

LEGEND	
EXISTING	
— 2' CONTOUR	
— 10' CONTOUR	
— BOUNDARY	
— ADJ. PROPERTY LINE	
CB	CATCH BASIN
MH	SANITARY MANHOLE
H	HYDRANT
WV	WATER VALVE
U	UTILITY POLE
L	LIGHT POLE
LW	POLE W/ LUMINAIRE
S	12" ST. STORM SEWER
MA	MACADAM PAVEMENT

LEGEND	
EXISTING	NEW
— 2' CONTOUR	— FINISHED GRADE
— 10' CONTOUR	
— BOUNDARY	
— ADJ. PROPERTY LINE	
CB	CATCH BASIN
MH	SANITARY MANHOLE
H	HYDRANT
WV	WATER VALVE
U	UTILITY POLE
L	LIGHT POLE
LW	POLE W/ LUMINAIRE
S	12" ST. STORM SEWER
MA	MACADAM PAVEMENT

- NOTES**
- ZONING DISTRICT: B, BUSINESS
 - RECORD OWNER & APPLICANT: STERGIOS CORPORATION
140 PUTT LANE
KINGSTON, NY 12401
 - TOTAL PARCEL AREA: 0.45 ACRES
 - TAX MAP DESIGNATION: SECTION 80, BLOCK 5, LOT 14
 - DEED OF RECORD: LIBER 1173 PAGE 684
 - BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM DRAINING ENTITLED "BOUNDARY / TOPOGRAPHIC SURVEY - MID-VALLEY OIL COMPANY, INC." PREPARED BY WILLIAM HILDRETH, LAND SURVEYOR AND HAVING AN ISSUE DATE OF DEC. 21, 2004.
 - THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
 - UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.) SECTION 119B OF THE PUBLIC SERVICE LAW, ARTICLE 96 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE #3 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7162. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.

