

**GENERAL NOTES:**

- SITE PLAN DEVELOPMENT FOR A 65,390± SF MEDICAL OFFICE BUILDING.
- DUE TO THE PROXIMITY OF THE CITY OF NEWBURGH WATER SOURCE (WASHINGTON LAKE), THE SITE OWNER/OPERATOR SHALL COMPLY WITH THE FOLLOWING SPECIAL REQUIREMENTS:
  - REFUSE ENCLOSURE SHALL BE MAINTAINED AND MONITORED TO ENSURE ALL REFUSE IS CONTAINED WITHIN THE ENCLOSURE.
  - SODIUM CHLORIDE SHALL NOT BE UTILIZED ON THIS SITE FOR DE-ICING. ALTERNATIVE MEANS OF DE-ICING IS REQUIRED (I.E. CALCIUM CHLORIDE, ETC.).
  - ONLY ECO-FRIENDLY HERBICIDES, PESTICIDES AND FERTILIZERS SHALL BE USED ON THIS SITE, IF NEEDED.
- A FORMAL MAINTENANCE AGREEMENT EXECUTED BY THE LANDOWNER AND THE TOWN OF NEWBURGH FOR STORMWATER MANAGEMENT FACILITIES BINDING ON ALL SUBSEQUENT LANDOWNERS SERVED BY THE FACILITIES AND ALL OTHER PARTIES HAVING AN INTEREST IN THE PROPERTY SHALL BE RECORDED IN THE OFFICE OF THE COUNTY CLERK IN THE SAME MANNER AS A DEED RESTRICTION ON THE PROPERTY.



**LOCATION PLAN**  
1 INCH = 2000 FEET

**RECORD OWNERS:**

REGINA C. FLANNERY, INDIVIDUALLY  
REGINA C. FLANNERY, AS EXECUTRIX OF  
THE ESTATE OF JAMES J. FLANNERY  
135 DODWOOD LANE,  
NEWBURGH, NY 12550

97 - 3 - 6  
97 - 3 - 7  
97 - 3 - 26  
4 - 1 - 72.2  
L. 13386 P. 1962

THE OLD BRITAIN GROUP, LLC  
104 GARDEN COURT  
FRANKLIN LAKES, NJ 07417

97 - 3 - 1  
97 - 3 - 2  
L. 13482 P. 370

NEWBURGH TOWN CENTER, LLC  
104 GARDEN COURT  
FRANKLIN LAKES, NJ 07417

97 - 3 - 8  
L. 12109 P. 731

**EXISTING AREAS:**

TOWN OF NEWBURGH  
TAX LOT 97 - 3 - 1 0.342± AC.  
TAX LOT 97 - 3 - 2 0.284± AC.  
TAX LOT 97 - 3 - 6 4.340± AC.  
TAX LOT 97 - 3 - 7 2.110± AC.  
TAX LOT 97 - 3 - 26 0.790± AC.  
TAX LOT 97 - 3 - 8 0.453± AC.  
TOTAL: 8.319± AC.

TOWN OF NEW WINDSOR  
TAX LOT 4 - 1 - 72.2 0.258± AC.

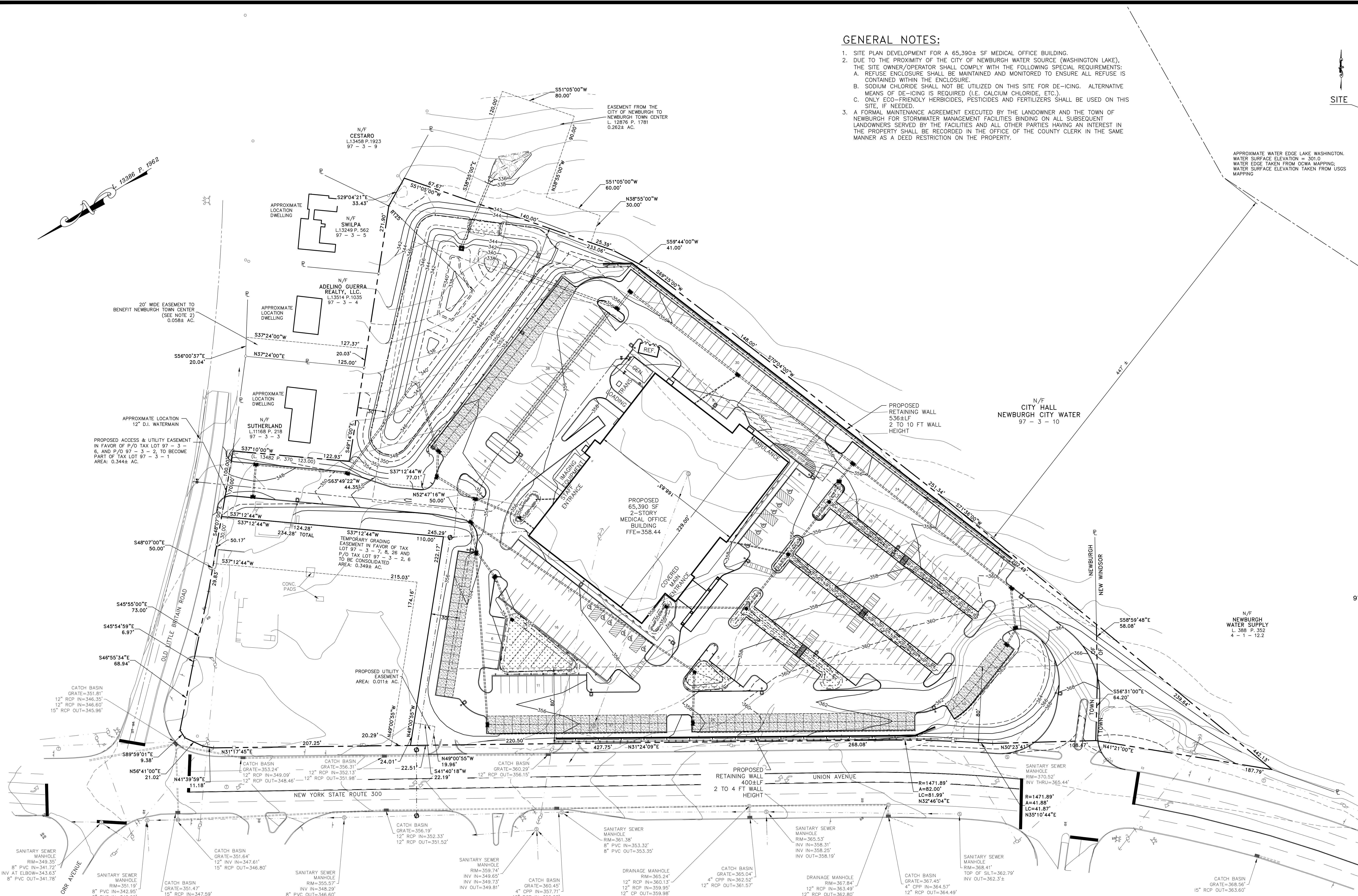
**LOT LINE CHANGE AREAS:**

TOWN OF NEWBURGH  
PART OF TAX LOT 97 - 3 - 6 AND PART OF  
97 - 3 - 2 TO BECOME PART OF TAX LOT 97 - 3 - 1

TAX LOT 97 - 3 - 1 0.342± AC.  
P/O TAX LOT 97 - 3 - 2 0.086± AC.  
P/O TAX LOT 97 - 3 - 6 0.846± AC.  
TOTAL: 1.274± AC.

TAX LOT 97 - 3 - 7, 8, 26  
P/O TAX LOT 97 - 3 - 2 0.198± AC.  
P/O TAX LOT 97 - 3 - 6 3.494± AC.  
TAX LOT 97 - 3 - 7 2.110± AC.  
TAX LOT 97 - 3 - 26 0.790± AC.  
TAX LOT 97 - 3 - 8 0.453± AC.  
TOTAL: 7.045± AC.

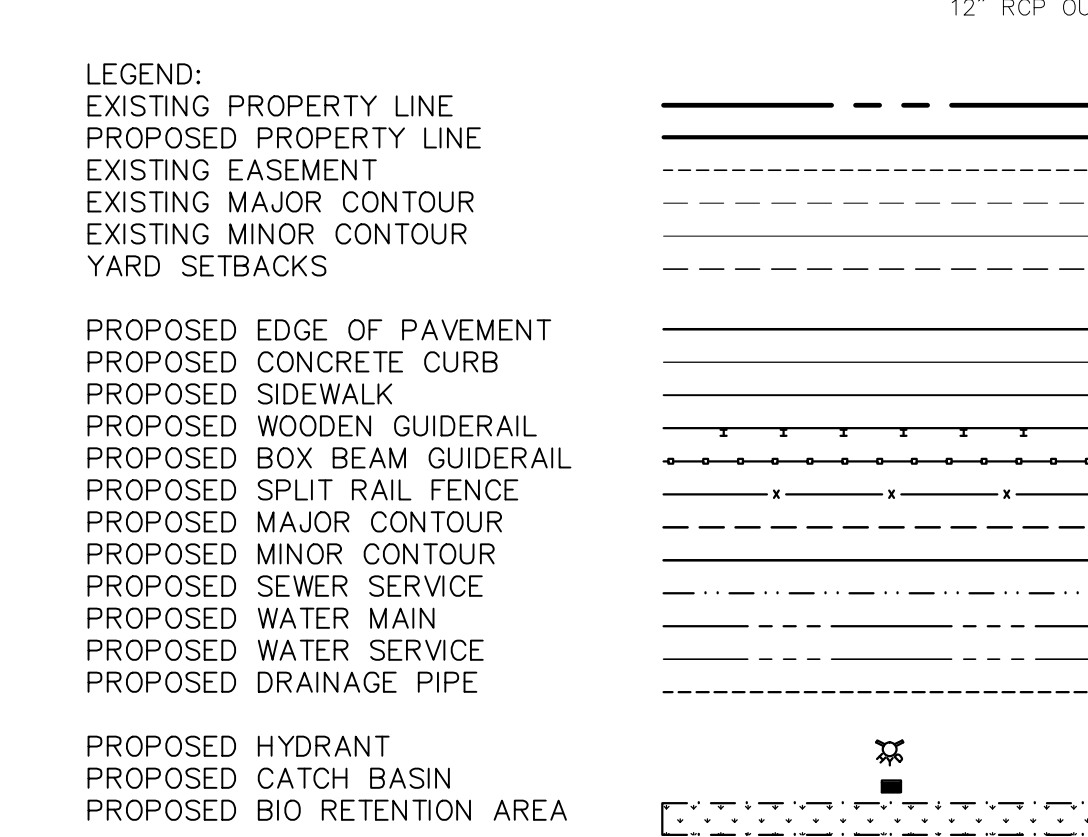
TOWN OF NEW WINDSOR  
TAX LOT 4 - 1 - 72.2 0.258± AC.



**SURVEY NOTES:**

- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCE:  
MAP ENTITLED "COMPOSITE SITE PLAN, SOUTH UNION PLAZA, TOWN OF NEWBURGH, NEW YORK, DATED OCTOBER 16, 2007, LAST REVISED OCTOBER 29, 2008 AS PREPARED BY SHAW ENGINEERING, CONSULTING ENGINEERS."  
TITLE REPORT NUMBER 730-0-2497, PREPARED BY HARDENBURGH TITLE AGENCY, DATED AUGUST 30, 2013.  
TAX LOT 97 - 3 - 2 IS SUBJECT TO A RIGHT OF WAY GRANTED TO THE HUDSON RIVER TELEPHONE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF MAINTAINING ITS LINES WITH THE NECESSARY POLES, WIRES, GUYS AND BRACES, ALONG WITH THE RIGHT TO TRIM TREES, AS MENTIONED IN LIBER 491 OF DEEDS AT PAGE 589.
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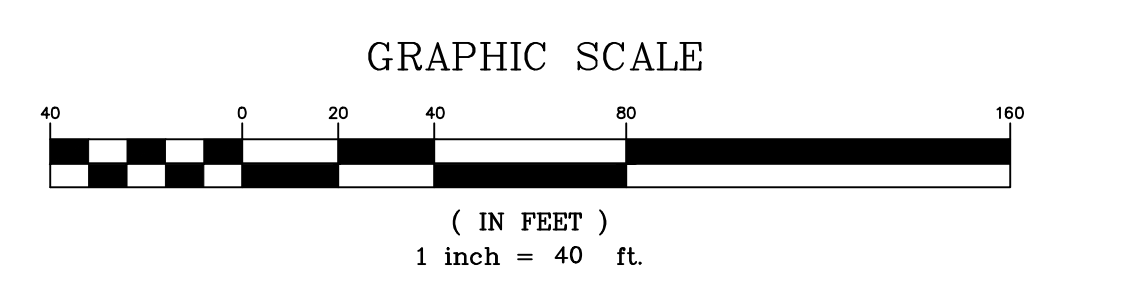


**TABLE OF ZONING REQUIREMENTS  
IB DISTRICT (INTERCHANGE BUSINESS)**

	MINIMUM	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	40,000 S.F.	318,119± SF
LOT DEPTH	150 FT.	150 FT.	500± FT
LOT WIDTH	150 FT.	150 FT.	900± FT
FRONT YARD	50 FT.	50 FT.	50 FT
SIDE YARD (ONE)	30 FT.	30 FT.	30 FT
SIDE YARD (BOTH)	80 FT.	80 FT.	80 FT
REAR YARD	60 FT.	60 FT.	60 FT
MAXIMUM LOT BUILDING COVERAGE	40%	40%	11.44%
LOT SURFACE COVERAGE	80%	80%	60.44%
BUILDING HEIGHT	40 FT.	40 FT.	39.67 FT

**REQUIRED PARKING  
65,390± SF OFFICE BUILDING**

PARKING TYPE	REQUIRED RATIO	SPACES REQUIRED	SPACES PROVIDED
65,390± SF OFFICE	1/200 SF/GFA 1ST 20,000 SF + 1/300 SF/GFA OVER 20,000 SF	251.3	380
HANDICAP PARKING	301-400 SPACES ADA REQUIREMENT	8	12



TOWN OF NEWBURGH  
PLANNING BOARD NO. 2013-18

**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.  
P.O. Box 687, Rt. 207  
Goshen, N.Y. 10924  
(845) 294-3700

**SITE PLAN  
MEDICAL OFFICE BUILDING**

**CRH REALTY VIII, LLC**

TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

DATE: DECEMBER 10, 2013  
REVISION: DECEMBER 13, 2013  
MARCH 6, 2014

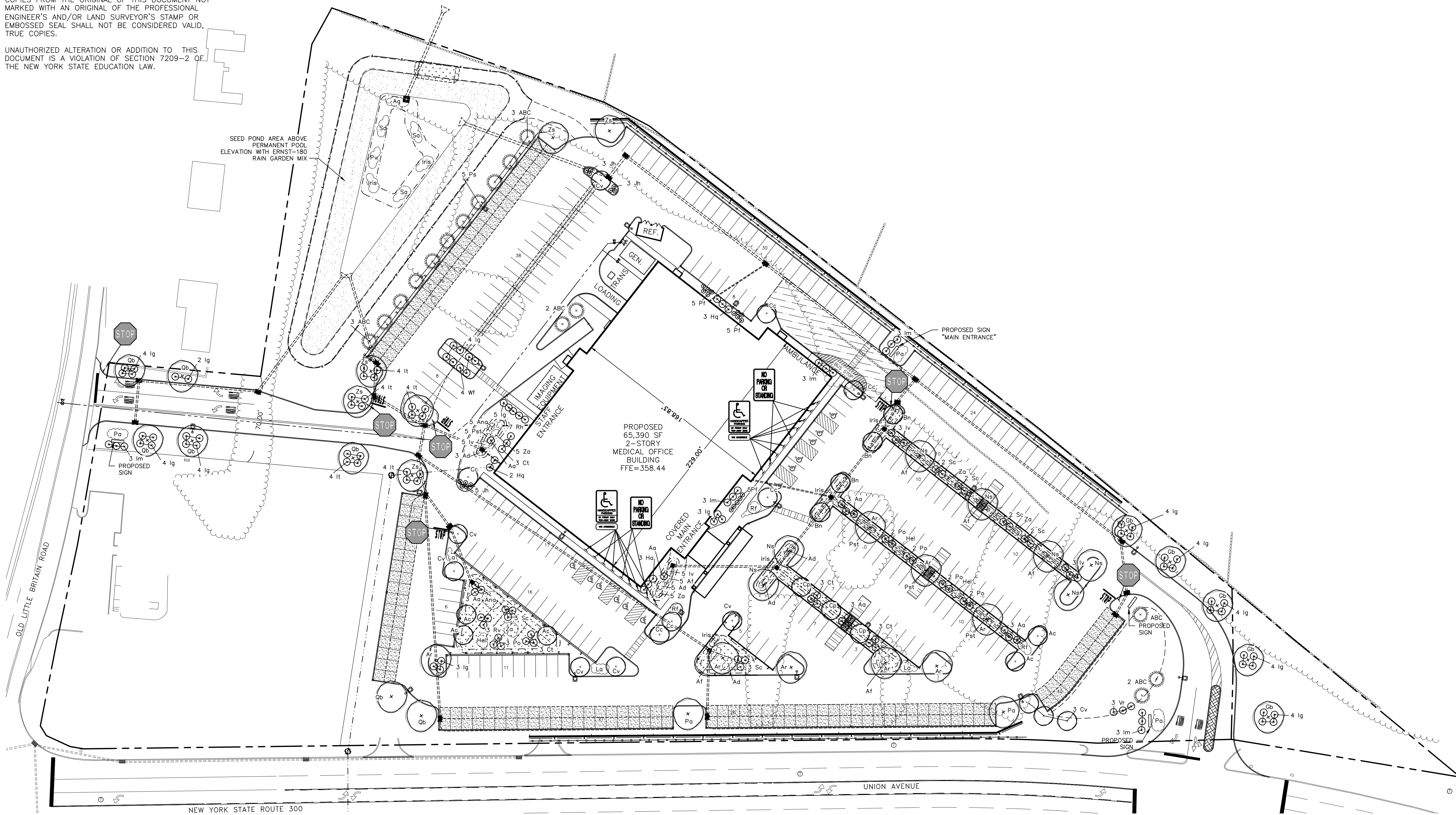
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4-1-72.2 NW  
A-12-0100-01





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**GENERAL LANDSCAPING NOTES:**

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION OR INSTALLATION.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE STANDARDS OF AMERICAN STANDARD FOR NURSERY STOCK, THE AMERICAN ASSOCIATION OF NURSEYMEN, LATEST EDITION.
3. ALL PLANTS AND WORKMANSHIP SHALL BE UNCONDITIONALLY GUARANTEED FOR 2 CALENDAR YEARS. CONTRACTOR SHALL REMOVE STAKING AND GUYING AT END OF GUARANTEE PERIOD.
4. ALL LANDSCAPE INSTALLATIONS SHALL BE MAINTAINED ON A REGULAR BASIS, AND SHALL NOT BE ALLOWED TO TAKE ON AN UNSIGHTLY APPEARANCE (EXCEPT FOR NATURAL AREAS WHICH SHALL BE ALLOWED TO GROW NATURALLY WITH A MINIMUM OF MAINTENANCE).
5. CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE.
6. ALL LANDSCAPING PLANT MATERIALS - TREES, SHRUBS, GROUNDCOVERS AND PERENNIALS SHALL BE PLANTED AS SHOWN IN DETAILS. BACKFILL MIX FOR PLANTING BEDS SHALL BE A MIX OF TOPSOIL, WELL-ROTTED COMPOST AND FERTILIZER. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE.
7. ALL PLANTS SHALL BE MAINTAINED TO FINISHED GRADE AS THAT WHICH EXISTED IN THE NURSERY.
8. ALL PLANTS SHALL BE ORIENTED AT THEIR PROPOSED LOCATION TO PRESENT THEIR BEST SIDE.
9. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL ALL PLANTS.
10. ALL LAWN/GRASSED AREAS ARE TO BE TOPSOILED TO A DEPTH OF 4" AND SEEDED AS PER THE PERMANENT SEEDING RATE. A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. IF POOR SOILS OR ROCK ARE ENCOUNTERED IN AREAS OF CUT, PROPOSED TREES SHALL BE PLANTED IN A MINIMUM OF 18" TOPSOIL COMPOST MIX.
11. MULCH ALL PLANTING BEDS AND TREES WITH A 3 INCH MINIMUM DEPTH OF HARDWOOD BARK MULCH. NO MULCH SHALL BE PLACED AGAINST THE ROOT COLLAR OF THE PLANTINGS. ALL TREES PLANTED IN LAWN AREAS SHALL RECEIVE A 3' DIAMETER MULCH RING OR TO THE LIMIT OF THE ADJACENT LAWN AREA.
12. SHRUB AND PERENNIAL PLANTINGS ARE MASS PLANTING BEDS AND SHALL BE MULCHED CONTINUOUSLY.

**LANDSCAPING SEEDING SCHEDULE**

**TEMPORARY SEEDING DISTURBED AREAS**

SEASON	TYPE OF COVER & SPECIES OF MIXTURES	SEEDING RATES IN LBS. 1,000 SF	LBS. PER ACRE
SPRING/SUMMER/EARLY FALL	ANNUAL RYEGRASS	0.7	30
LATE FALL/EARLY WINTER	ARROSTOOK WINTER RYE	2.5	100

MULCH WITH HAY OR STRAW AT 2 TONS/ACRE OR 90 LBS. PER 1,000 SF

**PERMANENT LAWN SEEDING RATES**

PERMANENT LAWN SEEDING SHALL CONSIST OF 30% CREEPING RED FESCUE, 50% KENTUCKY BLUE GRASS, 10% ANNUAL RYEGRASS, AND 10% PERENNIAL RYEGRASS - ERNST 5311 CONSERVATION MIX (ERNST-114) OR APPROVED EQUAL - AT A RATE OF 200 POUNDS PER ACRE OR 5 POUNDS PER 1,000 SQ. FT.

**NOTES:**

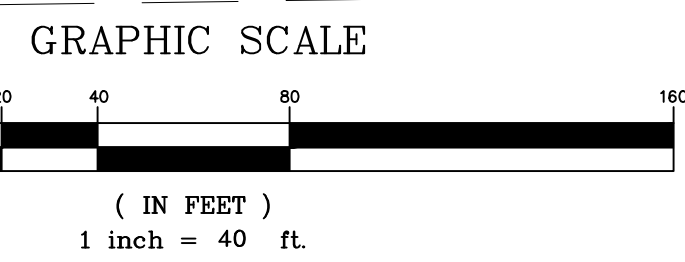
1. TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSENEED BY MECHANICAL RAKES TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT.
2. SEEDING AREA TO BE PREPARED WITH THE APPLICATION OF LIMESTONE AT THE RATE OF 800 LBS. PER 1,000 SY AND FERTILIZED WITH 10-20-20 AT THE RATE OF 140 LBS. PER 1,000 SY AFTER SEEDING, HAY MULCH IS TO BE APPLIED AT A RATE OF 2 1/2 TO 3 TONS PER ACRE.

