

SITE PLAN APPROVAL DRAWINGS

HUDSON VALLEY CHRYSLER DODGE JEEP RAM

TAX MAP SECTION 97 | BLOCK 2 | LOT 11.2 (LIBER 1740, PG. 398)
 ORANGE COUNTY
 200 AUTO PARK PLACE
 NEWBURGH, NEW YORK

Applicant:
HUDSON VALLEY AUTOMOTIVE ENTERPRISES, LLC
 4312 ALBANY POST ROAD
 HYDE PARK, NY 12538
 (845) 229-4157

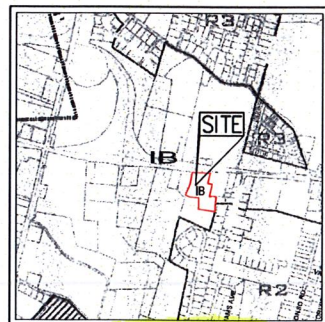
JMC Site Planner, Civil Engineer, and Landscape Architect:
 120 BEDFORD ROAD
 ARMONK, NY 10504
 (914) 273-5225

Architect:
CLARIS CONSTRUCTION, INC.
 153 SOUTH MAIN STREET
 NEWTOWN, CT 06470
 (203) 364-9460

Surveyor:
A. DIACHISHIN AND ASSOCIATES, P.C.
 115 YANKEE FOLLY ROAD
 NEW PALTZ, NY 12561
 (845) 419-2305

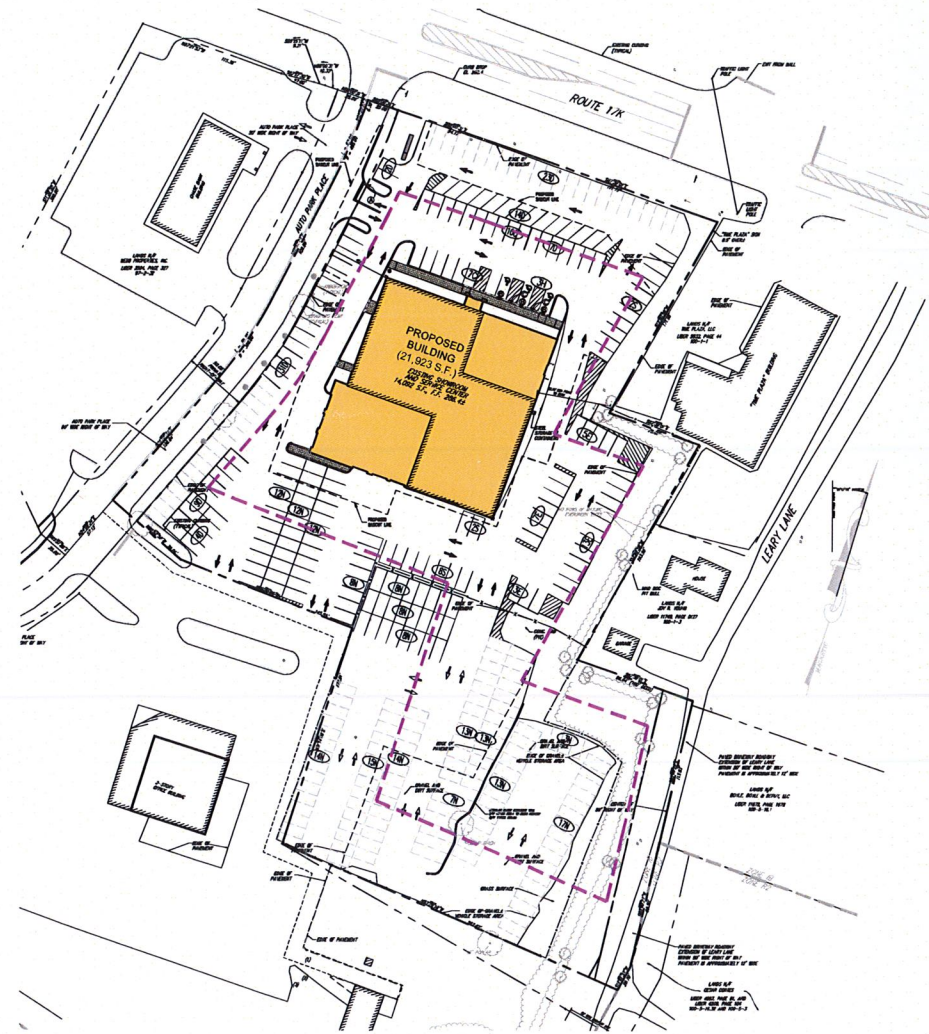


VICINITY MAP
 SCALE: 1" = 1,000'
 SOURCE: GOOGLE MAPS / 2014



ZONING MAP
 SCALE: 1" = 1,000'
 SOURCE: TOWN OF NEWBURGH ZONING MAP / YEAR

LEGEND	
---	SITE PROPERTY LINE
---	ZONING BOUNDARY
---	LOT LINE
R-3	RESIDENCE DISTRICT
IB	INTERCHANGE BUSINESS DISTRICT



AREA MAP
 SCALE: 1" = 200'
 SOURCE: SURVEY / 2014

JMC Drawing List:

- SP-1 COVER SHEET
- SP-2 SITE EXISTING CONDITIONS & DEMOLITIONS PLAN
- SP-3 SITE LAYOUT PLAN
- SP-4 SITE GRADING & UTILITIES PLAN
- SP-5 SITE EROSION & SEDIMENT CONTROL PLAN
- SP-6 SITE LANDSCAPING PLAN
- SP-7 CONSTRUCTION DETAILS
- SP-8 CONSTRUCTION DETAILS
- SP-9 CONSTRUCTION DETAILS

TABLE OF LAND USE			
INTERCHANGE BUSINESS DISTRICT (B)	PERMITTED/REQUIRED	EXISTING	PROPOSED
LOT AREA (AC./S.F.)	0.92 AC./40,000 S.F.	4.62 AC. / 185,654 S.F.	4.62 AC. / 185,654 S.F.
LOT WIDTH (FT.)	150	284	284
LOT DEPTH (FT.)	150	572	572
SEBACK TO PARKING FRONT YARD (FT.)	35	(100)	(100)
BUILDING SETBACKS			
FRONT YARD (ROUTE 17K) (FT.)	60 ⁽¹⁾	128	117
FRONT YARD (AUTO PARK PLACE) (FT.)	50	72	72
REAR YARD (FT.)	60	417.5	411.2
