TABLE OF LAND USE AND ZONING

SECTION 48.14, BLOCK 1, LOT 19 & LOT 20

HIGHWAY COMMERCIAL (HC)

PROPOSED USE	
BANK	PERMITTED USE
RESTAURANT	PERMITTED USE
RETAIL	PERMITTED USE

ZONING REQUIREMENT	REQUIRED	EXISTING (LOT 20)	EXISTING (LOT 19)	PROPOSED (LOT 19)	PROPOSED (LOT 20)
MINIMUM LOT AREA	(MR)	130,269 SF (2.783 AC)	21,451 SF (0.925 AC)	130,269 SF (2.783 AC)	21,451 SF (0.925 AC)
MINIMUM LOT WIDTH	(MR)	±152 FT	199.4 FT	±152 FT	199.4 FT
MINIMUM FRONT YARD SETBACK	30 FT	N/A	32.7 FT (EB)	67± FT	30 FT
MINIMUM SIDE YARD SETBACK	15 FT	N/A	8± FT	50± FT	32 FT
MINIMUM REAR YARD SETBACK	15 FT	N/A	77.8 FT	45± FT	61.4 FT
MAXIMUM BUILDING HEIGHT	60 FT	N/A	< 42 FT (2-STORY)	< 45 FT (2-STORY)	< 45 FT (2-STORY)
MAXIMUM BUILDING LOT COVERAGE	50%	N/A	8.1% (1,714 SF)	13.5% (18,545 SF)	7.6% (1,628 SF)
MINIMUM GREENSPACE	5%	87.3% (113,881 SF)	46.8% (14,720 SF)	30.7% (36,981 SF)	36.4% (11,217 SF)

(EN) EXISTING NON-CONFORMITY
N/A NOT APPLICABLE
N/S NOT SPECIFIED

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR.IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THE PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RETPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & EXCAVATION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THIS NOTES WITHIN THIS PLAN SET.

ULSTER COUNTY IS RESPONSIBLE FOR ALL IMPROVEMENTS ON BLOCK 1 / LOT 22 NOT SPECIFICALLY OUTLINED WITHIN THE SITE PLAN PACKAGE

REFER TO NYSDOT HIGHWAY WORK PERMIT PLANS FOR ALL PROPOSED IMPROVEMENTS AND/OR WORK WITHIN THE NYSDOT RIGHT-OF-WAY

PARKING / LOADING REQUIREMENTS

DESIGN STANDARDS	REQUIRED	PROPOSED
§ 190-48 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS	BANK (ATM DRIVE-THRU): 1 SPACE PER 200 SF GFA, PLUS 5 STACKING SPACES PER DRIVE-THRU (2,100 SF) / (200 SF) = 11 SPACES RESTAURANT (DRIVE-THRU): 1 SPACE PER 150 SF, PLUS 5 STACKING SPACES PER DRIVE-THRU (3,195 SF) / (150 SF) = 21 SPACES (4,430 SF) / (150 SF) = 30 SPACES RETAIL: 1 SPACE PER 250 SF OF GFA (7,425 SF) / (250 SF) = 30 SPACES TOTAL = 11 + 21 + 30 = 73 TOTAL REQUIRED = 73 SPACES	BANK (3,200 SF) = 13 SPACES RESTAURANT (4,430 SF) = 33 SPACES RESTAURANT / RETAIL = 51 SPACES TOTAL = 97 SPACES
§ 190-57(B)	MINIMUM PARKING SPACE SIZE: 9' PARKING = 9 FT × 18 FT 45° PARKING = 9.5 FT × 20.5 FT	9 FT × 18 FT (90°) 9.5 FT × 20.5 FT (45°)
§ 190-57(B)	MINIMUM AISLE WIDTH: TWO-WAY (90° PARKING) = 24 FT DRIVEWAY (45° PARKING) = 18 FT	24 FT (TWO-WAY) 18 FT (ONE-WAY)
§ 190-57(C)	MIN. REQUIRED ACCESSIBLE SPACES: 101 TO 150 = 5 SPACES	ADA ACCESSIBLE SPACES: 7 SPACES
§ 190-57(D)	MAXIMUM PARKING AREA SLOPE: PARKING AREAS = 5% PARKING DRIVES = 6%	COMPLIES
§ 190-57(F)	OFF-STREET PARKING ENTRANCE/EXIT MINIMUM DISTANCE FROM SIGNALIZED INTERSECTION = 100 FT	COMPLIES
§ 190-57(G)(1)	NO MORE THAN 16 SPACES SHALL BE PERMITTED IN A CONTINUOUS ROW AND NO DIMENSION OF ANY PARKING AREA MAY EXCEED 200 FT WITHOUT A MINIMUM 3 FT WIDTH LANDSCAPE ISLAND	COMPLIES
§ 190-57(H)	NO PARKING AREA SHALL BE LOCATED WITHIN SIDE OR REAR SETBACK, OR WITHIN 10 FT FROM ANY PROPERTY LINE	10 FT
§ 190-58 OFF-STREET LOADING AREAS	MINIMUM REQUIRED LOADING SPACES: 1 SPACE REQUIRED PER 4,000 SF GFA, GREATER OF GFA TOTAL = 1 SPACES	2 SPACES
§ 190-58(A)	MIN. LOADING SPACE WIDTH = 14 FT*	14 FT
§ 190-58(C)	LOADING SPACE ENTRANCE/EXIT MINIMUM DISTANCE FROM SIGNALIZED INTERSECTION = 100 FT	COMPLIES

