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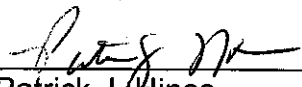
**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT: GARDNERTOWN COMMONS
PROJECT NO.: 2016-03
PROJECT LOCATION: SECTION 75, BLOCK 1, LOT 21
REVIEW DATE: 28 APRIL 2017
MEETING DATE: 4 MAY 2017
PROJECT REPRESENTATIVE: JCM PLANNING ENGINEERING

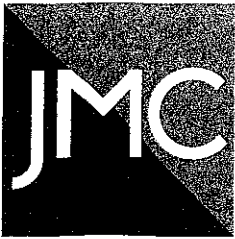
1. The Applicants representatives have provided supplemental material based on our previous comments. The Stormwater Management Report has been revised to incorporate the requirements of an SWPPP. This office takes no exception to the SWPPP last revised 27 April 2017.
2. Plan revisions have been provided consistent with our previous comments. The Applicants have met with representatives of the Town of Newburgh Sewer Department to modify the proposed sanitary sewer interconnection.
3. A letter from the project architect has been provided for the Boards use regarding handicap accessibility to Buildings # 3 & 4. Gerry Canfield's comments on this interpretation should be received.
4. Off site improvements required in support of the project are identified as being constructed during initial phases of the project construction. Off site improvements will be in place prior to the first CO being issued for any structures on the site.
5. Confirmation that all bonding and security remains in effect should be received.

Respectfully submitted,

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



Patrick J. Hines
Principal
PJH/kbw



| | |
|----------------------------|-----------------------|
| Site Planning | Environmental Studies |
| Civil Engineering | Entitlements |
| Landscape Architecture | Construction Services |
| Land Surveying | 3D Visualization |
| Transportation Engineering | Laser Scanning |

April 27, 2017

Chairman John P Ewasutyn and Members of the Planning Board
 Newburgh Town Hall
 308 Gardner Town Road
 Newburgh, NY 12550

RE: JMC Project 15155
 Gardnertown Commons
 Gardnertown Road
 Town of Newburgh, NY

Dear Chairman Ewasutyn and Members of the Planning Board:

We are pleased to submit fourteen (16) copies of the following documents for amended Site Plan Approval for the Gardnertown Commons project located on Gardnertown Road in the Town of Newburgh, NY.

I. JMC Drawings (16 sets of prints):

| <u>Dwg. No.</u> | <u>Title</u> | <u>Rev. #/Date</u> |
|-----------------|--|--------------------|
| SP-1 | "Cover Sheet" | 4 04/27/2017 |
| SP-2 | "Site Existing Conditions" | 4 04/27/2017 |
| SP-3 | "Lot consolidation Map" | 4 04/27/2017 |
| SP-4 | "Site Layout Plan" | 4 04/27/2017 |
| SP-5 | "Site Grading Plan" | 4 04/27/2017 |
| SP-6 | "Site Utilities Plan" | 4 04/27/2017 |
| SP-7 | "Site Erosion and Sediment Control Plan" | 4 04/27/2017 |
| SP-8 | "Site Landscaping Plan" | 4 04/27/2017 |
| SP-9 | "Site Lighting Plan" | 4 04/27/2017 |
| SP-10 | "Fire-Truck Turning Plan" | 4 04/27/2017 |
| SP-11 | "Construction Details" | 4 04/27/2017 |
| SP-12 | "Construction Details" | 4 04/27/2017 |
| SP-13 | "Construction Details" | 4 04/27/2017 |
| SP-14 | "Construction Details" | 4 04/27/2017 |
| SP-15 | "Construction Details" | 4 04/27/2017 |
| RP-1 | "Roadway Layout Plan" | 4 04/27/2017 |
| RP-2 | "Roadway Grading, Utilities & Erosion and Sediment Control Plan" | 4 04/27/2017 |
| RP-3 | "Traffic Signal Plan" | 04/27/2017 |
| RP-4 | "Work Zone Traffic Control Plan (Phase 1)" | 04/27/2017 |
| RP-5 | "Work Zone Traffic Control Plan (Phase 2)" | 04/27/2017 |
| RP-6 | "Work Zone Traffic Control Plan (Phase 3)" | 04/27/2017 |

| | | |
|------|--------------------------------|------------|
| RP-7 | "Roadway Construction Details" | 04/27/2017 |
| RP-8 | "Roadway Construction Details" | 04/27/2017 |

2. JMC "Supplemental Stormwater Management Report, dated 04/27/2017 (1 copy).
3. Mauri Architects, PC Letter, dated 04/27/2017.

We are in receipt of the MH & E's Comment Memorandum dated 04/06/2017. For your convenience we have identified the comments noted in the memorandum below which are followed by our responses:

Comment No. 1

The Project has been redesigned to modify the stormwater management system on the project. Previously two stormwater detention ponds were located along the south and east property lines. The stormwater management has been redesigned to provide for a single, large facility along the eastern portion of the site.

Response No. 1

So noted.

Comment No. 2

The revised stormwater management plan must be developed into a Stormwater Pollution Prevention Plan prior to final approval.

Response No. 2

A full Stormwater Pollution Prevention Plan (SWPPP) has been prepared and is included with this submission.

Comment No. 3

Extensive retaining walls have been proposed based on modified grading on the site. Vehicle protection and fencing must be depicted on the details.

Response No. 3

Detail #42 on page SP-14 has been added to depict the layout of the retaining wall, guide rail, and fence in relation to one another. In addition the site layout plan has been revised to show the relocated lights and guide rail and fence locations.

Comment No. 4

The easterly most structures on the site are accessed only via stairways. Gerry Canfields comments regarding required accessibility to these apartments should be received.

Response No. 4

Provided with this submission is the Mauri Architect, PC letter, dated 04/27/2017 which discusses ADA access to easterly units for buildings 3 and 4.

Comment No. 5

The lighting plan identifies lighting on the southeasterly portion of the site below 8 foot retaining walls. Placement of the lighting in this area should be evaluated. Light poles are noted to be 15 ft. high on the details.

Response No. 5

The JMC Site Plans have been revised to relocate the proposed lighting poles.

Comment No. 6

This project involves a lot consolidation in order to make a single lot from the previously proposed Homeowner Association lots.

Response No. 6

So noted.

Comment No. 7

Based on public comments test bores were performed throughout the site to identify depth to Bed Rock. It is noted that blasting may be required by the Geotechnical Engineer. The Applicant's representative are requested to discuss the use of blasting on the project site.

Response No. 7

All rock excavation will be completed by a hydraulic hammer. No blasting will occur onsite. This note is also found as Note I on SP-5 "Site Grading Plan".

Comment No. 8

The Applicant's representative's are requested to discuss the timing of construction of off site improvements.

Response No. 8

The proposed off-site improvement will be done in conjunction with the on-site development at the start of the project.

Comment No. 9

Infiltration testing within the proposed infiltration basin must be performed in compliance with NYSDEC guidelines.

Response No. 9

Included with the Carlin Simpson Report previously submitted and included in the appendix of the SWPPP, please refer to section "Stormwater Management System," which discusses the four borehole permeability test performed within the infiltration basin location, as required by the NYSDEC guidelines.

Comment No. 10

Construction Phasing should be discussed with the Planning Board.

Response No. 10

The applicant is proposing to develop the site in one phase as it relates to the clearing of the site and installation of the roadway infrastructure, utility and stormwater management system. Upon the completion of those items the applicant will seek individual certificate of occupancy for the proposed club house building and each individual building as constructed.

Comment No. 11

Applicants representative are requested to meet with the Town Engineer and Sewer Department regarding drop man hole connection in Creek Run Road. Discussion should be held whether the drop man hole should be constructed at SMH-A-1 rather than within the Town roadway.

Response No. 11

The JMC site plans have been coordinated with the Steve Grogan from the Town of Newburgh Sewer Department to evaluate the proposed sewer connection into the existing sewer manhole structure located on Creek Run Road. Based on his inspection of the existing structure, it has been deemed acceptable to propose an inside the manhole drop connection in lieu of the originally proposed outside drop connection. The JMC site plans have been revised to include such detail.

Comment No. 12

The following comments will be on the supplemental Stormwater Pollution Prevention Plan submitted:

Comment 12a

- a. Page 1 identifies incorrect Apt. Units.

Response No. 12a.

Page 1 now correctly identifies the total number of 164 apartment units.

Comment 12b

- b. Information pertaining to soil surveys are identified on Page 15. This information is missing.

Response No. 12b.

Information pertaining to the USGS soil survey can be found on pages 17-20 of the SWPPP. In addition, the report of subsurface soil and foundation investigation performed by Carlin, Simpson, & Associates can be found in Appendix D of the SWPPP report.

Comment 12c

- c. Page 13.02 identifies the elevation of the outlook control structure emergency spill way as 258, while the plans identify it as 257.5. A weir length of 16 feet is identified, this should be further evaluated.

Response No. 12c.

The outlet control structure grate is set at an elevation of 257.35. This elevation is correctly indicated on the plans, details, and SWPPP report. The outlet control structure has a weir length of 16 feet.

Comment 12d

- d. Structure ID-WO identifying an elevation of 256.35 is identified with a similar 16 ft. weir length. It appears from the detail that this is a 16 in. +/-weir length identified at 1.4 ft. in the outlet control structure detail.

Response No. 12d.

Detail #25 on sheet SP-12 has been updated to correctly so the elevation, weir, and orifi dimensions for OCS-F-4.

Comment 12e

- e. Applicants representative are requested to meet with the Town Engineer and Sewer Department regarding drop man hole connection in Creek Run Road. Discussion should be held whether the drop man hole should be constructed at SMH-A-1 rather than within the Town roadway.

Response No. 12e.

See Comment Response 11 above.

Comment 12f

- f. *The stormwater model contains seven- 6 in. diameter orifices located at 252.3. These orifices are not depicted in the detail. The detail depicts a 1.4 ft. weir at that elevation.*

Response No. 12f

The orifices are now clearly shown in detail #25 on sheet SP-12.

Comment 12g

- g. *We did not identify an ex filtration component in the discharge modeling for the infiltration basin.*

Response No. 12g

The SWPPP includes the pond routing calculations of the total inflow and outflow of the infiltration basin see Appendix 'B', pages 14.64 thru 14.96.

Comment 12h

- h. *Sheet SP-50CS-F4 identifies the top elevation at 257, while the detail identifies Gate A at 257.5. This should be further reviewed and cross checked with the discharge in the stormwater model.*

Response No. 12h

See comment response 12c above.

Comment 12i

- i. *Calculations supporting the design of the sediment traps during construction should be provided depicting meeting the requirements of 3,600 cubic ft. per acre.*

Response No. 12i.

Appendix J has been added to the SWPPP report showing the calculations for the temporary sediment traps to be used during construction.

- j. *Anti vortex riser detail references a table for sizing of the devices. Location of this table should be noted.*

Response No. 12j.

Detail #3 on Sheet SP-11 now has a table listing the sizing of the temporary riser & anti-vortex devices.

Comment 12k

- k. *Temporary sediment basin detail requires additional information. Also references Erosion and Sediment Control Plan as SP5 which should reference SP7.*

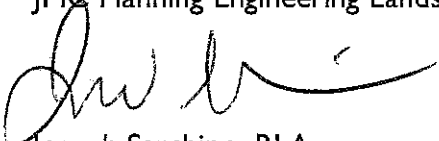
Response No. 12k

Detail #13 on Sheet SP-13 now has a table listing the sizing of the temporary sediment basins. The note in this detail has been updated to correctly reference Sheet SP-7.

We trust the enclosed information sufficiently addresses the consultant's comments and look forward discussing the project at the next Planning Board meeting. In the interim, should you have any questions regarding the application please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

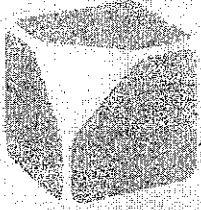


Joseph Sarchino, RLA
Principal



Umberto Balducci
Design Manager

cc: Mr. Stephen Zagorea, w/enc.
Stanley A. Schutzman, Esq. w/enc.
Mr. Patrick Hines, w/enc.
Mr. Ken Wersted, PE, w/enc.
Michael H. Donnelly, Esq., w/enc.



MARTIN J. DIESING AIA
RICHARD K. TOMPKINS AIA

April 27, 2017

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

Re: Gardnertown Commons
Buildings 3 and 4 Handicap Accessibility

Dear Chairman Ewasutyn,

Regarding the accessibility requirements for the proposed lowest level units in Buildings 3 and 4, we have reviewed the 2015 IBC and offer the following information:

The buildings are classified as Group R-2, apartments, and each building contains twenty dwelling units. Section 1107.6.2 requires that all R-2 dwelling units be Type B units where a single building contains four or more dwelling units, except as specifically reduced per Section 1107.7 General Exceptions.

Sub-Section 1107.7.1 identifies criteria for buildings without elevator service. In summary it states that only stories with entrances at grade level need provide Type B units and all units on that story shall be Type B units. This section is further modified by Section 1107.7.4 Site Impracticality, see excerpt below:

1107.7.4 Site Impracticality. *On a site with multiple nonelevator buildings, the number of units required by Section 1107.7.1 to be Type B units is permitted to be reduced to a percentage that is equal to the percentage of the entire site having grades, prior to development, that are less than 10 percent, provided that all of the following conditions are met:*

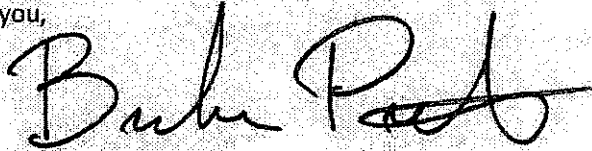
1. *Not less than 20 percent of the units required by Section 1107.7.1 on the site are Type B units;*
2. *Units required by Section 1107.7.1, where the slope between the building entrance serving the units on that story and a pedestrian or vehicular arrival point is no greater than 8.33 percent, are Type B units;*
3. *Units required by Section 1107.7.1, where an elevated walkway is planned between a building entrance serving the units on that story and a pedestrian or vehicular arrival point and the slope between them is 10 percent or less, are Type B units; and*
4. *Units served by an elevator in accordance with Section 1107.7.3 are Type B units.*

Fifty percent of the project site is composed of grades with less than a ten percent slope. There are seventy-four dwelling units located on stories with grade level entrances. Per the section above only fifty percent of these (thirty-seven units) are required to be constructed as Type B units with accessible routes from site arrival points. The project proposes sixty-six Type B units which exceed the required

thirty-seven units and the twenty percent minimum referenced in Condition 1, above. In addition the building entrances for the east grade level units within Buildings 3 and 4 exceed the 8.33 percent slope per Condition 2. Conditions 3 and 4 are not relevant to the project.

If you have any further questions regarding this issue or would like to discuss the matter further please do not hesitate to contact me.

Thank you,

A handwritten signature in black ink, appearing to read "Brandon Petrella". The signature is fluid and cursive, with a large initial "B" and "P".

Brandon J Petrella, RA AIA

SITE PLAN APPROVAL DRAWINGS

GARDNERTOWN COMMONS

TAX MAP SECTION 75 | BLOCK 1 | LOT 21
ORANGE COUNTY
GARDNERTOWN ROAD
TOWN OF NEWBURGH, NY

Owner/Applicant:
FARRELL BUILDING COMPANY, LLC
1601 VETERANS MEMORIAL HIGHWAY
ISLANDIA, NY 11749
631.549.9800

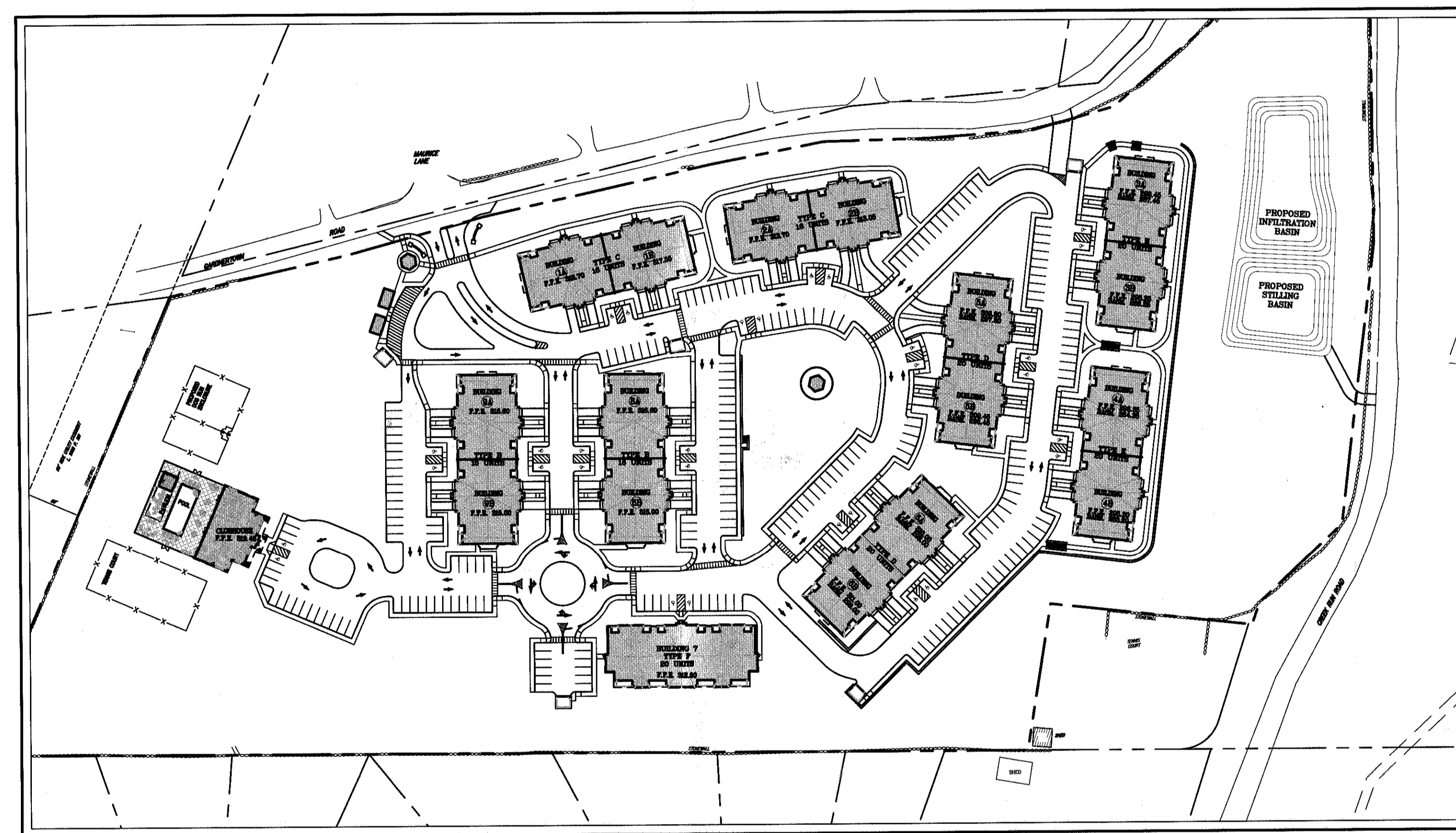
Architect:
MAURI ARCHITECTS PC
303 MILL STREET
POUGHKEEPSIE, NY 12601
845.452.1030

Attorney:
HANIG & SCHUTZMAN
61 S MAIN STREET
SUITE 5 - 2ND FLOOR
NEW CITY, NY 10956
845.600.8529

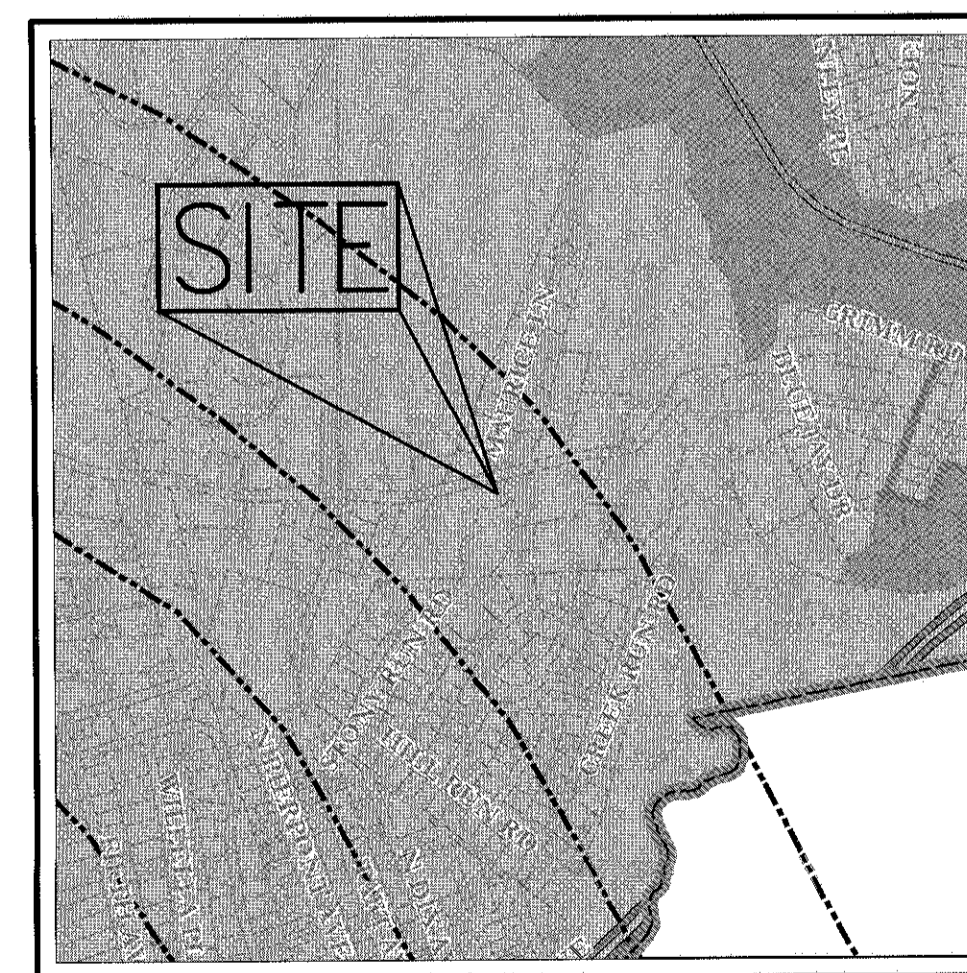
**JMC Site Planner, Civil & Traffic Engineer,
and Landscape Architect:**
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

Surveyor:
LANC & TULLY, P.C.
PO BOX 697, RT 207
GOSHEN, NY 10924
845.294.3700

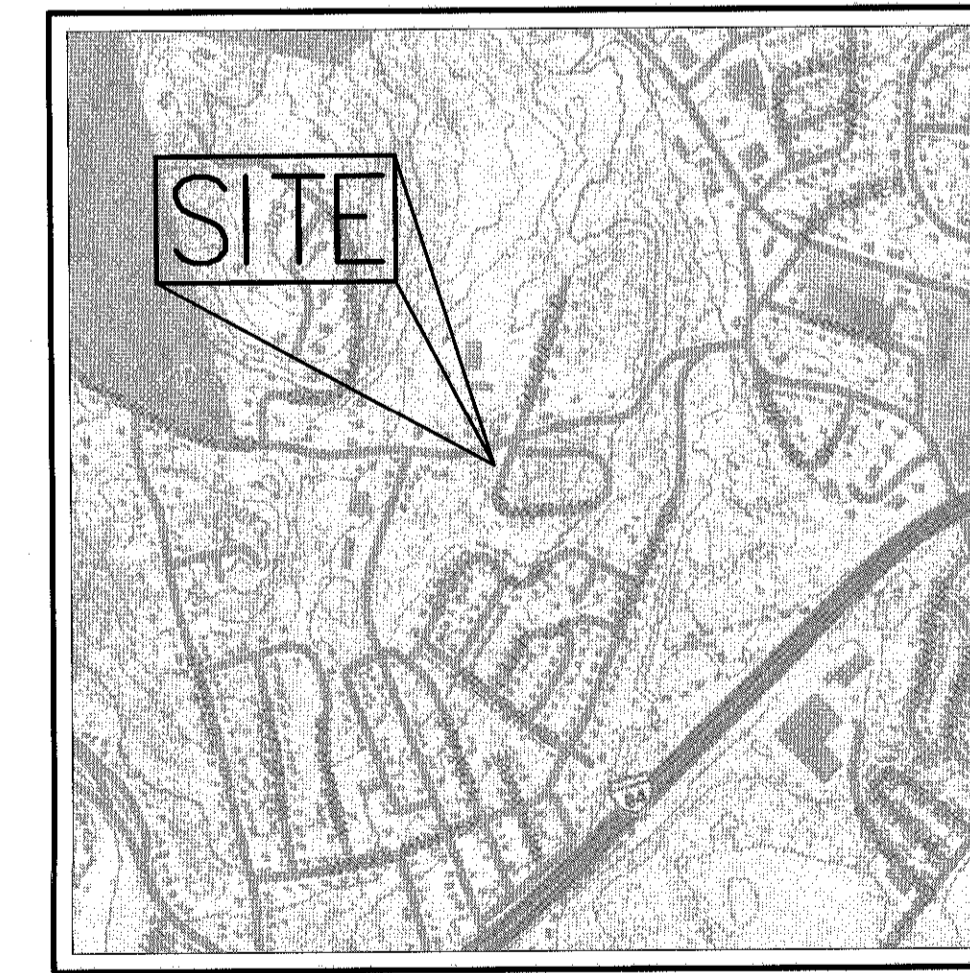
Geotechnical Engineer:
Carlin-Simpson & Associates
61-67 Main Street
Sayreville, NJ 08872
732.432.5757



AREA MAP
SCALE: 1" = 100'
SOURCE: TITLE / YEAR



ZONING MAP
SCALE: 1" = 1000'
SOURCE: TITLE / YEAR



VICINITY MAP
SCALE: 1" = 1,000'
SOURCE: TITLE / YEAR

JMC Drawing List:

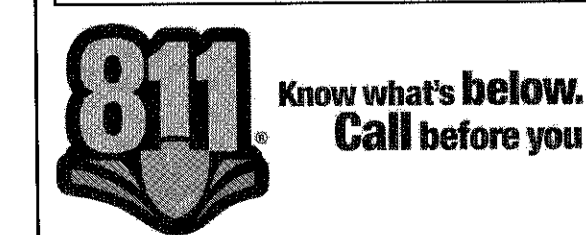
- SP-1 COVER SHEET**
- SP-2 SITE EXISTING CONDITIONS**
- SP-3 LOT CONSOLIDATION MAP**
- SP-4 SITE LAYOUT PLAN**
- SP-5 SITE GRADING PLAN**
- SP-6 SITE UTILITIES PLAN**
- SP-7 SITE EROSION AND SEDIMENT CONTROL PLAN**
- SP-8 SITE LANDSCAPING PLAN**
- SP-9 SITE LIGHTING PLAN**
- SP-10 FIRE-TRUCK TURNING PLAN**
- SP-11 CONSTRUCTION DETAILS**
- SP-12 CONSTRUCTION DETAILS**
- SP-13 CONSTRUCTION DETAILS**
- SP-14 CONSTRUCTION DETAILS**
- RP-1 ROADWAY LAYOUT PLAN**
- RP-2 ROADWAY GRADING & UTILITIES PLAN**

| TABLE OF LAND USE | | |
|---|--|--|
| ZONING DISTRICT | PERMITTED/REQUIRED | PROPOSED |
| R-3 | 4.00 AC./174,240 S.F. | 19.77 AC./861,138 S.F. |
| LOT AREA MIN. (AC./S.F.) | | |
| LOT WIDTH (FT.) | 150 | 1,375 |
| LOT DEPTH (FT.) | 150 | 670 |
| FRONT YARD (FT.) | 40 | 50 |
| REAR YARD (FT.) | 50 | 50 |
| 1 SIDE YARD / BOTH (FT.) | 25/50 | 50 |
| NUMBER OF UNITS (UNITS PER ACRE) | 174 | 164 |
| REAR TO ADJACENT BUILDING (FT.) | 75 | 83 |
| SIDE TO SIDE OF ADJACENT BUILDING (FT.) | 35 | 35 |
| HABITABLE FLOOR AREA PER DWELLING UNIT (S.F.) | 1-BEDROOM 600 MIN. 2-BEDROOM 800 MIN. 3-BEDROOM 900 MIN. | 1-BEDROOM = 860 SF 2-BEDROOM = 1610 SF 3-BEDROOM = 1845 SF |
| SENIOR UNIT HABITABLE FLOOR AREA PER DWELLING UNIT (S.F.) | 1,000 MAX. SEC 185.48 B (4) | 1-BEDROOM = 695 SF 2-BEDROOM = 900 SF |
| LOT BUILDING COVERAGE (%) | 35 | 14 |
| BUILDING HEIGHT (FT.) | 35 | 34'-11" |
| LOT SURFACE COVERAGE (%) | 60 | 37 |
| STANDARD PARKING 2 SP/UNIT | 328 | 301 |
| HANDICAP PARKING | - | 28 |
| TOTAL PARKING | 328 | 329 |

NOTES:

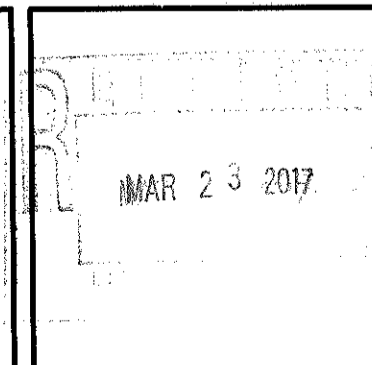
- BASE DENSITY CALCULATIONS**
BASE DENSITY = 8 DWELLING UNITS PER ACRE
SENIOR HOUSING DEVELOPMENT DENSITY = 9 DWELLING UNITS PER ACRE
1/3 OF THE TOTAL NUMBER OF PROPOSED UNITS ARE GAINED DUE TO THE SENIOR HOUSING DEVELOPMENT PROVISION.
1/3 OF THE TOTAL NUMBER OF UNITS GAINED MUST BE SENIOR HOUSING.
THEREFORE: 1/3 OF THE TOTAL UNITS X 1/3 MUST BE SENIOR HOUSING = 1/9 OF THE TOTAL UNITS MUST BE SENIOR HOUSING OR 11%.
- NET PARCEL AREA CALCULATIONS**
19.77 GROSS ACRES
0.41 ACRES OF FEDERAL WETLANDS
11% OF 0.41 IS SUBTRACTED AT A RATE OF 75% = (0.11)(0.41)(0.75) = 0.034 AC.
89% OF 0.41 IS SUBTRACTED AT A RATE OF 100% = (0.89)(0.41)(1.00) = 0.365 AC.
TOTAL AREA COVERED BY WETLANDS FOR NET AREA CALC = (0.034)+(0.365) = 0.399 AC.
THEREFORE: (19.77 AC. - 0.399 AC.) = 19.37 AC.
19.37 AC. X 9 UNITS = 174 UNITS PERMITTED

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION ON COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



| No. | Revision | Date | By |
|-----|---------------------------|------------|-----|
| 1 | REVISED PER TOWN COMMENTS | 05/11/2016 | MT |
| 2 | UPDATED SITE PLANS | 02/14/2017 | BWS |
| 3 | GENERAL REVISIONS | 03/21/2017 | MT |

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.



JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, P.L.L.C.
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcp LLC

| | | | |
|-------------|--------------|------------|----|
| Drawn | MT | Approved | JS |
| Scale | NOT TO SCALE | | |
| Date | 02/19/2016 | | |
| Project No. | 15155 | | |
| Drawn By | COVER SP-1 | Checked By | |
| Drawing No. | SP-1 | | |

NOT FOR CONSTRUCTION

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7862) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDE INTERRUPTION OF UTILITY SERVICE.
- UNDER INDUSTRIAL CODE 753, CONTRACTOR SHALL NOTIFY ALL OPERATORS OF UTILITIES LOCATED IN THE AREA WHERE THE WORK IS TO BE PERFORMED PRIOR TO THE START OF THIS WORK SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE AND MARK THE LOCATIONS OF THEIR OWN UTILITIES. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

| LEGEND | |
|--------|---------------------------------------|
| | EXISTING PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | EXISTING EASEMENT LINE |
| | EXISTING WETLAND LINE AND DELINEATION |
| | EXISTING BUILDING LINE |
| | EXISTING PAVEMENT EDGE |
| | EXISTING CURB LINE |
| | EXISTING CONTOUR |
| | EXISTING INDEX CONTOUR |
| | EXISTING STONE WALL |
| | EXISTING FENCE |
| | EXISTING TREE AND DESIGNATION |
| | EXISTING TREE LINE |
| | EXISTING DIRECTIONAL ARROWS |
| | EXISTING PAINT |
| | EXISTING STORM DRAIN LINE AND SIZE |
| | EXISTING SANITARY LINE AND SIZE |
| | EXISTING WATER LINE |
| | EXISTING GAS LINE |
| | EXISTING OVERHEAD WIRES |
| | EXISTING DRAIN INLET |
| | EXISTING MANHOLE |
| | EXISTING FIRE HYDRANT |
| | EXISTING GAS VALVE |
| | EXISTING WATER VALVE |
| | EXISTING UTILITY POLE |
| | EXISTING LIGHT POLE |
| | EXISTING SIGN |
| | EXISTING FEATURE TO BE REMOVED |

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY PREPARED FOR THREE HIGGS NEIGHBOR LLC," PREPARED BY LANG & TULLY, P.C., DATED 11/11/2015.
 - EXISTING WETLAND DELINEATION DEPICTED ON THIS PLAN HAS BEEN DETERMINED BY ECOLOGICAL SOLUTIONS, LLC, DATED 10-26-2015.

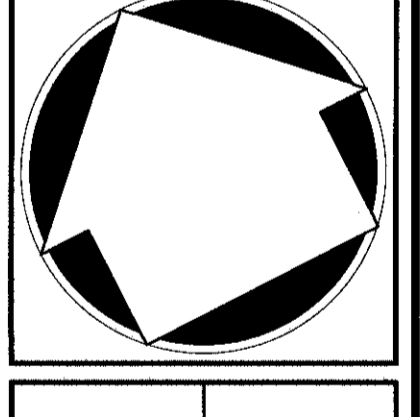
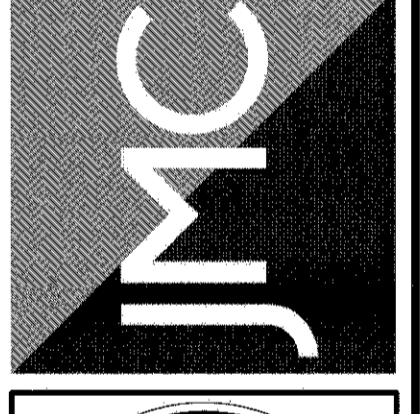


NOT FOR CONSTRUCTION

| No. | Date | Revision |
|-----|------------|---------------------------|
| 1 | 05/17/2016 | REVISED PER TOWN COMMENTS |
| 2 | 02/14/2017 | UPDATED SITE PLANS |
| 3 | 03/21/2017 | GENERAL REVISIONS |

PREPARED BY:
FARRELL BUILDING COMPANY, LLC
 1601 VETERANS MEMORIAL HIGHWAY
 ISLANDIA, NY 11749
 ARCHITECT:
MAURI ARCHITECTS PC
 P.O. BOX 125, NY 12601

CLIENT:
 JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD - HARTWICK, NY 13524
 PHONE 518-232-2225 - FAX 518-232-2102
 WWW.JMPC.COM



EXISTING MAP
CONDITIONS
GARDNERTOWN COMMONS
 TOWN OF NEIGHBOR, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

| | | | |
|-------------|------------|----------|----|
| Sheet | MT | Approved | JC |
| Scale | 1" = 40' | | |
| Date | 02/19/2016 | | |
| Project No. | 15155 | | |
| Scale | EAST 9'-2" | WEST 4' | |
| Drawing No. | SP-2 | | |

| LEGEND | |
|--------|---------------------------------------|
| | EXISTING PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | EXISTING EASEMENT LINE |
| | EXISTING METLAND LINE AND DELINEATION |
| | EXISTING BUILDING LINE |
| | EXISTING PAVEMENT EDGE |
| | EXISTING CURB LINE |
| | EXISTING CENTERLINE |
| | EXISTING INDEX CENTERLINE |
| | EXISTING STONE WALL |
| | EXISTING FENCE |
| | EXISTING TREE AND DESIGNATION |
| | EXISTING TREE LINE |
| | EXISTING DIRECTIONAL ARROWS |
| | EXISTING POINT |
| | EXISTING STORM DRAIN LINE AND SIZE |
| | EXISTING SANITARY LINE AND SIZE |
| | EXISTING WATER LINE |
| | EXISTING GAS LINE |
| | EXISTING OVERHEAD WIRES |
| | EXISTING DRAIN INLET |
| | EXISTING MANHOLE |
| | EXISTING FIRE HYDRANT |
| | EXISTING GAS VALVE |
| | EXISTING WATER VALVE |
| | EXISTING UTILITY POLE |
| | EXISTING LIGHT POLE |
| | EXISTING SIGN |
| | EXISTING FEATURE TO BE REMOVED |

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY FIELD "SURVEY PREPARED FOR THREE LOTS NEIGHBOR LLC" PREPARED BY LANC & TULLY, P.C., DATED 11/11/2015.
- EXISTING METLAND DELINEATION DEPICTED ON THIS PLAN HAS BEEN DETERMINED BY ECOLOGICAL SOLUTIONS, LLC, DATED 10-28-2015.



| | | | | | | | | | |
|---|--|--|---|--|---|---|--|--|---|
| N/F BERKOWITZ L. 5111 P. 80 73 - 15 - 7 FM 82 LOT MAP NO. 1694 | N/F FERNANDEZ L. 3788 P. 178 73 - 15 - 8 FM 83 LOT MAP NO. 1694 | N/F VANSTRANDER L. 2148 P. 742 73 - 15 - 9 FM 84 LOT MAP NO. 1694 | N/F ARTHURS L. 13804 P. 246 73 - 15 - 10 P/O FM 84 LOT MAP NO. 1694 | N/F GOKARIS L. 11380 P. 1827 73 - 15 - 11 FM LOT MAP NO. 1694 | N/F PUCIALSKI L. 1436 P. 540 73 - 15 - 12 FM 23 LOT MAP NO. 1694 | N/F MUSCARRELLA L. 1866 P. 727 73 - 15 - 13 FM 23 LOT MAP NO. 1694 | N/F FORD L. 3657 P. 142 73 - 15 - 14 FM 25 LOT MAP NO. 1694 | N/F MAHER II L. 12844 P. 1487 73 - 15 - 15 FM 26 LOT MAP NO. 1694 | N/F MANNING L. 2761 P. 25 73 - 15 - 19 |
|---|--|--|---|--|---|---|--|--|---|

| | |
|----------|-------------------|
| Date | 05/11/2016 |
| By | MT |
| Revised | 02/14/2017 |
| Comments | GENERAL REVISIONS |

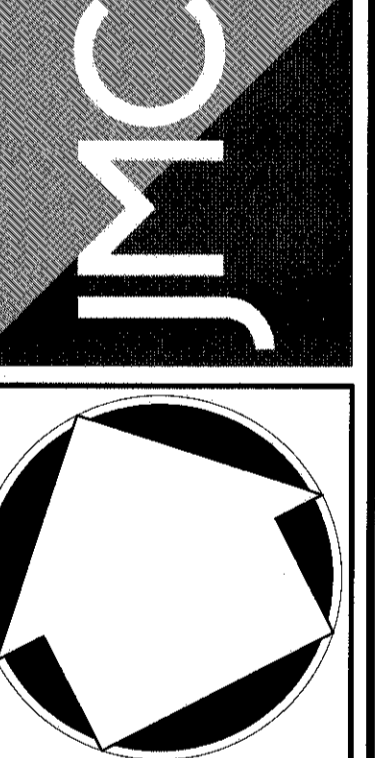
| | | | |
|-----|---|---------|----------------------|
| No. | 1 | Revised | PRELIMINARY COMMENTS |
| No. | 2 | Revised | GENERAL REVISIONS |
| No. | 3 | Revised | GENERAL REVISIONS |

PREPARED BY:
FARRELL BUILDING COMPANY, LLC
 1801 VETERANS MEMORIAL HIGHWAY
 ISLANDIA, NY 11749

ARCHITECT:
MAURI ARCHITECTS PC
 303 MILL STREET
 Poughkeepsie, NY 12601

JMC Planning, Engineering, Landscape
 Architecture & Land Surveying, LLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.

120 BEDFORD ROAD • ARMONK, NY 10504
 VOICE 914.272.5225 • FAX 914.272.2102
 WWW.JMCPINC.COM



LOT CONSOLIDATION MAP
 GARDNERTOWN COMMONS
 TOWN OF NEIGHBOR, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Date: 02/19/2016
 Scale: 1" = 40'
 Project No: 15155
 Title: LOT SP-3
 County: SP-3

NOT FOR CONSTRUCTION

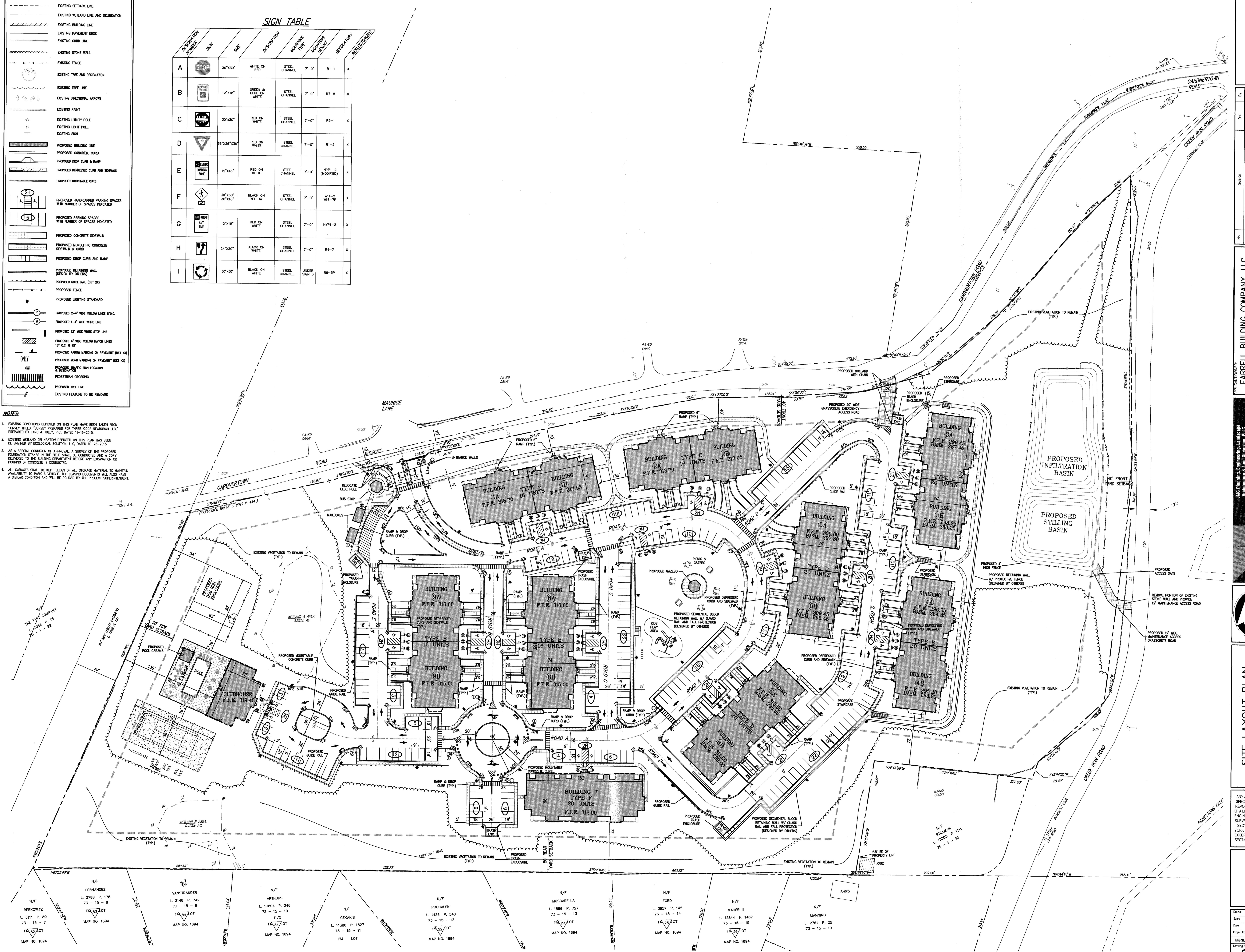
LEGEND

| | |
|----------|---|
| [Symbol] | EXISTING PROPERTY LINE |
| [Symbol] | ADJACENT PROPERTY LINE |
| [Symbol] | EXISTING SETBACK LINE |
| [Symbol] | EXISTING WETLAND LINE AND DELINEATION |
| [Symbol] | EXISTING BUILDING LINE |
| [Symbol] | EXISTING PAVEMENT EDGE |
| [Symbol] | EXISTING CURB LINE |
| [Symbol] | EXISTING STONE WALL |
| [Symbol] | EXISTING FENCE |
| [Symbol] | EXISTING TREE AND DESIGNATION |
| [Symbol] | EXISTING TREE LINE |
| [Symbol] | EXISTING DIRECTIONAL ARROWS |
| [Symbol] | EXISTING PAINT |
| [Symbol] | EXISTING UTILITY POLE |
| [Symbol] | EXISTING LIGHT POLE |
| [Symbol] | EXISTING SIGN |
| [Symbol] | PROPOSED BUILDING LINE |
| [Symbol] | PROPOSED CONCRETE CURB |
| [Symbol] | PROPOSED DROP CURB & RAMP |
| [Symbol] | PROPOSED EXPRESSED CURB AND SIDEWALK |
| [Symbol] | PROPOSED MOUNTABLE CURB |
| [Symbol] | PROPOSED HANDICAPPED PARKING SPACES WITH NUMBER OF SPACES INDICATED |
| [Symbol] | PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED |
| [Symbol] | PROPOSED CONCRETE SIDEWALK |
| [Symbol] | PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB |
| [Symbol] | PROPOSED DROP CURB AND RAMP |
| [Symbol] | PROPOSED RETAINING WALL (DESIGN BY OTHERS) |
| [Symbol] | PROPOSED GUIDE RAIL (DET XO) |
| [Symbol] | PROPOSED FENCE |
| [Symbol] | PROPOSED LIGHTING STANDARD |
| [Symbol] | PROPOSED 2'-4" WIDE YELLOW LINES #10.C |
| [Symbol] | PROPOSED 1'-4" WIDE WHITE LINE |
| [Symbol] | PROPOSED 12" WIDE WHITE STOP LINE |
| [Symbol] | PROPOSED 4" WIDE YELLOW HATCH LINES 1/2" O.C. @ 4" |
| [Symbol] | PROPOSED 4" WIDE YELLOW HATCH LINES 1/2" O.C. @ 8" |
| [Symbol] | PROPOSED ARROW MARKING ON PAVEMENT (DET XO) |
| [Symbol] | PROPOSED WORD MARKING ON PAVEMENT (DET XO) |
| [Symbol] | PROPOSED TRAFFIC SIGN LOCATION |
| [Symbol] | PEDESTRIAN CROSSING |
| [Symbol] | PROPOSED TREE LINE |
| [Symbol] | EXISTING FEATURE TO BE REMOVED |

SIGN TABLE

| DESCRIPTION | SIGN | SIZE | DESCRIPTION | MARKING TYPE | MARKING HEIGHT | REGULATORY | RECOMMENDED |
|-------------|------|--------------|-----------------------|---------------|----------------|-------------------|-------------|
| A | STOP | 30"x30" | WHITE ON RED | STEEL CHANNEL | 7'-0" | R1-1 | X |
| B | 51 | 12"x18" | GREEN & BLUE ON WHITE | STEEL CHANNEL | 7'-0" | R7-8 | X |
| C | 52 | 30"x30" | RED ON WHITE | STEEL CHANNEL | 7'-0" | R5-1 | X |
| D | 53 | 36"x36"x3/8" | RED ON WHITE | STEEL CHANNEL | 7'-0" | R1-2 | X |
| E | 54 | 12"x18" | RED ON WHITE | STEEL CHANNEL | 7'-0" | NYPI-2 (MODIFIED) | X |
| F | 55 | 30"x30" | BLACK ON YELLOW | STEEL CHANNEL | 7'-0" | W1-2, W18-2P | X |
| G | 56 | 12"x18" | RED ON WHITE | STEEL CHANNEL | 7'-0" | NYPI-2 | X |
| H | 57 | 24"x30" | BLACK ON WHITE | STEEL CHANNEL | 7'-0" | R4-7 | X |
| I | 58 | 30"x30" | BLACK ON WHITE | STEEL CHANNEL | UNDER SIGN D | R6-5P | X |

- NOTES**
- EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, "DRIVER'S PREPARED FOR THREE ROADS NEWBURGH LLC," PREPARED BY LANG & TULLY, P.C., DATED 11-11-2015.
 - EXISTING WETLAND DELINEATION SHOWN ON THIS PLAN HAS BEEN DETERMINED BY ECOLOGICAL SOLUTIONS, LLC, DATED 10-26-2015.
 - AS A SPECIAL CONDITION OF APPROVAL, A SURVEY OF THE PROPOSED FOUNDATION STAGES IN THE FIELD SHALL BE CONDUCTED AND A COPY DELIVERED TO THE BUILDING DEPARTMENT BEFORE ANY EXCAVATION OR POURING OF CONCRETE IS CONDUCTED.
 - ALL GRADERS SHALL BE KEPT CLEAN OF ALL STORAGE MATERIAL TO MAINTAIN AVAILABILITY TO PARK A VEHICLE. THE LEADING DOCUMENTS WILL ALSO HAVE A SIMILAR CONDITION AND WILL BE POLICED BY THE PROJECT SUPERINTENDENT.



NOT FOR CONSTRUCTION

DATE: 02/19/2016
SCALE: 1" = 40'
PROJECT NO.: 15155
DRAWING NO.: LAY SP-4 LAY

OWNER: FARRELL BUILDING COMPANY, LLC
 1601 VETERANS MEMORIAL HIGHWAY
 ISLANDIA, NY 11749

ARCHITECT: MAURI ARCHITECTS PC
 303 MILL STREET
 FOURCREEK, NY 12001

ENGINEER: JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC
 John M. Joyce Consulting, Inc.
 128 BEFFORD ROAD - ARMONK, NY 10504
 REG. NO. 31423-0205 - 7 - IN 31423-0202
 www.jmcplc.com

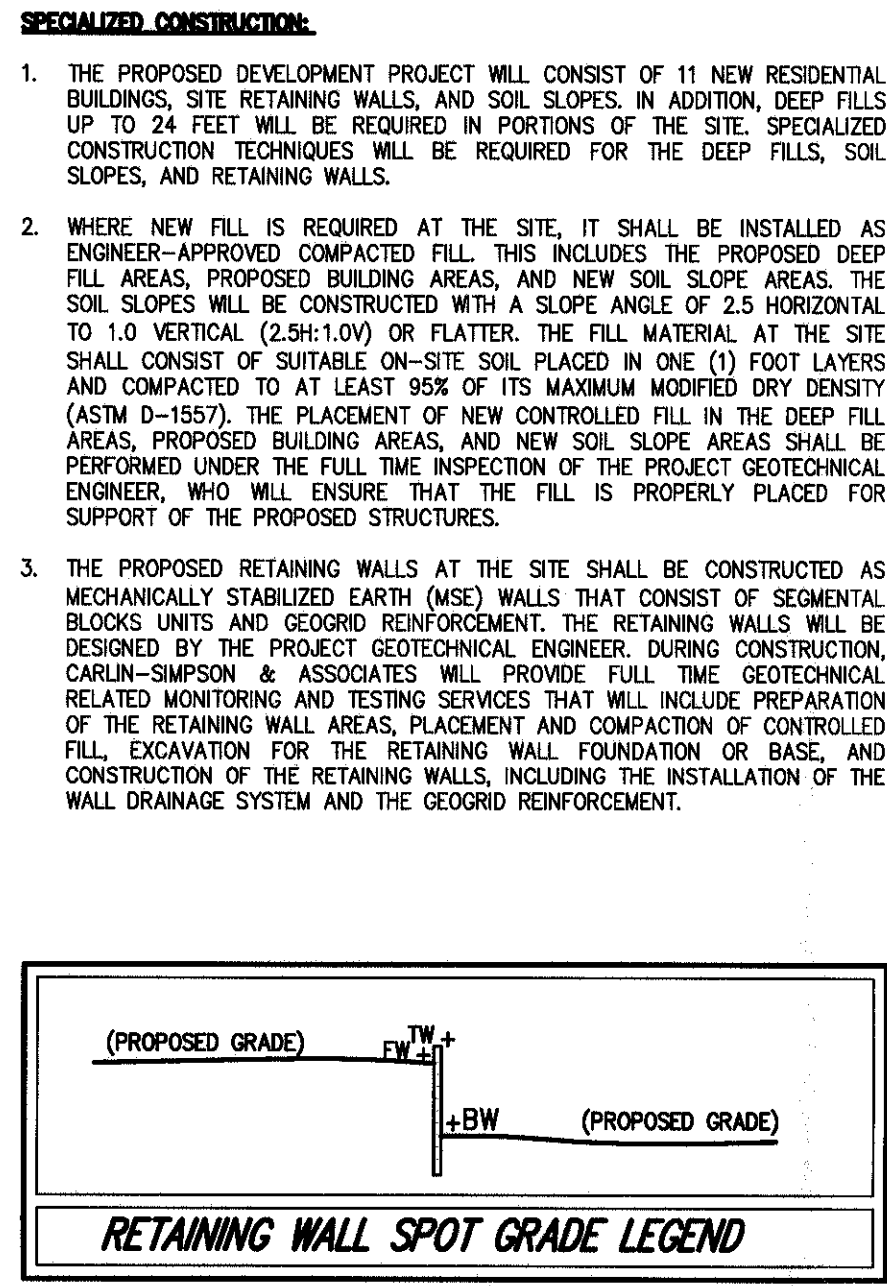
REVISIONS:

| No. | Description | Date |
|-----|--------------------|------------|
| 1 | ISSUED FOR PERMITS | 02/17/2016 |
| 2 | ISSUED FOR PERMITS | 02/17/2016 |
| 3 | GENERAL REVISIONS | 02/17/2017 |

SITE LAYOUT PLAN
 GARDERTOWN COMMONS
 TOWN OF NEWBURGH, NY

SP-4

| LEGEND | |
|----------|--|
| [Symbol] | EXISTING PROPERTY LINE |
| [Symbol] | ADJACENT PROPERTY LINE |
| [Symbol] | EXISTING EASEMENT LINE |
| [Symbol] | EXISTING BUILDING OVERHANG |
| [Symbol] | EXISTING BUILDING LINE |
| [Symbol] | EXISTING PAVEMENT EDGE |
| [Symbol] | EXISTING CURB LINE |
| [Symbol] | EXISTING CONTOUR |
| [Symbol] | EXISTING INDEX CONTOUR |
| [Symbol] | EXISTING STONE WALL |
| [Symbol] | EXISTING FENCE |
| [Symbol] | EXISTING DRAIN INLET |
| [Symbol] | EXISTING MANHOLE |
| [Symbol] | EXISTING UTILITY POLE |
| [Symbol] | EXISTING LIGHT POLE |
| [Symbol] | EXISTING SIGN |
| [Symbol] | PROPOSED BUILDING LINE |
| [Symbol] | PROPOSED CONCRETE CURB |
| [Symbol] | PROPOSED CONCRETE SIDEWALK |
| [Symbol] | PROPOSED DROP CURB AND RAMP |
| [Symbol] | PROPOSED FINISHED GRADE |
| [Symbol] | PROPOSED SPOT GRADE |
| [Symbol] | PROPOSED SANITARY SEWER MANHOLE |
| [Symbol] | PROPOSED STORM DRAIN MANHOLE |
| [Symbol] | PROPOSED TYPE C DRAIN INLET |
| [Symbol] | PROPOSED TYPE D DRAIN INLET |
| [Symbol] | PROPOSED TRENCH DRAIN |
| [Symbol] | PROPOSED HEADWALL |
| [Symbol] | PROPOSED HYBRID |
| [Symbol] | PROPOSED RETAINING WALL (DESIGN BY OTHERS) |
| [Symbol] | PROPOSED LIMIT OF DISTURBANCE |
| [Symbol] | PROPOSED DITCH OR SWALE |
| [Symbol] | PROPOSED RP-RAP |
| [Symbol] | EXISTING FEATURE TO BE REMOVED |



SPECIALIZED CONSTRUCTION

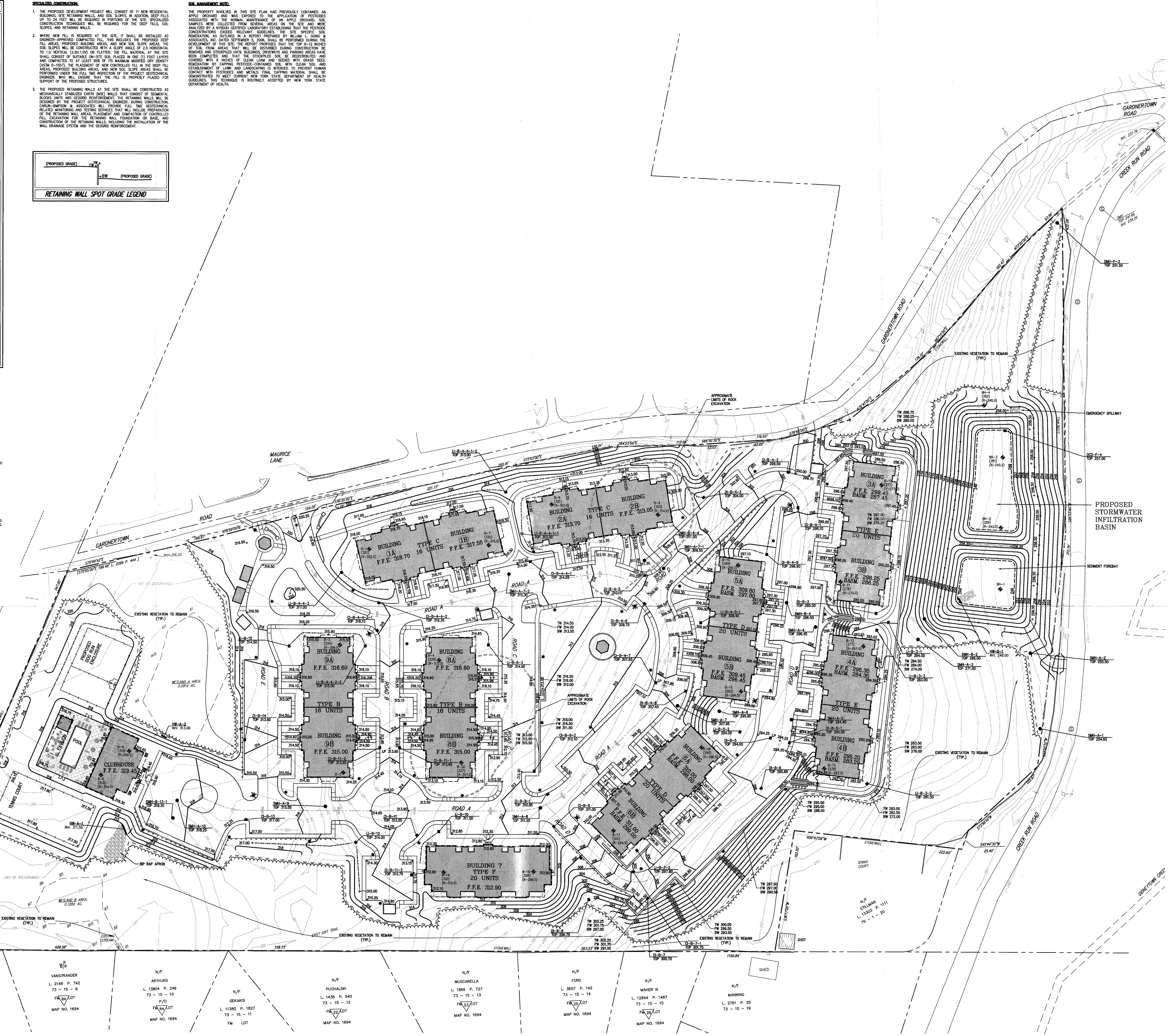
- THE PROPOSED DEVELOPMENT PROJECT WILL CONSIST OF 11 NEW RESIDENTIAL BUILDINGS, SITE RETAINING WALLS, AND SOLE SLOPES. IN ADDITION, KEEP FILLS UP TO 24 FEET WILL BE REQUIRED IN PORTIONS OF THE SITE. SPECIALIZED CONSTRUCTION TECHNIQUES WILL BE REQUIRED FOR THE KEEP FILLS, SOLE SLOPES, AND RETAINING WALLS.
- WHERE NEW FILL IS REQUIRED AT THE SITE, IT SHALL BE INSTALLED AS ENGINEER-APPROVED COMPACTED FILL. THIS INCLUDES THE PROPOSED KEEP FILL AREAS, PROPOSED BUILDING AREAS, AND NEW SOLE SLOPE AREAS. THE SOLE SLOPES WILL BE CONSTRUCTED WITH A SLOPE ANGLE OF 2:1 HORIZONTAL TO 1.0 VERTICAL (25%:100%) OR FLATTER. THE FILL MATERIAL AT THE SITE SHALL CONSIST OF SUITABLE ON-SITE SOIL PLACED IN ONE (1) FOOT LAYERS AND COMPACTED TO AT LEAST 80% OF ITS MAXIMUM MODIFIED DRY DENSITY (ASTM D-1557). THE PLACEMENT OF NEW CONTROLLED FILL IN THE KEEP FILL AREAS, PROPOSED BUILDING AREAS, AND NEW SOLE SLOPE AREAS SHALL BE SUPERVISED UNDER THE FULL INSPECTION OF THE PROJECT GEOTECHNICAL ENGINEER, WHO WILL ENSURE THAT THE FILL IS PROPERLY PLACED FOR SUPPORT OF THE PROPOSED STRUCTURES.
- THE PROPOSED RETAINING WALLS AT THE SITE SHALL BE CONSTRUCTED AS MECHANICALLY STABILIZED EARTH (MSE) WALLS THAT CONSIST OF SECTORIAL BLOCKS UNITS AND GEOTEXTILE REINFORCEMENT. THE RETAINING WALLS WILL BE DESIGNED BY THE PROJECT GEOTECHNICAL ENGINEER. DURING CONSTRUCTION, CARBON-SUPSON & ASSOCIATES WILL PROVIDE FULL-TIME GEOTECHNICAL RELATED MONITORING AND TESTING SERVICES THAT WILL INCLUDE PREPARATION OF THE RETAINING WALL MEASUREMENT AND COMPARISON OF CONTROLLED FILL EXCAVATION FOR THE RETAINING WALL FOUNDATION OF BASE, AND CONSTRUCTION OF THE RETAINING WALLS, INCLUDING THE INSTALLATION OF THE WALL DRAINAGE SYSTEM AND THE GEOTEXTILE REINFORCEMENT.

SOIL MANAGEMENT NOTE

THE PROPERTY INVOLVED IN THIS SITE PLAN HAD PREVIOUSLY CONTAINED AN APPLE ORCHARD AND WAS EXPOSED TO THE APPLICATION OF PESTICIDES ASSOCIATED WITH THE NORMAL MAINTENANCE OF AN APPLE ORCHARD. SOIL SAMPLES WERE COLLECTED FROM SEVERAL AREAS ON THE SITE AND WERE ANALYZED BY A NYSDOH CERTIFIED LABORATORY ESTABLISHING THAT THE PESTICIDE CONCENTRATIONS EXCEEDED NUTRIENT CRITERIA. THE SITE SPECIFIC SOIL REMEDIATION, AS OUTLINED IN A REPORT PREPARED BY WILLIAM L. GOMM & ASSOCIATES, INC. DATED SEPTEMBER 8, 2006, SHALL BE PERFORMED DURING THE DEVELOPMENT OF THIS SITE. THE REPORT PROPOSES THAT THE TOP 8-12 INCHES OF SOIL FROM AREAS THAT WILL BE RESTORED DURING CONSTRUCTION BE REMOVED AND STOCKPILED UNTIL BUILDINGS, DRIVEWAYS AND PARKING AREAS HAVE BEEN COMPLETED AND THAT THE STOCKPILED SOIL BE REDISTRIBUTED AND COVERED WITH 6 INCHES OF CLEAN LOAM AND SEEDED WITH GRASS SEED. RESTORATION BY CAPPING PESTICIDE-CONTAMINATED SOIL WITH CLEAN SOIL AND ESTABLISHMENT OF LAWN AND LANDSCAPING IS INTENDED TO PREVENT HUMAN CONTACT WITH PESTICIDES AND METALS. FINAL CAPPING MATERIAL SHALL BE DEMONSTRATED TO MEET CURRENT NEW YORK STATE DEPARTMENT OF HEALTH GUIDELINES. THIS TECHNIQUE IS ROUTINELY ACCEPTED BY NEW YORK STATE DEPARTMENT OF HEALTH.

NOTES

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY PREPARED FOR THREE RODS NEWMURK LLC," PREPARED BY LANS & TRACY, P.C., DATED 11/7/2015.
- EXISTING METLAND DELINEATION DEPICTED ON THIS PLAN HAS BEEN DETERMINED BY ECOLOGICAL SOLUTION, LLC, DATED 10-28-2015.
- AS A SPECIAL CONDITION OF APPROVAL, A SURVEY OF THE PROPOSED EXCAVATION STRESS IN THE FIELD SHALL BE CONDUCTED AND A COPY DELIVERED TO THE BUILDING DEPARTMENT BEFORE ANY EXCAVATION OR POURING OF CONCRETE IS CONDUCTED.
- THE INFILTRATION BASIN SHALL MEET ALL REQUIRED INFILTRATION ELEMENTS AS OUTLINED BY THE NYSDOC STORMWATER MANAGEMENT DESIGN MANUAL.
- TO BE SUITABLE FOR INFILTRATION, UNDERLYING SOILS SHALL HAVE AN INFILTRATION RATE (IQ) OF AT LEAST 0.5 INCHES PER HOUR, AS INITIALLY DETERMINED FROM IN-SITU TESTS. CLASSIFICATION, AND SUBSEQUENTLY CONFIRMED BY FIELD GEOTECHNICAL TESTS (SEE APPROACH D). THE MINIMUM GEOTECHNICAL TESTING IS ONE TEST HOLE PER 5000 SF, WITH A MINIMUM OF TWO BORINGS PER FACILITY (EVEN WITHIN THE PROPOSED LIMITS OF THE FACILITY).
- SOILS SHALL ALSO HAVE A CLAY CONTENT OF LESS THAN 20% AND A SILT/CLAY CONTENT OF LESS THAN 40%.
- INFILTRATION PRACTICES CANNOT BE LOCATED ON AREAS WITH NATURAL SLOPES GREATER THAN 15%.
- INFILTRATION PRACTICES CANNOT BE LOCATED IN FILL SOILS, EXCEPT THE TOP QUARTER OF AN INFILTRATION TRENCH OR DRY WELL.
- TO PROTECT GROUNDWATER FROM POSSIBLE CONTAMINATION, RUNOFF FROM DESIGNATED WETSPOT LAND USES OR ACTIVITIES MUST NOT BE DIRECTED TO A FORMAL INFILTRATION FACILITY. IN CASES WHERE THIS IS IMPOSSIBLE (E.G. WHERE THE STORM DRAIN SYSTEM LEADS TO A LARGE REVERSE FACILITY DESIGNED FOR FLOOD CONTROL), RESONANT TREATMENT MUST BE PROVIDED BY APPLYING TWO OF THE PRACTICES LISTED IN TABLE S.1 IN SERIES, BOTH OF WHICH ARE SIZED TO TREAT THE ENTIRE RW.
- THE BOTTOM OF THE INFILTRATION FACILITY SHALL BE SEPARATED BY AT LEAST THREE FEET VERTICALLY FROM THE SEASONALLY HIGH WATER TABLE OR BEDROCK LAYERS, AS DOCUMENTED BY ON-SITE SOIL TESTING, FOUR FEET IN SOLE SOURCE AQUIFERS.
- INFILTRATION FACILITIES SHALL BE LOCATED AT LEAST 100 FEET HORIZONTALLY FROM ANY WATER SUPPLY WELL.
- INFILTRATION PRACTICES CANNOT BE PLACED IN LOCATIONS THAT CAUSE WATER PROBLEMS TO ADJACENT PROPERTIES. INFILTRATION TRENCHES AND BASINS SHALL BE SIZED TO 25 FEET DEEPER FROM STRUCTURES AND SEPTIC SYSTEMS. DRY WELLS SHALL BE SEPARATED A MINIMUM OF 10 FEET FROM STRUCTURES.



| | |
|---|--|
| <p>FARRELL BUILDING COMPANY, LLC 1601 VETERANS MEMORIAL HIGHWAY ISLANDIA, NY 11749</p> <p>MAURI ARCHITECTS PC 303 WELLS STREET PO BOX 9162 ISLANDIA, NY 11749</p> | <p>JMC Architecture & Land Surveying, PLLC John Murphy Consulting, Inc.</p> <p>120 EBFORD ROAD - ARMONK, NY 10504 PH: 914.271.8225 - F: 914.271.8212 WWW.JMC-PC.COM</p> |
| <p>SITE GRADING PLAN GARDNERTOWN COMMONS TOWN OF NEWMURK, NY</p> | <p>ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.</p> |
| <p>Drawn: MT Approved: JS Scale: 1" = 40' Date: 02/19/2016 Project#: 15155 Sheet#: 040 9-5 040.wg SP-5</p> | |

NOT FOR CONSTRUCTION

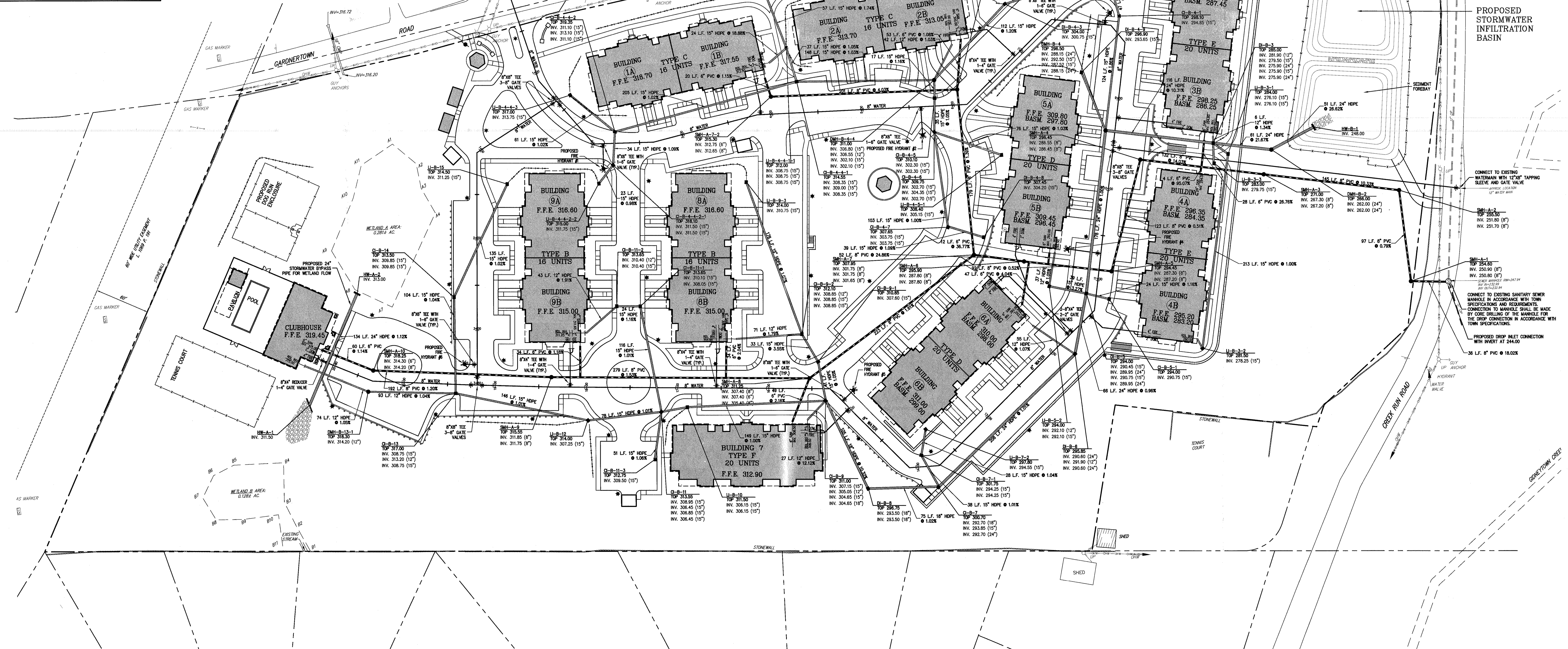
LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING METLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING DRIVE
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
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- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED EASEMENT LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DRAIN CURB AND RAMP
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED TYPE C DRAIN INLET
- PROPOSED TYPE B DRAIN INLET
- PROPOSED TRENCH DRAIN
- PROPOSED HEADWALL
- PROPOSED OUTLET CONTROL STRUCTURE
- PROPOSED CLEANOUT
- PROPOSED HYDRANT
- PROPOSED STORM DRAIN LINE & SIZE
- PROPOSED SANITARY SEWER LINE & SIZE
- PROPOSED WATER LINE & SIZE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC/TELEPHONE/CABLE
- PROPOSED WATER VALVE
- PROPOSED GAS VALVE
- PROPOSED RR-RAP APRON
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED TEMPORARY POLE
- PROPOSED RR-RAP

- NOTES:**
- EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY PREPARED FOR THREE MOSS NEWBURGH LLC," PREPARED BY LANG & TULLY, P.C., DATED 11/11/2015.
 - EXISTING METLAND DELINEATION SHOWN ON THIS PLAN HAS BEEN DETERMINED BY ECOLOGICAL SOLUTIONS, LLC, DATED 10-26-2015.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORROSION RATE IN ACCORDANCE WITH ASTM F-2942. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM D-3212.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVC) SDR-35 WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CORNED-NEED DUCTILE IRON PIPE (DIP), CLASS 50, WITH MECHANICAL JOINTS IN ACCORDANCE WITH ASTM C-150, C-151, C-104 AND C-111.
 - ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONJUNCTION WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
 - 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 FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE COUPLER LINES, CLASS 50, DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.31-RI OR LATER REVISION FOR DUCTILE IRON PIPE JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
 - TRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. TRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINING GLANDS. ALL FITTINGS AND VALVES SHALL BE INSTALLED WITH RETAINING GLANDS FOR JOINT RESTRAINT. RETAINING GLANDS SHALL BE EITHER IRON MECHANICAL SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINT JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
 - ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 200 AND CONFORM TO ANSI/AWWA C110/A21.10-87 OR LATEST REVISION FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C151/A21.31-94 FOR LATEST REVISION FOR DUCTILE IRON FITTINGS.
 - ALL VALVES SHALL BE RESILIENT WEDGE, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C208 OR LATEST REVISION SUCH AS MULLER A-2300-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTER CLOCK WISE).
 - TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MULLER H-610 OR EQUAL. TAPPING VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C208 SUCH AS MULLER MODEL T-2302-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI. PERMANENT 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 MULLER H-1000 FOR 1/2 AND 1 INCH, MULLER H-1500 OR B-2500 FOR 1 1/2 OR 2 INCH SIZES. CURB VALVES SHALL BE MULLER H-1050 FOR 1/2 AND 1 INCH, AND MULLER B-2500 FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MULLER H-1032 FOR 1/2 AND 1 INCH, AND MULLER H-1030 FOR 1 1/2 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, DISCONNECTED AND FLOWED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISSECTION AND FLOWING 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 WATER DEPARTMENT.

- NOTES (CONTINUED):**
- TRUST RESTRAINT SHALL BE PROVIDED BY THE BODS AND RETAINING WALLS. THE LENGTH OF RESTRAINED PIPE SHALL BE DETERMINED BASED UPON WORKING SOIL CONDITIONS AND DEPTH OF BURY ACCORDING TO DIPPA STANDARDS.
 - PRESSURE AND LEAKAGE TESTS ARE REQUIRED AND SHALL BE DONE IN ACCORDANCE WITH ANWA C-600 STANDARDS.
 - DISSECTION OF ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH ANWA C-650 - YEAR OF LATEST REVISION STANDARDS.
 - ALL WATER MAINS SHALL BE 8" CLASS 50, DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
 - 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.
 - 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 NYSDOC 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 508-35 PVC PIPE CONFORMING TO ASTM D-3034-88. 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. COORDINATION COMPLETE 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.
 - THIS PROJECT HAS INDICATED THE INTENT TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS AND IS THROUGHTFULLY DESIGNING FROM THE DESIGNER. THE LOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO) OF THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE GRANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
 - THE PROPOSED CUBHOUSE POOL DECK AND WATER SERVICE LINES SHALL BE DESIGNED BY OTHERS UNDER A SEPARATE APPLICATION. ALL WATER SERVICES TO THE PROPOSED POOL SHALL REQUIRE AN APPROPRIATE BACKFLOW PREVENTER DEVICE TO PREVENT CROSS CONNECTION TO THE PROPOSED DISTRIBUTION SYSTEM.
 - BACKFLOW PREVENTER DEVICES FOR BOTH THE 1/2" CONDUITS AND 1/2" SERVICES TO BE APPROVED BY COOAH AND ARE DESIGNED BY OTHERS UNDER A SEPARATE APPLICATION.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT AND SHALL PERFORM ALL WORK REQUIRED IN CONNECTION WITH ALL TESTS AS SPECIFIED HEREIN. ALL PIPE SHALL BE TESTED BY HYDROSTATIC PRESSURE, FIFTY (50) PERCENT IN EXCESS OF THE NORMAL WORKING PRESSURE, BUT NOT LESS THAN 100 PSI OR MORE THAN THE DESIGN RATING OF THE PIPE APPURTENANCES, IN ACCORDANCE WITH ANWA SPECIFICATION C-600. THE TEST SHALL BE DETERMINED BY THE WATER AUTHORITY AND/OR OWNER'S FIELD REPRESENTATIVE. EACH SECTION TESTED SHALL BE SLOWLY FILLED WITH WATER, LEAKS BEING TAKEN TO EXCEL ALL AIR FROM THE PIPES. IF NECESSARY, THE PRESS SHALL BE TAPPED AT HIGH POINTS TO VENT THE AIR. REQUIRED PRESSURE, AS MEASURED AT THE POINT OF LOWEST ELEVATION, SHALL BE APPLIED FOR NOT LESS THAN TWO (2) HOURS, AND ALL PIPE FITTINGS, VALVES, HYDRANTS AND JOINTS SHALL BE CAREFULLY EXAMINED FOR DEFECTS. LEAKY JOINTS SHALL BE MADE WATER TIGHT.

- NOTES (CONTINUED):**
- IF THE SECTION BEING TESTED SHALL FAIL TO PASS THE PRESSURE TEST OR THE LEAKAGE TEST, OR BOTH, THE CONTRACTOR SHALL DO EVERYTHING NECESSARY TO LOCATE, UNDERGIRD AND REPAIR OR REPLACE THE DEFECTIVE PIPE, FITTINGS OR JOINTS, AND ALL SUCH WORK SHALL BE DONE AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT OF CONFLICT BETWEEN THE TESTS SPECIFIED HEREIN AND THE TEST REQUIREMENTS OF THE TOWN OF NEWBURGH WATER DISTRICT, HEALTH DEPARTMENT OR ANY OTHER AUTHORITY HAVING JURISDICTION, ALL OR ANY PORTION OF THE WATER LINES INSTALLED UNDER THIS CONTRACT, THE MORE RESTRICTIVE REQUIREMENTS SHALL GOVERN.
 - IF THE INITIAL BACTERIOLOGICAL TESTS ARE NOT SATISFACTORY, THE CONTRACTOR SHALL DO EVERYTHING NECESSARY TO OBTAIN SATISFACTORY BACTERIOLOGICAL TESTS, INCLUDING MAKING PROVISIONS TO ISOLATE SHORTER SECTIONS OF LINE TO LOCATE THE SOURCE OF CONTAMINATION. ALL WORK NECESSARY AND REQUIRED TO OBTAIN SATISFACTORY BACTERIOLOGICAL TESTS SHALL BE AT THE CONTRACTORS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
 - THE DESIGN, CONSTRUCTION AND INSTALLATION OF THE WATER MAINS SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN AFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE: "RECOMMENDED STANDARDS FOR WATER MAINS (8TH EDITION)" "NATIONAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH" "NEW YORK STATE DEPARTMENT OF HEALTH AND GRANGE COUNTY DEPARTMENT OF HEALTH POLICES, PROCEDURES, AND STANDARDS."
 - UPON COMPLETION OF THE FACILITIES, THE FINISHED WORK SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE BY THE PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE PROFESSIONAL ENGINEER.
 - ALL WATER DISTRIBUTION SYSTEM PIPES AND APPURTENANCES SHALL CONFORM TO CURRENT TOWN OF NEWBURGH STANDARDS.
 - BACKFLOW PREVENTION DEVICE WILL BE LOCATED IN THE BUILDING APPLICATION FOR APPROVAL. SHALL BE SUBMITTED UNDER SEPARATE COVER BY THE MECHANICAL ENGINEER/ARCHITECT.
 - UNDER INDUSTRIAL CODE 733, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY ALL OPERATORS OF UTILITIES LISTED ON THE CURRENT "MASTER LIST OF OPERATORS" ON FILE WITH THE CENTRAL RECORDS BY THE TOWN OF NEWBURGH AND NOTIFY PRIOR TO THE START OF THIS WORK SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE MADE TO LOCATE AND MARK THE LOCATIONS OF THEIR OWN UTILITIES. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE DAMAGED BY HIS OPERATIONS. THIS SHALL INCLUDE TRUE UTILITIES OR NOT, THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL LOCATE AND MARK THEM PRIOR TO ANY STRUCTURES OR UTILITIES THAT HE OR SHE DAMAGES, AND SHALL CONTINUOUSLY PROCEED WITH CAUTION TO PREVENT UNDESIRABLE INTERFERENCE TO UTILITY SERVICE.
 - POTABLE WATER PIPE NETWORKS MUST BE IN COMPLIANCE WITH THE "NO LEAD LAW," THE AMENDMENT TO THE SAFE DRINKING WATER ACT WHICH PROHIBITS THE USE OF BRASS PRODUCTS CONTAINING MORE THAN 0.2% LEAD. THE WATER SERVICE INSTALLATION MUST ALSO COMPLY WITH THE "NO LEAD LAW," THAT WENT INTO EFFECT JANUARY 4, 2014.



| No. | Revision | Date |
|-----|---------------------------|------------|
| 1 | REVISED PER TOWN COMMENTS | 05/17/2016 |
| 2 | UPDATED SITE PLANS | 07/14/2017 |
| 3 | GENERAL REVISIONS | 03/27/2017 |

FARRELL BUILDING COMPANY, LLC
 Architect & Land Surveyors P.C.
 1601 VETERANS MEMORIAL HIGHWAY
 ISLANDIA, NY 11749
 ARCHITECT: MAURI ARCHITECTS PC
 Poughkeepsie, NY 12601

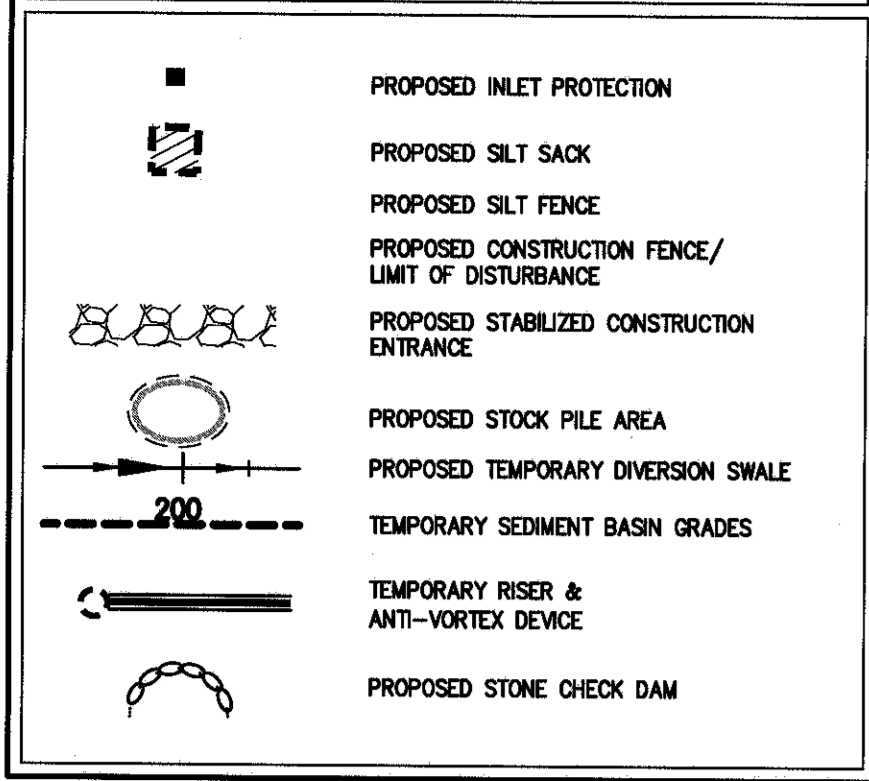
JMC
 JMC Planning, Engineering, Landscape
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SITE UTILITIES PLAN
 GARDNERTOWN COMMONS
 GARONERTOWN ROAD
 TOWN OF NEWBURGH, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 1209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 1209, SUBSECTION 2.

Drawn: MT Approved: JS
 Scale: 1" = 40'
 Date: 02/19/2016
 Project No: 15155
 900-91 UTL-S-4 UTL-40
 Drawing: **SP-6**

LEGEND



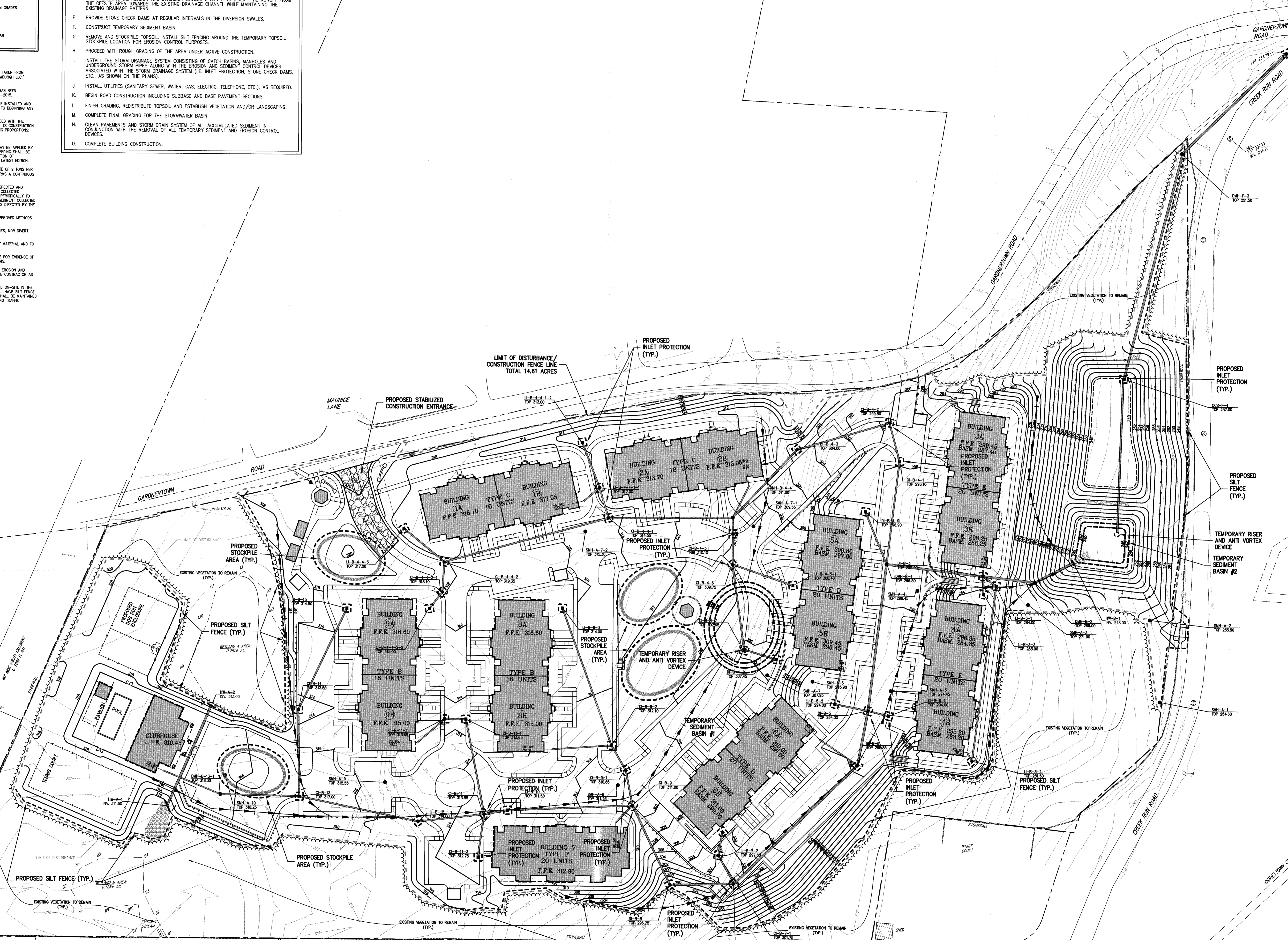
SEQUENCE OF CONSTRUCTION

- CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:
- STAKE LIMIT OF DISTURBANCE BOUNDARY WITH ORANGE CONSTRUCTION FENCE. INSTALL A STABILIZED CONSTRUCTION ENTRANCE. CLEAR THE AREA TO BE DEVELOPED.
 - INSTALL ALL SILT FENCES.
 - GRUB THE AREA TO BE CONSTRUCTED.
 - CONSTRUCT DIVERSION SWALE 1 TO DIVERT THE OFFSITE AREA DRAINING TOWARDS THE SITE TO AN EXISTING DEPRESSION AND DIVERSION SWALES 2 AND 3 TO DIVERT THE RUNOFF FROM THE OFFSITE AREA TOWARDS THE EXISTING DRAINAGE CHANNEL WHILE MAINTAINING THE EXISTING DRAINAGE PATTERN.
 - PROVIDE STONE CHECK DAMS AT REGULAR INTERVALS IN THE DIVERSION SWALES.
 - CONSTRUCT TEMPORARY SEDIMENT BASIN.
 - REMOVE AND STOCKPILE TOPSOIL. INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
 - PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION.
 - INSTALL THE STORM DRAINAGE SYSTEM CONSISTING OF GATCH BASINS, MANHOLES AND UNDERGROUND STORM PIPES ALONG WITH THE EROSION AND SEDIMENT CONTROL DEVICES ASSOCIATED WITH THE STORM DRAINAGE SYSTEM (I.E. INLET PROTECTION, STONE CHECK DAMS, ETC., AS SHOWN ON THE PLANS).
 - INSTALL UTILITIES (SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, ETC.), AS REQUIRED.
 - BEGIN ROAD CONSTRUCTION INCLUDING SUBBASE AND BASE PAVEMENT SECTIONS.
 - FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
 - COMPLETE FINAL GRADING FOR THE STORMWATER BASIN.
 - CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
 - COMPLETE BUILDING CONSTRUCTION.

NOTES

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "SURVEY PREPARED FOR THREE KINGS NEWBURGH LLC" PREPARED BY LANC & TULLY, P.C., DATED 10/28/2015.
- EXISTING METAND DELINEATION DEPICTED ON THIS PLAN HAS BEEN DETERMINED BY ECOLOGICAL SOLUTION, LLC, DATED 10-28-2015.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL THE PLANS PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION.
- EXPOSED SOILS AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION AT A RATE OF 2 POUNDS PER 1000 S.F. IN THE FOLLOWING PROPORTIONS:
CREOSOTE RED FESCUE 33%
PERENNIAL RYE GRASS 70%
- GRASS SEED MIX FOR EROSION AND SEDIMENT CONTROL MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
- SEEDING AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE (50 LBS. PER 1,000 S.F.) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE CONTRACTOR. ALL COLLECTED SEDIMENT WITHIN SEDIMENT TRAPBERS SHALL BE REMOVED PERIODICALLY TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE REUSED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
- JUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE TOWN ENGINEER.
- CUT AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS.
- ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
- THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION OR A REDUCED BASIS AND AFTER RAINSTORMS.
- AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED.
- STOOPING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED. STOCKPILED EXCAVATED MATERIAL SHALL HAVE SILT FENCE LOCATED AROUND PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO INTERFERE ON EXISTING TRAFFIC CIRCULATION ROUTES.

NOT FOR CONSTRUCTION



| | | |
|----|------------|--------------------------|
| By | Date | Comments |
| 1 | 05/14/2016 | ISSUED FOR TOWN COMMENTS |
| 2 | 05/14/2016 | UPDATED SITE PLANS |
| 3 | 05/20/2017 | GENERAL REVISIONS |

PROJECT OWNER: **FARRELL BUILDING COMPANY, LLC**
 1807 VETERANS MEMORIAL HIGHWAY
 ISLANDIA, NY 11749
 ARCHITECT: **MAURI ARCHITECTS PC**
 303 MILL STREET
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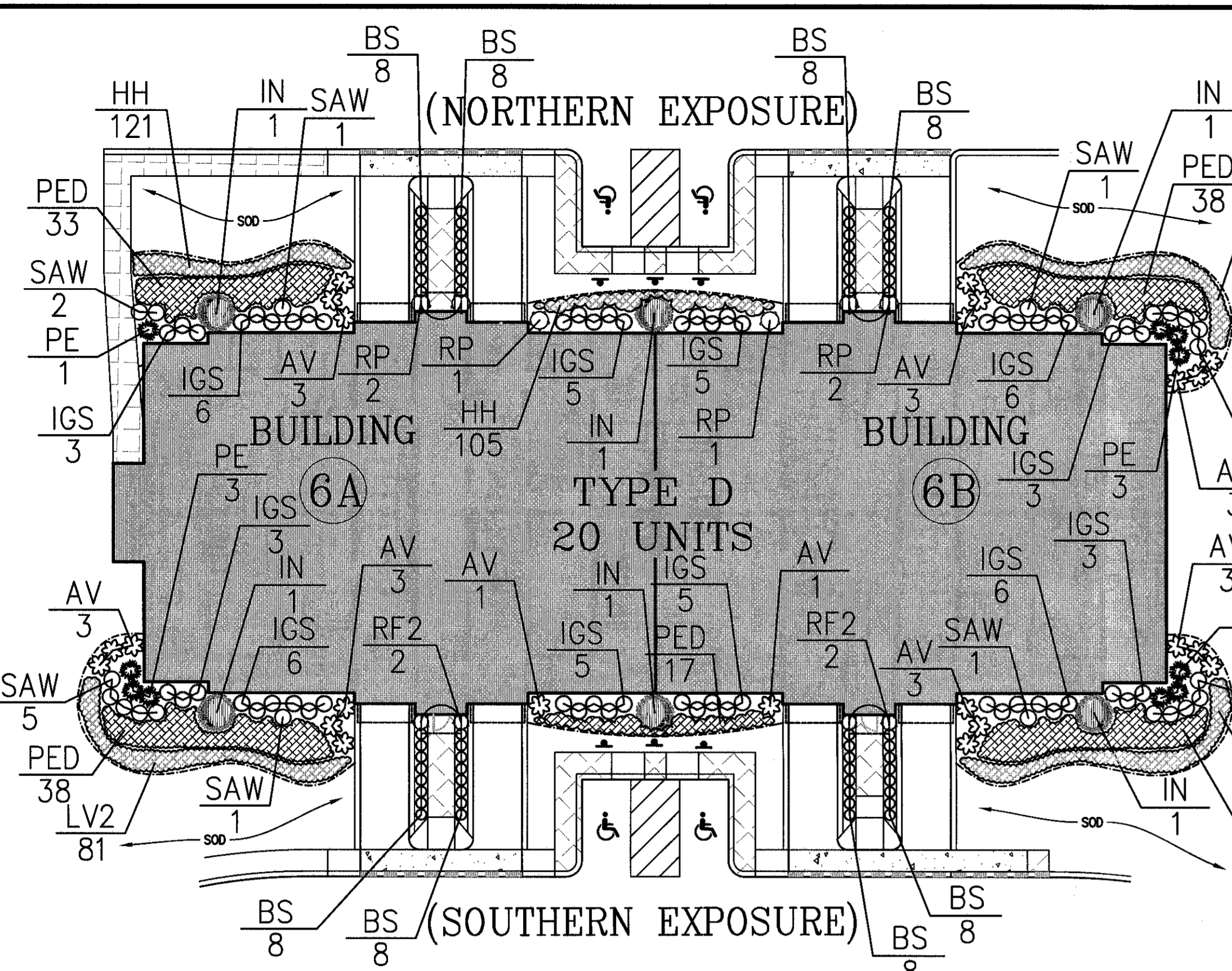
JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC
 JMC Site Development Consultants, LLC
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 120 BERGEMOND ROAD - BAINBRIDGE, NY 12504
 phone 518.393.9225 - fax 518.473.2102
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EROSION AND SEDIMENT CONTROL PLAN
GARDNERTOWN COMMONS
 TOWN OF NEWBURGH, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2206 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

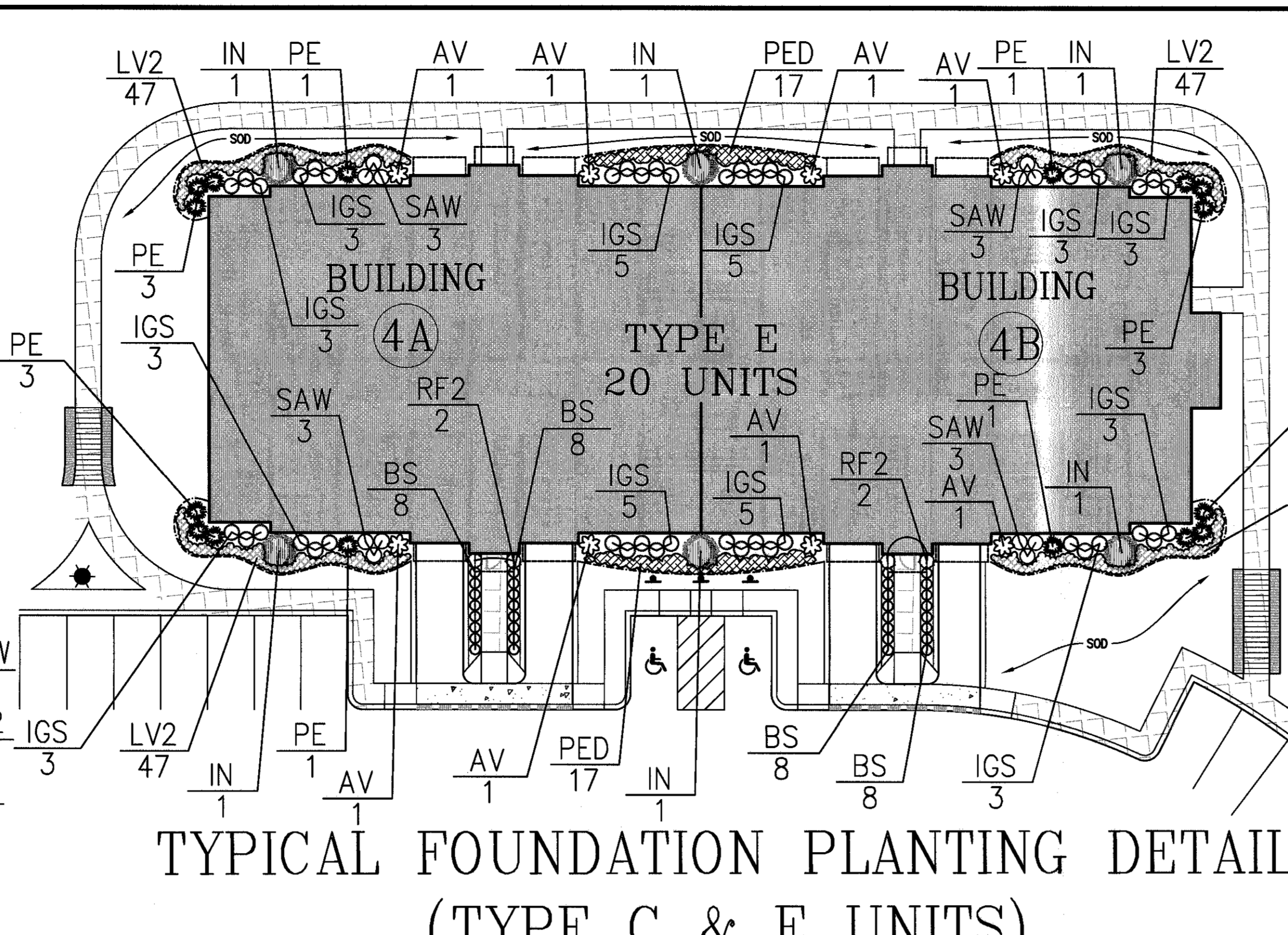
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|-------------|------------|----------|----|
| Drawn | MT | Approved | JS |
| Scale | 1" = 40' | | |
| Date | 02/19/2016 | | |
| Project No. | 15155 | | |
| Sheet No. | SP-7 | | |
| Drawing No. | SP-7 | | |

SP-7



TYPICAL FOUNDATION PLANTING DETAIL
(TYPE B & D UNITS)

1"=20'



TYPICAL FOUNDATION PLANTING DETAIL
(TYPE C & E UNITS)

1"=20'

PLANT SCHEDULE UNIT TYPE B & D TYPICAL FOUNDATION

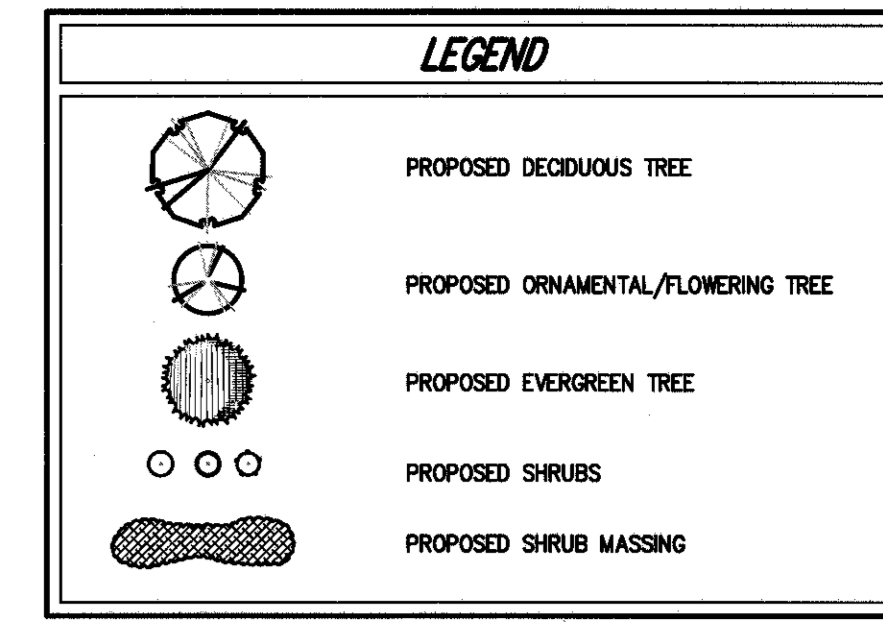
| TREES | QTY | COMMON NAME / BOTANICAL NAME | CAL./HT. | ROOT COND. | REMARKS |
|---------------|------|---|---------------|------------|---------|
| IN | 6 | Nellie Stevens Holly / Ilex 'Nellie Stevens' | 6'-10" HT. | B 4 B | |
| BS | 23 | Delaware Valley White Azalea / Azalea x 'Delaware Valley White' | 2'-2 1/2' HT. | Cont. | |
| AV | 64 | English Boxwood / Buxus sempervirens | 15'-18" HT. | Cont. | |
| IGS | 56 | Compact Hibiscus / Ilex glabra 'Shamrock' | 3'-4" HT. | B 4 B | |
| IT | 10 | Fountain Grass / Pennisetum Alopecuroides | 2 gal | Container | |
| EP | 6 | PJM Rhododendron / Rhododendron PJM | 3'-4" HT. | B 4 B | |
| RF2 | 4 | Rose / Rosa x 'Flower Carpet Pink' | 2 gal | Container | |
| SAW | 21 | Anthony Waterer Spruce / Spruce Bonalduca 'Anthony Waterer' | 2'-2 1/2' HT. | Cont. | |
| SHRUB AREAS | QTY | COMMON NAME / BOTANICAL NAME | CONT. | ROOT COND. | REMARKS |
| PED | 16.4 | Hainan Dwarf Fountain Grass / Pennisetum Alopecuroides 'Hainan' | 2 gal | Cont. | |
| GROUND COVERS | QTY | COMMON NAME / BOTANICAL NAME | CONT. | ROOT COND. | REMARKS |
| HH | 408 | Baltic Ivy / Hedera helix 'Baltica' | FLATS | | |
| LV2 | 16.2 | Variiegated Lily Turf / Liriodie muscari 'Vareiegata' | 1 gal | | |

PLANT SCHEDULE UNIT TYPE C & E TYPICAL FOUNDATION

| TREES | QTY | COMMON NAME / BOTANICAL NAME | CAL./HT. | ROOT COND. | REMARKS |
|---------------|------|---|---------------|------------|---------|
| IN | 6 | Nellie Stevens Holly / Ilex 'Nellie Stevens' | 6'-10" HT. | B 4 B | |
| BS | 33 | Delaware Valley White Azalea / Azalea x 'Delaware Valley White' | 2'-2 1/2' HT. | Cont. | |
| AV | 64 | English Boxwood / Buxus sempervirens | 15'-18" HT. | Cont. | |
| IGS | 56 | Compact Hibiscus / Ilex glabra 'Shamrock' | 3'-4" HT. | B 4 B | |
| IT | 10 | Fountain Grass / Pennisetum Alopecuroides | 2 gal | Container | |
| EP | 6 | PJM Rhododendron / Rhododendron PJM | 3'-4" HT. | B 4 B | |
| RF2 | 4 | Rose / Rosa x 'Flower Carpet Pink' | 2 gal | Container | |
| SAW | 21 | Anthony Waterer Spruce / Spruce Bonalduca 'Anthony Waterer' | 2'-2 1/2' HT. | Cont. | |
| SHRUB AREAS | QTY | COMMON NAME / BOTANICAL NAME | CONT. | ROOT COND. | REMARKS |
| PED | 34 | Hainan Dwarf Fountain Grass / Pennisetum Alopecuroides 'Hainan' | 2 gal | Cont. | |
| GROUND COVERS | QTY | COMMON NAME / BOTANICAL NAME | CONT. | ROOT COND. | REMARKS |
| LV2 | 16.2 | Variiegated Lily Turf / Liriodie muscari 'Vareiegata' | 1 gal | | |

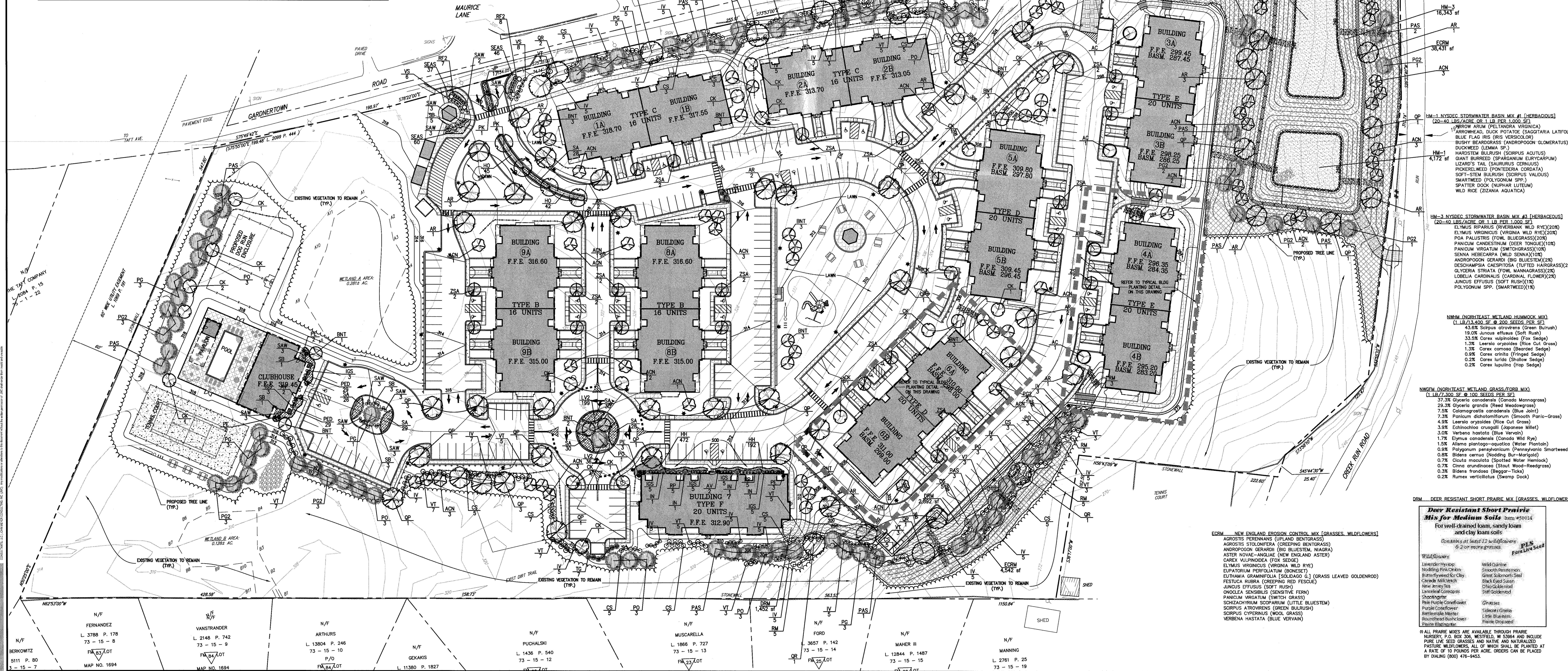
PLANT SCHEDULE

| TREES | QTY | COMMON NAME / BOTANICAL NAME | CAL./HT. | ROOT COND. | REMARKS |
|---------------|-----------|--|----------------|------------|-------------|
| ACN | 26 | Red Maple / Acer Rubrum 'Red Sunburst' | 3'-3 1/2' Cal. | B 4 B | |
| ACN | 45 | Shadblow Dendrobium / Anemone canadensis | 7'-8" HT. | B 4 B | Multi-Stem |
| AC | 4 | Shadblow Dendrobium / Anemone canadensis | 7'-8" HT. | B 4 B | Single-Stem |
| BNT | 31 | Hortense River Birch / Betula Nera 'Hortense' | 7'-8" HT. | B 4 B | |
| CK | 22 | Kousa Dogwood / Cornus Kousa | 7'-8" HT. | B 4 B | |
| IN | 16 | Nellie Stevens Holly / Ilex 'Nellie Stevens' | 6'-10" HT. | B 4 B | |
| PKG | 31 | Norway Spruce / Picea Abies | 6'-10" HT. | B 4 B | |
| PKG | 30 | White Spruce / Picea glauca | 6'-10" HT. | B 4 B | |
| PD | 25 | Berberis Spruce / Picea Omorika | 6'-10" HT. | B 4 B | |
| IT | 19 | Coralbark Blue Spruce / Picea pungens Glauca | 6'-10" HT. | B 4 B | |
| TK | 8 | Kousa Dogwood / Cornus Kousa | 7'-8" HT. | B 4 B | |
| QP | 23 | Pin Oak / Quercus Flaemina | 3'-3 1/2' Cal. | B 4 B | |
| QR | 12 | Red Oak / Quercus Rubra | 3'-3 1/2' Cal. | B 4 B | |
| TC | 11 | Green Giant Arborvitae / Thuja standishi x plicata 'Green Giant' | 7'-8" HT. | B 4 B | |
| ZSA | 23 | Javanese Zelkova / Zelkova Serrata 'Green Vase' | 2'-2 1/2' Cal. | B 4 B | |
| SHRUBS | QTY | COMMON NAME / BOTANICAL NAME | CAL./HT. | ROOT COND. | REMARKS |
| AV | 35 | Delaware Valley White Azalea / Azalea x 'Delaware Valley White' | 2'-2 1/2' HT. | Cont. | |
| BS | 36 | English Boxwood / Buxus sempervirens | 15'-18" HT. | Cont. | |
| CB | 109 | English Boxwood / Buxus sempervirens | 4'-5' HT. | B 4 B | |
| IGS | 28 | Compact Hibiscus / Ilex glabra 'Shamrock' | 3'-4" HT. | B 4 B | |
| IT | 28 | Winter Red Winterberry / Ilex verticillata 'Winter Red' | 3'-4" HT. | B 4 B | |
| PE | 46 | Fountain Grass / Pennisetum Alopecuroides | 2 gal | Container | |
| RFM | 12 | Rose Bay / Rhododendron Maximum | 3'-4" HT. | B 4 B | |
| RF | 16 | PJM Rhododendron / Rhododendron PJM | 3'-4" HT. | B 4 B | |
| RF2 | 23 | Rose / Rosa x 'Flower Carpet Pink' | 2 gal | Container | |
| SAW | 61 | Anthony Waterer Spruce / Spruce Bonalduca 'Anthony Waterer' | 2'-2 1/2' HT. | Cont. | |
| TK | 13 | Shadblow Dendrobium / Anemone canadensis | 24'-30" HT. | Cont. | |
| VT | 10 | Dwarfistic Viburnum / Viburnum Platanifolium 'Shasta' | 4'-5' HT. | B 4 B | |
| VJ | 4 | Summer Snowflake Japanese Snowball / Viburnum Platanifolium 'Summer Snowflake' | 4'-5' HT. | Container | |
| SHRUB AREAS | QTY | COMMON NAME / BOTANICAL NAME | CONT. | ROOT COND. | REMARKS |
| JP | 7 | Parson's Juniper / Juniperus davurica 'Parson' | 24'-30" SPR. | Cont. | |
| PED | 25.6 | Hainan Dwarf Fountain Grass / Pennisetum Alopecuroides 'Hainan' | 2 gal | Cont. | |
| SA | 17.1 | Autumn Joy Sedum / Sedum x 'Autumn Joy' | 24" HT. | Cont. | |
| GROUND COVERS | QTY | COMMON NAME / BOTANICAL NAME | CONT. | ROOT COND. | REMARKS |
| DRM | 4,344.41 | Mix for Medium Soils / Deer Resistant Short Prairie | seed | | |
| HH | .072 | Baltic Ivy / Hedera helix 'Baltica' | FLATS | | |
| HO | 87 | Stella de Oro Daylily / Hemerocallis x 'Stella de Oro' | 2 gal | | |
| LV2 | 505 | Variiegated Lily Turf / Liriodie muscari 'Vareiegata' | 1 gal | | |
| ECRM | 42,373.31 | Restoration Mix / New England Erosion Control Mix | seed | | |
| RM-1 | 0,701.11 | Lowest Zone / NYSDDEC Stormwater Basin Mix #1 | seed | | |
| RM-2 | 6,342.51 | Highest Zone / NYSDDEC Stormwater Basin Mix #3 | seed | | |
| SEAS | 43 | Seasonal Plants / Seasonal Plants | 1 gal | | |



NOTES

1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK PLANTED MATERIAL. APPROVED SPECIFICATIONS SHALL BE SUBJECT TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT OR NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDED HARDWOOD.
4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND APPROVED TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACING NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENT AUTHORITIES HAVING JURISDICTION.
7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, HEALTHY, FREE FROM DISEASE, SANITARY, WINDFIRM, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL, UNBOUNDED ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS, AND FREE FROM QUESTIONABLE DISEASES. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL, UNIFORM BRANCHING FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY WINES AND GROUND COVER PLANTS WILL ESTABLISHED IN POTS. CONTAINERS, INTERNAL CONTAINERS, OR TROWED PLANTERS. SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
8. ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BARBERED STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
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10. SURVEY AND MARK THE CLEARING LIMIT LINE IN THE FIELD BEFORE ANY CONSTRUCTION WORK BEGINS. INSTALL GRASS SAFETY FENCE AND/OR EROSION CONTROL FENCING ALONG CLEARING LINE.
11. ALL INDIVIDUAL SPECIMENS SHALL BE SAVED IN THE CONSTRUCTION AREA OR ALONG THE CONSTRUCTION PERIMETER SHALL BE PRESERVED, BY INSTALLING SAFETY FENCING ALONG OR OUTSIDE OF THE GRIP LINE OF THE TREE CANYON OR ALONG THE EDGE OF GRADING.
12. THERE SHALL BE NO STORAGE OF EQUIPMENT OR MATERIALS BEYOND CLEARING EQUIPMENT IS PERMITTED BEYOND CLEARING LIMITS.
13. TREE PROTECTION FENCING SHOULD REMAIN IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION PERIOD.
14. TREES SHALL BE FELLED WITH CLEARING LIMITS. TREES SHALL NOT BE FELLED INTO EXISTING WOODS AREAS OR TREES TO REMAIN.
15. TREE REPLACEMENT IS REQUIRED WHEREVER TREES ARE CLEARED BEYOND CLEARING LIMITS WITHOUT WRITTEN AUTHORIZATION FROM THE TOWN OF NEWBURGH. TREE REPLACEMENT SHALL BE EQUAL TO THE ORIGINAL, WITH ALL STAMPS THAT REMAIN. IF STAMPS DO NOT REMAIN, TREE REPLACEMENT SHALL BE EQUIVALENT TO HARBOR AREAS OF GROWN FOREST COVER, AS DETERMINED BY THE LANDSCAPE ARCHITECTURAL CONSULTANT FOR THE TOWN OF NEWBURGH.
16. ALL PLANTS SHALL BE MAINTAINED FOR A PERIOD OF TWO YEARS, REPLACE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. ALL PLANTS THAT ARE MISSING MORE THAN 25% SHALL BE REPLACED WITHIN 90 DAYS FROM PLANTING. STOCK THAT APPEARS UNHEALTHY OR UNUSUALLY AND/OR HAVE LOST THEIR NATURE DUE TO DEAD BRANCHES OR OTHER DAMAGE 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 OR WITHIN TWO MONTHS FROM THE NEXT FOLLOWING GROWING SEASON.
17. WHEREVER THE SOIL IS OUT MORE THAN 2 AND TRENDS ARE PROPOSED, THE CONTRACTOR SHALL OBTAIN THAT ADEQUATE SOIL COVER EXISTS FOR THE PLANTING AND GROWING TREES.
18. THE TOWN OF NEWBURGH LANDSCAPE CONSULTANT SHALL INSPECT TOPSOIL BEFORE PLANTING AND INSTALLATION OF LAWN. IF TOPSOIL IS TO BE PURCHASED, TOWN CONSULTANT SHALL INSPECT FIRST LOAD OF SOIL.
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LEGEND

PROPOSED DECIDUOUS TREE

PROPOSED ORNAMENTAL/FLORING TREE

PROPOSED EVERGREEN TREE

PROPOSED SHRUB

PROPOSED SHRUB MASSING

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FARRELL BUILDING COMPANY, LLC
1607 VETERANS MEMORIAL HIGHWAY
ISLANDIA, NY 11749

MAURI ARCHITECTS PC
303 MILL STREET
POUGHKEEPSIE, NY 12601

JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.

SITE LANDSCAPING PLAN
GARDNERTOWN COMMONS
TOWN OF NEWBURGH, NY

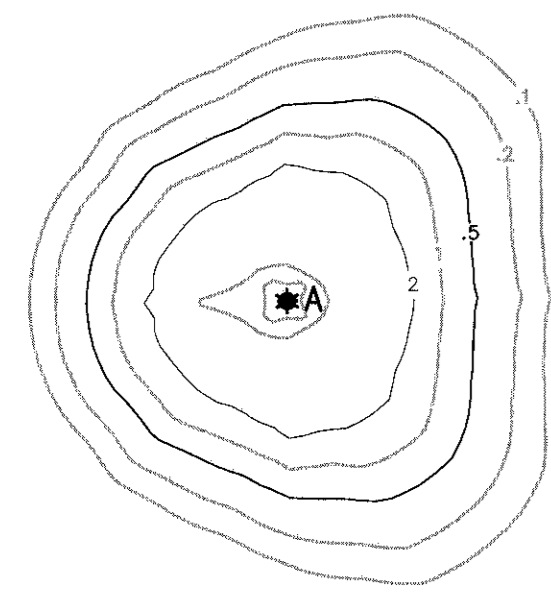
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND INSTRUMENTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: MT
Approved: JS
Scale: 1" = 40'
Date: 02/19/2016
Project No: 15155
Sheet No: SP-8

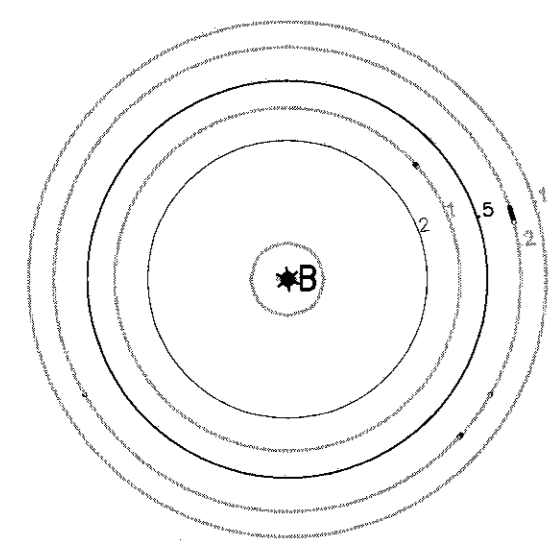
NOT FOR CONSTRUCTION

LEGEND

- EXISTING UTILITY POLE
- ⊕ EXISTING LIGHT POLE
- ★ PROPOSED LIGHTING STANDARD (DESIGN BY OTHERS)
- ▲ PROPOSED SITE LIGHTING (WALL MOUNTED)
- ⊙ PROPOSED BOLLARD LIGHTING STANDARD
- ⊖ PROPOSED ILLUMINANCE IN FOOT-CANDLES



PROPOSED STANDARD LIGHTING AND ISOLUX PATTERNS FOR TYPE A: LIGHT COOPER LIGHTING - MCGRAW-EDISON GAT-150-MP-X-3C-X-X ARCHITECTURAL POST TOP LUMINAIRE - TYPE III CUTOFF 150 WATT PULSE-START CLEAR ED-28 VBD BURN



PROPOSED STANDARD LIGHTING AND ISOLUX PATTERNS FOR TYPE B LIGHT: COOPER LIGHTING - MCGRAW-EDISON GAT-150-MP-X-3C-X-X ARCHITECTURAL POST TOP LUMINAIRE - TYPE V CUTOFF 150 WATT PULSE-START CLEAR ED-28 VBD BURN

NOTES:

1. ALL CABLES AND WIRING SHALL BE INSTALLED UNDERGROUND IN CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT INSTALLED WITH TWO (2) FEET OF COVER. MINIMUM SIZE OF CONDUIT SHALL BE TWO (2) INCH DIAMETER.
2. CIRCUIT WIRING SHALL BE PER ORANGE AND ROCKLAND UTILITY REQUIREMENTS.

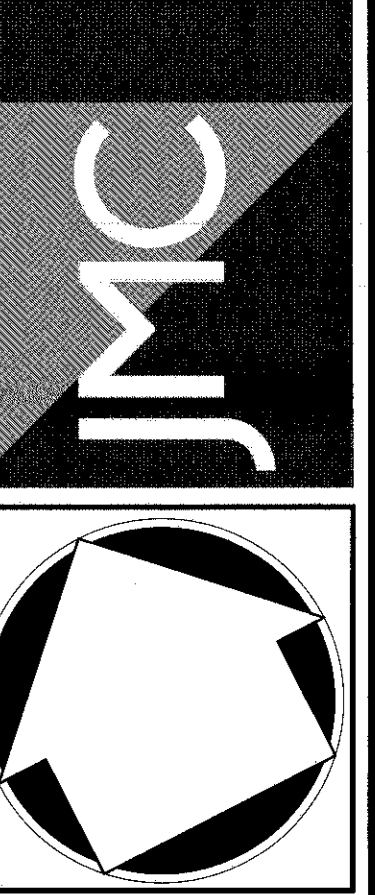


| No. | Revisions | Date | By |
|-----|---------------------------|------------|-----|
| 1 | REMOVED PER TOWN COMMENTS | 05/17/2016 | MT |
| 2 | UPDATED SITE PLANS | 02/14/2017 | BIS |
| 3 | GENERAL REVISIONS | 03/21/2017 | MT |

PROJECT OWNER:
FARRELL BUILDING COMPANY, LLC
 1601 VETERANS MEMORIAL HIGHWAY
 ISLANDIA, NY 11749

ARCHITECT:
MAURI ARCHITECTS PC
 1000 STATE STREET
 POUGHKEEPSIE, NY 12601

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 JMC Site Development Consultants, LLC
 John Moran Consulting, Inc.
 120 ESPERON ROAD - ARMONK, NY 10504
 914.472.3225 - FAX 914.732.1102
 www.jmcpllc.com



SITE LIGHTING PLAN
 GARDNERTOWN COMMONS
 GARDNERTOWN CREEK
 TOWN OF NEWBURGH, NY

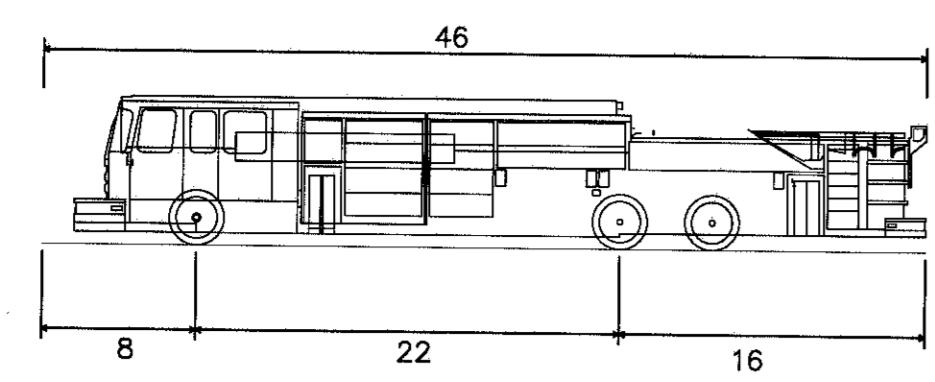
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| | |
|-------------------|---------------------------|
| Drawn: MT | Approved: JS |
| Scale: 1" = 40' | Date: 02/16/2016 |
| Project No: 15155 | 100-SE LIGHTING 9-a LIGHT |
| Drawing No: | SP-9 |

NOT FOR CONSTRUCTION

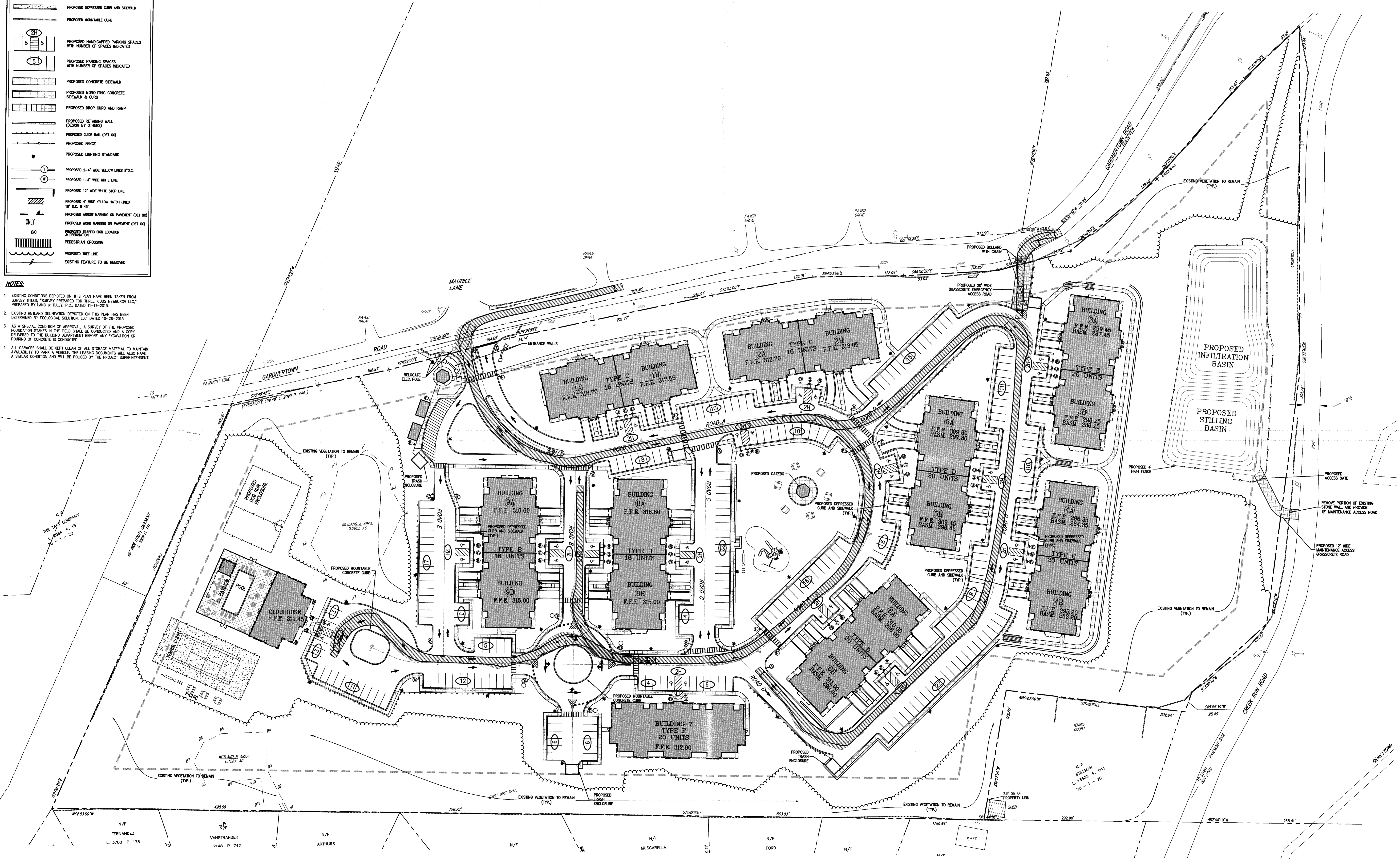
LEGEND

| | |
|--|---|
| | EXISTING PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | EXISTING SETBACK LINE |
| | EXISTING WETLAND LINE AND DELINEATION |
| | EXISTING BUILDING LINE |
| | EXISTING PAVEMENT EDGE |
| | EXISTING CURB LINE |
| | EXISTING STONE WALL |
| | EXISTING FENCE |
| | EXISTING TREE AND DESIGNATION |
| | EXISTING TREE LINE |
| | EXISTING DIRECTIONAL ARROWS |
| | EXISTING PAINT |
| | EXISTING UTILITY POLE |
| | EXISTING LIGHT POLE |
| | EXISTING SIGN |
| | PROPOSED BUILDING CURB |
| | PROPOSED CONCRETE CURB |
| | PROPOSED DROP CURB & RAMP |
| | PROPOSED DEPRESSION CURB AND SIDEWALK |
| | PROPOSED MOUNTABLE CURB |
| | PROPOSED HANDICAPPED PARKING SPACES WITH NUMBER OF SPACES INDICATED |
| | PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB |
| | PROPOSED DROP CURB AND RAMP |
| | PROPOSED RETAINING WALL (DESIGN BY OTHERS) |
| | PROPOSED GLUE RAIL (DET 100) |
| | PROPOSED FENCE |
| | PROPOSED LIGHTING STANDARD |
| | PROPOSED 2-4" WIDE YELLOW LINES (S.D.C.) |
| | PROPOSED 1-4" WIDE WHITE LINE |
| | PROPOSED 12" WIDE WHITE STOP LINE |
| | PROPOSED 4" WIDE YELLOW HATCH LINES 1/2" O.C. @ 45° |
| | PROPOSED WORD MARKING ON PAVEMENT (DET 100) |
| | PROPOSED ARROW MARKING ON PAVEMENT (DET 100) |
| | PROPOSED TRAFFIC SIGN LOCATION & DESIGN |
| | PEDESTRIAN CROSSING |
| | PROPOSED TREE LINE |
| | EXISTING FEATURE TO BE REMOVED |



Newburgh Fire Truck
 Overall Length 46.000ft
 Overall Width 8.000ft
 Overall Body Height 22.000ft
 Min. Body Ground Clearance 16.000ft
 Track Width 16.000ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°

- NOTES**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, SURVEY PREPARED FOR "HARRIS HODS NEWBURGH LLC," PREPARED BY LANC & PAULY, P.C., DATED 11-11-2016.
 - EXISTING WETLAND DELINEATION DEPICTED ON THIS PLAN HAS BEEN DETERMINED BY ECOLOGICAL SOLUTIONS, LLC, DATED 10-26-2015.
 - AS A SPECIAL CONDITION OF APPROVAL, A SURVEY OF THE PROPOSED FOUNDATION STAKES IN THE FIELD SHALL BE CONDUCTED AND A COPY DELIVERED TO THE BUILDING DEPARTMENT BEFORE ANY EXCAVATION OR POURING OF CONCRETE IS CONDUCTED.
 - ALL GARAGES SHALL BE KEPT CLEAN OF ALL STORAGE MATERIAL TO MAINTAIN AVAILABILITY TO PARK & REMOVE THE LEASING DOCUMENTS WILL ALSO HAVE A SIMILAR CONDITION AND WILL BE PROVIDED BY THE PROJECT SUPERINTENDENT.



| | | | |
|----------|------------|-------------------|-----|
| DATE | 05/11/2016 | BY | MT |
| REVISION | 02/19/2016 | MT | |
| NO. | 1 | REVISOR | BMS |
| | 2 | GENERAL REVISIONS | |
| | 3 | GENERAL REVISIONS | |
| | 4 | GENERAL REVISIONS | |

PREPARED BY: FARRELL BUILDING COMPANY, LLC
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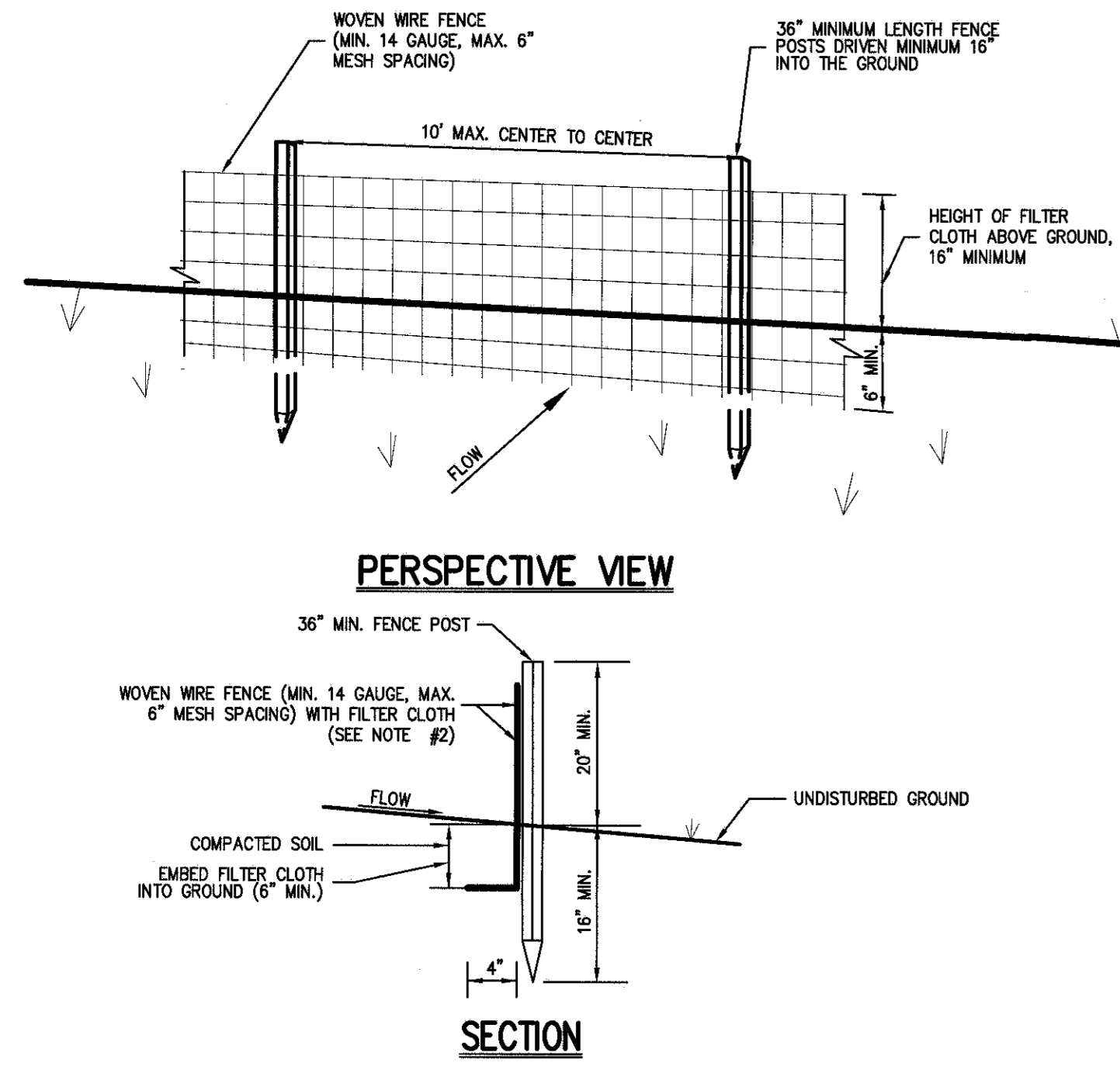
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 POUGHKEEPSIE, NY 12601

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 JMC Site Development Consultants, LLC
 John J. Mauri Consulting, Inc.
 120 BELMONT ROAD - ARMONK, NY 10504
 TEL: 914.772.2525 - FAX: 914.772.2102
 www.jmcpllc.com

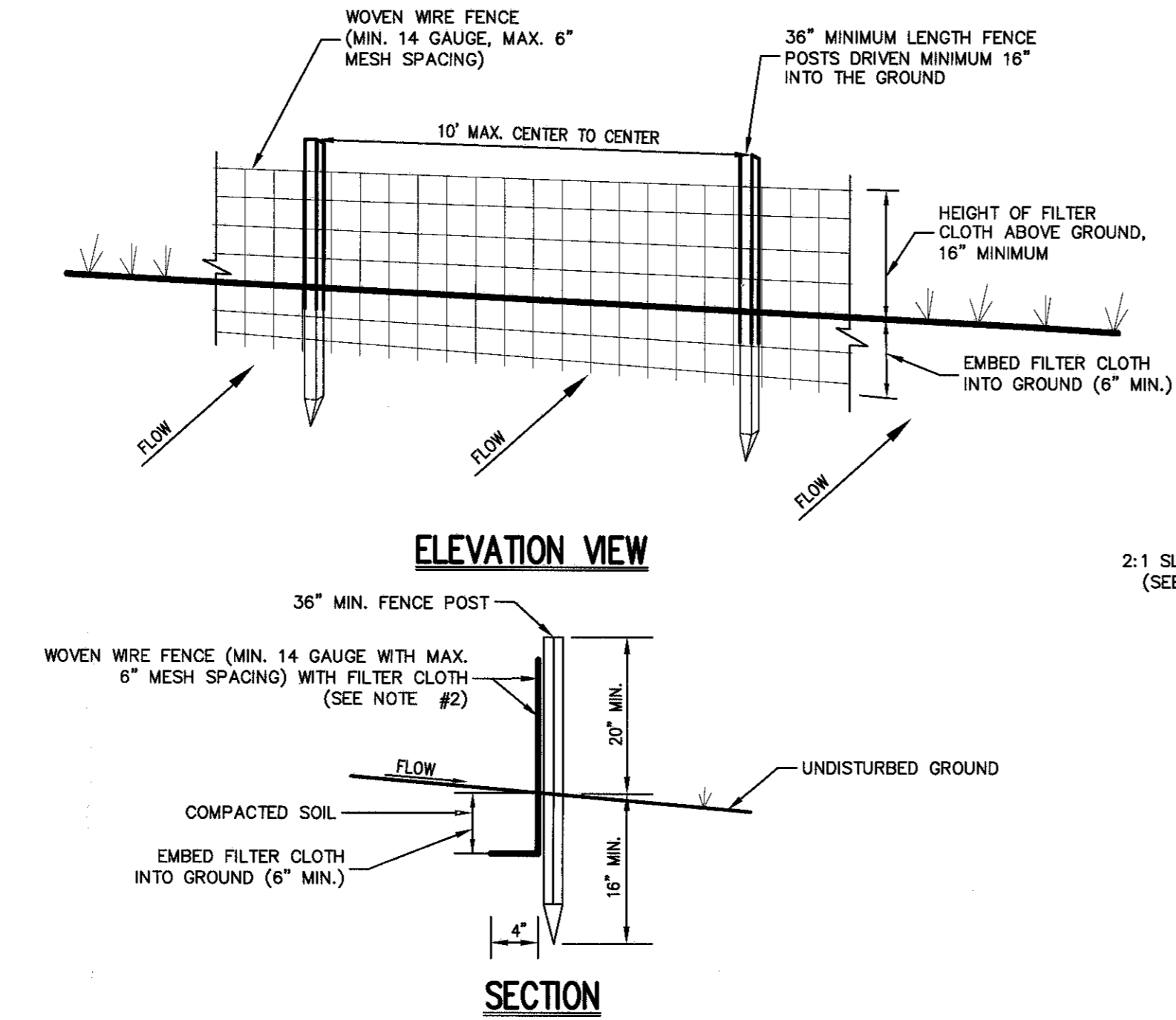
FIRE TRUCK - TURNING PLAN
 GARDNERTOWN COMMONS
 TOWN OF NEWBURGH, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

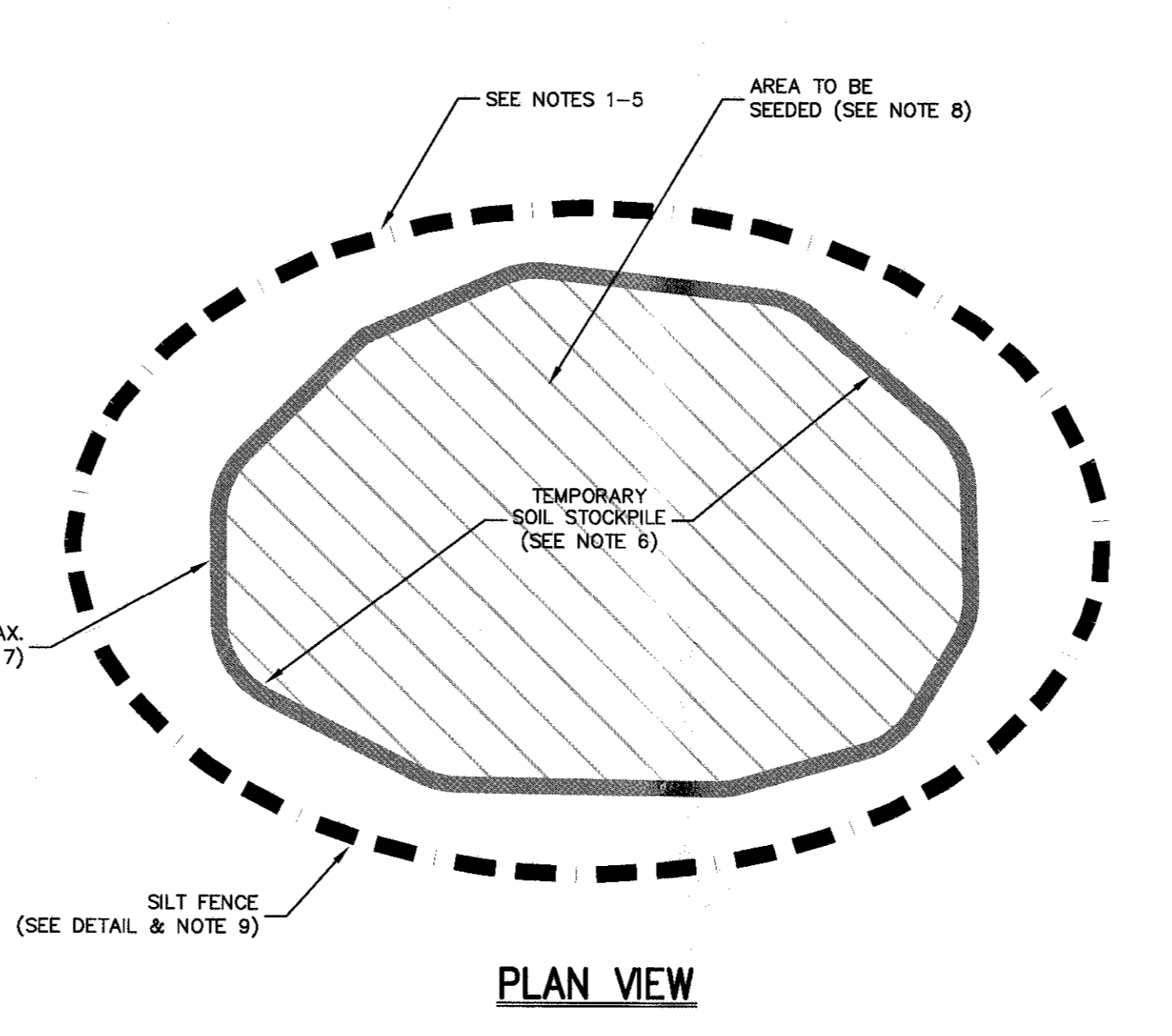
| | | | |
|-------------|-------------|----------|-------|
| Drawn | MT | Approved | AS |
| Scale | 1" = 40' | | |
| Date | 02/19/2016 | | |
| Project No. | 15155 | | |
| Drawn By | TRUCK SP-10 | TRUCK | SP-10 |



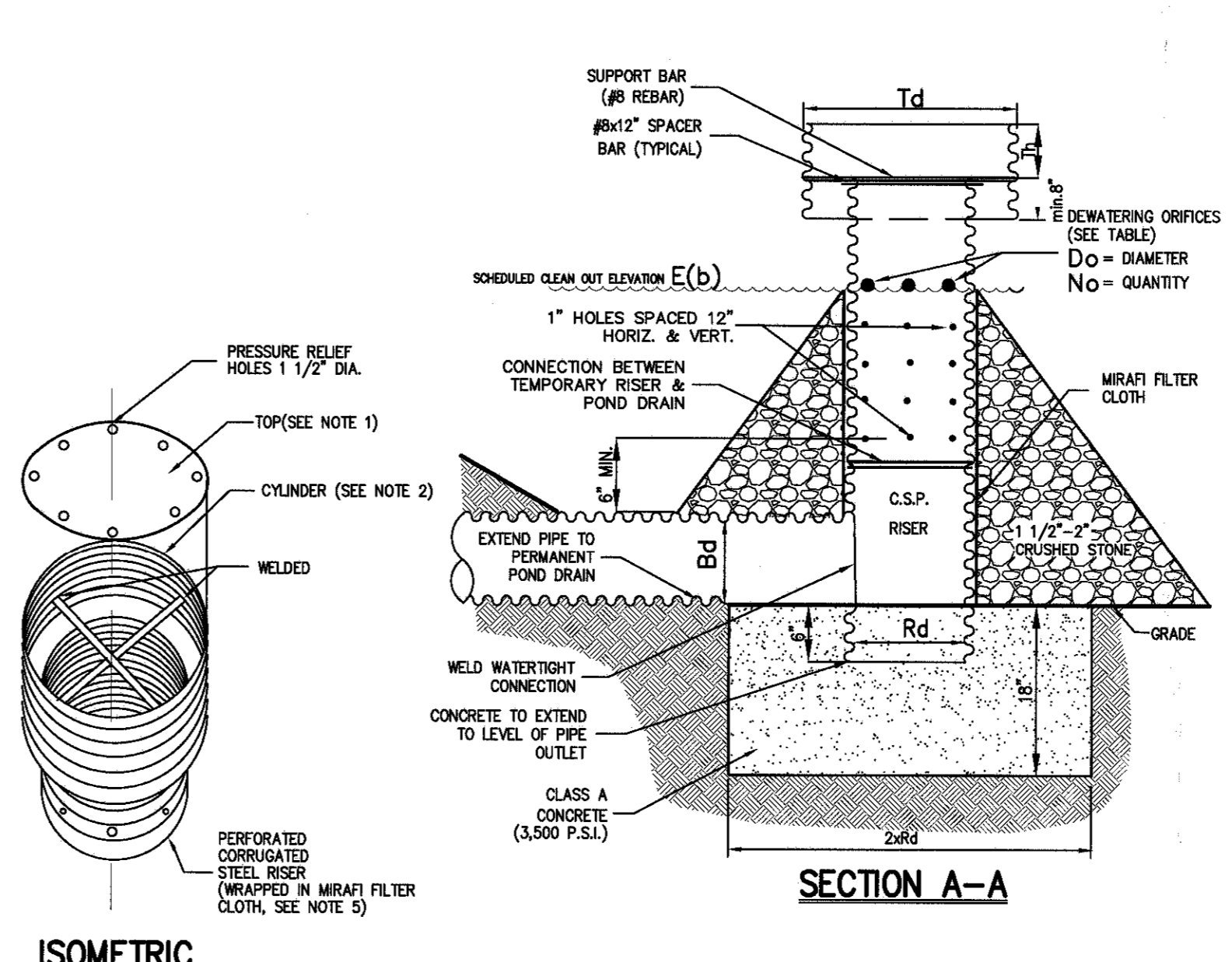
- NOTES:**
- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER 1" OR 1 1/2" DIA.
 - FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MHWAT TOOL, STABILINA THIN, OR APPROVED EQUAL.
 - PREFABRICATED UNITS SHALL BE GEOTAF, ENVIRONMENTAL, OR APPROVED EQUAL.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



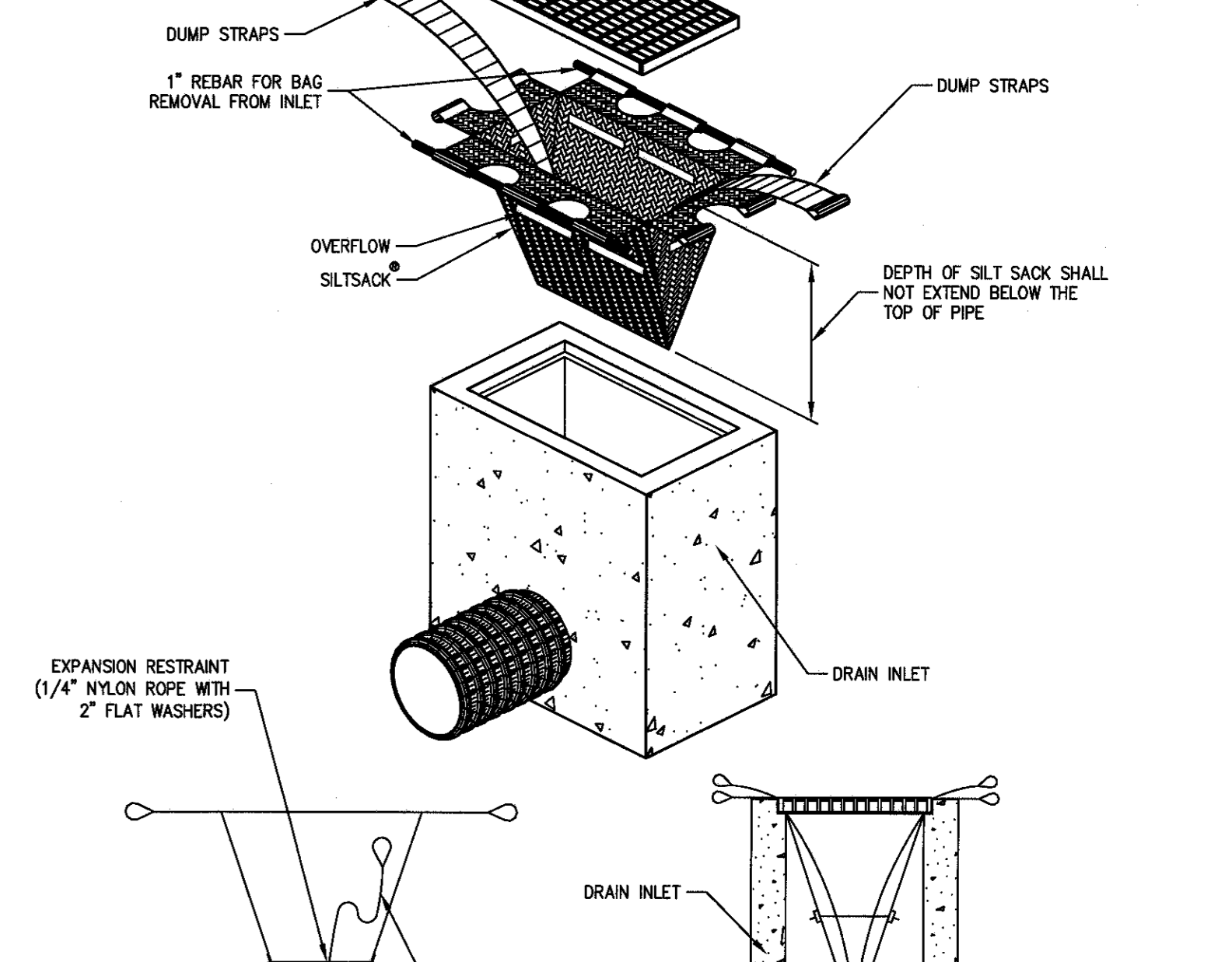
- NOTES:**
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 2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MHWAT TOOL, STABILINA THIN, OR APPROVED EQUAL.
 4. PREFABRICATED UNITS SHALL BE GEOTAF, ENVIRONMENTAL, OR APPROVED EQUAL.
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



- NOTES:**
1. THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
 2. ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
 3. UPON COMPLETION OF SOIL STOCKPILES, EACH PILE SHALL BE SEEDING WITHIN 24 HOURS. PERMANENT OR ANNUAL PROGRESS SHALL BE PLANTED DURING SPRING, SUMMER OR EARLY FALL. WINTER RYE (CEREAL RYE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
 4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.



