

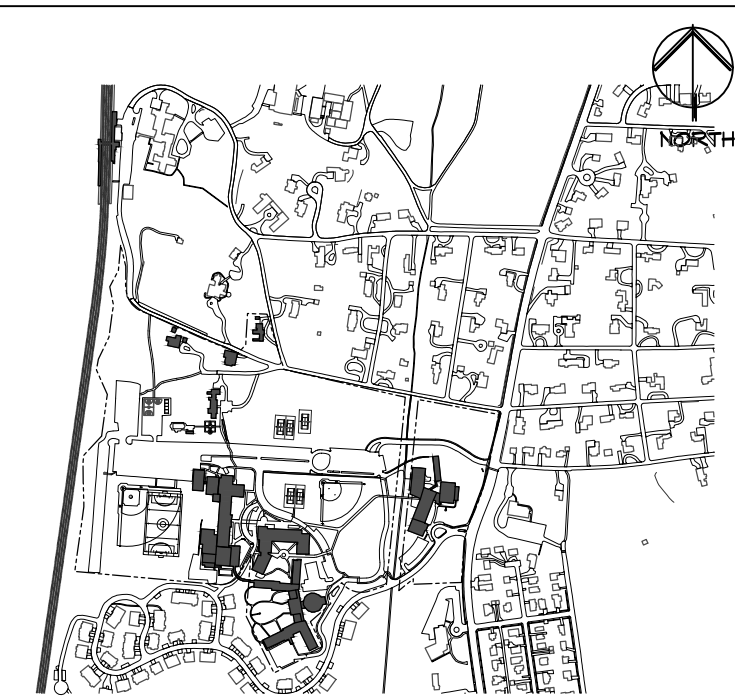


ADDRESS	SBL	ZONE	USE
555 BROADWAY, DOBBS FERRY, NY	3.40-4-19 AND 3.40-4-21	EI	EDUCATIONAL, RESIDENTIAL GROUP LIVING

GROVE PAVILION	EXISTING	PROPOSED	ALLOWED
LOT AREA (AC.)	35.2 ACRES	35.2 ACRES	40,000 SQ. FT.
LOT WIDTH	N/A	N/A	N/A
LOT DEPTH	N/A	N/A	N/A
COVERAGE BY BUILDING	4.36 ACRES (12.4%)	4.36 ACRES (12.4%)	50%
BUILDING MAXIMUM HEIGHT	N/A	16'-2" MIDPOINT OF SLOPED ROOF (22'-0" TO RIDGE)	50'-0"
BUILDING MAXIMUM STORIES	N/A	1	4
COVERAGE BY IMPERVIOUS SURFACES	15.26 ACRES (43.58%)	15.37 ACRES (43.66%)	80%
FRONT YARD SETBACK (FT.)	76'-5" (VICTORY HALL)	76'-5" (VICTORY HALL) 465'-4" (PAVILION)	25'-0"
REAR YARD SETBACK (FT.)	N/A	71'-0 3/8" (PAVILION)	25'-0"
SIDE YARD SETBACK (FT.)	10'-0" (MERCY HALL) 17'-7" (HUDSON HALL)	10'-0" (MERCY HALL) 17'-7" (HUDSON HALL) 206'-11" (PAVILION)	10'-0" (25'-0" COMBINED)

IMPERVIOUS AREA	EXISTING	PROPOSED
PATHWAY	2,751 sq ft.	2,832 sq ft.
PAVILION	0 sq ft.	4,130 sq ft.
TOTAL	2,751 sq ft.	6,962 sq ft.
TOTAL INCREASE =		-2,751 sq ft. 4,211 sq ft.

LEGEND	
	PROPERTY LINE
	PROJECT LIMIT LINE
	CONC. PAVEMENT (BRUSHED FINISH) SAWCUT JOINTS
	ORGANIC STABILIZED GRAVEL PATHWAY
	IMPERVIOUS AREA WITHIN THE PROJECT LIMIT LINE



N.T.S.
Key Plan Not to Scale

1.	04/15/2022	PLANNING BOARD SUBMISSION
No.	Date	Revision/Submission

Stamp

Project Title
**MERCY COLLEGE
GROVE PAVILION**

Mercy College
555 Broadway
Dobbs Ferry, NY 10522
Drawing Title

ZONING PLAN

Scale	Job No.	Date	Drawing No.
AS SHOWN	2201	03/01/2022	L-Z
Drawn CT	Checked CT	Approved CT	

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