

## BULK REQUIREMENTS

TOWN OF WALLKILL - ZONING DISTRICT TC - TOWN CENTER DISTRICT

PROPOSED PERMITTED USE (SECTION 249-26.1 (B)): OFFICE

REQUIREMENTS (SECTION 249-26.1 (E))	REQUIRED	PROVIDED
MINIMUM LOT AREA	60,000 SF	161,464 SF*
MINIMUM LOT WIDTH	200 FT	440 FT±
MINIMUM LOT DEPTH	200 FT	435 FT±
MINIMUM FRONT YARD	50 FT	94.11 FT±
MINIMUM SIDE YARD	50 FT	52.65 FT±
MINIMUM REAR YARD	50 FT OR HEIGHT OF BLDG WHICH EVER IS GREATER (60 FT)	61.56 FT±
MAXIMUM BLDG HEIGHT	60 FT	60 FT
MAXIMUM NUMBER OF STORES	N/A	4
MAXIMUM IMPERVIOUS COVERAGE	70%	62%

\* BEFORE DEDICATION

## PARKING REQUIREMENTS

BUILDING AREA: (OFFICE) 46,900± SF  
(MEDICAL OFFICE) 13,467± SF

REQUIREMENTS (SECTION 249-12): (OFFICE)

MINIMUM PARKING SPACES REQUIRED: 46,900 SF± x 1 SPACE PER 300 SF OF GROSS FLOOR AREA	=	156 SPACES
MINIMUM LOADING SPACES REQUIRED: 10,000 SF TO 50,000 SF OF OFFICE SPACE	=	1 SPACE
TOTAL PARKING & LOADING SPACES REQUIRED:	=	157 SPACES

REQUIREMENTS (SECTION 249-12): (MEDICAL OFFICE)

MINIMUM PARKING SPACES REQUIRED: 13,467 SF± x 1 SPACE PER 150 SF OF GROSS FLOOR AREA	=	90 SPACES
MINIMUM LOADING SPACES REQUIRED: 10,000 SF TO 50,000 SF OF OFFICE SPACE	=	1 SPACE
TOTAL PARKING & LOADING SPACES REQUIRED:	=	91 SPACES
TOTAL PARKING & LOADING SPACES REQUIRED FOR BOTH USES:	=	248 SPACES

MINIMUM PARKING & LANDSCAPE SETBACK REQUIRED (SECTION 249-10.4):

FRONT YARD	=	10 FT
SIDE YARD	=	10 FT

PROVIDED FOR BOTH USES:

PARKING SPACES PROVIDED:	249 SPACES
HANDICAP SPACES REQUIRED: (201-300 SPACES)	7 SPACES
HANDICAP SPACES ALLOCATED:	8 SPACES
LOADING SPACES PROVIDED:	2 LOADING SPACES
TOTAL PARKING & LOADING SPACES:	251 SPACES
PARKING & LANDSCAPE SETBACK PROVIDED:	FRONT YARD = 10 FT± SIDE YARD = 10 FT±

## RETAINING WALL NOTES

1. THE LOWER TERRACE SHALL BE DESIGNED TO ACCOMMODATE THE UPPER TERRACE BEING CONSTRUCTED AT A LATER DATE.
2. THE UPPER TERRACE SHALL BE DESIGNED TO BE CONSTRUCTED INDEPENDENTLY AND WITHOUT ADVERSE IMPACT TO THE LOWER TERRACE.
3. ALL WALL DESIGNS SHALL BE PROVIDED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK AND SHALL BE SUBMITTED TO THE TOWN BUILDING DEPARTMENT FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON EITHER PARCEL (SITE 4 OR SITE 5).

(SHEET 2 OF 19)

