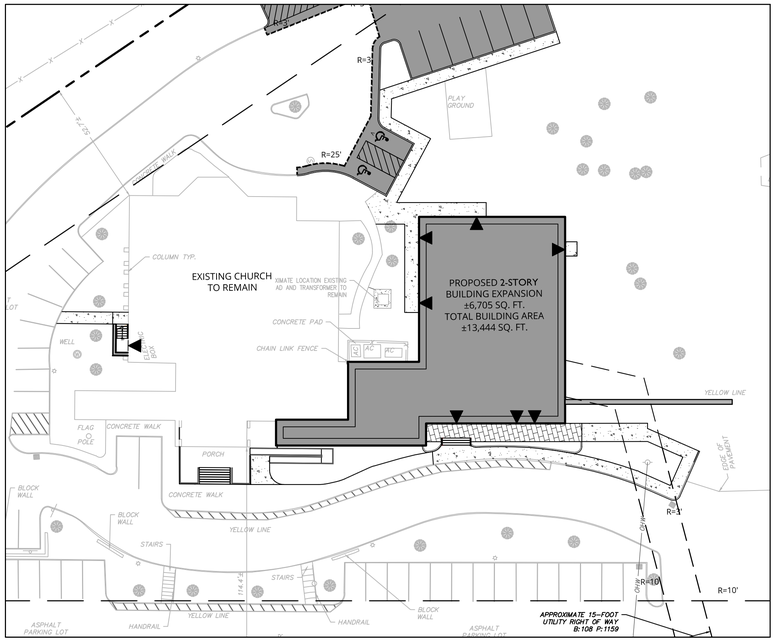


SITE PLAN ENLARGEMENT DETAIL

SCALE: 1" = 30'

ZONING TABLE

TABLE OF BULK REQUIREMENTS
ZONE: R-40 PERMITTED BY RIGHT USE GROUP (CHURCH)

ITEM	REQUIRED	EXISTING	PROVIDED	COMPLIES
MIN. LOT AREA	217,800 SF (5 ACRES)	296,742 SF (6 ACRES)	NO CHANGE	YES
MAX. F.A.R	0.10	0.03	0.097	NO
MAX. LOT WIDTH	400'	998.5'	NO CHANGE	YES
MIN. STREET FRONTAGE	50'	998.5'	NO CHANGE	YES
MIN. FRONT YARD	50'	114.4'	NO CHANGE	YES
MIN. SIDE YARD	30'	190'	352.4'	YES
TOTAL SIDE YARD	100'	645'	352.4'	YES
MIN. REAR YARD	50'	52.7'	NO CHANGE	YES
MAX BLDG. HGHT.	8 IN*	56'	TBD	X

NOTES:

* MAXIMUM HEIGHT IN FEET AND INCHES PER FOOT FROM LOT LINE.

ENC = EXISTING NON-CONFORMITY

PARKING CALCULATION

REQUIRED :

