TABLE OF BULK REQUIREMENTS

	Required	Existing	Proposed
ZONING DISTRICT	HD	HD	HD
MINIMUM LOT AREA	2 ACRES	5.06 ACRES	5.06 ACRES
MINIMUM LOT WIDTH	200'	280'	280'
MINIMUM LOT DEPTH	200'	280'	280'
MINIMUM FRONTYARD SETBACK	75'	26.8'	N/A
MINIMUM SIDEYARD SETBACK	25'/50'	55'/4.4'	N/A
MINIMUM REARYARD SETBACK	75'	163'	N/A
MAXIMUM BUILDING HEIGHT	35'	29'	N/A
MAXIMUM BUILDING COVERAGE	40%	10%	N/A

NORTH
The basis for North is Grid as derived from RTK GPS observations tied to the NYSNet CORS real-time network. The distances shown hereon are level ground distances.

LEGEND

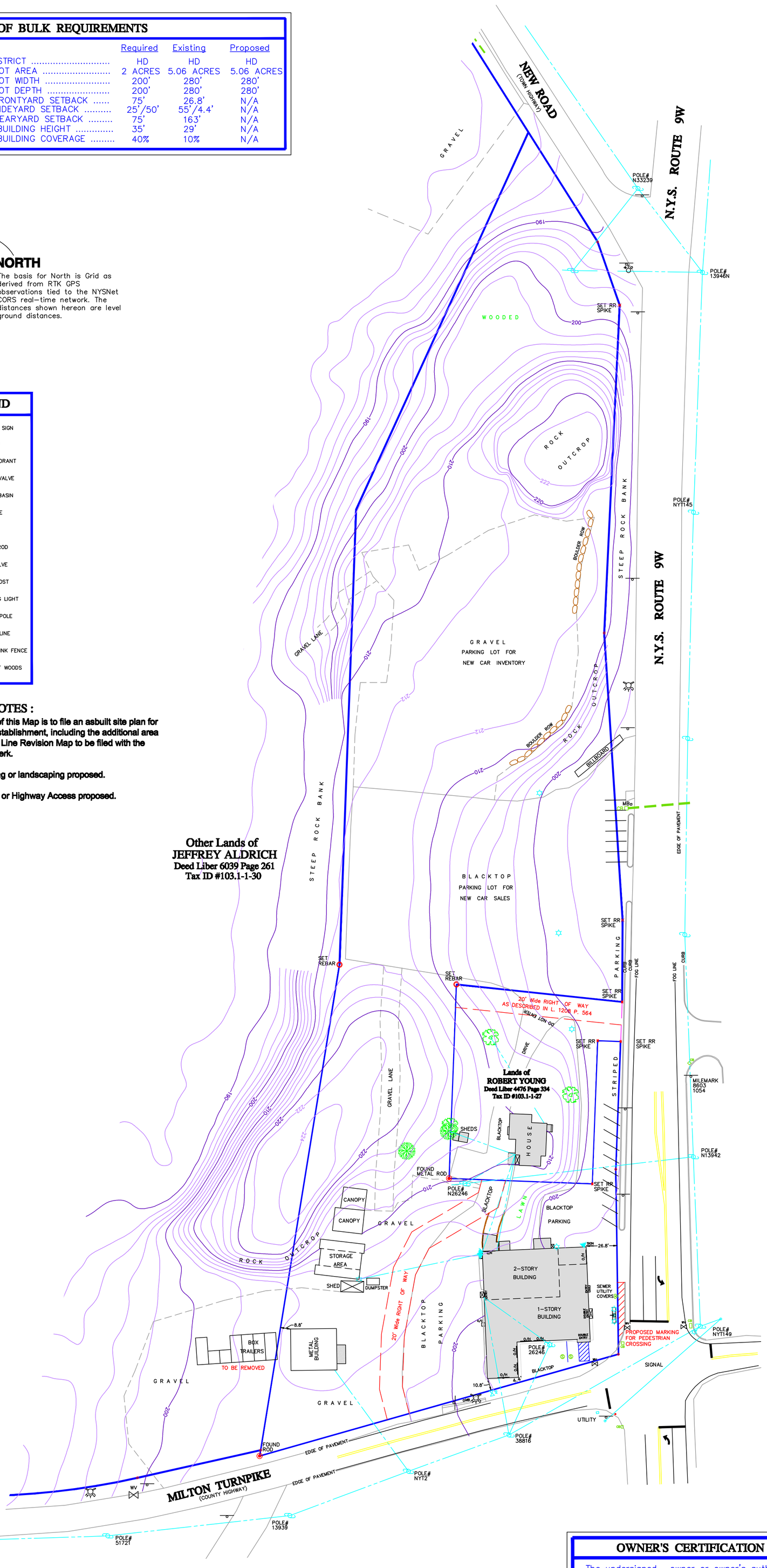
- TRAFFIC SIGN
- MAILBOX
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- MANHOLE
- REBAR
- METAL ROD
- GAS VALVE
- LIGHT POST
- BUILDING LIGHT
- UTILITY POLE
- UTILITY LINE
- CHAIN LINK FENCE
- EDGE OF WOODS

