



SOURCE: UNITED STATES GEOLOGIC SURVEY MAP, NEWBURGH QUADRANGLE, NEW YORK, 2023, 7.5 MINUTE QUADRANGLE SERIES

LOCATION MAP

SCALE: 1" = 1000'

| SUPPLEMENTAL REQUIREMENTS | | |
|---------------------------|--|----------------------------|
| CODE SECTION | REQUIRED | PROPOSED |
| § 185-18.C.(4)(c) | FOR ALL NEW DEVELOPMENT PROJECTS, THE FIRST 35 FEET OF THE FRONT YARDS OF ALL PROPERTIES FRONTING ON ROUTE 17K FROM THE CITY OF NEWBURGH WEST TO THE TOWN OF MONTGOMERY SHALL BE LANDSCAPED. PRIVATE SERVICE OR MARGINAL ROADS (EXCEPT FOR ACCESS DRIVEWAYS) AND PARKING OF VEHICLES SHALL NOT BE PERMITTED IN THESE LANDSCAPED AREAS. THE THIRTY-FIVE-FOOT DIMENSION SHALL BE EXPANDED TO 45 FEET FOR ALL PROPERTIES ON ROUTE 17K WHICH LIE WITHIN 350 FEET OF THE INTERSECTIONS OF CENTER LINES OF INTERSECTING STREETS | 51.7 FT COMPLIES |
| § 185-28.G. | BEFORE THE PLANNING BOARD SHALL APPROVE THE PLANS FOR A CAR WASH OR MOTOR VEHICLE SERVICE STATION, THE BOARD SHALL CONSIDER THE POTENTIAL INTERFERENCE WITH OR DANGER TO TRAFFIC ON ALL ABUTTING STREETS. THE CUMULATIVE EFFECT OF ALL CURB CUTS FOR ANY SUCH NEW USE SHALL ALSO BE CONSIDERED, AND IN NO INSTANCE SHALL A NEW MOTOR VEHICLE SERVICE STATION OR ANY OTHER ESTABLISHMENT DISPENSING GASOLINE BE PERMITTED TO BE ESTABLISHED WITHIN 1,000 FEET IN ANY DIRECTION FROM A LOT ON WHICH THERE IS AN EXISTING MOTOR VEHICLE SERVICE STATION OR OTHER ESTABLISHMENT DISPENSING GASOLINE. | 240 FT DOES NOT COMPLY (V) |

(V) VARIANCE

| SIGNAGE REQUIREMENTS | | |
|----------------------|---|-------------------|
| CODE SECTION | REQUIRED | PROPOSED |
| § 185-14(J)(5) | NO FREESTANDING SIGN SHALL BE LOCATED LESS THAN 15 FEET FROM ANY FRONT OR SIDE PROPERTY LINE, OR A DISTANCE EQUAL TO THE HEIGHT OF SAID SIGN, WHICHEVER IS GREATER. | 20.0 FT COMPLIES |
| § 185-14(J)(5) | A FREESTANDING SIGN SHALL BE LOCATED NO LESS THAN 10 FEET FROM ANY BUILDING, OR EQUAL TO THE HEIGHT OF THE SIGN, WHICHEVER IS GREATER. | 108.9 FT COMPLIES |
| § 185-14(J)(5) | A FREESTANDING SIGN SHALL BE NO MORE THAN 35 FEET IN HEIGHT ABOVE FINISHED GRADE. SIGNS WHICH EXCEED 14 FEET IN HEIGHT SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND WINDS OF 100 MILES PER HOUR, AND SUCH SHALL BE CERTIFIED TO BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. | 30 FT COMPLIES |
| § 185-14(J)(5) | ALL FREESTANDING SIGNS MUST BE PROTECTED FROM VEHICULAR DAMAGE BY A POURED-IN-PLACE CONCRETE CURB OR PLANTER. | COMPLIES |
| § 185-14(O)(3)(b) | ONLY ONE FREESTANDING SIGN MAY BE PLACED ON THE PREMISES | COMPLIES |
| § 185-14(O)(3)(b)(1) | THE MAXIMUM SIGN AREA SHALL BE 75 SQUARE FEET | 75 SF COMPLIES |
| § 185-14(O)(3)(b)(2) | THE MAXIMUM HEIGHT SHALL NOT EXCEED THE MAXIMUM PERMITTED BUILDING HEIGHT IN THE DISTRICT IN WHICH THE PROPERTY IS LOCATED. 35 FT | 20 FT COMPLIES |

