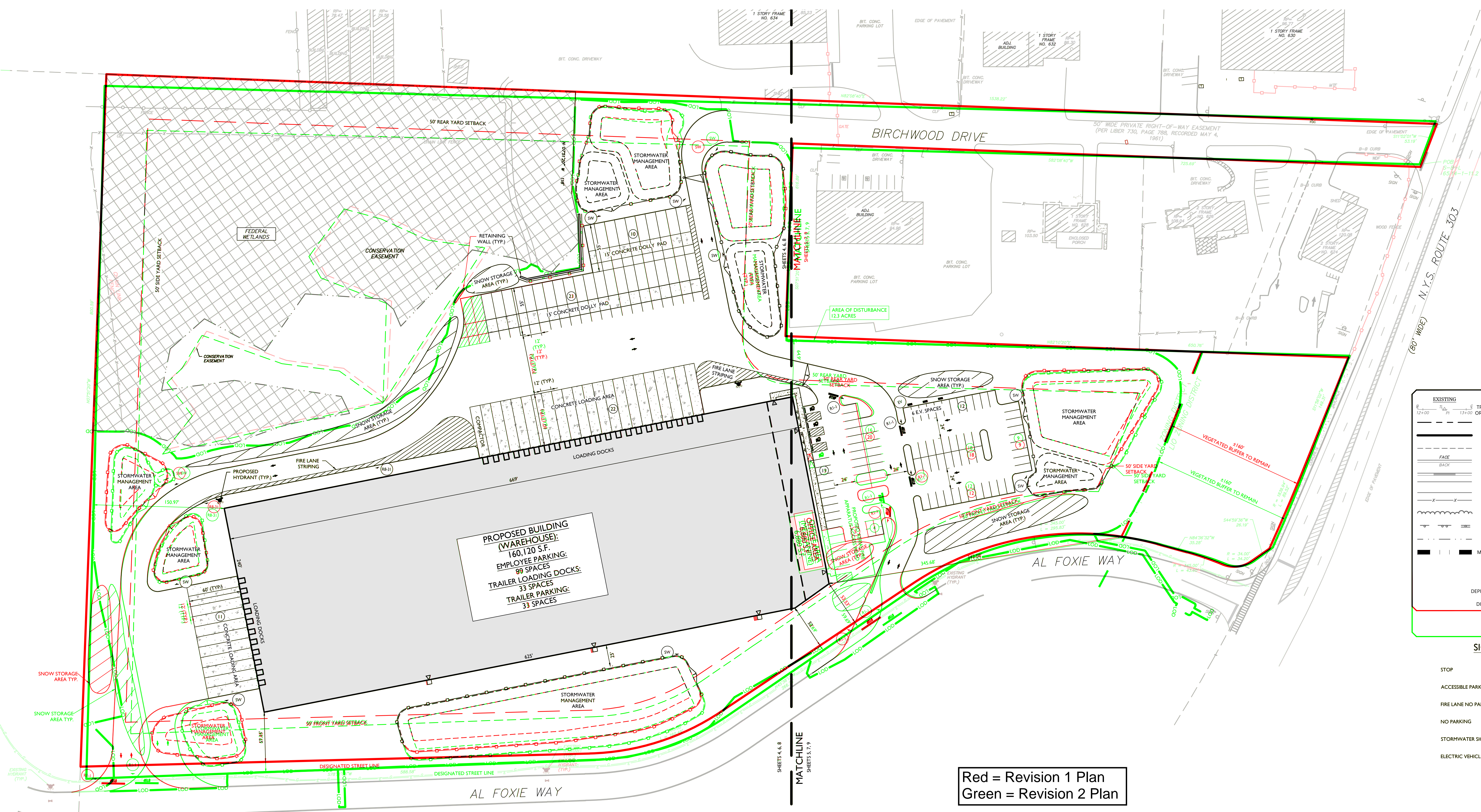
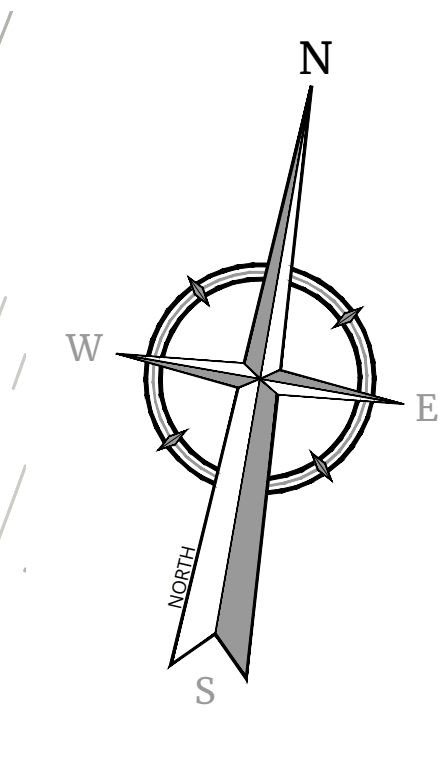


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Doing Business as **MASER**
811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES BEFORE ANY PRELIMINARY OR FINAL CONSTRUCTION OF AN EXCAVATION. PREPARE TO LOCATE THE EARTH'S SURFACE UTILITIES BEFORE ANY DIGIT.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



LEGEND

EXISTING	PROPOSED
Traverse line center line	Traverse line center line
Right of way line	Right of way line
Property line	Property line
Edge of pavement	Edge of pavement
Curb	Curb
Depressed curb	Depressed curb
Sidewalk	Sidewalk
Fences	Fences
Treeline	Treeline
Roadway signs	Roadway signs
Wetland line	Wetland line
Municipal boundary line	Municipal boundary line
Stall count	Stall count
ADA accessible stall	ADA accessible stall
Depressed curb and ADA ramp	Depressed curb and ADA ramp
Direction of traffic flow	Direction of traffic flow
Split rail fence	Split rail fence
Guide rail	Guide rail

SIGN LEGEND:

- STOP
- ACCESSIBLE PARKING
- FIRE LANE NO PARKING
- NO PARKING
- STORMWATER SIGNAGE
- ELECTRIC VEHICLE CHARGING
- R1-1
- ADA
- R8-31
- R8-3A
- SW
- EV

Red = Revision 1 Plan
 Green = Revision 2 Plan

BULK TABLE
 ZONING DISTRICT: HIGH-RISE INDUSTRIAL
 ZONING OFFERS BY HIGH-RISE WAREHOUSE OR STORAGE, WAREHOUSES
 BUSINESS BY HIGH-RISE WAREHOUSE OR STORAGE, WAREHOUSES,
 BUSINESS, & PROFESSIONAL OFFICES
 ZONING DISTRICT AND HIGH-RISE INDUSTRIAL OVERLAY
 NO PROPOSED USE

TABLE OF BULK REQUIREMENTS

MINIMUM	REQUIRED	PROVIDED	REMARKS	REMARKS
MINIMUM LOT AREA	3 ACRE	10.14 ACRE	OK	
REAR YARD SETBACK	20 FEET	20 FEET	OK	
FRONT YARD SETBACK	30 FEET	30 FEET	OK	
SIDE YARD SETBACK	10 FEET	10 FEET	OK	
MAXIMUM BUILDING HEIGHT	6 FEET PER FOOT OF DISTANCE FROM DISTANCE FROM	6 FEET PER FOOT OF DISTANCE FROM	OK	
LAND COVERAGE	20%	58.2%	OK	
AREA OF OPEN SPACE (A.O.S.)	10%	1.8%	OK	
MAXIMUM BUILDING HEIGHT	6' PER FOOT OF DISTANCE FROM	6' PER FOOT OF DISTANCE FROM	OK	
LAND COVERAGE	20%	58.2%	OK	
AREA OF OPEN SPACE (A.O.S.)	10%	1.8%	OK	

PARKING & LOADING REQUIREMENTS:

LOADING BERTHS:

- 1 PER 10,000 S.F. OF FLOOR AREA AND ONE ADDITIONAL BERTH PER EACH ADDITIONAL 20,000 S.F. (160,120-10,000) / 20,000 = 9 REQUIRED
- PER 10,000 S.F. OF FLOOR AREA AND ONE ADDITIONAL BERTH PER EACH ADDITIONAL 20,000 S.F. (160,120-10,000) / 20,000 = 9 REQUIRED

