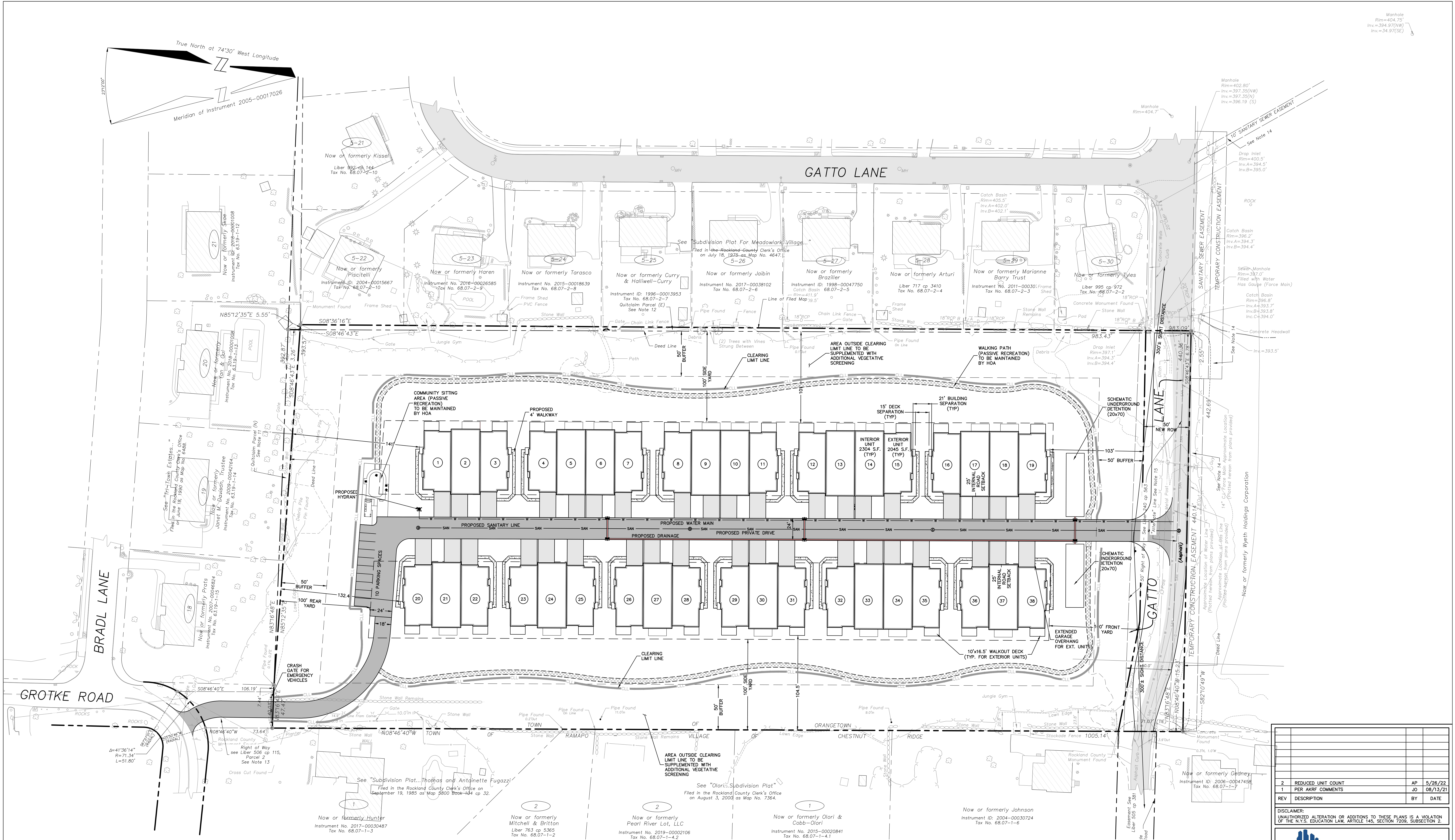




BULK TABLE - PROPOSED PLANNED ADULT COMMUNITY

CURRENT ZONE - R-40
PROPOSED ZONE - R-15 WITH PAC OVERLAY
PROPOSED USE GROUP: ATTACHED ADULT HOUSING

	BASE DENSITY, UNITS PER ACRE	BONUS DENSITY, UNITS PER ACRE	MAXIMUM FLOOR AREA RATIO	MAXIMUM BUILDING COVERAGE, %	MINIMUM OPEN SPACE, %	MINIMUM LOT AREA, SF/AC	STREET FRONTAGE, FT	MINIMUM FRONT YARD, FT	MINIMUM SIDE YARD, FT	TOTAL SIDE YARD, FT	MINIMUM REAR YARD, FT	MINIMUM BUILDING SETBACK FROM INTERNAL ROAD, FT	MINIMUM PERIMETER BUFFER, FT	MINIMUM BUILDING SEPARATION, FT	MAXIMUM BUILDING HEIGHT	RECREATION SPACE	OFFSTREET PARKING
PAC REQUIRED (SECTION 4.69, TABLE 1, "OTHER SITES")	4	1	0.35	40	40	435,600/10.0	100	100	100	200	100	25	50	25 FOR BUILDING, 15 FOR DECK	2 STORY/ 35 FT	250 SF/UNIT X 38 UNITS =9,500 SF	1.75 SPACES/UNIT= 1.75x38 = 67 SPACES
PROPOSED	3.78 ¹	0	0.39 ^{2,5}	18.7	58.2	437,865/ 10.052	440	100	101	205.5	132.4	25	50	21 ^{3,15}	2 STORY	17,038.2 SF ⁴	86 SPACES (38 GARAGE, 38 DRIVEWAY, 10 OVERFLOW SPACES)

¹ BASE DENSITY CALCULATIONS

REQUIRED UNITS PER ACRE: 4 UNITS PER 1 ACRE (MINIMUM 75% - TWO BEDROOM UNITS, ZERO THREE BEDROOM UNITS)

PROVIDED UNITS PER ACRE: 38 UNITS / 10.05 AC = 3.78 UNITS PER ACRE