| LAND USE AND ZONING | | |
|--|----------------------------|--|
| BLOCK 1, LOT 39.3 | | |
| INTERCHANGE BUSINESS DISTRICT (IB) | | |
| PROPOSED USE | | |
| CONVENIENCE STORE WITH FUELING STATION | | PERMITTED USE SUBJECT TO PLANNING BOARD REVIEW |
| ZONING REQUIREMENT | REQUIRED | PROPOSED |
| MINIMUM LOT AREA | 40,000 SF (0.92 AC) | 242,337 SF (5.56 AC) |
| MINIMUM LOT WIDTH | 150 FT | 390.8 FT |
| MINIMUM LOT DEPTH | 150 FT | 907 FT |
| MAXIMUM IMPERVIOUS COVERAGE | N/A | 32.5% (78,840 SF) |
| MAXIMUM BUILDING COVERAGE | 40% | 5.1% (12,464 SF) |
| MAXIMUM BUILDING HEIGHT | 35 FT | 26.5 FT |
| MINIMUM FRONT YARD SETBACK | 50 FT | BUILDING: 96.7 FT CANOPY: 66.6 FT |
| | 60 FT ABUTTING STATE ROADS | BUILDING: 131.3 FT CANOPY: 85.6 FT |
| MINIMUM SIDE YARD SETBACK (ONE) | 50 FT | N/A |
| MINIMUM SIDE YARD SETBACK (BOTH) | 100 FT | N/A |
| MINIMUM REAR YARD SETBACK | 60 FT | BUILDING: 583.9 FT CANOPY: 719.8 FT |

| OFF-STREET PARKING REQUIREMENTS | | |
|---------------------------------|---|----------------|
| CODE SECTION | REQUIRED | PROPOSED |
| § 185-13.B.(4) | REQUIRED TRUCK LOADING SPACES: UNDER 25,000 SF FLOOR AREA = 1 LOADING SPACE | 1 SPACE |
| § 185-13.C.(1)(b) | REQUIRED PARKING SPACES: 1 PER 150 SF OF GFA OF RETAIL STORE 6,730 SF X (1 SPACE / 150 SF) = 45 SPACES 1 PER 4 SEATS OR PER 40 SF OF SEATING AREA FOR AN EATING AND DRINKING PLACE 250 SF / 40 SF = 7 SPACES SUFFICIENT PARKING SPACES FOR ALL VEHICLES STORED OR BEING SERVICED AT ANY 1 PERIOD OF THE PLUS A MINIMUM OF 5 ADDITIONAL SPACES FOR A GASOLINE STATION = 5 SPACES 45 + 7 + 5 = 57 REQUIRED SPACES | 60 SPACES |
| § 185-13.D.(5) | REQUIRED PARKING SPACE SIZE: LENGTH: 18 FT WIDTH: 9 FT | 20 FT 10 FT |

| SYMBOL | DESCRIPTION |
|-----------|-----------------------------|
| --- | PROPERTY LINE |
| - - - - - | SETBACK LINE |
| --- | PROPOSED CURB |
| - - - - - | PROPOSED FLUSH CURB |
| ○ | PROPOSED SIGNS / BOLLARDS |
| ■ | PROPOSED BUILDING |
| □ | PROPOSED CONCRETE |
| ▨ | PROPOSED RETAINING WALL |
| ▩ | PROPOSED ARCHITECTURAL WALL |
| ∩ | PROPOSED BUILDING DOORS |
| WB | WETLANDS BUFFER |

