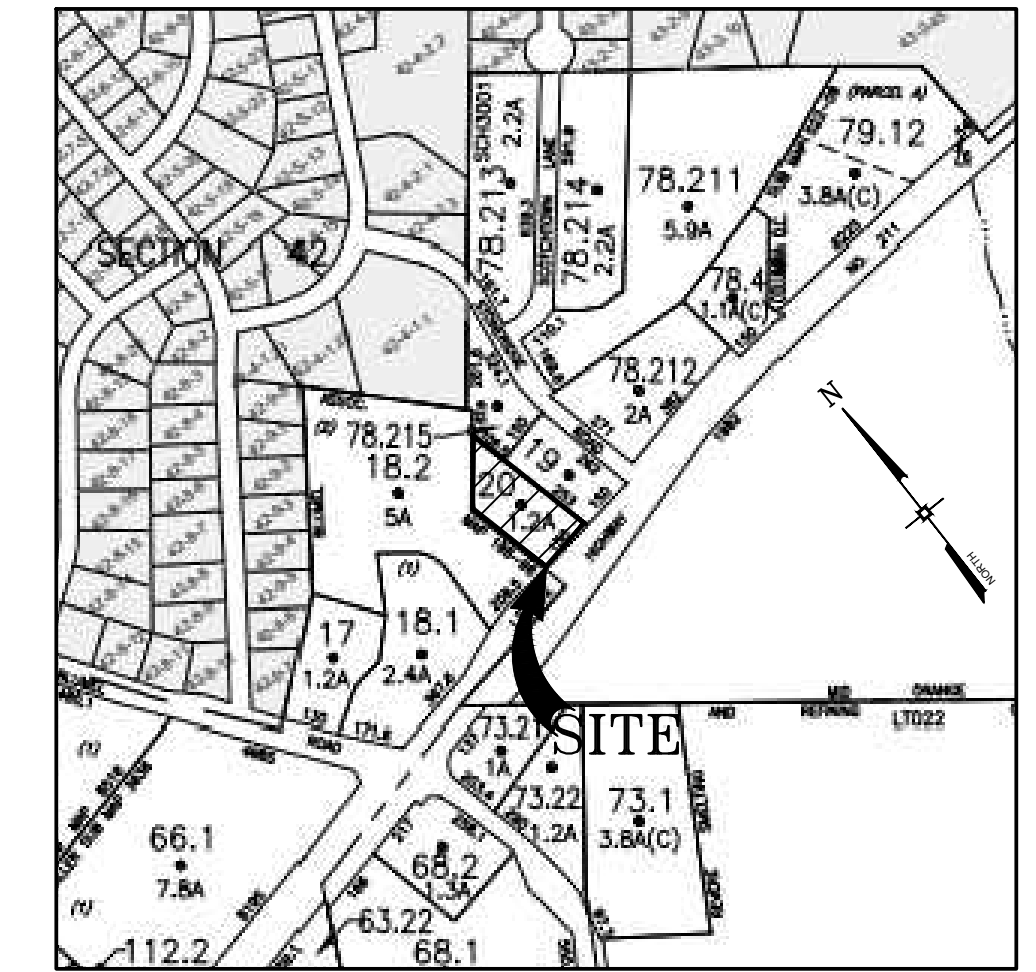


REPUTED OWNER:
GOSHEN GARDEN APARTMENTS, INC.
 TAX MAP ID: 41-1-78.215
 DEED BOOK: 5311, PAGE: 297

REPUTED OWNER:
NATIONAL HIGHLAND BANK OF NEWBURGH
 TAX MAP ID: 41-1-19
 DEED BOOK: 1730, PAGE: 685

REPUTED OWNER:
BLUMEL ASSOCIATES
 TAX MAP ID: 41-1-18.2
 DEED BOOK: 3056, PAGE: 88
 (FILED MAP 188-96, LOT 2)

REPUTED OWNER:
BLUMEL ASSOCIATES
 TAX MAP ID: 41-1-18.2
 DEED BOOK: 3056, PAGE: 88
 (FILED MAP 188-96, LOT 2)

