

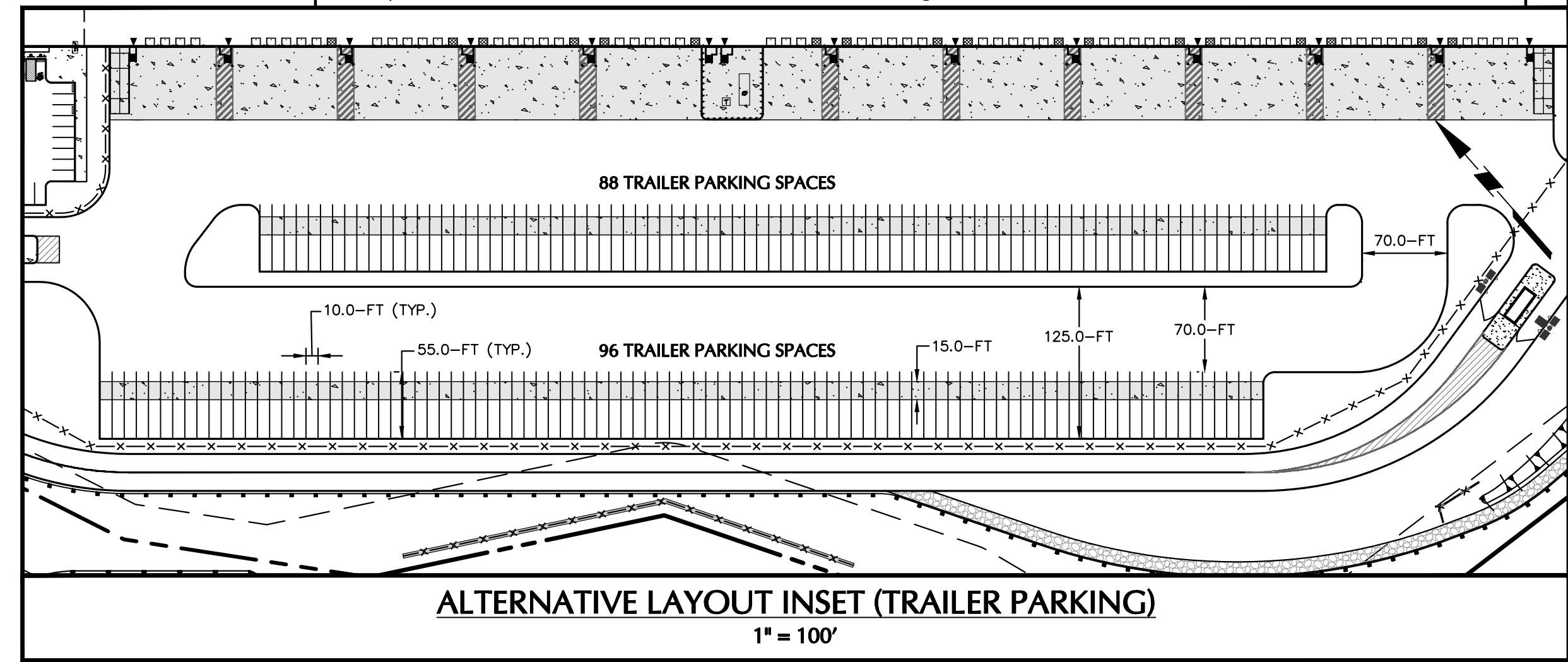
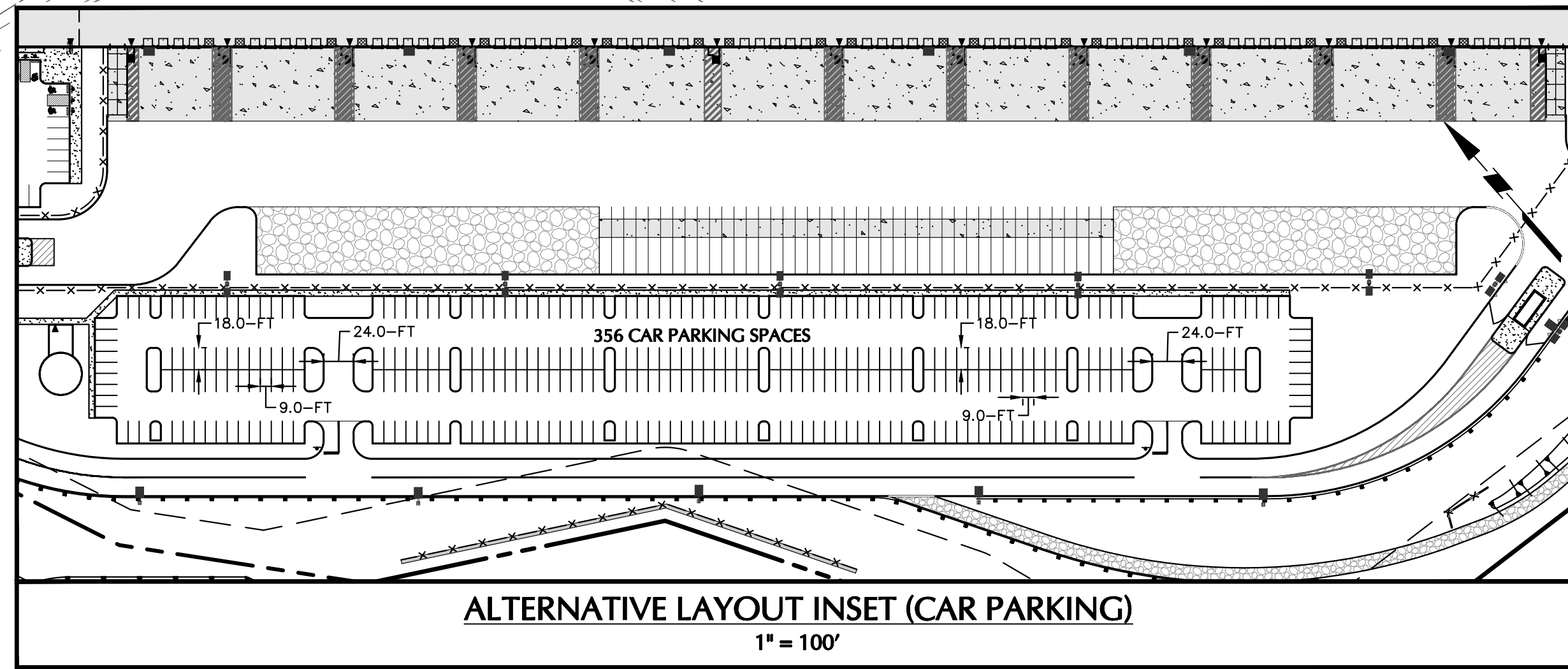
LOADING & OFF-STREET PARKING REQUIREMENTS SECTION (185-13) LOT A		
Zone: IB (Interchange Business)	Required	Proposed
2 spaces up to initial 40,000 SF and 1 additional space for each 40,000 square feet in addition to the first 40,000 square feet	Initial 40,000 SF Building = 2 spaces 887,000 SF Remaining Building / 40,000 SF = 22.2 spaces 2 spaces + 23 spaces = 25 loading spaces required	> 25 spaces provided
Off-Street Parking Requirements	30,000 SF total office space proposed 20,000 SF office / 200 SF = 100 spaces 10,000 SF office (additional) / 300 SF = 33.33 spaces + 33.33 spaces = 134 spaces required	798 total spaces provided (356 Land Banked)
Warehouse: 2 per 3 employees on duty or on the premises at any one time (minimum 2 spaces)	462 employees per shift / 3 employees = 154 spaces 154 spaces * 2 spaces = 308 spaces required	
Total	134 spaces + 308 spaces = 442 spaces required	

LOADING & OFF-STREET PARKING REQUIREMENTS SECTION (185-13) LOT B		
Zone: IB (Interchange Business)	Required	Proposed
2 spaces up to initial 40,000 SF and 1 additional space for each 40,000 square feet in addition to the first 40,000 square feet	Initial 40,000 SF Building = 2 spaces 175,200 SF Remaining Building / 40,000 SF = 4.38 spaces 2 spaces + 5 spaces = 7 loading spaces required	> 7 spaces provided
Off-Street Parking Requirements	6,650 SF total office space proposed 6,650 SF office / 200 SF = 34 spaces	
Warehouse: 2 per 3 employees on duty or on the premises at any one time (minimum 2 spaces)	208 employees per shift / 3 employees = 69.3 spaces 69.3 spaces * 2 spaces = 139 spaces required	173 spaces provided
Total	34 spaces + 139 spaces = 173 spaces required	

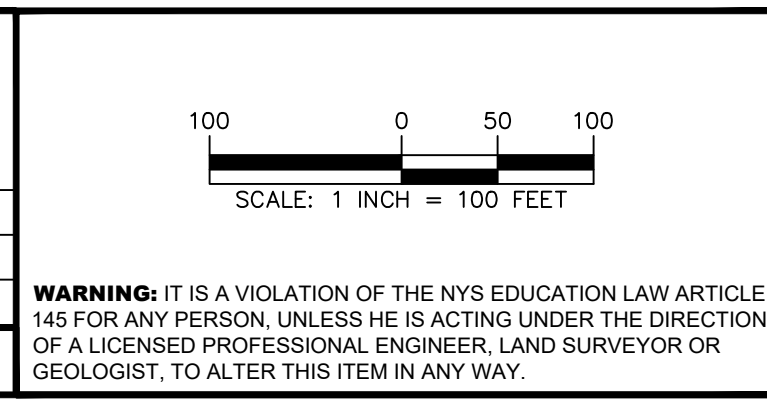
- SITE NOTES**
- ALL GUARDBOUSES WITH ASSOCIATED UTILITIES AND SECURITY FENCING TO BE INSTALLED AT THE OWNER'S OPTION BASED ON TENANT REQUIREMENTS.
 - REFER TO INSET FOR ALTERNATIVE LOT A PARKING LAYOUT.
 - REFER TO SHEET CS002 FOR ADDITIONAL NOTES.
 - LAND BANKED PARKING TO BE CONSTRUCTED AT OWNER'S DISCRETION.

INTERCHANGE BUSINESS (IB) ZONING DISTRICT						
CODE REF.	BULK REGULATION	REQUIRED	LOT A		LOT B	
			PROPOSED	COMPLIANCE	PROPOSED	COMPLIANCE
Schedule 8	PRINCIPAL USE	Use subject to site plan review by Planning Board	Warehouse	YES	Warehouse	YES
Schedule 8	MIN. LOT AREA ⁽¹⁾	40,000 SF	\$4,434,160 SF (101.8 AC)	YES	\$602,275 SF (13.8 AC)	YES
Schedule 8	MIN. LOT WIDTH	150 FT	1,547 FT	YES	760 FT	YES
Schedule 8	MIN. LOT DEPTH	150 FT	2,247 FT	YES	841 FT	YES
Schedule 8	MIN. FRONT YARD	50 FT	52.0 FT	YES	55.2 FT	YES
Schedule 8	MIN. FRONT YARD (STATE ROAD) ⁽²⁾	60 FT	235.9 FT	YES	89.3 FT	YES
Schedule 8	MIN. REAR YARD	60 FT	150.7 FT	YES	205.0 FT	YES
Schedule 8	MIN. SIDE YARD (ONE SIDE)	30 FT	301.7 FT	YES	N/A	N/A
Schedule 8	MIN. SIDE YARD (BOTH SIDES)	80 FT	817.8 FT	YES	N/A	N/A
Schedule 8	MAX. LOT BUILDING COVERAGE	40%	20.9%	YES	35.7%	YES
Schedule 8	MAX. BUILDING HEIGHT	40 FT	39'-6"	YES	39'-6"	YES
Schedule 8	MAX. LOT SURFACE COVERAGE	80%	42.3%	YES	69.5%	YES
Sect. 185-15	ACCESSORY STRUCTURE SETBACK ⁽³⁾	5 FT	41.6 FT	YES	N/A	N/A
Sect. 185-15	ACCESSORY STRUCTURE HEIGHT	15 FT	< 15 FT	YES	< 15 FT	YES
Sect. 185-21	MIN. RESIDENTIAL BUFFER WIDTH	100 FT	563.7 FT	YES	N/A	N/A

