

ZONING TABLE

Zone 1B (Interchange Business District)
Section 95, Block 1, Lots 5, 6, 7, 8, 9 and 11.1
Section 96, Block 1, Lots 5, 6, 7, 8, 9 and 11.1

Item	Required / Permitted	Proposed - Lot 95-11.1 (Center)	Proposed - Lots 95-1.38 & 97.2 and 96-1.4 thru 9 (Rear)	Proposed - Overall Shopping Center
Permitted Principal Uses	Shopping Center			
Lot Requirements				
Minimum Lot Area (SI)	5 acres	200 ft	1,085 ft	11.39 Ac
Minimum Lot Width	150 ft	202 ft	1,085 ft	
Minimum Lot Depth	150 ft	202 ft	1,085 ft	
Yards Requirements				
Minimum Front Yard Setback (Shops 300)	60 ft	85.7 ft	202.2 ft	
Minimum Front Yard Setback (Dist Area)	50 ft	35.3 ft	61.6 ft	
Minimum Side Yard Setback (Shops 300)	50 ft	5.0 ft	10.0 ft	
Minimum Side Yard Setback (Dist Area)	50 ft	0.0 ft	40.3 ft	
Minimum Side Yard Setback (Rear)	50 ft	0.0 ft	143.1 ft	
Minimum Rear Yard Setback	50 ft	60.2 ft	143.1 ft	
Building				
Maximum Building Height	40 ft	40 ft	40 ft	
Maximum Lot Coverage	30%	28.5%	18.5%	
Landscaping				
Maximum Lot Surface Coverage	80%	89.8%	87.9%	
Minimum Interior Landscaping	5%		7.2%	
Minimum Parking Staked Trees	3"		6"	
Signs				
Maximum Number Identification Signs	4		35 ft	
Maximum Identification Sign Area	12 sq ft		25 ft	
Maximum Freestanding Sign Height	4'		18'	
Maximum Number Freestanding Signs	1 per lot		1	
Sign Setback	15 ft		18 ft	
Maximum Total Sign Area (SI)	304 sq ft		183 sq ft	

PARKING REQUIREMENTS (1)

Section 95, Block 1, Lots 5, 6, 7, 8, 9 & 11.1
Section 96, Block 1, Lots 5, 6, 7, 8, 9 & 11.1

TENANTS SHOWN	SIZE (SF)	NUMBER OF BEATS	NUMBER EMPLOYEES	NUMBER OF PARKING SPACES REQUIRED	PROPOSED
EXISTING					
Existing Restaurant	5,203	110	N/A		
Existing Retail	2,400	N/A	N/A		
Total	7,603				
PROPOSED					
Shop Rite	71,000	N/A	N/A		
Staples	18,102	N/A	N/A		
Proposed Retail 'C'	4,820	N/A	N/A		
Total	93,922			452	453

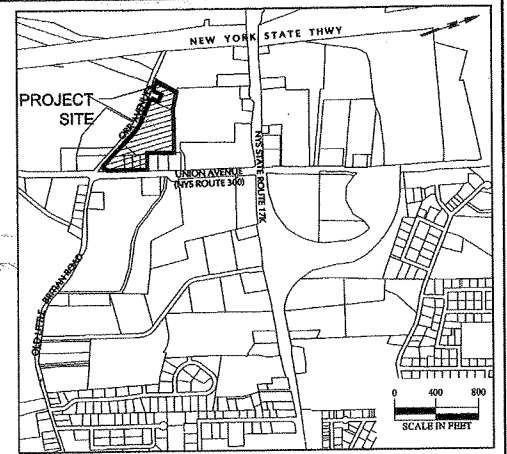
LOADING SPACE REQUIREMENTS (2)

TENANTS SHOWN	SIZE (SF)	NUMBER OF LOADING SPACES REQUIRED	PROPOSED
EXISTING			
Proposed Retail 'C' & Existing Restaurant	12,423	1	1
PROPOSED			
Shop Rite	71,000	3	8
Staples	18,102	1	1
TOTALS		5	10

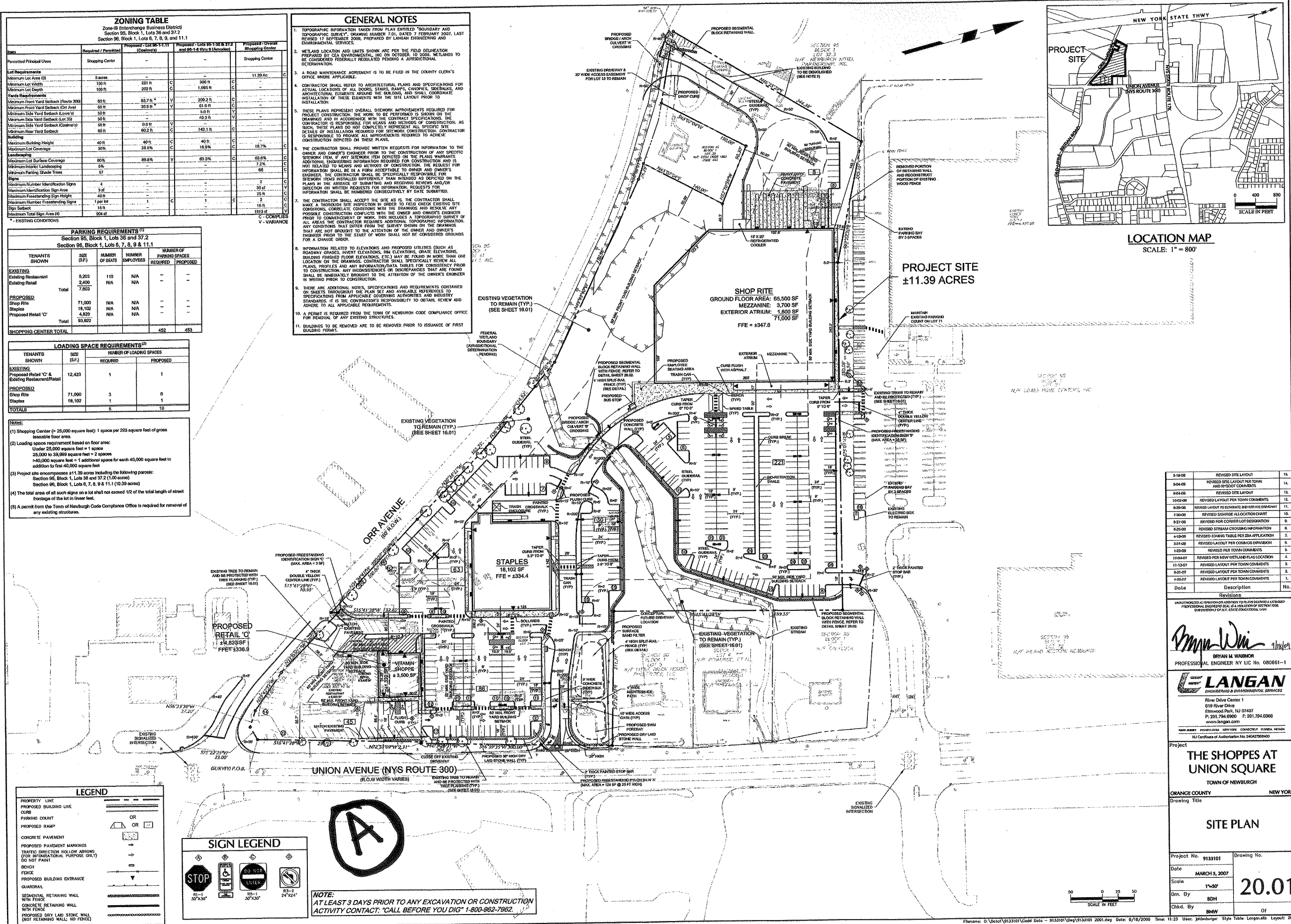
- NOTES:
- (1) Shopping Center (> 25,000 square feet): 1 space per 225 square feet of gross leasable floor area.
 - (2) Loading space requirement based on floor area:
Under 25,000 square feet = 1 space
25,000 to 39,999 square feet = 2 spaces
> 40,000 square feet = 1 additional space for each 40,000 square feet in addition to first 40,000 square feet
 - (3) Project site encompasses 11.39 acres including the following parcels:
Section 95, Block 1, Lots 5, 6, 7, 8, 9 & 11.1 (10.39 acres)
Section 96, Block 1, Lots 5, 6, 7, 8, 9 & 11.1 (1.00 acre)
 - (4) The total area of all such signs on a lot shall not exceed 1/2 of the total length of street frontage of the lot in linear feet.
 - (5) A permit from the Town of Newburgh Code Compliance Office is required for removal of any existing structures.

