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 CONSULTING ENGINEERS D.P.C.**

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 MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
 MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)
 PATRICK J. HINES
 LYLE R. SHUTE, P.E. LEED-AP (NY, NJ, PA)

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

PROJECT: ALDI EXPANSION
PROJECT NO.: 18-06
PROJECT LOCATION: SECTION 97, BLOCK 1, LOT 2
REVIEW DATE: 12 APRIL 2018
MEETING DATE: 19 APRIL 2018
PROJECT REPRESENTATIVE: APD ENGINEERING

1. The project will have minimal impact on the site plan as it proposes a 971+/- square foot addition to the rear of the existing structure. No stormwater impacts will result as portions of a gravel parking area will be converted to green space under the proposed plan. Previous modification to the site added landscaped islands. Existing drainage facilities on the site will be continued to be utilized.
2. If the facility does not currently have a filed Stormwater Facilities Maintenance Agreement it would be appropriate to request one to complete the Town's compliance with MS4 regulations. Long term monitoring of the onsite stormwater should be required.
3. Details of the gravel removal, topsoil and seeding should be added to the plan sheet.
4. Project requires submittal to the Orange County Planning Department due to the proximity to NYS Route 17K.
5. It does not appear that the project will result in any traffic impacts which would require review and approval by NYSDOT. This office will defer to Ken Wersted whether DOT is required to be notified for the small building addition.

Respectfully submitted,

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

Patrick J. Hines
 Principal
 PJH/kbw

Company Headquarters

615 Fishers Run
Victor, NY 14564
585-742-2222
585-924-4914 Fax
Website: www.apd.com



Jim

Town of Newburgh – Planning Board
308 Gardnertown Road
Newburgh, NY 12550

April 5, 2018

Attn: Mr. John Ewasutyn, Chairman

APR - 9 2018

RE: ALDI Expansion – 13 NYS Route 17

TOWN OF NEWBURGH
PLANNING BOARD
18-0209

Dear Members of the Board:

PB 2018-06

As the applicant for ALDI, Inc. we are pleased to submit for an Amended Site Plan Approval, the attached 15 sets of plans, 15 copies of the applications and the fees, which would allow them to expand their existing store. This expansion will add +/- 971 SF (16' x 60'8") along the back (south side) of the store. This expansion will add storage area in the rear of the store behind the loading dock.

The site modifications are designed to have minimal impact to the existing store and will not impact parking, access, lighting or utilities. The expansion is proposed to be located in an existing gravel area in the rear of the store. Access in this area will be maintained up to the existing transformer, after which the gravel will be removed and replaced with topsoil and lawn. The project in 2014 added 1,123 sf of greenspace with increased islands. This addition would not impact greenspace because that area is presently graveled. In addition, approximately 1,588 sf of gravel area will be converted to greenspace as new lawn area, providing a further increase in greenspace. The entire increase in greenspace in 2014 was pavement (impervious area) this increase in impervious area would still keep the overall impervious area 152 sf below the original store. No stormwater impacts are anticipated because the overall impervious area is still below the original store, and the removal of the 1,588 sf of gravel will improve stormwater runoff quality and quantity.

The number of parking stalls will be maintained at 109 spaces. The parking required is based on the gross leaseable area of the expanded store. The total area of the expanded store is +/-18,106 sf and includes 6,358 sf of storage area. The definition of gross leaseable area allows storage areas to be reduced by 50% in parking calculations. Therefore, the required parking would be $(18,106 \text{ sf} - (50\% \times 6,358 \text{ sf})) / 150 \text{ stalls/sf} = 14,927 \text{ sf} / 150 \text{ s} = 99.5$ or 100 spaces.

The building expansion will be constructed to match the existing building façade. Elevations of the proposed changes are included in this submittal.

"Civil Engineers & Architects with Full Service Capabilities"

Over 20 years of Proven Success

APD Engineering & Architecture does not have a certificate of authorization to operate in all States or territories. Please contact our home office for more information regarding other states beyond New York.

In summary, we feel the proposed project will have minimal impact to the site while enhancing the operation of the store.

Please feel free to contact us if you need any additional information and we make ourselves available for any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Cleason". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Steven Cleason, PE
Senior Project Manager

cc: Jonathan Eckman, ALDI

MA\2013 Jobs\192 - ALDI Newburgh NY\Permits and Approvals\Local\Application Letter.docx

TOWN OF NEWBURGH PLANNING BOARD

ALDI Expansion

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. NA **Surveyor,s Certification** not subdividing
12. NA **Surveyor's seal and signature** not subdividing
13. NA **Name of adjoining owners** Not Available
14. NA **Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements**
15. NA **Flood plain boundaries**
16. NA **Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989** Existing connection
17. X **Metes and bounds of all lots**
18. X **Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street** No work proposed in ROW
19. NA **Show existing or proposed easements (note restrictions)**
20. NA **Right-of-way width and Rights of Access and Utility Placement** no changes to utilities
21. NA **Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)** No changes proposed
22. NA **Lot area (in sq. ft. for each lot less than 2 acres)** Existing lot size shown no subdivision
23. NA **Number of lots including residual lot** No subdivision
24. NA **Show any existing waterways** None on site, storm lines shown
25. NA **A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable**
26. NA **Applicable note pertaining to owners review and concurrence with plat together with owner's signature**
27. X **Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.** no changes
28. NA **Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided** No subdivision
29. X **Show topographical data with 2 or 5 ft. contours on initial submission**

30. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. NA If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. NA Number of acres to be cleared or timber harvested
33. X Estimated or known cubic yards of material to be excavated and removed from the site +/- 30 cubic yards of gravel to be removed
34. X Estimated or known cubic yards of fill required +/- 25 cubic yards of topsoil to be imported
35. X The amount of grading expected or known to be required to bring the site to readiness Existing area very close to final grade
36. X Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
No work in Buffer
-
37. X Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
No work in Flood Plain
-
38. NA List of property owners within 500 feet of all parcels to be developed (see attached statement). Need to request information

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: 
Licensed Professional

Date: 4/5/18

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 4/6/18

NAME OF PROJECT: ALDI Expansion

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Brick Veneer Masonry

COLOR OF THE EXTERIOR OF BUILDING:

Blend of reddish and brownish colored brick, with blonde brick soldier course accent band

ACCENT TRIM:

Location: The accent soldier course of brick is 9'-2" AFF

Color: Blonde yellow

Type (material): Brick veneer

PARAPET (all roof top mechanicals are to be screened on all four sides):

N/A - No parapet is planned at the addition - no RTU's will be placed on the addition

ROOF:

Type (gabled, flat, etc.): Flat

Material (shingles, metal, tar & sand, etc.): single ply membrane

Color: white

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
ALDI Store Expansion, Owner - ALDI Inc, Applicant - APD Engineering and Architecture, PLLC.			
Name of Action or Project: ALDI Expansion			
Project Location (describe, and attach a location map): 13 NYS Route 17K, Newburgh, NY - 2nd Property East of D'Alfonso Road South of NYS Route 17. Location map on plans			
Brief Description of Proposed Action: ALDI is proposing to expand their existing store by +/-971 SF (60.67x16') along the south side of the building behind the loading dock. The addition will be in an existing gravel area in the rear of the store and not impact any parking or utilities. The expansion area will add storage area to the existing store. No increase utility demand is anticipated since no new fixtures are proposed to be added.			
Name of Applicant or Sponsor: APD Engineering and Architecture, PLLC. (Rep. Steven Cleason, PE)		Telephone: 585-742-0200 E-Mail: scleason@apd.com	
Address: 615 Fishers Run			
City/PO: Victor		State: New York	Zip Code: 14564
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Orange County Planning - Review and approval Town of Newburgh Planning Board - Site Plan approval Town of Newburgh - Building Permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.39 acres	
b. Total acreage to be physically disturbed?		0.07 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.39 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ Detention facility already exists _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Steven Cleason for ALDI</u>		Date: <u>4/5/18</u>
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Steven Cleason

