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CONSULTING ENGINEERS D.P.C.

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TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS

PROJECT:	**WEBB PROPERTIES**
PROJECT NO.:	**14-10**
PROJECT LOCATION:	**SECTION 97, BLOCK 2, LOTS 35 & 43**
PROJECT REPRESENTATIVE:	**A. DIACHISHIN & ASSOCIATES**
REVIEW DATE:	**30 JULY 2014**
MEETING DATE:	**7 AUGUST 2014**

1. The Applicants have identified the project as a single phase project.

2. Town of Newburgh Zoning Board of Appeals apparently issued a variance from Section 185-18C(4)(c) regarding landscaping. It is unclear at this time without copy of the variance if zoning compliance with the existing structure on Lot 43 was addressed with the ZBA regarding the 80 foot front yard setback requirements. Existing structure loses zoning protection upon changing of lot lines.

3. Future plans must address proposed improvements on the bank parcel. Bulk table compliance, parking calculations and site development details must be included for improvements on existing bank parcel.

4. It is noted that banks are currently not permitted in the IB Zone. Action by Town Board must be completed prior to project approval.

5. It appears that the current plan for a through road between Route 17K and Auto Park Place creates a new front yard setback which may affect the southeast corner of the proposed structure. Easements for the through road must be provided and depicted on the plan sheet.

6. A subdivision map for lot consolidation should be included in the plan sheet. This map can address bulk table requirements for each parcel.

7. It appears an adjoining parcel is now part of the application. This parcel must be addressed in the application. Cross grading easements, drainage easements, access and utility easements will be required.

8. An SWPPP in compliance with Town of Newburgh and NYSDEC requirements must be provided. SWPPP must address run off reduction and green infrastructure practices consistent with existing regulations. Stage storage discharge for proposed detention pond should be addressed. Details of outlet control structure must be incorporated into the model and design plans.

9. Plans submission is currently incomplete for technical review, however, the following comments are provided as a guide for development of a complete plan set:

    - Site lighting, site landscaping, soil erosion and sediment control, site utilities, site development details must be incorporated into the plan sheets.

    - Plans should clearly show where all proposed curbing is identified on the site. Commercial site plans in the Town of Newburgh require curbing unless specifically waived by the Planning Board.

    - Design of any infiltration systems must comply with NYSDEC design guidelines including permeability testing.

    - Plans should address how storm water will enter proposed infiltration systems once appropriately designed.

    - Run off from the southwestern car storage area appears to discharge uncontrolled towards Auto Park Place and Unity Drive. This should be addressed.

    - Drainage between the new 23 parking spots depicted between the existing bank and new showroom must be addressed. Existing curb inlets appear low and ponding will occur based on proposed grading at the curb line.

    - If proposed sewer line crossing onto adjoining lots serves more than one lot, NYSDEC sewer extension is required.

    - Water supply/fire protection must be designed in compliance within Town of Newburgh standards.

    - Designs of vehicle exhibits along Route 17K should be provided in detail.

    - All entrances and exits to the structure should be identified on the plans.

    - All drive aisles must be dimensioned.

    - Location of all signage and details must be added to the plans.

10. Future plan review will be undertaken upon submission of complete engineered design plans.

Respectfully submitted,

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

_____
Patrick J. Hines
Associate

ADA
A. DIACHISHIN AND ASSOCIATES, P.C.
Consulting Engineers and Land Surveyors
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July 28, 2014

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

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

Dear Mr. Ewasutyn:

Hand delivered on Tuesday July 29th herewith are the following items for the above captioned project.

1. Twelve (12) total sets of revised preliminary plans. A separate submittal of plans has been mailed to Ken Wersted at Creighton Manning Engineering, and hand delivered to Patrick Hines, P.E. at McGoey, Hauser, and Edsall.

2. 12 copies of a narrative explaining project revisions, replies to McGoey, Hauser, and Edsall comments by Patrick Hines dated June 5, 2014, and evaluation of project as it pertains to the Town of Newburgh "Design Guidelines".

3. At the July 24th. meeting of the ZBA of the Town of Newburgh - the area variances were granted for the requirement of a 35'-45' landscaped setback along Route 17K.

4. Two copies of the preliminary drainage calculations.

Please place this project on the August 7th. agenda of the Planning Board, if possible.

If you have any questions, please call.

Very truly yours,

A. DIACHISHIN & ASSOCIATES, P.C.

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

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

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

napsubmit7-29-14

ADA

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July 28, 2014

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

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

NARRATIVE

1. The following revisions were made to the plans for the new dealership building since May, 2014.

a. Existing topography was added. Also added are existing and proposed utilities. Detailing to follow.
b. Proposed grading is shown.
c. Schematic and some detailing of stormwater drainage is shown, and explained later in this narrative.
d. The project will take place in one Phase (MH&E comment #1 June 5, 2014).
e. A variance from Section 185-18C(4)c was granted at the July 24th. meeting of the ZBA for the front 35'-45' landscaped strip (MH&E comment #2, and #3).
f. The "Design Guidelines" have been reviewed and a list of waivers is explained later in this narrative (MH&E comment #4).
g. Proposed vehicle displays have been placed inside the Webb property lines (MH&E comment #5).
h. Spoke to local permit engineer in Newburgh office of the NYSDOT for the driveway entrance / curb cut, and drainage work. This project will be reviewed in the main office in Poughkeepsie. The local permit engineer said that this will not undergo review until a SEQR determination is made, and plans are forwarded by the Town (MH&E comment #6).
i. A plan (sheet 4 of 4) has been provided to show lot coverage calculations (MH&E comment #7). The property lines have been adjusted since the May submission to make the 80% coverage calculation work on the new dealership lot.
j. The plans show preliminary stormwater controls, and a short narrative explaining the management practices is included later in this document (MH&E comment 8). Detailed plans and SWPPP for the stormwater system are to follow in a later submission.
k. The Zoning Bulk Table has been revised.
l. Two maps showing pre and post development drainage subcatchments are added.

New Dealership

Barton Chevrolet Cadillac

07/24/2014

SYVERTSEN RIGOSU
Architects, PLLC
Six Chelsea Place
Clifton Park, NY 12065
Tel 518.348.1151
www.SArch3d.com

Preliminary Drainage Calculations
for
Site Plan
for
Barton Chevrolet
New Dealership

Prepared 7/24/14 by:
A. Diachishin & Associates, P.C.
115 Yankee Folly Road
New Paltz, N.Y. 12561

SUMMARY

Preliminary Drainage Analysis:

a. The SCS TR-20 program from "Hydrocad" was used to determine preliminary peak flows for the pre and post development conditions.

b. Soils are essentially gravelly silt loam with a percolation rate of 1" in 12 minutes, or 5" in 1 hour based on deep tests, and percolation testing within the deep tests at 48" depths.

c. Pre-development Tc was calculated at 10.7 minutes for subcatchment #1. This Tc was used for all of the other subcatchments to determine peak flows for the 2, 10, 25, and 100 year storms.

d. The runoff flows for each of the pre-development subcatchments for the 100 year storms were pro-rated for that portion of each subcatchment that will contribute to the post development subcatchment 1.

e. Post development subcatchment #1 is a combination of portions of pre-dev. subcats 1 through 5. It is 7.5 acres in size and handles all of the new dealership proposed site improvements.

f. Post development Tc was calculated at 3 minutes.

g. Peak outflow for the 100 year storm (pro-rated as per item d.) was calculated at 39.10 cfs.

h. Peak inflow for the 100 year storm (developed condition) was calculated at 64 cfs.

i. The minimum detention pond volume for the 100 year storm is 46,000 c.f. The detention pond bottom is at a contour of 279.0, and the water level is at an elevation of 283.0. This provides a volume of about 66,000 c.f., and is greater than the required size. Stormwater will be conveyed to the pond by pipelines and swales.

j. The post development pond volume condition includes full buildout (at 80% impervious) of the adjoining open space field between the new dealership project, and Enterprise Rental. The CN for the full buildout is 96. WQv for the future paving of the "open space field" will not be addressed until that area is site planned.

k. Attached are preliminary drainage calcs. for the 100 year storm and WQv calculations.

l. Water quality WQv, and RRv will be handled for the paved and open areas with infiltration trenches, Stormtech Chambers (SC-740), and dry swale(s). 100% of the WQv will be handled by these methods.

m. Preliminary sizing of the Stormtech Chambers is included in the WQv calcs. These chambers will be in the front and rear parking areas, and for the proposed roof top flows (in the rear parking area). Infiltration will be considered for the WQv, and the Chamber trench widths will be adjusted to handle the minimum trench bottom square footage as required by formula on pages 6-37 and 6-38 of the New York State Stormwater Design Manual, and shown in the calcs.

