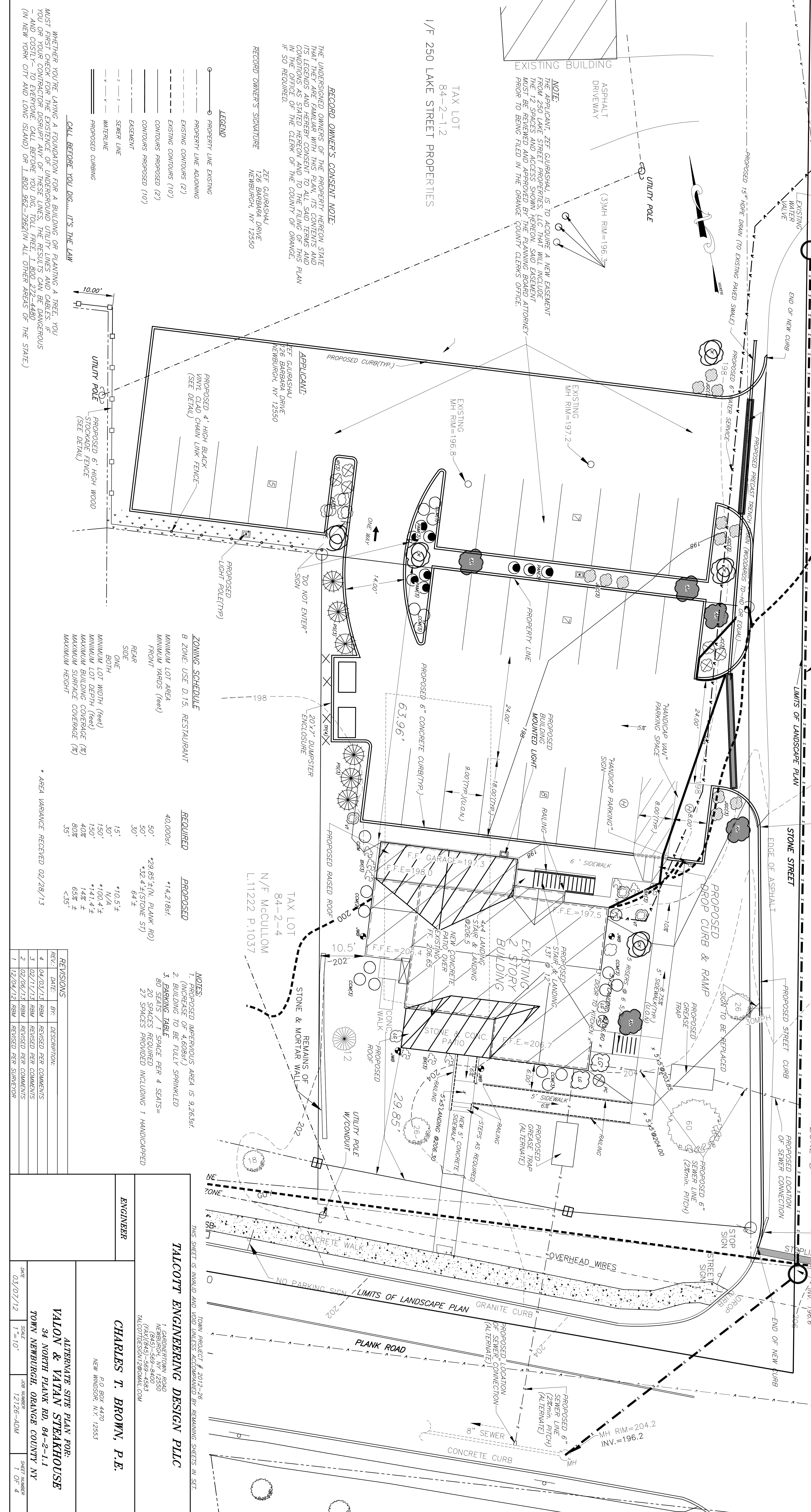
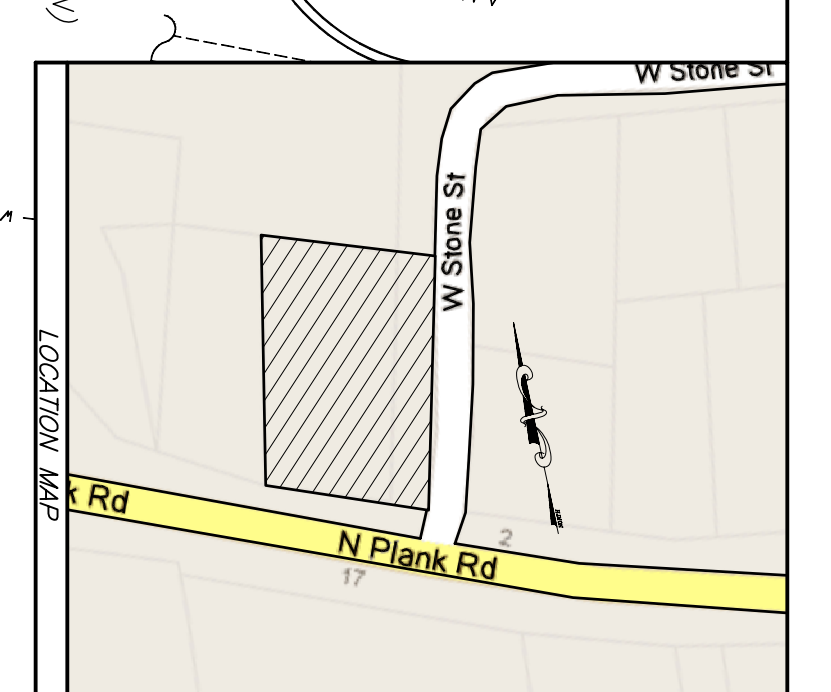


TAX LOT
84-3-1
N/F COSTA
L.4999 P.230

TAX LOT
84-3-15
N/F COSTA
L.4999 P.230



RECORD OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY HERON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE. IF SO REQUIRED.

RECORD OWNER'S SIGNATURE
ZEE GURASHAH
126 BARBARA DRIVE
NEWBURGH, NY 12550

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

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 1.800.962-7962 (IN ALL OTHER AREAS OF THE STATE).

ZONING SCHEDULE
B ZONE: USE D.15. RESTAURANT

	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000sf	*14,218sf
FRONT MINIMUM YARDS (feet)	50'	*29.85'± (N. PLANK RD)
REAR YARDS	30'	*32.4'± (STONE ST)
SIDE YARDS	30'	64'±
ONE SIDE	15'	*10.5'±
BOTH SIDES	30'	*10.4'±
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'

* AREA VARIANCE RECEIVED 02/28/13

NOTES:
1. PROPOSED IMPERVIOUS AREA IS 9,263sf.
2. BUILDING TO BE FULLY SPRINKLED
3. PARKING TABLE
80 SEATS
20 SPACES REQUIRED
27 SPACES PROVIDED INCLUDING 1 HANDICAPPED

TAX LOT
84-2-4
N/F McCULLOM
L.11222 P.1037

TALCOTT ENGINEERING DESIGN PLLC
1 GAROVERTOWN ROAD
NEWBURGH, NY 12550
(716) 845-669-4400
(716) 845-669-4583
TALCOTTDESIGN12@GMAIL.COM

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

ALTERNATE SITE PLAN FOR:
VALON & VAJAN STEAKHOUSE
34 NORTH PLANK RD. 84-2-1.1
TOWN NEWBURGH, ORANGE COUNTY NY

REVISIONS

REV.	DATE	BY	DESCRIPTION
1	12/04/12	RBM	REVISED PER SURVEYOR
2	02/06/13	RBM	REVISED PER COMMENTS
3	02/11/13	RBM	REVISED PER COMMENTS
4	04/02/13	RBM	REVISED PER COMMENTS

SCALE
1"=10'

DATE	SCALE	JOB NUMBER	SHEET NUMBER
03/07/12	1"=10'	12126-ADM	1 OF 4