

GENERAL NOTES

. THE SUBJECT PROPERTIES ARE KNOWN AS SECTION 36, BLOCK 1, LOTS 33, 11.221, 11.23, 11.212, 11.211, 11.1, 10.1, AND SECTION 33, BLOCK 1, LOT 91 AS SHOWN ON SECTIONS 33 AND 36 OF THE OFFICIAL TAX MAP OF THE TOWN OF MONTGOMERY, ORANGE COUNTY, NEW YORK, LAST REVISED FEBRUARY 28, 2019.

2. THE PROPERTIES IS LOCATED IN THE GENERAL INDUSTRY ZONE (I-1) DISTRICT AND CONTAIN A TOTAL TRACT AREA OF ± 4,896,144 SF, ±112.4 ACRES.

NEELYTOWN BD DEVELOPERS, LLC 3. OWNER: 4770 WHITE PLAINS ROAD

BRONX, NEW YORK 10470

APPLICANT: RDM GROUP LLC 21 PHILIPS PARKWAY MONTVALE, NJ 07645

4. THE SUBJECT PROPERTY IS PRESENTLY UNDEVELOPED LAND. THE APPLICANT PROPOSES TO CONSTRUCT 1,128,270 SF IN WAREHOUSE SPACE ALONG WITH SITE APPURTENANCES SUCH AS PARKING, LIGHTING, LANDSCAPE, AND STORMWATER

6. PROPOSED USE: INTENSIVE WAREHOUSE - PERMITTED WITH SPECIAL USE PERMIT

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. FRESHWATER WETLANDS ARE KNOWN TO EXIST ON THE SITE AS SHOWN FROM AVAILABLE ONLINE MAPPING. THE UNITED STATES FEDERAL GOVERNMENT AND THE UNITED STATE ARMY CORPS OF ENGINEERS BOTH HAVE WETLAND WITHIN THEIR

9. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP NUMBER 36071C0301E FOR THE TOWN OF MONTGOMERY, ORANGE COUNTY, NEW YORK, DATED AUGUST 3, 2009 PREPARED BY THE

FEDERAL EMERGENCY MANAGEMENT AGENCY. 10. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN

ACCORDANCE WITH: A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2002; AS SUPPLEMENTED. B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND

C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS. D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

TRASH ENCLOSURES AS NOTED ON THE PLANS. 12. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAPPED ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE

13. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

14. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.

15. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH DWELLING/BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL PLOT PLANS/ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING

16. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.

17. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER. 18. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT

GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DLIG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS. MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.

OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIERS ENGINEERING & DESIGN HAS PERFORMED NO TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

20. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND

21. PER \$235-14(D)(7) BUILDING PERMITS AUTHORIZED BY PLANNING BOARD ACTIONS ON SPECIAL PERMIT AND/OR SITE APPLICATIONS SHALL BE OBTAINED WITHIN 18 MONTHS AND SHALL AUTOMATICALLY EXPIRE IF CONSTRUCTION IS NOT STARTED WITHIN 90 DAYS OF ISSUANCE AND COMPLETED WITHIN ONE YEAR FROM THE DATE SITE CONSTRUCTION AND/OR SITE DISTURBANCE BEGINS, OR AS OTHERWISE INDICATED IN THE SITE PLAN APPROVAL OR ANY APPROVED PHASING PLANS.

22. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

PARKING & LOADING REQUIREMENT:

MINIMUM STALL SIZE (PARKING STALL): 9' X 20' (COMPLIES) MINIMUM STALL SIZE (TRUCK LOADING SPACE): 12' W X 25' L X 14' H (COMPLIES)

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 PER 3 EMPLOYEES ON DUTY OR ON THE PREMISES AT ANY ONE TIME.

> LOADING SPACE FOR EACH 40,000 SF IN ADDITION TO THE FIRST 40,000 SQUARE FEET LOT I: (214,000 SF/40,000 SF) = 5.35 OR 6 SPACES LOT 2: (664,200 SF/40,000 SF) = 16.61 OR 17 SPACES

LOT 1: 22 LOADING SPACES (COMPLIES)

LOT 3: (250,070 SF/40,000 SF) = 6.25 OR 7 SPACES

LOT 2: 158 LOADING SPACES (COMPLIES) LOT 3: 38 LOADING SPACES (COMPLIES)

LOT I HAS A TOTAL OF 14 TRAILER STORAGE SPACES. LOT 2 HAS A TOTAL OF 300 TRAILER STORAGE SPACES. LOT 3 HAS A TOTAL OF 34 TRAILER STORAGE SPACES.

I SPACES PER 200 SF OF FLOOR AREA LOT I: 8,000 SF / 200 SF = 40 SPACES

LOT 2: 16,000 SF / 200 SF = 80 SPACES LOT 3: 8,000 SF / 200 SF = 40 SPACES

NON-OFFICE SPACES:

I EMPLOYEE PER 4,100 GROSS FLOOR AREA**

LOT 1: 214,000 SF - 8,000 SF (OFFICE AREA) = 206,000 SF / 4,100 SF = APPROX. 51 EMPLOYEES 2 SPACES PER 3 EMPLOYEES: $(2 \times 51) / 3 = 34 REQUIRED SPACES$ TOTAL REQUIRED = 40 + 34 = 74 SPACES

LOT 2: 664,200 SF - 16,000 SF (OFFICE AREA) = 648,200 SF / 4,100 SF = APPROX. 159 EMPLOYEES 2 SPACES PER 3 EMPLOYEES: $(2 \times 159) / 3 = 106 REQUIRED SPACES$ TOTAL REQUIRED = 80 + 106 = 186 SPACES

LOT 3: 250,070 SF - 8,000 SF (OFFICE AREA) = 242,070 SF / 4,100 SF = APPROX. 60 EMPLOYEES 2 SPACES PER 3 EMPLOYEES: $(2 \times 60) / 3 = 40 REQUIRED SPACES$

TOTAL REQUIRED = 40 + 40 = 80 SPACES PROPOSED: LOT 1 : 96 STANDARD SPACES 4 ADA COMPLAINT SPACES 100 TOTAL SPACES (COMPLIES

> LOT 2: 180 STANDARD SPACES 6 ADA COMPLIANT SPACES 186 TOTAL SPACES (COMPLIES)

LOT 3: 80 STANDARD SPACES 4 ADA COMPLIANT SPACES 84 TOTAL SPACES (COMPLIES)

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

WETLANDS DISTURBANCE:

APPROXIMATE AREA OF USACOE WETLAND DISTURBANCE = ±10,112 SF (0.23 ACRES) (SITE DRIVEWAYS ON NEELYTOWN ROAD)

REFERENCE:

EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE "SURVEY PREPARED FOR RDM GROUP LLC" PREPARED BY LANC & TULLY DATED 03/12/2021.

Colliers

Engineering

& Design

www.colliersengineering.com

pyright © 2023. Colliers Engineering & Design All Rights Reserved. This drawi copied, reused, disclosed, distributed or relied upon for any other pur

ALL STATES REQUIRE NOTIFICATION OF CAVATORS, DESIGNERS, OR ANY PERSO

PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE Call before you dig. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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,

TOWN OF MONTGOMERY ORANGE COUNTY NEW YORK

36-1-10.1, 33-1-91,

Colliers 50 Chestnut Ridge Roar Montvale, NJ 07645

Phone: 845.352.0411

OVERALL LAYOUT PLAN

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

21000327A