**STORMWATER AREA AND PERIMETER SEEDING**

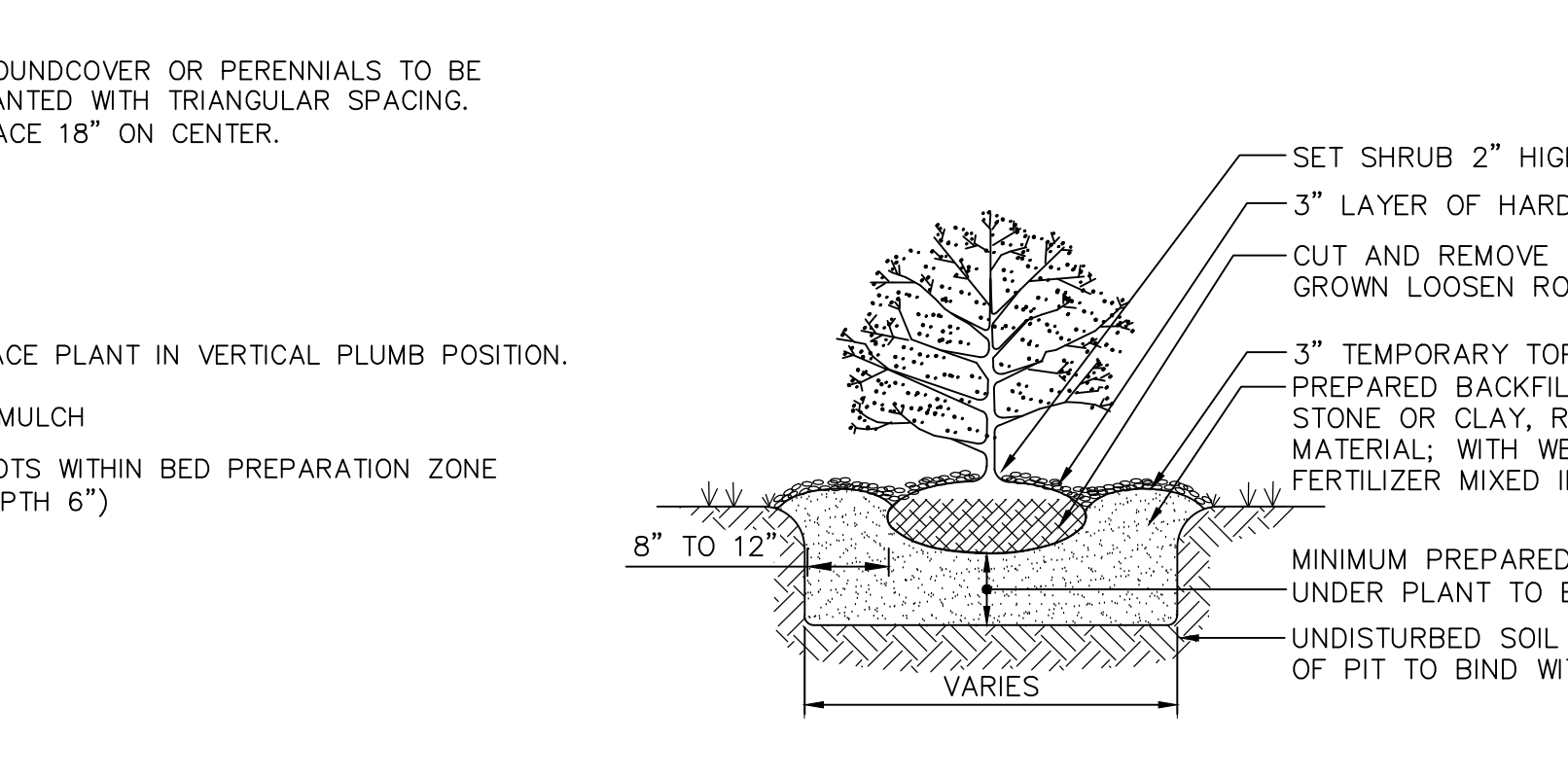
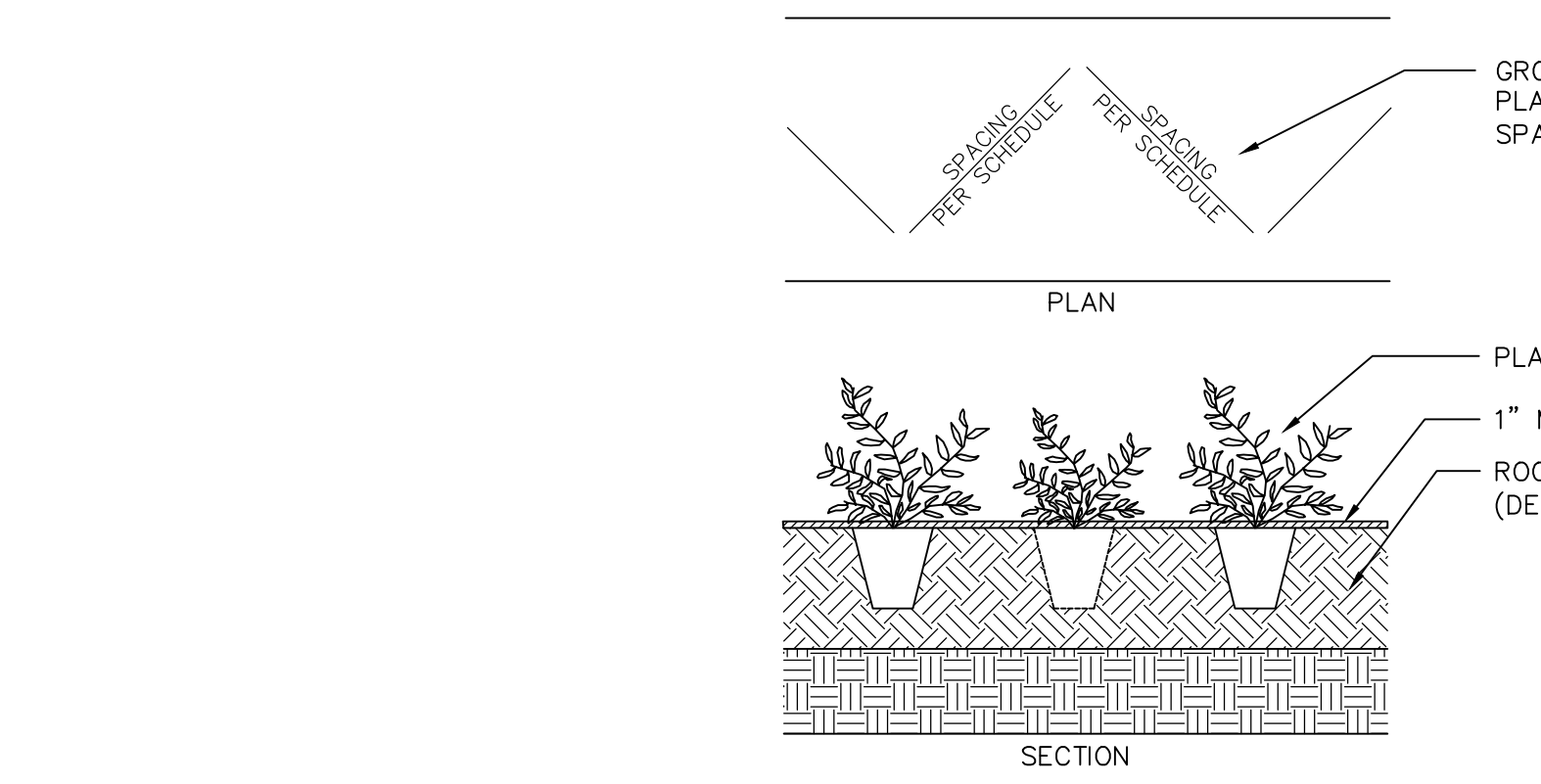
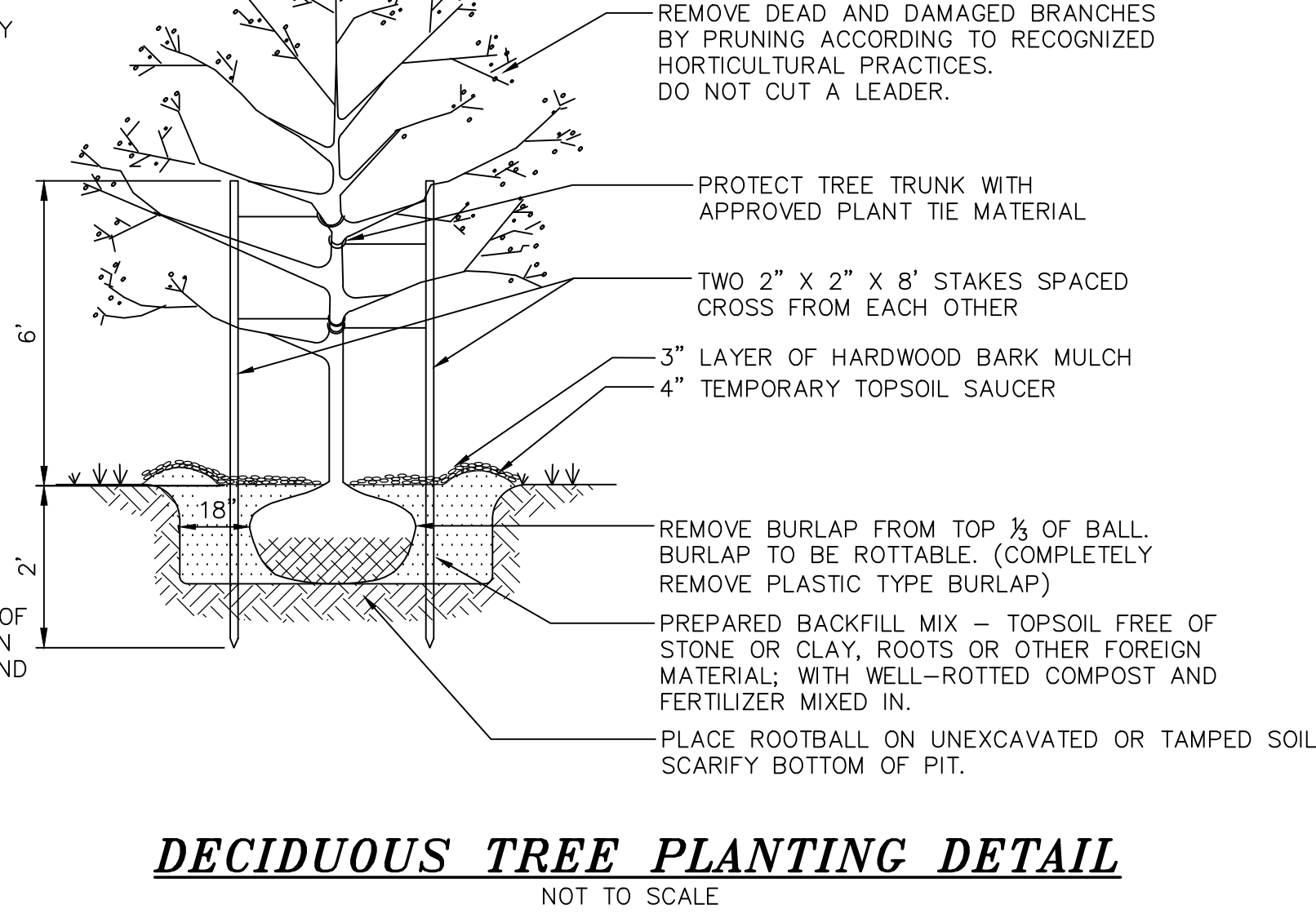
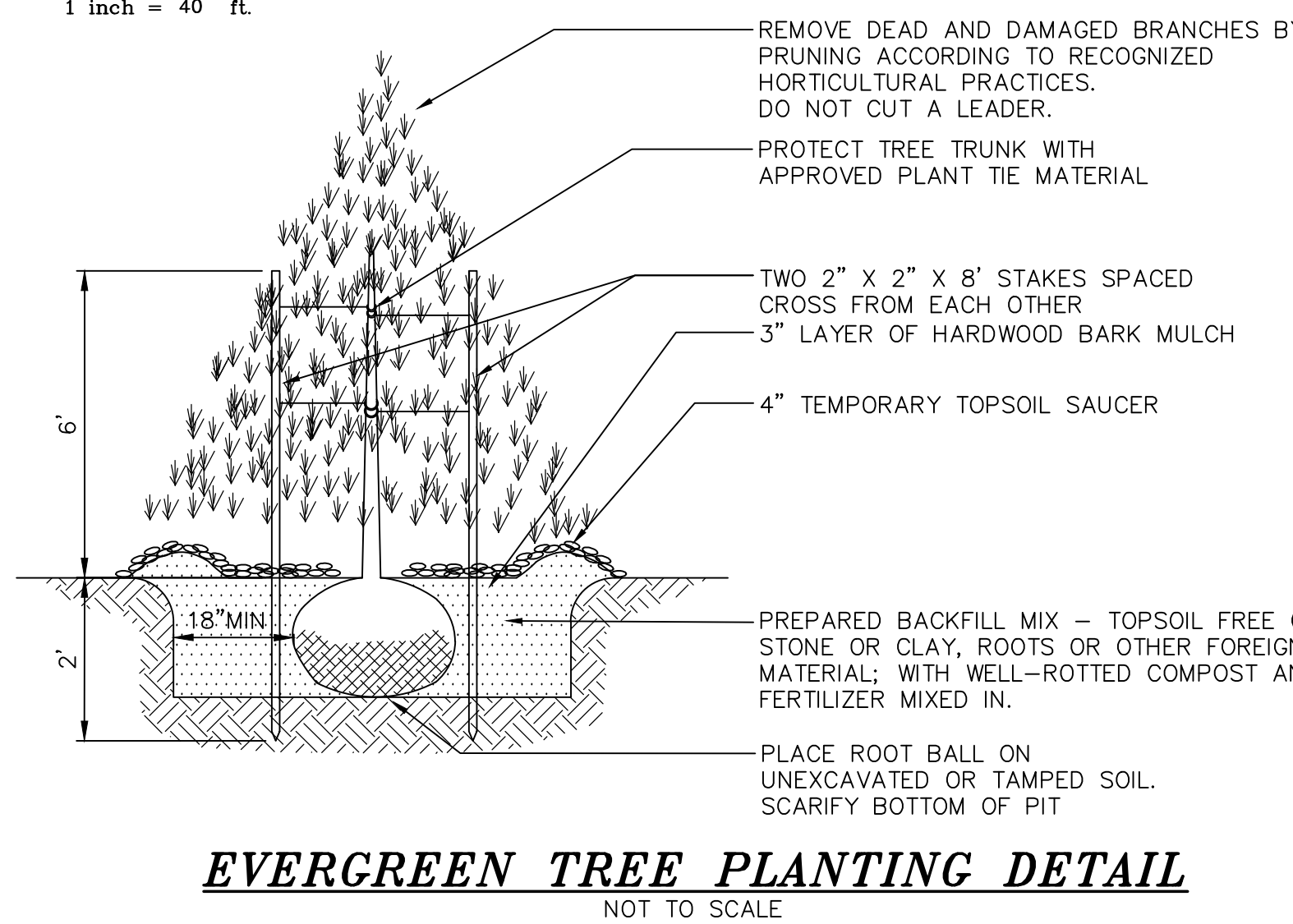
- A. NORTHEASTERN U.S. ROADSIDE NATIVE MIX (ERNST 105 OR APPROVED EQUAL) SHALL BE BROADCAST OVER DISTURBED AREA AROUND STORMWATER PONDS AND OTHER AREAS AS NOTED ON THE PLANS AT A RATE OF 20 POUNDS PER ACRE OR 1/2 POUND PER 1,000 SQ. FT.
- B. RAIN GARDEN MIX (ERNMX-180 OR APPROVED EQUAL) SHALL BE BROADCAST ABOVE THE PERMANENT POOL ELEVATION IN STORMWATER PONDS AT A RATE OF 15 LB PER ACRE, OR 1/2 POUND PER 1,000 SQ. FT.

**PLANTING SCHEDULE**

TREES AND SHRUBS:	SPRING PLANTING	FALL PLANTING
EVERGREEN:	APRIL 1 - JUNE 30	SEPT. 1 - OCT. 15
DECIDUOUS:	MARCH 1 - JUNE 30	OCT. 1 - DEC. 1
SEEDING:	APRIL 1 - MAY 31	SEPT. 1 - OCT. 15



SITE PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE, NOTES
<b>DECIDUOUS TREES</b>				
Ar	8	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2.5' CAL MIN. B&B
Gb	5	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2.5' CAL MIN. B&B
Ns	7	NYSSA SYLVATICA	BLACK GUM	2.5' CAL MIN. B&B
Pa	2	PLATANUS ACERIFOLIA	LONDON PLANE TREE	2.5' CAL MIN. B&B
Qd	7	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5' CAL MIN. B&B
Zs	6	ZELKOVA SERRATA	JAPANESE ZELKOVA	2.5' CAL MIN. B&B
<b>EVERGREEN TREES</b>				
ABC	11	ABIES CONCOLOR	WHITE FIR	7-8' HGT. B&B
Ps	8	PIHUS STROBUS	WHITE PINE	8-10' HGT. B&B
<b>ORNAMENTAL TREES</b>				
Ac	5	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	1.3/4"-2" CAL. B&B
Bn	4	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8-10' HGT. B&B
Cc	6	CERCIS CANADENSIS	AMERICAN REDBUD	1.3/4"-2" CAL. B&B
Cp	3	CRATAEGUS PRUNOSA	FROSTED HAWTHORN	1.3/4"-2" CAL. B&B
Cv	9	CRATAEGUS VIRIDIS	WINTER KING HAWTHORNE	1.3/4"-2" CAL. B&B
<b>SHRUBS</b>				
Hq	3	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	18"-24" DIA. CONTAINER
Hq	5	HYDRANGEA QUERCIFOLIA 'PEE WEE'	OAK LEAF HYDRANGEA	18"-24" DIA. CONTAINER
Ig	49	ILEX GLABRA	INKBERRY	18"-24" DIA. CONTAINER
Im	15	ILEX MESERVA 'BLUE PRINCE'	BLUE PRINCE HOLLY	24"-30" DIA. CONTAINER
I	20	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEETSPICE	18"-24" DIA. CONTAINER
PH	15	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	18"-24" DIA. CONTAINER
Vr	3	VIBURNUM RHYTIDOPHYLLUM	LEATHER LEAF VIBURNUM	24"-30" DIA. CONTAINER
Vt	4	WEIGELA FLORIDA RED PRINCE	RED PRINCE WEIGELA	18"-24" DIA. CONTAINER
<b>GROUNDCOVERS</b>				
Jh	11	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	2 GAL, 36" O.C.
<b>PERENNIALS</b>				
La	50	LAVANDULA ANGUSTIFOLIA	LAVENDER	3 GAL CONTAINER
Pa	30	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	3 GAL CONTAINER
<b>SHRUBS (BIORRETENTION AREA)</b>				
Ag	14	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GAL CONTAINER
Ct	12	CHAMAECYPARIS THYOIDES 'TOP POINT'	ATLANTIC WHITE CEDAR	3 GAL CONTAINER
Iv	6	ILEX VERTICILLATA	WINTERBERRY	3 GAL CONTAINER
Po	11	PHYSCOCARPUS OPULIFOLIUS	NINEBARK	3 GAL CONTAINER
Rv	3	RHODOCENDRUM VISCOSUM	SWAMP AZALEA	3 GAL CONTAINER
Sc	14	ISAMBOLIA CALAENSIS	ELDERBERRY	3 GAL CONTAINER
<b>PERENNIALS (BIORRETENTION AREA/RAIN GARDEN)</b>				
Ana	30	ASTER NOVAE ANGLIAE	NEW ENGLAND ASTER	1 GAL CONTAINER
Ad	38	ARUNCUS DIODICUS	GOAT'S BEARD	1 GAL CONTAINER
Af	55	ATHYRIUM FILIX-FEMINA	LADY FERN	1 GAL CONTAINER
Hst	20	HELENIUM AUTUMNALE	COMMON SNEEZEWEED	1 GAL CONTAINER
Iris	46	IRIS VERSICOLOR	BLUE FLAG	1 GAL CONTAINER
Pat	20	PHLOX STOLONIFERA 'BLUE RIDGE'	BLUE RIDGE CREEPING PHLOX	1 GAL CONTAINER
Rf	50	RUBICEKIA FULGIDA	BLACK EYED SUSAN	1 GAL CONTAINER
Rh	12	RUBICEKIA HIRTA	BLACK EYED SUSAN	1 GAL CONTAINER
Za	40	ZAZA AUREA	GOLDEN ALEXANDERS	1 GAL CONTAINER
<b>STORMWATER POND</b>				
Ag	25	ANDROPOGON GLOMERATUS	BUSHY BEARGRASS	2" PLUG
Iris	50	IRIS VERSICOLOR	BLUE FLAG	2" PLUG
Pv	25	PELITANERA VIRGINICA	ARROW ARUM	2" PLUG
Sa	50	SCORPUS ACUTUS	HARDSTEM BULRUSH	2" PLUG



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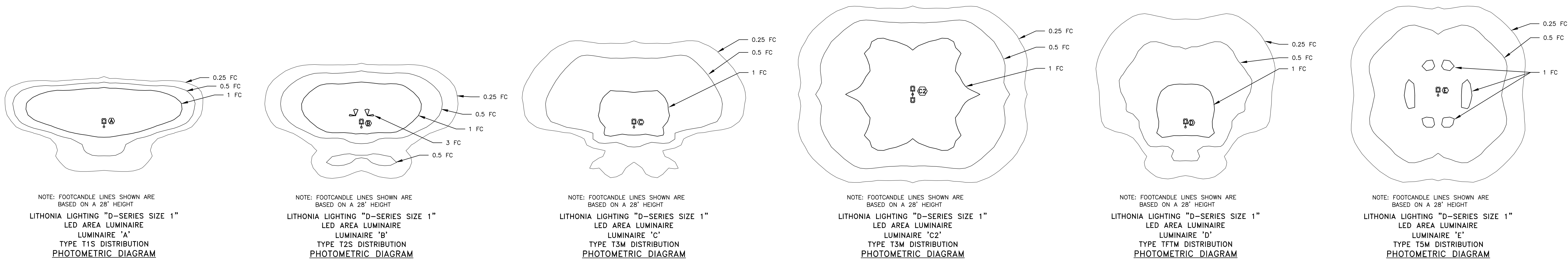
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DESIGNED: DECEMBER 13, 2013  
CHECKED: MARCH 6, 2014

