



UNITED STATES INTERSTATE 84 ENTRANCE RAMP

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**GENERAL NOTES**

- TAX MAP IDENTIFICATION NUMBER: SECTIONS 79 BLOCKS 1 LOT 98.4 & 98.5
- TOTAL AREA OF SUBJECT PARCEL: 10.39± ACRES.
- BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES INC. ON MARCH 20TH, 2018.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES INC. FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEM) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS GIS.GOV AND CORRECTED TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- OWNER/APPLICANT: MED PARC, LLC  
100 WARD STREET  
MONTGOMERY, NY, 12549
- ALL PROPOSED LOTS SHALL BE SERVICED BY PUBLIC WATER AND SEWER.
- 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.

**BULK REQUIREMENTS**

TOWN OF WALKILL - ZONING DISTRICT:  
OFFICE AND RESEARCH DISTRICT  
PROPOSED USE: HOTEL & NURSING HOME [USE §249-26.2(C)(5) & (11)]

MINIMUM BUILDING REQUIREMENTS	REQUIRED	LOT 4	REQUIRED	LOT 5
LOT AREA	229,000 SF *	±235,034 SF	40,000 SF	±217,248 SF
LOT WIDTH	200 FEET	±420.83 FEET	200 FEET	±509.00 FEET
LOT DEPTH	200 FEET	±225.99 FEET	200 FEET	±288.90 FEET
FRONT YARD	30 FEET	±30.48 FEET	30 FEET	±242.87 FEET
REAR YARD	30 FEET **	±89.37 FEET	30 FEET **	±283.75 FEET
SIDE YARD (ONE / BOTH)	30 / 60 FEET	±160.00 / ±160.34 FEET	30 / 60 FEET	±30.00 / ±72.51 FEET

MAXIMUM ALLOWABLE

BUILDING HEIGHT	100 FT	< 100 FT	100 FT	< 100 FT
LOT COVERAGE (BUILDINGS)	40 %	±9.40 %	40 %	±6.28 %
IMPERVIOUS COVERAGE	60 %	< 60 %	60 %	< 60 %

\*§ 249-39.1 (J) - THE MINIMUM LOT AREA SHALL BE 40,000 SQUARE FEET PLUS 1,500 SQUARE FEET FOR EACH GUEST ROOM IN EXCESS OF FOUR  
\*\*§ 249-26.2 (E) - 30 FEET OR EQUAL TO THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER.

No.	DATE	DESCRIPTION

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	01/25/2022
SHEET NUMBER	
<input checked="" type="checkbox"/> CONCEPT APPROVAL	1 OF 1
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A OF N/A
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A OF N/A
<input type="checkbox"/> OTHER	N/A OF N/A
<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 SARUJELSON, P.E.  
NEW YORK LICENSE # 080923

1 inch = 40 ft.

**ENGINEERING & SURVEYING PROPERTIES**  
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MONTGOMERY, NY 12549  
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WWW.EP-PC.COM

**SKETCH PLAN**

LOT 4 & 5 MED PARC  
MED PARC ROAD  
TOWN OF WALKILL  
ORANGE COUNTY, NEW YORK

JOB #: 980.1505 DRAWN BY: ZS  
DATE: 01/25/2022 SCALE: 1" = 40'  
REVISION: 0 TAX LOT: 78-1-98.4 & 98.5

**SK-5**