

Project Site
 70.14-4-20
 566 Rt. 303
 Blauvelt

LEGEND CITY LINE COUNTY LINE STATE LINE TOWNSHIP LINE VILLAGE LINE ROAD RAILROAD WATERWAY UTILITY LINE EASEMENT ENCUMBRANCE SURVEY LINE ADJACENT PROPERTY UNDEVELOPED LAND UNDEVELOPED WATER UNDEVELOPED WOODLAND UNDEVELOPED PASTURE UNDEVELOPED AGRICULTURE UNDEVELOPED FOREST UNDEVELOPED OPEN SPACE UNDEVELOPED WETLANDS UNDEVELOPED WOODLAND UNDEVELOPED PASTURE UNDEVELOPED AGRICULTURE UNDEVELOPED FOREST UNDEVELOPED OPEN SPACE UNDEVELOPED WETLANDS		70.09 70.10 70.11 70.12 70.13 70.14 70.15 70.16 70.17 70.18 70.19	REVISED THROUGH FEBRUARY 28, 2019	TAX MAP TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK	
--	--	---	--	---	--

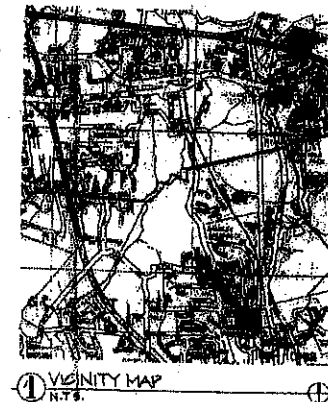
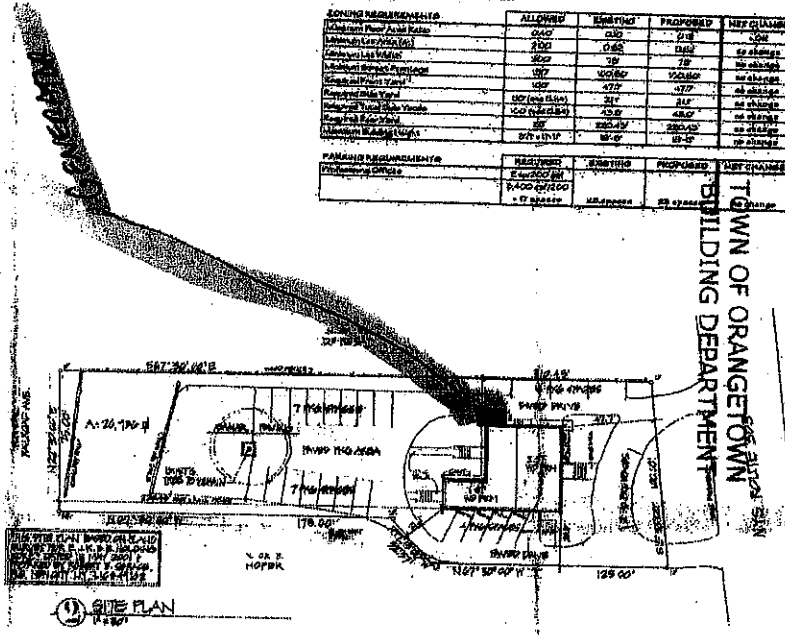
This map was prepared for TAX PURPOSES only and is not to be reproduced or used for surveying or engineering.

ZONING ANALYSIS

PROJECT ADDRESS: 1000 N. 10th St
 CITY: DENVER, CO 80202
 OWNER: J. J. & M. M. Holding Corp.
 REGIONAL/COUNTY: 1000 N. 10th St
 DISTRICT: 10
 GROUP: X
 CURRENT USE: Professional Office
 PROPOSED USE: Professional Office


ZONING REQUIREMENTS	ALLOWED	EXISTING	PROPOSED	NET CHANGE
Minimum Floor Area Ratio	0.45	0.45	0.45	0.00
Maximum Floor Area Ratio	2.00	0.45	0.45	no change
Maximum Lot Area	500	500	500	0
Maximum Street Frontage	100	100	100	0
Maximum Front Yard	10	10	10	0
Maximum Side Yard	5	5	5	0
Maximum Rear Yard	5	5	5	0
Maximum Height	35	35	35	0
Maximum Number of Stories	3	3	3	0
Maximum Area of Signage	100	100	100	0

PARKING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	NET CHANGE
Professional Office	1 space per 100 sq ft	0	10	10
Professional Office	1 space per 100 sq ft	0	10	10