SIDE YARD (FT.)	30/80	58 / N/A	58 / N/A
LOT SURFACE COVERAGE (%)	80	69±	68±
LOT BUILDING COVERAGE (%)	40	7.6	11.8
BUILDING HEIGHT (FT.)	40	≥ 40	≥ 40
PARKING SUMMARY			
CUSTOMER PARKING	-	0	17
HANDICAP PARKING	-	N/A	3 ⁽⁴⁾
INVENTORY PARKING ⁽⁵⁾	-	327	317 ⁽⁶⁾⁽⁹⁾
TOTAL PARKING	-	327	337 ⁽⁸⁾
LOADING	1	N/A	1

NOTES:
 (1) EXISTING NON-CONFORMING.
 (2) A FRONT YARD ABUTTING ALL COUNTY AND STATE HIGHWAYS SHALL BE AT LEAST 60 FEET IN DEPTH, PER SECTION 185.18 (C4-B) OF THE ZONING CODE.
 (3) THE NUMBER OF HANDICAPPED PARKING SPACES IS BASED ON THE TOTAL NUMBER OF CUSTOMER (20), EMPLOYEE (28), AND SERVICE (22) SPACES (70 SPACES TOTAL), WHICH YIELDS 3 HANDICAP SPACES, PER ADA GUIDELINES.
 (4) INVENTORY PARKING INCLUDES DISPLAY CARS.
 (5) PROPOSED PARKING SUMMARY:
 CUSTOMER PARKING SPACES (INCLUDING 3 HANDICAP) = 20
 SERVICE PARKING SPACES = 22
 EMPLOYEE PARKING SPACES = 28
 INVENTORY PARKING SPACES = 267
 TOTAL PARKING SPACES = 337

NOT FOR CONSTRUCTION

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILED LIST OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

No.	Revision	Date	By

JMC Planning, Engineering, Landscape Architecture & Environmental Planning
 120 BEDFORD ROAD • ARMONK, NY 10504
 TEL: (914) 273-5225 • FAX: (914) 273-2182
 www.jmcpllc.com

Drawn	AL	Approved	AS/RS
Scale	NOT TO SCALE		
Date	12/10/2014		
Project No.	14122		
W/S-DR	DRW	CONTR	
Sheet No.	SP-1		



LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING TREE
	EXISTING SHRUB
	EXISTING TREE LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING PARKING & STRIPING TO BE REMOVED (WITH NUMBER OF SPACES)
	EXISTING APPROXIMATE PARKING WITH NUMBER OF SPACES
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING FEATURE TO BE REMOVED

