

Table with 4 columns: REV, DATE, DRAWN BY, DESCRIPTION. Contains revision history for the drawing.

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 50 Chestnut Ridge Road, Suite 101, Montvale, NJ 07645

DATE: 05/12/23 DRAWN BY: CMA CHECKED BY: JBC

OVERALL LAYOUT PLAN

GENERAL NOTES

- 1. 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, 2018.

ZONING TABLE

TABLE OF BULK REQUIREMENTS ZONE: I-1 DISTRICT (GENERAL INDUSTRY). Table with columns: ITEM, PERMITTED (I), PROPOSED (LOT 1), PROPOSED (LOT 2), PROPOSED (LOT 3), COMPLIES.

TABLE OF SPECIAL USE REQUIREMENTS USE: INTENSIVE WAREHOUSE. Table with columns: ITEM, REQUIREMENT, PROVIDED, COMPLIES.

LOT AREA REDUCTION TABLE. Table with columns: DESCRIPTION, REDUCTION, AREA. Lists requirements for Wetlands, Slopes, and Reduced Lot Area for Lots 1, 2, and 3.

- 1. THE BULK TABLE REQUIREMENTS HAVE BEEN UPDATED BASED ON THE ZONING LAW AS AMENDED, SEE TOWN OF MONTGOMERY LOCAL LAW 6 OF 2022. THE LOT AREA CALCULATION INCLUDES THE ENTIRE PARCEL AREA FOR EACH NEW PARCEL CREATED BY SUBDIVIDING TAX LOTS 36-1-33, 11.221, 11.23, 11.212, 11.211, 11.1, 10.1, AND LOT 33-1-91.

AS DESIGNATED IN LOCAL LAW 10 OF 2021, PER §23-9.8 A PERFORMANCE BUFFER IS TO BE PROVIDED ALONG THE OUTER PERIMETER OF A DEVELOPMENT SITE OR IN ANY OTHER AREA DEEMED NECESSARY AND APPROPRIATE BY THE PLANNING BOARD WHERE REQUIRED PURSUANT TO THE CODE BASED ON THE PROPOSED DEVELOPMENT SITE'S LAND USE AND THE DISPOSITION OF THE LAND BORDERING THE PROPOSED DEVELOPMENT SITE.

PARKING & LOADING REQUIREMENT:

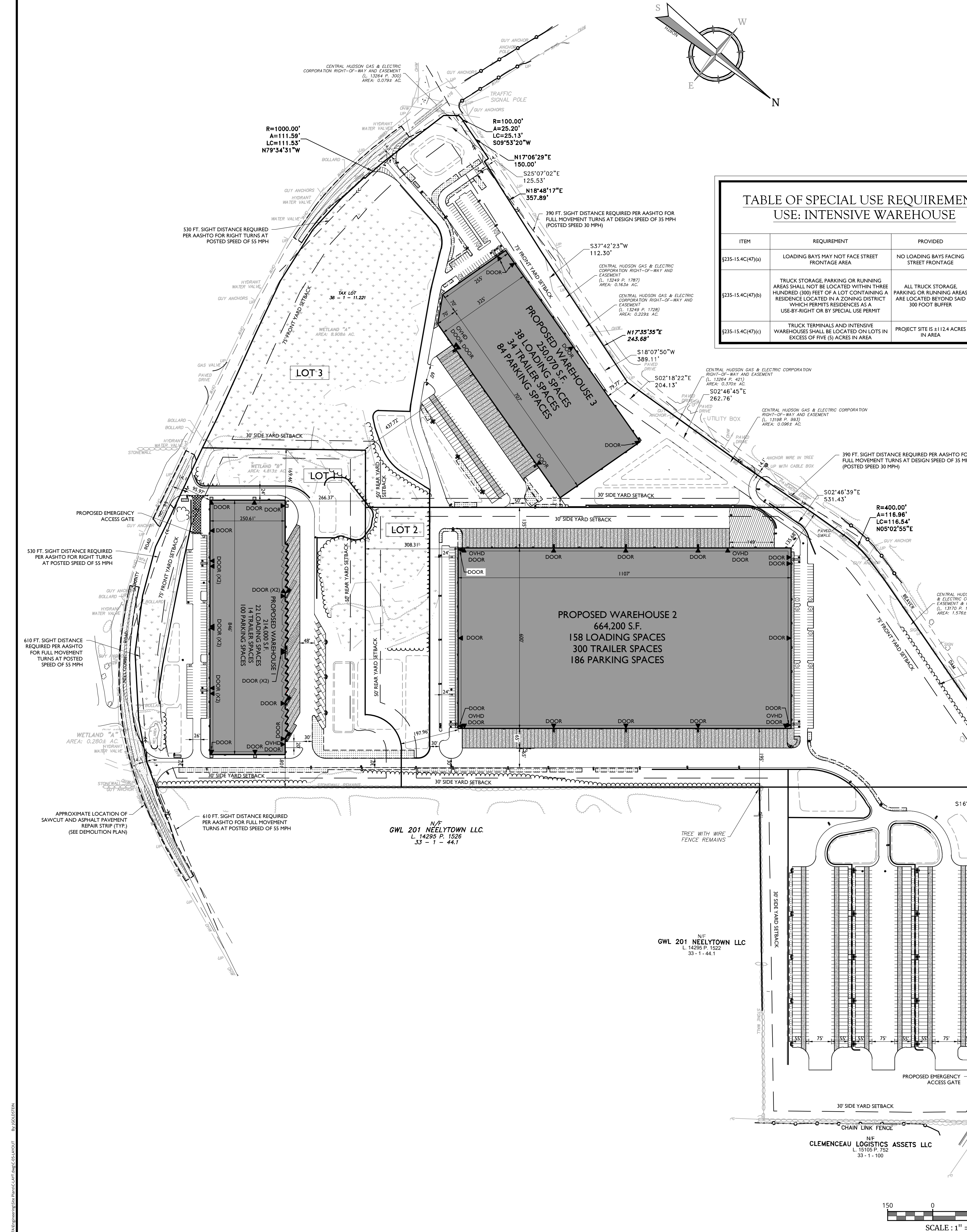
- MINIMUM STALL SIZE (PARKING STALL): 9' X 20' (COMPLIES)
MINIMUM STALL SIZE (TRUCK LOADING SPACE): 12' W X 25' L X 14' H (COMPLIES)
REQUIRED: 1 LOADING SPACE FOR EACH 40,000 SF IN ADDITION TO THE FIRST 40,000 SQUARE FEET

WETLANDS DISTURBANCE:

APPROXIMATE AREA OF USACE WETLAND DISTURBANCE = +10.12 AC (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.



LEGEND. Table defining symbols for existing and proposed features: TRANSVERSE LINE, PROPERTY LINE, EDGE OF PAVEMENT, CURB, DEPRESSION CURB, SIDEWALK, FENCES, TRAILINE, ROADWAY SIGNS, WETLAND LINE, MUNICIPAL BOUNDARY LINE, STALL COUNT, ADA ACCESSIBLE STALL, DEPRESSION CURB AND ADA RAMP, DIRECTION OF TRAFFIC FLOW, SAWCUT AND ASPHALT PAVEMENT REPAIR, SNOW STORAGE AREA, SITE AREA LIGHTING FIXTURES, BUILDING LIGHTING FIXTURE.

