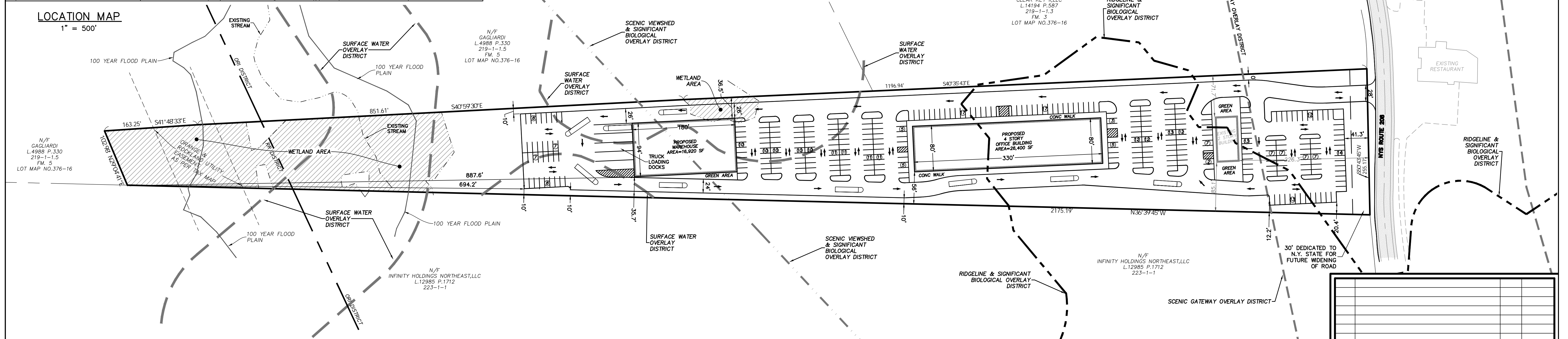


LOCATION MAP
1" = 500'



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	36.5*	887.6	10	694.2	4*	48*	11.9	230,711.6*

* 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	16,920.0 SQ. FT.
CONC WALK	9,197.5 SQ. FT.
PAVEMENT	174,994.0 SQ. FT.
TOTAL	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)	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)	16,920 SQ. FT.		16,920 SQ. FT. / 1,000 SQ. FT. =	17 SPACES
TOTAL SPACES REQUIRED					279
TOTAL SPACES PROVIDED					314

NOTE:

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

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

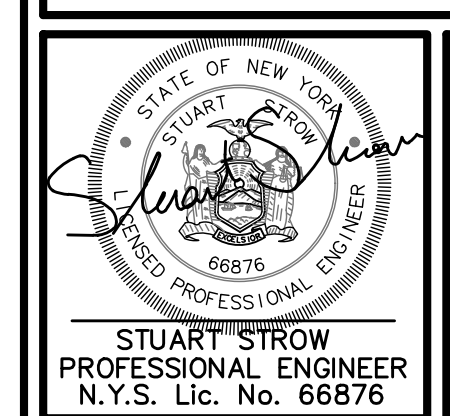
DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

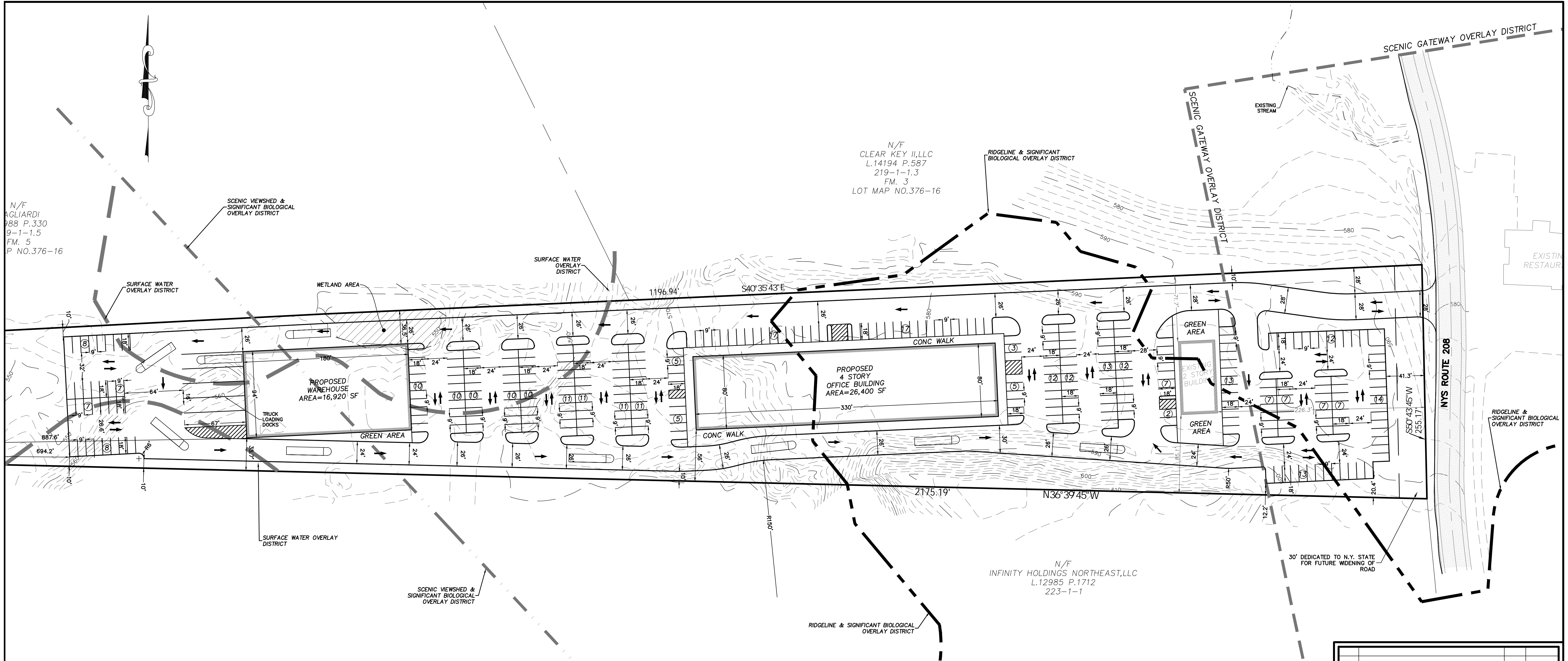
BROOKER ENGINEERING, PLLC
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING
www.BrookerEngineering.com
74 Lafayette Avenue, Suite 501 Suffern, NY 10901 (845) 357-4411
22 Paris Avenue, Suite 105 Rockleigh, NJ 07647 (201) 684-1221

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

RMF HOLDING OVERALL CONCEPTUAL SITE PLAN

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





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

IMPERVIOUS SURFACE COVERAGE CALCULATIONS

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

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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