A. DIACHISHIN and ASSOCIATES, P.C.
Consulting Engineers
Main and Clinton Streets
NAPANOCH, NEW YORK 12458

JOB VARION CHEVROLET (NEW DEALERSHIP
SHEET NO. 1 OF
CALCULATED BY DATE 7/22/14
CHECKED BY DATE
SCALE

PRE-DEVELOPMENT TYPE III STORMS, TR-20 ANALYSIS

SUBCATCHMENT #1: AREA = 4.36 AC.
(TO EX. DET. POND) CN: 0.5 AC @ 98 (ROUTE 17K)
3.66 AC @ 75 (FIELD)
0.2 AC @ 89 (GRAVEL SHOULDER) } CN = 78
(10.7 MIN.) t_c: 64' OVERLAND, 4' IN 64' = 6%, HARD SURFACE
57' OVERLAND, 2' IN 57' = 3.5%, GRASS (FIELD)
499' SHALLOW CONCEN., 8' IN 499' = 1.6%, UNPAVED
268' SWALE, 0.5% SLOPE 12" D, 12" W, A_{CROSS} = 2 S.F.

SUBCATCHMENT #2: AREA = 0.1 AC
TO (C.B. A) CN = 75
t_c FROM SUBCAT #1 = 10.7 MIN

SUBCATCHMENT #3: AREA = 1.0 AC
(TO C.B. B) CN = 75
t_c FROM SUBCAT #1 = 10.7 MIN.

SUBCATCHMENT #4: AREA = 2.44 AC.
(TO C.B. C) CN = 75
t_c FROM SUBCAT #1 = 10.7 MIN. 150 @ 1.33%, 200 @ 2.5%

SUBCATCHMENT #5: AREA = 0.72 AC.
(TO C.B. D THEN TO E) CN = 75
t_c FROM SUBCAT #1 = 10.7 MIN.

SUBCATCHMENT #6: AREA = 0.56 AC
(TO EX. 27" @ 17K) CN: 0.13 PAVED @ 98, 0.43 GRASSED
ΦCMP t_c FROM SUBCAT #1 = 10.7 MIN.

Summary for Subcatchment 1S: subcat 1 pre

Runoff = 23.14 cfs @ 12.15 hrs, Volume= 1.839 af, Depth> 5.06"

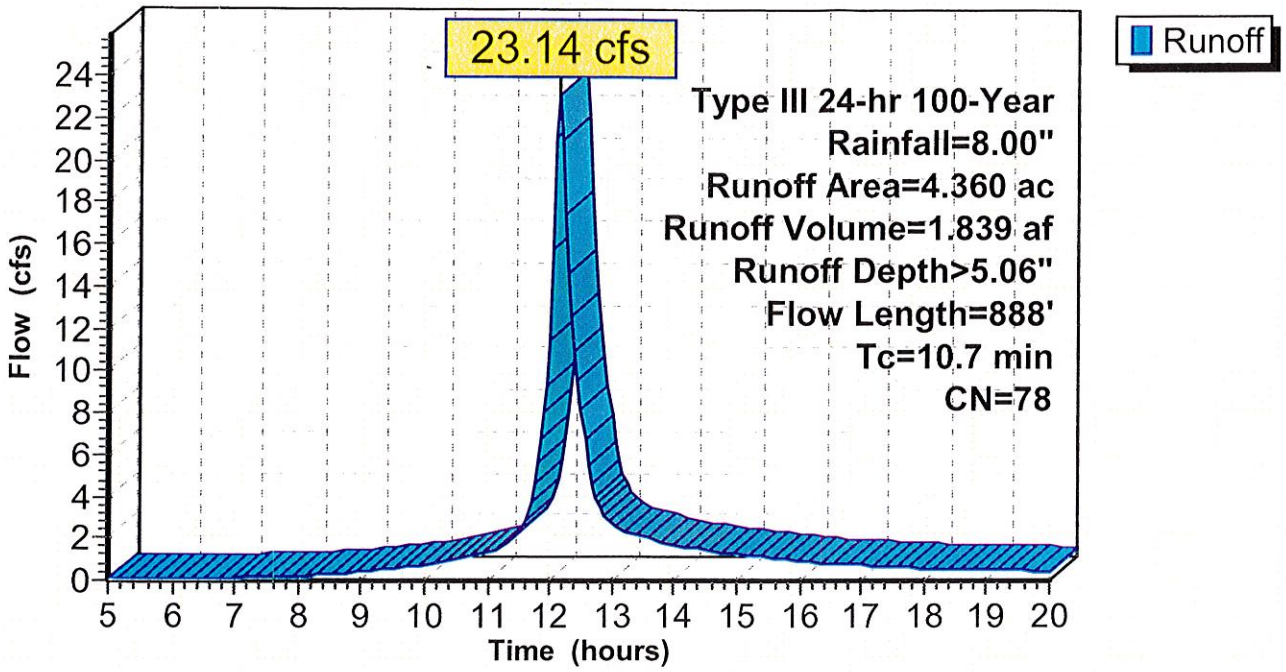
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.00"

	Area (ac)	CN	Description
*	0.500	98	route 17k
*	3.660	75	mowed field short
*	0.200	89	gravel shoulder 17k
	4.360	78	Weighted Average
	3.860		88.53% Pervious Area
	0.500		11.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	64	0.0600	2.07		**Sheet Flow, A-B ROUTE 17K PAVING AND GRAVEL SHOULDE** Smooth surfaces n= 0.011 P2= 3.60"
4.7	57	0.0350	0.20		**Sheet Flow, B-C GRASSED** Grass: Short n= 0.150 P2= 3.60"
4.1	499	0.0160	2.04		**Shallow Concentrated Flow, C-D SHALLOW CONCEN IN FIELD** Unpaved Kv= 16.1 fps
1.4	268	0.0050	3.21	6.42	**Channel Flow, D-E** Area= 2.0 sf Perim= 3.0' r= 0.67' n= 0.025 Earth, grassed & winding
10.7	888	Total			