Note:
 (1) Lot area excludes right-of-way area for Private Road A. The area of right-of-way 3.32 AC.
 (2) A 60 FT front yard setback is required from State roads (NYS Route 300 and I-84 West)
 (3) A permitted accessory building may be located in any required side or rear yard provided that such building shall be setback at least 5 feet from any side or rear lot line and at least 10 feet from the main building.



DATE	DESCRIPTION	NO.
07/30/2021	REVISED PER TOWN COMMENTS	2.
05/28/2021	ROUTE 300 TRAFFIC IMPROVEMENTS	1.



STATE OF NEW YORK
 PROFESSIONAL ENGINEER
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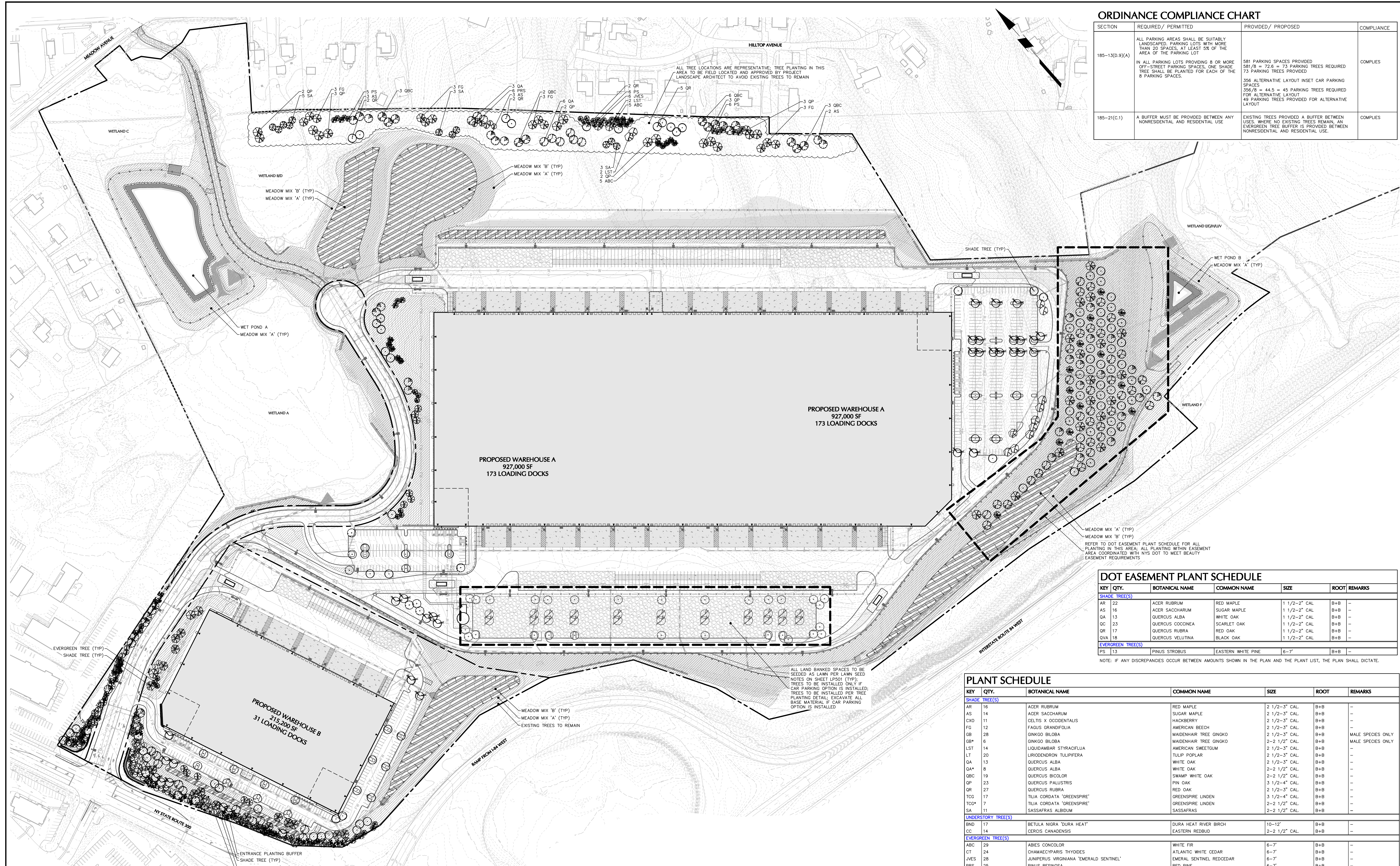
Project
MATRIX LOGISTICS CENTER AT NEWBURGH
 TOWN OF NEWBURGH
 NEW YORK

