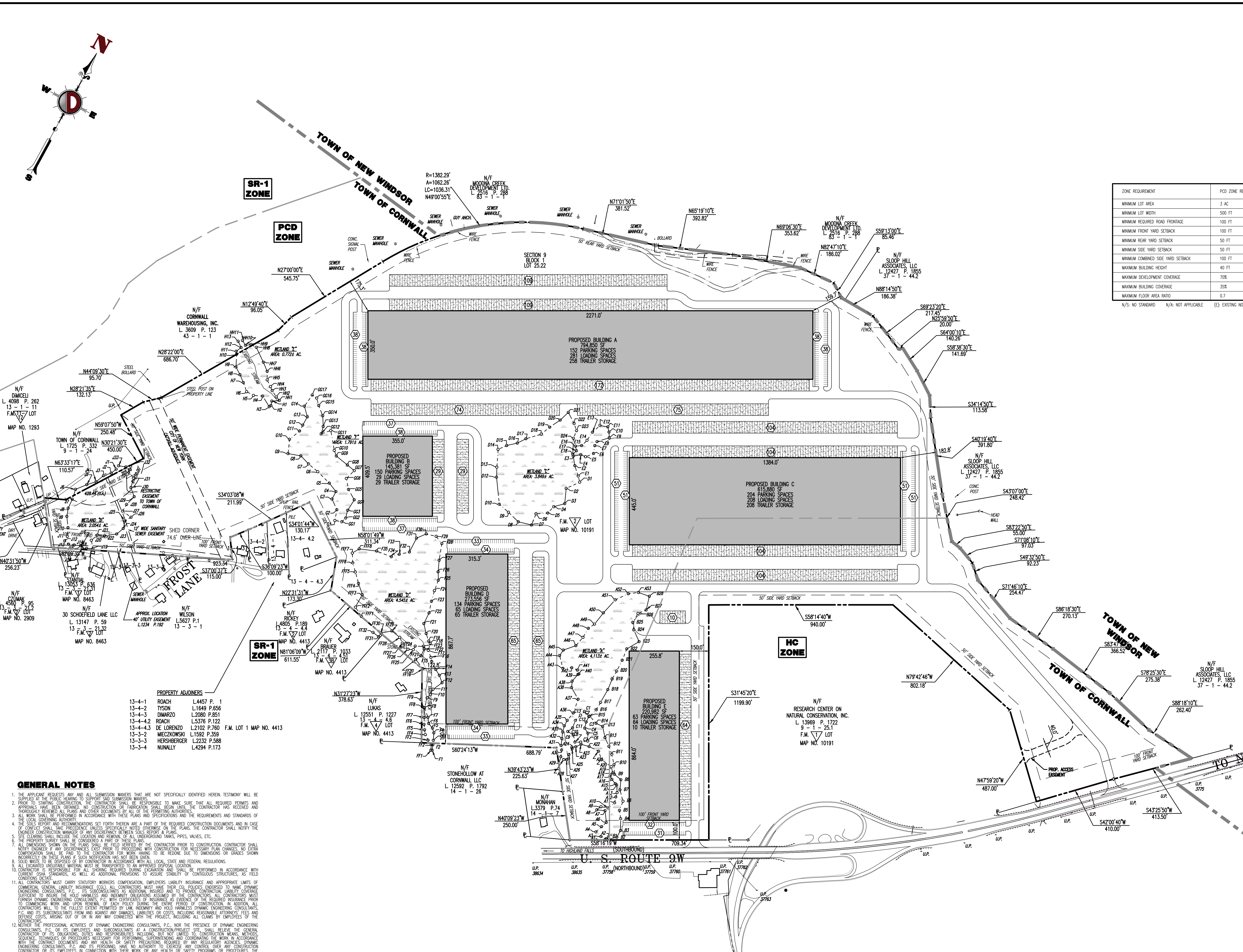


# GENERAL NOTES

- 1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:  
WETLANDS MAP PREPARED FOR CORNWALL COMMONS  
LAND & TILT ENGINEERING AND SURVEYING, PC  
CORNWALL, NY 12524  
AS-89-16-303
- 2. APPLICANT: TREETOP DEVELOPMENT  
300 FRANK W. BURR BOULEVARD #47  
TENAFLEX, NY 02966
- 3. OWNER: CORNWALL COMMONS, LLC  
615 ROUTE 33  
HIGHLAND MILLS, NY 10930
- 4. PARCEL DATA: BLOCK 1, LOT 25.22  
TOWN OF CORNWALL  
ORANGE COUNTY, NY
- 5. ZONE: ZONE PC (PLANNED COMMERCIAL ZONE)  
ZONE HC (HIGHWAY COMMERCIAL)
- 6. EXISTING USE: VACANT
- 7. PROPOSED USE: PC-D 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 12)
- 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	PROPOSED OVERALL
MINIMUM LOT AREA	3 AC	136.5 AC (5948,215 SF)	40,000 SF	39.3 AC (1,709,842 SF)	175.8 AC (7,856,057 SF)
MINIMUM LOT WIDTH	1,980 FT	200 FT	1,276 FT	2,780 SF	2,780 SF
MINIMUM REQUIRED FRONT YARD SETBACK	100 FT	200 FT	200 FT	1,334 FT	1,536 FT
MINIMUM REAR YARD SETBACK	100 FT	100 FT	100 FT	100.0 FT	100.0 FT
MINIMUM SIDE YARD SETBACK	50 FT	50 FT	75 FT	N/A	159.7 FT
MINIMUM REAR YARD SETBACK	50 FT	50 FT	20 FT	184.8 FT	122.8 FT
MINIMUM COMBINED SIDE YARD SETBACK	100 FT	100 FT	40 FT	410.0 FT	272.8 FT
MAXIMUM BUILDING HEIGHT	40 FT	49 FT (Ø)	35 FT	49 FT (Ø)	49 FT (Ø)
MAXIMUM DEVELOPMENT COVERAGE	70%	44.0% (2,618,547 SF)	60%	48.8% (2,313,317 SF)	45.1% (2,550,980 SF)
MAXIMUM BUILDING COVERAGE	35%	28.4% (1,888,657 SF)	30%	21.2% (981,888 SF)	26.8% (2,050,849 SF)
MAXIMUM FLOOR AREA RATIO		0.28	0.6	0.21	0.27

N/S: NOT STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (Ø): VARIANCE



**SR-1 ZONE**

**PCD ZONE**

**HC ZONE**

## GENERAL NOTES

- 1. THE APPLICANT HEREBY REPRESENTS AND WARRANTS THAT ALL INFORMATION AND DATA SUBMITTED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE APPLICANT HEREBY WAIVES THE RIGHT TO OBJECT TO THE PREPARATION OF THIS PLAN.
- 2. THE APPLICANT HEREBY REPRESENTS AND WARRANTS THAT THE APPLICANT HAS THE NECESSARY RIGHTS AND INTERESTS IN THE PROPERTY TO DEVELOP THE PROJECT AS SHOWN ON THIS PLAN.
- 3. THE APPLICANT HEREBY REPRESENTS AND WARRANTS THAT THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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GRAPHIC SCALE  
0 100 200 400 800  
( IN FEET )  
1" = 200 FT

**DYNAMIC ENGINEERING**  
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & DESIGN

**ALTERNATIVE SITE PLAN EXHIBIT 'A' (MAXIMUM YIELD 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

JOSHUA M. SEWALL  
REGISTERED PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 097639

JOB NO: 2803-99-012  
DATE: 1/18/2023  
DRAWN BY: CAM  
DESIGNED BY: RDM  
CHECKED BY: JMS  
SCALE: H (1"=200')  
SHEET NO: 1  
OF 1

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FOR THE STATE OF NEW YORK  
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