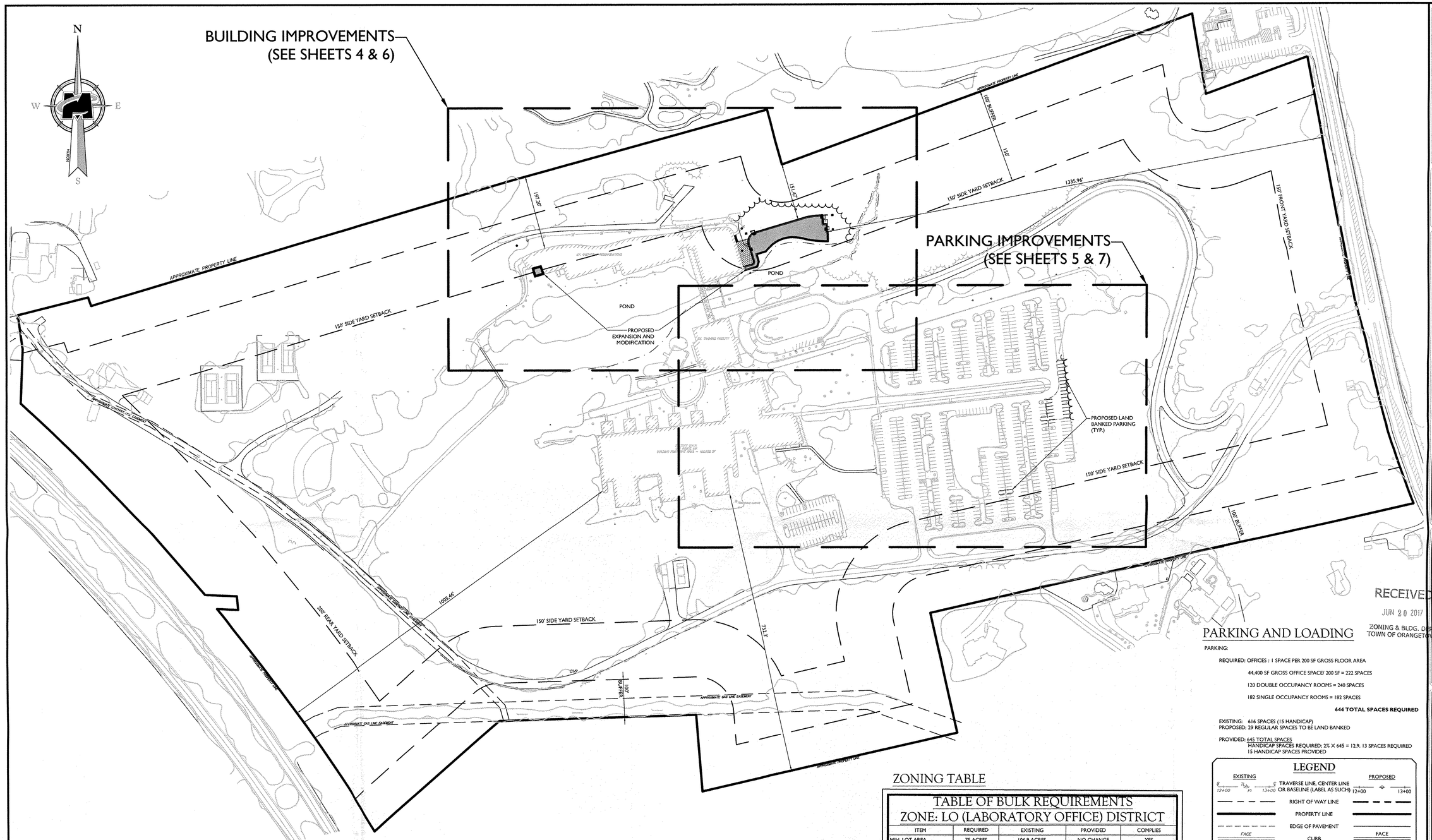

SEE PROJECT NOTES (SHEET 2) FOR GENERAL NOTES.

ZONING TABLE

TABLE OF BULK REQUIREMENTS
ZONE: LO (LABORATORY OFFICE) DISTRICT

ITEM	REQUIRED	EXISTING	PROVIDED	COMPLIES
MIN. LOT AREA	75 ACRES	106.9 ACRES	NO CHANGE	YES
MAX. F.A.R.	0.40	0.08	0.09	YES
MAX. LOT COVERAGE	50%	15%	15.8%	YES
MIN. LOT WIDTH	MUST PROVIDE REQUIRED SIDE YARDS	-	-	YES
MIN. STREET FRONTAGE	150'	1215'	1215'	YES
REQUIRED FRONT YARD	150'	1514'	1335.96'	YES
REQUIRED SIDE YARD	250' (150' + 100' BUFFER)	197.7'	151.47'	NO (V)*
TOTAL SIDE YARD	350'	754.1'	707.9'	YES
REQUIRED REAR YARD	200'	1005'	1005'	YES
MAX. BUILDING HEIGHT	3" PER FOOT OF DISTANCE FROM LOT LINE UP TO 50'	53.9' (EXISTING BUILDING)	37.0' (PROPOSED EXPANSION)	YES*

(V) = VARIANCE REQUIRED
* = NOTE THE EXISTING STRUCTURE IS NON-COMPLIANT

PARKING AND LOADING

PARKING:

REQUIRED: OFFICES : 1 SPACE PER 200 SF GROSS FLOOR AREA

44,400 SF GROSS OFFICE SPACE/ 200 SF = 222 SPACES

120 DOUBLE OCCUPANCY ROOMS = 240 SPACES

182 SINGLE OCCUPANCY ROOMS = 182 SPACES

644 TOTAL SPACES REQUIRED

EXISTING: 616 SPACES (15 HANDICAP)
PROPOSED: 29 REGULAR SPACES TO BE LAND BANKED

PROVIDED: 645 TOTAL SPACES
HANDICAP SPACES REQUIRED: 2% X 645 = 12.9. 13 SPACES REQUIRED
15 HANDICAP SPACES PROVIDED

LEGEND

EXISTING		PROPOSED
12+00 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	P V
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

120 96 72 48 24 0 60 120 240

SCALE : 1" = 120'

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JUN 20 2017
ZONING & BLDG. DEPT.
TOWN OF ORANGETOWN

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REV	DATE	DRAWN BY	DESCRIPTION

JESSE B. COKELEY
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 090987

PRELIMINARY SITE PLAN

FOR

HNA TRAINING CENTER NY LLC

SECTION 78.13
BLOCK 1
LOT 1

TOWN OF ORANGETOWN
ROCKLAND COUNTY
NEW YORK

MONTVALE OFFICE
50 Chestnut Ridge Road
Suite 101
Montvale, NJ 07645
Phone: 845.352.0411
Fax: 845.352.2611

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	6/7/17	KH	JBC
PROJECT NUMBER: 17000706A	DRAWING NAME: C-LAYT		

SHEET TITLE:
OVERALL LAYOUT PLAN

SHEET NUMBER:
3 of 10

2017\17000706A\Engineering\dwg Plans\C-LAYT.dwg\C-01-OVERALL By: KH(15:58)