LANDSCAPING AND SIGNAGE/STRIPING

CRH REALTY VIII, LLC

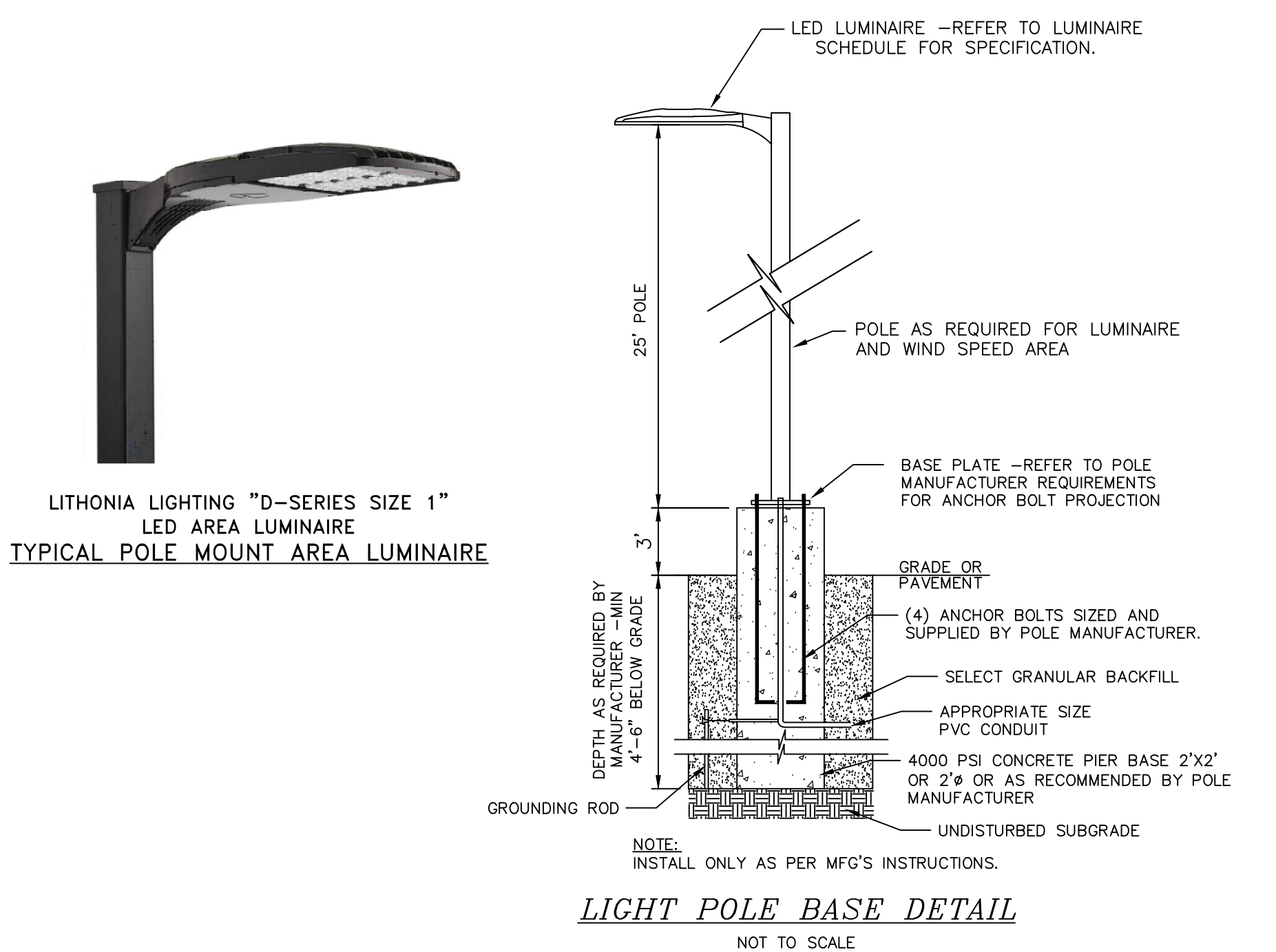
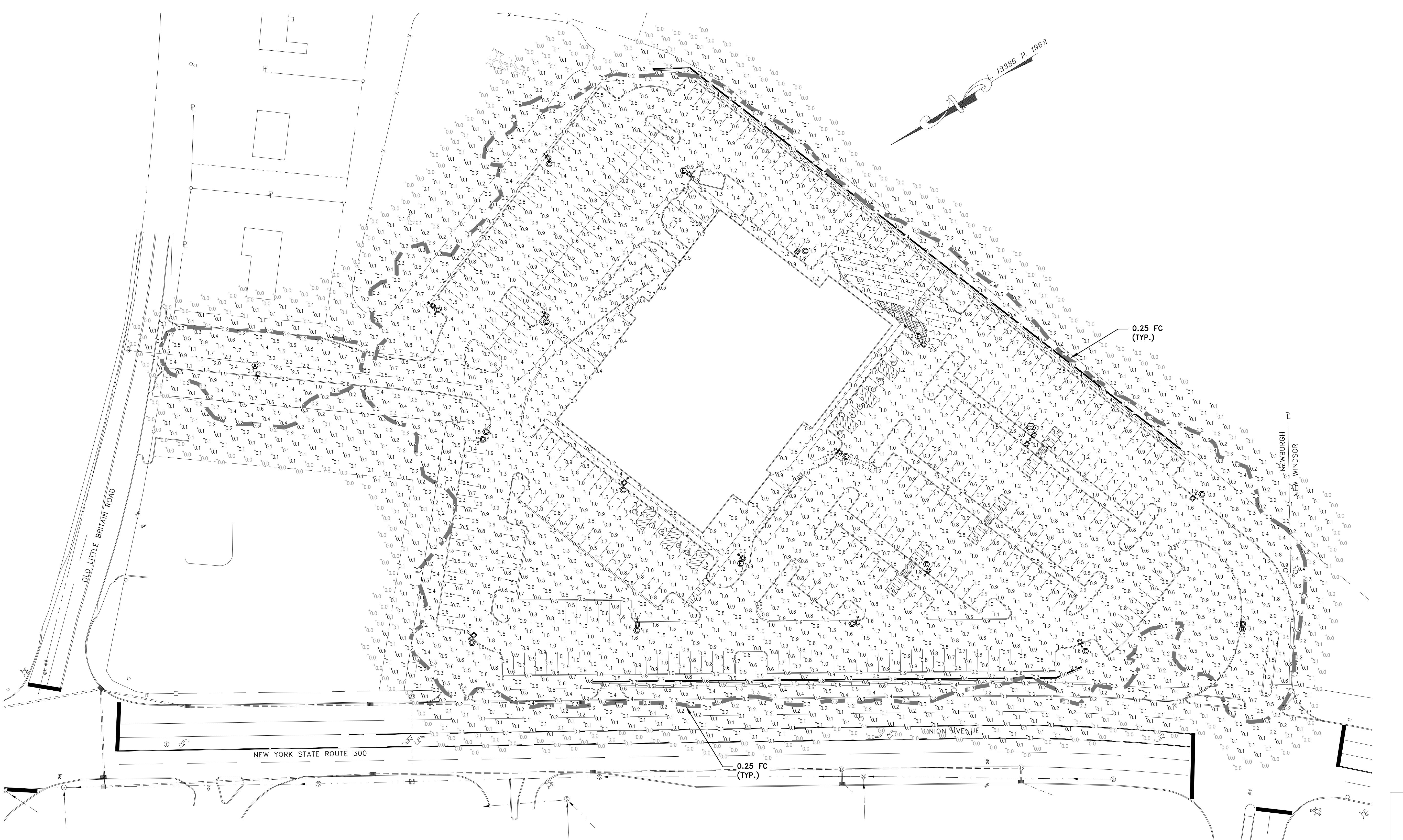
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

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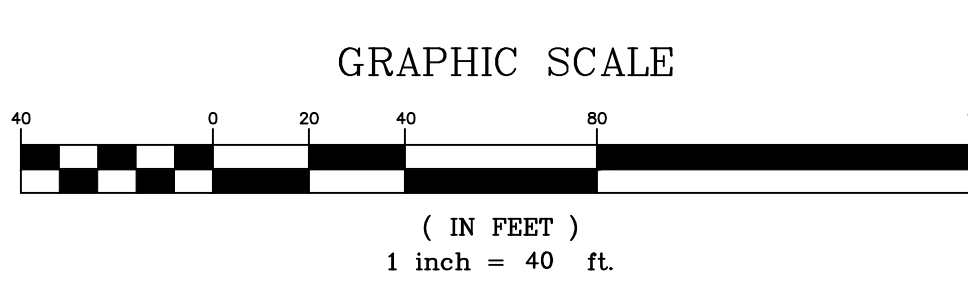
LUMINAIRE SCHEDULE						
SYMBOL	QTY	DESCRIPTION	CATALOG NUMBER	LAMP	LUMENS	LDI
Ⓐ	1	LITHONIA LIGHTING "D-SERIES SIZE 1" LED AREA LUMINAIRE TYPE T15 DISTRIBUTION	DSX1-LED-60C-700-40K-T15-MVOLT	LED ARRAY	12,870±	.9
Ⓑ	1	LITHONIA LIGHTING "D-SERIES SIZE 1" LED AREA LUMINAIRE TYPE T2S DISTRIBUTION	DSX1-LED-60C-700-40K-T2S-MVOLT	LED ARRAY	13,480±	.9
Ⓒ	11	LITHONIA LIGHTING "D-SERIES SIZE 1" LED AREA LUMINAIRE TYPE T3M DISTRIBUTION	DSX1-LED-60C-700-40K-T3M-MVOLT	LED ARRAY	13,265±	.9
Ⓒ <sup>2</sup>	1	TWO LUMINAIRES: LITHONIA LIGHTING "D-SERIES SIZE 1" LED AREA LUMINAIRE TYPE T3M DISTRIBUTION	TWO LUMINAIRES: DSX1-LED-60C-700-40K-T3M-MVOLT	LED ARRAY	13,265±	.9
Ⓓ	1	LITHONIA LIGHTING "D-SERIES SIZE 1" LED AREA LUMINAIRE TYPE TFTM DISTRIBUTION	DSX1-LED-60C-700-40K-TFTM-MVOLT	LED ARRAY	13,087±	.9
Ⓔ	4	LITHONIA LIGHTING "D-SERIES SIZE 1" LED AREA LUMINAIRE TYPE T5M DISTRIBUTION	DSX1-LED-60C-700-40K-T5M-MVOLT	LED ARRAY	13,984±	.9

- NOTE:
- REFER TO LUMINAIRE SCHEDULE FOR CATALOG NUMBER.
  - NO ADDITIONAL EQUIPMENT OR ATTACHMENTS SHALL BE PERMITTED ON LIGHT POLES WITHOUT APPROVAL OF DESIGN ENGINEER. EQUIPMENT INCLUDES BUT IS NOT LIMITED TO BANNERS, FLAGS, ADDITIONAL LUMINAIRES OTHER THAN SPECIFIED ON THIS PLAN, AND SECURITY CAMERAS.
  - FINISH OF ALL LUMINAIRES AND POLES SHALL BE SELECTED BY OWNER.
  - THIS LIGHTING PLAN DOES NOT TAKE INTO ACCOUNT ANY ARCHITECTURAL BUILDING MOUNTED LUMINAIRES.
  - CALCULATION VALUES SHOWN ON THIS PLAN ARE TAKEN ON A HORIZONTAL PLAN AT GROUND LEVEL USING A 90% LAMP LUMEN DEPRECIATION FACTOR. TOPOGRAPHICAL INFORMATION HAS NOT BEEN ACCOUNTED FOR IN THESE CALCULATIONS.
  - LIGHTING CALCULATIONS SHOWN ARE BASED UPON DATA FILES PROVIDED BY THE LUMINAIRE MANUFACTURER. ACTUAL PERFORMANCE OF LUMINAIRES AFTER INSTALLATION MAY VARY DUE TO UNCONTROLLABLE FIELD CONDITIONS.



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TOWN OF NEWBURGH  
PLANNING BOARD NO. 2013-18

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**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207  
Goshen, N.Y. 10924  
(845) 294-3700

DATE: MARCH 6, 2014

DIVISION: LIGHTING PLAN

**CRH REALTY VIII, LLC**

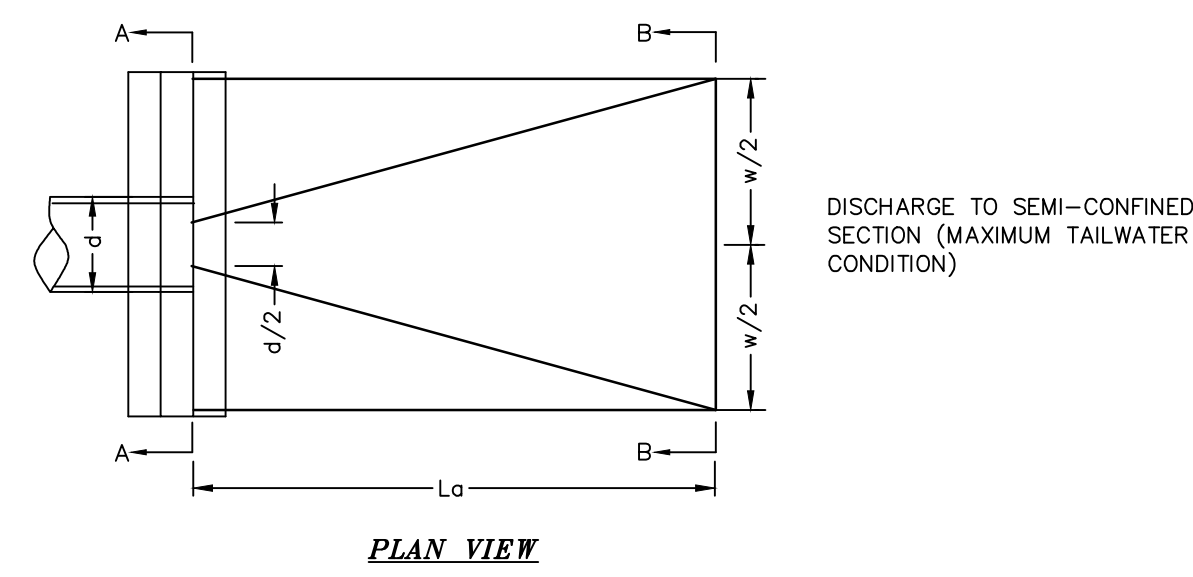
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

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4-1-17, 2, 2, NW

Sheet No.: 5 OF 10

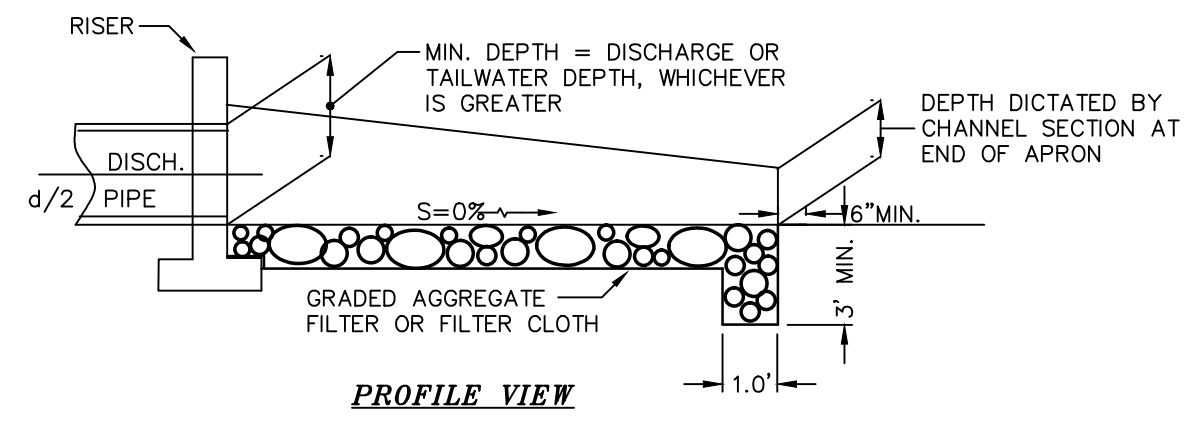
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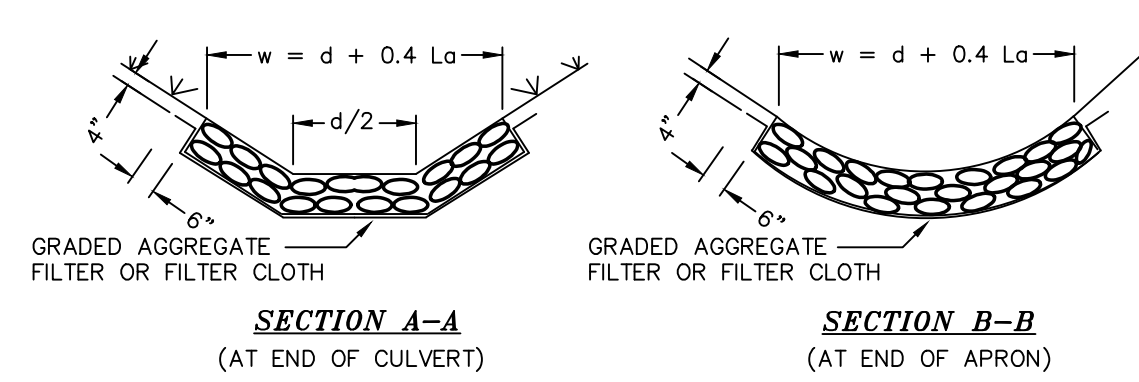


DISCHARGE TO SEMI-CONFINED SECTION (MAXIMUM TAILWATER CONDITION)

