



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.**

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
PATRICK J. HINES

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

PROJECT NAME: MAVIS TIRE/MIXED USE (RHINEBECK REALTY LLC)
PROJECT NO.: 15-03
PROJECT LOCATION: SECTION 60, BLOCK 3, LOT 40.2
REVIEW DATE: 10 JULY 2015
MEETING DATE: 16 JULY 2015
REPRESENTATIVE: BOHLER ENGINEERING

1. The following comments are based on a review of a Storm Water Pollution Prevention Plan dated 10 July 2015 for the subject project.
2. Proposed conditions summary for Pond 3P: Forebay identifies the primary discharge device with an invert of 322. The sediment forebay has a bottom elevation of 358. This is included throughout the report. This significantly lowered invert plugged into the model identifies that a max flow of 2,868 CFS discharge from the sediment forebay, when in fact it is significantly lower due to surcharging and the 30 foot elevation difference identified in the model.
3. The detention pond, Pond P-4 is modeled to provide incremental and cumulative storage below the primary outlet elevation of 362.25. No method of discharge below the primary invert exists in the storm water management facility. Therefore no storage exists as water will not discharge below that elevation.
4. Storm water piping and swales are depicted along the southern property line. Topography in this area identifies that this storm water will discharge in a southerly direction along the Newburgh Mall ring road. Storm water from the southerly property line as well as the detention pond discharge may impact the ring road based on existing grades.

Respectfully submitted,

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

Patrick J. Hines
Principal



BOHLERTM

ENGINEERING

17 Computer Drive West
Albany, NY 12205
PHONE 518.438.9900
FAX 518.438.0900

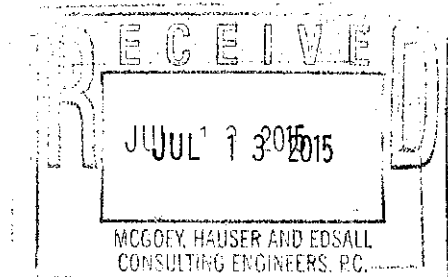
Via Hand Delivery

July 13, 2015

Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

Attn: Mr. John P. Ewasutyn, Planning Board Chairman

Re: Proposed Redevelopment Project
1413 Union Ave
Newburgh, New York 12550
Newburgh Planning Board File No. 2015-03



Dear Chairman Ewasutyn and Members of the Planning Board:

On behalf of our client, Rhinebeck Realty, LLC, we are pleased to submit this response to comments summary to the Town of Newburgh for the above referenced project. This summary is in response to the various comments received in a May 7, 2015 "Technical Review Comments" summary by McGoey, Hauser and Edsall (MHE) Consulting Engineers, D.P.C., as noted below with our responses in italics.

As part of this response to comments summary, enclosed please find the following items for the Planning Board's consideration at their next meeting:

- A. Three (3) 24"x36" and nine (9) 11"x17" copies of a set of plans entitled "Site Development Plans", consisting of eighteen (18) sheets, dated January 27, 2015, revised through July 9, 2015, prepared by Bohler Engineering.
- B. Three (3) 24"x36" and nine (9) 11"x17" copies of the survey entitled "1413 Union Avenue, ALTA/ACSM Land Title Survey of the Lands to be conveyed to Mavis Tire Supply, LLC", dated June 20, 2014, revised through June 12, 2015 (included in the site plan set).
- C. Three (3) 24"x36" and nine (9) 11"x17" color copies of a set of plans entitled "Preliminary Exterior Elevations", consisting of three (3) sheets, Drawing Nos. A-200, A-201 and A-202, each dated May 26, 2015, revised through June 26, 2015, prepared by DCAK MSA Architecture and Engineering.
- D. One (1) copy of the Stormwater Pollution & Prevention Plan (SWPPP) dated July 10, 2015, prepared by Bohler Engineering.
- E. Twelve (12) copies of the Traffic Impact Analysis dated July 9, 2015, no revisions listed, prepared by Atlantic Traffic & Design Engineers, Inc.

Per the referenced MHE comments:

1. Plans have been revised schematically since the last board meeting, relocating the proposed auto retail use outside of the front yard setback. In addition, the right out turn lane on the southern portion of the site has been removed.
Comment acknowledged.



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Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

July 13, 2015

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2. NYSDOT approval for access drive is required.
Coordination with the NYSDOT has been initiated and is ongoing.
3. Detail design plans and reports must be provided in support of the revised location.
Detailed design plans and reports accompany this submission for the revised plans.
4. Future submissions should identify no outdoor storage of any materials on the site.
A note has been included on the Site Plan indicating no outdoor storage is proposed.
5. Unified site plan documents should be executed allowing for mixed use of the commercial parking. Site must operate as a unified site plan regarding maintenance and operation of the site.
Unified site plan documents have been included within this submission.
6. Utilities were previously commented on. Result of discussions with Town Representatives should be identified with the Board.
Per discussions and a site visit with the Town of Newburgh Department of Public Works, a single water service connection is proposed into the site to provide fire and domestic water services to the proposed buildings. A new sewer connection is proposed for the Restaurant and Retail use while the existing sewer connection is proposed to be reused for the Mavis Tire center as a result of the phased approach.
7. Storm water management plans and reports must be developed on future submissions.
Stormwater Pollution Prevention Plan and the associated stormwater management report have been included within this submission.
8. Gerald Canfield's comments regarding 18 foot access lane width to the rear should be received.
These comments have been addressed and the applicant secured a variance from the Town of Newburgh Zoning Board of Appeals on April 23, 2015 to allow the 18' wide rear egress drive.
9. Further review will be undertaken upon submission of detail design reports.
Comment acknowledged.

Per the May 29, 2015 site plan review letter from Creighton Manning to the Planning Board, the following statement was provided:

Creighton Manning Engineering, LLP (CM) is in receipt of the Preliminary Site Plan, last revised May 28, 2015 prepared by Bohler Engineering. After reviewing the referenced materials, all of our previous comments have been addressed. The applicant has initiated a traffic study. Upon submission, we will/may provide additional comments.

Comment acknowledged; the applicant has prepared a Traffic Impact Analysis report that is included with this submission.

Based on the last Planning Board meeting involving the above referenced project, the Applicant requested that we revise our site plans to incorporate a phased approach to the project. As such the enclosed plans now show that the proposed tire center will be constructed initially while the restaurant and retail components will be constructed in a subsequent phase. The Applicant is essentially taking a master plan type approach to the project and is providing plans and studies that reflect the overall proposed site development for SEQR purposes, however detailed site plan review and approval is only being sought for the proposed tire center at this time. It is



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308 Gardnertown Road
Newburgh, New York 12550

July 13, 2015

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anticipated that any SEQR findings on the master plan approach would take into account the overall project and that as long as any subsequent phase or phases are consistent with the SEQR findings that there would be no further SEQR review necessary.

In addition, the Applicant has included building elevations that identify the proposed signage for the three (3) proposed uses and is respectfully requesting a positive recommendation to the Zoning Board of Appeals for the variances that will be necessary to secure the appropriate permits for the proposed signage. The following summarizes the proposed signage for the project:

Signage area allowed = $\frac{1}{2}$ the linear length of street frontage
Frontage = (285.75' on Rt. 300 + 50' on Mall Road) x $\frac{1}{2}$ = 167.88 sq. ft. allowed

The proposed building signage is as follows:

Restaurant = six (6) signs totaling 282.84 sq. ft.

Mavis = three (3) signs totaling 210 sq. ft.

Retail = two (2) signs totaling 180 sq. ft.

Total = 672.84 sq. ft.

The proposed freestanding sign is as follows:

Restaurant = 20.44 sq. ft.

Mavis = 14.22 sq. ft.

Retail = 14.22 sq. ft.

Sub-total = 48.88 sq. ft. x two (2) sides = 97.76 sq. ft.

The total combined signage = 770.60 sq. ft. We understand that this is a sizable request however, much like the previous project and associated signage variance that was proposed on this site, we feel there is reasonable justification for this request and we are looking forward to discussing this with the Board.

We look forward to appearing at the next available Planning Board meeting to review the project with the Planning Board. Should you have any questions or any additional needs please do not hesitate to contact us at (518) 438-9900.

Sincerely,

BOHLER ENGINEERING MA, LLC

Robert W. Osterhoudt, P.E.

Enclosures/Attachment

cc: Michael Manes (via email w/ 1 copy of enclosures)
Kenneth W. Wersted, Creighton Manning (via hand delivery w/ 3 copies of enclosures)
Patrick J. Hines, McGoey, Hauser and Edsall (via hand delivery w/ 1 copy of enclosures)
Michael H. Donnelly, Dickover, Donnelly & Donovan (via overnight delivery w/ 1 copy of enclosures)

SITE DEVELOPMENT PLANS

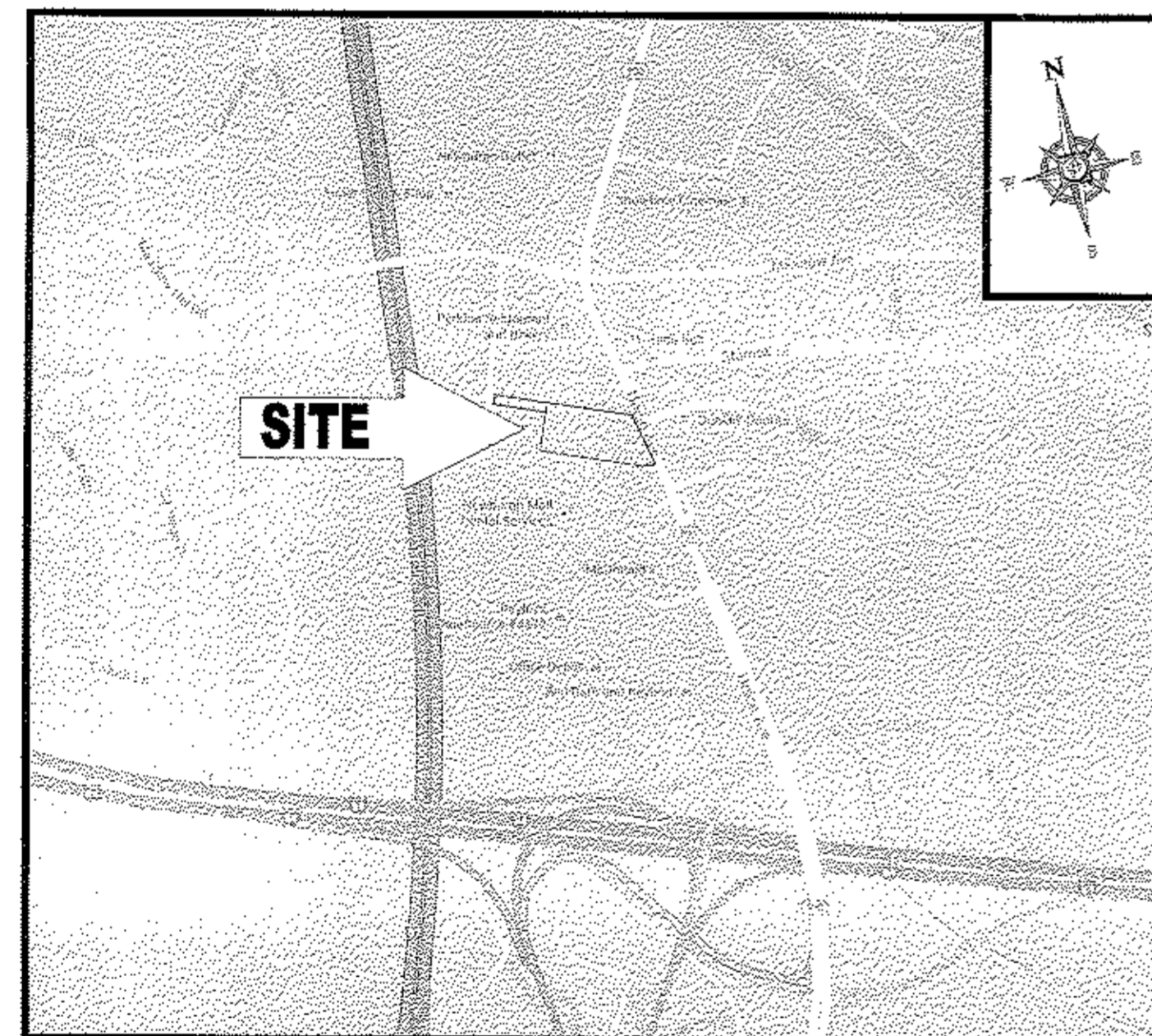
FOR:

RHINEBECK REALTY, LLC

PROPOSED

REDEVELOPMENT PROJECT

LOCATION OF SITE:
 1413 UNION AVE, TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 MAP 60, BLOCK 3, LOT 40.2



LOCATION MAP
N.T.S.



AREA PLAN
N.T.S.

SHEET TITLE	SHEET NUMBER
COVER SHEET	1 OF 18
GENERAL NOTES SHEET	2 OF 18
DEMOLITION PLAN	3 OF 18
OVERALL SITE PLAN	4 OF 18
PHASE I SITE PLAN	5 OF 18
OVERALL GRADING & DRAINAGE PLAN	6 OF 18
PHASE I GRADING & DRAINAGE PLAN	7 OF 18
OVERALL UTILITY PLAN	8 OF 18
PHASE I UTILITY PLAN	9 OF 18
SOIL EROSION & SEDIMENT CONTROL PLAN	10 OF 18
SOIL EROSION CONTROL NOTES & DETAILS SHEET	11 OF 18
OVERALL LANDSCAPE PLAN	12 OF 18
PHASE I LANDSCAPE PLAN	13 OF 18
LANDSCAPE NOTES & DETAILS SHEET	14 OF 18
OVERALL LIGHTING PLAN	15 OF 18
CONSTRUCTION DETAIL SHEET	16 OF 18
CONSTRUCTION DETAIL SHEET	17 OF 18
CONSTRUCTION DETAIL SHEET	18 OF 18
ALTA / ACSM SURVEY (BY OTHERS)	1 OF 1

SHEET INDEX

OWNER INFO:

JR & Ray LLC
 5020 RTE 9W
 NEWBURGH, NY 12550

APPLICANT INFO:

RHINEBECK REALTY, LLC
 358 SAW MILL ROAD
 MILLWOOD, NY 10546

PREPARED BY



BOHLER ENGINEERING

CORPORATE OFFICE:
 • WARREN, NJ

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REV	DATE	COMMENT	BY
1	03/26/15	FRONT YARD SETBACK	TCF
2	05/28/15	PER TOWN COMMENTS	TCF
3	07/8/15	PHASING PLANS	TCF
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PRELIMINARY

PROJECT No: B14018
 DRAWN BY: TCF
 CHECKED BY: RWD
 DATE: 01/27/2015
 SCALE: AS NOTED
 CAD: D 5140122511 - PHASING

PROJECT: **SITE DEVELOPMENT PLANS**
 FOR: **RHINEBECK REALTY, LLC**
 LOCATION OF SITE:
 1413 UNION AVENUE
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

BOHLER ENGINEERING

17 COMPUTER DRIVE WEST
 ALBANY, NY 12205
 Phone: (518) 438-9900
 Fax: (518) 438-9900
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R.W. OSTERHOUDT

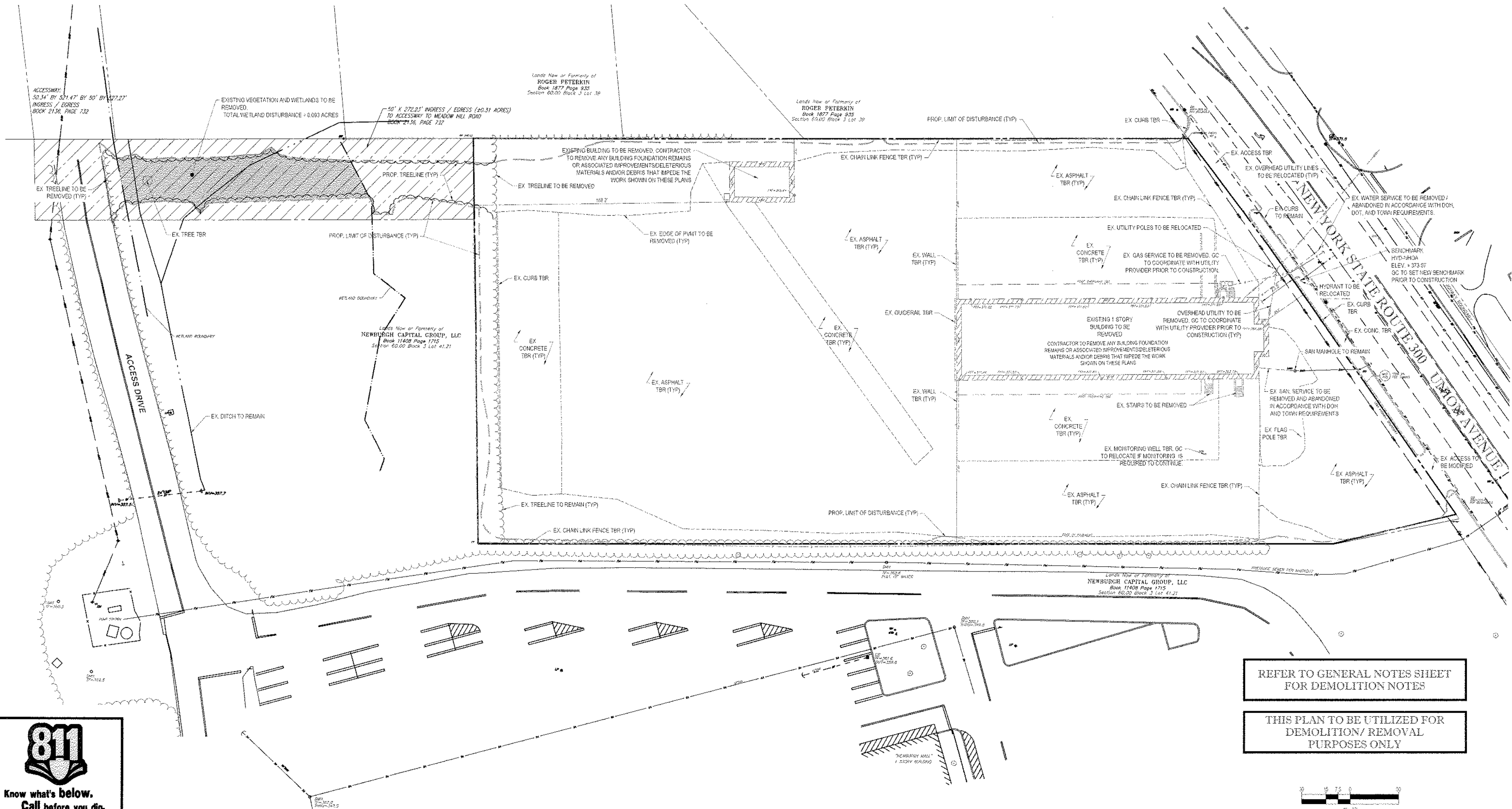
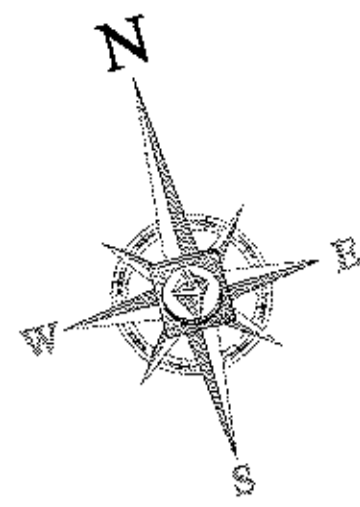
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COVER SHEET

SHEET NUMBER
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 OF 18

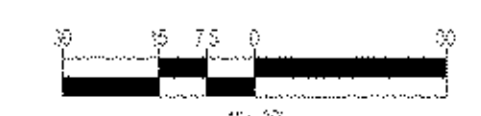
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REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL PURPOSES ONLY



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REVISIONS

REV.	DATE	COMMENT	BY
1	03/06/15	FRONT YARD SETBACK	TCF
2	06/23/15	PER TOWN COMMENTS	TCF
3	07/29/15	PHASING PLANS	TCF
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PRELIMINARY

PROJECT NO: 1410197
DRAWN BY: TCF
CHECKED BY: RWO
DATE: 01/27/2015
SCALE: AS NOTED
CAD FILE: B140197SS11 - PHASED

SITE DEVELOPMENT PLANS FOR RHINEBECK REALTY, LLC

LOCATION OF SITE
1413 UNION AVENUE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

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NEW YORK LICENSE NO. 07600

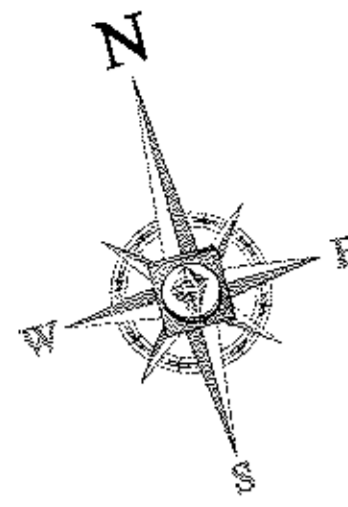
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Know what's below.
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ZONING ANALYSIS TABLE			
ZONING DISTRICT	R5 - RESIDENCE BUSINESS DISTRICT		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	3.01 AC (132,422.4 SF)	NO CHANGE
MINIMUM LOT WIDTH	150'	250.0'	NO CHANGE
MINIMUM LOT DEPTH	150'	442.7'	NO CHANGE
MAX. BUILDING COVERAGE	40% RETAIL/RESTAURANT USE 20% SERVICE STATION USE	7.0%	13.3%
MIN. FRONT SETBACK	60'	75.0'	60.1'
MIN. SIDE SETBACK	50/100 RETAIL USE 50/00 SERVICE STATION USE & RESTAURANT USE	14.2'	35.1'
MIN. REAR SETBACK	60'	156.2'	150.1'
MAX. BUILDING HEIGHT	35' RETAIL USE 40' SERVICE STATION USE	1 STORY	+5.25' (1 STORY)
MAX. LOT COVERAGE	80%	+ 8%	+7%
PARKING SPACES	120 SPACES	+3 SPACES	153 SPACES
PARKING CRITERIA (BY USE)	GASOLINE STATION, PARKING GARAGE, OR REPAIR STATION REQUIRES SUFFICIENT PARKING FOR ALL VEHICLES STORED OR SERVICED AT 1 TIME PLUS 5 ADDITIONAL SPACES. 15 SERVICE BAYS x 1 SPACE/BAI + 5 ADDITIONAL SPACES = 15 SPACES REQUIRED. RETAIL USE REQUIRES 1 SPACE PER 150 SF OF GRADEABLE FLOOR SPACE. (3,000 SF RETAIL AREA = 150 USE/SPACE = 22 SPACES REQUIRED). RESTAURANT USE REQUIRES 1 SPACE PER 4 SEATS OR 15 SPACE PER 40 SF OF SEATING AREA, OR AS REQUIRED BY THE PLANNING BOARD FOR RESTAURANTS EQUIPPED WITH ONE SEATER. PARKING SPACE REQUIS-ADJUDGMENT OF THE PLANNING BOARD, (50 SEATS / 4 SPACES PER SEAT = 50 SPACES REQUIRED). TOTAL SPACES REQUIRED = 13 SPACES (SERVICE STATION) + 12 SPACES (RETAIL) + 28 SPACES (RESTAURANT) = 53 SPACES.		

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REVISIONS				
REV.	DATE	COMMENT	BY	
1	03/05/15	FRONT YARD SETBACK	TCF	
2	06/28/15	PER TOWN COMMENTS	TCF	
3	07/8/15	PHASING PLANS	TCF	
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PRELIMINARY

PROJECT NO. B140157
 DRAWN BY: TCF
 CHECKED BY: RAC
 DATE: 07/27/2015
 SCALE: AS NOTED
 CAD LID: B1401575511 - PHASSED

SITE DEVELOPMENT PLANS FOR RHINEBECK REALTY, LLC

LOCATION OF SITE
 1413 UNION AVENUE
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

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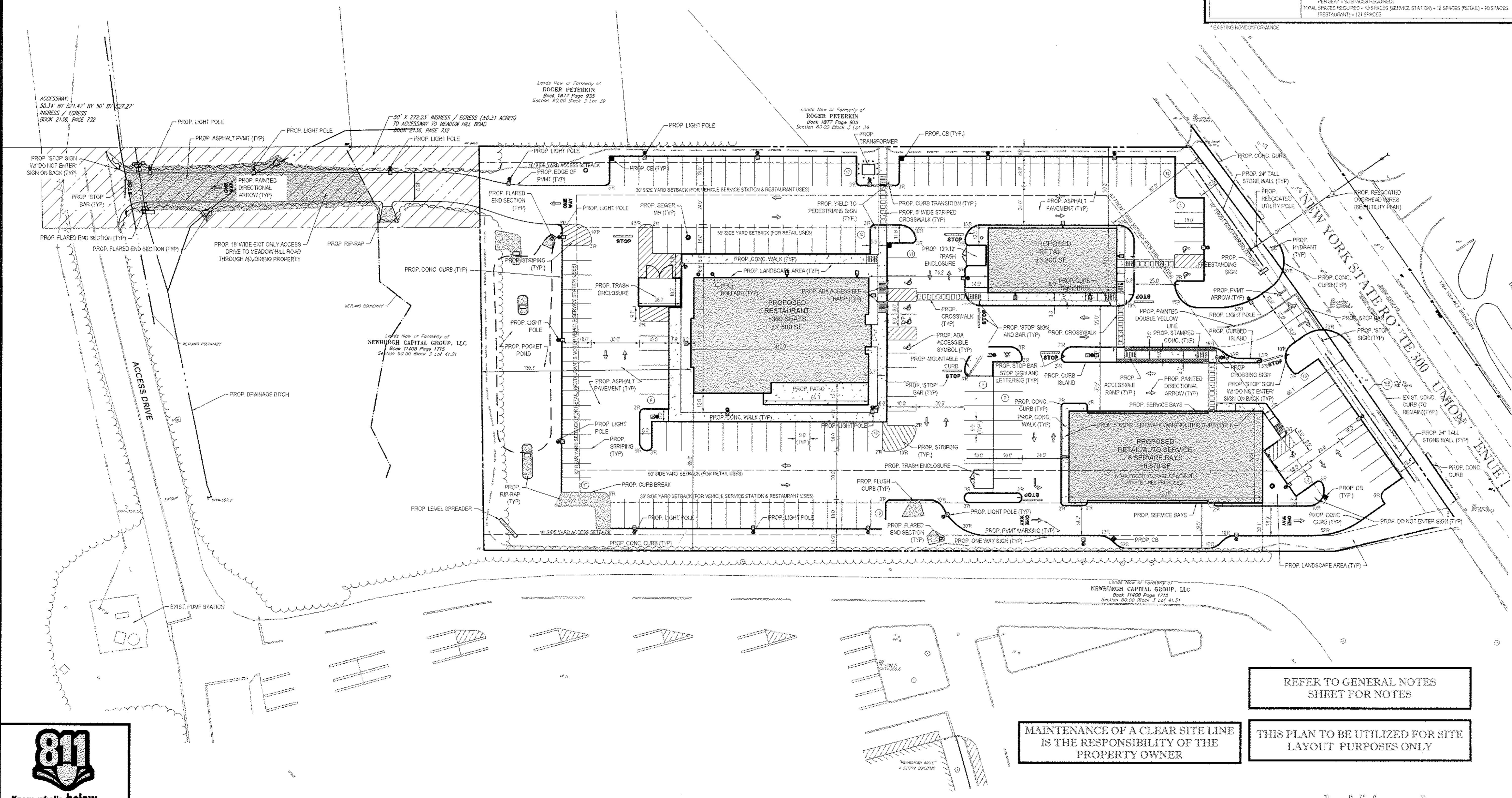
R.W. OSTERHOUDT

PROFESSIONAL ENGINEER
 NEW YORK LICENSE NO. 17063

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
4
 OF 18

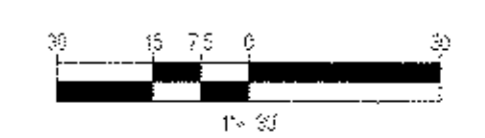
REV 3



REFER TO GENERAL NOTES SHEET FOR NOTES

MAINTENANCE OF A CLEAR SITE LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

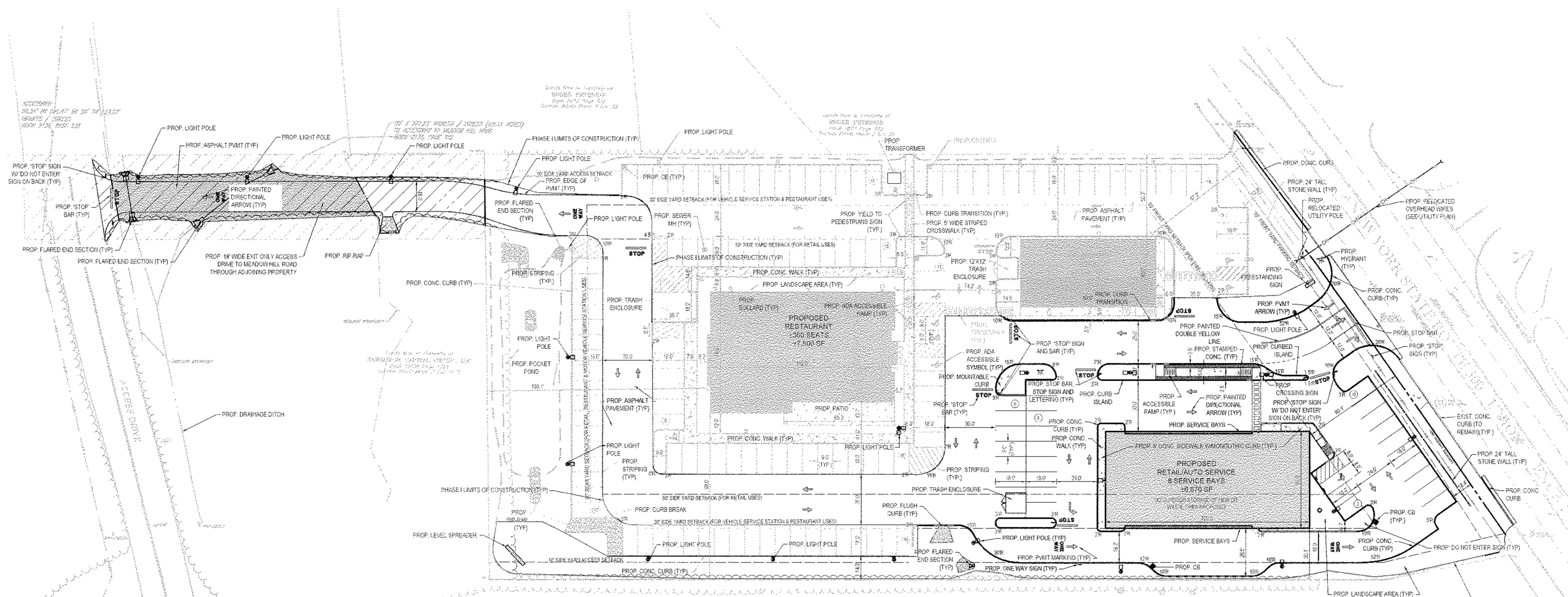
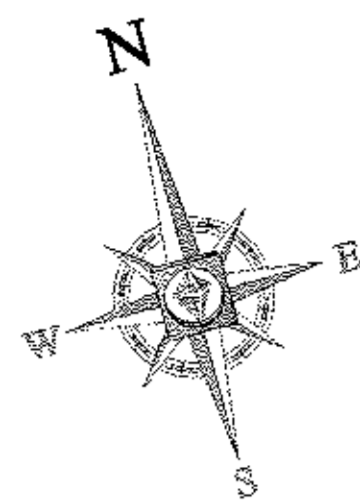
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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811

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REVISIONS

REV	DATE	COMMENT	BY
1	03/09/13	FRONT YARD SETBACK	TCF
2	05/28/15	PER TOWN COMMENTS	TCF
3	07/28/15	PHASING PLANS	TCF
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PRELIMINARY

PROJECT No.: 3142197
 DRAWN BY: RWD
 CHECKED BY: RWD
 DATE: 31/27/2015
 SCALE: AS NOTED
 CAD ID: 81491975811 - PHASED

SITE DEVELOPMENT PLANS FOR RHINEBECK REALTY, LLC

LOCATION OF THE SITE:
 1413 UNION AVENUE
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

BOHLER ENGINEERING

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SHEET TITLE:
PHASE I SITE PLAN

