

PARKING REQUIREMENTS:

ESTABLISHMENT	CLASSIFICATION	REQUIRED	PROVIDED
PROPOSED "ULSTER FIREARMS"	RETAIL STORE	1 PER 300 SQ FT OF FLOOR AREA (4 SPACES)	4 SPACES
EXISTING "SALSA MARIA REST."	RESTAURANT	1 FOR EVERY 3 SEATS (21 SEATS = 7 SPACES)	7 SPACES
EXISTING "LAKE SIDE LICKS"	RESTAURANT	1 FOR EVERY 3 SEATS (16 SEATS = 6 SPACES)	6 SPACES
PROPOSED "CSC AUTO"	RETAIL STORE	1 PER 300 SQ FT OF FLOOR AREA (2 SPACES)	8 SPACES
TOTAL SPACES		25 SPACES	25 SPACES

PROPOSED LIGHTING "A"
LED WALL PACK
4500 LUMENS
NOT TO SCALE



PROPOSED LIGHTING "B"
LED WALL PACK
9000 LUMENS
NOT TO SCALE

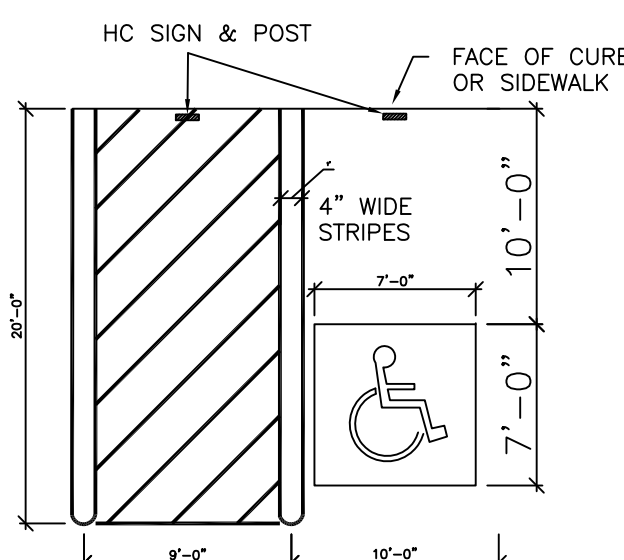


TYPICAL HANDICAP PARKING SIGNAGE
NOT TO SCALE
M.U.T.C.D. Sign
No. P4-6



(12" x 20")
(Grade to top of sign @ 7'-0")

DOUBLE STRIPE PARKING SPACE LAYOUT
NOT TO SCALE



NOTE:
1. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE NYSDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ("MUTCD") AND THE ICC/ANSI A117.1-1998 ("ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES").

MAP REFERENCE
"MAP PREPARED FOR CARL M. & DEBORAH APPLER"
PREPARED BY ROBERT C. BURGHEN, P.E. NO. 49029,
L.S. NO. 36689, DATED MARCH 29, 1999.

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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.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent owner or future grantees.

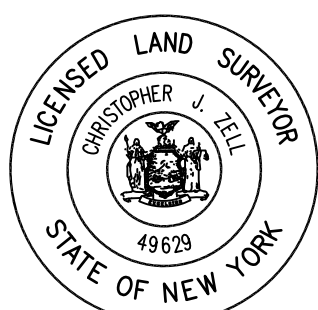
Only copies from the original of this survey marked with an original of the surveyor's seal shall be considered valid true copies.

The location of underground improvements or encroachments, if any exist or are shown hereon, are not certified.

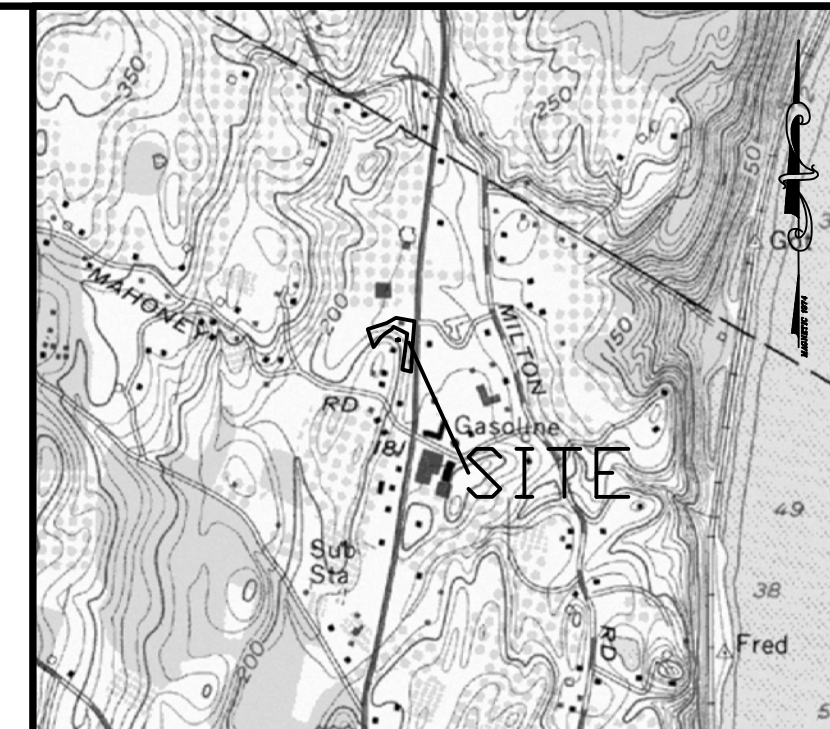
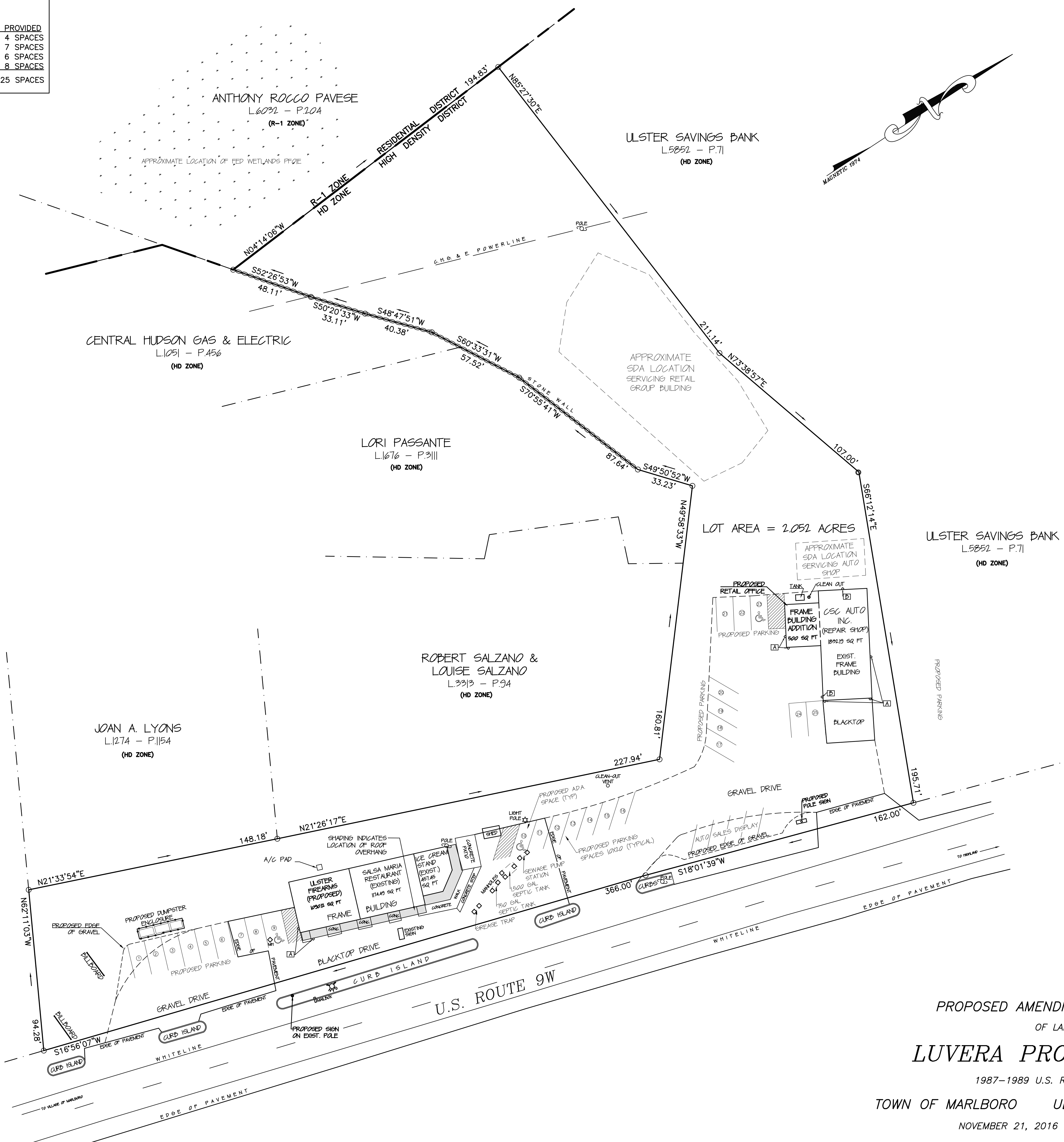
Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf to the title company, governmental agency and lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

TAX MAP REFERENCE
Town of Marlboro, Section No. 103.001
Block 1, Lot 5

DEED REFERENCE
Liber 6082 of Deeds at Page 184



BRINNIER & LARIOS, P. C.



LOCATION MAP
SCALE: 1" = 2000'

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

DATE: _____
MEMBER: _____
MEMBER: _____

OWNERS' CONSENT TO FILE

I HEREBY GRANT MY APPROVAL OF THIS PLAN AND CONSENT TO THE FILING OF IT IN THE ULSTER COUNTY CLERK'S OFFICE

TOWN ZONING INFORMATION

DISTRICT:	HD HIGHWAY DEVELOPMENT DISTRICT
MINIMUM LOT AREA:	2.00 ACRES
MINIMUM LOT WIDTH:	200 FEET
MINIMUM LOT DEPTH:	200 FEET
MINIMUM SETBACKS:	FRONT YARD: 75 FEET SIDE YARD: 25 FEET REAR YARD: 75 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM LOT COVERAGE:	40 %

PROPOSED AMENDMENT TO SITE PLAN
OF LANDS OF

LUVERA PROPERTIES LLC

1987-1989 U.S. ROUTE 9W - MILTON

TOWN OF MARLBORO ULSTER COUNTY NEW YORK

NOVEMBER 21, 2016

SCALE: 1" = 30'