

BULK REQUIREMENTS

EXISTING ZONE R-22	REQUIRED	PROPOSED									
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 11	
MINIMUM LOT NET AREA	22,500 S.F.	24,592 S.F.	26,252 S.F.	57,031 S.F.	24,087 S.F.	22,519 S.F.	22,505 S.F.	23,587 S.F.	22,553 S.F.	22,500 S.F.	
MINIMUM LOT WIDTH	125 FT.	127 FT.	143 FT.	129 FT.	126 FT.	139 FT.	125 FT.	141 FT.	227 FT.	232 FT.	
MINIMUM FRONT YARD	35 FT.	36 FT.	35 FT.	37 FT.	36 FT.	38 FT.	36 FT.	44 FT.	36 FT.	36 FT.	
MINIMUM SIDE YARD	20 FT.	24 FT.	22 FT.	21 FT.	26 FT.	27 FT.	31 FT.	26 FT.	66 FT.	79 FT.	
MINIMUM TOTAL SIDE YARD	50 FT.	70 FT.	78 FT.	69 FT.	66 FT.	72 FT.	65 FT.	66 FT.	150 FT.	-	
MINIMUM REAR YARD	35 FT.	122 FT.	133 FT.	282 FT.	99 FT.	115 FT.	104 FT.	94 FT.	44 FT.	54 FT.	

EXISTING ZONE R-40	REQUIRED	PROPOSED		
		LOT 9	LOT 10	LOT 13
MINIMUM LOT NET AREA	40,000 S.F.	40,339 S.F.	40,960 S.F.	50,810 S.F.
MINIMUM LOT WIDTH	150 FT.	211 FT.	196 FT.	353 FT.
MINIMUM FRONT YARD	50 FT.	56 FT.	55 FT.	51 FT.
MINIMUM SIDE YARD	30 FT.	33 FT.	36 FT.	130 FT.
MINIMUM TOTAL SIDE YARD	70 FT.	118 FT.	102 FT.	268 FT.
MINIMUM REAR YARD	50 FT.	87 FT.	103 FT.	77 FT.

EXISTING ZONE R-160	REQUIRED	PROPOSED
		LOT 14
MINIMUM LOT NET AREA	160,000 S.F.	161,096 S.F.
MINIMUM LOT WIDTH	175 FT.	197 FT.
MINIMUM FRONT YARD	50 FT.	53 FT.
MINIMUM SIDE YARD	50 FT.	52 FT.
MINIMUM TOTAL SIDE YARD	100 FT.	112 FT.
MINIMUM REAR YARD	100 FT.	833 FT.

LOT AREA CALCULATIONS

LOT NO.	GROSS LOT AREA	LESS 100% OF ACCESS EASMT.	SLOPE AREA (30-50%)	50% OF SLOPE AREA (30-50%)	SLOPE AREA (50%+)	NET LOT AREA * FOR ZONING
1	24,592 S.F.	0	0	0	0	24,592 S.F.
2	26,252 S.F.	0	0	0	0	26,252 S.F.
3	57,031 S.F.	0	0	0	0	57,031 S.F.
4	24,087 S.F.	0	0	0	0	24,087 S.F.
5	22,519 S.F.	0	0	0	0	22,519 S.F.
6	22,713 S.F.	0	415 S.F.	208 S.F.	0	22,505 S.F.
7	23,587 S.F.	0	0	0	0	23,587 S.F.
8	22,911 S.F.	0	692 S.F.	346 S.F.	12 S.F.	22,553 S.F.
9	40,831 S.F.	0	903 S.F.	452 S.F.	40 S.F.	40,339 S.F.
10	40,960 S.F.	0	0	0	0	40,960 S.F.
11	22,500 S.F.	0	0	0	0	22,500 S.F.
12	50,810 S.F.	0	0	0	0	50,810 S.F.
13	52,725 S.F.	0	3,360 S.F.	1,680 S.F.	0	51,045 S.F.
14	172,386 S.F.	0	22,483 S.F.	11,242 S.F.	48 S.F.	161,096 S.F.

* - NET LOT AREA = GROSS LOT AREA - ACCESS EASMT AREA - 50% OF AREA WITH 30-50% SLOPE - AREA WITH 50%+ SLOPE

BULK REQUIREMENTS

EXISTING ZONES R-22, R-40 & R-160	ZONE R-22	ZONE R-40	ZONE R-160
MINIMUM LOT AREA	22,500 S.F.	40,000 S.F.	160,000 S.F.
MINIMUM LOT WIDTH	125 FT.	150 FT.	175 FT.
MINIMUM FRONT YARD	35 FT.	50 FT.	50 FT.
MINIMUM SIDE YARD	20 FT.	30 FT.	50 FT.
MINIMUM TOTAL SIDE YARD	50 FT.	70 FT.	100 FT.
MINIMUM REAR YARD	35 FT.	50 FT.	100 FT.
MAXIMUM FLOOR AREA RATIO	0.30	0.15	0.05
TOTAL NUMBER OF LOTS	14		
TOTAL PLAT AREA	15.196 ACRES		

TAX MAP REFERENCE

TOWN OF CLARKSTOWN TAX MAP SECTION 137, BLOCK "A", PARCELS 11 AND 13 (OLD) SECTION 52.20, BLOCK "1", PARCELS 20 AND 29.4 (NEW)

