

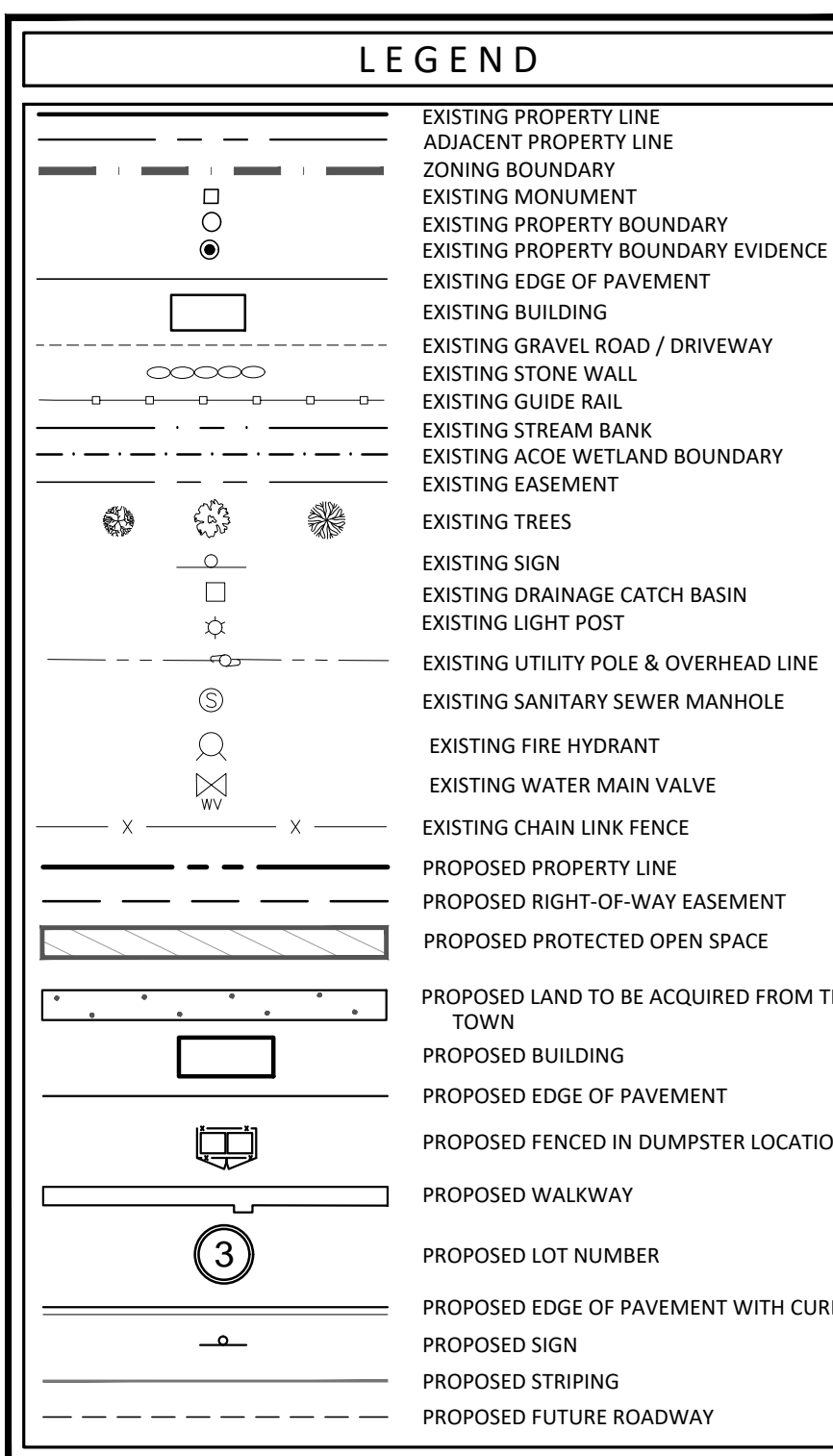
| ZONING TABLE | | | | | | | | | | |
|-----------------|---|----------|---------|---------|---------|---------|---------|---------|---------|---------|
| ZONE: | SB & H-1 | | | | | | | | | |
| CURRENT USE: | LAUNDROMAT, GARAGE, VACANT | | | | | | | | | |
| PROPOSED USE: | CLUSTER DEVELOPMENT WITH MULTI AND SINGLE FAMILY RESIDENTIAL & COMMERCIAL | | | | | | | | | |
| ITEM | REQUIRED | PROVIDED | | | | | | | | |
| | | LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 |
| MIN LOT AREA | 0.23 AC ¹ | 0.94 AC | 0.60 AC | 0.82 AC | 1.44 AC | 0.31 AC | 0.42 AC | 0.27 AC | 0.28 AC | 0.36 AC |
| MIN FRONT YARD | TBD | ±15' | ±7' | ±15' | ±13' | ±18' | ±7' | ±20' | ±8' | ±15' |
| MIN REAR YARD | TBD | ±35' | ±29' | ±11' | ±13' | ±32' | ±48' | ±45' | ±51' | ±74' |
| MIN SIDE YARD | TBD | ±17' | ±49' | ±35' | ±13' | ±15' | ±15' | ±31' | ±22' | ±39' |
| MIN LOT WIDTH | TBD | ±370' | ±310' | ±423' | ±455' | ±77' | ±93' | ±107' | ±107' | ±135' |
| MIN LOT DEPTH | TBD | ±108' | ±84' | ±84' | ±286' | ±84' | ±108' | ±111' | ±112' | ±114' |
| MAX BLDG HEIGHT | 35' | <35' | <35' | <35' | <35' | <35' | <35' | <35' | <35' | <35' |