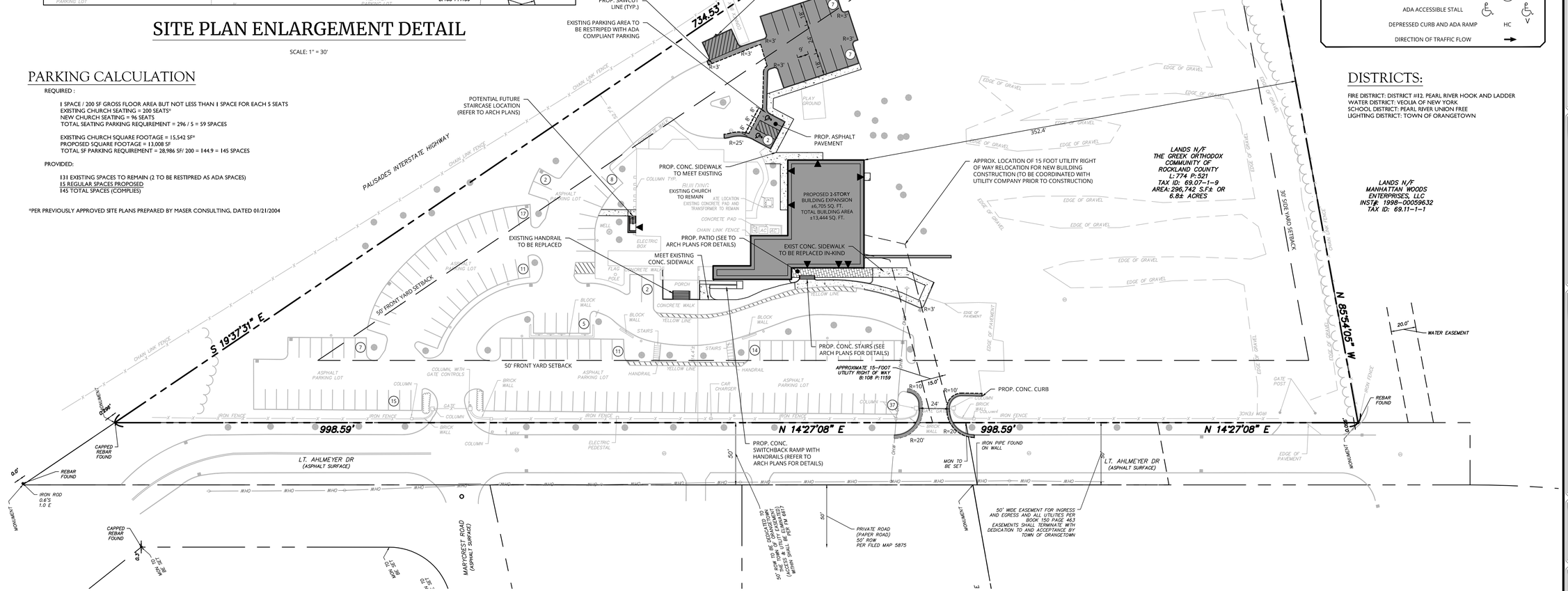
1 SPACE / 200 SF GROSS FLOOR AREA BUT NOT LESS THAN 1 SPACE FOR EACH 5 SEATS
EXISTING CHURCH SEATING = 200 SEATS*
NEW CHURCH SEATING = 96 SEATS
TOTAL SEATING PARKING REQUIREMENT = 296 / 5 = 59 SPACES

EXISTING CHURCH SQUARE FOOTAGE = 15,542 SF*
PROPOSED SQUARE FOOTAGE = 13,008 SF
TOTAL SF PARKING REQUIREMENT = 28,986 SF/ 200 = 144.9 = 145 SPACES

PROVIDED:

131 EXISTING SPACES TO REMAIN (2 TO BE RESTIPRED AS ADA SPACES)
15 REGULAR SPACES PROPOSED
145 TOTAL SPACES (COMPLIES)

*PER PREVIOUSLY APPROVED SITE PLANS PREPARED BY MASER CONSULTING, DATED 01/21/2004



SCALE : 1" = 40'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

LEGEND

EXISTING		PROPOSED
12+00 TL PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

DISTRICTS:

FIRE DISTRICT: DISTRICT #12. PEARL RIVER HOOK AND LADDER
WATER DISTRICT: VEOLIA OF NEW YORK
SCHOOL DISTRICT: PEARL RIVER UNION FREE
LIGHTING DISTRICT: TOWN OF ORANGETOWN

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

SEAL OF NEW YORK JESSE BARRETT COKELEY No. 090987 LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

PRELIMINARY SITE PLAN

FOR

THE GREEK ORTHODOX COMMUNITY OF ROCKLAND COUNTY

SECTION 69.07
BLOCK 1
LOT 9

TOWN OF ORANGETOWN
COUNTY OF ROCKLAND
STATE OF NEW YORK

Colliers Engineering & Design
WOODCLIFF LAKE
300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	1/17/2025	NJ	JBC

PROJECT NUMBER: 24011861A
DRAWING NAME: C-LAYT

SHEET TITLE: LAYOUT PLAN

SHEET NUMBER: 4.00

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024\24011861A\Engineering\Engineering\Cole Barn\CAD\T.dwg\C-4.00-LAYOUT By: NARZNAJ\AJAIE]