PLAN VIEW



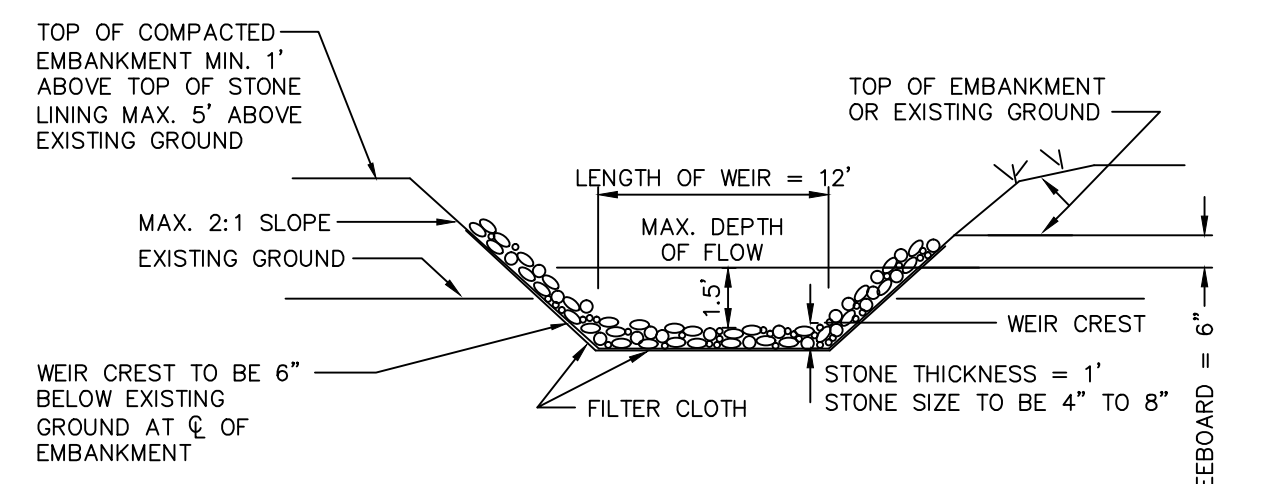
PROFILE VIEW



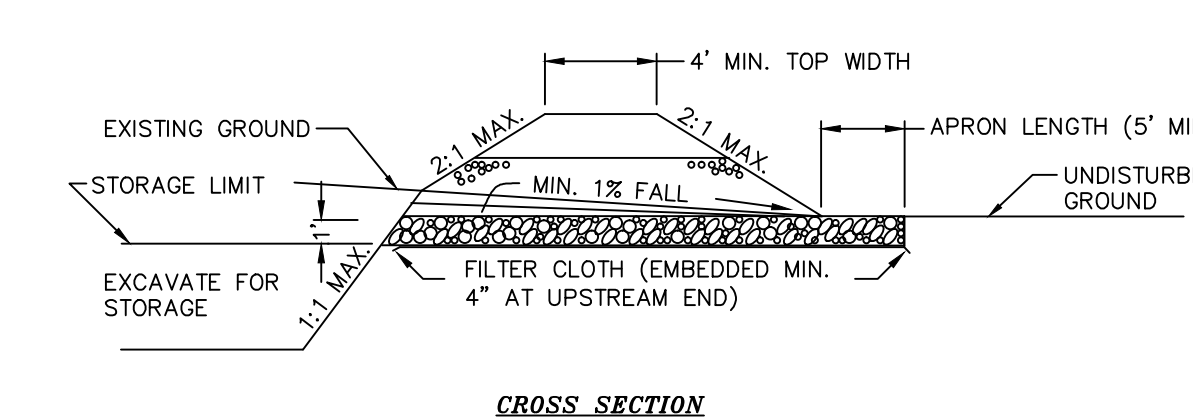
NOTE: SEE RIPRAP STANDARDS AND SPECIFICATIONS MAXIMUM TAILWATER CONDITIONS

**RIP RAP OUTLET PROTECTION**

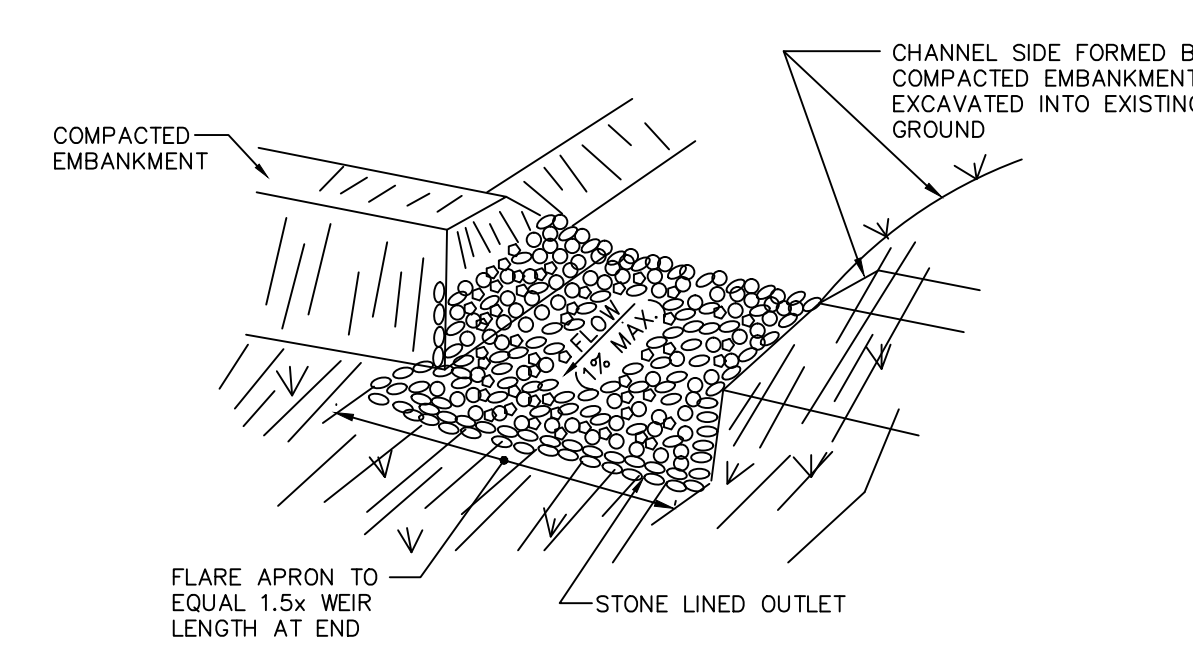
NOT TO SCALE



PROFILE



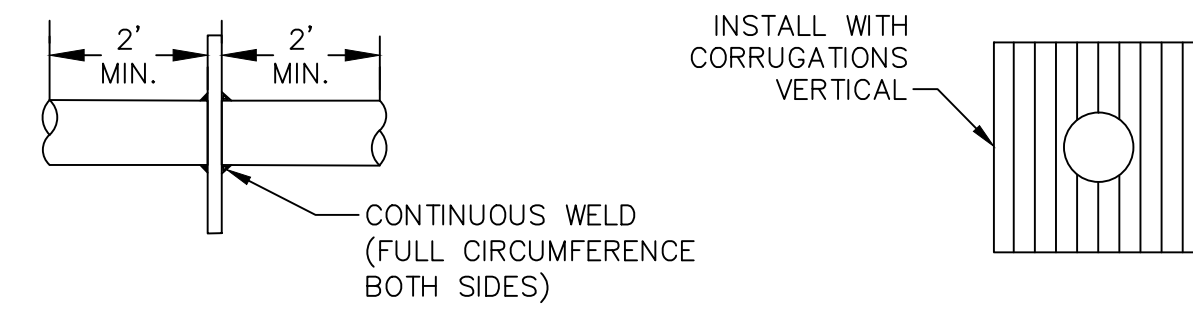
CROSS SECTION



PERSPECTIVE VIEW

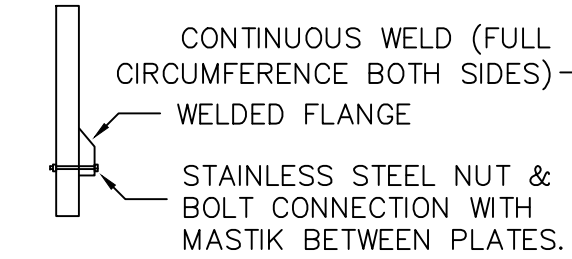
**RIP-RAP OUTLET SEDIMENT TRAP**

NOT TO SCALE

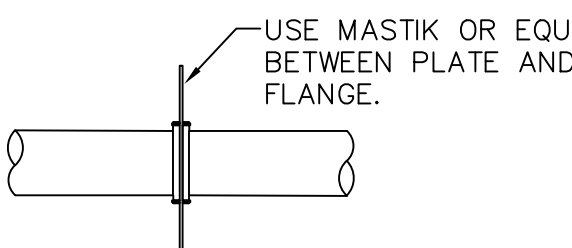


**COLLAR WELDED IN PLACE BARREL SECTION**

1. PLATES TO BE PRE-CUT CLAMPED TOGETHER & PRE-DRILLED & LABELED TO FACILITATE WATER TIGHT FIELD ASSEMBLY.



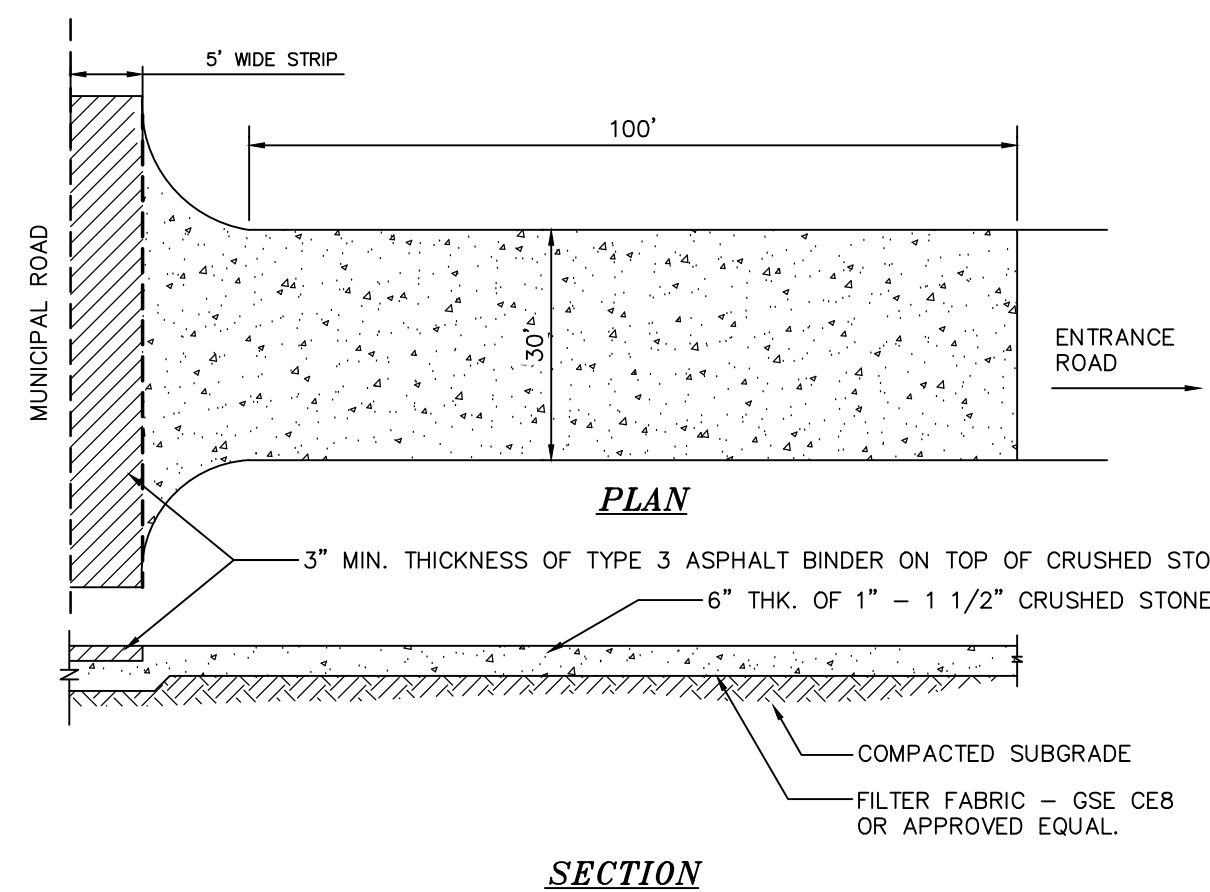
**MULTI-PIECE COLLAR FOR LARGE PIPES**



**COLLAR FOR FLANGE JOINT PIPE**

**TYPICAL ANTI-SEEP COLLARS**

NOT TO SCALE



SECTION

**STABILIZED CONSTRUCTION ENTRANCE**

NOT TO SCALE

ALL SEDIMENT STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6" DEPTH OF 1 1/2" CRUSHED STONE, WILL BE AT LEAST 30' X 100' AND SHOULD BE PLACED ON COMPACTED SUB-GRADE AND SHALL BE MAINTAINED.

ALL DRIVEWAYS MUST BE STABILIZED WITH 1" - 1 1/2" CRUSHED STONE OR SUB-BASE PRIOR TO INDIVIDUAL HOME CONSTRUCTION. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

ALL CATCH BASIN INLETS WILL BE PROTECTED WITH A CRUSHED STONE OR HAYBALE FILTER (FILTER DETAILS APPEAR ON PLAN).

ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE DISCHARGE POINTS BECOME OPERATIONAL.

ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES MUST BE DETAILED ON THE PLAN.

\* ALTERNATIVE / ADDITIONAL USE OF RUMBLE TRACK IS PERMISSIBLE IF REQUIRED.

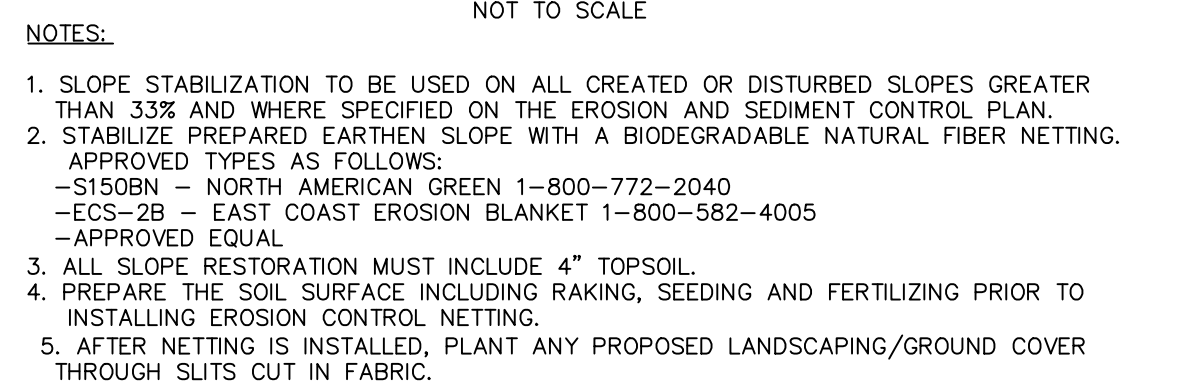
MINIMUM 5' WIDE ASPHALT BINDER STRIP ALONG MUNICIPAL ROAD MUST BE MAINTAINED.

**CONSTRUCTION SPECIFICATIONS**

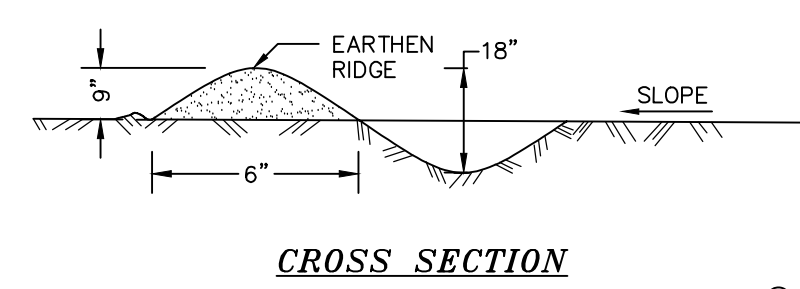
1. THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE FIVE (5) FEET, MEASURED AT CENTERLINE OF EMBANKMENT.
3. ALL FILL SLOPES SHALL BE 2:1 OR FLATTER, CUT SLOPES 1:1 OR FLATTER.
4. ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF EMBANKMENT.
5. STORAGE AREA PROVIDED SHALL BE FIGURED BY COMPUTING THE VOLUME AVAILABLE BEHIND THE OUTLET CHANNEL UP TO AN ELEVATION OF ONE (1) FOOT BELOW THE LEVEL WEIR CREST.
6. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE (1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OUTLET CHANNEL.
7. STONE USED IN THE OUTLET CHANNEL SHALL BE FOUR (4) TO EIGHT (8) INCH RIPRAP TO PROVIDE A FILTERING EFFECT. A LAYER OF FILTER CLOTH SHALL BE EMBEDDED ONE (1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
8. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
9. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
11. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
12. DRAINAGE AREA FOR THIS PRACTICE IS LIMITED TO 15 ACRES OR LESS.

**SLOPE STABILIZATION DETAIL**

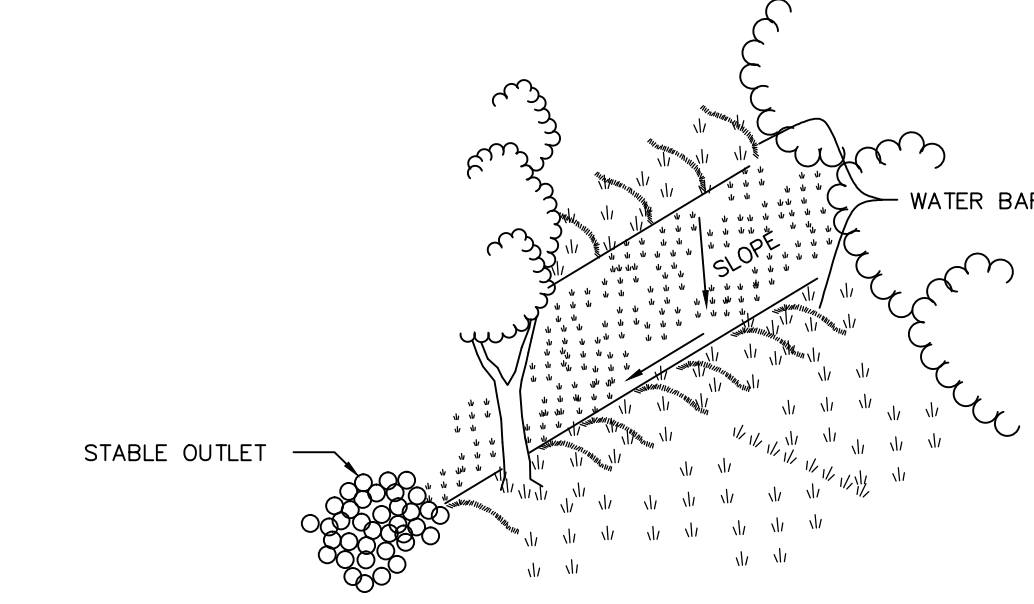
NOT TO SCALE



- NOTES:
1. SLOPE STABILIZATION TO BE USED ON ALL CREATED OR DISTURBED SLOPES GREATER THAN 3:1 AND WHERE SPECIFIED ON THE EROSION AND SEDIMENT CONTROL PLAN.
  2. STABILIZE PREPARED EARTHEN SLOPE WITH A BIODEGRADABLE NATURAL FIBER NETTING. APPROVED TYPES AS FOLLOWS:  
-S100H - NORTH AMERICAN GREEN 1-800-772-2040  
-ECS-26 - EAST COAST EROSION BLANKET 1-800-582-4005  
-APPROVED EQUAL
  3. ALL SLOPE RESTORATION MUST INCLUDE 4" TOPSOIL.
  4. PREPARE THE SOIL SURFACE INCLUDING RAKING, SEEDING AND FERTILIZING PRIOR TO INSTALLING EROSION CONTROL NETTING.
  5. AFTER NETTING IS INSTALLED, PLANT ANY PROPOSED LANDSCAPING/GROUND COVER THROUGH SLITS CUT IN FABRIC.



CROSS SECTION

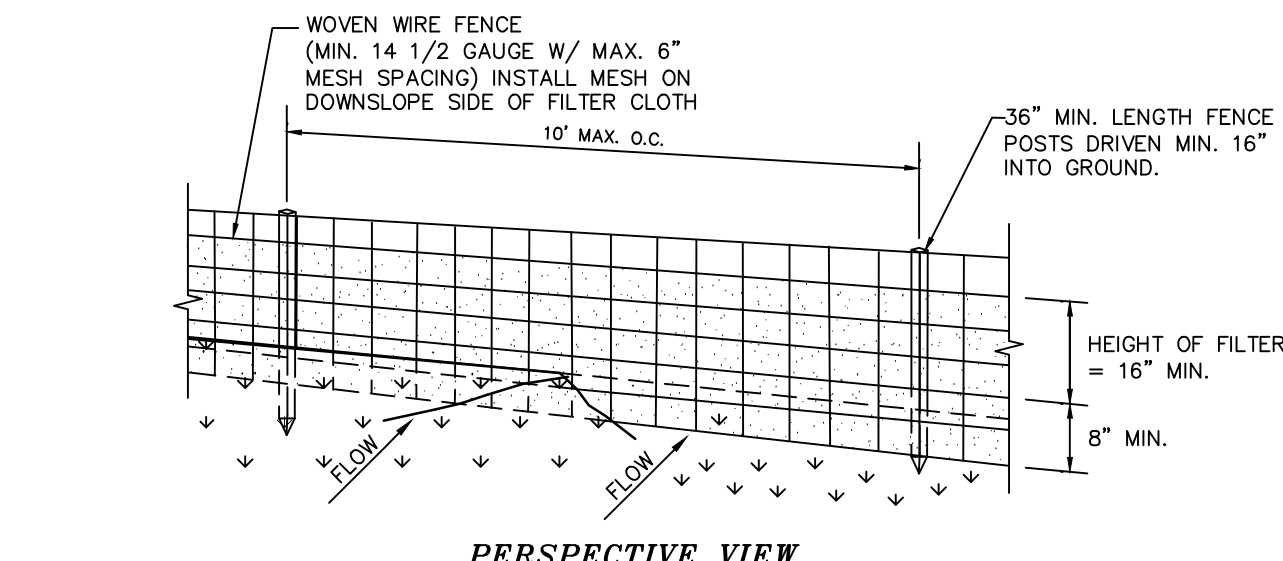


**CONSTRUCTION SPECIFICATIONS**

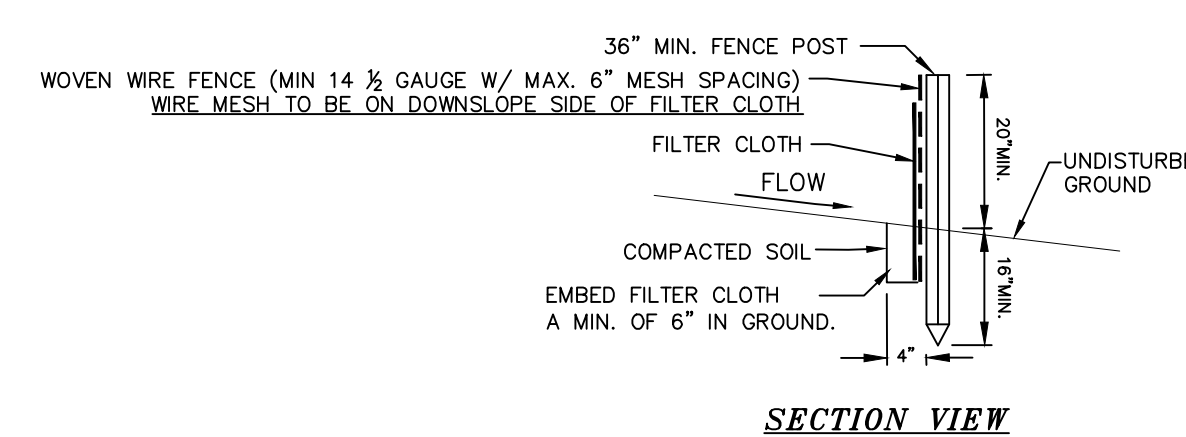
1. INSTALL THE WATER BAR AS SOON AS THE RIGHT OF WAY IS CLEARED AND GRADED.
2. DISK OR STRIP THE SOD FROM THE BASE FOR THE CONSTRUCTED RIDGE BEFORE PLACING FILL.
3. TRACK THE RIDGE TO COMPACT IT TO THE DESIGN CROSS SECTION.
4. THE OUTLET SHALL BE LOCATED ON AN UNDISTURBED AREA. FIELD SPACING WILL BE ADJUSTED TO USE THE MOST STABLE OUTLET AREAS. OUTLET PROTECTION WILL BE PROVIDED WHEN NATURAL AREAS ARE NOT ADEQUATE.
5. VEHICLE CROSSING SHALL BE STABILIZED WITH GRAVEL. EXPOSED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED.
6. PERIODICALLY INSPECT WATER BARS FOR EROSION DAMAGE AND SEDIMENT. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE OPERATION.

**WATER BARS DETAIL**

NOT TO SCALE



PERSPECTIVE VIEW



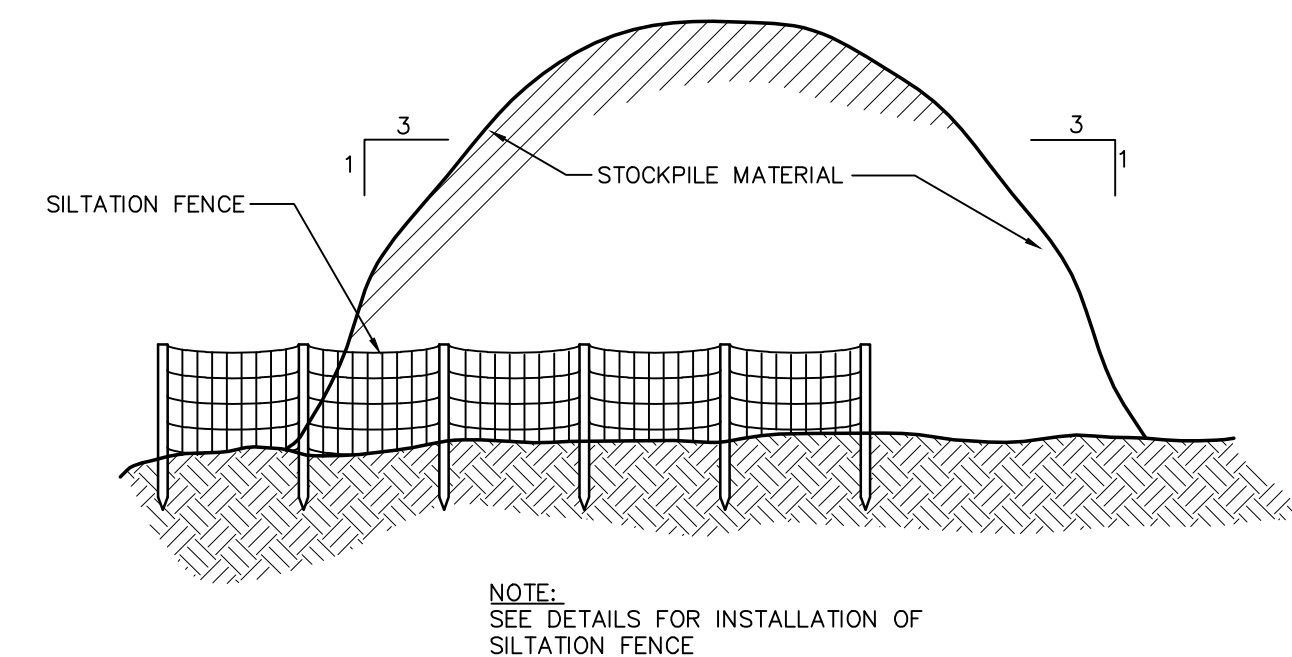
SECTION VIEW

**CONSTRUCTION SPECIFICATIONS**

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1" OR 1 1/2" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOTAB, ENVROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

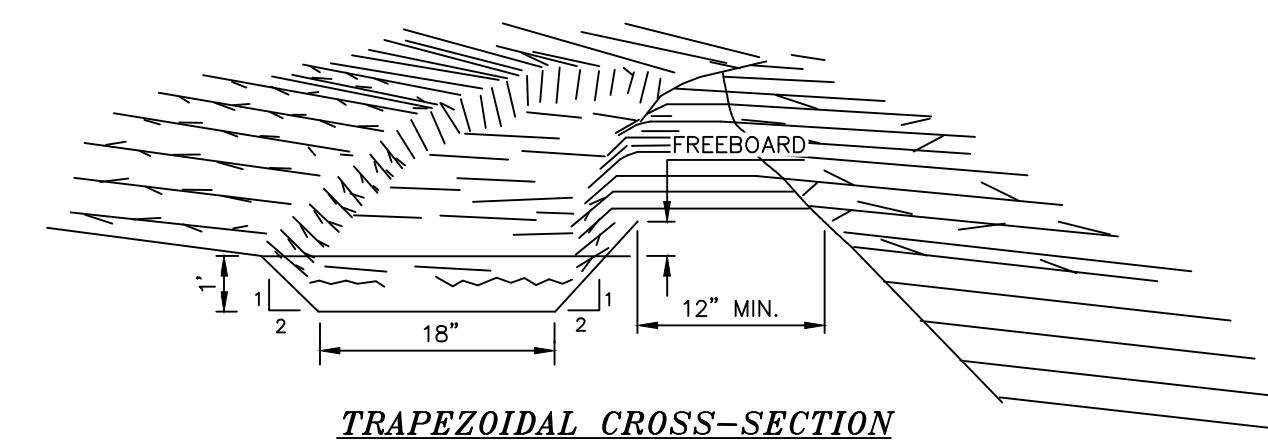
**SILTATION FENCE**

NOT TO SCALE



**TYPICAL STOCKPILE DETAIL**

NOT TO SCALE



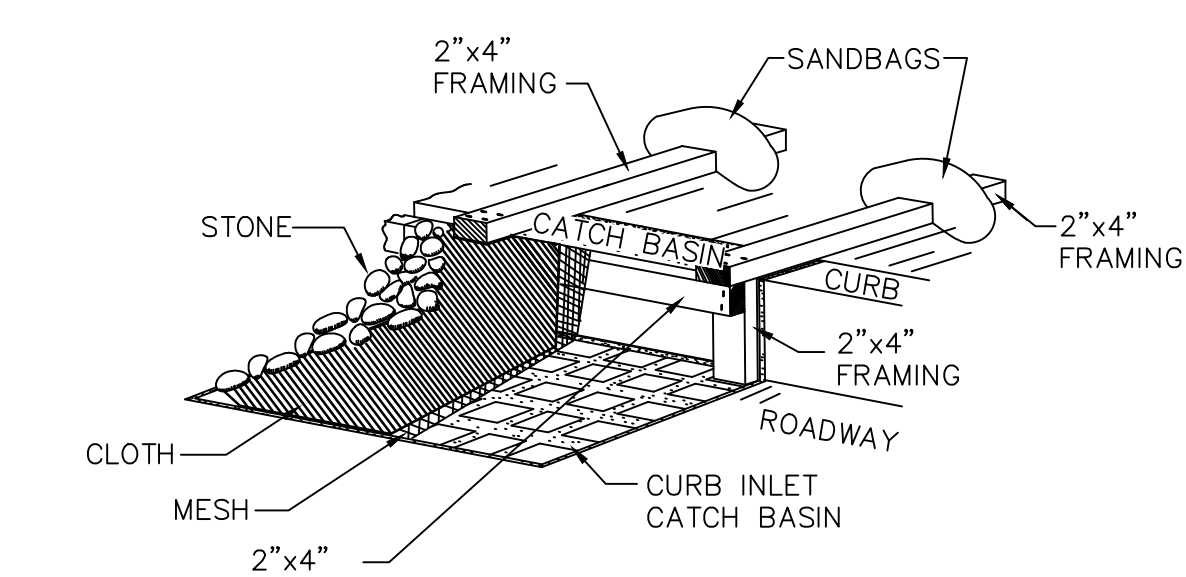
TRAPEZOIDAL CROSS-SECTION

**CONSTRUCTION SPECIFICATIONS**

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE DIVERSION.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE STOCKPILED FOR RESTORATION OF THE AREA SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES. A. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER. SEC., THE DIVERSION SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCISOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.

**TEMPORARY DIVERSION SWALE**

NOT TO SCALE



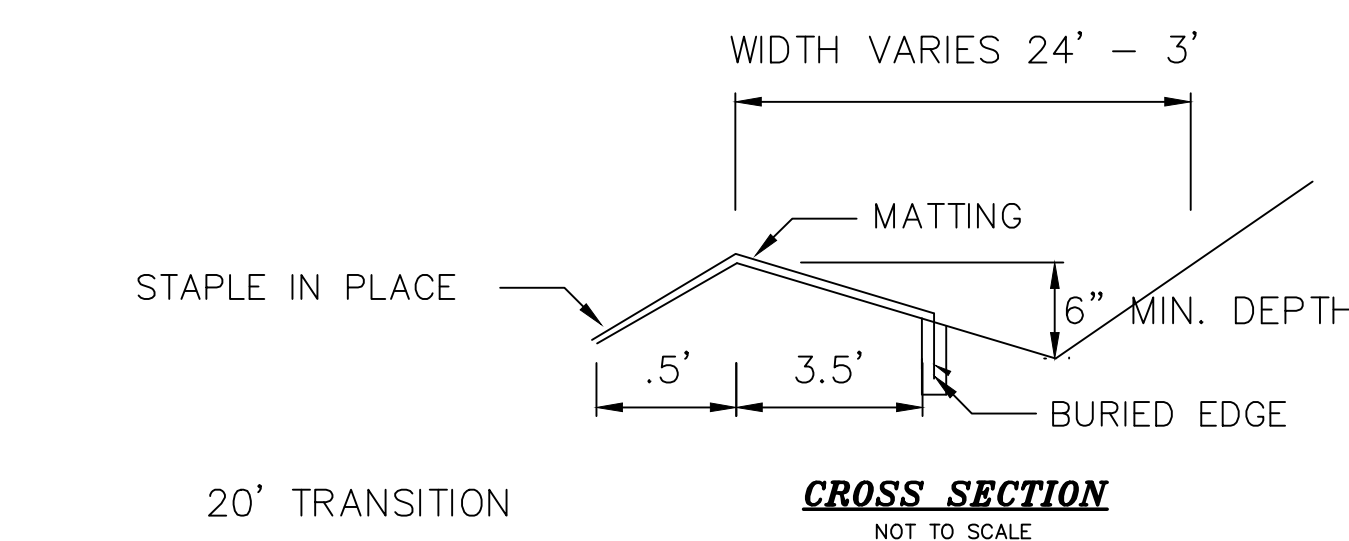
**CONSTRUCTION SPECIFICATIONS**

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
3. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2"x4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE CURB AND SIDEWALK AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.

MAXIMUM DRAINAGE AREA 1 ACRE

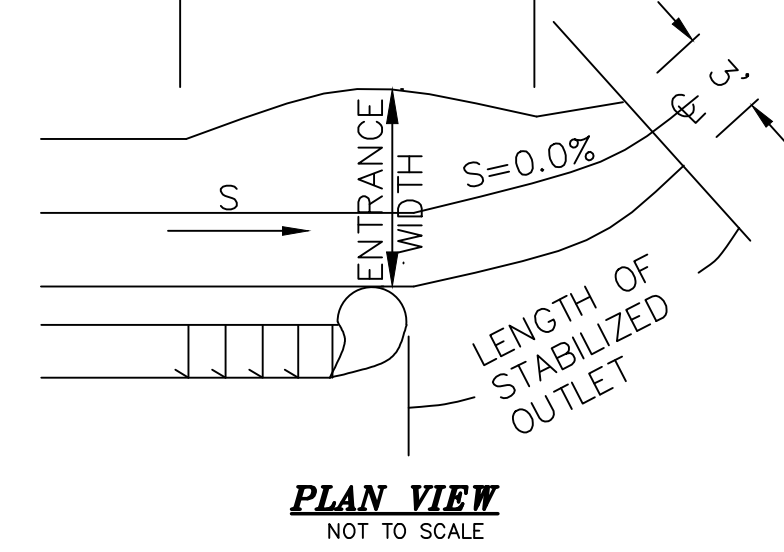
**STORM DRAIN INLET FILTER DETAIL FOR CURB INLETS**

NOT TO SCALE



CROSS SECTION

NOT TO SCALE



PLAN VIEW

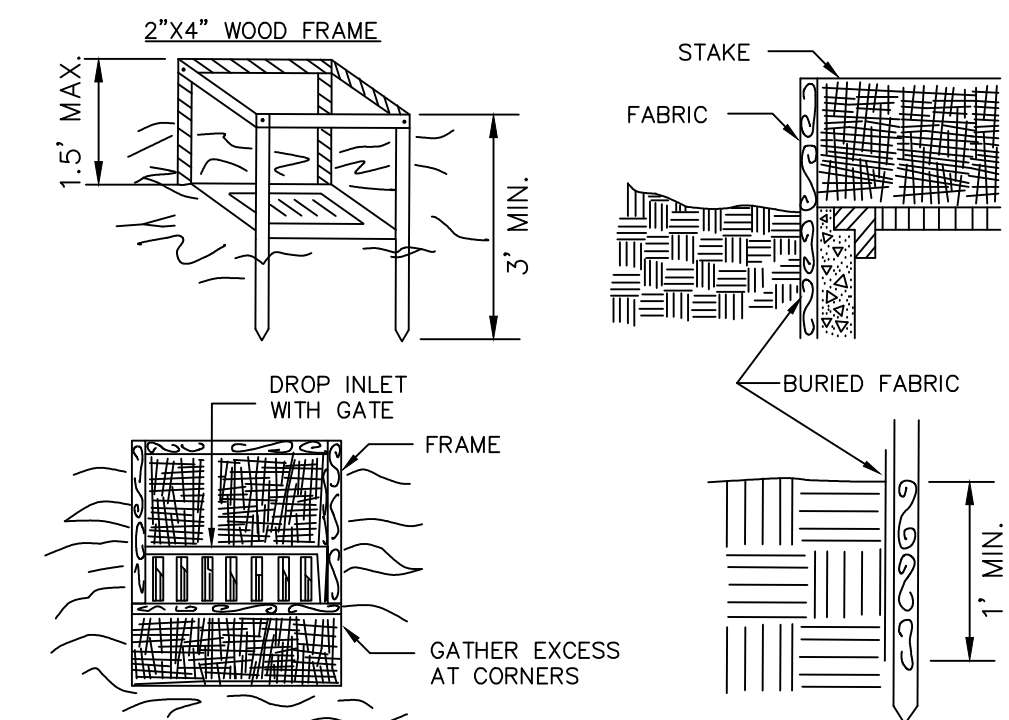
NOT TO SCALE

**CONSTRUCTION SPECIFICATIONS**

1. THE MATTING SHOULD BE A MINIMUM OF 4FT. WIDE EXTENDING 6 INCHES OVER THE LIP AND BURIED 6 INCHES DEEP IN A VERTICAL TRENCH ON THE LOWER EDGE. THE UPPER EDGE SHOULD BUTT AGAINST SMOOTHLY CUT SOD AND BE SECURELY HELD IN PLACE WITH CLOSELY SPACED HEAVY DUTY WIRE STAPLES AT LEAST 12 INCHES IN LENGTH.
2. ENSURE THAT THE LIP IS LEVEL TO UNIFORMLY SPREAD DISCHARGE.
3. THE LIP SHALL BE CONSTRUCTED ON UNDISTURBED SOIL NOT FILL.
4. A 20 FOOT TRANSITION SECTION WILL BE CONSTRUCTED FROM THE DIVERSION CHANNEL TO THE SPREADER TO SMOOTHLY BLEND THE DIFFERENT DIMENSION AND GRADES.
5. THE RUNOFF DISCHARGE WILL BE OUTLETED ONTO A STABILIZED VEGETATED SLOPE NOT EXCEEDING 10%.
6. SEED AND MULCH THE DISTURBED AREA IMMEDIATELY AFTER CONSTRUCTION.

**LEVEL SPREADER DETAIL**

NOT TO SCALE

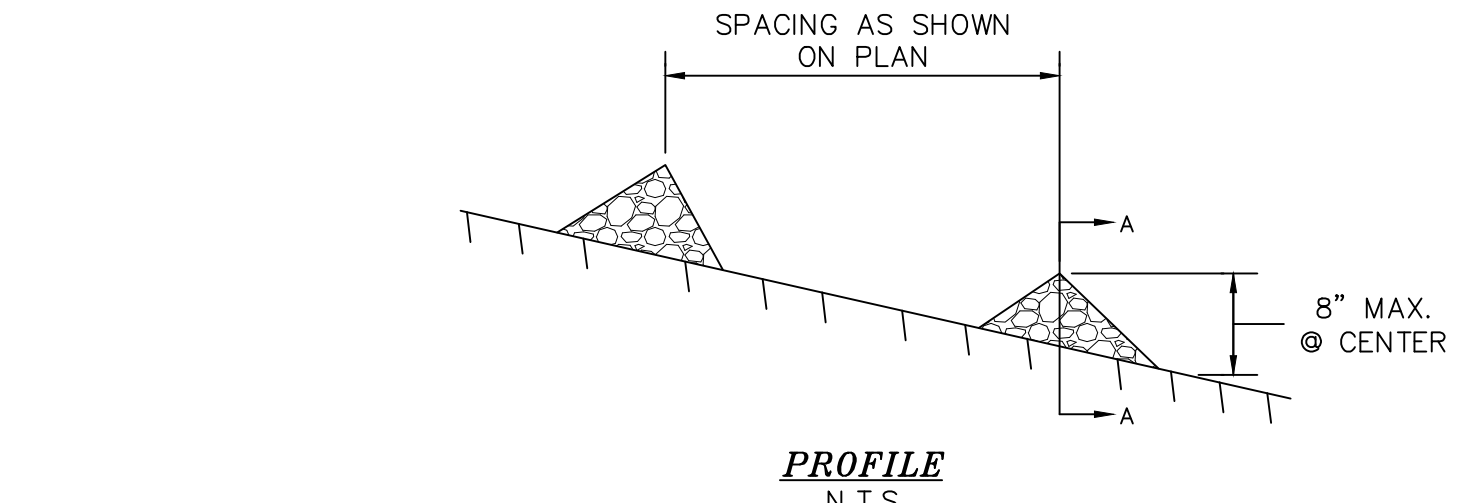


**CONSTRUCTION SPECIFICATIONS**

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

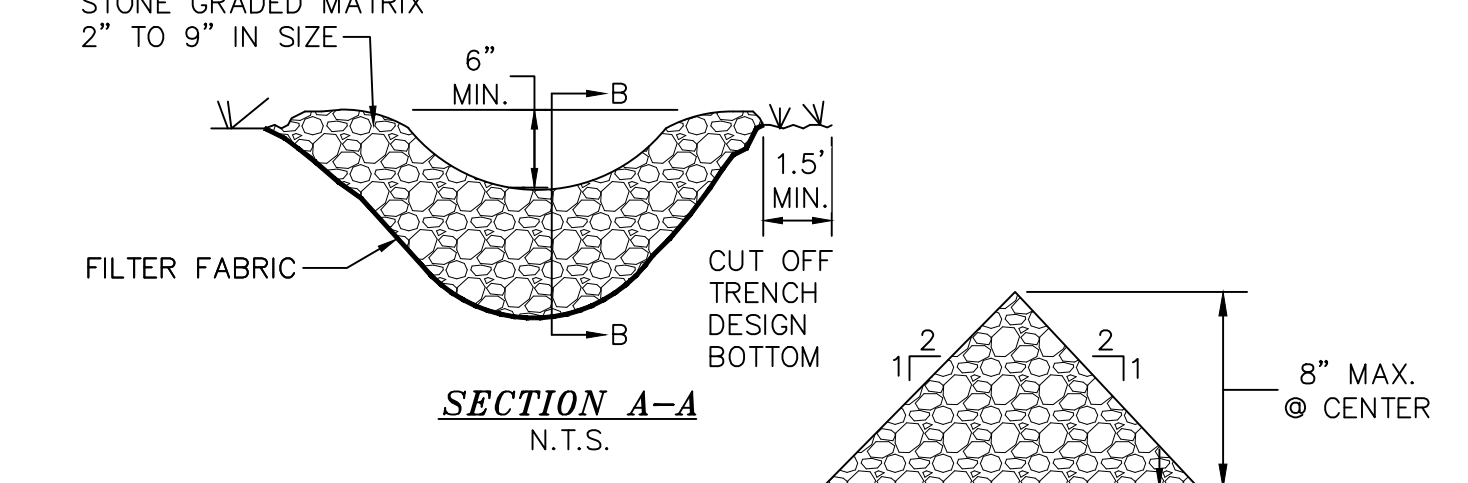
**FILTER FABRIC DROP INLET PROTECTION**

NOT TO SCALE



PROFILE

N.T.S.



SECTION A-A

N.T.S.

SECTION B-B

N.T.S.

**CHECK DAM DETAIL**

NOT TO SCALE

FOR CONSTRUCTION SPECIFICATIONS REFER TO "NY GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL"

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**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207  
Goshen, N.Y. 10924  
(845) 294-3700

**EROSION AND SEDIMENT CONTROL DETAILS**

**CRH REALTY VIII, LLC**

TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

Drawn By: dmk Checked By: NTS Scale: 1"=10' Plot No: 7-8 & 29 4-1-72 2 NW Drawing No: A-12-0100-030

DATE: DECEMBER 10, 2013  
REVISION: DECEMBER 13, 2013 MARCH 6, 2014  
JOB: 12100-detailed.dwg  
LAYOUT: erosion\_details  
SHEET NO: 7 OF 10

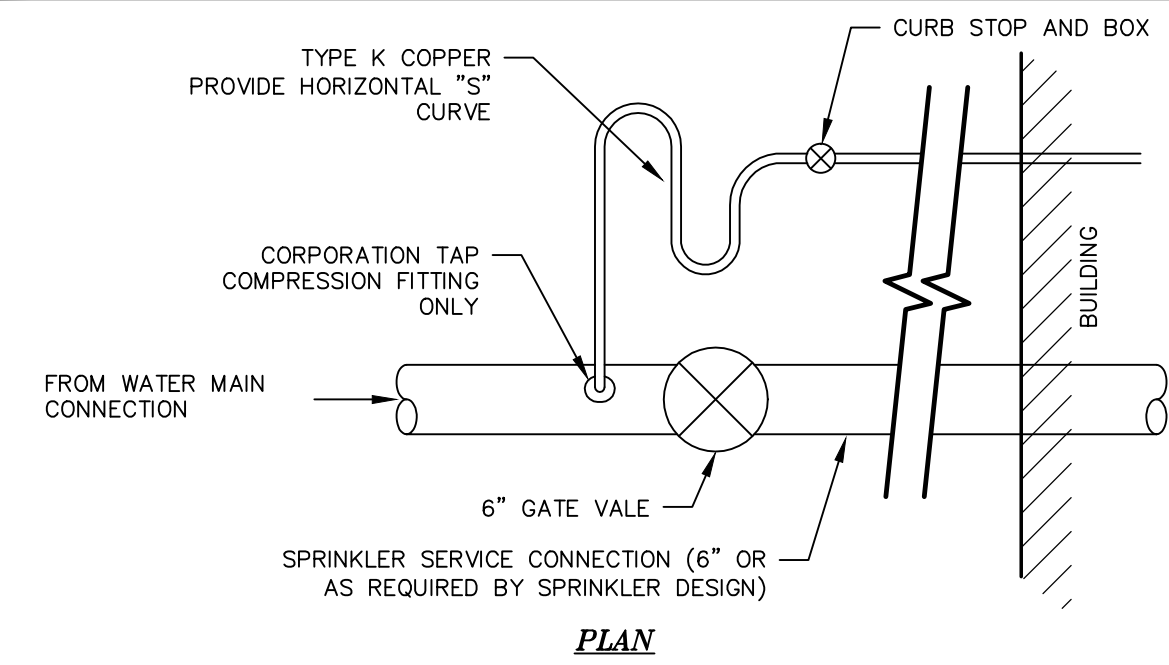
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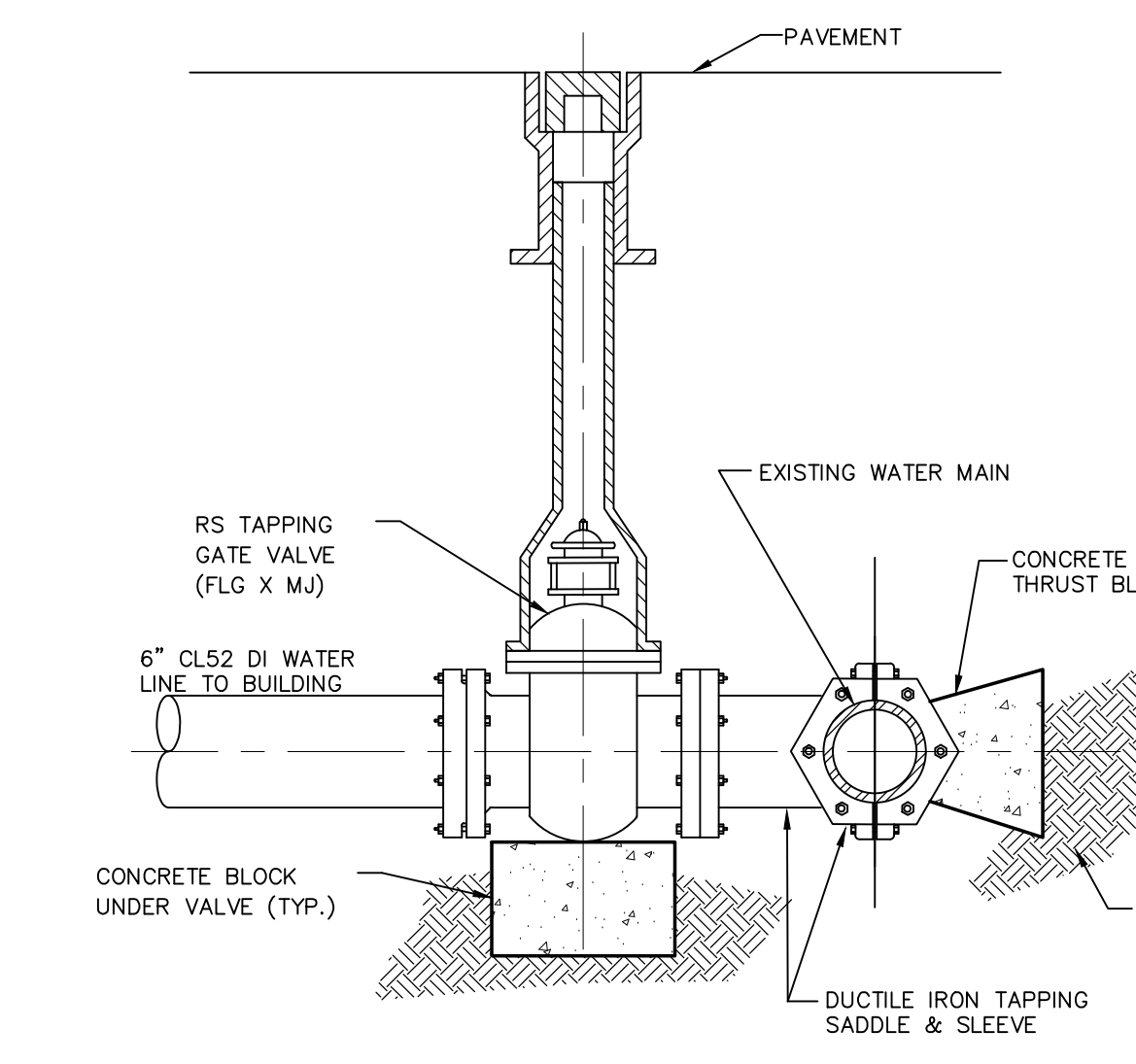