APPLICANT'S NAME (printed)

Steven Cleason

APPLICANTS SIGNATURE

4/5/18

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) ALDI, Inc., DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 295 Rye Street, South Windsor, CT 06074

IN THE COUNTY OF Hartford County

AND STATE OF Connecticut

AND THAT HE/SHE IS THE OWNER IN FEE OF Owner Representative

ALDI Store Section 97, Block 1, Lot 2 address 13 NYS Route 17, Newburgh, NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND APD Engineering and Architecture IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 4/5/18

**NAMES OF ADDITIONAL
REPRESENTATIVES**

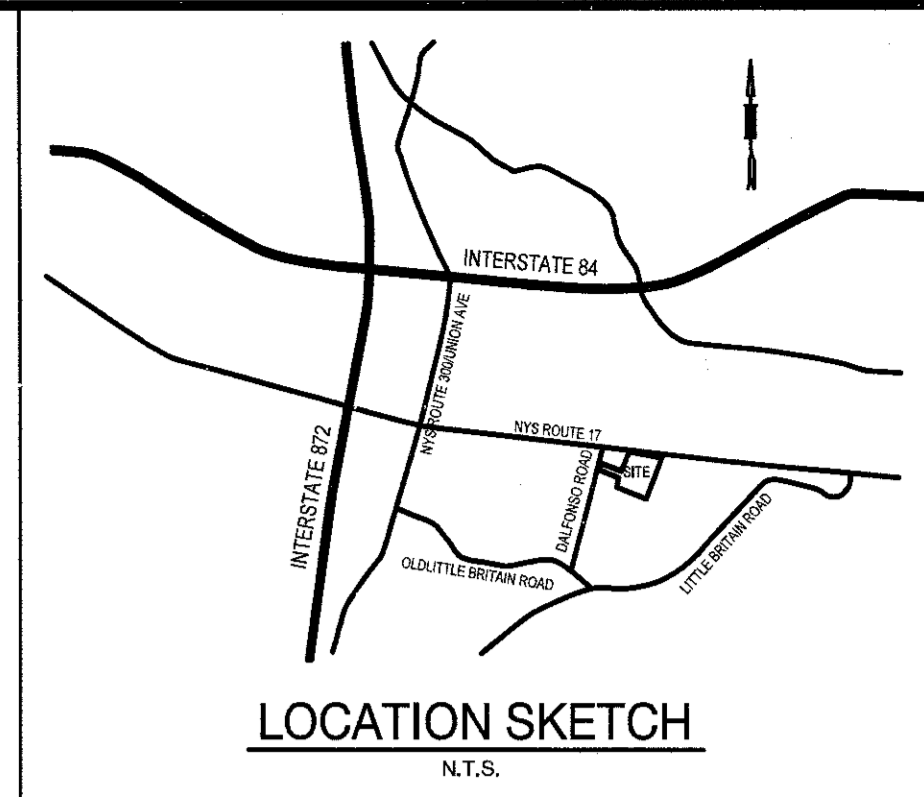
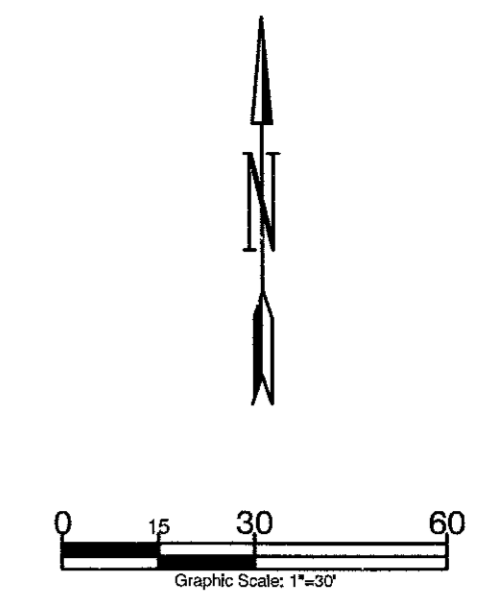

OWNERS SIGNATURE

JONATHAN ECKMAN
OWNERS NAME (printed)


WITNESS' SIGNATURE

Amanda Wray
WITNESS' NAME (printed)

ALDI - NEWBURGH, NY



Revisions:	Date:
1	SUBMIT TO TOWN 4/6/18
2	
3	
4	
5	
6	
7	
8	
9	

Seal	Seal
PROJECT MANAGER	DATE
PROJECT ENGINEER / ARCHITECT	DATE
PROJECT DESIGNER	DATE

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 Drawing Alteration
 It is a violation of law for any person, unless acting under the direction of licensed Architect, Professional Engineer, Landscape Architect, or Land Surveyor to alter any item on this document in any way.
 Any licensee who alters this document is required by law to affix his or her seal and to add the notation "Altered By" followed by his or her signature and the specific description of the alteration or revision.
DO NOT SCALE PLANS
 Copying, Printing, Software and other processes required to produce these plans can stretch or distort the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact APD Engineering with any need for additional dimensions or clarifications.

APD Engineering & Architecture, PLLC
 615 Fishers Run
 Victor, NY 14564
 585.742.2222
 585.924.4914 fax
 www.apd.com

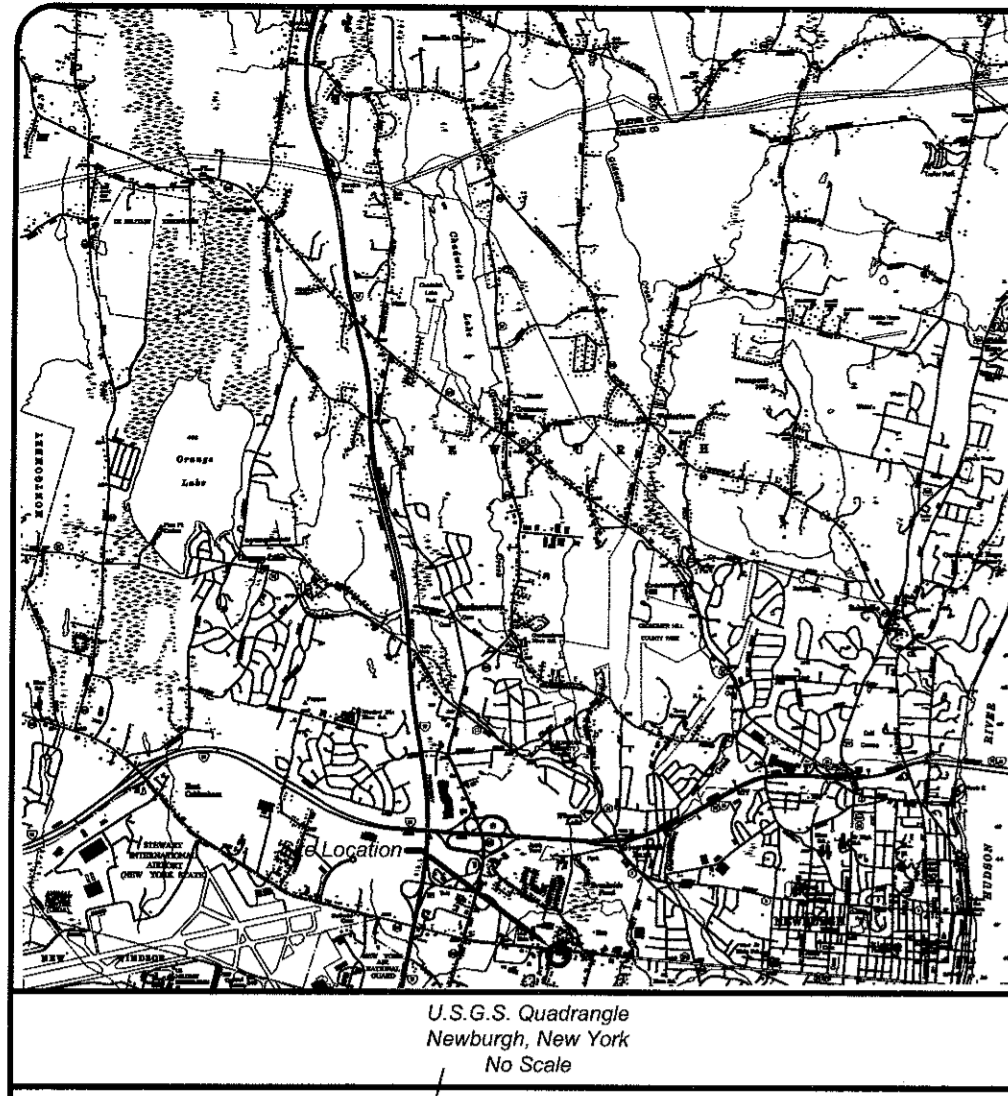
ALDI Inc.
 South Windsor Division
 295 Rye Street
 South Windsor, CT 06074
 (860) 290-2900
 (860) 291-0203 fax

