

NOTES:

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- TOTAL PARCEL AREA: 92.7754 ACRES.
- TAX LOTS: TOWN OF WALKKILL-SECTION 40, BLOCK 1, LOT 16 (52.179± ACRES)
SECTION 40, BLOCK 1, LOT 50 (6.633± ACRES)
SECTION 41, BLOCK 1, LOT 43 (9.884± ACRES)
SECTION 50, BLOCK 1, LOT 62 (34.109± ACRES)
- REFERENCE:
MAP ENTITLED "2 LOT SUBDIVISION FOR GOLDEN TRIANGLE, SILVER LAKE SCOTTSTOWN ROAD AND N.Y.S. ROUTE 17, TOWN OF WALKKILL, ORANGE COUNTY, NEW YORK," DATED AUGUST 28, 2002, LAST REVISED JUNE 25, 2009, PREPARED BY DANIEL F. YANOSH, N.Y.S. L.S.
- WETLAND PLACES SHOWN AS FLAGGED BY ECOLOGICAL SOLUTIONS, LLC ON JANUARY 2020 AND FIELD LOCATED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. ON JANUARY 14, 2020.
- ZONING DISTRICT ENT-L - ENTERPRISE LIGHT DISTRICT. COMMERCIAL WAREHOUSE / LIGHT MANUFACTURING USE IS A PERMITTED USE BY SPECIAL PERMIT WITHIN THE ENT-L ZONE.
- SCHOOL DISTRICT: MIDDLETOWN SCHOOL DISTRICT.
- FIRE DISTRICT: WASHINGTON HEIGHTS FIRE DISTRICT.
- SITE SHALL BE SERVED BY MUNICIPAL WATER AND SANITARY SEWER SERVICE PROVIDED BY THE TOWN OF WALKKILL.
- CONTOURS SHOWN ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY LANC AND TULLY ENGINEERING AND SURVEYING, P.C. ELEVATIONS SHOWN ARE BASED ON APPROXIMATE USGS.
- MONUMENTATION:
-CONCRETE MONUMENTS TO BE SET AT ALL PROPERTY CORNERS FRONTING ON DEDICATED STREET.
-IRON RODS TO BE SET AT ALL REAR PROPERTY CORNERS.
-ALUMINUM MONUMENTS TO BE SET IN DRAINAGE EASEMENTS.
- THIS SET OF PLANS DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. LANC & TULLY HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OF WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
- THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

