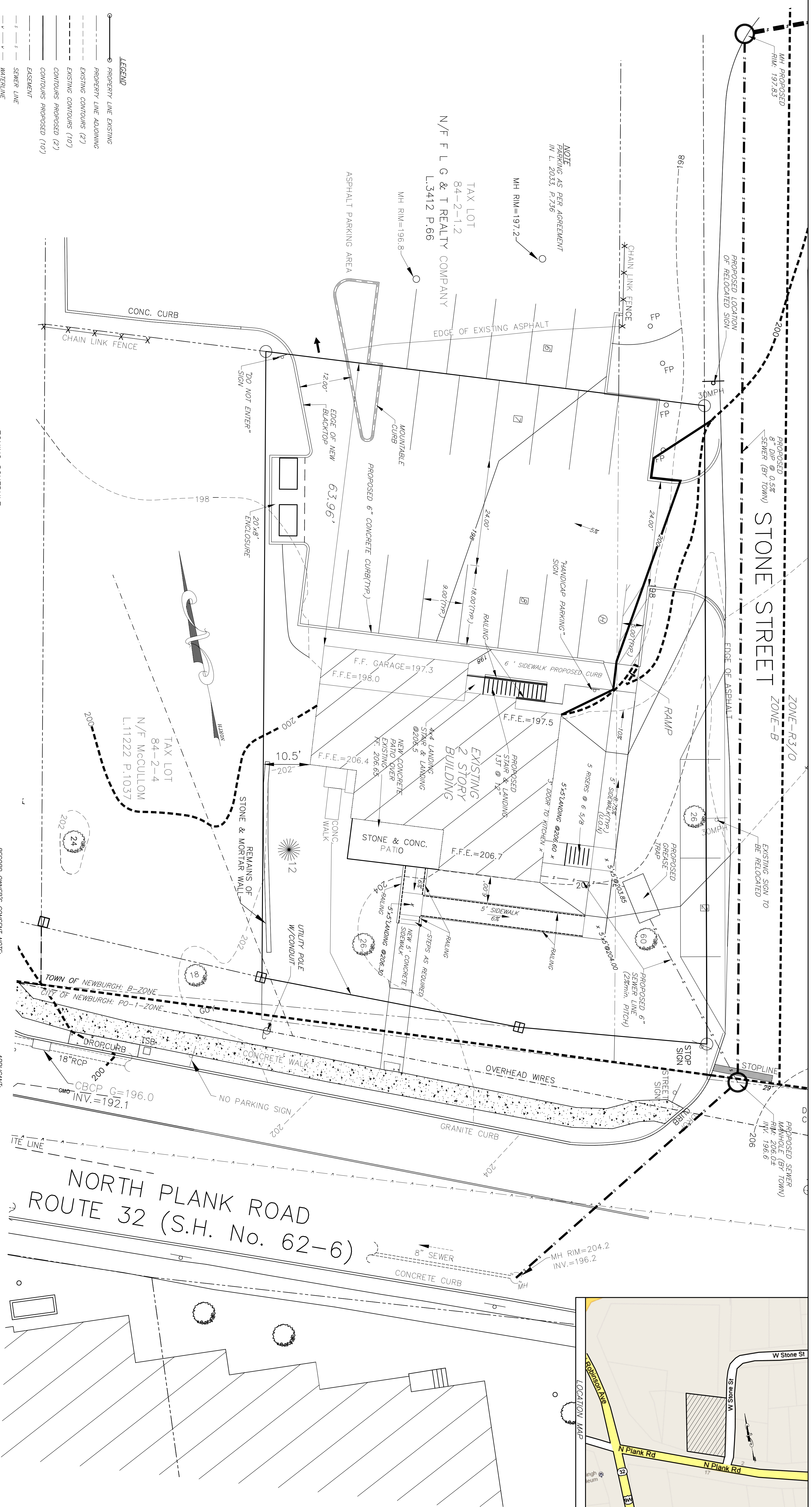


ZONE-R3/O
 ZONE-B
STONE STREET



NOTE
 PARKING AS PER AGREEMENT
 IN L. 2033, P.736

TAX LOT
 84-2-1.2
 N/F L G & T REALTY COMPANY
 L.3412 P.66

- LEGEND**
- PROPERTY LINE EXISTING
 - PROPERTY LINE ADJOINING
 - - - EXISTING CONTOURS (2)
 - - - EXISTING CONTOURS (10)
 - - - CONTOURS PROPOSED (2)
 - - - CONTOURS PROPOSED (10)
 - - - EASEMENT
 - - - SEWER LINE
 - - - WATERLINE

ZONING SCHEDULE

B ZONE: USE D.15. RESTAURANT	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000sqf	*14,218sqf
MINIMUM YARDS (feet)		
FRONT	50'	*31.3'±(N. PLANK RD)
REAR	30'	*32.4'±(STONE ST)
SIDE	30'	64'±
ONE	15'	*10.5'±
BOTH	30'	N/A
MINIMUM LOT WIDTH (feet)	150'	*100.4'±
MINIMUM LOT DEPTH (feet)	150'	*141.4'±
MAXIMUM BUILDING COVERAGE (%)	40%	14%
MAXIMUM SURFACE COVERAGE (%)	80%	65% ±
MAXIMUM HEIGHT	35'	<35'

RECORD OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREOF STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE. # 50 REQUIRED.

RECORD OWNER'S SIGNATURE
 ZEF GARIBASHI
 126 BARBARA DRIVE
 NEWBURGH, NY 12550

APPLICANT:
 ZEF GARIBASHI
 126 BARBARA DRIVE
 NEWBURGH, NY 12550

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

TALCOTT ENGINEERING DESIGN PLLC
 1 GARBERTOWN ROAD
 NEWBURGH, NY 12550
 (744) (645) -569-4583
 TALCOTTDESIGN@COMCAST.COM

CHARLES T. BROWN, P.E.
 P.O. BOX 4420
 NEW WINDSOR, N.Y. 12553

VALON & YATAN
 34 NORTH PLANK RD, 84-2-1.1
 TOWN NEWBURGH, ORANGE COUNTY NY

SITE PLAN FOR:

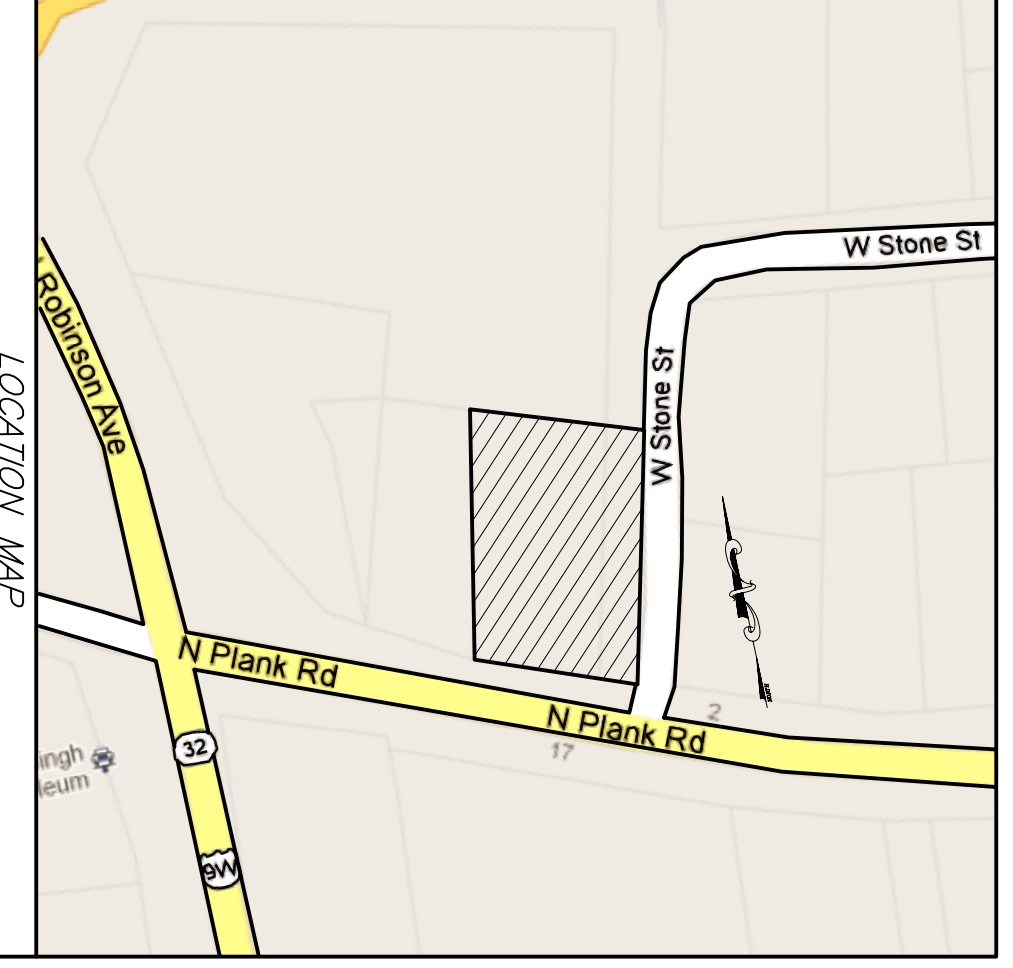
ENGINEER

PARKING TABLE
 80 SEATS / 1 SPACE PER 4 SEATS = 20 SPACES REQUIRED
 22 SPACES PROVIDED INCLUDING 1 HANDICAPPED

* AREA VARIANCE REQUIRED

CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG. TOLL FREE, 1.800.272-4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1.800.962-2962 (IN ALL OTHER AREAS OF THE STATE.)



REVISIONS	REV.	DATE	BY	DESCRIPTION
1	12/04/12	RM		REVISED PER SURVEYOR

DATE	SCALE	JOB NUMBER	SHEET NUMBER
11/28/12	1"=10'	12126-ADM	1 OF 2