

ADA

A. DIACHISHIN AND ASSOCIATES, P.C.

Consulting Engineers and Land Surveyors
115 Yankee Folly Road New Paltz, N.Y. 12561
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October 6, 2014

Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, N.Y. 12550
attn: John Ewasutyn, Planning Board Chairman

OCT - 6 2014

Re: Site Plan and Lot Line Revision for Webb Properties, Inc., Town of Newburgh
Planning Board **Project Number 2014-10.**

Dear Mr. Ewasutyn:

Hand delivered on Monday October 6th herewith are the following items for the above captioned project.

1. Twelve (12) total sets of revised preliminary plans. A separate submittal of plans has been mailed to Ken Wersted at Creighton Manning Engineering, Michael Donnelly, and hand delivered to McGoey, Hauser, and Edsall attention to Patrick Hines, P.E. (with one copy of the SWPPP).
2. 12 copies of a narrative explaining project revisions, replies to McGoey, Hauser, and Edsall comments by Patrick Hines dated July 30, 2014.
3. One copy of the SWPPP.
4. 12 copies of the catalog cut of existing GM signs to be moved from the current Barton Chevrolet site to the new site.

If you have any questions, please call.

Very truly yours,

A. DIACHISHIN & ASSOCIATES, P.C.


Robert J. James, P.E., L.S.

cc: Creighton Manning Engineering, LLP
2 Winners Circle
Albany, N.Y. 12205
attn: Kenneth W. Wersted, P.E.

McGoey, Hauser, and Edsall
Consulting Engineers
33 Airport Center Drive
Suite 202
New Windsor, N.Y. 12553
Patrick Hines, P.E.

Michael Donnelly, Esquire
P.O. Box 610
Goshen, N.Y. 10924

napsubmit10-6-14

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October 6, 2014

Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, N.Y. 12550
John Ewasutyn, Planning Board Chairman

Re: Site Plan and Lot Line Revision for Webb Properties, Inc., Town of Newburgh
Planning Board **Project Number 2014-10.**

NARRATIVE

1. The following revisions were made to the plans for the new dealership building since the August 7th meeting of the planning board.

a. This project now has part of the drawing set a separate map of a subdivision involving an additional tax parcel - namely 97-2-13.22, and is shown as Lot 3 on this new map (MH&E comment #6, and #7 July 30, 2014). Tax lot 97-2-13.22 currently has the GM service center thereon. Easements notes are shown on sheet 2 of 7.

b. MH&E comment #2 July 30, 2014 is not an issue see §185-18 C.(1)(b), and §185-18 C. (4)(b)

c. The improvements on the bank parcel, bulk table, parking calcs, and site details are shown (MH&E comment #3 July 30, 2014).

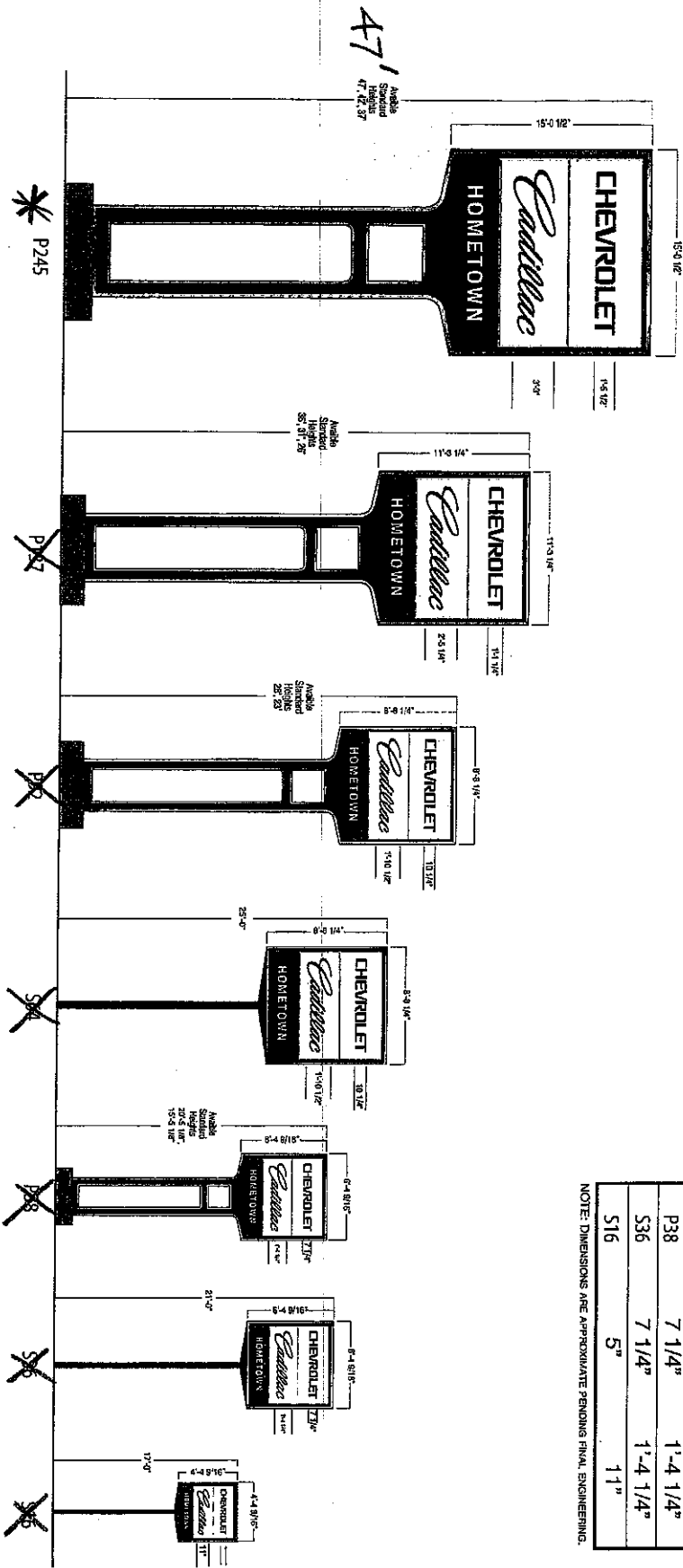
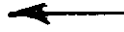
d. The easement for the access road has been revised to show 50' setback to the proposed building (MH&E comment #5 July 30, 2014).

e. A SWPPP has been submitted with erosion control plans. Refer to "Stormwater Analysis and Summary" on page 11 of SWPPP for location of stage-storage-discharge, and control outlet design in the report. Forms such as NOI, and MS4 yet to be filled out (MH&E comment #8 July 30, 2014).

f. The plans now show the details as per MH&E comment #9 July 30, 2014). The lighting fixtures are yet to be chosen. The runoff from the southwestern car storage area is controlled by curbing and catch basins. The two existing catch basins C.B. J, and C.B. K will have to be removed as well as the pipeline from C.B. K to new CB #16. Two new catch basins are added in the 23 car parking line.

g. Other revisions: Access Road location, entrance from 17k and detailing, curbing defined as around all islands and around entire perimeter of new development , vehicle podiums, zoning bulk table, expanded building 30'x80' at the southeast building corner.

Chevrolet Cadillac Sign Family



COPY SIZE BY SIGN			
SIGN	CHEVROLET	Cadillac	
P245	1'-5 1/2"	3'-3"	
P137	1'-1 1/2"	2'-5 1/4"	
P92	10 1/4"	1'-10 1/2"	
S64	10 1/4"	1'-10 1/2"	
P38	7 1/4"	1'-4 1/4"	
S36	7 1/4"	1'-4 1/4"	
S16	5"	1'1"	

NOTE: DIMENSIONS ARE APPROXIMATE PERIODS FINAL ENGINEERING.

NGI
YOUR IMAGE
OUR PROMOTER
 ARCHITECTURAL GRAPHICS INC.

2655 International Parkway
 Virginia Beach, VA 23452

Phone: 757.301.7008
 Fax: 866.418.9462

Call Toll-Free
 844.511.7565

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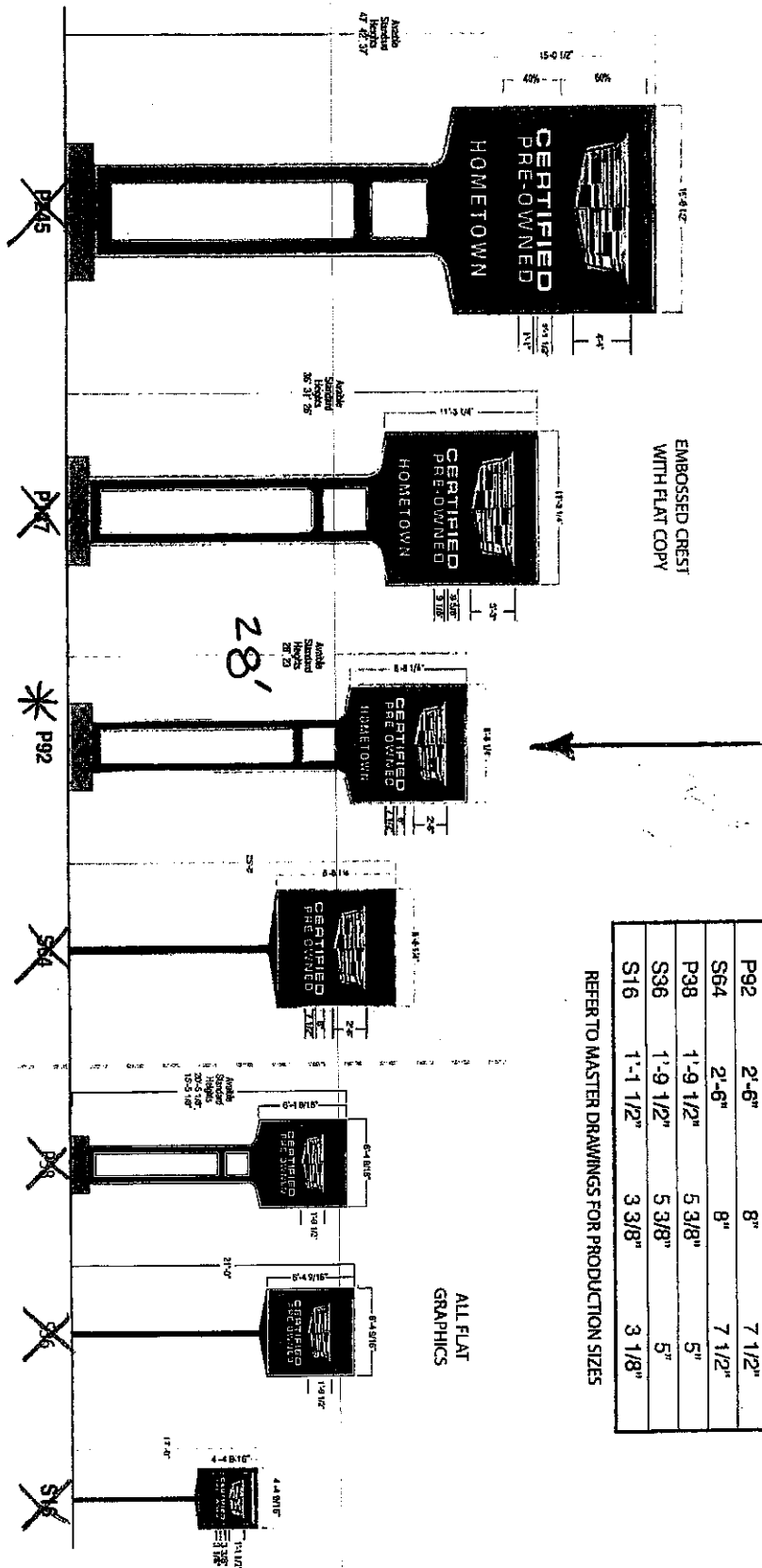
Certified Pre-Owned Cadillac Sign Family

RED INDICATES FLAT GRAPHICS

COPY SIZE BY SIGN

SIGN	EMBOSSING	PRE-OWNED
P245	4'-4"	1'-1 1/2"
P137	3'-3"	9 5/8"
P92	2'-6"	8"
S64	2'-6"	8"
P38	1'-9 1/2"	5 3/8"
S36	1'-9 1/2"	5 3/8"
S16	1'-1 1/2"	3 3/8"

REFER TO MASTER DRAWINGS FOR PRODUCTION SIZES



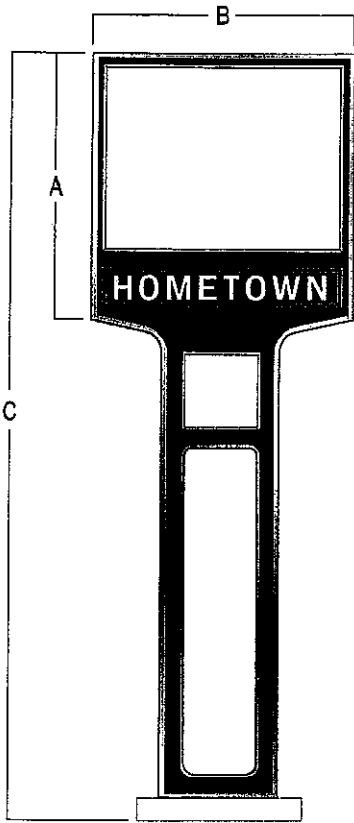
2655 International Parkway
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GROUND MOUNT
TWIN POLE

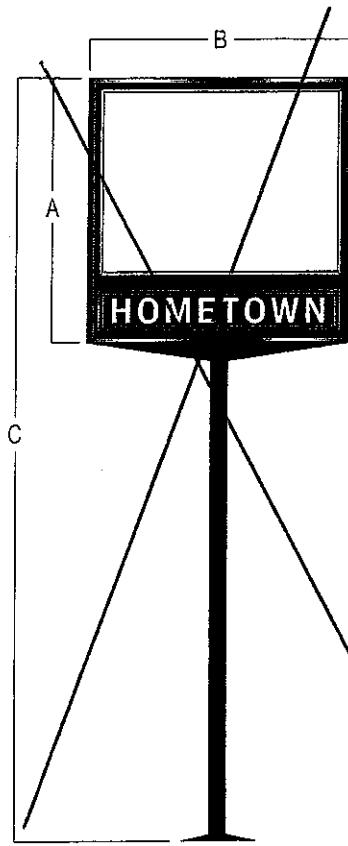
GROUND MOUNT - TWIN

Sign Type	A / B	C
P245	15'-0 1/2"	47'-0" 42'-0" 37'-0"
P137	11'-0"	36'-0" 31'-0" 26'-0"
P92	8'-3 1/4"	28'-0" 23'-0"
S38*	6'-4 9/16"	20'-5 1/8" 15'-5 1/8"

*Has no stainless on columns

GROUND MOUNT - SINGLE

Sign Type	A / B	C
S64	8'-3 1/4"	25'-0"
S36	6'-4 9/16"	21'-0"
S16	4'-9 1/16"	17'-0"

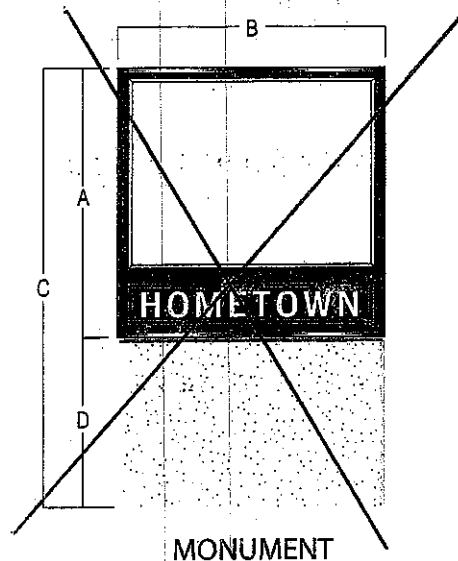


GROUND MOUNT
SINGLE POLE

MONUMENT

Sign Type	A / B	C*	D*
S64	8'-8 1/4"	12'-0"	4'-0"
S36	6'-4 9/16"	9'-0"	3'-0"
S16	4'-9 1/16"	6'-0"	2'-0"

*Minimum heights



MONUMENT

Monument style installation is available where restrictive codes will not allow for placement of a standard height sign. The S64, S36, and S16 are single pole signs. However, the poles are surrounded by a base (monument encasement) which is the responsibility and expense of the dealer. It can be built of concrete, brick, brushed aluminum, stucco, stone, or "Dryvit", and can be customized to conform with local ordinances.

PRIMARY
PRODUCT
SIGNAGE

OWNERS ENDORSEMENT

I hereby approve this plan and consent to file said plan in the Orange County Clerk's Office.

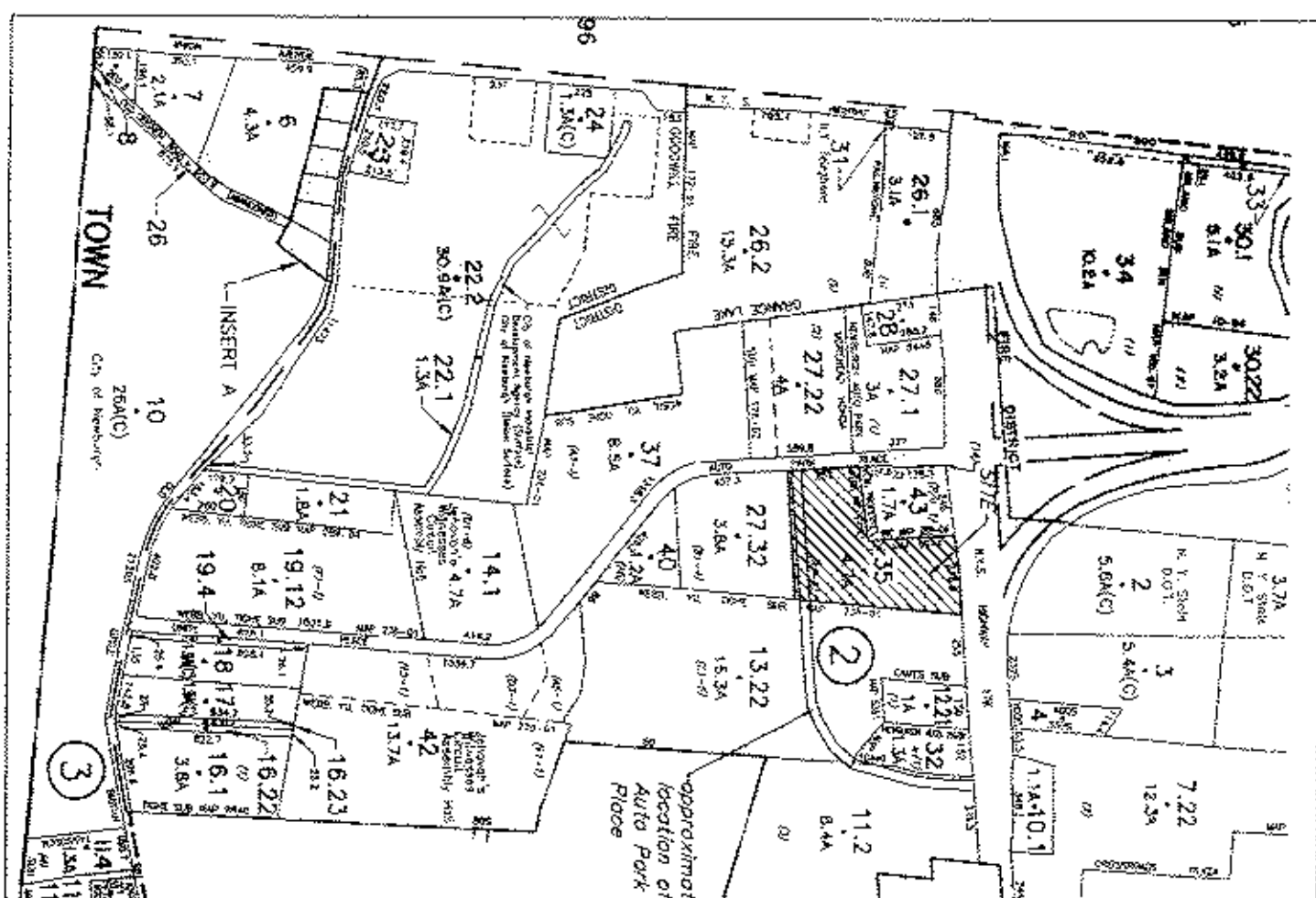
Signed this _____ day of _____, 2014

PLANNING BOARD ENDORSEMENT

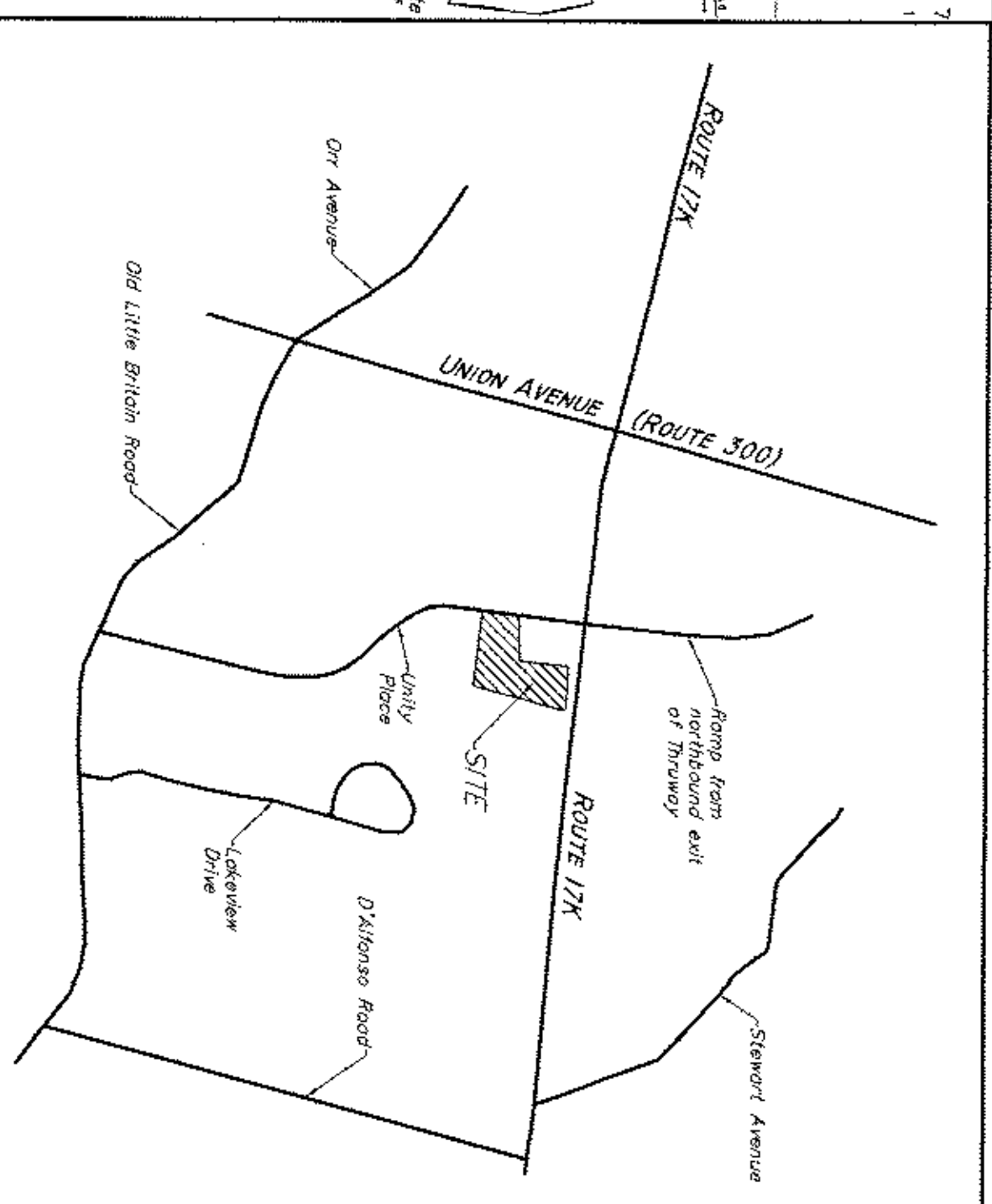
Approved by resolution of the Planning Board of the Town of Newburgh subject to all requirements and conditions of said ordinance, modification or revision of this plan as approved shall not be approval.

