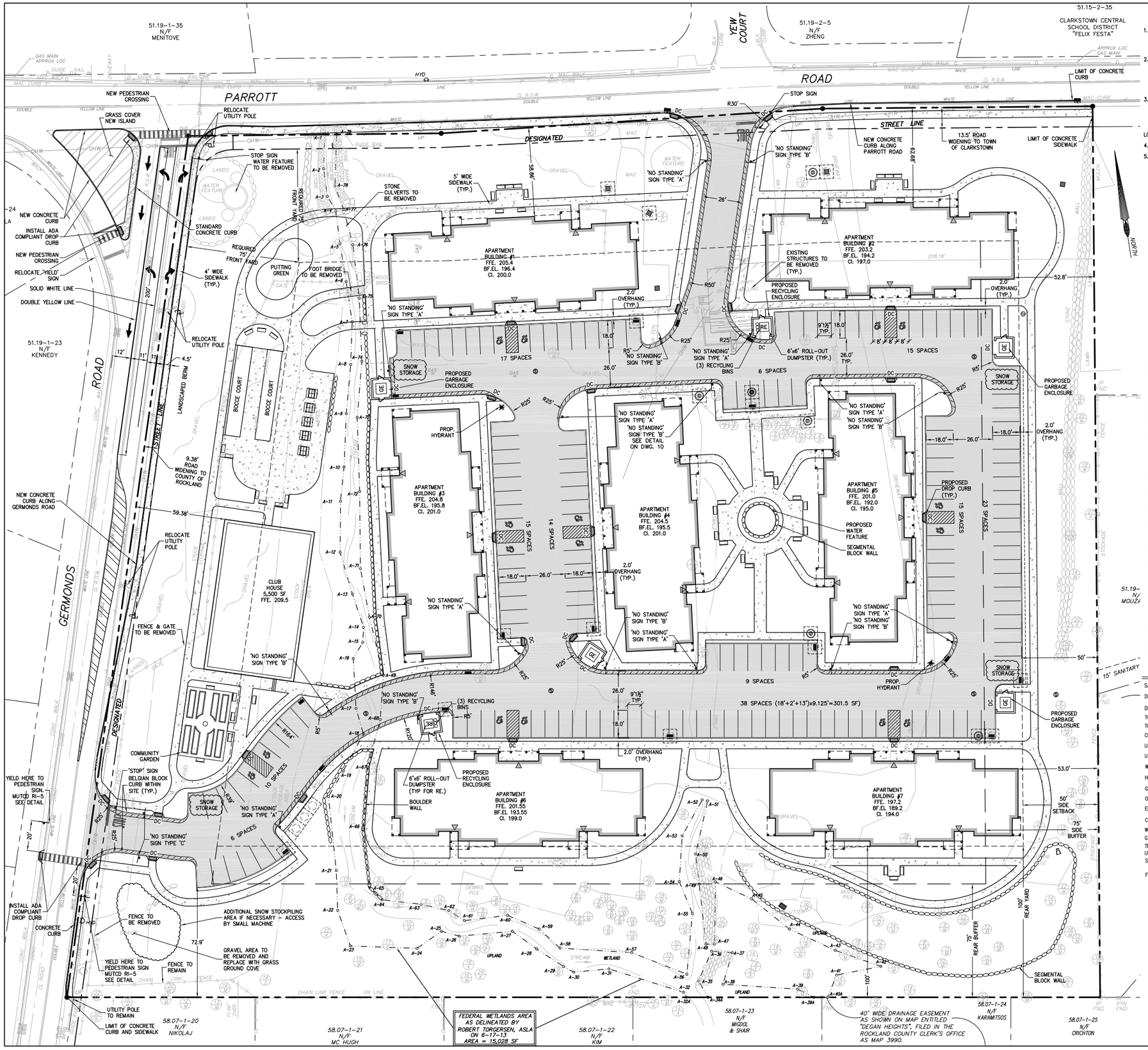

1. FLOOR AREA RATIO = 178,795 S.F./357,628 S.F = 0.5 (PER 8/20/14 CALCULATION BY JAN DEGENSHEIN)
2. CLUB HOUSE = 5,500 S.F.
   PUTTING GARDEN/PATIO/BBQ = 10,800 S.F.
   COMMUNITY GARDEN = 1,350 S.F.
   COURT YARD PATIO = 1,200 S.F.
   LOOP PATH 2,200±L.F. x 5' = 11,000 S.F.
   TOTAL = 29,950 S.F.
3. BUILDINGS = 57,855 S.F.
   ROADS = 71,457 S.F.
   SIDEWALKS/PATIO = 43,699 S.F.
   CLUB HOUSE = 5,500 S.F.
   TOTAL = 178,511 S.F.

