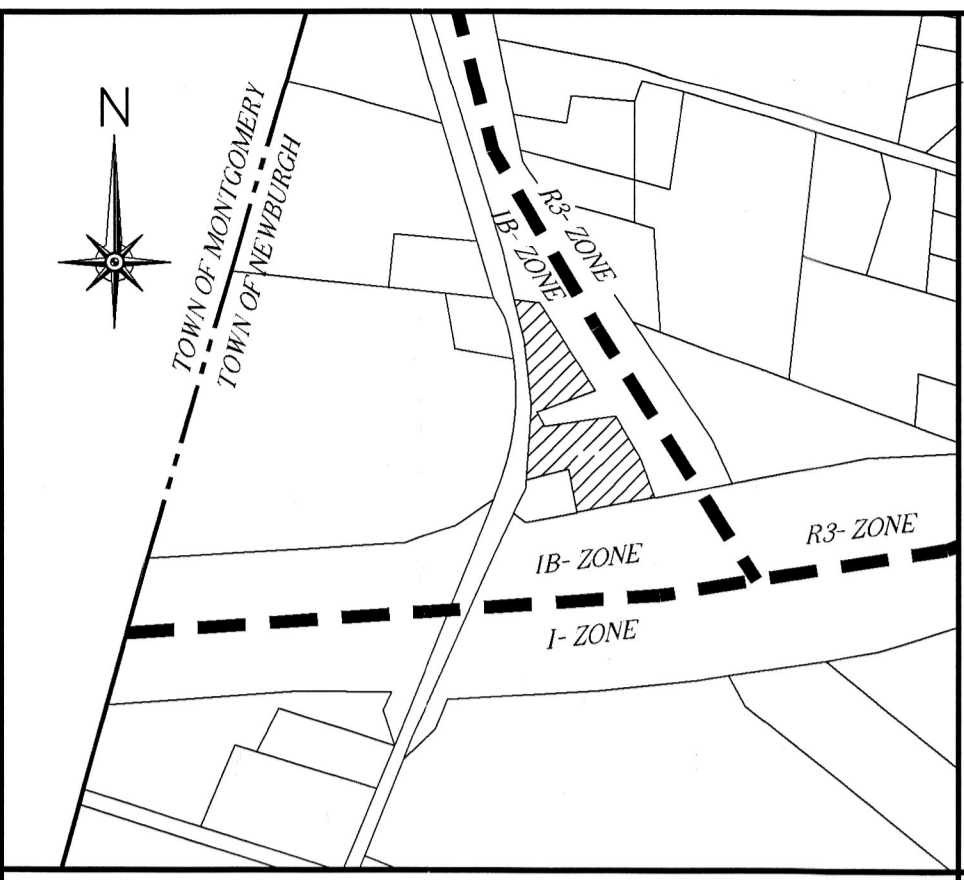
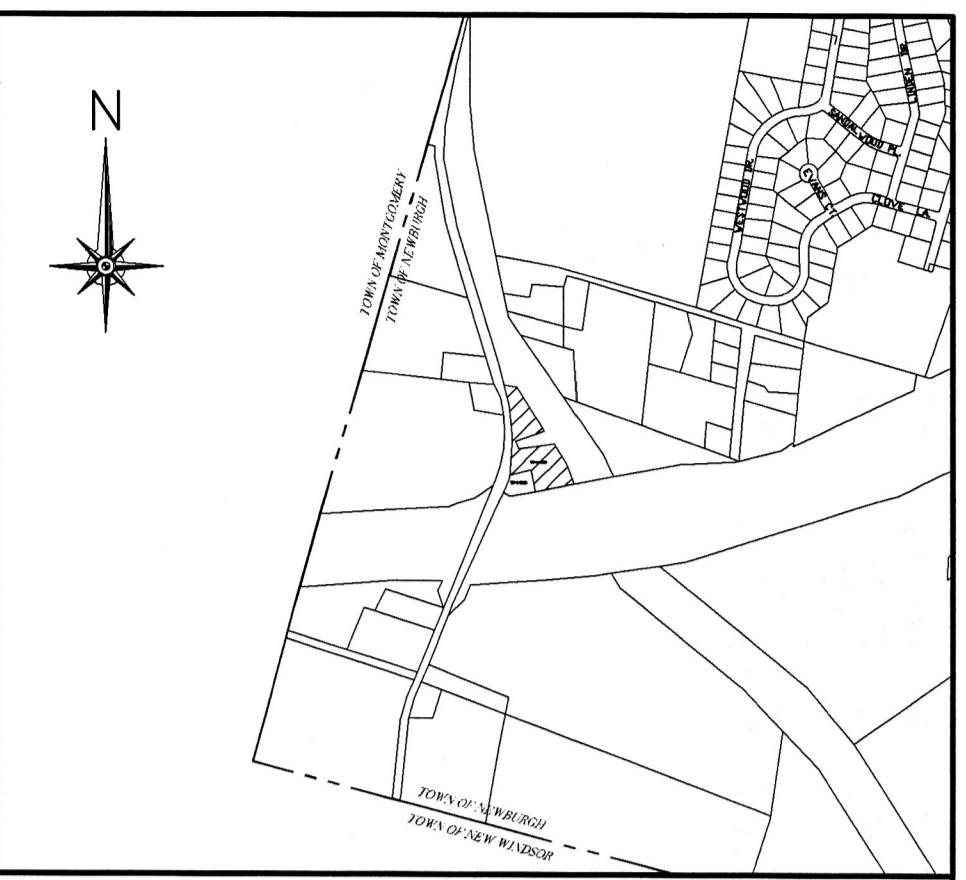