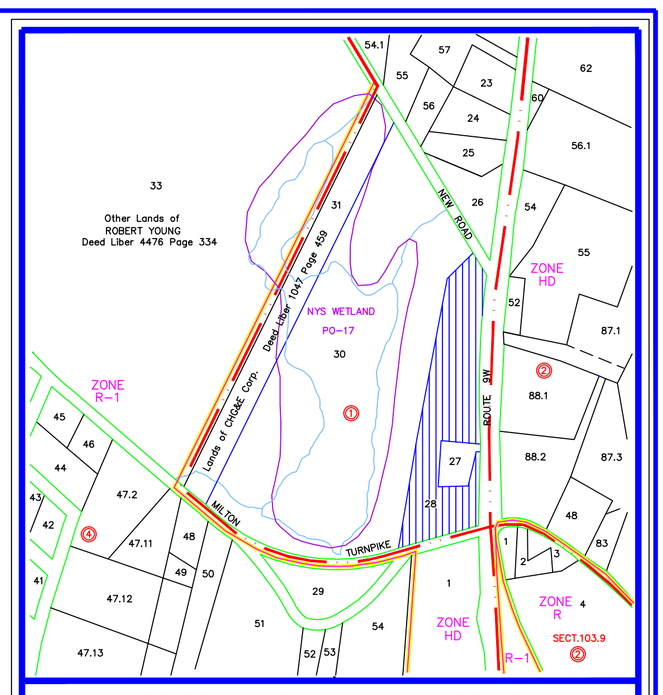
SITE PLAN NOTES :

1) The purpose of this Map is to file an asbuilt site plan for the applicants establishment, including the additional area acquired per Lot Line Revision Map to be filed with the Ulster County Clerk.

2) No new lighting or landscaping proposed.

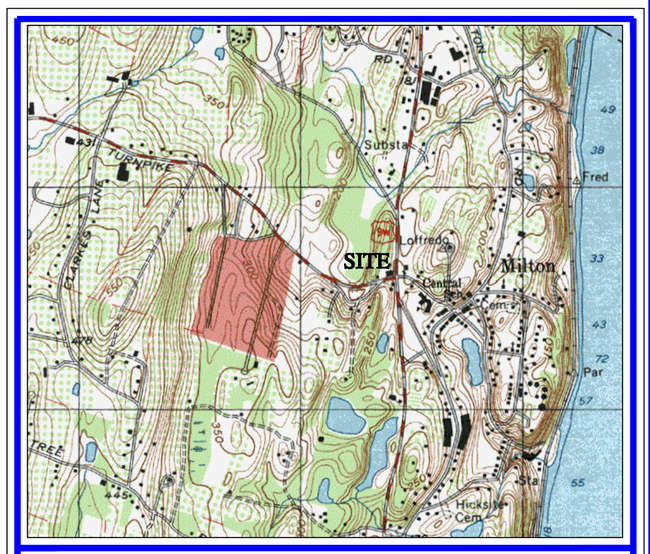
3) No new curbs or Highway Access proposed.





SECTION : 103.1, BLOCK : 1, LOT : 28.

TAX MAP **SCALE : 1"= 400'**



LOCATION MAP **SCALE : 1"= 2000'**

USGS QUADRANGLE: POUGHKEEPSIE

TOTAL AREA: 5.06 ACRES

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 New York State Education Law.

2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.

3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.

4) Subject to whatever state of facts a complete search of title may reveal.

5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said Certifications shall run only to the person so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.

6) Subsurface structures not visible or readily apparent are not shown and their location and extent are not certified.

7) Road line along New Road and Milton Turnpike based on a 3 rod road. Road line along NYS Route 9W based on Reference Map 2.

8) Parcel served by Municipal water & sewer.

9) Parcel contains NYS Regulated Wetlands, not shown hereon, and is thereby subject to all regulations promulgated thereunder.

11) Survey update performed with snow conditions of 2"-4" of cover.

12) 2' Contours and Elevations based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM, with field topography in the northerly gravel parking lot area.

MAP REFERENCE :

1) "Property of Robert S. Young" last amended 16 May, 1968 by John Drumgould, L.S.

2) NYS DOT Highway Map S.H. 5001 Map 7, dated December 1928

3) "Map of Lot Line Revision Between Lands of Jeffrey Aldrich and Lands of Young's 9W Plymouth, Inc." to be filed with the Ulster County Clerk.

DEED REFERENCE :

Portion of:
Holly Melissa Young &
Robin Ann Young
— to —
Jeffrey Aldrich
Deed Liber 6039 Page 261
Dated 03 June, 2016
Filed 28 July, 2016

Edward Young Jr.
— to —
Young's 9W Plymouth, Inc.
Deed Liber 1208 Page 564
Dated 26 January, 1968
Filed 14 February, 1968

RECORD OWNER:

Young's Motors Inc.
c/o Jeffrey Aldrich
1871 Route 9W
Milton, NY 12547

OWNER'S CERTIFICATION

The undersigned , owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat , is familiar with this map , its contents and its notes and hereby consents to all said terms and conditions as stated hereon.

Signature Date

PLANNING BOARD ENDORSEMENT

Dig Safely. New York Call 811 before you dig

BROOKS & BROOKS
Land Surveyors , P.C.
11 Main Street,
Highland, NY 12528
845-691-7339

Patricia Pauli Brooks , L.S.
Registration No. 49795

Richard C. Brooks , L.S.
Registration No. 49600

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field in June, 2013 and updated 07 February 2018, in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

BY: _____
Patricia Pauli Brooks, L.S.
map check 2-22-18
planning check

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21 February, 2018 PROJ8153, DWG#8153llr.DWG

REVISED: 08 March, 2018 — bounds, ROW, notes

ASBUILT MAP OF SITE PLAN OF LANDS OF
YOUNG'S MOTORS INC.

— SITUATE —
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK

50 0 25 50 100 200
GRAPHIC SCALE (IN FEET)
1 inch = 50 ft.