Signed this _____ day of _____, 2014

Chairman



Tax Map: Section 97
Scale: 1" = 600'



Location Map
Scale: 1" = 1000'

ZONING DISTRICT: IB (INTERCHANGE BUSINESS)

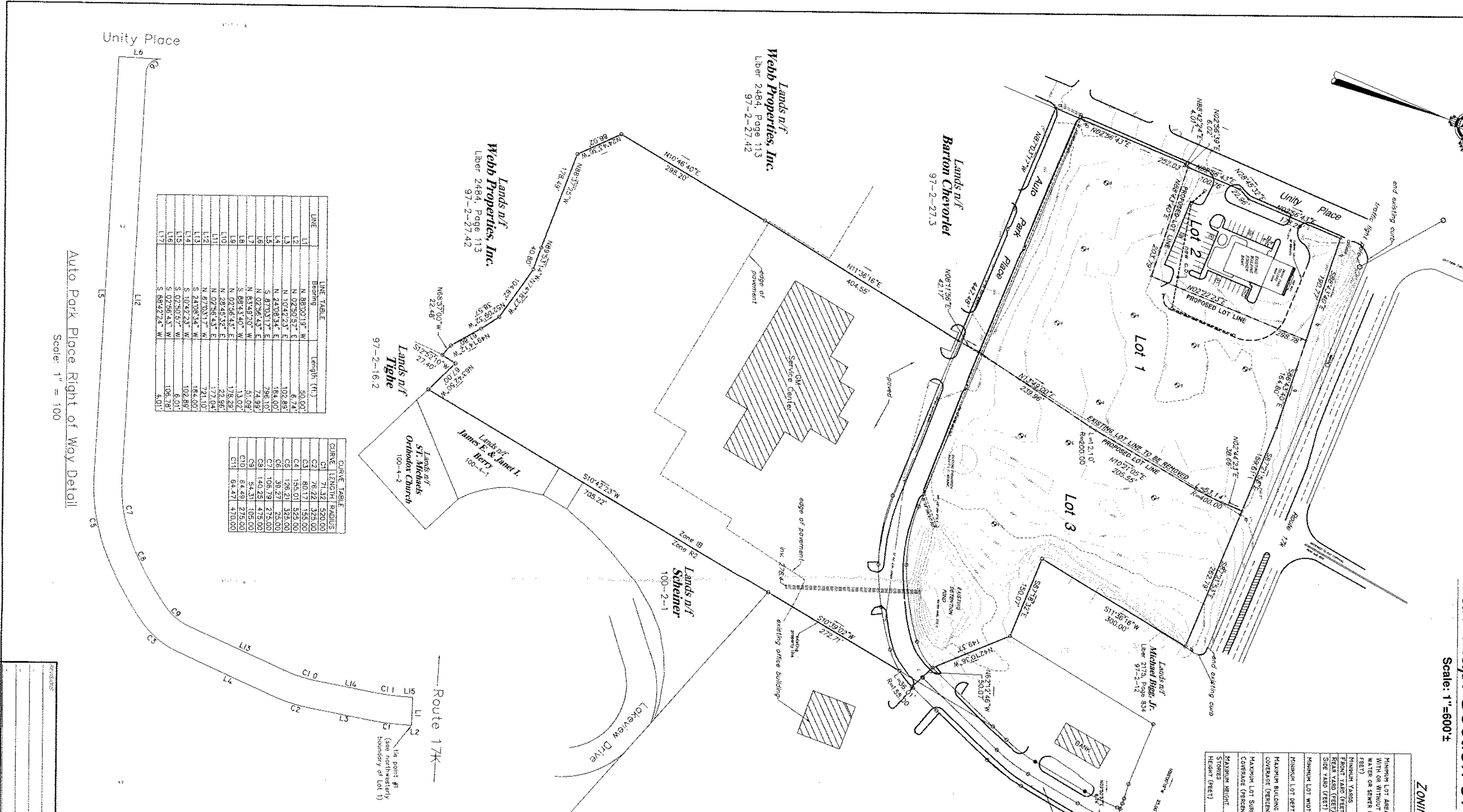
	EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	5,100 S.F.	10,000 S.F.	5,100 S.F.
MINIMUM LOT WIDTH	40 FEET	25 FEET	40 FEET	25 FEET
MINIMUM FRONT YARD SETBACK	50 FEET	25 FEET	50 FEET	25 FEET
MINIMUM SIDE YARD SETBACK	5 FEET	5 FEET	5 FEET	5 FEET
MINIMUM REAR YARD SETBACK	5 FEET	5 FEET	5 FEET	5 FEET
MINIMUM LOT COVERAGE	10%	10%	10%	10%
MINIMUM LOT SURFACE COVERAGE (PARKING)	80%	80%	80%	80%
MINIMUM HEIGHT	25 FEET	25 FEET	25 FEET	25 FEET
MAXIMUM HEIGHT	45 FEET	45 FEET	45 FEET	45 FEET

NOTES:
1. THE SHADDED AREA HAS AN EXISTING ZONING DISTRICT OF IB.
2. THE SHADDED AREA HAS AN EXISTING ZONING DISTRICT OF IB.
3. THE SHADDED AREA HAS AN EXISTING ZONING DISTRICT OF IB.

TABLE OF ACRESAGES

OWNER	CURRENT ZONING	TAX LOT #	EXISTING ACRESAGE	PROPOSED ACRESAGE	TYPE OF ACTION
WEBB PROPERTIES, INC.	VACANT	97-2-35	4.89 ACRES	5.02 ACRES	Subdivision LOT 1
WEBB PROPERTIES, INC.	AGRICULTURE	97-2-43	1.74 ACRES	1.82 ACRES	Subdivision LOT 2
WEBB PROPERTIES, INC.	OFF-SERVICE	97-2-11-22	15.29 ACRES	15.29 ACRES	Subdivision LOT 3

- Previous Subdivision Reference:**
1. Subdivision of Webb Properties, Inc. Filed in the Orange County Clerk's Office on filed map #6448 on August 20, 1991. Former tax lots # 11, 12, 22 and 13.
 2. Subdivision of Webb Properties, Inc. Filed in the Orange County Clerk's Office on filed map #9449. Subdivision lots 1, 2, and 3.
 3. Subdivision plan Newburgh Auto Park. Filed in the Orange County Clerk's Office on filed map #10440 on December 30, 1991. Subdivision lots 1, 2, and 3.
 4. Subdivision and lot line change for Webb, YU, Tighe. Filed in the Orange County Clerk's Office on filed map #250-01 on November 7, 2001. Tax lots 11, 2, 13, 2.
- Subdivision Notes:**
1. These lots in the subdivision have deeded or leased rights for ingress/egress to Route 17K and to water, sewer and electrical utilities.
 2. Driveways, sewerage, and water mains in the road known as Auto Park place are existing.
 3. Auto Park Place is paved and curbed, and is within a 50' wide right of way.
 4. All lots are served by municipal water and sewer.



LINE TABLE

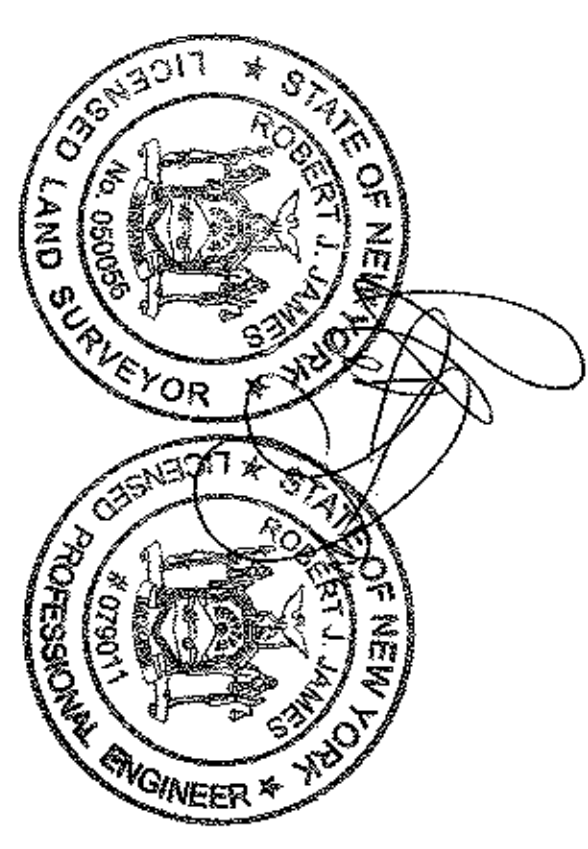
LINE	LINE TABLE	LENGTH (FT)
L1	Beginning	50.00
L2	N 89°30'15" W	102.83
L3	N 10°42'23" E	102.83
L4	N 24°03'34" E	184.00
L5	S 87°03'17" E	786.10
L6	N 02°26'43" E	74.89
L7	N 83°57'07" W	51.02
L8	N 83°57'07" W	138.22
L9	N 82°45'32" E	22.96
L10	N 02°26'43" E	177.04
L11	N 87°03'17" W	74.10
L12	N 87°03'17" W	184.00
L13	S 02°26'43" W	102.83
L14	S 02°26'43" W	102.83
L15	S 02°26'43" W	102.83
L16	S 02°26'43" W	102.83
L17	S 88°22'24" W	106.78
L18		4.01

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	71.32	529.00
C2	26.72	142.00
C3	26.72	142.00
C4	150.01	525.00
C5	126.21	525.00
C6	38.37	252.00
C7	106.78	775.00
C8	140.28	475.00
C9	140.28	475.00
C10	64.49	275.00
C11	64.47	470.00

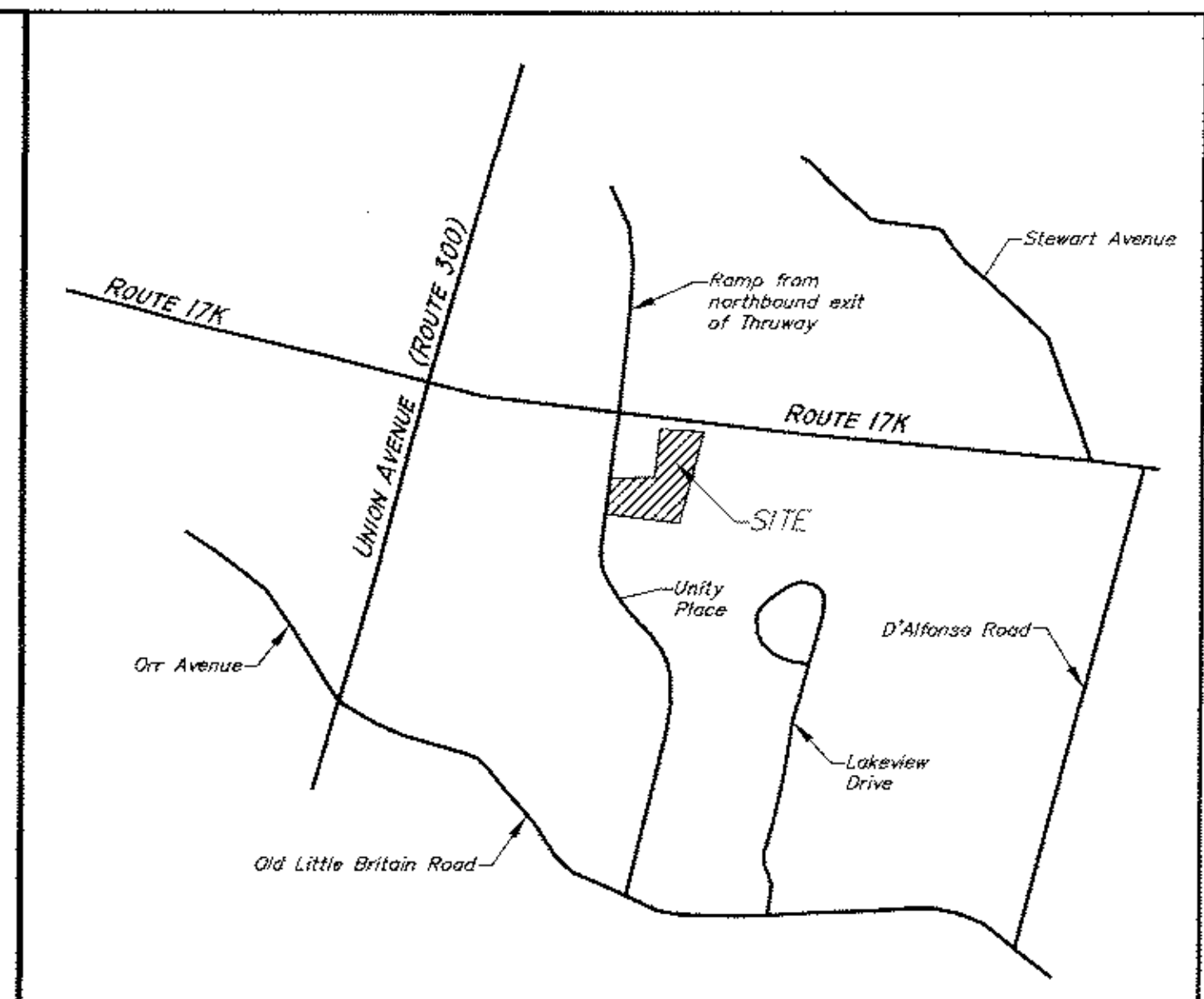
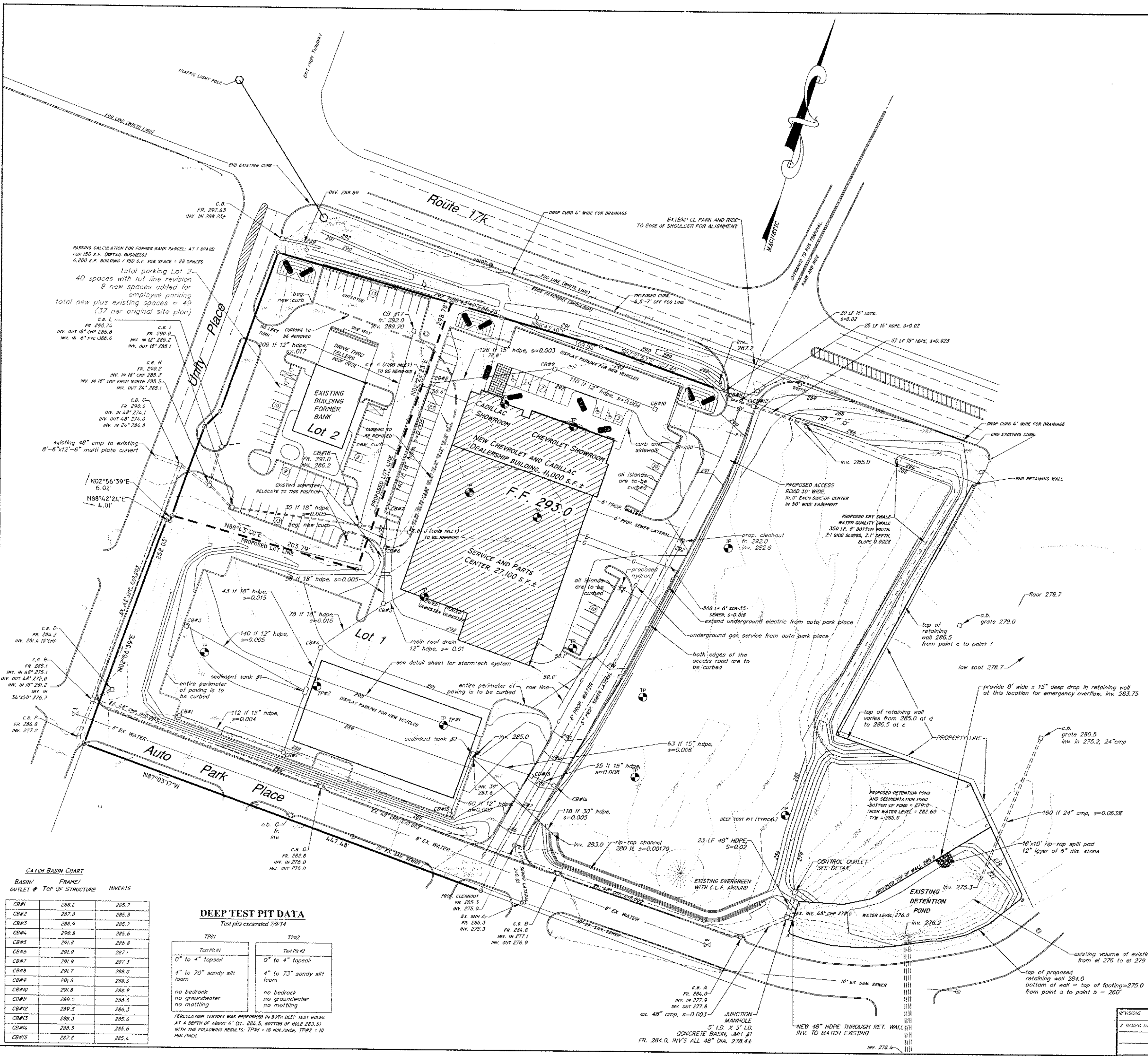
Subdivision Plan - Lot Consolidation
for Lands of
Webb Properties, Inc.

Tax Map: Section 97, Block 2, Lot 13.22, 35, and 43
Town of Newburgh Orange County New York State
Scale: 1" = 100'
Date: August 25, 2014



AP ASSOCIATES, P.C.
LAND SURVEYORS & CONSULTING ENGINEERS
115 Yankee Folly Road New Paltz, N.Y. 12561
PHONE # (845) 419-2305 FAX # (845) 419-2306

DATE	10/1/14	SCALE	1" = 100'
TITLE	Subdivision Plan - Lot Consolidation	PROJECT	107-1-100
DRAWN BY	D	CHECKED BY	1401589, 1401834
DATE	10/1/14	SCALE	1" = 100'



Location Map
Scale: 1"=1000'

ZONING DISTRICT: IB (INTERCHANGE BUSINESS)

	LOT 1 (97-2-35)		LOT 2 (97-2-43)		LOT 3 (97-2-13,22)	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT AREA WITH OR WITHOUT PUBLIC WATER OR SEWER (SQUARE FEET)	4,66 ACRES (202,990 S.F.)	5,102 ACRES (222,247 S.F.)	1.74 ACRES (76,000 S.F.)	1,342 ACRES (58,448 S.F.)	15.29 ACRES (665,978 S.F.)	15,255 ACRES (664,505 S.F.)
MINIMUM YARDS						
FRONT YARD (FEET)	50	78.6' / 50.0'	58' TO OVERHANG	58' TO OVERHANG	124' TO ROW	124' TO ROW
REAR YARD (FEET)	60	270'	124'	118'	404'	404'
SIDE YARD (FEET)	30/80	50.6'	103' / 226'	67' / 136'	61' / 243'	61' / 243'
MINIMUM LOT WIDTH	150'	277'	324' (17k)	246' (17k)	191' (17k)	255.0' (17k)
MINIMUM LOT DEPTH	150'	584'	584'	305'	298'	1345'±
MAXIMUM BUILDING COVERAGE (PERCENT)	40%	-	17.2%	8.5%	11% WITH OVERHANG	6.3%
MAXIMUM LOT SURFACE COVERAGE (PERCENT)	80%	6%	79%	73%	74%	57%
MAXIMUM HEIGHT (STORES)	2.5	-	2	1	1	1
HEIGHT (FEET)	35	-	50'	20'±	20'±	20'±

Site Plan Notes:

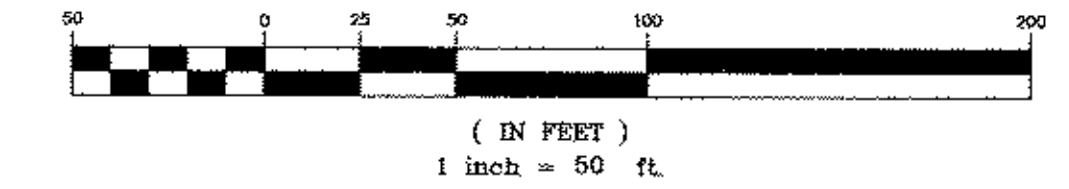
- See SWPPP document for stormwater management requirements.
- The tax lots involved in this project all of which are currently owned by Webb Properties, Inc. namely: 97-2-13.22, 35, and 43 will be subject to cross easements for site grading, drainage, access, and utilities.

Site Plan for Webb Properties, Inc.

Auto Park Place
Tax Map: Section 97, Block 2, Lots 13.22, 35, and Lot 43

Town of Newburgh Orange County New York State
Scale: 1"=50' Date: May 9, 2014

GRAPHIC SCALE



CATCH BASIN CHART

BASIN/OUTLET #	FRAME/ TOP OF STRUCTURE	INVERTS
CB#1	288.2	285.7
CB#2	287.8	285.3
CB#3	288.9	285.7
CB#4	289.8	285.6
CB#5	291.8	288.8
CB#6	291.0	287.1
CB#7	291.9	287.5
CB#8	291.7	288.0
CB#9	291.8	288.2
CB#10	291.8	288.9
CB#11	289.5	286.8
CB#12	289.0	286.3
CB#13	288.3	285.4
CB#14	288.3	285.0
CB#15	287.8	285.4

DEEP TEST PIT DATA

Test pits excavated 7/9/14

TP#1	TP#2
Test Pit #1 0" to 4" topsoil	Test Pit #2 0" to 4" topsoil
4" to 70" sandy silt loam	4" to 73" sandy silt loam
no bedrock no groundwater no mottling	no bedrock no groundwater no mottling

PERCOLATION TESTING WAS PERFORMED IN BOTH DEEP TEST HOLES AT A DEPTH OF ABOUT 4' DEL. (284.5, BOTTOM OF HOLE 283.5) WITH THE FOLLOWING RESULTS: TP#1 = 10 MIN./INCH, TP#2 = 10 MIN./INCH.

