ZONING TABLE

Zone: III (Interchange Business District)
Section 95, Block 1, Lots 38 and 37.2
Section 96, Block 1, Lots 6, 7, 8, 9, and 11.1

Item	Required / Permitted	Proposed - Lot 38 (1.00 Acres)		Proposed - Lots 37.2 (10.39 Acres) and 6-7-8-9-11.1 Block 96 (Amended)		Proposed - Overall Shopping Center
Permitted Principal Uses	Shopping Center	-		-		Shopping Center
Lot Requirements						
Minimum Lot Area (2)	5 acres	-		-		31.39 Ac
Minimum Lot Width	100 ft	201 ft	C	300 ft	C	-
Minimum Lot Depth	150 ft	209 ft	C	1,600 ft	C	-
Yard Requirements						
Minimum Front Yard Setback (Route 300)	60 ft	62.7 ft *	V	200.2 ft	C	-
Minimum Front Yard Setback (Orr Ave)	60 ft	355.5 ft *	V	61.6 ft	C	-
Minimum Side Yard Setback (Lowe's)	40 ft	-		5.6 ft	V	-
Minimum Side Yard Setback (Exit 36)	30 ft	-		40.2 ft	C	-
Minimum Side Yard Setback (Stewart's)	30 ft	0.0 ft	V	-		-
Minimum Rear Yard Setback	40 ft	62.2 ft	C	149.3 ft	C	-
Building						
Maximum Building Height	40 ft	40 ft	C	40 ft	C	-
Maximum Lot Coverage	30%	19.6%	C	19.6%	C	19.1%
Landscaping						
Maximum Lot Surface Coverage	80%	69.6%	C	63.3%	C	65.0%
Minimum Planter Landscaping	5%	-		-		7.2%
Minimum Parking Shade Trees	17	-		-		58
Signs						
Maximum Number Identification Signs	4	-		-		**
Maximum Identification Sign Area	0 sf	-		-		**
Maximum Freestanding Sign Height	40 ft	-		-		35 ft
Maximum Number Freestanding Signs	1 per lot	1	C	1	C	**
Sign Setback	15 ft	-		-		15 ft
Maximum Total Sign Area (4)	900 sf	-		-		1333.5 sf **

* - EXISTING CONDITIONS
** - SEE SIGNAGE SCHEDULE BELOW

C - COMPLIES
V - VARIANCE

PARKING REQUIREMENTS (1)

Section 95, Block 1, Lots 38 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					
Supermarket	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	553

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			
Supermarket	71,000	3	9
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 38 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. See chart below for calculations.
(5) A permit from the Town of Newburgh Code Compliance Office is required for removal of any existing structures.

Signage Schedule

Existing:	
Location	Total S.F.
Cosimo's Building Signage	28 S.F.
Cosimo's Pylon Sign	86 S.F.
Sprint Building Signage	24 S.F.
Sprint Pylon	30 S.F.
Proposed:	
Location	Total S.F.
Vitamin Shoppe East Elevation	81 S.F.
Vitamin Shoppe North Elevation	26 S.F.
Staples East Elevation	240.1 S.F.
Staples North Elevation	240.1 S.F.
Staples South Elevation	129 S.F.
Staples West Elevation	31 S.F.
Supermarket East Elevation	159.3 S.F.
Supermarket North Elevation	50.25 S.F.
Supermarket South Elevation	50.25 S.F.
Tenant Signage (location on Proposed Retail C Building)	14 S.F.
Main Pylon Sign (33 square feet per side)	106 S.F.
Directional Signage (located near Supermarket entrance from Lowe's)	35 S.F.
Identification Signage (located at Orr Avenue Entrance to Cosimo's)	3 S.F.
Frontage	**1898 S.F.**
Square Footage Allowed:	**904 S.F.**
Total Square Footage:	**1333.5 S.F.**

