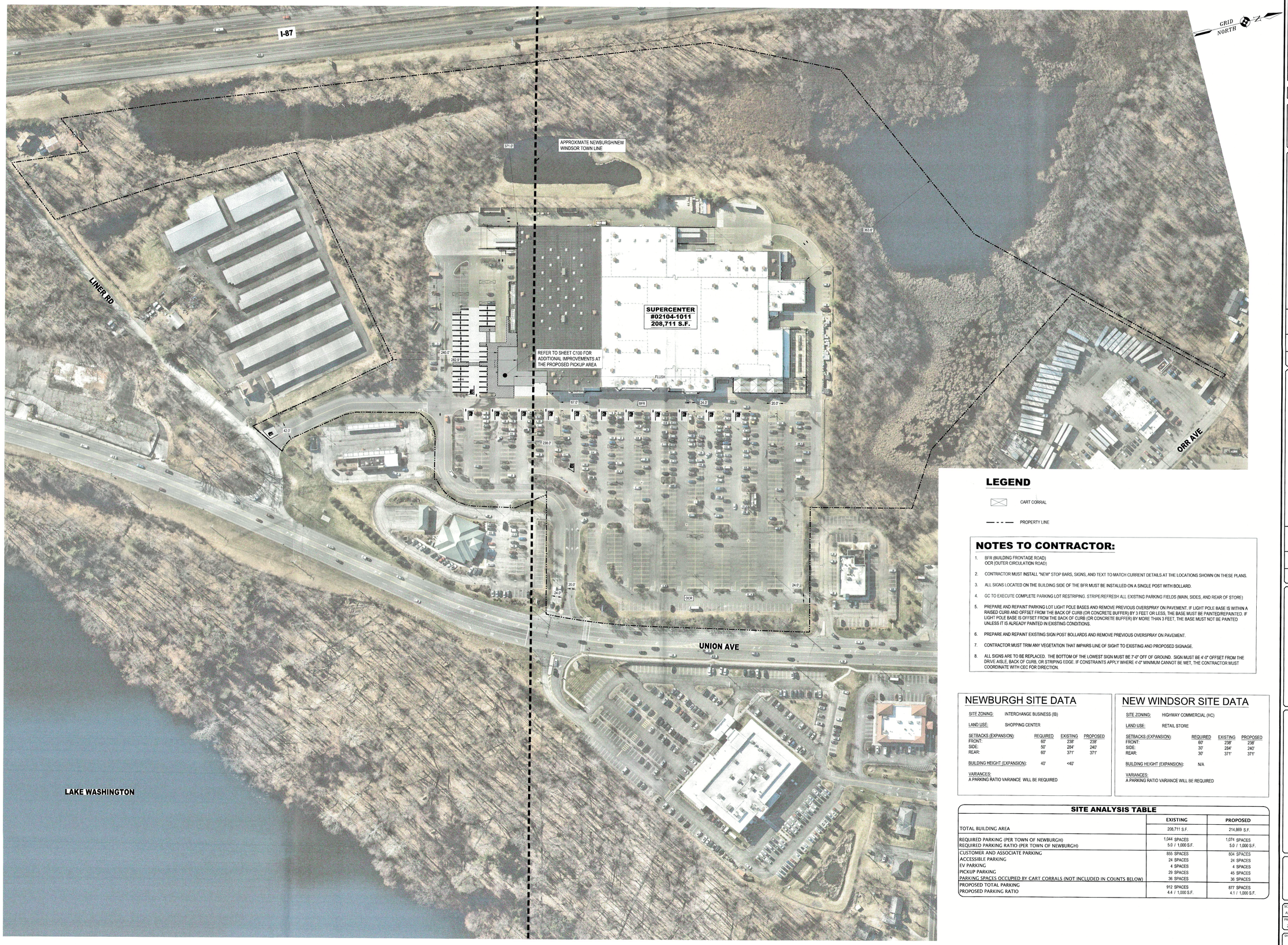

LEGEND

- CART CORRAL
- PROPERTY LINE

NOTES TO CONTRACTOR:

1. BFR (BUILDING FRONTAGE ROAD)
   OCR (OUTER CIRCULATION ROAD)
2. CONTRACTOR MUST INSTALL "NEW" STOP BARS, SIGNS, AND TEXT TO MATCH CURRENT DETAILS AT THE LOCATIONS SHOWN ON THESE PLANS.
3. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR MUST BE INSTALLED ON A SINGLE POST WITH BOLLARD.
4. GC TO EXECUTE COMPLETE PARKING LOT RESTRIPING. STRIPE/REFRESH ALL EXISTING PARKING FIELDS (MAIN, SIDES, AND REAR OF STORE)
5. PREPARE AND REPAINT PARKING LOT LIGHT POLE BASES AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT. IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM THE BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR LESS, THE BASE MUST BE PAINTED/REPAINTED. IF LIGHT POLE BASE IS OFFSET FROM THE BACK OF CURB (OR CONCRETE BUFFER) BY MORE THAN 3 FEET, THE BASE MUST NOT BE PAINTED UNLESS IT IS ALREADY PAINTED IN EXISTING CONDITIONS.
6. PREPARE AND REPAINT EXISTING SIGN POST BOLLARDS AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT.
7. CONTRACTOR MUST TRIM ANY VEGETATION THAT IMPAIRS LINE OF SIGHT TO EXISTING AND PROPOSED SIGNAGE.
8. ALL SIGNS ARE TO BE REPLACED. THE BOTTOM OF THE LOWEST SIGN MUST BE 7'-0" OFF OF GROUND. SIGN MUST BE 4'-0" OFFSET FROM THE DRIVE AISLE, BACK OF CURB, OR STRIPING EDGE. IF CONSTRAINTS APPLY WHERE 4'-0" MINIMUM CANNOT BE MET, THE CONTRACTOR MUST COORDINATE WITH CEC FOR DIRECTION.

NEWBURGH SITE DATA

SITE ZONING: INTERCHANGE BUSINESS (IB)

LAND USE: SHOPPING CENTER

SETBACKS (EXPANSION):	REQUIRED	EXISTING	PROPOSED
FRONT:	60'	238'	238'
SIDE:	50'	284'	240'
REAR:	60'	371'	371'

BUILDING HEIGHT (EXPANSION): 40' <40'

VARIANCES:
A PARKING RATIO VARIANCE WILL BE REQUIRED

NEW WINDSOR SITE DATA

SITE ZONING: HIGHWAY COMMERCIAL (HC)

LAND USE: RETAIL STORE

SETBACKS (EXPANSION):	REQUIRED	EXISTING	PROPOSED
FRONT:	80'	238'	238'
SIDE:	30'	284'	240'
REAR:	30'	371'	371'

BUILDING HEIGHT (EXPANSION): N/A

VARIANCES:
A PARKING RATIO VARIANCE WILL BE REQUIRED

SITE ANALYSIS TABLE

	EXISTING	PROPOSED
TOTAL BUILDING AREA	208,711 S.F.	214,869 S.F.
REQUIRED PARKING (PER TOWN OF NEWBURGH) REQUIRED PARKING RATIO (PER TOWN OF NEWBURGH)	1,044 SPACES 5.0 / 1,000 S.F.	1,074 SPACES 5.0 / 1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	855 SPACES	804 SPACES
ACCESSIBLE PARKING	24 SPACES	24 SPACES
EV PARKING	4 SPACES	4 SPACES
PICKUP PARKING	29 SPACES	45 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN COUNTS BELOW)	36 SPACES	36 SPACES
PROPOSED TOTAL PARKING PROPOSED PARKING RATIO	912 SPACES 4.4 / 1,000 S.F.	877 SPACES 4.1 / 1,000 S.F.

0 80 160 240 FT
1" = 80' SCALE BAR

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REV	DATE	DRAWN BY	DESCRIPTION

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	05/15/26	MJE	MDV
PROJECT NUMBER:	DRAWING NAME:	REVIEWED BY:	
25014625A	C010	JWL	

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C010

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