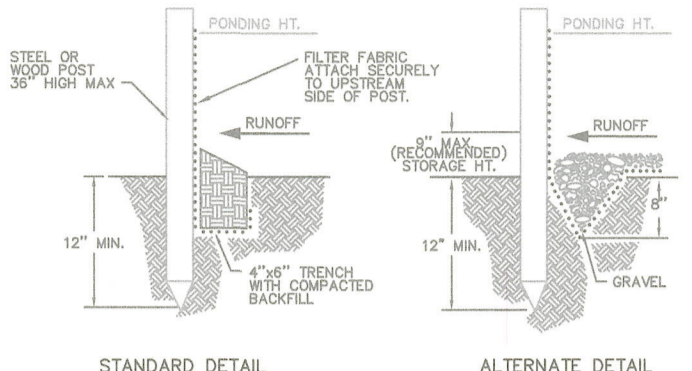
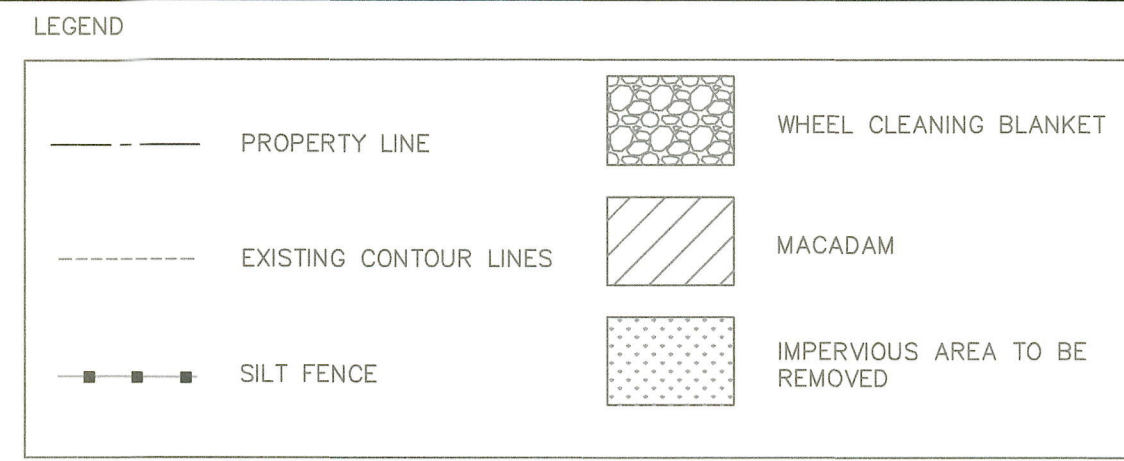
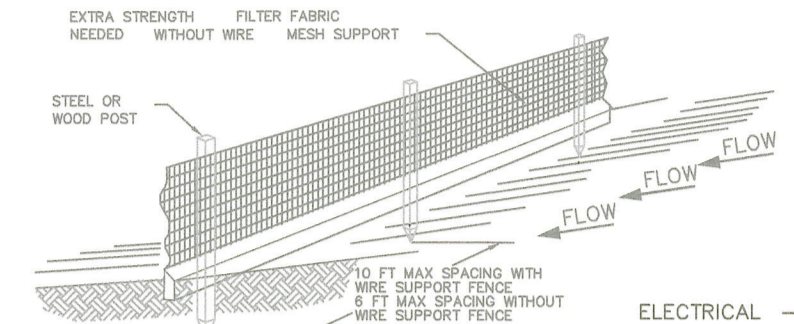
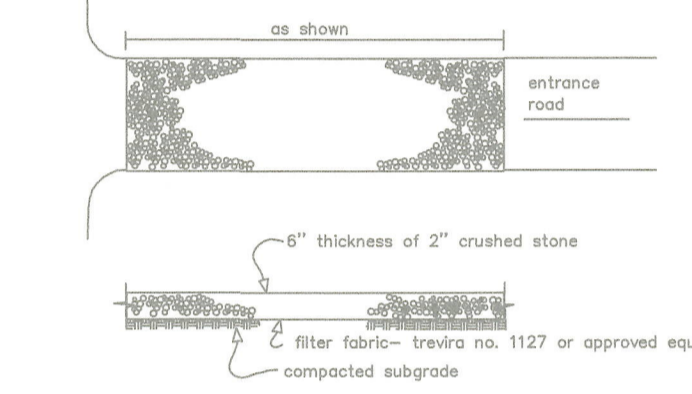


