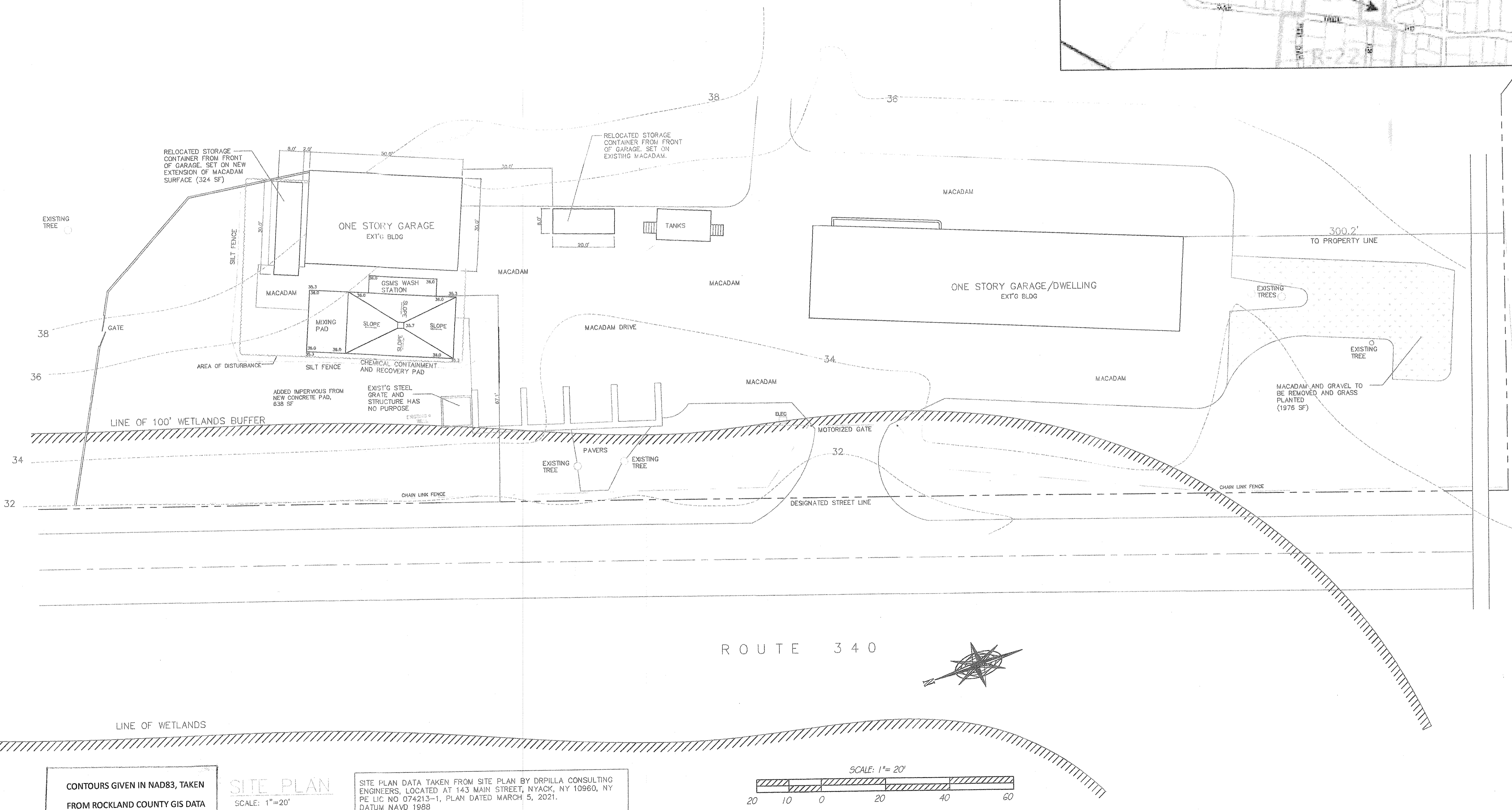
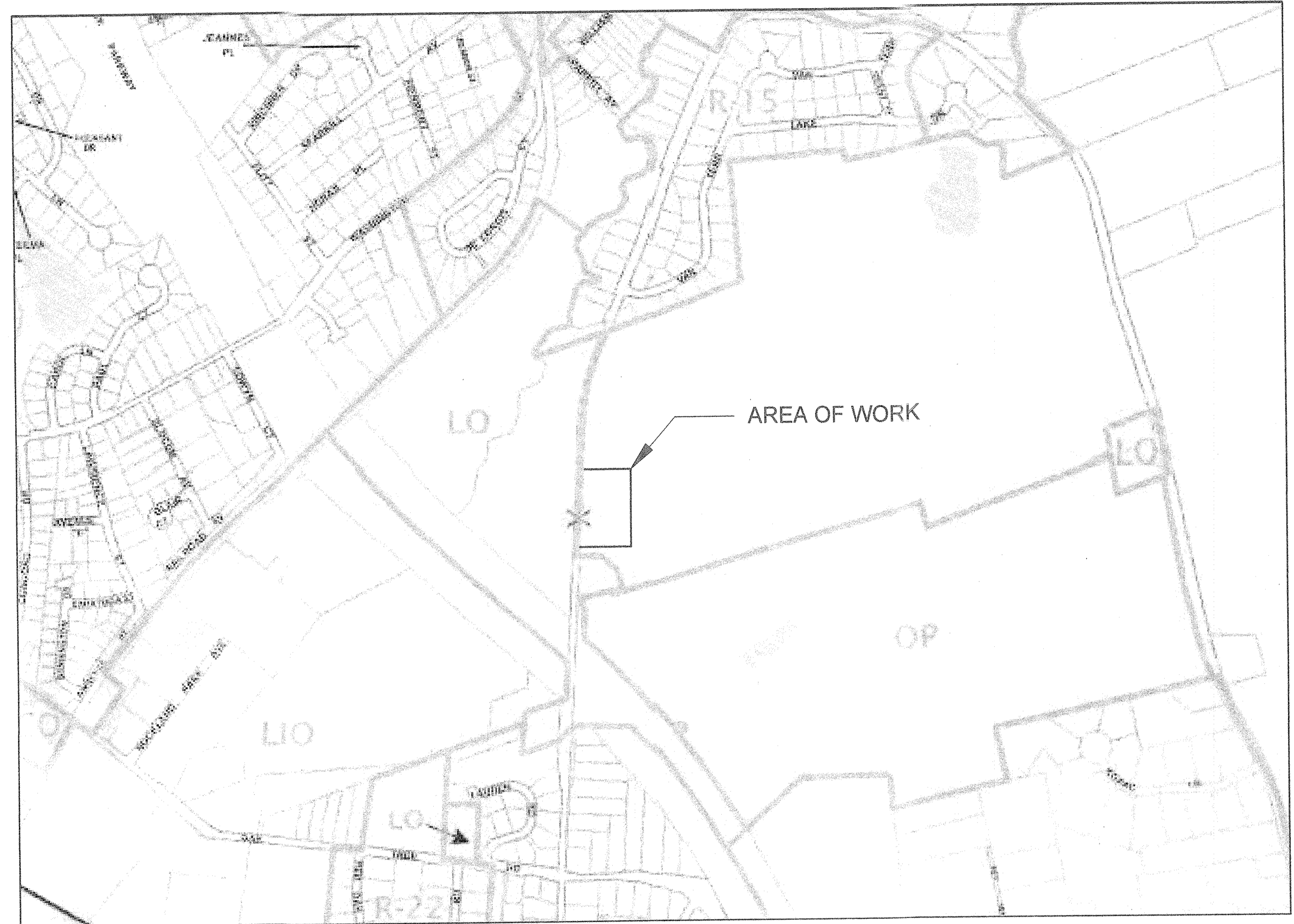