ZONING SCHEDULE

ZONE B, BUSINESS
BULK REGULATIONS OF B ZONE - USE: D-2 EATING AND DRINKING PLACES

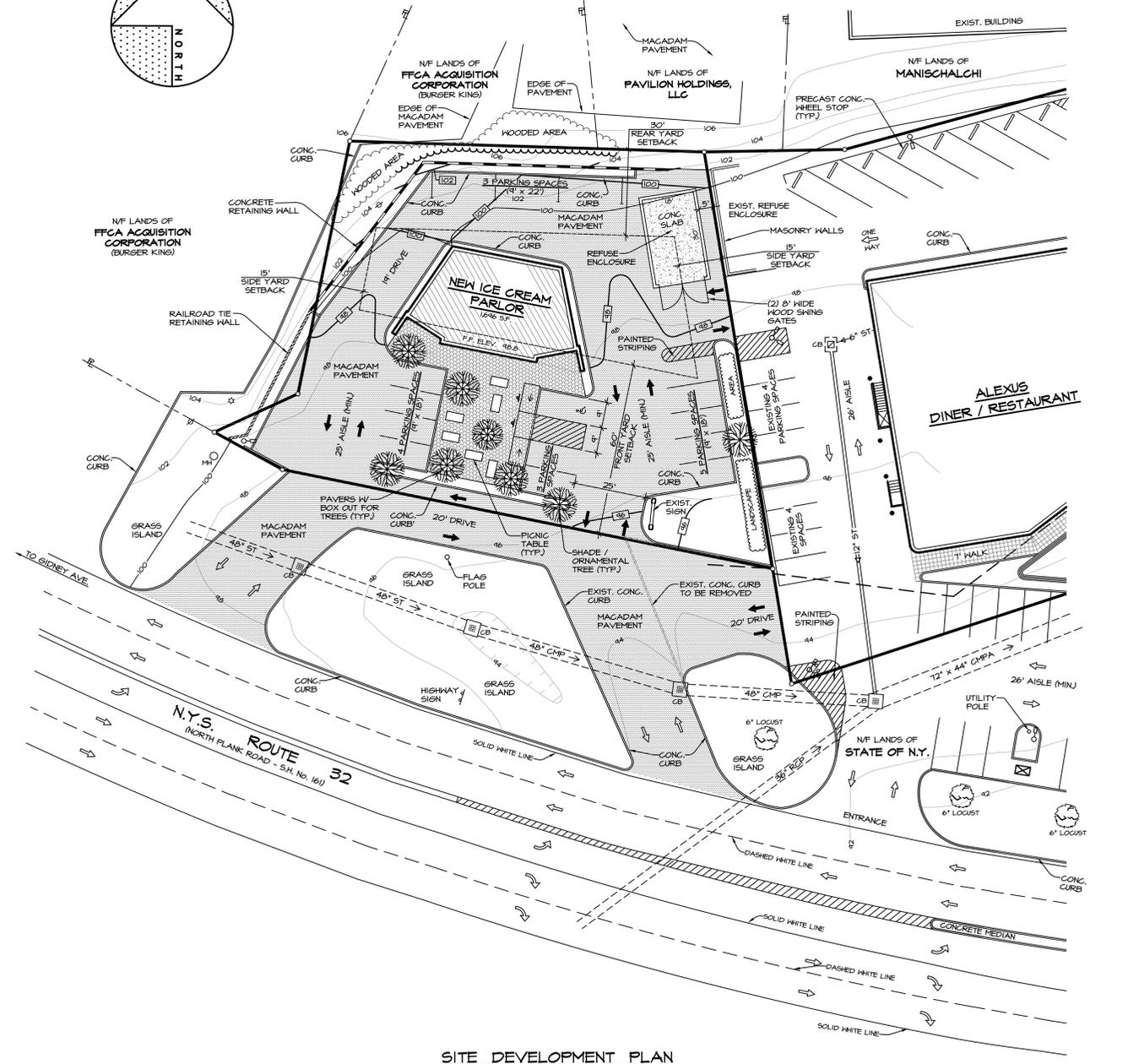
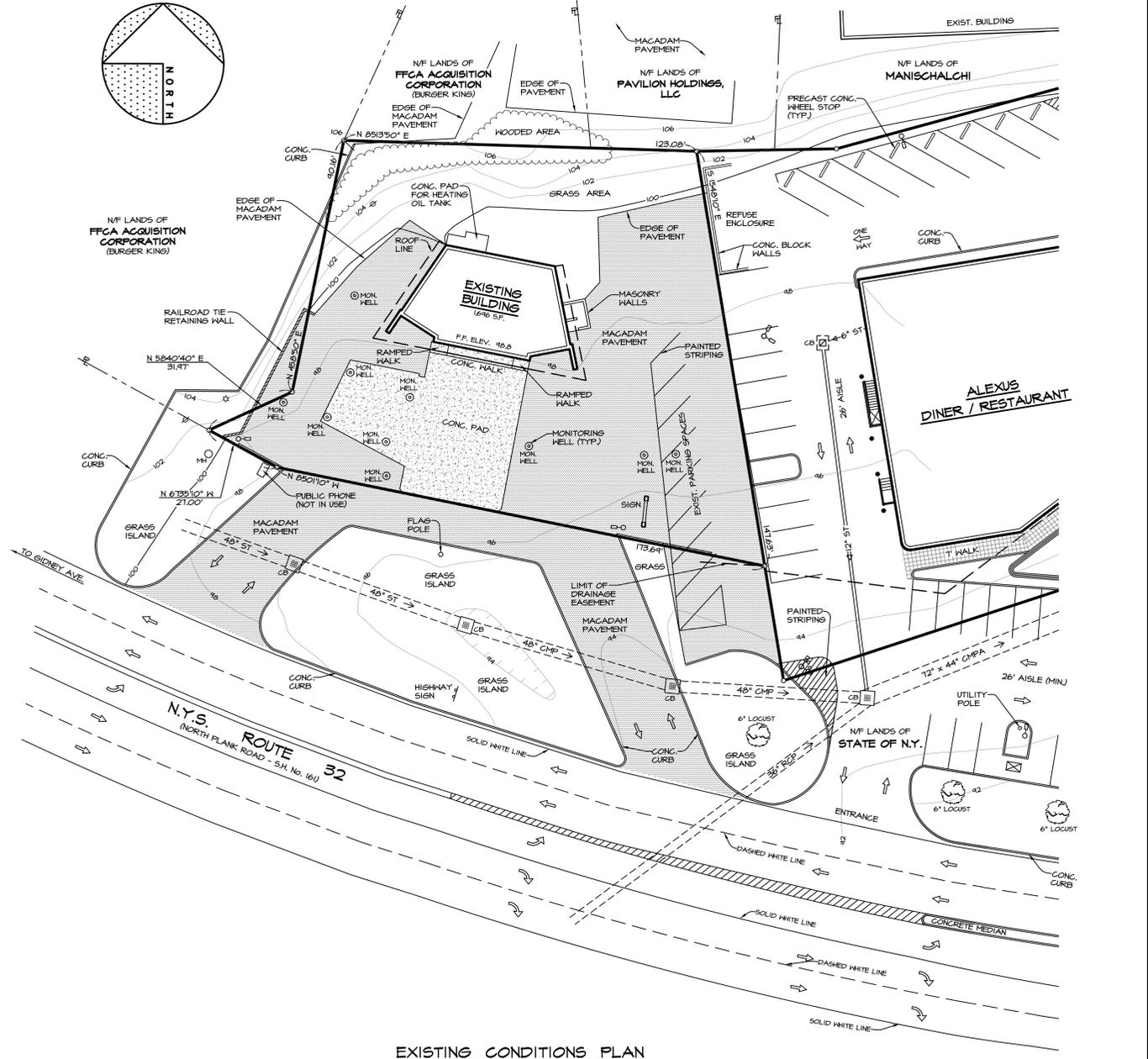
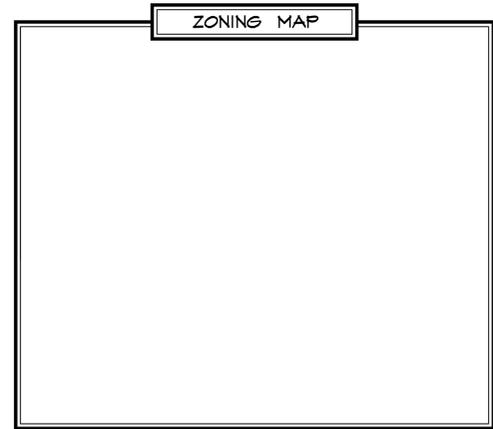
BULK REGULATIONS: B ZONE	REQUIRED	PROVIDED
MIN. LOT AREA	15,000 S.F.	19,441 S.F.
MIN. LOT WIDTH	100 FT.	153 FT.
MIN. LOT DEPTH	125 FT.	128 FT.
MIN. FRONT YARD DEPTH	60 FT.	54 FT. *
MIN. SIDE YARD - ONE	15 FT.	27 FT.
MIN. SIDE YARD - BOTH	30 FT.	80 FT.
MIN. REAR YARD DEPTH	30 FT.	35 FT.
BUILDING HEIGHT	35 FT.	34 FT.

COVERAGES:	REQUIRED	PROVIDED
LOT BUILDING COVERAGE (MAX)	60 %	8.7 %
LOT SURFACE COVERAGE (MAX)	85 %	80.8 %

* DENOTES EXISTING NON-CONFORMING CONDITION

OFF-STREET PARKING:

	REQUIRED	PROVIDED
1 SPACE PER 4 SEATS, OR PER 40 SQUARE FEET OF SEATING AREA OR AS REQUIRED BY THE PLANNING BOARD FOR RESTAURANTS DEMONSTRATING GREATER PARKING SPACES NEEDS IN THE JUDGEMENT OF THE PLANNING BOARD.	12 SPACES	15 SPACES
48 SEATS / 1 SPACE PER 4 SEATS	12 SPACES	15 SPACES



Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 2012 SHAW ENGINEERING

ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=20'
Date: 4-16-2012

Project: **ICE CREAM PARLOR FOR STERGIOS CORPORATION**
NORTH PLANK ROAD
TOWN OF NEWBURGH, N.Y.

Project No. 9905