

# WeinbergLim Engineering

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## **Montebello Warehouse - Site Plan/Engineering Narrative Summary.**

The current Site Plan Set revision features the following items, as compared to prior plans:

1. The site plan shows an independent public access off North Airmont Road and is not dependent on other entities for such access.
2. Building design has been redesigned to exclude flex spaces, with internal layout, doorways, and loading access re-arrangements.
3. A requested subdivision plan showing existing lots and paper street ROW consolidation into one lot.
4. Key vehicular movement plans are included.
5. Signage/stripping, map notes, are shown on the site plan.
6. Preliminary landscaping with existing tree lines showing existing trees to remain.
7. A conceptual SWM pond has been shown.
8. Calculations for site development coverage, with the plan utilization of Grasscrete (37.5% reduction in impervious surface calculated for grassed surface within Grasscrete surface.)
9. There will be no doors/windows located on the north and east walls of the building.
10. As noted, any generators will be located indoors, with vent/exhaust located on the building south wall.
11. The proposed building functions as a noise barrier for the site noise and the Thruway traffic noise from The Sentinel.
12. The proposed building will shield any site potential light glare from affecting The Sentinel.