Drawing Title
OVERALL SITE PLAN

Project No.
 190063301
 Date
 MAY 14, 2021
 Drawn By
 AW/MC
 Checked By
 CZ/MF
 Drawing No.
CS100
 Sheet 6 of 55

ORDINANCE COMPLIANCE CHART

SECTION	REQUIRED / PERMITTED	PROVIDED / PROPOSED	COMPLIANCE
185-13(D.9)(A)	ALL PARKING AREAS SHALL BE SUITABLY LANDSCAPED. PARKING LOTS WITH MORE THAN 20 SPACES, AT LEAST 5% OF THE AREA OF THE PARKING LOT IN ALL PARKING LOTS PROVIDING 8 OR MORE OFF-STREET PARKING SPACES, ONE SHADE TREE SHALL BE PLANTED FOR EACH OF THE 8 PARKING SPACES.	581 PARKING SPACES PROVIDED 581/8 = 72.6 = 73 PARKING TREES REQUIRED 73 PARKING TREES PROVIDED 356 ALTERNATIVE LAYOUT INSET CAR PARKING SPACES 356/8 = 44.5 = 45 PARKING TREES REQUIRED FOR ALTERNATIVE LAYOUT 49 PARKING TREES PROVIDED FOR ALTERNATIVE LAYOUT	COMPLIES
185-21(C.1)	A BUFFER MUST BE PROVIDED BETWEEN ANY NONRESIDENTIAL AND RESIDENTIAL USE.	EXISTING TREES PROVIDED A BUFFER BETWEEN USES, WHERE NO EXISTING TREES REMAIN, AN EVERGREEN TREE BUFFER IS PROVIDED BETWEEN NONRESIDENTIAL AND RESIDENTIAL USE.	COMPLIES



DOT EASEMENT PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
AR	22	ACER RUBRUM	RED MAPLE	1 1/2-2" CAL	B+B	-
AS	16	ACER SACCHARUM	SUGAR MAPLE	1 1/2-2" CAL	B+B	-
QA	13	QUERCUS ALBA	WHITE OAK	1 1/2-2" CAL	B+B	-
QC	23	QUERCUS COCCINEA	SCARLET OAK	1 1/2-2" CAL	B+B	-
QR	17	QUERCUS RUBRA	RED OAK	1 1/2-2" CAL	B+B	-
QVA	18	QUERCUS VELUTINA	BLACK OAK	1 1/2-2" CAL	B+B	-
EVERGREEN TREE(S)						
PS	13	PINUS STROBUS	EASTERN WHITE PINE	6-7"	B+B	-

