

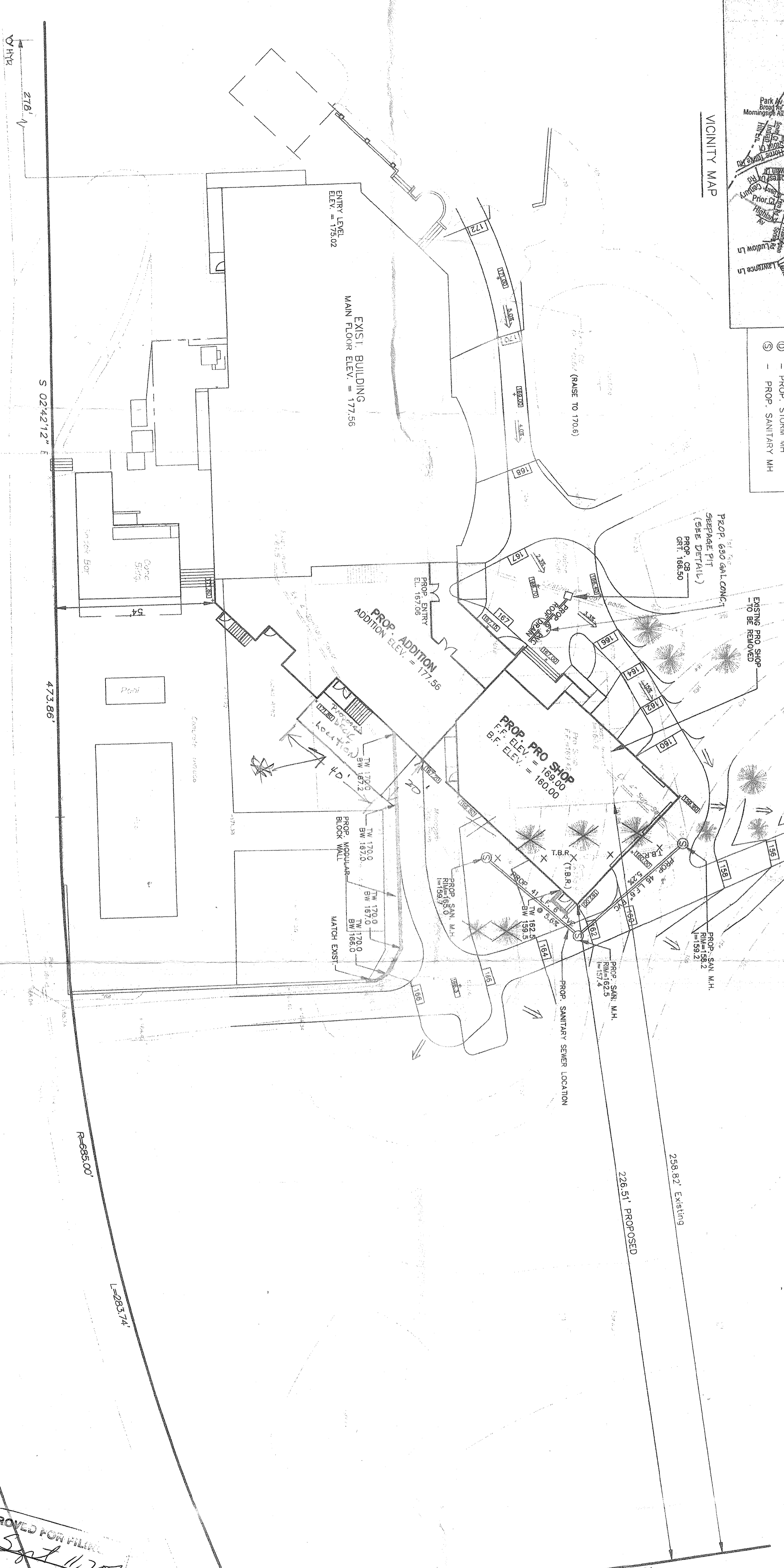
- LEGEND**
- BM - BENCH MARK
 - CB - CATCH BASIN
 - 1 - INVERT/POLE
 - TM - TIE/CLUB
 - EP - EDGE PAVEMENT
 - BC - BUILDING CORNER
 - BW - BOTTOM WALL
 - TW - TOP WALL
 - TS - TOP SLOPE
 - BS - BOTTOM SLOPE
 - F - FENCE
 - FC - FENCE CORNER
 - G - GROUND FLOOR
 - IF - IRON PIN or PIPE
 - WC - WALL CORNER
 - MON - MONUMENT
 - 000.00 - EXISTING ELEVATION
 - 000 - EXISTING CONTOUR
 - 000.00 - PROP. ELEVATION
 - 000 - PROP. CONTOUR
 - — — — — PROP. STORM MH
 - — — — — PROP. SANITARY MH

