

"GENERAL NOTES"

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.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

SUBJECT TO ANY UTILITY EASEMENTS OF RECORD.

THE ELEVATIONS SHOWN HEREON WERE TAKEN FROM ACTUAL FIELD MEASUREMENTS, DATUM ASSUMED.

CURRENT OWNER: MABBETTSVILLE CONVENIENCE STORE, INC.
C/O BURNETT
PROP 1, BOX 183
DOHER PLAINS, NEW YORK 12532

ASSUMED ROAD LINE BASED ON A 4 ROD ROAD.

A WAIVER HAS BEEN REQUESTED FOR SECTION 483 PARAGRAPH FOUR "MAP SCALE", AND PARAGRAPH ELEVEN "USGS BENCH"

CURRENT ZONING DESIGNATION: CH (COMMERCIAL HAMLET MIXED USE)

TWO UNDERGROUND STORAGE TANKS (USTS) OF 6000 GALLON CAPACITY ARE SITUATED BENEATH CONCRETE PAD AT THE EAST SIDE OF STORE.

NO PARKING SIGNS TO BE PLACED AT EITHER END OF THE STORE FRONT AT A HEIGHT OF 5 FEET.

30 PARKING SPACES HAVE BEEN PROVIDED IN COMPLIANCE WITH THE TOWN ZONING LAW SECTION 483 PARAGRAPH 21 APPENDIX C FOR RETAIL STORES AND SHOPS.

NO SIGNAGE IS PROPOSED FOR THE GAS PUMP CANOPY.

THE 60 FOOT EASEMENT SHOWN HEREON IS DESCRIBED IN LIBER 1938 PAGE 178 AND LIBER 1738 PAGE 410.

INTERIOR FLOOR SPACE TABLE

AREA	SQUARE FEET
KITCHEN	128
OFFICE	28
REST ROOM, STORAGE, UTILITY AND STORAGE, COOLER	397
ENTRY AND CENTER, (2) DISPLAY AREAS	842
TOTAL INTERIOR FLOOR SPACE = 1395 SQ. FT.	