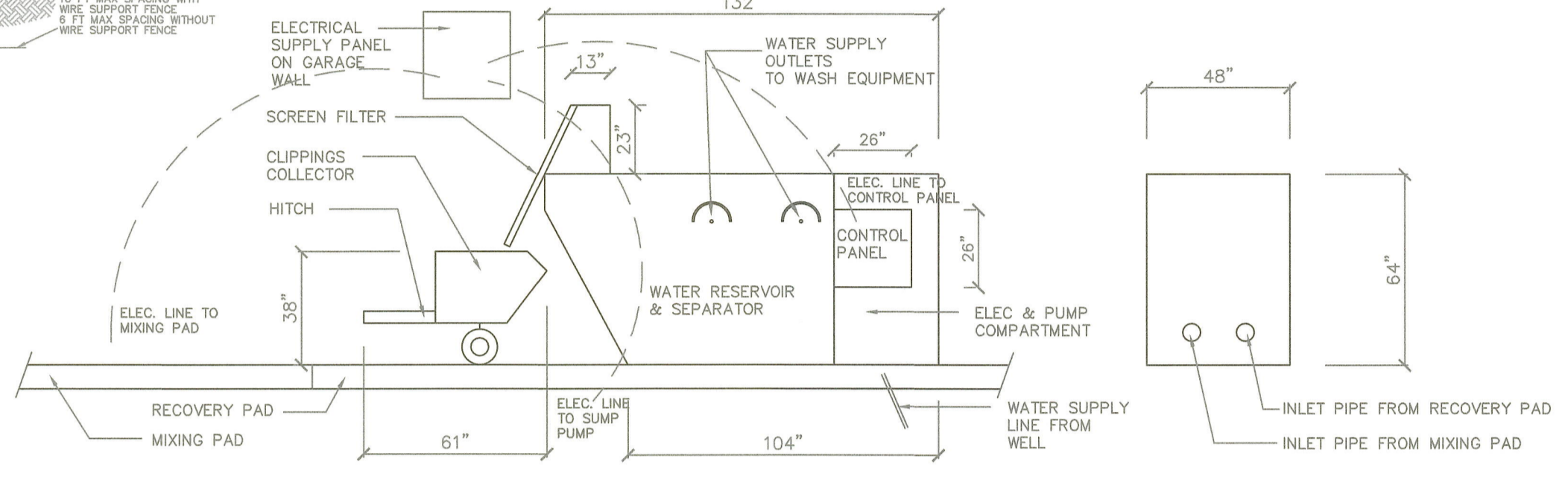
	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	.1	.0002	NO CHANGE
MINIMUM LOT AREA	5 ACRES	135.583 ACR	NO CHANGE
MINIMUM LOT WIDTH	400'	1,593'	NO CHANGE
STREET FRONTAGE	50'	1,750'+/-	NO CHANGE
REQUIRED FRONT YARD	50'	54.0'	NO CHANGE
REQUIRED SIDE YARD	30'	258.82'	NO CHANGE
TOTAL SIDE YARD	100'	559.02'	NO CHANGE
REQUIRED REAR YARD	50'	300.2'	NO CHANGE



NOTE:
 1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.



STRUCTURAL CONC. SLAB DTL
 SCALE: 1" = 1'-0"



GSM5 WASH STATION
 SCALE: 1/2" = 1'-0"

ELECTRIC NOTE:
 SEE ATTACHED MANUFACTURER'S SPECIFICATIONS FOR ELECTRICAL SCHEMATICS



VICINITY MAP
 SCALE: 1"=500'

THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L & M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK

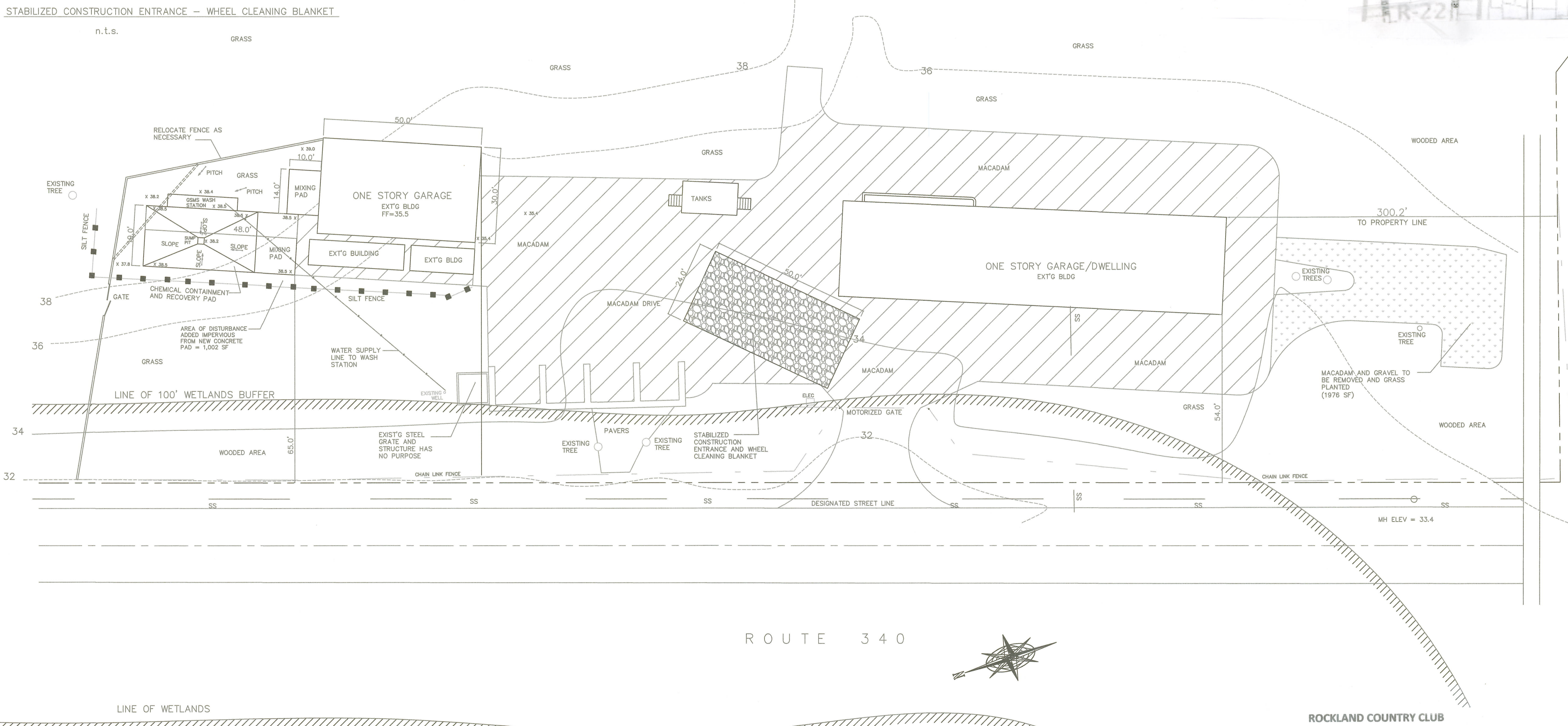
AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING

AREA OF DISTURBANCE:	
AREA AT NEW WASH STATION:	1,002 SF
AREA OF STABILIZED CONSTRUCTION ENTRANCE:	1,200 SF
AREA OF MACADAM AND GRAVEL TO BE REMOVED:	1,976 SF
TOTAL AREA OF DISTURBANCE:	4,178 SF

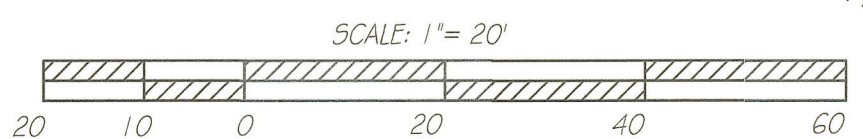
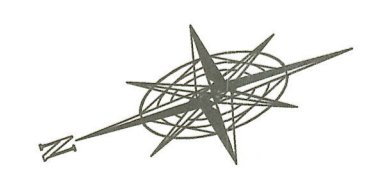
IMPERVIOUS CALCULATIONS:	
ADDITIONS:	
CONCRETE PAD FOR WASH STATION	+1,002 SF
REDUCTIONS:	
ACCESSORY PARKING	-1,976 SF
TOTAL REDUCTION	+974 SF

*** 974 SF 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:	VEOLIA
SEWER DISTRICT:	ORANGETOWN



ROUTE 340



CONTOURS GIVEN IN NAD83, TAKEN FROM ROCKLAND COUNTY GIS DATA, BENCHMARK SEWER MANHOLE COVER, ELEV = 33.4

SITE PLAN
 SCALE: 1"=20'

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

ROCKLAND COUNTRY CLUB
 597 ROUTE 340, SPARKILL, NEW YORK 10976

LAWRENCE BATES PRESIDENT ON BEHALF OF MEMBERSHIP

DO NOT SCALE PRINTS

SITE PLAN

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

NYS LIC #070545
 PLANS VALID ONLY IF SEALED

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

SCALE: AS NOTED
 SHEET: SP-1

DATE: 25 MARCH 2023
 29 MARCH 2023
 23 MAY 2023
 17 SEPTEMBER 2023
 19 SEPTEMBER 2023
 11 NOVEMBER 2023

DATE: 13 NOVEMBER 2023
 2 MARCH 2024
 4 NOVEMBER 2024
 10 NOVEMBER 2024
 16 NOVEMBER 2024