

LOCATION PLAN
SCALE: 1"=500'

DENSITY CALCULATIONS
(FOR R-AH RESIDENTIAL DISTRICT-FLOATING ZONE)
SECTION 249-24 OF THE TOWN OF WALLKILL ZONING CODE
(FOR LOTS GREATER THAN 2 ACRES LESS THAN 5 ACRES)

FOR (1) BEDROOM UNITS
(TWO HABITABLE ROOMS)- 4,800 s.f. PER UNIT
67 - (1) BEDROOM UNITS
67 UNITS x 4,800 s.f./UNIT = 321,600 s.f.

FOR (2) BEDROOM UNITS
(THREE HABITABLE ROOMS)- 7,200 s.f. PER UNIT
6 - (2) BEDROOM UNITS
6 UNITS x 7,200 s.f./UNIT = 43,200 s.f.

FOR (3) BEDROOM UNITS
(FOUR HABITABLE ROOMS)- 14,500 s.f. PER UNIT
2 - (3) BEDROOM UNITS
2 UNITS x 14,500 s.f./UNIT = 29,000 s.f.

TOTAL AREA REQUIRED: = 393,800 s.f. = 9.04 acres
TOTAL AREA PROVIDED: = 3,88 acres
* VARIANCES REQUIRED

PARKING CALCULATIONS
(FOR R-AH RESIDENTIAL DISTRICT-FLOATING ZONE)
SECTION 249-24 OF THE TOWN OF WALLKILL ZONING CODE

FOR (1) BEDROOM UNITS
(TWO HABITABLE ROOMS)- 1.50 SPACES PER UNIT
67 - (1) BEDROOM UNITS
67 UNITS x 1.50 SPACES/UNIT = 100.5 SPACES

FOR (2) BEDROOM UNITS
(THREE HABITABLE ROOMS)- 2.25 SPACES PER UNIT
6 - (2) BEDROOM UNITS
6 UNITS x 2.25 SPACES/UNIT = 13.5 SPACES

FOR (3) BEDROOM UNITS
(FOUR HABITABLE ROOMS)- 2.50 SPACES PER UNIT
2 - (3) BEDROOM UNITS
2 UNITS x 2.50 SPACES/UNIT = 5.0 SPACES

TOTAL = 119 SPACES

TOTAL NO. SPACES REQUIRED 119
TOTAL CONSTRUCTED SPACES PROVIDED 104
TOTAL BANKED SPACES PROVIDED 17
TOTAL NO. SPACES REQUIRED 121

NET AREA CALCULATION

TOTAL GROSS AREA 4.20 ACRES
STEEP SLOPES AREA - 0.00 ACRES
WETLAND AREA - 0.32 ACRES
FLOOD PLAN AREA - 0.00 ACRES
TOTAL NET AREA = 3.88 ACRES

RECORD OWNER
BERT & JOSEPH DISTELBERGER
P.O. BOX 3017
MIDDLETOWN, NY 10917

RECORD APPLICANT
WARWICK PROPERTIES INC.
2 LIBERTY COURT
WARWICK, NY 10940

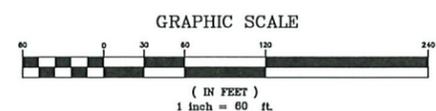
UNIT BREAKDOWN

NO. OF (1) BEDROOM UNITS: 67
NO. OF (2) BEDROOM UNITS: 6
NO. OF (3) BEDROOM UNITS: 2
TOTAL NO. OF UNITS: 75

VARIANCES REQUIRED

UNIT DENSITY: REQUIRED AREA = 9.04 ACRES
PROVIDED AREA = 3.88 ACRES

BUILDING LENGTH: MAX. LENGTH ALLOWED = 160'
PROVIDED LENGTH = 320'



R-AH RESIDENTIAL DISTRICT (FLOATING ZONE)

	MIN. REQUIRED	OVERALL PROVIDED
LOT AREA (AC.)	2	4.20
FRONT YARD (FT.)	60	>60
REAR YARD (FT.)	40	>40
SIDE YARD (FT.)	40	40
BOTH SIDE YARDS (FT.)	80	>80
LOT WIDTH (FT.)	200	>200
MAX. PERMITTED		
LOT COVERAGE (%)	20	15.4
BLDG. HEIGHT (STORIES)	3	3
BLDG. LENGTH (FT.)	160	320

* VARIANCES REQUIRED

- GENERAL NOTES:**
- TAX MAP DESIGNATION: TOWN OF WALLKILL; SECTION 78 BLOCK 1 LOT 52.12.
 - TOTAL AREA OF PARCEL: 4.22 ACRES.
 - THE PARCEL IS LOCATED IN THE TC ZONING DISTRICT.
 - LAYOUT IS BASED ON SECTION 249-24 "RESIDENTIAL DISTRICT FLOATING ZONE" OF THE TOWN OF WALLKILL ZONING CODE AND REQUIRES TOWN BOARD APPROVAL.
 - TOTAL NUMBER OF PROPOSED UNITS: 75 (1 BUILDING)
 - THE PARCEL IS LOCATED WITHIN THE MIDDLETOWN SCHOOL DISTRICT.
 - THE PARCEL IS LOCATED WITHIN THE MECHANICS TOWN FIRE DISTRICT.
 - THE PROJECT SHALL BE SERVED BY TOWN OF WALLKILL CENTRAL WATER (W0018) AND SEWER FACILITIES (SW043).



UFPO
BEFORE YOU DIG, DRILL OR BLAST!
-CALL TOLL FREE 1-800-952-7962
-NY INDUSTRIAL CODE RULE 75.3 REQUIRES NO LESS THAN TWO WORKING DAYS NOTICE, BUT NOT MORE THAN TEN DAYS NOTICE.
-UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NYS EDUCATION LAW.

8-19-20	MODIFY EMERGENCY ACCESS DRIVE LOCATION	JLP
7-27-20	NEW BLDG ORIENTATION	JLP
7-21-20	ORIGINAL PREPARATION DATE	JLP
DATE	DESCRIPTION	INITIALS
	REVISIONS	
MAP CHECK DATE: 00/00/00	INITIALED BY: --	

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JOSEPH L. PFAU, P.E.
LICENSE NO. 066543

MICHAEL T. CROSSLAND, P.L.S.
LICENSE NO. 653283

THOMAS A. PIETRZAK, P.E., P.L.S., LEED® AP
P.E. LICENSE NO. 076958 P.L.S. LICENSE NO. 650075
R.P.L.S. LICENSE NO. 55366

SIGNATURE: _____ DATE: _____

SLATEWOOD APARTMENTS
TOWN OF WALLKILL
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
SKETCH SITE PLAN

SECTION 78 BLOCK 1 LOT 52.12

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. OF N/A. D.E.C. SHEET NO. OF N/A. DRAWING NUMBER OF 1

SCALE: 1" = 30' CAD REFERENCE: SLATE WOOD APPTS PROJECT NUMBER: 18101.01