ALDI - Newburgh, NY
 NYS Rt 17K
 Town of Newburgh, NY 12550
 Orange County
 Project Name & Location:

COVER SHEET	
Drawing Name:	
Date: 4/2/18	Project No. 18-0209C
PRELIMINARY Type: /FINAL	
Drawn By: SGC	CS
Scale: 1"=30'	Drawing No.

PLAN LIST	
COVER SHEET	CS
SURVEY	CK 3513-01-14
SITE PLAN	C2
GRADING AND UTILITY PLAN	C3
DETAILS AND SPECIFICATIONS	C4

REFERENCES:
 1. REFERENCE SHOULD BE MADE TO ORIGINAL ALDI CONSTRUCTION DRAWINGS PREPARED BY BOHLER ENGINEERING, INC. DATED 11/20/95, REVISED 7/24/98.
 2. UPDATED SURVEY BY THEW ASSOCIATES DATED 01/22/2014.
 3. SITE PLANS PREPARED BY APD ENGINEERING AND ARCHITECTURE SIGNED BY TOWN ON 4/17/2014.



U.S.G.S. Quadrange
Newburgh, New York
No Scale

General Notes:

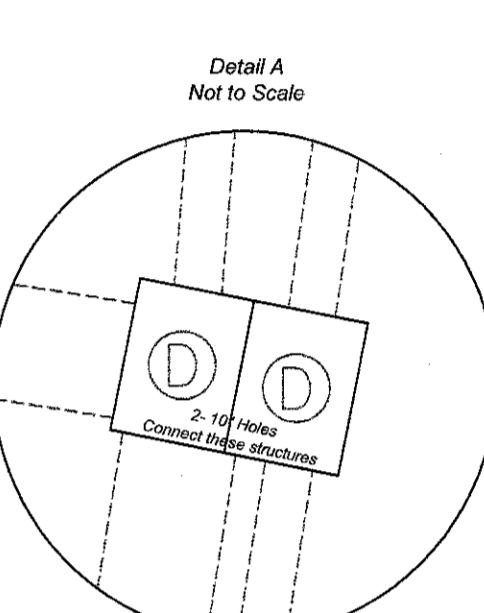
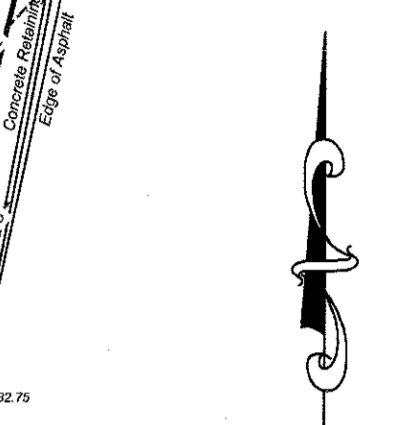
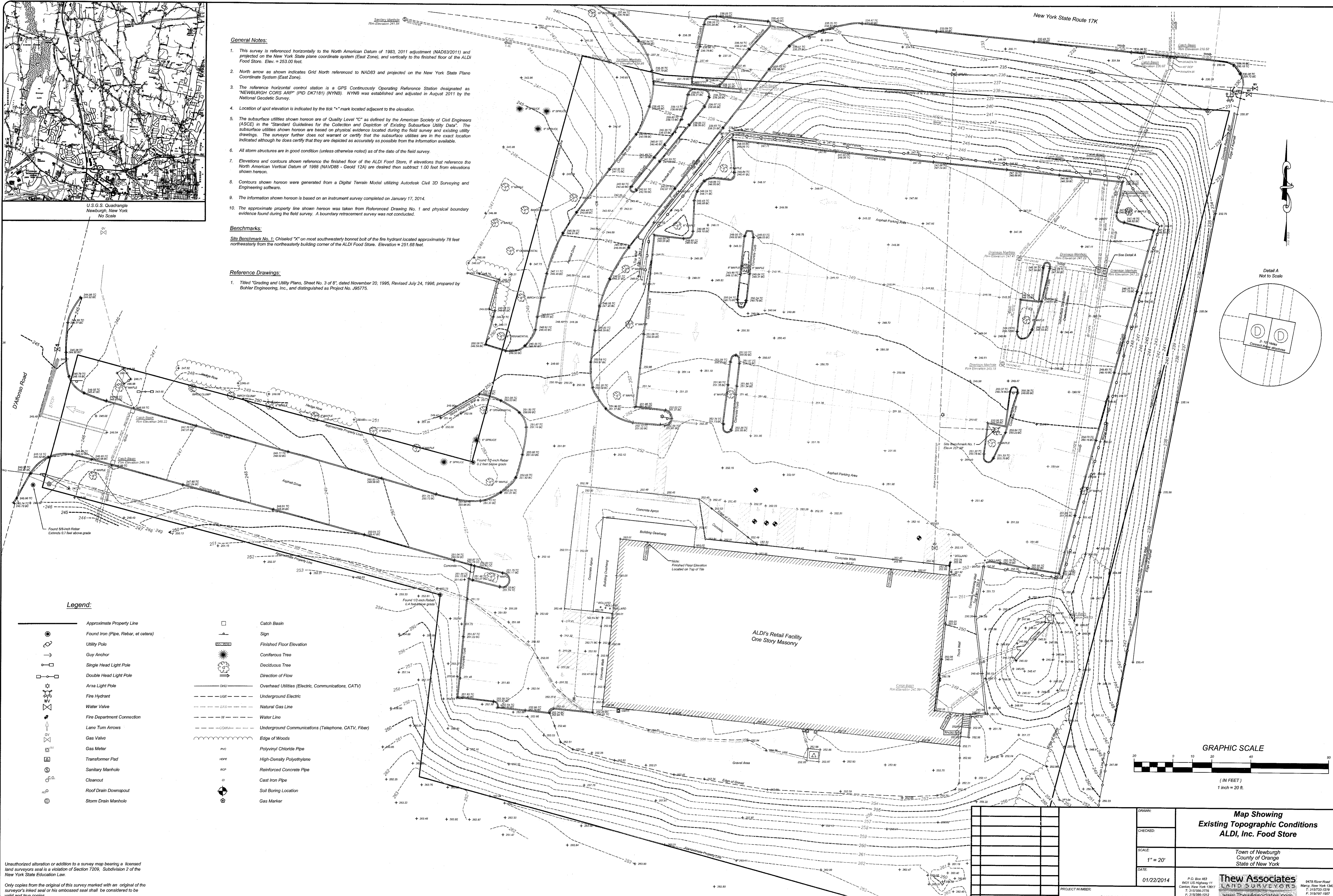
- This survey is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011) and projected on the New York State plane coordinate system (East Zone), and vertically to the finished floor of the ALDI Food Store. Elev. = 253.00 feet.
- North arrow as shown indicates Grid North referenced to NAD83 and projected on the New York State Plane Coordinate System (East Zone).
- The reference horizontal control station is a GPS Continuously Operating Reference Station designated as "NEWBURGH CORS ARP" (PID DK7181) (NYNB). NYNB was established and adjusted in August 2011 by the National Geodetic Survey.
- Location of spot elevation is indicated by the tick "*" mark located adjacent to the elevation.
- The subsurface utilities shown hereon are of Quality Level "C" as defined by the American Society of Civil Engineers (ASCE) in the "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data". The subsurface utilities shown hereon are based on physical evidence located during the field survey and existing utility drawings. The surveyor further does not warrant or certify that the subsurface utilities are in the exact location indicated although he does certify that they are depicted as accurately as possible from the information available.
- All storm structures are in good condition (unless otherwise noted) as of the date of the field survey.
- Elevations and contours shown reference the finished floor of the ALDI Food Store, if elevations that reference the North American Vertical Datum of 1988 (NAVD88 - Geoid 12A) are desired then subtract 1.00 foot from elevations shown hereon.
- Contours shown hereon were generated from a Digital Terrain Model utilizing Autodesk Civil 3D Surveying and Engineering software.
- The information shown hereon is based on an instrument survey completed on January 17, 2014.
- The approximate property line shown hereon was taken from Referenced Drawing No. 1 and physical boundary evidence found during the field survey. A boundary retracement survey was not conducted.

