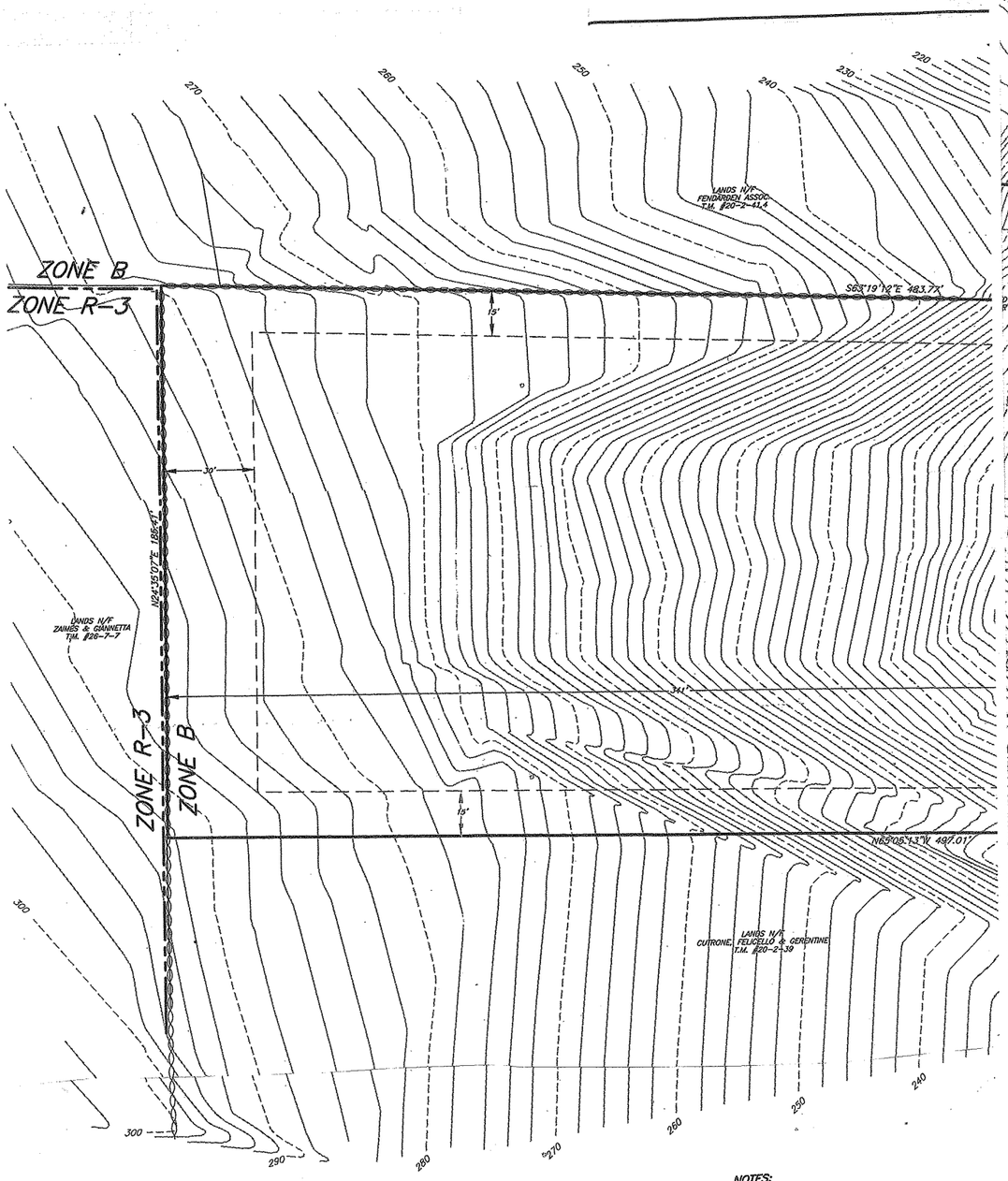

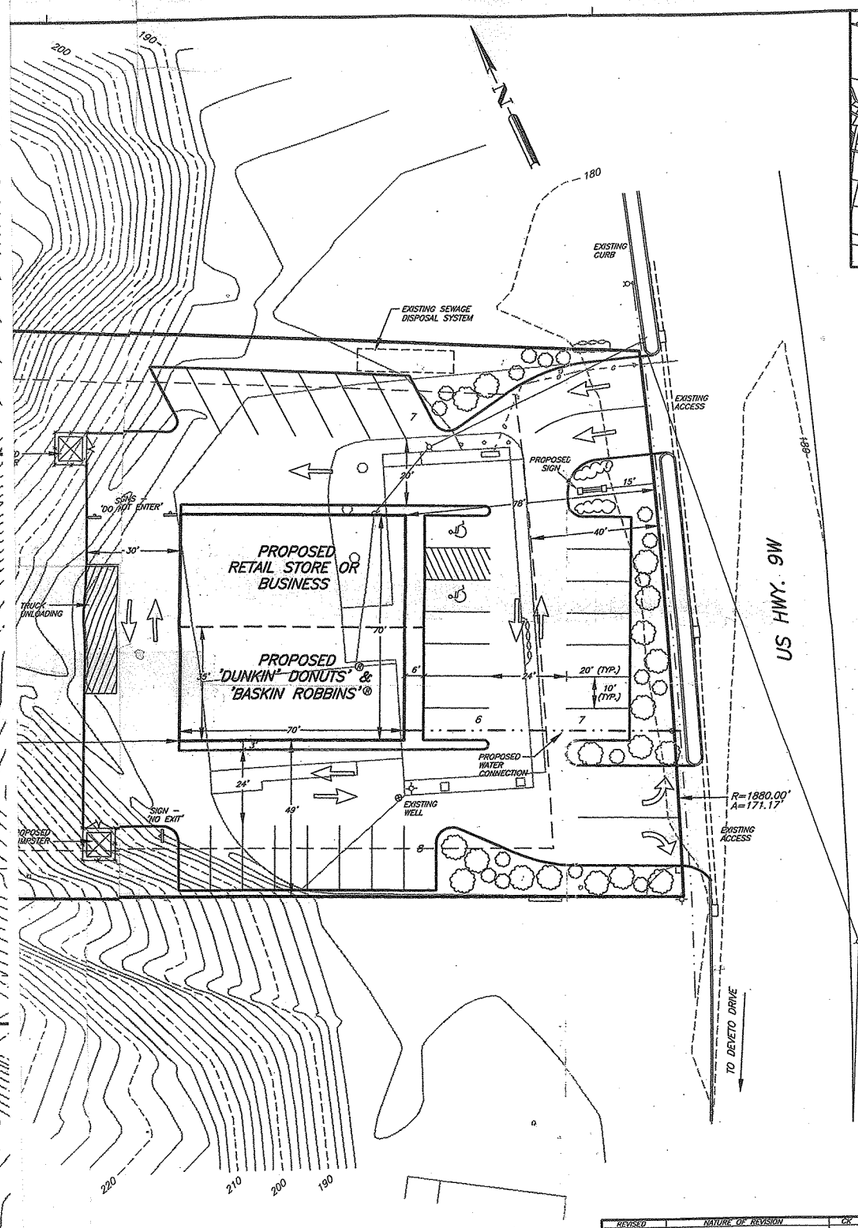

LOCATION PLAN

SCALE: 1"= 2000' SOURCE: TAX M

RECORD OWNER:

JOSEPH O'BRIEN
37 CONKLIN HILL ROAD
MILTON NY

APPLICANT:

KRISHNA DONUTS, INC.
612 CRAB APPLE LANE
NEW WINDSOR, NY 12553

TABLE OF MINIMUM DIMENSIONS

ZONE: B (BUSINESS DISTRICT)

	REQUIRED	PROPOSED
LOT AREA	15,000 SF	87,408± SF
LOT FRONTAGE	100'	171'
LOT WIDTH	100'	172'
LOT DEPTH	125'	497'
FRONT YARD	40'	78'
SIDE YARD(S)	15'/30'	49'/103'
REAR YARD	30'	341'
MAX. BUILDING HEIGHT	35'	35'
MAX. BUILDING COVERAGE OF LOT AREA	40%	--
MAX. LOT COVERAGE	80%	--

LEGEND

- EXISTING STONE WALL
- EXISTING GAS MAIN
- EXISTING HYDRANT & WATER MAIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING STORM DRAINAGE

NOTES:

1. T.M. #20-2-40
2. AREA: 2.01± AC.
3. ZONE: B (BUSINESS DISTRICT)