Subcatchment 1S: subcat 1 pre

Hydrograph



Summary for Subcatchment 2S: SUBCAT 2 PRE

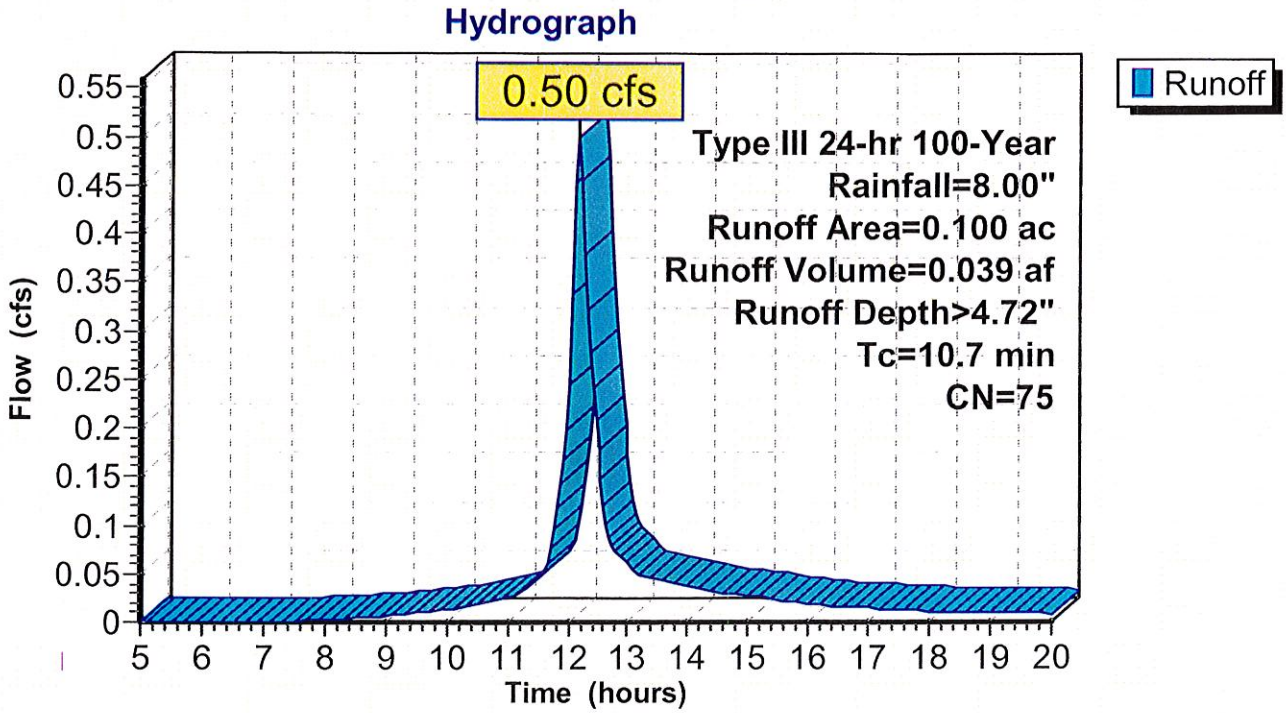
Runoff = 0.50 cfs @ 12.15 hrs, Volume= 0.039 af, Depth> 4.72"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.00"

	Area (ac)	CN	Description
*	0.100	75	GRASSED TO C.B.A
	0.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.7					**Direct Entry, A-B USE SAME AS SUBCAT 1**

Subcatchment 2S: SUBCAT 2 PRE



Summary for Subcatchment 3S: SUBCAT 3 PRE

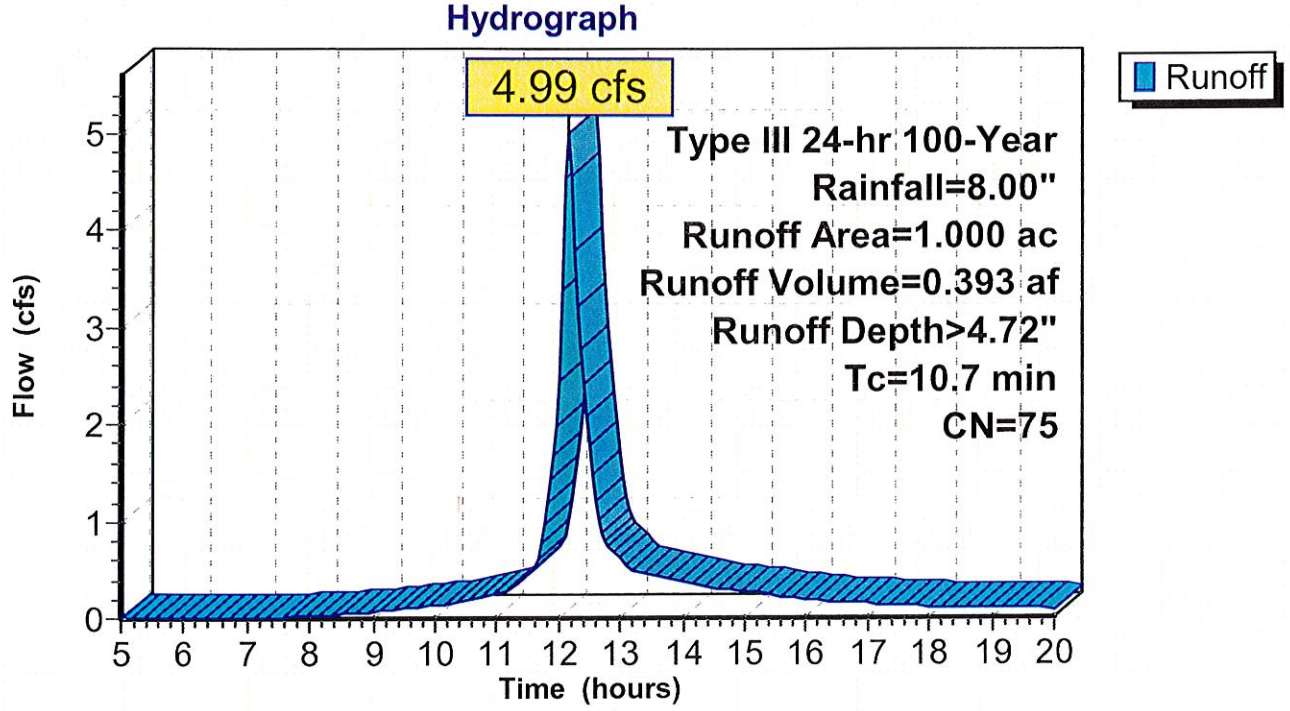
Runoff = 4.99 cfs @ 12.15 hrs, Volume= 0.393 af, Depth> 4.72"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.00"

	Area (ac)	CN	Description
*	1.000	75	FIELD TO C.B. B
	1.000		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.7					**Direct Entry, A-B USE SAME AS SUBCAT 1**

Subcatchment 3S: SUBCAT 3 PRE



Summary for Subcatchment 4S: SUBCAT 4 PRE

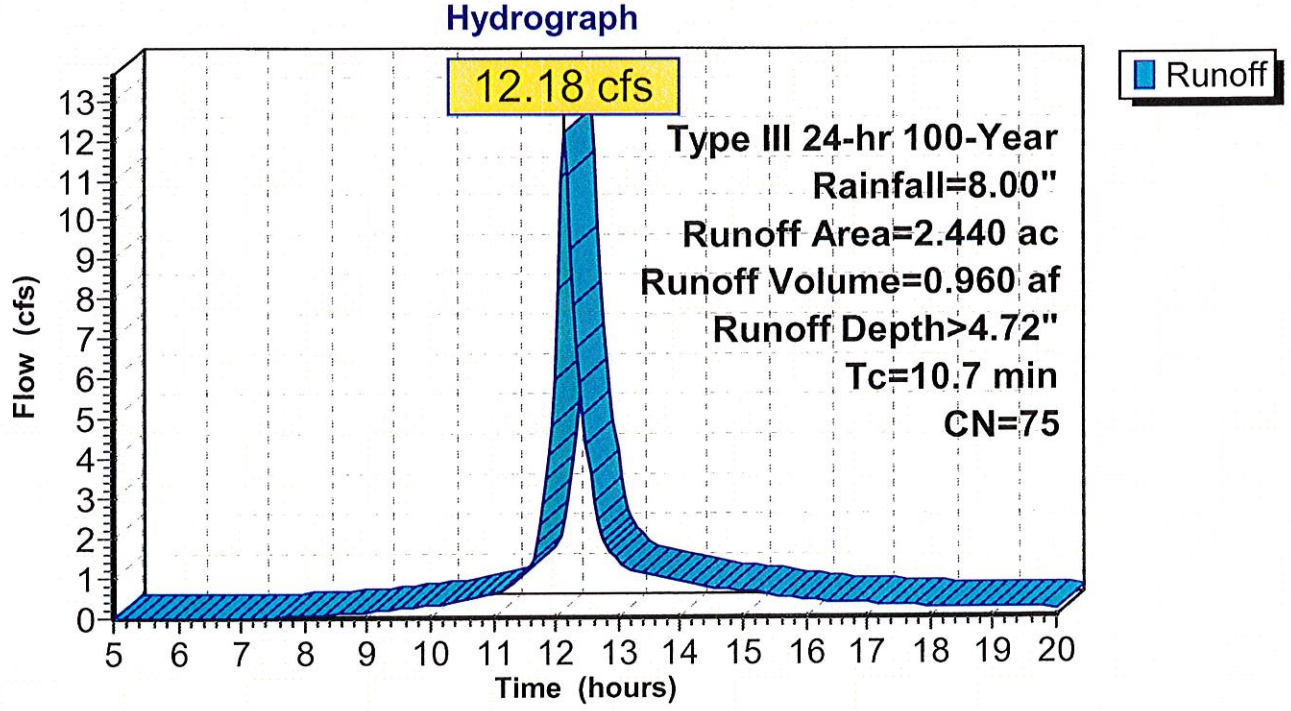
Runoff = 12.18 cfs @ 12.15 hrs, Volume= 0.960 af, Depth> 4.72"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.00"

