## LEGEND

- BUILDING LINE
- BUILDING ROOF LINE
- EDGE OF PAVEMENT LINE
- CURB LINE
- MUNICPAL BOUNDARY
- GRAVEL DRIVEWAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINES
- GUIDERAIL LINES
- RETAINING WALL LINES
- PARKING STALL STRIPE
- PARKING PAVEMENT SECTION
- EDGE OF SIDEWALK LINES
- LIMIT OF WETLAND MITIGATION LINE
- PROPERTY LINE
- STRIPING LINE
- STORM WATER MANAGEMENT BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING CURB LINE
- EXISTING EDGE OF PAVEMENT LINE
- LIMIT OF ACOE WETLAND
- EXISTING CHAINLINK FENCE LINES
- EXISTING STOCKADE FENCE LINES
- EXISTING WOODRAIL FENCE LINES

## BULK REQUIREMENTS

VILLAGE OF MONTGOMERY - ZONING DISTRICT I-1 & I-2
PROPOSED USE: WAREHOUSE / OFFICE

| MINIMUM BUILDING REQUIREMENTS | REQUIRED | PROPOSED |
|---|---|---|
| LOT AREA | 40,000 SF | ± 1,475,464 SF |
| LOT WIDTH | 150 FEET | 869.1 FEET |
| FRONT YARD ABUTTING RESIDENTIAL * | 120 FEET | 329.2 FEET |
| REAR YARD | 50 FEET | 59.1 FEET |
| SIDE YARD (ONE / BOTH) | 30 / 60 FEET | 86.0 / 419.5 FEET |
| SIDE YARD ABUTTING RESIDENTIAL * | 100 FEET | 333.5 FEET |
| MAXIMUM ALLOWABLE | | |
| BUILDING HEIGHT | 35 FT | 35 FT |
| LOT COVERAGE (BUILDINGS) | 30 % | 21.69 % |

NOTES

* BUILDING SETBACKS FROM RESIDENTIALLY ZONED PROPERTIES IS INCREASED BY 70'

## PARKING CALCULATIONS

**CAR PARKING SPACE REQUIREMENTS:**

REQUIRED: WAREHOUSE : 1 SPACE PER 2,000 SQ.FT. OF FLOOR AREA
OFFICE: 1 SPACE PER 200 SQ.FT. OF FLOOR AREA

PARKING CALCULATIONS FOR WAREHOUSE USE
TOTAL WAREHOUSE FLOOR AREA: 252,000 SQ.FT.
292,000 SQ. FT. X $(\frac{1\ \text{SPACE}}{2{,}000\ \text{SQ FT}})$ = 146 SPACES

PARKING CALCULATIONS FOR OFFICE USE
TOTAL OFFICE FLOOR AREA: 28,000 SQ.FT.
28,000 SQ.FT. X $(\frac{1\ \text{SPACE}}{200\ \text{SQ FT}})$ = 140 SPACES

COMBINED PARKING REQUIREMENTS
TOTAL SPACES REQUIRED FOR SITE: 146 + 140 = 286 SPACES
TOTAL SPACES PROVIDED: 286 SPACES

**TRUCK LOADING SPACE REQUIREMENTS:**

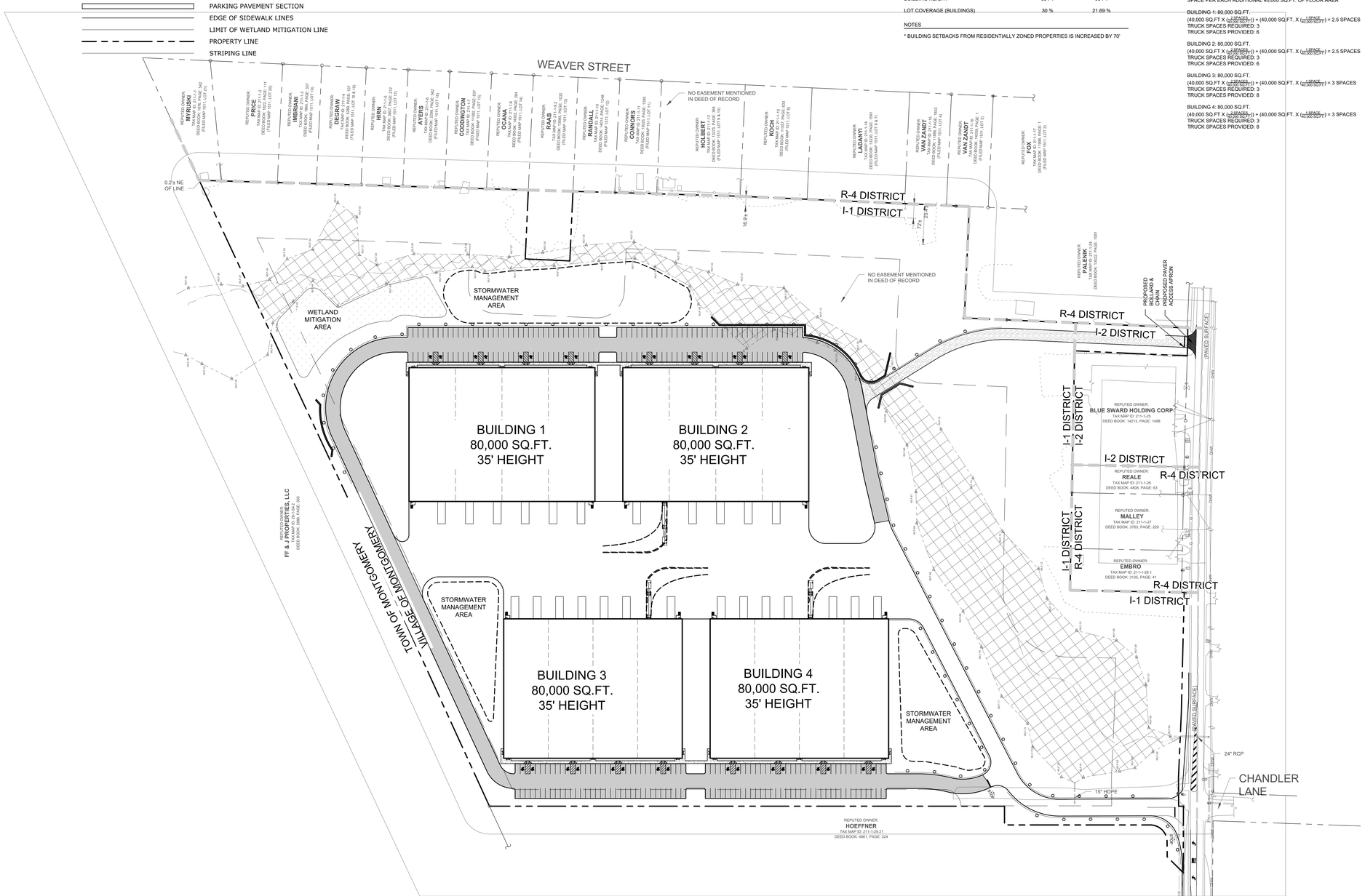
REQUIRED: 2 SPACES FOR THE FIRST 40,000 SQ.FT. AND 1 ADDITIONAL SPACE PER EACH ADDITIONAL 40,000 SQ.FT. OF FLOOR AREA

BUILDING 1: 80,000 SQ.FT.
(40,000 SQ.FT X $(\frac{2\ \text{SPACES}}{40{,}000\ \text{SQ FT}})$) + (40,000 SQ.FT. X $(\frac{1\ \text{SPACE}}{40{,}000\ \text{SQ FT}})$) = 2.5 SPACES
TRUCK SPACES REQUIRED: 3
TRUCK SPACES PROVIDED: 6

BUILDING 2: 80,000 SQ.FT.
(40,000 SQ.FT X $(\frac{2\ \text{SPACES}}{40{,}000\ \text{SQ FT}})$) + (40,000 SQ.FT. X $(\frac{1\ \text{SPACE}}{40{,}000\ \text{SQ FT}})$) = 2.5 SPACES
TRUCK SPACES REQUIRED: 3
TRUCK SPACES PROVIDED: 6

BUILDING 3: 80,000 SQ.FT.
(40,000 SQ.FT X $(\frac{2\ \text{SPACES}}{40{,}000\ \text{SQ FT}})$) + (40,000 SQ.FT. X $(\frac{1\ \text{SPACE}}{40{,}000\ \text{SQ FT}})$) = 3 SPACES
TRUCK SPACES REQUIRED: 3
TRUCK SPACES PROVIDED: 8