SHEET NUMBER:
5
 OF 18

REV 3

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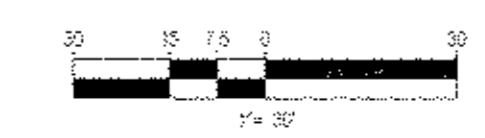
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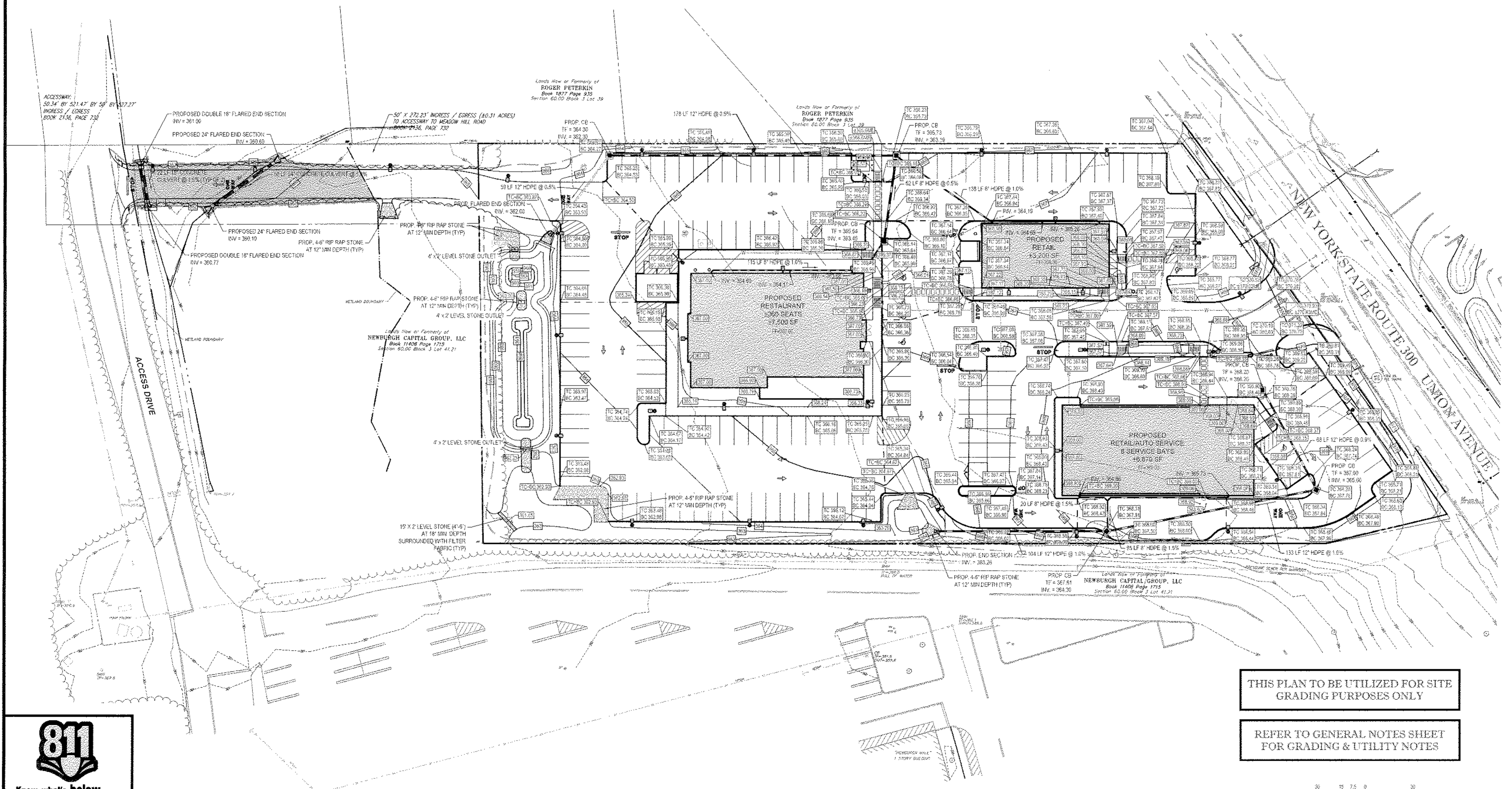
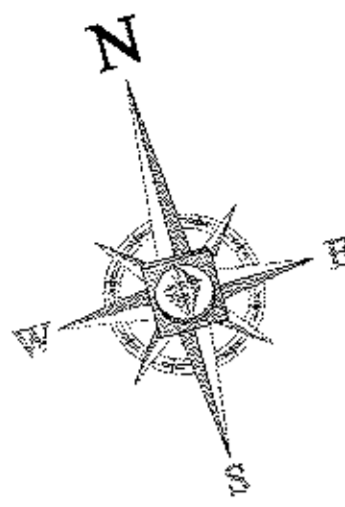
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REFER TO GENERAL NOTES SHEET FOR NOTES

MAINTENANCE OF A CLEAR SITE LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

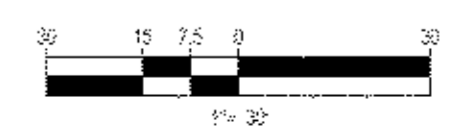
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY





THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES



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 RICHMOND, VA
 WASHINGTON, VA
 TAMPA, FL
 ANNAPOLIS, MD

REVISIONS			
REV	DATE	COMMENT	BY
1	03/09/15	FRONT YARD SETBACK	TCP
2	05/28/15	PER TOWN COMMENTS	TCP
3	07/09/15	FLASHING PLANS	TCP
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PRELIMINARY

PROJECT NO: B140197
 DRAWN BY: TCF
 CHECKED BY: RMO
 DATE: 01/27/2015
 SCALE: AS NOTED
 CAD I.D.: B140197SD1 - PHASED

SITE DEVELOPMENT PLANS FOR RHINEBECK REALTY, LLC

LOCATION OF SITE:
 1413 UNION AVENUE
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

BOHLER ENGINEERING

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R.W. OSTERHOUDT

PROFESSIONAL ENGINEER
 NEW YORK LICENSE NO. 010550

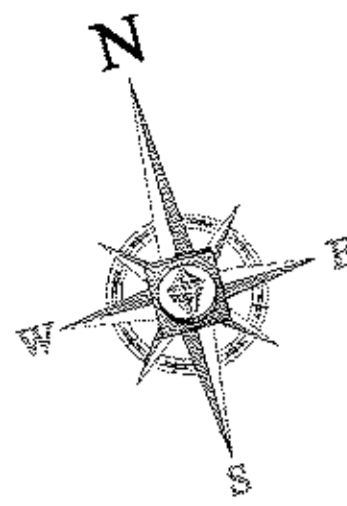
SHEET TITLE:
OVERALL GRADING & DRAINAGE PLAN

SHEET NUMBER:
6
 OF 18

REV 3

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REVISIONS			
REV.	DATE	COMMENT	BY
1	02/26/15	FRONT YARD SETBACK	TCF
2	05/28/15	PER TOWN COMMENTS	TCF
3	07/9/15	PHASING PLAN	TCF
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PRELIMINARY

PROJECT NO: B140192
 DRAWN BY: TCF
 CHECKED BY: RWO
 DATE: 01/27/2015
 SCALE: AS NOTED
 CADD ID: B140192SS11_29A500

SITE DEVELOPMENT PLANS FOR RHINEBECK REALTY, LLC

LOCATION OF SITE
 1415 UNION AVENUE
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

BOHLER ENGINEERING

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 ALBANY, NY 12205
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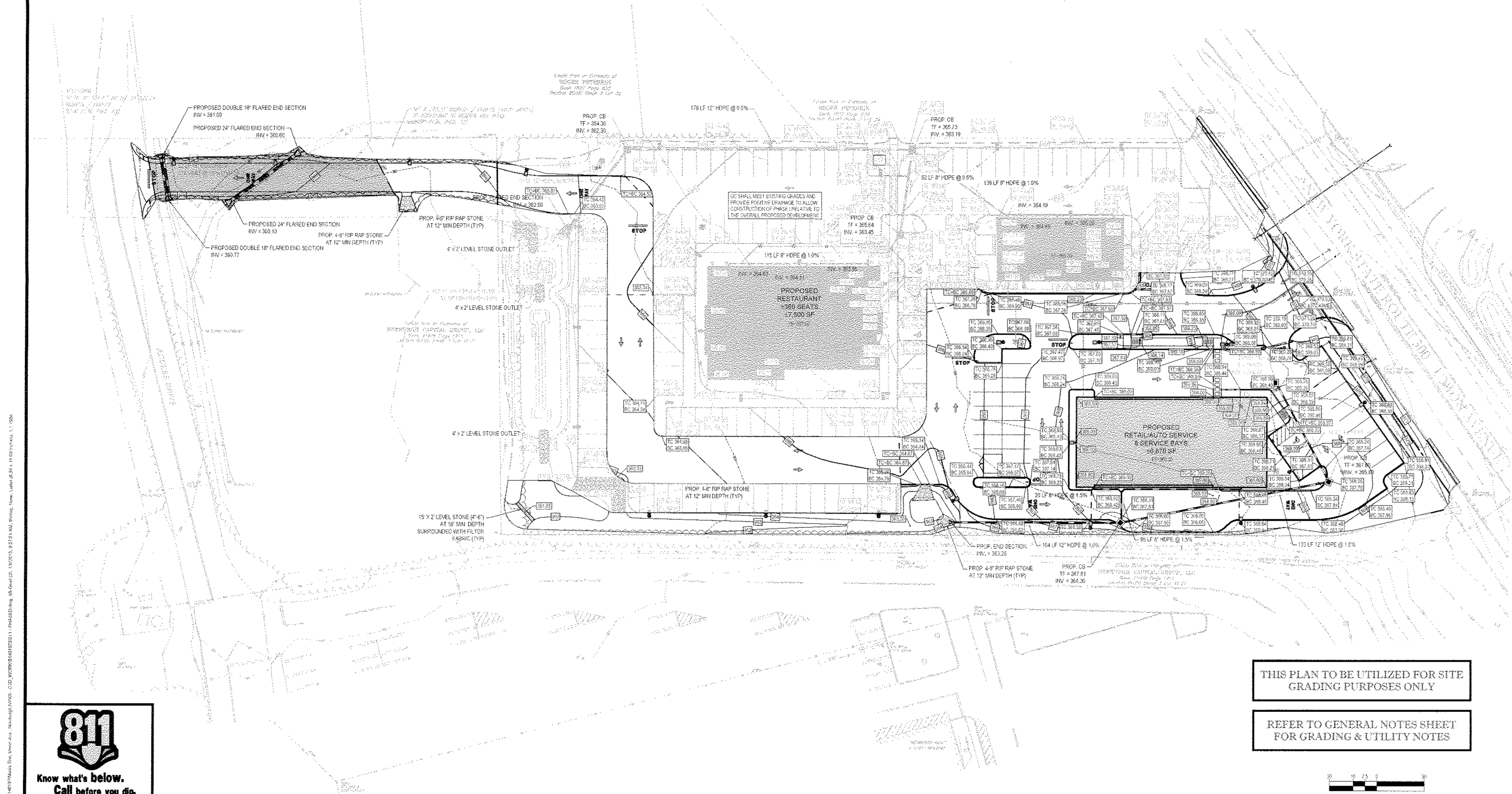
R.W. OSTERHOUDT

PROFESSIONAL ENGINEER
 REG. NO. 10468

PHASE I GRADING & DRAINAGE PLAN

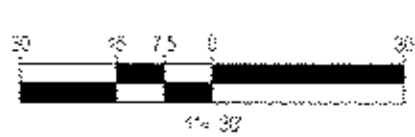
SHEET NUMBER: 7 OF 18

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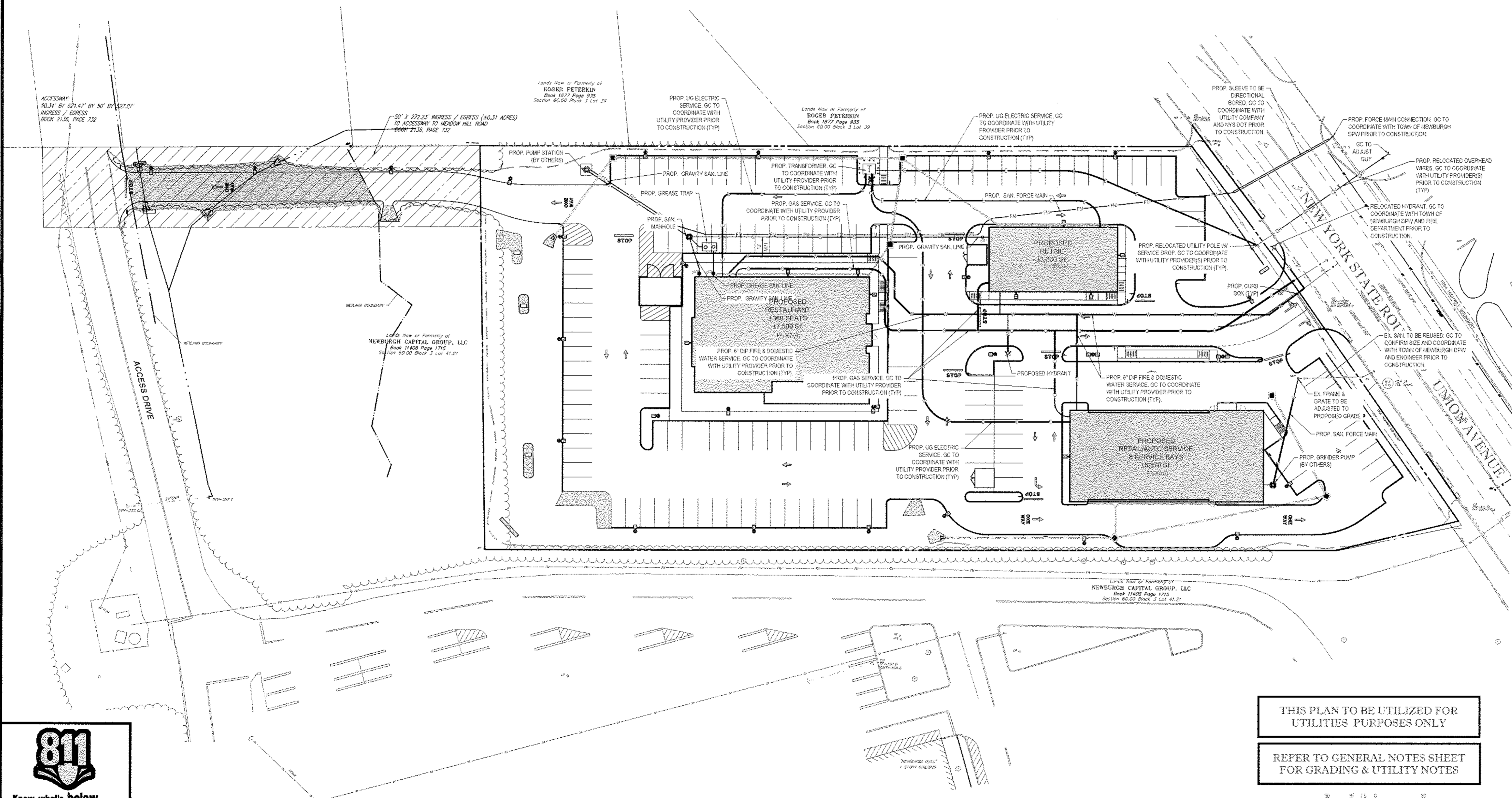
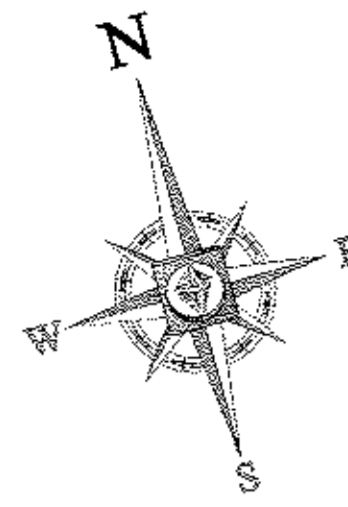
REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES



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Know what's below.
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REV	DATE	COMMENT	BY
1	03/09/15	FRONT YARD SETBACK	TCF
2	06/26/15	PER TOWN COMMENTS	TCF
3	07/09/15	PHASING PLANS	TCF
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PRELIMINARY

PROJECT NO. B140197
DRAWN BY: TCF
CHECKED BY: RWO
DATE: 01/27/2015
SCALE: AS NOTED
CAD/D: B140197SS11 - PHASED

SITE DEVELOPMENT PLANS FOR RHINEBECK REALTY, LLC

LOCATION OF SITE
1413 UNION AVENUE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

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ALBANY, NY 12205
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Fax: (518) 438-0600
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R.W. OSTERHOUDT

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NEW YORK LICENSE NO. 079900

SHEET TITLE:
OVERALL UTILITY PLAN

SHEET NUMBER:
8
OF 18

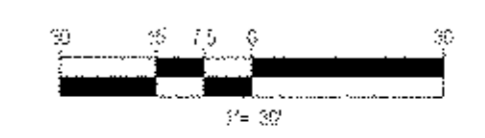
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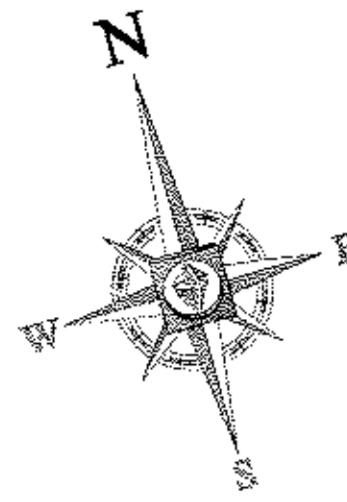
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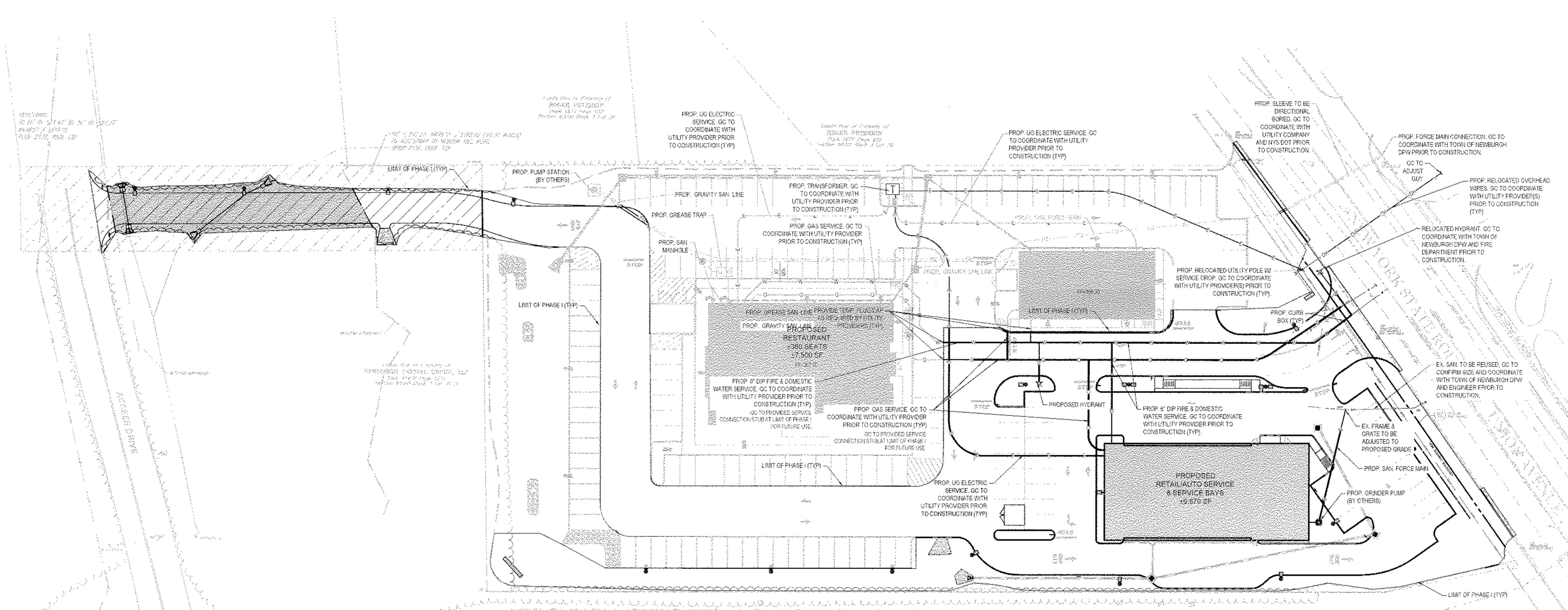
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2	05/28/15	PER TOWN COMMENTS	TCF
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PROJECT No.:	E140797
DRAWN BY:	TCF
CHECKED BY:	RWD
DATE:	01/27/2015
SCALE:	AS NOTED
CAO I.D.:	E1401975811 - PHASED

SITE DEVELOPMENT PLANS
 FOR
RHINEBECK REALTY, LLC

LOCATION OF SITE
 1413 UNION AVENUE
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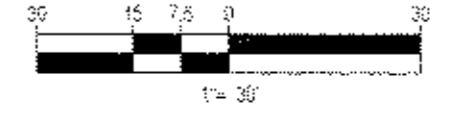
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SHEET TITLE:
PHASE I UTILITY PLAN

SHEET NUMBER:
9
 OF 18

REV 3



SOIL RESTORATION REQUIREMENTS	
TYPE OF DISTURBANCE	SOIL RESTORATION REQUIREMENT
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	ASSASS AND APPLY 1" OF TOPSOIL
AREAS OF CUT OR FILL	APPLY FULL SOIL RESTORATION (SEE NOTES ON SHEET 8)
HEAVY TRAFFIC AREAS ON SITE ESPECIALLY IN A ZONE 50 FEET AROUND BUILDINGS BUT WITHIN 5 FOOT PERIMETER AROUND FOUNDATION WALLS	APPLY FULL SOIL RESTORATION (SEE CONSTRUCTION AND COMPOST ENHANCEMENT)
AREAS WHERE PAVEMENT PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES

OPERATION / MAINTENANCE NOTES	
1.	MAINTENANCE OF ALL PARKING LOTS AND ON-SITE DRAINAGE SYSTEMS ON THE PROPERTIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE IMPLEMENTATION OF THE FOLLOWING MAINTENANCE PROGRAMS IS REQUIRED TO ADEQUATELY MANAGE SEDIMENT RATION WATER TO THE STORM WATER DRAINAGE SYSTEM.
2.	ALL PARKING LOTS SHALL BE SWEEP TWO (2) TIMES PER YEAR, BETWEEN THE DATES OF OCTOBER 1 AND JUNE 1 OF EACH YEAR AND ALL SAND AND DEBRIS SHALL BE PROPERLY DISPOSED.
3.	THE GROUND DRAINAGE SYSTEM AND RIGID CATCH BASINS, DRAINAGE MANHOLE STRUCTURES, PIPES, END SECTIONS, OUTLET CONTROL STRUCTURES, INLET PROTECTION, BULKHEADS AND DISTRIBUTION DRAINAGE SHALL BE INSPECTED PER GUIDELINES SET FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). CLEANING OF STRUCTURES SHALL INCLUDE THE REMOVAL AND PROPER DISPOSAL OF ALL SAND AND DEBRIS FROM ANY AND ALL COMPONENTS OF THE SYSTEM AND OR REPLACEMENT OF ANY DAMAGED STRUCTURES. STONE OUTLET PROTECTION DEVICES OR ANY COMPONENT OF THE SYSTEM THAT IS IN NEED OF REPAIR TO RESTORE TO ITS ORIGINALLY DESIGNED AND CONSTRUCTED CONDITION.
4.	PROPERTY OWNER SHALL MAINTAIN A MAINTENANCE LOG DOCUMENTING THE INSPECTION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM. A COPY OF THE CONSTRUCTION INSPECTION OPERATIONS AND MAINTENANCE CHECKLISTS AND DOWNSTREAM DEFENDER OPERATIONS AND MAINTENANCE MANUALS ARE ENCLOSED BY THE SWPPP AND SHALL BE COMPLETED AS NOTED AND KEPT IN THE LOG FOR REVIEW AND REFERENCE.

SOIL RESTORATION NOTES:

SOIL RESTORATION PROGRAM:
 OUTRIG PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ORIGINAL GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

- APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
- FILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT MOUNTED PUFFER, TRACTOR MOUNTED DISC, OR TILLER MOWER, AND DISPERSED ANY AND COMPOST INTO SUBSOILS.
- ROCK PROXIMITY, UNPAVED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
- APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
- VEGETATE AS REQUIRED BY APPROVED PLAN.

AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL WITH ONLY BODY WEIGHT. PURPOSES 6" OR 8" 1/2" SHOWN TWO ATTACHMENTS USED FOR SOIL DECOMPACTION (STEPS 2 ABOVE) SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE.

COMPOST SPECIFICATIONS:
 COMPOST SHALL BE AGED FROM PLANT DERIVED MATERIALS, FREE OF WASTE WOODS, SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDHELD, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.

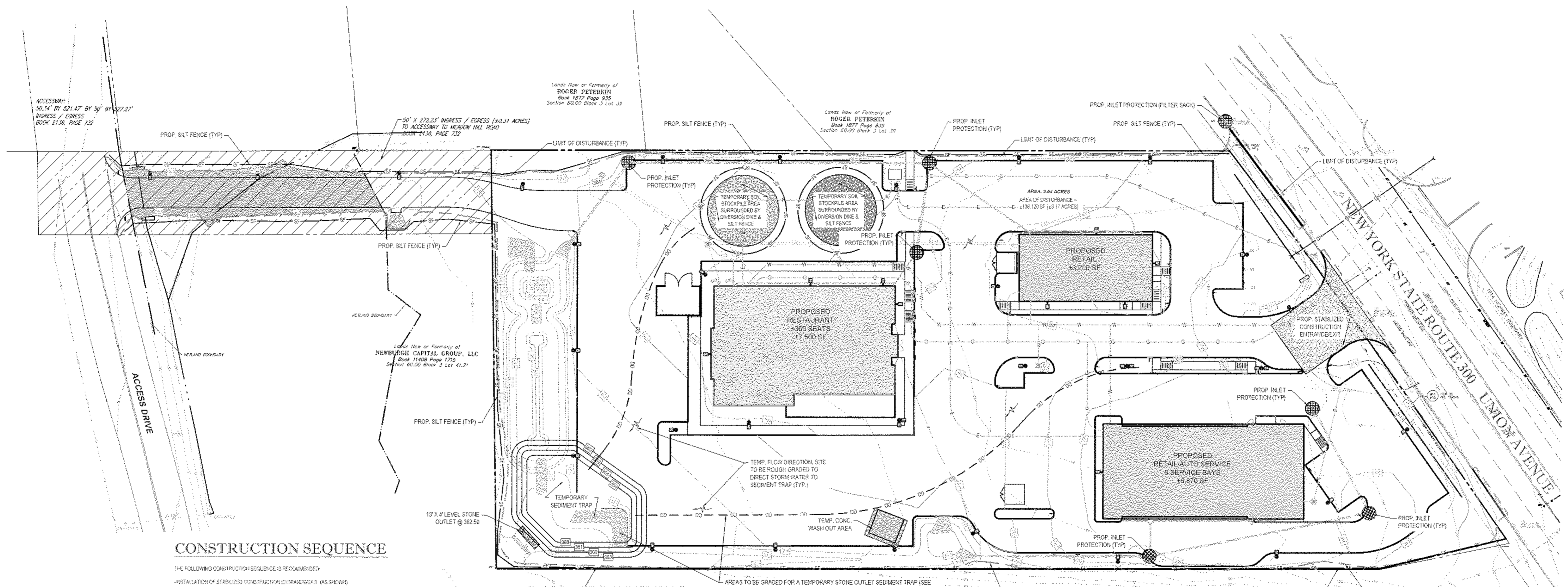
MAINTENANCE:
 A SIMPLE MAINTENANCE AGREEMENT SHOULD IDENTIFY WHERE SOIL RESTORATION IS APPLIED, WHERE HEAVY RESTORATION AREAS ARE CANNOT BE CLEANED, WHO THE RESPONSIBLE PARTIES ARE TO ENSURE THAT RESTORATION IMPROVEMENTS ARE MADE (E.G. THAWING, INVASIVE PLANT REMOVAL, ETC.), SOIL COMPOST AMENDMENTS WITHIN A FILTER STRIP OR GRASS CHANNEL, SHOULD BE LOCATED TO PUBLIC RIGHT OF WAY, OR WITHIN A DEDICATED STORMWATER OR DRAINAGE EASEMENT.

FIRST YEAR MAINTENANCE OPERATIONS INCLUDES:

- INITIAL INSPECTIONS FOR THE FIRST SIX MONTHS (EVEN AFTER EACH STORM GREATER THAN HALF INCH).
- RESPONDING TO REPAIR DAMS OR ERODING AREAS TO ASSURE MASS STABILIZATION.
- WATER ONCE EVERY THREE DAYS FOR FIRST MONTH, AND THEN PROVIDE A HALF INCH OF WATER PER WEEK THROUGHOUT FIRST YEAR. IRRIGATION PLAN MAY BE ADJUSTED ACCORDING TO THE RAIN EVENT.
- FERTILIZATION MAY BE NEEDED IN THE FALL AFTER THE FIRST GROWING SEASON TO INCREASE PLANT VIGOR.

ONGOING MAINTENANCE:
 TWO POINTS HELP ENSURE LASTING RESULTS OF DECOMPACTION:

- PLANTING THE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN SOIL STRUCTURE.
- KEEPING THE SITE FREE FROM VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS (CONSIDER PEDESTRIAN FOOTPATHS) (SOMETIMES IT MAY BE NECESSARY TO DE-THATCH THE TURF EVERY FEW YEARS).



CONSTRUCTION SEQUENCE

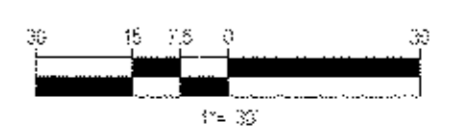
- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
 - INSTALLATION OF EROSION CONTROL BARRIER (SWALES AND SILT FENCES) (AS SHOWN)
 - INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
 - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
 - DEMOLITION OF EXISTING SITE PAVEMENT AND ASPHALT (SEE DEMOLITION PLAN)
 - CLEARING AND GRUBBING
 - INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
 - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
 - CONSTRUCTION OF UTILITIES
 - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDINGS
 - INSTALLATION OF INLET PROTECTION ON SURE UTILITIES (AS SHOWN)
 - CONSTRUCTION OF BUILDINGS
 - CONSTRUCTION OF ALL CURBS AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
 - SPREAD TOPSOIL ON SLOPED AREAS AND SEED WITH MULCH
 - FINAL GRADING OF ALL SLOPED AREAS
 - PLACE TOPSOIL ON FLATS AFTER FINAL GRADING COMPLETE. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED REQUIRED
 - DEMOLISH THE TEMPORARY SEDIMENT BASINS
 - PAVE PARKING LOT
 - LANDSCAPING PER LANDSCAPING PLAN
 - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 75% STABILIZATION OR GREATER

SEDIMENT TRAP - CALCULATIONS

SEDIMENT TRAP
 CONTRIBUTING AREA= 3.04± ACRES
 REQUIRED LENGTH OF OUTLET= 4(DRAINAGE AREA)
 = 4 x 3.04 = 12.16'
 MINIMUM WIDTH= 4'
 PROVIDED: 4'x13' OUTLET
 REQUIRED STORAGE= 3,600 CF PER ACRE OF CONTRIBUTING DRAINAGE AREA=
 3.04' x (3,600)= 10,944 CF
 PROVIDED: 11,282 CF
 REQUIRED: 10,944 CF
 SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 THE ORIGINAL DESIGN CAPACITY
 DESIGN CAPACITY= 12,729 CF x 0.5= 6,364.5 CF
 SEDIMENT TRAP WILL REACH 1/2 DESIGN CAPACITY AT ELEVATION 361.67
 ORIGINAL ELEVATION TO BE MARKED AND TRAP TO BE RESTORED TO ORIGINAL DIMENSIONS WHEN 1.67' OF SEDIMENT HAS ACCUMULATED

THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS



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2	05/28/15	PER TOWN COMMENTS	TCF
3	07/01/15	PHASING PLANS	TCF
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PRELIMINARY

PROJECT NO: B140107
 DRAWN BY: TCF
 CHECKED BY: RWJ
 DATE: 01/27/2015
 SCALE: AS NOTED
 CAD ID: B140107/5511 - PHASED

SITE DEVELOPMENT PLANS FOR RHINEBECK REALTY, LLC

LOCATION OF SITE
 1413 UNION AVENUE
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

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 ALBANY, NY 12205
 Phone: (518) 438-9900
 Fax: (518) 438-9900
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R.W. OSTERHOUDT

PROFESSIONAL ENGINEER
 NEW YORK LICENSE NO. 079630

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

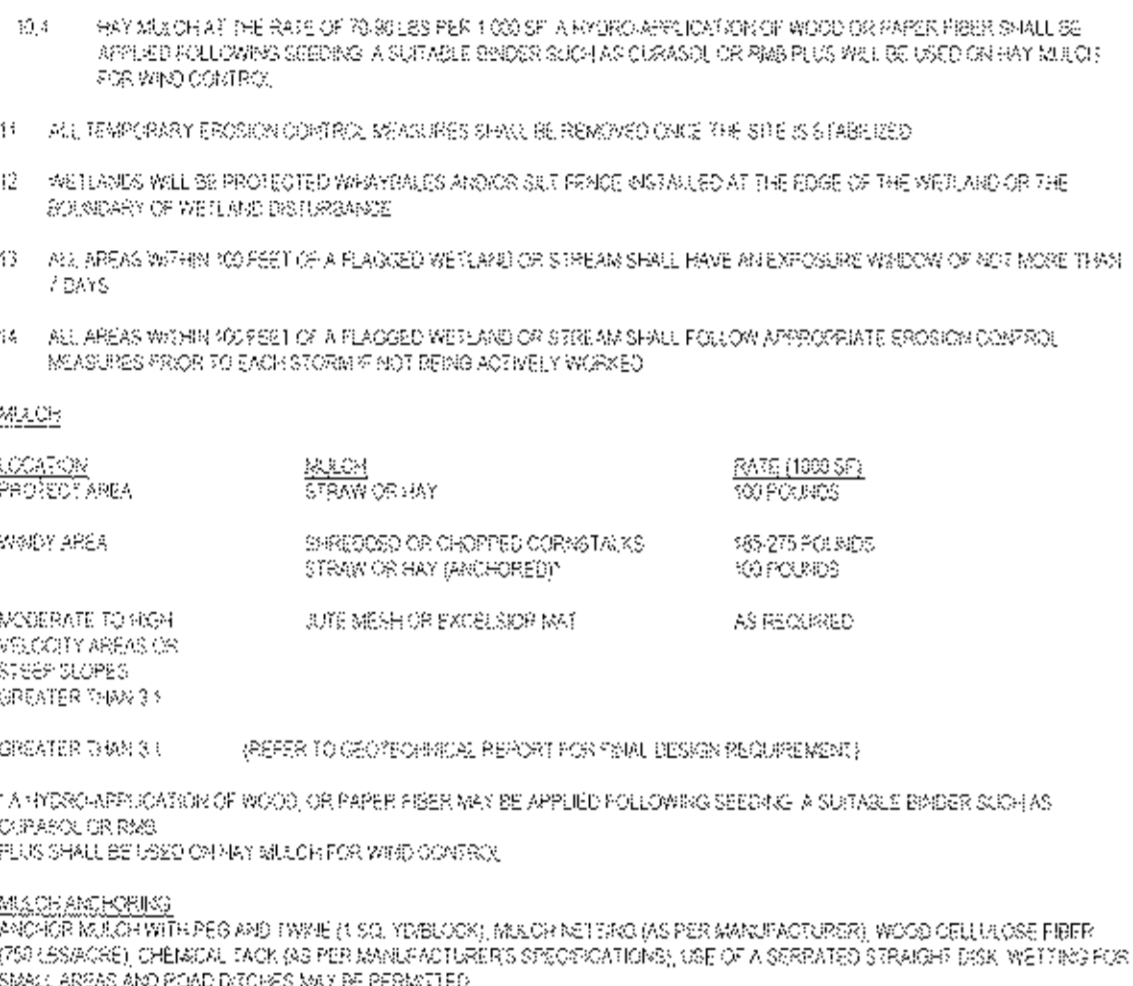
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 OF 18

REV 3



EROSION & SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE EROSION AND SEDIMENT CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM PERIOD OF 90 DAYS. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 60 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 90 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OF THE DISTURBANCE (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, ANY BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTIGUOUS DRAINAGE AREA ABOVE THEM. MULCH/NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 10% AFTER OCTOBER 1ST. THE SAME APPLIES FOR ALL SLOPES GREATER THAN 10%.
4. INSTALL SILT FENCE AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL. FOR PROPER INSTALLATION SILT FENCE WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS ABOVE ARE STABILIZED BY TURF.
6. ALL SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH/PROTECTANT SEEDING MAY BE TEMPORARILY APPLIED TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 30 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING PLUNGE PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERFERED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - 10.2. APPLY LIME STONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TEST IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHEN TEST IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 80 LBS PER ACRE OR 16 LBS PER 1000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIME STONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 2 TONS PER ACRE (120 LBS PER 1000 SF).
 - 10.3. FOLLOWING SEED BED PREPARATION, RIDGES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREeping RED FESCUE, 5% PERITOP, AND 48% FALLOW RESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RyEGRASS. SEEDING RATE IS 100 LBS PER 1000 SF. LAWN QUALITY SOON MAY BE SUBSTITUTED FOR SEED.
 - 10.4. MULCH ON AT THE RATE OF 70 LB PER 1000 SF. A HYDRO APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE UNDER SLICER SUCH AS CORNUS OR PAPER FIBER WILL BE USED ON HAY MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. WETLANDS WILL BE PROTECTED BY WALES AND/OR SALT PENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF THE LAKE DISTURBANCE.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

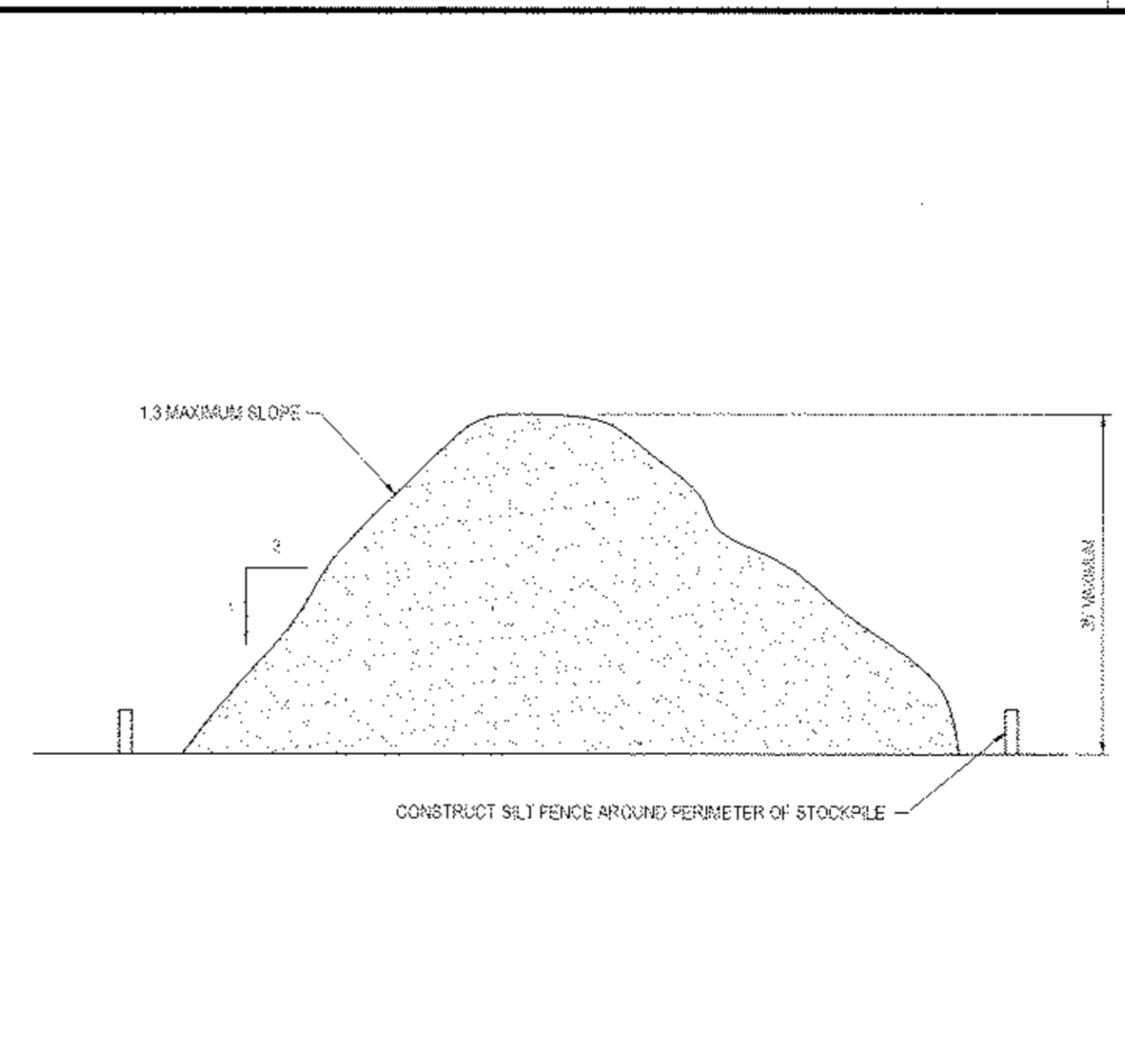


STONE & BLOCK DROP INLET PROTECTION STRUCTURE

N.T.S.

