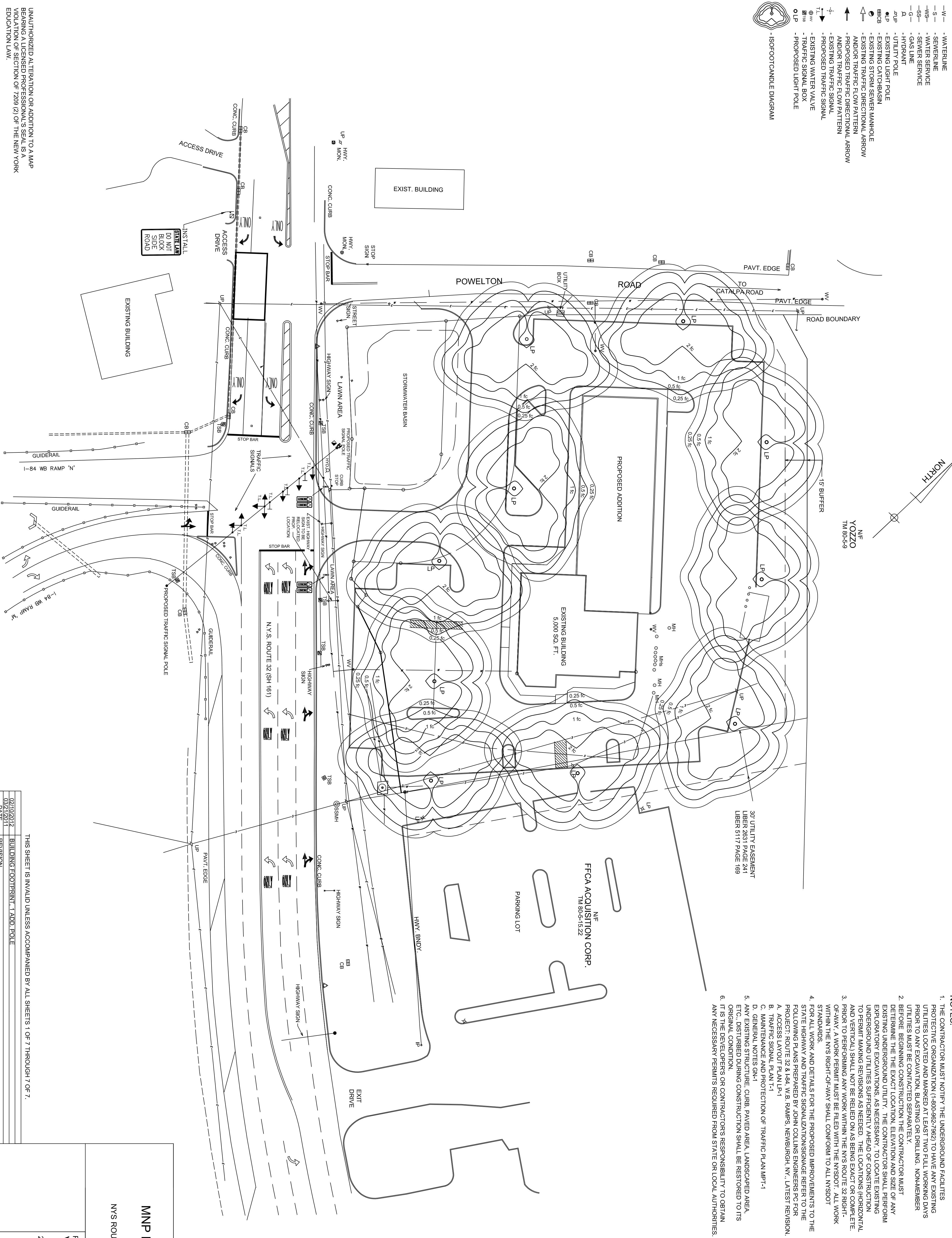


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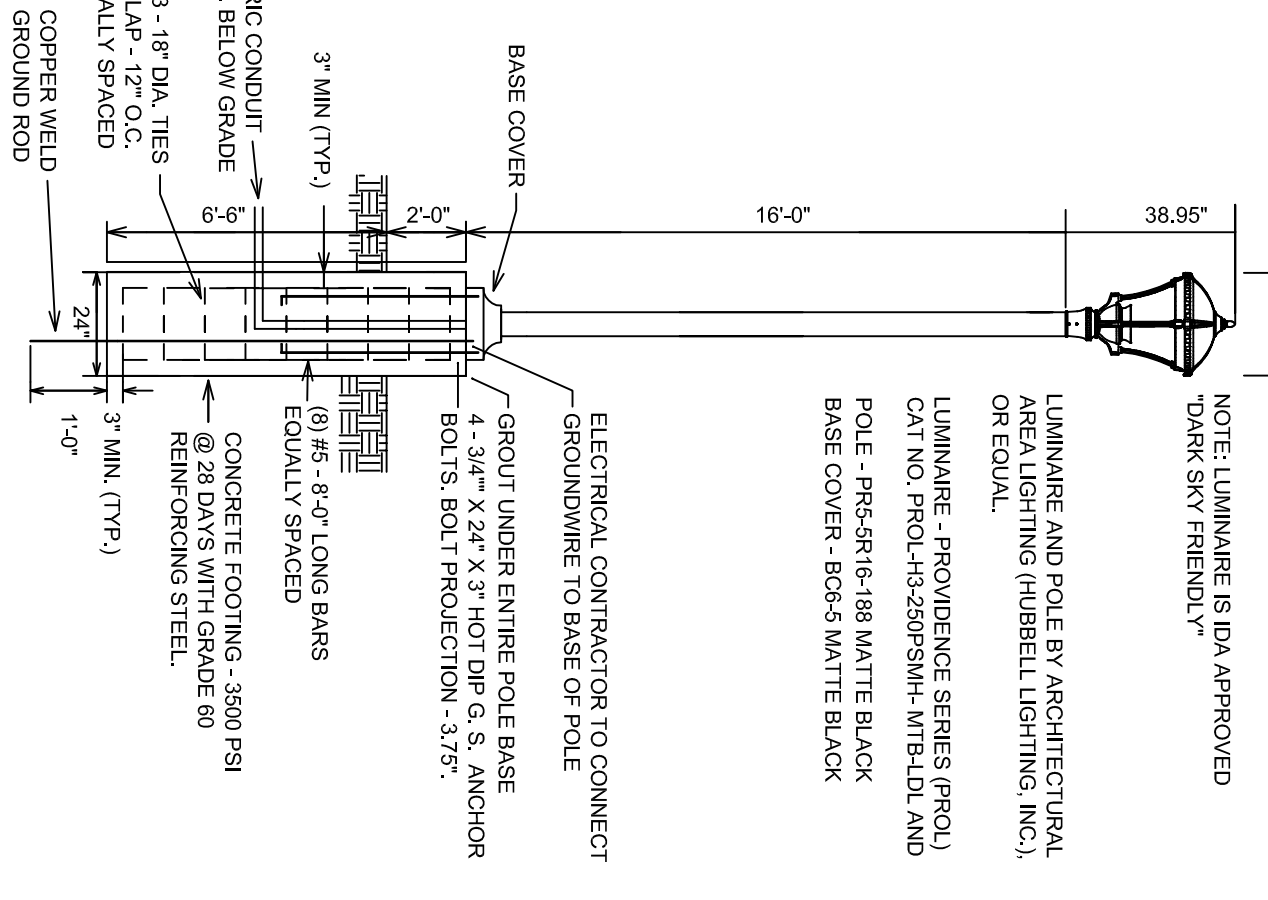
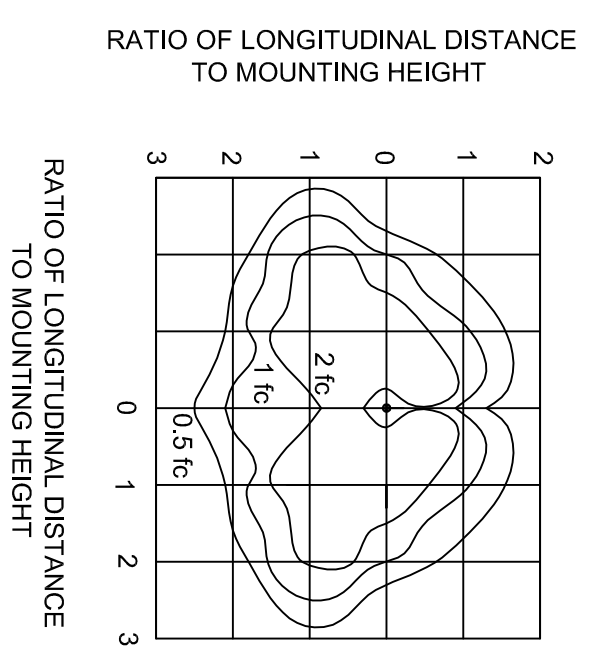
- W- WATERLINE
- S- SEWERLINE
- WS- WATER SERVICE
- SS- SEWER SERVICE
- G- GAS LINE
- A- HYDRANT
- UP- UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING CATCHBASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC FLOW PATTERN
- AND/OR TRAFFIC FLOW PATTERN
- EXISTING TRAFFIC SIGNAL
- EXISTING WATER VALVE
- TRAFFIC SIGNAL BOX
- PROPOSED LIGHT POLE
- ISO-FOOTCANDLE DIAGRAM



NOTES:

1. THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7822) 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.
2. 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 RELED 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.
4. FOR ALL WORK AND DETAILS FOR THE PROPOSED IMPROVEMENTS TO THE STATE HIGHWAY AND TRAFFIC SIGNALIZATION(S) REFER TO THE FOLLOWING PLANS PREPARED BY JOHN COLLINS ENGINEERS PC FOR PROJECT: ROUTE 32 & 194, W.B. RAMPS, NEWBURGH, N.Y., LATEST REVISION.
 - A. ACCESS LAYOUT PLAN LP-1
 - B. MAINTENANCE AND PROTECTION OF TRAFFIC PLAN MP1-1
 - C. GENERAL NOTES GN-1
5. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION. OR CONTRACTORS RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM STATE OR LOCAL AUTHORITIES.

ISO-FOOTCANDLE DIAGRAM - NO SCALE
2500 LUX
MOUNTING HEIGHT 20 FEET



POLE MOUNTED LIGHT DETAIL
NOT TO SCALE

- NOTES:**
1. VERTICAL AND HORIZONTAL BARS SHALL BE FIELD TIED IN ITS PROPER LOCATION FROM FORMWORK DURING CONCRETE OPERATION.
 2. FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS.

LIGHTING PLAN
LANDS OF
MNP INSTITUTIONAL SUPPLY CO., LLC
AND
J J & HOF WALDEN, INC.
ORANGE COUNTY, NEW YORK
DATE: 4/20/07 SCALE: 1 IN. = 30 FT.

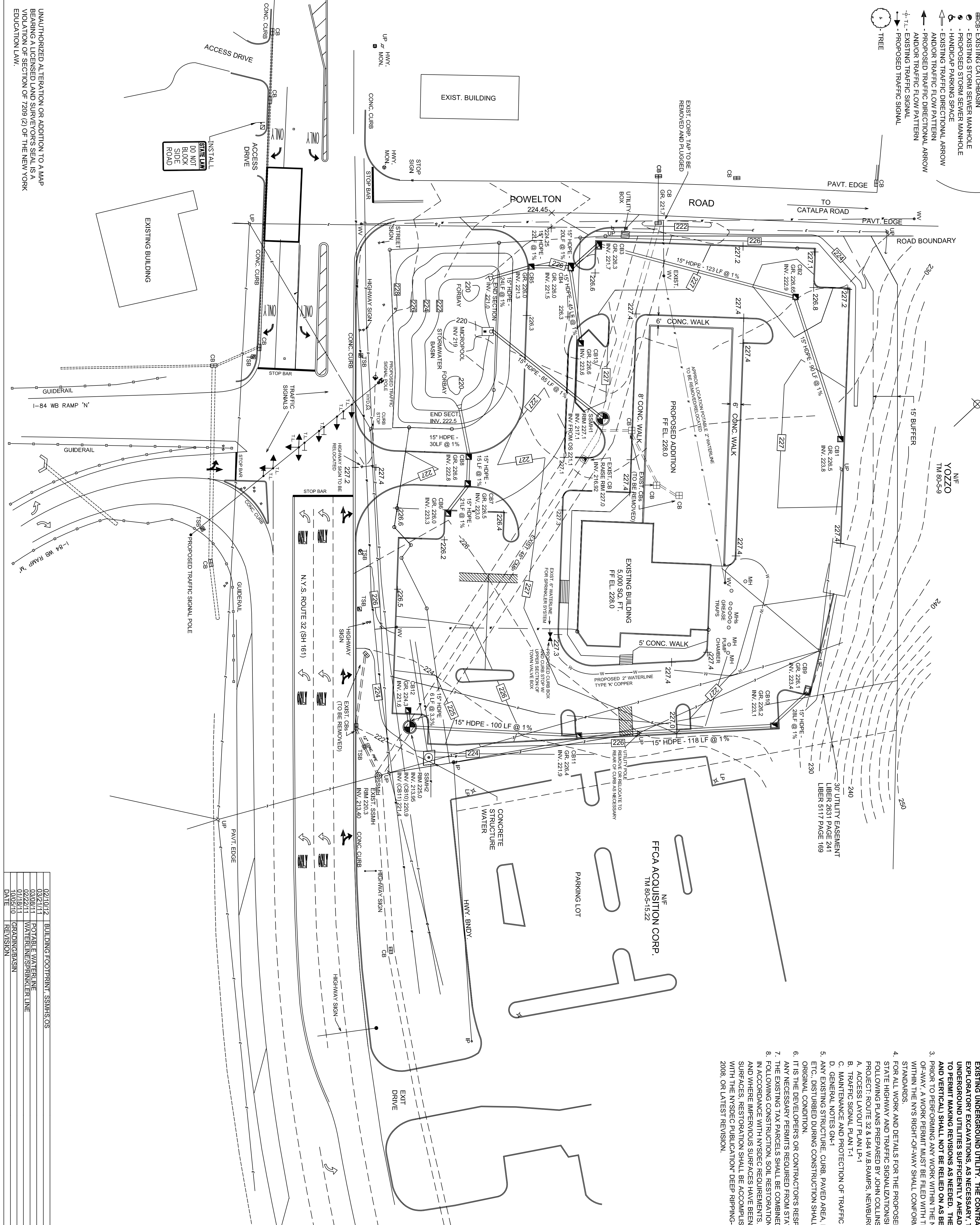
PREPARED BY:
VINCENT J. DOCE ASSOCIATES
SURVEYORS - PLANNERS - ENGINEERS
242 SOUTH PLANK ROAD, NEWBURGH, NY 12560
TEL 845 561-1170 FAX 845 561-7338

DATE	REVISION
02/10/2012	BUILDING FOOTPRINT, LAMP POLE
02/10/2012	
02/10/2012	

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION OF 7209 (2) OF THE NEW YORK EDUCATION LAW.

- LEGEND:**
- W- WATERLINE
 - S- SEWERLINE
 - WS- WATER SERVICE
 - SS- SEWER SERVICE
 - G- GAS LINE
 - H- HYDRANT
 - UP- UTILITY POLE
 - LP- LIGHT POLE
 - EB- EXISTING CATCH BASIN
 - EB-C- EXISTING STORM SEWER MANHOLE
 - PS- PROPOSED STORM SEWER MANHOLE
 - P- HANDICAP PARKING SPACE
 - E- EXISTING TRAFFIC DIRECTIONAL ARROW
 - P- PROPOSED TRAFFIC DIRECTIONAL ARROW
 - A- AND/OR TRAFFIC FLOW PATTERN
 - T- AND/OR TRAFFIC SIGNAL
 - T- EXISTING TRAFFIC SIGNAL
 - T- PROPOSED TRAFFIC SIGNAL
 - T- TREE

- 30- EXISTING CONTOUR
- 30- PROPOSED CONTOUR
- +380.0- PROPOSED SPOT ELEVATION
- @- EXISTING WATER VALVE
- W- PROPOSED WATER VALVE
- TSB- TRAFFIC SIGNAL BOX



- NOTES:**
1. THE CONTRACTOR MUST NOTIFY THE UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) 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.
 2. 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 LOCATION (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.
 3. 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
 4. TRAFFIC SIGNAL PLAN T-1
 5. MAINTENANCE AND PROTECTION OF TRAFFIC PLAN MP-T-1
 6. GENERAL NOTES GN-1
 7. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
 8. THE DEVELOPER'S PERMITS REQUIRED FROM STATE OR LOCAL AUTHORITIES, ANY NECESSARY PERMITS REQUIRED FROM STATE OR LOCAL AUTHORITIES.
 9. THE EXISTING TAX PARCELS SHALL BE COMBINED.
 10. FOLLOWING CONSTRUCTION, SOIL RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH NYSDEC REQUIREMENTS. IN AREAS OF CURB/FILL AND WHERE IMPERVIOUS SURFACES HAVE BEEN CONVERTED TO PERVIOUS SURFACES, RESTORATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE NYSDEC PUBLICATION "DEEP RIPPERING/COMPACTION" APRIL 2008, OR LATEST REVISION.

