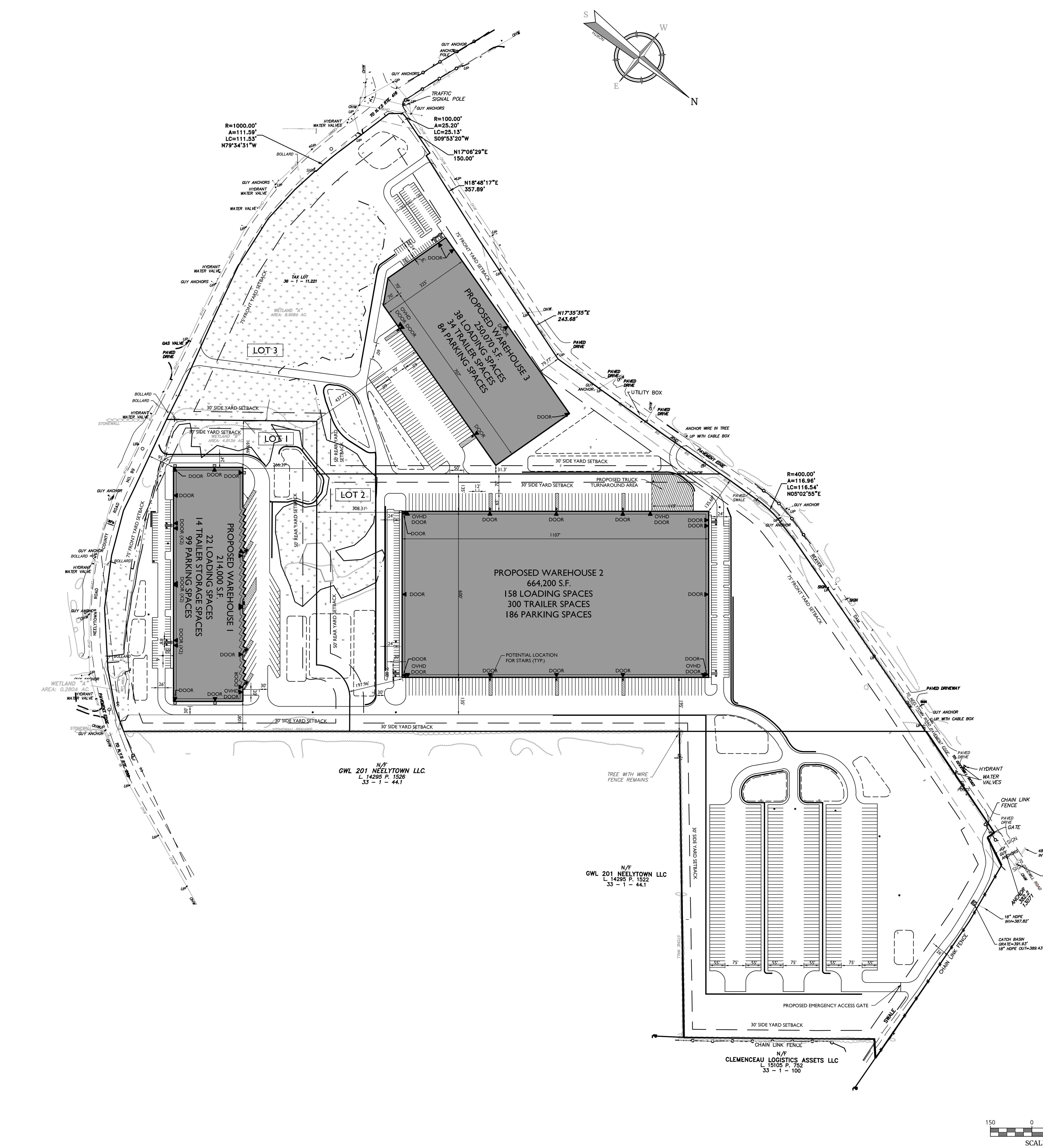

GENERAL NOTES

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 ± 112.29 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(S): MID-HUDSON INDUSTRIAL PARK, LLC
   PO BOX 742 TALLMAN NEW YORK 10982-0742