(*) LOADING SPACE ACCESS MAY BE CO-MINGLED WITH ACCESS TO PARKING AREAS.

DESIGN REQUIREMENTS

DESIGN STANDARDS	REQUIRED	PROPOSED
§ 190-18 (I) SETBACK REQUIREMENTS	A FENCE OR FREESTANDING WALL NO MORE THAN 4 FT HIGH IS PERMITTED ON THE PROPERTY LINE WITHIN THE REQUIRED FRONT SETBACK	COMPLIES
§ 190-18 (I) SETBACK REQUIREMENTS	A FENCE OR WALL NO MORE THAN 8 FT HIGH IS PERMITTED ON ANY PROPERTY LINE BEHIND THE FRONT SETBACK. ANY FENCE OR WALL OVER THAT HEIGHT IS PERMITTED PARALLEL TO THE SIDE AND REAR LOT LINES, PROVIDED THAT IT IS SET BACK FROM THE PROPERTY LINE A DISTANCE OF AT LEAST 2/3 ITS HEIGHT	COMPLIES

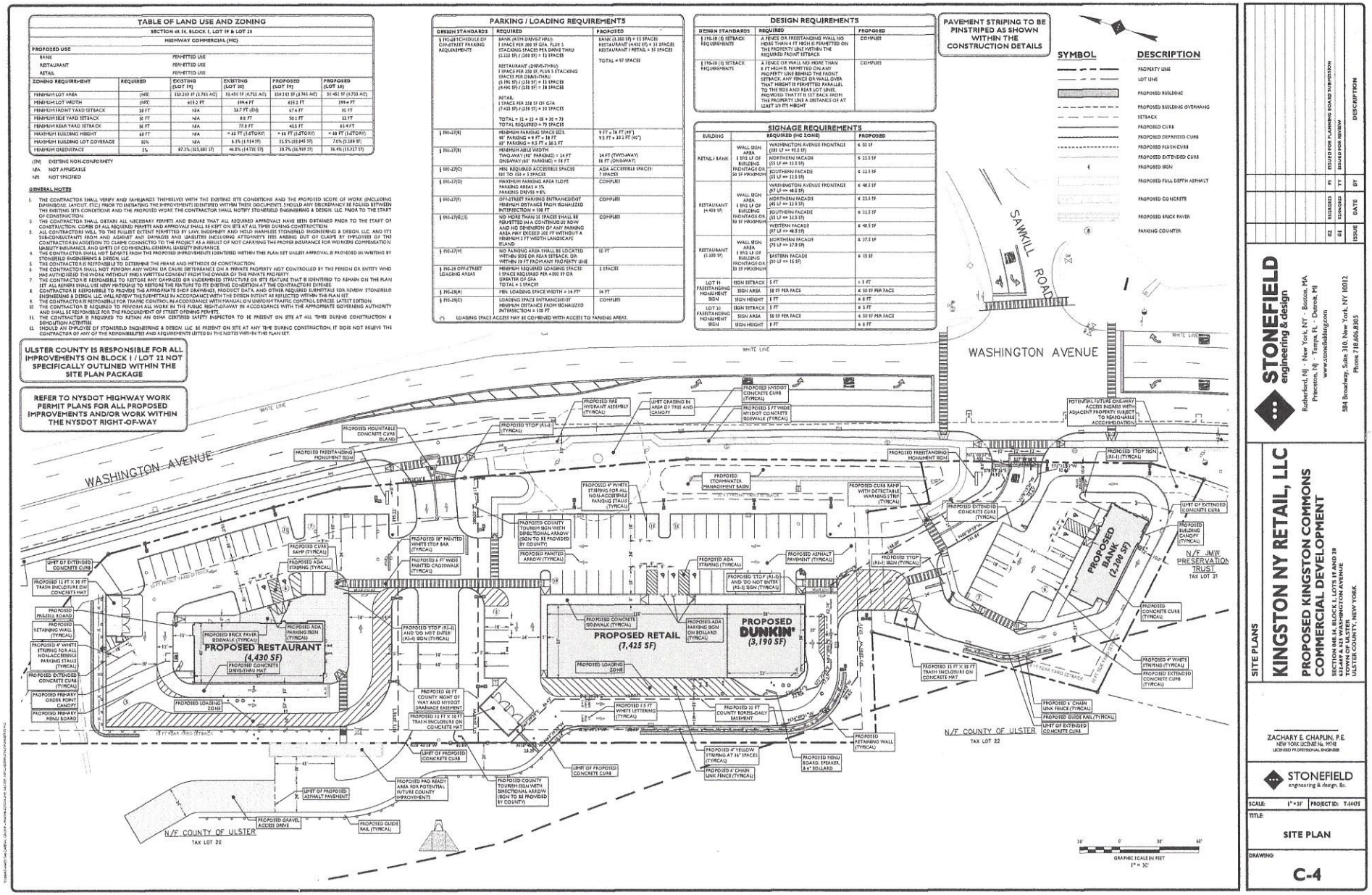
SIGNAGE REQUIREMENTS

BUILDING		REQUIRED (HC ZONE)	PROPOSED
RETAIL / BANK	WALL SIGN AREA 1 SQ. FT OF BUILDING FRONTAGE OR 50 SF MAXIMUM	WASHINGTON AVENUE FRONTAGE (130 LF => 92.5 SF)	≤ 50 SF
		NORTHERN FACADE (55 LF => 32.5 SF)	≤ 32.5 SF
		SOUTHERN FACADE (55 LF => 32.5 SF)	≤ 32.5 SF
RESTAURANT (4,430 SF)	WALL SIGN AREA 1 SQ. FT OF BUILDING FRONTAGE OR 50 SF MAXIMUM	WASHINGTON AVENUE FRONTAGE (97 LF => 48.5 SF)	≤ 48.5 SF
		NORTHERN FACADE (45 LF => 22.5 SF)	≤ 22.5 SF
		SOUTHERN FACADE (55 LF => 32.5 SF)	≤ 32.5 SF
		WESTERN FACADE (97 LF => 48.5 SF)	≤ 48.5 SF
RESTAURANT (3,200 SF)	WALL SIGN AREA 1 SQ. FT OF BUILDING FRONTAGE OR 50 SF MAXIMUM	NORTHERN FACADE (75 LF => 37.5 SF)	≤ 37.5 SF
		EASTERN FACADE (30 LF => 15 SF)	≤ 15 SF
LOT 19 FREESTANDING MONUMENT SIGN	SIGN SETBACK	5 FT	≥ 5 FT
	SIGN AREA	50 SF PER FACE	≤ 50 SF PER FACE
	SIGN HEIGHT	8 FT	≤ 8 FT
LOT 20 FREESTANDING MONUMENT SIGN	SIGN SETBACK	5 FT	≥ 5 FT
	SIGN AREA	50 SF PER FACE	≤ 50 SF PER FACE
	SIGN HEIGHT	8 FT	≤ 8 FT

PAVEMENT STRIPING TO BE PINSTRIPED AS SHOWN WITHIN THE CONSTRUCTION DETAILS

SYMBOL / DESCRIPTION

- PROPERTY LINE
- LOT LINE
- PROPOSED BUILDING
- PROPOSED BUILDING OVERHANG
- SETBACK
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED FLUSH CURB
- PROPOSED EXTENDED CURB
- PROPOSED SIGN
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED CONCRETE
- PROPOSED BRICK PAVER
- PARKING COUNTER



ISSUE	DATE	BY	DESCRIPTION
01	12/09/2022	TT	ISSUED FOR REVIEW
02	03/28/2023	PS	ISSUED FOR PLANNING BOARD SUBMISSION

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SITE PLANS

KINGSTON NY RETAIL, LLC

PROPOSED KINGSTON COMMONS COMMERCIAL DEVELOPMENT

SECTION 48.14, BLOCK 1, LOTS 19 AND 20
631-649 & 625 WASHINGTON AVENUE
TOWN OF KINGSTON
ULSTER COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 99748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design, llc.

SCALE: 1" = 30' | PROJECT ID: T-44401

TITLE: SITE PLAN

DRAWING: C-4