- TREE LEGEND**
- EXIST. DECIDUOUS TREE
 - EXIST. EVERGREEN TREE
 - INDICATES TREE TO BE REMOVED

ROUTE 9W

(60' WIDE)

N.Y.S.H. No. 8250



ZONING SCHEDULE

BULK TABLE
DISTRICT R-80 RURAL RESIDENCE PLANNING BOARD
CONDITIONAL USE PERMITTED BY PLANNING BOARD
WITH NOT LESS THAN 3 ACRES OF AREA
GROUP D

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5 ACRES	135,583	135,583
MIN. LOT WIDTH	300 FT.	1,593	1,593
MIN. STREET FRONTAGE	150 FT.	1,750±	1,750±
RECD. FRONT YARD	100 FT.	258.82	258.82
RECD. SIDE YARD	100 FT.	1,426.87	1,426.87
TOTAL SIDE YARD	200 FT.	1,900±	1,900±
RECD. REAR YARD	25±	25±	25±
MAX. BLDG. HT.	0/10	0.0002	0.0002
PARKING	1 SPACE/4 PERSONS	127	127

PARKING CALCULATIONS: (SEE SHEET 3 OF 3 FOR EXISTING RECD. 445 SEATS x 1 SPACE/ 4 PERSONS = 112.5 SPACES RECD. 127 > 112 OK)

DISTRICTS:
SPARKILL, PAUSADES
SHAWAR
TOWN OF ORANGETOWN
WATER - UNITED WATER OF NEW YORK
SCHOOL - SOUTH ORANGETOWN

LIGHTING - TOWN OF ORANGETOWN

- GENERAL NOTES**
1. RECORD OWNER: ROCKLAND COUNTRY CLUB
380 RT. 9W
SPARKILL, NY
 2. APPLICANT: RICHARD VINCEK
VINCEK & PETROCCI ARCH.
555 GOFFEL RD.
RIDGEWOOD, NJ 07450
 3. EXISTING TAX LOTS: 78.09/1/24
 4. TOTAL AREA: 135,538 Ac.
 5. ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 6. THIS PLOT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239-K OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 7. THIS PLAT IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 8. NO BUILDING PERMIT SHALL BE ISSUED UNTIL HOUSE AND SITE PLANS HAVE BEEN APPROVED BY AKBOR.
 9. ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
 10. ALL HOUSE SEWER CONNECTIONS SHALL BE GRAVITY SEWERS WITH A MINIMUM SLOPE OF 2%.
 11. BENCHMARK ROCKLAND COUNTY FLOOD PLAIN MONUMENTATION #203, WEST SIDE FREDON AVE., EAST OF SPARKILL CREEK AT THE INTERSECTION OF ROUTE 9W VIADUCT. ELEVATION 22.18 IN USGS DATUM. ALL THE ELEVATIONS DEPICTED ON THIS PLAN ARE 9.46 FT. LOWER THAN USGS DATUM.
 12. LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND NOT TO BE DISTURBED.
 13. SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT SPECIFICATIONS FOR SIDEWALKS AND CURBS.
 14. CERTIFICATE OF OCCUPANCY SHALL NOT BE REQUESTED FROM THE TOWN OF ORANGETOWN, BUILDING DEPARTMENT UNTIL RESULTS OF INFILTRATION AND EXFILTRATION TESTS FOR SANITARY SEWERS ARE CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE DIRECTOR, DIVISION OF SEWERS.
 15. REFER TO LANDSCAPE ARCHITECT R.G. TORGERSEN PLANS DATED 6/14/01 LABELED PL-1 AND PL-2.
 16. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE DEME, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND EMPLOYMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 17. APPLICANT SHALL KEEP THE CONSTRUCTION TRAILERS FOR 8 MONTHS FROM THE ISSUANCE OF THE BUILDING PERMIT. IF MORE TIME IS REQUIRED THEY SHALL APPEAR IN FRONT OF THE PLANNING BOARD PRIOR TO APPROVAL OF ADDITIONAL TIME. A CERTIFICATE OF OCCUPANCY SHALL NOT BE GRANTED UNTIL ALL THE TRAILERS ARE REMOVED FROM THE SITE.

APPROVED FOR FILING
Date: 5/21/2004
ORANGETOWN PLANNING BOARD

TOWN OF ORANGETOWN
ARCHITECTURE AND CONSTRUCTION
REARANCE DIVISION OF REVIEW
07/22/04
SUBJECT TO: 07-43