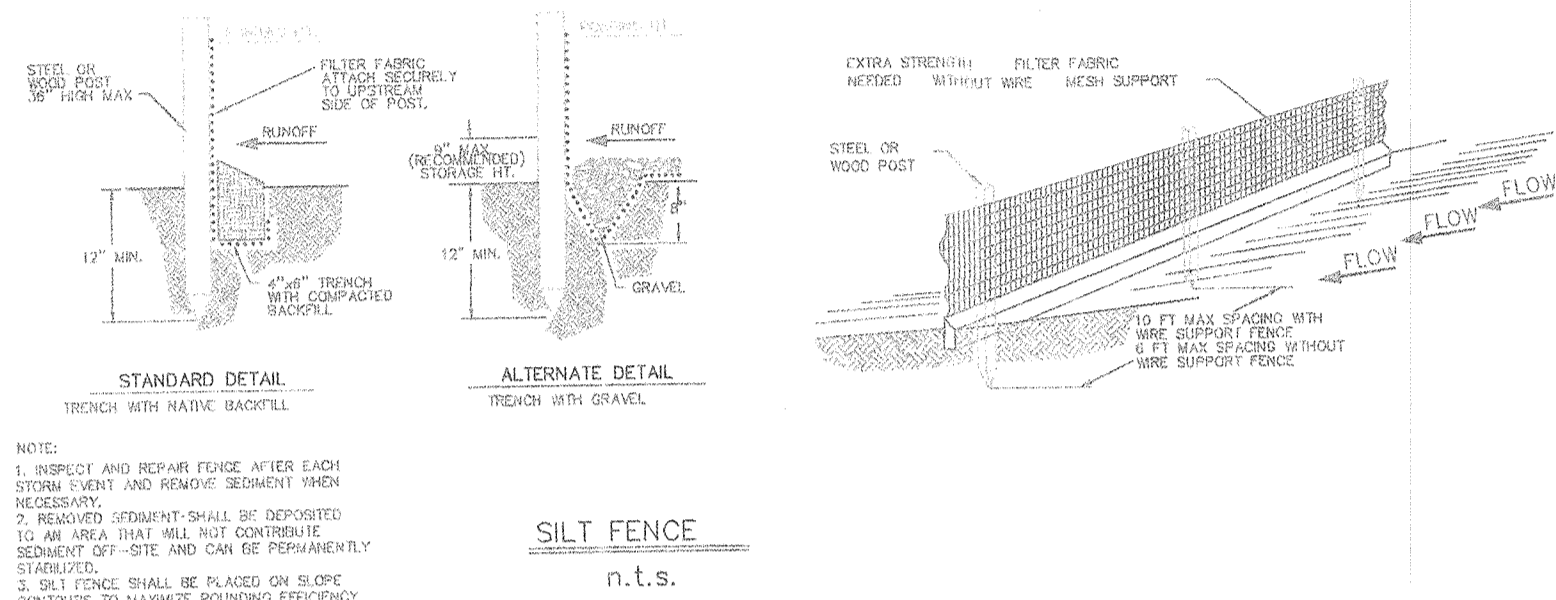


