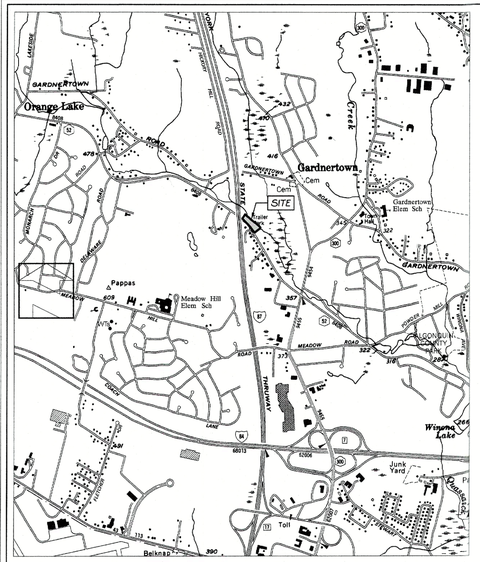

Location Map

SCALE: 1" = 2,000'

Survey Notes:

1.) THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL ENGINEERING & LAND SURVEYING, P.C. ON NOVEMBER 17, 2023

2.) THIS SURVEY IS BASED ON TITLE ABSTRACT REPORT NUMBER M-086606 PREPARED BY SMPR TITLE AGENCY, INC. DATED OCTOBER 3, 2023.

3.) SUBJECT TO UTILITY GRANTS OF RECORD.

4.) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF NEW YORK STATE ROUTE 52 (SOUTH PLANK ROAD) FOR USE AS A PUBLIC HIGHWAY.

5.) THE SUBJECT PARCEL IS KNOWN AS A PORTION OF LOTS 1 & 2 ON A MAP ENTITLED "3 LOT COMMERCIAL SUBDIVISION LANDS OF IRA CONKLIN" PREPARED BY VINCENT J. DOCE ASSOCIATES AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON SEPTEMBER 17, 1998 AS MAP NO. 160-98 AND IS ALSO KNOWN AS LOT 1 ON A MAP ENTITLED "LOT LINE CHANGE PLAN LANDS OF ANTHONY COCCHI, JR. AND STORAGE STOP, INC." PREPARED BY VINCENT J. DOCE ASSOCIATES AND FILED ORANGE COUNTY CLERK'S OFFICE ON AUGUST 16, 2007 AS MAP NO. 718-07. SUBJECT TO ALL NOTES AND DETAILS ON SAID FILED MAPS.

6.) THE 10' WIDE DRAINAGE EASEMENT SHOWN AND DESCRIBED IN LIBER 722 PAGE 397 EXTENDS 180' FROM THE NORTHEASTERLY SIDE OF NEW YORK STATE ROUTE 52 TO THE WESTERLY EDGE OF A STREAM AS IT EXISTED IN 1930. SAID STREAM IS PRESUMED TO HAVE BEEN RELOCATED SINCE SAID DEED & MAP WERE PRODUCED AS THE WESTERLY EDGE OF THE STREAM (KNOWN AS BUSHFIELD CREEK) IS NOW 458' FROM THE EASTERLY SIDE OF NEW YORK STATE ROUTE 52. FILED MAP #160-98 APPEARS TO SHOW THE LIMITS OF THE EASEMENT DESCRIBED AND SHOWN IN LIBER 722 PAGE 397 AS WELL AS AN EXTENSION OF THE EASEMENT TO THE EASTERLY SIDE OF BUSHFIELD CREEK. AS PER NOTE #6 OF FILED MAP #160-98 "EASEMENTS PROVIDED TO NEW YORK STATE SHALL BE EXTENDED TO STREAM AS SHOWN AND THE DRAINAGE SWALE WILL BE RE-CONSTRUCTED WITHIN THE BOUNDS OF EACH EASEMENT". FILED MAP #718-07 SHOWS THE 10' WIDE DRAINAGE EASEMENT BEING 458 FROM THE EASTERLY SIDE OF NEW YORK STATE ROUTE 52. IT IS NOT KNOWN IF THE GRANTING OF THE DRAINAGE EASEMENT TO NEW YORK STATE DEPARTMENT OF PUBLIC WORKS WAS FORMALLY ACCEPTED BY THE RECEIVING PARTY. AS SUCH, THE VALIDITY OF THE EXTENSION CANNOT BE VERIFIED.