4. METES AND BOUNDS, EXISTING FEATURES AND TOPOG INFORMATION TAKEN FROM A PLAN ENTITLED: 'SURVE TOPOGRAPHY PREPARED FOR AIR & WATER OF ORAN INC. MICHAEL O'BRIEN, SR.' AS PREPARED BY: DENN WALDEN P.L.S. ON MARCH 21, 2001.
5. WATER SUPPLY - TOWN OF NEWBURGH
6. SEWAGE DISPOSAL - EXISTING SYSTEM

PARKING:

'DUNKIN' DONUTS' - 1 PER. 4 SEATS, 24 SEAT PROP
RETAIL STORE (35'x70') = 2450 SF - 1 PER 150

TOTAL REQUIRED: 23 SPACES, PRO

2004 Site Plan Right side

2004 Site Plan Left side

THORIZED ALTERATION OR ADDITION TO THIS PLAN BEARING A LICENSED SSIONAL'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, IF NEW YORK STATE EDUCATION LAW

REVISED	NATURE OF REVISION	CK	REVISED	NATURE OF REVISION

CONCEPTUAL PLAN

FOR

KRISHNA DONUTS, INC.

TOWN OF NEWBURGH — ORANGE COUNTY, N

SCALE: 1"= 20' — MARCH 08, 20

SHEET 1 OF 1

DRAWN BY: PM
CHKD BY:

EUSTANCE & HOROWITZ, P.C.
P. O. BOX 42 CIRCLEVILLE, NEW YORK 10919

DWG.#
DISK