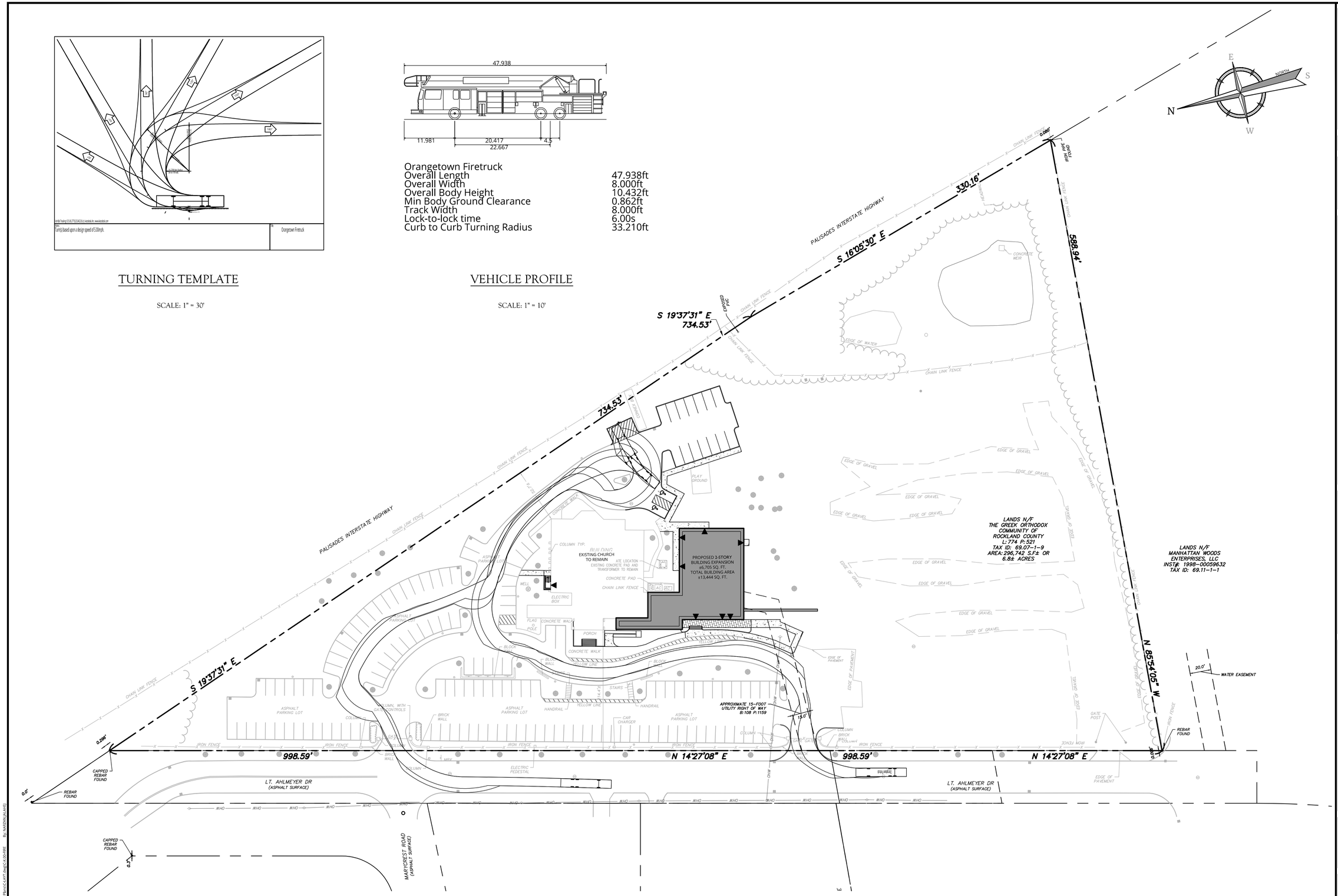
TURNING TEMPLATE

SCALE: 1" = 30'

Orangetown Firetruck	
Overall Length	47.938ft
Overall Width	8.000ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	33.210ft

VEHICLE PROFILE

SCALE: 1" = 10'



40 0 40 80

SCALE : 1" = 40'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

STATE OF NEW YORK · JESSE BARRETT COKELEY · No. 090987 · LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
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LICENSE NUMBER: 090987-01
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LOT 9

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	1/17/2025	NJ	JBC

PROJECT NUMBER:	DRAWING NAME:
24011861A	C-LAYT

SHEET TITLE:

ORANGETOWN FIRE TRUCK MOVEMENT EXHIBIT

SHEET NUMBER:

1.00

2024\24011861A\Engineering\Engineering\Site Plans\C-LAYT.dwg\C-LAYT By: NJARZAN [NJLANS]