TABLE OF BULK REGULATIONS FOR DISTRICT R-80 FOR THE TOWN OF ORANGETOWN

	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	.1	.0002	NO CHANGE
MINIMUM LOT AREA	5 ACRES	135.563 ACR	NO CHANGE
MINIMUM LOT WIDTH	400'	1,593'	NO CHANGE
STREET FRONTAGE	50'	1,750'+/-	NO CHANGE
REQUIRED FRONT YARD	50'	54.0'	NO CHANGE
REQUIRED SIDE YARD	30'	258.82'	NO CHANGE
TOTAL SIDE YARD	100'	559.02'	NO CHANGE
REQUIRED REAR YARD	50'	300.2'	NO CHANGE



IMPERVIOUS CALCULATIONS:

ADDITIONS:	
MACADAM BELOW STORAGE CONTAINER	324SF
CONCRETE PAD FOR WASH STATION	638SF
REDUCTIONS:	
ACCESSORY PARKING	-1978SF
TOTAL REDUCTION	+1014 SF

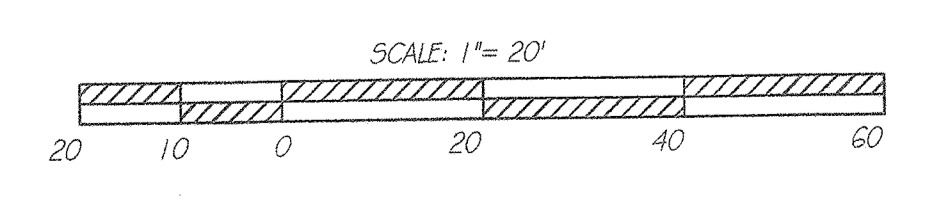
***1014SF CREDIT FOR FUTURE IMPERVIOUS CALCULATIONS AS PER RECOMMENDATION BY MUNICIPAL CONSULTANTS AT THE PRC MEETING ON AUGUST 30, 2023.

ZONING DISTRICT:	R-80, GROUP B
SECTION:	78.09
BLOCK:	1
LOT:	24
SCHOOL DISTRICT:	SOUTH ORANGETOWN
POSTAL DISTRICT:	SPARKILL
AMBULANCE DISTRICT:	SOUTH ORANGETOWN
FIRE DISTRICT:	SPARKILL
WATER DISTRICT:	VEGLIA
SEWER DISTRICT:	ORANGETOWN

CONTOURS GIVEN IN NAD83, TAKEN FROM ROCKLAND COUNTY GIS DATA

SITE PLAN
SCALE: 1"=20'

SITE PLAN DATA TAKEN FROM SITE PLAN BY DRPILLA CONSULTING ENGINEERS, LOCATED AT 143 MAIN STREET, NYACK, NY 10960, NY PE LIC. NO. 074213-1, PLAN DATED MARCH 5, 2021. DATUM NAVD 1988



PLANNING BOARD MEETING DATE:
NOV 8 2023
Town Of Orangetown

DATE:

25 MARCH 2023
29 MARCH 2023
23 MAY 2023
17 SEPTEMBER 2023
19 SEPTEMBER 2023

SCALE: 1"=20'