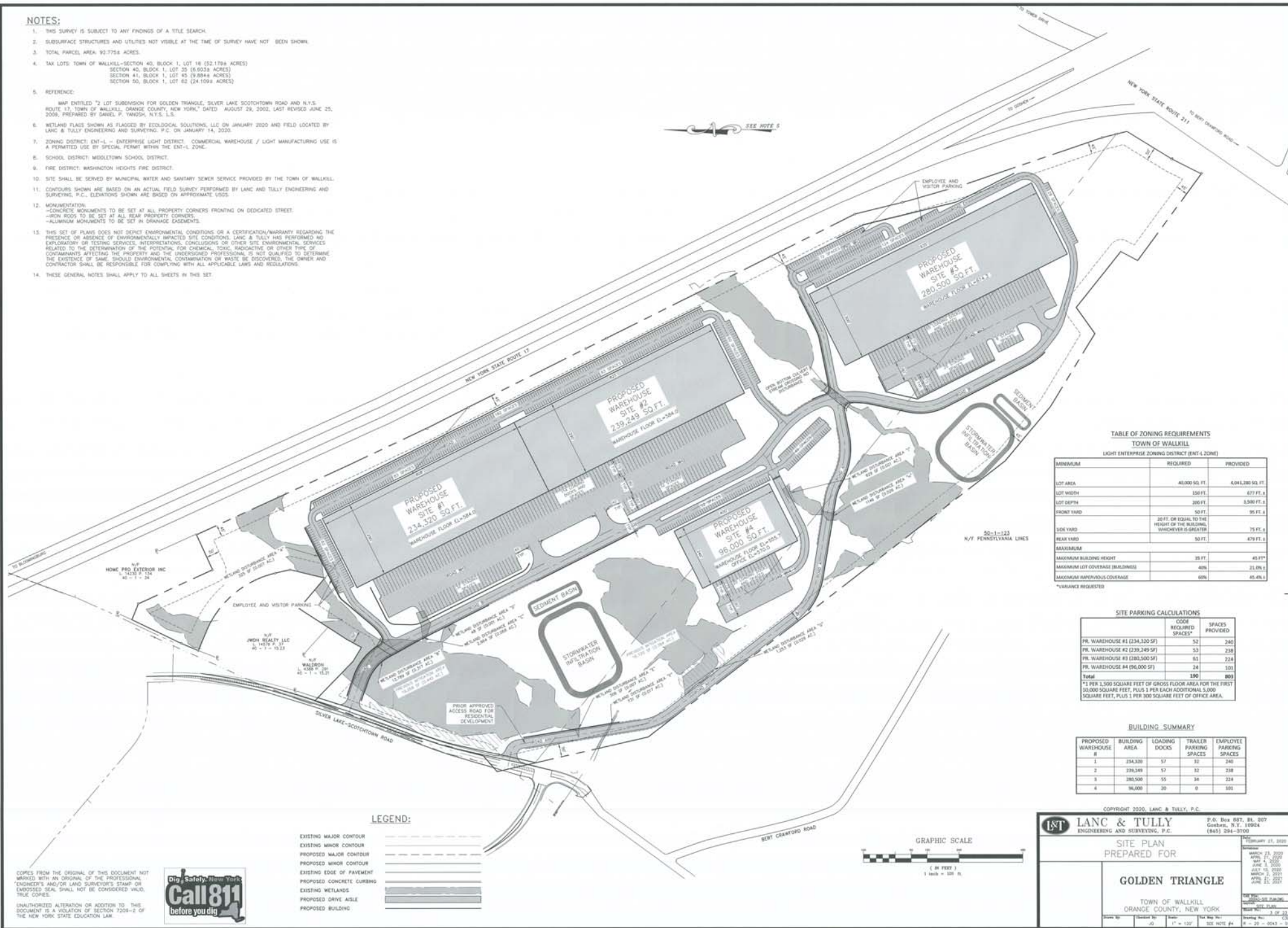


TABLE OF ZONING REQUIREMENTS
TOWN OF WALKKILL
LIGHT ENTERPRISE ZONING DISTRICT (ENT-L ZONE)

MINIMUM	REQUIRED	PROVIDED
LOT AREA	40,000 SQ. FT.	4,041,280 SQ. FT.
LOT WIDTH	150 FT.	877 FT.
LOT DEPTH	200 FT.	8,500 FT.
FRONT YARD	50 FT.	95 FT.
REAR YARD	20 FT. OR EQUAL TO THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER	75 FT.
SIDE YARD	50 FT.	479 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	45 FT.
MAXIMUM LOT COVERAGE (BUILDINGS)	40%	21.0%
MAXIMUM WAREHOUSE COVERAGE	60%	45.4%

*VARIANCES REQUESTED

SITE PARKING CALCULATIONS

	CODE REQUIRED SPACES*	SPACES PROVIDED
PR. WAREHOUSE #1 (234,320 SF)	52	240
PR. WAREHOUSE #2 (239,249 SF)	53	238
PR. WAREHOUSE #3 (280,500 SF)	61	224
PR. WAREHOUSE #4 (96,000 SF)	24	101
Total	190	803

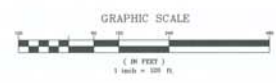
*1 PER 1,200 SQUARE FEET OF GROSS FLOOR AREA FOR THE FIRST 10,000 SQUARE FEET, PLUS 1 PER EACH ADDITIONAL 3,000 SQUARE FEET, PLUS 1 PER 300 SQUARE FEET OF OFFICE AREA.

BUILDING SUMMARY

PROPOSED WAREHOUSE #	BUILDING AREA	LOADING DOCKS	TRAILER PARKING SPACES	EMPLOYEE PARKING SPACES
1	234,320	57	32	240
2	239,249	57	32	238
3	280,500	55	34	224
4	96,000	20	0	101

LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE CURBING
- EXISTING WETLANDS
- PROPOSED DRIVE AISLE
- PROPOSED BUILDING



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SITE PLAN
 PREPARED FOR
GOLDEN TRIANGLE
 TOWN OF WALKKILL
 ORANGE COUNTY, NEW YORK

DATE: February 21, 2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SCALE: 1" = 100'
 SHEET NO.: 1 OF 23
 DRAWING NO.: [Number]
 SEE NOTE #4