



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

PROJECT NAME: NEWBURGH COMMONS
PROJECT NO.: 23-24
PROJECT LOCATION: SECTION 9, BLOCK 1, LOT 53.1 & 13
REVIEW DATE: 10 MAY 2024
MEETING DATE: 16 MAY 2024
PROJECT REPRESENTATIVE: JMC PLANNING ENGINEERING

1. The project has received variances which were referred to the Zoning Board of Appeals via letter from Dominic Cordisco's office dated 14 December 2023.
2. The access road previously proposed from Oak Street, which did not meet the separation distance from intersection has been removed.
3. The retail building size has been reduced from 14,600 square feet to 11,500 square feet.
4. Previous comments identified the following outside agency approvals, including sanitary sewer approval from NYSDEC and Orange County Health Department, SWPPP approval from the Town of Newburgh, Flood Plain Development Permit from the Town of Newburgh Code Enforcement Department and flood plain modification from FEMA. All of these plans and reports are outstanding.
5. The sidewalks proposed for the site have been increased. The sidewalks enter the site in the vicinity of the Route 9W stream crossing. Adequate width within the right-of-way does not exist at the stream crossing.
6. Two hydrants are proposed on site. Health Department approval for water main extension with hydrants is required.
7. The Tree Protection Plan should identify a calculation for the percent removal of significant, protected and specimen trees. Applicant's representative are requested to confirm that no protected trees exist on the site.
8. DOT approval for the two access drives is required. It is noted that one full access drive is proposed at the proposed traffic light for the Overlook Farms project, while a right-in, right-out only is located north of the main access.
9. Wall design should incorporate guide rail and fencing as appropriate on the site.

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10. All applications submitted to outside agencies should be copied to the Planning Board to complete their file.
11. The Planning Boards attention is called to the retaining wall to the rear of the retail structure which is approximately 26 feet high. Geotech Report for this wall should be provided.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads "Patrick J. Hines". The signature is written in a cursive style with a large initial 'P'.

Patrick J. Hines
Principal

PJH/kbw



Site Planning
 Civil Engineering
 Landscape Architecture
 Land Surveying
 Transportation Engineering

Environmental Studies
 Entitlements
 Construction Services
 3D Visualization
 Laser Scanning

May 6, 2024

Mr. John Ewasutyn
 Town of Newburgh Planning Board
 21 Hudson Valley Professional Plaza
 Newburgh, NY 12550

RE: JMC Project 17160
 Newburgh Commons
 Route 9W
 Town of Newburgh, NY

Dear Chairman Ewasutyn and Members of the Board:

On behalf of 5450 RTE 9W LLC, the Applicant for the above referenced project, we are pleased to submit 10 copies each of the below listed documents in support of an application for Site Plan and Lot Consolidation Approval. As requested, we will also provide a full digital submission via email.

1. JMC Drawings, last revised 05/06/2024:

<u>Dwg. No.</u>	<u>Title</u>
C-000	“Cover Sheet”
C-010	“Existing Conditions and Lot Consolidation Plan”
C-020	“Demolition Plan”
C-030	“Tree Preservation Plan”
C-100	“Layout Plan”
C-110	“Fire Truck Turning Plan”
C-111	“Loading Truck Turning Plan”
C-200	“Grading Plan”
C-300	“Utilities Plan”
C-400	“Erosion and Sediment Control Plan”
C-900	“Construction Details”
C-901	“Construction Details”
C-902	“Construction Details”
C-903	“Construction Details”
C-904	“Construction Details”
C-905	“Construction Details”
C-906	“Construction Details”
C-907	“Construction Details”
L-100	“Landscape Plan”

2. Zoning Board Resolution dated 03/28/2024
3. Threatened and Endangered Species Habitat Suitability Assessment Report, dated 03/10/2024.
4. Orange County Agricultural GIS Mapper Sheet

Since our last meeting before your Board, we attended the 2/22/2024 and 3/28/2024 Zoning Board of Appeals meetings to request interpretations and variances referred to in the Drake Loeb letter, dated 12/14/2024. We are pleased to report that the Zoning Board of Appeals has granted variances and provided interpretations as follows:

- A variance was granted for the rear yard setback for the buildings where 30 feet is required and 18 feet is provided.
- A variance was granted for the setback of the canopy from the State highway where 60 feet is required and 18.6 feet is provided. Similarly, a variance was granted for the canopy setback along Cortland Drive where 40 feet is required and 31 feet is provided.
- The site plans have been revised to eliminate the entrance to Oak Street, therefore complying with Chapter 185-13B(6) requiring that there shall be no entrance or exit for an accessory off- street parking area with over 10 parking spaces or loading berths within 150 feet of a street intersection”.
- The Zoning Board of Appeals has determined the project complies with the buffer requirements at the rear of the property. The site lies in a “B” district which has a 30’ rear yard setback and since the buffer is required to be one-half the setback dimension, the buffer shall equate to 15’. Since the Applicant’s plans propose an 18’ buffer, the site complies with the buffer requirements.

In addition, we have progressed and revised the Site Plans as follows:

- We have revised the development to reduce the Retail building size from 14,600 SF to 11,500 SF. In conjunction with the building modification the loading area has been optimized to be located adjacent to the building, thereby significantly reducing the retaining wall heights and amount of site disturbance in the rear wooded area.
- We have prepared and enclosed a “Tree Preservation Plan” in response to the “Tree Preservation and Protection Ordinance.” The plan provides calculations and quantities of significant and specimen trees that are proposed to be removed and planted which demonstrate compliance with the requirements of the Ordinance.
- The proposed Convenience store tenant space has been divided into two separate tenant spaces. The convenience store is 3,100 square feet in area and the restaurant is 1,500 square feet with a maximum capacity of 30 seats.

For your convenience, below we have restated the consultant’s comments with our response immediately following:

Drake Loeb PLLC Letter, dated December 14, 2023

Comment No. 1

A rear yard setback variance is required for the buildings where 30 feet is required and 18 feet is provided for one building, and 19.5 feet is provided for the other.

Response No. 1

Included with this submission is the Zoning Board resolution approving the rear yard setback variance.

Comment No. 2

The setback of the canopy from the state highway where 60 feet is required and 24 feet is provided. Similarly, the canopy is located on a corner lot with two front yards, and 40 feet is required from the second front yard.

Response No. 2

Included with this submission is the Zoning Board resolution granting a variance to permit the canopy location within the two front yards.

Comment No. 3

The entrance to Oak Street does not appear to comply with Chapter 185-13B(6) requiring that there shall be no entrance or exit for an accessory off-street parking area with over 10 parking spaces or any loading berths shall be located within 150 feet of a street intersection.

Response No. 3

The JMC drawings have been revised to remove the driveway entrance to Oak Street, thereby complying with Chapter 185-13B(6).

Comment No. 4

The project abuts the R3 zoning district, which requires a 75 feet buffer area, where 18 feet is provided, together with a percentage of landscaped area.

Response No. 4

The Zoning Board of Appeals has determined the project complies with the buffer requirements at the rear of the property. The site lies in a “B” district which has a 30’ rear yard setback and since the buffer is required to be one-half the setback dimension, the buffer shall equate to 15’. Since the Applicant’s plans propose an 18’ buffer, the site complies with the buffer requirements.

MHE Engineering Letter, dated December 7, 2023

Comment No. 1

The project will be considered a Type I Action as it is proposed to disturb greater than 2.5 acres in an Agricultural District. The Long Form EAF submitted identifies the property within Orange County AG District #1. Coordinated review is required for a Type I Action.

Response No. 1

Included with this submission is the Orange County GIS mapper showing the site is located outside of the Agricultural District.

Comment No. 2

The EAF identifies potential habitat for Threatened or Endangered Species Bald Eagle and Indiana Bat. Coordination with NYSDEC for this is required.

Response No. 2

Included with this submission is the Threatened and Endangered Species Habitat Suitability Assessment Report prepared by Ecological Solutions for the Newburgh Commons project which addresses this comment.

Comment No. 3

Approval for the subsurface sanitary sewer disposal system is required from the NYS Department of Environmental Conservation and the Orange County Health Department.

Response No. 3

The comment is so noted.

Comment No. 4

A Stormwater Pollution Prevention Plan will be required to be developed.

Response No. 4

A SWPPP is being prepared and will submitted upon completion.

Comment No. 5

Flood Plain Development Permit will be required. The location of the flood plain should be delineated on the Site Plan.

Response No. 5

A Flood Study is being prepared and will submitted upon completion.

Comment No. 6

The entrance to Oak Street does not appear to comply with Chapter 185-13B(6) No entrance or exit for an accessory off-street parking area with over 10 parking spaces or any loading berths shall be located within 150 feet of a street intersection.

Response No. 6

The JMC site plans have been revised to remove the entrance to Oak Street.

Comment No. 7

The Planning Board should discuss provisions for sidewalks along the frontage.

Response No. 7

A sidewalk has been added along Route 9W to the maximum extent possible given limitations posed by the existing stream, existing culvert and the existing gas transmission main along the property's Route 9W frontage. A sidewalk has been added along Route 9W connecting to the existing sidewalk on Cortland Drive and then continuing south along Route 9W and across the unsignalized driveway. The proposed sidewalk then enters the subject property to avoid the stream culvert and high transmission gas main. It then returns to the Route 9W right-of-way on the south side of the main site driveway and continues south along Route 9W to terminate at Oak Street.

Comment No. 8

The canopy for the gas pumps requires a front yard setback variance.

Response No. 8

Included with this submission is the Zoning Board resolution granting a variance for the canopy location with the two front yards.

Comment No. 9

Rear yard setback variance is required, where 30 feet is required and 18 feet is proposed.

Response No. 9

Included with this submission is the Zoning Board resolution granting the rear yard setback variance.

Comment No. 10

Code Enforcement and Jurisdictional Fire Department should weigh in on placement of a hydrant within the facility.

Response No. 10

A copy of the revised site plans will be submitted to Mr. Canfield to evaluate the hydrant placement within the site.

Comment No. 11

Compliance with the Tree Preservation Ordinance should be documented. Calculations for tree removal of the 3 categories should be provided.

Response No. 11

A Tree Preservation Plan is included with this submission which quantifies the total Specimen and Significant trees affected with the proposed development.

Comment No. 12

General Notes include Town of Newburgh Standard Sewer System Notes. The project is served by a proposed on-site subsurface sanitary sewer disposal system.

Response No. 12

The general notes have been revised to remove references to the Town of Newburgh Standard Sewer System notes.

Comment No. 13

Note #27 identifies a club house and water service as well as a pool. This should be removed.

Response No. 13

The above referenced note has been removed.

Comment No. 14

Calculations for the 125 foot long aluminum box culvert should be provided identifying potential impacts to the flood plain. Flood Plain Development Report should be prepared as well as the SWPPP.

Response No. 14

The Comment is so noted. Both the SWPPP and Flood Plain Development Report will be provided which will evaluate the potential impacts of the proposed box culvert and flood plain.

Creighton Manning Letter, dated December 4, 2023

Comment No. 1

The site is located opposite the Overlook Farms project (Newburgh #19-23). It proposes to utilize the proposed traffic signal for that project by creating a fourth leg to the intersection with Route 9W. Secondary access is provided to Oak Street and a limited access (right in/right out) driveway between Cortland Drive and the signalized entrance.

Response No. 1

As noted above, the main site driveway is proposed to align opposite the Overlook Farms driveway. Overlook Farms is not required to install a traffic signal at this intersection which is based on input from NYSDOT and is reflected in the off-site improvement drawings for the Overlook Farms project. The Newburgh Commons project would install a traffic signal at this intersection if warranted and approved by NYSDOT. Subsequently to this comment letter, the site plans have also been revised to eliminate the previously proposed site access on Oak Street.

Comment No. 2

A sidewalk extends down from Parr Valley and Orchard Hills along the south side of Cortland Drive. That sidewalk should be extended south along Route 9W to Oak Street with connections to the proposed buildings.

Response No. 2

A sidewalk has been added along Route 9W to the maximum extent possible given limitations posed by the existing stream, existing culvert and the existing gas transmission main along the property's Route 9W frontage. A sidewalk has been added along Route connecting to the existing sidewalk on Cortland Drive and then continuing south along Route 9W and across the unsignalized driveway. The proposed sidewalk then enters the subject property to avoid the stream culvert and high transmission gas main. It then returns to the Route 9W right-of-way on the south side of the main site driveway and continues south along Route 9W to terminate at Oak Street.

Comment No. 3

Truck access should be demonstrated.

Response No. 3

The fire truck turning maneuvers to, from, and through the site have been depicted in Drawing C-110. The loading truck turning maneuvers to, from, and through the site have been depicted in Drawing C-111.

Comment No. 4

A traffic study should be provided.

Response No. 4

A traffic study is being prepared and will submitted upon completion.

Comment No. 5

Status of NYSDOT review of the Overlook Farms highway improvements should be discussed. The plans currently under review do not include the updates needed for the Newburgh Commons project.

Response No. 5

The latest email from NYSDOT, dated 02/14/2024, states that NYSDOT reviewed our 12/21/2023 submission of the off-site roadway work and that they do not have any further comments regarding the work on Route 9W. However, the NYSDOT requests review of the culvert extension plans which are currently being prepared for submission to NYSDOT.

Comment No. 6

Is there a value in allowing southbound left turns into the unsignalized intersection utilizing the center hatch area?

Response No. 6

We are concerned that introducing the ability to enter left into the unsignalized site driveway would create confusion to a driver along Route 9W southbound due to the close proximity between the left turns at this unsignalized driveway and left turns at the main site driveway. This option would need to be reviewed by NYSDOT as they have jurisdiction along Route 9W.

Karen Arent Landscape Architect Memorandum, dated November 22, 2023

Comment No. 1

Extensive retaining walls are proposed on the site, up to 32' in height, often with no room to screen them with plantings. We spoke to someone from JMC who said the retaining wall types will likely be a combination of segmented walls and soil nail walls (see Figure 1 for

examples of soil nail walls). Both types of walls, especially with the heights of walls proposed on site, will have large visual impacts as the site is highly visible from Route 9W, Cortland and Morris Drives, and Oak Street. Details and imagery for the proposed retaining walls on site should be included to ensure the walls will not be large, harsh, and unattractive. Space for landscaping should be allocated and trees and shrubs should be shown to soften the view of the walls from 9W, Oak Street and Cortland Drive.

Response No. 1

We have revised the development to reduce the Retail building size from 14,600 SF to 11,500 SF. In conjunction with the building modification, the loading area has been optimized to be located adjacent to the building, thereby significantly reducing the retaining wall heights and amount of site disturbance in the rear wooded area. These modifications also reduce total disturbance in the rear wooded areas while daylighting additional watercourse area traversing the site. In addition, the south wall has been planted with evergreen trees, deciduous trees and a variety of shrubs along with climbing vines to visually soften and screen the wall.

Comment No. 2

At the northern corner of the site, a proposed stone wall is shown near the proposed retaining wall. The two types of wall with differing heights so close together will look very odd and will be visible from the intersection of Cortland Drive and Route 9W. Perhaps the stone wall should end where the retaining wall begins. The proposed retaining wall should be of aesthetically pleasing materials due to high visibility. Flowering and evergreen shrubs and perennials should be shown in some places to soften views of the retaining walls on site that are over 3' in height, taking care to specify plants with mature heights that will not grow tall enough to obscure views while driving.

Response No. 2

The JMC drawings have been revised to eliminate the proposed retaining wall adjacent to Cortland Drive. The proposed decorative stone wall has been extended to Cortland drive and additional landscape material including canopy and flowering trees along with shrubs, perennials and grasses have been added to provide interest and soften the views along the intersection.

Comment No. 3

The dry laid stone wall proposed along the property line between the southern site entrance off Route 9W and the water body is shown dipping down the slope toward the water body. This will look awkward and the stone wall where it dips will likely be obscured from viewer by the guard rail. Consider ending the stone wall where it meets the 204 contour.

Response No. 3

The JMC drawings have been revised to stop the proposed stone wall prior to the depressed slope, which will eliminate the awkward appearance as noted by Ms. Arent's office.

Comment No. 4

Many trees will be removed along the eastern property line shared with Orchard Hill Landings. Show on the plans the height and location of the large retaining wall on the Orchard Hill Landings property. It is imperative to obtain better understanding of how much existing woods will remain to provide a visual buffer and avoid large open views of the tall retaining walls on the neighboring property.

Response No. 4

We have revised the development to reduce the Retail building size from 14,600 SF to 11,500 SF. In conjunction with the building modification, the loading area has been optimized to be located adjacent to the building, thereby significantly reducing the retaining wall heights and amount of site disturbance in the rear wooded area. The revised plans have been updated to show the approximate location of the existing retaining wall located on the Orchard Hill Landing property. This wall is approximately 35' from the edge of the proposed disturbance line and therefore continues to providing the visual buffer that exist today.

Comment No. 5

Wildflower seed mix is proposed along the property line between the proposed retail building and convenience store. Thick, double-layered evergreen screening such as White Pines mixed with native deciduous trees should be shown for the length of the property line to bolster screening of the Orchard Hill Landings to the east.

Response No. 5

The landscape plan has been revised to include evergreen trees, deciduous trees, and a variety of shrubs along with climbing vines to visually soften and screen the wall and southern property line. Vines are also proposed behind the retail building.

Comment No. 6

More trees and shrubs need to be added to planting islands. This is a very empty parking lot. Trees are needed to shade cars in the parking lot and offset tree removals proposed to build the project. At least four additional shade trees can and should be shown in parking islands and empty planting beds in front of proposed buildings on site. The trees will also help soften views of the huge retaining walls.

Response No. 6

The landscape plan has been revised to include (3) deciduous trees in the islands. The number of trees within the parking area is somewhat limited so as not to conflict with proposed subsurface drainage and septic systems.

Comment No. 7

The location of the proposed dry laid stone wall on the north side of the northern entrance leaves an awkward empty gap between the wall and proposed plantings. Please expand the planting to meet the wall to avoid large bare mulched areas that will become overrun with weeds.

Response No. 7

The landscape plan has been revised to include shrubs, perennials, and ornamental grasses, as well as flowering trees. The plantings will run to the wall on the inside of the property. Additionally, low growing shrubs and ground covers have been added under trees to eliminate large mulch areas.

Comment No. 8

A dry laid stone wall is proposed along the north side of the western parking lot directly up against the curb for the pavement. The wall in this location could be damaged by snowplows. The wall should move closer to the property line to create at least a two-foot buffer between the edge of curb and the wall.

Response No. 8

The JMC drawings have been revised to shift the decorative stone wall closer to the property line and two feet from the proposed curb.

Comment No. 9

On the south side of the western parking lot, parking spaces butt up against a large retaining wall leading down to the waterway. A fall protection fence is proposed for the top of the retaining wall. The fall protection fencing will be highly visible from Route 9W, Oak Street, and across the site. A guardrail will also need to be in the same location to prevent cars from careening over the wall into the waterway. Include details and imagery of the proposed fall protection fence to help the planning board determine the visual impact and if landscaping will be needed to soften the fence and guard rail.

Response No. 9

The Applicant is advancing the design of proposed retaining walls. Additional information will be provided in this regard in a subsequent submission.

Comment No. 10

There is an awkward open area between the western entrance from Route 9W and the proposed Buttonbushes that may otherwise become weedy and bare. Fill this area with Winterberry Holly which will be well-suited for the location and will be visibly pleasing from the road.

Response No. 10

The landscape plan has been revised to include Winterberry Holly, as well as Pussy Willows, additional shrubs and River Birches along the water course area.

Comment No. 11

Densely plant shrubs beneath the Honey Locust tree proposed at the entrance to the site across from the proposed retail building. There is no reason for a large bed of mulch beneath the tree.

Response No. 11

The Landscape Plan has been revised to include low growing chokeberry under the locust trees at the entrance and various islands in the parking lot minimizing the amount of mulch area.

Comment No. 12

Show another shade tree on the other side of the Oak Street site entrance to help provide shade for the parking lot.

Response No. 12

The Landscape Plan has been revised to include (2) shade trees at the west area of the parking lot along Oak Street.

Comment No. 13

There is an area along Route 9W where plantings have been proposed outside of the property line. We are not sure that this will be deemed acceptable by NYDOT, however, visually it is of benefit to the Town.

Response No. 13

The Landscape Plan has been revised to reflect no planting within the NYSDOT right-of-way.

Comment No. 14

Maintenance notes to ensure the health and longevity of plants and seed mixes for the life of the site must be included in the plan set.

Response No. 14

Notes have been added to the Landscape Plan that outline landscape requirements.

Comment No. 15

*Add the following Warrantee notes to the plans per town of Newburgh regulations:
WARRANTEE: Contractor shall warrantee all plant material to remain alive and be in a healthy, vigorous condition for a period of two years after final acceptance of planting work. Each growing period, Contractor shall replace all plants that are more than 25% dead or, as determined by the landscape architect's inspection memo, are in an unhealthy or unsightly condition. Contractor shall bear the cost of the complete replacement(s). Replacements shall be of the same size and species as specified on the planting list. Plants will be inspected upon completion of installation once a request for inspection has been submitted by the contractor and inspected again the following four growing seasons.*

Response No. 15

The above warrantee note has been added to the Landscape Plan as note 19.

Comment No. 16

Section 172-5 of the new Tree Preservation and Protection Local Law requires a tree survey for the entire site showing location, diameter, and species of all Significant trees on the site, and an identification of all Specimen Trees and Protected Trees. It also requires identification of which Significant Trees and Specimen Trees are to be protected, preserved, or undisturbed, to be removed or disturbed, and exempt from the calculation. Trees which are dead, diseased, or have been damaged must also be identified.

Response No. 16

Included with this submission is JMC Drawing C-030 "Tree Preservation Plan" in response to the "Tree Preservation and Protection Ordinance." The plan provides calculations and quantities of significant and specimen trees that are proposed to be removed and planted which demonstrate compliance with the requirements of the Ordinance.

Comment No. 17

Trees that are inventoried should be tagged with metal tags and numbered according to the inventory. Numbered trees and corresponding inventory must be shown on the site plan.

Response No. 17

The JMC drawing C-030 “Tree Preservation Plan” logs and numbers the existing trees present on site. The plans provide calculations and quantities of significant and specimen trees that are proposed to be removed and planted which demonstrate compliance with the requirements of the Ordinance.

We understand this matter will be placed on the agenda for the May 16, 2024 Planning Board meeting and look forward to discussing the project with the board. In the interim, please let us know if you have any questions or require additional information.

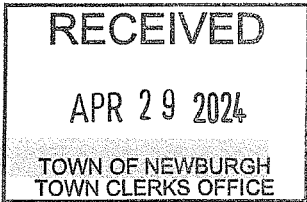
Sincerely,

Anthony Guccione, Jr.

Anthony Guccione, Jr., RLA
Principal

cc: Mr. Patrick Hines, w/enc.
Mr. Ken Wersted, PE, (via email)
Mr. Dominic Cordisco (via email)
Stan Schutzman, Esq. (via email)

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Section 9, Block 1, Lot 13 and 53.1

TOWN OF NEWBURGH: COUNTY OF ORANGE
ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

5450 Rte 9W LLC

DECISION

For area variances as follows:

- *Grant of a variance permitting a rear yard setback of 19.5 feet where a minimum of 30 feet is required;*
- *Grant of a variance allowing a canopy to be setback 24 feet where a minimum of 60 feet is required;*

-----X

Introduction

5450 RTE 9W LLC., or the “applicant,” is seeking site plan approval from the Town of Newburgh Planning Board to merge two lots and construct a 14,600 +/- square foot retail building, a 4,600 +/- square foot convenience store and gas station with 6 gasoline pumps, parking and associated site improvements.

During the course of the review of the site plan application before the Planning Board, the need for certain area variances was identified. The required area variances are as follows: (1) Grant of a variance permitting a rear yard setback of 19.5 feet where a minimum of 30 feet is required; (2) Grant of a variance allowing a canopy to be setback 24 feet where a minimum of 60 feet is required; and (3) Grant of a variance allowing a buffer area of 18 feet where 75 feet is required.

The property is located at 5430 and 5450 Route 9W in the B Zoning Districts and is identified on the Town of Newburgh tax maps as Section 9, Block 1, Lots 13 and 53.1.

A public hearing was held on February 22, 2024, notice of which was published in The Mid-Hudson Times and The Sentinel and mailed to adjoining property owners as required by Code. Because the Board had not had a response from the Orange County Department of Planning, the hearing was continued until March 28, 2024, at which time it was closed.

Law

Section 185-11 of the Code of Ordinances of the Town of Newburgh [Zoning], entitled "Utilization of Bulk Table," requires compliance with the bulk regulations set forth in the bulk and use schedules set forth within the zoning ordinance. The applicant's proposal does not meet several of these bulk regulations and therefore has applied to the Zoning Board of Appeals for variances.

Background

After receiving all the materials presented by the applicant and hearing the testimony of Stanly Schutzman, Esq., and Anthony Guccione, O.E., at the public hearing held before the Zoning Board of Appeals, the Board makes the following findings of fact:

1. The premises which are the subject of this application are approximately 3.6 +/- acres, are located at 5430 and 5450 Route 9W and are designated on the Town Tax Map as Section 9, Block 1, Lots 13 & 53.1.
2. The applicant proposes to merge the two lots and construct a new retail building and convenience storage/gas station.
3. The applicant's proposal is set forth in an application, a series of photographs and site plans prepared by JMC Planning, Engineering, Landscape, Architecture and Land Surveying, PLLC dated February 5, 2024. Those materials are hereby incorporated into this decision and a set shall remain in the zoning board's file in this matter.
4. No members of the public spoke at the public hearing.
5. The applicant was referred to the Zoning Board of Appeals by the Town of Newburgh Planning Board pursuant to correspondence from the Planning Board's counsel dated December 14, 2023.
6. The Planning Board referral identified the need for a variance from Code Chapter 185-13B(6) relative to access to the property. The plans have been updated to eliminate the need for this variance.
7. The Planning referral identified the need for landscape buffer variance because the applicant's property abuts a residential zone (R-3). During the course of the public hearing, the ZBA determined that the project complies with the buffer requirement and that no variance was required.
8. The applicant requested an interpretation that the canopies over the gas pumps were not structures and therefore did not need to comply

with the minimum setback requirements. The Board considered, and ultimately, rejected this interpretation request, finding that the canopies were structures under the definition contained in the Town Code.

9. One person spoke at the hearing in favor of the requested variance and one written submission was received that was also in favor of the variance request.

10.

After hearing the testimony at the public hearing and considering the materials received by the Board and after viewing the subject site, the Board decides as follows:

SEQRA

This matter constitutes a Type II Action under the State Environmental Quality Review Act.

GML 239 Referral

This application has been referred to the Orange County Planning Department for review and report. Their time for response has lapsed.

Findings

In reviewing the facts presented for the requested area variances, the Board considered the five standards for determining whether the applicant has sustained its burden of proof as required by Town Law Section 267–b (3). Each factor has been considered relevant to the decision of the board of appeals, but no single one is viewed as precluding the granting of the variances.

(1) Undesirable Change—Detriment to Nearby Properties

The property is located in the B Zoning District. The use proposed is permitted in this Zoning District.

The property which is the subject of this application is located on Route 9W and is in a well-developed commercial area of the Town.

Each Board member has visited the premises and is familiar with the neighborhood in which it is located. It is clear to the Board that the uses proposed on the premises are entirely consistent with the uses in the surrounding neighborhood and will not cause any undesirable change in the neighborhood nor result in any detriment to any nearby properties.

(2) Need for Variance

Based upon the testimony and evidence submitted by the applicant and upon taking into consideration the testimony and evidence submitted by those

opposing the application, it is the considered opinion of the Board that due to site constraints, and existing conditions and improvements, there is no method, feasible for the applicant to pursue, other than the requested variances.

(3) Substantial Nature of Variances Requested

The variances requested are moderately substantial. However, because the focus of the inquiry by the Zoning Board of Appeals is upon the character of the neighborhood in question, we believe, under the circumstances presented here, that the moderately substantial nature of the variances requested does not prohibit us from granting the application.

(4) Adverse Physical & Environmental Effects

The Board has reviewed the evidence and testimony in favor of the application as well as the evidence and testimony submitted in opposition to the application. As a result of said review, the Board determined to issue a Negative Declaration under the State Environmental Quality Review Act finding that no significant, adverse environmental impact would occur if the requested variances are granted.

(5) Self-Created Difficulty

The need for these variances is clearly self-created in the sense that the applicants purchased this property charged with the knowledge of the need to obtain a variance for any alterations, subdivision or changes to the lot.

However, because the variances will not cause any undesirable change in the character of the neighborhood the Board finds that the self-created nature of the variances requested is not a bar to the relief requested herein.

Decision


In employing the balancing tests set forth in Town Law Section 267-b (3), the Board hereby determines that the applicant has satisfied the requisites of Section 267-b and grants the area variances as requested upon the following conditions:

1. The variances hereby granted are granted for the purpose of authorizing construction of what is shown on the plans or described within the application materials only. No construction other than as shown or described (architectural refinements aside) is authorized by this decision.
2. This approval is not issued in a vacuum but is rather one of two independent yet interconnected discretionary approvals (the other being within the jurisdiction of the Town of Newburgh Planning Board). As such, this grant of variance is conditioned upon approval of the application now pending before the planning board. This approval of the ZBA is intended to do no more than vary the

specified strict limitation provisions of the Code identified; it is not intended to authorize construction of a particular building nor approve the footprint, size, volume or style thereof. The planning board remains possessed of all of its power and authority to review, limit, request modifications to, and to ultimately approve (absolutely or conditionally) any application in reference to this project as may come before it. Should the planning board require changes in the size, location or configuration from what is shown on the plans before the ZBA that require greater or different variances, the applicant must return to the ZBA for further review and approval.

3. Section 185-55 [Procedure; construal of provisions; conflict with state law] of the Code of Ordinances of the Town of Newburgh provides, in subdivision "D," that this grant of variance shall become null and void at the expiration of six months from issuance, unless extended by this board for one additional six-month period. As noted above, this application is not decided in a vacuum but is rather tied to a specific application for approval pending before the Town of Newburgh Planning Board and this approval is conditioned upon the applicant diligently pursuing his application before that board. Provided that the applicant shall report to this board monthly on the progress of the application pending before the planning board, and provided that such reports demonstrate a diligent pursual of that application, the time period within which the planning board application is processed shall not be included within the initial six-month limitation of Section 185-55.

Dated: March 28, 2024



Darrin Scalzo, Chair
Town of Newburgh ZBA

By roll call a motion to adopt the decision was voted as follows:

AYES: Chair Darrin Scalzo
 Member James Eberhart
 Member Gregory Hermance
 Member John Masten
 Member Donna Rein
 Member James Politi


NAYS:None

ABSENT: Member Darrell Bell

STATE OF NEW YORK)
)ss:


COUNTY OF ORANGE)

I, SIOBHAN JABLESNIK, Secretary to the Zoning Board of Appeals of the Town of Newburgh, do hereby certify that the foregoing is a true and exact copy of a Decision maintained in the office of the Town of Newburgh Zoning Board of Appeals, said resulting from a vote having been taken by the Zoning Board at a meeting of said Board held on MARCH 28 2024.



SIOBHAN JABLESNIK, SECRETARY
TOWN OF NEWBURGH ZONING BOARD OF APPEALS

I, LISA VANCE-AYERS, Clerk of the Town of Newburgh, do hereby certify that the foregoing Decision was filed in the Office of the Town Clerk on April 29, 2024



LISA VANCE-AYERS, CLERK
TOWN OF NEWBURGH

O:\rrm\Town and Village Files\Newburgh ZBA\5450 Route 9W Setback and Canopy and Buffer.doc

*Threatened and Endangered Species
Habitat Suitability Assessment Report*

Newburgh Commons Site
5430 & 5450 Route 9W
Town of Newburgh
Orange County, NY

March 10, 2024

Prepared by:

Michael Nowicki
Ecological Solutions, LLC
121 Leon Stocker Drive
Stratton, VT 05360
(203) 910-4716

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1.0 INTRODUCTION

The Newburgh Commons site Applicant proposes a 11,550 s.f. retail building on the western side of the property, a 1,500 s.f. restaurant, and a 3,100 s.f. convenience store/gas station with 6 gasoline pumps on the eastern portion of the site with parking and associated site improvements. Two driveways are proposed to connect to Route 9W to serve the site which is about 3.67 acres.

A Habitat Suitability Assessment was completed for two listed species including the Indiana bat (*Myotis sodalis*) and bald eagle (*Haliaeetus leucocephalus*) as per the New York State Department of Environmental Conservation (NYSDEC) Environmental Assessment Form mapper. A field assessment was conducted to review habitats. Habitat cover types are listed in Table 1.

**TABLE 1
COVER TYPES IDENTIFIED ON THE SITE**

NO.	DESCRIPTION
1	Upland Forest
2	Developed Area/Meadow
3	Tributary

Upland Forest - The wooded area on the site is about 1.51 acres with impact to 0.71 acres proposed. Trees are generally 8-12 inches dbh of varying species.

Developed Area/Meadow - The site contains 0.60 acres of previously impacted/ meadow area.

Tributary - There is a class C watercourse that flows across the front of the site.

2.0 HABITAT SUITABILITY ASSESSMENT/CONCLUSION

2.1 Indiana bat

The Indiana bat typically hibernates in caves/mines in the winter and roosts under bark or in tree crevices in the spring, summer, and fall. Suitable potential summer roosting habitat is characterized by trees (dead, dying, or alive) or snags with exfoliating or defoliating bark, or containing cracks or crevices that could potentially be used by Indiana bats as a roost. The minimum diameter of roost trees observed to date is 2.5 inches for males and 4.3 inches for females. However, maternity colonies generally use trees greater than or equal to 9 inches dbh. Overall, roost tree structure appears to be more important to Indiana bats than a particular tree species or habitat type. Females appear to be more habitat specific than males presumably because of the warmer temperature requirements associated with gestation and rearing of young. As a result, they are generally found at lower elevations than males may be found. Roosts are warmed by direct exposure to solar radiation, thus trees exposed to extended periods of direct sunlight are preferred over those in shaded areas. However, shaded roosts may be preferred in very hot conditions. As larger trees afford a greater thermal mass for heat retention, they appear to be preferred over smaller trees.

Streams associated with floodplain forests, and impounded water bodies (ponds, wetlands, reservoirs, etc.) where abundant supplies of flying insects are likely found provide preferred foraging habitat for Indiana bats, some of which may fly up to 2-5 miles from upland roosts on a regular basis. Indiana bats also forage within the canopy of upland forests, over clearings with early successional vegetation (e.g., old fields), along the borders of croplands, along wooded fencerows, and over farm ponds in pastures. While Indiana bats appear to forage in a wide variety of habitats, they seem to tend to stay fairly close to tree cover.

Conclusion - The site contains 1.51 acres of forest area with trees in the 8-12 inches dbh of varying species with impacts to 0.71 acres. Tree removal will occur between October 1 and March 31 or as approved by the NYSDEC so there is no likely impact to this species.

2.2 Bald eagle

Bald eagles generally nest near coastlines, rivers, large lakes or streams that support an adequate food supply. They often nest in mature or old-growth trees; snags (dead trees); cliffs; rock promontories; rarely on the ground; and with increasing frequency on man-made structures such as power poles and communication towers. In forested areas, bald eagles often select the tallest trees with limbs strong enough to support a nest that can weigh more than 1,000 pounds. Nest s typically include at least one perch with a clear view of the water where the eagles usually forage. Shoreline trees or snags located in reservoirs provide the visibility and accessibility needed to locate aquatic prey. Eagle nests are constructed with large sticks, and may be lined with moss, grass, plant stalks, lichens, seaweed, or sod. Nests are usually about 4-6 feet in diameter and 3 feet deep, although larger nests exist.

Conclusion - There is no eagle activity or nests observed on the site or within 660 feet of the site. Data from the NYSDEC Environmental Resource Mapper indicates that a nest is located approximately 1 mile east of the site near Danskammer Point. That nest is most likely immediately adjacent to the Hudson River.

Construction is a temporary impact and construction equipment anticipated to be used at the property will consist of typical equipment such as backhoes. No explosives of any kind will be used on the property for any purpose. Construction activity will generate slightly more sound than ambient sound levels. The bald eagle noted in the mapper is most likely along the Hudson River and no activities are proposed closer to this point that are out of character with this busy area. No mitigation measures are proposed.

3.0 PHOTOGRAPHS



Picture taken from the southwest corner of property



Picture taken from the west corner of property

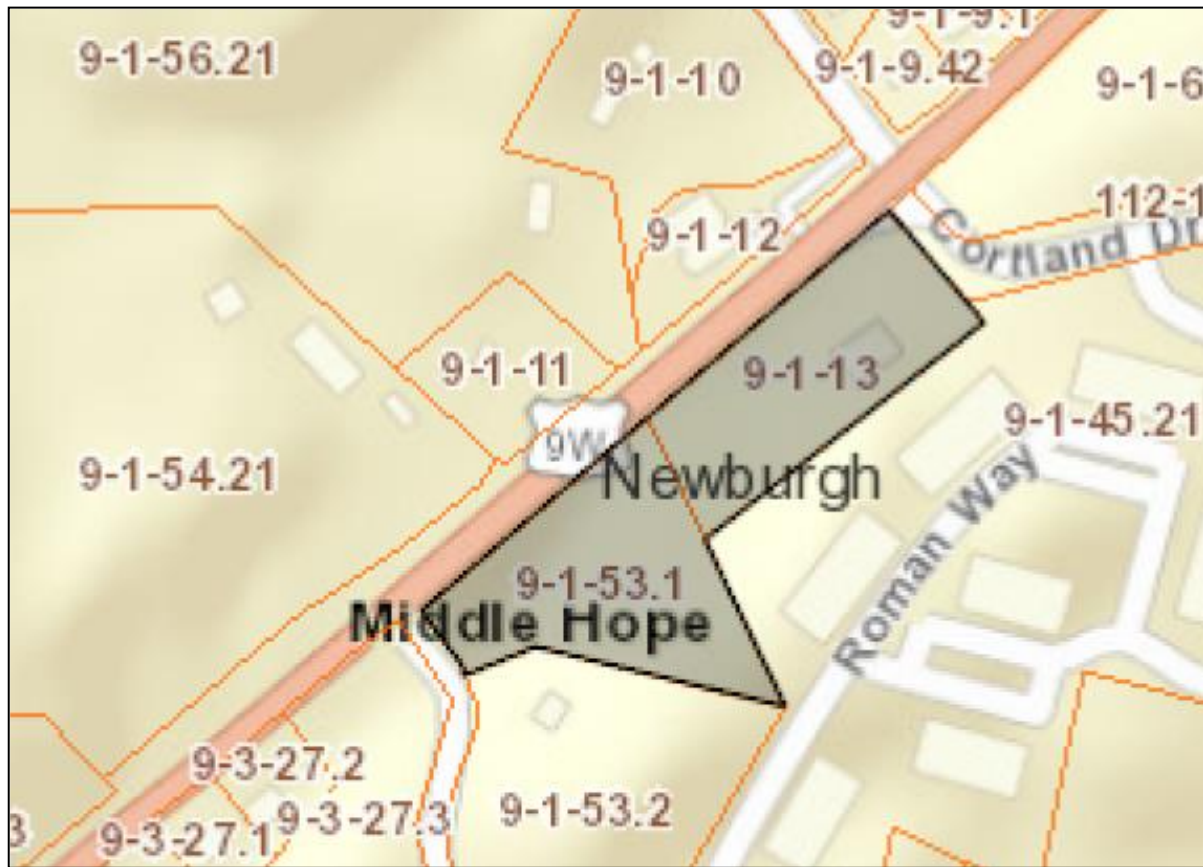


Picture taken from east corner of property

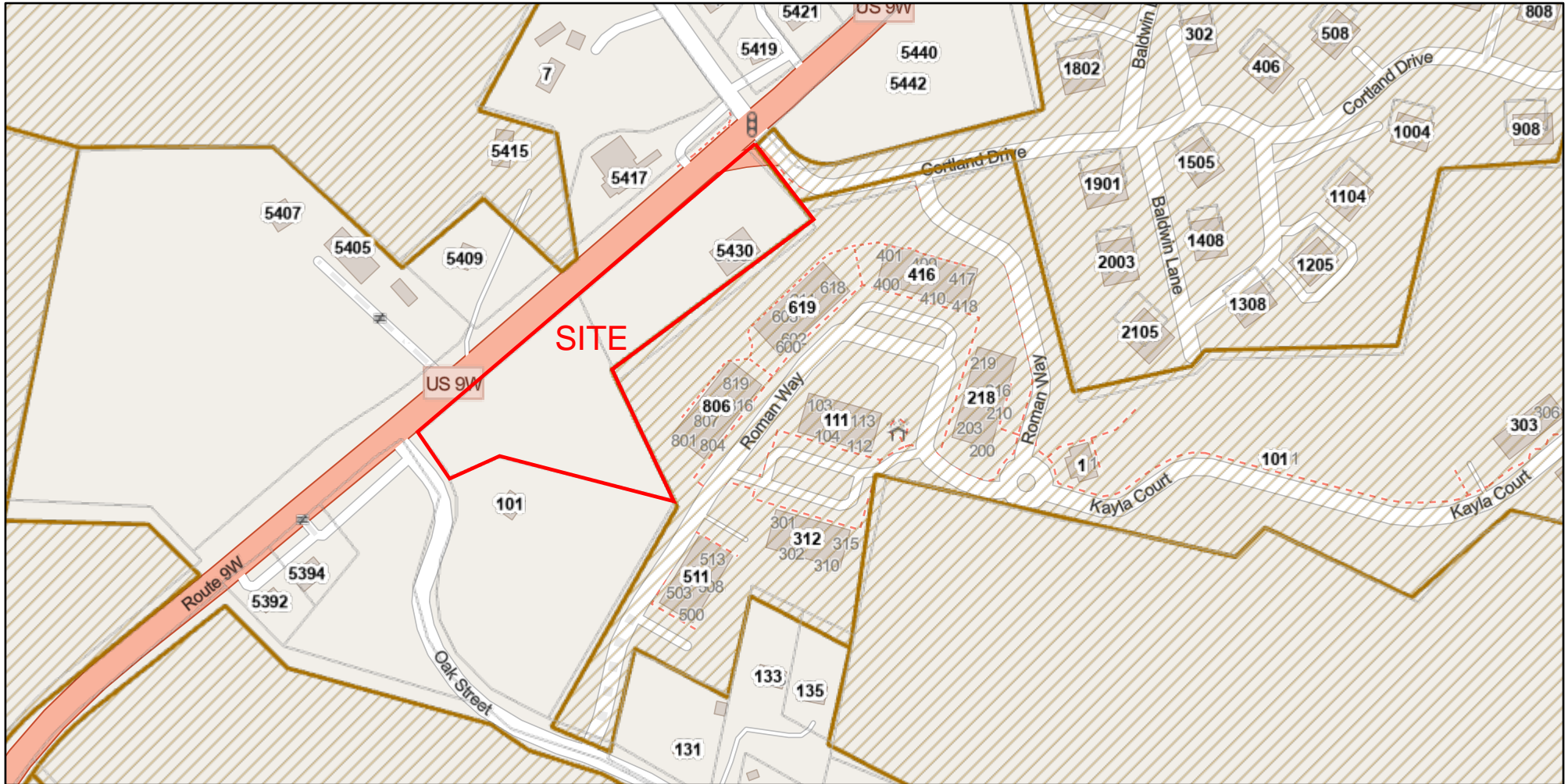


Picture taken from northeast corner of property

Figure 1 Location Map

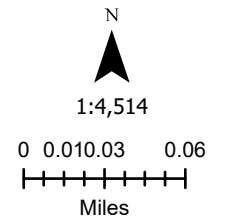


Layout



December 6, 2023

- Address Points
- Municipal Boundaries
- Parcel Boundaries
- Agricultural Districts



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DISCLAIMER: This map is a product of Orange County GIS Division. The data depicted here have been developed with extensive cooperation from other County departments, as well as other Federal, State and Local government agencies. Orange County make no representations as to the accuracy of the information in the mapping data, but rather, provide said information as is. Orange County expressly disclaim responsibility for damages or liability that may arise from the use of this map.