BUILDING 4: 80,000 SQ.FT.
(40,000 SQ.FT X $(\frac{2\ \text{SPACES}}{40{,}000\ \text{SQ FT}})$) + (40,000 SQ.FT. X $(\frac{1\ \text{SPACE}}{40{,}000\ \text{SQ FT}})$) = 3 SPACES
TRUCK SPACES REQUIRED: 3
TRUCK SPACES PROVIDED: 8




## GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER: SECTION 211, BLOCK 1, LOT 29.22
2. TOTAL AREA OF SUBJECT PARCEL: ± 33.87 ACRES.
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON A SURVEY DATED OCTOBER 10, 2018 AS PREPARED BY ENGINEERING & SURVEYING PROPERTIES, P.C.
4. THE TOPOGRAPHY SHOWN HERON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES, P.C. FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
5. OWNER/APPLICANT: ROUTE 211 OWNER, LLC
   266 BROADWAY, SUITE 403
   BROOKLYN, NEW YORK 11211
6. WETLAND FLAGS AND BOUNDARIES SHOWN HERON ARE THE RESULT OF AN ACTUAL FIELD EVALUATION PERFORMED BY PETER TORGERSEN ON OCTOBER 15, 2018, AND GPS LOCATED BY ENGINEERING AND SURVEYING PROPERTIES, P.C. ON OCTOBER 18, 2018.
7. WETLAND DISTURBANCE AREA SHOWN WERE TAKEN FROM A MAP ENTITLED "WETLAND DELINEATION AND PROJECT PLAN" BY ENVIRONMENTAL COMPLIANCE SERVICES INC. DATED SEPTEMBER 9, 2005.
8. EXISTING ACOE WETLAND DISTURBANCE: ±0.086 ACRES
   PROPOSED ACOE WETLAND DISTURBANCE: ±0.120 ACRES
   TOTAL ACOE WETLAND DISTURBANCE: ±0.206 ACRES
9. THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE, CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
10. THE OWNER WILL NOTIFY THE NEIGHBOR OF THE ENCROACHMENTS ON THE PROPERTY. NO ACTION WILL BE TAKEN UNLESS WRITTEN NOTICE IS PROVIDED BY THE OWNER.
11. FOR ALL WORK WITHIN THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SEE PLANS BY COLLIER'S ENGINEERING.

| No. | DATE | DESCRIPTION |
|---|---|---|

| DRAWING STATUS | ISSUE DATE: 09/16/2022 | | |
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| THIS SHEET IS PART OF THE PLAN SET ISSUED FOR | SHEET NUMBER | | |
| ☐ CONCEPT APPROVAL | N/A | OF | N/A |
| ☑ PLANNING BOARD APPROVAL | 1 | OF | 3 |
| ☐ OCDOH REALTY SUBDIVISION APPROVAL | N/A | OF | N/A |
| ☐ OCDOH WATERMAIN EXTENSION APPROVAL | N/A | OF | N/A |
| ☐ NYSDEC APPROVAL | N/A | OF | N/A |
| ☐ NYSDOT APPROVAL | N/A | OF | N/A |
| ☐ OTHER | N/A | OF | N/A |
| ☐ FOR BID | N/A | OF | N/A |
| ☐ FOR CONSTRUCTION | N/A | OF | N/A |

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ROSS WINGLOVITZ, P.E.
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60 0 30 60 120
1 inch = 60 ft.

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ALTERNATE OVERALL PLAN

KSH ROUTE 211 DEVELOPMENT
UNION STREET
VILLAGE OF MONTGOMERY
ORANGE COUNTY, NEW YORK

| JOB #: 1281.01 | DRAWN BY: ZS | O-100 |
|---|---|---|
| DATE: 12/10/2021 | SCALE: 1" = 60' | |
| REVISION: 0 | TAX LOT: 211-1-29.22 | |

