



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

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

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

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

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**

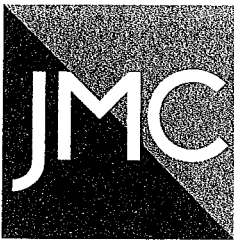
PROJECT: SUMMIT LANE NEWBURGH PHASE II
PROJECT NO.: 15-18
PROJECT LOCATION: SECTION 97, BLOCK 1, LOTS 47 & 48
REVIEW DATE: 30 OCTOBER 2015
MEETING DATE: 5 NOVEMBER 2015
PROJECT REPRESENTATIVE: JMC CONSULTING

1. The Zoning Board of Appeals approval for the project is required.
2. City of Newburgh flow acceptance letter is required prior to Planning Board action,
3. The undersigned discussed stormwater management related comments with the Applicant's representative. Changes to the stormwater management plan and grading plans have been depicted on the most recent plan set addressing the stormwater comments. Test pits are required to be performed within the infiltration basin in order to provide calculations for soil permeability.
4. A 269 lineal feet of 12 inch HDPE is proposed to collect all roof drainage from the two structures. Additional flow behind Building 17 is directed to this 12 inch pipe. Calculations supporting this pipe size should be submitted.

Respectfully submitted,

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

Patrick J. Hines
Principal



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

October 19, 2015

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

OCT 22 2015

RE: JMC Project 14136
 Summit Lane at Newburgh, Phase II
 Stewart Avenue
 Town of Newburgh, NY

Dear Chairman Ewasutyn and Members of the Planning Board:

We are pleased to submit ten (10) copies of the following revised plans on behalf of the Summit Lane at Newburgh Application:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
SP-3	"Layout Plan"	1 10/20/2015
SP-4	"Grading Plan"	1 10/20/2015
SP-5	"Utilities Plan"	1 10/20/2015
SP-6	"Erosion & Sediment Control Plan"	1 10/20/2015
SP-7	"Landscaping Plan"	1 10/20/2015
SP-8	"Lighting Plan"	1 10/20/2015
SP-10	"Construction Details"	1 10/20/2015

We are in receipt of MH & E's comment memorandum, dated 08/20/2015. For your convenience we have identified the comments noted in the memorandum below, which are followed by our responses:

Comment No. 1

Referral to the Zoning Board of Appeals for the existing single family residence is required. Front yard setback is not met. In addition, the Applicants are requesting a referral to utilize the existing structure on the site as a storage facility for residents of the project which will also require a use variance.

Response No. 1

The project is scheduled to be on the Zoning Board of Appeals Agenda at their next available meeting, which we understand to be on November 24, 2015.

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC

Comment No. 2

Emergency access roads are depicted on the site less than 20 foot width. This should be evaluated by Gerry Canfield's office.

Response No. 2

The width of the emergency access drive has been revised to be 20 feet wide, see Drawing SP-3 "Layout Plan."

Comment No. 3

A City of Newburgh Flow Acceptance letter is required for the additional flow from the project.

Response No. 3

We are coordinating with Mr. Osborne to confirm the amount of sanitary sewer which will be generated by the project. Once the quantity is confirmed, we will make a request to Mr. Osborne that he send the required sewer acceptance request letter to the City of Newburgh.

Comment No. 4

A Storm Water Management Report and SWPPP have been submitted and is under review by this office.

Response No. 4

We understand that Mr. Hines found no issues with the stormwater design, as submitted.

Comment No. 5

Referral to Orange County Planning is required

Response No. 5

We understand that Mr. Hines made the referral to the Orange County Planning Department.

Comment No. 6

Grading for new access drive appears to show curbing. Exact location of all curbing on site should be depicted. Layout plan appears to show curbing throughout the site.

Response No. 6

Drawing SP-3 "Layout Plan" illustrates the location of the proposed curb for the project. Curb is located within the proposed access drive and parking areas. The emergency drive and access drive to the proposed storage facility are not proposed to be curbed.

Comment No. 7

Water flow and pressure calculations should be provided to identify the adequacy of the 6 inch water main proposed. Health Department review of the water main extension may be required.

Response No. 7

A submission to the Health Department will be made, which will provide water system flow and pressure calculations. The Planning Board and Town consulting engineer will be copied on the submission to the Health Department under a separate cover.

Comment No. 8

Suggest modifying Water Main Plan to locate valve for hydrant on opposite side of 4 inch water connection for the northerly most building as currently layout would require terminating water supply to the building to address any issues with the hydrant.

Response No. 8

The valve relocation as suggested has been incorporated into the revised drawing SP-5. In addition, the stormwater system has been expanded to pick up the site drainage west of Building 17 and roof drain leaders. Additionally, drawing SP-4 "Grading Plan" has been revised to provide additional separation of the drainage swale to the rear of Building No. 16.

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.