TREE PROTECTION DURING CONSTRUCTION

N.T.S.



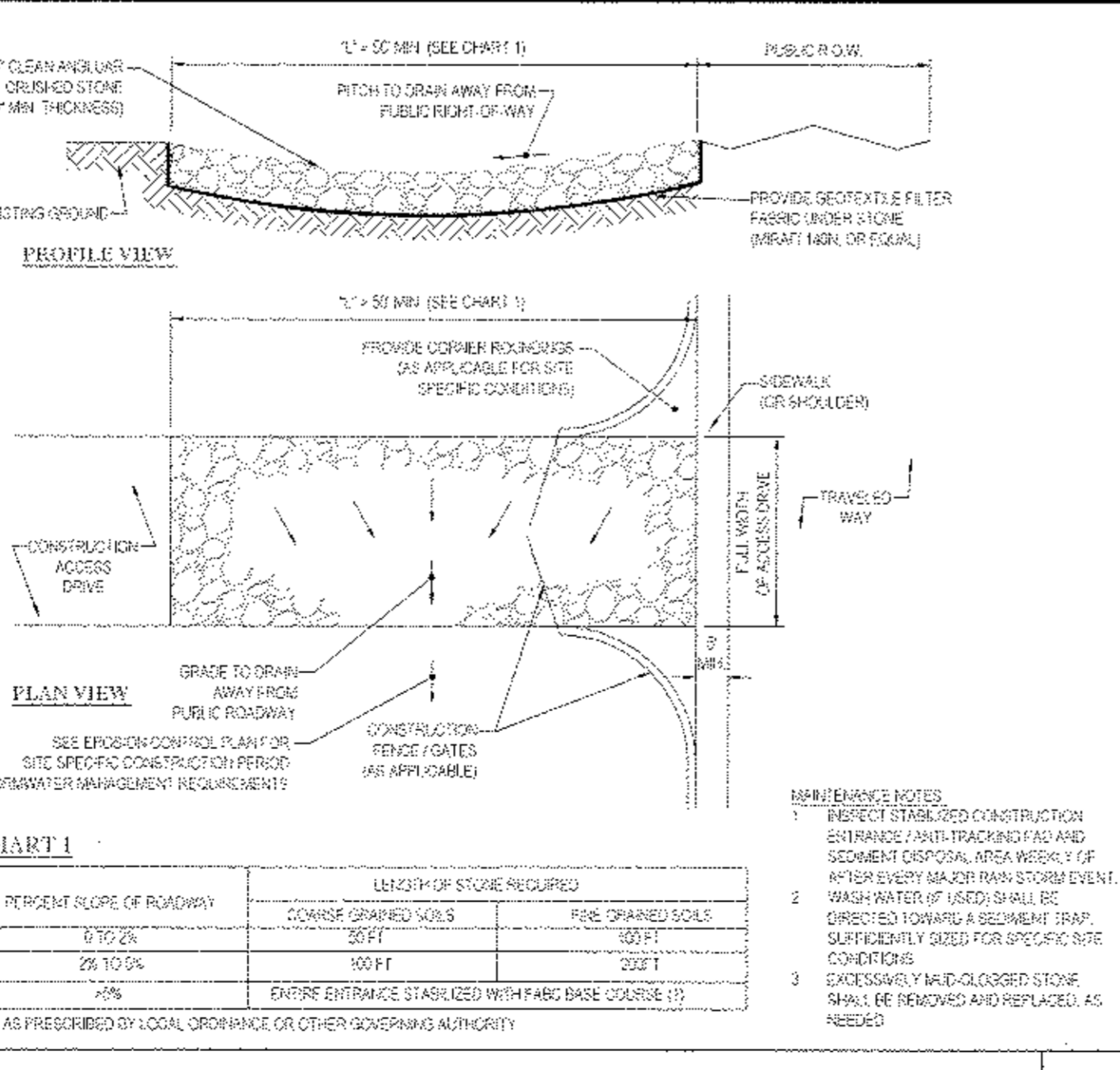
EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WATER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1/2 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 LB PER 100 SQUARE FEET (WITH OR WITHOUT SEEDING) OR LORRYMANT SEEDING, MULCHED AND ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FROSTING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN GRADED AND IS SMOOTH THEN THE AREA MAY BE DOMINANT SEEDED AT A RATE OF 200-250 LBS PER ACRE SPECIFIC FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONFINED TO SLOPES GREATER THAN 10% BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNPROTECTED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION (UNLESS TREATED BY THE ABOVE MENTIONED MULCH/NETTING). OVER FROST ALLOW SLOPES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT. EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS:
 - 7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER FERTILIZER, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 10% FOR SLOPES EXPOSED TO DIRECT TRAILS AND FOR ALL OTHER SLOPES GREATER THAN 10%.
 - 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 10% AFTER OCTOBER 1ST. THE SAME APPLIES FOR ALL SLOPES GREATER THAN 10%.
8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DOMINANT SEEDING OF MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
9. DURING THE WINTER CONSTRUCTION PERIOD, ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. STOCKPILES OF MATERIALS (GRI, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION/RUNOFF.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.



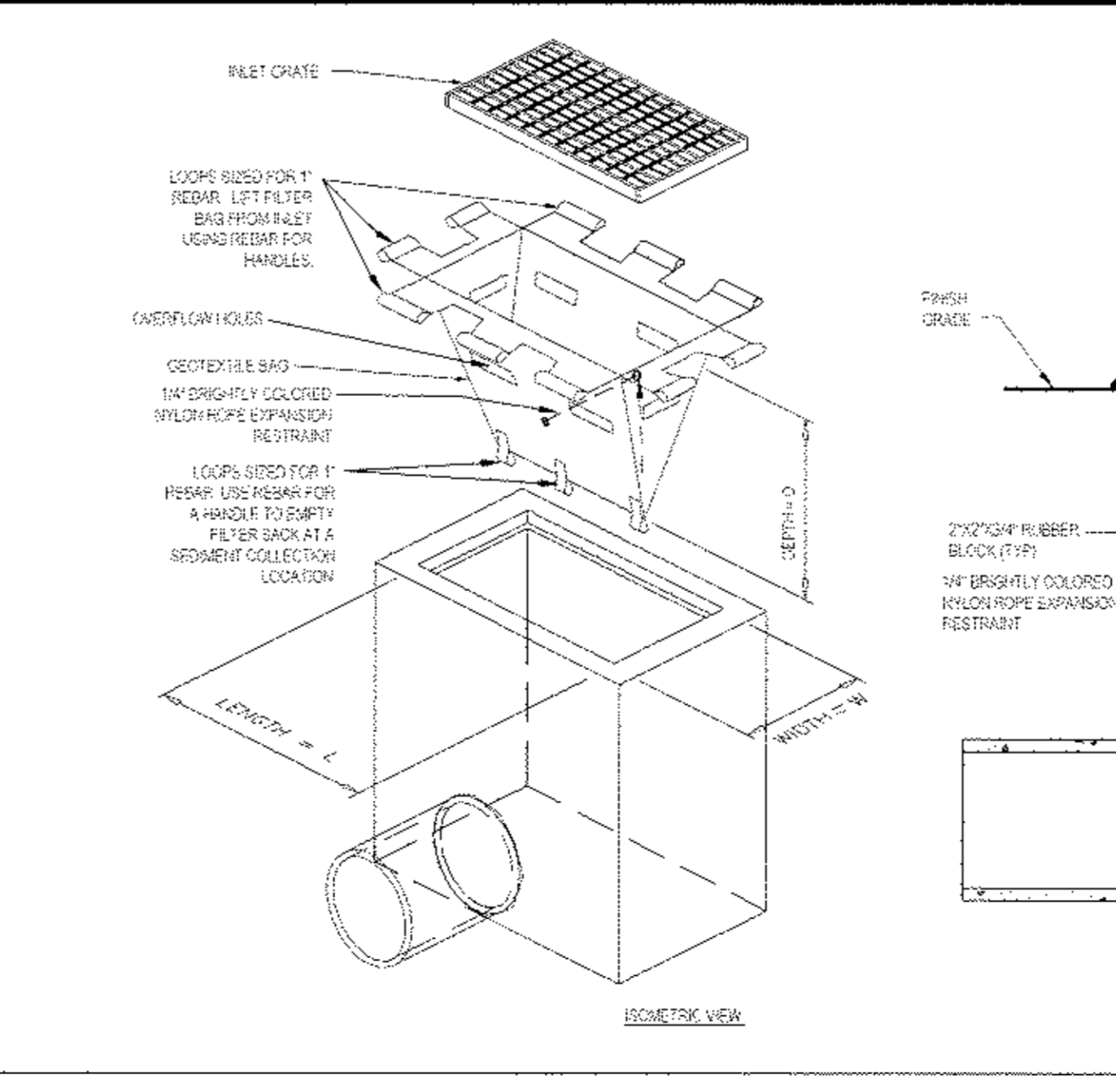
STONE OUTLET SEDIMENT TRAP DETAIL

N.T.S.



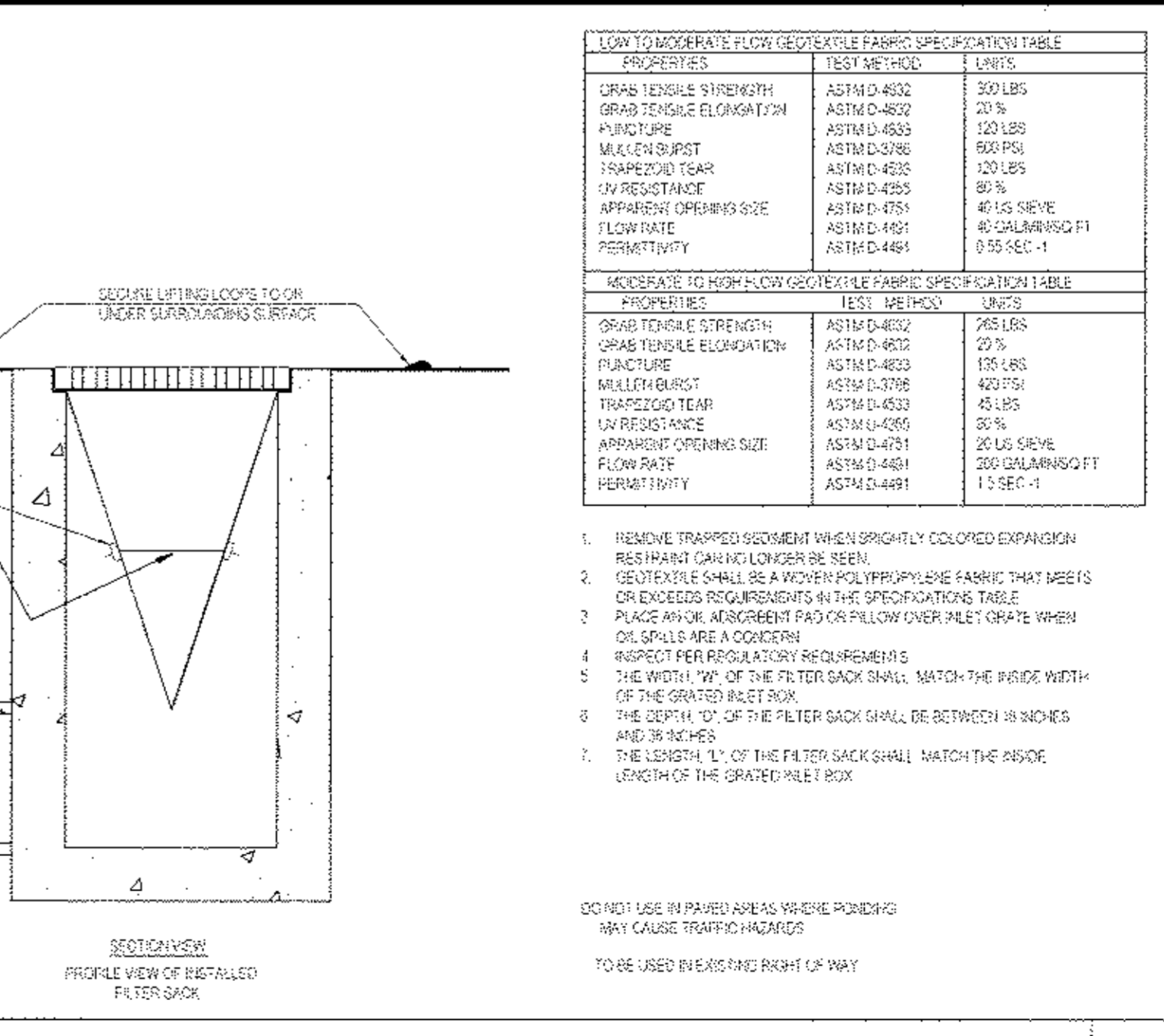
TEMPORARY STOCKPILE DETAIL

N.T.S.



TYP. SILTATION FENCE DETAIL

N.T.S.



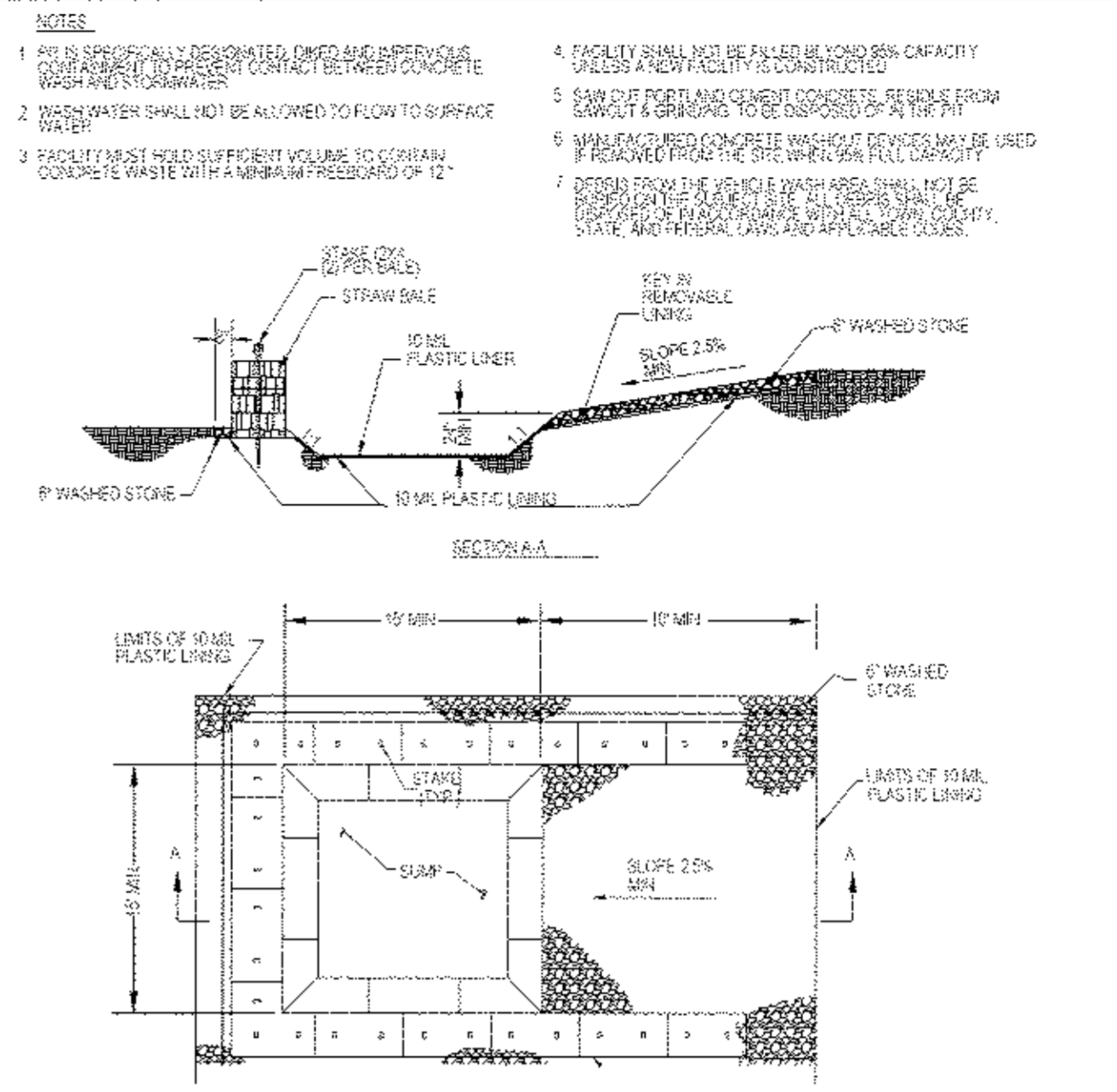
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE/EXIT

N.T.S.

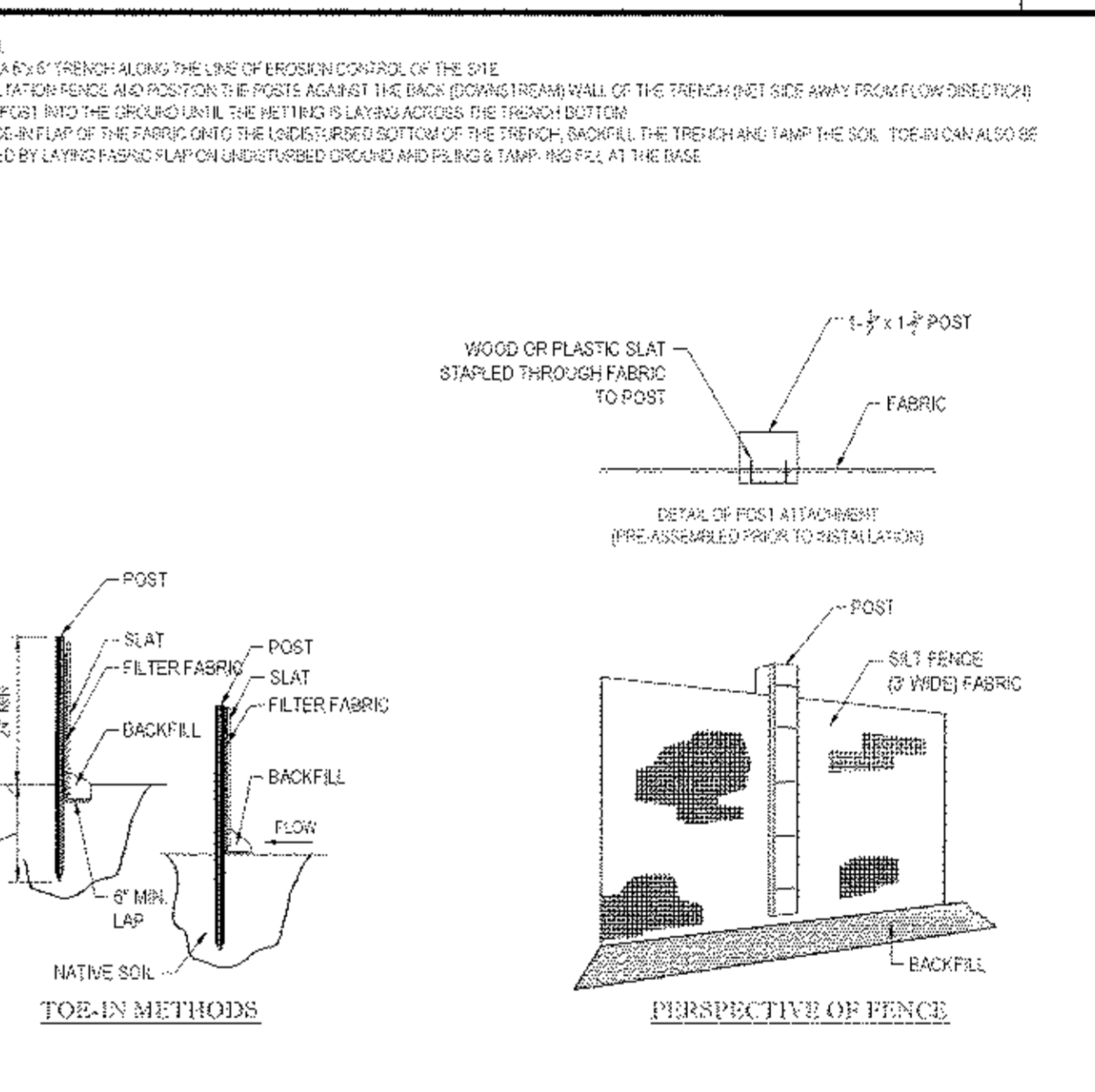
FILTER SACKS (NYS DOT INLETS ONLY)

N.T.S.



CONCRETE WASHOUT AREA DETAIL

N.T.S.



CONCRETE WASHOUT AREA DETAIL

N.T.S.

PROPERTY	BEST METHOD		UNITS
	TEST METHOD	UNITS	
GRAB TENSILE STRENGTH	ASTM D-4802	300 LBS	SUFFICIENTLY SIZED FOR SPECIFIC SITE CONDITIONS. EXCESSIVE FINE-GRADED STONE SHALL BE REMOVED AND REPLACED AS NEEDED. DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS. TO BE USED IN EXISTING RIGHT OF WAY.
GRAB TENSILE ELONGATION	ASTM D-4802	20%	
PUNCTURE	ASTM D-4803	100 LBS	
MULLBURST	ASTM D-3768	600 PSI	
TRAPEZOID TEAR	ASTM D-4836	120 LBS	
UV RESISTANCE	ASTM D-4355	80%	
APPARENT OPENING SIZE	ASTM D-3751	40 US SIEVE	
FLOW RATE	ASTM D-4481	40 GALLONS/SQ FT	
PERMEABILITY	ASTM D-4481	0.55 SEC-1	
GRAB TENSILE STRENGTH	ASTM D-4802	250 LBS	
GRAB TENSILE ELONGATION	ASTM D-4802	22%	
PUNCTURE	ASTM D-4803	100 LBS	
MULLBURST	ASTM D-3768	400 PSI	
TRAPEZOID TEAR	ASTM D-4836	40 LBS	
UV RESISTANCE	ASTM D-4355	80%	
APPARENT OPENING SIZE	ASTM D-3751	20 US SIEVE	
FLOW RATE	ASTM D-4481	200 GALLONS/SQ FT	
PERMEABILITY	ASTM D-4481	1.5 SEC-1	

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COUNTY OFFICES:
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ALBANY, NY
ALBANY, NY
ALBANY, NY
ALBANY, NY
ALBANY, NY
ALBANY, NY
ALBANY, NY
ALBANY, NY

REV	DATE	COMMENT	BY
1	03/09/15	FRONT YARD SETBACK	TCF
2	05/28/15	PER TOWN COMMENTS	TCF
3	07/21/15	PHASING PLANS	TCF
4			
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PRELIMINARY
PROJECT No.: B140197
DRAWN BY: TCF
CHECKED BY: RWC
DATE: 01/27/2015
SCALE: AS NOTED
CADD: B140197S11 - PHASED

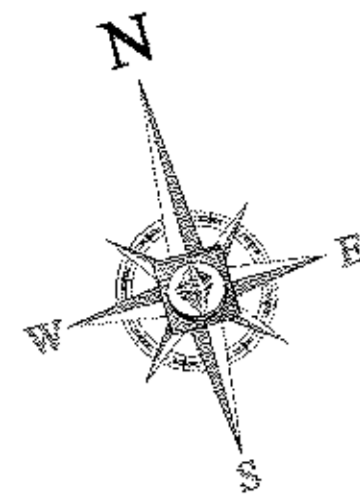
SITE DEVELOPMENT PLANS FOR RHINEBECK REALTY, LLC
LOCATION OF SITE
1413 UNION AVENUE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

BOHLER ENGINEERING
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-9900
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R.W. OSTERHOUDT
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 37068

SHEET TITLE: **SOIL EROSION CONTROL NOTES & DETAILS SHEET**
SHEET NUMBER: **11**
OF 18
REV 3

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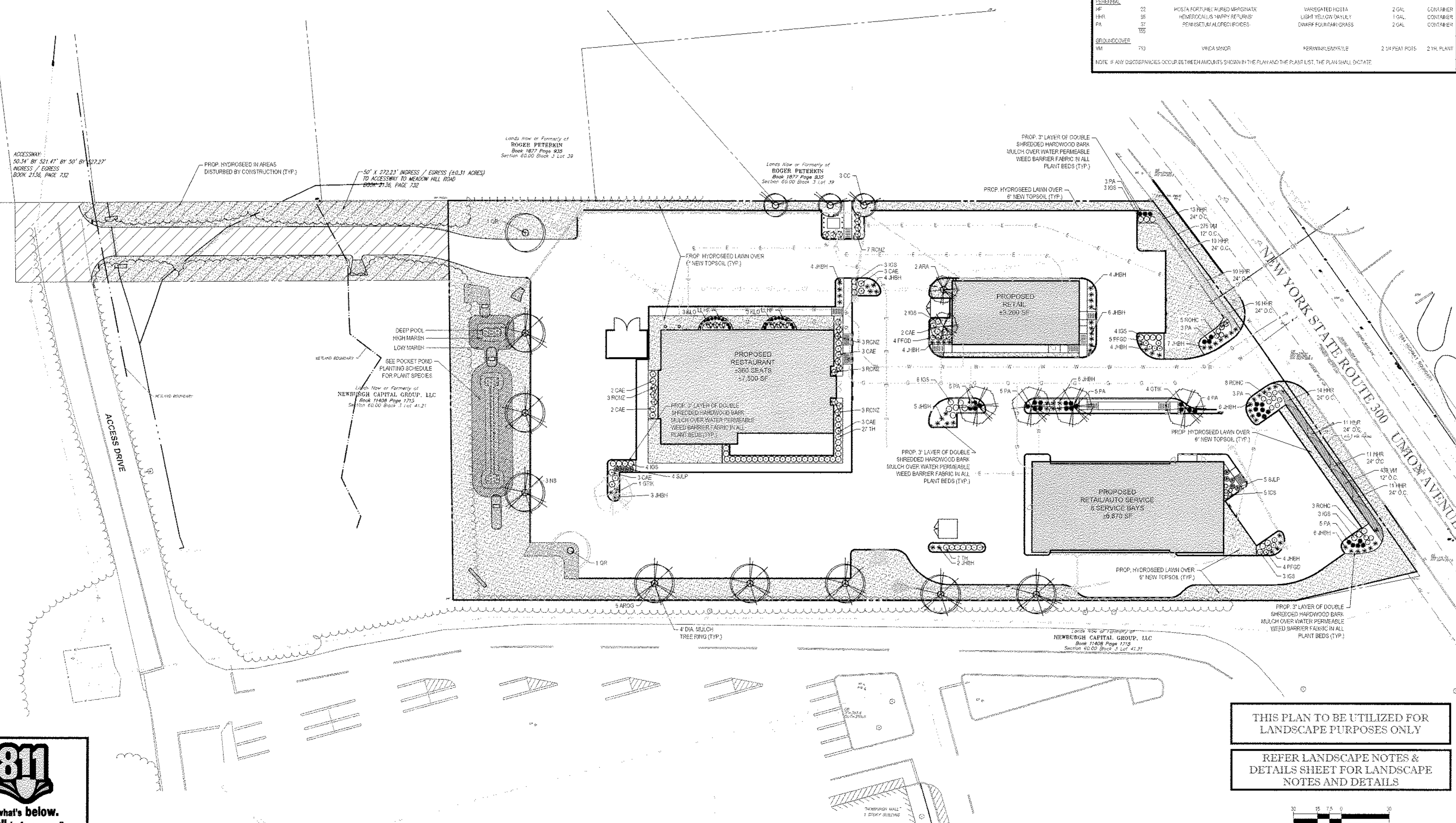


CITY OF NEWBURGH LANDSCAPE REQUIREMENTS				
SECTION OR BY LAW	DESCRIPTION	REQUIRED	PROPOSED	
	ONE TREE PER 8 PARKING SPACES 150 SPACES / 18 = 16.1 TREES	19 TREES	20 TREES	

LANDSCAPE SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUB TABLE					
ARA	2	ACER RUPELUM 'ARMSTRONG'	ARMSTRONG COLUMNAR RED MAPLE	2 1/2" CAL	0-0
AROC	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2" CAL	0-0
GTR	5	GLEDTISIA TRIACANTHOS VAR. 'HERMES' SKYCOLE	SKYLINE THORNLESS HONEYLOCUST	2 1/2" CAL	0-0
NS	7	NYSSA SYRIACA	TUPERO	2 1/2" CAL	0-0
GR	0	QUERCUS RUBRA	RED OAK	2 1/2" CAL	0-0
ORNAMENTAL TREE					
CD	3	CERDA CANADENSIS	EASTERN REDBUD	2 1/2" CAL	0-0
EVERGREEN SHRUB					
KS	11	ILEX ORNATA 'STEELES'	STEELES JAPANESE HOLLY	30-35"	45 CAN
MS	28	ILEX GLAUCA 'SHARROCK'	SHARROCK'S EVERGREEN HOLLY	24-30"	45 CAN
JRH	69	JUNIPERUS HORIZONTALIS 'SMAR WINGS'	SMAR WINGS SPREADING JUNIPER	15-18" SPREAD	45 CAN
ALD	6	KALAMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE KALAMIA LAUREL	30-36"	0-0
RNCZ	19	RHOISODENDRON GALEA WENDELLI 'NOVA ZEMBLA'	NOVA ZEMBLA RHODODENDRON	30-35"	0-0
RHOC	12	RHOISODENDRON X GATULISAL 'HANO QUINSON'	HANO QUINSON AZALEA	18-24"	43 CAN
TH	31	TAXUS MEDIA 'NORFOLK'	NORFOLK YEW	24-30"	0-0
DECIDUOUS SHRUB					
CAE	17	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	2"	0-0
PFOD	13	POTENTILLA FRUTICOSA 'OLD ORP'	OLD ORP POTENTILLA	15-18"	43 CAN
SALP	6	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15-18"	43 CAN
PERENNIAL					
HP	22	HOSTA FORTUNATA 'BURIED MARGARITA'	VARIEGATED HOSTA	2 GAL	CONTAINER
HRH	56	HEMEROCALLIS 'HAPPY RETURN'	LIGHT YELLOW DAYLILY	1 GAL	CONTAINER
PA	27	PERNISCETUM ALPENSE 'DWARF'	DWARF FOUNTAIN GRASS	2 GAL	CONTAINER
GROUNDCOVER					
VM	713	VIREA MINOR	PERNISCETUM ALPENSE	2 1/2" FEET POIS	2 YR PLANT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN BY THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

