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**TOWN OF NEWBURGH**  
**PLANNING BOARD**  
**TECHNICAL REVIEW COMMENTS**

**PROJECT: 1 POWELTON ROAD**  
**PROJECT NO.: 2015-19**  
**PROJECT LOCATION: SECTION 80, BLOCK 6, LOT 7**  
**REVIEW DATE: 18 APRIL 2016**  
**MEETING DATE: 21 APRIL 2016**  
**PROJECT REPRESENTATIVE: HIGHLANDS ARCHITECTURE-STEVEN A. WHALEN**

1. Applicants are requested to provide the size of the pipe from the proposed catch basin to the existing Town catch basin.
2. Drawings have been modified to remove the front parking area. Applicants representative stated they have met with Highway Superintendent regarding revised layout. Confirmation from the Highway Superintendent regarding the approval should be received.
3. Existing parking lot is to receive curbs to control runoff and positively direct runoff to the proposed closed pipe drainage system.
4. Roof runoff has been identified to discharged to proposed dry wells.
5. Applicants representatives have provided an Engineering Report regarding the Subsurface Sanitary Sewer Disposal System. Any approvals for the site should be limited to the 5 dentist chairs and the associated office space.

Respectfully submitted,

**McGoey, Hauser and Edsall**  
**Consulting Engineers, D.P.C.**

Patrick J. Hines  
Principal



# HIGHLANDS ARCHITECTURE pllc

3212 ROUTE 9  
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April 12, 2016

Town of Newburgh  
Planning Department  
308 Gardnertown Road  
Newburgh, NY 12550

Re: Application for Planning Board Site Plan Review for  
1 Powelton Road, Newburgh, NY 12550  
Zone: B – Business  
Section: 80, Block: 6, Lot: 7  
Application #: 2015-19

Dear Members of the Planning Board,

The following letter is a line item response to the letter received by our office from McGoe, Hauser, and Edsall Consulting Engineers, DPC dated March 11, 2016 regarding the pediatric dentist office project located at 1 Powelton Road. (*Architect's responses are in italics*).

1. Status of the Zoning Board of Appeals review of the project should be received.
2. Any handicapped parking space proposed must be designed in compliance with ADA requirements. *One handicapped parking space is proposed with a 5'-0" wide accessible aisle directly adjacent to the parking space. The parking space and aisle have been designed to the standards in the latest edition of ANSI A117.1*
3. Highway superintendent's comments regarding construction of curbs and landscaping within the Town's right of way should be received. *Our office met with the Town of Newburgh Highway Superintendent (Todd DePew) at the site on Monday, March 28, 2016 to discuss the project, specifically the improvements to the site in the town's right of way. At that meeting, our office received a verbal confirmation that the improvements are acceptable. Written confirmation will be distributed at the planning board meeting on April 21, 2016.*
4. Sanitary sewer issues should be addressed on the plan. Site is currently served by a subsurface sanitary sewer disposal system. Location of proposed sanitary sewer disposal system as well as any required improvements must be addressed on the plans. *Please see drawing SP-1.2 for the approximate location of the existing septic tank and absorption fields. The existing sanitary sewer system will remain. No new sanitary sewer system is proposed under this application. Please see the attached report from Insite Engineering PC for further information.*

5. The Planning Board's attention is called to Item #20 on sheet SP-1R identifying employee parking spaces to the rear of the structure with limited access. Materials utilized for these spaces should be identified on the plans. *The number of employee parking spaces has been reduced to one as per the comments received at the Planning Board meeting on March 17, 2016. Please see detail #6 on drawing SP-3 for detailed information on the pervious paving material to be used for the employee parking space.*
  
6. The Applicant's representative will be requested to discuss how the 3 handicapped parking spots identified as Item #19 on sheet SP-1R will function. A vehicle parked in these spaces will completely block access to any other vehicle entering or exiting. Curb located behind the parking would further restrict any access to these spots. *Please see drawing SP-1.2 for the revised location of the handicapped parking space. One handicapped parking space will be provided. The handicapped parking space and accessible aisle are now located in the southeast corner in the parking lot.*
  
7. Storm-water runoff from the site should be addressed on the plans. Previous plans identified proposed drainage improvements which appear to have been eliminated from the latest plan set. *Please see drawing SP-1.2 and details #1, #2, and #3 on drawing SP-3 for further storm-water treatment details. The parking lot will be re-graded to slope towards a new catch basin located in the north east corner of the parking lot. The new catch basin will be connected to the existing catch basin on Powelton Road. The storm-water from the roof will be collected in gutters and downspouts, and discharge to underground drywells. The downspouts will have overflow diverters which will discharge to adjacent planting beds.*

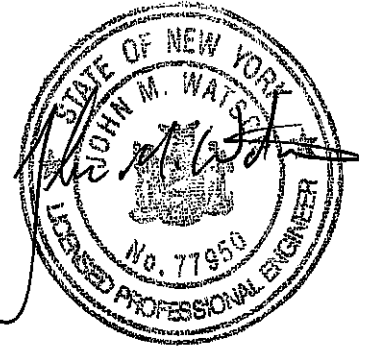
Please do not hesitate to contact our office should you require additional information or documentation. Thank you.

Sincerely,

**Stephen A. Whalen**

Architect

c/o Highlands Architecture, PLLC



## ENGINEERING SUMMARY

For

Wastewater Treatment at 1 Powelton Road  
Town of Newburgh, New York

April 1, 2016

### 1.0 INTRODUCTION

The subject project is located at 1 Powelton Road in the Town of Newburgh. The site is approximately 0.25± acres in size and is identified as Tax Map No. 80-6-7 in the B zoning district. The site is currently developed with an existing dental office building, asphalt parking and associated appurtenances. There is an existing subsurface sewage treatment system (SSTS) that services the dental office located under the existing asphalt pavement parking area to the north of the existing building.

The proposed project includes the re-construction of the existing dental office building and a reconfiguration of the onsite parking. The existing dental office building, which was in use as recently as 2014, currently contains five (5) operatory suites on the first floor and office space in the basement. The building is proposed to be renovated with the addition of a second floor and site improvements are proposed to formalize the onsite parking and drainage connections. In the future condition the building will contain five (5) operatory suites and on the first floor and office space in the basement as it currently does, with open dry storage on the newly created second story. The proposed building renovations and additions will not include an increase in the onsite design flows as the same number of operatory suites and office space are proposed in the future condition.

### 2.0 EXISTING SSTS COMPONENTS

Our office researched the Town of Newburgh, Orange Department of Health (OCDOH) and owner's files with no results on the location of components of the existing subsurface sewage treatment system (SSTS). By all accounts the building was estimated to be constructed in the 1950's with additions and expansions evident over the years. During our office's research, it was discovered that there is a privately owned low pressure forcemain that passes along the southern boundary of the property. This forcemain is located in the northern shoulder of North Plank Road and pumps sewage from the Alexis Diner at the eastern boundary to the Town gravity sewer located at the intersection of North Plank Road and Helene Terrace. The option to connect to the private forcemain was extensively explored by the current owner of the subject property, but this option was denied by the owner of the forcemain. At the conclusion of our office's research the existing components of the SSTS were still unknown, other than the existing septic tank which had surface evidence of its location.

Our office supervised a subsurface investigation of the SSTS by a licensed septic installer in February of 2016. The investigation started at the only known component of the existing SSTS, the 1000-gallon septic tank. Arrangements were made with a local septic contractor to have the tank pumped in the days leading up to the SSTS investigation. The septic tank is a 1,000-gallon tank, and appears to be of newer vintage, as the tank is made of precast concrete with internal baffles.

The outlet side of the tank was excavated and a repair connection was found on the outlet pipe from the tank. It is assumed that whenever the new tank was installed the first few feet of the pipe out of



the tank was found to be PVC, which was connected with a rubber fernco fitting to Orangeburg pipe. PVC plastic pipe is a more recent and current construction material, which was apparently installed when the tank was replaced and a repair connection to the Orangeburg pipe was made to connect to the remaining portion of the SSTS. Orangeburg pipe is a bituminized fiber pipe, which was commonly used in SSTS construction during the time when the building was originally constructed (1950's). This type of pipe is no longer used in SSTS construction as it is known to delaminate and crush under passive earth pressures, which is exactly what was observed along the outlet pipe from the tank to the absorption trenches, as this section of pipe was run fairly shallow below the surface of the asphalt pavement. The pipe between the tank and the absorption trenches was clogged and flattened, effectively blocking the outlet of the tank. During the investigation, the contractor removed all of the crushed and flattened Orangeburg pipe between the septic tank and the absorption fields and installed new PVC pipe, thus restoring the system to the intent and function of the original design.

The absorption portion of the system was then located by the contractor and found to include one (1) precast concrete junction box and approximately 120 linear feet (LF) of 2' wide absorption trenches. The junction box was precast concrete and was in good condition and similar to the septic tank appeared to be of newer vintage. The absorption trenches were partially exposed and the pipes were found to be Orangeburg as well, but were still intact as they were located a little deeper below the surface of the parking lot. Exploratory deep test holes were dug just beyond the limits of the absorption trenches and the soils consisted of brown sands and gravel down to 4 feet over clays with evidence of groundwater at the bottom of the holes, which were approximately 8' +/-.

### **3.0 PROPOSED CONNECTION TO EXISTING SSTS**

As previously stated, the applicant's current proposal includes a renovation to the existing dental office that will add a second story. The applicant is proposing to keep the existing office space on the lower level of the building, and renovate the first floor with the same number of operatory suites (5 total) that currently exist and have existed in the building for many years. The proposed second floor is partially open to the first floor in the reception area, with the balance of the space to remain as open dry storage. As part of the recent variances granted by the Town of Newburgh Zoning Board of Appeals, the use on the second floor must be open storage, thus having no assigned wastewater flows assigned to this area. Given that the existing SSTS was investigated and the marginal component, the crushed Orangeburg pipe between the septic tank and absorption trenches was replaced to function as intended, it is proposed to connect the renovated building to the existing SSTS with no additional improvements needed, as there is no increase in the design flows in the proposed condition.

### **4.0 EXISTING AND PROPOSED DESIGN FLOW**

The design flows for the existing dental office were determined based on water meter readings for the property provided by the Town of Newburgh. The attached water meter readings attached to this summary include readings every three months for the property dating back to 1999. An average daily flow of was extrapolated from the data and was found to be approximately almost 500 gallons per day (gpd) over days of normal operation, with a maximum one day average of 2,900 gpd found in the three month period between September and December of 2008. As seen in the attached water usage data there are periods with large amounts of water usage, this can most recently be attributed to leaky faucets and running toilets, as a plumber recently repaired those items in the existing building.

It should be noted that there are no known failures of the SSTS based on the current owners accounts from the previous owners. At the request of the Planning Board consulting Engineer, our office performed a dye test on the SSTS on March 31, 2016. There was no evidence of surface breakout or any traces of dye in the adjacent drainage collection system after running water through the septic tank and flushing the system.

The proposed improvements to the building will not increase the wastewater flows, as there was and will be one office and five operatory suites in dental office building in the future condition as previously discussed. Even though there is a second story is being proposed, that space has been allocated as open storage with no wastewater flow assigned to the use of that space. The proposed

building renovations will be in compliance with the current NYS building code, which require water saving fixtures and on plumbing installations. This could potentially reduce the amount of water used in the future condition, as the existing building, reputedly built in the 1950's, does not have water saving fixtures or water saving operator chairs which will be installed as part of the future renovation.

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF NEWBURGH

Page: 3

For Customer 0000120780 (MAHO LLC ) at 1 POWELTON RD  
 Bills Sent To MAHO LLC at 1 POWELTON ROAD  
 Service Located At 1 POWELTON RD

Report printed at 11:07 AM on 03/23/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
06/11/2015	WA	2015-067	R	5375600	5381400	1	5800
09/11/2015	WA	2015-068	R	5381400	5382800	1	1400
12/15/2015	WA	2015-069	R	5382800	5412100	1	29300

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF NEWBURGH

Page: 2

For Customer 0000120780 (MAHO LLC ) at 1 POWELTON RD  
 Bills Sent To MAHO LLC at1 POWELTON ROAD  
 Service Located At 1 POWELTON RD

Report printed at 11:07 AM on 03/23/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
12/15/2005	WA	2005-029	A	3968100	4007200	1	39100
03/20/2006	WA	2006-030	A	4007200	4055200	1	48000
06/26/2006	WA	2006-031	A	4055200	4093700	1	38500
09/20/2006	WA	2006-032	A	4093700	4133200	1	39500
12/21/2006	WA	2006-033	A	4133200	4196700	1	63500
03/16/2007	WA	2007-034	A	4196700	4251100	1	54400
06/18/2007	WA	2007-035	A	4251100	4371200	1	120100
09/21/2007	WA	2007-036	A	4371200	4476900	1	105700
12/24/2007	WA	2007-037	A	4476900	4531800	1	54900
03/18/2008	WA	2008-038	A	4531800	4574700	1	42900
06/10/2008	WA	2008-039	A	4574700	4635500	1	60800
09/12/2008	WA	2008-040	A	4635500	4710600	1	75100
12/08/2008	WA	2008-041	A	4710600	4977500	1	266900
03/13/2009	WA	2009-042	A	4977500	5109400	1	131900
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12/07/2011	WA	2011-053	A	5252600	5257900	1	5300
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07/16/2012	WA	2012-055	R	5264100	5271500	1	7400
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06/27/2014	WA	2014-063	R	5339100	5346300	1	7200
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03/19/2015	WA	2015-066	R	5364300	5375600	1	11300

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF NEWBURGH

Page: 1

For Customer 0000120780 (MAHO LLC  
 Bills Sent To MAHO LLC  
 Service Located At 1 POWELTON RD

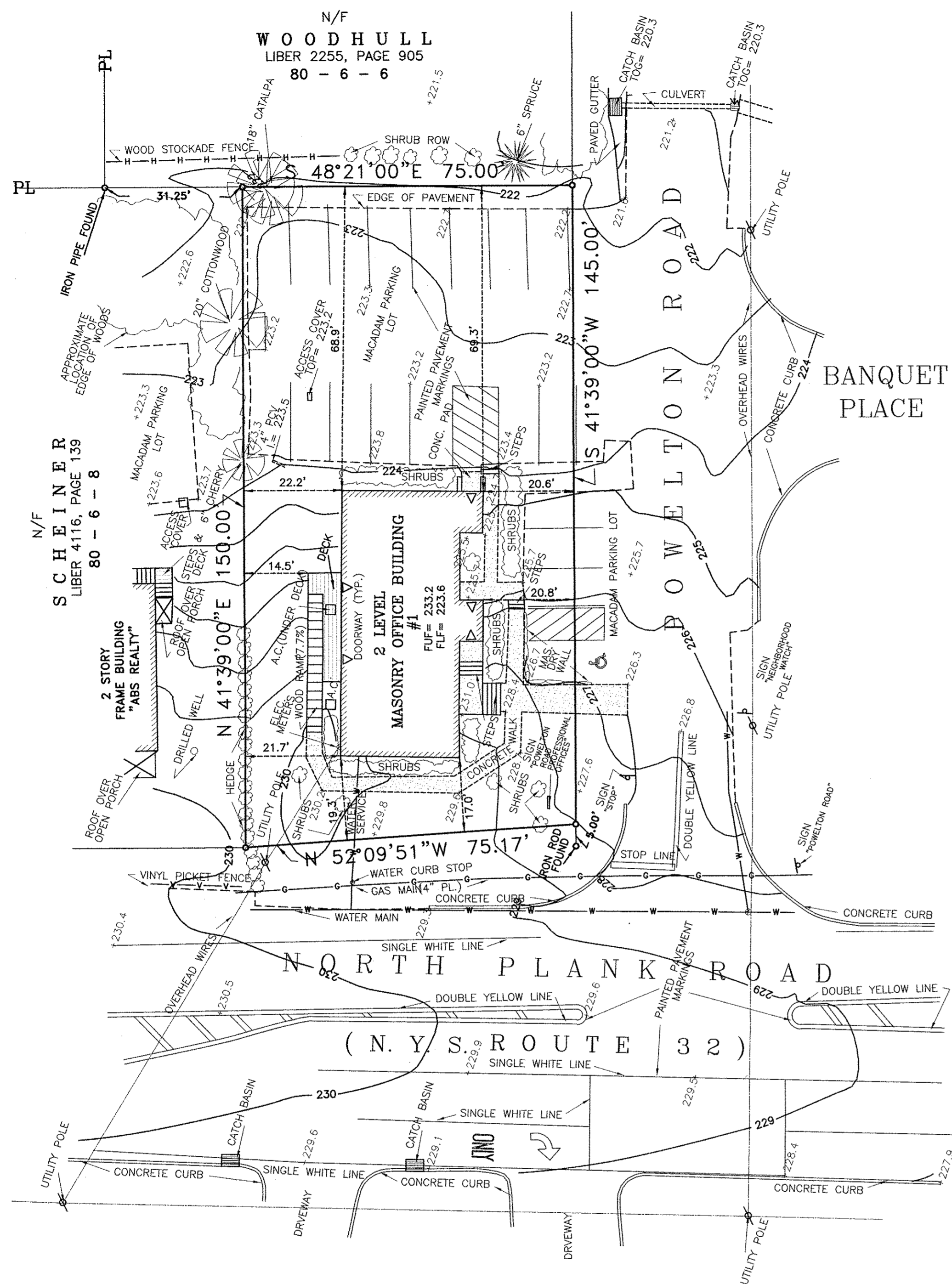
) at 1 POWELTON RD  
 at 1 POWELTON ROAD