	Area (ac)	CN	Description
*	2.440	75	FIELD TO C.B. C
	2.440		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.7					**Direct Entry, A-B USE SAME AS SUBCAT 1**

Subcatchment 4S: SUBCAT 4 PRE



Summary for Subcatchment 5S: SUBCAT 5 PRE

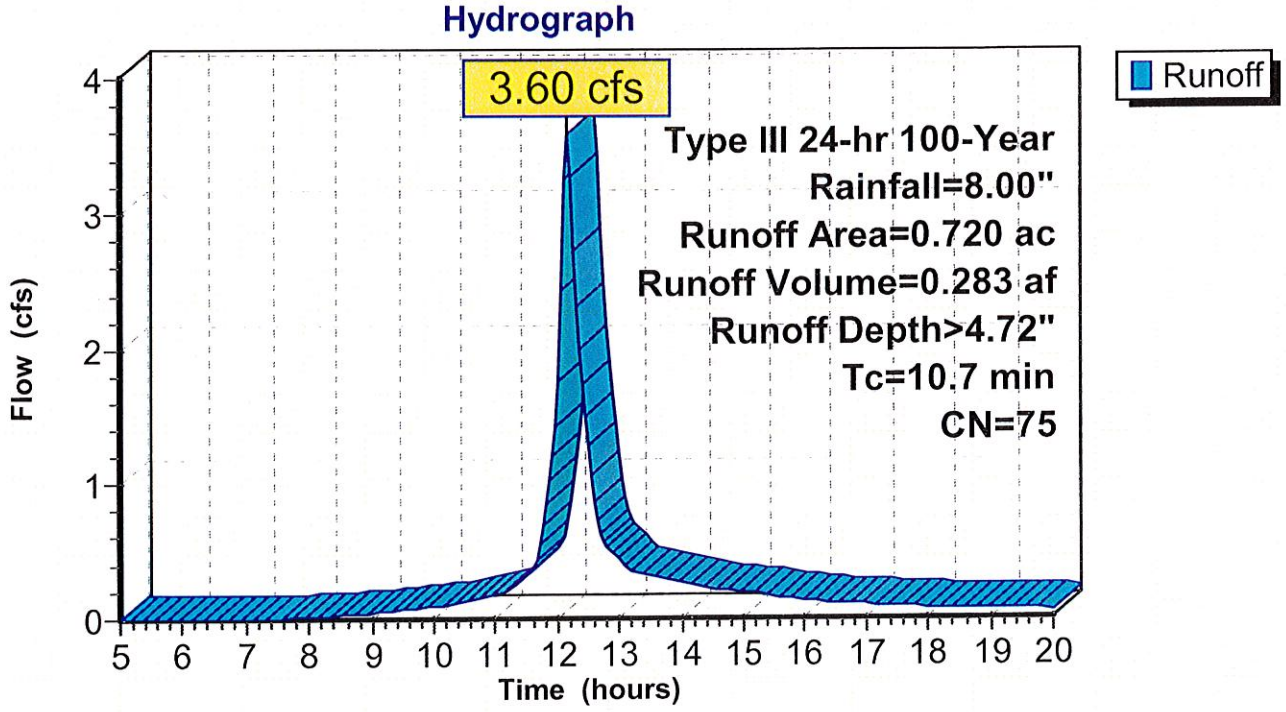
Runoff = 3.60 cfs @ 12.15 hrs, Volume= 0.283 af, Depth> 4.72"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.00"

	Area (ac)	CN	Description
*	0.720	75	FIELD TO C.B.D THEN TO C.B. E
	0.720		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.7					**Direct Entry, A-B USE SAME AS SUBCAT 1**

Subcatchment 5S: SUBCAT 5 PRE



A. DIACHISHIN and ASSOCIATES, P.C.
Consulting Engineers
Main and Clinton Streets
NAPANOCH, NEW YORK 12458

JOB: DAYTON CHEV. (NEW DEALERSHIP)
SHEET NO. 2 OF
CALCULATED BY DATE 7/22/
CHECKED BY DATE
SCALE

POST DEVELOPMENT TYPE III STORM, TR-20 ANALYSIS

CONTRIBUTING AREAS: NEW DEVELOPMENT INITIAL & FUTURE DEALERSHIP & FUTURE PAD SITE ALONG 17K
85% PAVED INCLUDES PORTION OF 17K
AREA = 7.5 AC
CN = 85% @ 98, 10% @ 75, 5% WATER (DET. POND)
RCN = 96

CONTRIBUTING AREAS FROM PRE-DEV. SUBCATS: 1, 3, 4, 5
APPORTIONED BY ACREAGE

SUBCAT #		% APPORTIONED TO POST DEV.		CFS (2, 10, 25, 100)
(1)	IN EX. POND (48" CMP)	94%	4.10 AC.	(21.75)
(3)	TO C.B. B (")	79%	0.79 AC.	(4.99)
(4)	TO C.B. C (")	90%	2.2 AC.	(10.96)
(5)	(TO C.B. D TO E)	39%	0.28 AC.	(1.40)

TOTAL PRE-DEV. FLOWS TO POST DEV. DETENTION FOR 100 YEAR STORM = 39.10 CFS
THESE PRE-DEV. FLOWS RUN TO EXISTING 48" Ø CMP IN AUTO PARK PLAZA
POST DEV. FLOWS FROM PROPOSED DETENTION POND TO BE TO C.B. A

PEAK INFLOW (100 YR) 64 CFS ± } FOR t_c = 10.7 MIN.
PEAK OUTFLOW (100 YR) = 39.1 CFS }
Q RUNOFF = 7.1" ±
V POND = 46,000 CF ± 283 CONTOUR (21,946) } 24717 @ 2' = 49,434 CF
285 CONTOUR (27,488)

POST DEVELOPMENT t_c: 150 LF DITCH GRASS SLOPE = 1.0% (12", 12", 24")
80 LF PIPE SLOPE = 1.0% N = 0.024
170 LF (12" bottom, 36" top) SLOPE = 1% GRASS
275 LF DITCH (GRASS) SLOPE = 0.5% (12", 36")

t_c = 3 MIN. POST DEV.

Summary for Subcatchment 7S: SUBCAT 1 POST

[49] Hint: Tc<2dt may require smaller dt

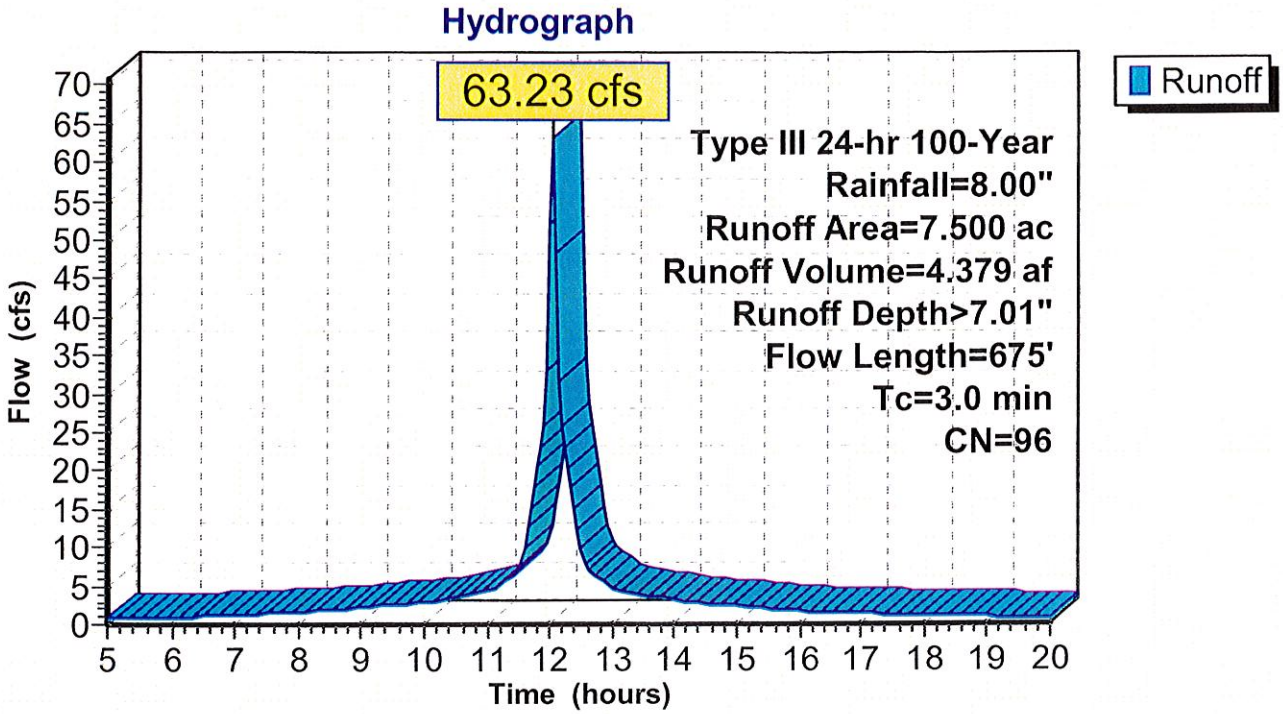
Runoff = 63.23 cfs @ 12.05 hrs, Volume= 4.379 af, Depth> 7.01"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.00"

	Area (ac)	CN	Description
*	6.380	98	INITIAL AND FUTURE PAVING
*	0.750	75	REMAINING GROUND NOT BUILT UPON
*	0.370	100	PROPOSED DETENTION POND
	7.500	96	Weighted Average
	0.750		10.00% Pervious Area
	6.750		90.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	150	0.0100	4.09	12.27	**Channel Flow, A-B 17K CHANNEL** Area= 3.0 sf Perim= 4.0' r= 0.75' n= 0.030 Earth, grassed & winding
0.5	80	0.0100	2.85	3.50	**Pipe Channel, B-C SLOT DRAIN** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.024
0.6	170	0.0100	4.95	24.74	**Channel Flow, C-D SWALE** Area= 5.0 sf Perim= 7.0' r= 0.71' n= 0.024
1.3	275	0.0050	3.50	17.49	**Channel Flow, D-E SWALE** Area= 5.0 sf Perim= 7.0' r= 0.71' n= 0.024
3.0	675	Total			

Subcatchment 7S: SUBCAT 1 POST



A. DIACHISHIN and ASSOCIATES, P.C.
Consulting Engineers
Main and Clinton Streets
NAPANOCH, NEW YORK 12458

JOB DAKTON CHEV. WQV
SHEET NO. 1 OF 2
CALCULATED BY _____ DATE 7/22/14
CHECKED BY _____ DATE _____
SCALE _____

WATER QUALITY VOLUME

$WQv = \frac{P R_v A}{12}$ $P = 1.2''$

$A = 4.2$ AC. = DEVELOPMENT AREA, 7.5 = TOTAL

$R_v = 0.05 + 0.009 \times (I)$

I IMPERVIOUS = 90% FOR 4.2 AC, 70% IN 7.5 AC.

$WQv_{DEV.} = \frac{1.2 \times 0.86 \times 4.2}{12} = 0.36$ AC-FT. FOR NEW PAVED/BUILDING

$WQv_{SUB1\ POST} = \frac{1.2 \times 0.68 \times 7.5}{12} = 0.51$ AC.-FT. FOR ENTIRE SUBCATCHMENT

* USE STORMTECH 740 STORAGE CHAMBERS UNDER PARKING LOT
VOLUME/CHAMBER + STONE WITH 6" BEDDING DEPTH = 74.9 C.F.

0.51 AC-FT = 22,215 CF / 74.9 CF = 296 CHAMBERS ~ 300 CHAMBERS

0.36 AC-FT = 15,681 CF / 74.9 CF = 209 CHAMBERS ~ 210 CHAMBERS

ROOF ONLY $WQv = \frac{1.2'' \times 0.86 \times \frac{36,000}{43560}}{12} = 0.07$ AC-FT = 3096 C.F.

- ROOF: $\frac{3096 \text{ C.F.}}{74.9 \text{ C.F./CH.}}$ = 42 STORMTECH SC-740 CHAMBERS
USE 2 ROWS OF 21 EACH x 152' LONG

- FRONT PARKING LOT: 1 ROW x 30 CHAMBERS x 74.9 C.F. = 2247 CF
CONTRIBUTING PAVING = 0.6 AC = 26,000 SF ± CHAMBER = 0.052 AC-FT.

- REAR + WEST SIDE PARKING: 90,000 S.F. CONTRIBUTING ~ WQv = 0.18 AC-FT.
STORMTECH CHAMBERS $\frac{7840 \text{ CF}}{74.9 \text{ CF/CHAMBER}}$ = 105 CHAMBERS = 7840 C.F.
105 CHAMBERS / 4 ROWS = 27 CHAMBERS/ROW ~ 195' LONG

REV FOR ROOFTOPS & PAVING TO BE BY INFILTRATION: STORAGE VOLUME IN CHAMBERS & STONE VOIDS MEETS 100% OF REV. SOILS INFILTRATION RATE IS 1" IN 12 MINUTES OR 5" IN 1 HR.

A. DIACHISHIN and ASSOCIATES, P.C.
Consulting Engineers
Main and Clinton Streets
NAPANOCH, NEW YORK 12458

JOB PARTON CHEVROLET YYCVV
SHEET NO. 2 OF 2
CALCULATED BY _____ DATE 7/22/14
CHECKED BY _____ DATE _____
SCALE _____

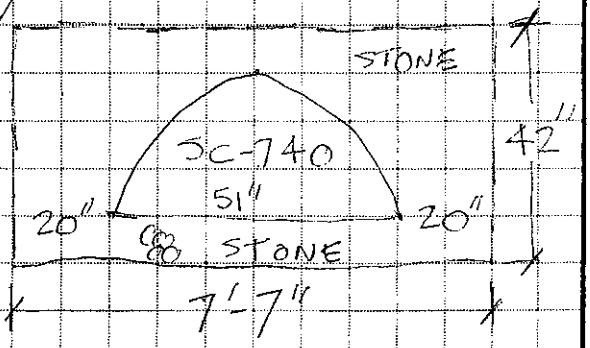
WATER QUALITY VOLUMES FOR:
a. PORTION OF ACCESS ROAD
b. OPEN FIELD
c. PORTION OF ROUTE 17K
TO BE INFILTRATION TRENCHES AND OR DRY SWALE(S)

