

7.8 ACRES COMMERCIAL DEVELOPMENT SITE

681 ROUTE 211 EAST, MIDDLETOWN NY 10941

NWC ROUTE 211 E / BLUMEL RD

FRONTAGE: 810 FT on RTE 211 E / 500 FT on BLUMEL RD

**Route 211 E is Hudson Valley's Premier retail corridor of 3 million sf.
Property is located within 1 mile of 2 million sf of retail,
and of direct access to NYS 17/I-86 & I-84**

Approx. 25,000 daily vehicle count on Route 211 East

Approx. 46,000 daily vehicle count on NYS 17 / I-86

Zoning: 249-26.1 Town Center District, Town of Wallkill

Utilities: Municipal Water/Sewer, Town Of Wallkill

Gas & Electric, Orange & Rockland Utilities

Stewart International Airport (SWF), 20 min / 18.8 miles via I-84

Orange County Airport (MGJ), 9 min / 7 miles via Route 211 East

Existing 14,000 sf Trucking Terminal; incidental to intended use

Access to property only with owner by Appt.

For further information: 845-344-1313

Bob Novig

Owner

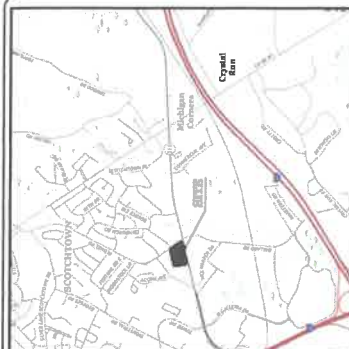
NO.	DATE	REVISION
1	7/24/18	REVISION
2		REVISION
3		REVISION
4		REVISION
5		REVISION
6		REVISION
7		REVISION
8		REVISION
9		REVISION
10		REVISION

T.M. DEPUY
ENGINEERING & LAND SURVEYING, P.C.
PHONE: (914) 261-0421 FAX: (914) 261-0229
3800 ROUTE 208, WESTCOTT, NY 10998

PROPOSED RENOVATED TRUCK TERMINAL
GB1 ROUTE 211
TOWN OF WALLULA
ORANGE COUNTY, NEW YORK



TITLE	AS-BUILT SURVEY
DATE	JUNE 27, 2018
SCALE	AS SHOWN
DRAWN	AS SHOWN

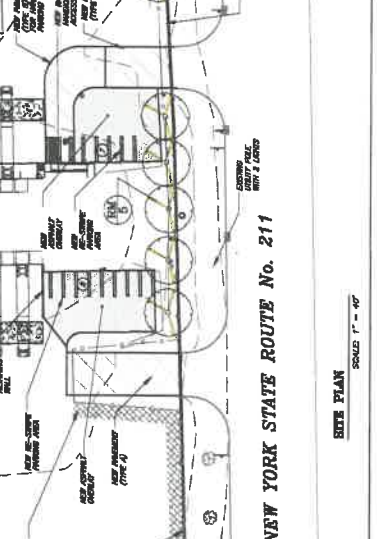
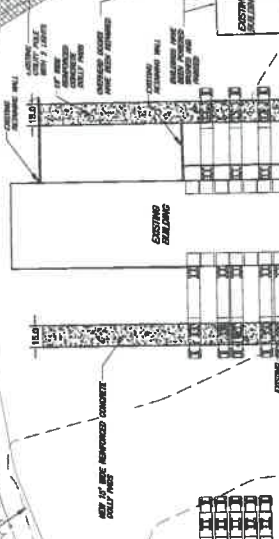
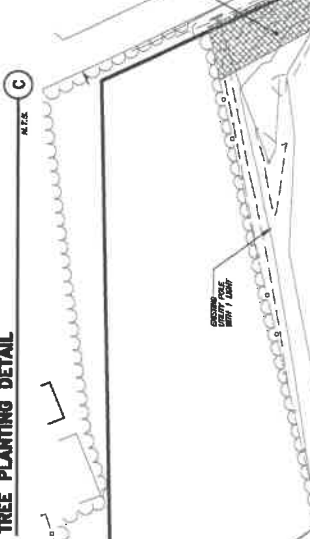
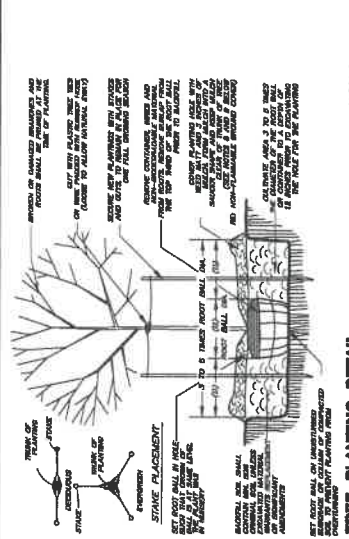
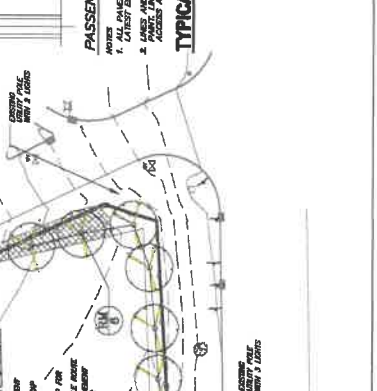
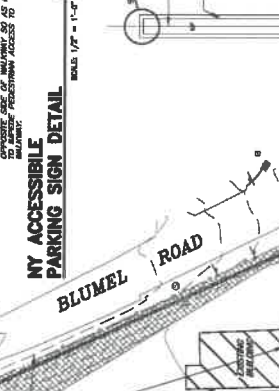
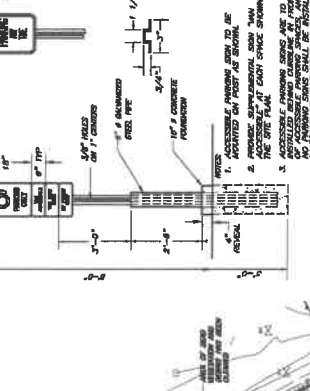