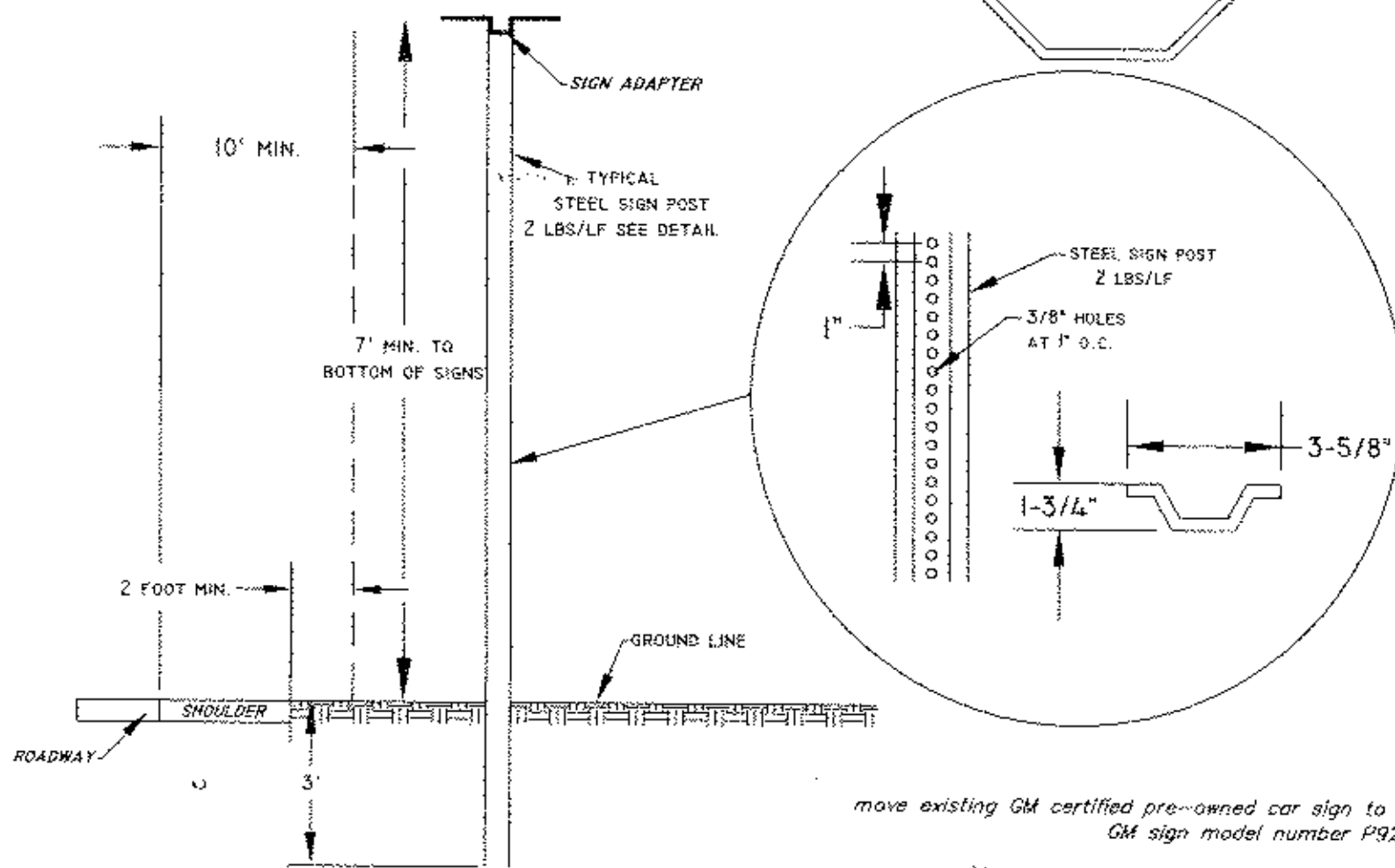
OWNER / APPLICANT
WEBB PROPERTIES, INC.
800 AUTO PARK PLACE
NEWBURGH, N.Y. 12550
(845) 561-7600

A. DIACHISHIN AND ASSOCIATES, P.C.
LAND SURVEYORS & CONSULTING ENGINEERS
115 Yankee Folly Road New Paltz, N.Y. 12561
PHONE # (845) 419-2105 FAX # (845) 419-2306

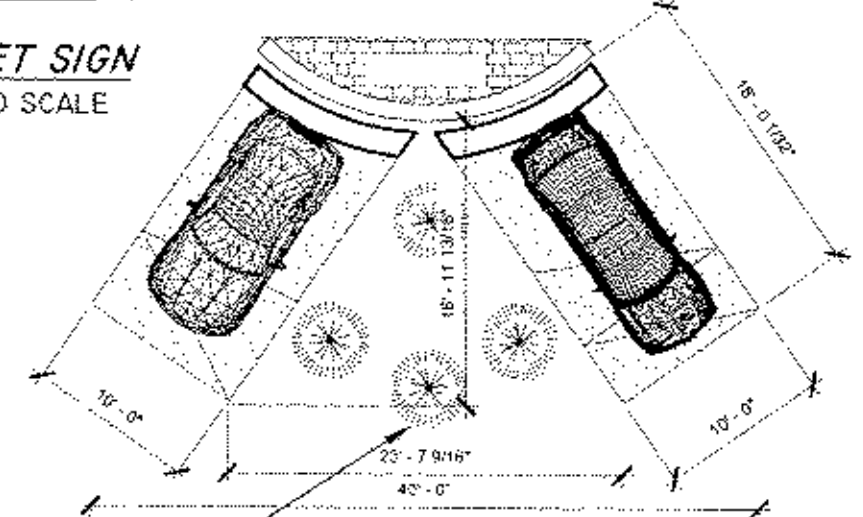
REVISIONS	1. 7/9/14 PRELIMINARY SITE GRADING, DRAINAGE, UTILITIES ADDED. REVISION TABLE	DATE	10/1/2014
2. 9/30/14 SITE GRADING, DRAINAGE, UTILITIES ADDED. REVISION TABLE, BUILDING FOOTPRINT.			
SIZE	D	DATE	14G1834
SCALE	1"=50'	FIELD BOOK NO.	209
		SHEET	2 of 7

LETTERING AND BORDERS
 SIGN LETTERING SHALL BE ESSENTIALLY IN ACCORDANCE WITH THE STANDARD ALPHABET FOR HIGHWAY SIGNS AS PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION. THE SIZE AND SERIES DESIGNATION SHOWN IN THE TABULATION ACCOMPANYING THE SIGN ILLUSTRATIONS REFER TO THIS STANDARD ALPHABET. LETTERS LARGER THAN THOSE SHOWN IN THE STANDARD ALPHABET SHOULD BE INCREASED PROPORTIONATELY.

**RED BACKGROUND
 WHITE LEGEND & BORDER
 REFLECTORIZED ON ALUMINUM BLANK
 0.08 INCHES THICK
 MARGIN: NONE**

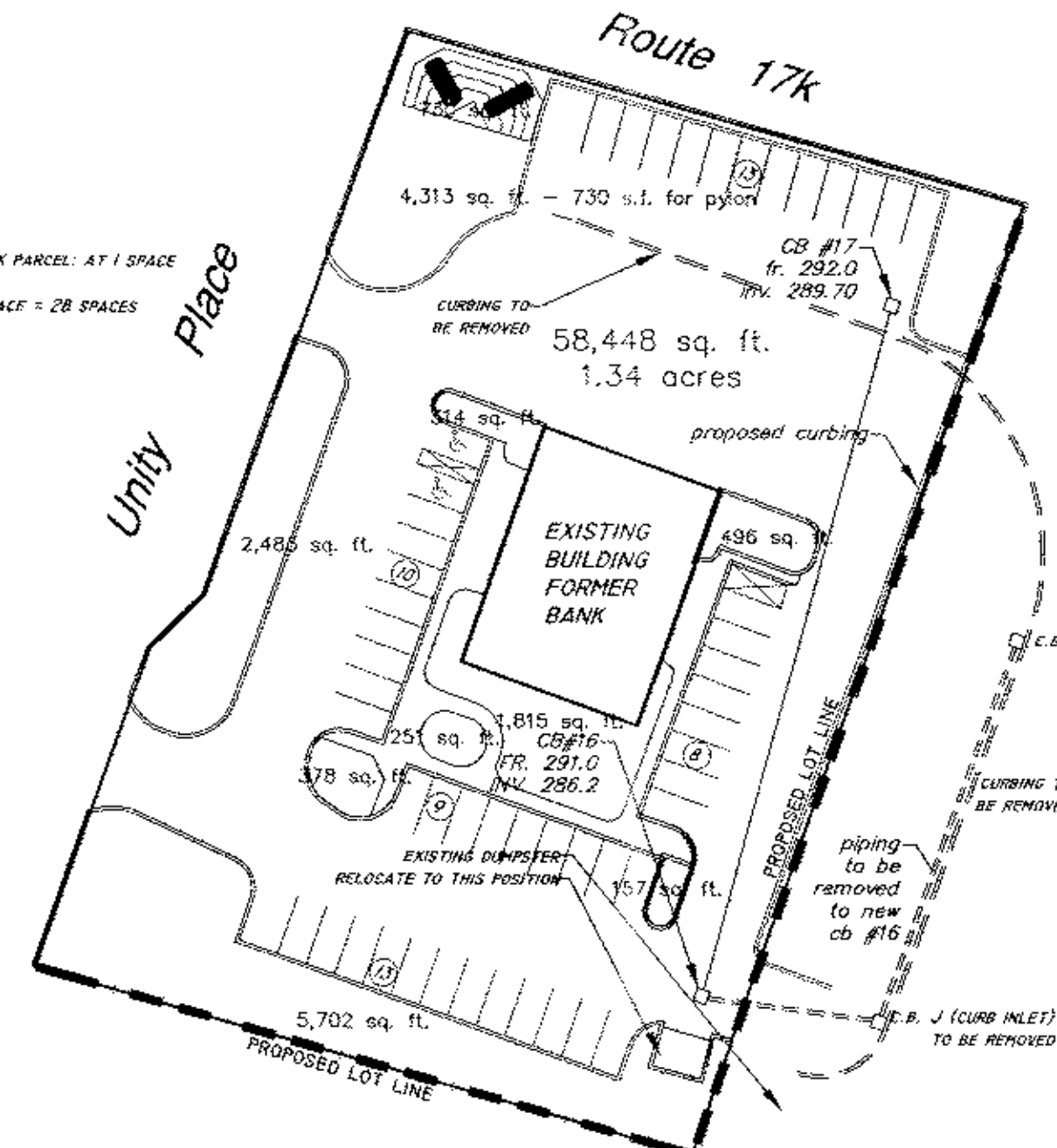


STREET SIGN
 NOT TO SCALE



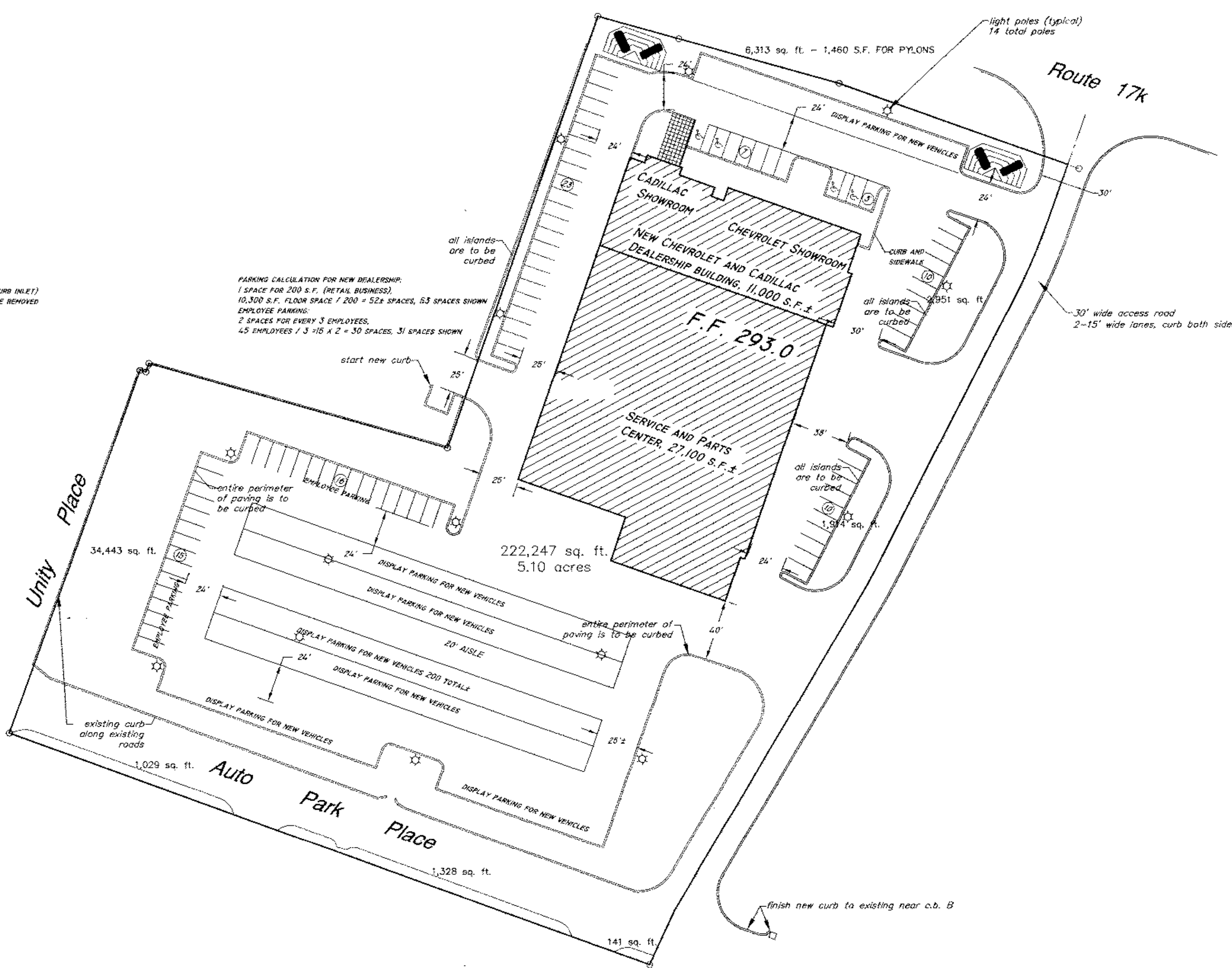
7' WIDE x 200' LONG LANDSCAPE BED
 PARKING ISLAND: 4 T.P. = THUJA PLICATA GREEN GIANT 5'-6" GREEN GIANT ARBORVITAE
 15 R.C. = RHODODENDRON CATAMBROENSE 7 GAL. POT BURSALUT RHODODENDRON
 22 C.A.K.F. = CALAMAGROSTIS "KARL FOERSTER" REED GRASS, 3 GAL. POT
 6 V.T. = VIBURNUM PLICATUM SHASTA 3'-3.5" SHASTA VIBURNUM
 3 P.D. = PYSYOCARPUS OLYMPICUS 6 GAL. POT COPPERTINA NINEBARK

PARKING CALCULATION FOR FORMER BANK PARCEL: AT 1 SPACE FOR 150 S.F. (RETAIL BUSINESS)
 4,200 S.F. BUILDING / 150 S.F. PER SPACE = 28 SPACES
 (SEE SITE PLAN FOR LAYOUT)

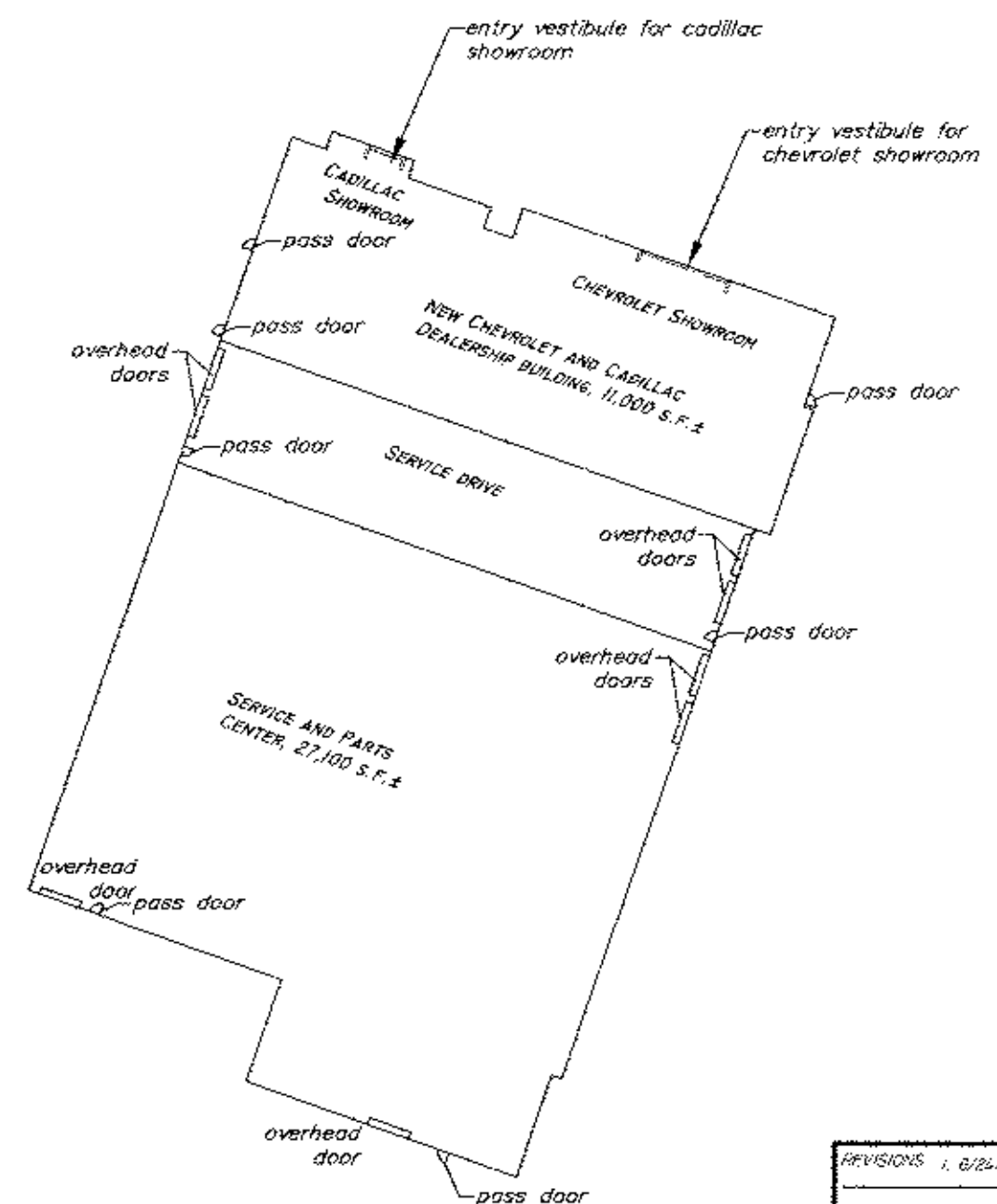


PROPOSED LOT COVERAGE CALCULATION
 SCALE: 1"=50'
PROPOSED LOT OPEN SPACE 15,179 S.F. OR 26%± OF TOTAL LOT AREA
PROPOSED LOT COVERAGE = 74%, MAXIMUM LOT COVERAGE = 80%

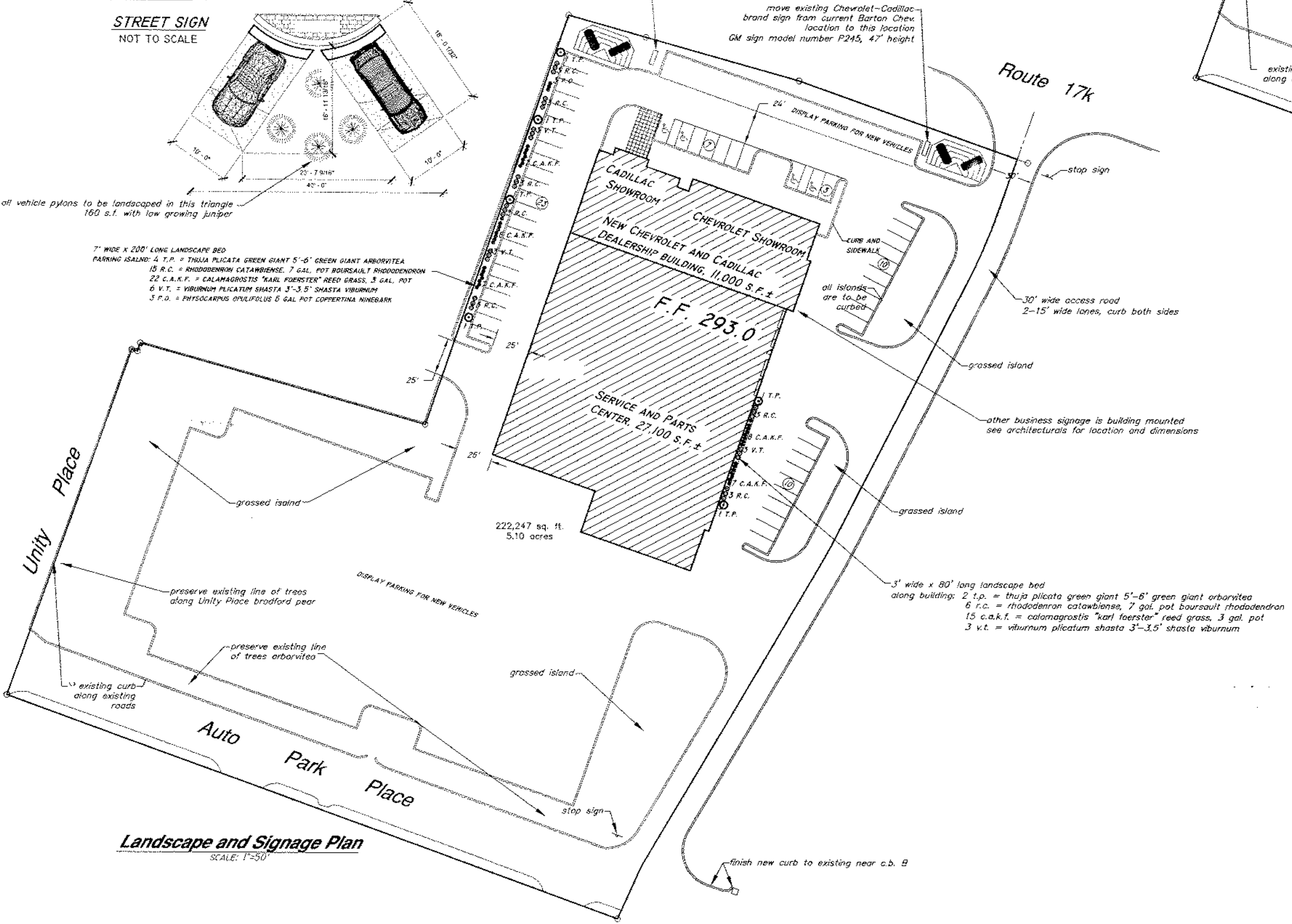
PARKING CALCULATION FOR NEW DEALERSHIP:
 1 SPACE FOR 200 S.F. (RETAIL BUSINESS)
 10,500 S.F. FLOOR SPACE / 200 = 52.5 SPACES, 53 SPACES SHOWN
EMPLOYEE PARKING:
 2 SPACES FOR EVERY 3 EMPLOYEES
 25 EMPLOYEES / 3 = 8.33 x 2 = 16.66 SPACES, 16 SPACES SHOWN



PROPOSED LOT COVERAGE CALCULATION AND AISLE WIDTHS, PARKING LAYOUT, LIGHTING
 SCALE: 1"=50'
PROPOSED LOT OPEN SPACE 46,659 S.F. OR 21% OF TOTAL LOT AREA
PROPOSED LOT COVERAGE = 79%, MAXIMUM LOT COVERAGE = 80%



LOCATION OF ENTRY/EXIT DOORS
 SCALE: 1"=50'

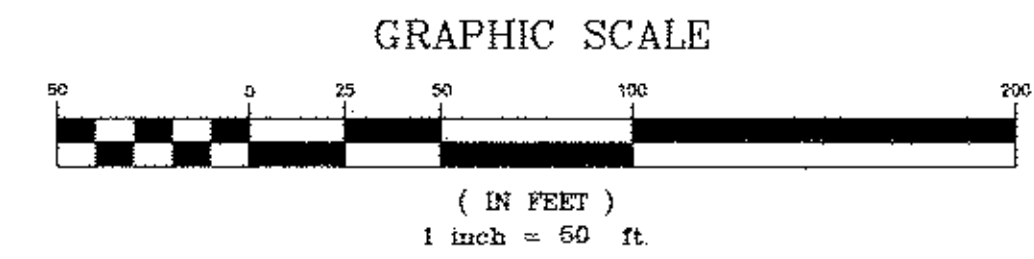


Landscape and Signage Plan
 SCALE: 1"=50'

**Landscaping, Signage,
 Lot Coverage Calculations
 Site Plan
 for
 Webb Properties, Inc.**

**Auto Park Place
 Tax Map: Section 97, Block 2, Lots 13.22, 35, and Lot 43**

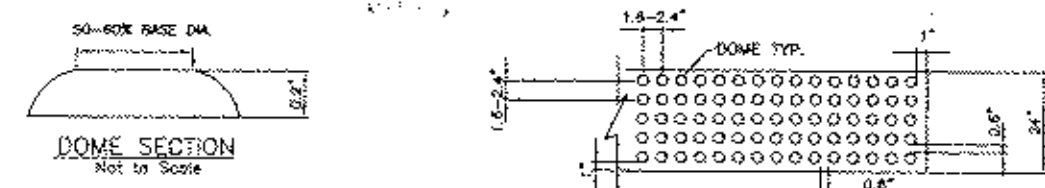
**Town of Newburgh Orange County New York State
 Scale: 1"=50' Date: July 24, 2014**



