



- NOTES:**
1. PARCEL IS LOT 1 BLOCK 1 SECTION 42.09 FROM THE VILLAGE OF NEW HEMPSTEAD TAX MAPS.
 2. AREA OF TRACTS: 12.94 AC
 3. EXISTING ZONE: 1R-25
 4. PROPOSED ZONE: OCO (OPTIMIZED CLUSTER OVERLAY ZONE, SINGLE-FAMILY)
 5. RECORD OWNER/APPLICANT: PENNINGTON LOTS LLC
32 RIDGE RD
UPPER SADDLE RIVER, NJ 07458
 6. FIRE DISTRICT: MOLESTON
 7. SCHOOL DISTRICT: EAST RAMAPO CENTRAL
 8. WATER SUPPLY: SUEZ NEW YORK
 9. SEWER DISTRICT: RC SD130, RR, SD 100, PR SD105
 10. DATUM: NAVD 88
 11. PLAN BASED ON BOUNDARY SURVEY BY JAY GREENWELL
 12. TOPOGRAPHY BY ROCKLAND COUNTY GIS
 13. WETLAND SURVEY BY PETER TORGENSEN, NOVEMBER 18, 2017

REV	DESCRIPTION	BY	DATE
1	PLANNING BOARD SUBMISSION	AP	10/04/21

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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PROJECT: **PENNINGTON SUBDIVISION**
VILLAGE OF NEW HEMPSTEAD
ROCKLAND COUNTY
NEW YORK

TITLE: **CONCEPT SUBDIVISION PLAT**

PROJECT NO: 19289 DRAWN: JN CHECKED: JN
SCALE: 1" = 50'
GRAPHIC SCALE: 0 50' 100'
DATE: 8/06/21 DRAWING NO: 1

BRIAN A. BROOKER, PROFESSIONAL ENGINEER N.Y.S. Lic. No. 60229

BULK REQUIREMENTS
ZONE: SPECIAL ZONE

MINIMUM LOT AREA, S.F.	MINIMUM LOT FRONTAGE, FT	MINIMUM LOT WIDTH (FT)	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM FLOOR AREA RATIO (FAR)	MAXIMUM IMPERVIOUS SURFACE	MAXIMUM HEIGHT, STORY/FT	MAXIMUM BUILDING COVERAGE, S.F.	PUBLIC ASSEMBLY
15,000	85	20	25	15	30	20	0.40	0.25	2 1/2 / 35	2750	FSS

*WAIVER REQUIRED