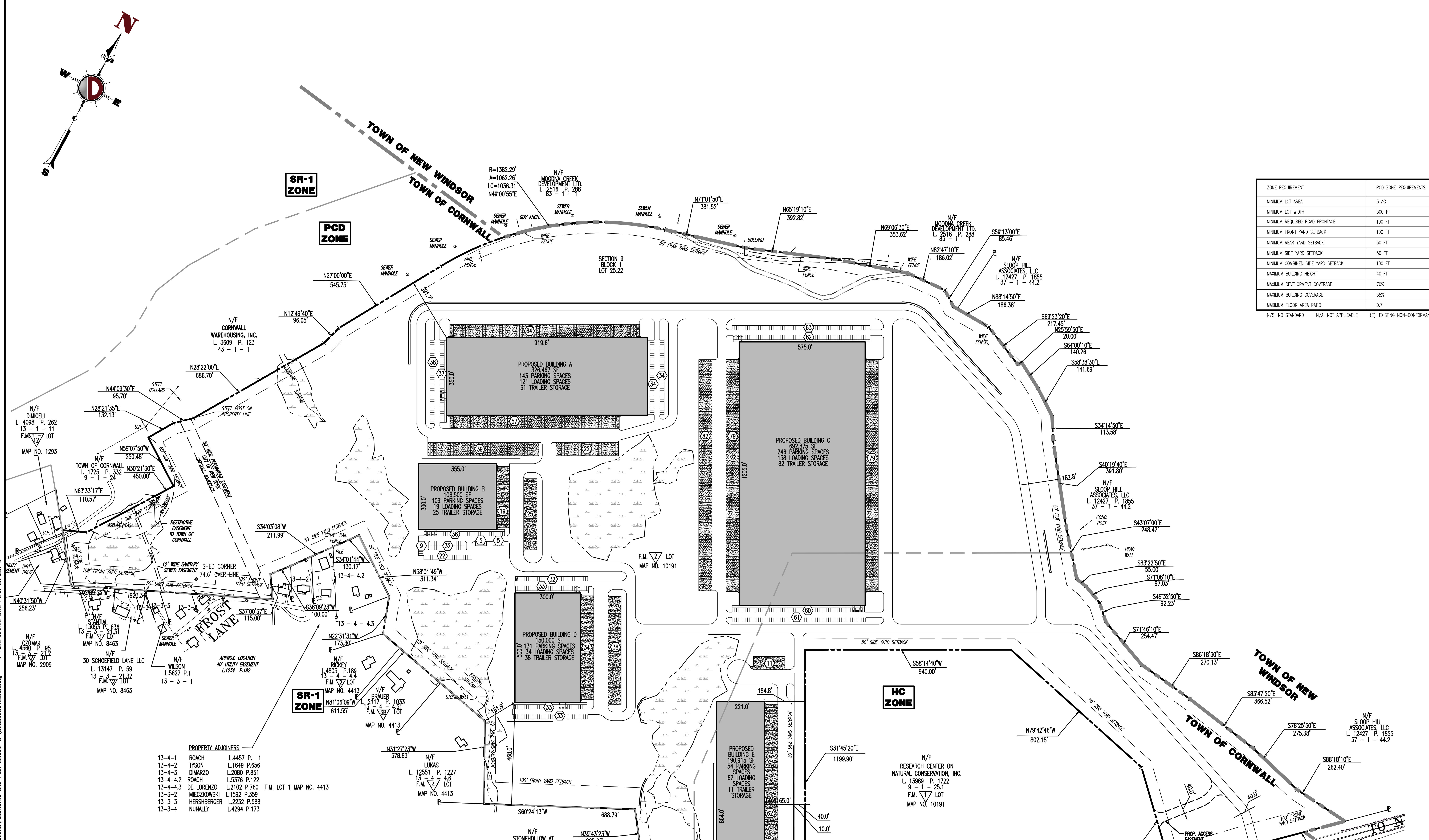

GENERAL NOTES

1. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
4. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
5. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
7. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
8. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
9. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
10. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
11. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. , ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
12. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
13. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION DOCUMENTS. THIS REVIEW SHALL NOT INCLUDE REVIEW OF THE ACCURACY OR COMPLETENESS OF DETAILS, SUCH AS QUANTITIES, DIMENSIONS, WEIGHTS OR GAUGES, FABRICATION PROCESSES, CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
14. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
15. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
16. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
17. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
18. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
19. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
20. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