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
AR	16	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL	B+B	-
AS	14	ACER SACCHARUM	SUGAR MAPLE	1 1/2-3" CAL	B+B	-
CXO	11	CELTIS X OCCIDENTALIS	HACKBERRY	2 1/2-3" CAL	B+B	-
FG	12	FAGUS GRANDIFOLIA	AMERICAN BEECH	2 1/2-3" CAL	B+B	-
GB	28	GINKGO BILOBA	MAIDENHAIR TREE GINKGO	2 1/2-3" CAL	B+B	MALE SPECIES ONLY
GB*	6	GINKGO BILOBA	MAIDENHAIR TREE GINKGO	2-2 1/2" CAL	B+B	MALE SPECIES ONLY
LST	14	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2 1/2-3" CAL	B+B	-
LT	20	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2-3" CAL	B+B	-
QA	13	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL	B+B	-
QA*	8	QUERCUS ALBA	WHITE OAK	2-2 1/2" CAL	B+B	-
OBC	19	QUERCUS BICOLOR	SWAMP WHITE OAK	2-2 1/2" CAL	B+B	-
QP	23	QUERCUS PALUSTRIS	PIN OAK	3 1/2-4" CAL	B+B	-
QR	27	QUERCUS RUBRA	RED OAK	2 1/2-3" CAL	B+B	-
TCG	17	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3 1/2-4" CAL	B+B	-
TCC*	7	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2-2 1/2" CAL	B+B	-
SA	11	SASSAFRAS ALBIDUM	SASSAFRAS	2-2 1/2" CAL	B+B	-
UNDERSTORY TREE(S)						
BND	17	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	10-12"	B+B	-
CC	14	CERIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL	B+B	-
EVERGREEN TREE(S)						
ABC	29	ABIES CONCOLOR	WHITE FIR	6-7"	B+B	-
CT	24	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	6-7"	B+B	-
JVES	28	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL REDCEDAR	6-7"	B+B	-
PRS	25	PINUS RESINOSA	RED PINE	6-7"	B+B	-
PS	38	PINUS STROBUS	EASTERN WHITE PINE	6-7"	B+B	-
EVERGREEN SHRUB(S)						
IBPR	33	ILEX X MESERVAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	30-36"	B+B	-
MP	56	MIRICA PENNSYLVANICA	NORTHERN HAZELBERRY	30-36"	B+B	-
ORNAMENTAL GRASS(ES)						
PVHM	69	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	2 GAL.	CONTAINER	-
SSCO	151	SCHIZACHYRIUM SCOPARULUM	LITTLE BLUESTEM	2 GAL.	CONTAINER	-

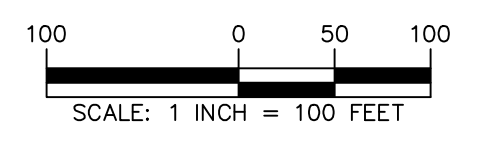
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LANDBANKED CAR PARKING PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
AR	29	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL	B+B	-
GTSB	22	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	2 1/2-3" CAL	B+B	-

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DATE	DESCRIPTION	NO.
07/30/2021	REVISED PER TOWN COMMENTS	2.
05/28/2021	ROUTE 300 TRAFFIC IMPROVEMENTS	1.
DATE	Description	No.
REVISIONS		



SIGNATURE: MICHAEL SZURA, RLA
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 DATE SIGNED: 07/30/2021

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Project: **MATRIX LOGISTICS CENTER AT NEWBURGH**
 Drawing Title: **OVERALL PLANTING PLAN**
 Project No.: **190063301**
 Date: **MAY 14, 2021**
 Drawn By: **MJ**
 Checked By: **MH**
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK

Drawing No.: **LP100**
 Sheet 45 of 55