OWNERS:

WEBB PROPERTIES INC.
800 AUTO PARK PLACE
NEWBURGH, NY 12550

800 AUTO PARK PLACE, LLC
800 AUTO PARK PLACE
NEWBURGH, NY 12550

APPLICANT:

GDPBJ, LLC
P.O. BOX 55
145 OTTERKILL ROAD
MOUNTAINVILLE, NY 10953

TAX LOTS:

97-2-27.32
±165,867 SQ. FT.
±3.80 ACRES

97-2-44
±222,903 SQ. FT.
±5.12 ACRES

97-2-45
±58,438 SQ. FT.
±1.34 ACRES

97-2-46.2
±210,484 SQ. FT.
±4.83 ACRES

TOTAL SHOPPING CENTER:
±657,692 SQ. FT.
±15.09 ACRES

BULK TABLE

ZONING DISTRICT: IB - INTERCHANGE BUSINESS

USE SUBJECT TO SITE PLAN APPROVAL - SHOPPING CENTER

MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	5 ACRES	±15.09 ACRES *	OK
FRONT YARD SETBACK (RT 17K)	60 FEET	±57 FEET (EXISTING BANK)	VARIANCE PREVIOUSLY APPROVED
		84.53 FEET (PROP. PICK-UP CANOPY)	OK
FRONT YARD SETBACK (AUTO PARK PL. WEST)	60 FEET	36.5 FEET (PROP. FUEL CANOPY)	REQUIRES VARIANCE
FRONT YARD SETBACK (AUTO PARK PL. SOUTH)	60 FEET	52.02 FEET (PROP. BLDG.)	REQUIRES VARIANCE
REAR YARD SETBACK	60 FEET	152.8 FEET	OK
SIDE YARD SETBACK			
ONE	50 FEET	56.7 FEET (EXISTING DEALERSHIP)	OK
BOTH	N/A	N/A	OK
LOT WIDTH	150 FEET	573 FEET (CONSOLIDATED LOT)	OK
LOT DEPTH	150 FEET	560 FEET (CONSOLIDATED LOT)	OK
MAXIMUM			
BUILDING HEIGHT	40 FEET	39 FEET (PROP. BLDG.)	OK
BUILDING COVERAGE	30%	16.9% (110,930 SQ. FT.) *	OK
SURFACE COVERAGE	80%	72.2% *	OK

* = BULK REQUIREMENTS ESTABLISHED USING THE FOUR (4) TAX LOTS 27.32, 44, 45 & 46.2 AS A UNIFIED SITE.

PARKING REQUIREMENTS:

BJ'S REQUIRED PARKING:
4.5 PARKING SPACES PER 1,000 SQ. FT. OF BUILDING
89,225 SF / 1,000 SF * 4.5 = 402 SPACES

MUNICIPALITY REQUIRED PARKING:
SHOPPING CENTER IN EXCESS OF 25,000 SQ. FT. - 1 SPACE PER 225 SQ. FT. GROSS LEASEABLE FLOOR AREA
89,225 SF (BJ'S) + 4,100 SF (BANK) + 14,934 (DEALERSHIP) / 225 SF = 482 SPACES

PARKING PROVIDED:

BJ'S: 374 TOTAL SPACES (INCLUDING 9 ADA ACCESSIBLE SPACES)

BANK: 52 TOTAL SPACES

DEALERSHIP: 67 PARKING SPACES (PLUS INVENTORY SPACES)

TOTAL: 493 PARKING SPACES PROVIDED

CART CORRALS PROVIDED = 12

LANDSCAPED ISLAND REQUIREMENTS FOR CONSOLIDATED TAX LOT:

PROPOSED PARKING AREA: = 139,607 SQ. FT.
5% INTERIOR ISLAND REQUIREMENT: 0.05 * 139,607 = 6,980 SQ. FT.
INTERIOR ISLAND AREA PROVIDED: = 10,484 SQ. FT.

NOTES:

1. EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR GOODARD DEVELOPMENT PARTNERS IV, LLC - BJ'S WHOLESALE CLUB", PREPARED BY MASER CONSULTING P.A. REVISED 3/19/19.
2. EXISTING SITE INFORMATION SHOWN FOR TAX LOT 97-2-45 TAKEN FROM BEST AVAILABLE MAPPING.
3. EXISTING SITE INFORMATION SHOWN FOR TAX LOT 97-2-27.32 TAKEN FROM MAP REFERENCE ENTITLED "SURVEY MAP & SITE PLAN FOR LANDS OF 800 AUTO PARK PLACE, LLC", PREPARED BY MERCURIO-NORTON-TAROLLI-MARSHALL ENGINEERING & LAND SURVEYING, LAST REVISED 06/22/2016.
4. THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 36071C0139E & NO. 36071C0143E, BOTH DATED AUGUST 3, 2009
5. THE PROPERTY DOES NOT HAVE ANY ON-SITE WETLANDS AS PER AVAILABLE MAPPING SOURCES.
6. SCHOOL DISTRICT: NEWBURGH
7. FIRE DEPARTMENT: GOODWILL FIRE
8. AUTO PARK PLACE SHALL BE MILLED & PAVED WITH TOP COURSE FROM THE INTERSECTION W/ THE NYS ROUTE 17K RIGHT-OF-WAY TO THE INTERSECTION W/ UNITY PLACE. ANY RESURFACING, STRIPING, AND MILLING & PAVING SHALL BE CONDUCTED AFTER THE MAJORITY OF THE SITE WORK HAS COMPLETED AND HEAVY CONSTRUCTION TRAFFIC WILL NOT DAMAGE THE NEW PAVEMENT. AND PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
9. ALL WORK WITHIN THE NEW YORK STATE RIGHT-OF-WAY WILL BE COMPLETED UNDER A HIGHWAY WORK PERMIT ISSUED BY THE STATE.

SIGN LEGEND:

NO PARKING	NP
LOADING ZONE	LZ
ONE WAY	OW
NO STANDING	NS
KEEP RIGHT	KR
NO LEFT TURN	NL
DO NOT ENTER	NE
STOP	S
ADA PARKING ONLY	HC
NO RIGHT TURN	NR
YIELD	Y
FUEL DELIVERY PARKING ONLY	FO

LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	(10)
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

SCALE : 1" = 40'

PAVEMENT LEGEND:

CONCRETE

MILL & PAVE

HEAVY DUTY PAVEMENT

PAVEMENT EXHIBIT

SCALE: 1" = 100'

SCALE : 1" = 100'

03/10/2020

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REV	DATE	DRAWN BY	DESCRIPTION
1	04/1/2019	CDR	REVISED PER COMMENTS AND SWPPP DESIGN
2	07/11/2019	CDR	REVISED PER PLANNING BOARD COMMENTS & OCDOH SUBMISSION
3	08/2/2019	CDR	REVISED PER TOWN, OCDOH, & INTERNAL QA/QC COMMENTS.
4	09/6/2019	CDR	REVISED PER OCDOH RECORD SUBMISSION.
5	09/19/2019	CDR	REVISED PER ALTERNATE NYS ROUTE 17K ACCESS.
6	11/7/2019	JMB	REVISED PER PYLON SIGN LOCATION.
7	12/18/19	CDR	REVISED PER TOWN COMMENTS & CHAMBER OPTIMIZATION.
8	12/31/19	CDR	REVISED PER TOWN CONSULTANT CONCEPTUAL APPROVAL.
9	01/16/20	CDR	REVISED PER TOWN CONSULTANT COMMENTS.

ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 075555-1

BJ's WHOLESALE CLUB

FOR

GDPBJ, LLC

SECTION 97
BLOCK 2
LOTS 27.32, 44, 45 & 46.2

TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	05/24/19	CDR	ABF
PROJECT NUMBER: 18000471A		DRAWING NAME: C-LAYT	

SHEET TITLE:
DIMENSION PLAN

SHEET NUMBER:
03 of 15

By: CRDENISON