- SEWER SYSTEM NOTES:**
1. ANY CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
 2. ANY SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
 3. ANY GRAVITY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-98. JOINTS SHALL BE PUSHED WITH ELASTOMERIC RINGS GASKETS CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPOUT CONNECTION COMPATIBLE WITH THE PIPE.
 4. THE SEWER LINE SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
 5. ANY PRESSURE SEWER LINES SHALL BE FORDERMAN CLASS 200 SDR-21 PVC PIPE CONFORMING TO ASTM D-3034-98. JOINTS SHALL BE PUSHED TO ASTM D-3193 TYPE WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3193.

- WATER SYSTEM NOTES:**
1. ANY CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
 2. NO CONSTRUCTION SHALL BE ALLOWED WITHOUT A MINIMUM OF 48 HOURS NOTICE TO THE TOWN OF NEWBURGH WATER DEPARTMENT.
 3. ANY WATER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
 4. ANY WATER SERVICE LINES TWO (2) INCHES IN DIAMETER OR SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR 3/4 INCH AND 1 INCH AND MUELLER H-15000 OR B-25000 FOR 1 1/2 INCH AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1501-2 FOR 3/4 INCH AND 1 INCH AND MUELLER H-25204 FOR 1 1/2 INCH AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-40312 FOR 3/4 INCH AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 INCH AND 2 INCH SIZES.
 5. ANY WATER SERVICE LINES FOUR (4) INCHES IN DIAMETER OR LARGER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSIAWVA C151/A21.51-91 FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
 6. ANY WATER LINE FITTINGS SHALL BE CAST IRON OR DUCTILE IRON. MECHANICAL JOINT, CLASS 250, AND CONFORM TO ANSIAWVA C110/A21.10-87 FOR DUCTILE IRON AND GRAY IRON FITTINGS OR ANSIAWVA C153/A21.53-94 FOR DUCTILE IRON COMPACT FITTINGS.
 7. ANY VALVES SHALL BE DOUBLE DISC, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSIAWVA C500-93 SUCH AS MUELLER A-2300-23 OR APPROVED EQUAL.
 8. ANY TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVE SHALL BE DOUBLE DISC, MECHANICAL JOINT, FLANGED END SUCH AS MUELLER H-687 OR EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
 9. THRUST RESTRAINT SHALL BE PROVIDED AT ALL TEES, VALVES AND FITTINGS. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RESTRAINT GLANDS. THRUST BLOCKS ARE NOT ACCEPTABLE. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RESTRAINT GLANDS FOR JOINT RESTRAINT. RESTRAINT GLANDS SHALL BE EBBA IRON WEBBED SERIES 100 OR APPROVED EQUAL. THE WATER DEPARTMENT RESIGNED JOINT FITTERS EDOUARDIE WATER DEPARTMENT SHALL BE RESPONSIBLE FOR THE WATER DEPARTMENT WATER DEPARTMENT APPROVAL OF THE TOWN OF NEWBURGH WATER DEPARTMENT.
 10. THE WATER LINE SHALL BE TESTED, DISCONNECTED AND FLUSHED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISSECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER LINE IN SERVICE, SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LABORATORY MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE TOWN OF NEWBURGH WATER DEPARTMENT.
 11. CROSS CONNECTION CONTROL, TO BE PROVIDED IN COMPLIANCE WITH TOWN OF NEWBURGH TOWN CODE SECTION 179-59 THROUGH 179-66.

- STORM SEWER NOTES:**
1. STORM SEWER SHALL BE ADS-N-12 HIGH DENSITY POLYETHYLENE PIPE (SMOOTH INTERIOR) DESIGNED FOR H-20 LOADS BY ADVANCED DRAINAGE SYSTEMS, OR EQUAL.
 2. STORM SEWER LINES ARE TO BE INSTALLED USING INVERT ELEVATIONS. PIPE SLOPES ARE APPROXIMATE AND FOR REFERENCE ONLY.

THIS SHEET IS INVALID UNLESS ACCOMPANIED BY SHEETS 1 OF 7 THROUGH 7 OF 7.

GRADING AND UTILITY PLAN

LANDS OF
MNP INSTITUTIONAL SUPPLY CO., LLC

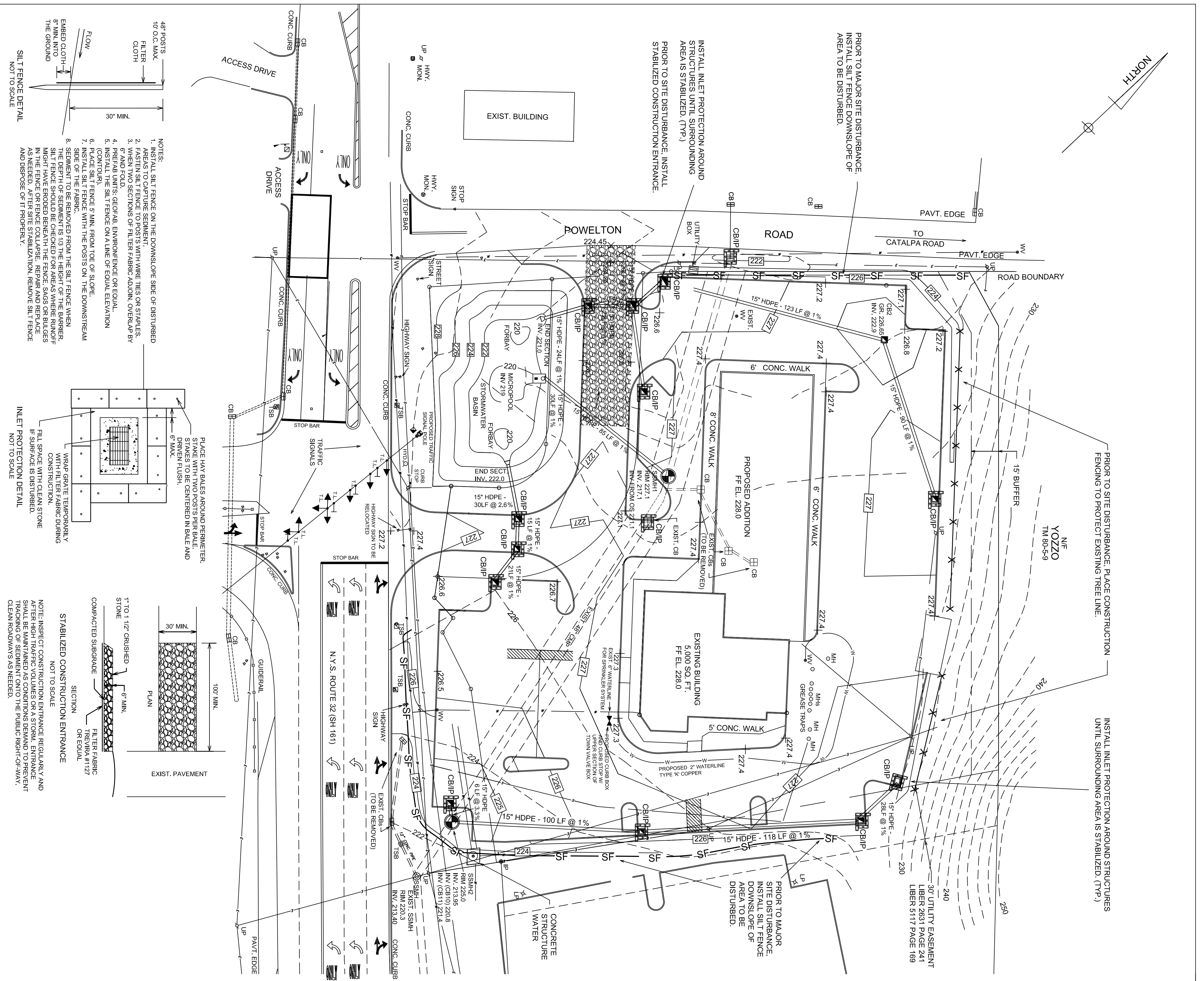
J J & H OF WALDEN, INC.
AND
NYS ROUTE 32 (NORTH PLANK ROAD), TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: 4/20/07 SCALE: 1 IN. = 30 FT.

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
SURVEYORS - PLANNERS - ENGINEERS
242 SOUTH PLANK ROAD, NEWBURGH, NY 12550
TEL 945 561-1170 FAX 945 561-7738

DATE: 02/21/12 BUILDING FOOTPRINT SSMHS/OS
02/21/11 POTABLE WATERLINE
02/22/11 WATERLINE/SINKER LINE
01/18/11 WATERLINE/SINKER LINE
01/18/10 WATERLINE/SINKER LINE
01/18/10 REVISION

SHEET 3 OF 7

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION OF 7209 (2) OF THE NEW YORK EDUCATION LAW.



- NOTES:**
1. PRIOR TO ANY SITE DISTURBANCE THE OWNER/OPERATOR SHALL HAVE THE SWPPP REVIEWED AND ACCEPTED BY THE REGULATED. TRADITIONAL LAND USE CONTROL MS4, AND SUBMIT A COMPLETED NOTICE OF INTENT (NOI) TO THE NYSDEC. THE MS4 SWPPP ACCEPTANCE FORM SIGNED BY THE PRINCIPAL EXECUTIVE OFFICER OR RANKING ELECTED OFFICIAL, OR A DULY AUTHORIZED REPRESENTATIVE OF THAT PERSON FROM THE REGULATED. TRADITIONAL LAND USE CONTROL MS4 SHALL BE INCLUDED WITH THE NOTICE OF INTENT (NOI). THE CONTRACTOR SHALL COMPLY WITH THE SPORES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (GP-4-10-001).
 2. CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL THE AUTHORITY TO DISCHARGE UNDER GP-4-10-001 GIVES INTO EFFECT (THIRTEEN BUSINESS DAYS FROM THE DATE THE NYSDEC RE-CEIVES THE NOI) AND SIGNED MS4 ACCEPTANCE FORM, UNLESS INFORMED OTHERWISE.
 3. THE CONTRACTOR MUST NOTIFY THE UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION (UO) (862-7862) 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 LOCATED SEPARATELY.
 4. ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. THE CONTRACTOR SHALL PERSONAL EXPLOREATORY EXCAVATIONS AS NECESSARY TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT TANKING REVISIONS AS NEEDED. THE LOCATIONS HORIZONTAL AND VERTICAL SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE.
 5. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPE AREA, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
 6. IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM STATE OR LOCAL AUTHORITIES.
 7. PRIOR TO PERFORMING ANY WORK WITHIN THE NYS ROUTE 32 RIGHT-OF-WAY, A WORK PERMIT MUST BE FILED WITH THE NYSOIT. ALL WORK WITHIN THE NYS RIGHT-OF-WAY SHALL CONFORM TO ALL NYSOIT STANDARDS.
 8. 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 AND ENGINEERS P.C.
 - A. ACCESS LAYOUT PLAN
 - B. TRAFFIC SIGNAL PLAN
 - C. MAINTENANCE AND PROTECTION OF TRAFFIC PLAN
 - D. GENERAL NOTES
- INSPECTION AND MAINTENANCE:**
- ALL EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT MEASURES MUST REMAIN IN GOOD OPERATING ORDER UNTIL THE AREAS THEY PROTECT ARE STABILIZED. PROMPT MAINTENANCE OF SMALL SCALE ERODED AREAS IS REQUIRED TO PREVENT THESE AREAS FROM BECOMING SIGNIFICANT GULLIES. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE OWNER/OPERATOR SHALL HAVE A QUALIFIED PROFESSIONAL ENGINEER AND SEDIMENT CONTROL SPECIALIST IN THE SWPPP AND REQUIRED BY THE APPROPRIATE AGENCIES AND SEDIMENT CONTROL OUTLINED IN THE SWPPP AND REQUIRED BY THE APPROPRIATE AGENCIES TO BE REVIEWED AND APPROVED. THE CONTRACTOR SHALL HAVE A QUALIFIED PROFESSIONAL ENGINEER AND SEDIMENT CONTROL SPECIALIST ON-SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND INSPECTING THE SEDIMENT AND EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE REQUIREMENTS IN THE MOST CURRENT VERSION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. FOR SITES WHERE ACTIVE CONSTRUCTION HAS BEEN SUSPENDED AND TEMPORARY STABILIZATION MEASURES HAVE BEEN APPLIED TO THE DISTURBED AREAS, INSPECTIONS CAN BE SUSPENDED UNTIL SOIL DISTURBANCE ACTIVITIES RESUME. WITHIN ONE BUSINESS DAY FOLLOWING THE COMPLETION OF THE INSPECTION, THE QUALIFIED INSPECTOR SHALL NOTIFY THE OWNER/OPERATOR AND APPROPRIATE CONTRACTOR OR SUBCONTRACTOR OF ANY NEEDED CORRECTIVE ACTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE CORRECTIVE ACTIONS WITHIN ONE BUSINESS DAY OF THE DATE OF THE INSPECTION REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIME FRAME. A REPORT OF EACH INSPECTION SHALL BE KEPT WITH THE SWPPP FOR AT LEAST 5 YEARS FROM THE DATE OF FINAL SITE STABILIZATION. EACH REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP. ANY SEDIMENT REMOVED FROM THE SEDIMENT CONTROL MEASURES THAT IS NOT USED AS ON-SITE FILL SHALL BE DISPOSED OF PROPERLY. THE OWNER OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF THE SEDIMENT AND EROSION CONTROL PRACTICES AFTER EVERY RAIN EVENT.
- PRIOR TO FILING A NOTICE OF TERMINATION (NOTI), THE OPERATOR SHALL HAVE A QUALIFIED PROFESSIONAL ENGINEER AND FINAL SITE INSPECTION. THE QUALIFIED INSPECTOR SHALL CERTIFY STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED AND THAT ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES HAVE BEEN INSTALLED IN CONFORMANCE WITH THE SWPPP.**

- SEQUENCE OF EROSION AND SEDIMENT CONTROL ACTIVITIES:**
1. OBTAIN ANY NECESSARY PERMITS.
 2. DELINEATE LIMITS OF CLEARING AND DISTURBANCE. BARRIERS TO REMAIN IN PLACE UNTIL SITE CLEANUP. HEAVY CONSTRUCTION EQUIPMENT AND STORAGE OF MATERIALS SHALL BE PROHIBITED IN THESE AREAS.
 3. PRIOR TO INITIAL SITE DISTURBANCE, CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKING SEDIMENT ONTO PUBLIC ROADWAYS. SWEEP ROADWAYS CLEAN AS NEEDED.
 4. INSTALL SILT FENCE DOWNSLOPE OF THE AREAS TO BE DISTURBED.
 5. INSTALL INLET PROTECTION AROUND ANY EXISTING DRAINAGE STRUCTURES.
 6. CLEARING AND ROUGH GRADING TO BE PERFORMED. NO AREA TO BE LEFT BARE FOR MORE THAN 14 DAYS UNLESS CONSTRUCTION OR SITE PREPARATION IS TAKING PLACE.
 7. PLACE SILT FENCES AROUND ANY STOCKPILES CREATED. APPLY MULCH TO STOCKPILES NOT BEING USED.
 8. INSTALL PROPOSED STORMWATER DRAINAGE SYSTEM. INSTALL INLET PROTECTION AROUND STRUCTURES UPON THEIR COMPLETION UNTIL SURROUNDING AREAS ARE STABILIZED.
 9. APPLY SUBBASE MATERIAL TO STABILIZE THE DRIVES AND PARKING AREAS.
 10. PERMANENT VEGETATION TO BE INSTALLED WITHIN 14 DAYS OF FINAL GRADING. MULCH TO BE INSTALLED ON THESE AREAS UNTIL VEGETATION IS ESTABLISHED.
 11. INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES AS OUTLINED HEREON AND IN THE SWPPP.
- LEGEND:**
- W- WATERLINE
 - S- SEWERLINE
 - WS- WATER SERVICE
 - SS- SEWER SERVICE
 - G- GAS LINE
 - H- HYDRANT
 - UP- UTILITY POLE
 - OS- EXISTING CATCHBASIN
 - ES- EXISTING STORM SEWER MANHOLE
 - SP- PROPOSED STORM SEWER MANHOLE
 - H- HANDHOLE
 - E- EXISTING TRAFFIC SIGNAL
 - P- PROPOSED TRAFFIC SIGNAL
 - A- AND/OR TRAFFIC SIGNAL
 - T- EXISTING TRAFFIC SIGNAL
 - P- PROPOSED TRAFFIC SIGNAL
 - T- TREE
 - P- PROPOSED CATCH BASIN
 - S- EXISTING CONTOUR
 - +380.0- PROPOSED SPOT ELEVATION
 - W- EXISTING WATER VALVE
 - P- PROPOSED WATER VALVE
 - TS- TRAFFIC SIGNAL BOX
 - OS- STORMWATER OUTLET STRUCTURE
 - CB- CATCH BASIN/INLET PROTECTION
 - S- SILT FENCE
 - ES- END SECTION
 - D- DISTRIBUTION LIMIT LINE
 - C- CONSTRUCTION FENCE
- UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION OF ZONING (Z) OF THE NEW YORK EDUCATION LAW.

- LEGEND:**
- W- WATER LINE
 - S- SEWER LINE
 - WS- WATER SERVICE
 - SS- SEWER SERVICE
 - G- GAS LINE
 - U- UTILITY POLE
 - P- EXISTING LIGHT POLE
 - E- EXISTING CATCH BASIN
 - E- 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- EXISTING TRAFFIC SIGNAL
 - P- PROPOSED TRAFFIC SIGNAL
 - T- TREE
 - P- PROPOSED CATCH BASIN
 - S- EXISTING CONTOUR
 - 300- PROPOSED SPOT ELEVATION
 - W- EXISTING WATER VALVE
 - W- PROPOSED WATER VALVE
 - T- TRAFFIC SIGNAL BOX
 - P- PROP. PLANT TYPE AND QUANTITY
 - P- PROPOSED LIGHT POLE

SIGN CALCULATIONS

SITE ROAD FRONTAGE = 636 FT. +/-
ALLOWABLE SITE SIGNAGE = 318 SQ. FT.
SIGNAGE TO INCLUDE A PROPOSED Pylon SIGN AND BUILDING 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:
65% FINE FESCUE @ 2.6-3.3 LBS./1000 SQ. FT. PLUS
15% PERENNIAL Ryegrass @ 0.6-0.7 LBS./1000 SQ. FT. PLUS
20% KENTUCKY BLUEGRASS BLEND @ 0.8-1.0 LBS./1000 SQ. FT.
STORMWATER BASIN (ABOVE PERMANENT POOL):
50% SEEDING MIX (SEE PERMITS DETERMINATION AREA MIX
ERN-148) @ 1.0 TO 1.2 LB. PER 1000 SQ. FT.
25% VIRGINIA WILD VIE
25% FOX TONGUE
15% AUTUMN BENT GRASS
15% TICKLEGRASS

KEY	PLANT NAME	COMMON NAME	SIZE	QUANTITY
1	ACER RUBRUM	RED MAPLE	2' - 2 1/2" CAL.	2
2	PRUNUS CALERIANA	CLEVELAND PEAR	2' - 2 1/2" CAL.	6
3	GINKGO BILOBA	GINKGO	2' - 2 1/2" CAL.	7
4	ZELKOYA SEROTINA	ZELKOYA	2' - 2 1/2" CAL.	10
5	PIRUS PARVIFLOIA	JAPANESE WHITE PINE	5' - 6'	2
6	ABELSCARPER	SPRINGBLOW	8' - 10'	2
7	TAXUS CUSPIDATA	DENISE YEW	3' - 4'	25
8	JUNIPERUS	GREEN SARGENT JUNPER	2 GAL.	12
9	SARGENTII VIRIDIS	ARROWWOOD	3' - 4'	11
10	VIBURNUM	VIBURNUM	2' - 3'	20
11	GOTONEASTER	CRANBERRY	2' - 3'	16
12	VIBURNUM OPULIS	DWARF EUROPEAN CRANBERRY BUSH	2' - 3'	6
13	NANUKIA x INTERMEDIA	BORDER FORSYTHIA	3' - 4'	15
14	BOVIX MICROPHYLLA	BOXWOOD	2' - 2 1/2"	9
15	VALEANUS	MUGO FINE	2' - 2 1/2"	44
16	ARONIA ARBURTIFOLIA	RED CHOCHEBERRY	3' - 4'	12
17	CORNUS ALBA	TATARIAN DOGWOOD	3' - 4'	14
18	PHYSCARPUS OPULIFOLIUS	COMMON NINEBARK	2' - 2 1/2"	10

ZONE - B:

REGULATION	MIN. REQUIRED	MIN. PROPOSED
LOT AREA	40,000 SQ. FT.	2,04 AC +/-
LOT WIDTH	150 FT.	131 FT +/-
LOT DEPTH	150 FT.	186 FT +/-
FRONT YARD	30 FT.	30 FT.
REAR YARD	16 FT.	16 FT +/-
BOTH SIDE YARDS	30 FT.	32 FT +/-
LOT BLDG. C/NG.	40%	19%
BLDG. HEIGHT	35 FT.	35 FT.
LOT SURFACE C/NG.	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:

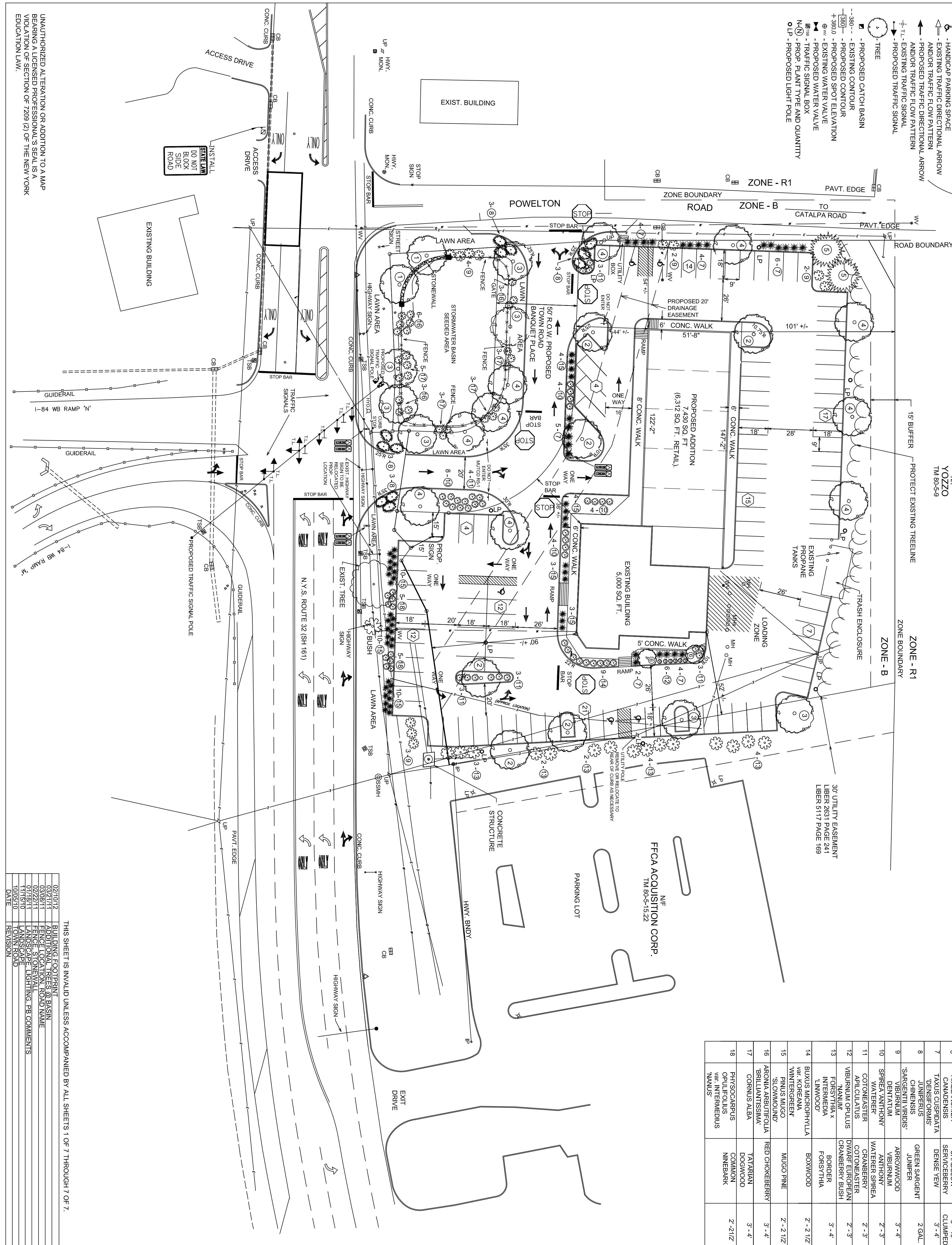
RESTAURANT 1 SPACE PER 4 SEATS
200 SEATS (MAX) N = 50
RETAIL 1 SPACE PER 150 SQ. FT.
6,312 SQ. FT. / 150 = 43
TOTAL 63 SPACES
ACCESSIBLE SPACES REQUIRED - 5 SPACES
ACCESSIBLE SPACES PROVIDED - 5 SPACES

NOTES:

1. THE CONTRACTOR MUST NOTIFY THE UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION (1-800-862-7982) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, BLASTING OR DRILLING. NONMEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
2. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS, AS NECESSARY, TO LOCATE EXISTING UNDERGROUND UTILITIES SURFICENTLY AHEAD OF CONSTRUCTION AND VERTICAL SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE.
3. 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.
4. FOR ALL WORK AND DETAILS FOR THE PROPOSED IMPROVEMENTS TO THE STATE HIGHWAY AND IMPROVED SIGNALIZATION, SIGNAGE, FENCE TO THE PROJECT: ROUTE 32 & L&A RD. B. (MAPS, NEWBURGH, N.Y.; LATEST REVISION, ACCESS LAYOUT PLAN L-1)
5. MAINTENANCE AND PROTECTION OF TRAFFIC PLAN MP-1
6. GENERAL NOTES C-1
7. DISTURBED STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
8. IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM STATE OR LOCAL AUTHORITIES.
9. THE EXISTING TAX PARCELS SHALL BE COMBINED.

LANDSCAPE NOTES:

1. 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.
2. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE TOWN OF NEWBURGH'S LANDSCAPE ARCHITECTURAL CONSULTANT.
3. ALL PLANT BEDS SHALL BE MOUNDLED SLIGHTLY AND WHERE INDICATED, BERMED.
4. MULCHED BEDS SHALL BE PROVIDED AROUND SHRUB PLANTINGS AND MULCHED RINGS SHALL BE PROVIDED AROUND TREE PLANTINGS.
5. ALL PLANTS SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK.
6. NO TREE SHALL BE PLANTED WITHIN TEN FEET OF AN UNDERGROUND UTILITY.
7. ALL DISTURBED AREAS NOT USED FOR BUILDINGS, DRIVES, PARKING AND LANDSCAPED AREAS SHALL BE SEEDED AS PER THE SEEDING SPECIFICATION. ON ALL DISTURBED AREAS NOT USED FOR BUILDINGS, DRIVES OR PARKING AREAS, THE CONTRACTOR SHALL INSTALL A MINIMUM OF 6 INCHES OF TOPSOIL COMPOST MIX.
8. ALL PLANTS SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS, REPLACE, IN ACCORDANCE WITH THE DRAWINGS 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 LOSSES THE MAIN LEADER SHALL BE REPLACED. PLANT MATERIAL SHALL BE INSPECTED BY THE TOWN OF NEWBURGH'S LANDSCAPE CONSULTANT 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 BY THE OWNER OR LANDSCAPE CONTRACTOR WITHIN TWO MONTHS OF THE RECEIPT OF THE INSPECTION REPORT OR WITHIN TWO MONTHS FROM THE NEXT FOLLOWING GROWING SEASON. THE LANDSCAPE BOND WILL BE RETURNED FOLLOWING THIS TWO YEAR INSPECTION AND AFTER ANY PLANTS NEEDING REPLACEMENT HAVE BEEN REPLACED.



SITE PLAN

LANDS OF
MNP INSTITUTIONAL SUPPLY CO., LLC
AND
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.

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
SURVEYORS - PLANNERS - ENGINEERS
242 SOUTH PLANK ROAD, NEWBURGH, NY 12550
TEL 845 561-1170 FAX 845 561-7738

SHEET 2 OF 7

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION OF 7209 (2) OF THE NEW YORK EDUCATION LAW.

THIS SHEET IS INVALID UNLESS ACCOMPANIED BY ALL SHEETS 1 OF 7 THROUGH 7 OF 7.

DATE	REVISION
03/01/02	BUILDING FOOTPRINT AND BASIN
03/27/11	FENCE LOCATION ROAD VALUE
03/08/11	FENCE STONEWALL
02/22/11	FENCE STONEWALL
11/15/10	LANDSCAPE LIGHTING P/B COMMENTS
11/15/10	LANDSCAPE LIGHTING P/B COMMENTS
10/05/10	TOWN ROAD

