUVELT, BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," PREPARED BY ADLER, CARUSO, & YOUNG, P.C., DATED DECEMBER 27, 1978 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JANUARY 3, 1979 AS MAP NUMBER 5007 BOOK 93 PAGE 63.
2. MAP ENTITLED "SUBDIVISION PLAT SISTERS OF ST. DOMINIC OF BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," PREPARED BY ATZL, SCATASSA & ZIGLER P.C., DATED MARCH 29, 2004 AND LAST REVISED MARCH 7, 2005 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 21, 2005 AS MAP NUMBER 7765 BOOK 125 PAGE 04.
3. MAP ENTITLED "SUBDIVISION PLAT SISTERS OF ST. DOMINIC OF BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," PREPARED BY ATZL, SCATASSA & ZIGLER P.C., DATED MARCH 29, 2004 AND LAST REVISED MARCH 7, 2005 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 21, 2005 AS MAP NUMBER 7766 BOOK 125 PAGE 05.
4. MAP ENTITLED "SUBDIVISION PLAT SISTERS OF ST. DOMINIC OF BLAUVELT REALTY SUBDIVISION 2016, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK," PREPARED BY CORLESS AND ASSOCIATES, DATED OCTOBER 1, 2015 AND LAST REVISED JUNE 8, 2016 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 30, 2016 AS MAP NUMBER 8322 BOOK 130 PAGE 66.



VICINITY MAP
U.S.G.S. QUADRANGLE MAP (NYACK, NY)
SOURCE: U.S.G.S.
1" = 400'

GENERAL NOTES

1. AREA OF PARCEL IS +/- 7.68 ACRES
2. DISTRICT INFORMATION
   SCHOOL DISTRICT: SOUTH ORANGETOWN CENTRAL
   AMBULANCE DISTRICT: BLAUVELT
   WATER DISTRICT: VEOLIA NY
   POSTAL DISTRICT: BLAUVELT
   FIRE DISTRICT: ORANGEBURG
   SEWER DISTRICT: ORANGETOWN
   ZONING DISTRICT: R-40 RESIDENTIAL DISTRICT
3. EXIST. USE: SCHOOL
4. OWNER: ST. DOMINIC'S FAMILY SERVICES
   500 WESTERN HIGHWAY
   HAMLET OF BLAUVELT, NEW YORK 10913
5. APPLICANT: ST. DOMINIC'S FAMILY SERVICES
   500 WESTERN HIGHWAY
   HAMLET OF BLAUVELT, NEW YORK 10913
6. ENGINEER: COLLIERS ENGINEERING & DESIGN CT P.C.
   300 TICE BOULEVARD
   SUITE 101
   WOODCLIFF LAKE, NEW JERSEY 07677
7. BOUNDARY AND TOPOGRAPHY BASED ON SURVEY PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED OCTOBER 1, 2021.
8. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239 N OF THE GENERAL MUNICIPAL LAW.
9. THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
10. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
11. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

TABLE OF BULK REQUIREMENTS

ZONE: R-40 LOW-DENSITY RESIDENCE DISTRICT (USE GROUP: F)

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

(V) - VARIANCE PREVIOUSLY GRANTED AT 09/21/2022 ZBA MEETING (ZBA#22-58)

BUILDING FLOOR AREA RATIO

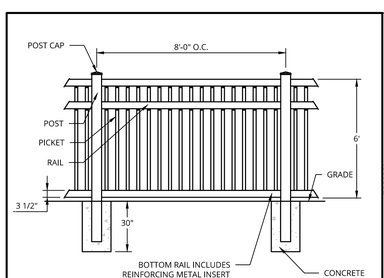
BUILDING NO.	BUILDING HEIGHT	NUMBER OF STORIES	FLOOR AREA	TOTAL FLOOR AREA
1	+/- 25'	2	21,778 SF	43,556 SF
2	+/- 25'	2	4,903 SF	9,806 SF
3	+/- 30'	2	3,021 SF	6,042 SF
4	+/- 30'	2	2,831 SF	5,662 SF
5	+/- 30'	2	2,891 SF	5,782 SF
6	+/- 30'	2	2,960 SF	5,920 SF
7	+/- 16'	1	1,822 SF	1,822 SF
8	+/- 16'	1	7,770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

BUILDING HEIGHT CALCULATION

BUILDING NO.	MAX. ALLOWABLE BUILDING HEIGHT		EXISTING BUILDING HEIGHT	PROP. LOT 1.12 FRONT YARD
6	3" PER 1' DISTANCE FROM LOT LINE	0.78'	+/- 30'	ENC

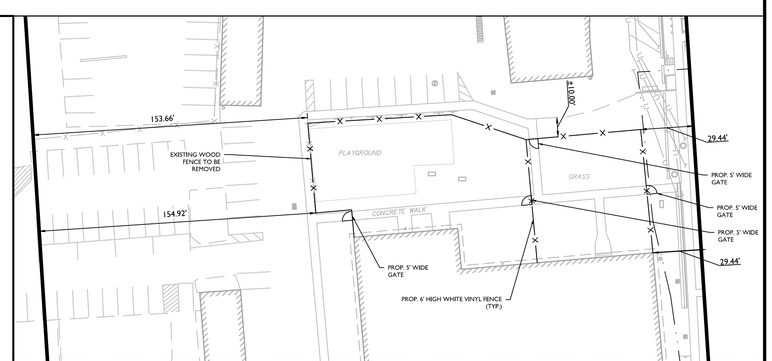
LEGEND

EXISTING		PROPOSED
124+00 PI, 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00, 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	P V
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	



NOTES:
1. FOOTING WIDTH TO BE 2 X POST WIDTH, MINIMUM 42" DEPTH, 3,000 PSI (MIN.) CONCRETE.
2. FENCE COLOR TO BE WHITE.
3. SHOP DRAWINGS SIGNED BY A LICENSED ENGINEER TO BE REVIEWED AND APPROVED.

1 VINYL FENCE (6' HIGH) DETAIL
MCCM-SITE-FNCE-1401 07/01/19



ENLARGEMENT DETAIL
40 0 40
SCALE : 1" = 40'

Colliers Engineering & Design

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REV	DATE	DESCRIPTION

ST. DOMINIC'S FAMILY SERVICES

PRELIMINARY & FINAL SITE PLAN

ST. DOMINIC'S FAMILY

HAMLET OF BLAUVELT
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

Colliers Engineering & Design
WOODCLIFF LAKE
300 Tice Boulevard,
Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE: AS SHOWN	DRAWN BY: NJ
DESIGNED BY: NJ	REVIEWED BY: JBC
DATE ISSUED: 6/12/25	PROJECT NUMBER: 20003223A

SHEET NAME:

SITE PLAN

DRAWING NUMBER:

1 of 1

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Civil 3D Projects\20003223\Engineering\Site Plan\CAD\Engr\C-1D-LAYOUT By: NJOZAN,JALAIS on 2025-07-08 - 01:46pm