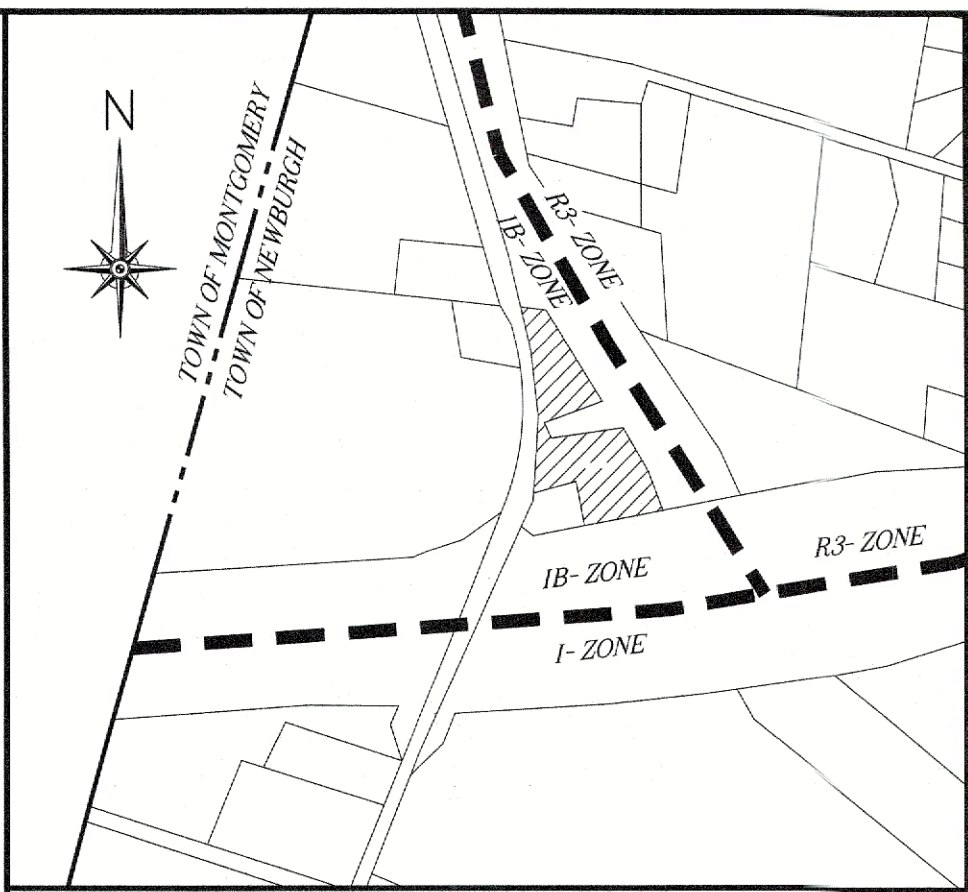
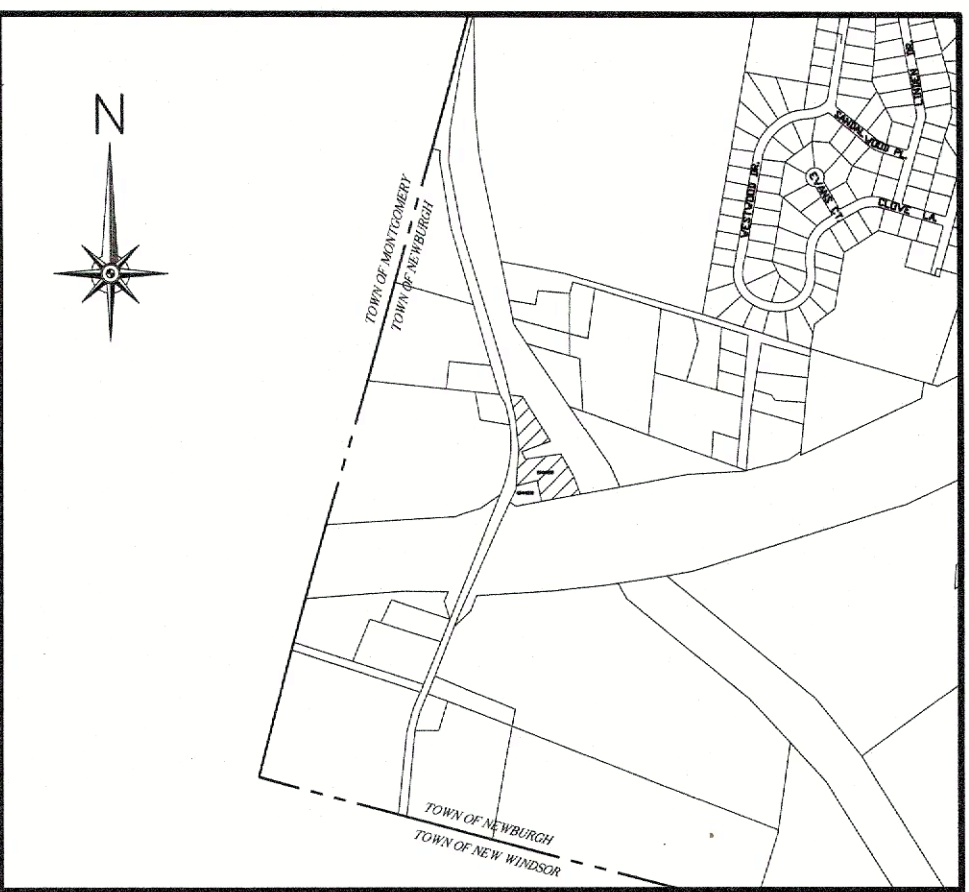