0.23 AC (OR 10,000 SF) WITH PUBLIC WATER AND SEWER

| PERMITTED UNITS TABLE | |
|---------------------------------|---------------------------|
| TOTAL NUMBER OF UNITS PERMITTED | 42 - PER AS-OF-RIGHT PLAN |

| OPEN SPACE TABLE | |
|------------------|------------------|
| LOT NUMBER | OPEN SPACE AREA |
| 4 | 26,000 SF (0.60) |

| LOT AREA SUMMARY | | |
|------------------|----------|--|
| LOT # | ZONE | TOTAL LOT AREA |
| 1 | SB | 0.94 AC (0.03 ACRES DEEDED TO TOWN) |
| 2 | SB | 0.60 AC (0.11 AC TO BE ACQUIRED FROM TOWN, 0.004 ACRES TO BE DEEDED TO TOWN) |
| 3 | SB | 0.82 AC |
| 4 | SB & H-1 | 1.44 AC |
| 5 | SB | 0.31 AC |
| 6 | SB | 0.42 AC |
| 7 | SB & H-1 | 0.27 AC |
| 8 | H-1 | 0.28 AC |
| 9 | H-1 | 0.36 AC |
| 'A' | SB | 0.10 AC |
| 'B' | SB & H-1 | 0.88 AC |



| PROPERTY INFORMATION | |
|----------------------|---|
| SECTION-BLOCK-LOT: | 106.049-5-4.11 & 5 |
| PARCEL AREA: | 5.37 AC, 0.98 AC (TOTAL = 6.35 ACRES) |
| ZONING DISTRICTS: | SB - SMALL SCALE BUSINESS H-1 - HAMLET |
| OWNER: | WALKKILL CENTER PROPERTIES, INC. P.O. BOX 52 WALKKILL, NY 12569 |
| APPLICANT: | PROFESSIONAL COMMERCIAL GROUP 15 STEVES LANE GARDINER, NY 12525 |

SURVEY NOTE

1. EXISTING SITE FEATURES INCLUDING PROPERTY LINES, ACEC WETLAND LIMITS AND ALL OTHER EXISTING FEATURES TAKEN FROM MAP ENTITLED "SURVEY & SUBDIVISION MAP OF LANDS OF FUEL & LUMBER CO., INC. PREPARED FOR WALKKILL CENTER PROPERTIES, INC." PREPARED BY MERCURIO, NORTON & TAPOLL LAND SURVEYING & ENGINEERING, P.C. ORIGINALLY DATED DECEMBER 28, 2004, LAST REVISED MARCH 30, 2010.

