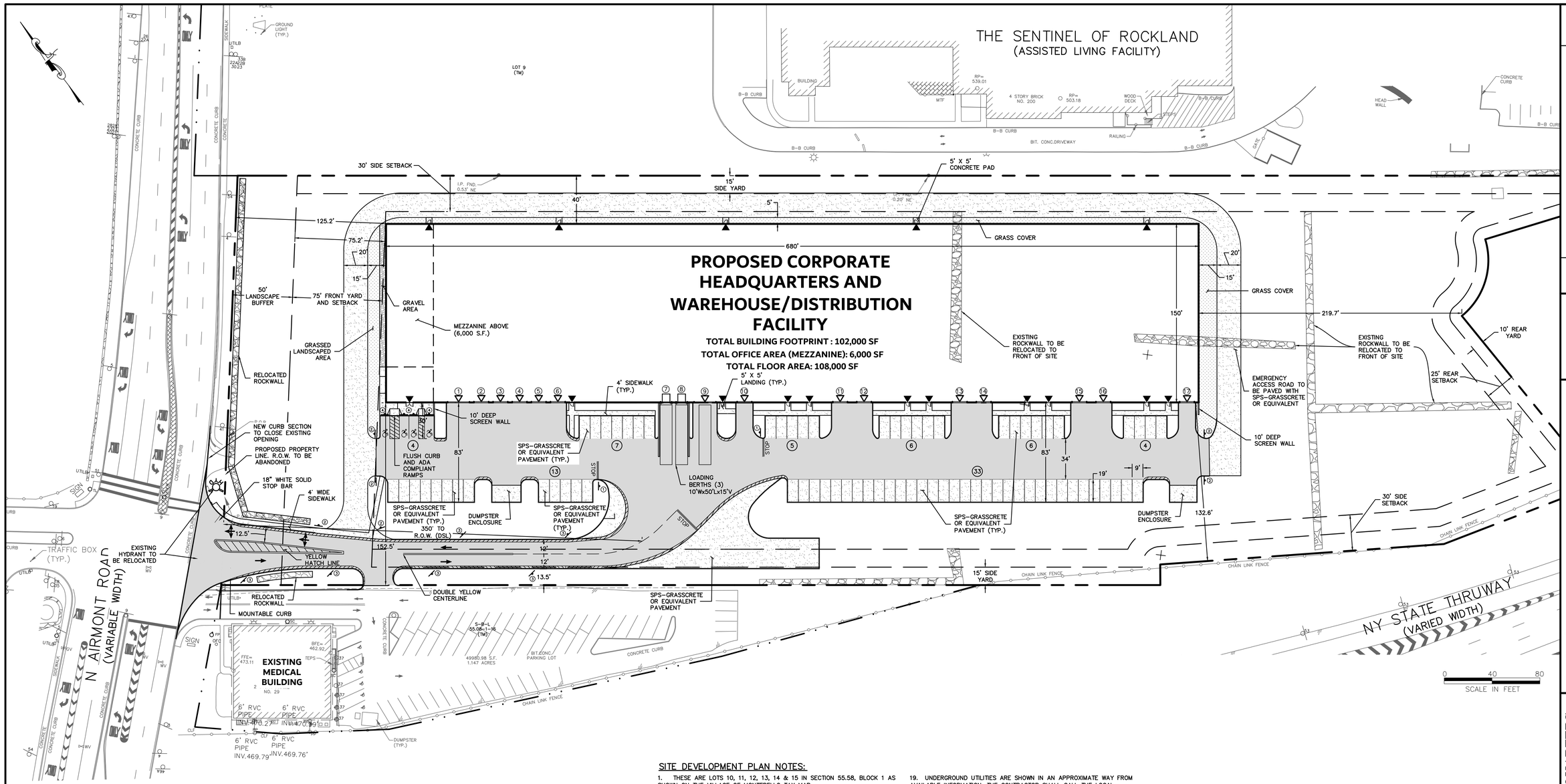

PARKING CALCULATIONS

PARKING REQUIRED

1 SPACE PER 2 WAREHOUSE EMPLOYEES
+ 1 SPACE PER 150 S.F. OF OFFICE SPACE

60 WAREHOUSE EMPLOYEES / 2 =	30 SPACES
6,000 S.F. OFFICE SPACE / 150 =	40 SPACES
TOTAL REQUIRED PARKING =	70 SPACES
PARKING PROVIDED =	78 SPACES

LOADING CALCULATIONS PER SEC 195-35

1 BERTH FOR THE FIRST 20,000 S.F.	1 BERTH
1 BERTH FOR EACH 40,000 S.F. AND A MAJOR PORTION, THEREOF..	2 BERTHS
TOTAL REQUIRED BERTHS:	3 BERTHS
TOTAL PROVIDED BERTHS:	3 BERTHS