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SITE PLANS
CAPITAL GROWTH
BUCHALTER
PROPOSED QUICKCHEK

SECTION 86, BLOCK 1, LOT 39.3
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK



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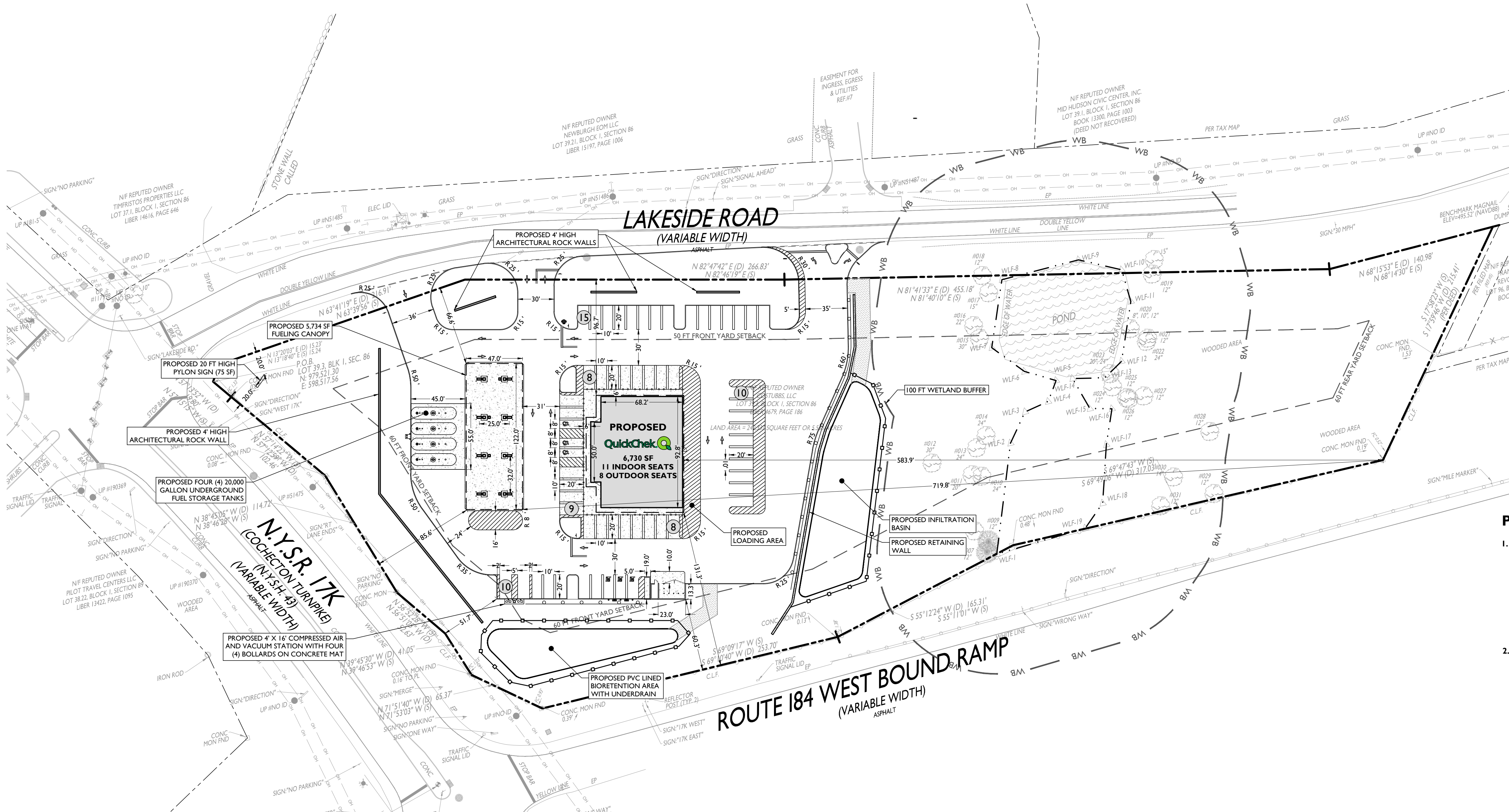
SCALE: 1" = 50' PROJECT ID: NYC-230182.01

