

BULK TABLE

ZONING DISTRICT: MC-1 (MIXED COMMERCIAL)
SPECIAL USE SUBJECT TO SITE PLAN APPROVAL : WAREHOUSE

MINIMUM	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA	2 ACRES	6.17 ACRES (268,913 SQ. FT.)	6.09 ACRES (265,660 SQ. FT.)	OK
FRONT YARD SETBACK	50 FEET	N/A	90.15 FEET	OK
REAR YARD SETBACK	30 FEET	N/A	67.98 FEET	OK
SIDE YARD SETBACK				
ONE	15 FEET	N/A	16.0 FEET	OK
BOTH	35 FEET	N/A	525.97 FEET (509.97' + 16')	OK
LOT WIDTH	100 FEET	N/A	695 FEET	OK
MAXIMUM				
BUILDING HEIGHT	65 FEET	N/A	55 FEET	OK
LOT COVERAGE	70%	N/A	31.8% (84,540 SQ. FT.)	OK
BUILDING COVERAGE	50%	N/A	11.9% (32,000 SQ. FT.)	OK

LEGEND

	EXISTING
PROJECT SITE	—
ADJACENT PROPERTY LINES	---
MUNICIPAL BOUNDARY	----
PROPERTY SETBACK	----
MAJOR CONTOUR LINE	-----
MINOR CONTOUR LINE	-----
EASEMENTS	-----
WETLAND BOUNDARY	-----
100 YEAR FLOOD ZONE	-----
SEWER	-----
OVERHEAD UTILITY WIRE	-----
UTILITY POLE	○
SANITARY MANHOLE	⊙
FIRE HYDRANT	⊙
DRAIN INLET	⊙

TAX LOT:

4-1-50.2
2,688,913 SQ. FT.
26.17 ACRES

OWNER:

DEWPOINT, LLC
100 WOODLAND POND CIRCLE #429
NEW PALTZ, NEW YORK 12561

APPLICANT:

CSG PA HOLDINGS LLC
331 RUTLEDGE ST. SUITE 206
BROOKLYN, NEW YORK 11211

EXISTING WETLANDS:

±88,552 SF / 2.03 ACRES

PROPOSED WETLAND DISTURBANCE = 2,650 SF / 0.06 ACRES

FLOOD ZONE:

A PORTION OF THE SITE IS LOCATED WITHIN THE FEMA FLOOD ZONE PER PANEL # 36071 C0266E EFFECTIVE 08/03/2009. NO FLOOD PLAIN ENCROACHMENT IS PROPOSED.