- NOTES**
- EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLE & SUBDIVISION PLAN OF LANDS OF BIRCH REALTY, INC. & WEBB PROPERTIES, INC., PREPARED BY A. GARDNER AND ASSOCIATES, P.C., DATED NOVEMBER 1, 2014.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JOHN MEYER CONSULTING PRIOR TO THE START OF CONSTRUCTION.
 - PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF MEMORGH AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES, AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED.
 - THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF ALL UTILITIES WITH THE UTILITY COMPANY HAVING JURISDICTION PRIOR TO THE START OF DEMOLITION. CONSTRUCTION OF RECONNECTED UTILITIES SHALL BE PROVIDED TO THE TOWN OF MEMORGH BUILDING DEPARTMENT IN ACCORDANCE WITH THEIR REQUIREMENTS. LETTERS FROM THE APPROPRIATE UTILITIES STATING THAT GAS AND ELECTRIC HAVE BEEN CUT OFF SHALL BE PROVIDED TO THE BUILDING DEPARTMENT. ALL EXISTING UTILITY SERVICES TO REMAIN SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
 - ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING DEMOLITION/CONSTRUCTION SHALL BE PROPERLY DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED.
 - ALL CONSTRUCTION/DEMOLITION WORKS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
 - EXISTING CONCRETE MAY BE STORED ON SITE, AND RECYCLED FOR USE AS COMPACTED FILL. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT ENGINEER.
 - PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS OF ALL AGENCIES THAT HAVE JURISDICTION, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF MEMORGH OR JOHN MEYER CONSULTING, PLLC.
 - EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
 - ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN SHALL BE REMOVED AND RESET TO THE NEW PROPOSED GRADES IN ACCORDANCE WITH THE DIRECTIONS OF THE OWNER'S FIELD REPRESENTATIVE. EXISTING CASTINGS WHICH ARE DAMAGED OR UNFIT FOR INSTALLATION IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, SHALL BE REPLACED.
 - ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN WHICH ARE DAMAGED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
 - THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND THE SITE CONTRACTOR FOR THEIR USE. INFORMATION AND COORDINATION ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
 - PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR MUST PROVIDE 24-HOUR NOTIFICATION TO THE TOWN OF MEMORGH AND JOHN MEYER CONSULTING, PLLC.
 - THE CONTRACTOR SHALL PROVIDE NOTIFICATION TO THE TOWN OF MEMORGH THAT FIVE (5) DAYS' PRIOR NOTIFICATION HAS BEEN GIVEN TO ALL ADJOINING OWNERS AND THAT NOTIFICATION WAS GIVEN TO THE APPROPRIATE COMMUNITY BOARD PRIOR TO THE COMMENCEMENT OF DEMOLITION.

- SEQUENCE OF DEMOLITION**
- INSTALLATION OF TEMPORARY BARRIERS, SEDIMENT AND EROSION CONTROL, FLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.
 - DISCONNECTION OF ALL UTILITY SERVICES (GAS, ELECTRIC, WATER, SANITARY SEWER, TELEPHONE, ETC.) AS SHOWN ON THE PLAN.
 - REMOVE AND DISPOSE OF OR STOCKPILE EXISTING BUILDING SLABS/FOOTINGS AS DIRECTED BY THE OWNER'S REPRESENTATION AND/OR PROJECT ENGINEER.
 - CLEAR AND GRUB SITE. REMOVE AND STOCKPILE EXISTING TOPSOIL.
 - REMOVE AND DISPOSE OF ALL EXISTING PAVEMENT, CONCRETE, CURBS AND SIDEWALKS AS REQUIRED. WITHIN LIMITS OF SITE DEMOLITION AREA, ALL DEBRIS MUST BE REMOVED AND DISPOSED OFF-SITE WITHIN ALL CONSTRUCTION AREAS.

ANY ALTERATION OF PLANS, SPECIFICATIONS, FLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

NOT FOR CONSTRUCTION

DATE	
REVISION	
NO.	

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4372 ALBANY POST ROAD
HYDE PARK, NY 12538

JMC
JOHN MEYER CONSULTING, PLLC

SITE EXISTING CONDITIONS & DEMOLITION PLAN
HUDSON VALLEY CHRYSLER DODGE JEEP RAM
200 AUTO PARK PLACE
MEMORGH, NEW YORK

SCALE: 1" = 30'
DATE: 12/10/2014
PROJECT NO: 14122
JOB NO: 14122
DRAWING NO: SP-2

