

PARKING REQUIREMENTS

WAREHOUSE:	10,000 S.F. @ 1 SPACE PER 1,500 SQUARE FEET: 260,564 S.F. @ 1 SPACE PER 5,000 SQUARE FEET:	7 SPACES 53 SPACES
OFFICE / RESEARCH:	8,000 S.F. @ 1 SPACE PER 300 SQUARE FEET: TOTAL REQUIRED:	27 SPACES 87 SPACES
	PROVIDED:	86 SPACES

BULK REQUIREMENTS

TOWN OF WALLKILL - ZONING DISTRICT O/R  
PROPOSED USE: DISTRIBUTION CENTER (USE §249-27.1E)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	LOT 2
LOT AREA	40,000 SF	909,334± SF
LOT WIDTH	150 FEET	816.8 FEET
LOT DEPTH	200 FEET	841.9 FEET
FRONT YARD	50 FEET	58.5 FEET
REAR YARD	50 FEET	100.0 FEET
SIDE YARD (ONE/BOTH)	20/40 FEET <sup>1</sup>	51.3/113.5 FEET

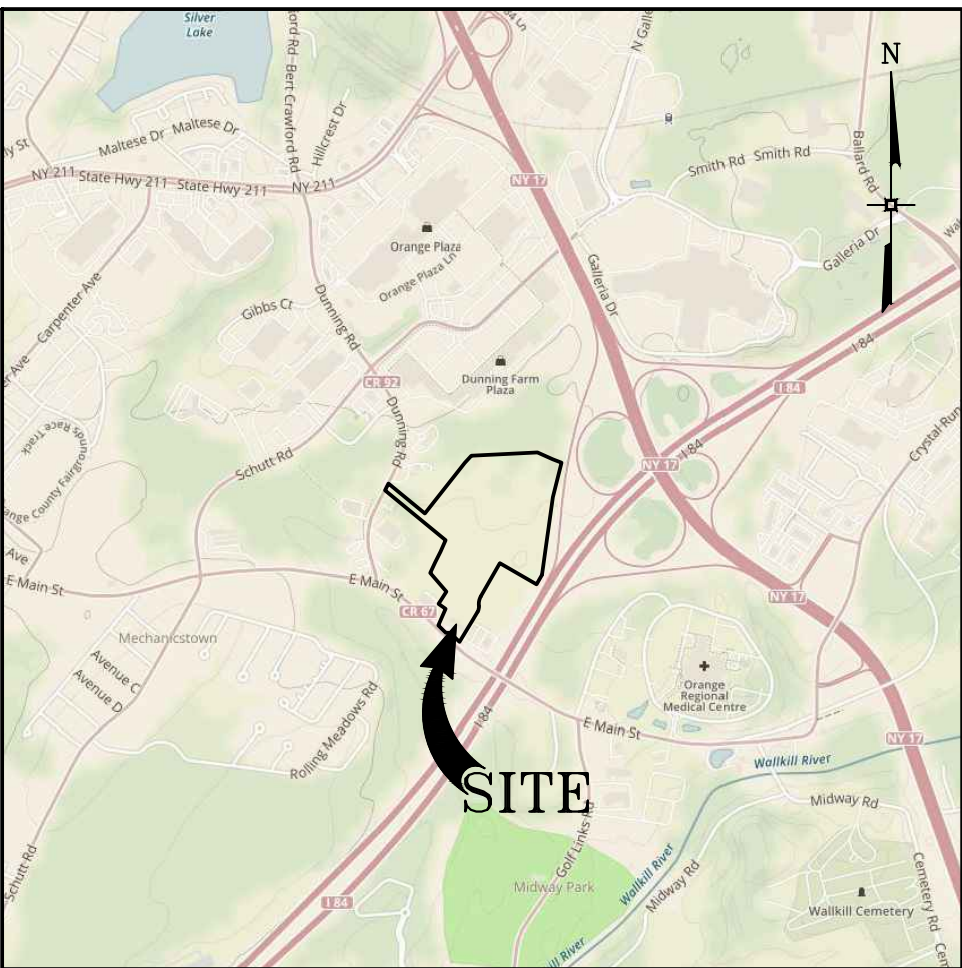
MAXIMUM ALLOWABLE		
MAXIMUM BUILDING HEIGHT	35 FT. <sup>2</sup>	45 FT
MAXIMUM LOT COVERAGE (BUILDINGS)	40 %	31.23± %
MAXIMUM IMPERVIOUS COVERAGE	60 %	48.0± %

<sup>1</sup> 20 FEET OR EQUAL TO THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER.

<sup>2</sup> MAXIMUM BUILDING HEIGHT: A VARIANCE HAS BEEN GRANTED FOR A TOTAL HEIGHT OF 45 FEET.

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: 78-1-94.1
- BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM A MAP "COMMERCIAL REALTY SUBDIVISION & LOT LINE CHANGE PLAN" BY ENGINEERING & SURVEYING PROPERTIES, PC DATED JULY 2, 2019.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD.
- OWNER/APPLICANT: 599 E MAIN PROJECT, LLC  
86 ROUTE 59  
SPRING VALLEY, NY, 10977
- THE WETLAND FLAGS AND BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD DELINEATION PERFORMED BY PETER D. TORGENSEN ON SEPTEMBER 2019; AND GPS LOCATED BY ENGINEERING & SURVEYING PROPERTIES, PC ON SEPTEMBER 2019, AND FILED VERIFIED BY BRIAN ORZEL FROM ARMY CORPS OF ENGINEERS ON DECEMBER 10, 2019.
- A RESOLUTION OF THE TOWN BOARD OF THE TOWN OF WALLKILL PURSUANT TO TOWN CODE §249-26.2(C)(3) AND (14) IN SUPPORT OF THE APPLICATION TO APPLY TO THE TOWN PLANNING BOARD FOR A SPECIAL USE PERMIT TO CONSTRUCT A WAREHOUSE/DISTRIBUTION FACILITY OF 300,000 SF IN SIZE WITHIN THE TOWN WAS ADOPTED AUGUST 22, 2019.
- THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS THEREFORE, CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
- A NATION WIDE PERMIT FROM THE ARMY CORPS OF ENGINEERS SHALL BE OBTAINED WITH A COPY PROVIDED TO THE TOWN OF WALLKILL BUILDING DEPARTMENT PRIOR TO ANY DISTURBANCE WITHIN THE FEDERALLY REGULATED WETLANDS.
- ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND ANY REGULATIONS, OR GUIDANCE, IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- DIG SAFELY NEW YORK MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION (DIAL 811 OR WWW.DIGSAFELYNEWYORK.COM).
- MAINTENANCE OF ALL SWALES AND CULVERTS SHALL BE COMPLETED REGULARLY TO PREVENT ANY BUILDUP OF DEBRIS AND/OR RESTRICTION OF FLOW AS NOT CAUSE ANY UNNECESSARY FLOODING.



LOCATION MAP

SCALE: 1"=2000'

No.	DATE	DESCRIPTION
1	03/20/20	REVISED FOR OCDPW SUBMISSION
2	04/03/20	REVISED PER MHE COMMENTS 03/10/2020
3	06/05/20	REVISED PER MHE COMMENTS 04/28/2020
4	03/03/21	REVISED PER MHE SWPPP COMMENTS 02/19/21
5	03/16/21	REVISED PER MHE SWPPP COMMENTS 03/12/21
6	04/12/21	REVISED BIO-RETENTION DETAIL
7	04/21/21	REVISED PER MHE COMMENTS
8	05/10/21	REVISED PER MHE COMMENTS
9	06/21/21	REVISED PER MHE COMMENTS
10	09/17/21	REVISED PER MHE COMMENTS
11	10/12/21	REVISED PER MHE COMMENTS
12	11/17/21	REVISED PER MHE COMMENTS
13	12/17/21	REVISED PER MHE COMMENTS
14	12/17/21	REVISED PER MHE COMMENTS
15	02/17/22	REVISED PER MHE COMMENTS
16	07/17/22	REVISED PER MHE COMMENTS
17	08/17/22	REVISED PER MHE COMMENTS
18	08/24/22	REVISED PER MHE COMMENTS
19	01/18/23	REVISED PER MHE COMMENTS
20	01/27/23	REVISED PER MHE COMMENTS

DRAWING		DATE:
THIS SHEET		01/27/2023
THE PLAN SET		
<input type="checkbox"/> CONCEPT APPROVAL		N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL		N/A
<input type="checkbox"/> OCDOH REALTY SUBDIVISION		N/A
<input checked="" type="checkbox"/> OCDOH WATERMAIN EXTENSION		N/A
<input checked="" type="checkbox"/> NYSDEC APPROVAL	1	OF 22
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF 2
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).		

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.	
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.	
JAY SAMUELSON, P.E. NEW YORK LICENSE # 080023	
100 0 50 100 200 1 inch = 100 ft.	

ENGINEERING & SURVEYING PROPERTIES Achieving Successful Results with Innovative Designs	MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 WWW.EP-PC.COM
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599 E. MAIN ST. - RDM WAREHOUSE (LOT 2)  
599 EAST MAIN STREET  
TOWN OF WALLKILL  
ORANGE COUNTY, NEW YORK

JOB #:	980.1504	DRAWN BY:	JS
DATE:	01/06/20	SCALE:	1"=100'
REVISION:	20 - 01/27/2023	TAX LOT:	78-1-94.1

SK-270