SHEET: SP-1

DO NOT SCALE PRINTS

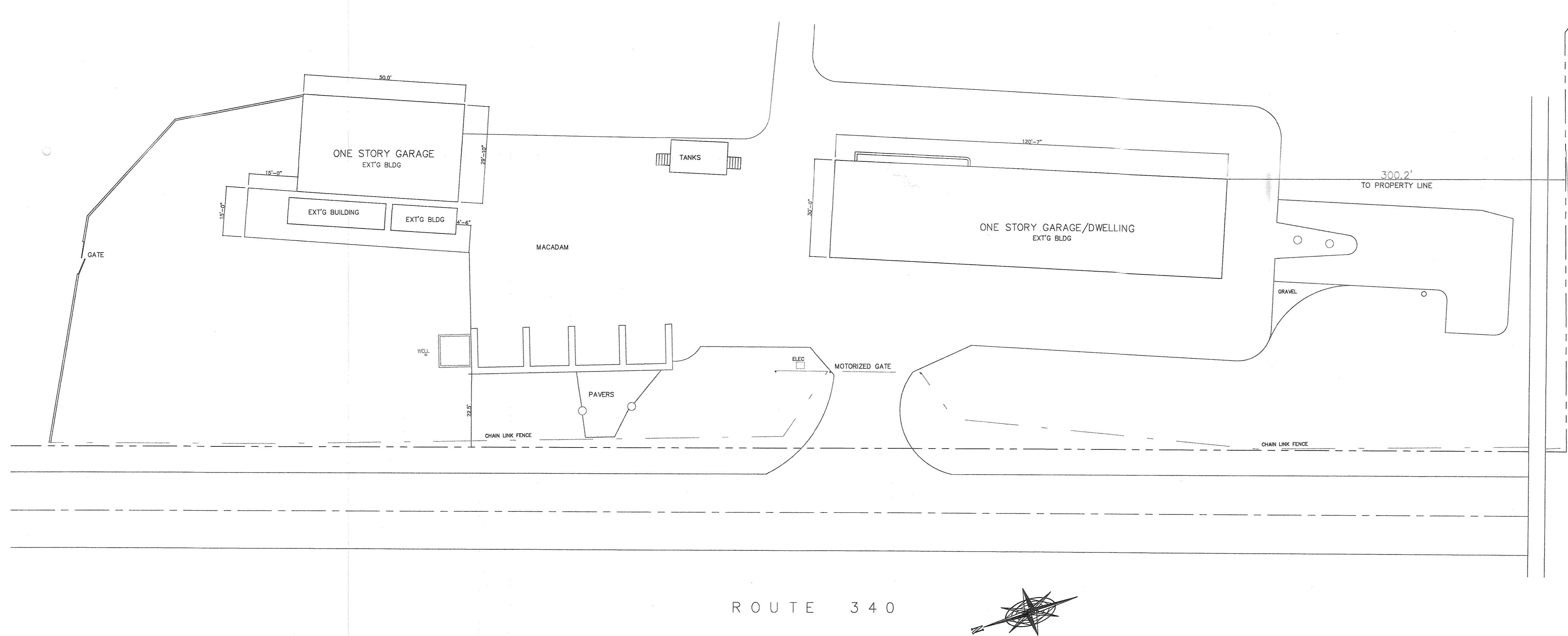
ROCKLAND COUNTRY CLUB

597 ROUTE 340
SPARKILL, NEW YORK
TOWN OF ORANGETOWN

SITE PLAN

BART M. RODI - ENGINEER
RESIDENTIAL & COMMERCIAL
234 SOUTH GRANT AVE
CONGERS, NEW YORK 10920
(845) 268-6663

[Signature]
NYS LIC #070645
PLEASE VALID ONLY IF SEALED



SITE PLAN — EXISTING CONDITIONS
SCALE: 1"=20'

SITE PLAN DATA TAKEN FROM SITE PLAN BY DRPILLA CONSULTING ENGINEERS, LOCATED AT 143 MAIN STREET, NYACK, NY 10960, NY PE LIC NO. 074213-1, PLAN DATED MARCH 5, 2021.

DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	

DATE:	30 DECEMBER 2022
DATE:	5 JANUARY 2023
DATE:	9 JANUARY 2023
DATE:	19 JANUARY 2023
DATE:	25 MARCH 2023

SCALE:	1"=20'
SHEET:	SP-EC

ROCKLAND COUNTRY CLUB
597 ROUTE 340
SPARKILL, NEW YORK
TOWN OF ORANGEBURG

EXISTING CONDITIONS SITE PLAN

BART M. RODI — ENGINEER
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