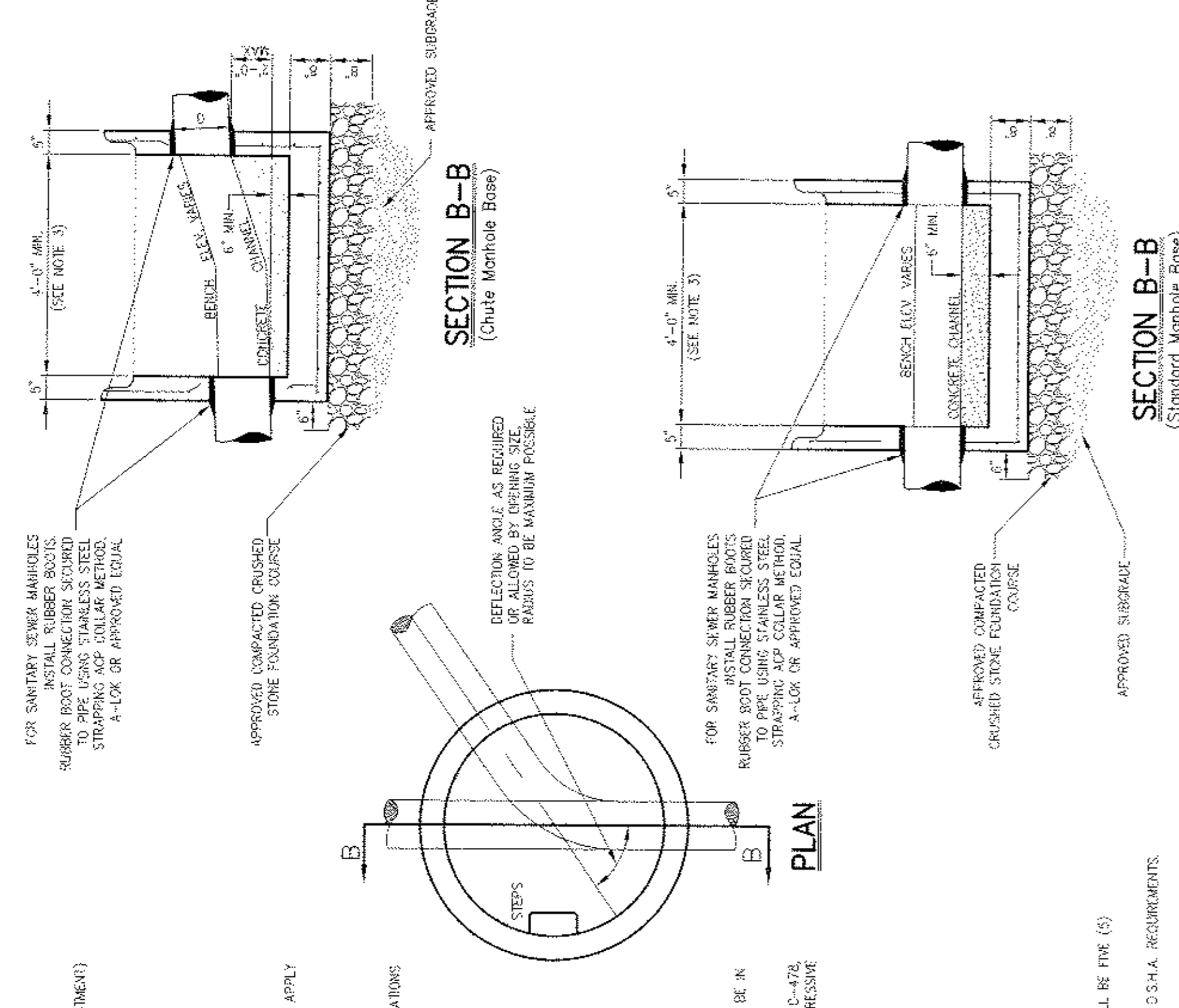
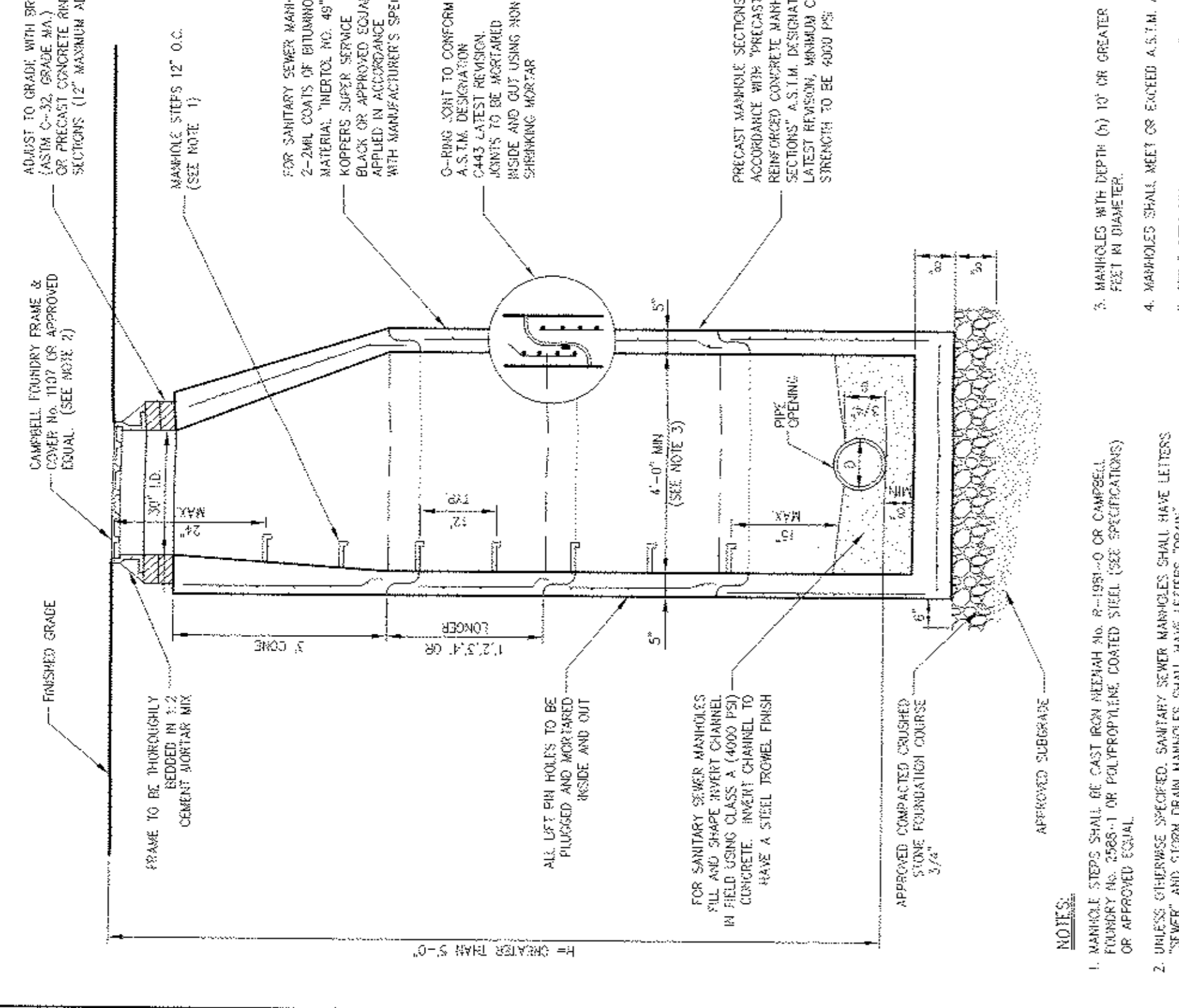
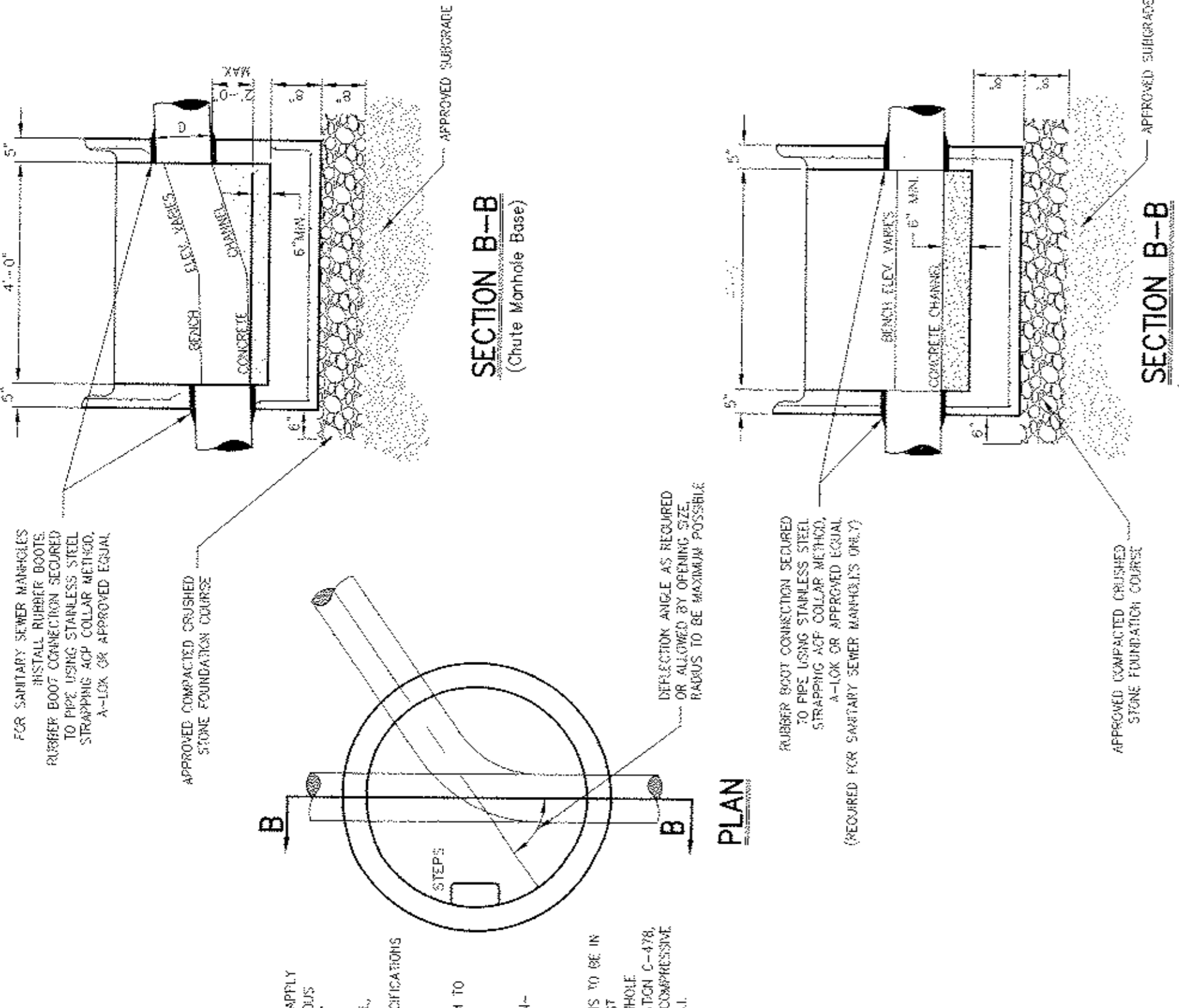
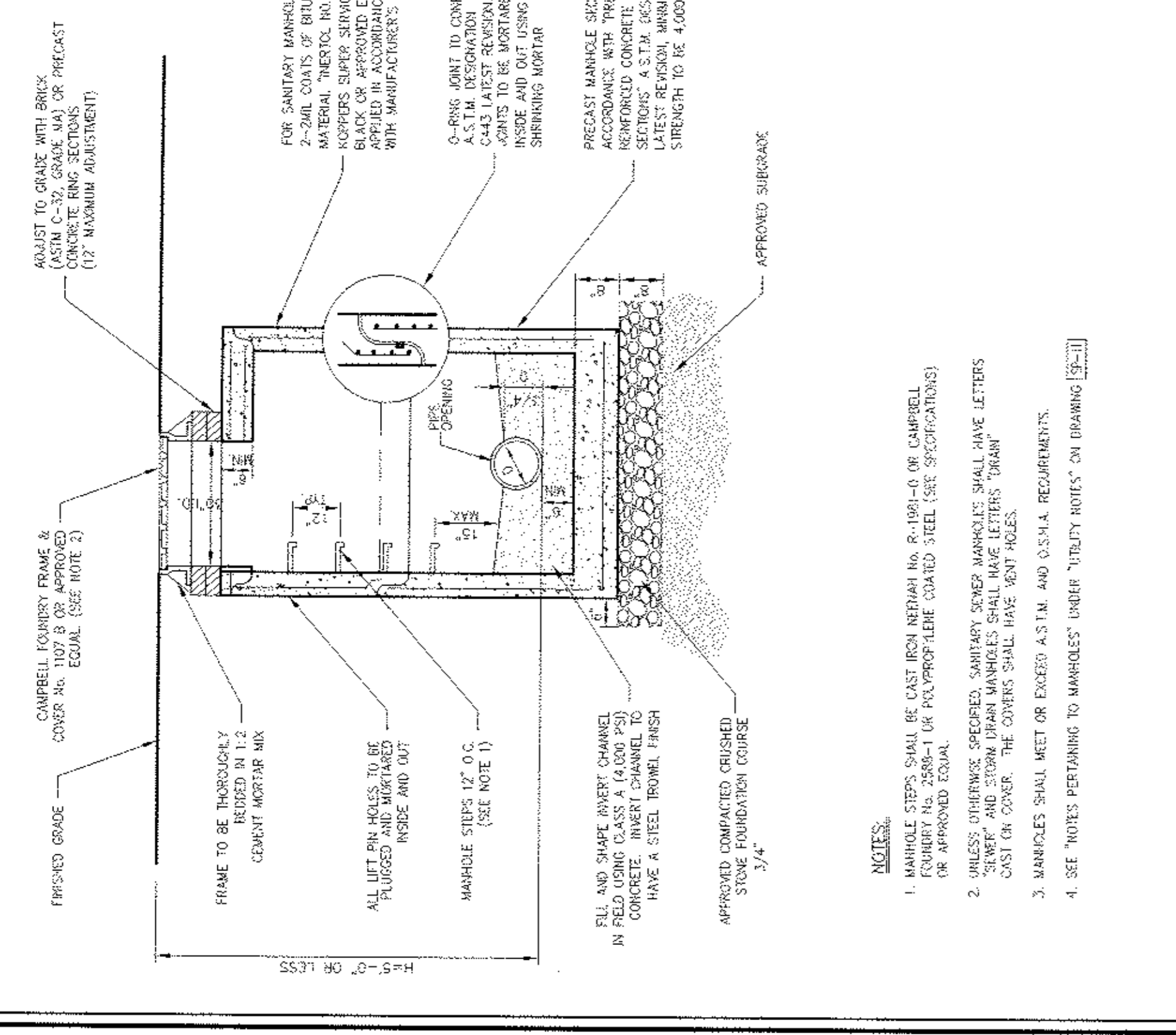
Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC


Joseph Sarchino, RLA
Principal

cc: Mr. Patrick Hines, w/enc. (1 copy via overnight)
Mr. Ken Wersted, PE, w/enc. (1 copy via overnight mail)
Michael H. Donnelly, Esq., w/enc. (1 copy via overnight mail)
Mr. Nicholas Minoia, w/enc.
Mr. George Carfagno, w/enc.
Mr. Michael Blum, w/enc.
John Cappello, Esq., w/enc.

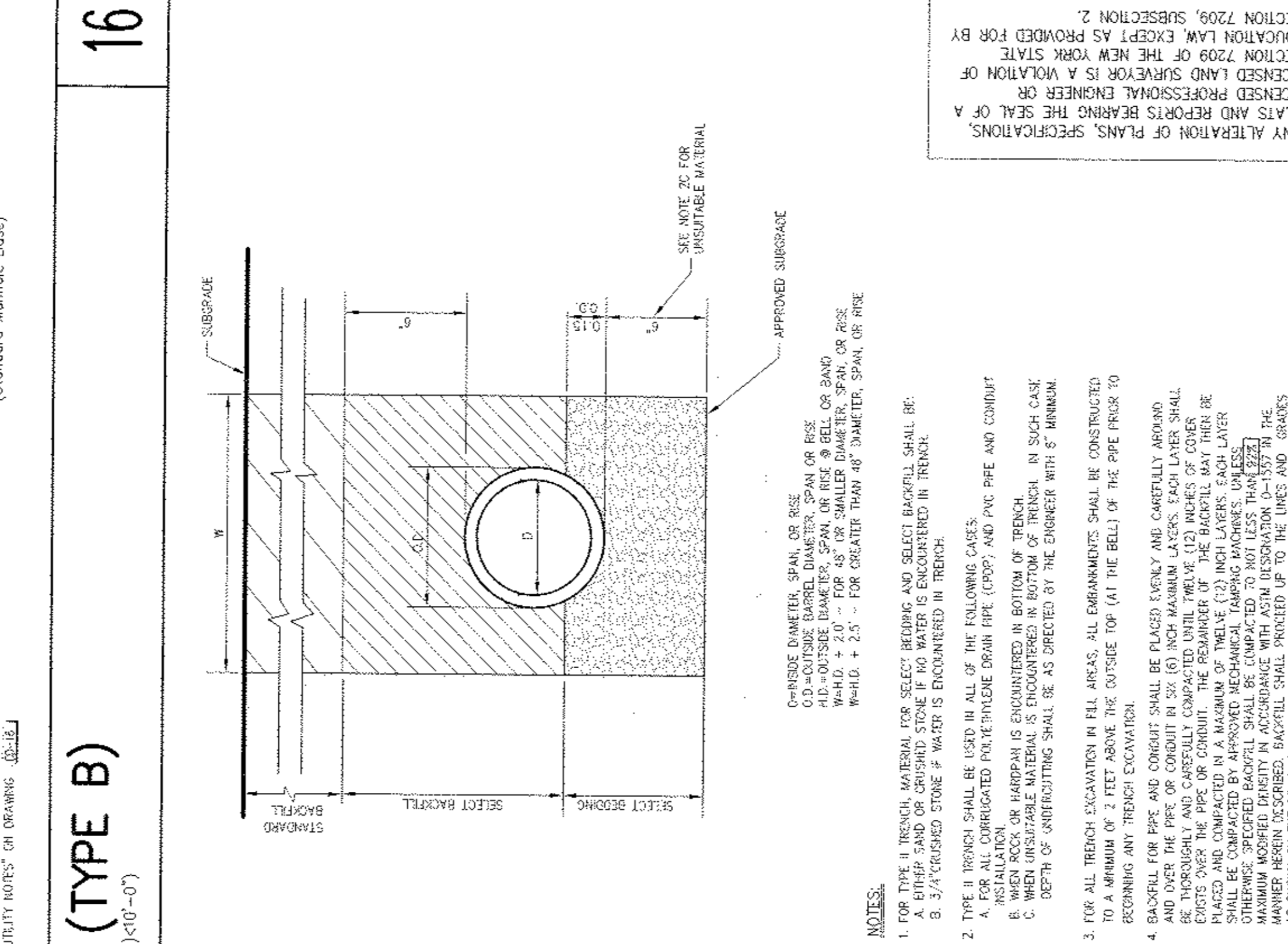
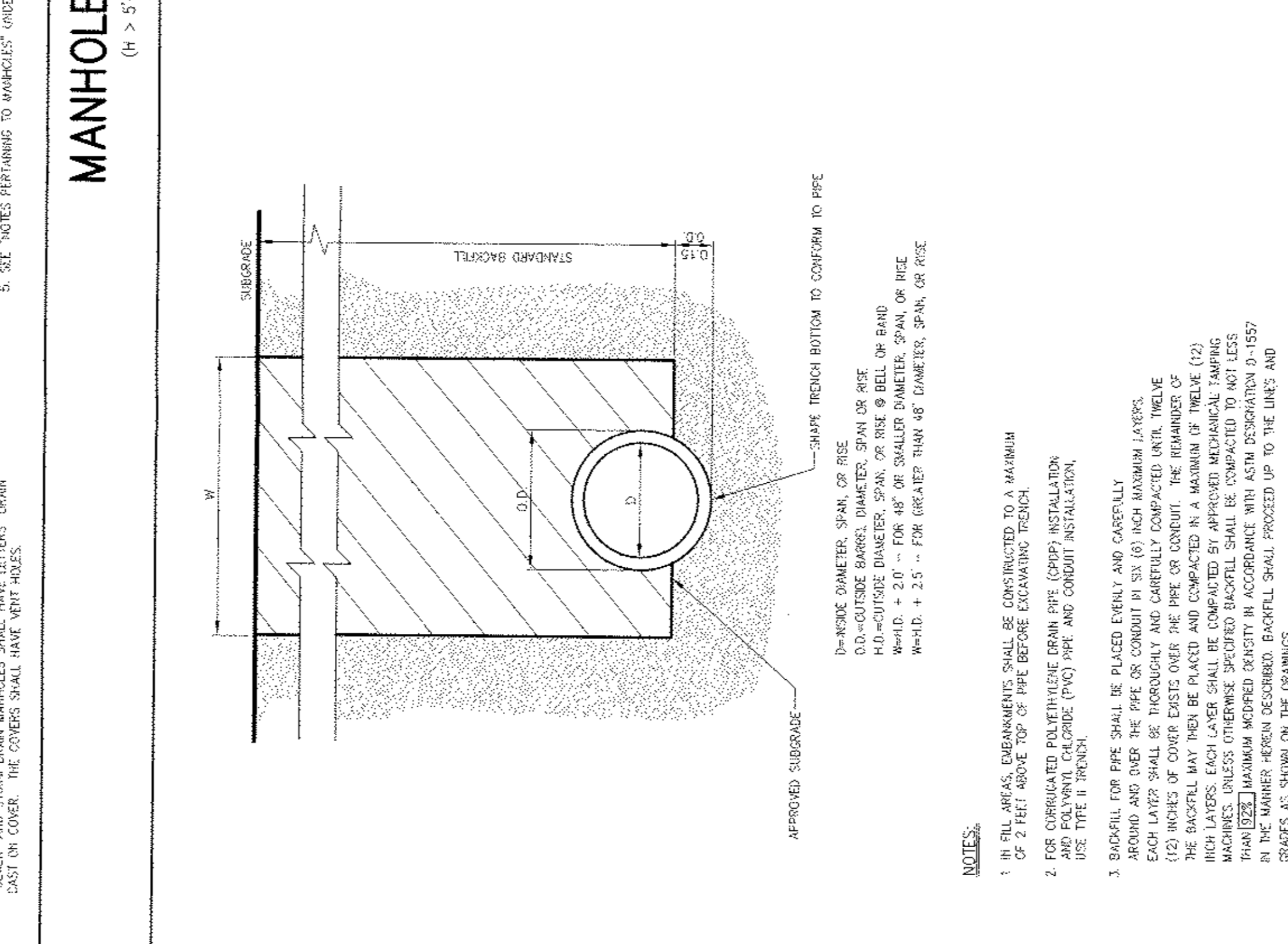
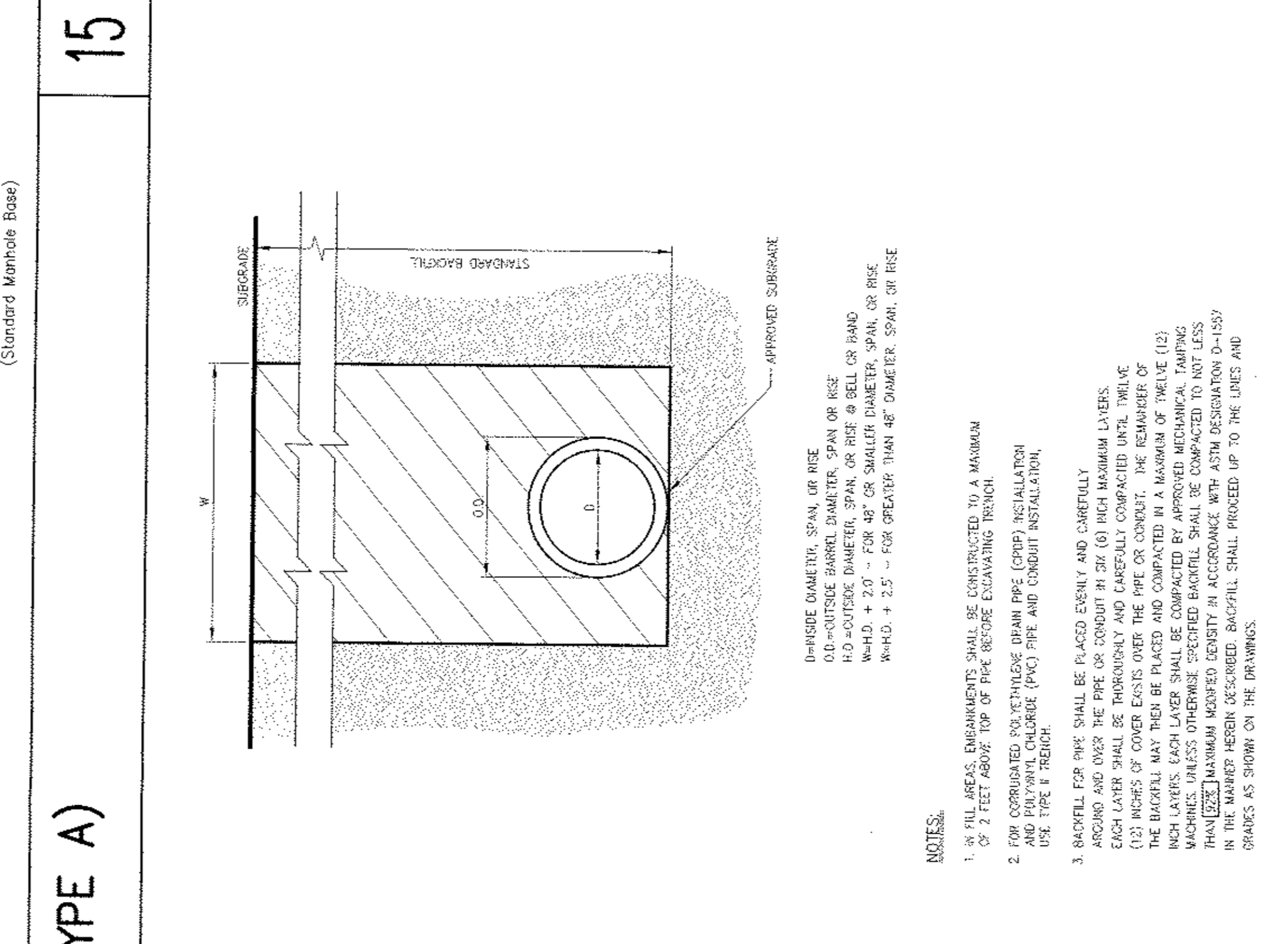
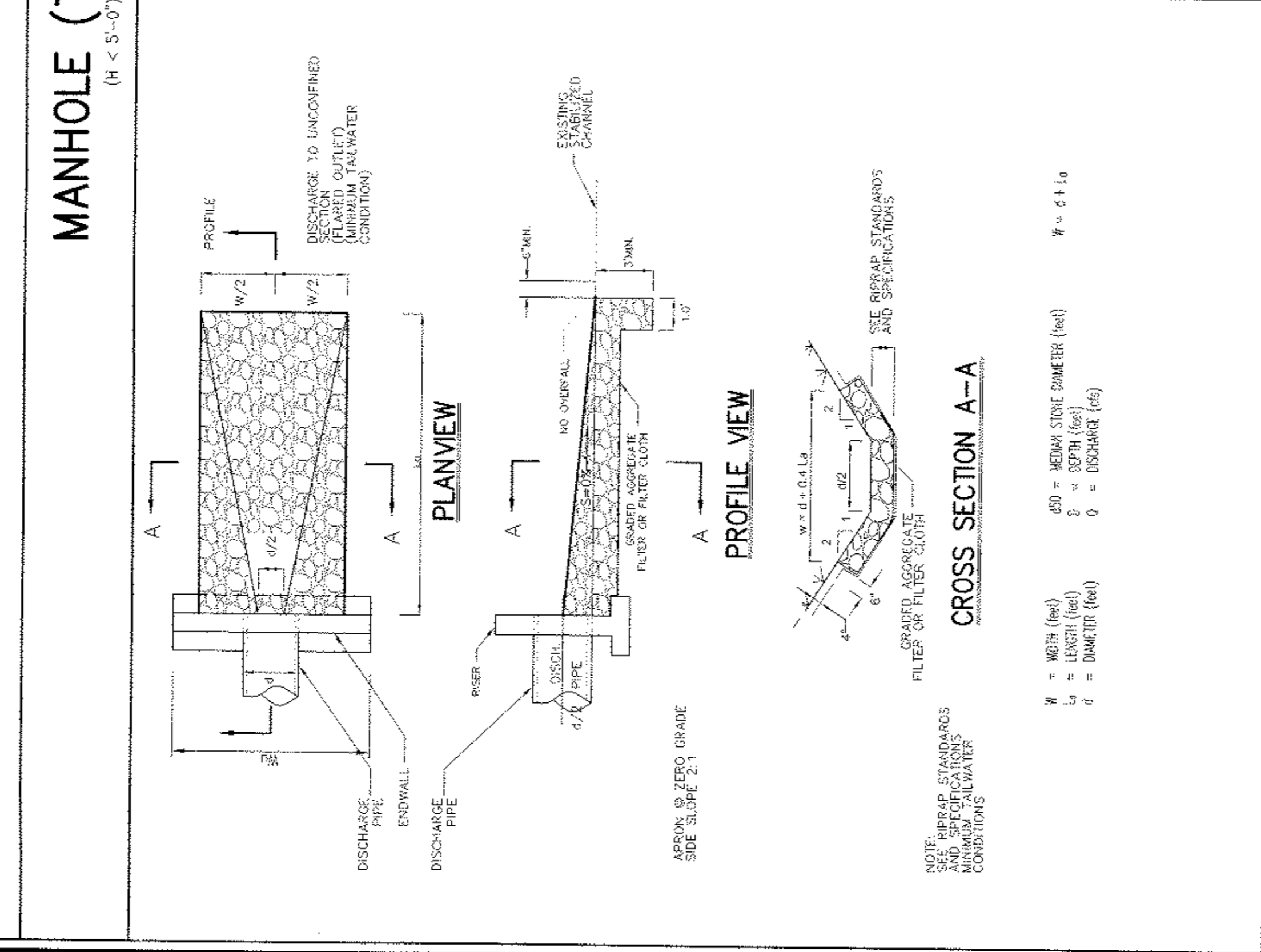
f:\2014\14136\ltewasutyn 10-20-2015.docx



NO.	REVISION	DATE	BY	CHKD.
1	REVISED	10/20/2025	DR	DR

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISED	10/20/2025	DR	DR

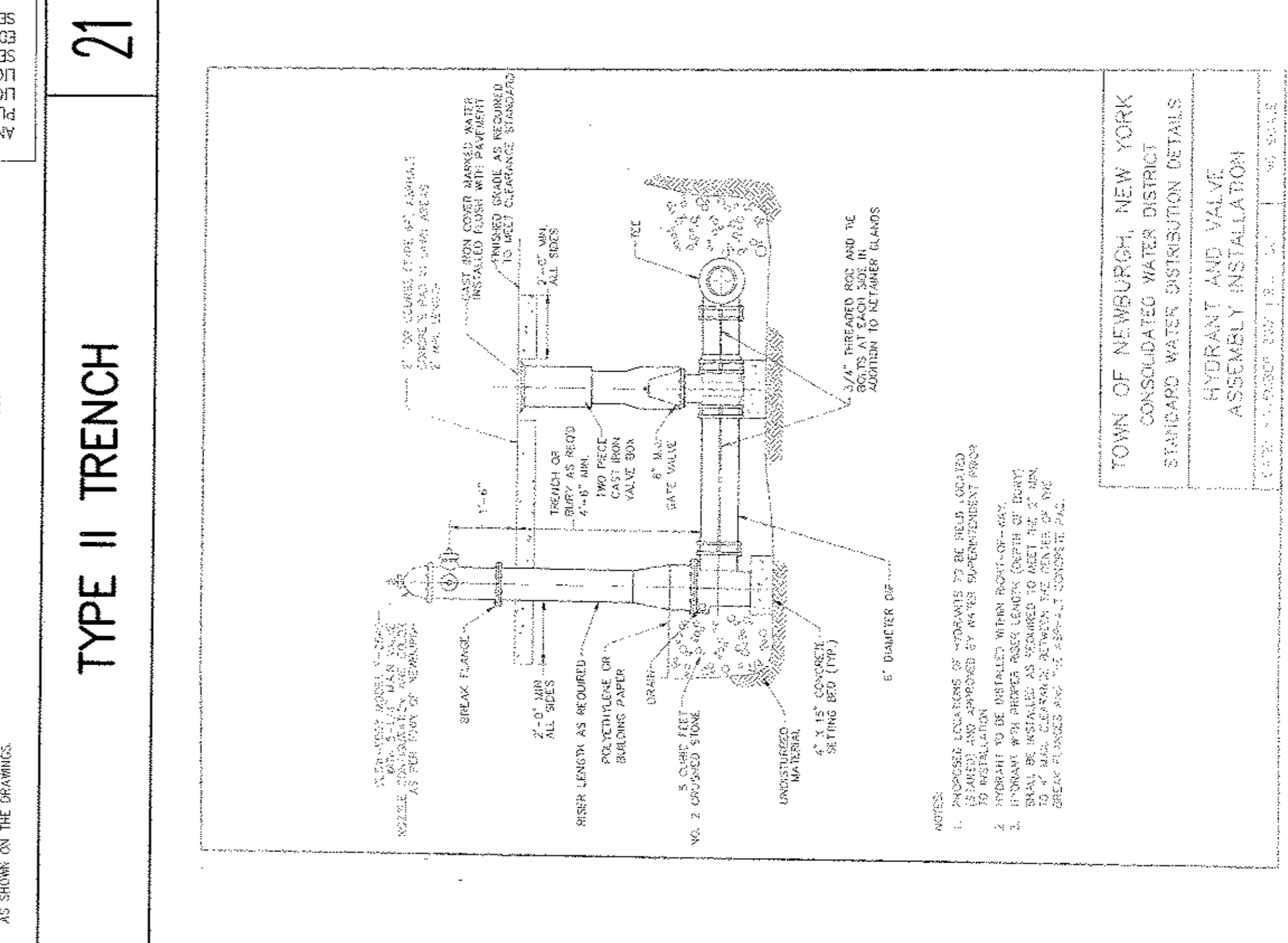
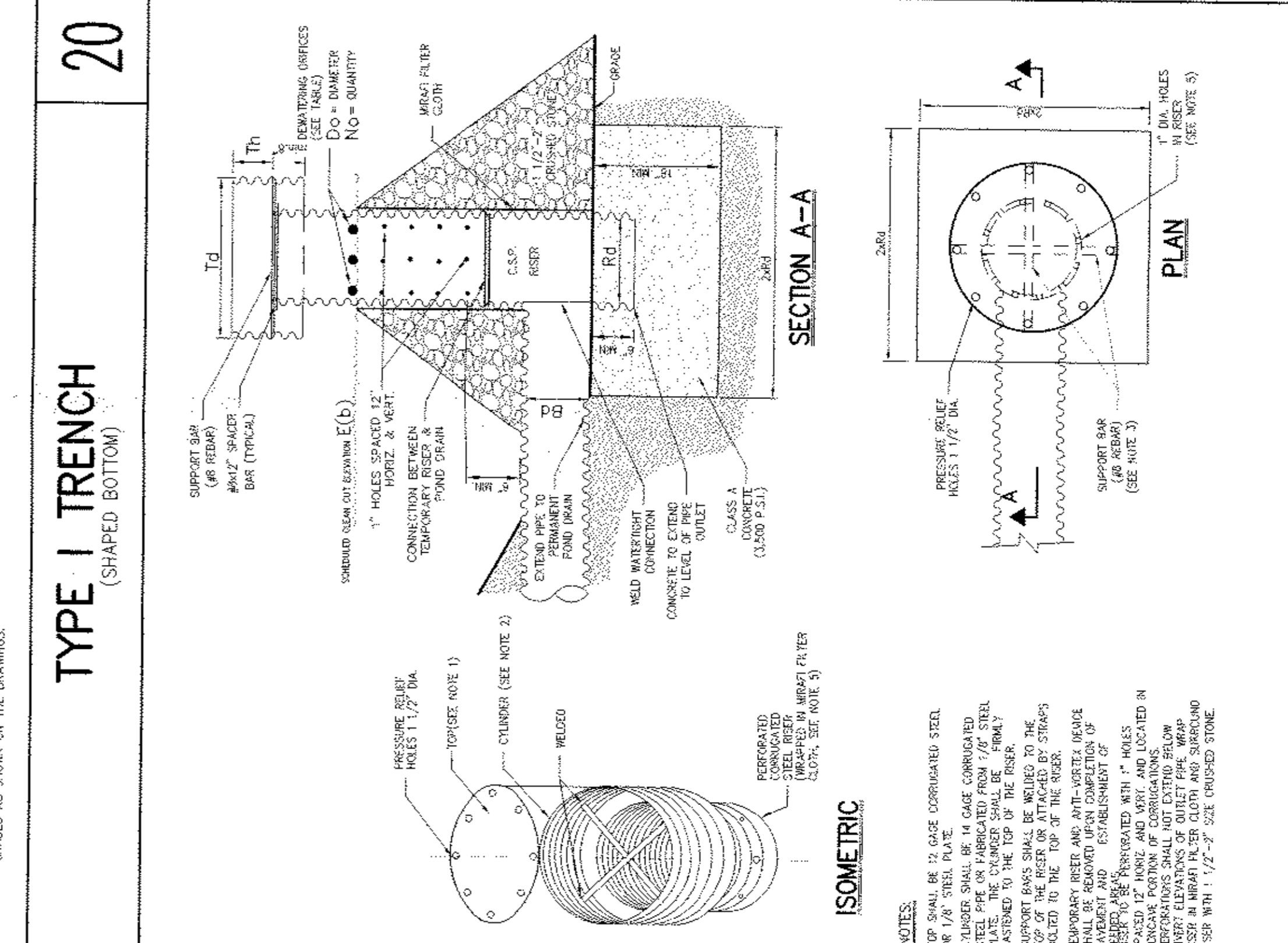
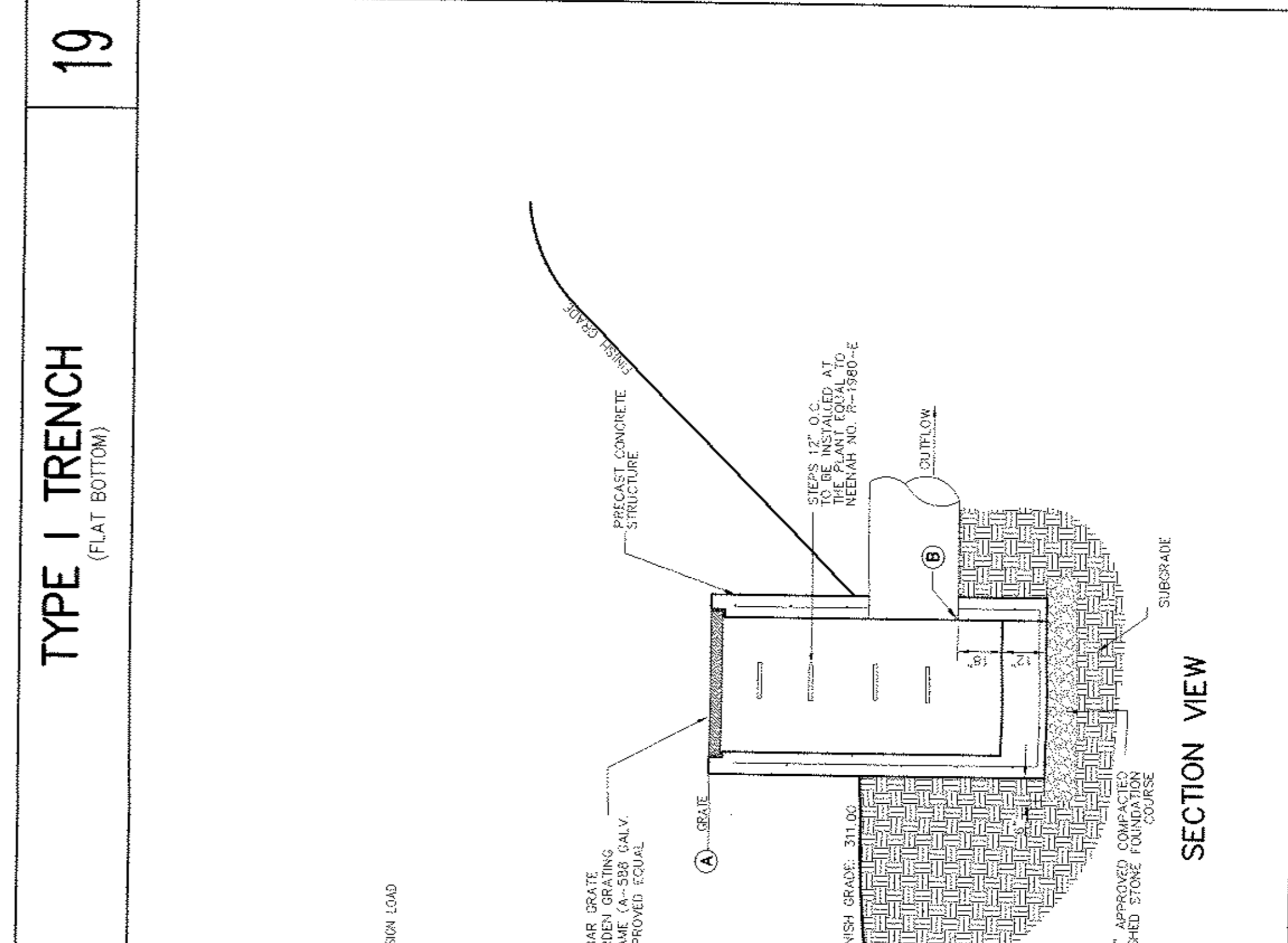
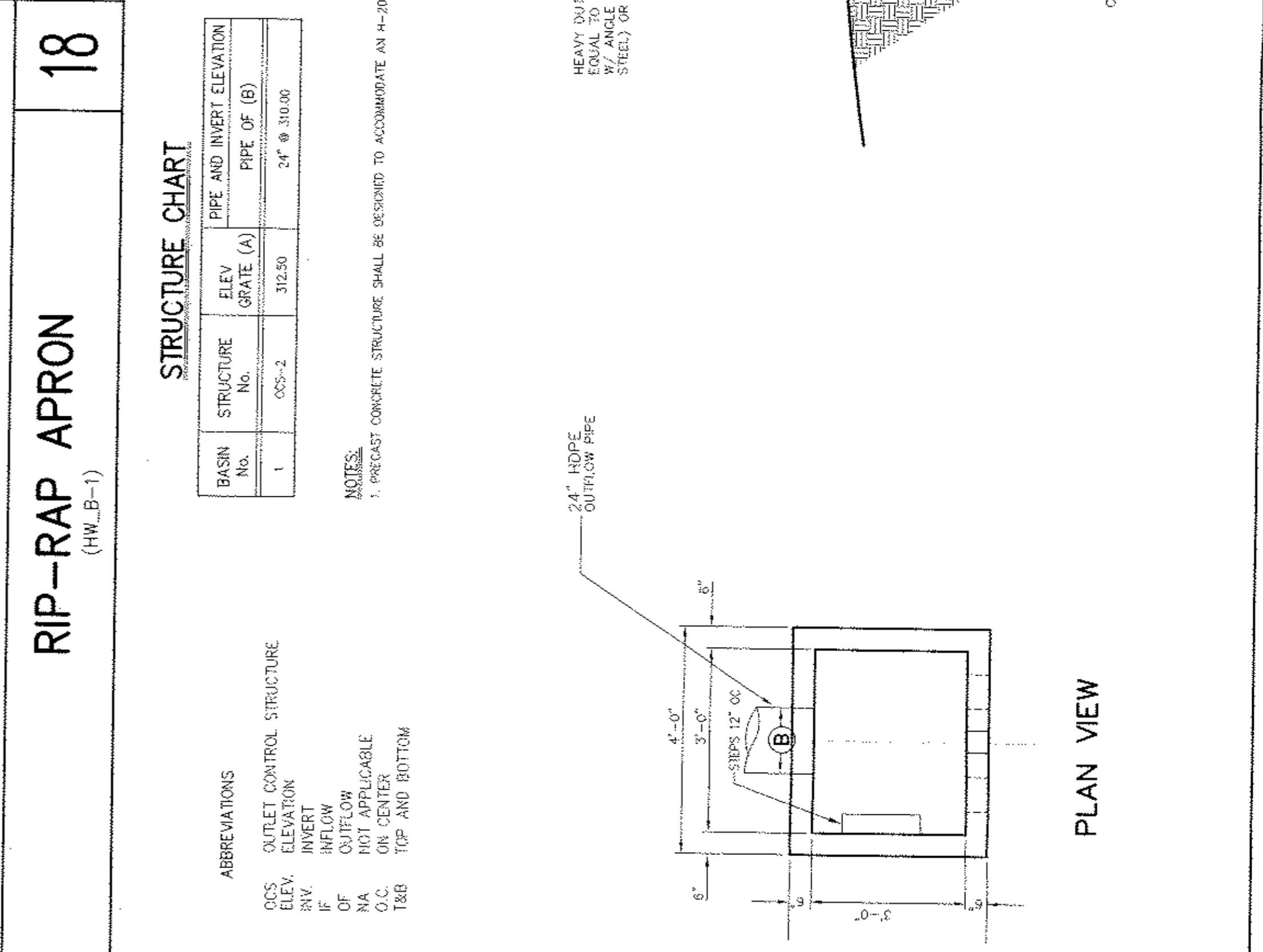
NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISED	10/20/2025	DR	DR