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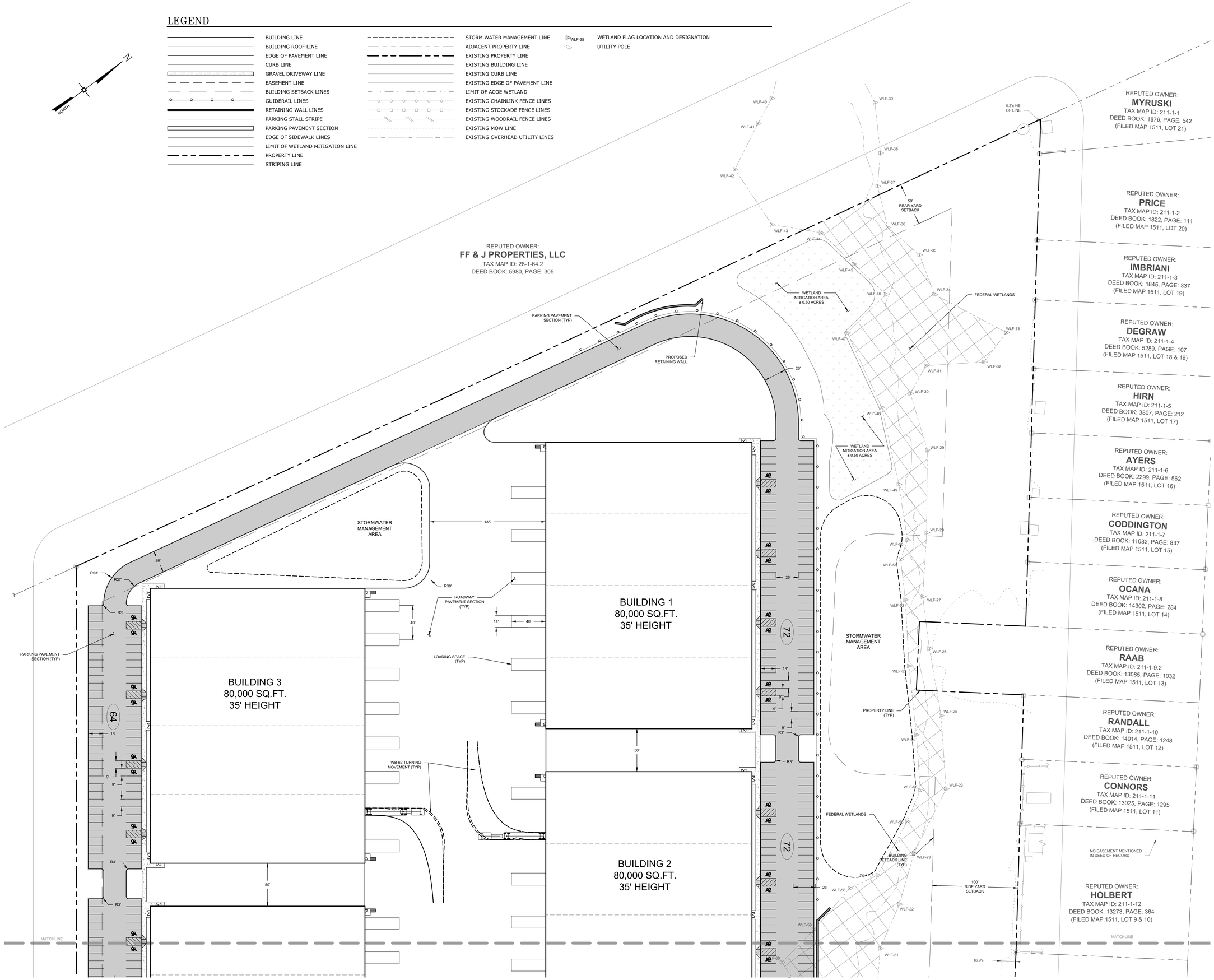
- EXISTING WOODRAIL FENCE LINES
- EXISTING MOW LINE
- EXISTING OVERHEAD UTILITY LINES
- WLF-25 WETLAND FLAG LOCATION AND DESIGNATION
- UTILITY POLE

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| ☐ OCDOH WATERMAIN EXTENSION APPROVAL | N/A | OF | N/A |
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| ☐ NYSDOT APPROVAL | N/A | OF | N/A |
| ☐ OTHER | N/A | OF | N/A |
| ☐ FOR BID | N/A | OF | N/A |
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40 0 20 40 80
1 inch = 40 ft.


