# BULK REQUIREMENTS

## TOWN OF WALLKILL - ZONING DISTRICT HC

| MINIMUM BUILDING REQUIREMENTS | REQUIRED | PROPOSED |
|---|---|---|
| LOT AREA | 10,000 SF | 59,056 SF |
| LOT WIDTH | 100 FEET | 151.6 FEET |
| LOT DEPTH | 100 FEET | 412.4 FEET |
| FRONT YARD | 35 FEET | 41.8 FEET |
| REAR YARD | 40 FEET | 180.9 FEET |
| SIDE YARD (ONE/BOTH) | 20/30 FEET | 58.1 / NA FEET |
| FLOOR AREA | 600 SF | ±1,698 SF |
| MAXIMUM ALLOWABLE | | |
| MAXIMUM BUILDING HEIGHT | 35 FT | < 35 FT |

# PARKING CALCUATIONS

| USE: | # OF UNITS: | REQUIREMENT: | SPACES REQUIRED: |
|---|---|---|---|
| RESTAURANT AREA | 2,000 SF | 1 / 50 SF | 40 |

TOTAL SPACES PROVIDED: 34 PAVED
6 LAND-BANKED
40 SPACES TOTAL

# GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER: 73-1-1.23
2. BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM A SURVEY PREPARED BY ENGINEERING & SURVEYING PROPERTIES, PC ON SEPTEMBER 23, 2016.
3. OWNER: JOSEPH & ABBE DISTELBURGER
   PO BOX 3017
   MIDDLETOWN, NY 10940
4. APPLICANT: SARDINHA BROTHERS REALTY, LLC (c/o MARIO SARDINHA)
   PO BOX 340
   LACONIA, NH 03247

# LIST OF DRAWINGS


| DRAWING # | TITLE | SHEET # |
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| C-101 | SITE PLAN | 1 |
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| C-103 | EROSION CONTROL PLAN | 3 |
| C-104 | LIGHTING PLAN | 4 |
| C-105 | STRIPING PLAN | 5 |
| C-301 | DETAILS | 6 |
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| C-304 | DETAILS | 9 |
| C-305 | DETAILS | 10 |
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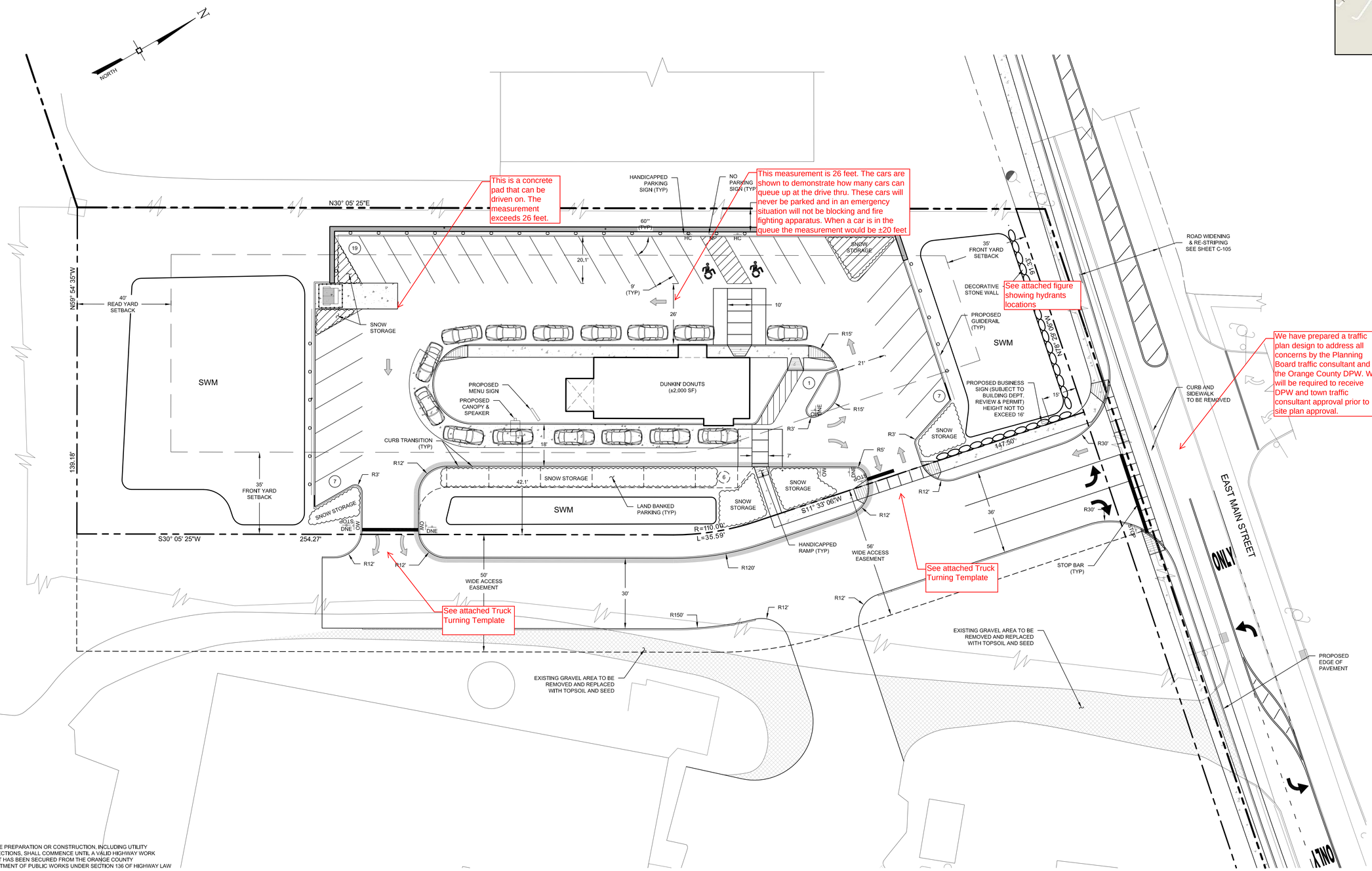
| RW-1 | RETAINING WALL | 12 |
| RW-2 | RETAINING WALL | 13 |
| RW-3 | RETAINING WALL | 14 |
| RW-4 | RETAINING WALL | 15 |
| RW-5 | RETAINING WALL | 16 |

