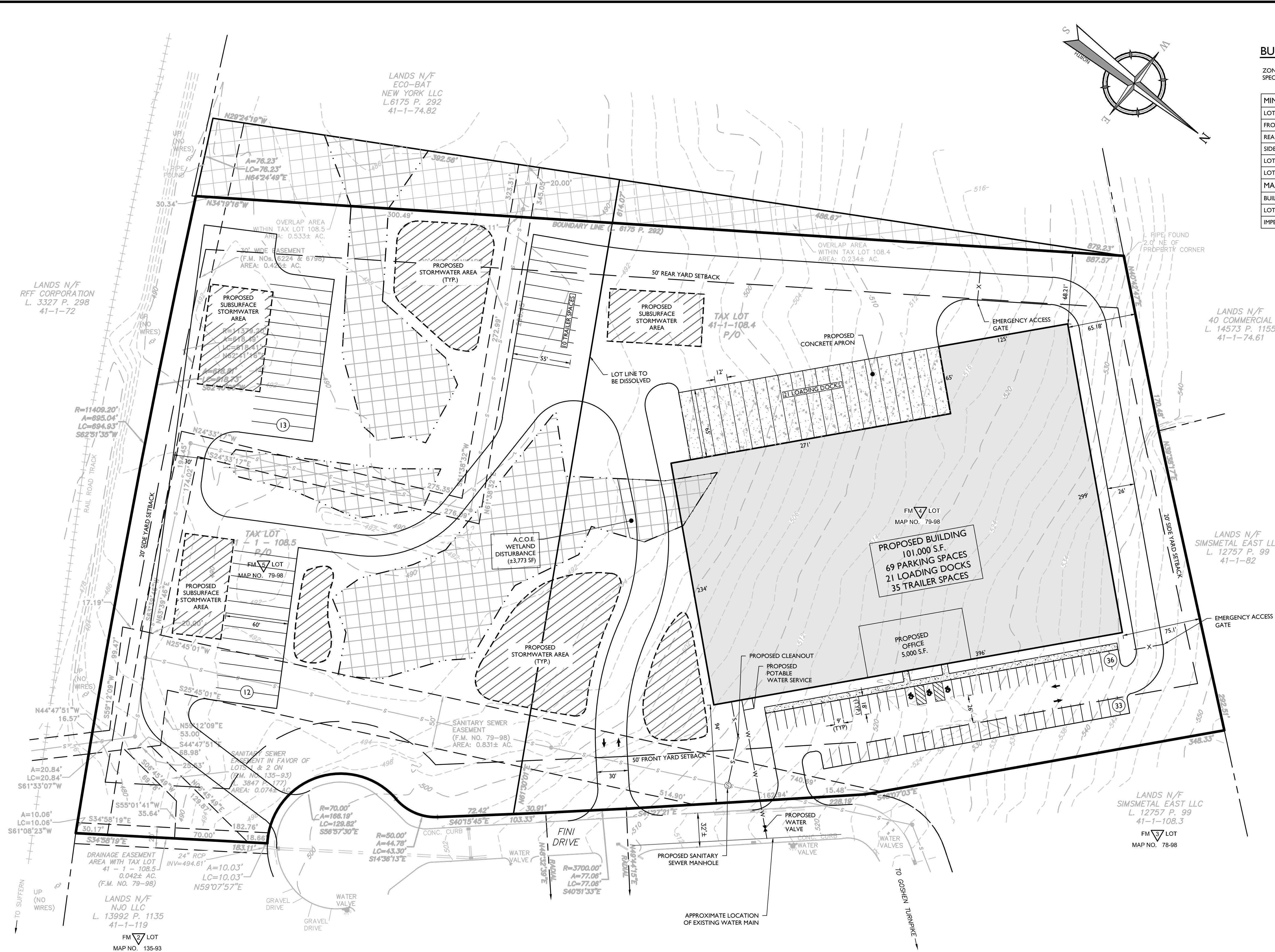


2021.03.01 10:01 AM Engineering/Concept/Concept.dwg C:\P\Concept.dwg By: CLK/CORRACK

SURVEY REFERENCE:

1. EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE "TOPOGRAPHICAL MAP PREPARED FOR RDM GROUP, TOWN OF WALLKILL, ORANGE COUNTY, NEW YORK" PREPARED BY LANIC & TULLY ENGINEERING AND SURVEYING, P.C. DATED 04/6/2021.



BULK TABLE

ZONING DISTRICT: ENT ; (ENTERPRISE DISTRICT)  
SPECIAL USE SUBJECT TO SITE PLAN APPROVAL ; WAREHOUSE

MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	40,000 S.F.	541,674 SF (12.4 ACRES)	OK
FRONT YARD SETBACK	50 FEET	94 FEET	OK
REAR YARD SETBACK	50 FEET	68.21 FEET	OK
SIDE YARD SETBACK	20 FEET	65.18 FEET	OK
LOT DEPTH	200 FEET	517.57 FEET	OK
LOT WIDTH	150 FEET	1,087 FEET	OK
MAXIMUM			
BUILDING HEIGHT	35 FEET	45 FEET	VARIANCE REQUIRED
LOT COVERAGE	40%	18.6%	OK
IMPERVIOUS COVERAGE	70%	50.93%	OK

TAX LOT:

41-1-108.4  
±303,438 S.F.  
±6.966 ACRES  
41-1-108.5  
±238,230 S.F.  
±5.469 ACRES

OWNER:

LAMPET CONSTRUCTION CORP  
2040 BAYLUS AVE  
ELMONT, NEW YORK 11003

APPLICANT:

RDM GROUP  
1 INTERNATIONAL BOULEVARD, SUITE 410  
MAHWAH, NEW JERSEY 07430

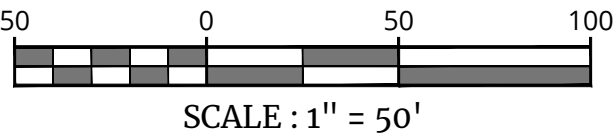
LEGEND

	EXISTING
PROJECT SITE	
ADJACENT PROPERTY LINES	
MUNICIPAL BOUNDARY	
PROPERTY SETBACK	
MAJOR CONTOUR LINE	
MINOR CONTOUR LINE	
STORMWATER AREA	
LANDSCAPE BUFFER	
WETLAND BOUNDARY	

PARKING REQUIREMENTS:

OFFICE USE:  
1 PER 300 SF OF FLOOR AREA  
5,000 SF = 17 SPACES REQUIRED  
  
WAREHOUSE USE:  
1 PER 1,500 SF OF FLOOR AREA UP TO 10,000 SQFT = 7  
1 PER 5,000 SF OF FLOOR AREA BEYOND 10,000 SQFT = 18  
  
TOTAL PARKING REQUIRED = 42 SPACES  
TOTAL PARKING PROVIDED = 69 SPACES

A.C.O.E. WETLAND DISTURBANCE:  
TOTAL DISTURBANCE = 3,773 SF



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CONCEPT PLAN

FOR  
FINI DRIVE  
RDM GROUP

TAX LOT:  
41-1-108.4  
41-1-108.5

TOWN OF WALLKILL  
ORANGE COUNTY  
NEW YORK STATE

Colliers

Engineering  
& Design

NEWBURGH  
555 Hudson Valley Avenue  
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SCALE: AS SHOWN	DATE: 4/21/2021	DRAWN BY: SMB	CHECKED BY: JED
PROJECT NUMBER: 21000136A	DRAWING NAME: C-CONPT		

SHEET TITLE:

CONCEPT PLAN

SHEET NUMBER:  
01 of 01

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.