   SUPREME INDUSTRIAL PARK, LLC
   129W 29TH STREET
   NEW YORK, NY 10001
5. APPLICANT: RDM GROUP, LLC
   1 INTERNATIONAL BOULEVARD, SUITE 410
   MAHWAH, NEW JERSEY 07430
6. ENGINEER: COLLIERS ENGINEERING & DESIGN CT, P.C.
   50 CHESTNUT RIDGE ROAD
   SUITE 101
   MONTVALE, NJ 07645
7. BOUNDARY BASED ON MAP REFERENCE ENTITLED, "SURVEY PREPARED FOR RDM GROUP LLC" PREPARED BY LANC & TULLY, P.C., DATED 3/12/21.
8. THIS PLAN FOR CONCEPTUAL PURPOSES ONLY AND NOT FOR CONSTRUCTION.
9. PER SECTION 235-11.14 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 OT THE CODE BASED ON THE PROPOSED DEVELOPMENT SITE'S LAND USE AND THE DISPOSITION OF THE LAND BORDERING THE PROPOSED DEVELOPMENT SITE.
   - 9.1. GIVEN THE CLASSIFICATION OF BEAVER DAMN ROAD AS A COLLECTOR ROAD, NEELYTOWN ROAD AS A COUNTY ROAD AND THE PROPOSED DEVELOPMENT AS AN INTENSIVE WAREHOUSE USE A REQUIRED BUFFER OF 20% OPACITY IS REQUIRED BY WAY OF A 10' LANDSCAPE BUFFER TO BE PROVIDED

ZONING TABLE

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

ITEM	REQUIRED	PROVIDED (LOT 1)*	PROVIDED (LOT 2)*	PROVIDED (LOT 3)*	COMPLIES
MIN. LOT AREA	80,000 SF	818,917 SF (18.80 AC)	2,816,609 SF (64.66 AC)	1,260,683 SF (28.94 AC)	YES
MIN. LOT WIDTH	200 FT	1,178 FT	2,521 FT	1,650 FT	YES
MIN. FRONT YARD SETBACK	75'	112.95'	135.68'	79.77'	YES
MIN. SIDE YARD (ONE) SETBACK	30'	68'	195'	31.3'	YES
MIN. SIDE YARD (BOTH) SETBACK	60'	277.46'	330'	31.3'	YES
MIN. REAR YARD SETBACK	50'	266.98'	197.96'	437.22'	YES
MAX. BLDG. HGHT.	55'	55'	55'	55'	YES
LOT COVERAGE	40%	± 23.32%	± 23.58%	± 20.04%	YES

* LOTS CREATED FROM SUDIVISION OF TAX LOTS 33, 11.221, 11.23, 11.212, 11.211, 11.1, 10.1 AND 91

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)

WAREHOUSE USE:

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.

REQUIRED:
1 LOADING SPACE FOR EACH 40,000 SF IN ADDITION TO THE FIRST 40,000 SQUARE FEET
LOT 1: (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 3: (250,070 SF/40,000 SF) = 6.25 OR 7 SPACES

PROPOSED:
LOT 1: 19 LOADING SPACES (COMPLIES)
LOT 2: 124 LOADING SPACES (COMPLIES)
LOT 3: 37 LOADING SPACES (COMPLIES)

LOT 1 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.

OFFICE USE:

REQUIRED:
1 SPACES PER 200 SF OF FLOOR AREA

LOT 1: 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:

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

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 X 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 X 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 X 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: 75 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 - WAREHOUSE)

LEGEND

EXISTING / PROPOSED

- TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)
- RIGHT OF WAY LINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB (FACE / BACK)
- DEPRESSED CURB
- SIDEWALK
- FENCES
- TREELINE
- ROADWAY SIGNS
- WETLAND LINE
- MUNICIPAL BOUNDARY LINE
- STALL COUNT
- ADA ACCESSIBLE STALL
- DEPRESSED CURB AND ADA RAMP
- DIRECTION OF TRAFFIC FLOW

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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

FOR

NEELYTOWN BD DEVELOPERS 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
MONTVALE
50 Chestnut Ridge Road, Suite 101
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Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERS AND LAND SURVEYORS PA, A PROFESSIONAL CORPORATION

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	5/12/23	JAG	JBC

PROJECT NUMBER:	DRAWING NAME:
21000327A	C-LAYT_5ALT

SHEET TITLE:
NEELYTOWN ROAD ACCESS ALTERNATIVE PLAN

SHEET NUMBER:

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.