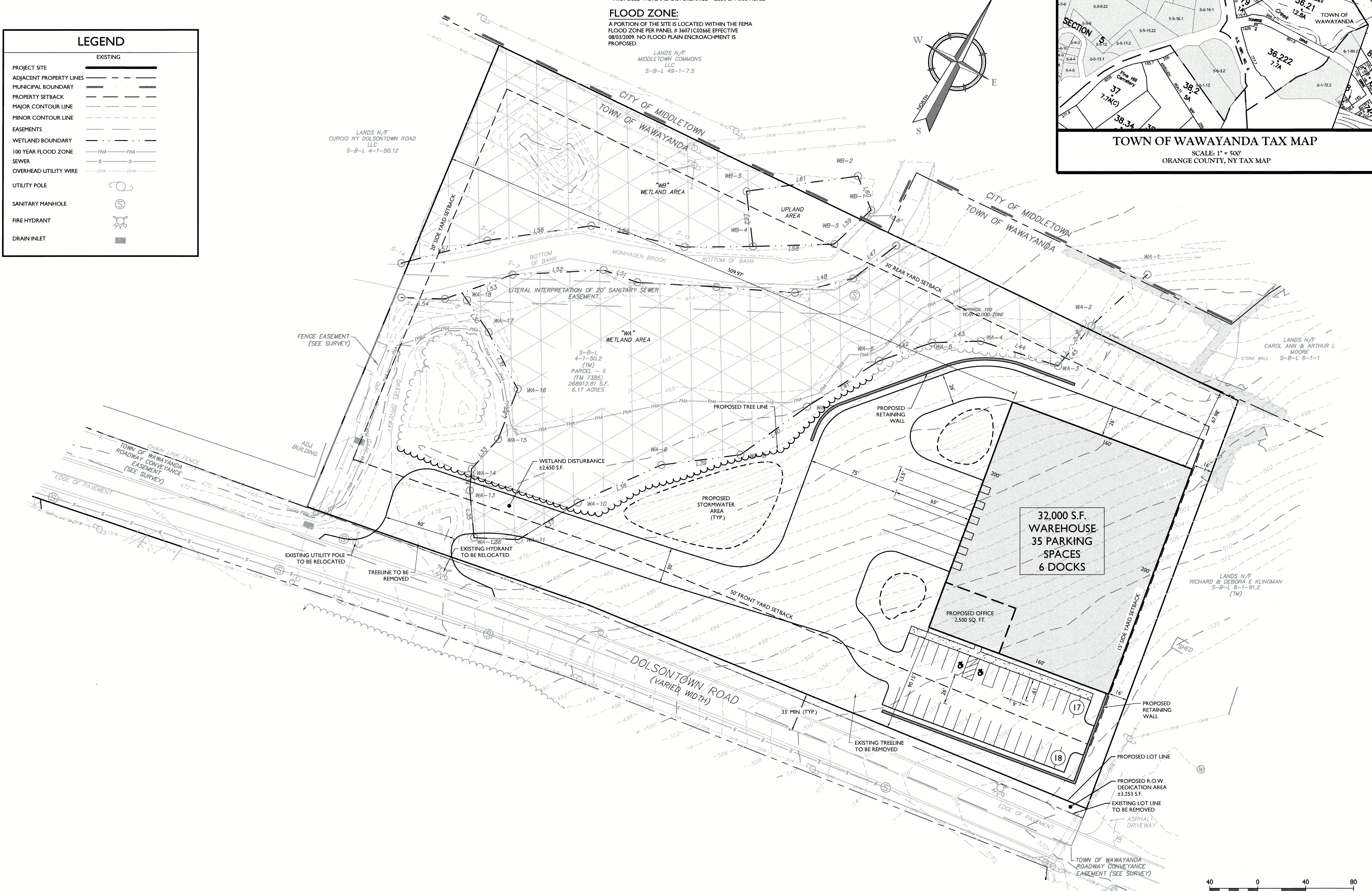
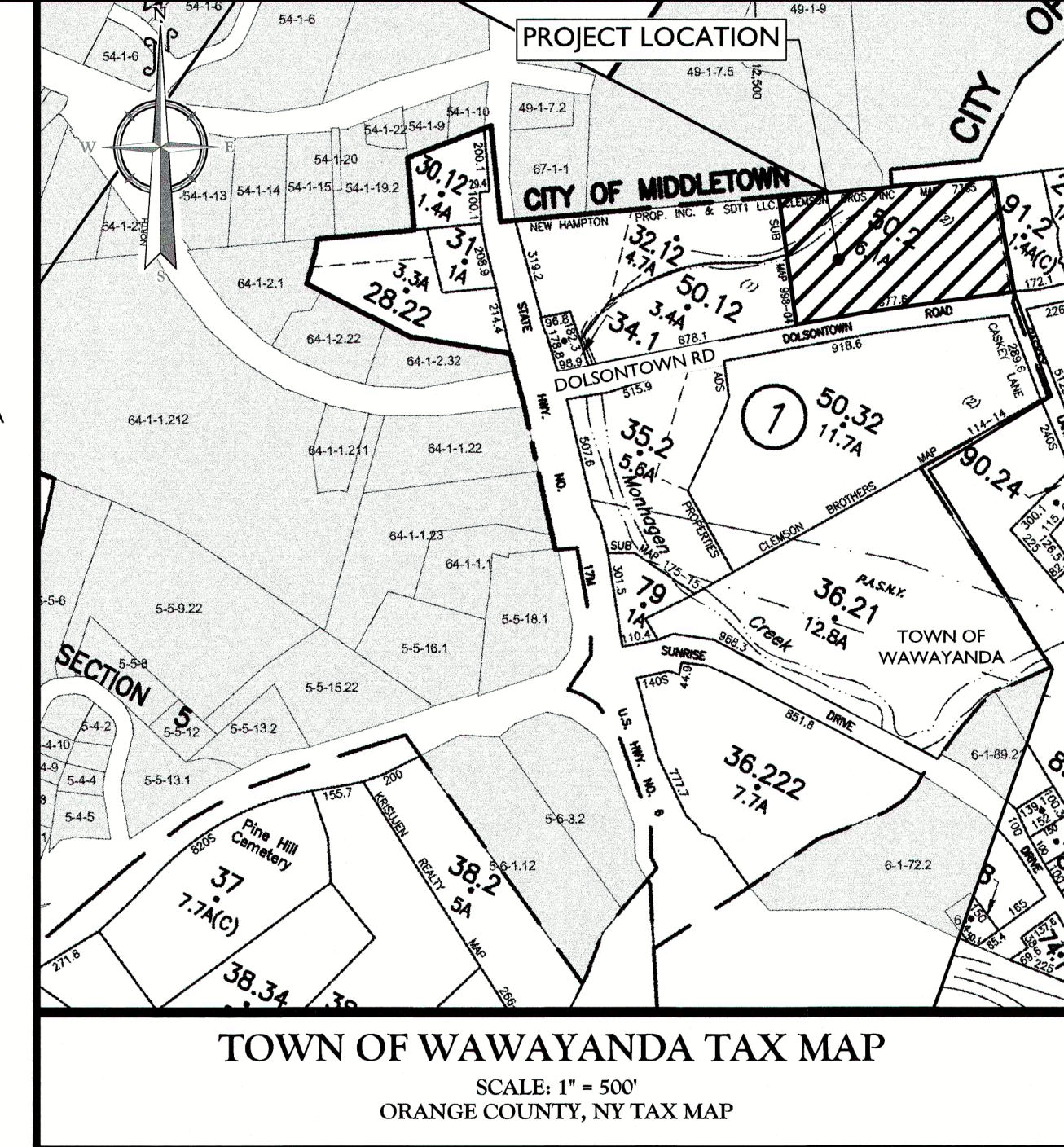
PARKING REQUIREMENTS:

OFFICE USE:
1 PER 300 SF OF FLOOR AREA
2,500 SF = 9 SPACES REQUIRED

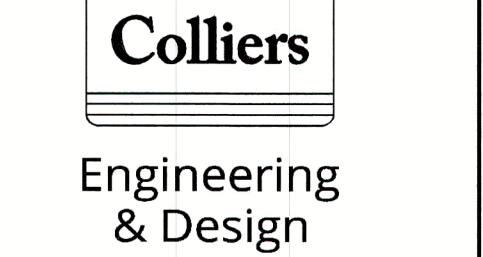
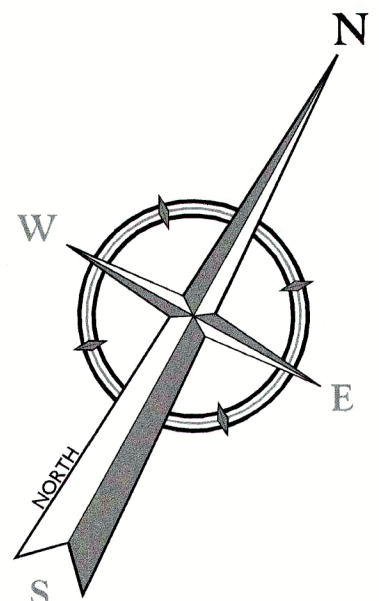
WAREHOUSE USE:
1 PER 5,000 SF OF FLOOR AREA (ESTIMATED NEED PER APPLICANT)
32,000 SF = 7 SPACES REQUIRED

TOTAL PARKING REQUIRED = 16 SPACES
TOTAL PARKING PROVIDED = 35 SPACES

NOTE:
1. I.T.E. PARKING GENERATION MANUAL:
WAREHOUSING USE - AVERAGE RATE OF 0.39 SPACES PER 1,000 S.F. GROSS FLOOR AREA
29,500 GROSS SQ. FT. / 1,000 X 0.39 = 12 SPACES



32,000 S.F. WAREHOUSE
35 PARKING SPACES
6 DOCKS



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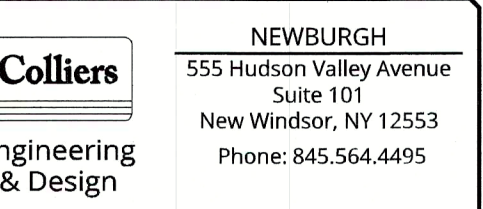
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NO.	DATE	REVISION	DESCRIPTION



Andrew B. Fetherston
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 073555-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.# 0077609

SKETCH SITE PLAN
FOR
CSG PA HOLDINGS LLC - DEWPOINT NORTH
SECTION 4
BLOCK 1
LOT 50.2
TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE



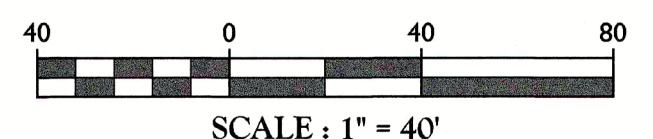
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495

SCALE: AS SHOWN DATE: 04/21/2021 DRAWN BY: CDR CHECKED BY: JED
PROJECT NUMBER: 20006912A DRAWING NAME: C-LAY
SHEET TITLE:
SKETCH SITE PLAN

SHEET NUMBER:
1 of 1

REFERENCE NOTE:
1. EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE "OUTBOUND & TOPOGRAPHIC SURVEY PLAN PREPARED FOR DOLSONTOWN ROAD - SECTION 4 - BLOCK 1 - LOT 50.2 & 50.32" PREPARED BY JOHN W. MCCORD, SR. DATED 01/25/2021.

NOTE:
1. LOCATION OF GAS MAIN UTILITY IN DOLSONTOWN ROAD TO BE CONFIRMED.



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.