NOTE:  
1. CORPORATION TAP, CURB STOP/CURB BOX AND GATE VALVE TO MEET TOWN OF NEWBURGH SPECIFICATIONS

**WATER SERVICE CONNECTION DETAIL**

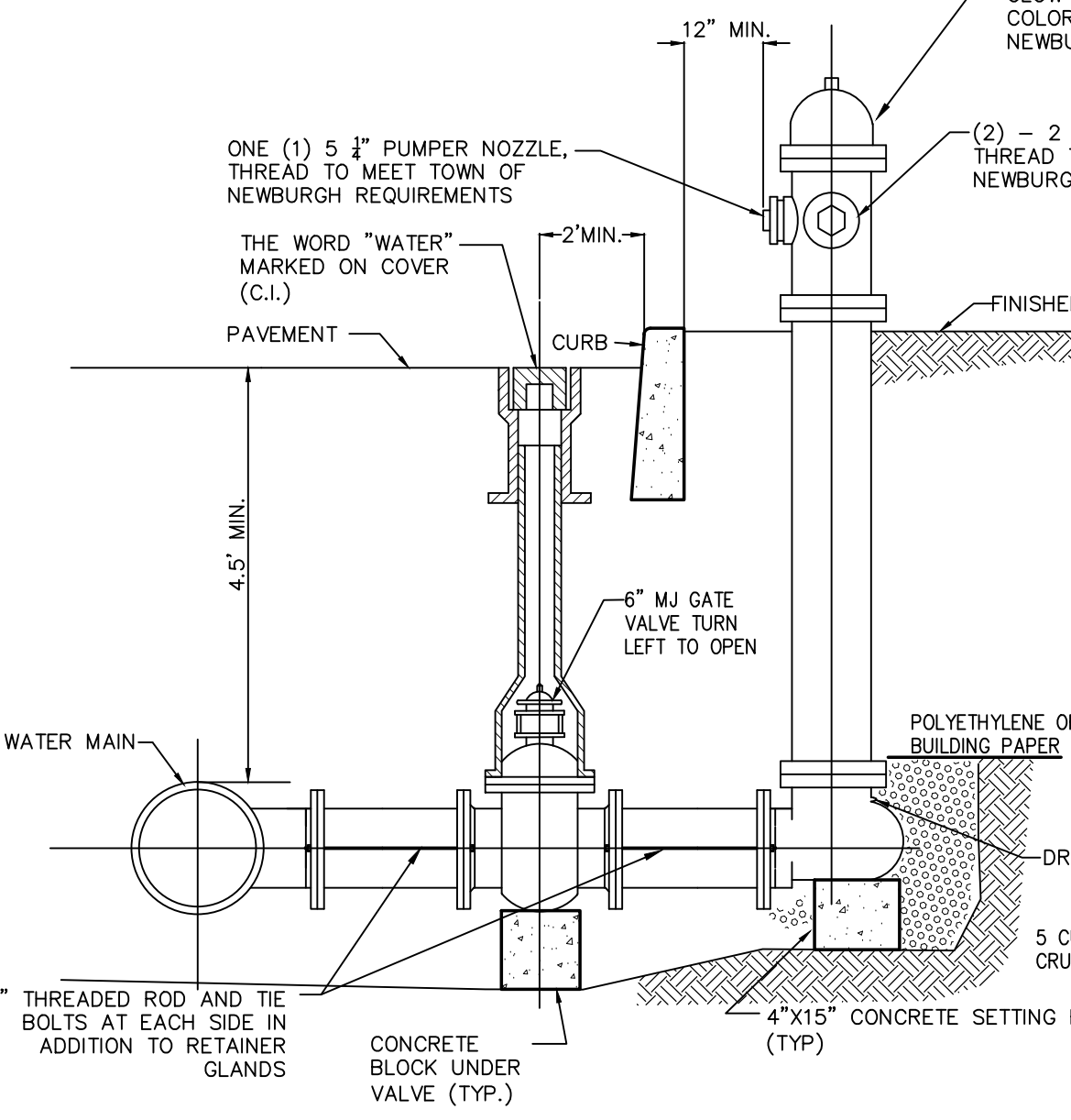
NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**WET TAP DETAIL**

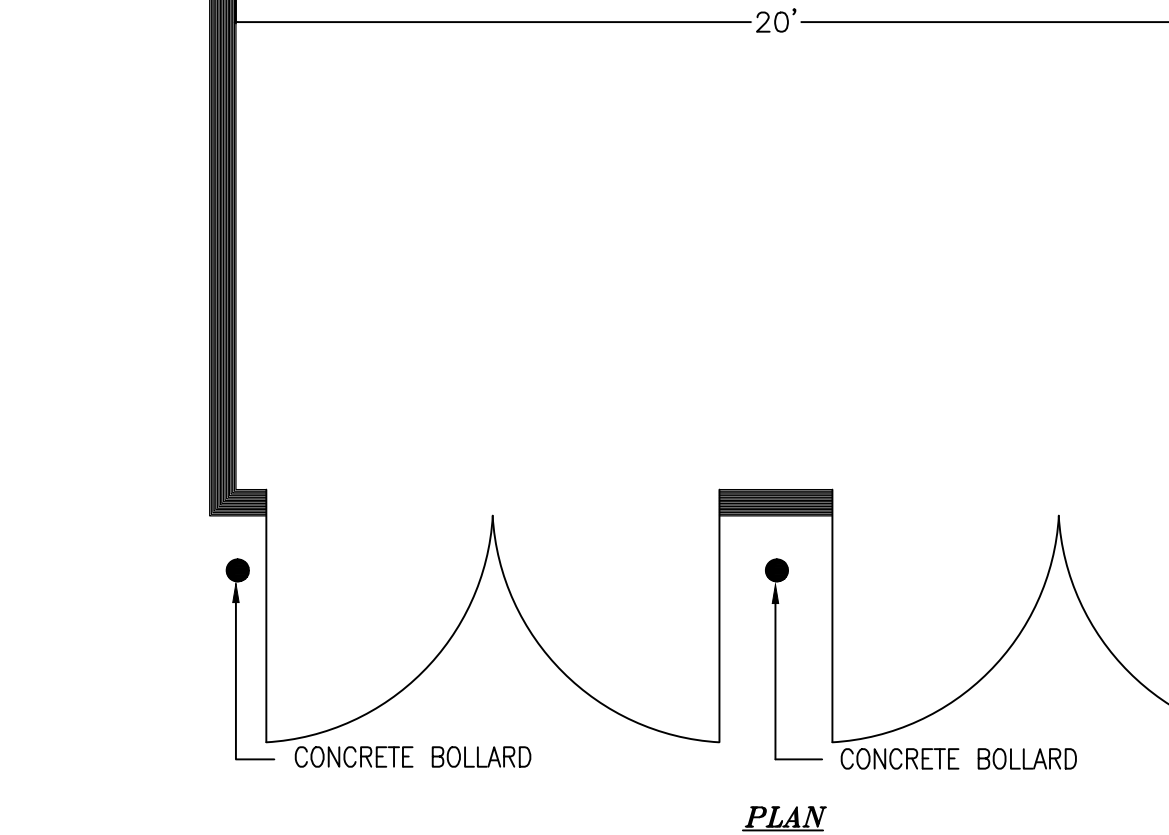
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NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**HYDRANT DETAIL**

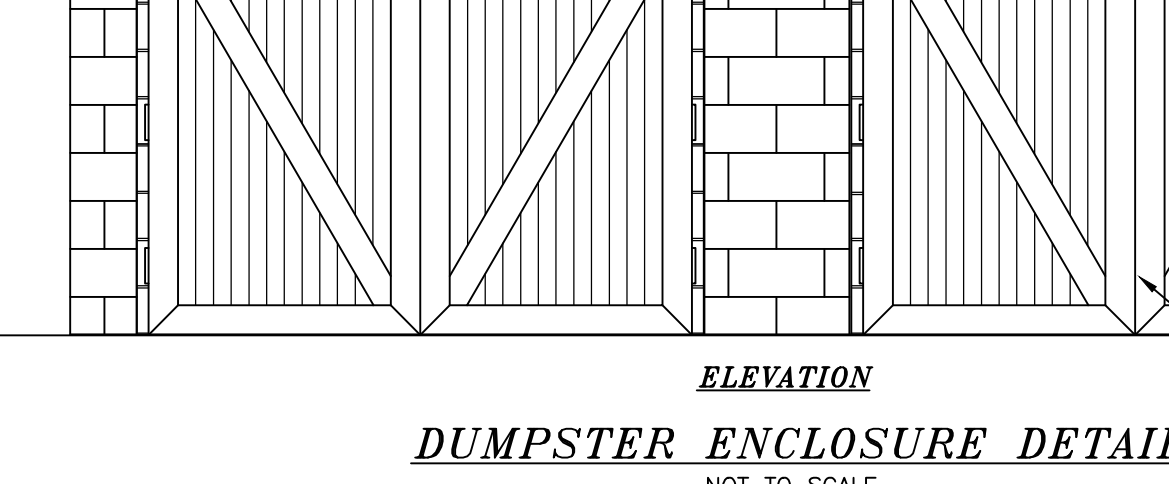
NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**TYPICAL WOODEN FOOTBRIDGE**

NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

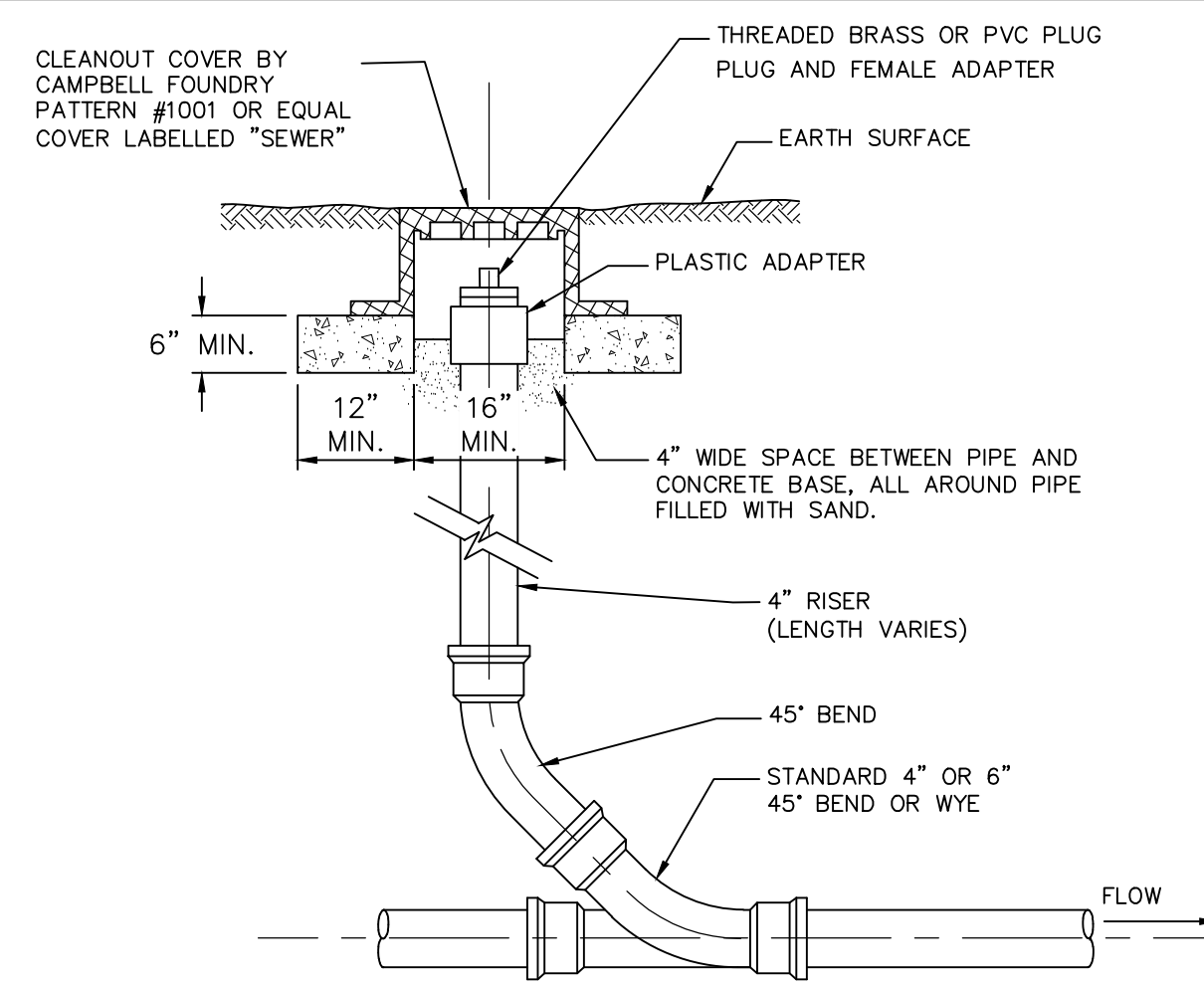
**DUMPSTER ENCLOSURE DETAIL**

NOT TO SCALE

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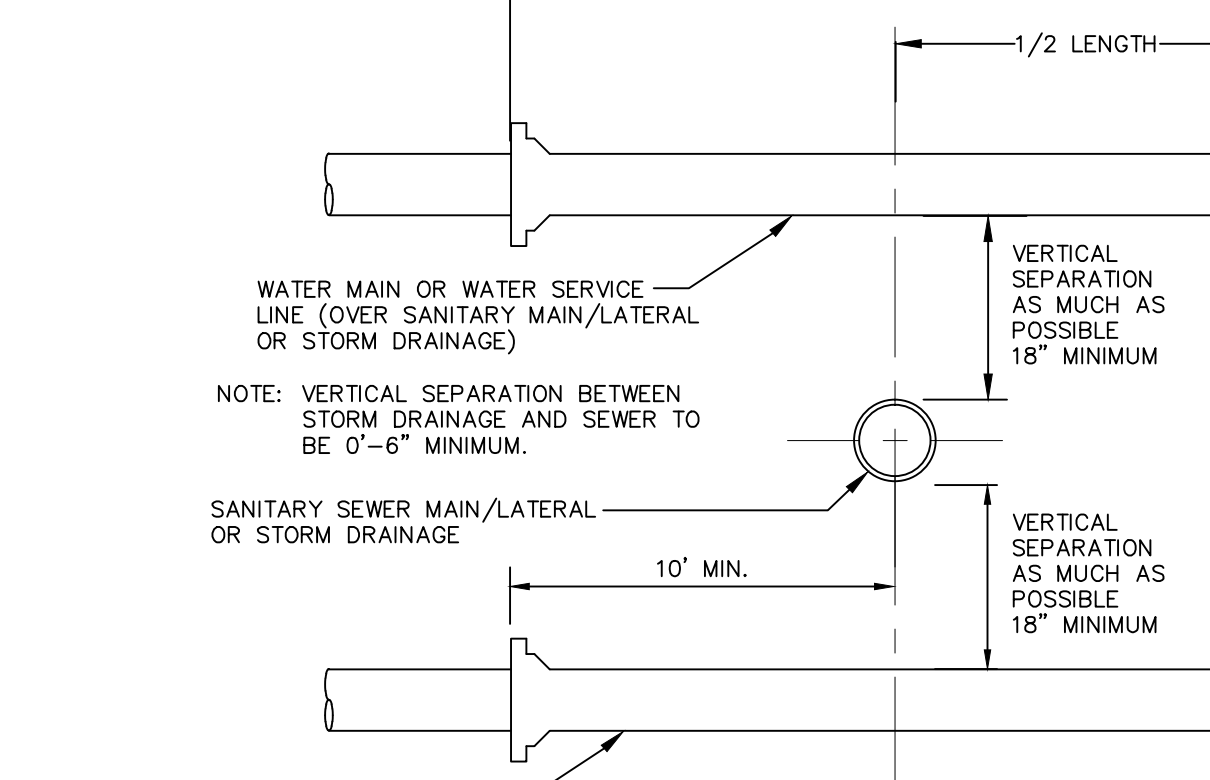
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NOTE: VERTICAL SEPARATION BETWEEN STORM DRAINAGE AND SEWER TO BE 0'-6" MINIMUM.

**SEWER SERVICE CLEANOUT DETAIL**

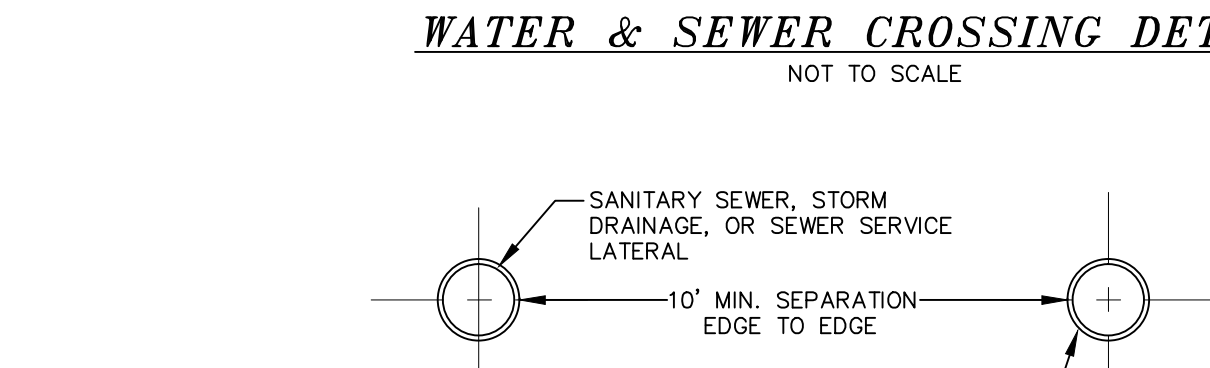
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NOTE: VERTICAL SEPARATION BETWEEN STORM DRAINAGE AND SEWER TO BE 0'-6" MINIMUM.

**WATER & SEWER CROSSING DETAIL**

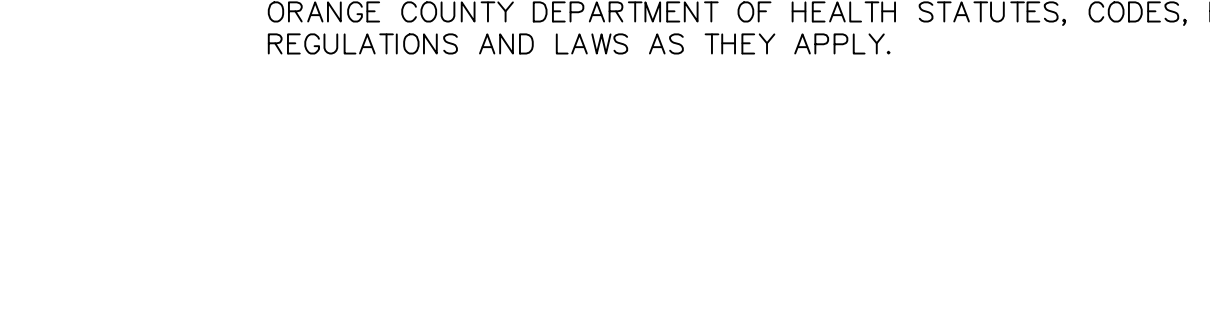
NOT TO SCALE



NOTE: THE SEPARATION REQUIREMENT SHALL CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES, CODES, RULES, REGULATIONS AND LAWS AS THEY APPLY.

**WATER & SEWER HORIZONTAL SEPARATION**

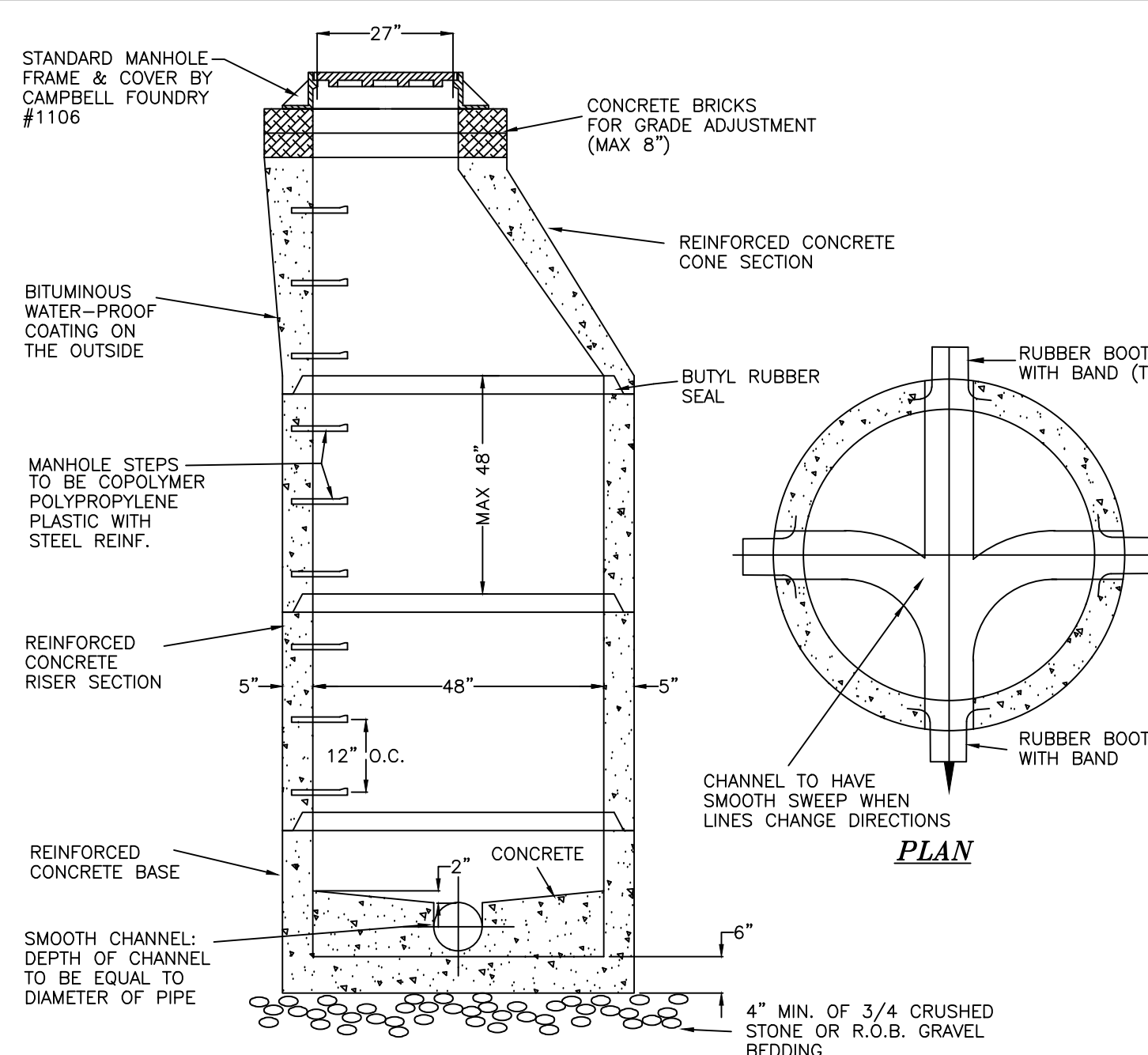
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NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**DOCHOUSE MANHOLE**

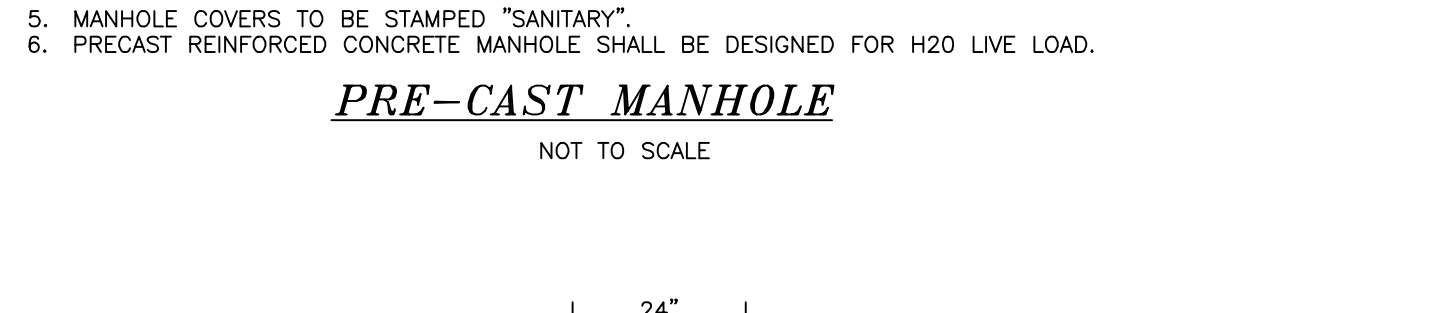
NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**PRE-CAST MANHOLE**

