ZONING TABLE

Zone IB (Interchange Business District)
Section 95, Block 1, Lots 36 and 37.2
Section 96, Block 1, Lots 6, 7, 8, 9, and 11.1

Item	Required / Permitted	Proposed - Lot 96-11.11 (Costco's)		Proposed - Lots 95-1-36 & 37.2 and 96-1-6 thru 9 (Amoako)		Proposed - Overall Shopping Center	
Permitted Principal Uses	Shopping Center	–		–		Shopping Center	
Lot Requirements							
Minimum Lot Area (3)	5 acres	–		–		11.39 Ac	C
Minimum Lot Width	150 ft	281 ft	C	300 ft	C	–	
Minimum Lot Depth	150 ft	202 ft	C	1,065 ft	C	–	
Yards Requirements							
Minimum Front Yard Setback (Route 300)	60 ft	85.7 ft *	V	209.2 ft	C	–	
Minimum Front Yard Setback (Orr Ave)	60 ft	36.6 ft *	V	61.6 ft	C	–	
Minimum Side Yard Setback (Lowe's)	50 ft	–		3.0 ft	V	–	
Minimum Side Yard Setback (Lot 39)	50 ft	–		40.3 ft	V	–	
Minimum Side Yard Setback (Costco's)	50 ft	0.0 ft	V	–		–	
Minimum Rear Yard Setback	60 ft	60.2 ft	C	142.1 ft	C	–	
Building							
Maximum Building Height	40 ft	40 ft	C	40 ft	C	–	
Maximum Lot Coverage	30%	28.5%	C	18.9%	C	19.7%	C
Landscaping							
Maximum Lot Surface Coverage	80%	69.8%	V	63.3%	C	65.6%	C
Minimum Interior Landscaping	5%	–		–		7.2%	C
Minimum Parking Shade Trees	57					66	C
Signs							
Maximum Number Identification Signs	4	–		–		2	C
Maximum Identification Sign Area	3 sf	–		–		35 sf	V
Maximum Freestanding Sign Height	40 ft	–		–		25 ft	C
Maximum Number Freestanding Signs	1 per lot	1	C	1	C	2	C
Sign Setback	15 ft	–		–		15 ft	C
Maximum Total Sign Area (4)	304 sf	–		–		1513 sf	V

C - COMPLIES
V - VARIANCE

* - EXISTING CONDITIONS

PARKING REQUIREMENTS (1)

Section 95, Block 1, Lots 36 and 37.2
Section 96, Block 1, Lots 6, 7, 8, 9 & 11.1

TENANTS SHOWN	SIZE (S.F.)	NUMBER OF SEATS	NUMBER EMPLOYEES	NUMBER OF PARKING SPACES REQUIRED	NUMBER OF PARKING SPACES 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				
SHOPPING CENTER TOTAL				452	453

LOADING SPACE REQUIREMENTS (2)

TENANTS SHOWN	SIZE (S.F.)	NUMBER OF LOADING SPACES REQUIRED	NUMBER OF LOADING SPACES PROPOSED
EXISTING			
Proposed Retail 'C' & Existing Restaurant/Retail	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

