

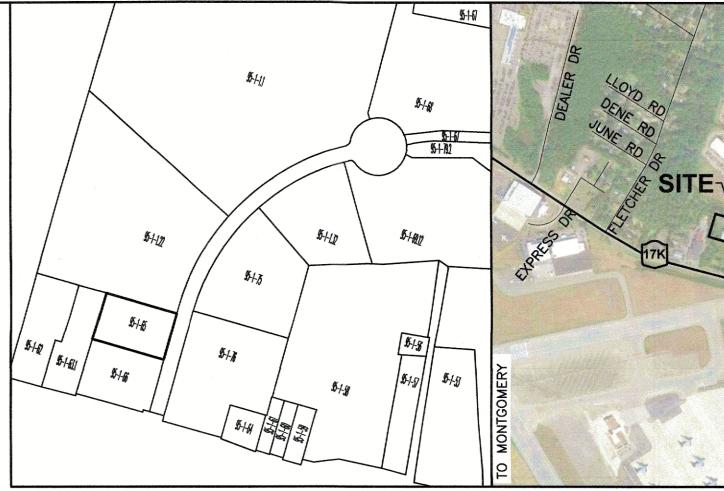
NEW CONCRETE

PROPERTY LINE / RIGHT OF WAY

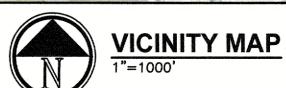
SEWER MANHOLE

DRAINAGE MANHOLE

CATCH BASIN



TAX MAP



BULK REQUIREMENTS

TOWN OF NEWBURGH

ZONE: IB (INTERCHANGING BUSINESS) BULK TABLE REQUIREMENTS

MINIMUM REQUIRED BULK ITEM REQUIRED **PROVIDED**

	MAXIMUM PERI	MITTED	
OT DEPTH	(FT)	150	390
OTH SIDE YARD	(FT)	80	125
NE SIDE YARD	(FT)	30	31
EAR SETBACK	(FT)	60	60
RONT SETBACK	(FT)	50	50
OT WIDTH	(FT)	150	245
OT AREA	(SF)	40,000	97,574

BULK ITEM		<u>PERMITTED</u>	PROVIDED			
BUILDING HEIGHT	(FT)	40	≤40	,		
LOT BUILDING COVERAGE	(%)	40	31.6			
LOT SURFACE COVERAGE	(%)	80	59.1			

PROPERTY ADDRESS
300 CORPORATE BLVD
NEWBURGH, NY 12550 TAX MAP TOWN OF NEWBURGH, NY SECTION 95, BLOCK 1, LOT 65 97,574 ± SQ.FT. / 2.24 ± ACRES

OWNER/DEVELOPER BIG SHINE WORLDWIDE, INC. 300 CORPORATE BLVD SITE 300 NEWBURGH, NY 12550

APPLICANT BIG SHINE WORLDWIDE, INC.

300 CORPORATE BLVD SITE 300 NEWBURGH, NY 12550 EXISTING USE

WAREHOUSE PROPOSED USE

WAREHOUSE

REFERENCE SURVEY PREPARED FOR W.W. GRANGER INC. PREPARED BY VINCENT J. DOCE ASSOCIATES AND DATED 8/23/2016

REV# DATE REMARKS: ISSUE # DATE ISSUED FOR: 16" 14" 15" O

> REFERENCE SCALE UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

FELLENZER

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BIG SHINE WAREHOUSE EXPANSION

300 CORPORATE BLVD NEWBURGH, NY 12550

SITE PLAN RDF C-101 01/18/2022 AS SHOWN 21-383 PAGE 2 OF 2

EXPANSION NOTES:

THE ORIGINAL SITE PLAN APPROVAL (1994): $14,723 \pm S.F. + 17,136 \pm S.F.$ FUTURE EXPANSION = 31,859 ± S.F. WAREHOUSE EXPANSION (2007): 6,175 \pm S.F. + 14,723 S.F. EXISTING = 20,900 \pm S.F. PROPOSED WAREHOUSE EXPANSION (2022): 20,940 \pm S.F. + 9,820 \pm S.F. = 30,760 \pm S.F.* * WITHIN THE ORIGINALLY APPROVED EXPANSION FOOTPRINT

IMPERVIOUS COVERAGE CALCULATIONS:

EXISTING BUILDING = 20,940 S.F. PROPOSED ADDITION = 9,820 S.F. EXISTING IMPERVIOUS = 20,661 S.F. PROPOSED IMPERVIOUS = 6,261 S.F.

TOTAL IMPERVIOUS LOT SURFACE= 57,682 S.F. LOT SURFACE COVERAGE= 57,682 S.F. / 97,574 S.F. = 59.1%

PARKING CALCULATIONS:

EXISTING PARKING SPACES= 33 NEW PARKING SPACES= 22 TOTAL PARKING SPACES= 55

REQUIRED ADA PARKING SPACES= 3

REQUIRED PARKING SPACES = 30 EMPLOYEES X 2 PARKING SPACES / 3 EMPLOYEES = 20* *OFF-STREET PARKING REQUIREMENTS PER SECTION 185-13.C(B) FOR WAREHOUSE USE