NO.	REVISION	DATE	BY	CHKD.
1	REVISED	10/20/2025	DR	DR

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISED	10/20/2025	DR	DR

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISED	10/20/2025	DR	DR



NO.	REVISION	DATE	BY	CHKD.
1	REVISED	10/20/2025	DR	DR

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISED	10/20/2025	DR	DR

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISED	10/20/2025	DR	DR

CONSTRUCTION DETAILS

UTILITY NOTES

TYPE II TRENCH

TYPE I TRENCH (SHARP BOTTOM)

TYPE I TRENCH (FLAT BOTTOM)

MANHOLE (TYPE A)

MANHOLE (TYPE B)

STRAIGHT CONCRETE HEADWALL B-1

WET TAP MAIN CONNECTION

HYDRANT AND VALVE ASSEMBLY INSTALLATION

TEMPORARY RISER & ANTI-VORTEX DEVICE

OUTLET CONTROL STRUCTURE (RECTANGULAR)

CONSTRUCTION DETAILS

UTILITY NOTES

TYPE II TRENCH

TYPE I TRENCH (SHARP BOTTOM)

TYPE I TRENCH (FLAT BOTTOM)

MANHOLE (TYPE A)

MANHOLE (TYPE B)

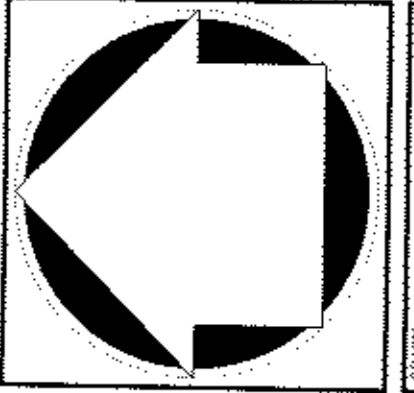
STRAIGHT CONCRETE HEADWALL B-1

WET TAP MAIN CONNECTION

HYDRANT AND VALVE ASSEMBLY INSTALLATION

TEMPORARY RISER & ANTI-VORTEX DEVICE

OUTLET CONTROL STRUCTURE (RECTANGULAR)



SUMMIT LANE AT NEWBURGH EXPANSION
 LIGHTING PLAN

JMC
 SITE DEVELOPMENT CONSULTANTS
 www.jmcplc.com
 170 BERTRAM ROAD • ARMONK, NY 10504
 914.273.2225 • FAX 914.273.2102
 JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.

DRA FIDELCO NEWBURGH, LLC
 47 RIVER ROAD
 SUMMIT, NJ 07901
 THOMAS J. BRENNAN, ARCHITECTS
 4011 PLAIN PARKWAY - SUITE 100
 PLANO, TEXAS

NO.	REVISION	DATE
1	REVISED	10/20/2015
2	REVISED	07/24/2015

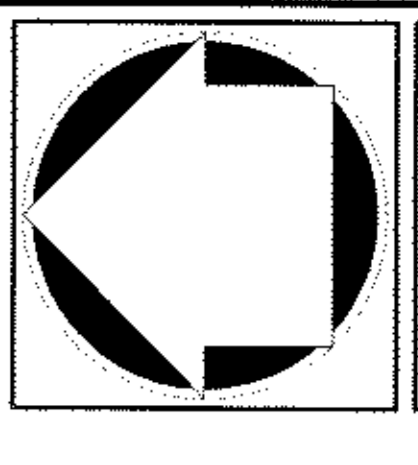
LEGEND

- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT FIXTURE
- PROPOSED SITE LIGHTING (WALL MOUNTED)
- PROPOSED SITE LIGHTING (STANDING)
- PROPOSED SITE LIGHTING (TOWER)
- PROPOSED BOLLARD LIGHTING STANDARDS
- PROPOSED SIGNAGE IN POST-CABLES

NOTES

- ALL CABLES AND WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ALL CABLES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- CONDUIT WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.





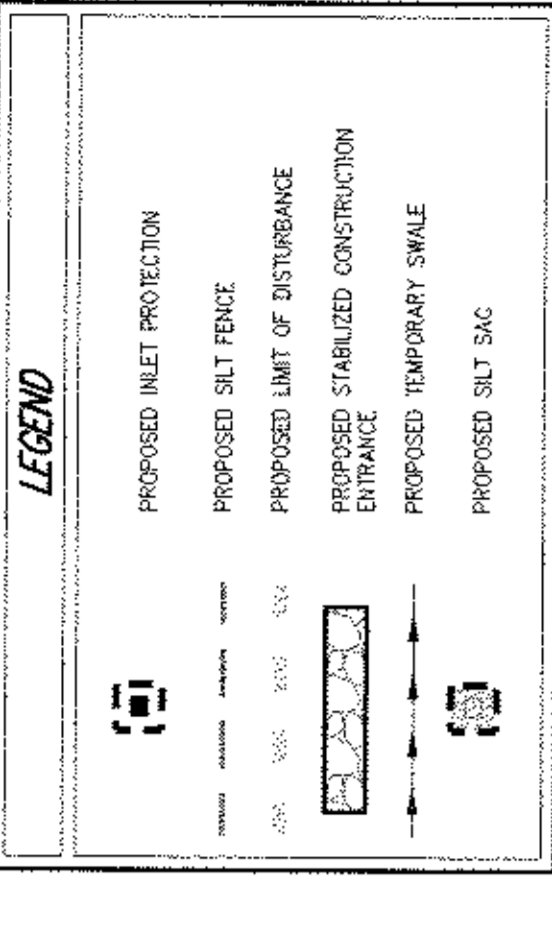
EROSION & SEDIMENT CONTROL PLAN
SUMMIT LANE AT NEWBURGH EXPANSION
TOWN OF NEWBURGH, NEW YORK

JMC
SITE DEVELOPMENT CONSULTANTS
www.jmcc.com
120 EDGEMO ROAD - RAMONK, NY 10904
John Meyer Consulting, Inc.
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
4011 PLAN PARKWAY - SUITE 100
THOMAS J. BRENNAN, ARCHITECTS
DRA FIDELCO NEWBURGH, LLC
SUMMIT, NY 10904

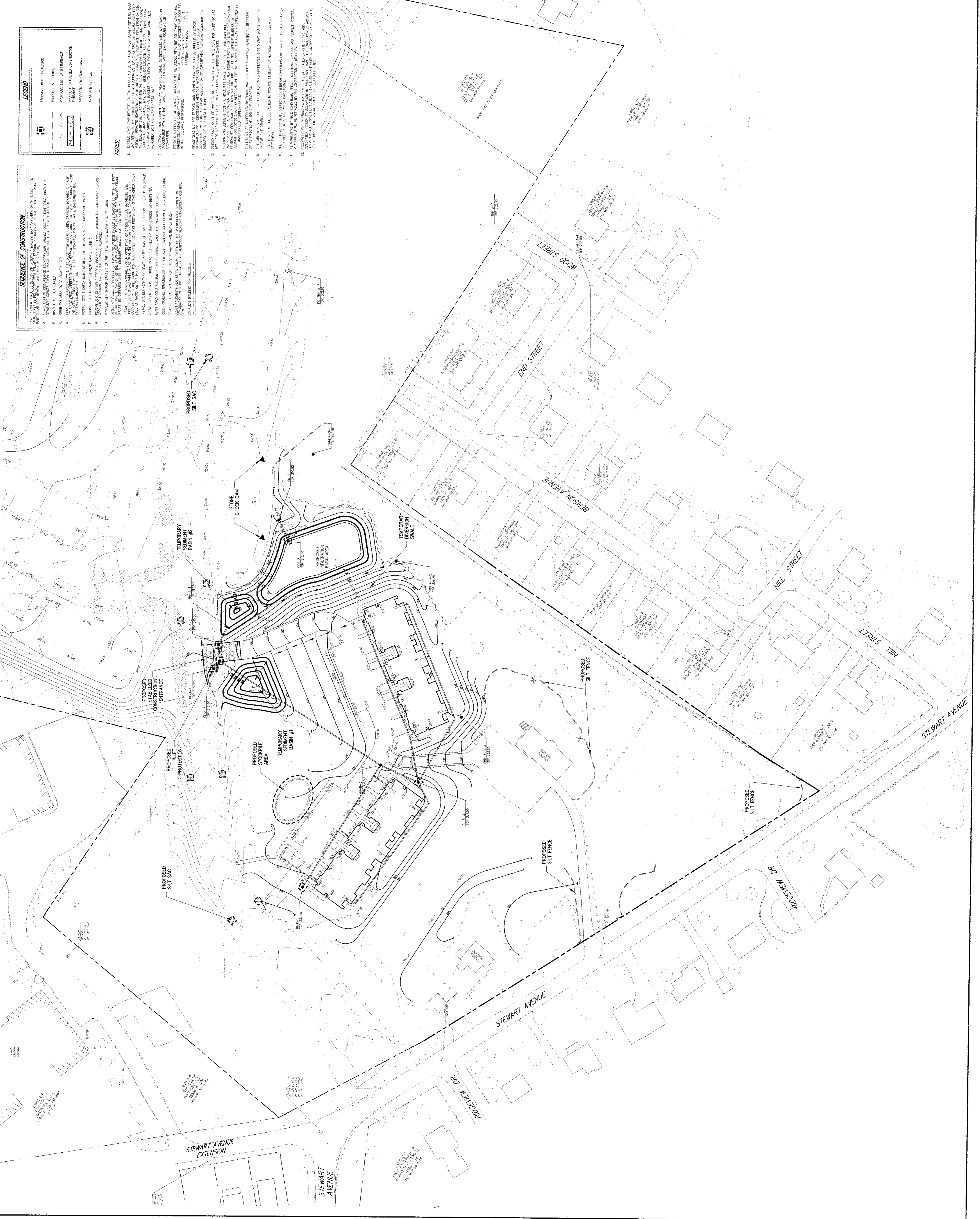
REVISION
DATE
BY
NO. 1
REVISED
10/20/2015
RD

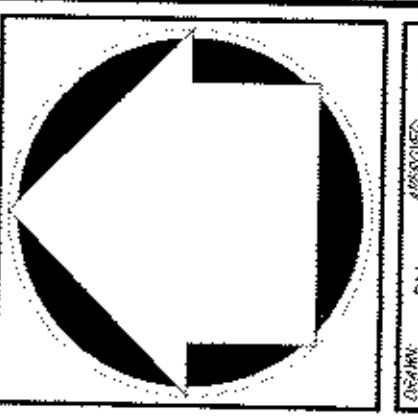
Table with columns: DATE, TIME, BY, CHECKED BY, APPROVED BY, SCALE, SHEET NO. OF SHEETS

- NOTES**
- POSTAGE CONTRACTS SPECIFIED ON THIS PLAN HAVE BEEN OBTAINED FROM THE STATE OF NEW YORK. THESE CONTRACTS SHALL BE MAINTAINED AT THE PROJECT SITE FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION THROUGH THE DATE OF COMPLETION OF THE PROJECT. THESE CONTRACTS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACTS AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACTS AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACTS.
 - THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ON A DAILY BASIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ON A DAILY BASIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ON A DAILY BASIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ON A DAILY BASIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ON A DAILY BASIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ON A DAILY BASIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ON A DAILY BASIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ON A DAILY BASIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.



- SEQUENCE OF CONSTRUCTION**
- INSTALL ALL SILT FENCES.
 - INSTALL ALL SILT BASINS.
 - INSTALL ALL CHECK DAMS.
 - INSTALL ALL STORMWATER INFILTRATION BASINS.
 - INSTALL ALL TEMPORARY SWALES.
 - INSTALL ALL TEMPORARY SEDIMENT BASINS.
 - INSTALL ALL STOCKPILE AREAS.
 - INSTALL ALL STABILIZED CONSTRUCTION ENTRANCES.
 - INSTALL ALL PROTECTION.
 - INSTALL ALL SILT SACS.
 - INSTALL ALL TEMPORARY SWALES.
 - INSTALL ALL TEMPORARY SEDIMENT BASINS.
 - INSTALL ALL STOCKPILE AREAS.
 - INSTALL ALL STABILIZED CONSTRUCTION ENTRANCES.
 - INSTALL ALL PROTECTION.
 - INSTALL ALL SILT SACS.