TITLE:

OVERALL SITE PLAN

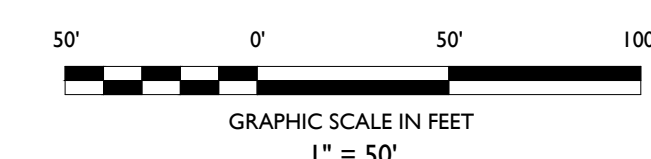
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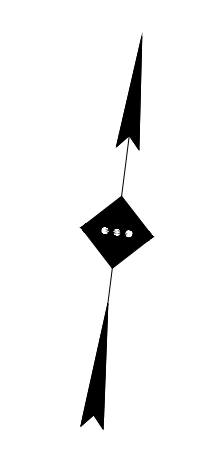
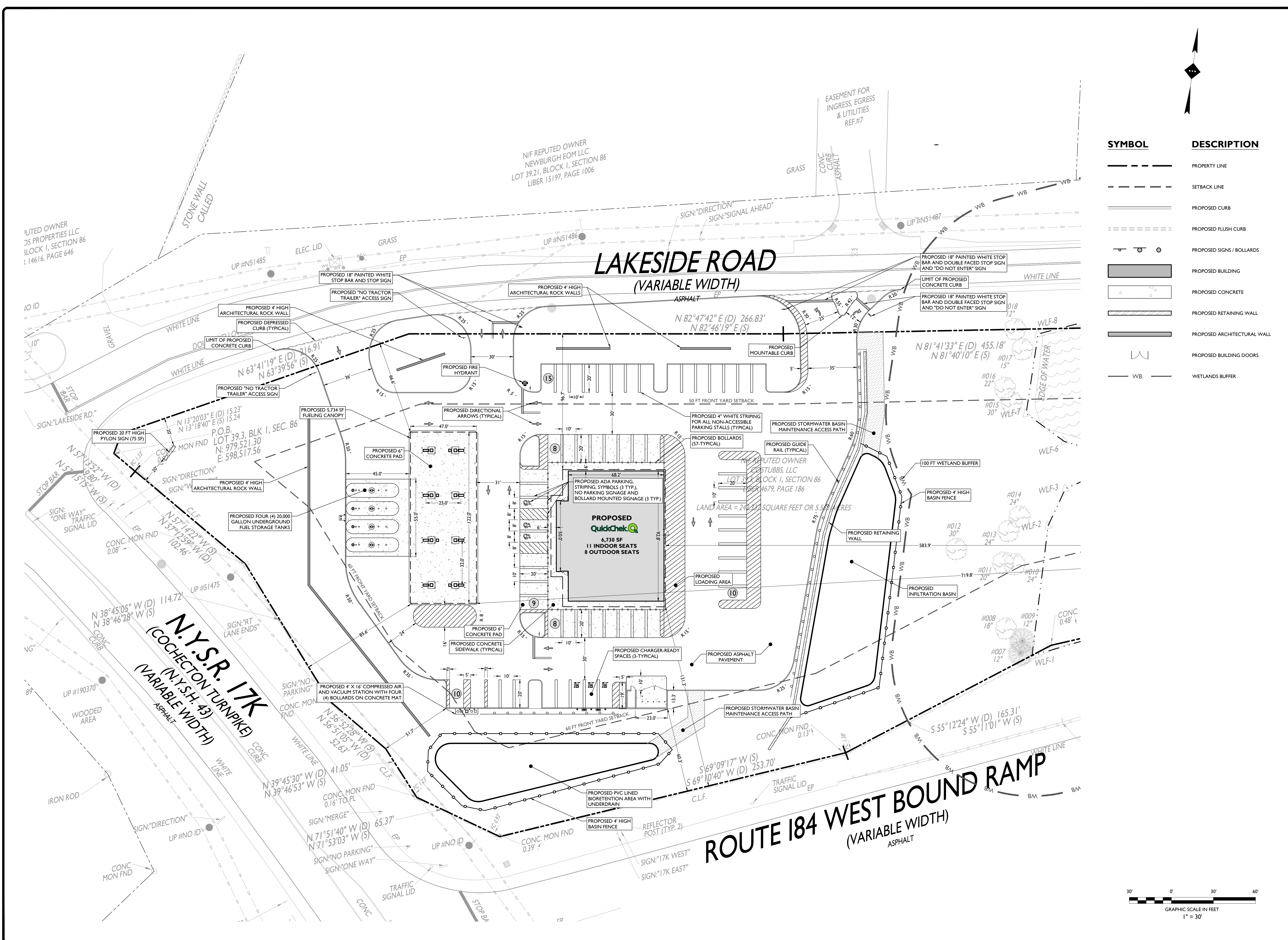
1 OF 3



PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN, DATED DECEMBER 6, 2023.
 - ARCHITECTURAL PLANS PREPARED BY GK+A ARCHITECTS, P.C. DATED DECEMBER 7, 2023.
 - LOCATION MAP OBTAINED FROM THE UNITED STATES GEOLOGIC SURVEY, 7.5 MINUTE SERIES TOPOGRAPHIC MAP, NEWBURGH QUADRANGLE, NEW YORK, DATED 2023.
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.





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|---------|-----------------------------|
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SITE PLANS

CAPITAL GROWTH
BUCHALTER
PROPOSED QUICKCHEK

SECTION 86, BLOCK 1, LOT 39.2
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

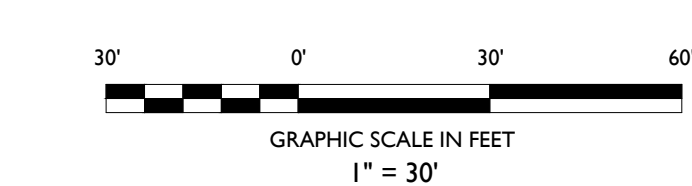
STATE OF NEW YORK
SEAL OF THE STATE OF NEW YORK
ZACHARY P. BUCHALTER, P.E.
NEW YORK LICENSE NO. 99748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: NYC-230182.01

TITLE: **SITE PLAN**

DRAWING: **2 OF 3**



| PLANT SCHEDULE | | | | | | |
|------------------------|------|-----|---|----------------------------------|----------------------|-----------|
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
| DECIDUOUS TREES | | | | | | |
| | GIN | 4 | GINKGO BILOBA 'AUTUMN GOLD' | AUTUMN GOLD MAIDENHAIR TREE | 2.5" - 3" CAL | B&B |
| | GLE | 5 | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | SHADEMASTER HONEY LOCUST | 2.5" - 3" CAL | B&B |
| | NYS | 7 | NYSSA SYLVATICA | TUPELO | 2.5" - 3" CAL | B&B |
| | NDL | 3 | QUERCUS X WAREI 'NADLER' | KINDRED SPIRIT® OAK | 2.5" - 3" CAL | B&B |
| EVERGREEN TREES | | | | | | |
| | JUN | 11 | JUNIPERUS VIRGINIANA | EASTERN REDCEDAR | 8" - 10" HT | B&B |
| | VIR | 10 | JUNIPERUS VIRGINIANA 'N. SELECT GREEN' | EMERALD FEATHER EASTERN REDCEDAR | 6" - 7" HT | B&B |
| | THU | 12 | THUJA OCCIDENTALIS | AMERICAN ARBORVITAE | 8" - 10" HT | B&B |
| SHRUBS | | | | | | |
| | PHY | 8 | PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' | LITTLE DEVIL DWARF NINEBARK | 18" - 24" | POT |
| EVERGREEN SHRUBS | | | | | | |
| | AZA | 49 | AZALEA X 'DELAWARE VALLEY WHITE' | VALLEY WHITE AZALEA | 18" - 24" | POT |
| | ILE | 16 | ILEX GLABRA 'COMPACTA' | COMPACT INKBERRY | 18" - 24" | POT |
| | MYR | 4 | MYRICA PENNSYLVANICA | NORTHERN BAYBERRY | 18" - 24" | POT |
| | PRU | 31 | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN ENGLISH LAUREL | 18" - 24" | POT |
| | TAX | 18 | TAXUS X MEDIA 'DENSIFORMIS' | DENSE ANGLJO-JAPANESE YEW | 18" - 24" | POT |
| GRASSES | | | | | | |
| | PEN | 82 | PENNISETUM ALOPECUROIDES 'HAAMELN' | HAMELN FOUNTAIN GRASS | 1 GAL. | POT |
| PERENNIALS AND GRASSES | | | | | | |
| | CAR | 110 | CAREX PENNSYLVANICA | PENNSYLVANIA SEDGE | 1 GAL. POT. 24" O.C. | |

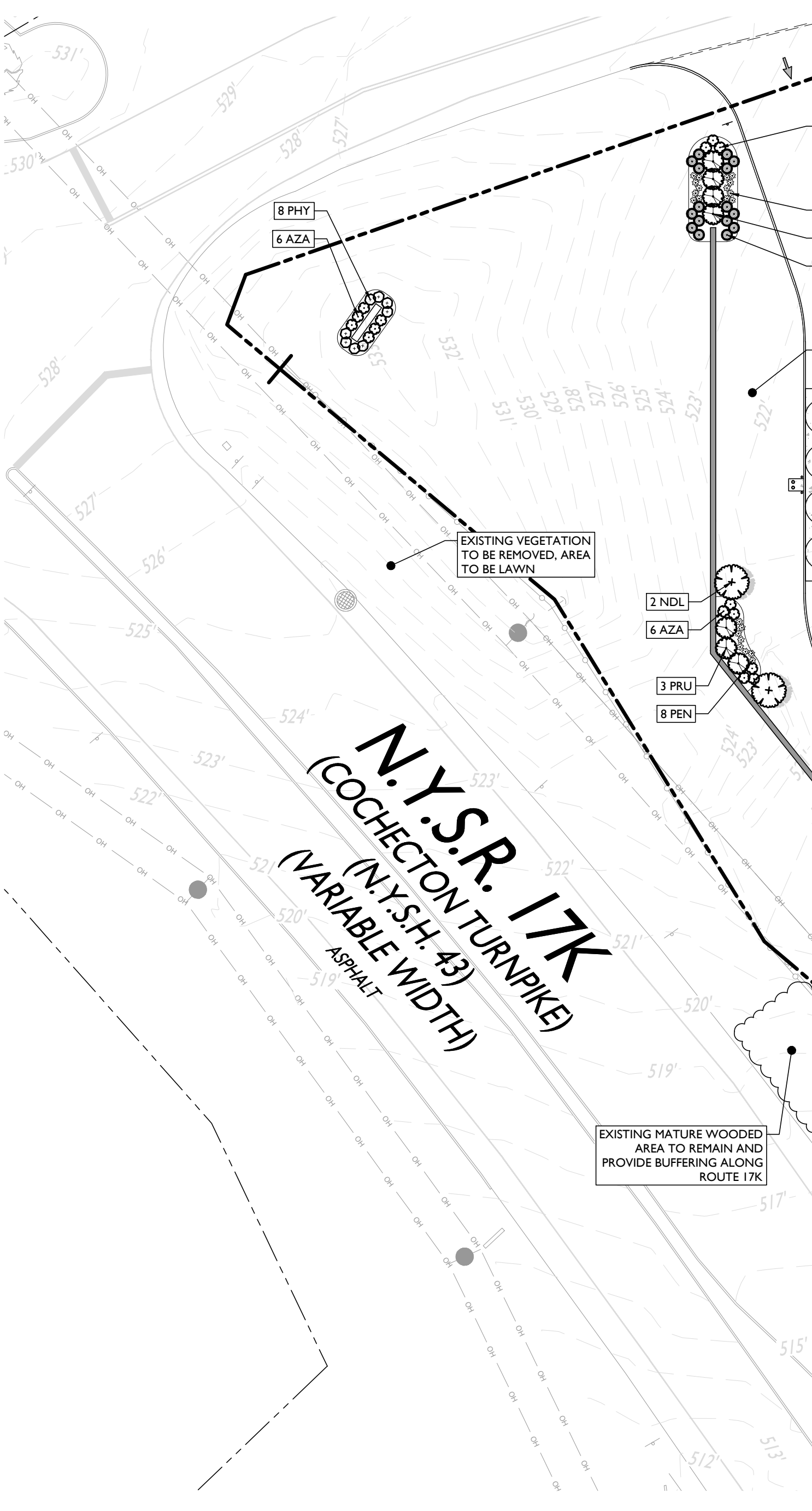
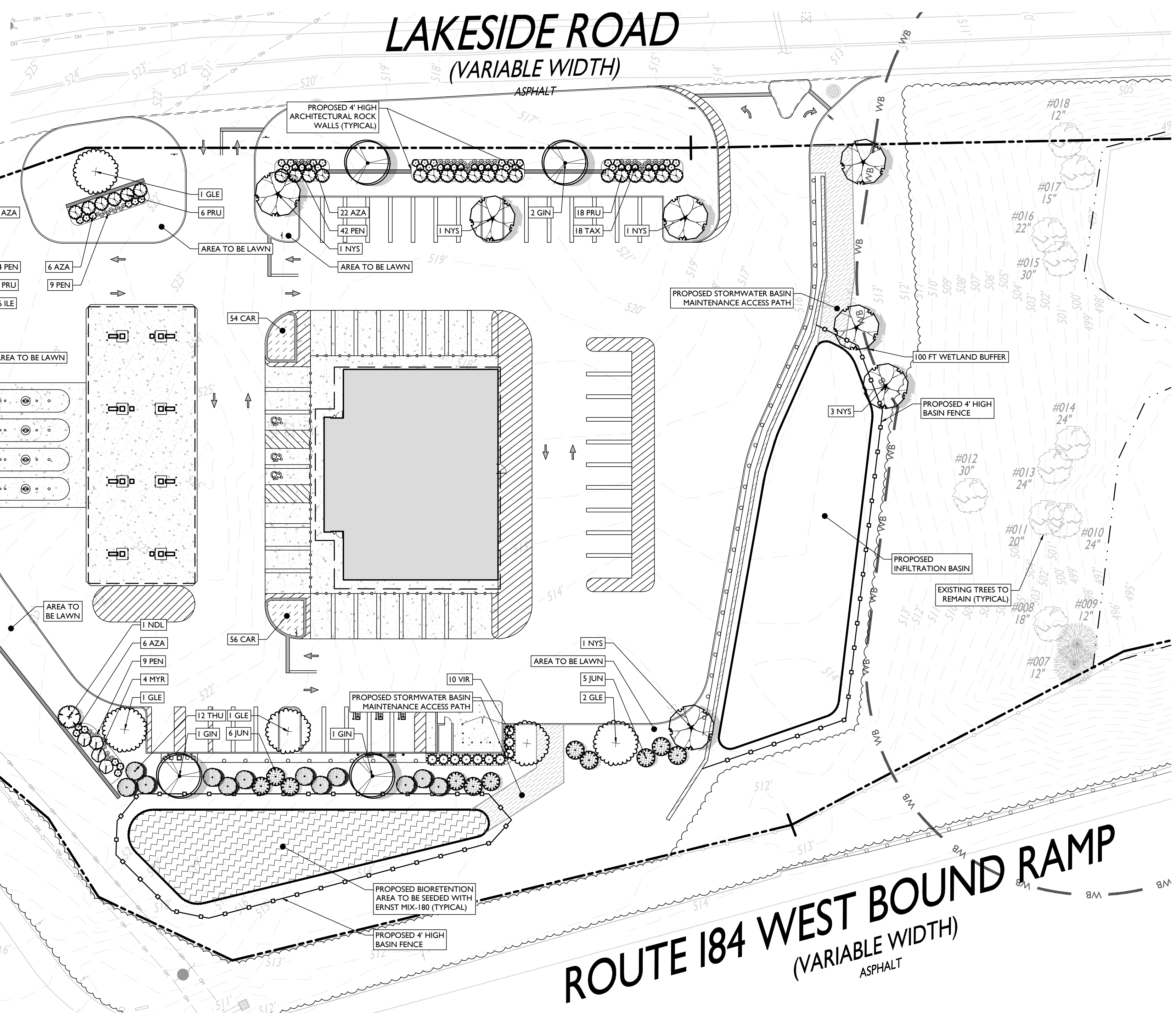
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

| LANDSCAPING AND BUFFER REQUIREMENTS | | |
|-------------------------------------|--|----------------------------|
| CODE SECTION | REQUIRED | PROPOSED |
| § 185-13.D.(9)(a) | PARKING LOT LANDSCAPING 5% OF PARKING LOT TO BE LANDSCAPED (70.571 SF) @ (0.05) = 3.529 SF 1 TREE FOR EVERY 8 PARKING SPACES (60 SPACES) @ (1 TREE / 8 SPACES) = 8 TREES | 4,595 SF (6.5%) 8 TREES |
| § 185-21.B.(1) | SCREENING REQUIREMENTS GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED | COMPLIES |
| § 185-21.B.(6) | STORMWATER MANAGEMENT AREAS (DETENTION AND RETENTION BASINS) SHALL BE FENCED AND REASONABLY SCREENED FROM PUBLIC ROADS | COMPLIES |
| § 185-57.1.(5) | LANDSCAPING AND SCREENING PARKING AND SERVICE AREAS SHALL BE SCREENED YEAR-ROUND FROM VIEW OF STREETS | COMPLIES |

ERNST SEED CO. RETENTION RAIN GARDEN MIX

SEEDING SPECIFICATIONS (ERNST MIX-180):

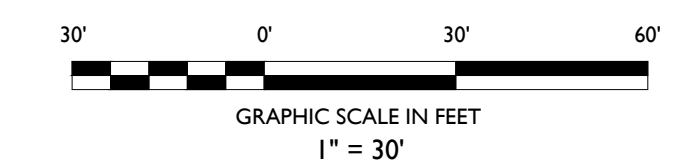
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|----------------------|-------|---------------------|--------|
| SCHIZANTHUS HOOKERII | 20% | LITTLE BLUESTEM | 31.00% |
| ELYSIA VIRGINICA | 5.00% | VERGINIA WILD RYE | 20% |
| CAREX LASIOPHORA | 5.00% | POWDER MILL | 5.00% |
| DIANTHUS BARBATA | 5.00% | ST. PETER'S BLOSSOM | 10.00% |
| DIANTHUS BARBATA | 5.00% | ST. PETER'S BLOSSOM | 10.00% |
| DIANTHUS BARBATA | 5.00% | ST. PETER'S BLOSSOM | 10.00% |



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IRRIGATION NOTE:
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA PRIOR TO CONSTRUCTION. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON-SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

- LANDSCAPING NOTES
1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
 3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
 4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
 6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



ISSUE DATE BY

4 07/10/2024 JF ISSUED FOR SUBMISSION TO TOWN

3 06/19/2024 JF ISSUED FOR SUBMISSION TO TOWN

2 05/07/2024 JF ISSUED FOR SUBMISSION TO TOWN

1 12/18/2023 JF ISSUED FOR SUBMISSION TO TOWN

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SITE PLANS

CAPITAL GROWTH

BUCHALTER

PROPOSED QUICKCHECK

SECTION 86, BLOCK 1, LOT 39.3
 2 LAKESIDE ROAD
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

ZACHARY S. MANN, P.E.
 LICENSED PROFESSIONAL ENGINEER

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SCALE: 1" = 30' PROJECT ID: NYC-230182.01

TITLE:
LANDSCAPING PLAN

DRAWING:
3 OF 3