Report printed at 11:07 AM on 03/23/2016

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03/01/1998	WA	98-006	A	0	0	1	20700
06/01/1998	WA	98-007	A	0	0	1	13400
09/01/1998	WA	98-008	A	0	0	1	24200
12/01/1998	WA	98-009	A	0	0	1	29300
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06/15/2000	WA	00-006	A	2949900	2991400	1	41500
09/18/2000	WA	00-007	A	2991400	3034500	1	43100
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03/16/2001	WA	01-009	A	3077900	3117100	1	39200
06/13/2001	WA	01-010	A	3117100	3151600	1	34500
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09/10/2001	WA	01-011	A	3151600	3189500	1	37900
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03/19/2002	WA	02-013	A	3234000	3281100	1	47100
06/10/2002	WA	02-014	A	3281100	3310000	1	28900
09/06/2002	WA	02-015	A	3310000	3344000	1	34000
12/18/2002	WA	02-016	A	3344000	3407200	1	63200
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03/08/2004	WA	04-021	A	3744200	3776800	1	32600
06/07/2004	WA	04-022	A	3776800	3816700	1	39900
09/07/2004	WA	2004-024	A	3816700	3862500	1	45800
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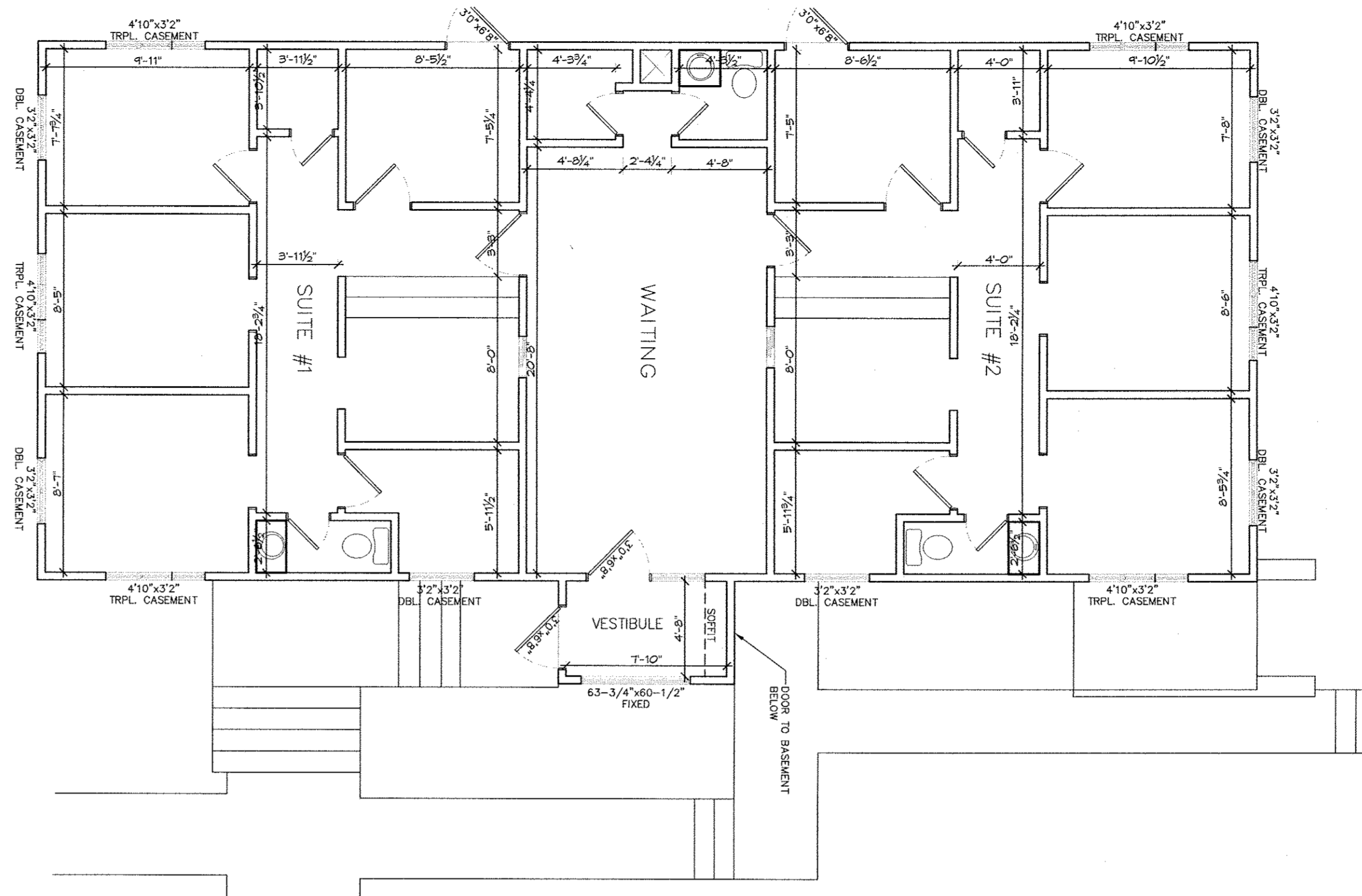




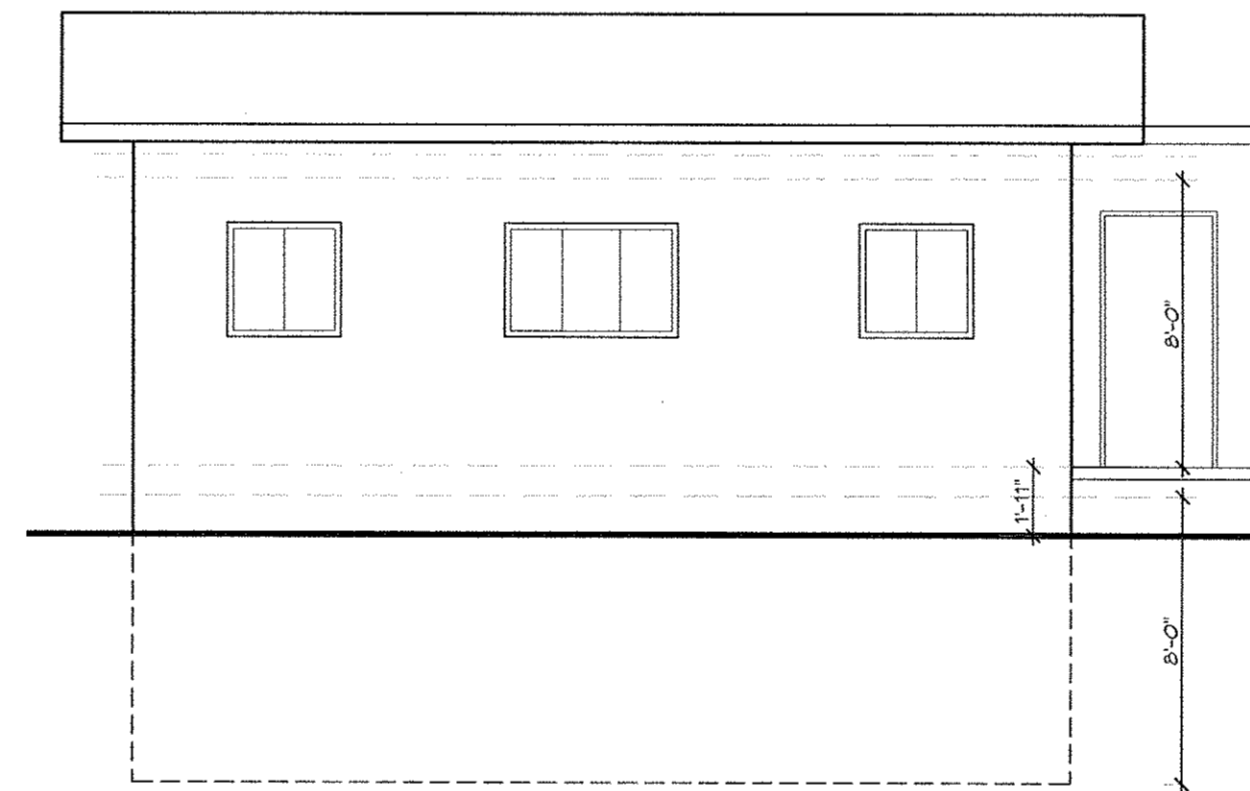


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EX-1  
EXISTING SITE PLAN  
1" = 20'-0"

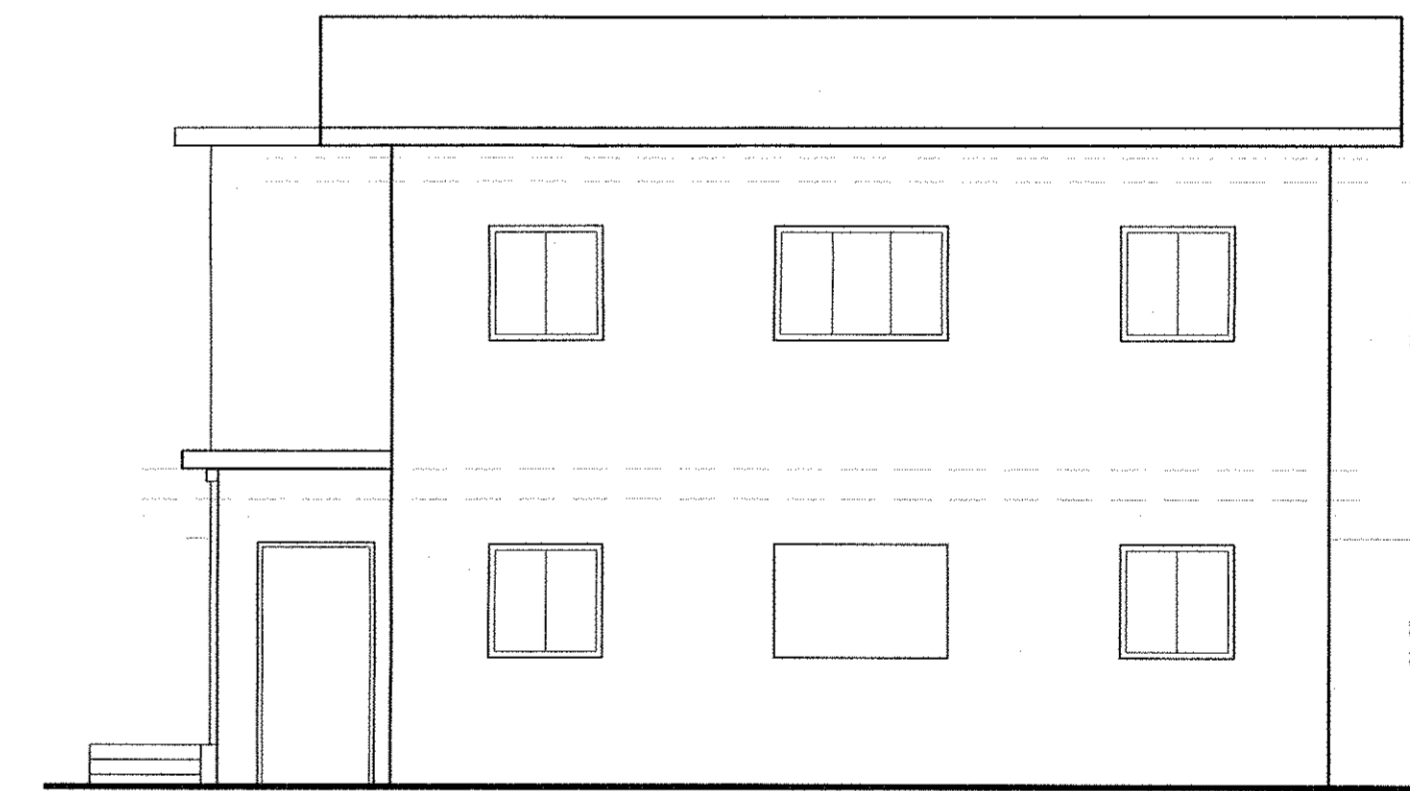
NOTE:  
ALL SITE PLAN INFORMATION TAKEN FROM A SURVEY  
AS PREPARED BY:  
STEVEN P. DRABICK, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
PO BOX 534  
CORNWALL, NY 12518  
DRAWING # 11734-15. DATE: SEPTEMBER 30, 2015



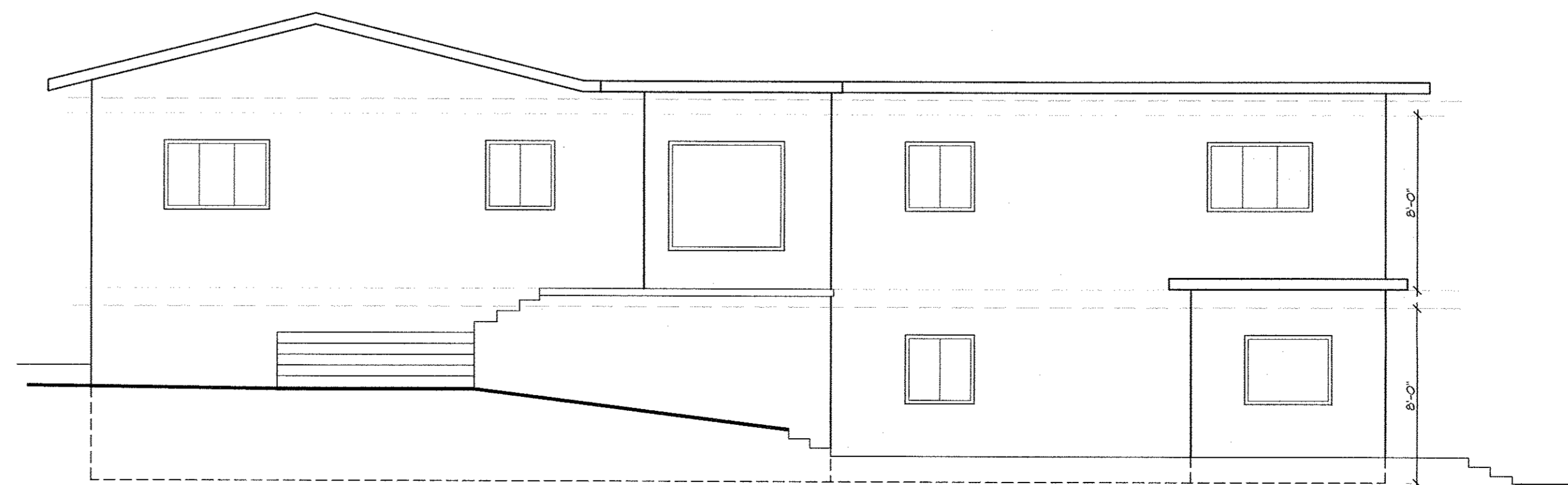
2  
EX-1  
EXISTING FLOOR PLAN  
3/16" = 1'-0"



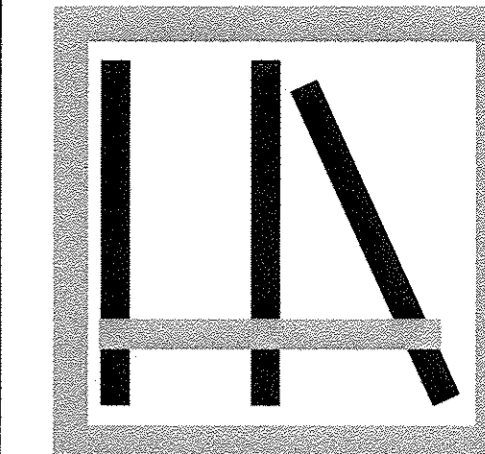
3  
EX-1  
EXISTING SOUTH ELEVATION  
3/16" = 1'-0"



4  
EX-1  
EXISTING NORTH ELEVATION  
3/16" = 1'-0"



5  
EX-1  
EXISTING EAST ELEVATION  
3/16" = 1'-0"

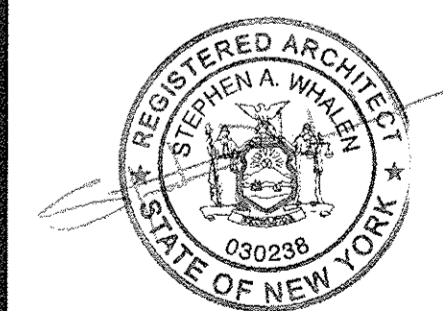


HIGHLANDS  
ARCHITECTURE  
pllc

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NEW PEDIATRIC DENTAL OFFICE FOR:

DR. PAYAMI  
1 POWELTON ROAD  
NEWBURGH, NY 12550



EXIST. SITE, PLAN,  
ELEVATIONS

EX-1

DATE: 9 JUNE 2015  
REVISIONS: 8/4/15 PB, 11/11/15 PB  
REVISIONS: 15 DEC 2015 ZBA FILING  
REVISIONS: 3/2/16, 4/13/16 PB FILING  
DRAWN BY: SW





1 SITE PHOTO - SOUTH WEST SIDE  
EX-2



2 SITE PHOTO - NORTH WEST SIDE  
EX-2



3 SITE PHOTO - NORTH SIDE  
EX-2



4 SITE PHOTO - EAST SIDE  
EX-2



5 SITE PHOTO - WEST SIDE  
EX-2



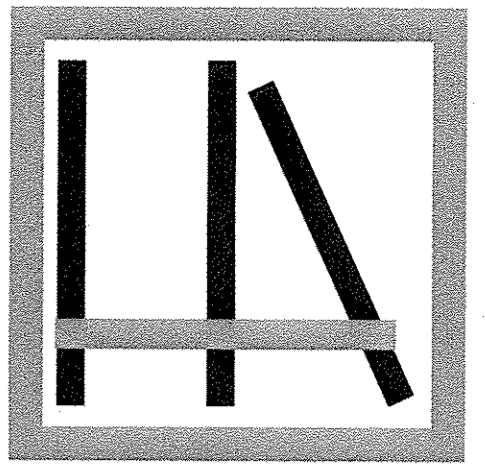
6 SITE PHOTO - NORTH PLANK ROAD  
EX-2



7 SITE PHOTO - SOUTH VIEW  
EX-2



8 SITE PHOTO - CORNER  
EX-2



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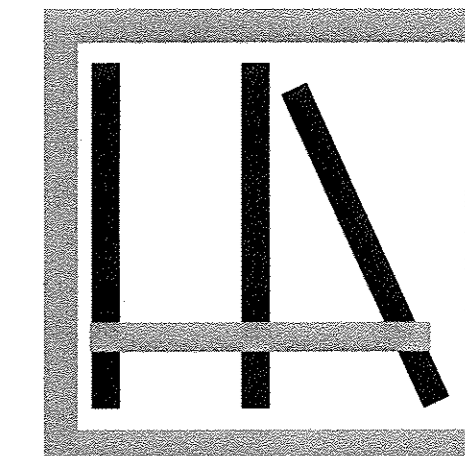
SITE & BUILDING  
PHOTOS

EX-2

THESE DRAWINGS ARE INDENTIFIED FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD.

DATE: 9 JUNE 2015  
REVISIONS: 8/4/15 PB, 8/18/15 ZBA, 11/11/15 PB  
REVISIONS: 12/15/15, 3/2/16  
REVISIONS: 4/13/16 PB FILING  
DRAWN BY: SW





HIGHLANDS  
ARCHITECTURE  
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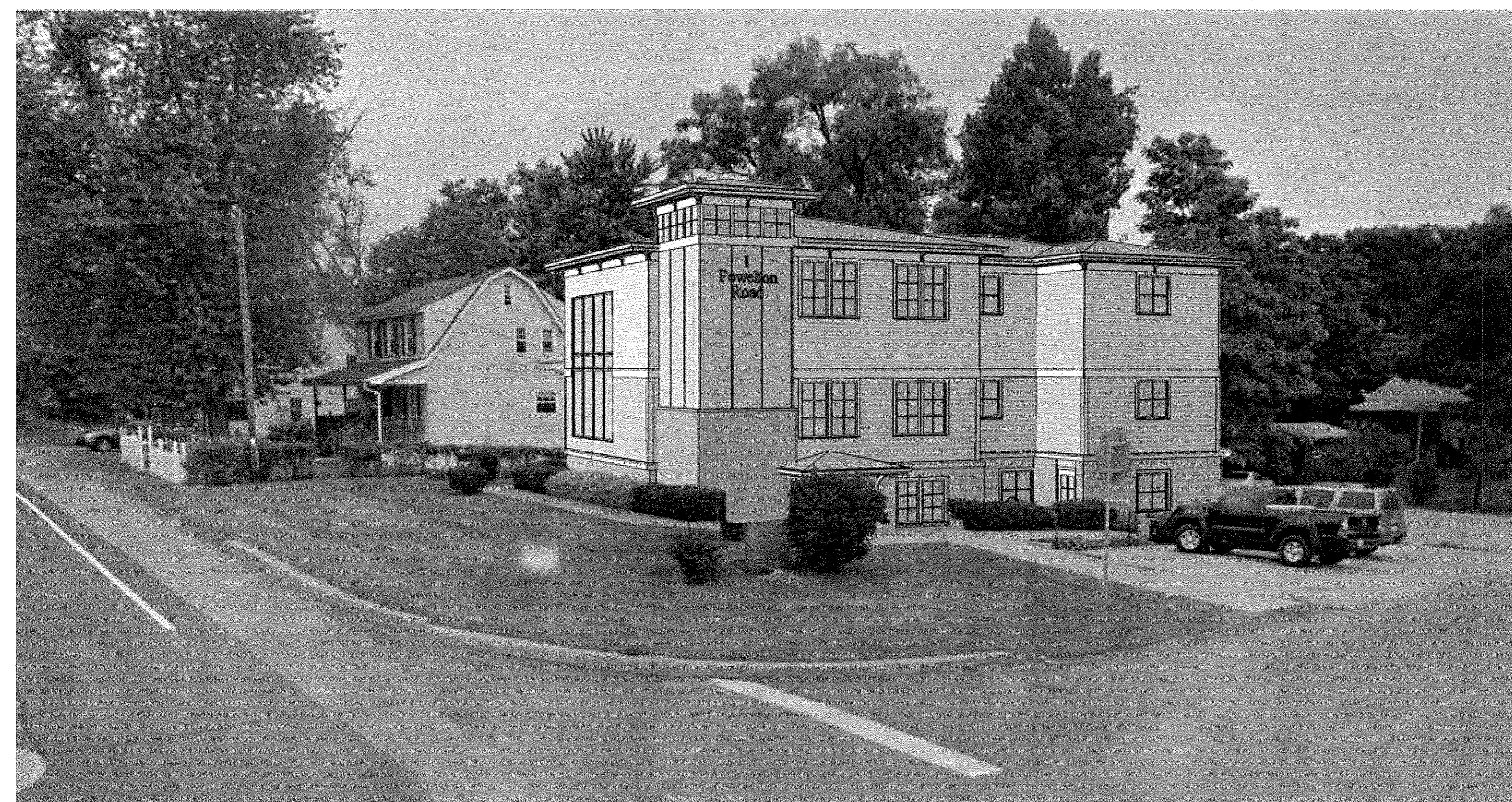
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COLD SPRING, NY 10516

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1 EXISTING NW VIEW  
EX-3



2 PROPOSED NW VIEW  
EX-3 1/4" = 1'-0"

NEW PEDIATRIC DENTAL OFFICE FOR:

DR. PAYAMI  
1 POWELTON ROAD  
NEWBURGH, NY 12550

THESE DRAWINGS ARE NOT BEING PREPARED FOR CONSTRUCTION PURPOSES  
THEY ARE FOR INFORMATION OF THE ARCHITECT'S CLIENT ONLY.



NORTHWEST  
VIEWS

EX-3

DATE: 9 JUNE 2015

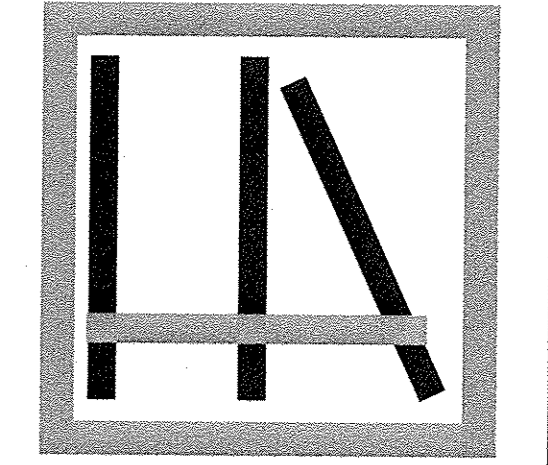
REVISIONS: 25 FEB 2016 ZBA MEETING

REVISIONS: 2 MARCH 2016 PB FILING

REVISIONS: 4/13/16 PB FILING

DRAWN BY: SW





**HIGHLANDS  
ARCHITECTURE**  
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1 POWELTON ROAD  
NEWBURGH, NY 12550

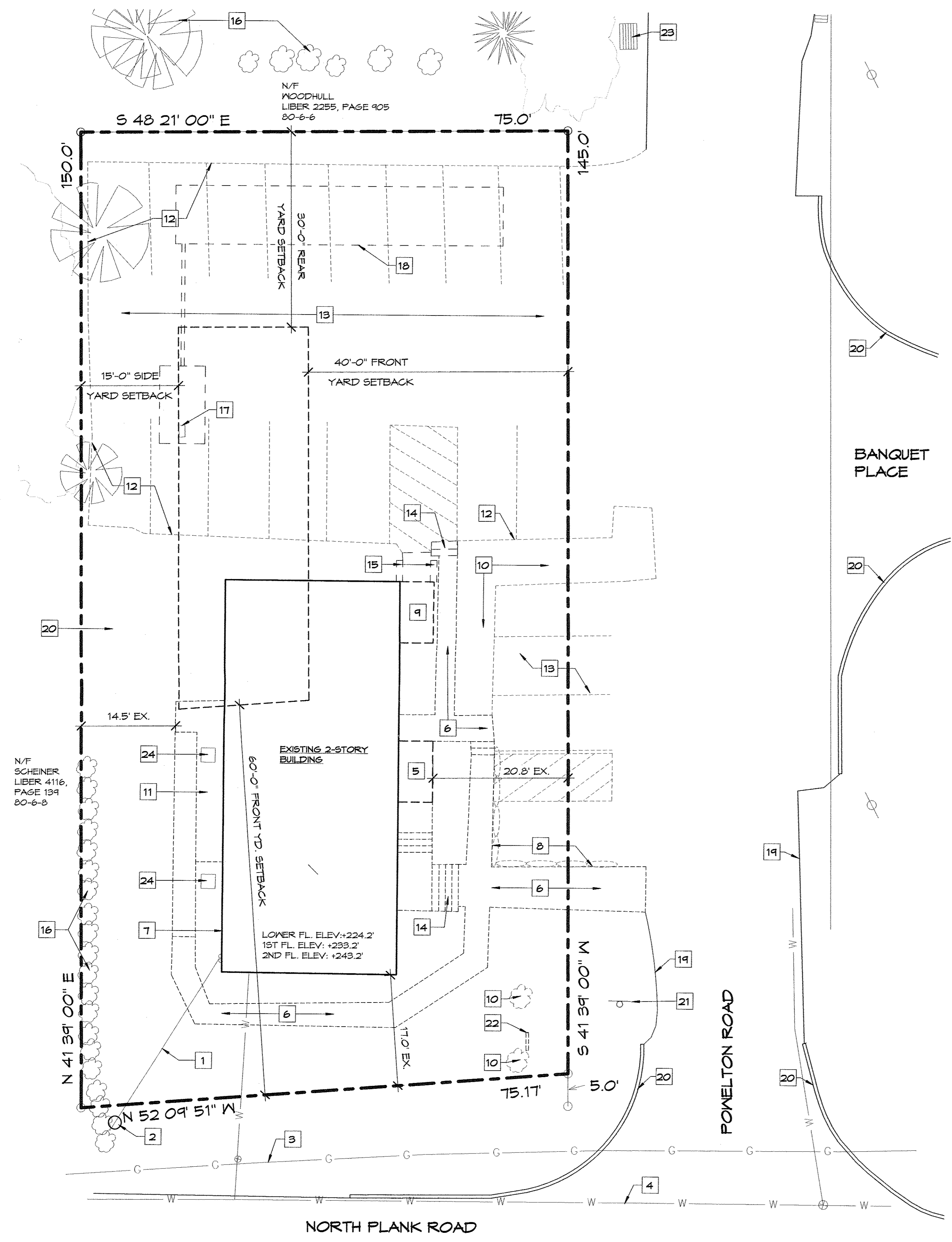


THIS DRAWING IS NOT VALID FOR CONSTRUCTION WITHOUT THE SIGNATURE AND SEAL OF THE ARCHITECT.

