

- LEGEND:**
- W— WATERLINE
 - S— SEWERLINE
 - WS— WATER SERVICE
 - SS— SEWER SERVICE
 - G— GAS LINE
 - H— HYDRANT
 - UP— UTILITY POLE
 - P- EXISTING LIGHT POLE
 - E- EXISTING LIGHT POLE
 - S- EXISTING STORM SEWER MANHOLE
 - P- PROPOSED STORM SEWER MANHOLE
 - H- HANDICAP PARKING SPACE
 - A- AND/OR TRAFFIC FLOW PATTERN
 - P- PROPOSED TRAFFIC FLOW PATTERN
 - T- AND/OR TRAFFIC DIRECTIONAL ARROW
 - L- AND/OR TRAFFIC SIGNAL
 - T- EXISTING TRAFFIC SIGNAL
 - P- PROPOSED TRAFFIC SIGNAL
 - TREE
 - P- PROPOSED CATCH BASIN
 - E- EXISTING CATCH BASIN
 - S- PROPOSED SPODE ELEVATION
 - E- EXISTING WATER VALVE
 - P- PROPOSED WATER VALVE
 - S- TRAFFIC SIGNAL BOX
 - P- PROP. PLANT TYPE AND QUANTITY
 - L- PROPOSED LIGHT POLE

SIGN CALCULATIONS

SITE ROAD FRONTAGE = 688 FT. +/-
ALLOWABLE SITE SIGNAGE = 318 SQ. FT.
BUILDING TO INCLUDE A PROPOSED PYLON SIGN AND SIGNAGE MOUNTED SIGNS. TOTAL AREA OF SIGNS NOT TO EXCEED 318 SQ. FT.

NOTE: BUILDING MOUNTED SIGN LOCATIONS, DIMENSIONS AND MATERIALS SHALL BE AS PER THE BUILDING ELEVATION APPROVED DURING ARCHITECTURAL REVIEW.

SEEDING SCHEDULE

LAWN AREAS:
50% PERMANENT BLUEGRASS @ 2.62 2.185/1000 SQ. FT. PLUS
15% PERMANENT BLUEGRASS @ 0.6407 185/1000 SQ. FT. PLUS
20% KENTUCKY BLUEGRASS BLEND @ 0.84 1.0185/1000 SQ. FT.
25% STORMWATER BASIN (ABOVE PERMANENT POOL):
ERNAK-183 @ 1/3 TO 1/2 LB PER 1000 SQ. FT.
25% VIRGINIA WILDO RE
20% FOX SEDGE
15% ALUTIAN BIRD GRASS
15% TOOLEBORASS

KEY	PLANT LIST	COMMON NAME	SIZE	QUANTITY
1	ACER RUBRUM	RED MAELE	2" - 2 1/2" CAL.	2
2	ALNUTIUM LAMR	CLEVELAND PEAR	2" - 2 1/2" CAL.	6
3	PRUNUS SPERMA	GINANGO	2" - 2 1/2" CAL. MALE ONLY	7
4	YULIUNI GOLD	YULIUNI GOLD	2" - 2 1/2" CAL.	10
5	ZELKOVA SERAVIA	VILLAGE GREEN	5" - 6"	2
6	PRUNUS PANDULORA	JAPANESE WHITE	5" - 6"	2
7	AMELANCHIER	SHADEL OW	6" - 10"	2
8	TAXUS CUSPIDATA	SERVICESBERRY	CLUMPED	25
9	JUNIPERUS	DENSE VEIV	3" - 4"	12
10	SAURAUSTRALIS	GREEN SARGENT	2 GAL.	11
11	SPREA ANTHONY	ARROWWOOD	3" - 4"	11
12	WATERER	ANTHONY	2" - 3"	20
13	COTONESTER	GRANBERRY	2" - 3"	16
14	APICULATUS	COTONESTER	2" - 3"	16
15	VIBURNUM OPIULUS	OWAR EUROPEAN	2" - 3"	6
16	FOGONIA	GRANBERRY BUSH	2" - 3"	6
17	FORSYTHIA	BORDER	3" - 4"	15
18	PHYSOCARPUS	FORSYTHIA	3" - 4"	15
19	VAR. KOREANA	BOXWOOD	2" - 2 1/2"	9
20	WINTERGREEN	MUGO PINE	2" - 2 1/2"	44
21	ARONIA ARBUTIFLUA	RED CHOCHEBERRY	3" - 4"	12
22	BRILLIANTISSIMA	TATARINI	3" - 4"	14
23	CORNUS ALBA	DOGWOOD	3" - 4"	14
24	PHYSOCARPUS	COMMON	2" - 2 1/2"	10
25	VAR. INTERMEDIUS	NINEBARK	2" - 2 1/2"	10

ZONE - B:

REGULATION	MIN. REQUIRED	MIN. PROPOSED
LOT AREA	2 AC.	2.04 AC +/-
LOT WIDTH	200 FT.	311 FT. +/-
LOT DEPTH	200 FT.	222 FT. +/-
FRONT YARD	40 FT.	38 FT. +/-
REAR YARD	50 FT.	101 FT. +/-
BOTH SIDE YARDS	30 FT.	52 FT. +/-
LOT BLDG. CVG.	MAX. PERMITTED 40%	19%
BLDG. HEIGHT	35 FT.	35 FT.
LOT SURFACE CVG.	80%	76%

** NOTE: AN AREA VARIANCE WAS GRANTED BY THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS DECEMBER 23 2010 FOR A FRONT YARD SETBACK OF 7 FEET.

PARKING REQUIREMENTS:

REQUIRED: 1 SPACE PER 150 SQ. FT.
PROPOSED: 5,408 SQ. FT./150 = 37

RESTAURANT: 1 SPACE PER 4 SEATS
200 SEATS (MAX.)/4 = 50

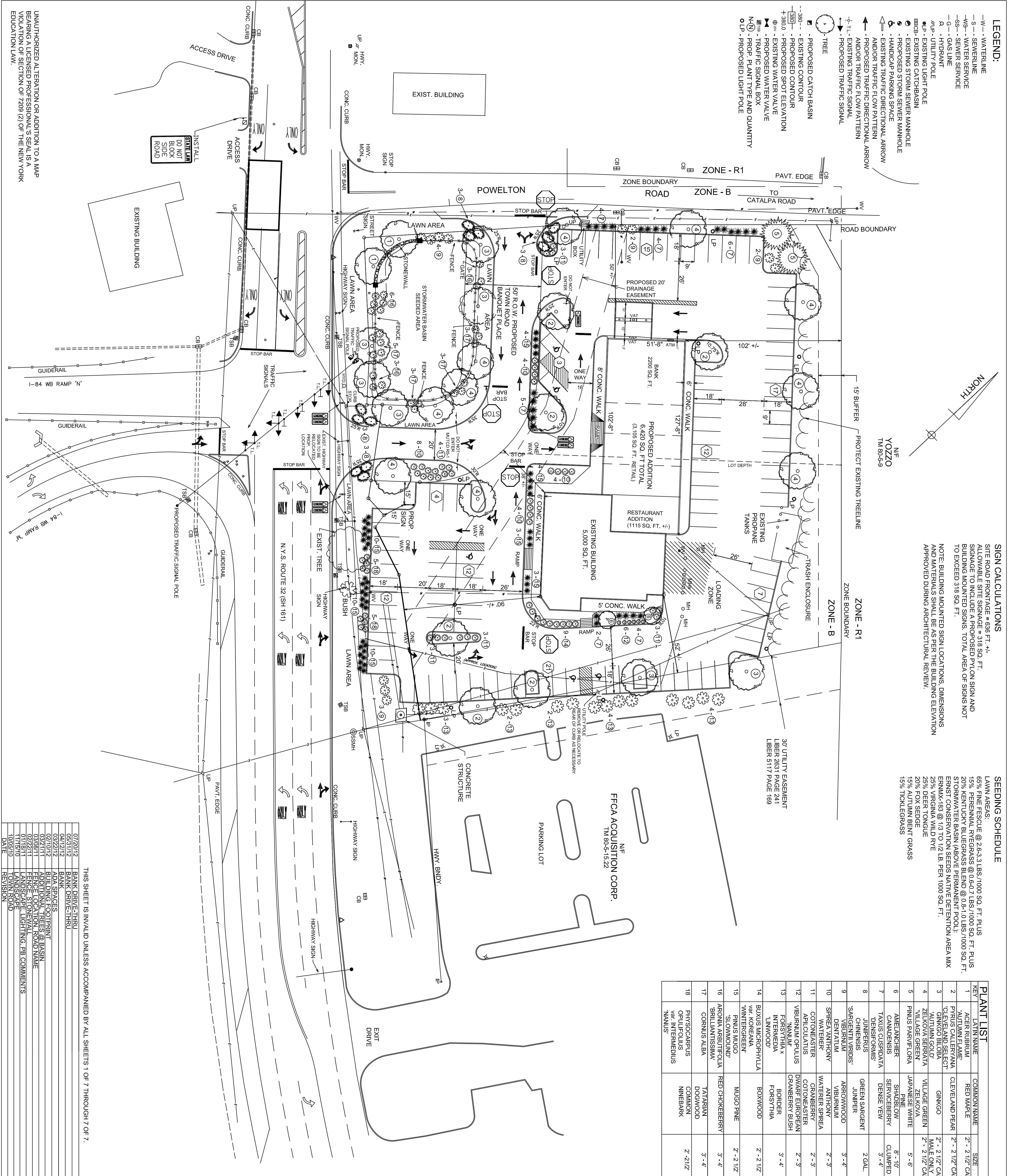
TOTAL ACCESSIBLE SPACES REQUIRED = 5 SPACES
ACCESSIBLE SPACES PROVIDED = 5 SPACES

NOTES:

- THE CONTRACTOR MUST NOTIFY THE UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION (1-800-962-7862) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, BLASTING OR DRILLING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
- BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS, AS NECESSARY, TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED. THE LOCATIONS (HORIZONTAL AND VERTICAL) SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. PRIOR TO PERFORMING ANY WORK WITHIN THE NYS ROUTE 32 RIGHT-OF-WAY, A WORK PERMIT MUST BE FILED WITH THE NYS DOT. ALL WORK WITHIN THE NYS RIGHT-OF-WAY SHALL CONFORM TO ALL NYS DOT STANDARDS.
- FOR ALL WORK AND DETAILS FOR THE PROPOSED IMPROVEMENTS TO THE STATE HIGHWAY AND TRAFFIC SIGNALIZATION/SIGNALAGE REFER TO THE FOLLOWING PLANS PREPARED BY JOHN COLLINS ENGINEERS PC FOR PROJECT: ROUTE 32 & I-84, W.B. RAMPS, NEWBURGH, NY, LATEST REVISION, A. ACCESS LAYOUT PLAN LP-1
- TRAFFIC SIGNAL PLAN T-1
- MAINTENANCE AND PROTECTION OF TRAFFIC PLAN MP-1
- GENERAL NOTES GN-1
- ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
- IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM STATE OR LOCAL AUTHORITIES.
- THE EXISTING TAX PARCELS SHALL BE COMBINED.

LANDSCAPE NOTES:

- THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST, AND HE/SHE SHOULD DETERMINE THE EXACT LOCATION OF SAID UTILITIES PRIOR TO STARTING WORK. DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE TOWN OF NEWBURGH'S LANDSCAPE ARCHITECTURAL CONSULTANT.
- ALL PLANT BEDS SHALL BE MOUNDLED SLIGHTLY AND WHERE INDICATED, BERMED.
- MOUNDLED BEDS SHALL BE PROVIDED AROUND SHRUB PLANTINGS, AND MULCHED BEDS SHALL BE PROVIDED AROUND TREE PLANTINGS.
- ALL PLANTS SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK.
- NO TREE SHALL BE PLANTED WITHIN TEN FEET OF AN UNDERGROUND UTILITY.
- ALL DISTURBED AREAS SHALL BE SEEDED AS PER THE SEEDING SPECIFICATION.
- LANDSCAPED AREAS NOT USED FOR BUILDINGS, DRIVERS OR PARKING AREAS, THE CONTRACTOR SHALL INSTALL A MINIMUM OF 6 INCHES OF TOPSOIL COMPACTS.
- ALL COMPACTS SHALL BE MAINTAINED FOR A PERIOD OF TWO YEARS. REPLACEMENT AND COMPENSATION WITH THE DRAWINGS AND SPECIFICATIONS. ALL PLANTS THAT ARE MISSING MORE THAN 30% DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT PERIOD UNLESS OTHERWISE SPECIFIED BY THE DRAWINGS, SHALL BE REPLACED BY THE CONTRACTOR WITHIN THE SPECIFIED TIME FRAME. THE REPLACEMENT SHALL BE DONE BY THE TOWN OF NEWBURGH'S LANDSCAPE CONSULTANT UNDO COUNTERTOP OF WORK AND DURING EVERY GROWING SEASON FOR TWO YEARS. PLANTS THAT NEED REPLACEMENT SHALL BE NOTED ON AN INSPECTOR REPORT AND MUST BE REPLACED BY THE OWNER OR LANDSCAPE CONTRACTOR WITHIN TWO MONTHS OF THE REPORT OF THE INSPECTION REPORT. THE LANDSCAPE BOUND WILL BE RETURNED FOLLOWING THE TWO YEAR INSPECTION AND AFTER ANY PLANTS NEEDING REPLACEMENT HAVE BEEN REPLACED.



MNP INSTITUTIONAL SUPPLY CO., LLC
J & H OF WALDEN, INC.
NYS ROUTE 32 (NORTH PLANK ROAD), TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: 4/20/07 SCALE: 1 IN. = 30 FT.

SITE PLAN
LANDS OF

PREPARED BY:
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SURVEYORS - PLANNERS - ENGINEERS
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SHEET 2 OF 7

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A PROFESSIONAL SEAL IS A VIOLATION OF SECTION OF 2209 (2) OF THE NEW YORK EDUCATION LAW.