SOILING DATA TABLE
SCALE: 1" = 2000'

TYPE OF SOILING	NO. OF SOILING	SOILING AREA (SQ. FT.)	SOILING VOLUME (CU. YD.)
1. LOT AREA	1	60000.0	1.0
2. LOT WIDTH	1	200	0.002
3. BUILDING FOOTPRINT	1	100	0.001
4. DRIVEWAY	1	100	0.001
5. DRIVEWAY	1	100	0.001
6. DRIVEWAY	1	100	0.001
7. DRIVEWAY	1	100	0.001
8. DRIVEWAY	1	100	0.001
9. DRIVEWAY	1	100	0.001
10. DRIVEWAY	1	100	0.001
11. DRIVEWAY	1	100	0.001
12. DRIVEWAY	1	100	0.001
13. DRIVEWAY	1	100	0.001
14. DRIVEWAY	1	100	0.001
15. DRIVEWAY	1	100	0.001
16. DRIVEWAY	1	100	0.001
17. DRIVEWAY	1	100	0.001
18. DRIVEWAY	1	100	0.001
19. DRIVEWAY	1	100	0.001
20. DRIVEWAY	1	100	0.001

PARCEL / OWNER DATA
RECORD OWNER: HONG DEVELOPMENT LLC
PROJECT: NEW TRUCK TERMINAL
SECTION: 41, BLOCK 1, LOT 84
LIBERT TOWNSHIP OF ORANGE COUNTY, NEW YORK
7.00 ACRES
TO TOWN CENTER
CITY ZONE: TO TOWN CENTER

SURVEY AND GENERAL SITE NOTES
1. MAP REFERENCED: TOWN AND TOWNSHIP SURVEY MAP, TOWN OF WALLULA, LIBERT TOWNSHIP, ORANGE COUNTY, NEW YORK, DATED APRIL 15, 2011, PREPARED BY T.M. DEPUY & ASSOCIATES, P.C.
2. THE MAPS OF SPURRING ARE IDENTICAL - PRESENT, OLD, AND NEW.
3. 1/4" = 1" SCALE
4. 1/4" = 1" SCALE
5. 1/4" = 1" SCALE
6. 1/4" = 1" SCALE
7. 1/4" = 1" SCALE
8. 1/4" = 1" SCALE
9. 1/4" = 1" SCALE
10. 1/4" = 1" SCALE
11. 1/4" = 1" SCALE
12. 1/4" = 1" SCALE
13. 1/4" = 1" SCALE
14. 1/4" = 1" SCALE
15. 1/4" = 1" SCALE
16. 1/4" = 1" SCALE
17. 1/4" = 1" SCALE
18. 1/4" = 1" SCALE
19. 1/4" = 1" SCALE
20. 1/4" = 1" SCALE

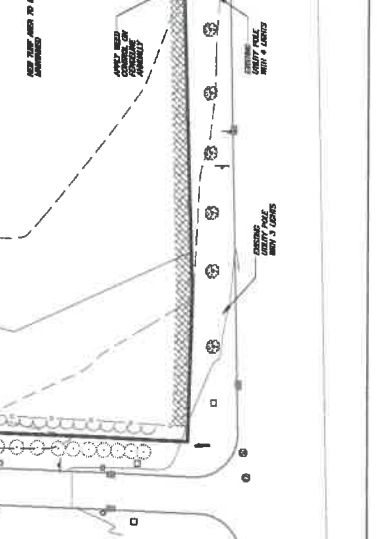
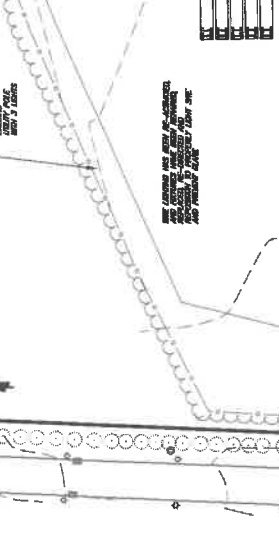


PAVEMENT CROSS-SECTION TYPE "A"

SYMBOL	QTY	COMMON NAME	SIZE/THICKNESS	REMARKS
1	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
2	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
3	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
4	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
5	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
6	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
7	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
8	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
9	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
10	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
11	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
12	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
13	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
14	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
15	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
16	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
17	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
18	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
19	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
20	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE

PAVEMENT CROSS-SECTION TYPE "B"

SYMBOL	QTY	COMMON NAME	SIZE/THICKNESS	REMARKS
1	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
2	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
3	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
4	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
5	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
6	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
7	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
8	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
9	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
10	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
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15	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
16	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
17	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
18	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
19	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE
20	1	RED MAPLE	4" - 1/2" CAL.	PAVEMENT SCHEDULE





SEND

TAX MAP BLOCK NO.	4	FILED PLAN BLOCK NO.	3
TAX MAP PARCEL NO.	33	FILED PLAN LOT NO.	(A) or (P) 2
AREAS	(000) 11.1 & (000) 11.1	STATE HIGHWAYS	11 & 17
DIMENSIONS	(000) 66 & (000) 75	COUNTY HIGHWAYS	COUNTY ROAD NO. 1
PORTRION OF TAX LOT	P/6 1-1-1	TOWN ROADS	TOWN ROAD 1

ORANGE COUNTY - NEW YORK

NOTICE: MAINTENANCE, ALTERATION, SALE OR DISTRIBUTION OF ANY PORTION OF THE ORANGE COUNTY TAX MAP IS PROHIBITED WITHOUT WRITTEN PERMISSION.

Prepared by: Orange County Tax Map Department
124 Main St., 2nd Floor, Newburgh, NY 12551
Phone: 845.261.2400 Fax: 845.261.2400

ORANGE COUNTY

Scale 1" = 4'

Scale 1" = 4'

TOWN OF WALLKILL NY COMMERCIAL ZONING

(CONDENSED FROM TOWNOFWALLKILL.COM)

249-26.1 TOWN CENTER DISTRICT

Intended to provide areas suitable for large-scale shopping centers serving regional needs

Permitted uses:

- (1) Financial Institutions**
- (2) Offices**
- (3) Public uses**
- (4) Religious Institutions**
- (5) Retail**
- (6) Service and repair shops**
- (7) Public building**

Special permit uses:

- (1) Car washes**
- (2) Clubs and lodges**
- (3) Commercial recreation**
- (4) Day care and nurseries**
- (5) Eating and drinking establishments**
- (6) Funeral parlors and mortuaries**
- (7) Gasoline and filling stations**
- (8) Motor vehicle sales and rental establishments**
- (9) Hotels/motels**
- (10) Research facilities**
- (11) Schools, vocational**
- (12) Shopping centers**
- (13) Theaters/cinemas**
- (14) Congregate-care facilities, including assisted living**
- (15) Nursing homes**
- (16) Extended-stay/all-suite hotels**

Accessory uses and structures that are customarily incidental to an allowed principal use may be allowed

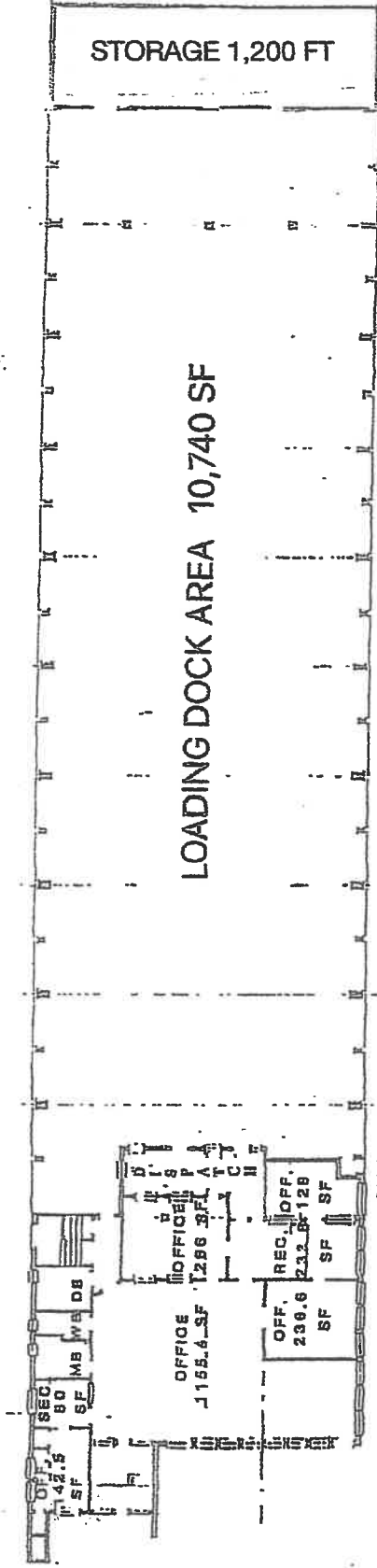
OFFICE AREA

2870 SF

BASEMENT STORAGE AREA 1468

ATTIC STORAGE AREA 2112 SF

TOTAL STORAGE AREA 3580 SF



681 ROUTE 211 EAST, MIDDLETOWN NY 10941