POCKET POND PLANTING SCHEDULE							
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SPACING	HEIGHT	SO. FT.
LOW MARSH							
88	1	PELLAIONIA VIRGATICA	ARROW ARUM	2" PLUG	7" O.C.	30"	307
88	1	PONDEROSA LYONSII	POKERELWEED	2" PLUG	7" O.C.	30"	607
58	1	SAGITTARIA LATIFOLIA	DUCK POTATO	2" PLUG	7" O.C.	30"	350
HIGH MARSH							
25	1	ALTERNANTHA AMERICANA	SWAMP FLAG	2" PLUG	7" O.C.	30"	220
25	1	CALTHA PALUSTRIS	MARSH MARIGOLD	2" PLUG	7" O.C.	30"	220
21	1	IRIS VERSICOLOR	BLUE FLAG IRIS	2" PLUG	7" O.C.	30"	188
DEEP POOL							
15	1	HYDRIAS LYLLA	YELLOW WATER LILY	TUBERS	7" O.C.	50"	135
15	1	NYMPHAEA OBLONGATA	WHITE WATER LILY	TUBERS	7" O.C.	50"	135



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COMPANY OFFICE: 17 COMPUTER DRIVE WEST ALBANY, NY 12205
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REVISIONS			
REV	DATE	COMMENT	BY
1	05/08/15	FRONT YARD SETBACK	TCF
2	08/20/15	PER TOWN COMMENTS	TCF
3	07/01/15	PHASING PLANS	TCF
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PRELIMINARY

PROJECT NO: B1403197
 DRAWN BY: RWO
 CHECKED BY: 01/27/2015
 SCALE: AS SHOWN
 CAD ID: B1401975511 - PHASED

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R.W. OSTERHOUDT
 PROFESSIONAL ENGINEER
 NEW YORK LICENSE NO. 27693

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17 COMPUTER DRIVE WEST ALBANY, NY 12205
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R.W. OSTERHOUDT
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 NEW YORK LICENSE NO. 27693

SHEET TITLE:
OVERALL LANDSCAPE PLAN

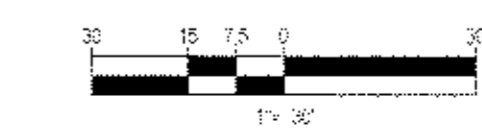
SHEET NUMBER:
12
 OF 18

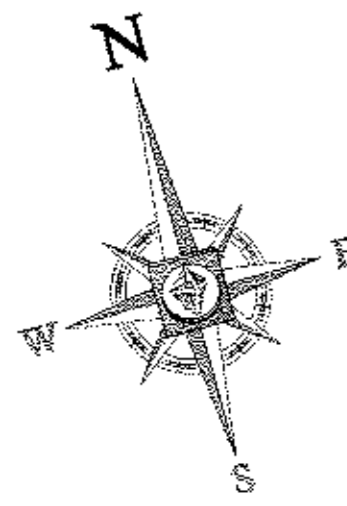
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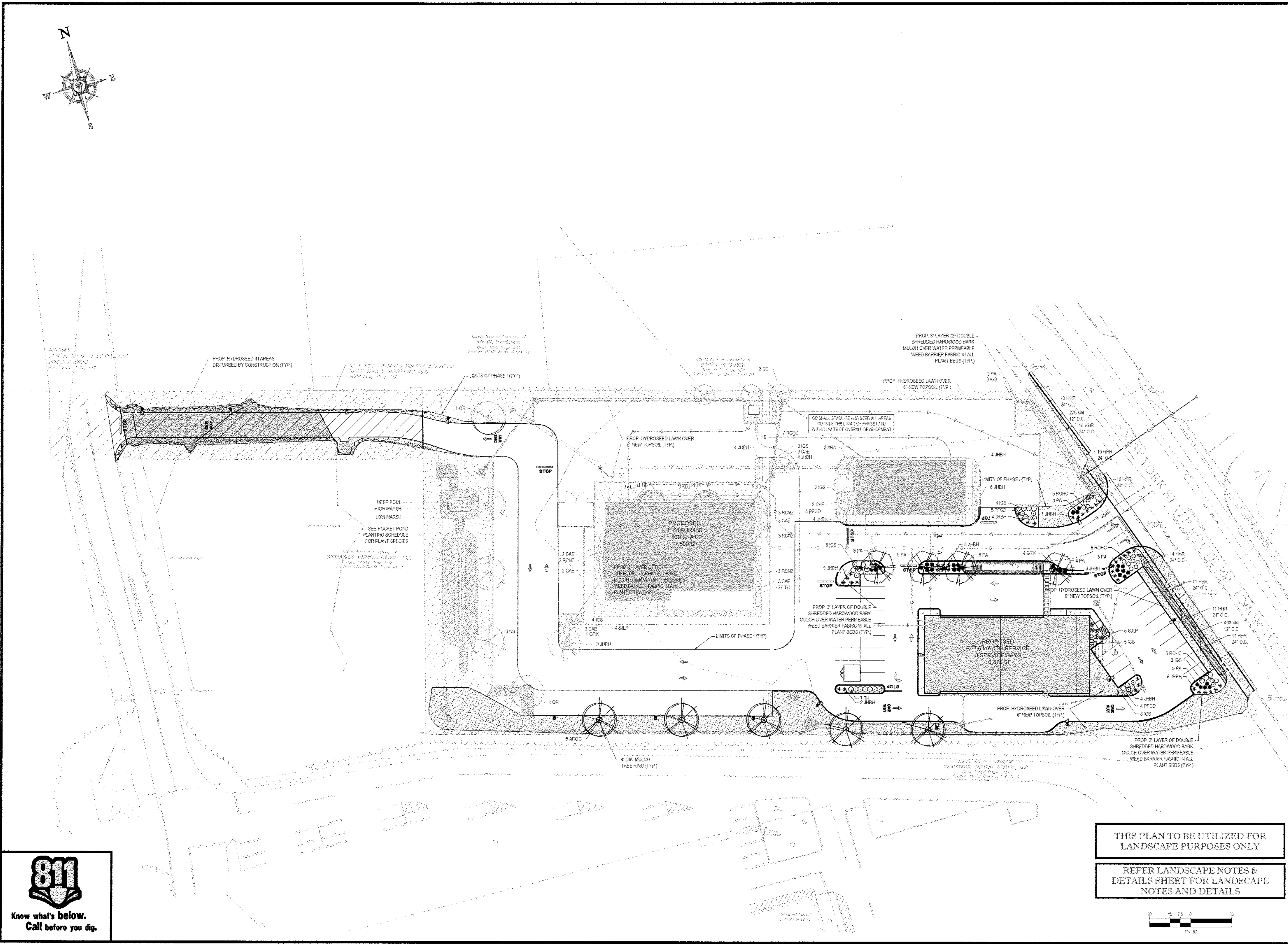
THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS



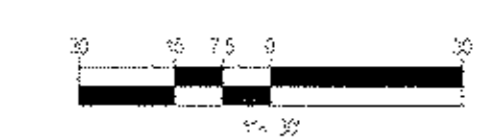


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REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS



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WARREN, NJ

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● CHICAGO, NE
● CHICAGO, SD
● CHICAGO, KS
● CHICAGO, MN

REVISIONS

REV	DATE	COMMENT	BY
1	03/05/15	FRONT YARD SETBACK	TCF
2	05/28/15	PER TOWN COMMENTS	TCF
3	07/01/15	PHASING PLANS	TCF
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PRELIMINARY

PROJECT No.	614037
DRAWN BY:	TCF
CHECKED BY:	RSVG
DATE:	01/27/2015
SCALE:	AS NOTED
CAD LID:	614037/15/01 - PHASE I

SITE DEVELOPMENT PLANS FOR RHINEBECK REALTY, LLC

LOCATION OF SITE
1413 UNION AVENUE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

BOHLER ENGINEERING

17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-9900
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R.W. OSTERHOUDT

PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 219697

SHEET TITLE:
PHASE I LANDSCAPE PLAN

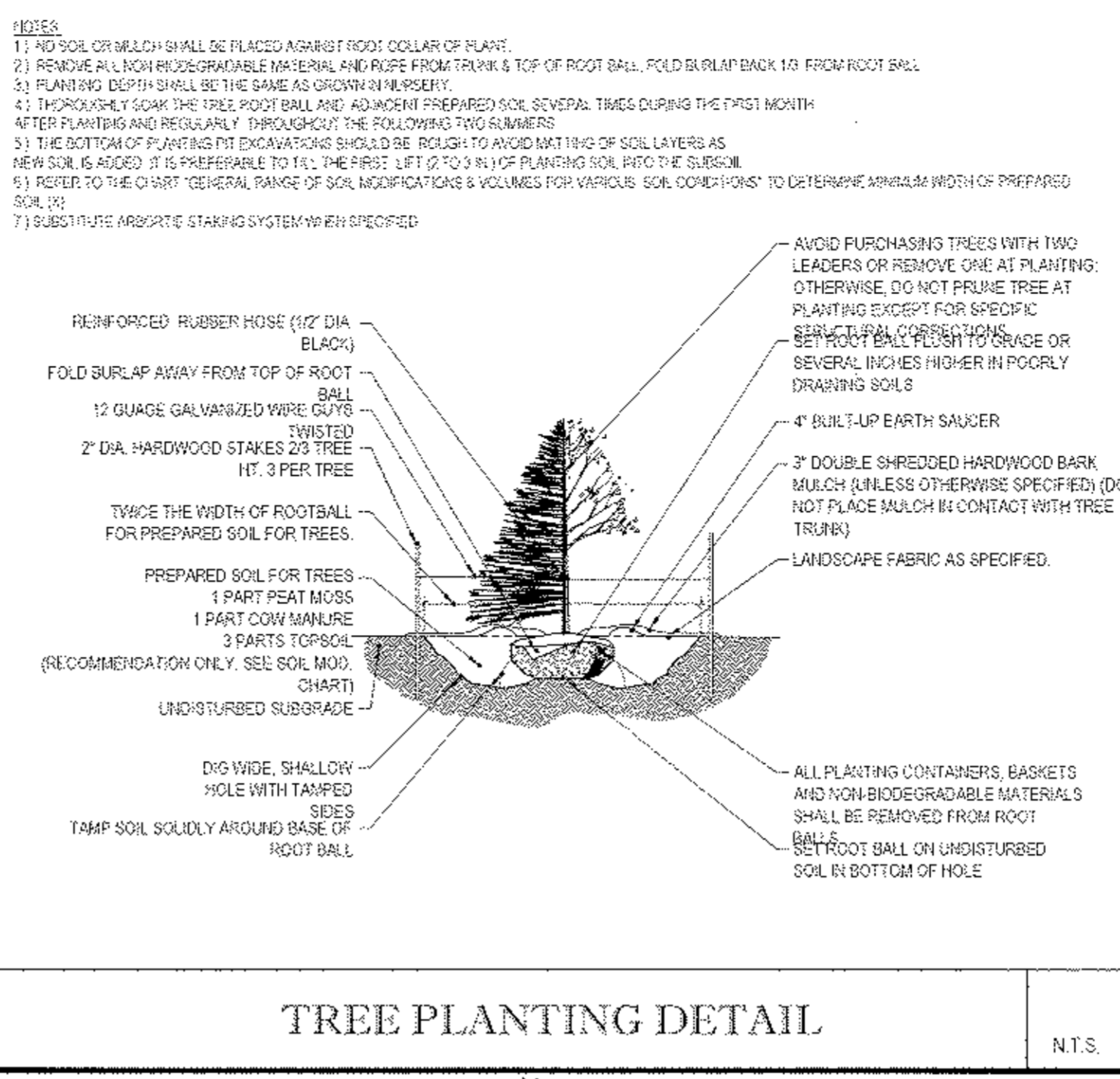
SHEET NUMBER:
13
OF 18

REV 3

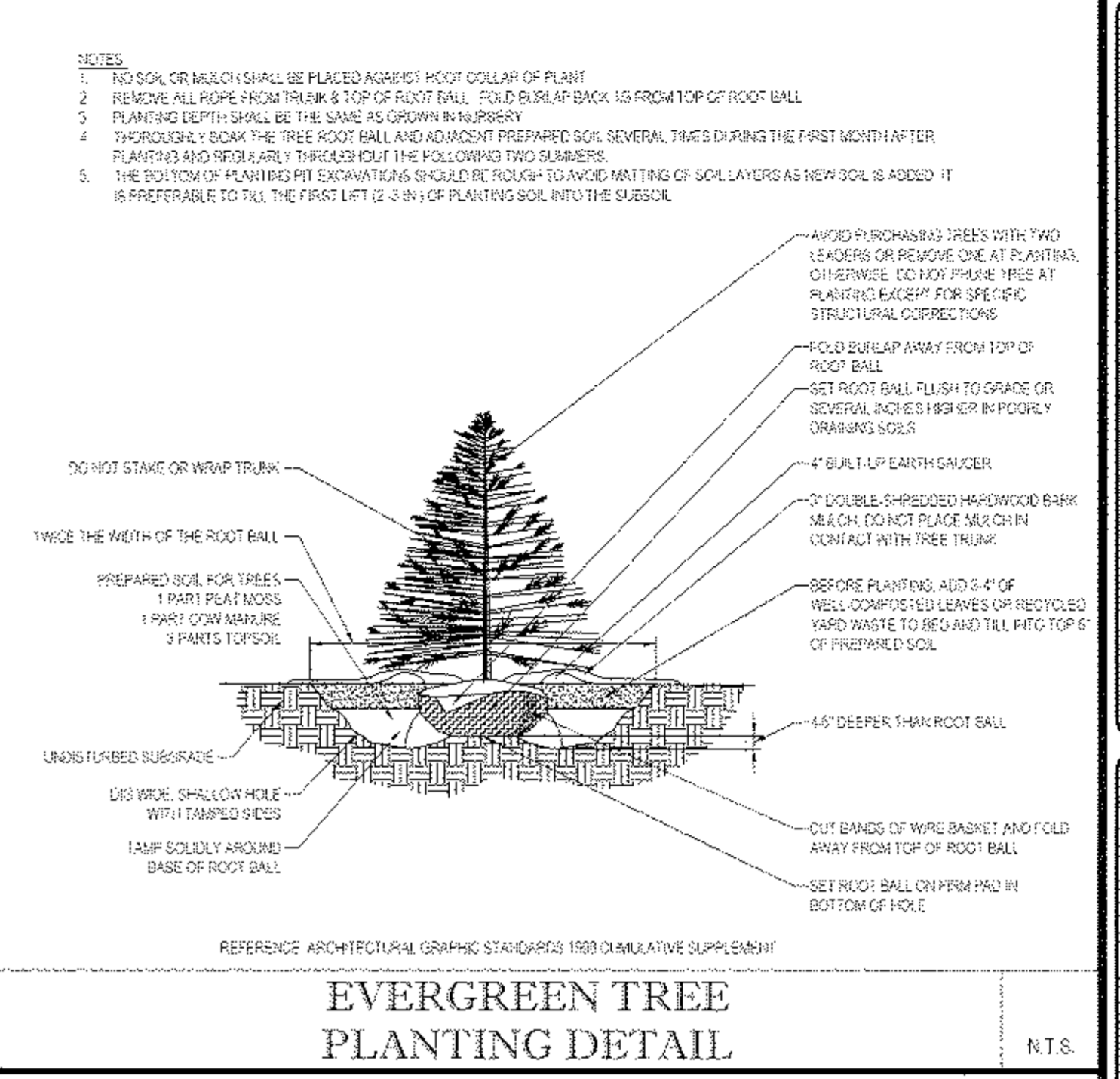
LANDSCAPE SPECIFICATIONS

1. SOILS OF AREA: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL CLEARING, FINISHED GRADE, SOIL PREPARATION, PERMANENT SEEDING OR SOEDING... 2. MATERIALS: ALL LANDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS... 3. TOPSOIL: NATURAL, FERTILE, LOAMY SILT SOIL WITH AN ORGANIC CONTENT NOT LESS THAN 5% A FIN RANGE BETWEEN 4:5 TO 11:1... 4. LAWN: ALL DISTURBED AREAS ARE TO BE TREATED WITH A LAMINAR 2" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT...

5. PLANTING: A. PREPARATION: WHEREVER IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY... B. PLANTING OPERATIONS: SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE... C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING... 6. PLANTING AREAS AND PLANTING FITS SHALL BE MULCHED WITH LEVEL BOTTOMS WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL...



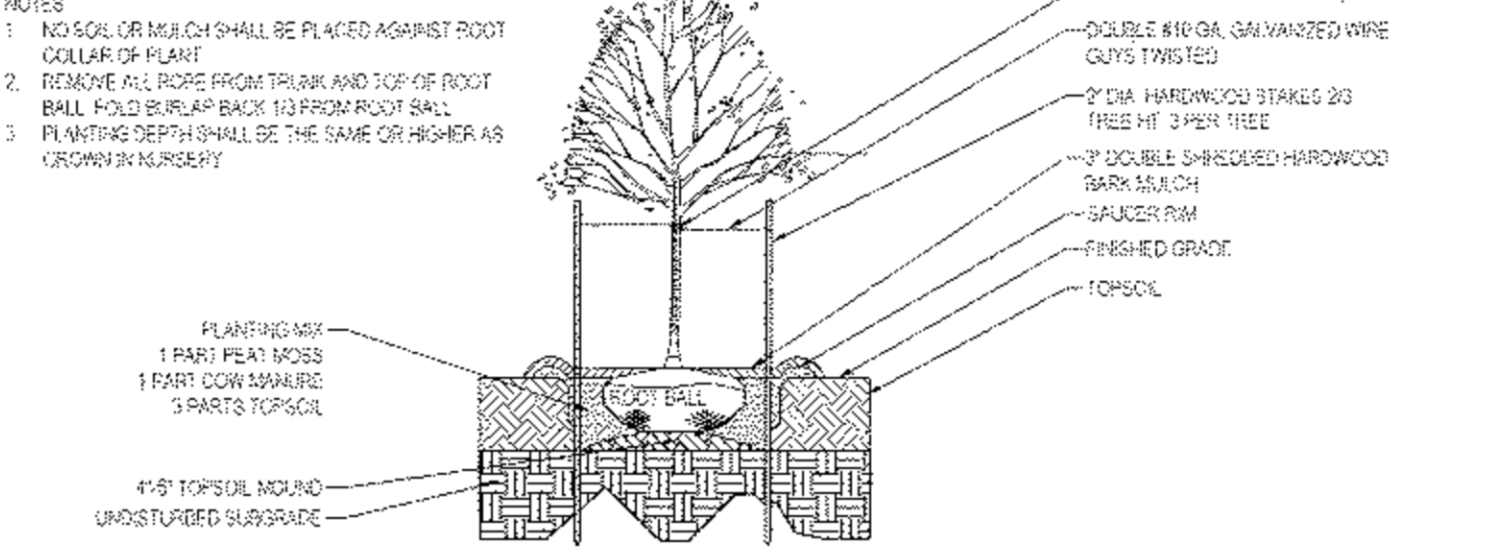
TREE PLANTING DETAIL N.T.S.



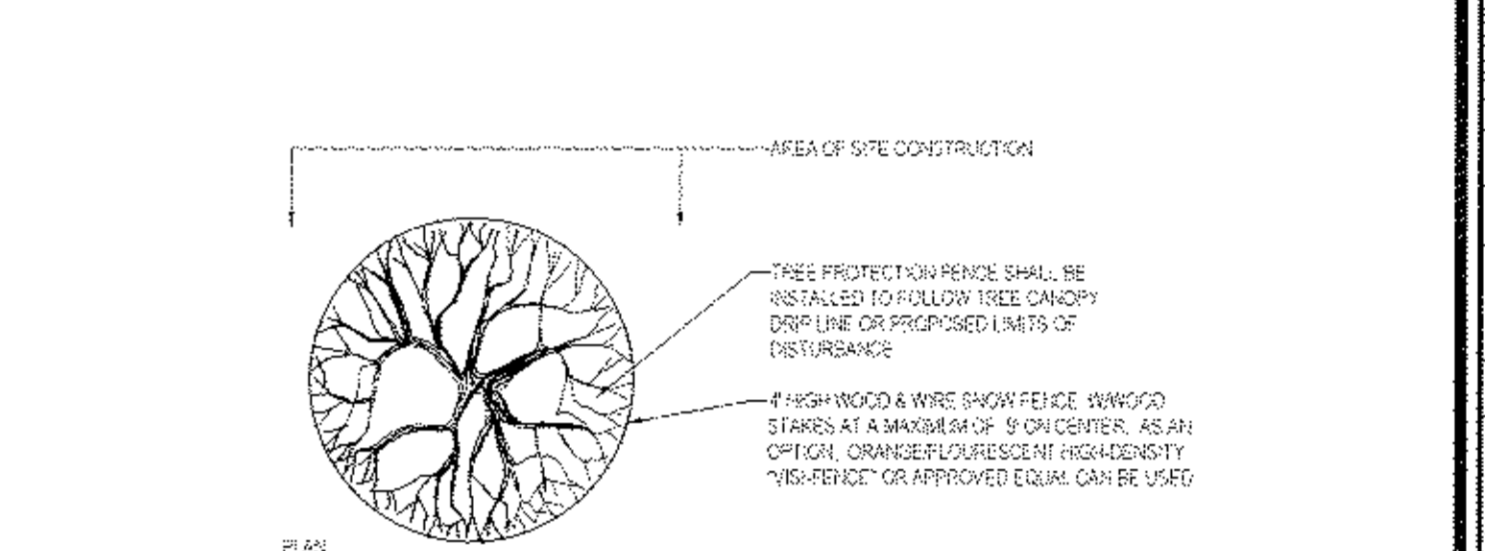
EVERGREEN TREE PLANTING DETAIL N.T.S.

7. PLANT MATERIAL: ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE 'AMERICAN STANDARD FOR BERRYERY STOCK' (ANSI Z60.1) LATEST EDITION... 8. PLANTING OPERATIONS: SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE... 9. PLANTING AREAS AND PLANTING FITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE OPENED AREA OR SAUCER...

10. TRANSPLANTING (WHERE PERMITTED): ALL TRANSPLANTS SHALL BE DONE WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT... 11. WATERING: A. TREE PLANTINGS ON LAWN AREAS SHALL BE ACCESSIBLY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING... B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING... 12. GUARANTEE: A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION...



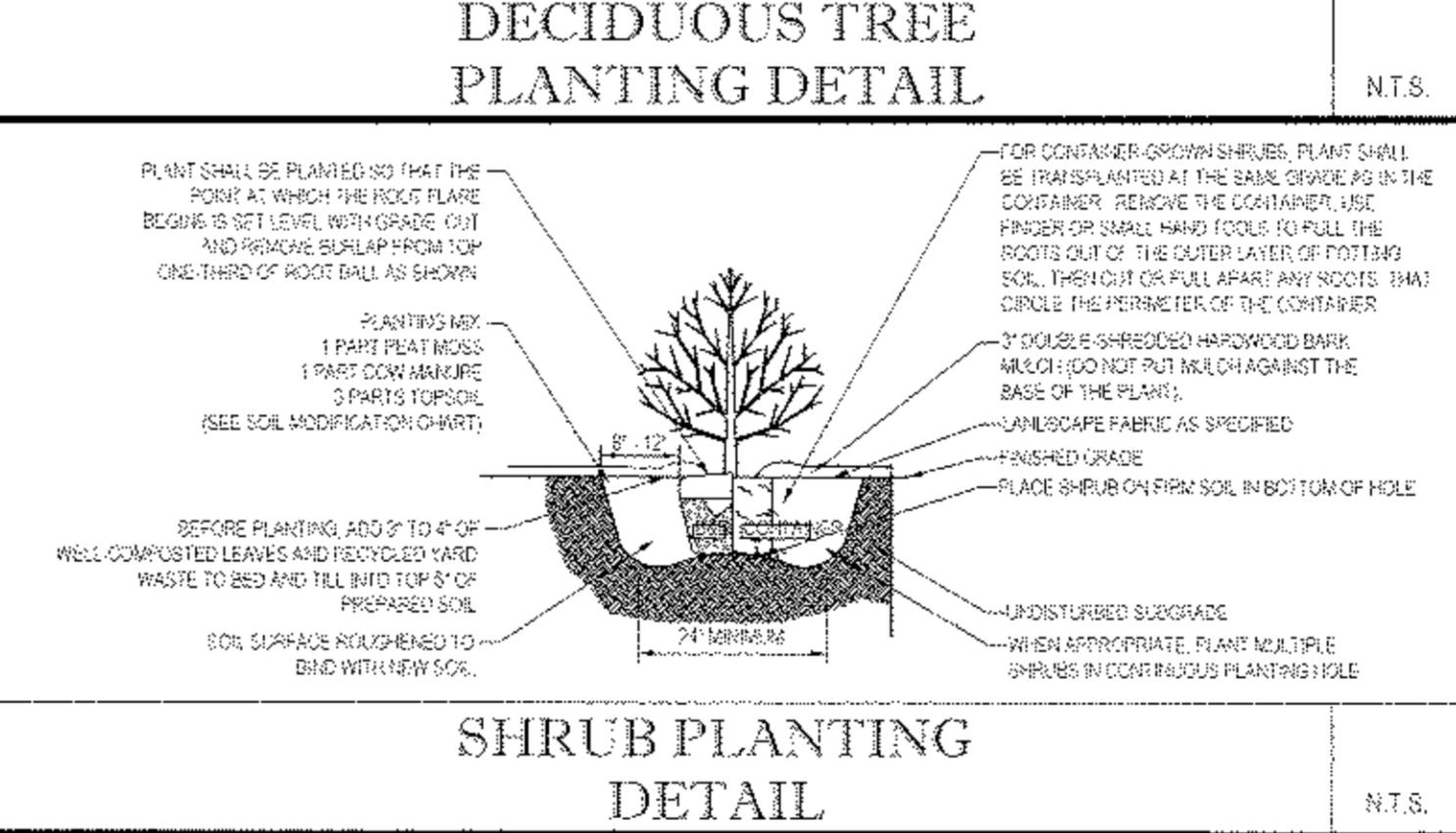
DECIDUOUS TREE PLANTING DETAIL N.T.S.



TREE PROTECTION DURING SITE CONSTRUCTION N.T.S.

13. GENERAL WORK PROCEDURES: A. CONTRACTOR TO UTILIZE WORKING AND INDUSTRY STANDARDS AND PROCEDURES ALL LANDSCAPE CONSTRUCTION... B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE... 14. SITE PREPARATIONS: A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE CUT OUT... 15. TREE PROTECTION: A. A FORTY INCH HIGH OR MORE HOODEN SNOW FENCE OF ORANGE COLORED HIGH-VISIBILITY 'YIELD' FENCE...

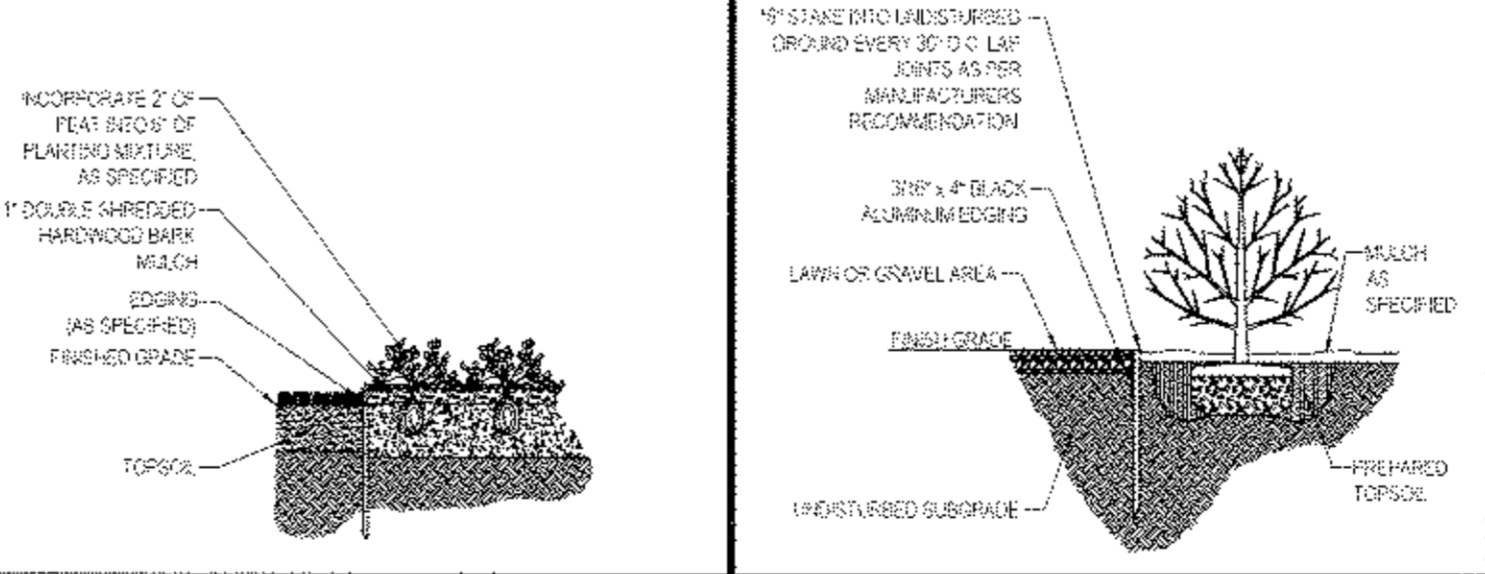
16. TRANSPLANTING (WHERE PERMITTED): ALL TRANSPLANTS SHALL BE DONE WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT... 17. WATERING: A. TREE PLANTINGS ON LAWN AREAS SHALL BE ACCESSIBLY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING... 18. GUARANTEE: A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION...



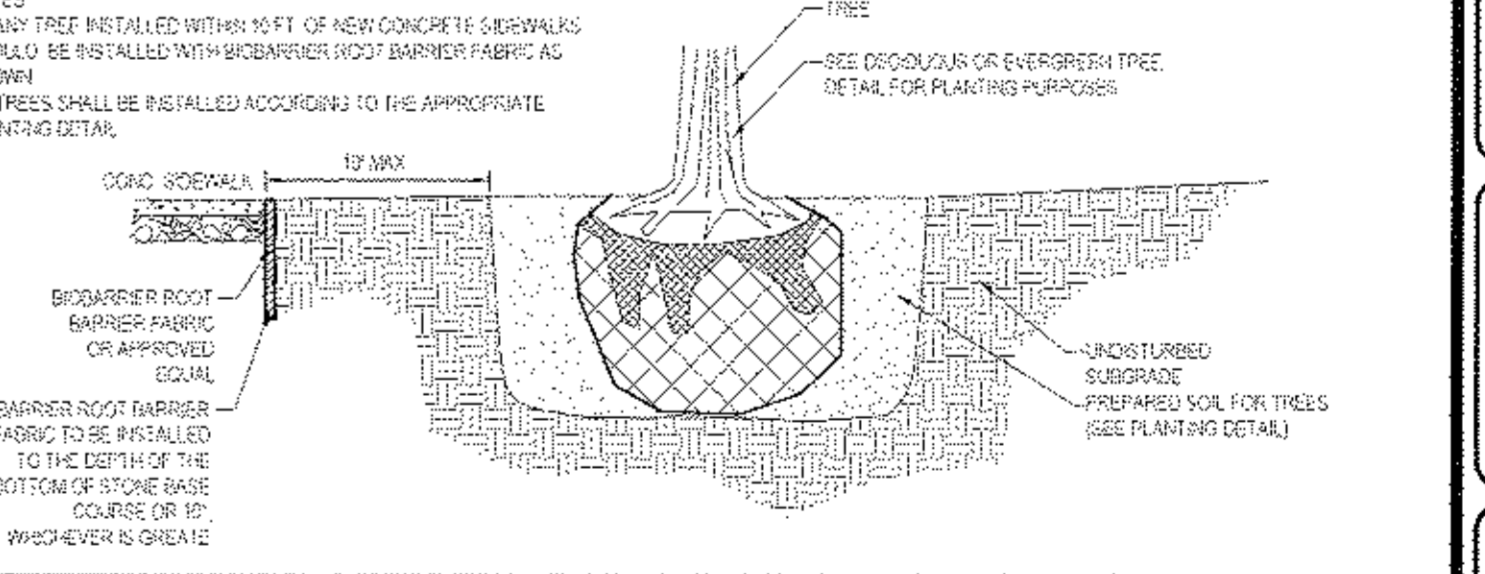
SHRUB PLANTING DETAIL N.T.S.

19. FINISHED GRADING: A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REGULATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADINGS WITHIN THE DISTURBANCE AREA OF THE SITE... 20. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SURGRADE OR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED... 21. LAWN AREAS AND PLANTING AREAS SHALL BE GRASSED TO A SMOOTH EVEN AND UNIFORM PLANE WITHIN ABOUT 1/8 INCH OF SURFACE AS SPECIFIED WITHIN THIS SET OF CONSTRUCTION PLANS...

22. GROUND COVER PLANTING: A. GROUND COVER PLANTS SHALL BE PLANTED AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS... 23. BLACK ALUMINUM EDGING: A. 3/8" X 1/2" BLACK ALUMINUM EDGING SHALL BE INSTALLED AT THE END OF ALL PLANTING OPERATIONS... 24. BIOPARRIER ROOT BARRIER DETAIL: A. BIOPARRIER ROOT BARRIER SHALL BE INSTALLED AT THE END OF ALL PLANTING OPERATIONS...



SHRUB/GROUND COVER DETAIL N.T.S.



TREE PLANTING DETAIL - ON SLOPE N.T.S.

BOHLER ENGINEERING logo and contact information including address, phone numbers, and website.

REVISIONS table with columns for REV, DATE, COMMENT, and BY. Includes a list of revisions for FRONT YARD SETBACK, PER TOWN COMMENTS, and PHASING PLANS.

PRELIMINARY information including project number, drawing number, date, scale, and CAD ID.

SITE DEVELOPMENT PLANS FOR RHINEBECK REALTY, LLC. LOCATION OF SITE: 1413 UNION AVENUE, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK.