FEDERAL WETLAND NOTE

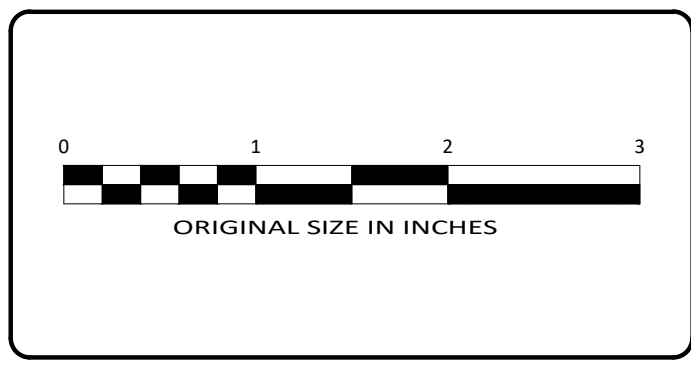
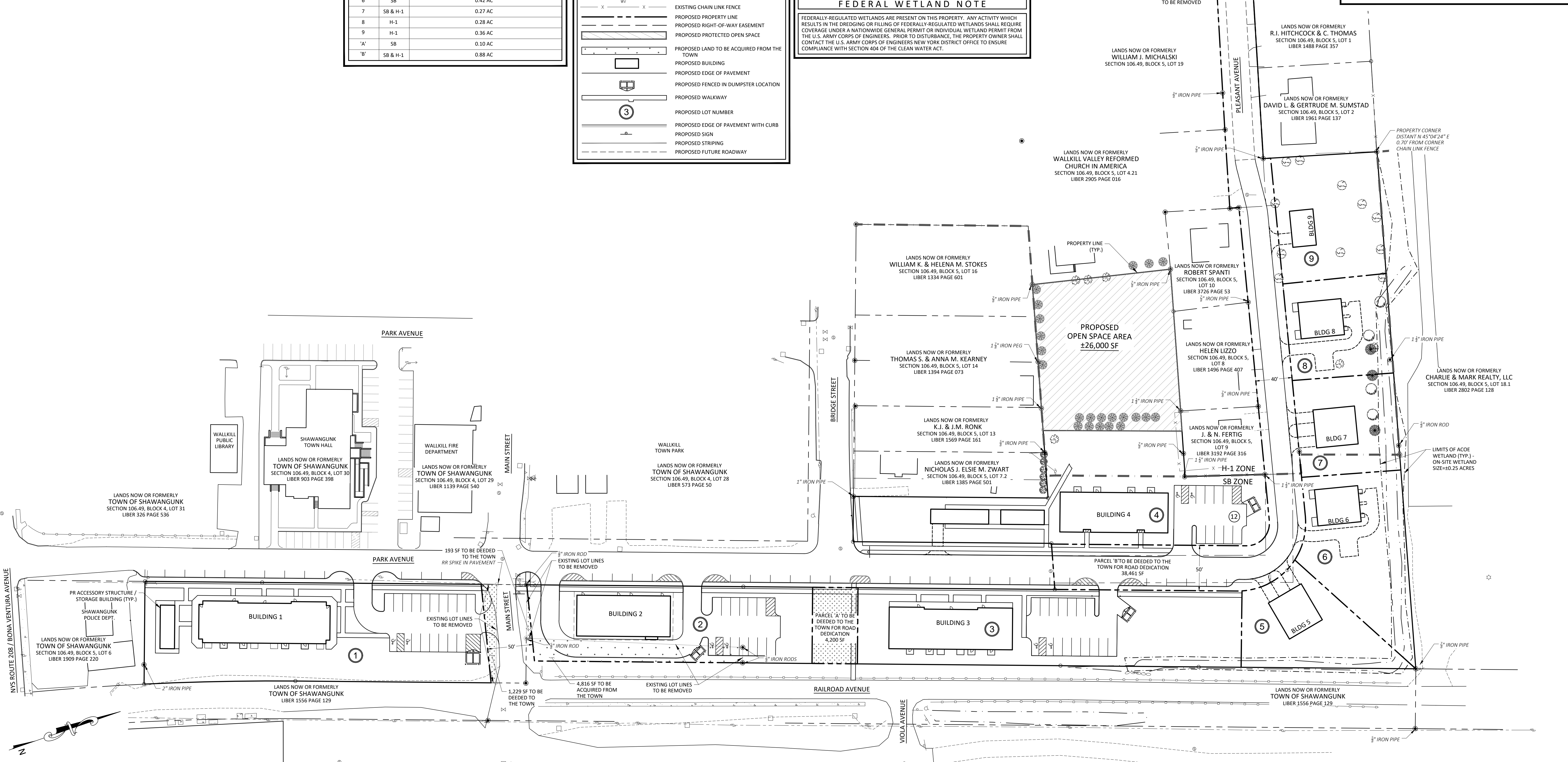
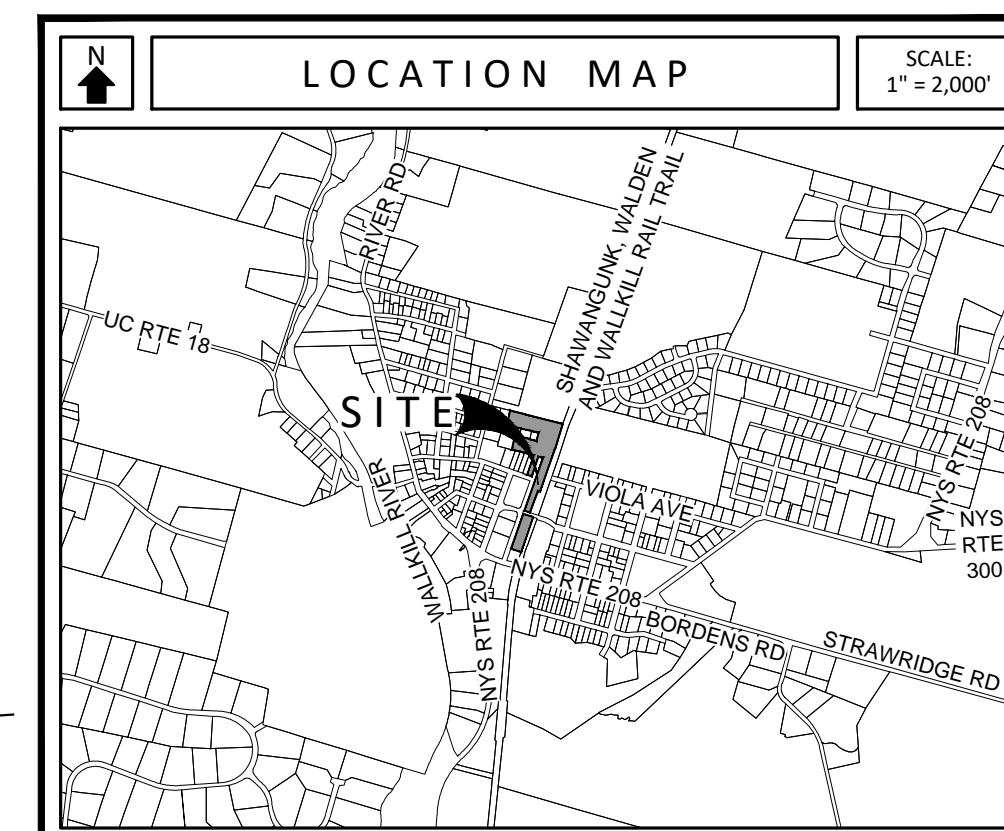
FEDERALLY-REGULATED WETLANDS ARE PRESENT ON THIS PROPERTY. ANY ACTIVITY WHICH RESULTS IN THE DREDGING OR FILLING OF FEDERALLY-REGULATED WETLANDS SHALL REQUIRE COVERAGE UNDER A NATIONWIDE GENERAL PERMIT OR INDIVIDUAL WETLAND PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS. PRIOR TO DISTURBANCE, THE PROPERTY OWNER SHALL CONTACT THE U.S. ARMY CORPS OF ENGINEERS NEW YORK DISTRICT OFFICE TO ENSURE COMPLIANCE WITH SECTION 404 OF THE CLEAN WATER ACT.

TOWN OF SHAWANGUNK PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION.

ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL.

PLANNING BOARD CHAIRMAN _____ DATE _____



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF, IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER, SURVEYOR, OR ARCHITECT.

UNDER ARTICLE 145 (ENGINEERING), SECTION 2209 (2) OF THE NEW YORK STATE EDUCATION LAW, IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED SURVEYOR. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER AND/OR SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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| REV | DATE | DESCRIPTION |
|-----|----------|---------------------------------------|
| 4 | 02/21/18 | REVISIONS PER PLANNING BOARD COMMENTS |
| 3 | 01/29/18 | REVISIONS PER PLANNING BOARD COMMENTS |
| 2 | 12/18/17 | REVISIONS TO SITE DESIGN |
| 1 | 09/14/17 | REVISIONS PER PLANNING BOARD COMMENTS |

CLUSTER SUBDIVISION PLAN

WALKKILL TOWN CENTER

PARK AVENUE & PLEASANT AVENUE

TOWN OF SHAWANGUNK, ULSTER COUNTY, NY

| DRAWN BY | CHECKED BY |
|-------------|------------|
| MLT | AWW |
| DATE | SCALE |
| 08/22/17 | 1"=50' |
| PROJECT NO. | |
| 16038 | |
| SHEET NO. | |
| S-1 | |