   WETLANDS MAP PREPARED FOR CORNWALL COMMONS
   LANC & TULLY ENGINEERING AND SURVEYING, PC
   PO BOX 687, RT. 207
   GOSHEN, NY 10924
   A-98-148-303
2. APPLICANT: TREETOP DEVELOPMENT
   500 FRANK W BURR BOULEVARD #47
   TEANECK, NJ 07666
3. OWNER: CORNWALL COMMONS, LLC
   615 ROUTE 32
   HIGHLAND MILLS, NY 10930
4. PARCEL DATA: BLOCK 1, LOT 25.22
   TOWN OF CORNWALL
   ORANGE COUNTY, NY
5. ZONE: ZONE PCD (PLANNED COMMERCIAL ZONE)
   ZONE HC (HIGHWAY COMMERCIAL)
6. EXISTING USE: VACANT
7. PROPOSED USE: PCD: PLANNED INDUSTRIAL PARK **(SPECIAL PERMITTED USE)** (§ 158 – ATTACHMENT 11)
   HC: BUSINESS WHICH COMBINE OFFICE SPACE WITH A WAREHOUSE OR CENTER FOR DISTRIBUTION OF PRODUCTS **(PERMITTED USE)** (§ 158 – ATTACHMENT 8)
8. SCHEDULE OF ZONING REQUIREMENTS (§ 158–ATTACHMENT 12)

ZONE REQUIREMENT	PCD ZONE REQUIREMENTS	PCD ZONE–PROPOSED	HC ZONE REQUIREMENTS (FOR REFERENCE ONLY)	HC ZONE–PROPOSED (FOR REFERENCE ONLY)	PROPOSED OVERALL
MINIMUM LOT AREA	3 AC	136.5 AC. (5,946,215 SF)	40,000 SF	39.3 AC. (1,709,842 SF)	175.8 AC (7,656,057 SF)
MINIMUM LOT WIDTH	500 FT	1,980 FT	200 FT	1,276 FT	2,780 SF
MINIMUM REQUIRED ROAD FRONTAGE	100 FT	202 FT	200 FT	1,334 FT	1,536 FT
MINIMUM FRONT YARD SETBACK	100 FT	100 FT	55 FT	100.0 FT	100.0 FT
MINIMUM REAR YARD SETBACK	50 FT	291.7 FT	75 FT	N/A	291.7 FT
MINIMUM SIDE YARD SETBACK	50 FT	161.9 FT	20 FT	100 FT	161.9 FT
MINIMUM COMBINED SIDE YARD SETBACK	100 FT	330.3 FT	40 FT	285.6 FT	330.3 FT
MAXIMUM BUILDING HEIGHT	40 FT	49 FT **(V)**	35 FT	49 FT **(V)**	49 FT **(V)**
MAXIMUM DEVELOPMENT COVERAGE	70%	21.5% (1,548,026 SF)	60%	36.0% (615,245 SF)	31.6% (2,422,652 SF)
MAXIMUM BUILDING COVERAGE	35%	20.0% (1,186,870 SF)	30%	16.4% (279,887 SF)	19.2% (1,466,757 SF)
MAXIMUM FLOOR AREA RATIO	0.7	0.2	0.6	0.2	0.21

