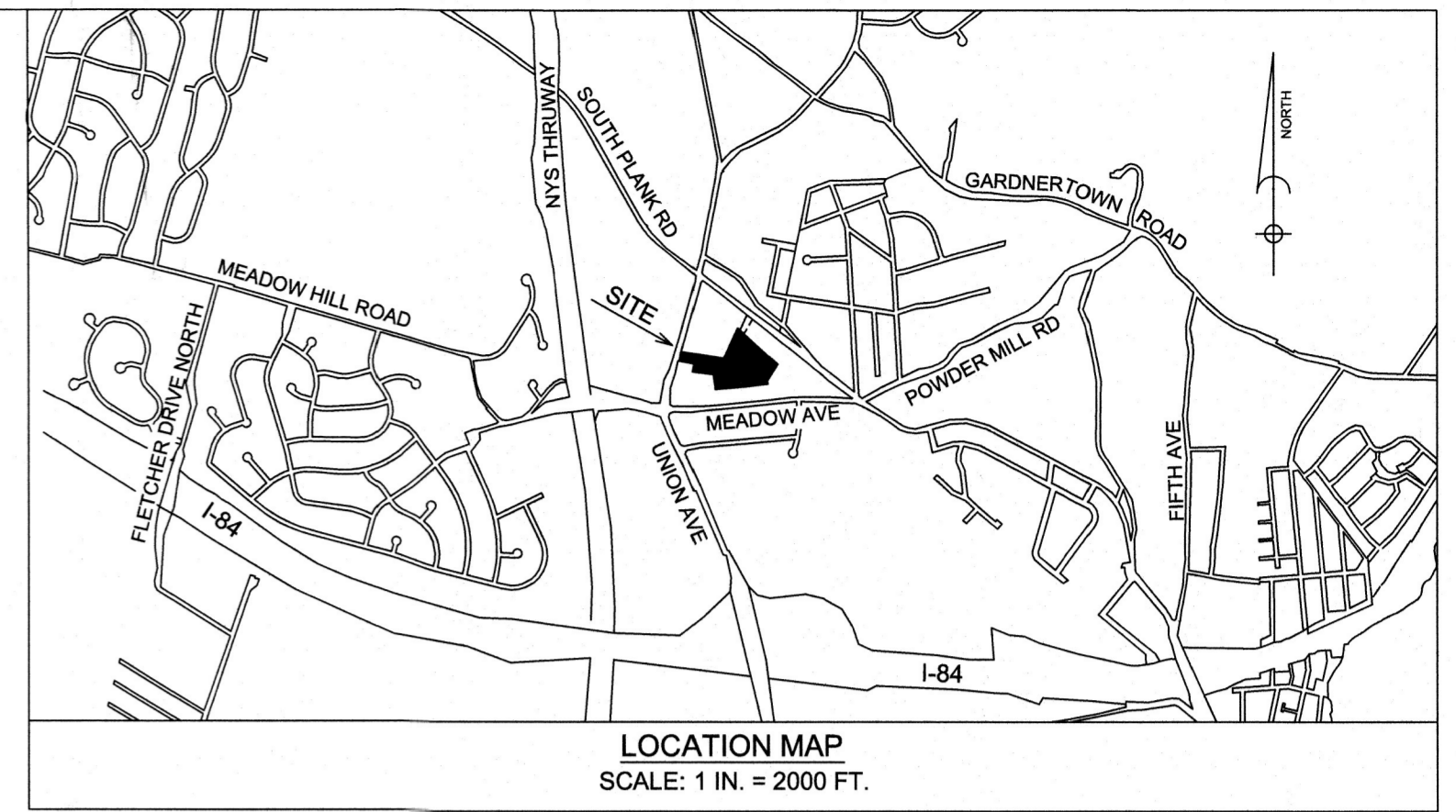


- LEGEND**
- CB - CATCHBASIN
 - LP - LIGHT POLE
 - WV - WATER VALVE
 - SV - SEWER VALVE
 - SMH - SAN. SEWER MANHOLE
 - HYD - HYDRANT
 - UP - UTILITY POLE
 - TSB - TRAFFIC SIGNAL BOX
 - TSP - TRAFFIC SIGNAL POLE



ZONE: IB
USE: SELF-STORAGE CENTER

| REGULATION | MINIMUM REQUIRED | MINIMUM EXISTING |
|----------------------|--------------------------|-------------------------|
| LOT AREA | 3 AC. | 8.4 AC. |
| LOT WIDTH | 100 FT. | 331 FT. |
| LOT DEPTH | 125 FT. | 1082 FT. |
| FRONT YARD | 80 FT. | 295 FT. |
| REAR YARD | 40 FT. | 60 FT. |
| SIDE YARD | 30 FT. | 60 FT. |
| SIDE YARD (TOTAL) | 60 FT. | 293 FT. |
| | MAXIMUM PERMITTED | MAXIMUM PROPOSED |
| BUILDING HEIGHT | 15 FT. | 23 FT. |
| BUILDING COVERAGE | 30 % | 9.3 % |
| LOT SURFACE COVERAGE | 60 % | 73 % |

PARKING CALCULATIONS:
OFFICE: 1 SPACE PER 200 SQ. FT. OF FLOOR AREA
OFFICE FLOOR AREA - 227 SQ. FT.
PARKING SPACES REQUIRED - 2 SPACES
SELF-STORAGE CENTER: 0.1 SPACE PER 1000 SQ. FT. OF GROSS FLOOR AREA
(ITE PARKING MANUAL) STORAGE FLOOR AREA - 84,773 SQ. FT.
PARKING SPACES REQUIRED - 9 SPACES
OR
1.36 SPACES/100 UNITS X 708 UNITS = 10 SPACES

PARKING SPACES REQUIRED - 12 SPACES
ADA PARKING SPACES REQUIRED - 1 SPACE

- GENERAL NOTES:**
- TAX MAP DATA, SECTION 60 BLOCK 3 LOT 22.222
 - OWNER AND APPLICANT: SAM NEWBURGH, LLC F/K/A MAX NEWBURGH, LLC
C/O JAMES HOCHFELDER
157 DOVE HILL DRIVE
MANHASSET, NY 11030
 - PARCEL AREA: 8.4 AC. +/-
 - THE LOCATION (HORIZONTAL AND VERTICAL) AND THE SIZES OF THE UNDERGROUND UTILITIES SHOWN SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. AS NEEDED, THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. THE CONTRACTOR MUST PERFORM EXPLORATORY EXCAVATIONS TO LOCATE THE UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF ANY CONSTRUCTION TO PERMIT MAKING REVISION AS NEEDED.
 - ANY EXISTING STRUCTURE, PAVEMENT, CURB, LANDSCAPED AREA ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.
 - ② DENOTES LOT NO. AS PER A MAP ENTITLED "SUBDIVISION PLAN LANDS OF NEWBURGH ALGONQUIN LANES, INC.," DATED NOVEMBER 4, 1985, LAST REVISED APRIL 30, 1986 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE MAY 8, 1986 AS MAP NO. 7624.
 - UNDERGROUND UTILITY LOCATIONS AS PER A MAP ENTITLED "AS-BUILT SURVEY SITE OF NEWBURGH CINEMAS," DATED JANUARY 29, 1967, PREPARED BY CONTRACTORS LINE AND GRADE CO. NORTH.

CALL BEFORE YOU DIG
DIG SAFELY NEW YORK MUST BE CONTACTED (DIAL 811 OR 1-800-962-7962) AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING TO HAVE ANY EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

CHANGE OF USE SITE PLAN
FOR
SAM NEWBURGH LLC
1420 ROUTE 300, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: JUNE 29, 2022 SCALE: 1 IN. = 50 FT.

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
SURVEYORS - PLANNERS - LAND CONSULTANTS - ENGINEERS
41 MEAD ALLEY, MONTGOMERY, NEW YORK 12549
TEL. 845 561-1170 EMAIL: DDOCE12@HOTMAIL.COM

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

| | |
|-----------|----------|
| 8/24/2022 | PARKING |
| DATE | REVISION |