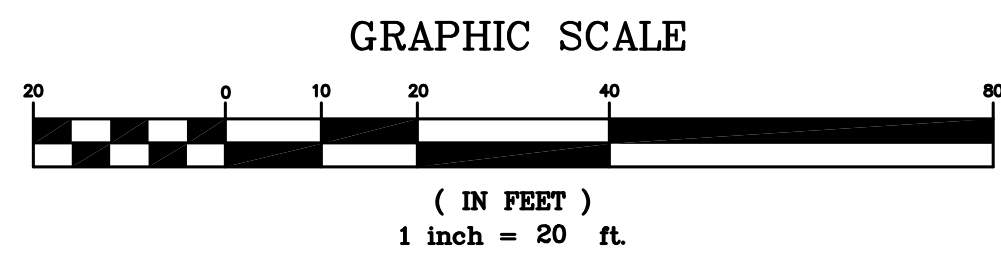
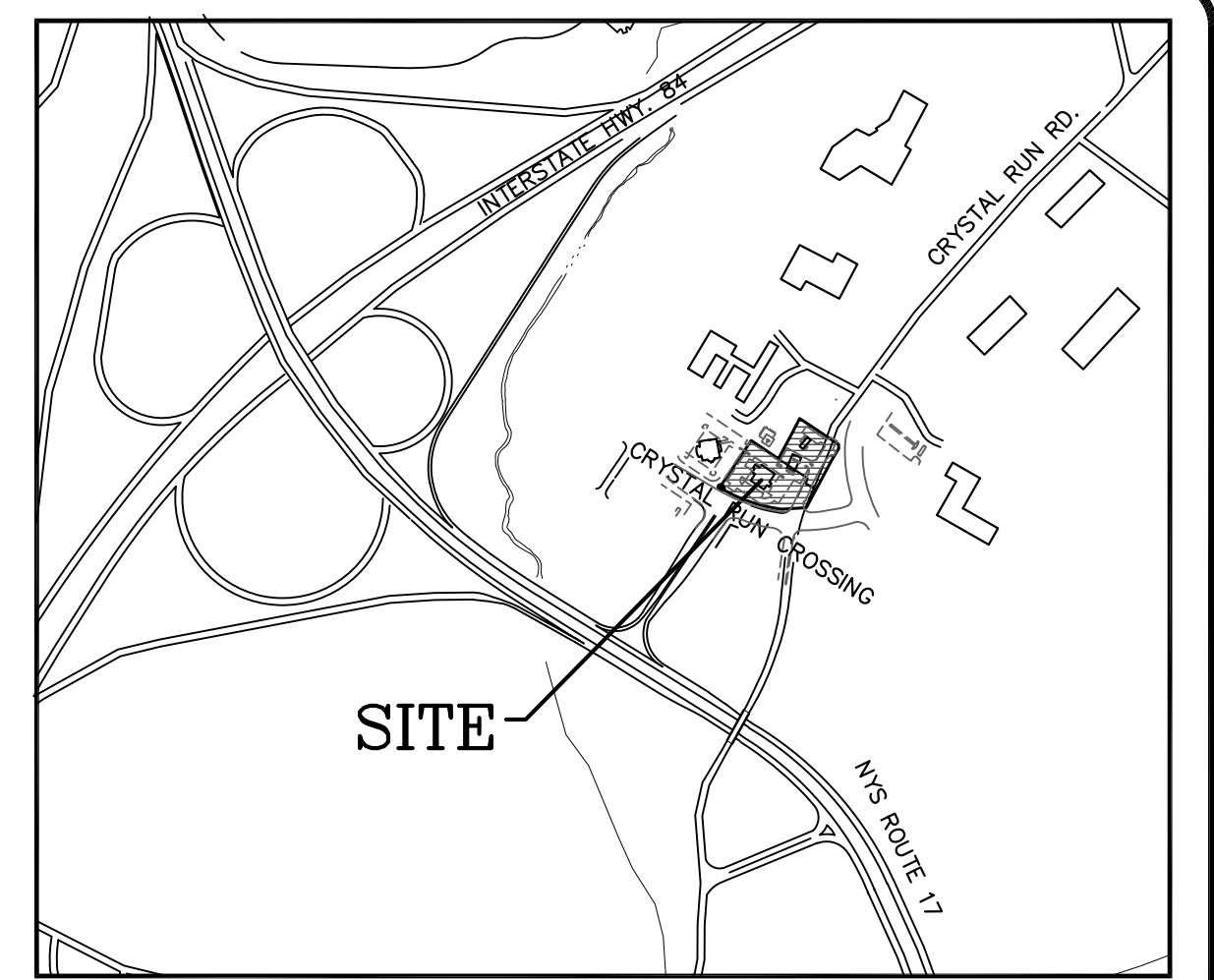


PARCEL	REQUIREMENTS	THIS PLAN
5	TWO UNIT COMMERCIAL BUILDING 4,440 SF GROSS AREA	
	UNIT 1: 2,427 S.F. RESTAURANT (BURGER KING) PATRON AREA: 980 S.F. NON-PATRON AREA: 1,447 S.F.	1 SPACE PER 50 SF = 20 SPACES 1 SPACE PER 200 = 7 SPACES TOTAL PARKING = 27 SPACES
	UNIT 2: 2,017 S.F. RESTAURANT (FINE DINING) PATRON AREA: 1,167 S.F. NON-PATRON AREA: 850 S.F.	1 SPACE PER 50 SF = 23 SPACES 1 SPACE PER 200 = 4 SPACES TOTAL PARKING = 27 SPACES
10	EXISTING CHILI'S RESTAURANT (39 SPACES REMOVED BY CONSTRUCTION, 33 NEW SPACES ADDED)	EXISTING PARKING = 97 SPACES *91 SPACES

* THE REVISED LOT 5(B) (CHILI'S) IS PARTY TO A SHARED PARKING AGREEMENT WITH THE OTHER PARCELS OF THE CRYSTAL RUN CROSSING SUBDIVISION IN ACCORDANCE WITH THE ORIGINAL SUBDIVISION (NOTE #2)



LANDS OF DIVISION OF NEW YORK POLICE EXECUTIVE DIVISION
SEC. 78 BLM. 1 LOT 13.3
LIBER 1740 OF DEEDS, PAGE 109



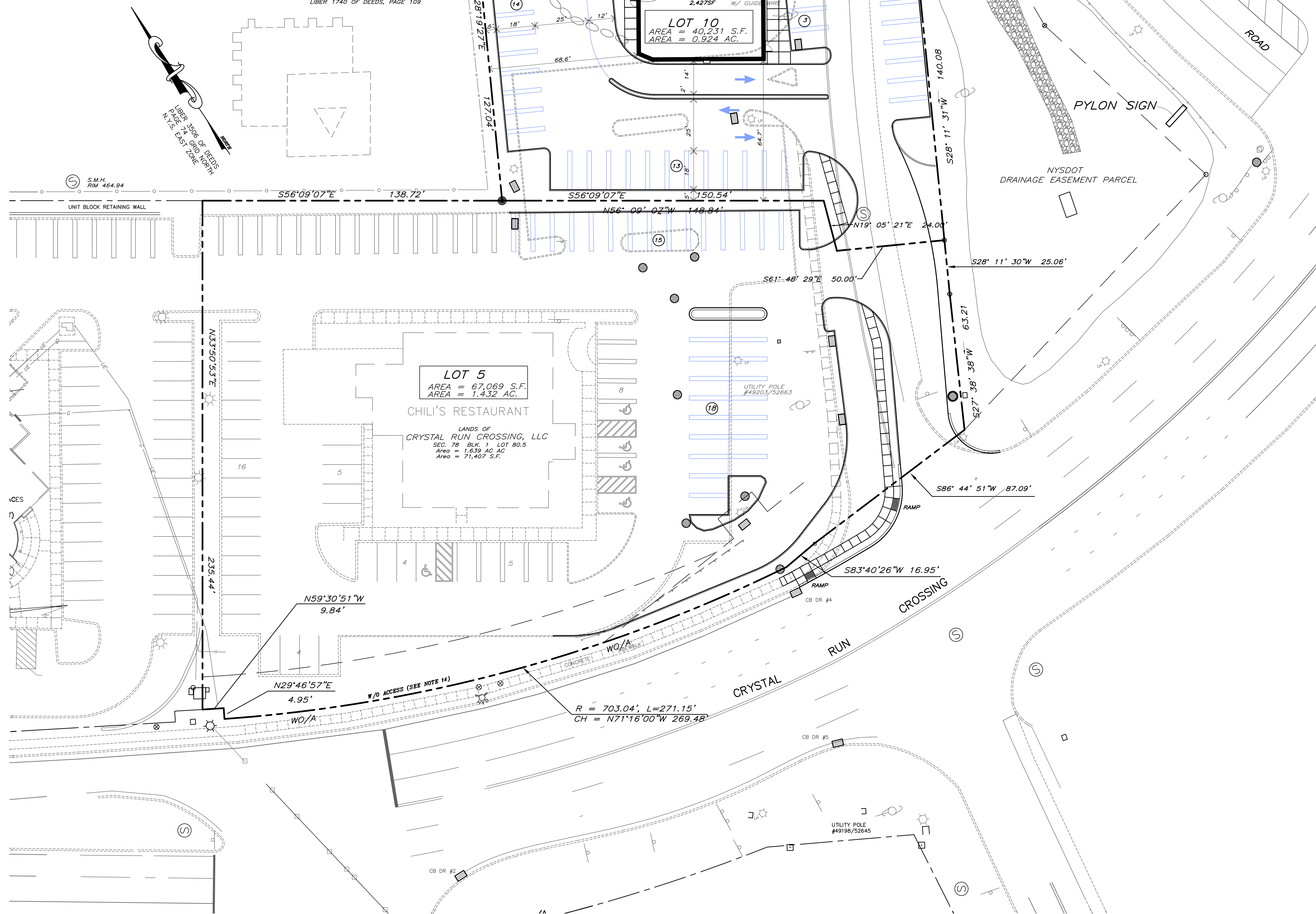
PARCEL, OWNER AND ZONING INFORMATION

TAX MAP REFERENCE: SECTION 78, BLOCK 1, LOT 15
RECORD OWNERS: CRYSTAL RUN CROSSING, LLC
DEED REFERENCE: LIBER 13205 OF DEEDS, PAGE 756
PARCEL AREAS: 0.360 ACRES
NUMBER OF LOTS: 2 LOTS AND PORTION OF FORMER CRYSTAL RUN ROAD
ZONING DISTRICT: O/R (OFFICE AND RESEARCH DISTRICT)

SECTION 78, BLOCK 1, LOT 80.5
CRYSTAL RUN CROSSING, LLC
LIBER 5825 OF DEEDS, PAGE 322
1.639 ACRES

SANITARY SEWER SERVICE TO BE OBTAINED FROM THE TOWN OF WALKILL CONSOLIDATED SEWER DISTRICT.
WATER SERVICE TO BE OBTAINED FROM THE TOWN OF WALKILL CONSOLIDATED WATER DISTRICT.

* Resolution of the Town of Walkill Town Board dated June 22, 1995 which authorized the Town of Walkill Planning Board to modify lot sizes, setbacks and other requirements of the Town of Walkill Zoning Law simultaneously with the approval of the subdivision plan in accordance with NYS Town Law 278.



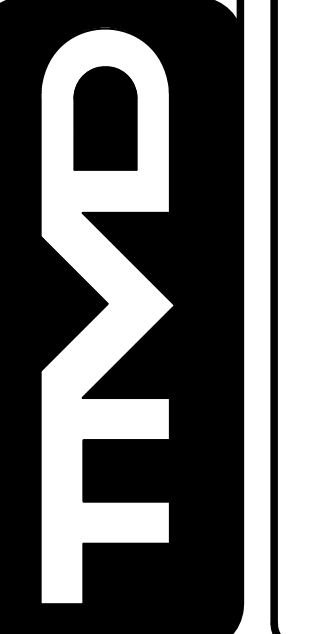
LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	ADJOINING LOT LINE
[Symbol]	WATER EDGE OR STREAM
[Symbol]	GUIDE RAIL
[Symbol]	EDGE OF PAVEMENT
[Symbol]	CONCRETE CURB
[Symbol]	OVERHEAD UTILITY LINE
[Symbol]	UTILITY POLE
[Symbol]	SEWER MANHOLE
[Symbol]	LIGHT POLE
[Symbol]	CATCH BASIN
[Symbol]	HYDRANT
[Symbol]	WATER VALVE
[Symbol]	SIGN
[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	GAS SERVICE
[Symbol]	WATER SERVICE
[Symbol]	SEWER LATERAL
[Symbol]	NYSDOT WITHOUT ACCESS RESTRICTION

SIGN NOTE
A SEPARATE APPROVAL AND PERMIT IS REQUIRED FOR THE INSTALLATION OF CERTAIN SIGNS. THE TOWN OF WALKILL BUILDING DEPARTMENT ACCEPTS APPLICATIONS FOR AND ISSUES PERMITS FOR SIGNS.

NO.	DATE	DESCRIPTION	REVISIONS

TMDEPLY
ENGINEERING & LAND SURVEYING, P.C.
2656 ROUTE 302, MIDDLETOWN, NY 10941
PHONE: (845) 361-5421 FAX: (845) 361-5229



PROPOSED COMMERCIAL FOOD SERVICE
CRYSTAL RUN CROSSING
LOTS 5A AND 5B
TAX PARCELS SECTION 78, BLOCK 1, LOTS 15 AND 80.5
CRYSTAL RUN CROSSING ROAD
TOWN OF WALKILL, ORANGE COUNTY, NEW YORK



TITLE: **BOUNDARY PLAN AND ZONING DATA**
JOB: CONCEPT
DATE: JULY 2018
SCALE: AS SHOWN
DWG.: