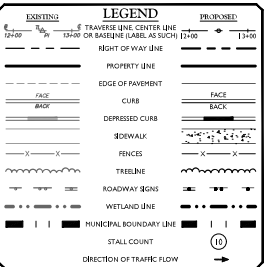


GENERAL NOTES

1. THE SUBJECT PROPERTY IS KNOWN AS LOT 10, 12 IN BLOCK 1, SECTION 48 OF ORANGE COUNTY FOR THE CITY OF MIDDLETOWN, ORANGE COUNTY, NEW YORK, DATED MARCH 1, 2001 AND LAST REBUND ABOUT 3, 2012.
2. THE PROPERTY IS LOCATED IN THE LIGHT INDUSTRIAL (LI-1) DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 44-438417 SF - 10.1094 ACRES.
3. OWNER: MAYER GROSS
5 CORPORATE DRIVE, SUITE 200
CENTRAL VALLEY, NY 13015
(914)-388-1144
4. THE SUBJECT PROPERTY IS PRESENTLY A RETAIL STORE WITH A PARKING LOT AND AN OUTDOOR POOL. THE APPLICANT PROPOSES TO RELOCATE THE EXISTING BUILDING TO BE USED AS A WAREHOUSE AND DISTRIBUTION CENTER. THE APPLICANT PROPOSES TO ADD TWENTY-ONE (21) LOADING DOCKS AND REMOVE THE EXISTING MAPPING LOT WITH ADDITIONAL SITE IMPROVEMENTS.
5. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREIN IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" SHEET LOT 1, DATED JANUARY 2010, PREPARED BY MASER CONSULTING, P.A. P.L.L.C. (NO. 5096) OF NEW YORK.
6. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE AND ADJUSTED TO NAD 83. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 88.
7. BASED ON AVAILABLE ONLINE MAPPING NO FRESHWATER WETLANDS ARE KNOWN TO EXIST ON THE SITE.
8. NO 100 YEAR FLOOD PLANS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP 380360G FOR THE CITY OF MIDDLETOWN, ORANGE COUNTY, NEW YORK, DATED AUGUST 3, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREIN SHALL BE IN ACCORDANCE WITH:
 - A. A NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS" 2010, AS SUPPLEMENTED
 - B. CURRENT PREVAILING MUNICIPAL, COUNTY AND STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS AND REQUIREMENTS
 - C. CURRENT PREVAILING UTILITY COMPANIES AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS
 - D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
10. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL ACCORDING TO MUNICIPAL AND COUNTY HEALTH DEPARTMENT REGULATIONS. REFERABLES SHALL BE PROVIDED EXCEPT AS NOTED OTHERWISE ON THE PLAN EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY. SEWER LINES INCLUDING FORCE MAINS AND LATERALS SHALL BE INSTALLED TO PROVIDE A MINIMUM 6" OF COVER FROM THE TOP OF THE NOTES TO GRADE.
11. SANITARY SEWERS SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST 18" HORIZONTALLY IF SUCH SEPARATION IS NOT POSSIBLE, THE RIMS SHALL BE IN SEPARATE TRENCHES WITH THE SANITARY SEWER AT LEAST 18" INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE APPROPRIATE SEPARATION IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE OR CONSTRUCTION OF DUCTULARITY USING MECHANICAL OR SIP UP COVER FOR A DISTANCE OF 10' FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH SEWERS ARE AS FAR AWAY AS POSSIBLE FROM THE WATER LINE.
12. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS WILL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
13. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENT WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
14. UTILITY RELOCATIONS SHOWN HEREIN IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RELOCATING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY AUTHORITIES.
15. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE WITH 24" RINGS WITH 40' MINIMUM HIGH DENSITY POLYETHYLENE HOPE OR APPROVED EQUAL AS NOTED. PER PER COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PER LENGTHS SHOWN HEREIN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
16. RUBBER AND RECYCLES SHALL BE STORED ON-SITE, DESIGNATED RACK UP DAY. WEATHER OUTSIDE SCREENED TRAIL ENCLOSURES AS NOTED ON THE PLAN.
17. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT AND HANDICAPPED ACCESSIBLE RAMPED INSTALLS WAREHOUSE WALKWAYS AND CROSSWALKS IN SELECT SAFE DETECTABLE PAVING SHALL BE INCLUDED ON HANDICAPPED ACCESSIBLE RAMP LOCATED ON PUBLIC ROADWAYS.
18. TRAFFIC SIGNALS AND STOPPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
19. THIS SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREIN, IS NOT A SURVEY.
20. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH DWELLING/BUILDING SHALL BE SHOWN ON THE INDIVIDUAL PLAN ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED ZONING REGULATIONS.
21. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN VERBALLY.
22. THE SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN ISSUED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND MUNICIPAL ENGINEER.
23. EXISTING UTILITY INFORMATION SHOWN HEREIN HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO CONSTRUCTION. WHERE SERVING UTILITIES ARE TO BE EXPOSED BY PROPOSED CONSTRUCTION, THEY SHALL BE DELETED BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING UTILITIES, MARKINGS AND TEST INFORMATION SHALL BE OBTAINED BY THE ENGINEER PRIOR TO CONSTRUCTION TO IDENTIFY ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDERWRITING PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
24. THIS PLAN IS NOT DEFERRED ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO SOILBORROWING OR TESTING SERVICES. INTERPRETATION CONCERNS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CONTAMINATION, TOXIC, ASBESTACIOUS OR OTHER SITE CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERWRITING PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
25. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
26. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.
27. THE HOURS OF TRUCK DELIVERY FOR THE DISTRIBUTION CENTER ARE 7AM TO 9PM.
28. TRUCKS WILL NOT BE ALLOWED TO PARK OVERNIGHT AND MUST FOLLOW NY LAWS REGARDING LOADING ON-SITE.
29. LESS THAN TWENTY-FOUR (24) TRUCKS PER DAY ANTICIPATED FOR THE DEVELOPMENT/BUILDING.



PARKING AND LOADING

PARKING:

REQUIRED:
FOR STORE OR SERVICE ESTABLISHMENTS:
1 SPACE / 100 SF OF STORE FLOOR AREA
46,759 SF / 100 SF = 468 SPACES REQUIRED

FOR INDUSTRIAL OR MANUFACTURING ESTABLISHMENTS:
1 SPACE / 400 SF OF GROUND FLOOR AREA OR 1 SPACE FOR EACH TWO WORKERS
171,284 SF / 400 SF = 428.21 = 429 SPACES REQUIRED

TOTAL: 312 + 429 = 741 SPACES REQUIRED

PROVIDED:
13 HANDICAP SPACES (7 REQUIRED BY ADA STANDARDS)
26 REGULAR SPACES
388 TOTAL SPACES (741 TOTAL SPACES)

LOADING:

REQUIRED: FOR A GTA FROM 40,000 TO 800,000 4 LOADING BERTHS ARE REQUIRED FOR EACH ADDITIONAL 20,000 AND ADDITIONAL LOADING BERTHS ARE REQUIRED (1) 100 SF / 20,000 = 5.00 = 5.00 LOADING BERTHS
314 + 7 TOTAL LOADING BERTHS

PROVIDED: 31 - 15 X 70 LOADING ZONES

ZONING TABLE

ITEM	REQUIRED	EXISTING	PROVIDED	COMPLIES
MIN. LOT AREA	10,000 SF	438,453 SF (85.67 AC)	-	NO CHANGE YES
MIN. LOT WIDTH	100 FT	438 SF	-	NO CHANGE YES
MIN. FRONT YARD SETBACK	25'	43.2'	43.2'	YES
MIN. SIDE YARD SETBACK	N/A	-	-	N/A
MIN. REAR YARD SETBACK	10'	10'	10.99'	YES
BLDG. HEIGHT, MAX	35'	40'	44'	NO (1)
PARKING SPACES	741 SPACES	423 SPACES	296 SPACES	NO (2)

- (1) = VARIANCE WAS GRANTED PER 1/15/20 ZBA DECISION WITH CONDITIONS
1. LANDSCAPE DESIGN SHOWING NATIVE TREE PLANTING SHALL BE INCORPORATED INTO SITE PLANS AND REVIEWED BY PLANNING BOARD. (SEE LANDSCAPE PLAN, SHEET 1).
 2. THE PRESENT OF THE LANDSCAPING INSTALLED AS STATED IN CONDITION 1 IS TO PROVIDE BUFFER SCREENING OF THE LOADING AREA FROM DOLSON AVENUE TO THE MAXIMUM EXTENT PRACTICABLE. (SEE LANDSCAPE PLAN, SHEET 1).
 3. PARKING CONTROLLED BY OWNER AND EASEMENT PARKING WITH DESIGNATED SPOTS SHALL BE DESIGNATED ON THE SITE PLAN. (SEE CALLOUT ON THE PLAN).
 4. SIGNAGE AND FACADES TO BE GOVERNED BY THE DEPARTMENT AND DPW IN CONNECTION WITH PLANNING BOARD REVIEW. (TO BE REVIEWED BY PLANNING BOARD).
 5. CONSTRUCTION OF BODENWALK ALONG DOLSON AVENUE TO BE REVIEWED BY PLANNING BOARD DURING THE PLAN REVIEW. (PROPOSED 4' WIDE CONCRETE BODENWALK ALONG DOLSON AVE).
 6. PROPOSED MAINTENANCE PLAN FOR DRIVEWAY SHALL BE PROVIDED TO THE QTY AS A CONDITION OF APPROVAL. (DRIVEWAY PLAN TO BE PROVIDED AT A LATER DATE).

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STATE			
COUNTY			
TOWNSHIP			
PARCEL NO.			
ADDRESS			
PROJECT NO.			
DATE			

JESSE B. COKELEY
 NEW YORK LICENSED PROFESSIONAL
 ENGINEER - LICENSE NUMBER: 099967

PRELIMINARY/FINAL
MAJOR SITE PLAN

FOR
RDM GROUP

SECTION 48
 BLOCK 1
 LOT 1.2

CITY OF MIDDLETOWN
 COUNTY OF ORANGE
 NEW YORK

NON-SCALE OFFICE
 35 Empire State Plaza
 Suite 1110
 Manhattan, NY 10045
 Phone: 945.353.2811
 Fax: 945.353.2811

AS SHOWN	BY	DATE	FOR
PROJECT LEADER	JBC		JBC
PROJECT MANAGER	JBC		JBC
DESIGNER	JKT		JKT
CHECKER	JBC		JBC

TITLE: **LAYOUT PLAN**

SHEET: 3 of 11

SCALE: 1" = 50'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION