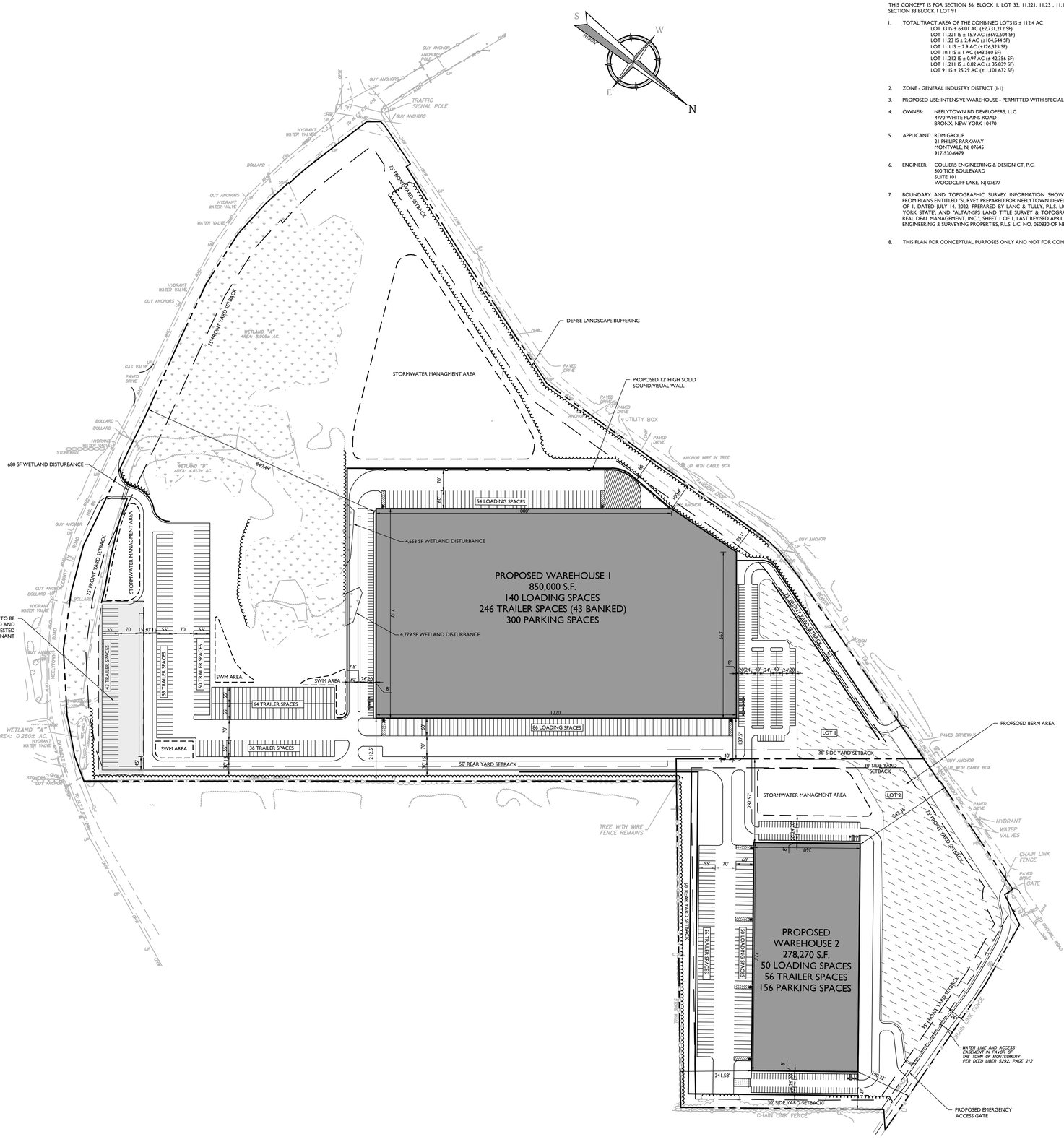

GENERAL NOTES

THIS CONCEPT IS FOR SECTION 36, BLOCK 1, LOT 33, 11.221, 11.23 , 11.1, 11.212 & 11.211, AND SECTION 33 BLOCK 1 LOT 91

1. TOTAL TRACT AREA OF THE COMBINED LOTS IS ± 112.4 AC
   LOT 33 IS ± 63.01 AC (±2,731,212 SF)
   LOT 11.221 IS ± 15.9 AC (±692,604 SF)
   LOT 11.23 IS ± 2.4 AC (±104,544 SF)
   LOT 11.1 IS ± 2.9 AC (±126,325 SF)
   LOT 10.1 IS ± 1 AC (±43,560 SF)
   LOT 11.212 IS ± 0.97 AC (± 42,356 SF)
   LOT 11.211 IS ± 0.82 AC (± 35,839 SF)
   LOT 91 IS ± 25.29 AC (± 1,101,632 SF)
2. ZONE - GENERAL INDUSTRY DISTRICT (I-1)
3. PROPOSED USE: INTENSIVE WAREHOUSE - PERMITTED WITH SPECIAL USE PERMIT
4. OWNER: NEELYTOWN BD DEVELOPERS, LLC
   4770 WHITE PLAINS ROAD
   BRONX, NEW YORK 10470
5. APPLICANT: RDM GROUP
   21 PHILIPS PARKWAY
   MONTVALE, NJ 07645
   917-530-6479
6. ENGINEER: COLLIERS ENGINEERING & DESIGN CT, P.C.
   300 TICE BOULEVARD
   SUITE 101
   WOODCLIFF LAKE, NJ 07677
7. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM PLANS ENTITLED "SURVEY PREPARED FOR NEELYTOWN DEVELOPMENT LLC", SHEET 1 OF 1, DATED JULY 14, 2022, PREPARED BY LANC & TULLY, P.L.S. LIC. NO. 50276 OF NEW YORK STATE"; AND "ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC MAPPING PLAN, REAL DEAL MANAGEMENT, INC.", SHEET 1 OF 1, LAST REVISED APRIL 25, 2023, PREPARED BY ENGINEERING & SURVEYING PROPERTIES, P.L.S. LIC. NO. 050830 OF NEW YORK STATE.
8. THIS PLAN FOR CONCEPTUAL PURPOSES ONLY AND NOT FOR CONSTRUCTION.

ZONING TABLE

TABLE OF BULK REQUIREMENTS
ZONE: I-1 DISTRICT (GENERAL INDUSTRY)

ITEM	REQUIRED (1)	PROVIDED (LOT 1)(1)	PROVIDED (LOT 2)(1)	COMPLIES
MIN. LOT AREA	5.0 AC (1)	3,009,157 SF (69.08 AC) (5)	1,092,050 (25.07 AC) (5)	YES
MIN. LOT WIDTH	200 FT	2,751.83'	733.71'	YES
MIN. FRONT YARD SETBACK	75'(4)	97.8'	190.22'	YES
MIN. SIDE YARD (ONE) SETBACK	30'	137.5'	127'	YES
MIN. SIDE YARD (BOTH) SETBACK	60'	N/A	409.57'	YES
MIN. REAR YARD SETBACK	50'	212.50'	241.58'	YES
MAX. BLDG. HGHT.	55'	55'	55'	YES
LOT COVERAGE	40%	± 28.25%	± 25.48%	YES

LOT AREA REDUCTION TABLE

	DESCRIPTION	REDUCTION	AREA
LOT 1	TOTAL LOT AREA	N/A	3,729,852 SF (85.62 AC) (1)
	UTILITY RIGHT OF WAY / EASEMENT	50%	51,899 SF (1.19 AC) (5.1)
	WETLANDS	100%	613,791 SF (14.09 AC) (5.2)
	SLOPES BETWEEN 25% & 50%	50%	54,038 SF (1.24 AC) (5.3)
	SLOPES GREATER THAN 50%	100%	967 SF (0.02 AC) (5.3)
	REDUCED LOT AREA	N/A	3,009,157 SF (69.08 AC) (5)
LOT 2	TOTAL LOT AREA	N/A	1,169,749 SF (26.85 AC) (5)
	UTILITY RIGHT OF WAY / EASEMENT	50%	36,392 SF (0.83 AC) (5.1)
	WETLANDS	100%	0 SF (0 AC) (5.2)
	SLOPES BETWEEN 25% & 50%	50%	40,918 SF (0.94 AC) (5.3)
	SLOPES GREATER THAN 50%	100%	389 SF (0.0089 AC) (5.3)
	REDUCED LOT AREA	N/A	1,092,050 (25.07 AC) (5)

1. THE ENTIRE PROJECT SITE COMPRISES 4,831,902 SF (110.69 AC), CONSOLIDATING TAX LOTS 36-1-33, 11.221, 11.23, 11.212, 11.211, 11.1, 10.1 AND LOT 33-1-91. AFTER SUBDIVISION OF THE ENTIRE PROJECT SITE, THE TOTAL LOT AREA FOR LOT 1 WOULD BE 3,729,852 (85.62 AC) AND FOR LOT 2 WOULD BE 1,169,749 SF (26.85 SF).
2. MINIMUM LOT AREA SHALL BE 5.0 ACRES FOR INTENSIVE WAREHOUSES, PURSUANT TO ZONING LAW § 235-15.4(C)(47)(c).
3. THE ZONING LAW'S TABLE OF DIMENSIONAL REGULATIONS REQUIRES A SETBACK OF 75 FEET FROM NEELYTOWN ROAD & BEAVER DAM ROAD, PER ZONING LAW § 235-4.3.
4. PER ZONING LAW § 235-11.2(B), LOT AREA HAS BEEN REDUCED VIA LOT AREA REDUCTION TABLE ABOVE. WHERE AREAS TO BE REDUCED OVERLAP, THE GREATER OF THE REDUCTIONS HAS BEEN TAKEN.
   - 4.1. UTILITY RIGHT OF WAY REDUCTION AREA REPRESENTS A 50% REDUCTION IN THE UTILITY CORRIDOR THAT IS OUTSIDE LAND UNDER WATER IN THE UTILITY CORRIDOR.
   - 4.2. WETLANDS REDUCTION AREA REPRESENTS A 100% REDUCTION IN THE WETLAND AREA(S) SHOWN ON THE SITE.
   - 4.3. SLOPES GREATER THAN 25% BUT LESS THAN 50% AND SLOPES GREATER THAN 50% ARE INCLUDED IN THE REDUCTION.