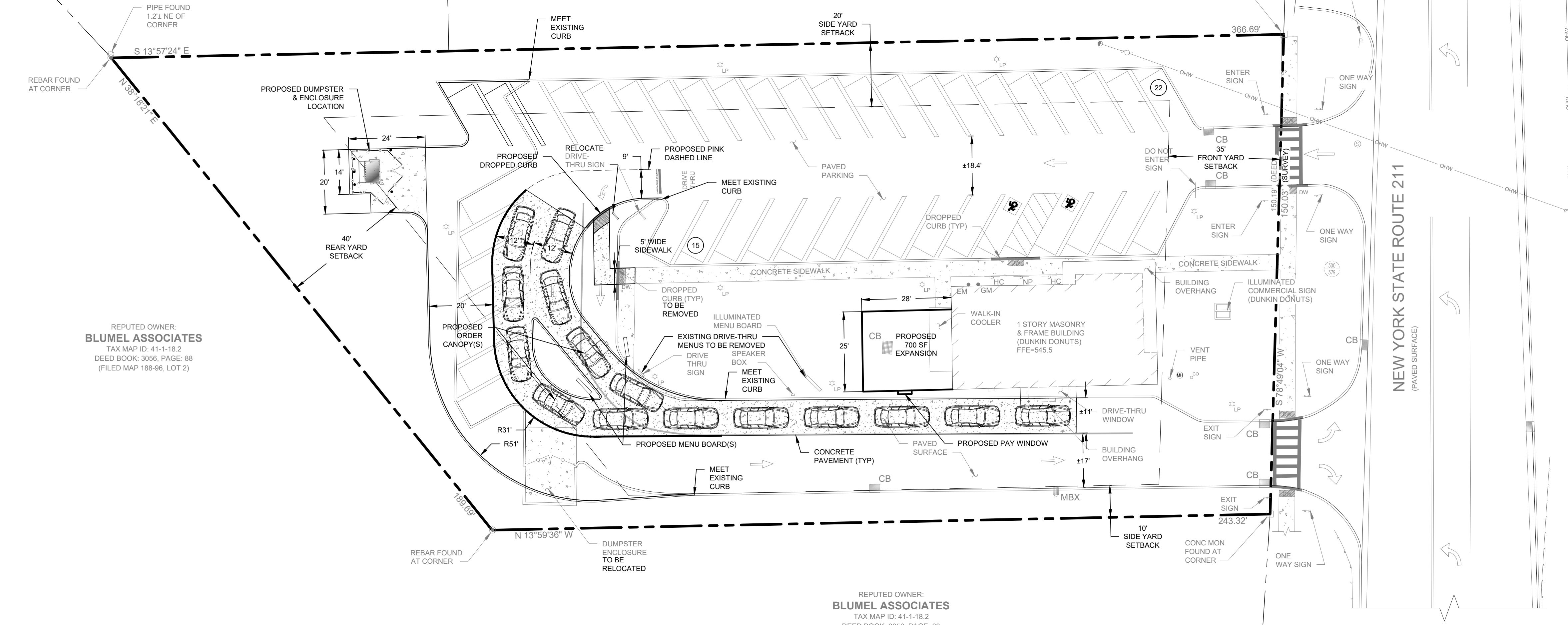


LOCATION MAP

SCALE: 1" = 500'

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTIONS 41 BLOCKS 1 LOT 20
- TOTAL AREA OF SUBJECT PARCEL: 1.05± ACRES.
- BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES, PC ON SEPTEMBER 16, 2020.
- OWNER/APPLICANT: BERLIN, LLC
 PO BOX 340
 LACONIA, NEW HAMPSHIRE, 03247



BULK REQUIREMENTS

TOWN OF WALKKILL - ZONING DISTRICT HC		
MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	10,000 SF	45,738 SF
LOT WIDTH	100 FEET	150.1 FEET
LOT DEPTH	100 FEET	311.6 FEET
FRONT YARD	35 FEET	36.3 FEET
REAR YARD	40 FEET	124.7 FEET
SIDE YARD (ONE/BOTH)	20/30 FEET	37.6 / 111.3 FEET
FLOOR AREA	600 SF	3,270 SF
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	< 35 FT

PARKING CALCULATIONS

USE:	# OF UNITS:	REQUIREMENT:	SPACES REQUIRED:
RESTAURANT AREA	2,725 SF	1 / 50 SF	(54.5) 55
TOTAL SPACES PROVIDED: 37*			
* VARIANCE REQUIRED			

No.	DATE	DESCRIPTION
0	12/21/20	INITIAL SUBMISSION
1	02/18/21	REVISED DRIVE-THRU LANES

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/18/21
<input checked="" type="checkbox"/> CONCEPT APPROVAL	1 OF 1	
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A OF N/A	
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A OF N/A	
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYS DOT 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).		

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1 inch = 20 ft.

ENGINEERING & SURVEYING PROPERTIES
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MONTGOMERY OFFICE
 71 CLINTON STREET
 MONTGOMERY, NY 12549
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 WWW.EP-PC.COM

SKETCH PLAN

SARDINHA - DUNKIN DONUTS
 711 ROUTE 211
 TOWN OF WALKKILL
 ORANGE COUNTY, NEW YORK

JOB #: 1148.10
 DATE: 12/21/2020
 REVISION: 1 - 02/18/21

DRAWN BY: JS
 SCALE: 1" = 20'
 TAX LOT: 41-1-20

SK-1

2:1148.10 - 02 - 711 RW 211.dwg Plot on: 2/18/21
 Date Printed: Feb 18, 2021, 4:01pm