DEVELOPMENT COVERAGE CALCULATIONS

LOT AREA:	358,174.0 S.F.
BUILDING:	102,000 S.F.
GRASSCRETE: MINUS 37.5% PERVIOUS AREA =	42,989 S.F. 23,868 S.F.
ASPHALT PAVEMENT:	47,370 S.F.
NYSDOT PAVEMENT:	264 S.F.
SIDEWALKS:	3,102 S.F.
DUMPSTER PADS:	651 S.F.
TOTAL IMPERVIOUS AREA:	177,255 S.F.
LOT COVERAGE: 177,255 /358,174 =	49.5%

FLOOR AREA CALCULATIONS

PROPOSED FLOOR AREA:

MAIN FLOOR:		102,000 SF
MEZZANINE LEVEL:		6,000 SF
TOTAL FLOOR AREA:		108,000 SF
FLOOR AREA RATIO:	108,000/358,174 =	0.30

PAVEMENT LEGEND

HEAVY DUTY ASPHALT

SPS-GRASSCRETE (EMERGENCY ACCESS ROAD)

TABLE OF BULK REQUIREMENTS, ZONE LO-C, USE GROUP N

TAX LOT NUMBER: SECTION 55.08, BLOCK 1, LOTS 10, 11, 12, 13, 14 & 15

DESCRIPTION	MINIMUM LOT AREA	MINIMUM LOT WIDTH (IN FEET)	MINIMUM YARDS AND SETBACKS (IN FEET)							STREET FRONTAGE	MAXIMUM HEIGHT	MAXIMUM DEVELOPMENT COVERAGE	MAXIMUM FLOOR AREA RATIO (F.A.R.)
			FRONT SETBACK	FRONT YARD	SIDE SETBACK	TOTAL SIDE SETBACK	SIDE YARD	REAR SETBACK	REAR YARD				
REQUIRED	5 ACRES	100	75	20	30	60	15	25	10	33	50	50%	0.45
PROVIDED	358,174 SF 8.2 ACRES	342.5	75.2	75.2	40	172.6	40	219.7	219.7	343	46	49.5%	0.30

SITE DEVELOPMENT PLAN NOTES:

1. THESE ARE LOTS 10, 11, 12, 13, 14 & 15 IN SECTION 55.58, BLOCK 1 AS SHOWN ON THE VILLAGE OF MONTEBELLO TAX MAP.
2. TOTAL AREA OF TRACT: 8.2 ACRES (358,174 S.F.)
3. ZONE: LO-C
4. PROPOSED USE: WAREHOUSE (CORPORATE HEADQUARTERS)
5. RECORD OWNER: GP 33 N. AIRMONT ROAD LLC
6. APPLICANT/OWNER: SAME AS ABOVE
7. FIRE DISTRICT: TALLMAN
8. SCHOOL DISTRICT: SUFFERN CENTRAL, 392601
9. WATER DISTRICT: VEOLIA, N.Y.
10. WATER SUPPLIED: VEOLIA, N.Y.
11. SEWER DISTRICT: ROCKLAND COUNTY SEWER
12. DATUM: N.A.V.D. 88
13. ALL UTILITIES UNDERGROUND, ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2" DIAMETER.
14. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.
15. NO SIGN(S) OTHER THAN THOSE SHOWN ON THESE DRAWINGS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.
16. THESE PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

LICENSED PROFESSIONAL ENGINEER DATE

17. ALL CONSTRUCTION TO MEET WITH CURRENT VILLAGE OF MONTEBELLO SPECIFICATIONS
18. ALL TRAFFIC SIGNS SHALL CONFORM WITH "N.Y.S.D.O.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."
19. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING, DIGGING, OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

SIGN SCHEDULE

SYMBOL	SIGN	MUTCD SIGN NO.	PLAN REFERENCE	SIZE
1	STOP	R1-1	STOP	36" X 36"
2	DO NOT ENTER	R5-1	DO NOT ENTER	30" X 30"
3	NO PARKING NO STANDING FIRE ZONE	CUSTOM	FIRE ZONE	12" X 18"
4	RESERVED PARKING PERMIT REQUIRED	CUSTOM	HANDICAPPED SPACE	12" X 18"

REV.	DESCRIPTION	DATE

JUSTIN JIT-YOK LIM, P.E.
N.Y.S. Lic. No. 070988

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(845) 570-0401 art@weinberglim.com

CORPORATE HEADQUARTERS

VILLAGE OF MONTEBELLO
ROCKLAND COUNTY, NEW YORK

POTENTIAL COMBINED ACCESS PLAN

Job number: 23001
Drawn by: TP
Date: 7/22/2025
Scale: 1"=40'
Drawing Number: 2

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