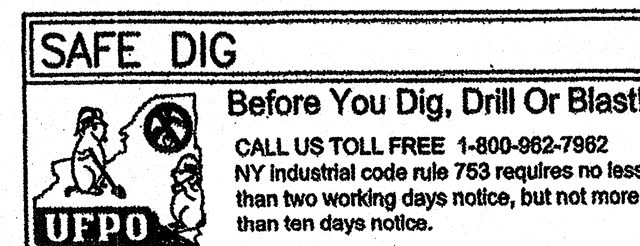
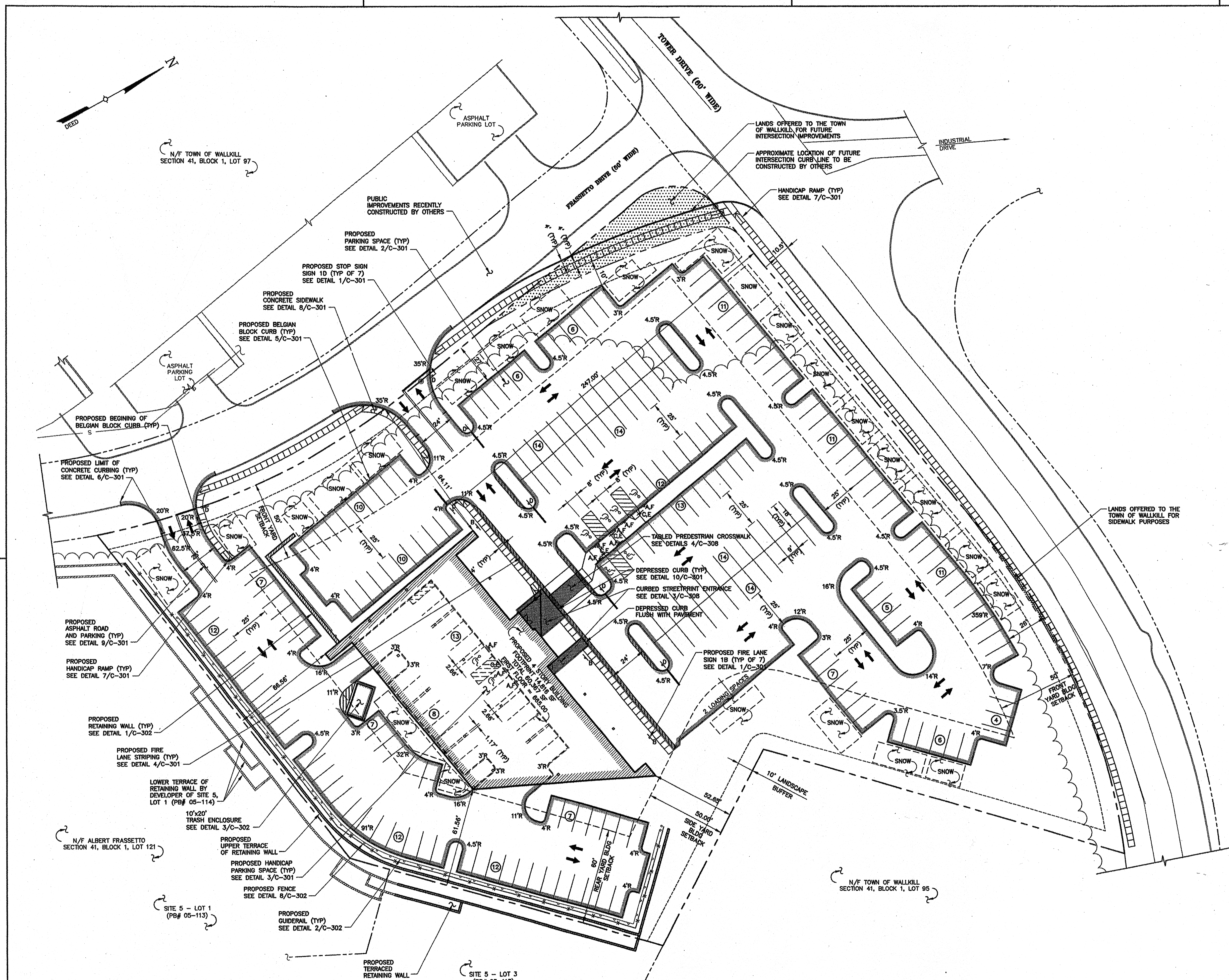
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### SITE PLAN

QUICKWAY INDUSTRIAL PARK  
SITE 4  
TOWN OF WALLKILL  
ORANGE COUNTY, NEW YORK

Date	9/2/08	Work Order		Drawing No.		Rev	
Scale	1" = 30'		2614.01		C-101		6



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Rev	Date	Revision	Approved	DRAWING CONTROL			
1	3/8/06	PER WORKSHOP COMMENTS		Designed by: LJG	Drawn by: LJG	Checked by: MAL	
2	4/4/06	FOR PLANNING BOARD SUBMISSION		Purpose:	Released by:	Date:	
3	2/14/07	PER WORKSHOP AND CLIENT COMMENTS		<input type="radio"/> For Comment			
4	6/25/07	PER WORKSHOP COMMENTS		<input checked="" type="radio"/> For Approval	L. Greco	9/2/08	
5	9/5/07	PER PLANNING BOARD COMMENTS		<input type="radio"/> For Bid			
6	9/2/08	PER WORKSHOP AND CLIENT COMMENTS		<input type="radio"/> For Construction			

ORIGINAL SIZE IN INCHES