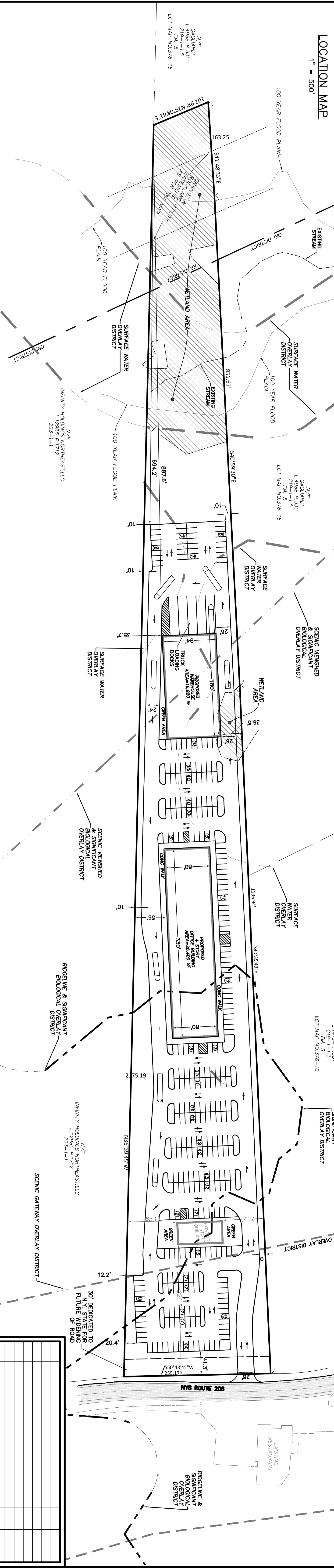
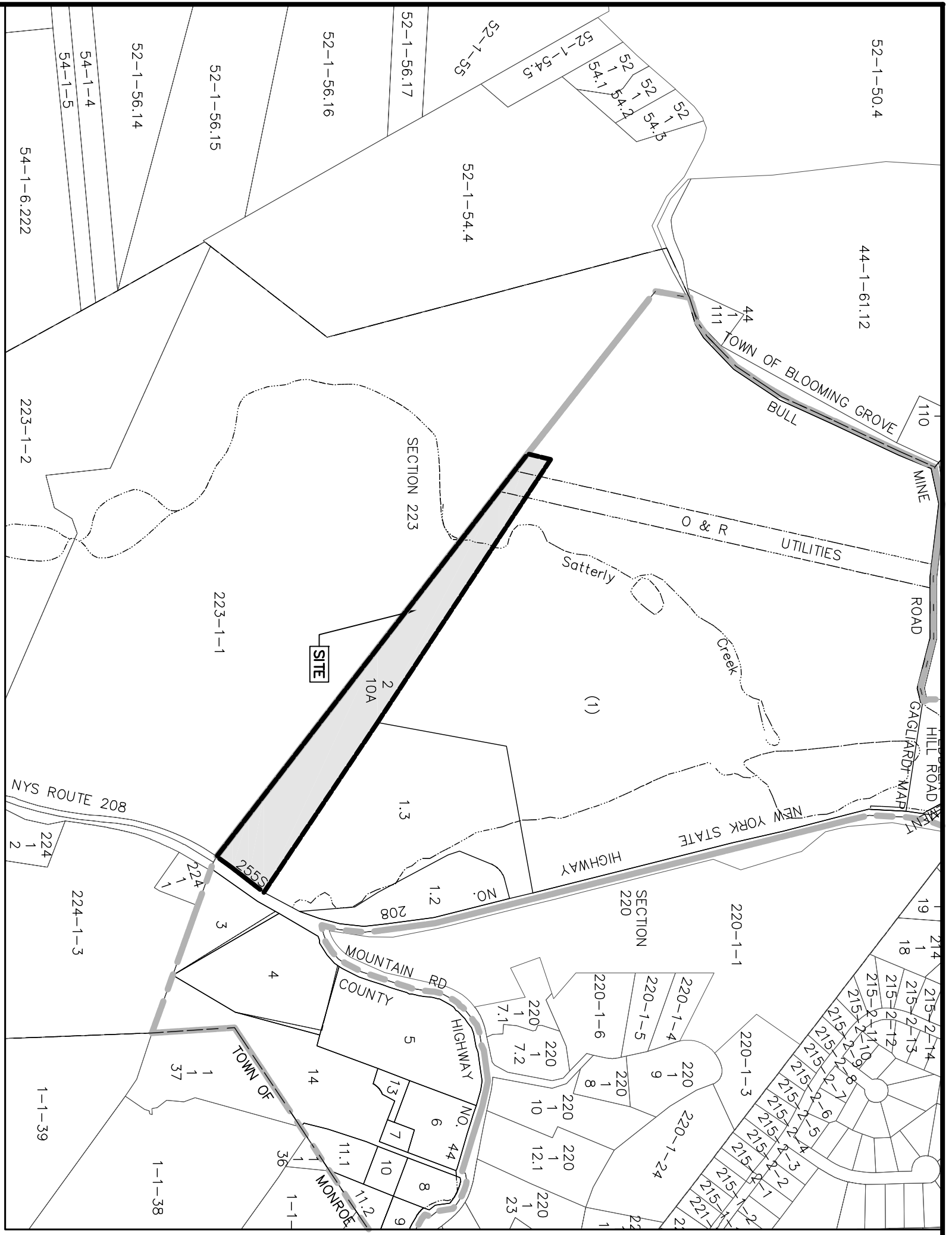


Revised Conceptual Site Plan



- NOTES:**
1. THIS PROPERTY IS COMPRISED OF TAX LOTS 219-1-2.1 AND 219-1-2.2 AS SHOWN ON THE VILLAGE OF SOUTH BLOOMING GROVE TAX MAP.
 2. TOTAL AREA= 8.971 AC (390,777.94 SF)
 3. ZONE: ORI (OFFICE RESEARCH)
 4. PROPOSED USE: OFFICE BUILDING AND WAREHOUSE.
 5. THE PROPERTY IS LOCATED WITHIN THE FOLLOWING OVERLAY DISTRICT AS DEFINED IN THE VILLAGE OF SOUTH BLOOMING GROVE ZONING CODE:
 - SCENIC GATEWAYS OVERLAY DISTRICT
 - SURFACE WATER OVERLAY DISTRICT
 - RIDGE LINE & SIGNIFICANT BIOLOGICAL OVERLAY DISTRICT
 - SCENIC VIEWSHED AND SIGNIFICANT BIOLOGICAL OVERLAY DISTRICT
 6. THIS PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY LANG & TULLY ENGINEERING SURVEYING, P.C. DATED DECEMBER 7 2017.
 7. THIS PLAN HAS BEEN PREPARED AS A CONCEPTUAL PLAN FOR INFORMAL REVIEW AND DISCUSSION ONLY.

BULK TABLE

DISTRICT/ORI	MIN. LOT AREA (SQ. FT.)	STREET FRONTAGE (FT)	FRONT YARD	SIDE YARD	REAR YARD	ACC. SIDE YARD	ACC. REAR YARD	MAXIMUM HEIGHT (STORY)	MAXIMUM HEIGHT (FT)	BUILDING COVERAGE %	IMPERVIOUS SURFACE** (SQ. FT.)
REQUIRED	20,000	200	50	50	50	10	10	2	35	20	195,388.0
EXISTING	390,777.8	255.17	226.3	71.7	>1000	71.7	>1000	1	15 ±	0.82	3,200.1
PROPOSED	390,777.8	255.17	226.3	36.5*	887.6	10	694.2	4*	44*	11.9	230,711.6*

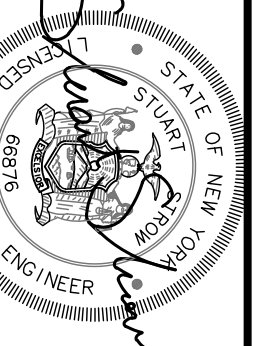
IMPERVIOUS SURFACE COVERAGE CALCULATIONS

EXISTING BUILDING	OFFICE BUILDING	WAREHOUSE	PAVEMENT	TOTAL
3,200.1 SQ. FT.	28,400.0 SQ. FT.	19,572.9 SQ. FT.	124,984.0 SQ. FT.	230,711.6 SQ. FT.

PARKING CALCULATIONS

USE	REQUIREMENT	FLOOR AREA	SPACE REQUIRED
PROPOSED OFFICE BUILDING	1 SPACE PER 300 SQ. FT. OF FLOOR AREA	TOTAL FLOOR AREA = 26,400 SQ. FT. ADJUSTED FLOOR AREA = 18,480 SQ. FT. (SEE NOTE 1 BELOW)	73,920 SQ. FT. / 300 SQ. FT. = 247 SPACES
EXISTING OFFICE BUILDING & WAREHOUSE	1 SPACE PER 300 SQ. FT. OF FLOOR AREA (SEE NOTE 2 BELOW)	BUILDING AREA 3,200 SQ. FT. WAREHOUSE AREA 3,200 SQ. FT.	3,200 SQ. FT. / 300 SQ. FT. = 11 SPACES 3,200 SQ. FT. / 1,000 SQ. FT. = 4 SPACES
PROPOSED WAREHOUSE	1 SPACE PER 1,000 SQ. FT. OF FLOOR AREA (SEE NOTE 2 BELOW)	TOTAL SPACES REQUIRED	16,920 SQ. FT. / 1,000 SQ. FT. = 17 SPACES
TOTAL	TOTAL SPACES PROVIDED		314

- NOTE:**
- 1) DEDUCT 30% FOR COMMON SPACES.
 - 2) APPLICANT PROPOSES REDUCTION OF WAREHOUSE PARKING REQUIREMENT BASED UPON TYPICAL USE AND EMPLOYEES.



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DATE: 3/10/2022
DRAWING NO: 1

PROJECT: 577 ROUTE 208 LLC
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY
NEW YORK

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DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE NYS EDUCATION LAW, ARTICLE 145, SECTION 7209 SUBSECTION 2.

REV	DESCRIPTION	BY	DATE
1	UPDATE WAREHOUSE AREA	HL	04/12/22