

TABLE OF ZONING REQUIREMENTS
TOWN OF WALLKILL - ENT-L (LIGHT ENTERPRISE)

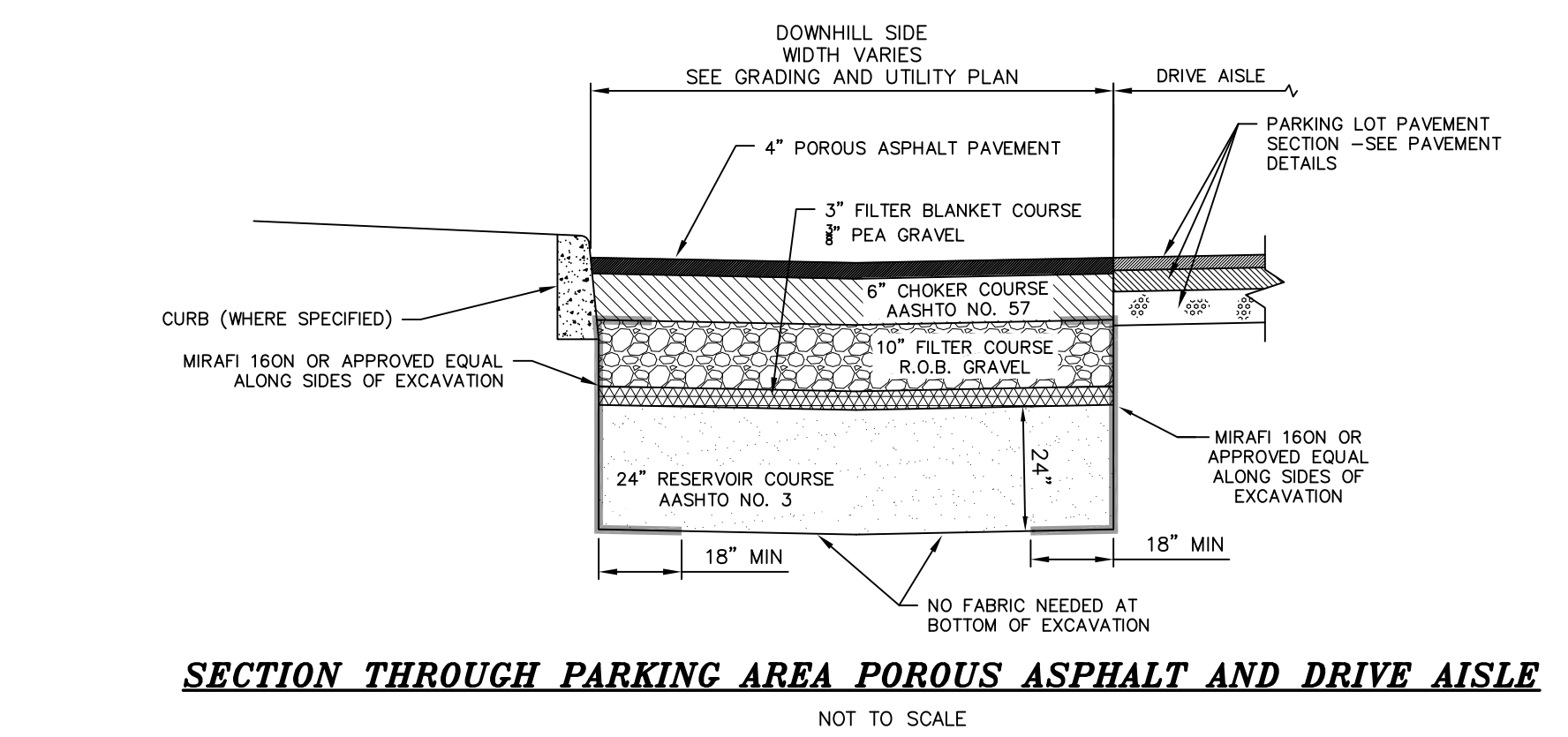
	MINIMUM	REQUIRED	PROVIDED
LOT AREA		40,000 SQ. FT.	51,693± SQ. FT.
LOT WIDTH		150 FT.	191.5± FT.
LOT DEPTH		200 FT.	280.8± FT.
FRONT YARD		50 FT.	57± FT.
SIDE YARD		25 FT.	27.47± FT.
REAR YARD		50 FT.	50.50± FT.
BUILDING HEIGHT		35 FT.	25± FT.
LOT COVERAGE		40%	42.63%±
IMPERVIOUS COVERAGE		60%	80%±

- NOTES:**
- 20 FEET OR EQUAL TO THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER.
 - EXISTING CONDITIONS: 80%±/PROPOSED CONDITION: 78%±
 - BUILDING USE: WAREHOUSE
 - EXISTING BUILDING SERVED BY PUBLIC SEWER AND WATER. NO CHANGES PROPOSED.