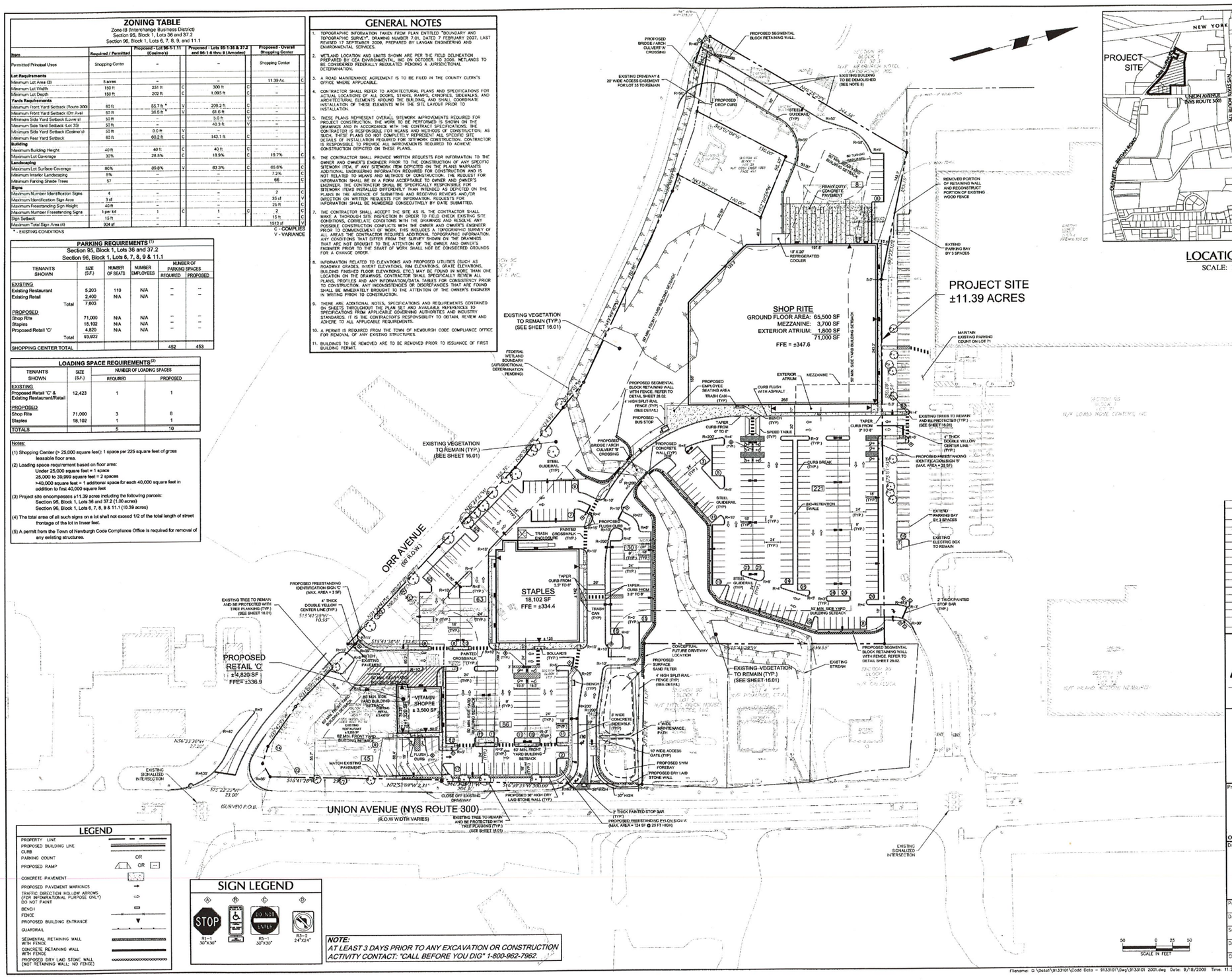
(3) Project site encompasses ±11.39 acres including the following parcels:
Section 95, Block 1, Lots 36 and 37.2 (1.00 acres)
Section 96, Block 1, Lots 6, 7, 8, 9 & 11.1 (10.39 acres)

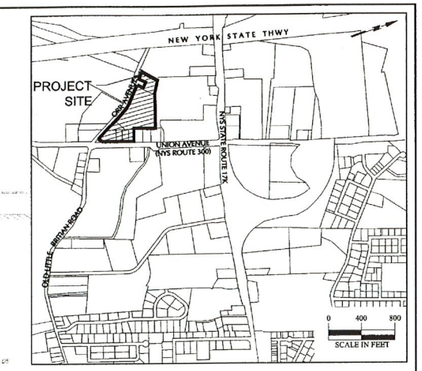
(4) The total area of all such signs on a lot shall not exceed 1/2 of the total length of street frontage of the lot in linear feet.

(5) A permit from the Town of Newburgh Code Compliance Office is required for removal of any existing structures.

GENERAL NOTES

1. TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", DRAWING NUMBER 7-01, DATED 7 FEBRUARY 2007, LAST REVISED 17 SEPTEMBER 2009, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES.
2. WETLAND LOCATION AND LIMITS SHOWN ARE PER THE FIELD DELINEATION PREPARED BY CEA ENVIRONMENTAL, INC ON OCTOBER 10 2006. WETLANDS TO BE CONSIDERED FEDERALLY REGULATED PENDING A JURISDICTIONAL DETERMINATION.
3. A ROAD MAINTENANCE AGREEMENT IS TO BE FILED IN THE COUNTY CLERK'S OFFICE WHERE APPLICABLE.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL DOORS, STAIRS, RAMPS, CANOPIES, SIDEWALKS, AND ARCHITECTURAL ELEMENTS AROUND THE BUILDING, AND SHALL COORDINATE INSTALLATION OF THESE ELEMENTS WITH THE SITE LAYOUT PRIOR TO INSTALLATION.
5. 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 MEANS 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 DEPICTED ON THESE PLANS.
6. 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 DEPICTED ON THE PLANS WARRANTS ADDITIONAL ENGINEERING INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS 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 SITEWORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND RECEIVING REVISIONS AND/OR DIRECTION ON WRITTEN REQUESTS FOR INFORMATION. REQUESTS FOR INFORMATION SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED.
7. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD VERIFY 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 BROUGHT 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.
8. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION ON THE DRAWINGS. CONTRACTOR SHALL SPECIFICALLY REVIEW ALL PLANS, PROFILES AND ANY INFORMATION/DATA TABLES FOR CONSISTENCY 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.
9. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED ON SHEETS THROUGHOUT THE PLAN SET AND AVAILABLE REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL APPLICABLE REQUIREMENTS.
10. A PERMIT IS REQUIRED FROM THE TOWN OF NEWBURGH CODE COMPLIANCE OFFICE FOR REMOVAL OF ANY EXISTING STRUCTURES.
11. 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 DRY LAID STONE WALL (NOT RETAINING WALL; NO FENCE)

SIGN LEGEND

R1-1 30"X30" — STOP
R5-1 30"X30" — DO NOT ENTER
R5-2 24"X24"

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

No.	Description	Date
15.	REVISED SITE LAYOUT	9-18-09
14.	REVISED SITE LAYOUT PER TOWN AND NYSDOT COMMENTS	9-04-09
13.	REVISED SITE LAYOUT	8-04-09
12.	REVISED LAYOUT PER TOWN COMMENTS	10-02-08
11.	REVISE LAYOUT TO ELIMINATE 2ND ORR AVE DRIVEWAY	8-29-08
10.	REVISED SIGNAGE ALLOCATION CHART	7-30-08
9.	REVISED FOR CORNER LOT DESIGNATION	8-27-08
8.	REVISED STREAM CROSSING INFORMATION	6-25-08
7.	REVISED ZONING TABLE PER ZBA APPLICATION	4-18-08
6.	REVISED LAYOUT PER COSMOS EXPANSION	3-31-08
5.	REVISED PER TOWN COMMENTS	1-25-08
4.	REVISED PER NEW WETLAND FLAG LOCATION	12-04-07
3.	REVISED LAYOUT PER TOWN COMMENTS	11-13-07
2.	REVISED LAYOUT PER TOWN COMMENTS	8-31-07
1.	REVISED LAYOUT PER TOWN COMMENTS	4-20-07

Revisions

UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF N.Y. STATE EDUCATIONAL LAW.

BRYAN W. WARNOR
PROFESSIONAL ENGINEER NY LIC No. 080661-1
9/18/09

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

Drawing Title
SITE PLAN

Project No. 9133101	Drawing No. 20.01
Date MARCH 3, 2007	
Scale 1"=50'	
Drn. By BDH	
Chkd. By BMW	Of

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