Benchmarks:

Site Benchmark No. 1, Chiseled "X" on most southwestern corner bolt of the fire hydrant located approximately 78 feet northwesterly from the northeasterly building corner of the ALDI Food Store. Elevation = 251.55 feet.

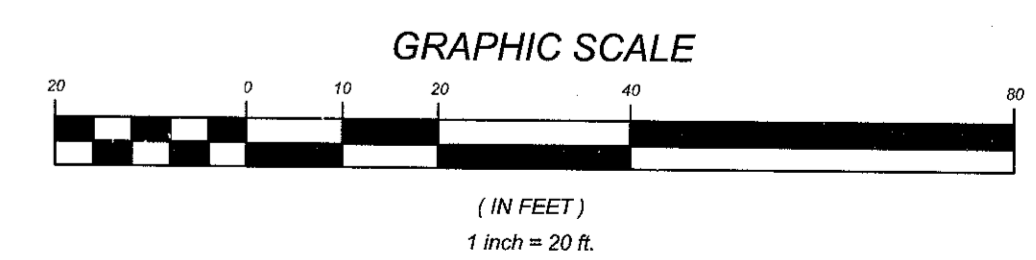
Reference Drawings:

- Titled "Grading and Utility Plans, Sheet No. 3 of 8", dated November 20, 1995, Revised July 24, 1996, prepared by Butler Engineering, Inc., and distinguished as Project No. J95775.



Legend:

- | | | | |
|--|--------------------------------|--|---|
| | Approximate Property Line | | Catch Basin |
| | Found Iron (Pipe, Rebar, etc.) | | Sign |
| | Utility Pole | | Finished Floor Elevation |
| | Guy Anchor | | Coniferous Tree |
| | Single Head Light Pole | | Deciduous Tree |
| | Double Head Light Pole | | Direction of Flow |
| | Area Light Pole | | Overhead Utilities (Electric, Communications, CATV) |
| | Fire Hydrant | | Underground Electric |
| | Water Valve | | Natural Gas Line |
| | Fire Department Connection | | Water Line |
| | Lane Turn Arrows | | Underground Communications (Telephone, CATV, Fiber) |
| | Gas Valve | | Edge of Woods |
| | Gas Meter | | Polyvinyl Chloride Pipe |
| | Transformer Pad | | High-Density Polyethylene |
| | Sanitary Manhole | | Reinforced Concrete Pipe |
| | Cleanout | | Cast Iron Pipe |
| | Roof Drain Downspout | | Soil Boring Location |
| | Storm Drain Manhole | | Gas Marker |



Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's inked seal or his embossed seal shall be considered to be void and true copies.

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DRAWN:		Map Showing Existing Topographic Conditions ALDI, Inc. Food Store	
CHECKED:		Town of Newburgh County of Orange State of New York	
SCALE: 1" = 20'		Thew Associates LAND SURVEYORS www.ThewAssociates.com	
DATE: 01/22/2014		9478 River Road Marcy, New York 13403 T: 315.732.2218 F: 315.997.1957	
PROJECT NUMBER: CK3513-01-14			
REV	DESCRIPTION	DATE	

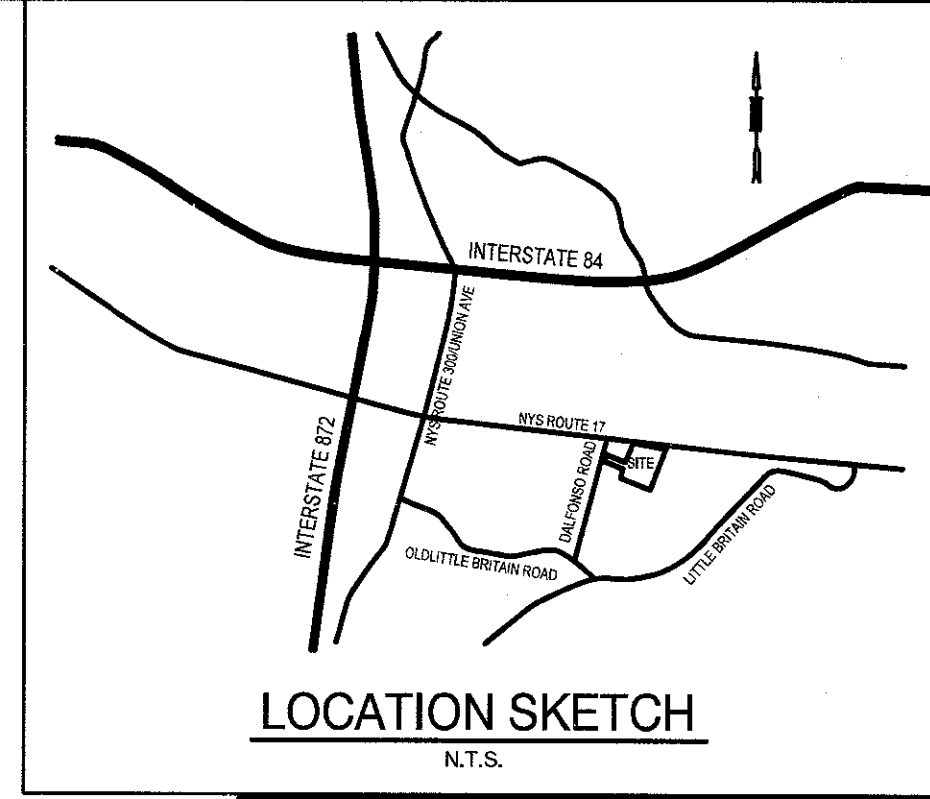
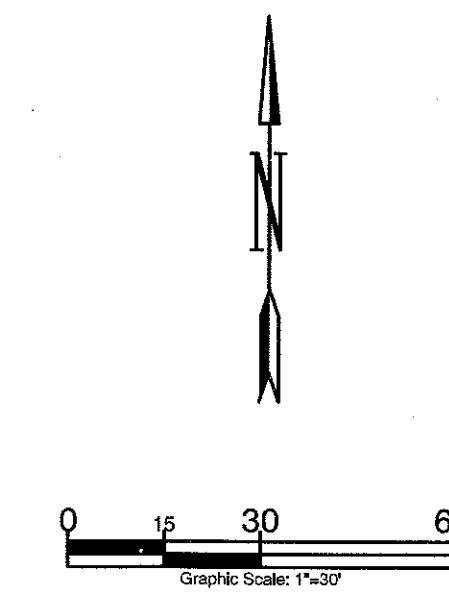
SITE NOTES:

1. ALL EXISTING BUILDING(S), SITE, GRADING AND UTILITY INFORMATION SHOWN ON THESE PLANS IS REPRESENTED BASED ON USE OF THE LISTED REFERENCES. NOTE THE BASE INFORMATION SHOWN ON THESE PLANS CONSIDER THE SURVEY BY THEW, DESIGN 2014 DESIGN PLANS FROM APD ENGINEERING AND ARCHITECTURE AND AERIAL PHOTOS OF THE SITE.
2. APD ENGINEERING IS ONLY RESPONSIBLE FOR THE PROPOSED IMPROVEMENTS RELATED TO THE CONSTRUCTION OF THE EXPANDED ALDI STORE. APD ENGINEERING DID NOT PERFORM ANY ORIGINAL SITE DESIGN OR SURVEY AND ACCEPTS NO RESPONSIBILITY FOR EXISTING SITE CONDITIONS OR FEATURES THAT WERE DESIGNED AND BUILT PREVIOUS TO THE PREPARATION OF THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSPECTIONS, TESTING, RECORD MAPS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF EACH SERVICE.
4. CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, SIZE, MATERIAL, AND INTEGRITY OF EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER OR OWNER'S REPRESENTATIVE AT THE TIME OF DISCOVERY TO ALLOW SUFFICIENT TIME FOR ANY NECESSARY REDESIGN.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, EXIT PORCH AND RAMP LOCATIONS.
7. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO MEET OR EXCEED THOSE CODES.
8. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION. SHOULD INSTALLATION ACTIVITIES DAMAGE EXISTING FEATURES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS AND/OR STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND JURISDICTIONAL REQUIREMENTS. ALL SUCH DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

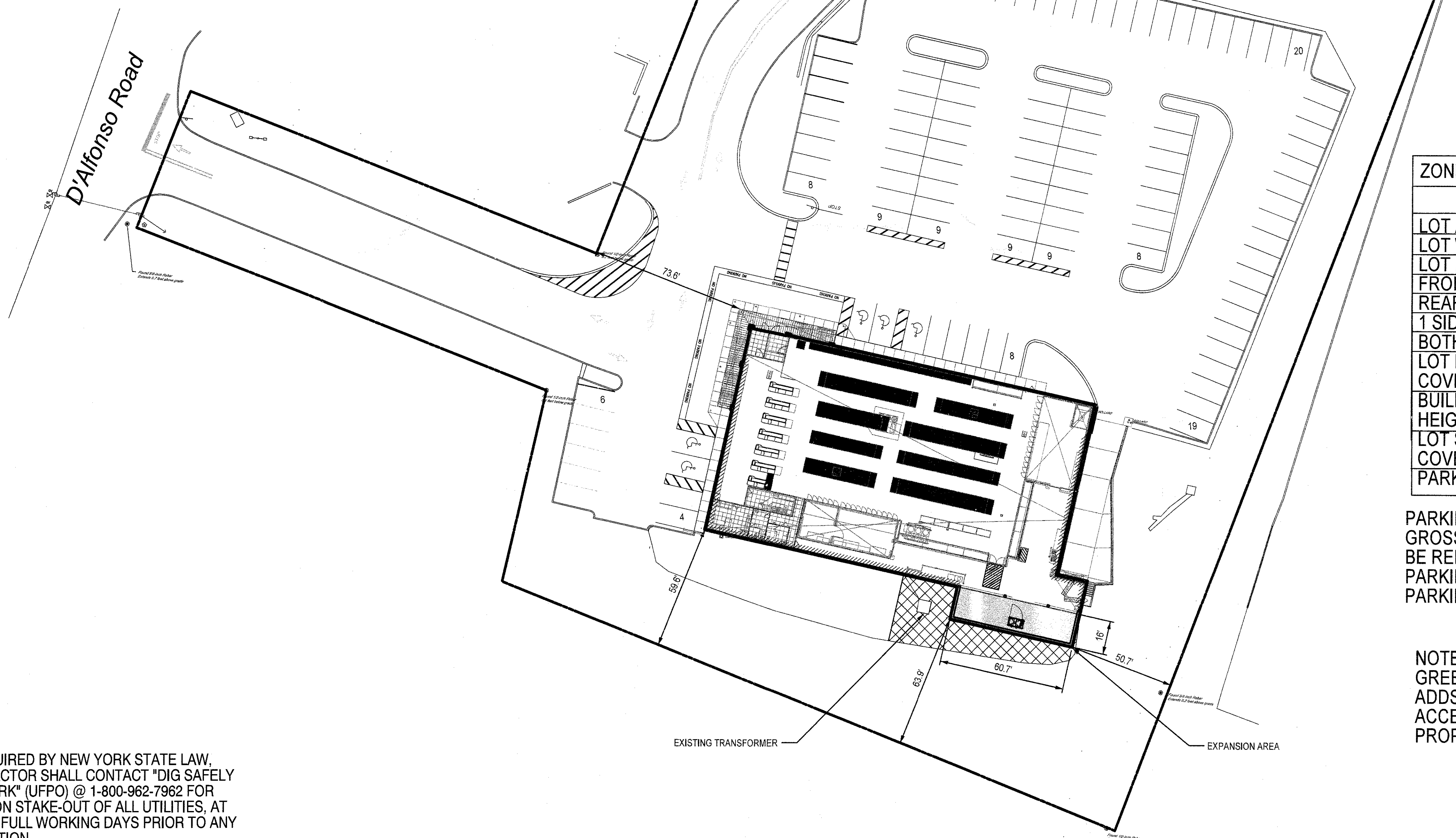
11. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, TANKS, VAULTS, STRUCTURES, ASPHALT, ETC., SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN. REFER TO THE SURVEY FOR ADDITIONAL INFORMATION.
12. REFER TO THE SURVEY AND ORIGINAL SITE PLAN BY BOHLER ENGINEERING FOR PROPERTY BOUNDARY INFORMATION (e.g. LOT AREA, PROPERTY LINE LENGTH, ETC.).