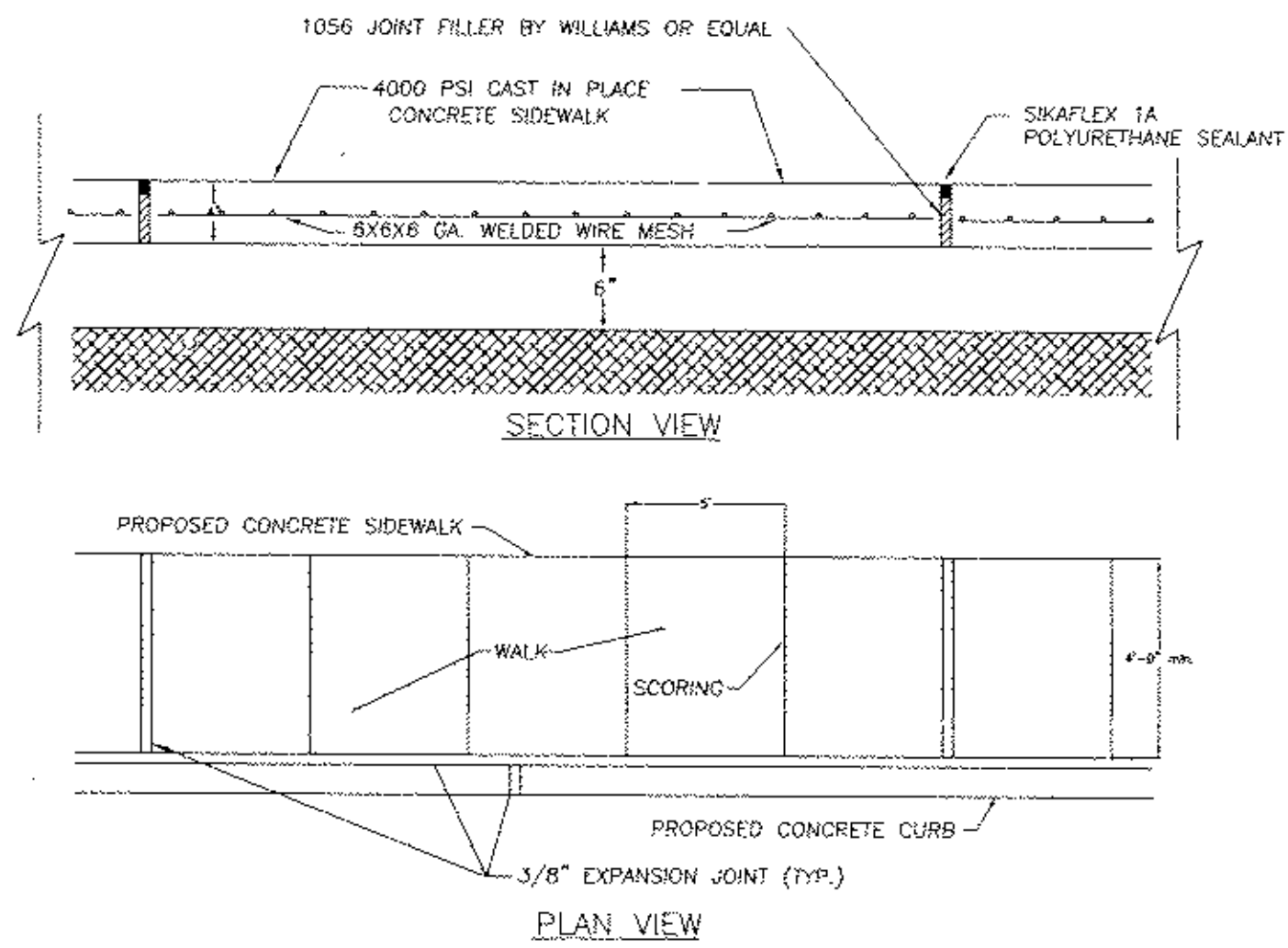
OWNER / APPLICANT
 WEBB PROPERTIES, INC.
 800 AUTO PARK PLACE
 NEWBURGH, N.Y. 12550
 (845) 561-7600

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 PHONE # (845) 419-2305 FAX # (845) 419-2306

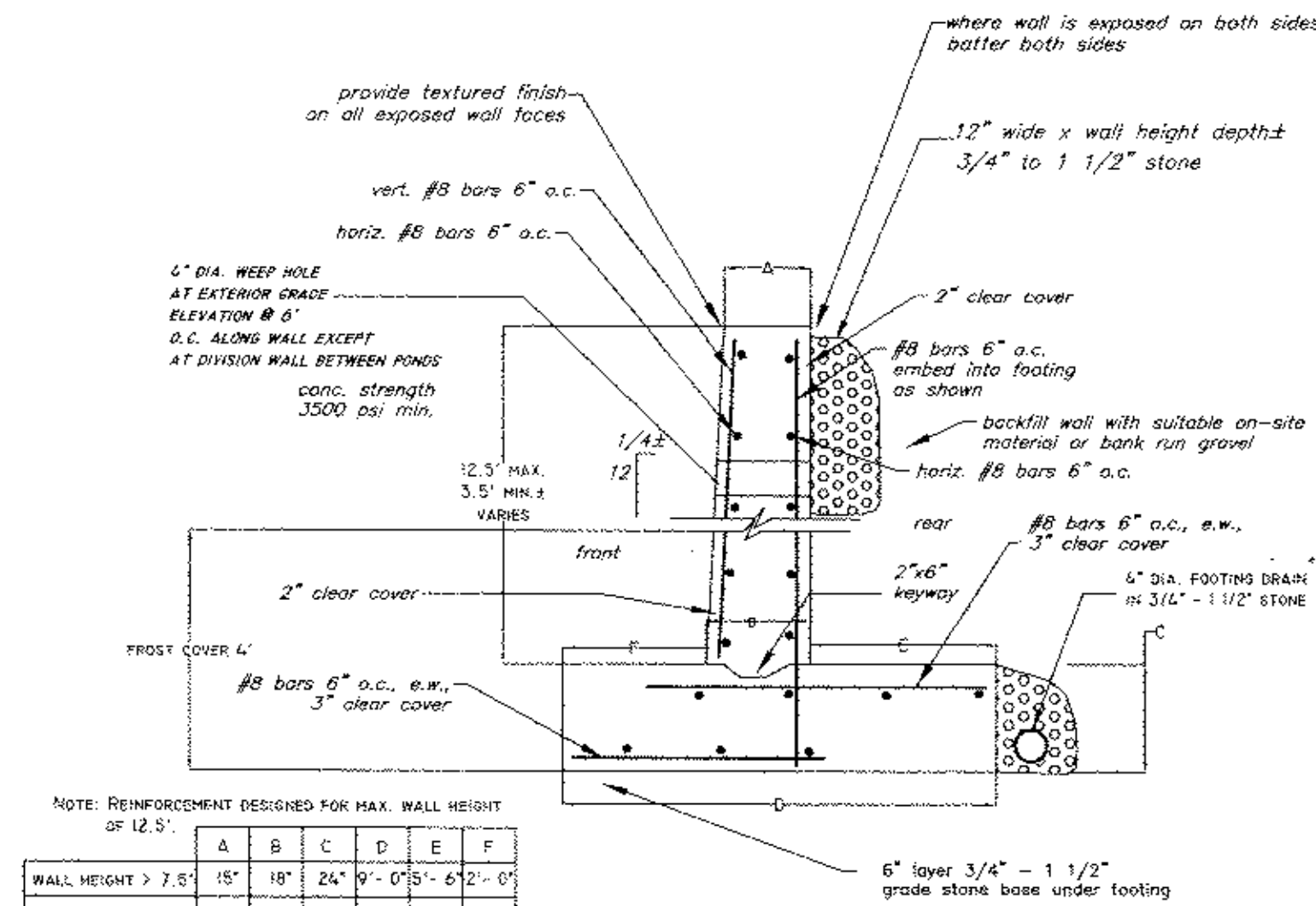
PROVISIONS	© 2014/11/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000			DATE	14G1834	REV	
SIZE	DWG NO.	14G1834					
PLOT SCALE	FIELD BOOK NO.	209	SHEET	3 of 7			



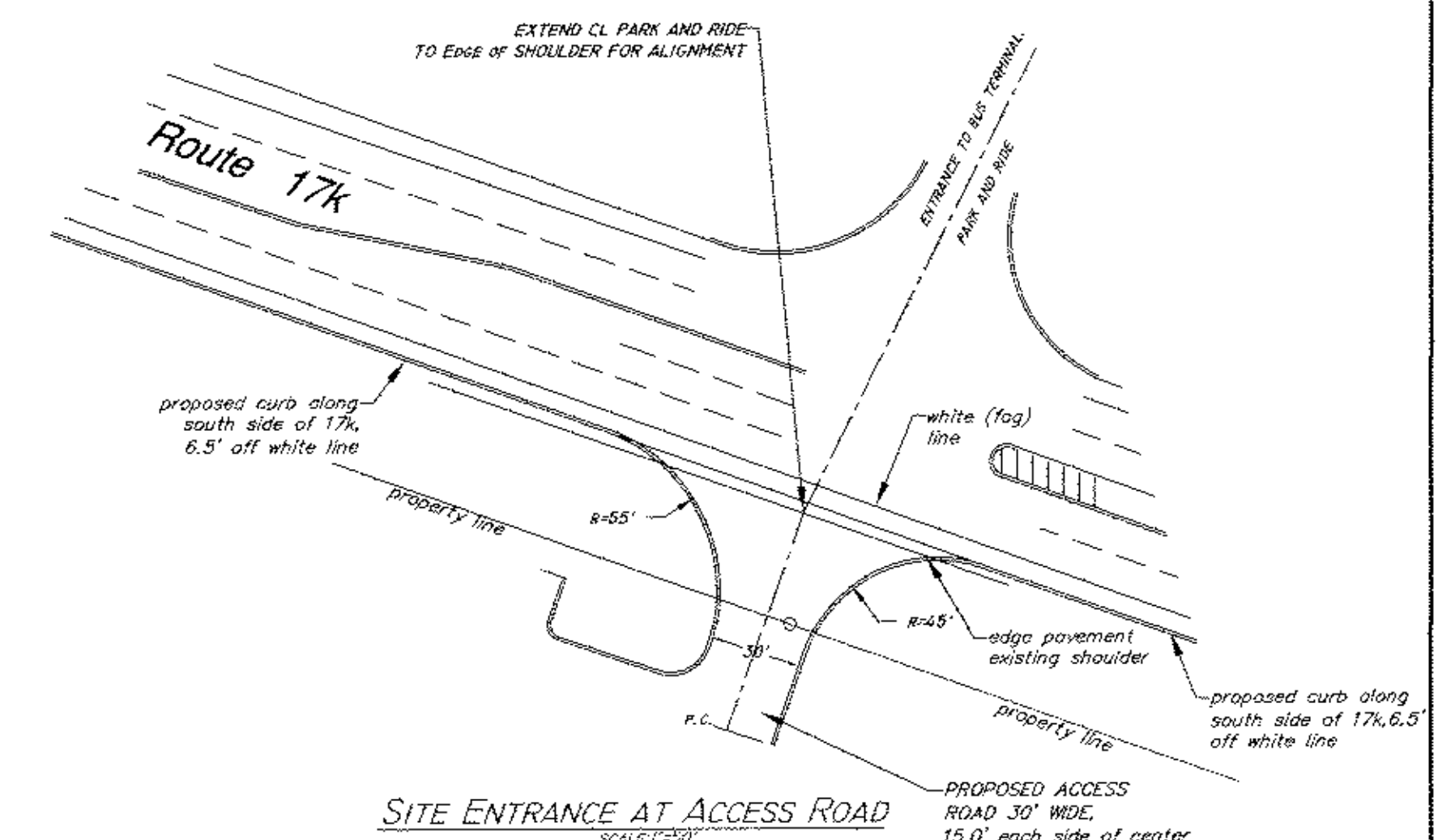
DOME SPACING FOR DETECTABLE WARNING FIELD
Not to Scale



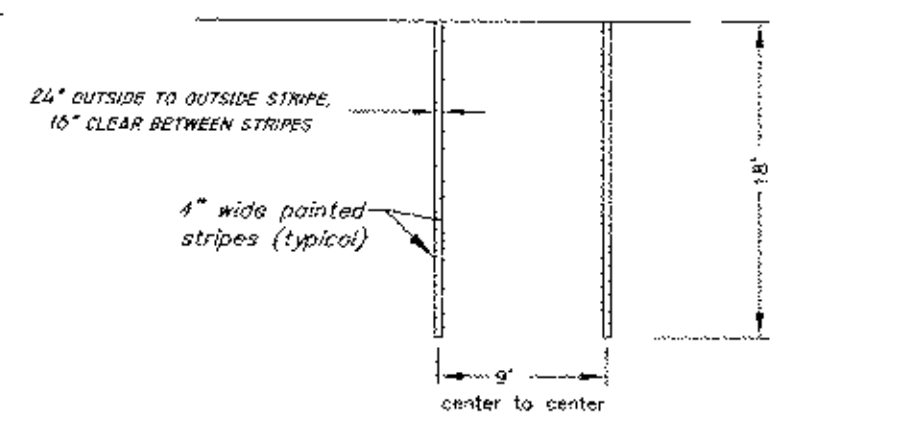
CONCRETE SIDEWALK DETAIL
Not to Scale



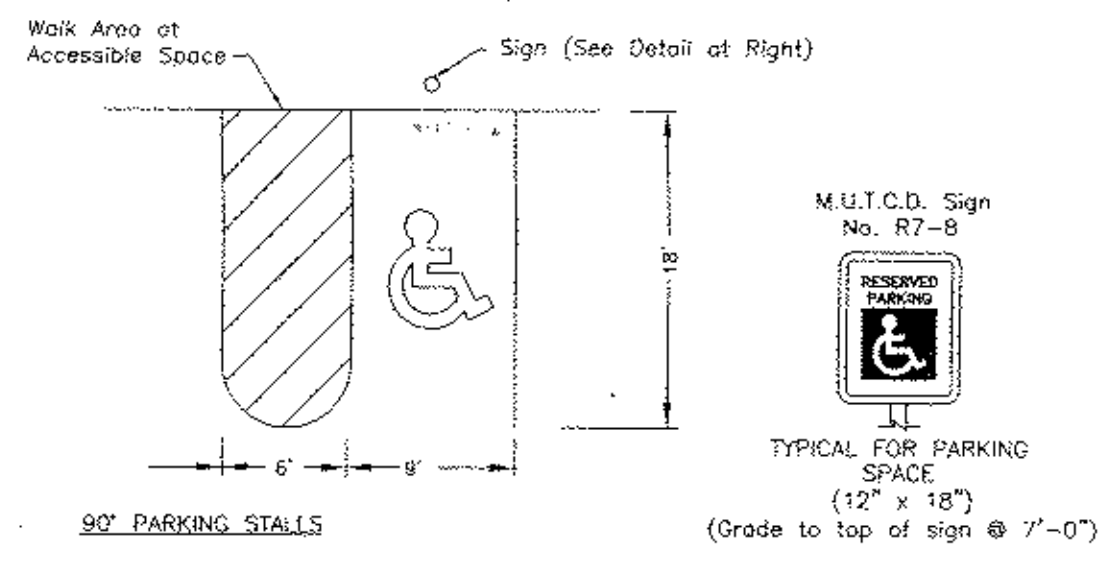
Concrete Retaining Wall Detail
Not to Scale



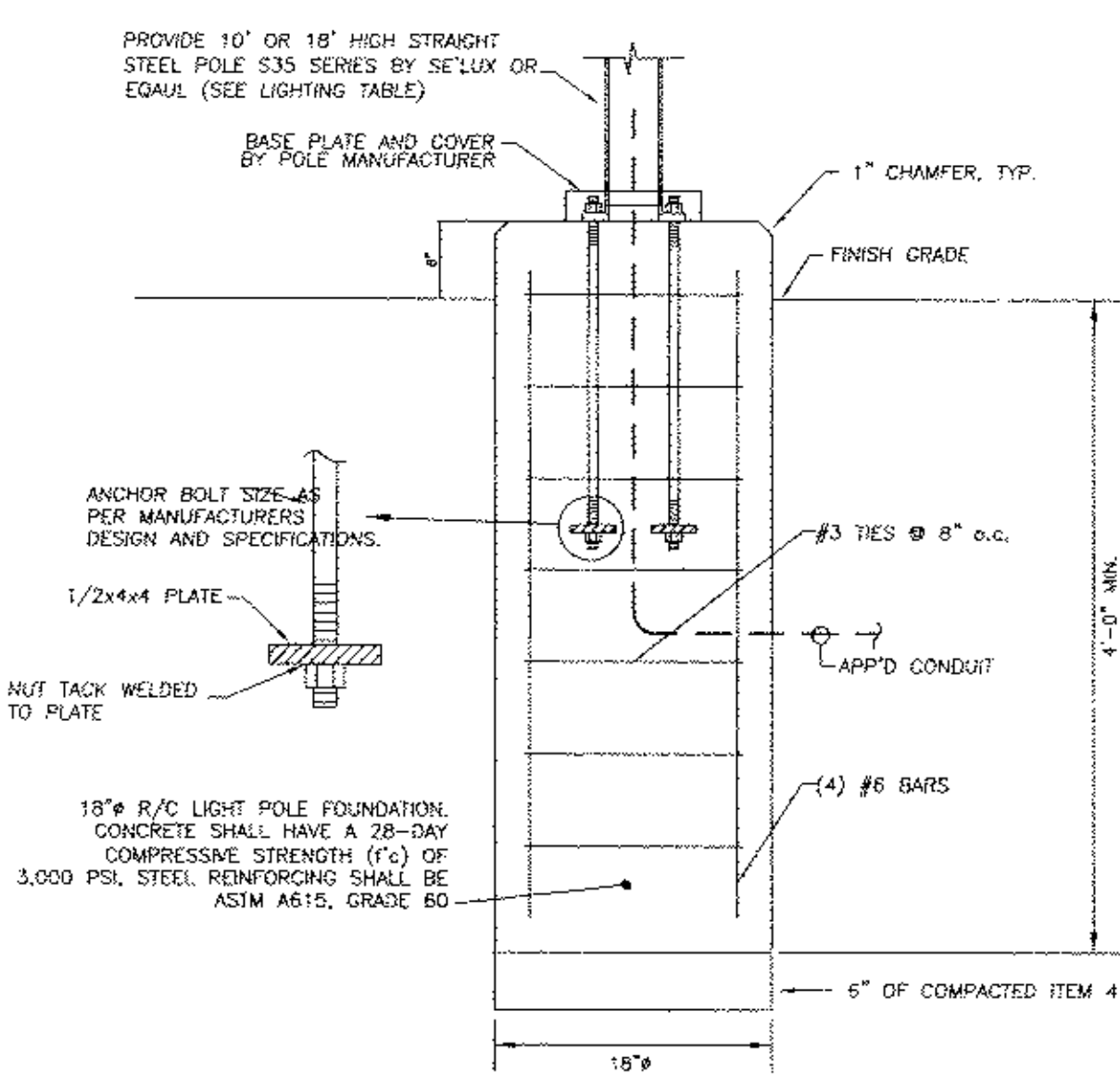
SITE ENTRANCE AT ACCESS ROAD
SCALE: 1"=20'



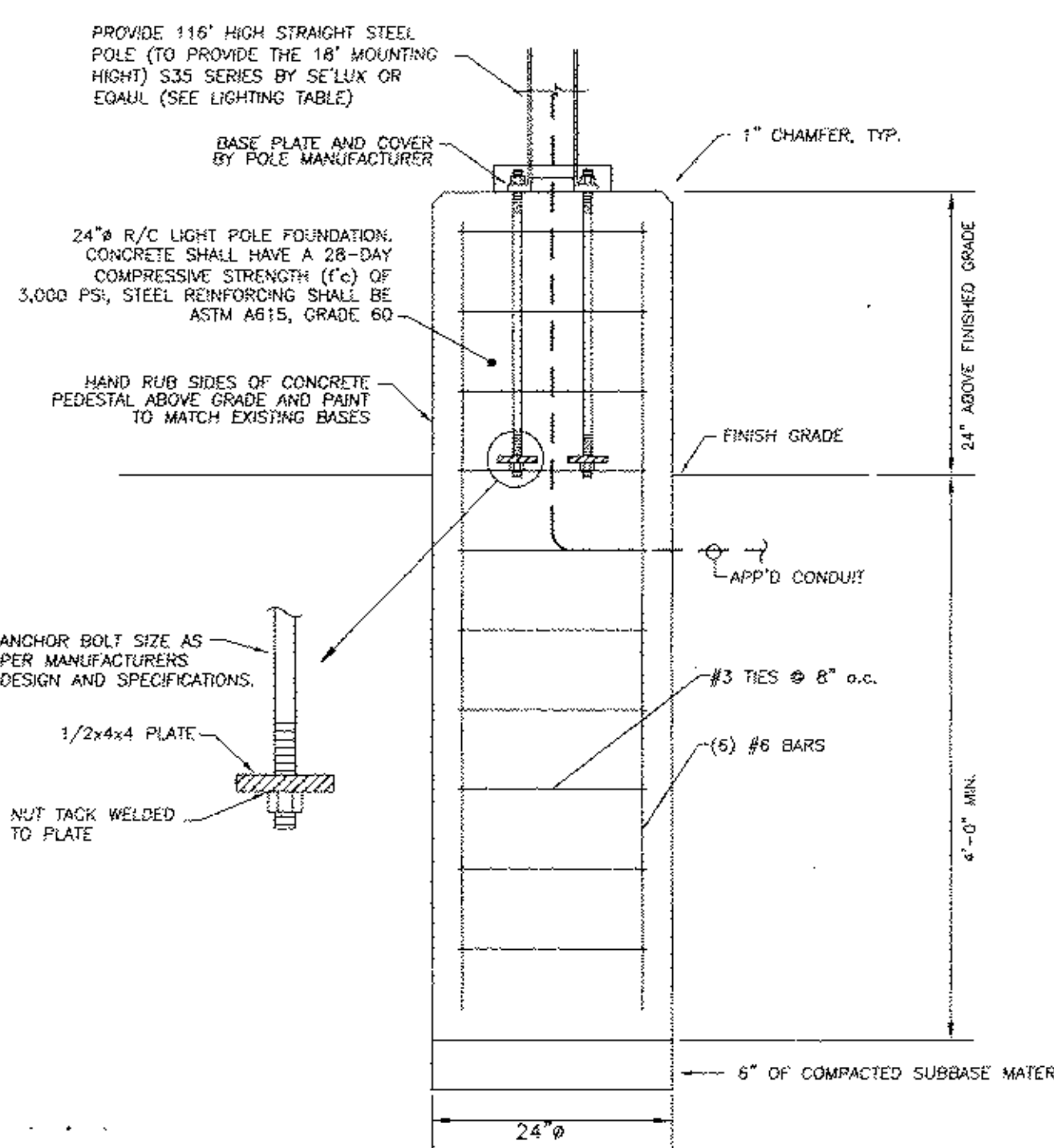
TYP. PARKING STALLS AND SIGNAGE
N.T.S.