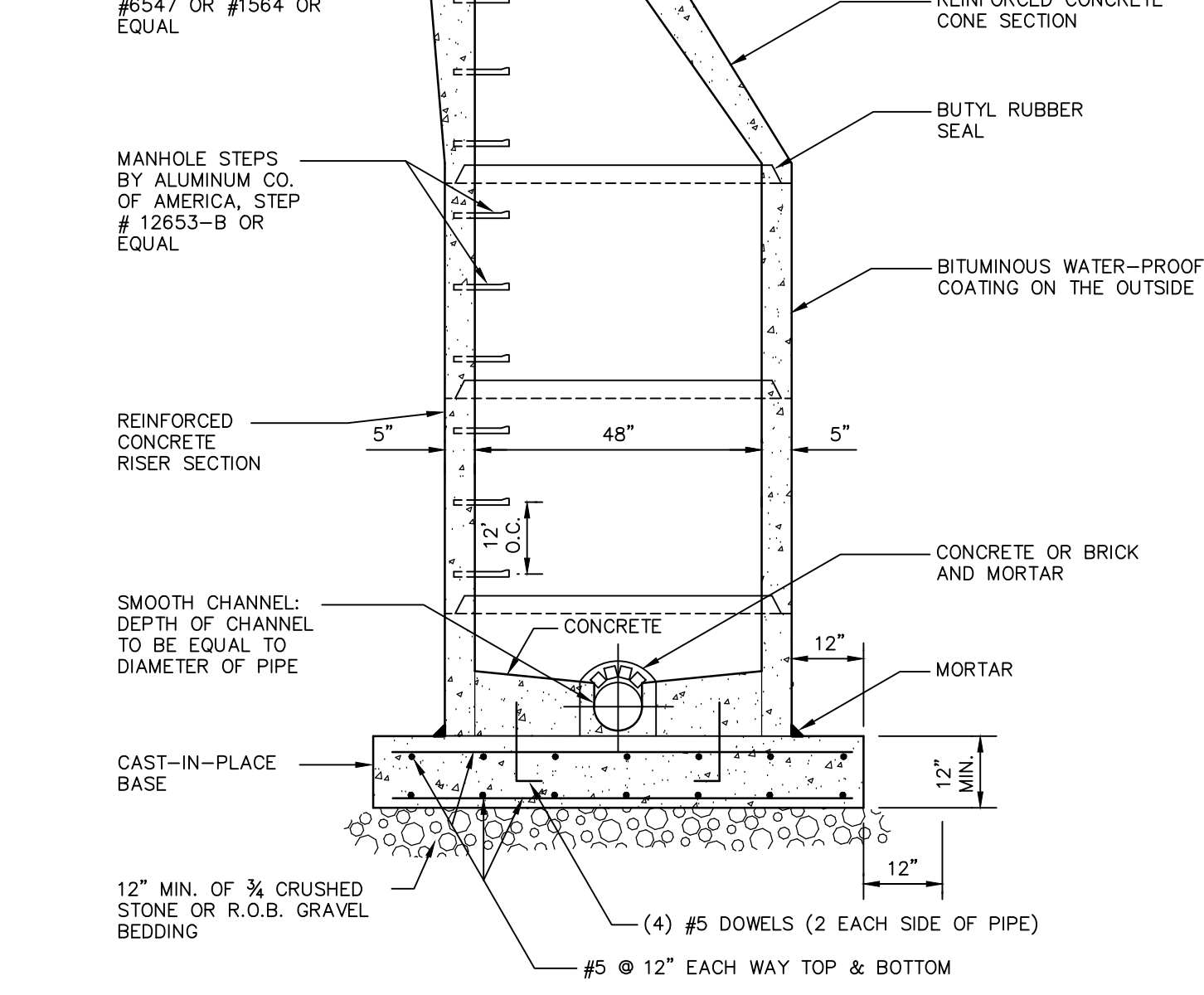
NOT TO SCALE



NOTE: THE SEPARATION REQUIREMENT SHALL CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES, CODES, RULES, REGULATIONS AND LAWS AS THEY APPLY.

**WATER & SEWER CROSSING DETAIL**

NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**TRENCH EXCAVATION AND BACKFILL (UNDER EXISTING PAVEMENT)**

NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**CONCRETE CURB DETAIL (MOUNTABLE)**

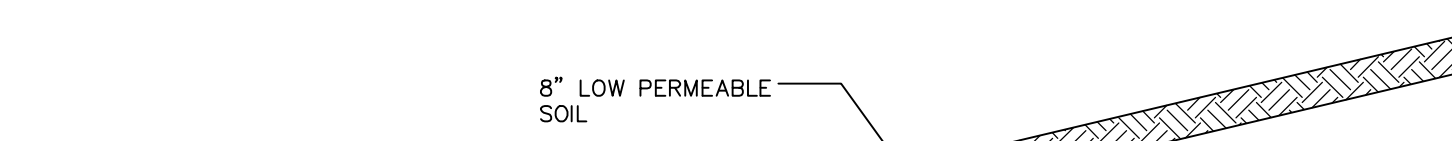
NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**CONCRETE CURB WITH UNDERDRAIN**

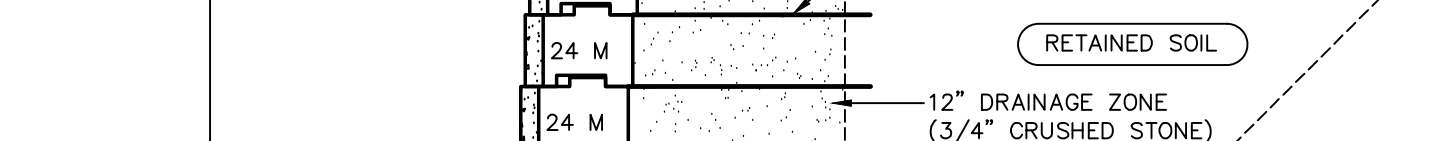
NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**INTERIOR DRIVES AND PARKING LOTS**

NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**PAVEMENT WITHIN TOWN RIGHT-OF-WAY**

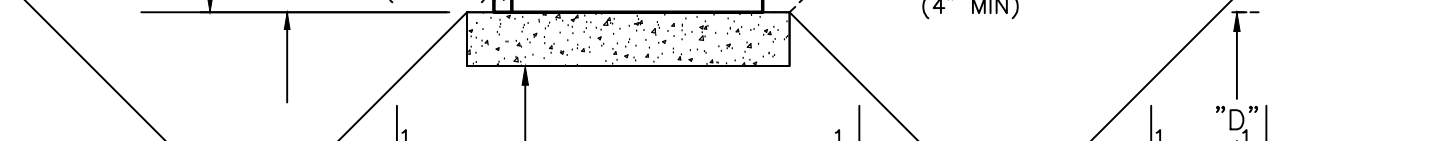
NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**PAVEMENT SECTIONS**

NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**CONCRETE CURB**

NOT TO SCALE

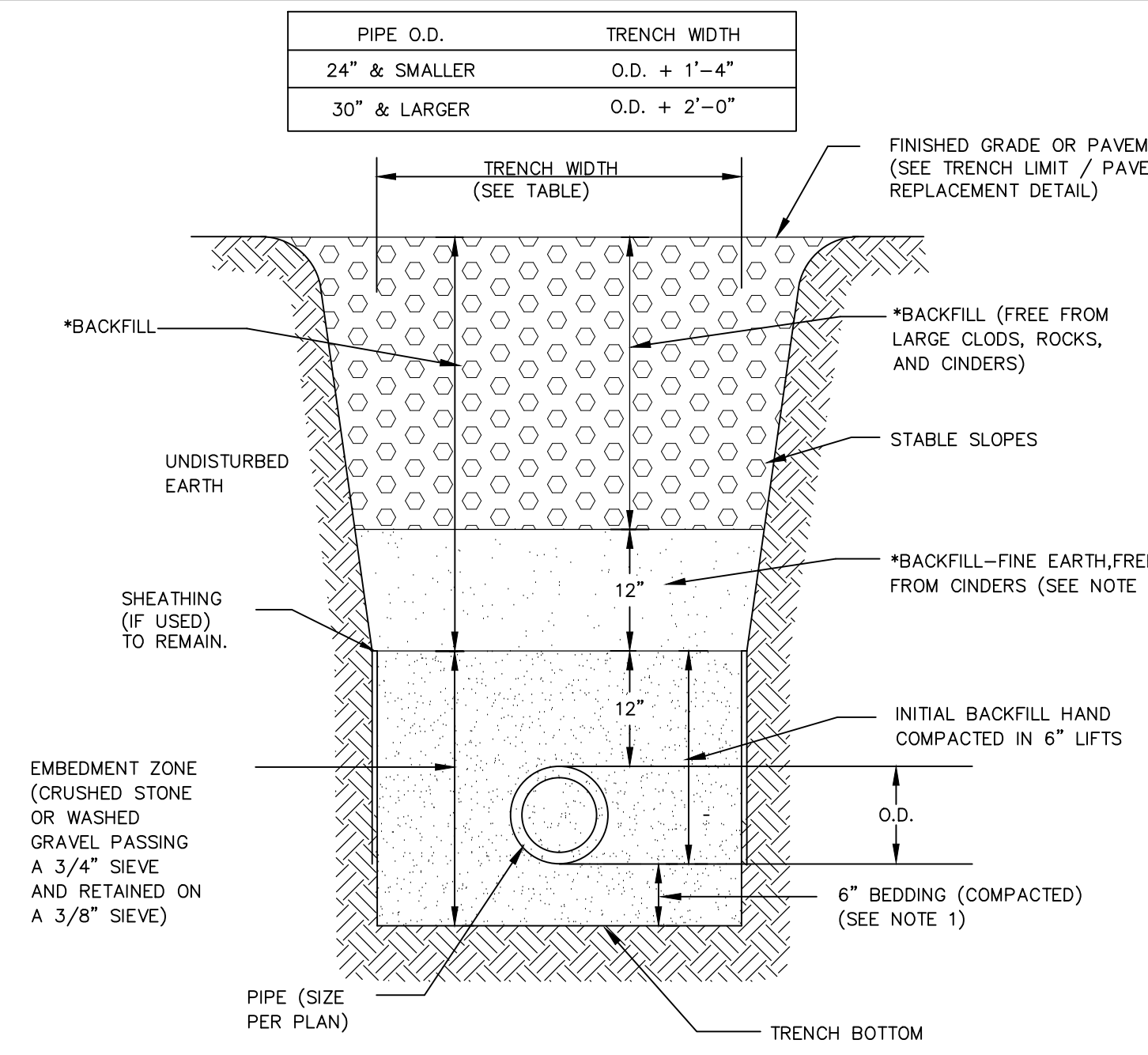


NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**TYPICAL GRAVITY WALL CROSS SECTION**

NOT TO SCALE

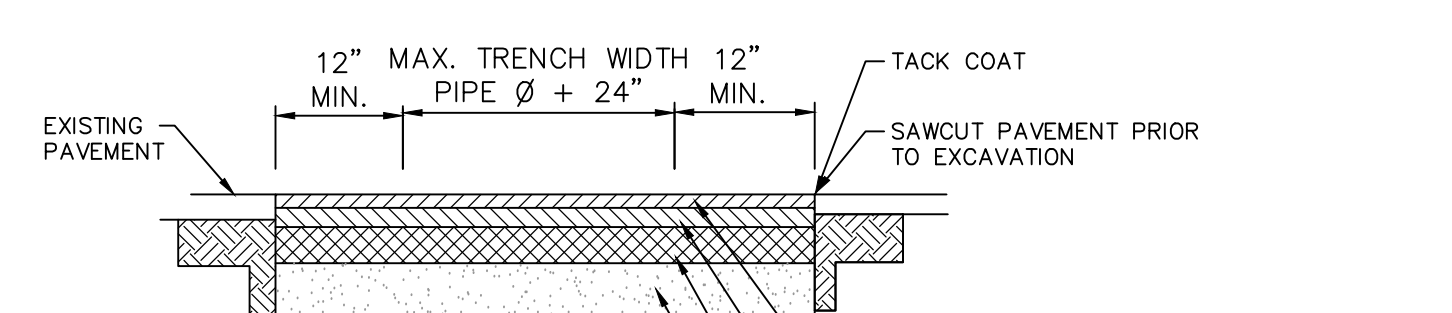
NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**WATER & SANITARY SEWER TRENCH CROSS SECTION**

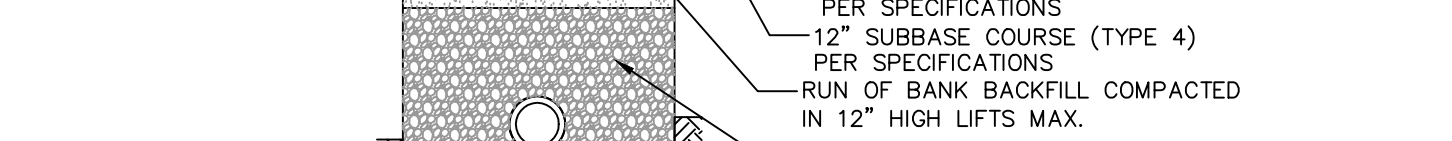
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NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**STANDARD SIDEWALK DETAIL**

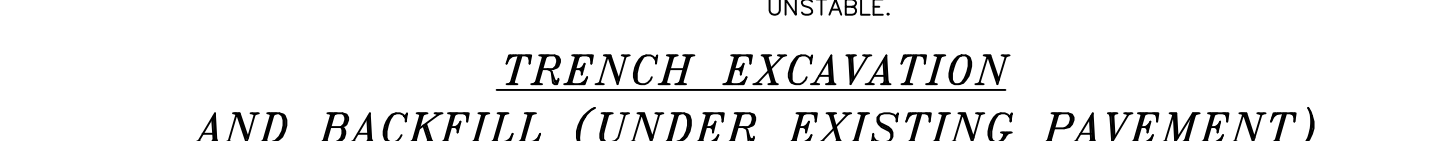
NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**CURB RAMP DETAIL**

NOT TO SCALE

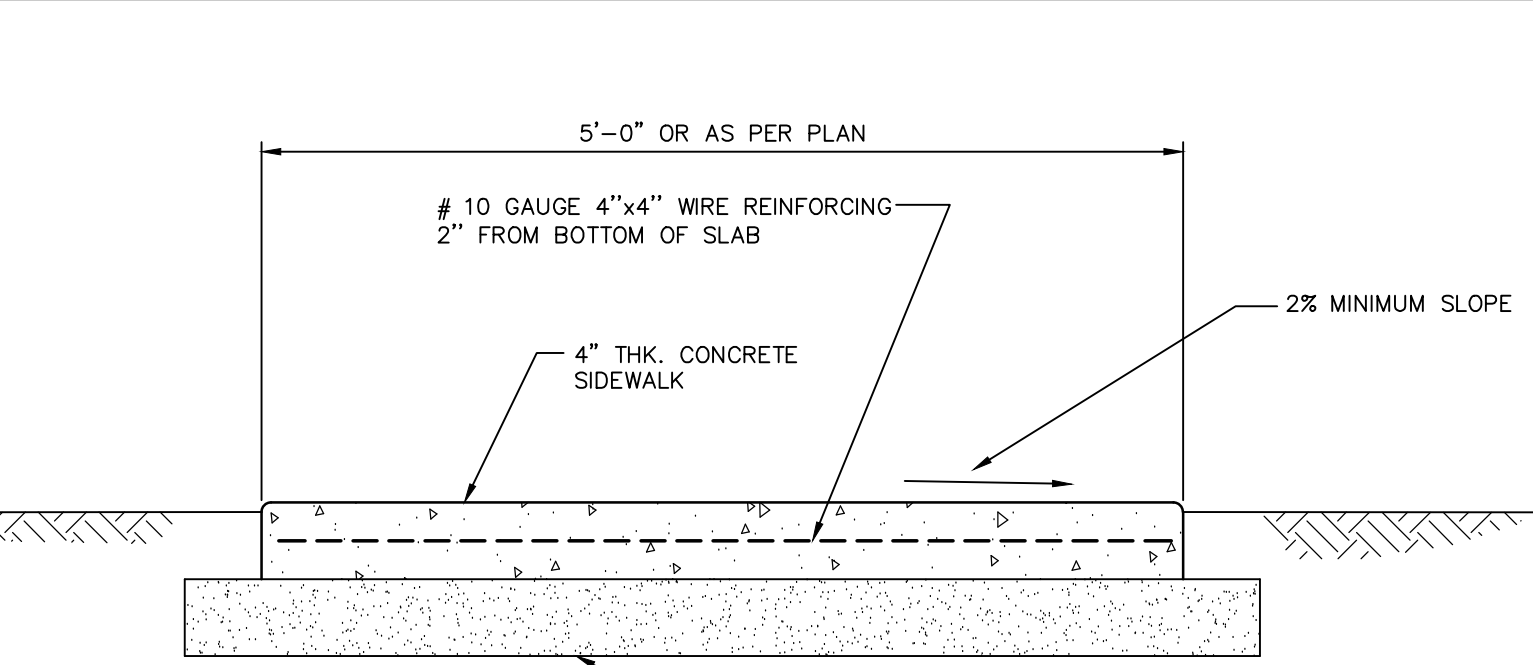


NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**BOLLARD DETAIL**

NOT TO SCALE

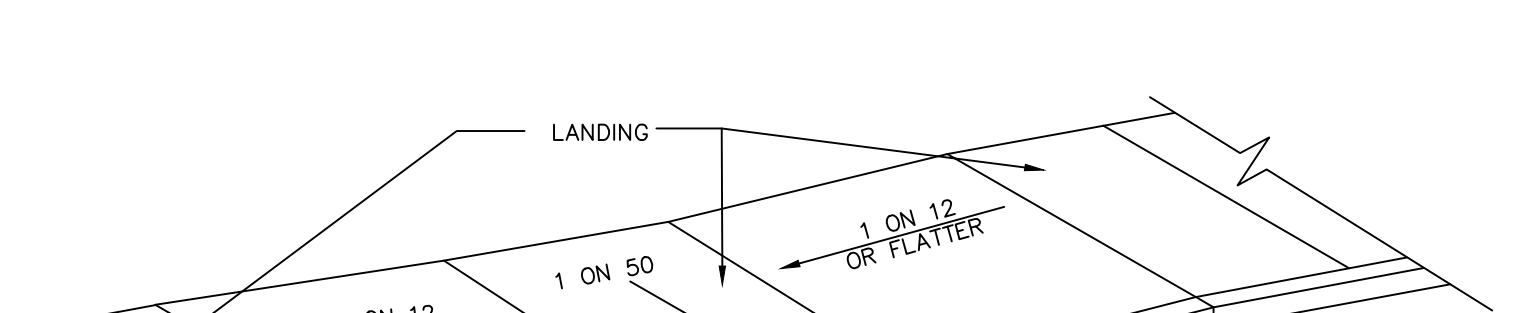
NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**STANDARD SIDEWALK DETAIL**

NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**CURB RAMP DETAIL**

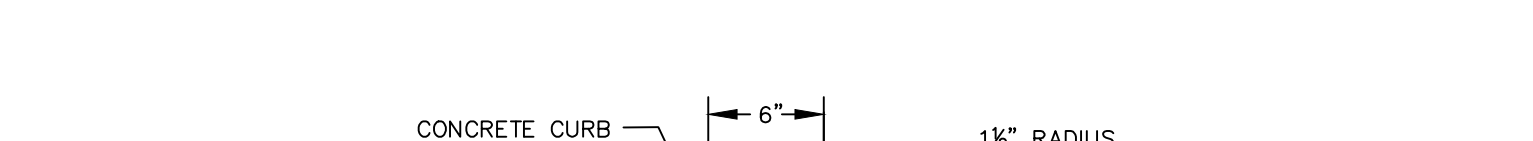
NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**CONCRETE CURB WITH UNDERDRAIN**

NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**INTERIOR DRIVES AND PARKING LOTS**

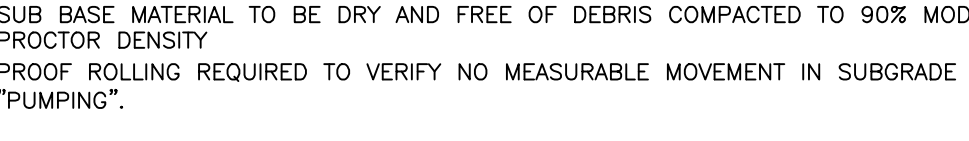
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NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**PAVEMENT WITHIN TOWN RIGHT-OF-WAY**

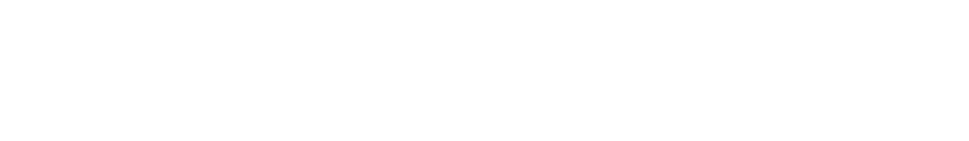
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NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**PAVEMENT SECTIONS**

NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**CONCRETE CURB**

NOT TO SCALE



NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

**TYPICAL GRAVITY WALL CROSS SECTION**

NOT TO SCALE

NOTE: MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS

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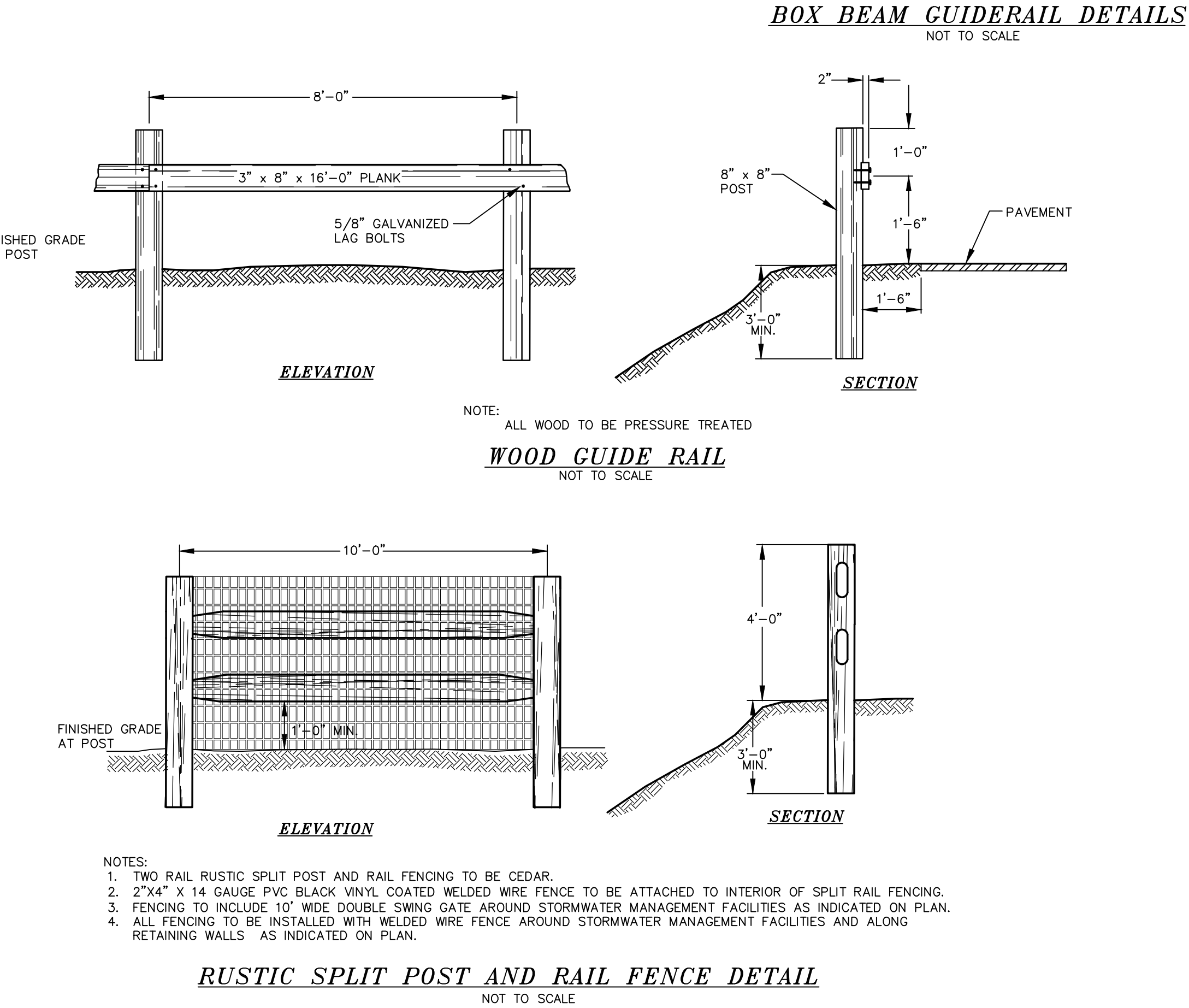
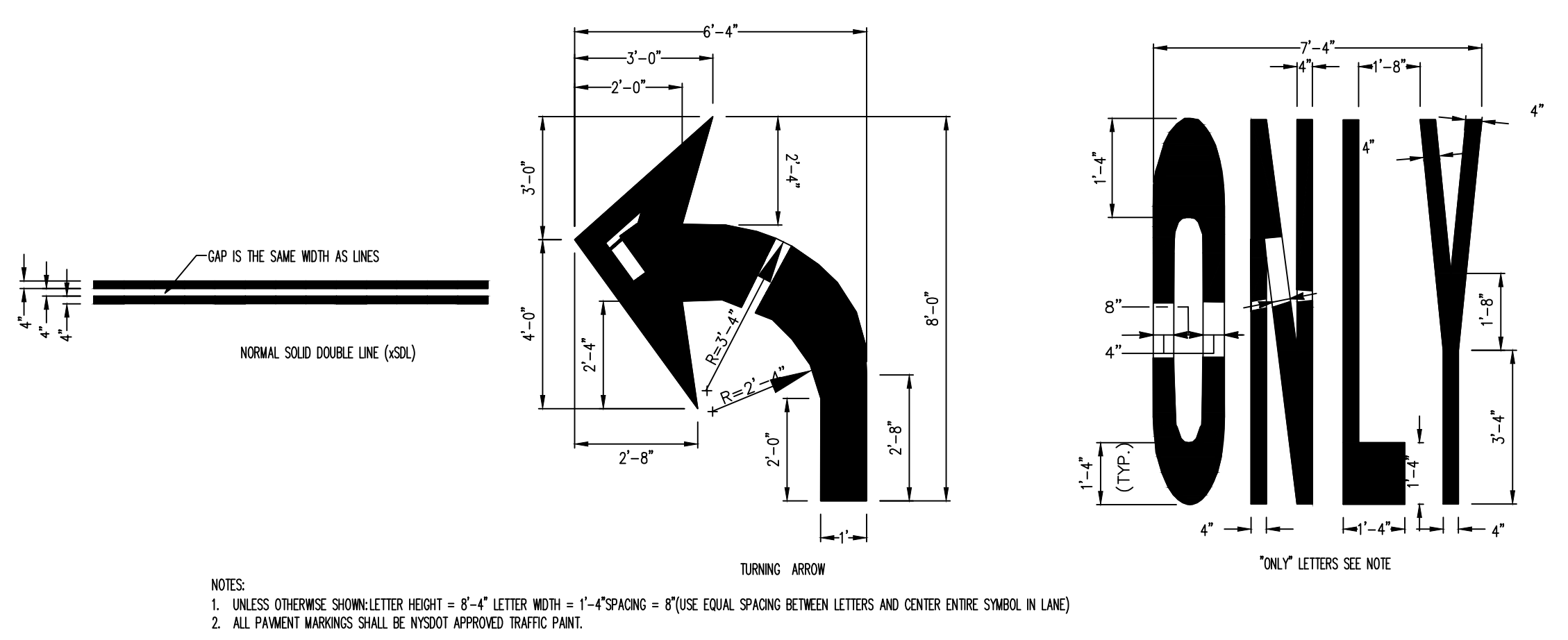
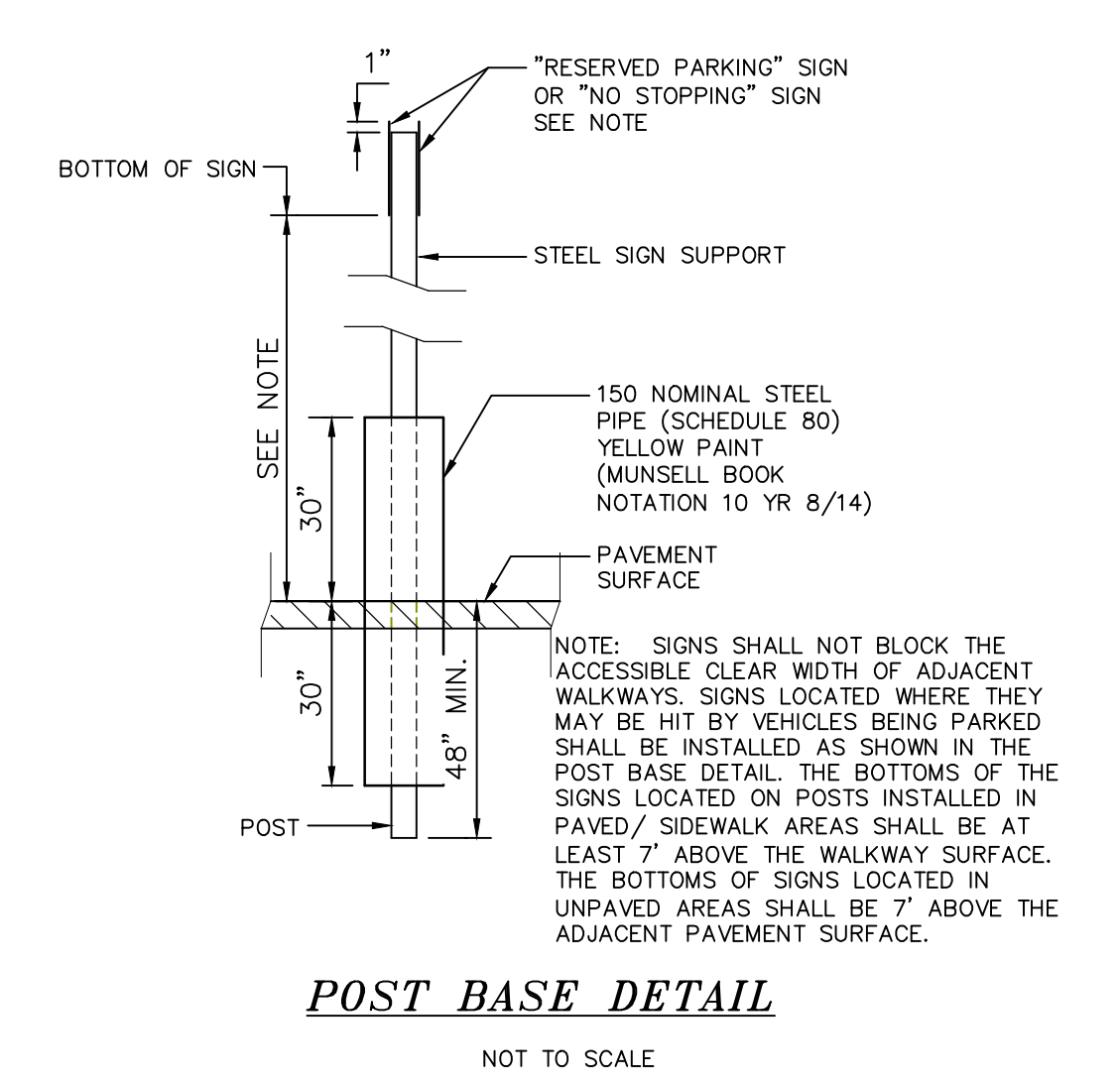
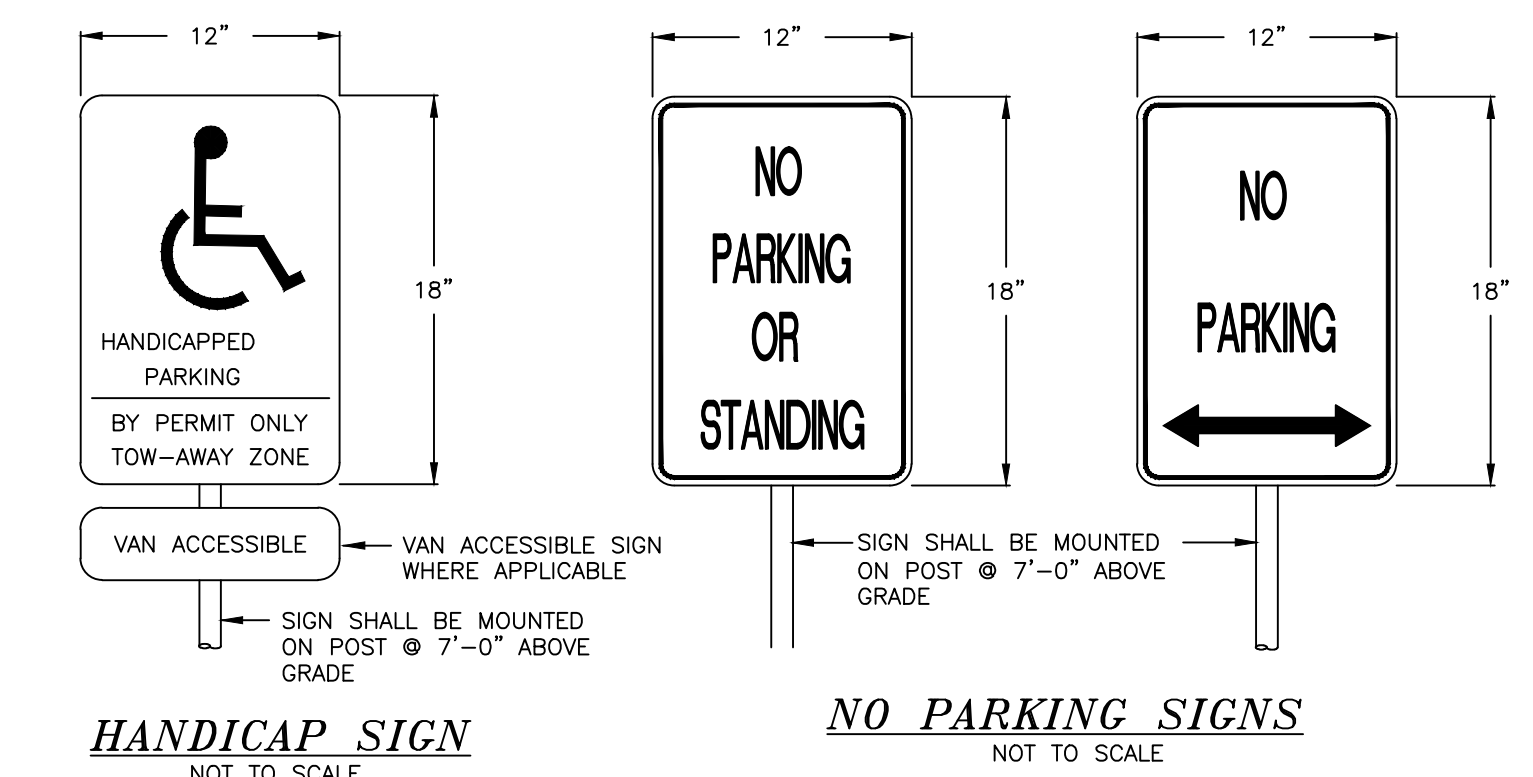
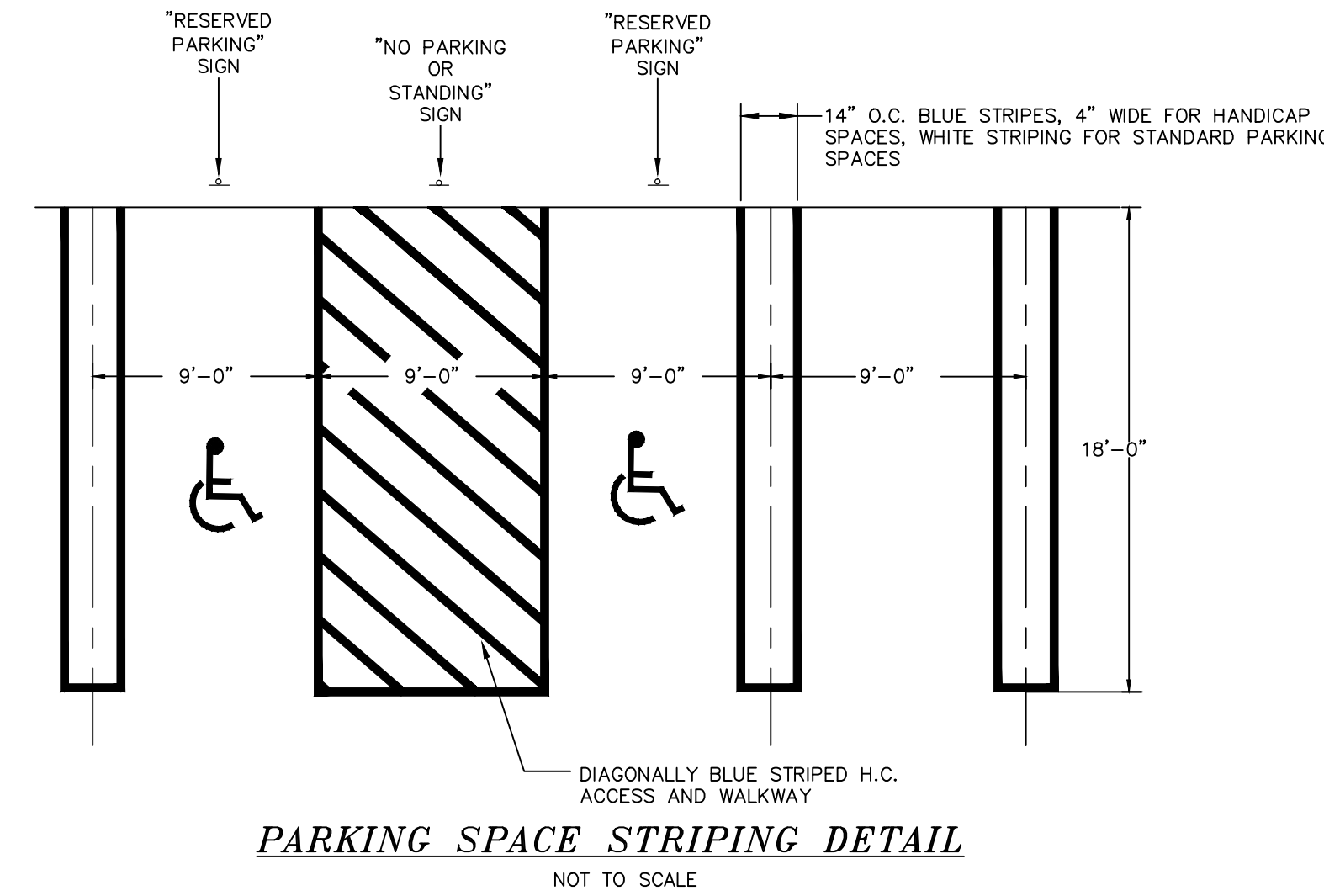
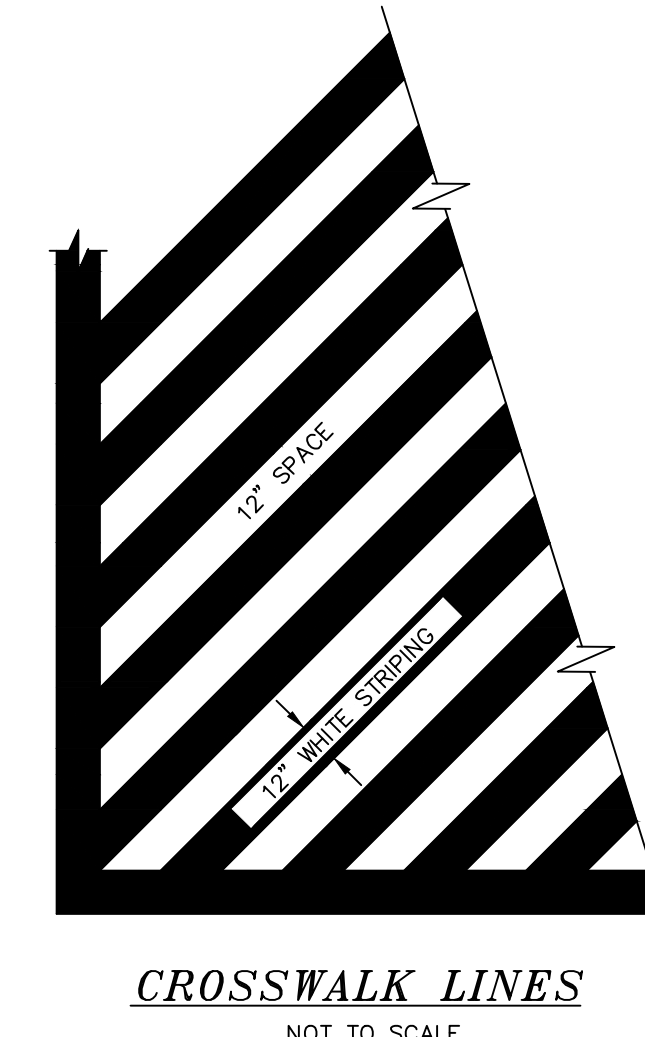
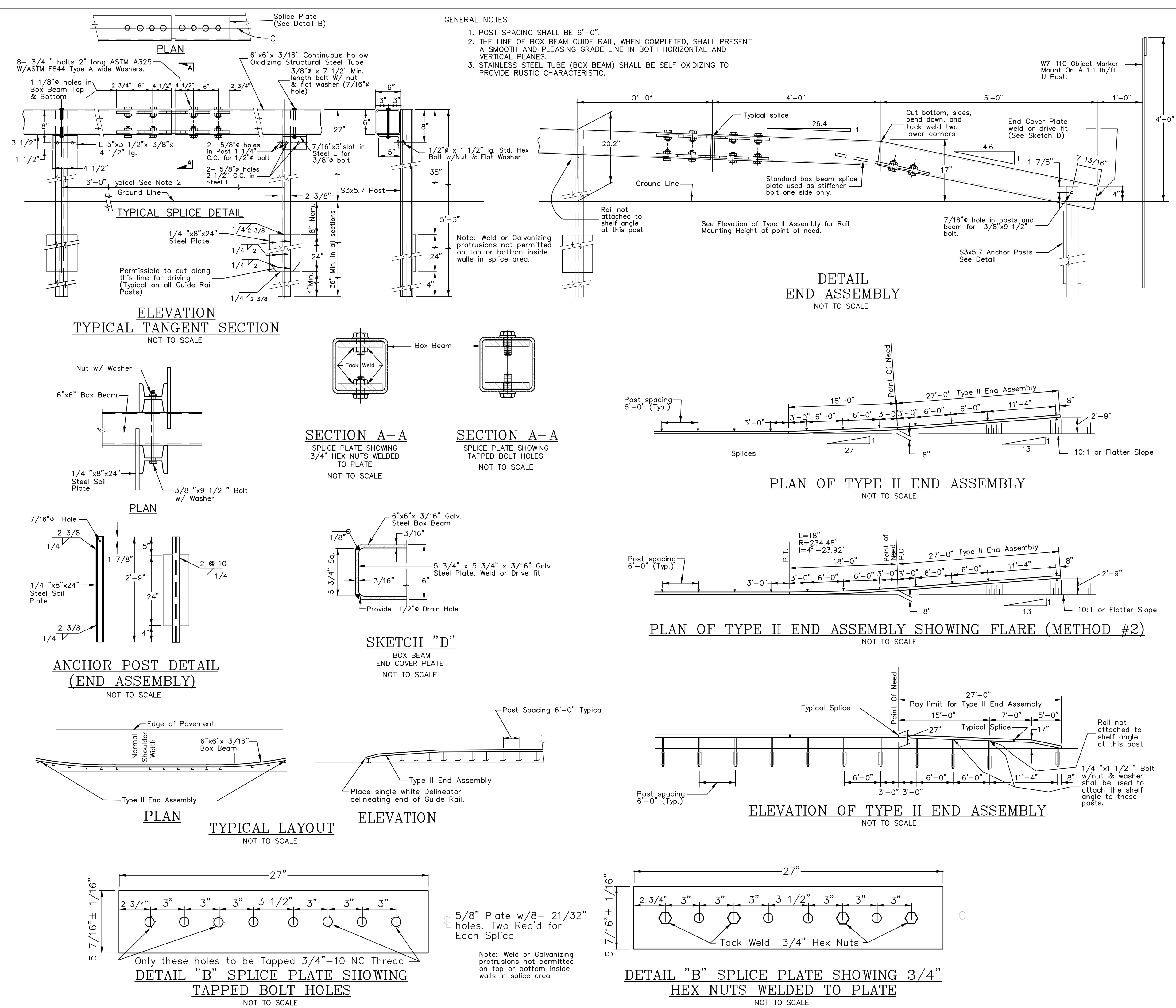
CONSTRUCTION DETAILS SHEET 1 OF 2

CRH REALTY VIII, LLC

TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

DATE: DECEMBER 10, 2013  
REVISION: DECEMBER 13, 2013  
MARCH 6, 2014

CDR: [Name]  
LAYOUT: [Name]  
SHEET NO.: 9 OF 10  
DRAWING NO.: C30  
A-12-0100-01



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**CONSTRUCTION DETAILS**  
SHEET 2 OF 2

**CRH REALTY VIII, LLC**

TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

Drawn By: dmk  
Checked By: NTS  
Scale: 1"=1'-0"  
Tax Map No.: 7, 8 & 26  
4-1-72.2 NW

Drawing No.: A-12-0100-01