**OCHD NOTE:**  
 1. INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN ONE (1) YEAR OF AVAILABILITY.  
 2. ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO FIVE (5) YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.



LOCATION MAP SCALE 1"=500'



LOCATION MAP SCALE 1"=1000'

**LEGEND**

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- PROPOSED SWALE
- STONE WALL
- PROPOSED WELL
- PROPOSED BUILDING
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PROP. FOOTING DRAIN OUTLET
- REGULATION TEST HOLE
- DEEP SOIL TEST HOLE

**PARKING SCHEDULE**

REQUIRED: 1 SPACE/150 SQ FT  
 2448sqft/150= 17 SPACES

PROVIDED: 22 SPACES  
 INCLUDING 2 HANDICAPPED

PROVIDED: ADDITIONAL 12 AT PUMPS



**SBL: 89-1-(80.1 & 80.2)**  
**TOWN OF NEWBURGH**  
**ZONE: 1B, INDUSTRIAL BUSINESS (SCHEDULE 8D(2))**  
**TOTAL AREA EXISTING: 62,723±SF**

	REQUIRED	PROPOSED
MINIMUM LOT AREA (sq ft)	40,000	62,723
MINIMUM YARDS		
FRONT (747 BLVD)	*60'	**25.0'
FRONT (NYS ROUTE 84)	*60'	60.0'
REAR	60'	**24.5'
SIDE (BUILDING)	50'	90.0'
SIDE (CANOPY)	50'	**21.3'
MINIMUM LOT		
WIDTH	150'	200'+
DEPTH	150'	200'+
BUILDING COVERAGE	40%	5%
LOT SURFACE COVERAGE	80%	57%

\* FRONT YARD SETBACK SHALL BE 60' BASED ON 185-18C (#4)(b).  
 \*\* VARIANCE REQUIRED

- NOTES:**
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE N.Y. STATE EDUCATION LAW.
  - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
  - CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE CO., GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
  - SURVEYED IN ACCORDANCE WITH DEEDS, FILED MAPS, AND PHYSICAL MONUMENTATION FOUND AT THE TIME OF SURVEY.
  - SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN UP TO DATE TITLE ABSTRACT REPORT.
- HIGHWAY TAKING REFERENCES:**
- HIGHWAY TAKING MAP FOR RECONSTRUCTION OF INTERSTATE ROUTE 503, MAP 777 - PARCEL 1158
  - HIGHWAY TAKING MAP FOR CONSTRUCTION OF INTERSTATE ROUTE 503-1-6.2, MAP 678 - PARCELS 1051, 1052, 1053, 1054 & 1055.
  - HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE (CO. ROAD NO. 54) MAP 27- PARCELS 27 & 28.
  - ORANGE COUNTY TAKINGS FOR DRURY LANE, L.1244, P.233
  - HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE MAP 38, PARCEL 39 & 40.
- EASEMENT & LEASE REFERENCES:**
- TEMPORARY EASEMENT MAP 28- PARCEL 29
  - AT&T EASEMENT, L.1047, P.371
  - ORANGE COUNTY DRAINAGE EASEMENT, L.2476, P.149
  - OIL & GAS LEASES, L.2057, P.1134 & L.2216, P.570
- NOTES:**
- LOT 2B & 2C HAVE RIGHT OF ACCESS THRU LOT 2A FOR INGRESS AND EGRESS TO DRURY LANE.
  - LOT 2A & 2B SUBJECT TO THE RIGHT OF LOT 2C FOR INGRESS AND EGRESS TO DRURY LANE.
  - TOGETHER WITH A RIGHT OF WAY IN FAVOR OF LOT 2C AS SHOWN FOR INGRESS AND EGRESS OVER LANDS OF NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SHOWN ON A MAP OF PARCEL 409, SHEET #NC-23, DATED 1940.
- EXCEPTION REFERENCES:**
- STATE OF NEW YORK NOTICES OF APPROPRIATION
    - A. L.1867, P.462
    - B. L.1788, P.99
    - C. L.1788, P.100
    - D. L.1885, P.1065
    - E. L.1897, P.128
  - EXCEPTIONS IN L.3600, P.186
    - A. ANDREW C. & MILDRED SMITH, L.958, P.572
    - B. ARTHUR D. & DORIS M. AGOR, L.958, P.572
    - C. WILLIAM J. & ROSALIE E. HETTMAN, L.1354, P.138
    - D. ROBERT MAZZARELLA & CAROLE H. CLARKSON, L.1713, P.542
    - E. GEORGE HUSS, JR & JOHN R. HORTON, JR., L.1912, P.654
    - F. CAROLE H. MAZZARELLA, L.1940, P.461

**APPLICANT**  
 SNK PETROLEUM WHOLESALERS, INC.  
 1983 ROUTE 52, SUITE 1A  
 HOPWELL JUNCTION, NY 12533

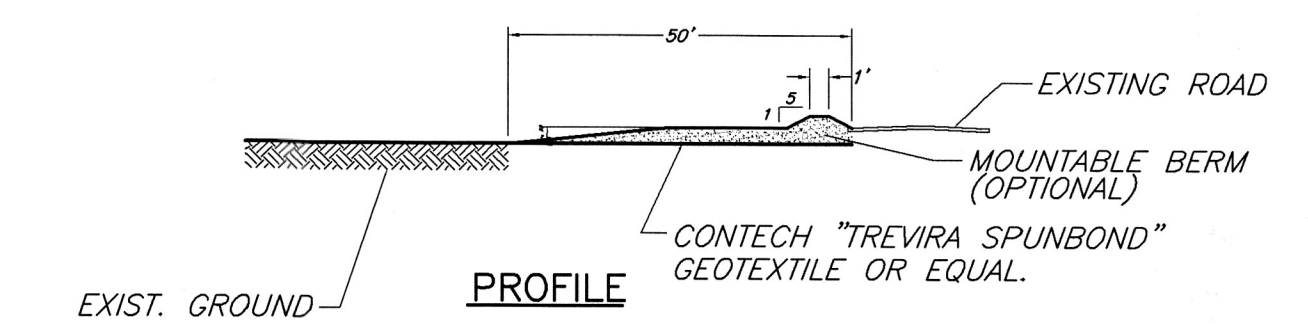
**OWNER**  
 NEWBURGH PARK ASSOCIATES, INC.  
 561 S. DRURY LANE  
 ROCK TAVERN, N.Y. 12575

- REVISED 11/24/2020 AS PER CLIENT COMMENTS
- REVISED 10/11/2020 AS PER CLIENT COMMENTS
- REVISED 10/15/2019 AS PER OCHD COMMENTS
- REVISED 07/15/2019 AS PER OCHD COMMENTS
- REVISED 03/25/2018 AS PER ZBA VARIANCE
- REVISED 12/01/2017 AS PER ZBA COMMENTS
- REVISED 06/18/2017 AS PER PLANNING BOARD COMMENTS
- REVISED 09/01/2016 AS PER NYSDOT

		<b>PROPOSED SITE PLAN</b> <b>NEWBURGH PARK ASSOCIATES, INC.</b> <b>EXISTING SITE PLAN</b> <b>SBL: 89-1-(80.1 &amp; 80.2)</b> <b>TOWN OF NEWBURGH, ORANGE COUNTY, NY</b>			
		DATE	SCALE	JOB NUMBER	SHEET NUMBER
		7/7/2016	1"=30'	15-008-PMU	1 OF 5

REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS  
(AS SHOWN IN NYS DEPARTMENT OF HEALTH DESIGN HANDBOOK FOR  
INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS, ed. 1996)

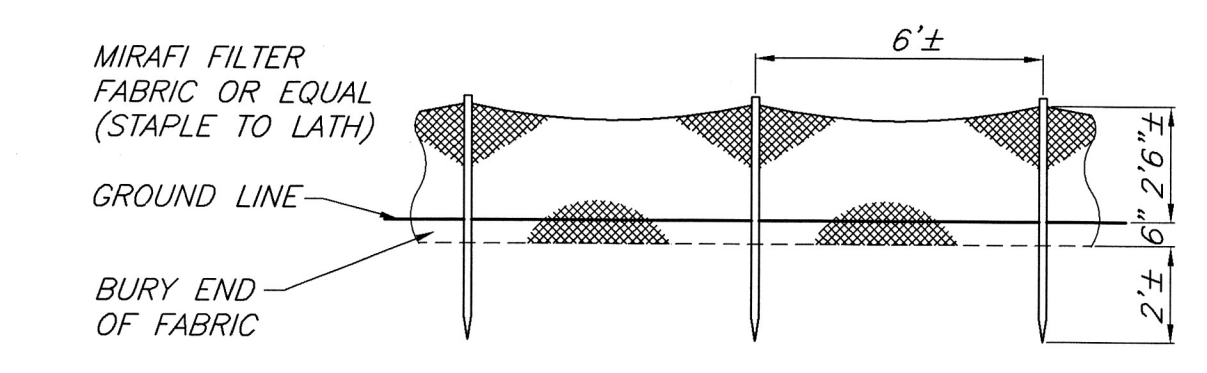
SYSTEM COMPONENTS	WELL OR SUCTION LINE	STREAM LAKE WATERCOURSE OR WETLAND	DWELLING	PROPERTY LINE	DRAINAGE DITCH
HOUSE SEWER	50' (25' FOR CAST OR PVC W/ O-RING)	25'	3'	10'	---
(WATERTIGHT JOINTS) SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'	20'
DISTRIBUTION BOX	100'	100'	20'	10'	50'
ABSORPTION FIELD	100'	100'	20'	10'	50'
SEEPAGE PIT	150'	100'	20'	10'	50'
DRY WELL (ROOF AND FOOTING)	50'	25'	20'	10'	10'
RAISED OR MOUND SYSTEM	100'	100'	20'	10'	50'
INTERMITTENT SAND FILTER	100'	100'	20'	10'	20'
EVAPOTRANSPIRATION-ABSORPTION SYSTEM	100'	50'	20'	10'	50'
COMPOSTER	50'	50'	20'	10'	10'
SANITARY PRIVY PIT	100'	50'	20'	10'	20'
PRIVY, WATERTIGHT VAULT	50'	50'	20'	10'	10'



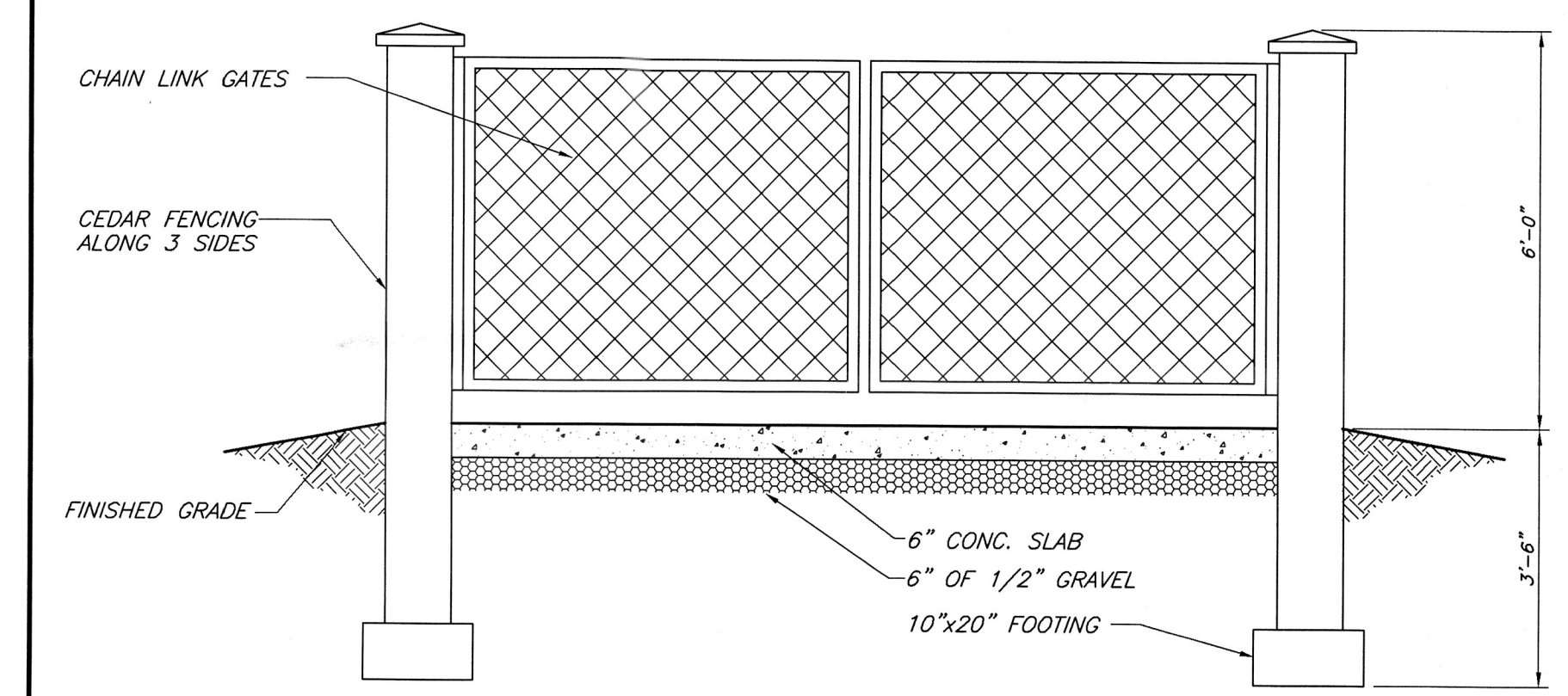
ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6" DEPTH OF 1"-1 1/2" CRUSHED STONE, WILL BE AT LEAST 30' x 50' AND SHOULD BE PLACED ON COMPACTED SUB-GRADE AND SHALL BE MAINTAINED.

ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE DISCHARGE POINTS BECOME OPERATIONAL.

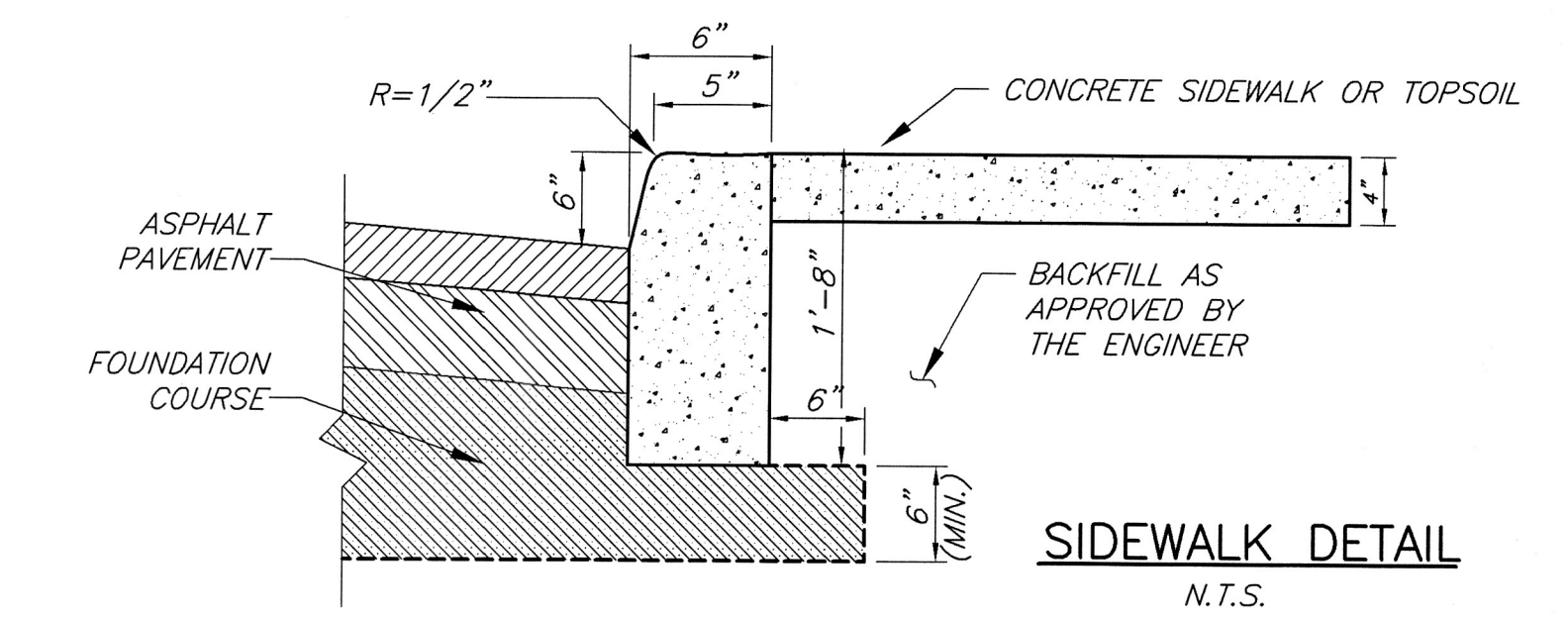
**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.



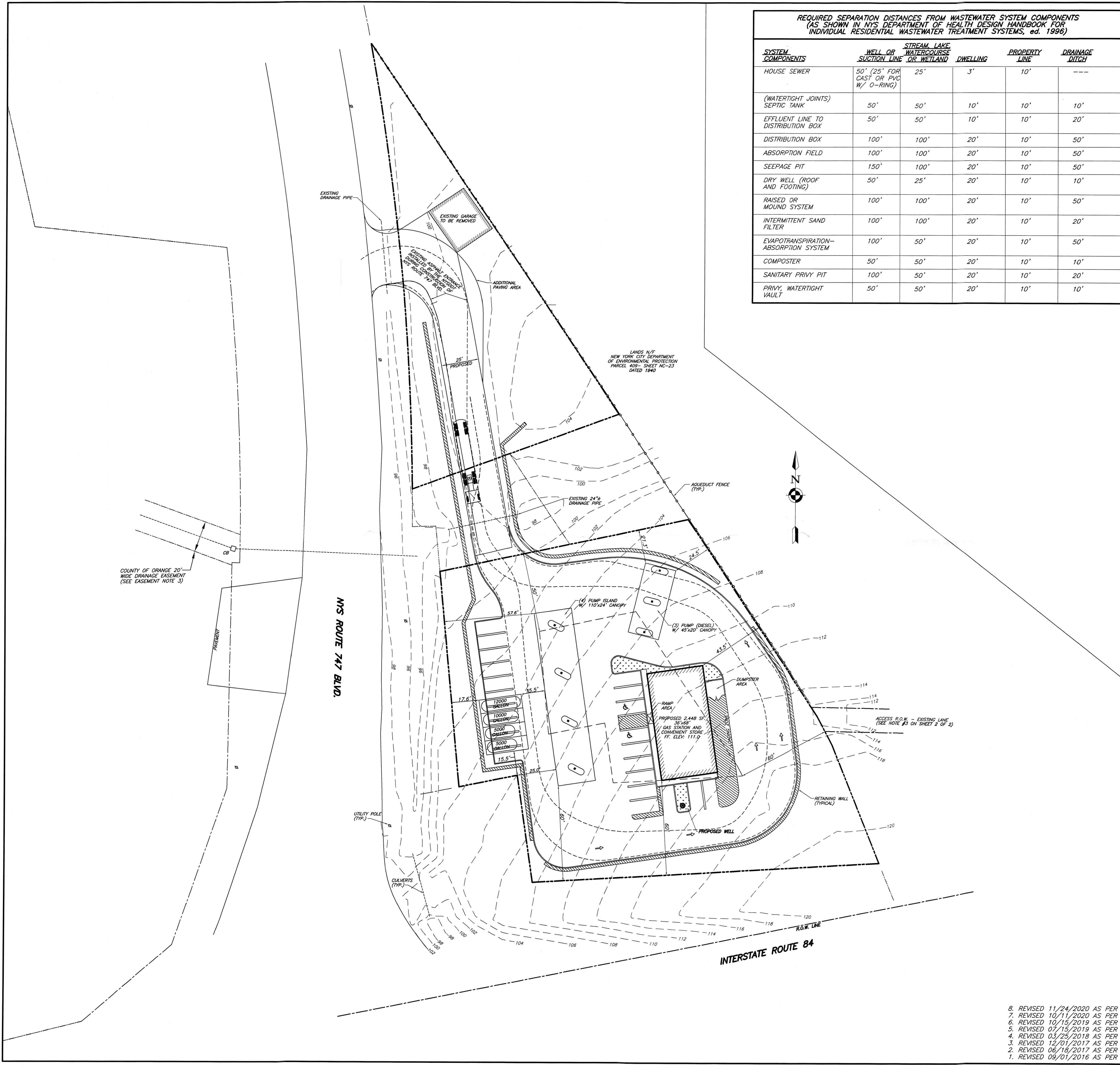
**SILT FENCE DETAIL**  
N.T.S.



**DUMPSTER ENCLOSURE DETAIL**  
N.T.S.



**SIDEWALK DETAIL**  
N.T.S.



NOT FOR OCHD REVIEW OR APPROVAL

<p>ENGINEER WILLIAM J. MOREAU</p>	<p>PROPOSED SITE PLAN NEWBURGH PARK ASSOCIATES, INC. PROPOSED SITE PLAN SBL: 89-1-(80.1 &amp; 80.2) TOWN OF NEWBURGH, ORANGE COUNTY, NY</p>		
	<p>DATE 7/7/2016</p>	<p>SCALE 1"=30'</p>	<p>JOB NUMBER 15-008-PMU</p>

- 8. REVISED 11/24/2020 AS PER CLIENT COMMENTS
- 7. REVISED 10/11/2020 AS PER CLIENT COMMENTS
- 6. REVISED 10/15/2019 AS PER OCHD COMMENTS
- 5. REVISED 07/15/2019 AS PER OCHD COMMENTS
- 4. REVISED 03/25/2018 AS PER ZBA VARIANCE
- 3. REVISED 12/01/2017 AS PER ZBA COMMENTS
- 2. REVISED 06/18/2017 AS PER PLANNING BOARD COMMENTS
- 1. REVISED 09/01/2016 AS PER NYS DOT