PRELIMINARY SITE PLAN APPROVAL DRAWINGS

NEWBURGH COMMONS

TAX MAP SECTION 09 | BLOCK 01 | LOTS 53.1, 13

ORANGE COUNTY

5430 & 5450 ROUTE 9W

TOWN OF NEWBURGH, NY 12550

JMC Site Planner, Civil & Traffic Engineer,
Surveyor and Landscape Architect:
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

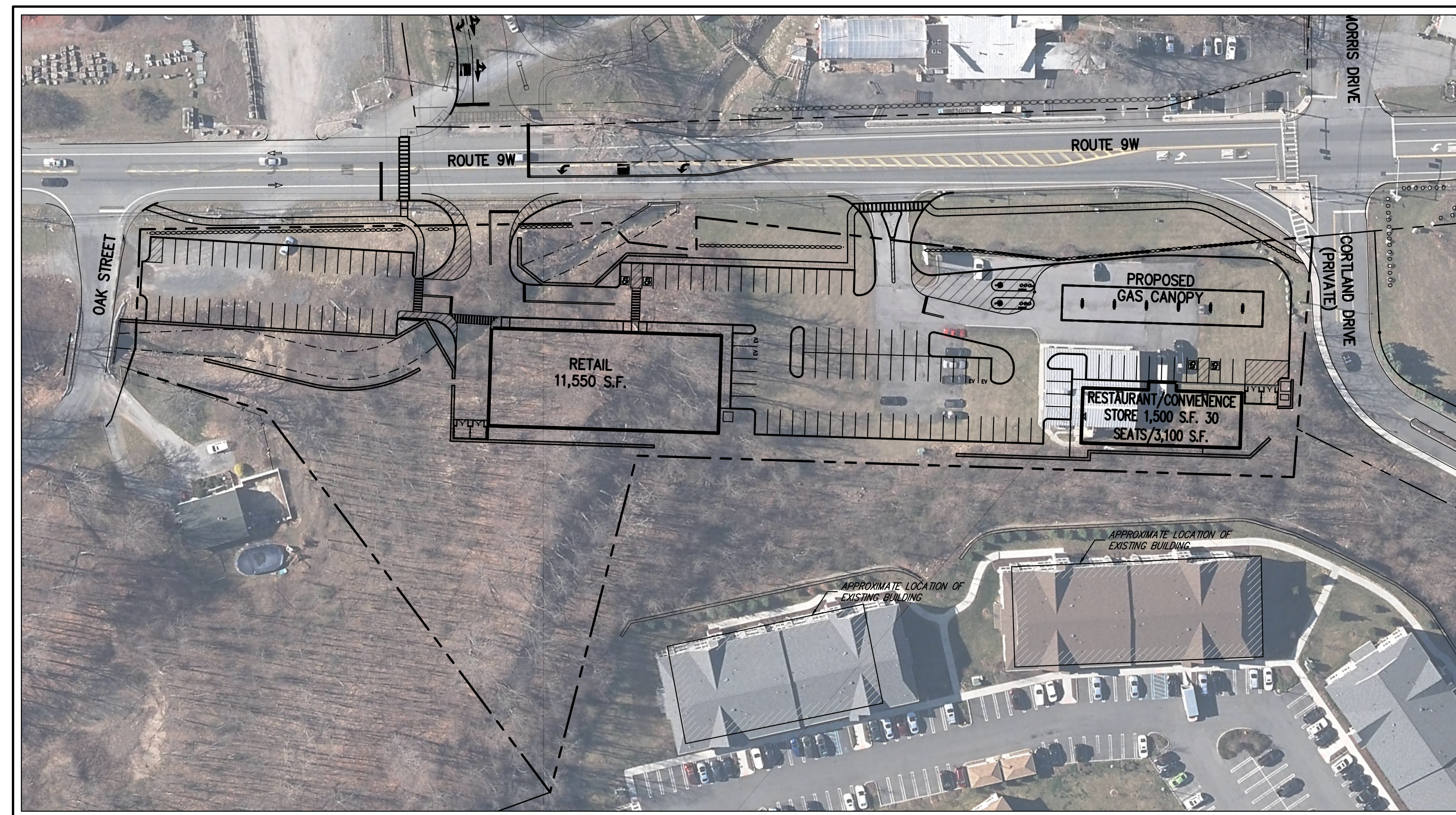
Applicant/Owner:
5450 RTE 9W LLC
225 WEST MONTAUK HIGHWAY, SUITE 1
HAMPTON BAYS, NY 11946

Attorney:
STANLEY A. SCHUTZMAN ESQ.
61 S. MAIN STREET, SUITE 5
NEW CITY, NY 10956

Geotechnical Engineer:
CARLIN-SIMPSON & ASSOCIATES, LLC
61 MAIN STREET
SAYREVILLE, NJ 08872
(732) 432-5757

Floodplain Consultant:
LEONARD JACKSON ASSOCIATES, PLLC
26 FIREMANS MEMORIAL DRIVE, SUITE 201
POMANA, NY 10970
(845) 354-4382

Wetland Consultant:
ECOLOGICAL SOLUTIONS, LLC
121 LEON STOCKER DRIVE
STRATTON, VT 05360
(203) 910-4716



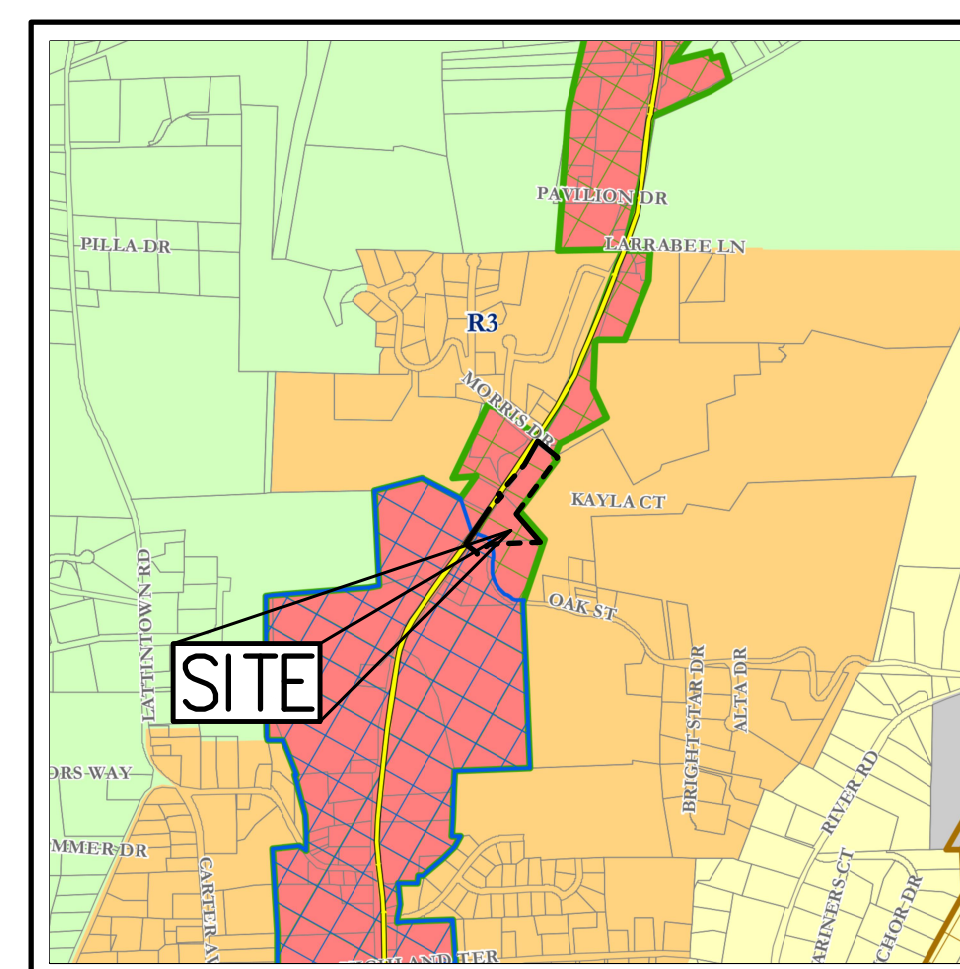
JMC Drawing List:

- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS AND LOT CONSOLIDATION PLAN
- C-020 DEMOLITION PLAN
- C-030 TREE PRESERVATION PLAN
- C-100 LAYOUT PLAN
- C-110 FIRE TRUCK TURNING PLAN
- C-111 LOADING TRUCK TURNING PLAN
- C-200 GRADING PLAN
- C-300 UTILITIES PLAN
- C-400 EROSION AND SEDIMENT CONTROL PLAN
- C-900 CONSTRUCTION DETAILS
- C-901 CONSTRUCTION DETAILS
- C-902 CONSTRUCTION DETAILS
- C-903 CONSTRUCTION DETAILS
- C-904 CONSTRUCTION DETAILS
- C-905 CONSTRUCTION DETAILS
- C-906 CONSTRUCTION DETAILS
- C-907 CONSTRUCTION DETAILS
- L-100 LANDSCAPE PLAN

TABLE OF LAND USE			
SECTION 09, BLOCK 01, LOTS 53.1 AND 13			
ZONE "B DISTRICT" - "BUSINESS"			
FIRE DISTRICT: MIDDLEHOPE			
SCHOOL DISTRICT: MARLBORO SCHOOL DISTRICT			
PROPOSED USE: RETAIL, GAS STATION, RESTAURANT AND CONVENIENCE STORE			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (S.F./AC)	35,000/0.80	160,030/3.67	160,030/3.67
LOT WIDTH (FEET)	100	840±	840±
LOT DEPTH (FEET)	125	290±	290±
LOT BUILDING COVERAGE (PERCENT)	40	2±	12±
BUILDING HEIGHT (FEET)	35	2 STORES	30
LOT SURFACE COVERAGE (PERCENT)	80	12±	62±
YARDS			
FRONT BUILDING SETBACK (FEET)	60/40 MIN ⁽¹⁾	61	18.6/31 ⁽²⁾
REAR BUILDING SETBACK (FEET)	30 MIN.	29	18 ⁽²⁾
SIDE BUILDING SETBACK (FEET)	25 MIN ⁽³⁾	N/A	N/A
PARKING SUMMARY			
TOTAL SPACES (SPACES)	120 ⁽⁴⁾	N/A	128 ⁽⁵⁾
STANDARD SPACES (SPACES)	115	N/A	124
HANDICAP SPACES (SPACES)	5	N/A	4
LOADING SUMMARY			
TOTAL SPACES (SPACES)	2 ⁽⁶⁾	N/A	2 ⁽⁶⁾

NOTES:
(1) SECTION 185-18 - EXCEPTIONS TO DISTRICT REGULATIONS (4)(b) REQUIRES FRONT YARDS ABUTTING ALL STATE AND COUNTY HIGHWAYS BE AT LEAST 60 FEET IN DEPTH. SINCE THE PROPERTY IS A CORNER LOT, A 40 FOOT SETBACK IS REQUIRED ADJACENT TO CORTLAND DRIVE.
(2) VARIANCES WERE GRANTED FOR THE ZONING BOARD OF APPROVALS ON 03/28/2024 TO PERMIT 18.6' AND 31' SETBACKS FOR THE PROPOSED GAS CANOPY.
(3) A VARIANCE WAS GRANTED FOR REAR BUILDING SETBACK BY THE ZBA ON 03/28/2024.
(4) SECTION 185-18 - EXCEPTIONS TO DISTRICT REGULATIONS (5)(a) COMMERCIAL USES ABUTTING A SIDE YARD AND BUILDING SQUARE FOOTAGE LESS THAN 30,000. MINIMUM SIDE YARD IS 25 FEET.
(5) PARKING: RETAIL AT 1 SPACE/150 SQ. FT. (11,550/150 = 77 SPACES). RESTAURANT 1,500 SQ. FT. DINING AREA (1 SPACE PER 40 SQ. FT.) 1,500/40=38 SPACES. GAS PUMP REQUIRES 5 ADDITIONAL SPACES.
(6) LOADING: EACH RETAIL BUILDING UNDER 25,000 S.F. REQUIRES 1 LOADING SPACE.
(7) 15 FOOT BUFFER STRIP (ONE-HALF OF THE 30' REAR YARD SETBACK) IS REQUIRED FOR THE PROPERTIES IN A "B" DISTRICT ABUTTING A RESIDENTIAL DISTRICT. A ZBA VARIANCE IS NOT REQUIRED AS PER THE ZBA RESOLUTION DATED 03/28/2024.

AREA MAP
SCALE: 1"=60'



Legend

- Hudson River
- Parcels
- Municipal Boundaries
- Airport Overlay
- Roads
- Interstate
- Federal Highway
- State Route
- County Road
- Local Road
- Zoning Districts
- RR, Reservoir
- AR, Agricultural
- R1, Residential
- R2, Residential
- R3, Residential
- B, Business
- IB, Interchange Business
- I, Industrial
- Professional Office Overlay (O)
- Marina Townhouse Overlay
- Self Storage Overlay
- LHI Overlay**
- **Light and Heavy Equipment and Recreational Vehicle Sales, Service and Repair



ZONING MAP
SCALE: NTS
SOURCE: TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
OFFICIAL ZONING MAP
LAST AMENDMENT ADOPTED 11 JUNE 2012

ZONING MAP LEGEND

VICINITY MAP
SCALE: 1" = 500'
SOURCE: OPENSTREETMAP.ORG

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7862) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

PROPERTY ADJACENT TO THE SITE IS AN ACTIVE AGRICULTURAL OPERATION AND PRODUCTION AND RESIDENTS MUST BE AWARE THAT SUCH PROPERTY IS PROTECTED BY NEW YORK STATE "RIGHT TO FARM LAWS" AS REGULATED BY THE DEPARTMENT OF AGRICULTURE AND MARKETS. FROM TIME TO TIME DURING AND PRIOR TO THE NORMAL GROWING SEASON, LAND AND CROPS MAY BE SPRAYED FROM THE GROUND OR BY AIR. MANURE MAY BE APPLIED, AND PERIODIC NOISE MAY OCCUR FROM MACHINERY OPERATIONS AT VARIOUS TIMES THROUGHOUT THE DAY. RESIDENTS SHOULD BE AWARE OF THIS ACTION BY THE ADJACENT PROPERTY OWNERS.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811 Know what's below. Call before you dig.

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	05/06/2024	EL

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

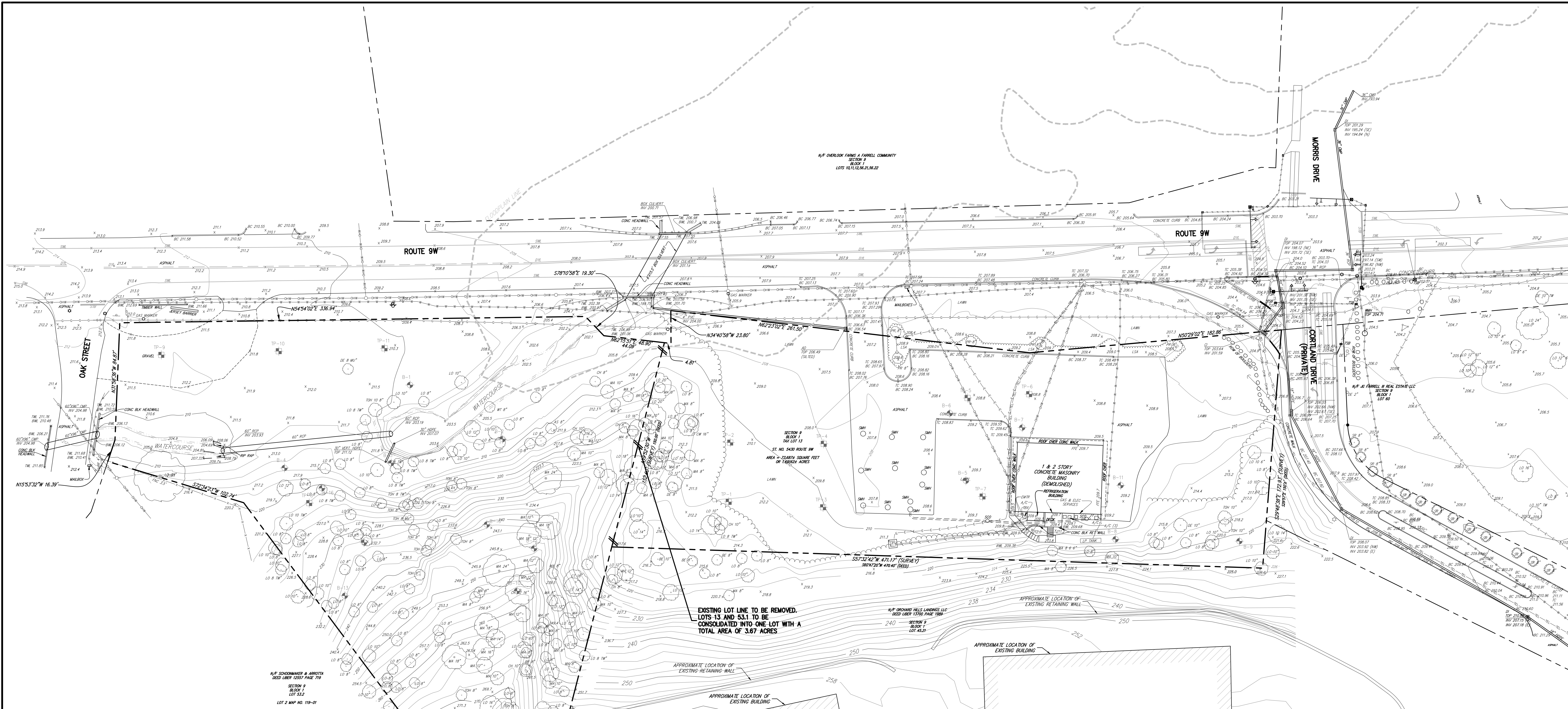
STATE OF NEW YORK
Professional Engineer
No. 071001
John Meyer

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Scale: NOT TO SCALE
Date: 11/13/2023
Project No: 17160
1709-SE COVER COVER.usr
Drawing No: C-000

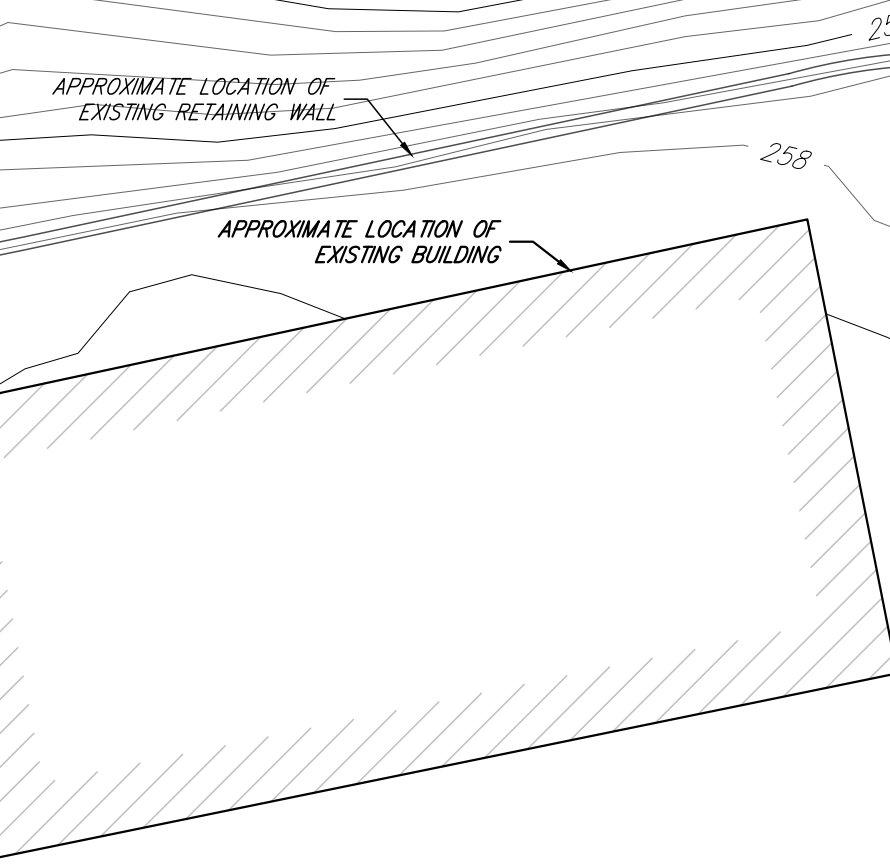
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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EXISTING LOT LINE TO BE REMOVED. LOTS 13 AND 53.1 TO BE CONSOLIDATED INTO ONE LOT WITH A TOTAL AREA OF 3.67 ACRES



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING FLOODPLAIN LINE
	EXISTING WATERCOURSE LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PEDESTRIAN CROSSING
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND CONDUIT
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	TEST PIT LOCATION AND DESIGNATION
	BORING LOCATION AND DESIGNATION

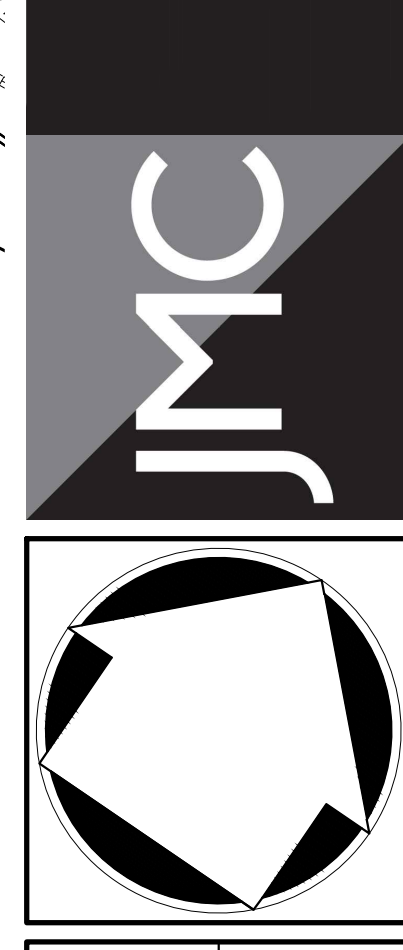
NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, DATED 05/02/2018 AND "SURVEY OF PROPERTY" PREPARED BY JMC DATED 10/16/2017.
- GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "BORING & TEST PIT LOCATION PLAN", DATED 06/01/2022, PREPARED BY CARLIN-SIMPSON AND ASSOCIATES, LLC.
- THE 100-YEAR FLOOD FLOODPLAIN BOUNDARY DEPICTED ON THIS PLAN HAS BEEN TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 36071C0153E, EFFECTIVE DATE AUGUST 3, 2009. THE 100-YEAR FLOOD IS LOCATED IN "ZONE A" WHICH IS DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED."

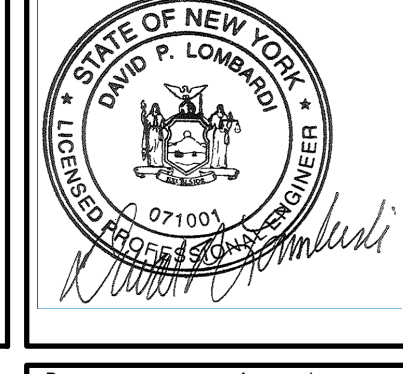
No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	05/06/2024	EL

APPLICANT/OWNER:
5450 RTE 9W LLC
225 WEST MONTAUK HIGHWAY, SUITE 1
HAMPTON BAYS, NY 11946

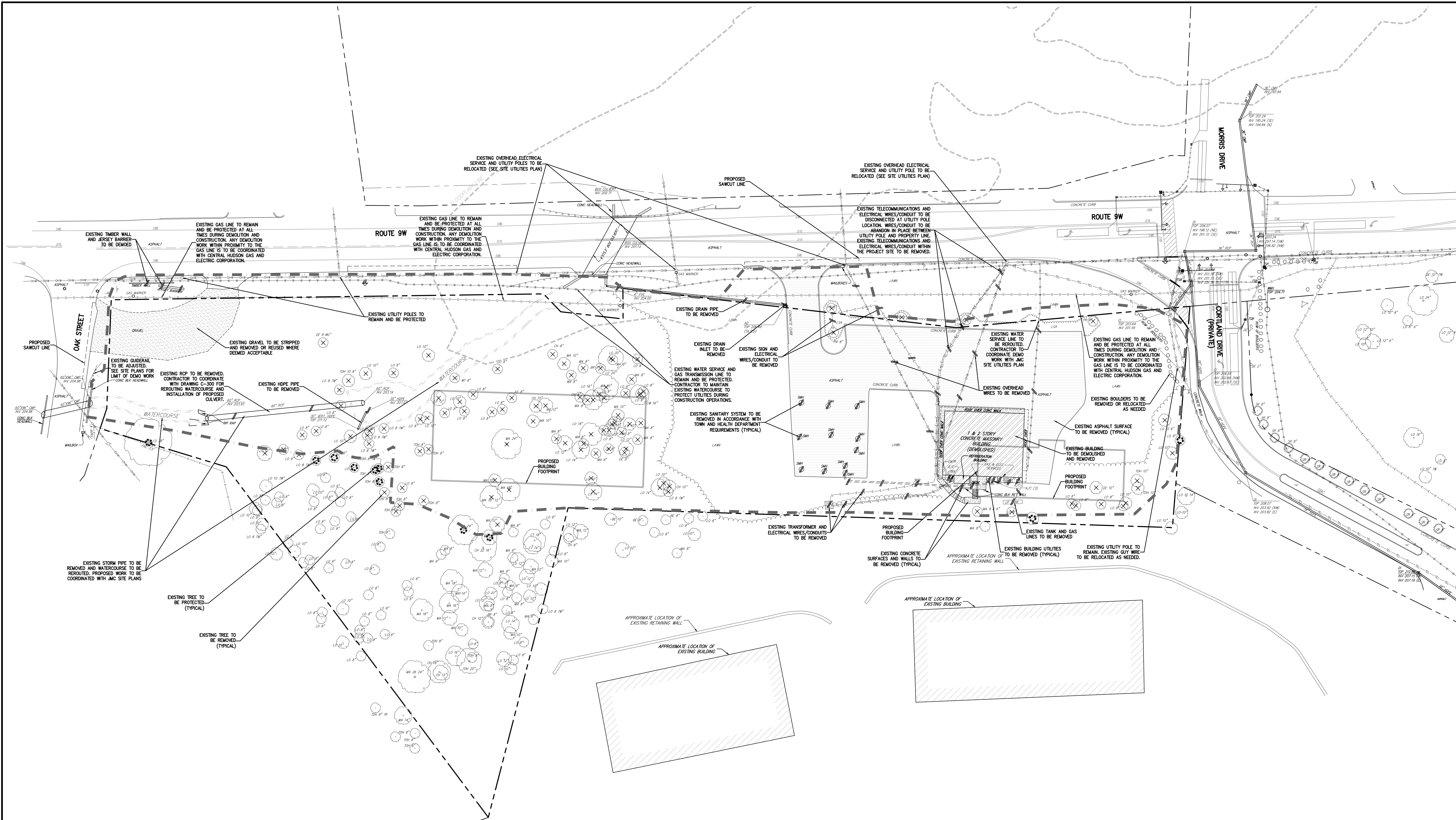
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Mayer Consulting, Inc.
120 BEDFORD ROAD • BRIDGEMAN, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com



EXISTING CONDITIONS AND LOT CONSOLIDATION PLAN
NEWBURGH COMMONS
5450 & 5450 ROUTE 9W
TOWN OF NEWBURGH, NY 12550



Drawn:	BMS	Approved:	DL
Scale:	1" = 30'		
Date:	11/13/2023		
Project No:	17160		
Drawing No:	17M-SE	EXIST	EXIST
C-010			

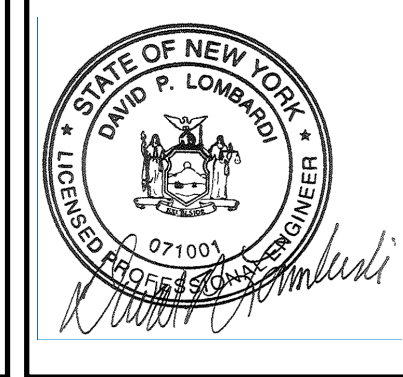


NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY JMC PLLC, DATED 05/02/2018.
- GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "BORING & TEST PIT LOCATION PLAN," DATED 06/01/2022, PREPARED BY CARLIN-SIMPSON AND ASSOCIATES, LLC.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF NEWBURGH AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES, AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE TOWN OF NEWBURGH.
- THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF ALL UTILITIES WITH THE UTILITY COMPANY HAVING JURISDICTION PRIOR TO THE START OF DEMOLITION. CONFIRMATION OF DISCONNECTED UTILITIES SHALL BE PROVIDED TO THE TOWN OF NEWBURGH BUILDING DEPARTMENT IN ACCORDANCE WITH THEIR REQUIREMENTS. LETTERS FROM THE APPROPRIATE UTILITIES STATING THAT GAS AND ELECTRIC HAVE BEEN CUT OFF SHALL BE PROVIDED TO THE TOWN OF NEWBURGH.
- THE CONTRACTOR SHALL OBTAIN, AND PROVIDE A COPY TO THE TOWN OF NEWBURGH, A SEWER PLUG PERMIT INDICATING THAT A LICENSED PLUMBER HAS PLUGGED ALL EXISTING SEWER LINES TO THE EXISTING BUILDING. THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY TO THE TOWN OF NEWBURGH A WATER USE PERMIT INDICATING THAT A LICENSED PLUMBER HAS CUT AND SEALED ALL EXISTING WATER SERVICE TO THE EXISTING BUILDING.
- ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING DEMOLITION/CONSTRUCTION, AS DETERMINED BY THE PROJECT'S GEOTECHNICAL ENGINEER, SHALL BE PROPERLY DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED.
- ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING CONSTRUCTION SHALL BE DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED. ALL REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.
- ALL DEMOLITION AND/OR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, INCLUDING STREETS AND SIDEWALKS, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF NEWBURGH.
- ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
- EXISTING CONCRETE MAY BE STORED ON SITE, AND RECYCLED FOR USE AS COMPACTED FILL. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
- PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH DRAWING C-400 EROSION AND SEDIMENT CONTROL PLAN, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF NEWBURGH OR JMC.
- EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
- ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN SHALL BE REMOVED AND RESET TO THE NEW PROPOSED GRADES IN ACCORDANCE WITH THE DIRECTIONS OF THE OWNER'S FIELD REPRESENTATIVE. EXISTING CASTINGS WHICH ARE DAMAGED OR UNFIT FOR INSTALLATION IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, SHALL BE REPLACED.
- ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN, WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
- THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND THE SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
- THE OWNER SHALL RETAIN A LICENSED AND QUALIFIED PROFESSIONAL, CERTIFIED BY THE TOWN OF NEWBURGH, TO INSPECT FOR THE PRESENCE OF ASBESTOS AND/OR OTHER HAZARDOUS MATERIALS WITHIN DEMOLITION AREAS PRIOR TO THE COMMENCEMENT OF DEMOLITION. IF REMEDIATION IS REQUIRED, THE OWNER SHALL DO SO IN ACCORDANCE WITH THE TOWN OF NEWBURGH ASBESTOS RULES AND REGULATIONS AND/OR ANY AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DOCUMENTATION TO THE TOWN OF NEWBURGH PRIOR TO OBTAINING A DEMOLITION PERMIT.
- THE CONTRACTOR SHALL EXTERMINATE RODENTS AS REQUIRED BY THE TOWN OF NEWBURGH DEPARTMENT OF HEALTH AND MENTAL HYGIENE. A LETTER FROM THE HEALTH DEPARTMENT CERTIFYING THAT A LICENSED EXTERMINATOR HAS TREATED THE EXISTING BUILDING SHALL BE PROVIDED TO THE TOWN OF NEWBURGH DEPARTMENT OF BUILDINGS.
- PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR MUST PROVIDE 24-HOUR NOTIFICATION TO THE TOWN OF NEWBURGH.
- THE CONTRACTOR SHALL PROVIDE VERIFICATION TO THE TOWN OF NEWBURGH THAT FIVE (5) DAYS' PRIOR NOTIFICATION WAS GIVEN TO ALL ADJOINING OWNERS AND THAT NOTIFICATION WAS GIVEN TO THE APPROPRIATE COMMUNITY BOARD PRIOR TO THE COMMENCEMENT OF DEMOLITION.

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING FLOODPLAIN LINE
	EXISTING WATERCOURSE LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE TO BE REMOVED
	EXISTING TREE LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PEDESTRIAN CROSSING
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	BORING LOCATION AND DESIGNATION
	PROPOSED FEATURE TO BE REMOVED
	PROPOSED SAWCUT LINE
	EXISTING GRAVEL TO BE REMOVED
	EXISTING ASPHALT PAVEMENT TO BE REMOVED
	EXISTING BUILDING TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED
	PROPOSED LIMIT OF DISTURBANCE

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



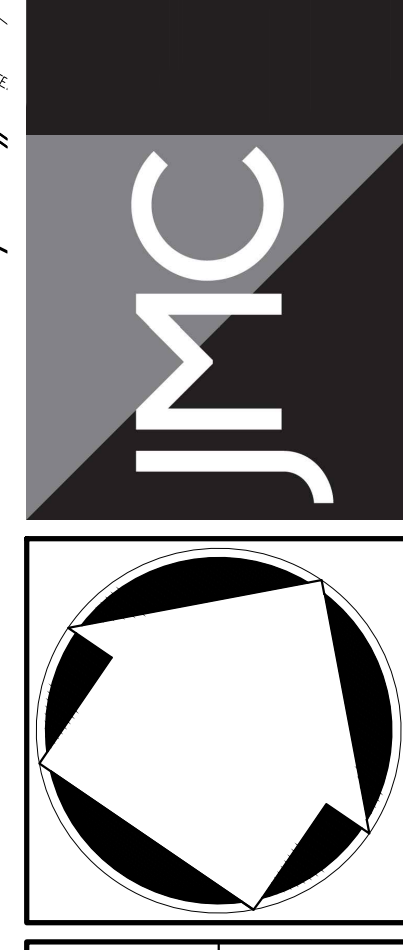
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Scale: 1" = 30'
Date: 11/13/2023
Project No: 17160
1766-SIE DEMO DEMO.SIE
Drawing No:

C-020

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	05/06/2024	EL

APPLICANT/OWNER:
5450 RTE 9W LLC
225 WEST MONTAUK HIGHWAY, SUITE 1
HAMPTON BAYS, NY 11946

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Mayer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

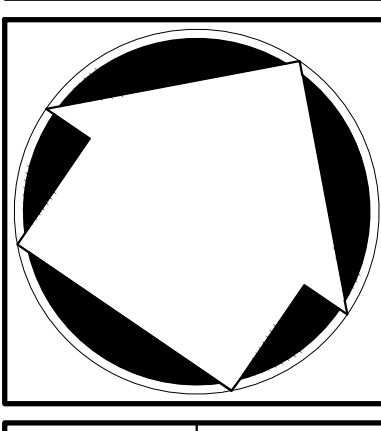


DEMOLITION PLAN
NEWBURGH COMMONS
5450 & 5450 ROUTE 9W
TOWN OF NEWBURGH, NY 12550

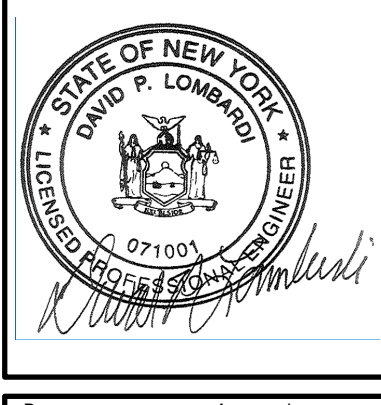
No.	Revision	Date
1.	ZBA SUBMISSION	02/05/2024
2.	PLANNING BOARD SUBMISSION	05/06/2024

APPLICANT/OWNER:
5450 RTE 9W LLC
 225 WEST MONTAUK HIGHWAY, SUITE 1
 HAMPTON BAYS, NY 11946

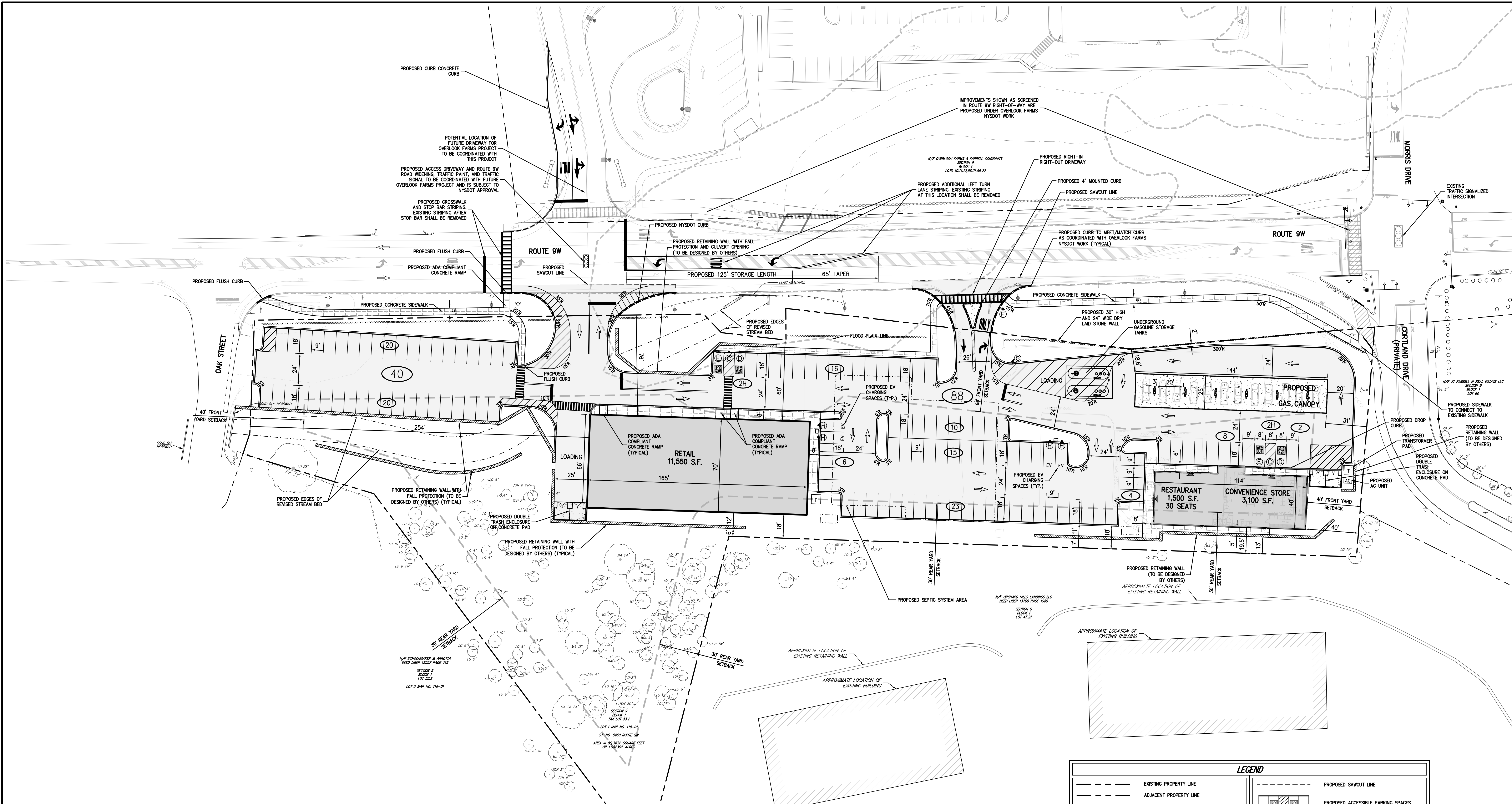
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Mayer Consulting, Inc.
 120 BEDFORD ROAD • BRIDGEMAN, NY 10504
 voice 914.273.5225 • fax 914.273.2102
 www.jmcpllc.com



LAYOUT PLAN
NEWBURGH COMMONS
 5450 & 5450 ROUTE 9W
 TOWN OF NEWBURGH, NY 12550



Drawn: **BMS** Approved: **DL**
 Scale: **1" = 30'**
 Date: **11/13/2023**
 Project No: **17160**
 1768-SE LAYOUT LAT.sxd
 Drawing No:



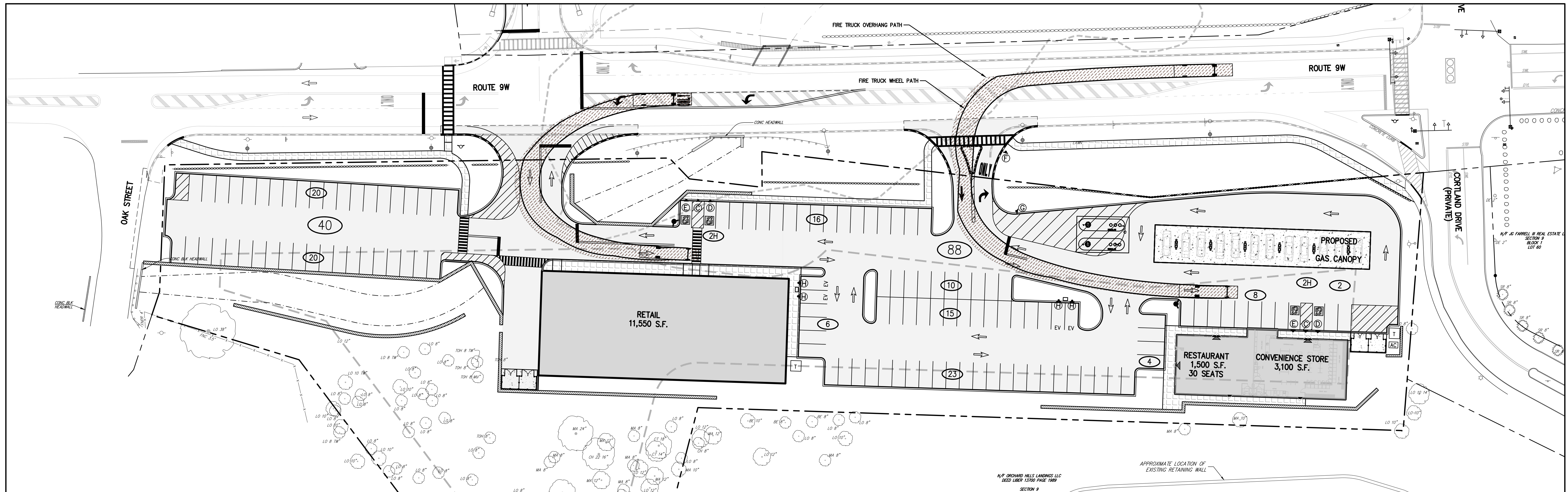
LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING FLOOD PLAN LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING WATERCOURSE LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
	EXISTING SIGN
	PROPOSED UTILITY POLE LOCATION
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED NYSDOT CURB
	PROPOSED 4" MOUNTED CURB
	PROPOSED WATERCOURSE
	PROPOSED SAWCUT LINE
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
	PROPOSED DROP CURB AND RAMP
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED RIP RAP
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED FLUSH CURB
	PROPOSED GUIDE RAIL
	PROPOSED HAND RAIL
	PROPOSED FENCE
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED 2-4" WIDE YELLOW LINES @ 0.0 C.
	PROPOSED 1-4" WIDE WHITE LINE
	PROPOSED 12" WIDE WHITE STOP LINE
	PROPOSED ARROW MARKING ON PAVEMENT
	PROPOSED WORD MARKING ON PAVEMENT
	TRAFFIC SIGN LOCATION & DESIGNATION

SIGN TABLE

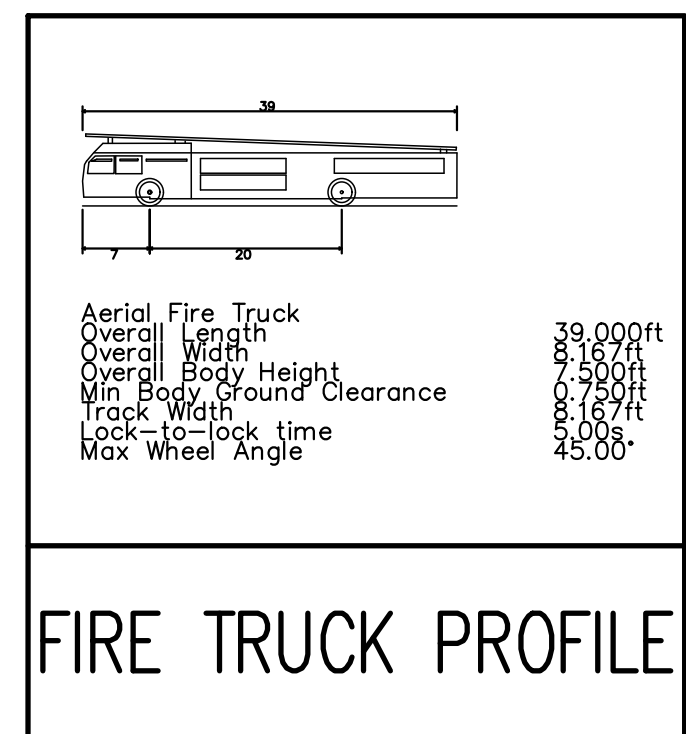
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A		30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B		30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R5-1	X
C		12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2	X
D		12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
E		12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 R7-8A	X
F		24"x24"	BLACK & RED ON WHITE	STEEL CHANNEL	7'-0"	R3-2	X
G		30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1 W4-4aP(R)	X
H		12"x18"	WHITE ON GREEN	STEEL CHANNEL	7'-0"	-	X

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY J.M.C. PLLC, DATED 05/02/2018.

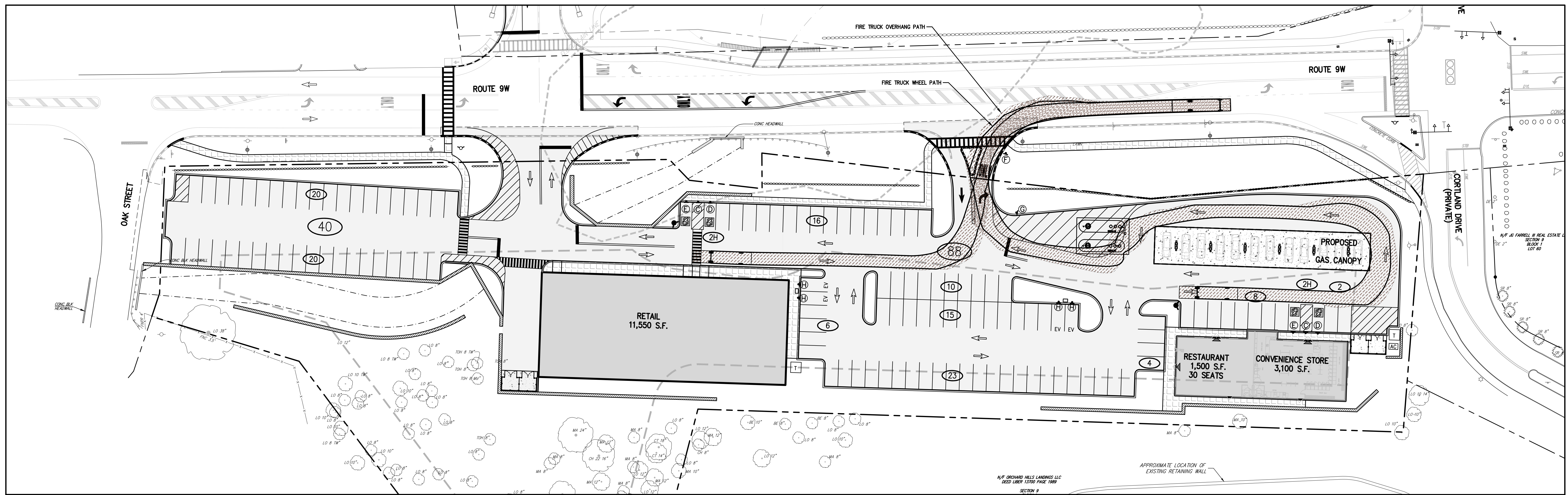
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FIRE TRUCK ENTRANCE ANALYSIS



FIRE TRUCK PROFILE



FIRE TRUCK EXIT ANALYSIS

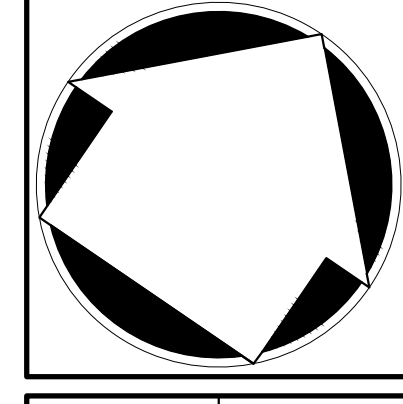
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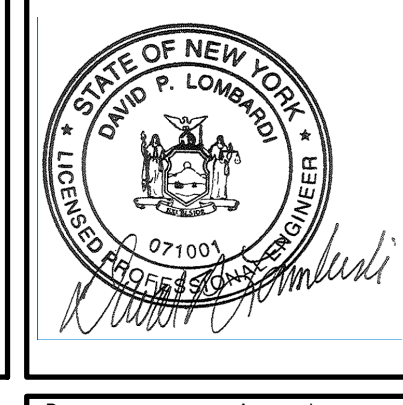
No.	Revision	Date	By

APPLICANT/OWNER:
5430 RTE 9W LLC
 225 WEST MONTAUK HIGHWAY, SUITE 1
 HAMPTON BAYS, NY 11946

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Mayer Consulting, Inc.
 120 BEDFORD ROAD • ARMONK, NY 10504
 voice 914.273.5225 • fax 914.273.2192
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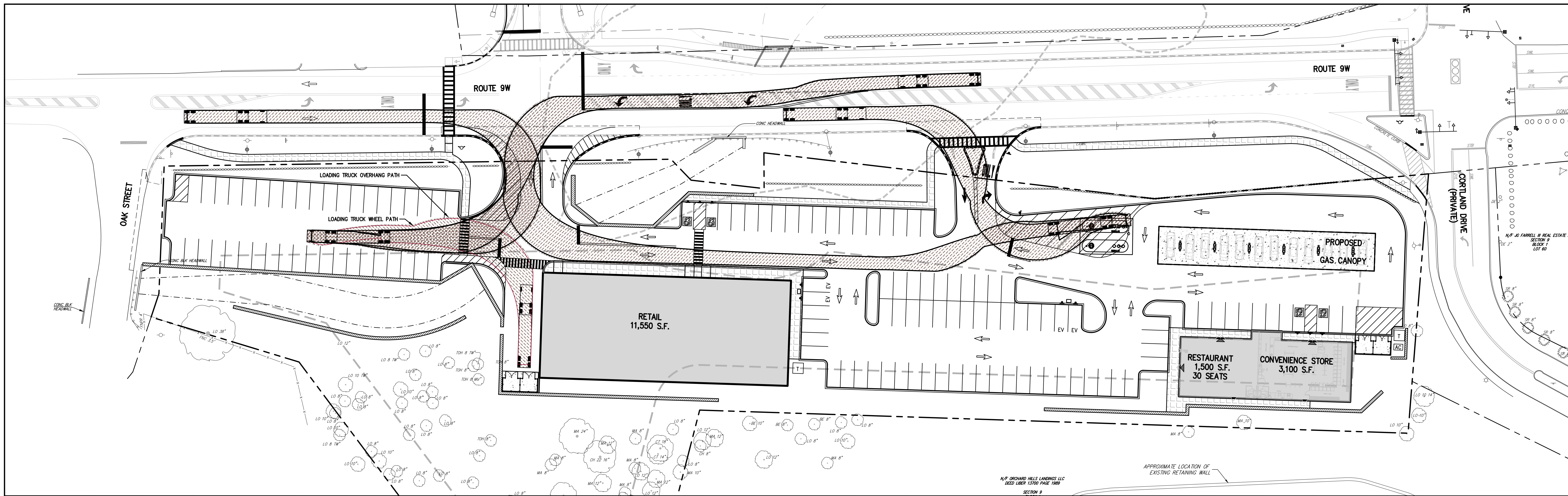


FIRE TRUCK TURNING PLAN
 NEWBURGH COMMONS
 5430 & 5450 ROUTE 9W
 TOWN OF NEWBURGH, NY 12550

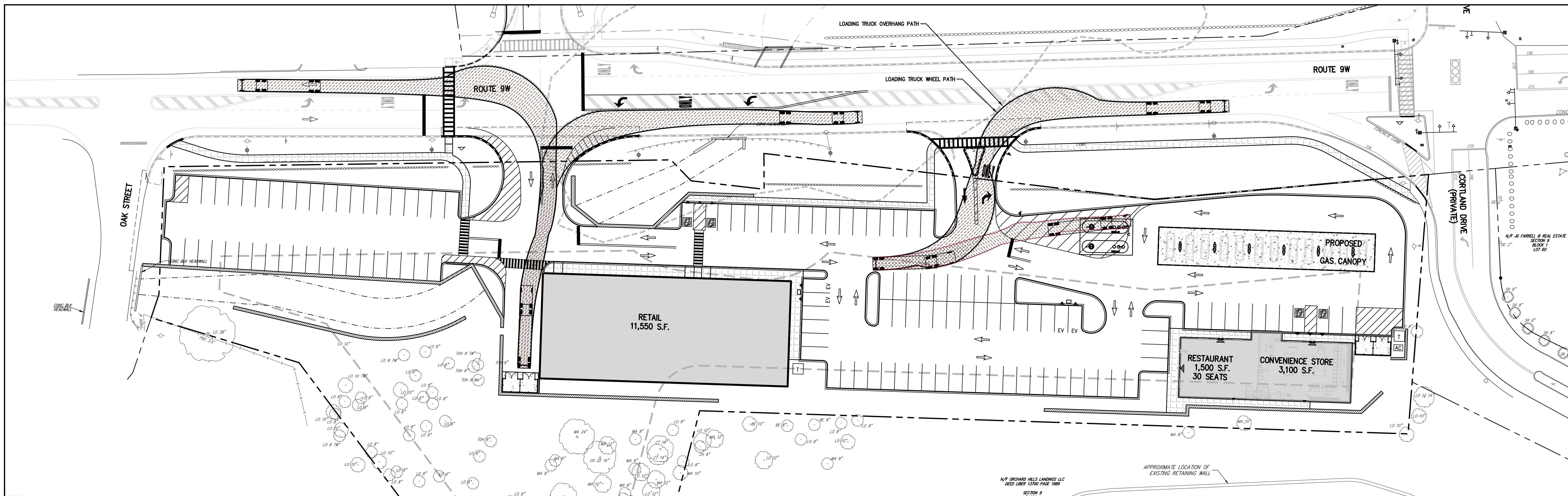
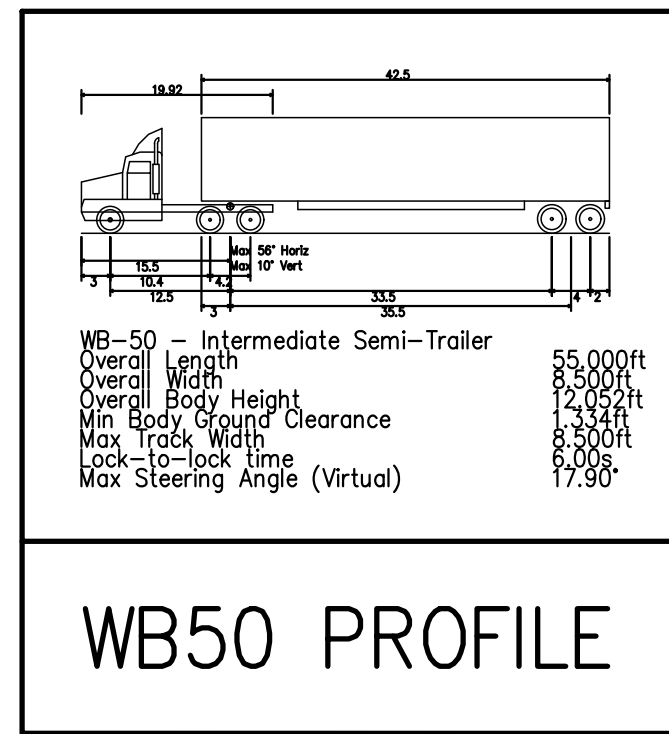


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Drawn:	BMS	Approved:	DL
Scale:	1" = 30'		
Date:	05/06/2024		
Project No.:	17160		
1706-SIE	FIRE TRUCK	TRUCK-FIRE	
Drawing No.:	C-110		



LOADING TRUCK WB50 ENTRANCE ANALYSIS



LOADING TRUCK WB50 EXIT ANALYSIS

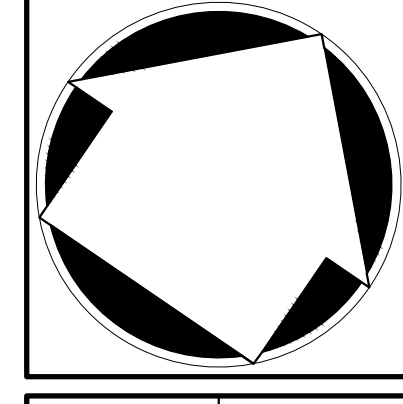
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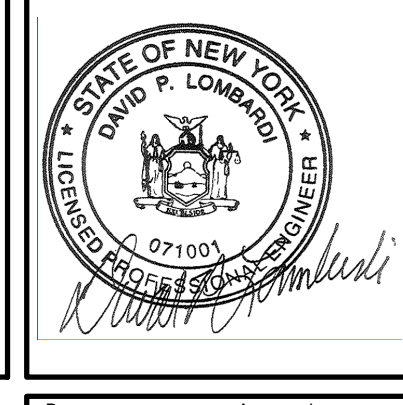
No.	Revision	Date	By

APPLICANT/OWNER:
5450 RTE 9W LLC
 225 WEST MONTAUK HIGHWAY, SUITE 1
 HAMPTON BAYS, NY 11946

JMC Planning, Engineering, Landscape
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**LOADING TRUCK
 TURNING PLAN**
 NEWBURGH COMMONS
 5450 & 5450 ROUTE 9W
 TOWN OF NEWBURGH, NY 12550

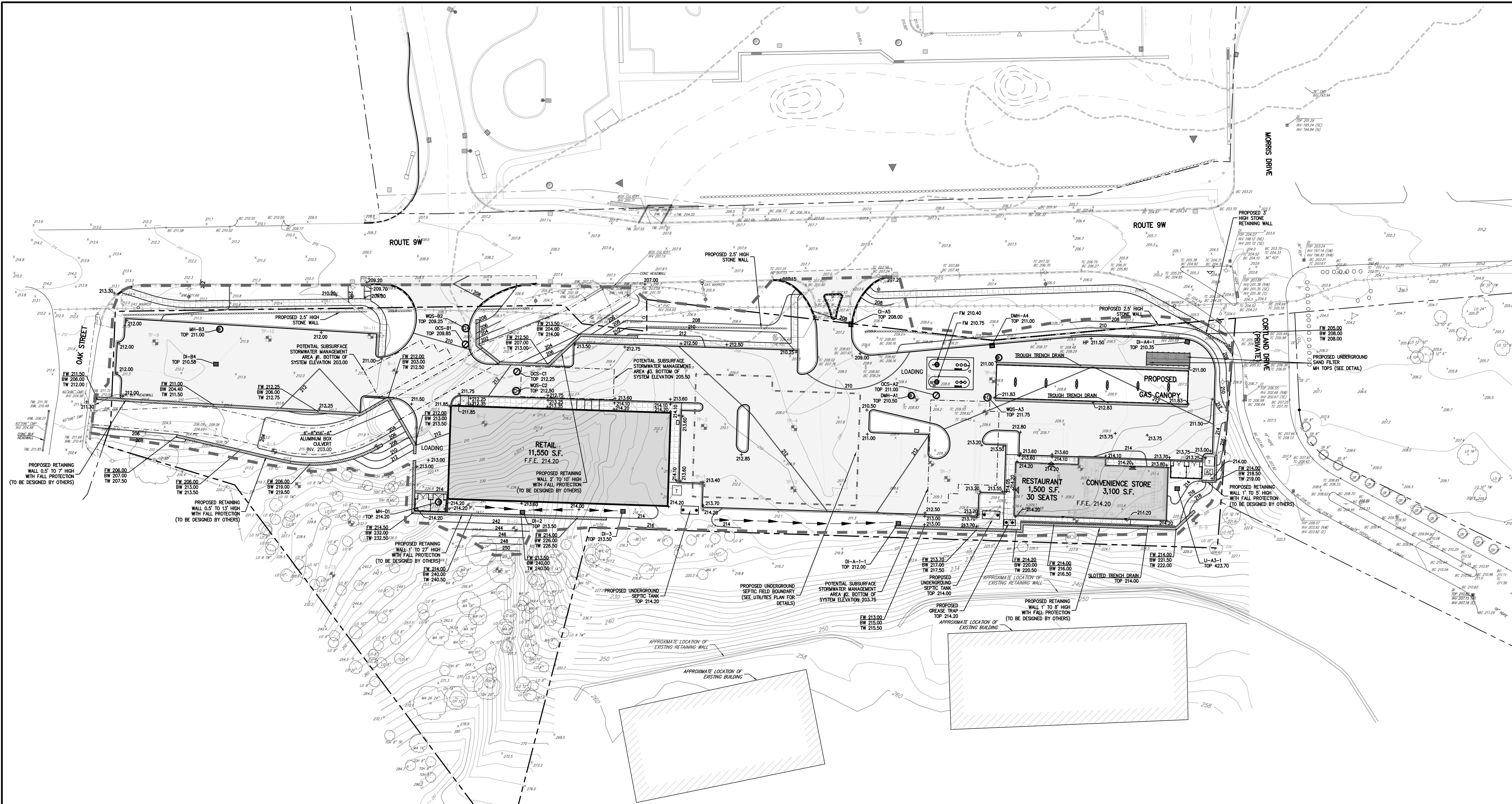


Drawn: **BMS** Approved: **DL**
 Scale: **1" = 30'**
 Date: **05/06/2024**
 Project No: **17160**
 Title: **TRUCK TRUCK-LOADING**

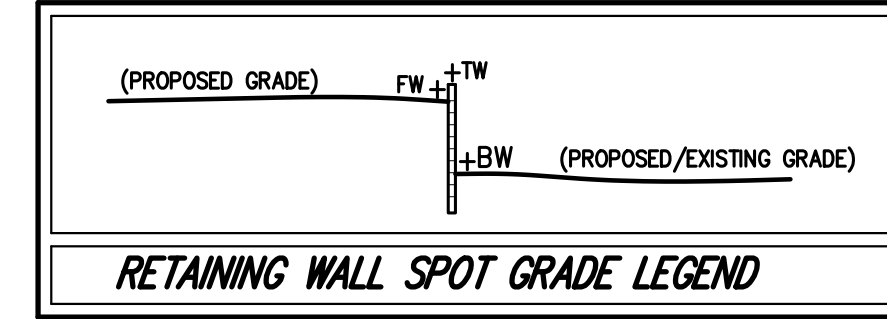
C-111

NOT FOR CONSTRUCTION

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED TO THE DESIGNER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL MAINTAIN ALL RECORD DRAWINGS AND AS-BUILT INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL MAINTAIN ALL RECORD DRAWINGS AND AS-BUILT INFORMATION.



- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY JMC, P.L.L.C., DATED 05/02/2016.
 - GEOLOGICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOLOGICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION," DATED 06/01/2022, PREPARED BY CAROL SIMPSON & ASSOCIATES.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.

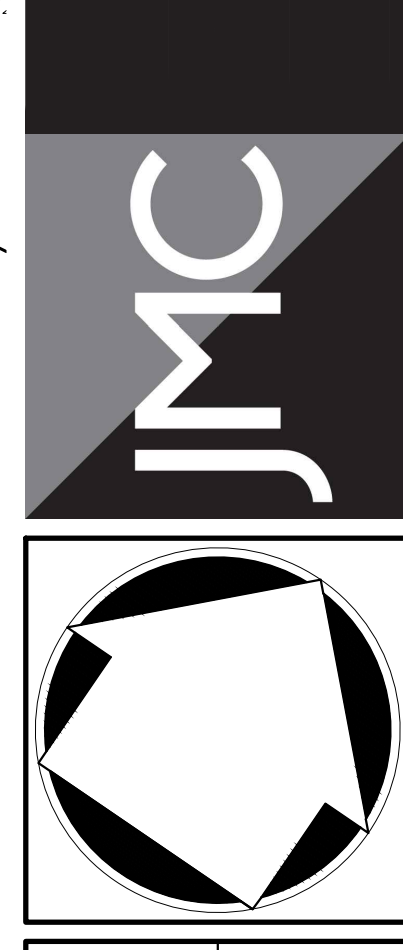


LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING WATERCOURSE LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED WATERCOURSE LINE
	PROPOSED BUILDING OVERHANG
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED FINISHED GRADE
	PROPOSED SPOT GRADE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE DI DRAIN INLET
	PROPOSED WATER QUALITY STRUCTURE
	PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
	PROPOSED CLEANOUT
	PROPOSED HYDRANT
	PROPOSED SEPTIC AREA
	PROPOSED SWALE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED RIP-RAP
	TEST PIT LOCATION AND DESIGNATION
	BORING LOCATION AND DESIGNATION
	PROPOSED STONE WALL

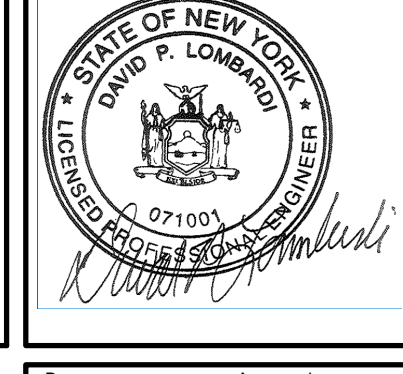
No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	05/06/2024	EL

APPLICANT/OWNER:
5450 RTE 9W LLC
 225 WEST MONTAUK HIGHWAY, SUITE 1
 HAMPTON BAYS, NY 11946

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
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 120 BEDFORD ROAD • WATKINS, NY 10504
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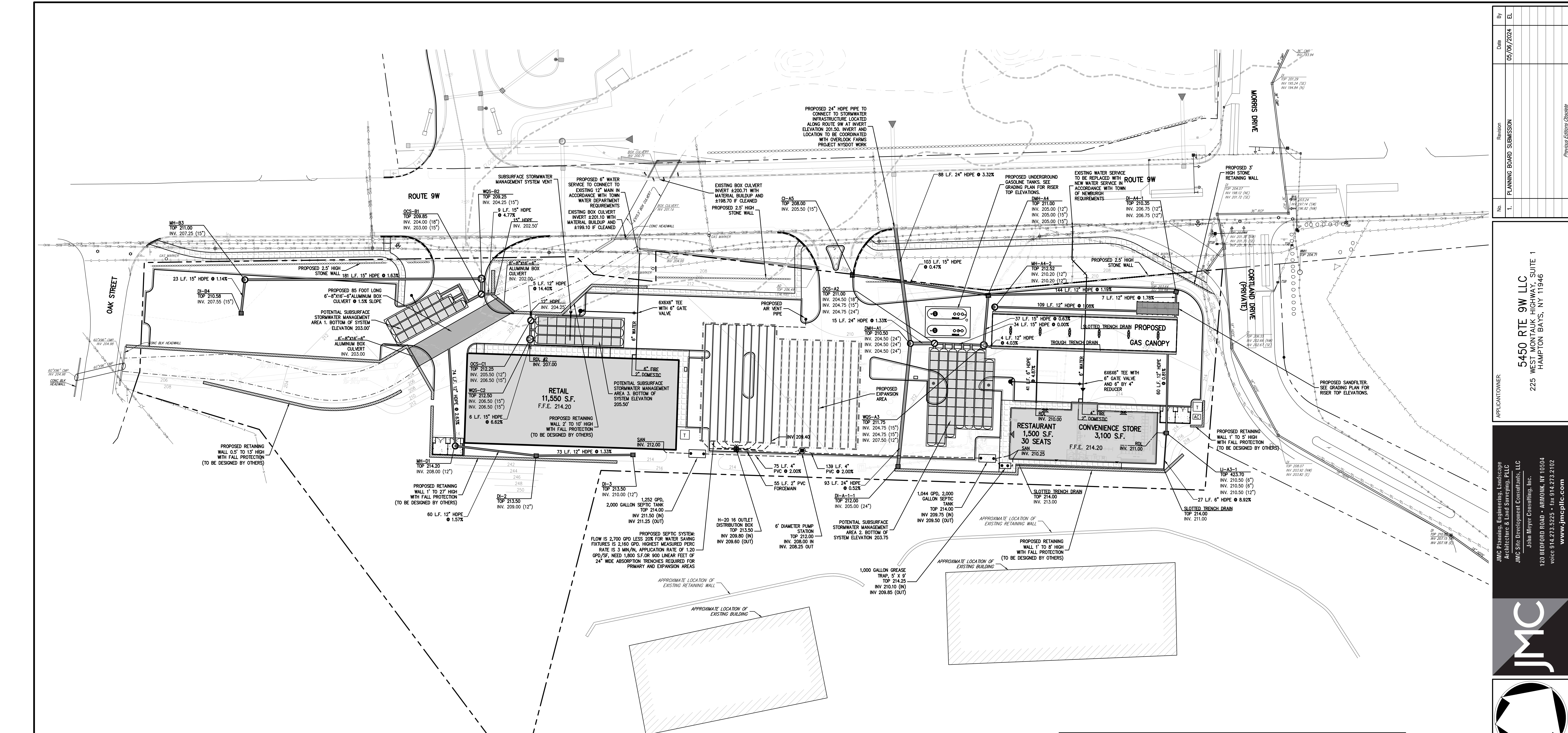


GRADING PLAN
NEWBURGH COMMONS
 5450 & 5450 ROUTE 9W
 TOWN OF NEWBURGH, NY 12550



Drawn:	BMS	Approved:	DL
Scale:	1" = 30'	Date:	11/13/2023
Project No:	17160	Project Name:	1709-SE GRAD
Drawing No:	C-200		

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NOTES

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, LAST REVISED 05/02/2018.
- ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
- UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATER-TIGHT IN ACCORDANCE WITH ASTM D-3212.
- UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVC), ASTM 35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3012.
- UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE COATED-LINE DUCTILE IRON PIPE (DIP), CLASS 52, WITH MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-150, C-101, C-104 AND C-111.
- ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEUBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEUBURGH WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REGULATIONS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF NEUBURGH.
- ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED, CLASS 52, DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-91 OR LATER REVISION FOR DUCTILE IRON PIPE JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
- 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 GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON MEGALIC SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10-87 OR LATEST REVISION FOR DUCTILE IRON FITTINGS OR ANSI/AWWA C153/A21.53-94 FOR LATEST REVISION FOR DUCTILE IRON COMPACT FITTINGS.
- ALL VALVES SHALL BE RESILIENT GATE, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C509 OR LATEST REVISION SUCH AS MUELLER A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTER CLOCK WISE).
- TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL, TAPPING VALVE SHALL BE RESILIENT GATE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED EQUAL, ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEUBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
- ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. COPORATION STOPS SHALL BE MUELLER H-1502Z FOR 1/2 AND 1 INCH, MUELLER H-1500D OR B-2500D FOR 1 1/2 OR 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1501-2 FOR 1/2 AND 1 INCH AND MUELLER B-2500A FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-1031Z FOR 1/2 AND 1 INCH AND MUELLER H-1031D FOR 1 1/2 AND 2 INCH SIZES.
- ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEUBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEUBURGH WATER DEPARTMENT.
- THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEUBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEUBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE, SATISFACTORY SANITARY RESULTS FROM A NEW YORK STATE CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEUBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
- TALL HYDRANTS SHALL BE GLOW-EDDY F-2640 CONFORMING TO AWWA STANDARD C-502, LATEST REVISION. ALL HYDRANTS SHALL INCLUDE A 5/8 INCH MAIN VALVE OPENING, TWO 2 1/2 INCH DIAMETER NPT HOSE NOZZLES, ONE 4 INCH NPT STEAMER NOZZLE, A 6 INCH DIAMETER INLET CONNECTION AND A 1 1/2 INCH PENTAGON OPERATING NUT. ALL HYDRANTS SHALL OPEN LEFT (COUNTER-CLOCKWISE). HYDRANTS ON MAINS TO BE DEDICATED TO THE TOWN SHALL BE EQUIPMENT YELLOW. HYDRANTS LOCATED ON PRIVATE PROPERTY SHALL BE RED.
- PRESSURE AND LEAKAGE TESTS ARE REQUIRED AND SHALL BE DONE IN ACCORDANCE WITH AWWA C-600 STANDARDS.
- DISINFECTION OF ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH AWWA C-651 - YEAR OF LATEST REVISION STANDARDS.
- ALL WATER MAINS SHALL BE 8" CLASS 52, DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
- THE FINAL LAYOUT OF THE PROPOSED WATER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEUBURGH WATER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.
- ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMER RING GASKET CONFORMING ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
- THIS PROJECT HAS INDICATED THE INTENT TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE, EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
- BACKFLOW PREVENTION DEVICES FOR BOTH DOMESTICS AND FIRE SERVICES TO BE APPROVED BY ODOOH AND ARE DESIGNED BY OTHERS UNDER A SEPARATE APPLICATION.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT AND SHALL PERFORM ALL WORK REQUIRED IN CONNECTION WITH ALL THE TESTS AS SPECIFIED HEREIN. ALL PIPE SHALL BE TESTED BY HYDROSTATIC PRESSURE, FIFTY (50) PERCENT IN EXCESS OF THE NORMAL PSI WORKING PRESSURE BUT NOT LESS THAN 150 PSI OR MORE THAN THE DESIGN RATING OF THE PIPE APPURTENANCES, IN ACCORDANCE WITH AWWA SPECIFICATION C-600. THE TEST SHALL BE DETERMINED BY THE WATER AUTHORITY AND/OR OWNER'S FIELD REPRESENTATIVE. EACH SECTION TESTED SHALL BE SLOWLY FILLED WITH WATER, CARE BEING TAKEN TO EXPEL ALL AIR FROM THE PIPES. IF NECESSARY, THE PIPES SHALL BE TAPPED AT HIGH POINTS TO VENT THE AIR. REQUIRED PRESSURE, AS MEASURED AT THE POINT OF LOWEST ELEVATION, SHALL BE APPLIED FOR NOT LESS THAN TWO (2) HOURS, AND ALL PIPE, FITTINGS, VALVES, HYDRANTS AND JOINTS SHALL BE CAREFULLY EXAMINED FOR DEFECTS. LEAKY JOINTS SHALL BE MADE WATER-TIGHT.
- IF THE SECTION BEING TESTED SHALL FAIL TO PASS THE PRESSURE TEST OR THE LEAKAGE TEST, OR BOTH, THE CONTRACTOR SHALL DO EVERYTHING NECESSARY TO LOCATE, UNCOVER, AND REPAIR OR REPLACE THE DEFECTIVE PIPE, FITTINGS OR JOINTS, AND ALL SUCH WORK SHALL BE DONE AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
- IN THE EVENT OF CONFLICT BETWEEN THE TESTS SPECIFIED HEREIN AND THE TEST REQUIREMENTS OF THE TOWN OF NEUBURGH WATER DISTRICT, HEALTH DEPARTMENT OR ANY OTHER AUTHORITY HAVING JURISDICTION OVER ALL OR ANY PORTION OF THE WATER LINES INSTALLED UNDER THIS CONTRACT, THE MORE RESTRICTIVE REQUIREMENTS SHALL GOVERN.
- AFTER THE WATER LINE HAS PASSED THE REQUIRED PRESSURE AND LEAKAGE TESTS AND BEFORE BEING PLACED INTO SERVICE, THE ENTIRE LINE SHALL BE DISINFECTED. ALL DISINFECTING METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH AWWA SPECIFICATION C-651. ALL DISINFECTION OPERATIONS AND PROCEDURES SHALL MEET WITH THE APPROVAL OF THE WATER AUTHORITY AND HEALTH DEPARTMENT.
- IF THE INITIAL BACTERIOLOGICAL TESTS ARE NOT SATISFACTORY, THE CONTRACTOR SHALL DO EVERYTHING NECESSARY TO OBTAIN SATISFACTORY BACTERIOLOGICAL TESTS, INCLUDING MAKING PROVISIONS TO ISOLATE SHORTER SECTIONS OF LINE TO LOCATE THE SOURCE OF CONTAMINATION. ALL WORK NECESSARY AND REQUIRED TO OBTAIN SATISFACTORY BACTERIOLOGICAL TESTS SHALL BE AT THE CONTRACTORS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
- THE DESIGN, CONSTRUCTION AND INSTALLATION OF THE WATER MAINS SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE: "RECOMMENDED STANDARDS FOR WATER WORKS (TEN STATES)" "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH" "NEW YORK STATE DEPARTMENT OF HEALTH AND ORANGE COUNTY DEPARTMENT OF HEALTH POLICIES, PROCEDURES, AND STANDARDS"
- UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE BY THE PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE PROFESSIONAL ENGINEER.
- ALL WATER DISTRIBUTION SYSTEM PIPES AND APPURTENANCES SHALL CONFORM TO CURRENT TOWN OF NEUBURGH STANDARDS.
- BACKFLOW PREVENTION DEVICE WILL BE LOCATED IN THE BUILDING. APPLICATION FOR APPROVAL SHALL BE SUBMITTED UNDER SEPARATE COVER BY THE MECHANICAL ENGINEER/ARCHITECT.
- UNDER INDUSTRIAL CODE 753, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY ALL OPERATORS OF UTILITIES LISTED ON THE CURRENT "MASTER LIST OF OPERATORS" ON FILE WITH THE CENTRAL REGISTRY AS WELL AS THE TOWN OF NEUBURGH AND NYSDOT PRIOR TO THE START OF THIS WORK SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE AND MARK THE LOCATIONS OF THEIR OWN UTILITIES. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY HIS OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES. THE CONTRACTOR SHALL, AT HIS OR HER OWN EXPENSE, REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE OR SHE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNNECESSARY INTERRUPTION TO UTILITY SERVICE.
- POTABLE WATER PIPE NETWORKS MUST BE IN COMPLIANCE WITH THE "NO LEAD LAW". THE AMENDMENT TO THE SAFE DRINKING WATER ACT WHICH PROHIBITS THE USE OF BRASS PRODUCTS CONTAINING MORE THAN 0.2% LEAD. THE WATER SERVICE INSTALLATION MUST ALSO COMPLY WITH THE "NO LEAD LAW" THAT WENT INTO EFFECT JANUARY 4, 2014.
- HYDRANT DRAINS ARE TO BE PLUGGED IF GROUNDWATER IS EXPECTED WITHIN 2' OR LESS BELOW BASE. WHEN DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED OUT AFTER USE AND THESE HYDRANTS MUST BE MARKED/LABELLED TO INDICATE AS SUCH.

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WATERCOURSE LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED EASEMENT LINE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE D DRAIN INLET
	PROPOSED TYPE II DRAIN INLET
	PROPOSED TRENCH DRAIN
	PROPOSED WATER QUALITY STRUCTURE
	PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
	PROPOSED CLEANOUT
	PROPOSED HYDRANT
	PROPOSED STORM DRAIN LINE & SIZE
	PROPOSED SANITARY SEWER LINE & SIZE
	PROPOSED GAS LINE
	PROPOSED ELECTRIC/TELEPHONE/CABLE
	PROPOSED WATER VALVE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED UTILITY POLE
	PROPOSED SEPTIC AREA

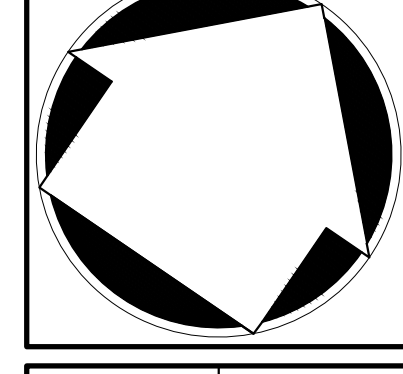
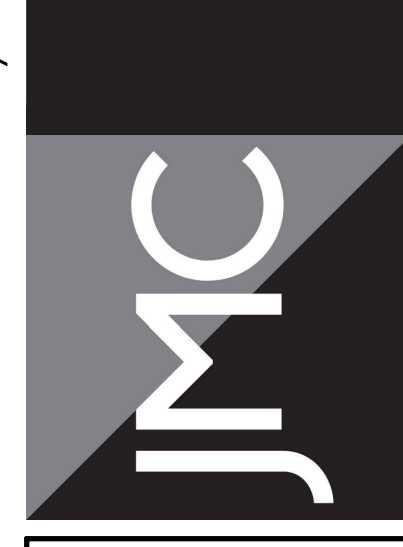
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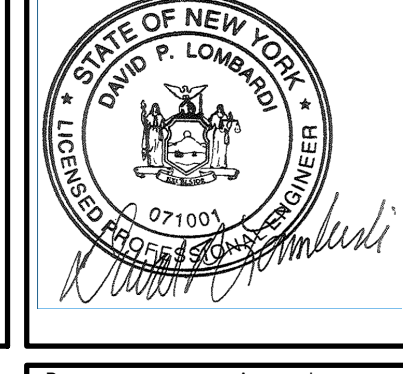
No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	05/06/2024	EL

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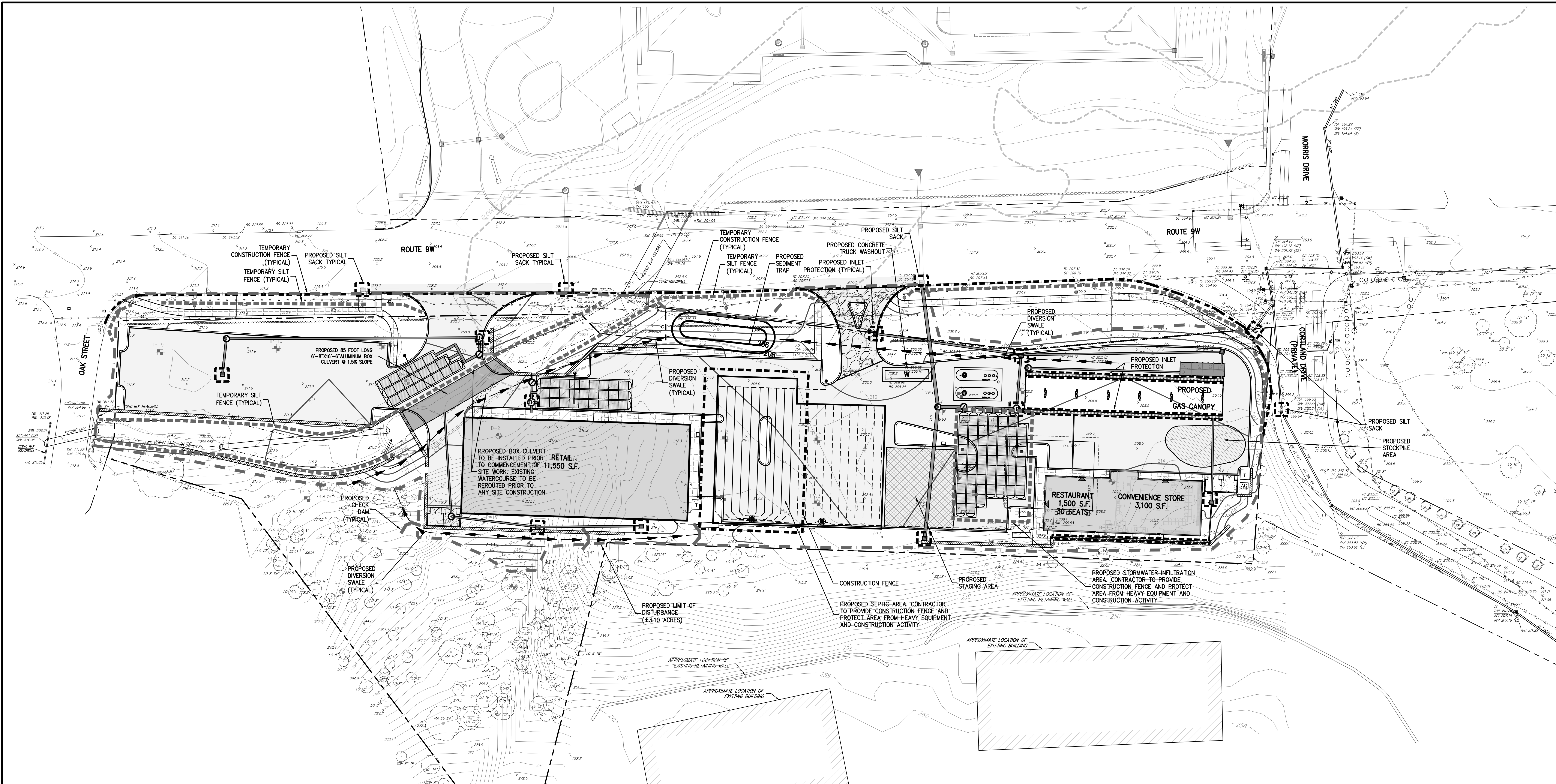
UTILITIES PLAN
NEUBURGH COMMONS
 5450 & 5450 ROUTE 9W
 TOWN OF NEUBURGH, NY 12550



Drawn:	BMS	Approved:	DL
Scale:	1" = 30'		
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NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, DATED 05/02/2018.
- THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
- PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE REUSED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINFALL, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
- STOCKPIILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
- DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION, HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
- ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(b) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANS A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF AGRICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
 - SEED MIXTURE AND RATE OF APPLICATION:
 - IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRE (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
 - IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "AROSTOOK" WINTER RYE (CERIAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
 - APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
 - MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
- ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 30 CALENDAR DAYS BUT LESS THEN 1 YEAR, SHALL BE TEMPORARILY SEEDED WITHIN 7 DAYS AFTER SUSPENSION OF GRADING, IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION (CTDEP) "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" AND THE ANS A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF AGRICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
 - FOR SEED MIXTURE AND RATE OF APPLICATION CONTRACTOR SHALL REFER TO FIGURE TS-2 IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
 - APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS. SEEDING RATES SHALL BE INCREASED BY 10% WHEN HYDROSEEDING.
 - MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
- ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN WOODRUSH, DENSE VEGETATIVE COVER.
- TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

SEQUENCE OF CONSTRUCTION

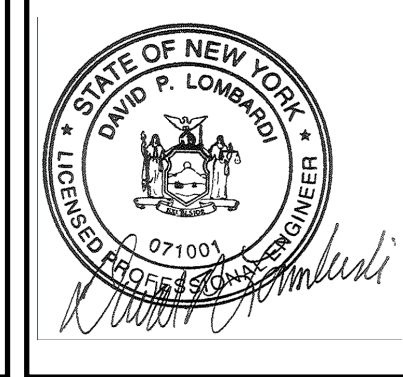
CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

- DEMOLITION OF EXISTING BUILDINGS AS REQUIRED.
- INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN.
- INSTALL DIVERSION SWALE ALONG EXISTING WATERCOURSE AND COMMENCE INSTALLATION OF PROPOSED CULVERT PIPE AND REROUTING OF WATERCOURSE.
- PROPOSED RELOCATION OF EXISTING STREAM TO BE ESTABLISHED PRIOR TO ANY SITE DISTURBANCE RELATING TO THE RETAIL BUILDING AND PARKING AREA.
- CLEAR UNDEVELOPED PORTION OF PROPERTY WHICH IS TO BE DEVELOPED.
- STRIP AND STOCKPILE TOPSOIL.
- BEGIN BUILDING AND PARKING LOT CONSTRUCTION, ROUGH GRADING.
- INSTALL STORM DRAIN SYSTEM COMPLETE (IMMEDIATELY INSTALL HAYBALE FILTERS ON ALL INLETS).
- INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED.
- INSTALL CONCRETE AND ASPHALT CONCRETE PAVEMENT COMPLETE.
- FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
- CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
- COMPLETE SITE AND BUILDING CONSTRUCTION.