TOWN OF ORANGETOWN
 BUILDING DEPARTMENT

AUG 19 2020



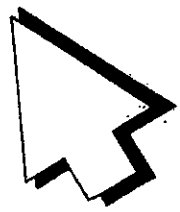
RECEIVED

ARCHITECT AND COMMUNITY APPEARANCE BOARD REVIEW
 DATE: 10/2/19

ARCHITECT: J. J. & M. M. Holding Corp.
 DATE: 10/2/19

SITE PLAN/GENERAL NOTES/PAVING
 DATE: 10/2/19

A0

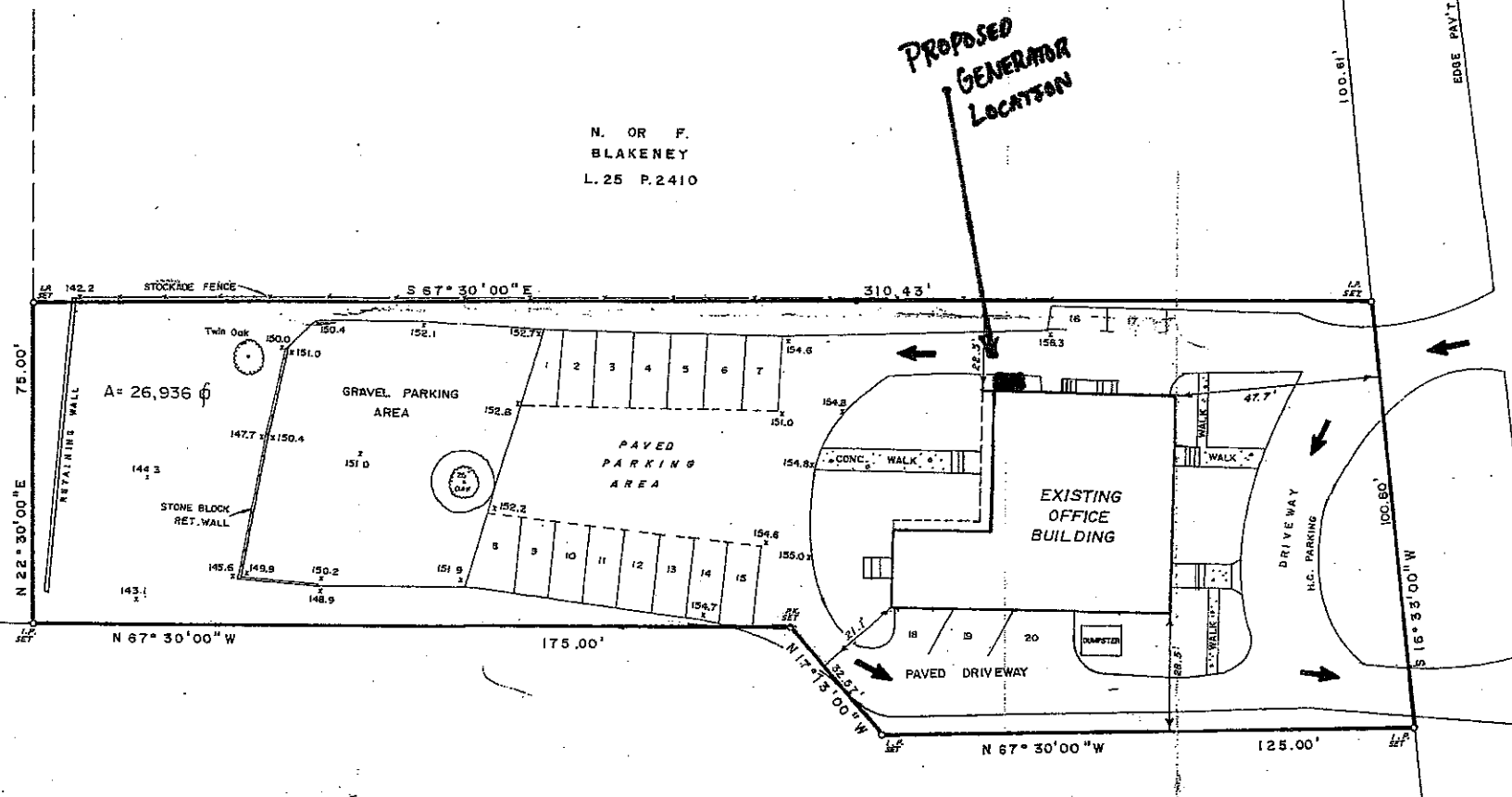


SURVEY OF PROPERTY
FOR
M.A.G. HOLDING CORP.

BLAUVELT ROCKLAND COUNTY, N.Y.
TOWN OF ORANGETOWN
SCALE: 1" = 20' JULY 10, 1985 AREA = 0.618 AC.
MARCH 11, 1991 - L.PINS SET - DRIVEWAY REV.
NOVEMBER 19, 1997 - REVISED.

NEW YORK CENTRAL R.R.

RAILROAD AVENUE
(UNIMPROVED)



N. OR F.
BLAKENEY
L. 25 P. 2410

N. OR F.
HOPEK
L. 1052 P. 214

PLAN INFORMATION
Owner Name: EJKBB
Address: 566 S RT 303
BLAUVELT, NY 10913
Sec-Blk-Lot: 70.14 - 4 - 20
Prepared By: Anthony DeRobertis
Date: 9/14/20

RO 8584

TAX LOT DESIGNATION
SEC. 70.14 - BLK. 4 - LOT 20

BIRCH STREET

NEW YORK STATE HIGHWAY ROUTE 303