

PARKING CALCULATIONS

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|-------------------------------|-------------|--------------|-------------------------|-----------------|
| BUILDING AREA: | 300 SQ FT | RETAIL | 1 SPACE PER 300 SQ FT | 1 SPACE |
| | 3,500 SQ FT | OFFICE | 1 SPACE PER 1,000 SQ FT | 4 SPACES |
| | 1,500 SQ FT | SERVICE SHOP | 1 SPACE PER 1,000 SQ FT | 2 SPACES |
| TOTAL SPACES PROVIDED: | | | | 7 SPACES |

- GENERAL NOTES**
1. TAX MAP IDENTIFICATION NUMBERS: SECTION 43, BLOCK 3, LOTS 41-2, 43
 2. LOT AREA: 43-5-41-2: 12,871 SQ FT, (1.29 ACRES); 43-5-42: 12,880 SQ FT, (0.29 ACRES)
 3. BOUNDARIES AND DIMENSIONS ARE SHOWN FOR THE PROPOSED LOTS AND SETBACKS. SURVEY PREPARED BY ENGINEERING & SURVEYING PROFESSIONALS, P.C. ON MAY 1, 2014.
 4. OWNER'S ATTENTION: SEE THE 2014 ZONING MAP FOR THE PROPOSED LOTS.
 5. THE PROPOSED BUILDING ADDITIONS TO BE 300 SQ FT EXPANSION OF THE EXISTING SERVICE REPAIR FACILITY.
 6. THE PROPOSED HOURS OF OPERATION SHALL BE 7AM - 5PM.

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT B (USE GROUP: D.3 - RETAIL STORES)
(ACCESSORY USES: A.6 - COMMERCIAL OFF-STREET PARKING; A.10 - FUEL TANKS)

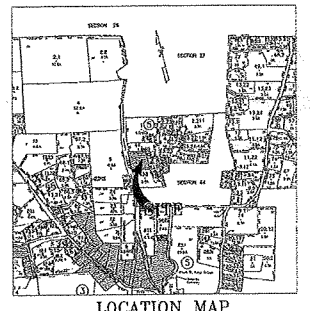
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|-------------------------------|----------------|----------------|
| MINIMUM BUILDING REQUIREMENTS | REQUIRED | 43-5-41-2 |
| LOT AREA | 16,000 SQ. FT. | 36,674 SQ. FT. |
| LOT WIDTH | 100 FEET | > 100 FEET |
| LOT DEPTH | 125 FEET | > 125 FEET |
| FRONT YARD SETBACK | 40 FEET | > 30 FEET |
| REAR YARD SETBACK | 30 FEET | > 20 FEET |
| SIDE YARD SETBACK (ONE SIDE) | 15 / 30 FEET | > 15 / 30 FEET |

MAXIMUM ALLOWABLE:

| | | |
|-----------------------|-----------------------|-----------|
| LOT BUILDING COVERAGE | 40 / 70% ¹ | < 40% |
| BUILDING HEIGHT | 35 FEET | < 35 FEET |
| LOT SURFACE COVERAGE | 80 / 85% ¹ | < 80% |

NOTES:

1. AS WITHOUT PUBLIC WATER AND SEWER, 50 WITH PUBLIC WATER AND SEWER
2. AS WITHOUT PUBLIC WATER AND SEWER, 85 WITH PUBLIC WATER AND SEWER
3. AS WITHOUT PUBLIC WATER AND SEWER, 85 WITH PUBLIC WATER AND SEWER



LOCATION MAP

DATE DESCRIPTION

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

DRAWING STATUS

| DATE | DESCRIPTION |
|----------|--------------|
| 05/08/14 | SHEET NUMBER |
| 1 | OF 1 |
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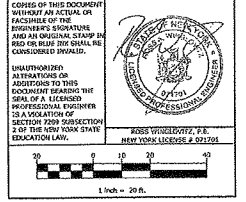
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ENGINEERING & SURVEYING PROPERTIES

17 CLAYTON STREET
MONTICELLO, NY 13853
PH: (518) 687-3779
FX: (518) 687-1669

SITE PLAN

DEPEW ENERGY CO.
5182 NYS ROUTE 9W
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

| | |
|----------------|---------------------|
| DRAWN BY: KW | CHECKED BY: KW |
| DATE: 05/08/14 | SCALE: 1" = 20' |
| REVISION: (0) | DATE: 43-5-41-2, 14 |

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