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. FEDERALLY REGULATED WETLAND LOCATION AND LIMITS SHOWN AS PER JURISDICTIONAL DETERMINATION FROM ACOE, DATED OCTOBER 30, 2003 AS PREPARED BY CARPENTER ENVIRONMENTAL ASSOCIATES, INC.
3. A ROAD WAY/DRIVE AGREEMENT IS TO BE HELD IN THE COUNTY CLERKS OFFICE WHERE APPLICABLE.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR EXACT 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 WRITTEN AND/OR DIRECTION OR WRITTEN REQUESTS FOR INFORMATION. REQUESTS FOR INFORMATION SHALL BE HANDLED 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 CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE CONTRACT DOCUMENTS AND REVIEW ANY PUBLISHED CONSTRUCTION CONFLICTS WITH THE OWNER AND OWNER'S ENGINEER PRIOR TO COMMENCEMENT OF WORK. SUCH INSPECTION SHALL INCLUDE A TOPOGRAPHIC SURVEY OF ALL AREAS THE CONTRACTOR REQUIRES ADDITIONAL TOPOGRAPHIC INFORMATION. ANY CONDITIONS THAT DIFFER FROM THE CONTRACT DOCUMENTS OR DEFICIENCIES THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND OWNER'S ENGINEER PRIOR TO ONE YEAR OF WORK SHALL NOT BE ACCEPTED GROUNDS FOR A CHANGE ORDER.
8. INFORMATION RELATED TO ELEVATIONS AND PROPOSED GRADES 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 REFERENCE 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. PRIOR TO ISSUANCE OF FIRST BUILDING PERMIT, THE DEMOLITION OF ALL BUILDINGS SHALL BE COMPLETED.

LEGEND

PROPERTY LINE
PROPOSED BUILDING LINE
CURB
PARKING COUNT
PROPOSED RAMP
CONCRETE PAVEMENT
PROPOSED PAVEMENT MARKINGS
TRAFFIC DIRECTION (ICE-ON ARROWS (FOR INFORMATIONAL PURPOSE ONLY) DO NOT PAINT
BERM
FENCE
PROPOSED BUILDING ENTRANCE
GUIDERAIL
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"
R5-1 30"x30"
R3-2 24"x24"

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

SUPERMARKET
GROUND FLOOR AREA: ±65,500 SF
VESTIBULES/MEZZANINE: ±3,700 SF
EXTERIOR ATRIUM: ±1,800 SF
±71,000 SF
FFE = ±347.5

STAPLES
18,102 SF
FFE = ±334.4

PROPOSED RETAIL 'C'
±4,820 SF
FFE= ±336.0

VITAMIN SHOPPE
± 3,500 SF

PROJECT SITE
±11.39 ACRES

ORR AVENUE (60' R.O.W.)

UNION AVENUE (NYS ROUTE 300)
(R.O.W WIDTH VARIES)

(SURVEY) P.O.B.

LOCATION MAP

SCALE: 1" = 800'

No.	Revisions	Date
18.	REVISED PER PLANNING	7-25-11
17.	REVISED STREAM CROSSINGS	3-19-10
16.	REVISED PER TOWN COMMENTS	12-01-09
15.	REVISED SITE LAYOUT	9-15-09
14.	REVISED PER TOWN COMMENTS	5-01-09
13.	REVISED SITE LAYOUT	9-04-08
12.	REVISED PER TOWN COMMENTS	10-30-07
11.	REVISED LAYOUT TO ELIMINATE 2ND ORR AVE DRIVEWAY	9-28-06
10.	REVISED SIGNAGE ALLOCATION CHART	7-20-06
9.	REVISED LOT CONFIGURATION	4-27-06
8.	REVISED STREAM CROSSING INFORMATION	2-01-06
7.	REZONING TO TABLE PER ZBA APPLICATION	4-15-05
6.	REVISED LAYOUT PER COSIMO'S COMMENTS	3-31-05
5.	REVISED PER TOWN COMMENTS	1-03-05
4.	REVISED PER TOWN COMMENTS	10-04-04
3.	REVISED LAYOUT PER TOWN COMMENTS	11-13-03
2.	REVISED LAYOUT PER TOWN COMMENTS	9-01-03
1.	REVISED LAYOUT PER TOWN COMMENTS	4-25-01

BRYAN M. WATERBURY
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NJ Certificate of Authorization No. 24GA27996300

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 5, 2007	
Scale 1"=50'	
Drn. By BDH	
Chkd. By --	Of

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