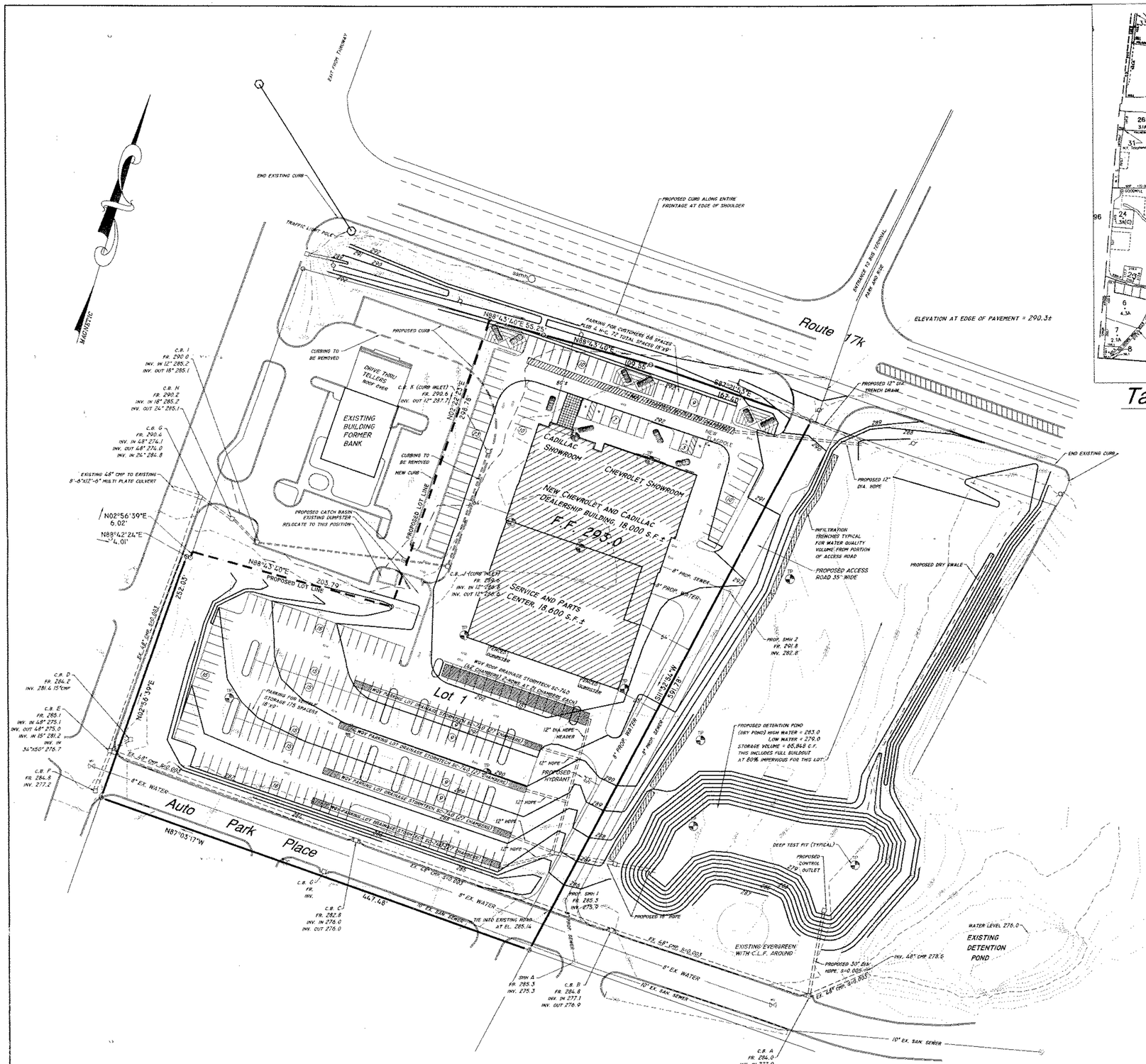
DESIGN OF INFILTRATION TRENCHES USING STORMTECH SC-740

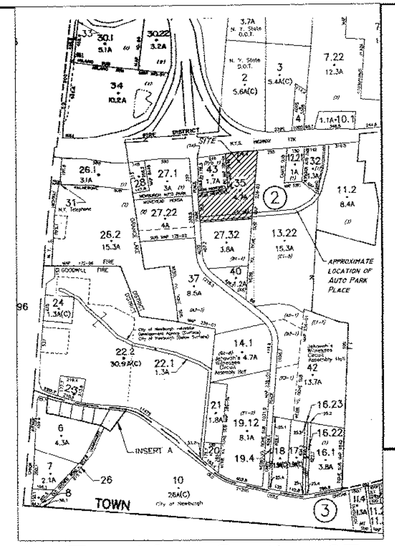
$A_p = V_w / (n d_t)$: A_p = SURFACE AREA OF TRENCH BOTTOM
V_w = DESIGN VOLUME WQV
n = POROSITY = 0.4
d_t = DEPTH OF TRENCH

$A_p = 75\ CF / CHAMBER / \frac{0.4 \times 42''}{12} = 53.5\ S.F. / CHAMBER$

CHAMBER WIDTH + STONE
51" + 12" + 12" = 75" = 6.25'
CHAMBER LENGTH = 86" = 7.17'
AREA CHAMBER = 45 S.F.
∴ ADD TO WIDTHS TO GET TO 7.5' ±
SC-740 TRENCH WIDTHS TO BE 7'-7"

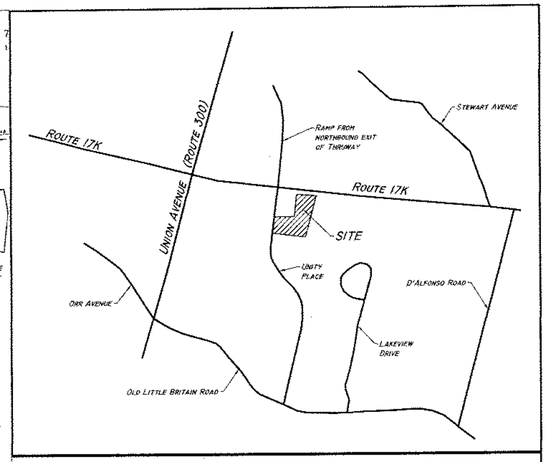






Tax Map: Section 97

Scale: 1"=600'±



Location Map

Scale: 1"=1000'±

ZONING DISTRICT: IB (INTERCHANGE BUSINESS)

	IB	Lot 1 (97-2-35)		Lot 2 (97-2-43)	
		EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT AREA WITH OR WITHOUT PUBLIC WATER OR SEWER (SQUARE FEET)	40,000s.f.	4.66 ACRES (202,900 S.F.)	5.07 ACRES (220,769 S.F.)	1.74 ACRES (76,000 S.F.)	1.34 ACRES (58,448 S.F.)
MINIMUM YARDS					
FRONT YARD (FEET)	50	-	80' (17K)	58' TO OVERHANG	58' TO OVERHANG
REAR YARD (FEET)	60	-	338'	126'	118'
SIDE YARD (FEET)	30/80	-	45'/ 107'	103' / 226'	57' / 156'
MINIMUM LOT WIDTH	150'	277'	332'	266' (17K)	191' (17K)
MINIMUM LOT DEPTH	150'	584'	584'	305'	298'
MAXIMUM BUILDING COVERAGE (PERCENT)	40%	-	18.6%	8.5%	17% WITH OVERHANG
MAXIMUM LOT SURFACE COVERAGE (PERCENT)	80%	8%	80%	73%	70%
MAXIMUM HEIGHT					
STORIES	2.5	-	2	1	1
HEIGHT (FEET)	35	-	30'	20'±	20'±

ROUTE 17K WAS USED TO CALCULATE THE FRONTAGE AND FRONT YARD.

NOTES:

1. SEE FOLLOWING FILED MAP NUMBERS.
WEBB PROPERTIES: MAP NUMBER 286-04, LOT 1.
WEBB, YU, TSUNG: MAP NUMBER 236-01, LOT 2.
WEBB PROPERTIES: MAP NUMBERS 9949, LOT 2.

2. TOTAL PARKING SPACES: CUSTOMER + STORAGE = 247 SPACES.

Preliminary Site Plan and Lot Line Revision

for

Webb Properties, Inc.

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

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

STATE OF NEW YORK ROBERT J. JAMES LICENSED PROFESSIONAL ENGINEER # 079011

STATE OF NEW YORK ROBERT J. JAMES LICENSED LAND SURVEYOR No. 050058

OWNER / APPLICANT

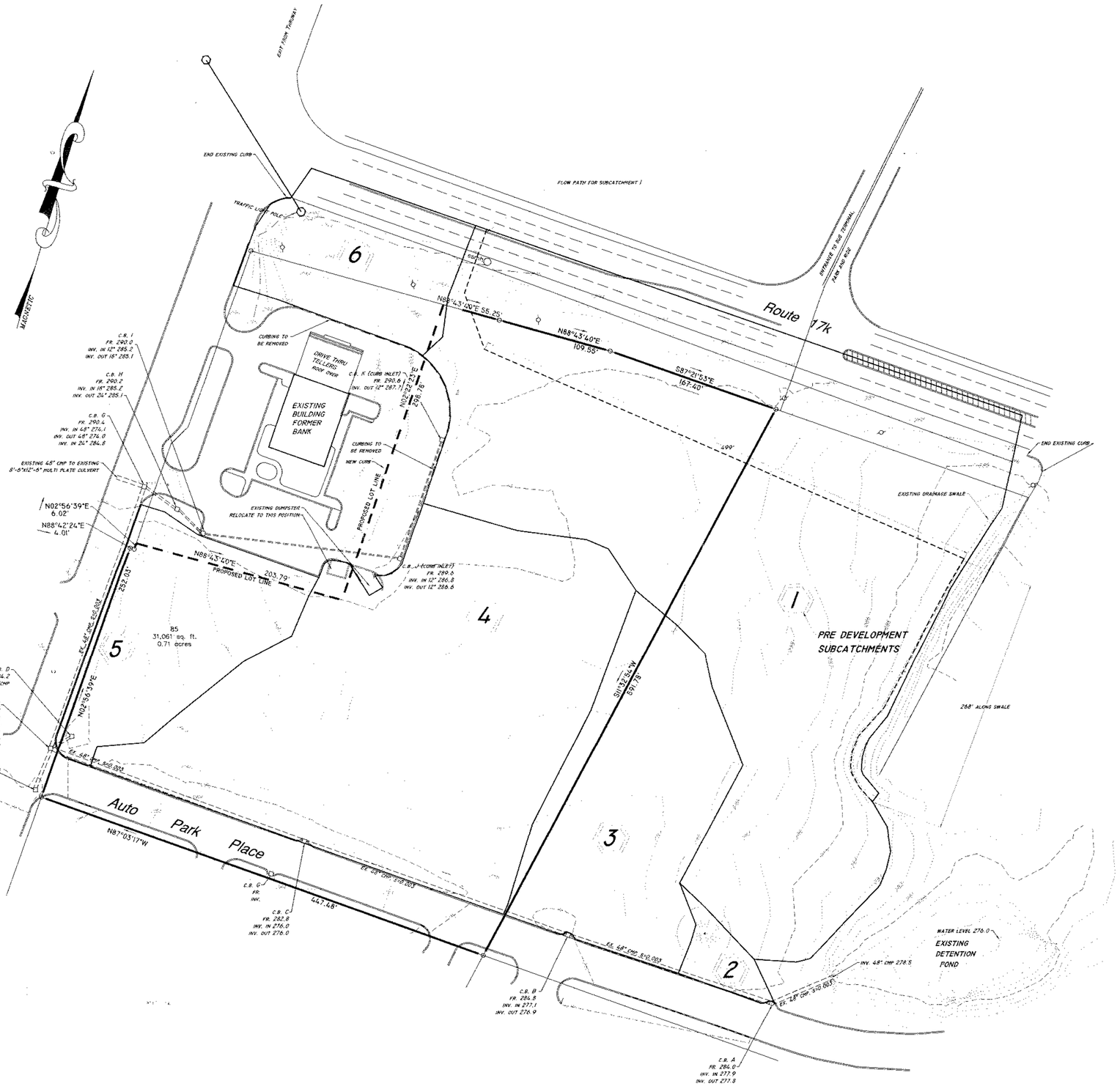
WEBB PROPERTIES, INC.
800 AUTO PARK PLACE
NEWBURGH, N.Y. 12550
(845) 561-7600

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

REVISIONS 1. 7/01/14 PRELIMINARY SITE GRADING, DRAINAGE, UTILITIES ADDED, REVISED BULK TABLE.

C:\Land Projects 2008\Newburgh Auto Park\dwg\MAP 5-9-14 NEW DEALERSHIP.dwg, 7/28/2014 7

SIZE	FSCM NO.	DWG NO.	REV
D	-	14G1834	-
PLOT SCALE	FIELD BOOK NO.	SHEET	
1" = 50'	209	1 of 4	



Pre Development Subcatchments
Site Plan
for

Webb Properties, Inc.

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

Town of Newburgh Orange County New York State
Scale: 1"=50' Date:July 27, 2014

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

OWNER / APPLICANT

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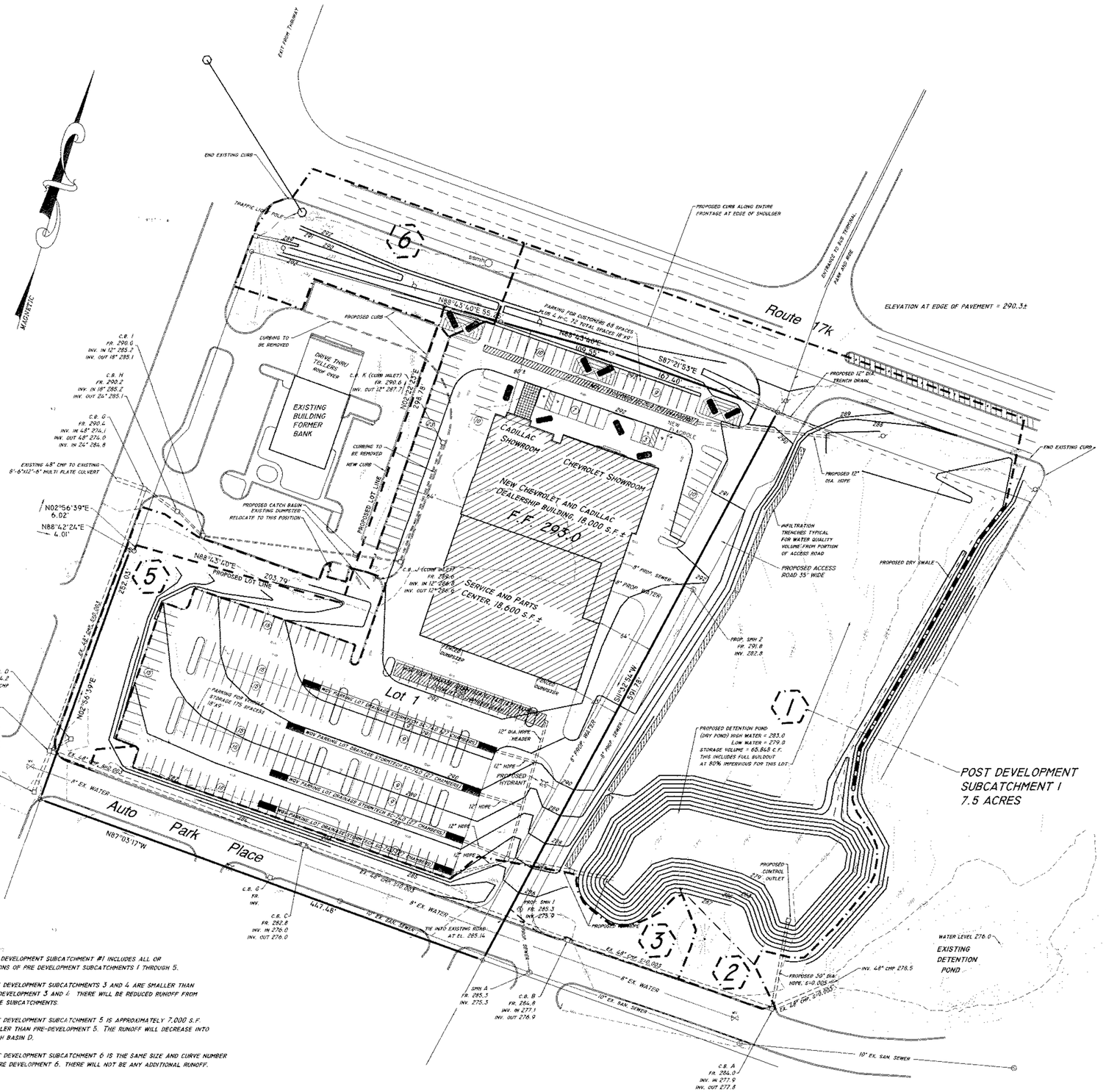
REVISIONS	C:\Land Projects 2009\Newburgh Auto Park\dwg\NAP 5-9-14 NEW DEALERSHIP.dwg 7/28/2014 7			
	SIZE D	FSCM NO. -	DWG NO. 14G1834	REV -
	PLOT SCALE 1" = 50'	FIELD BOOK NO. 209	SHEET 2 of 4	



