General Notes

1. WORK UNDER THIS CONTRACT CONSISTS OF DEMOLITION, CLEARING AND GRUBBING, SOIL EROSION & SEDIMENT CONTROL, EARTH EXCAVATION, ROCK EXCAVATION, GRADING, EARTH RETENTION, SHEETING AND SHORING, STORM DRAINAGE, SANITARY SEWER UTILITIES, DOMESTIC WATER AND FIRE SERVICE CONNECTIONS, SITE LIGHTING, TRAFFIC SIGNAL INSTALLATION, UTILITY TRENCHING AND INSTALLATION, CONCRETE CURB & WALKS, CONCRETE DRIVEWAY APRONS, BITUMINOUS CONCRETE PAVING, MAINTENANCE & PROTECTION OF TRAFFIC, SIGNAGE, PAVEMENT MARKING, RETAINING WALL CONSTRUCTION, FENCING, TOPSOILING, SEEDING AND LANDSCAPING.
2. THE TITLE AND TOPOGRAPHIC SURVEY AND THE INFORMATION THEREBY OBTAINED ARE NOT GUARANTEED TO BE ACCURATE OR CORRECT BY THE OWNER, THE ARCHITECT, THE ENGINEER OR ANY OF THEIR AGENTS OR CONTRACTORS. ALTHOUGH REASONABLE CARE WAS USED IN THE DETERMINATION OF THIS INFORMATION, NO LIABILITY SHALL BE IMPOSED, NOR SHALL ANY CLAIM BY THE CONTRACTOR OR HIS SUBCONTRACTORS BE ALLOWED FOR DAMAGES OR FOR EXTRA WORK BY REASON OF ANY INCORRECT INFORMATION OR INACCURACIES CONTAINED OR CONVEYED BY SUCH, OR BY REASON OF ANY CONDITIONS ON THE SITE WHICH ARE NOT DISCLOSED THEREBY.
3. THE CONTRACTOR ACKNOWLEDGES THAT HE ASSUMES ALL RISKS CONTINGENT UPON THE NATURE OF THE SUBSURFACE CONDITIONS ACTUALLY ENCOUNTERED IN PERFORMING THE WORK COVERED BY THE CONTRACT. SHOULD THE CONTRACTOR WISH TO PERFORM HIS OWN SITE INVESTIGATIONS PRIOR TO SUBMITTING HIS BID, ARRANGEMENTS MUST BE MADE WITH THE OWNER.
4. ALL WORK OF THIS CONTRACT SHALL CONFORM TO THESE CONTRACT DRAWINGS AND SPECIFICATIONS AS WELL AS TO THE APPLICABLE REQUIREMENTS OF THE TOWN OF NEWBURGH, BUILDING, PUBLIC WORKS, AND FIRE DEPARTMENTS, AS WELL AS THE COGNIZANT PUBLIC UTILITY COMPANIES. REFER ALSO TO TOWN OF NEWBURGH STANDARD DETAILS OF CONSTRUCTION INC.
5. ALL PROJECT RELATED LINES AND GRADES ARE TO BE ESTABLISHED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF NEW YORK.
6. LOCATIONS, ELEVATIONS, INVERTS AND SIZES OF EXISTING UTILITY LINES ARE TO BE VERIFIED IN THE FIELD BY CAREFUL TEST EXCAVATIONS BY THE CONTRACTOR PRIOR TO STARTING THE WORK. ANY SUBSTANTIVE VARIATIONS FROM THE SURVEY DATA PROVIDED ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER SO THAT APPROPRIATE DESIGN MODIFICATIONS MAY BE MADE.
7. EXISTING DRAINAGE AND UTILITY SYSTEMS ARE TO REMAIN IN SERVICE AT ALL TIMES. THEREFORE, THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING DRAINAGE OR UTILITY SYSTEMS WITHIN OR ADJACENT TO THE WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL IMMEDIATELY BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE AND TO THE SATISFACTION OF THE OWNER OR UTILITY COMPANY INVOLVED.
8. THE CONTRACTOR SHALL VERIFY IN THE FIELD, IN THE PRESENCE OF THE ARCHITECT, ENGINEER, OR OWNER'S REPRESENTATIVE THE LOCATION OF ALL WORK COVERED BY THIS CONTRACT IN ORDER TO ASSURE THAT UNNECESSARY PAVEMENT, TREE OR VEGETATION REMOVAL ARE AVOIDED. WORK SHALL NOT START UNTIL THIS FIELD VERIFICATION HAS BEEN MADE AND APPROVAL TO COMMENCE HAS BEEN OBTAINED FROM THE ARCHITECT, ENGINEER, OR OWNER'S REPRESENTATIVE.
9. PRIOR TO INITIATING ROCK BLASTING OPERATIONS A BUILDING AND WELL SURVEY OF THE ADJACENT STRUCTURES AND WATER WELLS SHALL BE UNDERTAKEN IN ACCORD WITH THE TOWN OF NEWBURGH REQUIREMENTS AND A WRITTEN REPORT SHALL BE PROVIDED TO THE TOWN. THE CONTRACTOR IS REQUIRED TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS IN THE CONDUCT OF THE WORK. THE EXPLOSIVE LOADING LIMITS AND SCALED DISTANCES SET FORTH IN ADDENDUM NO. 1 TO THE NYSDOT STD. SPEC. 203, SUBPART 3 (RC), SHALL BE ADHERED TO.

UNLESS OTHERWISE AUTHORIZED BY THE TOWN OF NEWBURGH, DRILLING AND BLASTING SHALL BE LIMITED TO WEEKDAYS FROM 8:00 AM TO 7:00 PM OR SUNSET, WHICHEVER IS EARLIER. ADDITIONAL PRECAUTIONS, SET FORTH BY THE TOWN ENGINEER, BUILDING INSPECTOR OR FIRE MARSHAL, SHALL BE ADHERED TO. OVERNIGHT MAGAZINE STORAGE OF EXPLOSIVES OR DETONATING CAPS ON THE SITE WILL NOT BE PERMITTED. PRE-CONSTRUCTION WELL SURVEYS AND SEISMIC MONITORING OF STRUCTURES SHALL BE DONE IN ACCORDANCE WITH THE PROTOCOL ESTABLISHED BY THE TOWN OF NEWBURGH.

A MEETING WITH A NYSDOT GEOLOGIST WILL BE REQUIRED PRIOR TO ANY BLASTING WITHIN TWO HUNDRED (200) FEET OF A NYSDOT ROADWAY. THE MEETING WILL BE HELD WITHIN TEN (10) DAYS FOLLOWING SUBMISSION OF A PRELIMINARY BLAST PLAN TO THE NYSDOT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES REQUIRED BY THE CONTRACT WORK AND SHALL OBTAIN ALL REQUIRED BONDS, PERMITS, ETC. REQUIRED FOR THE EXECUTION OF THE WORK AND CONFORM THE WORK WITH ALL APPLICABLE CODES, RULES AND REGULATIONS OF THE GOVERNING AGENCIES. THE CONTRACTOR IN ACCORDANCE WITH NEW YORK STATE LAW (CODE RULE 53) SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO COMMENCING ANY EXCAVATION WORK AND SHALL NOTIFY THE "CALL BEFORE YOU DIG" HOTLINE @ 1-800-962-7962 PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
11. SAFE AND ADEQUATE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES TO THE ADJACENT BUILDINGS WHILE THE WORK IS PROGRESSING. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL OF THE OWNER A CONSTRUCTION SEQUENCE SCHEDULE AND PLAN FOR PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
12. ALL UNPAVED AREAS WITHIN THE WORK AREAS AND ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE STABILIZED IN ACCORDANCE WITH THE NYSDEC APPROVED STORMWATER POLLUTION PREVENTION PLAN. UNLESS OTHERWISE DIRECTED BY THE OWNER, TURFED AREAS, DISTURBED BY REGRADING AND OTHER WORK OF CONTRACTOR, SHALL BE BROUGHT TO THE PROPER SUBGRADE ELEVATION, TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES SHALL BE PLACED AND, LIMING, FERTILIZING AND SEEDING ACCOMPLISHED, AS SPECIFIED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE SEEDED AREAS UNTIL THEY HAVE BECOME WELL ESTABLISHED.
13. EXISTING PAVEMENT WHICH IS TO REMAIN AND WHICH IS REMOVED OR DAMAGED DURING THE CONSTRUCTION WORK OF THIS CONTRACT IS TO BE RESTORED TO ITS ORIGINAL CONDITION.
14. THE CONTRACTOR SHALL ARRANGE FOR DISPOSAL OF ALL DEMOLITION DEBRIS, CLEARED AND GRUBBED MATERIAL, DEMOLISHED PAVEMENT AND MISCELLANEOUS UNSUITABLE MATERIAL RESULTING FROM THE OPERATIONS OF THIS CONTRACT, AT OFF-SITE LOCATIONS, OR AS OTHERWISE DIRECTED BY THE OWNER.
15. UNLESS SPECIFICALLY SHOWN OR DIRECTED TO BE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AGAINST DAMAGE TO ANY EXISTING TREES OR SHRUBS IN THE AREA OF HIS CONSTRUCTION OPERATIONS. ANY SUCH PLANT MATERIAL NOT SO PROTECTED AND MAINTAINED SHALL BE REPLACED WITH NEW PLANT MATERIAL AT THE BEGINNING OF THE FIRST GROWING SEASON WHICH FOLLOWS. EXISTING TREES AND SHRUBS IN AREAS TO BE GRADED SHALL BE RELOCATED AND MAINTAINED, TEMPORARILY, AND TRANSPLANTED UPON COMPLETION OF THE WORK AS DIRECTED THE OWNER.
16. DURING THE COURSE OF THE WORK, THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF ANY AND ALL CHANGES RELATED TO FIELD CONDITIONS, INCLUDING AREAS OF ROCK EXCAVATION. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER A COMPLETE SET OF "AS CONSTRUCTED" DRAWINGS PREPARED BY A NYS LICENSED LAND SURVEYOR SHOWING AND LOCATING ALL FEATURES OF THE WORK AS INSTALLED.
17. UNLESS OTHERWISE SHOWN HEREON OR DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL MATCH THE MATERIALS, TYPES, THICKNESS AND QUALITY OF EXISTING BITUMINOUS CONCRETE PAVEMENTS, WALKWAYS AND CURBS WHICH ARE TO BE REPLACED.
18. AS A REFERENCE STANDARD ALL WORK CONTAINED HEREIN SHALL BE GOVERNED BY THE REQUIREMENTS SET FORTH IN THE "STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS" AS PUBLISHED BY THE NYSDOT, DESIGN AND CONSTRUCTION DIVISION, DATED JANUARY 2, 2002 INCLUDING ALL LATEST AMENDMENTS THERETO.
19. AT NO TIME SHALL ANY EXCAVATED AREAS BE LEFT UNATTENDED UNLESS APPROPRIATE MARKING AND BARRACADING IS EMPLOYED.
20. WHERE TREE ROOTS ARE DISTURBED ADJACENT TO BUT OUTSIDE THE CONTRACT LIMIT LINE, AND THE TREE (OR TREES) DIE OR IT IS DETERMINED WILL DIE BY A NYS LICENSED ARBORIST, THE SITE CONTRACTOR WILL CUT DOWN, REPLACE IN KIND AND REMOVE ANY TREES IN THIS CATEGORY.
21. THE CONTRACTOR MUST OBTAIN A FLOOD PLAIN DEVELOPMENT PERMIT BEFORE COMMENCING ANY WORK WITHIN THE 100-YEAR FLOOD PLAIN ADJACENT TO QUASSAIC CREEK.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING UTILITY VALVES, MANHOLE FRAMES, COVERS, RIMS, INVERTS AND HYDRANTS TO MEET NEW FINISH GRADE OR AS OTHERWISE REQUIRED TO FUNCTION PROPERLY.
23. CONSTRUCTION ACCESS SHALL BE LIMITED TO ROUTE 300 WITH ON-SITE PARKING PROVIDED FOR ALL CONSTRUCTION VEHICLES AND EMPLOYEES.
24. CONSTRUCTION HOURS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH SATURDAY.
25. THE CONTRACTOR SHALL INSTALL THE 10 FT. HIGH BARRIER FENCING AS SOON IN THE CONSTRUCTION PROCESS AS GRADING AND BLASTING OPERATIONS WILL ALLOW. FOR ADDITIONAL DETAIL ON THE TIMING OF THE INSTALLATION OF THE BARRIER FENCING SEE DRAWING C0-6.4, EROSION & SEDIMENT CONTROL PLAN.
26. PURSUANT TO SHEET C0-6.0, EROSION AND SEDIMENT CONTROL PLAN, THE BARRIER FENCING SHALL BE INSTALLED IN TWO (2) PHASES. APPROXIMATELY 300 LINEAR FEET OF 10 FOOT HIGH BARRIER FENCING SHALL BE INSTALLED BEHIND BUILDING D AND THE EASTERLY HALF OF BUILDING C DURING PHASE 5 OF THE EROSION AND SEDIMENT CONTROL PLAN. THE BALANCE OF THE BARRIER FENCING SHALL BE INSTALLED DURING PHASE 8 OF THE EROSION AND SEDIMENT CONTROL PLAN.
27. **Pursuant to Town of Newburgh Town Board Resolution dated July 15, 2009, the delivery of performance security for landscaping improvements in the approved amount of $793,722 has been deferred until the issuance of the first building permit for the subject property. No building permit shall be issued until performance security for landscaping satisfying all Town of Newburgh requirements is delivered to the Town of Newburgh. The Town of Newburgh has the right to require the adjustment of the amount set forth above. In the event of any failure to comply with the above and a building permit is issued without the performance security for landscaping being delivered and maintained in acceptable form, the Town of Newburgh, in addition to all other remedies, shall be entitled to (a) issue a stop work order for any and all work commenced on the subject property; and (b) withhold or revoke any and all building permits issued for the subject property.**

Construction Completion Requirements For Certificate of Occupancy Issuance For Individual Structures

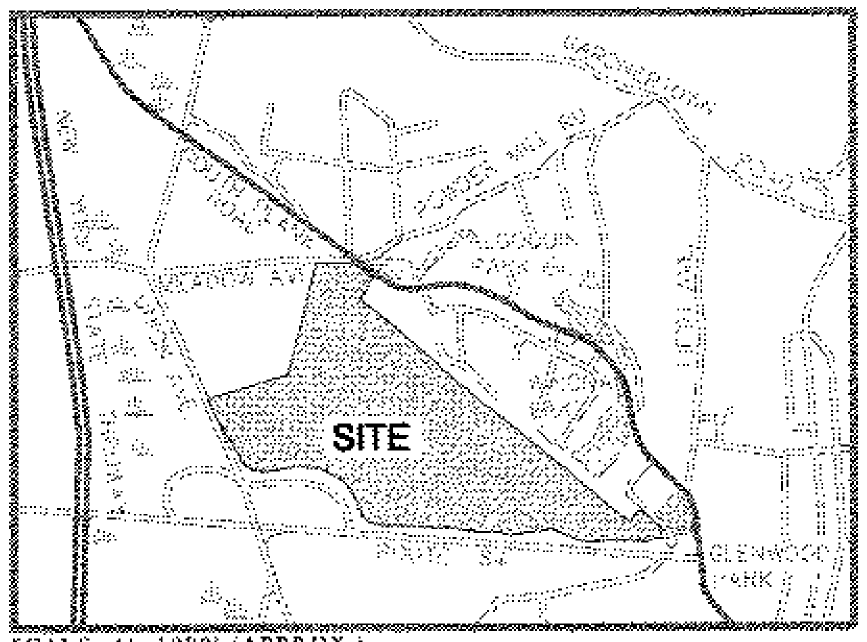
PRIOR TO ISSUING ANY CERTIFICATE OF OCCUPANCY FOR ANY COMPLETED STRUCTURE THE FOLLOWING MUST BE DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL.

1. FOR STRUCTURES WITHIN THE PHASE 1 DEVELOPMENT AREA, CONSTRUCTION OF THE ROUTE 300 AND ROUTE 52/MEADOW AVENUE/SOUTH PLANK ROAD ACCESS ROADS. FOR STRUCTURES IN THE PHASE 2 DEVELOPMENT AREA, IN ADDITION TO THE PHASE 1 ACCESS ROADS, CONSTRUCTION OF THE ROUTE 52/I-84 EXIT 8/FIFTH AVENUE ACCESS ROAD.
2. FOR STRUCTURES WITHIN THE PHASE 1 DEVELOPMENT AREA, CONSTRUCTION OF THE ROUTE 300 AND ROUTE 52/MEADOW AVENUE/SOUTH PLANK ROAD OFF-SITE ROAD IMPROVEMENTS, INCLUDING SIGNALIZATION IMPROVEMENTS UNLESS RELIEF HAS BEEN GRANTED BY THE PLANNING BOARD. FOR STRUCTURES IN THE PHASE 2 DEVELOPMENT AREA, IN ADDITION TO THE PHASE 1 OFF-SITE ROAD IMPROVEMENTS, CONSTRUCTION OF THE ROUTE 52/I-84 EXIT 8/FIFTH AVENUE OFF-SITE ROAD IMPROVEMENTS, INCLUDING SIGNALIZATION IMPROVEMENTS UNLESS RELIEF HAS BEEN GRANTED BY THE PLANNING BOARD.
3. CONSTRUCTION OF ADEQUATE OFF-STREET PARKING AND LOADING SPACES TO SERVICE THE COMPLETED STRUCTURE, INCLUDING RELATED PAVEMENT MARKING AND SIGNAGE.
4. FULLY OPERATIONAL SITE LIGHTING SYSTEMS SERVICING THE REQUIRED OFF-STREET PARKING AND LOADING SPACES FOR COMPLETED STRUCTURES AND ASSOCIATED ACCESS ROADS.
5. COMPLETION OF ALL UTILITY SYSTEMS TO THE SATISFACTION OF THE UTILITY COMPANY OR MUNICIPAL AGENCY HAVING JURISDICTION, INCLUDING THE RECEIPT OF AN APPROVAL FROM THE ORANGE COUNTY HEALTH DEPARTMENT FOR THE COMPLETED WATER MAIN EXTENSION WORK.
6. APPROVAL OF THE INSTALLED LANDSCAPE WORK FOR COMPLETED STRUCTURES BY THE TOWN PLANNING BOARD'S DESIGNATED LANDSCAPE ARCHITECT CERTIFYING CONSTRUCTION COMPLIANCE WITH APPROVED AND ARCHITECTURAL RENDERINGS. THIS SHALL INCLUDE ALL LANDSCAPING AT COMPLETED BUILDING ENTRANCES, ALONG ENTRANCE DRIVES AND ALL ASSOCIATED SCREEN PLANTING. IN ADDITION, ALL LANDSCAPING WITHIN ASSOCIATED STORMWATER MANAGEMENT AND BUFFER AREAS, WITHIN ASSOCIATED PARKING AREAS AND ALONG ACCESS ROADS TO THE PARKING AREA OF EACH BUILDING REQUESTING A CERTIFICATE OF OCCUPANCY MUST ALSO BE SATISFACTORILY INSTALLED. IF WEATHER DOES NOT PERMIT COMPLETION OF LANDSCAPING BEFORE CERTIFICATES OF OCCUPANCIES ARE ISSUED, LANDSCAPING MUST BE INSTALLED DURING THE NEXT GROWING SEASON.
7. TEMPORARY STABILIZATION OF DISTURBED BUT UNDEVELOPED AREAS OF THE SITE WILL BE REQUIRED UNLESS THERE IS SNOW COVER OR CONSTRUCTION ACTIVITIES WILL RESUME WITHIN 2 DAYS. MAXIMUM SLOPE FOR TURF AREAS NOT TO EXCEED 3 HORIZONTAL TO 1 VERTICAL. MAXIMUM SLOPE FOR RIP-RAP EMBANKMENTS NOT TO EXCEED 1 HORIZONTAL TO 1 VERTICAL.
8. TEMPORARY EROSION CONTROL STRUCTURES AND PRACTICES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SWPPP. TEMPORARY STABILIZATION MAY BE ACCOMPLISHED USING STONE FILL, WOOD CHIPS, MULCH, EROSION CONTROL BLANKETS OR HYDROSEEDING.
9. STORAGE OF AN ADEQUATE SUPPLY OF TEMPORARY EROSION CONTROL MEASURES, TO INCLUDE MULCH, WOOD CHIPS, CRUSHED ROCK, EROSION CONTROL BLANKETS, AND HYDROSEED SHALL BE MAINTAINED ON SITE TO STABILIZE ALL EXPOSED AREAS.
10. ROCK THAT IS EXPOSED DURING CONSTRUCTION AND NOT LOCATED WITHIN A PIT WILL BE CLEARED OF LOOSE SOIL MATERIAL.
11. STOCKPILING OF ROCK OR EARTHEN MATERIAL ON THE SITE WILL BE PERMITTED BUT WILL BE LIMITED IN HEIGHT TO 25 FEET WITH A GENERALLY FLAT TOP.
12. STOCKPILING OF EARTHEN MATERIAL TO REMAIN LONGER THAN 90 DAYS DURING A PERIOD OF CONSTRUCTION INACTIVITY SHALL BE GRADED TO RESEMBLE A NATURALISTIC EARTH LANDFORM WITH GRADED SLOPES NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. FURTHER, SUCH GRADED SLOPES SHALL BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE APPROVED PROJECT SWPPP.
13. NO STOCKPILE SHALL REMAIN OF MATERIALS THAT WILL NOT BE USED IN FUTURE ON-SITE CONSTRUCTION ACTIVITIES.
14. IF NECESSARY TO STOCKPILE UNSIGHTLY MATERIALS, A LOCATION FOR THESE STOCKPILES SHOULD BE SELECTED THAT IS SCREENED BY TOPOGRAPHY, LOCATION, AND/OR VEGETATION.
15. THE APPLICANT SHALL BE RESPONSIBLE FOR DIRECTING AND MAINTAINING ALL STORMWATER RUNOFF FROM DISTURBED AREAS TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
16. COMPLETION OF ALL WETLAND MITIGATION WORK IN COMPLIANCE WITH THE USACOE WETLANDS PERMIT.
17. APPROVAL BY THE LOCAL FIRE MARSHALL OF ALL LIFE SAFETY SUPPORT SYSTEMS (HYDRANTS, SPRINKLERS, ETC.)
18. GARBAGE REMOVAL SHALL BE PROVIDED FOR THE ENTIRE PROPERTY TO MAINTAIN A NEAT AND TIDY APPEARANCE TO THE SITE, INCLUDING THE PICK-UP OF INORGANIC DEBRIS WITHIN THE 150' BUFFER TO REMAIN ALONG THE THRUWAY EXIT RAMP AND ROUTE 300.
19. CURB RETURNS FOR AREAS OF THE DEVELOPMENT NOT YET UNDER CONSTRUCTION SHALL BE CONSTRUCTED WITH CONTINUOUS CURBING TO PROHIBIT ENTRY INTO SUCH AREAS UNTIL SUCH TIME AS CONSTRUCTION MAY COMMENCE.

Orange County Health Department Notes

- THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE, CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH THE NFPA REQUIREMENTS.

Site Location



SCALE: 1"=1000' (APPROX.)

Building & Parking Summary Table (Site Plan Amendment No. 4)

BUILDING IDENTIFICATION	GROSS LEASABLE AREA (SF)	PARKING REQUIREMENT	PARKING PER PLAN
Zone A Buildings F1-F11, G1, and L2	52,000	279 (INCL. 5 H/C)	406 (INCL. 10 H/C)
Zone B Buildings E1-10, F13-25, H, I and J	362,000	722 (INCL. 10 H/C)	991 (INCL. 24 H/C)
Zone C Buildings B, C, D, E11, and M	254,000	1574 (INCL. 32 H/C)	1500 (INCL. 58 H/C)
Zone D Buildings A, K, N and O	122,000	545 (INCL. 11 H/C)	544 (INCL. 32 H/C)
COMBINED TOTAL	790,000	[illegible]	[illegible] (INCL. 124 H/C)

Zoning Compliance Table

CODE REF (1)	ZONING REQUIREMENT	REQUIRED UNDER IB DISTRICT (Interchange Business)	PROPOSED SITE PLAN
Schedule 8	Principal Use		Shopping Center Use
	- Shopping Center	Use Subject to Site Plan Review by Planning Board	Proposed Use Subject to Site Plan Review by Planning Board
Schedule 8	Lot Area	5 Acres (Assumes Shopping Center Use)	127.69 Acres (2)
Schedule 8	Lot Width	150 Ft.	650 Ft. (Approx.)
Schedule 8	Lot Depth	150 Ft.	2,700 Ft. (Approx.)
Schedule 8	Minimum Yard Setbacks		
	Front Yard	60 Ft. (3)	64 Ft. - Bldg. F1
	Rear Yard	60 Ft.	84 Ft. - Bldg. C1
	One Side Yard	50 Ft. (4)	65 Ft. (Min.) - Bldg. F1
	One Side Yard (Resid.)	100 Ft.	159 Ft. - Bldg. A1
	Both Side Yards	100 Ft.	224 Ft. - Bldgs. F1 and A1
Schedule 8	Lot Building Coverage	30%	13% (Approx.)
Schedule 8	Maximum Permitted Height		
	- Shopping Centers	40 Ft.	40 Feet or Less (5)
Schedule 8	Lot Surface Coverage	80%	53% (Approx.)
Sect. 185-13	Min. Off-Street Parking (Shopping Centers)	(1 Space / 225 SF Gross Leasable)	790,000 SF Gross Leasable Area (6)
	Combined Total	3,115 Spaces (6)	3,159 Spaces (6)
Sect. 185-13	Min. Off-Street Loading (Shopping Centers)	2 Spaces For The First 39,999 SF Plus 1 Space Per Each Additional 40,000 SF	790,000 SF Gross Leasable Area (6)
	Combined Total	19 Loading Spaces	> 19 Loading Spaces

(1) ZONING, Chapter 185, Town of Newburgh Code (February 2004).
(2) Includes 6.5-acre DOT Access Parcels.
(3) Per Section 185-18, Exceptions to District Regulations, C. Yard Requirements (4) Additional Yard Requirements (b).
(4) 100' Side Yard Setback Required Adjacent to Residential District (Refer to Sect. 185-21, Buffer Strips And Screening).
(5) Details Of Individual Structure Heights Are Not Known At This Time.
(6) Refer to the Building And Parking Summary Table for Individual Building Square Footages and Off-Street Parking Requirements.

the LOOP
Hudson Valley, NY

NEWBURGH, NEW YORK

November 23, 2005
(Revised August 22, 2008)
(Revised August 31, 2010)
(Revised November 4, 2010)
(Revised June 2, 2011)
(Revised October 12, 2011)
(Revised September 28, 2012)
(Revised February 6, 2014)
(Revised February 25, 2014)

List of Drawings

Site Plan Drawings

	No.	Name	Scale	Last Revised	Prepared* By
	----	Cover Sheet	As Shown	2/25/14	DTS
**	MM-1	Mitigation Measures	----	5/15/07	TMA
	SP-1.0	Overall Site Plan	1"=100'	2/25/14	DTS
	SP-1.1	Layout Plan (Village Center and Rt. 300 Access)	1"=50'	2/25/14	DTS
	SP-1.2	Layout Plan (Buildings B, C, and D)	1"=50'	2/25/14	DTS
	SP-1.3	Layout Plan (Rt. 52/I-84 Exit 8 Access)	1"=50'	2/25/14	DTS
	SP-1.4	Layout Plan (Building A And Rt. 52/ Meadow Ave. Access)	1"=50'	2/25/14	DTS
**	SP-1.5	Demolition Plan	1"=30'	12/06/07	DTS
***	SP-1.6	Paving Plan	1"=100'	10/12/11	DTS
	SP-1.7	Truck Circulation Plan	1"=100'	2/25/14	DTS
**	SP-1.8	Layout Plan (Brookside Avenue)	1"=30'	4/02/08	DTS
	SP-2.1	Grading & Utility Plan	1"=50'	2/25/14	DTS
	SP-2.2	Grading & Utility Plan	1"=50'	2/25/14	DTS
	SP-2.3	Grading & Utility Plan	1"=50'	2/25/14	DTS
	SP-2.4	Grading & Utility Plan	1"=50'	2/25/14	DTS
	SP-3.0	Roadway Profiles	1"=100'/20'	2/25/14	DTS
	SP-3.1	Storm Profiles	1"=100'/20'	10/12/11	DTS
	SP-3.2	Sewer Profiles	1"=100'/20'	2/25/14	DTS
***	SP-3.3	Water Profiles	1"=50'/5'	6/19/08	DTS
***	SP-3.4	Water Profiles	1"=50'/5'	6/19/08	DTS
***	SP-3.5	Water Profiles	1"=50'/5'	6/19/08	DTS
***	SP-3.6	Water Profiles	1"=50'/5'	6/19/08	DTS
***	SP-3.7	Water Profiles	1"=50'/5'	4/29/08	DTS
***	SP-3.8	Water Profiles	1"=50'/5'	4/29/08	DTS
	SP-4.0	Landscape Plan	1"=100'	2/25/14	TMA
**	SP-5.1	Storm & Sanitary Details	NTS	5/08/08	DTS
**	SP-5.2	Site Details	NTS	5/08/08	DTS
**	SP-5.3	Site Details	NTS	5/08/08	DTS
**	SP-5.4	Water Main Details	NTS	4/29/08	DTS
**	SP-5.5	Water Quality And Detention Basin Sections And Details	NTS	11/04/10	DTS
**	SP-5.6	Water Quality And Detention Basin Outlet Control Devices	NTS	11/04/10	DTS
	SP-6.0	Erosion & Sediment Control Plan	1"=100'	2/25/11	DTS
**	SP-6.1	Erosion Control Details	NTS	5/08/08	DTS
	SP-7.1	Lighting Plan (Sheet 1 of 4)	1"=50'	2/25/14	WLS
	SP-7.2	Lighting Plan (Sheet 2 of 4)	1"=50'	2/25/14	WLS
	SP-7.3	Lighting Plan (Sheet 3 of 4)	1"=50'	2/25/14	WLS
	SP-7.4	Lighting Plan (Sheet 4 of 4)	1"=50'	2/25/14	WLS
	SP-8.0	Traffic Signal Plan Road A & Road B	1"=20'	2/25/14	MC
	SP-8.1	Traffic Signal Plan Road A & Road D	1"=20'	2/25/14	MC

Existing Conditions

	No.	Name	Scale		
**	1 of 2	Boundary Survey and Wetland Map	1"=100'	8/25/05	CC
**	2 of 2	Boundary Survey and Wetland Map	1"=100'	8/25/05	CC

* LEGEND:

CC The Chazen Companies DTS Divney Tung Schwalbe MC Maser Consulting
TMA Tim Miller Associates WLS WLS Lighting Systems

** INCORPORATED HEREIN BY REFERENCE
*** TO BE PROVIDED

LAND USE ATTORNEY	LEGAL COUNSEL	TRAFFIC	ARCHITECTURE	SURVEYING AND WETLANDS	CIVIL/SITE ENGINEER	ENVIRONMENTAL	OWNER
JACOBOWITZ & GUBITS, LLP 158 Orange Avenue Walden, New York 12586 (845) 778-2121	CUDDY & FEDER, LLP 90 Maple Avenue White Plains, New York 10601 (914) 761-1300	MASER CONSULTING, P.A. 11 Bradhurst Avenue Hawthorne, New York 10532 (914) 347-7500	ALLEVATO ARCHITECTS 31 Hayward Street Franklin, MA 02038 (508) 528-0770	THE CHAZEN COMPANIES 356 Meadow Avenue Newburgh, New York 12550 (845) 567-1133	DIVNEY TUNG SCHWALBE 1 North Broadway White Plains, New York 10601 (914) 428-0010	TIM MILLER ASSOCIATES 10 North Street Cold Spring, New York 10516 (845) 265-4400	MARKETPLACE AT NEWBURGH, LLC c/o Wilder Balter Partners, Inc. 570 Taxter Road Elmsford, New York 10523

B, BUSINESS ZONING DISTRICT

IB, INTERCHANGE BUSINESS ZONING DISTRICT

R3, RESIDENTIAL ZONING DISTRICT

WATER QUALITY BASIN A-A

ROAD B

Zone D
644 parking spaces

ROAD A EXT

ROAD B EXT

Zone B
591 parking spaces

Zone C
1,598 parking spaces

Zone A
436 parking spaces

ROAD C

ROAD D

ROAD E

WATER QUALITY BASIN C-C

I-84
EXIT 7

IB, INTERCHANGE BUSINESS ZONING DISTRICT

SUMMARY OF ROAD FRONTAGE	
I-84/NYSDOT LAND	4769 FT
UNION AVE/ROUTE 300	889 FT
MEADOW AVE.	402 FT
SOUTH PLANK RD/ROUTE 52	549 FT
TOTAL	6609 FT

SOURCE:
THE WILDER COMPANIES
LEASE PLAN LP-11
DATED DECEMBER 5, 2013.

0 50 100 200
SCALE: 1" = 100'

THE LOOP
Newburgh, New York

Applicant:
MARKETPLACE AT NEWBURGH, LLC
c/o Wilder Balter Partners, Inc.
520 Tenth Street, Suite Floor
Newburgh, NY 10550

OVERALL SITE PLAN

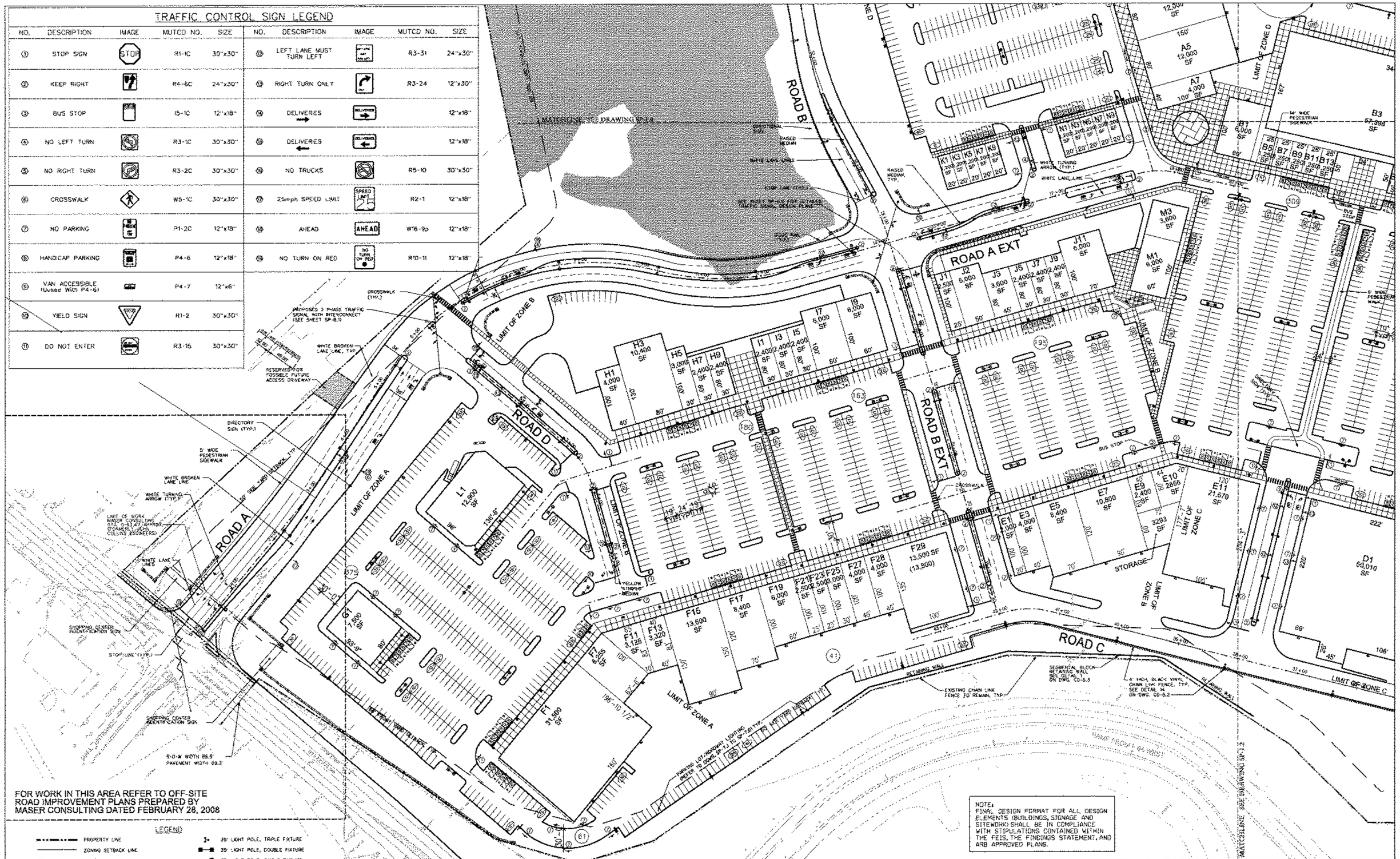
DIVNEY • TUNG • SCHWALBE
Intelligent Land Use
Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

622 | 1/13/14

SP-1.0

TRAFFIC CONTROL SIGN LEGEND

NO.	DESCRIPTION	IMAGE	MUTCD NO.	SIZE	NO.	DESCRIPTION	IMAGE	MUTCD NO.	SIZE
1	STOP SIGN	STOP	R1-1C	30"x30"	12	LEFT LANE MUST TURN LEFT		R3-31	24"x30"
2	KEEP RIGHT		R4-8C	24"x30"	13	RIGHT TURN ONLY		R3-24	12"x30"
3	BUS STOP		I5-1C	12"x18"	14	DELIVERIES	DELIVERIES		12"x18"
4	NO LEFT TURN		R3-1C	30"x30"	15	DELIVERIES	DELIVERIES		12"x18"
5	NO RIGHT TURN		R3-2C	30"x30"	16	NO TRUCKS		R5-10	30"x30"
6	CROSSWALK		W5-1C	30"x30"	17	25mph SPEED LIMIT	SPEED LIMIT 25	R2-1	12"x18"
7	NO PARKING		P1-2C	12"x18"	18	AHEAD	AHEAD	W16-9p	12"x18"
8	HANDICAP PARKING		P4-8	12"x18"	19	NO TURN ON RED	NO TURN ON RED	R10-11	12"x18"
9	VAN ACCESSIBLE (Used With P4-8)		P4-7	12"x6"					
10	YIELD SIGN	YIELD	R1-2	30"x30"					
11	DO NOT ENTER		R3-15	30"x30"					



FOR WORK IN THIS AREA REFER TO OFF-SITE ROAD IMPROVEMENT PLANS PREPARED BY MASER CONSULTING DATED FEBRUARY 28, 2008

LEGEND

- PROPERTY LINE
- ZONING SETBACK LINE
- GUIDE RAIL
- BENCHES
- TRAFFIC CONTROL/DIRECTIONAL SIGN
- DIRECTORY/WAY-FINDING SIGN (SEE ARCH. DWG. SW-3)
- FLUSH CROSSWALK
- RAISED CROSSWALK/SPEED HUMP
- FENCE LOCATION (SEE PLAN FOR MATERIAL DESCRIPTION)
- STONE WALL
- H/C PARKING SPACE
- DUMPSTER ENCLOSURE
- COMPACTOR
- BUILDING ENTRANCE (APPROX. LOCATION)
- 35' LIGHT POLE, TRIPLE FIXTURE
- 35' LIGHT POLE, DOUBLE FIXTURE
- 35' LIGHT POLE, SINGLE FIXTURE
- 35' LIGHT POLE, DOUBLE FIXTURE (ONE-DIRECTIONAL)
- 35' LIGHT POLE, SINGLE FIXTURE
- 35' LIGHT POLE, DOUBLE FIXTURE
- 30' LIGHT POLE, DOUBLE FIXTURE
- 30' LIGHT POLE, SINGLE FIXTURE
- 35' LIGHT POLE, DOUBLE FIXTURE
- 35' LIGHT POLE, SINGLE FIXTURE
- 20' MOUNTING HEIGHT
- 20' MOUNTING HEIGHT
- 14' MOUNTING HEIGHT

NOTE:
ALL SIGNS, LIGHT POLES, OR OTHER OBSTRUCTIONS INSTALLED OR MAINTAINED IN SIDEWALKS MUST ALLOW FOR A 5' MIN. CLEAR AREA FROM THE EDGE OF THE SIGN OR OBSTRUCTION TO THE OUTSIDE OF THE SIDEWALK.

NOTE:
FINAL DESIGN FORMAT FOR ALL DESIGN ELEMENTS (BUILDINGS, SIGNAGE AND SITEWORK) SHALL BE IN COMPLIANCE WITH STIPULATIONS CONTAINED WITHIN THE FEIS, THE FINDINGS STATEMENT, AND ARB APPROVED PLANS.

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SCALE: 1" = 50'

REVISIONS		
NO.	DATE	ISSUE
19	02/21/14	ISSUE FOR SITE PLAN AMENDMENT REVIEW (SPA-1)
17	9/26/12	REVISED & ISSUED FOR PLANNING BOARD CHANGE MANAGEMENT REVIEW
16	12/21/11	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA-1)
15	11/11/11	REVISED & ISSUED FOR PLANNING BOARD CHANGE MANAGEMENT
14	10/24/11	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL
13	08/17/11	ISSUED FOR AMENDED SITE PLAN APPROVAL
12	06/20/11	ISSUED FOR AMENDED SITE PLAN APPROVAL
11	06/03/11	ISSUED FOR PLANNING BOARD CHANGE MANAGEMENT
10	05/09/11	ISSUED TO BORO FOR APPROVAL
9	04/08/11	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
8	04/08/11	REVISED PER BORO COMMENTS & ISSUED TO BORO FOR APPROVAL
7	04/01/11	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
6	03/08/11	REVISED PER CONSULTANT COMMENTS & ISSUED TO PLANNING BOARD
5	10/08/10	REVISED PER CONSULTANT COMMENTS & ISSUED TO PLANNING BOARD
4	09/10/10	REVISED PER CONSULTANT COMMENTS & ISSUED TO PLANNING BOARD
3	8/3/10	REVISED PER CONSULTANT COMMENTS & ISSUED TO PLANNING BOARD
2	5/10/10	REVISED PER CONSULTANT COMMENTS & ISSUED TO PLANNING BOARD
1	3/2/10	ISSUED FOR SITE PLAN REVIEW

the LOOP
Newburgh, New York

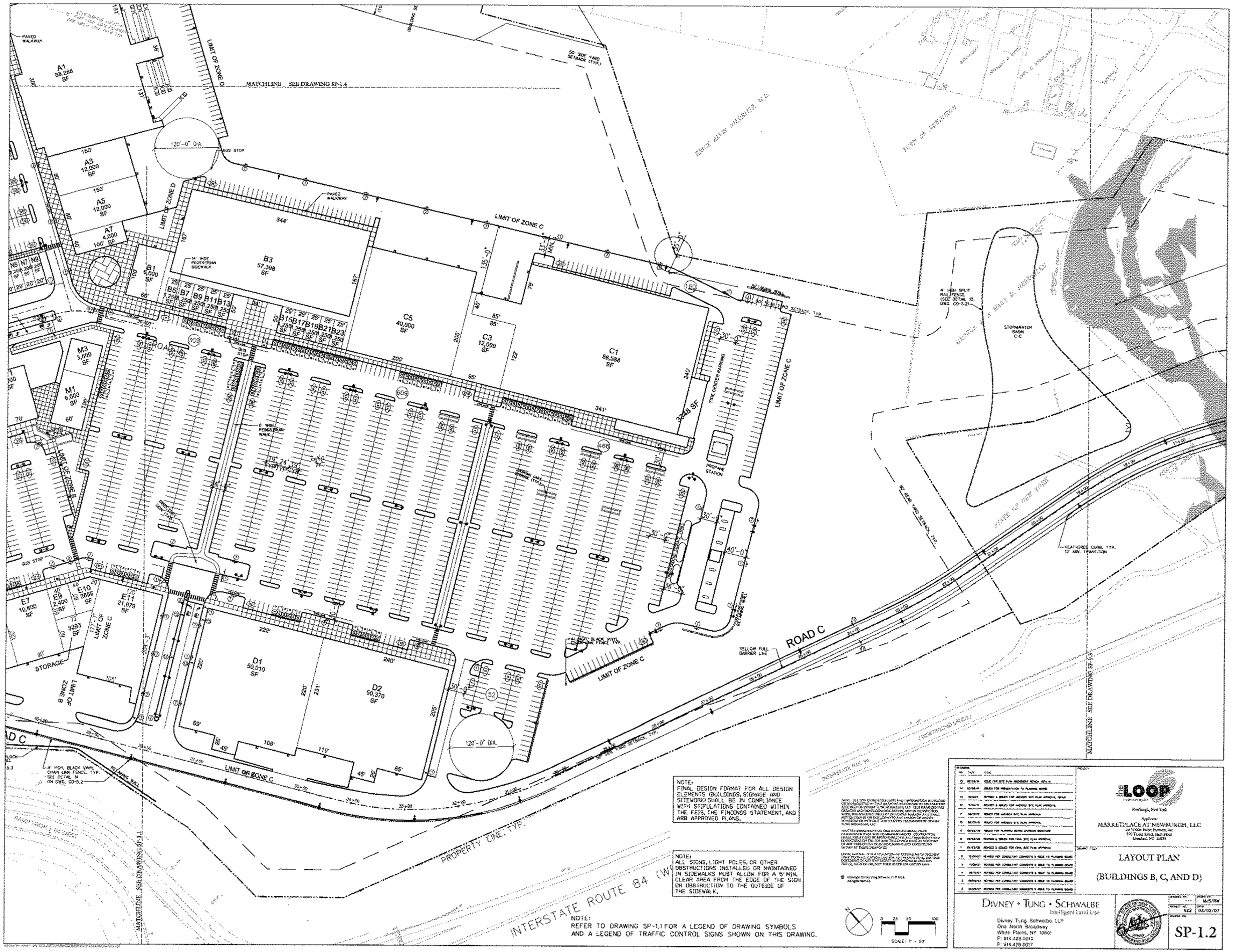
Applicant:
MARKETPLACE AT NEWBURGH, LLC
c/o Wilder Balter Partners, Inc.
879 Towne Road, Sixth Floor
Elmsford, NY 10523

DRAWING TITLE:
LAYOUT PLAN
(VILLAGE CENTER AND RT. 300 ACCESS)

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use
Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0040
F: 914.428.0013

DESIGNED BY: MG	DRAWN BY: MJS
DESIGN NO.: 622	DATE: 03/02/07

DRAWING NO.: SP-1.1



NOTE:
FINAL DESIGN FORMAT FOR ALL DESIGN ELEMENTS (BUILDINGS, SIGNAGE AND SITEWORK) SHALL BE IN COMPLIANCE WITH STIPULATIONS CONTAINED WITHIN THE FEIS, THE FINDINGS STATEMENT, AND ARB APPROVED PLANS.

NOTE:
ALL SIGNS, LIGHT POLES, OR OTHER OBSTRUCTIONS INSTALLED OR MAINTAINED IN SIDEWALKS MUST ALLOW FOR A 6' MIN. CLEAR AREA FROM THE EDGE OF THE SIGN OR OBSTRUCTION TO THE OUTSIDE OF THE SIDEWALK.

NOTE:
REFER TO DRAWING SP-1.1 FOR A LEGEND OF DRAWING SYMBOLS AND A LEGEND OF TRAFFIC CONTROL SIGNS SHOWN ON THIS DRAWING.

SCALE: 1" = 50'

REVISIONS		
No.	DATE	DESC.
10	08/28/06	ISSUED FOR SITE PLAN AMENDMENT BOARD (SPA 4)
11	02/08/06	ISSUED FOR PRESENTATION TO PLANNING BOARD
10	02/02/06	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA4)
12	11/04/05	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL
7	08/31/05	ISSUED FOR AMENDED SITE PLAN APPROVAL
10	08/08/05	ISSUED FOR AMENDED SITE PLAN APPROVAL
6	06/16/05	ISSUED FOR PLANNING BOARD CHAIRMAN SIGNATURE
5	06/08/05	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
3	04/05/05	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
8	12/06/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
3	11/09/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
4	09/14/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
3	08/28/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
2	06/29/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD

PROJECT:
the LOOP
Newburgh, New York

Applicant:
MARKETPLACE AT NEWBURGH, LLC
c/o Wilder Balter Partners, Inc
520 Tenth Road, Sixth Floor
Beverlend, NJ 08539

DRAWING TITLE:
LAYOUT PLAN
(BUILDINGS B, C, AND D)

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

DRAWING NO.: 622
DRAWN BY: MJS/RW
DATE: 03/02/07

STATE OF NEW YORK
MICHAEL J. SCHWALBE
No. 049873
LICENSED PROFESSIONAL ENGINEER

SP-1.2

FOR WORK IN THIS AREA REFER TO OFF-SITE ROAD IMPROVEMENT PLANS PREPARED BY MASER CONSULTING DATED FEBRUARY 28, 2008 (FORMERLY JOHN COLLINS ENGINEERS)

LIMIT OF 10' HT. BARRIER (TUF-FENCE, REFER TO DETAIL ON DWG. SP-5.3)

SHOPPING CENTER IDENTIFICATION SIGN (SEE SIGN DOC DETAIL ON ARCH. DWG. SP-3)

DEMOLISH EXISTING PAVEMENT AND REPLACE WITH TOPSOIL (6"MIN.) AND SEED, TYP.

LIMIT OF WORK MASER CONSULTING STA. 50+00.54 APPROX. (FORMERLY JOHN COLLINS ENGINEERS)

RESERVED FOR POSSIBLE FUTURE ACCESS DRIVEWAY

FOR WORK IN THIS AREA REFER TO DRAWINGS SP-1.5 & SP-1.6

FOR WORK IN THIS AREA REFER TO DRAWINGS SP-1.5 & SP-1.6

NEW FULL DEPTH PAVEMENT

NEW BIO.W. ENE

NEW DROP CURB, TYP. (FOR EMERGENCY ACCESS)

EXISTING DUL-DE-SAC TO BE ABANDONED

100' SIDE YARD SETBACK ADJACENT TO RESIDENTIAL DISTRICT, TYP.

QUASSAC CREEK EXISTING FEDERAL WETLAND TO REMAIN (1.47 ACRES)

LIMIT OF 10' HT. BARRIER (TUF-FENCE, REFER TO DETAIL ON DWG. SP-5.3)

60' REAR YARD SETBACK, TYP.

STORMWATER BASIN C-C

END GUIDE RAIL STA. 52+00 (BOTH SIDES)

ROAD C

TWO(2) 12' WIDE TRAVEL LANES, TYP.

NEW GUIDE RAIL, TYP. (REFER TO DETAIL 15 ON DGW. SP-5.2)

34' PAVEMENT WIDTH, TYP.

ROAD A

3' PAVED SHOULDER, TYP.

EXISTING CHAINLINK FENCE ALONG PROPERTY LINE TO REMAIN, TYPICAL

ROADWAY LIGHTING FIXTURES, TYP. (REFER TO DWGS. SP-7.1 TO SP-7.6)

FEATHERED CURB, TYP. 12' MIN. TRANSITION

YELLOW FULL BARRIER LINE

QUASSAC CREEK CROSSING (REFER TO DETAILS ON DRAWING SP-5.3)

FEATHERED CURB, TYP. 12' MIN. TRANSITION

FEATHERED CURB, TYP. 12' MIN. TRANSITION

MATCHLINE, SEE DRAWING SP-1.2

NOTE:
FINAL DESIGN FORMAT FOR ALL DESIGN ELEMENTS (BUILDINGS, SIGNAGE AND SITEWORK) SHALL BE IN COMPLIANCE WITH STIPULATIONS CONTAINED WITHIN THE FEIS, THE FINDINGS STATEMENT, AND ARB APPROVED PLANS.

NOTE:
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NOTE:
REFER TO DRAWING SP-1.1 FOR A LEGEND OF DRAWING SYMBOLS AND A LEGEND OF TRAFFIC CONTROL SIGNS SHOWN ON THIS DRAWING.

NOTE: ALL SITE WORK CONCEPTS AND INFORMATION INDICATED OR SUGGESTED AT THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DIVINEY TUNG SCHWALBE, LLP. THIS DRAWING WAS CREATED AND DISTRIBUTED FOR USE ON, AND IN CONNECTION WITH, THIS SPECIFIED PROJECT INDICATED HEREIN AND SHALL NOT BE USED BY ANY PERSON OR FIRM FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF DIVINEY TUNG SCHWALBE, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE SITE AND REPORT ANY ERRORS, OMISSIONS OR CONFLICTS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN THE AFFECTED AREA.

LOCAL, INTERIOR, OR FEDERAL LEGISLATION OR STATUTES THAT AFFECT THE SITE WORK STATED HEREIN CANNOT BE ALTERED WITHOUT PERMISSION TO ALTER THIS DOCUMENT BY ANY PERSON EXCEPT AS PROVIDED IN SECTION 7209-(2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

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SCALE: 1" = 50'

REVISIONS		
NO.	DATE	ISSUE
13	02/20/07	ISSUE FOR SITE PLAN AMENDMENT REVIEW (SPA 4)
14	03/02/07	ISSUED FOR PRESENTATION TO PLANNING BOARD
15	03/12/07	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL REPORT
16	04/04/07	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL
17	05/07/07	REVISED FOR AMENDED SITE PLAN APPROVAL
18	06/20/07	ISSUED FOR AMENDED SITE PLAN APPROVAL
19	09/20/08	ISSUED FOR PLANNING BOARD CHAIRMAN SIGNATURE
20	09/08/08	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
21	04/06/08	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
22	10/30/07	REVISED FOR CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
23	11/28/07	REVISED FOR CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
24	12/10/07	REVISED FOR CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
25	12/21/07	REVISED FOR CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
26	12/28/07	REVISED FOR CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD

PROJECT:

the LOOP
Newburgh, New York

Applicant:
MARKETPLACE AT NEWBURGH, LLC
c/o Wilder Balter Partners, Inc.
570 Taxter Road, Sixth Floor
Elmsford, NY 10523

DRAWING TITLE:

LAYOUT PLAN

(RT.52/I-84 EXIT 8 ACCESS)

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0027

DRAWING BY:	DRAWN BY:
---	MJS/RB
PROJECT NO. 622	DATE 03/02/07

DRAWING NO.

SP-1.3

FOR WORK IN THIS AREA REFER TO OFF-SITE ROAD IMPROVEMENT PLANS PREPARED BY MASER CONSULTING DATED FEBRUARY 28, 2008

NOTE:
FINAL DESIGN FORMAT FOR ALL DESIGN ELEMENTS (BUILDINGS, SIGNAGE AND SITEWORK) SHALL BE IN COMPLIANCE WITH STIPULATIONS CONTAINED WITHIN THE FEIS, THE FINDINGS STATEMENT, AND ARB APPROVED PLANS.

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SEE DEIS FIGURE 3.6-14 NYS ROUTE 52 AND RELOCATED MEADOW AVENUE IMPROVEMENTS

WETLAND MITIGATION AREA, TYP.

R-O-W WIDTH 53.6'
PAVEMENT WIDTH 27.0'

PROPOSED 0.13 ACRE DEDICATION TO THE TOWN OF NEWBURGH

PROPOSED DEDICATION TO THE N.Y.S.D.O.T. 0.3 ACRE

4' MONTAGLOT RAIL FENCE (SEE DETAIL 10, DWG. SP-5.2)

STORMWATER BASIN A-A

70.00' TO FENCE

75' VEGETATED BUFFER

EXISTING FEDERAL WETLANDS TO REMAIN (9.69 ACRES)

ROAD B

PROPERTY LINE, TYP.

100' VEGETATED BUFFER

LIMIT OF 10' HT. BARRIER (TOP-BARRIER, REFER TO DETAIL ON DWG. CD-5.3)

PAVED WALKWAY

A1 68,286 SF

MATCHLINE SEE DRAWING SP-1.2

LIMIT OF ZONE D

120'-0" DIA.

BUS STOP

A3 12,000 SF

A5 12,000 SF

A7 4,000 SF

B1 6,000 SF

M3 3,600 SF

MATCHLINE SEE DRAWING SP-1.1

DIRECTIONAL SIGN

RAISED MEDIAN

WHITE LANE LINES

WHITE TURNING ARROW (TYP.)

RAISED MEDIAN, TYP.

NOTE:
REFER TO DRAWING CD-1.1 FOR A LEGEND OF DRAWING SYMBOLS AND A LEGEND TRAFFIC CONTROL SIGNS SHOWN ON THIS DRAWING.

REVISIONS		
NO.	DATE	DESC.
15	02/06/09	ISSUE FOR SITE PLAN AMENDMENT REVIEW (SPA-1)
14	10/10/07	ISSUED FOR PRESENTATION TO PLANNING BOARD
13	10/10/07	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA2)
12	10/04/07	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL
11	09/05/07	ISSUED FOR AMENDED SITE PLAN APPROVAL
10	08/09/07	ISSUED FOR AMENDED SITE PLAN APPROVAL
9	08/07/07	ISSUED FOR PLANNING BOARD CHAIRMAN SIGNATURE
8	08/06/07	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
7	06/06/07	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
6	05/30/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
5	04/09/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
4	03/09/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
3	02/14/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
2	01/26/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD

PROJECT:
THE LOOP
Newburgh, New York

Sponsor:
MARKETPLACE AT NEWBURGH, LLC
c/o Wilder Balter Partners, Inc.
520 Fifth Avenue, Sixth Floor
Hawthorne, NY 10532

DRAWING TITLE:
LAYOUT PLAN
(BUILDING A AND RT.52/ MEADOW AVE. ACCESS)

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use
Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.9010
F: 914.428.0017

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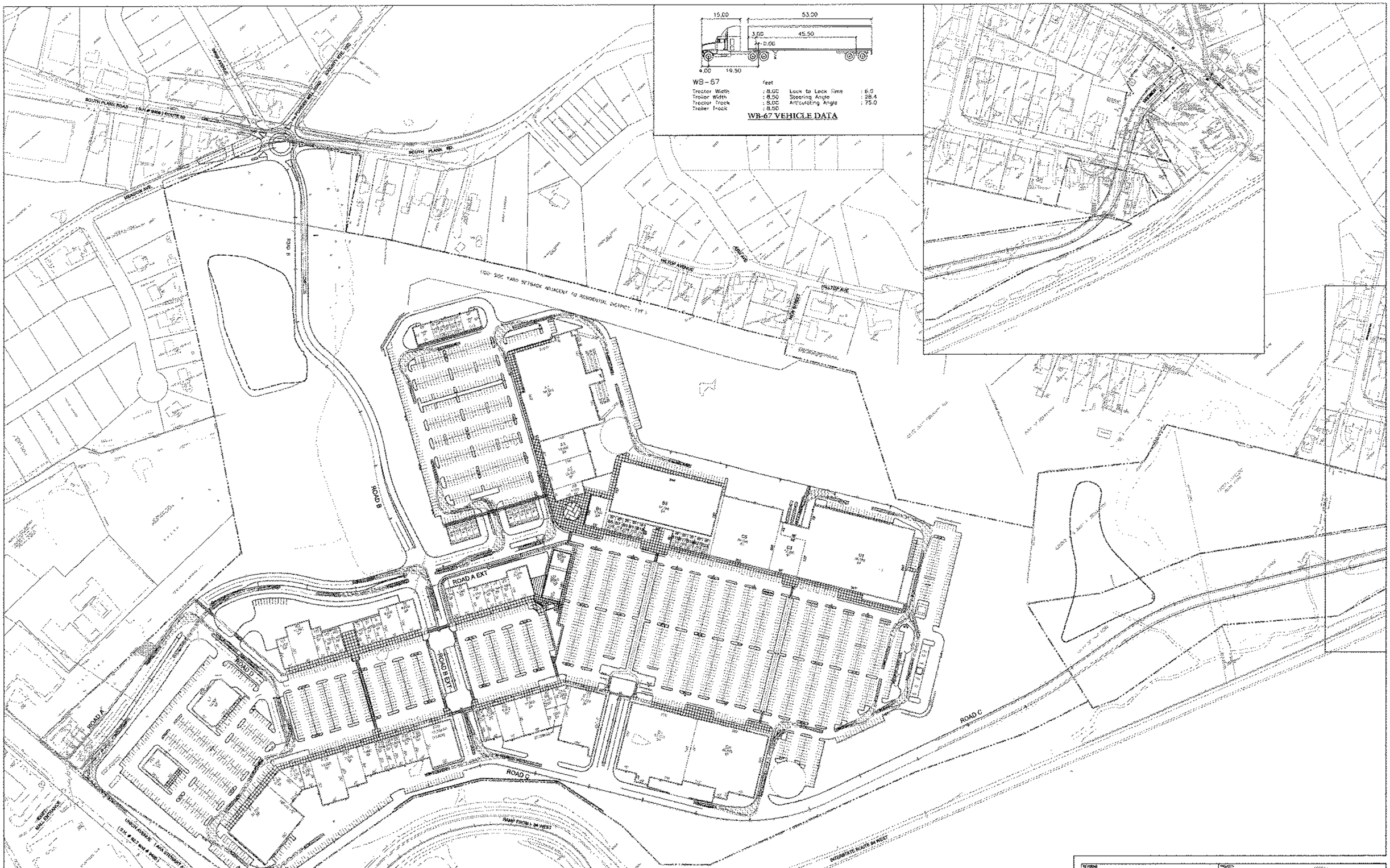
DESIGNED BY: MSG
DRAWN BY: MJS
PROJECT NO.: 622
DATE: 02/06/09
DRAWING NO.: SP-1.4



REVISIONS		
NO.	DATE	ISSUE
15	02/25/14	ISSUE FOR SITE PLAN AMENDMENT (SHEET 1 OF 4)
14	10/08/13	ISSUED FOR PRESENTATION TO PLANNING BOARD
13	12/12/11	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA2)
12	11/30/10	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL
11	09/07/10	ISSUED FOR AMENDED SITE PLAN APPROVAL
10	08/03/10	ISSUED FOR AMENDED SITE PLAN APPROVAL
9	06/23/10	ISSUED FOR PLANNING BOARD CHAIRMAN SIGNATURE
8	06/08/10	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
7	04/16/10	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
6	12/09/09	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
5	11/09/09	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
4	8/28/09	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
3	6/12/09	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
2	6/16/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD

NOTE: ALL SITE DESIGN, CONCEPTS AND INFORMATION CONTAINED ON THIS DRAWING WERE PREPARED BY THE LOOP, LLC. THIS DRAWING WAS CREATED AND DESIGNED FOR USE ON, AND IN CONNECTION WITH, THE CONSTRUCTION OF THE LOOP. THIS DRAWING MAY NOT BE USED IN OR CONNECTION TO ANY PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF THE LOOP, LLC.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. GEOGRAPHICAL SPACE VARIES AND IS RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THEY MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING.

UNDERGROUND: IT IS A VIOLATION OF ARTICLE 148-29 THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, BY ANY THAT DOES NOT HAVE THE ABOVE DESIGN AS EXAMINED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

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0 50 100 200

the LOOP
Newburgh, New York

Applicant:
MARKETPLACE AT NEWBURGH, LLC
c/o Wilco Realty Partners, Inc.
570 Taxter Road, Sixth Floor
Elmsford, NY 10523

DRAWING TITLE:
TRUCK CIRCULATION PLAN

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

DESIGNED BY: DRAWN BY:
PROJECT NO: 622 DATE:
DRAWING NO: SP-1.7

MATCHLINE - SEE DRAWING SP 2.4

NOTE:

ANY UNAUTHORIZED REMOVAL OF TREES THAT OCCURS AS PART OF CLEARING AND GRADING ACTIVITIES BEYOND THE DISTURBANCE LIMIT LINE SHOWN HEREON SHALL RESULT IN THE REPLACEMENT OF TREES IN ACCORDANCE WITH SECTION 3.E OF THE TOWN OF NEWBURGH BUFFER LAW.

ROAD B

ROAD A EXT

ROAD D

ROAD B EXT

ROAD A

ROAD C

RAMP FROM I-84 WEST

EXIST MALL ENTRANCE

NYS ROUTE 300

NYS ROUTE 300

MATCHLINE - SEE DRAWING SP 2.3

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- NEW WATER MAIN
- NEW SANITARY SEWER MAIN
- NEW STORM SEWER
- MAJOR CONTOUR
- MINOR CONTOUR
- IFT CONTOUR

NOTES: ALL SITE DESIGN COMPONENTS AND DIMENSIONS INDICATED ON DRAWINGS PREPARED BY DIVNEY TUNG SCHWALBE, LLP, THE DRAWING WAS CREATED ABSTRACTED FROM OTHER SOURCES, AND IN CONNECTION WITH THIS DESIGN PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DIVNEY TUNG SCHWALBE, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF AN ISSUED HEARING DECISION, SITE PLAN, SPECIAL USE PERMIT, AREA VARIANCE, SUBDIVISION PLAN OR ANY OTHER SIGNED DOCUMENT TO ALTER THIS DOCUMENT IN ANY WAY UNLESS AS PROVIDED IN SECTION 7001 OF ARTICLE 40, NEW YORK STATE FOUNDATION LAW.

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SCALE: 1" = 50'

REVISIONS		
NO.	DATE	DESC.
10	08/28/06	ISSUE FOR SITE PLAN AMENDMENT REVIEW (SPA-1)
11	12/20/06	ISSUED FOR PRESENTATION TO PLANNING BOARD
12	12/21/06	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA2)
13	1/19/07	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL
14	1/29/07	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL
15	02/01/07	ISSUED FOR AMENDED SITE PLAN APPROVAL
16	02/05/07	ISSUED FOR AMENDED SITE PLAN APPROVAL
17	02/06/07	ISSUED FOR PLANNING BOARD CHANGE SIGNATURE
18	02/08/07	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
19	02/12/07	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
20	02/20/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
21	02/22/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
22	3/16/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
23	4/23/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
24	5/30/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD

PROJECT:

the LOOP
Newburgh, New York

Applicant:
MARKETPLACE AT NEWBURGH, LLC
c/o Wilder Balter Partners, Inc.
520 Tenth Street, North Miami
Beach, FL 33139

DRAWING TITLE:

GRADING & UTILITY PLAN

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0097

STATE OF NEW YORK
MICHAEL A. SCHWALBE
No. 069441
LICENSED PROFESSIONAL ENGINEER

DRAWN BY:	CHECKED BY:
	MJS
PROJECT NO.	DATE
622	03/02/07
DRAWING NO.	
SP-2.1	

MATCHLINE SEE DRAWING SP-2.4

ROAD C

(WESTBOUND LANES)

INTERSTATE RTE. 84

RAMP FROM I-84 WEST

MATCHLINE SEE DRAWING SP-2.3

MATCHLINE SEE DRAWING SP-2.1

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LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- NEW WATER MAIN
- NEW SANITARY SEWER MAIN
- NEW STORM SEWER
- MAJOR CONTOUR
- MINOR CONTOUR
- SFT CONTOUR
- INFILTRATOR (SEE LANDSCAPE PLAN DWG. LA-D.7)
- UMBRELLA TREE PIT W/INFILTRATOR (SEE LANDSCAPE PLAN DWG. LA-D.7)

0 25 50 100
SCALE: 1" = 50'

REVISIONS		
NO.	DATE	ITEM
10	08/29/06	ISSUE FOR SITE PLAN AMENDMENT REVIEW (SEQ 4)
11	09/08/06	ISSUED FOR PRESENTATION TO PLANNING BOARD
12	10/30/06	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SEQ 5)
13	11/13/06	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL
14	08/27/07	ISSUED FOR AMENDED SITE PLAN APPROVAL
15	08/30/07	ISSUED FOR AMENDED SITE PLAN APPROVAL
16	09/18/08	ISSUED FOR PLANNING BOARD Overlook SIGNATURE
17	09/29/08	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
18	04/02/09	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
19	10/05/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
20	11/28/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
21	01/16/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
22	02/02/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
23	03/27/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD

PROJECT:

the LOOP
Newburgh, New York

Applicant:
MARKETPLACE AT NEWBURGH, LLC
c/o Wilder Balter Partners, Inc
520 Fellows Road, Suite 300
Smithtown, NY 11787

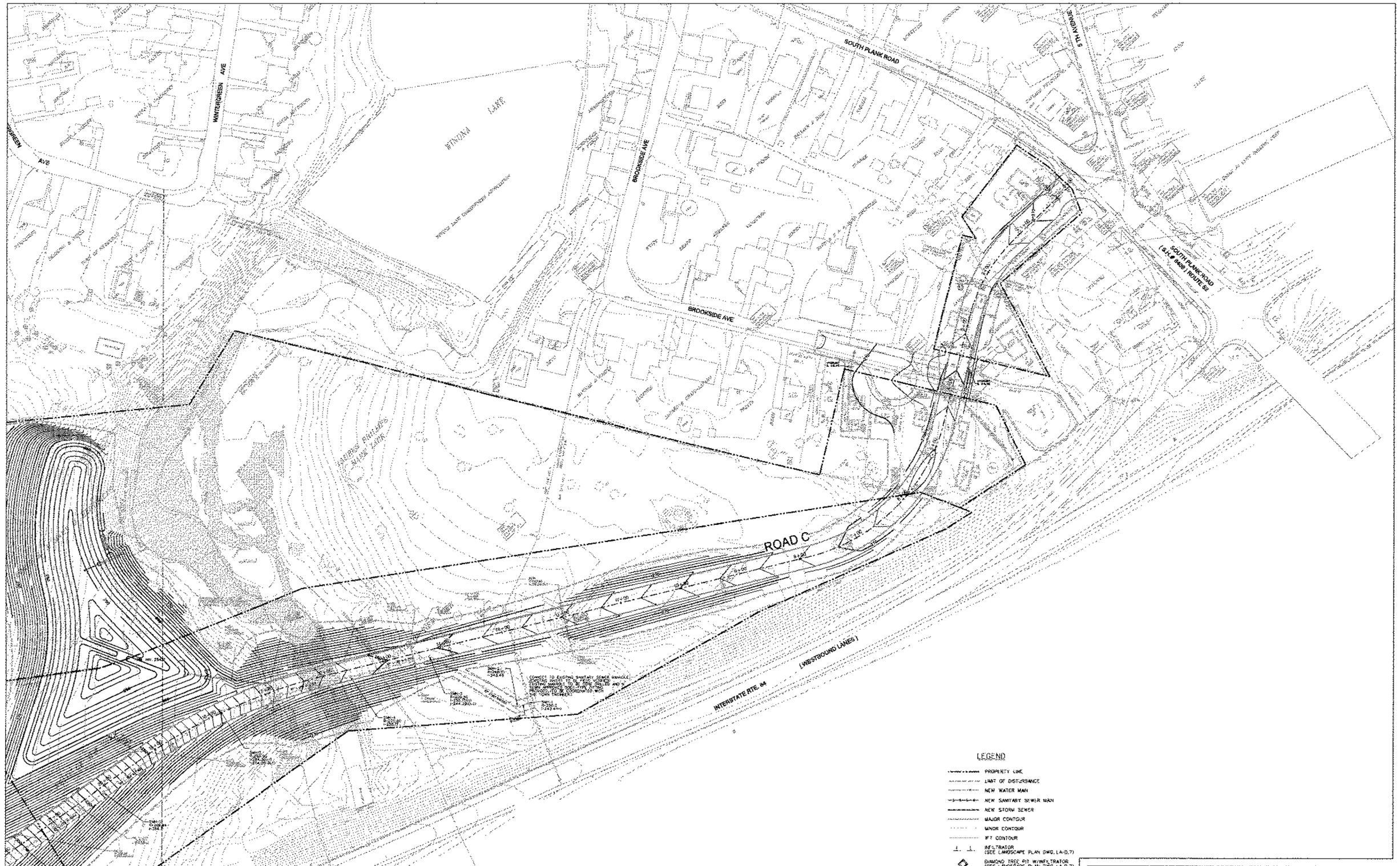
DRAWING TITLE:

GRADING & UTILITY PLAN

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use
Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: N.J.S./R.W.
PROJECT NO.: 622
DATE: 03/02/07
DRAWING NO.: SP-2.2



LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- NEW WATER MAIN
- NEW SANITARY SEWER MAIN
- NEW STORM SEWER
- MAJOR CONTOUR
- MINOR CONTOUR
- 1FT CONTOUR
- INFILTRATOR (SEE LANDSCAPE PLAN DWG. LA-D.7)
- DIAMOND TREE PIT W/INFILTRATOR (SEE LANDSCAPE PLAN DWG. LA-D.7)

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NOTE:

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REVISIONS		
NO.	DATE	ISSUE
22	03/27/14	ISSUE FOR SITE PLAN AMENDED SEWER DETAIL
16	03/06/14	ISSUED FOR PRESENTATION TO PLANNING BOARD
13	10/15/13	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA#2)
12	10/04/13	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL
11	08/27/13	ISSUED FOR AMENDED SITE PLAN APPROVAL
10	08/05/13	ISSUED FOR AMENDED SITE PLAN APPROVAL
9	06/27/13	ISSUED FOR PLANNING BOARD CHAIRMAN SIGNATURE
8	06/06/13	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
7	04/22/13	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
6	12/05/12	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
5	11/28/12	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
4	8/31/12	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
3	8/3/12	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
2	6/26/12	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD

PROJECT:

the LOOP
Newburgh, New York

Applicant:
MARKETPLACE AT NEWBURGH, LLC
c/o Wilder Balter Partners, Inc.
508 Tanger Road, Suite 100
Kingston, NY 12401

DRAWING TITLE:

GRADING & UTILITY PLAN

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0510
F: 914.428.0017

DESIGNED BY: MSG	DRAWN BY: MJS
PROJECT NO: 622	DATE: 02/06/09
DRAWING NO: SP-2.3	

SCALE: 1" = 50'

ALGONQUIN POND

SOUTH PLANK ROAD (S.H.# 8408) ROUTE 52

POWDER MILL ROAD

MEADOW AVE

SOUTH PLANK ROAD (S.H.# 8408) ROUTE 52

HIGHLAND AVENUE

FERN AVENUE

HILLTOP AVENUE

HILLTOP AVE

NEW STREET

ROAD B

MATCHLINE SEE DRAWING SP-2.2

MATCHLINE SEE DRAWING SP-2.1

NOTE:

ANY UNAUTHORIZED REMOVAL OF TREES THAT OCCURS AS PART OF CLEARING AND GRADING ACTIVITIES BEYOND THE DISTURBANCE LIMIT LINE SHOWN HEREON SHALL RESULT IN THE REPLACEMENT OF TREES IN ACCORDANCE WITH SECTION 3.E OF THE TOWN OF NEWBURGH BUFFER LAW.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- NEW WATER MAIN
- NEW SANITARY SEWER MAIN
- NEW STORM SEWER
- MAJOR CONTOUR
- MAJOR CONTOUR
- 1FT CONTOUR
- INFILTRATOR (SEE LANDSCAPE PLAN DWG. LA-0.7)
- DIAMOND TREE PIT W/INFILTRATOR (SEE LANDSCAPE PLAN DWG. LA-0.7)

REVISIONS		
NO.	DATE	DESC.
15	02/09/16	ISSUED FOR SITE PLAN AMENDMENT REVIEW (SPA 4)
14	02/18/14	ISSUED FOR PRESENTATION TO PLANNING BOARD
13	10/18/11	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA2)
12	7/18/11	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL
11	06/29/10	ISSUED FOR AMENDED SITE PLAN APPROVAL
10	06/25/10	REVISED FOR AMENDED SITE PLAN APPROVAL
9	06/21/10	ISSUED FOR PLANNING BOARD CHAIRMAN SIGNATURE
8	06/18/10	REVISED & REISSUED FOR FINAL SITE PLAN APPROVAL
7	04/05/10	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
6	12/08/09	REVISED PER COMMUNITY COMMENTS & ISSUE TO PLANNING BOARD
5	10/08/09	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
4	8/10/09	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
3	6/8/09	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
2	4/28/09	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD

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SCALE: 1" = 50'

PROJECT:

The LOOP
Newburgh, New York

Applicant:
MARKETPLACE AT NEWBURGH, LLC
c/o Wilder Balter Partners, Inc.
520 Fourth Street, Ninth Floor
Beaverton, OR 97005

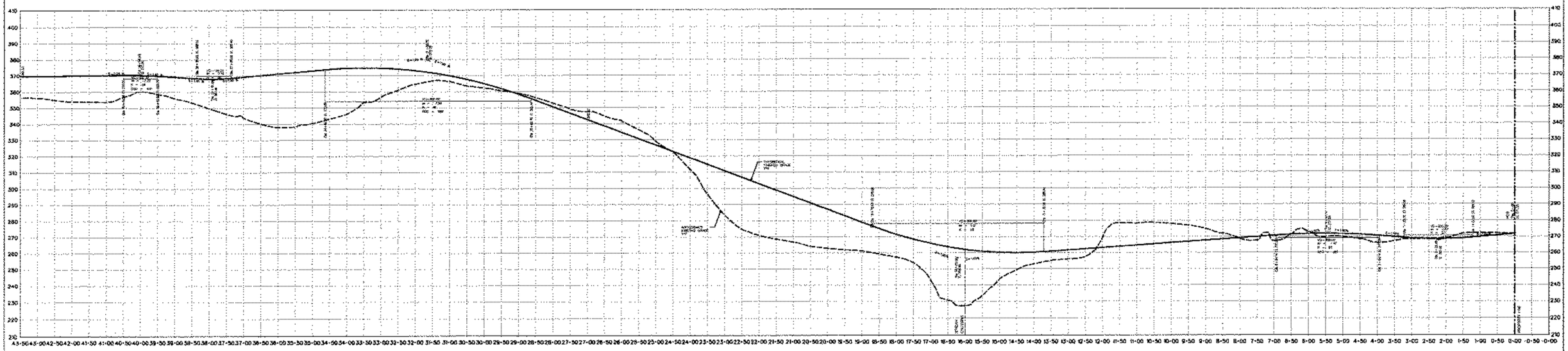
DRAWING TITLE:

GRADING & UTILITY PLAN

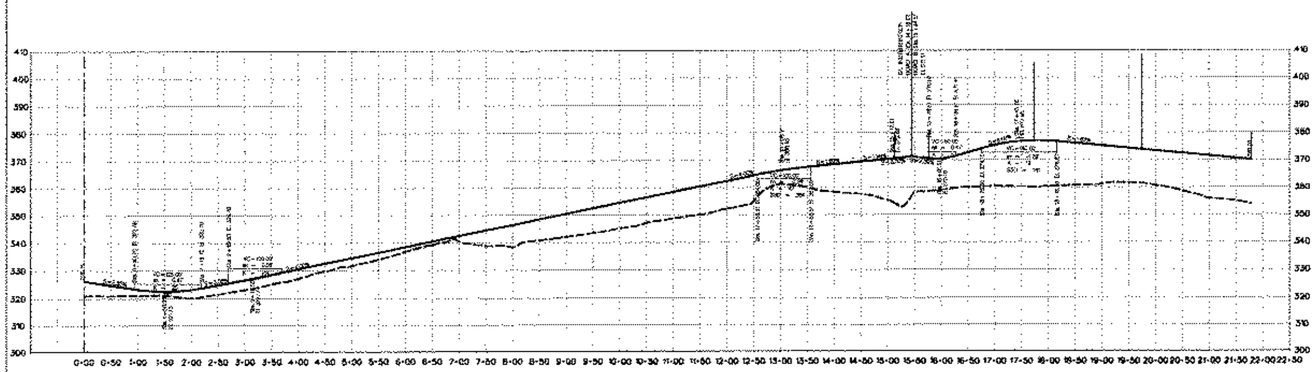
DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

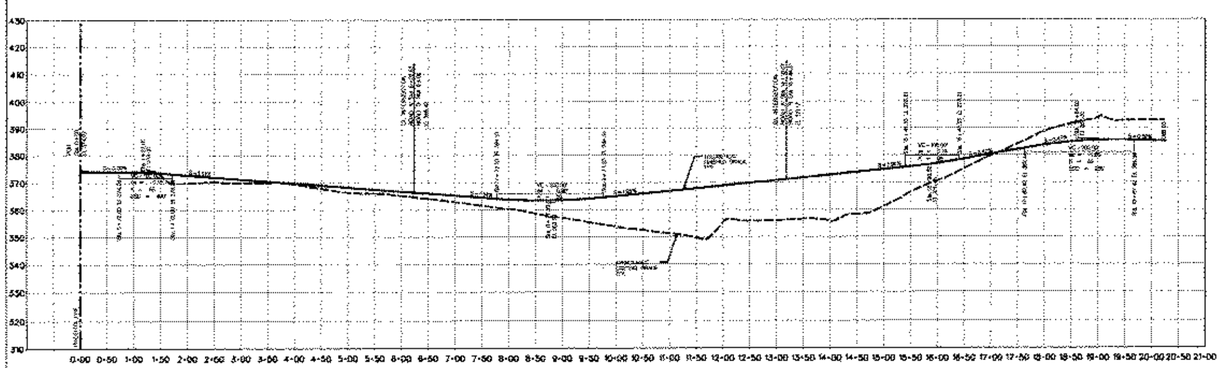
DESIGNED BY: MSG
DRAWN BY: MJS
PROJECT NO.: 622
DATE: 02/06/09
DRAWING NO.: SP-2.4



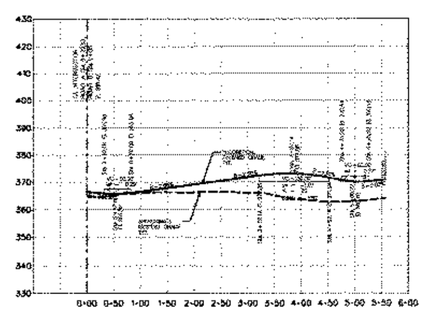
(Road C) / South Plank Road



Route 52/Meadow Avenue Access Drive (Road B)



Route 300/Main Access Drive (Road A)



(Road D)

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0 50 100 200
SCALE: 1" = 100FT / 20FT

REVISIONS		
NO.	DATE	DESC
15	08/29/14	ISSUED FOR SITE PLAN AMENDMENT REVIEW (REV-1)
14	03/28/14	ISSUED FOR PRESENTATION TO PLANNING BOARD
13	10/18/11	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (FINAL)
12	10/04/11	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL
7	08/29/11	ISSUED FOR AMENDED SITE PLAN APPROVAL
10	08/22/11	ISSUED FOR AMENDED SITE PLAN APPROVAL
9	08/22/11	ISSUED FOR PLANNING BOARD CHAIRMAN SIGNATURE
8	08/22/11	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
7	04/28/11	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
6	10/28/10	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
5	07/28/10	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
4	04/16/10	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
3	3/3/10	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
2	8/28/09	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD

the LOOP
Newburgh, New York

Applicant:
MARKETPLACE AT NEWBURGH, LLC
c/o Walter Rotter Partners, Inc.
470 Totten Road, North Plaza
Blauvelt, NY 10913

ROAD PROFILES

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

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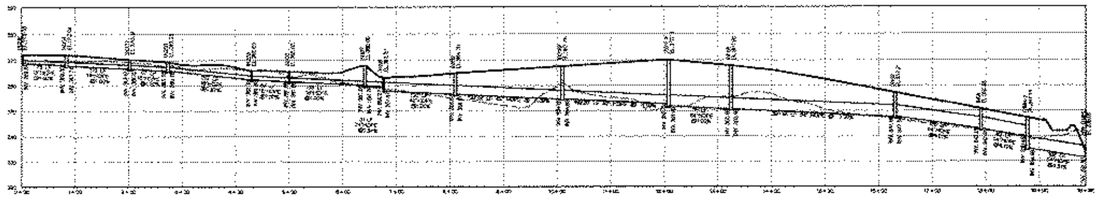
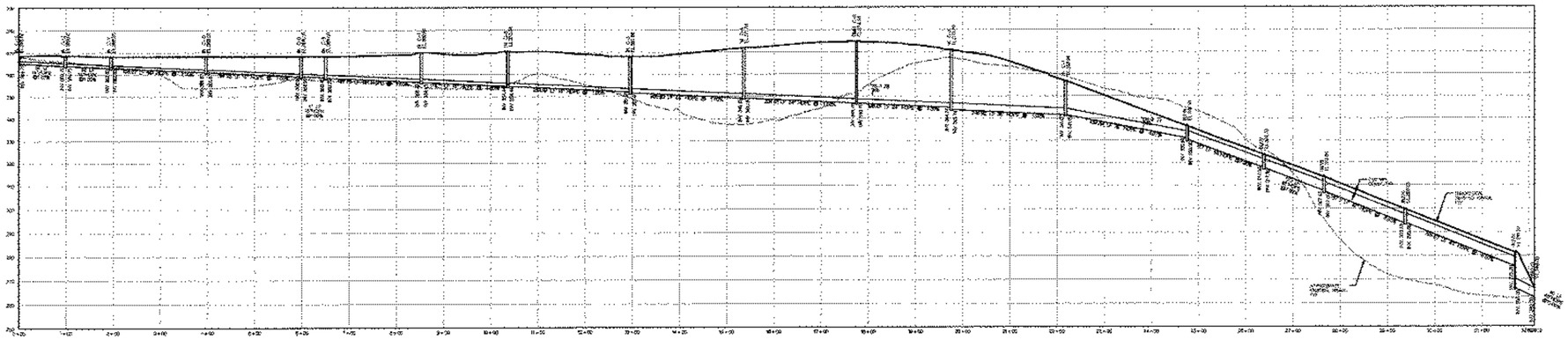
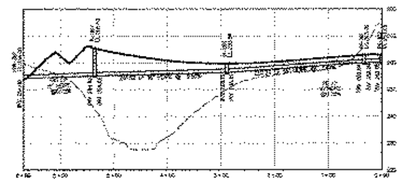
DRAWN BY: MJS
PROJECT NO. 622
DATE 1/13/14
DRAWING NO. SP-3.0



STORM 1 - BUILDING G1 TO ROAD A TO ROAD B TO STORMWATER BASIN A-A



STORM 2- BUILDING F1 TO ROAD C TO STORMWATER BASIN C-C



STORM 3 - ROAD C TO STORMWATER BASIN C-C

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0 50 100 200

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REVISIONS		
15	09/26/14	ISSUED FOR SITE PLAN AMENDMENT REVIEW (SPA 4)
14	03/26/14	ISSUED FOR PRESENTATION TO PLANNING BOARD
13	10/02/13	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA2)
12	04/04/13	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL
11	03/28/13	ISSUED FOR AMENDED SITE PLAN APPROVAL
10	06/04/12	ISSUED FOR AMENDED SITE PLAN APPROVAL
9	06/22/10	ISSUED FOR PLANNING BOARD SUBMISSION SIGNATURE
8	09/14/09	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
7	04/22/09	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
6	12/09/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
5	11/09/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
4	9/18/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
3	8/8/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
2	6/18/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD

PROJECT:

the LOOP
Newburgh, New York

Applicant:
MARKETPLACE AT NEWBURGH, LLC
c/o Wider Retail Partners, Inc.
570 Lake Road, South Floor
Stamford, NY 10528

DRAWING TITLE:

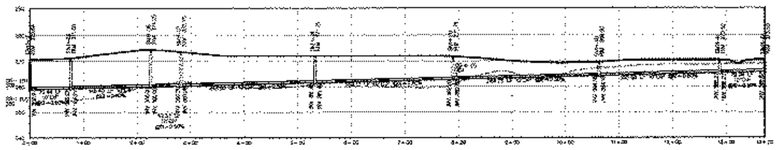
STORM PROFILES

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

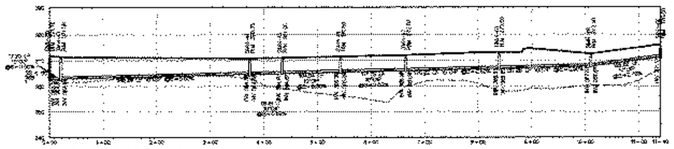
Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

DRAWN BY: MJS
PROJECT NO. 672
DATE: 1/13/14
DRAWING NO.

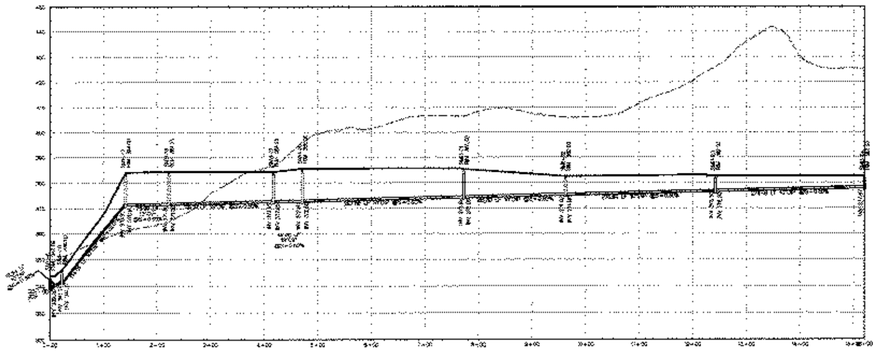
SP-3.1



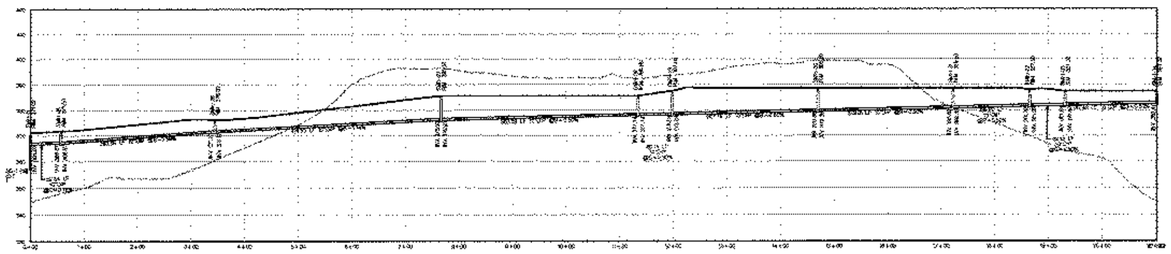
SEWER 4 - BUILDING "G", "L"



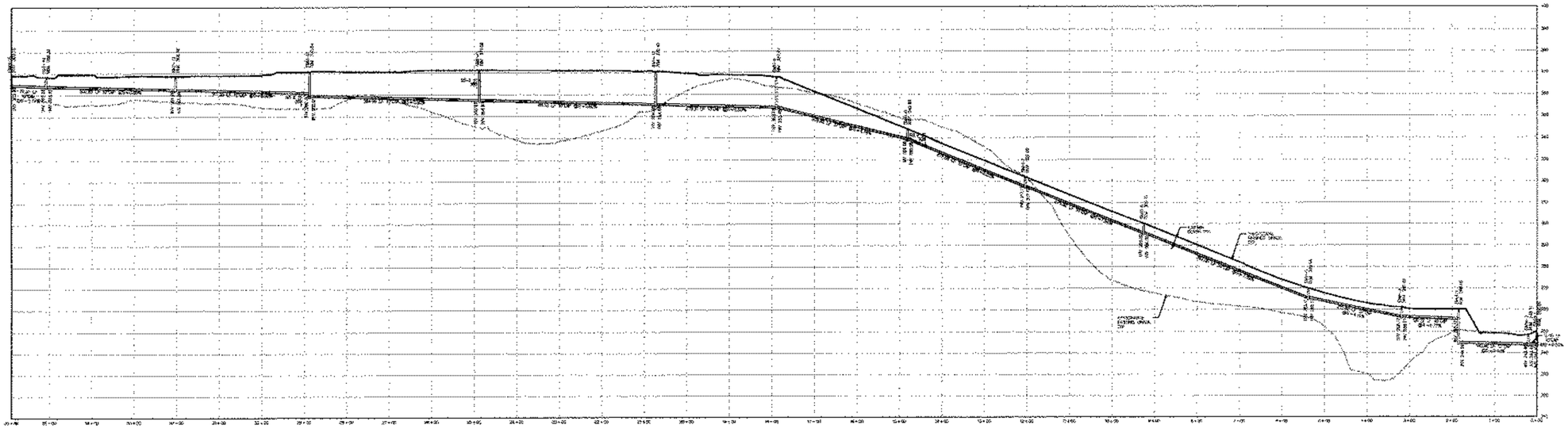
SEWER 5 - BUILDING "H", "I", "J", "K"



SEWER 2 - BUILDING "C", "B"



SEWER 3 - BUILDING "M", "K", "O"



SEWER 1 - BUILDING "F", "E", "D" AND ROAD B

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0 50 100 200

SCALE: 1" = 100'H / 20'V

REVISIONS		
NO.	DATE	ISSUE
15	02/25/14	ISSUE FOR SITE PLAN AMENDMENT (SEWER OPT. 4)
14	02/18/14	ISSUED FOR PRESENTATION TO PLANNING BOARD
13	12/16/11	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SP-3)
12	9/26/11	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL
11	08/29/11	ISSUED FOR AMENDED SITE PLAN APPROVAL
10	06/20/11	ISSUED FOR AMENDED SITE PLAN APPROVAL
9	05/31/11	ISSUED FOR PLANNING BOARD SUBMISSION REPORT
8	05/05/10	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
7	04/02/08	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
6	10/05/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
5	09/04/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
4	8/15/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
3	6/21/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
2	5/25/07	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD

PROJECT:

the LOOP
Hudson Valley, NY

Newburgh, New York

Applicant:
MARKETPLACE AT NEWBURGH, LLC
c/o Wilder Balter Partners, Inc.
570 Taxter Road, Sixth Floor
Elmsford, NY 10523

DRAWING TITLE:

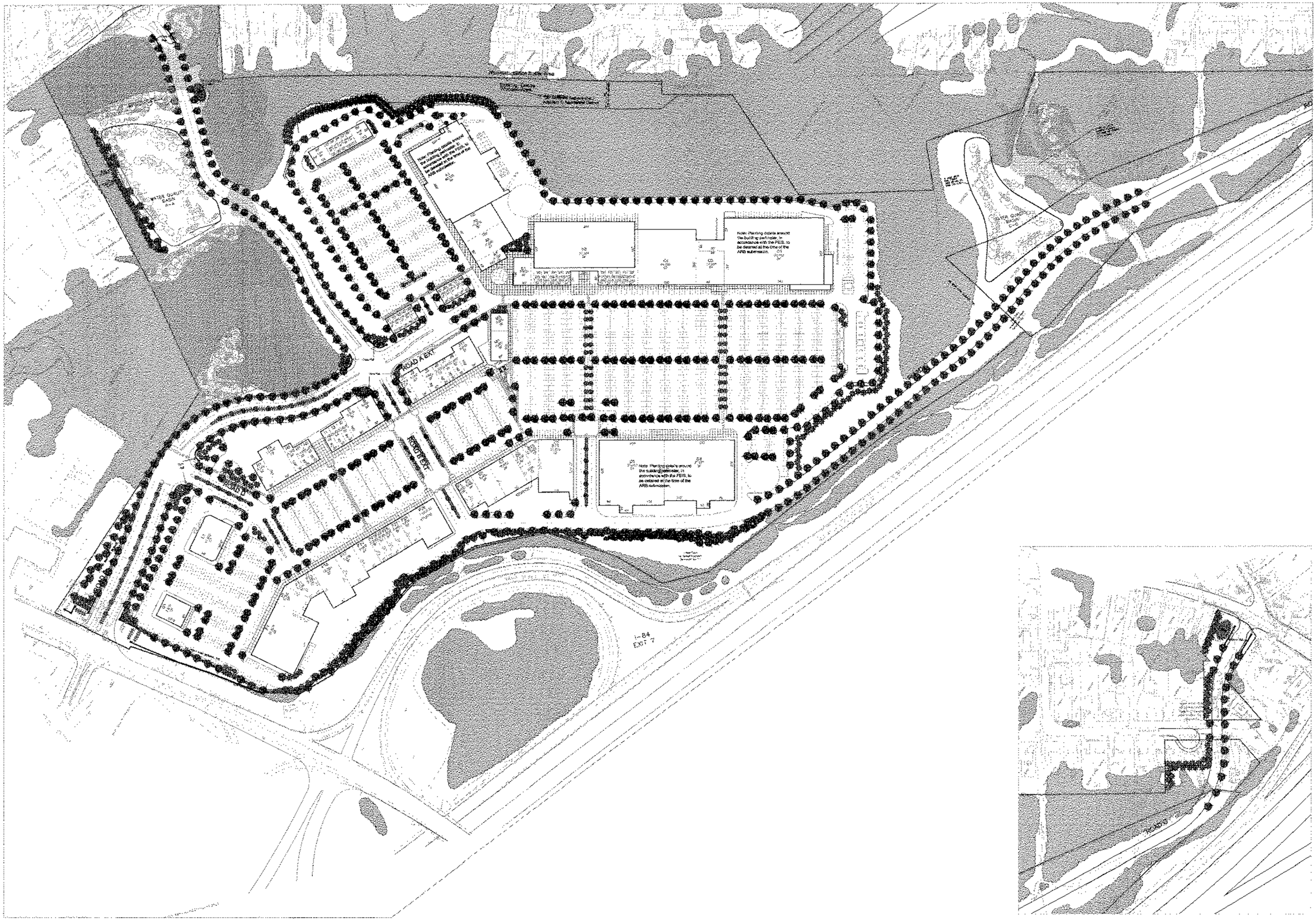
SEWER PROFILES

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0317

DESIGNED BY: ---
DRAWN BY: MJS
PROJECT NO. 622
DATE: 1/13/14
DRAWING NO.

SP-3.2



Legend

- Major Deciduous Trees
- Minor Deciduous Trees
- Coniferous Trees
- Shrub Mass
- Hedge
- Solid Fence
- Stone Wall
- Existing Woods

the LOOP
Hudson Valley, NY

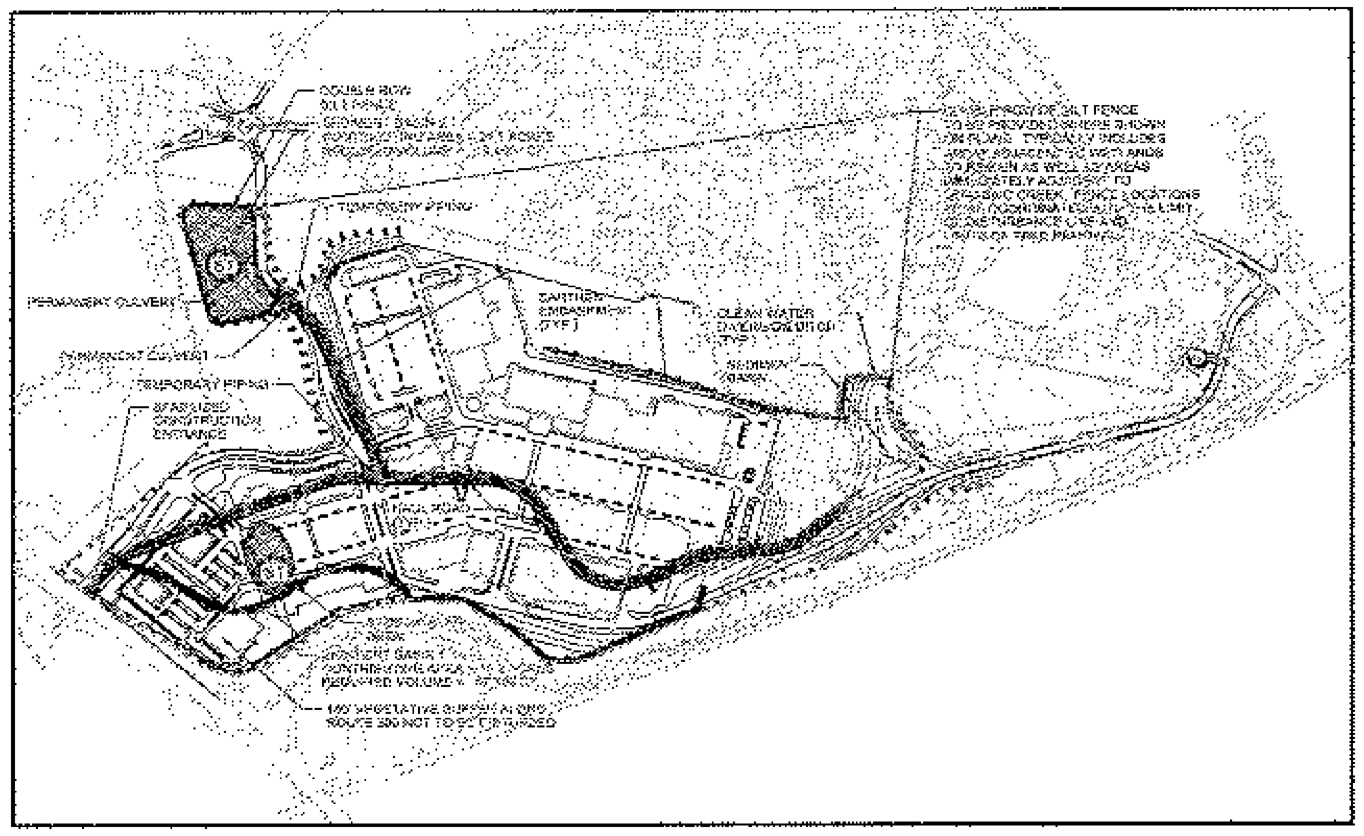
Graphic Scale
0' 100' 200'

Stephen Lopez, RLA
Landscape Architect

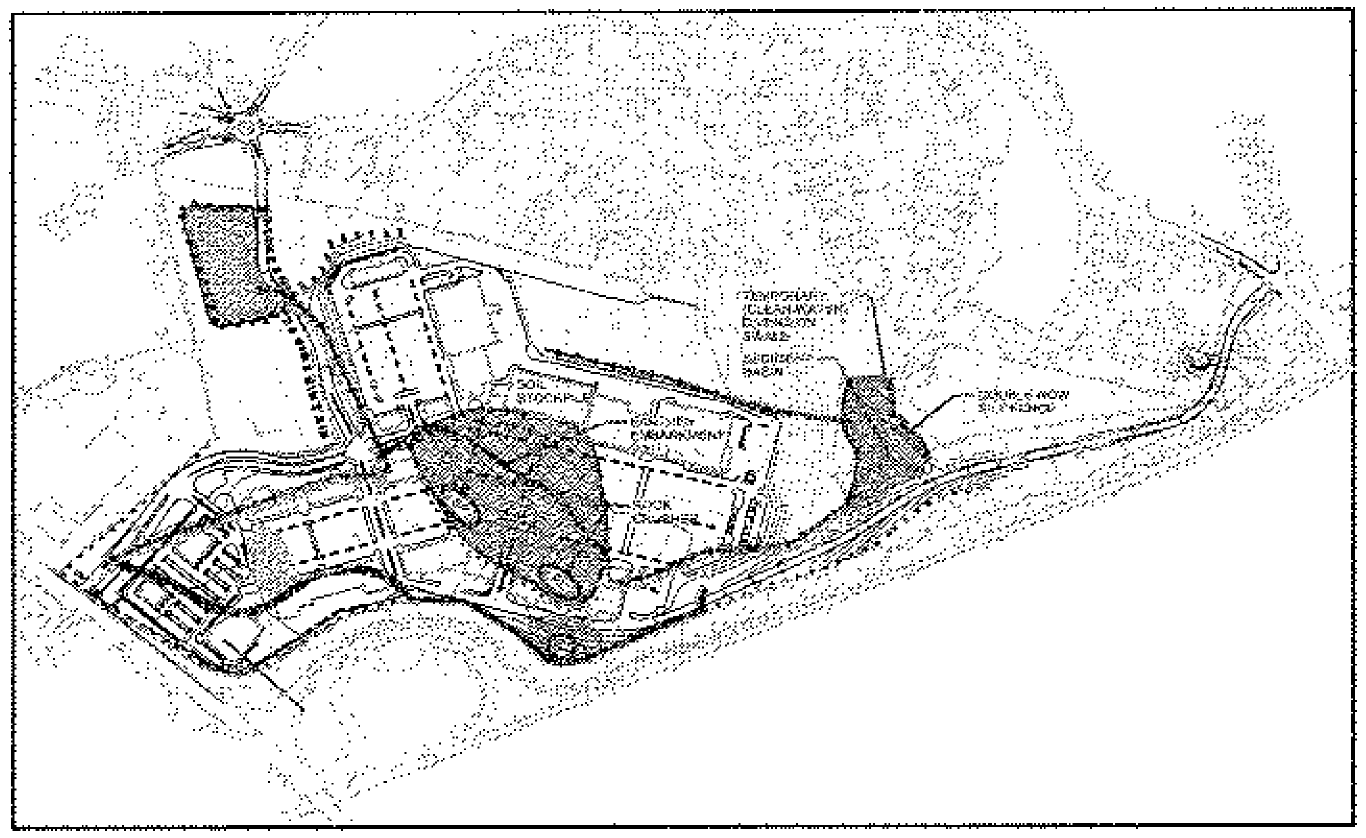
Tim Miller Associates, Inc.
10 North Street, Cold Spring, NY 10516
(845) 265-4400, Fax: 265-4418

Landscape Plan
for development of
The Loop
Town of Newburgh, Orange County, NY
November 4, 2015 (Site Marketplace, Mixed), February 26, 2014 (The Loop)

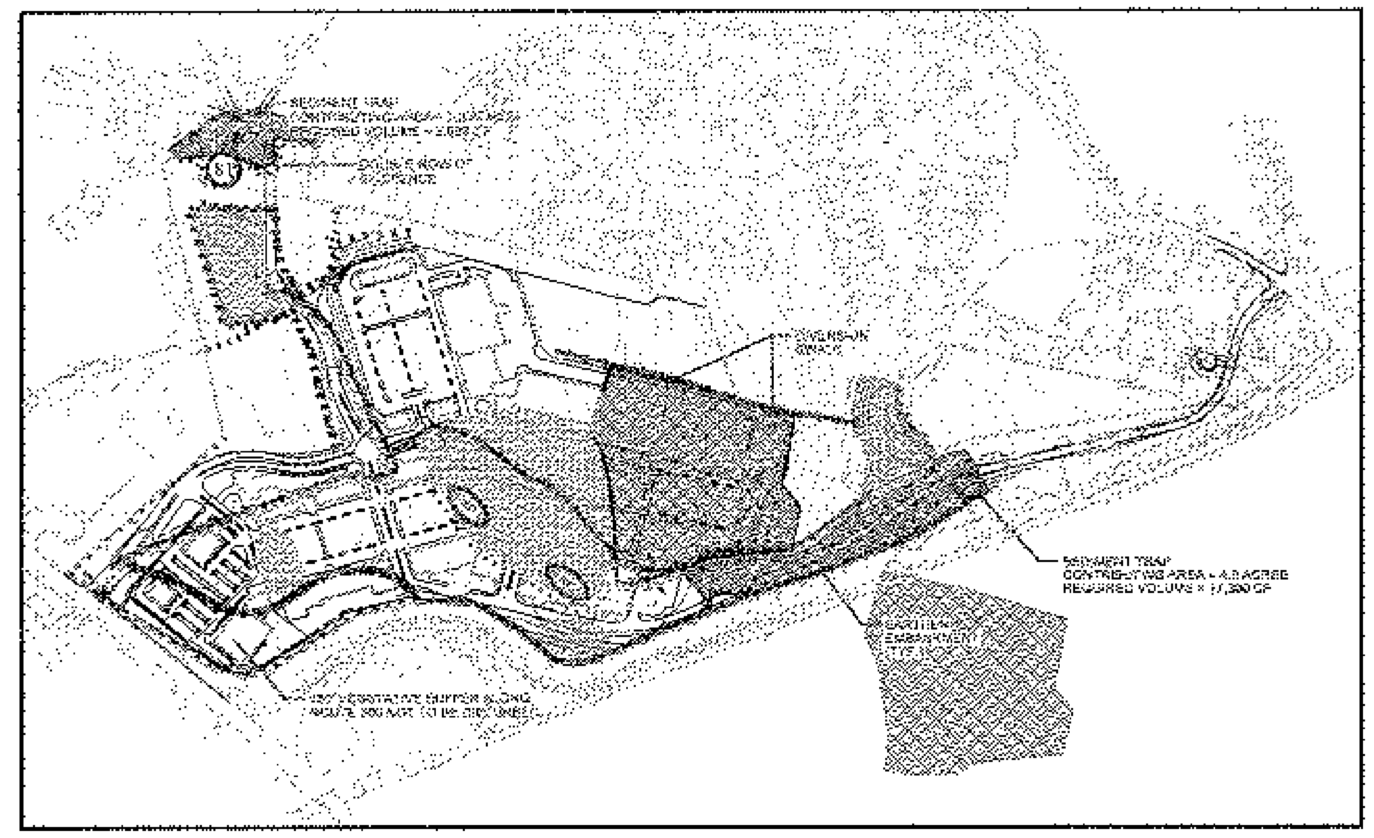
Sheet
SP-4.0
See Detail Sheets
LA-D 1, 2, 3, 4, 5, 6, 7



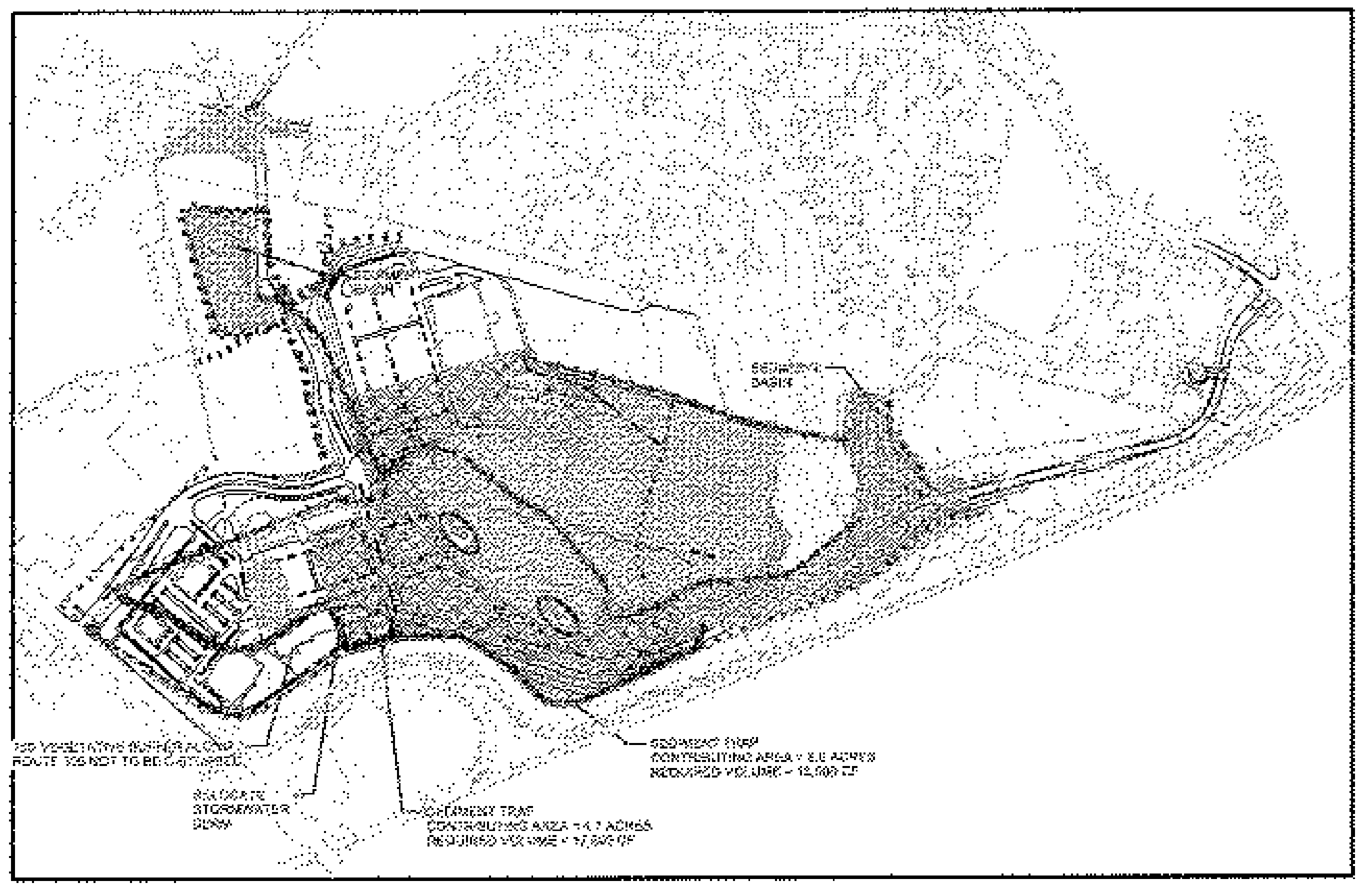
PHASE 1 CONSTRUCTION AREA
(TOTAL WORK AREA = 91.9 ACS. / MAX. AREA DISTURBED = 6.2 ACS.)



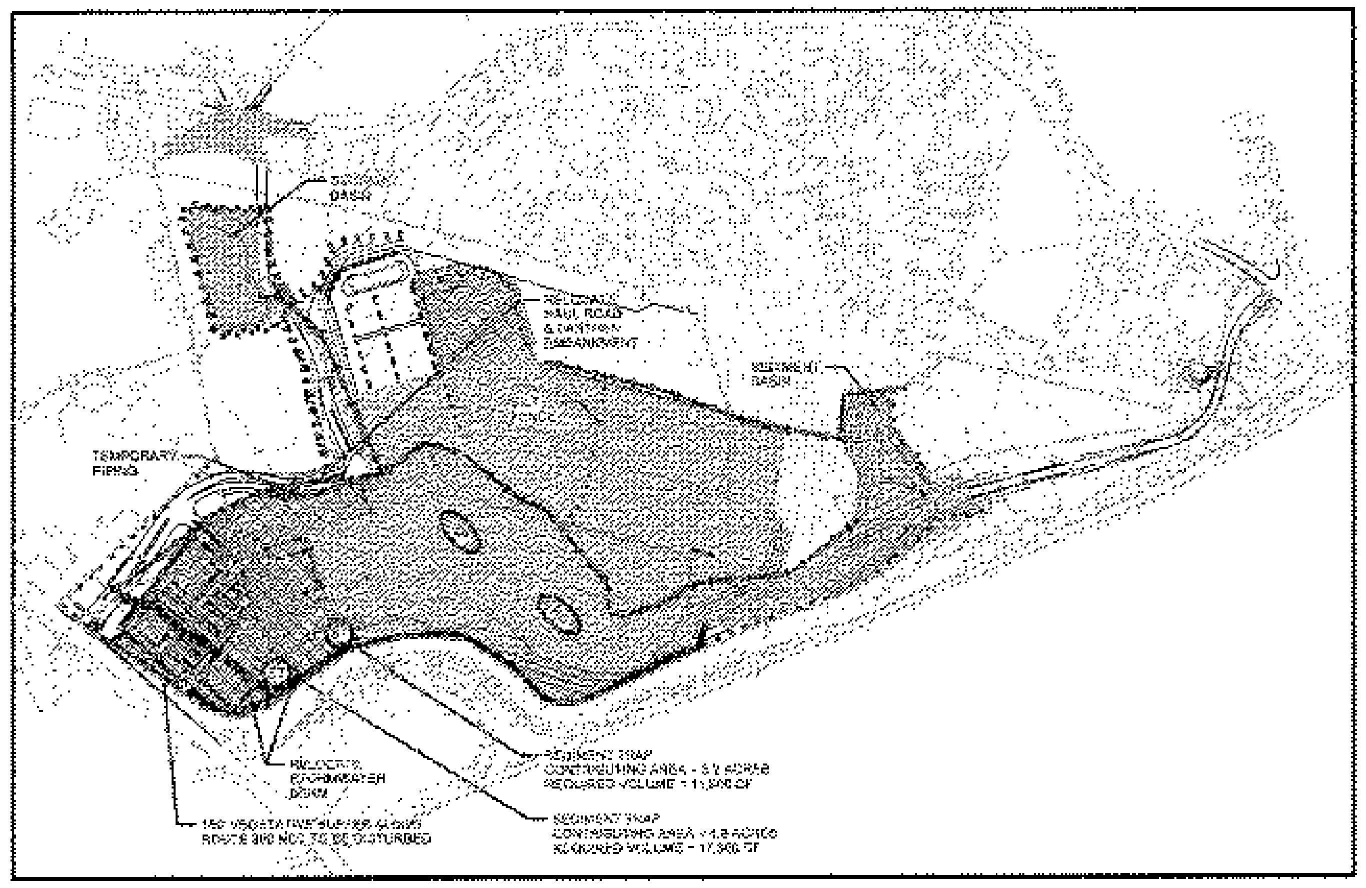
PHASE 2 CONSTRUCTION AREA
(TOTAL WORK AREA = 15.0 ACS. / MAX. AREA DISTURBED = 15.0 ACS.)



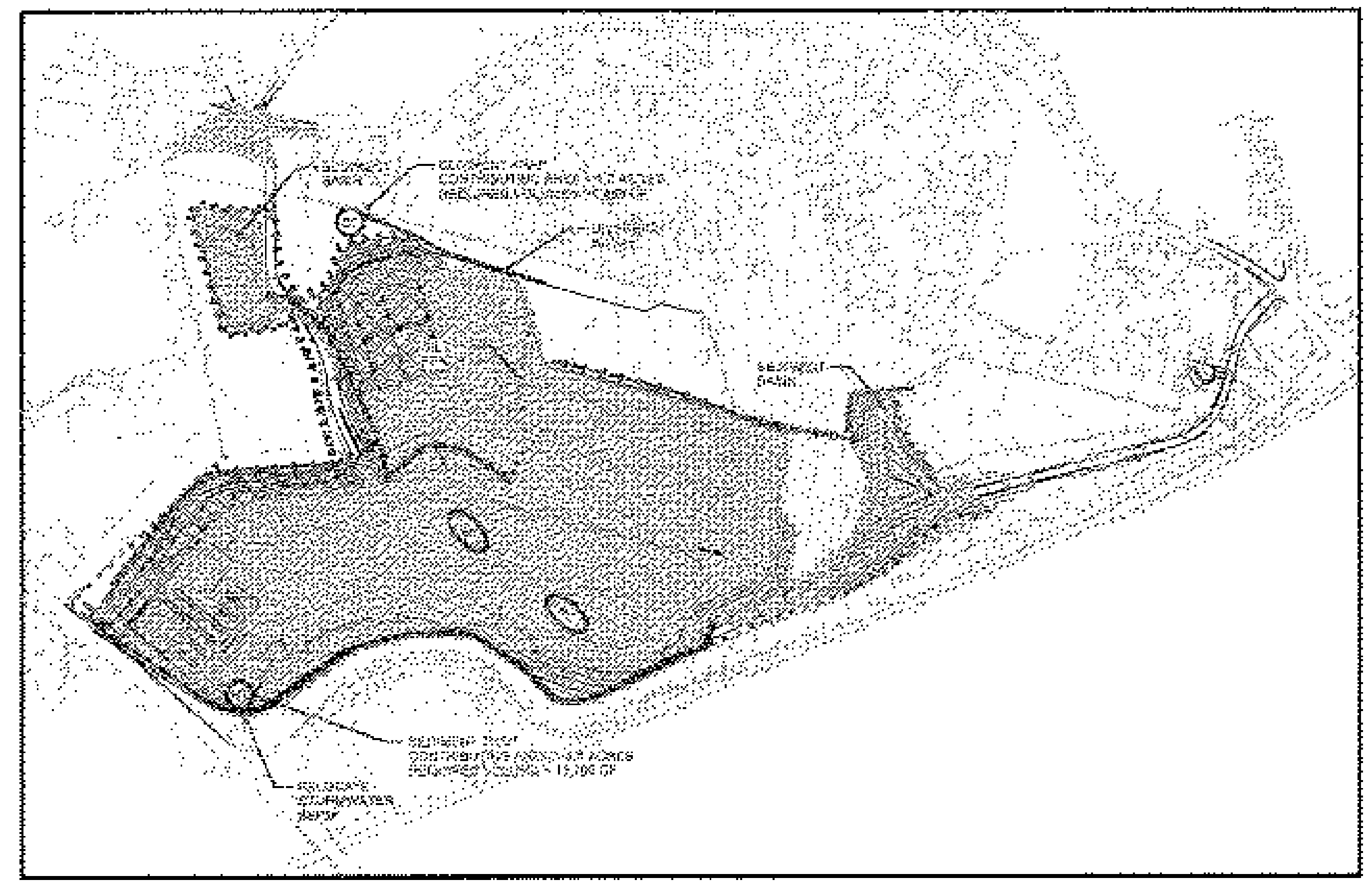
PHASE 3 CONSTRUCTION AREA
(TOTAL WORK AREA = 20.0 ACS. / MAX. AREA DISTURBED = 15.0 ACS.)



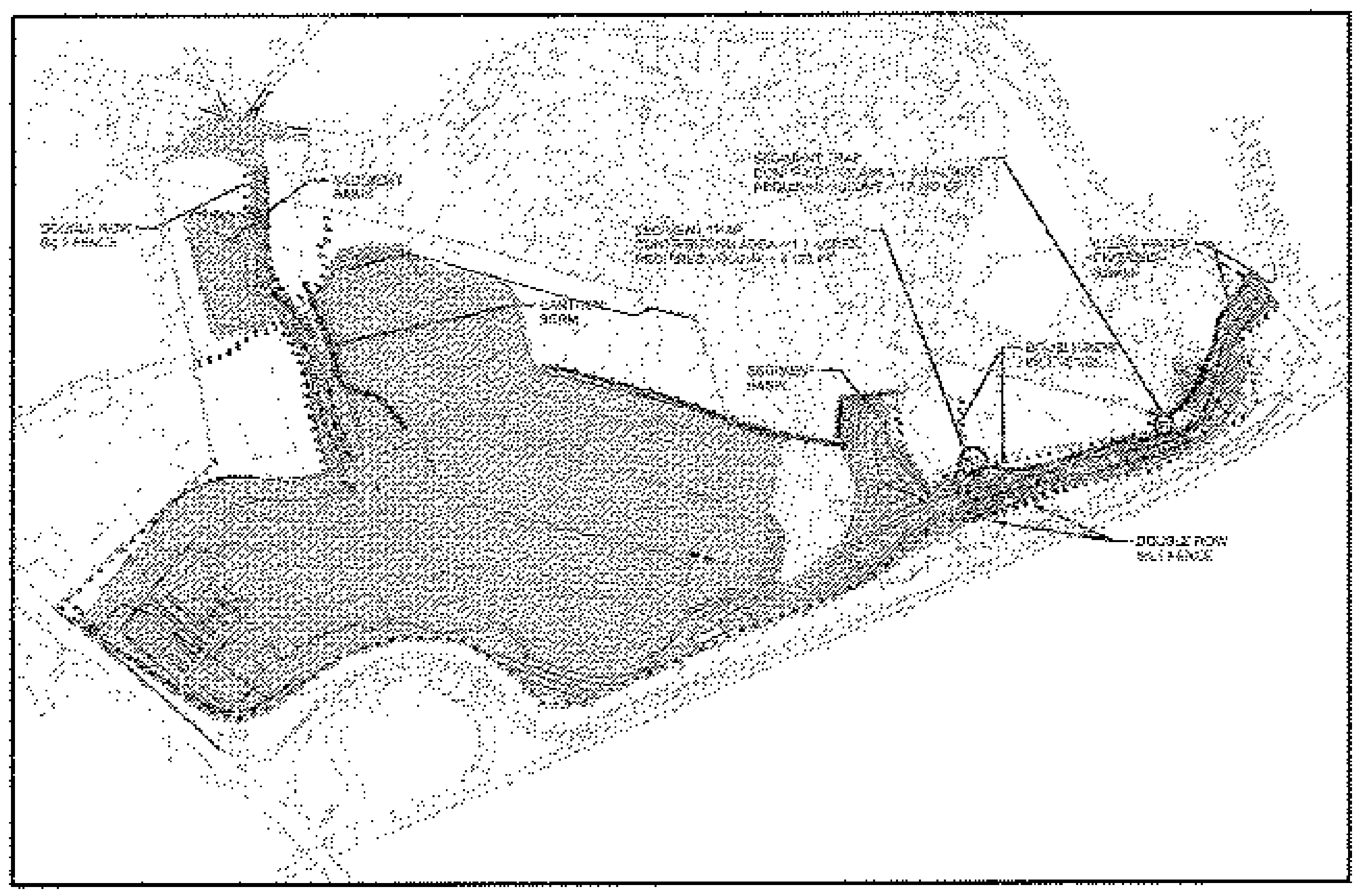
PHASE 4 CONSTRUCTION AREA
(TOTAL WORK AREA = 19.0 ACS. / MAX. AREA DISTURBED = 15.0 ACS.)



PHASE 5 CONSTRUCTION AREA
(TOTAL WORK AREA = 17.6 ACS. / MAX. AREA DISTURBED = 15.0 ACS.)



PHASE 6 CONSTRUCTION AREA
(TOTAL WORK AREA = 22.5 ACS. / MAX. AREA DISTURBED = 15.0 ACS.)



PHASE 7 CONSTRUCTION AREA
(TOTAL WORK AREA = 8.9 ACS. / MAX. AREA DISTURBED = 8.9 ACS.)

LEGEND

- WORK AREA WITHIN ACTIVE PHASE
- STABLIZED AREA WITHIN ACTIVE PHASE
- SILT FENCE
- DOUBLE ROW SILT FENCE
- DIVERSION SWALE or EARTHEN EMBANKMENT
- CLEAN WATER SWALE
- PIPING
- STORMWATER BERM
- STOCKPILE
- ROCK CRUSHER

CONSTRUCTION PHASING (PHASES 1 THROUGH 7)

PHASE 1: EROSION CONTROL AND TREE CLEARING
Est. Duration: [illegible]
Est. Exposure: [illegible]
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE [illegible]
- INSTALL TEMPORARY SILT, ORANGE CONSTRUCTION AND TREE PROTECTION FENCING, AND DELINEATE [illegible] VEGETATIVE BUFFER ALONG ROUTE 300
- PERFORM LIMITED CLEARING AND GRUBBING FOR HAUL ROADS AND SEDIMENT BASINS
- INSTALL PERMANENT CULVERT NEAR BASIN [illegible]
- CONSTRUCT TEMPORARY DIVERSION SWALES, TEMPORARY PIPING AND EARTHEN EMBANKMENT
- CONSTRUCT STABILIZED HAUL ROADS
- BEGIN TREE CUTTING, CHIPPING AND HAULING

PHASE 2: EROSION CONTROL, SEDIMENT TRAPS AND ROCK CRUSHING
Est. Duration: [illegible]
Est. Exposure: [illegible]
- CONSTRUCT SEDIMENT BASINS WITH [illegible]
- CONSTRUCT EARTHEN EMBANKMENT
- CONSTRUCT TEMPORARY DIVERSION SWALES
- ESTABLISH STABILIZED AREA FOR ROCK CRUSHING OPERATION AND STOCKPILE LOCATIONS

PHASE 3: ROCK CRUSHING, BUILDING PARCEL F, MAIN ACCESS ROAD AND [illegible]
Est. Duration: [illegible]
Est. Exposure: [illegible]
- INSTALL TEMPORARY EROSION CONTROL MEASURES
- CONSTRUCT SEDIMENT TRAP
- CLEAR AND GRUB BUILDING PARCEL F
- PERFORM MASS GRADING AND ROCK REMOVAL FOR [illegible]
- PLACE EXCAVATED EARTH FILL AND PROCESSED (CRUSHED) ROCK AS FILL FOR BUILDING PARCEL F AND MAIN ACCESS ROAD
- PREPARE BUILDING PAD
- CONSTRUCT UTILITY INFRASTRUCTURE FOR BUILDING PARCEL F
- COMPLETE CONSTRUCTION OF BUILDING PARCEL F AND STABILIZE ALL DISTURBED AREAS

[illegible]
- INSTALL TEMPORARY EROSION CONTROL MEASURES AT [illegible]
- CONSTRUCT TEMPORARY SEDIMENT TRAP AT [illegible]
- CONSTRUCT NEW TRAFFIC CIRCLE
- COMPLETE CONSTRUCTION OF NEW TRAFFIC CIRCLE, STABILIZE DISTURBED AREAS AND REMOVE ALL TEMPORARY EROSION MEASURES
- INSTALL APPROX. [illegible]

PHASE 4: ROCK CRUSHING, BUILDING PARCELS A, B & 2 AND MAIN ACCESS ROAD
Est. Duration: [illegible]
Est. Exposure: [illegible]
- INSTALL TEMPORARY EROSION CONTROL MEASURES
- CONSTRUCT SEDIMENT TRAP
- CLEAR AND GRUB BUILDING PARCELS A, B & 2
- PERFORM MASS GRADING AND ROCK REMOVAL
- PLACE EXCAVATED EARTH FILL AND PROCESSED (CRUSHED) ROCK AS FILL FOR BUILDING PARCELS A, B & 2
- PREPARE BUILDING PADS
- CONSTRUCT UTILITY INFRASTRUCTURE FOR BUILDING PARCELS A, B & 2
- CONTINUE CONSTRUCTION OF MAIN ACCESS ROAD
- COMPLETE CONSTRUCTION OF BUILDING PARCELS A, B AND 2, AND STABILIZE ALL DISTURBED AREAS

PHASE 5: ROCK CRUSHING, BUILDING PARCEL D AND [illegible]
Est. Duration: [illegible]
Est. Exposure: [illegible]
- INSTALL TEMPORARY EROSION CONTROL MEASURES
- CONSTRUCT SEDIMENT TRAP
- CLEAR AND GRUB BUILDING PARCEL D AND LIFESTYLE CENTER
- PERFORM MASS GRADING AND ROCK REMOVAL
- PLACE EXCAVATED EARTH FILL AND PROCESSED (CRUSHED) ROCK AS FILL FOR BUILDING PARCEL D AND LIFESTYLE CENTER
- PREPARE BUILDING PADS
- CONSTRUCT UTILITY INFRASTRUCTURE FOR BUILDING PARCEL D AND LIFESTYLE CENTER
- COMPLETE CONSTRUCTION OF BUILDING PARCEL D AND LIFESTYLE CENTER, AND STABILIZE ALL DISTURBED AREAS

PHASE 6: ROCK CRUSHING, BUILDING PARCEL C AND MAIN ACCESS ROAD / ROUTE 300 ENTRANCE
Est. Duration: [illegible]
Est. Exposure: [illegible]
- INSTALL TEMPORARY EROSION CONTROL MEASURES
- CONSTRUCT SEDIMENT TRAP
- CLEAR AND GRUB BUILDING PARCEL C
- PERFORM MASS GRADING AND ROCK REMOVAL
- PLACE EXCAVATED EARTH FILL AND PROCESSED (CRUSHED) ROCK AS FILL FOR BUILDING PARCEL C AND LIFESTYLE CENTER
- PREPARE BUILDING PADS
- CONSTRUCT UTILITY INFRASTRUCTURE FOR BUILDING PARCEL C
- COMPLETE CONSTRUCTION OF BUILDING PARCEL C AND MAIN ACCESS ROAD / ROUTE 300 ENTRANCE, AND STABILIZE ALL DISTURBED AREAS
- COMPLETE CONSTRUCTION OF [illegible]

PHASE 7: [illegible] ACCESS DRIVE AND QUASSAIC CREEK CROSSING
Est. Duration: [illegible]
Est. Exposure: [illegible]
- INSTALL TEMPORARY EROSION CONTROL MEASURES
- CONSTRUCT SEDIMENT TRAP
- CLEAR AND GRUB ACCESS DRIVES
- PERFORM MASS GRADING
- PLACE EXCAVATED EARTH FILL AND PROCESSED (CRUSHED) ROCK AS FILL FOR ACCESS DRIVES
- CONSTRUCT QUASSAIC CREEK CROSSING
- COMPLETE WATER MAIN INSTALLATION ALONG ACCESS DRIVE
- COMPLETE CONSTRUCTION OF ACCESS DRIVES, AND STABILIZE ALL DISTURBED AREAS

QUASSAIC CREEK CROSSING

1) THE CONTRACTOR WILL BE REQUIRED DURING CONSTRUCTION OF THE QUASSAIC CREEK CROSSING TO UTILIZE A "JERSEY" BARRIER SYSTEM TO TEMPORARILY DIVERT STREAM FLOW FROM QUASSAIC CREEK AROUND THE FOUNDATION WORK AREA. CONSTRUCTION OF THE FOUNDATION SYSTEM WILL BE ACCOMPLISHED IN TWO (2) PHASES, REQUIRING ONLY A PARTIAL DIVERSION OF QUASSAIC CREEK AROUND THE FOUNDATION WORK AREA. DEWATERING OF THE FOUNDATION WORK AREA DURING CONSTRUCTION IS ANTICIPATED AND WILL BE ACCOMPLISHED BY PUMPING ANY INFLOW OVER LAND TO THE UPLAND AREA LOCATED EAST OF QUASSAIC CREEK. THIS UPLAND, OPEN AREA DRAINS AWAY FROM QUASSAIC CREEK AND WILL ALLOW ANY SEDIMENT WITHIN THE PUMPED DISCHARGE TO FILTER OUT IN THE EXISTING MEADOW.

N
0 200 400 800
SCALE: 1" = 400'

GENERAL NOTES

1) THE CONTRACTOR IS TO KEEP ALL EQUIPMENT AND MATERIALS OUT OF TREE PRESERVATION AREAS AS DEFINED ON THE TREE PROTECTION DETAIL SHOWN ON DRAWING SP-6.1.

2) MAINTAIN ALL EROSION CONTROL MEASURES IN GOOD CONDITION AND LEAVE IN PLACE UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL SEDIMENT BASINS IN THE FIRST PHASE OF CONSTRUCTION FOLLOWING TREE CLEARING OPERATIONS.

4) THE ROCK PROCESSING OPERATION MAY REQUIRE PERMITTING FROM THE NYSDEC DIVISION OF AIR RESOURCES DUE TO ITS DURATION & WILL INCLUDE SPECIFICATIONS FOR DUST CONTROL & PARTICULATE EMISSIONS THE OPERATION WILL ALSO CONFORM TO 40CFR60 REQUIREMENTS FOR "NONMETTALIC MINERAL PROCESSING."

5) EACH OF THE PROPOSED PHASES IS SEPARATE WITH REGARD TO EROSION CONTROLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL EROSION AND SEDIMENT CONTROLS (SILT FENCE BARRIERS, SEDIMENT TRAPS, ETC.) IN ACCORDANCE WITH NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (GP-02-01), TOWN OF NEWBURGH MUNICPAL CODE, AND ORANGE COUNTY SOIL CONSERVATION SERVICE BEST MANAGEMENT PRACTICES.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES IN GOOD CONDITION & SHALL FURTHER BE REQUIRED TO LEAVE ALL EROSION CONTROLS IN PLACE UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED OR OTHER PERMANENT STABILIZATION ACHIEVED (PAVEMENT, RIP-RAP, ETC.)

7) DURING PHASE 1 - "TREE CLEARING" ONLY: WOOD CHIPS (AND OR CRUSHED ROCK) WILL BE USED TO STABILIZE AREAS OF DISTURBED SOIL, LIMITING THE SOIL DISTURBANCE AREA AT ANY ONE TIME TO NO MORE THAN 10 ACRES.

8) PRIOR TO FORECASTED STORMS IN EXCESS OF ONE INCH IN 24 HOURS, THE EXPOSED AREA SHALL BE REDUCED TO A MAXIMUM OF 10 ACRES THROUGH THE USE OF TEMPORARY EROSION CONTROL MEASURES.

TREE PRESERVATION NOTES

1) TREE PROTECTION FENCING MUST BE INSTALLED ALONG THE CLEARING LIMIT LINE BEFORE CLEARING BEGINS.

2) ANY UNAUTHORIZED REMOVAL OF TREES THAT OCCURS AS PART OF CLEARING AND GRADING ACTIVITIES BEYOND THE DISTURBANCE LIMIT LINE SHOWN ON THE GRADING AND UTILITY PLANS (DRAWINGS SP-2.1 THROUGH SP-2.4) SHALL RESULT IN THE REPLACEMENT OF TREES IN ACCORDANCE WITH SECTION 9.E OF THE TOWN OF NEWBURGH BUFFER LAW.

3) SEE THE TREE PROTECTION DETAIL ON SP-6.1 FOR DETAILS AND ADDITIONAL TREE PROTECTION REQUIREMENTS.

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DIVNEY TUNG SCHWALBE, LLP. [illegible]

[illegible]

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REVISIONS

NO.	DATE	ISSUE
15	[illegible]	ISSUE FOR SITE PLAN AMENDMENT REVIEW [illegible]
14	[illegible]	ISSUED FOR PRESENTATION TO PLANNING BOARD
13	[illegible]	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL [illegible]
12	[illegible]	REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL
11	[illegible]	ISSUED FOR AMENDED SITE PLAN APPROVAL
10	[illegible]	ISSUED FOR AMENDED SITE PLAN APPROVAL
9	[illegible]	ISSUED FOR PLANNING BOARD CHAIRMAN SIGNATURE
8	[illegible]	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
7	[illegible]	REVISED & ISSUED FOR FINAL SITE PLAN APPROVAL
6	[illegible]	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
5	[illegible]	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
4	[illegible]	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
3	[illegible]	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD
2	[illegible]	REVISED PER CONSULTANT COMMENTS & ISSUE TO PLANNING BOARD

PROJECT:
the LOOP
Newburgh, New York

Applicant:
MARKETPLACE AT NEWBURGH, LLC
c/o Weiler Baker Partners, Inc.
570 Taxter Road, Sixth Floor
Elmsford, NY 10523

DRAWING TITLE:
EROSION & SEDIMENT CONTROL PLAN

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use
Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

DESIGNED BY: MJS
DRAWN BY: MJS
PROJECT NO: 622
DATE: 05/15/07
DRAWING NO:
SP-6.0

REVISIONS		
REV #	DATE	BY:

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	FtCandle	FtCandle
DRIVE SUMMARY	Fc	2.60	6.5	0.4	6.50	16.25	15	15
LIGHTSTYLE AREA PARKING SUMMARY	Fc	1.00	9.6	0.8	1.25	12.00		
PARKING SUMMARY	Fc	4.27	9.9	1.1	3.88	9.00		
TOTAL SUMMARY	Fc	2.92	11.3	0.3	7.73	37.67		

Luminaire Schedule

WLS10329 622 THE LOOP NEWBURGH, NY PM: STEVE PLEASE CALL US FOR PRICING AT 1-800-633-8711

Symbol	Qty	Label	Lumens	LLF	Description
	18	A	66000	0.850	WLS-EVR-SR-775-SM-PSMH-FG 25' POLE 3' BASE
	26	B	66000	0.850	WLS-EVR-SR-775-SM-PSMH-FG 25' POLE 3' BASE
	1	C	66000	0.850	WLS-EVR-S-775-SM-PSMH-FG 25' POLE 3' BASE
	1	D	66000	0.850	WLS-EVR-3-775-SM-PSMH-FG 25' POLE 3' BASE
	35	D	66000	0.850	WLS-EVR-3-775-SM-PSMH-FG 25' POLE 3' BASE
	26	E	66000	0.850	WLS-EVR-2-775-SM-PSMH-FG 25' POLE 3' BASE
	12	G	66000	0.850	WLS-EVR-S-775-SM-PSMH-FG 25' POLE 3' BASE
	8	K	66000	0.850	WLS-EVR-2-775-SM-PSMH-FG 30' POLE 3' BASE
	17	I	45000	0.850	WLS-EVR-S-575-SM-PSMH-FG 25' POLE 3' BASE
	5	J	45000	0.850	WLS-EVR-S-575-SM-PSMH-FG 25' POLE 3' BASE
	10	K	23500	0.850	WLS-WGS-M-3-250-PSMH-FG 20' MOUNTING HEIGHT
	15	L	14000	0.850	WLS-477-150-CMH 30' MOUNTING HEIGHT
	46	M	14000	0.850	WLS-477-150-PSMH 14' MOUNTING HEIGHT

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS LIGHTING SYSTEMS
Consider the Impact!

800-633-8711

SHEET SP 7.1

BY: J.P.

PM: STEVE

SCALE: 1"=50'

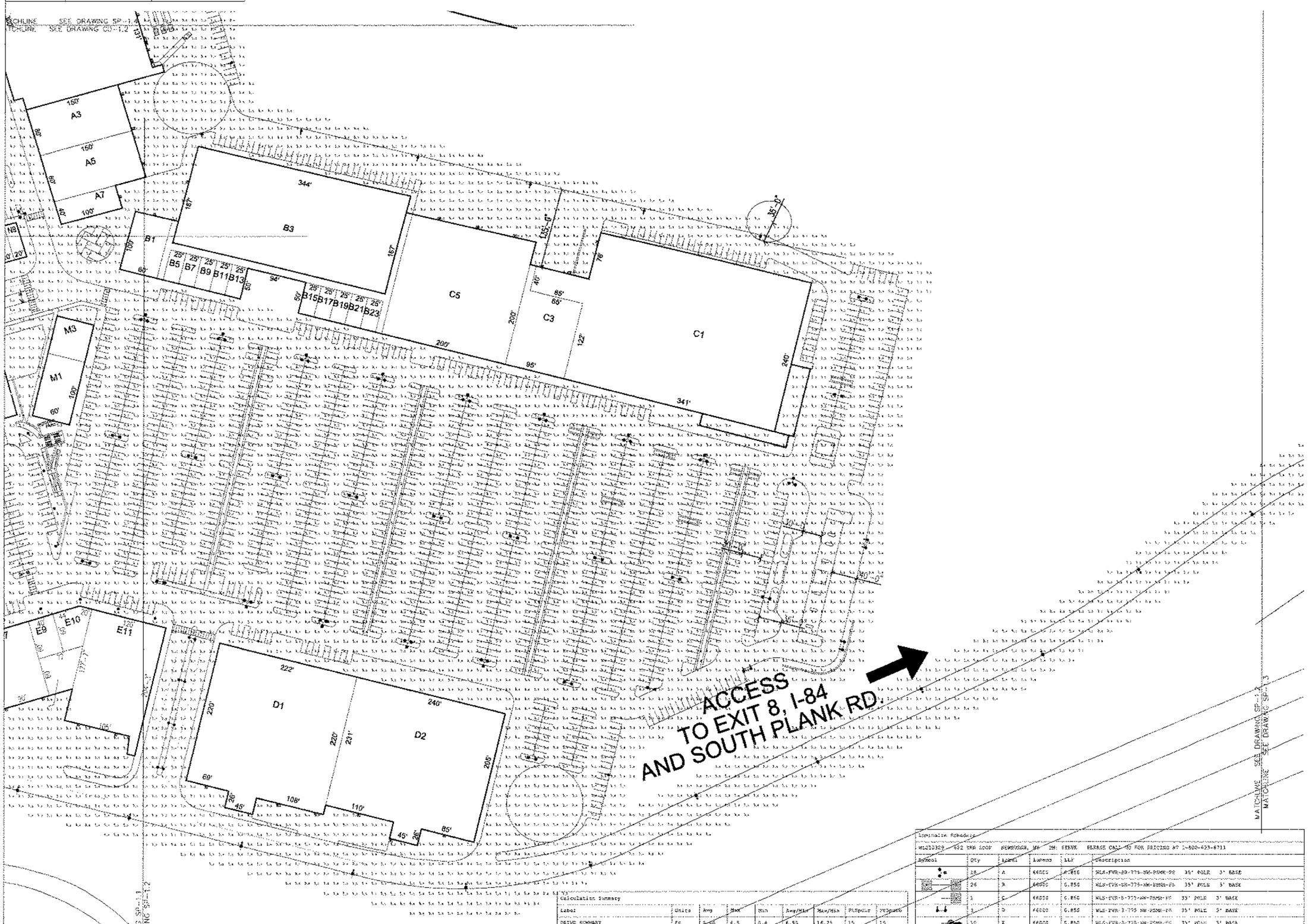
DATE -2/20/14

622 THE LOOP
NEWBURGH, NY

WLS-10329

REVISIONS

Rev #	Date	By:



Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpacLr	PtSpacLn
DRIVE SUMMARY	Fc	2.60	6.5	0.4	6.50	16.25	15	15
LIFESTYLE AREA PARKING SUMMARY	Fc	3.30	9.0	0.8	3.75	11.25		
PARKING SUMMARY	Fc	4.27	6.9	1.1	3.88	6.00		
REAR SUMMARY	Fc	2.32	11.3	0.3	7.73	37.67		

Luminaire Schedule

WLS10329 622 THE LOOP NEWBURGH, NY IN: STEVE PLEASE CALL US FOR PRICING AT 1-800-633-8711

Symbol	Qty	Label	Lumens	LLF	Description
	18	A	66000	0.850	WLS-PVR-SR-775-NW-PSMR-PG 35' POLE 3' BASE
	26	B	66000	0.850	WLS-PVR-SR-775-NW-RSMR-PG 35' POLE 3' BASE
	1	C	66000	0.850	WLS-PVR-S-775-NW-PSMR-PG 35' POLE 3' BASE
	1	D	66000	0.850	WLS-PVR-S-775-NW-RSMR-PG 35' POLE 3' BASE
	10	E	66000	0.850	WLS-PVR-S-775-NW-PSMR-PG 35' POLE 3' BASE
	26	F	66000	0.850	WLS-PVR-S-775-NW-RSMR-PG 35' POLE 3' BASE
	17	G	66000	0.850	WLS-PVR-S-775-NW-PSMR-PG 30' POLE 3' BASE
	8	H	66000	0.850	WLS-PVR-S-775-NW-RSMR-PG 30' POLE 3' BASE
	17	I	45000	0.850	WLS-PVR-S-575-NW-PSMR-PG 30' POLE 3' BASE
	5	J	45000	0.850	WLS-PVR-S-575-NW-RSMR-PG 30' POLE 3' BASE
	47	K	23500	0.800	WLP-WME-M-3-250-PSMR-PG 20' MANDIZING HEIGHT
	19	L	16000	0.800	WLS-477-150-CMH 20' MOUNTING HEIGHT
	46	M	16000	0.800	WLS-477-150 CMH 15' MOUNTING HEIGHT

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

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EXHIBIT 7B

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS LIGHTING SYSTEMS
Consider the Impact!

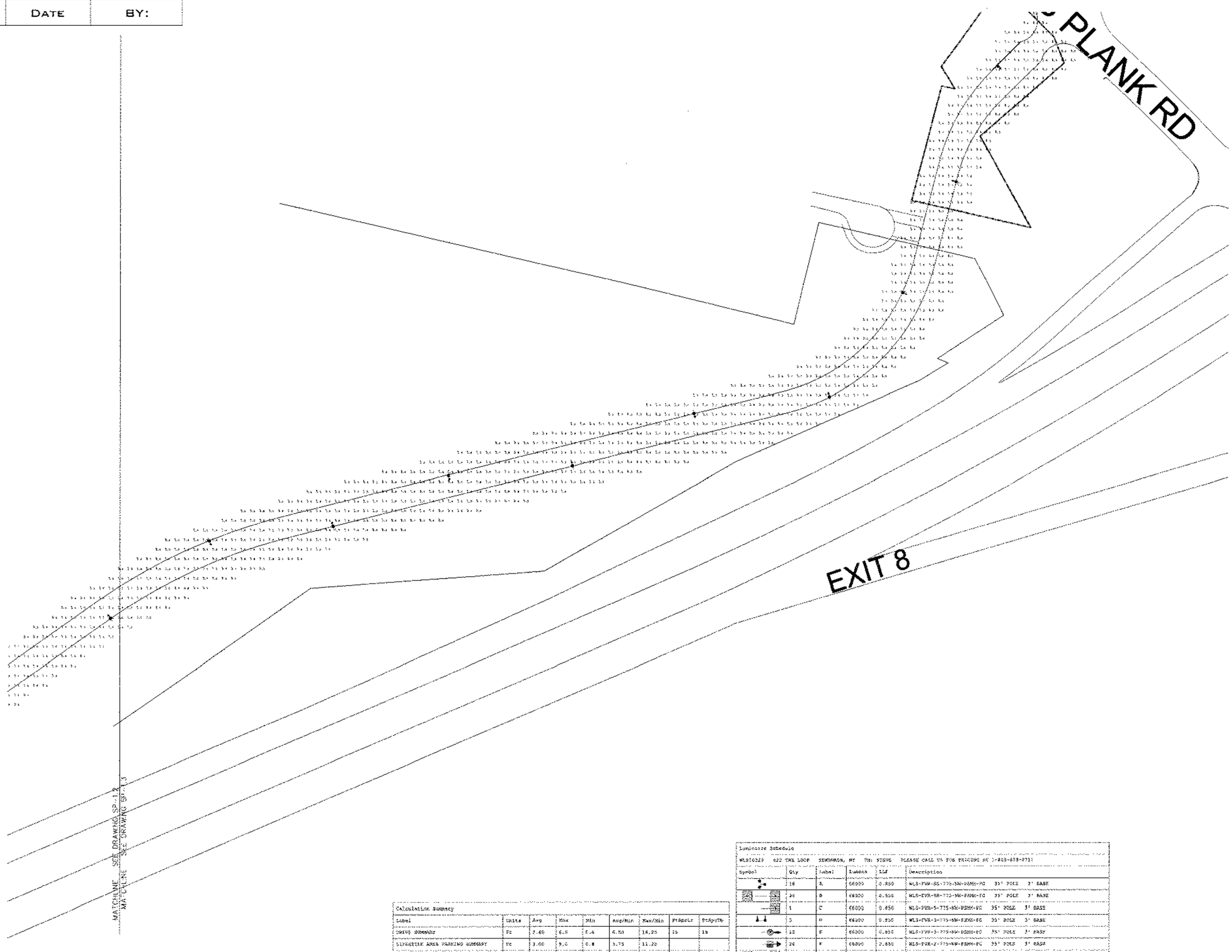
800-633-8711

PM: STEVE | BY: J.P. | SHEET SP 7.2

622 THE LOOP
NEWBURGH, NY

WLS-10329 | DATE -2/20/14 | SCALE: 1"=50'

REVISIONS		
REV #	DATE	BY:



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcUr
DRIVE SUMMARY	FC	2.69	6.5	0.4	6.53	16.25	25	25
LIFESTYLE AREA PARKING SUMMARY	FC	3.00	9.0	0.8	3.75	11.25		
PARKING SUMMARY	FC	4.27	9.9	1.1	3.88	9.00		
REAR SUMMARY	FC	2.32	11.5	0.3	7.73	38.33		

Luminaire Schedule

WLS10329 622 THE LOOP NEWBURGH, NY TM: STEVE PLEASE CALL US FOR PRICING AT 1-800-633-8711

Symbol	Qty	Label	Lumens	LLF	Description
	16	A	66000	0.850	WLS-EVR-SR-775-NW-PSMH-FG 35' POLE 3' BASE
	28	B	66000	0.850	WLS-EVR-SR-775-NW-PSMH-FG 35' POLE 3' BASE
	1	C	66000	0.850	WLS-EVR-S-775-NW-PSMH-FG 35' POLE 3' BASE
	3	D	66000	0.850	WLS-EVR-S-775-NW-PSMH-FG 35' POLE 3' BASE
	12	E	66000	0.850	WLS-EVR-S-775-NW-PSMH-FG 35' POLE 3' BASE
	26	F	66000	0.850	WLS-EVR-2-775-NW-PSMH-FG 35' POLE 3' BASE
	12	G	66000	0.850	WLS-EVR-S-775-NW-PSMH-FG 35' POLE 3' BASE
	8	H	66000	0.850	WLS-EVR-2-775-NW-PSMH-FG 30' POLE 3' BASE
	17	I	45000	0.850	WLS-EVR-S-575-NW-PSMH-FG 35' POLE 3' BASE
	5	J	45000	0.850	WLS-EVR-S-575-NW-PSMH-FG 35' POLE 3' BASE
	67	K	23000	0.600	WLS-WRE-M-3-250-PSMH-FG 20' MOUNTING HEIGHT
	16	L	14000	0.800	WLS-STT-150-CSM 20' MOUNTING HEIGHT
	46	M	14000	0.800	WLS-STT-150-PSMH 14' MOUNTING HEIGHT

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS LIGHTING SYSTEMS
Consider the Impact!

800-633-8711

SHEET SP 7.3

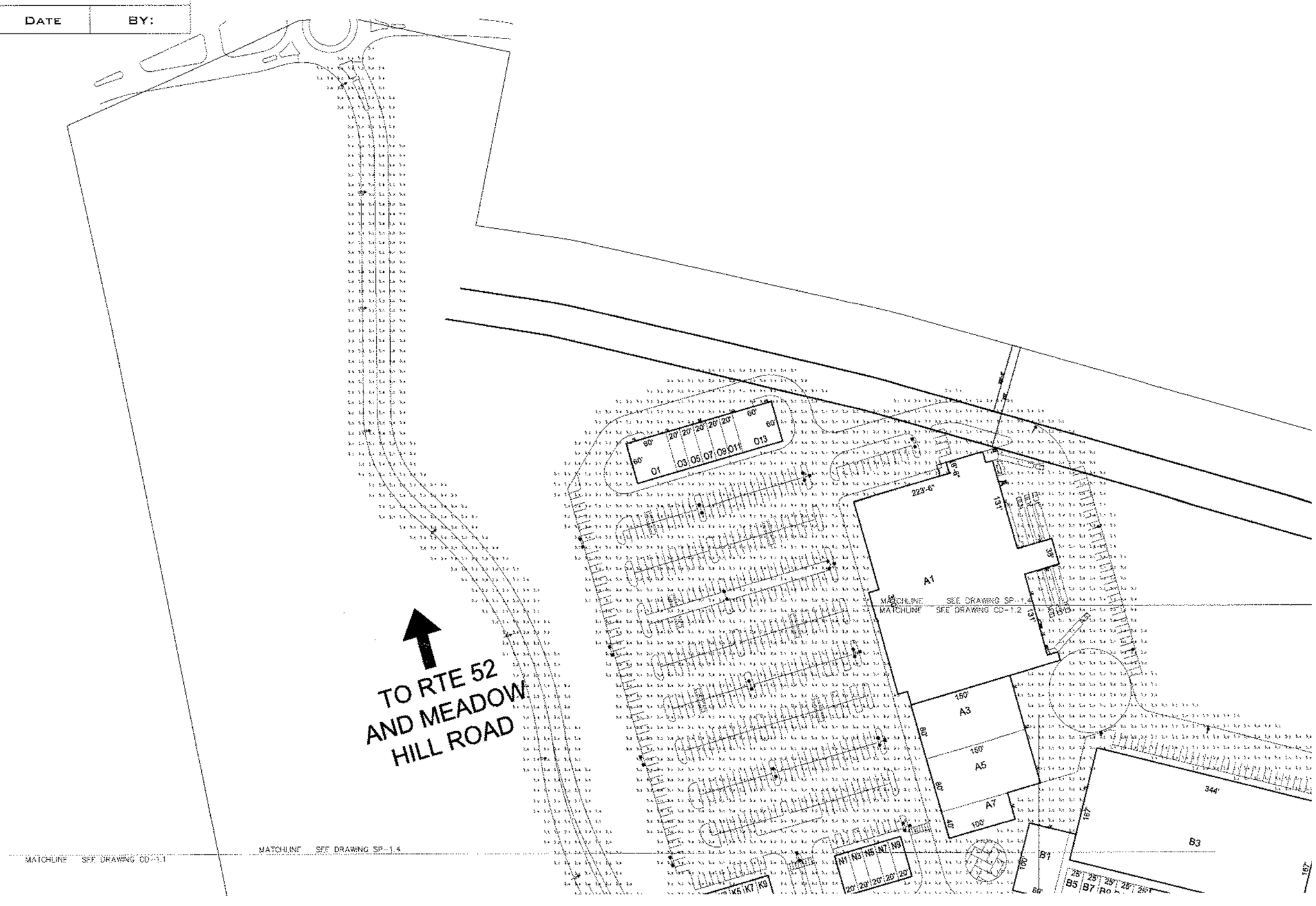
BY: J.P.

PM: STEVE

622 THE LOOP
NEWBURGH, NY

WLS-10329 DATE -2/20/14 SCALE: 1"=50'

REVISIONS		
REV #	DATE	BY:



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	FAP@50'	FAP@75'
DRIVE SUMMARY	FC	2.60	6.3	0.4	6.50	16.25	15	15
LIGHTPOLE AREA PARKING SUMMARY	FC	3.00	9.0	0.8	3.75	11.25		
PARKING SUMMARY	FC	4.27	9.9	1.1	3.88	9.00		
AREA SUMMARY	FC	2.32	11.3	0.3	7.73	37.67		

Luminaire Schedule

WLS010329 622 THE LOOP NEWBURGH, NY PM: STEVE PLEASE CALL US FOR PRICING AT 1-800-633-8711

Symbol	Qty	Label	Lumens	LLF	Description
	18	A	66000	0.850	WLS-PVR-SR-775-NW-PSMH-FG 35' POLE 3' BASE
	26	B	66000	0.850	WLS-PVR-SR-775-NW-PSMH-FG 35' POLE 3' BASE
	1	C	66000	0.850	WLS-PVR-S 775-NW-PSMH-FG 35' POLE 3' BASE
	3	D	66000	0.850	WLS-PVR-3-775-NW-PSMH-FG 35' POLE 3' BASE
	10	E	66000	0.850	WLS-PVR-S-775-NW-PSMH-FG 35' POLE 3' BASE
	26	F	66000	0.850	WLS-PVR-2-775-NW-PSMH-FG 35' POLE 3' BASE
	12	G	66000	0.850	WLS-PVR-S 775 NW-PSMH-FG 35' POLE 3' BASE
	8	H	66000	0.850	WLS-PVR-2-775-NW-PSMH-FG 35' POLE 3' BASE
	13	I	45000	0.850	WLS-PVR-S-575-NW-PSMH-FG 35' POLE 3' BASE
	5	J	45000	0.850	WLS-PVR-S-575 NW-PSMH-FG 35' POLE 3' BASE
	47	K	23500	0.800	WLS-WMS-N-3-250-PSMH-FG 20' MOUNTING HEIGHT
	15	L	16000	0.800	WLS-477-150-CMH 20' MOUNTING HEIGHT
	46	M	14300	0.850	WLS-477-150-PSMH 20' MOUNTING HEIGHT

1919 WINDSOR PLACE
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800-633-8711

PM: STEVE | BY: J.P. | SHEET SP 7.4

622 THE LOOP
NEWBURGH, NY

WLS-10329 | DATE -2/20/14 | SCALE: 1"=50'

GENERAL NOTES:

1. ALL WORK IS TO BE COMPLETED ACCORDING TO THE LATEST NYSDOT STANDARD SPECIFICATIONS(F), REGION B SIGNAL DETAILS SHEETS AND STANDARD STRUCTURE SHEETS. THE REGION B SIGNAL DETAILS SHEETS ARE TO BE A PART OF THE SIGNAL PLAN
2. SIGNAL HEAD ROADWAY CLEARANCE SHOULD BE 16'-6".
3. UNLESS SPECIFICALLY STATED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING THE 2070 CONTROLLER AND ALL PERIPHERAL EQUIPMENT.
4. ALL MATERIALS INCORPORATED IN THE SIGNAL INSTALLATION SHALL CONFORM TO THE CURRENT NYSDOT REQUIREMENTS AS PER NOTE 1 ABOVE. CONFORMANCE SHALL BE MET BY THE TOWN APPROVAL OF THE FOLLOWING SUBMISSIONS BY THE CONTRACTOR.
   a. TRAFFIC SIGNAL POLES AND PEDESTRIAN POLES:
      MANUFACTURER'S SHOP DRAWINGS AND CALCULATIONS MUST BE SUBMITTED TO THE TOWN FOR EACH SIGNAL POLE. THE SHOP DRAWINGS AND CALCULATIONS MUST BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE SATE OF NEW YORK
   b. TRAFFIC SIGNAL HEADS (SECTIONS) & BRACKET ASSEMBLIES, PEDESTRIAN HEADS AND BRACKET ASSEMBLIES, CONCRETE PULLBOXES, CAST ALUMINUM JUNCTION BOXES, AND OVERHEAD SIGN ASSEMBLIES:
      MANUFACTURER'S CATALOG CUTS MUST BE SUBMITTED TO THE THE TOWN AS WELL AS MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH "NYSDOT STANDARD SPECIFICATIONS"
   c. TRAFFIC SIGNAL CONDUIT, CABLE, WIRE:
      MANUFACTURER'S CATALOG CUTS MUST BE SUBMITTED TO THE TOWN.
   d. TRAFFIC SIGNAL LOOP EMBEDDING SEALER:
      ONLY THOSE PRODUCTS ON THE LATEST NYSDOT MATERIALS BUREAU "APPROVED LIST" SHALL BE USED.
5. THE SIGNAL INSTALLATION CONTRACTOR SHALL CONTACT THE TOWN PRIOR TO PERFORMING ANY WORK. A MEETING SHALL TAKE PLACE AS DETERMINED NECESSARY BY THE TOWN OR AT THE REQUEST OF THE CONTRACTOR.
6. THE TOWN SHALL BE NOTIFIED PRIOR TO THE INSTALLATION OF ANY VEHICLE DETECTOR LOOPS. FAILURE TO DO SO MAY RESULT IN THE REJECTION OF LOOPS SO INSTALLED.
7. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL LOCAL PERMITS REQUIRED.
8. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH CURRENT TOWN PRACTICE FOR THE SIGNAL LOCATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ELECTRIC SERVICE TO THE SIGNAL.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO RESTORE ANY DISTURBED AREAS TO THEIR ORIGINAL CONDITION.
11. THE CONTRACTOR SHALL PROVIDE A TABLE OF SWITCH PACKS AND TABLE OF INPUT WIRING. THE CONTRACTOR IS RESPONSIBLE FOR PROGRAMMING THE 2070 CONTROLLER TO CONFORM TO THE TABLE OF OPERATIONS SHOWN HEREON, USING McCain SOFTWARE.
12. LOOP DETECTORS ARE TO BE WIRED IN PARALLEL IN THE CABINET.
13. ELECTRICAL CABLE SPLICES:
    ALL CABLE SPLICES MADE IN CABLE RUNS TO BE LOCATED BELOW GROUND WILL BE ACCOMPLISHED USING METHOD # 2 (TWO COMPONENT ELECTRICAL INSULATING RESIN REMOLDING MATERIAL) AS DESCRIBED IN SECTION 680.3.16 OF THE STANDARDS SPECIFICATIONS.
14. MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES NYS SUPPLEMENT AND THE NYSDOT STANDARD SPECIFICATIONS.
15. PULLBOXES:
    a. UNLESS OTHERWISE SHOWN ON THE PLANS ALL PULLBOXES SHALL BE INSTALLED OUTSIDE OF THE PAVEMENT OR SHOULDER AREA.
    b. THE FINISHED GROUND SURFACE ON THE BACK SLOPE IN THE VICINITY OF THE PULLBOX SHALL BE ADJUSTED SO THAT NO FILL SHALL BE SPILLED ON THE TOP OF THE BOX AND THE MAXIMUM DISTANCE FROM THE TOP OF THE FINISHED GROUND AT THE BOX SHALL NOT EXCEED 4 INCHES. ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR THE PULLBOX.
16. THE CONTRACTOR SHALL REFERENCE NYSDOT STANDARD SHEETS 680-1, 680-2, 680-4, 680-5, 680-6, 680-8, 680-10, 680-11, 680-13 AND 680-14, 685-01 FOR THIS INSTALLATION.
17. TRAFFIC SIGNAL CONTROL SHALL BE MAINTAINED UNTIL THE NEW SIGNAL IS IN OPERATION AND ACCEPTED BY THE TOWN UNDER ITEM 619.1613 MAINTAIN TRAFFIC SIGNAL EQUIPMENT.
18. THE CLEARANCES BETWEEN ANY SIGNAL EQUIPMENT AND UTILITY LINES SHALL BE 10' FOR PRIMARY, 2' SECONDARY AND 1' FOR ALL OTHERS. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE APPROPRIATE UTILITY COMPANY TO ENSURE PROPER CLEARANCES ARE ACHIEVED.
19. IF SOFT CLAY OR ORGANIC DEPOSITS ARE ENCOUNTERED DURING THE FOOTING AUGERING/DIGGING OPERATION, OR IF AUGERING/DIGGING IS UNDERTAKEN IN AREAS HAVING A HIGH WATER TABLE, THE CONTRACTOR SHALL CONSULT THE ENGINEER-IN-CHARGE.
20. CONTRACTOR SHALL CONTACT ALL THE APPROPRIATE PARTIES WITH JURISDICTION OVER THE UTILITIES (OVERHEAD AND UNDERGROUND) ENTERING ON OR NEAR THE PROJECT AREA PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES AND PROVIDE THOSE AGENCIES 72 HOURS NOTIFICATION. CONTRACTOR SHALL BE AWARE THAT OTHER UTILITIES (OVERHEAD AND/OR UNDERGROUND) NOT SHOWN ON THE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL AT HIS/HER OWN EXPENSE, REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE/SHE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION TO UTILITY SERVICES.
21. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES IN AREA TO RESOLVE ANY CONFLICTS BETWEEN SIGNAL EQUIPMENT AND UTILITY.
22. AT THE CONCLUSION OF INSTALLATION WORK AND UPON ACCEPTANCE BY THE TOWN THE CONTRACTOR SHALL FURNISH AN AS-BUILT DRAWING TO THE TOWN ALONG WITH A LIST OF ALL INSTALLED EQUIPMENT.
23. PHASE 2 & 6 SHALL BE SET ON RECALL GREEN.
24. FOR PAVEMENT MARKINGS SEE DRAWING PREPARED BY DIVINEY, TUNG, SCHWALBE.
25. CONTRACTOR SHALL PROVIDE AND INSTALL A PRIORITY CONTROL PRE-EMPTION SYSTEM (ITEM 680.56) AT THE ROUTE 52 AND 5TH AVENUE/ROAD A AND ROUTE 300 AND MEADOW AVENUE INTERSECTIONS. THE PRE-EMPTION SHALL BE THE CURRENT MODEL MANUFACTURED BY 3M. FOUR (4) COMPATIBLE IN-VEHICLE EMITTERS SHALL ALSO BE PROVIDED.
26. CONTRACTOR SHALL FURNISH, INSTALL AND MAKE OPERATIONAL 4 GARMIN, GPS18X INTERFACE UNITS OR SIMILAR; ONE AT THIS INTERSECTION AND ONE EACH AT INTERSECTION OF NYS ROUTE 300 & ROAD A, NYS ROUTE 52 & 5TH AVENUE/ROAD A AND ROAD A/ROAD D INTERSECTIONS. GPS UNITS SHALL BE COMPATIBLE WITH NYSDOT CONTROLLER 2070 SOFTWARE. ALL GPS UNITS TO ALSO HAVE A 7A COMM MODULE FURNISHED AND INSTALLED

SIGNLE POLE DATA

POLE NO.	ITEM NO.	LOCATION	DESIGN LOAD (LBS)	LENGTH (FT)	FOOTING MOMENT (FT-KIPS)
1		SOUTH			
2		NORTH			

TABLE OF SIGN HEADS AND CABLE

HEAD	ITEMS	CABLE	ITEM
A	680.8112, (2) 680.810101, (2) 680.810103, (2) 680.810105, (6) 680.810107	14/10C-A-X/X	680.731014
B	680.8112, (2) 680.810101, (2) 680.810103, (2) 680.810104, (2) 680.810105, (2) 680.810106, (10) 680.810107	14/15C-B-X/X	680.731514
C	680.8112, (2) 680.810101, (2) 680.810103, (2) 680.810104, (2) 680.810105, (2) 680.810106, (10) 680.810107	14/10C-C-X/X	680.731014
D	680.8112, (2) 680.810101, (2) 680.810103, (2) 680.810105, (6) 680.810107	14/10C-D-X/X	680.731014

TABLE OF SIGN HEADS AND CABLE

E	MUTCD SIGN NO. R10-11	680.8201
F	MUTCD SIGN NO. R3-5L	680.8201
G	MUTCD SIGN NO. R3-5L	680.8201
H	MUTCD SIGN NO. R3-5L (BACK-TO-BACK)	680.8201
I	MUTCD SIGN NO. R10-11a (PERPENDNDICULAR)	680.8202

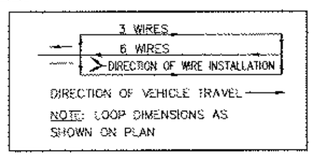
TABLE OF DETECTORS

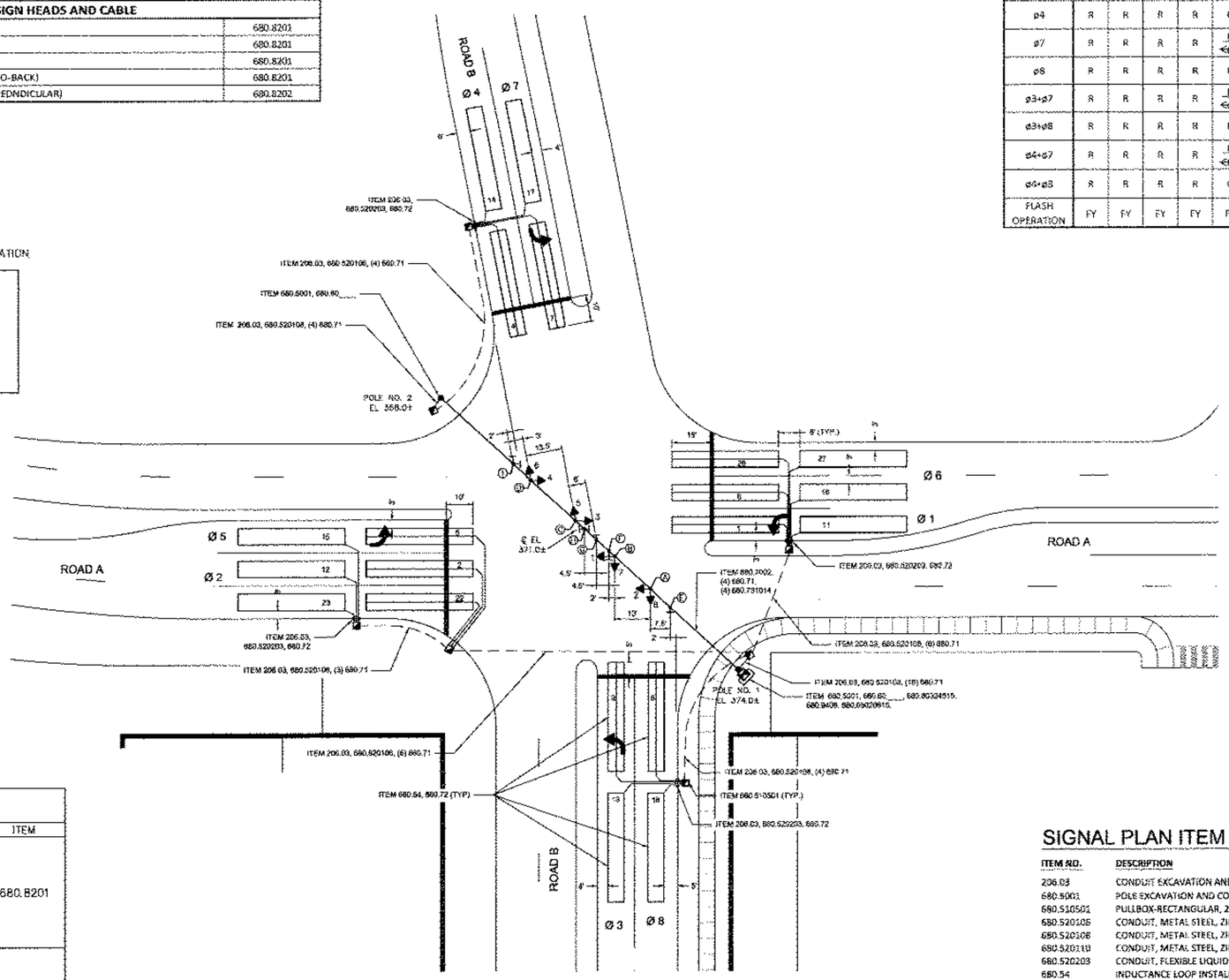
DETECTOR NO.	TYPE	MODE	SIZE	NO. OF TURNS
1, 2, 3, 4, 5, 6, 7, 8, 22, 26	QUAD	PRESENCE	2 - 3' X 40'	3-6-3
11, 12, 13, 14, 15, 16, 17, 18, 23, 27	LOOP	PRESENCE	6' X 40'	3

TABLE OF OPERATION

FACE / PHASE	1	2	3	4	5	6	7	8
ø1	R	R	R/G	R	R	R	R	R
ø2	G	G	R	R	R	R	R	R
ø5	R/G	R	R	R	R	R	R	R
ø6	R	R	G	G	R	R	R	R
ø1+ø5	R/G	R	R/G	R	R	R	R	R
ø1+ø6	R	R	G/G	G	R	R	R	R
ø2+ø5	G/G	G	R	R	R	R	R	R
ø2+ø6	G	G	G	G	R	R	R	R
ø3	R	R	R	R	R	R	R/G	R
ø4	R	R	R	R	G	G	R	R
ø7	R	R	R	R	R/G	R	R	R
ø8	R	R	R	R	R	R	G	G
ø3+ø7	R	R	R	R	R/G	R	R/G	R
ø3+ø8	R	R	R	R	R	R	G/G	G
ø4+ø7	R	R	R	R	G/G	G	R	R
ø4+ø8	R	R	R	R	G	G	G	G
FLASH OPERATION	FY	FY	FY	FY	FR	FR	FR	FR

NOTE: QUADRAPOLE PRESENCE LOOP INSTALLATION

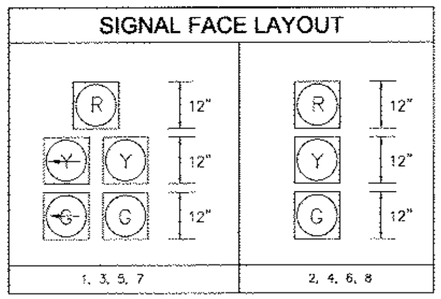




SIGN TEXT LEGEND

NO.	SIGN TEXT	M.U.T.C.D. NO.	ITEM
E	NO TURN ON RED	R10 - 11	680.8201
I	NO TURN ON RED	R10 - 11 (PERPENDICULAR)	680.8202 (MODIFIED)
F	ONLY	R3 - 5L	680.8201
H	ONLY	R3 - 5L (BACK-TO-BACK)	680.8201
G	ONLY	R3 - 5L	680.8201

SIGNAL FACE LAYOUT

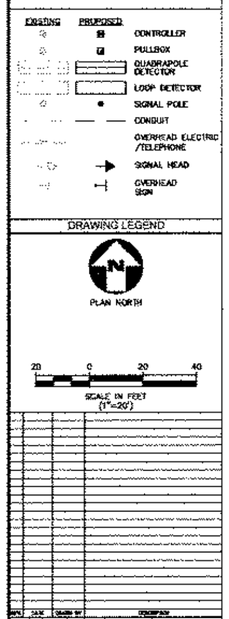


SIGNAL PLAN ITEM LIST

ITEM NO.	DESCRIPTION
206.03	CONDUIT EXCAVATION AND BACKFILL
680.5001	POLE EXCAVATION AND CONCRETE FOUNDATION
680.510501	PULLBOX-RECTANGULAR, 26" x 18", REINFORCED CONCRETE
680.520105	CONDUIT, METAL STEEL, ZINC COATED, 2" DIA.
680.520108	CONDUIT, METAL STEEL, ZINC COATED, 3" DIA.
680.520110	CONDUIT, METAL STEEL, ZINC COATED, 4" DIA.
680.520203	CONDUIT, FLEXIBLE LIQUID TIGHT STEEL, 1" DIA.
680.54	INDUCTANCE LOOP INSTALLATION
680.56	EMERGENCY PRE-EMPTION SYSTEM
680.60____	TRAFFIC SIGNAL POLE
680.60____	TRAFFIC SIGNAL POLE
680.7002	DUAL SPAN WIRE ASSEMBLY WITH UPPER TETHER WIRE
680.71	SHIELDED LEAD-IN CABLE
680.72	INDUCTANCE LOOP WIRES
680.731014	SIGNAL CABLE, 10 CONDUCTOR, 14 AWG.
680.731514	SIGNAL CABLE, 10 CONDUCTOR, 14 AWG.
680.80324515	INSTALL MICROCOMPUTER CABINET
680.810101	TRAFFIC SIGNAL MODULE, RED BALL LED 12"
680.810103	TRAFFIC SIGNAL MODULE, YELLOW BALL LED 12"
680.810104	TRAFFIC SIGNAL MODULE, YELLOW ARROW LED 12"
680.810105	TRAFFIC SIGNAL MODULE, GREEN BALL LED 12"
680.810106	TRAFFIC SIGNAL MODULE, GREEN ARROW LED 12"
680.810107	TRAFFIC SIGNAL SECTION, TYPE 3 12"
680.8111	TRAFFIC SIGNAL BRACKET ASSEMBLY - 1 WAY
680.8112	TRAFFIC SIGNAL BRACKET ASSEMBLY - 2 WAY
680.8201	OVERHEAD SIGN ASSEMBLY - TYPE A
680.8202	OVERHEAD SIGN ASSEMBLY - TYPE B
680.94000008	TRAFFIC SIGNAL SERVICE ENTRANCE
680.95020615	SERVICE CABLE 2 CONDUCTOR NO. 06 AWG.

LOCATION MAP

DRAWING LEGEND



the LOOP
Hudson Valley, NY

MASER CONSULTING P.A.
Consulting, Municipal & Environmental Engineers
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State of N.Y. Certificate of Authorization: 000801
New Jersey • New York • Pennsylvania • Virginia
Customer Loyalty Through Client Satisfaction

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TRAFFIC SIGNAL PLAN
FOR
THE LOOP
ROAD A & ROAD B INTERSECTION

TOWN OF NEWBURGH, ORANGE COUNTY, NY

SCALE	DATE	DRAWN BY	DESIGNED BY
1"=20'	2/26/14	R.G.G.	A.P.R.

PROJECT NUMBER: 12100068A

SHEET NUMBER: SP-8.0

GENERAL NOTES:

1. ALL WORK IS TO BE COMPLETED ACCORDING TO THE LATEST NYSDOT STANDARD SPECIFICATIONS"*, REGION 8 SIGNAL DETAILS SHEETS AND STANDARD STRUCTURE SHEETS. SIGNAL HEAD ROADWAY CLEARANCE SHOULD BE 16'-6".
2. UNLESS SPECIFICALLY STATED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING THE 2070 CONTROLLER AND ALL PERIPHERAL EQUIPMENT.
3. ALL MATERIALS INCORPORATED IN THE SIGNAL INSTALLATION SHALL CONFORM TO THE CURRENT NYSDOT REQUIREMENTS AS PER NOTE 1 ABOVE. CONFORMANCE SHALL BE MET BY THE TOWN APPROVAL OF THE FOLLOWING SUBMISSIONS BY THE CONTRACTOR:
   a. TRAFFIC SIGNAL POLES AND PEDESTRIAN POLES:
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   b. TRAFFIC SIGNAL HEADS (SECTIONS) & BRACKET ASSEMBLIES, PEDESTRIAN HEADS AND BRACKET ASSEMBLIES, CONCRETE PULLBOXES, CAST ALUMINUM JUNCTION BOXES, AND OVERHEAD SIGN ASSEMBLIES:
      MANUFACTURER'S CATALOG CUTS MUST BE SUBMITTED TO THE TOWN AS WELL AS MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH "NYSDOT STANDARD SPECIFICATIONS"
   c. TRAFFIC SIGNAL CONDUIT, CABLE, WIRE:
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   d. TRAFFIC SIGNAL LOOP EMBEDDING SEALER:
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8. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ELECTRIC SERVICE TO THE SIGNAL.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO RESTORE ANY DISTURBED AREAS TO THEIR ORIGINAL CONDITION.
10. THE CONTRACTOR SHALL PROVIDE A TABLE OF SWITCH PACKS AND TABLE OF INPUT WIRING. THE CONTRACTOR IS RESPONSIBLE FOR PROGRAMMING THE 2070 CONTROLLER TO CONFORM TO THE TABLE OF OPERATIONS SHOWN HEREON, USING MACRO SOFTWARE.
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12. ELECTRICAL CABLE SPLICES:
    ALL CABLE SPLICES MADE IN CABLE RUNS TO BE LOCATED BELOW GROUND WILL BE ACCOMPLISHED USING METHOD # 2 (TWO COMPONENT ELECTRICAL INSULATING RESIN REJACKETING MATERIAL) AS DESCRIBED IN SECTION 680.3.16 OF THE STANDARDS SPECIFICATIONS.
13. MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES NYS SUPPLEMENT AND THE NYSDOT STANDARD SPECIFICATIONS.
14. PULLBOXES:
    a. UNLESS OTHERWISE SHOWN ON THE PLANS ALL PULLBOXES SHALL BE INSTALLED OUTSIDE OF THE PAVEMENT OR SHOULDER AREA.
    b. THE FINISHED GROUND SURFACE ON THE BACK SLOPE IN THE VICINITY OF THE PULLBOX SHALL BE ADJUSTED SO THAT NO FILL SHALL BE SPILLED ON THE TOP OF THE BOX AND THE MAXIMUM DISTANCE FROM THE TOP OF THE FINISHED GROUND AT THE BOX SHALL NOT EXCEED 4 INCHES. ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR THE PULLBOX.
16. THE CONTRACTOR SHALL REFERENCE NYSDOT STANDARD SHEETS 680-1, 680-2, 680-4, 680-5, 680-6, 680-8, 680-10, 680-11, 680-13 AND 680-14, 685-01 FOR THIS INSTALLATION.
17. TRAFFIC SIGNAL CONTROL SHALL BE MAINTAINED UNTIL THE NEW SIGNAL IS IN OPERATION AND ACCEPTED BY THE TOWN UNDER ITEM 619.1613 MAINTAIN TRAFFIC SIGNAL EQUIPMENT.
18. THE CLEARANCES BETWEEN ANY SIGNAL EQUIPMENT AND UTILITY LINES SHALL BE 10" FOR PRIMARY, 2" SECONDARY AND 1" FOR ALL OTHERS. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE APPROPRIATE UTILITY COMPANY TO ENSURE PROPER CLEARANCES ARE ACHIEVED.
19. IF SOFT CLAY OR ORGANIC DEPOSITS ARE ENCOUNTERED DURING THE FOOTING AUGERING/DIGGING OPERATION, OR IF AUGERING/DIGGING IS UNDERTAKEN IN AREAS HAVING A HIGH WATER TABLE, THE CONTRACTOR SHALL CONSULT THE ENGINEER-IN-CHARGE.
20. CONTRACTOR SHALL CONTACT ALL THE APPROPRIATE PARTIES WITH JURISDICTION OVER THE UTILITIES (OVERHEAD AND UNDERGROUND) ENTERING ON OR NEAR THE PROJECT AREA PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES AND PROVIDE THOSE AGENCIES 72 HOURS NOTIFICATION. CONTRACTOR SHALL BE AWARE THAT OTHER UTILITIES (OVERHEAD AND/OR UNDERGROUND) NOT SHOWN ON THE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL AT HIS/HER OWN EXPENSE, REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE/SHE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION TO UTILITY SERVICES.
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23. PHASE 2 & 6 SHALL BE SET ON RECALL GREEN.
24. FOR PAVEMENT MARKINGS SEE DRAWING PREPARED BY DANKY, TUNG, SCHWALBE.
25. CONTRACTOR SHALL PROVIDE AND INSTALL A PRIORITY CONTROL PRE-EMPTION SYSTEM (ITEM 680.6250) AT THE ROUTE 52 AND 5TH AVENUE/ROAD A AND ROUTE 300 AND MEADOW AVENUE INTERSECTIONS. THE PRE-EMPTION SHALL BE THE CURRENT MODEL MANUFACTURED BY 3M. FOUR (4) COMPATIBLE IN-VEHICLE EMITTERS SHALL ALSO BE PROVIDED.
26. CONTRACTOR SHALL FURNISH, INSTALL AND MAKE OPERATIONAL 4 GARMIN, GPS16X INTERFACE UNITS OR SIMILAR; ONE AT THIS INTERSECTION AND ONE EACH AT INTERSECTION OF NYS ROUTE 300 & ROAD A, NYS ROUTE 52 & 5TH AVENUE/ROAD A AND ROAD A/ROAD B INTERSECTIONS. GPS UNITS SHALL BE COMPATIBLE WITH NYSDOT CONTROLLER 2070 SOFTWARE. ALL GPS UNITS TO ALSO HAVE A 7A COMM MODULE FURNISHED AND INSTALLED

SIGNLE POLE DATA

POLE NO.	ITEM NO.	LOCATION	DESIGN LOAD (LBS)	LENGTH (FT)	FOOTING MOMENT (FT-KIPS)
1	1	SOUTH			
2		NORTH			

TABLE OF SIGN HEADS AND CABLE

HEAD	ITEMS	CABLE	ITEM
A	680.8111, 680.810101, 680.810103, 680.810105, (3) 680.810107	14/05C-A-X/X	680.730514
B	680.8111, 680.810101, 680.810103, 680.810105, 680.810106, 680.810108, (5) 680.810107	14/10C-B-X/X	680.731014
C	680.8112, (2) 680.810101, (2) 680.810103, (2) 680.810105, (6) 680.810107	14/10C-C-X/X	680.731014
D	680.8111, 680.810101, (2) 680.810103, 680.810105, 680.810106, (5) 680.810107, 680.810108	14/10C-D-X/X	680.731014
E	680.8111, 680.810101, 680.810103, 680.810105, (3) 680.810107	14/05C-E-X/X	680.730514
F	680.8111, 680.810101, 680.810103, 680.810105, (3) 680.810107	14/05C-F-X/X	680.730514
TABLE OF SIGN HEADS AND CABLE			
G	MUTCD SIGN NO. R10-11		680.8201
H	MUTCD SIGN NO. R3-5R		680.8201
I	MUTCD SIGN NO. R3-5L		680.8201

TABLE OF DETECTORS

DETECTOR NO.	TYPE	MODE	SIZE	NO. OF TURNS
1, 2, 3, 6, 17, 19, 21, 23	QUAD	PRESENCE	2 - 3' X 40'	3-5-3
11, 12, 13, 16, 18, 20, 22, 24	LOOP	PRESENCE	6' X 40'	3

TABLE OF OPERATION

FACE / PHASE	1	2	3	4	5	6	7	PED A
ø1	R/G	R	R	R	R	R	R	DW
ø2	G	G	R	R	R	R	R	DW[1]
ø5	R	R	G	G	G	R	R	DW
ø1+ø6	R	R	G/G	G	G	R	R	DW
ø2+ø6	G	G	G	G	G	R	R	DW
ø3	R	R/G	R	R	R	G	G	DW
FLASH OPERATION	FY	FY	FY	FY	FY	FY	FY	DABK

NOTES:

1) PEDESTRIAN SIGNAL TO BE DEMAND ACTUATED ONLY. UPON ACTUATION OF A PEDESTRIAN PUSH BUTTON THE INDICATIONS SHALL DISPLAY A STEADY "MAN" FOLLOWED BY A FLASHING "HAND" AND COUNTDOWN TIMER AND THEN A STEADY "HAND".

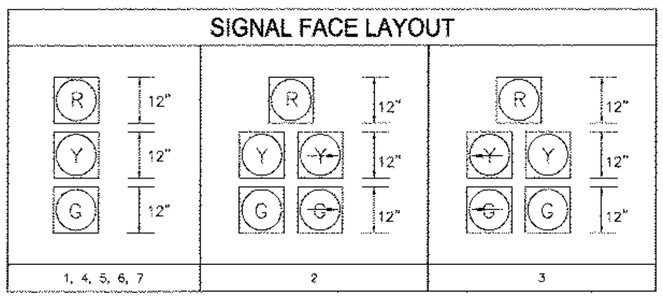
TABLE OF CLEARANCES

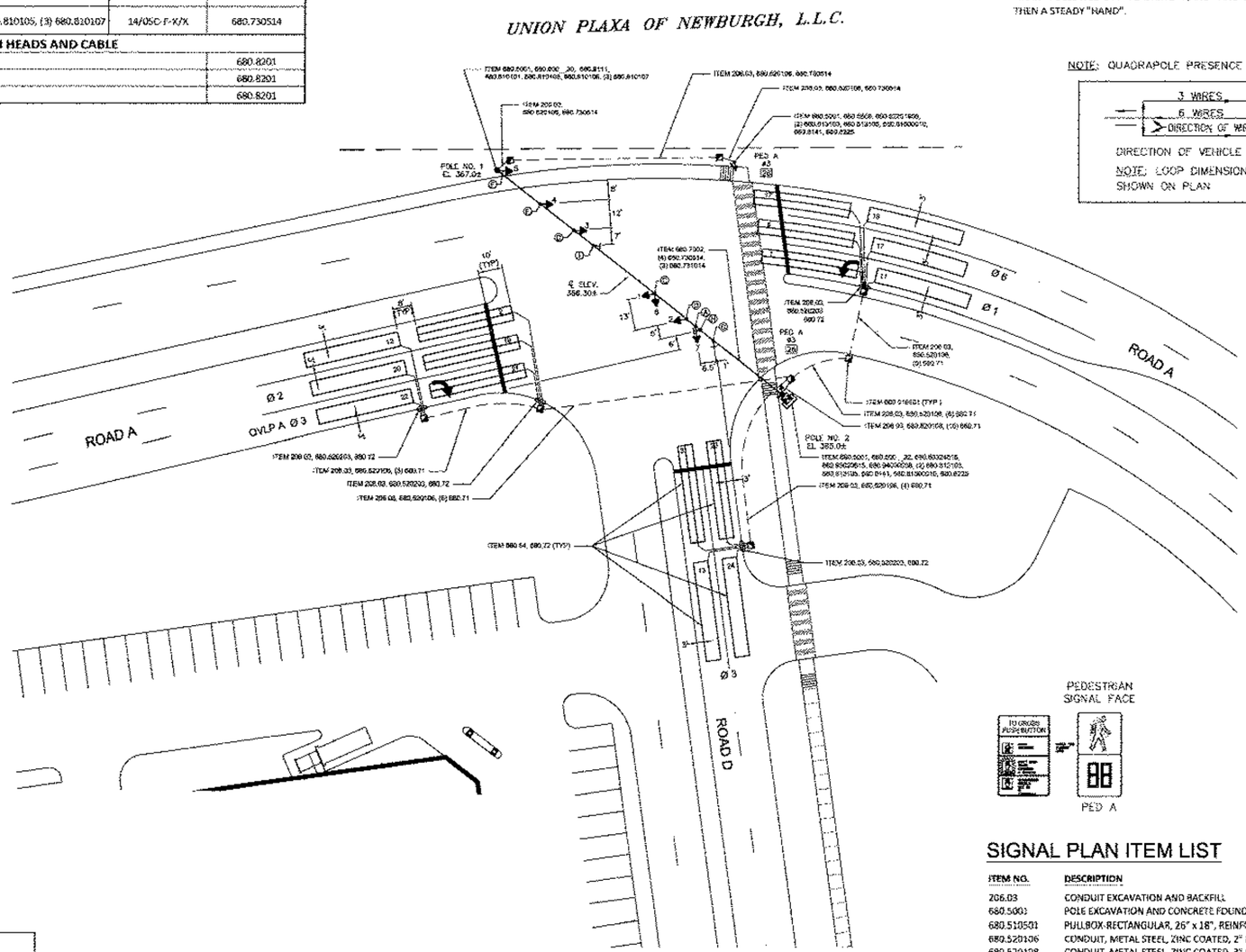
FROM / TO	G	G/G	R	R/G	R
G	R / G	G/Y / G	R/Y / G	R/Y / G	R / R
G/G	G / G	G/Y / G	R/Y / G	X	R / R
R/G	Y / R	Y/Y / R	X	X	R / R
R/G	Y / R	X	X	R/G / R/G	R / R
R	Y / R	Y/Y / R	R/Y / R	R/Y / R	R / R

SIGN TEXT LEGEND

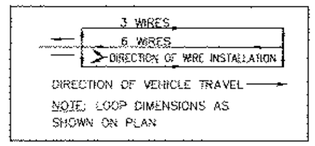
NO.	SIGN TEXT	M.U.T.C.D. NO.	ITEM
G	NO TURN ON RED	R10 - 11	680.8201
H	ONLY	R3 - 5R	680.8201
I	ONLY	R3 - 5L	680.8201

SIGNAL FACE LAYOUT





NOTE: QUADRAPOLE PRESENCE LOOP INSTALLATION



SIGNAL PLAN ITEM LIST

ITEM NO.	DESCRIPTION
206.03	CONDUIT EXCAVATION AND BACKFILL
680.5001	POLE EXCAVATION AND CONCRETE FOUNDATION
680.510501	PULLBOX-RECTANGULAR, 26" x 18", REINFORCED CONCRETE
680.520106	CONDUIT, METAL STEEL, ZINC COATED, 2" DIA.
680.520108	CONDUIT, METAL STEEL, ZINC COATED, 3" DIA.
680.520203	CONDUIT, FLEXIBLE LIQUID TIGHT STEEL, 1" DIA.
680.54	INDUCTANCE LOOP INSTALLATION
680.56	EMERGENCY PRE-EMPTION SYSTEM
680.60__30	TRAFFIC SIGNAL POLE
680.60__32	TRAFFIC SIGNAL POLE
680.6808	TRAFFIC SIGNAL POLE-BRACKET MOUNT, 8' MOUNTING HEIGHT
680.71	SHIELDED LEAD-IN CABLE
680.72	INDUCTANCE LOOP WIRES
680.730514	SIGNAL CABLE, 05 CONDUCTOR, 14 AWG.
680.731014	SIGNAL CABLE, 10 CONDUCTOR, 14 AWG.
680.810101	TRAFFIC SIGNAL MODULE, RED BALL LED 12"
680.810103	TRAFFIC SIGNAL MODULE, YELLOW BALL LED 12"
680.810105	TRAFFIC SIGNAL MODULE, GREEN BALL LED 12"
680.810106	TRAFFIC SIGNAL MODULE, GREEN ARROW LED 12"
680.810107	TRAFFIC SIGNAL SECTION, TYPE 1 12"
680.810108	TRAFFIC SIGNAL MODULE, 12" BI-MODAL YELLOW/GREEN ARROWS LED
680.8111	TRAFFIC SIGNAL BRACKET ASSEMBLY - 1 WAY
680.8112	TRAFFIC SIGNAL BRACKET ASSEMBLY - 2 WAY
680.813103	PEDESTRIAN SIGNAL SECTION - TYPE I - 12 INCH
680.813105	PEDESTRIAN SIGNAL MODULE - 12 INCH, BI-MODAL HAND/MAN SYMBOLS, LED
680.81500010	PEDESTRIAN COUNT-DOWN TIMER MODULE
680.8141	PEDESTRIAN SIGNAL BRACKET MOUNT ASSEMBLY
680.8201	OVERHEAD SIGN ASSEMBLY - TYPE A
680.8225	PEDESTRIAN PUSH BUTTON AND SIGN - WITHOUT POST
680.82201908	BREAKAWAY TRANSFORMER BASE (TRAFFIC)
680.94000008	TRAFFIC SIGNAL SERVICE ENTRANCE
680.95020615	SERVICE CABLE 2 CONDUCTOR NO. 06 AWG

LOCATION MAP

EXISTING	PROPOSED	
		CONTROLLER
		PULLBOX
		QUADRAPOLE DETECTOR
		LOOP DETECTOR
		SIGNAL POLE
		CONDUIT
		OVERHEAD ELECTRIC /TELEPHONE
		SIGNAL HEAD
		OVERHEAD SIGN

DRAWING LEGEND

PLAN NORTH

20 0 20 40
SCALE IN FEET (1"=20')

NO.	DATE	DRAWN BY	DESCRIPTION

the LOOP
Hudson Valley, NY

MASER CONSULTING
ESTABLISHED 1955
Engineering, Municipal & Environmental Engineers
Planners • Surveyors • Landscape Architects
State of N.Y. Certificate of Authorization: 0003821
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Customer Comfort through Staff Satisfaction

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TRAFFIC SIGNAL PLAN
FOR
THE LOOP
ROAD A & ROAD D INTERSECTION

TOWN OF NEWBURGH, ORANGE COUNTY, NY

SCALE	DATE	DRAWN BY	DESIGNED BY
1"=20'	2/26/14	R.G.D.	A.P.R.

PROJECT NUMBER 12100005BA

SHEET NUMBER SP-8.1