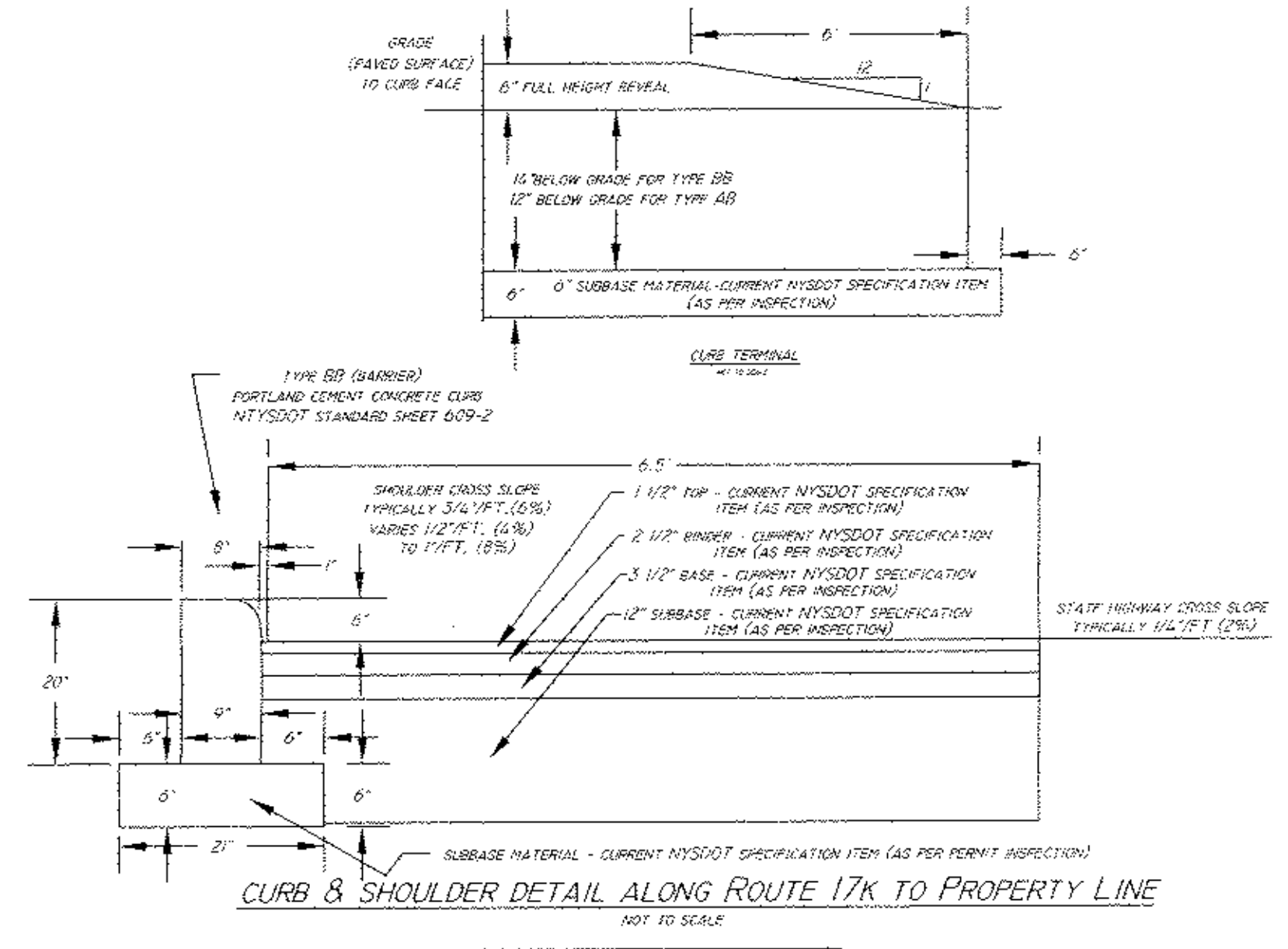
TYP. PARKING STALLS AND SIGNAGE
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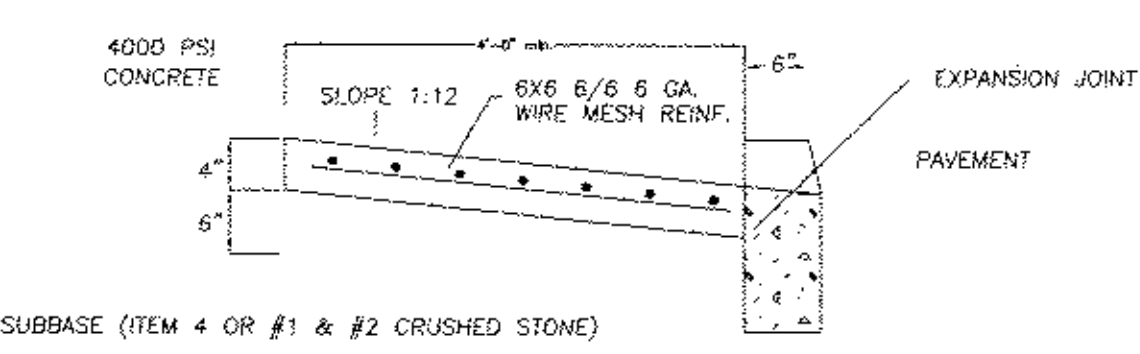
IN LANDSCAPED AREAS



IN PARKING AREAS

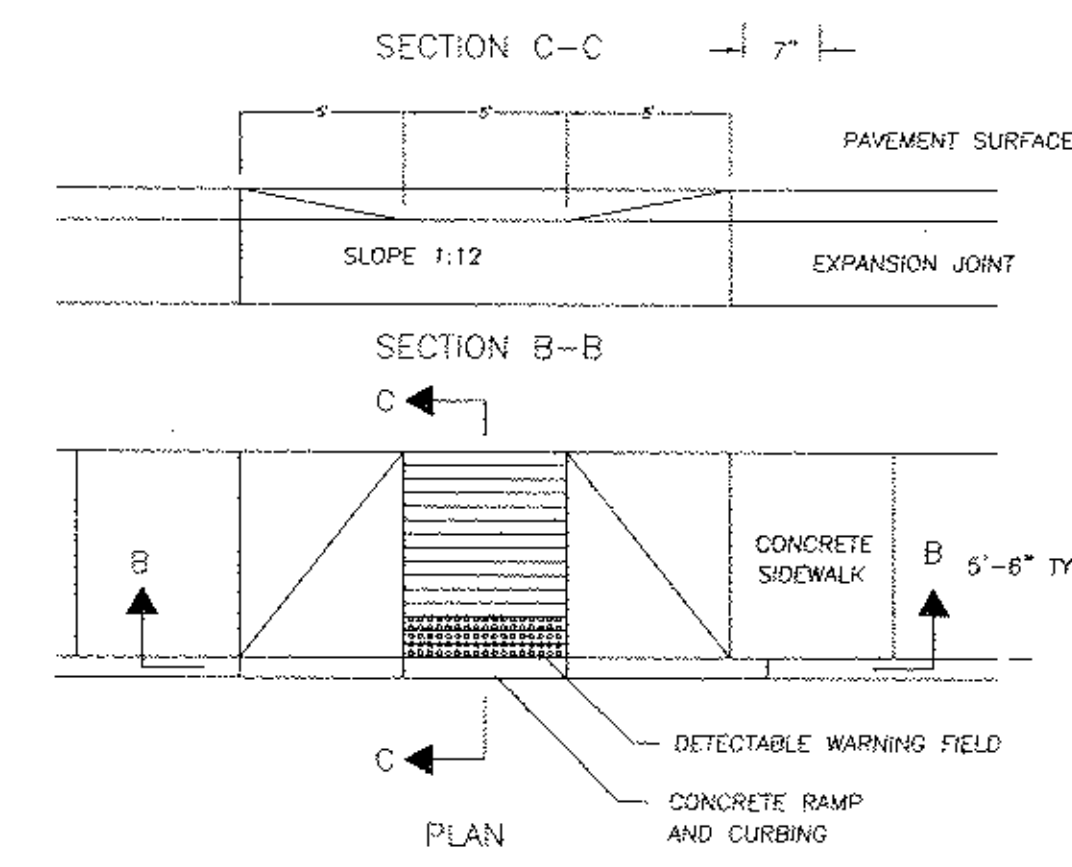


CURB & SHOULDER DETAIL ALONG ROUTE 17K TO PROPERTY LINE
NOT TO SCALE

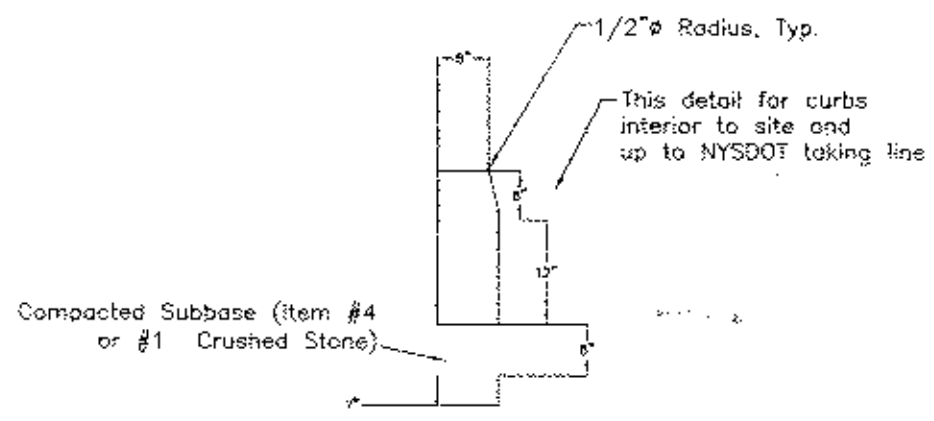


PAVEMENT DETAIL
N.T.S.

- HANDICAP RAMPS**
- NOTES
- 1) CURB CUT RAMP TYPE AND LOCATION ARE TO BE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
 - 2) THE NORMAL PAVEMENT EDGE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF RAMP.
 - 3) DO NOT PLACE ANY POLES, SIGN POSTS, ETC. WITHIN RAMP AREAS.
 - 4) WHERE AISLE MARKINGS ARE PROVIDED, LOCATE THE RAMP AND THE ENTIRE RAMP OPENING (BOTTOM) IS LOCATED WITHIN THE AISLE.
 - 5) THE MAXIMUM SLOPE OF CURB RAMP SHALL BE 1:12.
 - 6) THE ENTIRE RAMP SURFACE SHALL BE TEXTURED TO PRODUCE UNIFORM STRIPATIONS 3/16" TO 1/4" WIDE BY 1/4" DEEP ON 3/4" TO 1" CENTERS. THEY SHALL BE PERPENDICULAR TO THE SLOPE OF THE RAMP. THE CAPABILITY TO PRODUCE AN ACCEPTABLE TEXTURE SHALL BE DEMONSTRATED TO THE ENGINEER PRIOR TO INSTALLATION.



TYPICAL DEPRESSED CURB & SIDEWALK DETAIL
Not to Scale



CONCRETE CURB DETAIL
N.T.S.

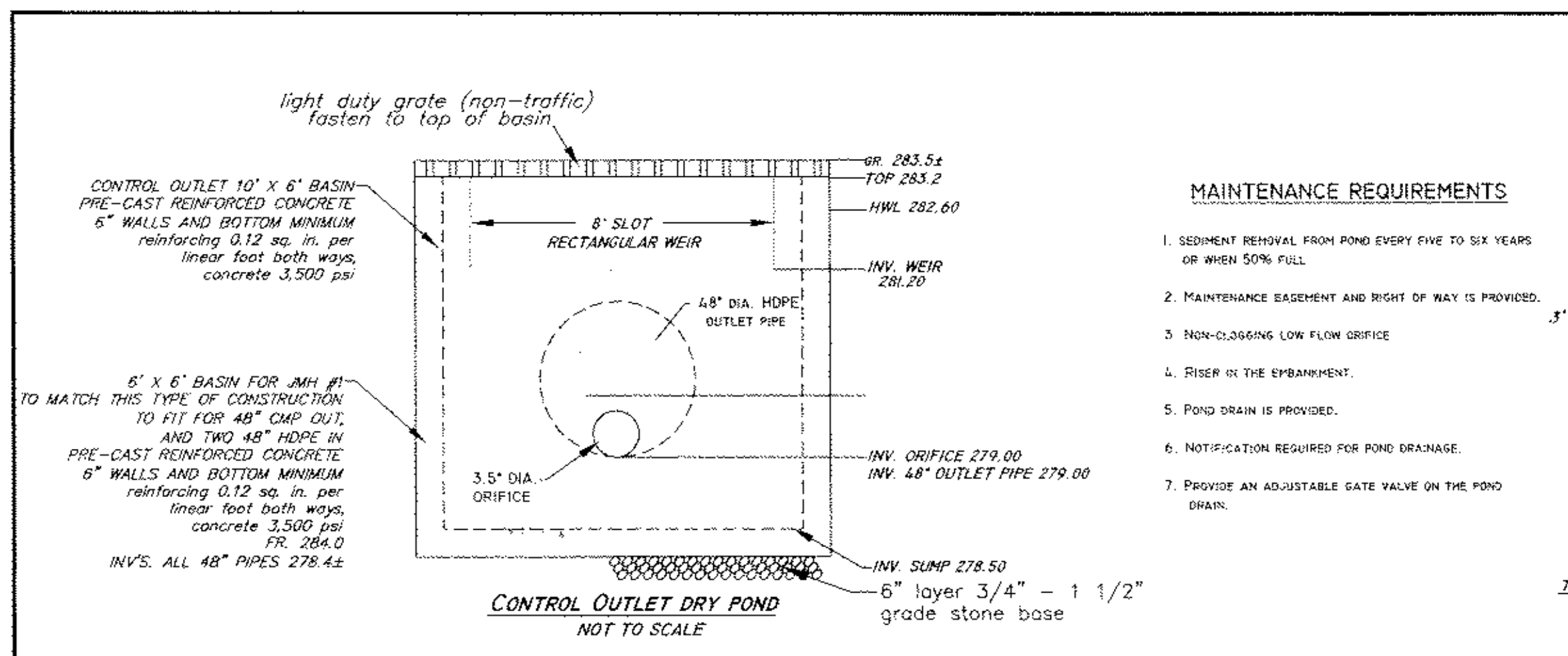
LIGHT POLE AND CONCRETE BASE DETAILS
Scale: N.T.S.

Construction Details #1
Site Plan
for
Webb Properties, Inc.
Auto Park Place
Tax Map: Section 97, Block 2, Lots 13, 22, 35, and Lot 43
Town of Newburgh Orange County New York State
Scale: as shown Date: September 30, 2014

OWNER / APPLICANT
WEBB PROPERTIES, INC.
800 AUTO PARK PLACE
NEWBURGH, N. Y. 12550
(845) 561-7600

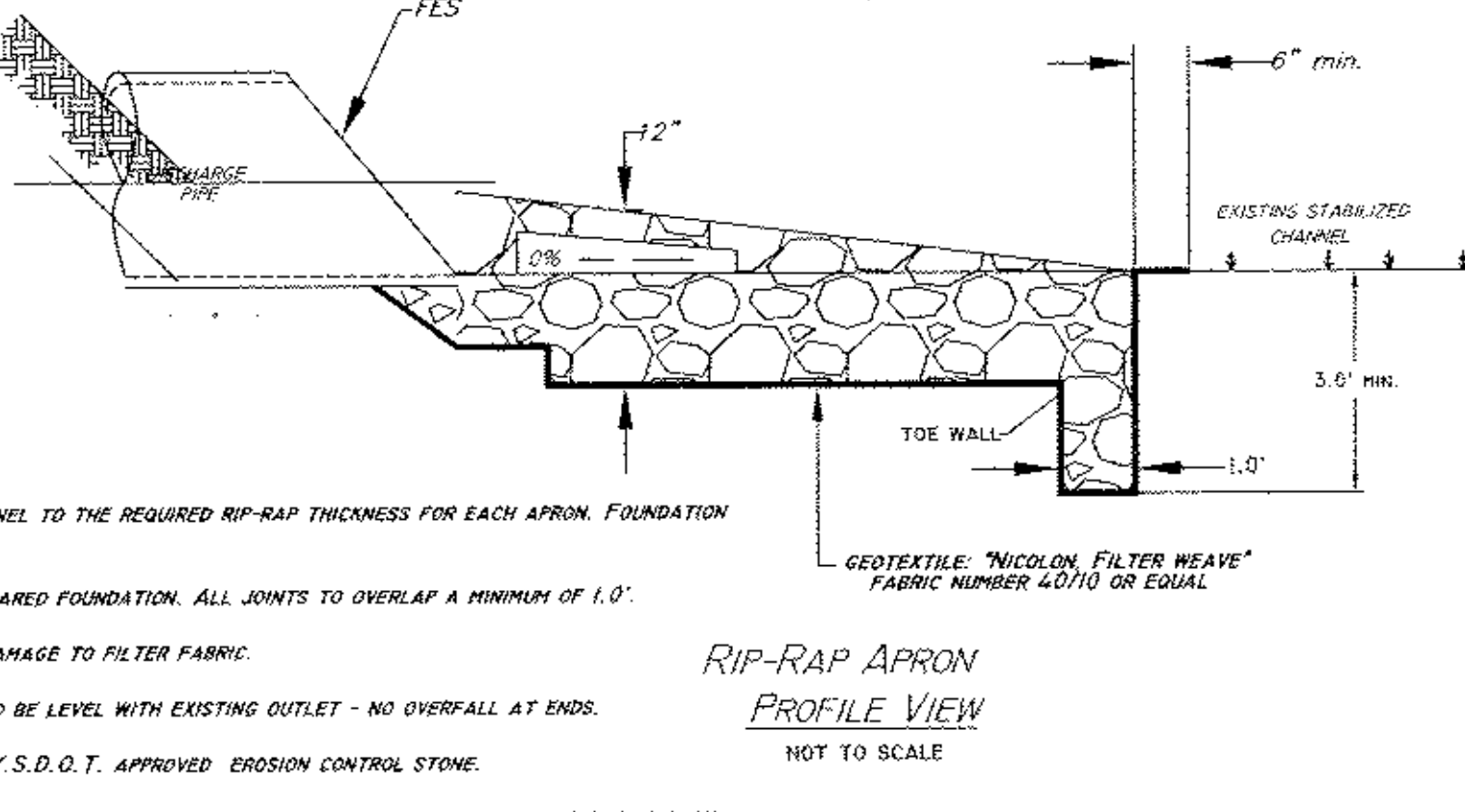
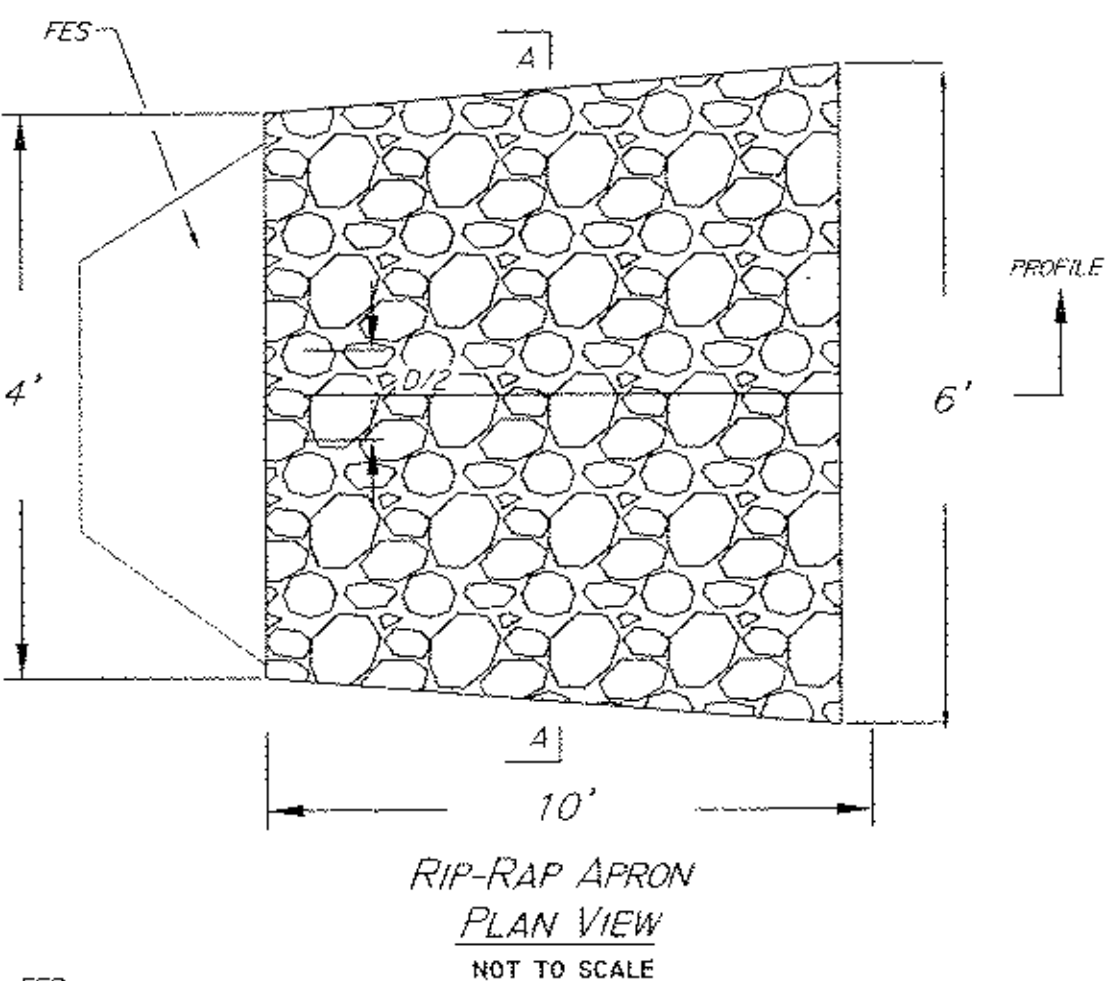
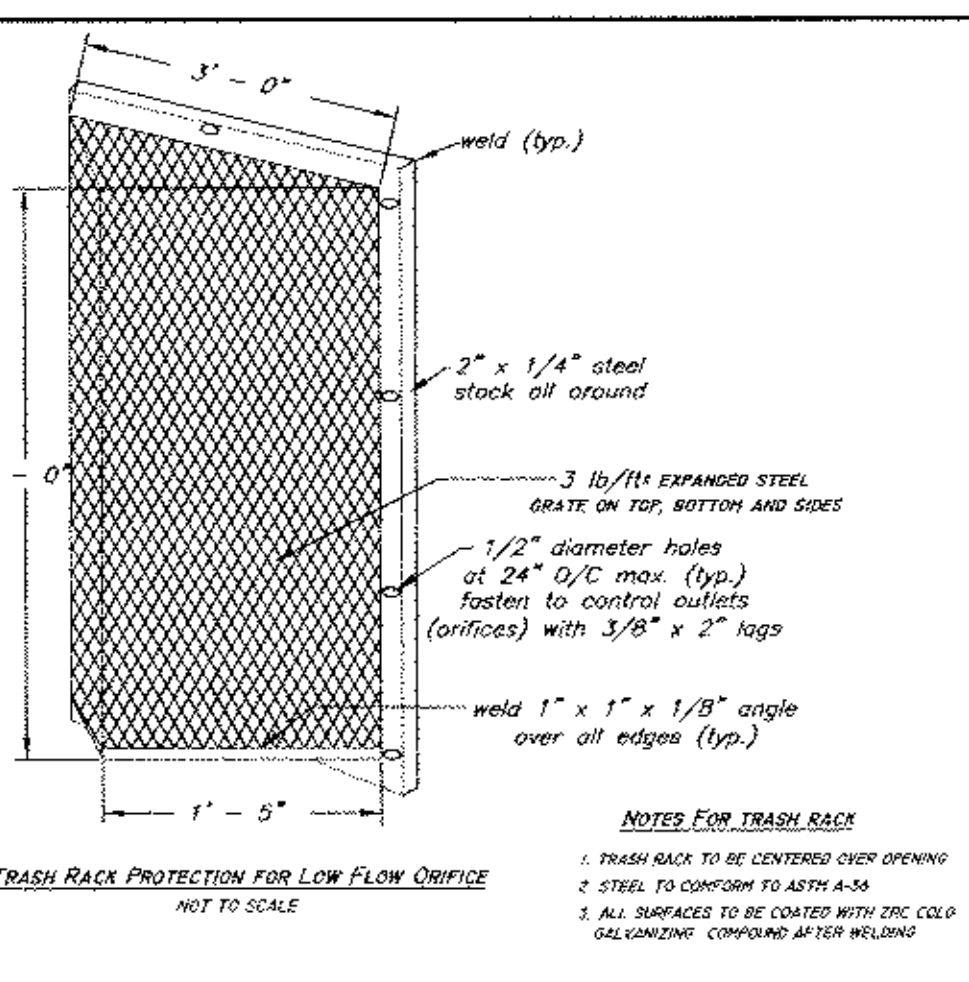
A. DIACHISHIN AND ASSOCIATES, P.C.
LAND SURVEYORS & CONSULTING ENGINEERS
115 Yankee Folly Road New Paltz, N.Y. 12561
PHONE # (845) 419-2303 FAX # (845) 419-2306

