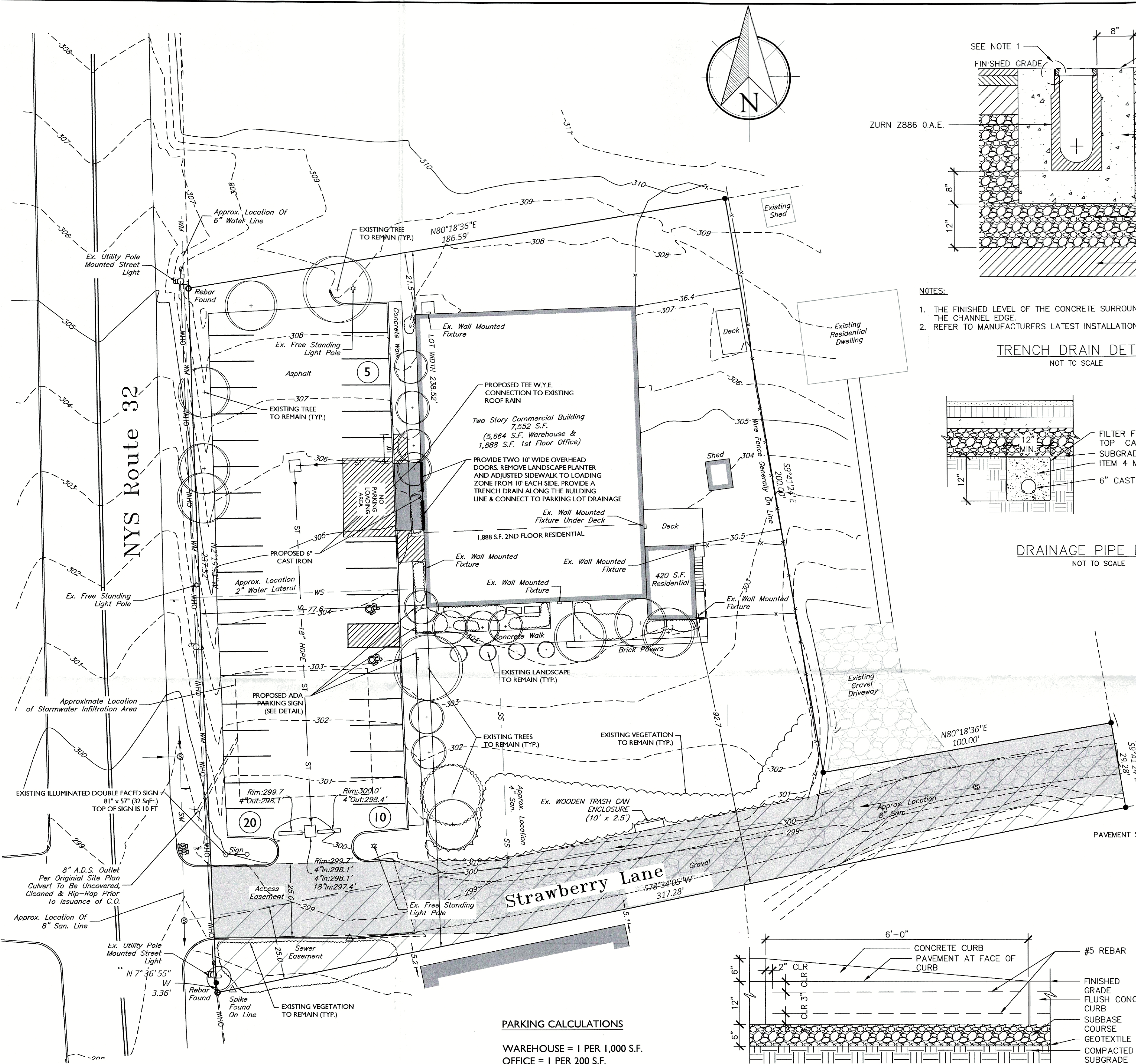
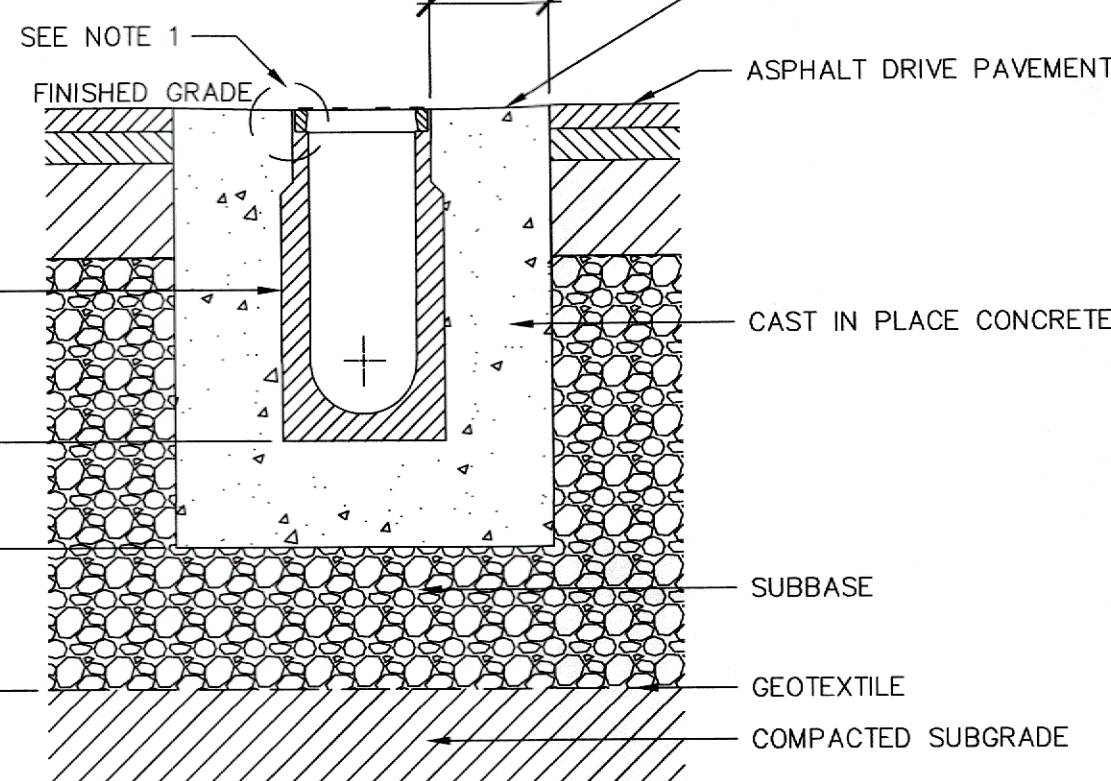




