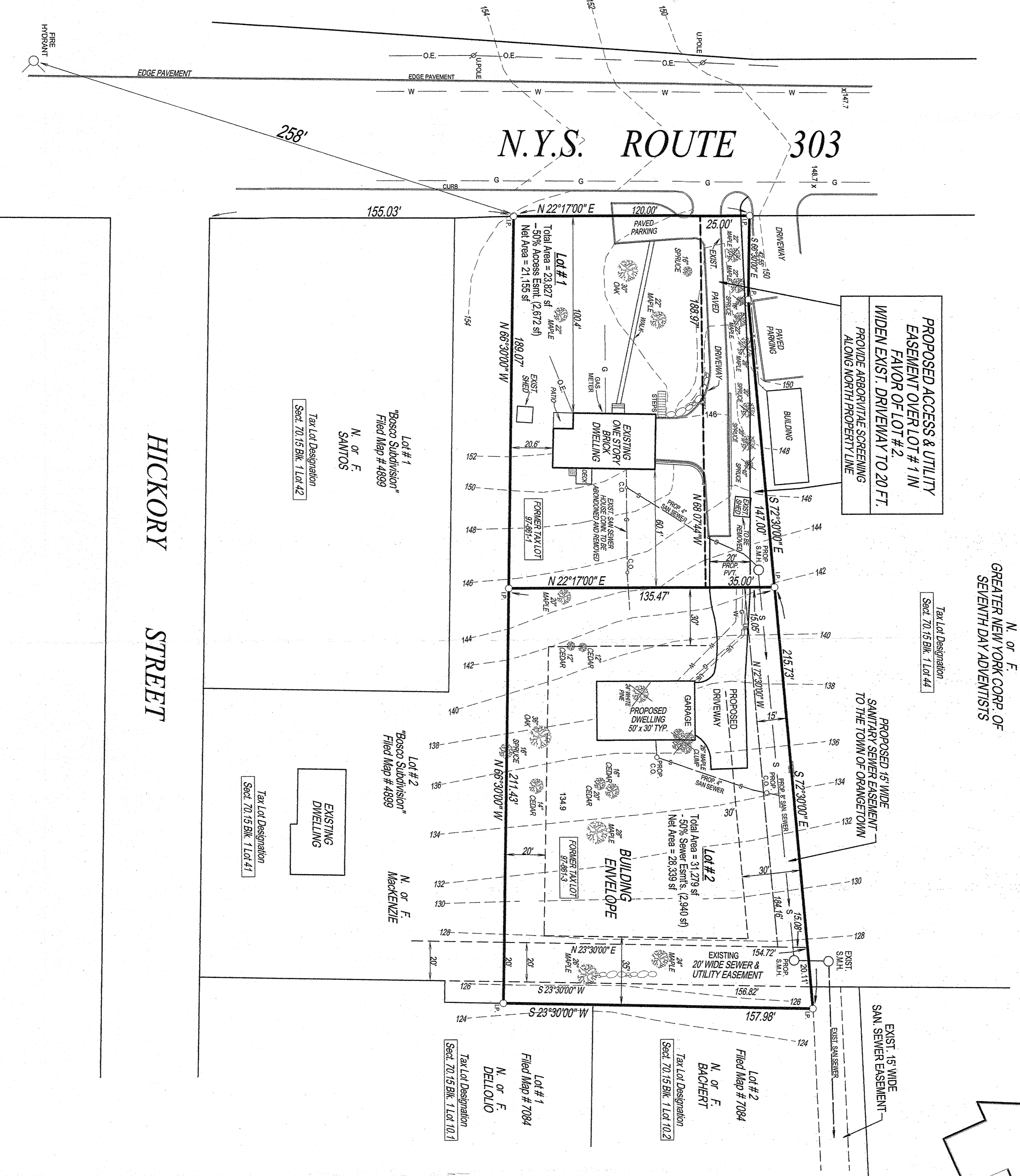


**Notes:**

1. Total Numbers of Lots = (Two)
2. Iron pins to be installed at all locations with symbol: O-
3. Sect. 107(1)(5)(a) - Tax Lot Designation
4. Topography - U.S.G.S. DATUM, contour intervals 2 feet
5. Lot drainage shown shall correlate easements running with the land and not be disturbed
6. All utilities, including electric and telephone, shall be installed underground.
7. No building permit will be issued until sewerage disposal arrangements have been approved by the Rockland County Health Department and/or the Town of Orangetown.
8. This Plat does not conflict with the County Official Map & has been approved in the manner specified by Section 235N, of the General Municipal Law of the State of New York.
9. Any existing utilities (gases, fire hydrants, etc.) affected by the construction of this subdivision will be relocated at the respondents expense prior to the issuance of any Certificate of Occupancy.
10. No Building Permit will be issued for any lot until results of test pits have been submitted to the building Department.
11. Water supply - Public - Sewer - Water of New York
12. Soil Erosion and Sediment control plans and details shall be submitted to the Town of Orangetown Engineering Department of Environmental Management and Engineering for review and approval. The Soil Erosion and sediment control plan shall meet the NYS guidelines for Urban Erosion and Sediment Control. (Prior to issuance of Building permit For Lot #2).
13. The Town of Orangetown Bureau of Fire Prevention requires that:
  - All driveways shall have a vertical clearance of 13 ft. 6 inches.
  - All driveways including bridges and other supporting structures of Driveways, shall be constructed to support fire apparatus in all weather Conditions (75,000 lb).
  - The access lane must be posted as a "NO PARKING - FIRE LANE".
  - 14(A) It shall be clearly labeled on the Subdivision Plan that Lot #2 is not approved as a Building Lot and if the applicant or future applicant wishes to obtain a building permit for Lot #2, then the applicant or future applicant will be required to appear before the Orangetown Land Use Board for Site Plan Review and any other agencies or boards required to review and approve prior to granting any building permits for undertaking such work.
  - 14 (B) Structure to be built, then the applicant and a new structure be built, then the applicant or future applicant shall appear before the Orangetown Land Use Board for Site Plan Review and any other agencies or boards required to review and approve prior to granting any building permits for undertaking such work.
  - 15. N.Y.S. Department of Transportation Permit is required for access to Route 303 from Lot #2.
  - 16. Signposts and curbs shall be installed in accordance with the Highway Department specifications for sidewalks and curbs.
  - 17. The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect:
    - a. No construction equipment shall be parked under the tree canopy.
    - b. There is no excavation or staking of earth underneath the trees.
    - c. Trees designated to be preserved shall be marked conspicuously on all sides at a height of 5 to 10 feet.
    - d. The tree protection zone for trees designated to be preserved will be established by one of the following methods:
      - One (1) foot radius from trunk per inch DBH
      - One (1) foot radius from trunk per inch DBH, or equal over the area to be protected.
  - 18. At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a pre-construction meeting must be held with the Town of Orangetown, Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a meeting.



N. or F. GREATER NEW YORK CORP OF SEVENTH DAY ADVENTISTS

PROPOSED ACCESS & UTILITY EASEMENT OVER LOT #1 IN FAVOR OF LOT #2 WIDEN EXIST. DRIVEWAY TO 20 FT. PROVIDE ARBORVITAE SCREENING ALONG NORTH PROPERTY LINE

PROPOSED 15' WIDE SANITARY SEWER EASEMENT TO THE TOWN OF ORANGETOWN

EXIST. 15' WIDE SAN SEWER EASEMENT

Tax Lot Designation Sect. 70.15 BK. 1 Lot 44

Tax Lot Designation Sect. 70.15 BK. 1 Lot 10.2

Tax Lot Designation Sect. 70.15 BK. 1 Lot 10.1

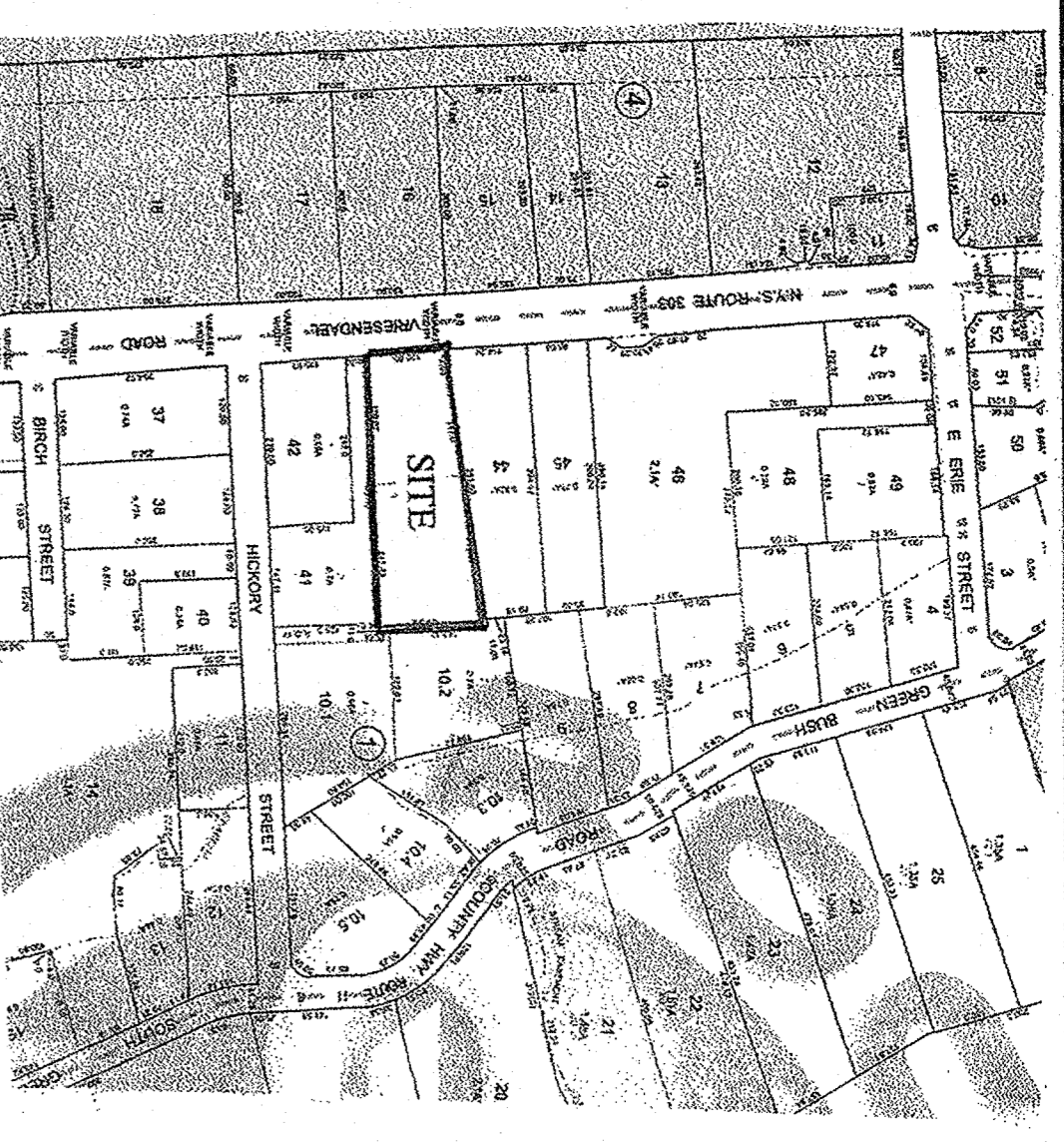
Lot #1 "Bosco Subdivision" Filed Map # 4889 N. or F. SAINTOS

Lot #2 "Bosco Subdivision" Filed Map # 4889 N. or F. MACKENZIE

Zone R-15 Bulk Regulations Group M

Item	Required	Prop. Lot # 1	Prop. Lot # 2
Lot Area	15,000 sf	Net 21,155 sf	Net 28,339 sf
Lot Width	100 ft.	120 ft.	140 ft.
Front Yard	30 ft.	20.6 ft.	T.B.D.
Side Yard	20 ft.	20.6 ft.	T.B.D.
Rear Yard	50 ft.	72.7 ft.	T.B.D.
Street Frontage	75 ft.	60.1 ft.	* 0 ft.
Max. F.A.R.	0.20	0.12	0.20

\* Denotes 280-A VARIANCE GRANTED FOR STREET FRONTAGE PURSUANT TO ZBA APPEAL # 20-21 DATED MARCH 4, 2020



**"FINAL PLAT"  
"LOT SEPARATION"  
MINOR SUBDIVISION**

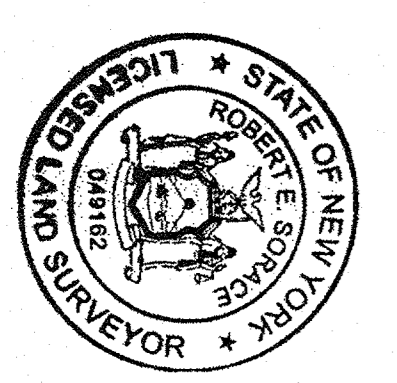
For  
**JAMAL & SEEMA KIBRIA**  
Blauvelt  
Town of Orangetown  
Rockland County, N.Y.  
Area = 1.27 Ac.  
Scale: 1" = 30'

February 7, 2018  
July 9, 2018 - Revised  
August 23, 2019 - Revised  
October 4, 2019 - Revised  
March 25, 2020 - Revised



"I hereby certify that this Subdivision Plat was prepared by me and was made from an actual Survey completed by me on October 11, 2017"

Robert E. Sorace, PLS  
135 South Main Street  
New City, NY 10956  
845-638-1498  
Lic. 49162



**Districts**

School :	South Orangetown Central School Dist. #1
Fire :	Blauvelt Fire District #1
Sewer :	Orangetown Sewer District
Light :	Town of Orangetown
Water :	Blauvelt Water District #1
Zone :	R-15 District

**Drainage Agency Approval for Filing**

Chairman	Date
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COUNTY OF ROCKLAND DRAINAGE AGENCY

**Owner and Applicant**

Jamal Kibria 571 Route 303 Blauvelt NY 10913	Date
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**Planning Board Approval**

Chairman	Date
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RO 9724