   LOT COVERAGE = 178,511 S.F./357,628 S.F. = 0.50
4. VARIANCES REQUIRED
5. PLANNING BOARD REDUCTION REQUIRED

BULK TABLE
SENIOR HOUSING

R-22 WITH BY SPECIAL PERMIT BY PLANING BOARD	ALLOWED	PROVIDED
USE BY SPECIAL PERMIT OF THE PLANING BOARD	SENIOR CITIZEN HOUSING	SENIOR CITIZEN HOUSING
MINIMUM LOT AREA	180,000 S.F.	371,282 S.F (8.5 ACRES) 357,628 S.F. (8.21 ACRES) NET AREA LESS 50% WETLAND REDUCTION (15,028 SF - 50% = 7,514 SF) & 50% DESIGNATED STREET LINE REDUCTION PER SECTION 290-21(D) (12,279 SF - 50% 6,140 SF)
MINIMUM FRONT LOT LINE	300 FT ALONG A MAJOR, SECONDARY OR COLLECTOR ROAD	598.87 FT ALONG A SECONDARY ROAD
FLOOR AREA RATIO (FAR)	0.50	0.50 [1]
MAXIMUM LOT COVERAGE	0.65	0.50 [3]
MAXIMUM DENSITY	16 DWELLING UNITS/ACRE MAXIMUM 50% 2-BEDROOM 1 SUPER (MAXIMUM 3-BEDROOM)	15.9 DWELLING UNITS/ACRE 62 1-BEDROOM UNITS 64 2-BEDROOM UNITS 1 3-BEDROOM UNIT
MAXIMUM No. OF UNITS	131 16 UNITS BASED ON 8.21 ACRES	127 UNITS
MINIMUM FRONT YARD	SECONDARY ROAD 75 FT (PARROTT ROAD 75 FT GERMONDS ROAD 75 FT)	PARROTT ROAD 58.86 FT [3] GERMONDS ROAD 59.38 FT [3]
MINIMUM REAR BUFFER	75 FT	72.9 FT [5]
MINIMUM SIDE BUFFER	75 FT	52.3 FT [5]
MINIMUM SIDE YARD	50 FT	52.8 FT
MINIMUM REAR YARD	100 FT	100 FT
MAXIMUM BUILDING HEIGHT	35 FT / 3 STORY MAX.	ALL BUILDINGS 35' MAX.
RECREATION SPACE	200 S.F PER DWELLING UNIT x 127 UNITS = 25,400 SF	29,950 SF [2]
PARKING	1-BEDROOM 1 SPACE/UNIT x 64 2-BEDROOM 1.5 SPACES/UNIT x 62 3-BEDROOM 2 SPACE/UNIT x 1 159 SPACES	TOTAL = 169 SPACES (INCLUDING 8 HANDICAP SPACES)

LEGEND (PROPOSED)

CLEAN OUT
SANITARY SEWER MANHOLE
CATCH BASIN
OUTLET STRUCTURE
DRAINAGE MANHOLE
FLARE END SECTION
LIGHT POLE
SIGN
HYDRANT
WATER VALVE
GAS VALVE
SPOT ELEVATION (100.0)
DRAINAGE PIPE
GAS MAIN
GAS SERVICE
OVERHEAD UTILITY
SANITARY SEWER PIPE
HOUSE CONNECTION
WATER MAIN
ROOF LEADER
TELEPHONE, ELECTRIC, GAS, CABLE
STONE WALL
CURB WITH DROP CURB
DOOR LOCATION
DRYWELL
GARBAGE ENCLOSURE
PAVEMENT
SIDEWALK
NO PARKING STRIPING
SETBACK LINE
BUFFER LINE
DROP CURB