**DEMOLITION SITE PLAN**

**SP-1.1**

DATE:	9 JUNE 2015
REVISIONS:	4/13/16 PB FILING
REVISIONS:	
REVISIONS:	
DRAWN BY:	SW

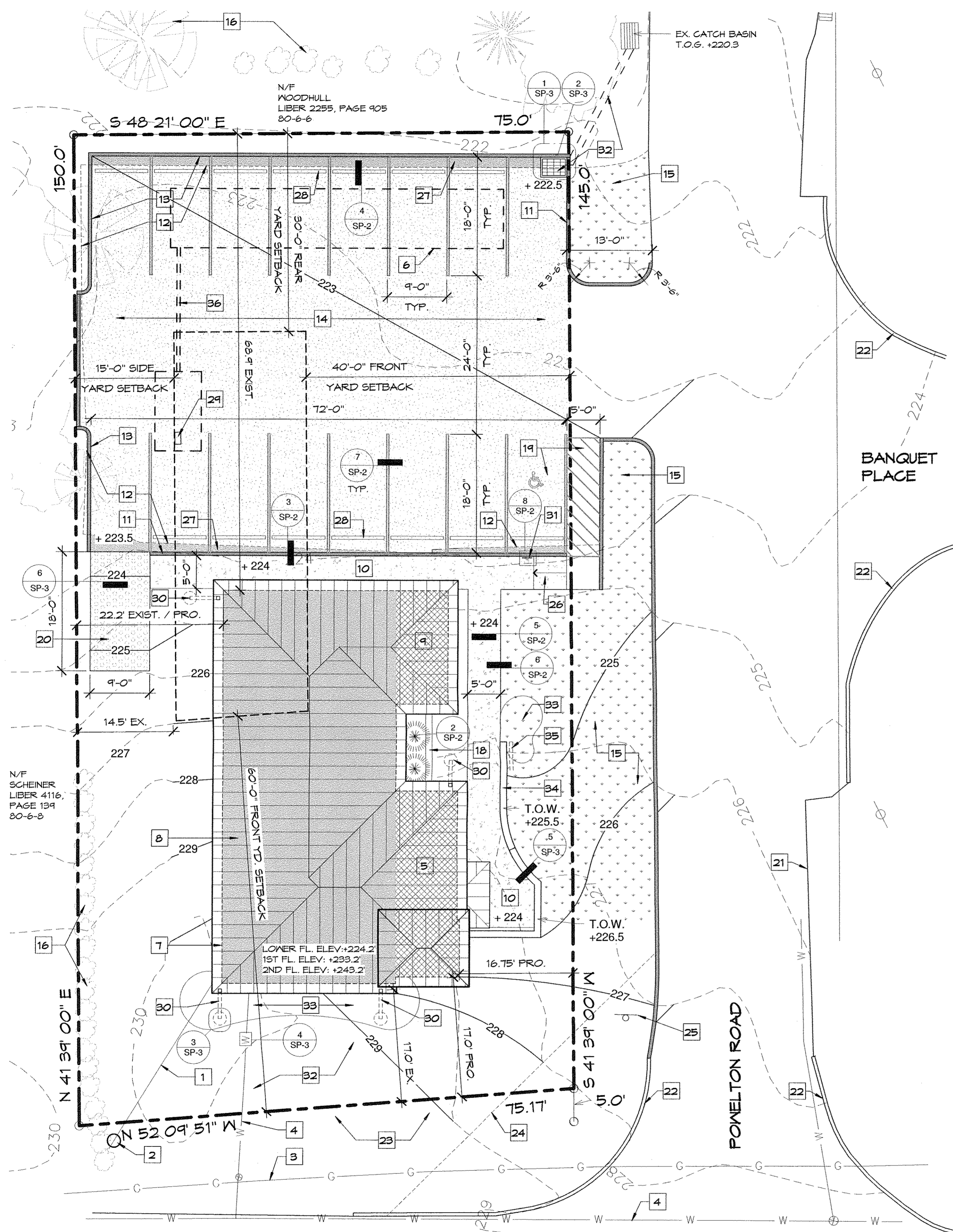


**DEMOLITION KEYNOTES:**

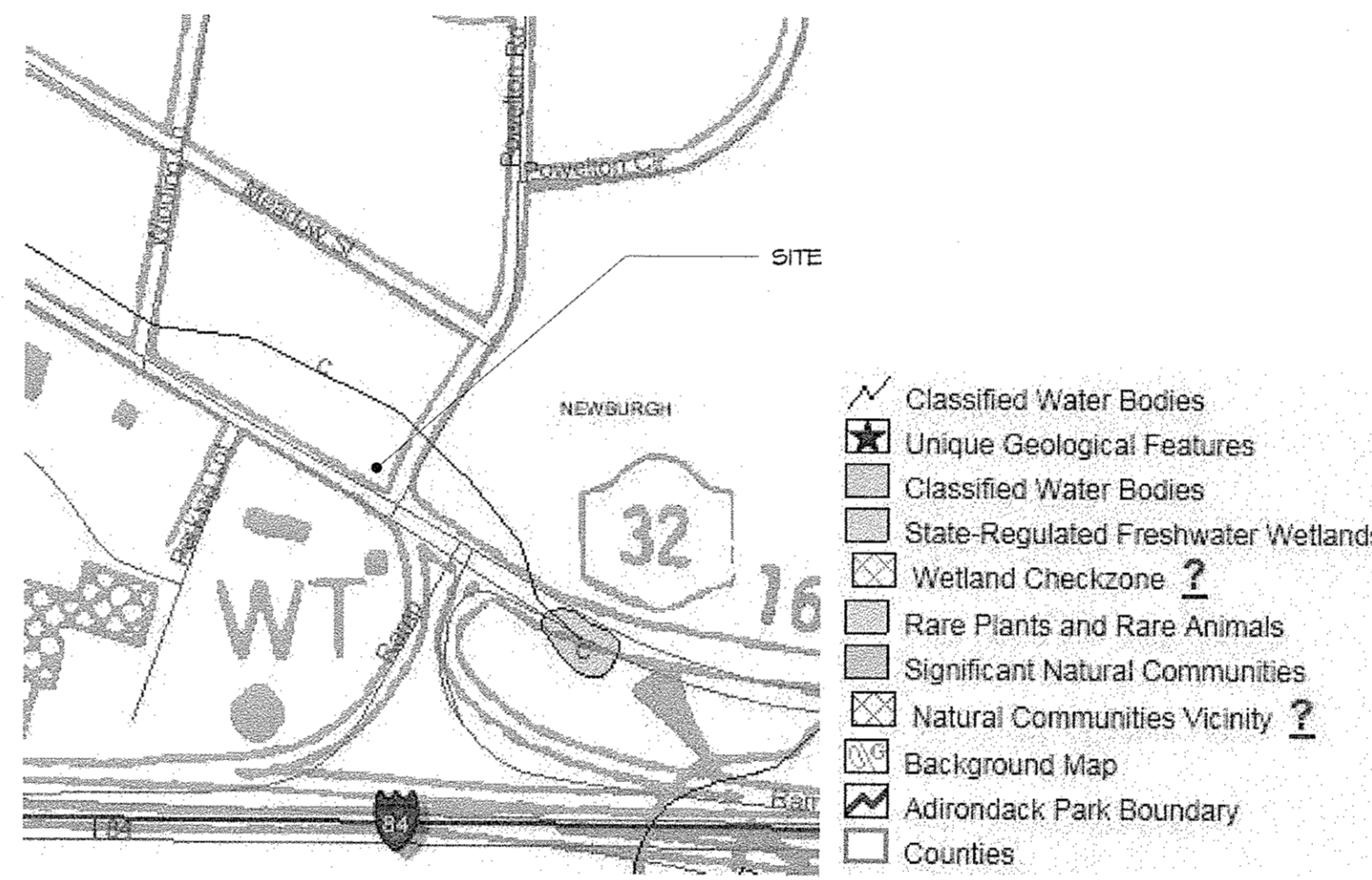
- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>1 EXISTING OVERHEAD SERVICE WIRES.</li> <li>2 EXISTING UTILITY POLE.</li> <li>3 LOCATION OF EXISTING UNDERGROUND GAS SERVICE.</li> <li>4 LOCATION OF EXISTING UNDERGROUND WATER SERVICE.</li> <li>5 EXISTING SECOND FLOOR VESTIBULE TO BE REMOVED IN ITS ENTIRETY.</li> <li>6 DASHED LINE DENOTES EXISTING SIDEWALKS AND STAIRS TO BE REMOVED IN THEIR ENTIRETY.</li> <li>7 LINE OF EXTERIOR WALL OF EXISTING BUILDING.</li> <li>8 EXISTING STONE WALL TO BE REMOVED IN ITS ENTIRETY.</li> <li>9 EXISTING LOWER LEVEL VESTIBULE TO BE REMOVED IN ITS ENTIRETY.</li> <li>10 EXISTING LANDSCAPING IN THIS AREA TO BE REMOVED.</li> <li>11 EXISTING WOOD FRAMED RAMP AND DECK TO BE REMOVED IN ITS ENTIRETY.</li> <li>12 DASHED LINE DENOTES FORMER EDGE OF PAVEMENT.</li> <li>13 EXISTING ASPHALT PAVEMENT AND LAYERS BENEATH TO BE REMOVED DOWN TO VIRGIN SOIL.</li> </ul> | <ul style="list-style-type: none"> <li>14 EXISTING CONCRETE STEPS TO BE REMOVED IN THEIR ENTIRETY.</li> <li>15 EXISTING MASONRY WALLS TO BE REMOVED IN THEIR ENTIRETY.</li> <li>16 EXISTING PLANTINGS TO REMAIN. NO CHANGE.</li> <li>17 LOCATION OF EXISTING SEPTIC TANK ACCESS CAP. DASHED LINE DENOTES APPROXIMATE LOCATION OF EXISTING 1,000 GALLON SEPTIC TANK. NO CHANGE.</li> <li>18 DASHED LINES DENOTE APPROXIMATE LOCATION OF UNDERGROUND ABSORPTION FIELDS. NO CHANGE.</li> <li>19 LINE OF EDGE OF EXISTING LAWN.</li> <li>20 LINE OF EXISTING CONCRETE CURB.</li> <li>21 EXISTING STOP SIGN. NO CHANGE.</li> <li>22 EXISTING BUILDING SIGN TO BE REMOVED.</li> <li>23 EXISTING CATCH BASIN ON POWELTON ROAD.</li> <li>24 EXISTING HVAC CONDENSING UNITS TO BE REMOVED.</li> </ul> |
|--|--|

**DEMOLITION SITE PLAN**  
1 SP-1.1 1" = 10'-0"

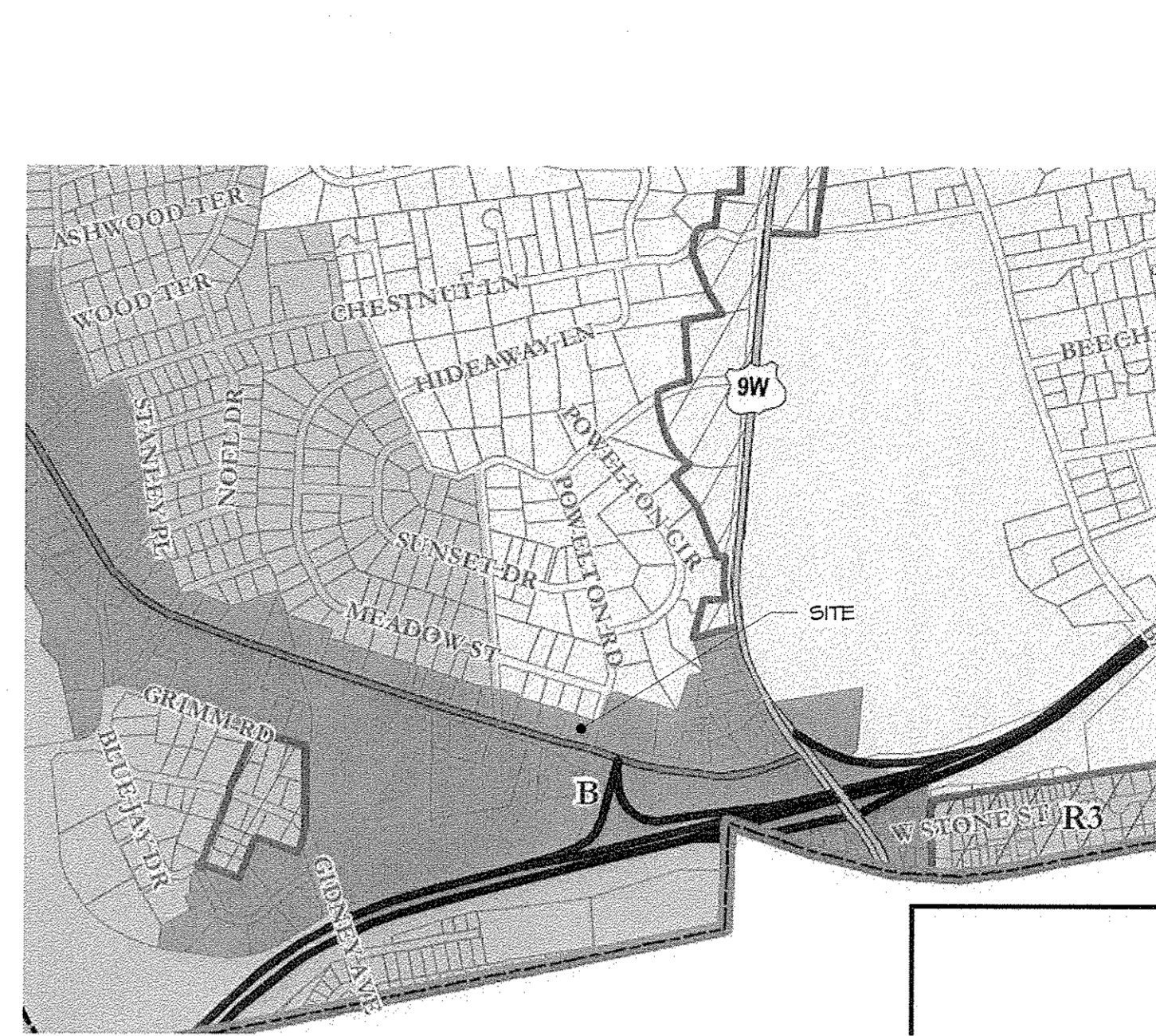




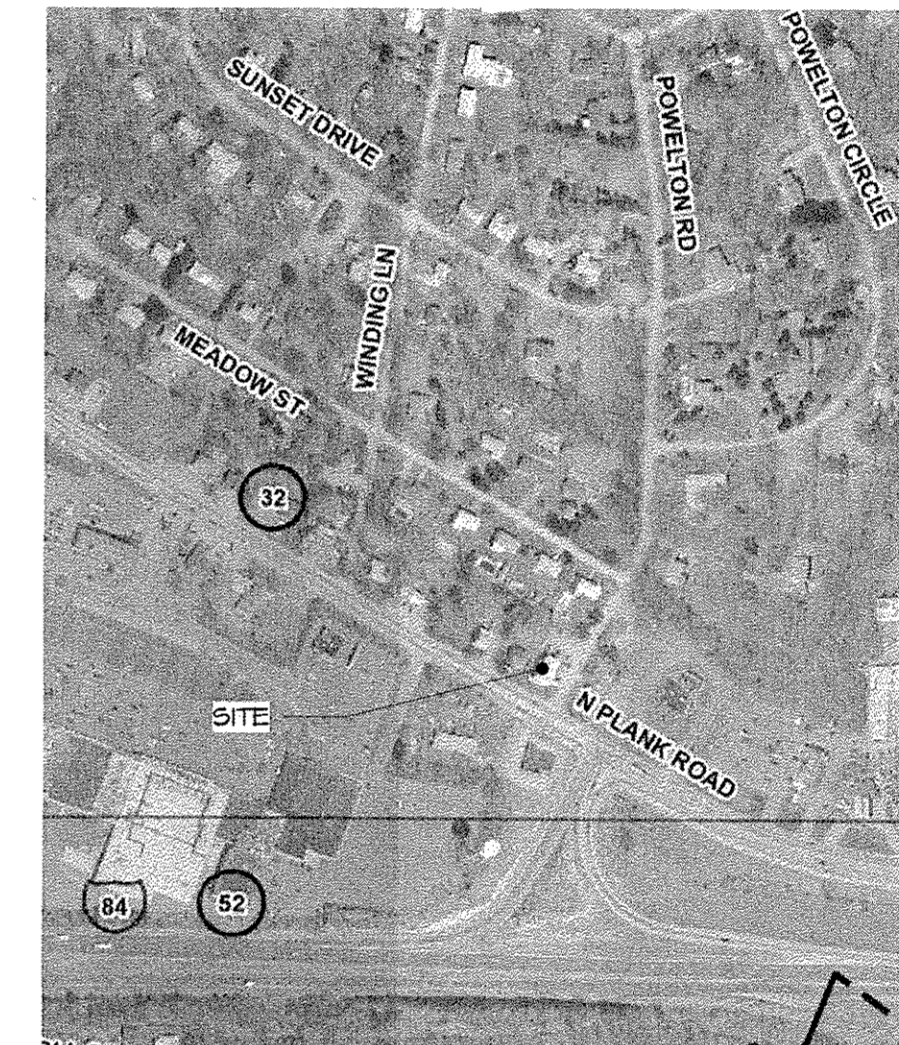
2 LOCATION MAP  
SP-1.2



4 WETLANDS MAP  
SP-1.2 1/4" = 1'-0"



3 PARTIAL ZONING MAP  
SP-1.2



5 FLOOD PLAIN MAP  
SP-1.2 1/8" = 1'-0"

**KEYNOTE LEGEND:**

- 1 EXISTING OVERHEAD SERVICE WIRES.
- 2 EXISTING UTILITY POLE.
- 3 LOCATION OF EXISTING UNDERGROUND GAS SERVICE.
- 4 LOCATION OF EXISTING UNDERGROUND WATER SERVICE. SEE DETAIL #4 ON SP-3 FOR DOMESTIC AND FIRE SPRINKLER CONNECTION.
- 5 CROSS HATCHED AREA DENOTES AREA OF NEW 210 SQUARE FOOT ADDITION.
- 6 DASHED LINE DENOTES APPROXIMATE LOCATION OF UNDERGROUND ABSORPTION FIELDS. NO CHANGE.
- 7 LINE OF EXTERIOR WALL BELOW TYPICAL.
- 8 SHADED AREA DENOTES AREA OF NEW 1,500 SQUARE FOOT THIRD FLOOR ADDITION.
- 9 CROSS HATCHED AREA DENOTES AREA OF NEW 136 SQUARE FOOT STAIR ADDITION.
- 10 NEW 5'-0" WIDE CONCRETE SIDEWALK. SEE DETAILS ON SP-2 FOR MORE INFORMATION.
- 11 SHADED AREA DENOTES NEW 6" CONCRETE CURB. SEE DETAILS ON SP-2 FOR MORE INFORMATION.
- 12 DASHED LINE DENOTES FORMER EDGE OF PAVEMENT.
- 13 LINE OF EDGE OF NEW PAVEMENT.
- 14 STIPPLED AREA DENOTES NEW MACADAM PAVING. SEE DETAIL #3 ON DWG. SP-2 FOR MORE INFO. NEW PAVING TO BE GRADED AS SHOWN. RESTRIPE PARKING LOT TO CREATE (16) 9'-0" X 18'-0" PARKING SPACES AS SHOWN.
- 15 HATCHED AREA DENOTES AREA TO INSTALL TOP SOIL AND GRASS SEED.
- 16 EXISTING PLANTINGS TO REMAIN. NO CHANGE.
- 17 NEW +/- 12'-0" HIGH DOGWOOD TREE. SEE DETAIL 1 ON SP-2 FOR MORE INFORMATION.
- 18 NEW 2'-0" HIGH RETAINING WALL +/- 3'-0" HIGH SHRUBS. SEE DETAIL 2 ON SP-2 FOR MORE INFO.
- 19 NEW 9'-0" X 18'-0" HANDICAPPED ACCESSIBLE PARKING SPACE +/- 5'-0" WIDE AISLE.
- 20 HATCHED AREA DENOTES AREA OF (1) 9'-0" X 18'-0" STAFF PARKING SPACE ON GRASSCOTE (PERVIOUS) PAVEMENT. SEE DETAIL #6 / SP-3 FOR MORE INFO.
- 21 LINE OF EDGE OF EXISTING LAWN.
- 22 LINE OF EXISTING CONCRETE CURB.
- 23 EXISTING LAWN. PATCH, REPAIR, AND RE-SEED AS REQ'D.
- 24 LINE OF EXTENTS OF NO OBSTRUCTIONS MORE THAN 2' HIGH, 40' AWAY FROM STREET INTERSECTION.
- 25 EXISTING STOP SIGN. NO CHANGE.
- 26 NEW HANDICAPPED CURB RAMP.
- 27 SHADED AREA DENOTES AREA TO EXTEND PARKING LOT.
- 28 NEW CONCRETE PARKING STOP. TYPICAL FOR (15) PARKING SPACES. SEE DETAIL #4 / SP-2 FOR MORE INFO.
- 29 LOCATION OF EXISTING ACCESS CAP TO SEPTIC TANK. DASHED LINE DENOTES APPROXIMATE LOCATION OF EXISTING 1,000 SEPTIC TANK. NO CHANGE.
- 30 UPPER ROOF GUTTERS TO DRAIN TO DOWN SPOUTS AND INTO DRY WELL. PROVIDE DOWN SPOUT OVER-FLOW DIVERTER TO DISCHARGE TO PLANTING BED. SEE DETAILS ON SP-3 FOR MORE INFO.
- 31 PROVIDE "HANDICAPPED PARKING ONLY" AND "NO PARKING IN ACCESSIBLE AISLE" SIGNS. SEE DETAIL #8 ON DRAWING SP-2 FOR MORE INFO.
- 32 PROVIDE AND INSTALL NEW CATCH BASIN WITH CURB GRATE. CONNECT NEW CATCH BASIN TO EXISTING INLET +/- WATERPROOF PIPE WITH 1% SLOPE MIN. SEE DETAILS ON SP-3 FOR MORE INFO. (EXISTING INLET ELEVATION +/- 218).
- 33 NEW LANDSCAPING BED WITH LOW GROWING PERENNIALS.
- 34 NEW MODULAR RETAINING WALL. SEE DETAIL #5 ON SP-3 FOR MORE INFORMATION.
- 35 NEW RETAINING WALL DRAIN TILE TO DISCHARGE TO PLANTING BED.
- 36 APPROXIMATE LOCATION OF ORANGEBURG PIPE THAT WAS REPLACED WITH PVC PIPE DURING SEPTIC INVESTIGATION.

**PARKING REQUIREMENTS:**

ORDINANCE REQUIREMENT:	OCCUPIED FLOOR AREAS:	PARKING REQUIRED:	PARKING PROVIDED:
OFFICE OR OFFICE BUILDING: 1 PER 200 SQUARE FEET OF FLOOR AREA FOR THE FIRST 20,000 SQUARE FEET OF FLOOR AREA.	LOWER LEVEL: 543 S.F. 2ND FLOOR: 1,500 S.F. TOTAL: 2,043 S.F. (3RD FLOOR WILL NOT BE OCCUPIED - STORAGE ONLY.)	2,043 S.F. / 200 = 10.2 SPACES REQUIRED.	16 PARKING SPACES + 1 H.C. SPACE = 17 TOTAL SPACES.

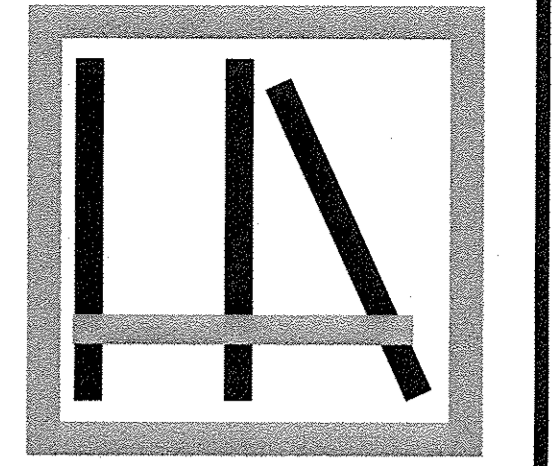
**1 PROPOSED PLOT PLAN**  
SP-1.2 1" = 10'-0"

**ZONING INFORMATION**

	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YD.	FRONT YD.	REAR YD.	SIDE YD.	LOT BLDG COV.	BLDG. HT.	LOT SURFACE COV.
ORDINANCE REQUIREMENT:	15,000 SF	100 FT	125 FT	60 FT	40 FT	30 FT	15 FT	60%	35 FT	85%
EXISTING:	11,063 SF	75 FT	150 FT	17.0'	20.8'	68.9'	14.5'	15.5%	+/- 20 FT	66%
PROPOSED:	11,063 SF **	75 FT **	150 FT	17.0' **	16.75'	68.9'	22.2'	17.7 %	+/- 31'-6"	65%

\* VARIANCE REQUIRED  
\*\* PRE-EXISTING / NON CONFORMING

NOTES:  
1. ALL SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY: STEVEN P. DRABICK, PLS., P.C., PROFESSIONAL LAND SURVEYOR PO BOX 534, CORNWALL, NY 12518, (845) 534-2308 DRAWING # 1134-15 DATED: SEPTEMBER 30, 2015  
2. APPROXIMATELY 80 CUBIC YARDS OF MATERIAL TO BE EXCAVATED.



**HIGHLANDS ARCHITECTURE**  
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1 POWELTON ROAD  
NEWBURGH, NY 12550

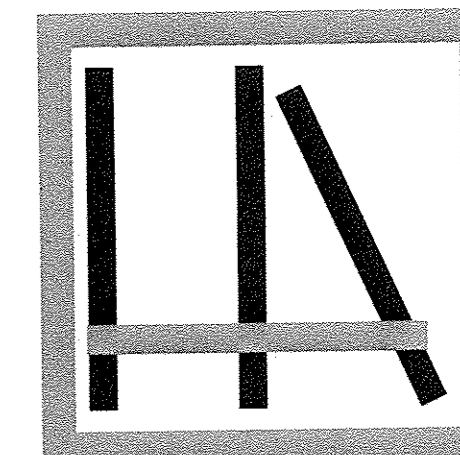


**PROPOSED SITE PLAN**

**SP-1.2**

DATE: 9 JUNE 2015  
REVISIONS: 4 AUGUST 2015 PB FILING  
REVISIONS: 8/18/15, 10/8/15, 11/4/15, 12/15/15  
REVISIONS: 3/2/16, 3/24/16, 4/13/16  
DRAWN BY: SW





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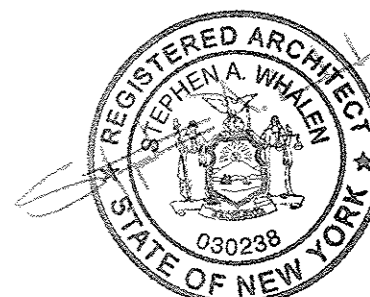
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SITE DETAILS

**SP-2**

DATE:	9 JUNE 2015
REVISIONS:	8/18/15 ZBA, 11/11/15 PB
REVISIONS:	12/15/15, 3/2/16
REVISIONS:	4/13/16 PB FILING
DRAWN BY:	SW

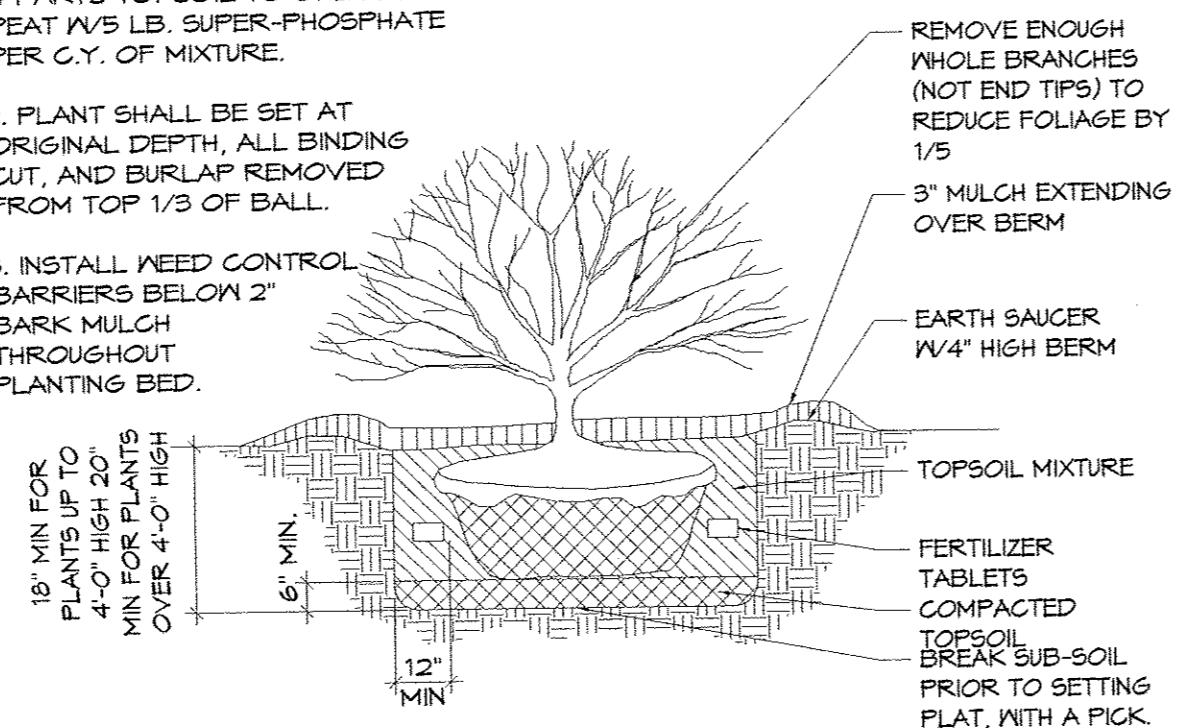
**NOT  
USED**

**NOTES:**

1. TOPSOIL MIX SHALL CONSIST OF 4 PARTS TOPSOIL TO ONE PART PEAT W/5 LB. SUPER-PHOSPHATE PER C.Y. OF MIXTURE.

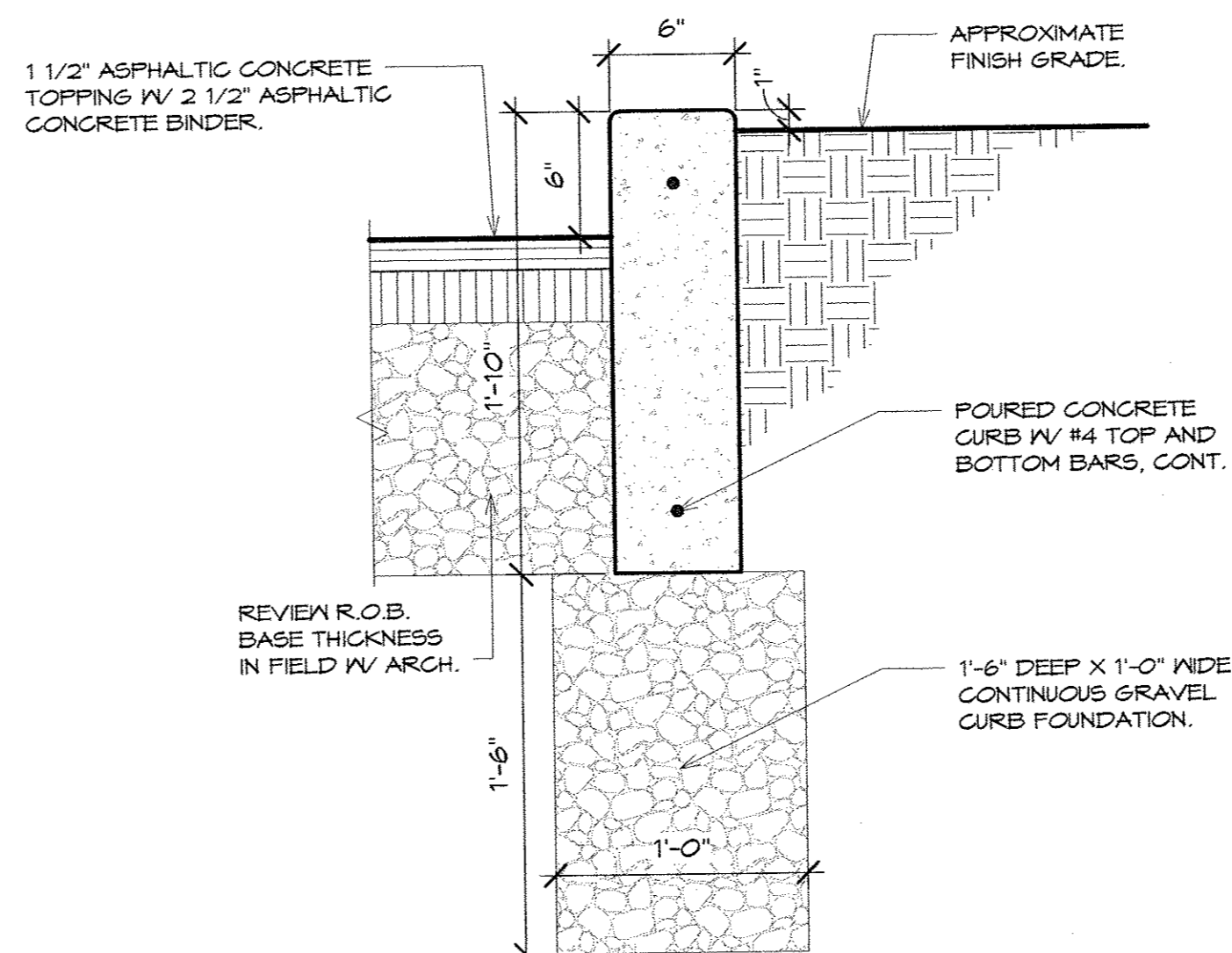
2. PLANT SHALL BE SET AT ORIGINAL DEPTH, ALL BENDING CUT, AND BURLAP REMOVED FROM TOP 1/3 OF BALL.

3. INSTALL NEED CONTROL BARRIERS BELOW 2" BARK MULCH THROUGHOUT PLANTING BED.

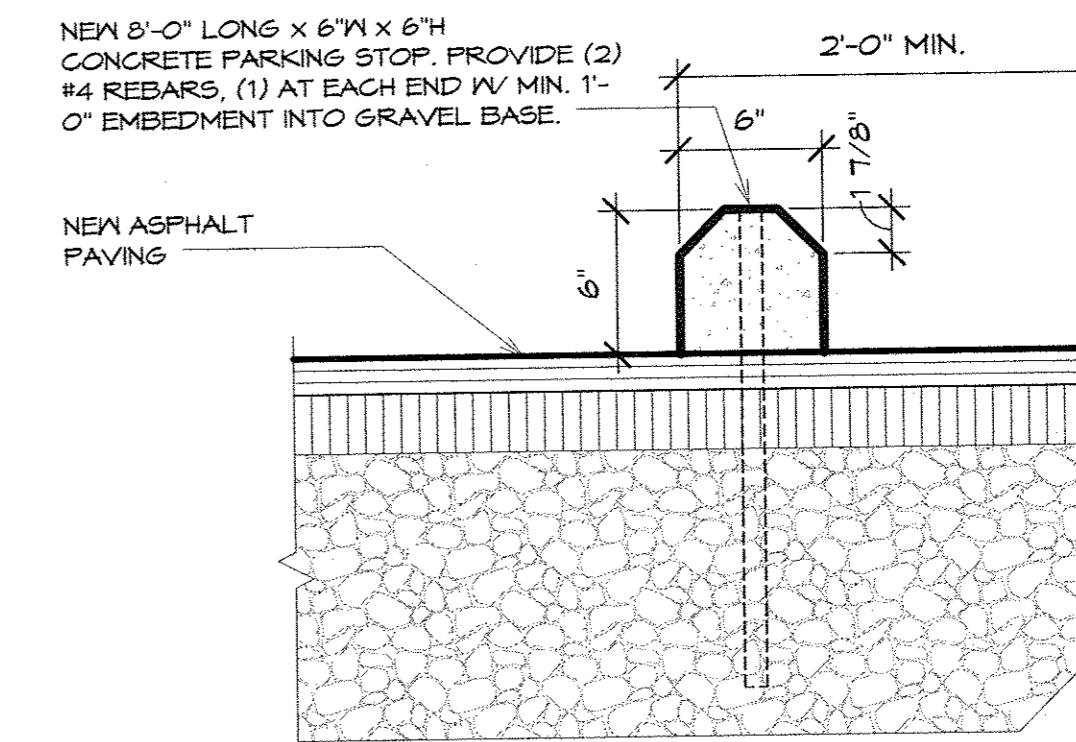


**1 TREE PLANTING DETAIL**  
SP-2 1" = 1'-0"

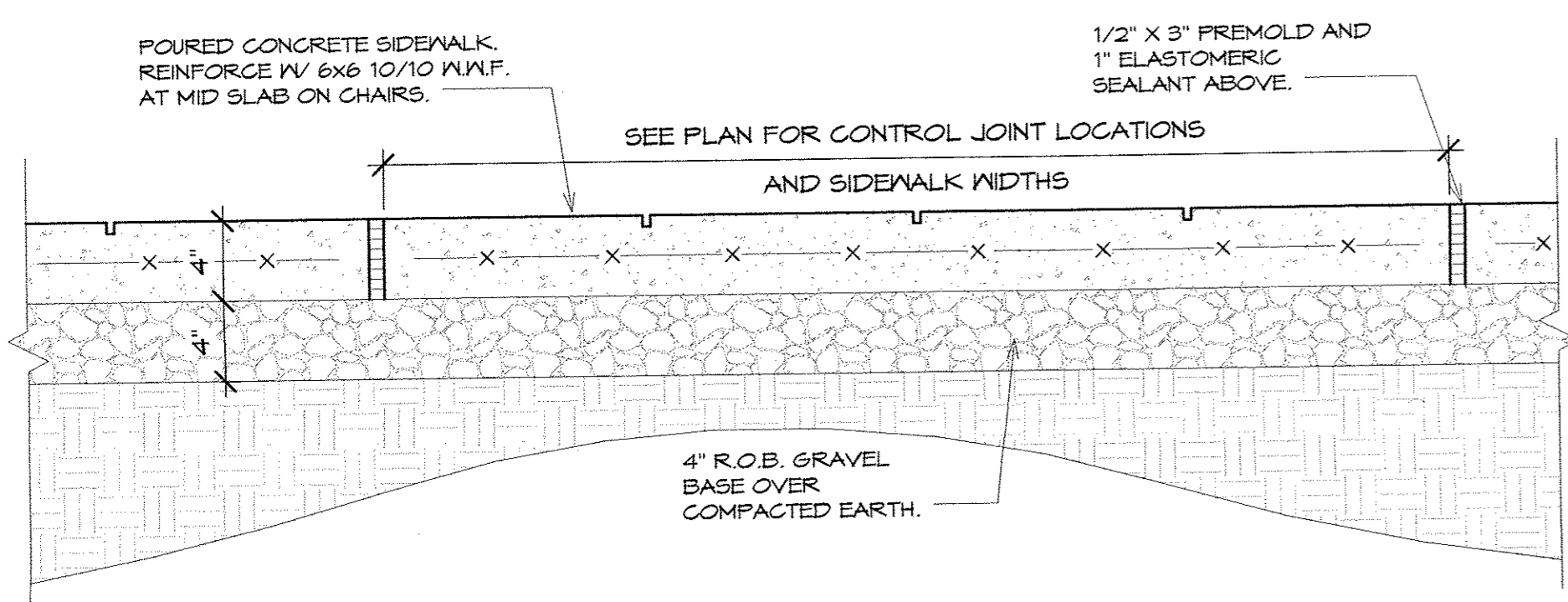
**2 SHRUB PLANTING DETAIL**  
SP-2 1" = 1'-0"



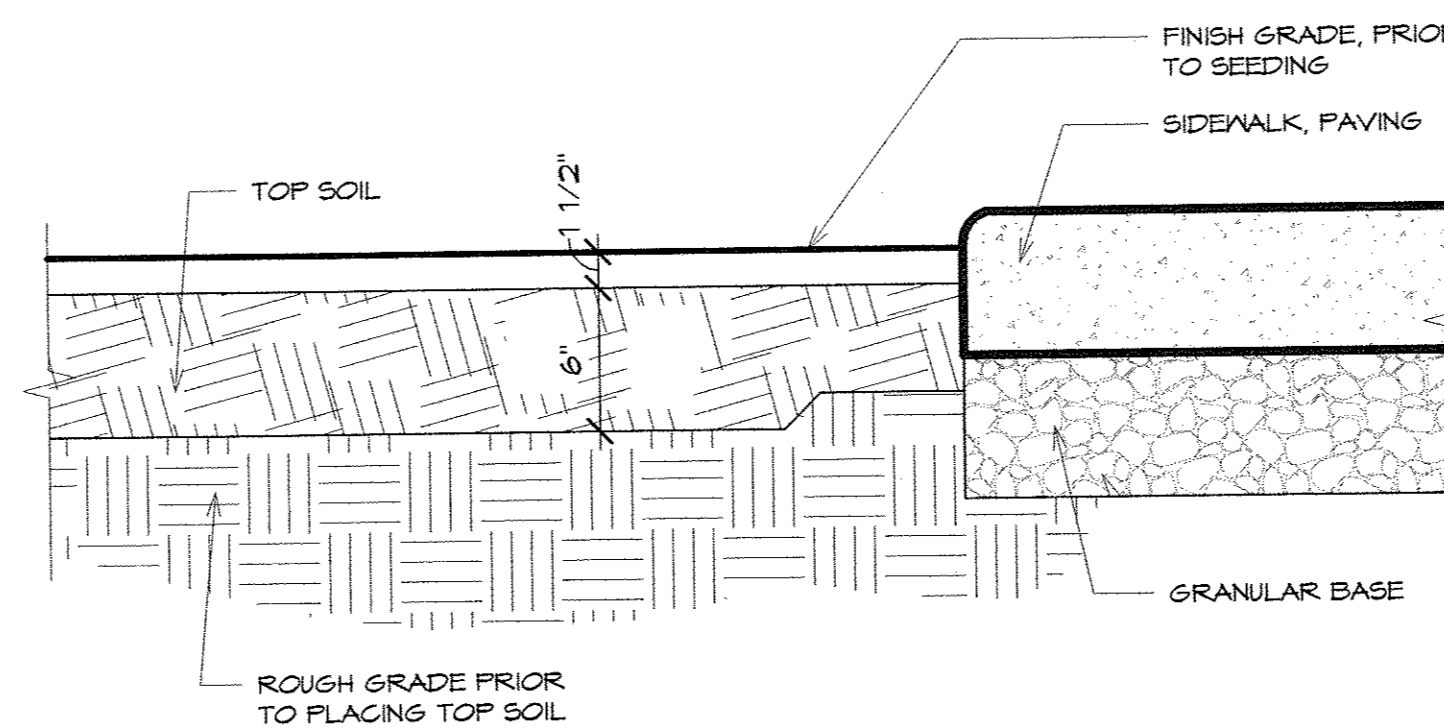
**3 CURB DETAIL**  
SP-2 1 1/2" = 1'-0"



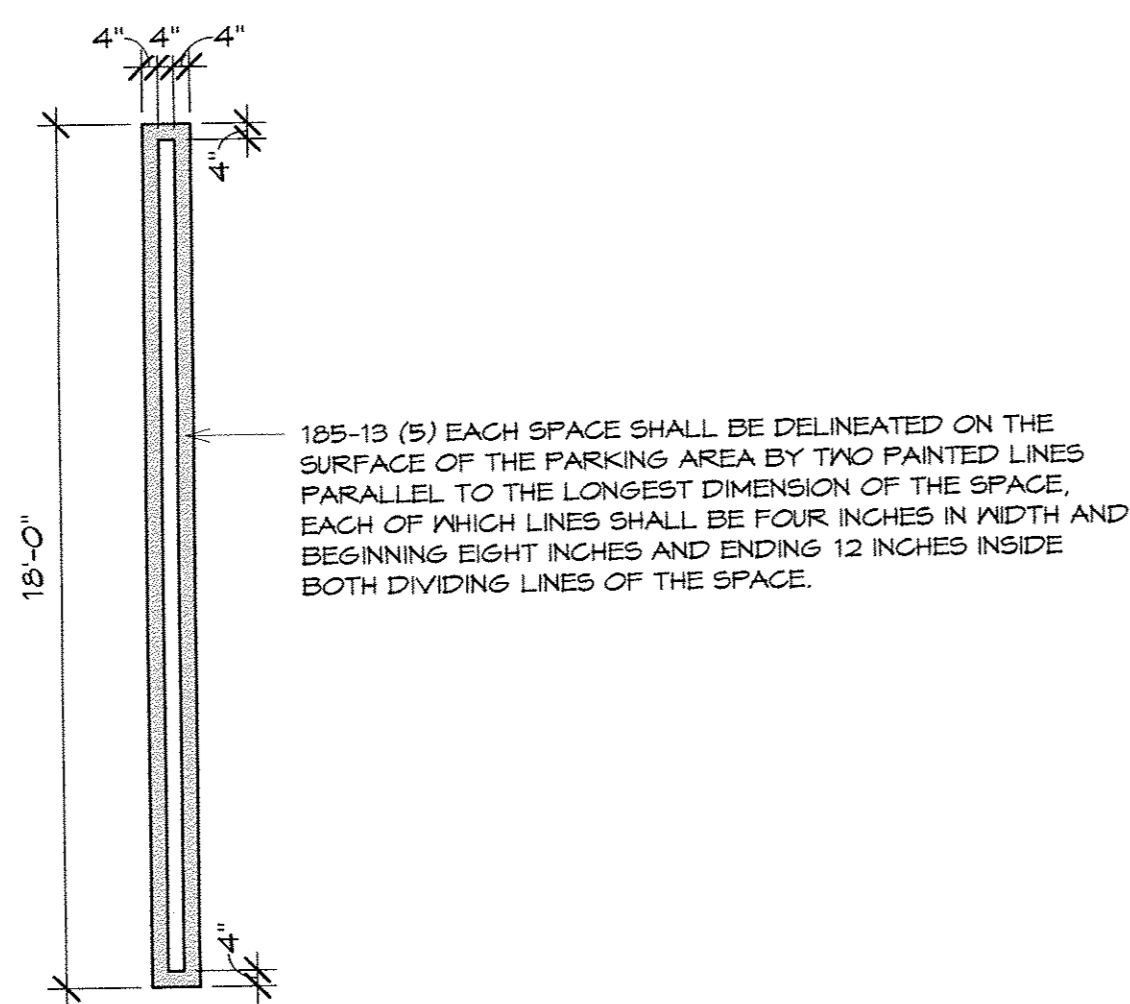
**4 PARKING STOP DETAIL**  
SP-2 1 1/2" = 1'-0"



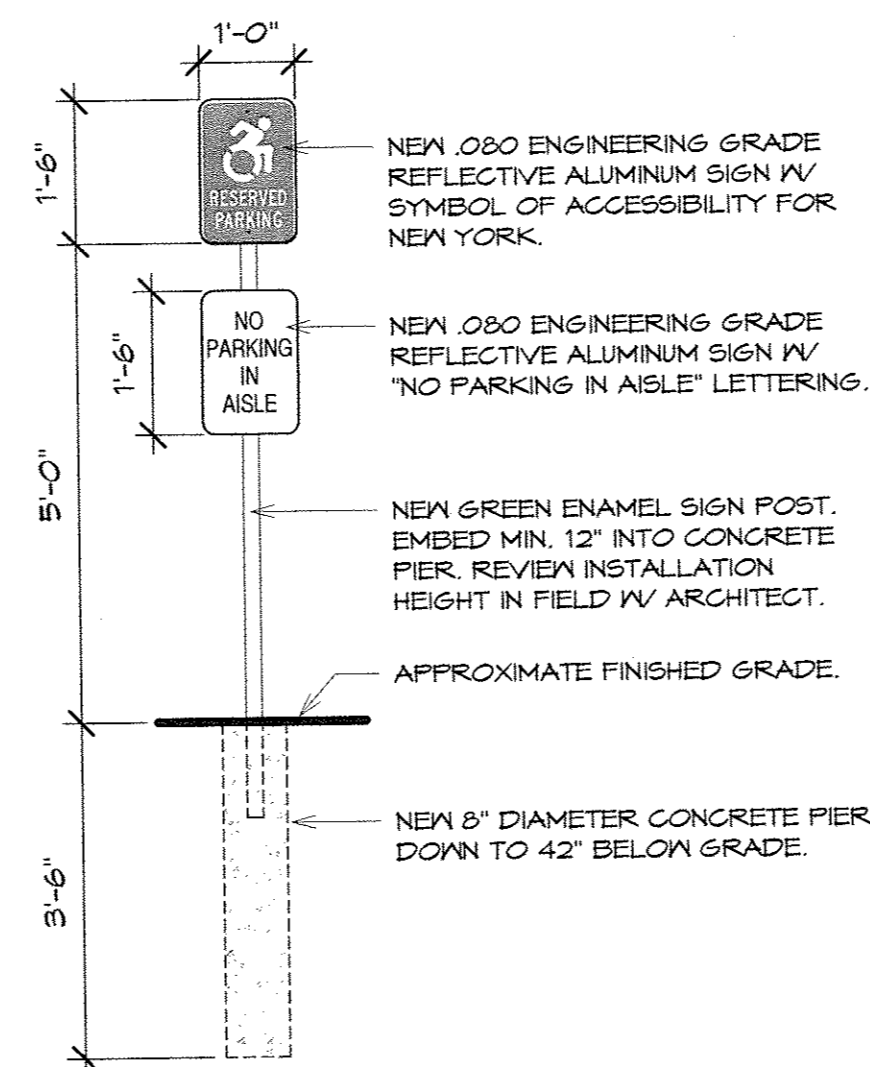
**5 SIDEWALK DETAIL**  
SP-2 1 1/2" = 1'-0"



**6 SEEDING / LAWN DETAIL**  
SP-2 1 1/2" = 1'-0"



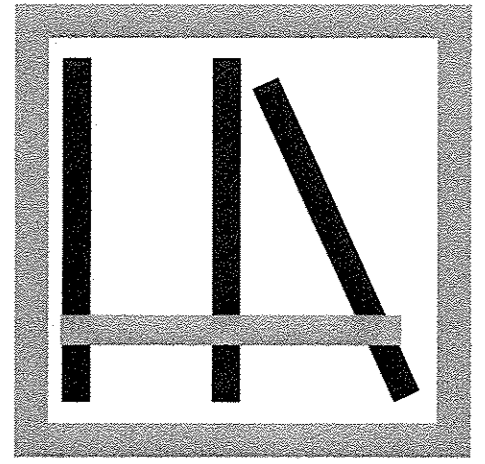
**7 PARKING STRIPE**  
SP-2 1/4" = 1'-0"



**8 SIGN DETAILS**  
SP-2 1/2" = 1'-0"

THESE DRAWINGS ARE PREPARED FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE PROJECT ARCHITECT.





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SEE SCHEMATIC FOR PARTS AND MATERIALS WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OR PEER.

**SITE DETAILS**

**SP-3**

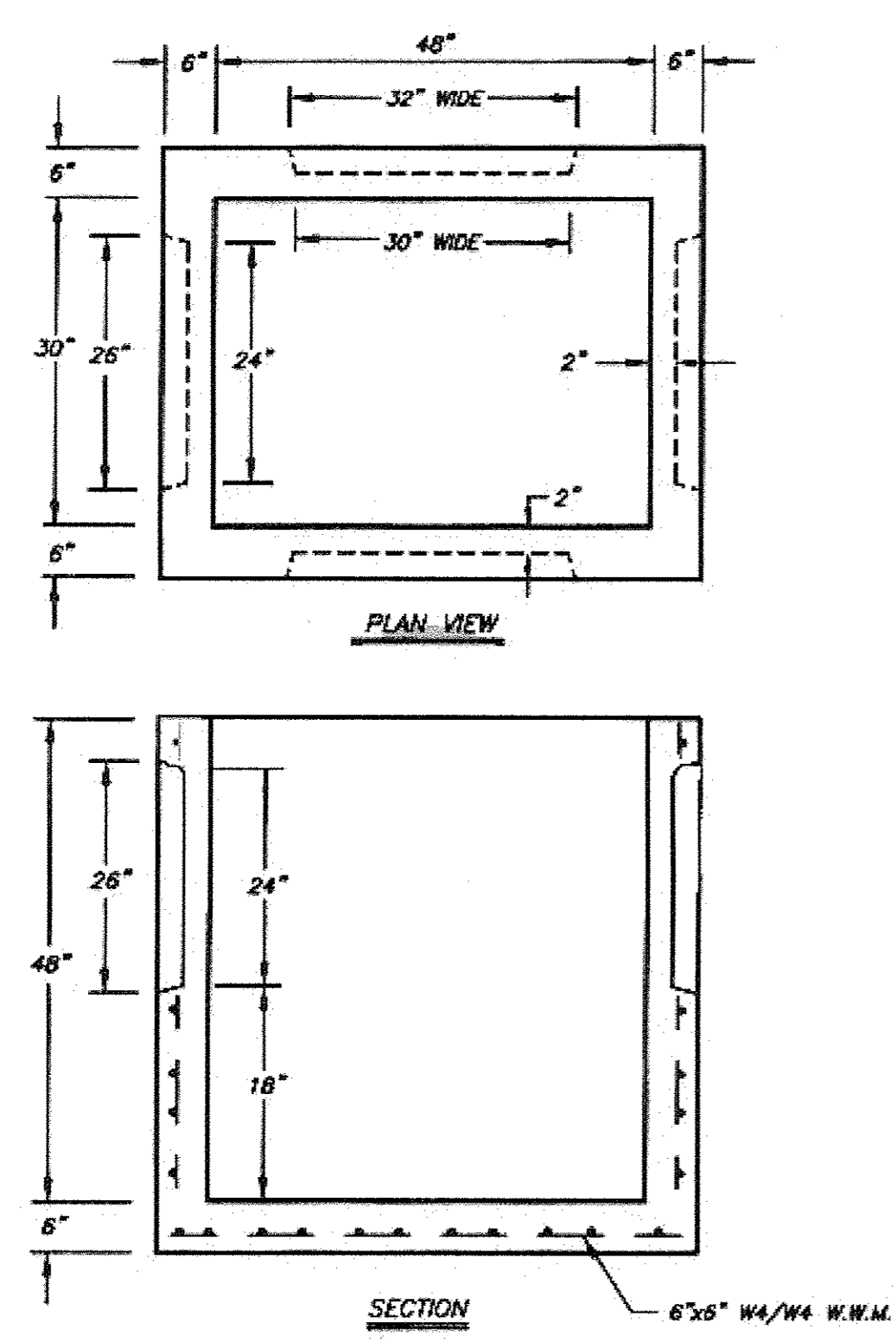
DATE: 9 JUNE 2015

REVISIONS: 4/13/16 PB FILING

REVISIONS:

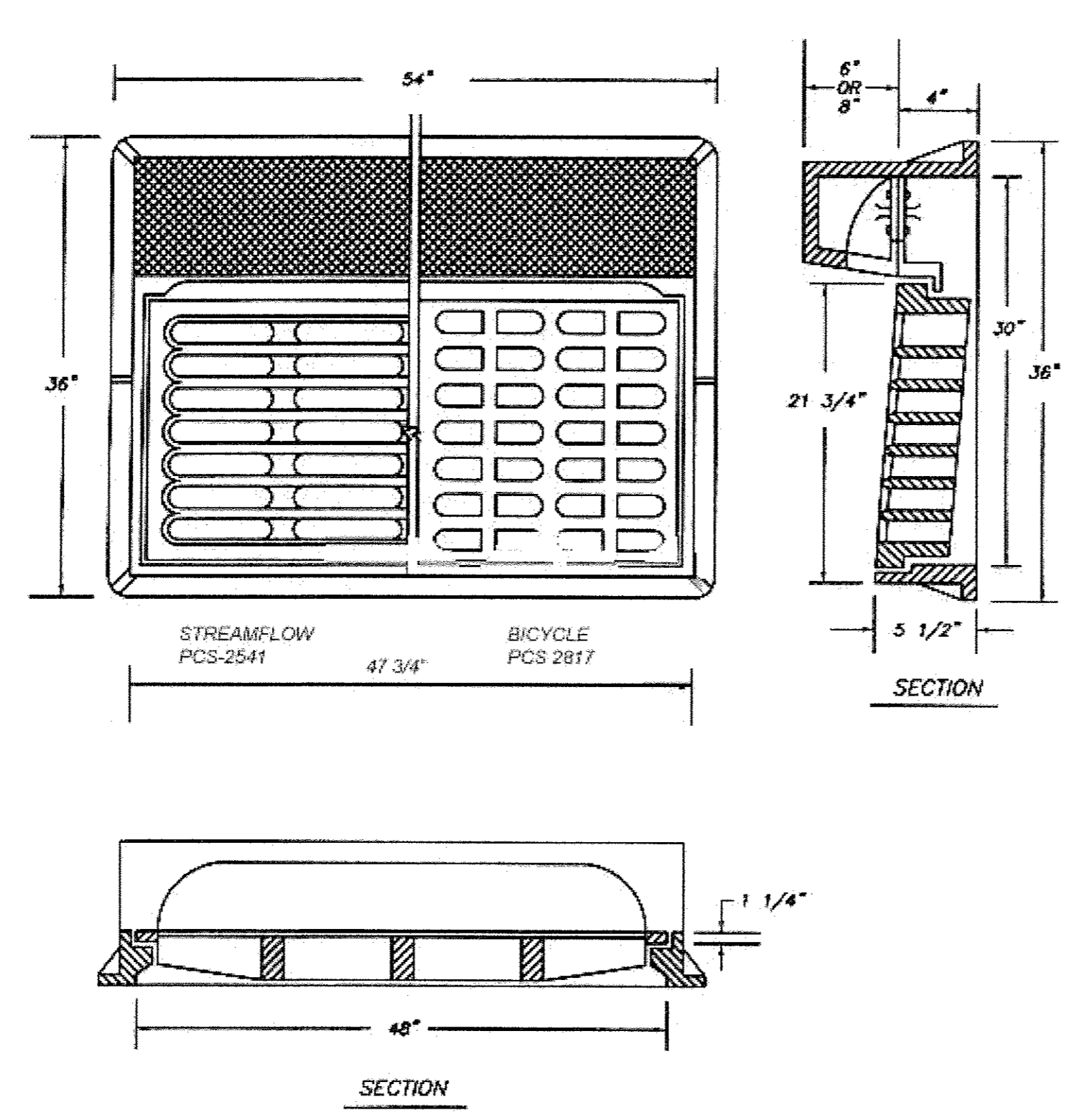
REVISIONS:

DRAWN BY: SW

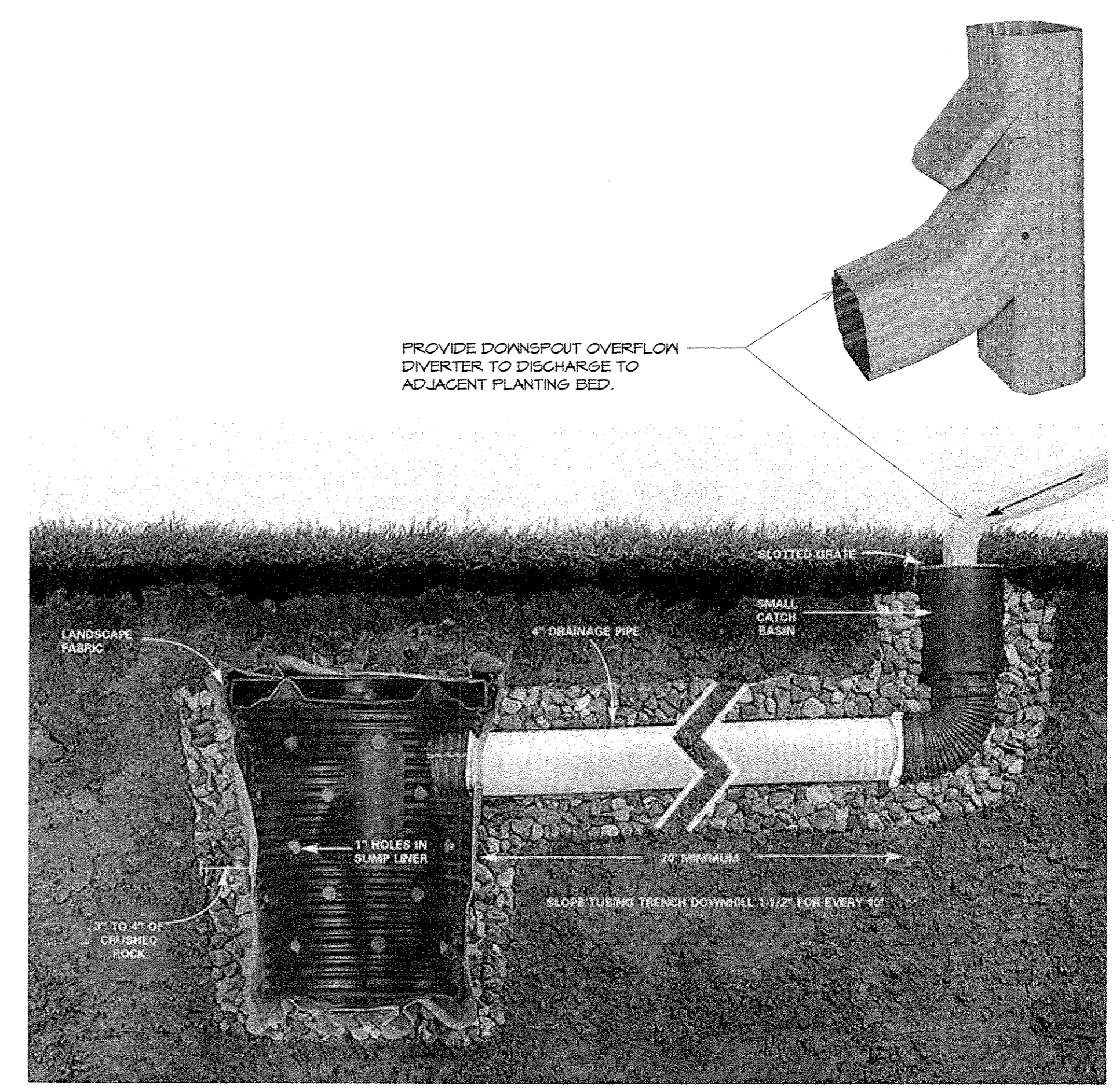


**NOTES:**  
\*CONCRETE: 4,000 PSI @ 28 DAYS  
\*REINFORCING: AS PER ASTM A-185  
6" x 6" W4/W4 W.W.M.  
\*APPROX. WEIGHT: 4,853 LBS.

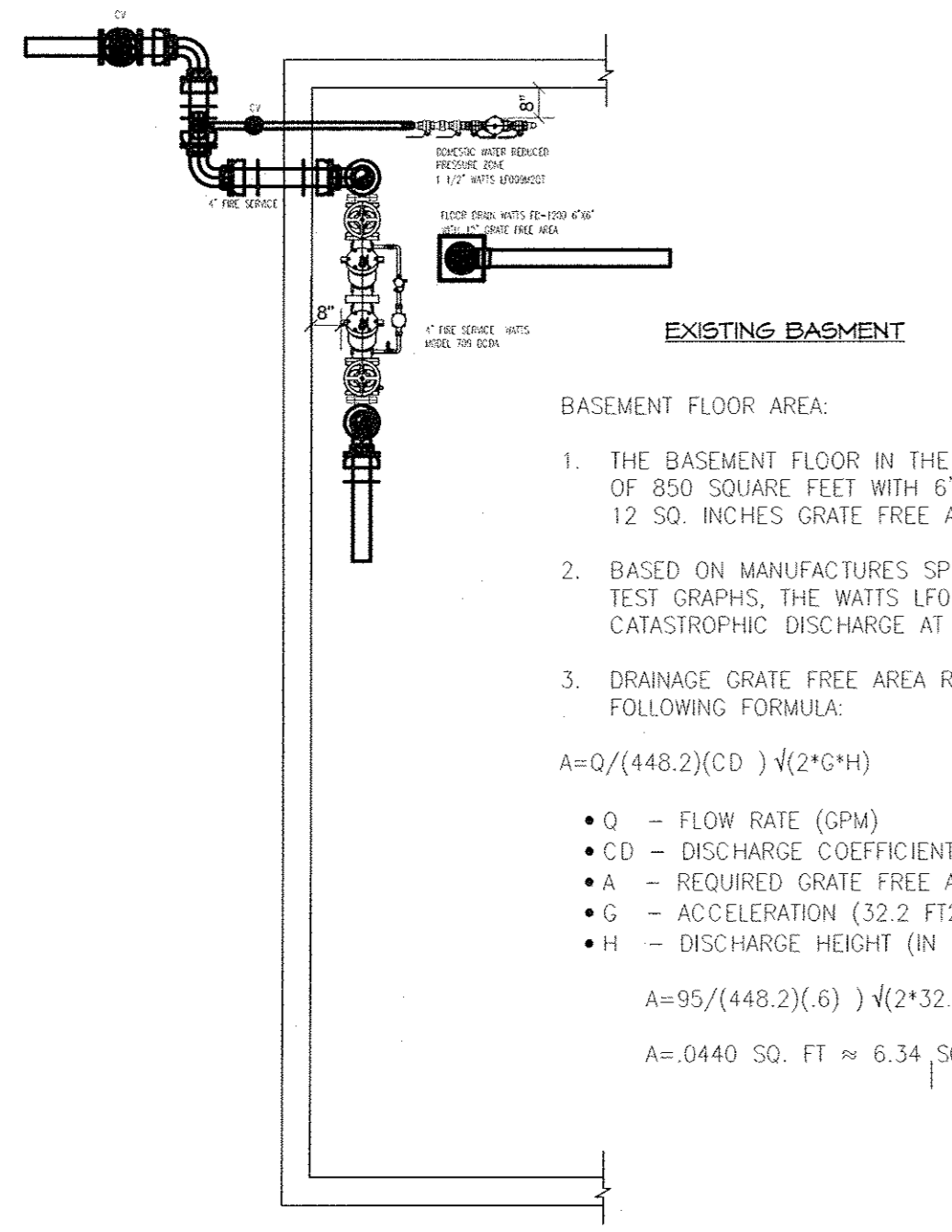
1 CATCH BASIN DETAIL  
SP-3



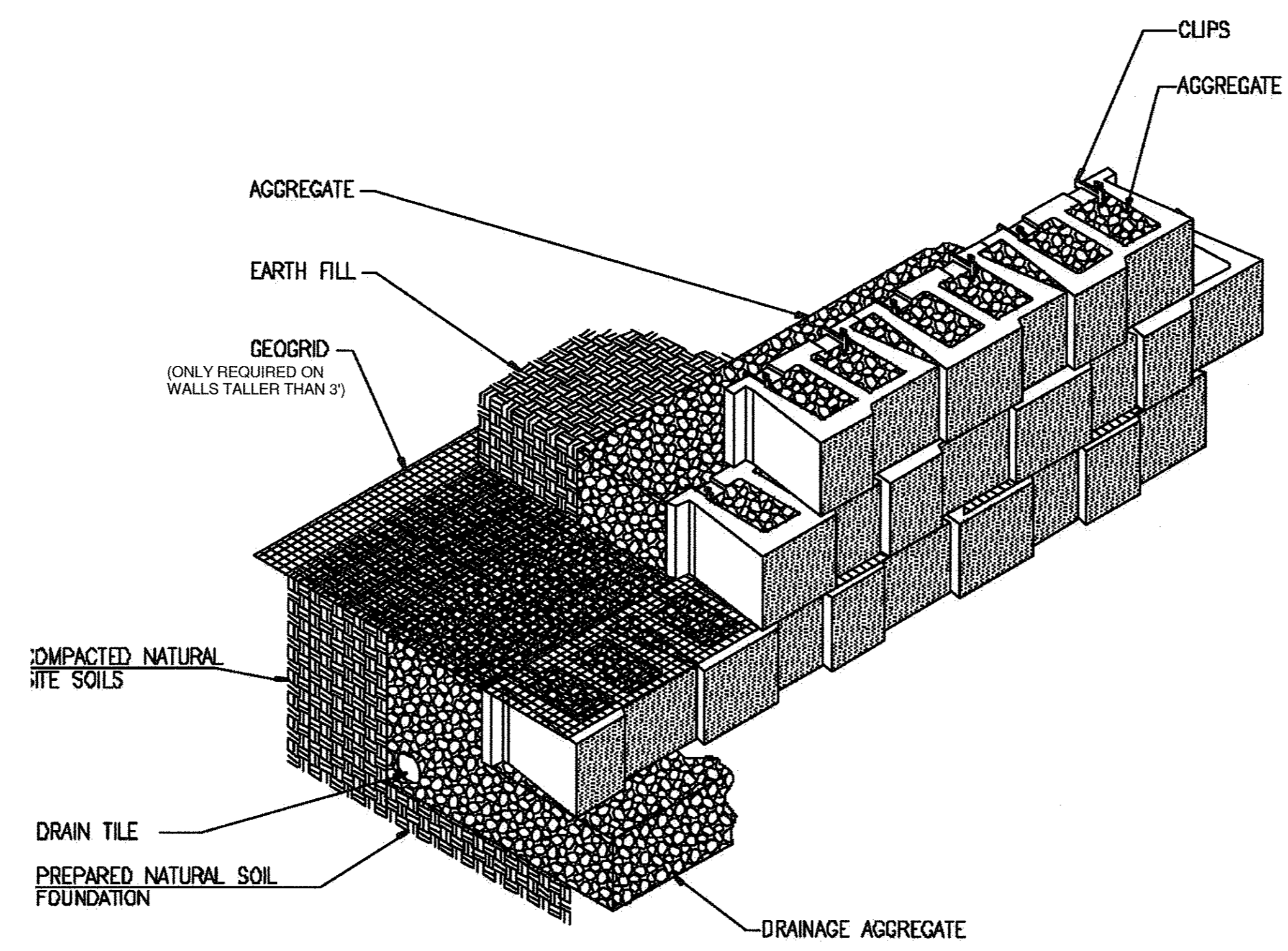
2 CURB INLET DETAIL  
SP-3 1/4" = 1'-0"



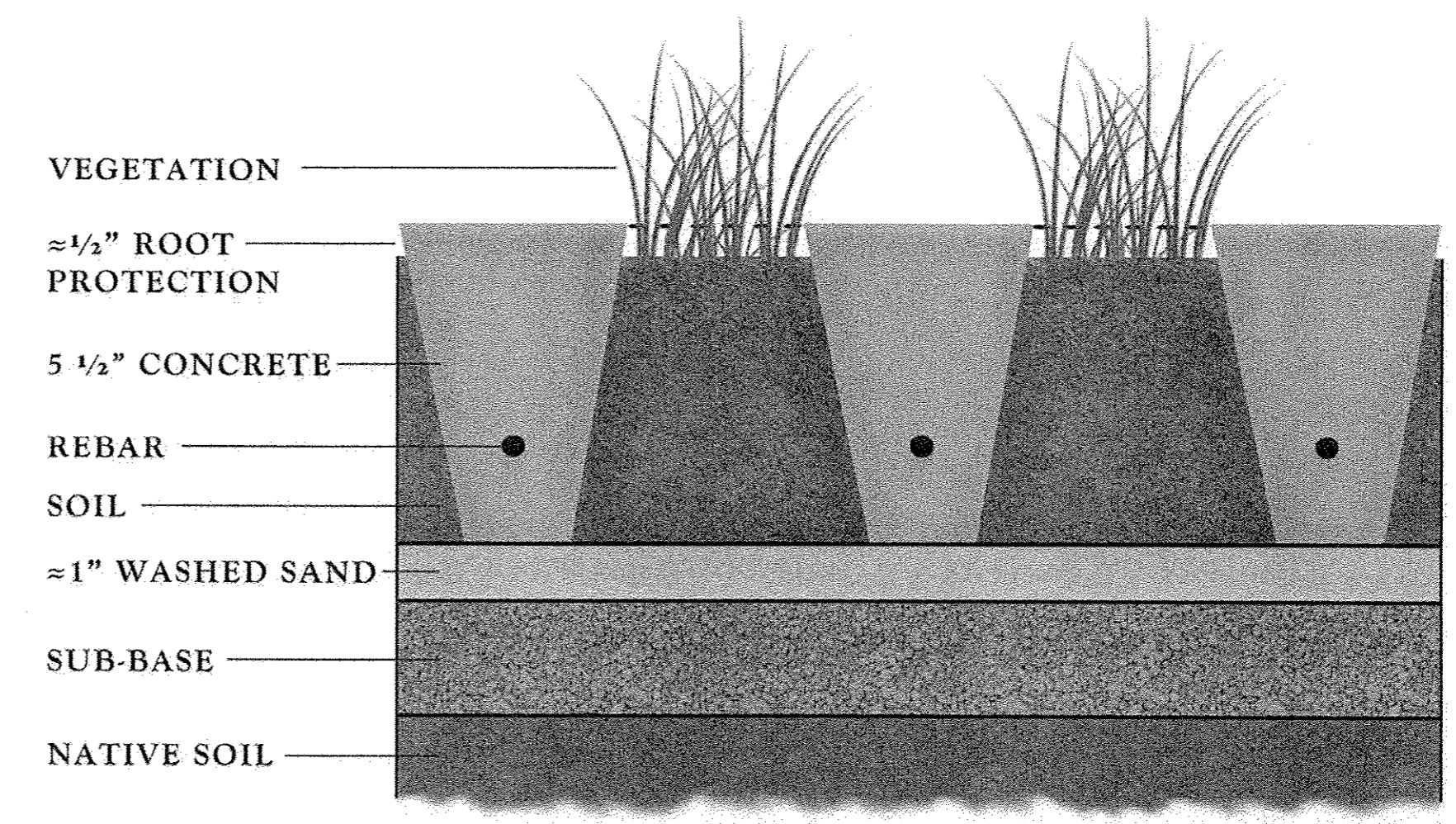
3 DRYWELL DETAIL  
SP-3 1/4" = 1'-0"



4 WATER SUPPLY DETAIL  
SP-3 1/4" = 1'-0"

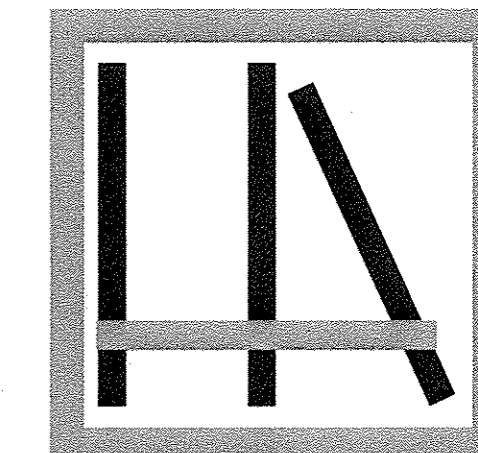


5 RETAINING WALL DETAIL  
SP-3



6 GRASS-CRETE DETAIL  
SP-3





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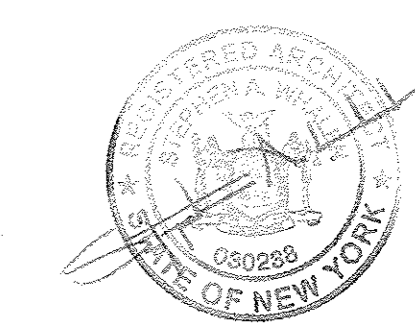
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**FLOOR PLANS,  
EAST ELEVATION**

**A-1**

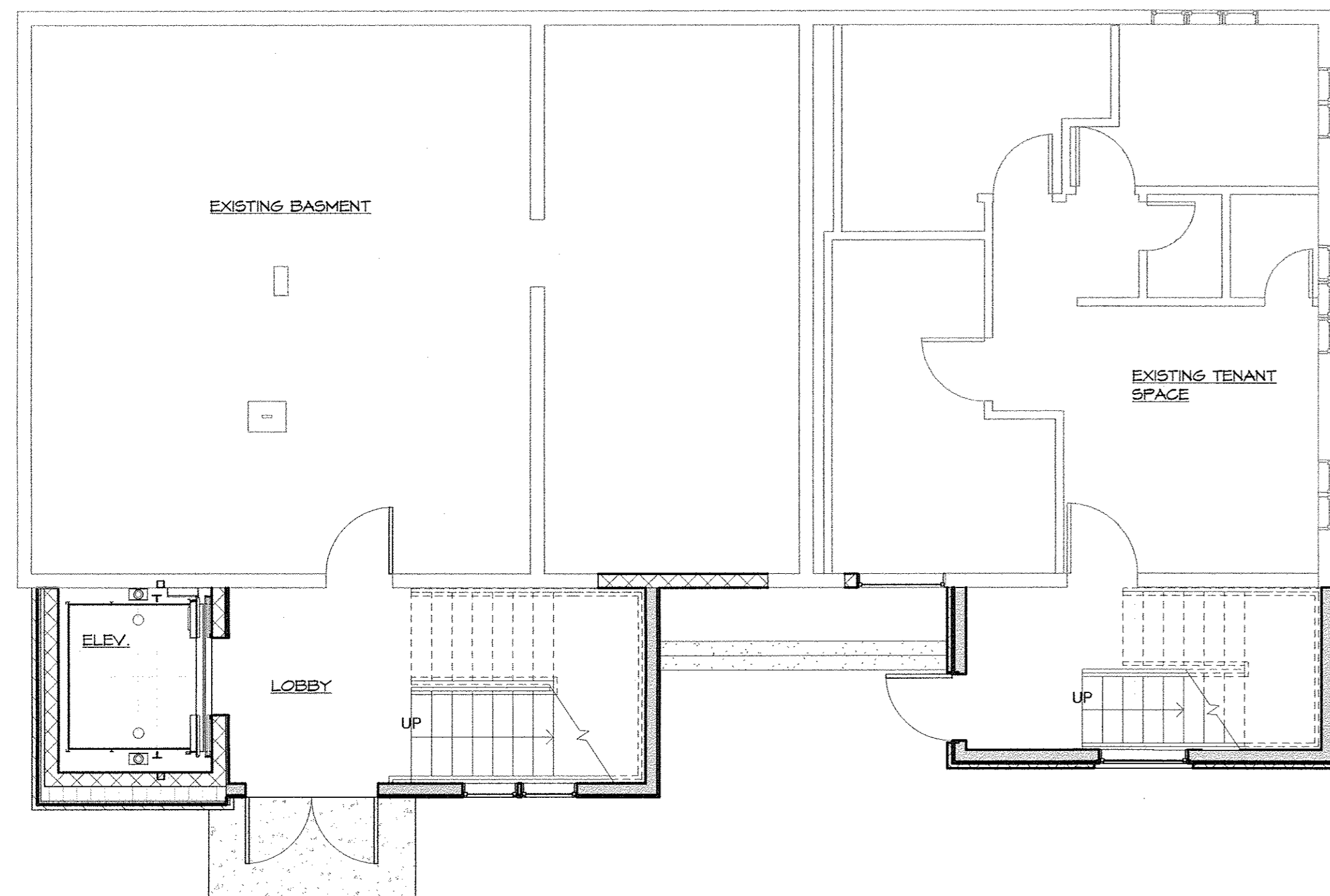
DATE: 9 JUNE 2015

REVISIONS: 8/4/15 PB, 7/1/15, 8/18/15 ZBA

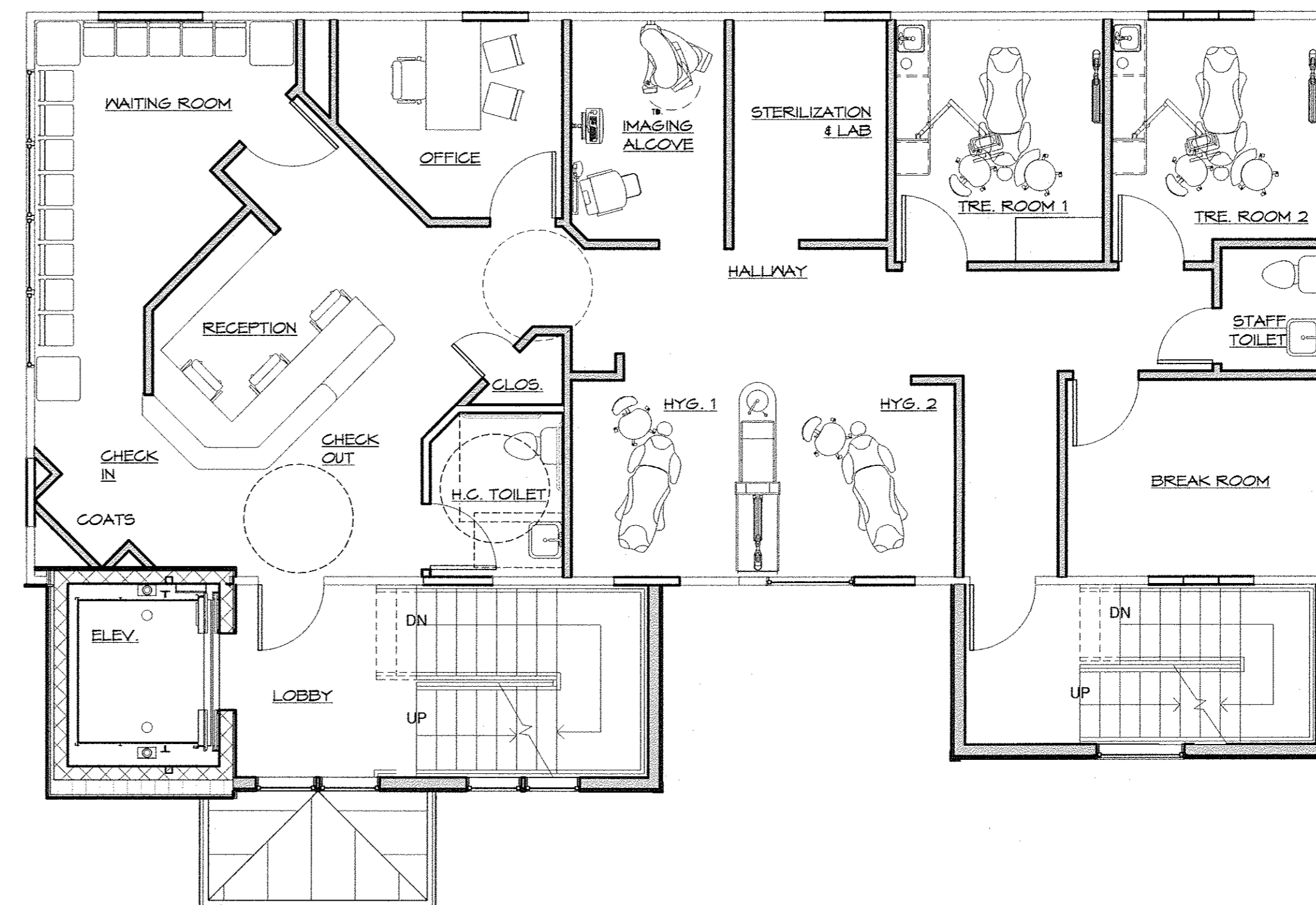
REVISIONS: 11/11/15, 12/15/15, 2/9/16

REVISIONS: 3/2/16, 4/13/16 PB FILING

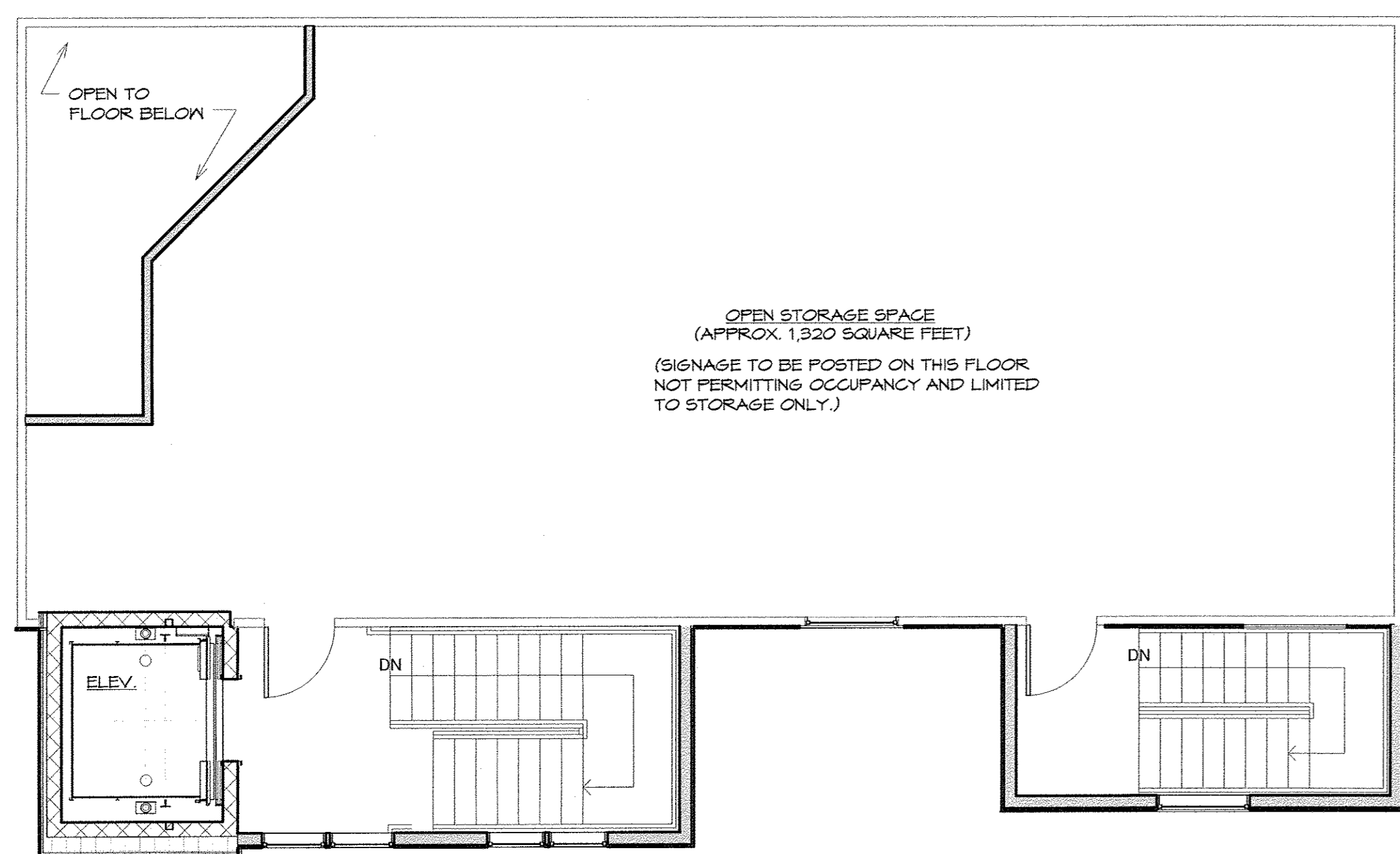
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1 LOWER LEVEL PLAN  
A-1 3/16" = 1'-0"



2 SECOND FLOOR PLAN  
A-1 3/16" = 1'-0"



3 THIRD FLOOR PLAN  
A-1 3/16" = 1'-0"



4 SIDE ELEVATION (EAST)  
A-1 3/16" = 1'-0"