LEGEND

-  PROPOSED BUILDING EXPANSION
-  EXISTING CURB
-  PROPERTY LINE
-  REMOVE GRAVEL, TOPSOIL AND SEED AREA



New York State Route 17K



ZONING - IB INTERCHANGE BUSINESS

	REQ	EXISTING	PROPOSED
LOT AREA	40,000 SF	147,524 SF	147,524 SF
LOT WIDTH	150'	330+/-	330+/-
LOT DEPTH	150'	380+/-	380+/-
FRONT YARD	60'	214+/-	214+/-
REAR YARD	60'	60'	60'
1 SIDE YARD	50'	52.9'	50.7'
BOTH SIDES	100'	126.5' +/-	124.3+/-
LOT BUILDING COVERAGE	40%	11.6%	12.3%
BUILDING HEIGHT	35'	+/-22'	+/-22'
LOT SURFACE COVERAGE	80%	59.2%	59.9%
PARKING	100	109	109

PARKING REQUIRED BASED ON 1 PER 150 SF OF GROSS LEASABLE AREA. GROSS LEASABLE CAN BE REDUCED BY 1/2 THE STORAGE AREAS.
 PARKING REQ = $\{18,106 \text{ SF} - 1/2(6,358 \text{ SF})\} / 150$
 PARKING REQ = $14,927 / 150 = 99.5 = 100 \text{ SPACES}$

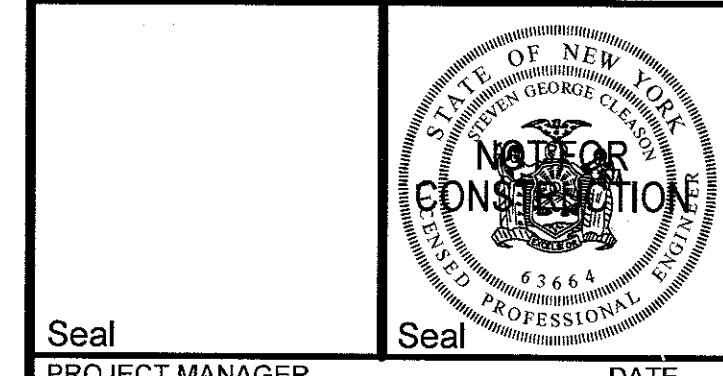
NOTE: THE ORIGINAL EXPANSION INCREASED GREENSPACE BY 1122.9 SF. THIS EXPANSION ADDS +/-971 SF OF BUILDING WITHIN A GRAVEL ACCESS DRIVE. 1,588 SF OF GRAVEL IS PROPOSED TO BE REPLACED WITH LAWN AREA.

AS REQUIRED BY NEW YORK STATE LAW, CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK" (UFPO) @ 1-800-962-7962 FOR LOCATION STAKE-OUT OF ALL UTILITIES, AT LEAST 2 FULL WORKING DAYS PRIOR TO ANY EXCAVATION.

- REFERENCES:**
1. REFERENCE SHOULD BE MADE TO ORIGINAL ALDI CONSTRUCTION DRAWINGS PREPARED BY BOHLER ENGINEERING, INC. DATED 11/20/95, REVISED 7/24/96.
 2. UPDATED SURVEY BY THEW ASSOCIATES DATED 01/22/2014
 3. SITE PLANS PREPARED BY APD ENGINEERING AND ARCHITECTURE SIGNED BY TOWN ON 4/17/2014

Revisions:

1	SUBMIT TO TOWN	4/8/18
2		
3		
4		
5		
6		
7		
8		
9		



PROJECT MANAGER _____ DATE _____
 PROJECT ENGINEER / ARCHITECT _____ DATE _____
 PROJECT DESIGNER _____ DATE _____

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ALDI - Newburgh, NY
 NYS Rt 17K
 Town of Newburgh, NY 12550
 Orange County
 Project Name & Location:

SITE PLAN

Drawing Name:		Project No.
Date:	4/2/18	18-0209C
Type:	PRELIMINARY /FINAL	
Drawn By:	SGC	C 2
Scale:	1"=30'	Drawing No.

GRADING AND UTILITY NOTES:

1. ALL PROPOSED ELEVATIONS SHOWN HEREON ARE FINISHED GRADE ELEVATIONS.
2. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
3. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE WHATEVER MEASURES NECESSARY TO LOCATE AND PROTECT EXISTING UTILITIES, STRUCTURES, AND OTHER FACILITIES TO REMAIN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER'S REPRESENTATIVES ATTENTION AT THE TIME OF DISCOVERY TO ALLOW SUFFICIENT TIME FOR ANY NECESSARY RE-DESIGN.
5. ANY WATER VALVES, GAS VALVES, CLEANOUTS, HANDHOLES, MANHOLES, AND CATCH BASINS TO REMAIN SHALL BE RAISED OR LOWERED TO PROPOSED FINISHED GRADES, AS NECESSARY.
6. ALL EXISTING UTILITY POLES AND ASSOCIATED GUY WIRES AND POWER LINES SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE.
7. SHOULD INSTALLATION ACTIVITIES DAMAGE EXISTING FEATURES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS AND/OR STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND/OR JURISDICTIONAL REQUIREMENTS. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND STOP ALL WORK IF HAZARDOUS MATERIALS ARE DISCOVERED. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE ENVIRONMENTAL AND HEALTH AGENCIES.
9. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
10. EARTHWORK SHOULD COMMENCE WITH THE COMPLETE REMOVAL OF ALL SURFICIAL TOPSOIL, ORGANIC SUBSOIL, AND ANY NEEDED CUT QUANTITIES FROM THE PROPOSED BUILDING FOOTPRINT AND PAVEMENT AREAS.
11. CONTRACTOR SHALL PERFORM ENVIRONMENTAL DUE DILIGENCE AND DETERMINE THAT ALL IMPORTED AND EXPORTED FILL IS CERTIFIED AS CLEAN FILL. CONTRACTOR SHALL KEEP DOCUMENTATION OF OFF-SITE MATERIAL USED AS STRUCTURAL FILL.
12. CONTRACTOR SHALL MAKE ALL NECESSARY DRAINAGE PROVISIONS WHEN COMPLETING GRADING WORK AND DURING CONSTRUCTION OF THE BUILDING FOUNDATION.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING RIM ELEVATIONS IN RELATION TO PROPOSED GRADE PRIOR TO INSTALLATION.

14. EXISTING DRAINAGE STRUCTURES & PIPING TO REMAIN SHALL BE INSPECTED, CLEANED AND REPAIRED AS NEEDED. EXISTING PIPES SHALL BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.


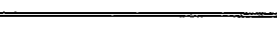





15. NO UTILITY WORK OUTSIDE THE BUILDING IS ANTICIPATED. HOWEVER ANY UTILITY CONFLICTS WITH THE EXPANSION ARE IDENTIFIED THEY SHALL BE BROUGHT TO AID AND THE ENGINEERS ATTENTION IMMEDIATELY TO AVOID DELAYS.

