

LEGEND	
	TRAFFIC SIGN
	MAILBOX
	DRILLED WELL
	CATCH BASIN
	METAL PIPE
	REBAR
	BUILDING LIGHT
	UTILITY POLE
	UTILITY LINE
	SWALE CL
	STONE WALL
	TREE LINE
	APPROXIMATE TAX MAP PARCEL LINE

PROPOSED LINE TABLE		
LINE	BEARING	LENGTH
P1	N41°29'16"E	35.92
P2	N48°13'10"E	62.01
P3	N64°53'39"E	86.24
P4	S82°28'58"E	14.27
P5	N83°00'00"E	138.47
P6	N64°03'48"E	20.46

TABLE OF BULK REQUIREMENTS	
ZONING DISTRICT .....	R-Ag-1
MINIMUM LOT AREA .....	1 ACRE
MINIMUM LOT WIDTH .....	150'
MINIMUM LOT DEPTH .....	200'
MIN. AGRICULTURAL SETBACK .....	75'
MINIMUM FRONTYARD SETBACK .....	50'
MINIMUM SIDEYARD SETBACK .....	35'/80'
MINIMUM REARYARD SETBACK .....	75'
MAXIMUM BUILDING HEIGHT .....	35'
MAXIMUM BUILDING COVERAGE .....	20%

AGRICULTURAL NOTES	
This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following :	
1. That farming does not only occur between 8:00 am and 5:00 P.M. and is dependent upon "Mother Nature"; Residents should be aware of noise from agricultural machinery being operated in nearby fields in both early morning and evening hours and noise from crop-drying fans which are run 24 hours a day during the harvesting season.	
2. That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.	
3. That farm neighbors very often spray their crops with pesticides in accordance with accepted practices regulated by the New York State Department of Environmental Conservation (D.E.C. Notification Law Number 325, October 1988)	
4. That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.	
5. That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.	

PARKING SCHEDULE	
	SPACES REQUIRED SPACES PROVIDED
WAREHOUSE USE.....	4 5
	1 per 2 Employees
(Not less than 25% of building floor area)	

REFERENCE DEED :	
NJNL Properties, LLC -to- Lighthouse Holdings of NY, LLC Deed Liber 6925 Page 210 Dated 29 September, 2021 Filed 06 October, 2021	

RECORD OWNER :	
Lighthouse Holdings of NY, LLC c/o Christopher Staffon #2 Cortland Lane Marlboro NY, 12542	

GRAPHIC SCALE	
	( IN FEET ) 1 inch = 50 ft.
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.	
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.	

LOCATION MAP	
	SCALE : 1"= 2000'
USGS QUADRANGLE: NEWBURGH	

SECTION : 108.3, BLOCK : 1, LOT : 21.114	
	SCALE : 1"= 500'

NOTES:	
1) UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.	
2) SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.	
3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.	
4) SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.	
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 PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.	
6) THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.	
7) BUILDING SHOWN HEREON SERVED BY UNDERGROUND UTILITIES.	
8) COMPUTED ROAD LINE SHOWN HEREON BASED ON UCCO FM NO. 16-10 AT 25' OFF EXISTING CENTERLINE OF IDELWILD ROAD.	
8) CONTOURS BASED ON ACTUAL FIELD SURVEY. ELEVATION DATUM IS APPROXIMATE NAVD88 DERIVED BY RTK GPS OBSERVATIONS.	

MAP REFERENCES:	
1) PARCEL BEING LOT 1 AS SHOWN ON A MAP ENTITLED "FINAL MAP OF SUBDIVISION OF LANDS OF THE ESTATE OF ERNEST B. GREINER" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 05 FEBRUARY, 2016 AS FILED MAP NO. 16-10, AND IS SUBJECT TO ALL PROVISIONS NOTED THEREON.	
2) "MINOR SUBDIVISION AND LOT LINE CHANGE FOR GREINER AND BSD REALTY NY, LLC" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 04 JUNE, 2021 AS FILED MAP NO. 21-144	
3) "FINAL MAP OF SUBDIVISION OF LANDS OF CASEY" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 04 MAY, 2000 AS FILED MAP NO. 11628.	
4) "FINAL MAP OF LOT LINE REVISION BETWEEN LANDS OF KEVIN J. & KELLIE CASEY AND LANDS OF KRISTEN A. & SEAN E. JOYCE" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 04 JANUARY, 2019 AS FILED MAP NO. 19-2.	
5) "MINOR SUBDIVISION LANDS OF DAVID STAPLES" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 16 MAY, 1986 AS FILED MAP NO. 6297.	

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