N/S: NO STANDARD   N/A: NOT APPLICABLE   (E): EXISTING NON-CONFORMANCE   (V): VARIANCE

9. LOT AREA REDUCTION CALCULATION: 197.7 AC (8,612,518 SF) GROSS LOT AREA – 17.1 AC (745,950 SF) WETLANDS AREAS – 4.75 AC (207,018 SF) STEEP SLOPE AREAS (> 25%) = 175.8 AC (7,656,057 SF) NET LOT AREA
10. PLANNED INDUSTRIAL DEVELOPMENT GROUPS
   - A. EXTERIOR WALLS OF ADJACENT BUILDINGS SHALL BE LOCATED NO CLOSER THAN 1.5 TIMES THE HEIGHT OF THE HIGHER BUILDING WALL, BUT IN NO CASE CLOSER THAN 50 FEET. (§ 158–21.J(1))
   - B. THE STANDARDS SET FORTH FOR LIGHT MANUFACTURING USES, SUBSECTION G, SHALL BE ADHERED TO, EXCEPT THAT THE MAXIMUM FLOOR SPACE IN ONE STRUCTURE MAY BE INCREASED 50%.(§ 158–21.J(2))
   - C. ALL FACILITIES SHALL BE SERVICED BY APPROVED SEWER AND WATER SUPPLY SYSTEMS AND THE PLANNING BOARD MAY, AS A CONDITION OF APPROVAL OF SUCH DEVELOPMENTS, REQUIRE THE IMPROVEMENT OF ANY NECESSARY SERVICES AND FACILITIES OFF-SITE, INCLUDING ACCESS ROADS NECESSARY TO SERVE SUCH DEVELOPMENT. (§ 158–21.J(3))
   - D. SHARED COMMERCIAL ACCESSWAYS MAY BE USED TO PROVIDE ACCESS TO PLANNED INDUSTRIAL DEVELOPMENT GROUPS. PUBLIC ROAD FRONTAGE REQUIREMENTS SET FORTH IN THE BULK REGULATIONS OF THIS CHAPTER SHALL NOT APPLY TO PLANNED INDUSTRIAL DEVELOPMENT FACILITIES FRONTING ON SHARED ACCESSWAYS. IN ALL CASES, DIMENSIONS USED IN DETERMINING COMPLIANCE WITH ZONING BULK, FRONTAGE AND SETBACK REGULATIONS SHALL BE MEASURED FROM OR ALONG THE RIGHT-OF-WAY LINES INDICATED FOR THE SHARED COMMERCIAL ACCESSWAYS. (§ 158–21.J(4))
   - E. THE PERFORMANCE STANDARDS OF § 158–17 SHALL BE STRICTLY ADHERED TO. ALL APPLICATIONS UNDER THIS SUBSECTION SHALL DESCRIBE IN DETAIL THE PROCEDURES AND EQUIPMENT TO BE UTILIZED AND SHALL FURTHER INDICATE THE ANTICIPATED CHARACTERISTICS OF THE LIGHT MANUFACTURING PROCESS IN THE FRAMEWORK OF MEASUREMENTS PROVIDED BY § 158–17. (§ 158–21.G(1))
   - F. ALL USES, PROCESSING AND STORAGE SHALL BE WITHIN FULLY ENCLOSED STRUCTURES, AND NO TANKS, CUPOLAS, VENTS OR OTHER APPARATUS PECULIAR TO THE PROCESSING SHALL BE VISIBLE OUTSIDE THE APPROVED BUILDINGS. THE FACADE OF BUILDINGS AND STRUCTURES IN LIGHT MANUFACTURING USES SHALL BE COMPATIBLE WITH ADJACENT DEVELOPMENT AND SHALL BE FULLY LANDSCAPED. THE LANDSCAPING STANDARDS OF § 158–20 SHALL BE INCREASED 50% ON ALL SITES IN LIGHT MANUFACTURING USES. (§ 158–21.G(2))
   - G. ALL ACTIVITIES INVOLVING, AND ALL STORAGE OF, FLAMMABLE AND EXPLOSIVE MATERIALS SHALL BE PROVIDED WITH ADEQUATE SAFETY DEVICES AGAINST THE HAZARD OF FIRE AND ADEQUATE FIRE-FIGHTING AND FIRE-SUPPRESSION EQUIPMENT AND DEVICES STANDARD IN THIS INDUSTRY. BURNING OF WASTE MATERIALS IN OPEN FIRES IS PROHIBITED. THE RELEVANT PROVISIONS OF OTHER STATE AND LOCAL LAWS AND REGULATIONS SHALL ALSO APPLY. (§ 158–17.A(1))
   - H. NO ACTIVITIES SHALL BE PERMITTED WHICH EMIT DANGEROUS RADIOACTIVITY AT ANY POINT. NO ACTIVITIES SHALL BE PERMITTED WHICH PRODUCE ELECTRICAL AND/OR ELECTROMAGNETIC DISTURBANCE (EXCEPT FROM DOMESTIC HOUSEHOLD APPLIANCES AND FROM COMMUNICATIONS EQUIPMENT SUBJECT TO CONTROL OF THE FEDERAL COMMUNICATIONS COMMISSION OR APPROPRIATE FEDERAL AGENCIES) ADVERSELY AFFECTING THE OPERATION AT ANY POINT OF ANY EQUIPMENT OTHER THAN THAT OF THE CREATOR OF SUCH DISTURBANCE. (§ 158–17.A(2))
   - I. NO EMISSION SHALL BE PERMITTED AT ANY POINT FROM ANY CHIMNEY OR OTHERWISE OF VISIBLE GRAY SMOKE OF A SHADE DARKER THAN NO. 1 ON THE RINGELMANN SMOKE CHART AS PUBLISHED BY THE UNITED STATES BUREAU OF MINES (POWER'S MICRO-RINGELMANN CHART, MCGRAW-HILL PUBLISHING COMPANY, 1954, MAY BE USED). THIS PROVISION, APPLICABLE TO VISIBLE GRAY SMOKE, SHALL ALSO APPLY TO VISIBLE SMOKE OF A DIFFERENT COLOR BUT WITH AN EQUIVALENT APPARENT OPACITY. (§ 158–17.A(3))
   - J. NO EMISSION OF FLY ASH, DUST, FUMES, VAPORS, GASES AND OTHER FORMS OF AIR POLLUTION SHALL BE PERMITTED WHICH CAN CAUSE ANY DAMAGE TO HEALTH, TO ANIMALS OR VEGETATION OR TO OTHER FORMS OF PROPERTY OR WHICH CAN CAUSE ANY EXCESSIVE SOILING OF ANY PAINT; AND IN NO EVENT SHALL ANY EMISSION OF ANY SOLID OR LIQUID PARTICLES IN CONCENTRATIONS EXCEEDING ZERO AND 0.3 GRAIN PER CUBIC FOOT OF THE CONVEYING GAS OR AIR AT ANY POINT BE PERMITTED. FOR MEASUREMENT OF THE AMOUNT OF PARTICLES IN GASES RESULTING FROM COMBUSTION, STANDARD CORRECTIONS SHALL BE APPLIED TO A STACK TEMPERATURE OF 500° F. AND 50% EXCESS AIR. (§ 158–17.A(4))
   - K. NO DISCHARGE SHALL BE PERMITTED AT ANY POINT INTO ANY PRIVATE SEWAGE DISPOSAL SYSTEM OR STREET OR INTO THE GROUND OF ANY MATERIALS IN SUCH A WAY OR OF SUCH NATURE OR TEMPERATURE AS CAN CONTAMINATE ANY WATER SUPPLY OR OTHERWISE CAUSE THE EMISSION OF DANGEROUS OBJECTIONABLE ELEMENTS, EXCEPT IN ACCORD WITH STANDARDS APPROVED BY THE STATE DEPARTMENT OF HEALTH, THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WATER POLLUTION CONTROL BOARD OR COUNTY HEALTH DEPARTMENT. NO ACCUMULATION OF SOLID WASTES CONDUCIVE TO THE BREEDING OF RODENTS OR INSECTS SHALL BE PERMITTED. (§ 158–17.A(5))
11. PARKING REQUIREMENTS
   - A. REQUIRED PARKING STALLS FOR AUTOMOBILES SHALL BE A MINIMUM OF NINE FEET WIDE AND 19 FEET IN LENGTH. (§ 158–16.A(3))
   - B. ALL OPEN PARKING AREAS SHALL BE PROPERLY DRAINED, AND ALL SUCH AREAS SHALL BE PROVIDED WITH A BITUMINOUS PAVED SURFACE OF STRUCTURE ADEQUATE FOR THE INTENDED USE AS APPROVED BY THE PLANNING BOARD AND ENGINEER FOR THE TOWN, EXCEPT FOR PARKING SPACES ACCESSORY TO A ONE-FAMILY OR A TWO-FAMILY RESIDENCE. (§ 158–16.A(5))
   - C. REQUIRED ACCESSORY PARKING SPACES, OPEN OR ENCLOSED, SHALL BE PROVIDED UPON THE SAME LOT AS THE USE TO WHICH THEY ARE ACCESSORY OR ELSEWHERE, PROVIDED THAT ALL SPACES THEREIN ARE LOCATED WITHIN 500 FEET WALKING DISTANCE OF SUCH LOT. IN ALL CASES, SUCH PARKING SPACES SHALL CONFORM TO ALL THE REGULATIONS OF THE DISTRICT IN WHICH THE PARKING SPACES ARE LOCATED. (§ 158–16.A(8))
   - D. WHEN A PARKING LOT IS LOCATED PARTLY IN ONE DISTRICT AND PARTLY IN ANOTHER DISTRICT, THE REGULATIONS FOR THE DISTRICT REQUIRING THE GREATER NUMBER OF PARKING SPACES SHALL APPLY TO THE ENTIRE LOT. PARKING SPACES ON SUCH LOT MAY BE LOCATED WITHOUT REGARD TO DISTRICT LINES, PROVIDED THAT NO SUCH PARKING SPACES SHALL BE LOCATED IN ANY RESIDENCE DISTRICT. (§ 158–16.A(9))
   - E. THE OUTDOOR STORAGE OR PARKING AND USE OF A TRAILER WHICH EXCEEDS 25 FEET IN LENGTH BY ANY PERSON OR PERSONS IS HEREBY PROHIBITED IN ALL DISTRICTS, EXCEPT THAT ONE SUCH TRAILER ONLY MAY BE STORED, BUT NOT USED FOR ANY PURPOSE, ON AN OCCUPIED LOT OF 40,000 SQUARE FEET OR MORE IN A RESIDENCE DISTRICT, AND PROVIDED THAT SUCH TRAILER IS NOT STORED BETWEEN THE STREET LINE AND THE PRINCIPAL BUILDING NOR IN ANY REQUIRED YARD. (§ 158–16.H(1))
   - F. WHOLESALE ESTABLISHMENTS OR WAREHOUSES SHALL HAVE ONE SPACE FOR EACH TWO EMPLOYEES IN THE MAXIMUM WORKING SHIFT OR EVERY 1,000 SQUARE FEET OF FLOOR AREA, WHICHEVER IS GREATER. (§ 158–16.B(41))
   - G. PARKING CALCULATION:

     (1,466,757 SF)*(1 PARKING SPACES/1000 SF) = 1,467 SPACES REQUIRED
     = 683 SPACES PROVIDED **(WAIVER – (§ 158–16.A(7)(C))**
12. LOADING REQUIREMENTS
   - A. SUCH FACILITIES SHOULD BE A MINIMUM OF 12 FEET BY 20 FEET, WITH SUFFICIENT BACKUP AND TURNING SPACE, OR OF ANY SUCH OTHER DIMENSION AS MAY BE APPROVED BY THE PLANNING BOARD AS ADEQUATE FOR THE PROSPECTIVE USE (§ 158–16.C(1))
   - B. PERMITTED OR REQUIRED LOADING BERTHS, OPEN OR ENCLOSED, MAY BE PROVIDED IN SPACES DESIGNED TO SERVE JOINTLY TWO OR MORE ADJACENT ESTABLISHMENTS, PROVIDED THAT THE NUMBER OF REQUIRED BERTHS IN SUCH JOINT FACILITIES SHALL NOT BE LESS THAN THE AGGREGATE OF ALL SUCH REQUIREMENTS. (§ 158–16.C(2))
   - C. ON LOTS DIVIDED BY DISTRICT BOUNDARIES. LOADING BERTHS ON SUCH LOT MAY NOT BE LOCATED IN ANY RESIDENCE DISTRICT UNLESS THE USE TO WHICH THEY ARE ACCESSORY IS PERMITTED IN SUCH DISTRICT. (§ 158–16.C(3))
   - D. SUFFICIENT LOADING BERTHS TO PROVIDE ADEQUATELY FOR THE PROPOSED USE SHALL BE PROVIDED. THE PLANNING BOARD SHALL, IN CONSULTATION WITH THE APPLICANT, DETERMINE THE APPROPRIATE NUMBER OF LOADING BERTHS SPECIFIC TO SUCH USE. (§ 158–16.C(4))
13. DRIVEWAY REQUIREMENTS
   - A. MINIMUM AISLE SPACE SHALL BE AS FOLLOWS: FOR NINETY-DEGREE ANGLE PARKING, 25 FEET; FOR SIXTY-DEGREE ANGLE PARKING, 18 FEET; FOR FORTY-FIVE-DEGREE ANGLE PARKING, 15 FEET. (§ 158–16.A(3))
   - B. UNOBSTRUCTED ACCESS TO AND FROM A STREET WITH INTERNAL TURNAROUND AREA SHALL BE PROVIDED. SUCH ACCESS SHALL CONSIST OF AT LEAST ONE TWENTY-FOOT LANE FOR PARKING AREAS WITH 20 SPACES OR MORE. NO ENTRANCE OR EXIT FOR ANY OFF-STREET PARKING AREA SHALL BE LOCATED WITHIN 75 FEET OF ANY STREET INTERSECTION. (§ 158–16.A(4))
   - C. NO DRIVEWAY SHALL PROVIDE ACCESS TO A LOT LOCATED IN ANOTHER DISTRICT, WHICH LOT IS USED FOR ANY PURPOSE PROHIBITED, EXCEPT RESIDENTIAL, IN THE DISTRICT IN WHICH SAID DRIVEWAY IS LOCATED. (§ 158–16.F(1))
   - D. NO PORTION OF ANY DRIVEWAY SHALL HAVE A GRADE EXCEEDING 15%. WHERE THE SLOPE OF A DRIVEWAY EXCEEDS 10% THE PLANNING BOARD MAY SET REASONABLE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE PROVISION OF A TEMPORARY PARKING AREA, IN ORDER TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE. (§ 158–16.F(2))
14. BUFFER REQUIREMENTS
   - A. WHEREVER A PARKING AREA OF OVER FIVE SPACES ABUTS OR IS WITHIN 15 FEET OF THE SIDE OR REAR LOT LINES OF A LOT IN ANY RESIDENCE DISTRICT, SAID PARKING LOT SHALL BE SCREENED FROM SUCH ADJOINING LOT BY A SUBSTANTIAL WALL, FENCE OR THICK HEDGE APPROVED BY THE PLANNING BOARD. GENERALLY, SUCH SCREEN SHALL BE NOT LESS THAN THREE NOR MORE THAN EIGHT FEET IN HEIGHT. (§ 158–16.E(1))
   - B. WHENEVER A PARKING AREA OF OVER FIVE SPACES IS LOCATED ACROSS THE STREET FROM OTHER LAND IN ANY RESIDENCE DISTRICT, IT SHALL BE SCREENED FROM THE VIEW OF SUCH LAND BY A THICK HEDGE, WALL OR FENCE APPROVED BY THE PLANNING BOARD, LOCATED ALONG A LINE DRAWN PARALLEL TO THE STREET AND A DISTANCE OF 20 FEET THEREFROM, SUCH SCREENING TO BE INTERRUPTED ONLY AT POINTS OF INGRESS AND EGRESS. GENERALLY, NO SUCH SCREENING SHALL BE LESS THAN THREE FEET NOR MORE THAN EIGHT FEET IN HEIGHT. THE OPEN AREA BETWEEN SUCH SCREENING AND THE STREET SHALL BE LANDSCAPED IN HARMONY WITH THE LANDSCAPING PREVAILING ON NEIGHBORING PROPERTIES FRONTING ON THE SAME STREET. TWO IDENTIFICATION AND DIRECTIONAL SIGNS LOCATED ON THE STREET SIDE OF SUCH SCREENING SHALL BE PERMITTED; HOWEVER, THEY SHALL NOT EXCEED AN AREA OF THREE SQUARE FEET EACH. (§ 158–16.E(2))
   - C. ANY PERMITTED OR ACCESSORY USES WITHIN 50 FEET OF ANY RESIDENTIAL USE OR DISTRICT OR ACROSS ANY STREET FROM SUCH A USE SHALL BE PROVIDED WITH PROTECTIVE BUFFERS OF NOT LESS THAN 10 FEET WHICH SHALL BE ADEQUATELY LANDSCAPED OR SCREENED. (§ 158–25.L)
   - D. ALL SPECIAL PERMIT USES WHICH ABUT OR ARE WITHIN 300 FEET OF OR ARE SET BACK 300 FEET FROM ANY LOT LINE OF ANY RESIDENTIAL USE OR DISTRICT SHALL BE REVIEWED BY THE PLANNING BOARD TO DETERMINE IF A BUFFER AREA IS REQUIRED FOR SUCH SPECIAL PERMIT USE. IN GRANTING SITE PLAN APPROVAL, THE PLANNING BOARD MAY REQUIRE SUCH SCREENING AND/OR PLANTINGS AS WILL SUFFICIENTLY INSULATE AND SCREEN THE SUBJECT USE FROM THE SURROUNDING AREA, INCLUDING VISUAL, ACOUSTIC, SEISMIC OR AIRBORNE EMISSIONS. ANY SPECIAL PERMIT USE FOR WHICH A BUFFER IS REQUIRED SHALL PROVIDE A BUFFER OF NOT LESS THAN 50 FEET IN WIDTH SUITABLY LANDSCAPED AND SCREENED BASED ON THE EXISTING VEGETATION AND TOPOGRAPHY SATISFACTORY TO THE PLANNING BOARD. (§ 158–41.I)
15. LANDSCAPE REQUIREMENTS
   - A. LAND AREA RESTRICTED FROM DEVELOPMENT COVERAGE BY THE BULK TABLES SHALL BE PRESERVED IN NATURAL LANDSCAPE OR SHALL BE REESTABLISHED TO THE FOLLOWING GENERAL STANDARD: ONE DECIDUOUS OR EVERGREEN TREE, 3 1/2 INCHES CALIPER PER 2,000 SQUARE FEET OF AREA. (§ 158–20.A)
   - B. THE AREA CONSTITUTING THE DEVELOPMENT COVERAGE SHALL BE LANDSCAPED TO THE FOLLOWING GENERAL STANDARD: ONE DECIDUOUS OR EVERGREEN TREE PER 5,000 SQUARE FEET OF AREA; ONE LOW-PLANTING SPECIES PER 10 LINEAR FEET OF PARCEL PERIMETER. (§ 158–20.B)

GRAPHIC SCALE
-200 0 100 200 400 800
(IN FEET)
1 INCH = 200 FT.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

Rev.	Date	Comments	By

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TITLE: ALTERNATIVE SITE PLAN EXHIBIT 'D' (INCREASED RESIDENTIAL BUFFER OPTION)

PROJECT: **CORNWALL LOGISTICS, LLC**
PROPOSED INDUSTRIAL WAREHOUSE
SECTION 9, BLOCK 1, LOT 25.22
2615 US ROUTE 9 WEST
TOWN OF CORNWALL, ORANGE COUNTY, NEW YORK

JOB No:	2803-99-012
DATE:	01/18/2023
DRAWN BY:	CAM
DESIGNED BY:	RDM
CHECKED BY:	JMS
CHECKED BY:	–
SCALE:	(H) 1"=200' (V)
SHEET No:	1 OF 1
Rev. #	0

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

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File: \\decpc.local\decfolders\Data\DECPC PROJECTS\2803 Treetop Development\99-012 Cornwall NY\Dwg\Exhibits (Misc)\Alternative Site Plan Exhibits\Alternative Site Plan Exhibit 'D'\D280399012SXS.dwg, ---> ALTERNATIVE SITE PLAN EXHIBIT D

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