PARKING CALCULATION TABLE
PARKING USE: TRUCK TERMINAL, WHOLESALE, WAREHOUSE, OR DISTRIBUTION CENTER

REQUIREMENT	REQUIRED RATIO	CALCULATION	REQUIRED SPACES	AVAILABLE SPACES
SUFFICIENT PARKING FOR ALL TRUCKS / TRAILERS ON SITE AT ANY ONE TIME	-	-	-	1 LOADING DOCK
REQUIRED PARKING FOR 51,693 SF WAREHOUSE AREA	1/ 1,500 FIRST 10,000 SF 1/ EACH ADDITIONAL 5,000 SF	10,000 / 1,500 = 6.66 5,350 / 5,000 = 1.07	7 SPACES 2 SPACES	
REQUIRED PARKING FOR 1/ 300 SF OF OFFICE AREA	1.519/300	5.06	6 SPACES	15 PARKING SPACES*

*TOTAL INCLUDES 1 ADA PARKING STALL REQUIRED FOR PARKING FACILITIES WITH LESS THAN 25 SPACES PROVIDED



R.O.B. GRAVEL GRADATION

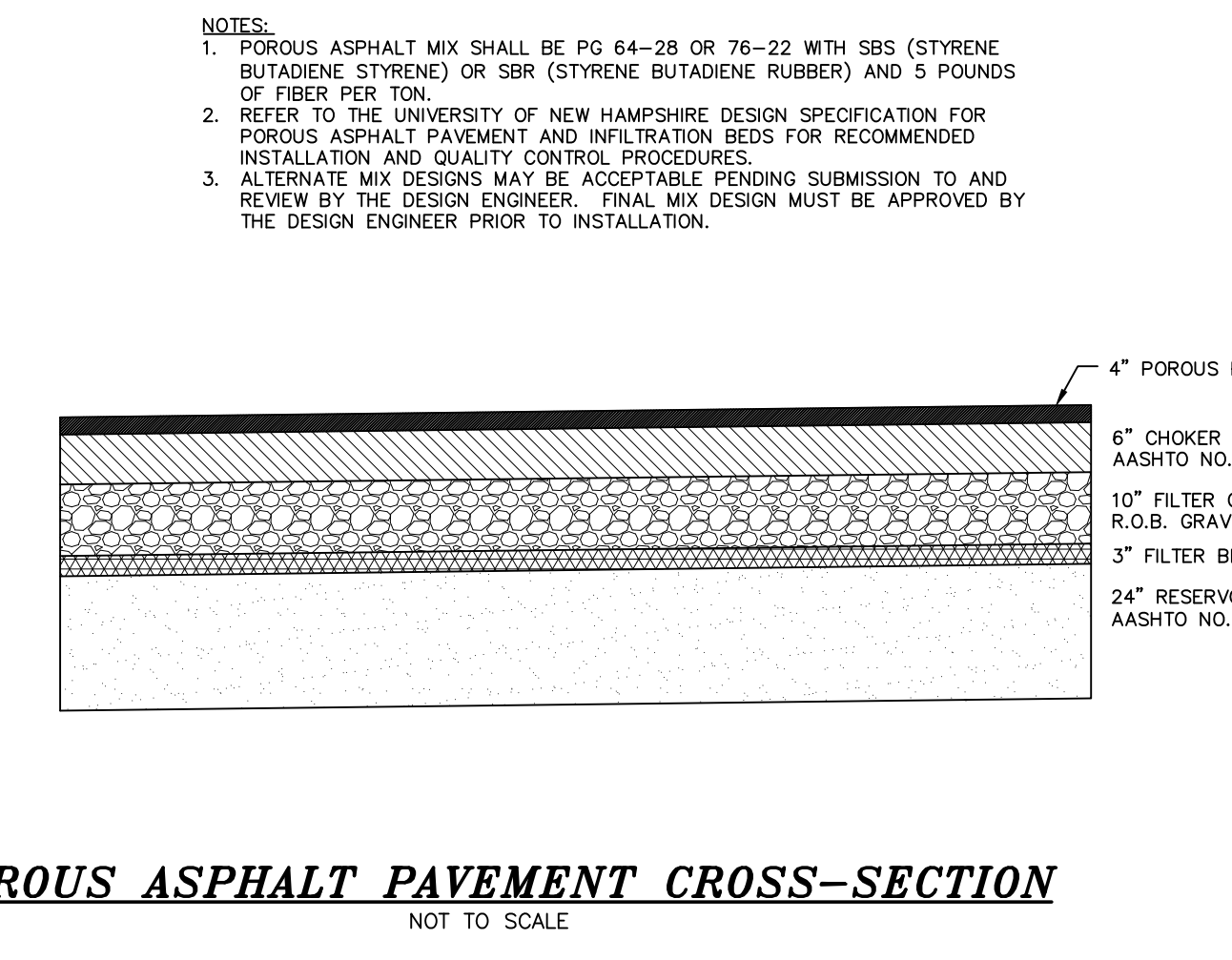
SILO SIZE	PERCENT PASSING BY WEIGHT
2-INCH	100%
1/4-INCH	25% TO 65%
No. 40	5% TO 40%
No. 200	0% TO 10%