PROJECT NO.	14G1834
DATE	10/4/2014
SCALE	1" = 50'
SHEET	4 of 7



MAINTENANCE REQUIREMENTS

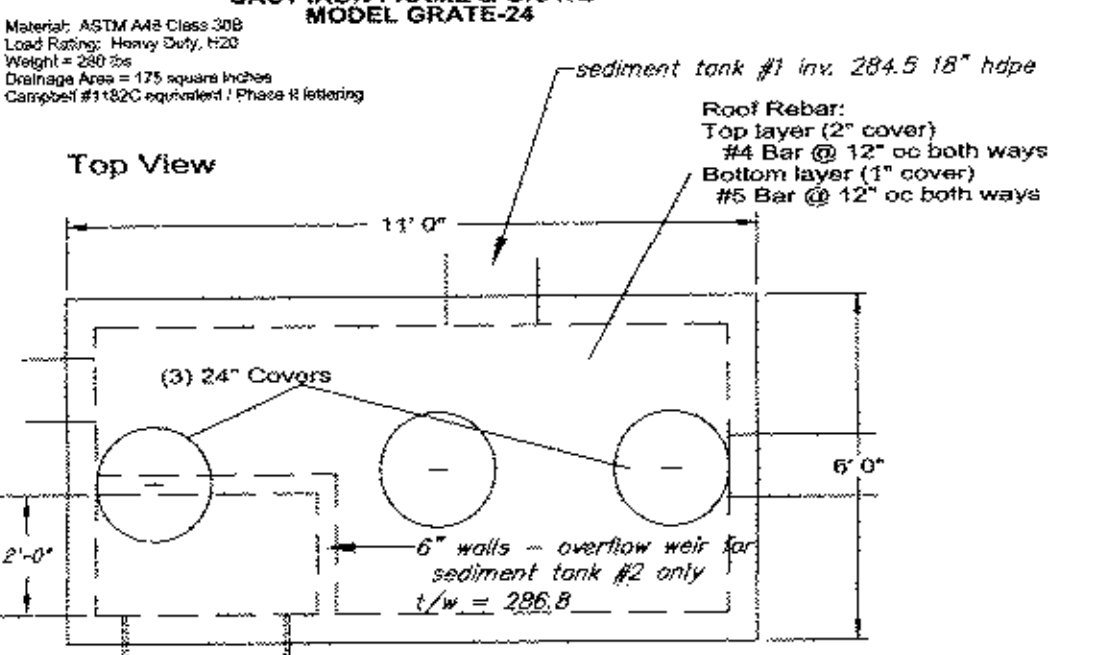
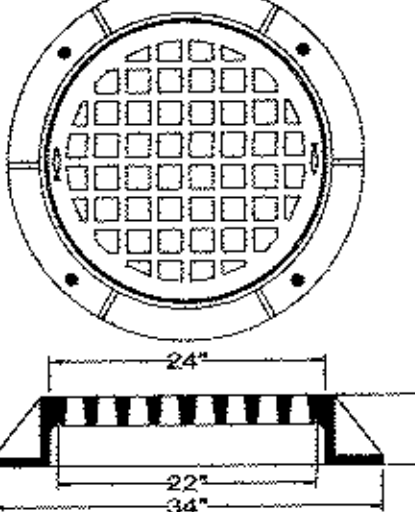
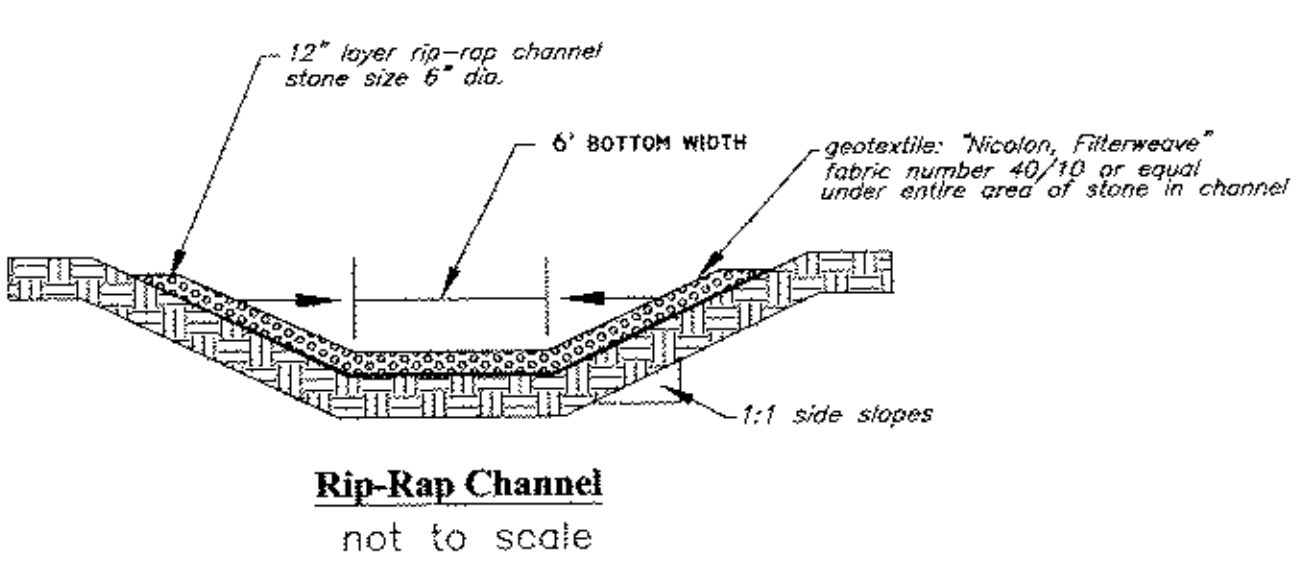
1. SEDIMENT REMOVAL FROM POND EVERY FIVE TO SIX YEARS OR WHEN 50% FULL
2. MAINTENANCE EASEMENT AND RIGHT OF WAY IS PROVIDED.
3. NON-CLOSING LOW FLOW ORIFICE
4. RISER IN THE EMBANKMENT.
5. POND DRAIN IS PROVIDED.
6. NOTIFICATION REQUIRED FOR POND DRAINAGE.
7. PROVIDE AN ADJUSTABLE GATE VALVE ON THE POND DRAIN.



RIP-RAP APRON OUTLET STABILIZATION

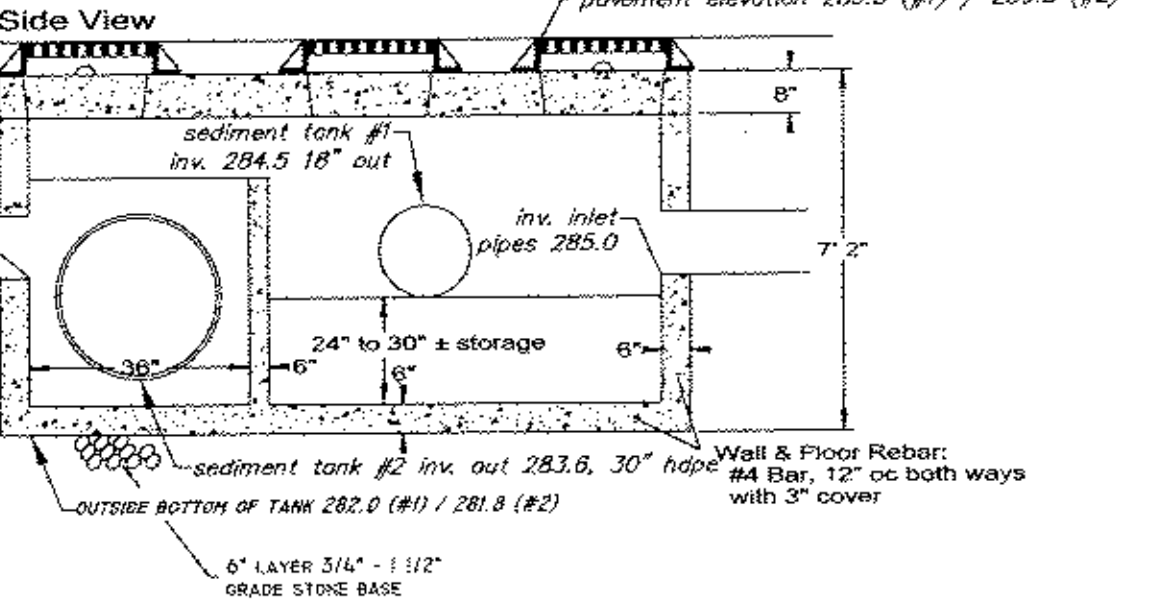
CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP-RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP-RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP-RAP ON ZERO GRADE - TOP OF RIP-RAP TO BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT ENDS.
5. RIP-RAP TO BE HARD, ANGULAR, WELL GRADED N.Y.S.D.O.T. APPROVED EROSION CONTROL STONE.
6. IMMEDIATELY AFTER CONSTRUCTION STABILIZE ALL DISTURBED AREAS WITH VEGETATION AS SHOWN IN THE VEGETATIVE PLAN.



SPECIFICATIONS

Concrete Min. Strength: 4,000 psi at 28 days
Reinforcement: #4 & #5 Rebar / ASTM A615
Air Entrainment: 5%
Construction Joint: Butyl Rubber Sealant
Pipe Connection: Polylok Seal or as needed
Weight = 22,500 lbs
Load Rating: HS20-44 + 30% / ASTM C857



Sediment Tanks

**Construction Details #2
Site Plan**

for
Webb Properties, Inc.

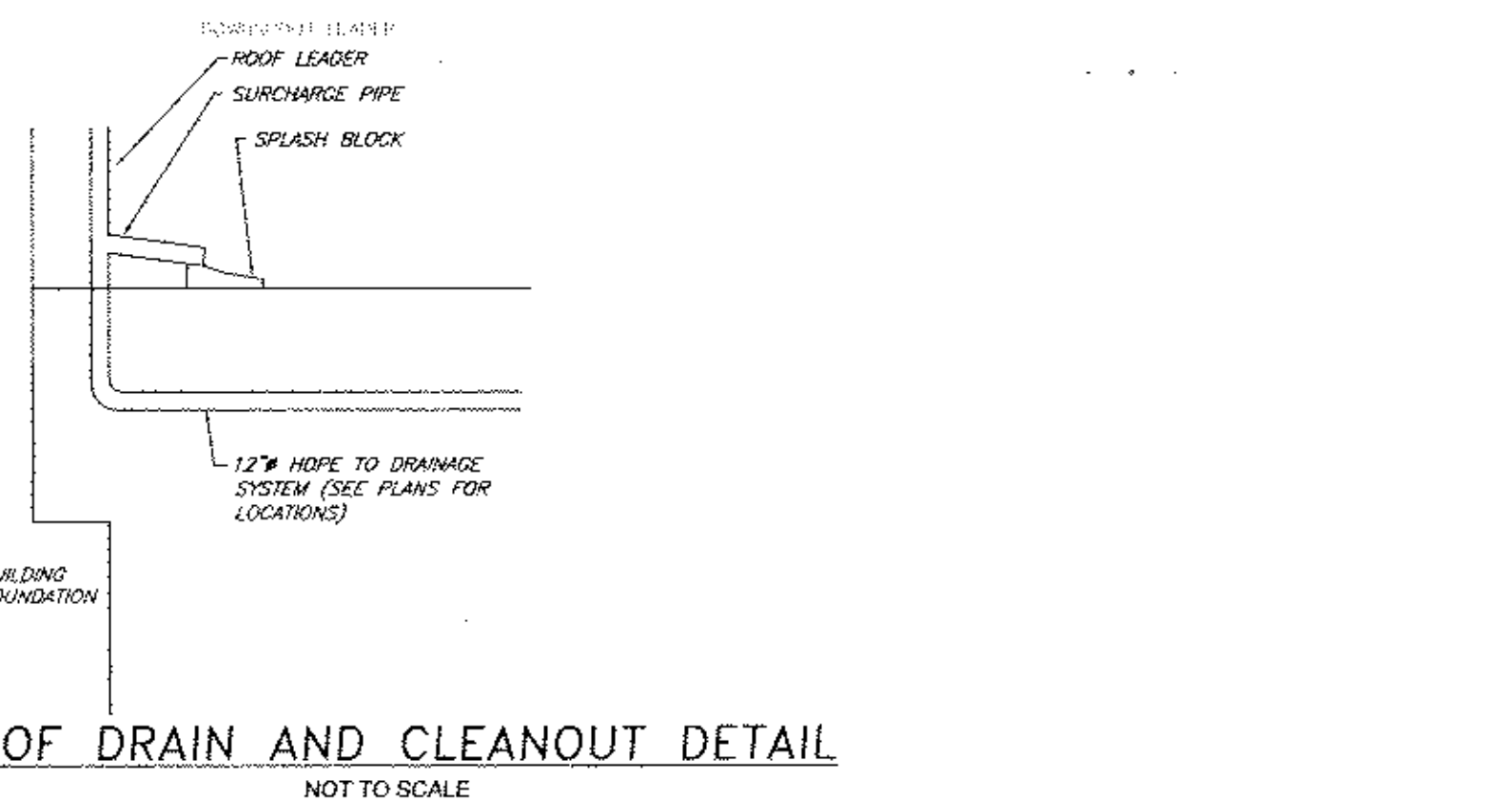
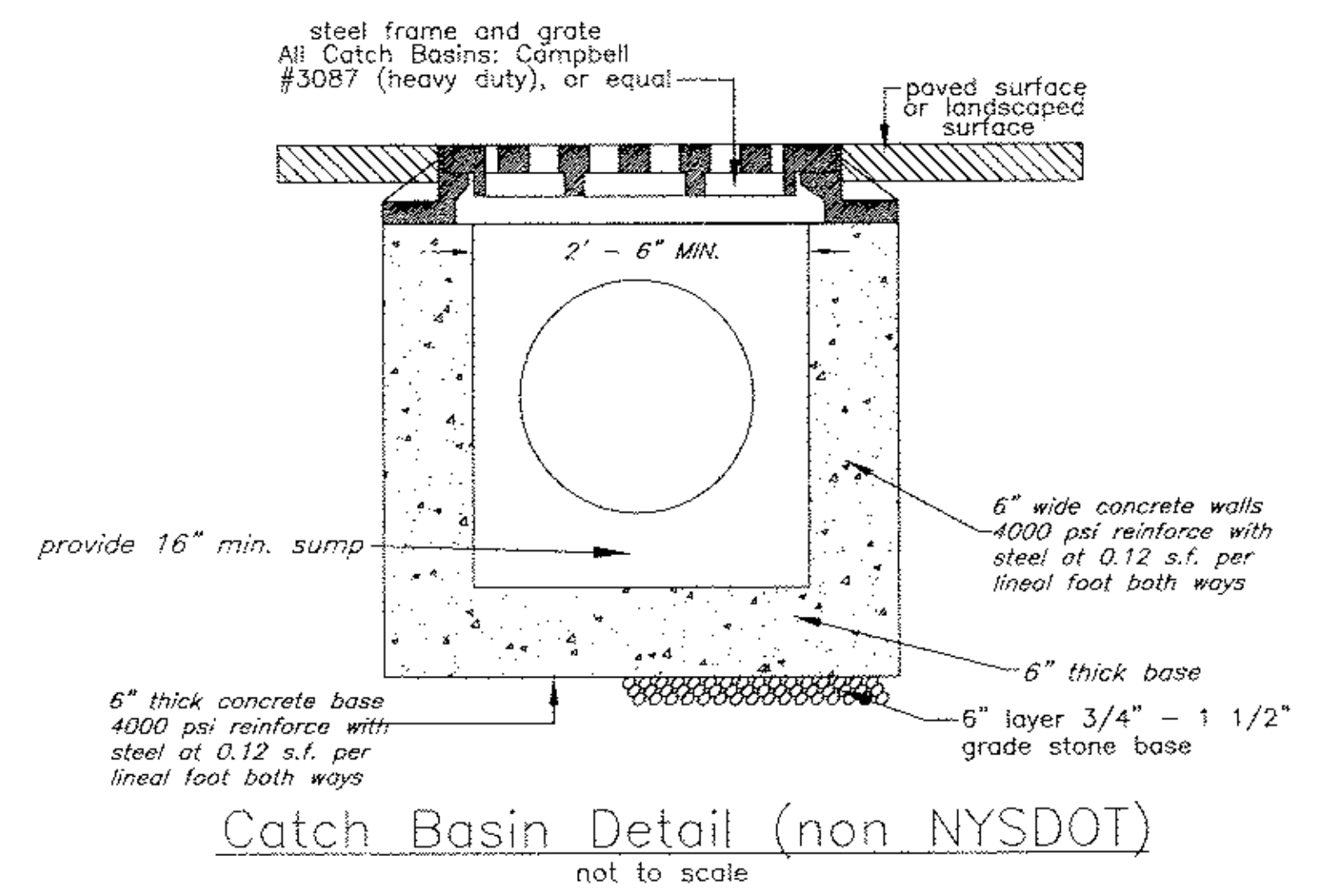
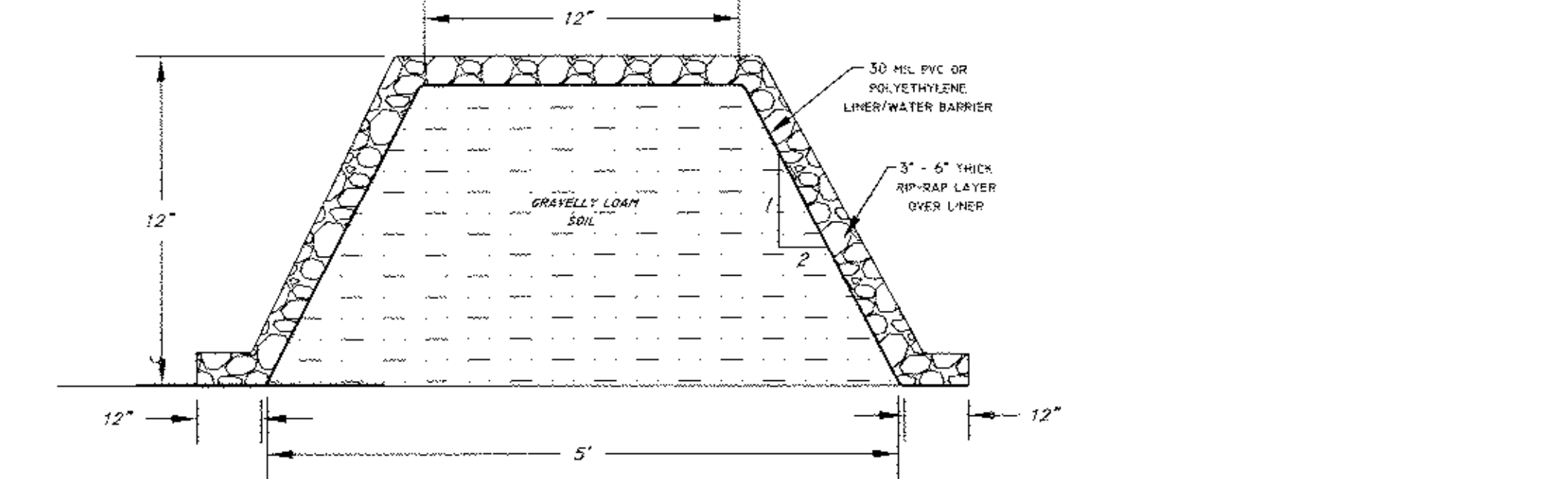
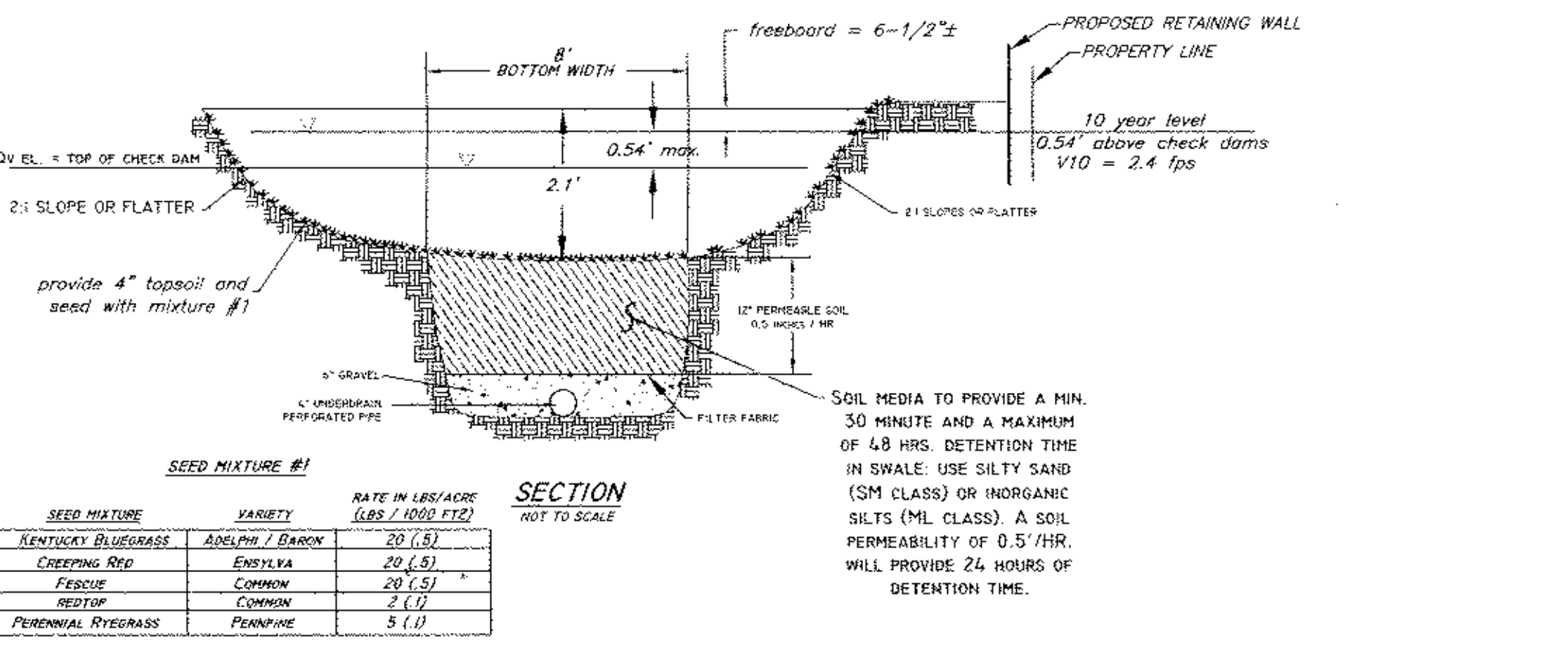
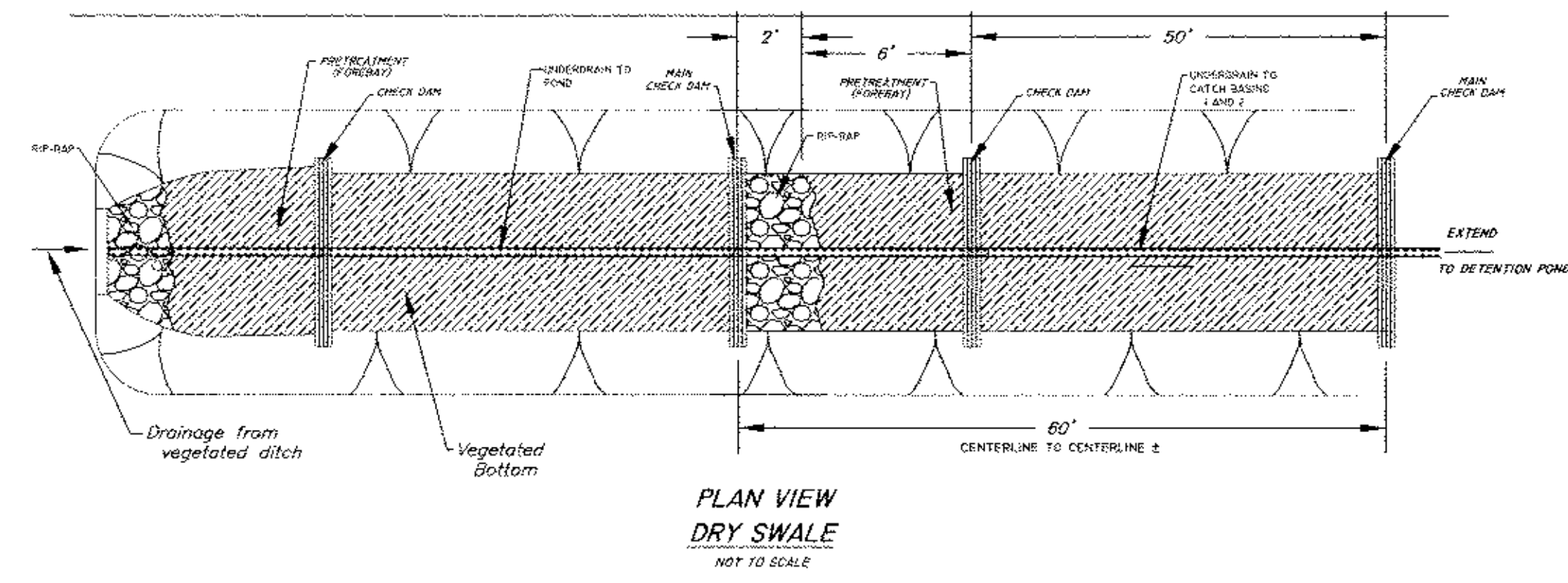
Auto Park Place
Tax Map: Section 97, Block 2, Lots 13, 22, 35, and Lot 43