NOTES:

1. POST DEVELOPMENT SUBCATCHMENT #1 INCLUDES ALL OR PORTIONS OF PRE DEVELOPMENT SUBCATCHMENTS 1 THROUGH 5.
2. POST DEVELOPMENT SUBCATCHMENTS 3 AND 4 ARE SMALLER THAN PRE DEVELOPMENT 3 AND 4 THERE WILL BE REDUCED RUNOFF FROM THESE SUBCATCHMENTS.
3. POST DEVELOPMENT SUBCATCHMENT 5 IS APPROXIMATELY 7,000 S.F. SMALLER THAN PRE-DEVELOPMENT 5. THE RUNOFF WILL DECREASE INTO CATCH BASIN D.
4. POST DEVELOPMENT SUBCATCHMENT 6 IS THE SAME SIZE AND CURVE NUMBER AS PRE DEVELOPMENT 6. THERE WILL NOT BE ANY ADDITIONAL RUNOFF.

Post Development Subcatchments Site Plan

for

Webb Properties, Inc.

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

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

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

OWNER / APPLICANT

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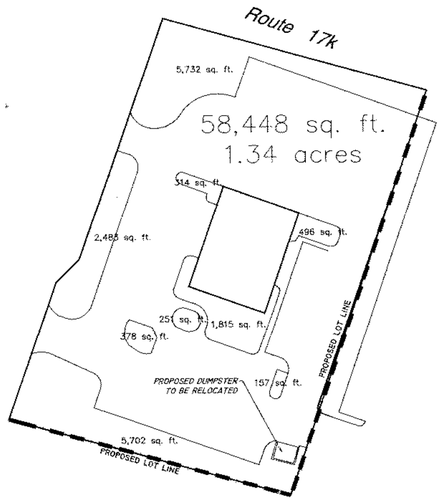
REVISIONS

C:\Land Projects 2009\Newburgh Auto Park\dwg\MAP 5-9-14 NEW DEALERSHIP.dwg 7/29/2014 7

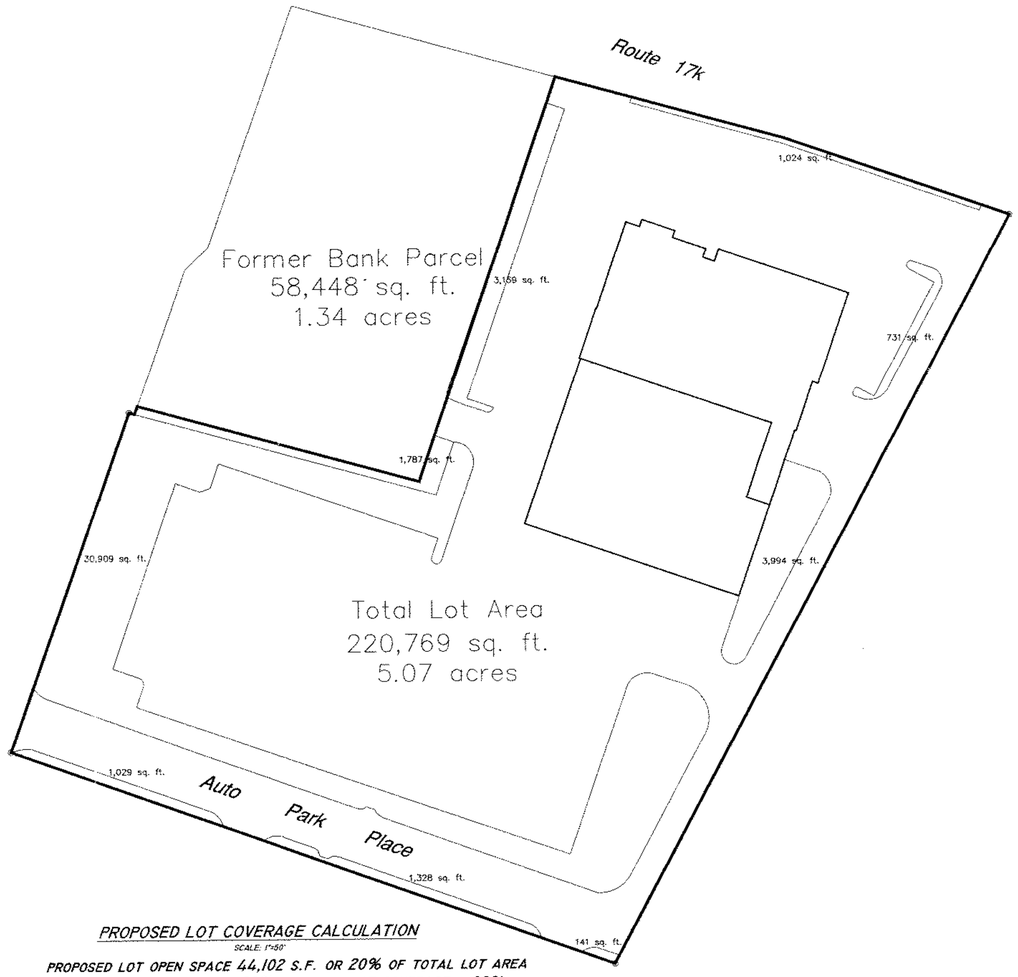
SIZE	FSCM NO.	DWG NO.	REV
D	-	14G1834	-
PLOT SCALE	FIELD BOOK NO.	SHEET	
1" = 50'	209	3 of 4	



PROPOSED LOT COVERAGE CALCULATION

SCALE: 1"=50'

PROPOSED LOT OPEN SPACE 17,328 S.F. OR 30% OF TOTAL LOT AREA
PROPOSED LOT COVERAGE = 70%, MAXIMUM LOT COVERAGE = 80%



PROPOSED LOT COVERAGE CALCULATION

SCALE: 1"=50'

PROPOSED LOT OPEN SPACE 44,102 S.F. OR 20% OF TOTAL LOT AREA
PROPOSED LOT COVERAGE = 80%, MAXIMUM LOT COVERAGE = 80%

Lot Coverage Calculations
Site Plan

for

Webb Properties, Inc.

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

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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REVISIONS

O:\Land Projects 2008\Newburgh Auto Park\dwg\MAP 5-8-14 NEW DEALERSHIP.dwg 7/28/2014

SURF	FSCM NO.	DWG NO.	REV
D	-	14G1834	-
PLOT SCALE	FIELD BOOK NO.	SHEET	
1" = 50'	209	4 of 4	