BULK TABLES:

TOWN OF BLOOMING GROVE ZONING DISTRICT: NON-NUISANCE INDUSTRIAL DISTRICT

DESIGNATES A USE PERMITTED BY TOWN BOARD SPECIAL PERMIT APPROVAL AND BY PLANNING BOARD SITE PLAN APPROVAL : WAREHOUSES; DISTRIBUTION (OVER 30,000 S.F. FOOTPRINT)

		EQUIREN		
MINIMUM	REQUIRED	PROPOSED LOT	REMARKS	
LOT AREA	40,000 S.F.			
FRONT YARD SETBACK	35 FEET			
REAR YARD SETBACK	70 FEET			
SIDE YARD SETBACK	25 FEET			
ROAD FRONTAGE	200 FEET			
MAXIMUM				
BUILDING HEIGHT	35 FEET			
BUILDING COVERAGE (FOOT PRINT)	30%			

TOWN OF CHESTER ZONING DISTRICT:

I; (INDUSTRIAL DISTRICT) DESIGNATES A USE PERMITTED BY PLANNING BOARD SITE PLAN APPROVAL : FULLY ENCLOSED WAREHOUSE DISTRIBUTION CENTERS AND STORAGE FACILITIES

MINIMUM	REQUIRED	PROPOSED LOT	REMARKS	
LOT AREA	5 ACRES			
LOT WIDTH MINIMUM	300 FEET			
FRONT SETBACK	100 FEET			
REAR YARD SETBACK	100 FEET			
SIDE YARD SETBACK				
ONE	90 FEET			
BOTH	180 FEET			
MAXIMUM				
BUILDING HEIGHT	65 FEET			
BUILDING COVERAGE (FOOT PRINT)	40%			



I. THIS CONCEPT PLAN WAS PREPARED FOR THE PURPOSE OF DEPICTING A POTENTIAL LAYOUT ON THIS PROPERTY AND WAS COMPLETED WITHOUT BENEFIT OF DETAIL ENGINEERING AND ENVIRONMENTAL EVALUATIONS, LOCAL CODE REVIEW AND STORMWATER MANAGEMENT CONTROLS. ADDITIONAL DUE DILLIGENCE WILL BE REQUIRED TO ENSURE THE DEPICTED CONCEPT IS CONSTRUCTIBLE. THE GROSS SQUARE FOOTAGE IS NOT GUARANTEED AND MAY REQUIRE REDUCTION AS FUTURE EVIDENCE IS DISCOVERED THROUGHOUT THE REVIEW AND APPROVAL PROCESS.

n/f

Hernandez

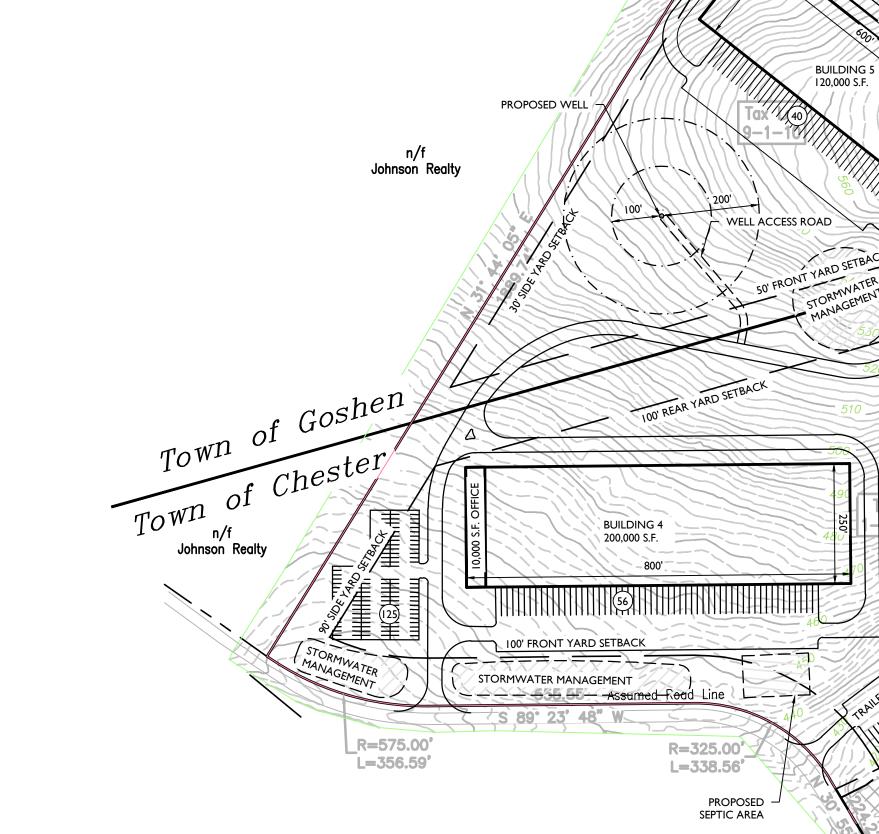
N 21° 50' 55"

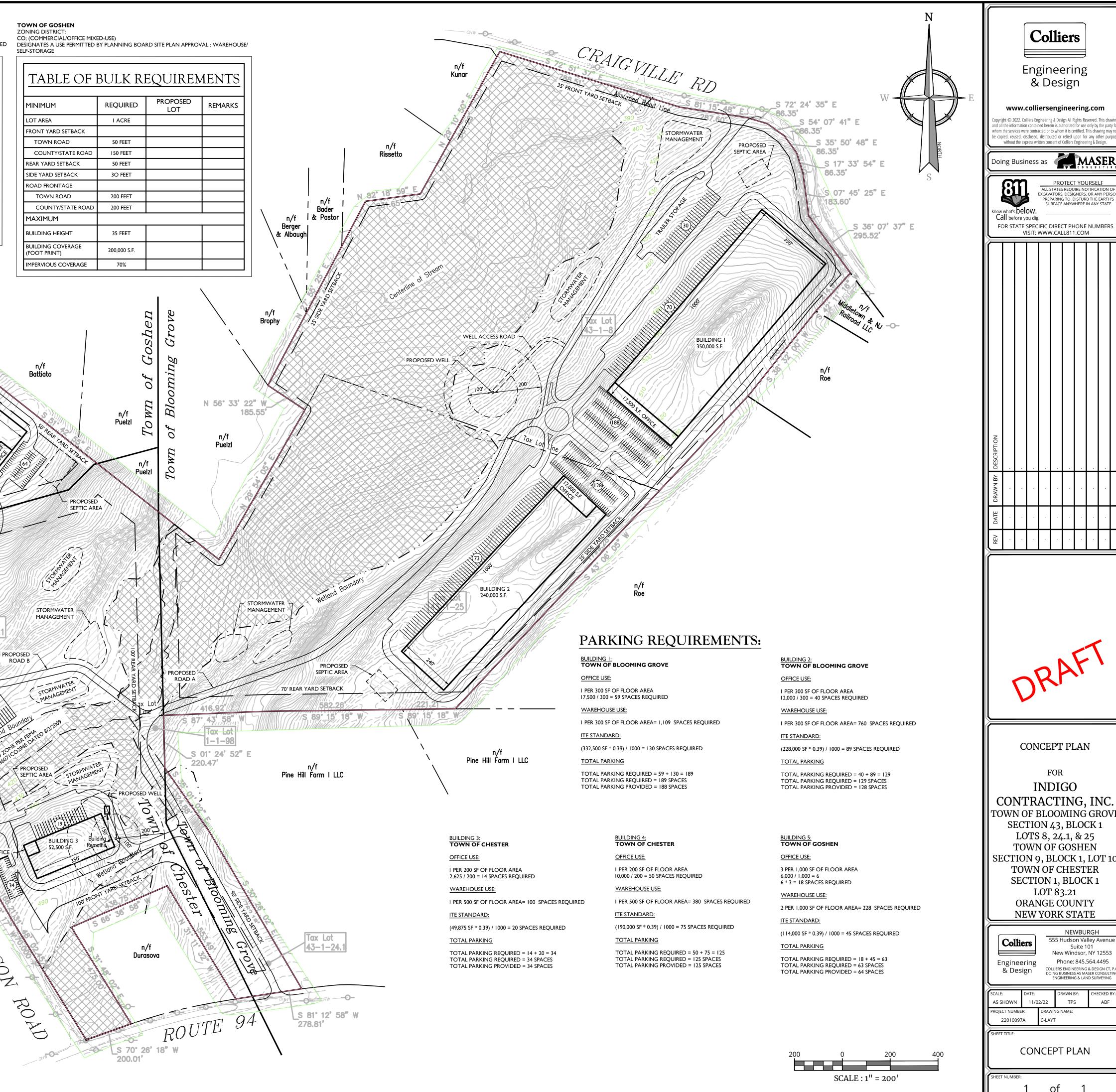
N 01° 12' 09" W 185.35'

182.10

2,625 S.F. OFFICE

JOHNSON





Ca	PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE Know what's below. Call before you dig.									
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM										
DESCRIPTION										
E DRAWN BY										
/ DATE				•	•	•	•	•	•	
REV	·				•		·			
DRAFT										
FOR FOR INDIGO CONTRACTING, INC. TOWN OF BLOOMING GROVE SECTION 43, BLOCK 1 LOTS 8, 24.1, & 25 TOWN OF GOSHEN SECTION 9, BLOCK 1, LOT 10 TOWN OF CHESTER SECTION 1, BLOCK 1 LOT 83.21 ORANGE COUNTY NEW YORK STATE										
Colliers NEWBURGH 555 Hudson Valley Avenue Suite 101 Suite 101 New Windsor, NY 12553 Phone: 845.564.4495 Colliers Engineering & Design Colliers Engineering & Design CT, P.C. Doing BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING SCALE: DATE: DRAWN BY: CHECKED BY:										
AS SHOWN 11/02/22 TPS ABF PROJECT NUMBER: DRAWING NAME: 22010097A C-LAYT SHEET TITLE: CONCEPT PLAN										
SHEET	TITLE:					Pl	_AI			

MASER

NOTE: DO NOT