



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

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)  
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)  
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)  
MATTHEW J. SICKLER, P.E. (NY & PA)  
PATRICK J. HINES

Main Office  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com

Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

**PROJECT: RESTAURANT DEPOT**  
**PROJECT NO.: 15-33**  
**PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 8**  
**REVIEW DATE: 1 MARCH 2016**  
**MEETING DATE: 3 MARCH 2016**  
**PROJECT REPRESENTATIVE: MERCURIO-NORTON-TAROLLI-MARSHALL**

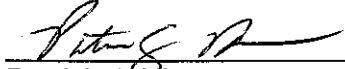
1. The Applicant's Representative have revised the plans to raise the finished floor elevation of the structure 2 feet. Similar increases in elevation have been identified across the site in order to balance cuts and fills and alleviate the need to export material during construction.
2. Stormwater Pollution Prevention Plan has been revised per our previous comments. Inverts for Stormwater Management facilities have remained unchanged due to the elevations.
3. Orange County Planning comments are outstanding and must be received.
4. NYS Thruway Authority have been received regarding Lead Agency circulation. Thruway comments also identified concerns regarding drainage impacts and that no increased flow to the Thruway Authority properties are to be permitted. Discharge to the NYs Thruway is controlled via the Stormwater Management Plan and a 15 inch diameter HVPE pipe discharging to an existing grass channel tributary to a stone lined Thruway swale.
5. NYSDOT approval for the access roadway modifications and utilities must be received.
6. Status of City of Newburgh Flow Acceptance letter should be discussed.
7. Health Department approval for Water Main extension is required due to the proposed hydrants in the system.
8. Planning Board should discuss whether a Public Hearing for the site plan will be required.
9. Based on the submissions to date, including the revised Stormwater Management Plan,

Traffic reports and amended site plans this office would recommend a negative declaration.

10. FAA No Hazard letter has been received.

Respectfully submitted,

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



---

Patrick J. Hines  
Principal

**Survey Notes:**

- 1) VERTICAL DATUM IS NAVD88 DETERMINED FROM DIFFERENTIAL GPS OBSERVATIONS IN CONJUNCTION WITH THE NYS DOT CORS NETWORK. TOPOGRAPHY IS DERIVED FROM GROUND SHOTS BY MNTM.
- 2) REFERENCE IS MADE TO A HIGHWAY TAKING SHOWN ON A MAP ENTITLED "NEW YORK STATE THRUWAY, CATSKILL SECTION SUBDIVISION 5, MAP NUMBER 675, PARCEL 675, LIBER 1389, PAGE 120, AND A PERMANENT EASEMENT FOR SLOPES, MAP NUMBER 675, PARCEL 676.
- 3) REFERENCE IS MADE TO A HIGHWAY TAKING AS SHOWN ON A MAP ENTITLED "STATE HIGHWAY # 939, UNION AVENUE-ROUTE 17K CONNECTION, MAP NUMBER II, PARCEL II, LIBER 2380, PAGE 223 & LIBER 242, PAGE 269, AND A TEMPORARY EASEMENT SHOWN ON MAP 12, PARCEL 12.
- 4) RESTRICTIONS IN L. 74, P. 508 DOES NOT AFFECT THIS PROPERTY.
- 5) UTILITY GRANT IN L. 720, P. 213 DOES NOT AFFECT THIS PROPERTY.
- 6) SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN LIBER 2348, PAGE 362.
- 7) SUBJECT TO AND TOGETHER WITH A RECIPROCAL RIGHT OF WAY AND EASEMENT BETWEEN THE ESTATE OF ANTHONY M. FUSCO & MONROE SEIFER AND WABNO HOSPITALITIES CORP. BEING 30' IN WIDTH, AND GRANTING ACCESS TO NEW YORK STATE ROUTE 17K AND NEW YORK STATE ROUTE 300, AS DESCRIBED IN LIBER 609, PAGE 283.
- 8) AS PER FEMA MAP NO. 360627, EFFECTIVE AUGUST 3, 2009, THE SITE IS DESIGNATED AS ZONE X UNSHADED, NO PORTION OF THE SITE IS LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
- 9) THIS ALTA SURVEY IS BASED UPON A TITLE ABSTRACT PREPARED BY LAND SERVICES USA, INC., TITLE NO. NYFAIS-4137, INSURED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

**Site Plan Notes:**

- 1) THE CUSTOMER PARKING AND ACCESS AISLE ENCOMPASSES 79,24 SQUARE FEET OF THE PROJECT SITE. WITHIN THE PARKING AREA, THERE ARE EIGHTEEN (8) LANDSCAPED ISLANDS, REPRESENTING A TOTAL AREA OF 4,046 SQUARE FEET. THE LANDSCAPED AREAS WITHIN THE PARKING LOT ENCOMPASSES 51% OF THE CUSTOMER PARKING AREA.
- 2) THE TOTAL NUMBER OF PARKING SPACES PROPOSED ON THE SITE IS 216, INCLUDING 8 ACCESSIBLE PARKING SPACES.
- 3) THE CAST-IN-PLACE RETAINING WALLS SHALL BE DESIGNED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE TOWN OF NEWBURGH BUILDING DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION.
- 4) EXISTING ACCESS DRIVEWAY SHALL BE RESURFACED WITH HEAVY DUTY PAVEMENT SPECIFICATIONS AS PROVIDED ON SHEET 9 OF THIS PLAN SET.
- 5) STANDARD PAVEMENT SHALL BE INSTALLED IN CUSTOMER PARKING AREA AND CUSTOMER ACCESS DRIVEWAY.
- 6) HEAVY DUTY PAVEMENT SHALL BE INSTALLED IN LOADING AREA AND TRUCK ACCESS DRIVEWAY.

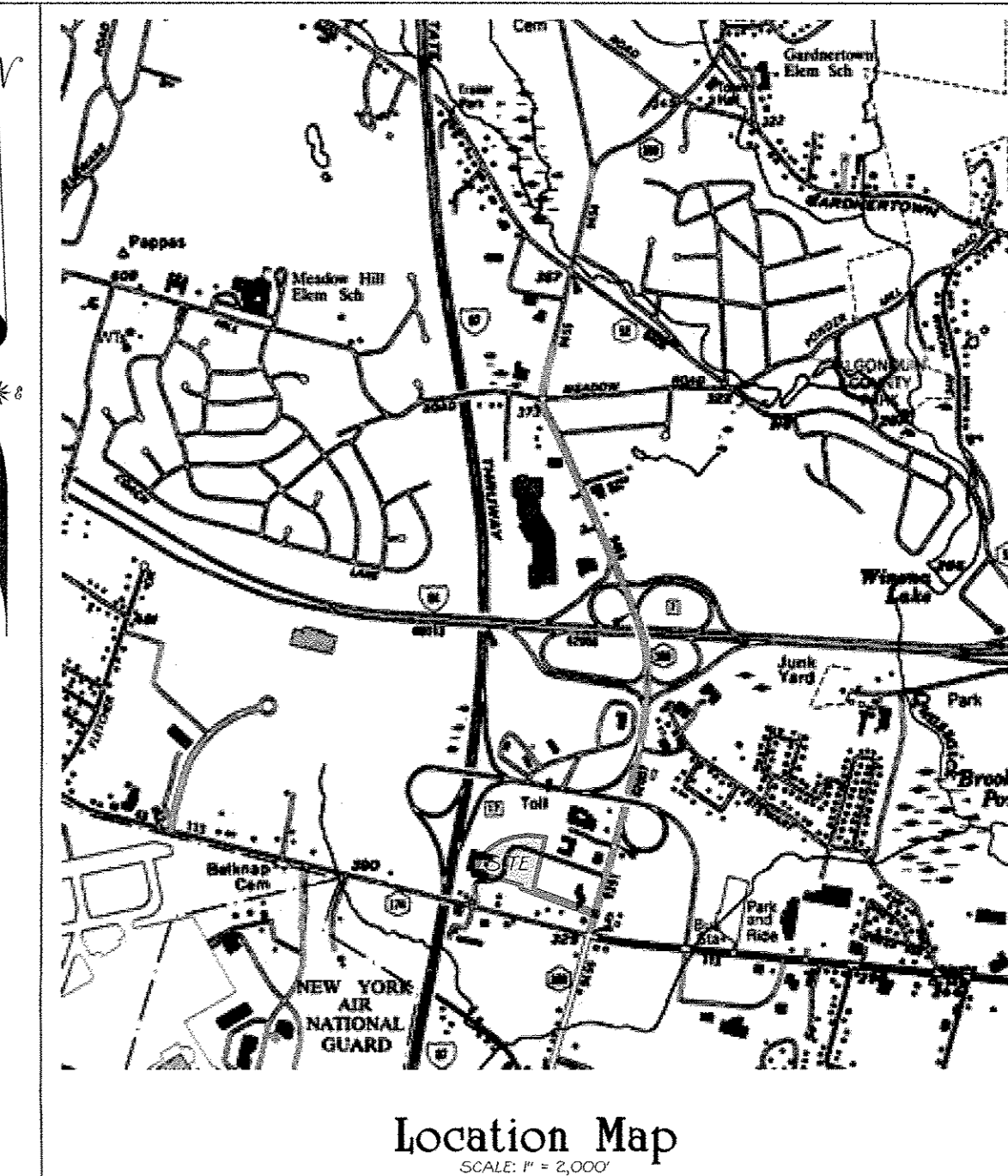
**Zoning Legend: IB**

	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SQ.FT.	9,44 ACRES
MINIMUM LOT WIDTH	100'	2100'
MINIMUM LOT DEPTH	12.5'	712.5'
<b>MINIMUM YARDS</b>		
FRONT (NYS ROUTE 300)	40'	82'
SIDE (EACH)	15'	58'
REAR	40'	182'
MAXIMUM BUILDING COVERAGE	25%	18%
MAXIMUM BUILDING HEIGHT	35'	35'
MAXIMUM LOT SURFACE COVERAGE	80%	54.5%

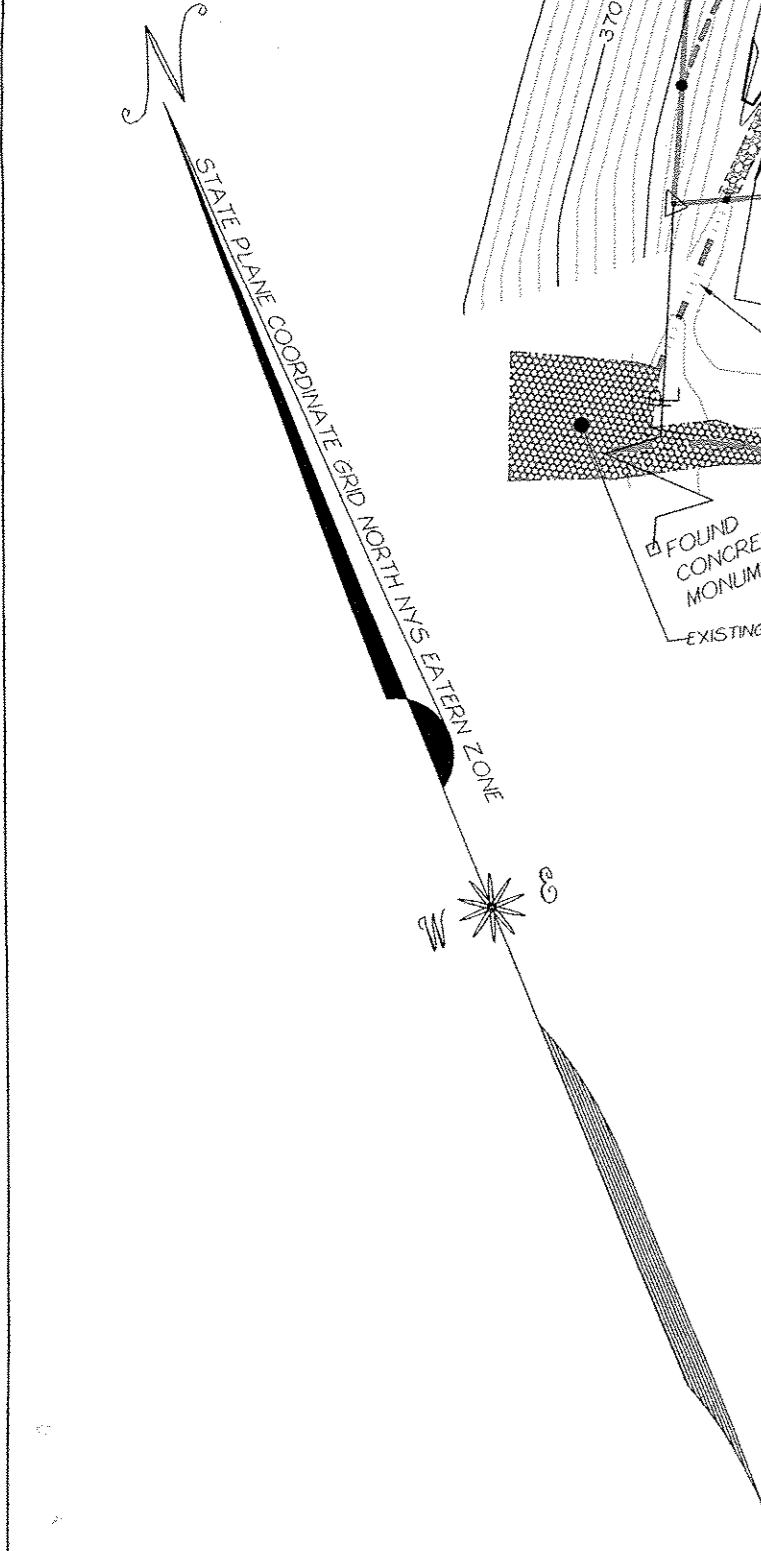
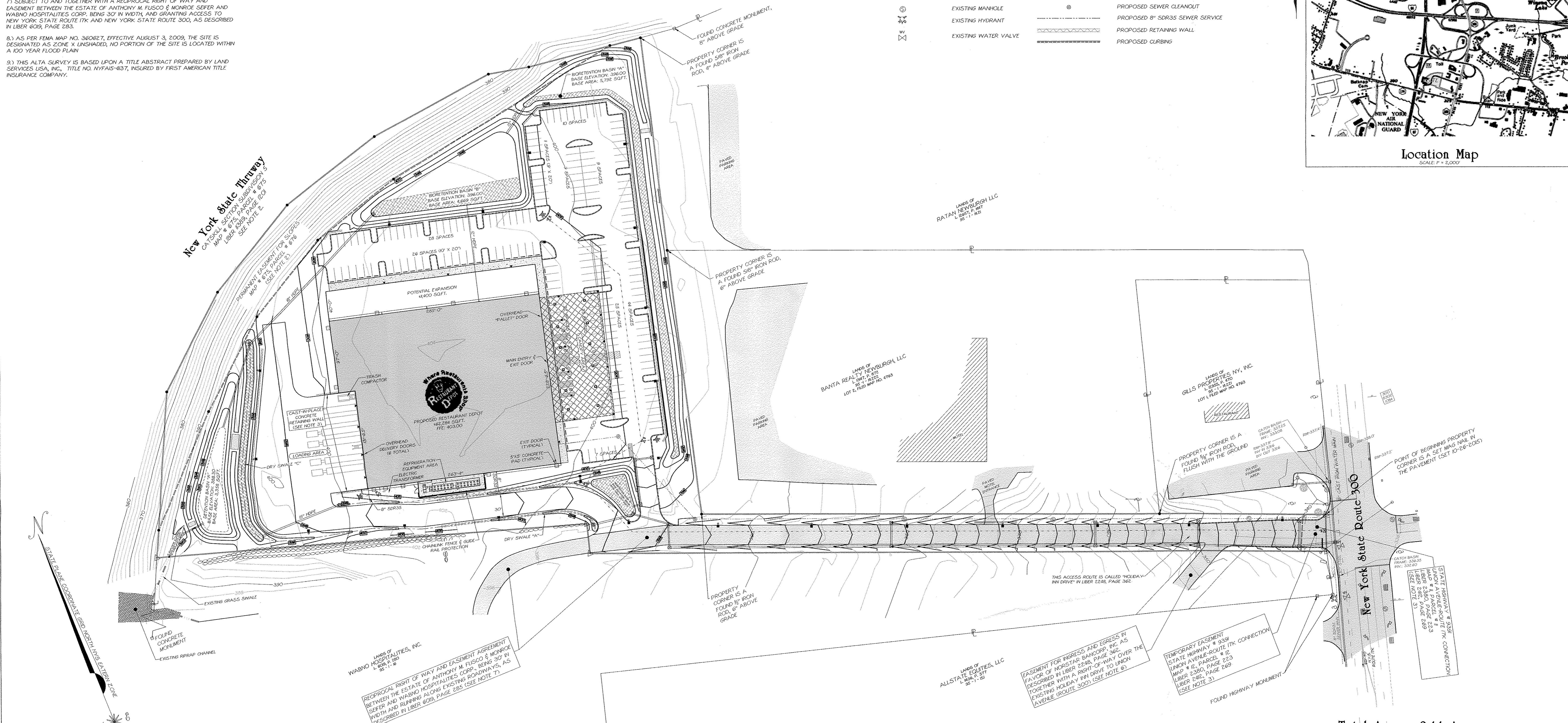
\*WITH PUBLIC SEWER AND WATER

**Legend**

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD WITH PLASTIC ID CAP (SET 10'-26"-200')
- EASEMENT LINE
- ADJOINERS PROPERTY LINE
- LIBER OF DEEDS, PAGE
- TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
- EX. UTILITY POLE & LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING 16" WATER MAIN
- EXISTING 8" SEWER MAIN
- EXISTING MILE MARKER AND INFORMATION
- EXISTING LIGHT POLE
- MINIMUM ZONING SETBACK LINE
- PROPOSED DIP WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN, PIPE, & SIZE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED 8" SDR35 SEWER SERVICE
- PROPOSED RETAINING WALL
- PROPOSED CURBING



**Location Map**  
SCALE: 1" = 2,000'



**Total Area = 9.44 Acres**  
TOWN OF NEWBURGH PROJECT #2015-33

**Commercial Site Plan**  
for  
**Jetro Cash & Carry Enterprises, Inc.**

RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
DEED REFERENCE: LIBER 1850, PAGE 1772  
TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8  
Situat in the Town of Newburgh  
Orange County, New York State  
Scale 1"=60' October 22, 2015

CURRENT OWNER:	ROUTE 300 NEWBURGH PARTNERS, LLC 55 SOUTH MAIN STREET LIBERTY, NY 12754
APPLICANT:	JETRO CASH AND CARRY ENTERPRISES, INC. 15-24 132ND STREET COLLEGE POINT, NY 11356

**MNTM**  
**Mercurio-Norton-Tarolli-Marshall**  
ENGINEERING - LAND SURVEYING  
PO Box 166, 45 Main Street, Pine Bush, NY 12566  
P: (845)744.3620 F:(845)744.3805 Email: mntm@mntm.co

NO.	DATE	DESCRIPTION	BY
3	2-16-16	ENGINEER COMMENTS	LJM
2	2-22-16	ENGINEER COMMENTS	LJM
1	01-20-16	PE & NO REVISIONS	LM

*Lawrence Marshall*

**Survey Notes:**

- 1) VERTICAL DATUM IS NAVD88 DETERMINED FROM DIFFERENTIAL GPS OBSERVATIONS IN CONJUNCTION WITH THE NYS DOT CORRS NETWORK. TOPOGRAPHY IS DERIVED FROM GROUND SHOTS BY MNTM.
- 2.) REFERENCE IS MADE TO A HIGHWAY TAKING SHOWN ON A MAP ENTITLED "NEW YORK STATE THRUWAY, CATSKILL SECTION SUBDIVISION 5, MAP NUMBER 675, PARCEL # 675, LIBER 2380, PAGE 223 & LIBER 2482, PAGE 269, AND A PERMANENT EASEMENT FOR SLOPES, MAP NUMBER 675, PARCEL # 676.
- 3.) REFERENCE IS MADE TO A HIGHWAY TAKING AS SHOWN ON A MAP ENTITLED "STATE HIGHWAY # 939, UNION AVENUE-ROUTE 17K CONNECTION, MAP NUMBER 1, PARCEL # 1, LIBER 2380, PAGE 223 & LIBER 2482, PAGE 269, AND A TEMPORARY EASEMENT SHOWN ON MAP 1E, PARCEL 1E.
- 4.) RESTRICTIONS IN L. 71, P. 508 DOES NOT AFFECT THIS PROPERTY.
- 5.) UTILITY GRANT IN L. 720, P. 213 DOES NOT AFFECT THIS PROPERTY.
- 6.) SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN LIBER 2248, PAGE 362.
- 7.) SUBJECT TO AND TOGETHER WITH A RECIPROCAL RIGHT OF WAY AND EASEMENT BETWEEN THE ESTATE OF ANTHONY M. FUSCO & MONROE SEFER AND WABNO HOSPITALITIES CORP. BEING 30' IN WIDTH, AND GRANTING ACCESS TO NEW YORK STATE ROUTE 17K AND NEW YORK STATE ROUTE 300, AS DESCRIBED IN LIBER 609, PAGE 283.
- 8.) AS PER FEMA MAP NO. 360627, EFFECTIVE AUGUST 3, 2009, THE SITE IS DESIGNATED AS ZONE X UNSHADED, NO PORTION OF THE SITE IS LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
- 9.) THIS ALTA SURVEY IS BASED UPON A TITLE ABSTRACT PREPARED BY LAND SERVICES USA, INC., TITLE NO. NYFAIS-4137, INSURED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

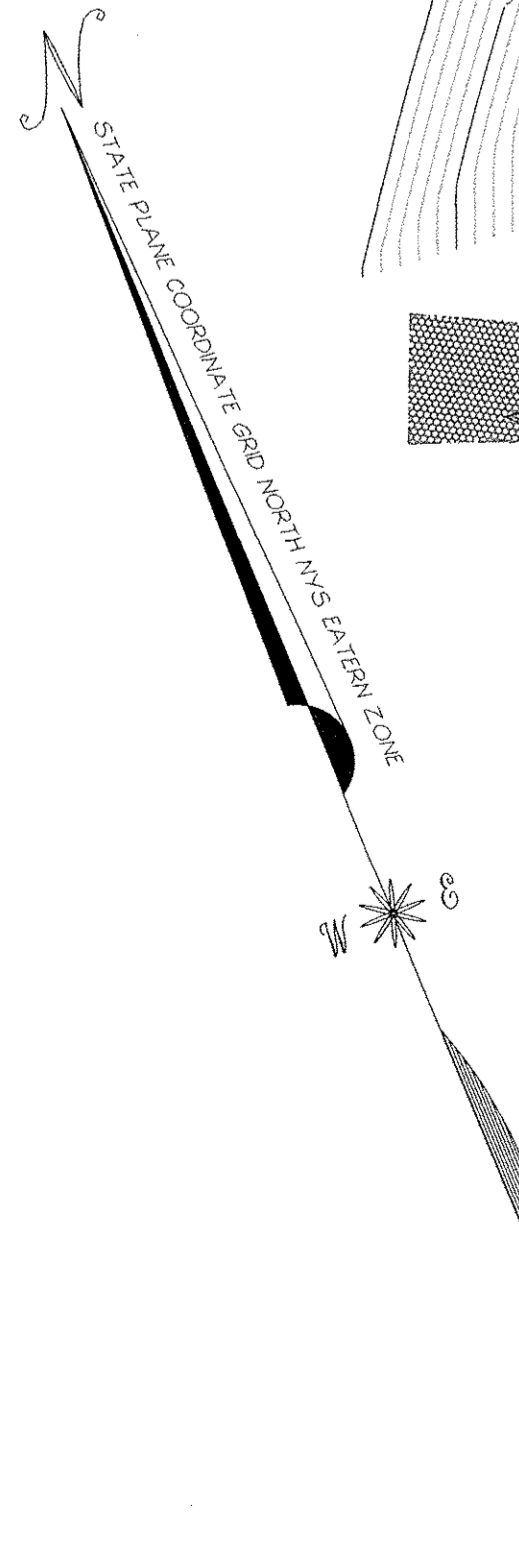
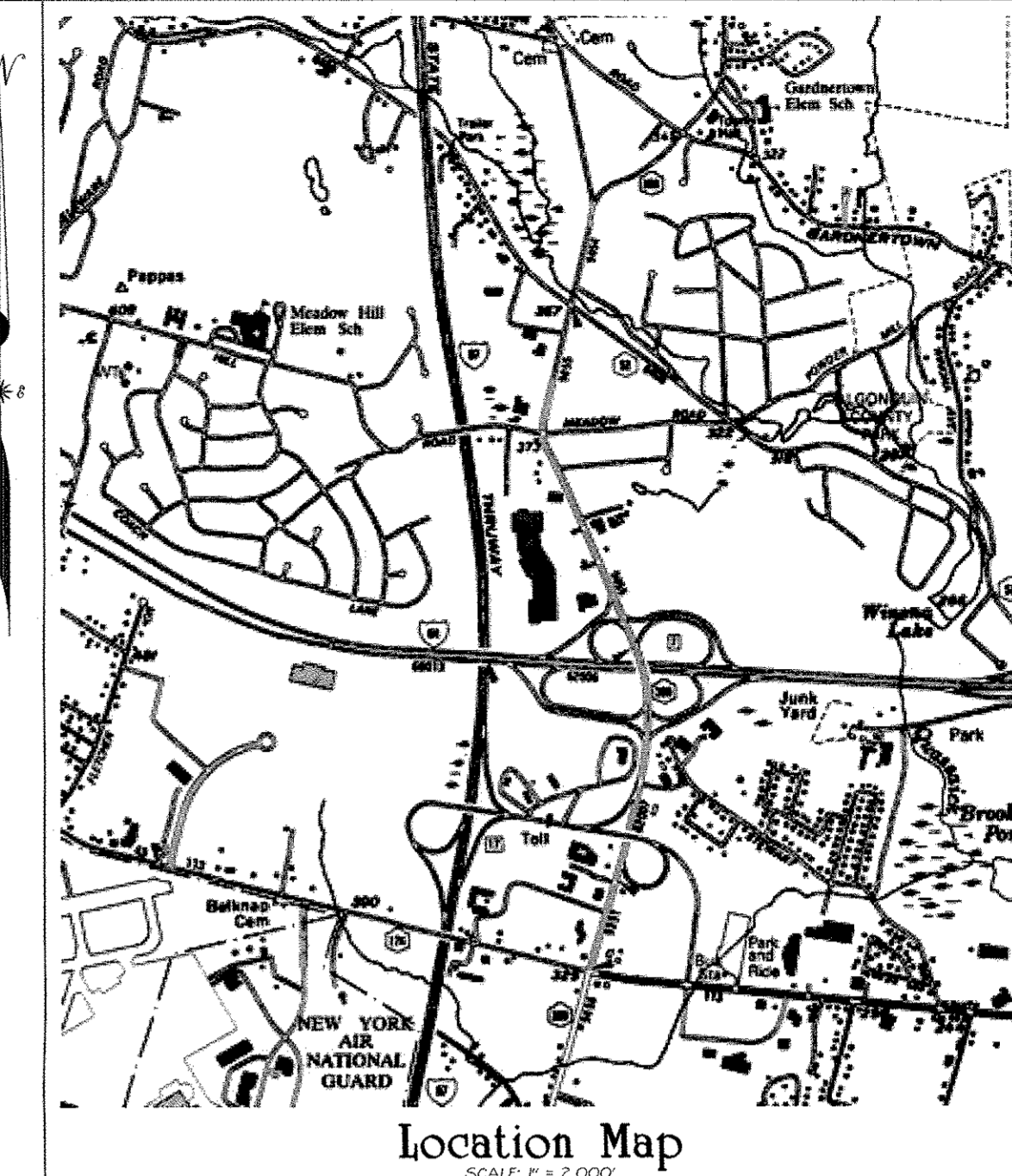
**Zoning Legend: IB**

REQUIRED	MINIMUM LOT AREA	15,000 SQ.FT.
	MINIMUM LOT WIDTH	100'
	MINIMUM LOT DEPTH	12.5'
	MINIMUM YARDS	
	FRONT (UNYS ROUTE 300)	40'
	SIDE (EACH)	15'
	REAR	40'
	MAXIMUM BUILDING COVERAGE	2.5%
	MAXIMUM BUILDING HEIGHT	3.5'
	MAXIMUM LOT SURFACE COVERAGE	50%

\*WITH PUBLIC SEWER AND WATER

**Legend**

- PROPERTY LINE & CORNER
- ▲— SET 5/8" IRON ROD WITH PLASTIC ID CAP (SET 10-26-2015)
- - - EASEMENT LINE
- - - ADJOINERS PROPERTY LINE
- L. XXXX, P. XXX LIBER OF DEEDS, PAGE
- XX-XX TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
- |— EX. UTILITY POLE & LINE
- EXISTING CONTOUR LINE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- DRAINAGE DITCH
- EXISTING STONE WALL



RECIPROCAL RIGHT OF WAY AND EASEMENT AGREEMENT BETWEEN THE ESTATE OF ANTHONY M. FUSCO & MONROE SEFER AND WABNO HOSPITALITIES CORP. BEING 30' IN WIDTH AND RUNNING ALONG EXISTING ROADWAYS, AS DESCRIBED IN LIBER 609, PAGE 283 (SEE NOTE 7)

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF NORSTAR BANKING, INC. AS DESCRIBED IN LIBER 2248, PAGE 362, TOGETHER WITH A RIGHT-OF-WAY OVER THE EXISTING HOLIDAY INN DRIVE TO UNION AVENUE (ROUTE 300) (SEE NOTE 6)

TEMPORARY EASEMENT STATE HIGHWAY # 939 UNION AVENUE-ROUTE 17K CONNECTION MAP # 1E, PARCEL # 1E LIBER 2380, PAGE 223 LIBER 2482, PAGE 269 (SEE NOTE 3)

Total Area = 9.44 Acres  
TOWN OF NEWBURGH PROJECT #2015-33

**Survey & Existing Conditions Plan for Jetro Cash & Carry Enterprises, Inc.**

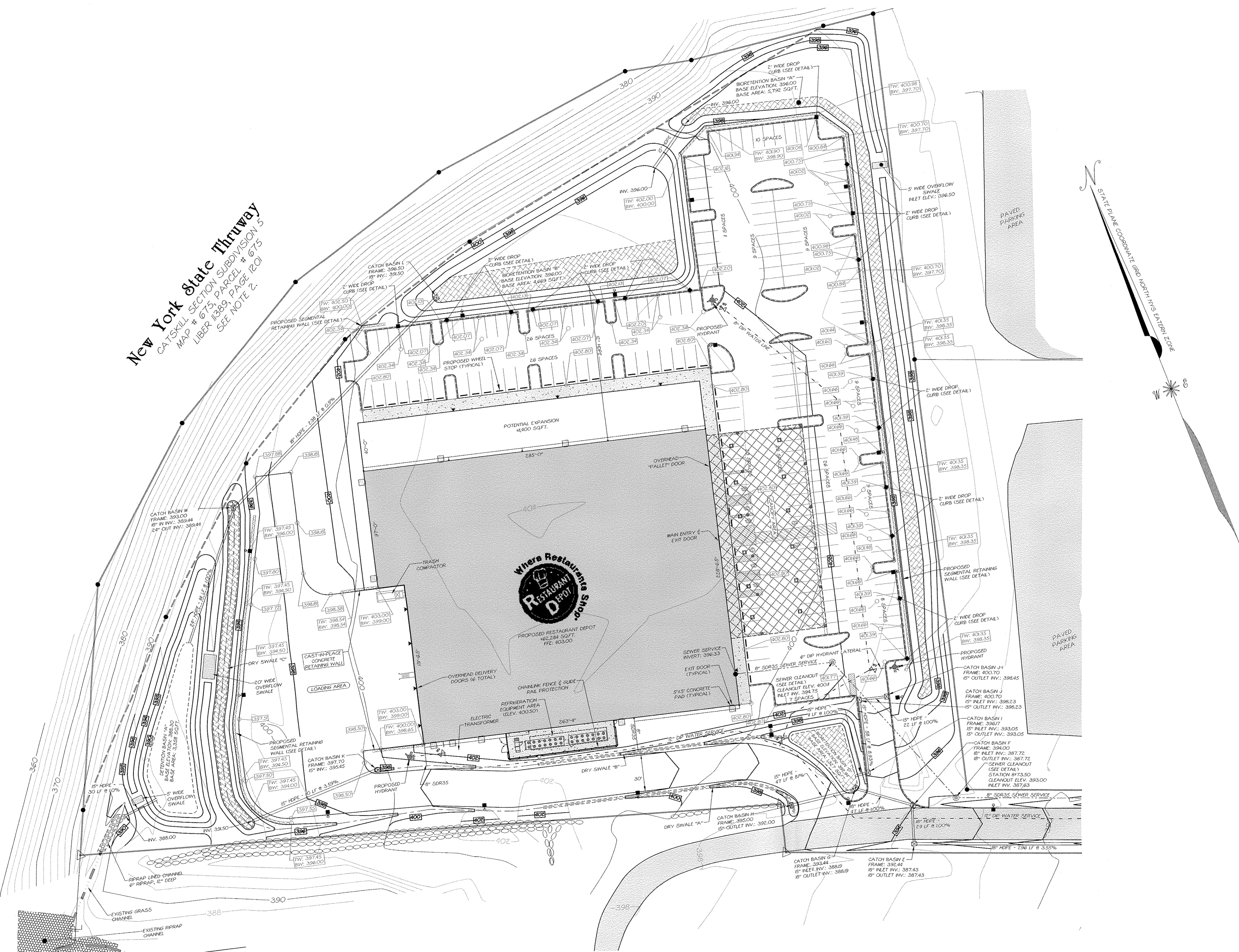
RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
DEED REFERENCE: LIBER 1820, PAGE 1772  
TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8  
Situat in the Town of Newburgh  
Orange County, New York State  
Scale 1"=60' October 22, 2015

**MNTM**  
Mercurio-Norton-Tarolli-Marshall  
ENGINEERING - LAND SURVEYING  
PO Box 166, 45 Main Street, Pine Bush, NY 12566  
P: (845)744.3620 F:(845)744.3805 Email: mntm@mntm.co

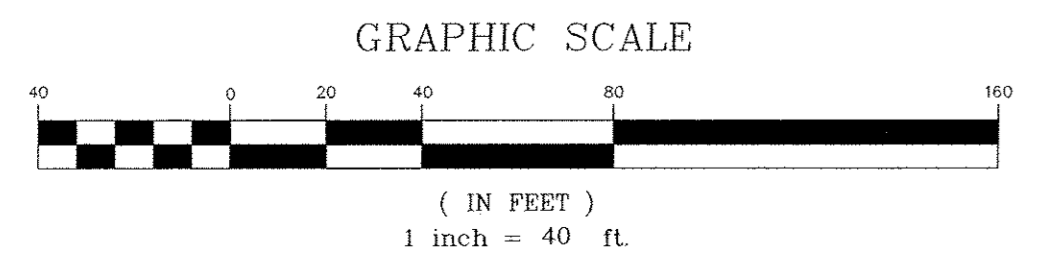
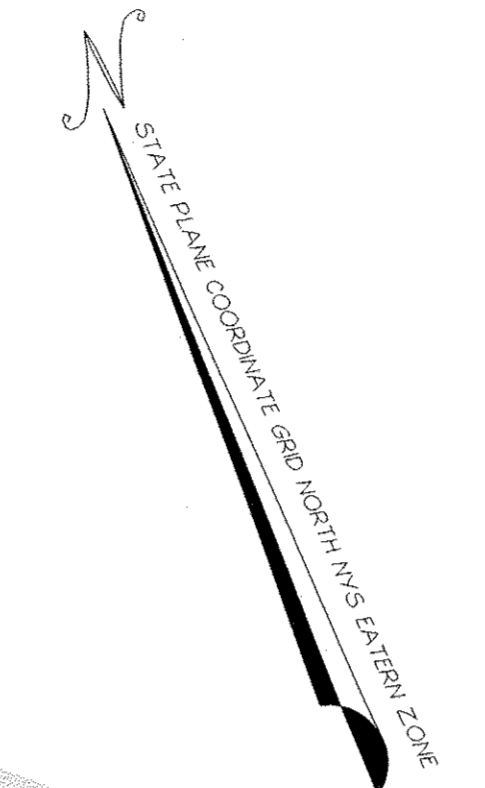
NO.	DATE	DESCRIPTION	BY
1	01-20-16	PS & SD REVISIONS	LM

William G. Norton  
L.S. #049480  
Lawrence Marshall  
P.E. #087107

**New York State Thruway**  
 CATSKILL SECTION SUBDIVISION 3  
 MAP # 675, PARCEL # 675  
 LIBER 1389, PAGE 1201  
 SEE NOTE 2.



- Legend**
- PROPERTY LINE & CORNER
  - SET 5/8" IRON ROD WITH PLASTIC ID CAP (SET ID-26-2005)
  - EASEMENT LINE
  - ADJOINER'S PROPERTY LINE
  - LIBER OF DEEDS, PAGE
  - TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
  - EX. UTILITY POLE & LINE
  - EXISTING CONTOUR LINE
  - PROPOSED CONTOUR LINE
  - EXISTING CATCH BASIN
  - EXISTING MANHOLE
  - EXISTING HYDRANT
  - EXISTING WATER VALVE
  - EXISTING 18" WATER MAIN
  - EXISTING 8" SEWER MAIN
  - EXISTING MILE MARKER AND INFORMATION
  - EXISTING LIGHT POLE
  - MINIMUM ZONING SETBACK LINE
  - PROPOSED DP WATER SERVICE
  - PROPOSED WATER VALVE
  - PROPOSED HYDRANT
  - PROPOSED DRAINAGE MANHOLE
  - PROPOSED CATCH BASIN, PIPE, & SIZE
  - PROPOSED SEWER MANHOLE
  - PROPOSED SEWER CLEANOUT
  - PROPOSED 8" SDR35 SEWER SERVICE
  - PROPOSED RETAINING WALL
  - PROPOSED CURBING
  - PROPOSED FILTER SOIL



**MNTM**  
**Mercurio-Norton-Tarolli-Marshall**  
 ENGINEERING - LAND SURVEYING  
 PO Box 166, 45 Main Street, Pine Bush, NY 12566  
 P: (845)744.3620 F:(845)744.3805 Email: mntm@mntm.com

NO.	DATE	DESCRIPTION	BY
3	2-16-16	ENGINEER COMMENTS	LJM
2	1-29-16	ENGINEER COMMENTS	LJM
1	09-23-15	PG & SD REVISIONS	LM

*Lawrence Marshall*  
 LAWRENCE MARSHALL PE #087107

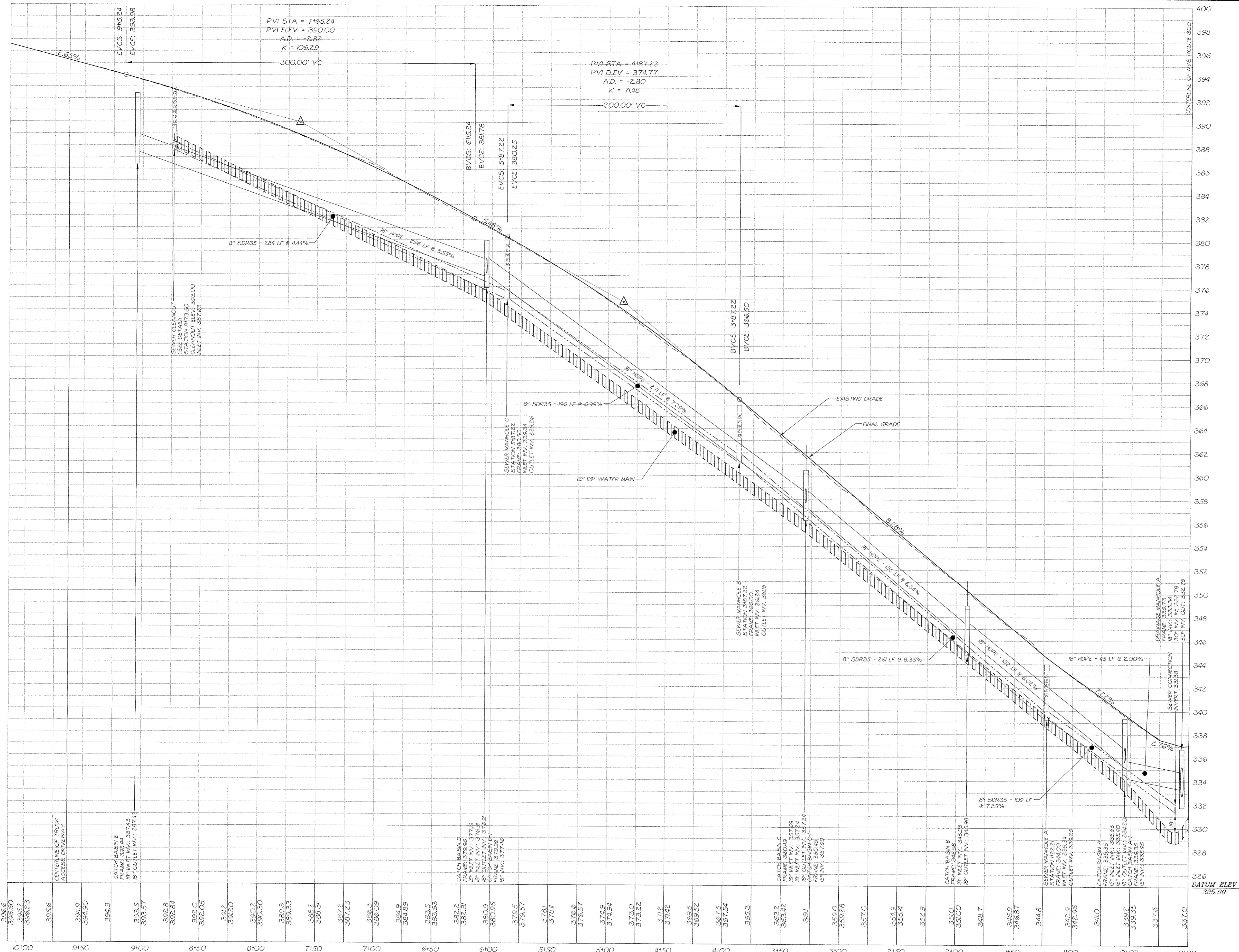
TOWN OF NEWBURGH PROJECT #2015-33

**Commercial Site Plan Detail**  
 for  
**Jetro Cash & Carry Enterprises, Inc.**

RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
 DEED REFERENCE: LIBER 1820, PAGE 1772  
 TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8

**Situate in the Town of Newburgh**  
 Orange County, New York State  
 Scale 1"=40' November 2015

DRAFTED BY: MAP CK: PROJECT: 3960 SHEET 3 OF 13



Access Driveway Profile  
 HORIZONTAL SCALE: 1" = 40'  
 VERTICAL SCALE: 1" = 4'

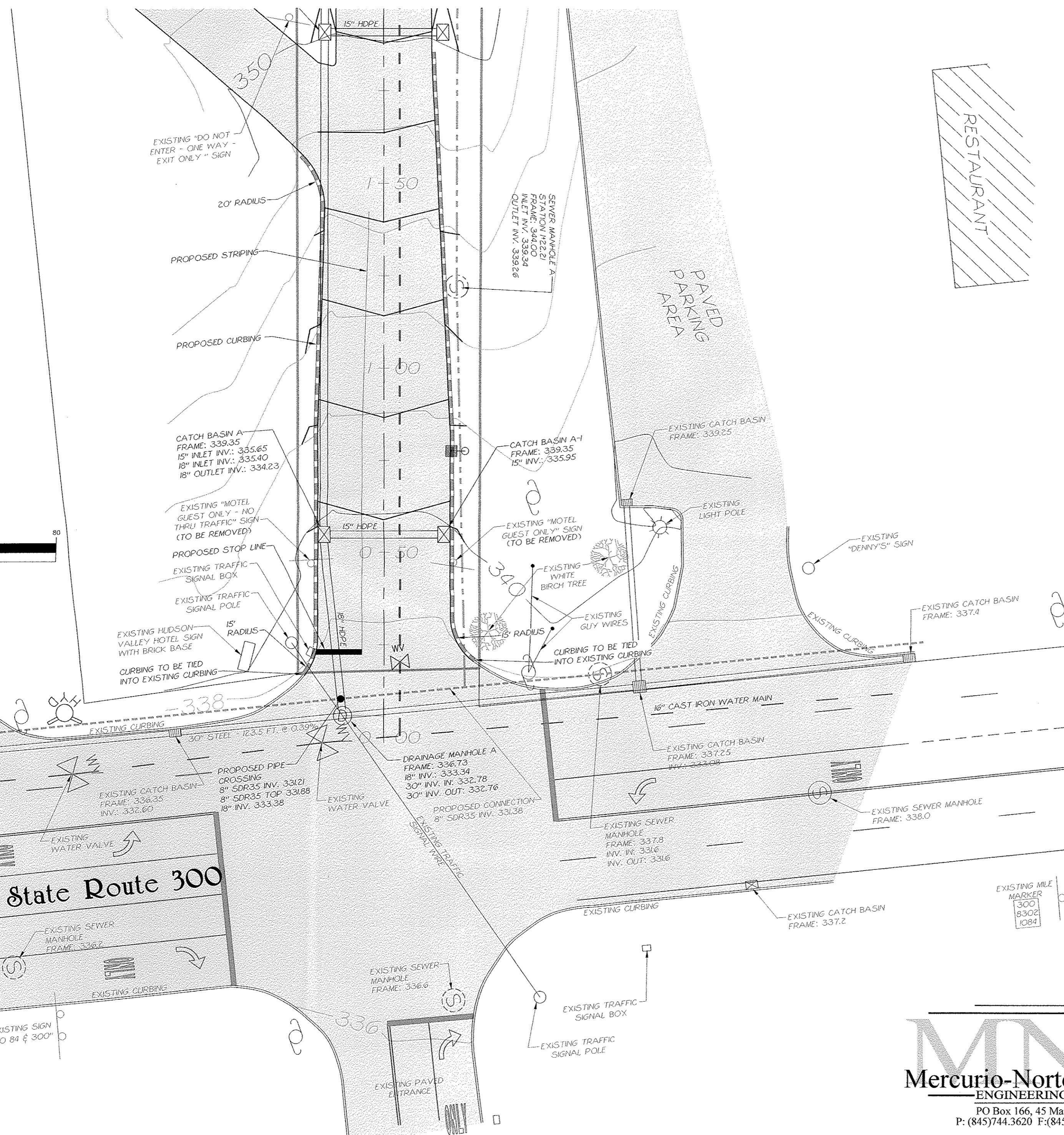
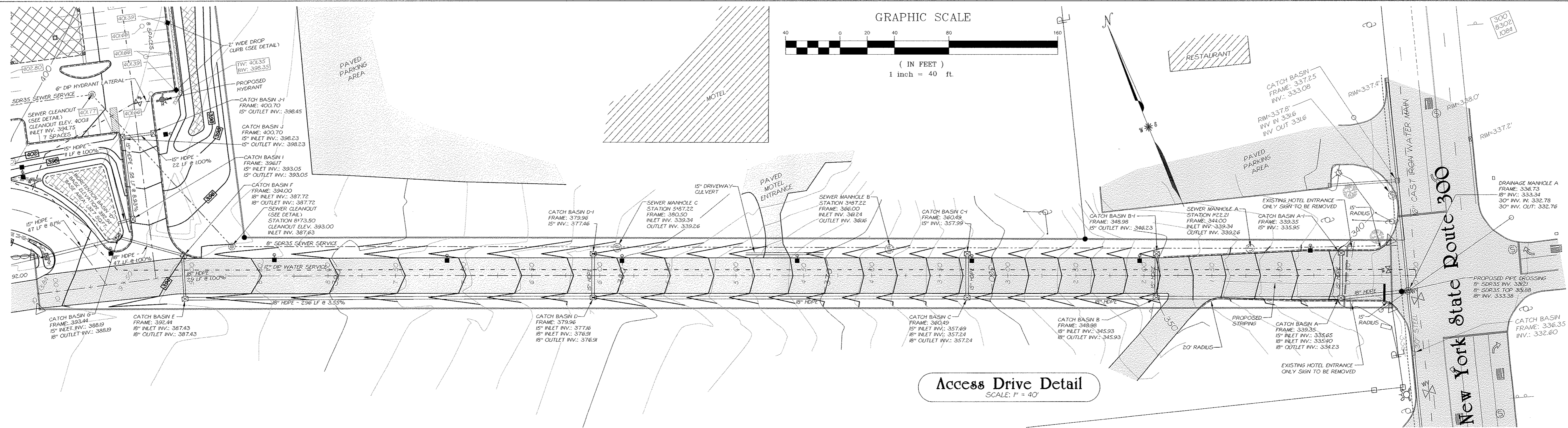
**MNTM**  
 Mercurio-Norton-Tarolli-Marshall  
 ENGINEERING - LAND SURVEYING  
 PO Box 166, 45 Main Street, Pine Bush, NY 12566  
 P: (845)744.3620 F: (845)744.3805 Email: mntm@mntm.co

NO.	DATE	DESCRIPTION	BY
2	2-16-16	ENGINEER COMMENTS	LJM
1	01-20-16	PREPARED FOR PERMIT	LJM

*Lawrence Marshall*  
 LAWRENCE MARSHALL PE #087107

**Access Driveway Profile  
 for Site Plan for  
 Jetro Cash & Carry Enterprises, Inc.**

RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
 DEED REFERENCE: LIBER 1820, PAGE 1772  
 TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8  
 Situate in the Town of Newburgh  
 Orange County, New York State  
 November 2015



TOWN OF NEWBURGH PROJECT #2015-33

**Entrance & Access Drive Details**  
for Site Plan for  
**Jetro Cash & Carry Enterprises, Inc.**

RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
DEED REFERENCE: LIBER 1820, PAGE 1172  
TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8

Situate in the Town of Newburgh  
Orange County, New York State  
Scale As Noted November 2015

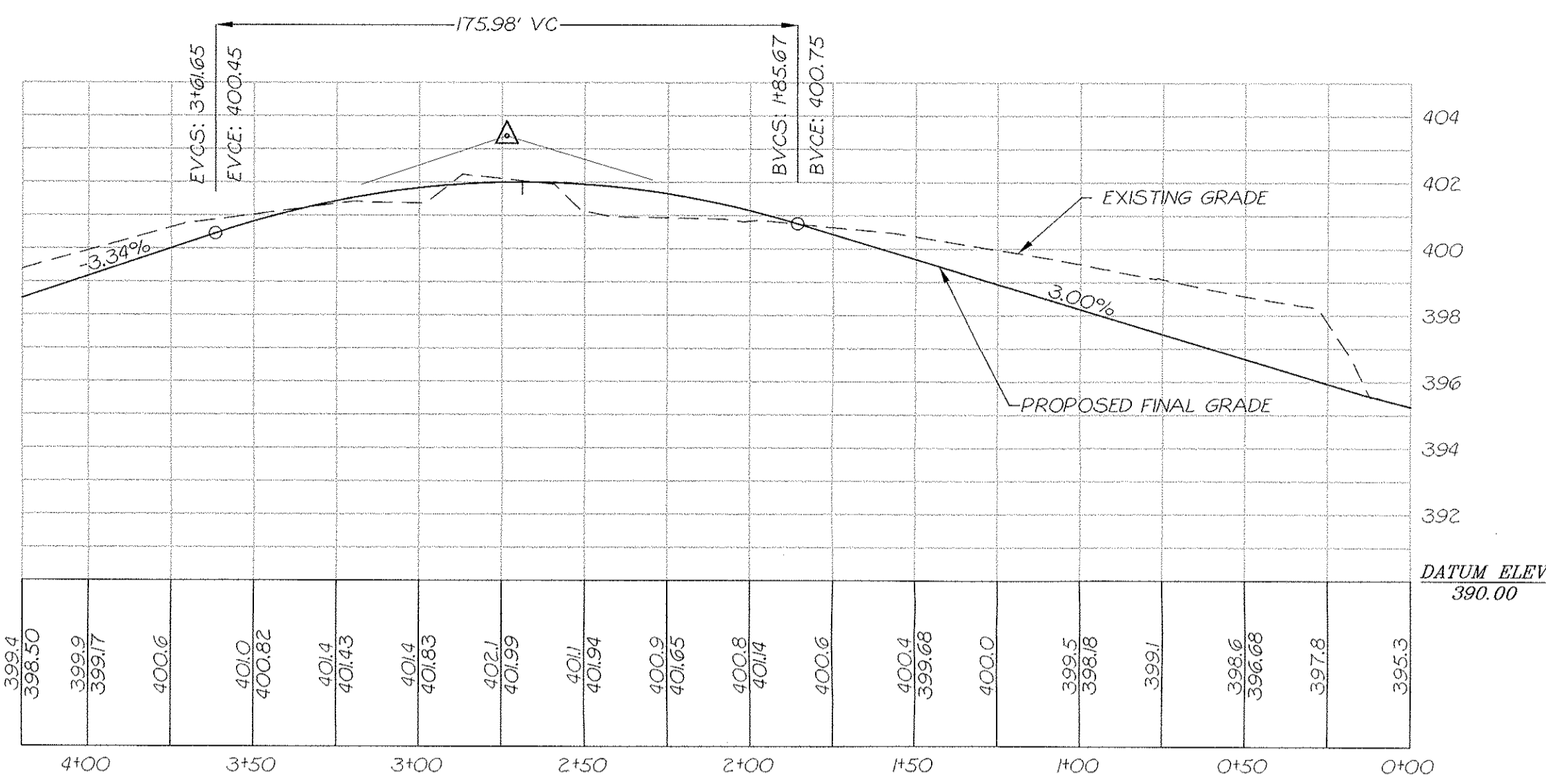
NO. DATE DESCRIPTION BY

3	2-16-15	ENGINEER COMMENTS	LWM
2	1-29-15	ENGINEER COMMENTS	LWM
1	0-20-15	PL & BD REVISIONS	LWM

LAWRENCE MARSHALL PE #08707 DRAFTED BY: MAP OK: PROJECT: 3960 SHEET 5 OF 13

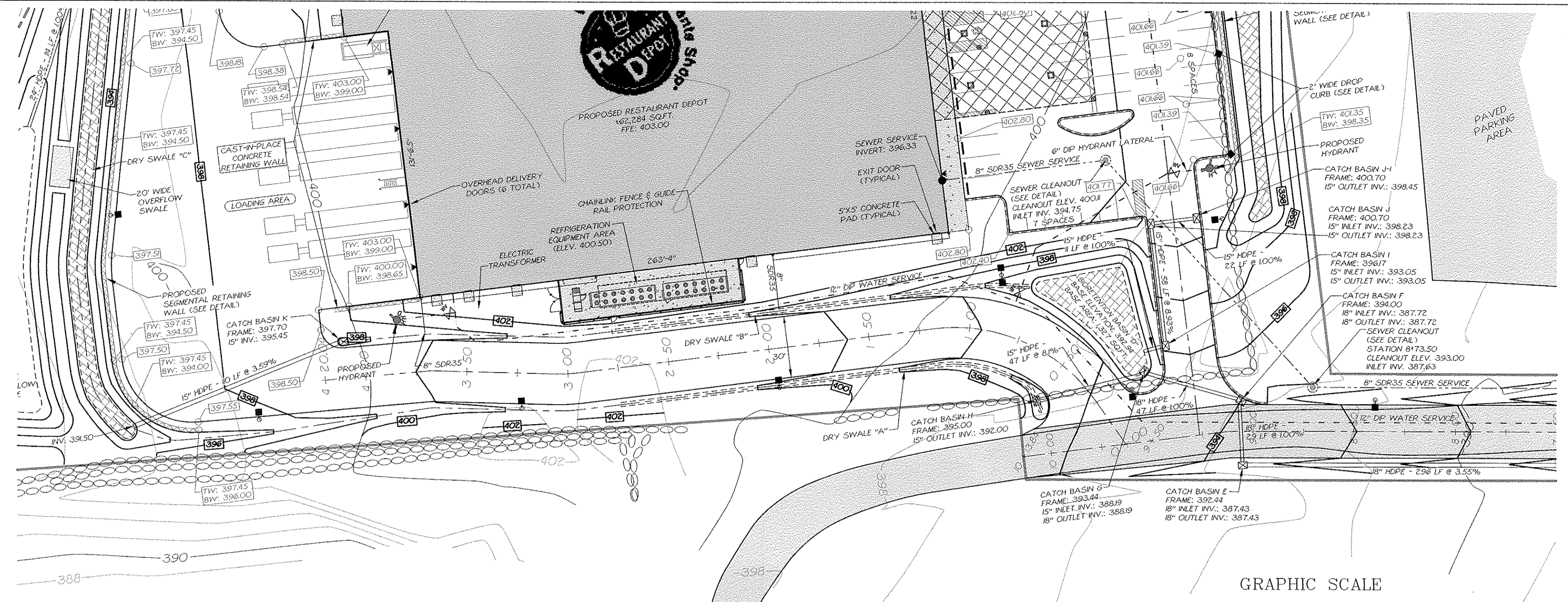
**MNTM**  
Mercurio-Norton-Tarolli-Marshall  
ENGINEERING - LAND SURVEYING  
PO Box 166, 45 Main Street, Pine Bush, NY 12566  
P: (845)744.3620 F:(845)744.3805 Email: mntm@mntm.co

HIGH POINT ELEV = 402.00  
 HIGH POINT STA = 2+168.92  
 PVI STA = 2+173.66  
 PVI ELEV = 403.39  
 A.D. = -6.34  
 K = 27.75



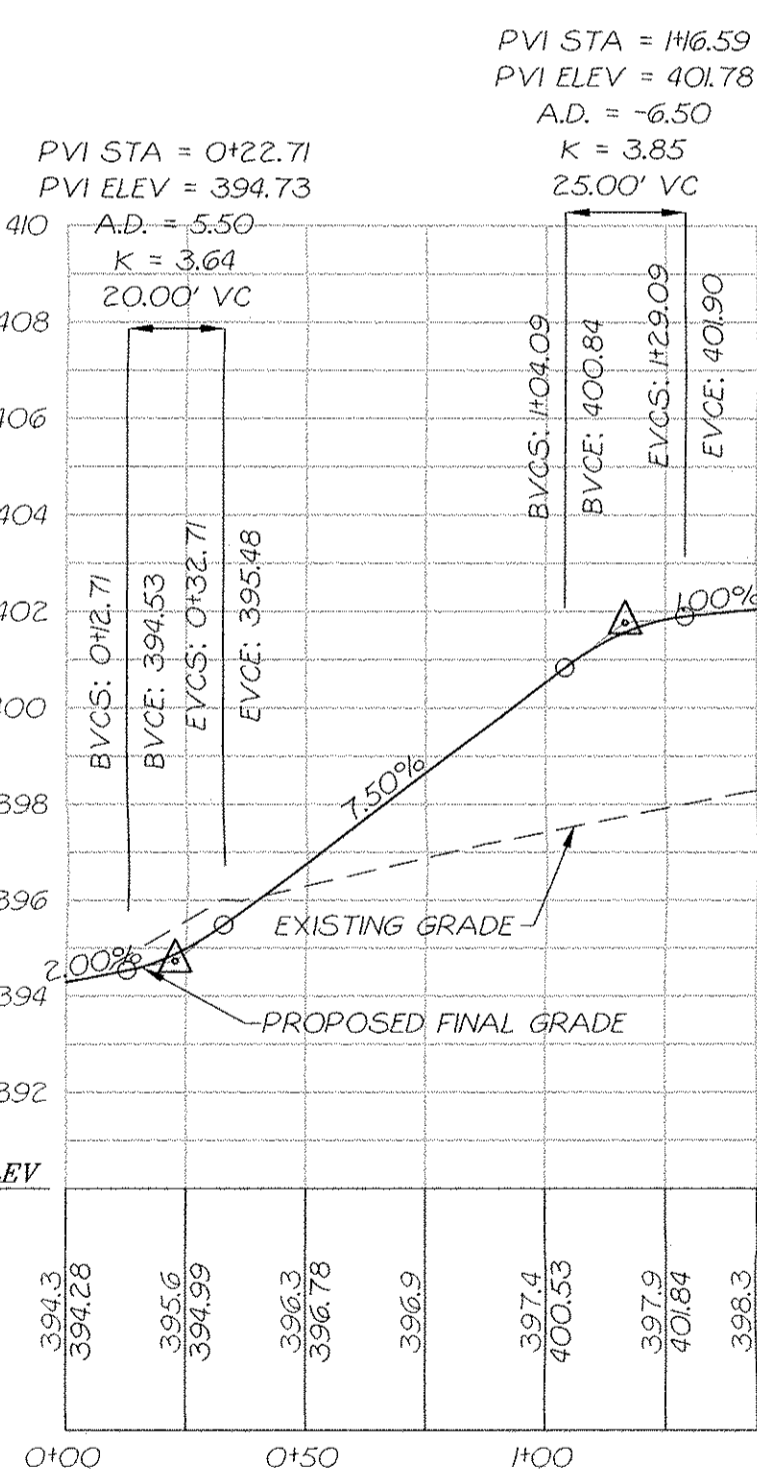
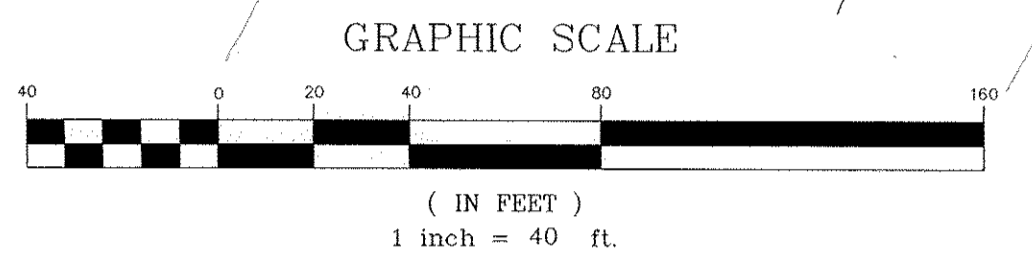
Delivery Truck Access Profile

HORIZONTAL SCALE: 1" = 40'  
 VERTICAL SCALE: 1" = 4'



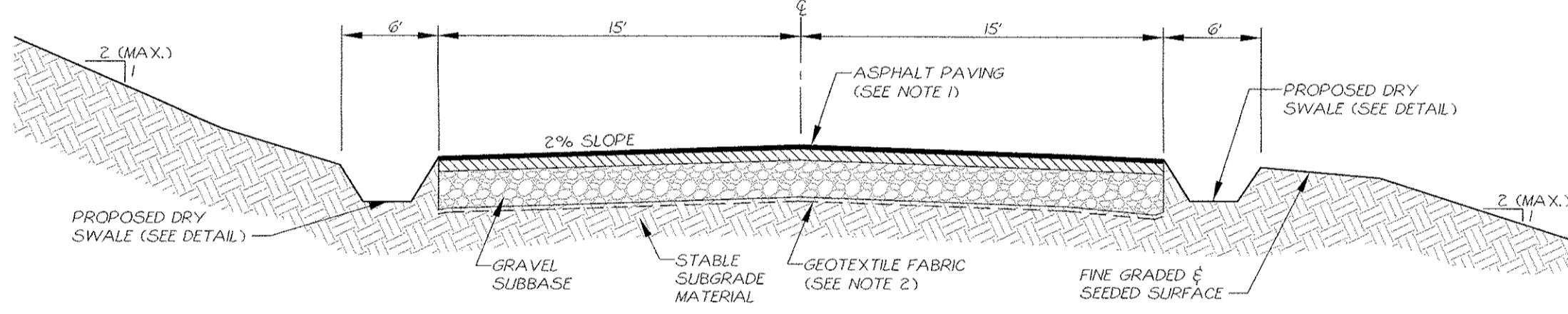
Customer & Truck Access Drive Detail

SCALE: 1" = 40'



Customer Access Profile

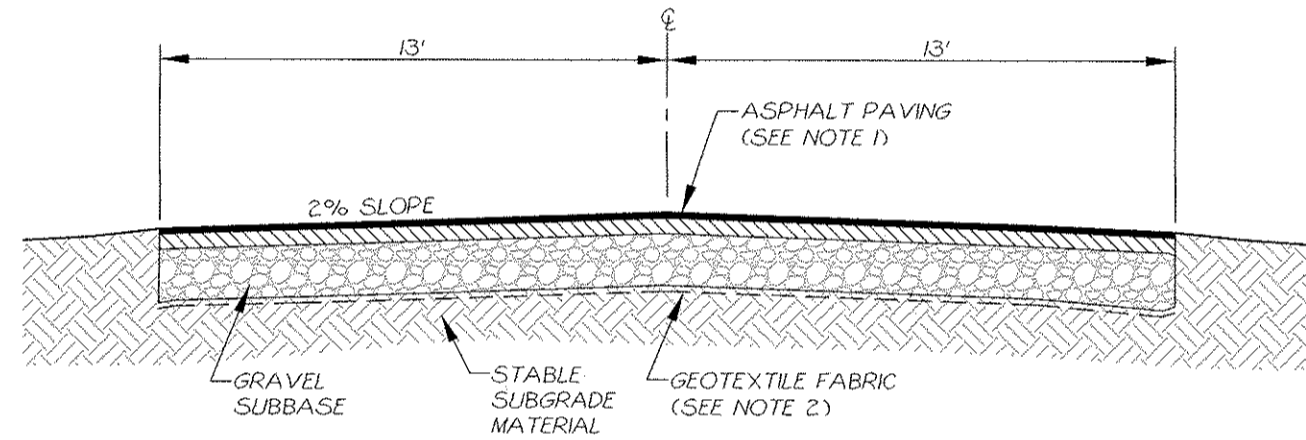
HORIZONTAL SCALE: 1" = 40'  
 VERTICAL SCALE: 1" = 4'



Truck Access Driveway Detail

NOT TO SCALE

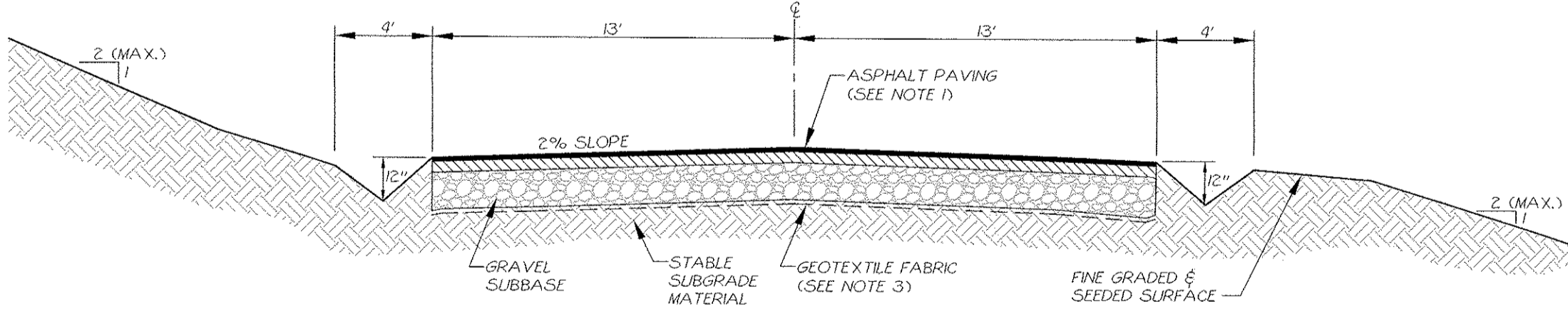
TRUCK ACCESS DRIVEWAY NOTES:  
 1.) PROPOSED ROADWAY TO BE PAVED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
 1.5" TOP COURSE (NYS DOT 402-2.02 9.5MM SUPERPAVE)  
 2.0" DENSE BINDER COURSE (NYS DOT 402-2.02 19MM SUPERPAVE)  
 12" GRAVEL SUBBASE (NYS DOT 733-04 SUBBASE COURSE, TYPE 2)  
 2.) INSTALL NONWOVEN GEOTEXTILE FABRIC UNDER BASE MATERIAL AS NECESSARY.



Customer Access Driveway Detail

NOT TO SCALE

CUSTOMER ACCESS DRIVEWAY NOTES:  
 1.) PROPOSED ROADWAY TO BE PAVED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
 1.5" TOP COURSE (NYS DOT 402-2.02 9.5MM SUPERPAVE)  
 1.5" DENSE BINDER COURSE (NYS DOT 402-2.02 19MM SUPERPAVE)  
 12" GRAVEL SUBBASE (NYS DOT 733-04 SUBBASE COURSE, TYPE 2)  
 2.) INSTALL NONWOVEN GEOTEXTILE FABRIC UNDER BASE MATERIAL AS NECESSARY.



Existing Access Driveway Resurface Detail

NOT TO SCALE

EXISTING ACCESS DRIVEWAY NOTES:  
 1.) PROPOSED ROADWAY TO BE PAVED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
 1.5" TOP COURSE (NYS DOT 402-2.02 9.5MM SUPERPAVE)  
 2.0" DENSE BINDER COURSE (NYS DOT 402-2.02 19MM SUPERPAVE)  
 12" GRAVEL SUBBASE (NYS DOT 733-04 SUBBASE COURSE, TYPE 2)  
 2.) GRAVEL SUBBASE SHALL BE INSTALLED TO WIDEN EXISTING ROAD BASE TO THE MINIMUM 26 FOOT WIDTH.  
 3.) INSTALL NONWOVEN GEOTEXTILE FABRIC UNDER BASE MATERIAL AS NECESSARY.

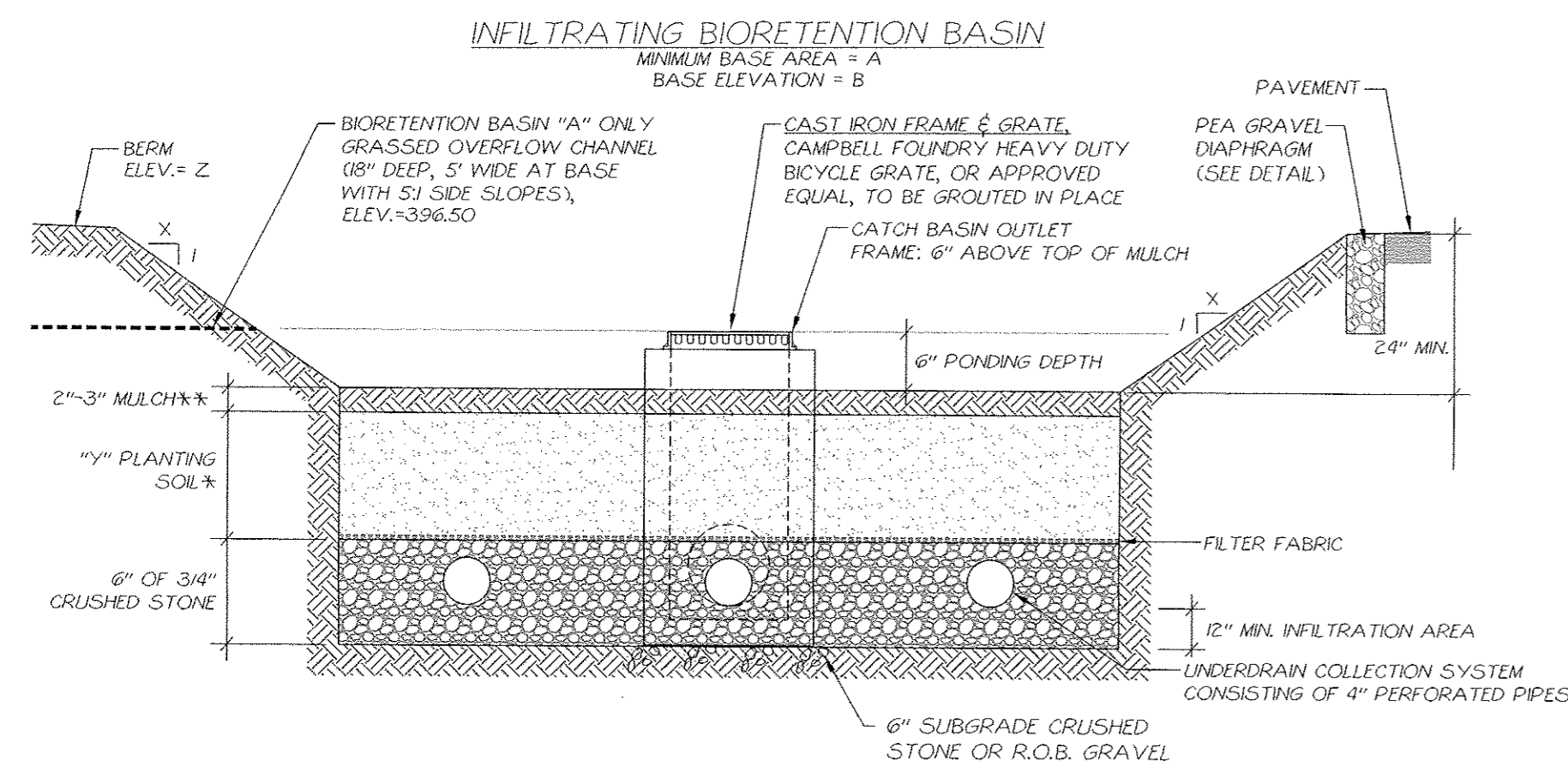
**MNTM**  
 Mercurio-Norton-Tarolli-Marshall  
 ENGINEERING - LAND SURVEYING  
 PO Box 166, 45 Main Street, Pine Bush, NY 12566  
 P: (845)744-3620 F: (845)744-3805 Email: mntm@mntm.com

NO.	DATE	DESCRIPTION	BY
3	2-10-16	ENGINEER COMMENTS	LJM
2	1-23-16	ENGINEER COMMENTS	LJM
1	01-20-16	PREPARED	EM

LAWRENCE MARSHALL PE #087107  
 DRAFTED BY: MAP CK:

TOWN OF NEWBURGH PROJECT #2015-33  
 Site Access Detail & Profile for  
 Site Plan for  
**Jetro Cash & Carry Enterprises, Inc.**  
 RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
 DEED REFERENCE: LIBER 1820, PAGE 1772  
 TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8  
 Situate in the Town of Newburgh  
 Orange County, New York State  
 Scale 1"=40' November 2015





NOTE: CONSTRUCTION OF THE BIO-RETENTION AREA SHALL NOT OCCUR UNTIL ALL TRIBUTARY DRAINAGE AREAS HAVE BEEN ADEQUATELY STABILIZED.

### Infiltrating Bio-retention Area Detail

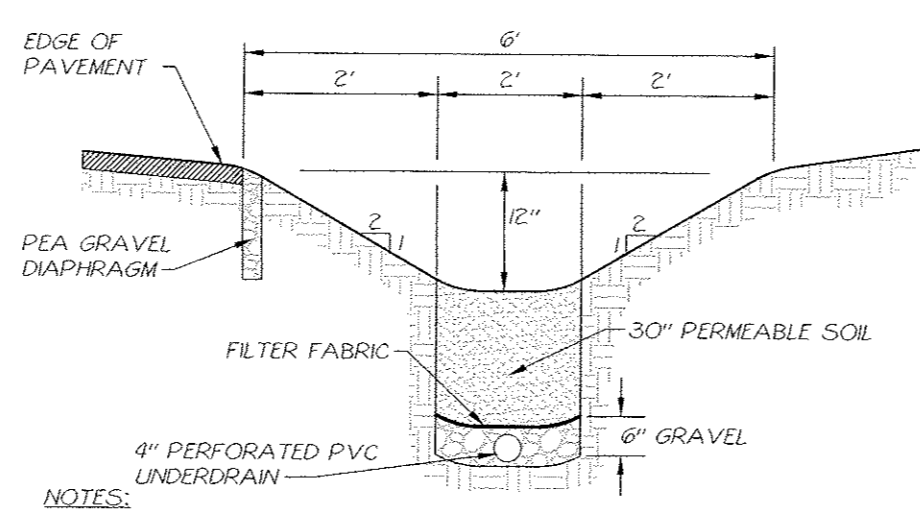
BIORETENTION BASIN	A	B	X	Y	Z
A	396.00	5,792 SF	3	4	398.00
B	396.00	4,869 SF	3	4	400.00
D	392.94	1,327 SF	2	4	394.94

**BIORETENTION AREA NOTES:**  
PLANTING SOIL SHALL BE A SANDY LOAM, LOAMY SAND, LOAM, OR A LOAM/SAND MIX (CONTAINING 60-70% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHALL BE LESS THAN 5% BY VOLUME. SOILS SHALL FALL WITHIN THE SM, OR ML CLASSIFICATIONS OF THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 10 FEET PER DAY (0.5"/HR) IS REQUIRED. THE SOIL SHALL BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER AND BRUSH OR SEEDS FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHALL BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET).  
THE SOIL SPECIFICATIONS ARE AS FOLLOWS:

PARAMETER	VALUE
PH RANGE	5.5 TO 7.0
ORGANIC MATTER	15 TO 40%
MAGNESIUM	35 LBS. PER ACRE, MIN.
PHOSPHORUS	75 LBS. PER ACRE, MIN.
POTASSIUM	85 LBS. PER ACRE, MIN.
SOLUBLE SALTS	500 PPM
CLAY	0 TO 5%
SILT	25 TO 40%
SAND	60 TO 70%

\*THE MULCH LAYER SHALL BE STANDARD LANDSCAPE STYLE, SINGLE OR DOUBLE, SHREDED HARDWOOD MULCH OR CHIPS. THE MULCH LAYER SHALL BE WELL AGED (STOCKPILED OR STORED FOR AT LEAST 12 MONTHS), UNIFORM IN COLOR, AND FREE OF OTHER MATERIALS, SUCH AS WEED SEEDS, ROOTS, ETC. THE MULCH SHALL BE APPLIED TO A MAXIMUM DEPTH OF THREE INCHES. GRASS CLIPPINGS SHOULD NOT BE USED AS A MULCH MATERIAL.

**ROUTINE MAINTENANCE OF DRY SWALE:**  
1) SEDIMENT SHALL BE REMOVED FROM THE DRY SWALE WHEN 3" OR MORE HAS ACCUMULATED.  
2) GRASS HEIGHT SHALL BE MAINTAINED AT 4" TO 6".

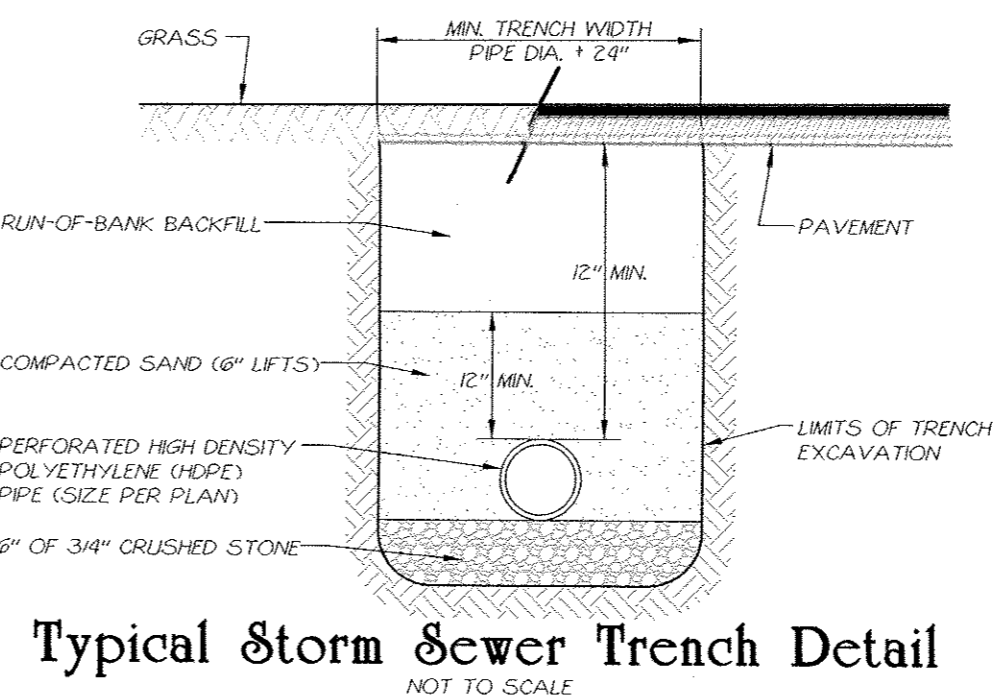


**NOTES:**  
1) THE MAXIMUM LONGITUDINAL SLOPE IS 4%.  
2) SWALES SHALL HAVE A SIDE SLOPE OF 2:1.  
3) SPECIAL CARE SHALL BE TAKEN DURING CONSTRUCTION TO AVOID PLUGGING THE DRY SWALE WITH SILT AND SEDIMENT. SIDE SLOPES AND DISTURBED AREAS TRIBUTARY TO THE SWALE SHALL BE STABILIZED IMMEDIATELY AFTER SWALE INSTALLATION.

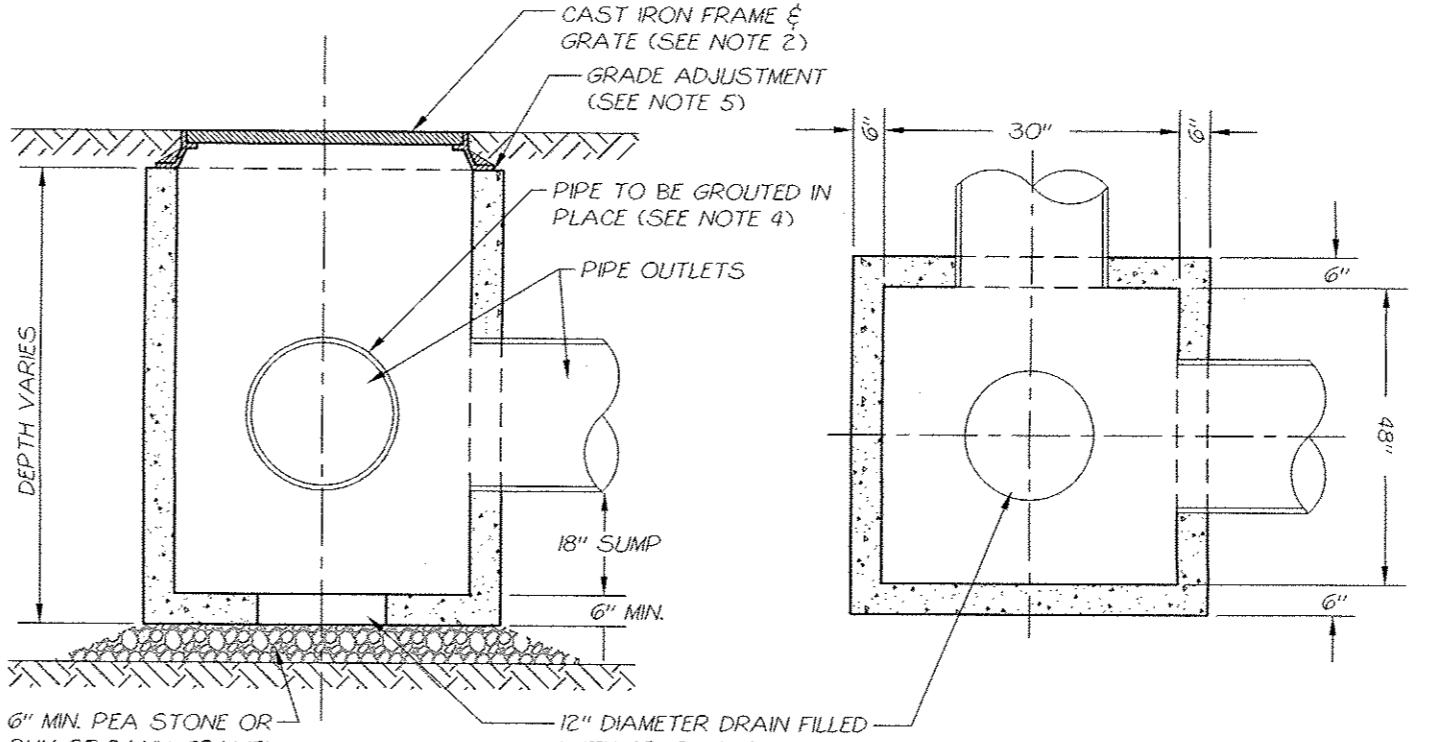
**DRY SWALE PERMEABLE SOIL NOTES:**  
PLANTING SOIL SHALL BE A SANDY LOAM, LOAMY SAND, LOAM, OR A LOAM/SAND MIX (CONTAINING 35-60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHALL BE LESS THAN 25% BY VOLUME. SOILS SHALL FALL WITHIN THE SM, OR ML CLASSIFICATIONS OF THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 10 FEET PER DAY (0.5"/HR) IS REQUIRED. THE SOIL SHALL BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER AND BRUSH OR SEEDS FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHALL BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET).  
THE SOIL SPECIFICATIONS ARE AS FOLLOWS:

PARAMETER	VALUE
PH RANGE	5.5 TO 7.0
ORGANIC MATTER	15 TO 40%
MAGNESIUM	35 LBS. PER ACRE, MIN.
PHOSPHORUS	75 LBS. PER ACRE, MIN.
POTASSIUM	85 LBS. PER ACRE, MIN.
SOLUBLE SALTS	500 PPM
CLAY	0 TO 2.5%
SILT	30 TO 55%
SAND	35 TO 60%

### Water Quality Dry Swale "A" & "B" Detail

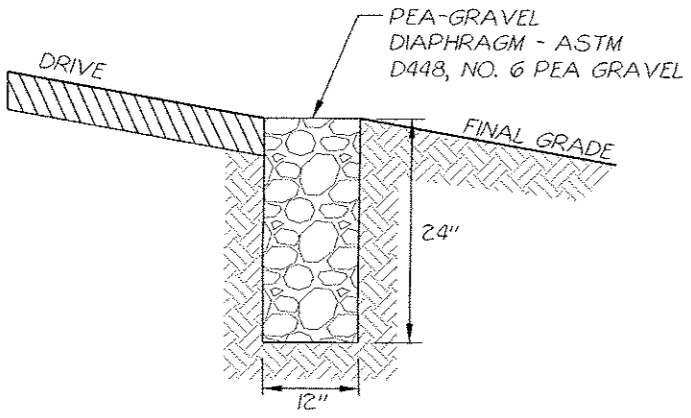


Typical Storm Sewer Trench Detail

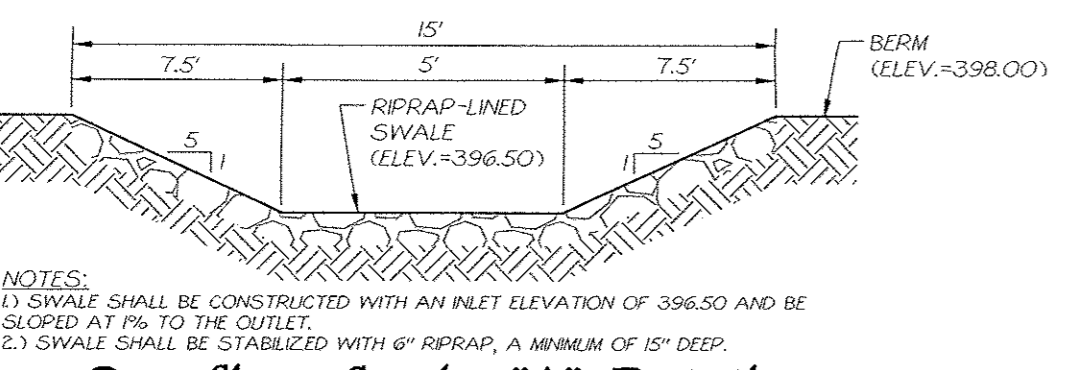


**NOTES:**  
1) BASINS SHALL BE PRECAST CONCRETE CATCH BASIN, MODEL CB-30x48, AS MANUFACTURED BY WOODARDS CONCRETE PRODUCTS, BULLVILLE, NY, OR APPROVED EQUAL.  
2) BIORETENTION AREA CATCH BASIN SHALL BE EQUIPPED WITH A FLAT TOP FRAME AND GRATE, MODEL GRATE-30x48. PARKING AREA CATCH BASIN SHALL BE EQUIPPED WITH A COMBINATION CURB-GRATE, MODEL GRATE-30x48. CAST IRON FRAME AND GRATE SHALL BE ABLE TO WITHSTAND H2O LOADING. GRATES SHALL BE BICYCLE GRATES, FRAMES AND GRATES AS MANUFACTURED BY WOODARDS CONCRETE PRODUCTS, BULLVILLE, NY, OR APPROVED EQUAL.  
3) STEPS SHALL BE PROVIDED 12" ON CENTER WHEN DEPTH OF BASIN EXCEEDS 4'-0".  
4) CONNECTIONS BETWEEN BASIN AND PIPE SHALL BE MADE BY FILLING THE SPACE AROUND EACH PIPE WITH MORTAR FOR CONCRETE MASONRY, CONCRETE GROUTING MATERIAL, OR CONCRETE REPAIR MATERIAL.  
5) GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF LP TO 2.5" SHALL BE MADE WITH BEDDING MATERIAL MEETING THE REQUIREMENTS OF MORTAR FOR CONCRETE MASONRY, CONCRETE GROUTING MATERIALS OR CONCRETE REPAIR MATERIAL. GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF LP TO 6" SHALL BE MADE WITH COMBINATION OF PRECAST CONCRETE PAVERS AND BEDDING MATERIALS. GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF LP TO 12" SHALL BE MADE WITH CAST-IN-PLACE CONCRETE OR A COMBINATION OF PRECAST CONCRETE ADJUSTMENT ELEMENTS AND BEDDING MATERIALS.

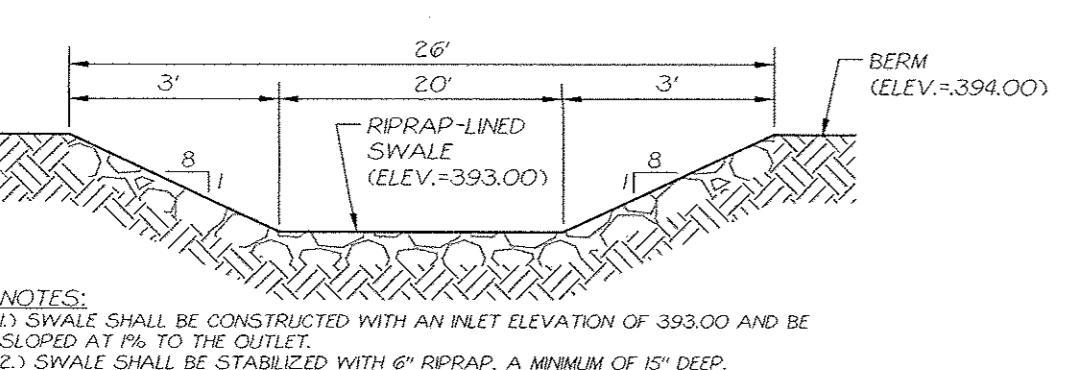
Typical Catch Basin Detail



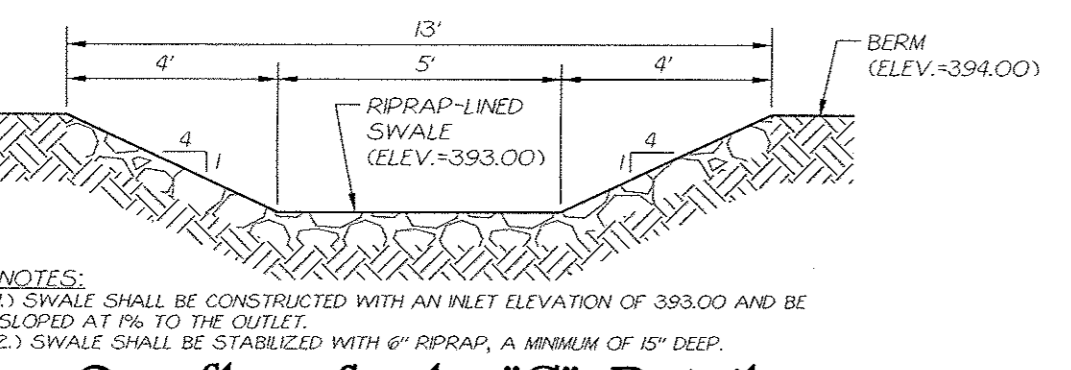
Pea-Gravel Diaphragm Detail



Overflow Swale "A" Detail

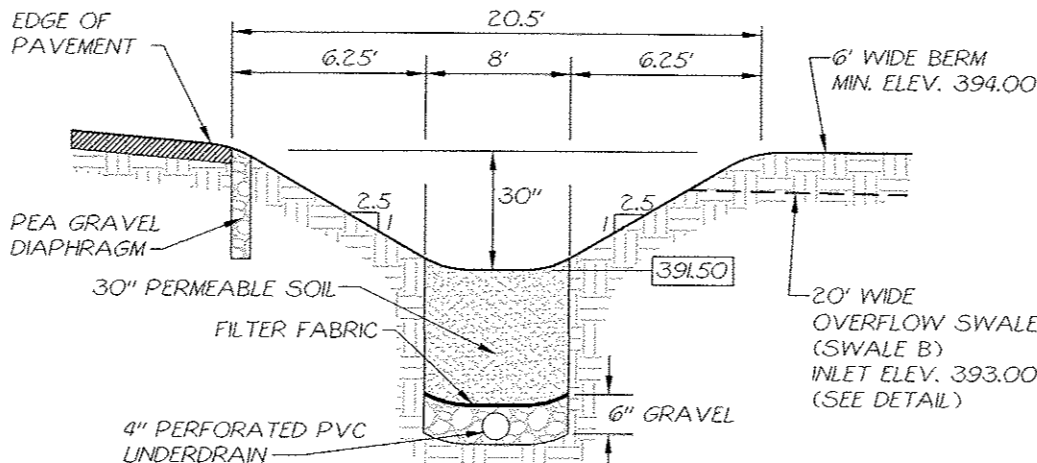


Overflow Swale "B" Detail



Overflow Swale "C" Detail

**ROUTINE MAINTENANCE OF DRY SWALE:**  
1) SEDIMENT SHALL BE REMOVED FROM THE DRY SWALE WHEN 3" OR MORE HAS ACCUMULATED.  
2) GRASS HEIGHT SHALL BE MAINTAINED AT 4" TO 6".

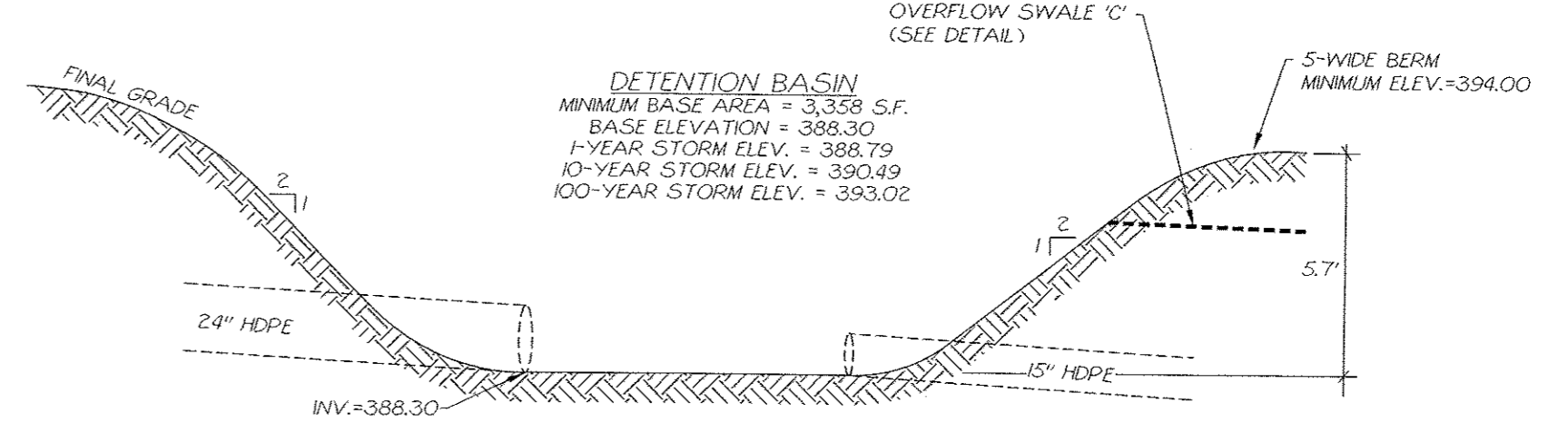


**NOTES:**  
1) THE MAXIMUM LONGITUDINAL SLOPE IS 4%.  
2) SWALES SHALL HAVE A SIDE SLOPE OF 2:1.  
3) SPECIAL CARE SHALL BE TAKEN DURING CONSTRUCTION TO AVOID PLUGGING THE DRY SWALE WITH SILT AND SEDIMENT. SIDE SLOPES AND DISTURBED AREAS TRIBUTARY TO THE SWALE SHALL BE STABILIZED IMMEDIATELY AFTER SWALE INSTALLATION.

**DRY SWALE PERMEABLE SOIL NOTES:**  
PLANTING SOIL SHALL BE A SANDY LOAM, LOAMY SAND, LOAM, OR A LOAM/SAND MIX (CONTAINING 35-60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHALL BE LESS THAN 25% BY VOLUME. SOILS SHALL FALL WITHIN THE SM, OR ML CLASSIFICATIONS OF THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 10 FEET PER DAY (0.5"/HR) IS REQUIRED. THE SOIL SHALL BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER AND BRUSH OR SEEDS FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHALL BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET).  
THE SOIL SPECIFICATIONS ARE AS FOLLOWS:

PARAMETER	VALUE
PH RANGE	5.5 TO 7.0
ORGANIC MATTER	15 TO 40%
MAGNESIUM	35 LBS. PER ACRE, MIN.
PHOSPHORUS	75 LBS. PER ACRE, MIN.
POTASSIUM	85 LBS. PER ACRE, MIN.
SOLUBLE SALTS	500 PPM
CLAY	0 TO 2.5%
SILT	30 TO 55%
SAND	35 TO 60%

### Water Quality Dry Swale "C" Detail



Detention Basin "A" Detail

### Soil Restoration Specifications

SOIL RESTORATION AS SPECIFIED IN THE CHART BELOW SHALL BE APPLIED TO ALL AREAS DISTURBED DURING THE CONSTRUCTION PROCESS.

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	COMMENTS/EXAMPLES
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	CLEARING AND GRUBBING
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	AERATE & APPLY 6 INCHES OF TOPSOIL	PROTECT AREA FROM ANY ONGOING CONSTRUCTION ACTIVITIES.
AREAS OF CUT OR FILL	APPLY FULL SOIL RESTORATION	
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (RESTORATION/RECOMPACTION AND COMPOST ENHANCEMENT)	
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS. TO PROTECT NEWLY INSTALLED PRACTICES FROM ANY ONGOING CONSTRUCTION ACTIVITIES CONSTRUCT A SINGLE PHASE OPERATION FENCE AREA.
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PREVIOUS AREA.	

\*AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COLLECTORS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.

### FULL SOIL RESTORATION SPECIFICATIONS:

- SOIL RESTORATION SHALL BE PERFORMED DURING THE LANDSCAPING PHASE OF THE PROJECT. SOIL RESTORATION SHALL INCLUDE THE FOLLOWING STEPS:
  - APPLY 3" OF COMPOST OVER SUBSOIL.
  - TILL COMPOST INTO SUBSOIL TO A MINIMUM DEPTH OF 12".
  - REMOVE ALL STONE/ROCK MATERIAL GREATER THAN 4" IN SIZE.
  - APPLY 6" OF TOPSOIL.
  - VEGETATE IN ACCORDANCE WITH THE LANDSCAPING PLAN.
- COMPOST SHALL BE AGED AND FROM PLANT DERIVED MATERIALS, FREE OF WEEDS, SEEDS, WATER, AND DUST. COMPOST SHOULD PASS THROUGH A HALF INCH SCREEN AND HAVE SUITABLE PH FOR PLANT GROWTH.
- MAINTENANCE SHALL INCLUDE THE FOLLOWING:
  - INSPECTIONS AFTER EACH STORM EVENT GREATER THAN HALF-INCH FOR THE FIRST SIX MONTHS.
  - RESEEDING OF BARE OR ERODING AREAS TO ESTABLISH A STABILIZED COVER.
  - WATER ONCE EVERY THREE DAYS FOR THE FIRST MONTH, THEN PROVIDE A HALF INCH OF WATER PER WEEK.
- VEGETATED AREAS SHALL BE KEPT FREE OF VEHICULAR AND FOOT TRAFFIC.
- DOLLAR GENERAL LANDSCAPING NOTES SHALL APPLY IN CASES OF MORE STRINGENT REQUIREMENTS.

**MNTM**  
**Mercurio-Norton-Tarolli-Marshall**  
ENGINEERING - LAND SURVEYING  
PO Box 166, 45 Main Street, Pine Bush, NY 12566  
P: (845)744.3620 F: (845)744.3805 Email: mntm@mntm.co

NO.	DATE	DESCRIPTION	BY
3	2-16-16	ENGINEER COMMENTS	LWM
2	2-19-16	ENGINEER COMMENTS	LWM
1	01-20-16	PB & BO REVISIONS	LWM

TOWN OF NEWBURGH PROJECT #2015-33  
**Stormwater Details for Site Plan**  
for  
**Jetco Cash & Carry Enterprises, Inc.**  
RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
DEED REFERENCE: LIBER 8820, PAGE 1772  
TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8  
Situate in the Town of Newburgh  
Orange County, New York State  
Scale 1"=40' November 2015  
DRAFTED BY: MAP CK:  
PROJECT: 3960 SHEET 7 OF 13

### Construction Sequence

THE CONSTRUCTION OF THE PROPOSED PROJECT SHALL BE COMPLETED IN THE FOLLOWING SEQUENCE. ANY ALTERATION TO THE SEQUENCE SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER OF THE SWPPP AND APPROPRIATE CHANGES TO THE SWPPP SHALL BE MADE AND IMPLEMENTED IN THE FIELD. THE TOTAL DISTURBANCE FOR THE PROJECT IS APPROXIMATELY 8.2 ACRES.

**ACCESS ROAD DISTURBANCE: 4.2 ACRES**  
(MINOR GRADING, RESURFACING, WATER, SEWER, & STORM SEWER CONNECTION)

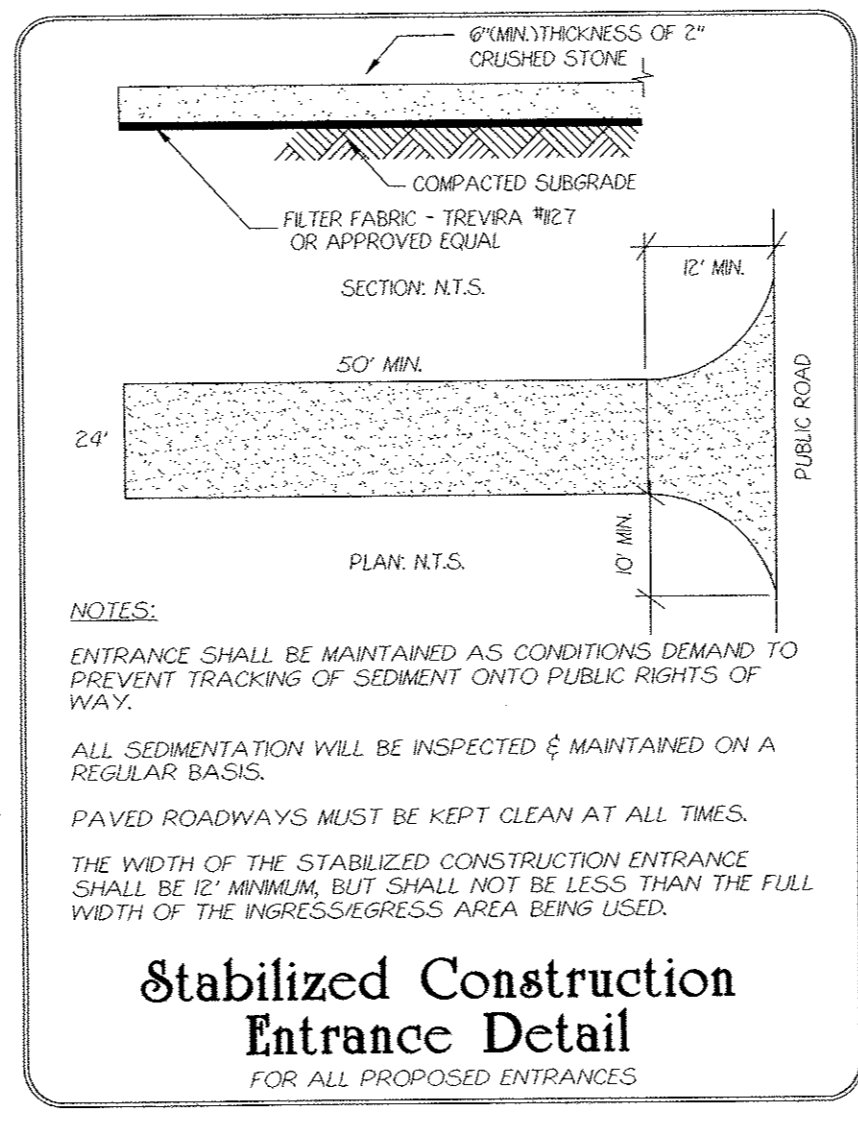
**MAIN SITE DISTURBANCE: 4.0 ACRES**  
(SITE CLEARING, GRADING, BUILDING & PARKING CONSTRUCTION, STORMWATER FACILITIES)

DUE TO THE LOCATION OF THE PROJECT SITE AND SIZE OF PROPOSED DEVELOPMENT, THE APPLICANT WILL APPLY TO NYSDEC FOR A WAIVER FOR A DISTURBANCE GREATER THAN FIVE (5) ACRES.

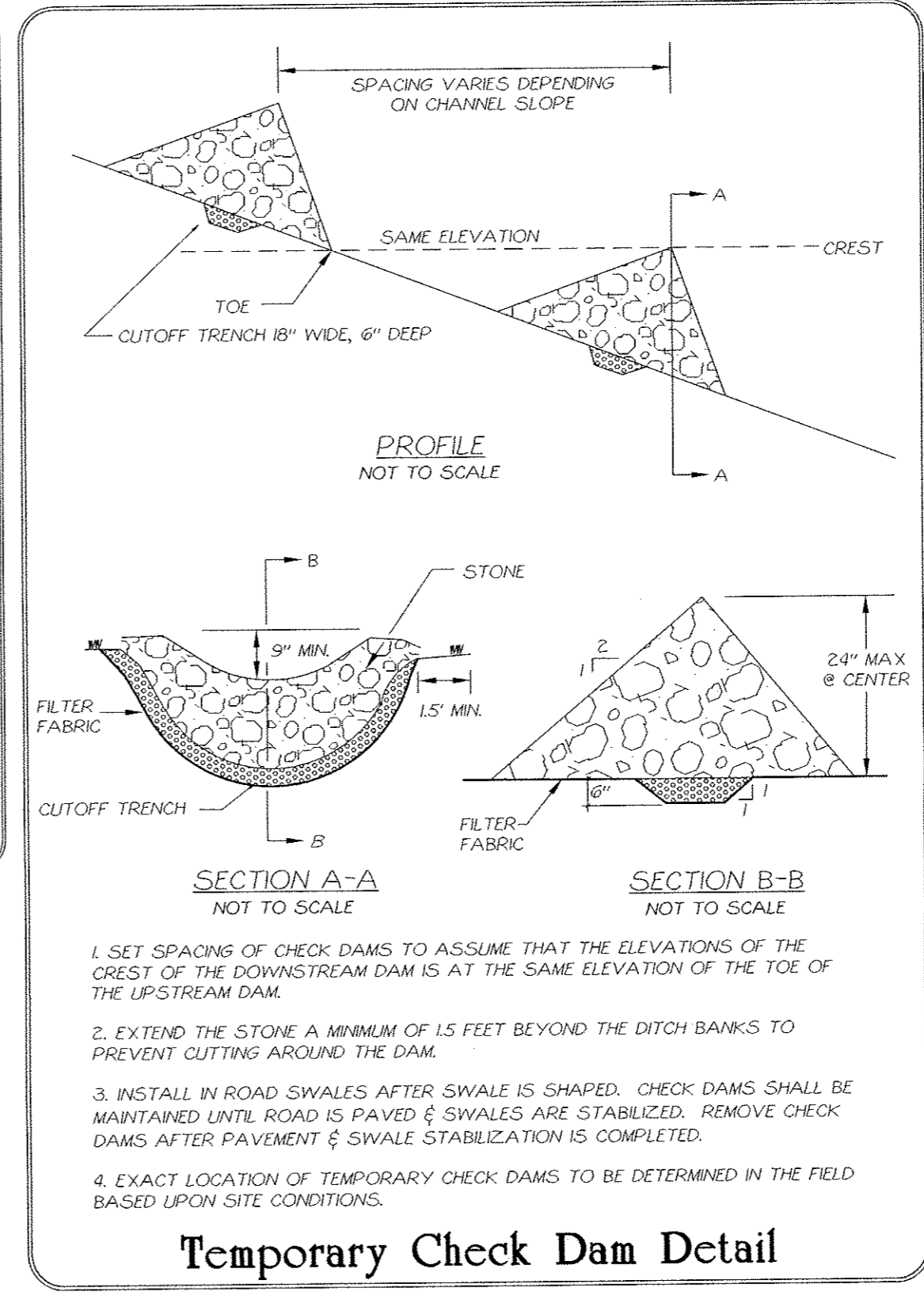
- 1.) INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, SEDIMENT TRAP)
- 2.) AT SITE ENTRANCE (1. STATION 9175.00) ALONG MAIN ACCESS DRIVE.
- 3.) CLEAR AND GRUB PROJECT SITE. EXISTING TREES TO BE MULCHED FOR TEMPORARY STABILIZATION DURING CONSTRUCTION.
- 4.) INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (SILT FENCE, SEDIMENT TRAPS). ALL RUNOFF FROM DISTURBED AREAS SHALL BE DIRECTED TO TEMPORARY SEDIMENT TRAPS.
- 5.) INSTALL GRAVEL BASE COURSE IN PARKING AREA AND ACCESS AISLES.
- 6.) COMMENCE CONSTRUCTION OF PROPOSED BUILDING AND UTILITY CONNECTIONS.
- 7.) INSTALL CATCH BASINS, DRAINAGE CULVERTS, AND DETENTION PIPES. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AT ANY CATCH BASIN OR PIPE INLETS.
- 8.) COMPLETE ACCESS ROAD IMPROVEMENTS, INCLUDING INSTALLATION OF PROPOSED WATER, SEWER, AND STORM SEWER CONNECTIONS.
- 9.) INSTALL BASE COURSE PAVEMENT IN PARKING AREAS AND ACCESS AISLES.
- 10.) FINAL GRADE, TOPSOIL, AND STABILIZE ALL DISTURBED AREAS WITH STRAW & HAY, HYDRO-SEEDING, OR LANDSCAPING MULCH.
- 11.) ONCE ALL TRIBUTARY DRAINAGE AREAS HAVE BEEN STABILIZED, EXCAVATE AND CONSTRUCT THE PROPOSED STORMWATER FACILITIES (BIORETENTION AREAS AND DRY SWALES) IN ACCORDANCE WITH FINAL PLAN SPECIFICATIONS. STORMWATER FACILITIES SHALL BE PROPERLY STABILIZED AS SOON AS COMPLETED.
- 12.) COMPLETE SITE LANDSCAPING.
- 13.) FOLLOWING STABILIZATION OF ALL DISTURBED AREAS, ALL SILT FENCING AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.
- 14.) WHEN ALL DISTURBED AREAS REACH FINAL STABILIZATION CRITERIA IN ACCORDANCE WITH NYSDEC STANDARDS, THE NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED IN ACCORDANCE WITH PERMIT REQUIREMENTS.

### Erosion & Sediment Control Notes:

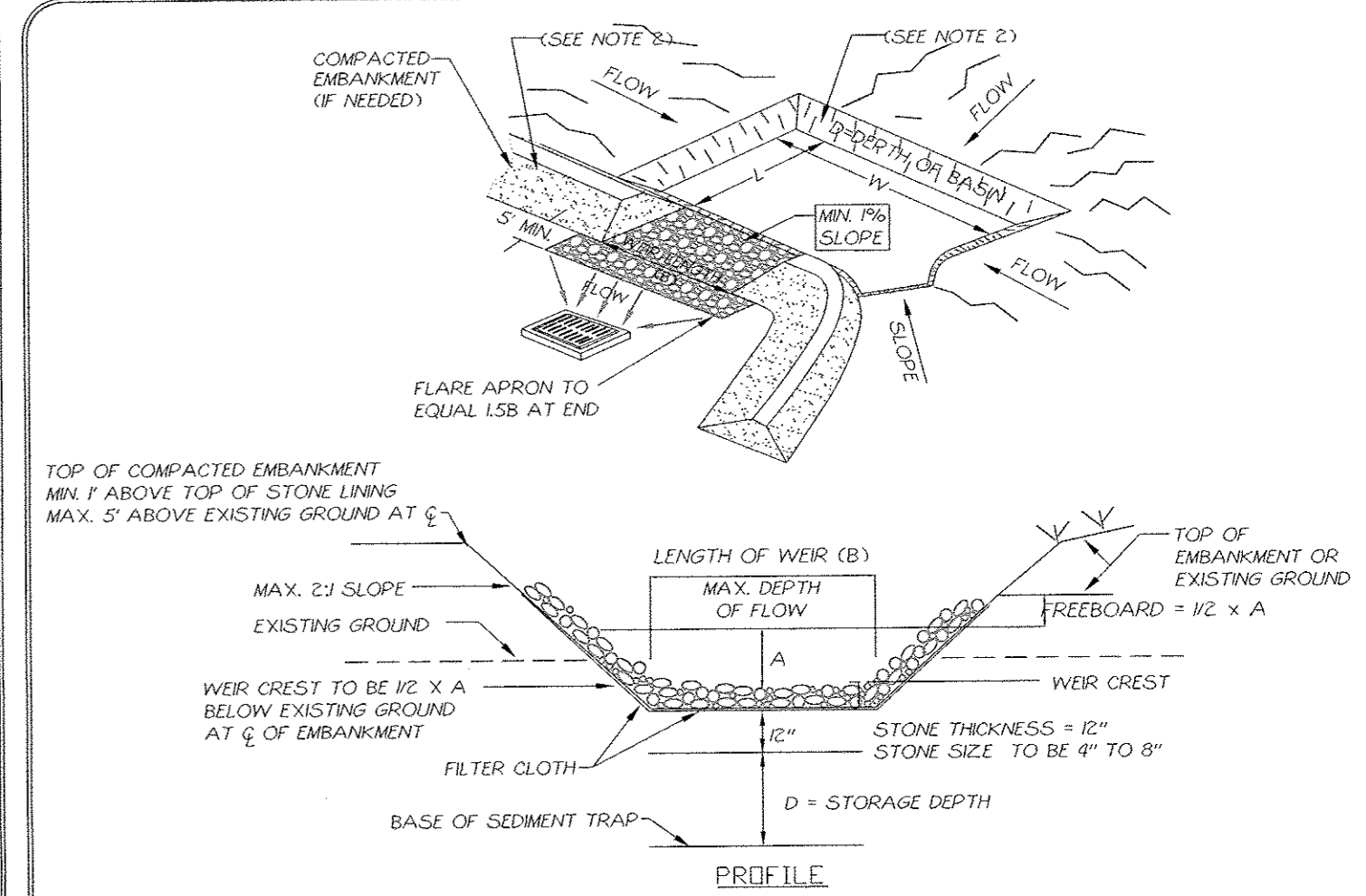
- 1.) DUST CONTROL SHALL BE PROVIDED IN TIMES OF DRY WEATHER. AREAS SHALL BE SPRAYED WITH WATER TO PREVENT DUST FROM TRANSFERING TO ADJACENT PROPERTIES.
- 2.) NO STUMPS, LOGS, OR OTHER DEBRIS SHALL BE BURIED ON THE PROJECT SITE. STUMPS AND TREES ARE ANTICIPATED TO BE CHIPPED AT THE SITE AND UTILIZED AS TEMPORARY STABILIZATION CONTROL.



**Stabilized Construction Entrance Detail**  
FOR ALL PROPOSED ENTRANCES



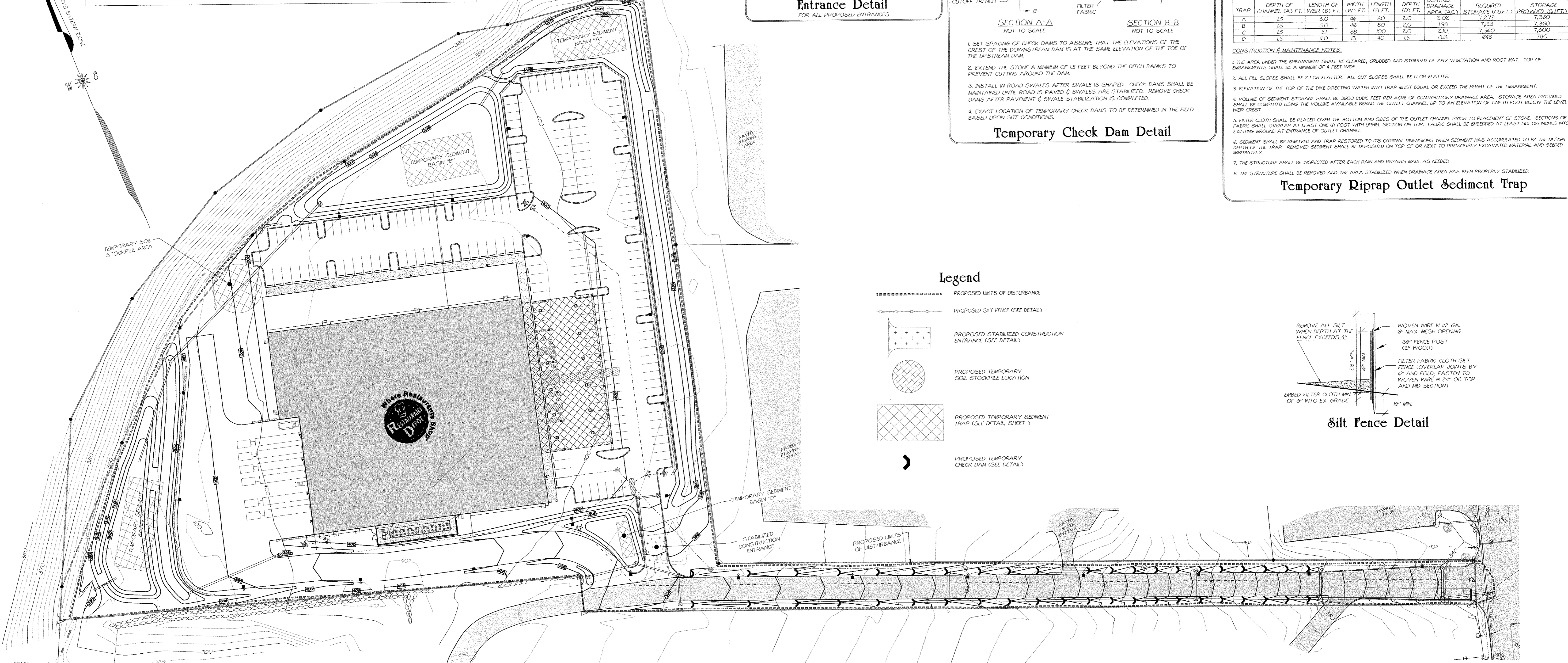
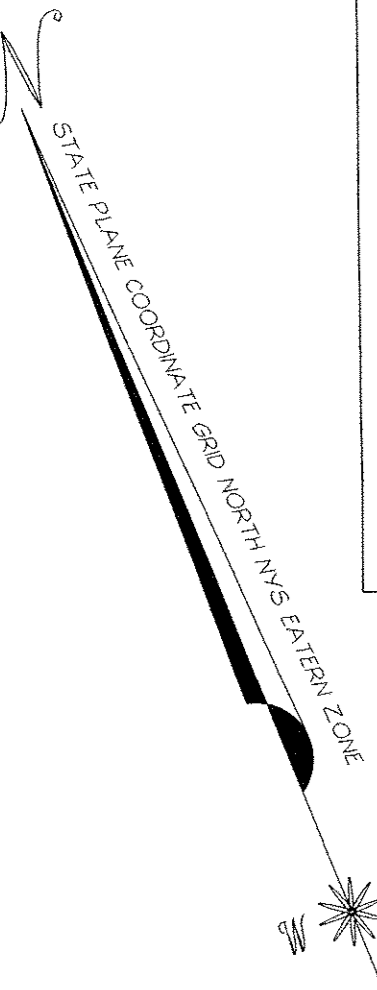
**Temporary Check Dam Detail**



TRAP	DEPTH OF CHANNEL (A) FT.	LENGTH OF WEIR (B) FT.	WIDTH (W) FT.	LENGTH (L) FT.	DEPTH (D) FT.	CONTRIB. DRAINAGE AREA (AC)	REQUIRED STORAGE (CUFT.)	STORAGE PROVIDED (CUFT.)
A	1.5	5.0	46	80	2.0	2.02	7,172	7,360
B	1.5	5.0	46	80	2.0	1.98	7,128	7,360
C	1.5	5.1	38	100	2.10	2.10	7,560	7,600
D	1.5	4.0	13	40	1.5	0.8	648	730

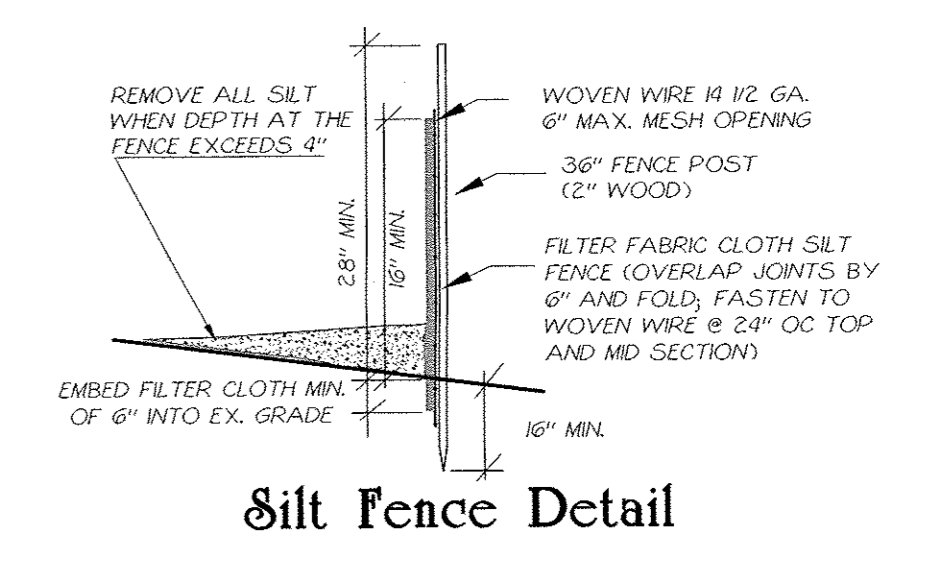
- CONSTRUCTION & MAINTENANCE NOTES:**
1. THE AREA UNDER THE EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. TOP OF EMBANKMENTS SHALL BE A MINIMUM OF 4 FEET WIDE.
  2. ALL FILL SLOPES SHALL BE 2:1 OR FLATTER. ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.
  3. ELEVATION OF THE TOP OF THE DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF THE EMBANKMENT.
  4. VOLUME OF SEDIMENT STORAGE SHALL BE 3600 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE AREA. STORAGE AREA PROVIDED SHALL BE COMPUTED USING THE VOLUME AVAILABLE BEHIND THE OUTLET CHANNEL, UP TO AN ELEVATION OF ONE (1) FOOT BELOW THE LEVEL WEIR CREST.
  5. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC SHALL OVERLAP AT LEAST ONE (1) FOOT WITH UPHILL SECTION ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
  6. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED ON TOP OF OR NEXT TO PREVIOUSLY EXCAVATED MATERIAL AND SEEDED IMMEDIATELY.
  7. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
  8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

**Temporary Riprap Outlet Sediment Trap**



### Legend

- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE (SEE DETAIL)
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL)
- PROPOSED TEMPORARY SOIL STOCKPILE LOCATION
- PROPOSED TEMPORARY SEDIMENT TRAP (SEE DETAIL, SHEET)
- PROPOSED TEMPORARY CHECK DAM (SEE DETAIL)



**Silt Fence Detail**

**MNTM**  
Mercurio-Norton-Tarolli-Marshall  
ENGINEERING - LAND SURVEYING  
PO Box 166, 45 Main Street, Pine Bush, NY 12566  
P: (845)744.3620 F: (845)744.3805 Email: mntm@mntm.co

NO.	DATE	DESCRIPTION	BY
3	2-16-16	ENGINEER COMMENTS	LJM
2	7-29-16	ENGINEER COMMENTS	LJM
1	08-20-16	PRELIMINARY REVISIONS	LJM

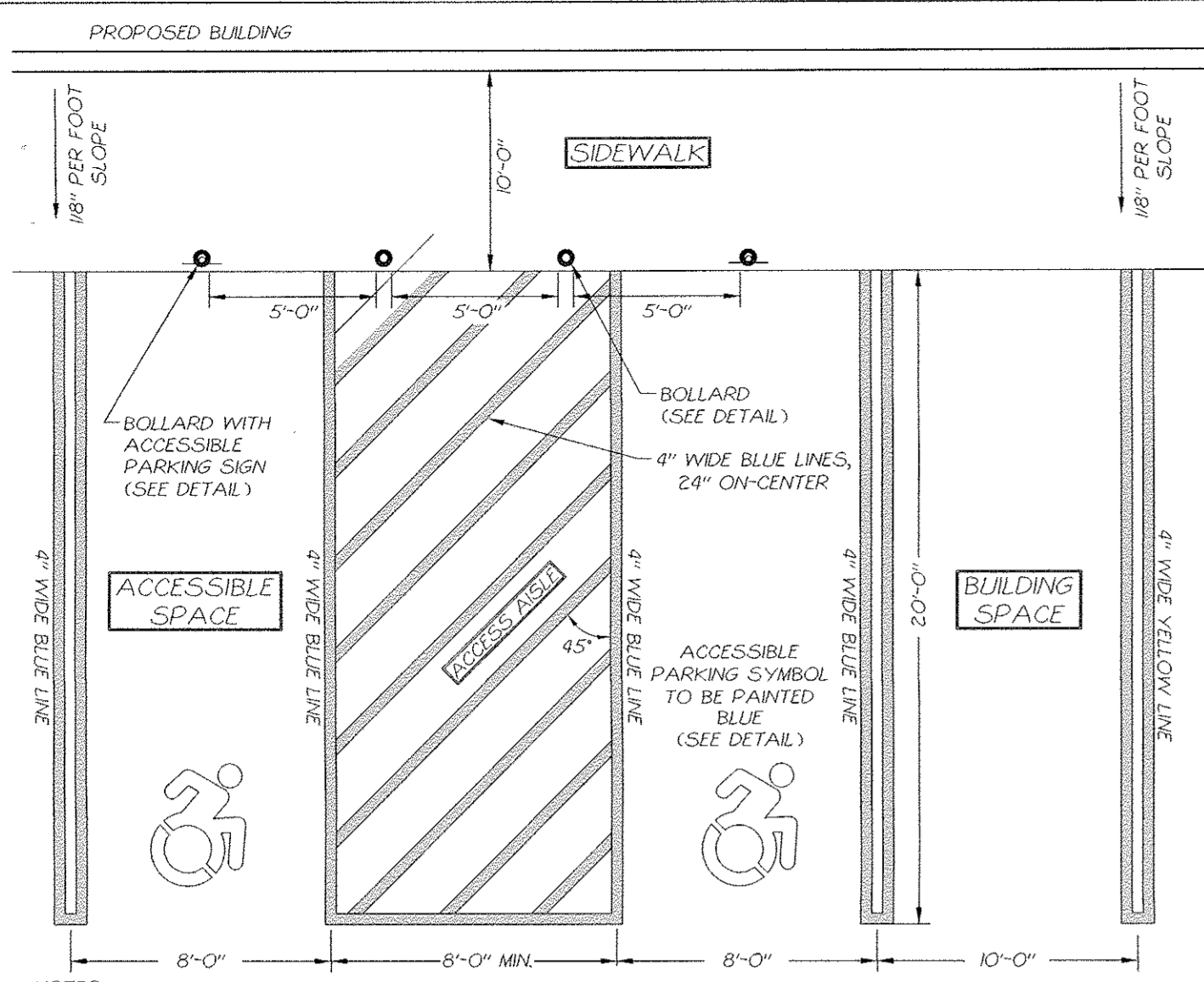
*Lawrence Marshall*  
LAWRENCE MARSHALL PE #087107

**Erosion & Sediment Control Plan for**  
**Site Plan for**  
**Jetto Cash & Carry Enterprises, Inc.**

RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
DEED REFERENCE: LIBER 1820, PAGE 1772  
TAX MAP REFERENCE: SECTION 95, BLOCK 1 LOT 8

**Site in the Town of Newburgh**  
**Orange County, New York State**  
Scale 1"=50' November 2015

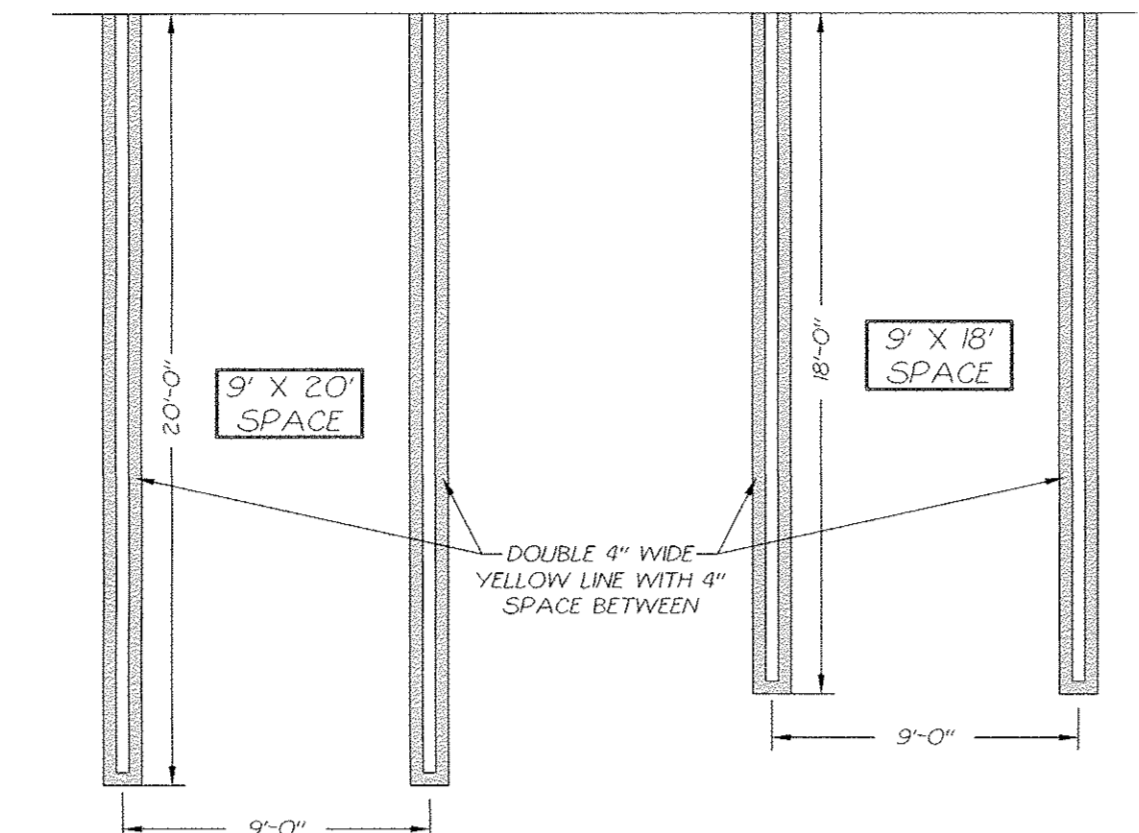
DRAFTED BY: MAP CK: PROJECT: 3960 SHEET: 8 OF 13



**NOTES:**

- 1) ALL ACCESSIBLE RAMP AND ACCESS AISLES SHALL MEET ALL CURRENT CODES AND ADAAG REGULATIONS.
- 2) PROPOSED ACCESS RAMP SHALL CONSIST OF COLORED TOOLEDISERRATE SLIP RESISTANT SURFACING AND/OR TACTILE WARNING DEVICE AS REQUIRED BY AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND CODE REGULATIONS.
- 3) PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
CURBING & BOLLARDS: TWO (2) COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL, SAFETY YELLOW BSS300  
PARKING LOT STRIPING & WHEELSTOPS: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOW TMS494  
ACCESSIBLE STRIPING & DETAIL: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, "HC" BLUE
- 4) STANDARD PARKING SPACES VARY IN SIZE, STANDARD SPACES FACING PROPOSED BUILDING ARE 10' X 20' SPACES. STANDARD SPACES NOT ADJACENT TO BUILDING ARE 9' X 18', UNLESS OTHERWISE NOTED.

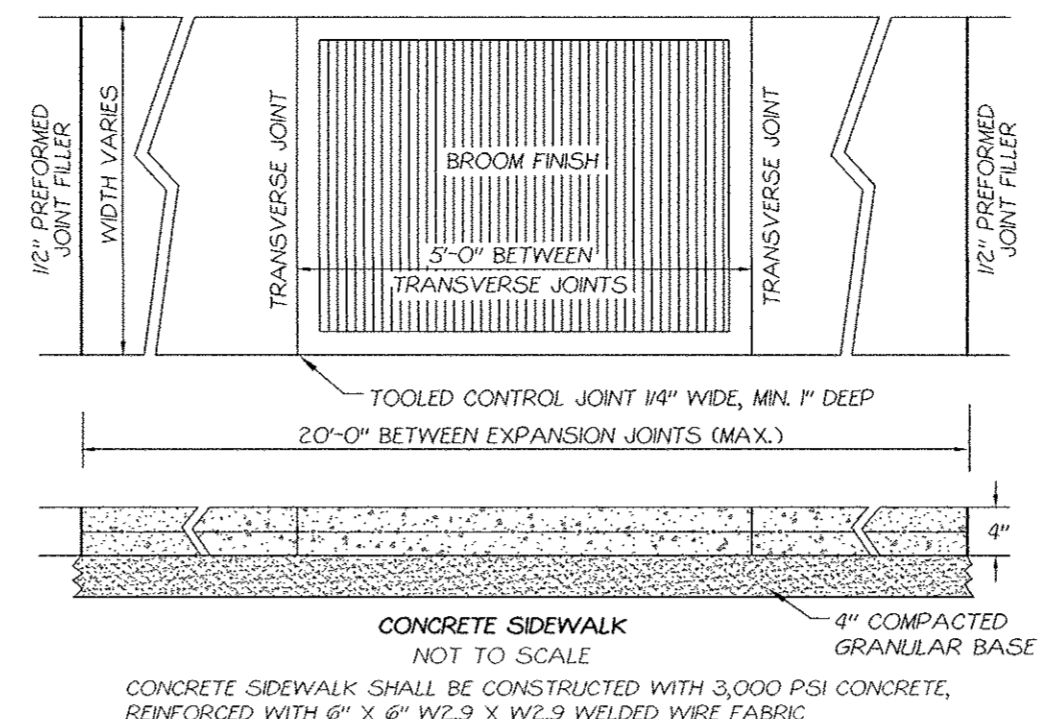
### Accessible & Building Parking Space Striping Detail



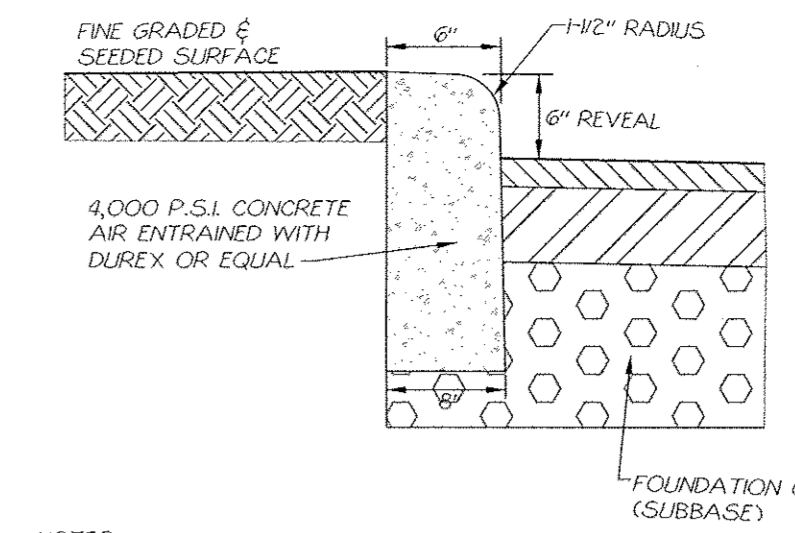
**NOTES:**

- 1) PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
PARKING LOT STRIPING & WHEELSTOPS: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOW TMS494

### Parking Space Striping Detail



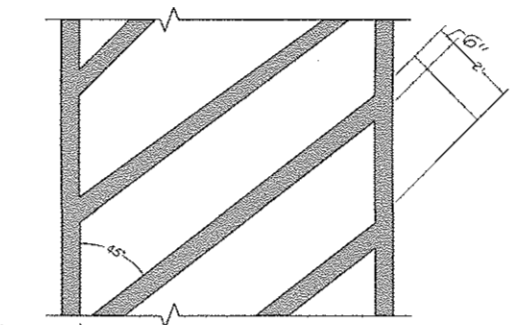
### Sidewalk Detail



**NOTES:**

- 1) CURB SHALL BE CAST IN PLACE. EXPANSION JOINTS OF 12\"/>
- 2) THIS DETAIL SHALL BE UTILIZED FOR INSTALLATION OF CURBING WITHIN PROJECT SITE (CURBED ISLANDS, ETC.)

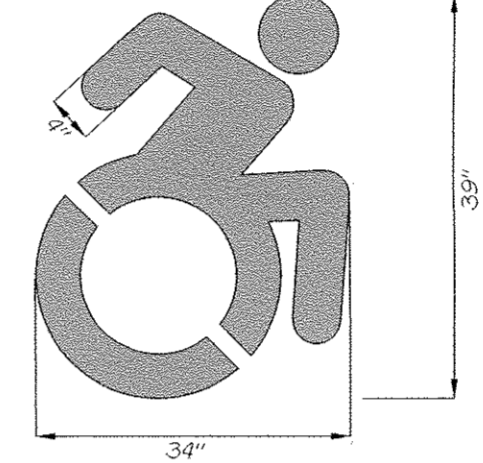
### Standard Curb Detail



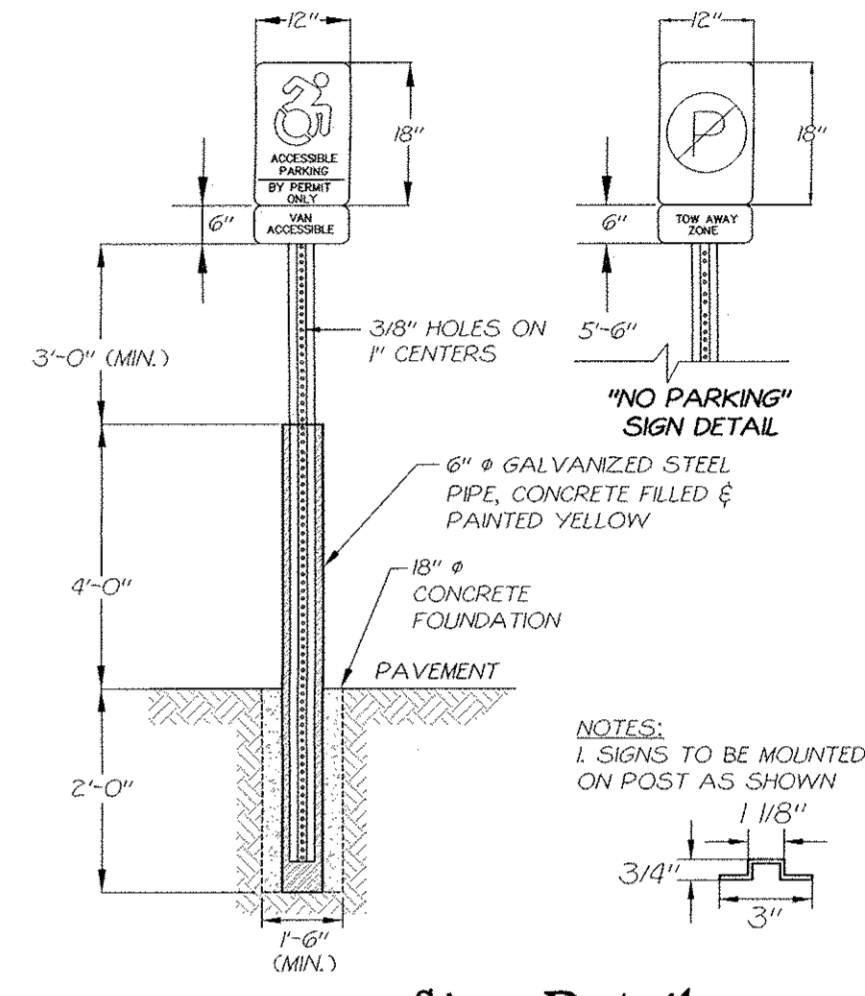
**NOTES:**

- 1) PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
PARKING LOT STRIPING: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOW TMS494

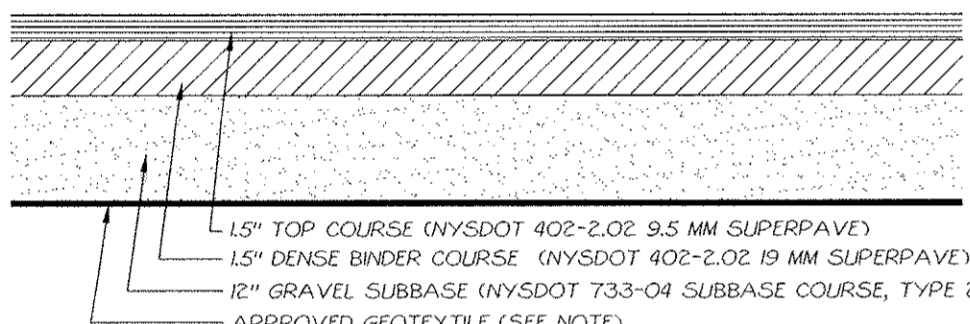
### Island Striping Detail



### Accessible Parking Symbol

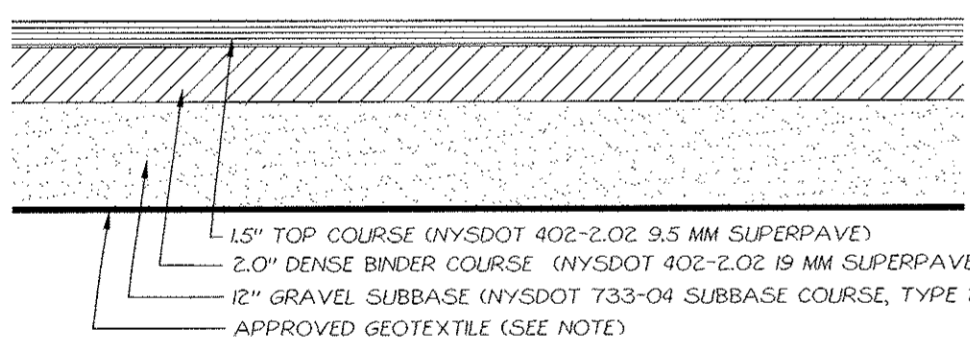


### Sign Details



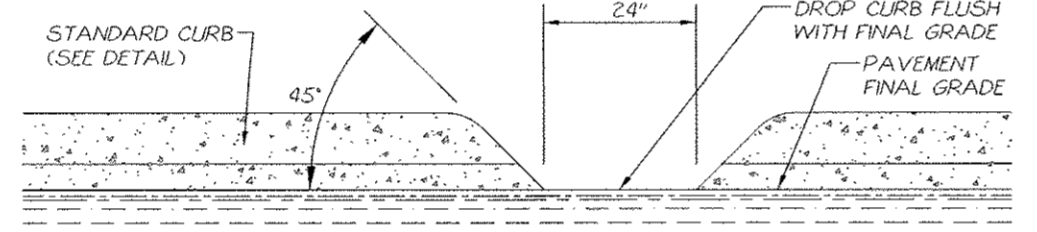
**GEOTEKSTILE NOTE:**  
GEOTEKSTILE IS ONLY REQUIRED IN AREAS WHERE SUBBASE IS NOT ACCEPTABLY STABLE. GEOTEKSTILE SHALL BE APPROVED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.

### Standard Asphalt Pavement Section

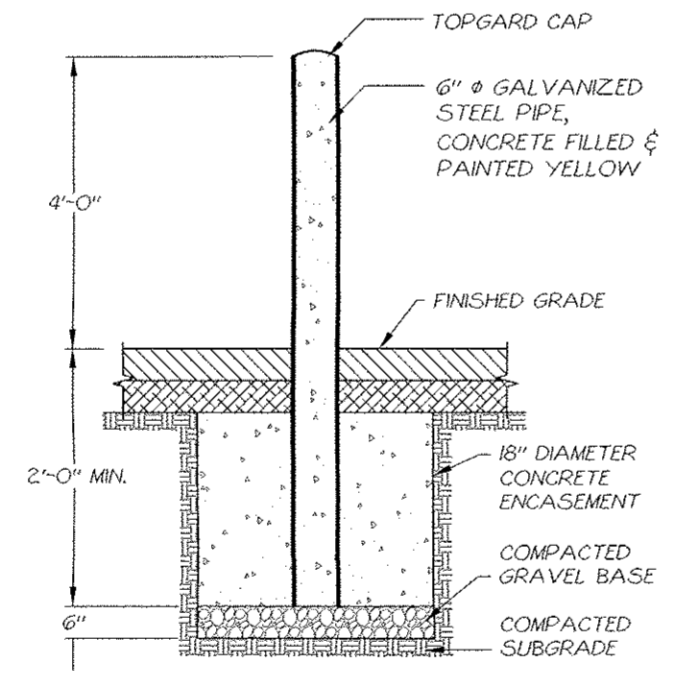


**GEOTEKSTILE NOTE:**  
GEOTEKSTILE IS ONLY REQUIRED IN AREAS WHERE SUBBASE IS NOT ACCEPTABLY STABLE. GEOTEKSTILE SHALL BE APPROVED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.

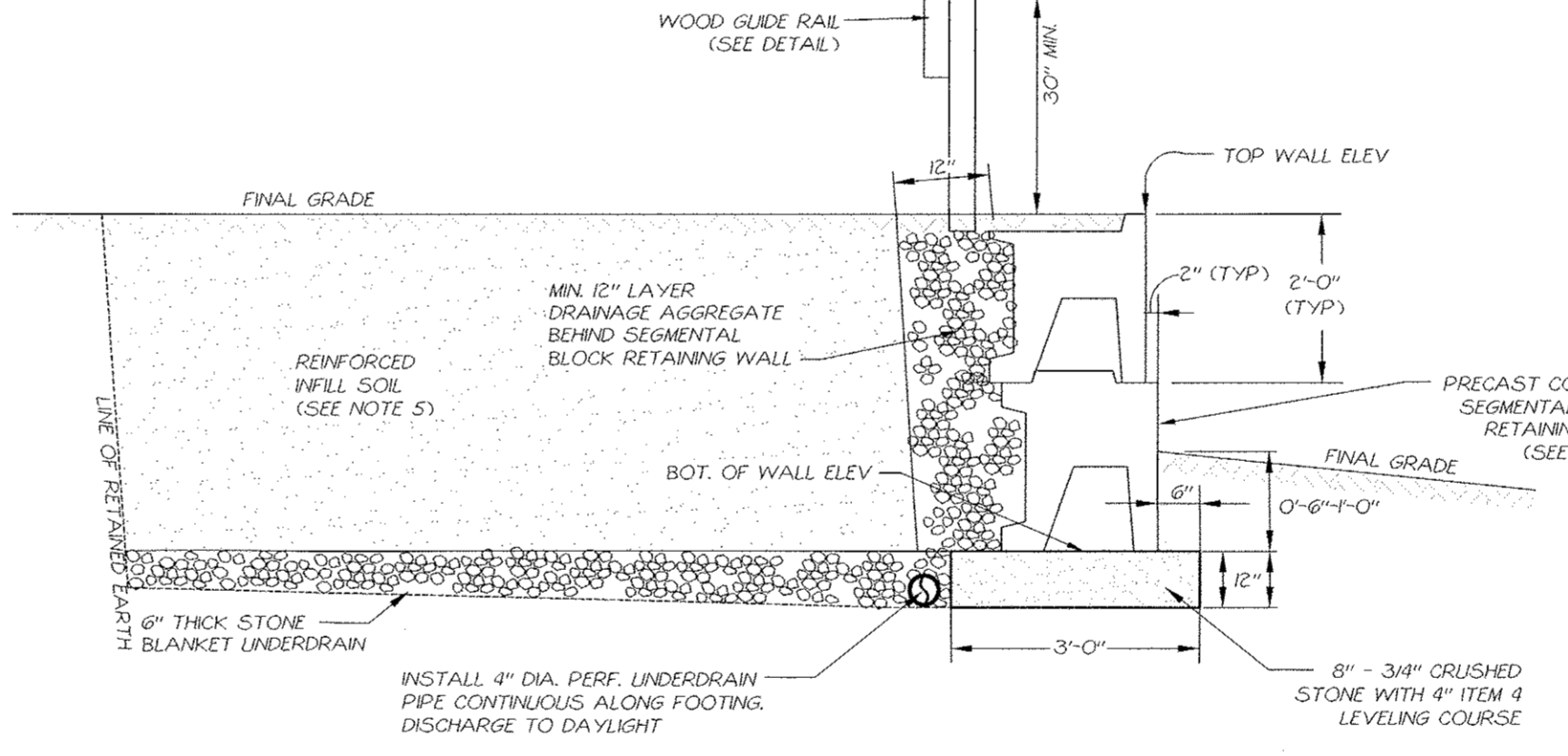
### Heavy Duty Asphalt Pavement Section



### Drop Curb Detail



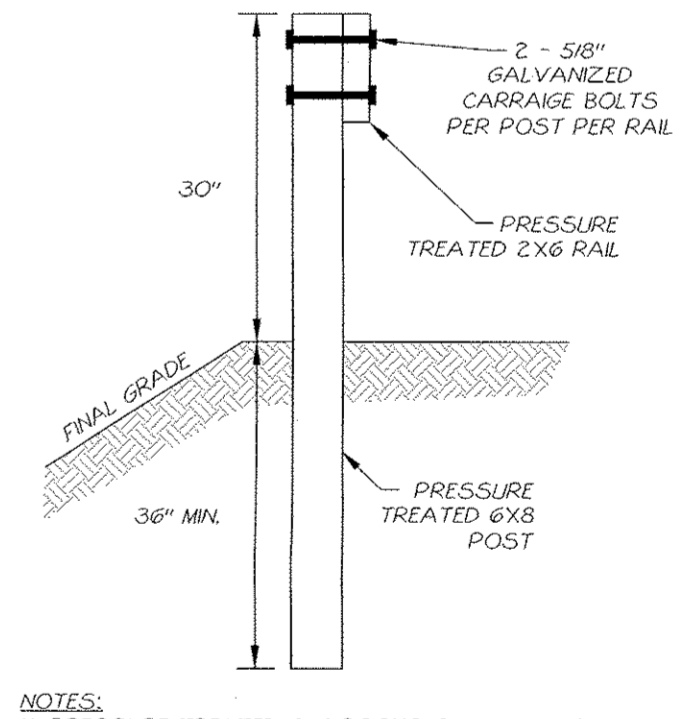
### Bollard Detail



**RETAINING WALL NOTES AND SPECIFICATIONS**

- 1) RETAINING WALL BLOCKS SHALL BE NOMINAL 2 FT X 2 FT X 4'-0\"/>
- 2) DRAINAGE AGGREGATE TO BE CLEAN, CRUSHED STONE OR CRUSHED GRAVEL, 1\"/>
- 3) REINFORCED BACKFILL SOIL SHALL BE A WELL GRADED BANK-RUN GRAVEL, SANDY GRAVEL OR GRAVELY SAND WITH A MAXIMUM STONE SIZE OF 3/4\"/>
- 4) UNDERDRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PERFORATED, CORRUGATED PIPE AND FITTINGS EQUAL TO ADVANCED DRAINAGE SYSTEMS, INC. (ADS) OR HANCOR HEAVY DUTY TUBING.
- 5) RETAINING WALL BACKFILL TO BE PLACED IN MAX. 8\"/>
- 6) THE PROPOSED SAFETY FENCE SHALL BE INSTALLED ALONG THE TOP OF THE PROPOSED RETAINING WALL.

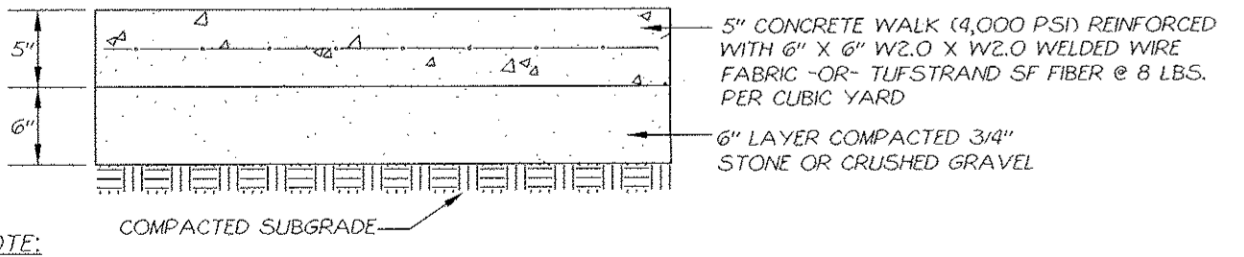
### Segmental Retaining Wall Detail



**NOTES:**

- 1) PRESSURE TREATED 6x6 POSTS SHALL BE INSTALLED AT A MAXIMUM OF SIX (6) FEET ON CENTER.
- 2) RAILS TO BE INSTALLED ON UPSLOPE SIDE.

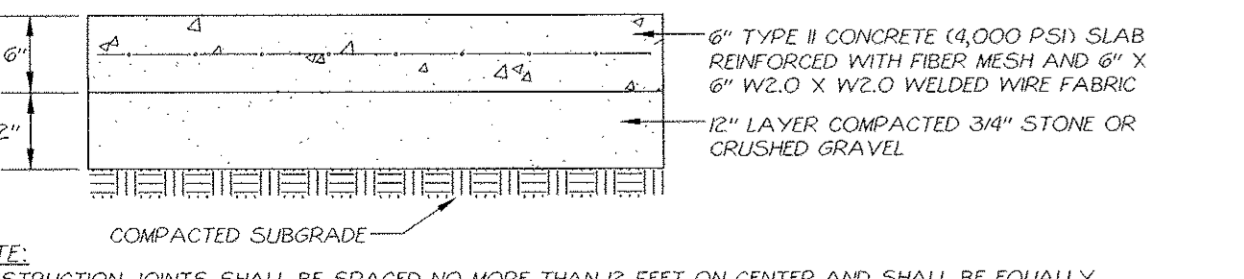
### Guide Rail Detail



**NOTE:**

- 1) CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 15 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD. CONSTRUCTION JOINTS SHALL BE CUT OR FORMED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS AND JOINT SEALANT RECOMMENDATIONS
- 2) DOWELS SHALL BE PLACED ACROSS SLAB EXPANSION JOINTS TO LIMIT DIFFERENTIAL SETTLEMENTS.
- 3) THE OUTER 2 FEET OF CONCRETE SHALL HAVE A THICKNESS OF 12 INCHES WHERE THE CONCRETE ADJOINS THE ASPHALT PAVEMENT. THE THICKNESS SHALL TAPER BACK TO THE THICKNESS SHOWN AT A 45 DEGREE ANGLE.

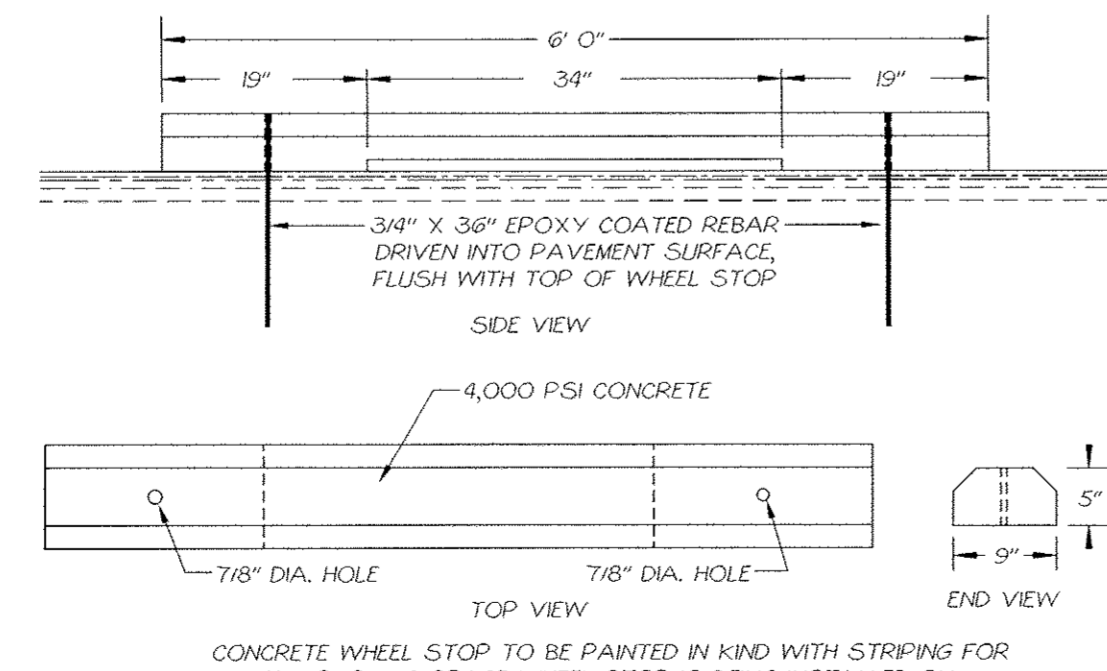
### Standard Concrete Pavement Detail



**NOTE:**

- 1) CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 12 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD. CONSTRUCTION JOINTS SHALL BE CUT OR FORMED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS AND JOINT SEALANT RECOMMENDATIONS

### Heavy Duty Concrete Pavement Detail



CONCRETE WHEEL STOP TO BE PAINTED IN KIND WITH STRIPING FOR THE PARKING SPACE WHEEL STOP IS BEING INSTALLED ON

### Precast Concrete Wheel Stop Detail

**MNTM**  
Mercurio-Norton-Tarolli-Marshall  
ENGINEERING - LAND SURVEYING  
PO Box 166, 45 Main Street, Pine Bush, NY 12566  
P: (845) 744.3620 F: (845) 744.3805 Email: mntm@mntm.com

NO.	DATE	DESCRIPTION	BY
3	2-16-16	ENGINEER COMMENTS	LJM
2	12-21-15	ENGINEER COMMENTS	LJM
1	09-22-15	PREPARED BY	LJM
		DATE	DESCRIPTION

LAWRENCE MARSHALL PE #08707

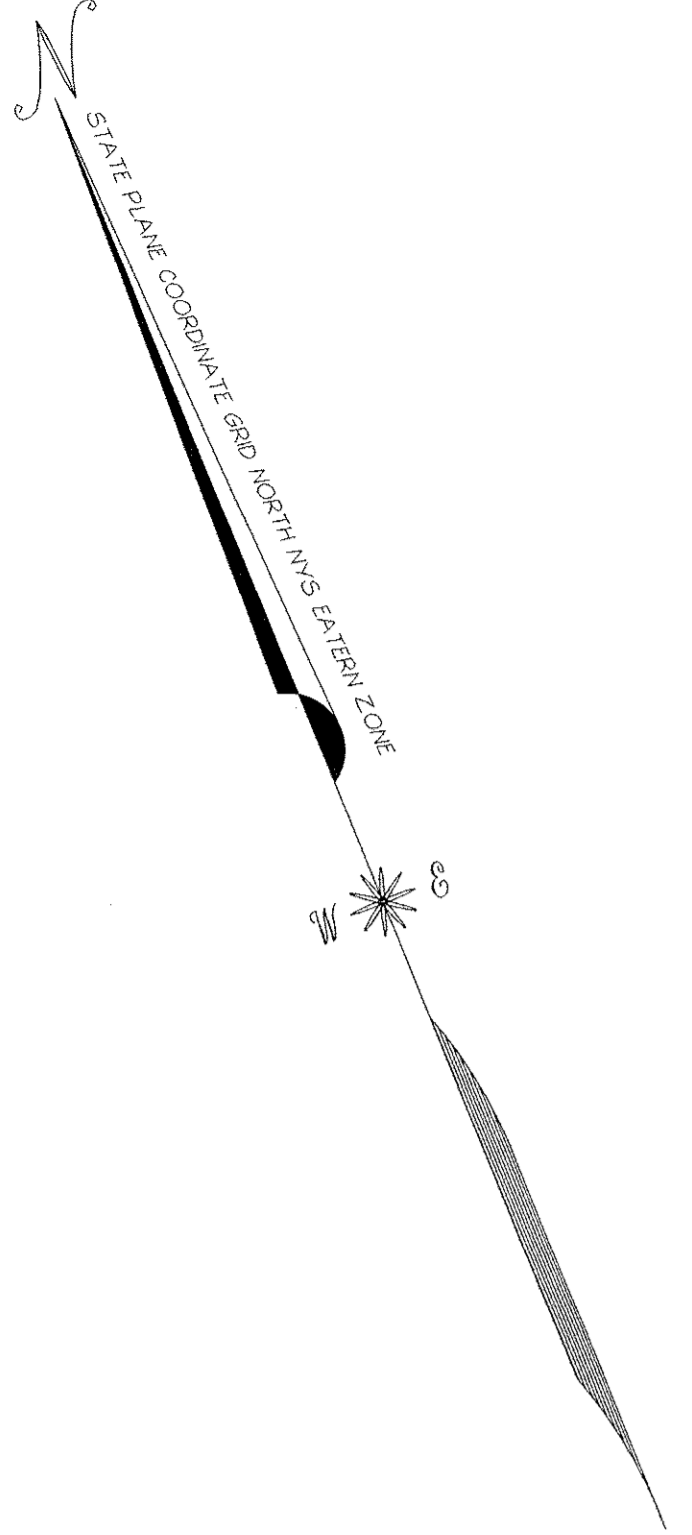
TOWN OF NEWBURGH PROJECT #2015-33

**Detail Sheet for Commercial Site Plan**  
for  
**Jetro Cash & Carry Enterprises, Inc.**

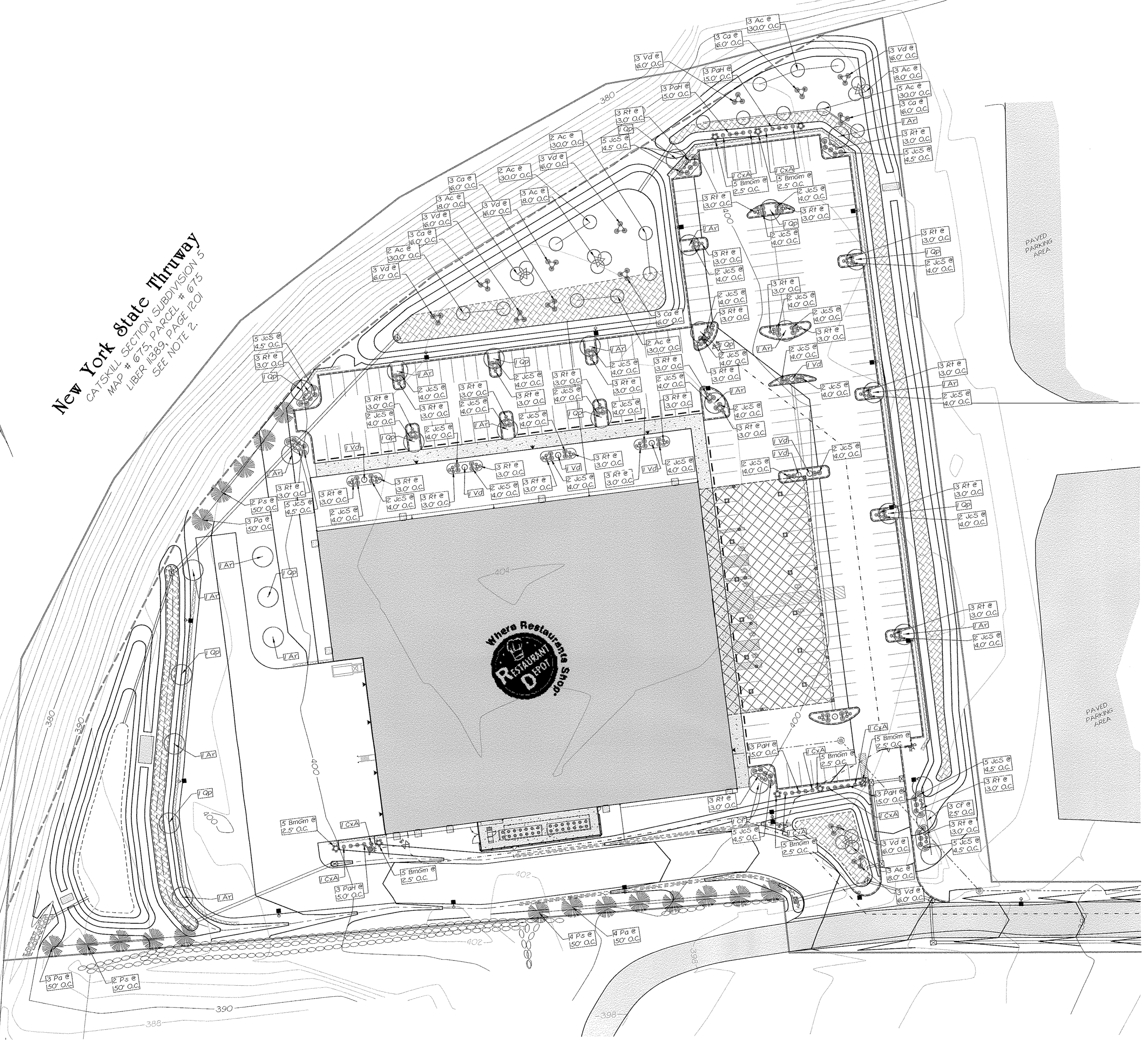
RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
DEED REFERENCE: LIBER 8820, PAGE 1772  
TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8

**Situate in the Town of Newburgh**  
Orange County, New York State  
November 2015

DRAFTED BY: MAP CK: PROJECT: 3960 SHEET 9 OF 13



**New York State Thruway**  
 CATSKILL SECTION SUBDIVISION 5  
 MAP # 675, PARCEL # 675  
 LIBER 1389, PAGE 1201  
 SEE NOTE 2.



**Planting Table**

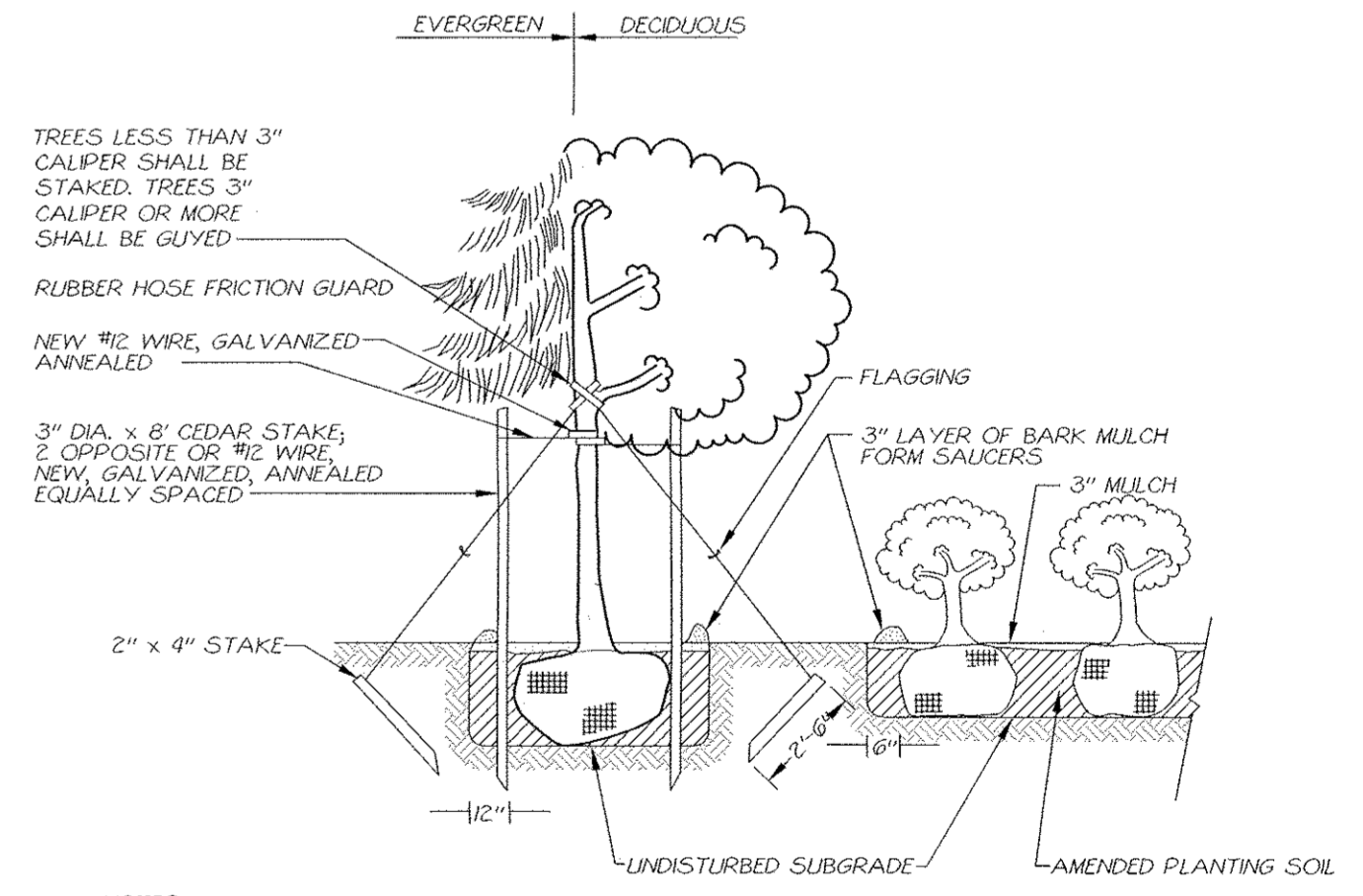
COMMON NAME	BOTANICAL NAME	KEY	QTY	PLANTING SIZE	MATURE SIZE	TYPE
SARGENT'S JUNPER	JUNIPERUS CHINENSIS SARGENTII	JcS	101	18" - 21"	24" - 36"	EVERGREEN SHRUBS
RED TWIG DOGWOOD	CORNUS ALBA	Rf	108	24" OR 3 GAL.	4' - 6'	DECIDUOUS SHRUBS
GREEN MOUNTAIN BOXWOOD	BUXUS MICROPHYLLA 'GREEN MOUNTAIN'	BmGm	40	24" - 30"	32" - 48"	EVERGREEN SHRUBS
ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	Vd	35	24" - 30"	5' - 9'	DECIDUOUS SHRUBS
SILKY DOGWOOD	CORNUS AMOMUM	Ca	12	24" - 30"	5' - 9'	DECIDUOUS SHRUBS
SHADBLow SERVICEBERRY	AMELANCIER CANADENSIS	Ac	28	6" - 9"	15' - 30'	DECIDUOUS SHRUBS
RED MAPLE	ACER RUBRUM	Ar	14	2.5" - 3" C	40' - 60'	DECIDUOUS TREES
WHITE FLOWERING DOGWOOD	CORNUS FLORIDA	Cf	4	10" - 15" C	20' - 30'	DECIDUOUS TREES
PIN OAK	QUERCUS PALUSTRIS	Qp	13	2.5" - 3" C	40' - 60'	DECIDUOUS TREES
NORWAY SPRUCE	PICEA ABIES	Pa	10	6" - 8" HGT.	40' - 60'	EVERGREEN TREES
WHITE PINE	PINUS STROBIUS	Ps	15	6" - 8" HGT.	40' - 60'	EVERGREEN TREES
DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELYN'	PaH	15	--	12"-24"	GRASSES
FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CxA	10	--	3' - 5'	GRASSES

**PARKING LOT LANDSCAPING REQUIREMENTS:**  
 SHADE / ORNAMENTAL TREE REQUIREMENTS = 1 TREE PER 8 PARKING SPACES  
 NUMBER OF PROPOSED PARKING SPACES = 219  
 NUMBER OF TREES REQUIRED = 27  
 NUMBER OF TREES PROVIDED = 27

**Landscape Plantings**

**BLUE GRASS BLEND:**  
 25% FESTUCA RUBRA COMMUTATA (CHEWINGS FESCUE)  
 15% LOLIUM PERENNE (PERENNIAL RYEGRASS)  
 60% POA PRATENSIS (KENTUCKY BLUEGRASS)

- NOTES:**  
 1.) ANY DISTURBED AREAS SHALL BE STABILIZED WITH BLUE GRASS BLEND.  
 2.) SEEDING SHALL BE PERFORMED AT A RATE OF 2 LBS. PER ACRE.



- NOTES:**  
 1) ALL PLANT MATERIAL SHALL BE HEALTHY AND FULL AT TIME OF PLANTING.  
 2) ALL TREES SHALL BE WARRANTED TO BE HEALTHY FOR 2-YEARS FROM TIME OF PLANTING.  
 3) ALL PROPOSED LANDSCAPE PLANTS SHALL CONFORM TO THE GUIDELINES SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR NURSERY STOCK.  
 4) TREE WRAPPING SHALL BE PROVIDED AROUND BASE OF TREE TO 6" ABOVE RUBBER HOSE (DECIDUOUS TREES ONLY).

**Planting Detail**  
 NOT TO SCALE

**MNTM**  
**Mercurio-Norton-Tarolli-Marshall**  
 ENGINEERING - LAND SURVEYING  
 PO Box 166, 45 Main Street, Pine Bush, NY 12566  
 P: (845)744.3620 F:(845)744.3805 Email: mntm@mntm.com

NO.	DATE	DESCRIPTION	BY
3	2-16-15	ENGINEER COMMENTS	ZAP
2	1-27-15	PS COMMENTS	ZAP
1	0-20-15	PS & SD REVISIONS	LM

*Lawrence Marshall*

LAWRENCE MARSHALL PE #087017

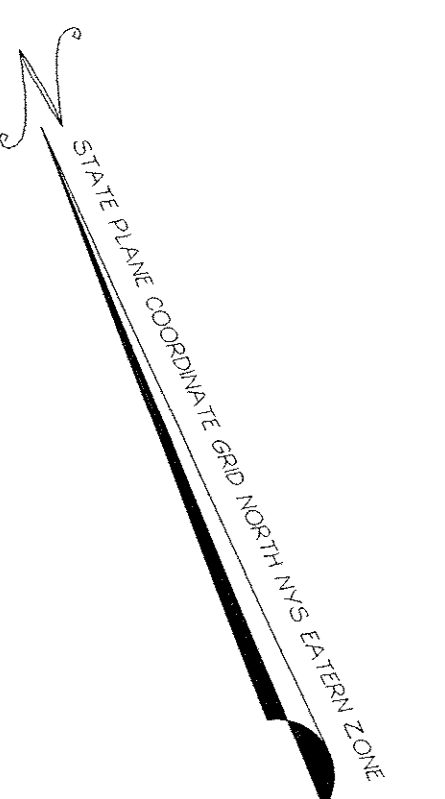
TOWN OF NEWBURGH PROJECT #2015-33

**landscaping Plan for Commercial Site Plan for Jetro Cash & Carry Enterprises, Inc.**

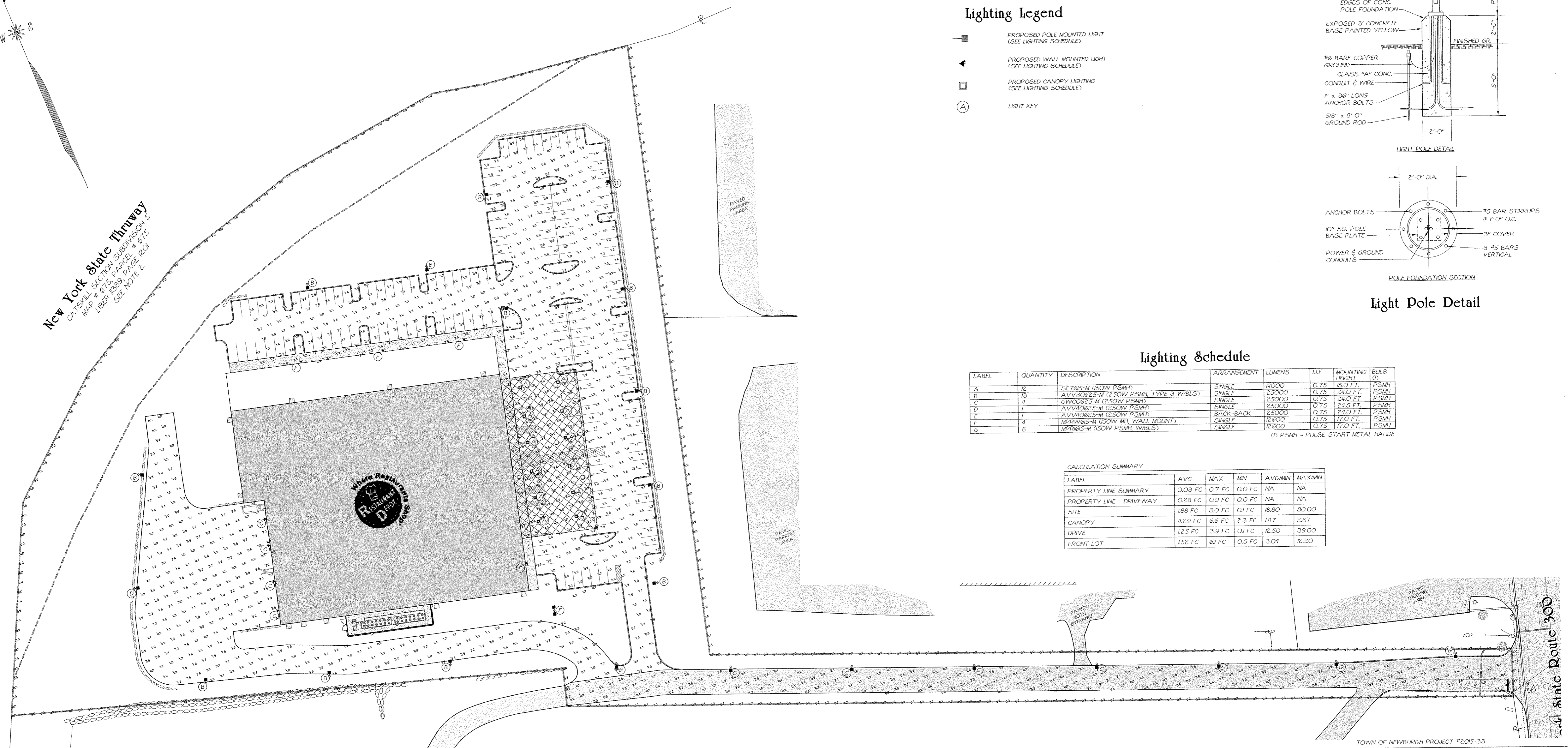
RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
 DEED REFERENCE: LIBER 1850, PAGE 1772  
 TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT B

Situate in the Town of Newburgh  
 Orange County, New York State  
 November 2015

DRAFTED BY: MAP CK: PROJECT: 3960 SHEET 10 OF 13

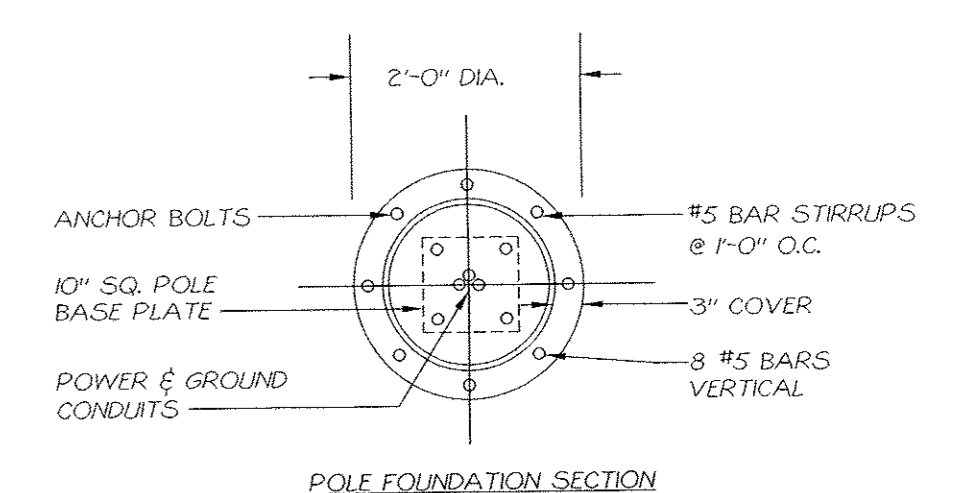
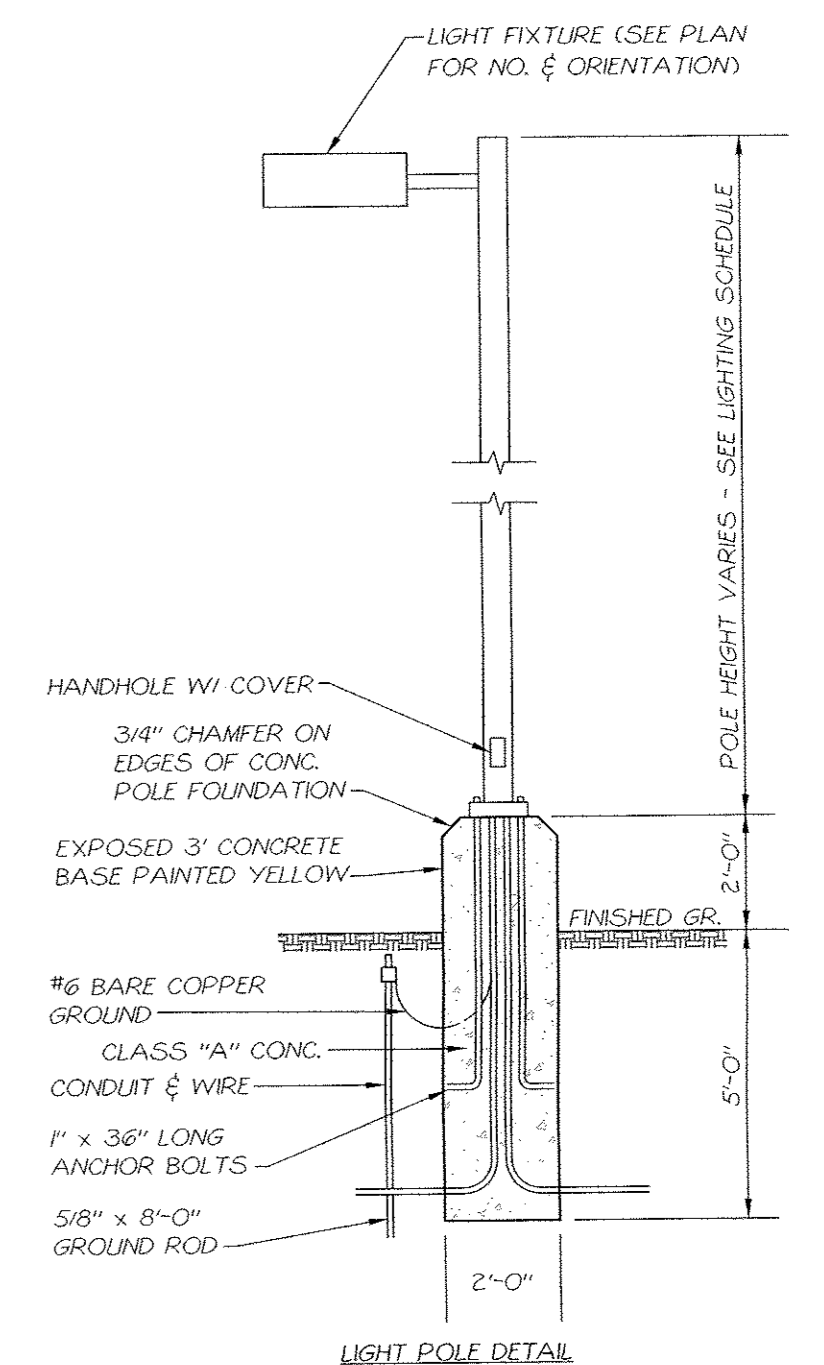


**New York State Thruway**  
 CAYUGA SECTION, SUBDIVISION 3  
 MAP # 6715, PARCEL # 6715  
 LIBER 1089, PAGE 101  
 SEE NOTE 2



**Lighting Legend**

- PROPOSED POLE MOUNTED LIGHT (SEE LIGHTING SCHEDULE)
- ◀ PROPOSED WALL MOUNTED LIGHT (SEE LIGHTING SCHEDULE)
- PROPOSED CANOPY LIGHTING (SEE LIGHTING SCHEDULE)
- Ⓐ LIGHT KEY



**Light Pole Detail**

**Lighting Schedule**

LABEL	QUANTITY	DESCRIPTION	ARRANGEMENT	LUMENS	LLF	MOUNTING HEIGHT (L)	BULB
A	12	SE7815-M (150W PSMH)	SINGLE	11000	0.75	15.0 FT.	PSMH
B	13	AVV30625-M (250W PSMH, TYPE 3 W/BL)	SINGLE	25000	0.75	24.0 FT.	PSMH
C	4	GW0625-M (250W PSMH)	SINGLE	25000	0.75	24.0 FT.	PSMH
D	1	AVV40625-M (250W PSMH)	SINGLE	25000	0.75	24.5 FT.	PSMH
E	7	AVV40625-M (250W PSMH)	BACK-BACK	25000	0.75	24.0 FT.	PSMH
F	4	MPSV615-M (150W MP, WALL MOUNT)	SINGLE	12600	0.75	17.0 FT.	PSMH
G	8	MPSR615-M (150W PSMH, W/BL)	SINGLE	12600	0.75	17.0 FT.	PSMH

(1) PSMH = PULSE START METAL HALIDE

**CALCULATION SUMMARY**

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PROPERTY LINE SUMMARY	0.03 FC	0.7 FC	0.0 FC	NA	NA
PROPERTY LINE - DRIVEWAY	0.28 FC	0.9 FC	0.0 FC	NA	NA
SITE	1.88 FC	6.0 FC	0.1 FC	18.80	80.00
CANOPY	4.29 FC	6.6 FC	2.3 FC	1.87	2.87
DRIVE	1.25 FC	3.9 FC	0.1 FC	12.50	39.00
FRONT LOT	1.52 FC	6.1 FC	0.5 FC	3.04	12.20

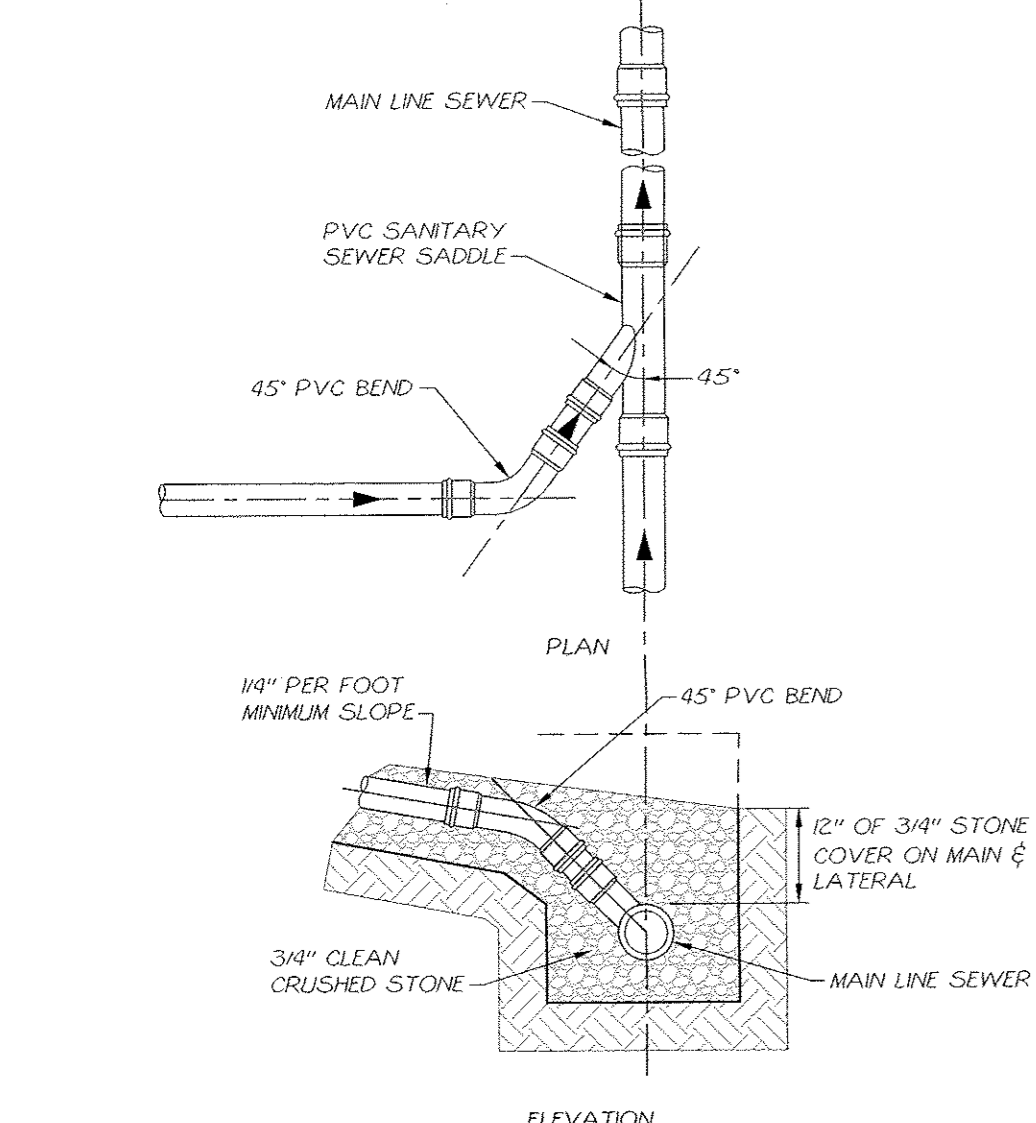
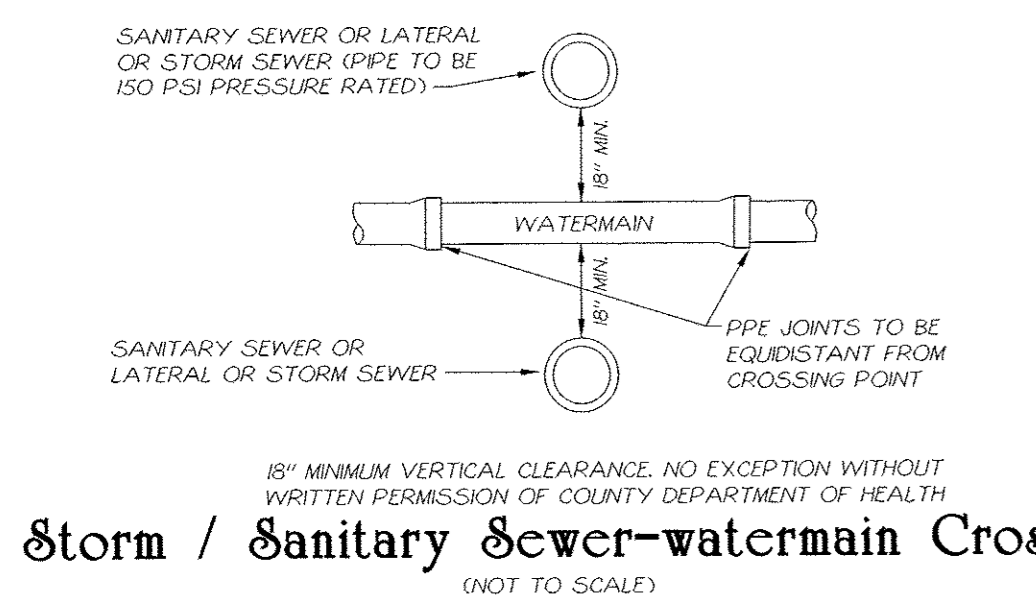
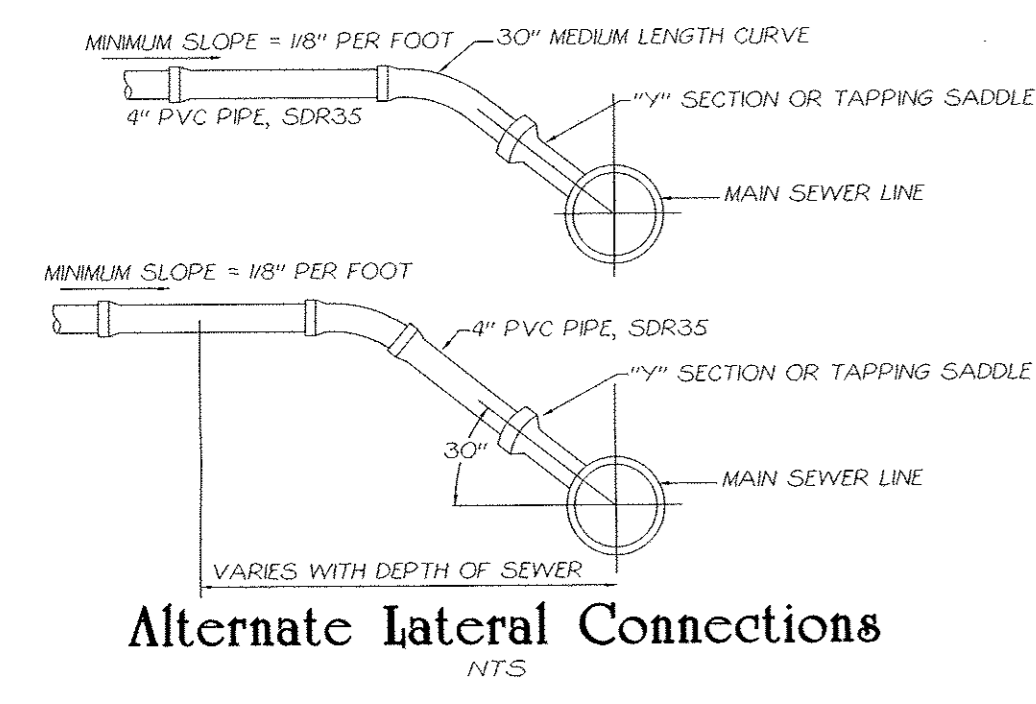
**Light Notes:**  
 1) ALL LIGHT INTENSITIES PROVIDED BY CREE LIGHTING.

**MNTM**  
**Mercurio-Norton-Tarolli-Marshall**  
 ENGINEERING - LAND SURVEYING  
 PO Box 166, 45 Main Street, Pine Bush, NY 12566  
 P: (845)744.3620 F: (845)744.3805 Email: mntm@mntm.co

NO.	DATE	DESCRIPTION	BY
2	2-10-16	ENGINEER COMMENTS	LM
1	02-20-16	PREP & REV REVISIONS	LM

*LM*  
 LAWRENCE MARSHALL PE #08707

**Lighting Plan for Commercial Site Plan**  
 for  
**Jetro Cash & Carry Enterprises, Inc.**  
 RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
 DEED REFERENCE: LIBER 1020, PAGE 1772  
 TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8  
 Situate in the Town of Newburgh  
 Orange County, New York State  
 Scale: 1"=40' November 2015

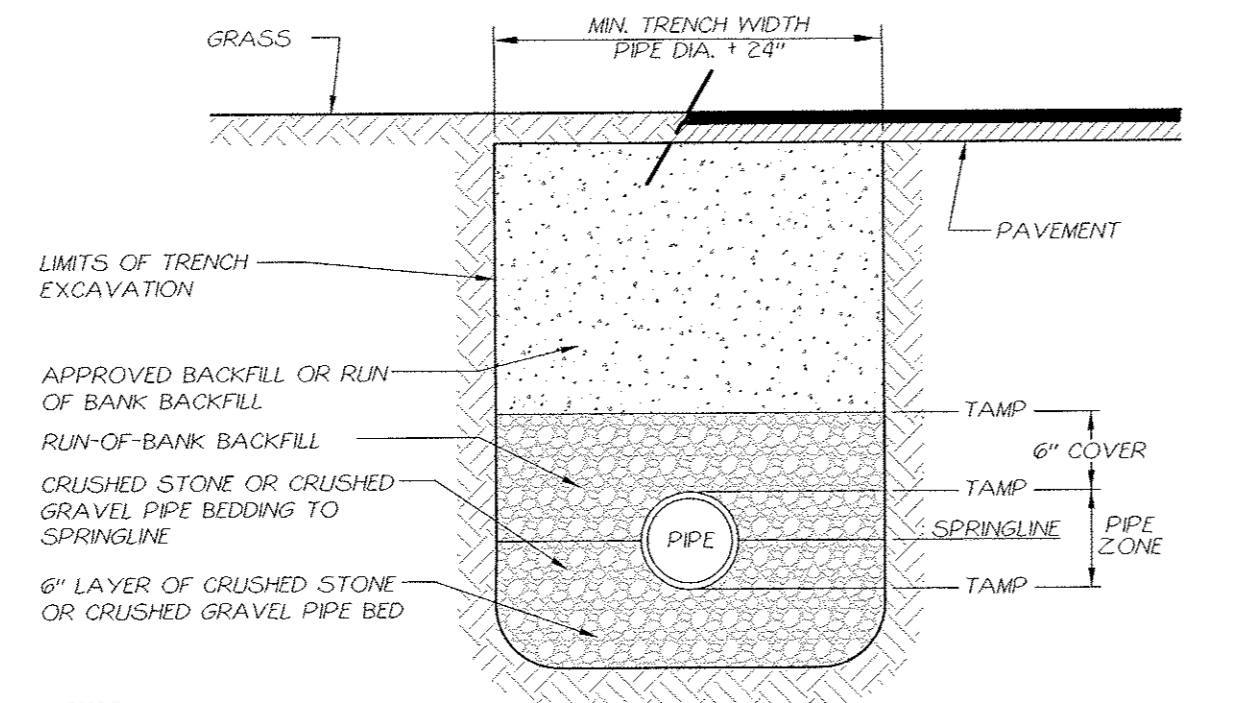


NO.	DATE	DESCRIPTION	BY
2	2-16-16	ENGINEER COMMENTS	LWM
1	01-20-16	PREP & REVISIONS	LM

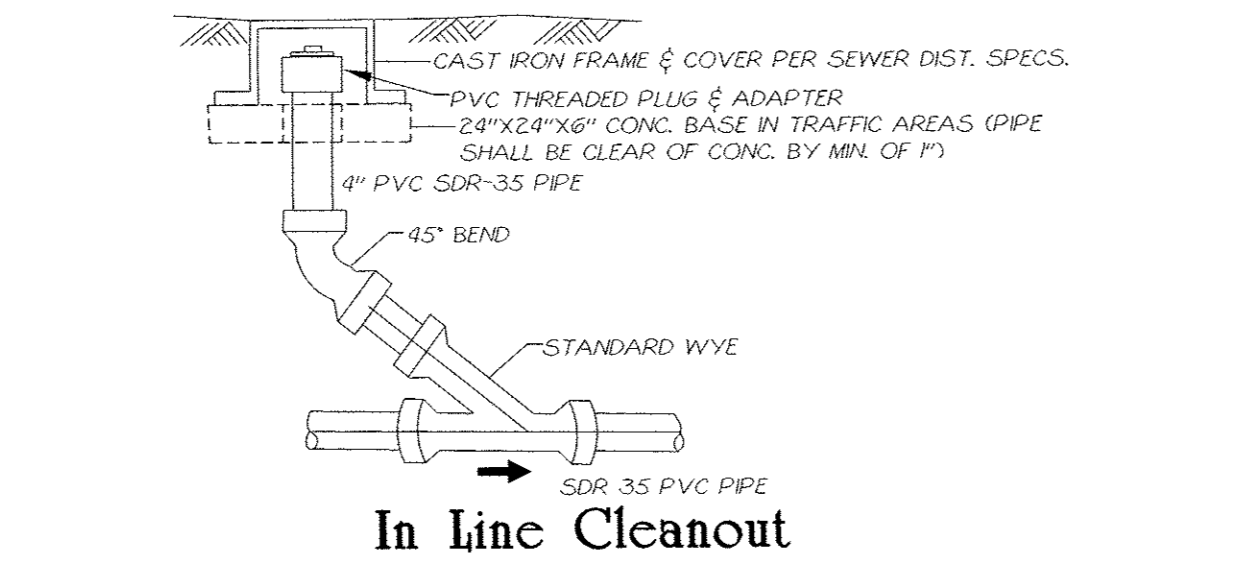
LAWRENCE MARSHALL PE #08707

**Town of Newburgh Sewer System Notes:**

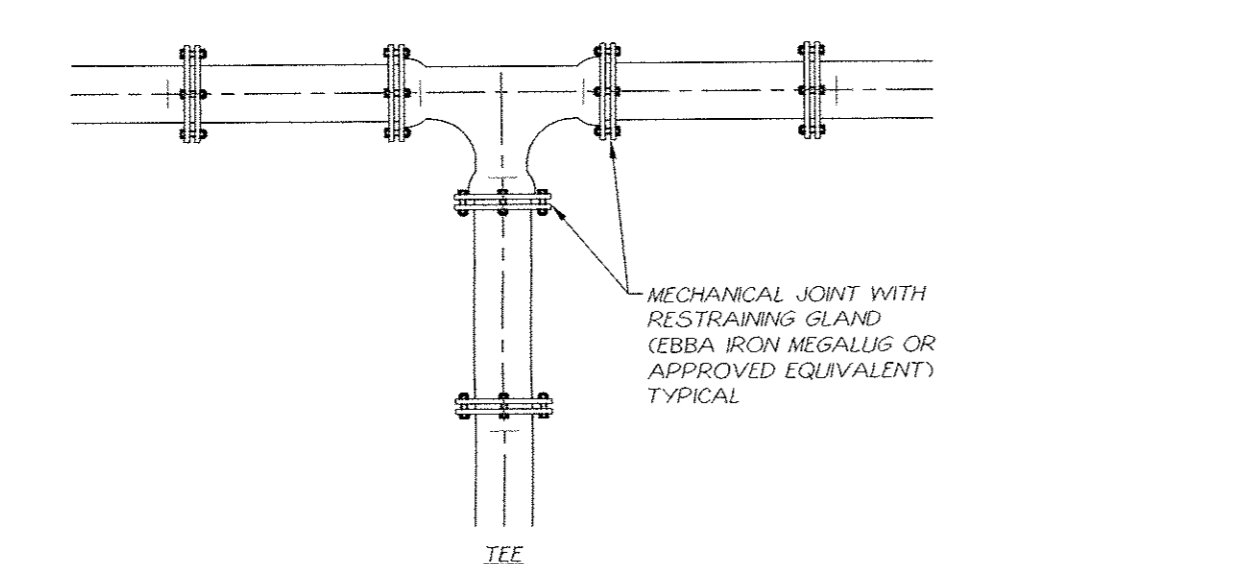
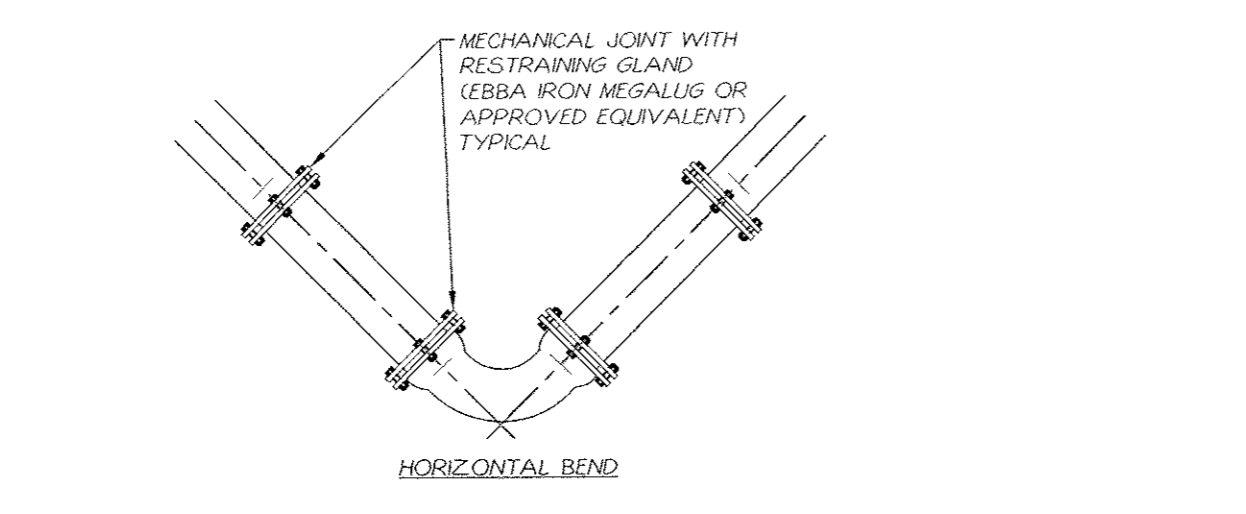
- CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
- ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
- ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
- 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.



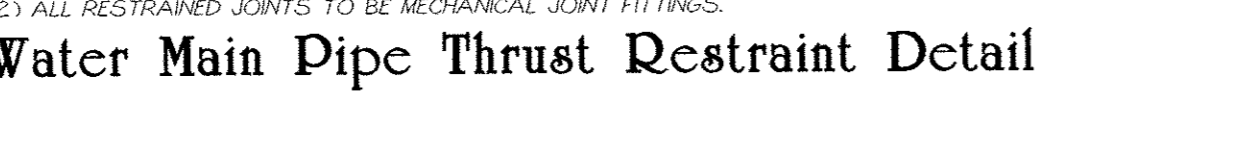
- NOTES:**
- RUN-OF-BANK BACKFILL SHALL BE INSTALLED IN 6" LIFTS & COMPACTED TO 95% PROCTOR DENSITY. RUN-OF-BANK GRAVEL SHALL NOT CONTAIN STONES LARGER THAN 4".
  - IN LAWN AREAS, A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED ON TOP OF THE RUN-OF-BANK GRAVEL AND SHALL BE SEED AND MULCHED WITH SEED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.
  - IN PAVED AREAS, THE EXISTING PAVEMENT SHALL BE SAW CUT PRIOR TO REMOVAL. REPLACEMENT OF THE PAVEMENT SHALL BE COMPLETED WITH A MINIMUM OF 4" ITEM 4 LEVELING COURSE, 3" ASPHALT BINDER COURSE, AND 1/2" ASPHALT TOP COURSE.



- NOTES:**
- ALL VALVES TO INCLUDE MEGA-LUG RETAINED GLANDS AND BE RODDED BACK TO THE ADJACENT TEE IN THE WATER MAIN INLINE VALVES NEED NOT BE RODDED. CONTRACTOR TO UTILIZE 3/4" DIA. GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180° SPACING.
  - WATER MAIN VALVES FOR FOUR-INCH THROUGH FORTY-EIGHT-INCH SHALL BE RESILIENT WEDGE GATE VALVES AS MANUFACTURED BY MUELLER, MODEL #A-2360 VALVES SHALL BE PROVIDED WITH AN EXTENSION SERVICE BOX TO GRADE.



- NOTES:**
- WET TAP TO BE PERFORMED BY CONTRACTOR WITH TOWN ENGINEER ON SITE.
  - CONTRACTOR TO CONTACT TOWN OF NEWBURGH WATER DEPARTMENT FOR ALL INSTALLATION REQUIREMENTS.
  - TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (CAST IRON, DUCTILE IRON, A.C.) AND OUTSIDE DIAMETERS.
  - MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS.



TOWN OF NEWBURGH PROJECT #2015-33

**Water & Sewer Service Details for Commercial Site Plan for Jetro Cash & Carry Enterprises, Inc.**

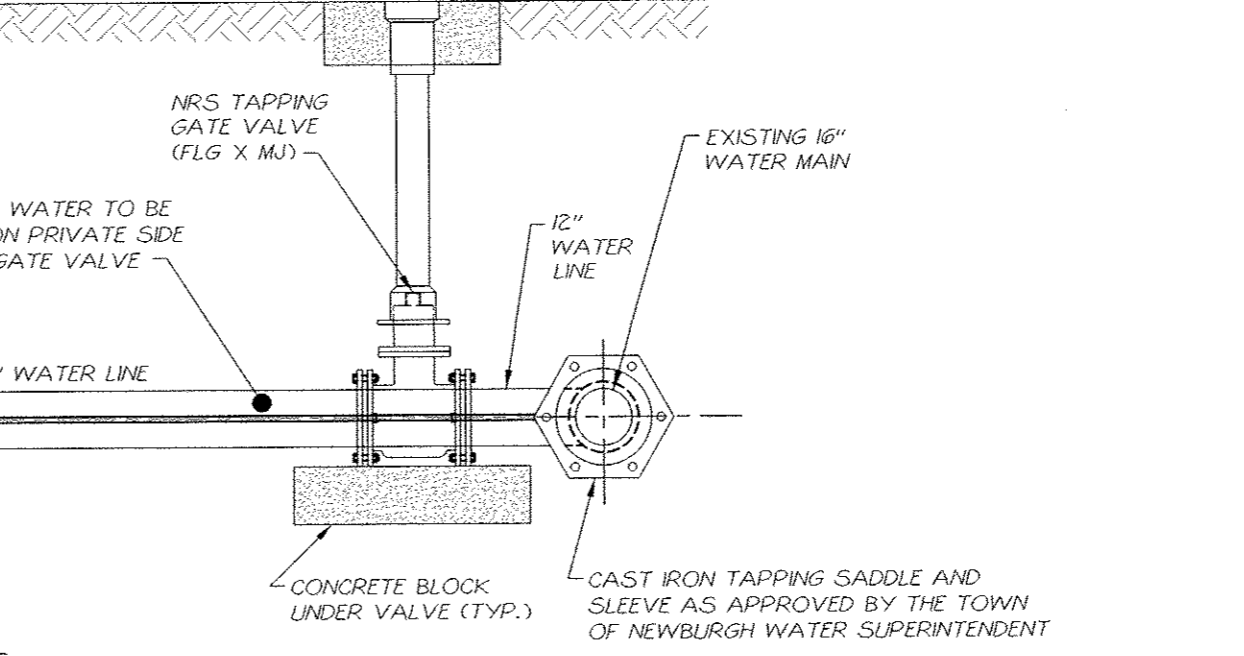
RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
DEED REFERENCE: LIBER 1820, PAGE 1772  
TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8

Situate in the Town of Newburgh  
Orange County, New York State  
November 2015

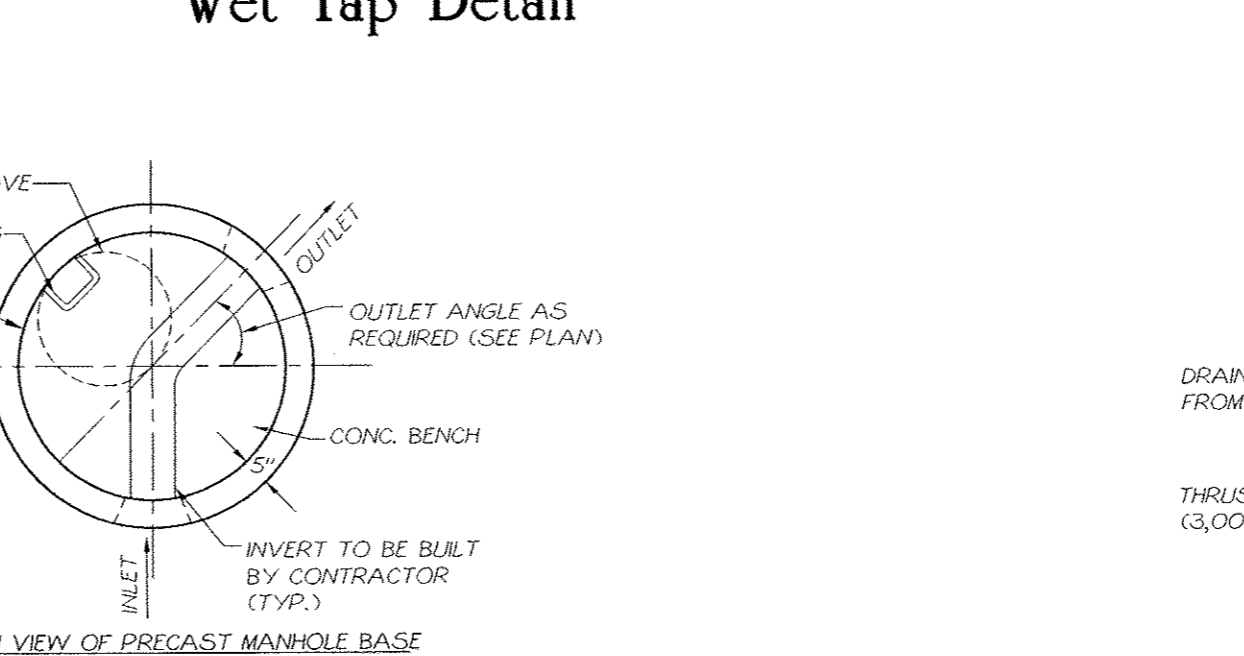
DRAFTED BY: MAP CK: PROJECT: 3960 SHEET 12 OF 13

**Water System Notes:**

- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDOH AND THE TOWN OF NEWBURGH.
- ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C900/215. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
- THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EWMA IRON MEGALUG SERIES 100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C900/215 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C534/215.3 FOR DUCTILE IRON COMPACT FITTINGS, LATEST REVISION.
- ALL VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE).
- TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-85 OR EQUAL. TAPPING VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
- ALL HYDRANTS SHALL BE CLOW-EDDY F-2640 CONFORMING TO AWWA STANDARD C-502, LATEST REVISION. ALL HYDRANTS SHALL INCLUDE A 5/4 INCH MAIN VALVE OPENING, TWO 2-1/2 INCH DIAMETER 1/2" HOSE NOZZLES, ONE 4 INCH NPT STEAMER NOZZLE, A 6 INCH DIAMETER INLET CONNECTION AND A 1/2 INCH PENTAGON OPERATING NUT. ALL HYDRANTS SHALL OPEN LEFT (COUNTERCLOCKWISE). HYDRANTS ON MAINS TO BE DEDICATED TO THE TOWN SHALL BE EQUIPMENT YELLOW. HYDRANTS LOCATED ON PRIVATE PROPERTY SHALL BE RED.
- ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H5030N FOR 3/4 AND 1 INCH, MUELLER H-5000N OR B-25000N FOR 1 1/2 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H502-2N FOR 3/4 AND 1 INCH AND MUELLER B-25204N FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-1031N FOR 3/4 AND 1 INCH AND MUELLER H-1030N 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, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER 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.



- NOTES:**
- GRANULAR FILL SHALL CONSIST OF SELECT GRANULAR FILL OR SUITABLE ON-SITE EXCAVATED SOIL (LARGEST STONE SHALL BE LESS THAN 3"). GRANULAR FILL SHALL BE INSTALLED IN 6" LIFTS & COMPACTED TO 95% PROCTOR DENSITY.
  - IN LAWN AREAS, A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED ON TOP OF THE RUN-OF-BANK GRAVEL AND SHALL BE SEED AND MULCHED WITH SEED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.
  - IN PAVED AREAS, THE EXISTING PAVEMENT SHALL BE SAW CUT PRIOR TO REMOVAL. REPLACEMENT OF THE PAVEMENT SHALL BE COMPLETED WITH A MINIMUM OF 4" ITEM 4 LEVELING COURSE, 3" ASPHALT BINDER COURSE, AND 1/2" ASPHALT TOP COURSE.



- NOTES:**
- HYDRANTS SHALL BE DRY-BARREL HYDRANTS, TYPE MUELLER SUPER CENTURION, IN ACCORDANCE WITH AWWA/C202. HYDRANTS SHALL HAVE A MAIN VALVE SIZE OPENING OF FIVE INCHES NOMINAL, ONE (1) FOUR-AND-A-HALF-INCH NPT PUMPER NOZZLE, TWO (2) TWO-AND-A-HALF-INCH NPT HOSE NOZZLES, A ONE-AND-ONE-HALF-INCH PENTAGON OPERATING NUT AND A SIX-INCH MECHANICAL JOINT INLET SHOW CONNECTION WITH ACCESSORIES. THE HYDRANT DIRECTION OF OPENING SHALL BE LEFT (COUNTERCLOCKWISE).
  - ALL TEES, VALVES, AND FITTINGS TO INCLUDE RESTRAINT IN THE FORM OF MEGA-LUG RETAINER GLANDS AND RODS.

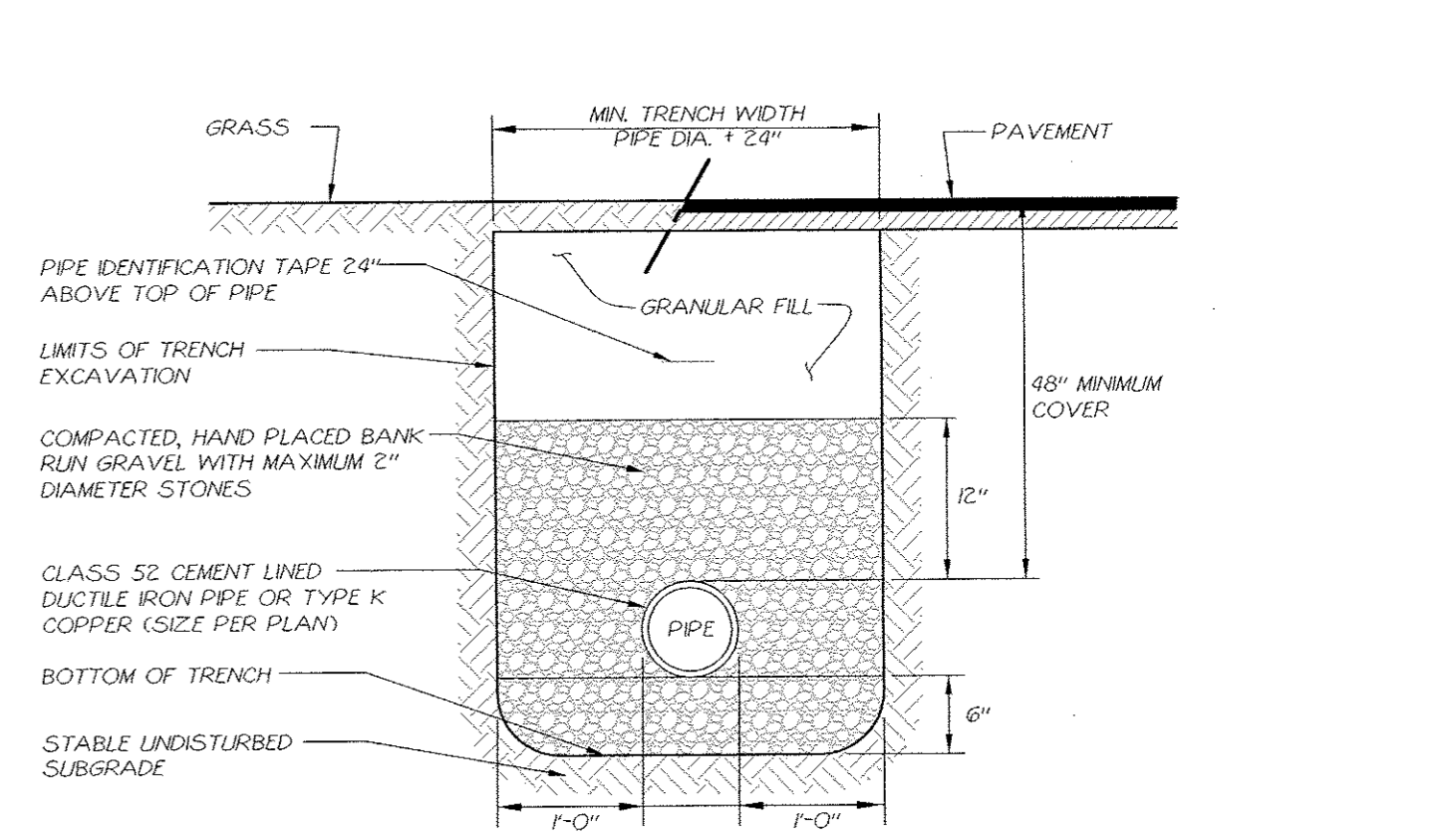
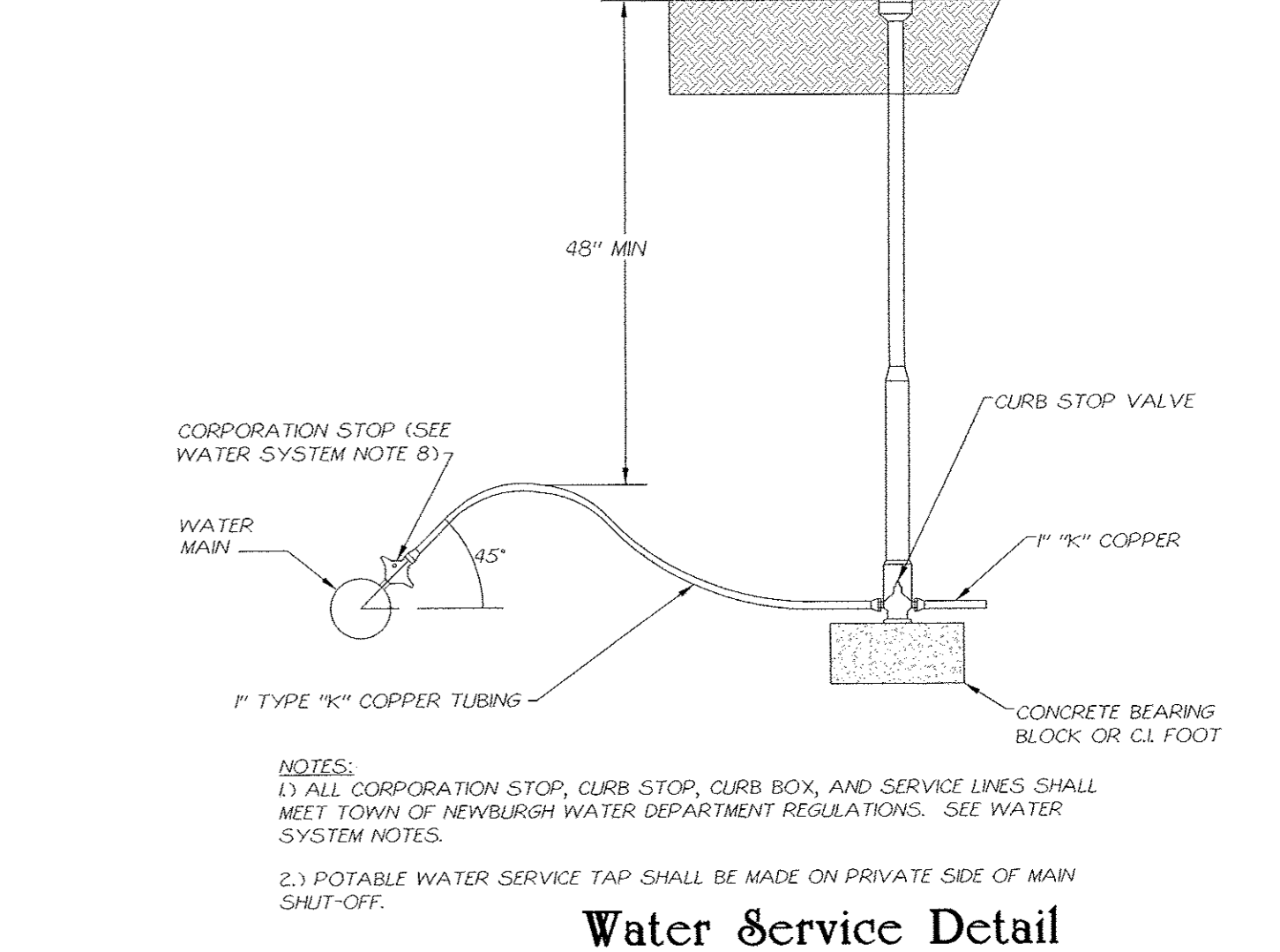
TOWN OF NEWBURGH PROJECT #2015-33

**Water & Sewer Service Details for Commercial Site Plan for Jetro Cash & Carry Enterprises, Inc.**

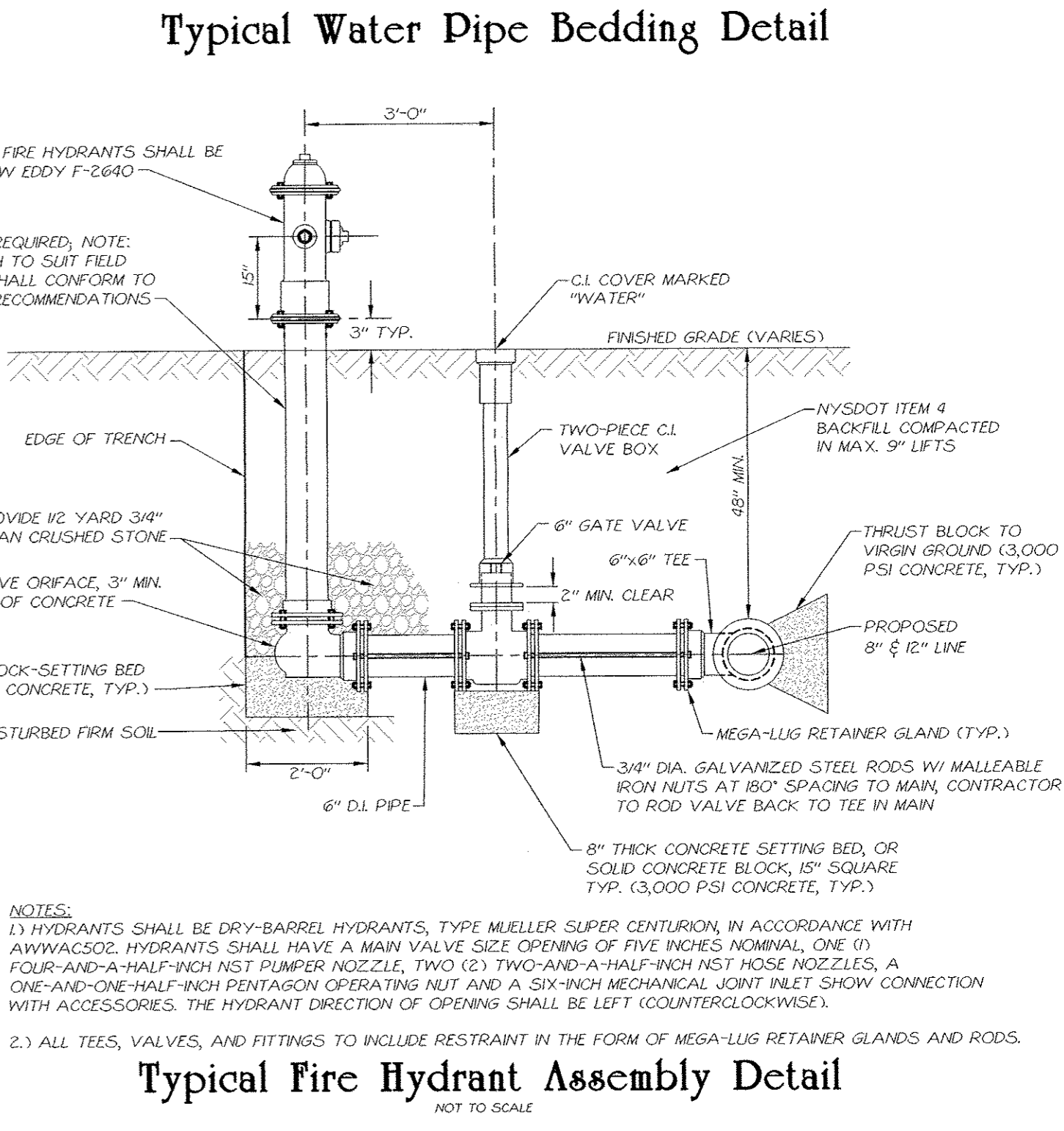
RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
DEED REFERENCE: LIBER 1820, PAGE 1772  
TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8

Situate in the Town of Newburgh  
Orange County, New York State  
November 2015

DRAFTED BY: MAP CK: PROJECT: 3960 SHEET 12 OF 13



- NOTES:**
- HYDRANTS SHALL BE DRY-BARREL HYDRANTS, TYPE MUELLER SUPER CENTURION, IN ACCORDANCE WITH AWWA/C202. HYDRANTS SHALL HAVE A MAIN VALVE SIZE OPENING OF FIVE INCHES NOMINAL, ONE (1) FOUR-AND-A-HALF-INCH NPT PUMPER NOZZLE, TWO (2) TWO-AND-A-HALF-INCH NPT HOSE NOZZLES, A ONE-AND-ONE-HALF-INCH PENTAGON OPERATING NUT AND A SIX-INCH MECHANICAL JOINT INLET SHOW CONNECTION WITH ACCESSORIES. THE HYDRANT DIRECTION OF OPENING SHALL BE LEFT (COUNTERCLOCKWISE).
  - ALL TEES, VALVES, AND FITTINGS TO INCLUDE RESTRAINT IN THE FORM OF MEGA-LUG RETAINER GLANDS AND RODS.



TOWN OF NEWBURGH PROJECT #2015-33

**Water & Sewer Service Details for Commercial Site Plan for Jetro Cash & Carry Enterprises, Inc.**

RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
DEED REFERENCE: LIBER 1820, PAGE 1772  
TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8

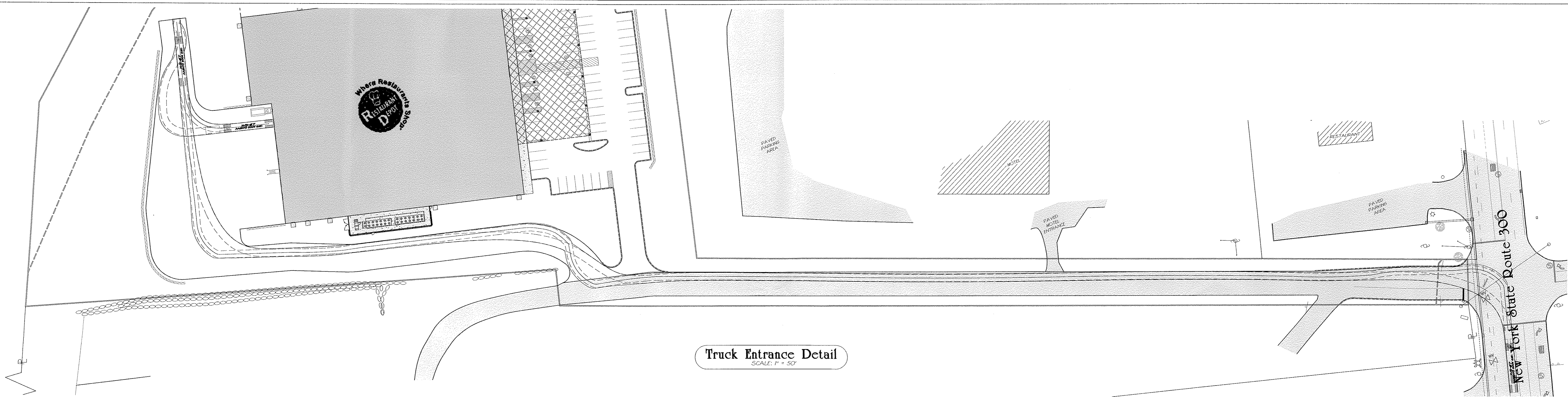
Situate in the Town of Newburgh  
Orange County, New York State  
November 2015

DRAFTED BY: MAP CK: PROJECT: 3960 SHEET 12 OF 13

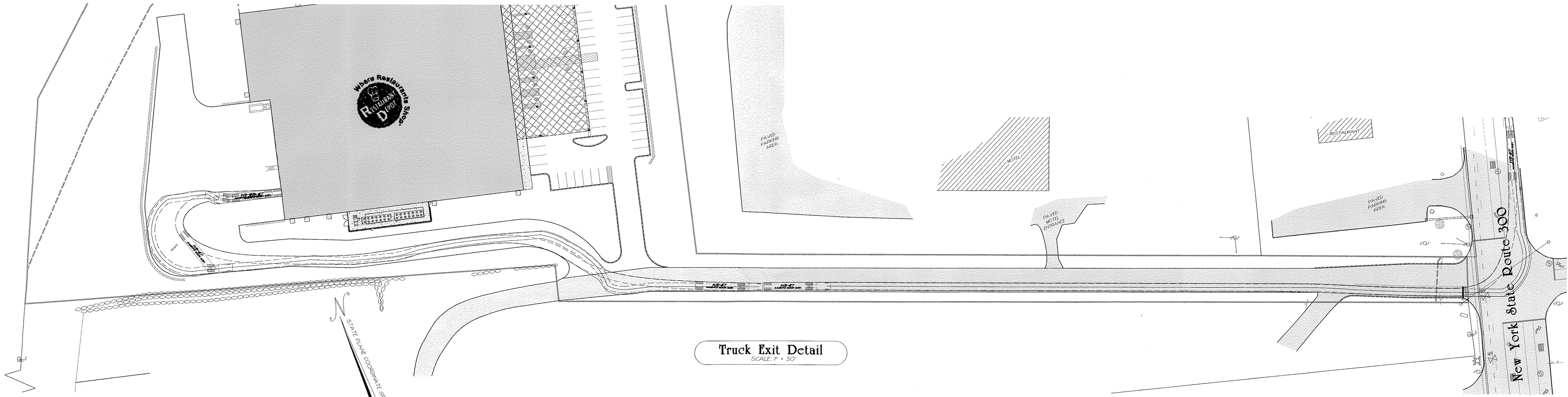
**MNTM**  
Mercurio-Norton-Tarolli-Marshall  
ENGINEERING - LAND SURVEYING  
PO Box 166, 45 Main Street, Pine Bush, NY 12566  
P: (845)744.3620 F: (845)744.3805 Email: mntm@mmtm.co

*Signature*

LAWRENCE MARSHALL	PE #08707	DRAFTED BY:	MAP CK:	PROJECT:	3960	SHEET 12 OF 13
-------------------	-----------	-------------	---------	----------	------	----------------



**Truck Entrance Detail**  
SCALE: 1" = 50'



**Truck Exit Detail**  
SCALE: 1" = 50'

**Notes:**

TRUCK TURN DIAGRAM COMPLETED UTILIZING TRANSOFT SOLUTIONS  
AUTOTURN PRO 3D FOR AUTOCAD 2007 SOFTWARE

**MNTM**  
**Mercurio-Norton-Tarolli-Marshall**  
 ENGINEERING - LAND SURVEYING  
 PO Box 166, 45 Main Street, Pine Bush, NY 12566  
 P: (845)744.3620 F: (845)744.3805 Email: mntm@mntm.co

NO.	DATE	DESCRIPTION	BY
2	2-16-16	ENGINEER COMMENTS	LJM
1	1-22-16	TRUCK TURN DIAGRAMS	LJM

*Lawrence Marshall*

LAWRENCE MARSHALL PE #08707

TOWN OF NEWBURGH PROJECT #2015-33  
**Truck Turn Diagram for Commercial Site Plan**  
 for  
**Jetro Cash & Carry Enterprises, Inc.**

RECORD OWNER: ROUTE 300 NEWBURGH PARTNERS, LLC 1277 UNION AVENUE, NEWBURGH, NY 12550  
 DEED REFERENCE: LIBER 8820, PAGE 1772  
 TAX MAP REFERENCE: SECTION 95, BLOCK 1, LOT 8  
 Situate in the Town of Newburgh  
 Orange County, New York State  
 Scale: 1"=40' November 2015

DRAFTED BY: MAP CK: