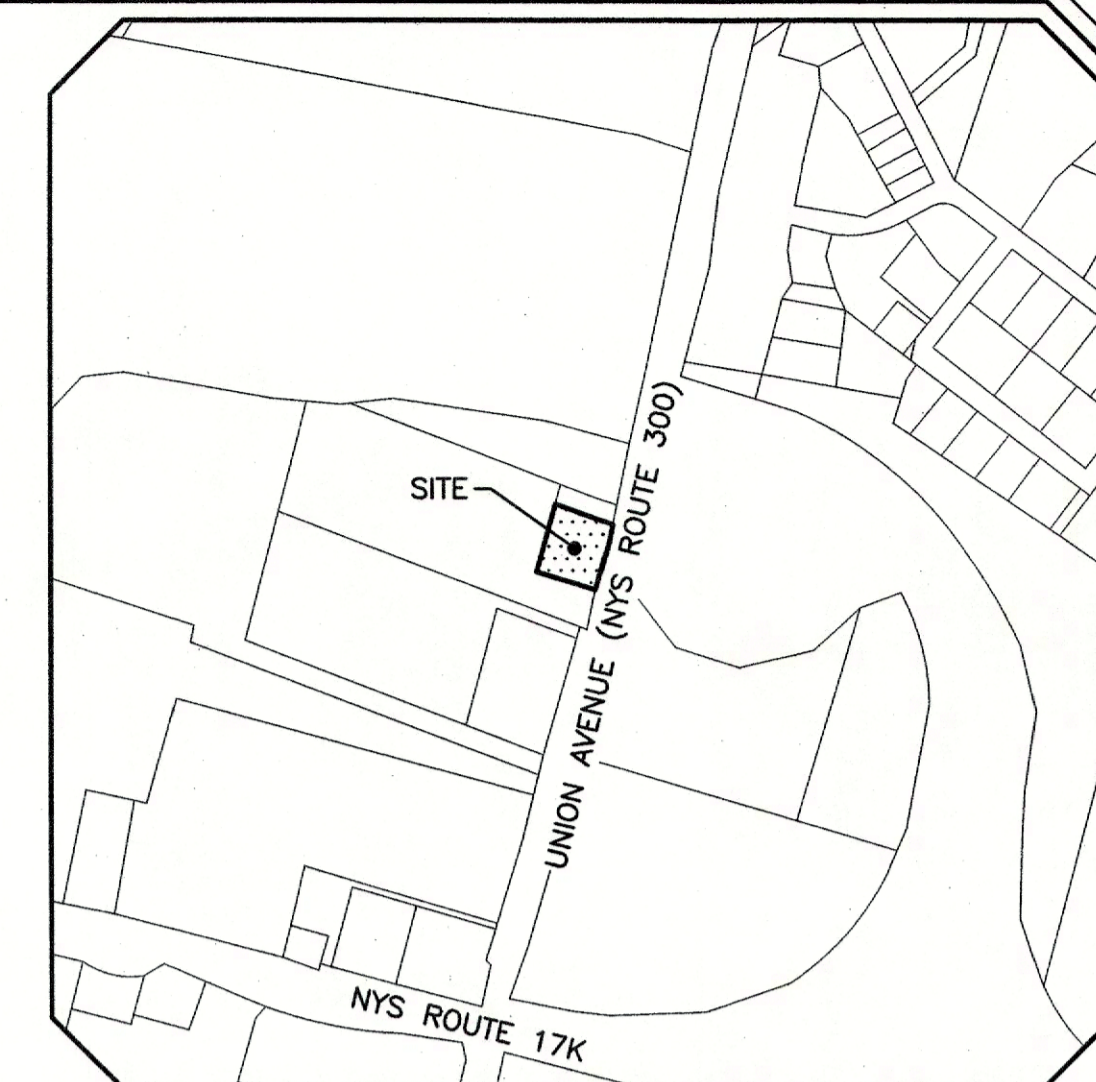
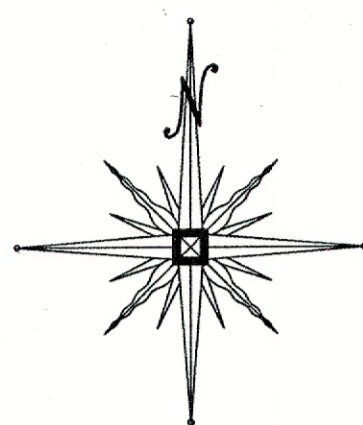


ADS PROPERTIES, LLC

CAR WASH

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

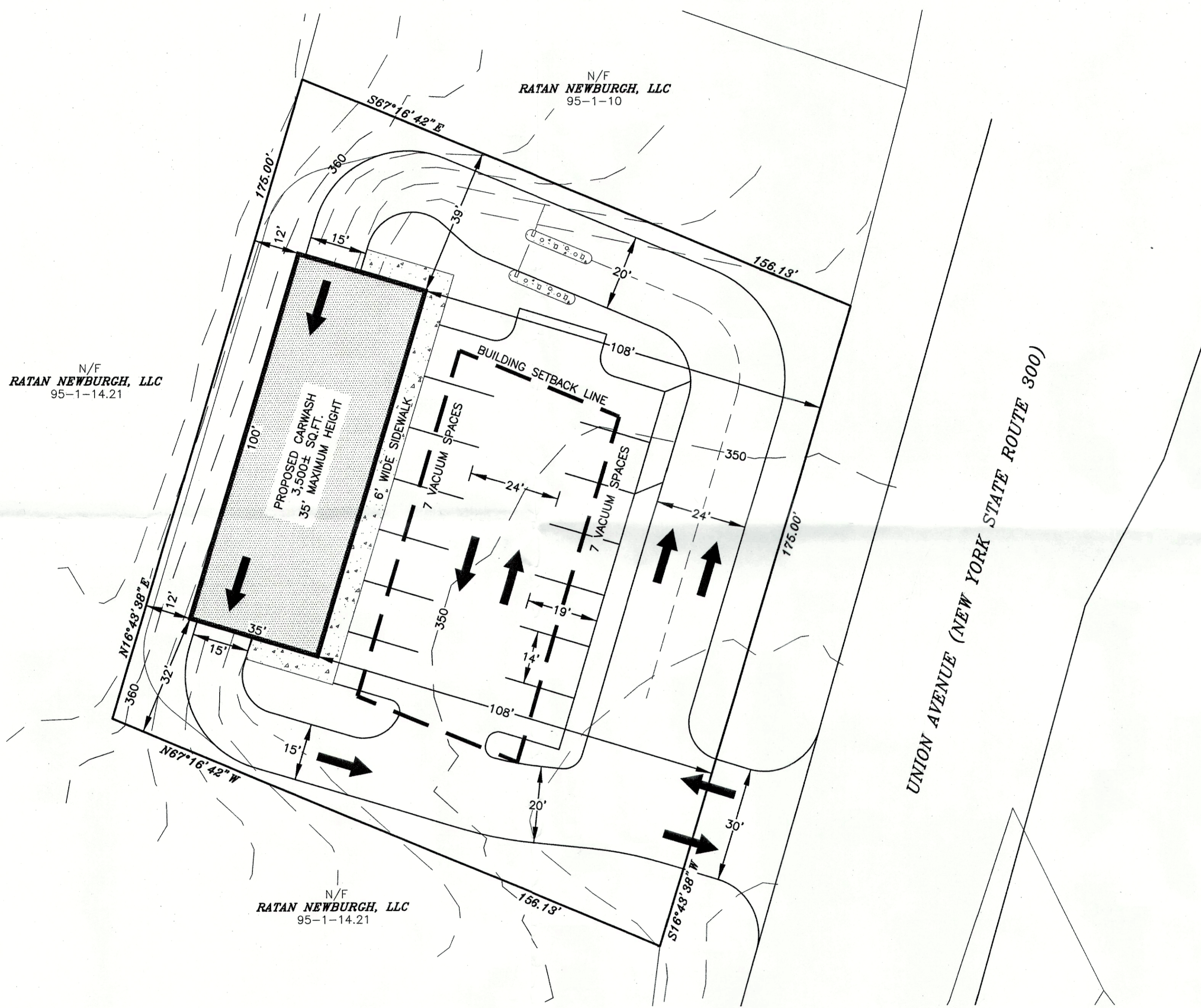


LOCATION MAP
SCALE: 1"=500'

BULK REQUIREMENTS
ZONE IB (INTERCHANGE BUSINESS DISTRICT)
USE GROUP - CAR WASH

	MIN. REQUIRED	PROVIDED
LOT AREA (SQ.FT.)	40,000	27,173±*
LOT WIDTH (FT.)	150	175
LOT DEPTH (FT.)	150	155
FRONT YARD (FT.)	50	108
SIDE YARD (FT.)	30	32
BOTH SIDE YARDS (FT.)	80	71**
REAR YARD (FT.)	80	12**
	MAX. PERMITTED	PROVIDED
LOT BUILDING COVERAGE (%)	40	13
BUILDING HEIGHT (FT.)	35	<35
LOT SURFACE COVERAGE (%)	80	76

* EXISTING NON-CONFORMITY
** VARIANCES REQUIRED: BOTH SIDE YARDS - 80' REQUIRED - 85' PROPOSED
REAR YARD - 80' REQUIRED - 10' PROPOSED
NOTE: EXISTING STRUCTURE 36.9' FROM REAR PROPERTY LINE



GENERAL NOTES:

- TAX MAP DESIGNATION SECTION 95 BLOCK 1 LOT 14.1.
- TOTAL AREA OF PARCEL: 27,173± ACRES.
- PROPERTY LIES WITHIN THE INTERCHANGE BUSINESS (IB) ZONING DISTRICT.
- PROPERTY LIES WITHIN THE NEWBURGH SCHOOL DISTRICT.
- PROPERTY LIES WITHIN THE ORANGE LAKE FIRE DISTRICT.
- PROPOSED PROJECT TO BE SERVED BY CENTRAL WATER AND SEWER FACILITIES.
- ALL UTILITY SERVICE TO THE SITE SHALL BE UNDERGROUND.
- REFERENCES A SURVEY PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. PREPARED IN JUNE 2007.

CONSTRUCTION NOTES:

- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTFITS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
- CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
- CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
- CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.

RECORD OWNER
ZIMPLEX, INC.
1295 ROUTE 300
NEWBURGH NY 12550

RECORD APPLICANT
ADS PROPERTIES, LLC
1020 DOLSONTOWN ROAD
MIDDLETOWN NY 10940

DATE	DESCRIPTION	INITIALS
03-18-21	MIRRORED LAYOUT	NR
03-08-21	ORIGINAL PREPARATION DATE	NR

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0606
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-4646

JOSEPH J. PFAU P.E. LICENSE NO. 068945
MICHAEL F. CROGAN P.E.S. LICENSE NO. 056023
VINCENT A. PIETRZAK P.E. LICENSE NO. 078836
P.E. LICENSE NO. 078836 P.E.S. LICENSE NO. 056075
N.Y.P.E.S. LICENSE NO. 95386

SIGNATURE DATE
ADS PROPERTIES, LLC
CAR WASH
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
SITE PLAN
SECTION 95 BLOCK 1 LOT 14.1

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 1 OF 1
SCALE 1"=20'	CAD REFERENCE 31102.01 ENDBASE	PROJECT NUMBER 31102.01

