



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

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

PROJECT: COLANDREA SUNSHINE FORD LINCOLN
PROJECT NO.: 15-24
PROJECT LOCATION: SECTION 99, BLOCK 4, LOT 23.2
SECTION 99, BLOCK 1, LOT 17.2 (FORMERLY)
SECTION 99, BLOCK 4, LOT 1 (FORMERLY)
REVIEW DATE: 5 JULY 2016
MEETING DATE: 7 JULY 2016
PROJECT REPRESENTATIVE: SHAW ENGINEERING

1. The Application has received variances from the Zoning Board of Appeals.
2. The Planning Board should evaluate the "existing lawn" area defined as a buffer between the proposed service and new car preparation area and residentially zoned parcels off of Boulder Drive. An existing 6 foot high vinyl fence has been placed across part of the rear property line.
3. A City of Newburgh Flow Acceptance letter for the expanded project is required.
4. The project has been modified since it was previously before the Board to remove a 2 story 3,434 square foot office addition and to increase the proposed service area from 8,503 square feet to 9,232 square feet.
5. The project proposes the relocation of a water main which loops through the site. Approval from Town Engineer and Water Department should be received.
6. Orange County Planning comments have been received dated 5 October 2015.
7. Mike Donnelly's comments regarding the restricted access to Boulder Drive should be received regarding if site plan note is adequate.

8. A lighting plan has been identified depicting foot candles. A 20 foot high light pole is proposed.

Respectfully submitted,

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

Patrick J. Hines
Principal

SHAW ENGINEERING

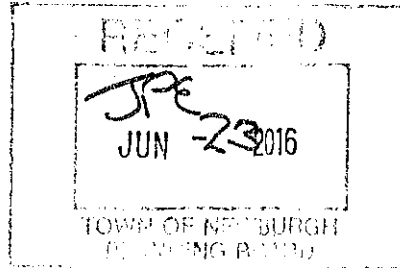
81 Balmville Road
Newburgh, New York 12550
[845] 561-3695

Consulting Engineers

33 Belmont Drive
Bluffton, South Carolina 29910
[845] 544-4505

June 24, 2016

Chairman John P. Ewasutyn and
Members of the Planning Board
TOWN OF NEWBURGH
308 Gardnertown Road
Newburgh, New York 12550



JUN 27 2016

Re: Addition To Colandrea Ford-Lincoln
40 NYS Route 17K

Dear Chairperson Ewasutyn and Planning Board Members:

Enclosed please find the following drawings for the above referenced project which are being submitted to your Planning Board for an Amended Site Plan Approval:

- 17 copies of the drawings entitled "Amended Site Development Plan – New Addition To Colandrea Ford Lincoln" that consists of 6 Sheets and that contains an issue date of August 26, 2015 and a latest revision date of June 24, 2016.

Since our last presentation before your Board, we made Application to the Zoning Board of Appeals for a 11 foot Front Yard Variance and a 20 Foot Rear Yard Variance for the project. These Variances were obtained from the ZBA on November 24, 2015.

Revisions to the project since our initial presentation were the number and sizes of the Additions. The second story Addition of 3,434 s.f. has been eliminated, and the Service Area Addition has been increased from 8,503 s.f. to 9,232 s.f.

With respect to Patrick Hines Review Comments of August 31, 2015, we offer the following response:

1. As mentioned above, the Variances were obtained on November 24, 2015.
2. No comment as it is a Planning Board determination.
3. No comment required.
4. This will be prepared and submitted to James Osborne, Town Engineer for forwarding onto the City.

5. This Referral to Orange County Planning will be done by the Planning Board.
6. No comment as it is Mike Donnelly's determination.
- 7, 8 & 9 Site Details, a Lighting Plan and a Landscaping Plan have been added to the drawings

We respectfully request to be placed on the next available agenda of the Planning Board.

Respectfully submitted,

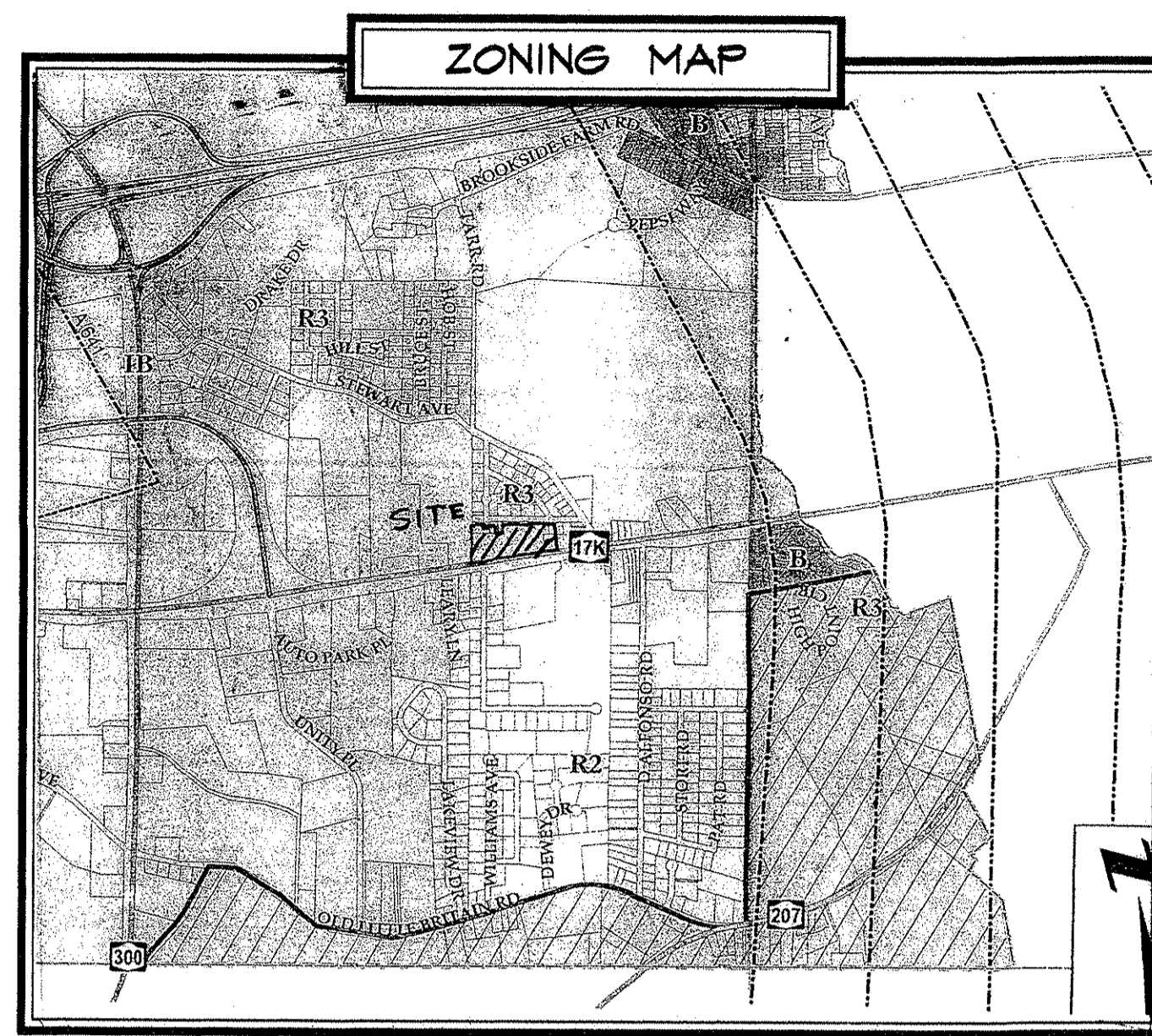
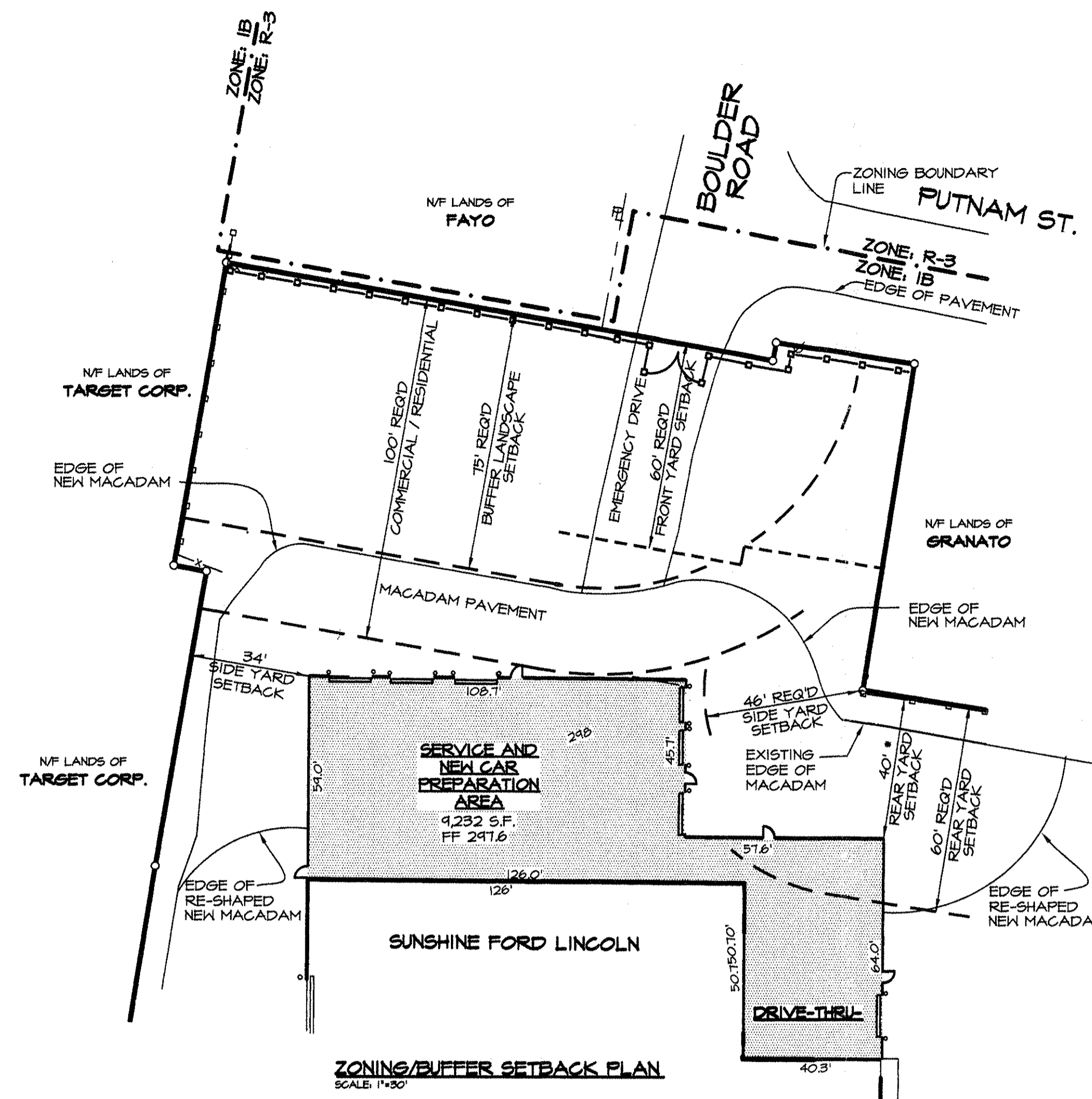
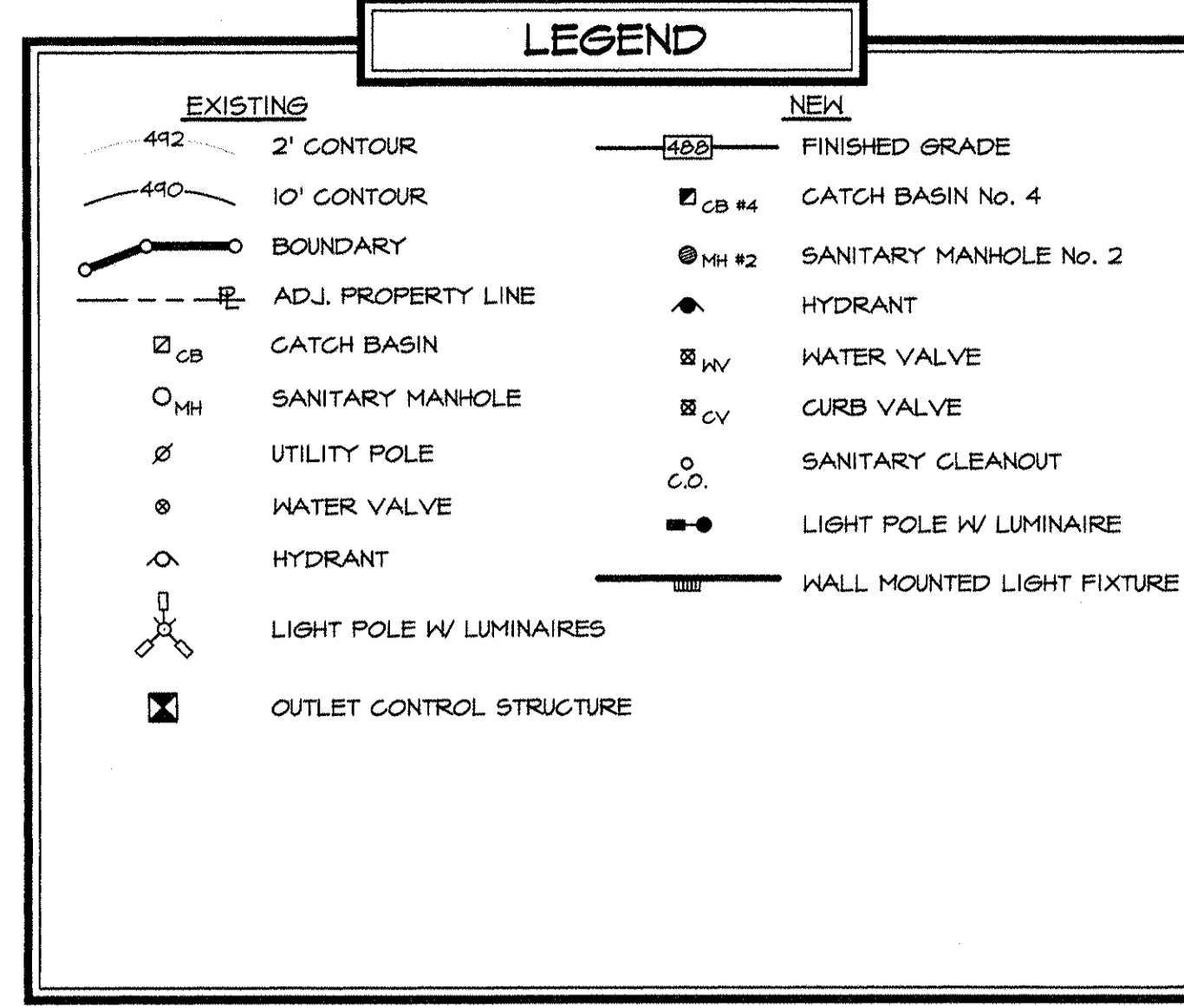
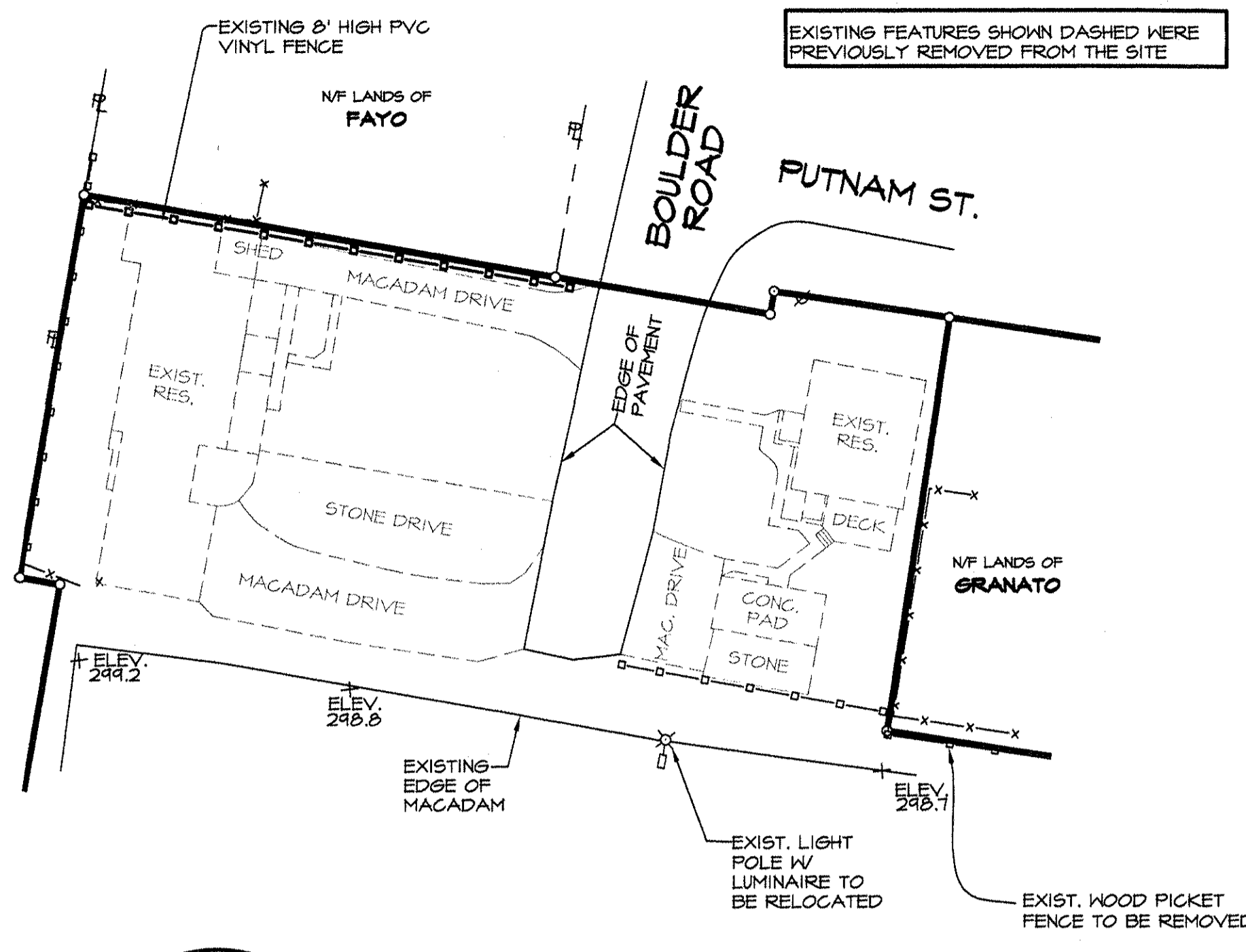
SHAW ENGINEERING

A handwritten signature in black ink, appearing to read "Gregory J. Shaw". The signature is fluid and cursive, written over a light background.

Gregory J. Shaw, P.E.
Principal

GJS:mmv
Enclosure

cc: Cosimo J. Colandrea w/Enclosure



ZONING SCHEDULE

ZONE: IB, INTERCHANGE BUSINESS
BULK REGULATIONS OF IB ZONE - USE: D-10

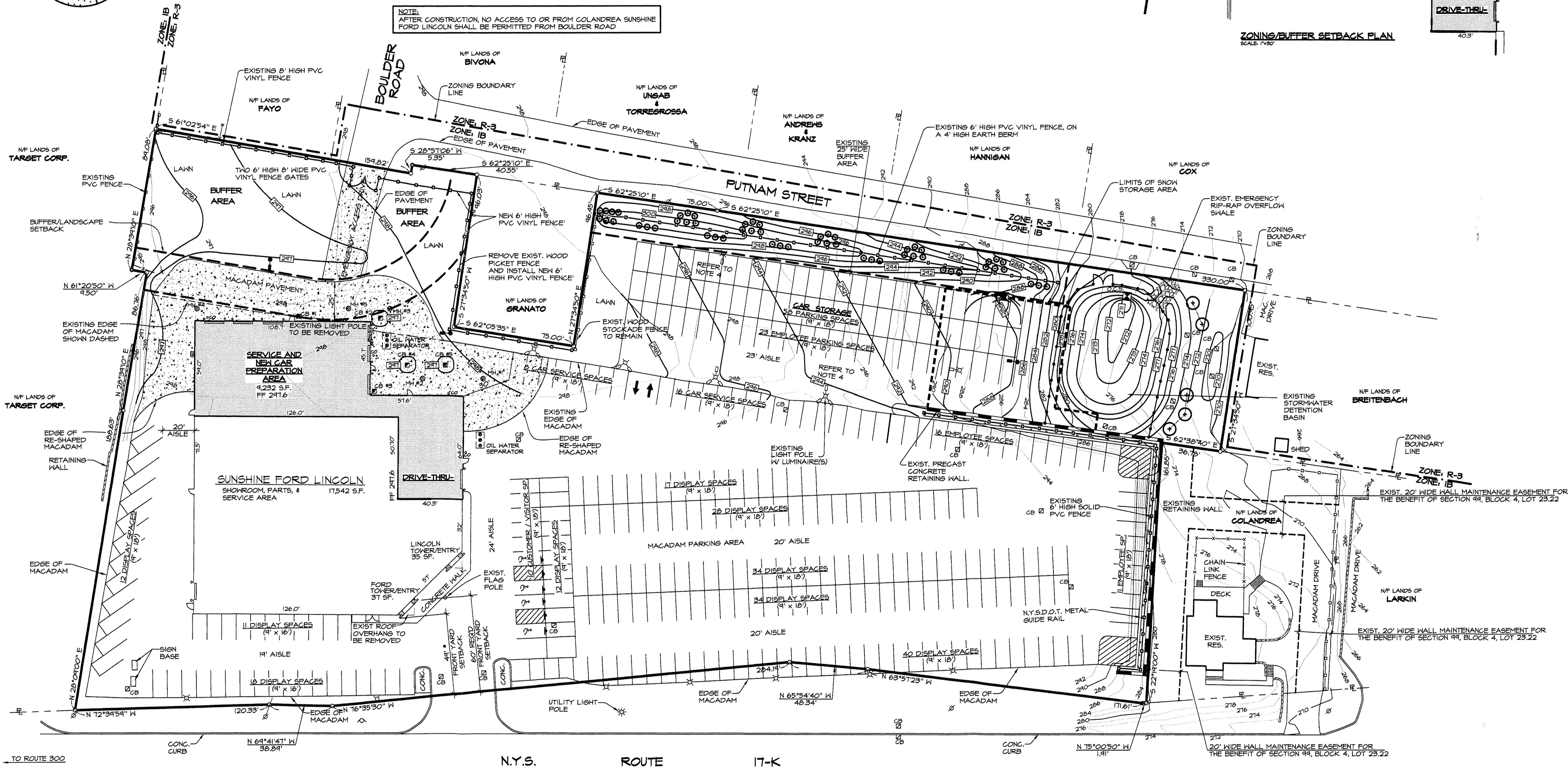
BULK REGULATIONS: IB ZONE	REQUIRED	PROVIDED	VARIANCES OBTAINED ON NOV. 24, 2015
MIN. LOT AREA	40,000 S.F.	415,255 S.F. (4,401 ACRES)	
MIN. LOT WIDTH	150 FT.	660 FT.	
MIN. LOT DEPTH	150 FT.	273 FT.	
MIN. FRONT YARD DEPTH	60 FT.	44 FT. (N.Y.S. RT. 17K)	11 FT.
MIN. FRONT YARD DEPTH	60 FT.	46 FT. (PUTNAM ST.)	
MIN. SIDE YARD - ONE	30 FT.	34 FT.	
MIN. SIDE YARD - BOTH	80 FT.	85 FT. (GRANATO)	
MIN. REAR YARD DEPTH	60 FT.	40 FT. (GRANATO)	20 FT.
MIN. REAR YARD DEPTH	100 FT.	101 FT. (FAYO)	
BUILDING HEIGHTS	35 FT.	26 FT.	

COVERAGES	REQUIRED	PROVIDED
LOT BUILDING COVERAGE (MAX.)	40 %	12.63 %
LOT SURFACE COVERAGE (MAX.)	80 %	75.03 %

OFF-STREET PARKING:	REQUIRED	PROVIDED
CUSTOMER / VISITOR	10 SPACES	30 SPACES
EMPLOYEE	30 SPACES	60 SPACES
CAR SERVICE	24 SPACES	24 SPACES
CAR STORAGE/DISPLAY	264 SPACES	264 SPACES

BUFFERS AND SETBACK REQUIREMENTS FROM RESIDENTIAL ZONES	REQUIRED	PROVIDED
REAR YARD TO RESIDENTIAL DISTRICT (TOTAL BLDG. FLOOR AREA LESS THAN 30,000 S.F.)	100 FT.	101 FT.
BUFFER	REQUIRED	PROVIDED
REAR BUFFER TO ADJACENT RESIDENTIAL DISTRICT	75 FT.	75 FT.

NOTE: AFTER CONSTRUCTION NO ACCESS TO OR FROM COLANDREA SUNSHINE FORD LINCOLN SHALL BE PERMITTED FROM BOULDER ROAD



- NOTES**
- RECORD OWNER & APPLICANT: COSIMO J. COLANDREA
1 BURNING TREE DRIVE
NEWBURGH, NY 12550
 - PARCEL AREA: 4,401 ACRES
 - TAX MAP DESIGNATION: SECTION 49, BLOCK 4, LOT 23.22
 - FOR SITE IMPROVEMENTS PERTAINING TO THE LANDSCAPE BERM, THE CAR STORAGE AREA AND THE STORMWATER DETENTION AREA, REFER TO DOCUMENTS FILED IN THE OFFICE OF THE PLANNING BOARD UNDER THE PLANNING BOARD NUMBER 2015-24.
 - BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY INFORMATION OBTAINED FROM DRAWING ENTITLED "SURVEY" MAP PREPARED FOR COSIMO J. COLANDREA, PREPARED BY ROBERT D. KALAKA, L.S. AND DATED DECEMBER 4, 2010.
 - THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
 - UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.), SECTION 119B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-1162. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.

TOWN OF NEWBURGH PLANNING BOARD
STAMP OF APPROVAL

PLANNING BOARD PROJECT NO. 2015-24

Shaw Engineering
Consulting Engineers
81 Belville Road
Newburgh, N.Y. 12550

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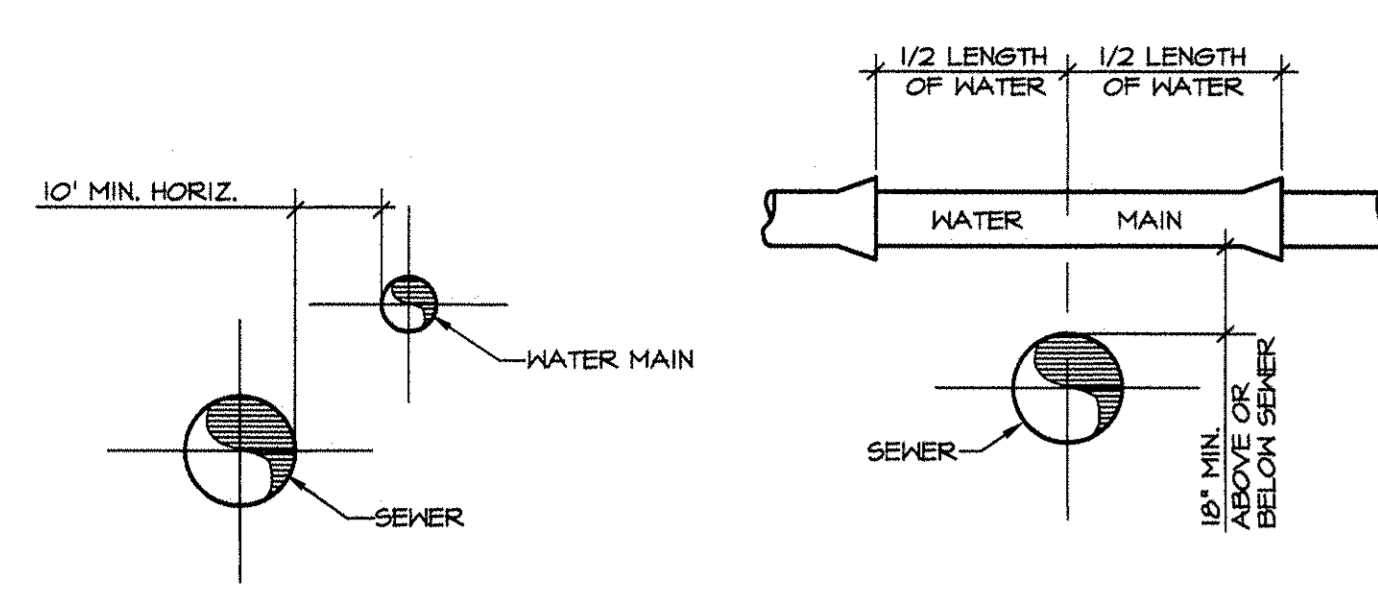
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ISSUE	REVISION	DATE
2	GENERAL REVISIONS	6-24-2016
1	ZBA SUBMISSION	9-8-2015

Drawn By: G.J.S.
Checked By: G.J.S.
Scale: 1"=30'
Date: 8-26-2015

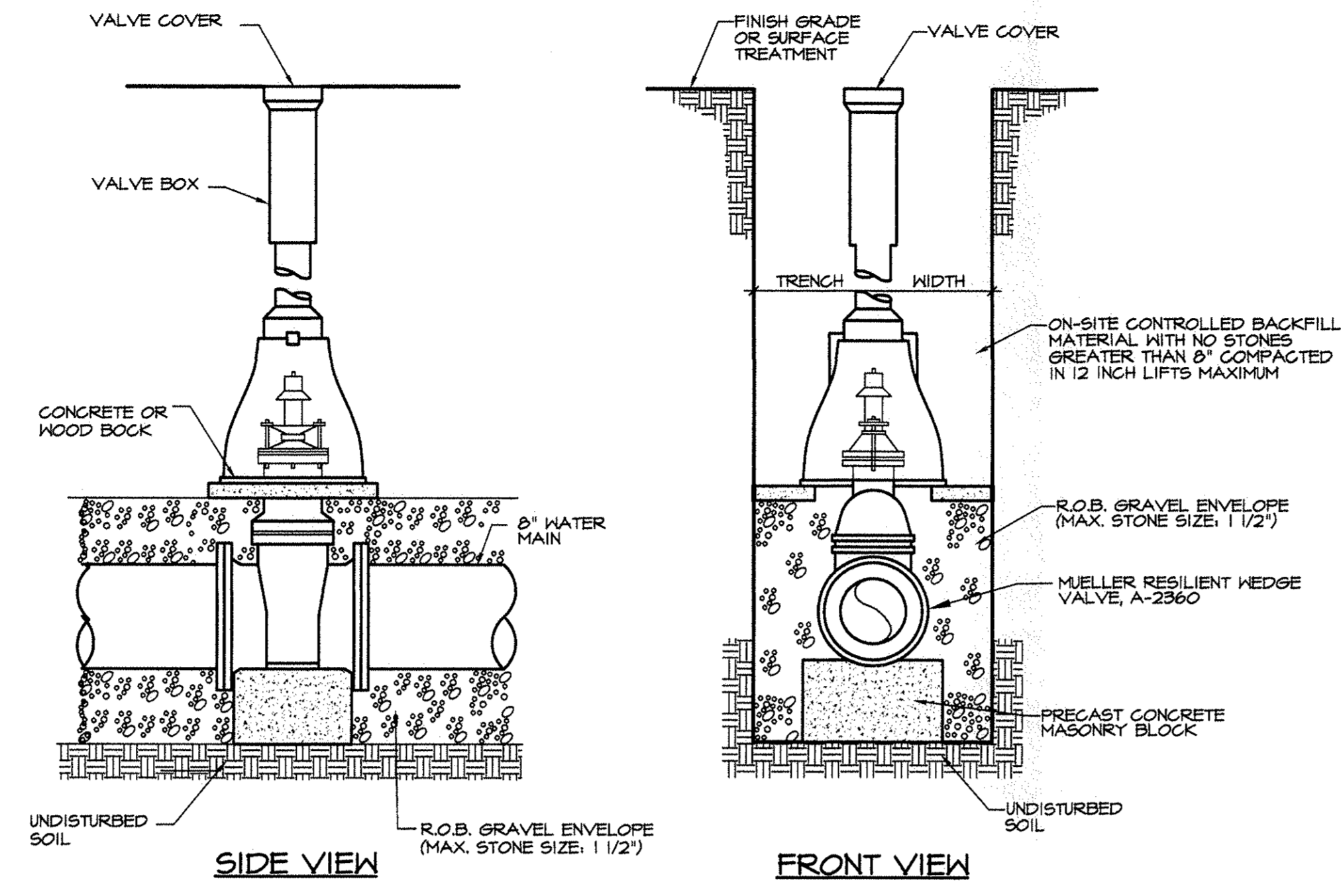
Drawing: AMENDED SITE DEVELOPMENT PLAN & DETAILS
Project: NEW ADDITION FOR COLANDREA SUNSHINE FORD LINCOLN
40 ROUTE 17K TOWN OF NEWBURGH, N.Y.

1 OF 6
Project No. 1501

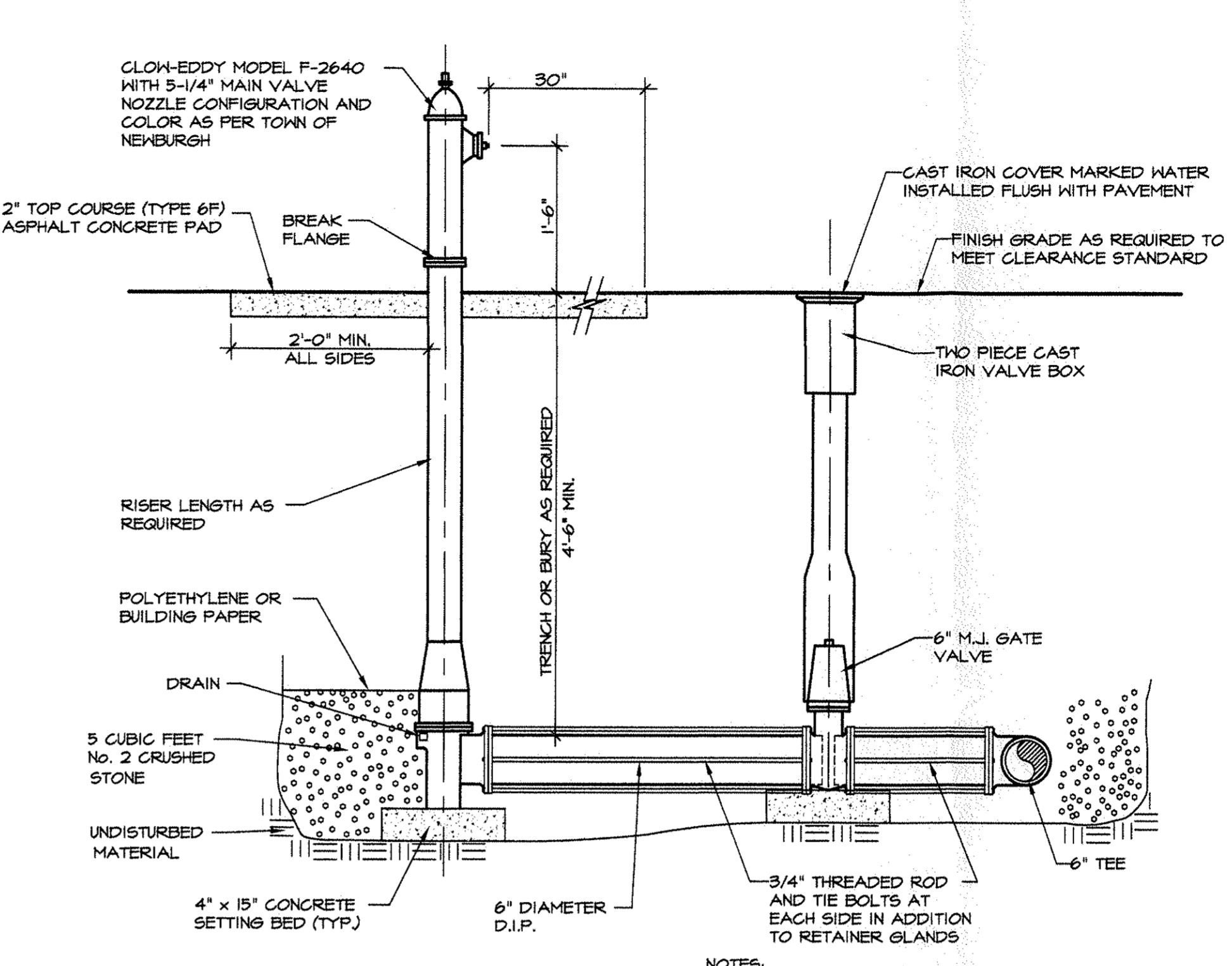


- NOTES**
1. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED ON THE CROSSING SO THAT JOINTS WILL BE EQUALLY AS FAR FROM THE SEWER AS POSSIBLE.
 2. THE TERM SEWER IS DEFINED AS SANITARY, STORM OR SEWER SERVICE LINES.
 3. THE TERM WATER MAINS SHALL ALSO INCLUDE WATER SERVICE LINES.
 4. ANY DEVIATION FROM THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS SHALL BE SPECIFICALLY APPROVED BY THE TOWN OF NEUBURGH.

WATER / SEWER SEPARATION
NOT TO SCALE



WATER VALVE INSTALLATION DETAIL
NOT TO SCALE



- NOTES**
1. HYDRANT WITH PROPER RISER LENGTH (DEPTH OF BURK) SHALL BE INSTALLED AS REQUIRED TO MEET THE 2' MIN. TO 4' MAX. CLEARANCE BETWEEN THE CENTER OF THE BREAK FLANGES AND THE ASPHALT CONCRETE PAD.
 2. IF GROUNDWATER, OR EVIDENCE THEREOF, IS REVEALED WITHIN 2 FEET OF THE BASE OF THE HYDRANT, DURING INSTALLATION THE HYDRANT DRAIN SHALL REMAIN PLUGGED AND SIGNAGE SHALL BE PLACED ON THE HYDRANT STATING THAT THE HYDRANT MUST BE PUMPED OUT AFTER USE. ALSO, THE 5 CUBIC FEET OF NO. 2 CRUSHED STONE CAN BE REMOVED.

HYDRANT INSTALLATION
NOT TO SCALE

LEGEND

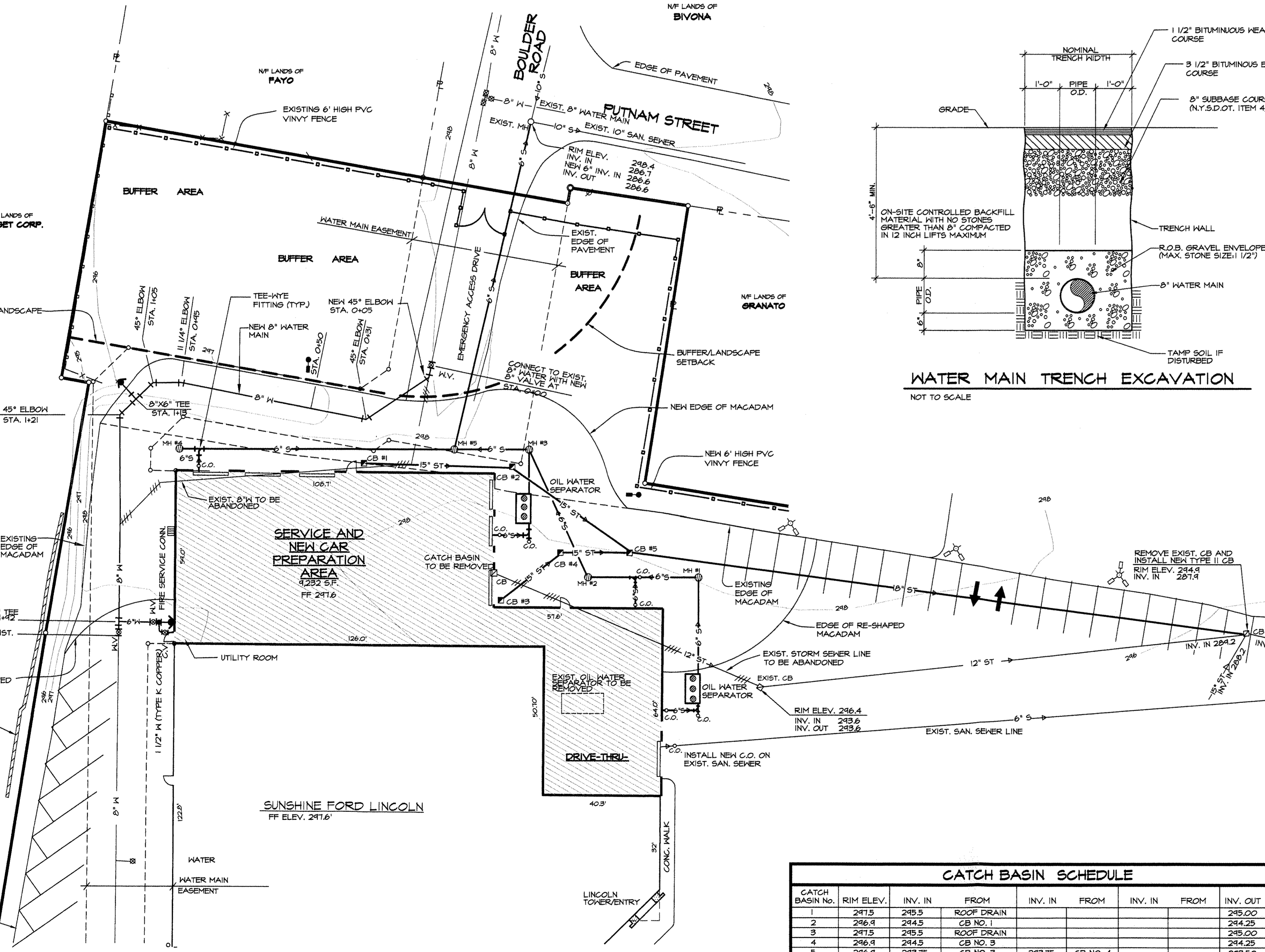
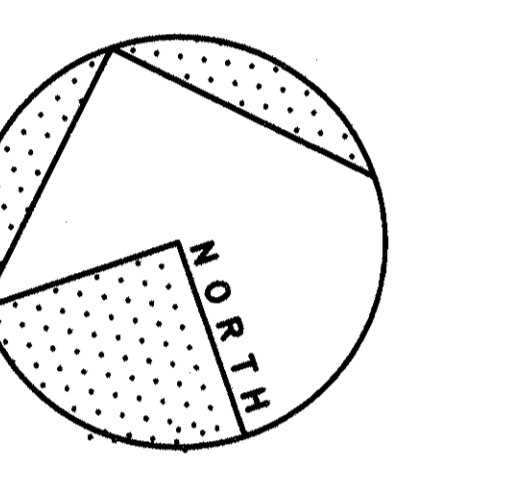
EXISTING	NEW	
242	2' CONTOUR	Light Pole w/ Luminaire
250	10' CONTOUR	MACADAM PAVEMENT
---	ADJ. PROPERTY LINE	HYDRANT
CB	CATCH BASIN	8" W. WATER VALVE
U.P.	UTILITY POLE	8" W. WATER MAIN
LP	LIGHT POLE	CB #5
LP	LIGHT POLE w/ LUMINAIRE	15' ST
HY	HYDRANT	6" S. 6" SANITARY SEWER
8" W.	8" WATER MAIN	4" CLEANOUT

WATER SYSTEM NOTES

1. CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEUBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEUBURGH WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE N.Y.S.D.C. AND THE TOWN OF NEUBURGH PROVIDES CATALOG CUTS OF ALL WATER MAIN APPURTENANCES TO TOWN OF NEUBURGH WATER DEPT. AT TIME OF PERMIT APPLICATION.
2. ALL WATER MAINS SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51. JOINTS SHALL BE MECHANICAL JOINT WITH THE REQUIRED RETAINER GLANDS.
3. THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT THREAT BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON MESAUG SERIES 1000 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
4. ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C151/A21.51 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C500-02 SUCH AS MUELLER A-2361-20 OR APPROVED EQUAL.
5. ALL VALVES SHALL BE RESILIENT WEDGE, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C500-02 SUCH AS MUELLER A-2361-20 OR APPROVED EQUAL.
6. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEUBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEUBURGH WATER DEPARTMENT. ALL PIPE, VALVES AND COUPLINGS SHALL BE TESTED TO 50 PSI MINIMUM.
7. THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEUBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEUBURGH WATER DEPARTMENT. PRIOR TO FITTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEUBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
8. HYDRANTS TO BE MODEL F-2640 EDDY AS MANUFACTURED BY CLOW VALVE.
9. AS-BUILT DRAWINGS OF THE NEW WATER MAIN SHALL BE REQUIRED SHOWING LOCATION TIES TO ALL VALVES AND FITTINGS.

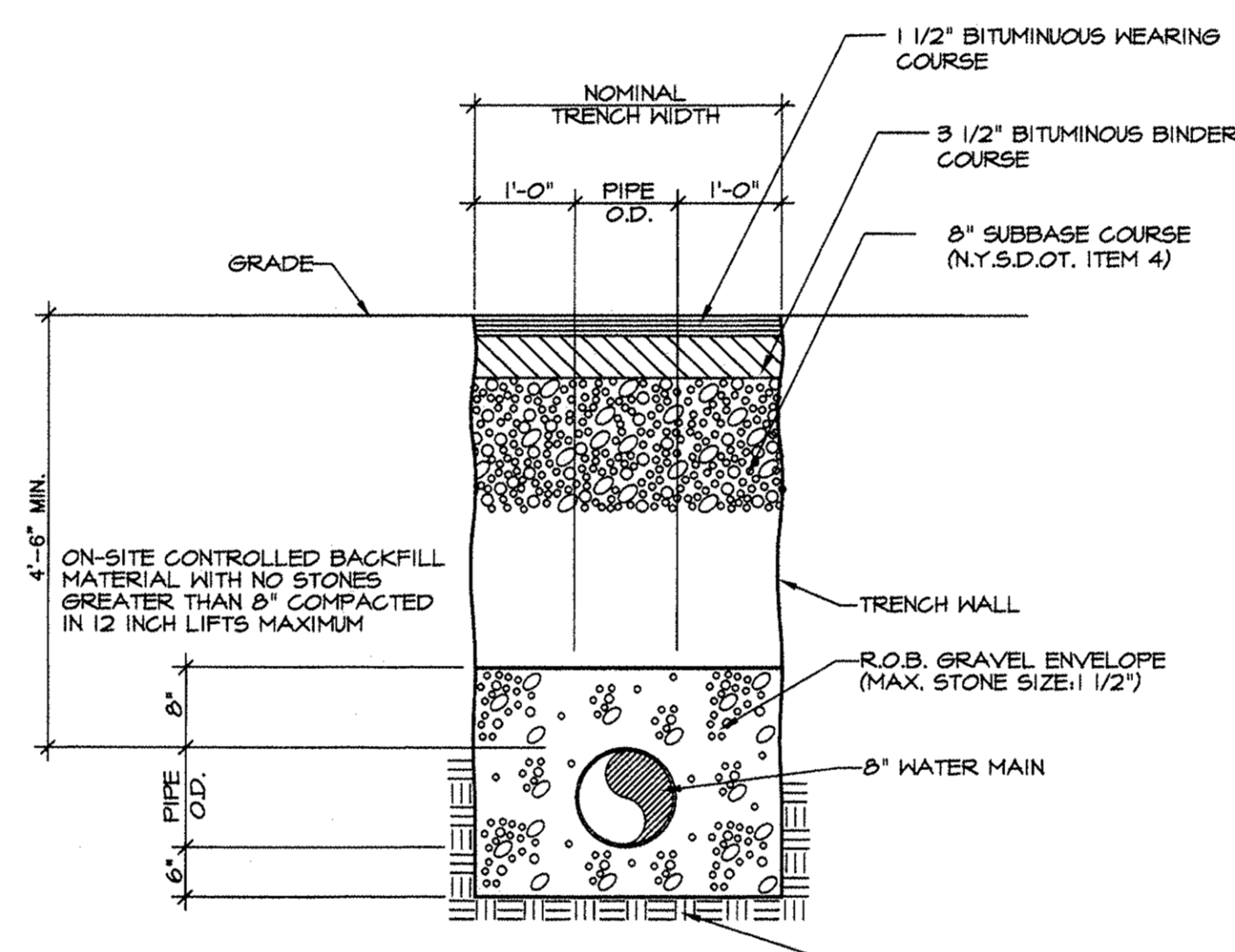
NOTES

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PARTIAL UTILITY PLAN
SCALE 1"=20'

WATER MAIN TRENCH EXCAVATION
NOT TO SCALE



THRUST RESTRAINT TABLE

FITTING	WATER MAIN STATION	RESTRAINED LENGTH OF PIPE
N.A.	STA. 0+00 TO STA. 1+98	FROM EACH SIDE OF THE 8" VALVE AT STA. 0+00 THROUGH EACH SIDE OF THE 8" VALVE AT STA. 1+98
	6" SPRINKLER LINE	RESTRAIN FROM THE 8"x6" TEE TO THE BUILDING

SANITARY SEWER SYSTEM NOTES

1. CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEUBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEUBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE N.Y.S.D.C. AND THE TOWN OF NEUBURGH.
2. GRAVITY SANITARY SEWER SERVICE LINES SHALL BE SDR-35 PVC PIPE.
 - PVC SHALL CONFORM TO ASTM D-3034-04. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
3. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEUBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEUBURGH SEWER DEPARTMENT.
4. THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEUBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEUBURGH SEWER DEPARTMENT.

UTILITY MATERIAL SPECIFICATIONS

- SANITARY SEWER:**
- REFER TO SEWER SYSTEM NOTES.
- WATER:**
- REFER TO WATER SYSTEM NOTES.
- STORM SEWERS:**
1. PIPING: ADVANCED DRAINAGE SYSTEMS, N-12, WATER TIGHT JOINTS

CATCH BASIN SCHEDULE

CATCH BASIN No.	RIM ELEV.	INV. IN	FROM	INV. IN	FROM	INV. IN	FROM	INV. OUT
1	247.5	245.5	ROOF DRAIN					245.00
2	246.9	244.5	CB NO. 1					244.25
3	247.5	245.5	ROOF DRAIN					245.00
4	246.9	244.5	CB NO. 3					244.25
5	246.9	243.75	CB NO. 3	243.75	CB NO. 4			243.50
6	244.4	242.2	12' ST	242.2	15' ST	241.4	18' ST	241.40

MANHOLE SCHEDULE

MANHOLE No.	RIM ELEV.	INV. IN	FROM	INV. IN	FROM	INV. IN	FROM	INV. OUT
1	247.4		O.W.S.					245.00
2	247.2	244.5	MH NO. 1					244.25
3	247.2		MH NO. 2			O.W.S.		245.00
4	247.4							245.00
5	247.4	242.00	MH NO. 2	243.75	MH NO. 3			243.50

O.W.S. DENOTES OIL WATER SEPARATOR

TOWN OF NEUBURGH PLANNING BOARD
STAMP OF APPROVAL

PLANNING BOARD PROJECT NO. 2015-24

Shaw Engineering
Consulting Engineers

81 Belmville Road
Newburgh, N.Y. 12550

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ISSUE	REVISION	DATE

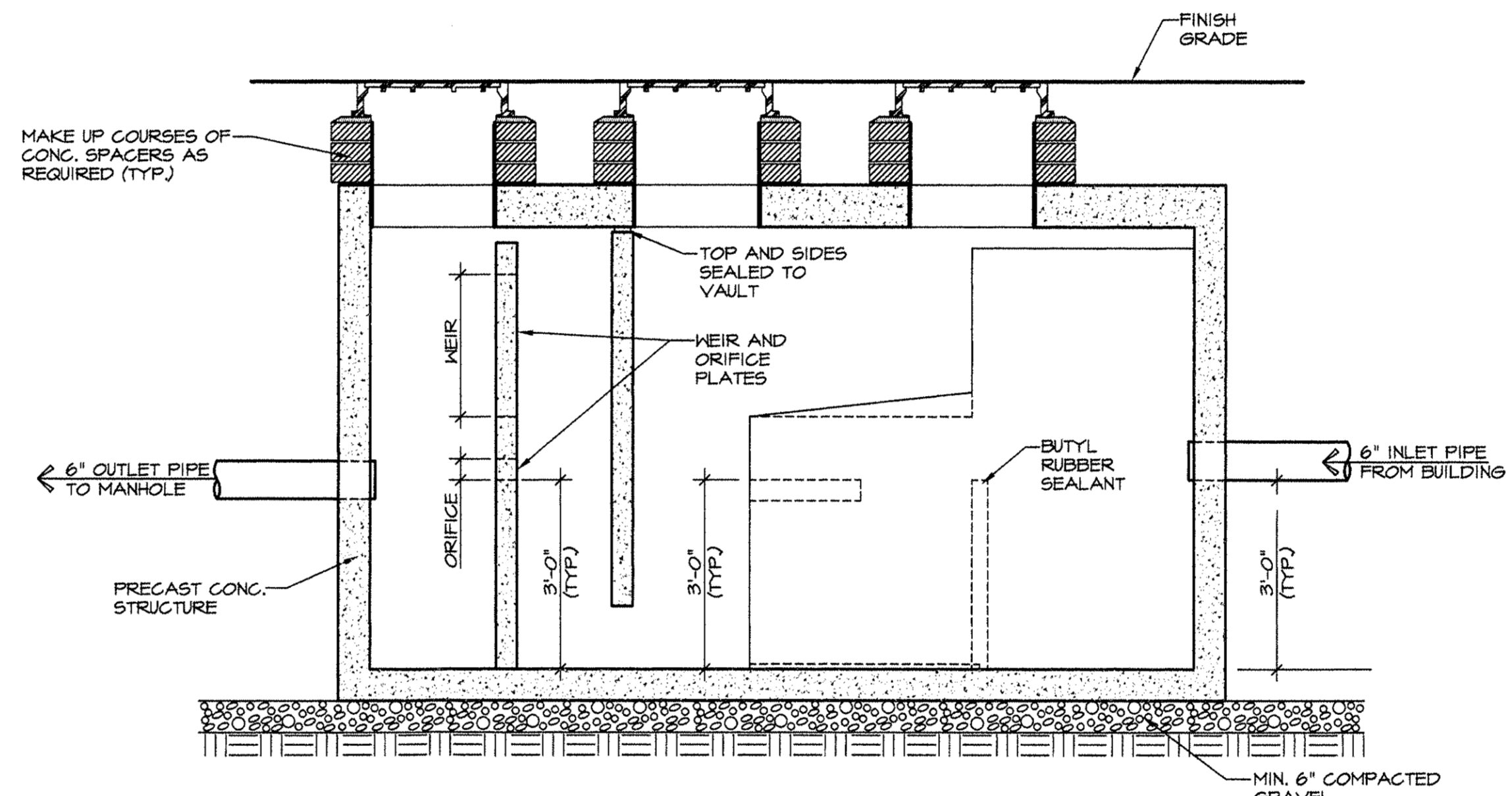
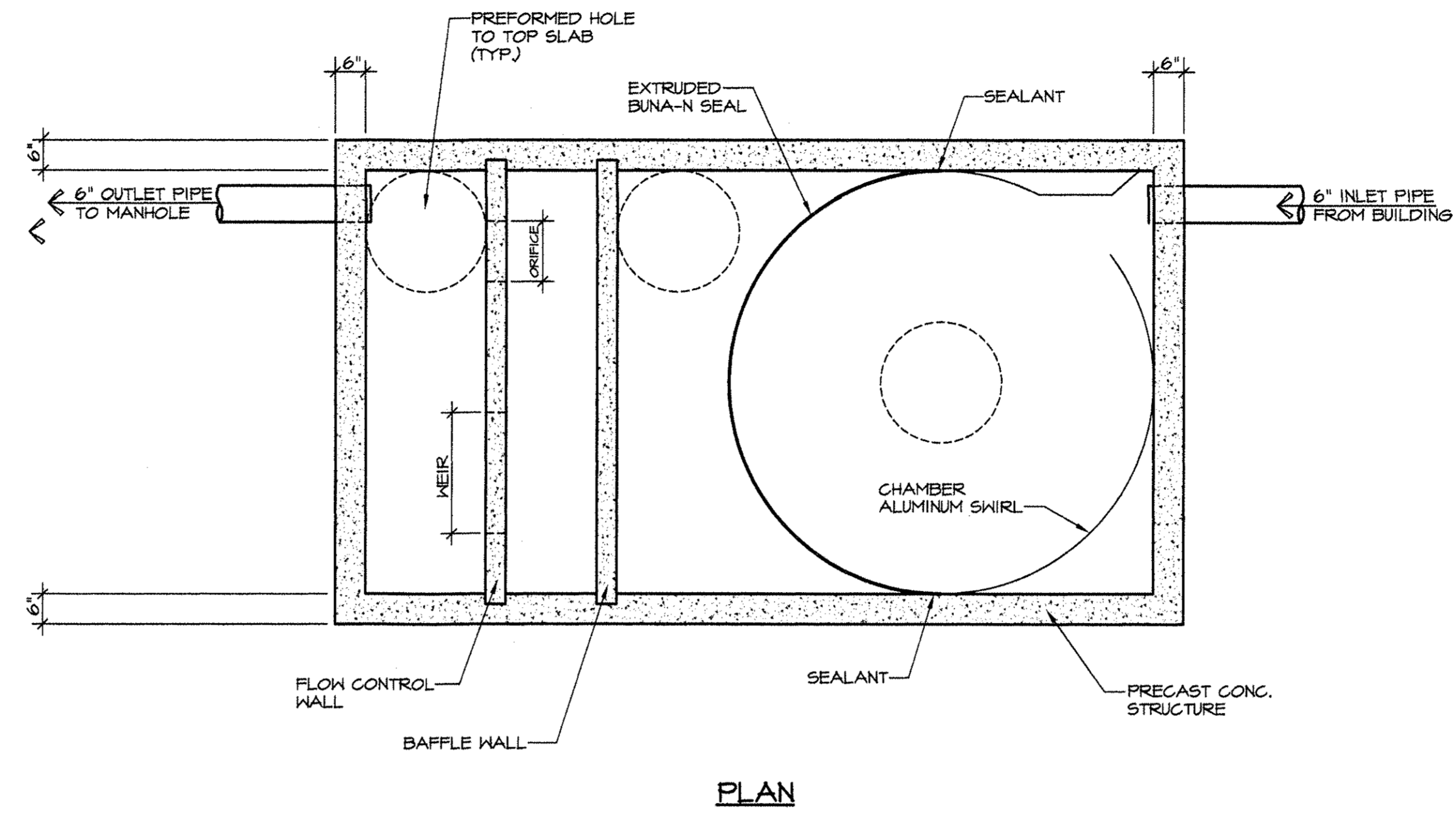
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Checked By: G.J.S.
Scale: 1"=20'
Date: 6-24-2016

Drawing:
PARTIAL SITE PLAN & UTILITY PLAN

Project:
NEW ADDITION
FOR
COLANDREA SUNSHINE FORD LINCOLN
40 ROUTE 17K
TOWN OF NEUBURGH, N.Y.

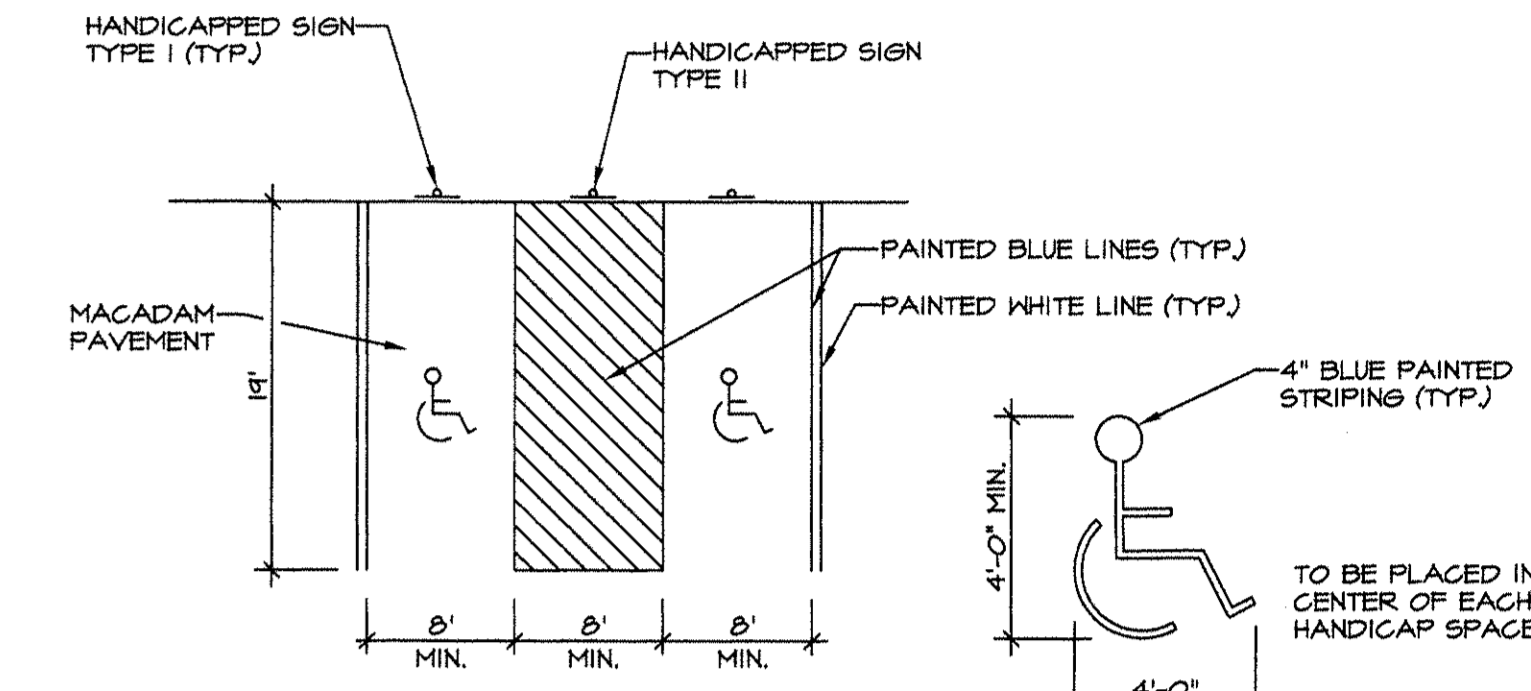
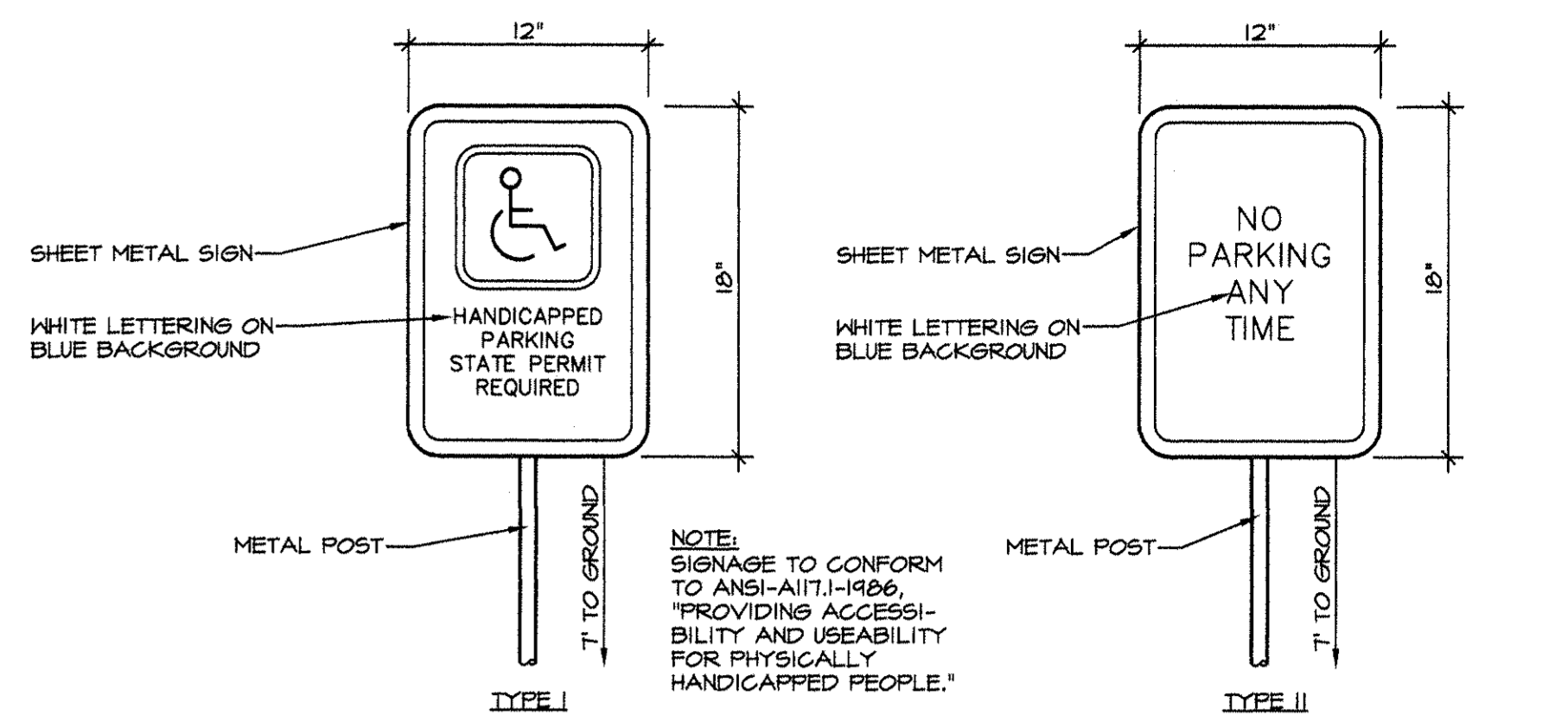
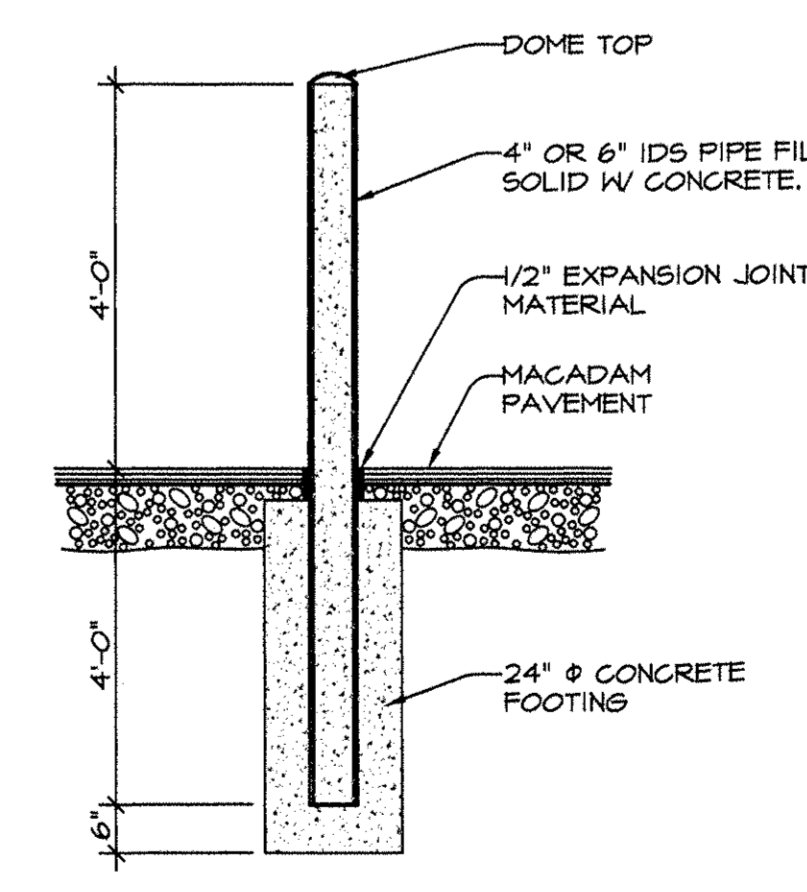
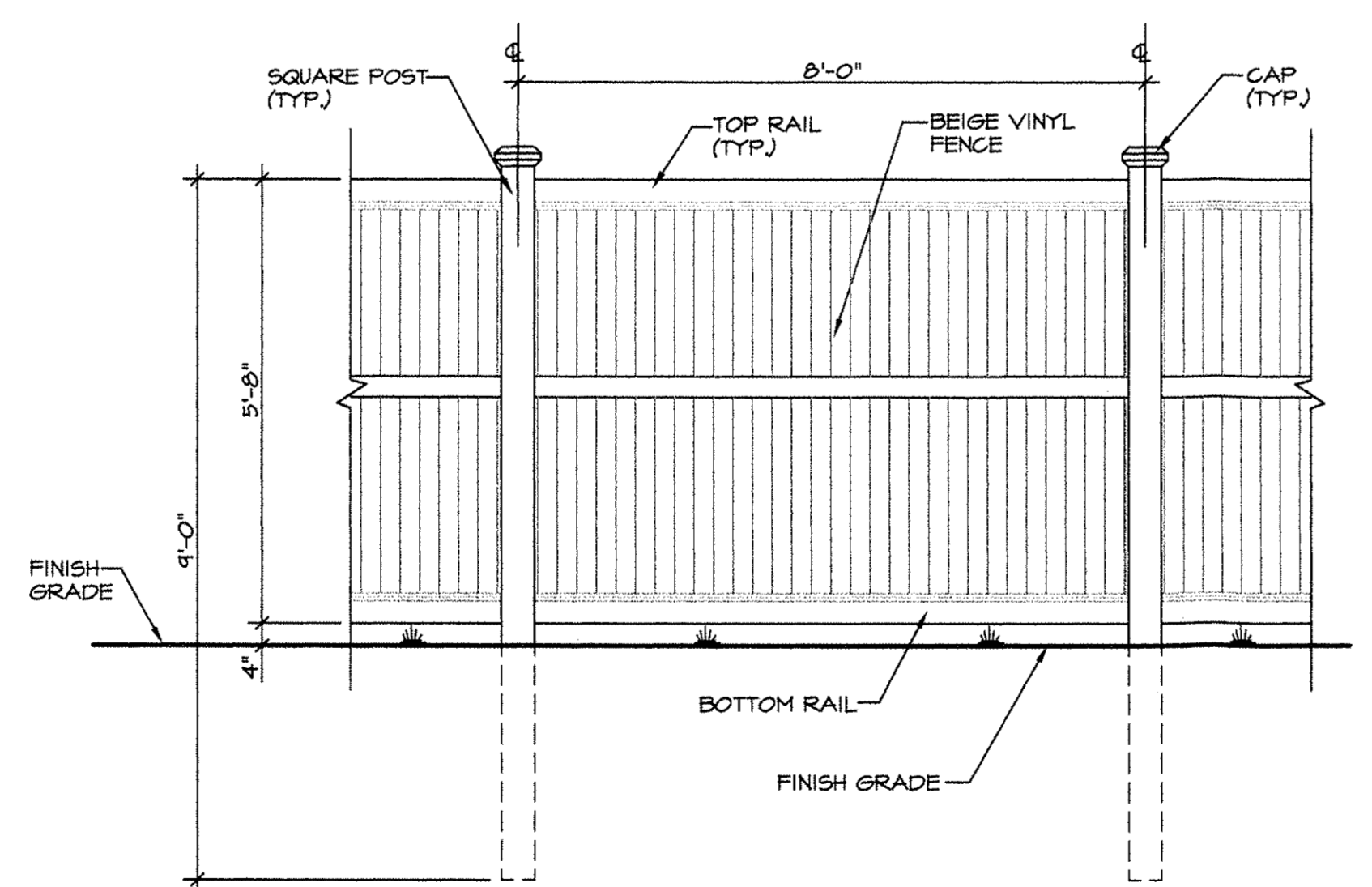
2
OF
6

Project No.
1501

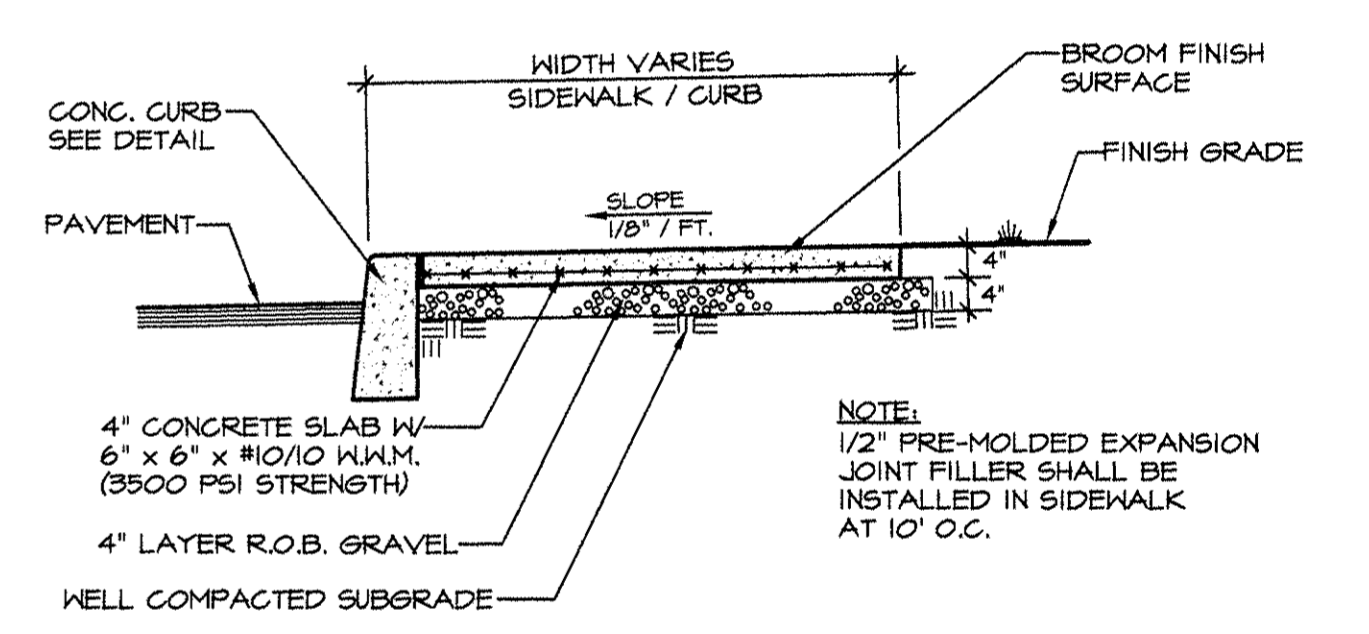


OIL / WATER SEPARATOR
NOT TO SCALE

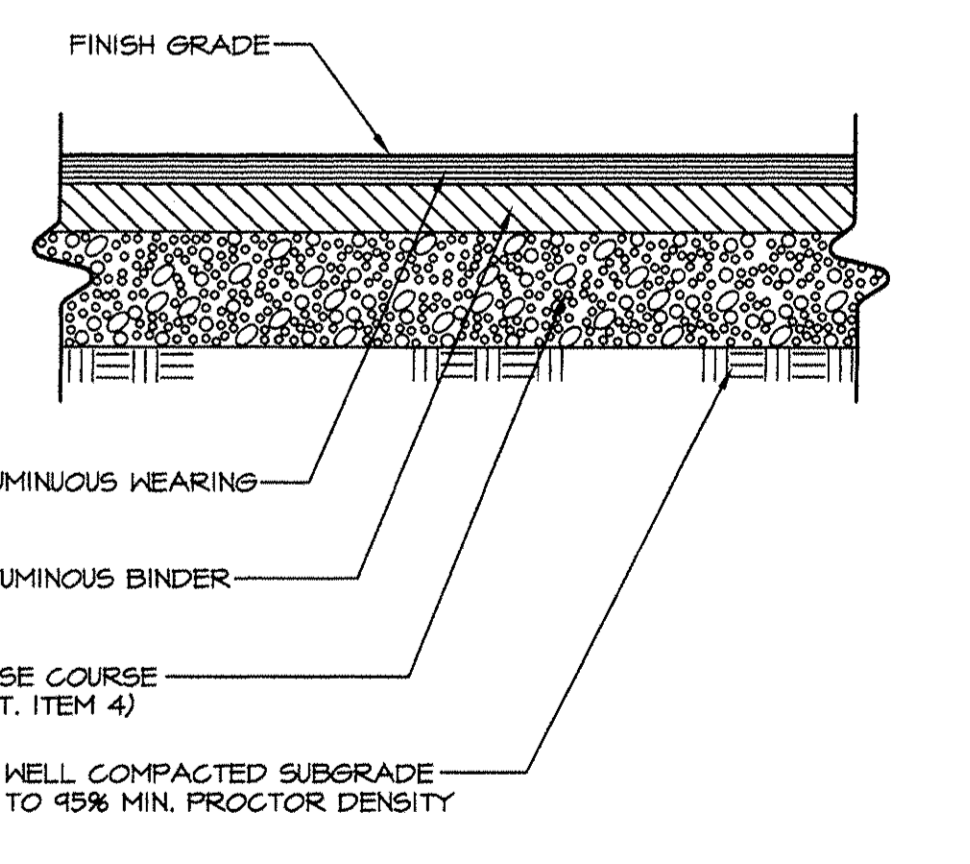
- NOTES:**
- SITS SHALL RETAIN FLOATABLES AND TRAPPED SEDIMENT UP TO AND INCLUDING PEAK TREATMENT CAPACITY
 - VORTECHS SYSTEMS BY CONTECH STORMWATER SOLUTIONS, PORTLAND, OR (503) 549-4661; SCARBOROUGH, ME (207) 907-6676; ELKRIDGE, MD (866) 740-3318
 - CONCRETE STRUCTURE SHALL BE FABRICATED TO WITHSTAND HS20 LOADING



HANDICAPPED SIGN & SPACE DETAIL
NOT TO SCALE



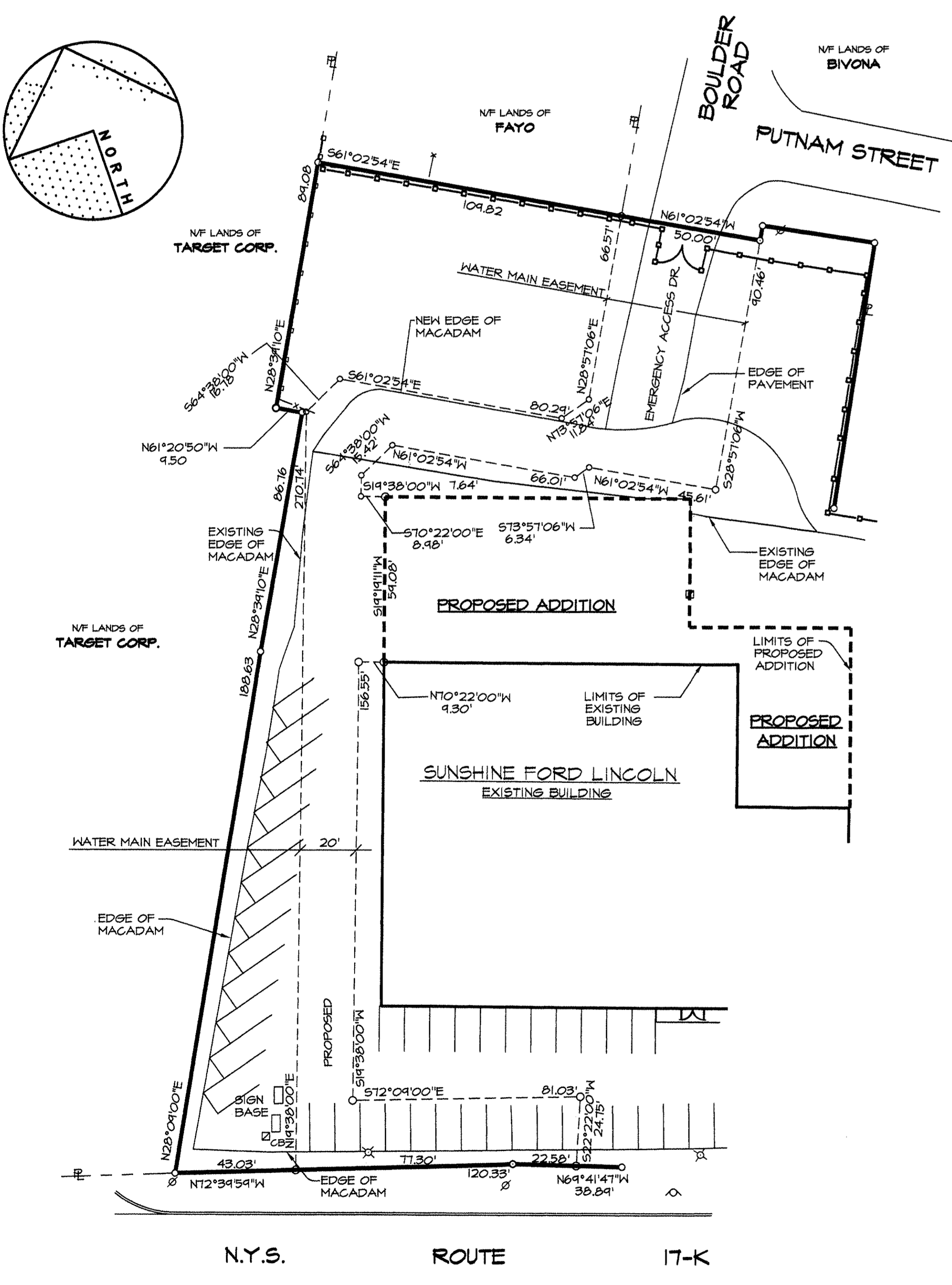
SIDEWALK / CURB
NOT TO SCALE



ASPHALT PAVEMENT
NOT TO SCALE

TOWN OF NEWBURGH PLANNING BOARD
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PLANNING BOARD PROJECT NO. 2015-24



WATER MAIN EASEMENT PLAN

Shaw Engineering
Consulting Engineers
B1 Balmville Road Newburgh N.Y. 12550

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ISSUE	REVISION	DATE

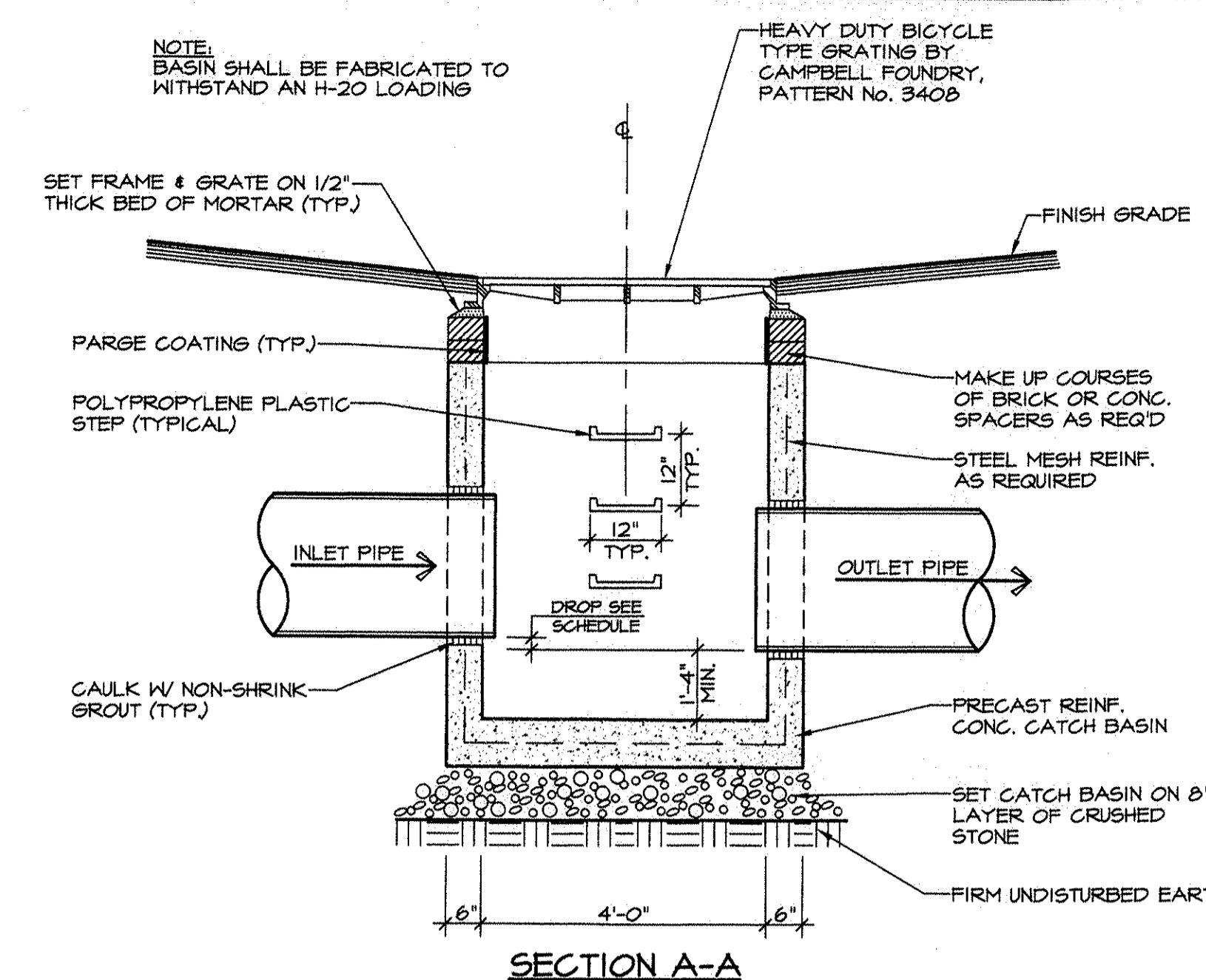
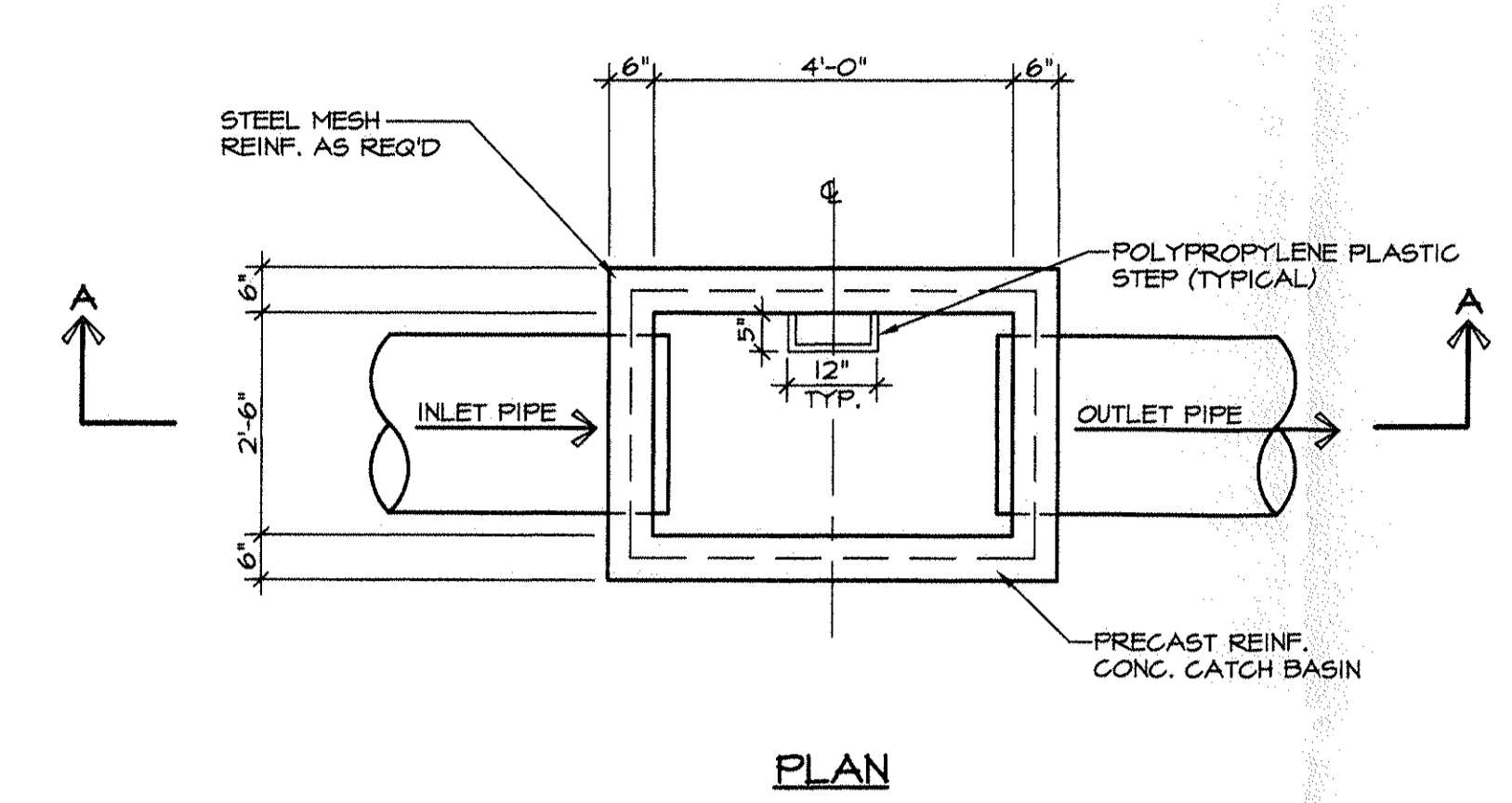
Drawn By: G.J.S.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 6-24-2016

Drawing: **SITE DEVELOPMENT DETAILS**
Project: **NEW ADDITION FOR COLANDREA SUNSHINE FORD LINCOLN**
TOWN OF NEWBURGH, N.Y.

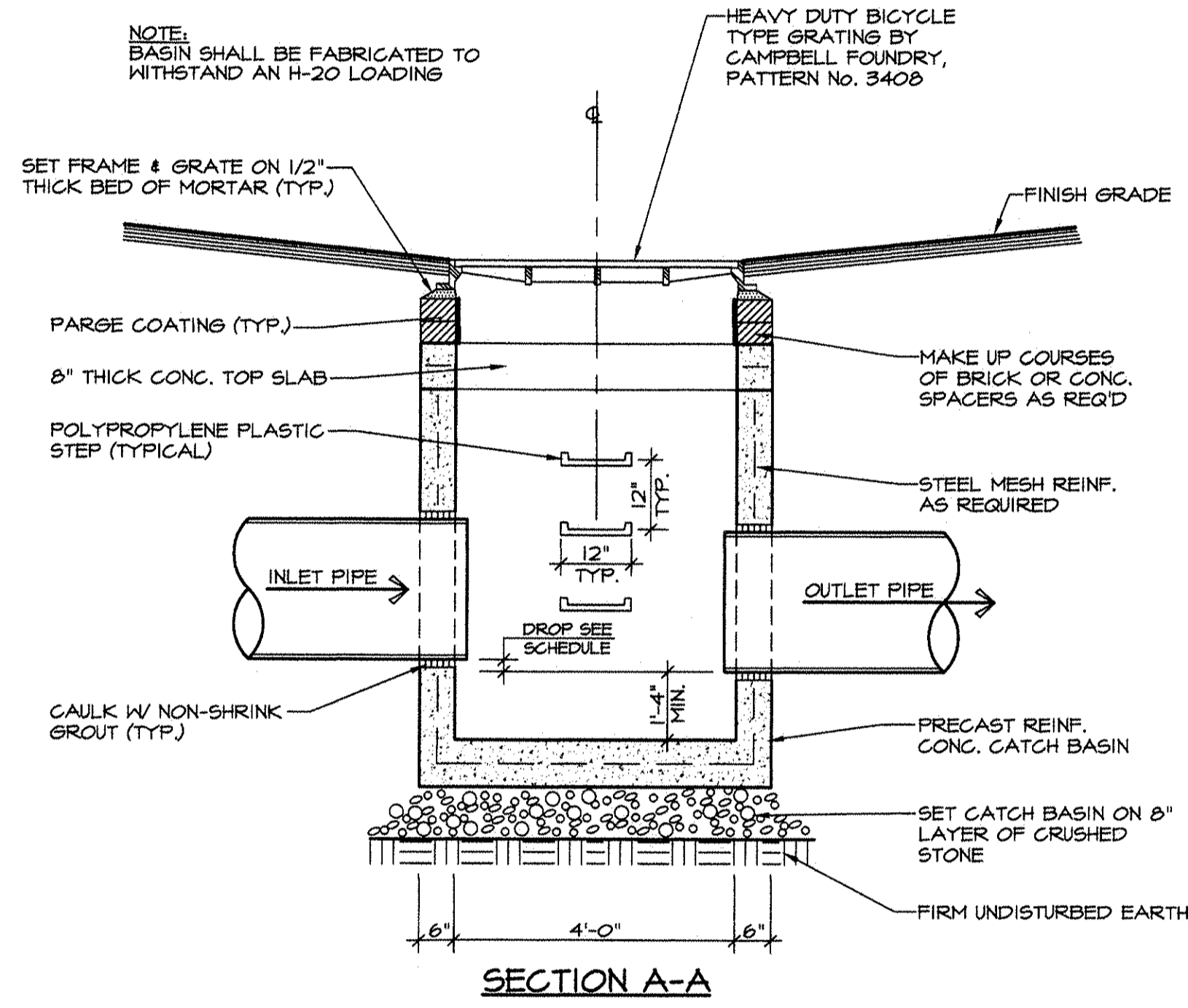
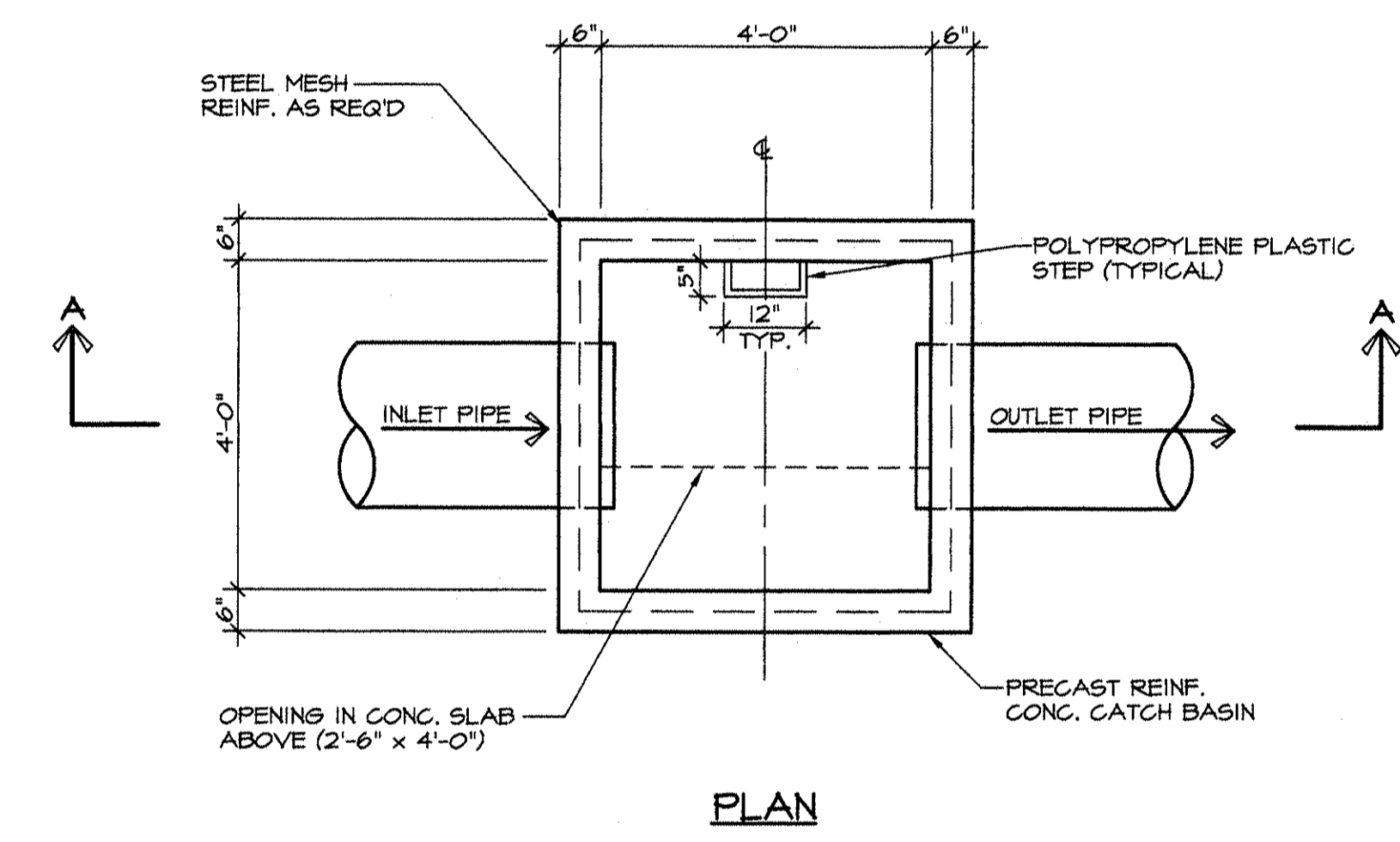
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Project No. 1501

SANITARY SEWER SYSTEM NOTES

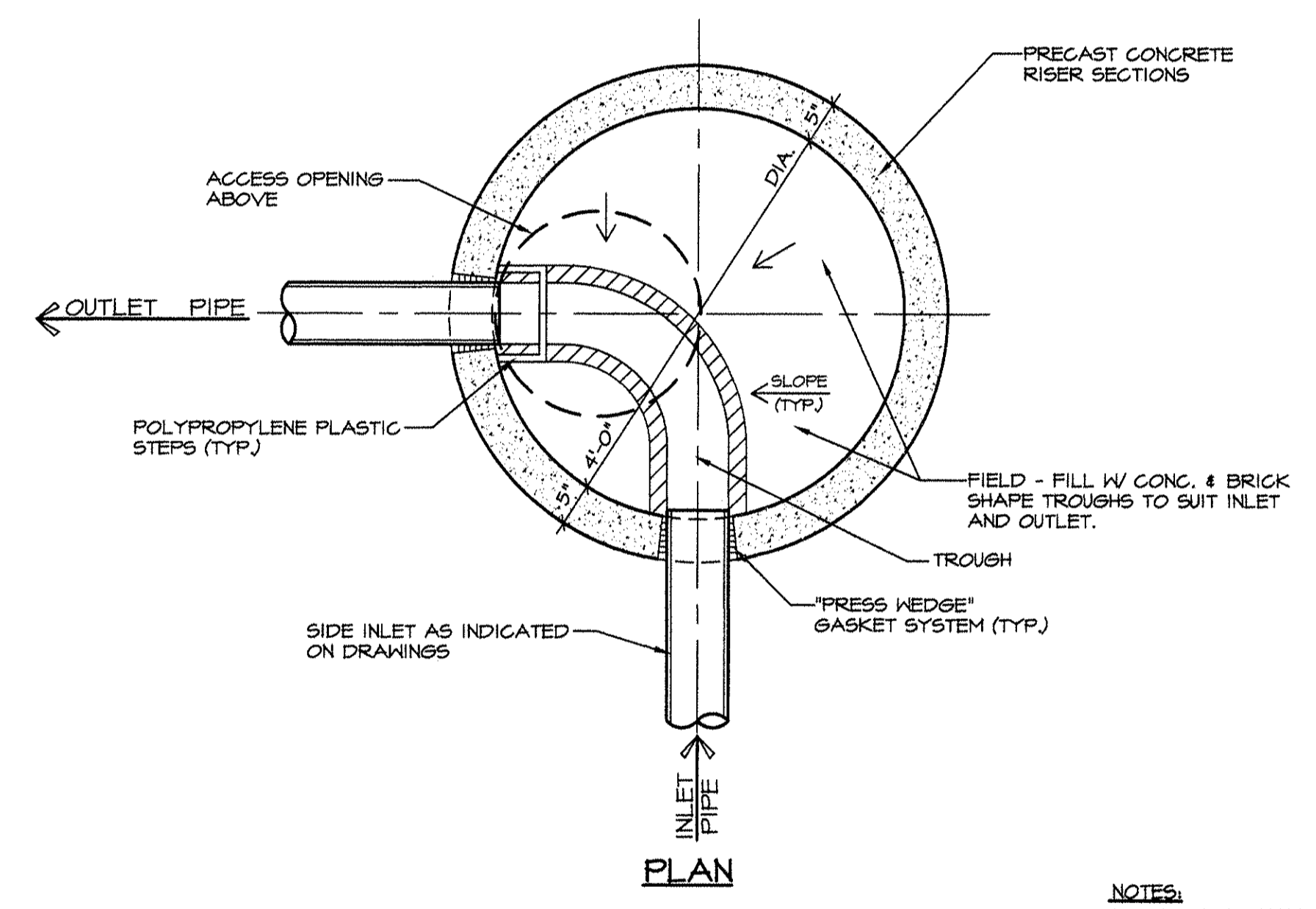
- CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE N.Y.S.D.E.C. AND THE TOWN OF NEWBURGH.
- GRAVITY SANITARY SEWER SERVICE LINES SHALL BE SDR-35 PVC PIPE.
 - PVC SHALL CONFORM TO ASTM D-3034-04. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
- ALL 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.
- 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.



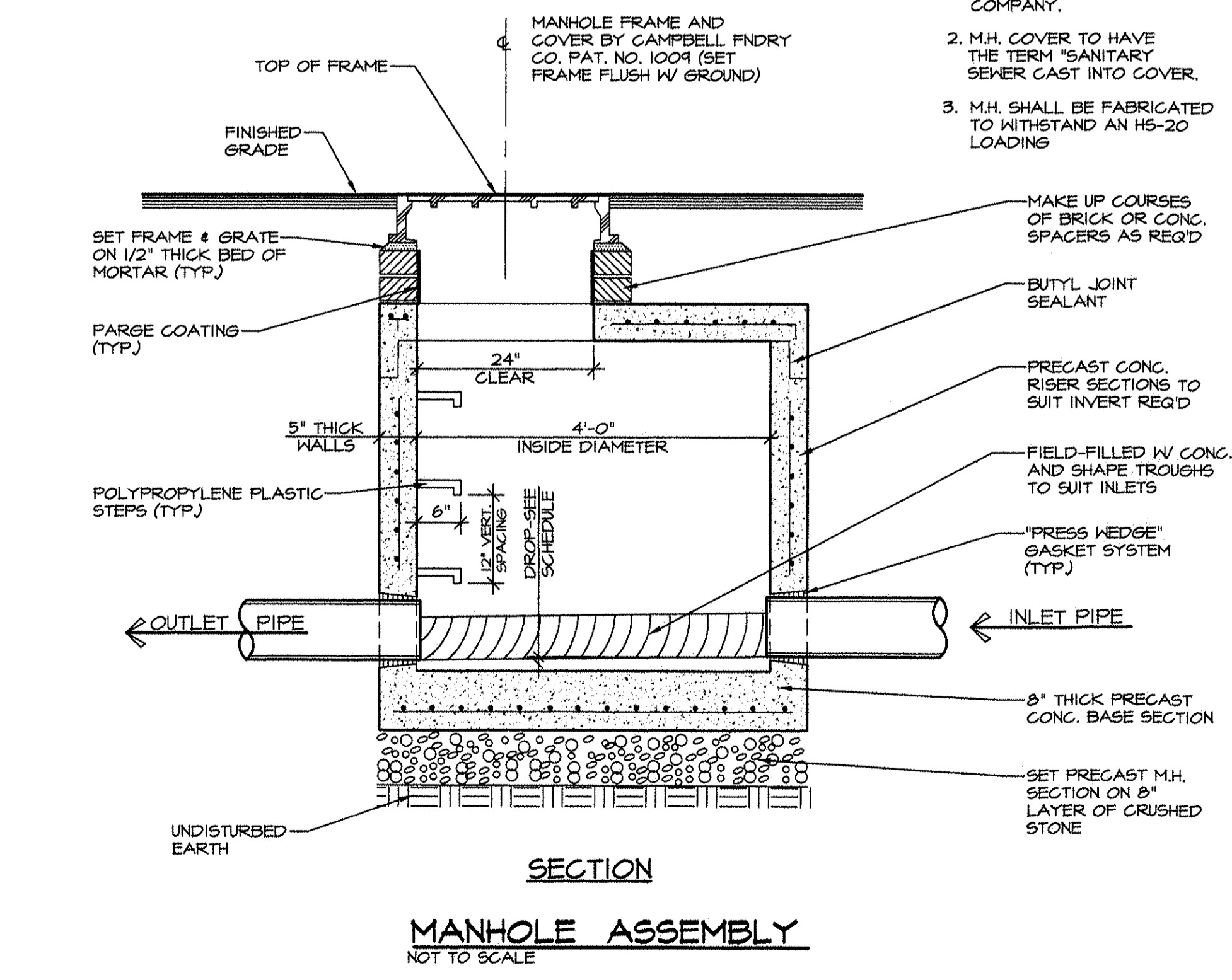
CATCH BASIN DETAIL - TYPE I
NOT TO SCALE



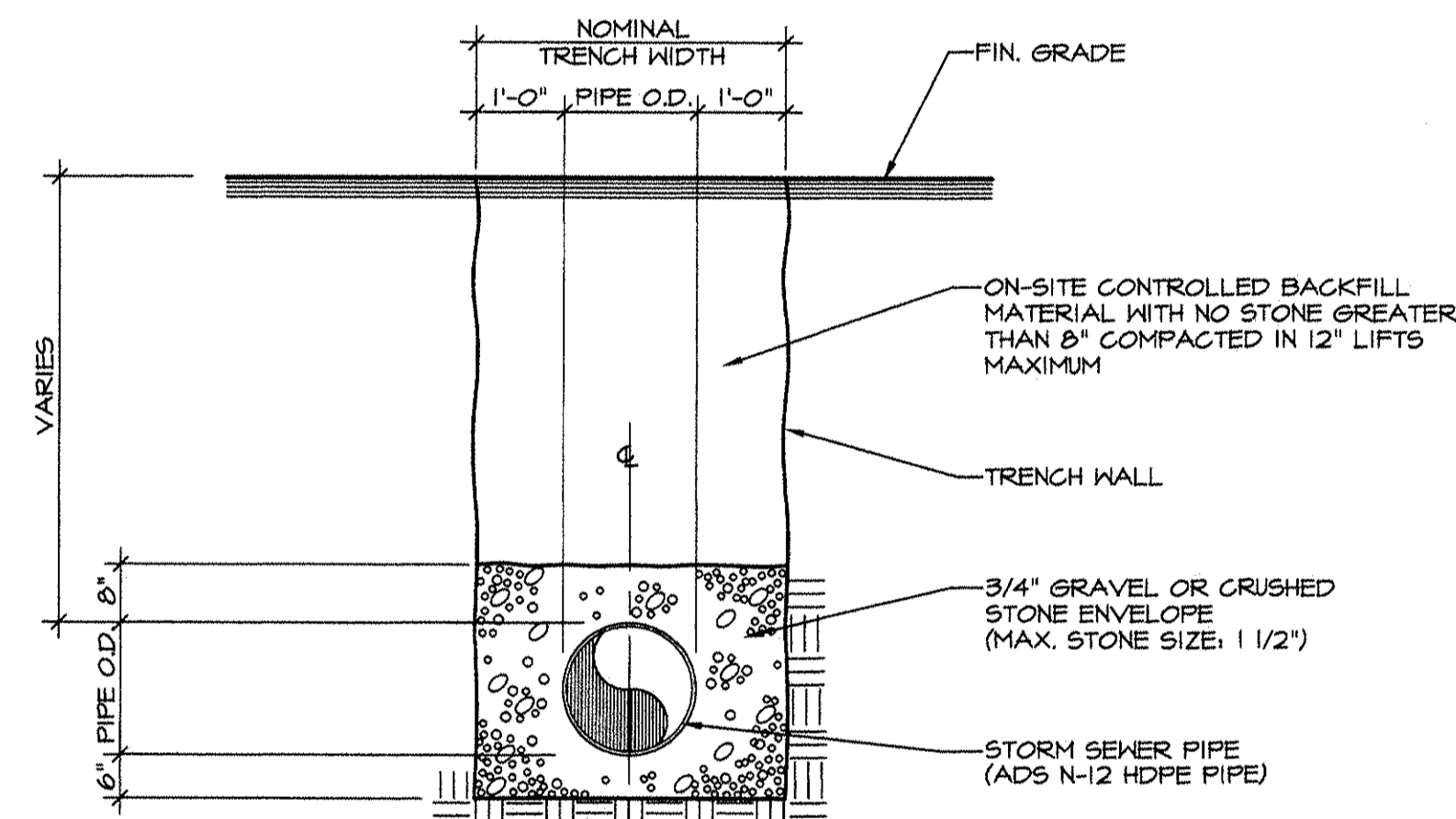
CATCH BASIN DETAIL - TYPE II
NOT TO SCALE



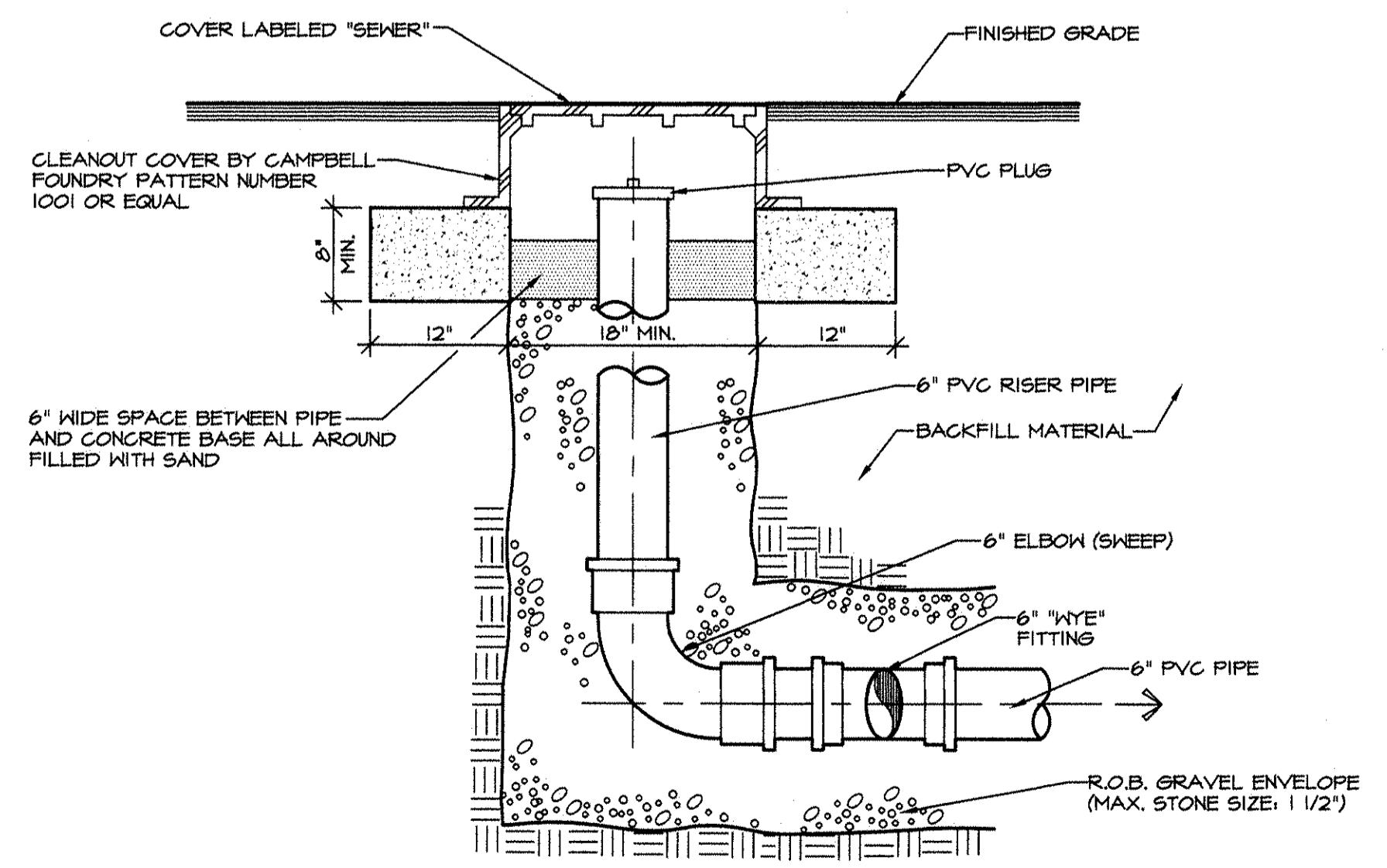
- NOTES:**
- CONCRETE MANHOLE SHALL BE AS MANUF'D BY THE FORT MILLER COMPANY.
 - M.H. COVER TO HAVE THE TERM 'SANITARY SEWER' CAST INTO COVER.
 - M.H. SHALL BE FABRICATED TO WITHSTAND AN H-20 LOADING.



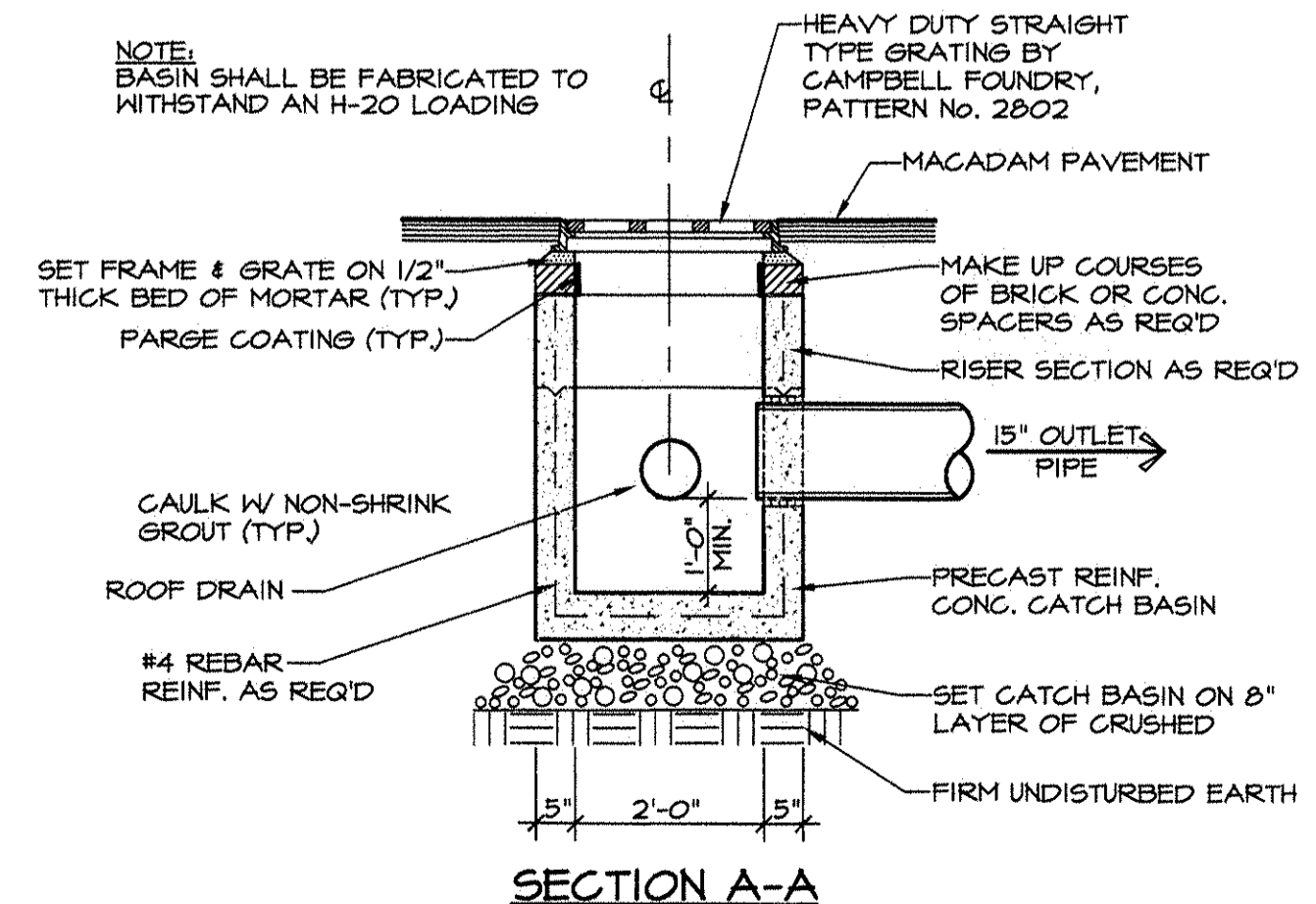
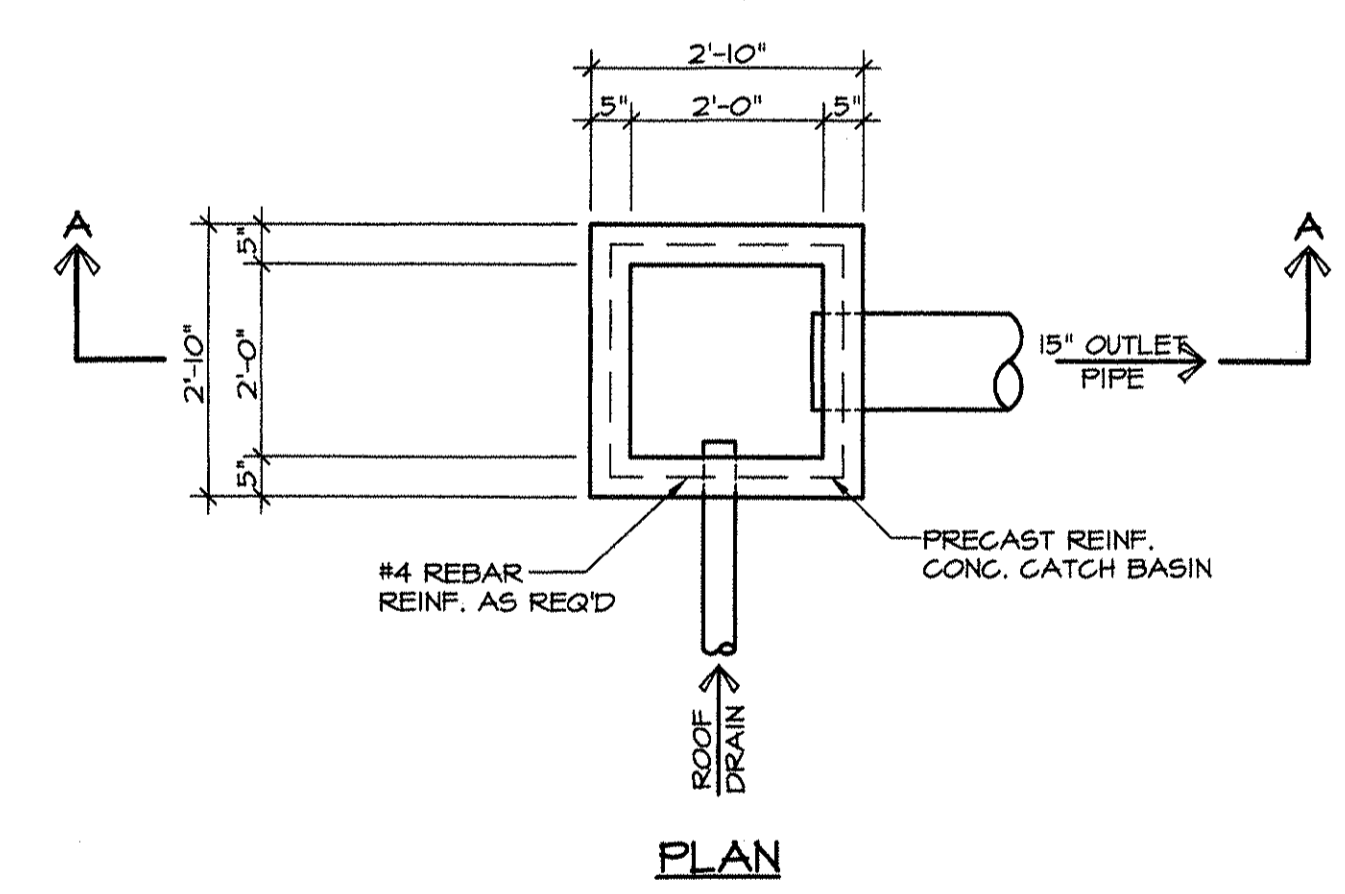
MANHOLE ASSEMBLY
NOT TO SCALE



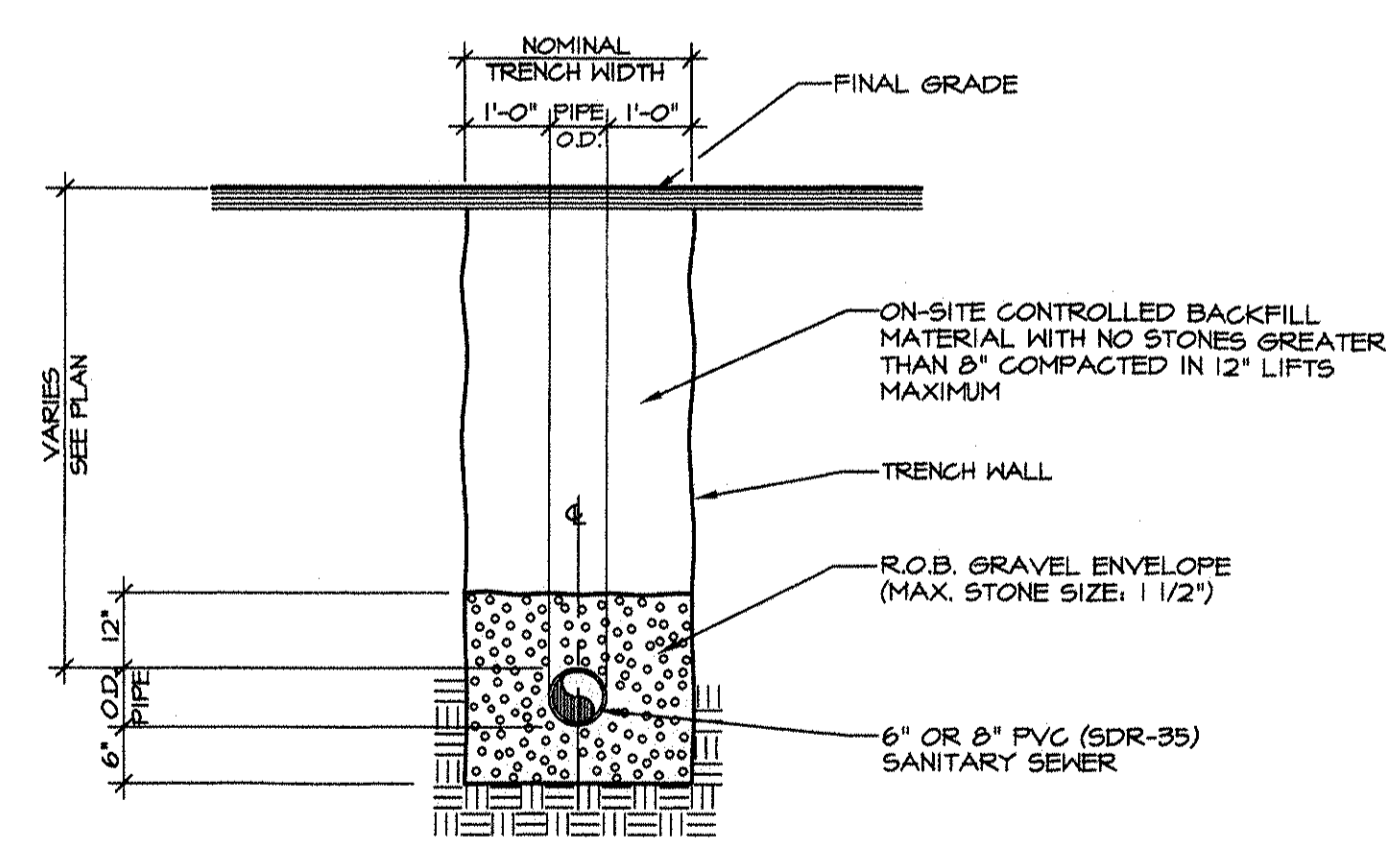
STORM SEWER TRENCH EXCAVATION
NOT TO SCALE



6" SANITARY CLEANOUT
NOT TO SCALE



ROOF DRAIN - CATCH BASIN DETAIL
NOT TO SCALE



SANITARY TRENCH EXCAVATION
NOT TO SCALE

TOWN OF NEWBURGH PLANNING BOARD
STAMP OF APPROVAL

PLANNING BOARD PROJECT NO. 2015-24

Shaw Engineering
Consulting Engineers

81 Belville Road Newburgh N.Y. 12550

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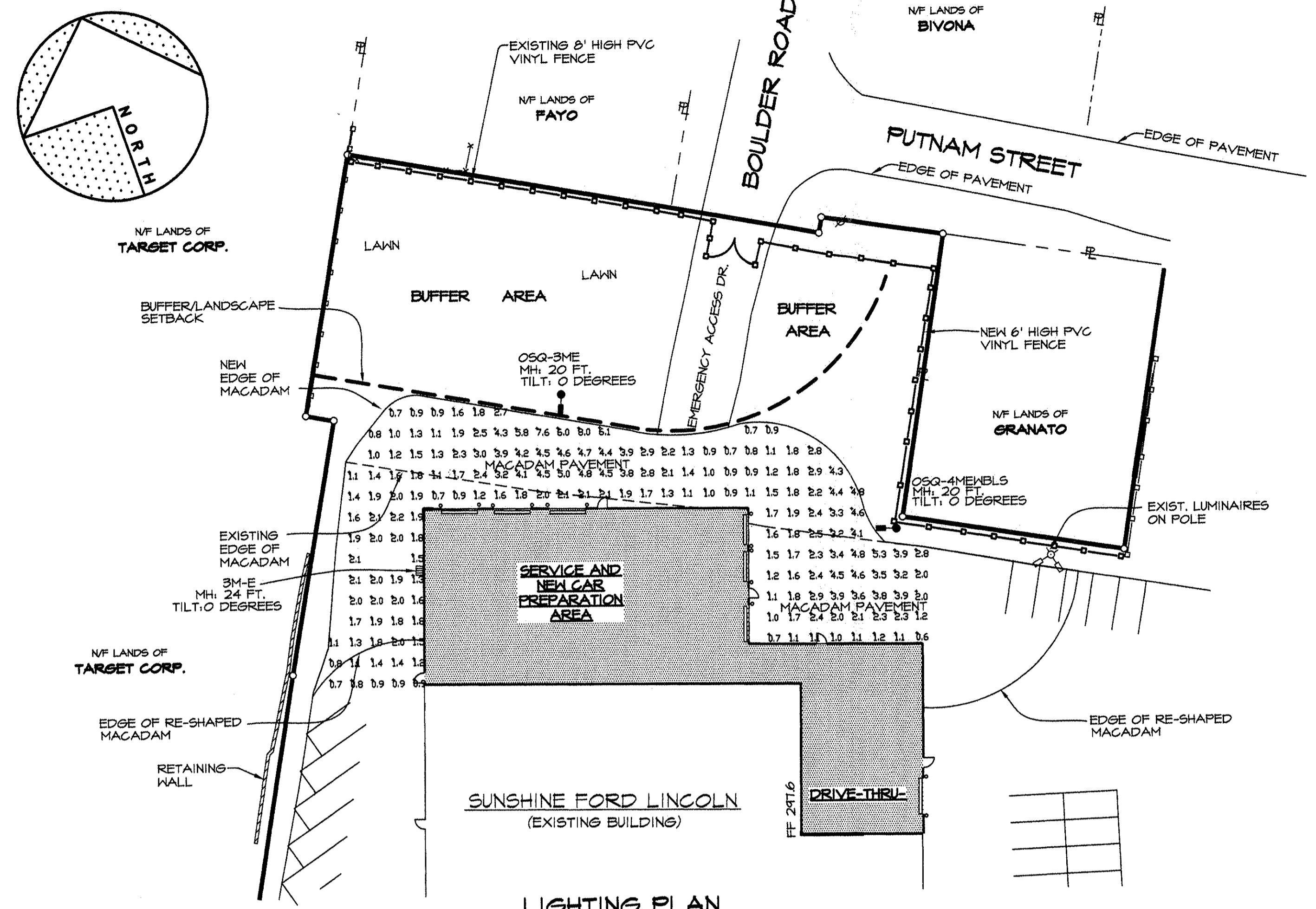
Drawn By: G.J.S. Drawing: **SANITARY SEWER AND STORM SEWER DETAILS**

Checked By: G.J.S. Project: **NEW ADDITION FOR COLANDREA SUNSHINE FORD LINCOLN**

Scale: AS SHOWN Project No. **1501**

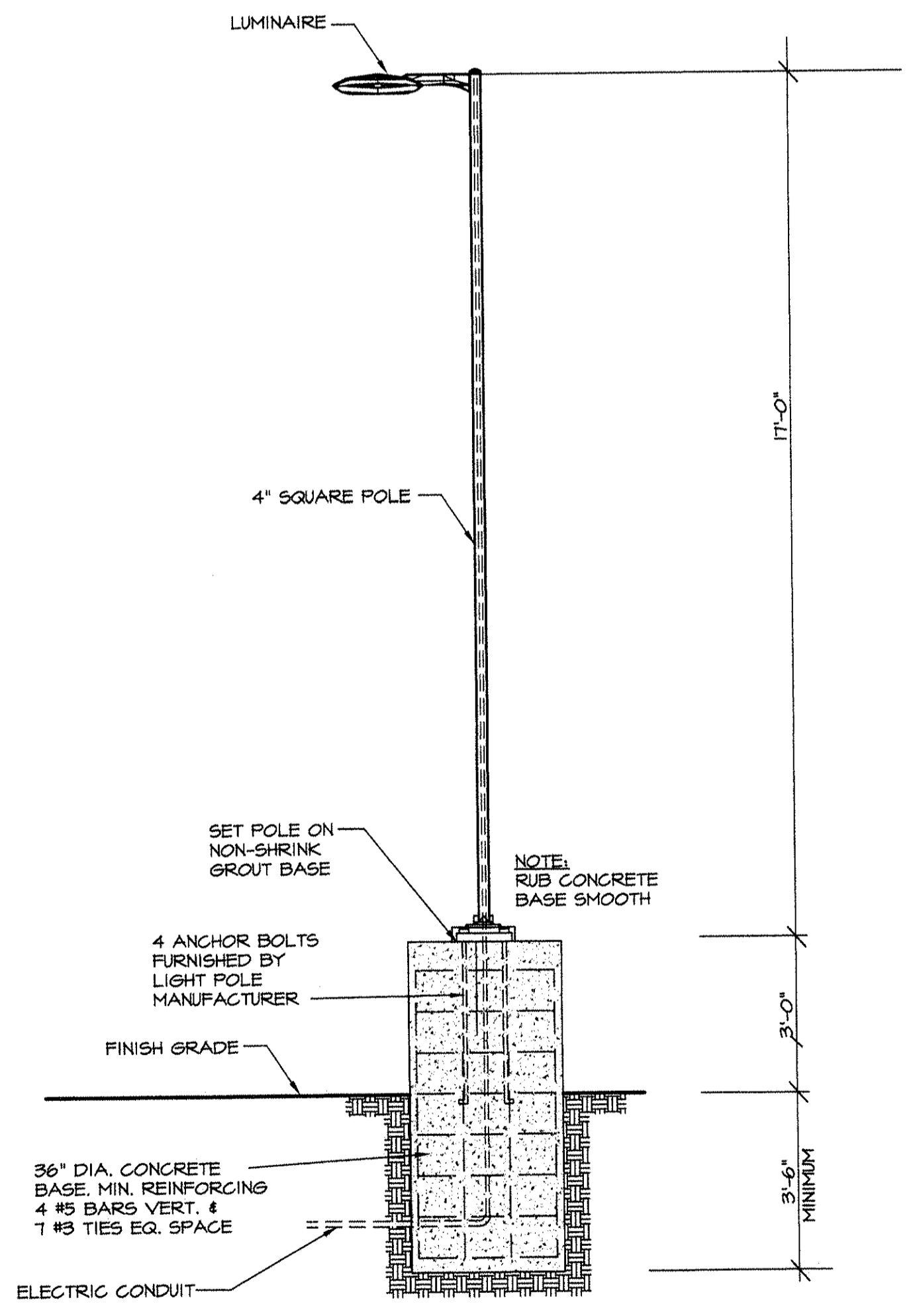
Date: 6-24-2016 40 ROUTE 17K TOWN OF NEWBURGH, N.Y.

4 OF 6

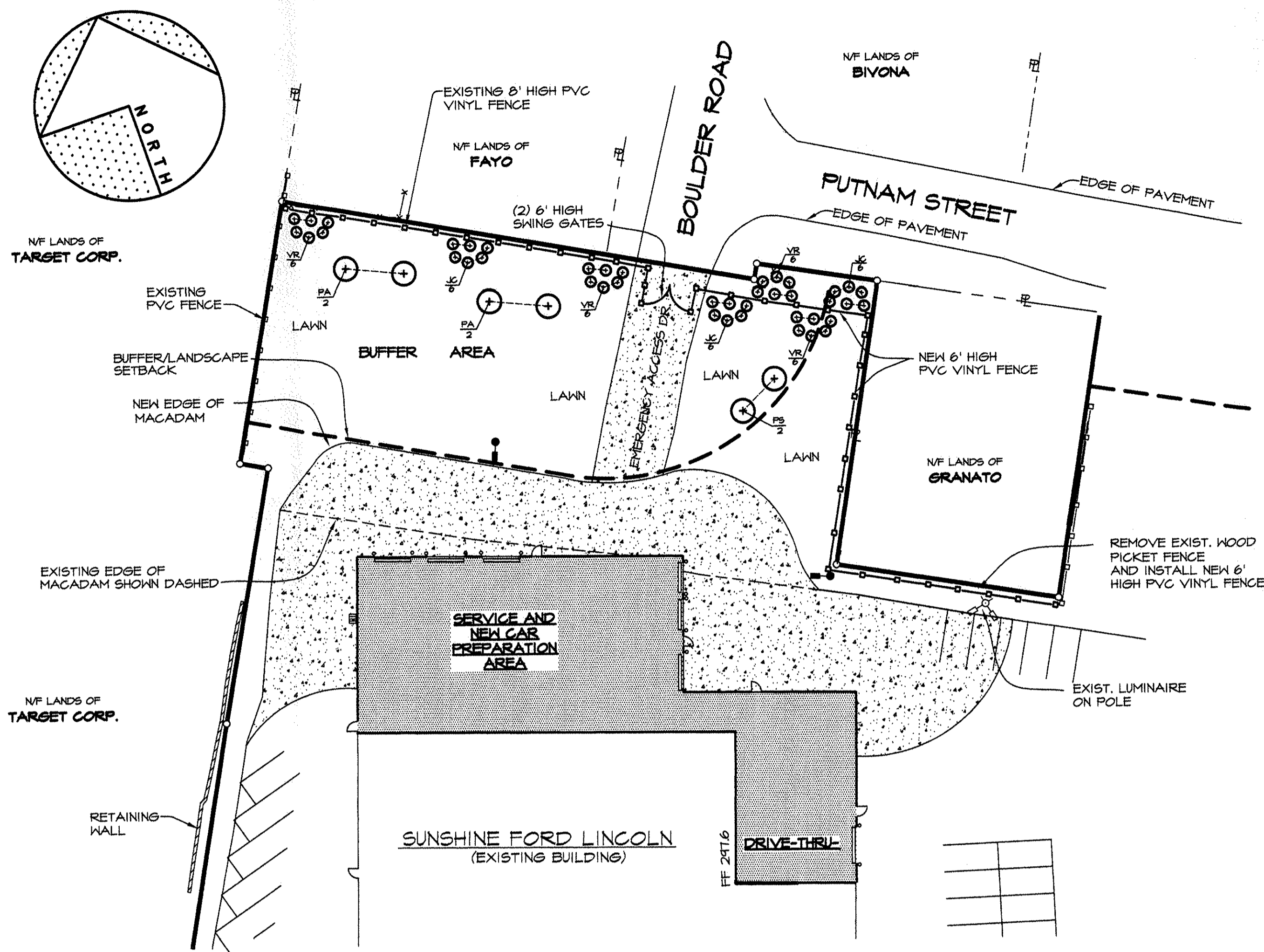


LIGHTING PLAN
NOT TO SCALE

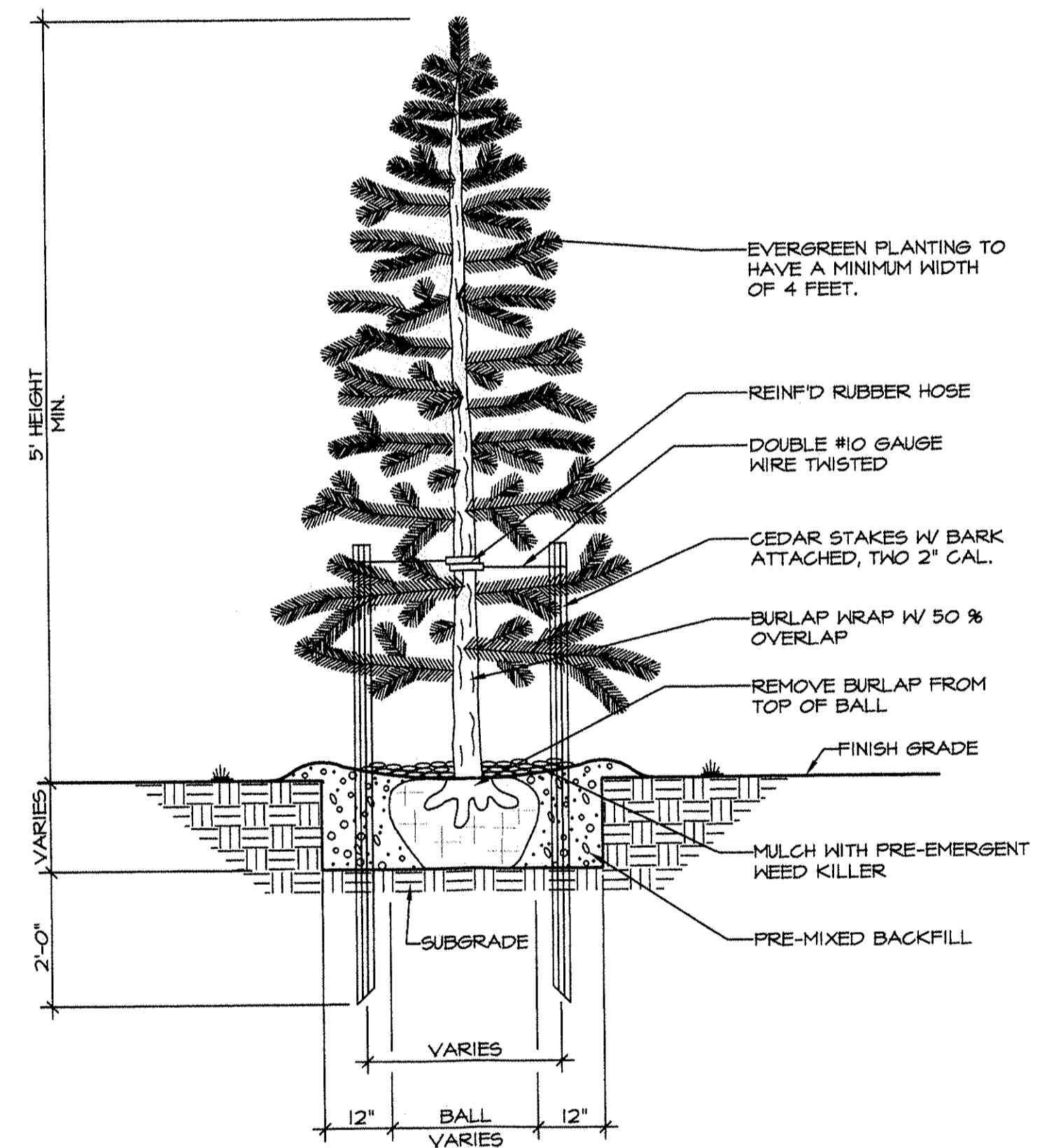
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description	Lum. Watts
●	1	OSQ-3ME	SINGLE	17296	0.920	OSQ-A-NM-3ME-J-57K-XX-XX	168
□	1	3M-E	SINGLE	10674	0.950	SEC-EDG-3M-WM-08-E-XX-XX-700	134
●	1	OSQ-4MEWBLS	SINGLE	14621	0.920	OSQ-A-NM-4ME-J-57K-XX-XX (W/ OSQ-BLSMF BACKLIGHT SHIELD)	168



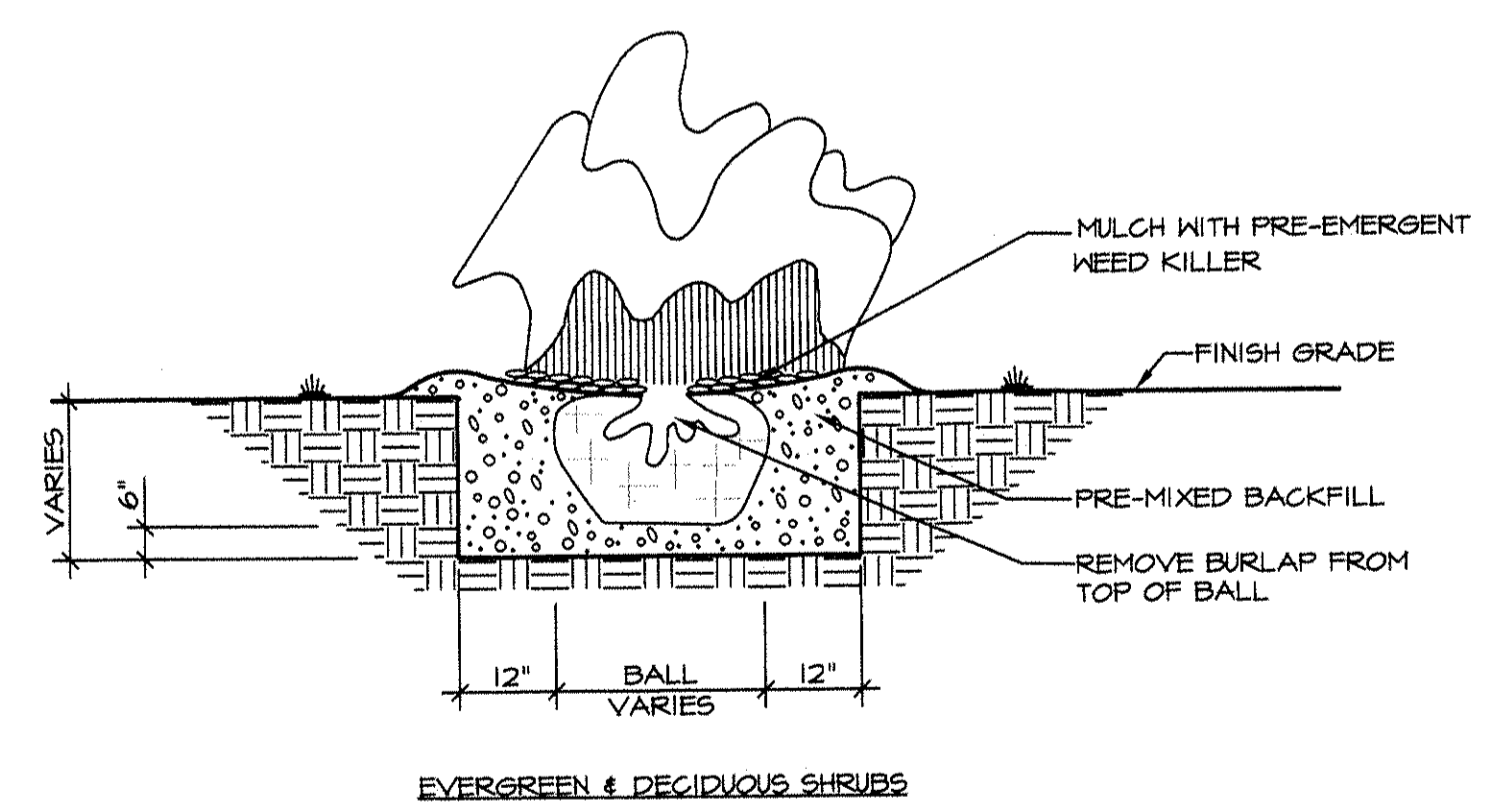
FIXTURE / POLE
NOT TO SCALE



LANDSCAPE PLAN
SCALE 1"=30'



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

- PLANTING NOTES**
- UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE TOPSOILED AND SEEDED.
 - NO SUBSTITUTIONS OF PLANTING MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE LANDSCAPE ARCHITECTURAL CONSULTANT FOR THE TOWN OF NEWBURGH.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
 - CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECTURAL CONSULTANT FOR THE TOWN OF NEWBURGH.
 - ALL PLANTS MUST MEET AMERICAN ASSOCIATION OF NURSERYMENS STANDARDS.
 - ALL PLANTS SHALL BE HARRANED FOR A PERIOD OF TWO YEARS, REPLACE IN ACCORDANCE WITH THE DRAINING AND SPECIFICATIONS, ALL PLANTS THAT ARE MISSING, MORE THAN 25% DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT APPEAR UNHEALTHY OR UNSIGHTLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, ANY TREE THAT LOSES THE MAIN LEADER SHALL BE REPLACED. PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECTURAL CONSULTANT FOR THE TOWN OF NEWBURGH UPON COMPLETION OF WORK AND DURING EVERY GROWING SEASON FOR TWO YEARS. PLANTS THAT NEED REPLACEMENT SHALL BE NOTED ON AN INSPECTION REPORT AND MUST BE REPLACED WITHIN TWO MONTHS OF RECEIPT OF THE INSPECTION REPORT OR WITHIN TWO MONTHS FROM THE NEXT FOLLOWING GROWING SEASON.

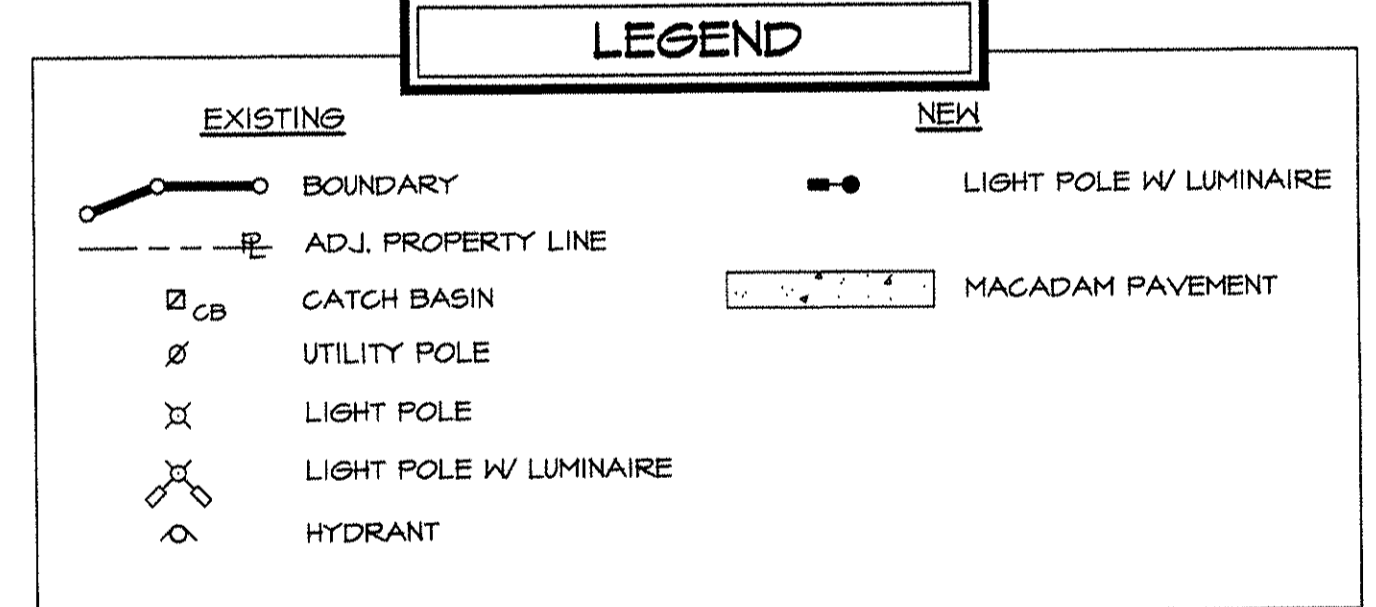
- SEEDING SCHEDULE**
- TOPSOIL SHALL BE SPREAD TO A COMPACTED UNIFORM THICKNESS OF 4" IN ALL DISTURBED AREAS, INCLUDING PLANTING AREAS AND GROUND-COVER AREAS.
 - TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSENED BY MECHANICAL RAKES TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT.
 - FERTILIZER SHALL BE APPLIED AT 6 LBS. OF 5-10-10 COMMERCIAL FERTILIZER / 1000 SQ. FT.
 - SEEDING SHALL BE INSTALLED AT 5 LBS. / 1000 SQ. FT. OF:
60% KENTUCKY BLUE GRASS
20% CHEVINGS FESCUE
20% PERENNIAL RYE

LANDSCAPE NOTE

FURTHER TO 165-57 (L), TOGETHER WITH 163-4 (B) (INCORPORATED THEREIN BY REFERENCE), AS WELL AS 165-50 (D), THIS APPROVAL SHALL BE SUBJECT TO THE APPLICANT POSTING, WITH THE TOWN CLERK, A PERFORMANCE SECURITY, IN AN AMOUNT TO BE FIXED BY THE TOWN BOARD UPON RECOMMENDATION OF THE TOWN'S LANDSCAPE CONSULTANT IN ORDER TO SECURE TIMELY COMPLETION AND APPROPRIATE MAINTENANCE OF THE LANDSCAPING IMPROVEMENTS DEPICTED ON THE PLANS, SATISFACTORY TO THE TOWN BOARD, TOWN ENGINEER, AND TOWN ATTORNEY AS TO FORM, SUFFICIENCY, MANNER OF EXECUTION AND SURETY. THE PERFORMANCE SECURITY SHALL RECITE THAT ALL IMPROVEMENTS SECURED THEREBY SHALL BE COMPLETED WITHIN THREE (3) YEARS OF THIS APPROVAL AND MAINTAINED FOR A PERIOD OF TWO YEARS THEREAFTER. THE TOWN'S LANDSCAPE ARCHITECT, IS HEREBY AUTHORIZED TO PERIODICALLY INSPECT THE SITE IN ORDER TO INSURE COMPLIANCE WITH THIS CONDITION. A SEPARATE INSPECTION FEE IN AN AMOUNT IN ACCORDANCE WITH SECTION 104-2 (6)(6) SHALL BE SUBMITTED AND DEPOSITED IN AN ESCROW ACCOUNT TO COVER THE COST OF THE TOWN'S LANDSCAPE ARCHITECT SERVICES. THE APPLICANT SHALL BE REQUIRED TO PAY THE REQUIRED LANDSCAPING SECURITY TO THE TOWN BEFORE ANY BUILDING PERMIT FOR ANY BUILDING OR STRUCTURE WITHIN THE SUBDIVIDED LANDS IS ISSUED. THE AMOUNT OF THE LANDSCAPE SECURITY MAY BE ADJUSTED UPON RECOMMENDATION OF THE TOWN'S LANDSCAPE CONSULTANT IF, DUE TO CHANGES IN THE MARKET PRICING OF THE REQUIRED LANDSCAPE MATERIALS, WARRANTS, THE APPLICANT SHALL BE REQUIRED TO PAY THE REQUIRED LANDSCAPING INSPECTION FEE IN THE AMOUNT OF \$_____ TO THE TOWN BEFORE THE PLANS ARE SIGNED.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
JC	Juniperus Chamae 'Gold Coast'	Gold Coast Juniper	12	36"-40"
VR	Viburnum Rhytidophyllum	Leatherleaf Viburnum	24	36"-40"
PA	Picea Abies	Norway Spruce	4	6'-7'
PS	Picea Strobus	Eastern White Pine	2	6'-7'



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PLANNING BOARD PROJECT NO. 2015-24

CREE

1200 52nd Street, Glenside, NY 1153177
www.cree.com (800) 238-6900

Project Name: COLANDRA SUNSHINE FORD SR-15306
Date: 6/10/2016 Scale: 1"=20' Footcandles calculated at grade
Filename: V:\Common\Apo\Eng\OUT\160608FK1MDJ.AGI Layout by: MARK JANAKY

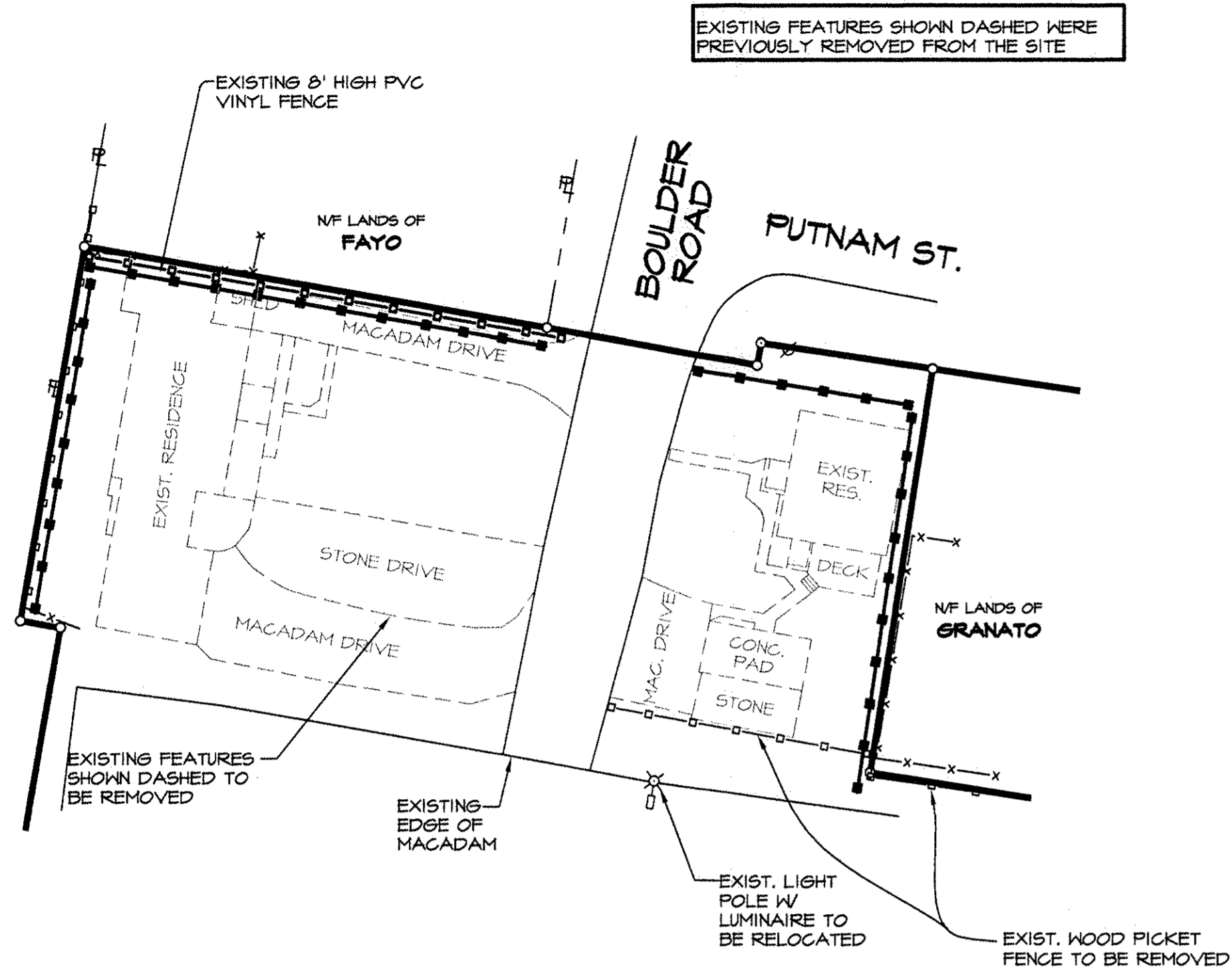
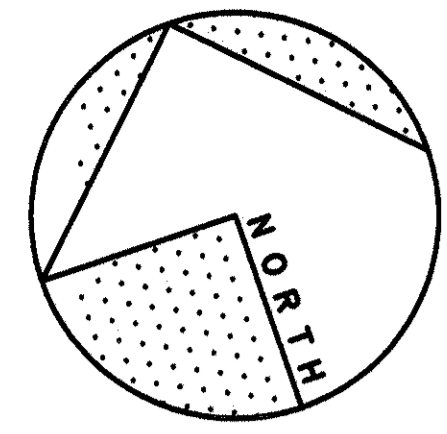
Illustration results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results.

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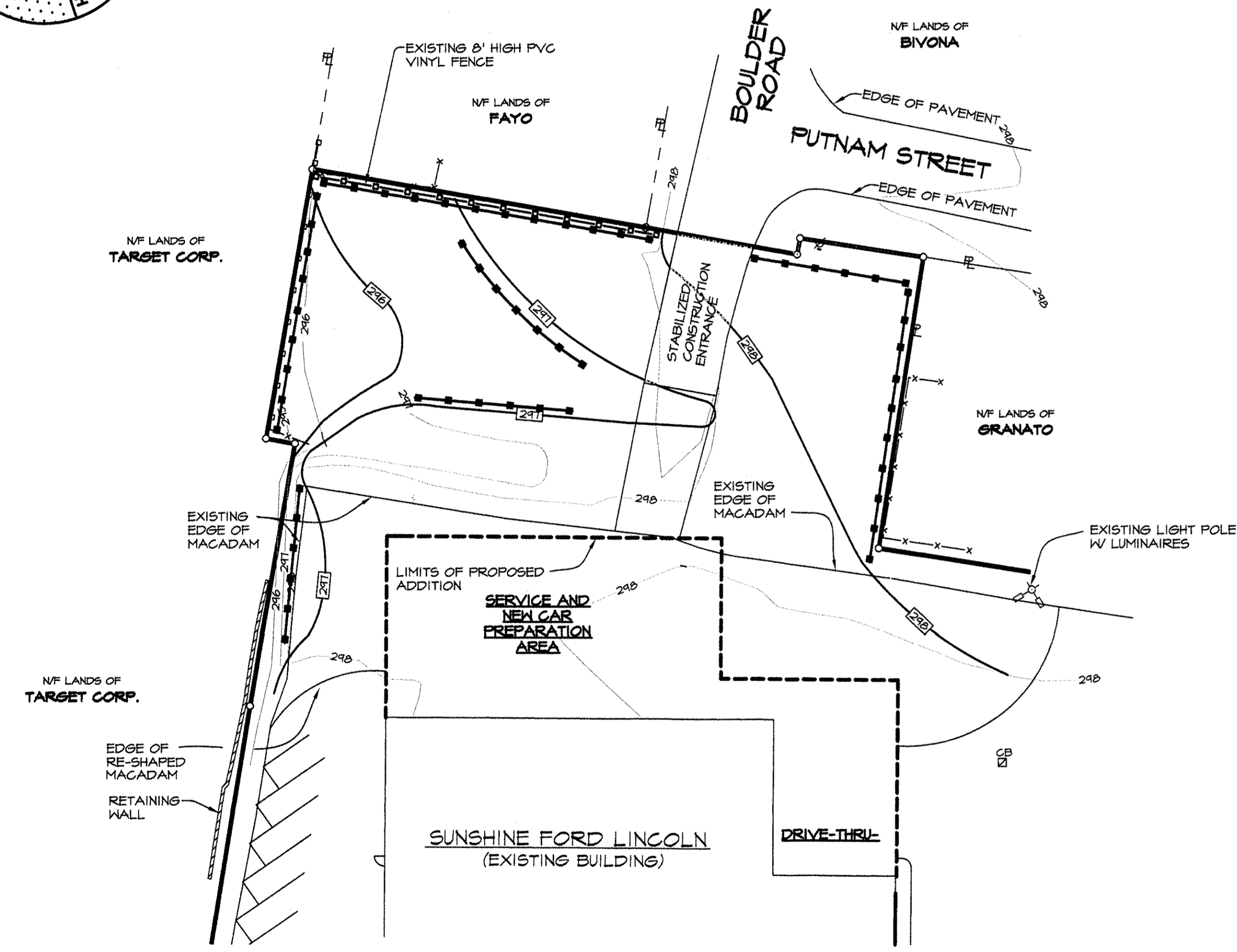
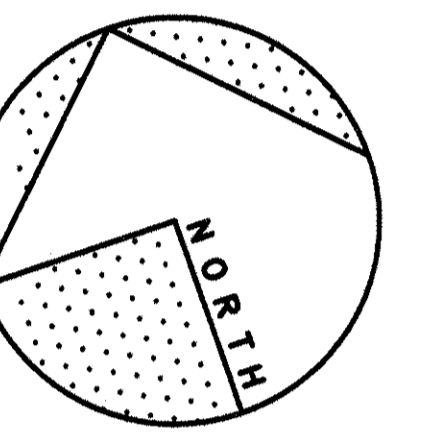
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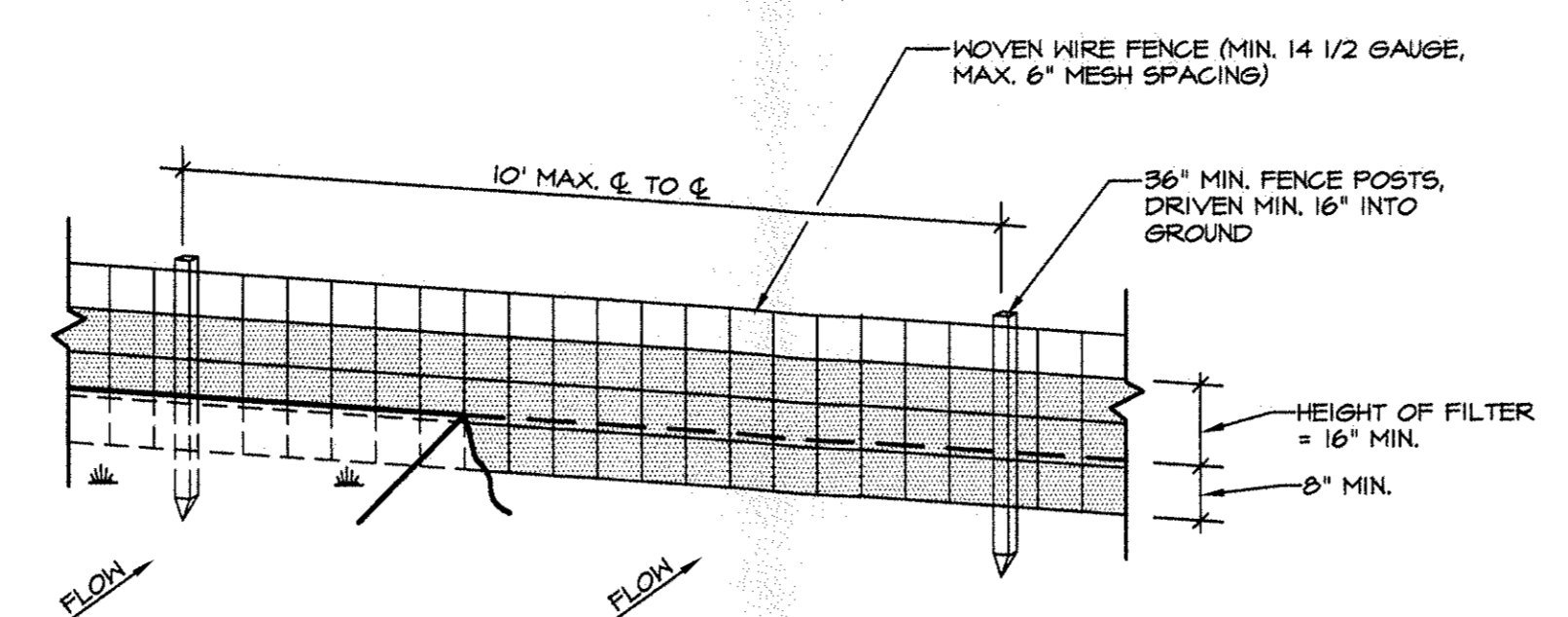
Drawn By: G.J.S. Drawing: LANDSCAPING PLAN 5 OF 6
Checked By: G.J.S. Project: NEW ADDITION FOR COLANDREA SUNSHINE FORD LINCOLN Project No. 1501
Scale: 1"=30'
Date: 6-24-2016 40 ROUTE 17K TOWN OF NEWBURGH, N.Y.



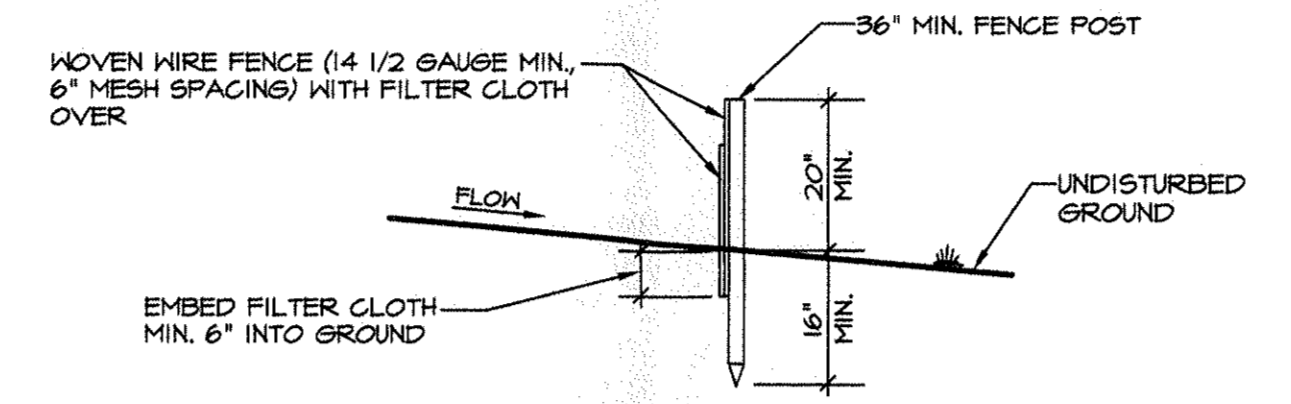
REMOVALS PLAN
SCALE: 1"=30'



EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=30'



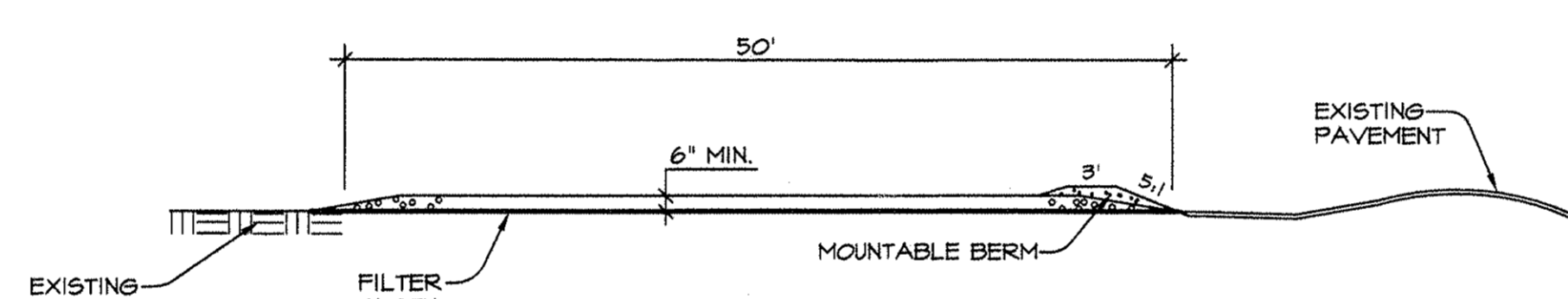
PERSPECTIVE VIEW



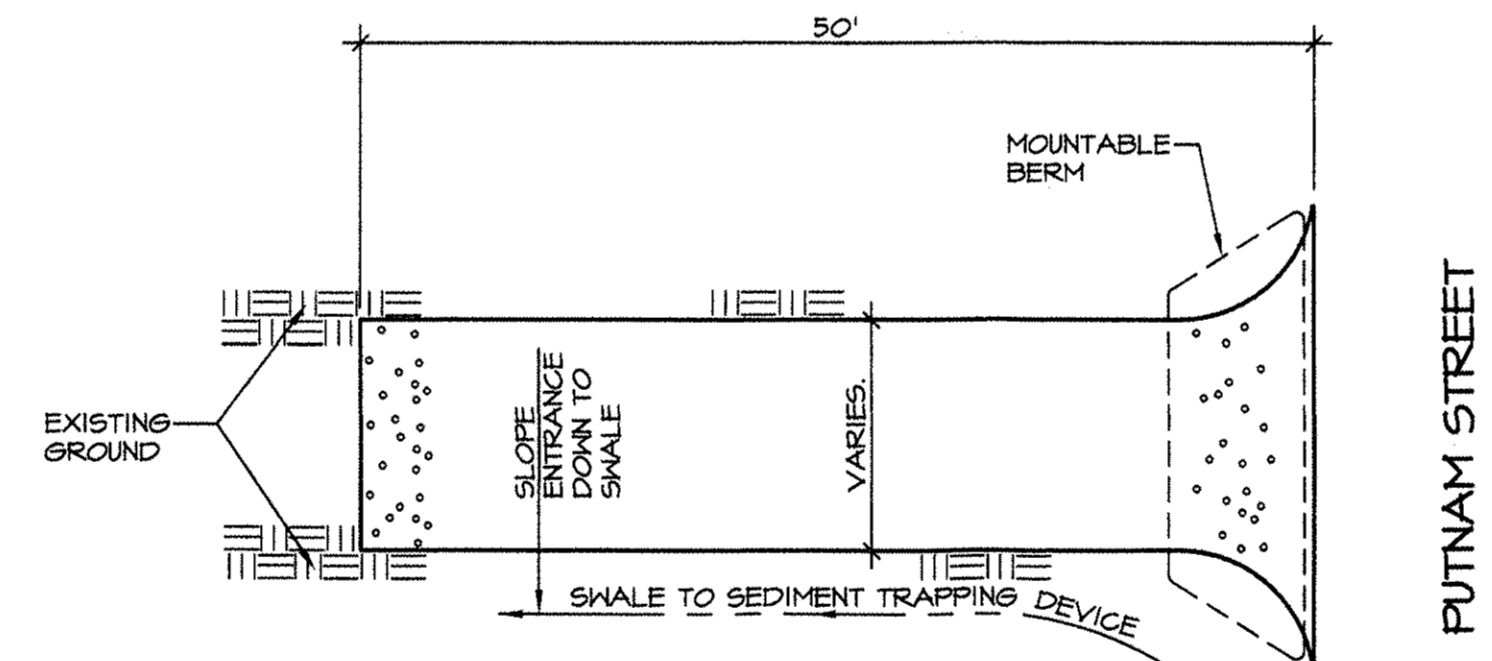
SECTION
SILT FENCE DETAIL
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. HOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO HOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.
- POSTS:**
STEEL EITHER "1" OR "1 1/2" TYPE OR 2" HARDWOOD
- FENCE:**
HOVEN WIRE, 14 1/2 GAUGE 6" MAX. MESH OPENING
- FILTER CLOTH:**
FILTER X, MIRAFIL 100X, STABILINKA T100X OR APPROVED EQUAL
- PREFABRICATED UNIT:**
GEOFAB, ENVIROFENCE, OR APPROVED EQUAL



PROFILE

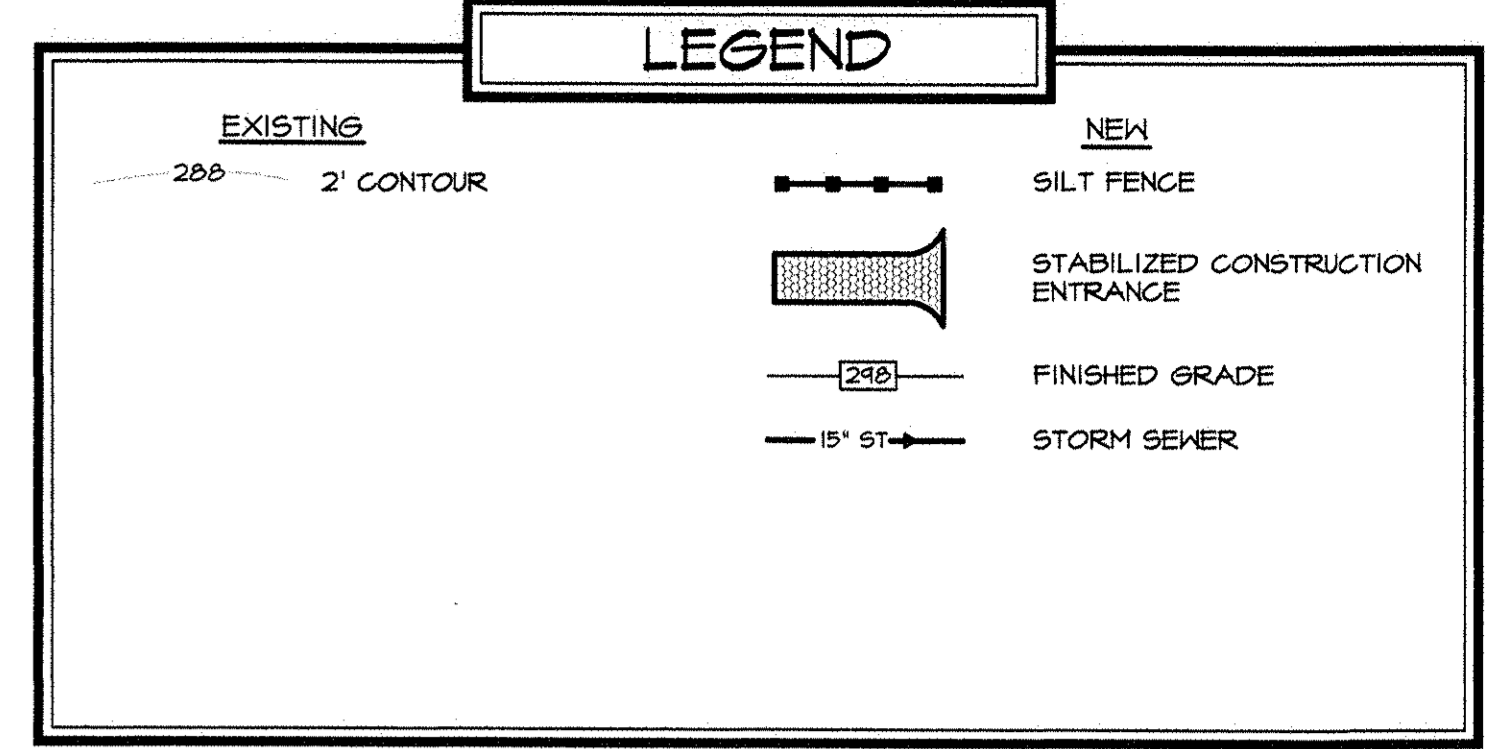


PLAN VIEW

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - FIFTY (50) FEET
3. THICKNESS - SIX (6) INCHES.
4. WIDTH - FIFTEEN (15) FEET, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE DIRECTED TO A SHALE DISCHARGING TO A SEDIMENT TRAPPING DEVICE. PROVIDE A MOUNTABLE BERM WITH 5:1 SLOPES.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO ROADWAY MUST BE REMOVED IMMEDIATELY.
8. WHEN VEHICLE WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



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Drawn By: G.J.S. Drawing: **EROSION AND SEDIMENT CONTROL PLAN**

Checked By: G.J.S. Project: **NEW ADDITION FOR COLANDREA SUNSHINE FORD LINCOLN**

Scale: 1"=30' Date: 6-24-2016

40 ROUTE 17K TOWN OF NEWBURGH, N.Y.

6 OF 6

Project No. 1501