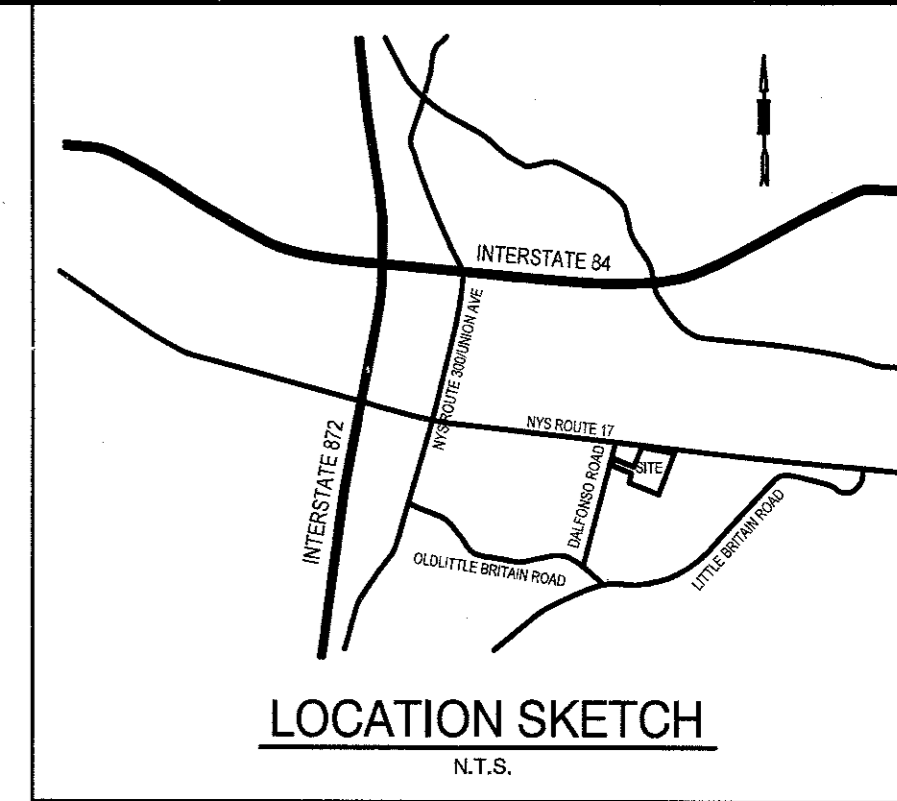
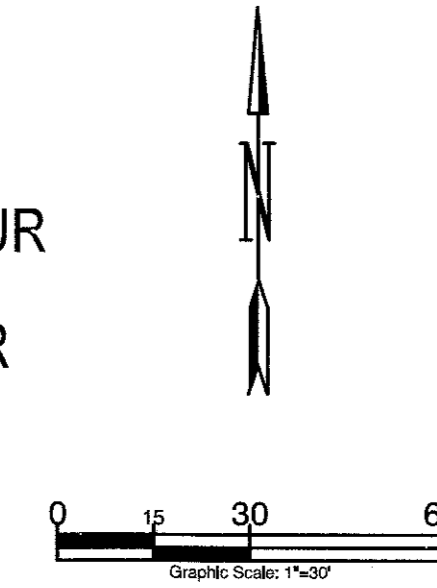
16. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR ANY DEMOLITION OR GRADING COMMENCES. MAINTAIN EXISTING GRAVEL IN AREAS OF CONSTRUCTION AS LONG AS POSSIBLE TO LIMIT EROSION. ADDITIONAL SILT FENCE, STONE FILTERS OR OTHER EROSION CONTROL DEVICES MAYBE REQUIRED TO LIMIT EROSION LEAVING THE WORK AREA. ALL EROSION CONTROL DEVICES SHALL BE CHECKED ONCE A WEEK AND AFTER EVERY 1/2 INCH OF RAIN. REPLACE, REPAIR OR ADD DEVICES AS NEEDED TO PREVENT EROSION FROM LEAVING THE WORK AREA.

17. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND ELEVATION OF INTERNAL ROOF DRAINS AND UNDER SLAB DRAINS.

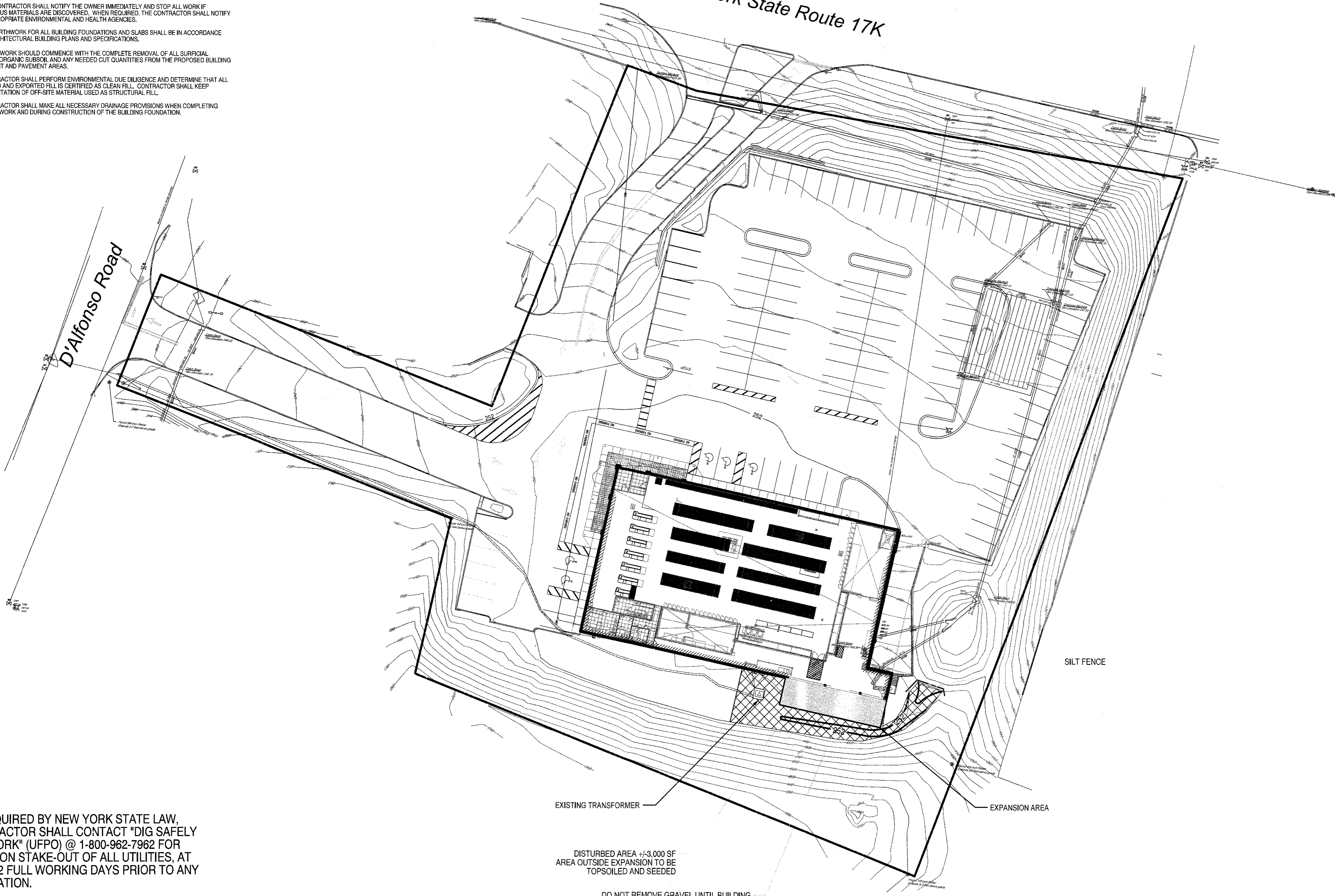
18. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING THROUGHOUT CONSTRUCTION. ALL NEW PAVING SHALL MATCH INTO EXISTING PAVEMENT WITH A SMOOTH SURFACE AND MAINTAIN POSITIVE DRAINAGE.