BOHLER ENGINEERING logo and contact information.

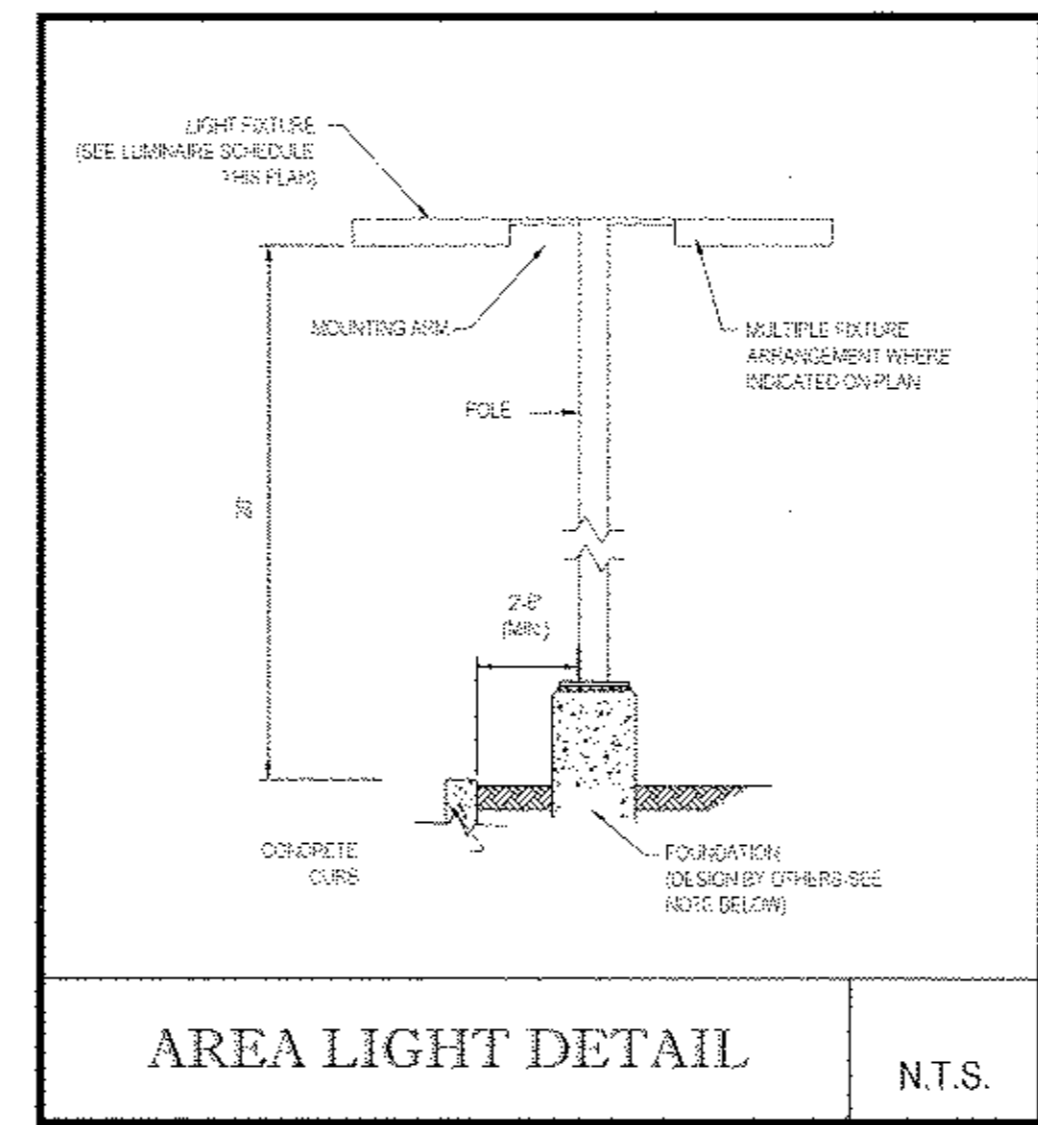
R.W. OSTERHOUDT logo and contact information.

LANDSCAPE NOTES & DETAILS SHEET 14 OF 18. SHEET NUMBER 14 OF 18. REV 3.

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LUMINAIRE SCHEDULE			
SYMBOL	QTY	ARRANGEMENT	DESCRIPTION
A	23	SINGLE	170 WATT LED AREA LIGHTS - AEROMAX MEDIUM VANGUARD 128-HO ANGLE (LS INDUSTRIES)
B	1	SINGLE	170 WATT LED AREA LIGHTS - AEROMAX MEDIUM VANGUARD 128-HO ANGLE (LS INDUSTRIES)
C	2	DOUBLE @ 90	170 WATT LED AREA LIGHTS - AEROMAX MEDIUM VANGUARD 128-HO ANGLE (LS INDUSTRIES)
D	1	DOUBLE @ 90	170 WATT LED AREA LIGHTS - AEROMAX MEDIUM VANGUARD 128-HO ANGLE (LS INDUSTRIES)
E	3	SINGLE	170 WATT LED AREA LIGHTS - AEROMAX MEDIUM VANGUARD 128-HO ANGLE (LS INDUSTRIES)
F	9	SINGLE	80 WATT LED WALL LIGHTS - AEROMAX VANGUARD 44-192-200 (LS INDUSTRIES)

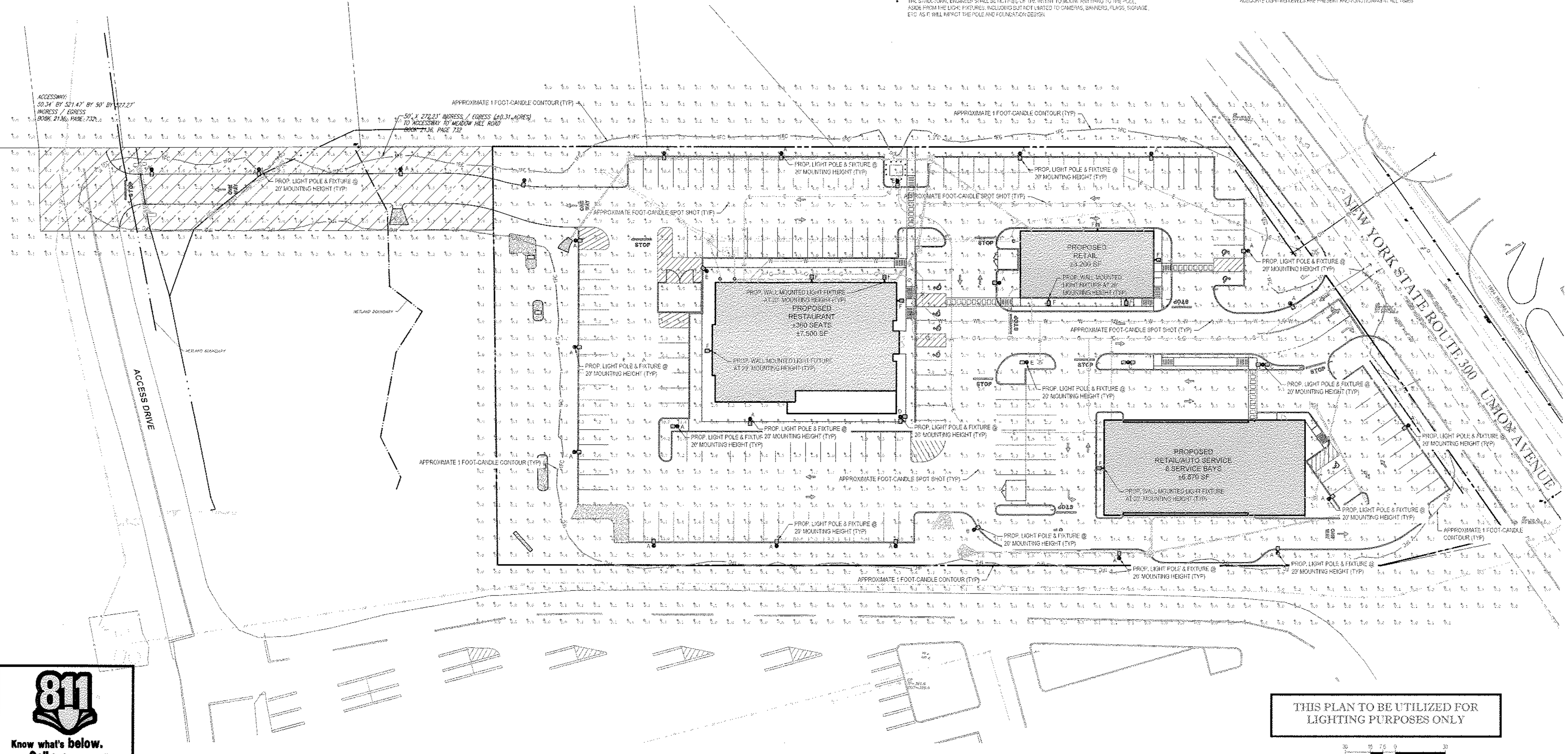


LIGHTING NOTES:

- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE AECED MANUFACTURER'S ACTUAL MEASURED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.70 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY ACCEPTED STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELS.
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND REPLACING IF NECESSARY. AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION USING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE CONSIDERED APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CIRCUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE SIZES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPEARANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE UTILITIES, OR OTHER STRUCTURES.
- IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCES FROM WITHIN THE BUILDING, AND TAPPING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, SPECIFICATIONS AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- WHERE A BATH ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS SOLELY UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

NOTE: THIS DETAIL IS FOR INFO AND EDUCATIONAL PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER OR DESIGNER. LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR CONDITIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE ADVISED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO, CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL AFFECT THE POLE AND FOUNDATION DESIGN.



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

BOHLER ENGINEERING

CORPORATE OFFICE:
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 SURVEYORS
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OFFICES:
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 NEWARK, NJ
 CHALFONTE, PA
 CHALFONTE, PA
 STERLING, VA
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REVISIONS			
REV	DATE	COMMENT	BY
1	03/02/16	FRONT YARD SETBACK	TCF
2	05/28/15	PER TOWN COMMENTS	TCF
3	07/09/15	PHASING PLANS	TCF
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PRELIMINARY

PROJECT No: 0140191
 DRAWN BY: TCF
 CHECKED BY: RWC
 DATE: 01/27/2015
 SCALE: AS NOTED
 CAD ID: 81401915811 - PHASED

SITE DEVELOPMENT PLANS FOR RHINEBECK REALTY, LLC

LOCATION OF SITE
 1413 UNION AVENUE
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

BOHLER ENGINEERING

17 COMPUTER DRIVE WEST
 ALBANY, NY 12205
 Phone: (518) 438-8800
 Fax: (518) 438-6900
www.BohlerEngineering.com

R.W. OSTERHOUDT

PROFESSIONAL ENGINEER
 1020 YORK STREET, SUITE 200
 ALBANY, NY 12205

SHEET TITLE:
OVERALL LIGHTING PLAN

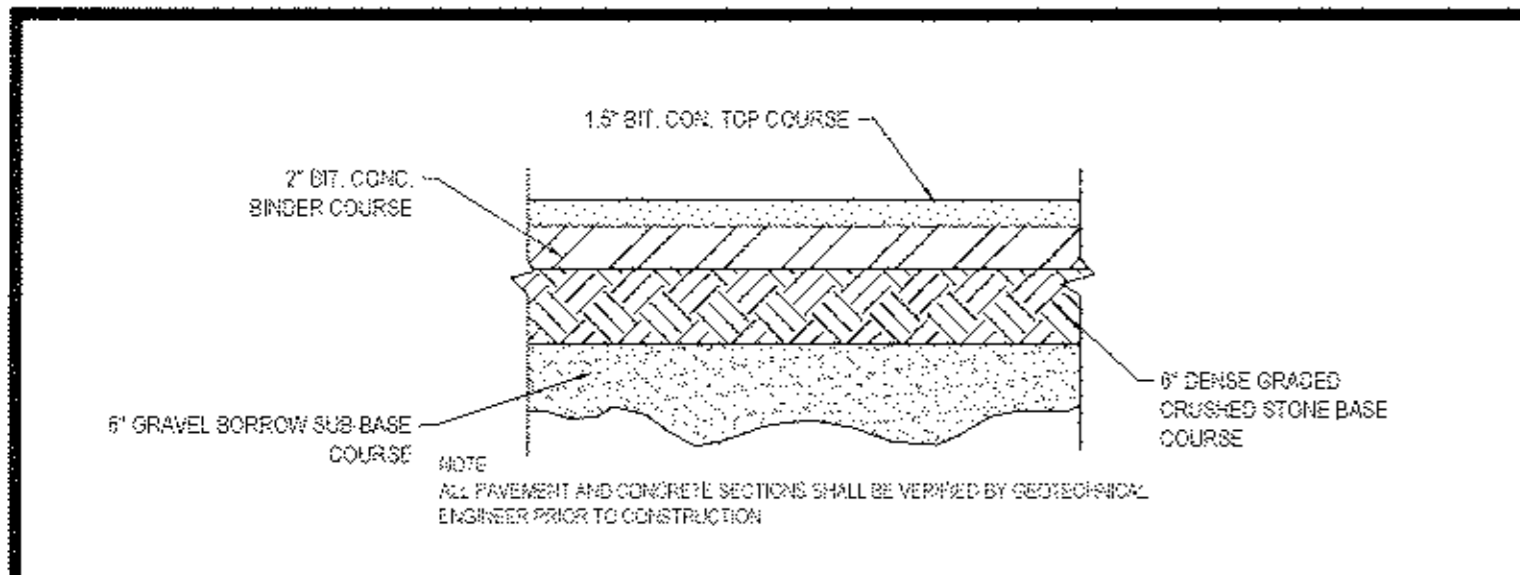
SHEET NUMBER:
15
 OF 18

REV 3

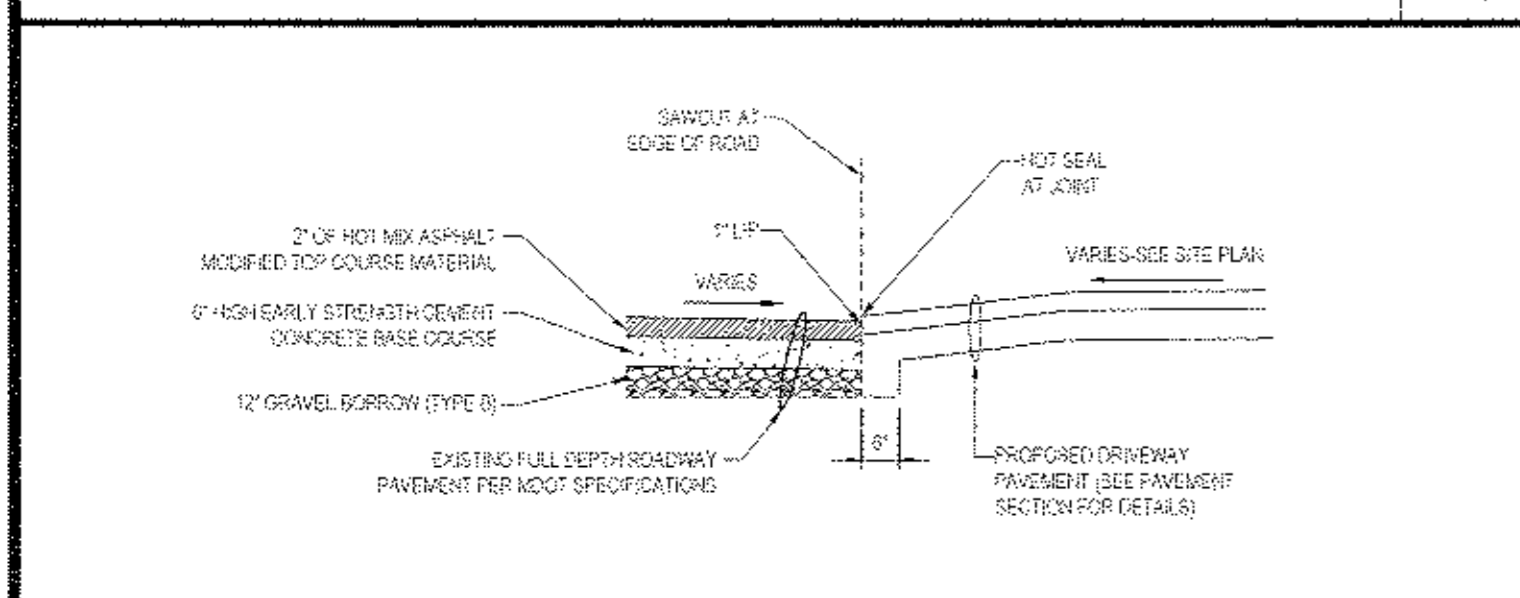
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Know what's below.
 Call before you dig.

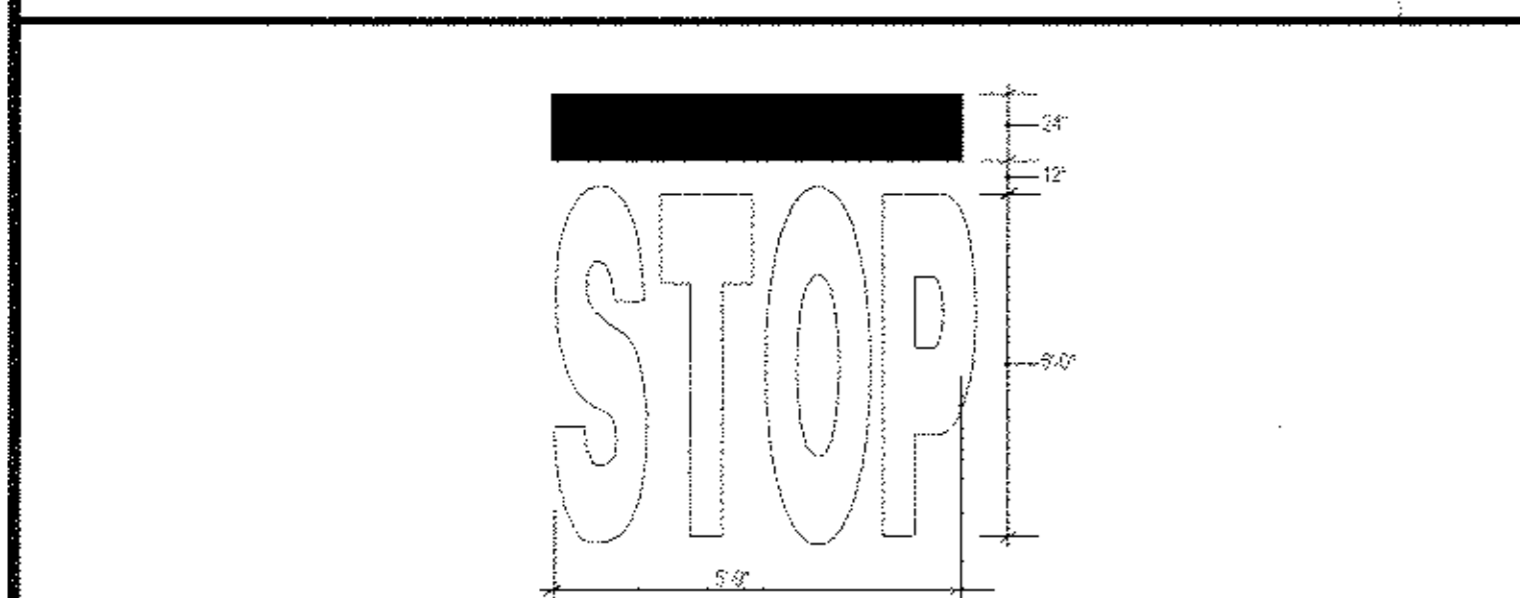
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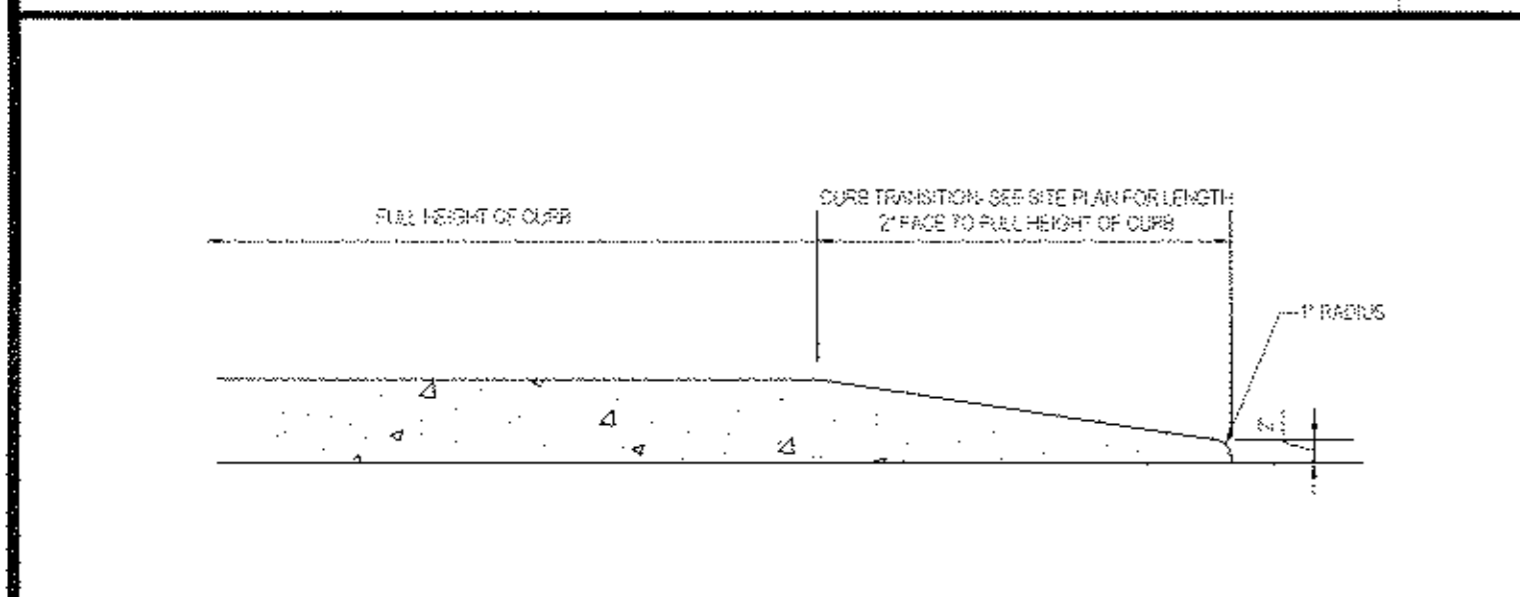
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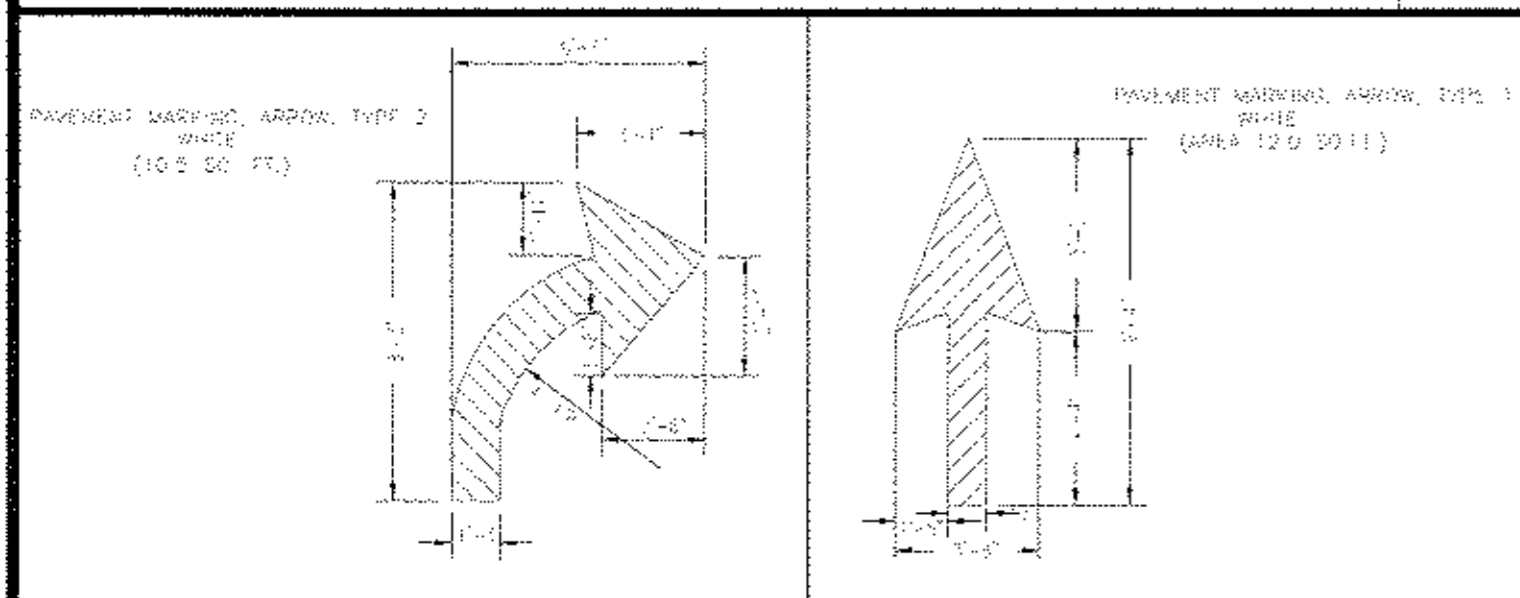
DRIVEWAY CONSTRUCTION DETAIL N.T.S.



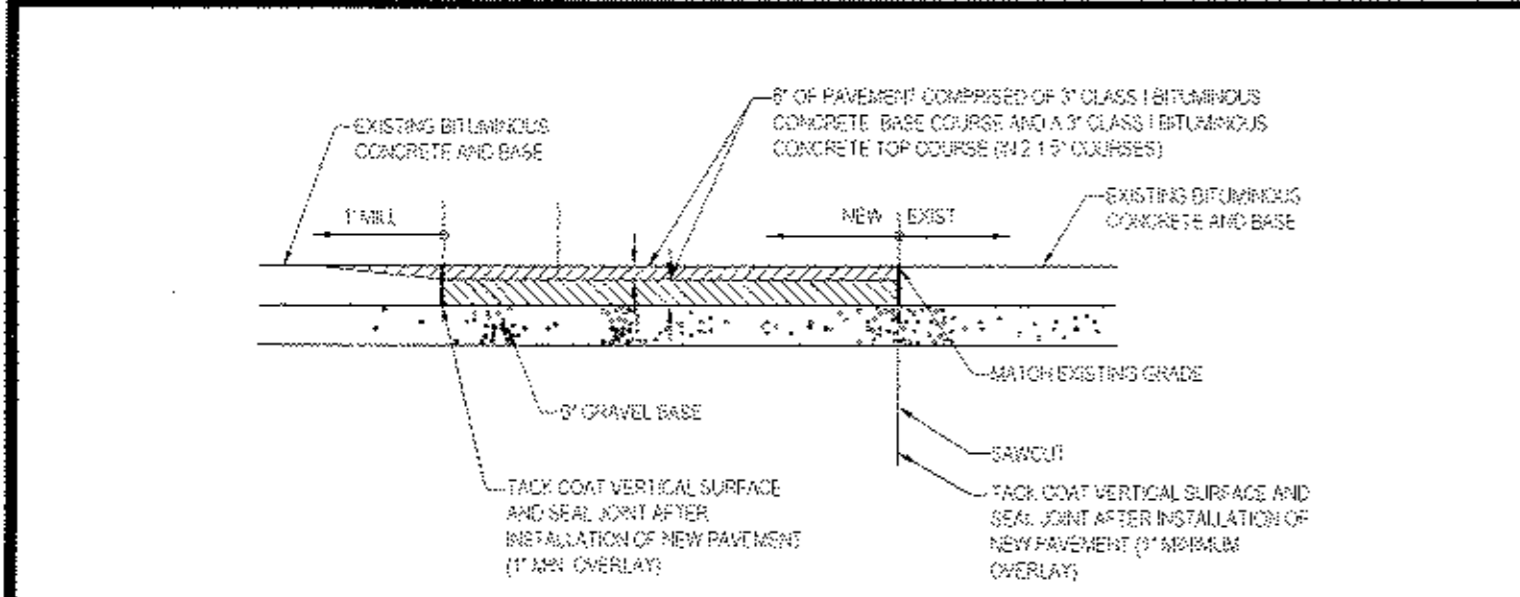
'STOP' BAR DETAIL N.T.S.



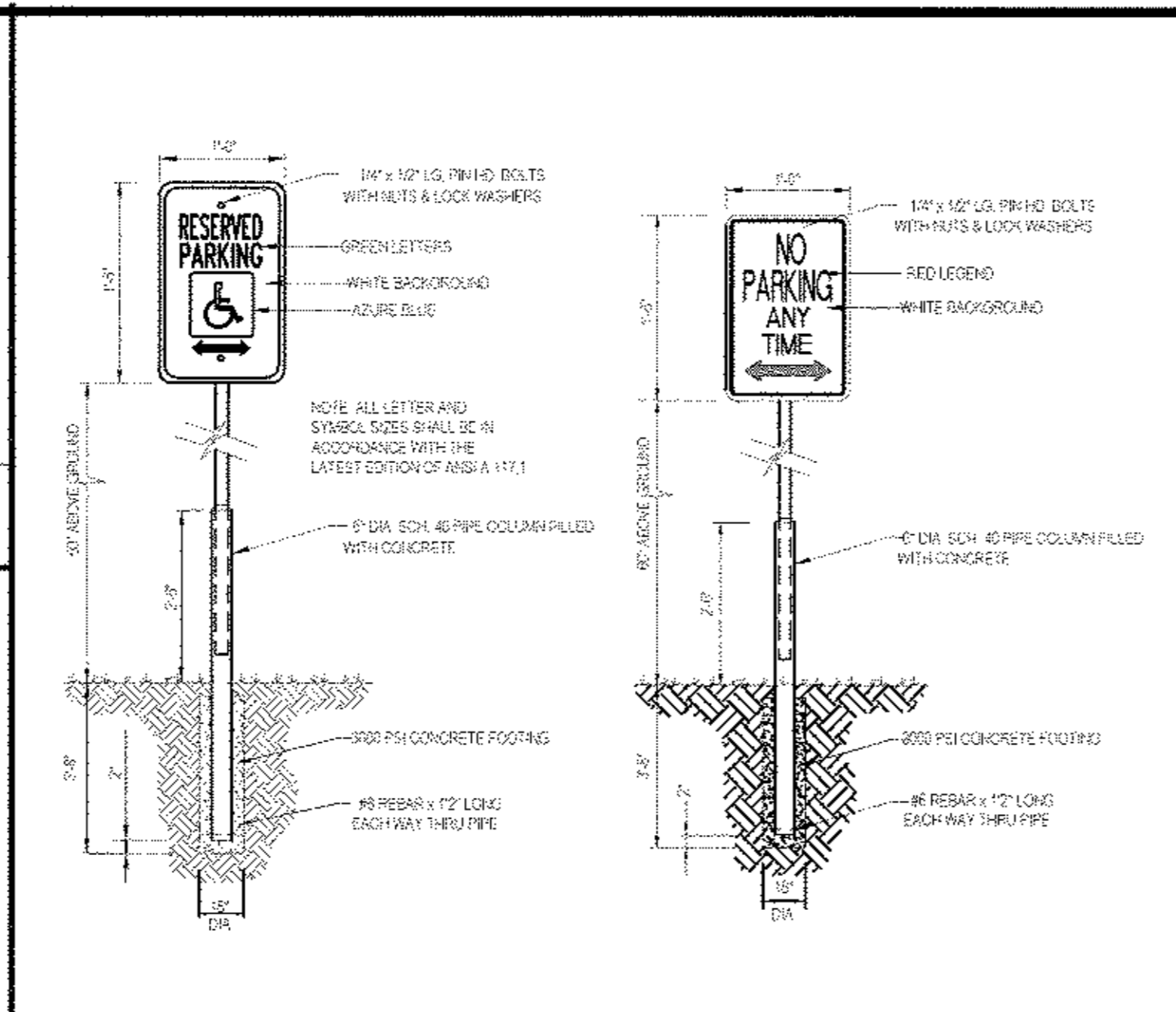
TRANSITION CURB DETAIL N.T.S.



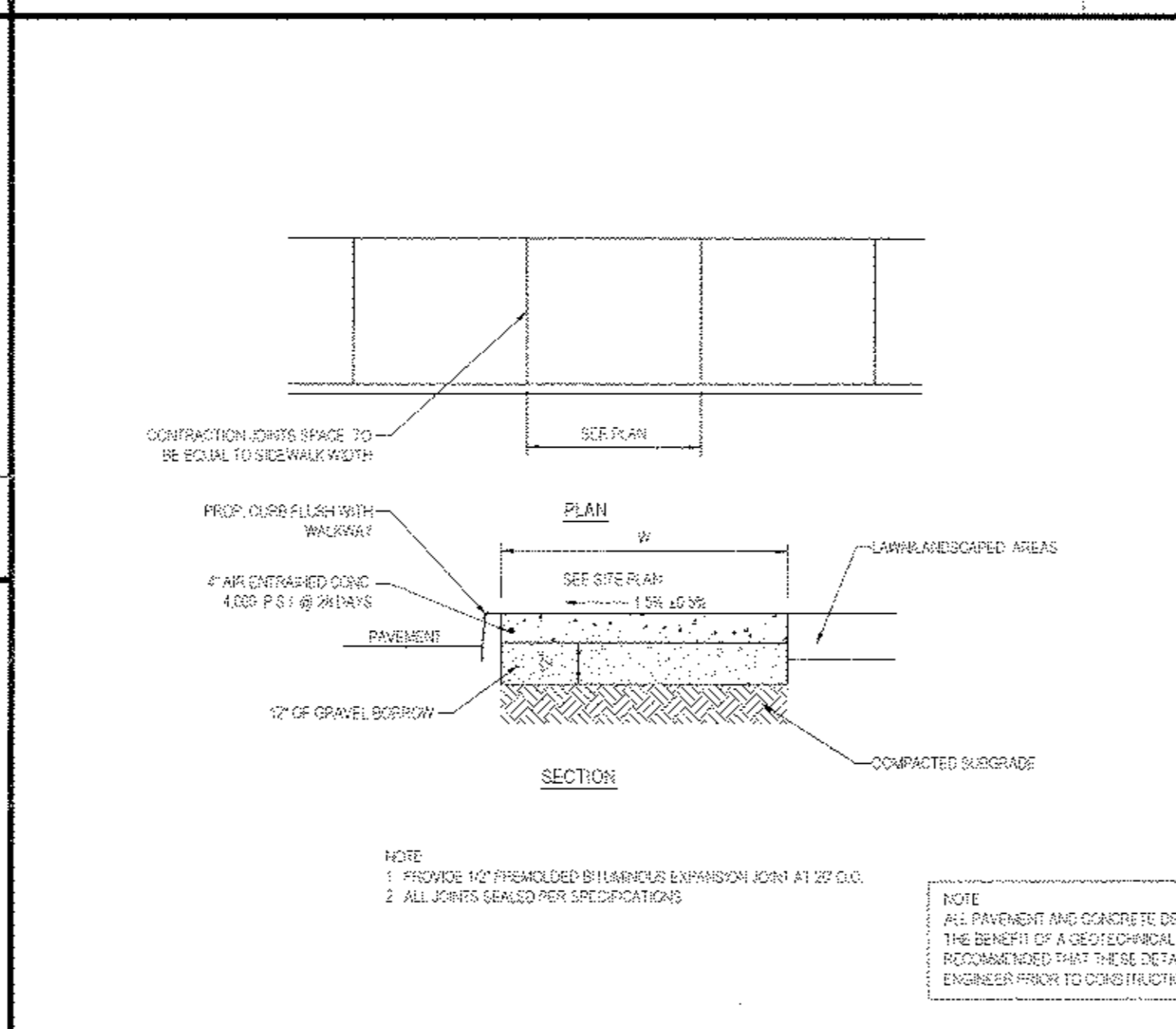
PAVEMENT MARKINGS ARROWS N.T.S.