ZURN Z886 0.A.E.

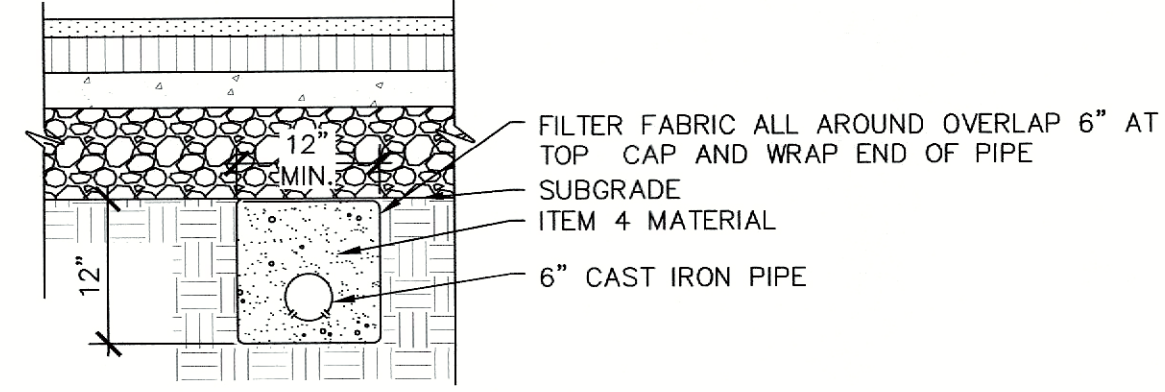


NOTES:

1. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. $\frac{1}{8}$ " ABOVE TOP OF THE CHANNEL EDGE
2. REFER TO MANUFACTURERS LATEST INSTALLATION INSTRUCTION FOR COMPLETE DETAILS.