OCHD NOTE:

1. INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN ONE (1) YEAR OF AVAILABILITY.
2. ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO FIVE (5) YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.



LOCATION MAP SCALE 1"=500'



LOCATION MAP SCALE 1"=1000'

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- PROPOSED SWALE
- STONE WALL
- PROPOSED WELL
- PROPOSED BUILDING
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PROP. FOOTING DRAIN OUTLET
- * REGULATORY TEST HOLE
- DEEP SOIL TEST HOLE

PARKING SCHEDULE

REQUIRED: 1 SPACE/150 SQFT
2448sf/150= 17 SPACES

PROVIDED: 22 SPACES
INCLUDING 2 HANDICAPPED

PROVIDED: ADDITIONAL 12 AT PUMPS

ZEN CONSULTANTS, INC.
1662 ROUTE 300, SUITE 138
NEWBURGH, NEW YORK 12550
(845) 629-1567 (phone)

SBL: 89-1-(80.1 & 80.2)
TOWN OF NEWBURGH
ZONE: IB, INDUSTRIAL BUSINESS (SCHEDULE BD(2))
TOTAL AREA EXISTING: 62,723±SF

	REQUIRED	PROPOSED
MINIMUM LOT AREA (sf)	40,000	62,723
MINIMUM YARDS		
-BUILDING		
FRONT (NYS ROUTE 84)	*60'	**35'
REAR	60'	**54'
-GAS CANOPY		
FRONT (747 BLVD)	*60'	25'
FRONT (NYS ROUTE 84)	*60'	**31'
-DIESEL CANOPY		
SIDE (NORTH)	50'	**13'
MINIMUM LOT		
WIDTH	150'	200'+
DEPTH	150'	200'+
BUILDING COVERAGE	40%	5%
LOT SURFACE COVERAGE	60%	57%

* FRONT YARD SETBACK SHALL BE 60' BASED ON 185-18C (#4)(b).
** VARIANCE REQUIRED

- NOTES:**
1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE N.Y. STATE EDUCATION LAW.
 2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
 3. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE CO., GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
 5. SURVEYED IN ACCORDANCE WITH DEEDS, FILED MAPS, AND PHYSICAL MONUMENTATION FOUND AT THE TIME OF SURVEY.
 6. SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN UP TO DATE TITLE ABSTRACT REPORT.

- HIGHWAY TAKING REFERENCES:**
1. HIGHWAY TAKING MAP FOR RECONSTRUCTION OF INTERSTATE ROUTE 503, MAP 777 - PARCEL 1158
 2. HIGHWAY TAKING MAP FOR CONSTRUCTION OF INTERSTATE ROUTE 503-1-6.2, MAP 678 - PARCELS 1051, 1052, 1053, 1054 & 1055.
 3. HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE (CO. ROAD NO. 54) MAP 27- PARCELS 27 & 28.
 4. ORANGE COUNTY TAKINGS FOR DRURY LANE, L.1244, P.233
 5. HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE MAP 38, PARCEL 39 & 40.

- EASEMENT & LEASE REFERENCES:**
1. TEMPORARY EASEMENT MAP 28- PARCEL 29
 2. AT&T EASEMENT, L.1047, P.377
 3. ORANGE COUNTY DRAINAGE EASEMENT, L.2476, P.149
 4. OIL & GAS LEASES, L.2057, P.1134 & L.2216, P.570

- NOTES:**
1. LOT 2B & 2C HAVE RIGHT OF ACCESS THRU LOT 2A FOR INGRESS AND EGRESS TO DRURY LANE.
 2. LOT 2A & 2B SUBJECT TO THE RIGHT OF LOT 2C FOR INGRESS AND EGRESS TO DRURY LANE.
 3. TOGETHER WITH A RIGHT OF WAY IN FAVOR OF LOT 2C AS SHOWN FOR INGRESS AND EGRESS OVER LANDS OF NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SHOWN ON A MAP OF PARCEL 409, SHEET #NC-23, DATED 1940.

- EXCEPTION REFERENCES:**
1. STATE OF NEW YORK NOTICES OF APPROPRIATION
 - A. L.1867, P.462
 - B. L.1788, P.99
 - C. L.1788, P.100
 - D. L.1885, P.1065
 - E. L.1897, P.128
 2. EXCEPTIONS IN L.3600, P.186
 - A. ANDREW C. & MILDRED SMITH, L.958, P.572
 - B. ARTHUR D. & DORIS M. AGOR, L.958, P.575
 - C. WILLIAM J. & ROSALIE E. HEITZMAN, L.1354, P.138
 - D. ROBERT MAZZARELLA & CAROLE H. CLARKSON, L.1713, P.542
 - E. GEORGE HUISS, JR. & JOHN R. HORTON, JR., L.1912, P.654
 - F. CAROLE H. MAZZARELLA, L.1940, P.461

APPLICANT
SNK PETROLEUM WHOLESALERS, INC.
1983 ROUTE 52, SUITE 1A
HOPEWELL JUNCTION, NY 12533

OWNER
NEWBURGH PARK ASSOCIATES, INC.
561 S. DRURY LANE
ROCK TAVERN, N.Y. 12575

10. REVISED 06/30/2022 AS PER ZBA COMMENTS
9. REVISED 04/13/2022 AS PER ZBA COMMENTS
8. REVISED 11/24/2020 AS PER CLIENT COMMENTS
7. REVISED 10/11/2020 AS PER CLIENT COMMENTS
6. REVISED 10/15/2019 AS PER OCHD COMMENTS
5. REVISED 07/15/2019 AS PER OCHD COMMENTS
4. REVISED 03/25/2018 AS PER ZBA VARIANCE
3. REVISED 12/01/2017 AS PER ZBA COMMENTS
2. REVISED 06/18/2017 AS PER PLANNING BOARD COMMENTS
1. REVISED 09/01/2016 AS PER NYSOT

SURVEYOR ANTHONY D. VALDINA	ENGINEER WILLIAM J. MOREAU	PROPOSED SITE PLAN NEWBURGH PARK ASSOCIATES, INC. EXISTING SITE PLAN SBL: 89-1-(80.1 & 80.2) TOWN OF NEWBURGH, ORANGE COUNTY, NY	
DATE 7/7/2016	SCALE 1"=30'	JOB NUMBER 15-008-PMU	SHEET NUMBER 1 OF 5