SUMMIT LANE AT NEWBURGH EXPANSION
GRADING PLAN

JMC SITE DEVELOPMENT CONSULTANTS
www.jmcc.com
120 BEDFORD ROAD • RAMONA, NY 10904
voice 814.273.5225 • fax 814.273.1182

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

DRA FIDELCO NEWBURGH, LLC
THOMAS J. BRENNAN, ARCHITECTS
4011 PLAN PARKWAY • SUITE 100
PLANO, TEXAS

NO.	REVISION	DATE
1	REVISED	10/20/2015
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

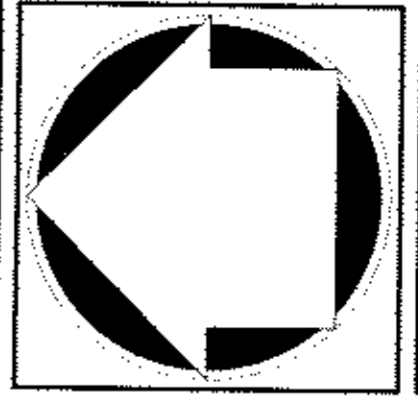
LEGEND

---	EXISTING PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING BUILDING LINE
---	EXISTING PARCELS EDGE
---	EXISTING CURB LINE
---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	EXISTING STONE WALL
---	EXISTING RETAINING WALL
---	EXISTING GUIDE RAIL
---	EXISTING FENCE
---	EXISTING DRAIN VALET
---	EXISTING MANHOLE
---	EXISTING FIRE HYDRANT
---	EXISTING GAS VALVE
---	EXISTING WATER VALVE
---	EXISTING UTILITY POLE
---	EXISTING LIGHT POLE
---	EXISTING SIGN
---	PROPOSED BUILDING LINE
---	PROPOSED CONCRETE CURB
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED RIP-RAP (MEDIUM STONE)
---	PROPOSED RIP-RAP (COARSE AND RAMP)
---	PROPOSED DITCH OR SWALE
---	PROPOSED FINISHED GRADE
---	PROPOSED SPOT GRADE
---	TEST PIT

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM THE RECORD DRAWINGS AND SURVEY DATA. THE SURVEY DATA IS THE PROPERTY OF THE ENGINEER AND SURVEYOR. THE SURVEY DATA IS THE PROPERTY OF THE ENGINEER AND SURVEYOR. THE SURVEY DATA IS THE PROPERTY OF THE ENGINEER AND SURVEYOR.
- GEOTECHNICAL BORING/TEST PIT LOCATIONS, REPORTED ON THIS PLAN, WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "SOILS AND FOUNDATION ANALYSIS" DATED JUNE 28, 2012, PREPARED BY MELLON-TULLY AND ASSOCIATES, P.C.





GRADING PLAN
SUMMIT LANE AT NEWBURGH EXPANSION
TOWN OF NEWBURGH, NEW YORK

JMC
SITE DEVELOPMENT CONSULTANTS
www.jmcplic.com
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BERTHOUD ROAD - AMHOWNK, NY 10904
voice 914.273.5225 - fax 914.273.2102

DRA FIDELCO NEWBURGH, LLC
47 RIVER ROAD
SUMMIT, NJ 07901
THOMAS J. BRENNAN, ARCHITECTS
4011 PLAN PARKWAY - SUITE 100
PLANO, TEXAS

DATE	DESCRIPTION
10/26/2015	REVISED
04/27	DATE

Scale: 1" = 40'
Date: 07/24/2015
Sheet: 1 of 2
Project: SUMMIT LANE AT NEWBURGH EXPANSION

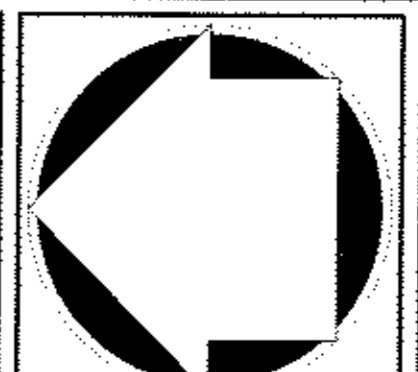


NOTES

- EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY DATED, THRU OF AN ALTAZON LAD TITLE SURVEY, ENGINEERING & SURVEYING PLLC NOVEMBER 2011 AND MARCH/AUG 2012.
- GEOTECHNICAL BUREAU/TEST PIT LOCATIONS SHOWN ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "SOILS AND FOUNDATION ANALYSIS OF THE 'SITE' DATED JUNE 20/2012, PREPARED BY MENCH-TULLY AND ASSOCIATES, P.C.

LEGEND

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING EASEMENT 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 FENCE
[Symbol]	EXISTING DRAIN INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[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 RP-RAP (MEDIUM STONE)
[Symbol]	PROPOSED RP-RAP CURB AND RAMP
[Symbol]	PROPOSED RP-RAP
[Symbol]	PROPOSED RICH OF SWALE
[Symbol]	PROPOSED FINISHED GRADE
[Symbol]	PROPOSED SPOT GRADE
[Symbol]	TEST PIT



SUMMIT LANE AT NEWBURGH EXPANSION
 STEWART AVENUE
 TOWN OF NEWBURGH, NEW YORK

LAYOUT PLAN

DRA FIDELCO NEWBURGH, LLC
 47 RIVER ROAD
 SUITE 1, NY 07901
 THOMAS J. BRENNAN, ARCHITECTS
 4011 PLAN PARKWAY
 PLAIN, TEXAS

JMC
 JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 120 BERBERG ROAD - ARLINGTON, NY 10904
 845.733.2323 • FAX 845.733.2102
 www.jmcplc.com
 SITE DEVELOPMENT CONSULTANTS

DATE: 10/07/2015
 REVISION: 2/1
 REVISION: 2/1
 REVISION: 10/20/2015

SP-3

LEGEND

[Symbol]	EXISTING PROPERTY LINE	[Symbol]	EXISTING PROPERTY LINE
[Symbol]	EXISTING SETBACK LINE	[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING WATERCOURSE	[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING BUILDING LINE	[Symbol]	EXISTING SIGN
[Symbol]	EXISTING PAVEMENT EDGE	[Symbol]	EXISTING FEATURE TO BE REMOVED
[Symbol]	EXISTING CURB LINE		
[Symbol]	EXISTING STONE WALL		
[Symbol]	EXISTING RETAINING WALL		
[Symbol]	EXISTING GUDE RAIL		
[Symbol]	EXISTING FENCE		
[Symbol]	EXISTING TREE AND RESERVATION		
[Symbol]	EXISTING TREE LINE		
[Symbol]	EXISTING DIRECTIONAL ARROWS		
[Symbol]	EXISTING PAINT		
[Symbol]	EXISTING SIGN LOCATION & DESIGNATION		
[Symbol]	EXISTING SIGN LOCATION & DESIGNATION (DESIGNED BY OTHERS)		
[Symbol]	EXISTING SIGN LOCATION & DESIGNATION (TO BE REMOVED)		
[Symbol]	PROPOSED APPROVED BUILDING LINE	[Symbol]	PROPOSED 12" WIDE STOP LINE
[Symbol]	PROPOSED APPROVED CONCRETE CURB	[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED APPROVED DEPRESSED CURB	[Symbol]	PROPOSED 12" WIDE FIRE ACCESS ROAD
[Symbol]	PROPOSED APPROVED GRASSPATE EMERGENCY ACCESS AREA	[Symbol]	TRAFFIC SIGN LOCATION & DESIGNATION
[Symbol]	PROPOSED BUILDING LINE	[Symbol]	PROPOSED STANDING LIGHTING (DESIGNED BY OTHERS)
[Symbol]	PROPOSED BELGIUM BLOCK CURB	[Symbol]	PROPOSED TREE LINE
[Symbol]	PROPOSED DEPRESSED CURB	[Symbol]	PROPOSED FENCE
[Symbol]	APPROXIMATE LOCATION OF PROPOSED GANE MAIL BOX STRUCTURE	[Symbol]	PROPOSED EDGE OF PAVEMENT
[Symbol]	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED		
[Symbol]	PROPOSED GUDE RAIL		
[Symbol]	PROPOSED CONCRETE SIDEWALK		

NOTES:

- EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY, AERIAL PHOTOGRAPHS AND VISUAL INSPECTION. THE CLIENT ACCEPTS THE ACCURACY OF THESE CONDITIONS AND THE DESIGNER ASSUMES NO LIABILITY FOR INACCURACIES OR OMISSIONS. THE DESIGNER WILL NOT BE RESPONSIBLE FOR OMISSIONS OR INACCURACIES RESULTING FROM THE CLIENT'S FAILURE TO PROVIDE ACCURATE DATA. THE DESIGNER WILL BE RESPONSIBLE FOR OMISSIONS OR INACCURACIES RESULTING FROM THE CLIENT'S FAILURE TO PROVIDE ACCURATE DATA.
- THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UNIFORM CODE BOOKS AND THE DESIGNER'S SPECIFICATIONS.
- THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL SIGNAGE AND LIGHTING.

SIGN TABLE

DESIGNATION	SIZE	WHITE ON RED	STEEL CHANNEL	REFLECTOR
A STOP	30" X 36"	7'-0"	7'-0"	REFLECTOR
B	18" X 24"	7'-0"	7'-0"	REFLECTOR



NOT REPRODUCED WITHOUT PERMISSION