

ZONING TABLE

| TABLE OF BULK REQUIREMENTS | | | | | | |
|---------------------------------------|---|---|---------------|------------------------------|------------------------------|----------|
| ZONES: LI (LIGHT INDUSTRIAL) DISTRICT | | | | | | |
| LO (LABORATORY-OFFICE) DISTRICT | | | | | | |
| CC (RETAIL-COMMERCE) DISTRICT | | | | | | |
| ITEM | REQUIRED (LI) | REQUIRED (LO) | REQUIRED (CC) | EXISTING | PROVIDED | COMPLIES |
| MIN. LOT AREA | 2 ACRES | 2 ACRES | 1 ACRE | ±601,333.76 SF (13.80 ACRES) | ±601,333.76 SF (13.80 ACRES) | YES |
| MAX. F.A.R. | 0.50 | 0.40 | 0.30 | 0.17 | 0.29 | YES |
| MAX. LOT COVERAGE | 80% | 75% | 75% | ±45.77% (275,202.76 SF) | ±62.84% (±377,931 SF)* | YES |
| MIN. LOT WIDTH | 150' | 300' | 100' | 522.6 SF | 522.6 SF | YES |
| MIN. STREET FRONTAGE | 150' | 150' | 100' | 565.02' | 565.02' | YES |
| REQUIRED FRONT YARD | 50' | 100' | 50' | 395.8' | 105.91' | YES |
| REQUIRED SIDE YARD | 50' | 25' | 20' | 50.7' | 96' - 81.09' | YES |
| TOTAL SIDE YARD | 100' | 50' | 35' | > 100' | 177.09' | YES |
| REQUIRED REAR YARD | 50' | 25' | 50' | 142.3' | 117.39' | YES |
| MAX. BUILDING HEIGHT** | 6' PER FOOT OF DISTANCE FROM LOT LINE*** (52-96') | 3' PER FOOT OF DISTANCE FROM LOT LINE*** (26-48') | NONE | < 50' | ±43' - 3 1/2' | YES |

* LOT COVERAGE ASSUMING LAND BANKED SPACES ARE NEVER CONSTRUCTED = ±62% (±372,876 SF)

** BUILDING HEIGHT: THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE ALONG THE WALL OF A BUILDING, OR ADJACENT TO THE SIDE OF A NON-BUILDING USE, TO THE HIGHEST POINT OF THE ROOF OR PARAPET FOR FLAT ROOFS OR SHED ROOFS, TO THE DECK LINE FOR MANSARD ROOFS, AND TO THE MEAN BETWEEN EAVES AND RIDGE FOR GABLE, HIP AND GAMBREL ROOFS OF SUCH BUILDING, OR NON-BUILDING USE, EXCEPT AS SPECIFICALLY EXEMPTED IN § 5.23

*** PER CHAPTER 43 ATTACHMENT 18, NOTE #7 STATES THAT REQUIRED FRONT YARD AND MAXIMUM BUILDING HEIGHT ARE SUBJECT TO § 5.1 WHERE THE DESIGNATED STREET LINE CAN BE USED AS A LOT LINE. IN THIS INSTANCE THE DESIGNATED STREET LINE IS THE LOT LINE BORDERING MOUNTAIN VIEW AVENUE (105.91' FROM PROPOSED BUILDING)

PARKING AND LOADING

PARKING:

A. WAREHOUSE USES SHALL PROVIDE ONE (1) PARKING SPACE FOR EVERY TWO (2) EMPLOYEES, OR ONE (1) PARKING SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA (§43-3.1)

REQUIRED : 1 EMPLOYEE PER 1,500 SF = (175,760 SF) / (1,500 SF) = 117 EMPLOYEES = 117 EMPLOYEES / 2 = 58 SPACES REQUIRED

PROVIDED : 145 STANDARD SPACES
 5 HANDICAP SPACES
 29 LAND BANKED SPACES
 77 TOTAL PARKING SPACES

LOADING:

A. LOADING BERTHS SHALL BE AT LEAST 12 FEET WIDE AND 45 FEET LONG, WITH A CLEAR HEIGHT OF 15 FEET (§43-6.42)

B. FOR MANUFACTURING, WHOLESALE AND STORAGE USES AND FOR DRY-CLEANING AND RUG-CLEANING ESTABLISHMENTS AND LAUNDRIES: ONE LOADING BERTH SHALL BE PROVIDED FOR EACH 10,000 SQUARE FEET OF FLOOR AREA OR LESS AND ONE ADDITIONAL BERTH FOR EACH ADDITIONAL 20,000 SQUARE FEET OF FLOOR AREA, OR MAJOR FRACTION THEREOF, SO USED. (§43-6.41)

1 + (165,760 SF) / (10,000 SF) = 10 SPACES REQUIRED
 36 SPACES PROVIDED (INCLUDES 2 DRIVE-UP RAMPS, COMPLIES)

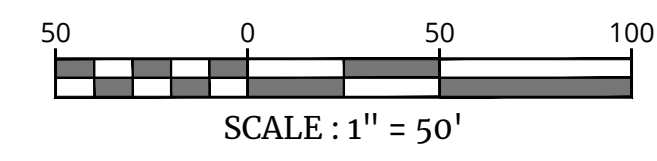
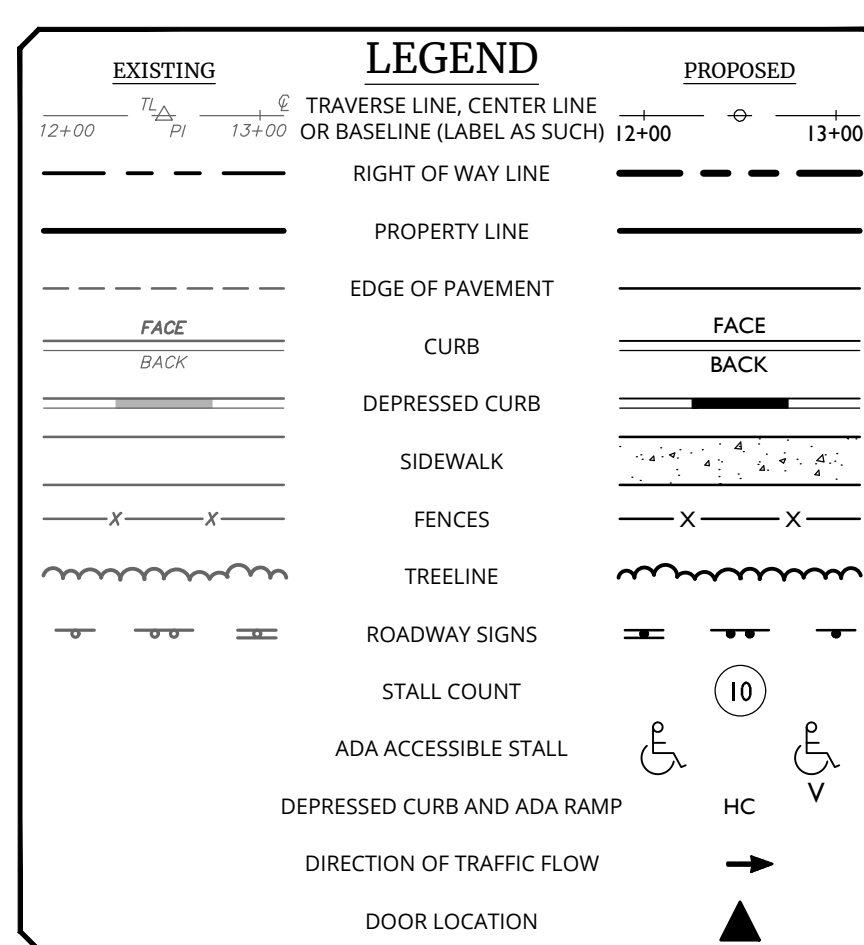
DISTRICTS

ZONE DISTRICTS: LI, LO, AND CC ZONES
 SCHOOL DISTRICT: SOUTH ORANGETOWN
 CENTRAL SCHOOL DISTRICT
 WATER DISTRICT: VEOLIA NORTH AMERICA
 SEWER DISTRICT: ORANGETOWN
 FIRE DISTRICT: BLAUVELT

PROPOSED IMPERVIOUS AREA CALCULATION

WAREHOUSE BUILDING: 175,760 S.F. (4.03 AC)
 LOADING DOCKS AND TRAILER PARKING: 97,196 S.F. (2.23 AC)
 DRIVEWAYS & DRIVE AISLES: 46,536 S.F. (1.06 AC)
 PASSENGER VEHICLE PARKING: 42,320 S.F. (0.97 AC)
 CURBING & SIDEWALK: 9,315 S.F. (0.21 AC)
 LAND BANKED SPACES: 5,055 S.F. (0.11 AC)
 CONCRETE PAD FOR TRANSFORMER: 936 S.F. (0.02 AC)
 TRASH ENCLOSURE: 813 S.F. (0.01 AC)
 TOTAL: 377,931 S.F. (8.64 AC)****

**** = ASSUMING THE LAND BANKED SPACES ARE NEVER CONSTRUCTED THE TOTAL IMPERVIOUS AREA WOULD BE 372,876 S.F. (8.56 AC)



WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, SOIL SHALL NOT BE EXPOSED MORE THAN SEVEN (7) DAYS. CONTRACTOR SHALL INITIATE STABILIZATION MEASURES IN ACCORDANCE WITH THE SOIL EROSION & SEDIMENT CONTROL PLAN

SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT'S SPECIFICATIONS FOR SIDEWALKS AND CURBS

ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND

THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.14(d) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK

TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 12.93 ACRES

GENERATOR TESTING SHALL ONLY OCCUR BETWEEN THE HOURS OF 9:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY.

THE SITE SHALL OPERATE 24 HOURS A DAY, HOWEVER TRUCK MOVEMENTS ARE PROHIBITED BETWEEN THE HOURS OF 11:00 PM AND 6:00 AM, PREVAILING TIME.

THIS SITE PLAN IS FOR A TENANT THAT MEETS THE LAND USE CODE OF 150 - WAREHOUSING, ONLY. ANY TENANT CLASSIFIED UNDER A DIFFERENT LUC WOULD REQUIRE AN AMENDED SITE PLAN APPLICATION AND PROPOSED SANITARY SEWER FACILITIES

GENERAL NOTES SHOWN ON SHEET 2

TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES

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811
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 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

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| REV. | DATE | DRAWN BY | DESCRIPTION |
|------|---------|----------|---|
| 1 | 9/22/22 | CMA | REVISIONS PER PLANNING BOARD COMMENTS FROM APRIL 13, 2022 MEETING |
| 2 | 10/7/22 | CMA | REVISIONS PER MULTIPLE AGENCY REVIEW AND COMMENTS |
| 3 | 3/8/23 | DIG | REVISED PER 3/2/23 PRE-MEETING |
| 4 | 5/1/24 | DIG | REVISED PER PLANNING BOARD COMMENTS |
| 5 | 5/17/24 | CMA | REVISED PER CONDITIONS OF APPROVAL LETTER DATED MAY 14, 2024 |

Jesse Barrett Cokeley
 NEW YORK LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 090987-1
 COLLIER'S ENGINEERING & DESIGN CT, P.C.
 N.Y.C.O.#: 0017609

PRELIMINARY SITE PLAN
 FOR
WPT ACQUISITIONS, LLC
 SECTION 74.07
 BLOCK 1
 LOTS 2, 33 & 36

518 NYSR 303 AND 13 & 21
 MOUNTAINVIEW AVENUE
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY
 NEW YORK

Colliers
 Engineering & Design
 50 Chestnut Ridge Road,
 Suite 101
 Montvale, NJ 07645
 Phone: 845.352.0411
 COLLIER'S ENGINEERING & DESIGN CT, P.C.
 DOING BUSINESS AS MASER CONSULTING
 ENGINEERING & LAND SURVEYING

| | | | |
|---------------------------|----------------------|-------------------|-----------------|
| SCALE: AS SHOWN | DATE: 11/22/2021 | DRAWN BY: DGC/CMA | CHECKED BY: JBC |
| PROJECT NUMBER: 21003528A | DRAWING NAME: C-LAY1 | | |

LAYOUT PLAN
 SHEET NUMBER: 5 of 24

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.