Town of Newburgh Orange County New York State
Scale: as shown Date: September 30, 2014

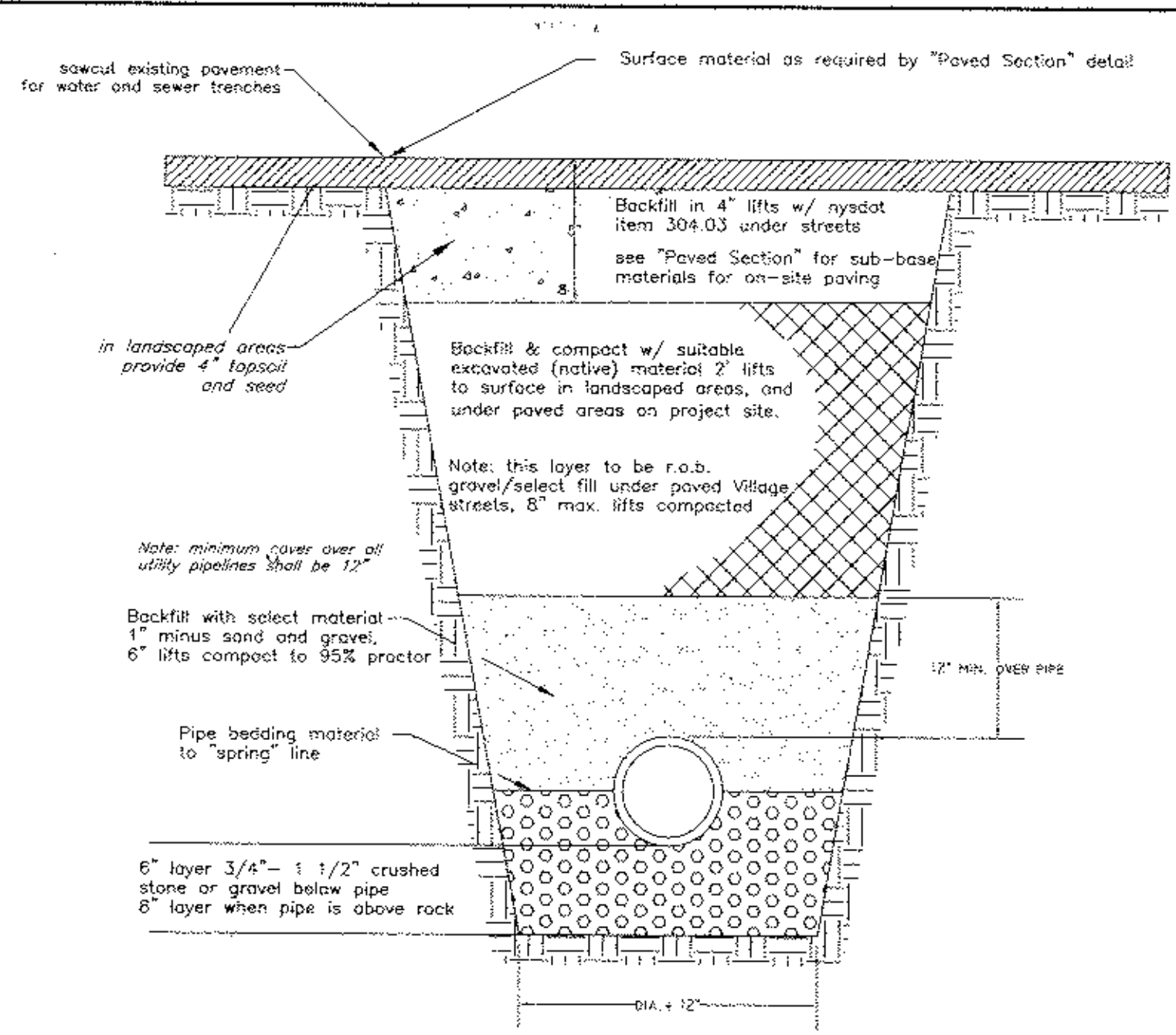
OWNER / APPLICANT

WEBB PROPERTIES, INC.
800 AUTO PARK PLACE
NEWBURGH, N.Y. 12550
(845) 561-7600

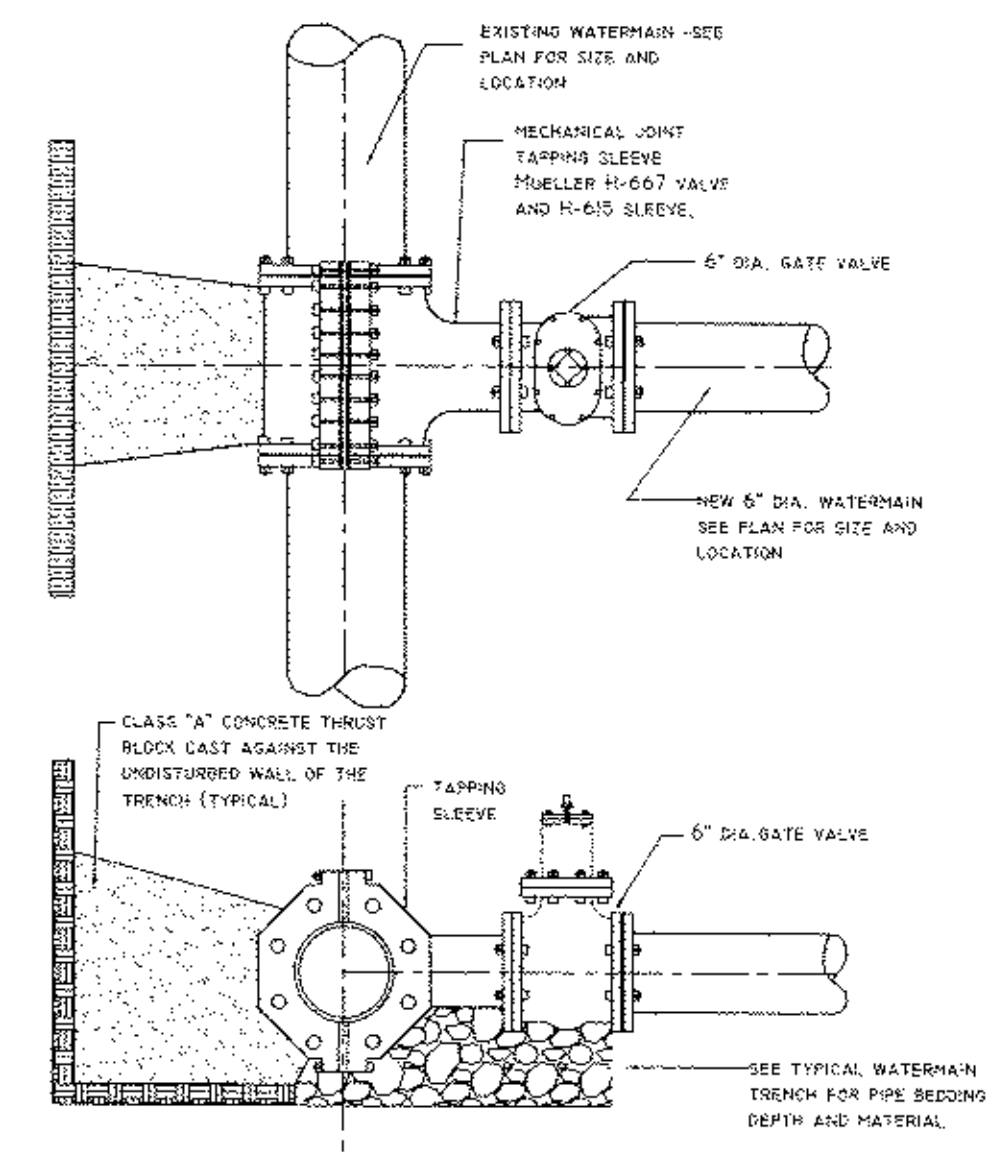
A. DIACHISHIN AND ASSOCIATES, P.C.
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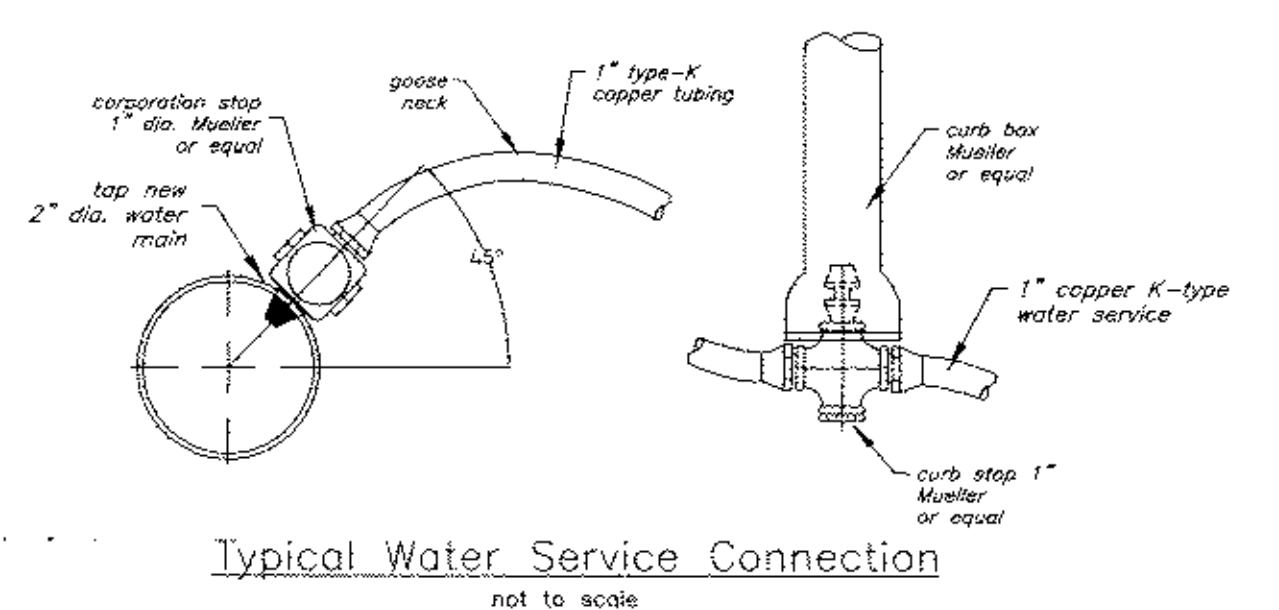
DATE	PROJECT	SCALE	REV
10/4/2014	Webb Properties Auto Park Place	1" = 50'	5 of 7
SIZE	DATE	BY	REV
D	10/4/2014	14G1834	-
PLT. SCALE	FIELD BOOK NO.	SHEET	
1" = 50'	209	5 of 7	



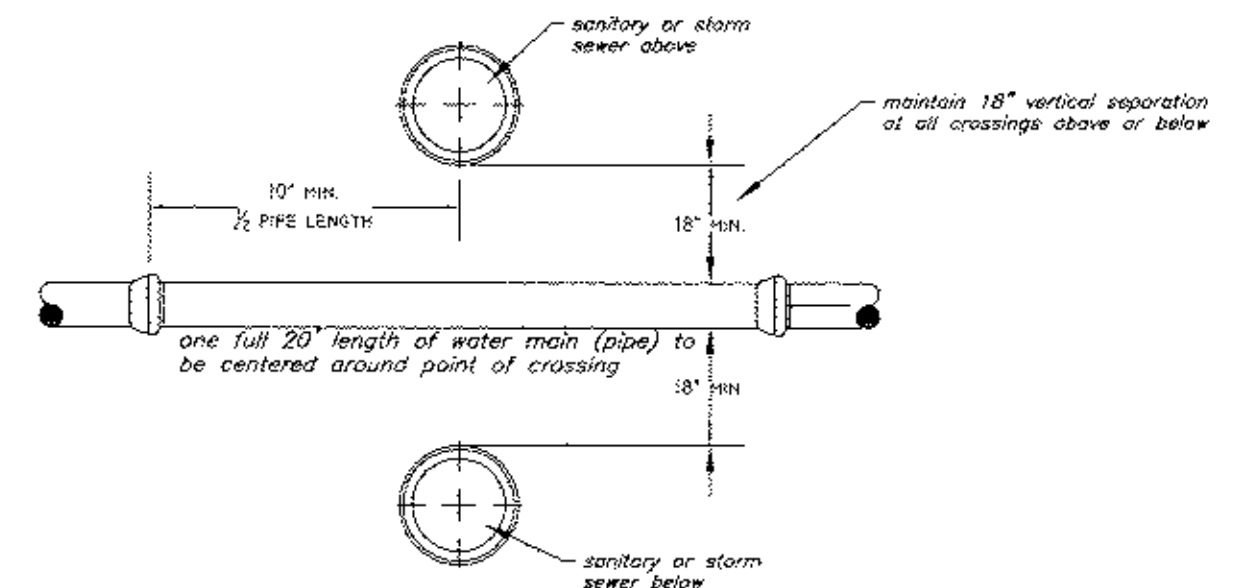
Typical Trench Detail
NOT TO SCALE



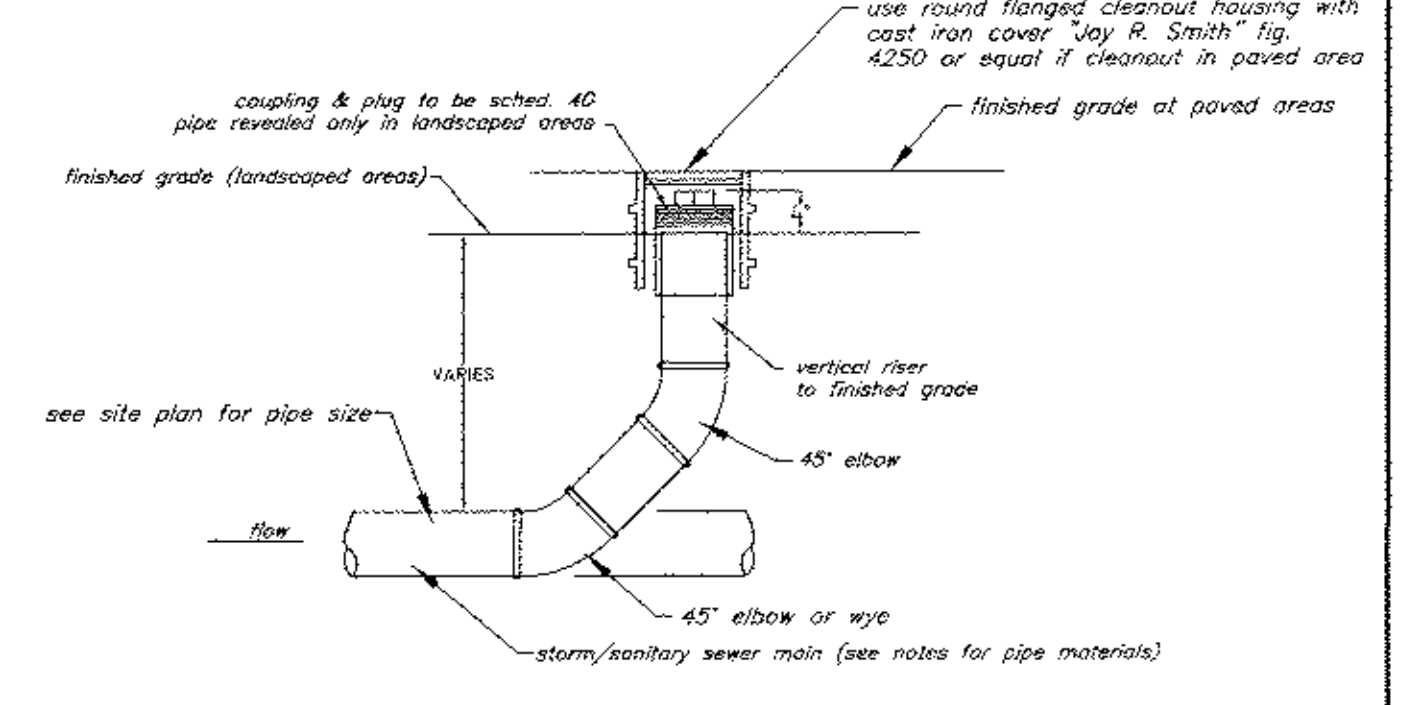
Wet Top Detail (water service)
NOT TO SCALE



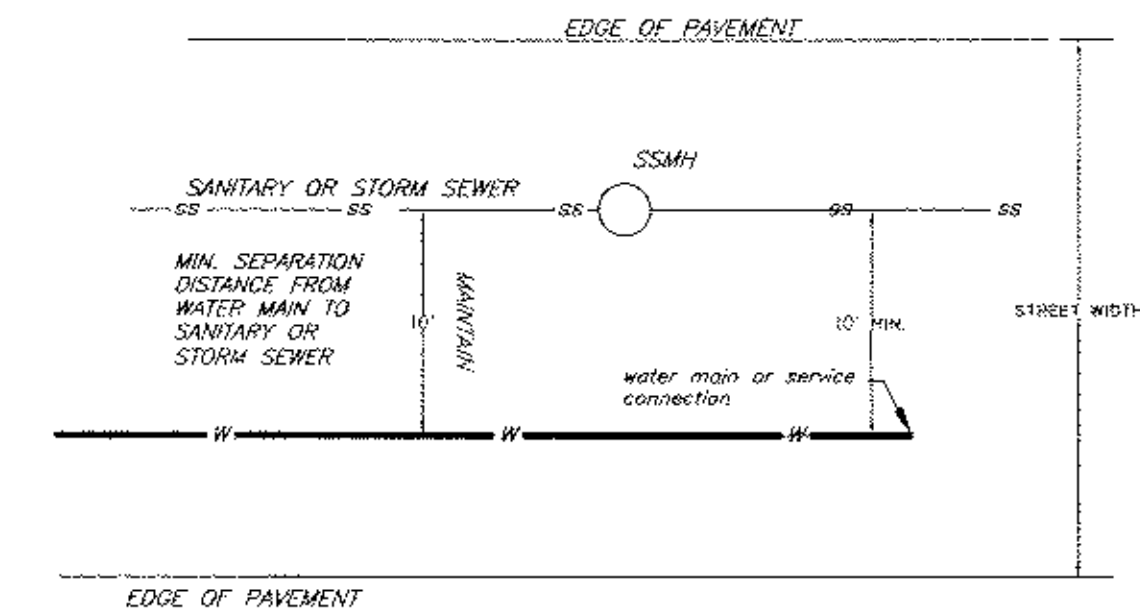
Typical Water Service Connection
NOT TO SCALE



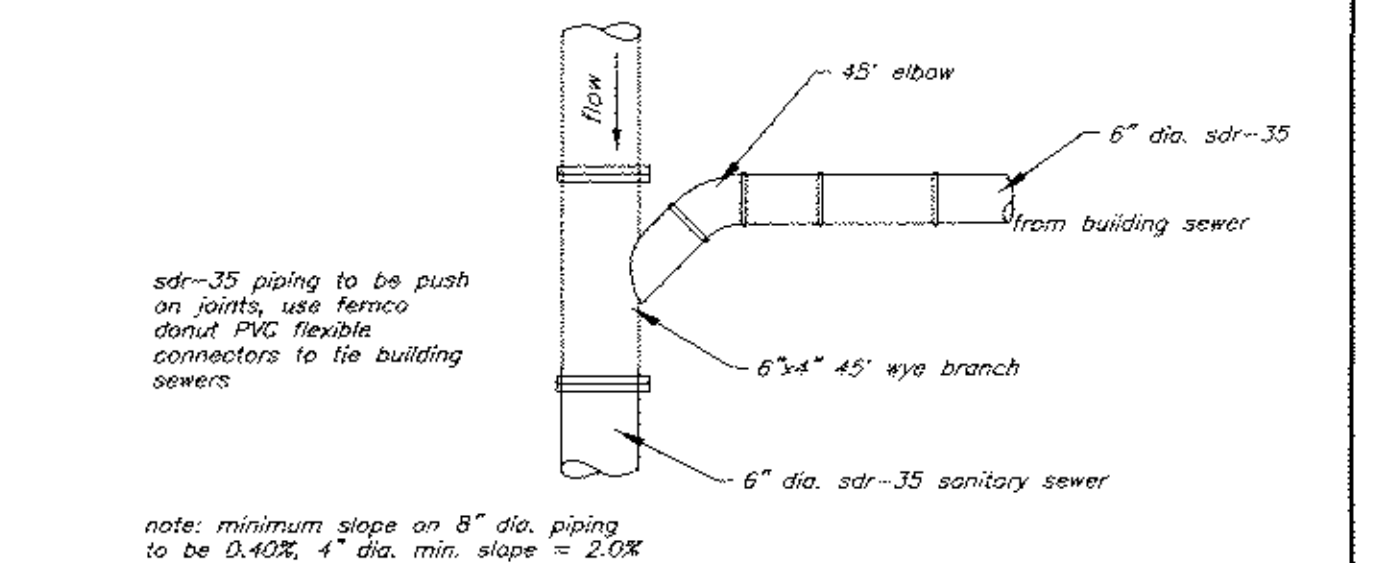
Water Main with Storm/Sanitary Sewer Crossing
NOT TO SCALE