GENERAL NOTES

- TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" DRAWING NUMBER 701, DATED 7 FEBRUARY 2002, LAST REVISED 17 SEPTEMBER 2006, PREPARED BY LANGAN ENGINEERS & ENVIRONMENTAL SERVICES.
- WETLAND LOCATION AND LIMITS SHOWN ARE PER THE FIELD DELINEATION PREPARED BY USA ENVIRONMENTAL, INC. ON OCTOBER 10, 2006. WETLANDS TO BE CONSIDERED FEDERALLY REGULATED PERHAPS A JURISDICTIONAL DETERMINATION.
- A ROAD MAINTENANCE AGREEMENT IS TO BE FILED IN THE COUNTY CLERK'S OFFICE WHERE APPLICABLE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL DOORS, STAIRS, RAMP, CANOPIES, SCREENS, AND ARCHITECTURAL ELEMENTS AROUND THE BUILDING, AND SHALL COORDINATE INSTALLATION OF THESE ELEMENTS WITH THE SITE LAYOUT PRIOR TO INSTALLATION.
- THESE PLANS REPRESENT OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE WORK TO BE PERFORMED IS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEASUREMENTS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT ALL SPECIFIC SITE DETAILS OF INSTALLATION REQUIRED FOR SITEWORK CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL IMPROVEMENTS REQUIRED TO ACHIEVE CONSTRUCTION SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY SITEWORK ITEM SHOWN ON THE PLANS WARRANTS ADDITIONAL ENGINEERING INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEASUREMENTS AND METHODS OF CONSTRUCTION. THE REQUEST FOR INFORMATION SHALL BE IN A FORM ACCEPTABLE TO OWNER AND OWNER'S ENGINEER. THE CONTRACTOR SHALL BE SPECIFICALLY RESPONSIBLE FOR ENDORSE: THE CONTRACTOR SHALL BE SPECIFICALLY RESPONSIBLE FOR ENDORSE: THE CONTRACTOR SHALL BE SPECIFICALLY RESPONSIBLE FOR INFORMATION THAT IS NOT SHOWN ON THE PLANS. REQUESTS FOR INFORMATION SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL MAKE A THROUGH SITE INSPECTION BY ORDER TO FIELD CHECK EXISTING SITE CONDITIONS. CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND OWNER'S ENGINEER PRIOR TO COMMENCEMENT OF WORK. THIS INCLUDES A TOPOGRAPHIC SURVEY OF ALL AREAS THE CONTRACTOR REQUIRES ADDITIONAL TOPOGRAPHIC INFORMATION. ANY CONDITIONS THAT DIFFER FROM THE SURVEY SHOWN ON THE DRAWINGS THAT ARE NOT RELATED TO THE ATTENTION OF THE OWNER AND OWNER'S ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR A CHANGE ORDER.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRADE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN THE LOCATION ON THE DRAWINGS. CONTRACTOR SHALL SPECIFICALLY REVIEW ALL PLANS, PROFILES AND ANY INFORMATION/TABLES FOR CONSTRUCTION PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED ON SHEETS THROUGHOUT THE PLAN SET AND AVAILABLE REFERENCES. THE CONTRACTOR SHALL SPECIFICALLY REVIEW ALL PLANS, PROFILES AND ANY INFORMATION/TABLES FOR CONSTRUCTION PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
- A PERMIT IS REQUIRED FROM THE TOWN OF NEWBURGH CODE COMPLIANCE OFFICE FOR REMOVAL OF ANY EXISTING STRUCTURES.
- BUILDINGS TO BE REMOVED ARE TO BE REMOVED PRIOR TO ISSUANCE OF FIRST BUILDING PERMIT.



LOCATION MAP
SCALE: 1" = 800'



LEGEND

PROPERTY LINE	---
PROPOSED BUILDING LINE	=====
CURB	=====
PARKING COUNT	○
PROPOSED RAMP	▾
CONCRETE PAVEMENT	▨
PROPOSED PAVEMENT MARKINGS	→
TRAFFIC DIRECTION HOLLOW ARROWS (FOR INFORMATIONAL PURPOSE ONLY) DO NOT PAINT	→
BENCH	⊕
FENCE	▬
PROPOSED BUILDING ENTRANCE	▽
GUARDRAIL	▬
SEGMENTAL RETAINING WALL WITH FENCE	▬
CONCRETE RETAINING WALL WITH FENCE	▬
PROPOSED BAY LAD STONE WALL (NOT RETAINING WALL; NO FENCE)	▬

SIGN LEGEND

STOP	NO LEFT TURN	NO RIGHT TURN
R-1 30"x36"	NS-1 30"x36"	RS-1 30"x36"

NOTE:
AT LEAST 3 DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION
ACTIVITY CONTACT: "CALL BEFORE YOU DIG" 1-800-962-7962.

Date	Description	No.
9-18-09	REVISED SITE LAYOUT	18
9-04-09	REVISED SITE LAYOUT FOR TOWN AND REVISION COMMENTS	14
8-04-09	REVISED SITE LAYOUT	13
10-02-08	REVISED LAYOUT PER TOWN COMMENTS	12
8-20-08	REVISIONS TO ENVIRONMENTAL REPORT	11
7-28-08	REVISED SIGNAGE ALL LOCATIONS	10
6-27-08	REVISED FOR CHANGING LOT DESIGNATION	9
6-25-08	REVISED STREAM CROSSING INFORMATION	8
4-18-08	REVISED ZONING TABLE PER ZBA APPLICATION	7
3-31-08	REVISED LAYOUT PER CORRIDOR EXPANSION	6
1-29-08	REVISED PER TOWN COMMENTS	5
12-04-07	REVISIONS FOR NEW WETLANDS LOCATION	4
11-13-07	REVISED LAYOUT PER TOWN COMMENTS	3
8-31-07	REVISED LAYOUT PER TOWN COMMENTS	2
4-20-07	REVISED LAYOUT PER TOWN COMMENTS	1

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Bryan W. Wainor 1/15/07
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PROFESSIONAL ENGINEER NY LIC No. 080661-1

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MEMBERSHIP PROFESSIONAL SERVICES: CONNECTICUT, FLORIDA, ILLINOIS
NJ Certificate of Authorization No. 2462799400

THE SHOPPES AT UNION SQUARE
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title: **SITE PLAN**

Project No.	9133101	Drawing No.	
Date	MARCH 5, 2007	Scale	1"=50'
Scale	1"=50'	Drawn By	BDH
Drawn By	BDH	Checked By	BHW
Checked By	BHW	Of	

