

VICINITY MAP:

SCALE 1"=200'

## GENERAL NOTES

THIS CONCEPT IS FOR LOT 38

- i. TOTAL AREA OF THE PARCEL IS +/- 1.52 ACRES ( 66,132 S.F.)
- 2. ZONE LIGHT INDUSTRIAL (LI) & LABRATORY OFFICE (LO)
  - OFFICE SPACE / WAREHOUSE
    BUSINESS AND PROFESSIONAL OFFICES ARE PERMITTED BY RIGHT WITHIN BOTH THE LI AN LO DISTRICTS
    WAREHOUSE ARE PERMITTED BY RIGHT WITHIN THE LI DISTRICT BUT NOT THE LO DISTRICT. (ENC)
- 3. ENGINEER: COLLIERS ENGINEERING & DESIGN CT, P.C. 50 CHESTNUT RIDGE ROAD SUITE 101 MONTVALE, NJ 07645
- 4. BOUNDARY BASED ON A PLAN TITLED "COMMERICAL SUBDIVSION & SITE PLAN" PREPARED BY ATZL, NASHER & ZIGLER P.C.
- 5. THIS PLAN FOR CONCEPTUAL PURPOSES ONLY AND NOT FOR CONSTRUCTION.

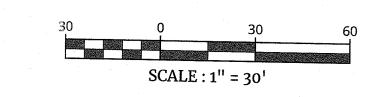
## **ZONING TABLE**

## TABLE OF BULK REQUIREMENTS ZONE: LI & LO (LIGHT INDUSTRIAL & LABORATORY OFFICE DISTRICTS)

ITEM	REQUIRED LO (USE GROUP X)	REQUIRED LI (USE GROUP QQ)	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	2 ACRES	± 66,132 SF (± 1.52 ACRES)	NO CHANGE (ENC
MAX. F.A.R	0.40	0.50	0.28	0.37
MAX LOT COVERAGE	75%	80%	65.07%	79.74% (V)
MIN. LOT WIDTH	300'	150'	178'	NO CHANGE (ENC)
MIN. STREET FRONTAGE	150'	150'	175'	NO CHANGE
REQUIRED FRONT YARD	100'	50'	75.5'	94.36' (V)
1IN. REQUIRED SIDE YARD	100'*	50'	35.1'	19.79' (V)
11N. REQUIRED TOTAL SIDE YARD	200'*	100'	120.22	68.11' (V)
1IN. REQUIRED REAR YARD	100'*	50'	21.5'	NO CHANGE (ENC)
1AX. BUILDING HEIGHT	3" PER FOOT OF DISTANCE FROM DESIGNATED STREET LINE (24.13')	6" PER FOOT OF DISTANCE FROM DESIGNATED STREET LINE (48.25')	± 20'	ONE STORY / ± 20'

(ENC) = EXISTING NON CONFORMITY

- (V) = VARIANCE REQUIRED
- \* WHERE A LOT LINE IN AN LO, LI OR LIO DISTRICT ABLTS A RAILROAD RIGHT-OF-WAY, THE NORMALLY REQUIRED REAR OR SIDE YARD MAY BE REDUCED TO 25', AND THE MAXIMUM BUILDING SHALL APPLY FOR THAT PORTION OF BUILDING OVER 25' IN HEIGHT



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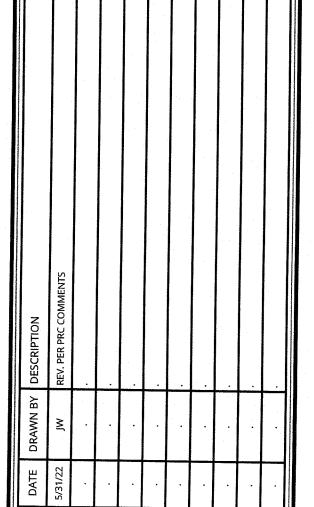
Doing Business as

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE Know what's Delow.

Call before you dig.

now what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM



PRE-PRELIMINARY SITE PLAN

FOR
WESTERN HIGHWAY
ENTERPRISES LLC

SECTION 74.14 BLOCK 2 LOT 38

TAPPAN ROCKLAND COUNTY NEW YORK

Colliers

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COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

CALE: DATE: DRAWN BY: CHECKED BY:

AS SHOWN 4/19/22 JAG MR

PRE-PRELIMINARY
SITE PLAN

HEET NUMBER:

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION