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

PROJECT: LANDS OF FISCHER
PROJECT NO.: 15-31
PROJECT LOCATION: SECTION 94, BLOCK 1, LOT 12 & 13.2
REVIEW DATE: 29 APRIL 2016
MEETING DATE: 5 MAY 2016
REPRESENTATIVE: VINCENT J. DOCE ASSOCIATES

1. Due to a change in circumstances regarding the operation of the business the Applicants are currently applying to have the Pet Boarding facility be maintained on an individual lot. Previously the new Pet Boarding facility and its associated lots were to be combined with the existing veterinary practice in order to meet zoning setbacks. The replacement of the lot line causes a need for several variances including minimum lot area -26,072 proposed where 40,000 is required minimum lot width- 85.1 proposed where 150 feet is required. Side yard set back- 10 feet proposed where 30 feet is required.
2. The Applicants are requesting to operate the facility under a common scheme. The Applicants representative identifies previous shopping center uses where outparcels were granted this form of approval including Newburgh Town Center and Target Plaza as examples. While these uses were shopping centers which received the Boards approval the Board should discuss the operation of these business entities as a unified operating site plan. Mike Donnelly's comments on same should be received.
3. The new site plan now contains an outdoor dog run which was not contained on the previous site plan.
4. Status of lot consolidations should be identified.
5. Front yard landscaping requirements should be addressed on the Pet Boarding lot based on its location on 17K and proximity to the intersection (45 feet required).

6. Mike Donnelly's comments regarding cross access grading and construction easements should be received.

Respectfully submitted,

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

Patrick J. Hines
Principal

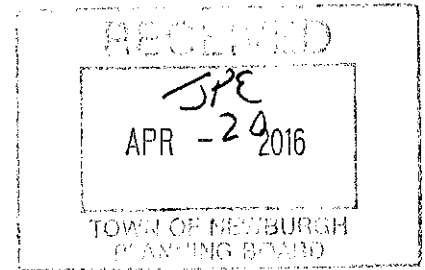
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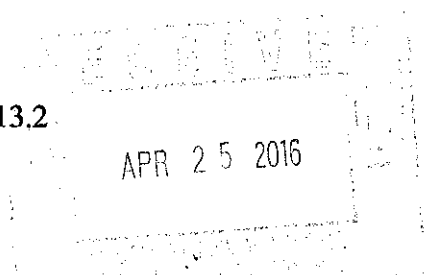
April 18, 2016

John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

PAI



RE: Site Plan Review for James A. Fischer
154 NYS Rte. 17K and Fletcher Drive
Town of Newburgh Tax Parcels: Section 94 Block 1 Lot 12 & 13.2
Town Project No. 2015-31



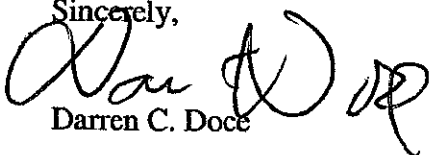
Dear Mr. Ewasutyn:

At its November 19, 2015 meeting, the planning board was presented with a proposal for the construction of a separate building to provide pet boarding for an existing veterinary practice. The tax parcel on which the proposed building was to be located was proposed to be combined with the tax parcel containing the existing veterinary practice.

Following the initial meeting Mrs. Fischer has had to deal with the passing of her husband. In settling the estate, Mrs. Fischer has a purchaser for the veterinary practice, but the buyer does not wish to own and operate the the pet boarding component of the practice. Mrs. Fischer has agreed to operate the pet boarding part of the veterinarian operation. However, she cannot combine the tax parcels as the two buildings will remain in separate ownership. We are proposing the project be developed as a common scheme where the medical care and grooming will continue to be conducted on Lot 12 and the pet boarding component will operate on Lot 13.2 under common governance. As a result of this proposal the project may require area variances for minimum lot area, minimum lot width and minimum side yard setback. All conditions will be enforced as they would be under one ownership, similarly to the enforcement when we did the Newburgh Town Center and Warwick Savings Bank.

The applicant requests appearing at the May 5th planning board meeting to discuss this proposal. Thank you for your time and consideration.

Sincerely,


Darren C. Doce

TOWN SEWER SYSTEM NOTES:

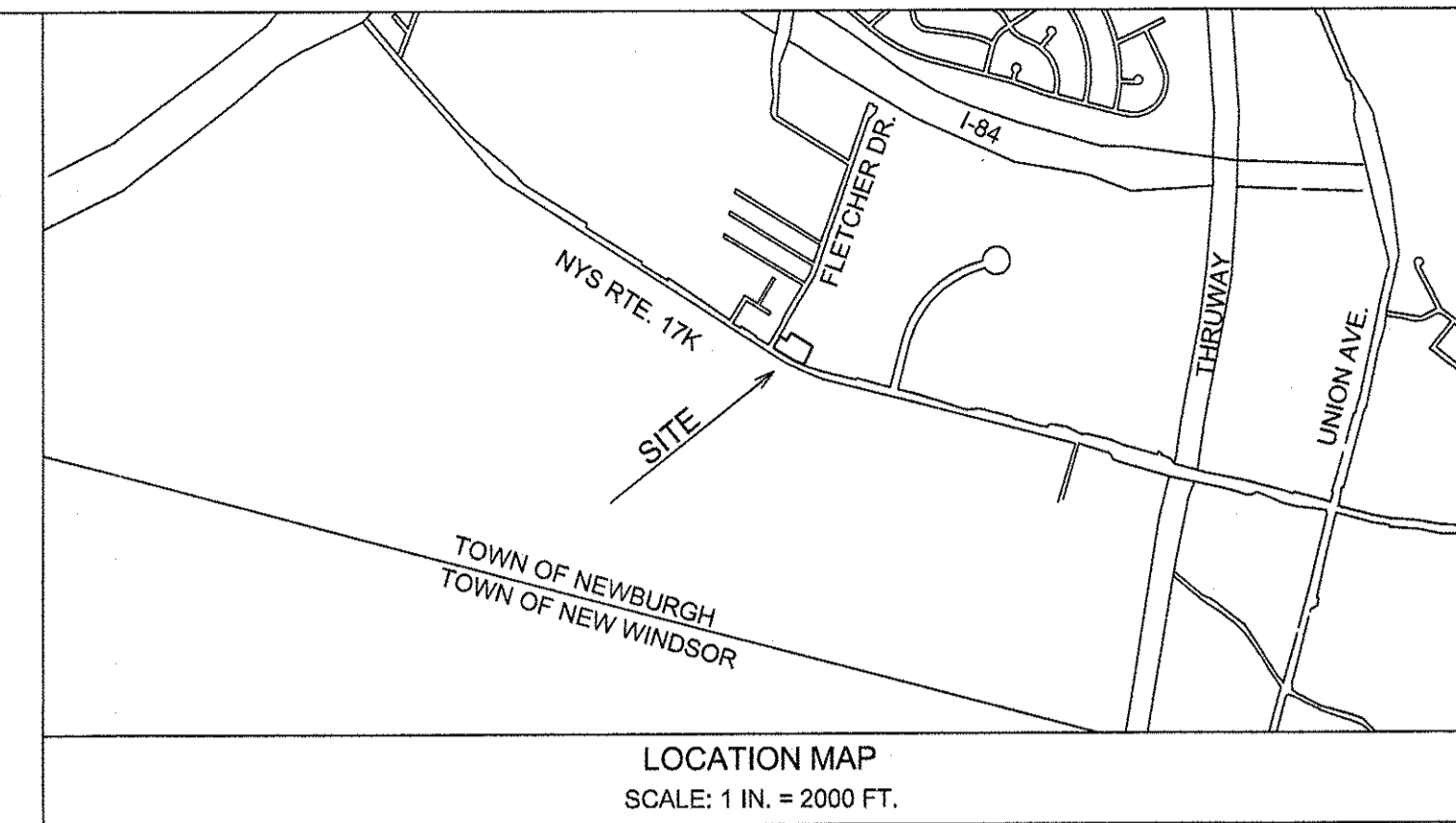
- CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
- ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT 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.
- ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKETS 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.
- 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.
- THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.

TOWN WATER SYSTEM NOTES:

- 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 REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH.
 - ALL WATER SERVICE LINES (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED, CLASS 52, DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-91 OR LATER REVISION FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
 - THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST 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 MEGALUG SERIES 1100 OR APPROVED EQUAL. THE USE OF MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
 - ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10-87 OR LATEST REVISION FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53-94 OR LATEST REVISION FOR DUCTILE IRON COMPACT FITTINGS.
 - ALL VALVES SHALL BE RESILIENT WEDGE, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C509 OR LATEST REVISION SUCH AS MUELLER A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTER CLOCKWISE).
 - TAPPING SLEEVES SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED 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.
 - ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND 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 B-25204 FOR 1 1/2 INCH AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10312 FOR 3/4 INCH AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 INCH AND 2 INCH SIZES.
 - ALL 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.
 - THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE, SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB 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 DEPARTMENT.
 - THRUST RESTRAINTS SHALL BE PROVIDED BY RODS AND RETAINER GLANDS. THE LENGTH OF RESTRAINED PIPE SHALL BE DETERMINED BASED UPON WORKING PRESSURES, SOIL CONDITIONS AND DEPTH OF BURY ACCORDING TO DIPRA STANDARDS.
 - PRESSURE AND LEAKAGE TESTS ARE REQUIRED AND SHALL BE DONE IN ACCORDANCE WITH AWWA C-600 STANDARDS.
 - DISINFECTION OF ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH AWWA C-651- YEAR OF LATEST REVISION STANDARDS.
 - ALL WATER MAINS SHALL BE 8-INCH CLASS 52, DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
 - THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.
- TOWN OF NEWBURGH TOWN CODE SECTION 179-59 THROUGH 179-66.

- LEGEND:**
- ⊗ - NO. OF PARKING SPACES
 - ⊙ - SAN SEWER MANHOLE
 - ⊙ - LIGHT POLE
 - ⊙ - UTILITY POLE
 - ⊙ - WATER VALVE
 - ⊙ - HYDRANT
 - ⊙ - ADA PARKING SPACE

KEY	LATIN NAME	COMMON NAME	SIZE	QUANTITY
1	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND PEAR	2' - 2 1/2" GAL.	2
2	BUXUS MICROPHYLLA var. KOREANA 'WINTERGREEN'	BOXWOOD	2' - 2 1/2"	6
3	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	2' - 2 1/2"	16



ZONE-B:

REGULATION	REQUIRED	PROPOSED
MIN. LOT AREA	40,000 SQ. FT.	26,720 SQ. FT. +/-
MIN. LOT WIDTH	150 FT.	85.1 FT. +/-
MIN. LOT DEPTH	150 FT.	298 FT. +/-
MIN. FRONT YARD	*40/50/60 FT.	*40/93 FT. +/-
MIN. REAR YARD	40 FT.	133 FT. +/-
MIN. SIDE YARD	30 FT.	10 FT.
MIN. SIDE YARD (TOTAL)	60 FT.	N.A.
MAX. BUILDING COV.	30 %	9 % +/-
MAX. BUILDING HEIGHT	35 FT.	<35 FT.
MAX. LOT SURFACE COV.	60 %	27 % +/-

NOTES:

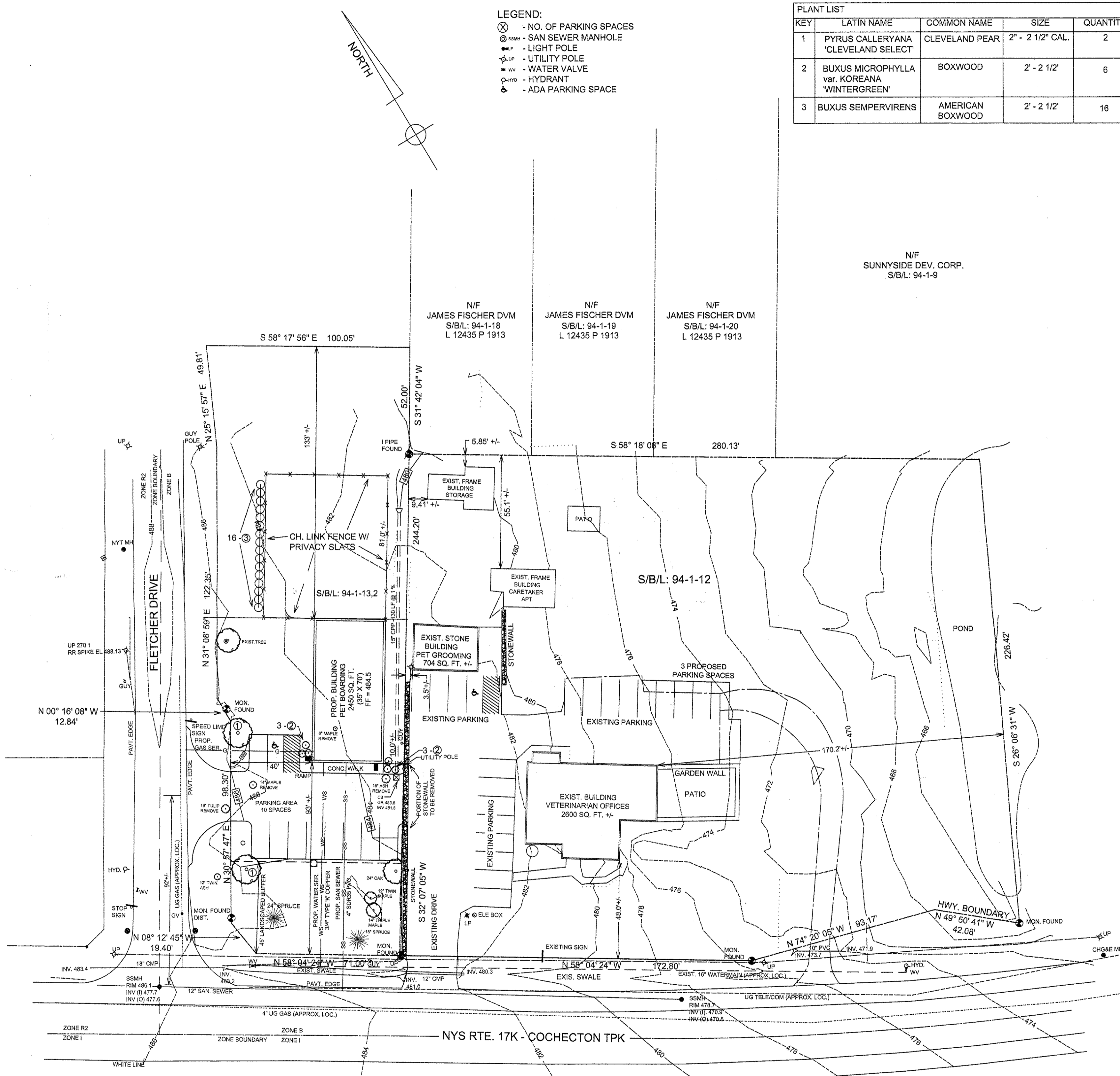
- * THE FRONT YARD SETBACK FROM A STATE HIGHWAY SHALL BE 60 FEET MINIMUM OR 50 FEET MINIMUM WHEN THE MAJORITY OF EXISTING BUILDINGS WITHIN 300 FEET ARE OF A LESSER AVERAGE DEPTH. THE FRONT YARD SETBACK FROM FLETCHER DRIVE SHALL BE 40 FEET MINIMUM.

PARKING REQUIREMENT:

ANIMAL HOSPITAL : 1 PARKING SPACE /200 SQ. FT. OF FLOOR AREA
 PROPOSED BUILDING (35'X70') 2450 SQ. FT. X 1 SPACE/200 SQ. FT. = 13 PARKING SPACES REQUIRED
 TOTAL PARKING SPACES PROPOSED = 13 ADDITIONAL PARKING SPACES
 ADA PARKING SPACES PROPOSED - 1 ADDITIONAL SPACE

NOTES:

- OWNER AND APPLICANT: JAMES A. FISCHER
718 RIVER ROAD
MONTGOMERY, NY 12549
- TAX MAP DATA: SECTION 94 BLOCK 1 LOT13.2
- THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES 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.
- 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 (VERTICAL AND HORIZONTAL) SHOWN HEREON SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE.
- PRIOR TO DOING ANY WORK WITHIN THE NYS ROUTE 17K 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.
- 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 FEDERAL, STATE OR LOCAL AUTHORITIES.
- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN HEREON AS PER A SURVEY PREPARED BY MARTIN ANTHONISEN



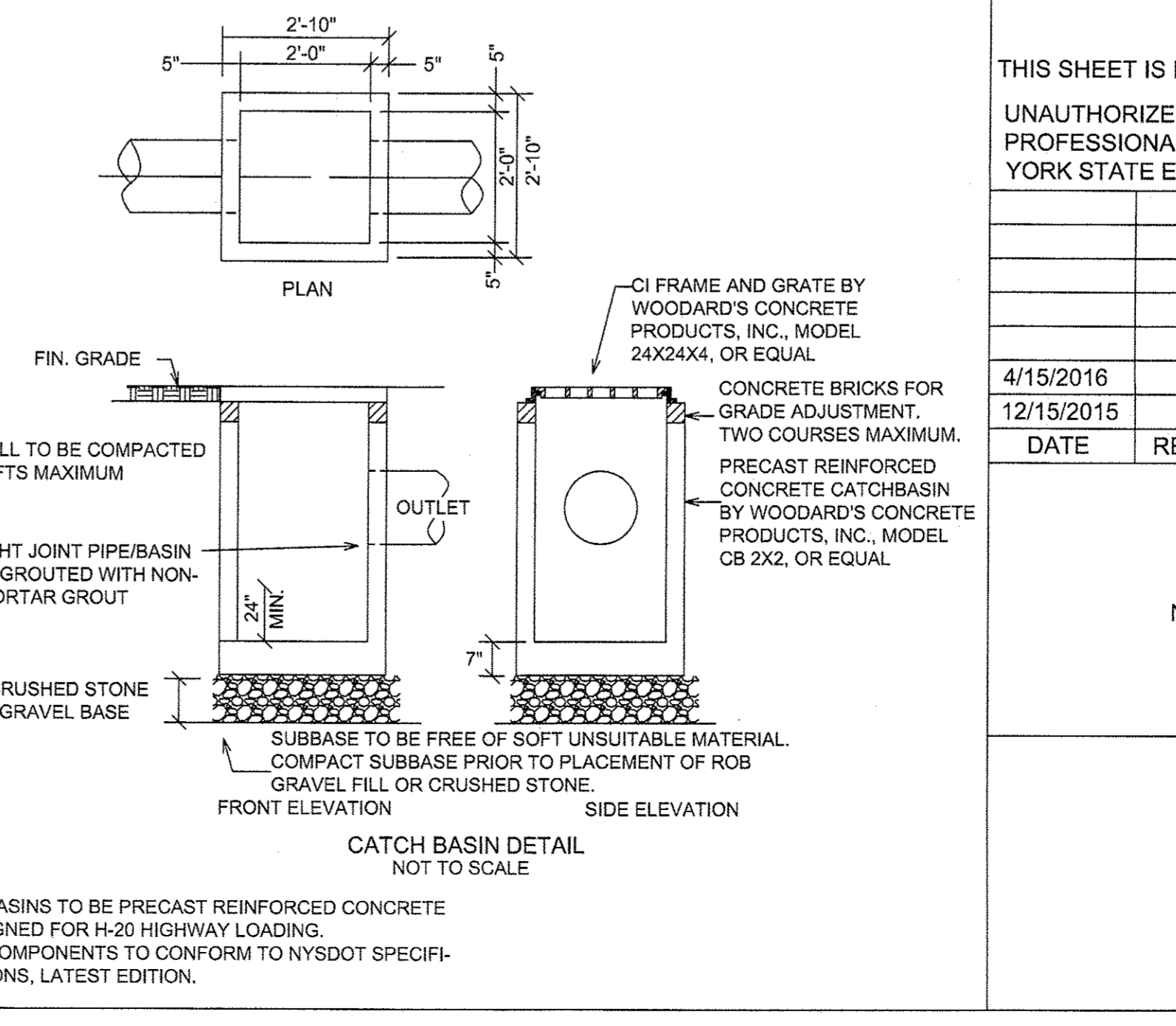
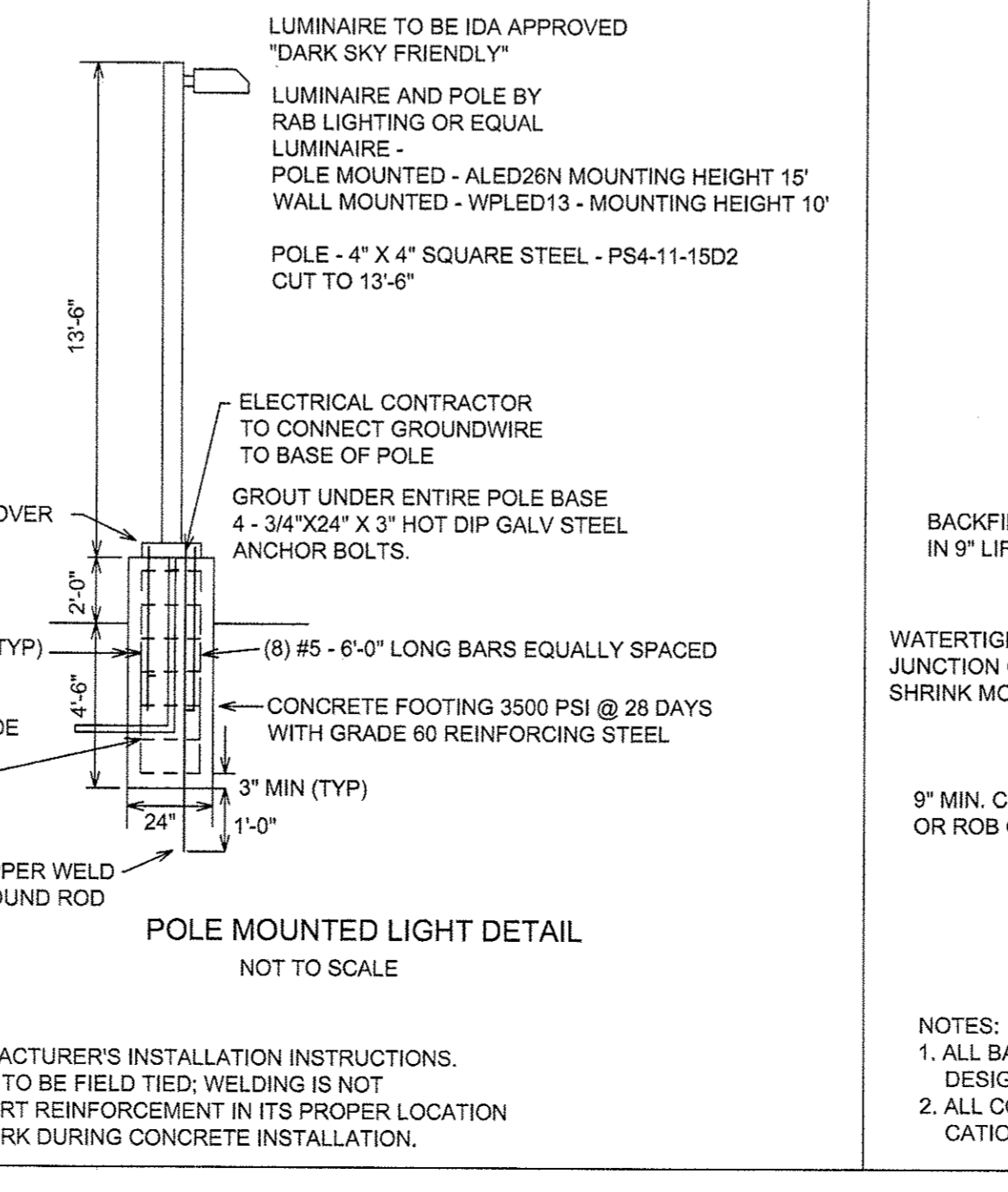
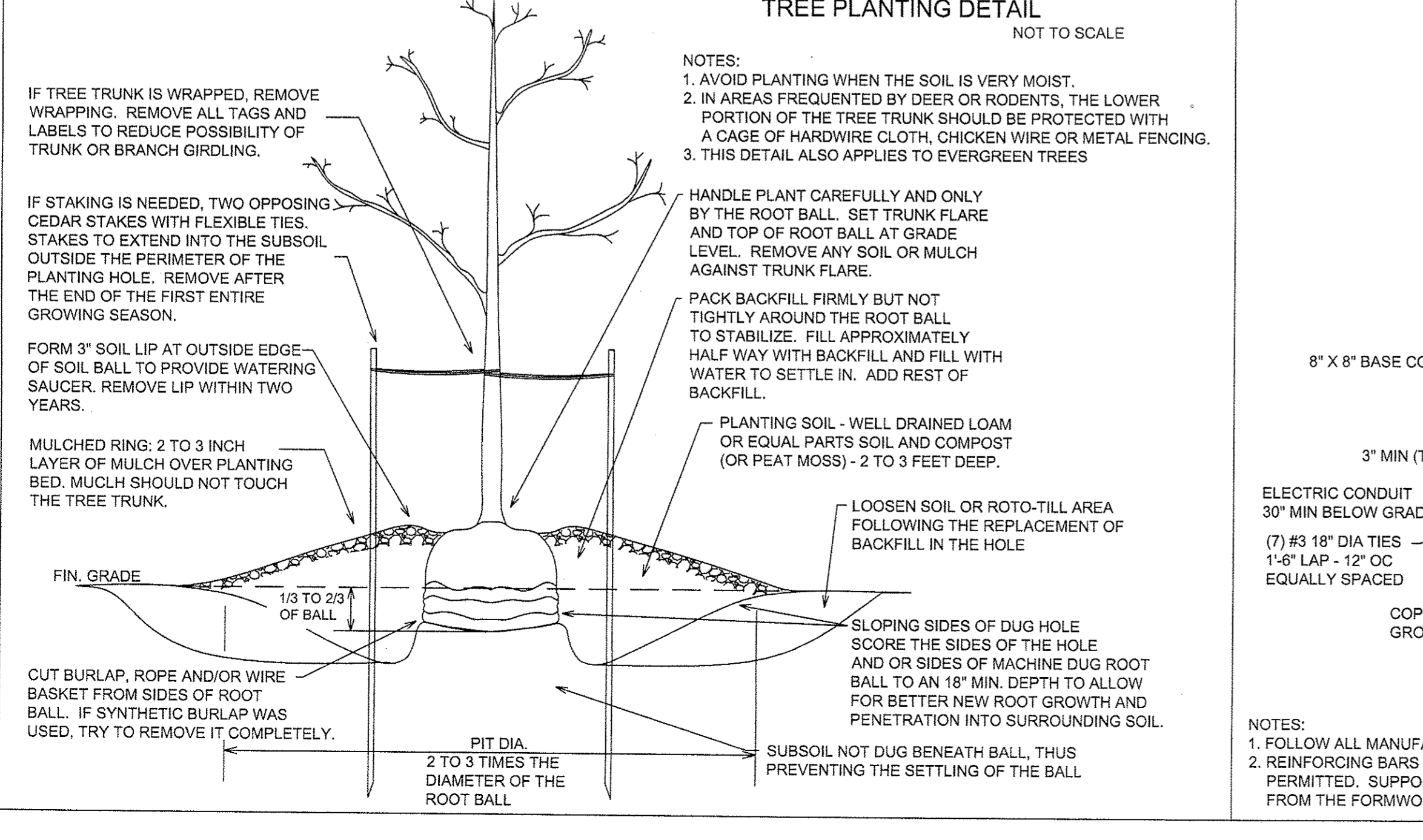
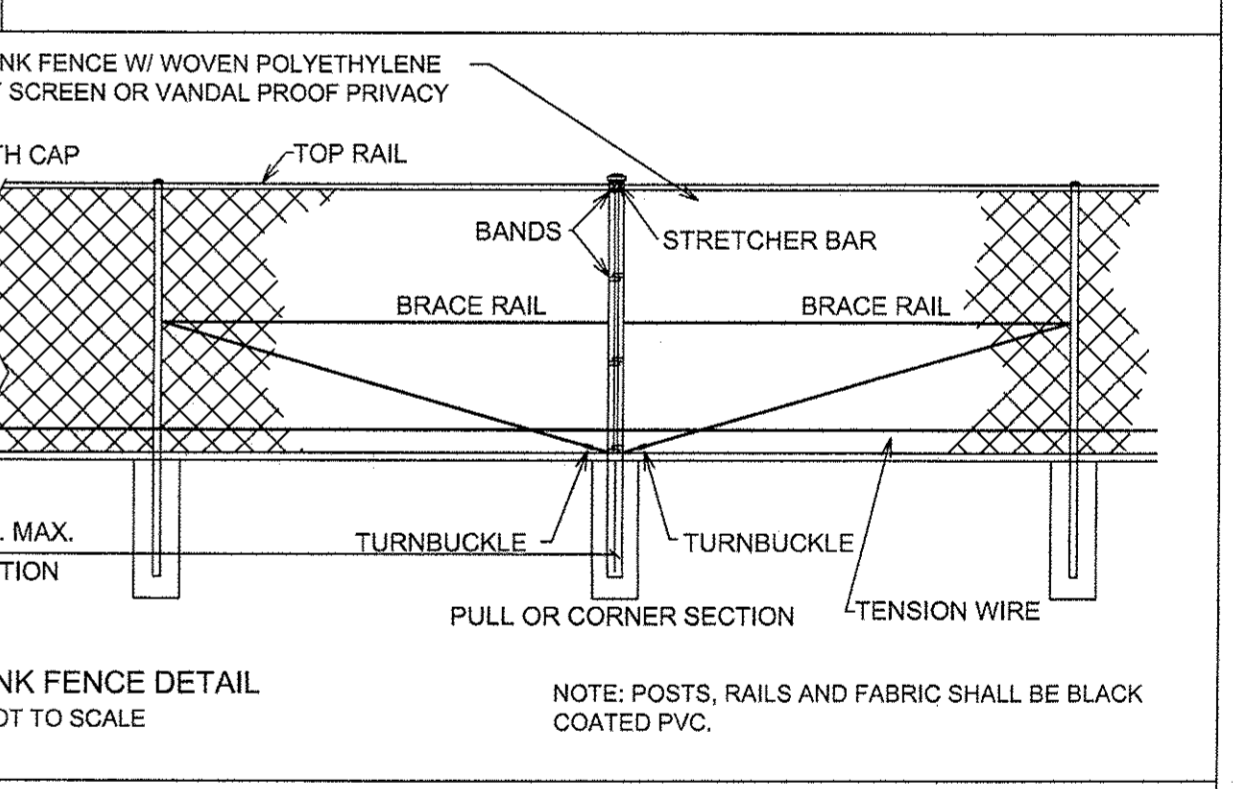
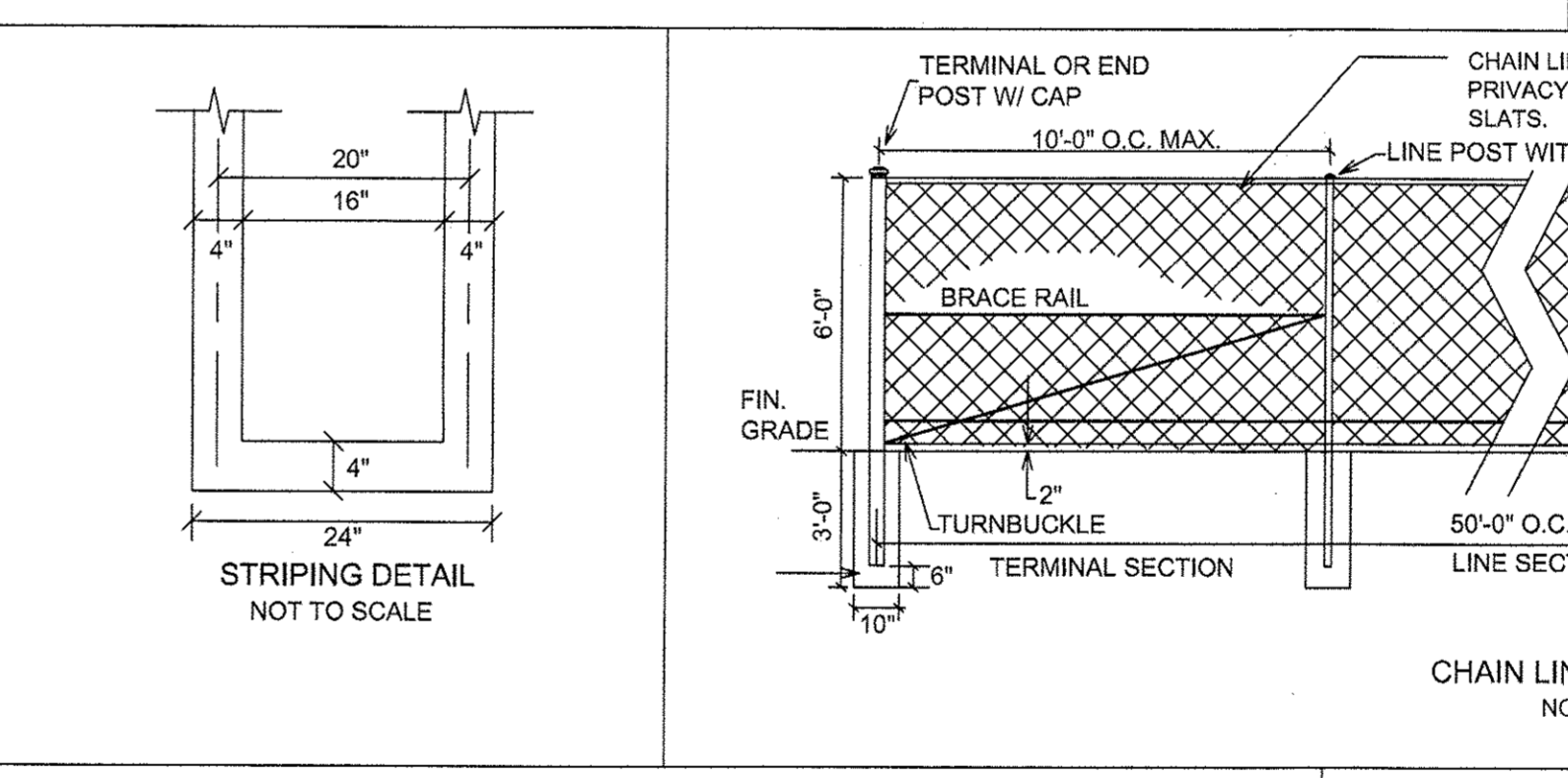
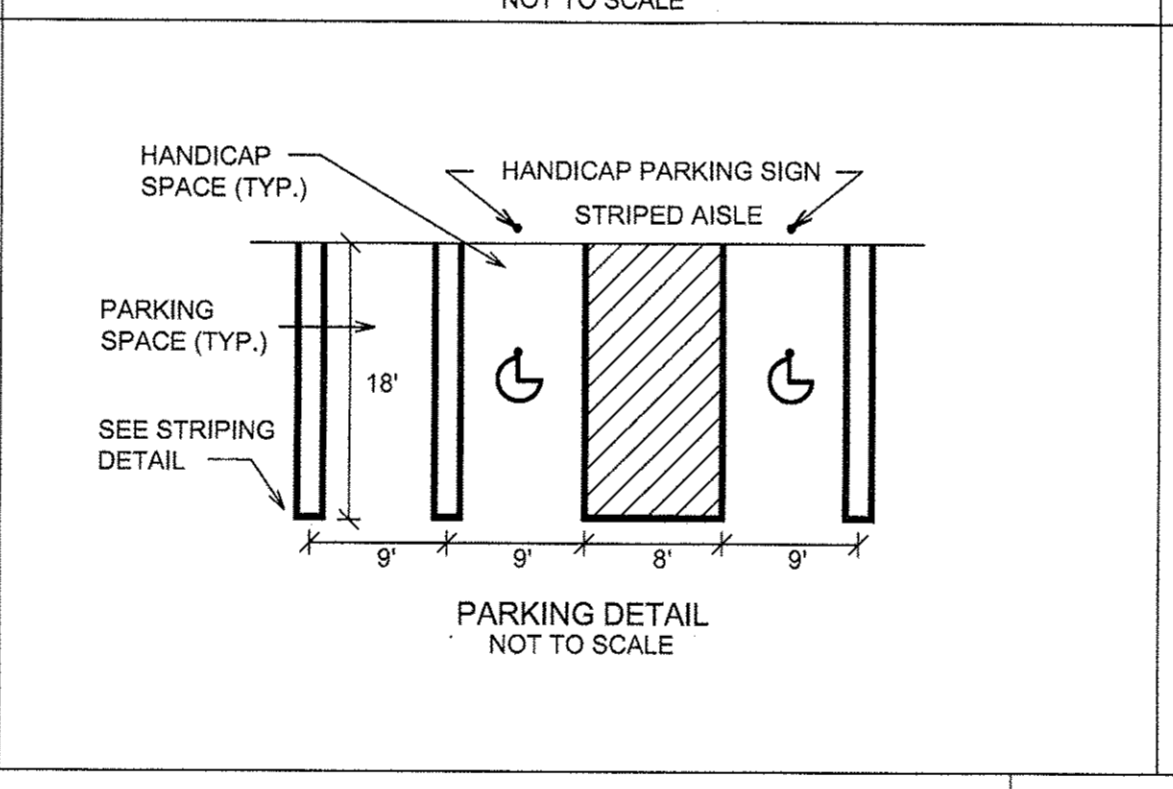
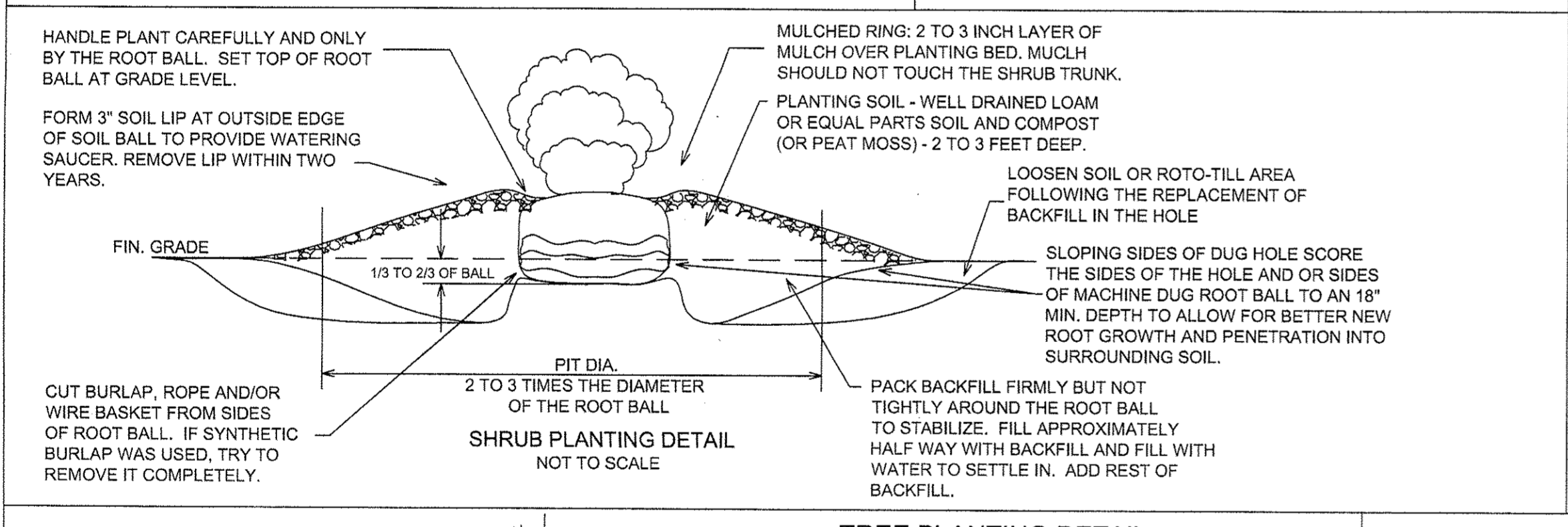
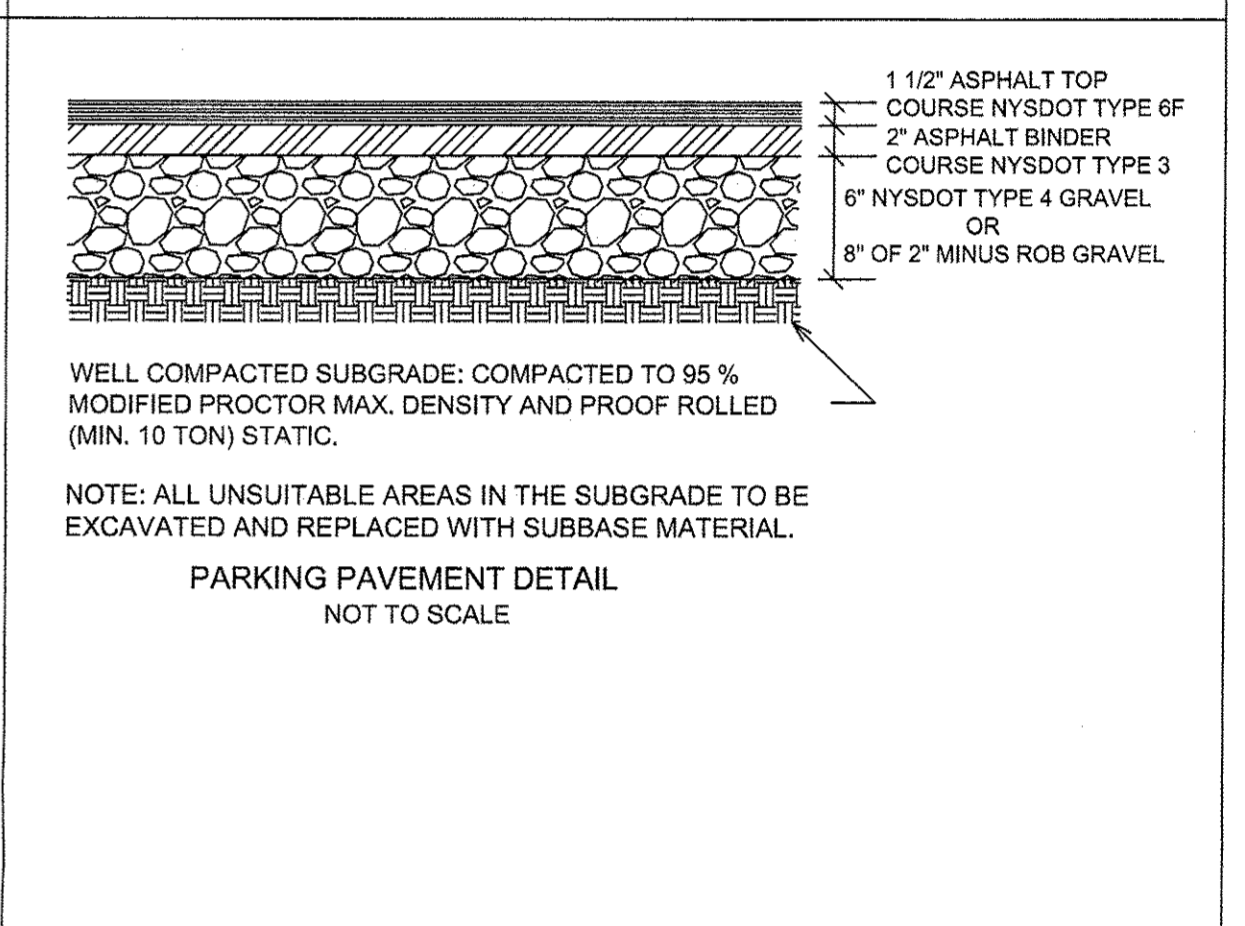
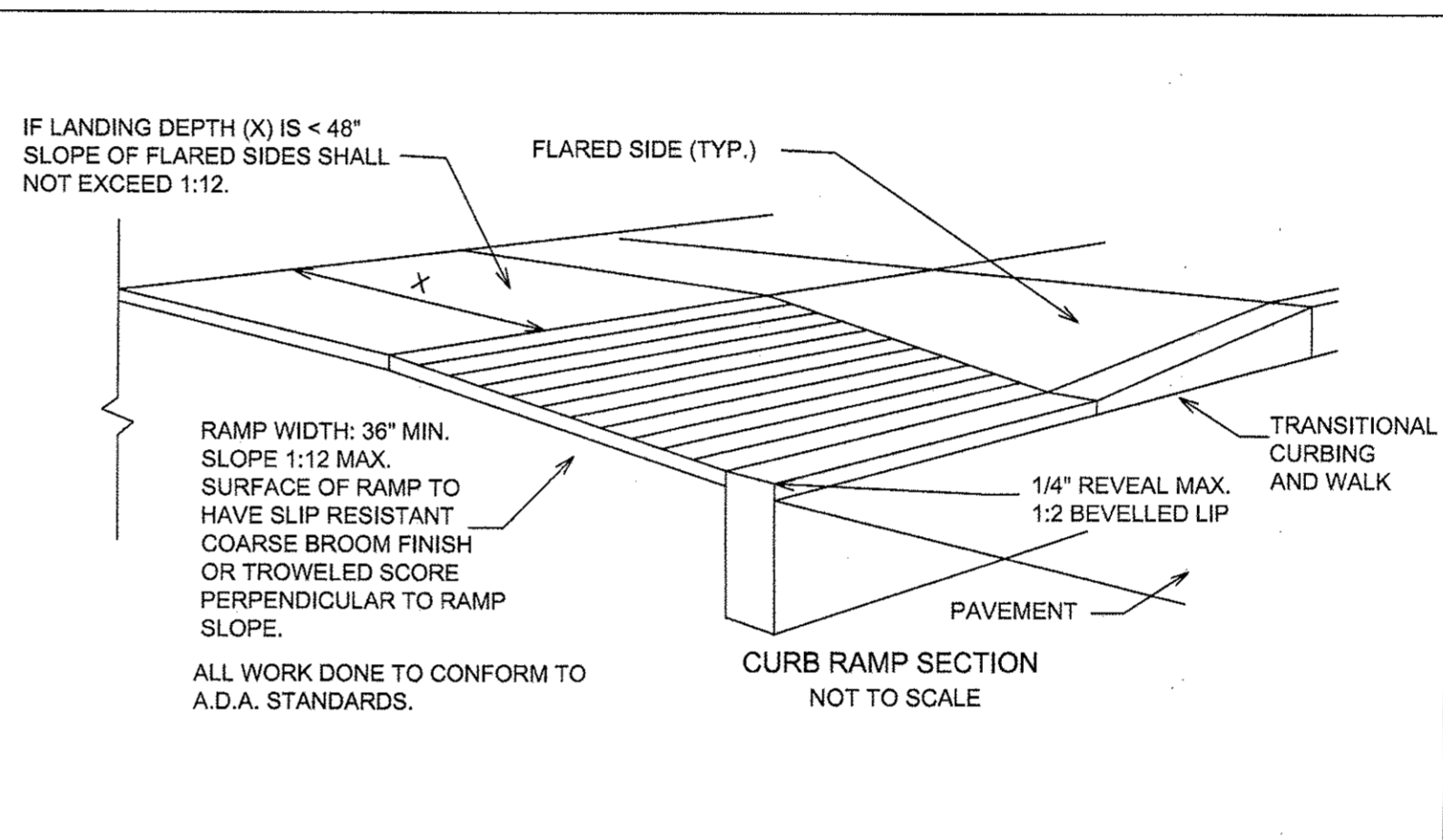
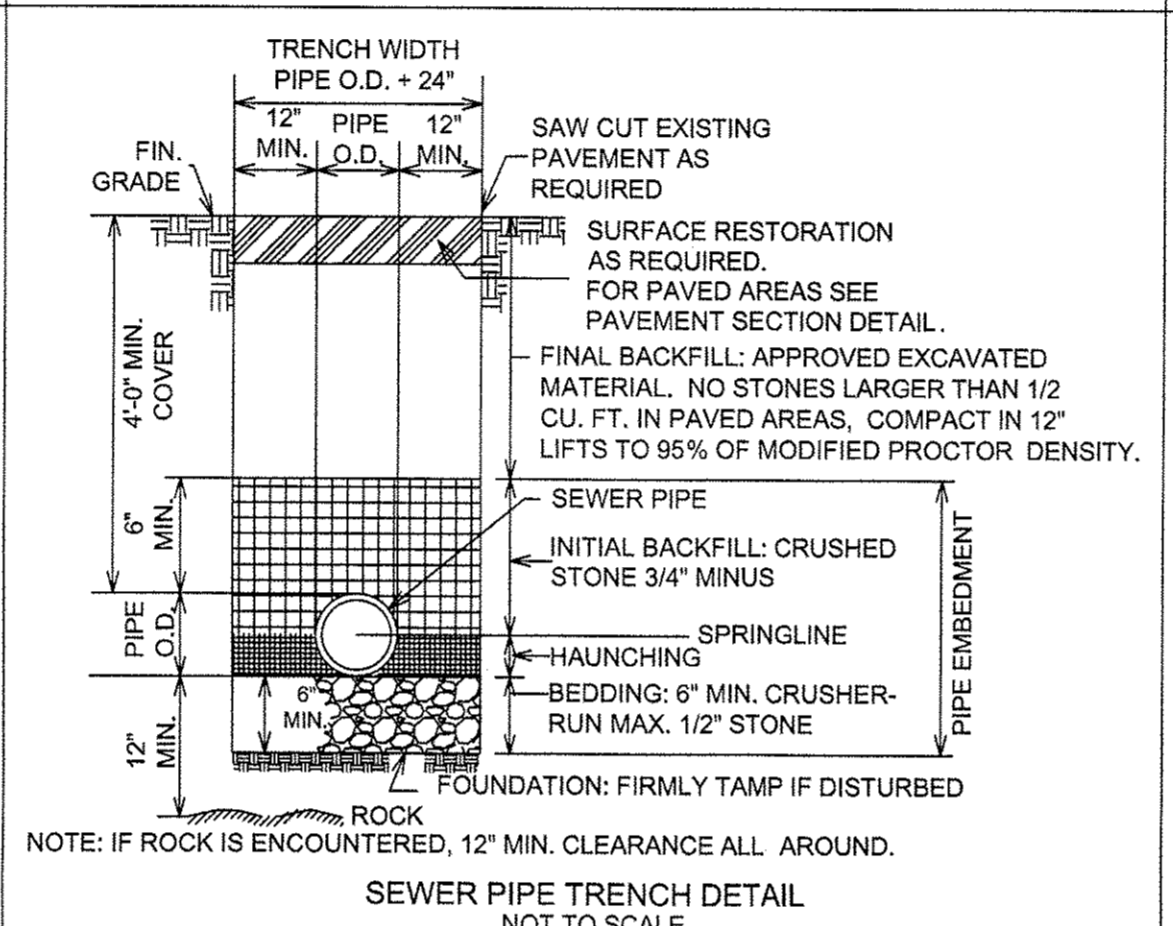
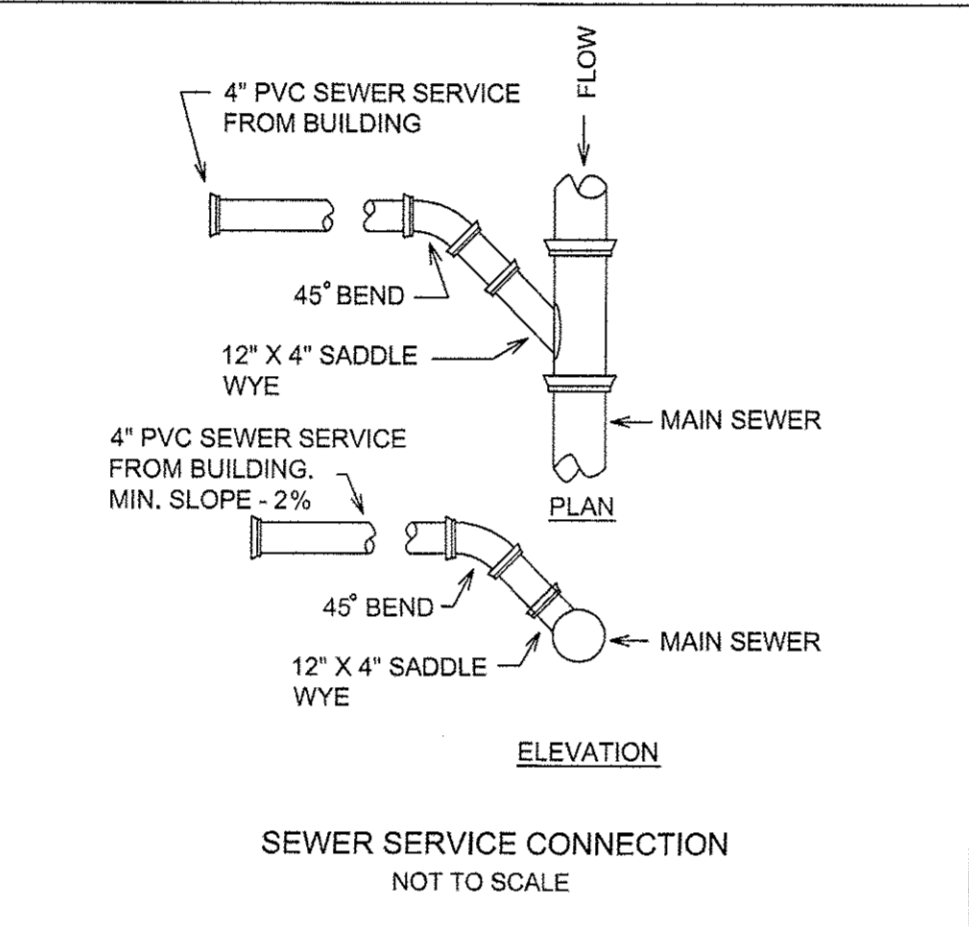
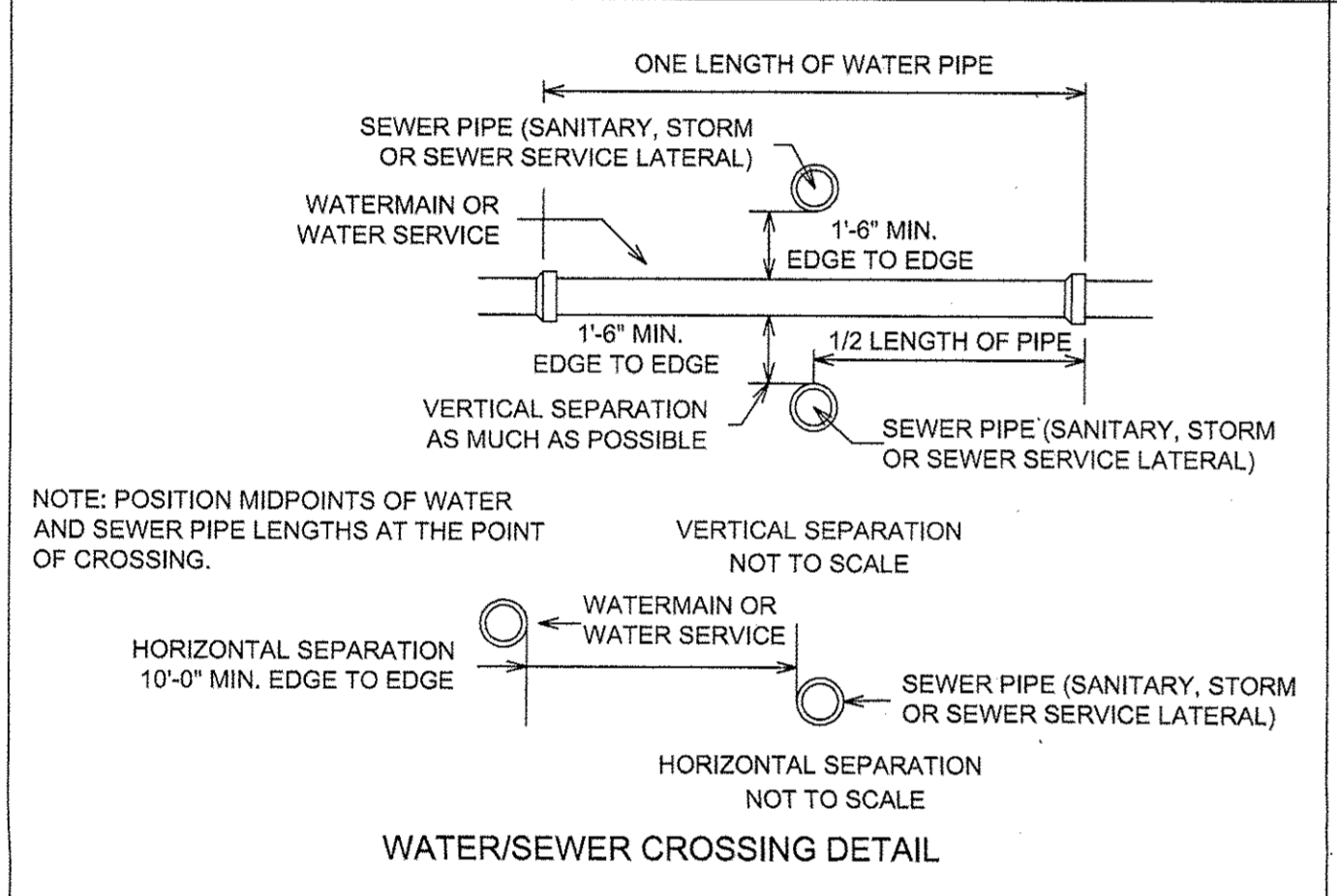
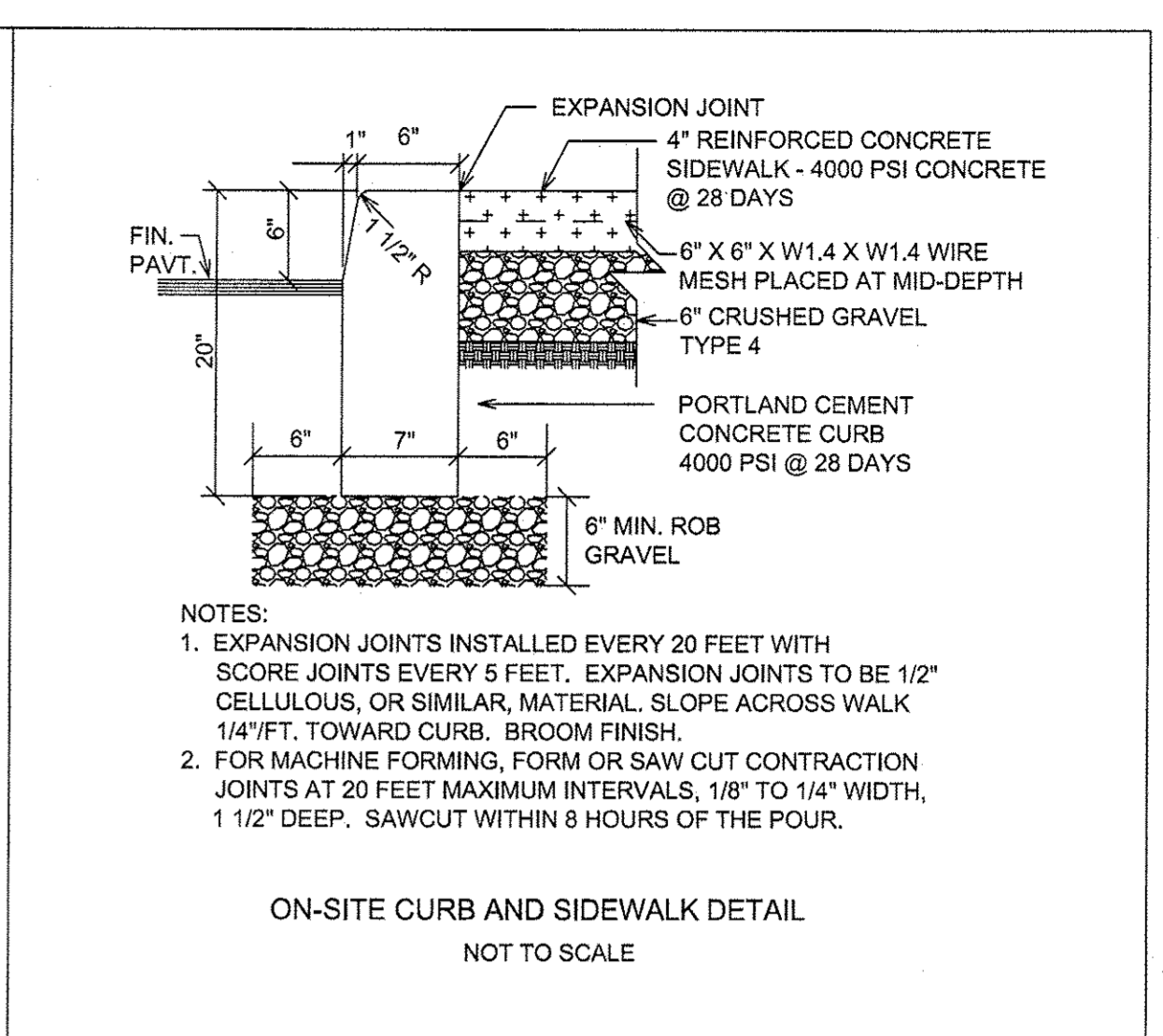
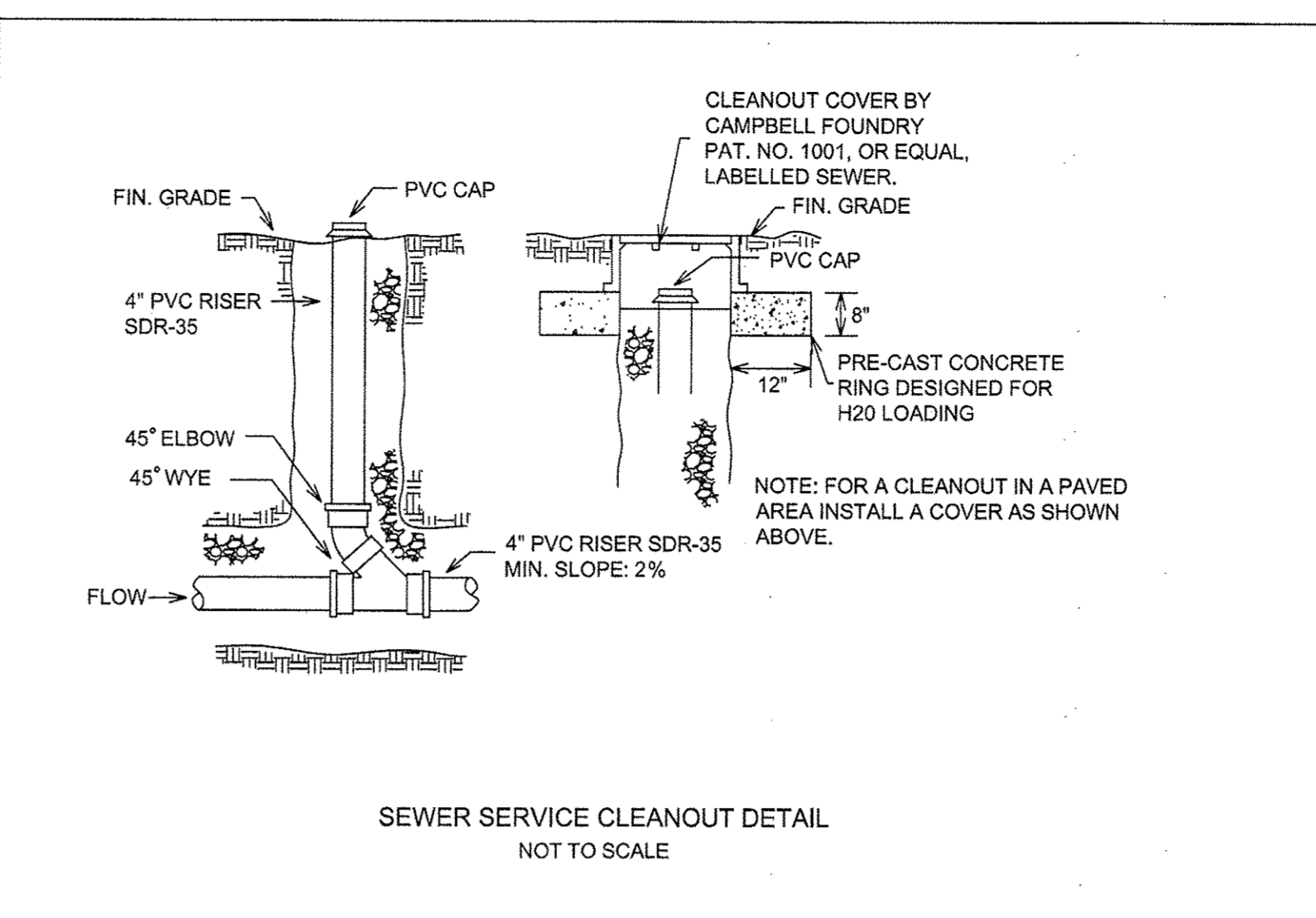
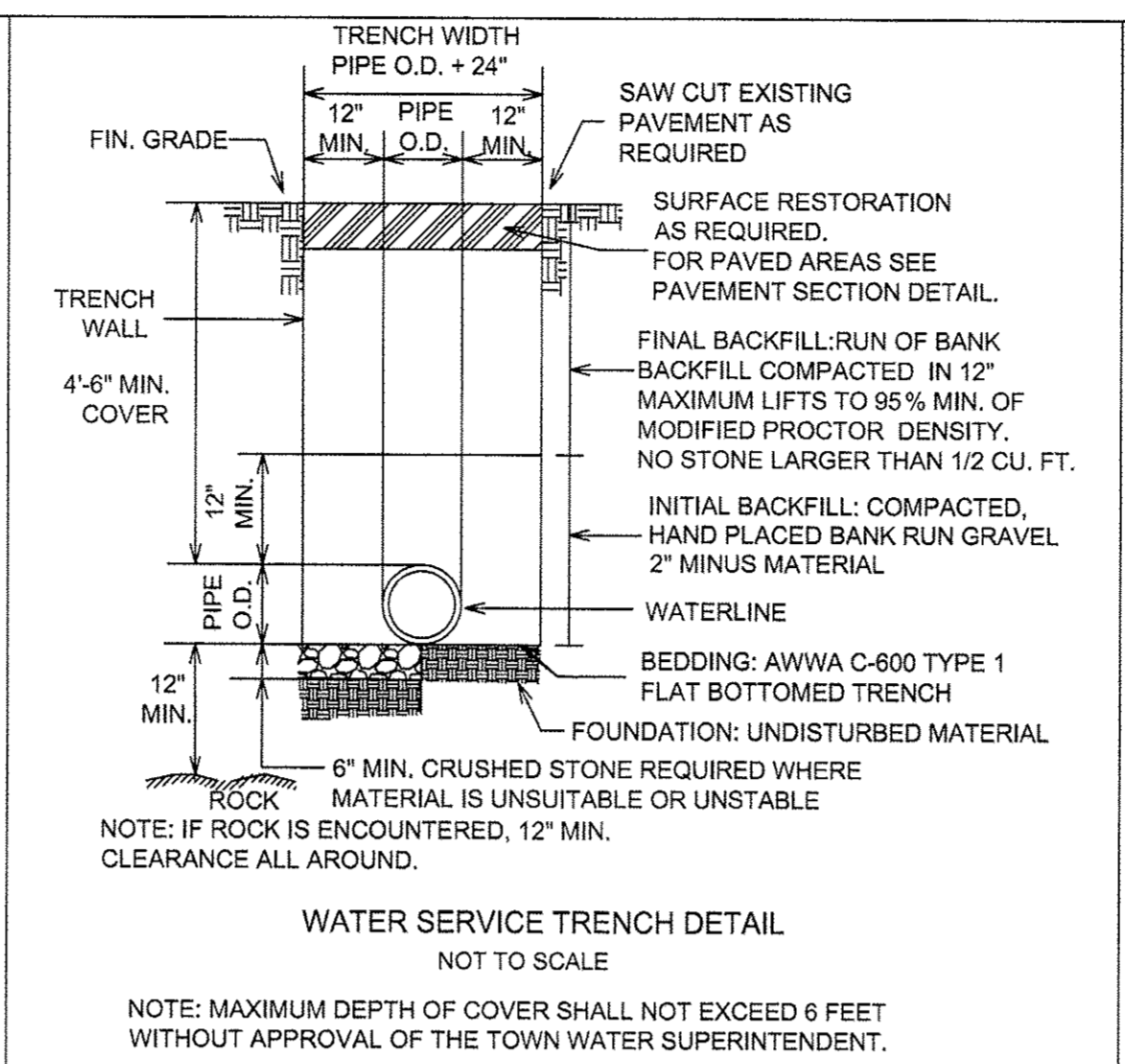
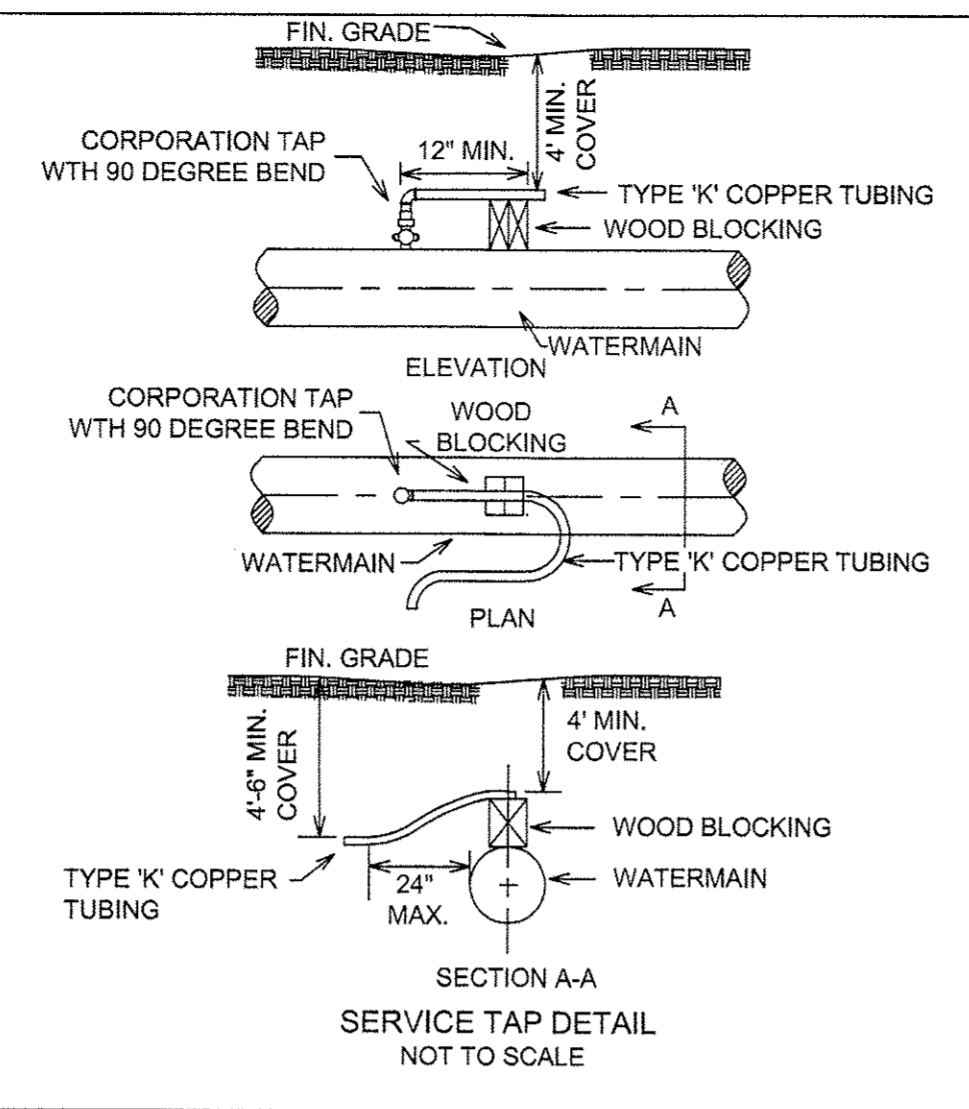
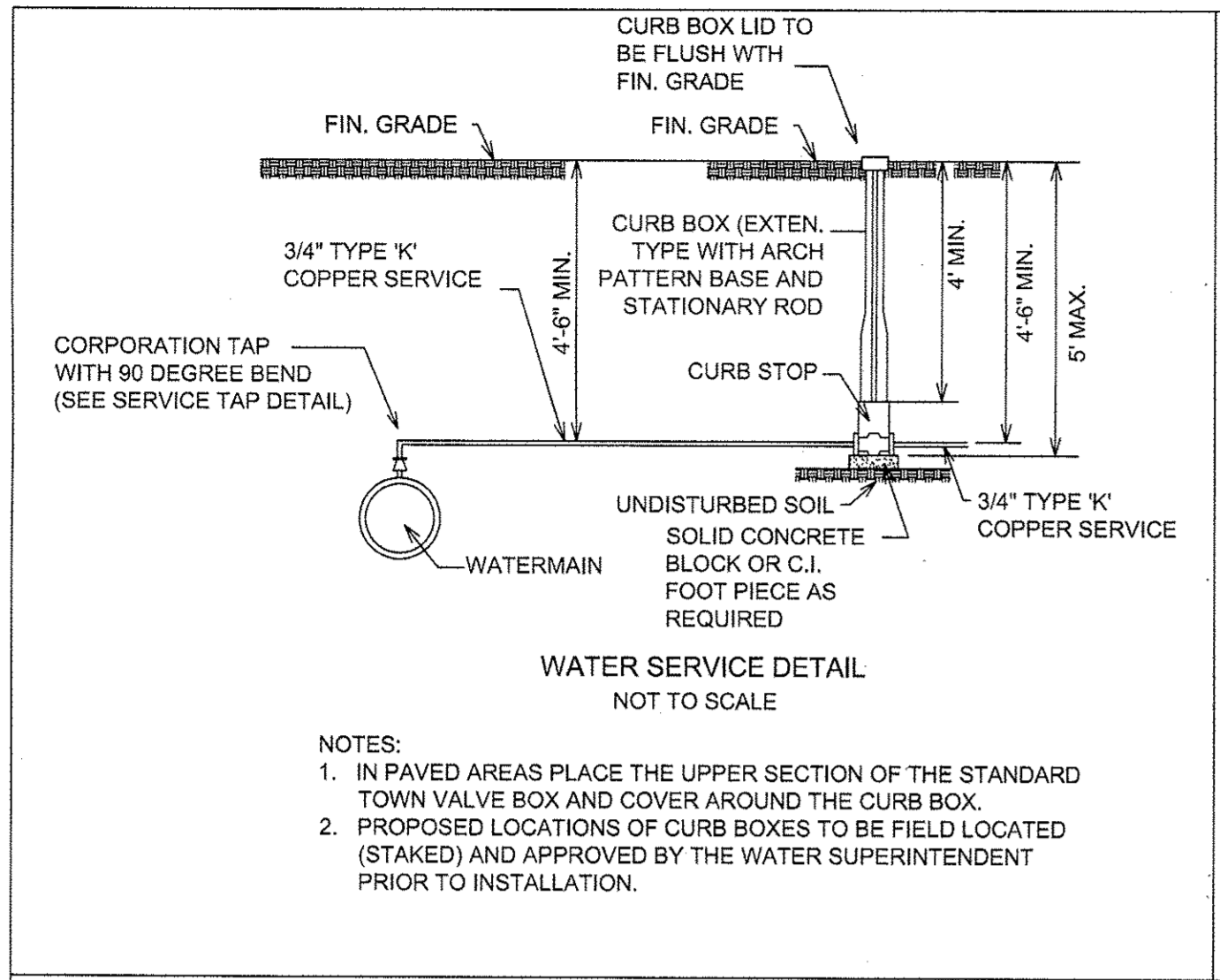
THIS SHEET IS INVALID UNLESS ACCOMPANIED BY ALL SHEETS 1 OF 4 THROUGH 4 OF 4

SITE PLAN
 LANDS OF
JAMES FISCHER
 NYS RTE. 17K, TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 DATE: JULY 2, 2015 SCALE: 1 IN. = 30 FT.

DATE	REVISION
4/15/2016	SEPARATE TAX PARCELS
12/15/2015	BUILDING FOOTPRINT
08/21/2015	
08/18/2015	

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

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



THIS SHEET IS INVALID UNLESS ACCOMPANIED BY SHEET 1 OF 4 THROUGH SHEET 4 OF 4.
UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

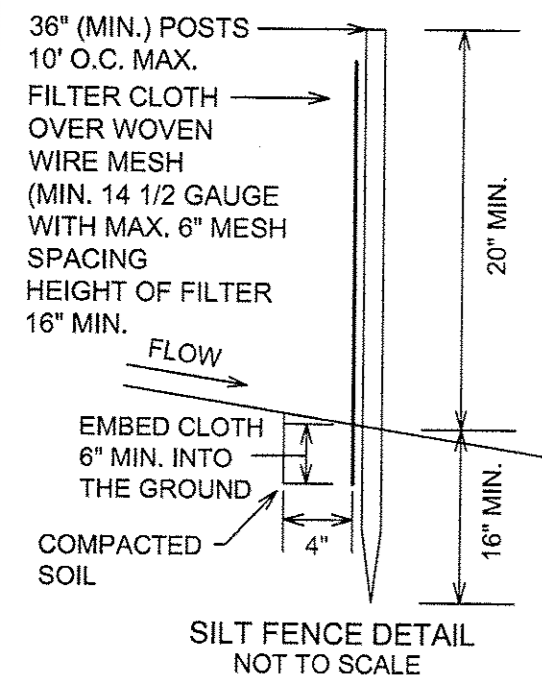
DATE	REVISION
4/15/2016	
12/15/2015	

DETAIL SHEET
FOR
JAMES FISCHER

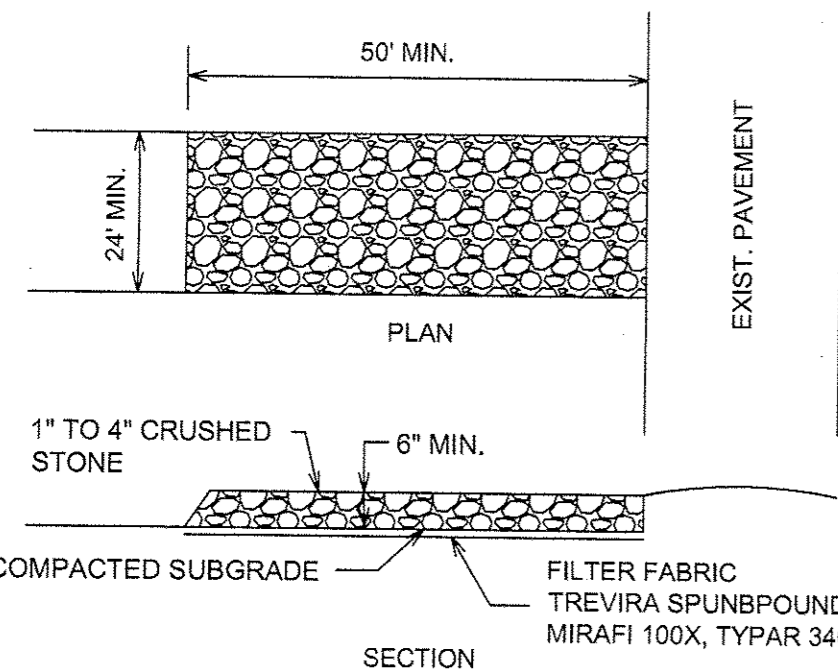
NYS ROUTE 17K AND FLETCHER DRIVE, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: JULY 27, 2015 SCALE: AS SHOWN

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
SURVEYORS - PLANNERS - ENGINEERS
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TEL. 845 561-1170 FAX 845 561-7738

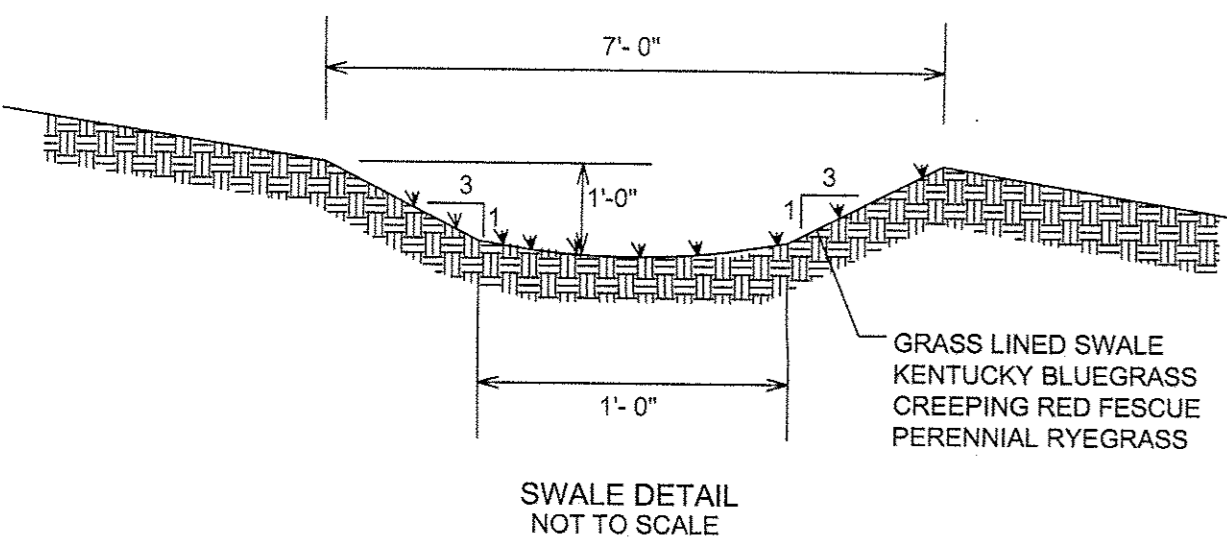
SHEET 2 OF 4



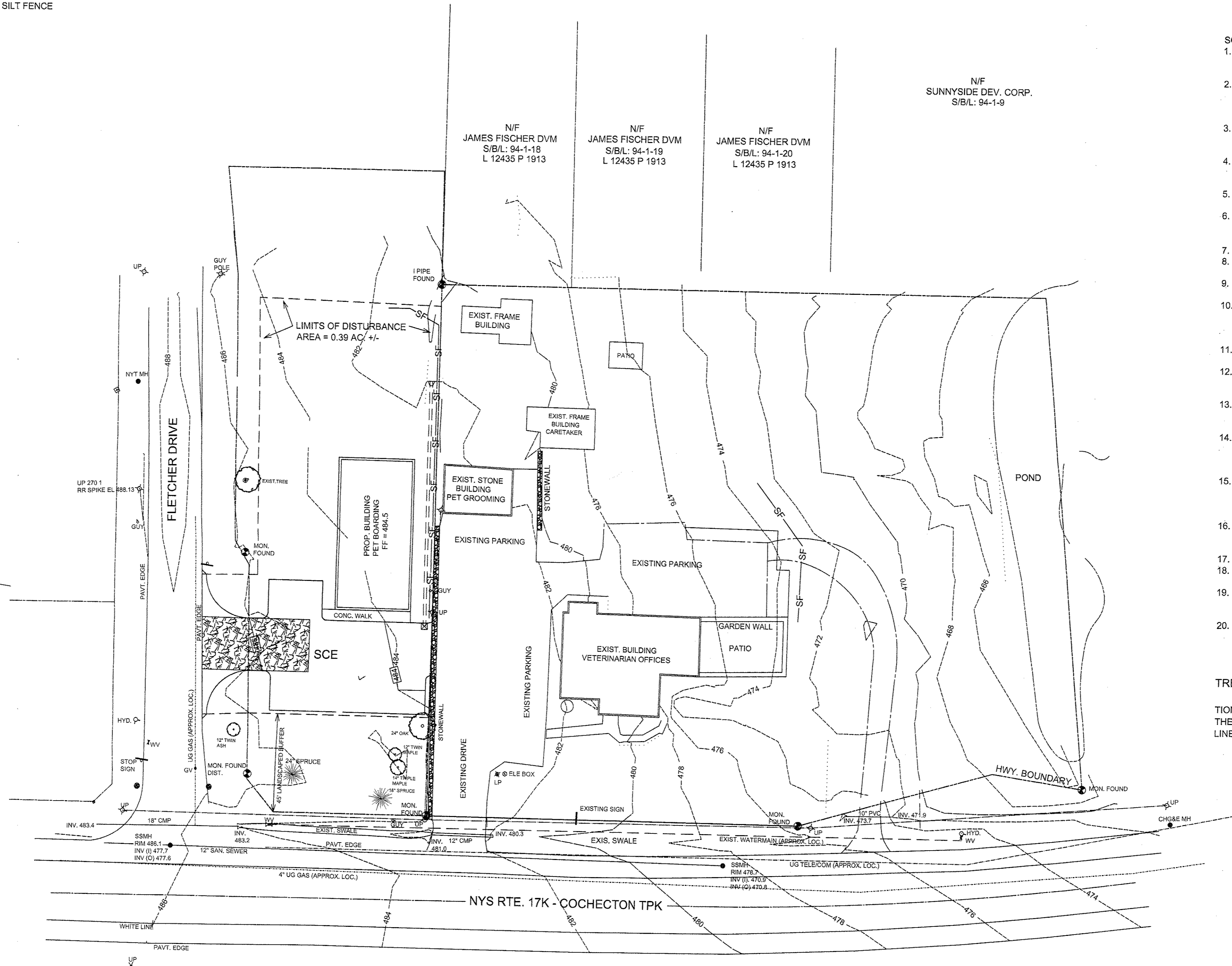
- NOTES:
1. INSTALL SILT FENCE ON THE DOWNSLOPE SIDE OF DISTURBED AREAS TO CAPTURE SEDIMENT.
 2. FASTEN SILT FENCE TO POSTS WITH WIRE TIES OR STAPLES.
 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN, OVERLAP BY 6" AND FOLD.
 4. PREFAB UNITS: GEOFAB, ENVIRONFENCE OR EQUAL.
 5. INSTALL THE SILT FENCE ON A LINE OF EQUAL ELEVATION (CONTOUR).
 6. PLACE SILT FENCE 5' MIN. FROM TOE OF SLOPE.
 7. INSTALL SILT FENCE WITH THE POSTS ON THE DOWNSTREAM SIDE OF THE FABRIC.
 8. SEDIMENT TO BE REMOVED FROM THE SILT FENCE WHEN THE DEPTH OF SEDIMENT IS 1/3 THE HEIGHT OF THE BARRIER. SILT FENCE SHOULD BE CHECKED FOR AREAS WHERE RUNOFF MIGHT HAVE ERODED BENEATH THE FENCE, SAGS OR BULGES IN THE FENCE OR FENCE COLLAPSE. REPAIR AND REPLACE AS NEEDED. AFTER SITE STABILIZATION, REMOVE SILT FENCE AND DISPOSE OF IT PROPERLY.



NOTE: INSPECT CONSTRUCTION ENTRANCE REGULARLY AND AFTER HIGH TRAFFIC VOLUMES OR A STORM. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. CLEAN ROADWAYS AS NEEDED.



- LEGEND:
- SC - STABILIZED CONSTRUCTION ENTRANCE
 - SF - SILT FENCE
 - SMH - SAN SEWER MANHOLE
 - LP - LIGHT POLE
 - UP - UTILITY POLE
 - WV - WATER VALVE
 - HYD - HYDRANT



- NOTES:
1. THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES 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.
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 3. PRIOR TO DOING ANY WORK WITHIN THE NYS ROUTE 17K 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. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
 5. IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.

- SOIL EROSION AND SEDIMENT CONTROL NOTES:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH IN "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL," LATEST EDITION, PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
 2. THE SMALLEST PRACTICAL AREA OF LAND IS TO BE EXPOSED AT ANY ONE TIME DURING THE DEVELOPMENT OF THE PARCEL. ONLY THOSE AREAS NECESSARY IN THE DEVELOPMENT OF THE PARCEL SHALL BE DISTURBED. WHENEVER FEASIBLE, THE NATURAL VEGETATION IN ALL OTHER AREAS SHALL BE PROTECTED AND RETAINED. SOIL EXPOSURE SHALL BE LIMITED TO LESS THAN ONE ACRE.
 3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PERMANENT EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNER WILL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.
 5. ALL EXCAVATED EARTH AND ACCUMULATED SEDIMENT NOT USED AS FILL SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
 6. IMMEDIATELY AFTER INITIAL SITE DISTURBANCE A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC ROAD. SEDIMENT TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED ON A DAILY BASIS.
 7. A SILT FENCE SHALL BE INSTALLED DOWNSLOPE OF ALL DISTURBED AREAS TO CAPTURE SEDIMENT.
 8. A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ANY STOCKPILE. WHEN NOT IN USE, STOCKPILES SHALL BE MULCHED.
 9. FOLLOWING ROUGH GRADING AND INSTALLATION OF UTILITIES, THE SUBBASE MATERIAL SHALL BE INSTALLED TO STABILIZE THE DRIVES AND PARKING AREAS.
 10. ANY DISTURBED AREA LEFT BARE FOR MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION OR SITE PREPARATION ACTIVITIES SHALL RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY VEGETATION, THE DISTURBED AREA SHALL BE MULCHED WITH STRAW OR AN EQUIVALENT MATERIAL AT A RATE OF TWO (2) TONS PER ACRE (100 - 120 BAYS PER ACRE).
 11. NO DISTURBED AREA SHALL BE LEFT EXPOSED FOR MORE THAN 14 DAYS UNLESS CONSTRUCTION OR SITE PREPARATION IS TAKING PLACE.
 12. PERMANENT VEGETATION SHALL BE INSTALLED ON ALL EXPOSED AREAS WITHIN 14 DAYS OF FINAL GRADING. MULCH SHALL BE USED AS NECESSARY FOR PROTECTION UNTIL PERMANENT VEGETATION IS ESTABLISHED.
 13. SEEDING AND MULCHING SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL," LATEST EDITION, PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
 14. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PERIODICALLY INSPECTED, MAINTAINED AND REPLACED WHEN THEY BECOME MEASURABLE. INSPECTIONS TO BE DONE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL," LATEST EDITION PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
 15. SEDIMENT TO BE REMOVED FROM THE SILT FENCE WHEN THE DEPTH OF SEDIMENT IS 1/3 THE HEIGHT OF THE BARRIER. THE SILT FENCE SHOULD BE CHECKED FOR AREAS WHERE RUNOFF MIGHT HAVE ERODED BENEATH THE FENCE, SAGS IN THE FENCE OR FENCE COLLAPSE. REPAIR AND REPLACE AS NEEDED. AFTER SITE STABILIZATION, REMOVE SILT FENCE AND DISPOSE OF IT PROPERLY.
 16. INSPECT MULCHED AREAS FOR AREAS WHERE THE MULCH HAS BEEN LOOSENEED OR REMOVED, AND REPLACE AS NEEDED. REMOVE ANY ANCHORING WHEN IT IS NO LONGER NEEDED AND DISPOSE OF IT PROPERLY.
 17. INSPECT SEEDING AREAS TO SEE IF GOOD GROWTH IS BEING ESTABLISHED AND RESEED AS NEEDED.
 18. INSPECT THE CONSTRUCTION ENTRANCE REGULARLY AND AFTER HIGH TRAFFIC VOLUMES OR A STORM. APPLY ADDITIONAL STONE AND CLEAN ROADWAYS AS NECESSARY.
 19. ALL WASTE MATERIAL (I.E. CONSTRUCTION DEBRIS AND TRASH) SHALL BE HAULED TO AN APPROVED LANDFILL. NO CONSTRUCTION DEBRIS SHALL BE BURIED ON-SITE. ALL LOOSE MATERIALS SHALL BE REGULARLY COLLECTED TO PREVENT THE RELEASE OF FLATABLES DURING STORM EVENTS.
 20. ONCE THE AREA HAS BECOME PERMANENTLY STABILIZED, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF PROPERLY.

TREE PROTECTION NOTE:
BEFORE ANY SITE PREPARATION OR CONSTRUCTION IS STARTED, ALL EXISTING TREES AND VEGETATION THAT WILL REMAIN SHALL BE PROTECTED WITH CONSTRUCTION FENCING ERECTED WELL OUTSIDE THE DRIP LINE AREAS. CONSTRUCTION FENCING SHALL ALSO BE PLACED ALONG THE DISTURBANCE LIMIT LINE. THERE SHALL BE NO STORAGE OF EQUIPMENT OR STOCKPILING OF MATERIAL WITHIN THESE AREAS.

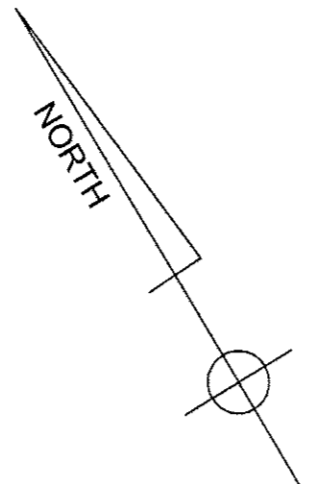
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SOIL EROSION AND SEDIMENT CONTROL PLAN
LANDS OF
JAMES FISCHER
NYS RTE. 17K, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: JULY 2, 2015 SCALE: 1 IN. = 30 FT.

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

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

4/15/2016	SEPARATE TAX PARCELS
12/15/2015	BUILDING FOOTPRINT
DATE	REVISION

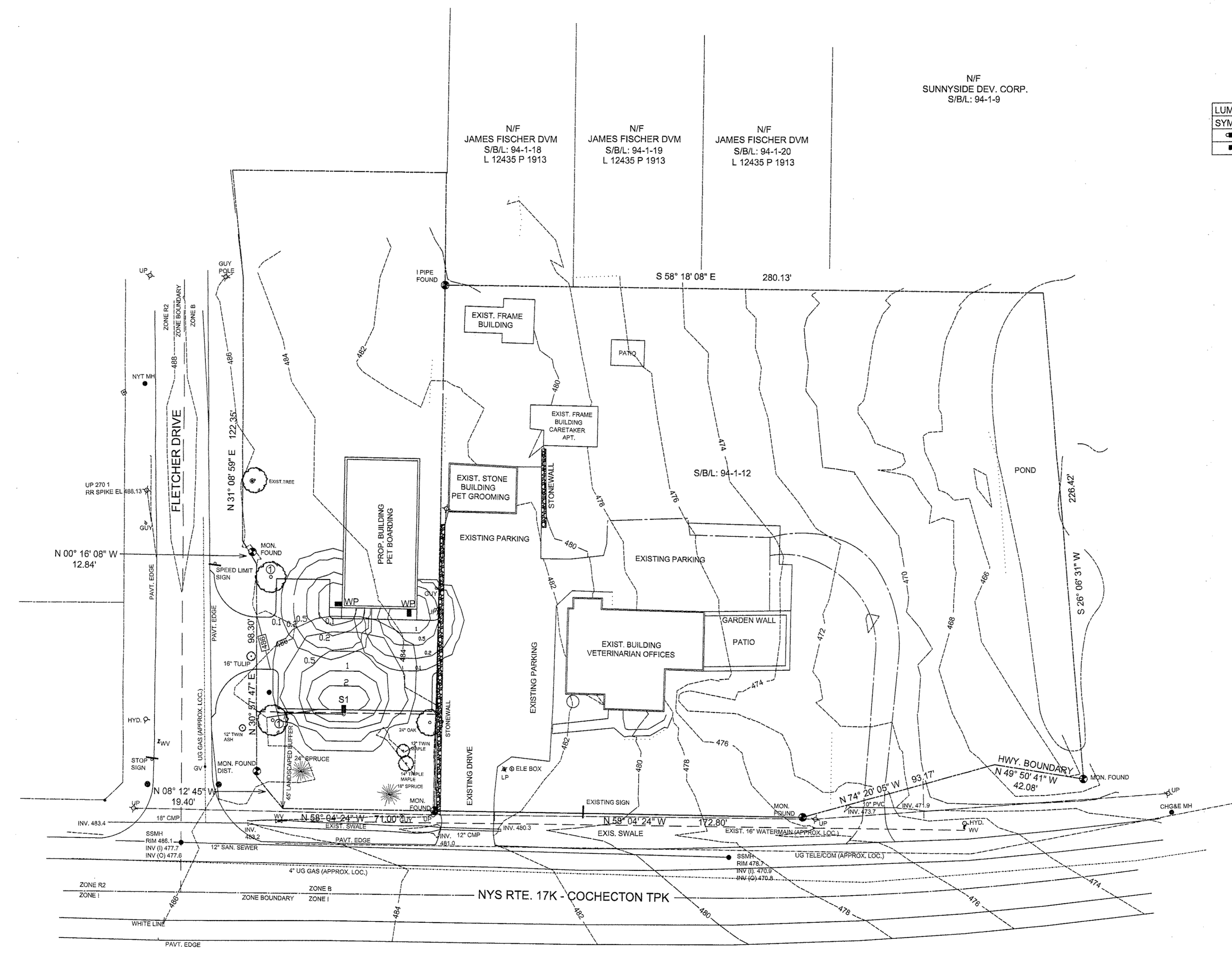


- LEGEND:**
- ⊗ - NO. OF PARKING SPACES
 - ⊙ - SAN SEWER MANHOLE
 - ⊕ - LIGHT POLE
 - ⊙ - UTILITY POLE
 - ⊕ - WATER VALVE
 - ⊙ - HYDRANT
 - ⊙ - ADA PARKING SPACE

NOTES:

1. THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7982) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, BLASTING OR DRILLING. NON-MEMBR 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 PERFORME EXPLORATORY EXCAVATIONS, AS NECESSARY, TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED. THE LOCATIONS (VERTICAL AND HORIZONTAL) SHOWN HEREON SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE.
3. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC, DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
4. IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.

LUMINAIRE SCHEDULE					
SYMBOL	LABEL	QTY.	DESCRIPTION	ARRANGEMENT	MOUNT. HGHT.
■	S1	1	ALED26	SINGLE	15
■	WP	2	WPLED13	SINGLE	10



THIS SHEET IS INVALID UNLESS ACCOMPANIED BY ALL SHEETS 1 OF 4 THROUGH 4 OF 4

LIGHTING PLAN
 LANDS OF
JAMES FISCHER
 NYS RTE. 17K, TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 DATE: JULY 2, 2015 SCALE: 1 IN. = 30 FT.

PREPARED BY:
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