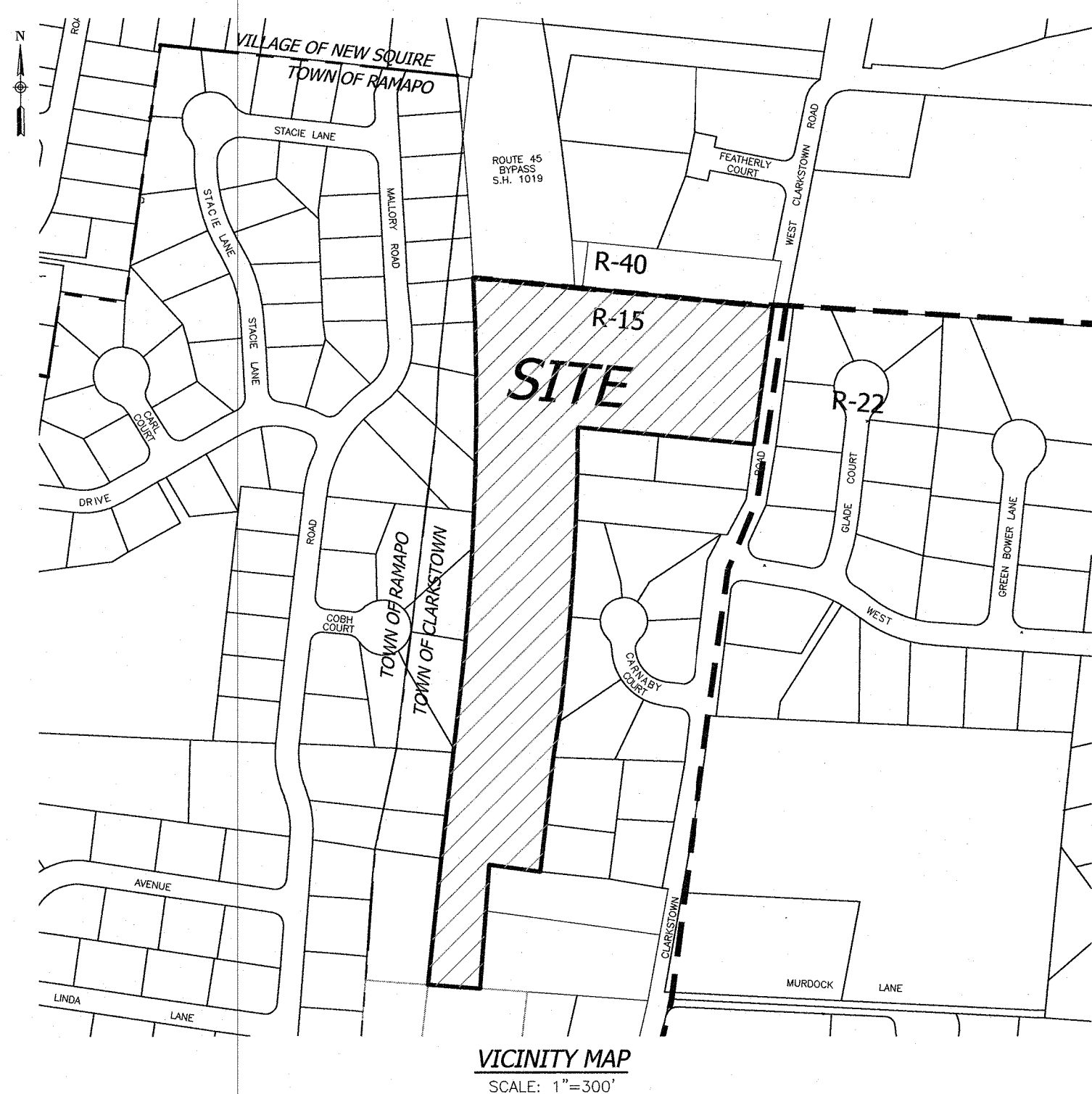




DRAWING No.	TITLE	ORIGIN DATE	REVISION DATE
DRAWING 1	- OVERALL EXISTING SITE	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 2	- OVERALL SITE PLAN	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 3	- SITE PLAN	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 4	- TEMPORARY GRADING PLAN	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 5	- GRADING PLAN	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 6	- DRAINAGE DETAIL	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 7	- DETAILS	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 8	- DETAILS (CONTINUED)	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 9	- SOIL EROSION & SEDIMENT CONTROL PLAN	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 10	- LIGHTING PLAN	JANUARY 14, 2020	JUNE 10, 2020
DRAWING 11	- FIRE TRUCK TURNING PLAN	JANUARY 14, 2020	JUNE 10, 2020
DRAWING L-1, L-2 & L-3	- LANDSCAPE & TREE PRESERVATION PLAN	FEBRUARY 10, 2020	JUNE 10, 2020