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# ALTERNATE SITE PLAN

KSH ROUTE 211 DEVELOPMENT
UNION STREET
VILLAGE OF MONTGOMERY
ORANGE COUNTY, NEW YORK

| JOB #: 1281.01 | DRAWN BY: ZS | C-101 |
|---|---|---|
| DATE: 12/10/2021 | SCALE: 1" = 40' | |
| REVISION: 0 | TAX LOT: 211-1-29.22 | |


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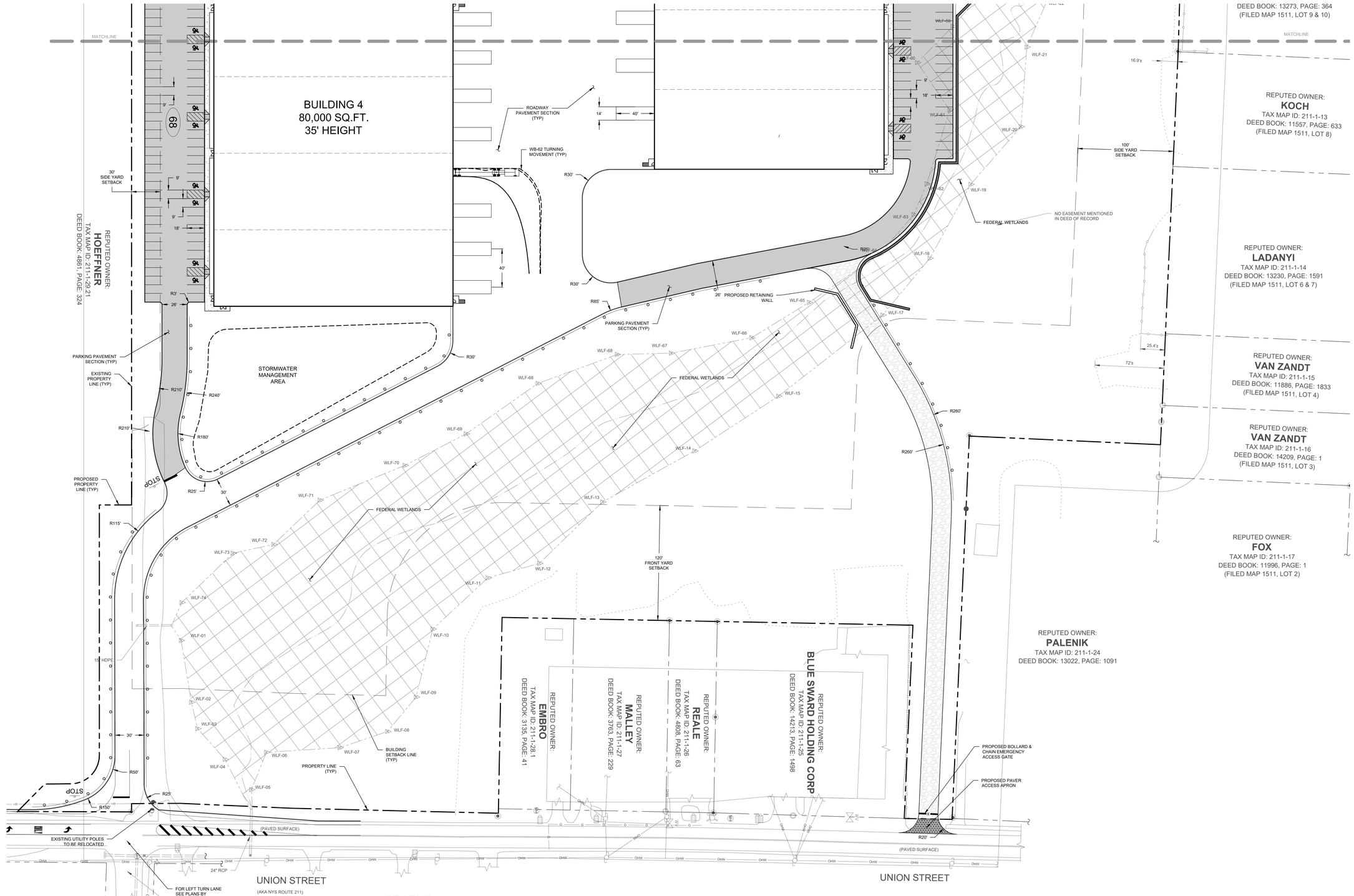


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