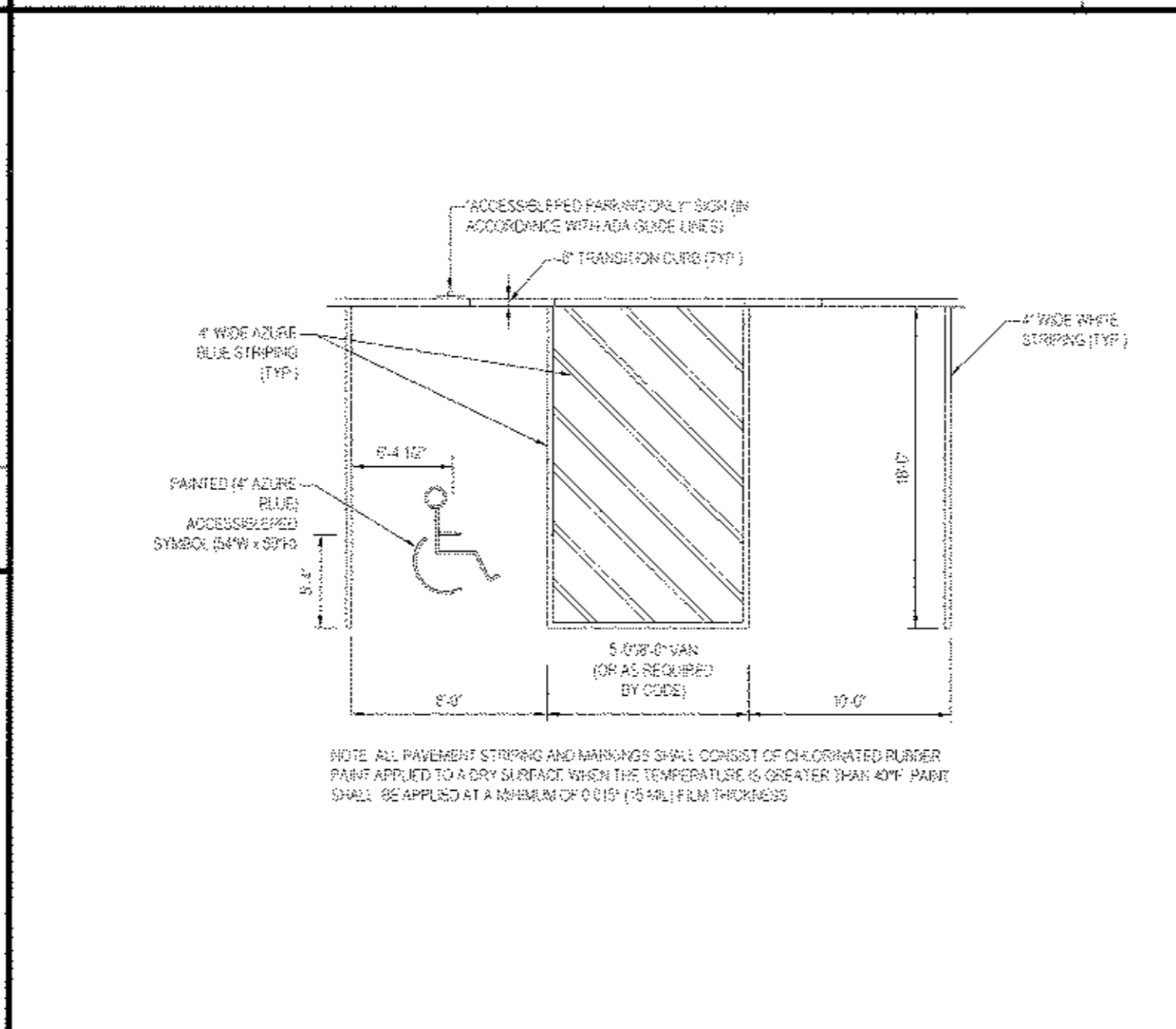
ROADWAY PATCHING DETAIL N.T.S.



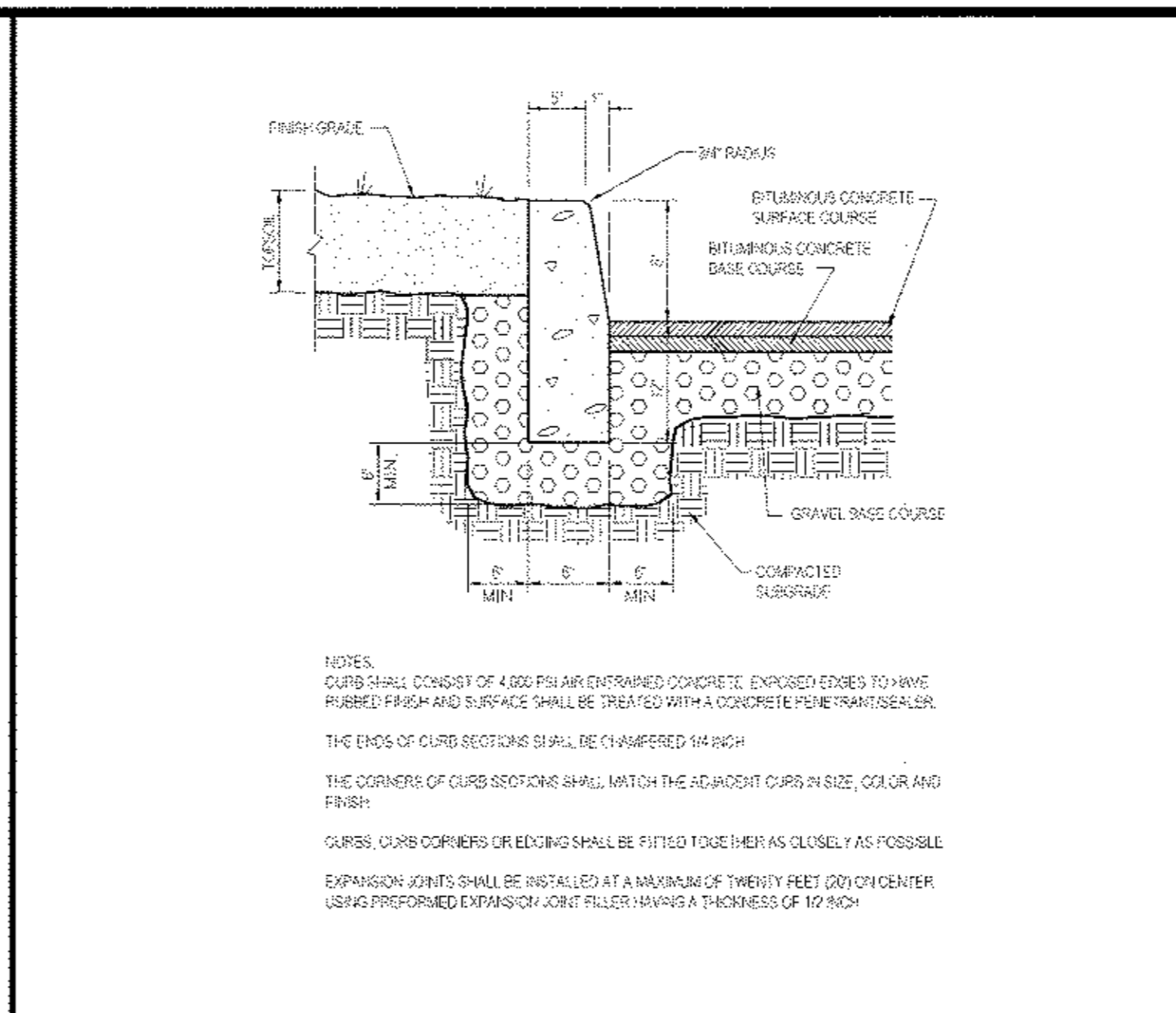
ACCESSIBLE / NO PARKING SIGN DETAILS N.T.S.



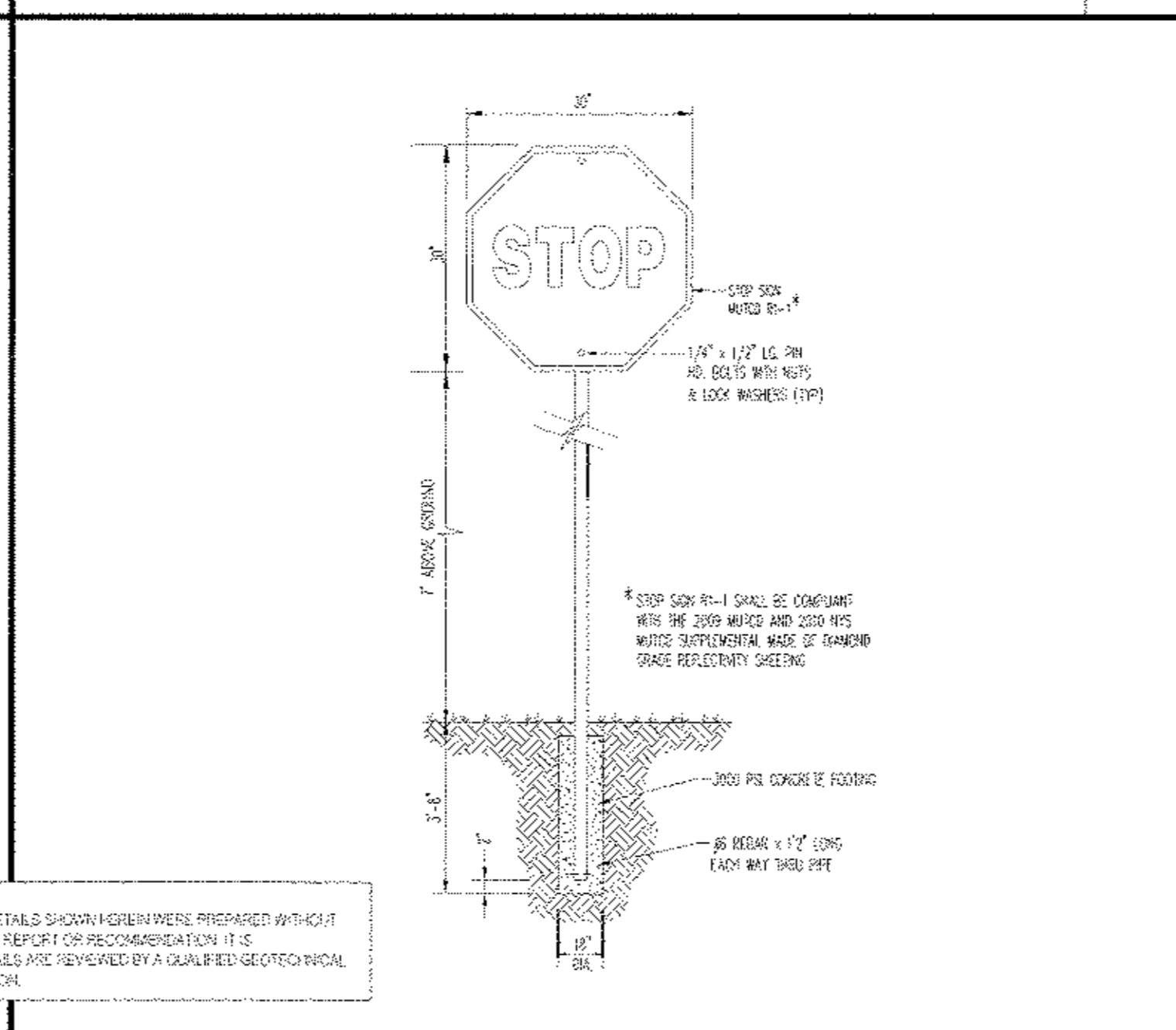
SIDEWALK DETAIL N.T.S.



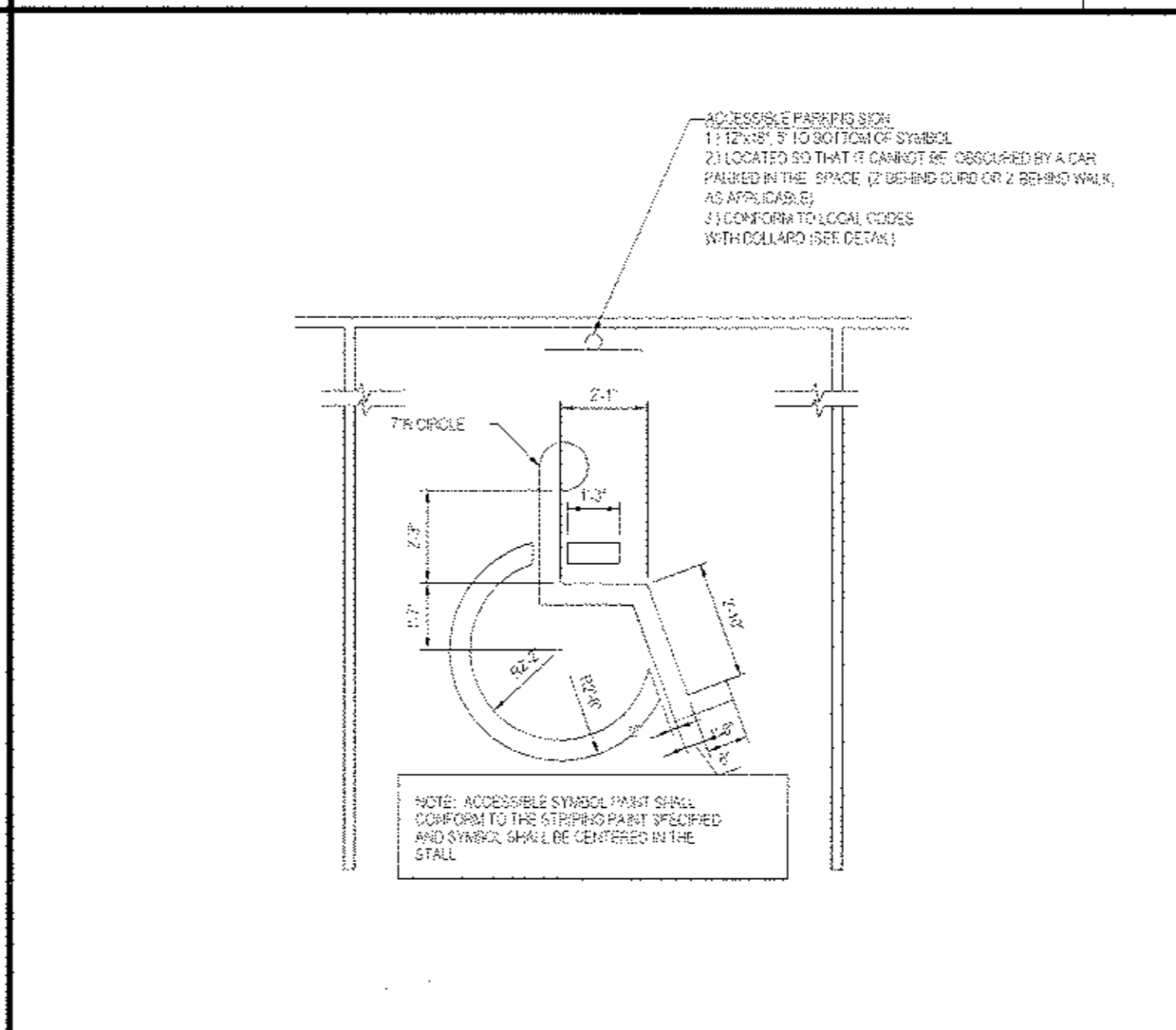
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL N.T.S.



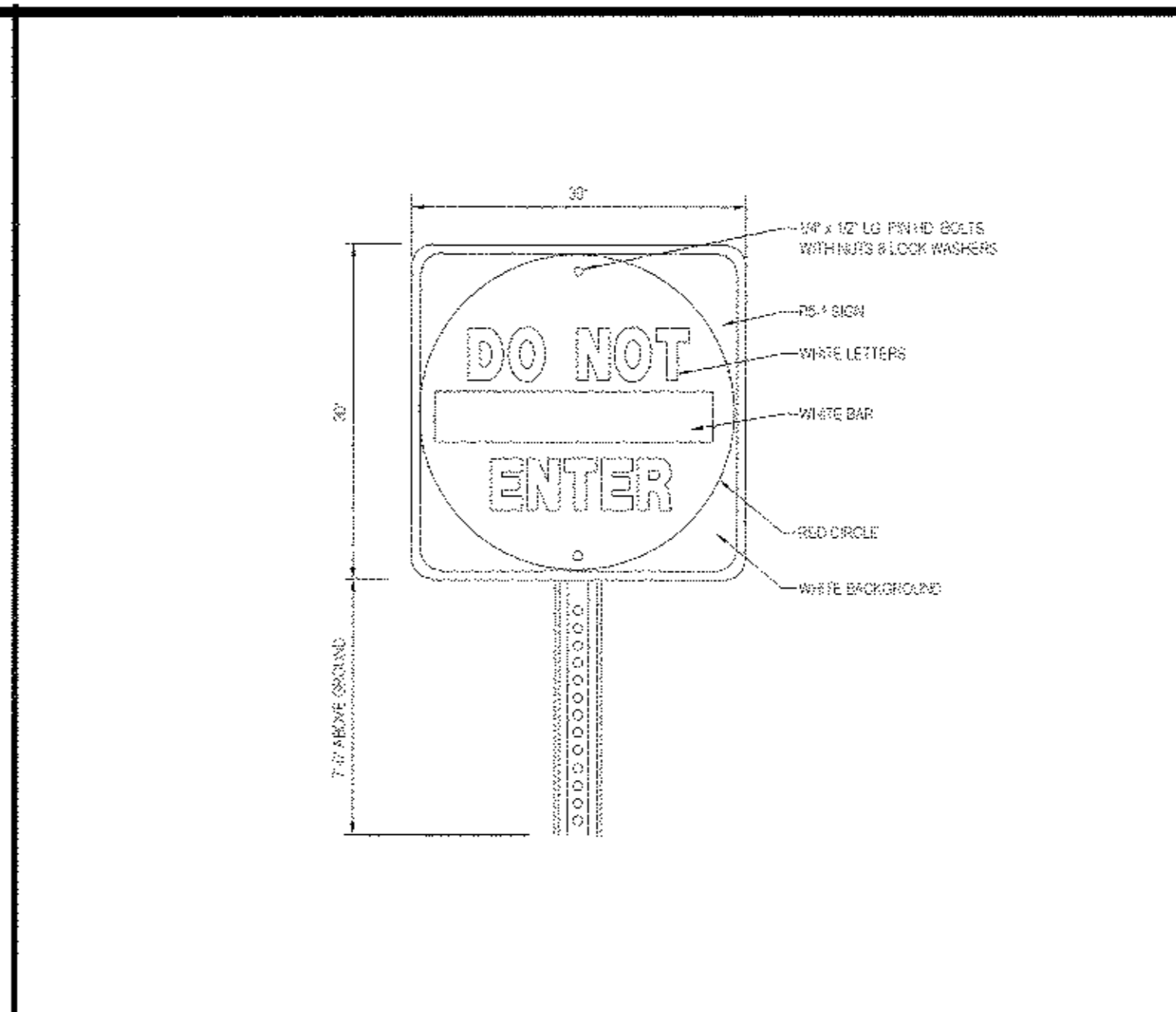
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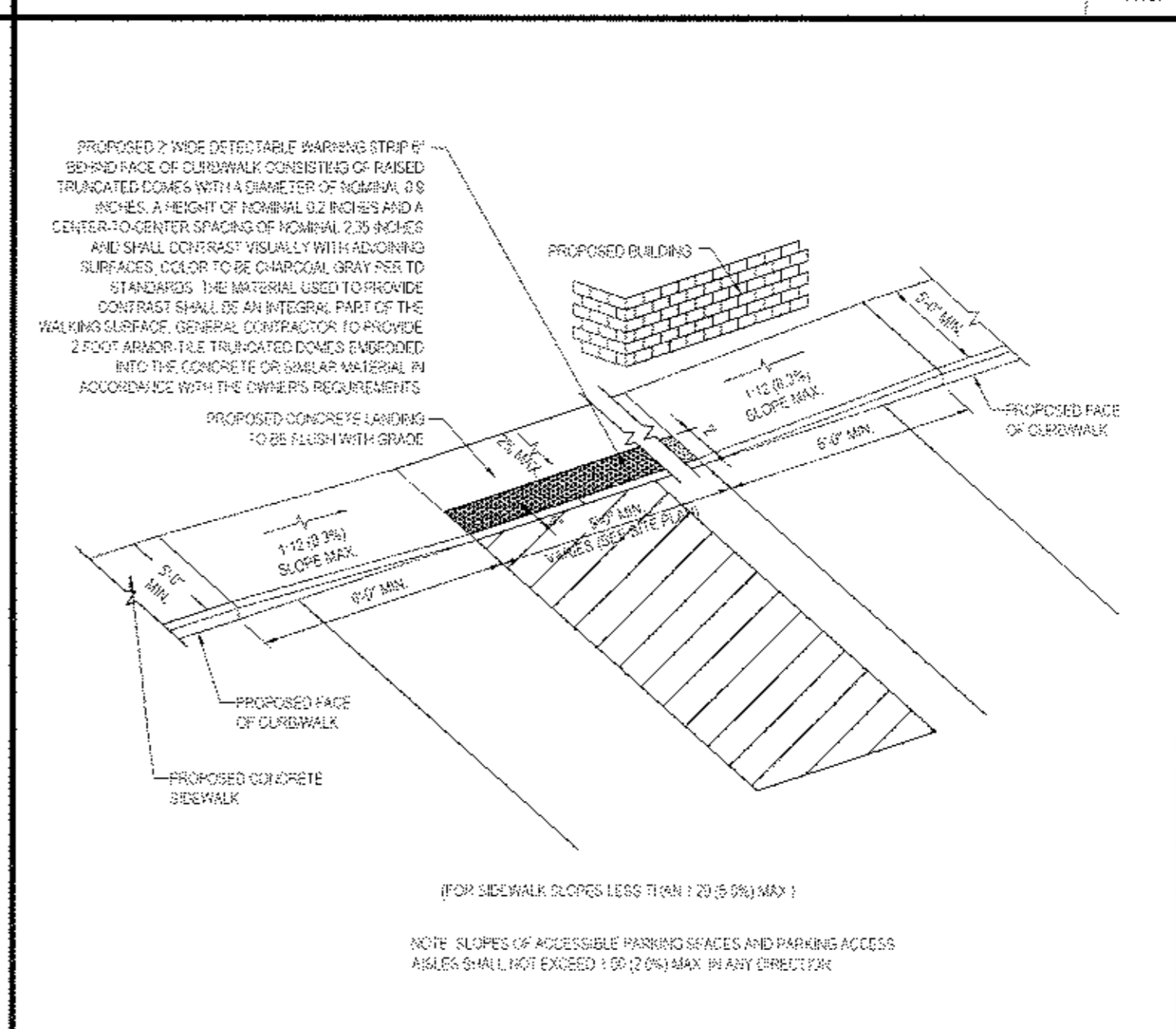
'STOP' SIGN N.T.S.



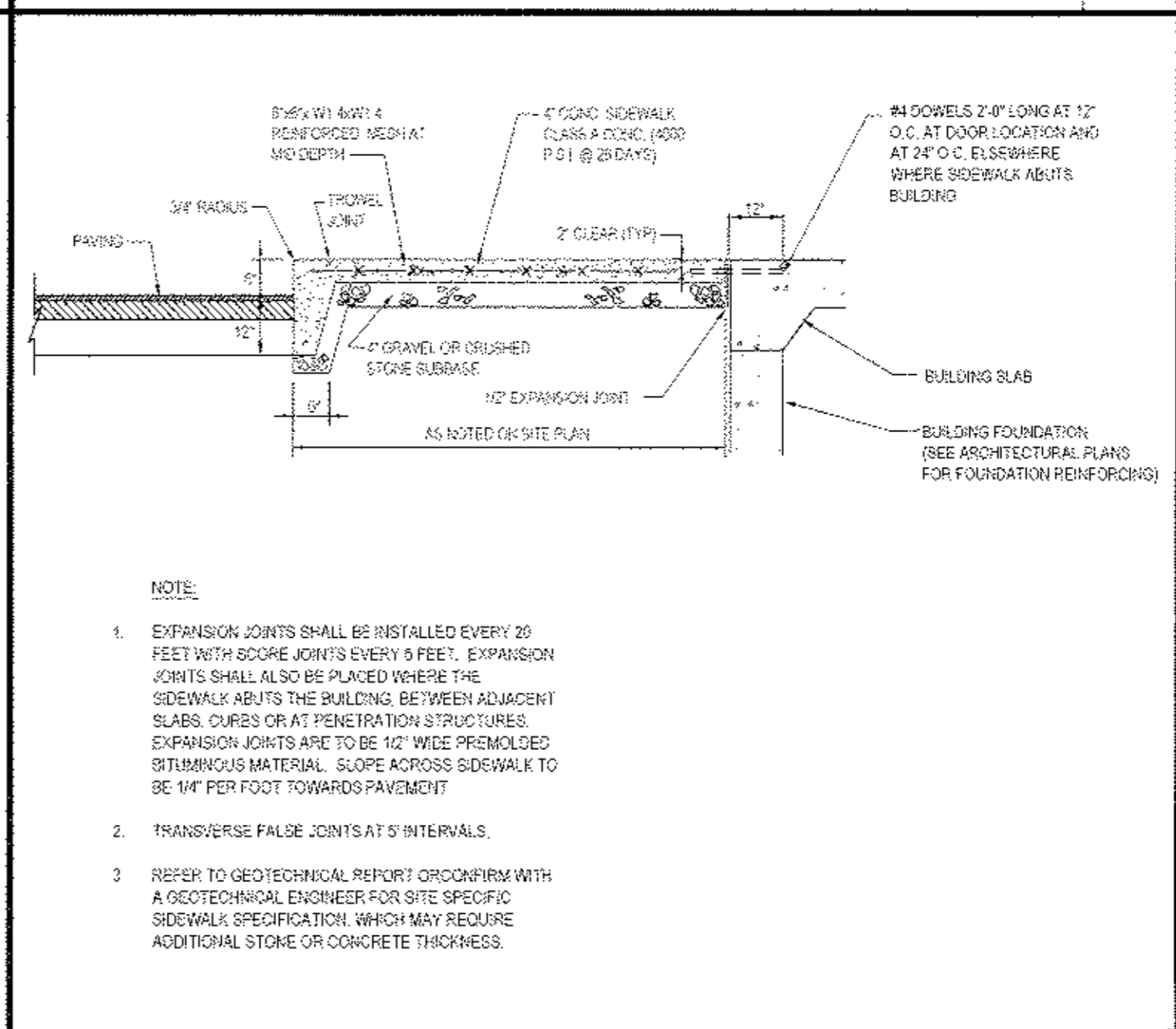
ACCESSIBLE PARKING STALL PAINTING DETAIL N.T.S.



"DO NOT ENTER" SIGN N.T.S.



SLOPED WALK DETAIL N.T.S.



TYPICAL CURB AND SIDEWALK DETAIL N.T.S.

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REVISIONS			
REV.	DATE	COMMENT	BY
1	03/20/15	FRONT YARD SETBACK	TCF
2	05/20/15	PER TOWN COMMENTS	TCF
3	07/01/15	PHASING PLANS	TCF
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PRELIMINARY

PROJECT NO.: B140107
 DRAWN BY: TCF
 CHECKED BY: RWJ
 DATE: 03/27/2015
 SCALE: AS NOTED
 CAD ID.: B140107SS11 - PHASED

SITE DEVELOPMENT PLANS FOR RHINEBECK REALTY, LLC

LOCATION OF SITE
 1413 UNION AVENUE
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

BOHLER ENGINEERING

17 COMPUTER DRIVE WEST
 ALBANY, NY 12205
 Phone: (518) 438-0000
 Fax: (518) 438-0000
www.BohlerEngineering.com

R.W. OSTERHOUDT

PROFESSIONAL ENGINEER
 NEW YORK LICENSE NO. 07500

CONSTRUCTION DETAIL SHEET

SHEET NUMBER
16
 OF 18
 REV 3

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REVISIONS

REV	DATE	COMMENT	BY
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2	05/28/15	PER TOWN COMMENTS	TCF
3	07/01/15	PHASING PLANS	TCF
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PRELIMINARY

PROJECT No.: 8149391
 DRAWN BY: TCF
 CHECKED BY: RWO
 DATE: 01/27/2015
 SCALE: AS NOTED
 CAD ID.: B1491975811 - PHASSED

SITE DEVELOPMENT PLANS FOR RHINEBECK REALTY, LLC

LOCATION OF SITE
 1413 UNION AVENUE
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

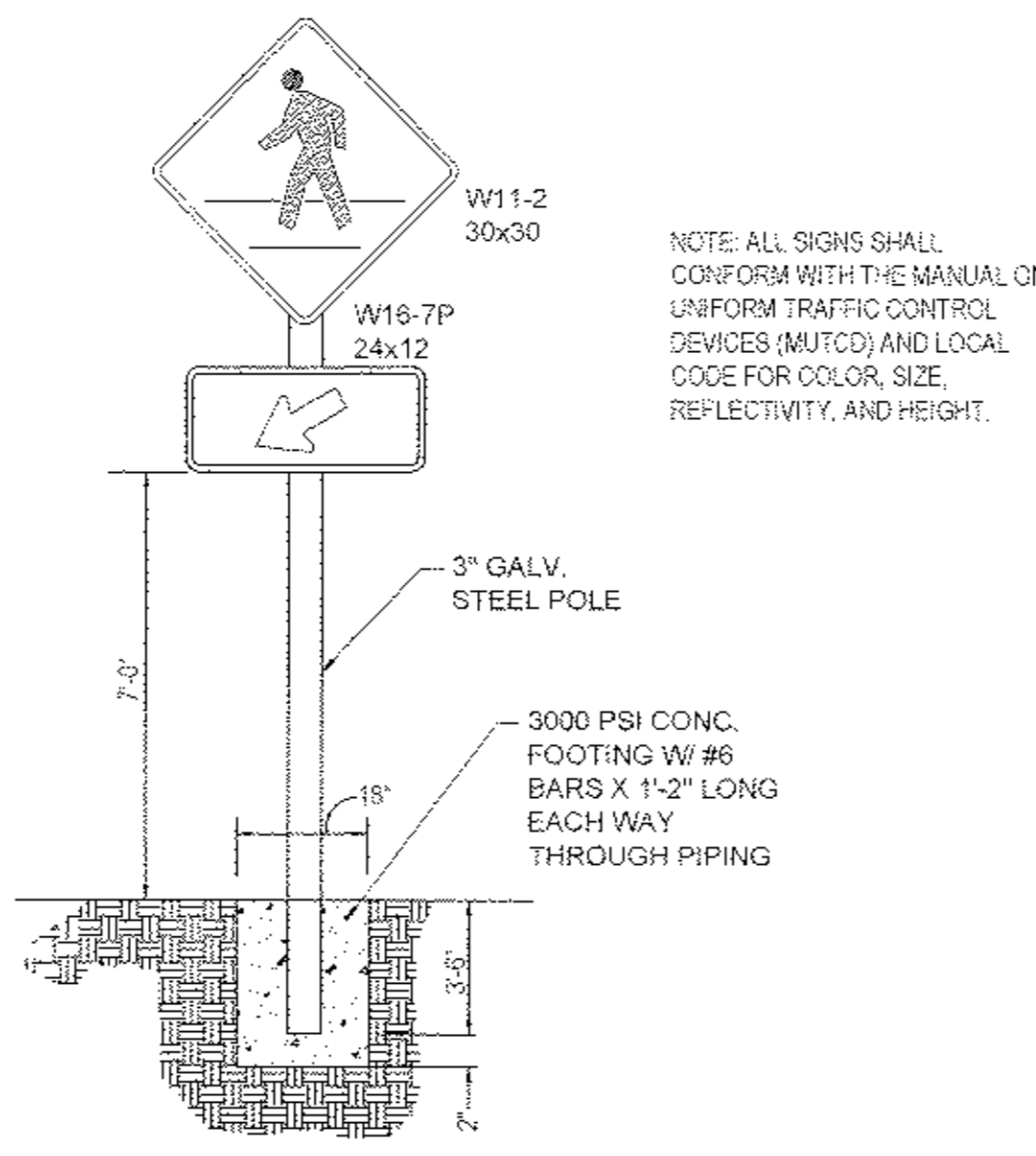
BOHLER ENGINEERING
 17 COMPUTER DRIVE WEST
 ALBANY, NY 12205
 Phone: (518) 438-9900
 Fax: (518) 438-9900
 www.BohlerEngineering.com