TOTAL PROVIDED LOADING BERTHS: 31 LOADING BERTHS PROVIDED

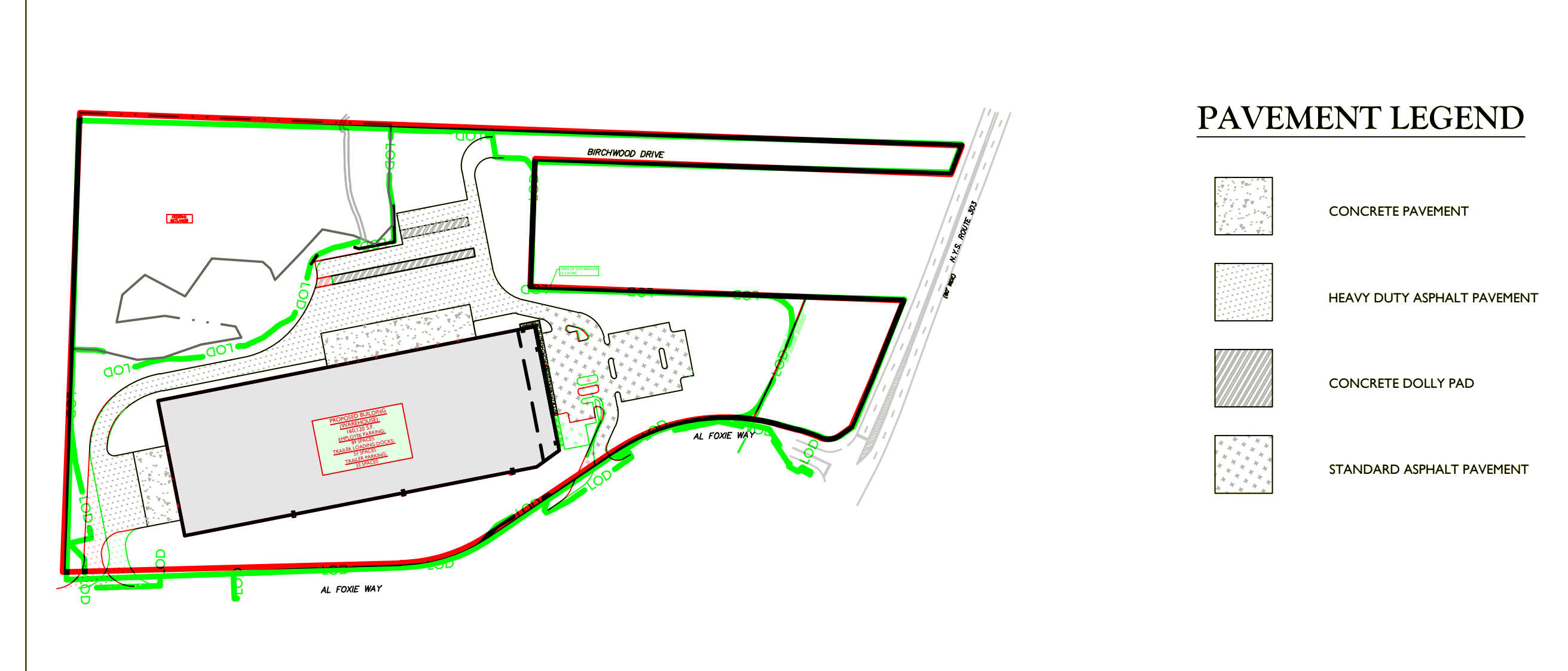
TAX LOT:
TAX LOT:

EXISTING TAX LOTS:

- 1 PER 2 EMPLOYEES = 51 SPACES
- WAREHOUSE (160,120 S.F. = 6,880 S.F. MEZZANINE = 167,000 S.F.) = 157,935 S.F. / 134 ACRES
- OFFICE BUILDINGS (15 EMPLOYEES = 68 SPACES)
- PER 200 S.F. OF FLOOR AREA = 442,793 S.F. / 1,149 ACRES

TOTAL PROVIDED PARKING: 90 SPACES
 PROPOSED COMBINED TAX LOT: 1,803,735 S.F. / 418.5 ACRES
 PROPOSED COMBINED TAX LOT: 856,753 S.F. / 185 ACRES

PAVEMENT KEY MAP (NOT TO SCALE)



SCALE: 1" = 50'

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7205, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

PRELIMINARY SITE PLAN
 FOR
 622 ROUTE 303 LLC
 SBL: 65.14-1-11.2 & 11.3
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK STATE

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 Engineering & Design

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 2006 BUSINESS CENTER DR
 ENGINEERING & LAND SURVEYING

DATE: 01/03/2023
 DRAWN BY: MAS
 CHECKED BY: CDR

PROJECT NUMBER: 22002634A
 DRAWING NAME: C-LAY1

SHEET TITLE: OVERALL DIMENSION PLAN
 SHEET NUMBER: 03 of 21

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.