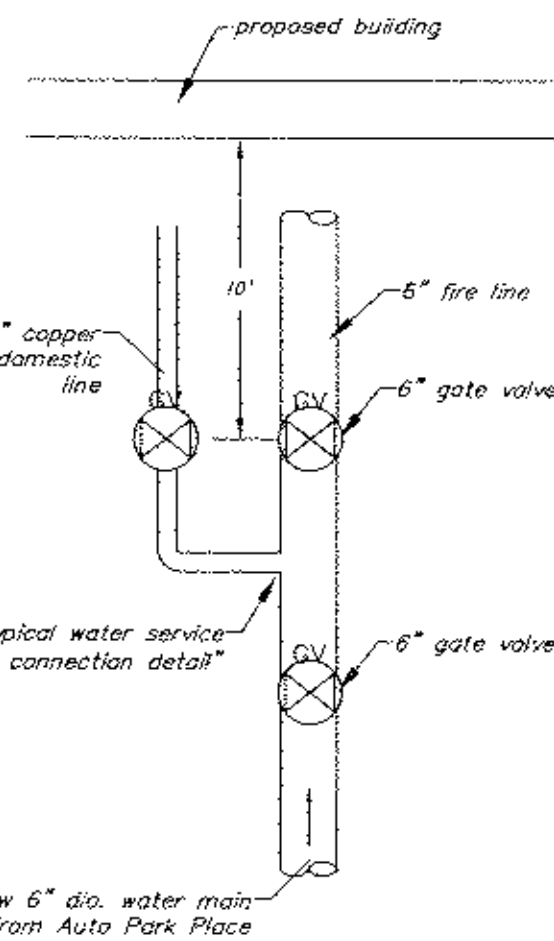
Storm or Sanitary Sewer Cleanout Detail
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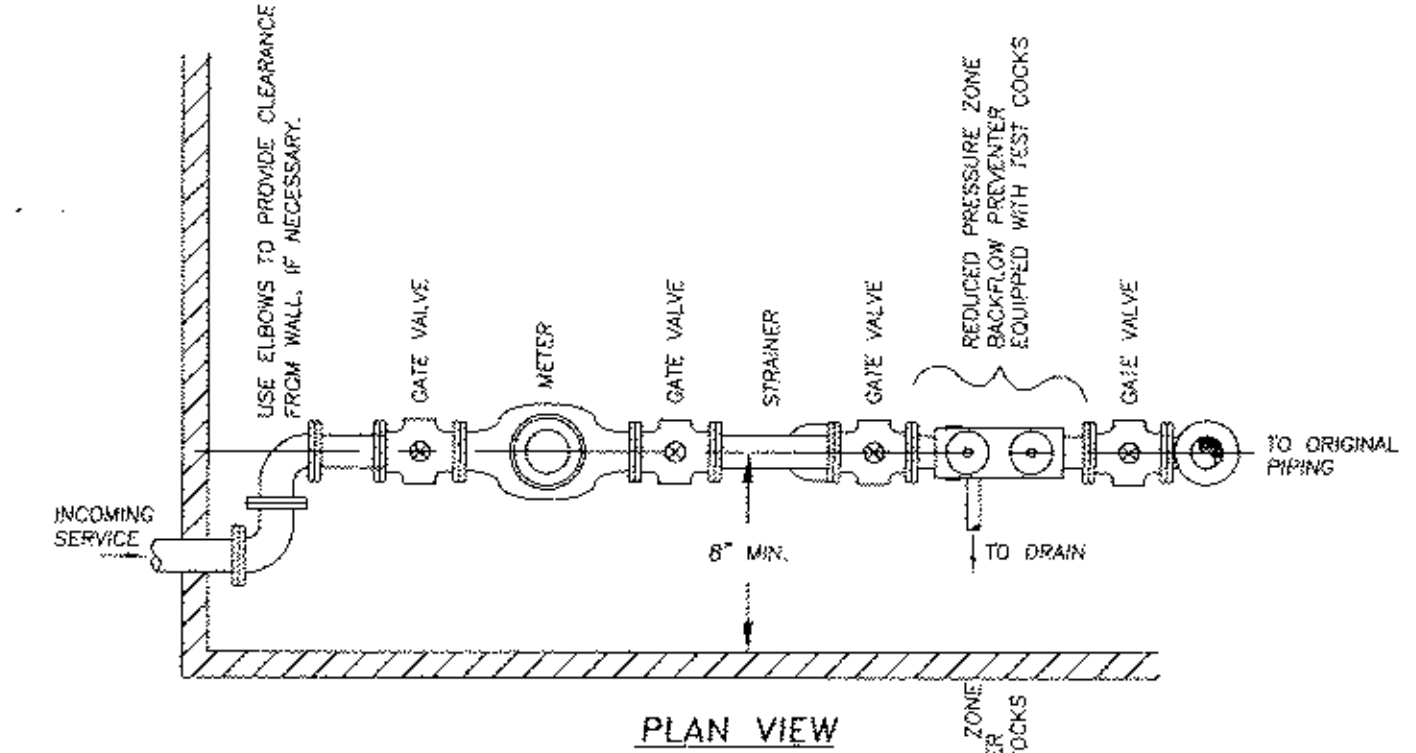
Water Main with Storm/Sanitary Sewer Parallel Installation
NOT TO SCALE



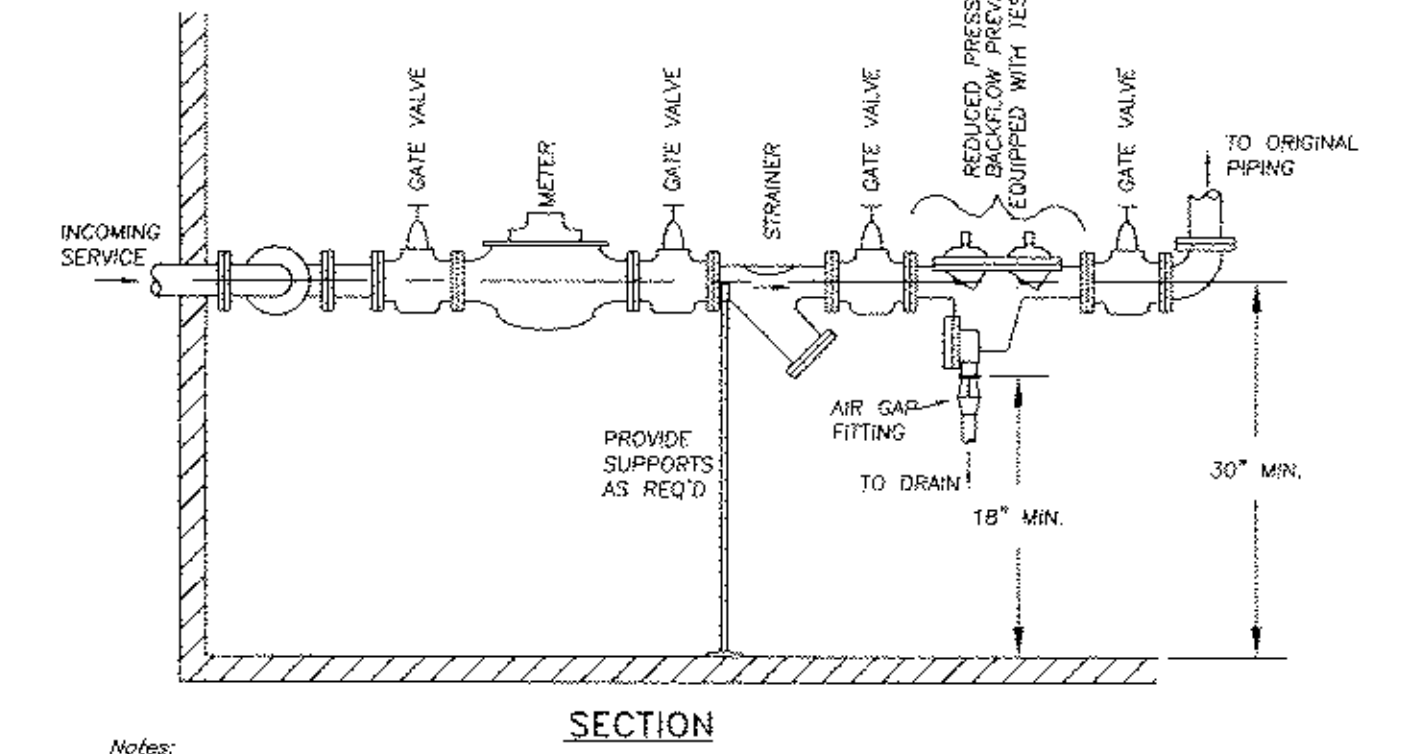
Sanitary Sewer Lateral Connection Detail
NOT TO SCALE



Valving at Building
NOT TO SCALE



PLAN VIEW

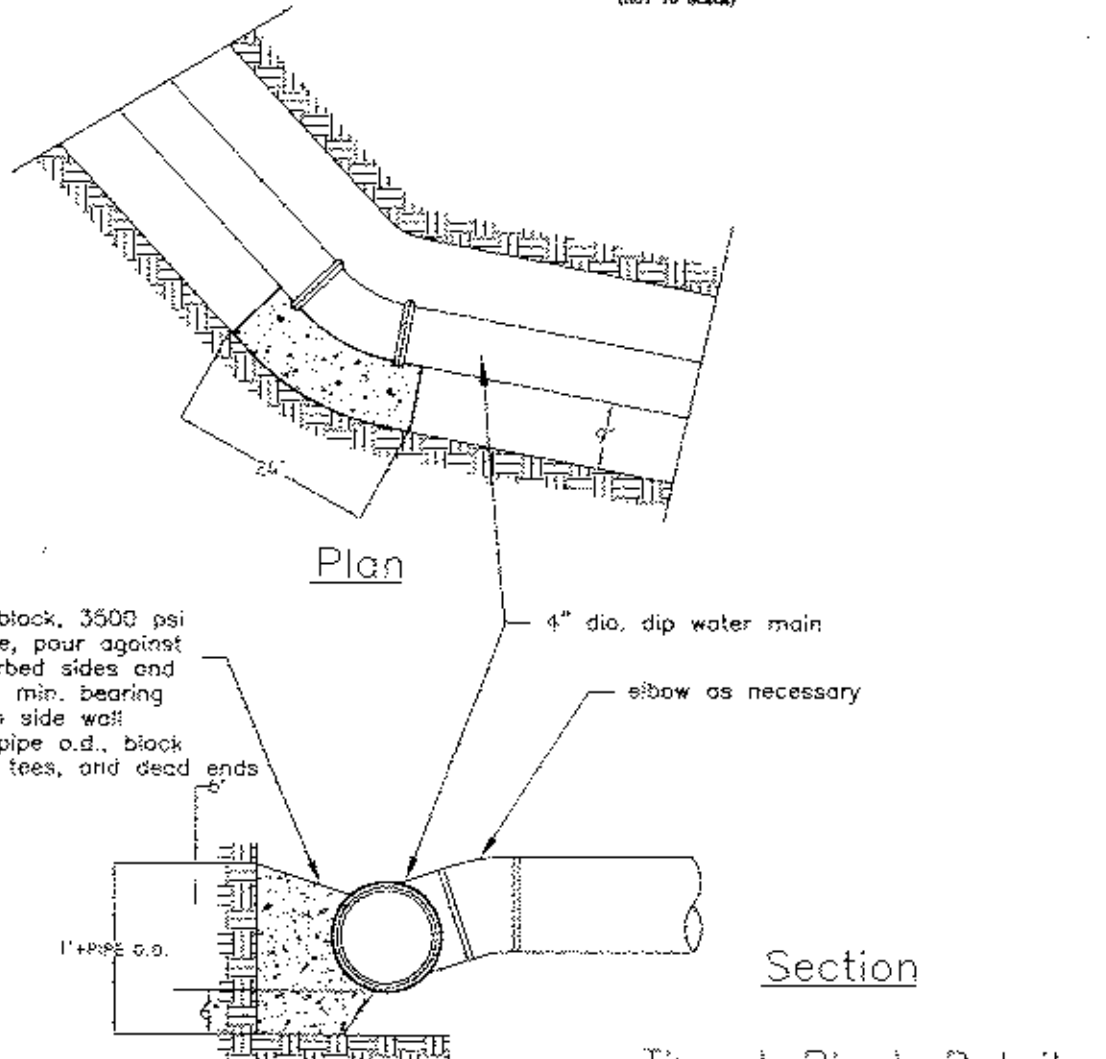


SECTION

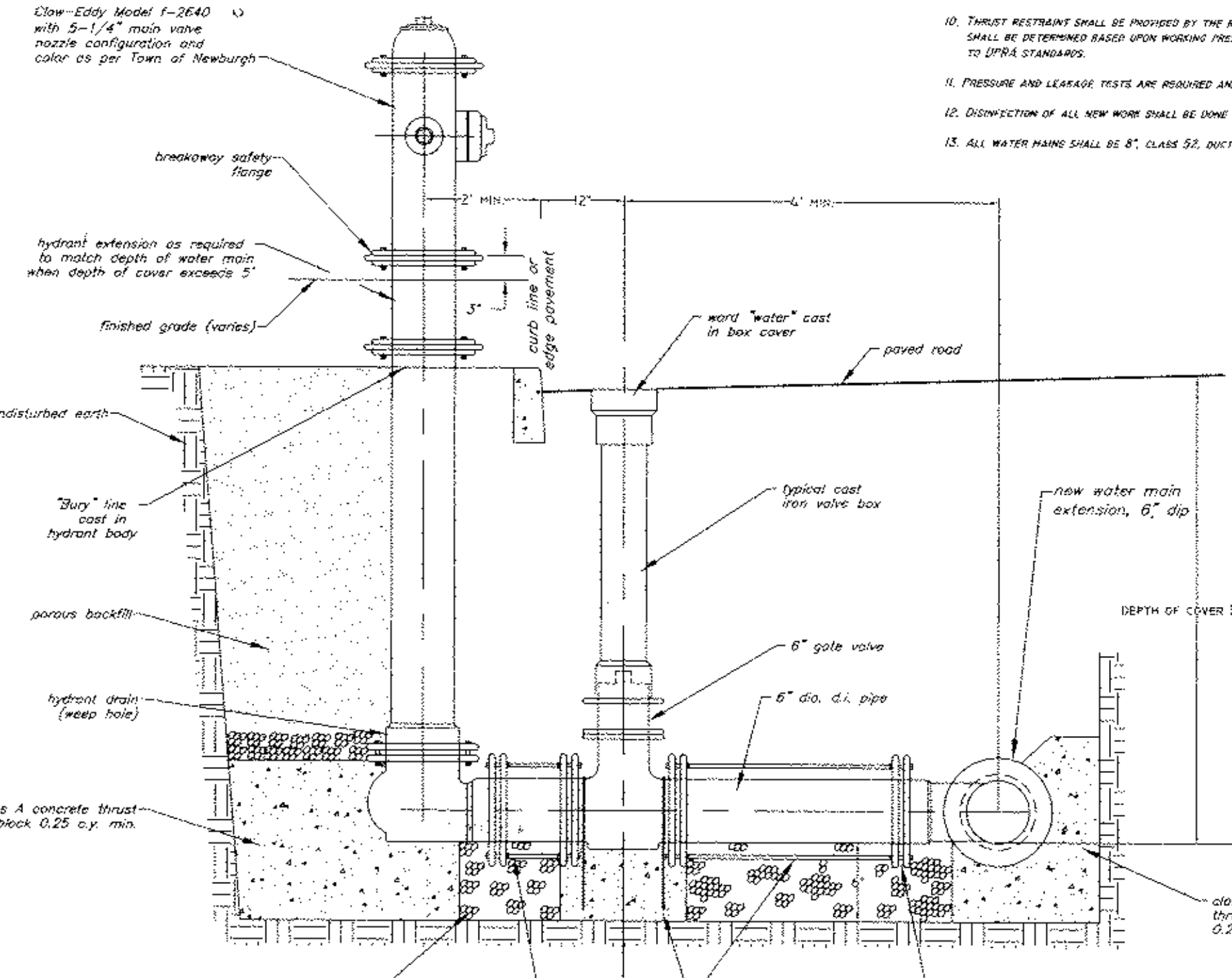
- Notes:
1. All piping, valves, meters and RPZ as per Town of Newburgh specifications.
 2. No By-Pass around RPZ Permitted.
 3. Drain must be by gravity, no sump pits allowed (i.e. install necessary piping to allow gravity drainage).
 4. Drain shall not be subject to flooding, and shall be screened at its discharge.

REDUCED PRESSURE ZONE BACKFLOW PREVENTION DEVICE FOR DOMESTIC WATER SERVICE UNIVERSAL DIAGRAM
NOT TO SCALE

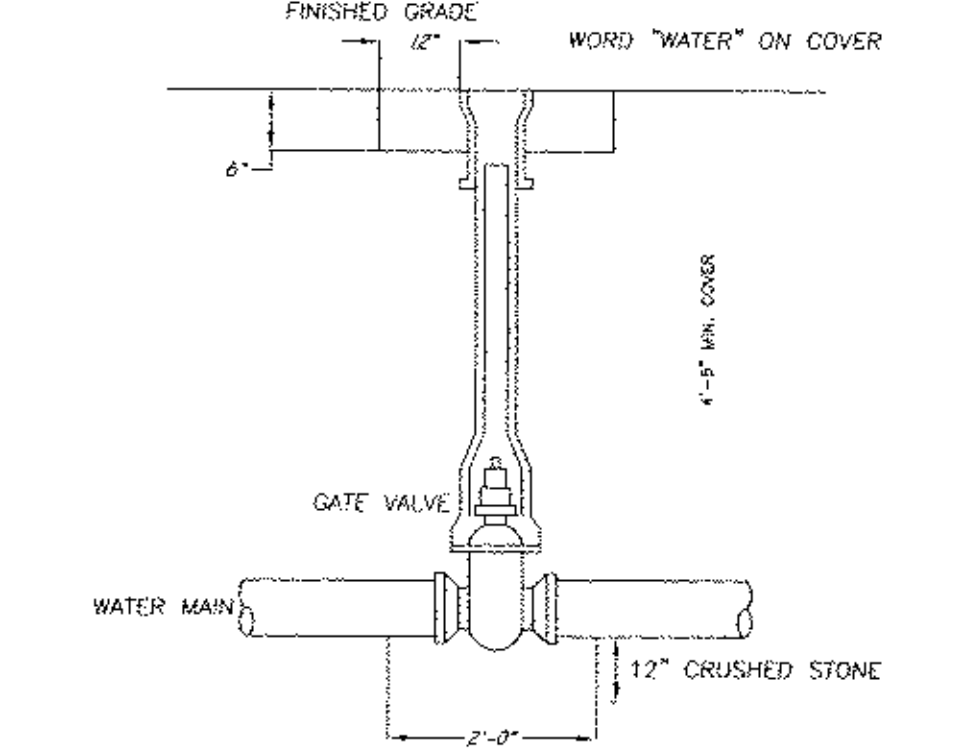
- WATER NOTES**
1. CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL REQUIREMENTS SHALL COMPLY TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH.
 2. ALL WATER SERVICE LINES (2) INCHES AND LARGER IN DIAMETER SHALL BE CONCRETE LINED, CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-10 OR LATER REVISION FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
 3. THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER BLINDS. ALL FITTINGS AND VALVES SHALL BE INSTALLED WITH RETAINER BLINDS FOR JOINT RESTRAINT. RETAINER BLINDS SHALL BE 6000 PSI MUELLER H-667 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINT JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
 4. ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C151/A21.51-10 OR LATEST REVISION FOR DUCTILE IRON FITTINGS OR ANSI/AWWA C151/A21.53-10 OR LATEST REVISION FOR DUCTILE IRON COMPACT FITTINGS.
 5. ALL VALVES SHALL BE RESILIENT WEDGE, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C509 OR LATEST REVISION SUCH AS MUELLER A-2249-03 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPERATE LEFT (COUNTERCLOCKWISE).
 6. TAPPING SLEEVES SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING SLEEVE SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL T-2562-10 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVES AND VALVES MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
 7. ALL WATER SERVICE LINES (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE-K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-5520 FOR 3/4" AND 1" INCH MUELLER H-5500 OR H-2500 FOR 1 1/2" OR 2" INCH SIZES. CURB VALVES SHALL BE MUELLER H-5512 FOR 3/4" AND 1" INCH AND MUELLER H-5510 FOR 1 1/2" AND 2" INCH SIZES. CURB BOXES SHALL BE MUELLER H-5510-03-3/4" AND 1" INCH AND MUELLER H-10310 FOR 1 1/2" AND 2" INCH SIZES.
 8. ALL FOR INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
 9. THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLOWED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLOWING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE, SATISFACTORY SANITARY METERS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
 10. THRUST RESTRAINT SHALL BE PROVIDED BY THE IRON AND RETAINER BLINDS. THE LENGTH OF RESTRAINED PIPE SHALL BE DETERMINED BASED UPON WORKING PRESSURES, SOIL CONDITIONS AND DEPTH OF BURY ACCORDING TO UPDTE STANDARDS.
 11. PRESSURE AND LEAKAGE TESTS ARE REQUIRED AND SHALL BE DONE IN ACCORDANCE WITH AWWA C-800 STANDARDS.
 12. DISINFECTION OF ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH AWWA C-631 STANDARDS.
 13. ALL WATER MAINS SHALL BE 8" CLASS 52 DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.



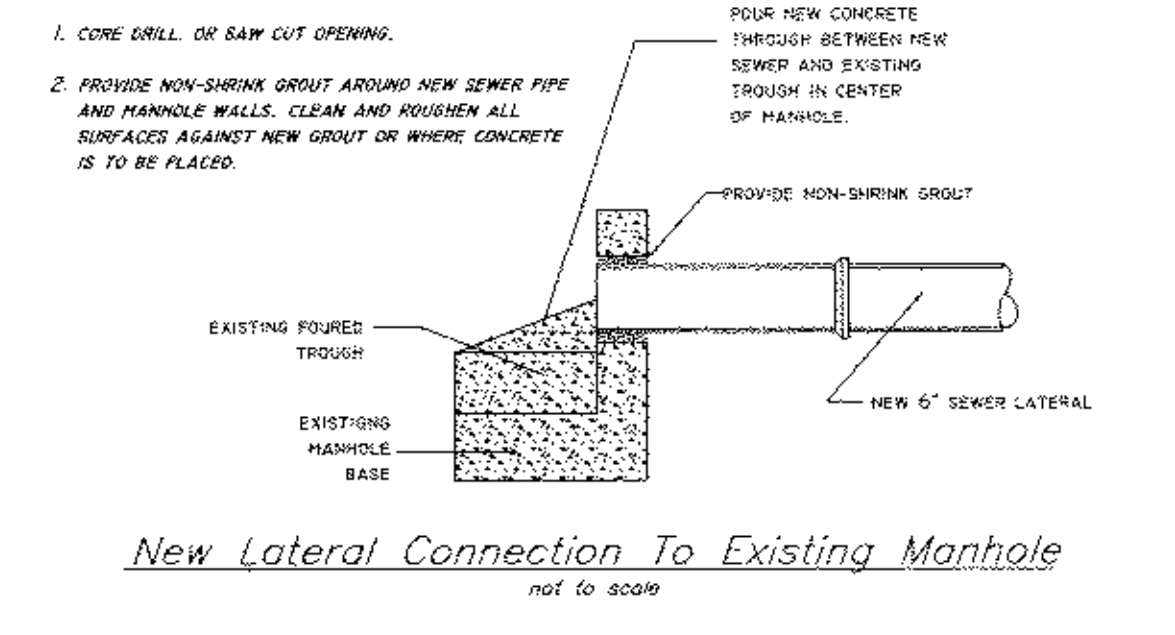
Thrust Block Detail
NOT TO SCALE



Typical Hydrant Branch Detail
NOT TO SCALE



DETAIL OF GATE VALVE ON LINE
NOT TO SCALE



New Lateral Connection To Existing Manhole
NOT TO SCALE

Construction Details #3
Site Plan
for
Webb Properties, Inc.
Auto Park Place
Tax Map: Section 97, Block 2, Lots 13,22, 35, and Lot 43
Town of Newburgh Orange County New York State
Scale: as shown Date: September 30, 2014

AD ASSOCIATES, P.C.
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REVISIONS	DATE	BY	REV

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SIZE	FSCH NO.	DWG NO.	REV
D		14G1834	
PLOT SCALE	FIELD BOOK NO.	SHEET	REV
1" = 50'	209	6 of 7	