OWNER & APPLICANT

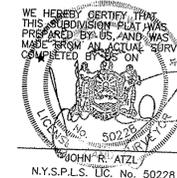
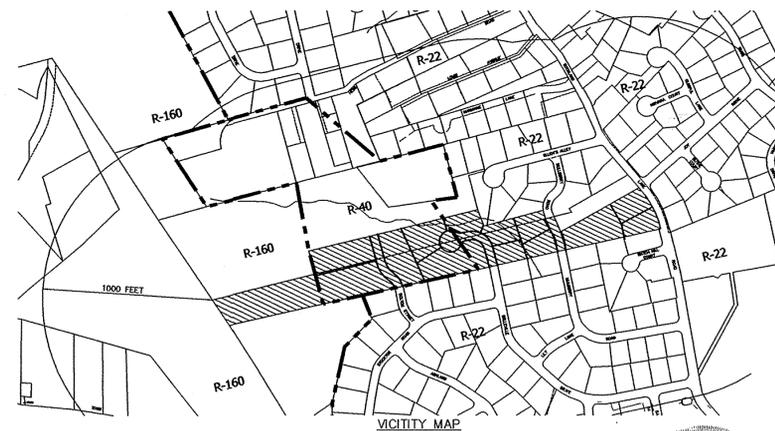
PHOENIX HOMES, INC.
300 AIRPORT EXECUTIVE PARK - SUITE 305
NANUET, NEW YORK 10954

DISTRICTS

SCHOOL DISTRICT	NO. 4
FIRE DISTRICT	NO. 2
LIGHT DISTRICT	NO. 1
WATER DISTRICT	NO. 1
SEWER DISTRICT	NO. 1 & 23

GENERAL NOTES:

- THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE TOWN OF CLARKSTOWN AND WITH ALL THE DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS ON FILE IN THE TOWN OF CLARKSTOWN.
- THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW, WHEN APPLICABLE.
- ALL REQUIRED STREETS, EASEMENTS, PARKS, IMPROVEMENTS, AND UTILITIES SHOWN ON THIS PLAT, AND INDICATED ON THE APPROVED PLANS ARE HEREBY IRREVOCABLY OFFERED FOR DEDICATION TO THE TOWN OF CLARKSTOWN OR OTHER GOVERNMENT UNIT, WHEN SO INDICATED.
- TESTING OF SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARDS OF THE TOWN & R.C.S. DIST. #1 CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED, NOR ANY OCCUPANCY PERMITTED UNTIL A CERTIFICATE OF COMPLIANCE IN TRIPLICATE, CERTIFIED BY A LICENSED N.Y.S. PROFESSIONAL ENGINEER, OR LAND SURVEYOR WITH A SECTION 7208 PARAGRAPH IV OF THE STATE EDUCATION LAW EXEMPTION IS SUBMITTED TO AND APPROVED BY THE TOWN OF CLARKSTOWN.
- EROSION CONTROL SHALL BE PROVIDED AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, AND AS MAY BE REQUIRED OR MODIFIED BY THE DEPT. OF ENVIRONMENTAL CONTROL TO CONFORM TO FIELD CONDITIONS AS THE DEVELOPMENT OF THE SITE PROGRESSES.
- IMMEDIATELY AFTER ROUGH GRADING, DISTURBED AREAS SHALL BE TEMPORARILY SEEDDED WITH 1/2 LB. RYE GRASS OR MALCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQ.FT.
- IN COMPLIANCE WITH SECTION 254-180 OF THE SUBDIVISION REGULATIONS, NO. 105, LOTS AS DETERMINED BY THE DIRECTOR OF ENVIRONMENTAL CONTROL, SHALL BE RESTRICTED TO FOUNDATION PERMITS ONLY UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN DEDICATED TO THE TOWN OF CLARKSTOWN.
- MONUMENTS TO BE INSTALLED AT ALL LOCATIONS WITH THE SYMBOL SHOWN THIS-
- PROVIDE FOOTING DRAINS WITH POSITIVE OUTFALL ON ALL PROPOSED HOMES.
- NO MULLOW TREES ARE TO BE PLANTED IN ANY TOWN EASEMENTS.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- ALL HOUSES SHALL RECEIVE SANITARY SEWER SERVICE BY GRAVITY, WITH A MINIMUM SLOPE OF 2%.
- SANITARY SEWER AND WATER SERVICE LINE SHALL BE LAID IN SEPARATE TRENCHES, WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
- ALL EXISTING DWELLING LOCATIONS ON ADJOINING PROPERTIES ARE APPROXIMATE.



1 9-8-05 LOT WIDTH REVISION
REVISION DATE DESCRIPTION

ATZL, SCATASSA & ZIGLER P.C.
SURVEYORS-PLANNERS
234 North Main Street • New City, New York 10956
Tel: (845) 634-4694 FAX: (845) 634-5543
156 Orange Avenue • Walden, New York 12586
Tel: (845) 778-4590 FAX: (845) 778-2385
Email: ASZSurveys@aol.com

PROJECT: **VALLEY RISE**

TOWN OF CLARKSTOWN
ROCKLAND COUNTY, NEW YORK

TITLE: **STANDARD LAYOUT
SUBDIVISION PLAT**

DRAWN BY: VC	CHECKED BY: DMZ
DATE: MARCH 27, 2004	SCALE: 1 IN. = 100 FT.
PROJECT NO: 1687	DRAWING NO: 1

HEALTH DEPARTMENT APPROVAL

THE OWNER OR HIS REPRESENTATIVE HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE TOWN OF CLARKSTOWN ALL THE STREETS, EASEMENTS AND REQUIRED UTILITIES SHOWN ON THE WITHIN SUBDIVISION PLAT AND CONSTRUCTION PLANS.

OWNER OR REPRESENTATIVE _____ DATE _____

OWNERS APPROVAL FOR FILING

OWNER _____ DATE _____

FINAL PLANNING BOARD APPROVAL

CHAIRMAN, PLANNING BOARD _____ DATE _____