R.W. OSTERHOUDT
 PROFESSIONAL ENGINEER
 No. 12400 L.S. License No. 078930

SHEET TITLE:
CONSTRUCTION DETAIL SHEET

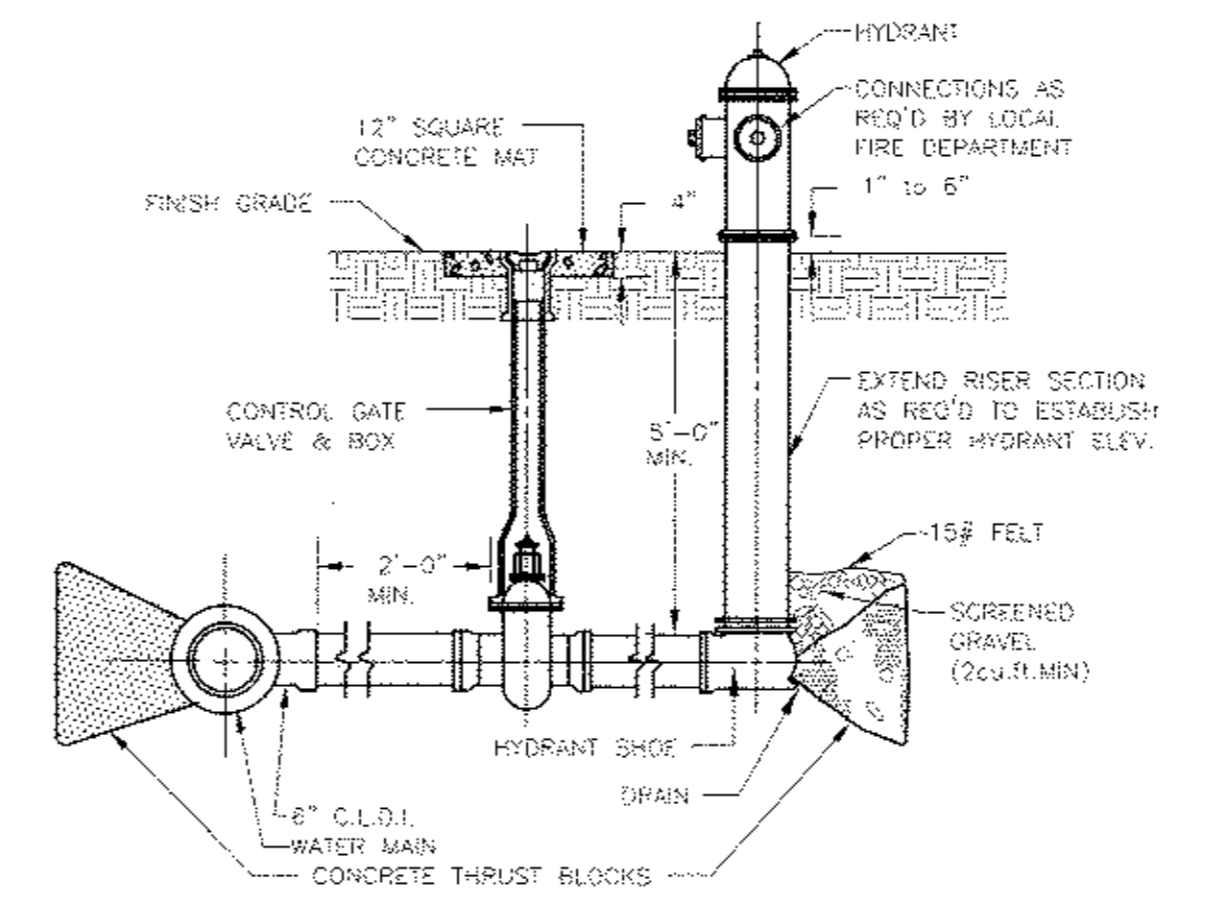
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 OF 18

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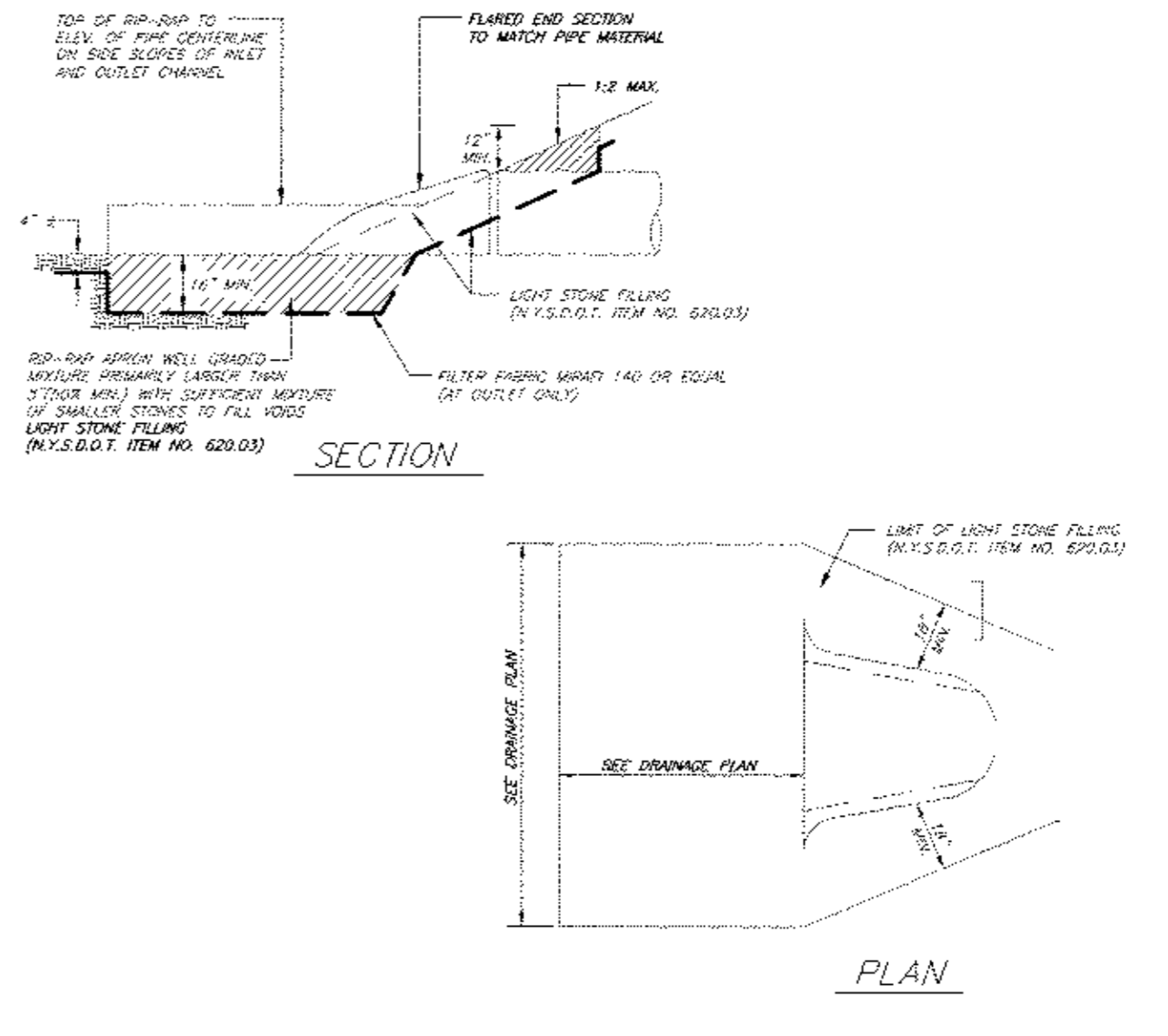
PEDESTRIAN CROSSING SIGNAGE

N.T.S.



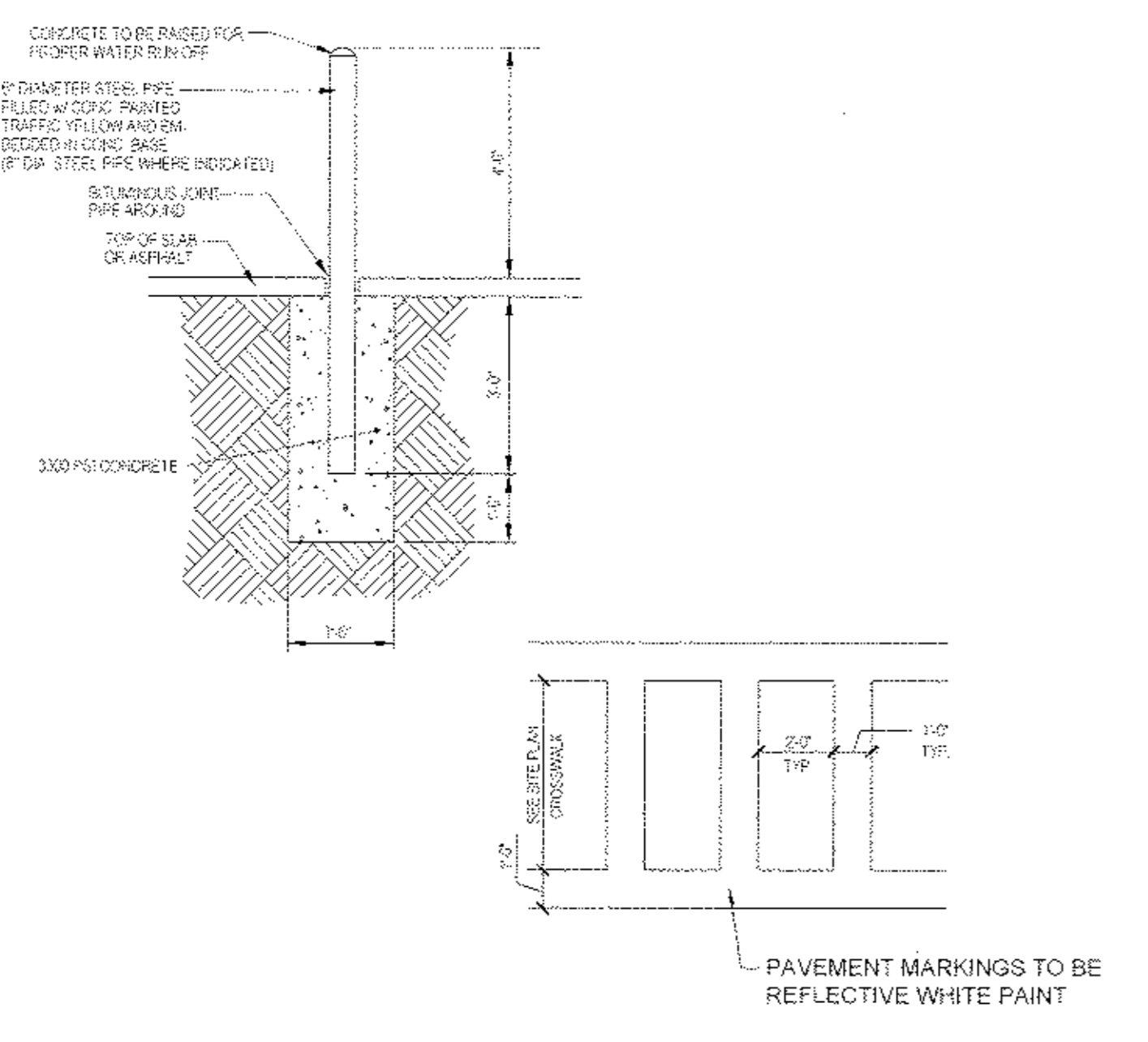
HYDRANT DETAIL

N.T.S.



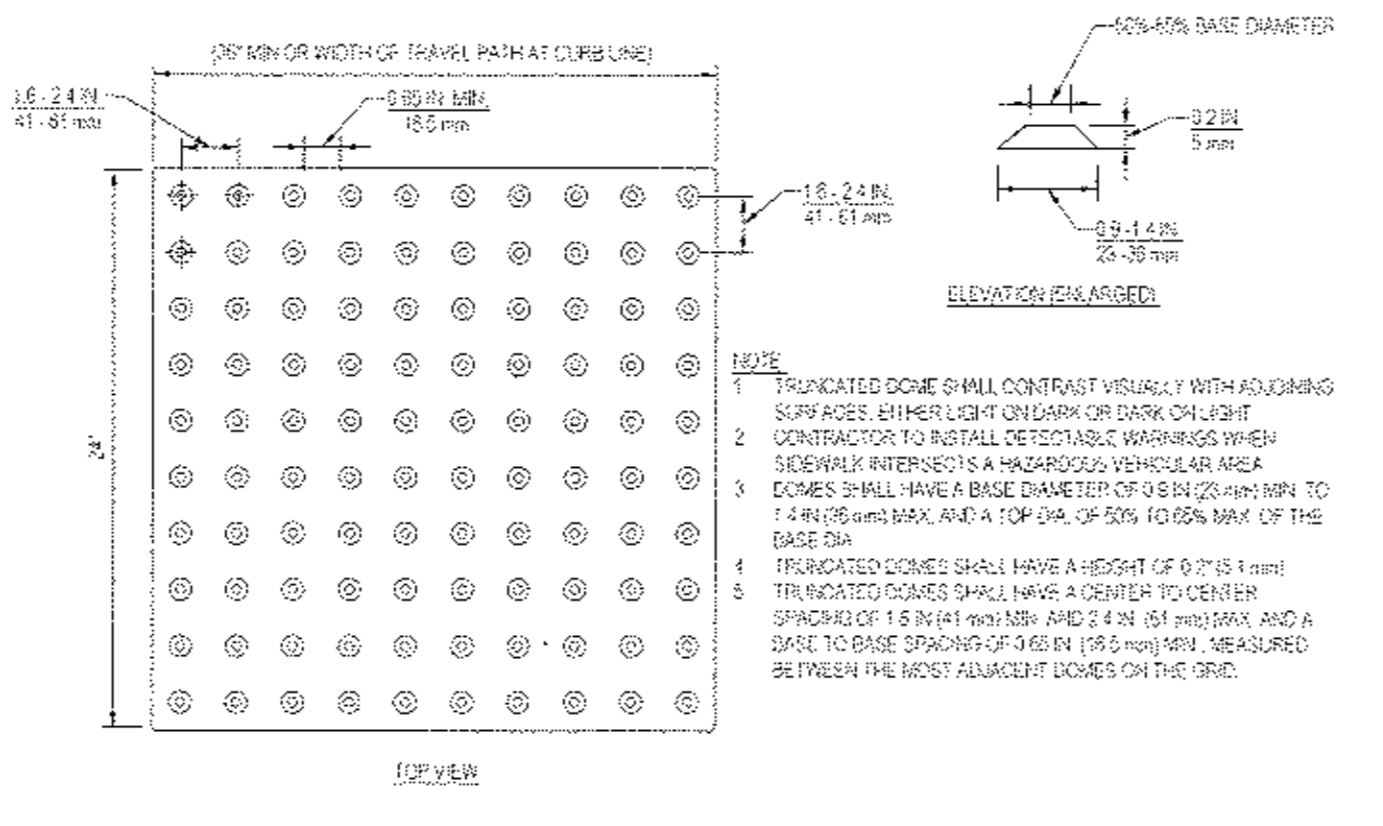
STORM SEWER END SECTION DETAILS

N.T.S.



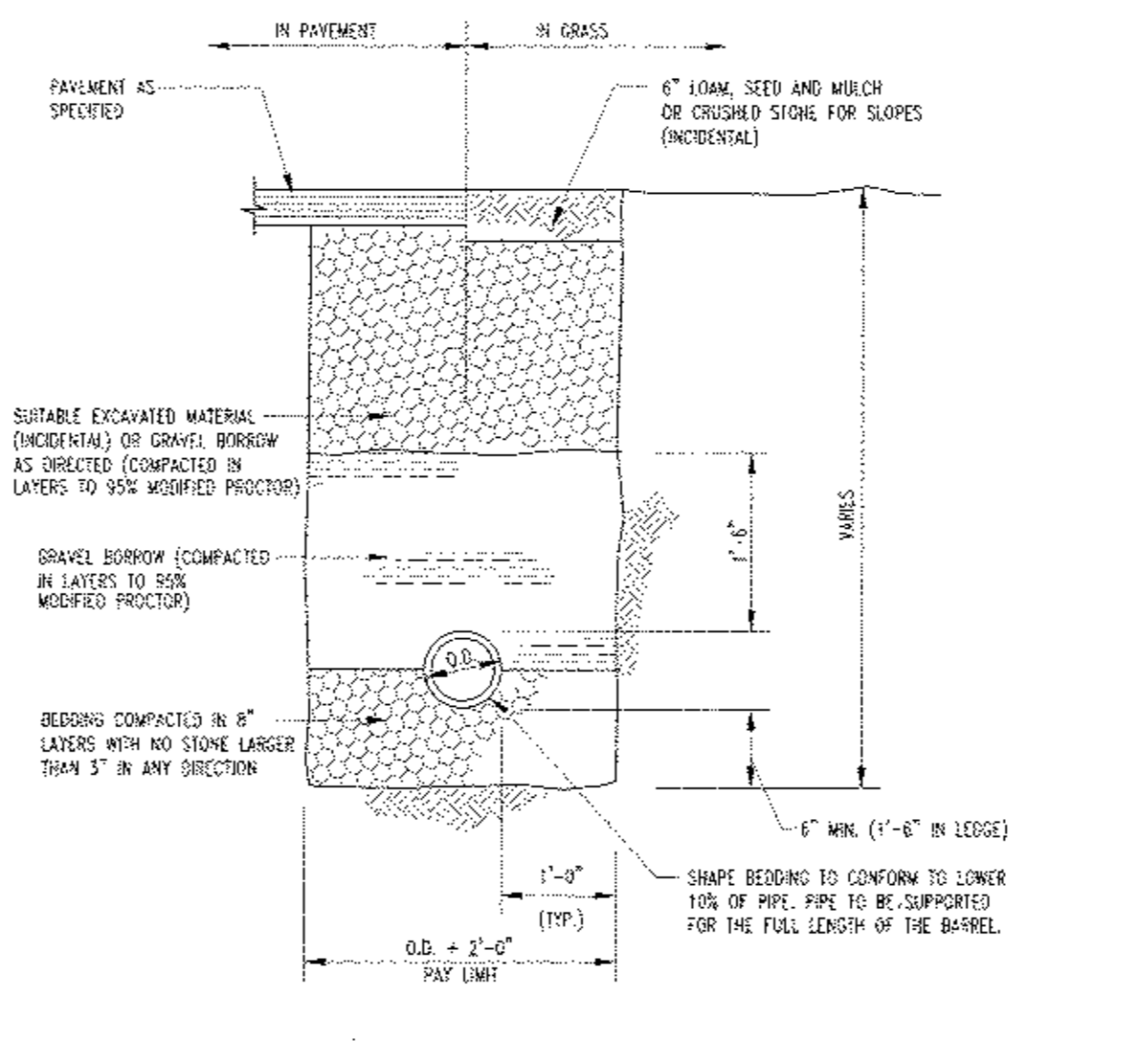
BOLLARD & CROSSWALK DETAIL

N.T.S.



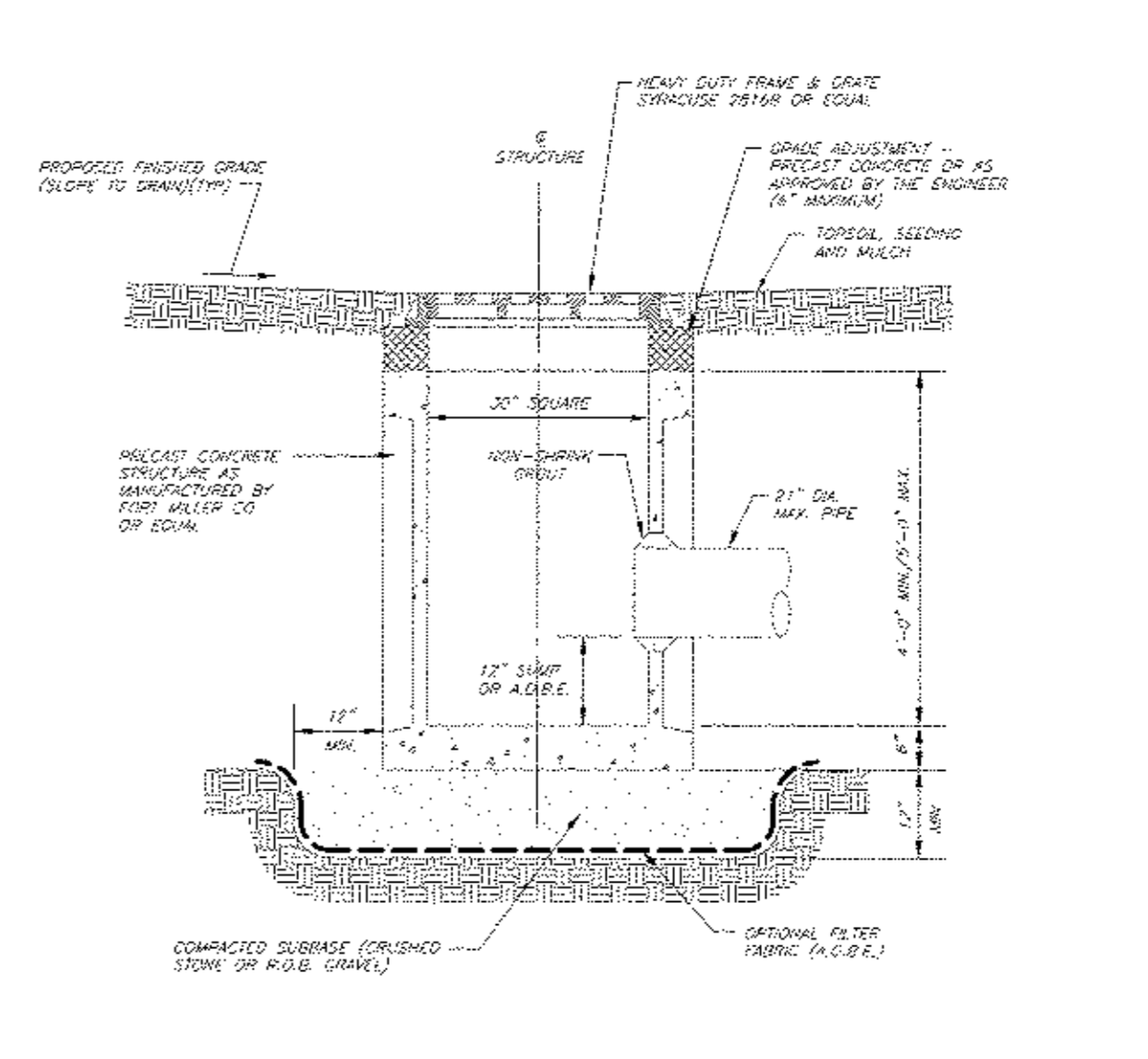
TRUNCATED DOME PATTERN

N.T.S.



STORM SEWER PIPE TRENCH DETAIL

N.T.S.



PRECAST CONCRETE CATCH BASIN

N.T.S.

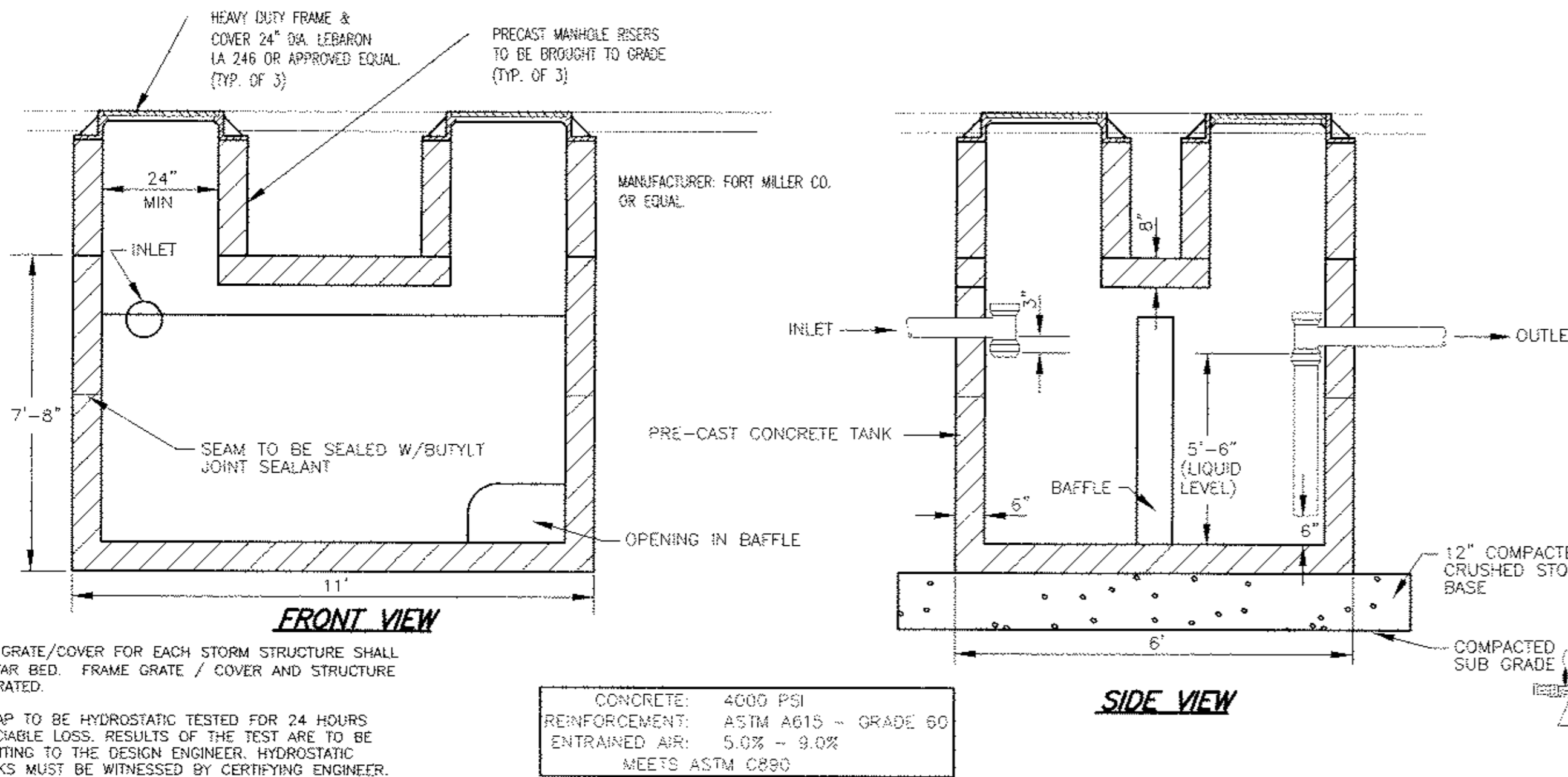
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SANITARY SEWER SYSTEM NOTES

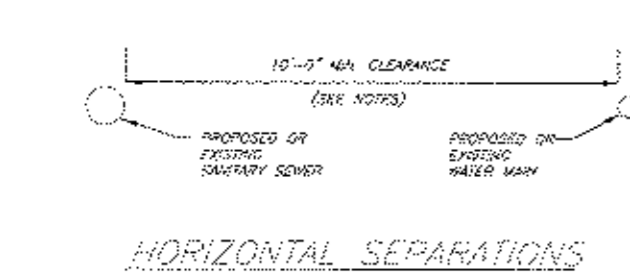
- DESIGN, CONSTRUCTION, MATERIAL STANDARDS, MINIMUM SEPARATION DISTANCES, AND INSPECTION REQUIREMENTS SHALL COMPLY WITH:
 - TOWN OF NEWBURGH SEWER DEPARTMENT
 - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REQUIREMENTS
 - APPROVED PLANS
 - APPROVED ENGINEERING REPORT(S)
 - TOWN OF NEWBURGH
- A LICENSED PROFESSIONAL ENGINEER SHALL SUPERVISE CONSTRUCTION IN ACCORDANCE WITH THE APPROVED PLAN
- ALL PROPOSED SANITARY SEWER SYSTEM COMPONENTS SHALL CONFORM TO THE TOWN OF NEWBURGH SEWER DEPARTMENT SPECIFICATIONS AND REQUIREMENTS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WORK. THE LAYOUT SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR ALL PROPOSED IMPROVEMENTS TO THE ENGINEER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE PROPOSED WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
- SEWER MAIN AND WATER MAIN SEPARATION: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10' HORIZONTALLY DISTANT FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18" BETWEEN TOP OF SEWER AND INVERT OF WATER MAIN AT UTILITY CROSSINGS.
- MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE TOWN OF NEWBURGH REQUIREMENTS.
- THE CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION.
- ALL EXCAVATIONS SHALL BE KEPT DRY AND Dewatered AT ALL TIMES DURING CONSTRUCTION
- ALL EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS AND/OR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL FERTILIZE, SEED AND MULCH ALL DISTURBED VEGETATED AREAS UNLESS OTHERWISE NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- SEWER SERVICE TO BE PROVIDED BY TOWN OF NEWBURGH SEWER DEPARTMENT. ALL INSTALLATION AND MATERIAL SPECIFICATIONS FOR SANITARY SEWER MAINS AND SERVICE CONNECTIONS SHALL CONFORM TO TOWN OF NEWBURGH SEWER DEPARTMENT STANDARD DETAILS AND REQUIREMENTS.
- TOWN OF NEWBURGH SEWER DEPARTMENT SUPERINTENDENT SHALL BE NOTIFIED OF COMMENCEMENT OF CONSTRUCTION FOR THE PURPOSES OF INSPECTION. CONTRACTOR SHALL OBTAIN A CONSTRUCTION PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT PRIOR TO CONSTRUCTION OF ANY PROPOSED SANITARY SEWERS.

TOWN SEWER SYSTEM NOTES

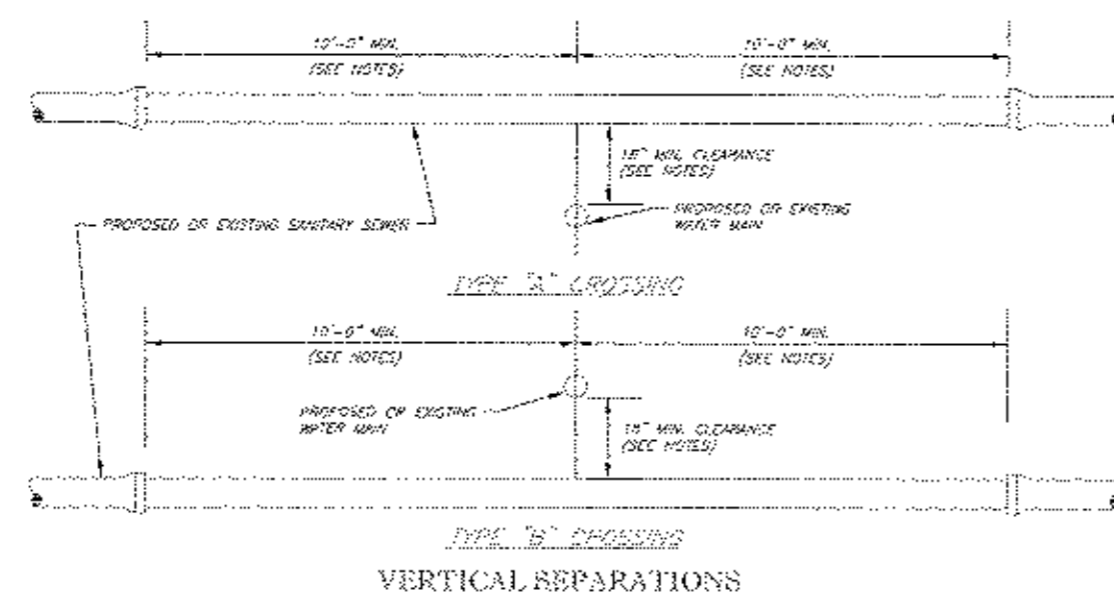
- Construction of sanitary sewer facilities and connection to the Town of Newburgh sanitary sewer system requires a permit from the Town of Newburgh Sewer Department. All construction shall conform to the requirements of the NYSDEC and the Town of Newburgh.
- All sewer pipe installation shall be subject to inspection by the Town of Newburgh Sewer Department. The Contractor shall be responsible for coordinating all inspections as required with the Town of Newburgh Sewer 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-3034-99. Joints shall be push-on with elastomer ring gasket conforming to ASTM D-3212. Fittings shall be as manufactured by the pipe supplier or equal and shall have a bell and socket configuration compatible with the pipe.
- The sewer main shall be tested in accordance with Town of Newburgh requirements. All testing shall be coordinated with the Town of Newburgh Sewer Department.
- The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permits shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department.



CONCRETE GREASE TRAP (2,000 GAL.)



- NOTES:**
- IF IT IS IMPERATIVE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AT SPACED AREAS, ONE OF THE FOLLOWING METHODS MUST BE USED:
 - THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE, AND SHALL BE TESTED TO 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
 - WHERE THE WATER MAIN OR THE SEWER LINE MAY BE ENCASED BY A WATERPROOF SHEATHING, THE SHEATHING SHALL BE TESTED TO 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
 - WHERE THE WATER MAIN OR THE SEWER LINE MAY BE ENCASED BY A WATERPROOF SHEATHING, THE SHEATHING SHALL BE TESTED TO 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.



