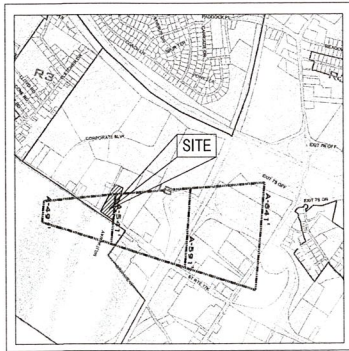


LEGEND

	EXISTING PROPERTY LINE
	YARD SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING STREET LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESCRIPTION
	EXISTING TREE LINE
	EXISTING OPTIONAL ARROWS
	EXISTING PAINT
	EXISTING UTILITY POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED MOUNTABLE CURB
	PROPOSED HANDICAPPED PARKING SPACES WITH NUMBER OF SPACES INDICATED
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED
	PROPOSED FUTURE PARKING SPACES
	PROPOSED CUSTOMER PARKING SPACES
	PROPOSED SERVICE PARKING SPACES
	PROPOSED EMPLOYEE PARKING SPACES
	PROPOSED FUTURE PARKING SPACES
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DISPLAY AREA
	PROPOSED RETAINING WALL (CONCRETE)
	PROPOSED CONCRETE SIDEWALK



ZONING DISTRICT MAP
N.T.S.

TABLE OF LAND USE

INTERCHANGE BUSINESS DISTRICT (IB)	PERMITTED/REQUIRED	PROPOSED
LOT AREA (AC./S.F.)	0.82 AC./40,000 S.F.	5.02 AC./218,658 S.F.
LOT WIDTH (FT.)	150	372
LOT DEPTH (FT.)	150	733
SETBACK TO PARKING FRONT YARD (FT.)	35 ⁽¹⁾	35
BUILDING SETBACKS		
FRONT YARD (FT.)	80 ⁽¹⁾	138
REAR YARD (FT.)	60	411.2
SIDE YARD (FT.)	30/80	40/137.6
LOT SURFACE COVERAGE (%)	80	57.3 ⁽¹⁾
LOT BUILDING COVERAGE (%)	40	9.7
PARKING LOT LANDSCAPE (%)	5	5.0
BUILDING HEIGHT (FT.)	40	28.5
PARKING SUMMARY		
STANDARD PARKING	-	184
HANDICAP PARKING	-	2
FUTURE PARKING	-	51
TOTAL PARKING	-	237
LOADING	1	1

(1) THE FIRST 35 FEET OF THE FRONT YARD SHALL BE LANDSCAPED PER SECTION 185-18 (C-4-C)
 (2) A FRONT YARD ABUTTING ALL COUNTY AND STATE HIGHWAYS SHALL BE AT LEAST 60 FEET IN DEPTH PER SECTION 185-18 (C-4-B)
 (3) LOT COVERAGE CALCULATION IS BASED ON PROPOSED AND FUTURE PARKING.

NOT FOR CONSTRUCTION

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS 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.

NO.	REVISION	DATE	BY

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JMC
JOHN MEYER CONSULTING, P.C.

SITE PLAN
Route 17K VW Dealership
Town Of Newburgh, New York



DATE: 07/01/2013
PROJECT NO: 13021
SCALE: AS SHOWN
DWG NO: 17K-SP-1

SP-1