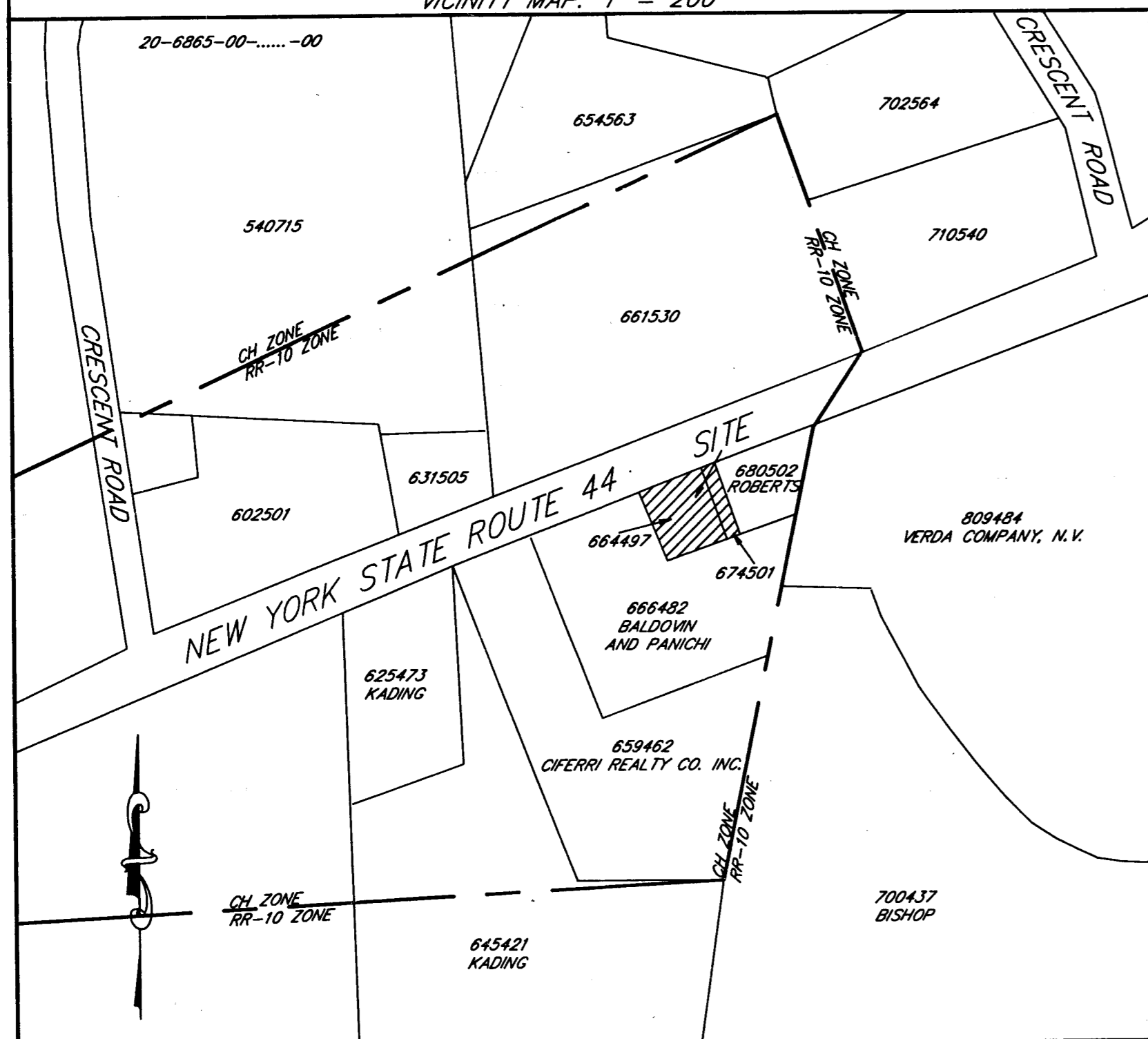
LEGEND

- NO PHYSICAL BOUNDS
- OVERHEAD SERVICE WIRES
- UTILITY POLE
- PROPOSED 400 WATT SUPER METAL HALIDE LIGHT (SYMMETRICAL DISTRIBUTION)
- FILLER NECKS
- EXISTING 100 WATT RECESSED FLOOD LIGHT
- EXISTING 150 WATT FLOOD LIGHT
- PROPOSED NO PARKING SIGN

APPROVED
TOWN PLANNING BOARD
TOWN OF WASHINGTON

CHAIRMAN, TOWN PLANNING BOARD _____ DATE _____

VICINITY MAP: 1" = 200'



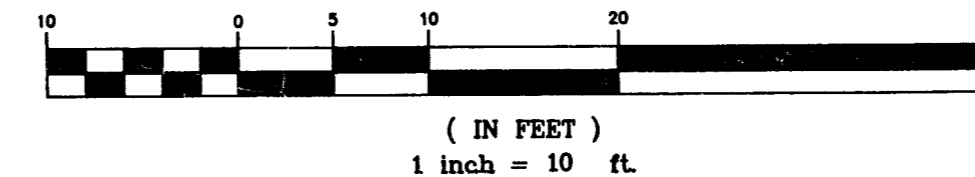
HARRY J. BLY
LAND SURVEYOR
PO BOX 759
FRANKLIN AVENUE
WILLBROOK, NEW YORK 12545

SHEET NO. 1 OF 2

SITE PLAN
PREPARED FOR
MABBETTSVILLE CONVENIENCE STORE INC.

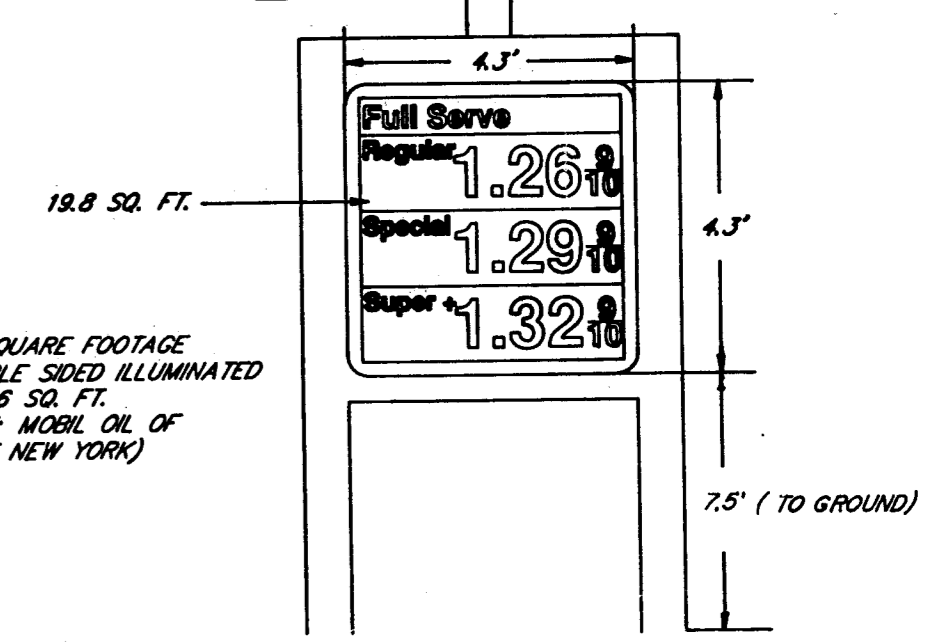
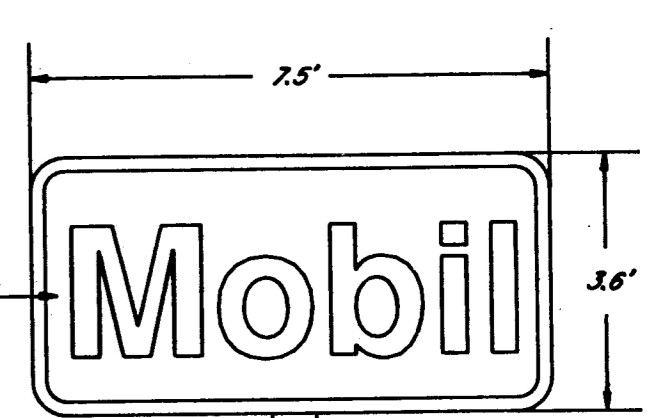
TOWN OF WASHINGTON
SCALE: 1" = 10'
DUTCHESS COUNTY, NEW YORK
NOVEMBER 8, 1995
REVISED: JANUARY 2, 1996
REVISED: JANUARY 18, 1996
REVISED: FEBRUARY 8, 1996
REVISED: MARCH 20, 1996
REVISED: MAY 30, 1997

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

EXISTING SIGN DIMENSIONS



TOTAL SQUARE FOOTAGE OF DOUBLE SIDED ILLUMINATED SIGN 43.6 SQ. FT. (SOURCE: MOBIL OIL OF UPSTATE NEW YORK)

MAGNETIC MERIDIAN 1971