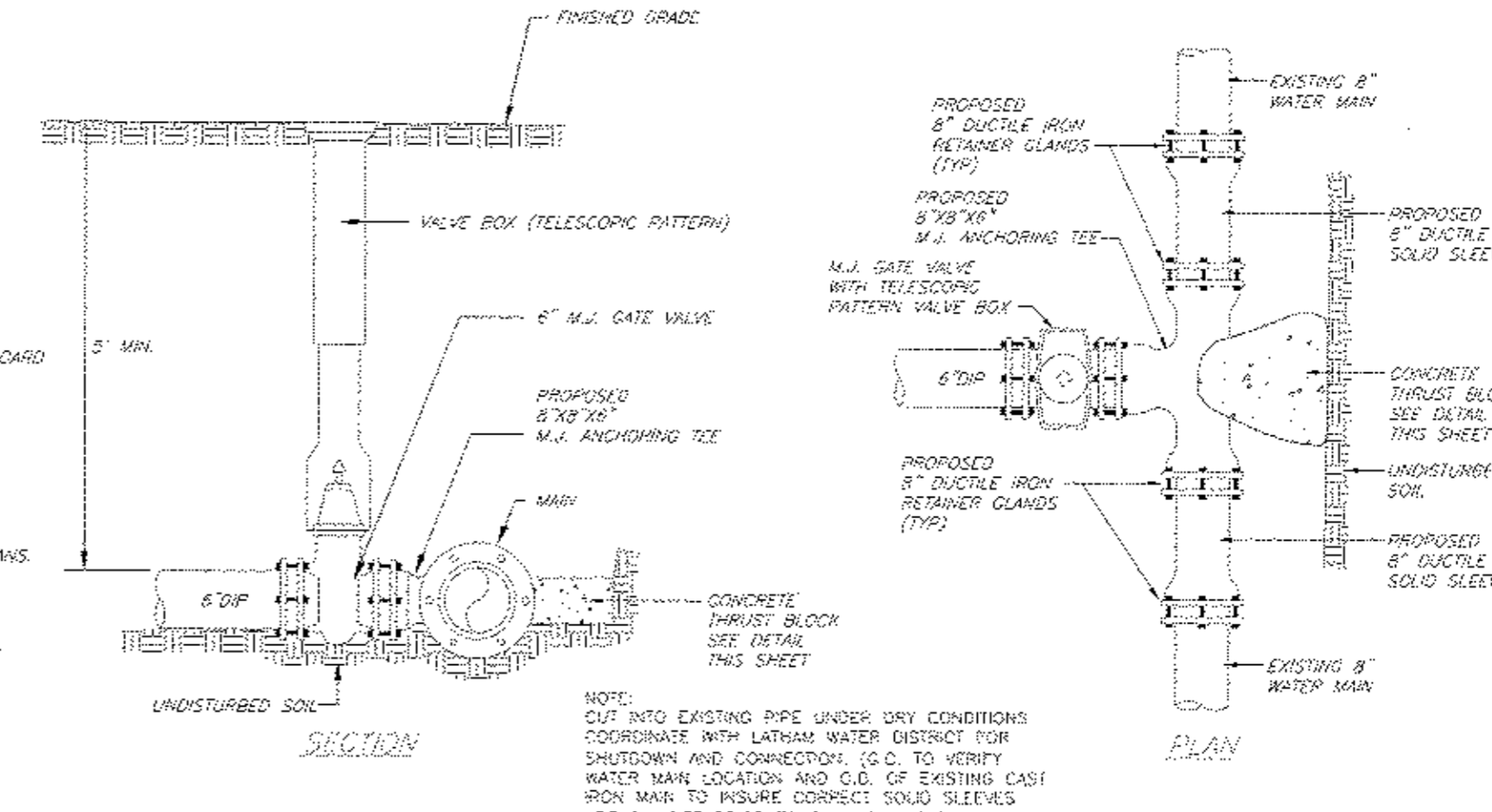
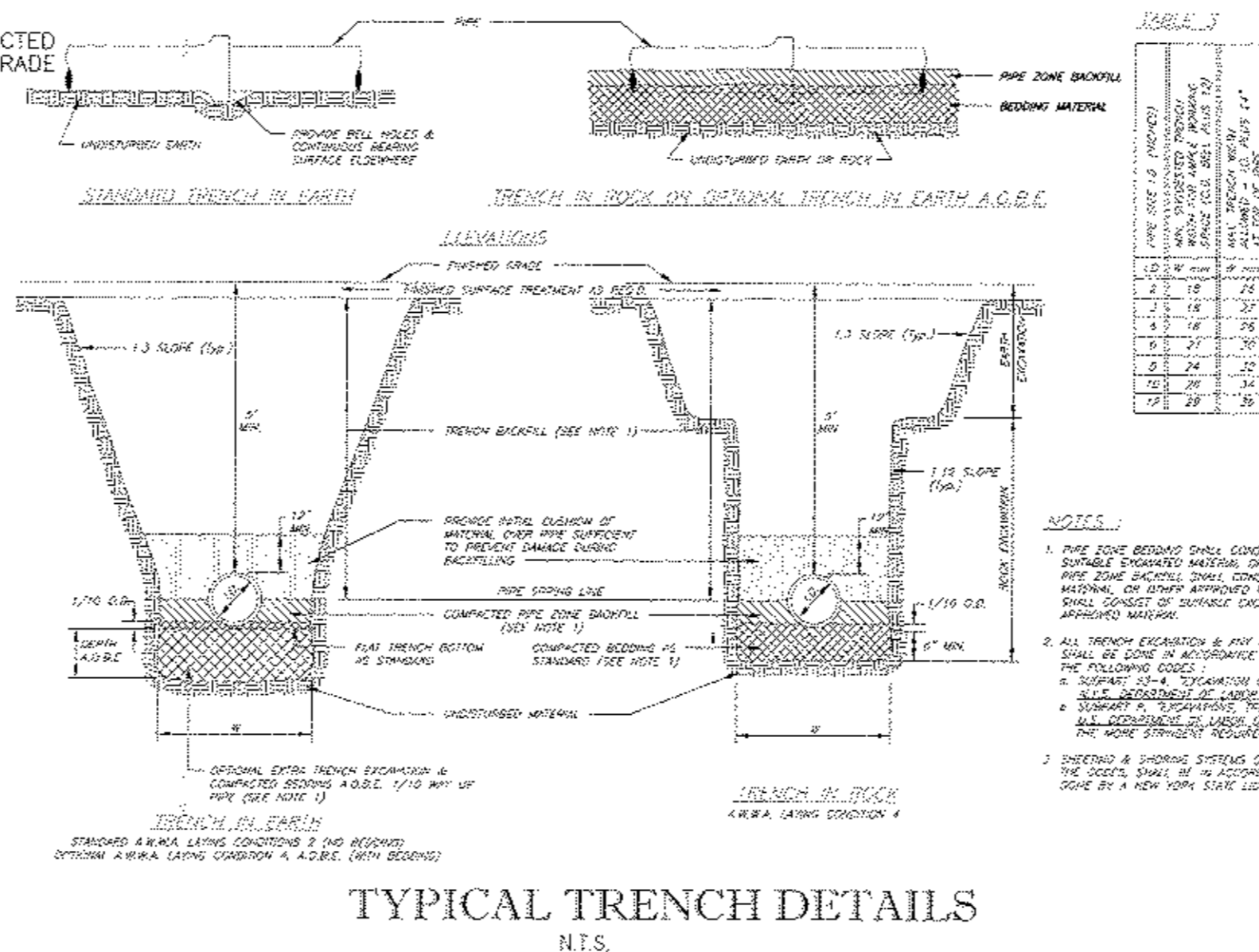
WATER AND SEWER SEPARATION DETAILS

WATER SUPPLY SYSTEM NOTES

- WATER SUPPLY SYSTEM COMPONENTS SHALL NOT BE PLACED IN OPERATION UNTIL AN "APPROVAL TO OPERATE" HAS BEEN ISSUED BY THE TOWN OF NEWBURGH WATER DEPARTMENT.
- THERE SHALL BE NO CHANGES ON THESE PLANS IN ADVANCE OF, OR DURING CONSTRUCTION WITHOUT PROPER APPROVAL OF THE DESIGN ENGINEER AND THE NEW YORK STATE DEPARTMENT OF HEALTH.
- WATER SUPPLY SYSTEM SHALL CONFORM TO THE FOLLOWING:
 - RURAL WATER SUPPLY
 - RECOMMENDED STANDARDS FOR WATER WORKS ADOPTED BY THE GREAT LAKES-UPPER MISSISSIPPI RIVER BOARD OF STATE SANITARY ENGINEERS (NEW YORK STATE DEPARTMENT OF HEALTH BULLETIN NO. 42)
 - RECOMMENDED WATER SYSTEM DESIGN STANDARDS OF THE INSURANCE SERVICES OFFICE OF NEW YORK
 - TOWN OF NEWBURGH WATER DEPARTMENT REGULATIONS
 - NEW YORK STATE DEPARTMENT OF HEALTH PUBLICATION(S)
- A LICENSED PROFESSIONAL ENGINEER SHALL SUPERVISE CONSTRUCTION IN ACCORDANCE WITH THE APPROVED PLAN AND SUPPLEMENTAL DATA. HE SHALL THEN CERTIFY THE CONSTRUCTION BY WRITING AND FURNISH "AS BUILT" PLANS.
- WATER LINES, HYDRANTS AND SERVICES SHALL BE INSTALLED, TESTED AND ACCEPTED IN ACCORDANCE WITH "LATHAM WATER DISTRICT'S" STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEMS.
- ALL PROPOSED WATER MAINS AND SERVICES CONSTRUCTION SHALL CONFORM TO THE NEW YORK STATE DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WORK. THE LAYOUT SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR ALL PROPOSED IMPROVEMENTS TO THE ENGINEER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE PROPOSED WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
- THE CONTRACTOR SHALL RESTORE PAVEMENT, LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE TOWN OF NEWBURGH REQUIREMENTS.
- THE CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION.
- ALL EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS AND/OR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL FERTILIZE, SEED AND MULCH ALL DISTURBED VEGETATED AREAS UNLESS OTHERWISE NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- SEWER MAIN AND WATER MAIN SEPARATION: WHERE POSSIBLE, WATER MAINS SHALL BE INSTALLED AT LEAST 10' HORIZONTALLY DISTANT FROM ANY EXISTING OR PROPOSED SANITARY SEWER. WATER MAINS CROSSING SANITARY SEWERS SHALL BE INSTALLED TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18". THIS SHALL APPLY WHETHER THE WATER MAIN CROSSES ABOVE OR BELOW OF THE SANITARY SEWER. FOR ALL CROSSINGS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE LOCATED SO THAT EACH JOINT IS AS FAR AWAY AS POSSIBLE FROM THE SANITARY SEWER. WHERE NOT POSSIBLE, SEE SEWER MAIN AND WATER MAIN SEPARATION DETAILS. THIS SHEET.
- ONCE ALL PROPOSED WATER MAINS AND SERVICE LATERALS HAVE BEEN PROPERLY INSTALLED TO THE SATISFACTION OF THE TOWN OF NEWBURGH AND THE ENGINEER, THEY SHALL BE CLEANED, HYDROSTATICALLY TESTED AND DISINFECTED BY THE CONTRACTOR TO THE SATISFACTION OF THE TOWN OF NEWBURGH AND THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER THE LOCATION OF ALL INSTALLED INSTRUMENTS THAT HE HAS COMPLETED, SO THAT THE ENGINEER MAY FURNISH RECORD MAPS TO THE TOWN OF NEWBURGH.

TOWN OF NEWBURGH WATER SYSTEM NOTES FOR SITE PLANS

- "Construction of potable water utilities and connection to the Town of Newburgh water system requires a permit from the Town of Newburgh Water Department. All work and materials shall conform to the requirements of the NYSDEC and the Town of Newburgh."
- All water service lines four (4) inches and larger in diameter shall be cast iron class 52 ductile iron pipe conforming to ANSI/AWWA C151/A21.51 for Ductile Iron Pipe, latest revision. 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 restraint glands. All fittings and valves shall also be installed with restraint glands for joint restraint. Restraint glands shall be 68BA Iron Megalug Series 1100 or approved equal. The use of a manufactured restraint 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 for Ductile and Gray Iron Fittings or ANSI/AWWA C153/A21.53 for Ductile Iron Compact Fittings, latest revision.
- All valves 4 to 12 inches shall be Resilient Wedge Gate Valves conforming to ANSI/AWWA C509 such as Mueller Model A-2360-23 or approved equal. All gate valves shall open left (counter-clockwise).
- Tapping sleeve shall be mechanical joint such as Mueller H-615 or equal. Tapping valves 4 to 12 inches shall be Resilient Wedge 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 Newburgh Water Department prior to cutting into the pipe.
- All hydrants shall be Glow-Eddy F-2640 conforming to AWWA Standard C-500, 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 streamer nozzle, a 6 inch diameter inlet connection and a 3 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.
- All water service lines two (2) inches in diameter and smaller shall be type K copper tubing. Corporation stops shall be Mueller H-15020N for 3/4 and 1 inch, Mueller H-15020N or B-25000N for 1 1/2 and 2 inch sizes. Curb valves shall be Mueller H-1502-2N for 3/4 and 1 inch and Mueller B-2502-4N for 1 1/2 and 2 inch sizes. Curb boxes shall be Mueller H-1031-4N for 3/4 and 1 inch and Mueller H-1031-6N for 1 1/2 and 2 inch sizes.
- All pipe installation shall be subject to inspection by the Town of Newburgh Water Department. The contractor shall be responsible for coordinating all inspections as required with the Town of Newburgh Water Department.
- The water main shall be tested, disinfected and flushed in accordance with the Town of Newburgh requirements. All testing, disinfection and flushing shall be coordinated with the Town of Newburgh Water Department. Prior to putting the water main in service satisfactory sanitary results from a certified lab must be submitted to the Town of Newburgh Water Department. The test samples must be collected by a representative of the testing laboratory and witnessed by the Water Department.
- The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permits shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department.



WATER SERVICE CONNECTION DETAIL

TABLE 1

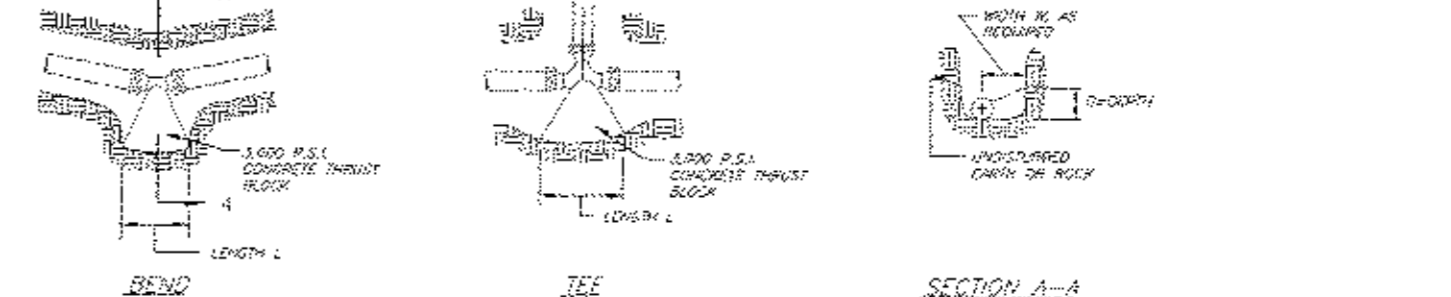
SAFE BEARING VALUES OF SOIL & SUBSTRATA FOR CONSTRUCTION OF THURST BLOCK AREAS

SOIL	SAFE BEARING LOAD (LB/SQ FT)	FACTOR
CLAY	1,000	2.00
SAND & GRAVEL	1,500	1.50
SAND & GRAVEL	4,000	0.50
GRAVEL	10,000	0.25

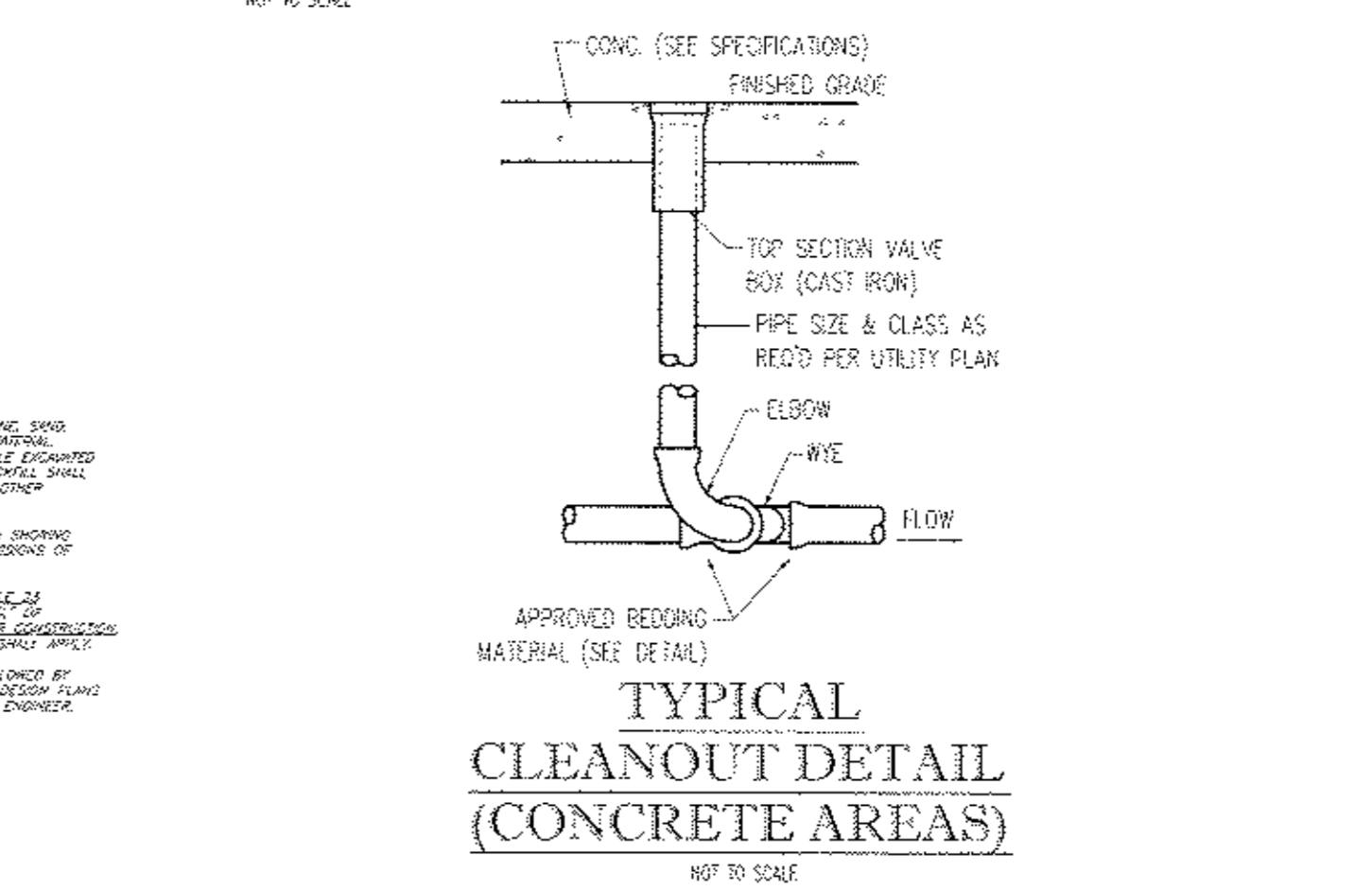
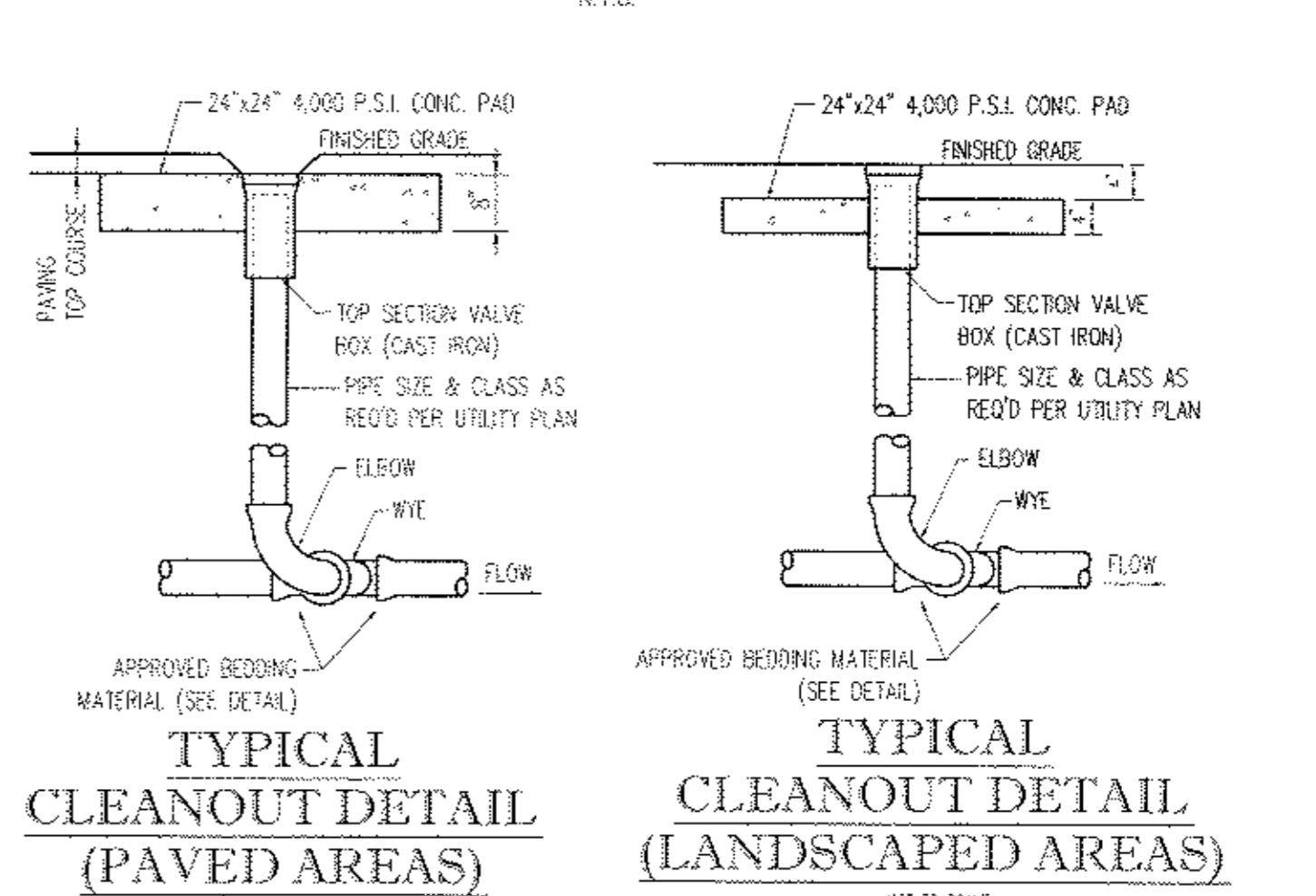
TABLE 2

MINIMUM REQUIRED BEARING AREAS & DIMENSIONS FOR CONCRETE THURST BLOCKS

PIPE SIZE (IN)	CONCRETE THURST BLOCK (IN)	MINIMUM BEARING AREA (SQ FT)	MINIMUM BEARING AREA (SQ FT)	MINIMUM BEARING AREA (SQ FT)	MINIMUM BEARING AREA (SQ FT)
4	12	0.25	0.25	0.25	0.25
6	18	0.50	0.50	0.50	0.50
8	24	0.75	0.75	0.75	0.75
10	30	1.00	1.00	1.00	1.00
12	36	1.50	1.50	1.50	1.50
14	42	2.00	2.00	2.00	2.00
16	48	2.50	2.50	2.50	2.50
18	54	3.00	3.00	3.00	3.00
20	60	3.50	3.50	3.50	3.50
24	72	4.50	4.50	4.50	4.50



TYPICAL CLEANOUT DETAIL (PAVED AREAS)



BOHLER ENGINEERING

REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL SURVEYORS

17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-9900
www.BohlerEngineering.com

REV	DATE	COMMENT	BY
1	03/09/15	FRONT YARD BETBACK	TCF
2	05/28/15	PER TOWN COMMENTS	TCF
3	07/15/15	PHASING PLANS	TCF
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

PRELIMINARY

PROJECT NO: E140197
DRAWN BY: TCF
CHECKED BY: RWG
DATE: 01/27/2015
SCALE: AS NOTED
CADD ID: E140197S01 - PHASED

SITE DEVELOPMENT PLANS

FOR
RHINEBECK REALTY, LLC

LOCATION OF SITE
1413 UNION AVENUE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

BOHLER ENGINEERING

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R.W. OSTERHOUDT

REGISTERED PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 079000

CONSTRUCTION DETAIL SHEET

SHEET NUMBER
18
OF 18
REV 3

LEGEND:

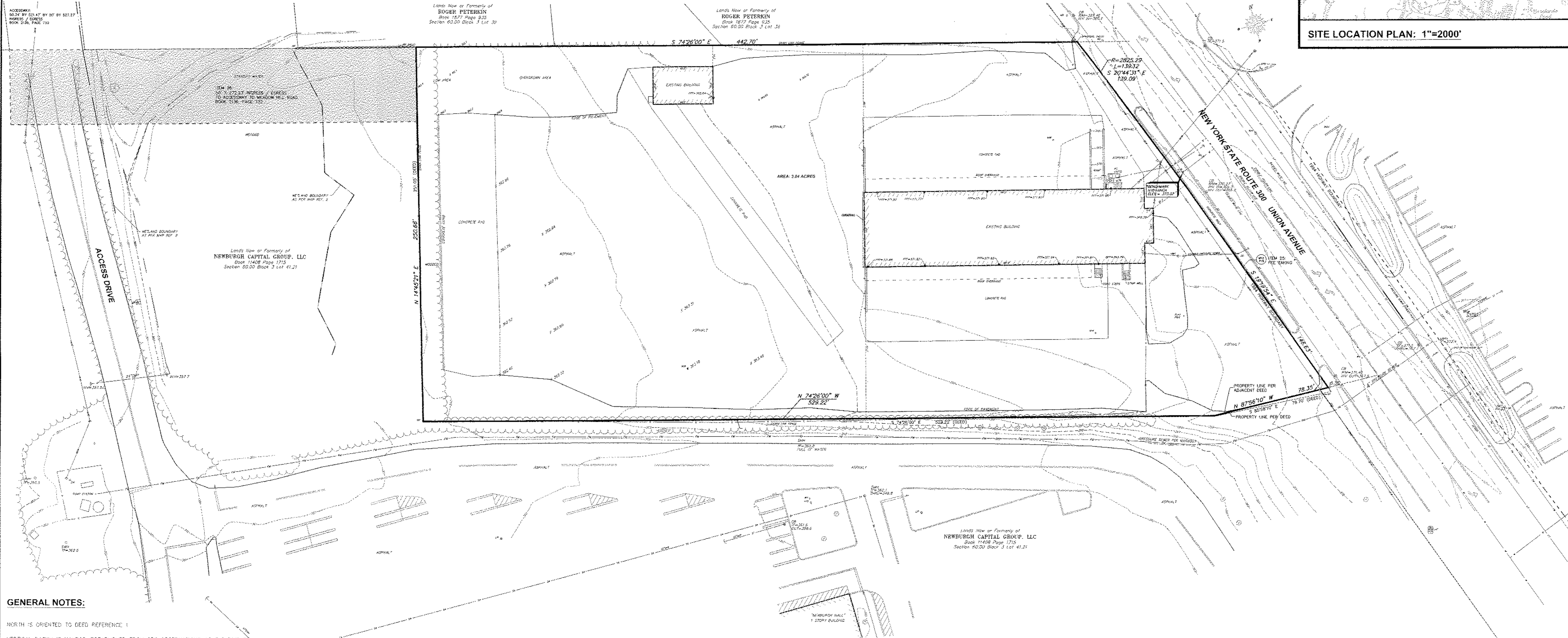
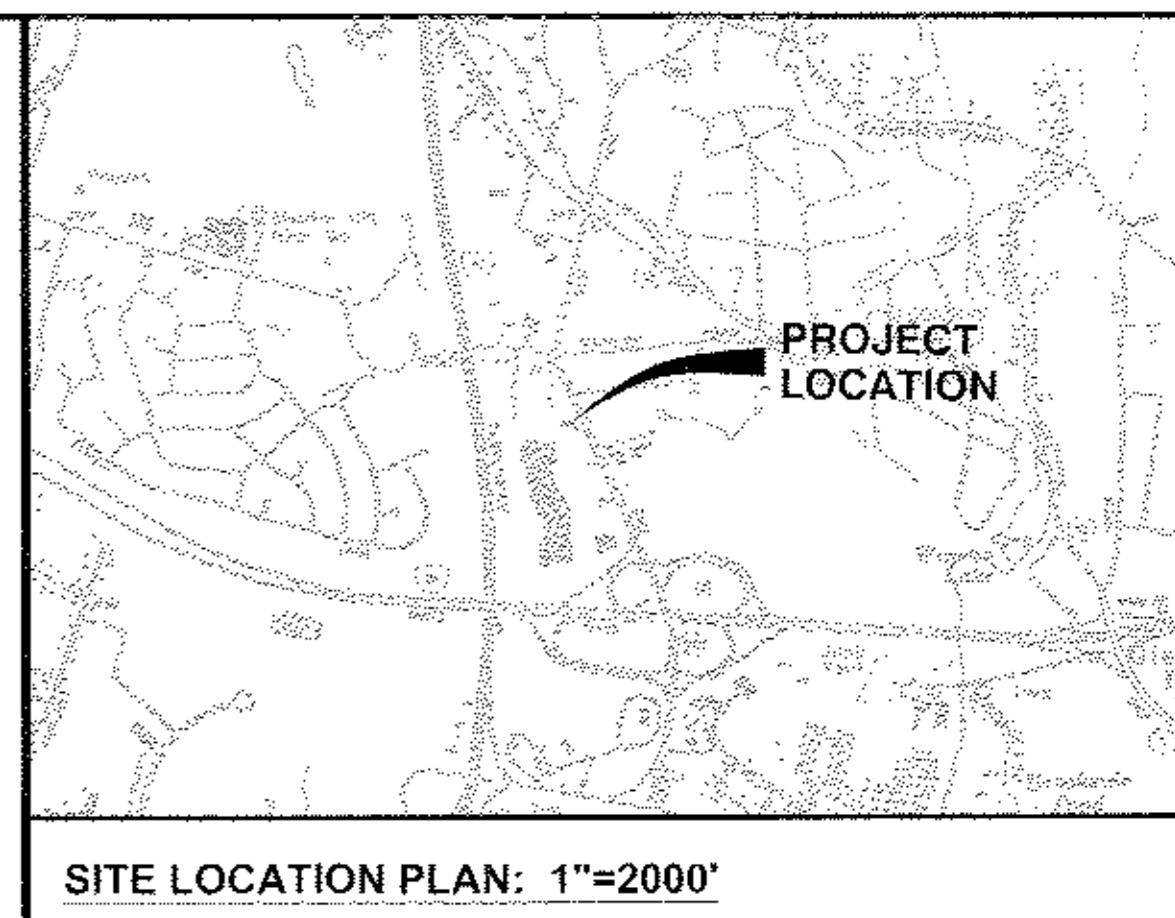
- CB CATCH BASIN
- HD HYDRANT
- LP LIGHT POLE
- SM STAIRWAY MANHOLE
- SM STORM MANHOLE
- EM ELECTRIC MANHOLE
- WV WATER VALVE
- HT TELEPHONE/POSTAL UTILITY POLE
- G GAS LINE
- W WATER LINE
- T TELEPHONE LINE
- ST SEWER FORCE MAIN

LEGAL DESCRIPTION:

ALL THAT PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE AND THE STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ALONG THE WESTERLY LINE OF NEW YORK STATE ROUTE 300, ALSO KNOWN AS UNION AVENUE, SAID POINT BEING THE INTERSECTION FORMED BY THE AFORESAID WESTERLY LINE OF UNION AVENUE WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF NEWBURGH CAPITAL GROUP, LLC (BOOK 11408, PAGE 1715) ON THE SOUTH AND THE LANDS NOW OR FORMERLY OF JR & RAY LLC (BOOK 13067, PAGE 507) ON THE NORTH; THENCE IN A WESTERLY AND NORTHERLY DIRECTION AND ALONG THE AFORESAID DIVISION LINE, THE FOLLOWING THREE COURSES: 1) NORTH 87°56'10" WEST, 78.35 FEET TO A POINT; 2) NORTH 74°26'00" WEST, 629.22 FEET TO A POINT AND 3) NORTH 14°45'21" EAST, 250.66 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION AND ALONG THE LANDS NOW OR FORMERLY OF ROGER PETERKIN (BOOK 1877, PAGE 835) SOUTH 74°26'00" EAST, 442.70 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION AND ALONG THE AFORESAID WESTERLY LINE OF UNION AVENUE, THE FOLLOWING TWO COURSES: 1) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,859.29 FEET, AN ARC LENGTH OF 139.12 FEET AND BEARING A CHORD OF SOUTH 20°44'31" EAST, 139.09 FEET TO A POINT AND 2) SOUTH 18°19'54" EAST, 146.63 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING IN ALL 3.04 ACRES OF LAND BEING MORE OR LESS



GENERAL NOTES:

- NORTH IS ORIENTED TO DEED REFERENCE 1
- VERTICAL DATUM IS NAVD83, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
- SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD
- SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
- SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
- UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

TAX PARCEL NUMBER:

TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK
SEC. 60.00 - BLK. 3 - PARCEL 40.2

MAP REFERENCES:

1. "BOUNDARY & TOPOGRAPHIC SURVEY SECTION 60, BLOCK 3, LOTS 40 & 41.22," PREPARED BY LANGAN, DATED FEBRUARY 1, 2012 PROVIDED BY THE CLIENT.
2. ROUTE 300 CENTER ACCESS ROAD CONCEPTUAL LAYOUT, 1413 ROUTE 300, DATED 7-19-2012 PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES.

DEED REFERENCES:

1. JR & RAY LLC TO JR & RAY LLC, DATED SEPTEMBER 23, 2010 AND RECORDED IN THE ORANGE COUNTY CLERKS OFFICE IN DEED BOOK 13067 AT PAGE 507.
2. JOHN A. LEASE JR., ELIZABETH L. LEASE, RICHARD F. LEASE AND RAPHAEL J. LEASE TO THE FAIRFIELD MALL LIMITED PARTNERSHIP, DATED JULY 6, 1979 AND RECORDED IN THE ORANGE COUNTY CLERKS OFFICE IN DEED BOOK 2126 AT PAGE 732.

FLOOD ZONE NOTE:

PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO.3607100139E, PANEL 139 OF 836, OF THE TOWN OF NEWBURGH, ORANGE COUNTY N.Y. BEARING AN EFFECTIVE DATE OF AUGUST 3, 2008.

EASEMENT NOTES:

BASED UPON REVIEW OF STEWART TITLE INSURANCE COMPANY, TITLE POLICY NO. SA-113318-DWS, EFFECTIVE DATE OF JUNE 20, 2014 SCHEDULE B:

ITEM NO.25: NOTICE OF APPROPRIATION LIBER 2308, PAGE 5 DOES NOT AFFECT THE PROPERTY. THIS APPROPRIATION LIES SOUTH OF THE PROPERTY. NOTICE OF APPROPRIATION LIBER 2460, PAGE 15 IS SHOWN HEREON. THE TEMPORARY EASEMENT ATTACHED TO THIS IS ASSUMED TERMINATED.

ITEM 36: 50 FOOT RIGHT OF WAY IN LIBER 2126, PAGE 732 IS SHOWN HEREON AND IS IN BENEFIT OF THIS PROPERTY.



CERTIFICATION:

THIS IS TO CERTIFY TO MAVIS TIRE SUPPLY, LLC AND STEWART TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JUNE 14, 2014.

SIGNED: *V. P. Ausfeld* DATE: JUNE 12, 2014
N.Y.S. REGISTRATION NO. 049597

1413 UNION AVENUE		
ALTA/ACSM LAND TITLE SURVEY OF THE LANDS TO BE CONVEYED TO MAVIS TIRE SUPPLY, LLC		
TOWN OF NEWBURGH	ORANGE COUNTY, N.Y.	
SCALE: 1"=30'	JUNE 20, 2014	
DRAWN BY: KCV	PROJECT NO: 14-1242	Ausfeld & Waldraff Land Surveyors LLP 514 State Street, Schenectady N.Y. 12305 Phone: (518) 346-1595 Fax: 518-770-1655 www.awllsp.com
6/12/15 REVISED 6/2/15 ADDITIONAL PHOTO 6/2/14 REVISED		