² FLOOR AREA RATIO:
86,454 SF PER STORY

172,908/435,600 = 0.39 (VARIANCE REQUIRED)

³ 25 FEET, BETWEEN BUILDINGS OTHERWISE SPECIFIED BY THE TOWN BOARD AS PART OF PAC APPROVAL, BUT NOT LESS THAN 15 FEET," AS PER TOWN OF ORANGETOWN ZONING SECTION 4.69A.

NOTE:
-FLOOR AREA RATIO CALCULATED USING GROSS FOOTPRINT SQUARE FOOTAGE & SAMPLE ARCHITECTURAL PLANS WITH TWO STORIES OF LIVING SPACE, SUBJECT TO CHANGE WITH UPDATED ARCHITECTURAL PLANS

⁴ RECREATION SPACES CALCULATIONS

WALKING TRAIL LOOP: 5'-0" WIDE X 1,907.7 LF= 9,538.2 SF

COMMUNITY GATHERING SPACE:1,800 SF

PRIVATE PATIO AREA: 150SF/UNIT X 38 UNIT= 5,700 SF

TOTAL RECREATION SPACES=17,038.2 SF

⁵ VARIANCE REQUIRED

REV	DESCRIPTION	BY	DATE
2	REDUCED UNIT COUNT	AP	5/26/22
1	PER AKRF COMMENTS	JO	08/13/21

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7208, SUBSECTION 2.
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PROJECT: **GATTO LANE**
TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

TITLE: **CONCEPT PLAN**
GROTKE ROAD ACCESS

PROJECT NO: 20231
SCALE: 1" = 40'
GRAPHIC SCALE: 0 40' 80'
DATE: 12/21/20
DRAWING NO: **E**

KENNETH W. DEGENNARO
PROFESSIONAL ENGINEER
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