LEGEND

- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION FENCE
- PROPOSED SILT FENCE
- PROPOSED CHECK DAM
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ACCESS
- PROPOSED STAGING AREA
- PROPOSED TEMPORARY SWALE
- PROPOSED TEMPORARY SEDIMENT TRAP
- PROPOSED STAGING AREA
- EXISTING FEATURE TO BE REMOVED
- CONCRETE TRUCK WASHOUT

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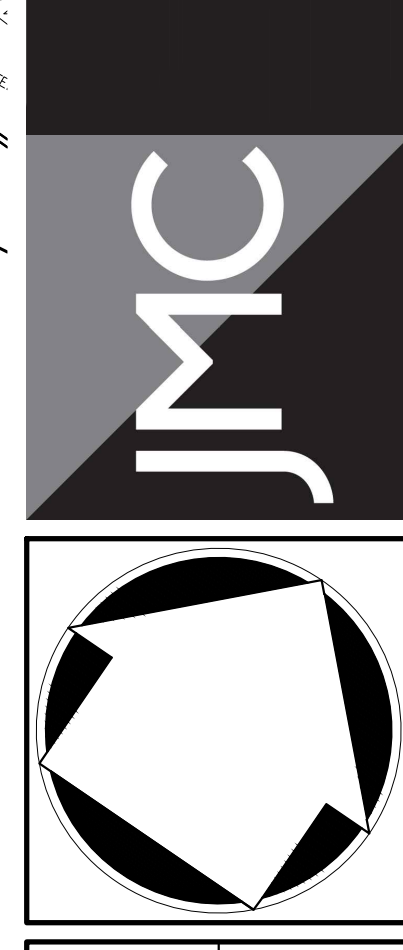


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Date: 11/13/2023
Project No: 17160
1706-SIE EAS SE.ac
Drawing No: C-400

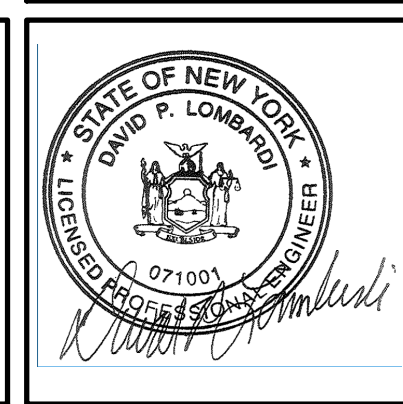
No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	05/06/2024	EL

APPLICANT/OWNER:
5450 RTE 9W LLC
225 WEST MONTAUK HIGHWAY, SUITE 1
HAMPTON BAYS, NY 11946

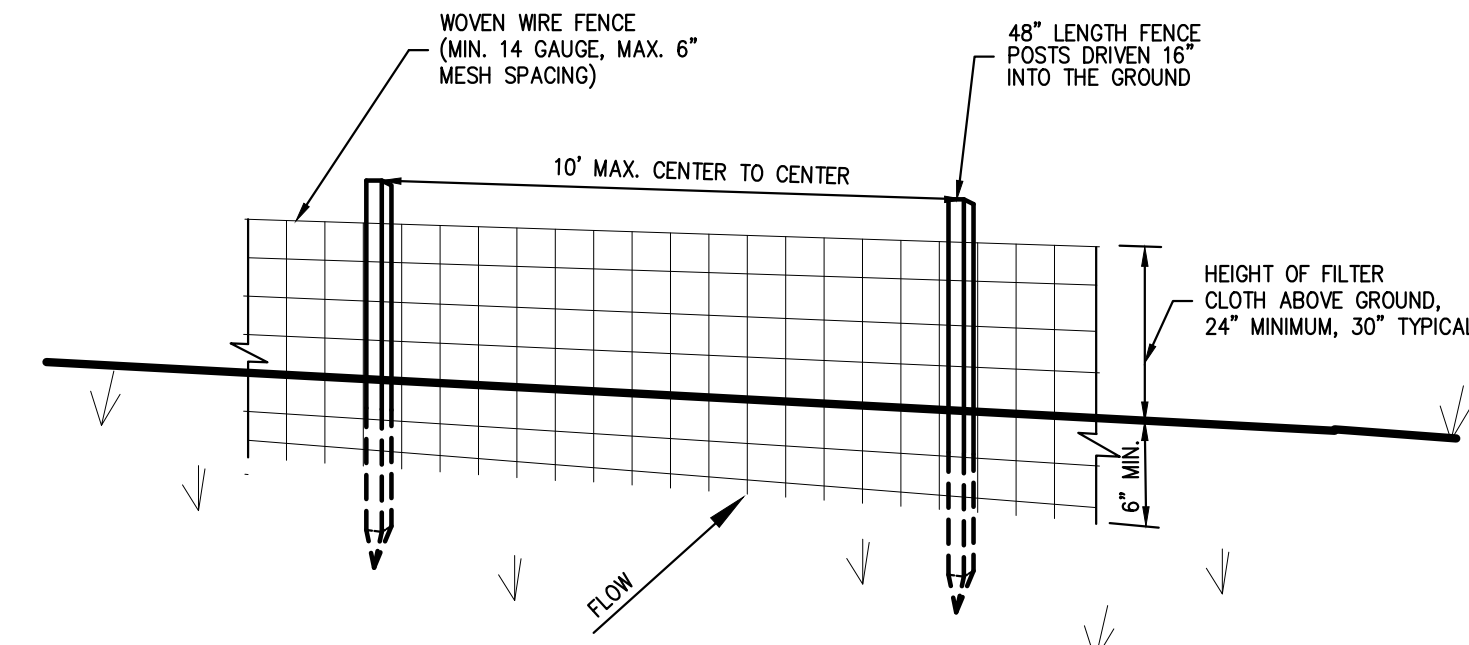
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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120 BEDFORD ROAD • BRITAIN, NY 10504
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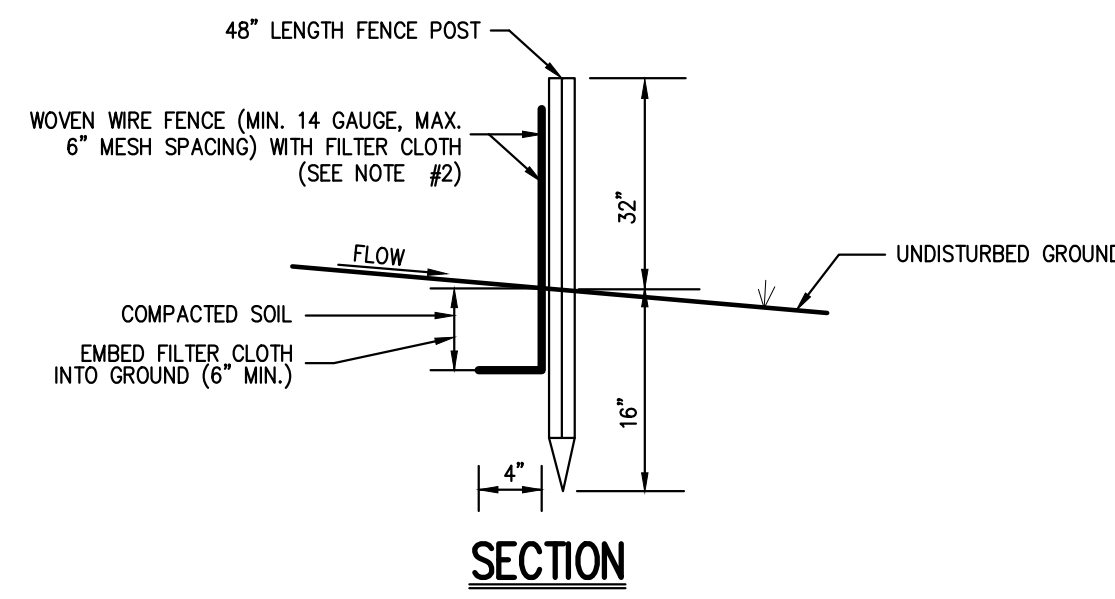
EROSION AND SEDIMENT CONTROL PLAN
NEWBURGH COMMONS
5450 & 5450 ROUTE 9W
TOWN OF NEWBURGH, NY 12550



Drawn: BMS Approved: DL
Scale: 1" = 30'
Date: 11/13/2023
Project No: 17160
1706-SIE EAS SE.ac
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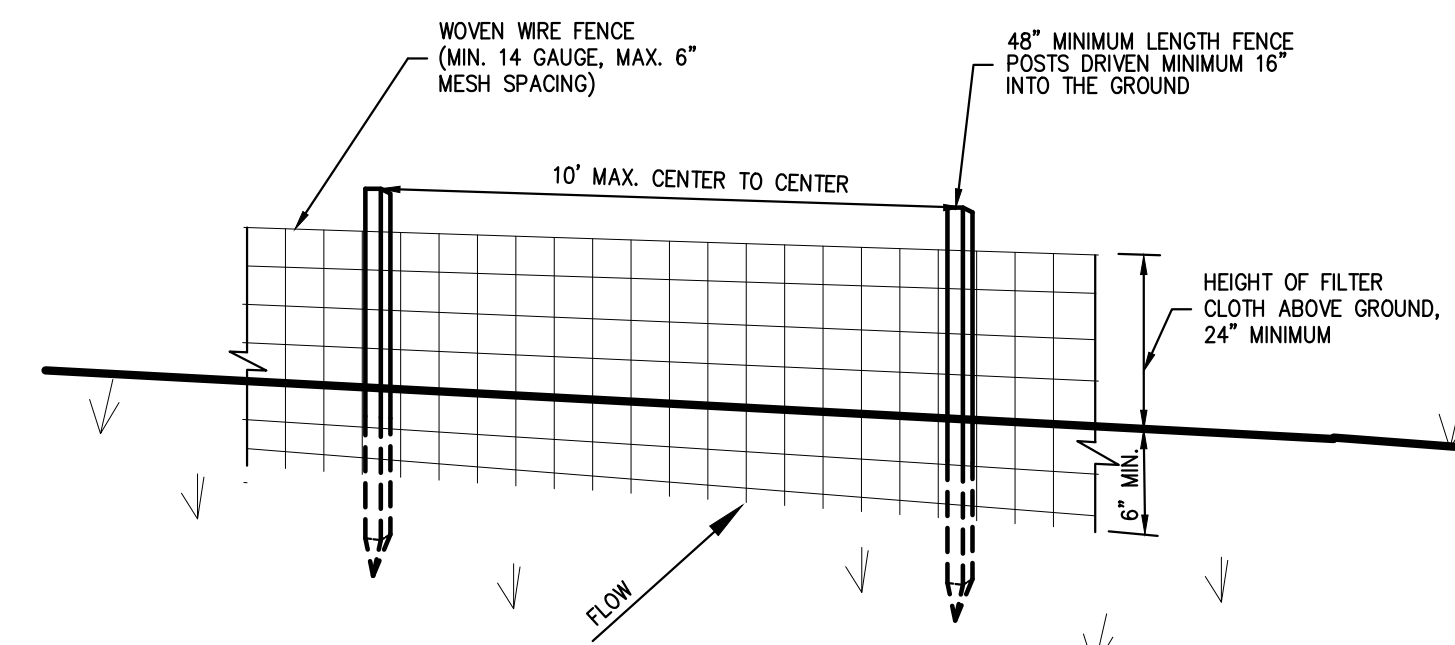
PERSPECTIVE VIEW



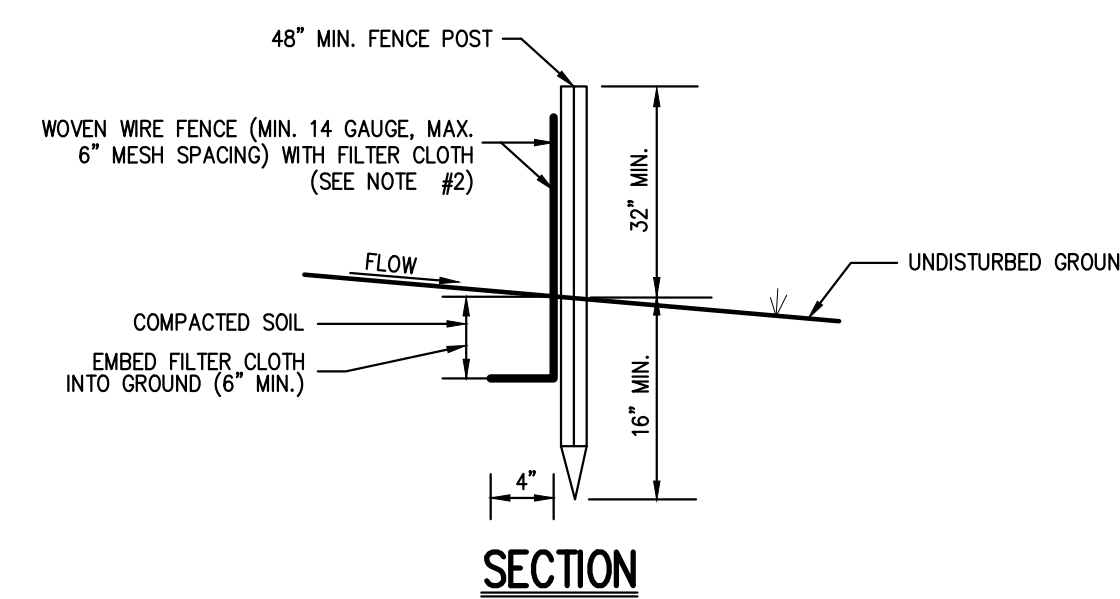
SECTION

NOTES:

1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24\"/>



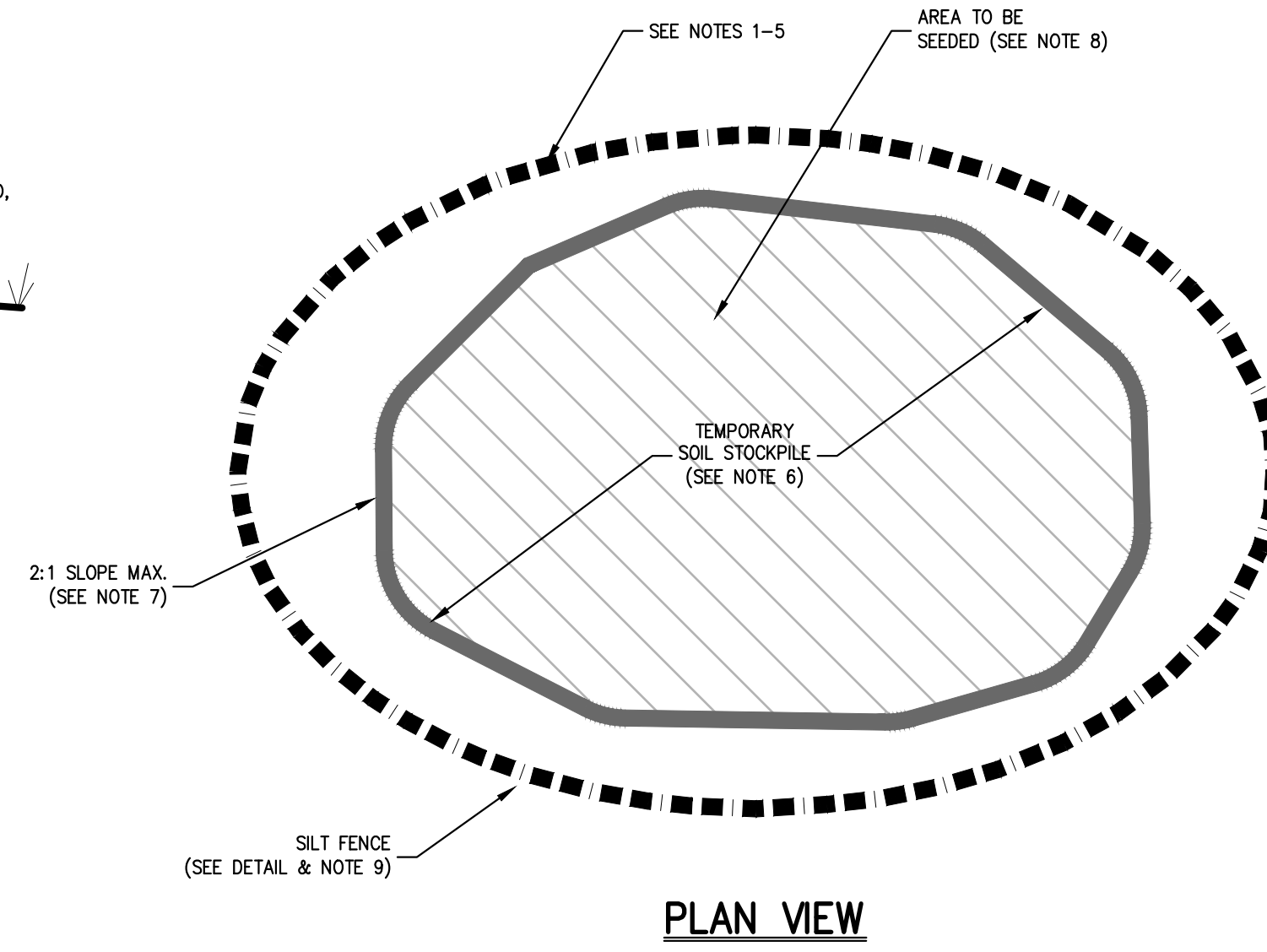
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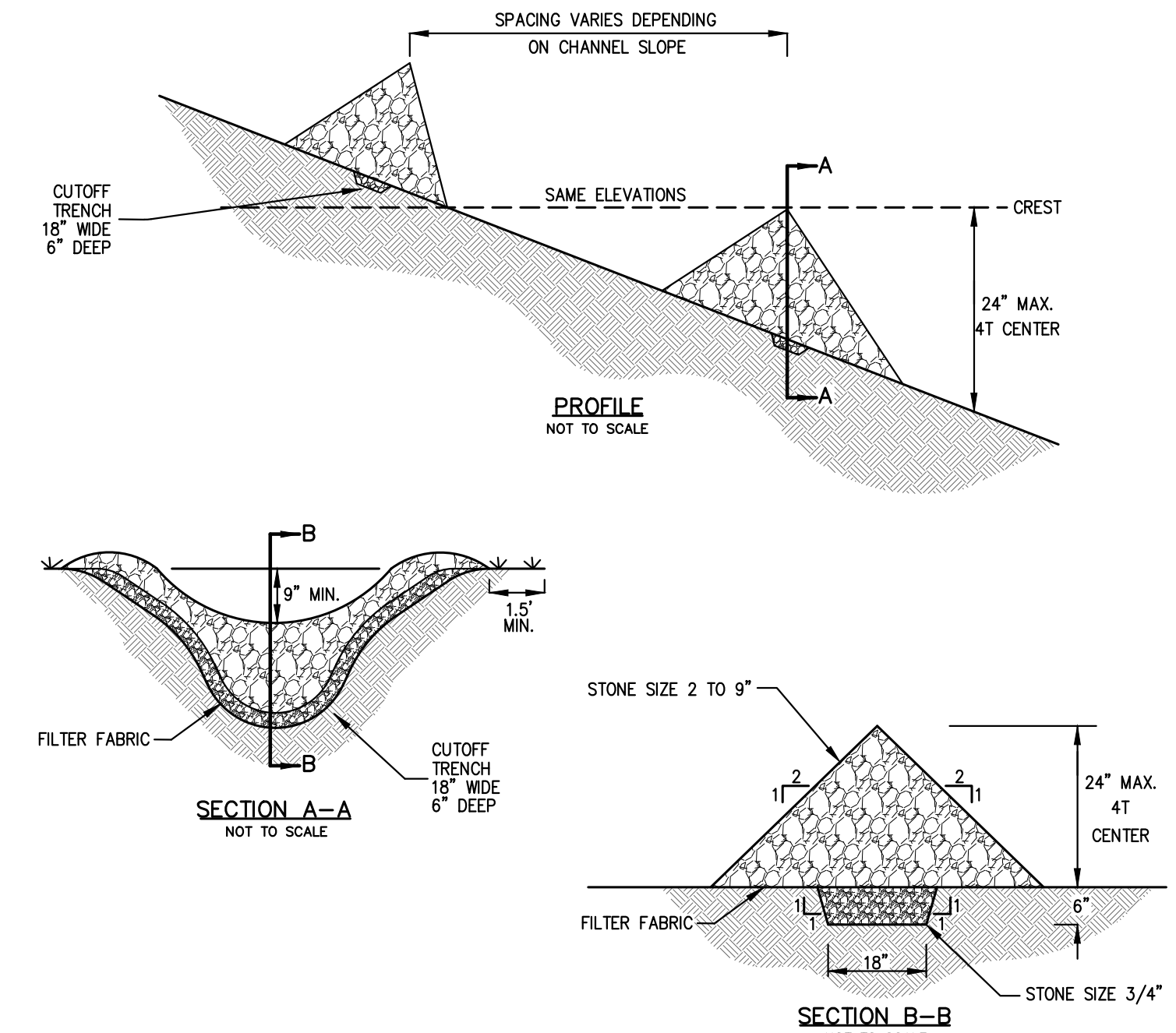
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2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24\"/>



PLAN VIEW



CONSTRUCTION SPECIFICATIONS:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANK TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

MAXIMUM DRAINAGE AREA 2 ACRES.

SILT FENCE

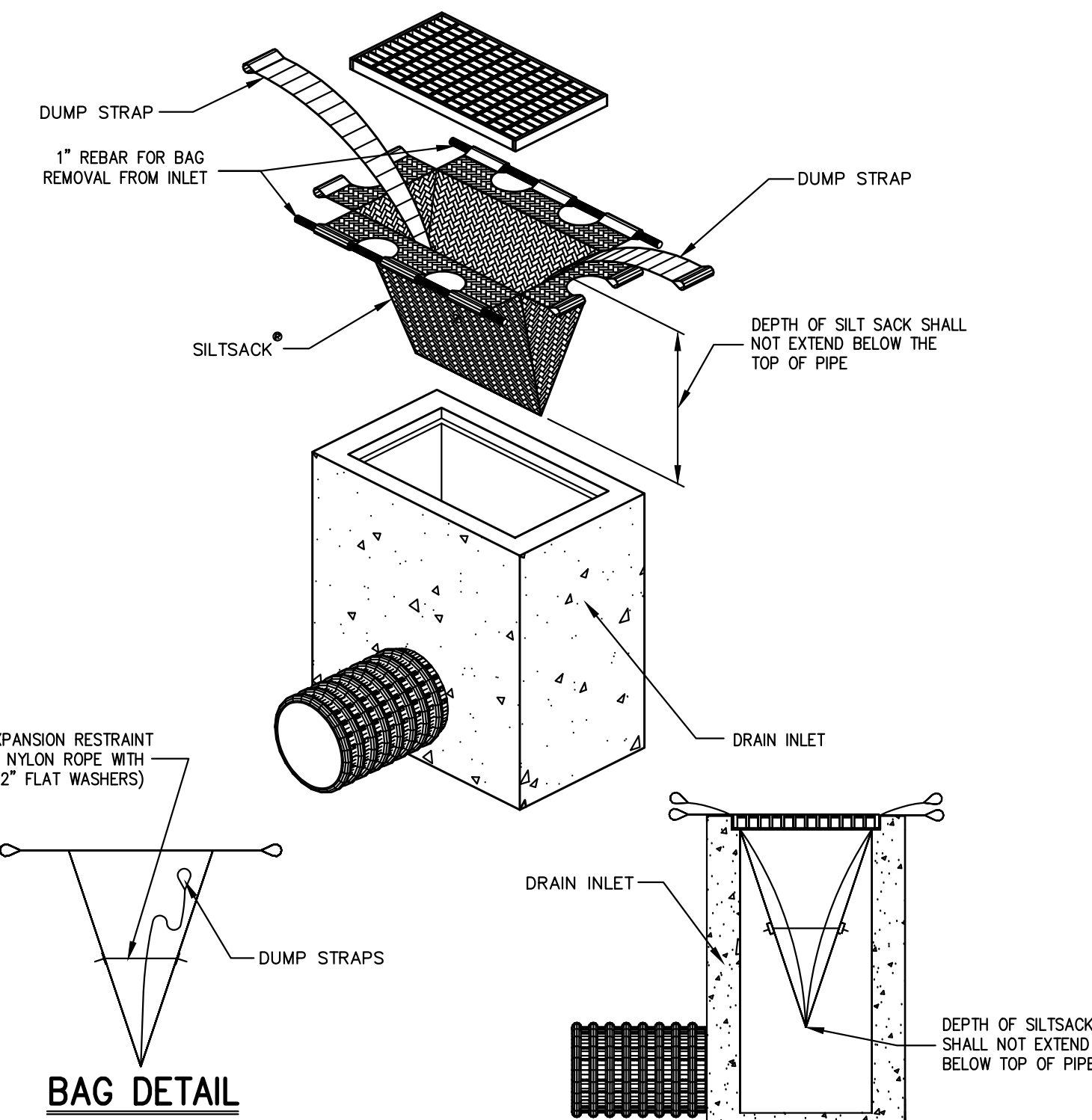
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TEMPORARY SOIL STOCKPILE WITH SILT FENCE

2

STONE CHECK DAM

3

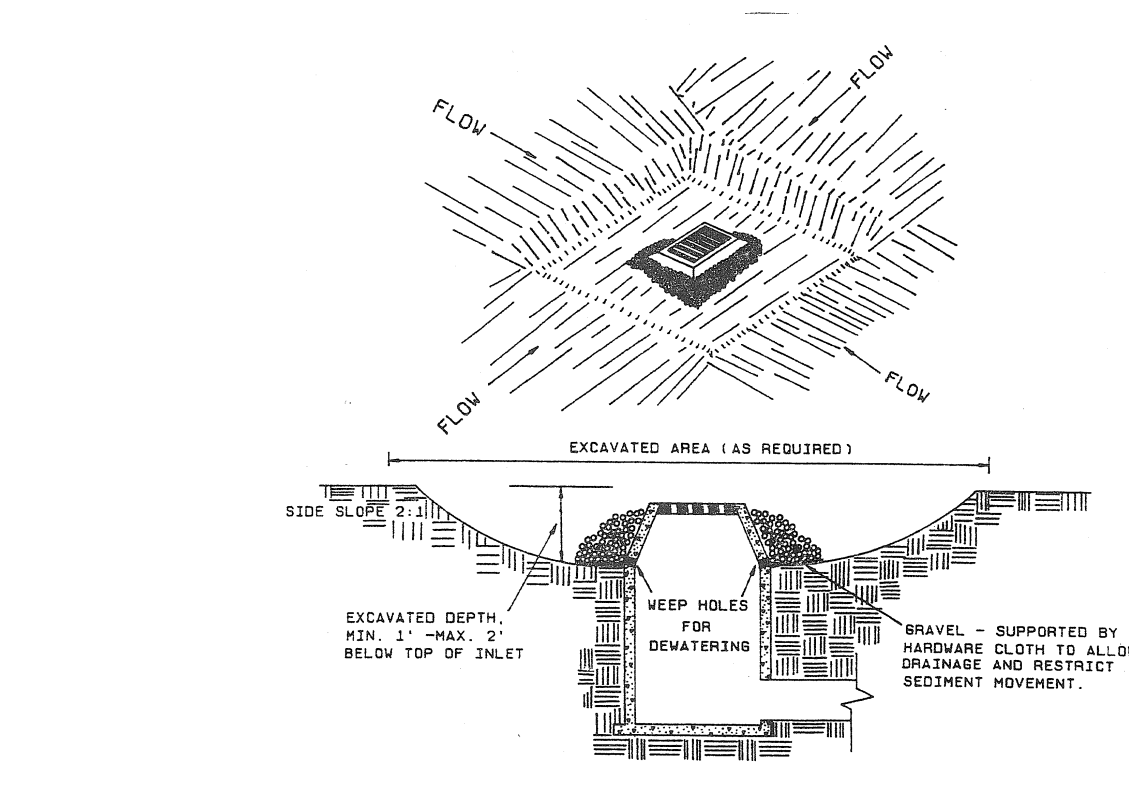


BAG DETAIL

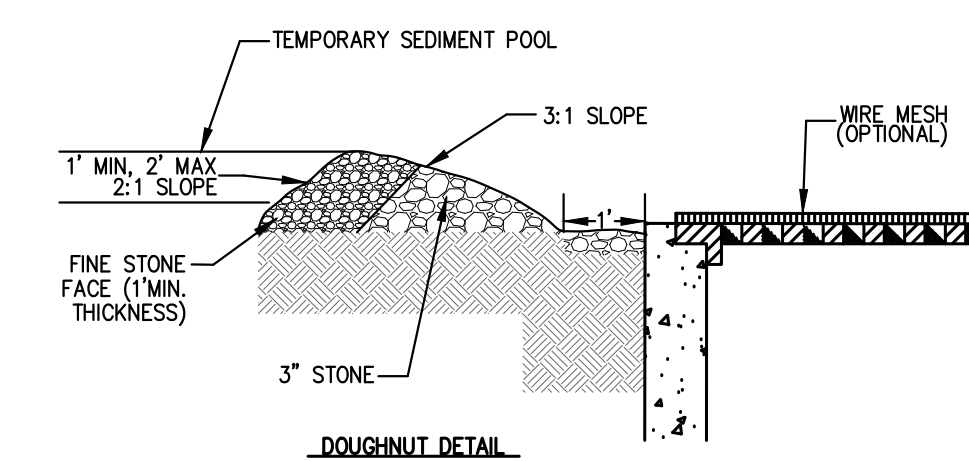
INSTALLATION DETAIL

HI-FLOW SILT SACK AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL® (FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4832	135 LBS
MULLEN BURST	ASTM D-3786	420 PPS
TRAFFIC TEAR	ASTM D-4833	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APARENT DRAINING SIZE	ASTM D-4751	20 US. SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/50 FT
PERMEABILITY	ASTM D-4491	1.5 SEC -1



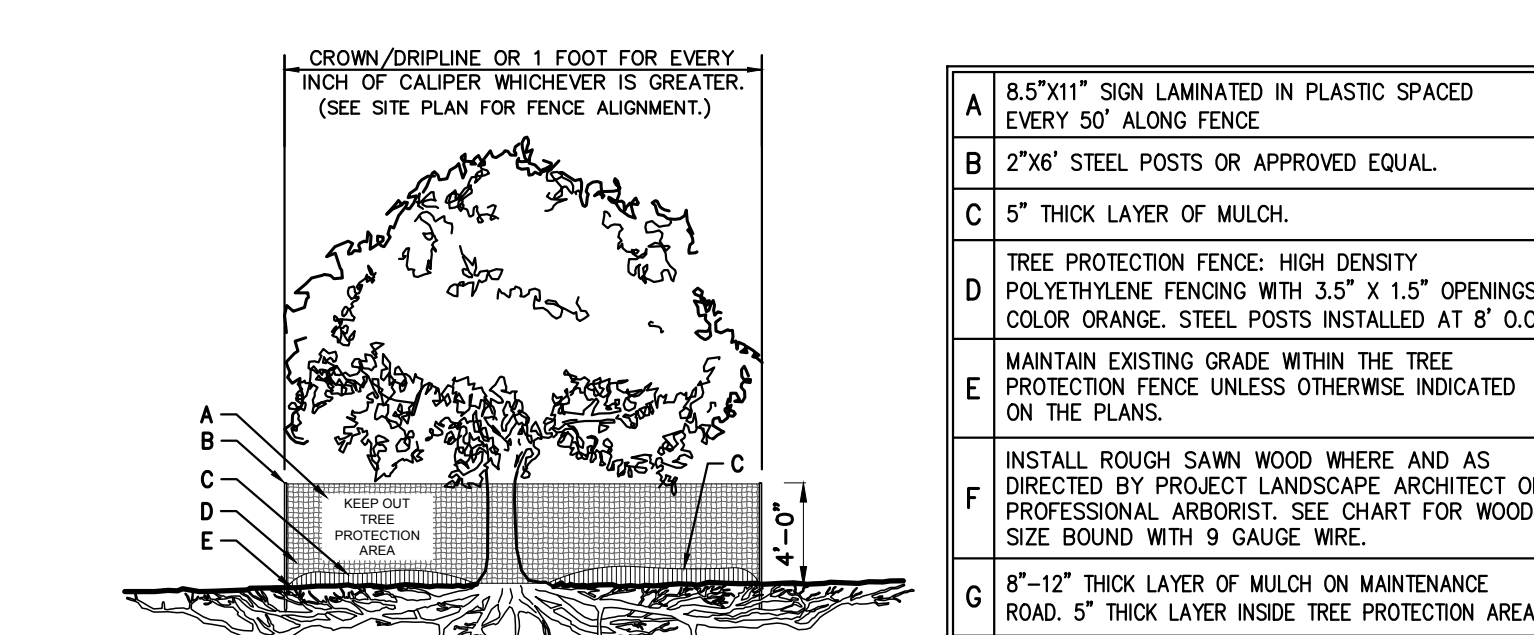
STONE & BLOCK DETAIL



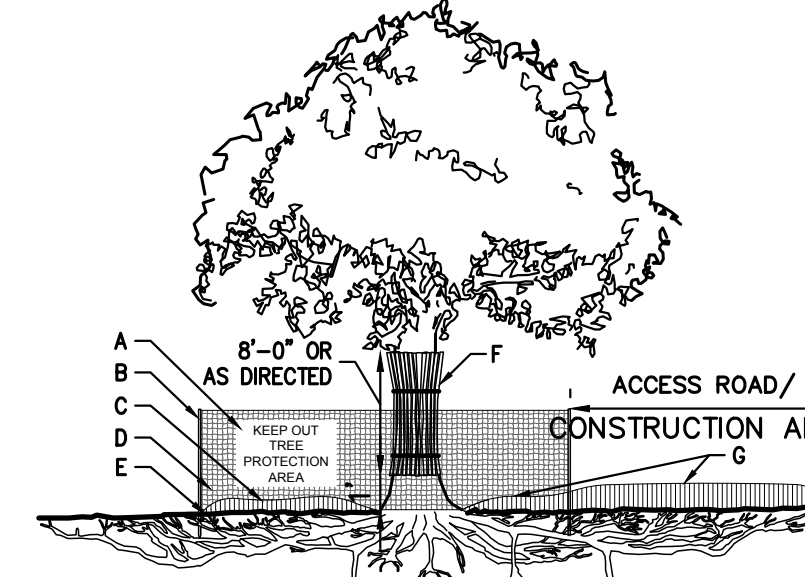
DOUGHNUT DETAIL

NOTES:

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2\"/>



TREE PROTECTION (DRIPLINE FENCE)



TREE PROTECTION W/ ACCESS ROAD/CONSTRUCTION AREA (DRIPLINE FENCE)

NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PLANS FOR IDENTIFICATIONS/LOCATIONS OF INDIVIDUAL TREES TO BE PROTECTED.
6. ALL EXCAVATION WITHIN THE CROWN/DRIPLINE OF ANY TREE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SPECIAL MEASURES, SUCH AS THE USE OF AN AIR SPADE MAY BE REQUIRED.
7. THE CONTRACTOR MAY PROPOSE THE USE OF ENGINEERED MATTING OR OTHER ENGINEERED PRODUCTS IN LIEU OF MULCH, WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.

SILT SACK

4

EXCAVATED DROP INLET PROTECTION

5

STONE & BLOCK DROP INLET PROTECTION

6

TREE PROTECTION

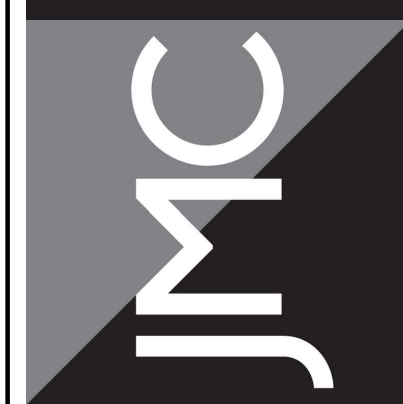
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No.	1.	PLANNING BOARD SUBMISSION
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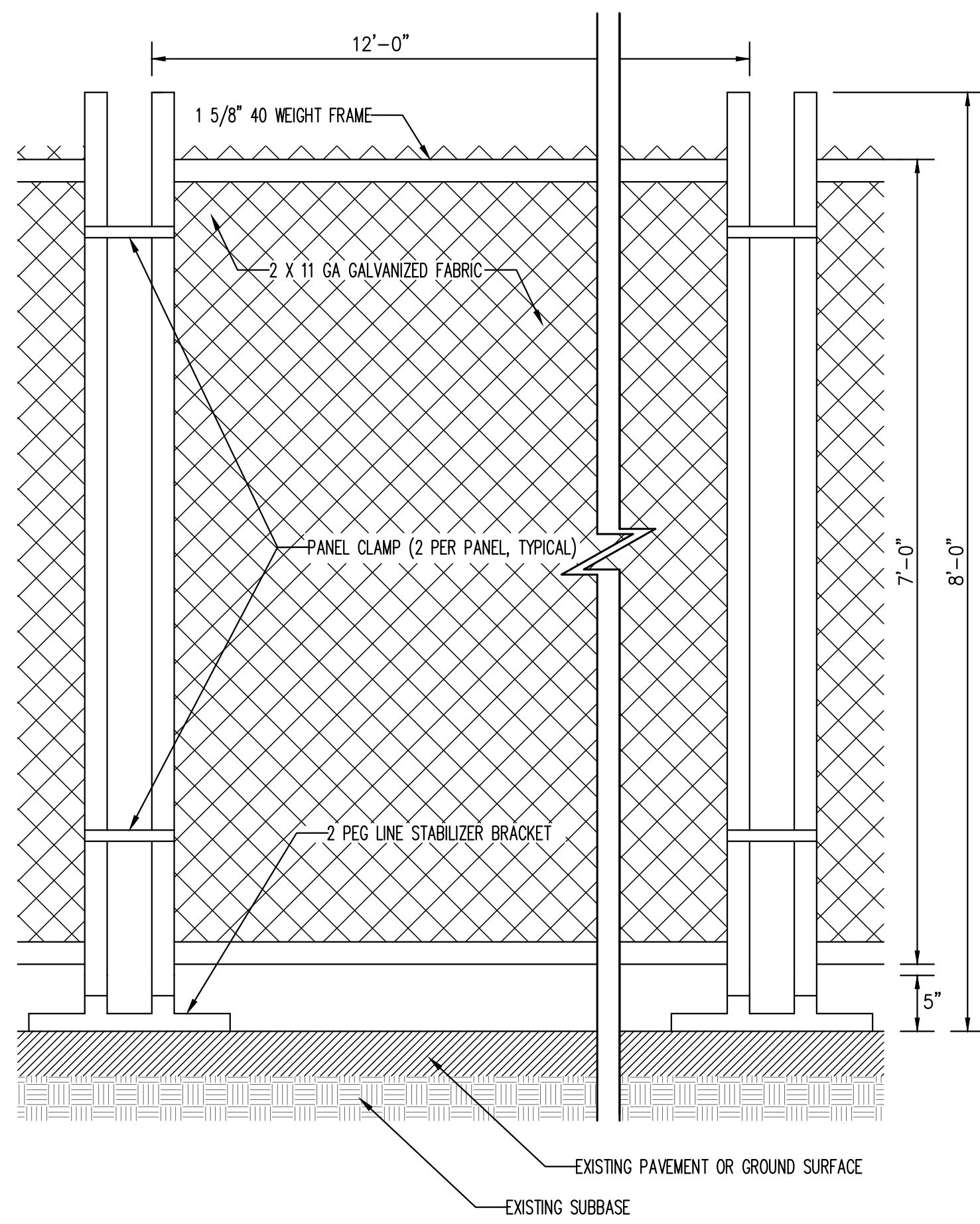


CONSTRUCTION DETAILS
NEWBURGH COMMONS
 5430 & 5450 ROUTE 9W
 TOWN OF NEWBURGH, NY 12550

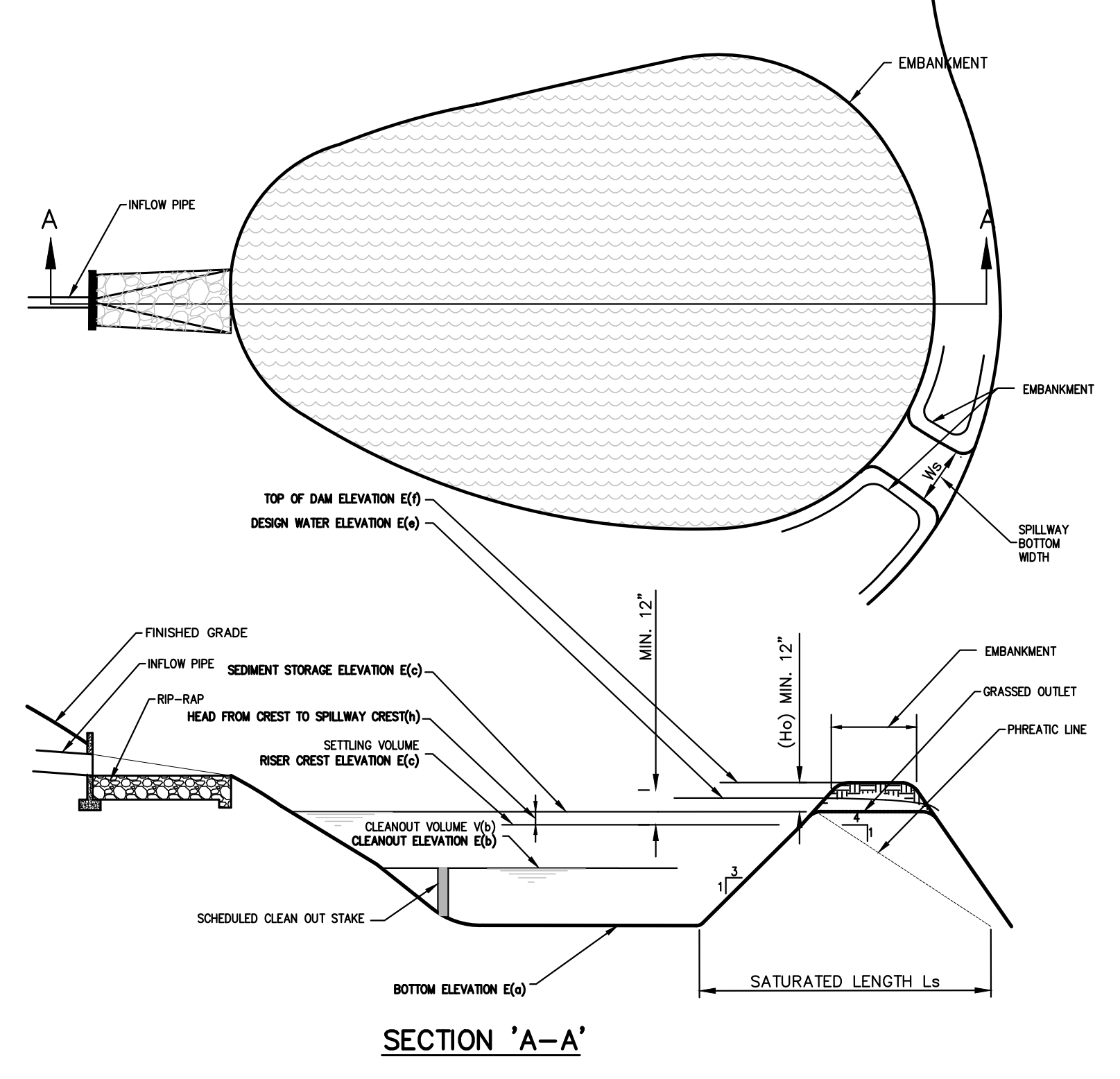
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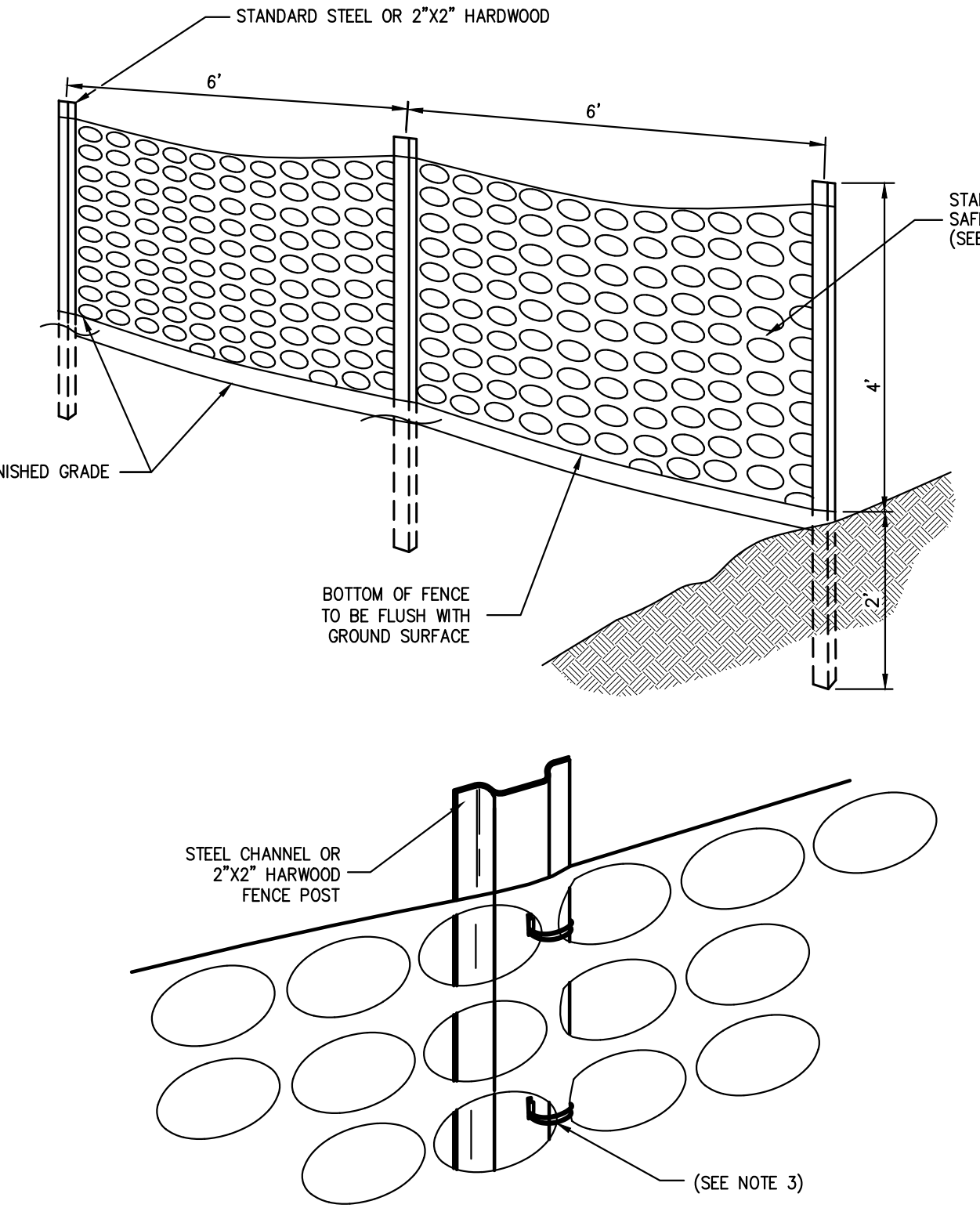
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Date:	11/13/2023		
Project No:	17160		
TITLE-BLANKS	C-900		
Drawing No:	C-900		



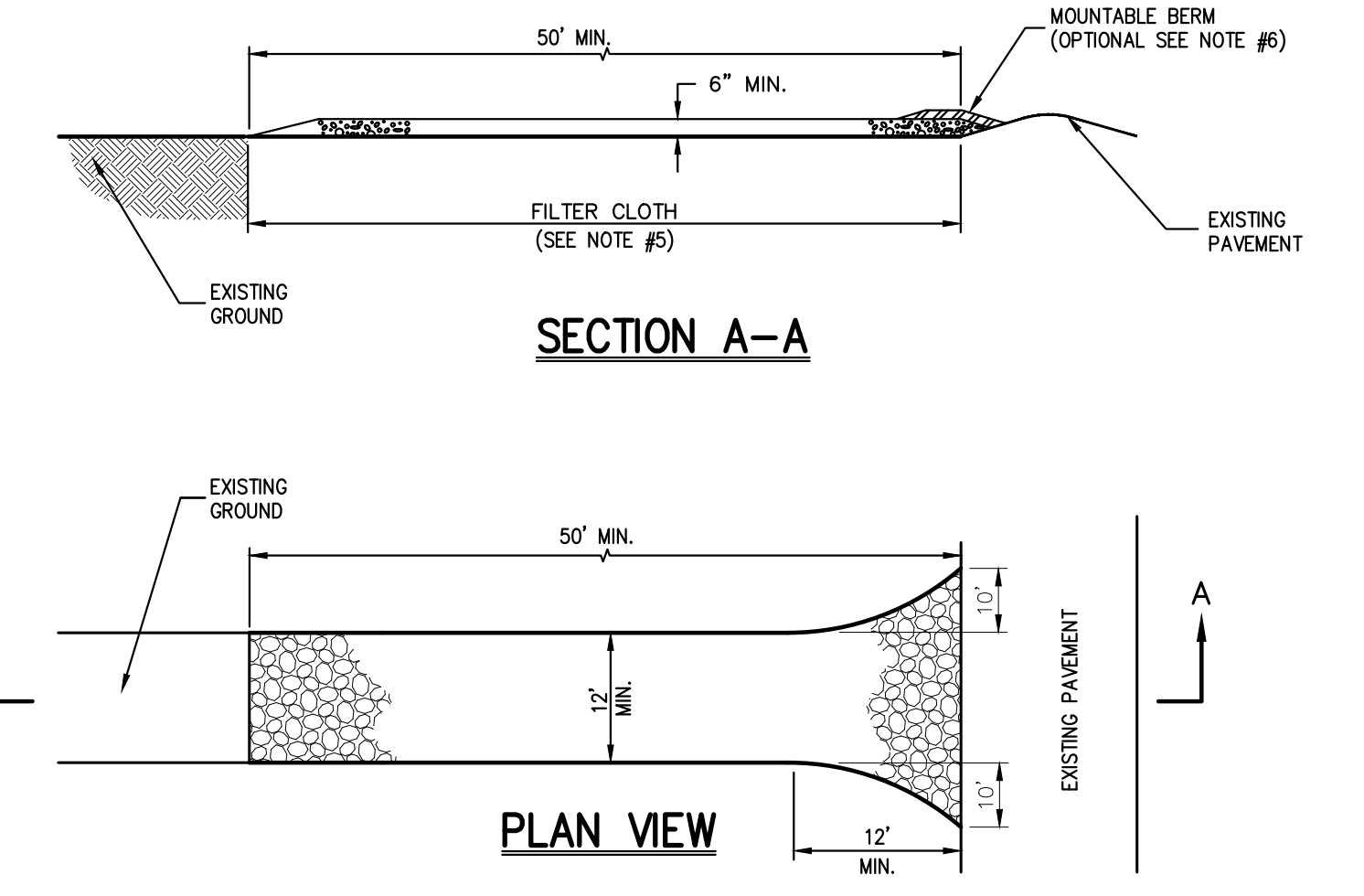
NOTE:
STABILIZER BRACKET TO BE
HOT DIPPED GALVANIZED
STEEL PIPE.



SECTION 'A-A'



- NOTES:**
- SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
 - DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
 - FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
 - PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
 - PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.
 - REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.



- NOTES:**
- STONE SIZE - USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

TEMPORARY CHAIN LINK CONSTRUCTION FENCE

8

GRASS OUTLET SEDIMENT TRAP

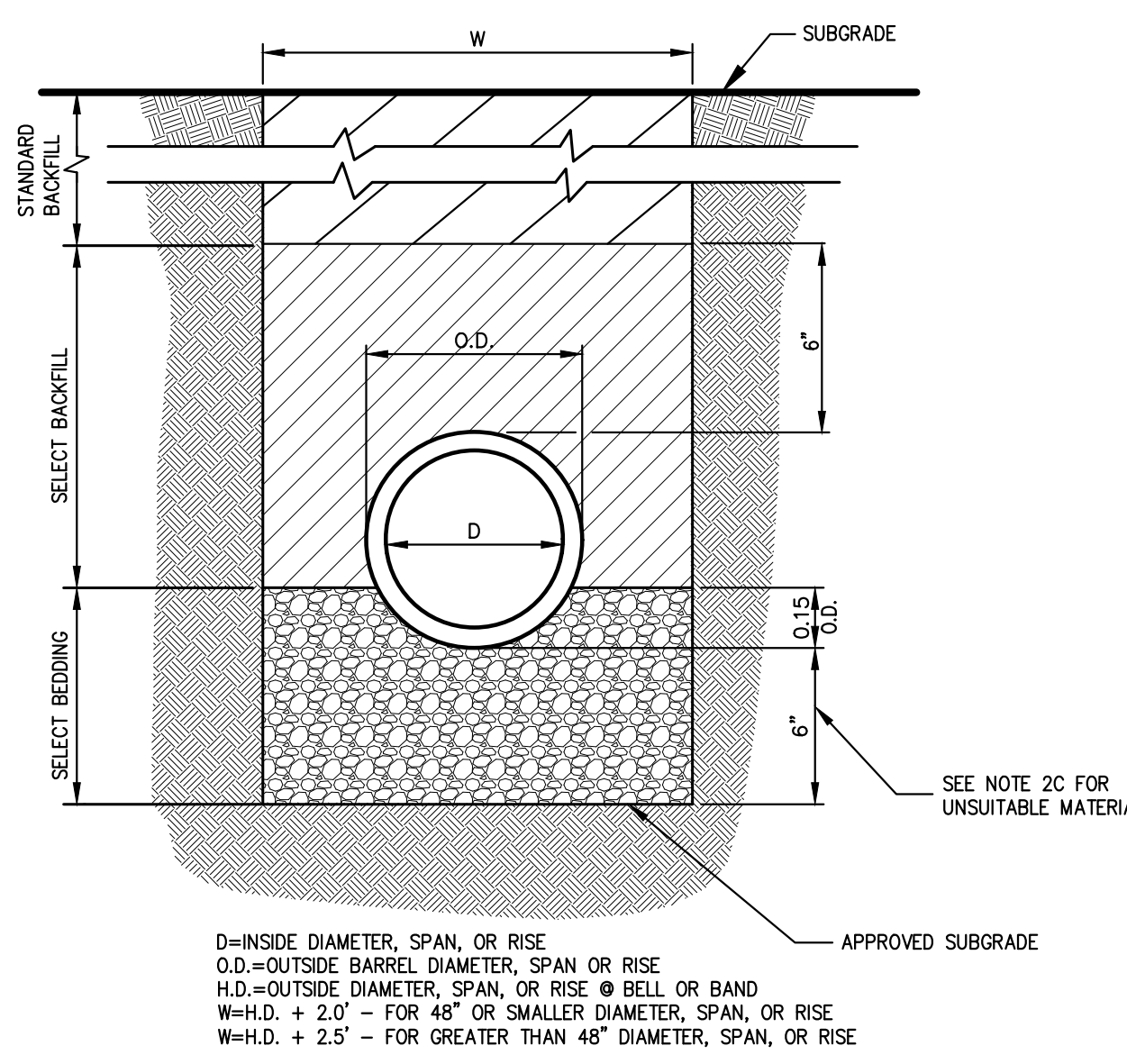
9

CONSTRUCTION FENCE

10

STABILIZED CONSTRUCTION ACCESS

11



- NOTES:**
- FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
 - EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
 - 3/4" CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
 - TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
 - FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) AND PVC PIPE AND CONDUIT INSTALLATION.
 - WHEN ROCK OR HARDSPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
 - WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH, IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
 - FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
 - BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES, UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN [Zz] MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

NOTES PERTAINING TO DRAIN INLETS

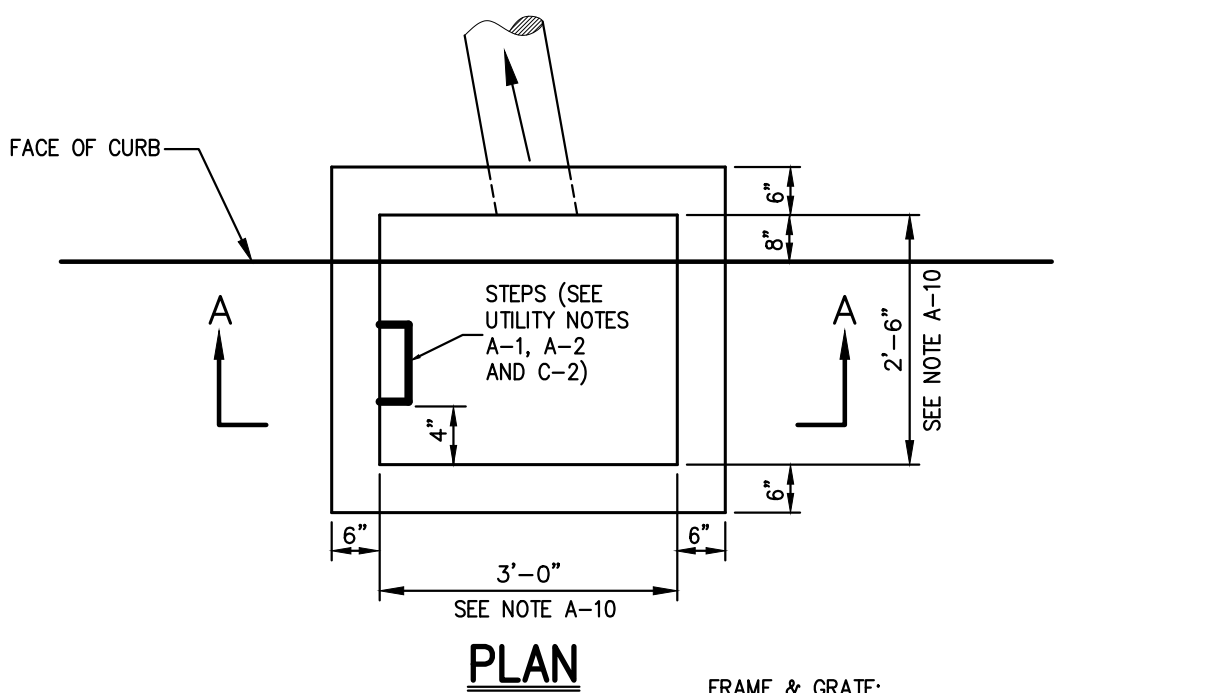
- STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS SHALL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE).
- WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".
- FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A" (4000 psi) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE OF THE STRUCTURE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKKA-SET AS MANUFACTURED BY THE SIKKA CHEMICAL CORP.
- FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.
- ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.
- PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.
- FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.
- FOR ALL STRUCTURES GREATER THAN TEN FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

NOTES PERTAINING TO MANHOLES

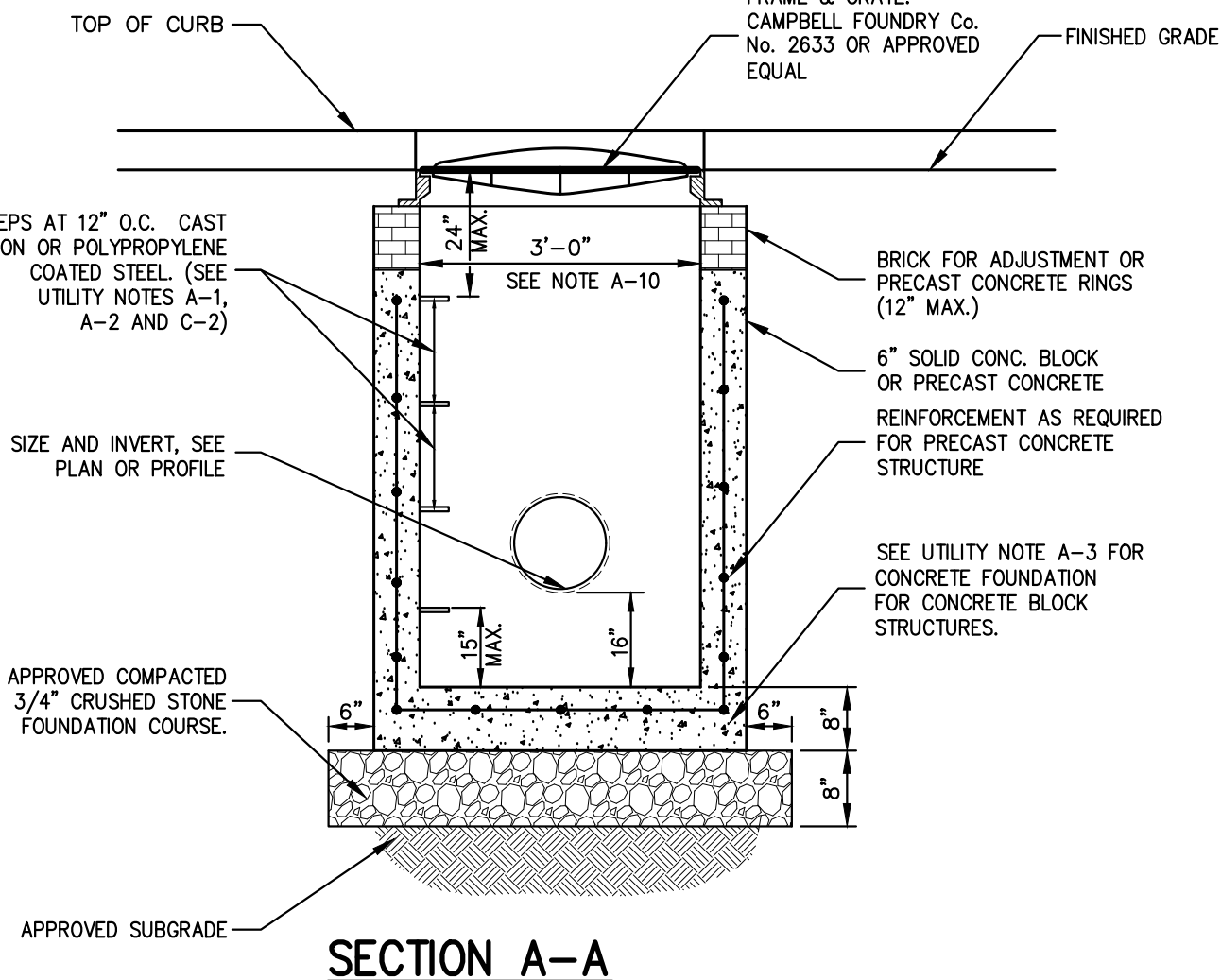
- PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.
- FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.
- FOR MANHOLES TEN FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.
- TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.
- INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.
- NOTES A-1, A-2, A-4, A-5, A-6 & A-7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

NOTES PERTAINING TO PRECAST CONCRETE STRUCTURES FOR STORM DRAINS, SANITARY SEWERS AND WATER LINES

- ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
- STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.



PLAN

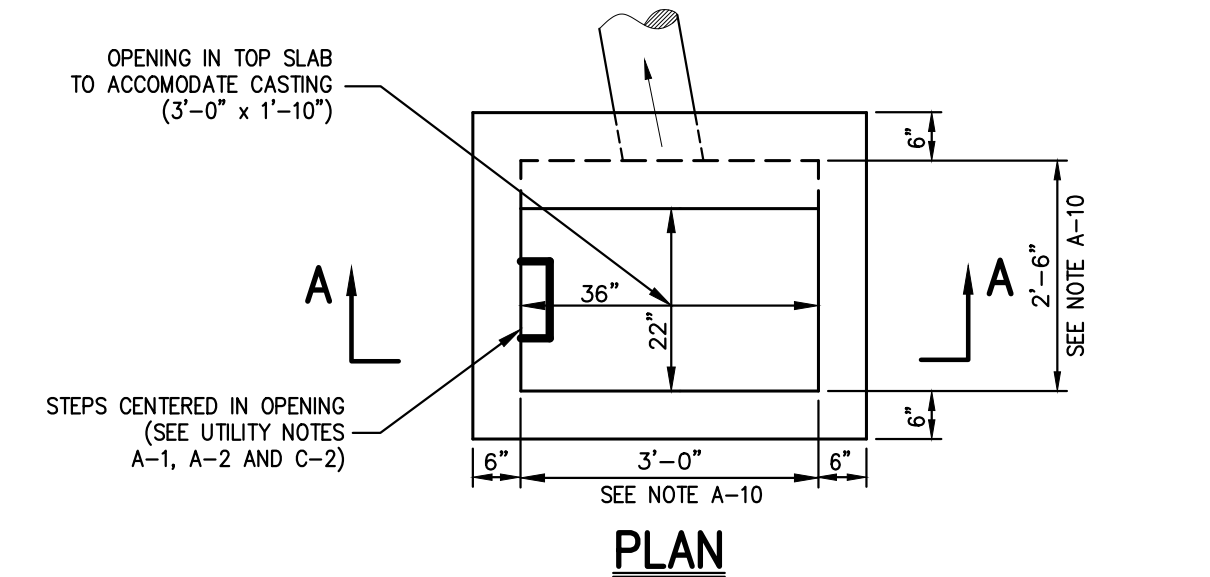


SECTION A-A

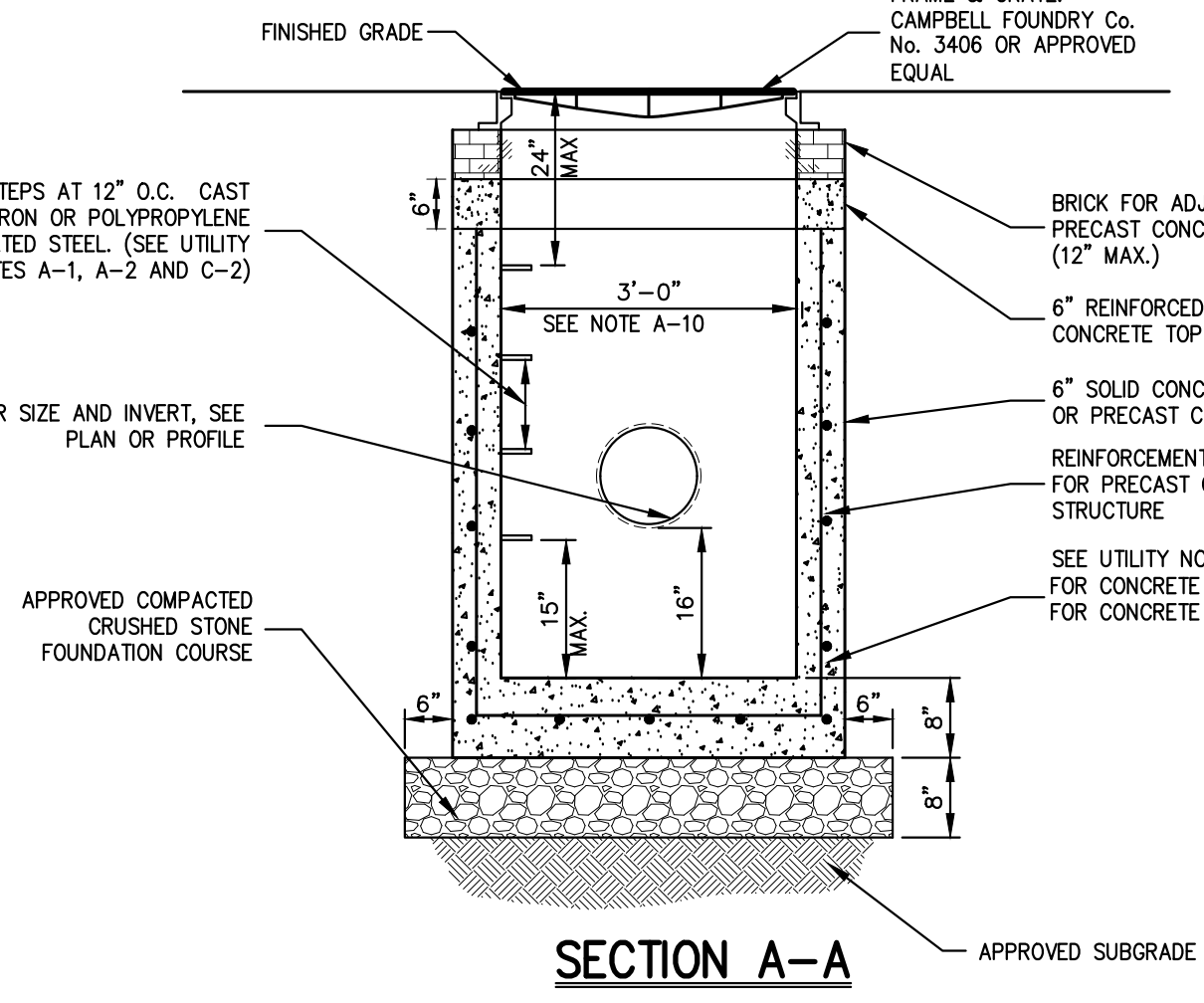
- NOTE:**
- SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON THIS DRAWING.

DRAIN INLET (TYPE CI)

14



PLAN



SECTION A-A

- NOTE:**
- REINFORCE PRECAST CONCRETE TOP SLAB AND REINFORCE PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
 - SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON THIS DRAWING.

DRAIN INLET (TYPE DI)

15

TYPE II TRENCH

12

UTILITY NOTES

13

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1.	PLANNING BOARD SUBMISSION	05/06/2024	EL

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HAMPTON BAYS, NY 11946

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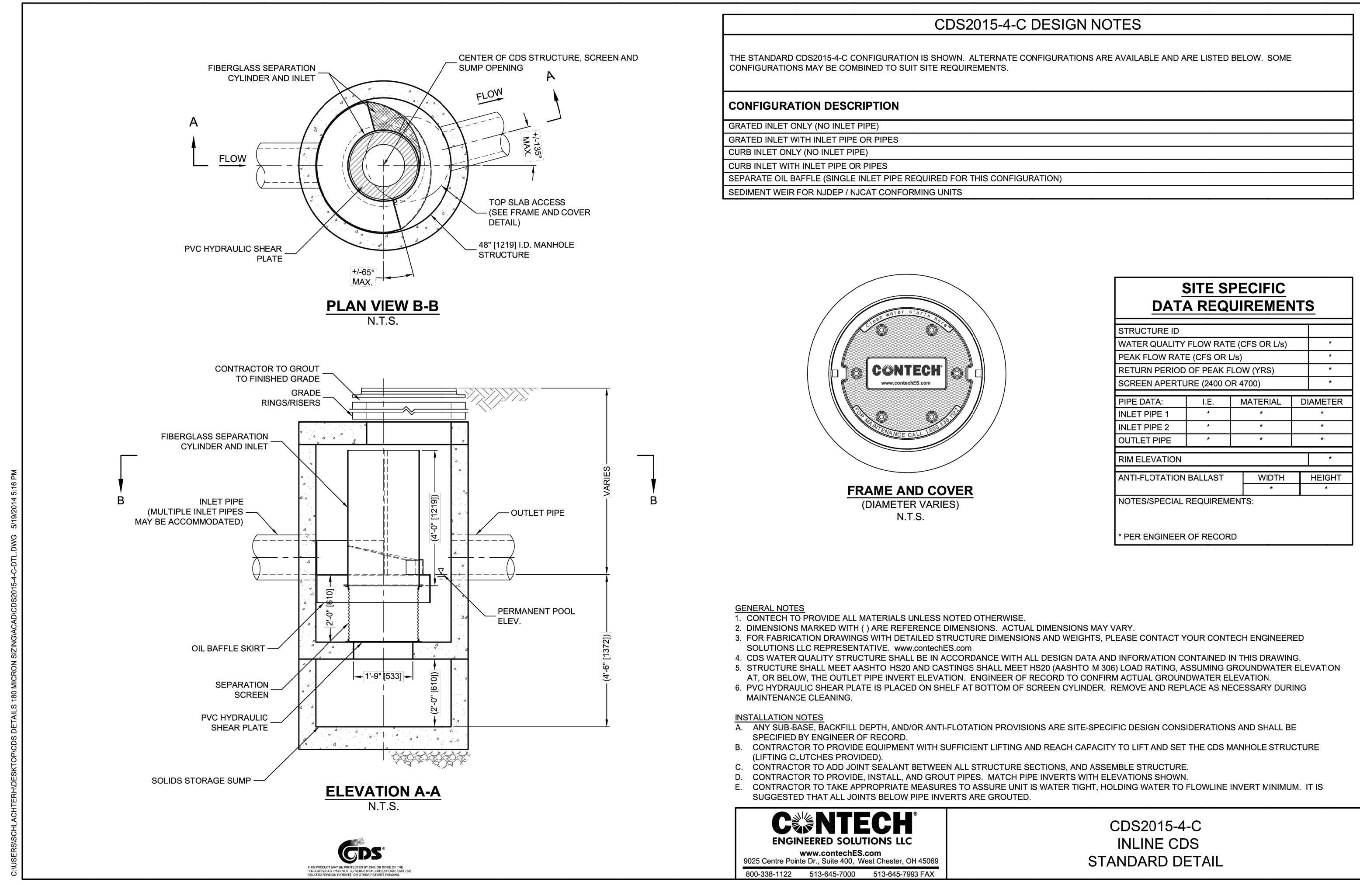
CONSTRUCTION DETAILS

NEWBURGH COMMONS
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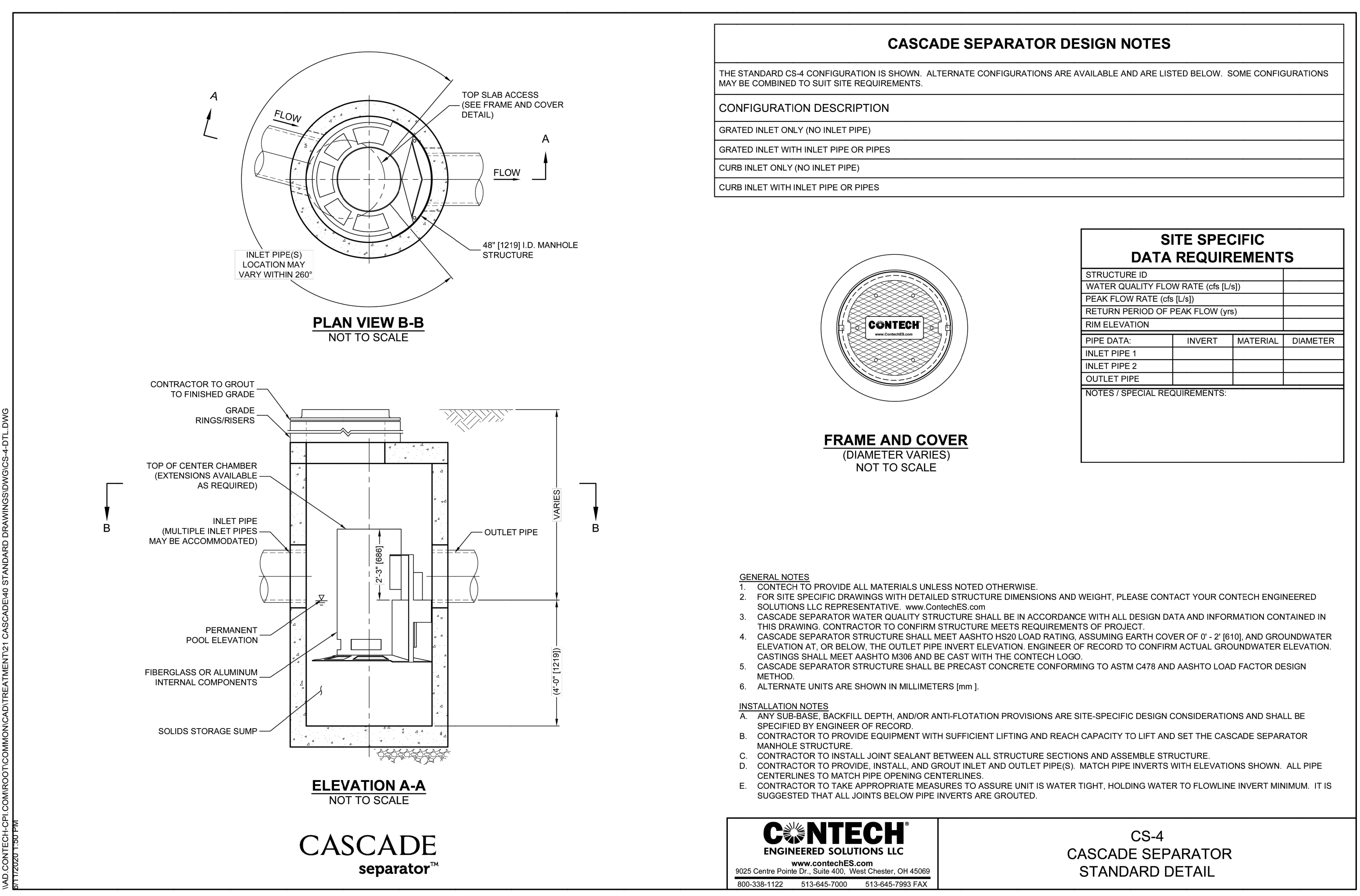
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STATE OF NEW YORK
Professional Engineer
No. 07100
Robert J. Campbell

Drawn:	BMS	Approved:	DL
Scale:	NOT TO SCALE		
Date:	11/13/2023		
Project No.:	17160		
17160-DEMS:	C-901		
Drawing No.:	C-901		

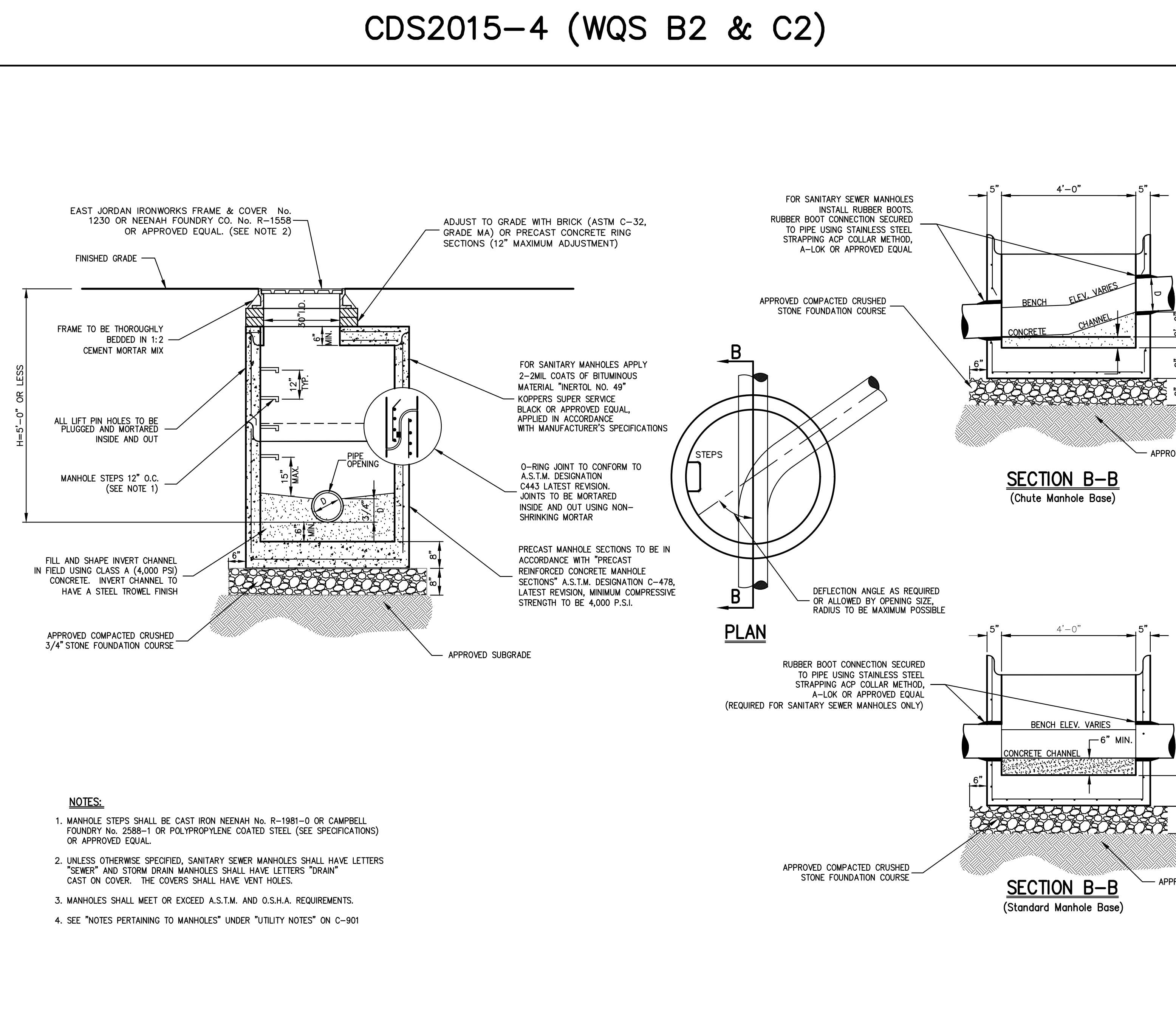


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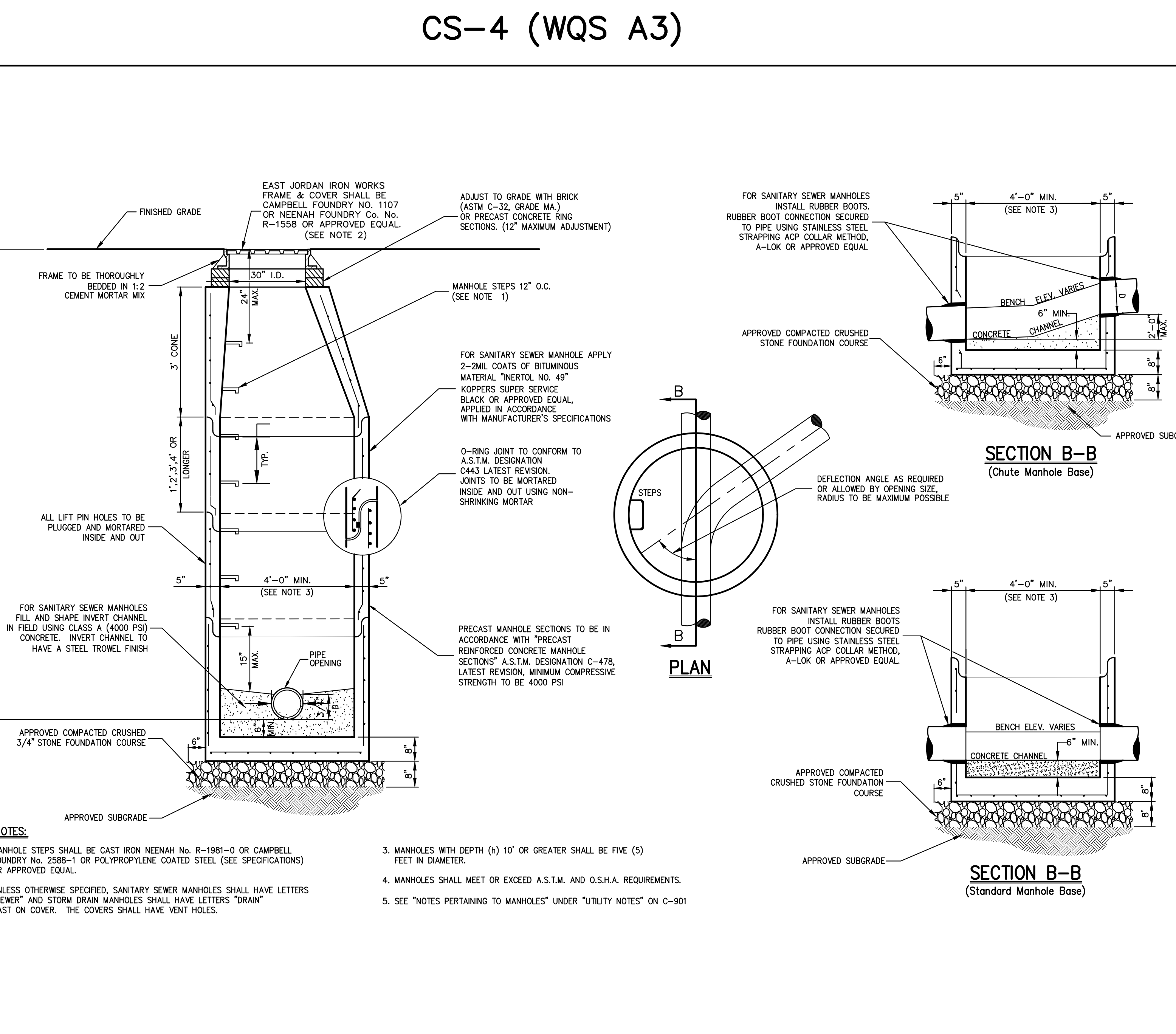
CS-4 (WQS A3)

17



MANHOLE (TYPE A)
(H < 5'-0")

18



MANHOLE (TYPE B)
(H > 5'-0") < 10'-0")

19

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By	EL
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No.	1

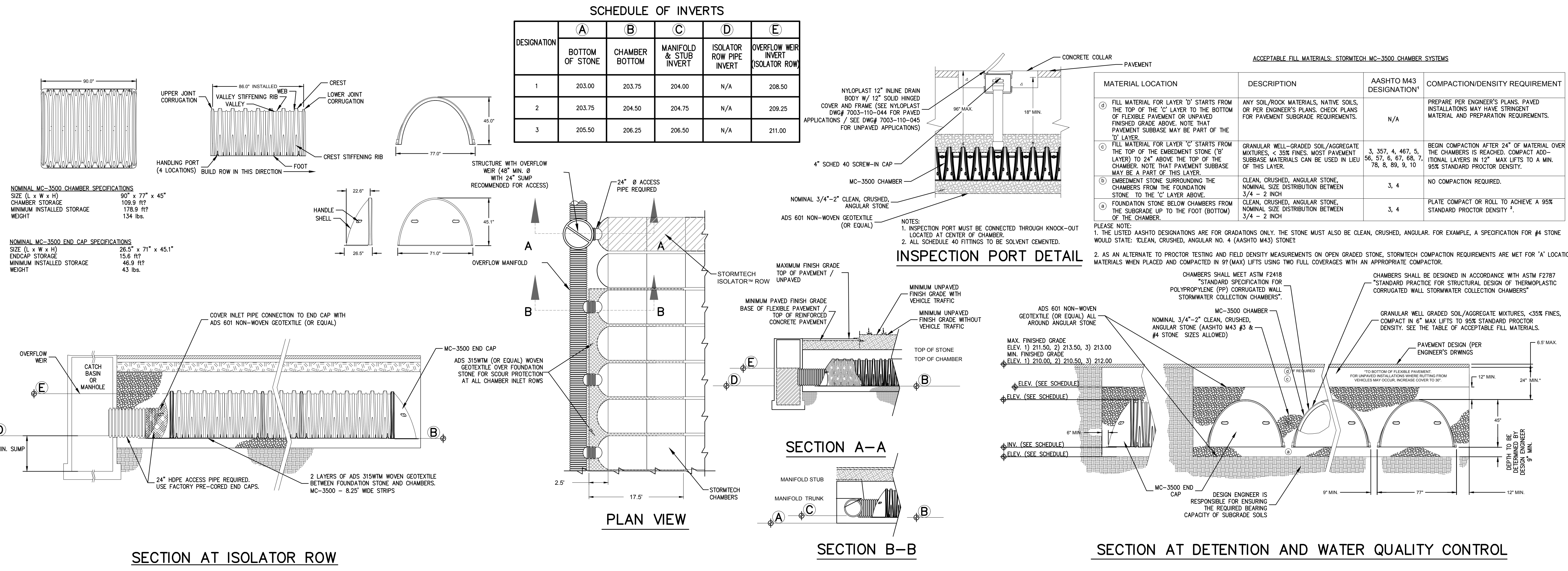
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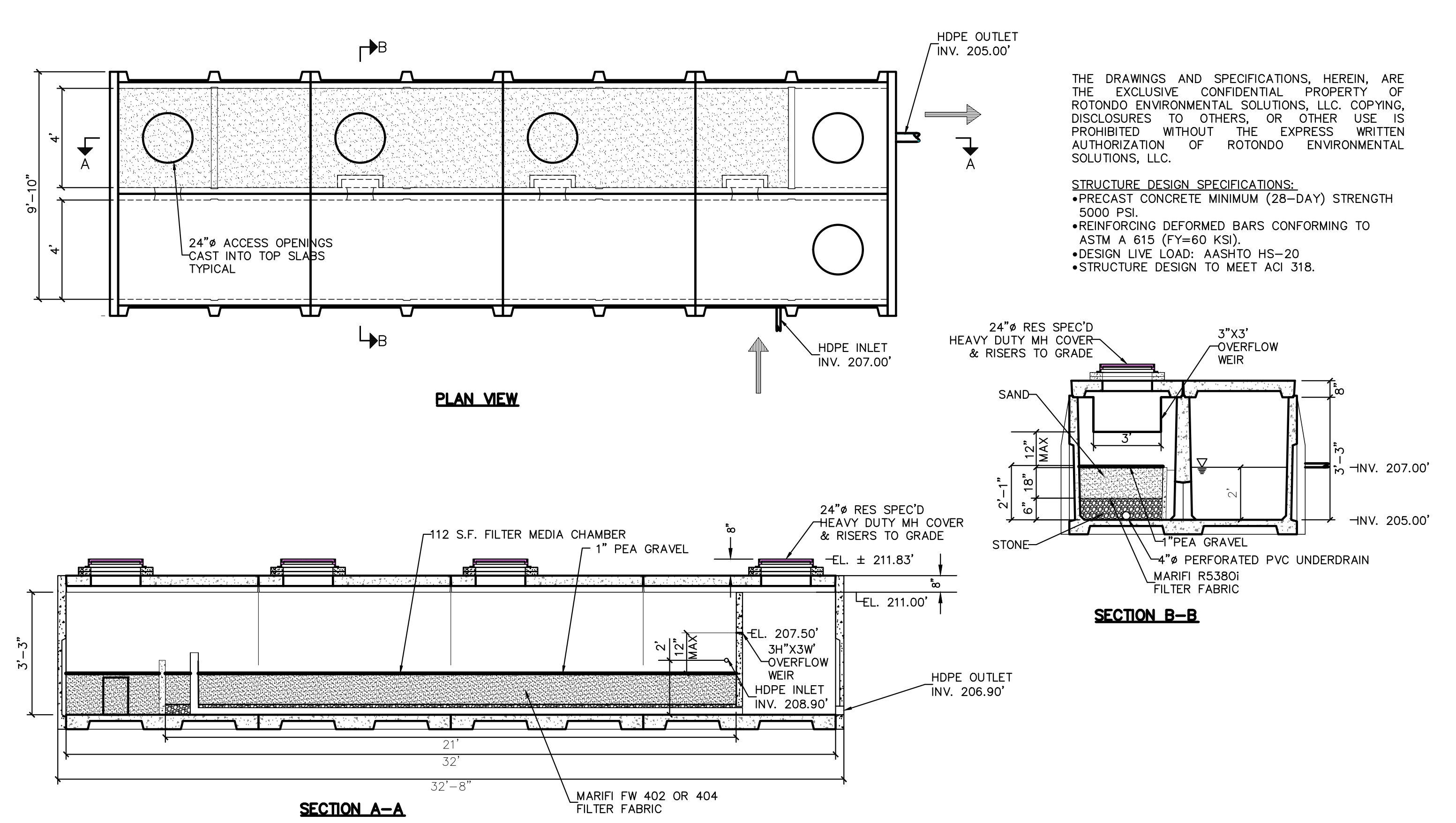
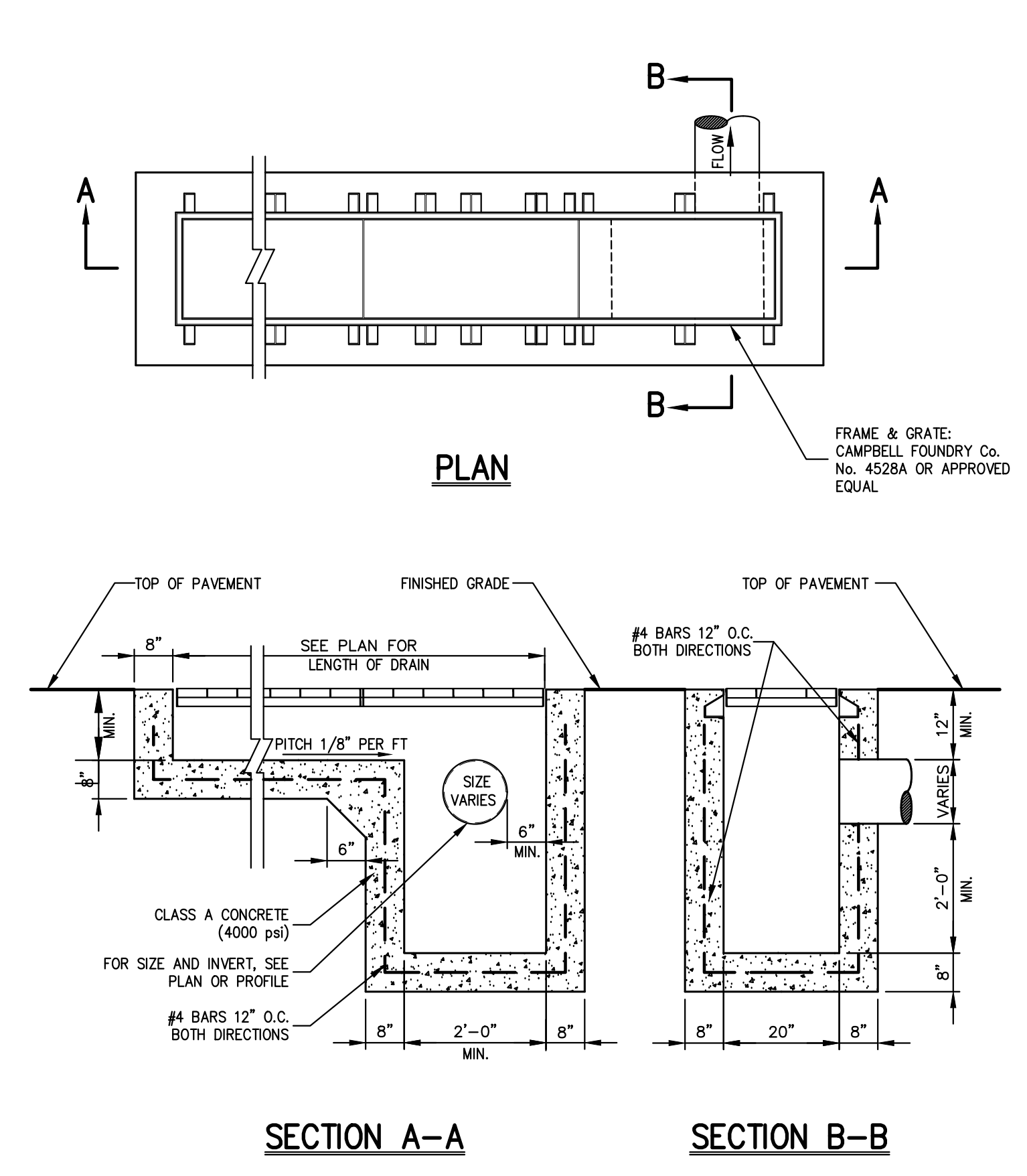
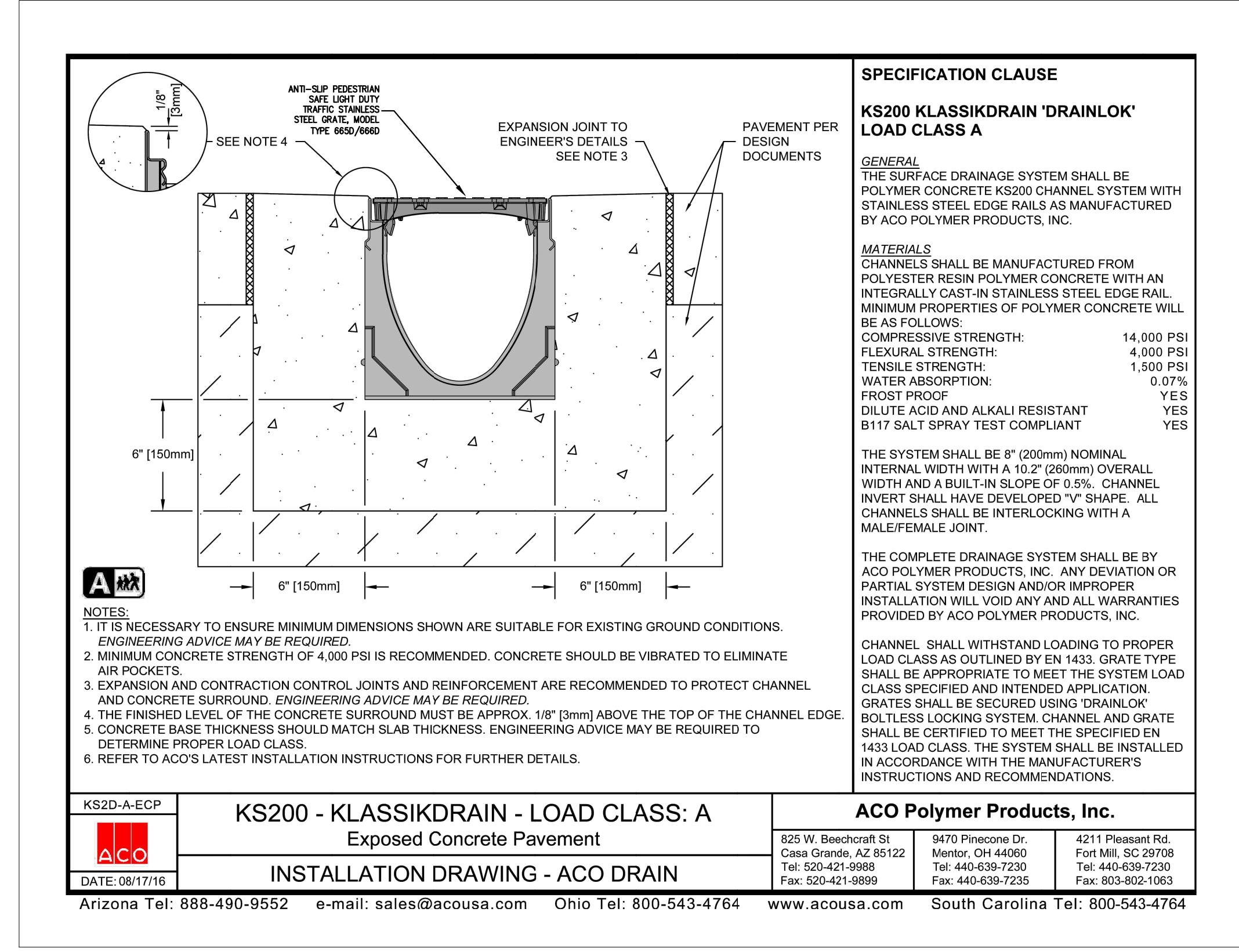
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Date	11/13/2023		
Project No.	17160		
1760-BEMS	C-902		
Drawing No.	C-902		



STORMTECH CHAMBERS MC-3500

20



SIDEWALK TRENCH DRAIN

21

TROUGH DRAIN

22

SAND FILTER DETAIL

23

NOT FOR CONSTRUCTION

By	Date	Revision	No.
EL	05/06/2024		1.
		PLANNING BOARD SUBMISSION	

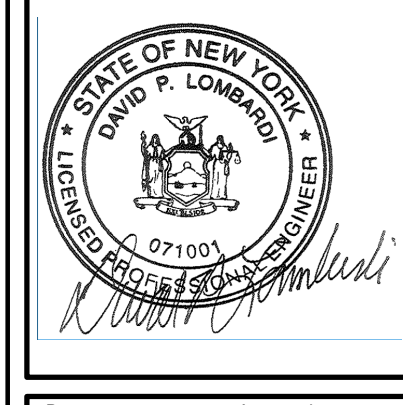
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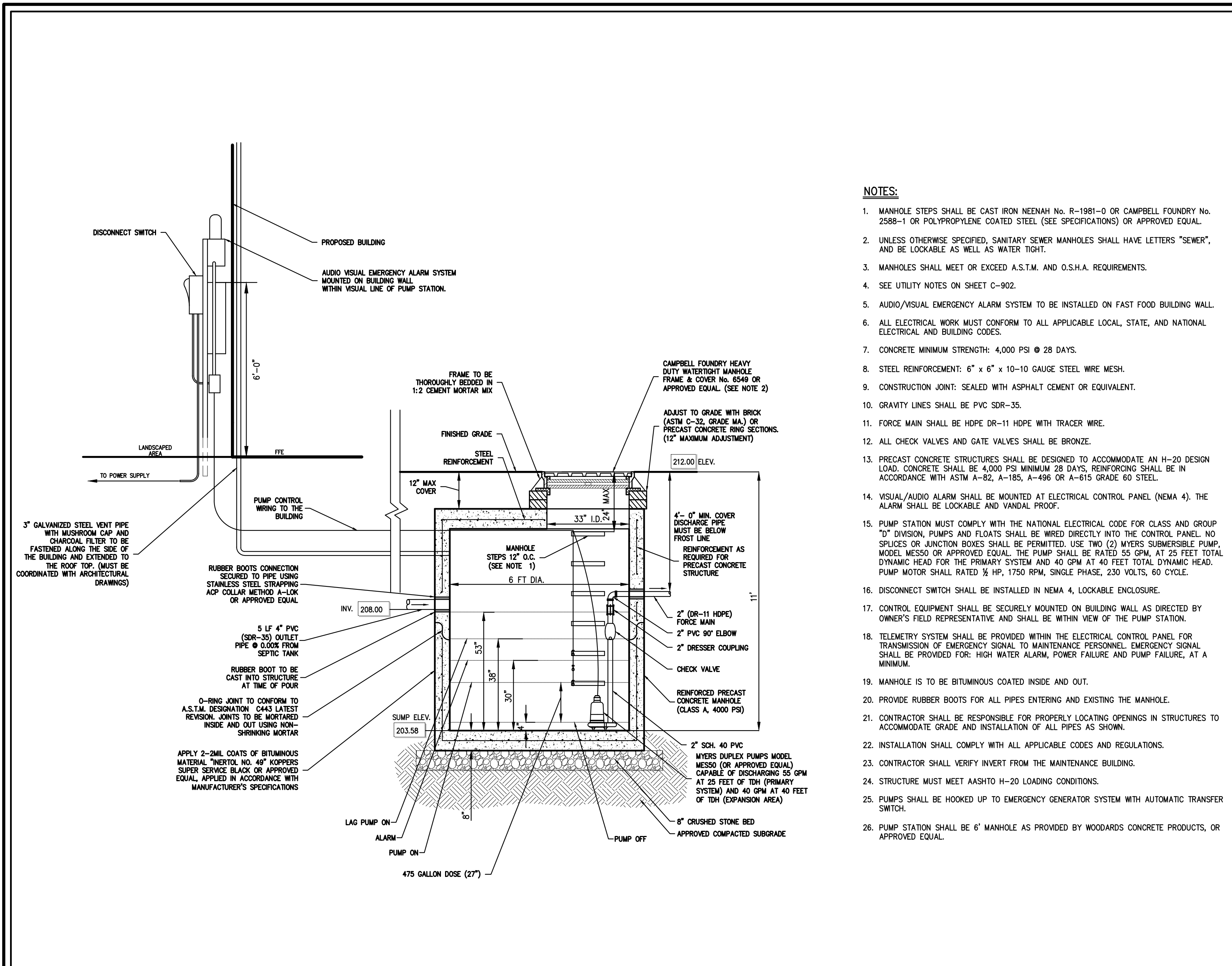
CONSTRUCTION DETAILS
 NEWBURGH COMMONS
 5430 & 5450 ROUTE 9W
 TOWN OF NEWBURGH, NY 12550

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



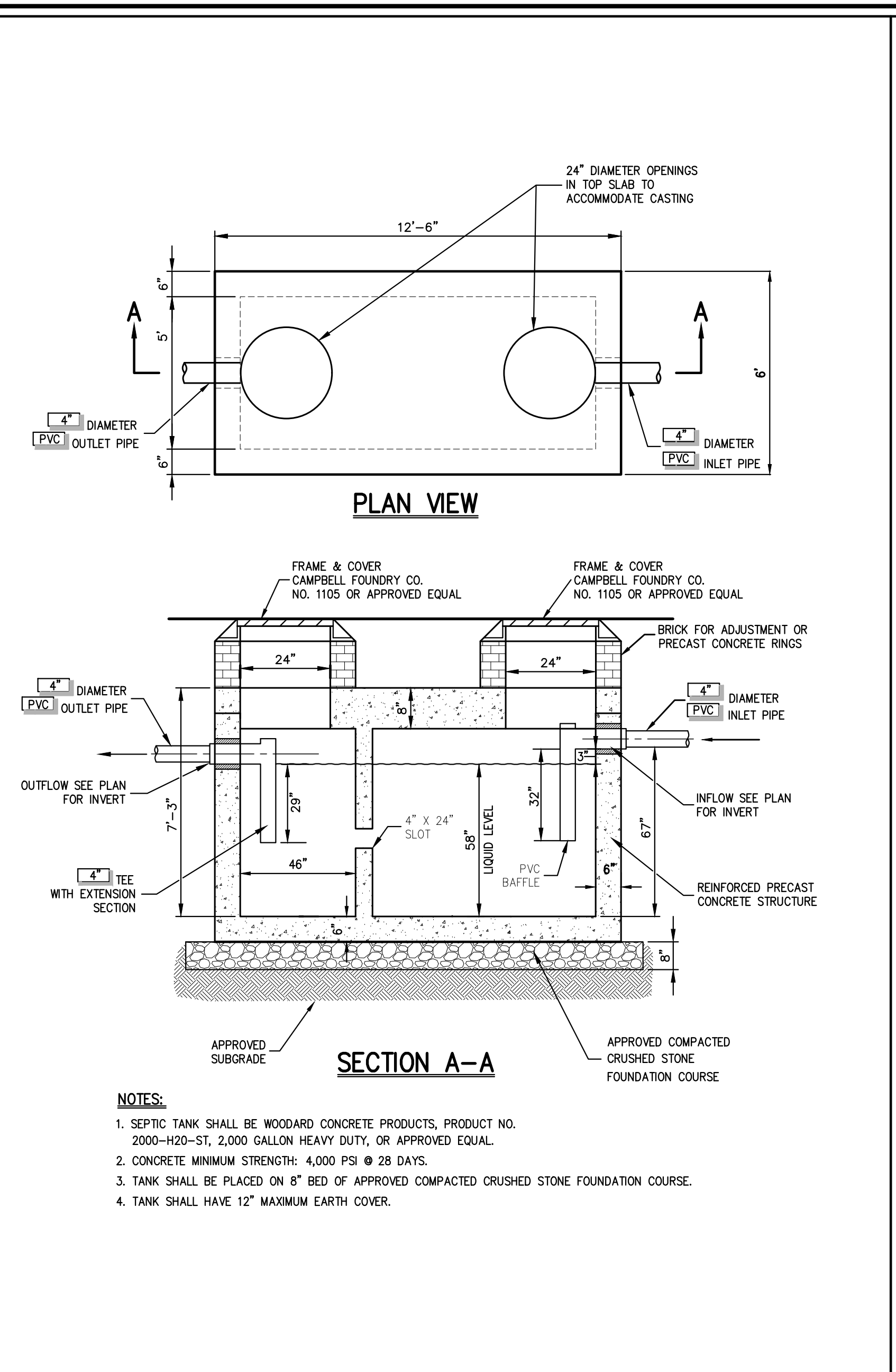
Drawn: BMS	Approved: DL
Scale: NOT TO SCALE	
Date: 11/13/2023	
Project No: 17160	
1760-02MS	C-903
Drawing No:	

C-903



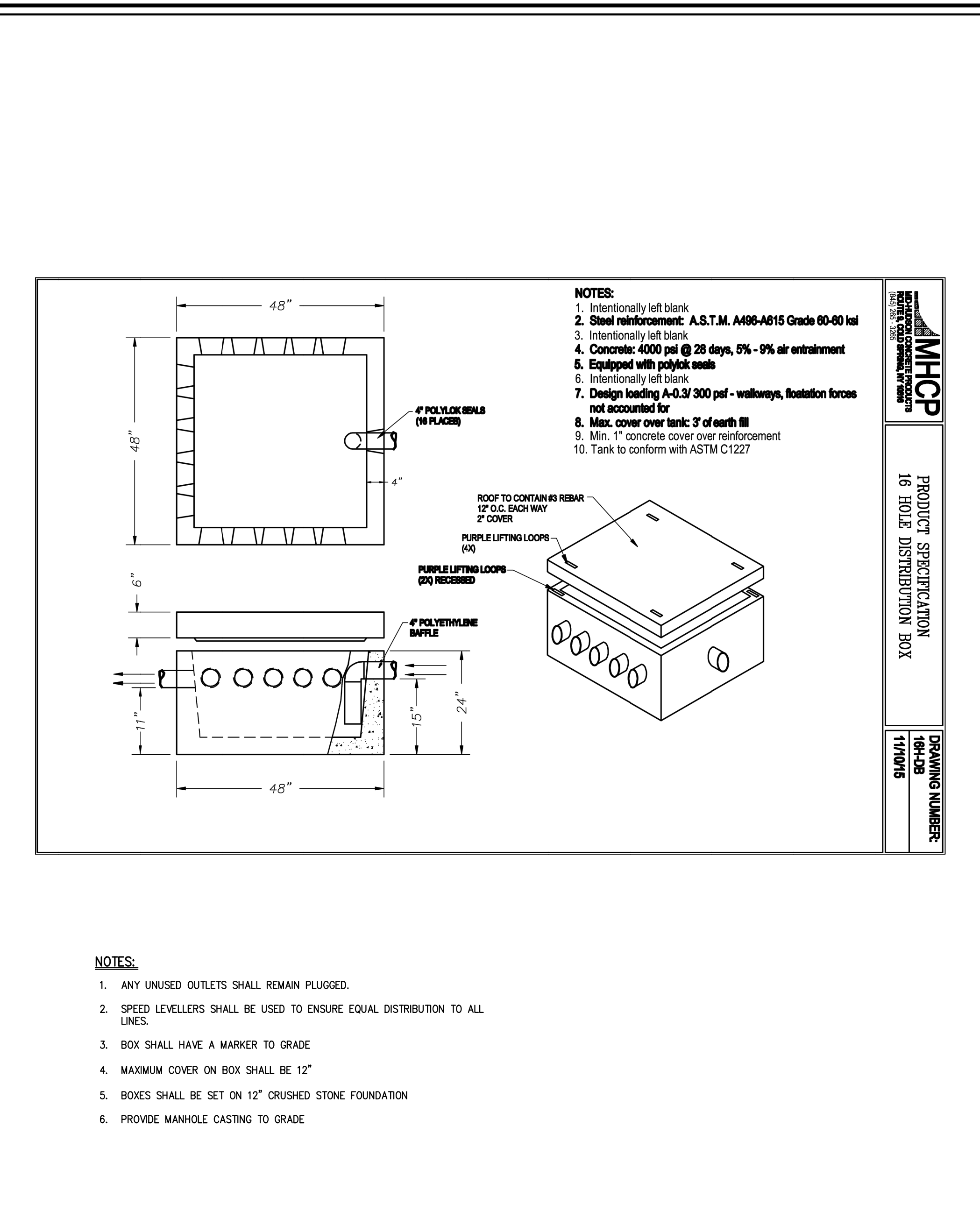
WET WELL PUMP STATION STORAGE TANK

24



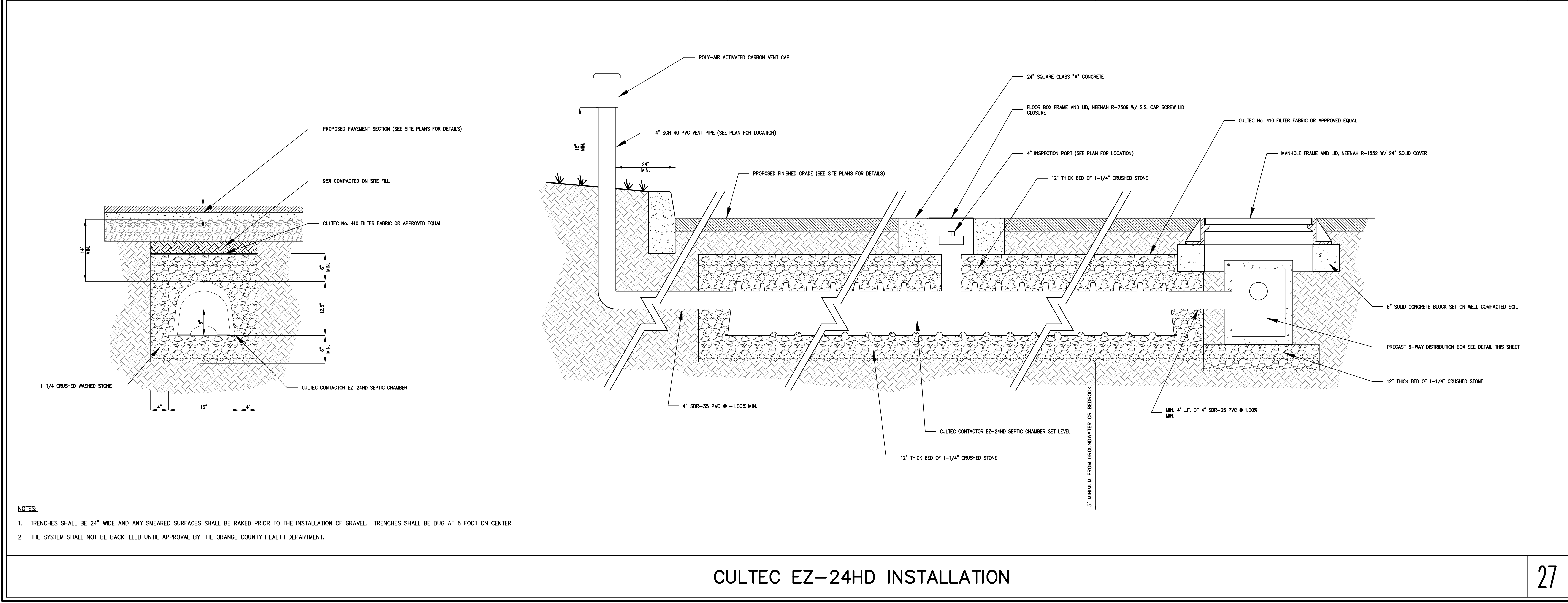
2,000 GALLON SEPTIC TANK

25



16 HOLE DISTRIBUTION BOX

26



- NOTES:
- TRENCHES SHALL BE 24" WIDE AND ANY SMEARED SURFACES SHALL BE RAKED PRIOR TO THE INSTALLATION OF GRAVEL. TRENCHES SHALL BE DUG AT 6 FOOT ON CENTER.
 - THE SYSTEM SHALL NOT BE BACKFILLED UNTIL APPROVAL BY THE ORANGE COUNTY HEALTH DEPARTMENT.

CULTEC EZ-24HD INSTALLATION

27

Date	05/06/2024	By	EL
Revision			
No.	1.	PLANNING BOARD SUBMISSION	

APPLICANT/OWNER:
5450 RTE 9W LLC
 225 WEST MONTAUK HIGHWAY, SUITE 1
 HAMPTON BAYS, NY 11946

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Mayer Consulting, Inc.
 120 BEDFORD ROAD • BRIDGEVIK, NY 10504
 voice 914.273.6225 • fax 914.273.2102
 www.jmcpic.com

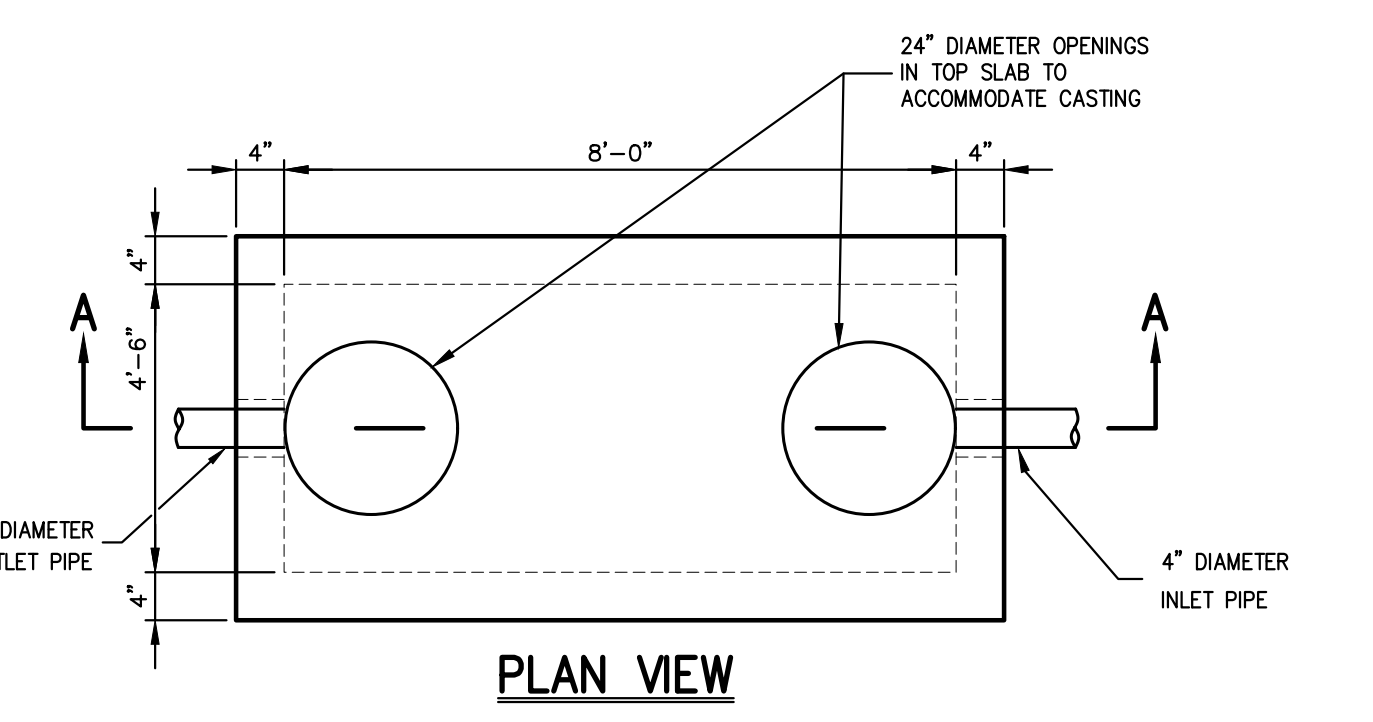


CONSTRUCTION DETAILS
NEWBURGH COMMONS
 5430 & 5450 ROUTE 9W
 TOWN OF NEWBURGH, NY 12550

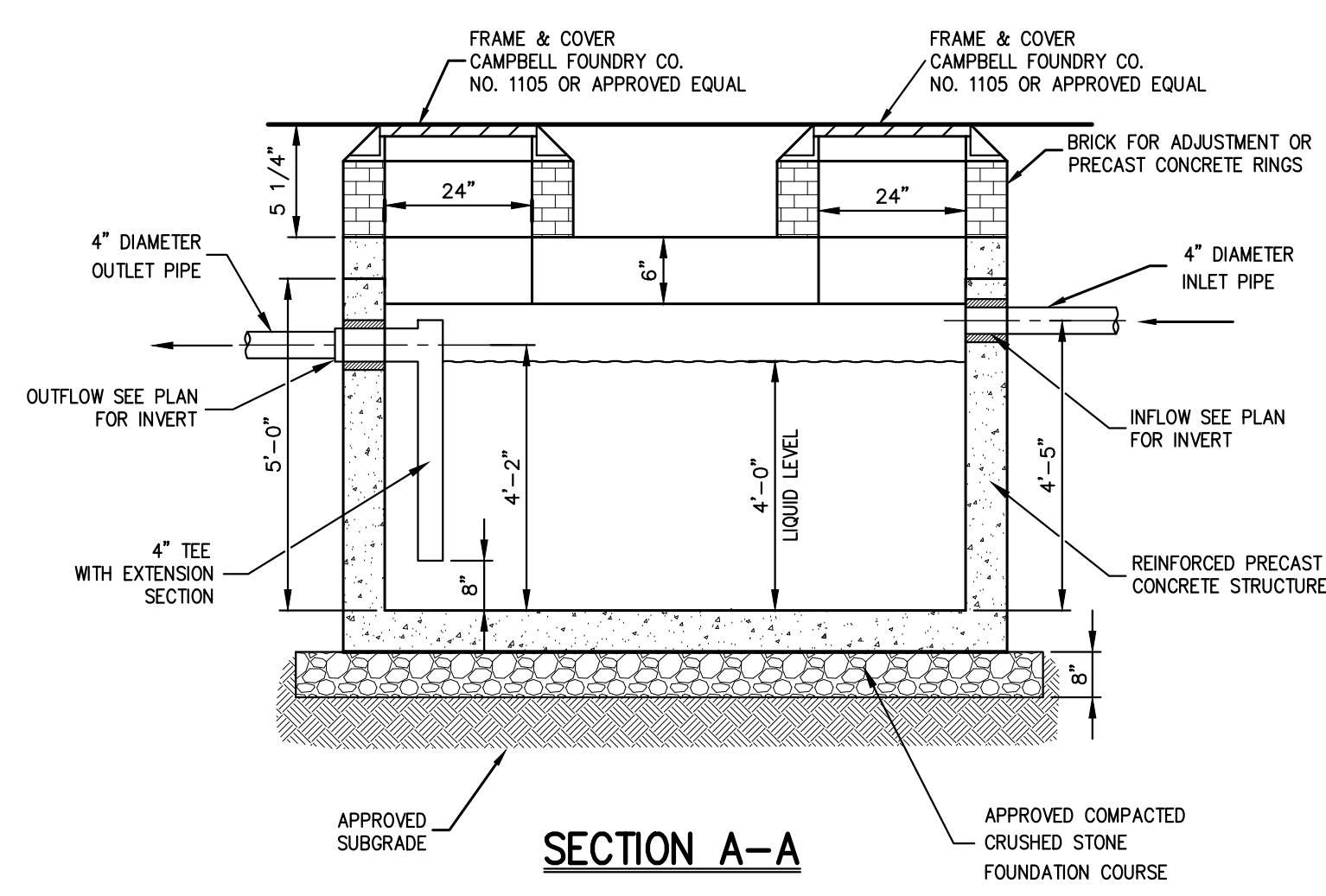
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Drawn	BMS	Approved	DL
Scale	NOT TO SCALE		
Project No.	17160		
Drawing No.	C-904		
C-904			

NOT FOR CONSTRUCTION



PLAN VIEW

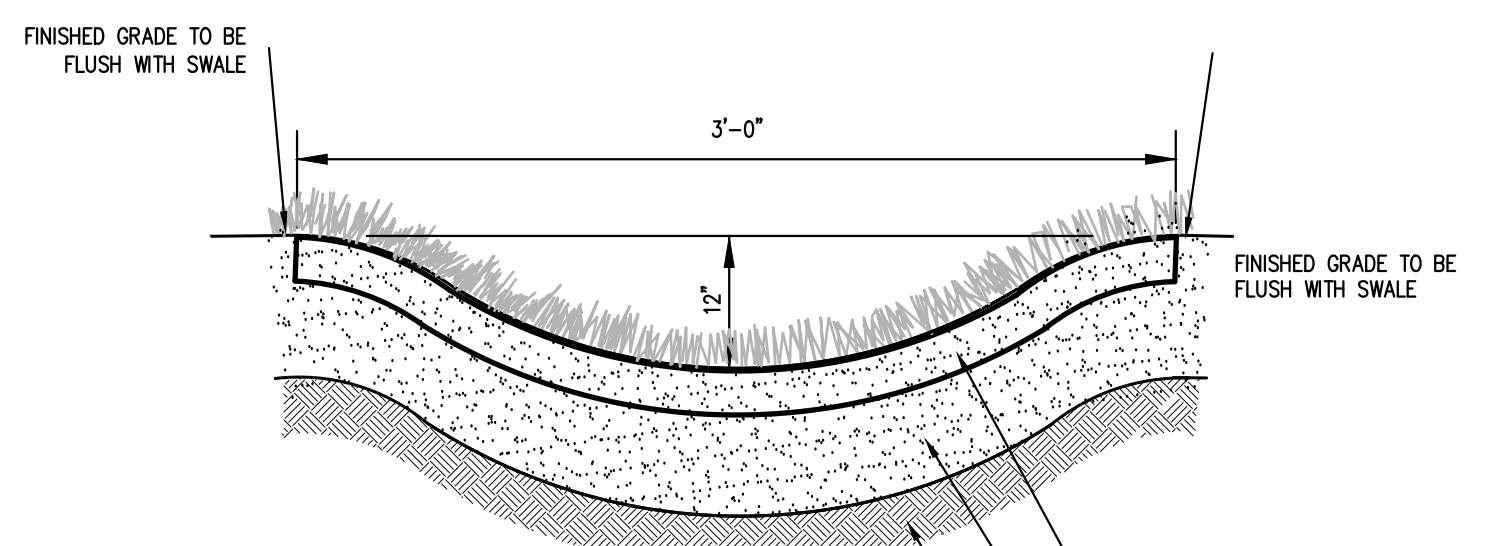


SECTION A-A

- NOTES:
1. CONCRETE TO TEST 4,000 PSI AT 28 DAYS.
 2. GREASE PIT TO BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
 3. GREASE PIT AS PROVIDED BY PRECAST CONCRETE SALES COMPANY, OR APPROVED EQUAL.

1,000 GALLON GREASE PIT

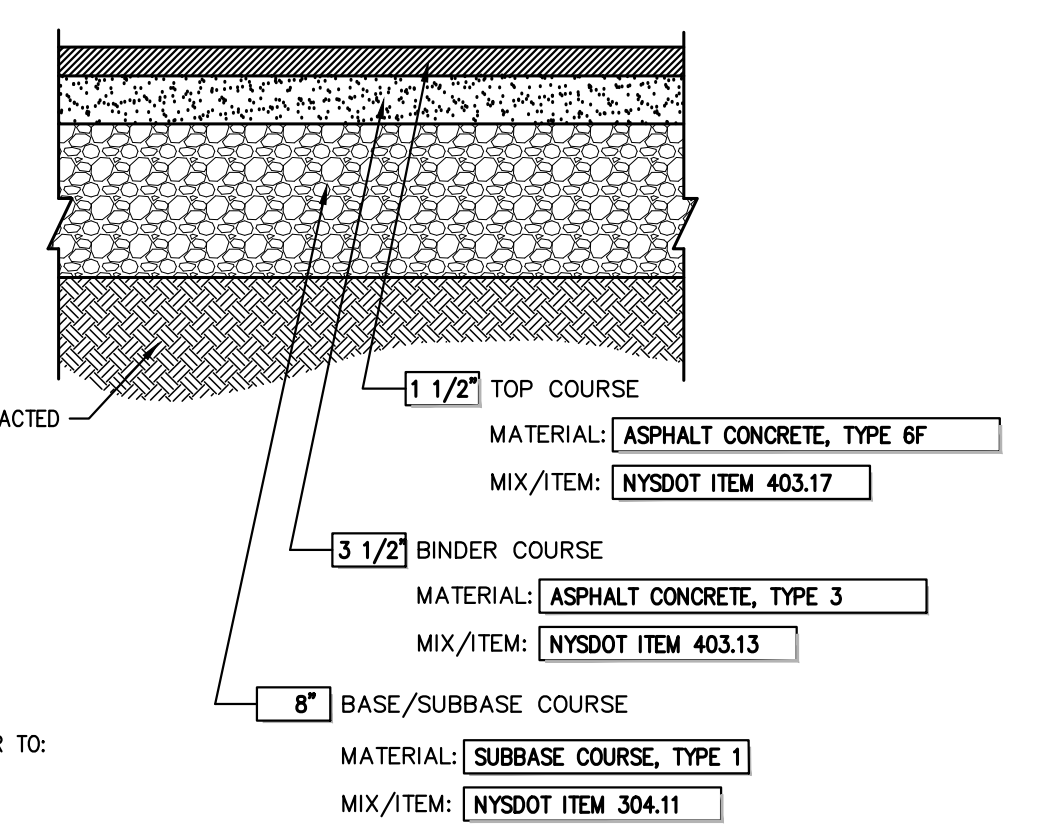
28



GRASS SWALE

29

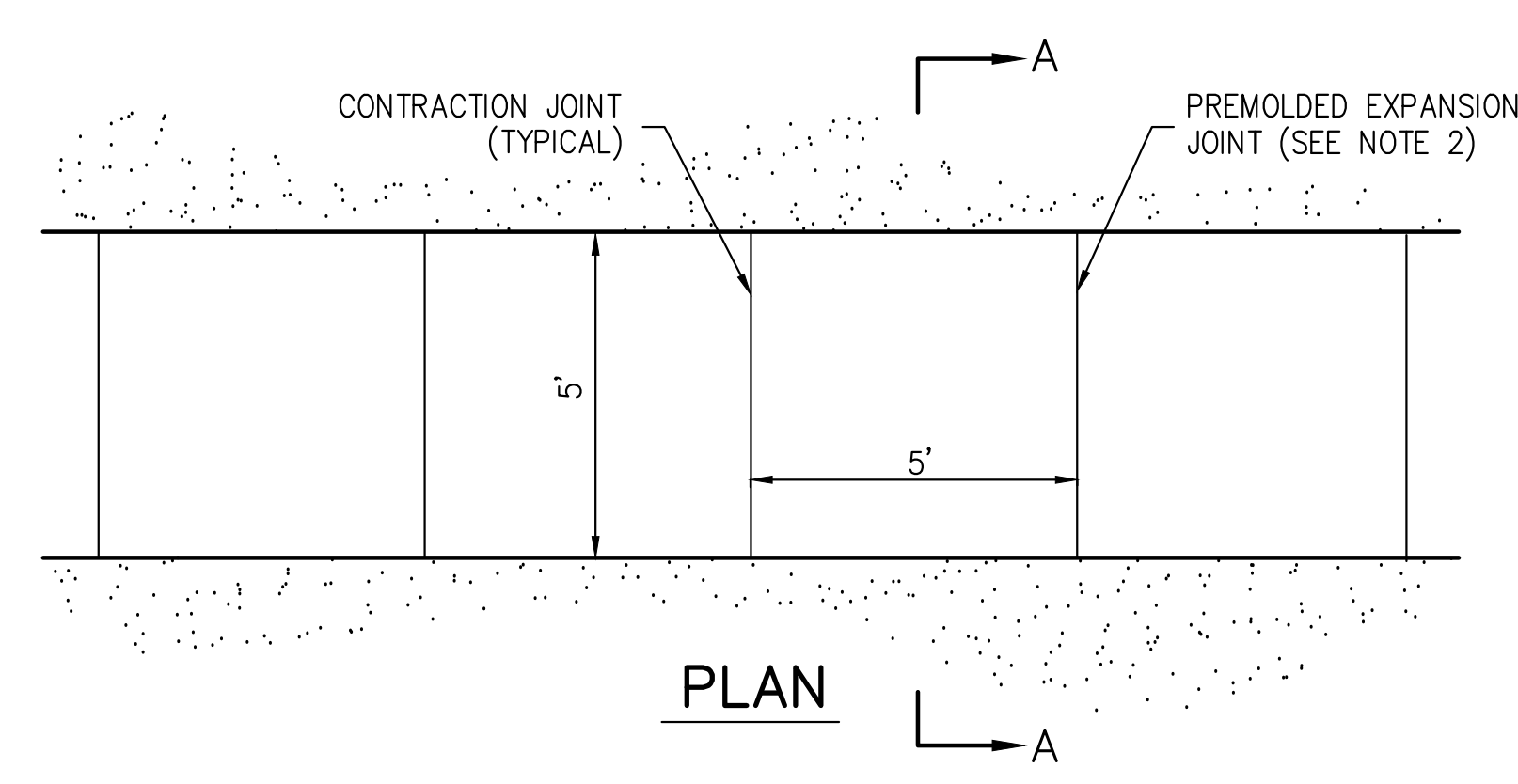
- NOTES:
1. IMMEDIATELY AFTER GRADING OPERATIONS, THE GRASS SWALE SHALL BE STABILIZED WITH SOD CONTAINING A MIXTURE OF 50% KENTUCKY BLUEGRASS, 25% CREeping RID FESCUE AND 25% PERENNIAL RYEGRASS. SOD SHALL BE CUT IN UNIFORM WIDTH STRIPS OF LIKE GRASS.
 2. FOR SWALE SLOPES EXCEEDING 8%, JUTE MESH SHALL BE UTILIZED TO STABILIZE THE SWALE BASE.
 3. AREA ADJACENT TO SWALE TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED, TOPSOILED, SEEDED AND MAINTAINED FOR EROSION CONTROL.



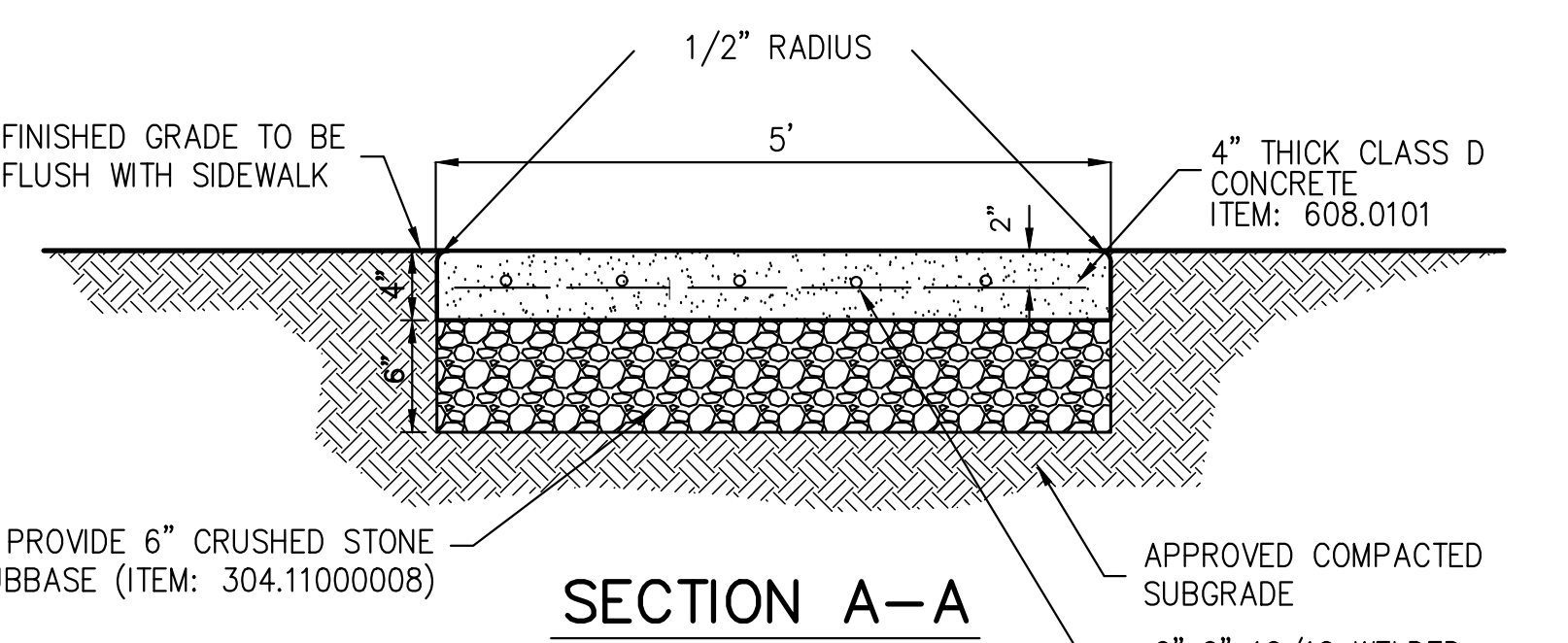
- NOTES:
1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
 2. MATERIAL AND MIX/ITEM NUMBERS REFER TO: NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

SITE PAVEMENT (Heavy Duty)

30



PLAN

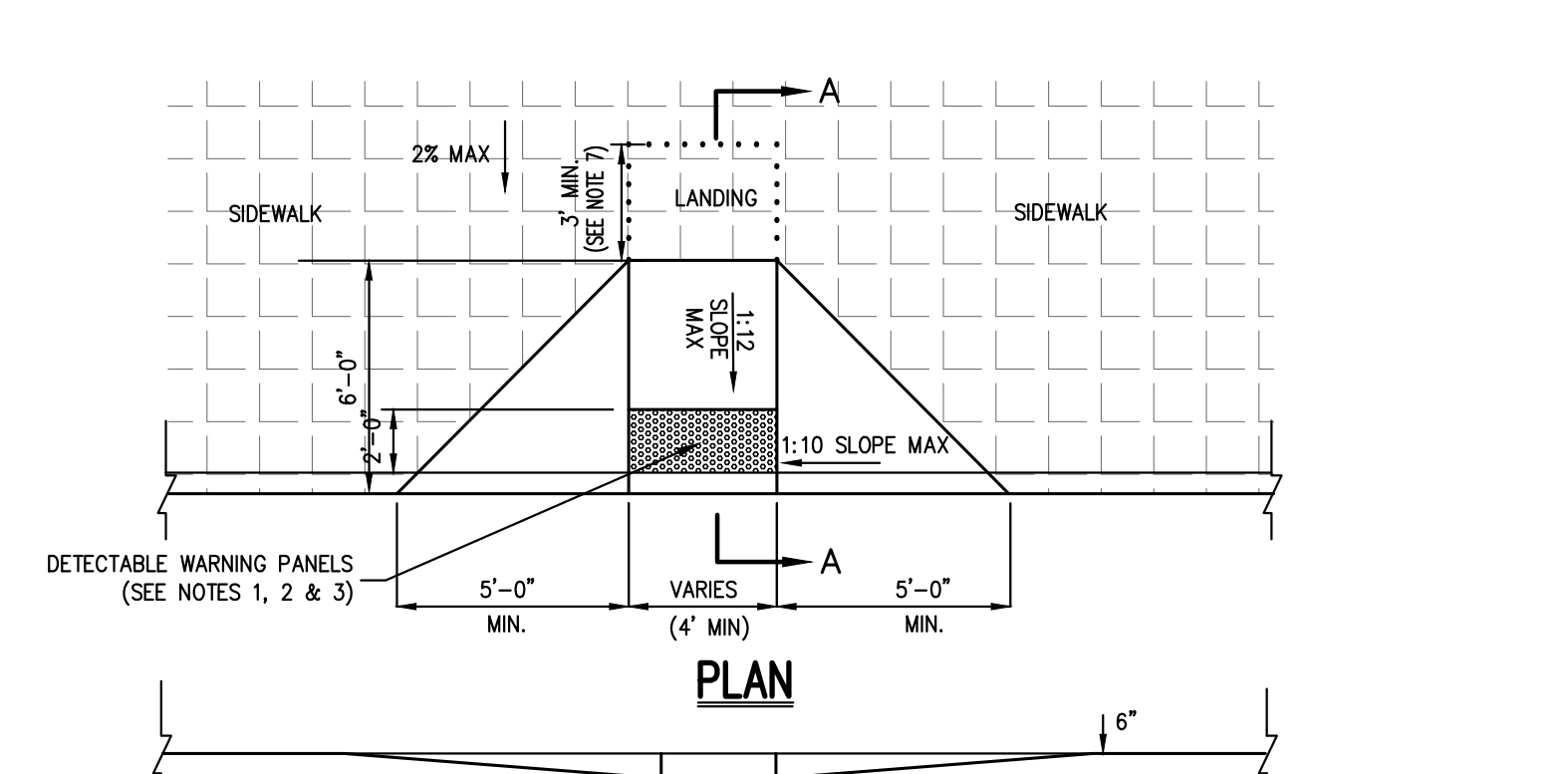


SECTION A-A

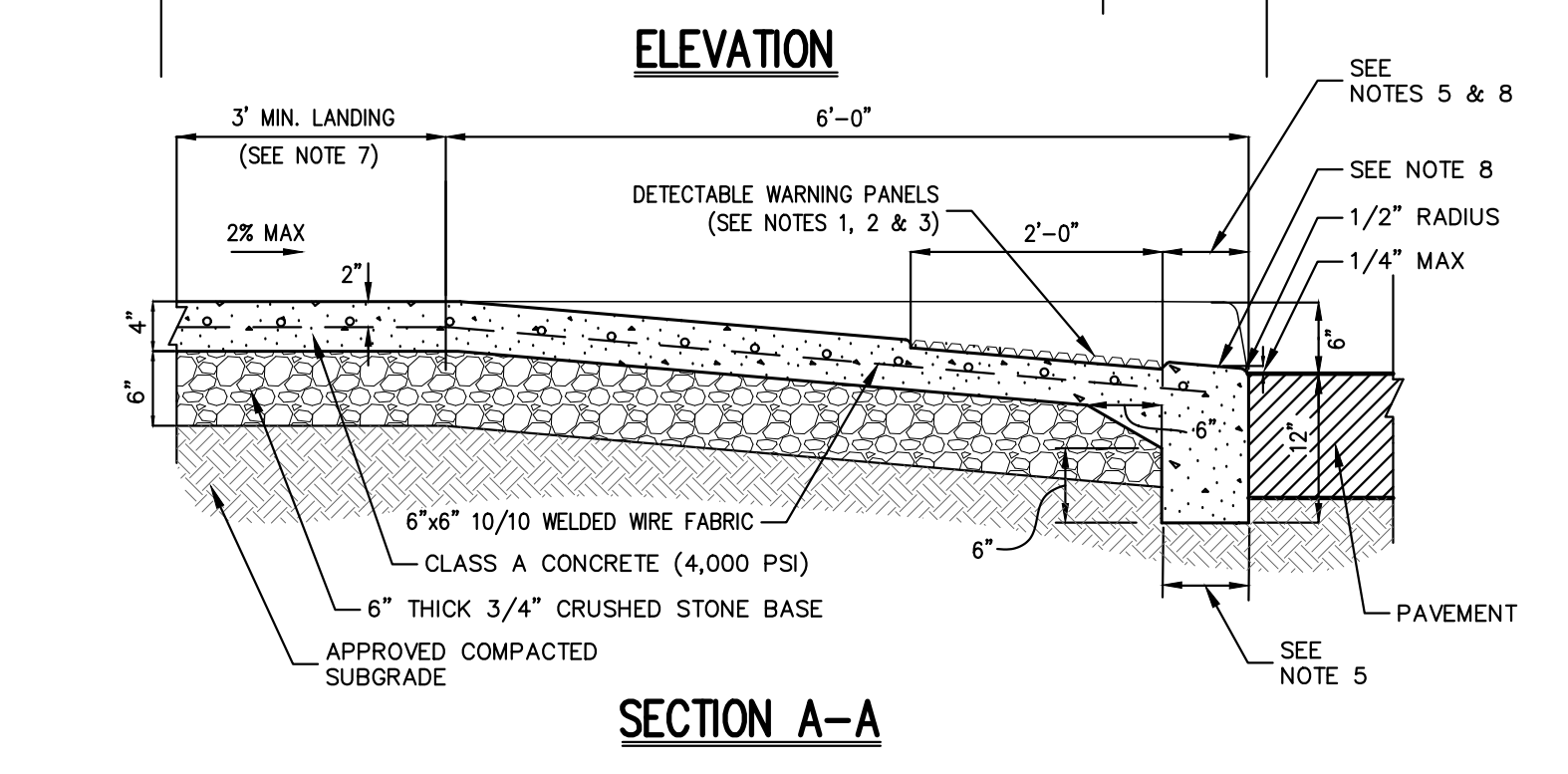
- NOTES:
1. SIDEWALK CROSS SLOPE SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE.
 2. PROVIDE 1/2" PREFORMED EXPANSION JOINTS AT 20' INTERVALS UNLESS OTHERWISE DIRECTED.
 3. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
 4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
 5. ANY CONCRETE SIDEWALK WHICH CROSSES A DRIVEWAY SHALL HAVE A MINIMUM CONCRETE THICKNESS OF 6" AND INCLUDE STEEL MESH REINFORCEMENT WITH 3" OF TOP COVER.