- NOTES:**
1. TOP SHALL BE 12 GAUGE CORRUGATED STEEL OR 1/2" STEEL PLATE.
 2. CYLINDER SHALL BE 14 GAUGE CORRUGATED STEEL PIPE OR FABRICATED FROM 1/2" STEEL PLATE. THE CYLINDER SHALL BE FINALLY FASTENED TO THE TOP OF THE RISER.
 3. SUPPORT BARS SHALL BE WELDED TO THE TOP OF THE RISER AS SHOWN BY STRAPS BOLD TO THE TOP OF THE RISER.
 4. TEMPORARY RISER AND ANTI-VORTEX DEVICE SHALL BE REMOVED UPON COMPLETION OF FILL PLACEMENT AND RECONSTRUCTION WITH 1" HOLES SPACED 12" HORIZ. AND VERT. AND LOCATED IN CONCRETE PORTION OF CONSTRUCTION. RECONSTRUCTION SHALL NOT EXTEND BELOW INVERT ELEVATION OF GROUND PIP. MEAN RISER IN MEAN FILTER CLOTH AND SURROUND RISER WITH 1 1/2" OF USE CORRUGATED STEEL.



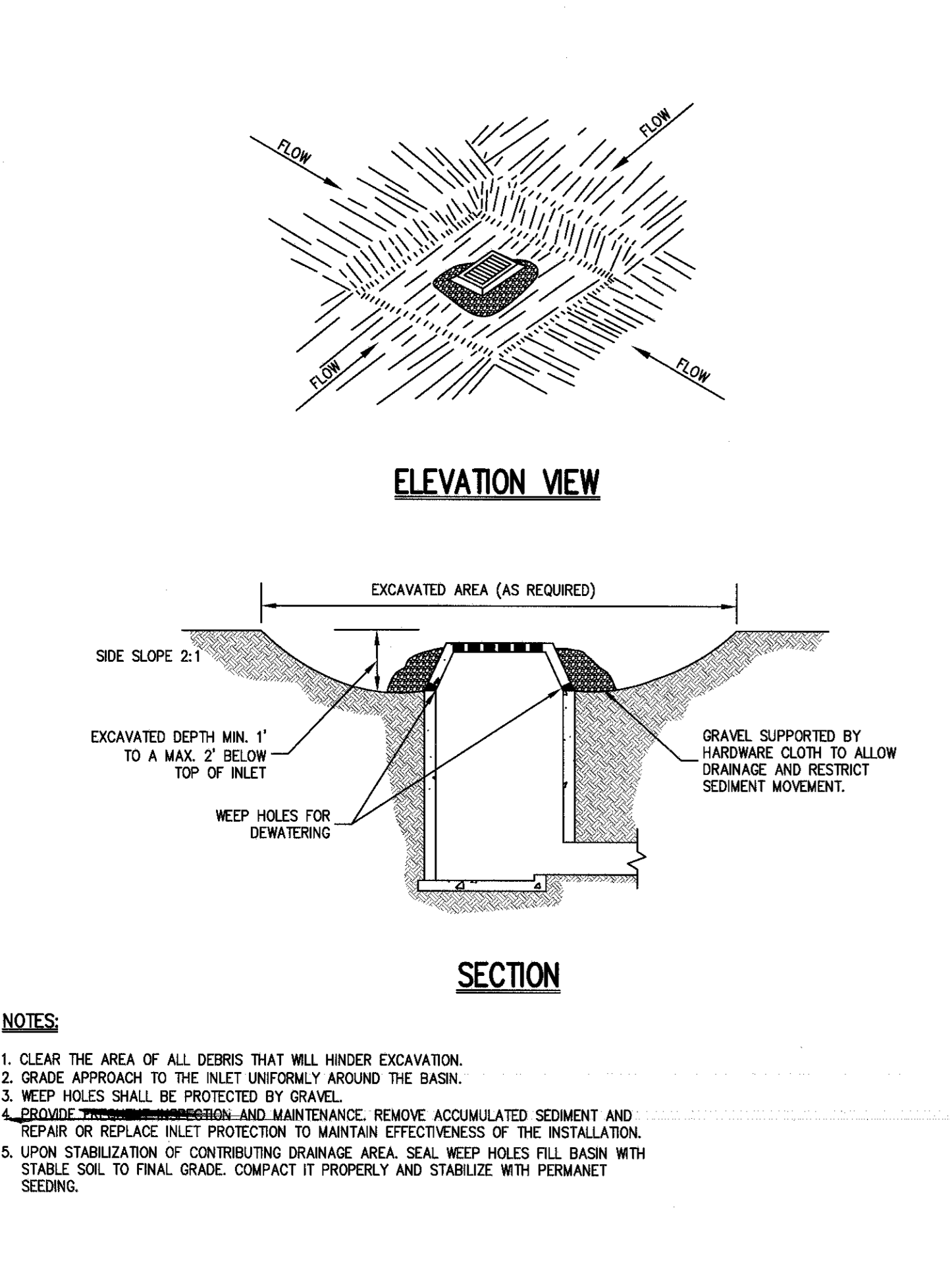
- NOTES:**
1. SILT SACK SHALL BE CLEANED AFTER EVERY RAIN EVENT AND INSPECTED EVERY 2 WEEKS.
- | PROPERTIES | TEST METHOD | UNITS |
|--------------------------|-------------|------------------|
| GRAVITATIONAL STRENGTH | ASTM D-4632 | 200 LBS |
| GRAVITATIONAL ELONGATION | ASTM D-4632 | 20 IN. |
| TENSILE STRENGTH | ASTM D-4632 | 1.50 LBS |
| TENSILE ELONGATION | ASTM D-4632 | 420 IN. |
| TENSILE PERFORATION | ASTM D-4632 | 45 LBS |
| UV RESISTANCE | ASTM D-4632 | 200 GAL/HR/50 FT |
| PERMEABILITY | ASTM D-4491 | 1.5 SEC-1 |

SILT FENCE 1

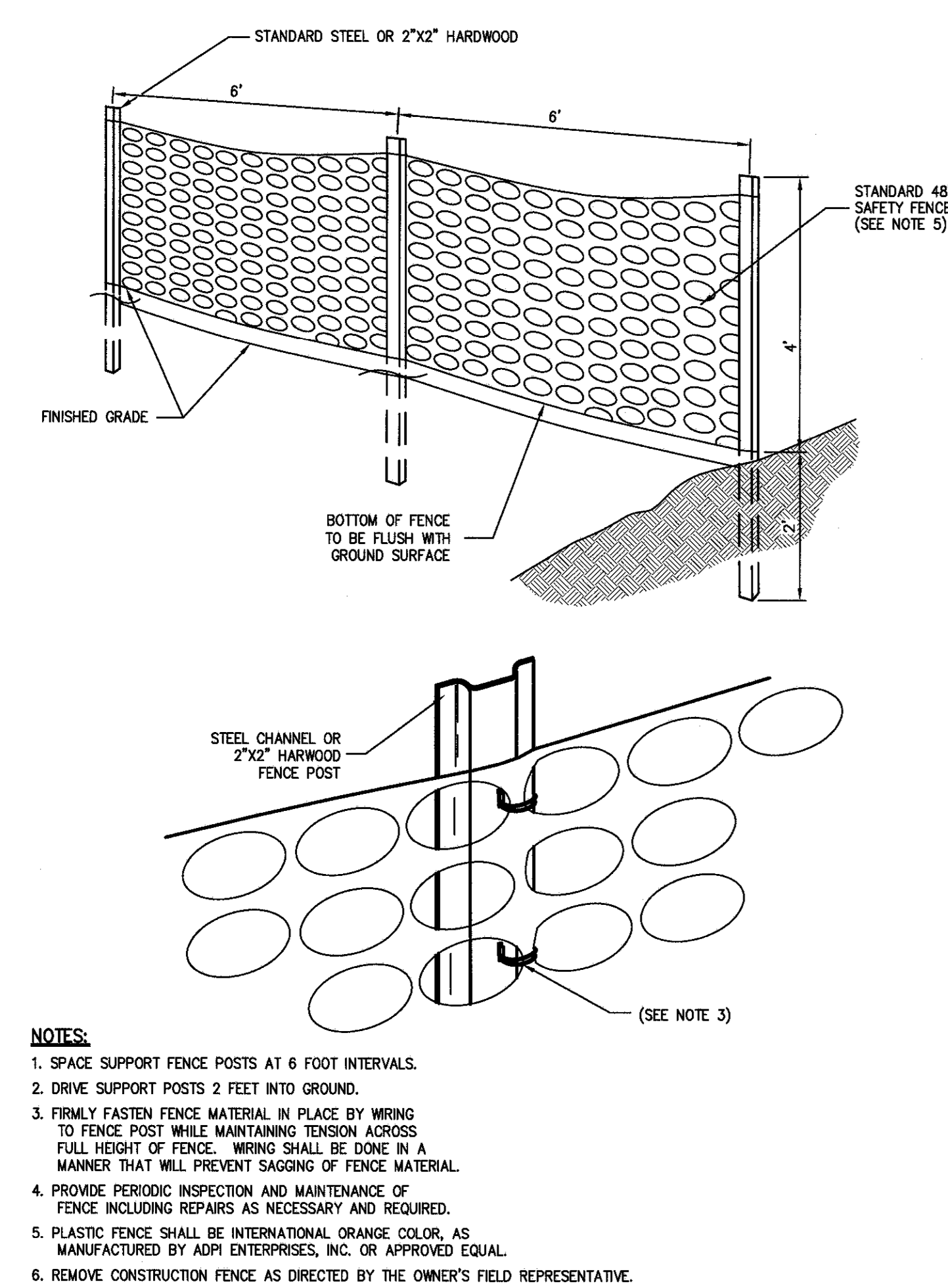
TEMPORARY SOIL STOCKPILE WITH SILT FENCE 2

TEMPORARY RISER & ANTI-VORTEX DEVICE 3

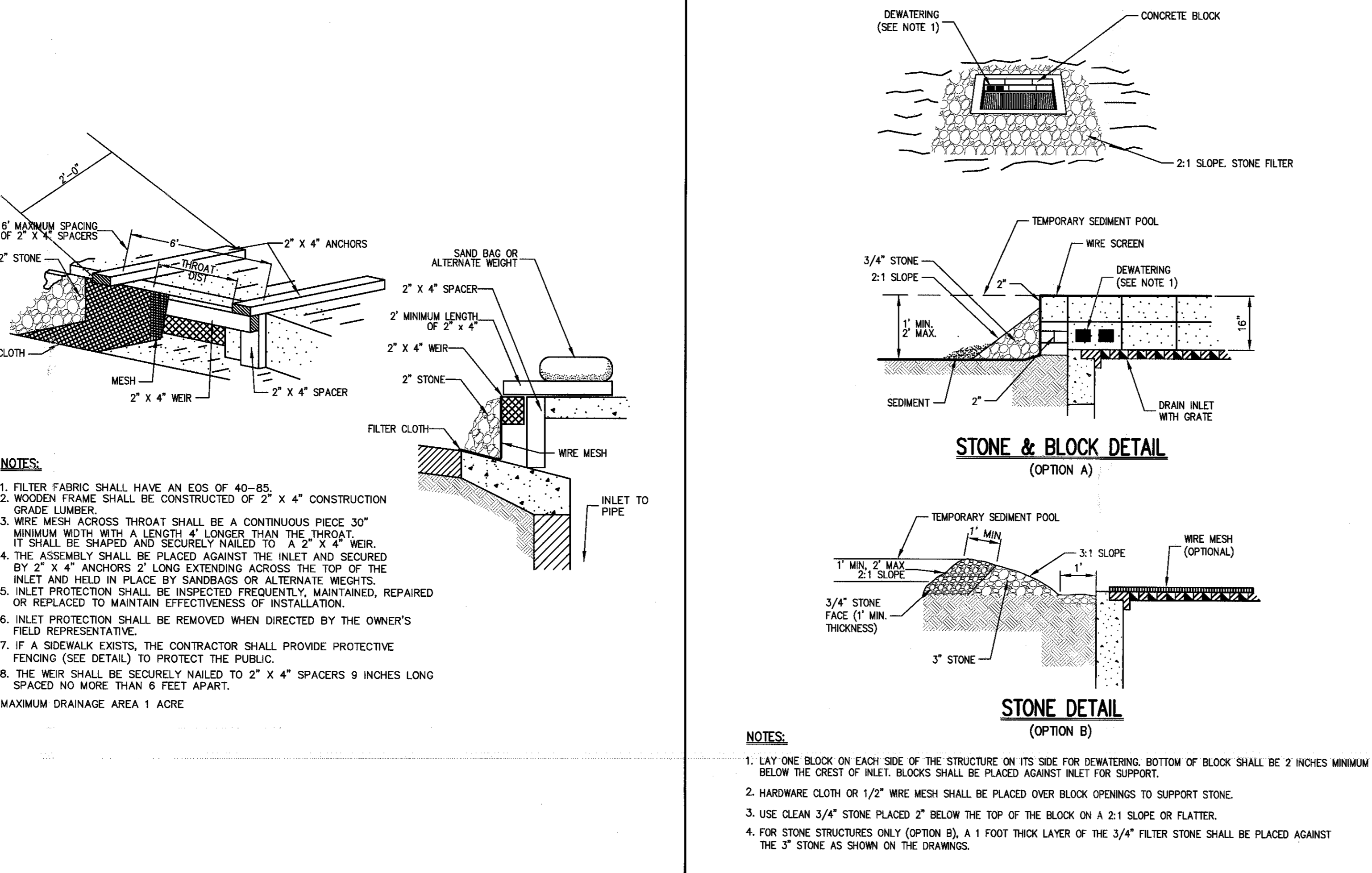
SILT SACK (ONLY IN EXISTING ROADWAYS) 4



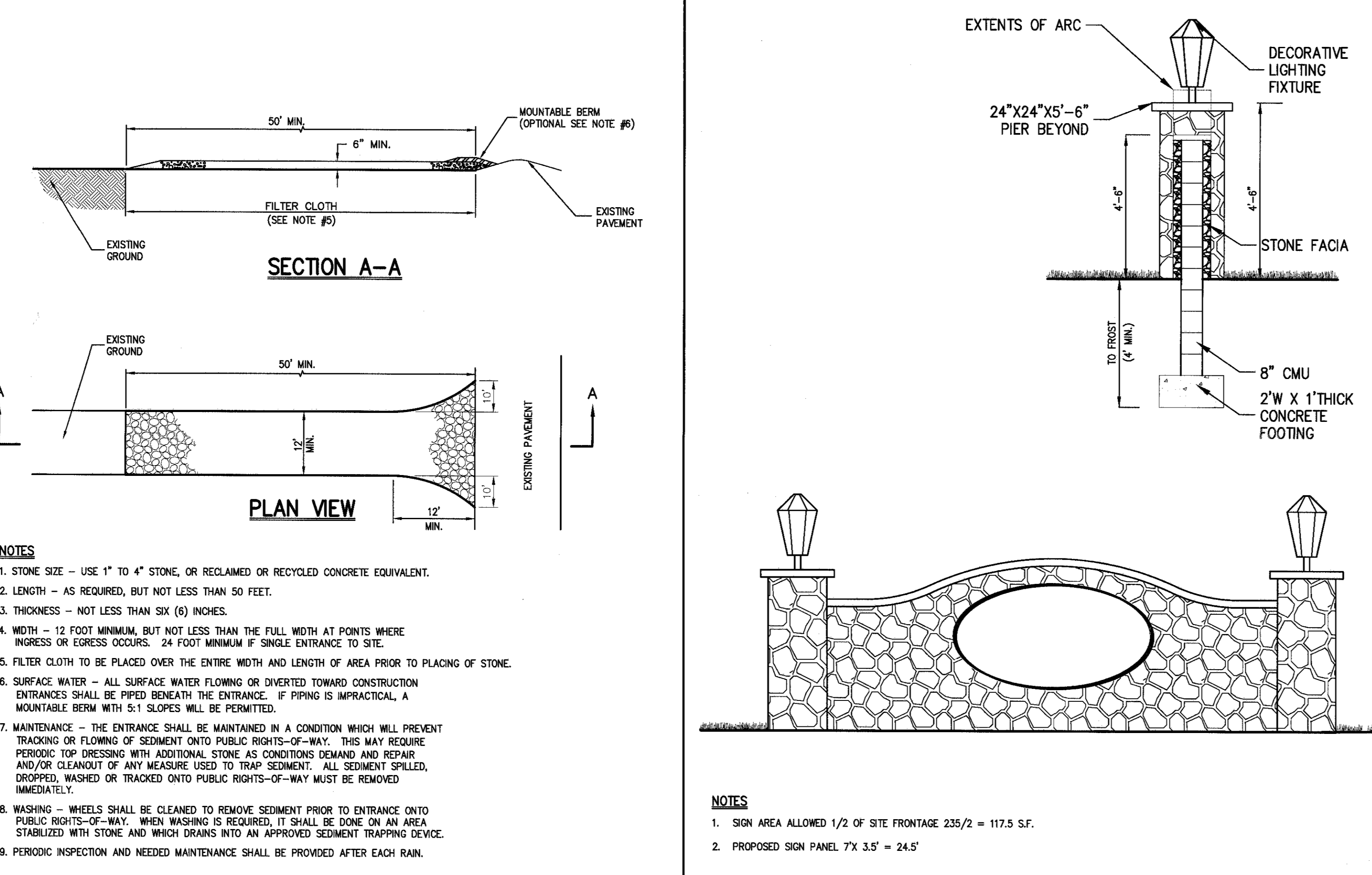
EXCAVATED DRAIN INLET PROTECTION 5



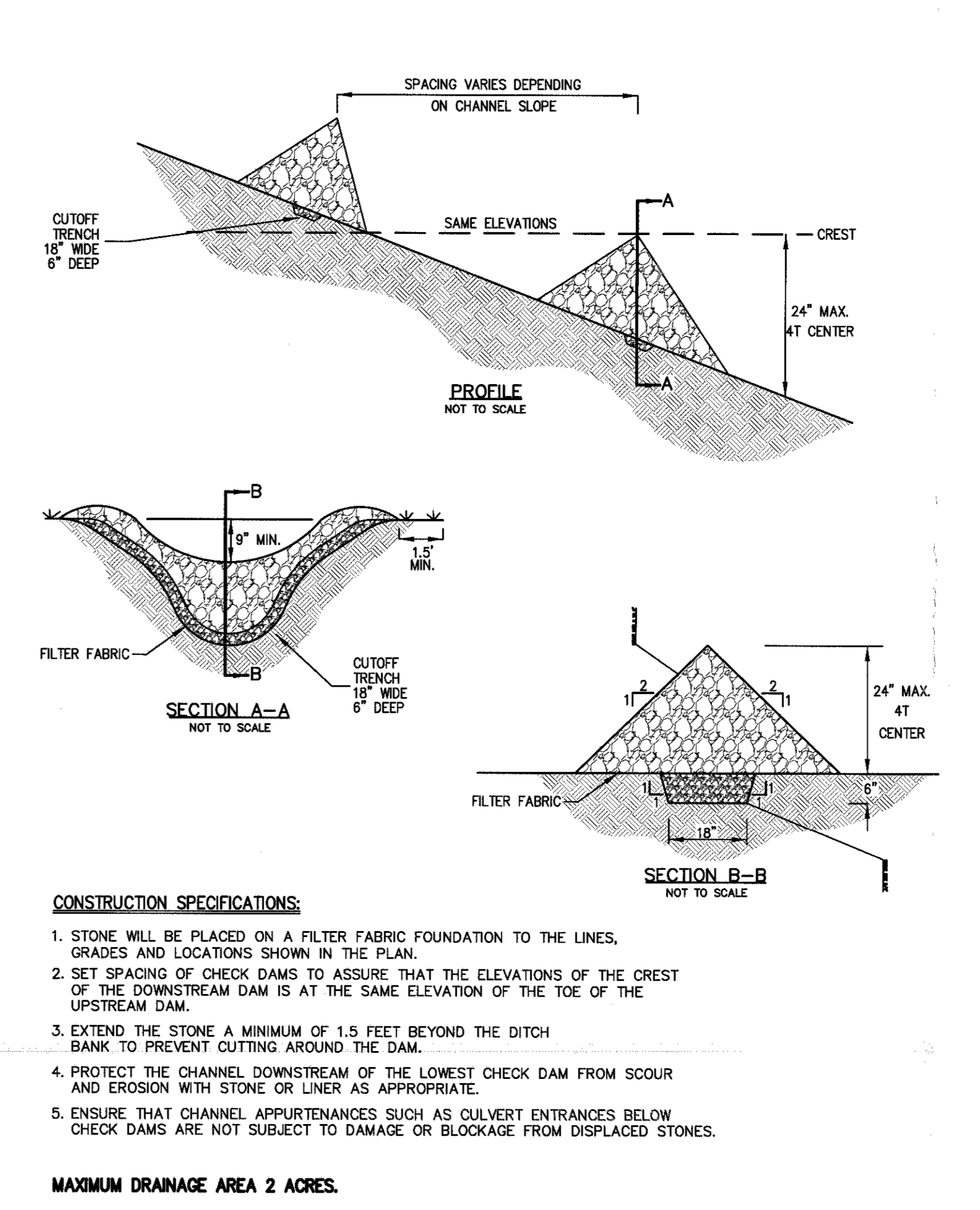
CONSTRUCTION FENCE 10



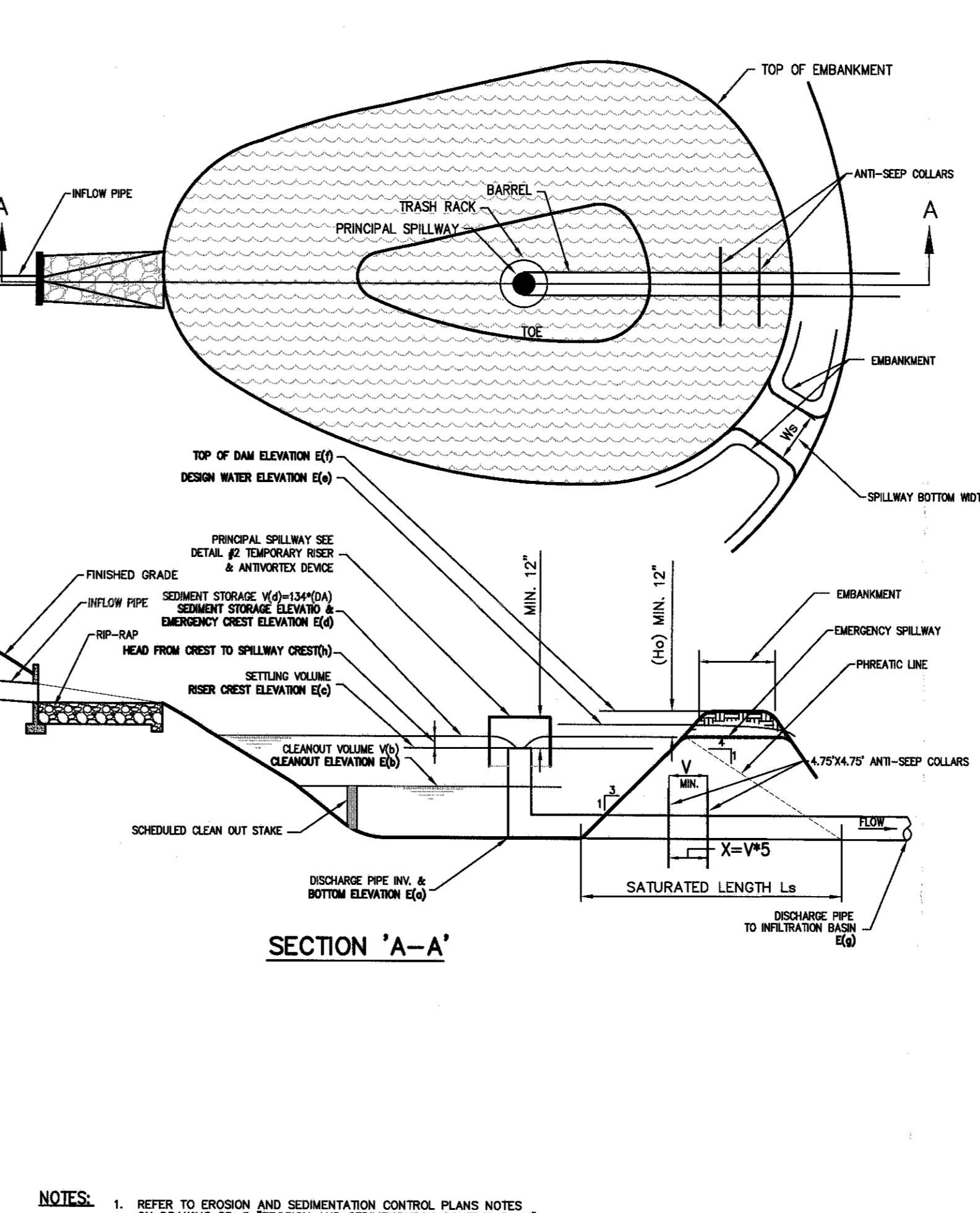
CURB DROP INLET PROTECTION STRUCTURE 6



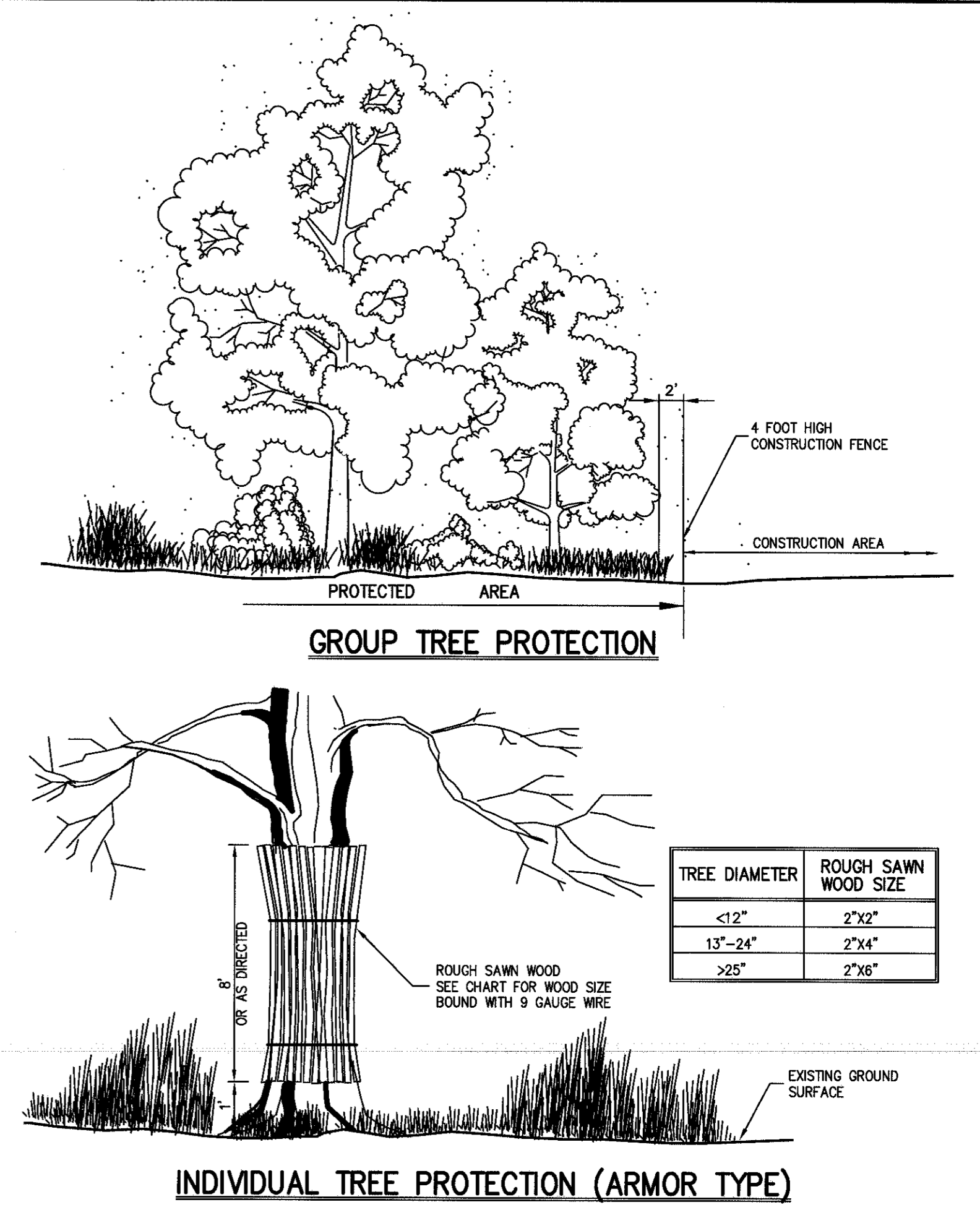
STABILIZED CONSTRUCTION ENTRANCE 11



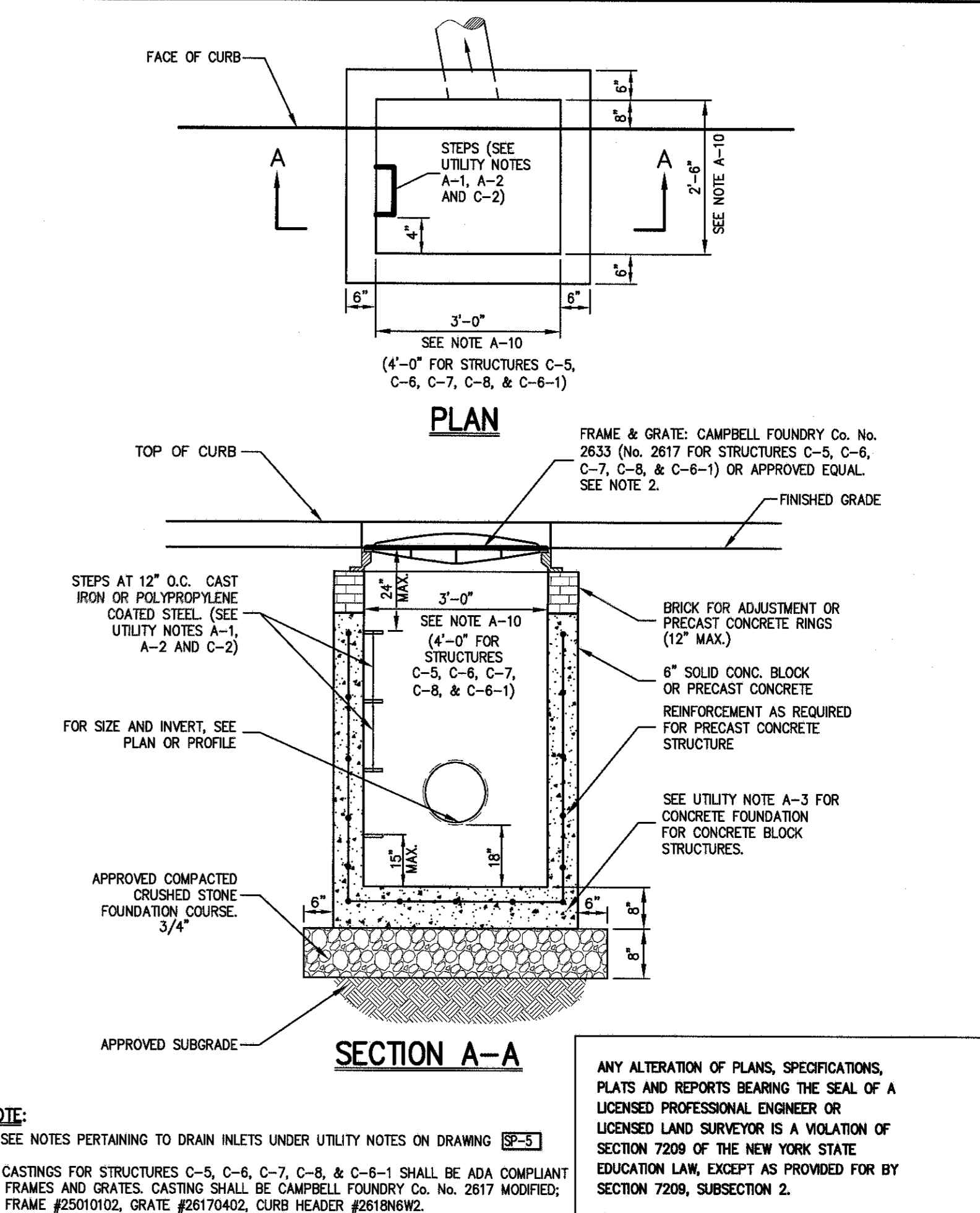
STONE CHECK DAM 8



DECORATIVE STONE WALL & PIERS 12



TREE PROTECTION 9

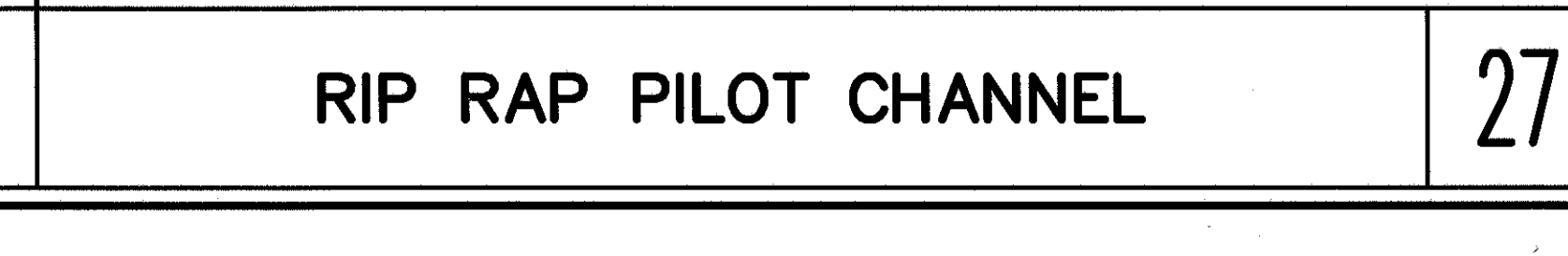
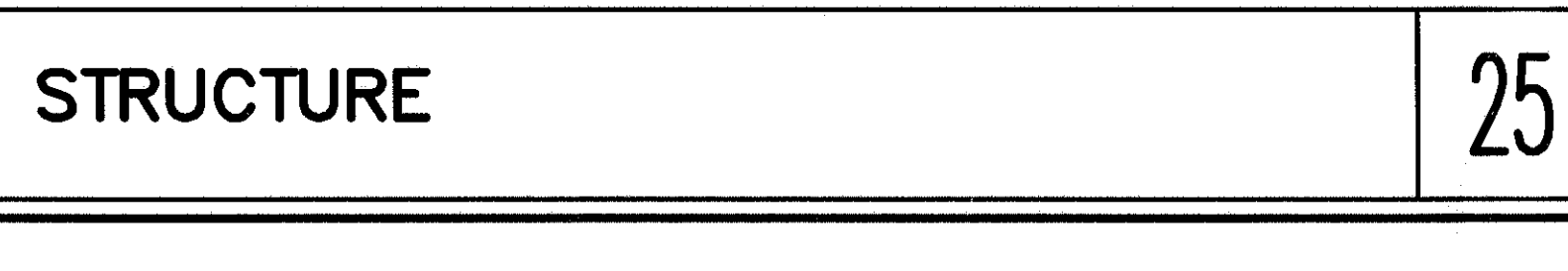
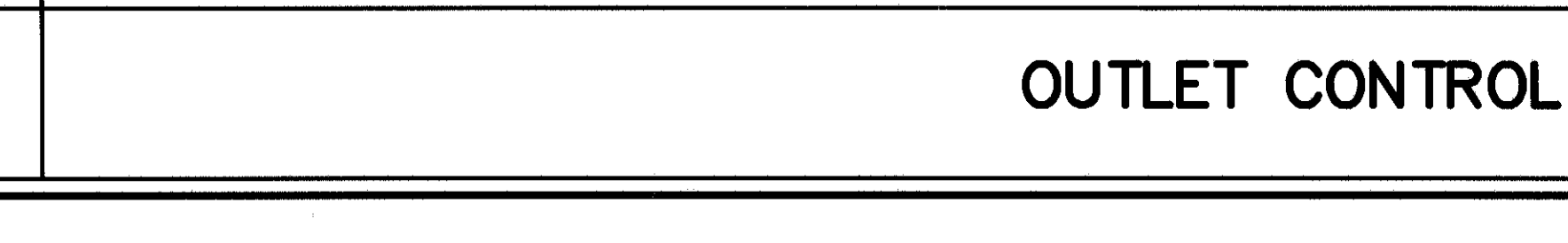
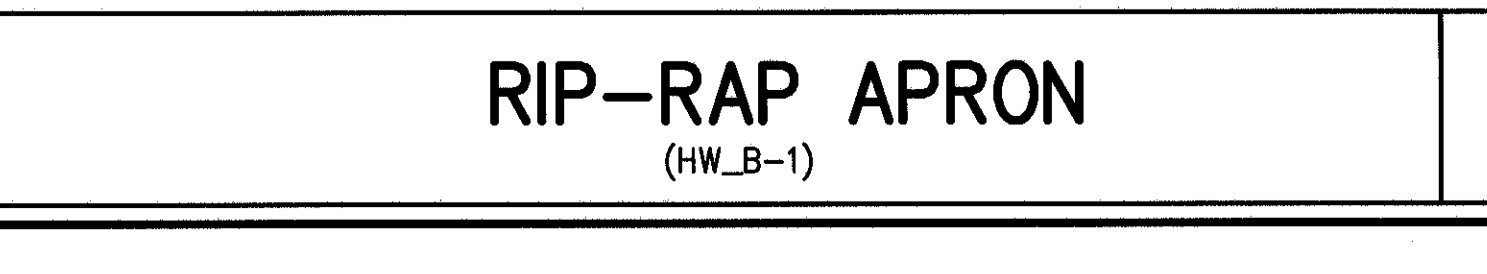
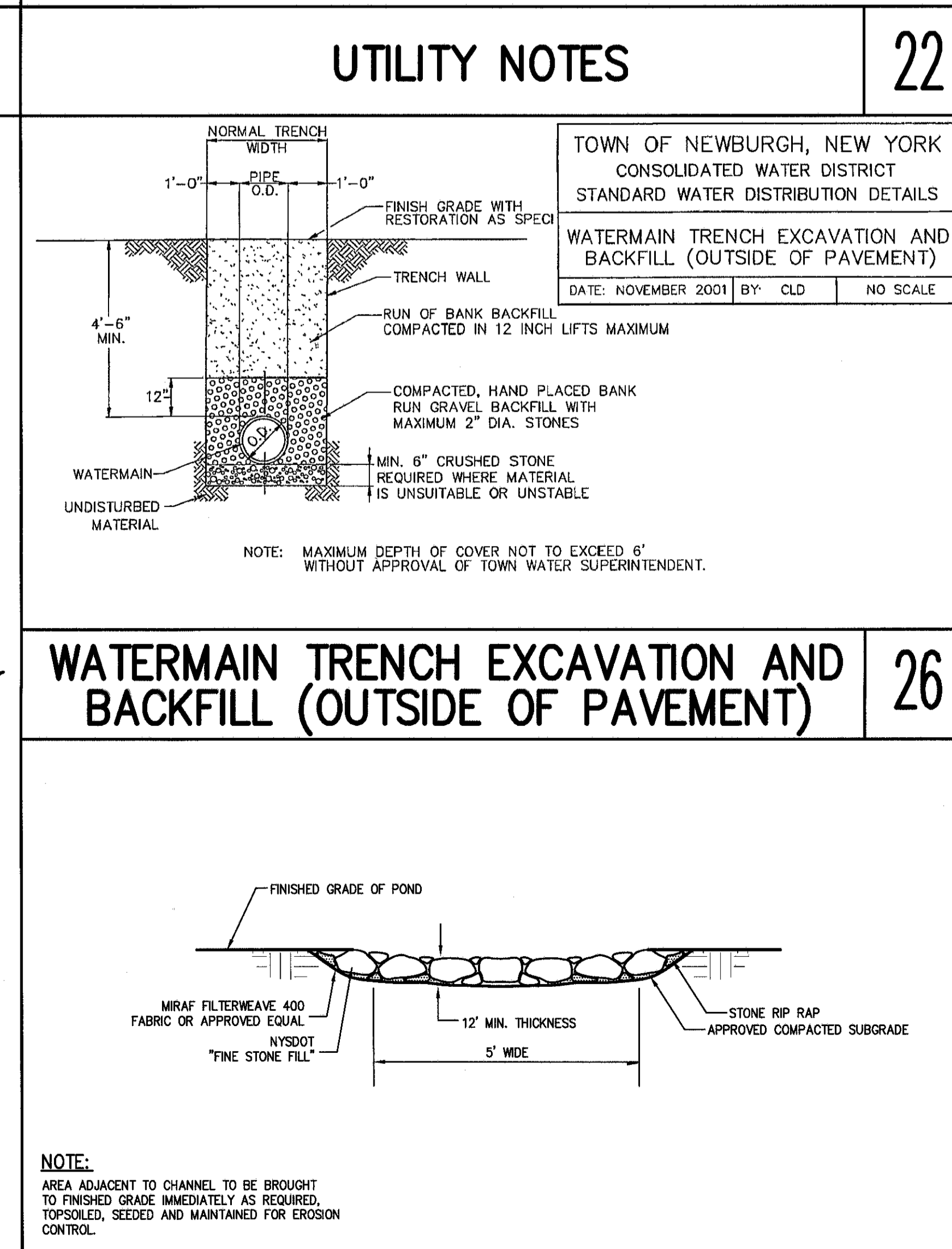
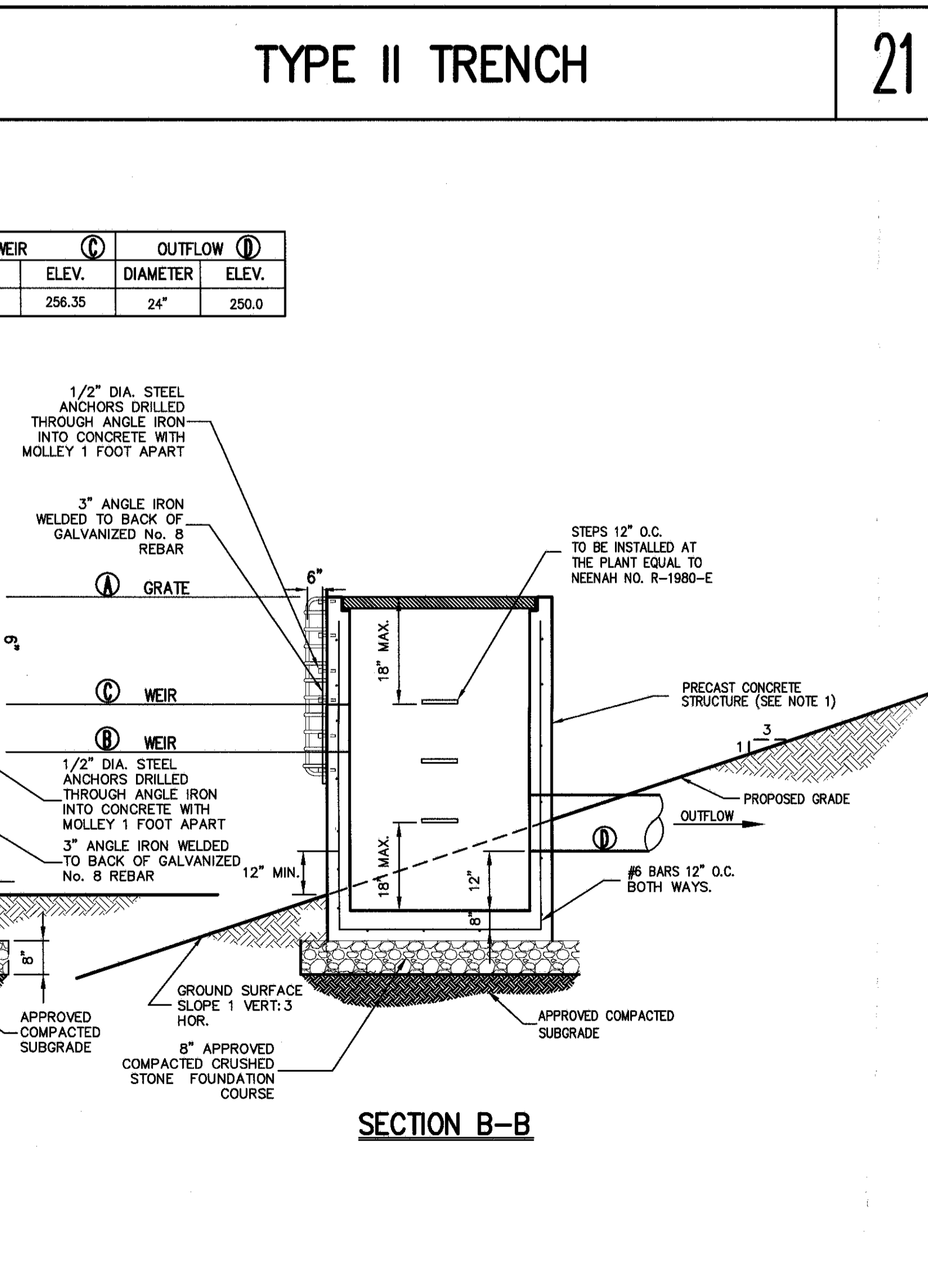
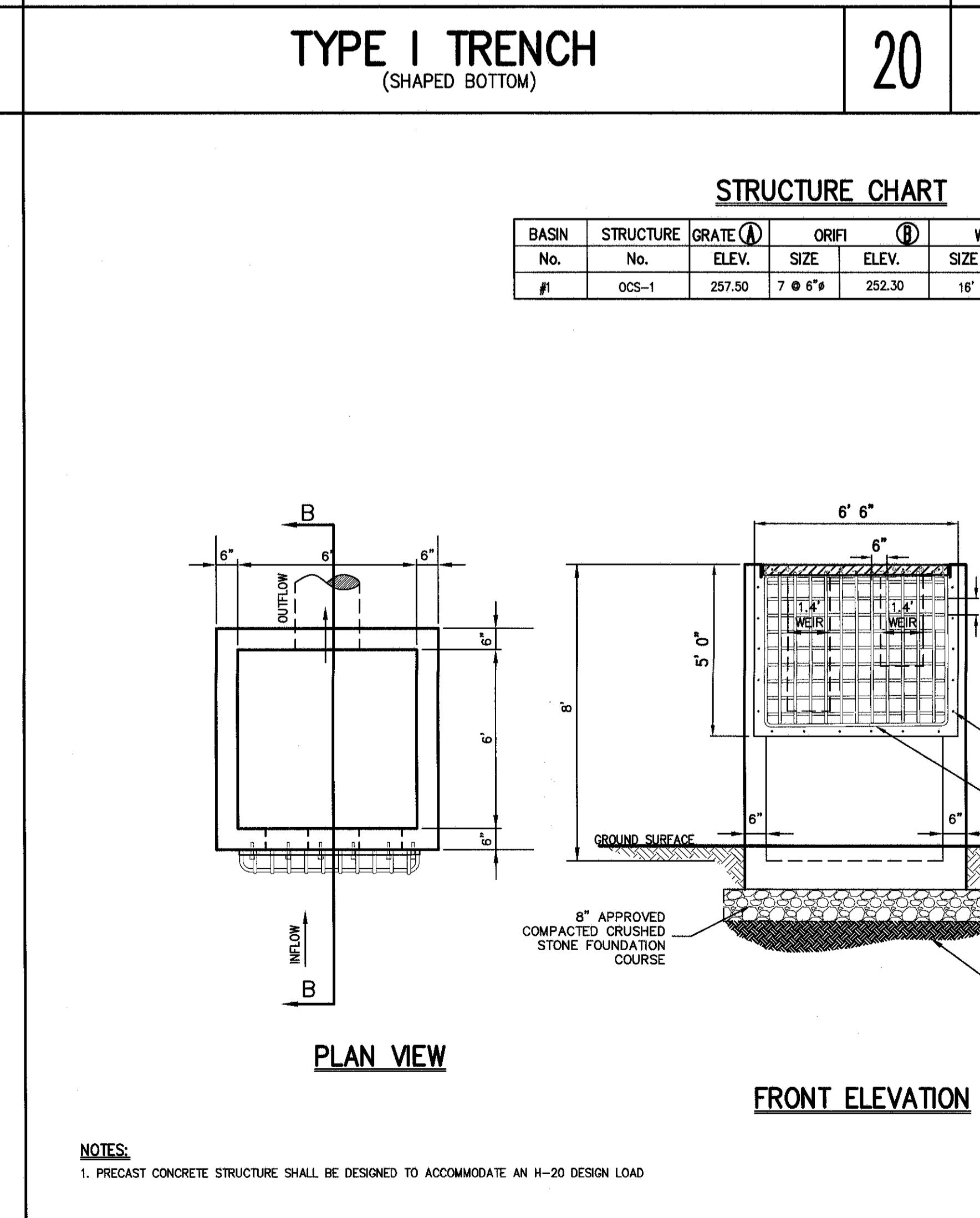
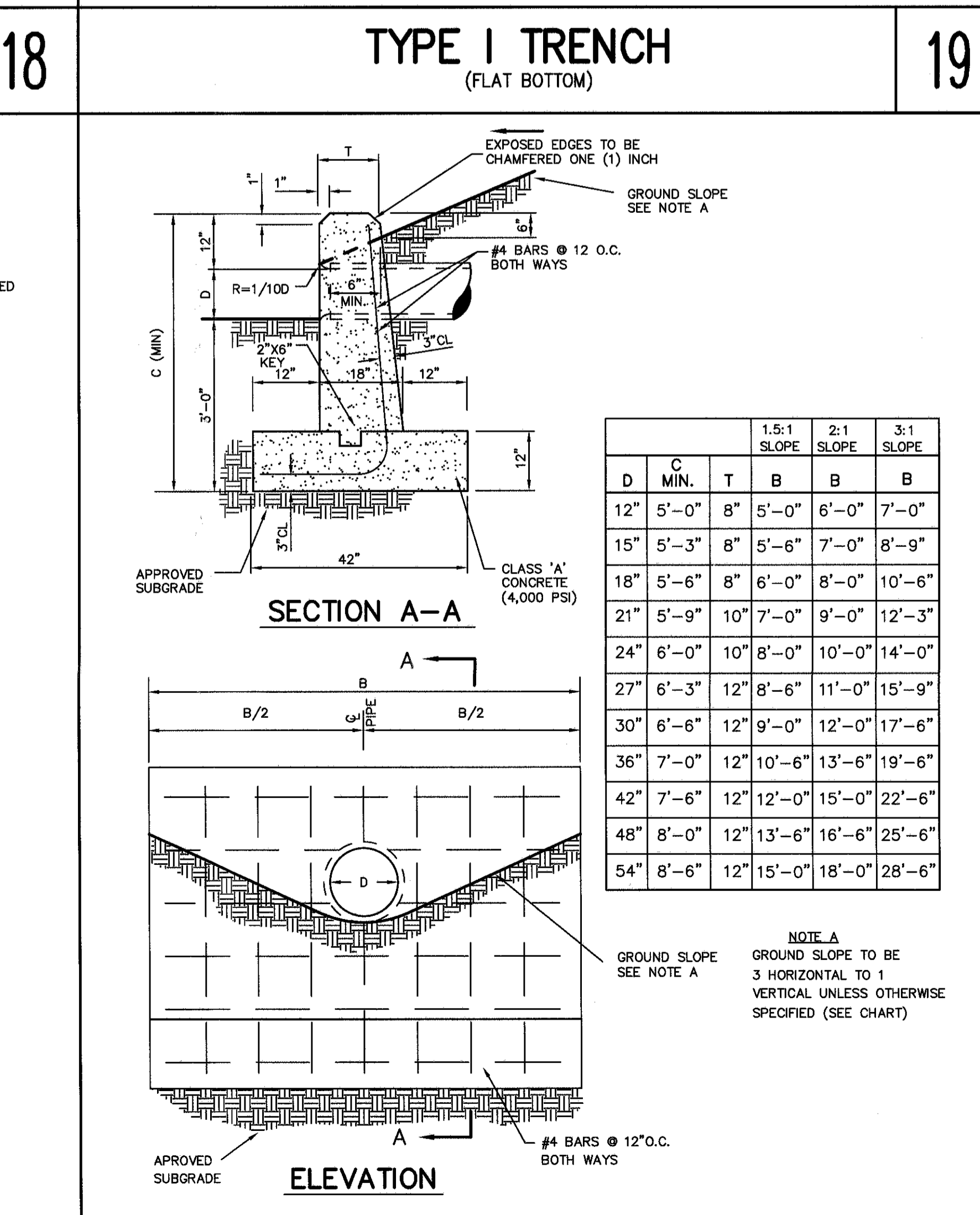
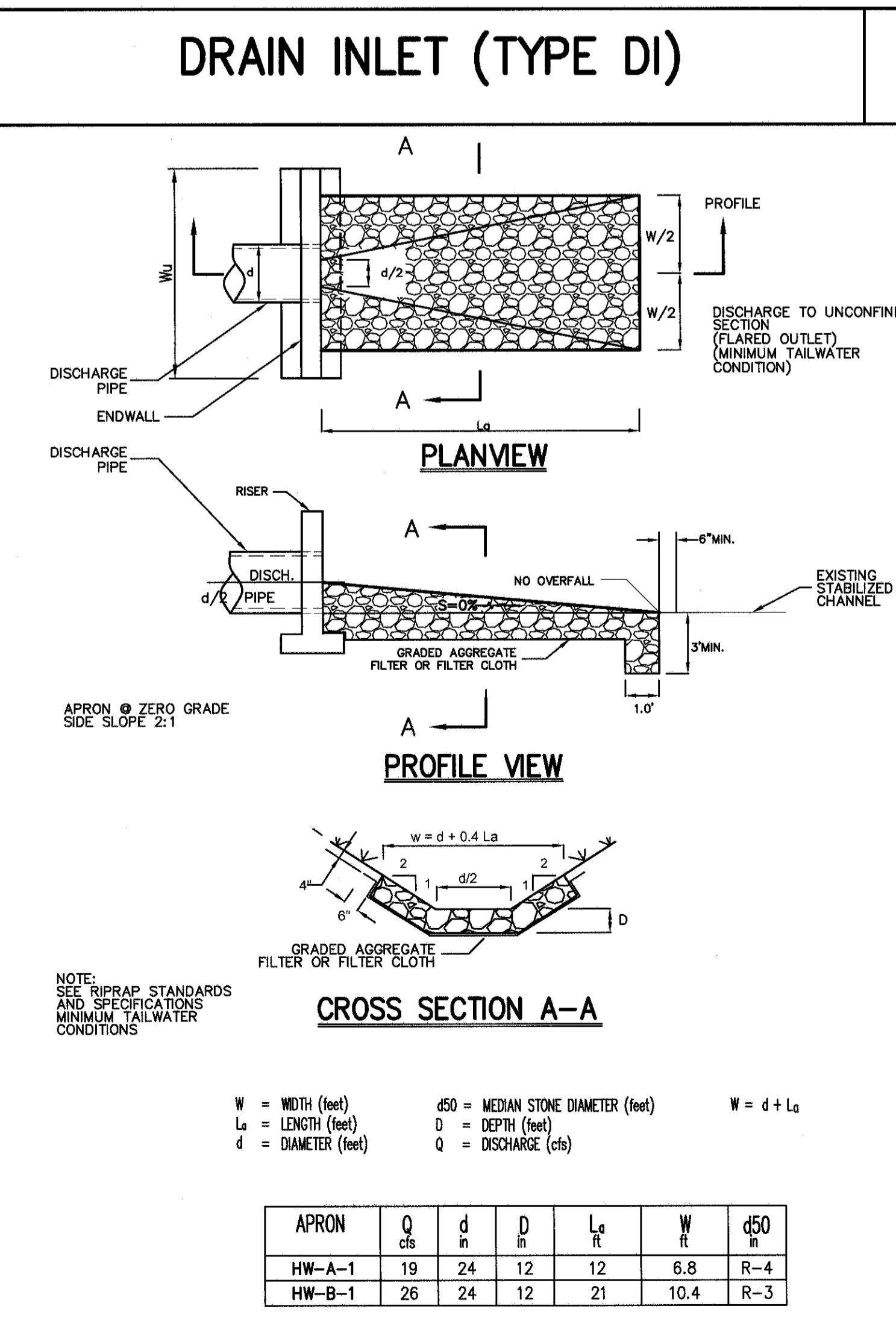
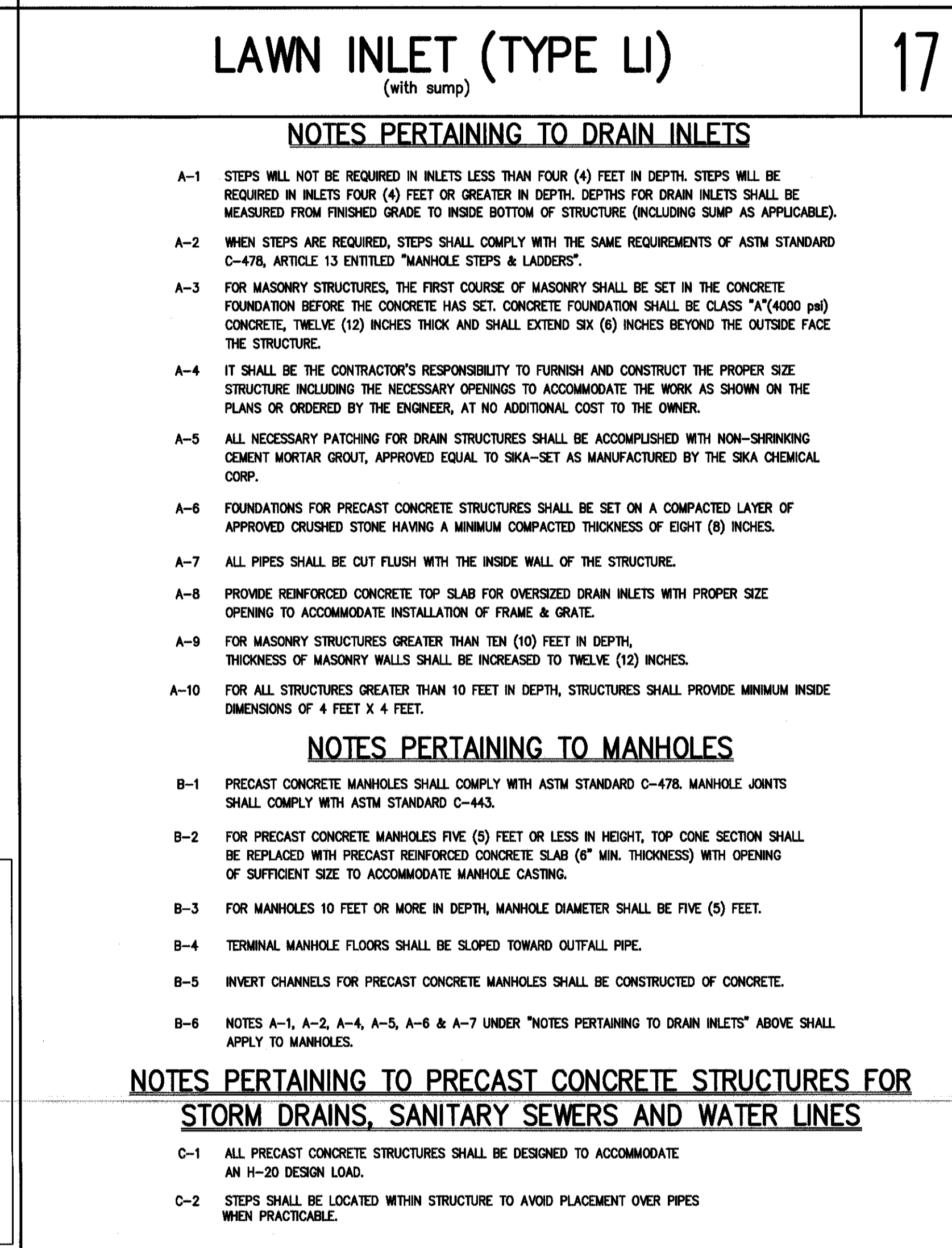
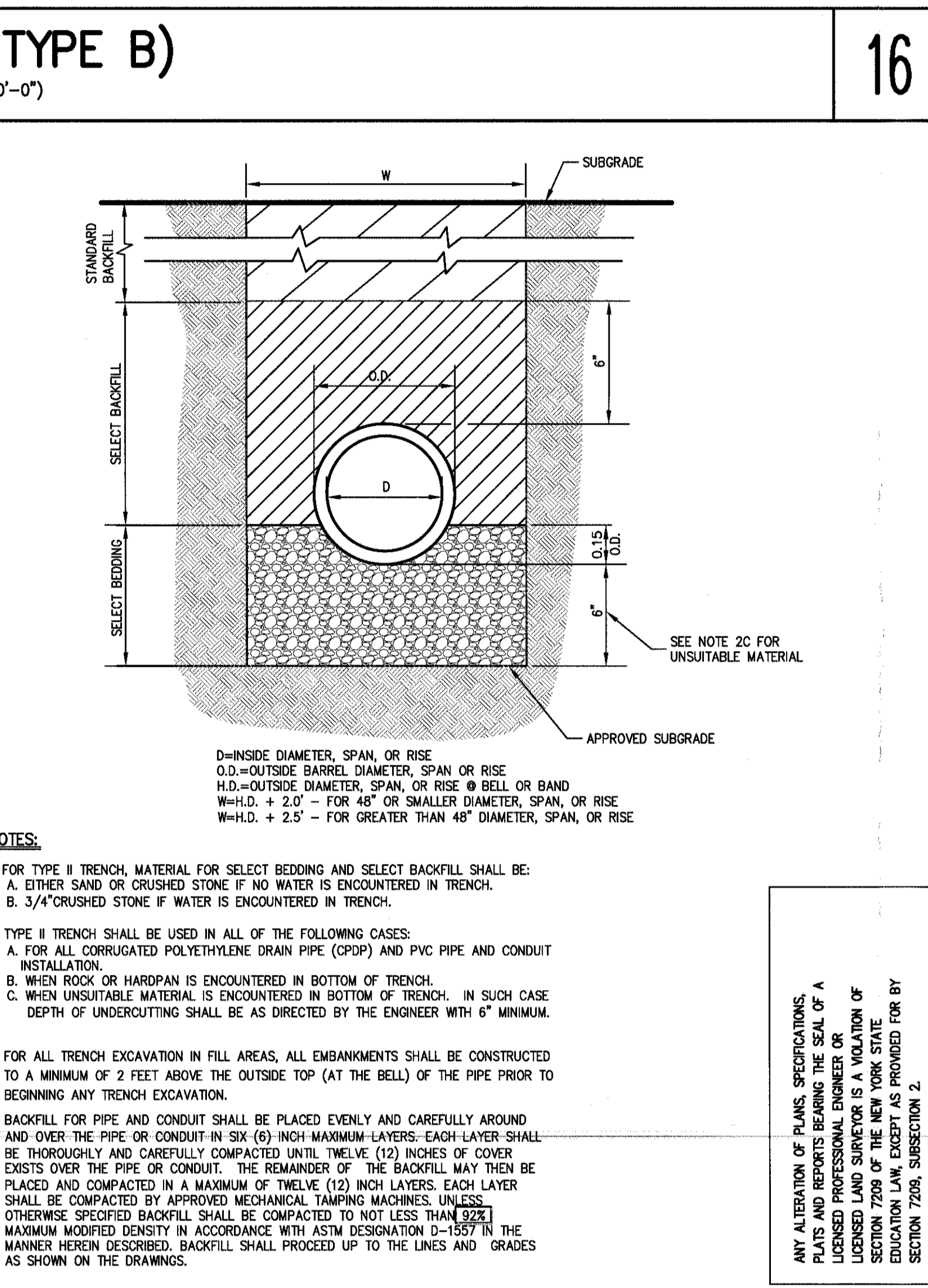
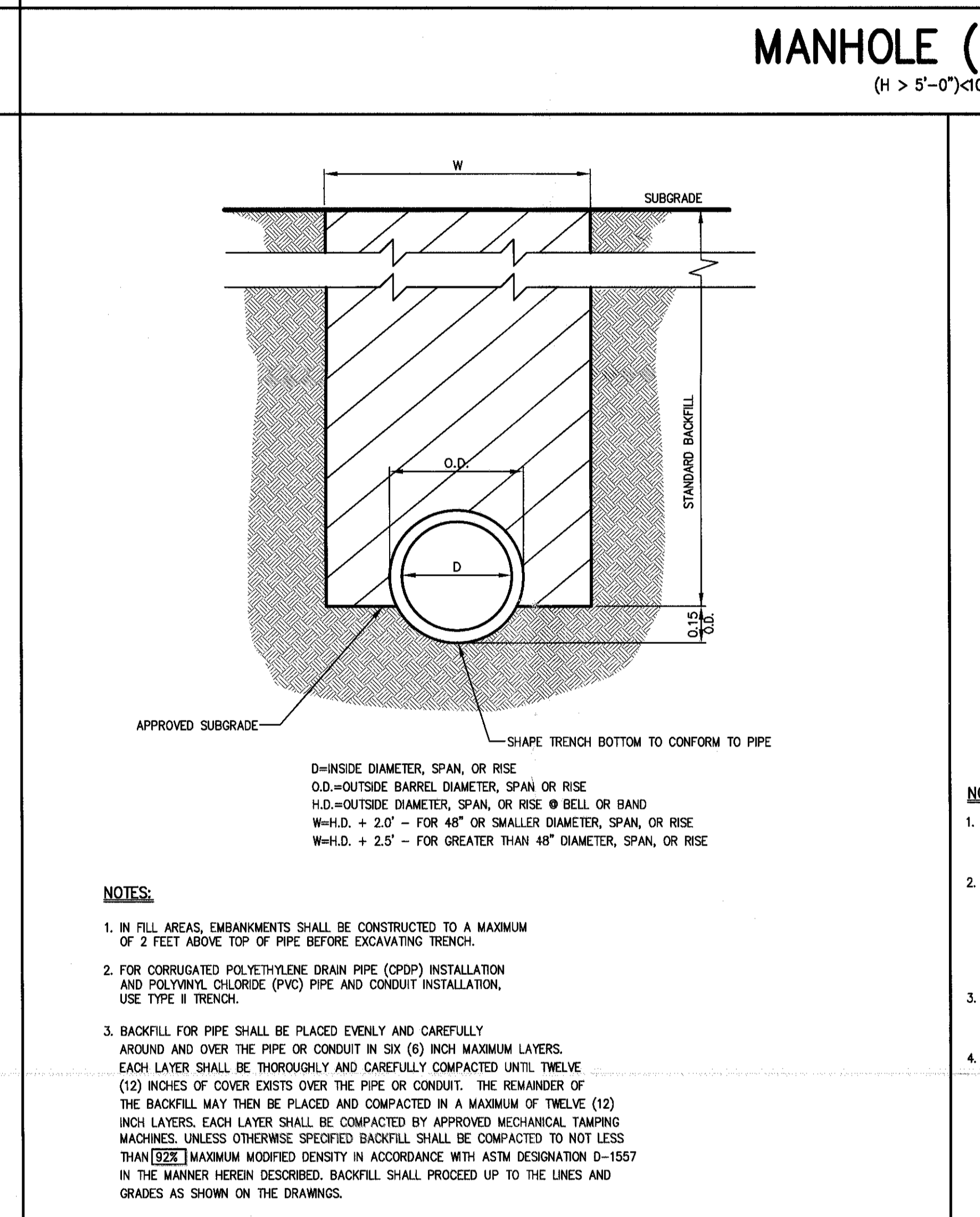
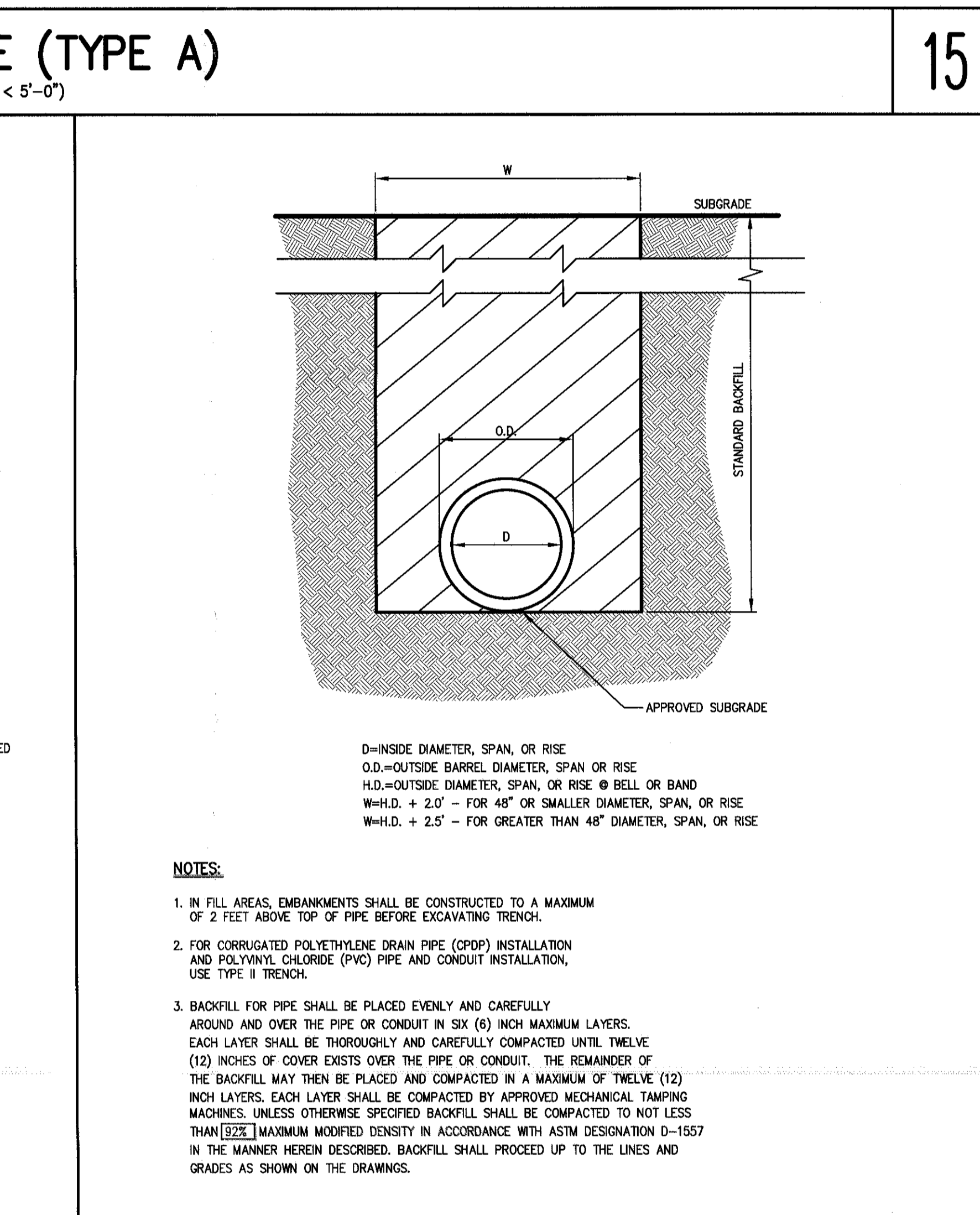
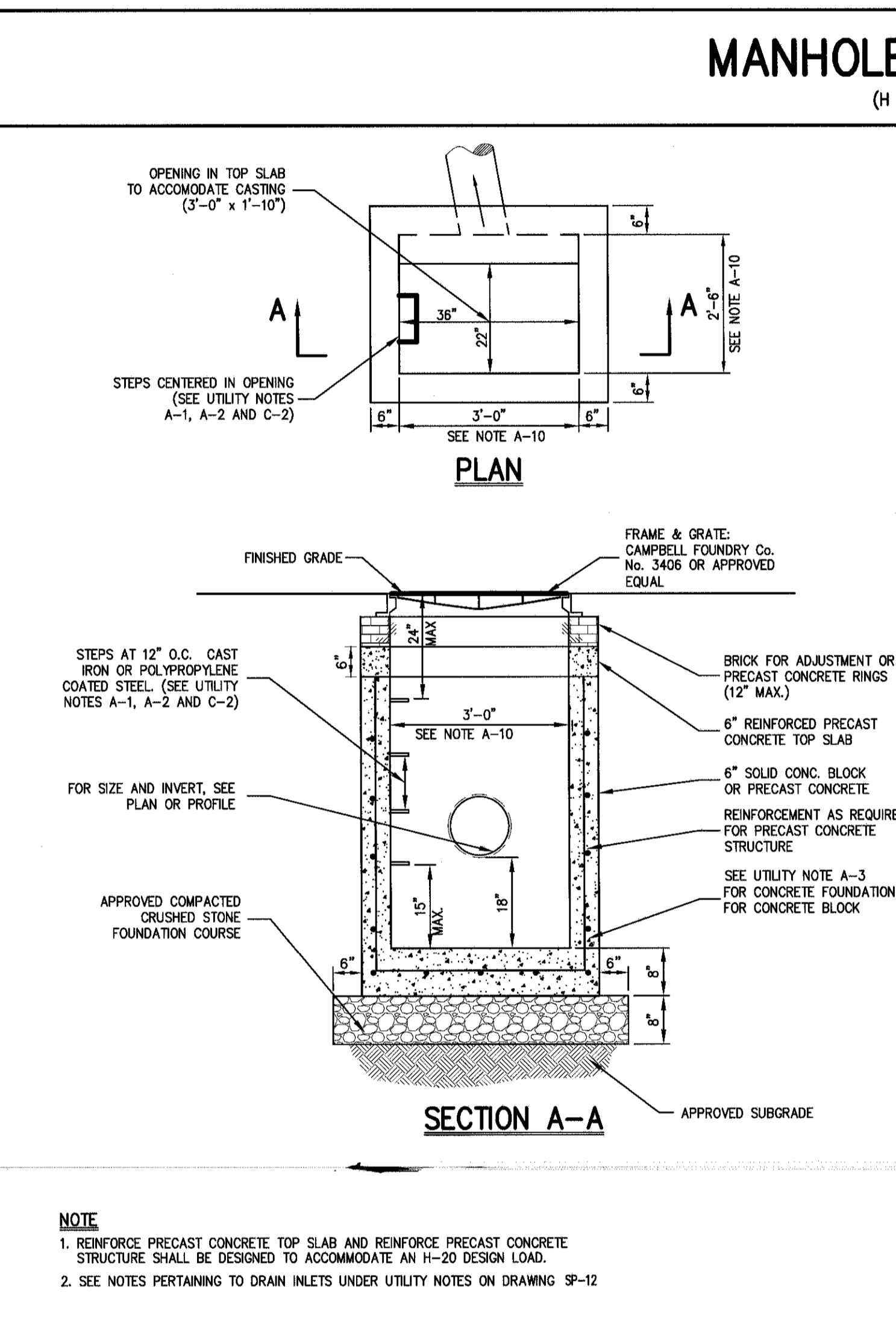
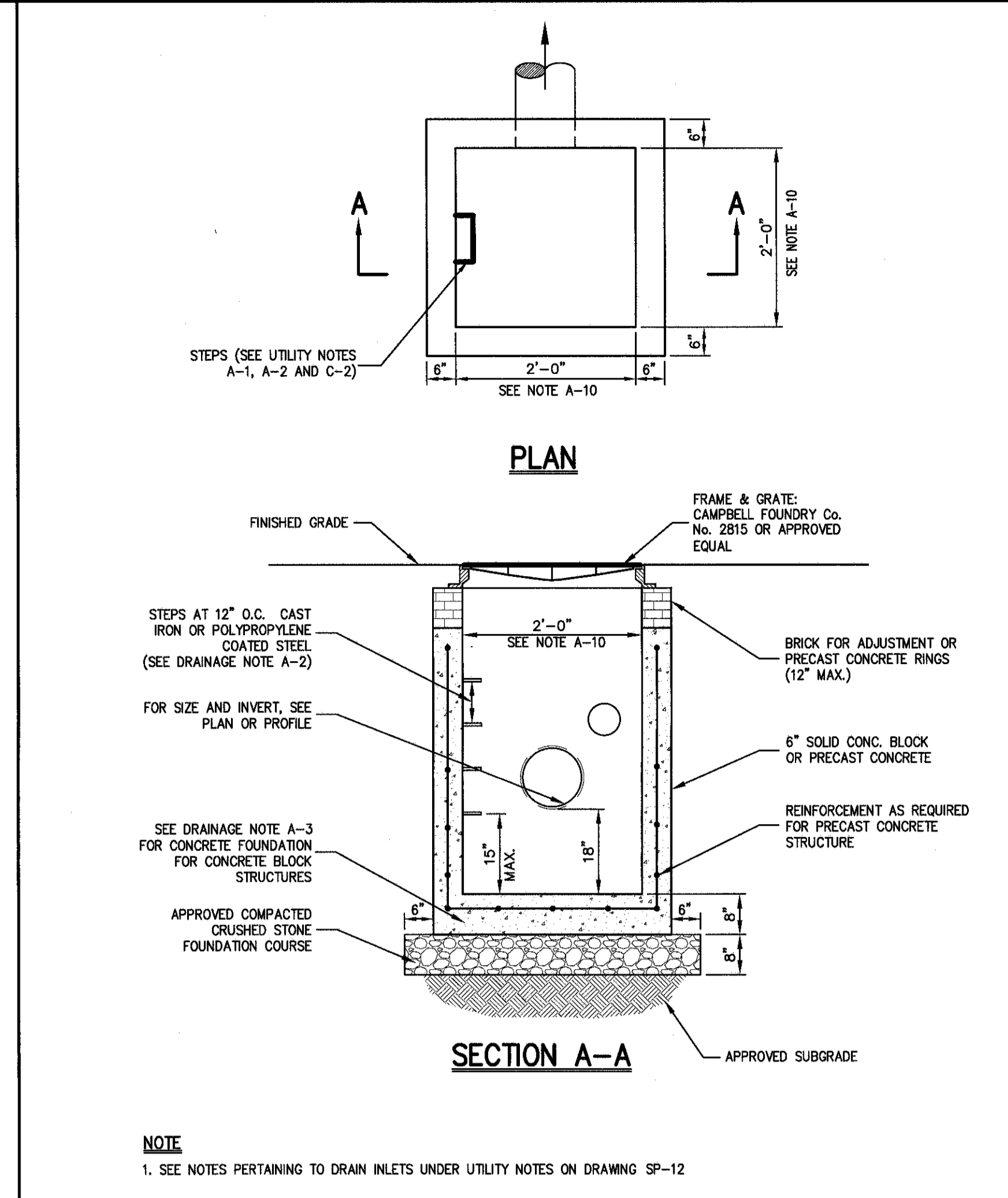
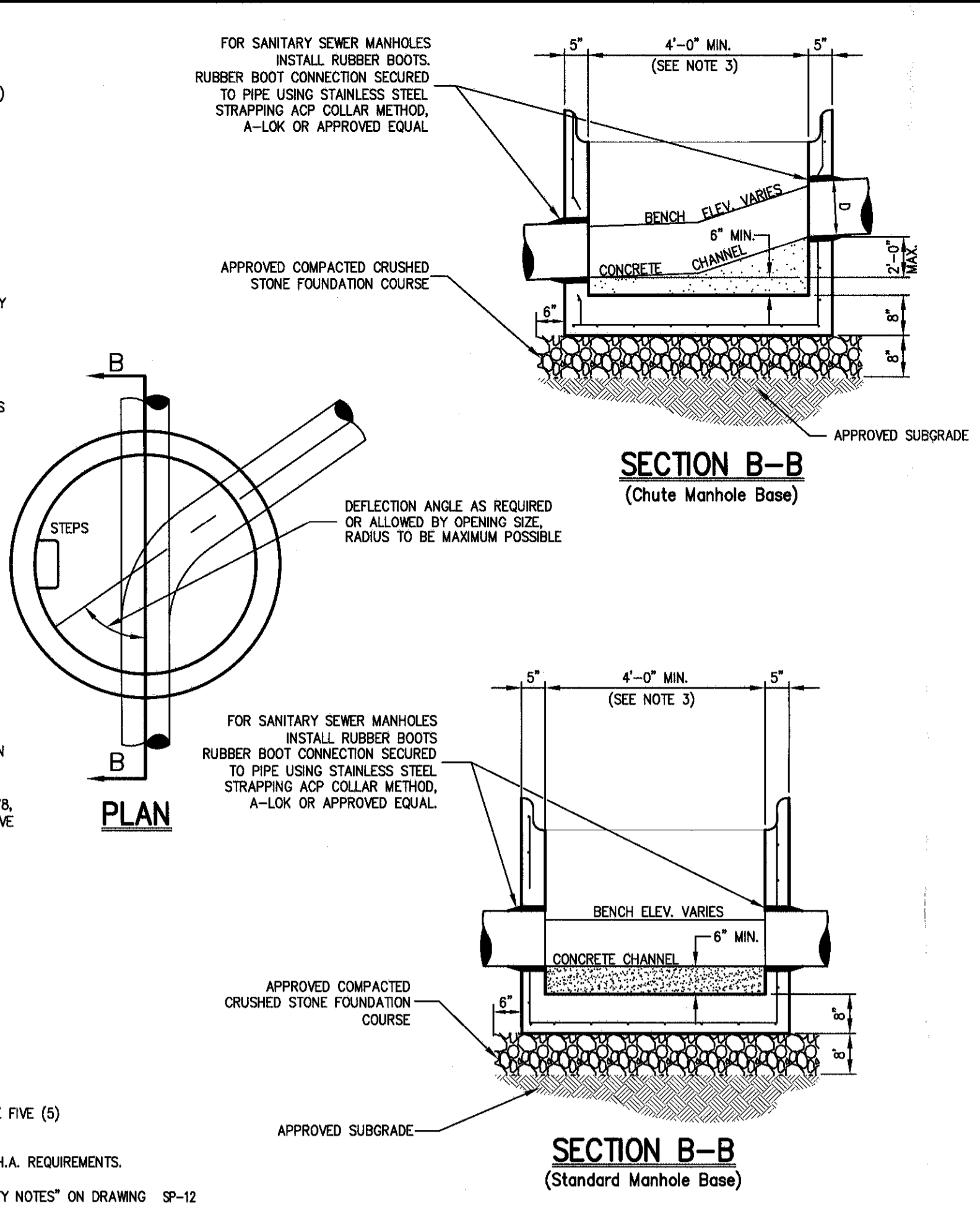
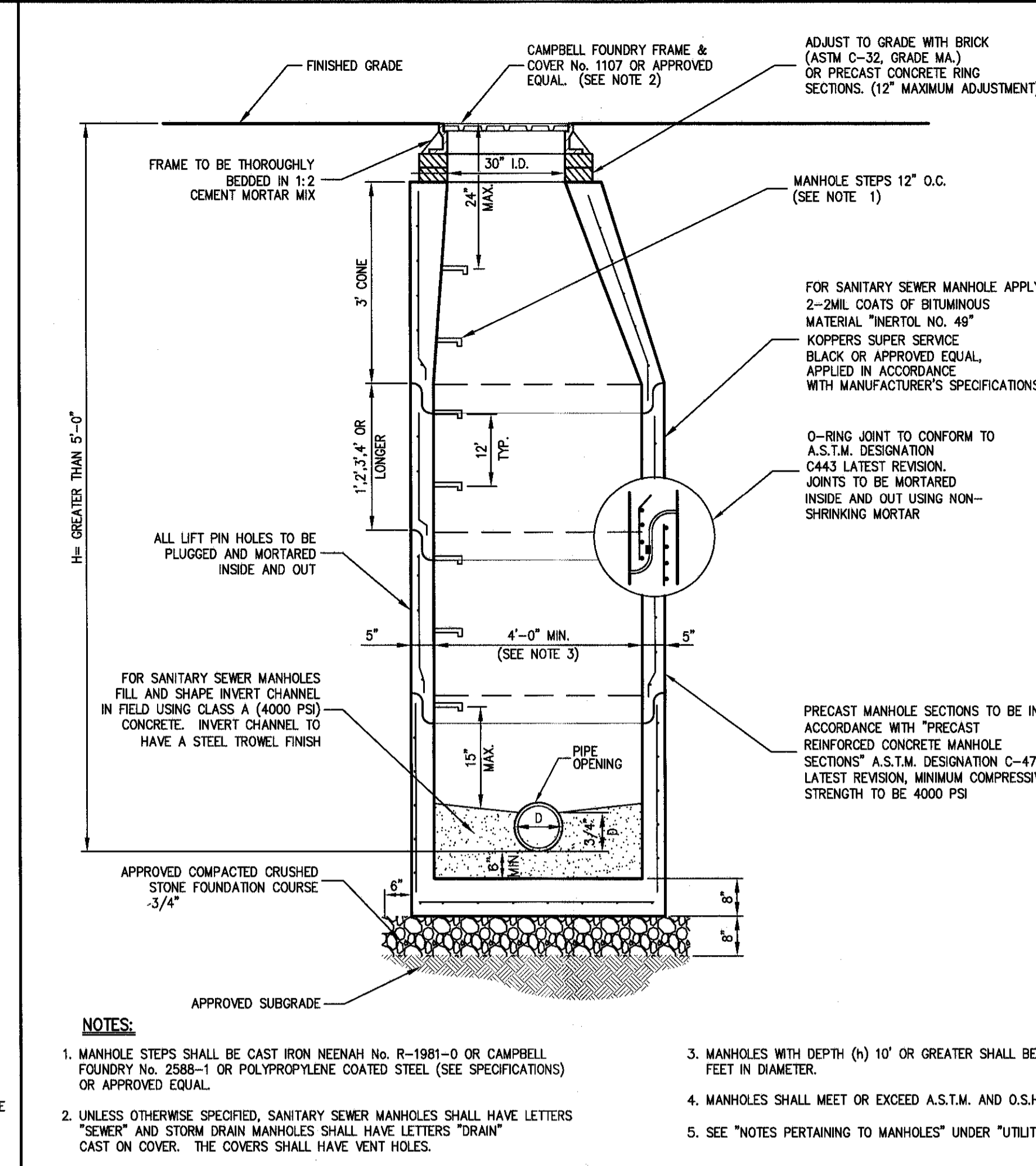
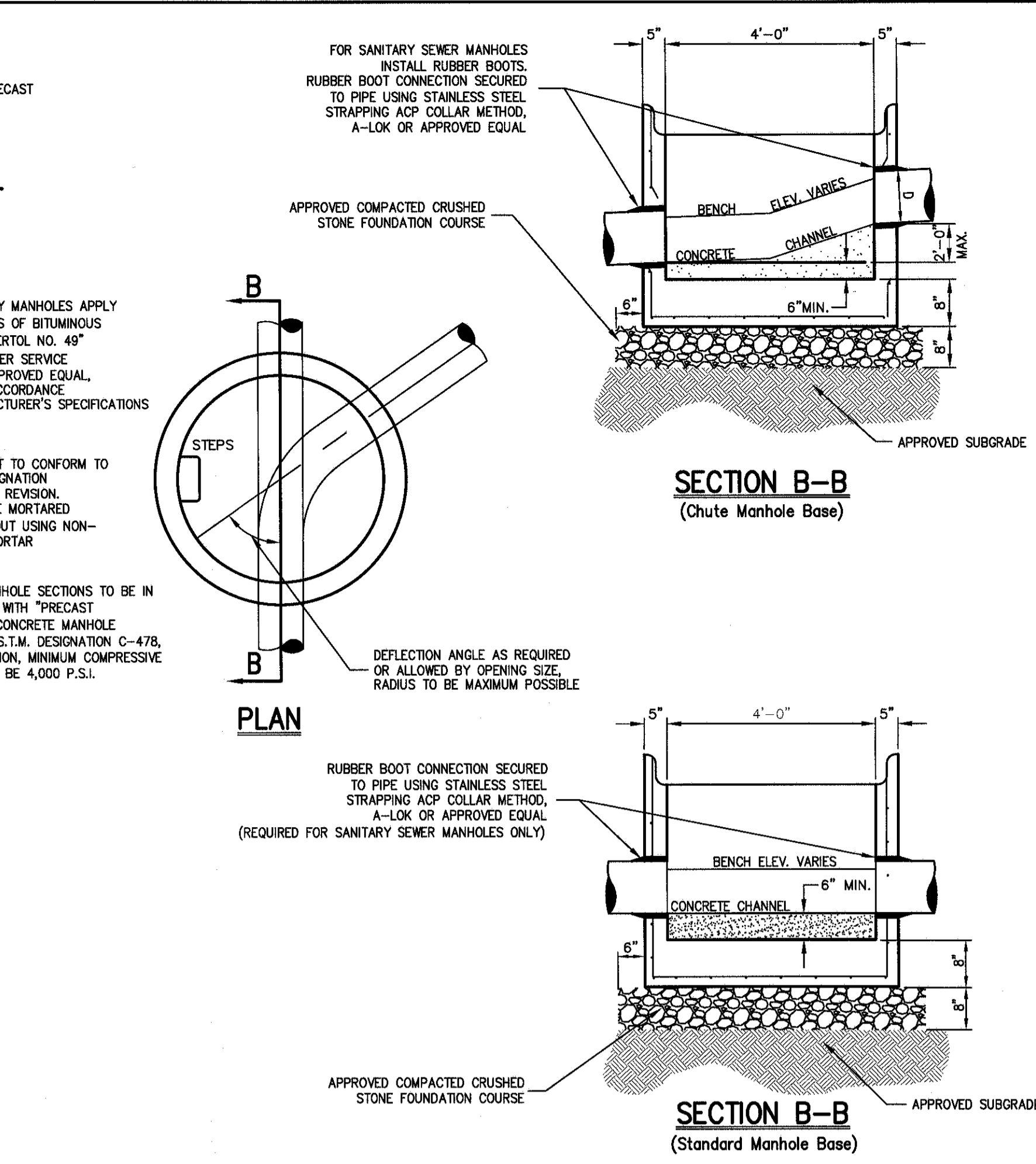
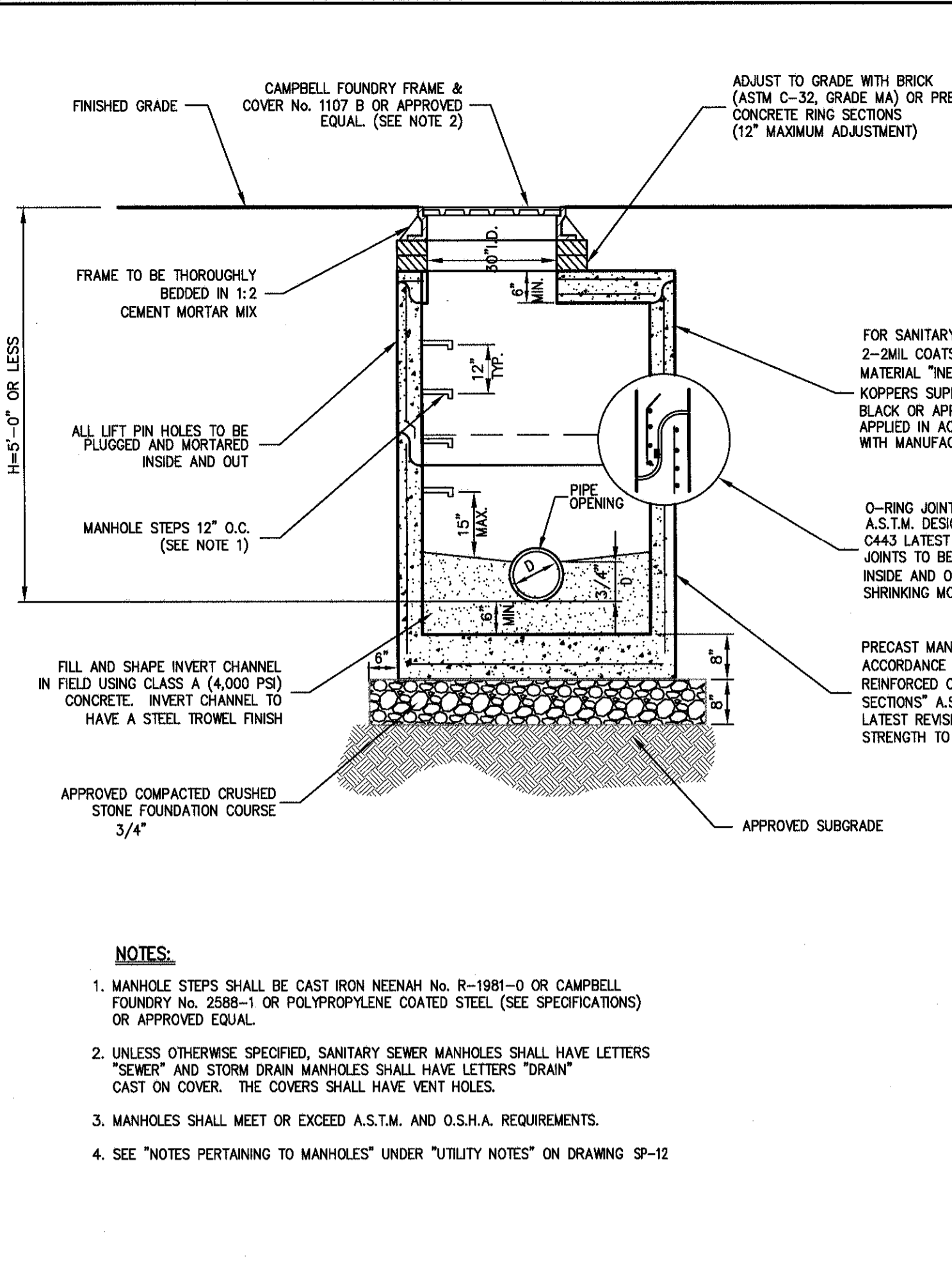


DRAIN INLET (TYPE CI) 14

JMC Planning, Engineering, Landscaping, Architecture & Land Surveying, LLC
 120 BELLEVILLE ROAD - HIRSHKOPF, NY 10804
 PH: 516-223-2323 - FAX: 516-223-2302
 www.jmcinc.com

CONSTRUCTION DETAILS
 GARDENTOWN COMMONS
 AN EXISTING COMMONS
 TOWN OF NEUBURG, NY

SP-11

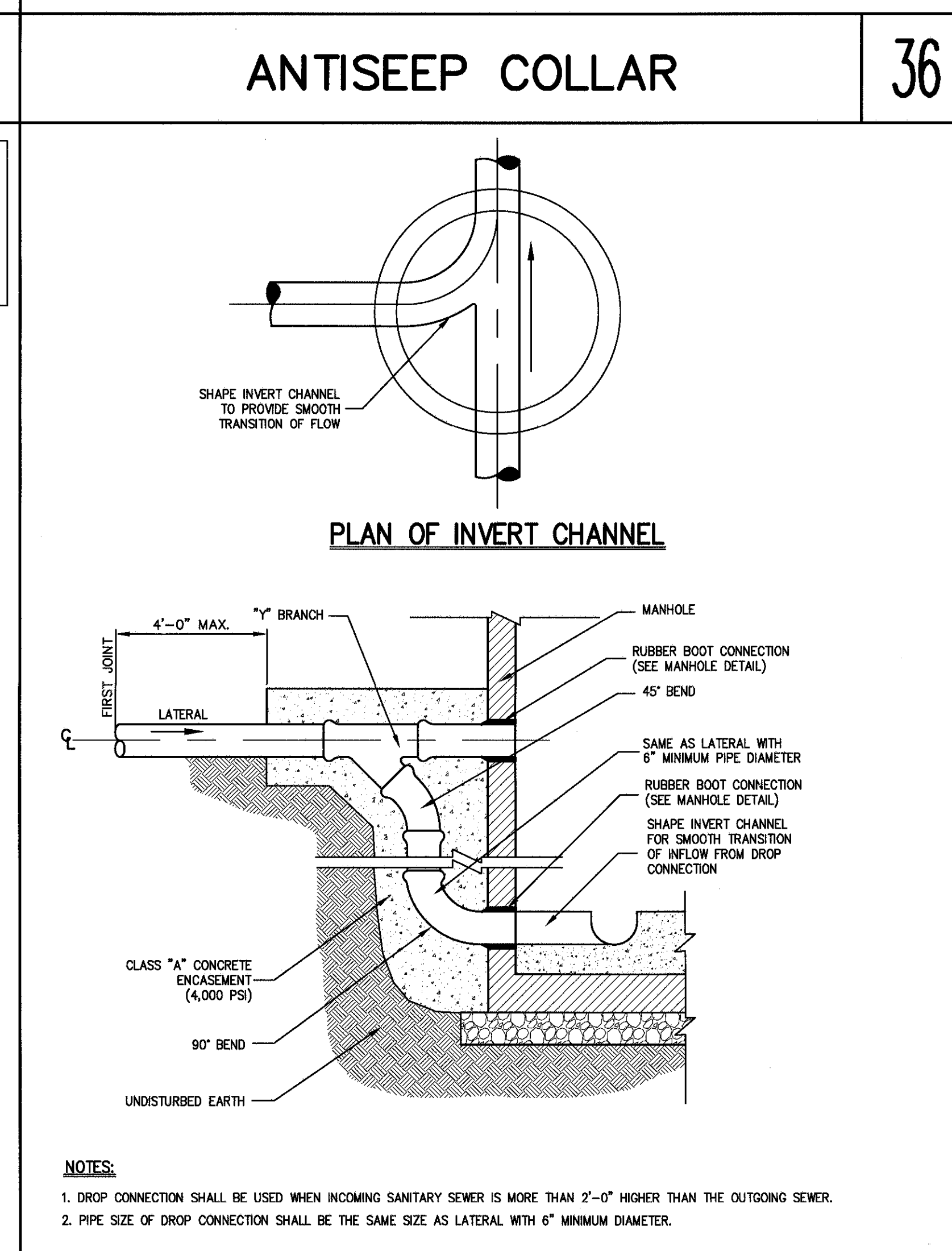
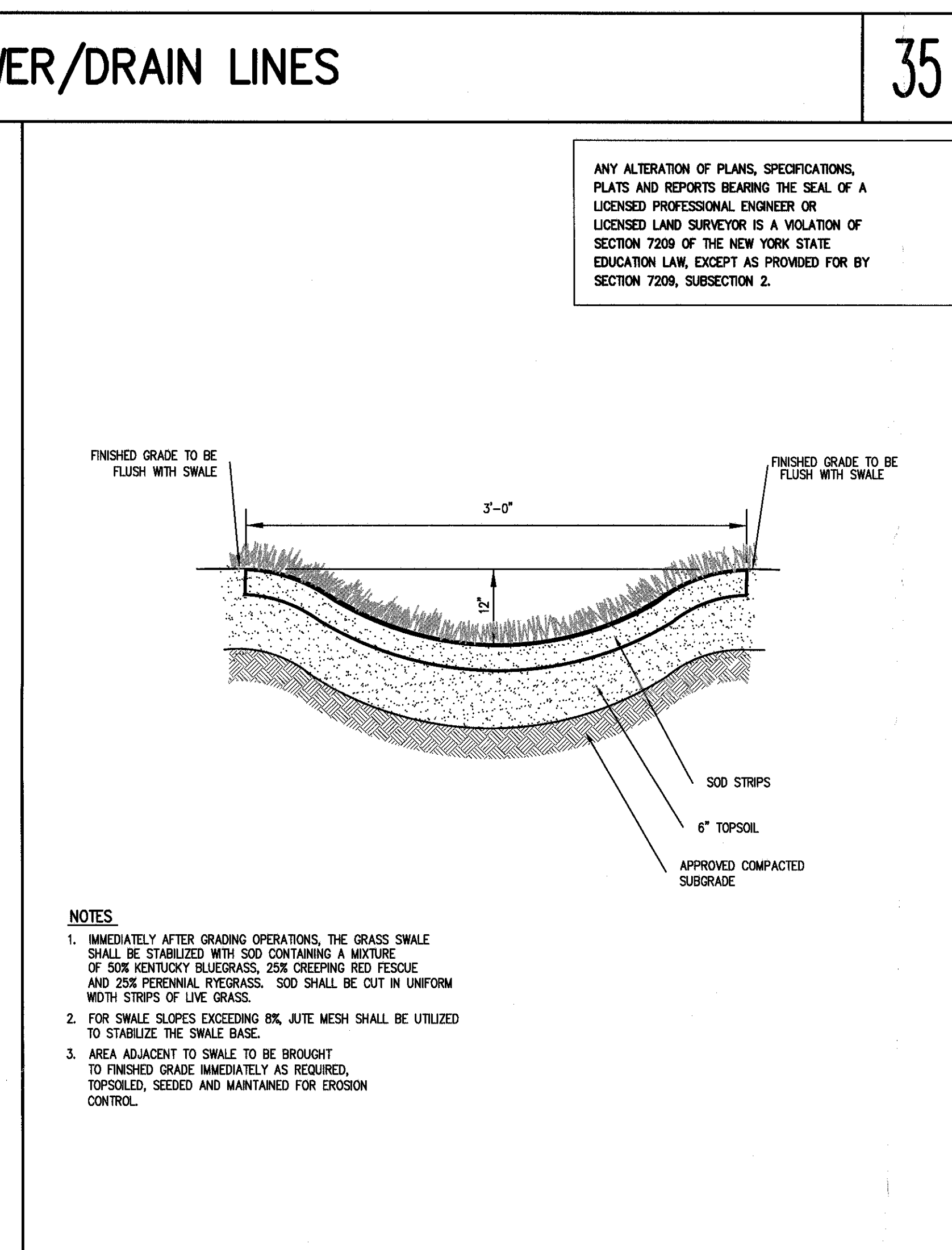
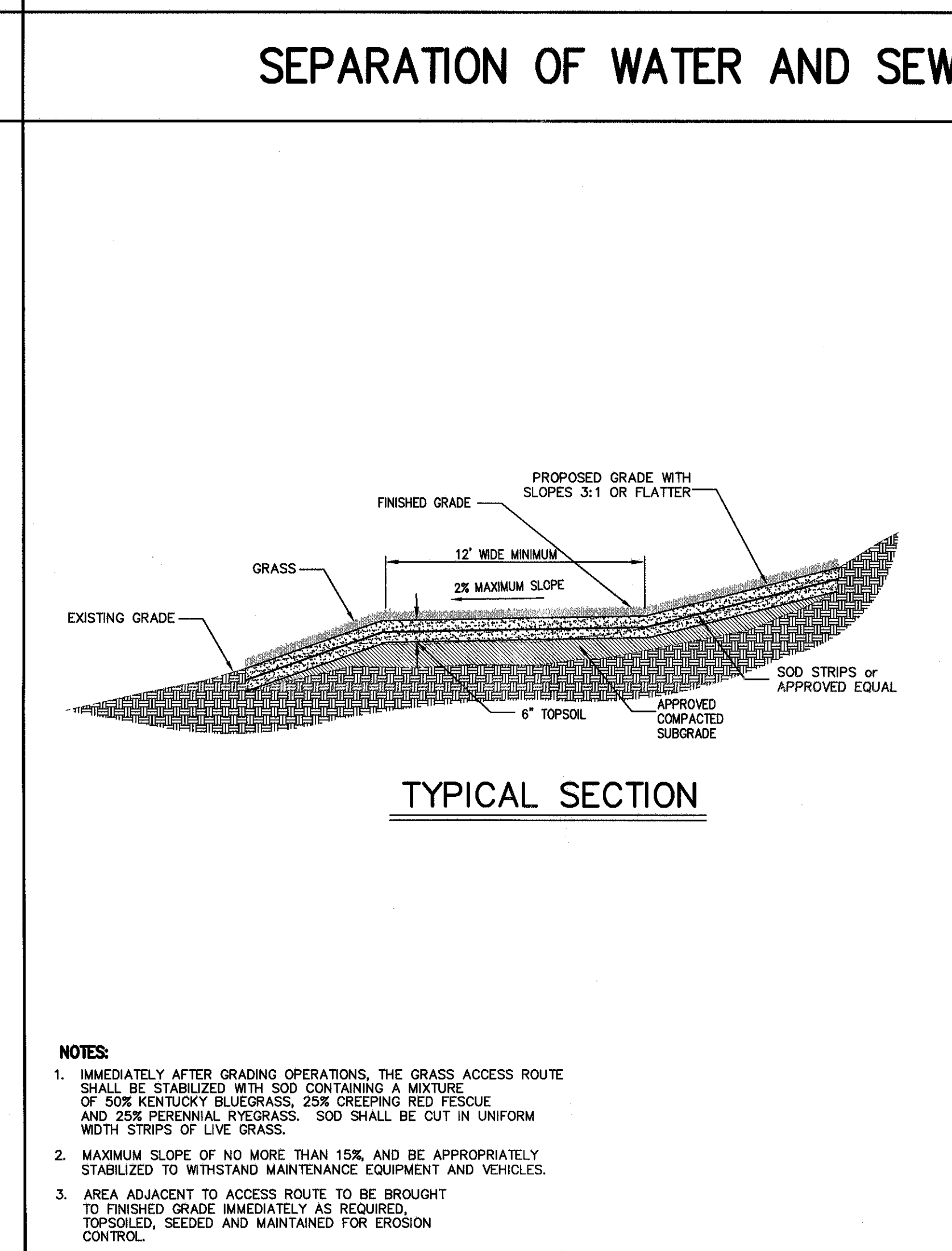
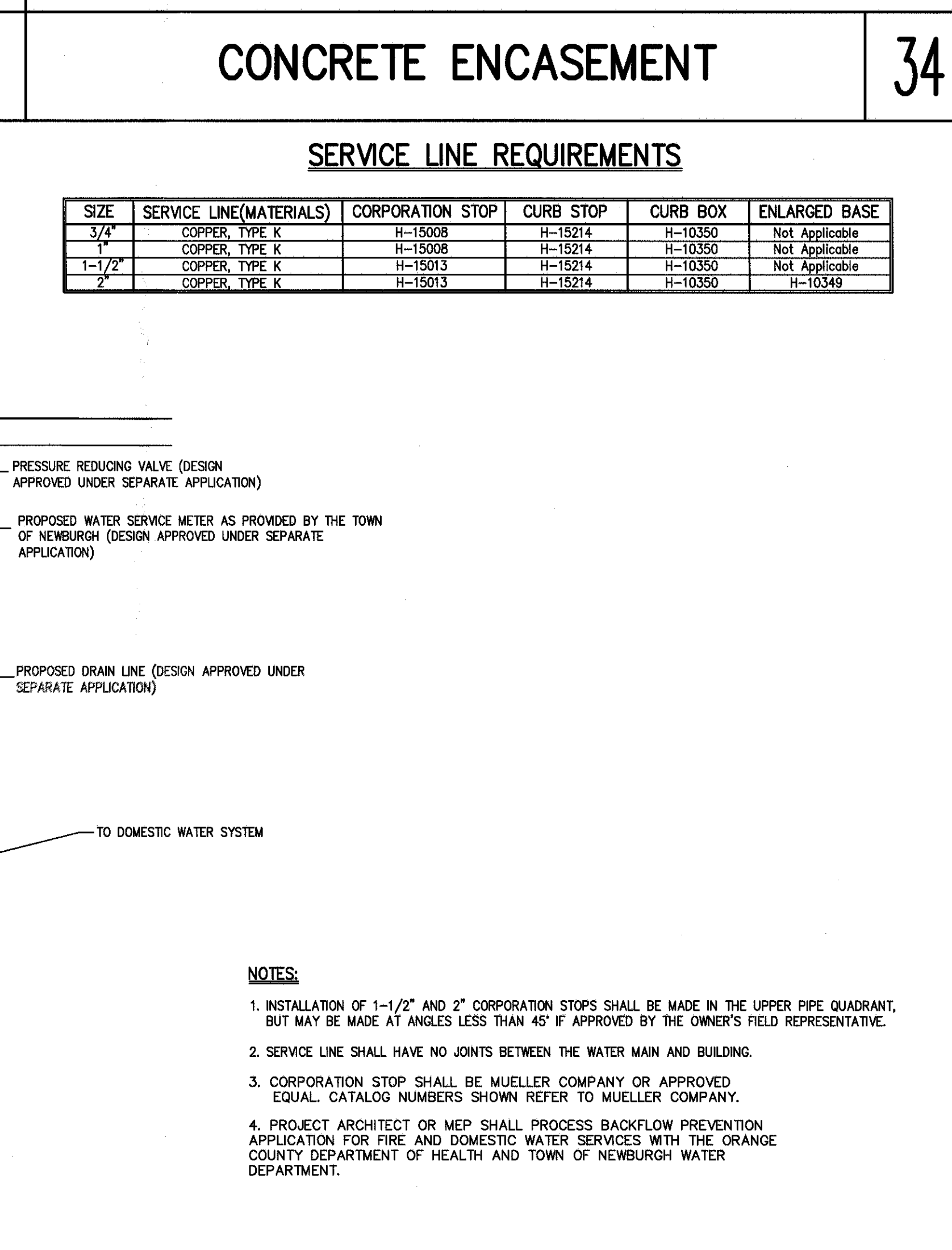
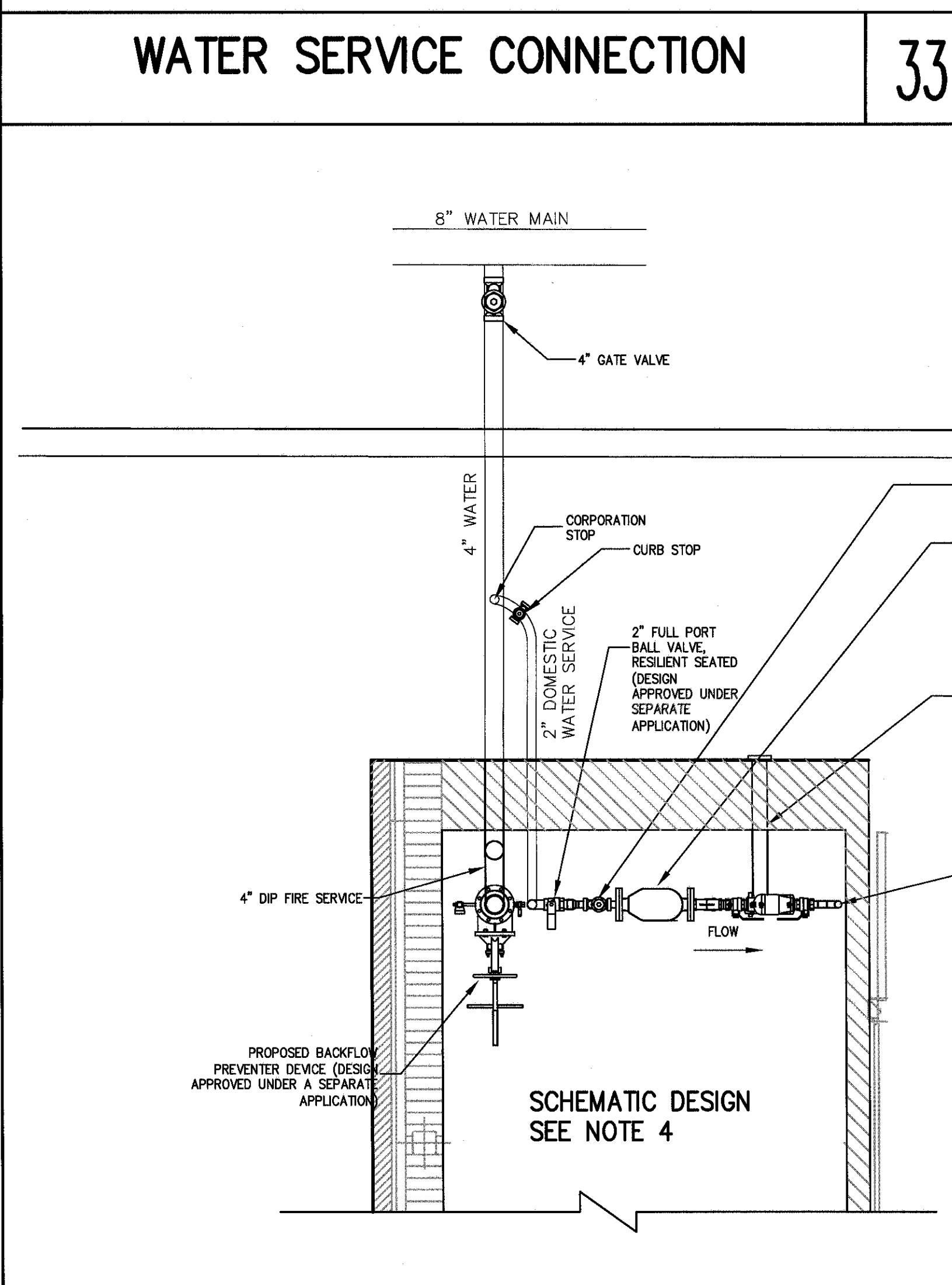
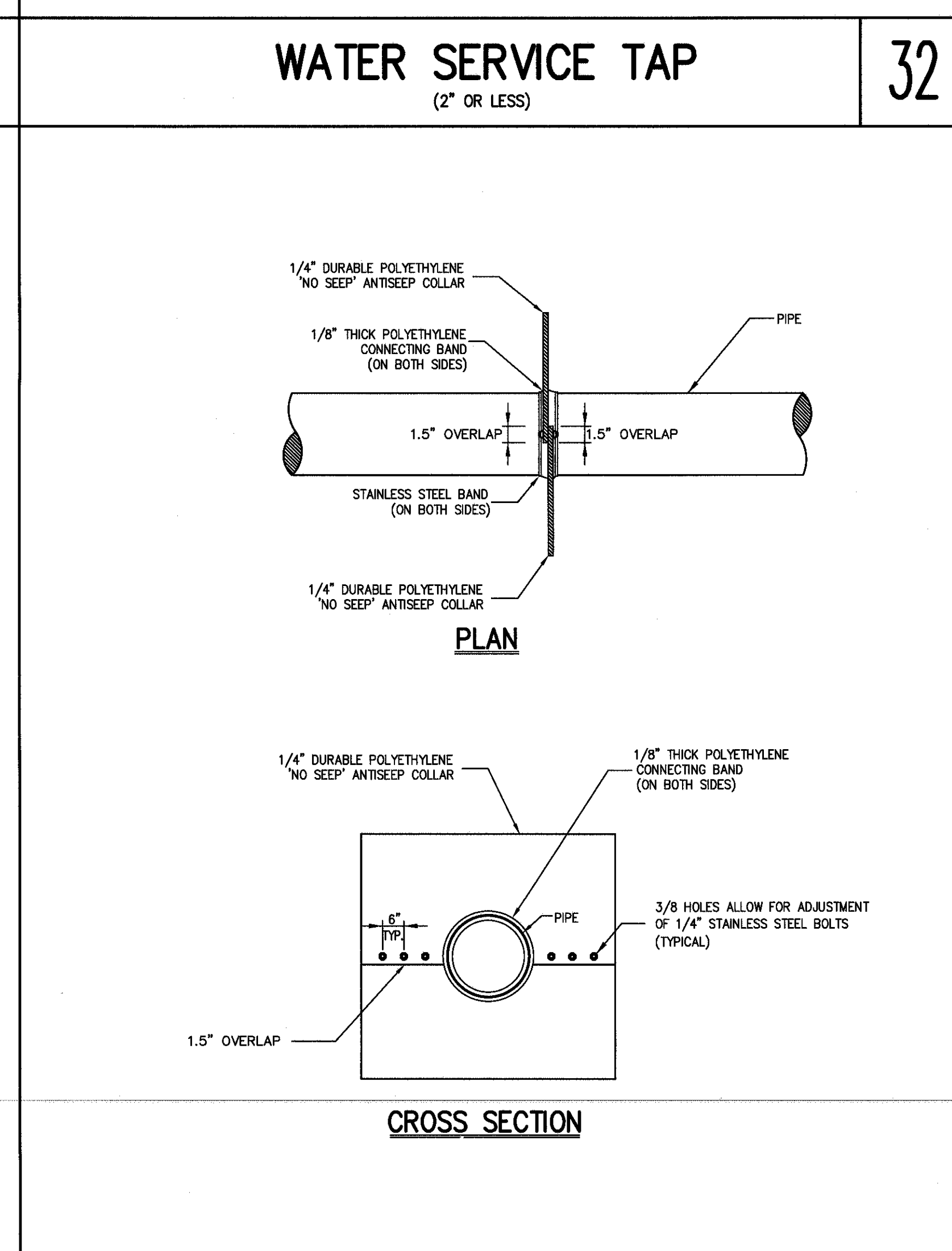
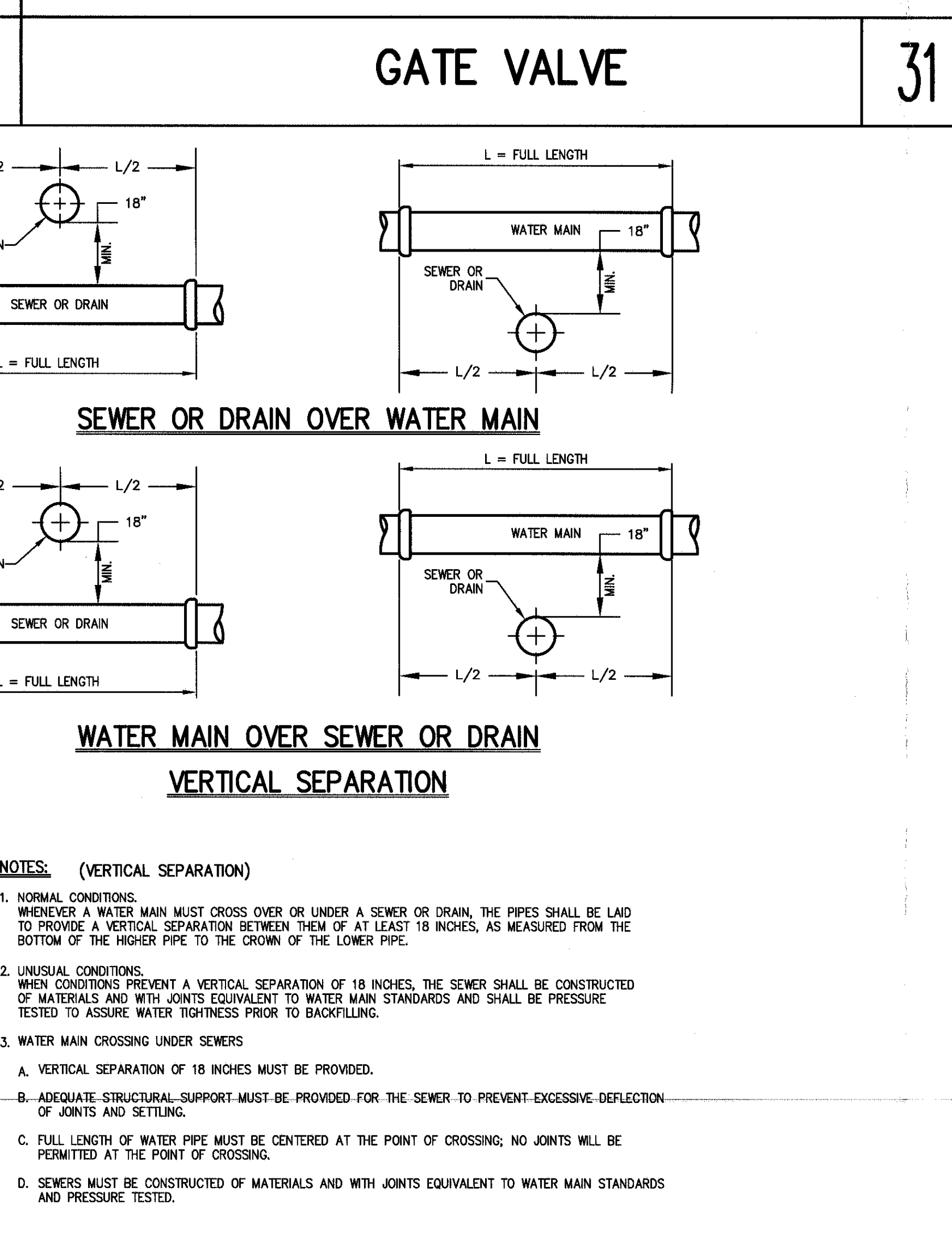
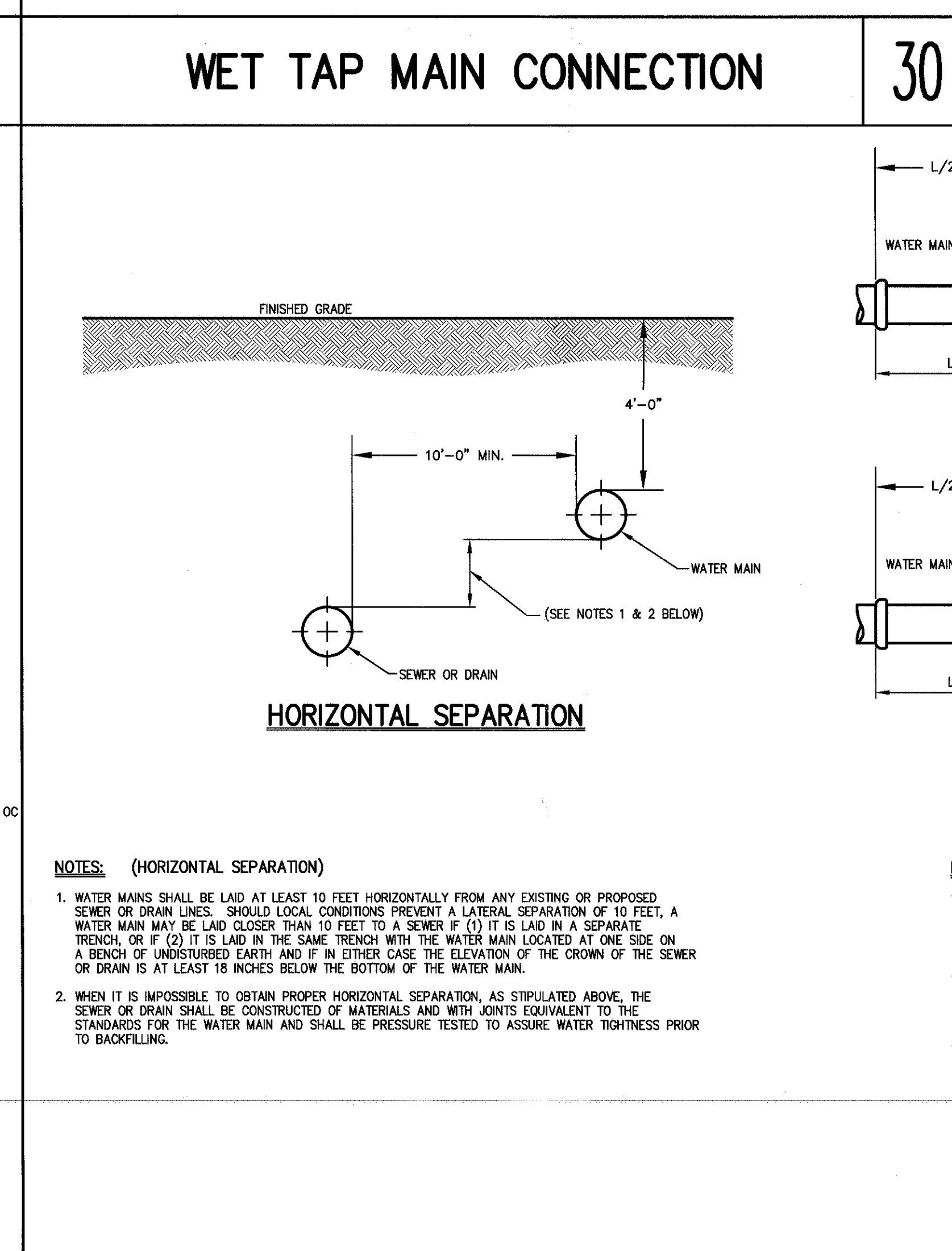
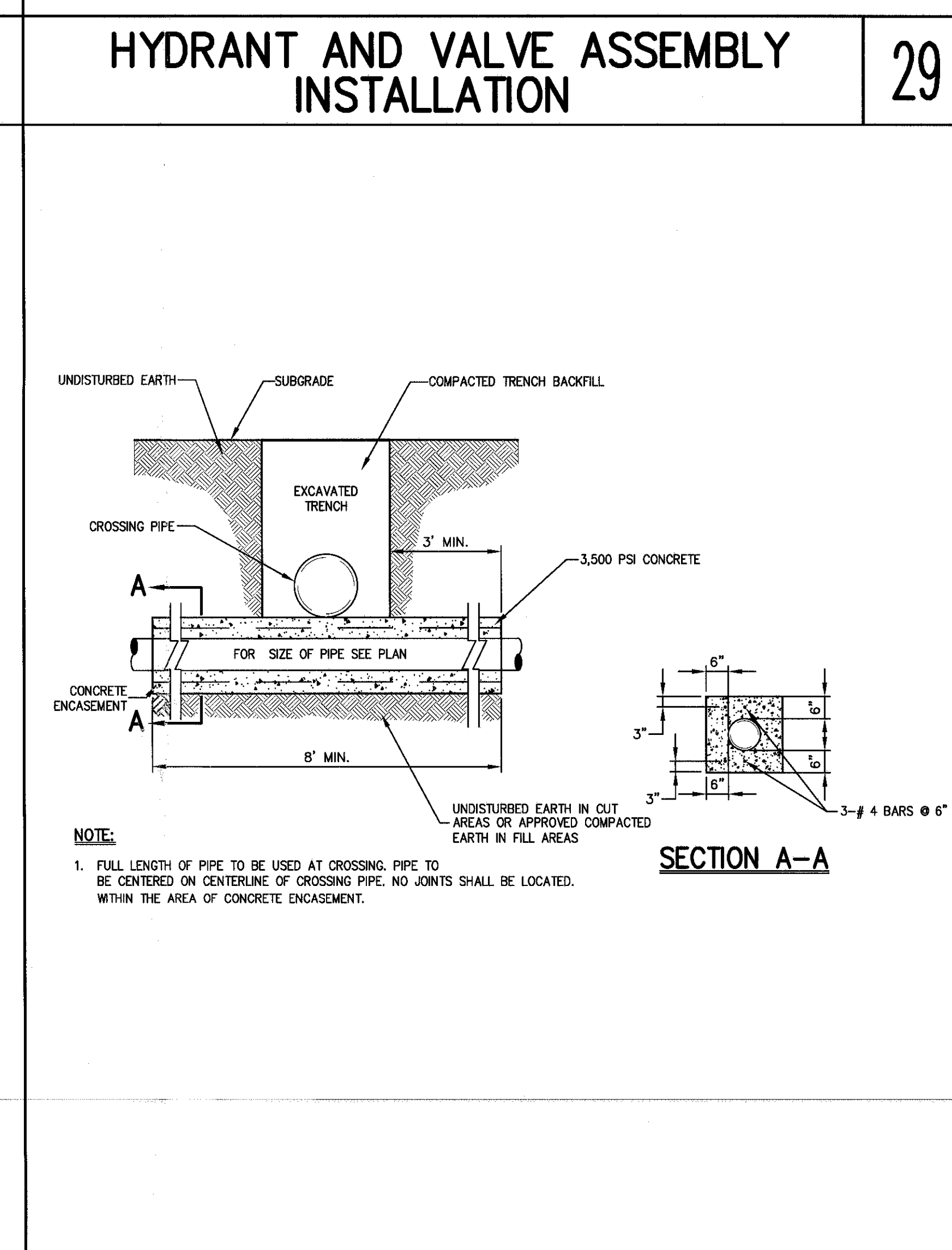
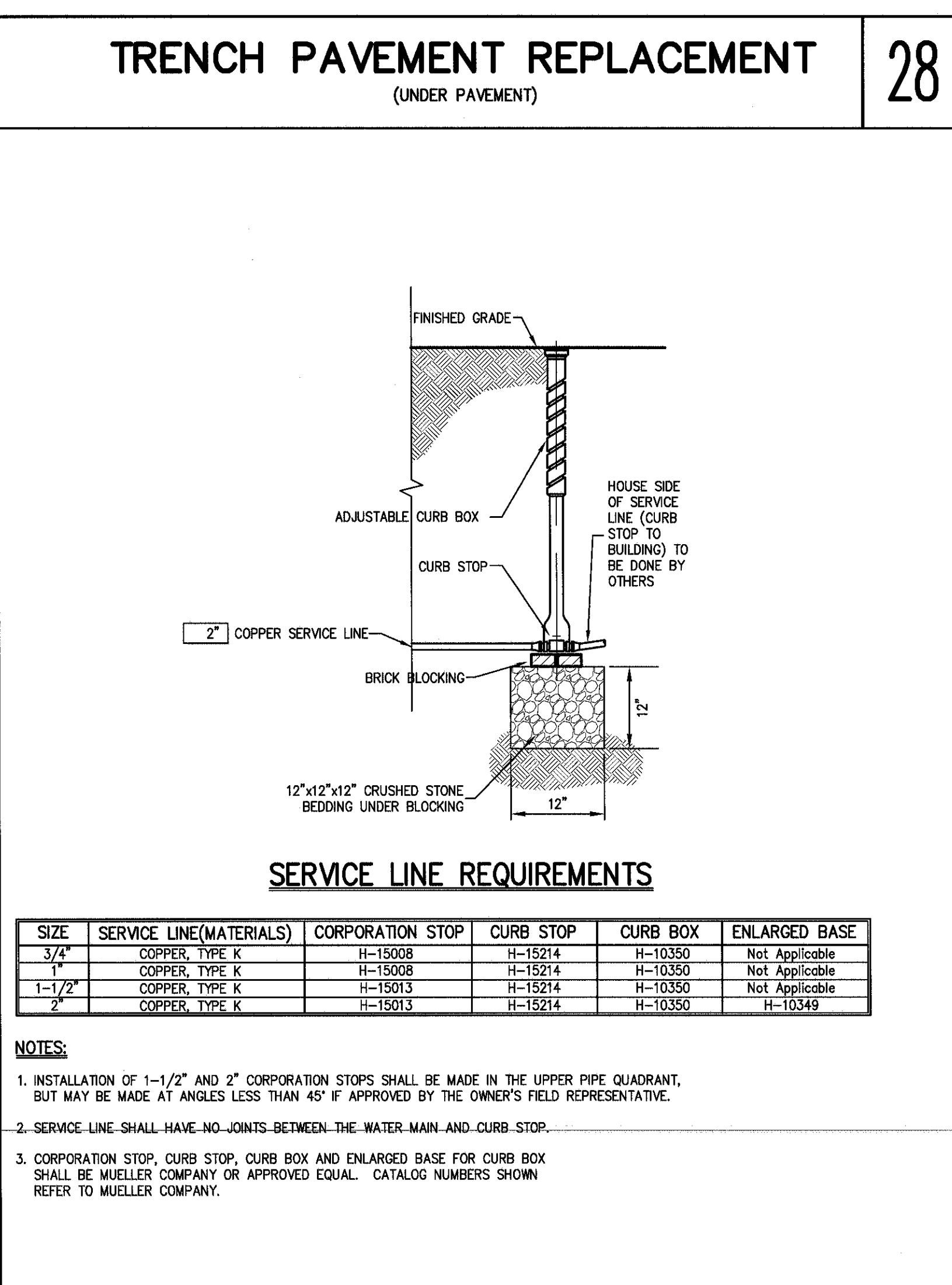
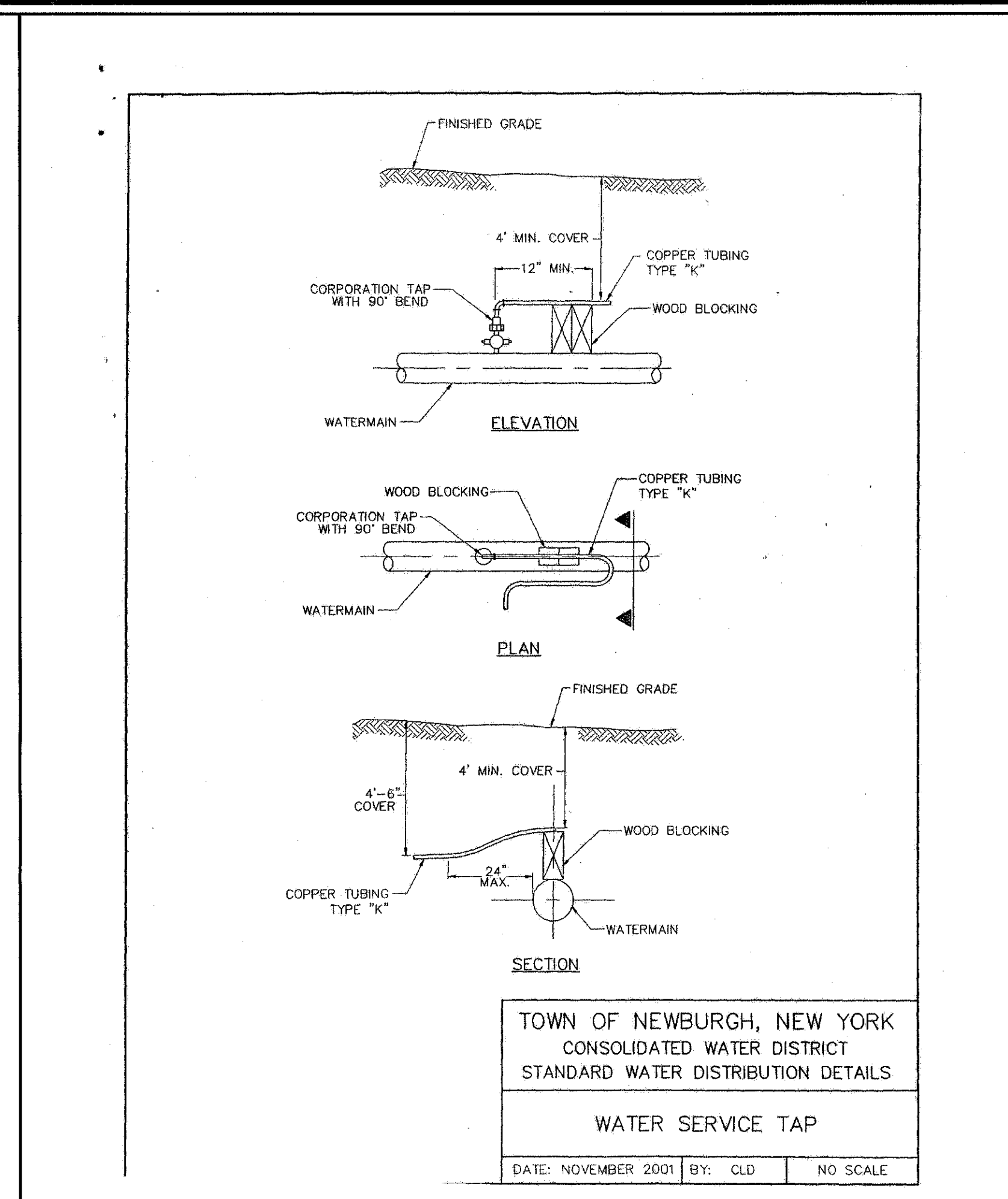
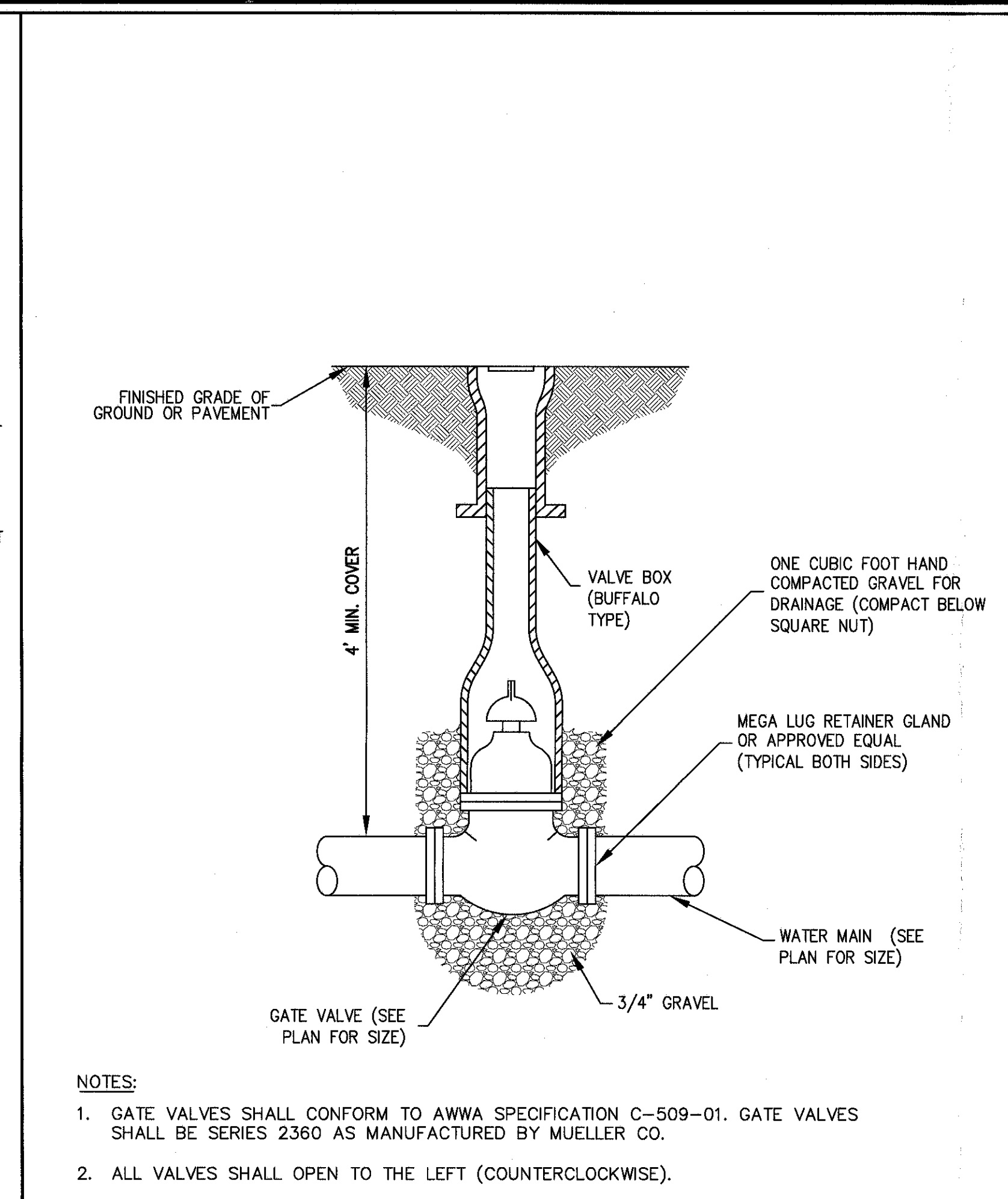
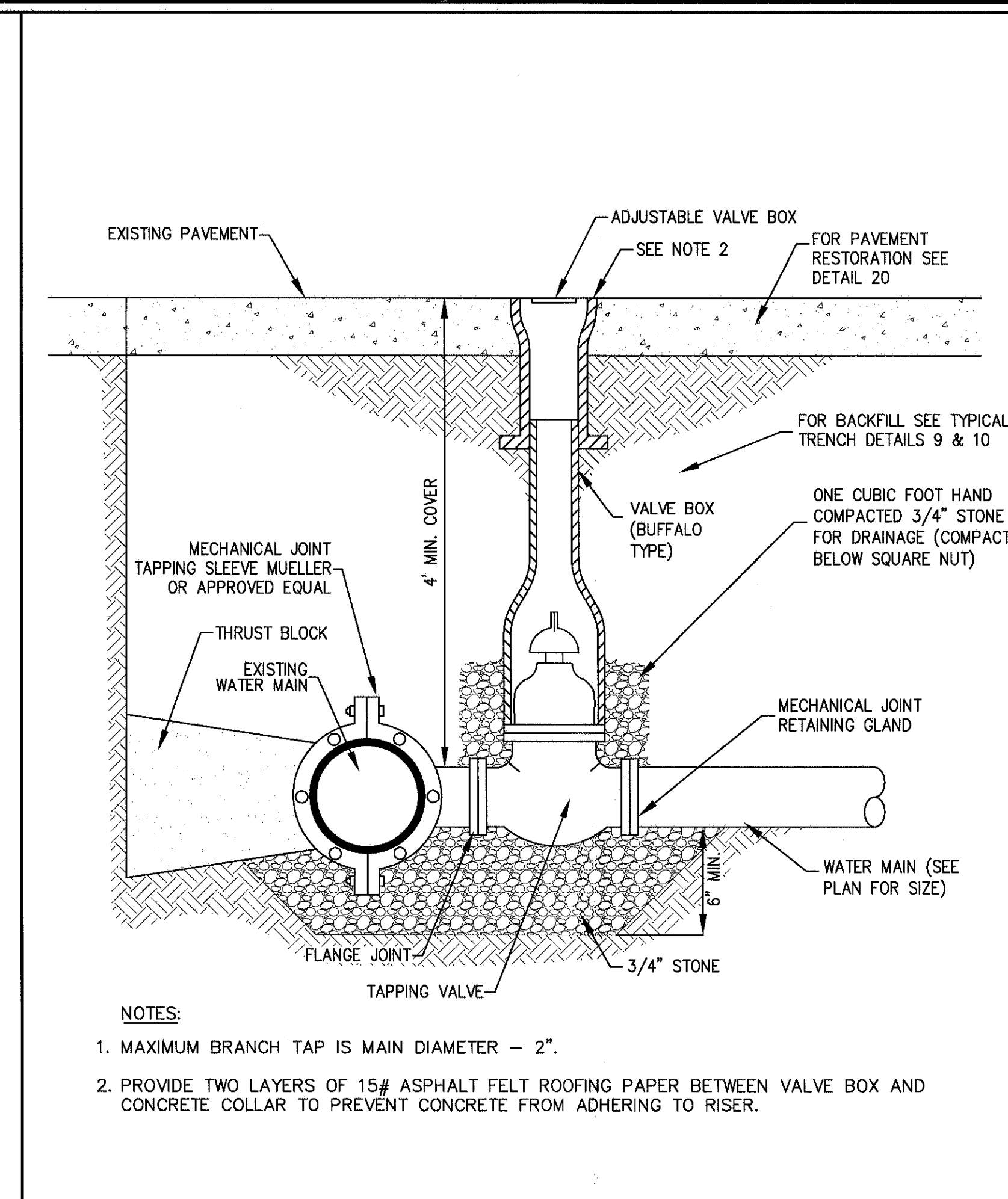
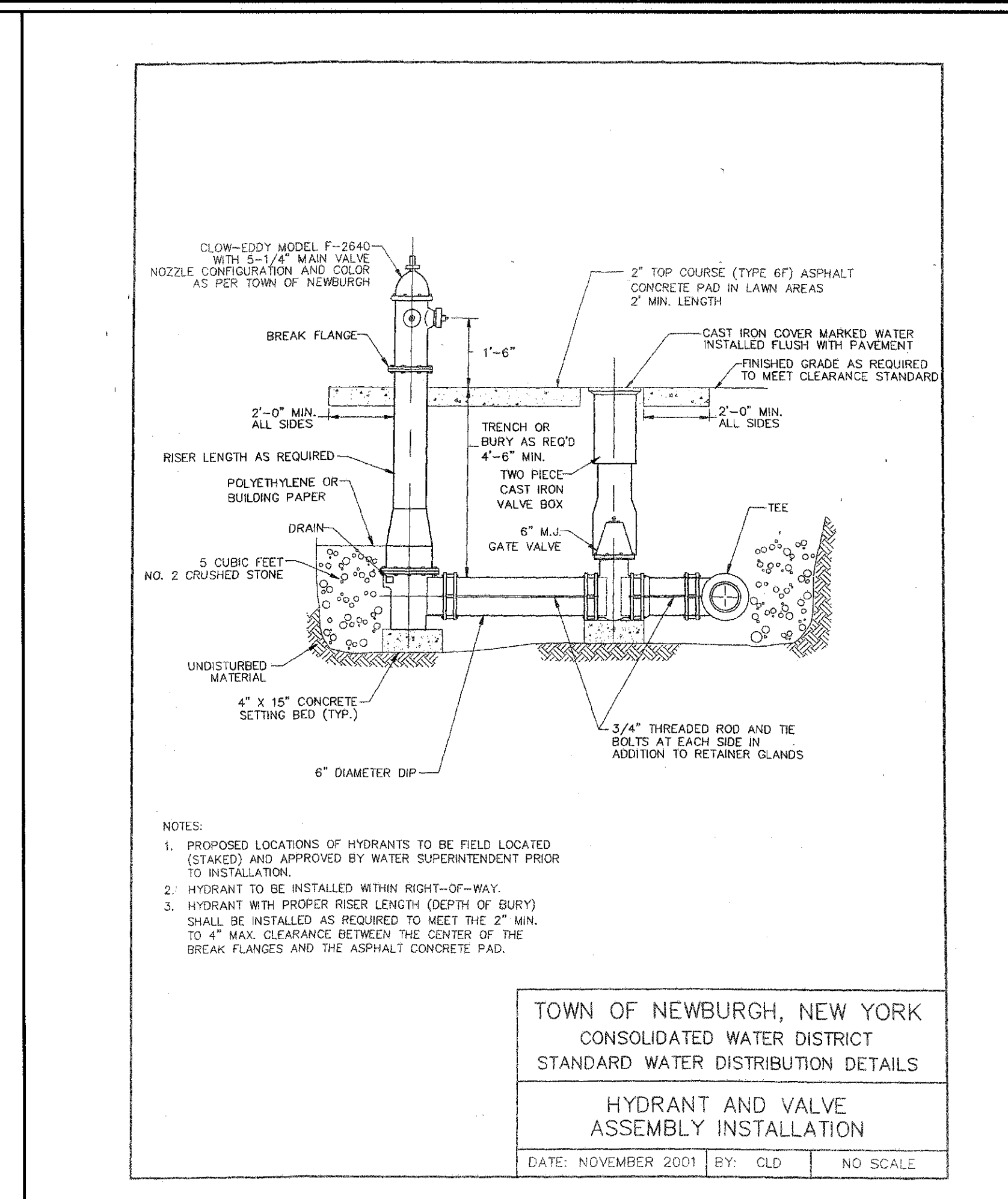
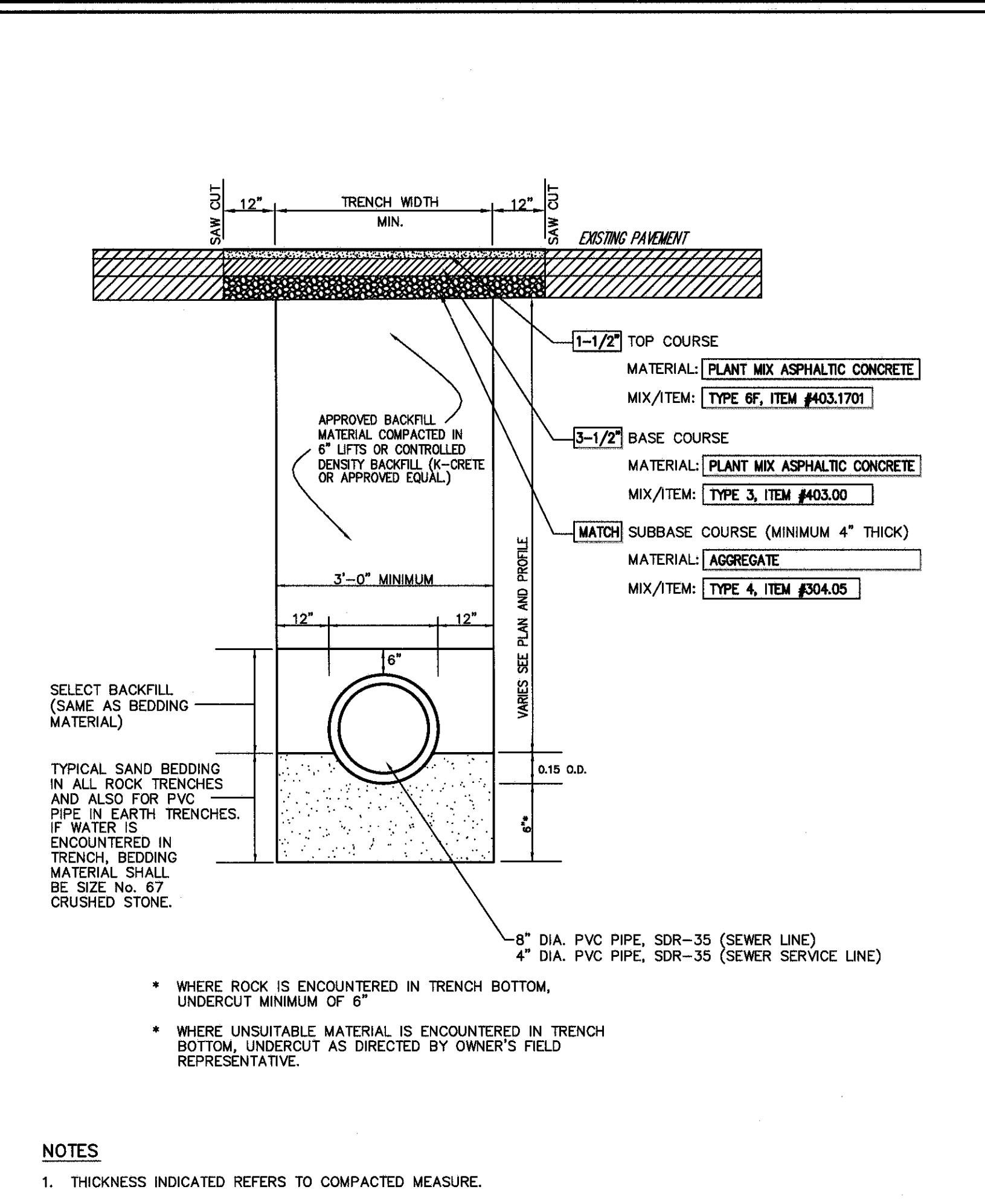


FARRELL BUILDING COMPANY, LLC
 1601 VETERANS MEMORIAL HIGHWAY
 ISLANDIA, NY 11749
 ARCHITECT: MAURI ARCHITECTS PC
 Poughkeepsie, NY 12601
 JMC Planning, Engineering, Landscaping, Architecture & Land Surveying, LLC
 120 BEDFORD ROAD - ARMONK, NY 10504
 914-493-8222 - 914-493-8192
 www.jmc-nyc.com

TOWN OF NEWBURGH, NEW YORK
 STANDARD WATER DISTRIBUTION DETAILS
 WATERMAIN TRENCH EXCAVATION AND BACKFILL (OUTSIDE OF PAVEMENT)
 DATE: NOVEMBER 2003 BY: CLD NO SCALE

CONSTRUCTION DETAILS
 GARDNERTOWN COMMONS
 TOWN OF NEWBURGH, NY

SHEET: SP-12
 DATE: 02/19/2016
 PROJECT: 15165
 DRAWING: SET 2



DATE: 06/17/2016 BY: MT
REUSED PER TOWN COMMENTS: 07/17/2017 BMS
UPDATED SITE PLANS: 05/17/2017 MT
GENERAL REVISIONS:

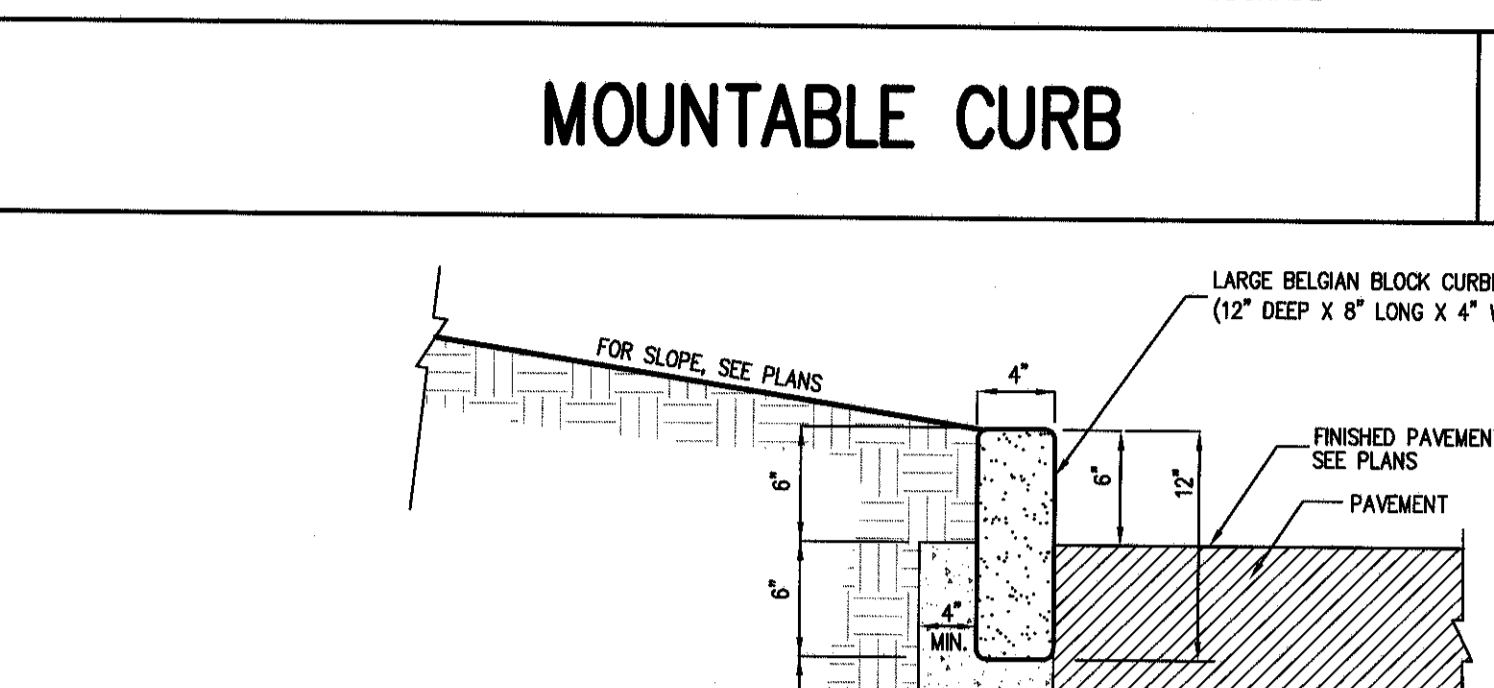
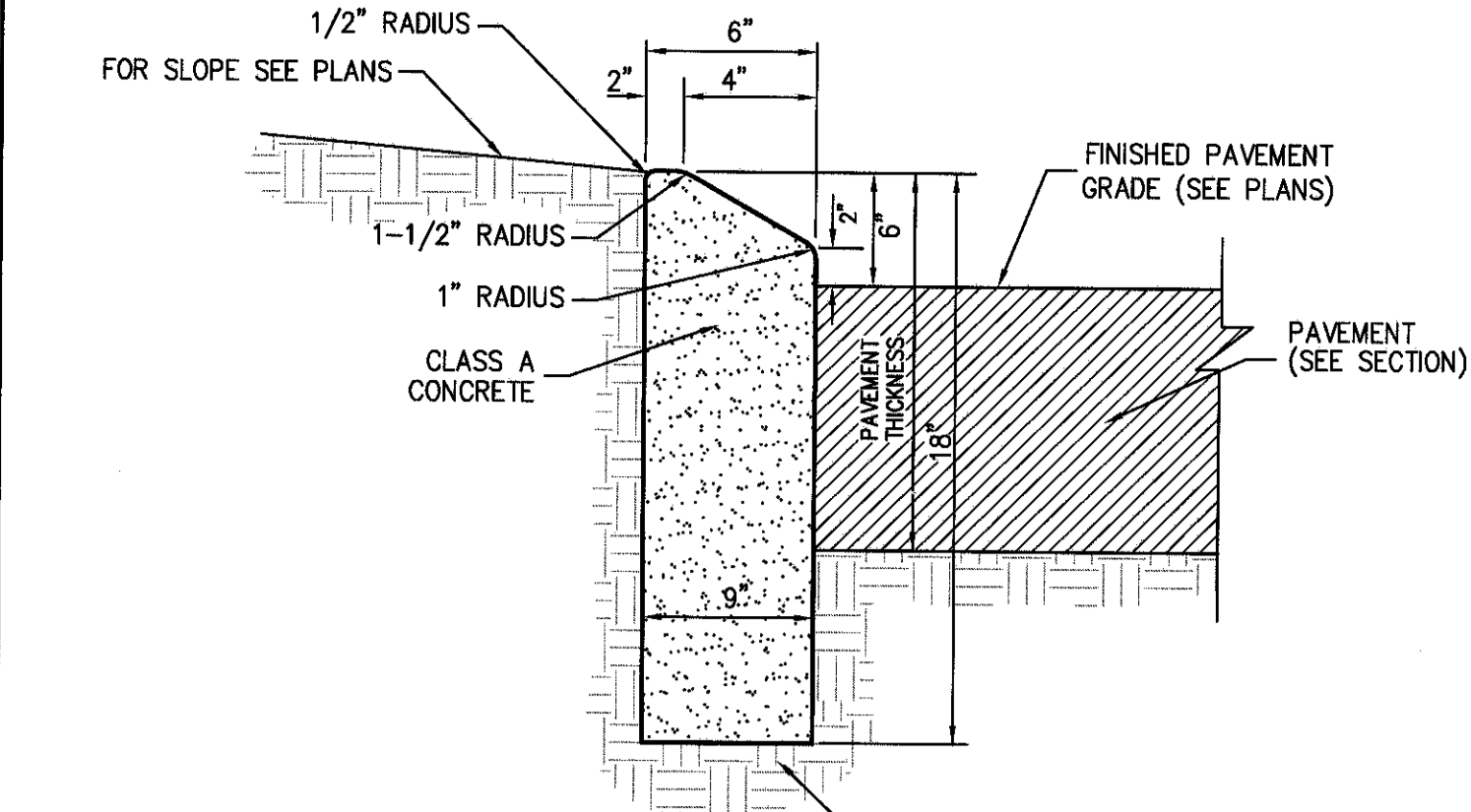
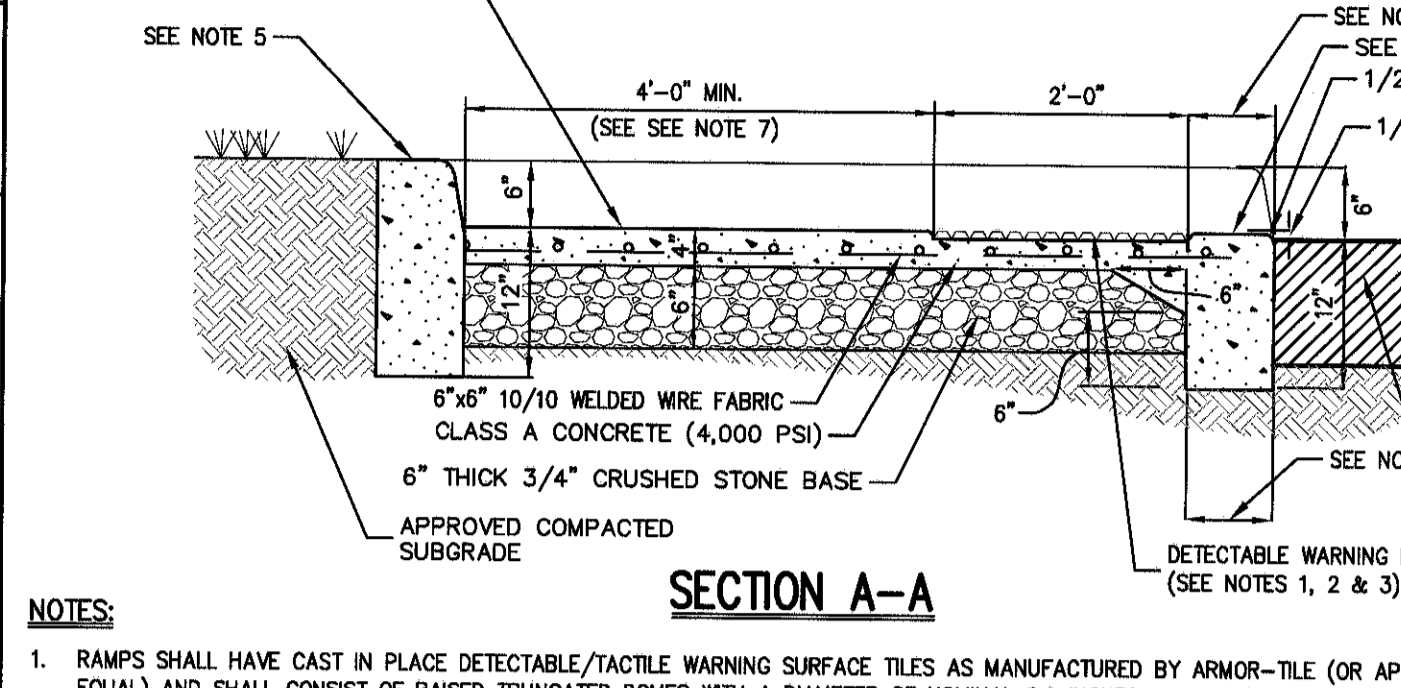
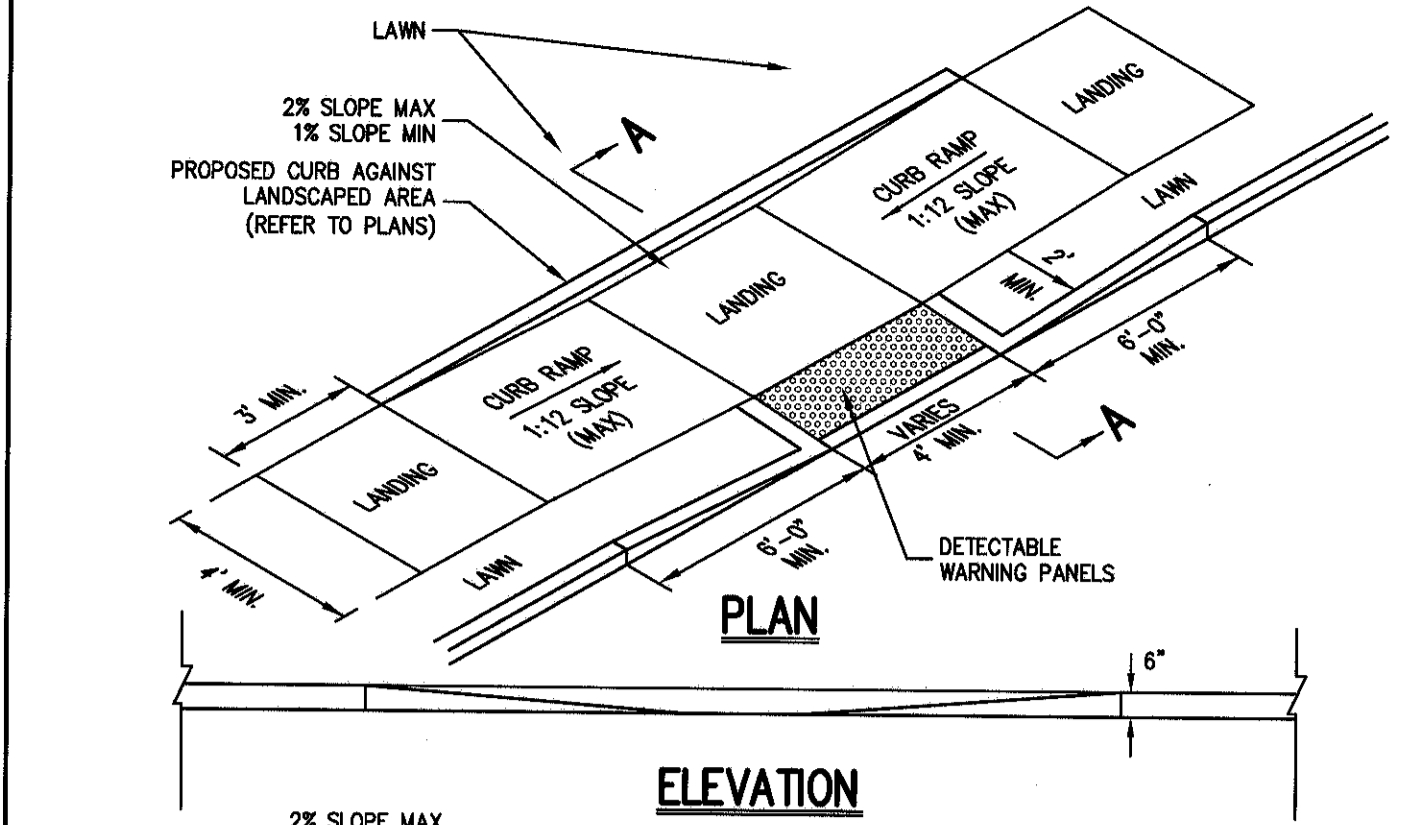
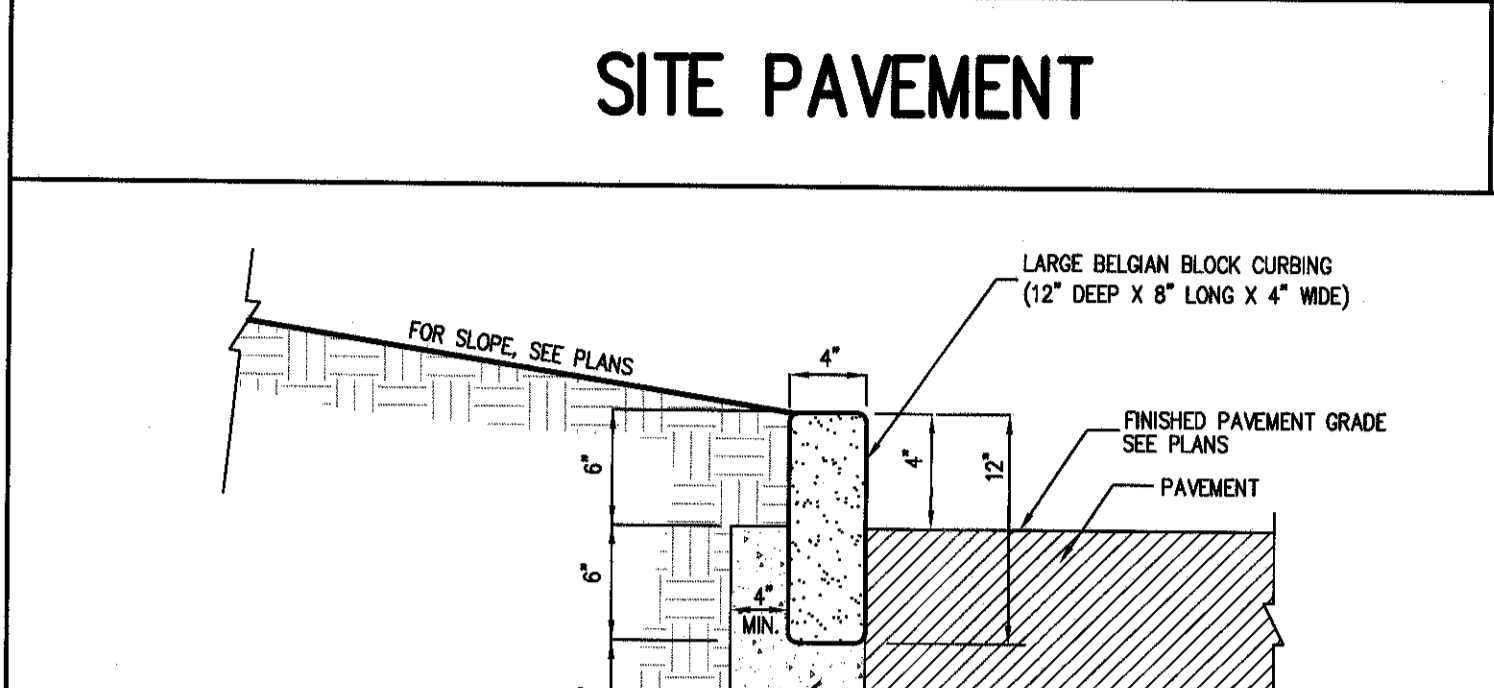
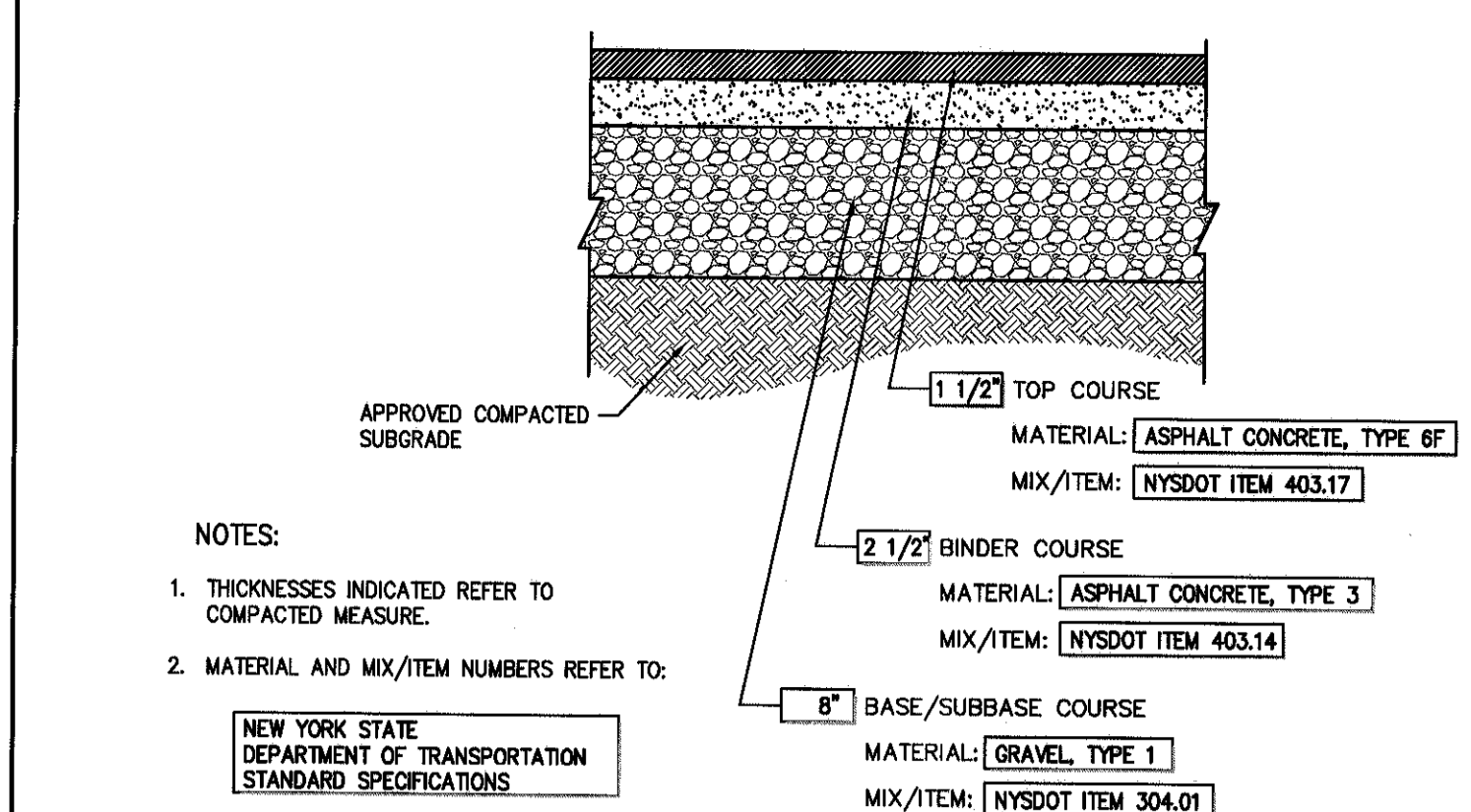
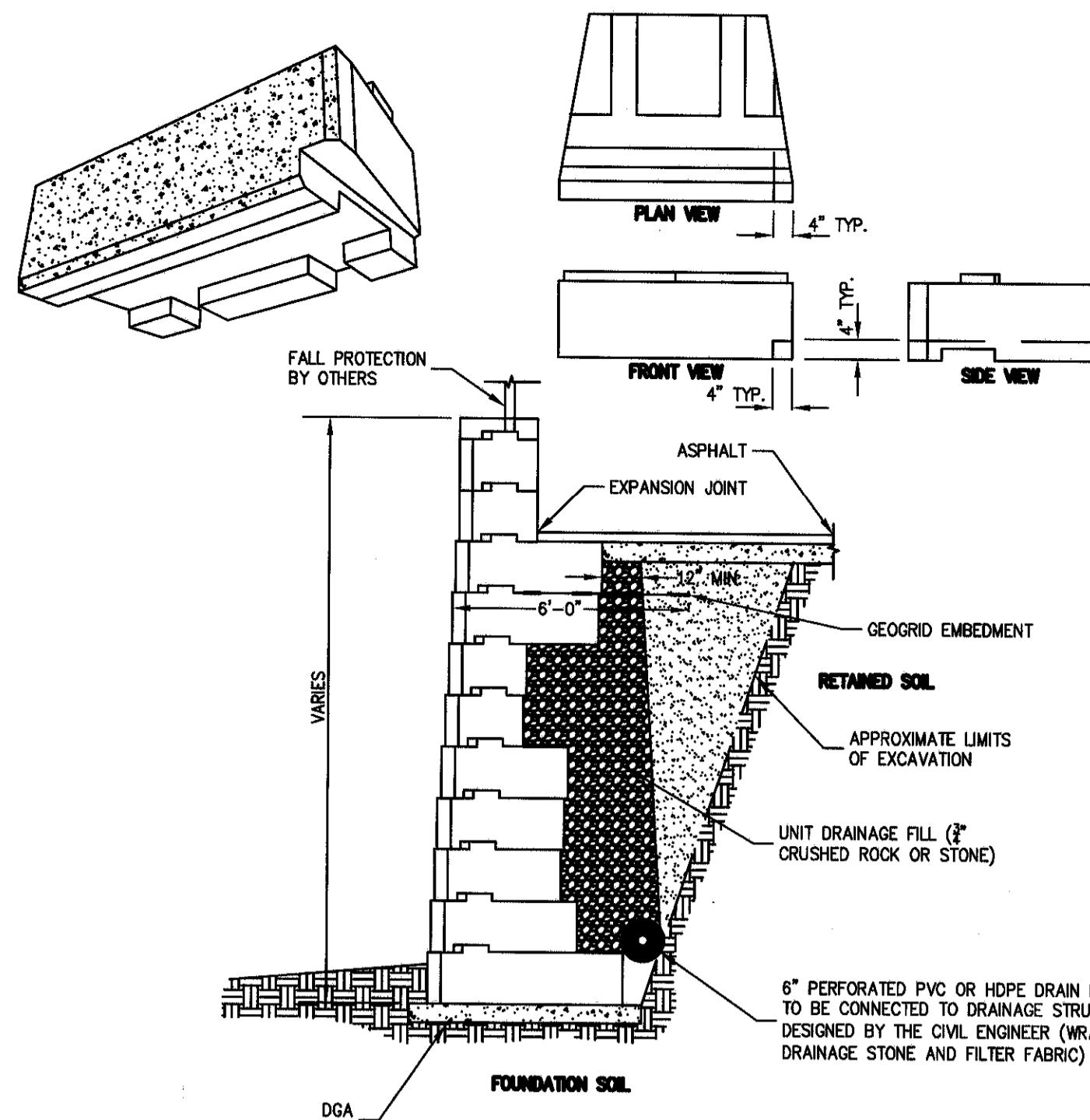
PREPARED BY: FARRELL BUILDING COMPANY, LLC
1601 VETERANS MEMORIAL HIGHWAY
ISLANDIA, NY 11749
ARCHITECT: MAURI ARCHITECTS PC
POUGHKEEPS, NY 12601

JMC Planning, Engineering, Landscaping, Architecture & Land Surveying, PLLC
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914.463.3333 - 914.463.2100
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CONSTRUCTION DETAILS
GARDENTOWN COMMONS
TOWN OF NEWBURGH, NY

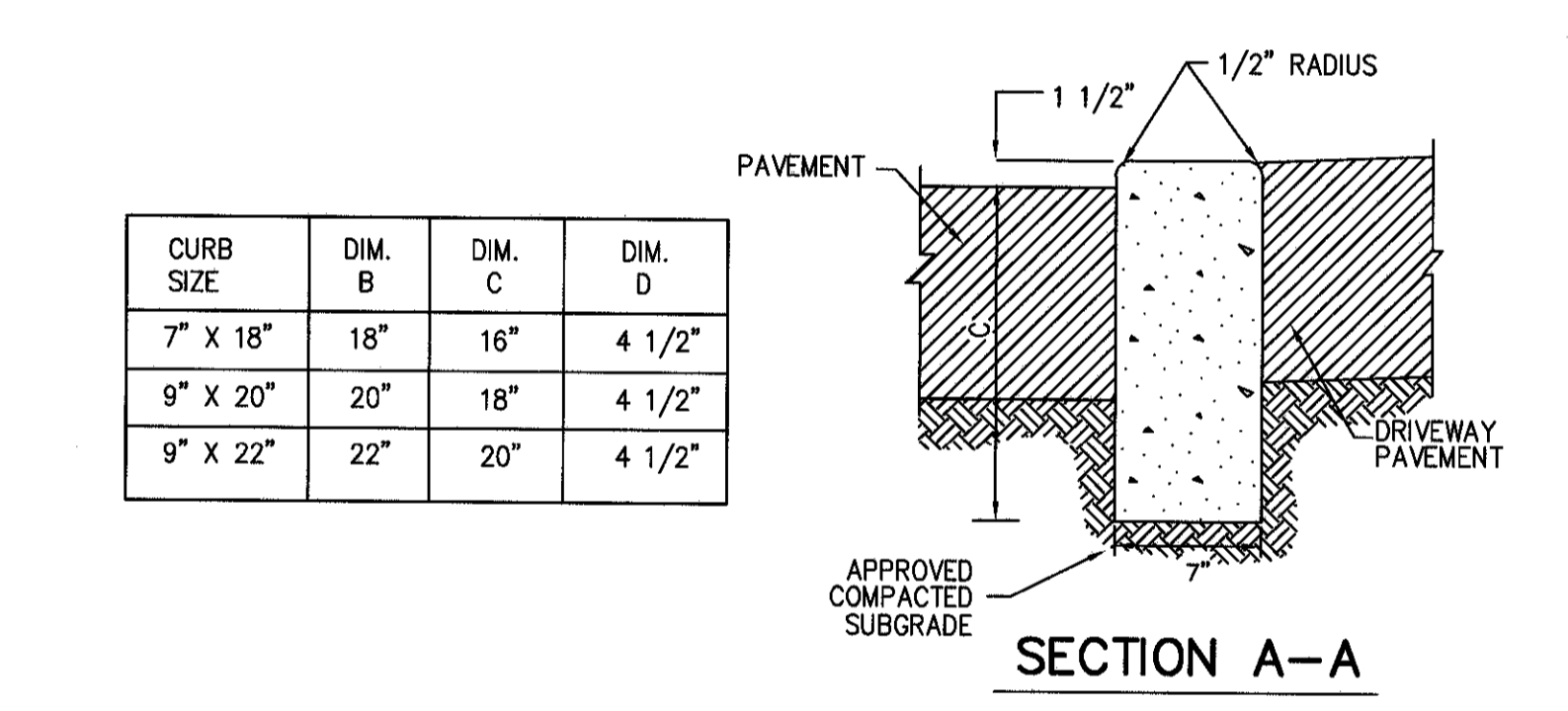
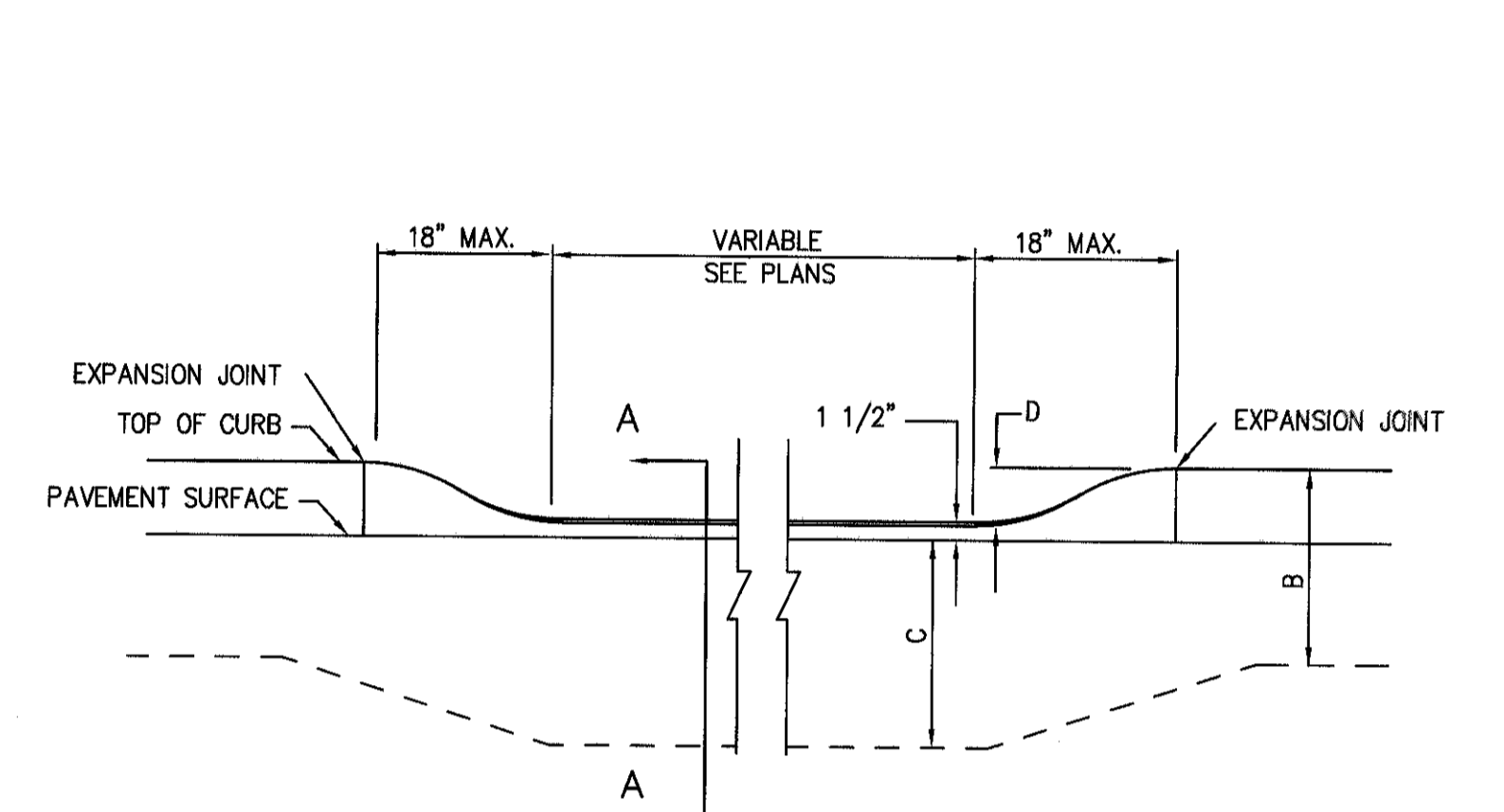
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Date: 02/19/2016
Project No: 15155
SHEET NO: 37 OF 37

SP-13



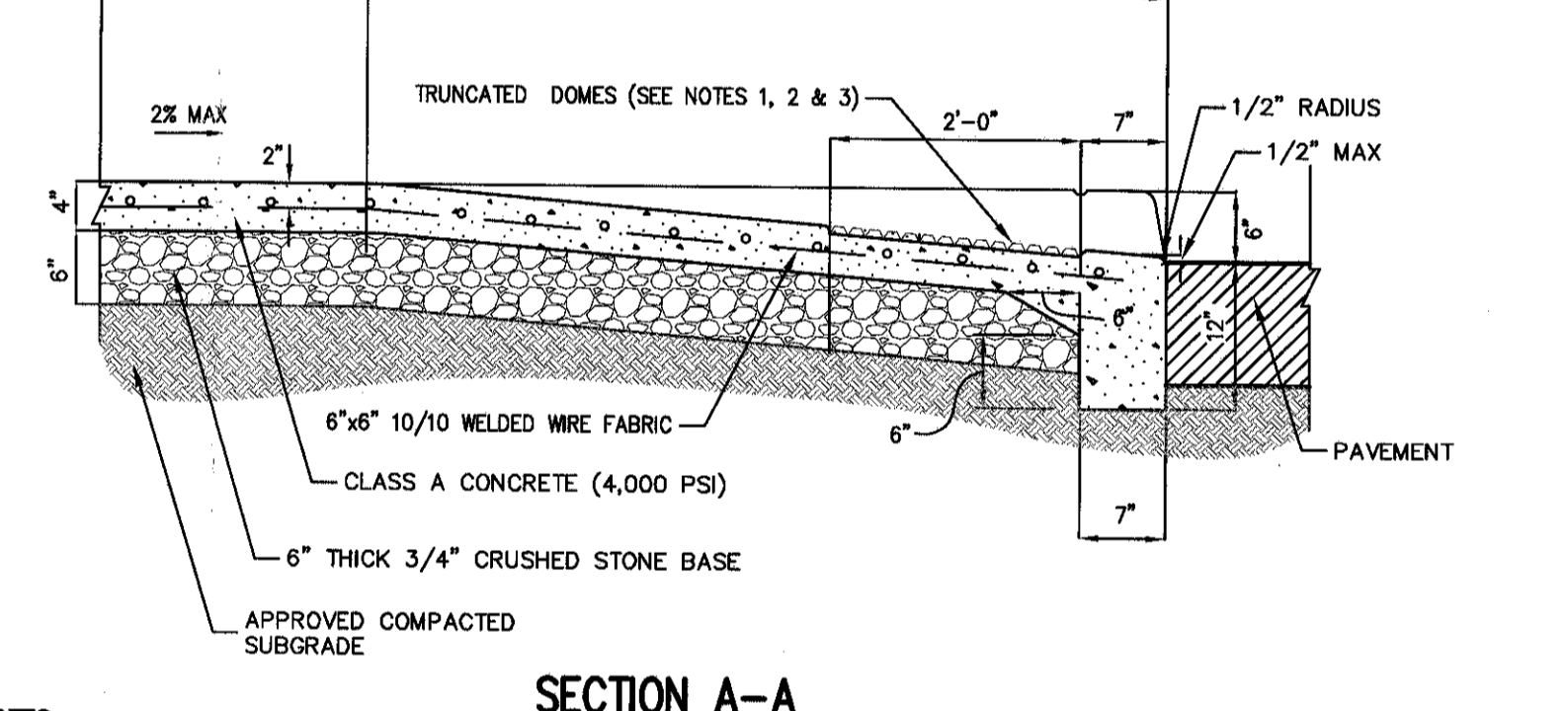
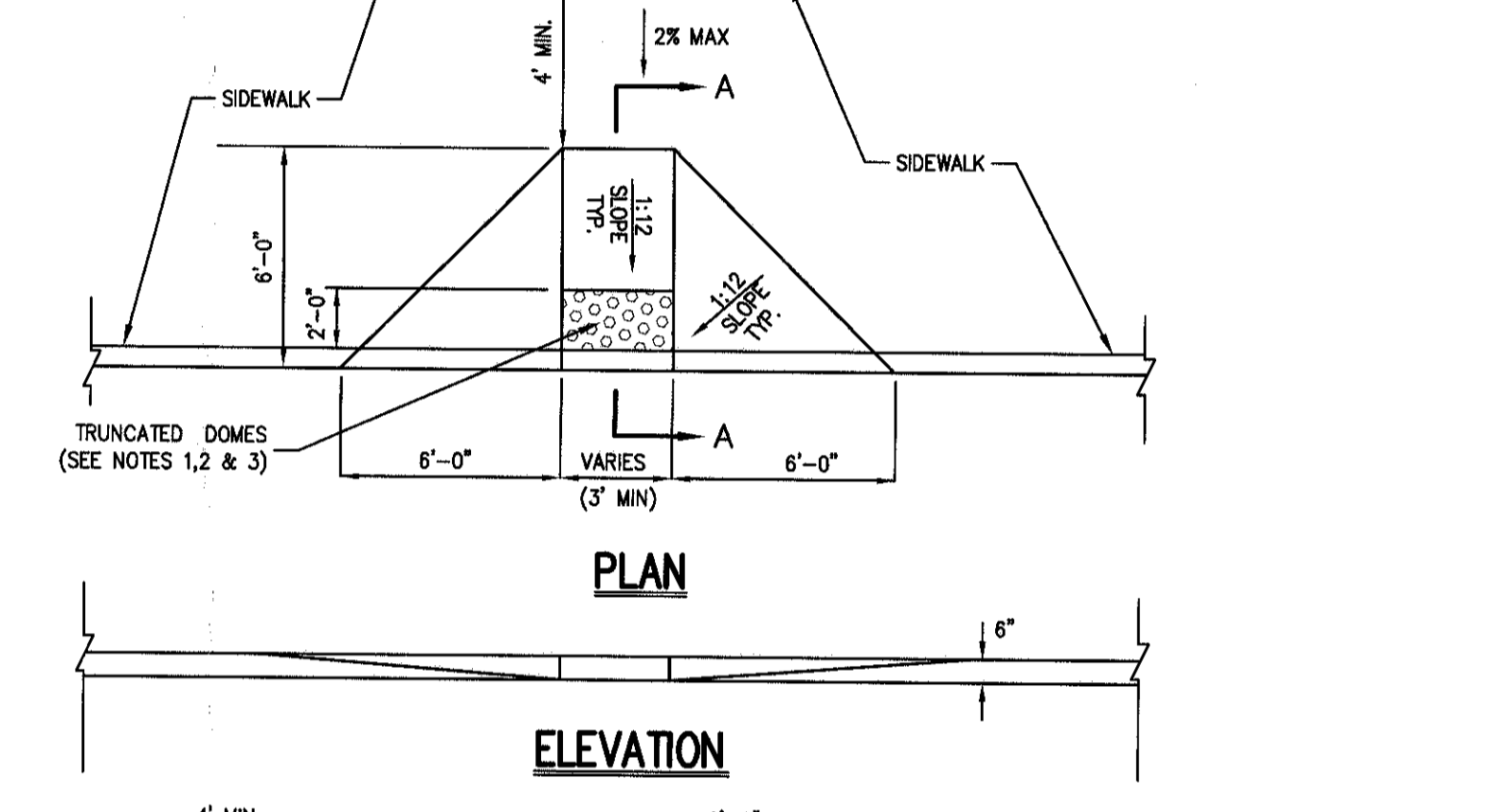
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SEGMENTAL BLOCK EARTH RETENTION WALL (TO BE DESIGNED BY OTHERS) **41**



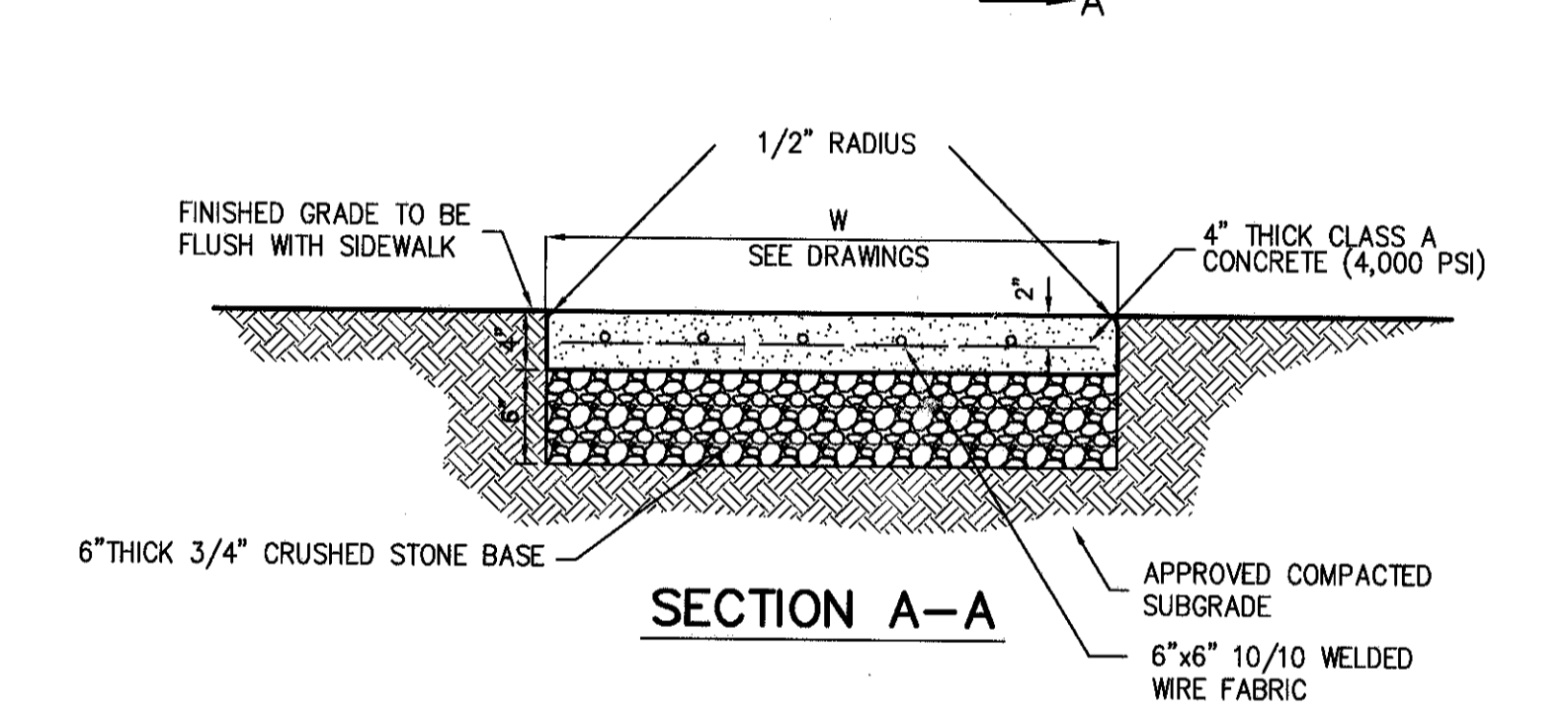
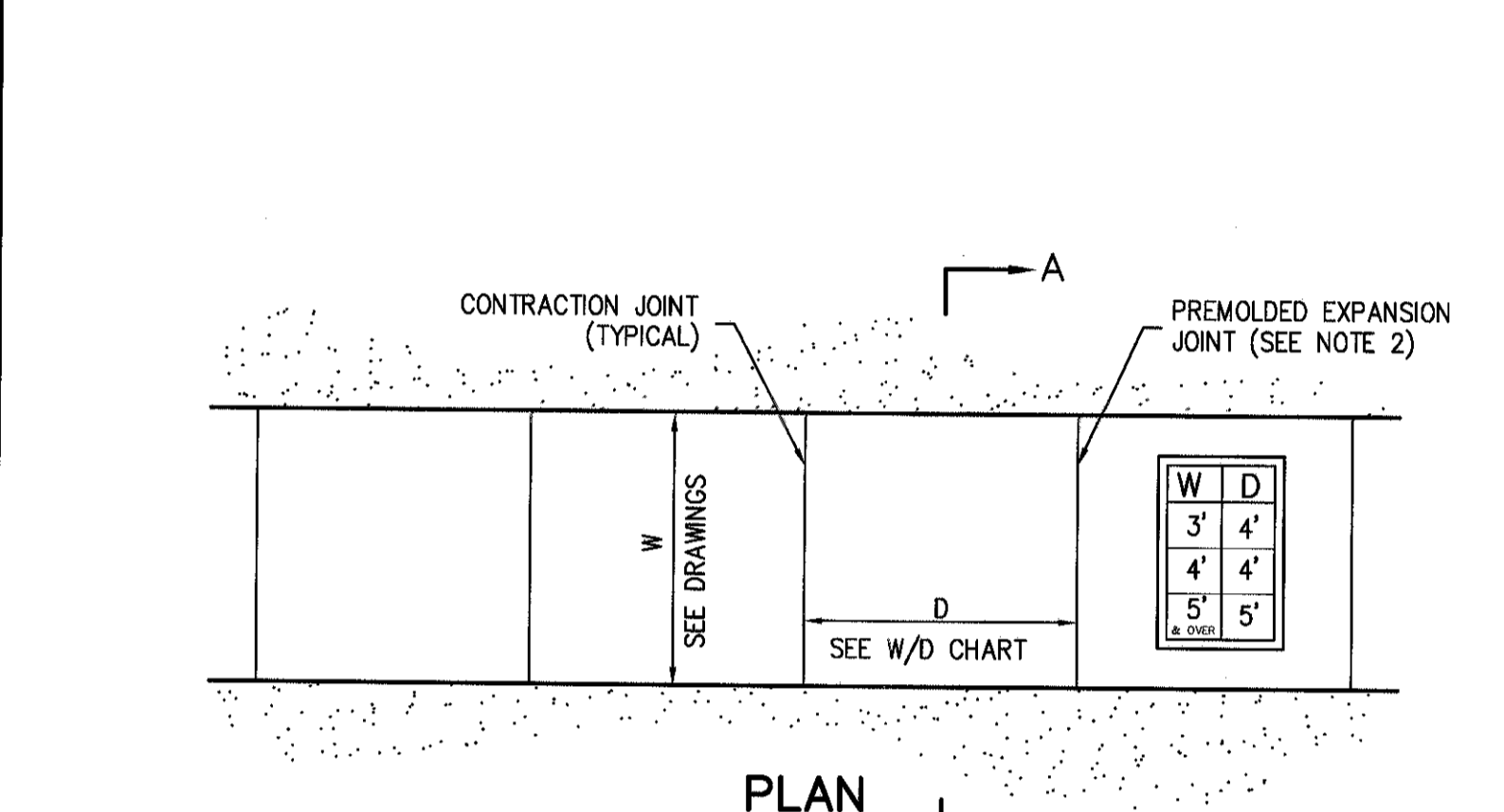
METHOD OF DEPRESSING CURB AT DRIVEWAYS

DRIVEWAY 4\"/>



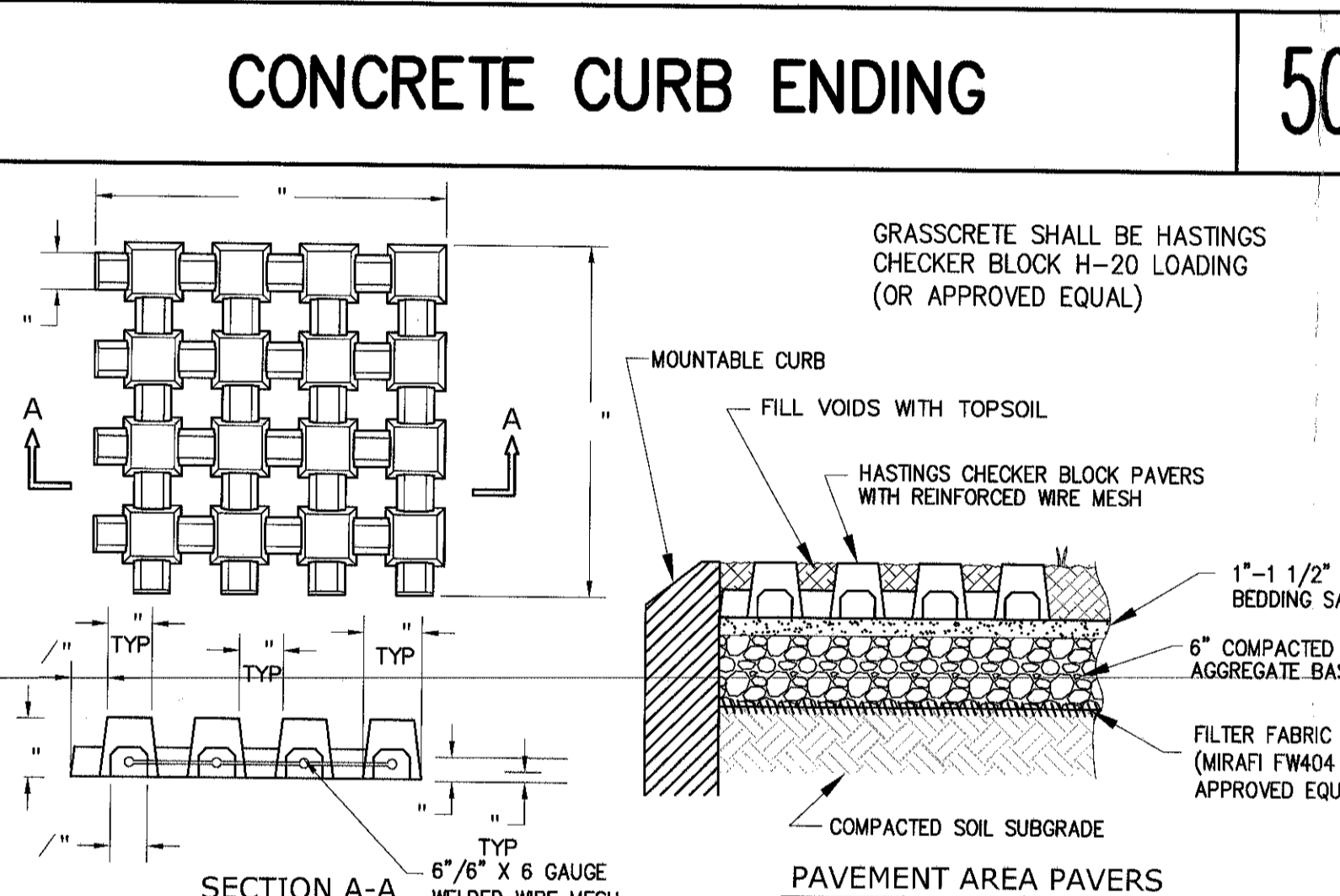
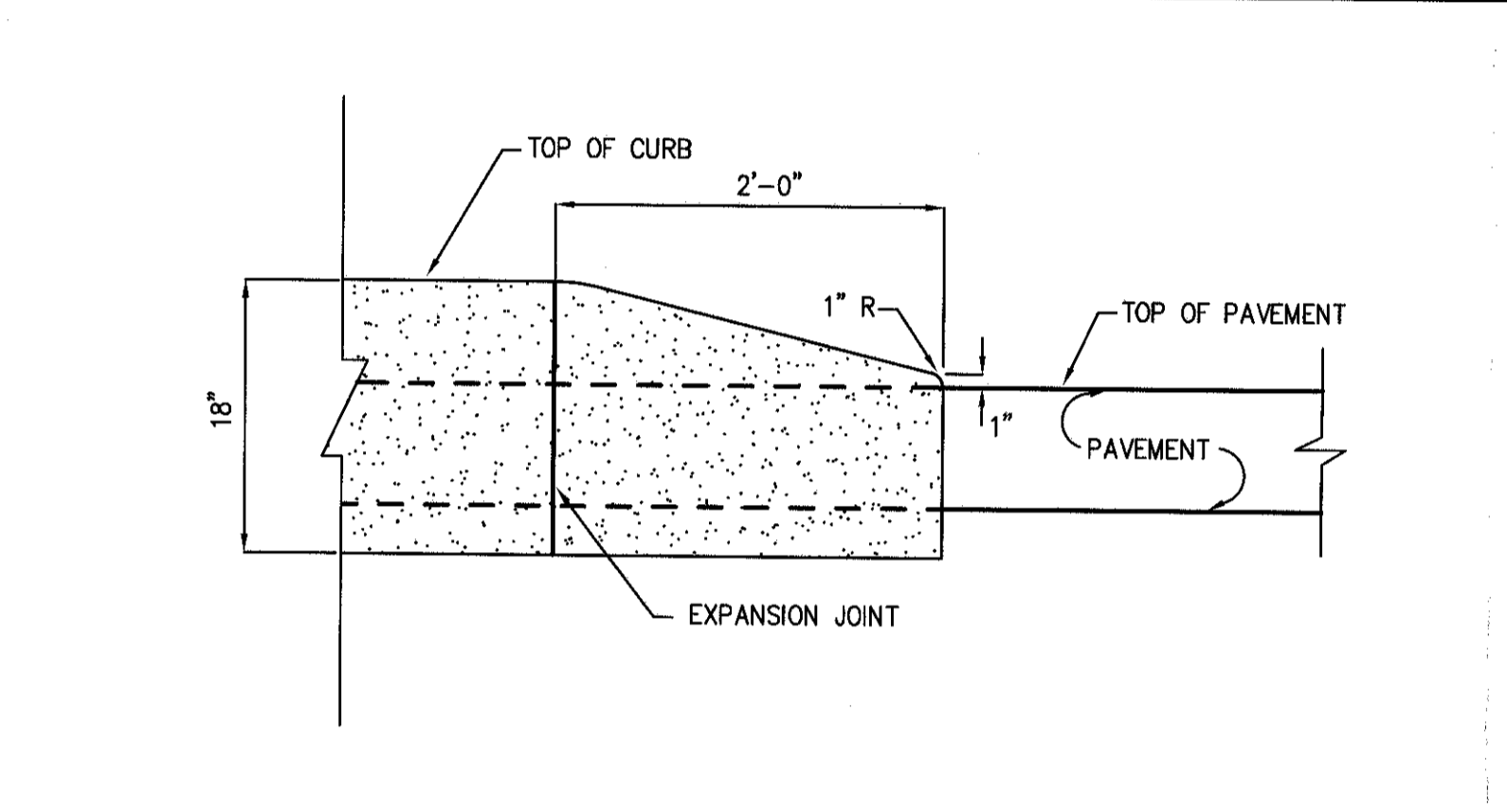
- NOTES:**
- RAMP AND SEE RAMP SHALL HAVE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.12 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
 - TRUNCATED DOMES SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 409.2 FEDERAL REGISTERS, VOLUME 36, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
 - 3/4\"/>

DROP CURB & RAMP (TYPE C) WITH DETECTABLE WARNING **44**

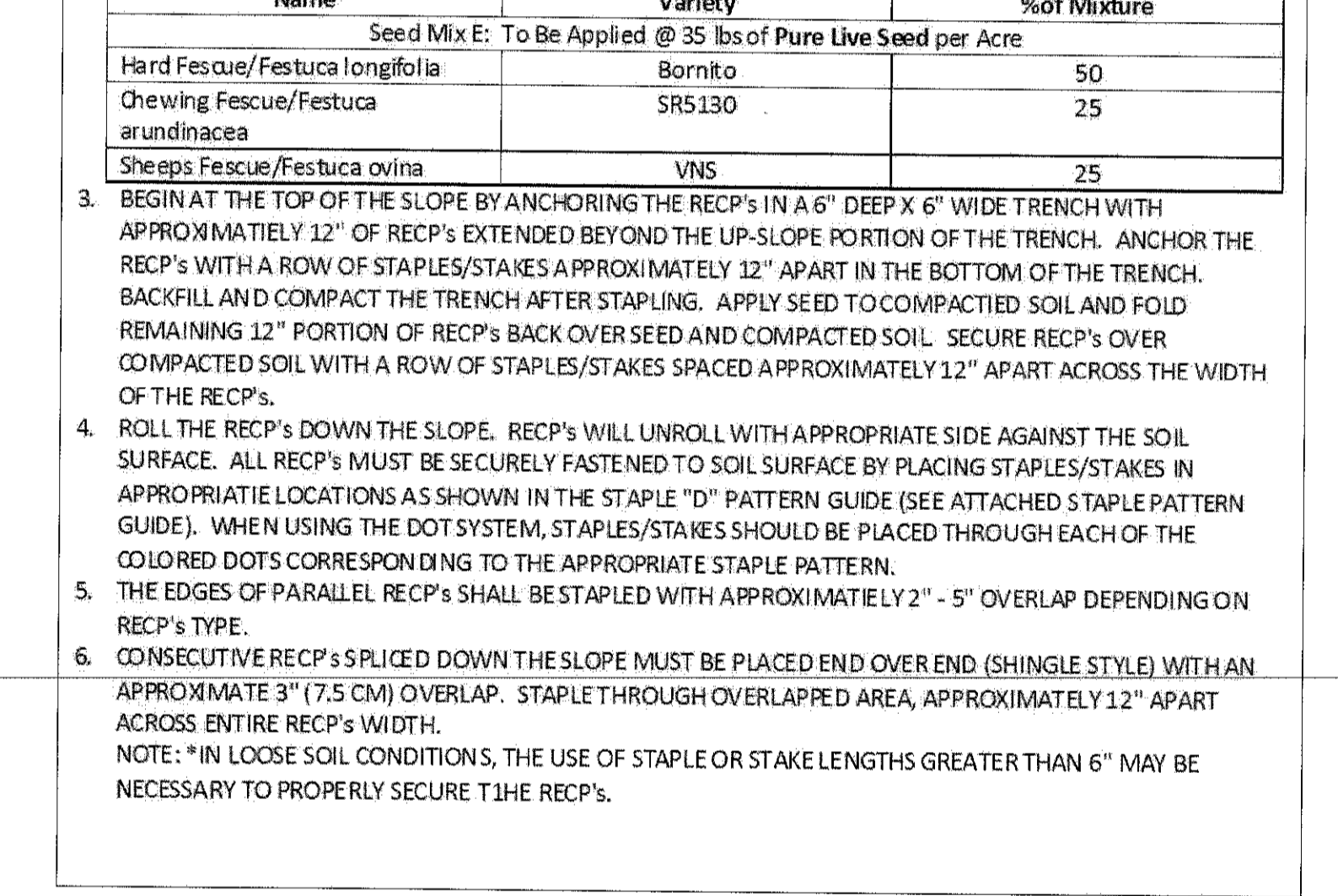
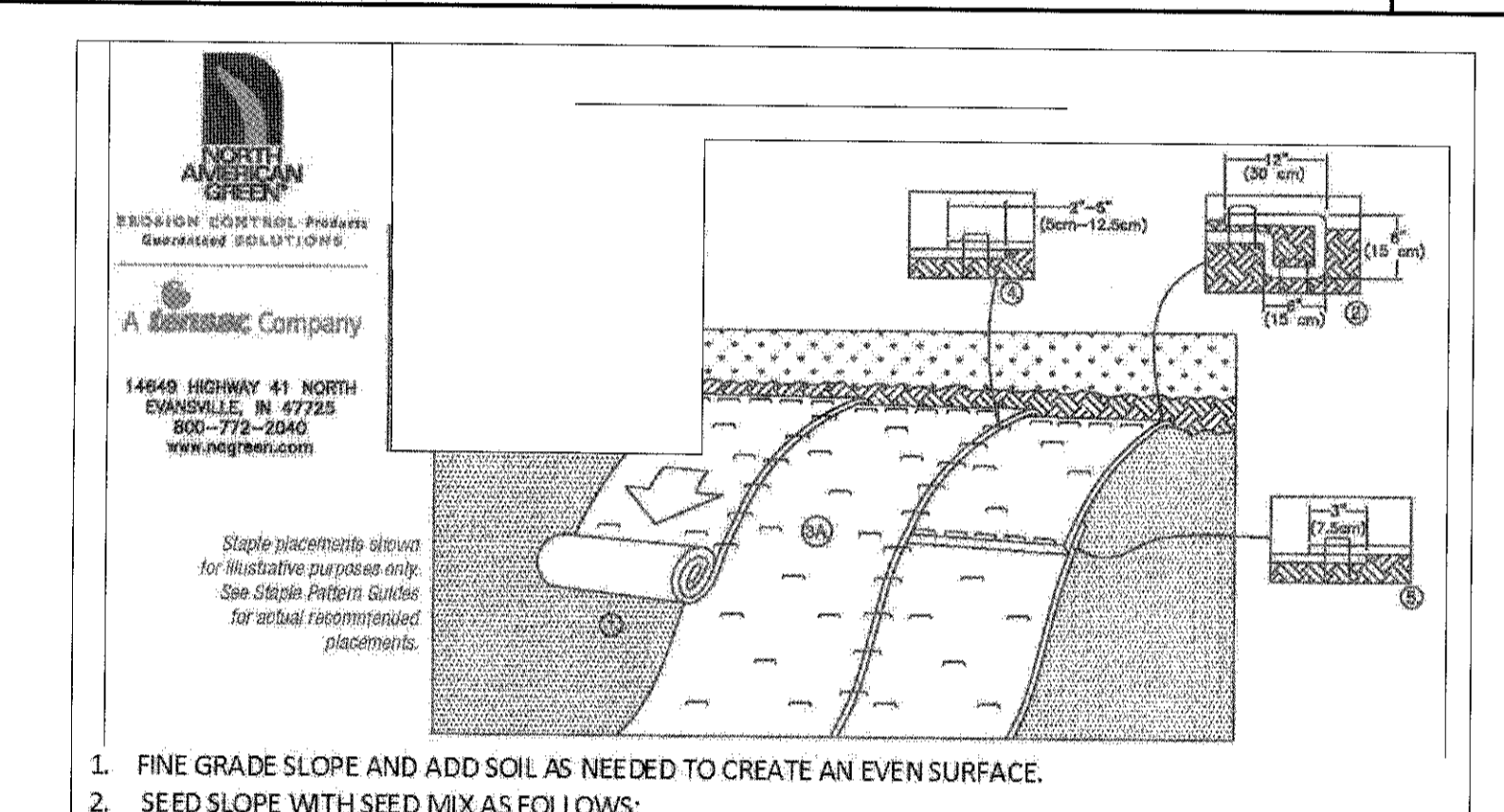


- NOTES:**
- SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
 - PROVIDE 1/2\"/>

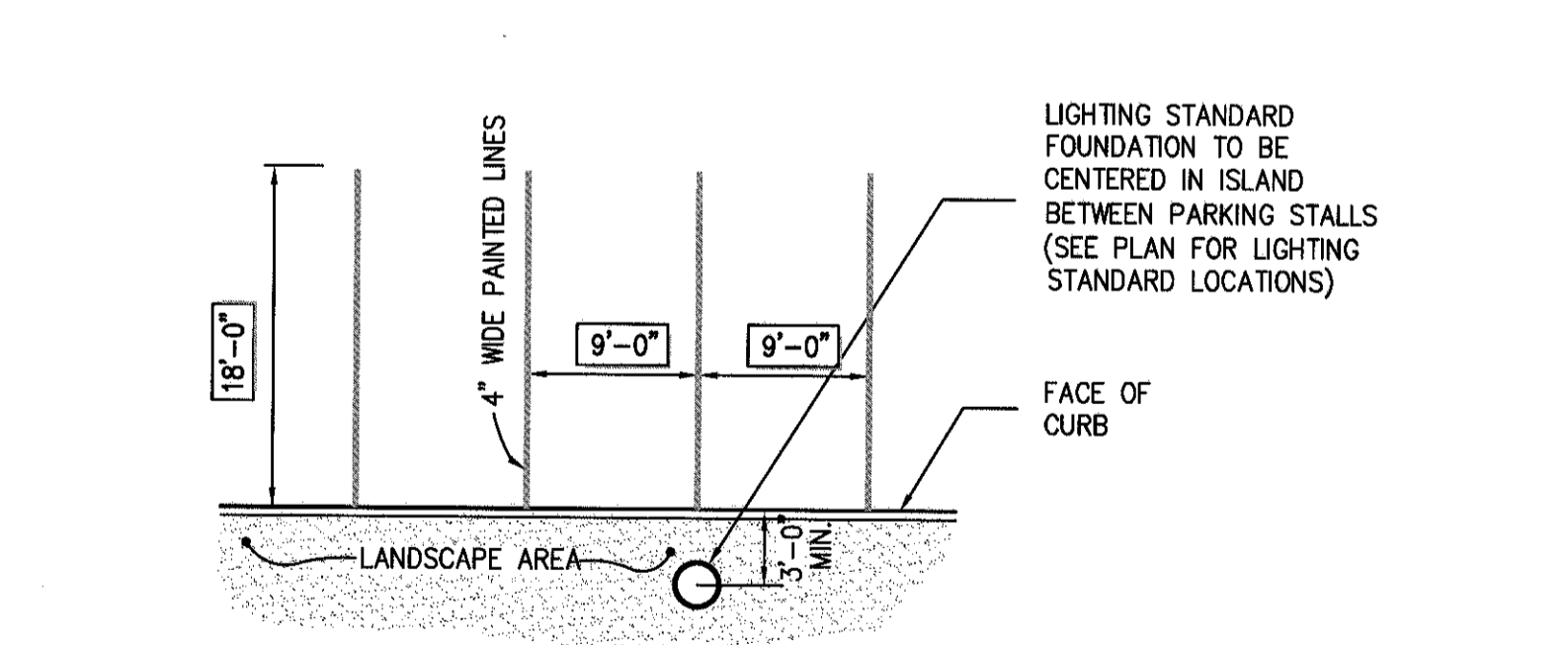
CONCRETE CURB ENDING **50**



STREET STONE CURB (BELGIAN BLOCK) **46**

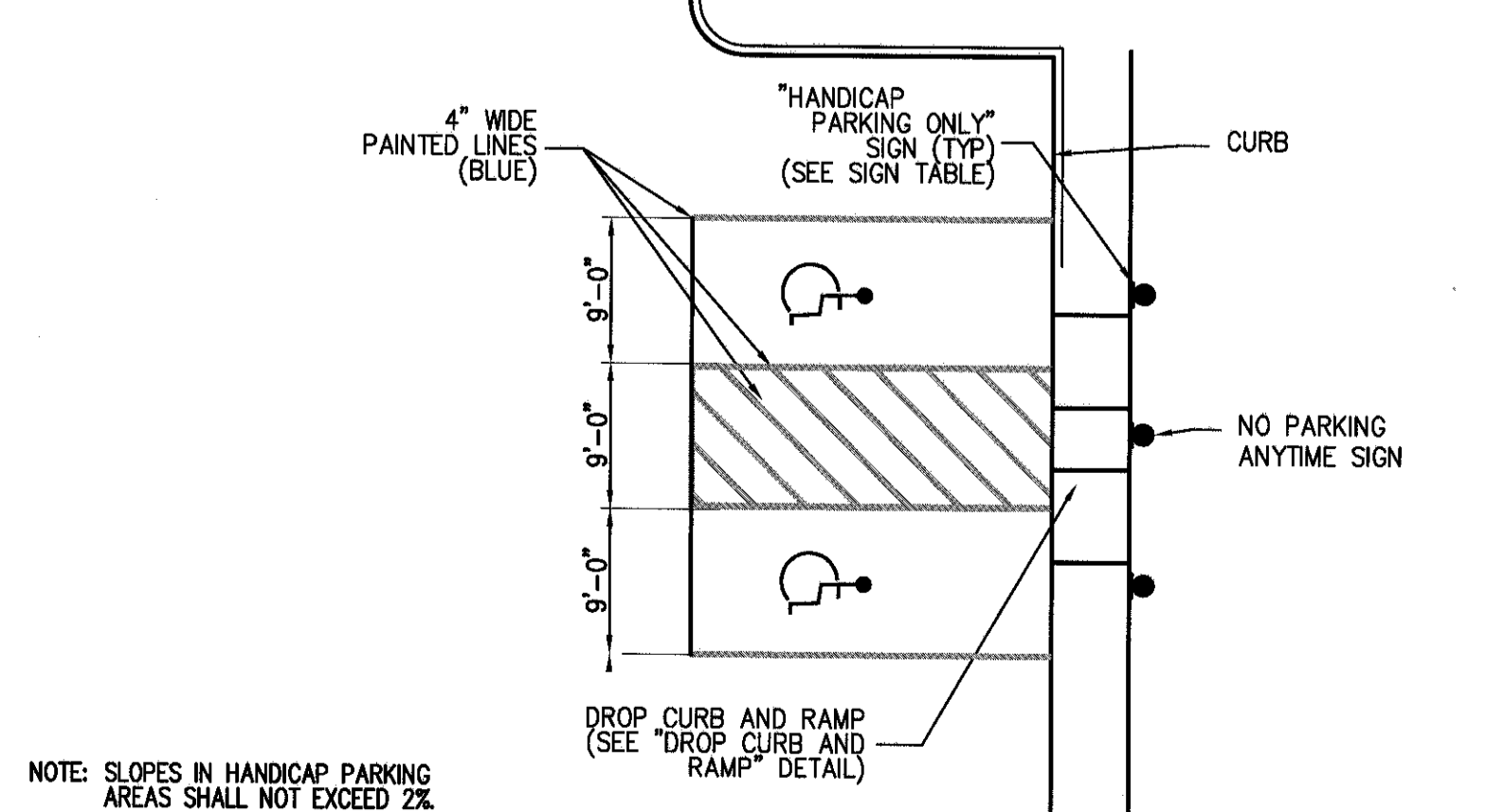


DEPRESSED CONCRETE CURB **47**



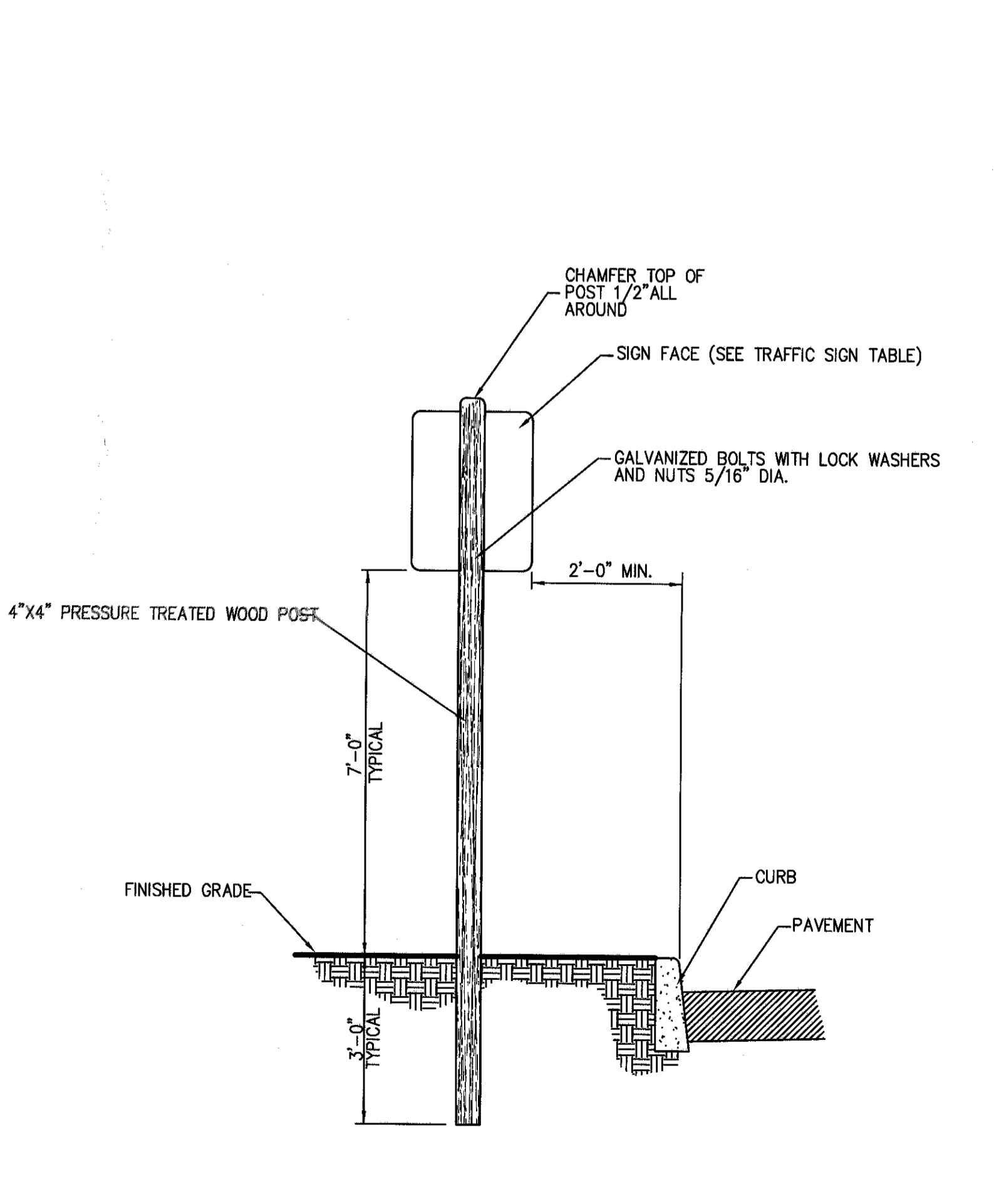
NOTE:
1. COLOR OF PAINT SHALL BE WHITE

90° PARKING (SINGLE STRIPING - CURBED PERIMETER) **53**



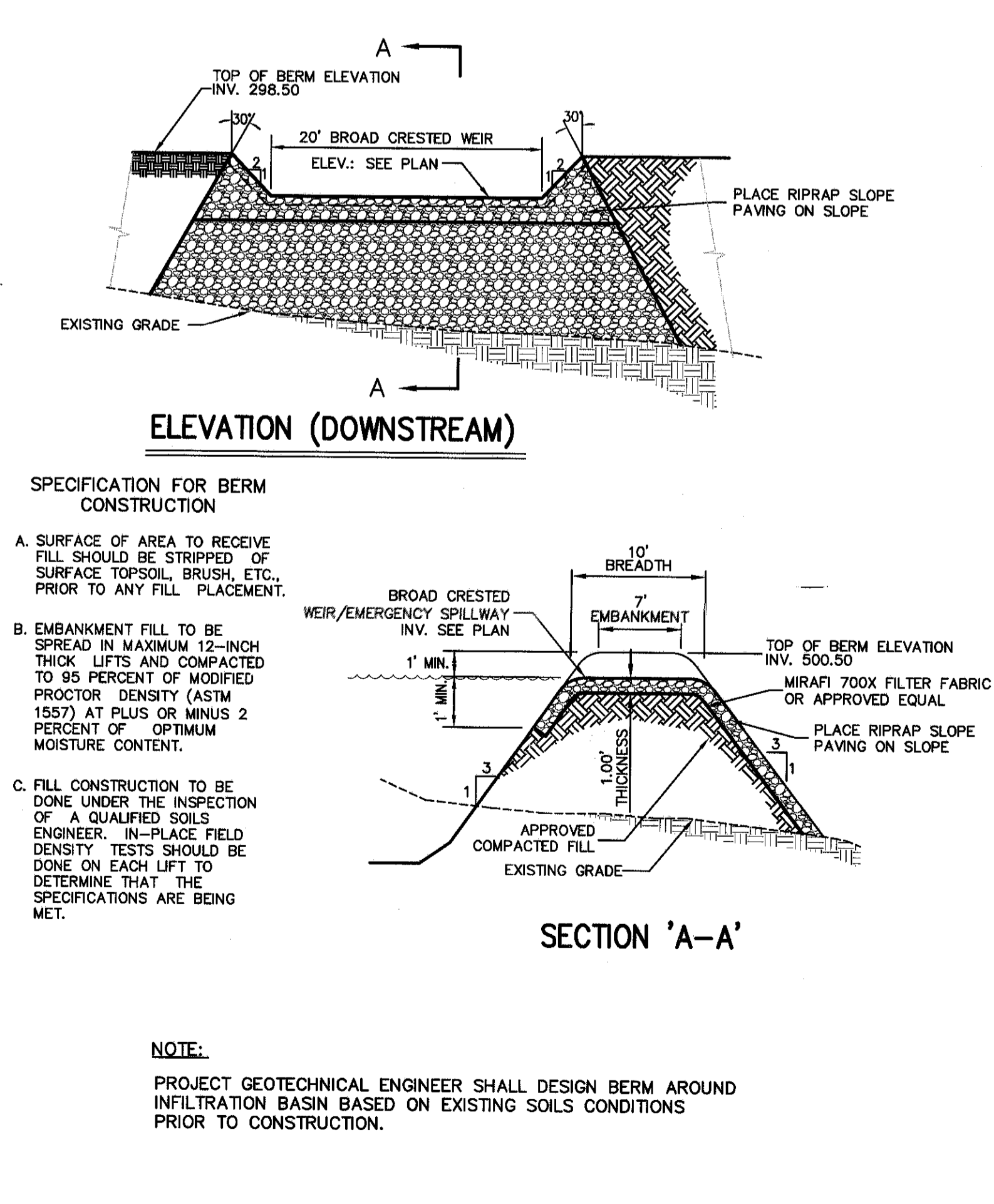
HANDICAP PARKING **54**

DROP CURB & RAMP **48**



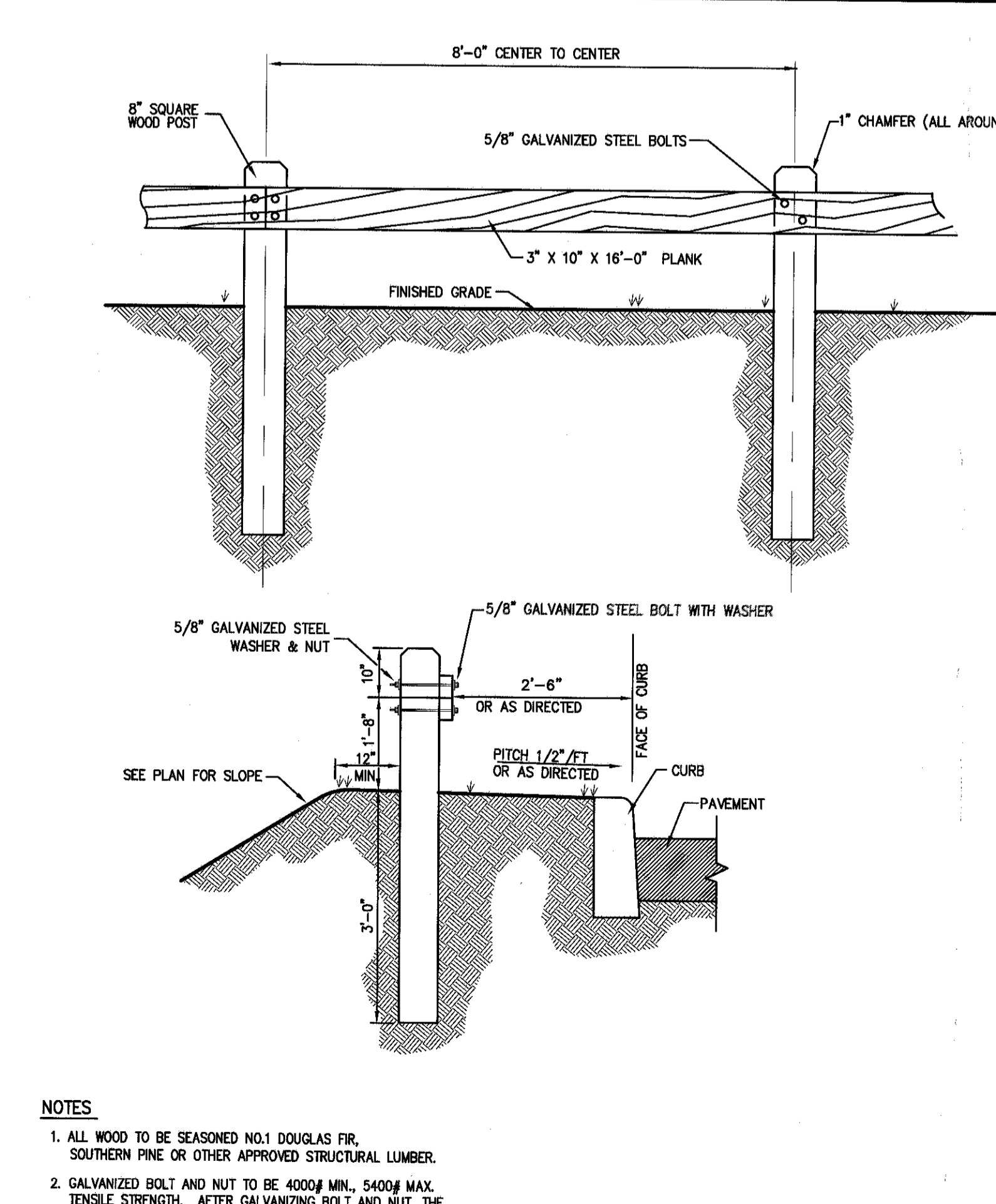
TRAFFIC SIGN POST (WOOD) **55**

CONCRETE SIDEWALK **49**



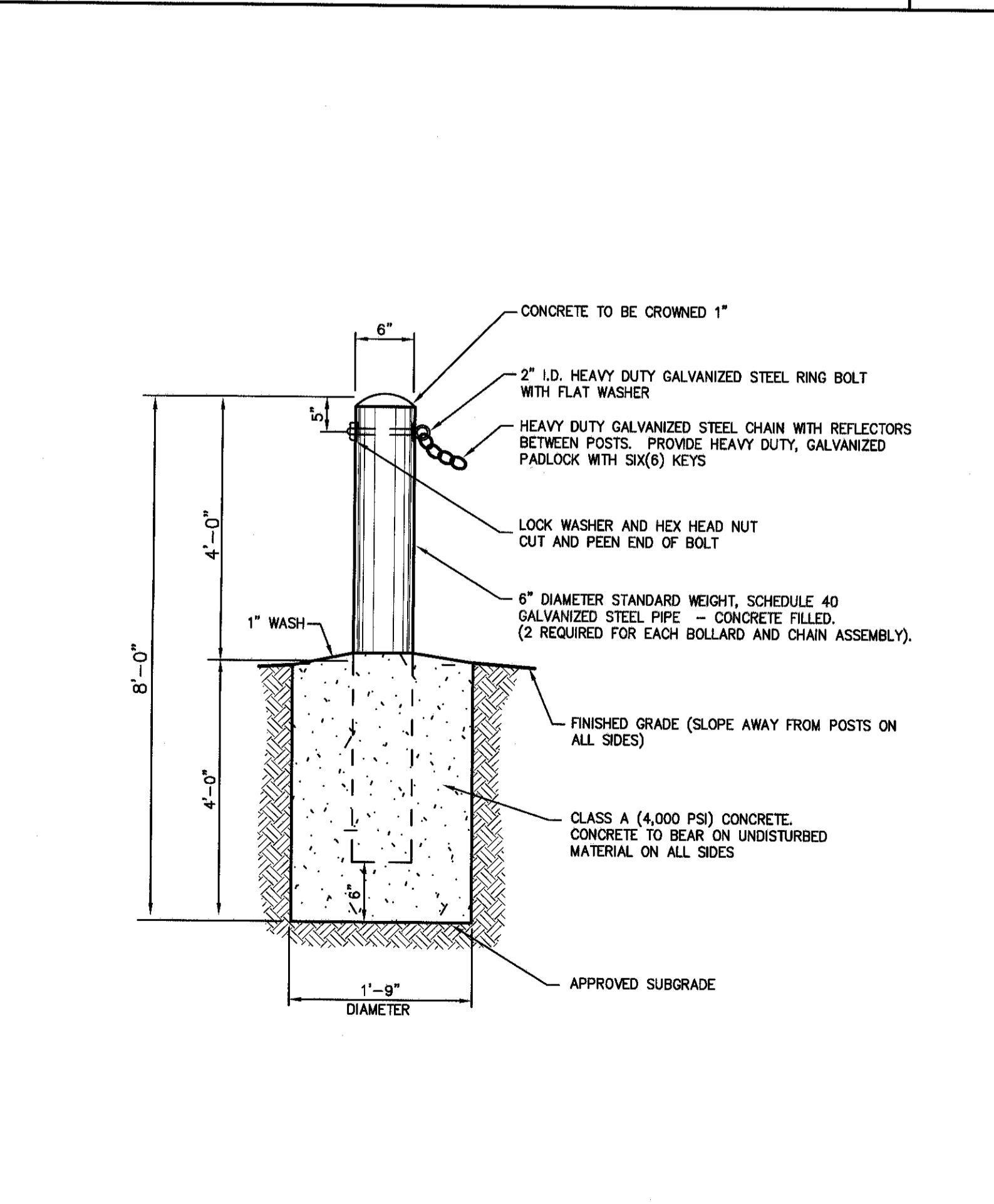
RIP-RAP EMERGENCY SPILLWAY **56**

GRASSCRETE EMERGENCY ACCESS AREAS **51**



WOOD GUIDE RAIL **57**

STABILIZED SLOPE DETAIL **52**



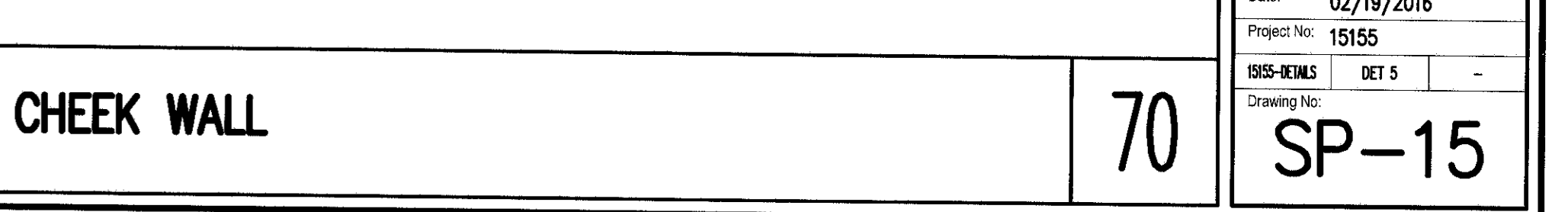
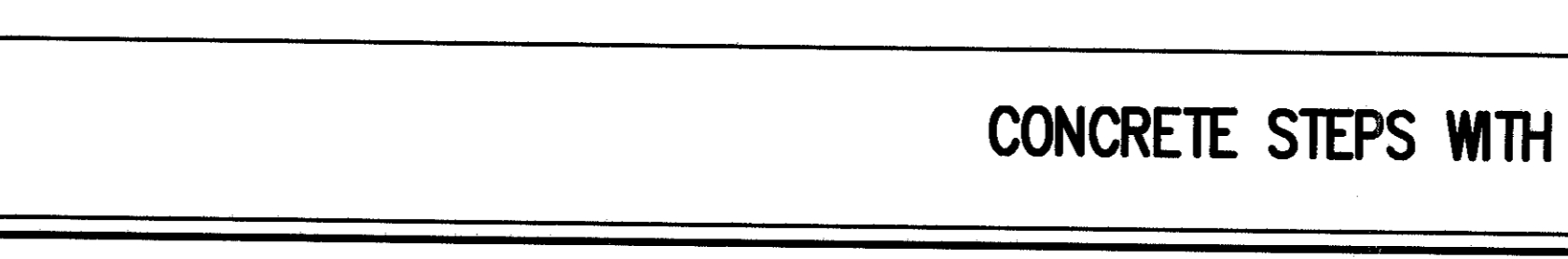
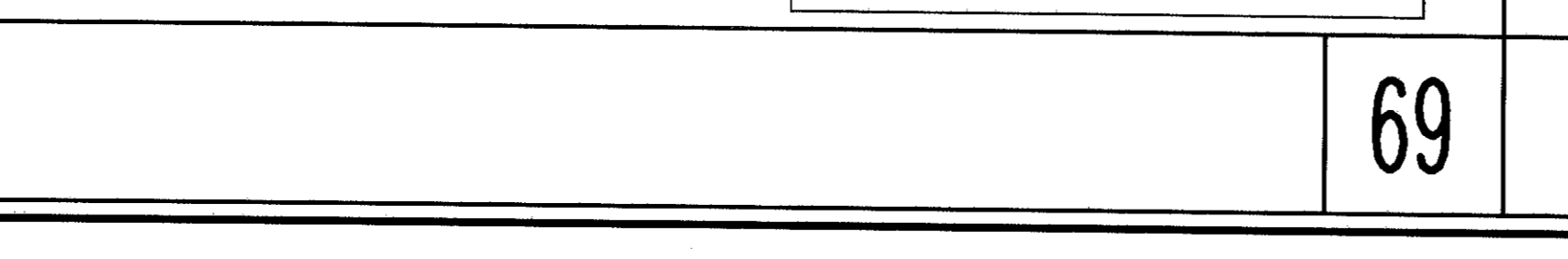
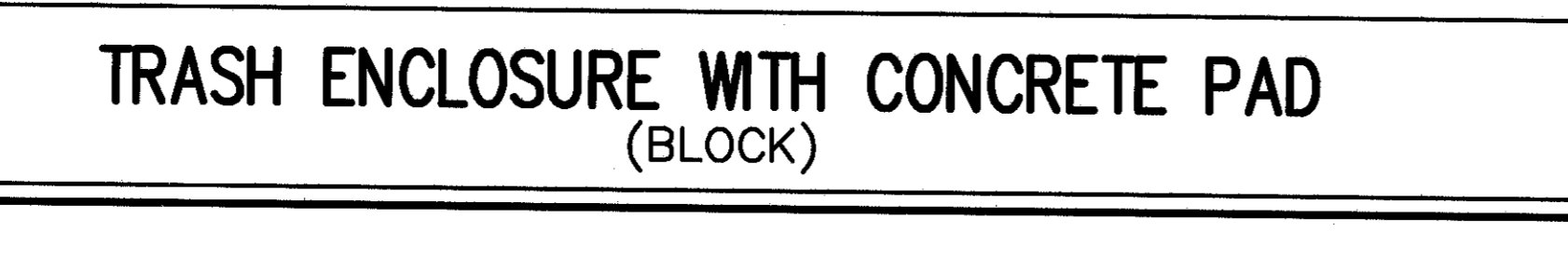
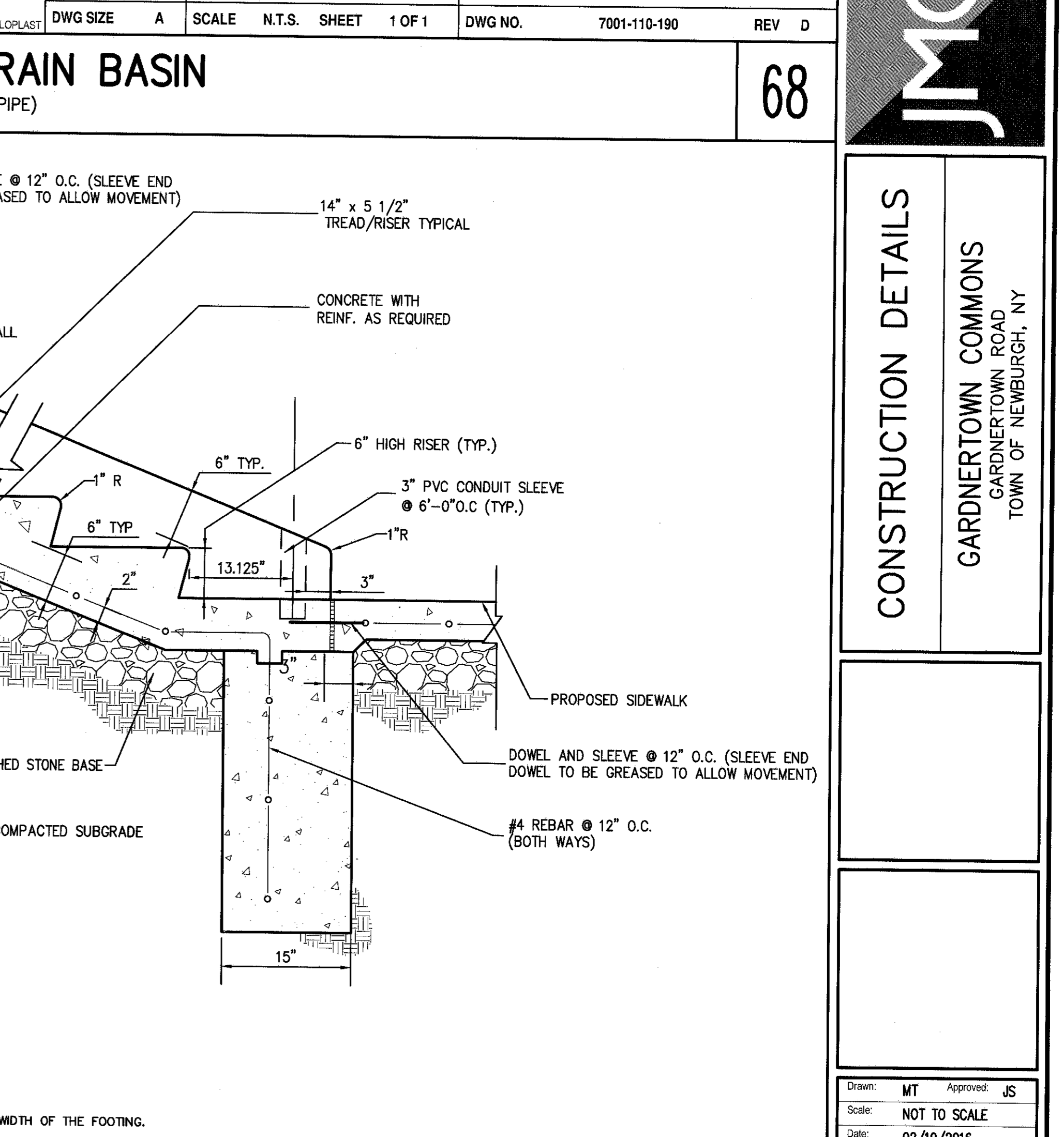
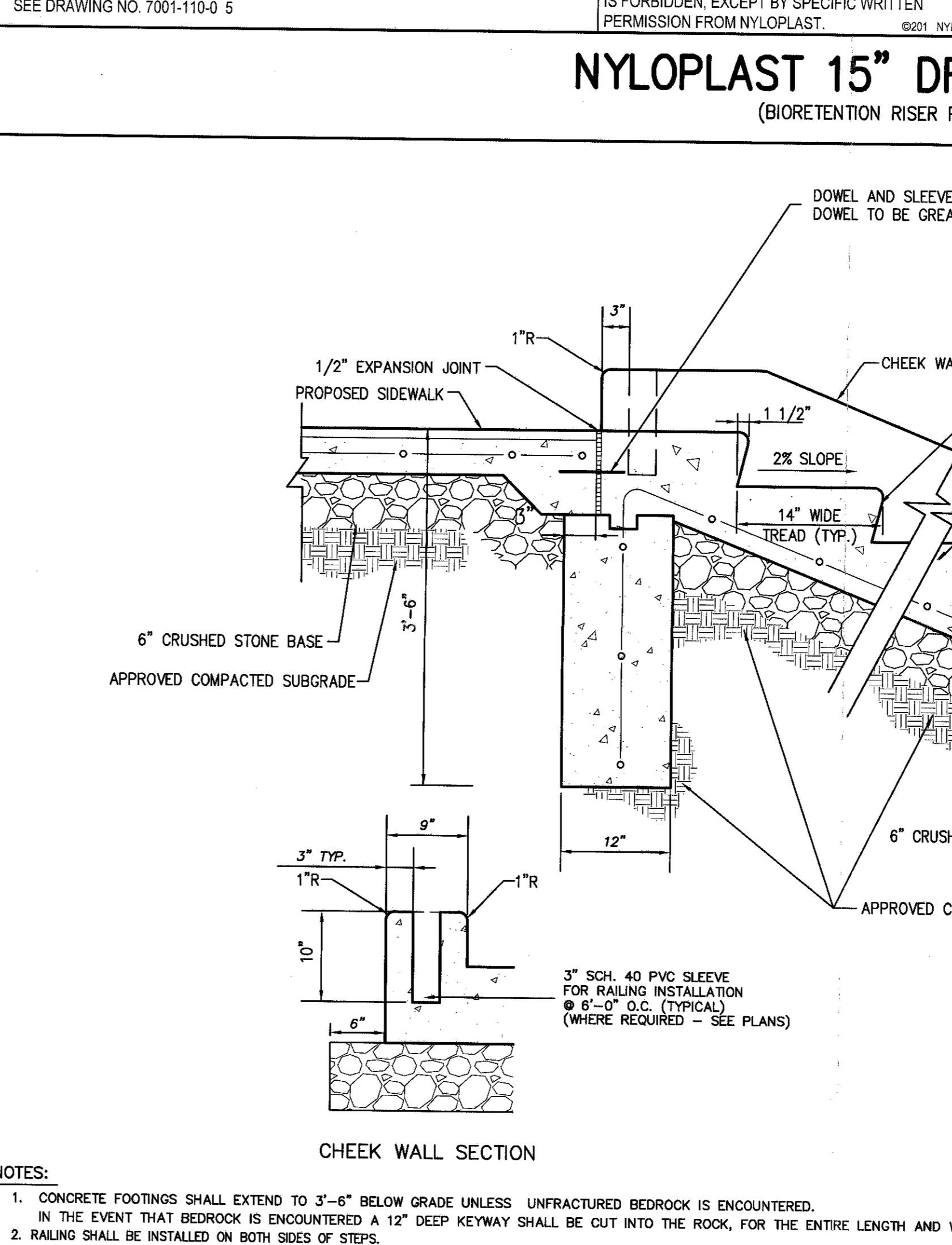
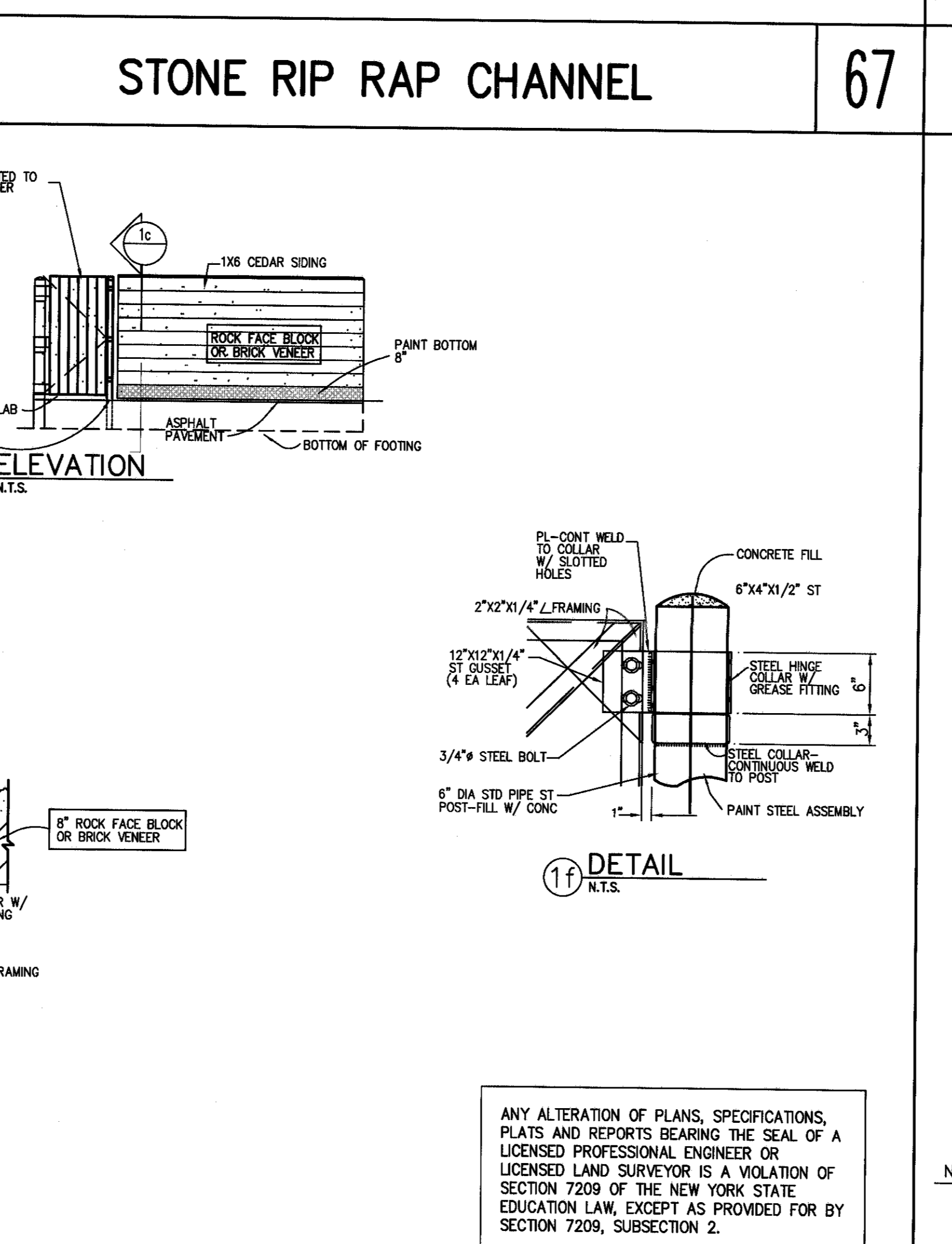
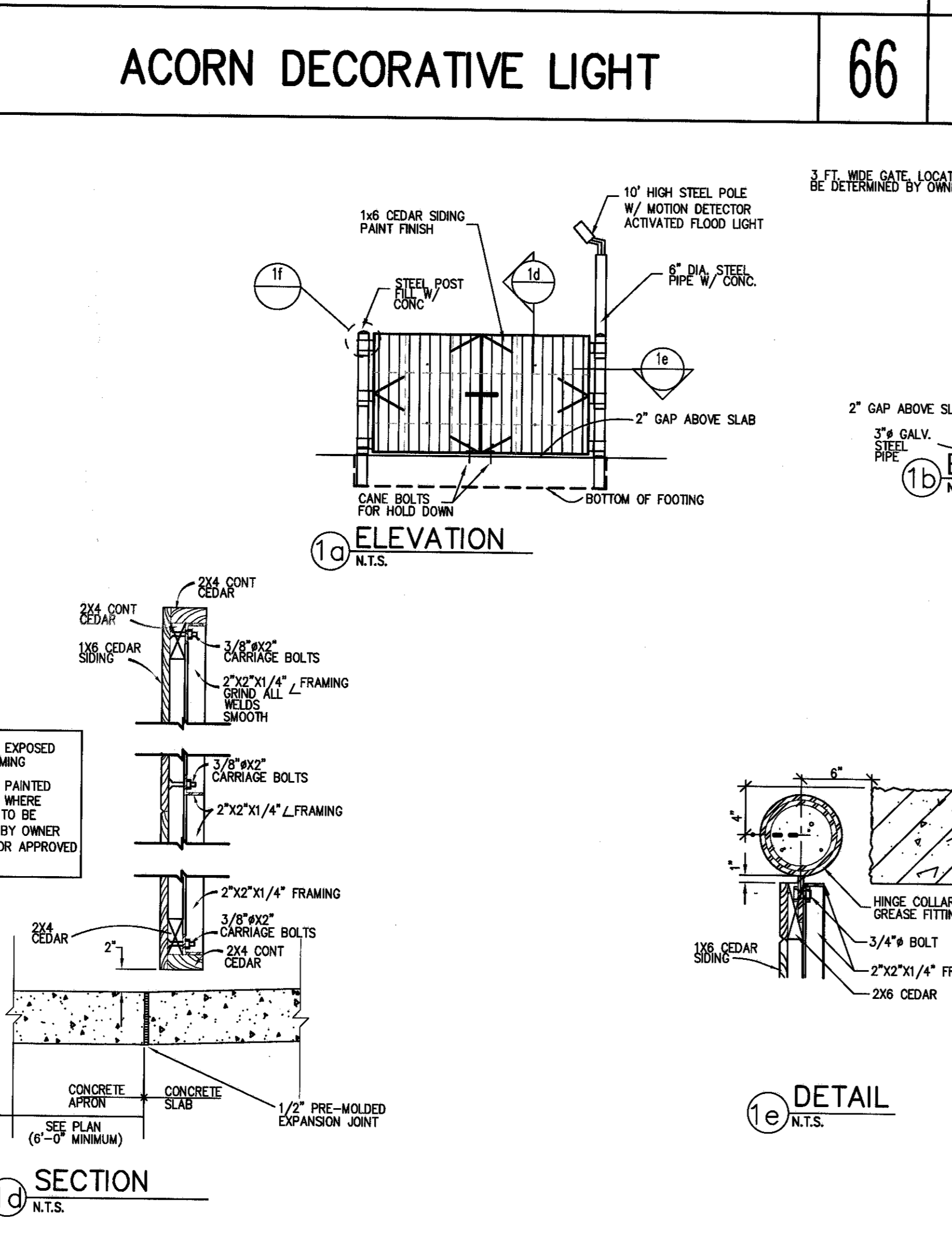
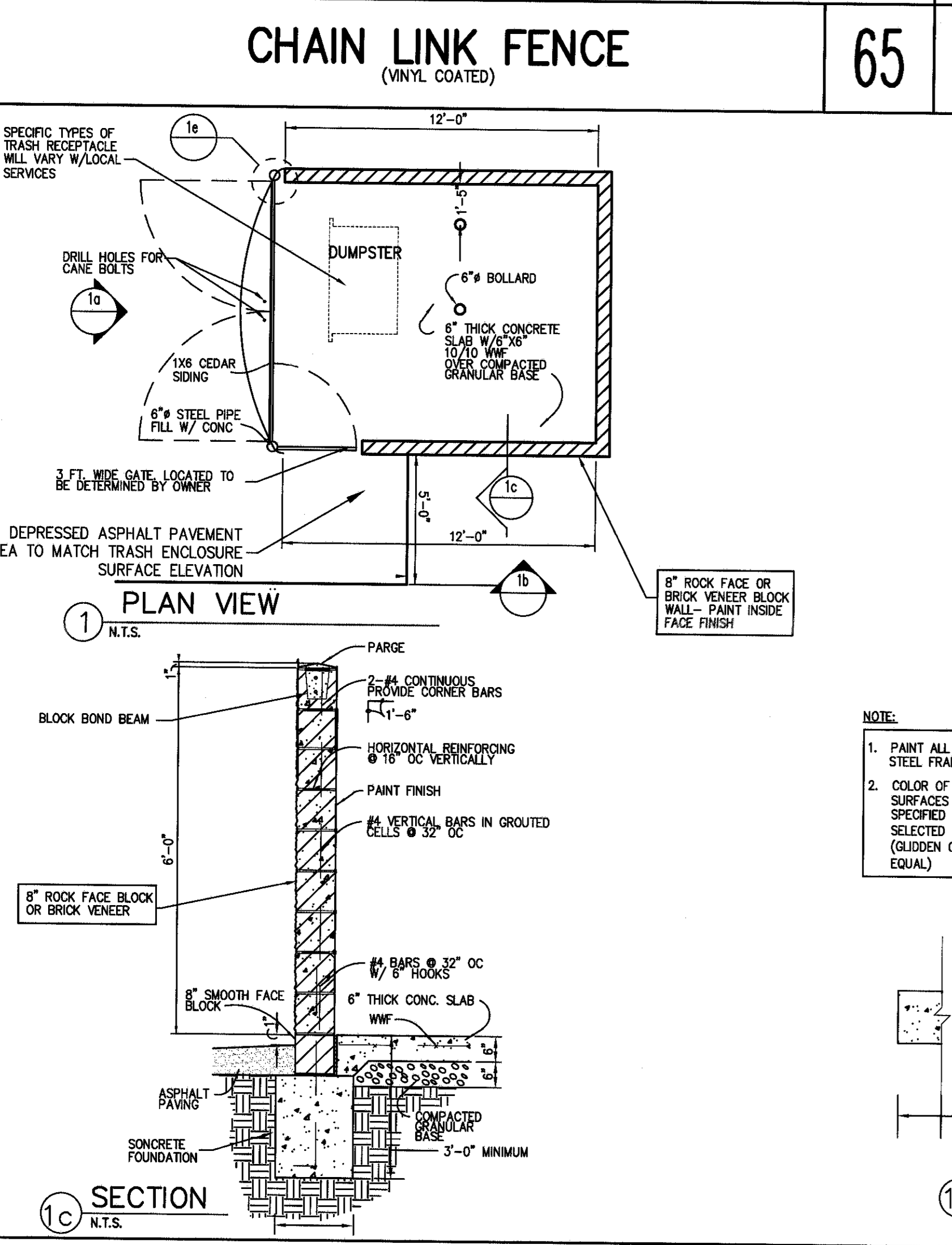
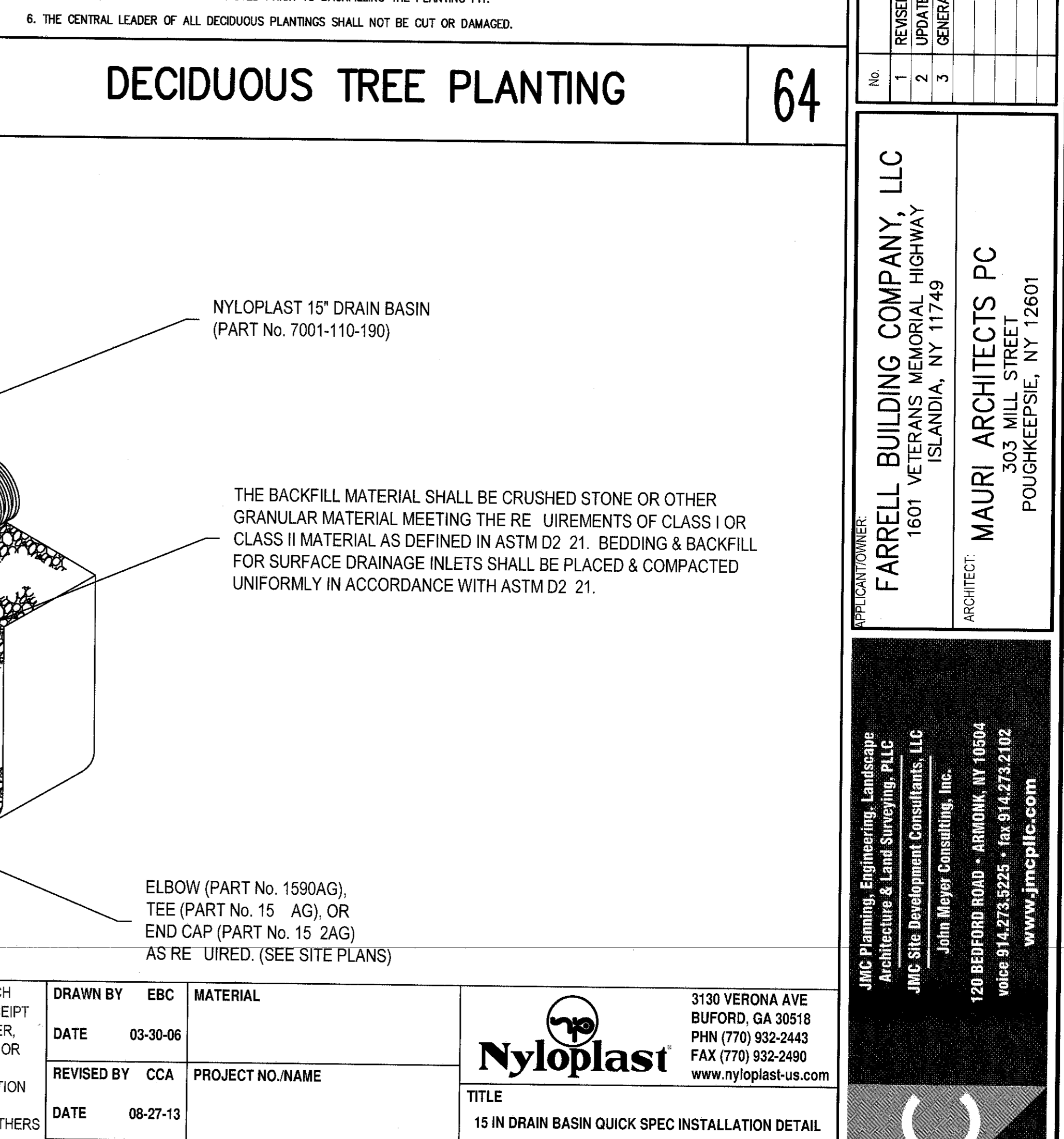
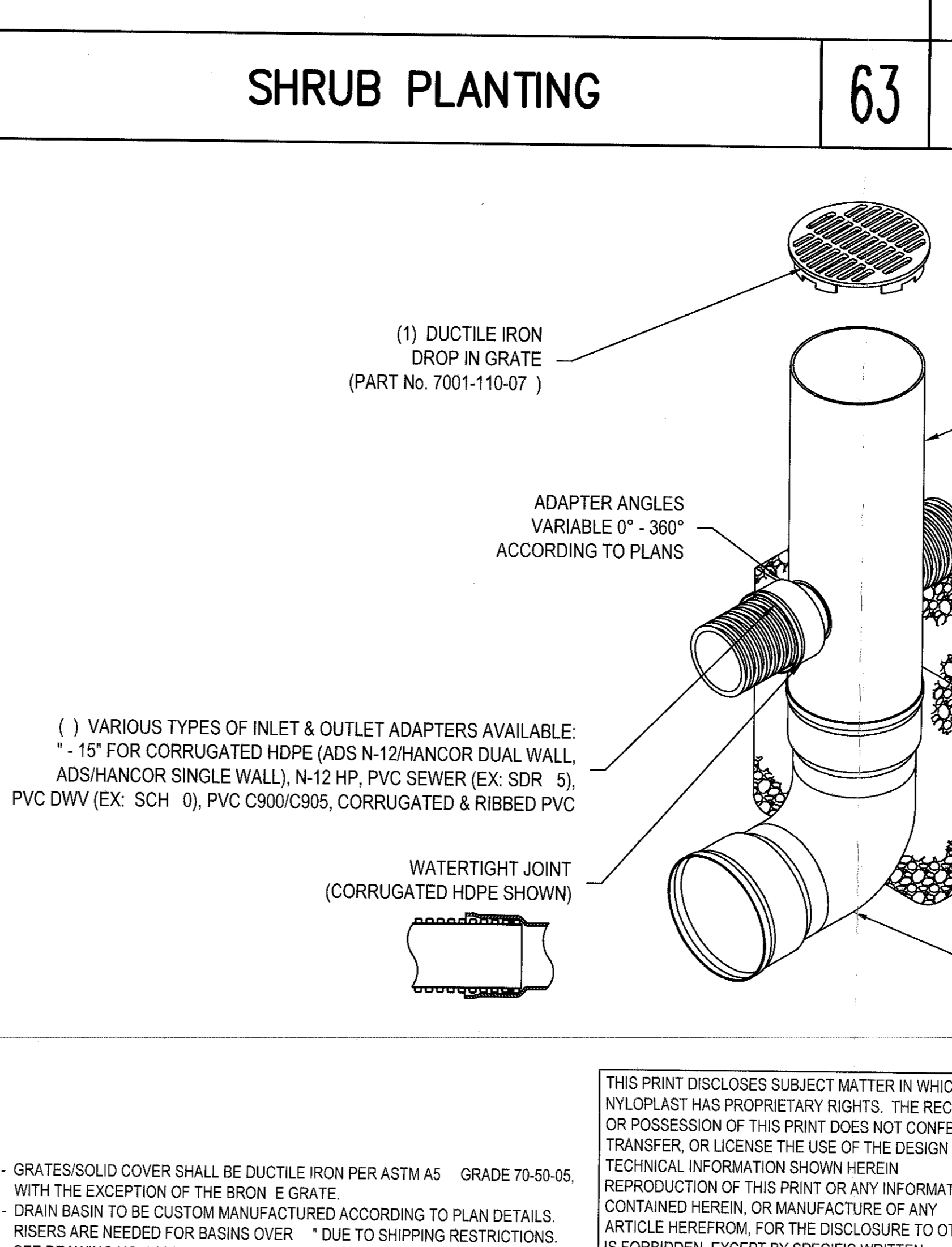
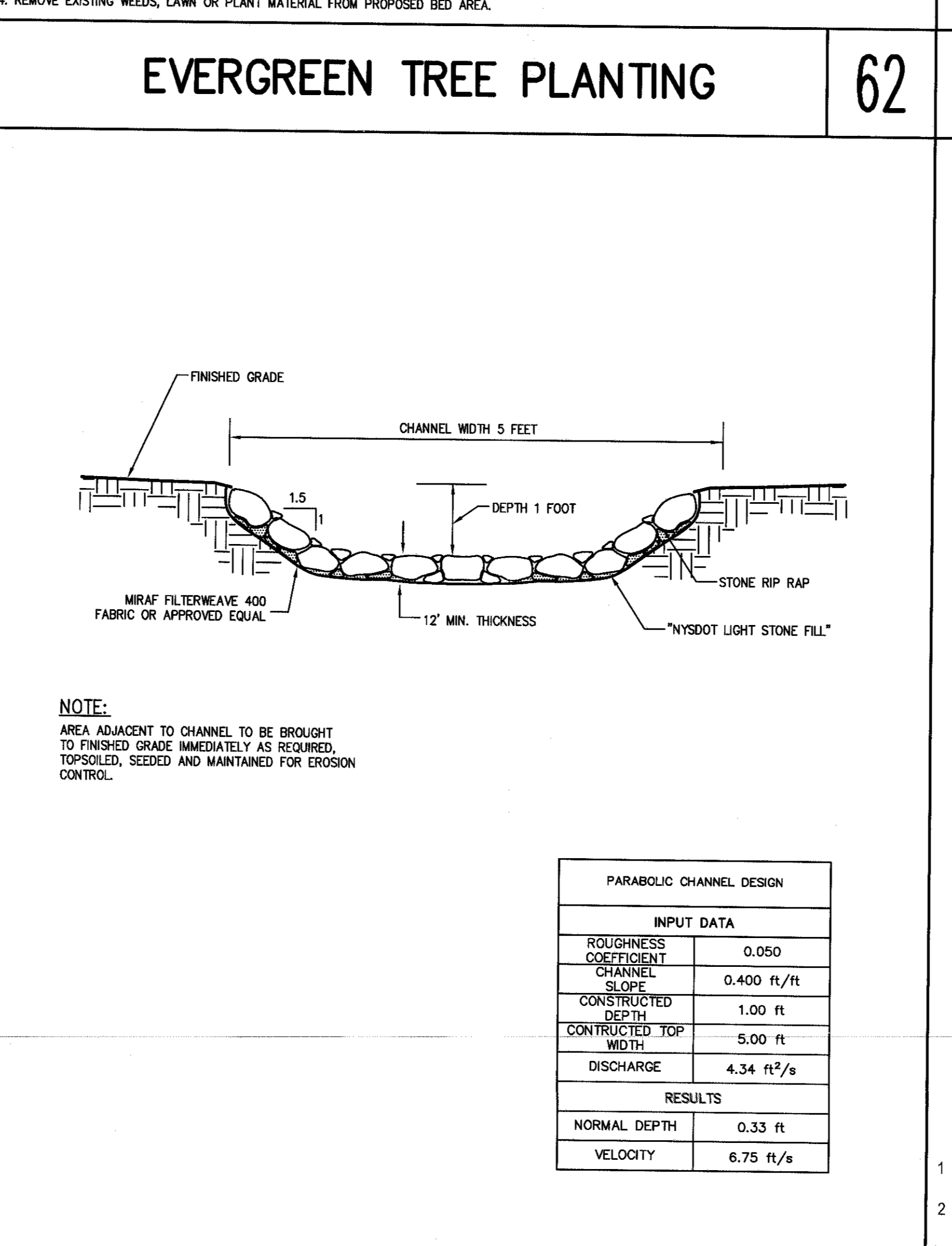
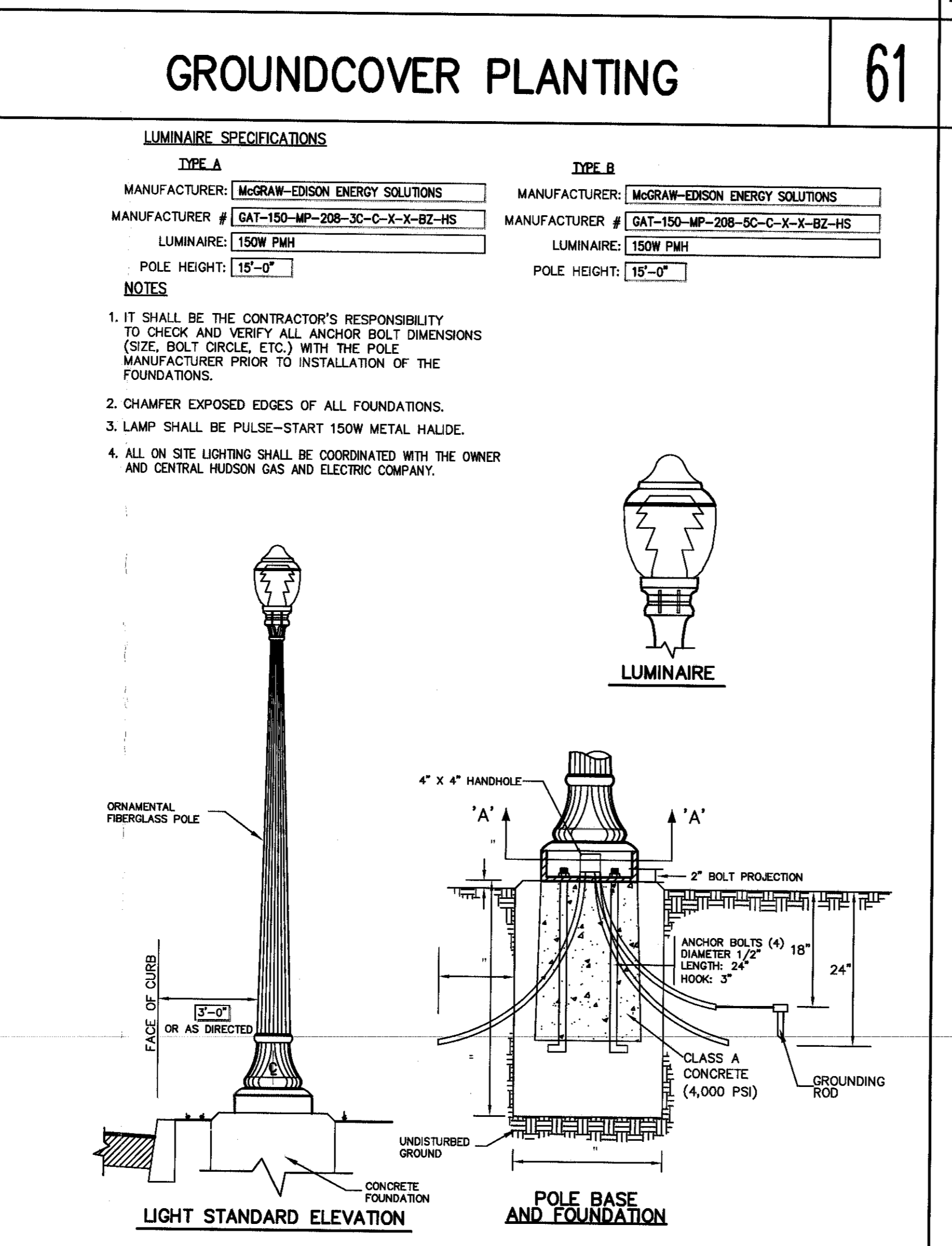
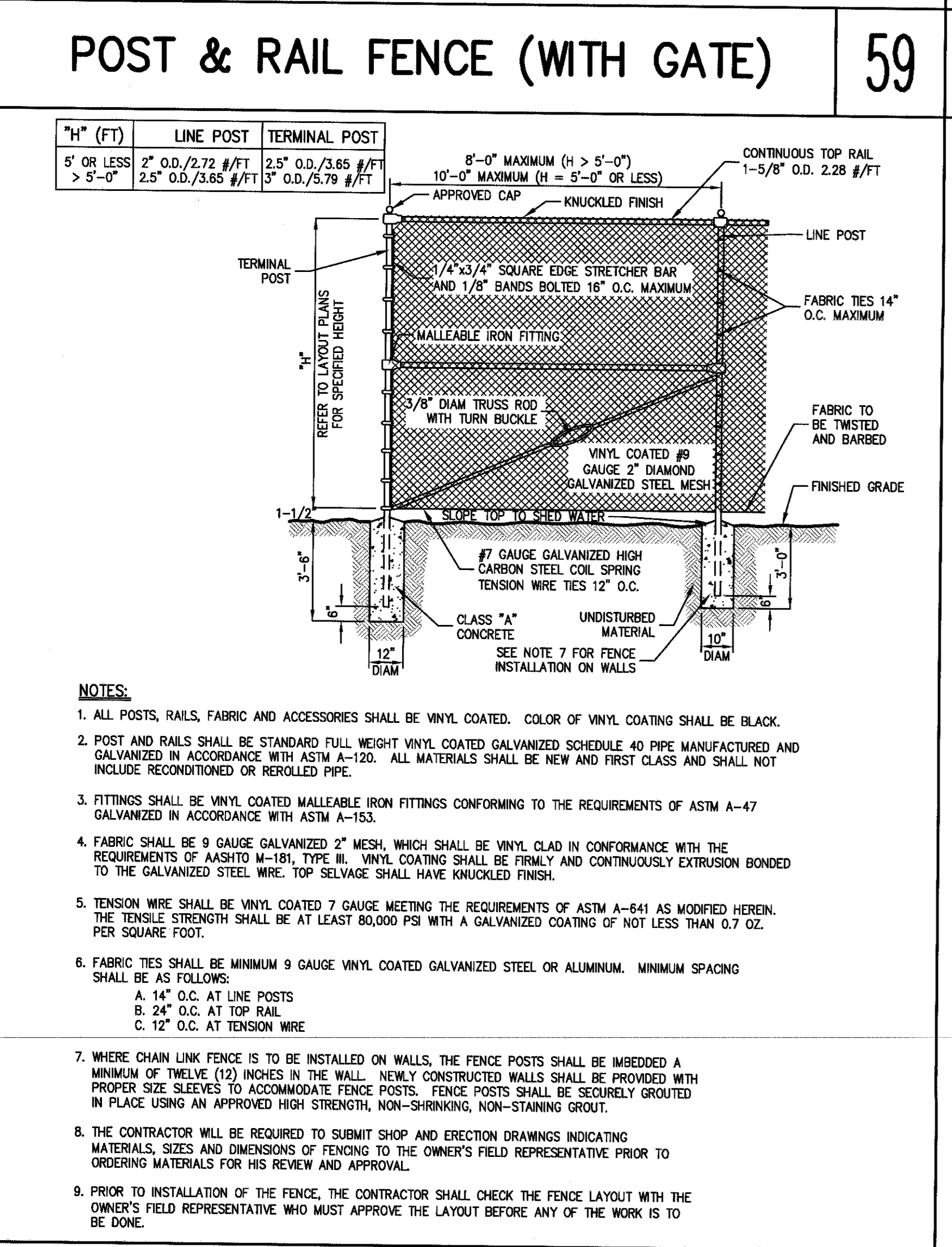
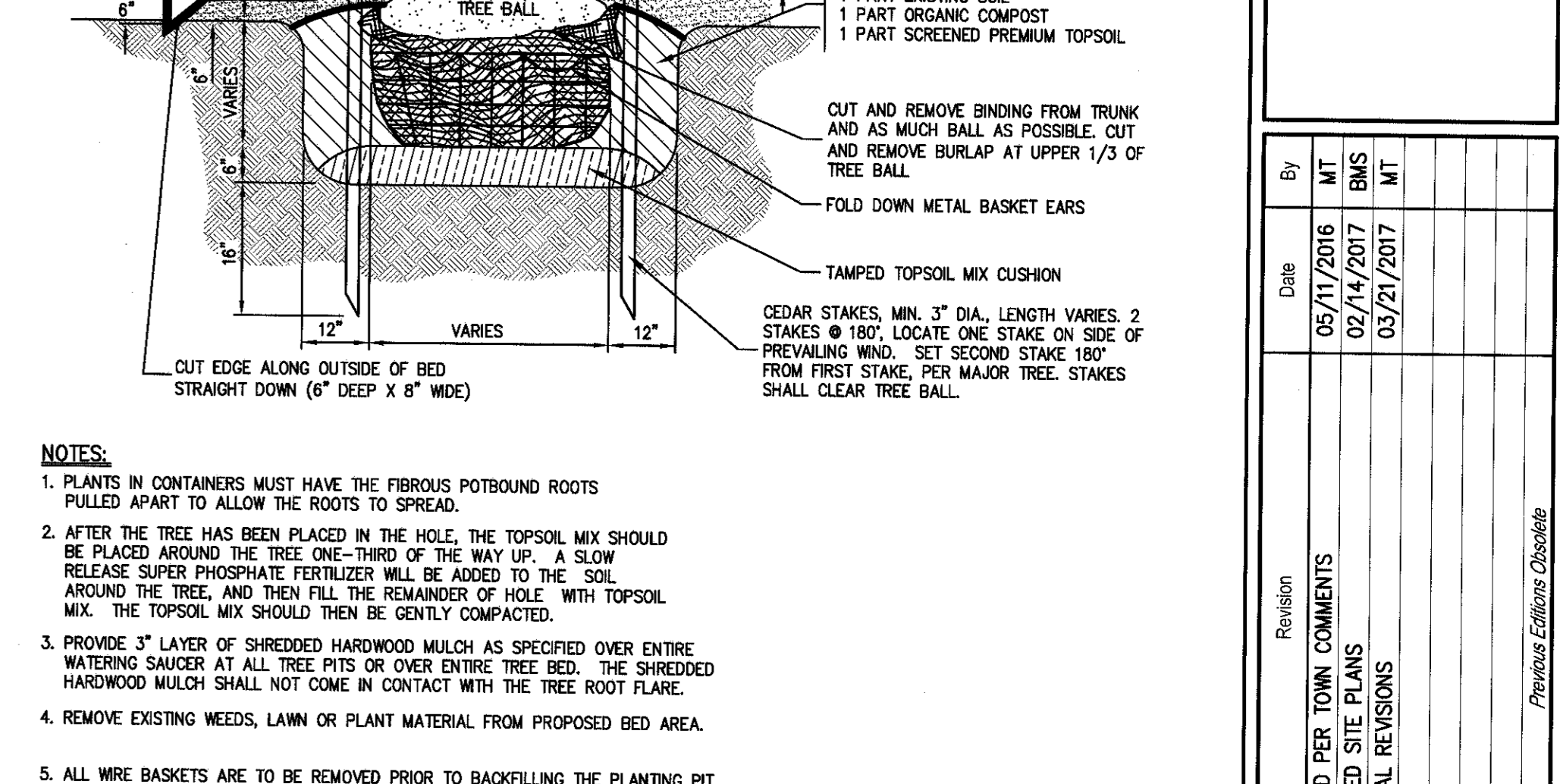
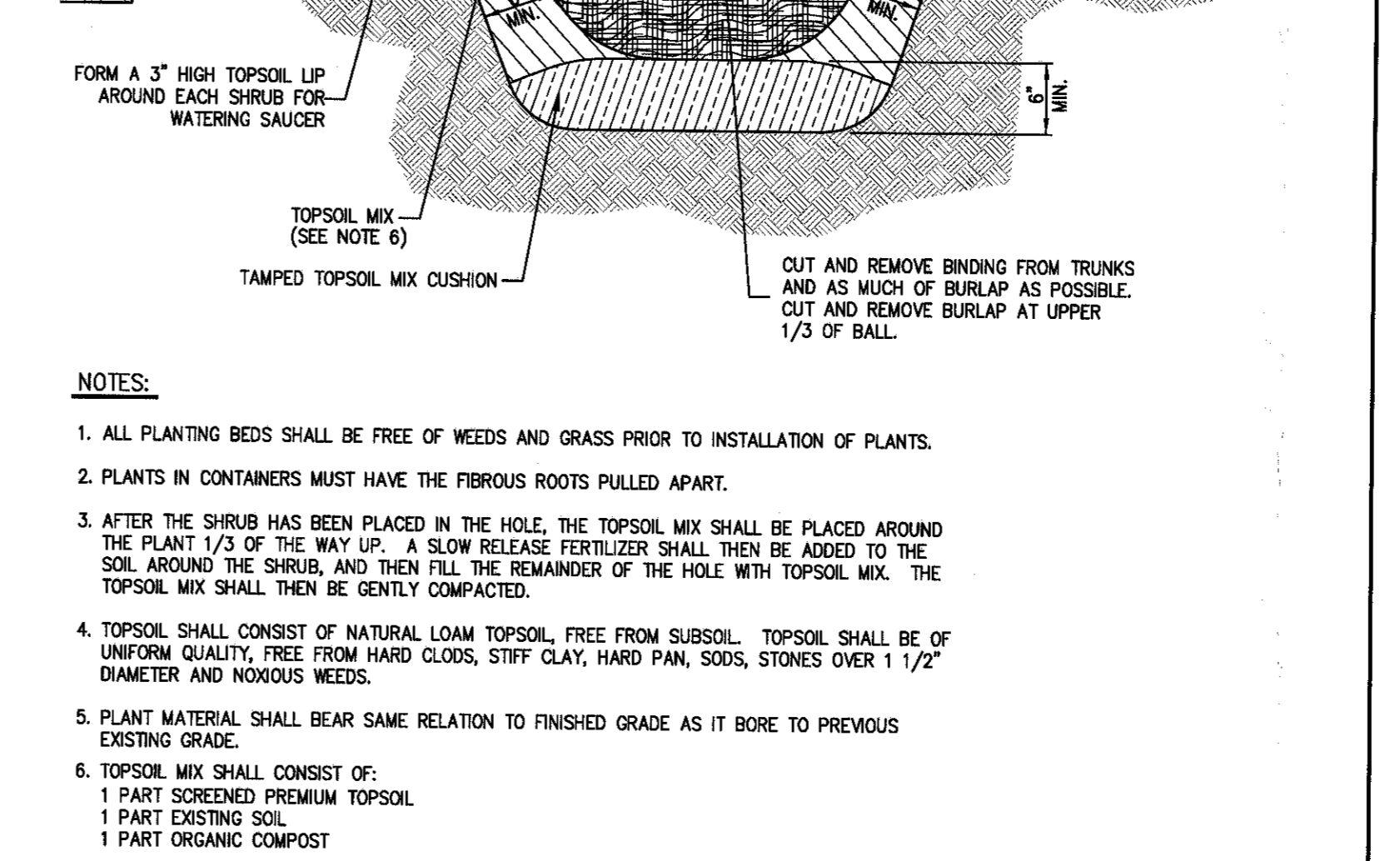
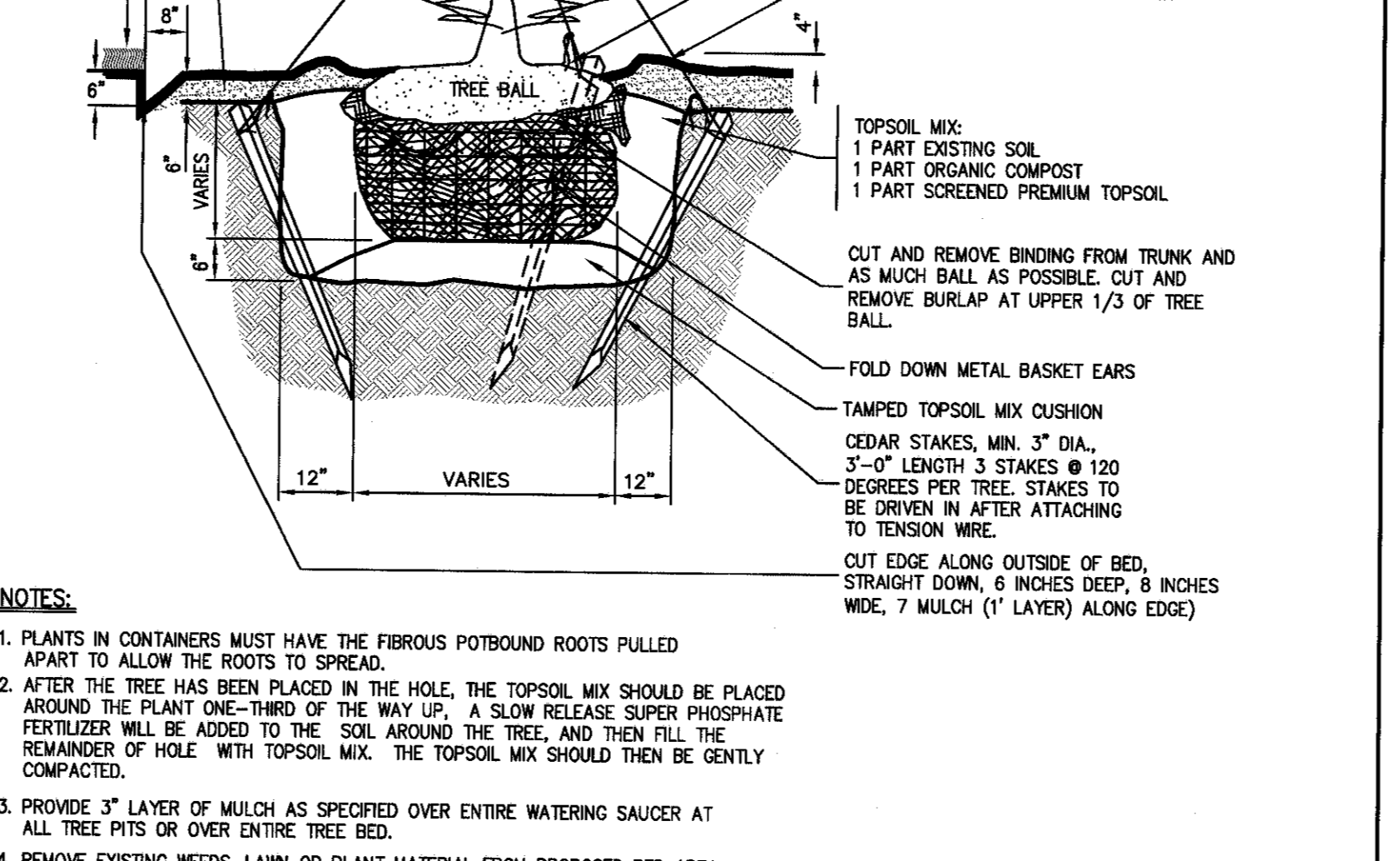
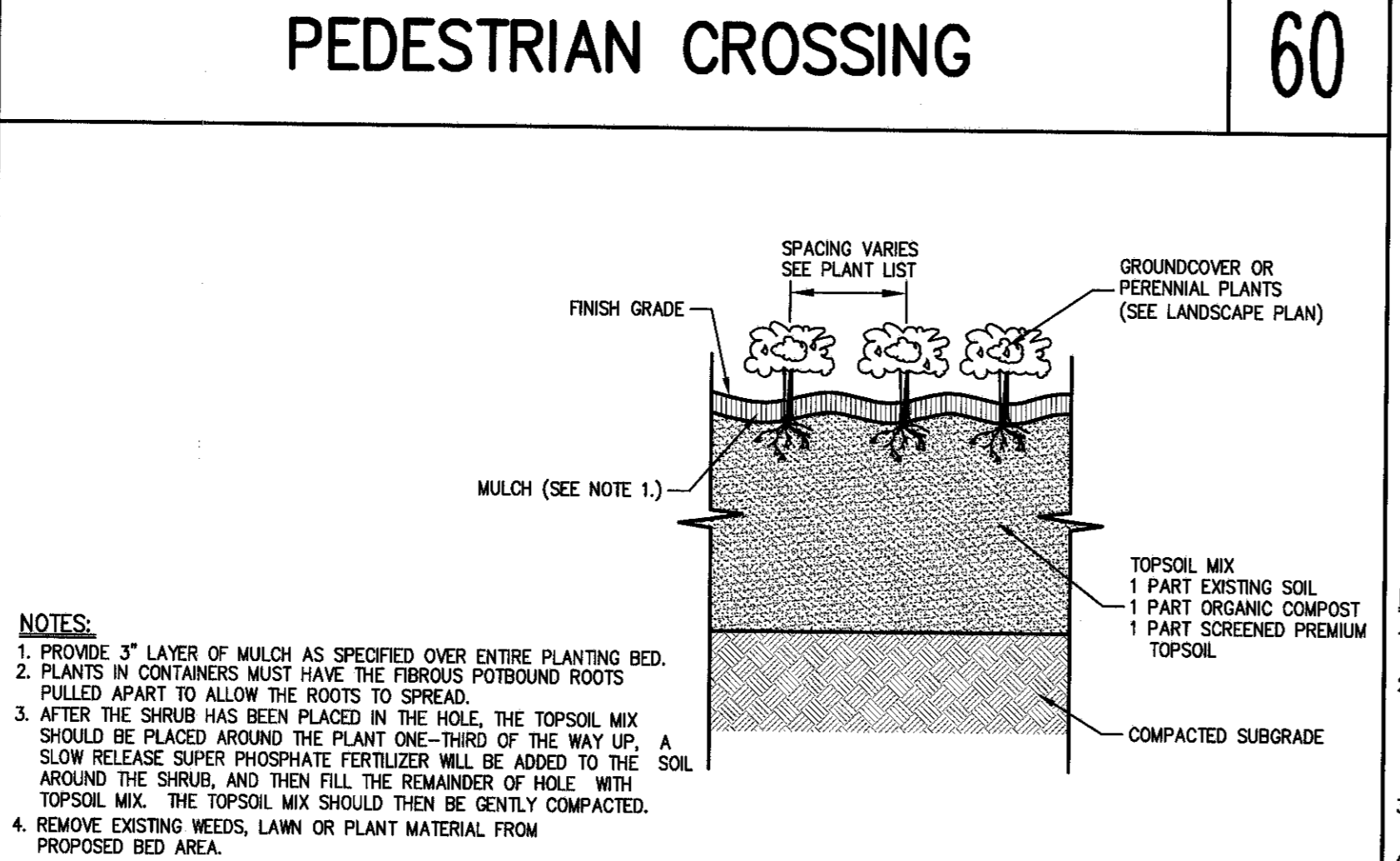
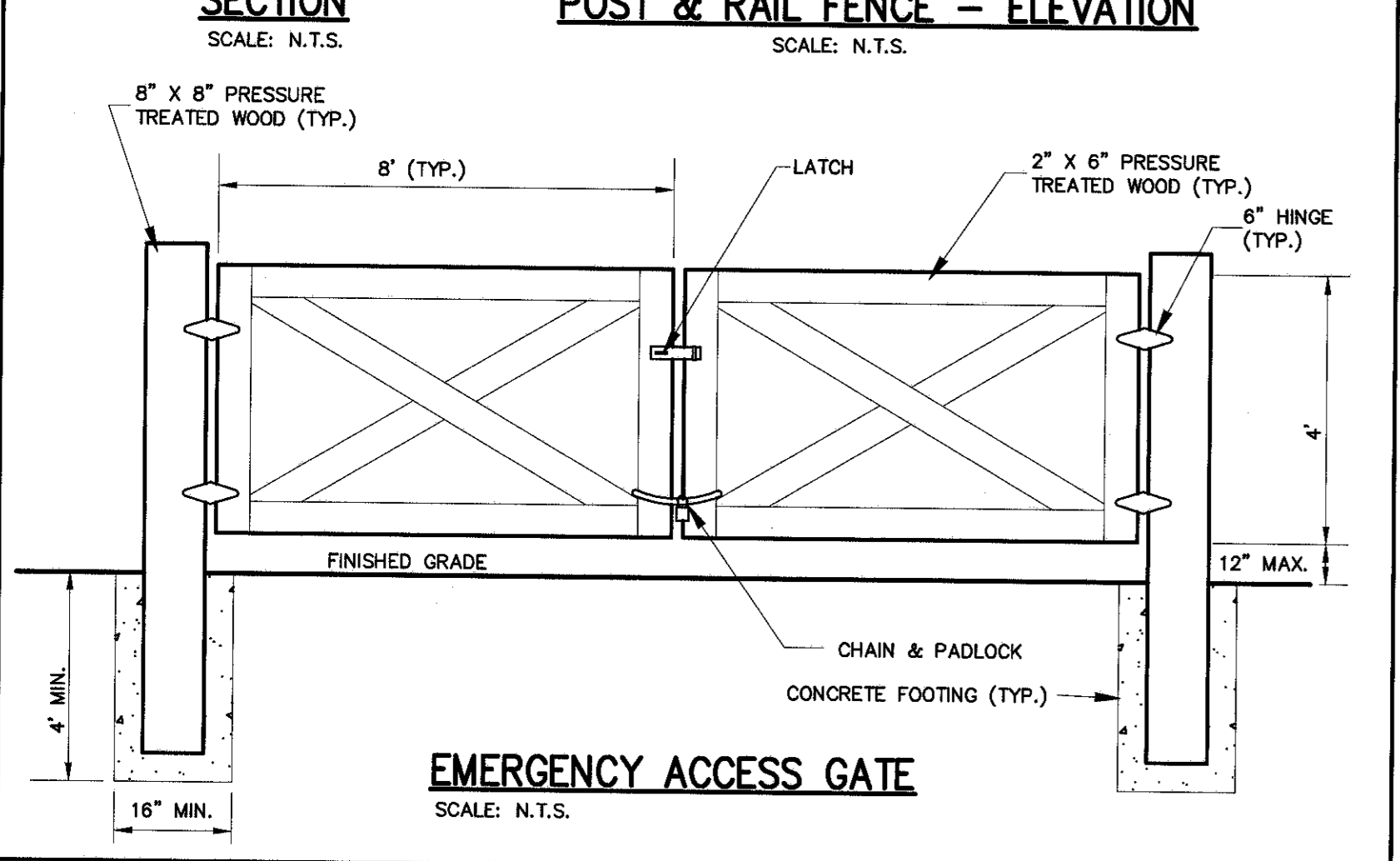
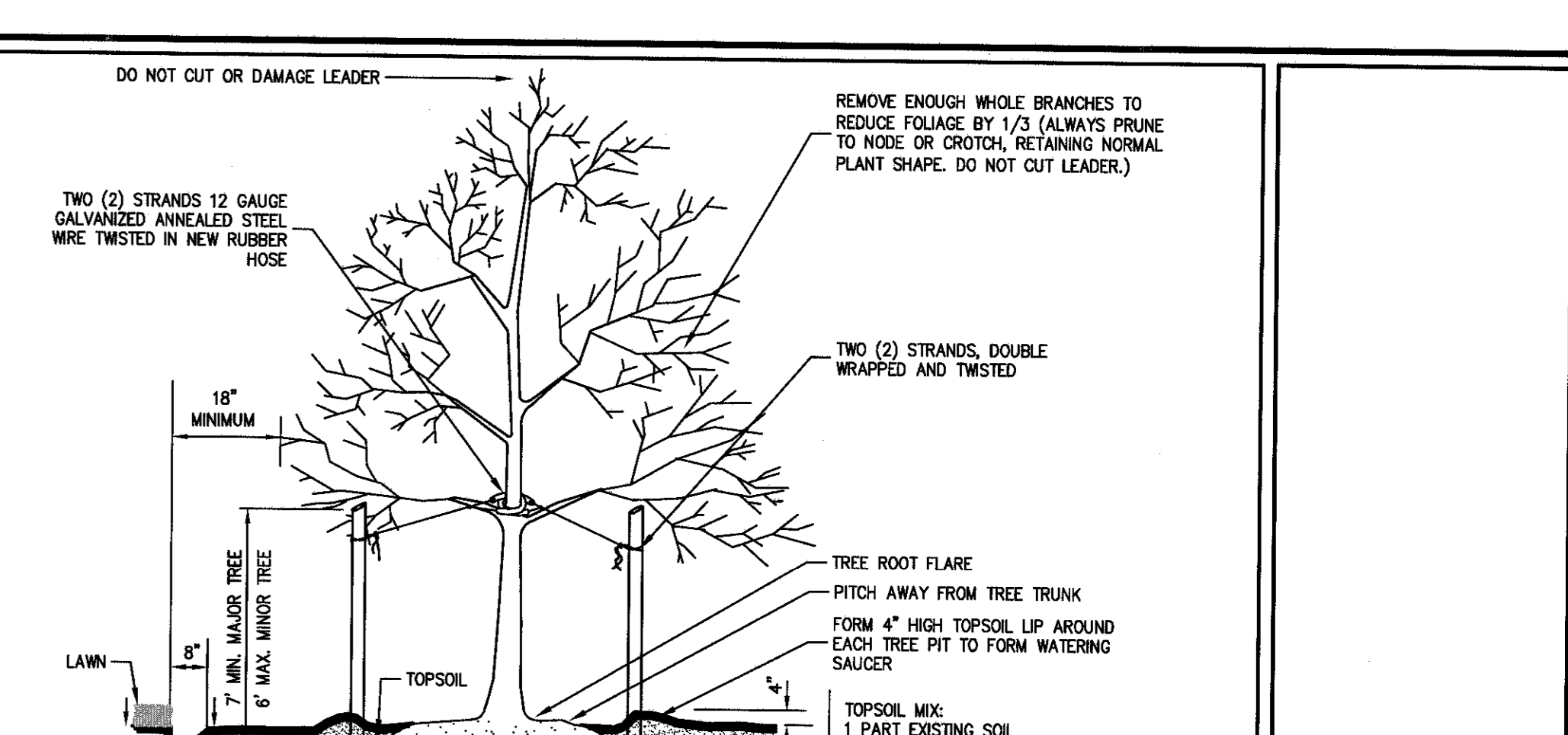
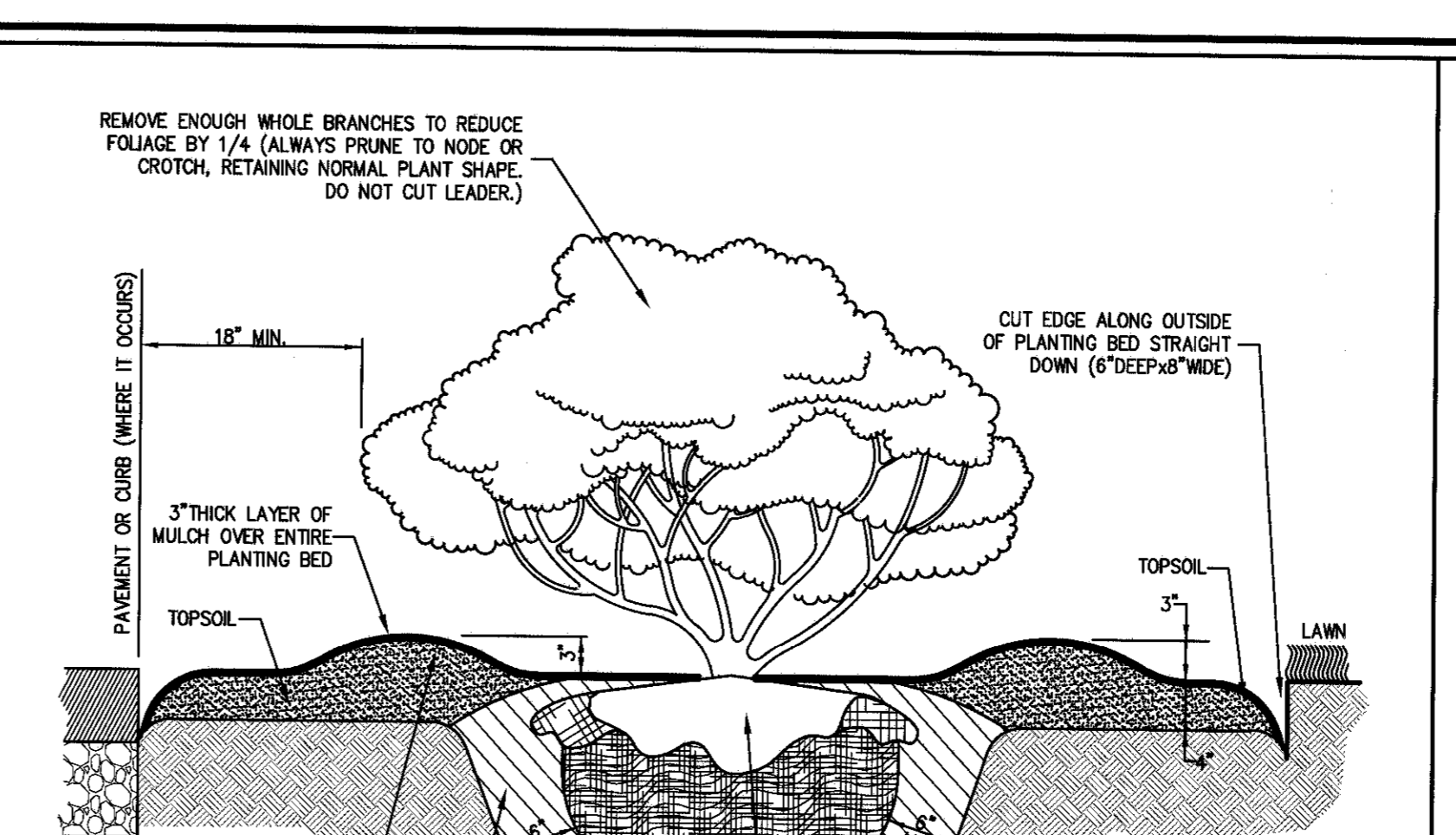
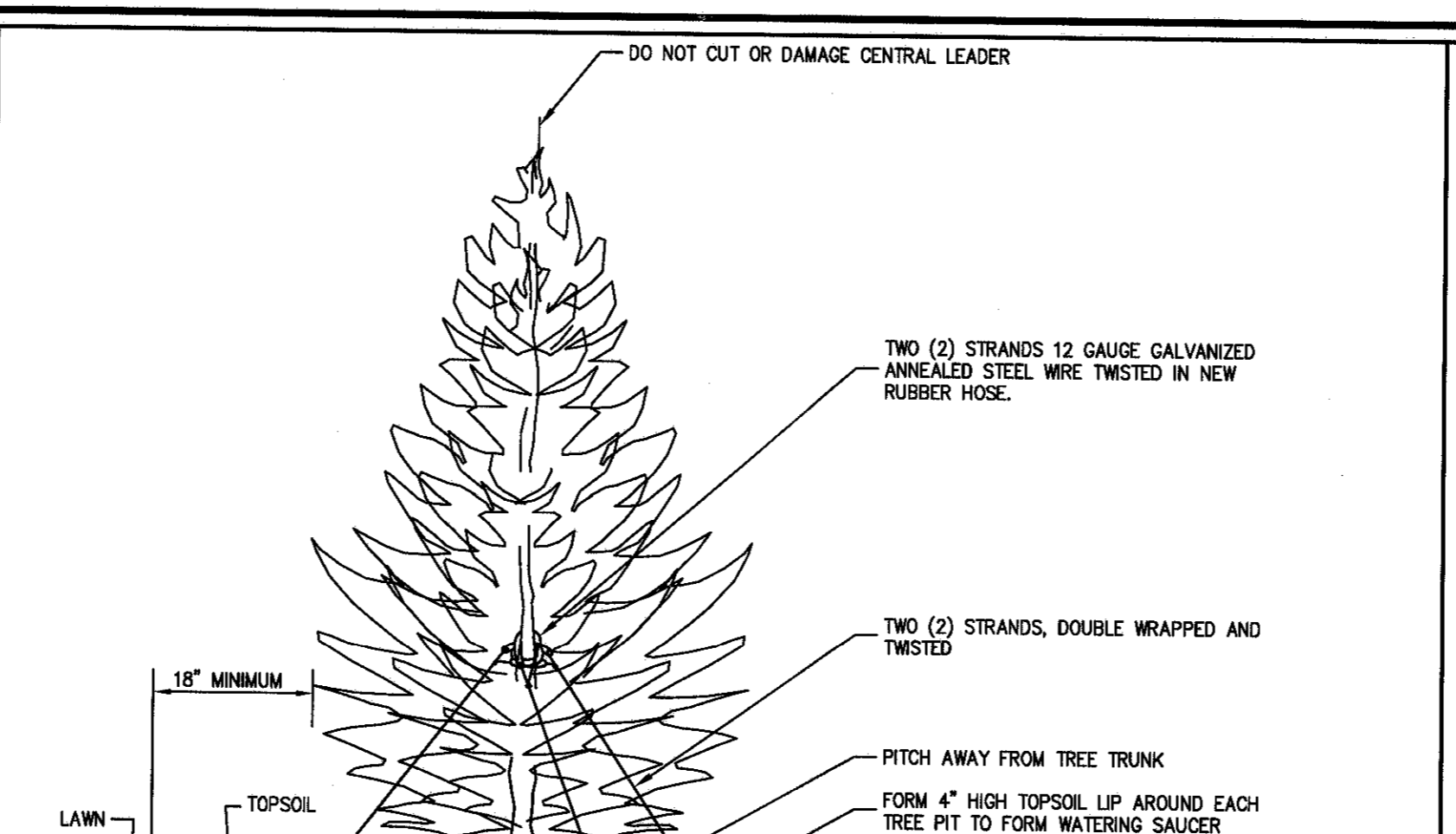
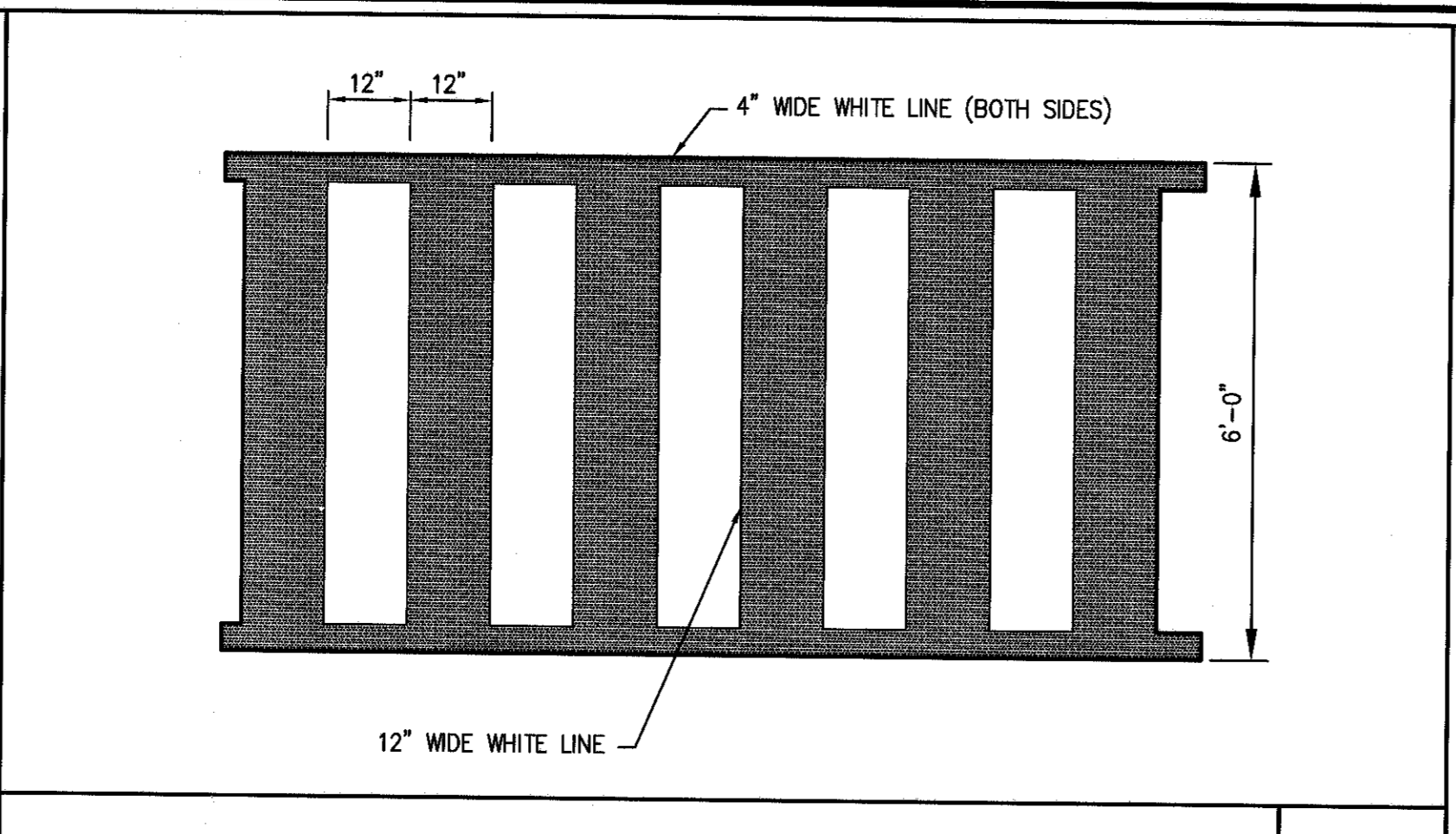
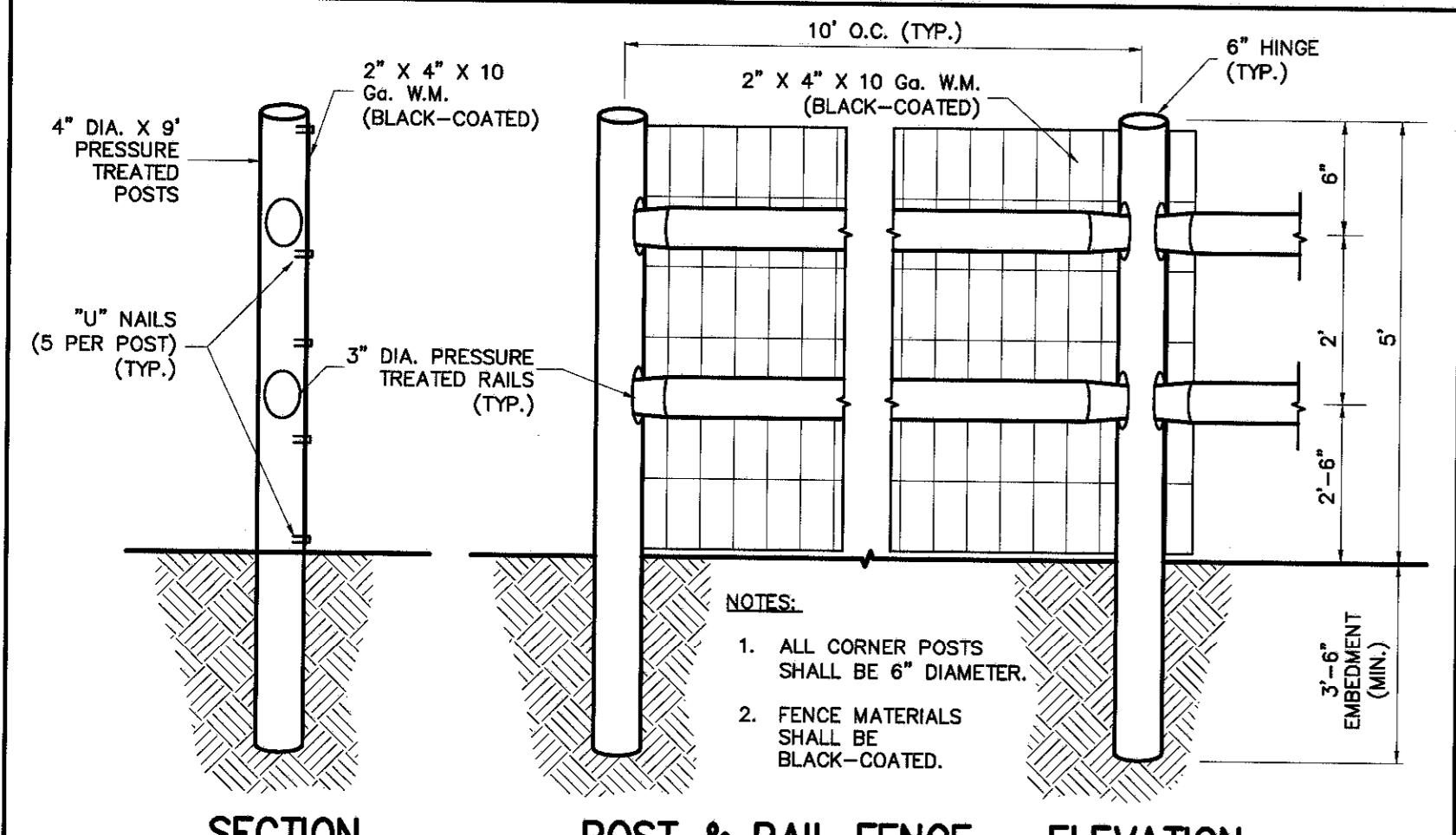
BOLLARD & CHAIN ASSEMBLY (STEEL PIPE) **58**

JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
120 BERGEB RD - ARMONK, NY 10904
www.jmcplc.com

FARRELL BUILDING COMPANY, LLC
1601 VETERANS MEMORIAL HIGHWAY
ISLANDIA, NY 11749
ARCHITECT: MAURI ARCHITECTS PC
303 MILL STREET
POUGHKEEPSIE, NY 12601

CONSTRUCTION DETAILS
GARDENTOWN COMMONS
GARDENTOWN ROAD
TOWN OF NEWBURGH, NY

Scale: NOT TO SCALE
Date: 02/19/2016
Project No: 15155
Drawing No: DET 4
SP-14



FARRELL BUILDING COMPANY, LLC
 1801 VETERANS MEMORIAL HIGHWAY
 ISLANDIA, NY 11749
 ARCHITECT: MAURI ARCHITECTS PC
 303 WILL STREET
 POUGHKEEPSIE, NY 12601

JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 1420 BEVERLY ROAD - BIRMINGHAM, AL 35244
 TEL: 205.933.9373 - FAX: 205.933.2102
 www.jmcpc.com

Drawn: JMC
 Scale: NOT TO SCALE
 Date: 02/19/2016
 Project No: 15155
 Drawing No: SET 5
 Drawing Title: SP-15

SIGN TABLE

| DESCRIPTION | SYMBOL | SIZE | DESCRIPTION | MARKING TYPE | MARKING COLOR | MARKING PATTERN |
|-------------|--------|---------|-----------------|----------------|---------------|-----------------|
| 30"x30" | | 30"x30" | BLACK ON YELLOW | STREET CHANNEL | 7'-0" | WS-3 |

ACRONYM LIST:

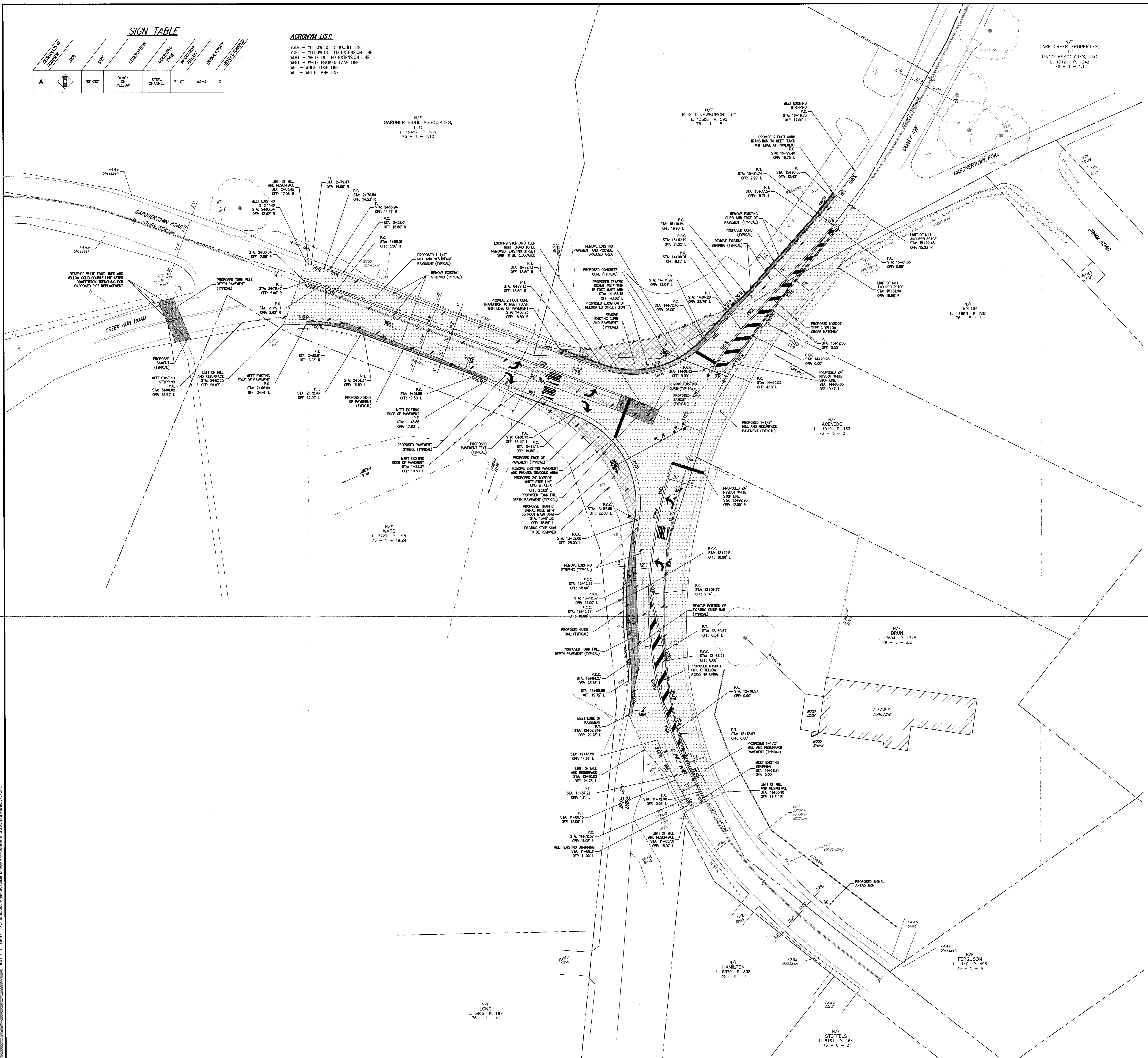
YSOL - YELLOW SOLID DOUBLE LINE
 YDEL - YELLOW DOTTED EXTENSION LINE
 WDEL - WHITE DOTTED EXTENSION LINE
 WBL - WHITE BROKEN LANE LINE
 WEL - WHITE EDGE LINE
 WLL - WHITE LANE LINE

LEGEND

| | |
|--|---|
| | EXISTING PROPERTY LINE |
| | EXISTING BUILDING LINE |
| | EXISTING PAVEMENT EDGE |
| | EXISTING CURB LINE |
| | EXISTING STONE WALL |
| | EXISTING RETAINING WALL |
| | EXISTING GUIDE RAIL |
| | EXISTING TREE |
| | EXISTING DIRECTIONAL ARROWS |
| | EXISTING PAINT |
| | EXISTING UTILITY POLE |
| | EXISTING LIGHT POLE |
| | EXISTING SIGN |
| | PROPOSED TOWN FULL DEPTH PAVEMENT |
| | PROPOSED 1-1/2" MILL AND RESURFACE PAVEMENT |
| | REMOVE EXISTING PAVEMENT AND PROVIDE GRASSED AREA |
| | PROPOSED CONCRETE CURB |
| | PROPOSED EDGE OF PAVEMENT |
| | PROPOSED GUIDE RAIL |
| | PROPOSED ARROW MARKING ON PAVEMENT |
| | PROPOSED WORD MARKING ON PAVEMENT |
| | TRAFFIC SIGN LOCATION & DESIGNATION |
| | EXISTING FEATURE TO BE REMOVED |

NOTES:

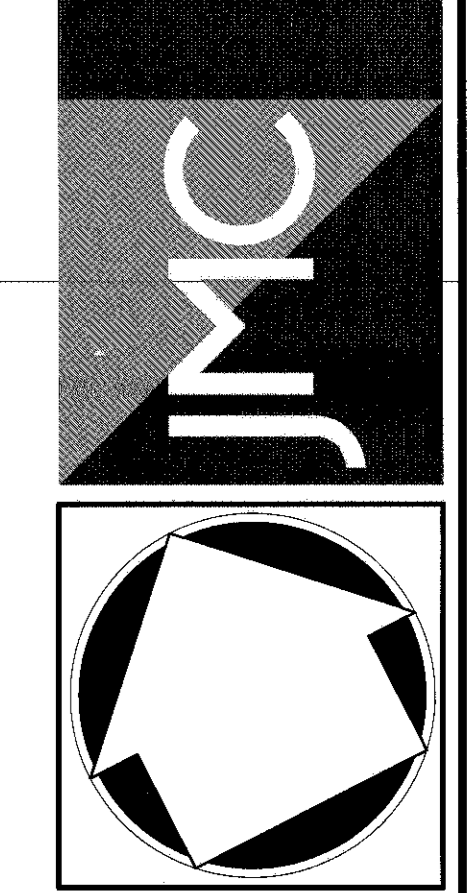
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY FILES, "CONY AVE AND GARDNERTOWN ROAD", PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. DATED 11/11/2015.
- EXISTING WETLAND DELINEATION DEPICTED ON THIS PLAN HAS BEEN DETERMINED BY ECOLOGICAL SOLUTIONS, LLC DATED 10-26-2015.



| No. | Date | By | Revision |
|-----|------------|-----|------------------------------|
| 1 | 05/17/2016 | MT | REVISED PRELIMINARY COMMENTS |
| 2 | 02/14/2017 | BMS | UPDATED SITE PLANS |
| 3 | 03/21/2017 | MT | GENERAL REVISIONS |

PROPOSED BY: **FARRELL BUILDING COMPANY, LLC**
 1601 VETERANS MEMORIAL HIGHWAY
 ISLANDIA, NY 11749
 ARCHITECT: **MAURI ARCHITECTS PC**
 Poughkeepsie, NY 12601

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Marie Consulting, Inc.
 102 BEDFORD ROAD - ARMONK, NY 10504
 PHONE 914.733.2222 - FAX 914.733.2192
 www.jmcpllc.com

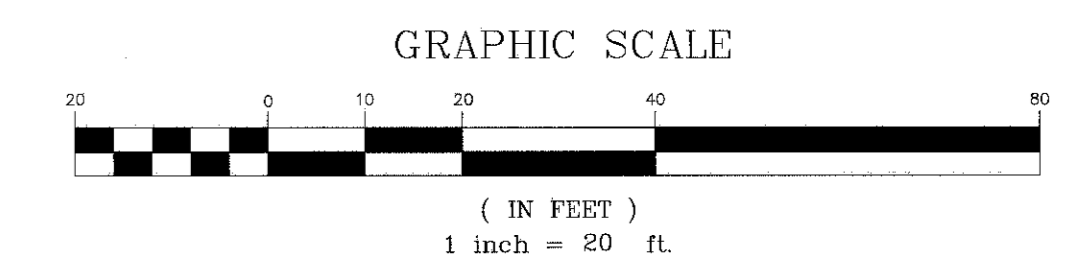


ROADWAY LAYOUT PLAN
 GARDNERTOWN COMMONS
 TOWN OF NEWBURGH, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: **KSM** Approved: **JS**
 Scale: **1" = 20'**
 Date: **02/16/2016**
 Project No: **64505**
 SHEET: **0300-LAY-001** OF **0300-LAY-001**
RP-1

NOT FOR CONSTRUCTION



N/F LONG L. 5405 P. 187 75 - 1 - 41

N/F HAMILTON L. 5379 P. 338 76 - 6 - 1

N/F STOFFELS L. 5161 P. 154 76 - 6 - 2

N/F FERGOUSON L. 1140 P. 495 76 - 5 - 6

N/F BRUN L. 13804 P. 1718 76 - 5 - 3.2

N/F ACEVEDO L. 11919 P. 433 76 - 5 - 2

N/F TAYLOR L. 11693 P. 535 76 - 5 - 1

N/F LAKE CREEK PROPERTIES, LLC LINGO ASSOCIATES, LLC L. 13121 P. 1242 76 - 1 - 1.1

N/F GARDNER RIDGE ASSOCIATES, LLC L. 12417 P. 266 75 - 1 - 4.12

N/F P & T NEWBURGH, LLC L. 13508 P. 595 75 - 1 - 5

NOT FOR CONSTRUCTION



LEGEND

| | |
|----------|------------------------------------|
| [Symbol] | EXISTING PROPERTY LINE |
| [Symbol] | EXISTING BUILDING LINE |
| [Symbol] | EXISTING PAVEMENT EDGE |
| [Symbol] | EXISTING CURB LINE |
| [Symbol] | EXISTING CONTOUR |
| [Symbol] | EXISTING INDEX CONTOUR |
| [Symbol] | EXISTING STONE WALL |
| [Symbol] | EXISTING RETAINING WALL |
| [Symbol] | EXISTING GUIDE RAIL |
| [Symbol] | EXISTING DRAIN INLET |
| [Symbol] | EXISTING MANHOLE |
| [Symbol] | EXISTING UTILITY POLE |
| [Symbol] | EXISTING LIGHT POLE |
| [Symbol] | EXISTING SIGN |
| [Symbol] | EXISTING FIRE HYDRANT |
| [Symbol] | EXISTING GAS VALVE |
| [Symbol] | EXISTING WATER VALVE |
| [Symbol] | EXISTING STORM DRAIN LINE AND SIZE |
| [Symbol] | EXISTING SANITARY LINE AND SIZE |
| [Symbol] | EXISTING WATER LINE |
| [Symbol] | EXISTING GAS LINE |
| [Symbol] | EXISTING OVERHEAD WIRES |
| [Symbol] | PROPOSED EDGE OF PAVEMENT |
| [Symbol] | PROPOSED CONCRETE CURB |
| [Symbol] | PROPOSED GUIDE RAIL |
| [Symbol] | PROPOSED FINISHED GRADE |

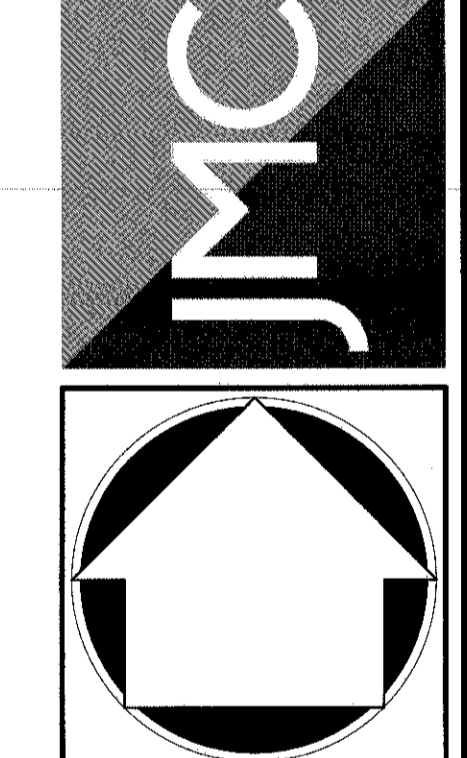
NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, "GONYAK AVE. AND GARDERTOWN ROAD," PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. DATED 11/11/2015.
- EXISTING WETLAND DELINEATION DEPICTED ON THIS PLAN HAS BEEN DETERMINED BY ECOLOGICAL SOLUTIONS, LLC DATED 10-28-2015.

| No. | Revision | Date | By | MT | BMS |
|-----|---------------------------|------------|----|----|-----|
| 1 | REVISED PER TOWN COMMENTS | 05/11/2016 | | | |
| 2 | UPDATED SITE PLANS | 02/14/2017 | | | |
| 3 | GENERAL REVISIONS | 03/21/2017 | | | |

APPLICATION OWNER: **FARRELL BUILDING COMPANY, LLC**
 1601 VETERANS MEMORIAL HIGHWAY
 ISLANDIA, NY 11749
 ARCHITECT: **MAURI ARCHITECTS PC**
 Poughkeepsie, NY 12601

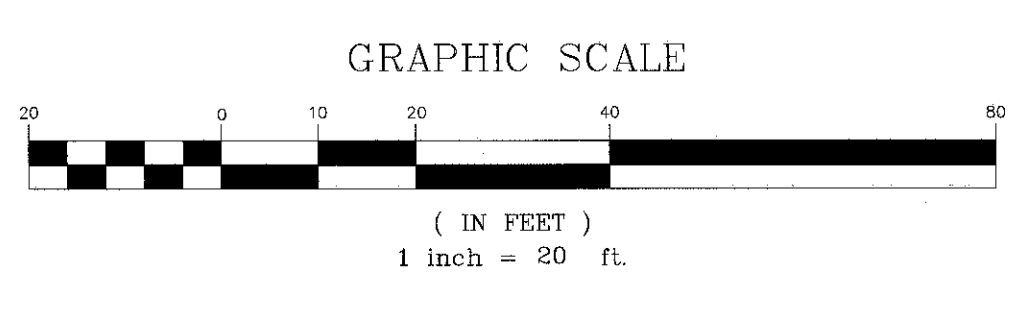
JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC
 John Mayer Consulting, Inc.
 120 BEDFORD ROAD - HARRINGHAM, NY 12534
 VOICES 518-273-2529 - FAX 518-273-2102
 www.jmcpc.com



ROADWAY GRADING, AND UTILITIES, EROSION AND SEDIMENT CONTROL PLAN
 GARDERTOWN COMMONS
 GARDERTOWN ROAD
 TOWN OF NEWBURGH, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

| | |
|--------------------------|---------------------|
| Drawn: KJM | Approved: JS |
| Scale: 1" = 20' | |
| Date: 02/19/2016 | |
| Project No: 15155 | |
| ISS-REV: 02-01-16 | 02-01-16 |
| Drawn by: RP-2 | |



N/F
LONG
L. 5405 P. 187
75 - 1 - 41

N/F
HAMILTON
L. 5379 P. 338
76 - 6 - 1

N/F
STOFFELS
L. 5161 P. 154
76 - 6 - 2

N/F
FERGUSON
L. 1140 P. 495
76 - 5 - 6

N/F
BRUN
L. 13604 P. 1718
76 - 5 - 3.2

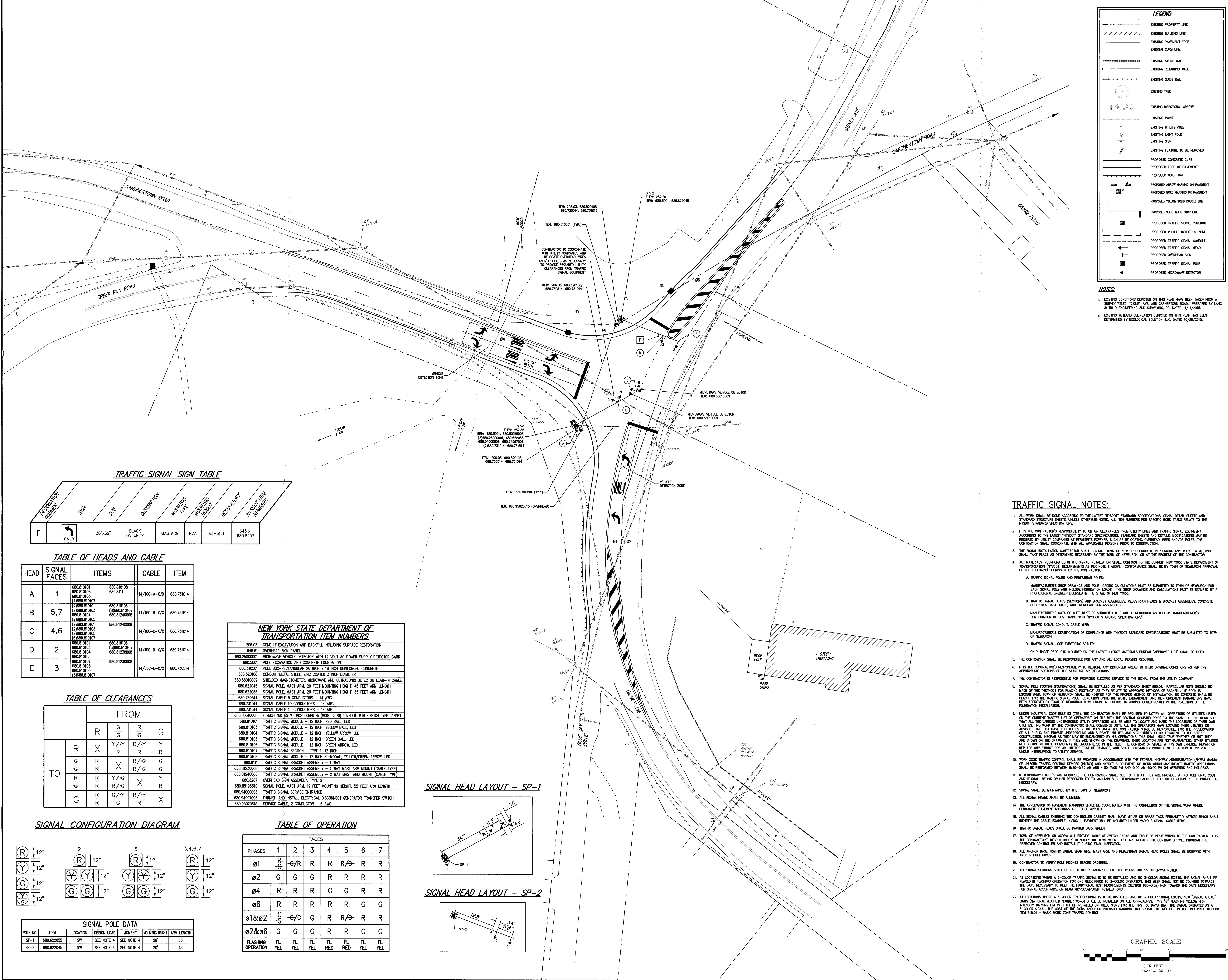
N/F
ACEVEDO
L. 11919 P. 433
76 - 5 - 2

N/F
TAYLOR
L. 11693 P. 535
76 - 5 - 1

N/F
P & T NEWBURGH, LLC
L. 13508 P. 595
75 - 1 - 5

N/F
GARDNER RIDGE ASSOCIATES, LLC
L. 12417 P. 266
75 - 1 - 4.12

N/F
LAKE CREEK PROPERTIES, LLC
L. 13121 P. 1242
76 - 1 - 1.1



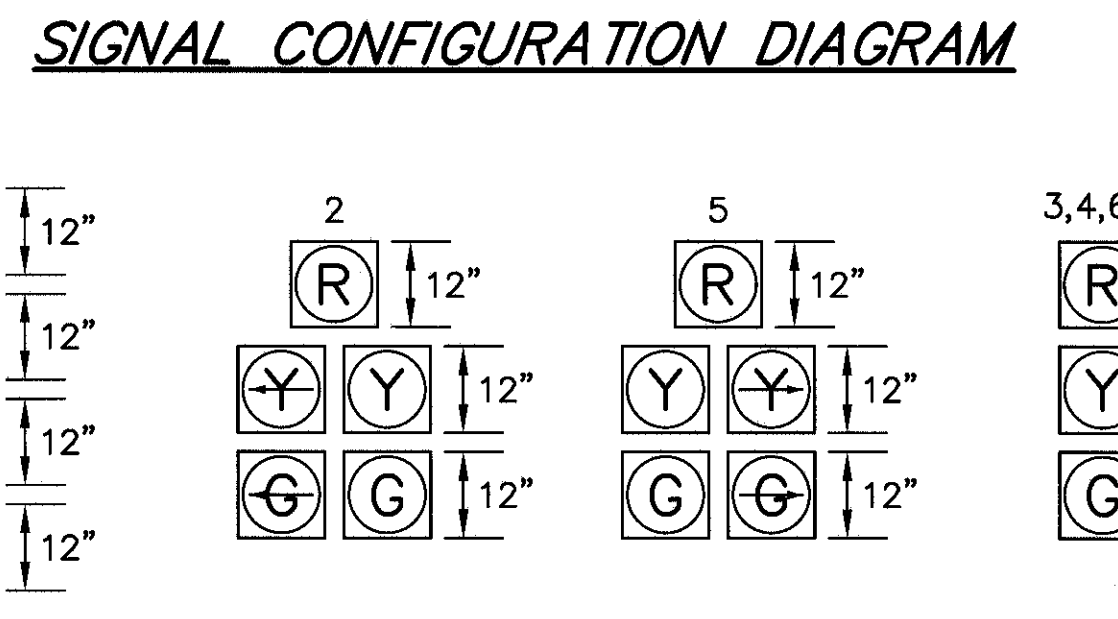
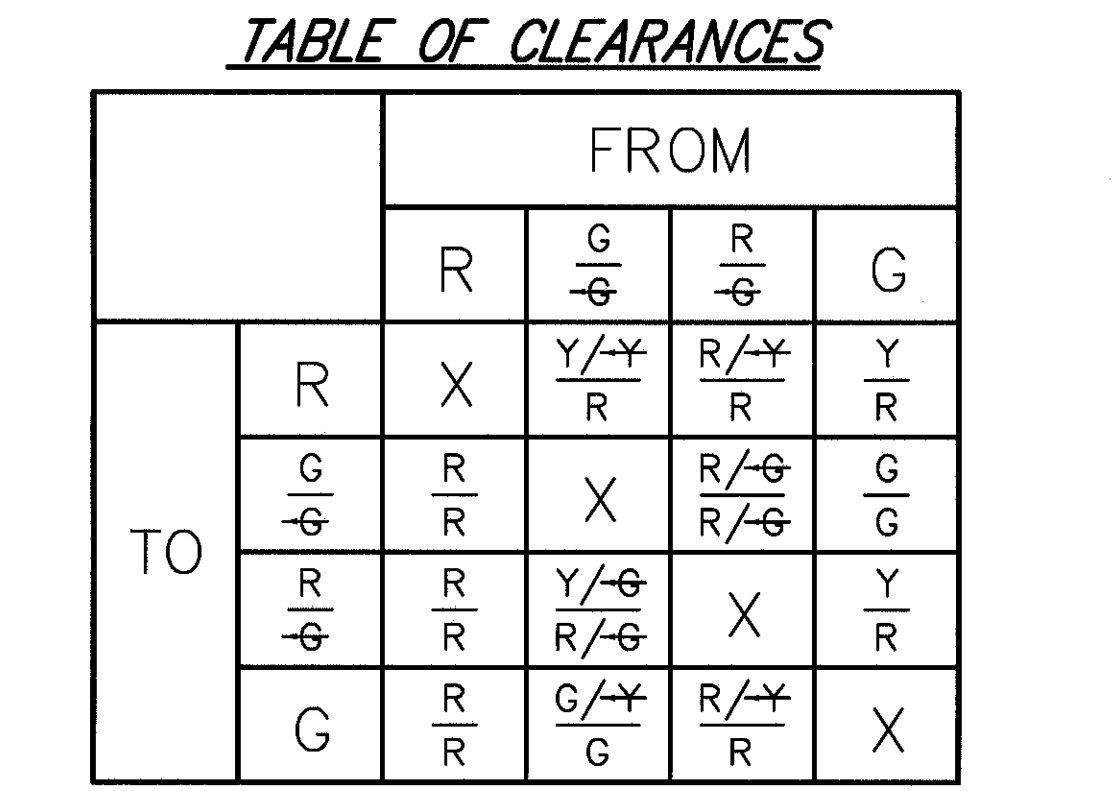
| LEGEND | |
|--------|-------------------------------------|
| | EXISTING PROPERTY LINE |
| | EXISTING BUILDING LINE |
| | EXISTING PAVEMENT EDGE |
| | EXISTING CURB LINE |
| | EXISTING STONE WALL |
| | EXISTING RETAINING WALL |
| | EXISTING GUIDE RAIL |
| | EXISTING TREE |
| | EXISTING DIRECTIONAL ARROWS |
| | EXISTING PAINT |
| | EXISTING UTILITY POLE |
| | EXISTING LIGHT POLE |
| | EXISTING SIGN |
| | EXISTING FEATURE TO BE REMOVED |
| | PROPOSED CONCRETE CURB |
| | PROPOSED EDGE OF PAVEMENT |
| | PROPOSED GUIDE RAIL |
| | PROPOSED ARROW MARKINGS ON PAVEMENT |
| | PROPOSED WORD MARKINGS ON PAVEMENT |
| | PROPOSED YELLOW SOLID DOUBLE LINE |
| | PROPOSED SOLID WHITE STOP LINE |
| | PROPOSED TRAFFIC SIGNAL PULLBOX |
| | PROPOSED VEHICLE DETECTION ZONE |
| | PROPOSED TRAFFIC SIGNAL CONDUIT |
| | PROPOSED TRAFFIC SIGNAL HEAD |
| | PROPOSED OVERHEAD SIGN |
| | PROPOSED TRAFFIC SIGNAL POLE |
| | PROPOSED MICROWAVE DETECTOR |

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY TITLED "CONKEY AVE. AND GARDNERTOWN ROAD," PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. DATED 11/11/2015.
- EXISTING METLAND DELINEATION DEPICTED ON THIS PLAN HAS BEEN DETERMINED BY ECOLOGICAL SOLUTION, LLC. DATED 10/26/2015.

| DESCRIPTION NUMBER | SIGN | SIZE | DESCRIPTION | INSTALLATION TYPE | INSTALLATION HEIGHT | REGULATORY | NYSDOT ITEM NUMBERS |
|--------------------|------|---------|----------------|-------------------|---------------------|------------|---------------------|
| F | | 30"x36" | BLACK ON WHITE | MASTARM | N/A | R3-5(L) | 645.61 680.8207 |

| HEAD | SIGNAL FACES | ITEMS | CABLE | ITEM |
|------|--------------|--|--------------|------------|
| A | 1 | 680.810101 680.810103 680.810105 (4)680.810107 | 14/100-A-X/X | 680.731014 |
| B | 5,7 | (2)680.810101 (2)680.810103 (2)680.810105 (2)680.810107 | 14/150-B-X/X | 680.731514 |
| C | 4,6 | (2)680.810103 (2)680.810105 (2)680.810107 | 14/100-C-X/X | 680.731014 |
| D | 2 | 680.810101 680.810103 680.810104 680.810105 680.810107 | 14/100-D-X/X | 680.731014 |
| E | 3 | 680.810103 (3)680.810107 | 14/050-E-X/X | 680.730514 |

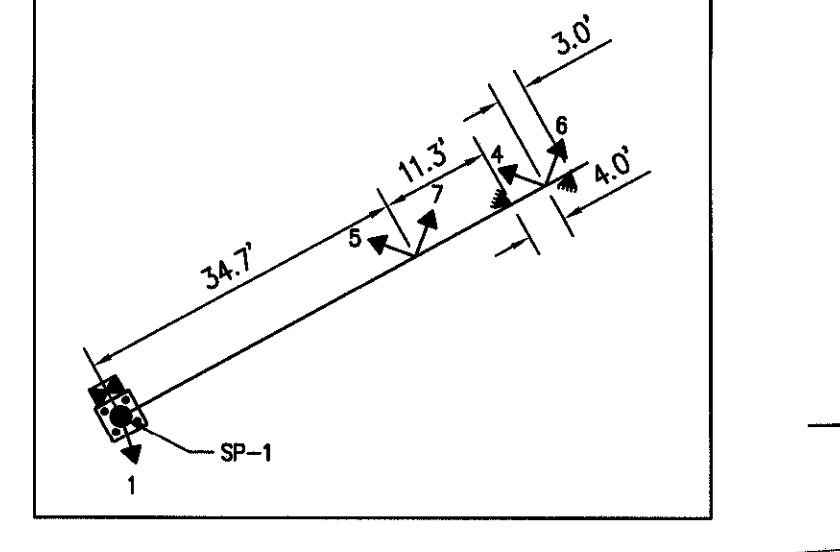


| POLE NO. | ITEM | LOCATION | DESIGN LOAD | MOUNTING HEIGHT | ARM LENGTH |
|----------|------------|----------|-------------|-----------------|------------|
| SP-1 | 680.822055 | SW | SEE NOTE 4 | 20' | 55' |
| SP-2 | 680.822045 | NW | SEE NOTE 4 | 20' | 45' |

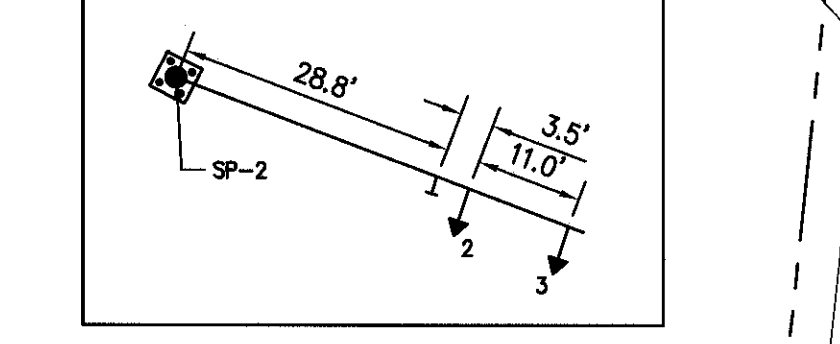
| | |
|--------------|---|
| 206.03 | CONDUIT EXCAVATION AND BACKFILL INCLUDING SURFACE RESTORATION |
| 645.61 | OVERHEAD SIGN PANEL |
| 680.2500001 | MICROWAVE VEHICLE DETECTOR WITH 12 VOLT AC POWER SUPPLY DETECTOR CARD |
| 680.5001 | POLE EXCAVATION AND CONCRETE FOUNDATION |
| 680.510501 | PULL BOX-RECTANGULAR 26 INCH x 18 INCH REINFORCED CONCRETE |
| 680.520108 | CONDUIT, METAL STEEL, ZINC COATED 3 INCH DIAMETER |
| 680.5601009 | SHIELDED MAGNETOMETER, MICROWAVE AND ULTRASONIC DETECTOR LEAD-IN CABLE |
| 680.622045 | SIGNAL POLE, MAST ARM, 20 FEET MOUNTING HEIGHT, 45 FEET ARM LENGTH |
| 680.622055 | SIGNAL POLE, MAST ARM, 20 FEET MOUNTING HEIGHT, 55 FEET ARM LENGTH |
| 680.730514 | SIGNAL CABLE 5 CONDUCTORS - 14 AWG |
| 680.731014 | SIGNAL CABLE TO CONDUCTORS - 14 AWG |
| 680.731514 | SIGNAL CABLE 15 CONDUCTORS - 14 AWG |
| 680.8030008 | FURNISH AND INSTALL MICROCOMPUTER (MODEL 2070) COMPLETE WITH STRETCH-TYPE CABINET |
| 680.810101 | TRAFFIC SIGNAL MODULE - 12 INCH, RED BALL, LED |
| 680.810103 | TRAFFIC SIGNAL MODULE - 12 INCH, YELLOW BALL, LED |
| 680.810104 | TRAFFIC SIGNAL MODULE - 12 INCH, YELLOW ARROW, LED |
| 680.810105 | TRAFFIC SIGNAL MODULE - 12 INCH, GREEN BALL, LED |
| 680.810106 | TRAFFIC SIGNAL MODULE - 12 INCH, GREEN ARROW, LED |
| 680.810107 | TRAFFIC SIGNAL SECTION - TYPE 1, 12 INCH |
| 680.810108 | TRAFFIC SIGNAL SECTION - 12 INCH BI-MODAL, YELLOW/GREEN ARROW, LED |
| 680.8111 | TRAFFIC SIGNAL BRACKET ASSEMBLY - 1 WAY |
| 680.8123008 | TRAFFIC SIGNAL BRACKET ASSEMBLY - 1 WAY MAST ARM MOUNT (CABLE TYPE) |
| 680.8124008 | TRAFFIC SIGNAL BRACKET ASSEMBLY - 2 WAY MAST ARM MOUNT (CABLE TYPE) |
| 680.8207 | OVERHEAD SIGN ASSEMBLY, TYPE C |
| 680.8519510 | SIGNAL POLE, MAST ARM, 19 FEET MOUNTING HEIGHT, 55 FEET ARM LENGTH |
| 680.9400006 | TRAFFIC SIGNAL SERVICE ENTRANCE |
| 680.94997008 | FURNISH AND INSTALL ELECTRICAL DISCONNECT GENERATOR TRANSFER SWITCH |
| 680.95020815 | SERVICE CABLE, 2 CONDUCTOR - 6 AWG |

| PHASES | FACES | | | | | | |
|--------------------|--------|--------|--------|--------|--------|--------|--------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| ø1 | R/G | G/R | R | R | R/G | R | R |
| ø2 | G | G | G | R | R | R | R |
| ø4 | R | R | R | G | G | R | R |
| ø6 | R | R | R | R | R | G | G |
| ø1&ø2 | G/G | G/G | G | R | R/G | R | R |
| ø2&ø6 | G | G | G | R | R | G | G |
| FLASHING OPERATION | FL YEL | FL YEL | FL YEL | FL RED | FL RED | FL YEL | FL YEL |

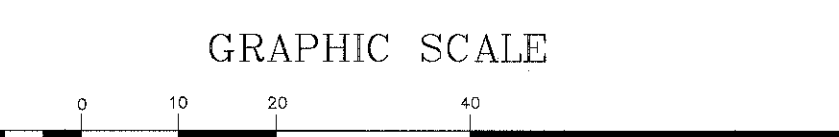
SIGNAL HEAD LAYOUT - SP-1



SIGNAL HEAD LAYOUT - SP-2



- TRAFFIC SIGNAL NOTES:**
- ALL WORK SHALL BE DONE ACCORDING TO THE LATEST "NYSDOT" STANDARD SPECIFICATIONS, SIGNAL DETAIL SHEETS AND STANDARD STRUCTURE SHEETS, UNLESS OTHERWISE NOTED. ALL ITEM NUMBERS FOR SPECIFIC WORK TASKS RELATE TO THE NYSDOT STANDARD SPECIFICATIONS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN CLEARANCES FROM UTILITY LINES AND TRAFFIC SIGNAL EQUIPMENT ACCORDING TO THE LATEST NYSDOT STANDARD SPECIFICATIONS, STANDARD SHEETS AND DETAILS. MODIFICATIONS MAY BE REQUIRED BY UTILITY COMPANIES AT PERMITTEE'S EXPENSE, SUCH AS RELOCATING WIRES AND/OR POLES. THE CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE PERSONS PRIOR TO CONSTRUCTION.
 - THE SIGNAL INSTALLATION CONTRACTOR SHALL CONTACT TOWN OF NEWBURGH PRIOR TO PERFORMING ANY WORK. A MEETING SHALL TAKE PLACE AS DETERMINED NECESSARY BY THE TOWN OF NEWBURGH, OR AT THE REQUEST OF THE CONTRACTOR.
 - ALL MATERIALS INCORPORATED IN THE SIGNAL INSTALLATION SHALL CONFORM TO THE CURRENT NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) REQUIREMENTS AS PER NOTE 1 ABOVE. CONFORMANCE SHALL BE BY TOWN OF NEWBURGH APPROVAL OF THE FOLLOWING SUBMISSION BY THE CONTRACTOR:
 - TRAFFIC SIGNAL POLES AND PEDESTRIAN POLES: MANUFACTURER'S SHOP DRAWINGS AND POLE LOADING CALCULATIONS MUST BE SUBMITTED TO TOWN OF NEWBURGH FOR EACH SIGNAL POLE AND INCLUDE FOUNDATION LOADS. THE SHOP DRAWINGS AND CALCULATIONS MUST BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK.
 - TRAFFIC SIGNAL HEADS (SECTIONS) AND BRACKET ASSEMBLIES, PEDESTRIAN HEADS & BRACKET ASSEMBLIES, CONCRETE PULLBOXES CAST BOXES, AND OVERHEAD SIGN ASSEMBLIES: MANUFACTURER'S CATALOG CUTS MUST BE SUBMITTED TO TOWN OF NEWBURGH AS WELL AS MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH NYSDOT STANDARD SPECIFICATIONS.
 - TRAFFIC SIGNAL CONDUIT, CABLE WIRE: MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH NYSDOT STANDARD SPECIFICATIONS MUST BE SUBMITTED TO TOWN OF NEWBURGH.
 - TRAFFIC SIGNAL LOOP EMBEDDING SEALER: ONLY THOSE PRODUCTS INCLUDED ON THE LATEST NYSDOT MATERIALS BUREAU APPROVED LIST SHALL BE USED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL LOCAL PERMITS REQUIRED.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ANY DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS AS PER THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ELECTRIC SERVICE TO THE SIGNAL FROM THE UTILITY COMPANY. SIGNAL POLE FOOTING FOUNDATIONS SHALL BE INSTALLED AS PER STANDARD SHEET 680.01. PARTICULAR NOTE SHOULD BE MADE OF THE METHODS FOR PLACING FOOTINGS AS THEY RELATE TO APPROVED METHODS OF BACKFILL. IF ROCK IS ENCOUNTERED, TOWN OF NEWBURGH SHALL BE NOTIFIED FOR THE PROPER METHOD OF INSTALLATION. NO CONCRETE SHALL BE PLACED FOR THE TRAFFIC SIGNAL POLE FOUNDATION UNTIL THE MOULDED, EMBARKMENT AND REINFORCEMENT PARAMETERS HAVE BEEN APPROVED BY TOWN OF NEWBURGH TOWN ENGINEER. FAILURE TO COMPLY COULD RESULT IN THE REJECTION OF THE FOUNDATION INSTALLATION.
 - UNDER INDUSTRIAL CODE RULE 53 (753), THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY ALL OPERATORS OF UTILITIES LISTED ON THE CURRENT MASTER LIST OF OPERATORS ON FILE WITH THE CENTRAL REGISTRY PRIOR TO THE START OF THIS WORK SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE AND MARK THE LOCATIONS OF THEIR OWN UTILITIES. NO WORK BY THE CONTRACTOR SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE LOCATED THEIR UTILITIES OR ADVISED THAT THERE ARE NO UTILITIES IN THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION INsofar as THEY MAY BE ENDANGERED BY HIS OPERATIONS. THIS SHALL INCLUDE WHETHER OR NOT THEY ARE SHOWN ON THE DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATION ARE NOT GUARANTEED. OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNNECESSARY INTERRUPTION TO UTILITY SERVICE.
 - WORK ZONE TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NYSDOT SUPPLEMENT. NO WORK WHICH MAY IMPACT TRAFFIC OPERATIONS SHALL BE PERFORMED BETWEEN 6:30-8:30 AM AND 4:00-7:00 PM AND 8:00 AM-10:00 PM ON WEEKENDS AND HOLIDAYS.
 - IF TEMPORARY UTILITIES ARE REQUIRED, THE CONTRACTOR SHALL SEE TO IT THAT THEY ARE PROVIDED AT NO ADDITIONAL COST AND SHALL BE HIS OR HER RESPONSIBILITY TO MAINTAIN SUCH TEMPORARY FACILITIES FOR THE DURATION OF THE PROJECT AS NECESSARY.
 - SIGNAL SHALL BE MAINTAINED BY THE TOWN OF NEWBURGH.
 - ALL SIGNAL HEADS SHALL BE ALUMINUM.
 - THE APPLICATION OF PAVEMENT MARKINGS SHALL BE COORDINATED WITH THE COMPLETION OF THE SIGNAL WORK WHERE PERMANENT PAVEMENT MARKINGS ARE TO BE APPLIED.
 - ALL SIGNAL CABLES EXTERIOR TO THE CONTROLLER CABINET SHALL HAVE WELAR OR BRASS TIPS PERMANENTLY AFFIXED WHICH SHALL IDENTIFY THE CABLE. EXAMPLE: 14/100-A PAVEMENT WILL BE INCLUDED UNDER VARIOUS SIGNAL CABLE ITEMS.
 - TRAFFIC SIGNAL HEADS SHALL BE PAINTED DARK GREEN.
 - TOWN OF NEWBURGH OR WSPW WILL PROVIDE TABLE OF SWITCH PACKS AND TABLE OF INPUT WIRING TO THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TOWN WHEN THESE ARE NEEDED. THE CONTRACTOR WILL PROGRAM THE APPROVED CONTROLLER AND INSTALL IT DURING FINAL INSPECTION.
 - ALL ANCHOR BASE TRAFFIC SIGNAL SPAN WIRE, MAST ARM, AND PEDESTRIAN SIGNAL HEAD POLES SHALL BE EQUIPPED WITH ANCHOR BOLT COVERS.
 - CONTRACTOR TO VERIFY POLE HEIGHTS BEFORE ORDERING.
 - ALL SIGNAL SECTIONS SHALL BE FITTED WITH STANDARD OPEN TYPE VISORS UNLESS OTHERWISE NOTED.
 - AT LOCATIONS WHERE A 3-COLOR TRAFFIC SIGNAL IS TO BE INSTALLED AND NO 3-COLOR SIGNAL EXISTS, THE SIGNAL SHALL BE PLACED IN PLACE FOR OPERATION FOR THE PROPER METHOD OF INSTALLATION. NO CONCRETE SHALL BE PLACED UNTIL THE DAYS NECESSARY TO MEET THE FUNCTIONAL TEST REQUIREMENTS (SECTION 680-3.3) FOR THE SIGNAL OPERATES AS A 3-COLOR SIGNAL. THE COST OF THE SIGNS AND HIGH INTENSITY WARNING LIGHTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEM 619.01 - BASIC WORK ZONE TRAFFIC CONTROL.
 - AT LOCATIONS WHERE A 3-COLOR TRAFFIC SIGNAL IS TO BE INSTALLED AND NO 3-COLOR SIGNAL EXISTS, NEW "SIGNAL HEAD" SIGNS (NATIONAL M.U.L.C.D NUMBER WS-3) SHALL BE INSTALLED ON ALL APPROACHES. TYPE "B" FLASHING YELLOW HIGH INTENSITY WARNING LIGHTS SHALL BE INSTALLED ON THESE SIGNS FOR THE FIRST 30 DAYS THAT THE SIGNAL OPERATES AS A 3-COLOR SIGNAL. THE COST OF THE SIGNS AND HIGH INTENSITY WARNING LIGHTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEM 619.01 - BASIC WORK ZONE TRAFFIC CONTROL.



NOT FOR CONSTRUCTION
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 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEECHWOOD ROAD - ARMONK, NY 10504
 PH: 914.775.5225 - FAX: 914.775.2102
 WWW.JMCCON.COM
 TRAFFIC SIGNAL PLAN
 GARDNERTOWN COMMONS
 TOWN OF NEWBURGH, NY
 ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.
 Drawn: MT Approved: JS
 Scale: 1" = 20'
 Date: 04/27/2017
 Project No: 15155
 880-88077 SIGNAL (PP)-SIGNAL.rvt
 RP-3

| LEGEND | |
|--------|---------------------------------------|
| | WORK AREA |
| | TEMPORARY SIGN LOCATION & DESIGNATION |
| | NYSDOT APPROVED CHANNELIZING DEVICE |

NOTES:
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY TITLED "GARDNERTOWN RD AND GARDNERTOWN ROAD" PREPARED BY LANG & TULLY ENGINEERING AND SURVEYING, PC DATED 11/17/2015.

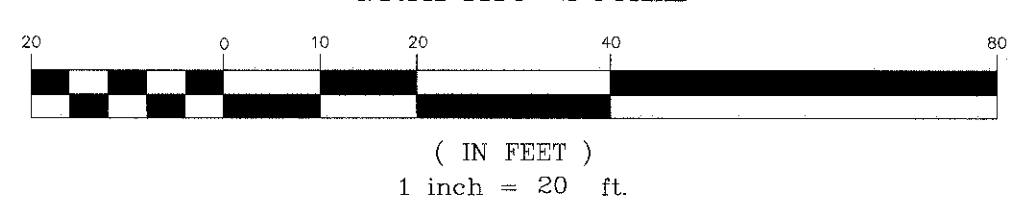
WORK ZONE TRAFFIC CONTROL NOTES:

- W01. WORK ZONE TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, THE NEW YORK STATE SUPPLEMENT, SECTION 810 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS, AND ANY PROVISIONS CONTAINED IN THE PLAN. THE TYPICAL DETAILS DEPICTED ON THE STANDARD SHEETS AND IN THE MUTCD REFLECT THE MINIMUM REQUIREMENTS.
- W02. THE CONTRACTOR'S OPERATIONS SHALL KEEP INTERFERENCE ON ALL ROADWAYS TO AN ABSOLUTE MINIMUM. TRAFFIC STOPPAGES WILL NOT BE PERMITTED UNLESS APPROVED IN ADVANCE BY THE N.Y.S.D.O.T. NO LANE CLOSURE SHALL BE ALLOWED BETWEEN 6:30-9:30 AM AND 4:00-7:00 PM.
- W03. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 500 FOOT LONGITUDINAL DISTANCE BETWEEN CONSTRUCTION OPERATIONS ON ALTERNATE SIDES OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- W04. WHEN TWO OR MORE AREAS ARE ADJACENT, OVERLAP, OR ARE IN CLOSE PROXIMITY, THE CONTRACTOR SHALL DISSEMINATE THESE AREAS TO CONFLICTING SIGNS AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.
- W05. DIAMOND SHAPED ADVANCED WARNING SIGNS SHALL BE USED FOR ALL ADVANCE WARNING SIGNS THAT MAY BE EITHER DIAMOND OR RECTANGULAR SHAPED ACCORDING TO THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE NEW YORK STATE SUPPLEMENT. THE BOTTOM OF THE SIGN SHALL BE 7 FEET MINIMUM ABOVE THE GROUND AND 2 FEET MINIMUM FROM FACE OF CURB OR EDGE OF TRAVELLED WAY. THE SITE ENGINEER AND/OR NYSDOT MAY ORDER ADDITIONAL OR MODIFIED DEVICES AND/OR METHODS TO MEET FIELD CONDITIONS.
- W06. THE LOCATIONS OF THE SIGNS SHOWN ON THE WORK ZONE TRAFFIC CONTROL PLANS AND DETAILS MAY BE ADJUSTED BASED ON SIGHT DISTANCE AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO APPROVAL OF THE ENGINEER.
- W07. ANY EXISTING SIGNS (NOT SHOWN), INCLUDING OVERHEAD SIGNS, WHICH CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL SIGN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS OTHERWISE SPECIFIED IN THIS CONTRACT.
- W08. SIGNS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
- W09. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD. ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE REGIONAL DIRECTOR OR BY HIS/HER DESIGNEE.
- W10. ALL WORK ZONE TRAFFIC CONTROL SIGNAGE AND CONSTRUCTION SIGNAGE SHALL BE CLEAN AND REFLECTIVE.
- W11. THE CERTIFIED FLAGGER SHALL USE STOP/SLOW PADDLES (MINIMUM 24 INCHES IN SIZE) WHERE FEASIBLE. FLAGS MAY BE USED AT INTERSECTIONS OR WHERE THE BACK SIDE MESSAGE IS INAPPROPRIATE FOR TRAFFIC OR WHERE CONDITIONS SUCH AS HIGH WIND MAKE THE USE OF A PADDLE IMPRACTICAL.
- W12. 11.5X10.0 DUMPS, IF USED FOR TRAFFIC WARNING, SHALL BE A MINIMUM OF 36 INCHES IN HEIGHT AND 18 INCH MINIMUM WIDTH. EACH DUMP SHALL HAVE A MINIMUM OF TWO ORANGE AND TWO WHITE STRIPES. THESE WARNINGS ON DUMPS SHALL BE HORIZONTAL, CIRCUMFERENTIAL, ALTERNATING ORANGE AND WHITE RETROREFLECTIVE STRIPES 4 TO 8 INCHES WIDE.
- W13. CONTRACTOR SHALL PROVIDE CERTIFIED FLAG PERSONS WITH STOP/SLOW MOUNTED PADDLE BOARD SIGNS WHEN TRUCKS ENTER AND LEAVE THE SITE.
- W14. CONSTRUCTION EQUIPMENT SHALL BE REMOVED FROM THE ROADSIDE AREA DURING NON-WORKING HOURS.
- W15. THE CONTRACTOR SHALL LOCATE LANE CLOSURES TO PROVIDE OPTIMUM VISIBILITY, I.E. BEFORE CURVES AND CRESTS, TO THE EXTENT CONDITIONS PERMIT.
- W16. THE ENGINEER MAY REQUIRE THAT ALL LANES BE RE-OPENED AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES. THIS COULD INCLUDE INCIDENTS AT LOCATIONS OUTSIDE THE CONTRACT LIMITS.
- W17. WHERE POSSIBLE, ALL CHANNELIZING AND CURBING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2 FOOT LATERAL CLEARANCE TO THE TRAVELED WAY.
- W18. UNLESS AUTHORIZED BY THE ENGINEER, THE MINIMUM LANE WIDTHS FOR WORK ZONE TRAVEL LANES SHALL BE 10 FEET.
- W19. BEWARE OF OVERHEAD WIRES.
- W20. PRIVATE VEHICLES OWNED BY THE CONTRACTOR OR HIS/HER WORKMEN SHALL NOT BE PARKED ON THE PAVEMENT OR SHOULDER, OR ANY OTHER AREAS OWNED BY THE SITE ENGINEER AND/OR TOWN TO BE HAZARDOUS LOCATIONS.
- W21. NO MATERIAL SHALL BE PLACED ON THE SHOULDER OR WITHIN 30 FEET FROM THE EDGE OF PAVEMENT, EXCEPT THAT WHICH IS TO BE PLACED ON THAT LANE.
- W22. PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE INACCESSIBLE SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 24 HOURS PRIOR TO RESTRICTING USE OF THE DRIVEWAY. FOR MULTIPLE ACCESS PROPERTIES, AT LEAST ONE DRIVEWAY SHALL BE OPEN AT ALL TIMES. ACCESS SHALL BE RESTORED TO ALL DRIVEWAYS AS SOON AS POSSIBLE.
- W23. SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.
- W24. WORK ZONE TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE PERMITEE. ANY SUBCONTRACTORS WORKING FOR THE PERMITEE MUST HAVE A COPY OF THE HIGHWAY WORK PERMIT ON THE SITE AND MUST BE FAMILIAR WITH THE TRAFFIC CONTROL REQUIREMENTS. IT IS STRONGLY ADVISED THAT A "TALKBACK" SAFETY MEETING WITH EACH WORK CREW BE INITIATED BEFORE THE START OF WORK.
- W25. TRAFFIC CONTROL SCHEMES MUST BE IN PLACE, AND MAINTAINED, THROUGHOUT THE DURATION OF WORK.
- W26. ANYONE WORKING WITHIN THE HIGHWAY RIGHT-OF-WAY SHALL WEAR HIGH-VISIBILITY APPAREL MEETING THE ANSI 107-2004 CLASS 8 STANDARDS AND A HARD HAT.
- W27. AT THE START OF WORK ON THE PROJECT, ALL WORK ZONE TRAFFIC CONTROL DEVICES SHALL OPERATE IN "ACCEPTABLE" CONDITION. THESE DEVICES SHALL NOT BE ALLOWED TO FALL BELOW THE "MARGINAL" CONDITION AT ANY TIME DURING THE LIFE OF THE PROJECT. FADED AND DETERIORATED PANELS AND NON-STANDARD LEGENDS ARE NOT ACCEPTABLE.
- W28. FLAGGER SIGNS ARE TO BE USED ONLY WHEN A FLAGGER IS ACTUALLY PRESENT AND VISIBLE TO THE MOTORIST. THEY SHALL BE COVERED OR REMOVED AT ALL OTHER TIMES. STOP/SLOW PADDLES (MINIMUM 24 INCHES IN SIZE) ARE REQUIRED.
- W29. NO LOW-MOUNTED SIGNS SHALL BE PERMITTED, EXCEPT FOR FLEXIBLE PANELS MEETING THE CURRENT SPECIFICATION REQUIREMENTS.
- W30. BARRIER VEHICLES SHALL BE REQUIRED AS PER STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES".
- W31. NO WORK ACTIVITY, EQUIPMENT, VEHICLES AND/OR MATERIALS SHALL BE LOCATED BETWEEN THE BARRIER VEHICLE AND THE ACTIVE WORK AREA (ROLL AHEAD DISTANCE).
- W32. THE CONTRACTOR MAY BE REQUIRED TO PROVIDE A BARRIER VEHICLE IN CONJUNCTION WITH POLICE PRESENCE IN THE WORK ZONE, TO BE INCLUDED IN THE UNIT BID PRICE FOR BASIC WORK ZONE TRAFFIC CONTROL.

SIGN TABLE

| CONTRACT NUMBER | SIGN | SIZE | DESCRIPTION | MARKING TYPE | MARKING HEIGHT | REGULATORY | REQUIREMENT |
|-----------------|------|---------|-----------------|--------------|----------------|------------|-------------|
| 1 | | 24"x42" | BLACK ON WHITE | WINDMASTER | 7'-0" | NY89-11 | X |
| 2 | | 36"x36" | BLACK ON ORANGE | WINDMASTER | 7'-0" | W20-1 | X |
| 3 | | 24"x30" | BLACK ON WHITE | WINDMASTER | 7'-0" | R4-7 | X |
| 4 | | 36"x18" | BLACK ON ORANGE | WINDMASTER | 7'-0" | Q20-2 | X |

GRAPHIC SCALE



NOT FOR CONSTRUCTION

N/F
GARDNER RIDGE ASSOCIATES, LLC
L. 12417 P. 266
75 - 1 - 4.12

N/F
P & T NEWBURGH, LLC
L. 13508 P. 593
75 - 1 - 5

N/F
LAKE CREEK PROPERTIES, LLC
LINGO ASSOCIATES, LLC
L. 13121 P. 1242
75 - 1 - 1.1

N/F
TAYLOR
L. 11693 P. 535
75 - 5 - 1

N/F
ACEVEDO
L. 11919 P. 433
75 - 5 - 2

N/F
WARD
L. 3732 P. 195
75 - 1 - 19.24

N/F
BRUN
L. 13604 P. 1718
75 - 5 - 3.2

N/F
HAMILTON
L. 5379 P. 338
75 - 6 - 1

N/F
FERGUSON
L. 1140 P. 485
75 - 5 - 6

N/F
STOFFELS
L. 5161 P. 194
75 - 6 - 2

N/F
LONG
L. 5405 P. 187
75 - 1 - 41

N/F
MAURI ARCHITECTS PC
POUGHKEEPSIE, NY 12601

FARRELL BUILDING COMPANY, LLC
1601 VETERANS MEMORIAL HIGHWAY
ANDOVER, NY 11749

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John Meryn Consulting, Inc.
128 BEDFORD ROAD - ARMONK, NY 10504
PH: 914.273.9225 - FX: 914.273.9102
www.jmcpllc.com

JMC

WORK ZONE TRAFFIC CONTROL PLAN (PHASE 1)
GARDNERTOWN COMMONS
TOWN OF NEWBURGH, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 1209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 1209, SUBSECTION 2.

Drawn: **RFM** Approved: **JS**
 Scale: **1" = 20'**
 Date: **04/27/2017**
 Project: **15155**
 Sys Name: **WZ-1** (WZ-1) (WZ-1)
 Drawing No: **RP-4**

| LEGEND | |
|--------|---------------------------------------|
| | WORK AREA |
| | TEMPORARY SIGN LOCATION & DESIGNATION |
| | NYSDOT APPROVED CHANNELIZING DEVICE |

NOTES:
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY TITLED "CREEK AVE. AND GARDNERTOWN ROAD," PREPARED BY LANG & TULLY ENGINEERING AND SURVEYING, P.C. DATED 11/17/2015.

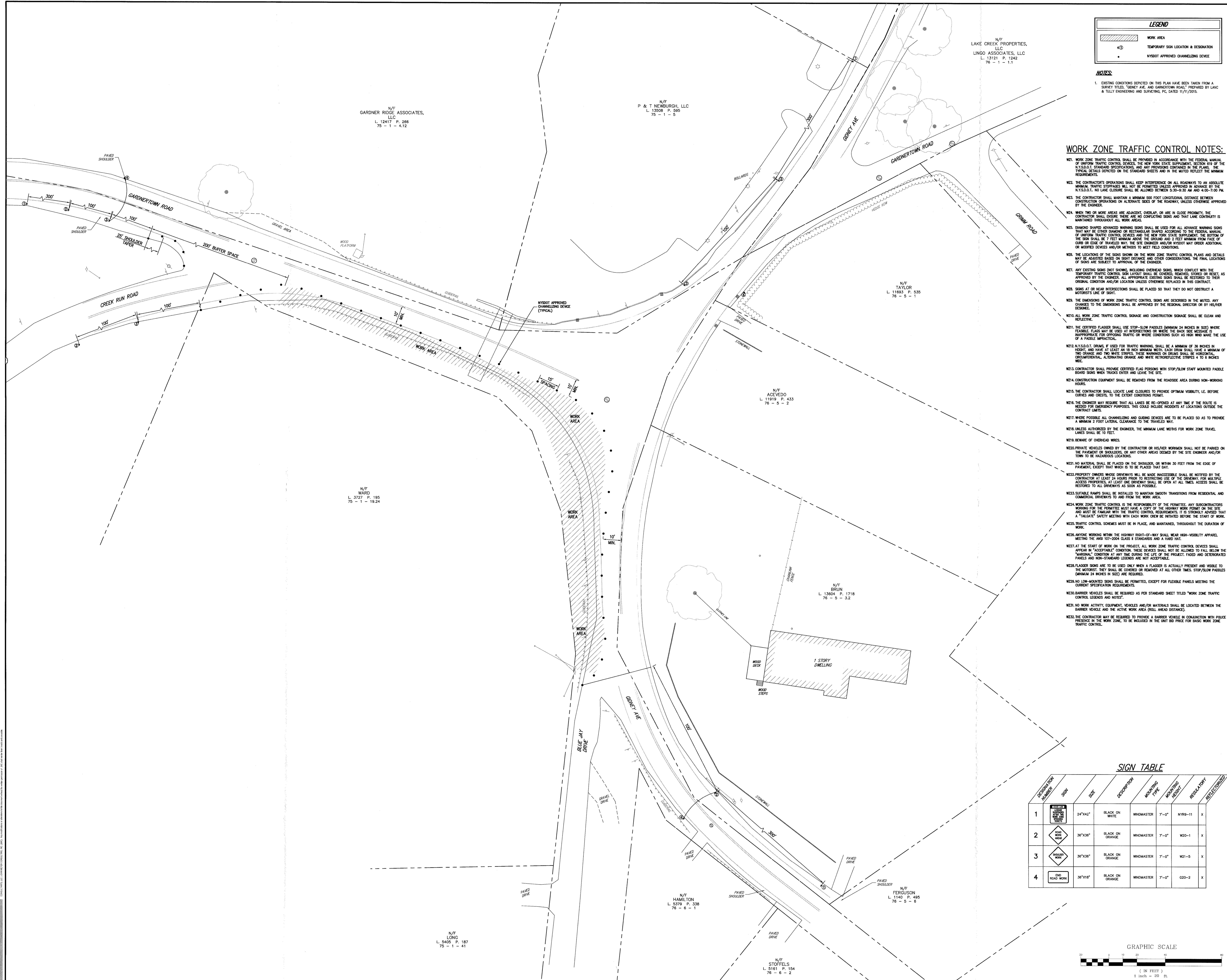
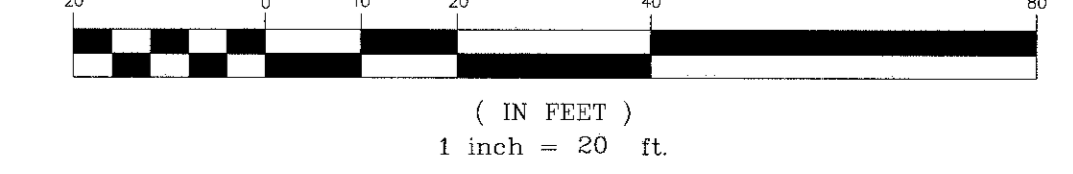
WORK ZONE TRAFFIC CONTROL NOTES:

- W01. WORK ZONE TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, THE NEW YORK STATE SUPPLEMENT, SECTION 810 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS, AND ANY PROVISIONS CONTAINED IN THE PLANS. THE TYPICAL DETAILS DEPICTED ON THE STANDARD SHEETS AND IN THE MUTCD REFLECT THE MINIMUM REQUIREMENTS.
- W02. THE CONTRACTOR'S OPERATIONS SHALL KEEP INTERFERENCE ON ALL ROADWAYS TO AN ABSOLUTE MINIMUM. TRAFFIC STOPPAGES WILL NOT BE PERMITTED UNLESS APPROVED IN ADVANCE BY THE N.Y.S.D.O.T. NO LANE CLOSURE SHALL BE ALLOWED BETWEEN 5:30-9:30 AM AND 4:00-7:00 PM.
- W03. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 500 FOOT LONGITUDINAL DISTANCE BETWEEN CONSTRUCTION OPERATIONS ON ALTERNATE SIDES OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- W04. WHEN TWO OR MORE AREAS ARE ADJACENT, OVERLAP, OR ARE IN CLOSE PROXIMITY, THE CONTRACTOR SHALL ENSURE THERE ARE NO CONFLICTING SIGNS AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.
- W05. DIAMOND SHAPED ADVANCED WARNING SIGNS SHALL BE USED FOR ALL ADVANCED WARNING SIGNS THAT MAY BE EITHER DIAMOND OR RECTANGULAR SHAPED ACCORDING TO THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE NEW YORK STATE SUPPLEMENT. THE BOTTOM OF THE SIGN SHALL BE 7 FEET MINIMUM ABOVE CURB AND 2 FEET MINIMUM FROM FACE OF CURB OR EDGE OF TRAVELED WAY. THE SITE ENGINEER AND/OR NYSDOT MAY ORDER ADDITIONAL OR MODIFIED DEVICES AND/OR METHODS TO MEET FIELD CONDITIONS.
- W06. THE LOCATIONS OF THE SIGNS SHOWN ON THE WORK ZONE TRAFFIC CONTROL PLANS AND DETAILS MAY BE ADJUSTED BASED ON SIGHT DISTANCE AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO APPROVAL OF THE ENGINEER.
- W07. ANY EXISTING SIGNS (NOT SHOWN), INCLUDING OVERHEAD SIGNS, WHICH CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL SIGN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET, AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS OTHERWISE SPECIFIED IN THIS CONTRACT.
- W08. SIGNS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
- W09. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD. ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE REGIONAL DIRECTOR OR BY HIS/HER DESIGNEE.
- W10. ALL WORK ZONE TRAFFIC CONTROL SIGNAGE AND CONSTRUCTION SIGNAGE SHALL BE CLEAN AND REFLECTIVE.
- W11. THE CERTIFIED FLAGGER SHALL USE STOP-SLOW PADDLES (MINIMUM 24 INCHES IN SIZE) WHERE FEASIBLE. FLAGS MAY BE USED AT INTERSECTIONS OR WHERE THE BACK SIDE MESSAGE IS NOT APPROPRIATE FOR OPPOSING TRAFFIC OR WHERE CONDITIONS SUCH AS HIGH WIND MAKE THE USE OF A PADDLE IMPRACTICAL.
- W12. N.Y.S.D.O.T. DRUMS, IF USED FOR TRAFFIC WARNING, SHALL BE A MINIMUM OF 36 INCHES IN DIAMETER AND HAVE AT LEAST AN 8 INCH MINIMUM WIDTH. EACH DRUM SHALL HAVE A MINIMUM OF TWO ORANGE AND TWO WHITE STRIPES. THESE WARNINGS ON DRUMS SHALL BE HORIZONTAL, BICENTRIMETRAL, ALTERNATING ORANGE AND WHITE, RETROREFLECTIVE STRIPES TO A MINIMUM OF 10 INCHES WIDE.
- W13. CONSTRUCTION SHALL PROVIDE CERTIFIED FLAG PERSONS WITH STOP/SLOW STAFF MOUNTED PADDLE BOARD SIGNS WHEN TRUCKS ENTER AND LEAVE THE SITE.
- W14. CONSTRUCTION EQUIPMENT SHALL BE REMOVED FROM THE ROADSIDE AREA DURING NON-WORKING HOURS.
- W15. THE CONTRACTOR SHALL LOCATE LANE CLOSURES TO PROVIDE OPTIMUM VISIBILITY, I.E. BEFORE CURVES AND CRESTS TO THE EXTENT CONDITIONS PERMIT.
- W16. THE ENGINEER MAY REQUIRE THAT ALL LANES BE RE-OPENED AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES. THIS COULD INCLUDE INDETERMINATE LOCATIONS OUTSIDE THE CONTRACT LIMITS.
- W17. WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2 FOOT LATERAL CLEARANCE TO THE TRAVELED WAY.
- W18. UNLESS AUTHORIZED BY THE ENGINEER, THE MINIMUM LANE WIDTHS FOR WORK ZONE TRAVEL LANES SHALL BE 10 FEET.
- W19. BEWARE OF OVERHEAD WIRES.
- W20. PRIVATE VEHICLES OWNED BY THE CONTRACTOR OR HIS/HER WORKMEN SHALL NOT BE PARKED ON THE PAVEMENT OR SHOULDERS, OR ANY OTHER AREAS DEEMED BY THE SITE ENGINEER AND/OR TOWN TO BE HAZARDOUS LOCATIONS.
- W21. NO MATERIAL SHALL BE PLACED ON THE SHOULDER, OR WITHIN 30 FEET FROM THE EDGE OF PAVEMENT, EXCEPT THAT WHICH IS TO BE PLACED THAT DAY.
- W22. PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE INACCESSIBLE SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 24 HOURS PRIOR TO RESTRICTING USE OF THE DRIVEWAY. FOR MULTIPLE ACCESS PROPERTIES, AT LEAST ONE DRIVEWAY SHALL BE OPEN AT ALL TIMES. ACCESS SHALL BE RESTORED TO ALL DRIVEWAYS AS SOON AS POSSIBLE.
- W23. SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.
- W24. WORK ZONE TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE PERMITTEE. ANY SUBCONTRACTORS WORKING FOR THE PERMITTEE MUST HAVE A COPY OF THE HIGHWAY WORK FRONT ON THE SITE AND MUST BE FAMILIAR WITH THE TRAFFIC CONTROL REQUIREMENTS. IT IS STRONGLY ADVISED THAT A "TAGALERT" SAFETY MEETING WITH EACH WORK CREW BE HELD BEFORE THE START OF WORK.
- W25. TRAFFIC CONTROL SCHEMES MUST BE IN PLACE, AND MAINTAINED, THROUGHOUT THE DURATION OF WORK.
- W26. ANYONE WORKING WITHIN THE HIGHWAY RIGHT-OF-WAY SHALL WEAR HIGH-VISIBILITY APPAREL, MEETING 16 AND 107-2004 CLASS 8 STANDARDS AND A HARD HAT.
- W27. AT THE START OF WORK ON THE PROJECT, ALL WORK ZONE TRAFFIC CONTROL DEVICES SHALL APPEAR IN "ACCEPTABLE" CONDITION. THESE DEVICES SHALL NOT BE ALLOWED TO FALL BELOW THE "MINIMUM" CONDITION AT ANY TIME DURING THE LIFE OF THE PROJECT. FADED AND DETERIORATED PANELS AND NON-STANDARD LEGENDS ARE NOT ACCEPTABLE.
- W28. FLAGGER SIGNS ARE TO BE USED ONLY WHEN A FLAGGER IS ACTUALLY PRESENT AND VISIBLE TO THE MOTORIST; THEY SHALL BE COVERED OR REMOVED AT ALL OTHER TIMES. STOP/SLOW PADDLES (MINIMUM 24 INCHES IN SIZE) ARE REQUIRED.
- W29. NO LOW-MOUNTED SIGNS SHALL BE PERMITTED, EXCEPT FOR FLEXIBLE PANELS MEETING THE CURRENT SPECIFICATION REQUIREMENTS.
- W30. BARRIER VEHICLES SHALL BE SECURED AS PER STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES".
- W31. NO WORK ACTIVITY, EQUIPMENT, VEHICLES AND/OR MATERIALS SHALL BE LOCATED BETWEEN THE BARRIER VEHICLE AND THE ACTIVE WORK AREA (ROLL AHEAD DISTANCE).
- W32. THE CONTRACTOR MAY BE REQUIRED TO PROVIDE A BARRIER VEHICLE IN CONJUNCTION WITH POLICE PRESENCE IN THE WORK ZONE. TO BE INCLUDED IN THE UNIT BID PRICE FOR BASIC WORK ZONE TRAFFIC CONTROL.

SIGN TABLE

| SECTION NUMBER | SYMBOL | SIZE | DESCRIPTION | WORKING TYPE | MAINTENANCE MESSAGE | REG. APTY. | REQ. DETRY. |
|----------------|--------|---------|-----------------|--------------|---------------------|------------|-------------|
| 1 | | 24"x42" | BLACK ON WHITE | WDMASTER | 7'-0" | NY89-11 | X |
| 2 | | 36"x36" | BLACK ON ORANGE | WDMASTER | 7'-0" | W20-1 | X |
| 3 | | 36"x36" | BLACK ON ORANGE | WDMASTER | 7'-0" | W21-5 | X |
| 4 | | 36"x18" | BLACK ON ORANGE | WDMASTER | 7'-0" | G20-2 | X |

GRAPHIC SCALE



NOT FOR CONSTRUCTION

WORK ZONE TRAFFIC CONTROL PLAN (PHASE 2)
 GARDNERTOWN COMMONS
 TOWN OF NEWBURGH, NY

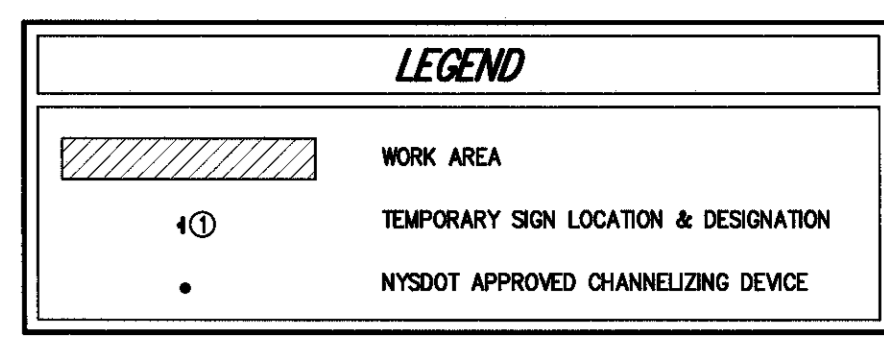
JMC
 JMC Planning, Engineering, Landscaping, Architecture & Land Surveying, LLC
 140 BEDFORD ROAD • HAWKING, NY 10584
 PHONE 914-233-2525 • FAX 914-233-2102
 www.jmcinc.com

FARRELL BUILDING COMPANY, LLC
 1601 VETERANS MEMORIAL HIGHWAY
 ISLANDIA, NY 11749

MAURI ARCHITECTS PC
 POUGHKEEPSIE, NY 12601

Drawn: **KRM** Approved: **JS**
 Scale: **1" = 20'**
 Date: **04/27/2017**
 Project No: **15155**
 Revision: **NYSDOT** **NYSDOT** **NYSDOT**
 Drawn by: **RP-5**

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209 SUBSECTION 2.



NOTES:
 1. EXISTING CONDITIONS EXPECTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY TITLED "CREEK AVE. AND GARDNERTOWN ROAD", PREPARED BY LANG & FULLY ENGINEERING AND SURVEYING, P.C. DATED 11/11/2015.

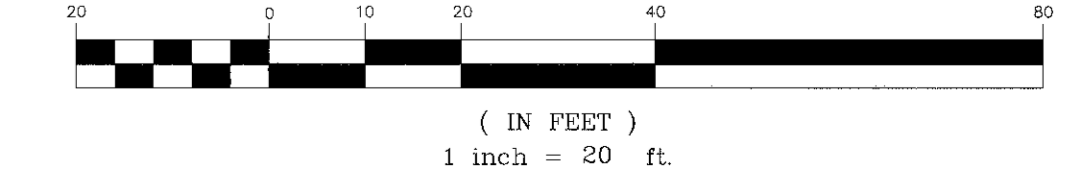
WORK ZONE TRAFFIC CONTROL NOTES:

- W21. WORK ZONE TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, THE NEW YORK STATE SUPPLEMENT, SECTION 810 OF THE N.Y.S.D.T. STANDARD SPECIFICATIONS, AND ANY PROVISIONS CONTAINED IN THE PLANS. THE TYPICAL DETAILS DEPICTED ON THE STANDARD SHEETS AND IN THE NOTES REFLECT THE MINIMUM REQUIREMENTS.
- W22. THE CONTRACTOR'S OPERATIONS SHALL KEEP INTERFERENCE ON ALL ROADWAYS TO AN ABSOLUTE MINIMUM. TRAFFIC STOPPAGES WILL NOT BE PERMITTED UNLESS APPROVED IN ADVANCE BY THE N.Y.S.D.T. NO LANE CLOSURE SHALL BE ALLOWED BETWEEN 5:30-9:30 AM AND 4:00-7:00 PM.
- W23. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 500 FOOT LONGITUDINAL DISTANCE BETWEEN CONSTRUCTION OPERATIONS ON ALTERNATE SIDES OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- W24. WHEN TWO OR MORE ARE ADJACENT, OVERLAP, OR ARE IN CLOSE PROXIMITY, THE CONTRACTOR SHALL ENSURE THERE ARE NO CONFLICTING SIGNS AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.
- W25. DIAMOND SHAPED ADVANCED WARNING SIGNS SHALL BE USED FOR ALL ADVANCE WARNING SIGNS THAT MAY BE EITHER DAMAGED OR RESTORED. THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE NEW YORK STATE SUPPLEMENT, THE BOTTOM OF THE SIGN SHALL BE 7 FEET MINIMUM ABOVE THE GROUND AND 2 FEET MINIMUM FROM FACE OF CURB OR EDGE OF TRAVELED WAY. THE SITE ENGINEER AND/OR NYSOT MAY ORDER ADDITIONAL OR MODIFIED DEVICES AND/OR METHODS TO MEET FIELD CONDITIONS.
- W26. THE LOCATIONS OF THE SIGNS SHOWN ON THE WORK ZONE TRAFFIC CONTROL PLANS AND DETAILS MAY BE ADJUSTED BASED ON SPREAD DISTANCES AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO APPROVAL OF THE ENGINEER.
- W27. ANY EXISTING SIGNS (NOT SHOWN), INCLUDING OVERHEAD SIGNS, WHICH CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL SIGN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET, AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS OTHERWISE SPECIFIED IN THE CONTRACT.
- W28. SIGNS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
- W29. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE NOTES. ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE REGIONAL DIRECTOR OR BY HIS/HER DESIGNEE.
- W30. ALL WORK ZONE TRAFFIC CONTROL SIGNAGE AND CONSTRUCTION SIGNAGE SHALL BE CLEAN AND REFLECTIVE.
- W31. THE CERTIFIED FLAGGER SHALL USE STOP-SLOW PADDLES (MINIMUM 24 INCHES IN SIZE) WHERE FEASIBLE. FLAGS MAY BE USED AT INTERSECTIONS OR WHERE THE BACK SIDE MESSAGE IS INAPPROPRIATE FOR STOPPING TRAFFIC OR WHERE CONDITIONS SUCH AS HOV AND MAKE THE USE OF A PADDLE IMPRACTICAL.
- W32. N.Y.S.D.T. DRUMS, IF USED FOR TRAFFIC WARNING, SHALL BE A MINIMUM OF 36 INCHES IN HEIGHT AND HAVE AT LEAST AN 18 INCH MINIMUM WIDTH. EACH DRUM SHALL HAVE A MINIMUM OF TWO ORANGE AND TWO WHITE STRIPES. THESE WARNINGS ON DRUMS SHALL BE HORIZONTAL, CONSECUTIVE, ALTERNATING ORANGE AND WHITE REFLECTIVE STRIPES 4 TO 6 INCHES WIDE.
- W33. CONTRACTOR SHALL PROVIDE CERTIFIED FLAG PERSONS WITH STOP/SLOW STAFF MOUNTED PADDLE BOARD SIGNS WHEN TRUCKS ENTER AND LEAVE THE SITE.
- W34. CONSTRUCTION EQUIPMENT SHALL BE REMOVED FROM THE ROADSIDE DURING NON-WORKING HOURS.
- W35. THE CONTRACTOR SHALL LOCATE LANE CLOSURES TO PROVIDE OPTIMUM VISIBILITY, I.E. BEFORE CURVES AND OBSTACLES, TO THE EXTENT CONDITIONS PERMIT.
- W36. THE ENGINEER MAY REQUIRE THAT ALL LANES BE RE-OPENED AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES. THIS COULD INCLUDE INCIDENTS AT LOCATIONS OUTSIDE THE CONTRACT LIMITS.
- W37. WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2 FOOT LATERAL CLEARANCE TO THE TRAVELED WAY.
- W38. UNLESS AUTHORIZED BY THE ENGINEER, THE MINIMUM LANE WIDTHS FOR WORK ZONE TRAVEL LANES SHALL BE 10 FEET.
- W39. BEWARE OF OVERHEAD WIRES.
- W40. PRIVATE VEHICLES OWNED BY THE CONTRACTOR OR HIS/HER WORKMEN SHALL NOT BE PARKED ON THE PAVEMENT OR SHOULDERS, OR ANY OTHER AREAS DEEMED BY THE SITE ENGINEER AND/OR TOWN TO BE HAZARDOUS LOCATIONS.
- W41. NO MATERIAL SHALL BE PLACED ON THE SHOULDER, OR WITHIN 30 FEET FROM THE EDGE OF PAVEMENT, EXCEPT THAT WHICH IS TO BE PLACED THAT DAY.
- W42. PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE ACCESSIBLE SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 24 HOURS PRIOR TO RESTRICTING USE OF THE DRIVEWAY. FOR MULTIPLE ACCESS PROPERTIES, AT LEAST ONE DRIVEWAY SHALL BE OPEN AT ALL TIMES. ACCESS SHALL BE RESTORED TO ALL DRIVEWAYS AS SOON AS POSSIBLE.
- W43. SATURABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.
- W44. WORK ZONE TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE PERMITTEE. ANY SUBCONTRACTORS WORKING FOR THE PERMITTEE MUST HAVE A COPY OF THE HIGHWAY WORK POINT ON THE SITE AND MUST BE FAMILIAR WITH THE TRAFFIC CONTROL REQUIREMENTS. IT IS STRONGLY ADVISED THAT A "TALKBACK" SAFETY MEETING WITH EACH WORK CREW BE HELD BEFORE THE START OF WORK.
- W45. TRAFFIC CONTROL SCHEMES MUST BE IN PLACE, AND MAINTAINED, THROUGHOUT THE DURATION OF WORK.
- W46. ANYONE WORKING WITHIN THE HIGHWAY RIGHT-OF-WAY SHALL WEAR HIGH-VISIBILITY APPAREL, INCLUDING TWO AND TWO-200A CLASS II STANDARDS AND A HARD HAT.
- W47. AT THE START OF WORK ON THE PROJECT, ALL WORK ZONE TRAFFIC CONTROL DEVICES SHALL APPEAR IN "ACCEPTABLE" CONDITION. THESE DEVICES SHALL NOT BE ALLOWED TO FALL BELOW THE MINIMUM CONDITION AT ANY TIME DURING THE LIFE OF THE PROJECT. FADED AND DETOURED PANELS AND NON-STANDARD LEGENDS ARE NOT ACCEPTABLE.
- W48. FLAGGER SIGNS ARE TO BE USED ONLY WHEN A FLAGGER IS ACTUALLY PRESENT AND VISIBLE TO THE MOTORIST. THEY SHALL BE COVERED OR REMOVED AT ALL OTHER TIMES. STOP/SLOW PADDLES (MINIMUM 24 INCHES IN SIZE) ARE REQUIRED.
- W49. NO LOW-MOUNTED SIGNS SHALL BE PERMITTED, EXCEPT FOR FLEXIBLE PANELS MEETING THE CORRECT SPECIFICATION REQUIREMENTS.
- W50. BARRIER VEHICLES SHALL BE REQUIRED AS PER STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES".
- W51. NO WORK ACTIVITY, EQUIPMENT, VEHICLES AND/OR MATERIALS SHALL BE LOCATED BETWEEN THE BARRIER VEHICLE AND THE ACTIVE WORK AREA (ROLL AHEAD DISTANCE).
- W52. THE CONTRACTOR MAY BE REQUIRED TO PROVIDE A BARRIER VEHICLE IN CONJUNCTION WITH POLICE PRESENCE IN THE WORK ZONE, TO BE INCLUDED IN THE UNIT BID PRICE FOR BASIC WORK ZONE TRAFFIC CONTROL.

SIGN TABLE

| DESCRIPTION NUMBER | SIGN | SIZE | DESCRIPTION | MOUNTING TYPE | WARNING MESSAGE | REGULATORY | REQ. BY OWNER |
|--------------------|------------------|---------|-----------------|---------------|-----------------|------------|---------------|
| 1 | STOP/SLOW PADDLE | 24"x42" | BLACK ON WHITE | WINDMASTER | 7'-0" | NYS9-11 | X |
| 2 | ROAD WORK AHEAD | 36"x36" | BLACK ON ORANGE | WINDMASTER | 7'-0" | W20-1 | X |
| 3 | ROAD WORK | 36"x36" | BLACK ON ORANGE | WINDMASTER | 7'-0" | W21-5 | X |
| 4 | END ROAD WORK | 36"x18" | BLACK ON ORANGE | WINDMASTER | 7'-0" | G20-2 | X |

GRAPHIC SCALE



N/F
GARDNER RIDGE ASSOCIATES, LLC
L. 12417 P. 266
75 - 1 - 4.12

N/F
P & T NEWBURGH, LLC
L. 13806 P. 595
75 - 1 - 5

N/F
LAKE CREEK PROPERTIES, LLC
LINGO ASSOCIATES, LLC
L. 13121 P. 1242
75 - 1 - 1.11

N/F
TAYLOR
L. 11993 P. 533
75 - 5 - 1

N/F
AGE FIEDO
L. 11919 P. 433
75 - 5 - 2

N/F
WARD
L. 3727 P. 195
75 - 1 - 19.24

N/F
BRUN
L. 13604 P. 1718
75 - 5 - 3.2

N/F
HAMILTON
L. 5379 P. 338
75 - 6 - 1

N/F
FERGUSON
L. 1140 P. 495
75 - 5 - 6

N/F
LONG
L. 5405 P. 187
75 - 1 - 41

N/F
STOFFELS
L. 5161 P. 154
75 - 6 - 2

NOT FOR CONSTRUCTION

PREPARED BY: JMC Planning, Engineering, Landscaping, Architecture & Land Surveying, PLLC
 120 BEDFORD ROAD - ARMONK, NY 10504
 PHONE 914.833.8225 - FAX 914.833.2102
 www.jmcplc.com

PROJECT OWNER:
FARRELL BUILDING COMPANY, LLC
 1601 VETERANS MEMORIAL HIGHWAY
 ISLANDIA, NY 11749

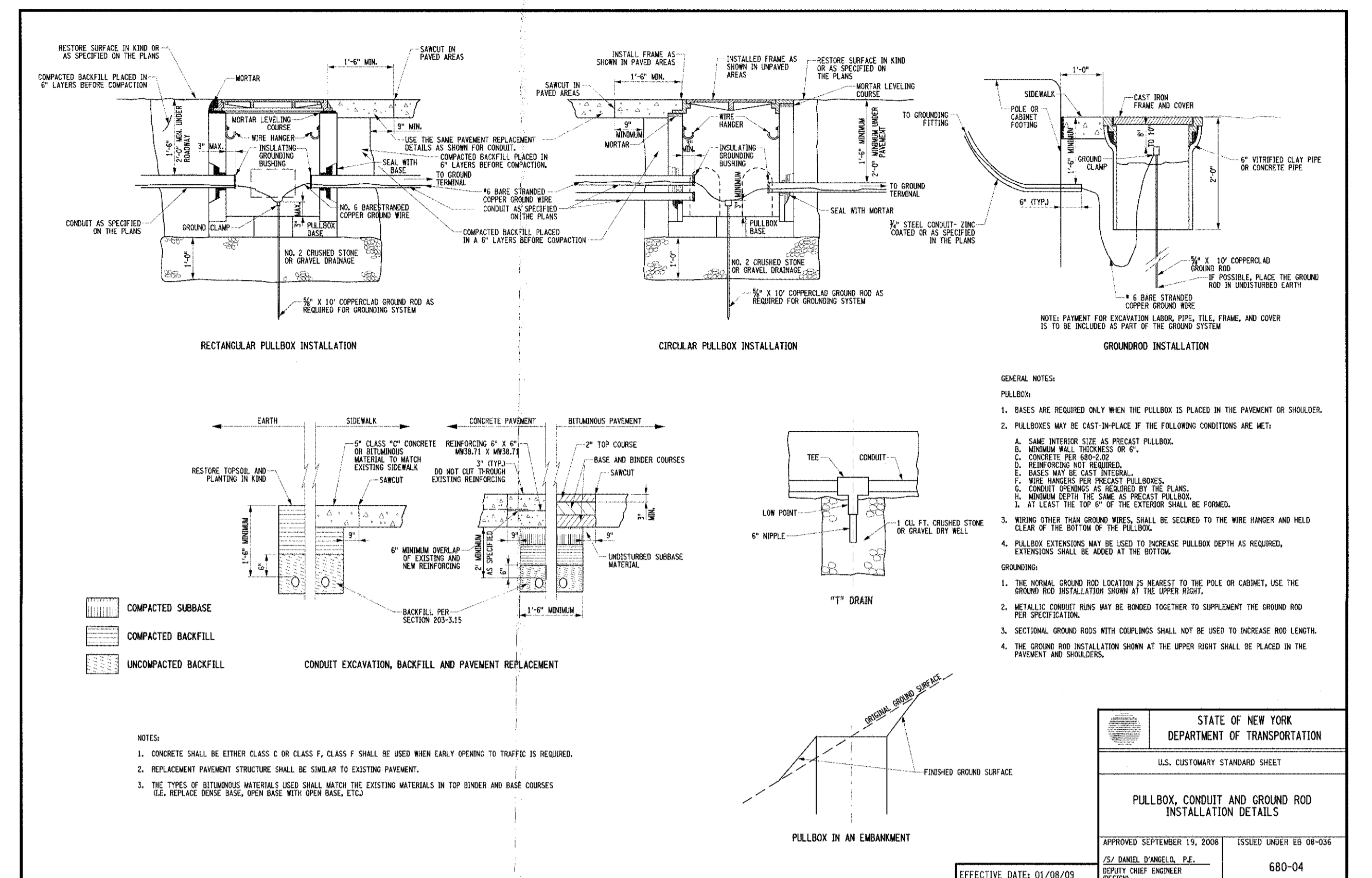
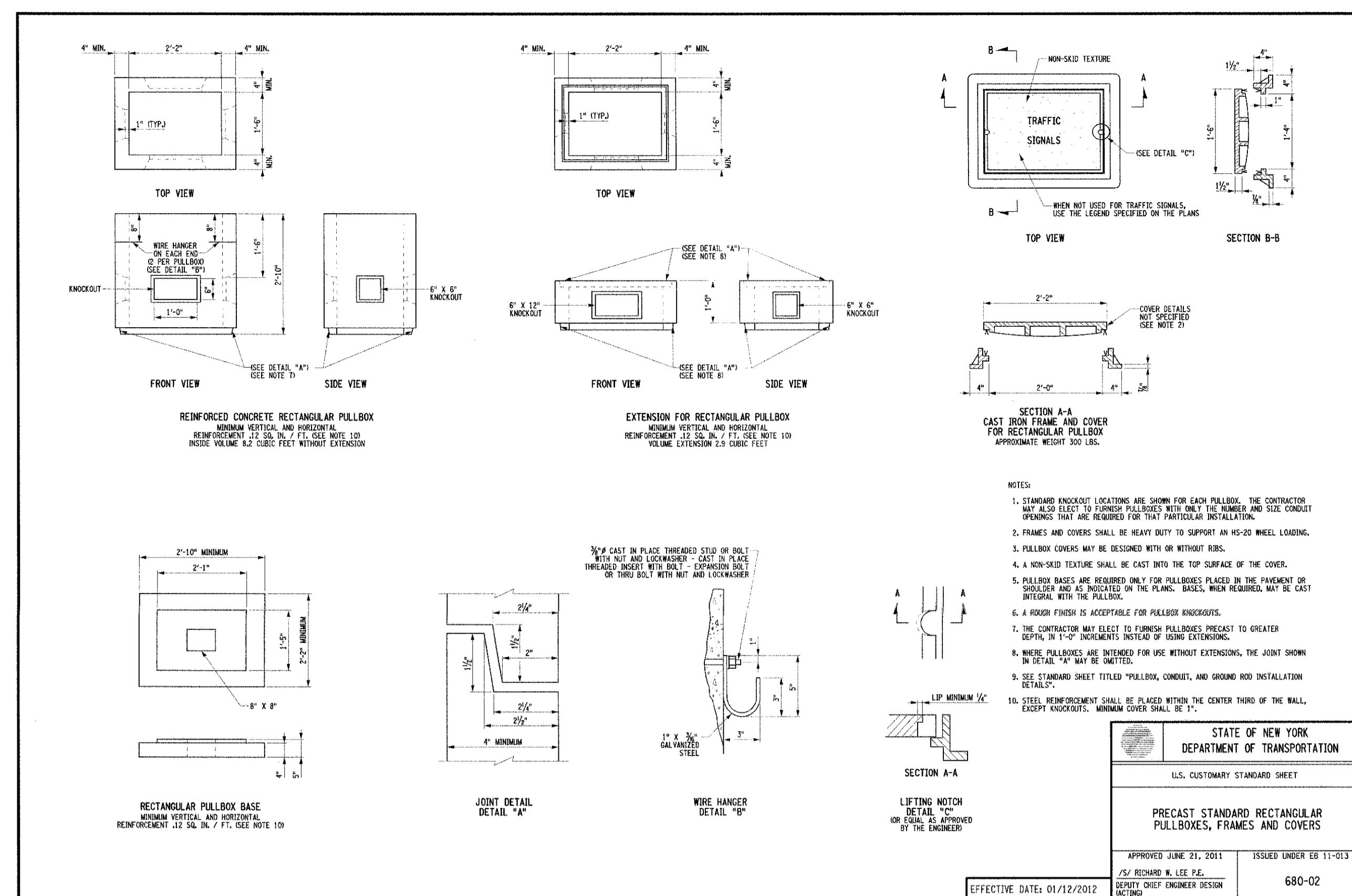
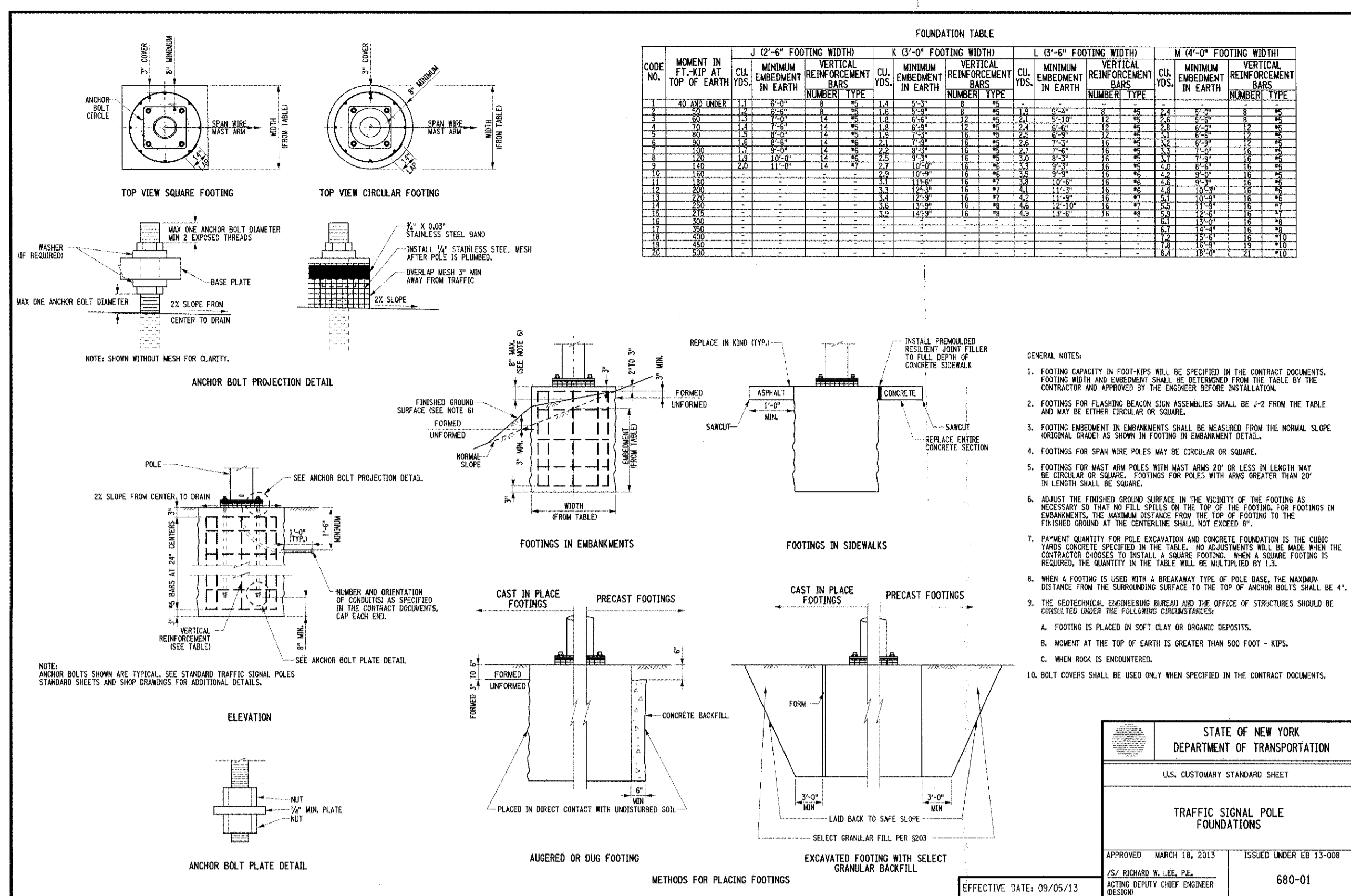
ARCHITECT:
MAURI ARCHITECTS PC
 POUGHKEEPSIE, NY 12601

JMC

WORK ZONE TRAFFIC CONTROL PLAN (PHASE 3)
 GARDNERTOWN COMMONS
 TOWN OF NEWBURGH, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: **KRM** Approved: **JS**
 Scale: 1" = 20'
 Date: 04/27/2017
 Project No: 15155
 Sheet: **WZ-3** of **WZ-3**
RP-6



TRAFFIC SIGNAL POLE FOUNDATIONS

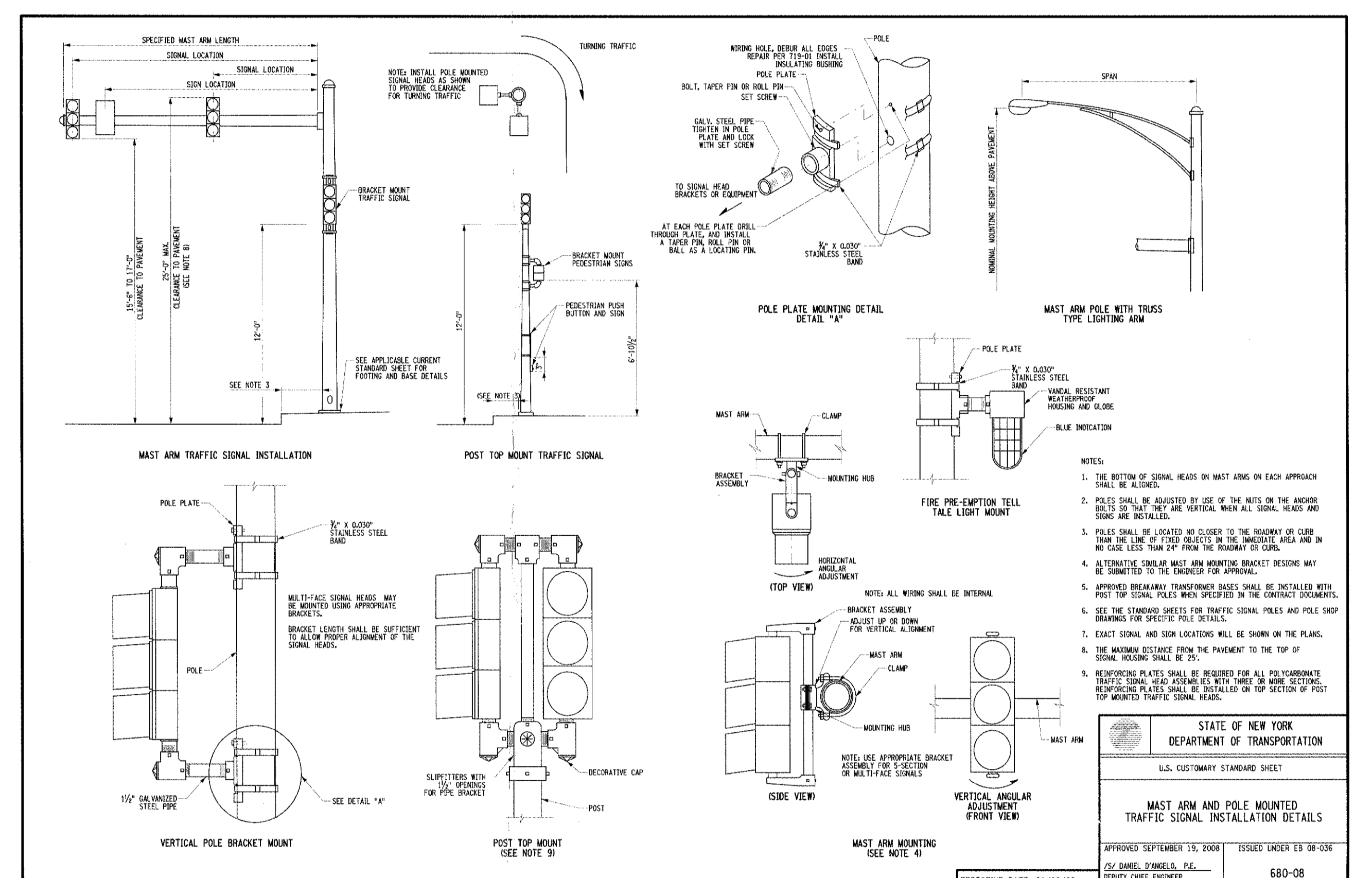
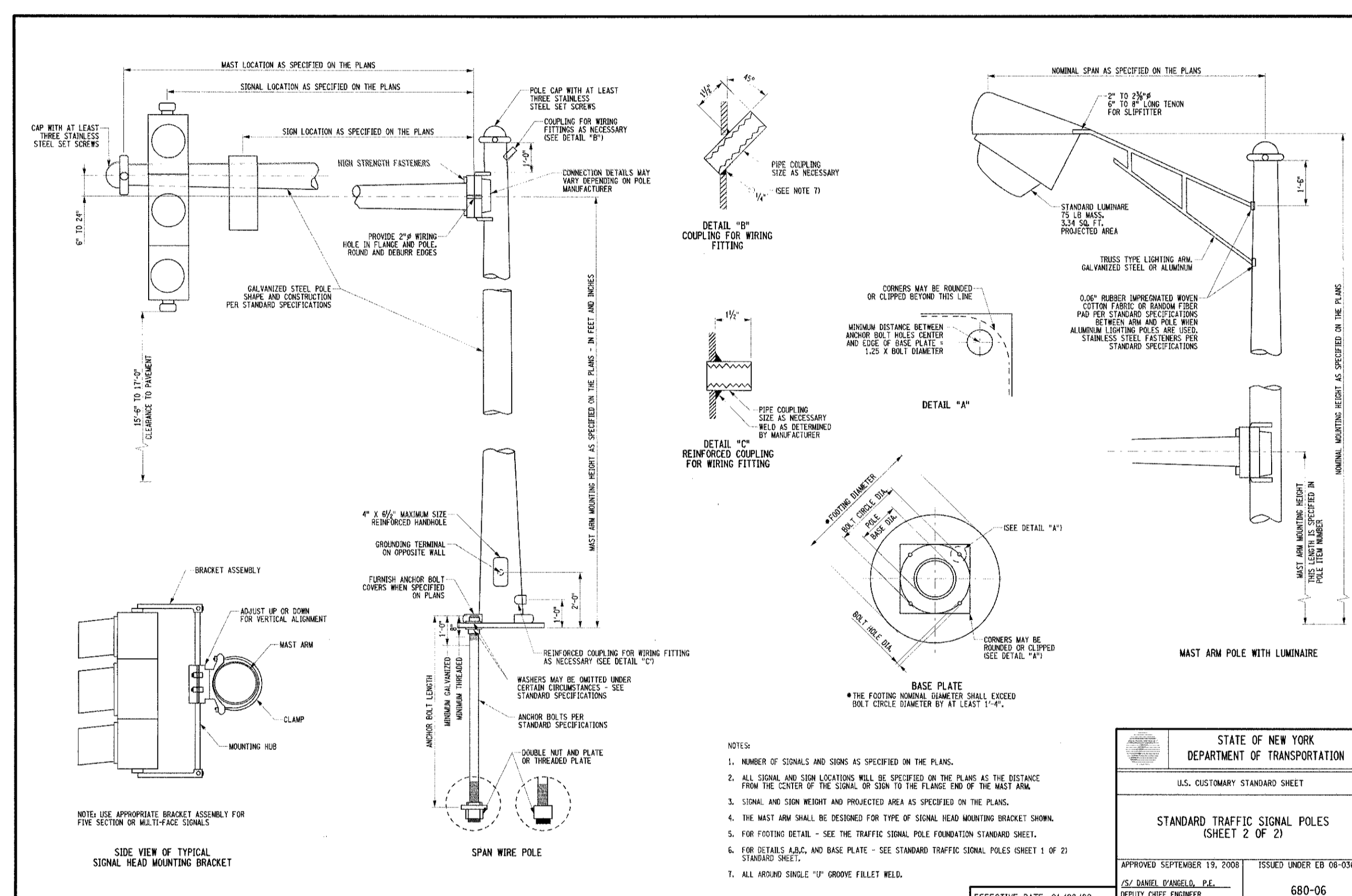
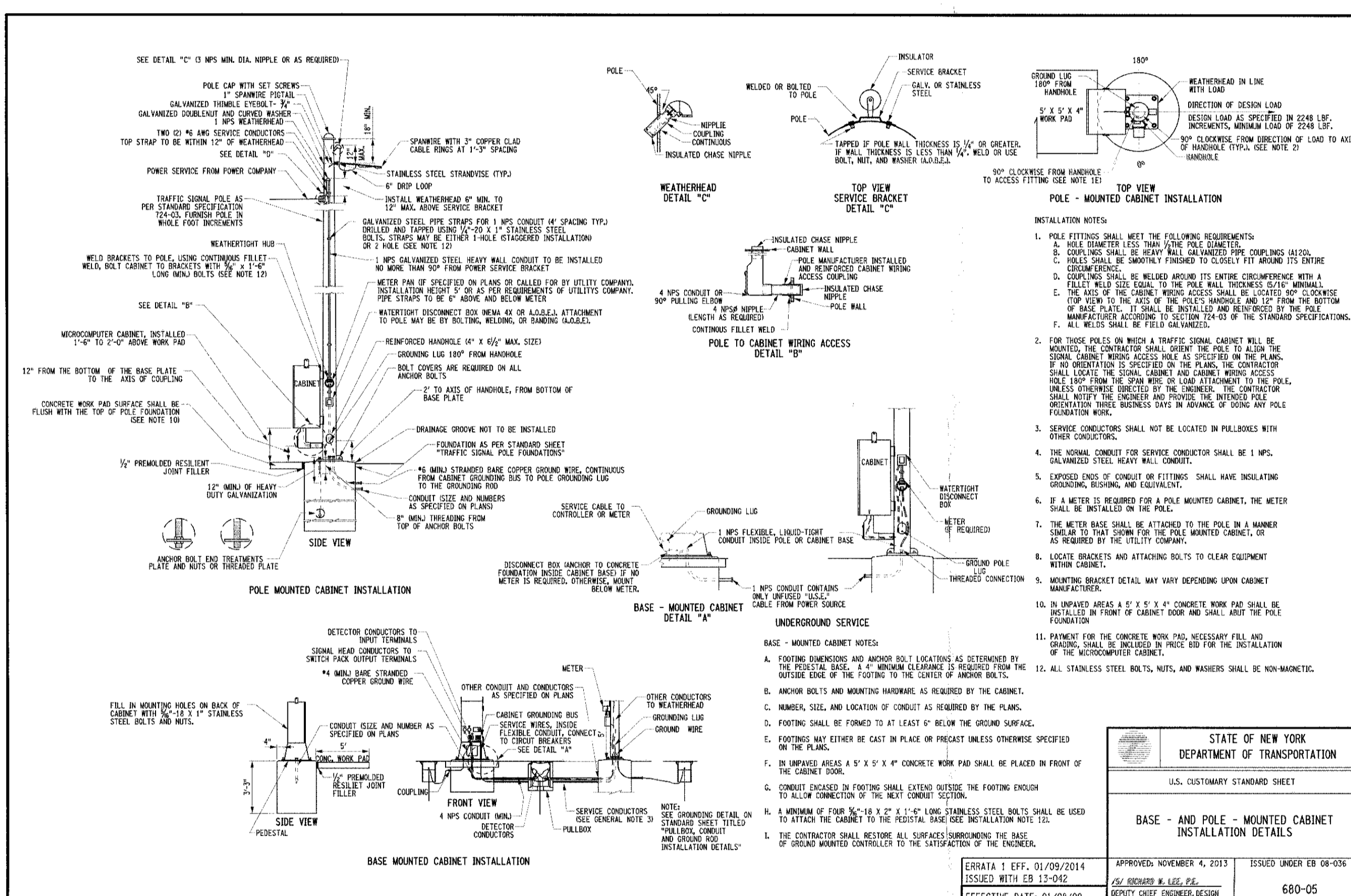
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PRECAST STANDARD RECTANGULAR PULLBOXES, FRAMES AND COVERS

2

PULLBOX, CONDUIT AND GROUND ROD INSTALLATION DETAILS

3



BASE AND POLE MOUNTED CABINET INSTALLATION

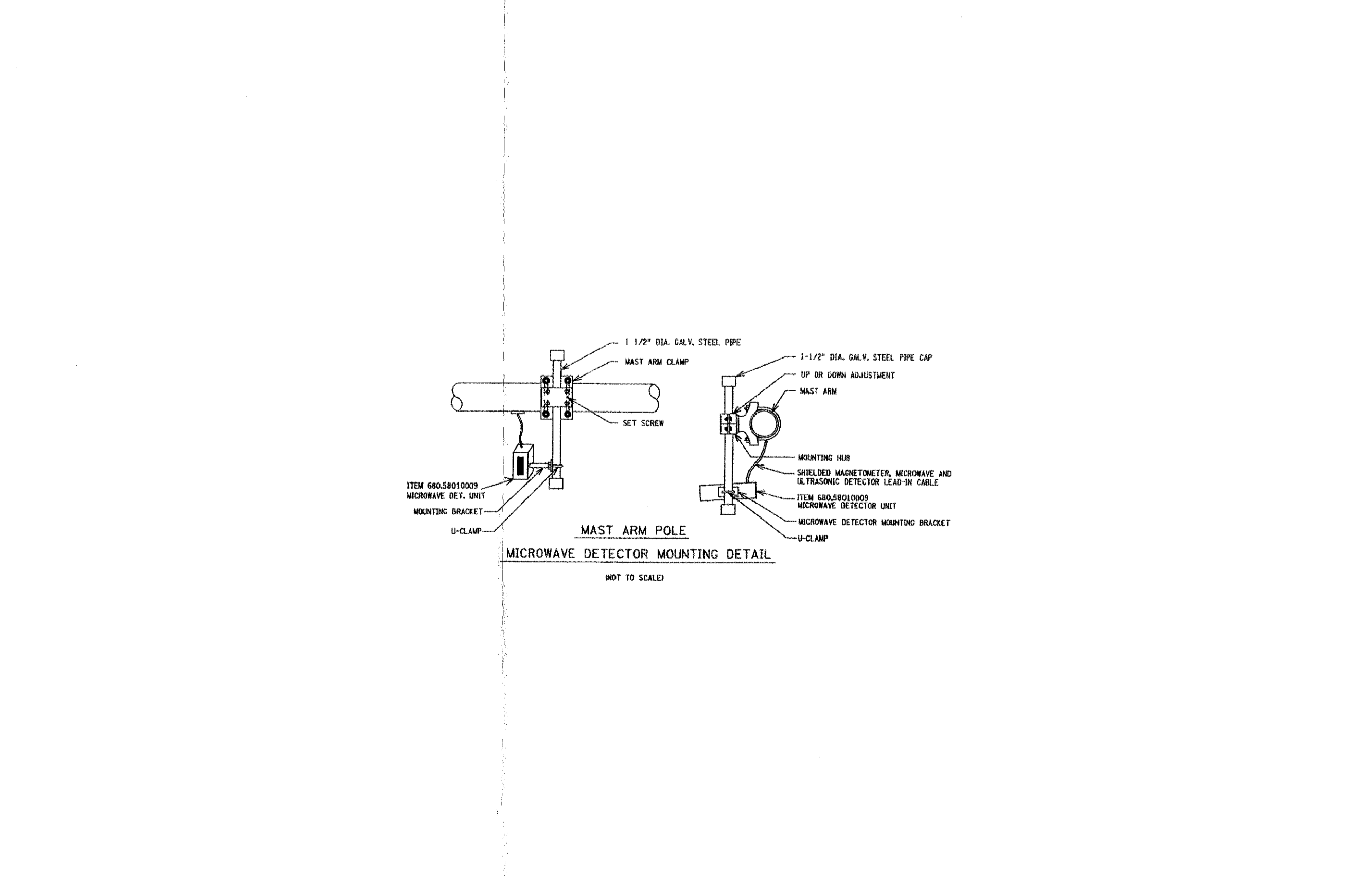
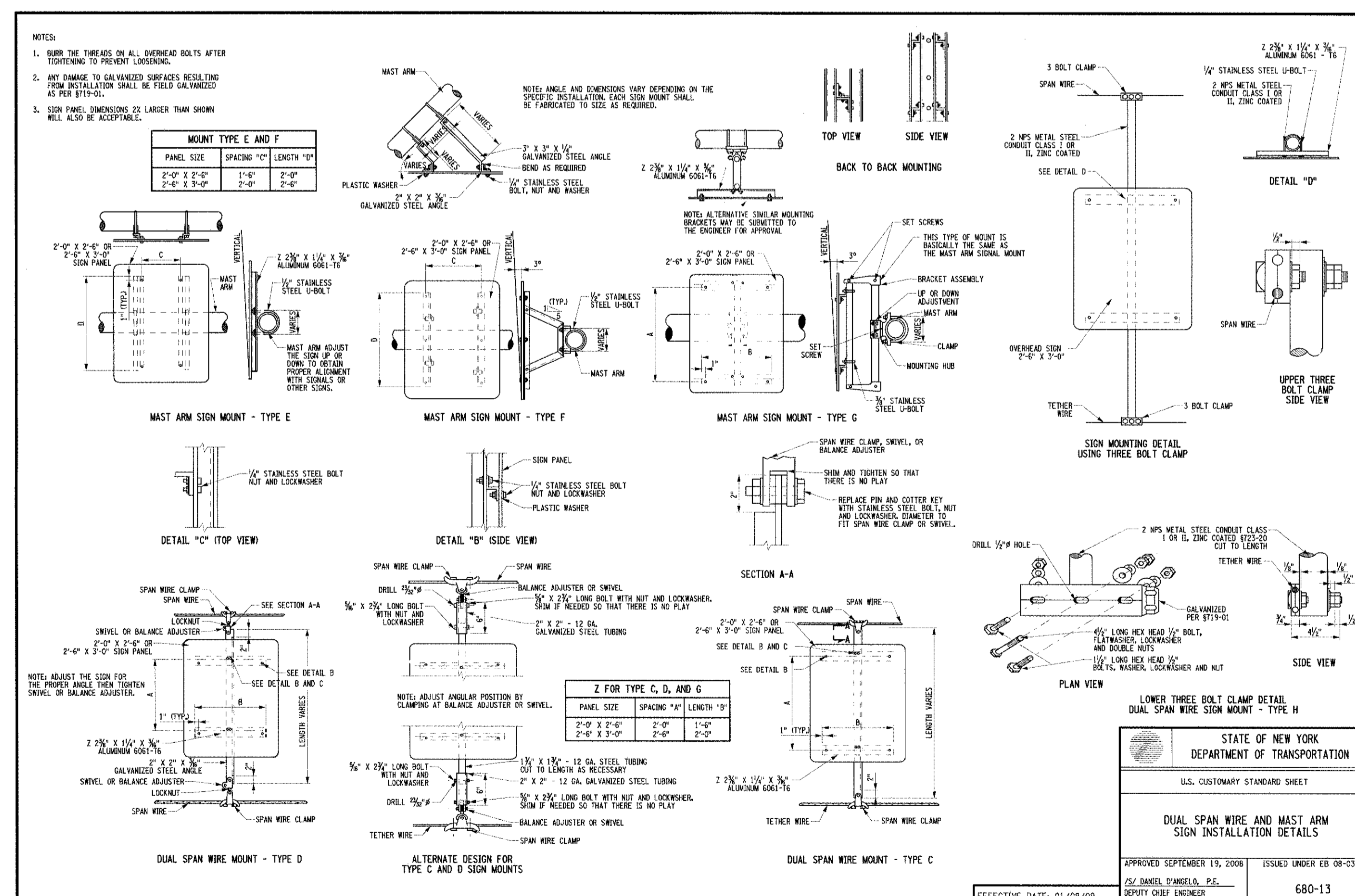
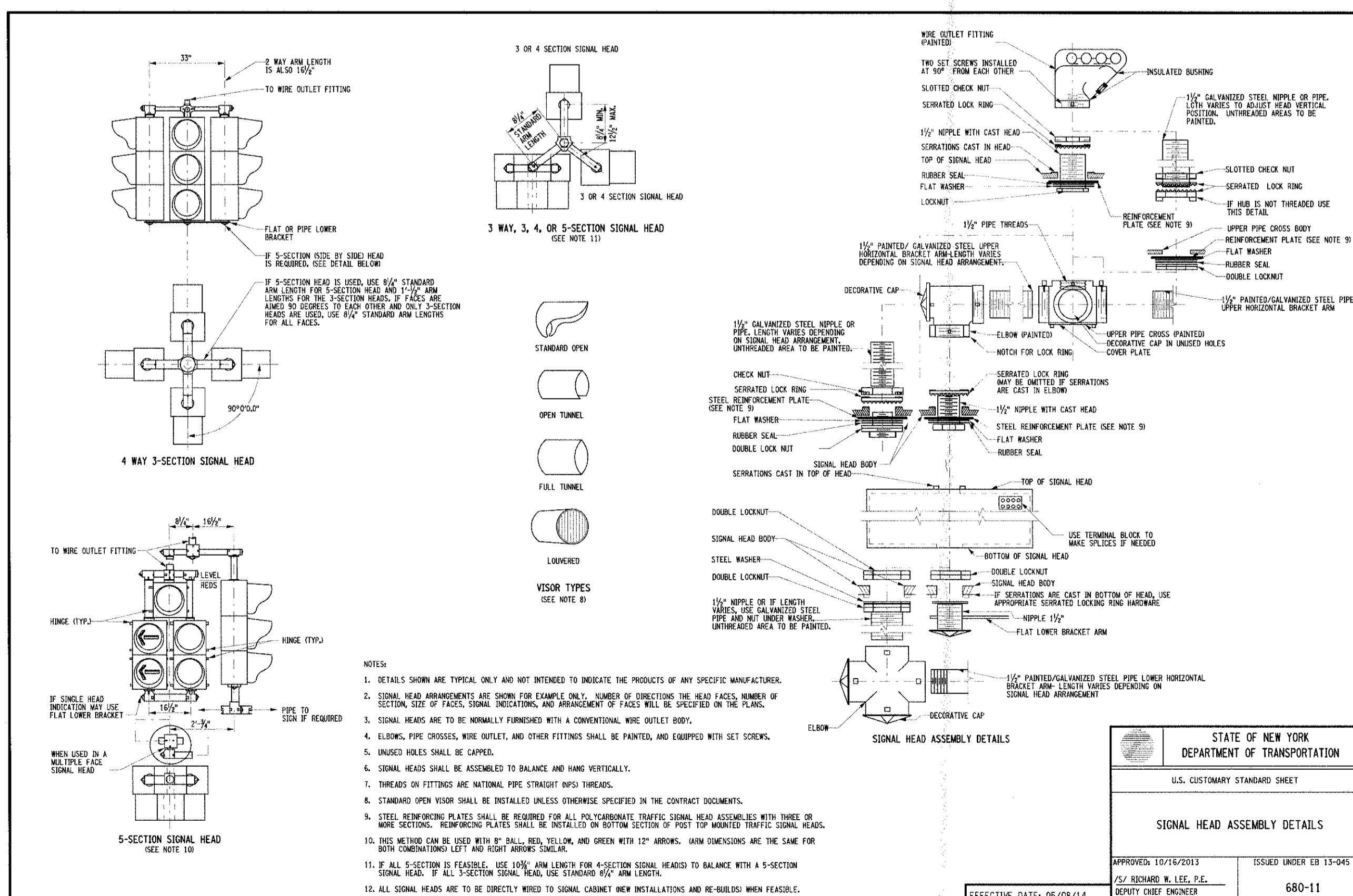
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TRAFFIC SIGNAL POLES

5

MAST ARM AND POLE MOUNTED TRAFFIC SIGNAL INSTALLATION

6



SIGNAL HEAD ASSEMBLY

7

DUAL SPAN WIRE AND MAST ARM SIGN INSTALLATION

8

MICROWAVE DETECTOR MOUNTING

9

NOT FOR CONSTRUCTION

JMC
 ROADWAY CONSTRUCTION DETAILS
 GARDNERTOWN COMMONS
 303 WILL STREET
 POLYGRAPH, NY 12601

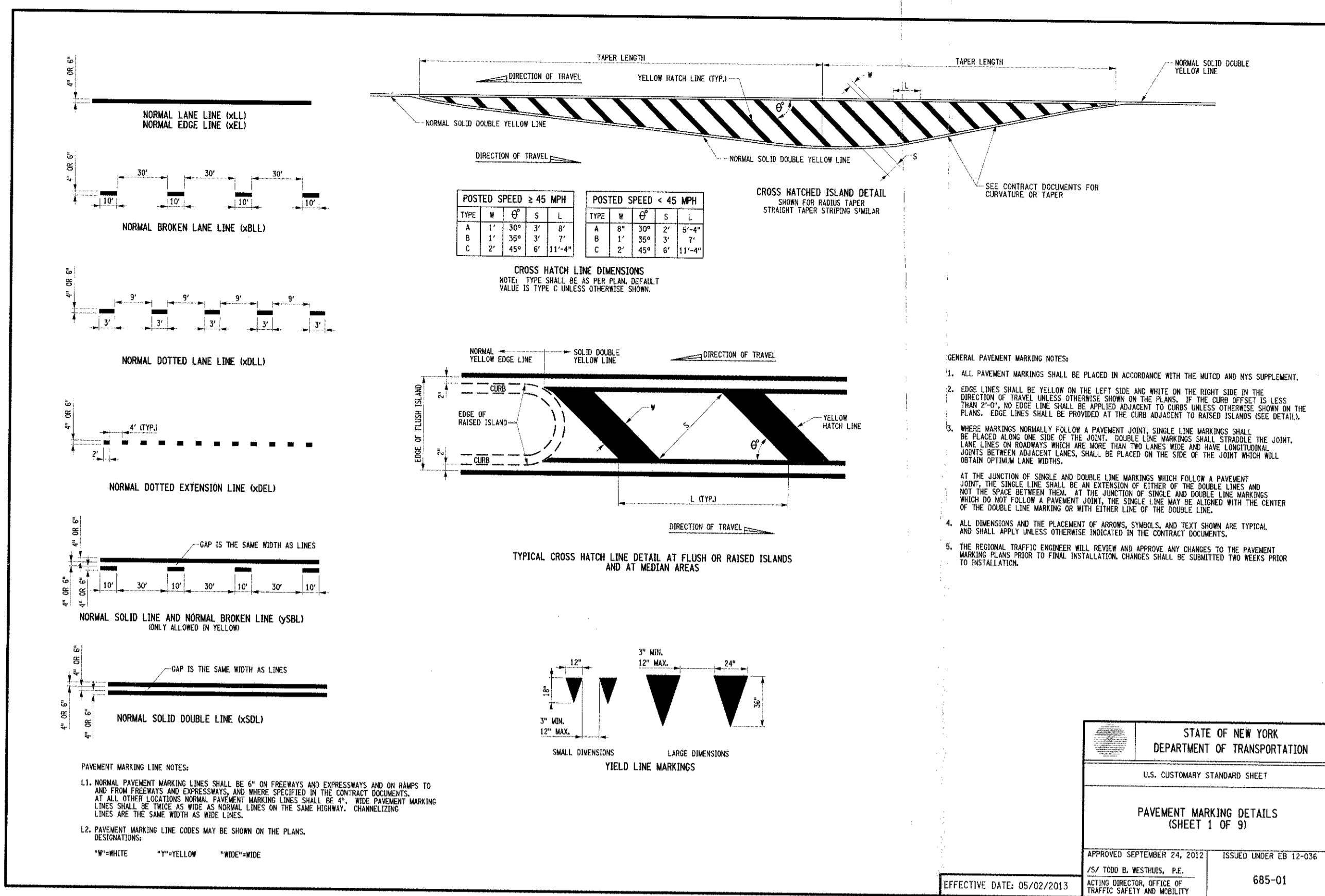
APPLICATOR: **FARRELL BUILDING COMPANY, LLC**
 1601 VETERANS MEMORIAL HIGHWAY
 ISLANDIA, NY 11749

ARCHITECT: **MAURI ARCHITECTS PC**
 303 WILL STREET
 POLYGRAPH, NY 12601

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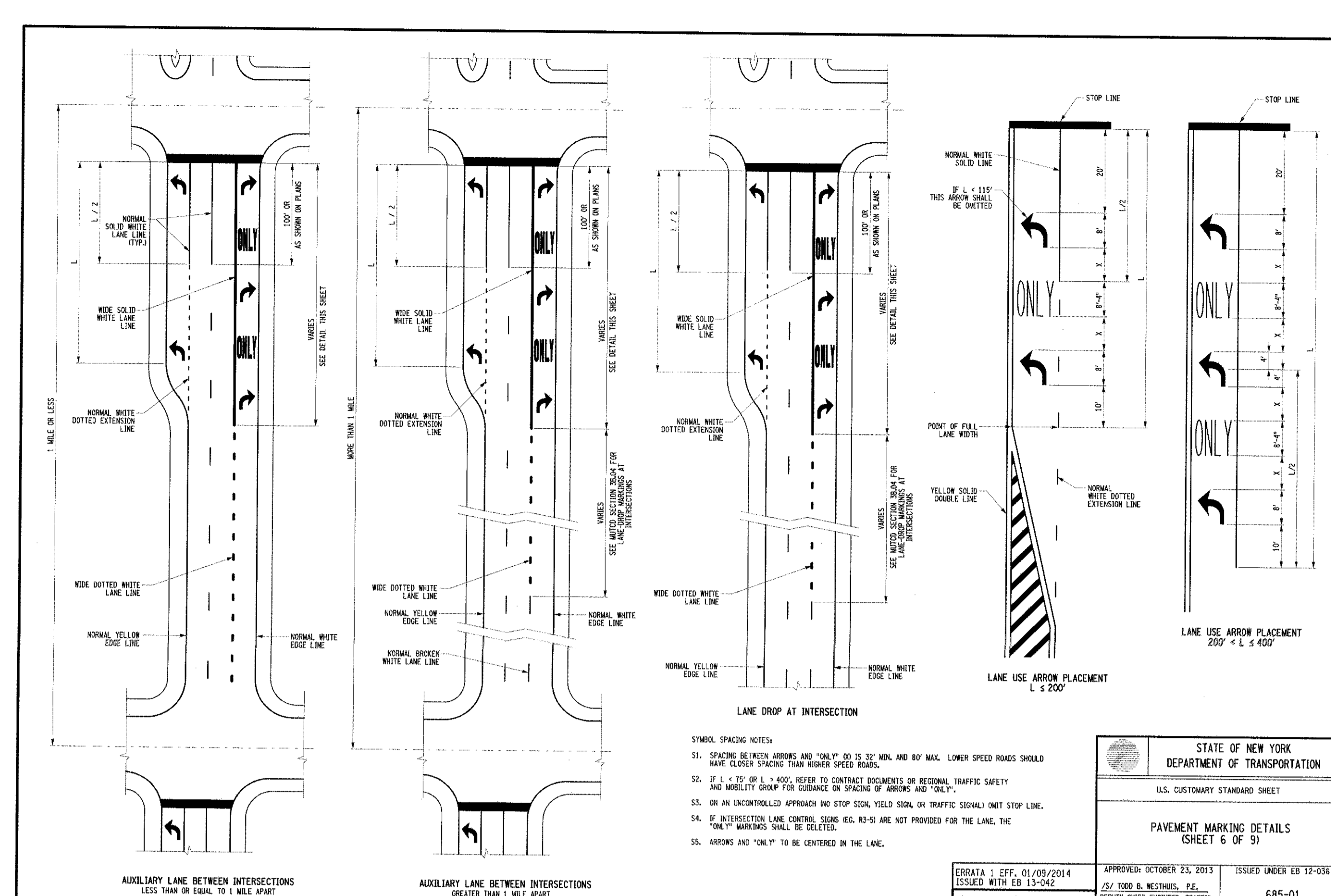
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Scale: **NOT TO SCALE**
 Date: **04/27/2017**
 Project No: **15155**
 Drawing: **DET-1**
 Revision: **RP-7**



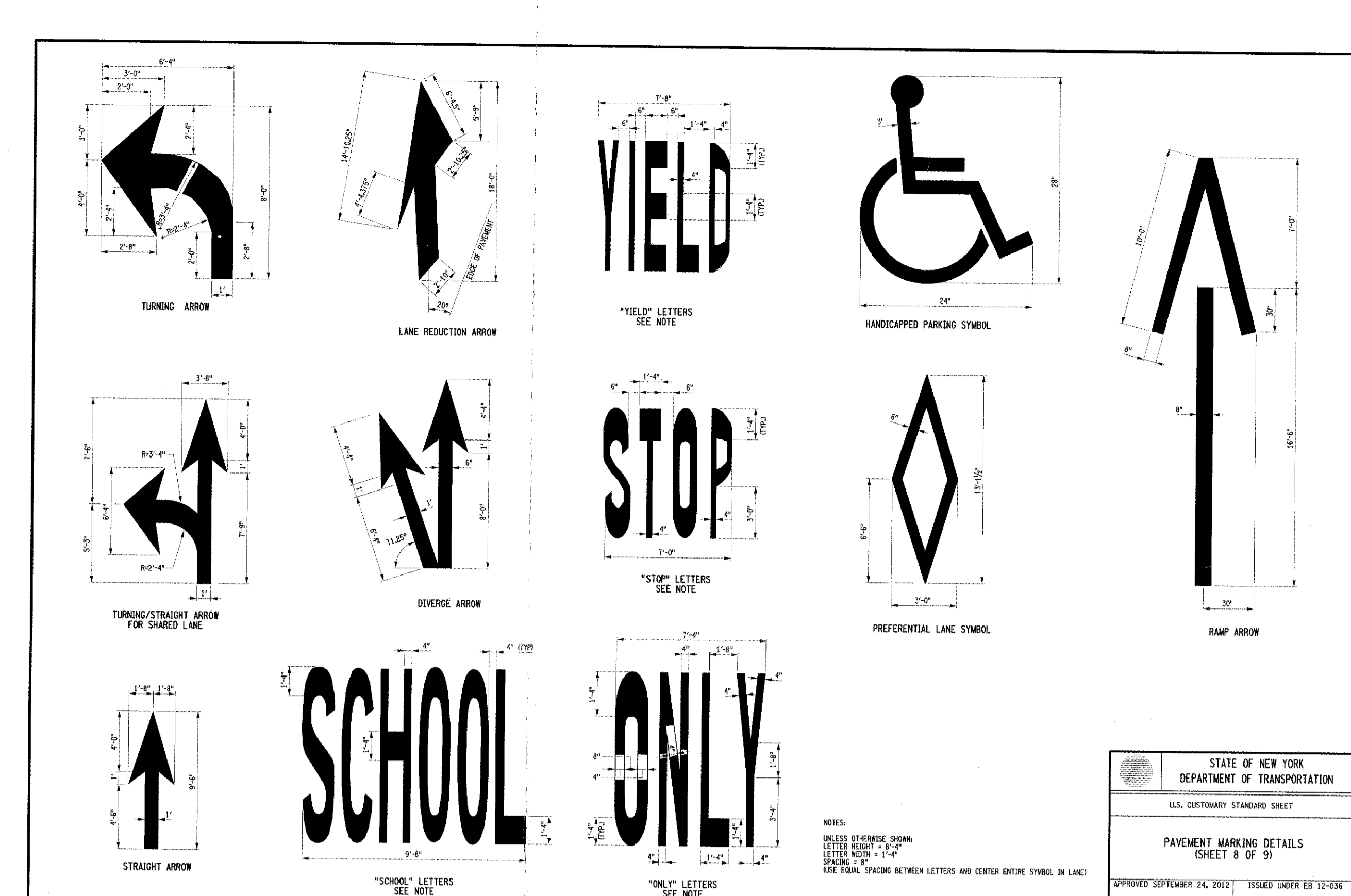
PAVEMENT MARKING

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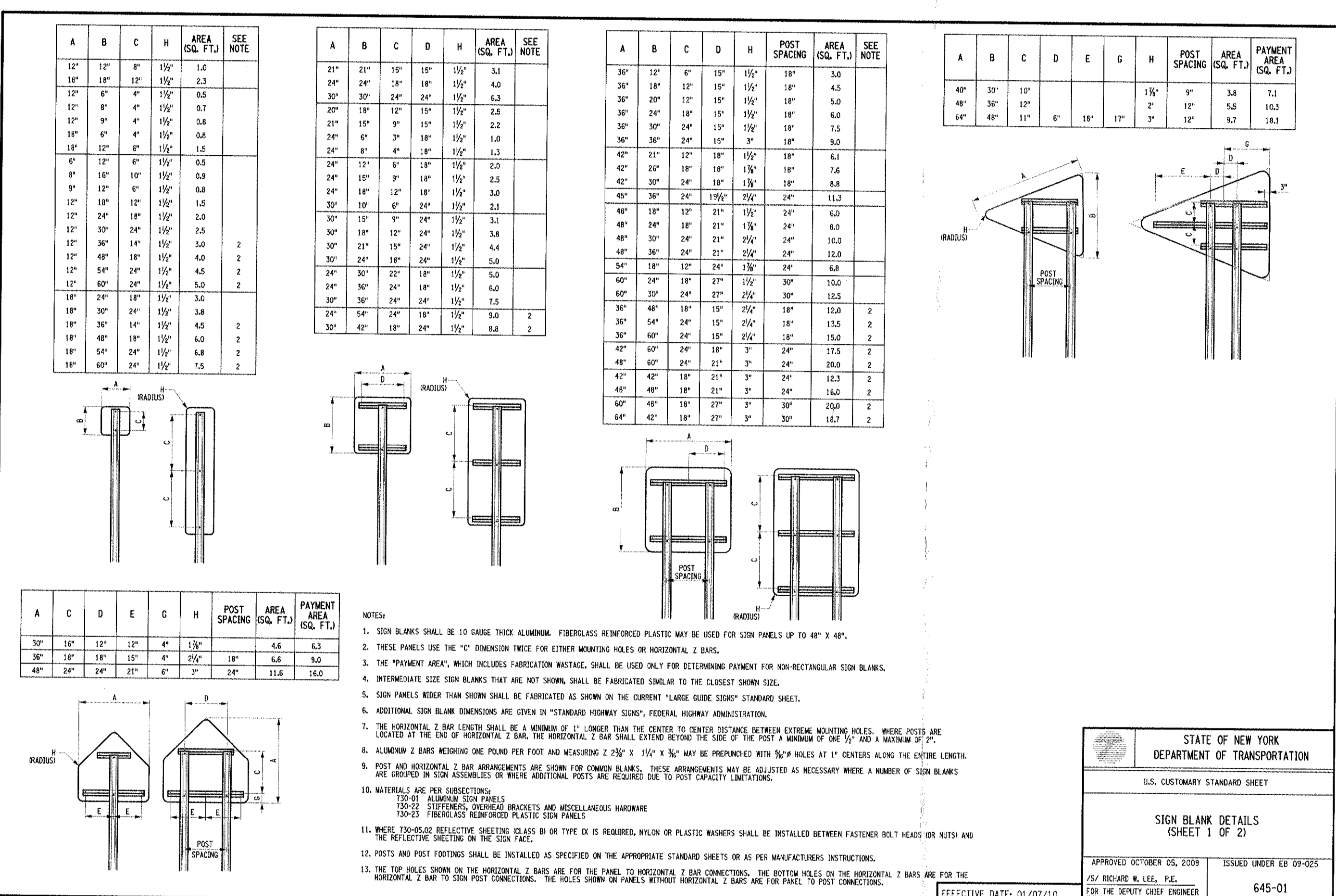
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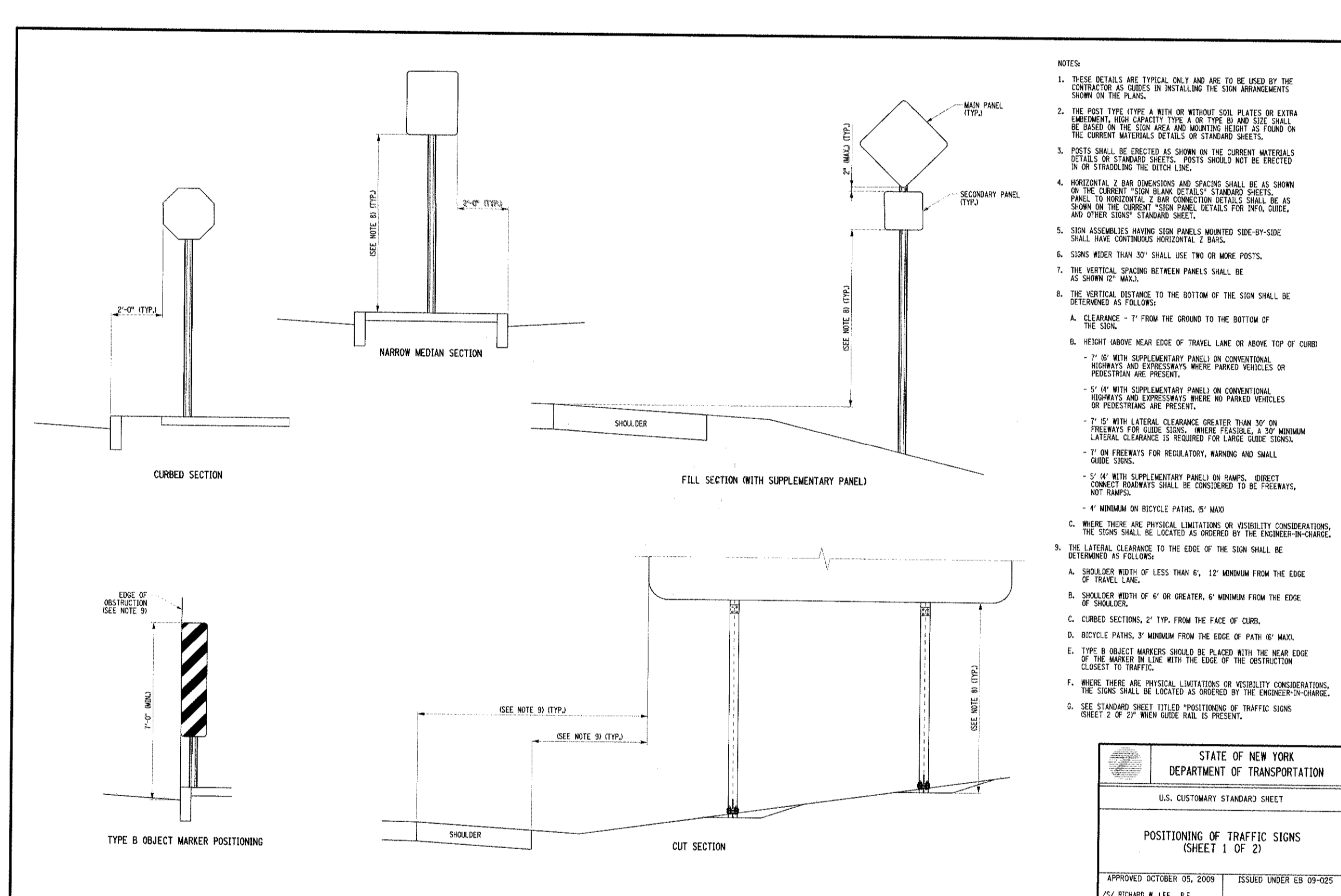
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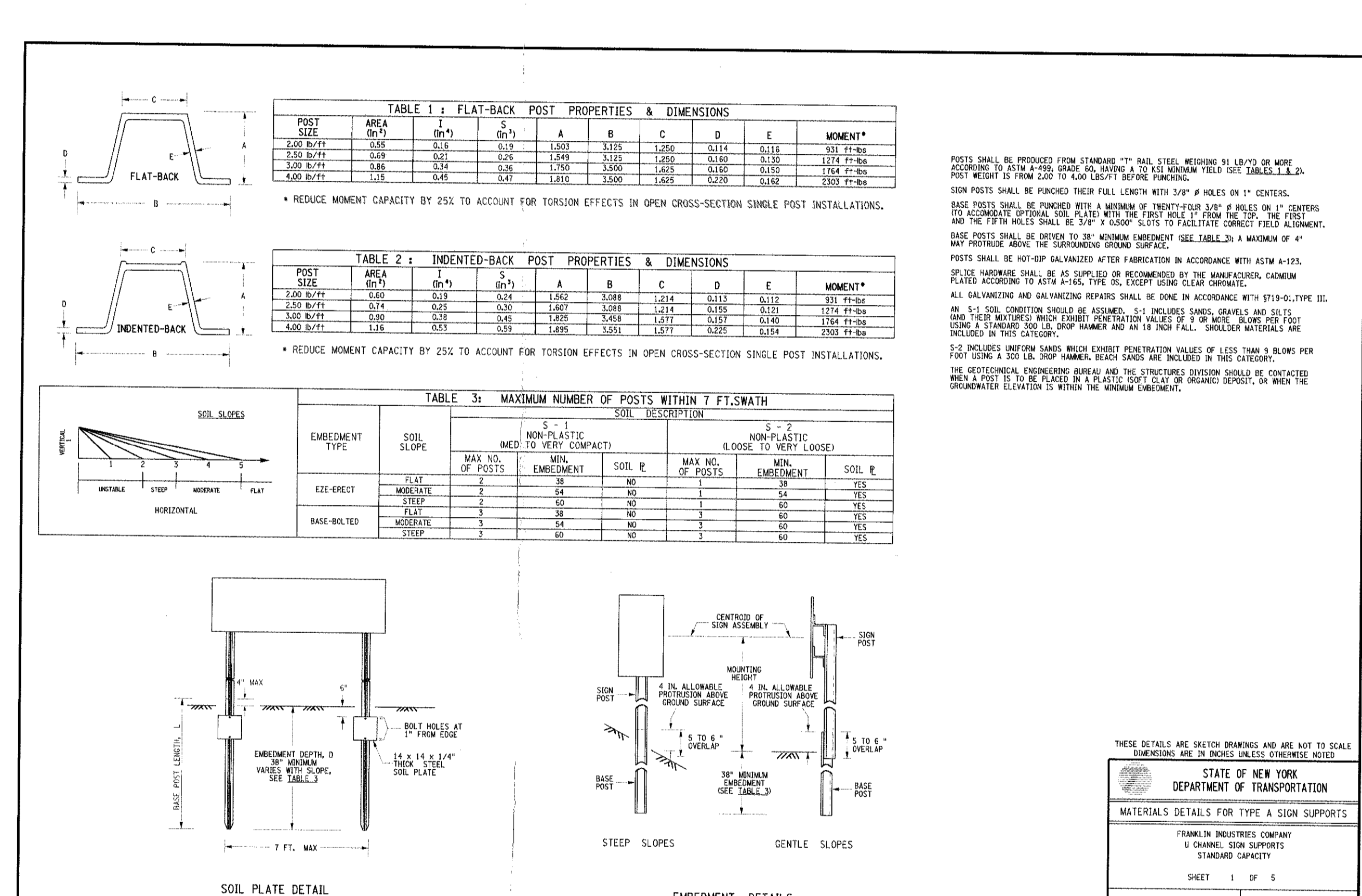
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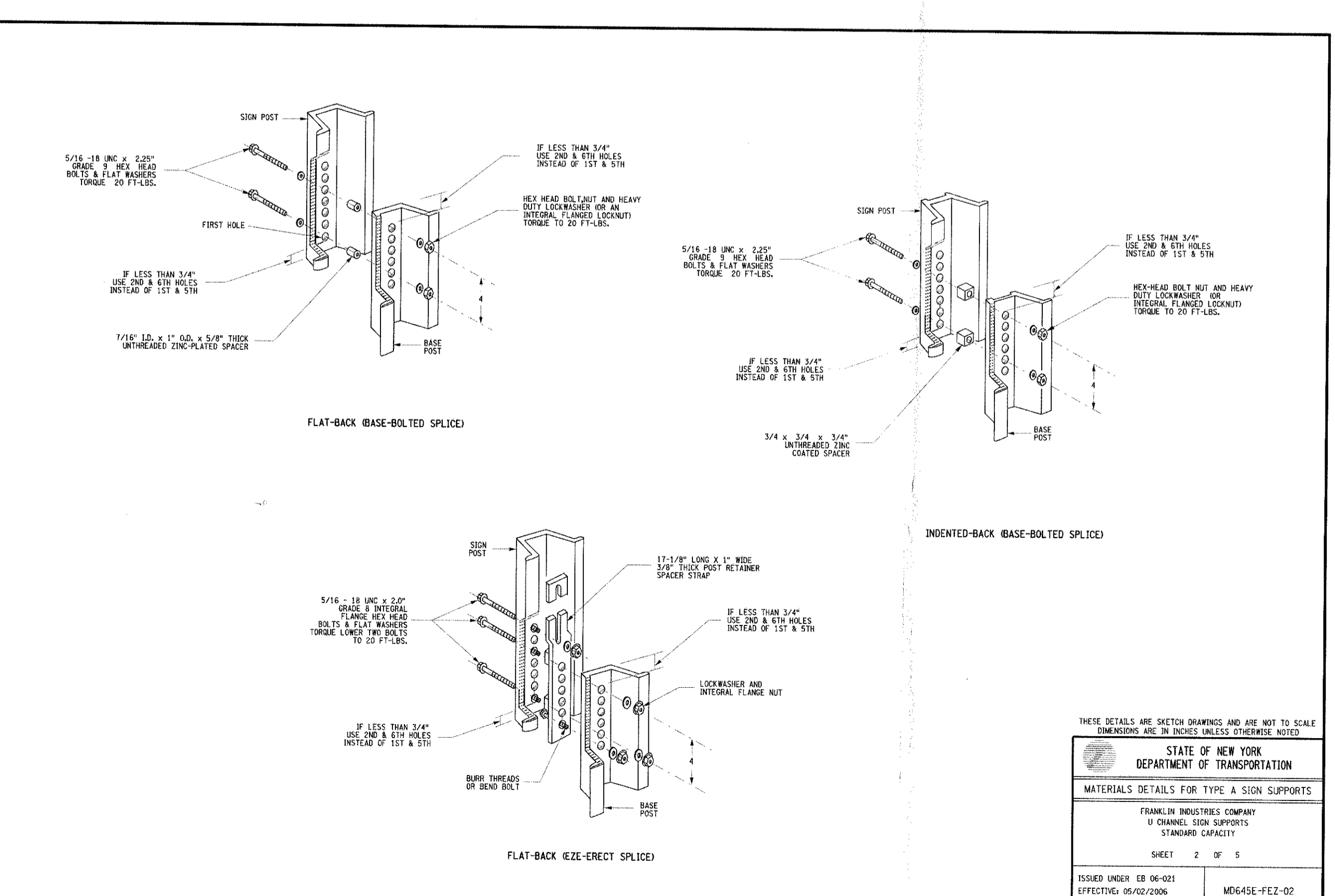
POSITIONING OF TRAFFIC SIGNS

14



TYPE A SIGN SUPPORTS

15



TYPE A SIGN SUPPORTS

16



ROADWAY CONSTRUCTION DETAILS

17

NOT FOR CONSTRUCTION

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
U.S. CUSTOMARY STANDARD SHEET
ROADWAY CONSTRUCTION DETAILS
SHEET 1 OF 1
APPROVED: OCTOBER 13, 2011
DESIGNED: JUNE 15, 2011
EFFECTIVE DATE: 03/01/2013
645-02

MT Approved JS
State NOT TO SCALE
Date 04/27/2017
Project No 15155
Revision 02-2

RP-8

APPLICANT/FIRM: FARRELL BUILDING COMPANY, LLC
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ARCHITECT: MAURI ARCHITECTS PC
POUGHKEEPS, NY 12601

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JMC Sign Encapsulation Consulting, LLC
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