POROUS ASPHALT MIX DESIGN

SILO SIZE (INCH/MM)	PERCENT PASSING (%)
100	100
0.75/19	85-100
0.50/12.5	55-75
0.375/9.5	10-25
No. 4/4.75	5-10
No. 8/2.36	2-4
No. 200/0.075	6 - 6.5%

PROPERTY VALUE

PROPERTY	VALUE
BINDER CONTENT (AASHTO T164)	6 - 6.5%
FIBER CONTENT BY TOTAL MIXTURE MASS	0.3% CELLULOSE OR 0.4% MINERAL
SBR CONTENT BY WEIGHT OF BITUMEN	1.5 - 3%
IN-PLACE AIR VOID CONTENT (ASTM D6752/AASHTO T275)	16.0 - 19.0%



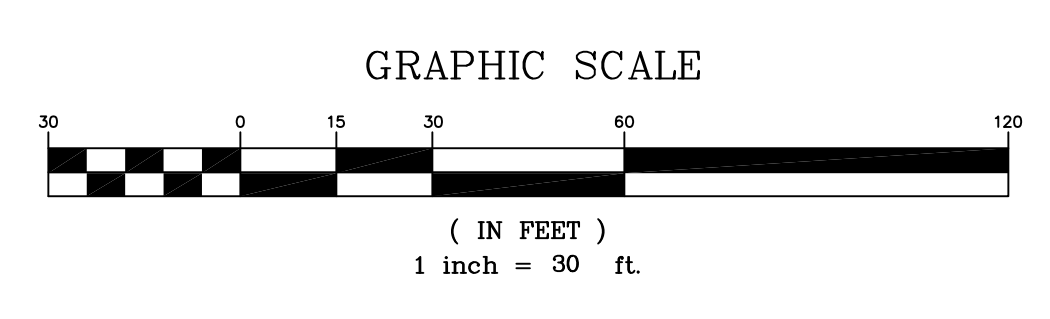
RECORD OWNERS:

23 FINI DRIVE REALTY LLC
12 FILLMORE CT 231
MONROE, NY 10950

41 - 1 - 118
L. 15140 P. 927
FM LOT
MAP NO. 135-93

ADDRESS
23 FINI DRIVE
WALLKILL, NY, 10941

AREAS:
TAX LOT 41 - 1 - 118 1.187± AC.



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LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

DATE: OCTOBER 19, 2022

AMENDED SITE PLAN PREPARED FOR

ABOVE BUILDERS INC.

TOWN OF WALLKILL
ORANGE COUNTY, NEW YORK

Drawn By: PDS Checked By: Scale: 1" = 30' Tax Map No: 41-1-118 Drawing No: A-20-0197-01

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