CONCRETE SIDEWALK

31



PLAN

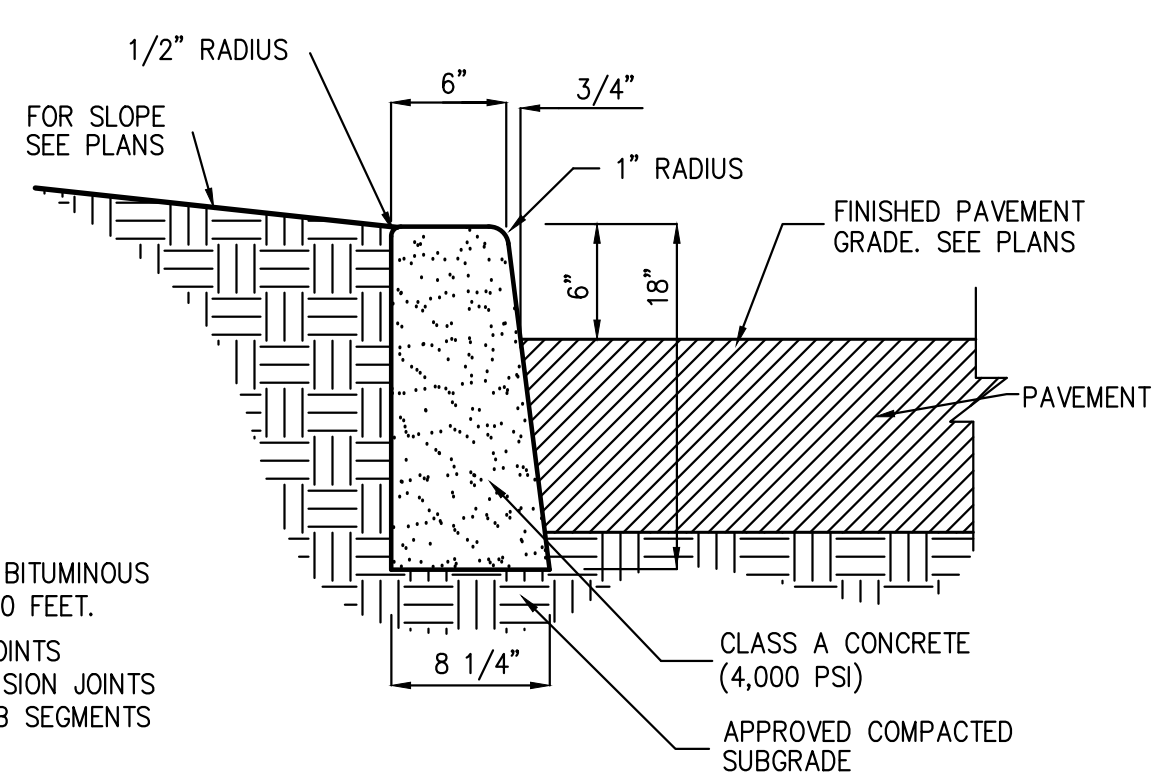


ELEVATION

- NOTES:
1. RAMP SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
 2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
 3. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS SIGNS, ETC.).
 5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
 6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT FLOODING.
 7. WHEEL LANDING OF RAMP ADJACENT TO A DOORWAY THEN THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF: MANUAL SWING DOORS = 60" MIN. FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
 8. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

DROP CURB & RAMP (TYPE A) WITH DETECTABLE WARNING

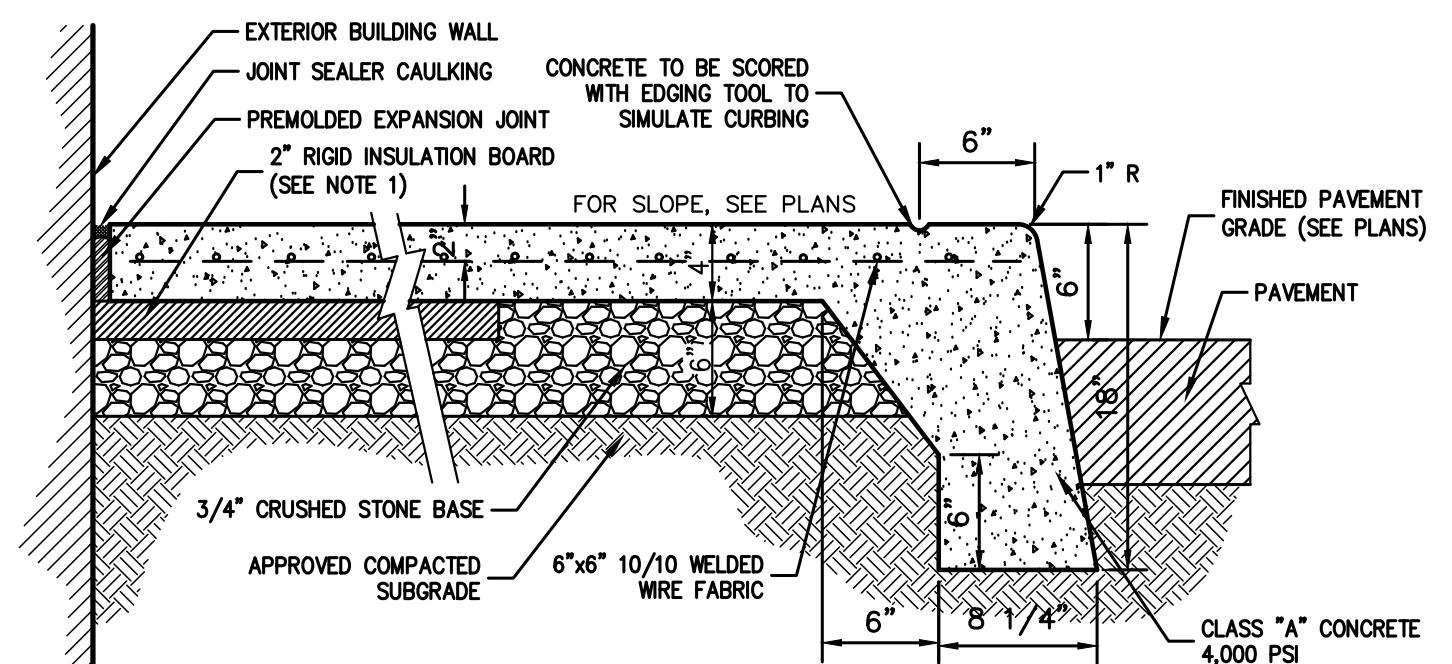
32



- NOTES:
1. INSTALL 1/2" PREFORMED BITUMINOUS EXPANSION JOINT EVERY 20 FEET.
 2. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
 3. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
 4. WHEN INSTALLED ADJACENT TO SIDEWALK OR CONCRETE PAVEMENT, MATCH EXPANSION JOINTS.

CAST-IN-PLACE CONCRETE CURB

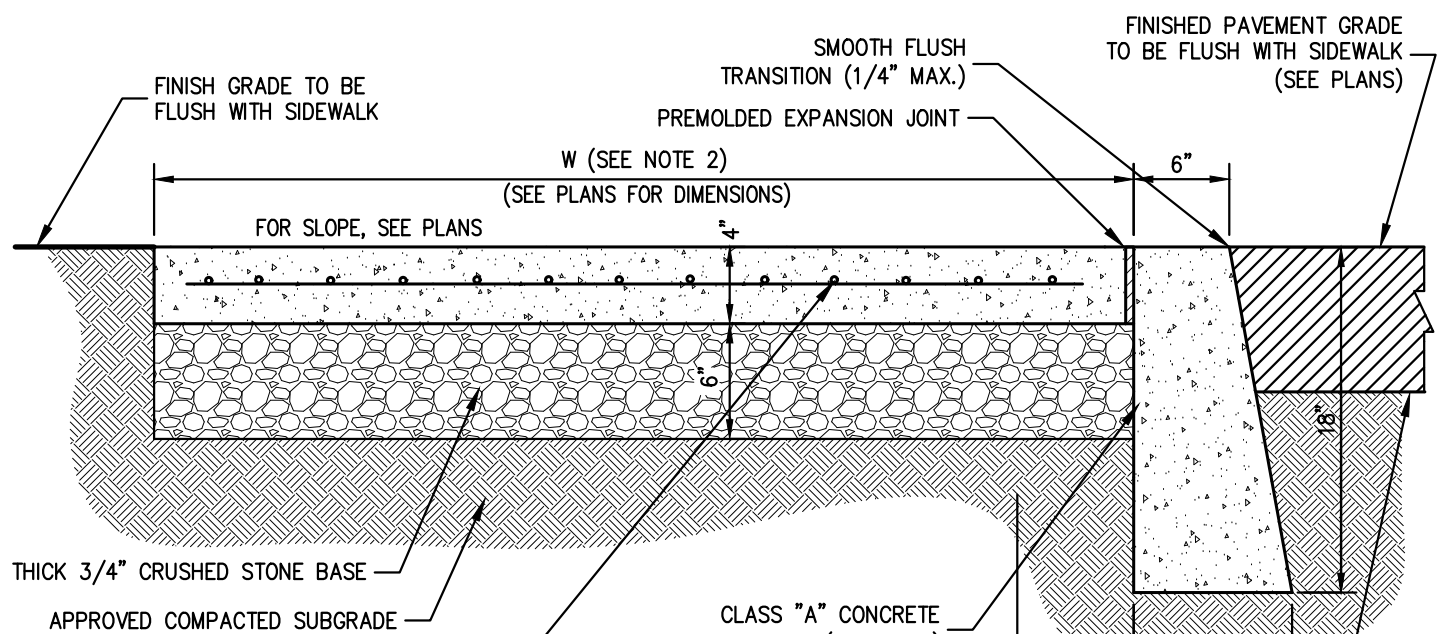
33



- NOTES:
1. PROVIDE 2" RIGID INSULATION BOARD AT ALL DOORWAY OPENINGS AND EXTEND 8" MIN. IN ALL DIRECTIONS OR TO CONSTRUCTION/CONTRACTION JOINT, WHICHEVER IS GREATER.
 2. JOINT SEALER CAULKING SHALL BE PSI-641 LOW MODULUS SILICONE SEALANT, BY POLYMERIC SYSTEMS INC. OR APPROVED EQUAL. PREFORMED EXPANSION JOINT SHALL BE FLEXCELL OR APPROVED EQUAL.
 3. PROVIDE JOINT SEALER & PREFORMED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.).
 4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
 5. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
 6. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.

BUILDING PERIMETER MONOLITHIC CURB & SIDEWALK

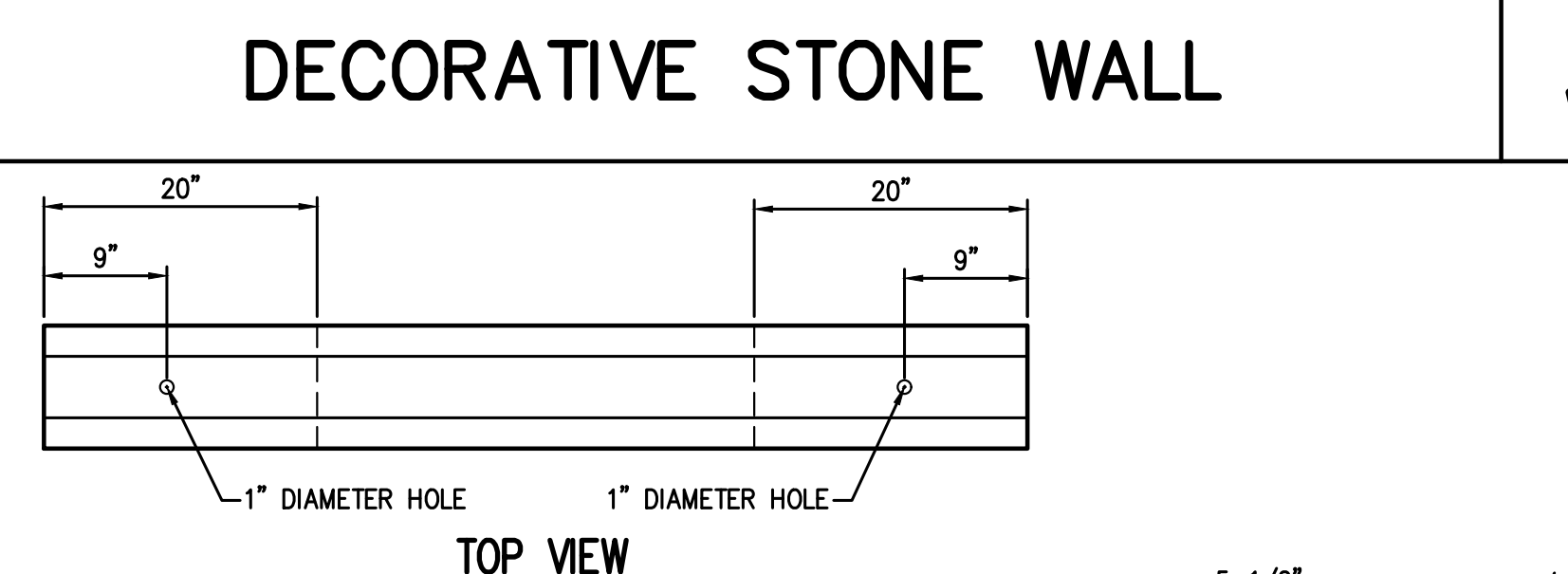
35



- NOTES:
1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
 2. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.
 3. PROVIDE JOINT SEALER & PREFORMED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.).
 4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
 5. PROVIDE 1/2" PREFORMED EXPANSION JOINTS AT 20' FOOT INTERVALS UNLESS OTHERWISE DIRECTED.
 6. REINFORCEMENT SHALL NOT EXTEND THROUGH EXPANSION JOINTS.

CONCRETE FLUSH CURB AND SIDEWALK

37



TOP VIEW

END VIEW

- NOTES:
1. CONCRETE MINIMUM STRENGTH-4,000 PSI AT 28 DAYS
 2. REINFORCEMENT-#4 REBAR

CONCRETE BUMPER BLOCK

40

CONCRETE CURB ENDING

34

MONOLITHIC CONCRETE FLUSH CURB AND SIDEWALK

36

NYSOT TYPE VF150 CONCRETE CURB (ITEM 609.0401)

38

NOT FOR CONSTRUCTION

No.	T.	PLANNING BOARD SUBMISSION
Date	05/06/2024	EL

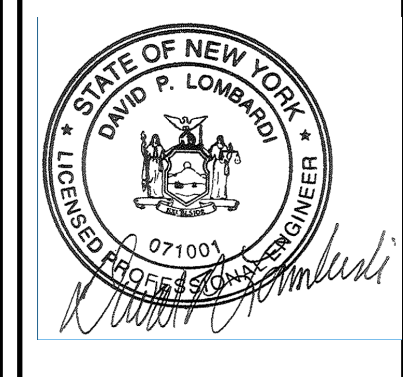
5450 RTE 9W LLC
225 WEST MONTAUK HIGHWAY SUITE 1
HAMPTON BAYS, NY 11946

JMC Planning, Engineering, Landscaping
Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
120 BEVERLY ROAD - BIRMGHAM, NY 10534
voice 514.273.5225 - fax 514.273.2102
www.jmcplic.com

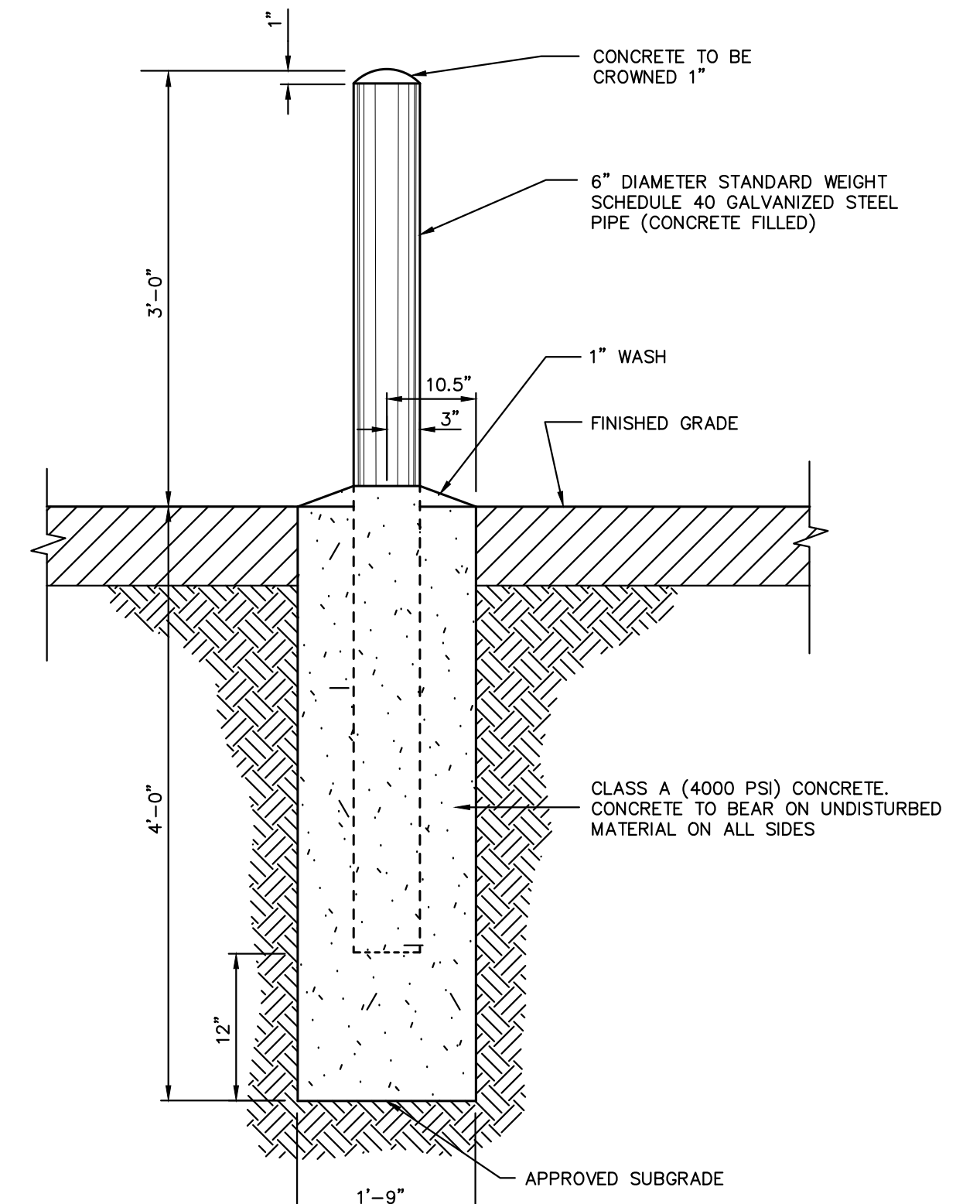
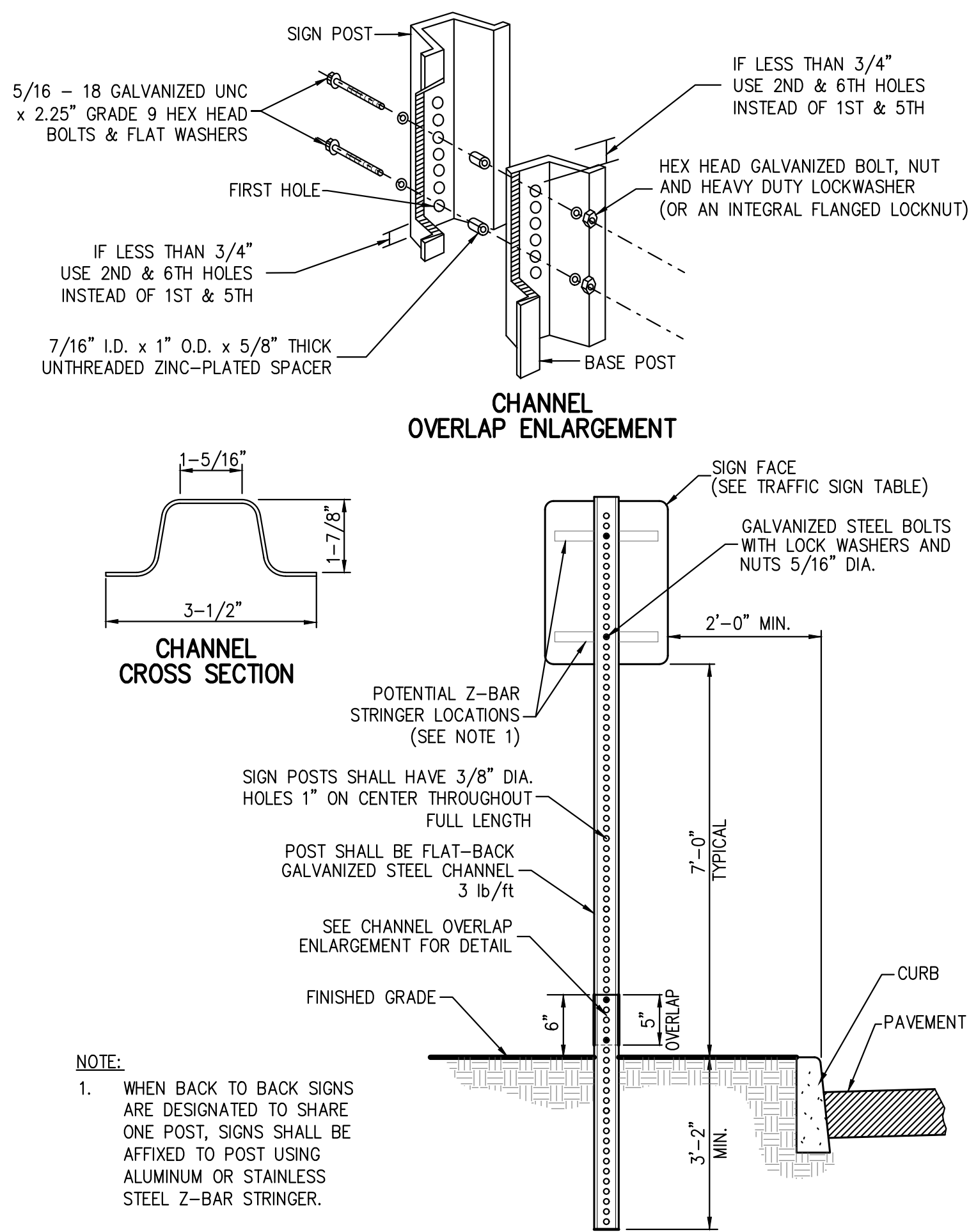
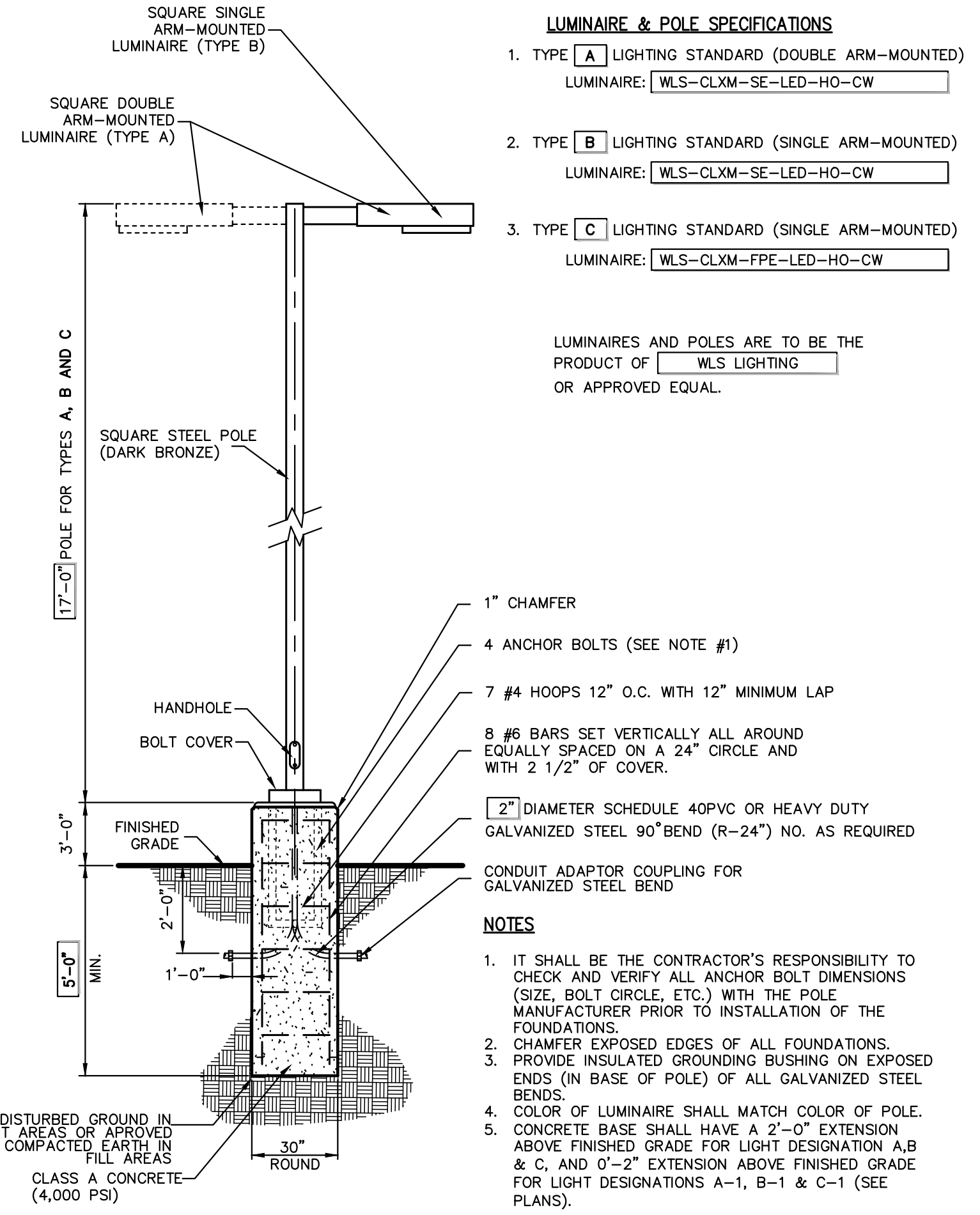
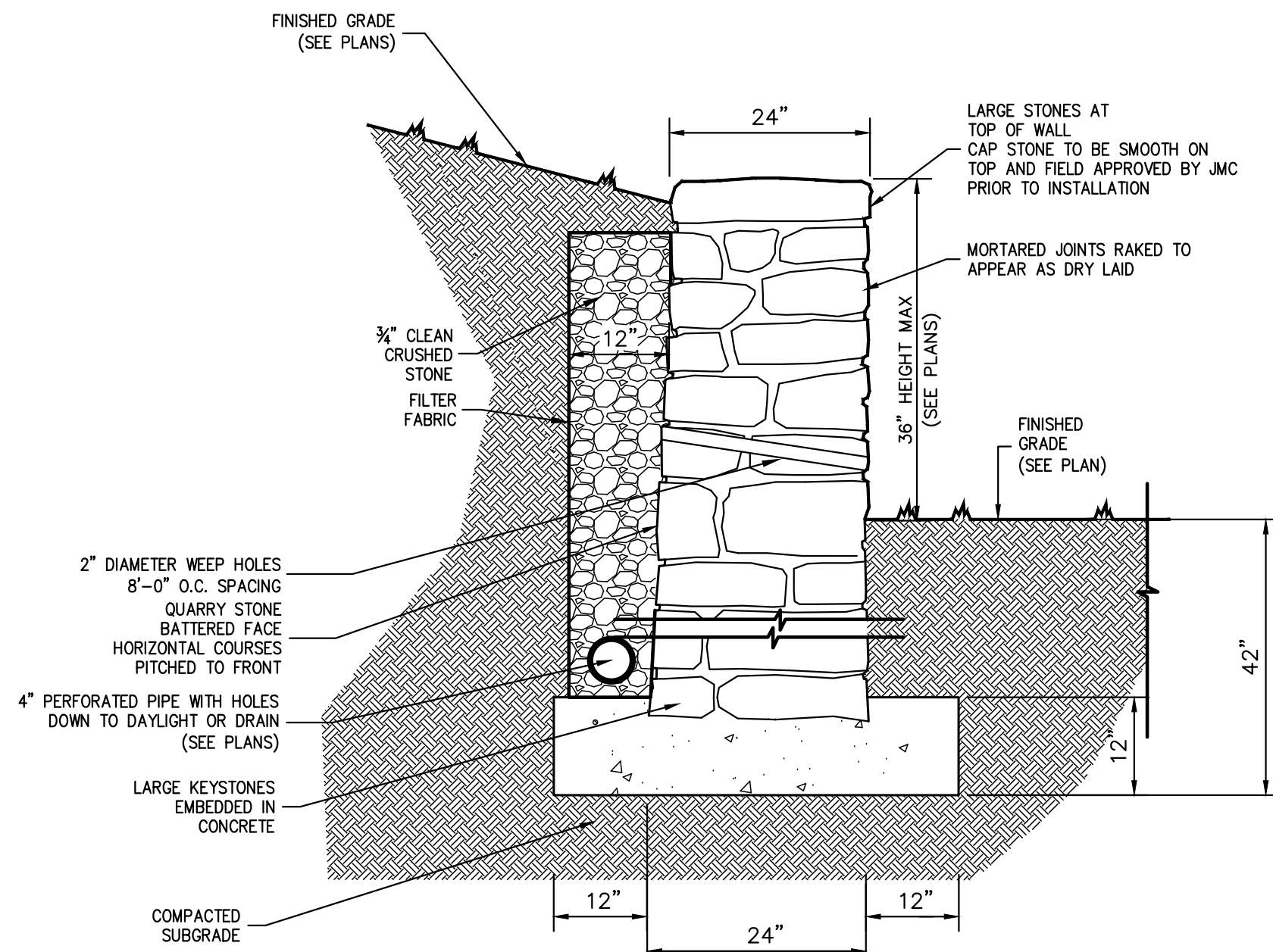


CONSTRUCTION DETAILS
NEWBURGH COMMONS
5450 & 5450 ROUTE 9W
TOWN OF NEWBURGH, NY 12550

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Drawn	BMS	Approved	DL
Scale	NOT TO SCALE		
Date	11/13/2023		
Project No.	17160		
1700-DEMS	C-905		
Drawing No.	C-905		



STONE RETAINING WALLS AT PARKING AREA

41

LIGHTING STANDARD (Arm Mounted)

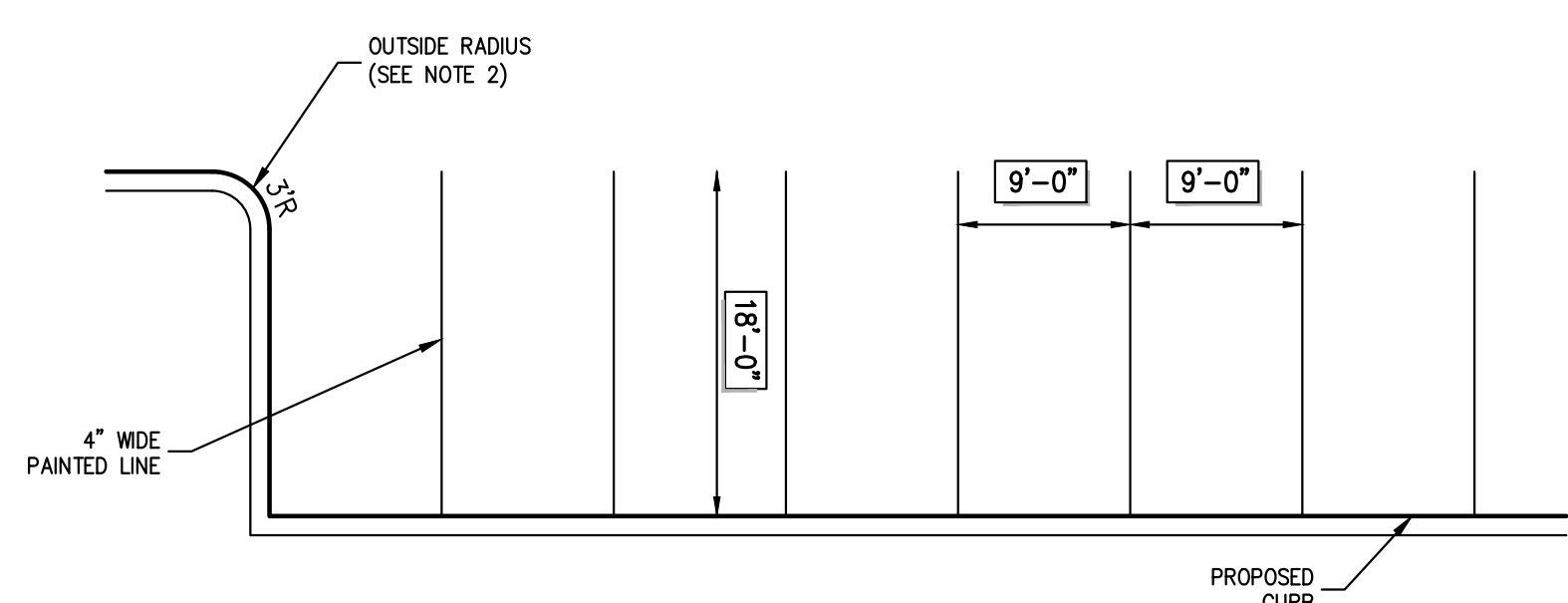
42

TRAFFIC SIGN POST (BREAKAWAY STEEL CHANNEL)

43

STEEL PIPE PROTECTION POST

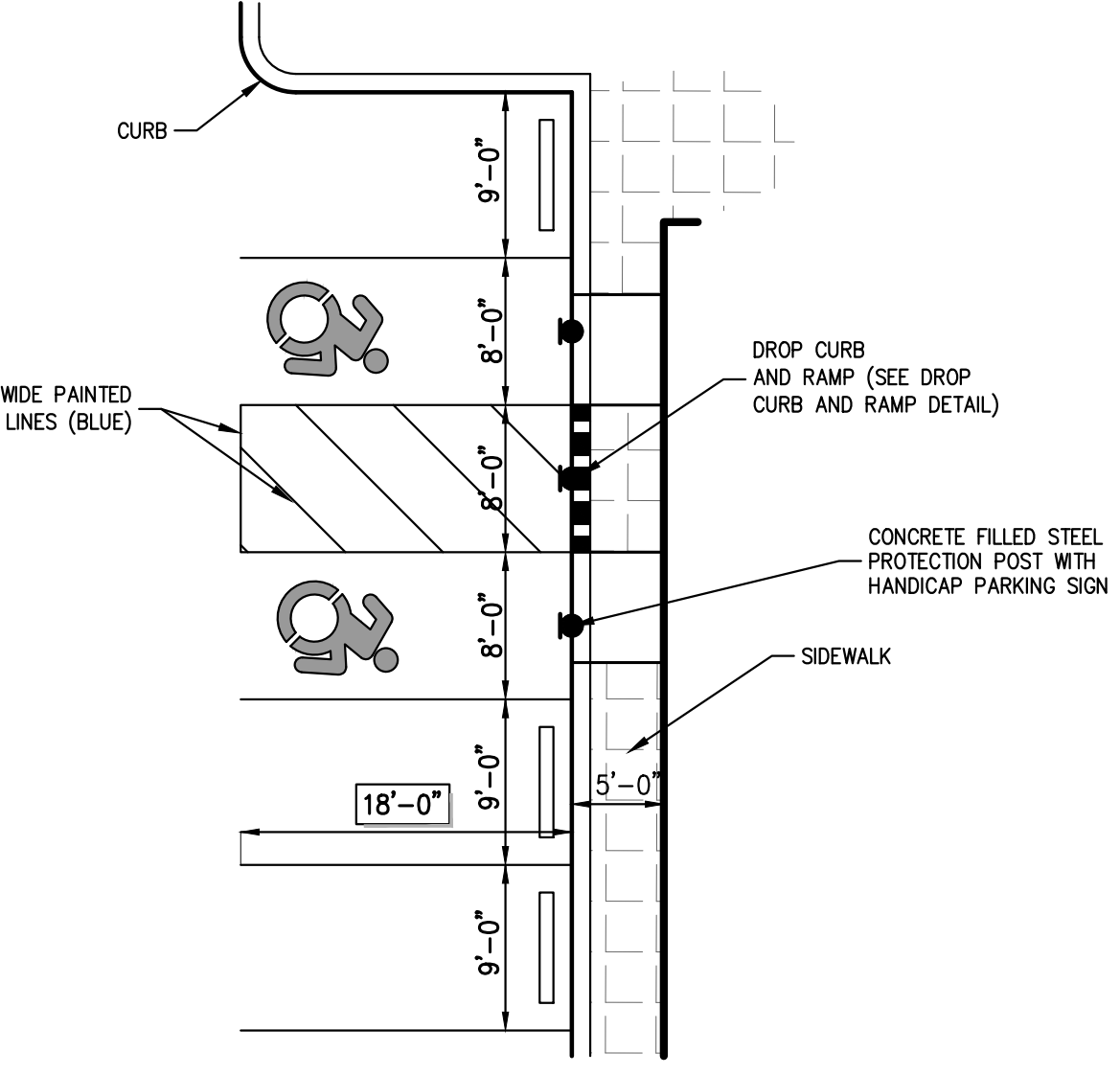
44



- NOTES**
- COLOR OF PAINT SHALL BE WHITE.
 - OUTSIDE RADIUS MAY VARY DEPENDING ON SHAPE OF ISLAND. RADIUS SHALL BE AS SHOWN ON LAYOUT PLAN.

90° PARKING

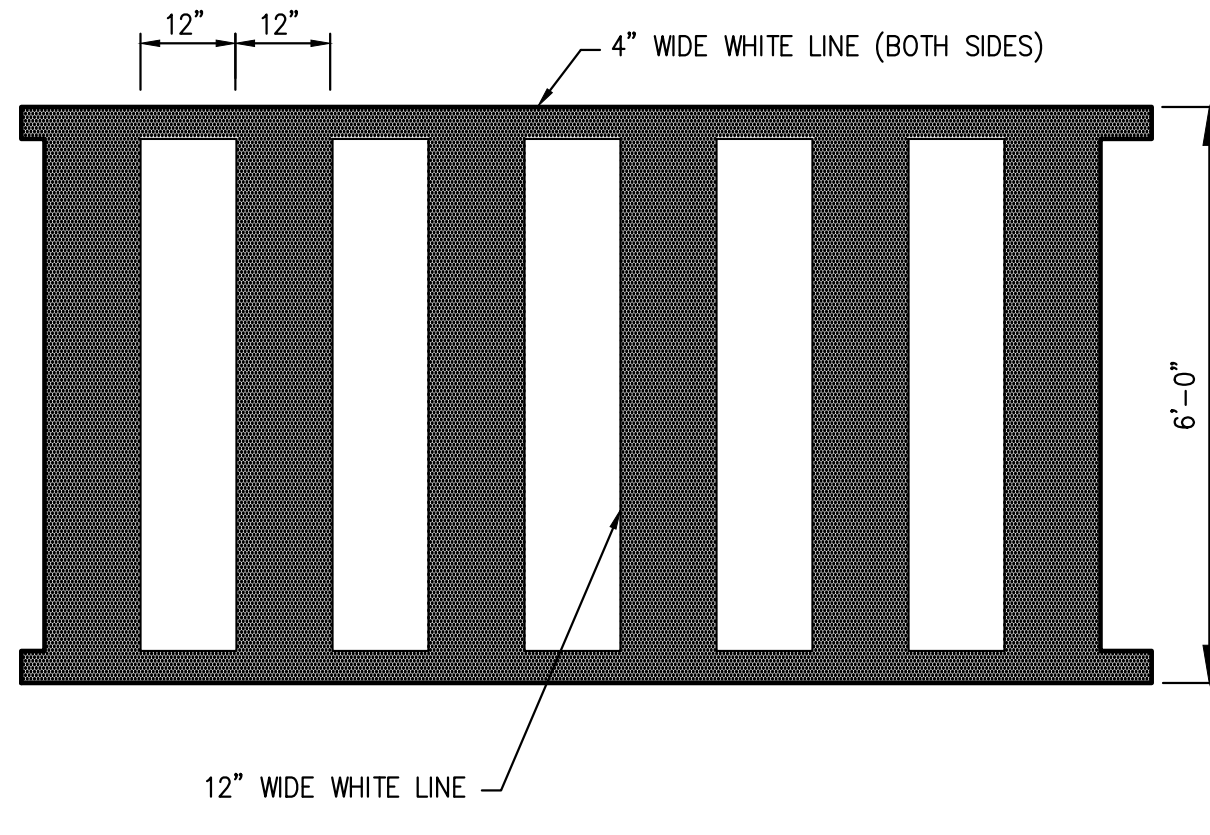
45



NOTE: SLOPES IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2%

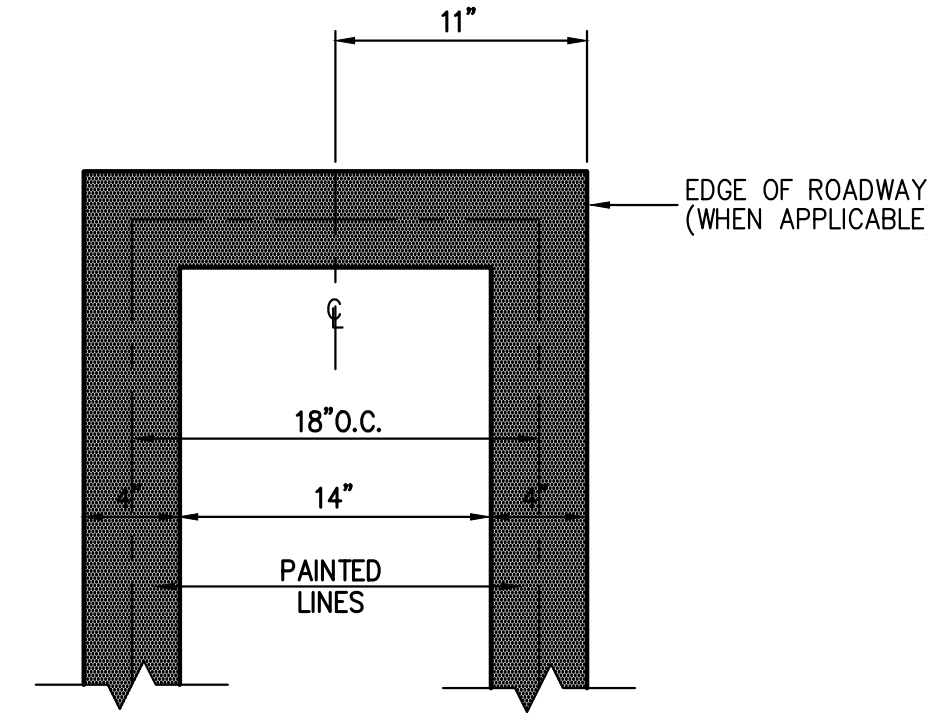
HANDICAP PARKING

46



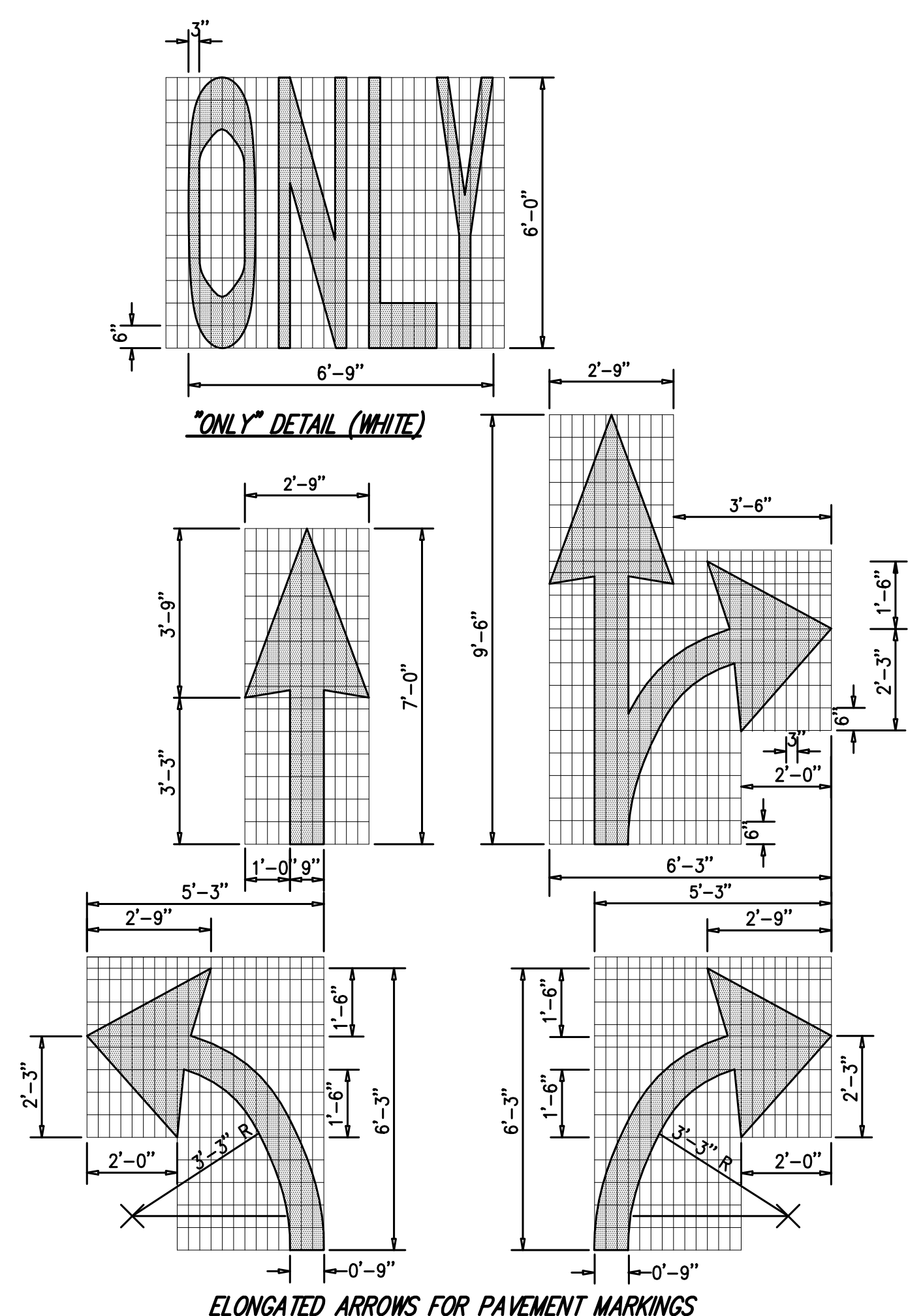
PEDESTRIAN CROSSING

47



STRIPING END ENLARGEMENT

48



PAVEMENT TEXT & ARROWS (ON-SITE)

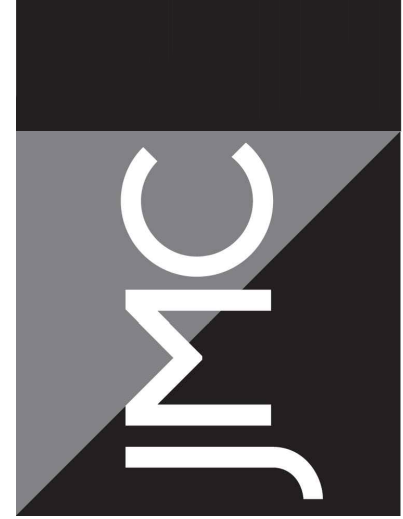
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NOT FOR CONSTRUCTION

By	EL
Date	05/06/2024
Revision	PLANNING BOARD SUBMISSION
No.	1

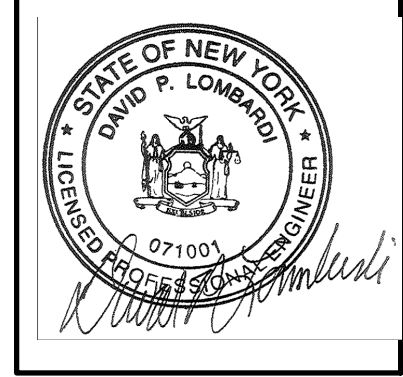
APPLICANT/OWNER:
5450 RTE 9W LLC
 225 WEST MONTAUK HIGHWAY, SUITE 1
 HAMPTON BAYS, NY 11946

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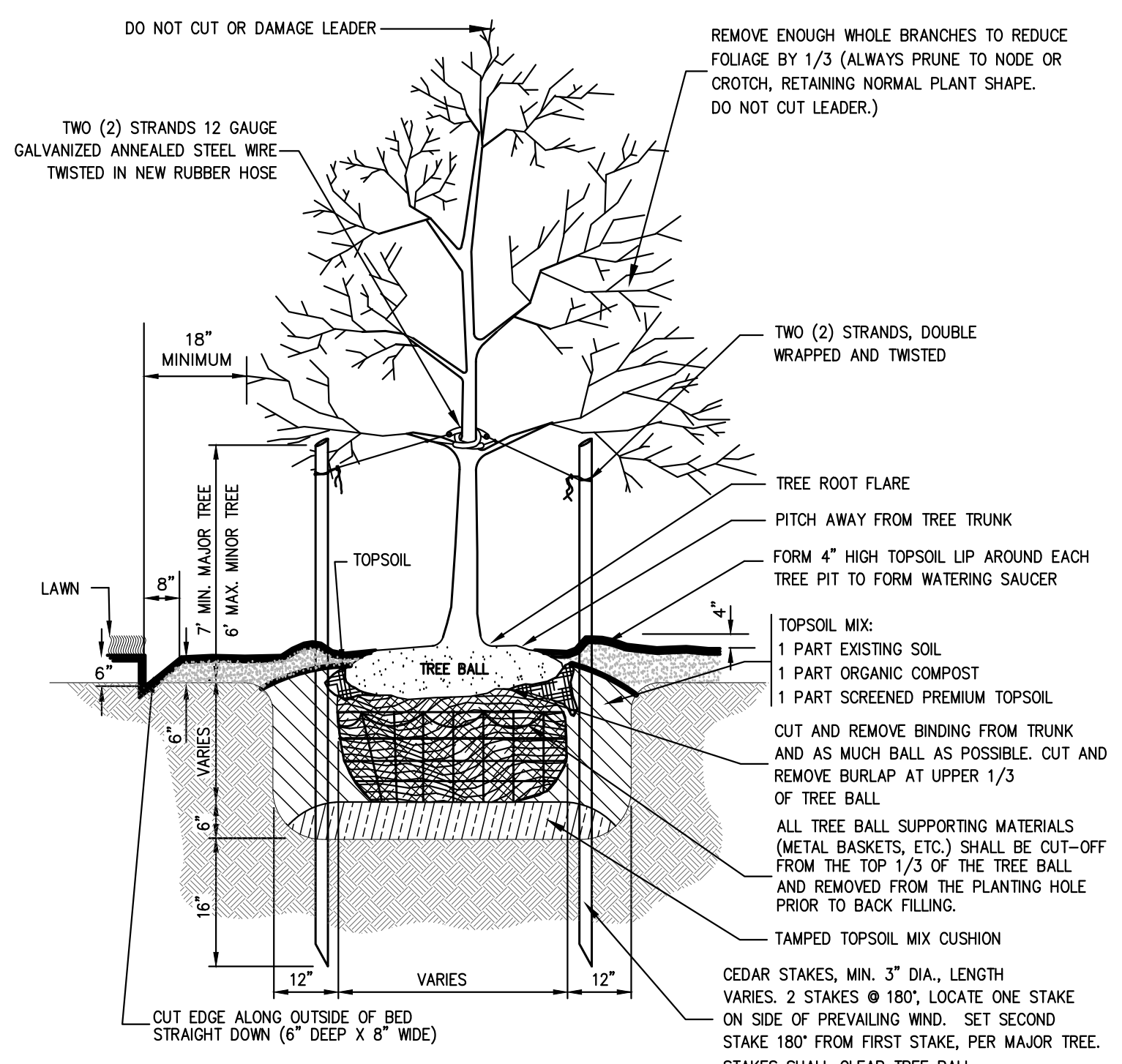


CONSTRUCTION DETAILS
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 TOWN OF NEWBURGH, NY 12550

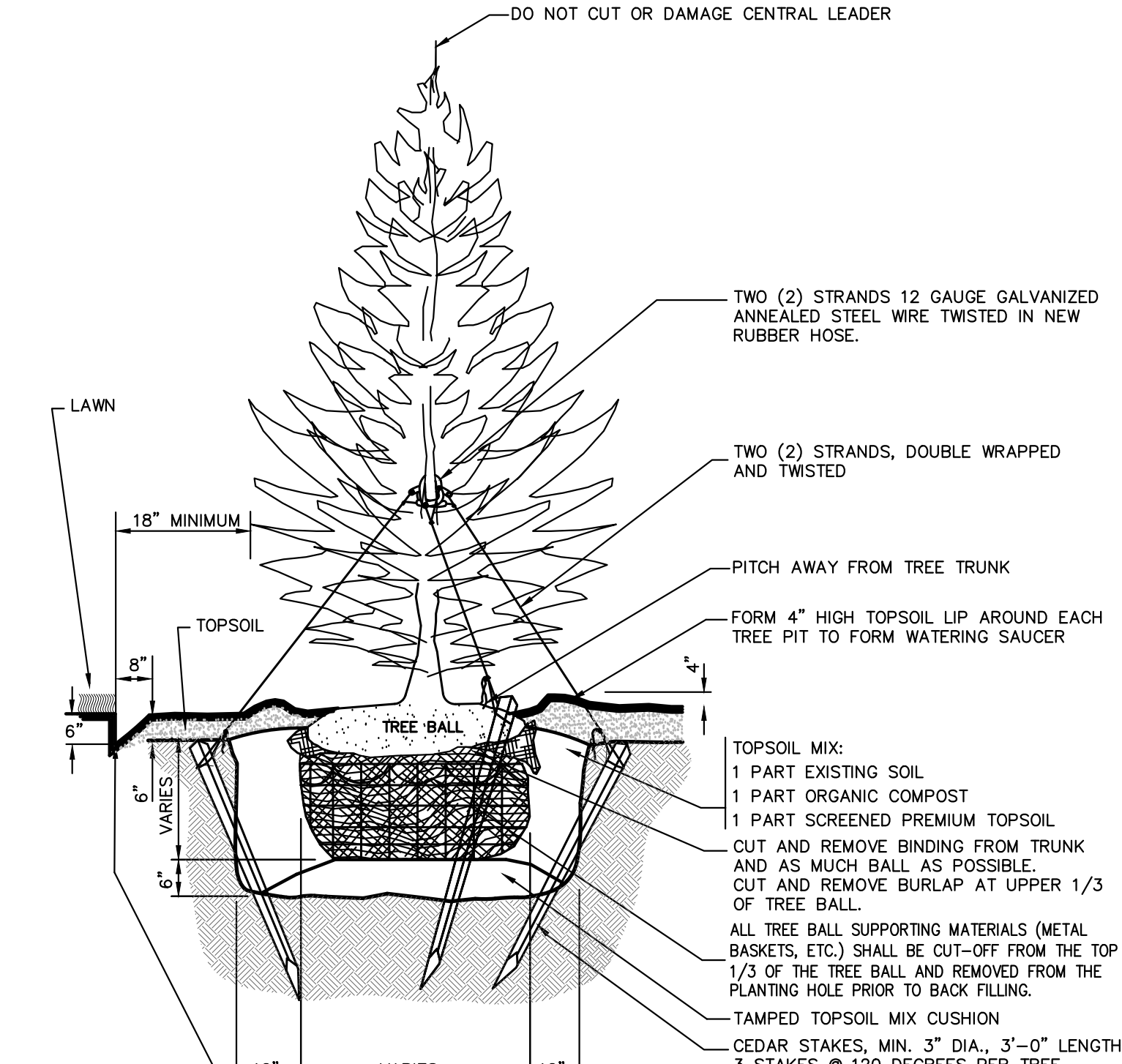
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Drawn	BMS	Approved	DL
Scale	NOT TO SCALE		
Date	11/13/2023		
Project No.	17160		
17160-DETAILS	C-906		
Drawing No.	C-906		



- NOTES:**
1. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS POTBOUND ROOTS PULLED APART TO ALLOW THE ROOTS TO SPREAD.
 2. AFTER THE TREE HAS BEEN PLACED IN THE HOLE, THE TOPSOIL MIX SHOULD BE PLACED AROUND THE TREE ONE-THIRD OF THE WAY UP. A SLOW RELEASE SUPER PHOSPHATE FERTILIZER WILL BE ADDED TO THE SOIL AROUND THE TREE, AND THEN FILL THE REMAINDER OF HOLE WITH TOPSOIL MIX. THE TOPSOIL MIX SHOULD THEN BE GENTLY COMPACTED.
 3. PROVIDE 3" LAYER OF SHREDDED HARDWOOD MULCH AS SPECIFIED OVER ENTIRE WATERING SAUCER AT ALL TREE PITS OR OVER ENTIRE TREE BED. THE SHREDDED HARDWOOD MULCH SHALL NOT COME IN CONTACT WITH THE TREE ROOT FLARE.
 4. REMOVE EXISTING WEEDS, LAWN OR PLANT MATERIAL FROM PROPOSED BED AREA.
 5. ALL WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.
 6. THE CENTRAL LEADER OF ALL DECIDUOUS PLANTINGS SHALL NOT BE CUT OR DAMAGED.



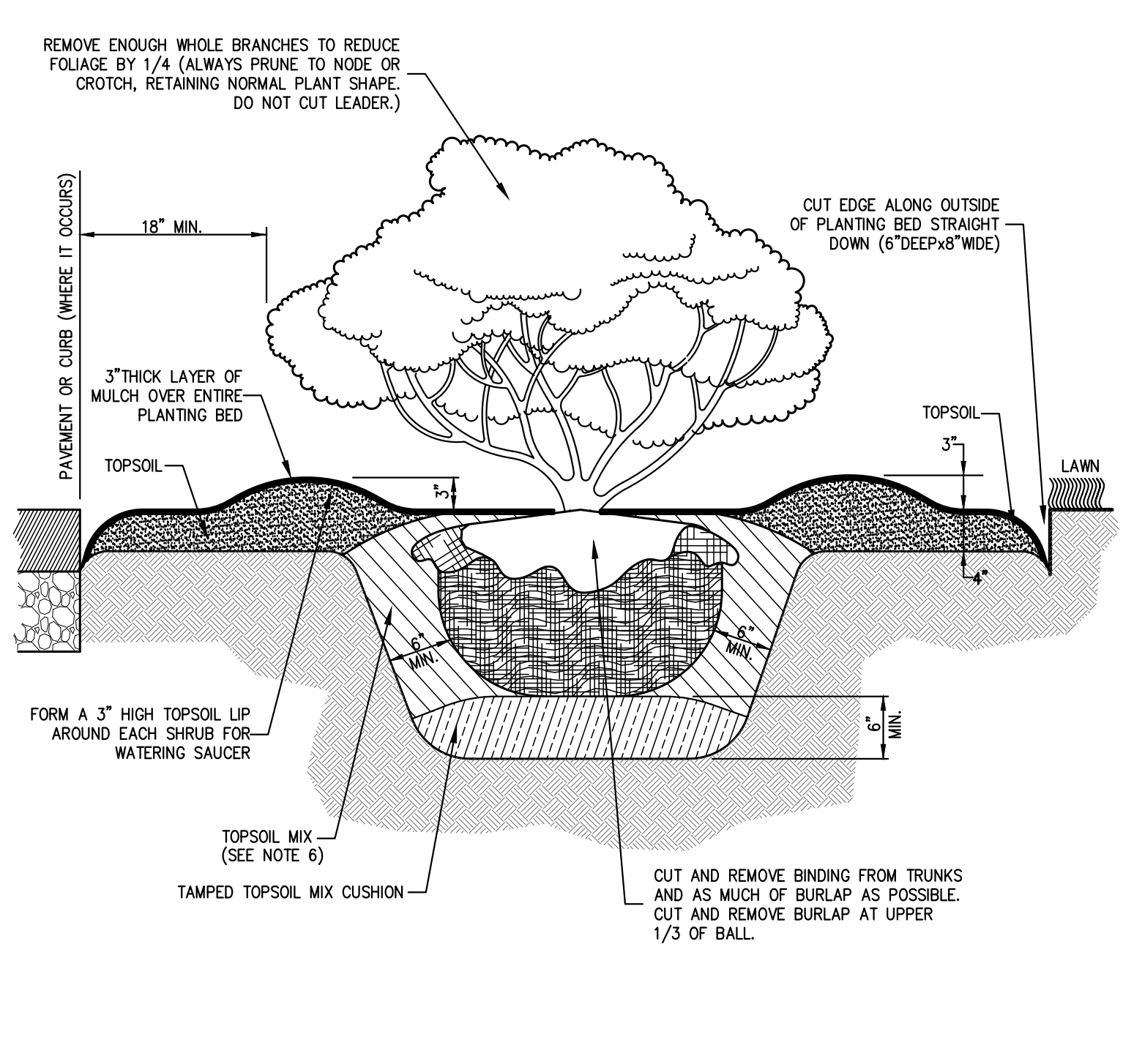
- NOTES:**
1. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS POTBOUND ROOTS PULLED APART TO ALLOW THE ROOTS TO SPREAD.
 2. AFTER THE TREE HAS BEEN PLACED IN THE HOLE, THE TOPSOIL MIX SHOULD BE PLACED AROUND THE PLANT ONE-THIRD OF THE WAY UP. A SLOW RELEASE SUPER PHOSPHATE FERTILIZER WILL BE ADDED TO THE SOIL AROUND THE TREE, AND THEN FILL THE REMAINDER OF HOLE WITH TOPSOIL MIX. THE TOPSOIL MIX SHOULD THEN BE GENTLY COMPACTED.
 3. PROVIDE 3" LAYER OF MULCH AS SPECIFIED OVER ENTIRE WATERING SAUCER AT ALL TREE PITS OR OVER ENTIRE TREE BED.
 4. REMOVE EXISTING WEEDS, LAWN OR PLANT MATERIAL FROM PROPOSED BED AREA.

DECIDUOUS TREE PLANTING

50

EVERGREEN TREE PLANTING

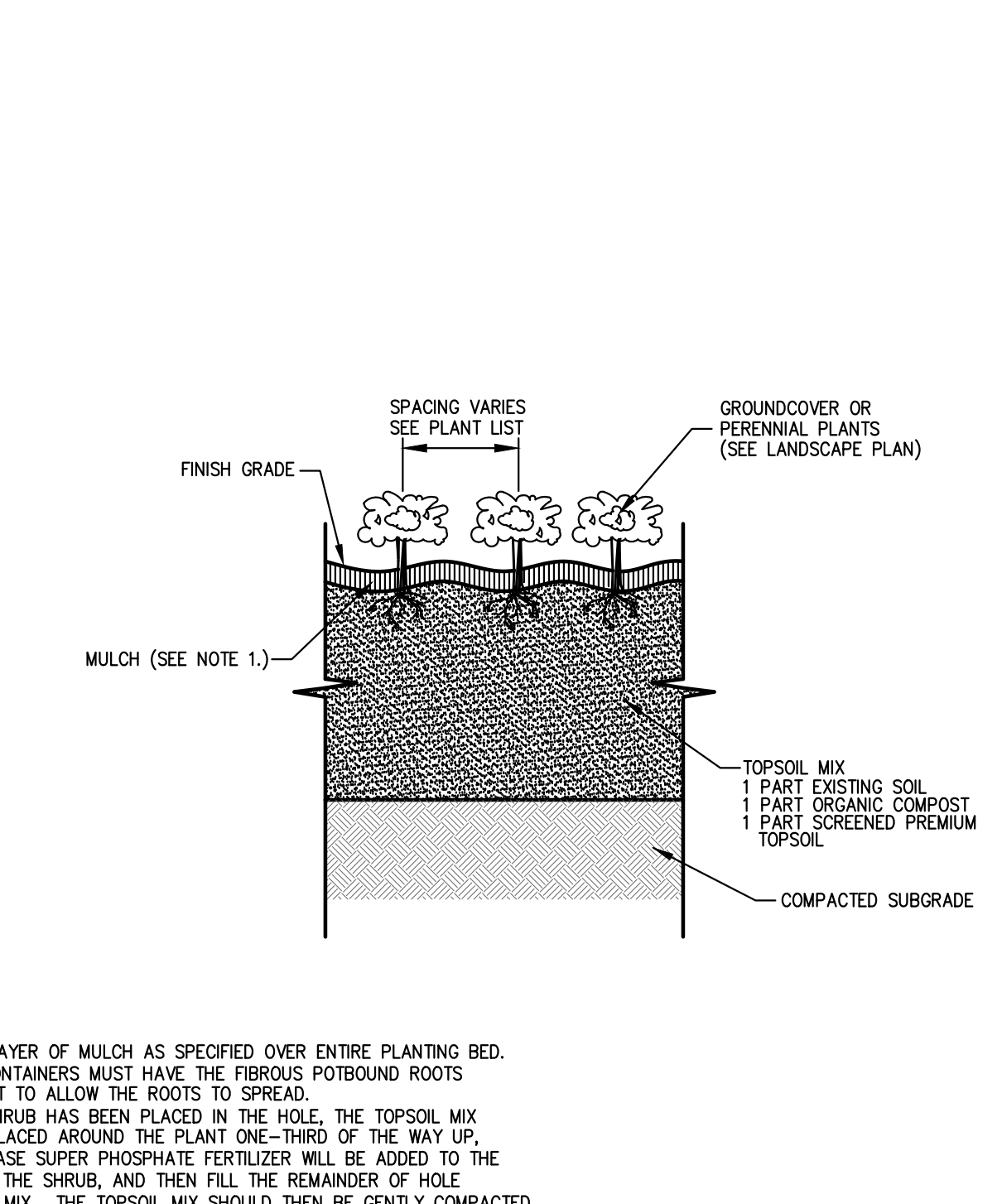
51



- NOTES:**
1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO INSTALLATION OF PLANTS.
 2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
 3. AFTER THE SHRUB HAS BEEN PLACED IN THE HOLE, THE TOPSOIL MIX SHALL BE PLACED AROUND THE PLANT 1/3 OF THE WAY UP. A SLOW RELEASE FERTILIZER SHALL THEN BE ADDED TO THE SOIL AROUND THE SHRUB, AND THEN FILL THE REMAINDER OF THE HOLE WITH TOPSOIL MIX. THE TOPSOIL MIX SHALL THEN BE GENTLY COMPACTED.
 4. TOPSOIL SHALL CONSIST OF NATURAL LOAM TOPSOIL, FREE FROM SUBSOIL. TOPSOIL SHALL BE OF UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY, HARD PAN, SODS, STONES OVER 1 1/2" DIAMETER AND NOODOUS WEEDS.
 5. PLANT MATERIAL SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
 6. TOPSOIL MIX SHALL CONSIST OF:
1 PART SCREENED PREMIUM TOPSOIL
1 PART EXISTING SOIL
1 PART ORGANIC COMPOST

SHRUB PLANTING

52



- NOTES:**
1. PROVIDE 3" LAYER OF MULCH AS SPECIFIED OVER ENTIRE PLANTING BED.
 2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS POTBOUND ROOTS PULLED APART TO ALLOW THE ROOTS TO SPREAD.
 3. AFTER THE SHRUB HAS BEEN PLACED IN THE HOLE, THE TOPSOIL MIX SHOULD BE PLACED AROUND THE PLANT ONE-THIRD OF THE WAY UP. A SLOW RELEASE SUPER PHOSPHATE FERTILIZER WILL BE ADDED TO THE SOIL AROUND THE SHRUB, AND THEN FILL THE REMAINDER OF HOLE WITH TOPSOIL MIX. THE TOPSOIL MIX SHOULD THEN BE GENTLY COMPACTED.
 4. REMOVE EXISTING WEEDS, LAWN OR PLANT MATERIAL FROM PROPOSED BED AREA.

GROUND COVER PLANTING

53

DECIDUOUS TREE PLANTING

50

EVERGREEN TREE PLANTING

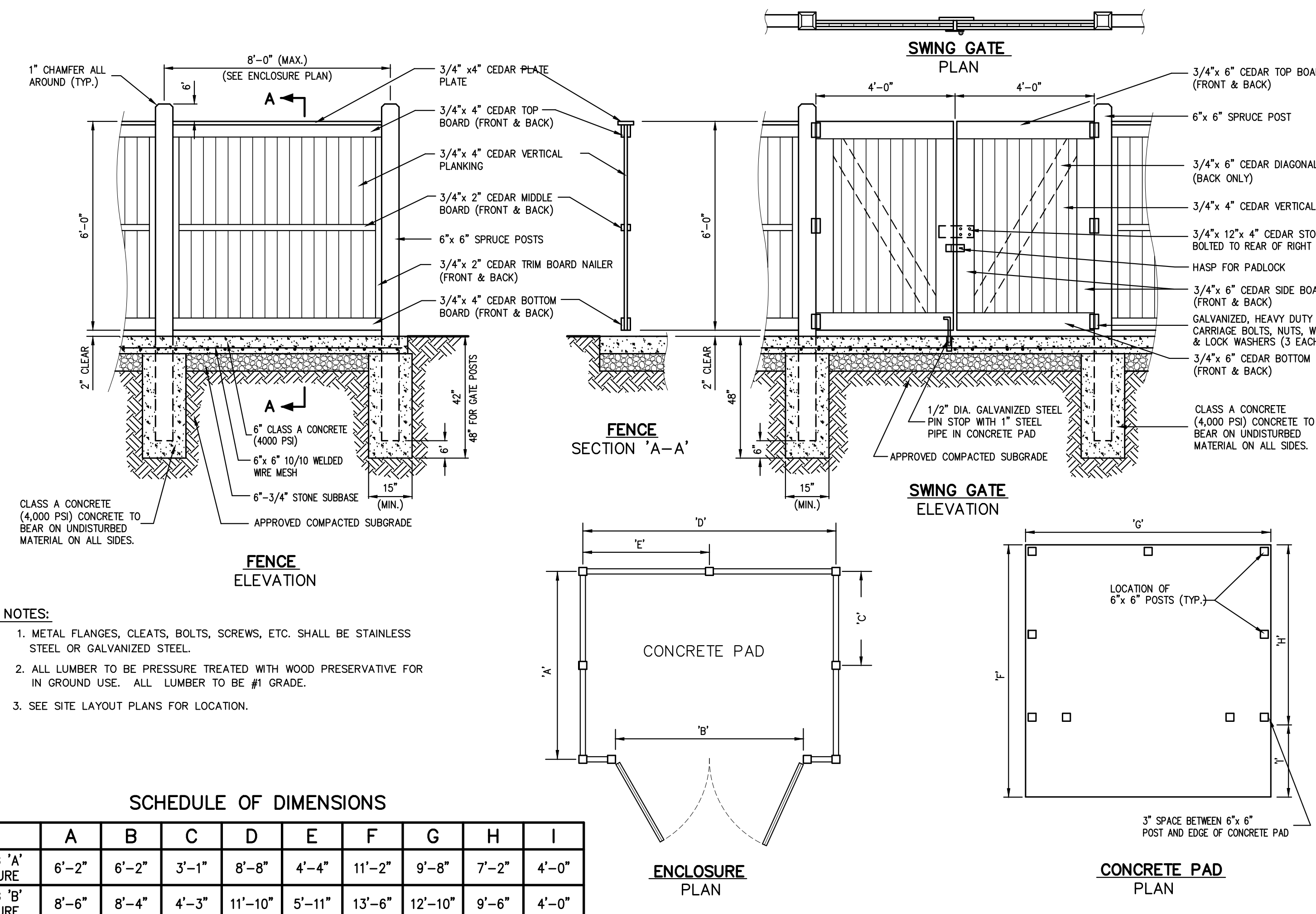
51

SHRUB PLANTING

52

GROUND COVER PLANTING

53



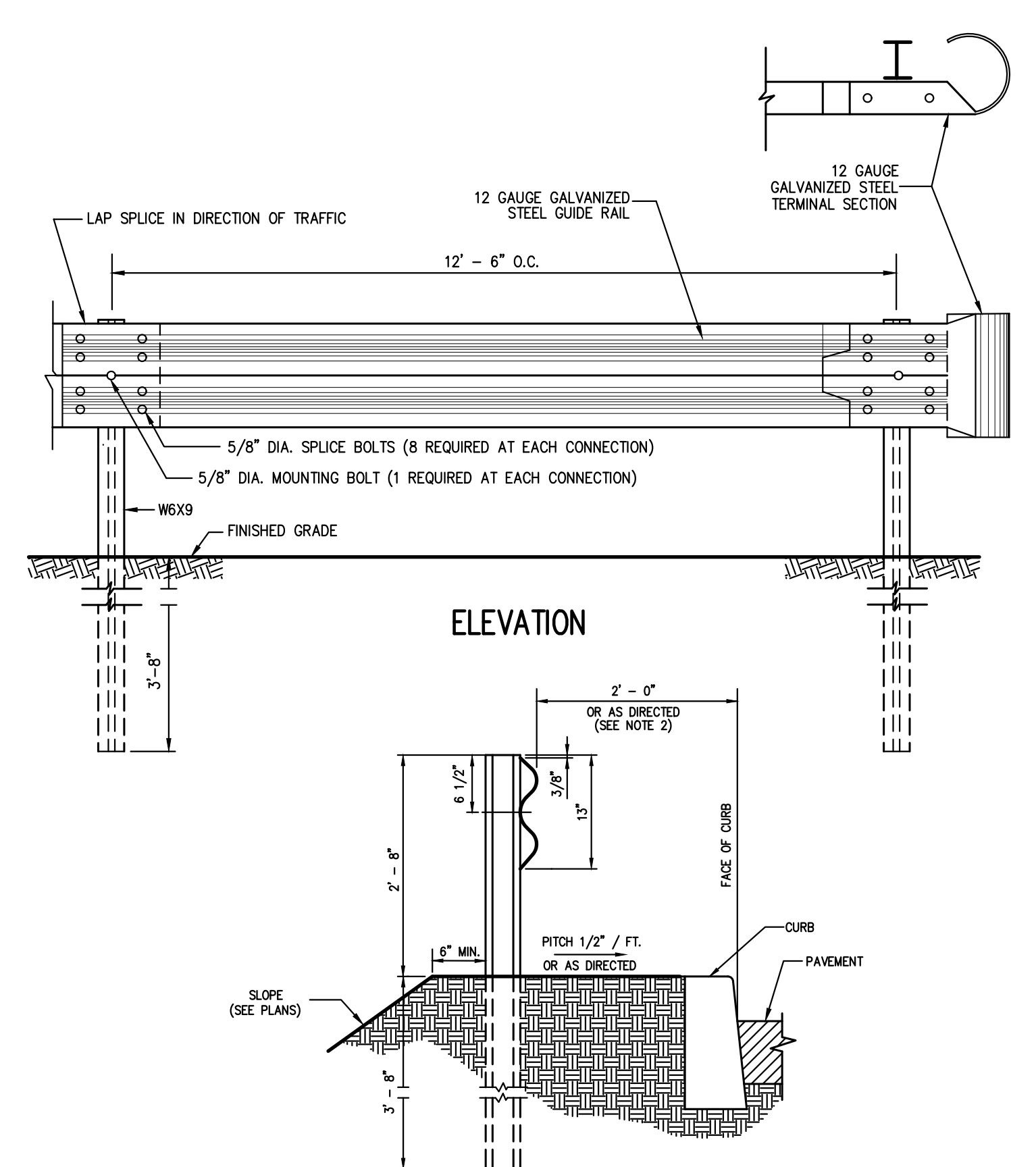
- NOTES:**
1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
 2. ALL LUMBER TO BE PRESSURE TREATED WITH WOOD PRESERVATIVE FOR IN GROUND USE. ALL LUMBER TO BE #1 GRADE.
 3. SEE SITE LAYOUT PLANS FOR LOCATION.

SCHEDULE OF DIMENSIONS

	A	B	C	D	E	F	G	H	I
BUILDING 'A' ENCLOSURE	6'-2"	6'-2"	3'-1"	8'-8"	4'-4"	11'-2"	9'-8"	7'-2"	4'-0"
BUILDING 'B' ENCLOSURE	8'-6"	8'-4"	4'-3"	11'-10"	5'-11"	13'-6"	12'-10"	9'-6"	4'-0"

TRASH ENCLOSURE WITH CONCRETE PAD
(WOOD)

54



- NOTE:**
1. ALL NUTS & BOLTS SHALL BE GALVANIZED STEEL.
 2. THE OFFSET OF THE GUIDE RAIL SHALL BE MEASURED FROM THE FACE OF CURB TO THE FACE OF THE RAIL. THE RAIL MOUNTING HEIGHT OF ALL GUIDE RAIL PLACED BEHIND CURB (REGARDLESS OF CURB HEIGHT OR SPEED) SHALL BE MEASURED FROM THE PAVEMENT WHEN THE OFFSET IS 1'-0" OR LESS AND TO THE GROUND SURFACE UNDER THE FACE OF THE RAIL WHEN THE OFFSET IS GREATER THAN 1'-0".

CORRUGATED STEEL GUIDE RAIL

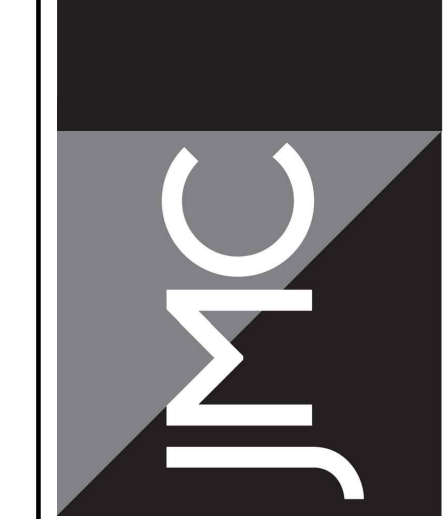
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NOT FOR CONSTRUCTION

By	EL
Date	05/06/2024
Reason	PLANNING BOARD SUBMISSION
No.	1

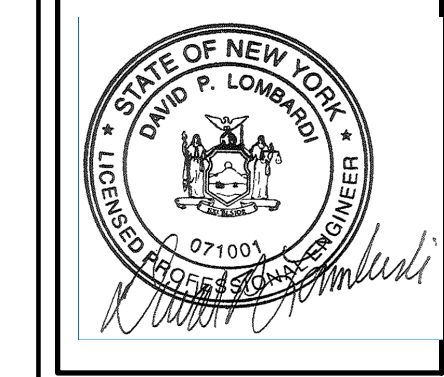
5450 RTE 9W LLC
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NEWBURGH COMMONS
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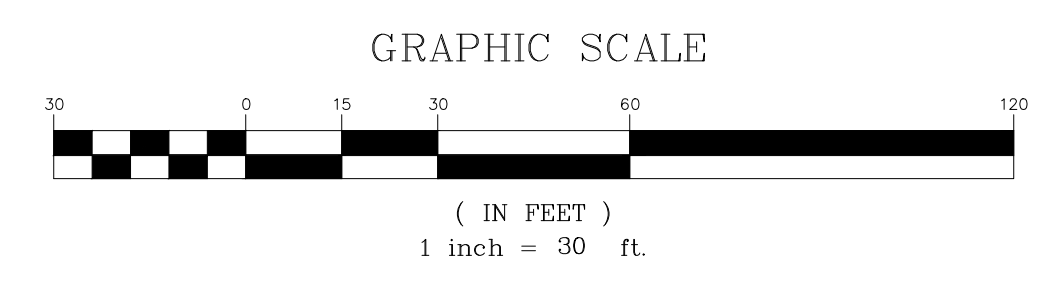
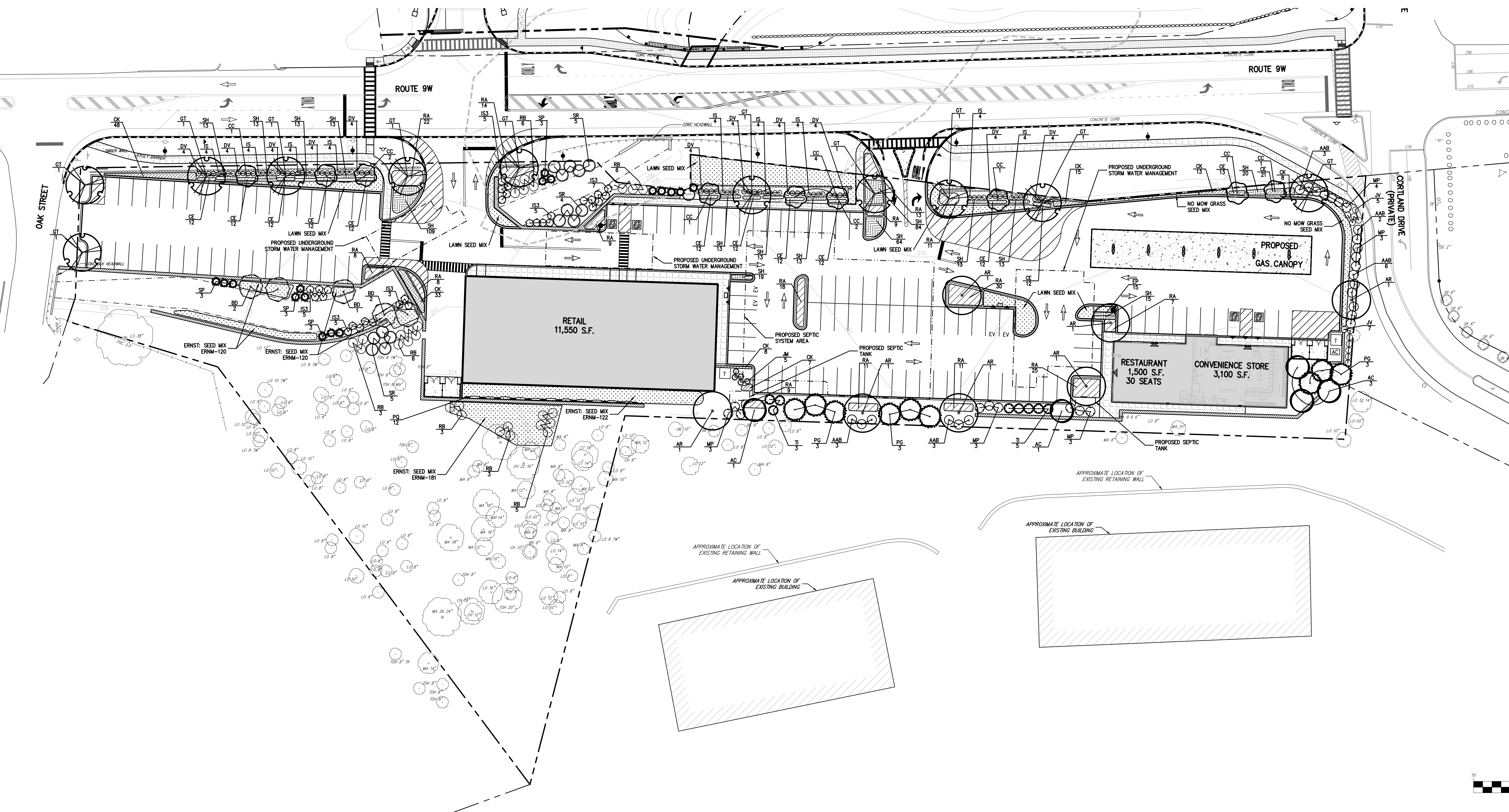
Drawn	BMS	Approved	DL
Scale	NOT TO SCALE		
Date	11/13/2023		
Project No.	17160		
17160-DETAILS	C-907		
Drawing No.	C-907		

PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
TREES						
PG	9	<i>Picea glauca</i>	White Spruce	7' - 8' HT.	B & B	
TI	8	<i>Thuja x 'Green Giant'</i>	Green Giant Arborvitae	5' - 6' HT.	B & B	
DECIDUOUS TREES						
AR	7	<i>Acer rubrum 'Red Sunset'</i>	Red Sunset Maple	3" - 3 1/2" CAL.	B & B	
AC	5	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	7' - 8' HT.	B & B	
BD	5	<i>Betula nigra 'BNMTF' TM</i>	Dura Heat River Birch	8 GAL.	Multi-Stem B & B	
CC	9	<i>Cercis Canadensis</i>	Eastern Redbud	8" - 10' HT.	B & B	
GT	11	<i>Gleditsia triacanthos 'inermis 'Sunburst'</i>	Sunburst Honey Locust	2 1/2" - 3" CAL.	B & B	
SHRUBS						
AAB	17	<i>Aronia arbutifolia 'Brilliantissima'</i>	Brilliant Red Chokeberry/Red Chokeberry	5 GAL.	CONT.	
DV	44	<i>Diervilla x 'G2X885411'</i>	Kodiak/Red Diervilla	3 GAL.	CONT.	
IS	36	<i>Ilex glabra 'Shamrock'</i>	Inkberry	5 GAL.	CONT.	
IS3	30	<i>Ilex verticillata 'Spray'</i>	Berry Heavy/Winterberry	5 gal	CONT.	
JM	5	<i>Juniperus scopulorum 'Moonglow'</i>	Moonglow Juniper	4" - 5' HT.	CONT.	
JV	12	<i>Juniperus virginiana 'Taylor'</i>	Taylor Eastern Redcedar	5' - 6' HT.	B & B	
MP	16	<i>Myrica pensylvanica 'Babzam'</i>	Northern Bayberry	5 GAL.	CONT.	
RB	30	<i>Rhus typhina 'Baltiger' TM</i>	Tiger Eyes Staghorn Sumac	5 gal	CONT.	
SP	17	<i>Salix discolor</i>	Pussy Willow	5 gal	CONT.	
SR	15	<i>Sambucus racemosa</i>	Red Elderberry	5 gal	CONT.	
VINES						
PQ	12	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	1 GAL.	CONT.	
GROUND COVERS						
EP	15	<i>Echinacea purpurea</i>	Coneflower	1 GAL.	CONT.	
RA	205	<i>Rhus aromatica 'Gra-Low'</i>	Gra-Low Fragrant Sumac	2 GAL.	CONT.	
PERENNIALS / GRASSES						
CK	132	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	2 GAL.	CONT.	
CE	166	<i>Carex oshimensis 'Everillo'</i>	EverColor/Everillo Japanese Sedge	1 GAL.	CONT.	
SH	428	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 GAL.	CONT.	

LANDSCAPE NOTES:

- ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY AMERICANHORT (ANS 200.1), LATEST EDITION.
- ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING, PAVEMENT, OR OTHER IMPERVIOUS SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER, SHALL BE LAWN.
- ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-DYED, TOXIC FREE, ORGANIC MATERIAL, CONSISTING OF SHREDDED HARDWOOD, ROOT MULCH SHREDDED CEDAR, OR BARK CHIPS. AS APPROVED BY THE OWNERS FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.
- PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
- ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANT(S) AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING PLANTING SEASON.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
- ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECTS EGGS; AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBSTRUCTIVE DISFORMITIES. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED.
- PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SOURCES OF ALL PLANT MATERIAL SHALL BE DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND OWNER PRIOR TO DELIVERY.
- ALL PLANT MATERIAL SHALL BE BALLED OR BURLAPPED OR CONTAINER GROWN STOCK, AS SPECIFIED IN THE PLANT LIST. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
- ALL LAWN AREAS (SOD OR SEED) SHALL RECEIVE A MINIMUM 6" THICK LAYER OF SCREENED TOPSOIL PRIOR TO INSTALLATION OF SOD OR SEED, UNLESS OTHERWISE SPECIFIED. TOPSOIL SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
- SOIL WITHIN ALL PLANTING BEDS SHALL BE PREPARED AS DIRECTED IN THE PLANTING DETAILS AND PROJECT SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN GOOD HEALTH UNTIL THE PROJECT LANDSCAPE ARCHITECT HAS PROMISED WRITTEN ACCEPTANCE THAT THE PLANTINGS ARE COMPLETE AND IN CONFORMANCE WITH THE PLANS. THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF THE PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT, UNLESS OTHERWISE AGREED TO WITH THE OWNER.
- ALL AREAS DISTURBED OR DAMAGED DURING THE COURSE OF THE CONTRACTOR'S WORK SHALL BE REPAIRED OR RESTORED TO ORIGINAL OR CONSTRUCTED CONDITION AT NO ADDITIONAL COST TO OWNER.
- FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING.
- CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
- ALL TREE AND SHRUB PLANTINGS INSTALLED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANT TO EDGE OF PARKING AREA.
- ALL PLANTINGS ADJACENT TO LAWN AREAS SHALL HAVE A 6" DEEP VERTICAL CUT EDGE ALONG THE OUTSIDE OF THE PLANTING BED.
- ALL DISTURBED AREAS NOT IDENTIFIED WITH PLANT MATERIAL AND / OR SPECIFIC SEED MIX SHALL BE SEED WITH A DROUGHT TOLERANT LAWN SEED MIX.
- CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL TO REMAIN ALIVE AND BE IN A HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF TWO YEARS AFTER FINAL ACCEPTANCE OF PLANTING WORK. EACH GROWING PERIOD, CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MORE THAN 25% DEAD OR, AS DETERMINED BY THE LANDSCAPE ARCHITECT'S INSPECTION MEMO, ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION. CONTRACTOR SHALL BEAR THE COST OF THE COMPLETE REPLACEMENT(S). REPLACEMENTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED ON THE PLANTING LIST. PLANTS WILL BE INSPECTED UPON COMPLETION OF INSTALLATION ONCE A REQUEST FOR INSPECTION HAS BEEN SUBMITTED BY THE CONTRACTOR AND INSPECTED AGAIN THE FOLLOWING FOUR GROWING SEASONS.

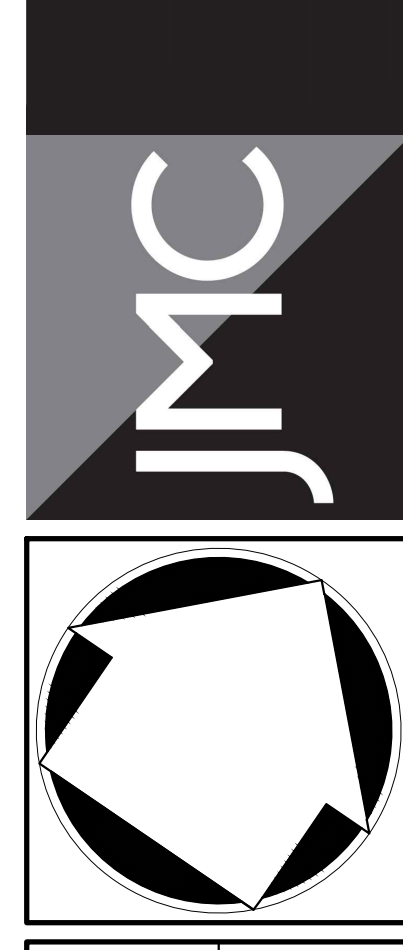
LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING WETLAND BUFFER
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED SAWCUT LINE
	PROPOSED CONCRETE APRON
	PROPOSED MULCH TRAIL
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED 30' HT. FREESTANDING STONE WALL
	PROPOSED FENCE
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	2-4' WIDE YELLOW LINES 8' O.C.
	12' WIDE WHITE STOP LINE
	TRAFFIC SIGN LOCATION & DESIGNATION
	PROPOSED DECIDUOUS TREES
	PROPOSED SHRUBS/PERENNIALS
	PROPOSED SHRUB MASSING
	PROPOSED NATIVE WILDFLOWER MIX
	PROPOSED GRASS MIX
	PROPOSED VINE



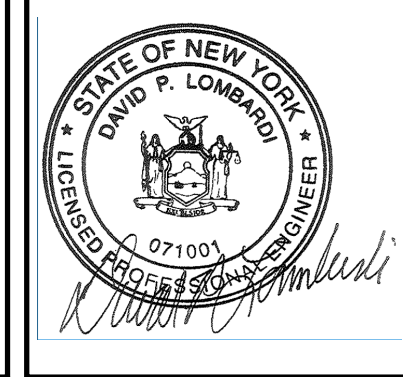
No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	05/06/2024	EL

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Drawn: **BMS** Approved: **AG**
 Scale: **1" = 30'**
 Date: **11/09/2023**
 Project No: **17160**
 1789-LAND L-100 LAND-02
 Drawing No: **L-100**

NOT FOR CONSTRUCTION