LOCATION MAP




NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF HIGHWAY LAW

| No. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 03/22/17 | REVISED PER PB ENGINEER COMMENTS 02/01/17 |
| 2 | 04/19/17 | REVISED PER PB ENGINEER COMMENTS 04/05/17 |
| 3 | 04/28/17 | REVISED PER SWPPP COMMENTS 04/24/17 |

| DRAWING STATUS | ISSUE DATE: 04/28/17 | | |
|---|---|---|---|
| THIS SHEET IS PART OF THE PLAN SET ISSUED FOR | SHEET NUMBER | | |
| ☐ CONCEPT APPROVAL | N/A | OF | N/A |
| ☑ PLANNING BOARD APPROVAL | 1 | OF | 16 |
| ☐ OCDOH REALTY SUBDIVISION APPROVAL | N/A | OF | N/A |
| ☐ OCDOH WATERMAIN EXTENSION APPROVAL | N/A | OF | N/A |
| ☐ NYSDEC APPROVAL | N/A | OF | N/A |
| ☐ NYSDOT APPROVAL | N/A | OF | N/A |
| ☐ OTHER | N/A | OF | N/A |
| ☐ FOR BID | N/A | OF | N/A |
| ☐ FOR CONSTRUCTION | N/A | OF | N/A |

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THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).


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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

20 0 10 20 40
1 inch = 20 ft.


ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
Fx: (845) 457-1899


# SITE PLAN

SARDINHA - DUNKIN DONUTS
EAST MAIN STREET
TOWN OF WALLKILL
ORANGE COUNTY, NEW YORK

| JOB #: | 1148.01 | DRAWN BY: | ML | C-101 |
|---|---|---|---|---|
| DATE: | 01/06/17 | SCALE: | 1" = 20' | |
| REVISION: | 3 - 04/28/17 | TAX LOT: | 73-1-1.23 | |


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