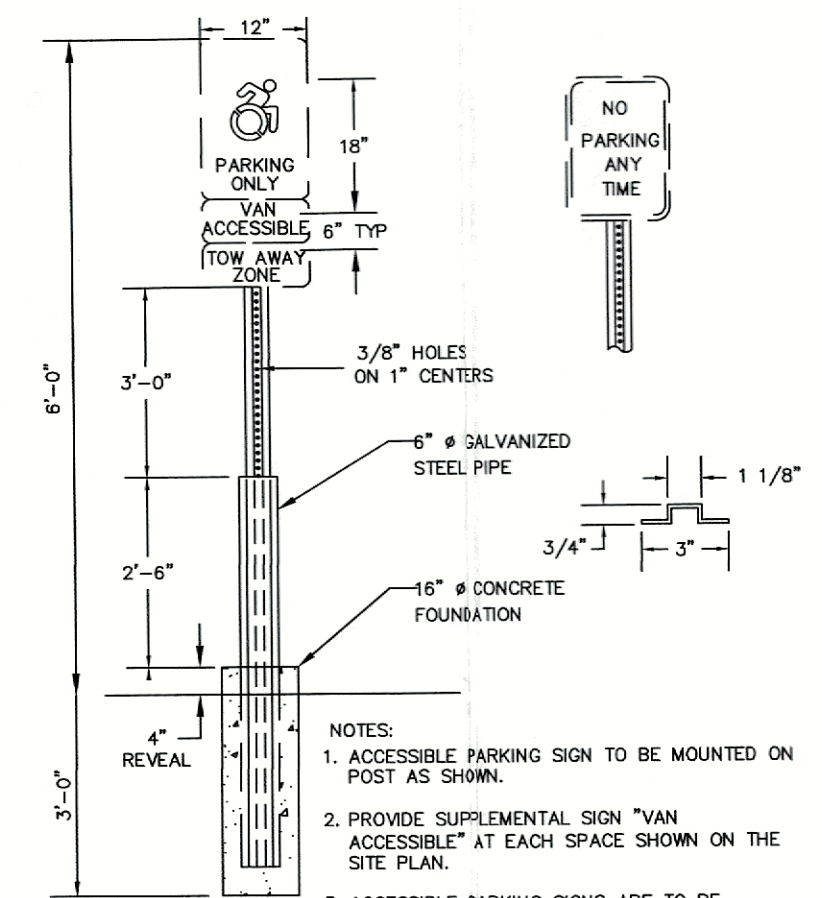
TRENCH DRAIN DETAIL

NOT TO SCALE



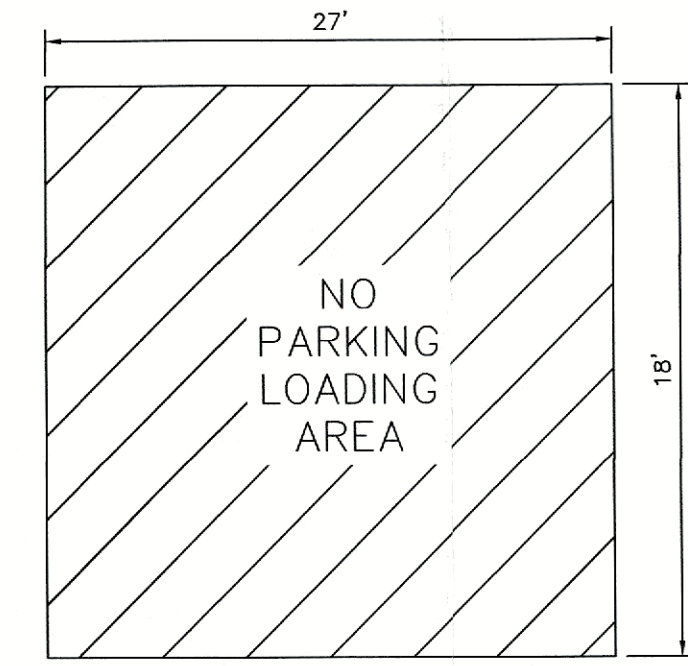
DRAINAGE PIPE DETAIL

NOT TO SCALE



NY ACCESSIBLE PARKING SIGN DETAIL

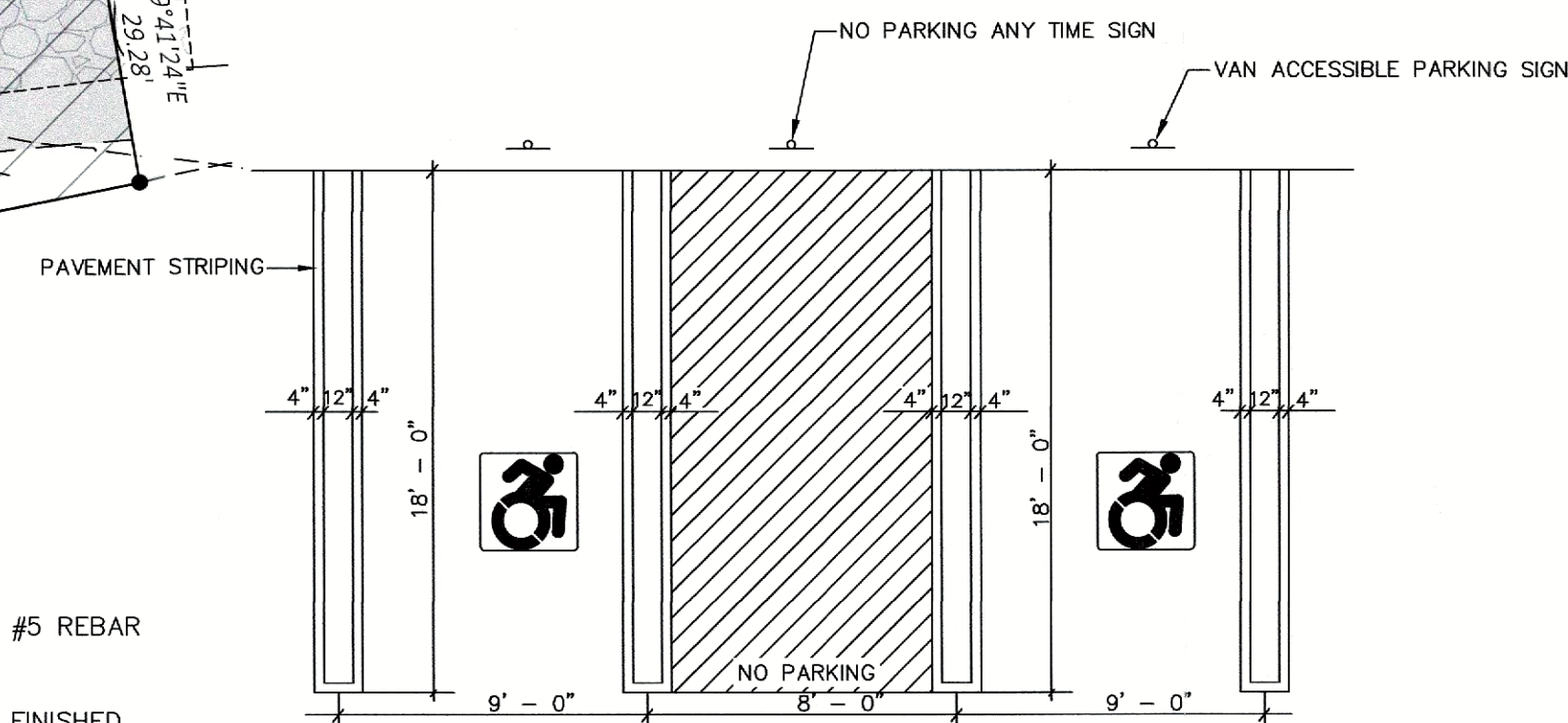
NOT TO SCALE



LOADING AREA DETAIL

NOT TO SCALE

- NOTES:
1. ALL STRIPING & LETTERING TO BE PAINTED WITH YELLOW PAVEMENT MARKING PAINT, 4" WIDE.



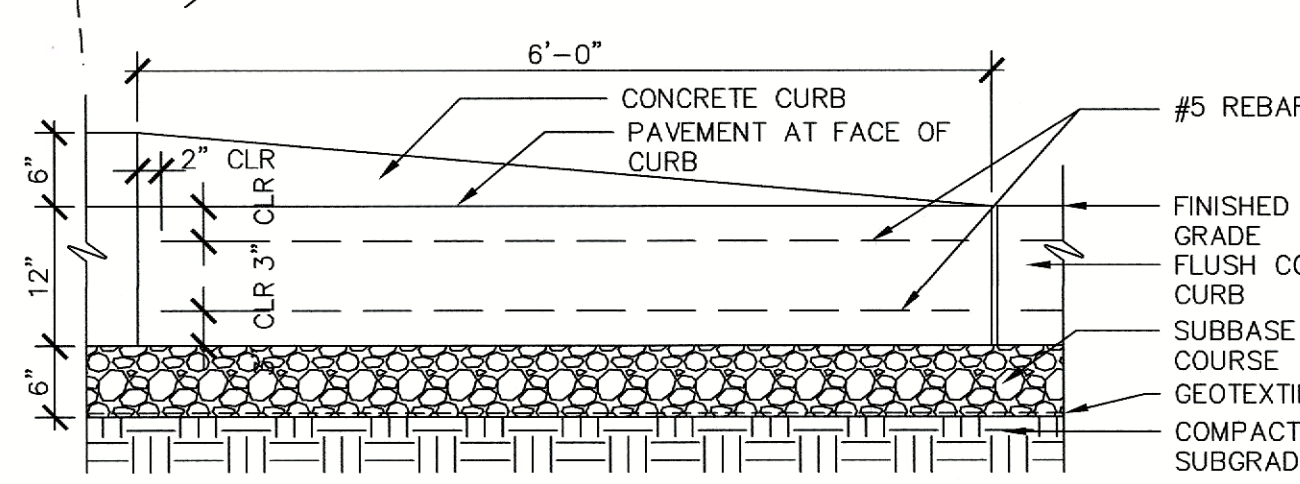
ACCESSIBLE PARKING SPACE & STRIPING DETAIL

NOT TO SCALE

- NOTES:
1. ALL SLOPES WITHIN THE HANDICAP PARKING AND LOADING AREAS SHALL BE 1:50 OR LESS.
 2. ALL RUNNING SLOPES LEADING TO ACCESSIBLE PARKING SHALL NOT EXCEED 1:20.
 3. ACCESSIBLE AISLE STRIPING SPACED 2' O.C. AT A 45° ANGLE.
 4. UTILIZE BLUE & WHITE EPOXY RESIN DYNAMIC SYMBOL OF ACCESSIBILITY.
 5. STRIPED LOADING & UNLOADING AREA: 60" MIN. OR 96" MIN. FOR VANS.
 6. ALL STRIPING & HATCHING FOR THE HANDICAPPED SPACES MUST BE IN BLUE.
 7. WHEN A STANDARD SPACE ADJOINS A HANDICAPPED SPACE, A DOUBLE LINE SHOULD BE INSTALLED, ONE BLUE, ONE WHITE.

CONCRETE - CURB TRANSITION DETAIL

NOT TO SCALE



PARKING CALCULATIONS

WAREHOUSE = 1 PER 1,000 S.F.
OFFICE = 1 PER 200 S.F.
RESIDENTIAL = 2 SPACES PER UNIT

WAREHOUSE: 5,664 S.F. / 1,000 = (5.7) 6 SPACES
OFFICE = 1,888 S.F. / 200 = (9.4) 10 SPACES
RESIDENTIAL = 2 UNITS x 2 = 4 SPACES

TOTAL REQUIRED = 20 SPACES
TOTAL PROVIDED = 35 (2 ADA) SPACES

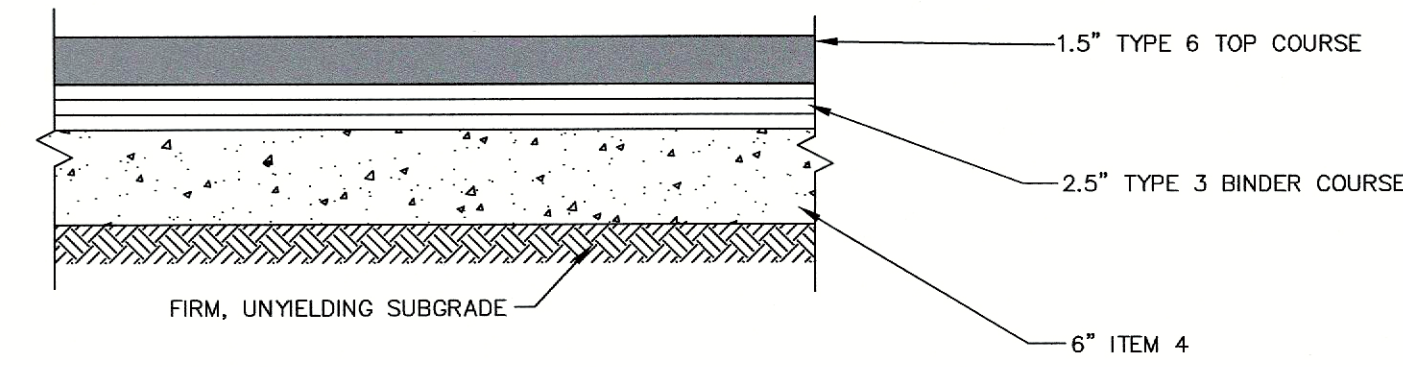
TOTAL AREA = 50,630 S.F.
LESS EASEMENT AREA = 9,271 S.F.
= 41,359 S.F.

ZONE : HC (HIGHWAY COMMERCIAL)

BUSINESS WHICH COMBINE OFFICE SPACE WITH A WAREHOUSE WITH 2ND FLOOR APARTMENTS (PRE-EXISTING NON-CONFORMING USE)

ITEM	REQUIRED	EXISTING*	VARIANCE
MINIMUM USABLE LOT AREA	40,000 S.F.	41,359 S.F.	OK
REQUIRED LOT WIDTH	200 FT	238.52 FT	OK
FRONT YARD SETBACK	55 FT	77.6 FT	OK
SIDE YARD/TOTAL BOTH	20/40 FT	21.5 / 114.2 FT	OK
REAR YARD SETBACK	75 FT	30.5 FT	*
MINIMUM ROAD FRONTAGE	200 FT	240.88 FT	OK
BUILDING HEIGHT (MAXIMUM)	35 FT	< 40 FT	OK
DEVELOPMENT COVERAGE (MAXIMUM)	60%	60.85%	*
BUILDING COVERAGE (MAXIMUM)	30%	19.48%	OK
FLOOR AREA RATIO	0.6	0.19	OK

* PRE-EXISTING NON-CONFORMING

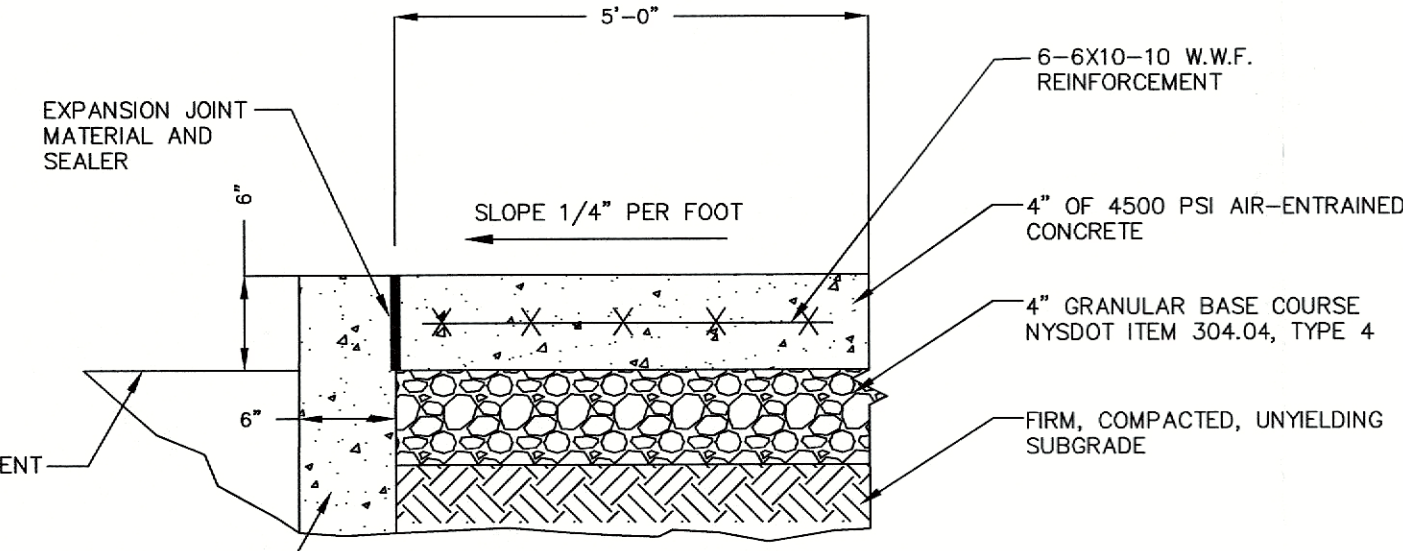


PAVEMENT SECTION: ROADWAY CONSTRUCTION DETAIL

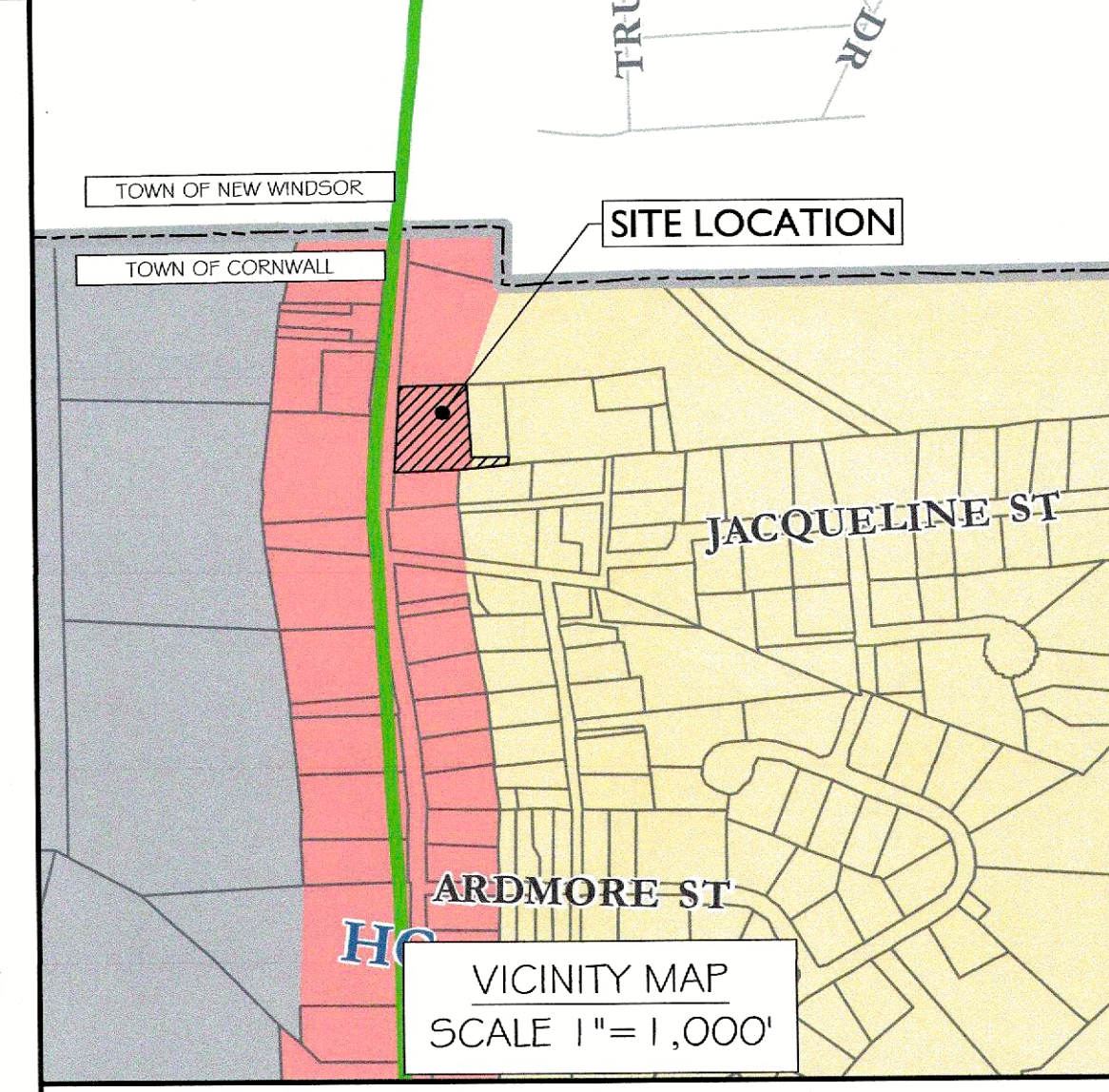
NOT TO SCALE

CONCRETE SIDEWALK DETAIL

NOT TO SCALE



- NOTES:
1. PLACE JOINTS EQUAL TO WALK WIDTH OR AS SHOWN ON PLAN.
 2. BROOM FINISH EACH SQUARE AT 90° TO PRECEDING SQUARE.
 3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT FILLER AT 24' O.C. MAX. AND AGAINST CONCRETE CURBS, BUILDINGS AND OTHER STRUCTURES.
 4. SLOPE OF SIDEWALK SHALL NOT EXCEED 1:20 FROM ADA PARKING STALL TO FRONT DOOR. ADDITIONALLY NO VERTICAL RISE EXCEEDING 4" SHALL EXIST IN THIS PATH.



- NOTES:
1. TOWN OF CORNWALL TAX LOT 9-1-19.2.1
 2. AREA OF TRACT : 1.162 ACRES (50,630 S.F.)
 3. ZONING DISTRICT : HC / 5R-1
 4. PROPOSED USE: BUSINESS WHICH COMBINE OFFICE SPACE WITH WAREHOUSE WITH SECOND FLOOR APARTMENTS.
 5. RECORD OWNER / APPLICANT:
CORNWALL MAIN LLC
P.O. BOX 328
HARRIMAN, NY 10926
 6. REFERENCED SURVEY & TOPOGRAPHIC INFORMATION FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR 2430 NYS ROUTE 32" PREPARED BY HALMOON LAND SURVEYING DATED 10/15/2024
 7. LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY, AND IS SUBJECT TO FIELD VERIFICATION DURING EXCAVATION.
 8. WATER SUPPLY: PUBLIC WATER.
 9. SANITARY SEWAGE DISPOSAL: PUBLIC SEWER.
 10. THE RESIDENTIAL (APARTMENTS) USE REMAIN AS A PRE-EXISTING NON-CONFORMING USE.
 11. SHOULD THE BUILDING INSPECTOR DETERMINE A DUMPSTER ENCLOSURE IS WARRANTED, OWNER SHALL CONSTRUCT SAID DUMPSTER ENCLOSURE AT THE TOWN'S DIRECTION.

REVISIONS:

01/06/2025 - CHANGES PER ENGINEER COMMENTS

APPROVAL:

PROJECT #: 25-04

PLANNING BOARD
TOWN OF CORNWALL
Preliminary & Final Approval

MAY 13 2026

Chmn. *[Signature]*

SITE PLAN FOR CORNWALL MAIN, LLC

LOCATED IN TOWN OF CORNWALL ORANGE COUNTY, NY

GRAPHIC SCALE

20 0 20 40

SCALE: 1" = 20'

BRADY ENGINEERING

CONSULTING ENGINEER

POST OFFICE BOX 308
BLOOMING GROVE, NEW YORK 10914
TEL/FAX 845-496-0404

DATE: 12/15/2025

DRAWN BY: SMB

JOB NUMBER: 24-07

SCALE: 1" = 20'

FILENAME: C-LAYT

SHEET NO.

L-1.0

SHEET: 1 of 1