EXISTING BUILDING TO BE REMOVED:	
BASEMENT	= 1,315 SQ.FT.
FIRST FLOOR	= 2,492 SQ.FT.
<u>SECOND FLOOR</u>	<u>= 1,315 SQ.FT.</u>
TOTAL	= 5,122 SQ.FT.

ZONE R-15 SENIOR CITIZEN HOUSING	REQUIRED	EXISTING
MAX. FLOOR AREA RATIO	0.50	0.02
MINIMUM LOT AREA	180,000 SQ.FT.	323,894 SQ.FT. (NET)
MINIMUM FRONT LOT LINE	300 FT.	300 FT.
MINIMUM FRONT YARD	75 FT.	123.1 FT.
MINIMUM SIDE YARD	50 FT.	47.5 FT.
MINIMUM TOTAL SIDE YARD	100 FT.	230.3 FT.
MIN. REAR YARD	100 FT.	369.4 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	30 FT.
MAX. PRINCIPAL BUILDING COVERAGE	33%	<1%
MAX. DEVELOPMENT COVERAGE	50%	5%

TAX LOT 50.12-1-4
ELLIOT MARKOWITZ
P.O. BOX 397
NEW CITY, NY 10956

TAX LOT 50.12-1-3 & 26.2
ROCKLAND ALP REALTY LLC
C/O PAZ MANAGEMENT, INC
32 PINE TREE DRIVE
POUGHKEEPSIE, NY 12603

L'DOR
156 WEST CLARKSTOWN ROAD
NEW CITY, NY 10956

TOWN OF CLARKSTOWN TAX MAP
SECTION 50.12, BLOCK 1, LOT 3, 4 & 26.2

426,158 SQ.FT.

SCHOOL DISTRICT - EAST RAMAPO CENTRAL SCHOOL DISTRICT
FIRE DISTRICT - MOLESTON
LIGHT DISTRICT - CLARKSTOWN
WATER DISTRICT - SUEZ
SEWER DISTRICT - CLARKSTOWN MBSIA #1

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP
Bearing a Licensed Land Surveyor's Embossed Seal is a
Violation of Section 7209, Subdivision 2, of the New York
State Education Law.
"ONE COPIES FROM THE ORIGINAL IMAGING OF THIS SURVEY
MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL
SHALL BE CONSIDERED TO BE VALID 'TRUE COPIES'.
"CERTIFICATION INDICATED HERE ON SCHEMATIC THAT THIS SURVEY
MAP WAS PREPARED BY A LICENSED LAND SURVEYOR IN
ACCORDANCE WITH THE STANDARDS AND ETHICS OF THE
PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE
BOARD OF LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS
SHALL BE VALID TO ALL OTHERS TO WHOM THE SURVEY MAP IS
MADE AVAILABLE BY ANY OF THE INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED.
"THESE CERTIFICATIONS SHALL BE VALID TO ALL OTHERS TO WHOM THE
INDIVIDUALS, THEIR SUCCESSORS AND/OR ASSOCIATES

OR SUBSEQUENT CHIEF OF COURTS

STATE OF NEW YORK
RYAN A. NASHER
CLERK

STATE OF NEW YORK
JOHN R. ATZEL
CLERK

RYAN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 89066

JOHN R. ATZEL
N.Y.S. P.E. LIC. NO. 50228

2	6-10-20	PER COMMENTS
1	4-21-20	PER TAC 3-11-20
REVISION	DATE	DESCRIPTION



ATZL, NASHER & ZIGLER P.C.

ENGINEERS—SURVEYORS—PLANNERS

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E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT:	
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L'DOR

TOWN OF CLARKSTOWN
ROCKLAND COUNTY, NEW YORK

TITLE: *PRELIMINARY
OVERALL EXISTING SITE*

DRAWN BY: LK	CHECKED BY: JRA
DATE: JANUARY 14, 2020	SCALE: 1 IN. = 50 FT.
PROJECT NO:	DRAWING NO:

2861

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