LEGEND

-  PROPOSED BUILDING EXPANSION
-  EXISTING CURB
-  PROPERTY LINE
-  LIMIT OF DISTURBANCE
-  SILT FENCE
-  PROPOSED CONTOUR
-  EXISTING CONTOUR



New York State Route 17K

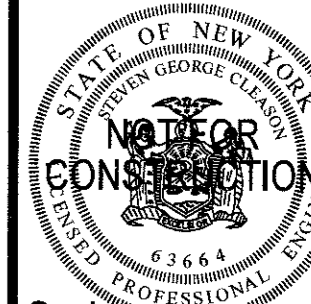


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REFERENCES:

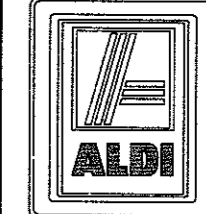
1. REFERENCE SHOULD BE MADE TO ORIGINAL ALDI CONSTRUCTION DRAWINGS PREPARED BY BOHLER ENGINEERING, INC. DATED 11/20/95, REVISED 7/24/96.
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3. SITE PLANS PREPARED BY APD ENGINEERING AND ARCHITECTURE SIGNED BY TOWN ON 4/17/2014

Revisions:	Date:
1 SUBMIT TO TOWN	4/6/18
2	
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PROJECT ENGINEER / ARCHITECT	DATE
PROJECT DESIGNER	DATE

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 Orange County

Project Name & Location:
GRADING AND UTILITY PLAN
 Drawing Name:

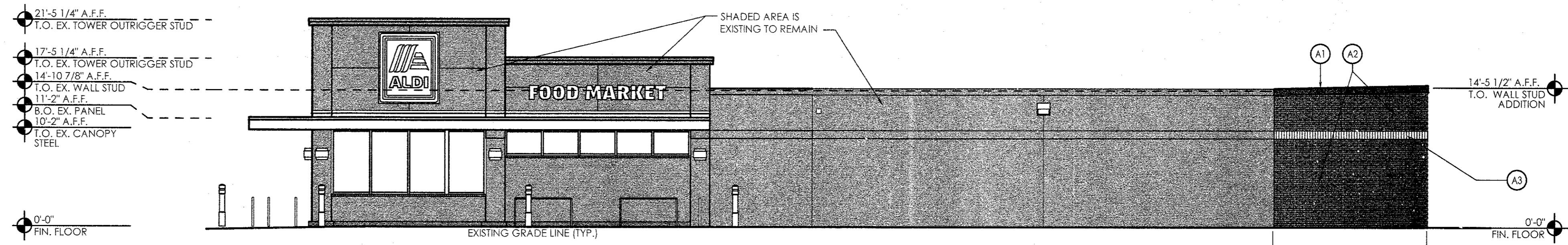
Date: 4/2/18	Project No. 18-0209C
Type: /FINAL	
Drawn By: SGC	C 3
Scale: 1"=30'	Drawing No.

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
EXISTING TOWER SIGN	2	46.6	93.2
TOTAL EXISTING SIGNAGE			93.2
SIGNAGE IS SHOWN FOR REFERENCE ONLY			

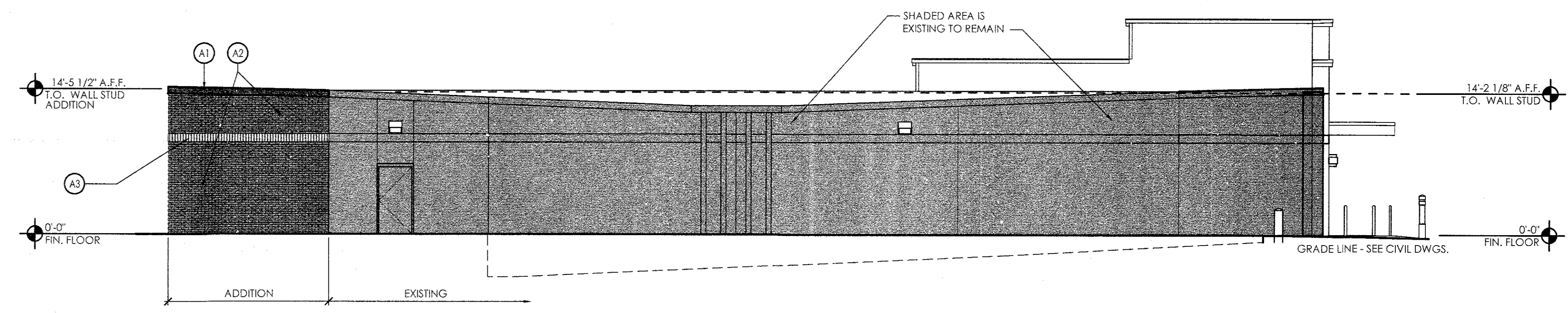
Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.

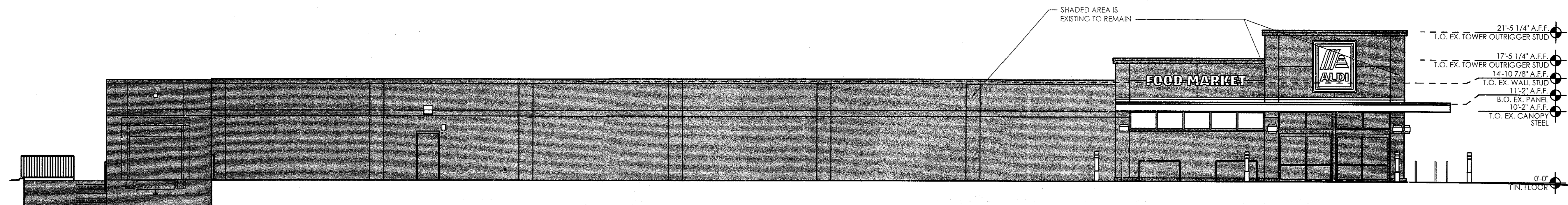
EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	EDGE METAL	TO MATCH EXISTING	SEE SPECIFICATIONS
A2	MODULAR BRICK	FIELD COLOR - SEE SPEC	FIELD - QUEEN SIZE TO MATCH EXISTING
A3	MODULAR BRICK	ACCENT COLOR - SEE SPEC	SOLDIER COURSE BAND - QUEEN SIZE TO MATCH EXISTING
A17	CONTROL JOINT		MAX 30' OC



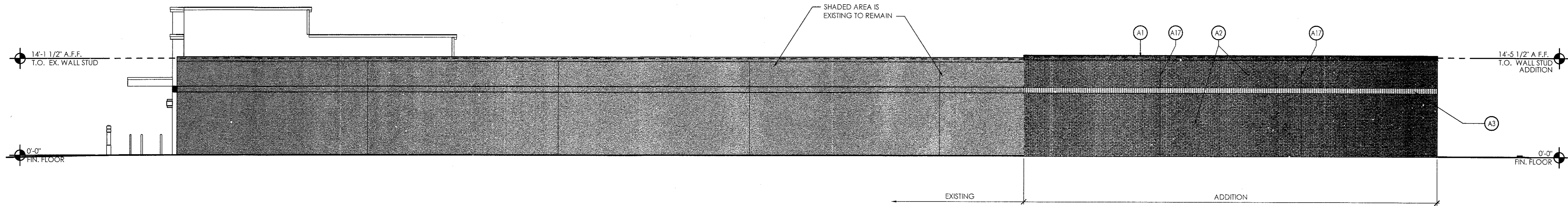
4 Side Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"



2 Front Elevation
SCALE: 1/8" = 1'-0"



1 Rear Elevation
SCALE: 1/8" = 1'-0"

Issued:		Date:
A	Issued for Client Review	03/23/18
B	Issued for Client Review	04/05/18
C		
D		
E		

Revisions:		Date:
1		
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Seal	Seal
PROJECT ARCHITECT/ENGINEER	DATE
PROJECT LEAD	DATE
PROJECT DESIGNER	DATE

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Orange County
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Exterior Elevations Drawing Name:	
Date: 03/23/18	Project No. 18-0209A
Type: BR Exp	
Drawn By: RDM	CEE-1
Scale: As Noted	Drawing No.