PARKING & LOADING CALCULATIONS:

§100-70-60 MINIMUM STALL SIZE (PARKING STALL): 9' X 20' (COMPLIES)

§100-70-70 MINIMUM STALL SIZE (TRUCK LOADING SPACE): 12' W X 25' L X 14' H (COMPLIES)

WAREHOUSE USE:

§100-30 SUFFICIENT PARKING FOR ALL TRUCKS, TRUCK TRAILERS, AND TRUCK TRACTORS STORED OR BEING SERVICED AT ANY PERIOD OF TIME, PLUS REQUIRED PARKING FOR OFFICE AREAS, PLUS 2 SPACES PER 3 EMPLOYEES ON DUTY OR ON THE PREMISES AT ANY ONE TIME

REQUIRED:
§100-40: 1 LOADING SPACE FOR EACH 40,000 SF IN ADDITION TO THE FIRST 40,000 SQUARE FEET

LOT 1: 1 SPACE + (815,000 SF/40,000 SF) = 21 SPACES
LOT 2: 1 SPACE + (238,280 SF/40,000 SF) = 6 SPACES

PROVIDED:
LOT 1: 140 LOADING SPACES (COMPLIES)
LOT 2: 50 LOADING SPACES (COMPLIES)

LOT 1 HAS A TOTAL OF 246 TRAILER STORAGE SPACES (43 LAND BANKED)
LOT 2 HAS A TOTAL OF 56 TRAILER STORAGE SPACES

OFFICE USE:

REQUIRED:
§100-30: 1 PARKING SPACE PER 200 SF OF FLOOR AREA

LOT 1: 8,000 SF / 200 SF = 40 SPACES
LOT 2: 16,000 SF / 200 SF = 80 SPACES

NON-OFFICE SPACES:

REQUIRED:
1 EMPLOYEE PER 4,100 GROSS FLOOR AREA**
2 SPACES PER 3 EMPLOYEES

LOT 1: 278,270 SF - 8,000 SF (OFFICE AREA) = 270,270 SF / 4,100 SF = APPROXIMATELY 66 EMPLOYEES
2 SPACES PER 3 EMPLOYEES:
(2 X 66) / 3 = 44 PARKING SPACES

LOT 1 TOTAL = 44 SPACES + 40 SPACES = 88 REQUIRED SPACES

LOT 2: 850,000 SF - 16,000 SF (OFFICE AREA) = 834,000 SF / 4,100 SF = APPROXIMATELY 204 EMPLOYEES
2 SPACES PER 3 EMPLOYEES
(2 X 204) / 3 = 136 REQUIRED SPACES

LOT 2 TOTAL = 136 SPACES + 80 SPACES = 216 REQUIRED SPACES

PROVIDED:
LOT 1: 210 STANDARD SPACES FOR WAREHOUSE USE
80 STANDARD SPACES FOR OFFICE USE
10 ADA COMPLIANT SPACES
300 TOTAL SPACES (COMPLIES)

LOT 2: 110 STANDARD SPACES FOR WAREHOUSE USE
40 STANDARD SPACES FOR OFFICE USE
6 ADA COMPLIANT SPACES
156 TOTAL SPACES (COMPLIES)

** NUMBER OF EMPLOYEES BASED ON ITE 4TH EDITION PARKING GENERATION FOR WAREHOUSE (LAND USE CODE 150 - WAREHOUSE)

WETLANDS DISTURBANCE:

APPROXIMATE AREA OF USACOE WETLAND DISTURBANCE = ± 10,112 SF (0.23 ACRES)

LEGEND

EXISTING		PROPOSED
	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	

150 0 150 300
SCALE : 1" = 150'

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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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

STATE 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/FINAL
MAJOR SITE PLAN & MINOR SUBDIVISION
FOR
RDM GROUP LLC

TAX LOTS:
36-1-33, 36-1-11.221,
36-1-11.23, 36-1-11.212,
36-1-11.211, 36-1-11.1,
36-1-10.1, 33-1-91

TOWN OF MONTGOMERY
ORANGE COUNTY
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, MAPPING, ENVIRONMENTAL, CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/29/24	JAG	JBC

PROJECT NUMBER:	DRAWING NAME:
21000327A	C-LAYT_ALT

SHEET TITLE:
ALTERNATIVE SITE LAYOUT

SHEET NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.