7.) THE CULVERT RUNNING UNDER NEW YORK STATE ROUTE 52 IS PRESUMED TO BE AN 18" CMP (AS PER FILED MAP 160-98 & 718-07). SAID CULVERT WAS NOT VISIBLE DUE TO DEBRIS CLOGGING THE INLET & OUTLET LOCATIONS ON EITHER SIDE OF NEW YORK STATE ROUTE 52.

8.) THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON ACTUAL FIELD LOCATIONS COMPLETED DURING THE BOUNDARY SURVEY. VERTICAL DATUM IS NAVD88.

9.) THE ASSUMED ROAD BOUNDS OF NEW YORK STATE ROUTE 52 IS A 1.5 ROD WIDE OFFSET FROM THE CENTER OF THE AFOREMENTIONED ROAD BASED UPON THE LOCATION OF THE CENTERLINE AS IT WAS LOCATED ON NOVEMBER 17, 2023.

10.) THE EASEMENT AREA LOCATED NORTHWESTERLY OF THE SUBJECT PROPERTY IS SHOWN ON FILED MAP #718-07. DUE TO THE LOT LINE CHANGE SHOWN ON #718-07, THE EASEMENT DOES NOT APPEAR TO CONNECT TO ANY PORTION OF THE BENEFITED PARCEL (TAX PARCEL 60-2-65), BUT DOES NOT APPEAR TO HAVE BEEN EXTINGUISHED.

11.) BASED UPON SHEET 2 OF A PREVIOUS SITE PLAN OF THE SUBJECT PROPERTY ENTITLED "GRADING, DRAINAGE & UTILITY PLAN FOR TRINITY SQUARE" FILED IN THE TOWN OF NEWBURGH BUILDING DEPARTMENT AND PROVIDED BY THE TOWN OF NEWBURGH ENGINEERING DEPARTMENT, WATER AND SEWER SERVICE LINES FOR LOT 2 (TAX PARCEL 60-2-66) ENCROACH INTO THE PROPERTY OF LOT 1 (TAX PARCEL 60-2-65) AND ARE LOCATED WITHIN THE EASEMENT AREA WHICH BENEFITS LOT 1 (TAX PARCEL 60-2-65).

12.) TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS, AS WELL AS THE RIGHT TO PLACE UTILITIES OVER THOSE PORTIONS OF LOT 2 (TAX PARCEL 60-2-66) WHICH ADJOINS NEW YORK STATE ROUTE 52. LIBER 4906 PAGE 35 ONLY DESCRIBES THE EASEMENT AREA OVER THE EXISTING DRIVE LEADING TO LOT 2 (TAX PARCEL 60-2-66). WHEREAS FILED MAP #160-98 & FILED MAP #718-07 SHOW 2 EASEMENT AREAS IN FAVOR OF LOT 1 (TAX PARCEL 60-2-65, SEE SURVEY NOTE 10. THE ORIGINAL EASEMENT GRANTED ALONG THE SOUTHEASTERLY BOUNDS OF THE SUBJECT PARCEL ON FILED MAP NO. 160-98 EXTENDS INTO THE CURRENTLY BENEFITED PARCEL (TAX PARCEL 60-2-65) DUE TO THE LOT LINE CHANGE COMPLETED IN FILED MAP #718-07. THE ENTIRE BOUNDS OF THE EASEMENT HAVE BEEN SHOWN.

13.) SUBJECT TO UTILITY EASEMENTS IN FAVOR OF NEW YORK TELEPHONE COMPANY AS DESCRIBED IN LIBER 969 PAGE 246 & LIBER 969 PAGE 248. SAID EASEMENTS ARE NOT PLOTTABLE, HOWEVER, GRANT ACCESS TO NEW YORK TELEPHONE COMPANY TO MAINTAIN, CONSTRUCT, PROVIDE CLEARANCE, ETC, OF 10' FROM THE WIRES OF SAID CORPORATION AS DESCRIBED IN THE AFOREMENTIONED DEEDS.

14.) THE SUBJECT PARCEL WAS PREVIOUSLY SUBJECT TO A PERMANENT DRAINAGE EASEMENT AS SHOWN AND DESCRIBED IN LIBER 1497 PAGE 62. SAID EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY DUE TO THE LOT LINE CHANGE SHOWN ON FILED MAP #718-07.

15.) SUBJECT TO THE TERMS SET FORTH IN A SEWER OUTSIDE USER AGREEMENT DESCRIBED IN LIBER 3578 PAGE 179. (NOT PLOTTABLE)

16.) SUBJECT TO A CROSS EASEMENT AND MAINTENANCE DECLARATION IN LIBER 4873 PAGE 88. NO METES AND BOUNDS DESCRIPTIONS ARE GIVEN FOR SAID EASEMENTS, HOWEVER, REFERS TO THE EASEMENT AREAS SHOWN ON FILED MAP #160-98 & #718-07 (SEE NOTE 10)

Legend

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD WITH PLASTIC ID CAP AT PROPERTY CORNER
- ADJOINER PROPERTY LINE
- L. XXXX, P. XXX — DEED LIBER, PAGE
- XX-X-XX — TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT)
- UL — UL — XX" — EXISTING UTILITY POLE & LINE
- EXISTING CULVERT & SIZE
- CHAIN LINK FENCE
- WATERCOURSE
- APPROXIMATE LOCATION OF EXISTING BUILDING / STRUCTURE
- SIGN LOCATION
- 300 ROUTE 1084 — EXISTING MILE MARKER & INFORMATION
- XXX — EXISTING CONTOUR LINE
- EXISTING SEWER MANHOLE
- SL — SL — EXISTING UNDERGROUND SEWER LINE
- EXISTING FIRE HYDRANT
- GAS — GAS — EXISTING UNDERGROUND GAS LINE

Zoning Legend: B

RETAIL STORE	REQUIRED	LOT 1	LOT 2
MINIMUM LOT AREA	15,000 S.F.	60,541 S.F.	27,809 S.F.
MINIMUM LOT WIDTH	100'	347.7'	187.0'
MINIMUM LOT DEPTH	125'	175.9'	146.6'
MINIMUM FRONT YARD	60'	61.0'	-
MINIMUM REAR YARD	30'	21.2'	-
MINIMUM SIDE YARD - ONE	15'	86.5'	-
MINIMUM SIDE YARD - BOTH	30'	201.9'	-
MAXIMUM LOT BUILDING COVERAGE (1)	60%	18.0%	-
MAXIMUM BUILDING HEIGHT	35'	<35'	-
MAXIMUM LOT SURFACE COVERAGE (2)	85%	57.2%	-

(1) LOT BUILDING COVERAGE DEFINED AS THE PERCENTAGE OF THE AREA OF THE LOT COVERED BY A BUILDING OR BUILDINGS.
(2) LOT SURFACE COVERAGE DEFINED AS THE PERCENTAGE OF THE AREA OF LOT COVERED BY ANY IMPERVIOUS SURFACE, INCLUDING BUILDINGS, PARKING LOTS, ETC.

PROPERTY CORNER IS A SET 5/8" IRON ROD 5" ABOVE GRADE WITH A PLASTIC I.D. CAP

PROPERTY CORNER IS THE TOP OF SET 5/8" IRON ROD WITH A PLASTIC I.D. CAP

PROPERTY CORNER IS A SET 5/8" IRON ROD 3" ABOVE GRADE WITH A PLASTIC I.D. CAP

LANDS OF STORAGE STOP INC. L. 4906, P. 35 60 - 2 - 66 FILED MAP NO. 718-07 FILED MAP NO. 160-98 - P/O LOT 2 & 3

LIMITS OF 100-YEAR FEMA "AE" FLOODPLAIN

"BUSHFIELD CREEK"

S 45° 21' 00" E 205.69'

S 40° 00' 18" E 73.12'

S 29° 39' 54" E 43.00'

(S 29° 39' 54" E) (76.46')

REFUSE ENCLOSURE

LOADING AREA

APPROXIMATE LOCATION OF UNDERGROUND SERVICE LINES (SEE SURVEY NOTE 11)

EXISTING EASEMENT (SEE NOTE 12)

PROPOSED DOLLAR GENERAL
140' x 76'
10,904 SQ.FT.
FFE: ±380.25

S 43° 02' 22" E 246.99'

STATE PLANE COORDINATE GRID NORTH NEW YORK STATE EASTERN ZONE

Zoning District: IB
Zoning District: B

EXISTING DRAINAGE EASEMENT (SEE SURVEY NOTE 6)

Lot 2
0.638 Acres

Lot 1
1.390 Acres

DRAINAGE DITCH

N 40° 16' 49" E 110.32'

EXISTING DRAINAGE EASEMENT (SEE SURVEY NOTE 6)

PROPOSED LIMITS OF NYSDOT DONATION

PROPOSED SIDEWALK

CONCRETE HEADWALL

APPROXIMATE LOCATION OF SEWER MANHOLE (BURIED)

GRAVEL PULL-OFF AREA

N 49° 45' 11" W 4.27'

N 38° 27' 11" W 175.00'

N 36° 44' 11" W 345 109.00'

P.O.B.

TOTAL PARKING SPACES: 30

(N 49° 58' 42" E) (157.12')

(S 59° 16' 49" W) 263.28'

(S 59° 16' 49" W) (212.01')

(N 59° 22' 49" E) (58.19')

"STORAGE STOP" SIGN IS ±1.8' OVER THE PROPERTY LINE

LANDSCAPED AREA IS ±20.0' OVER THE PROPERTY LINE

(N 30° 37' 08" W) (76.45')

TO N.Y.

PROPERTY CORNER IS A SET MAG NAIL IN PAVEMENT

N 30° 37' 08" W 223.54'

MM 52 8303 II45

ASSUMED ROAD BOUNDS (SEE SURVEY NOTE 9)

18" CMP (SEE SURVEY NOTE #7)

APPROXIMATE LOCATION OF UNDERGROUND WATER MAIN BASED UPON THE SITE PLAN REFERENCED IN SURVEY NOTE 11

PROPERTY CORNER IS A SET 5/8" IRON ROD WITH A PLASTIC I.D. CAP 1" BELOW GRADE

New York State Route 52
(AKA SOUTH PLANK ROAD)

Dig Safely. New York Call 811 before you dig

Parking Requirements

USE:	TOWN PARKING REQUIREMENT:	PROPOSED CRITERIA:	SPACES REQUIRED:
RETAIL	1 SPACE PER 150 SQ.FT.	10,904 SQ.FT.	73
TOTAL SPACES REQUIRED:			73
TOTAL SPACES PROVIDED:			30
PARKING VARIANCE REQUIRED:			43

Parcel Information

TAX PARCEL:	60 - 2 - 65
AREA:	2.121 ACRES (92,418 SQ. FT.)
RECORD OWNER:	TRINITY SQUARE, LLC P.O. BOX 311 MARLBORO, NY 12542
DEED REFERENCE:	LIBER 12496 PAGE 1764
MAP REFERENCE:	FILED MAP NO. 718-07 - LOT 1 & FILED MAP NO. 160-98 - P/O LOT 1 (SEE NOTE 5)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

NO.	DATE	REVISION	BY
-	-	-	-

STATE OF NEW YORK · LAWRENCE JOHN MARSHALL · 087107 · LICENSED PROFESSIONAL ENGINEER

LAWRENCE MARSHALL PE #087107

Preliminary Site Plan for Dollar General

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING · LAND SURVEYING
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TAX MAP PARCEL: 60 - 2 - 65
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DRAFTED BY: KMW
DATE: NOVEMBER 17, 2023
PROJECT: 4980
SHEET: 1 / 1