EXISTING LEGEND

SANITARY MANHOLE W/PIPES
DRAINAGE INLET W/PIPES
DRAIN MANHOLE/ WITH PIPES
TOP CURB @ CATCH BASIN (TCCB)
TOP GRATE FIELD INLET (TGFI)
CORRUGATED PLASTIC PIPE (CPP)
UTILITY POLE
UTILITY POLE WITH LIGHT
WATER VALVE (WV)
HYDRANT (HYD)
GAS VALVE (GV)
OVERHEAD WIRES (OHW)
EDGE OF PAVEMENT
CONTOUR LINE (520)
WATER MAIN (W)
GAS MAIN (G)
TELEPHONE UNDERGROUND (T)
UNDERGROUND UTILITIES (UG)
SIGN WITH ITEM ("STOP")
FEDERAL WETLAND DELINEATION (UPLAND / WETLAND)

APPROVED BY RESOLUTION OF THE TOWN OF CLARKSTOWN PLANNING BOARD ON

CHAIRPERSON DATE

APPLICANT'S APPROVAL FOR FILING

APPLICANT (JAY THEISE, WESTERN, LLC) DATE

OWNER'S APPROVAL FOR FILING

OWNER (JAY THEISE, WESTERN, LLC) DATE

APPROVAL BOX

REV	DESCRIPTION	BY	DATE
4	PRELIMINARY PLANNING BOARD SUBMISSION	AP	7/20/15
3	AS PER 11/12/2014 TAC MEETING	AP	5/20/15
2	AS PER 8/8/2014 TAC MEETING	JO	8/12/14
1	PER TAC MEETING	AP	7/22/14

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

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76 Lafayette Avenue, Suffern, NY 10901, (845) 357-4411
46 N. Central Avenue, Ramsey, NJ 07446, (201) 684-1221

PROJECT:
SCHIMPF FARM
HAMLET OF WEST NYACK
ROCKLAND COUNTY
NEW YORK

TITLE:
PRELIMINARY SITE PLAN

STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER
BRIAN A. BROOKER, PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
14006	AP	KD

SCALE: 1" = 30'
GRAPHIC SCALE: 0 30' 60'
DATE: 7/22/14
DRAWING NO: 3

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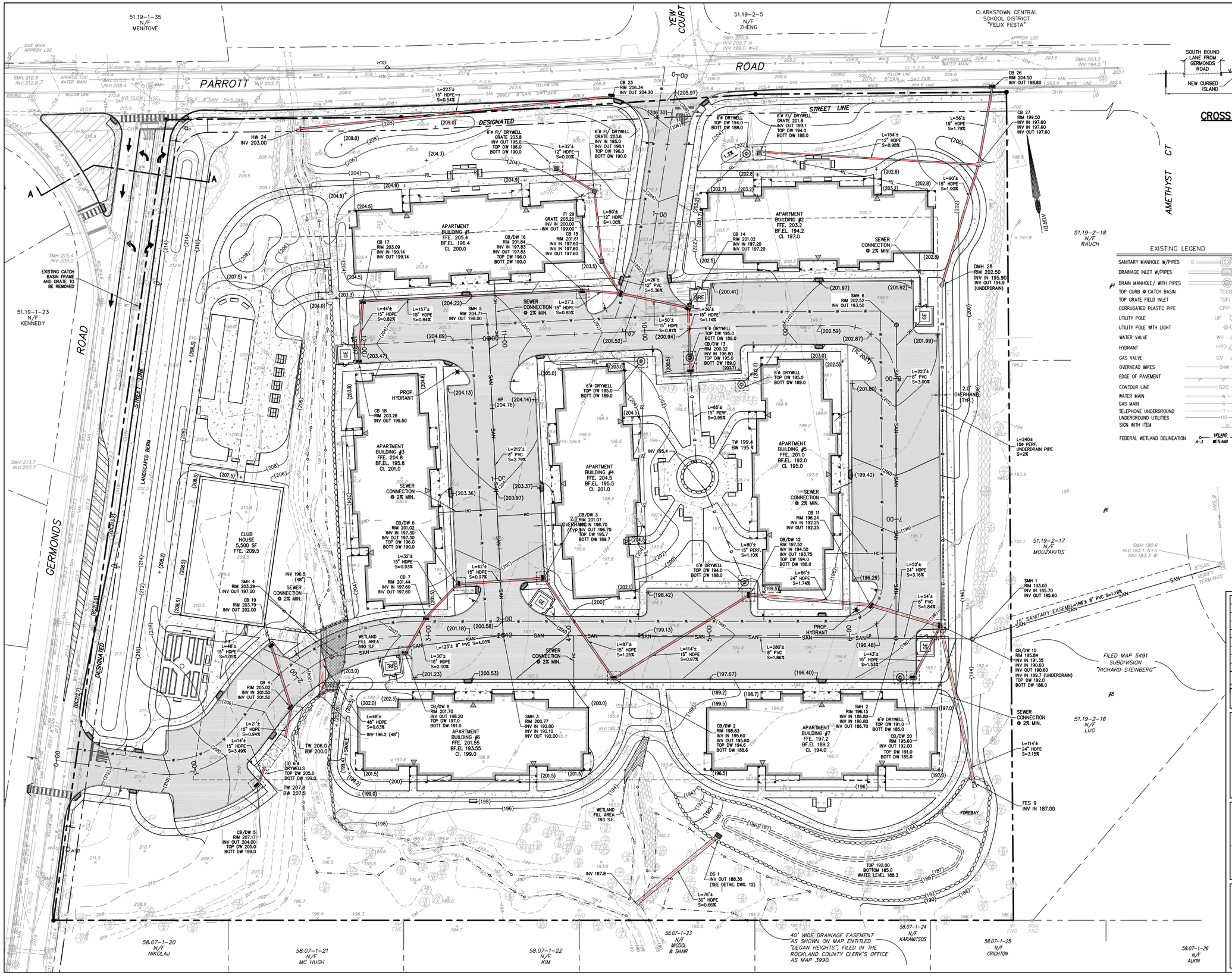

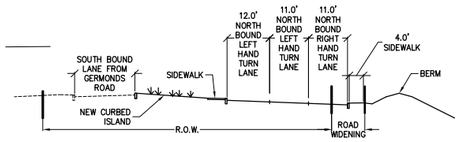

CROSS SECTION A-A

NOTES:
APPROXIMATELY 5,000 C.Y. FILL BE IMPORTED ONTO SIDE AS PER THE PROPOSED GRADING PLAN

EXISTING LEGEND

SANITARY MANHOLE W/PIPES	SMH
DRAINAGE INLET W/PIPES	
DRAIN MANHOLE/ WITH PIPES	DMH
TOP CURB @ CATCH BASIN	TCCB
TOP GRATE FIELD INLET	TGFI
CORRUGATED PLASTIC PIPE	CPP
UTILITY POLE	UP
UTILITY POLE WITH LIGHT	
WATER VALVE	WV
HYDRANT	HYD
GAS VALVE	GV
OVERHEAD WIRES	OHW
EDGE OF PAVEMENT	
CONTOUR LINE	520
WATER MAIN	W
GAS MAIN	G
TELEPHONE UNDERGROUND	T
UNDERGROUND UTILITIES	UG
SIGN WITH ITEM	"STOP"
FEDERAL WETLAND DELINEATION	UPLAND A-3 — WETLAND — A-4

LEGEND (PROPOSED)

CLEAN OUT	
SANITARY SEWER MANHOLE	
CATCH BASIN	
OUTLET STRUCTURE	
DRAINAGE MANHOLE	
FLARE END SECTION	
LIGHT POLE	
SIGN	
HYDRANT	
WATER VALVE	
GAS VALVE	
SPOT ELEVATION	(100.0)
DRAINAGE PIPE	
GAS MAIN	G
GAS SERVICE	GS — GS
OVERHEAD UTILITY	OHW
SANITARY SEWER PIPE	SAN
HOUSE CONNECTION	HC — HC
WATER MAIN	W — W
ROOF LEADER	RL
TELEPHONE, ELECTRIC, GAS, CABLE	TEGC — TEGC
STONE WALL	
CURB WITH DROP CURB	DC
DOOR LOCATION	
DRYWELL	
GARBAGE ENCLOSURE	GE
PAVEMENT	
SIDEWALK	
NO PARKING STRIPING	
SETBACK LINE	
BUFFER LINE	
DROP CURB	DC

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TITLE:
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PROJECT NO:	DRAWN:	CHECKED:
14006	AP	KD

SCALE: 1" = 30'
GRAPHIC SCALE: 0 30' 60'
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DRAWING NO: 4

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