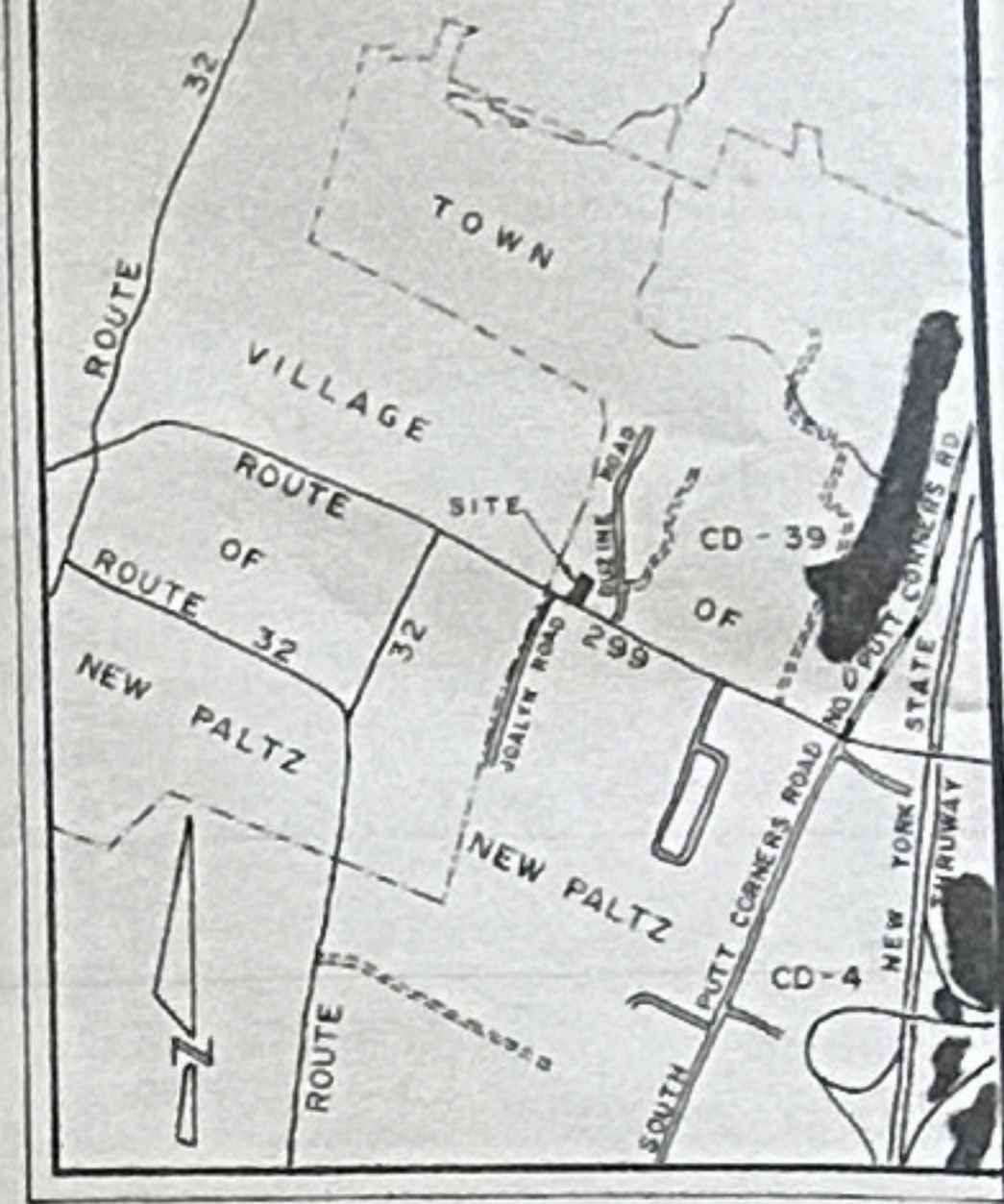


ZONE: B-2	
BULK REQUIREMENTS	
MIN. LOT AREA	7,500 sq. ft.
MIN. LOT WIDTH	75'
MIN. FRONTYARD SETBACK	35'
MIN. SIDEYARD SETBACK	12.5'
MIN. REARYARD SETBACK	25'
TAX MAP DESIGNATION	
SECTION	86 008
BLOCK	4
LOT	18



LOCATION SKETCH SCALE 1" = 2000'

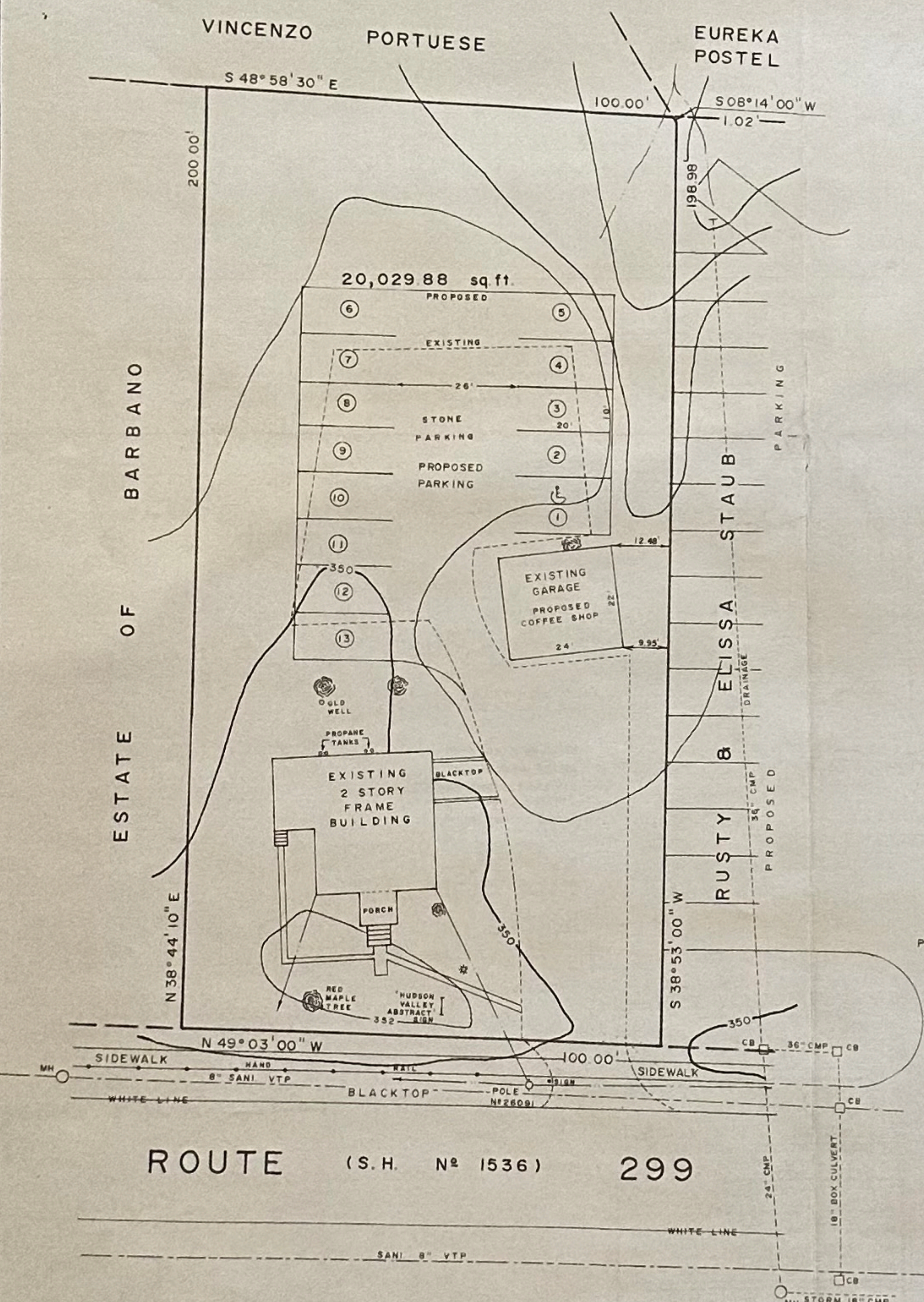
SHADED AREAS DENOTE D.E.C. WETLANDS AS PER NEW YORK STATE FRESHWATER WETLANDS MAPS ULSTER COUNTY MAPS 25 & 31 OF 37

TAX MAP PLOT SCALE 1" = 200'

PROPOSED BUILDING USE RESTAURANT
 COFFEE SHOP WITH
 3 - 4 TABLES
 TOTAL FLOOR AREA = 528 sq. ft.
 TOTAL CUSTOMER AREA = 336 sq. ft.
 REQUIRED PARKING = 1 SPACE PER 50 sq. ft. CUST. FLOOR AREA
 7 SPACES REQUIRED

EXISTING FRAME BUILDING USE:
 BARBER SHOP = 860 sq. ft.
 PROFESSIONAL OFFICES = 860 sq. ft.
 TOTAL FLOOR AREA = 1,720 sq. ft.
 REQUIRED PARKING = 1 SPACE PER 300 sq. ft.
 6 SPACES REQUIRED

TOTAL PARKING REQUIRED = 13 SPACES
TOTAL PARKING PROVIDED = 13 SPACES



- NOTES
- 1 Survey based on Deed Liber 1210 page 405, physical evidence, and existing monumentation
 - 2 Subject to any right of ways or easements of record.
 - 3 All improvements shown are existing except where otherwise stated.
 - 4 Contours based on an actual field survey. Elevations based on approximate USGS datum.

MAP
 PREPARED FOR
VINCENZO PORTUESE
 AND
PAOLA PORTUESE
 TOWN OF NEW PALTZ ULSTER CO., NEW YORK
 SCALE 1" = 20'

OWNER'S ENDORSEMENT	
I hereby grant my approval to this plat and the plans shown hereon.	
Owner	Date
Owner	Date

OWNERS
 Vincenzo & Paola Portuese
 359 Springtown Road
 New Paltz, New York
 12561

Patricia Paul D'Agostino
 Roy H. Paul, Land Surveyors, P.C.
 Roy H. Paul, L.L.S. No. 37220
 Patricia Paul D'Agostino, L.L.S. No. 49795
 P.O. Box 677
 Highland, New York 12528
 (914) 691-7339

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 720, PARAGRAPH 2, OF THE NEW YORK STATE EDUCATION LAW.

07, February 1990
 13, March 1989
 13, February 1989
 12, January 1989