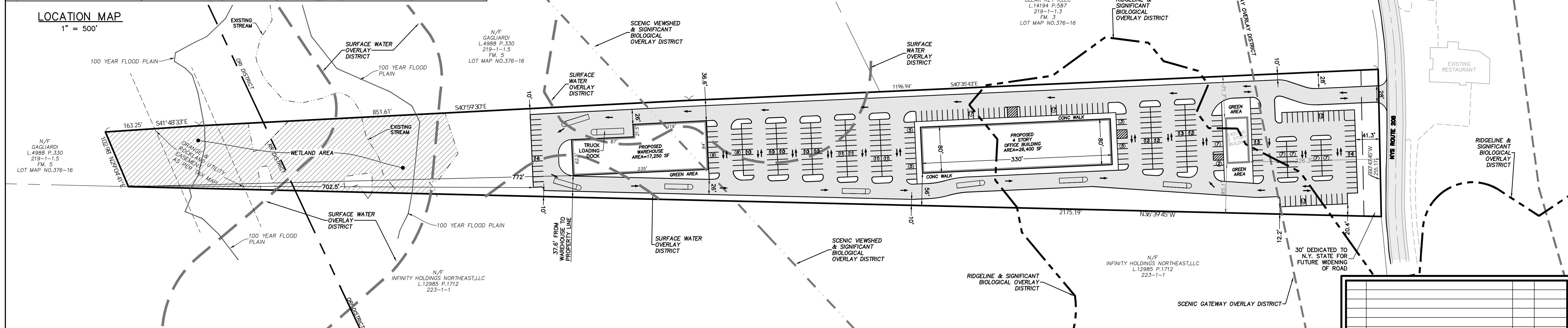


**LOCATION MAP**

1" = 500'



**NOTES:**

- 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.
- TOTAL AREA= 8.971 AC (390,777.84 SF)
- ZONE: ORI (OFFICE RESEARCH).  
RR (RURAL RESIDENTIAL).
- PROPOSED USE: OFFICE BUILDING AND WAREHOUSE.
- 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  
RIDGELINE & SIGNIFICANT BIOLOGICAL OVERLAY DISTRICT  
SCENIC VIEWSHED AND SIGNIFICANT BIOLOGICAL OVERLAY DISTRICT
- THIS PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY LANC & TULLY ENGINEERING SURVEYING, P.C. DATED DECEMBER 7, 2017.
- THIS PLAN HAS BEEN PREPARED AS A CONCEPTUAL PLAN FOR INFORMAL REVIEW AND DISCUSSION ONLY.

**BULK TABLE**

DISTRICT:	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	36.6*	772	10	702.5	4*	48*	12.0	226,619.7*

\* VARIANCE REQUIRED.  
\*\* 50% OF THE TOTAL PROJECT AREA

**IMPERVIOUS SURFACE COVERAGE CALCULATIONS**

EXISTING BUILDING	3,200.1 SQ. FT.
OFFICE BUILDING	26,400.0 SQ. FT.
WAREHOUSE	17,498.2 SQ. FT.
CONC WALK	9,197.5 SQ. FT.
PAVEMENT	170,323.9 SQ. FT.
<b>TOTAL</b>	<b>226,619.7 SQ. FT.</b>

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)	18,480 SQ. FT. X 4 = 73,920 SQ. FT.	73,920 SQ. FT. / 300 SQ. FT. =	247 SPACES
EXISTING BUILDING & WAREHOUSE	1 SPACE PER 300 SQ. FT. OF FLOOR AREA 1 SPACE PER 1,000 SQ. FT. OF FLOOR AREA (SEE NOTE 2 BELOW)	BUILDING AREA 3,200 SQ. FT.		3,200 SQ. FT. / 300 SQ. FT. =	11 SPACES
		WAREHOUSE AREA 3,200 SQ. FT.		3,200 SQ. FT. / 1000 SQ. FT. =	4 SPACES
PROPOSED WAREHOUSE	1 SPACE PER 1,000 SQ. FT. OF FLOOR AREA (SEE NOTE 2 BELOW)	17,250 SQ. FT.		17,250 SQ. FT. / 1,000 SQ. FT. =	18 SPACES
<b>TOTAL SPACES REQUIRED</b>					<b>280</b>
<b>TOTAL SPACES PROVIDED</b>					<b>315</b>

**NOTE:**

- DEDUCT 30% FOR COMMON SPACES.
- APPLICANT PROPOSES REDUCTION OF WAREHOUSE PARKING REQUIREMENT BASED UPON TYPICAL USE AND EMPLOYEES.

REV	DESCRIPTION	BY	DATE

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

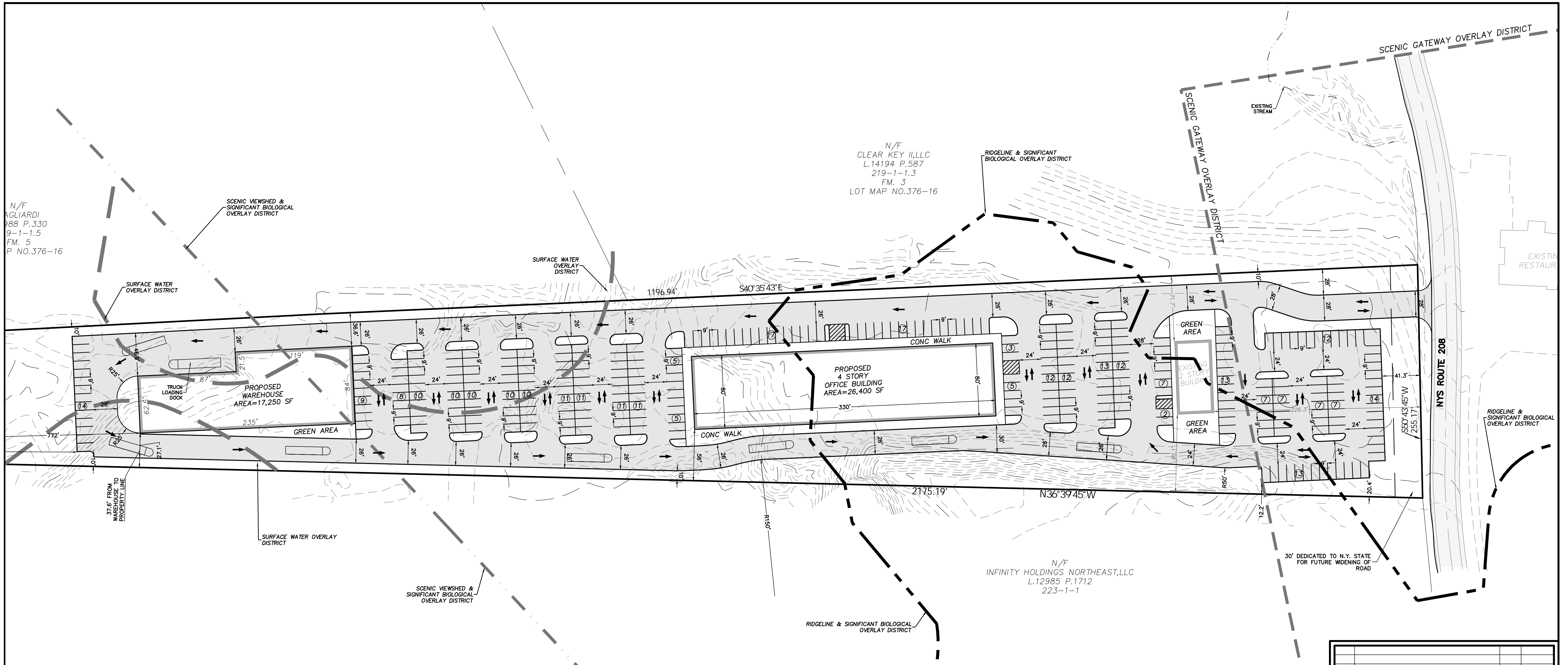
**BROOKER ENGINEERING, PLLC**  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING  
 www.BrookerEngineering.com  
 74 Lafayette Avenue, Suite 501 Suffern, NY 10901 (845) 357-4411  
 22 Paris Avenue, Suite 105 Rockleigh, NJ 07647 (201) 684-1221

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

**RMF HOLDING OVERALL CONCEPTUAL SITE PLAN**

STUART STROW  
 PROFESSIONAL ENGINEER  
 N.Y.S. Lic. No. 66876

PROJECT NO: 21344  
 DRAWN: HL  
 CHECKED: S.S.  
 SCALE: N.T.S.  
 GRAPHIC SCALE: 0 80' 160'  
 DATE: 3/10/2022  
 DRAWING NO: 1



N/F  
AGLIARDI  
988 P.330  
9-1-1.5  
FM. 5  
P. NO.376-16

N/F  
CLEAR KEY II,LLC  
L.14194 P.587  
219-1-1.3  
FM. 3  
LOT MAP NO.376-16

RIDGELINE & SIGNIFICANT  
BIOLOGICAL OVERLAY DISTRICT

SCENIC GATEWAY OVERLAY DISTRICT

EXISTING  
RESTAURANT

RIDGELINE & SIGNIFICANT  
BIOLOGICAL OVERLAY DISTRICT

NYS ROUTE 208

N/F  
INFINITY HOLDINGS NORTHEAST,LLC  
L.12985 P.1712  
223-1-1

RIDGELINE & SIGNIFICANT  
BIOLOGICAL OVERLAY DISTRICT

30' DEDICATED TO N.Y. STATE  
FOR FUTURE WIDENING OF  
ROAD

**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.
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\* VARIANCE REQUIRED.  
\*\* 50% OF THE TOTAL PROJECT AREA

**IMPERVIOUS SURFACE COVERAGE CALCULATIONS**

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EXISTING WAREHOUSE	17,498.2 SQ. FT.
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- 2) APPLICANT PROPOSES REDUCTION OF WAREHOUSE PARKING REQUIREMENT BASED UPON TYPICAL USE AND EMPLOYEES.

REV	DESCRIPTION	BY	DATE

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

TITLE:  
**RMF HOLDING  
CONCEPTUAL PART PLAN**

STUART STROW  
PROFESSIONAL ENGINEER  
N.Y.S. Lic. No. 66876

PROJECT NO: 21344  
DRAWN: HL  
CHECKED: S.S.  
SCALE: 1" = 50'  
GRAPHIC SCALE:  
DATE: 3/10/2022  
DRAWING NO: 2