



**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: THE RIDGE (f/k/a THE LOOP)
PROJECT NO.: 17-01
PROJECT LOCATION: RT.300 & RT.52 SECTION, BLOCK & LOT: MULTIPLE
REVIEW DATE: 27 APRIL 2017
MEETING DATE: 4 MAY 2017
PROJECT REPRESENTATIVE: DIVNEY TUNG SCHWALBE, LLP

1. Orange County Planning comments have been received dated 31 March 2017. Three mandatory comments were received including: Transit access, pedestrian access and sidewalks along both sides of the onsite roadways. Three Bus Stops are identified on the current plans. The Bus Stops were modified from the previous Bus pull offs to stop locations at existing internal traffic control signs and/or in front of major building components. The Planning Board should evaluate the plan highlighted to display the Bus Stop parking area servicing the site. The Applicants have responded that they will continue to work with Transit Orange to identify locations for mass transit options on the site. It is recommended the Applicants receive correspondence from Transit Orange acknowledging their review of the site.
2. The County suggested construction of sidewalks along State Highways in vicinity of the project. The Board is aware of this projects long history and conversations with NYSDOT regarding pedestrian access to the site. A sidewalk has been proposed along the easterly side of Route 52 Meadow Ave. access point into the site. Similarly a sidewalk has been proposed along the north side of the Route 300 Access Drive. These two sidewalks interconnect with the internal pedestrian circulation areas. Sidewalks along Route 300 in the vicinity of the project will encourage pedestrian cross traffic across NYS Route 300. This crossing would prove challenging to pedestrians based on traffic conditions and the multiple lanes existing along the property frontage.
3. The County identifies a requirement that sidewalks along both sides of onsite access roads and cross walks across these roads be provided throughout the parking lots. The Planning Board should review the supplemental information provided by the Applicant's Engineer identifying pedestrian facilities incorporated into the plan.

4. The Applicants have revised the plans in response to previous Planning Board comments regarding provisions for Emergency access and completion of proposed improvements at the Brookside Avenue terminus. The plans have been revised to identify removal of all previous residential structures owned by the Project Sponsor. An Emergency Access Drive and construction of the previously proposed cul-de-sac on Brookside Avenue have been identified.
5. A gravel maintenance path has been labeled on the plans. This should be labeled as Emergency Access Drive to specifically delineate the area for Emergency Vehicle access to the site. Revised findings should address long term maintenance of the Emergency Access Drive during all weather conditions.
6. Code Compliance and Jurisdictional Emergency Services comments regarding the access paths should be provided. It is noted a 16 ft. wide Emergency Access is proposed. A 14 ft. wide gate is identified.
7. Ken Wersted's comments regarding the traffic signals proposed as well as County comments regarding the technology to be utilized should be received.
8. Revised SEQRA findings must be made by the Planning Board to address the changes to the project since the 5th Amended Site Plan. It is recommended the Applicant's representative provide the Town with a markup of the previously issued SEQRA findings for use in revising the Boards previous findings.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

April 20, 2017

Patrick J. Hines, Principal
McGoey, Hauser and Edsall
33 Airport Center Drive, Suite 202
New Windsor, New York 12553

Re: The Hudson Valley Ridge (f/k/a The Loop)
Response to Orange County Dept. of Planning Comments
Project No. 17-01

Mr. Hines:

The Applicant acknowledges receipt of the Orange County Department of Planning County Reply to the Town of Newburgh Planning Board dated March 31, 2017 and its recommendation for approval subject to compliance with Comments #1, 2a and 2b included in the memorandum. This letter submitted on behalf of the Applicant intends to demonstrate compliance with the County comments.

Following is a summary of each County comment and the Applicants response:

Comment #1

1. ***Transit Access:** County Planning has previously advised the Town to address the lack of transit access on the project site. The site previously proposed a single transit stop onsite, with no passenger amenities, and in this proposal those measures are missing. Therefore, we continue to require that the Town and the applicant work with Transit Orange and the transit operators in the Newburgh area to design a logical internal bus route on the project site that accommodates passengers easily and hospitably. Transit Orange can be reached at (845) 615-3850 or online at www.transitorange.info.*

Response:

The Applicant agrees to continue to work with Transit Orange to explore expanding bus ridership onsite. The Applicant's current plan before the Planning Board proposes three (3) on-

Patrick J. Hines, Principal
Re: The Ridge At Hudson Valley

April 20, 2017
Page 2

site bus stops, each marked by appropriate signage. Refer to the three (3) highlighted bus stop locations shown on the attached site plan drawings, Drawing Nos. SP-1.0, SP-1.1, and SP-1.2.

Further, this County Planning recommendation was incorporated as Condition #6 of Site Plan Amendment No. 4 approved by the Planning Board and requires the Applicant's continued compliance.

Comment #2a

2. *Pedestrian Access: County Planning has also previously referenced the lack of proposed pedestrian amenities along Route 300, Route 52 and Meadow Avenue. The current site plan submittal does not include pedestrian amenities along those boundary roads, other than for short lengths at the proposed intersections, nor does it provide more than minimal pedestrian facilities in the developed area of the project site. Route 300 is a busy highway-commercial corridor that lacks pedestrian amenities along most of its length, however, this proposed development also borders residential development on Meadow Avenue and is adjacent to a mix of commercial and residential uses along Route 52.*
 - a. *The Town should require the applicant to construct sidewalks and crosswalks along Route 300, Route 52 and Meadow Avenue, and should accommodate safe pedestrian crossings at the proposed traffic circle on Meadow Avenue. This should be done in conjunction with the New York State Department of Transportation, and should accommodate the NYSDOT Complete Streets policy.*

Response:

Maser Consulting met with the NYSDOT in late Spring/early Summer 2014 to review specifically this matter, the pedestrian accommodations proposed for the project at the entrances to the retail center. The result of that review is that which is currently shown on the plans. NYSDOT requested that the applicant provide a connection of the sidewalk proposed to be constructed on Rt. 300 to the "Sleepy's Plaza" parking lot located to the north. Maser's letter to James T. Rapoli, P.E. of NYSDOT confirming their discussions is attached.

Note, this County Planning recommendation was incorporated as Condition #7 of Site Plan Amendment No. 4 approved by the Planning Board and requires the Applicant's continued compliance.

Patrick J. Hines, Principal
Re: The Ridge At Hudson Valley

April 20, 2017
Page 3

Comment #2b

b. The Town should additionally require, at minimum, sidewalks along both sides of the onsite roads and crosswalks across those roads and throughout the parking lots. The Town should consider the environmental health and wellness benefits of site layouts that encourage people to walk, and work with the applicant in creating a more pedestrian-friendly site design. This should include pedestrian-scale light fixtures and street furniture such as benches and trash cans. Safe and pleasant pedestrian access should be the town's goal as well as the applicant's.

Response:

Attached Site Plan Drawing SP-1.0 has been highlighted to show the available on-site pedestrian circulation areas under the Proposed Action. It is the Applicant's opinion that sidewalks along both sides of each access road are not warranted given the potential for increased limits of disturbance, and possible further intrusion into on-site wetland areas. Off-site pedestrian circulation was reviewed with NYSDOT and summarized in the response to Comment #2a above.

Pedestrian scale lighting is proposed throughout the retail center to encourage walking between stores. The locations of the pedestrian scale lighting is also highlighted on attached Site Plan Drawing SP-1.0.

Street furnishings, sidewalk details, lights, planters, pergola, benches, trash cans and the like were included in the Conceptual Architectural Review Package submitted to the Planning Board as part of the pending Site Plan Amendment No. 6. Refer also to the attached excerpts from the 12/16/16 submittal to the Planning Board.

Detailed design plans continue to be subject to a building by building review as part of the ARB Approval required from the Planning Board upon submission of the individual structures for architectural review and approval of both building structures and the associated streetscape details.

Please note, the advisory comments contained in the 2017 County Planning memo are similar to those advisory comments included in prior County Planning reviews and which in the past have

Patrick J. Hines, Principal
Re: The Ridge At Hudson Valley

April 20, 2017
Page 4

been found by the Planning Board to have been adequately addressed during the course of the project's review.

Please do not hesitate to call to discuss any of the above or should any questions arise that you would like to discuss in advance of the upcoming May 4th Planning Board meeting.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP



Mark S. Gratz, P.E.
Senior Associate

MG:msg
Enclosures

cc: J. Ewasutyn, M. Donnelly, G. Canfield, J. Osborne, K. Wersted, K. Arent, T. Godfrey, P. Grealy, S. Lopez, File # 808.3




Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

11 Bradhurst Avenue
Hawthorne, NY 10532
T: 914.347.7500
F: 914.347.7266
www.maserconsulting.com

MEMORANDUM

To: James T. Rapoli, P.E., NYSDOT Region 8 - Planning

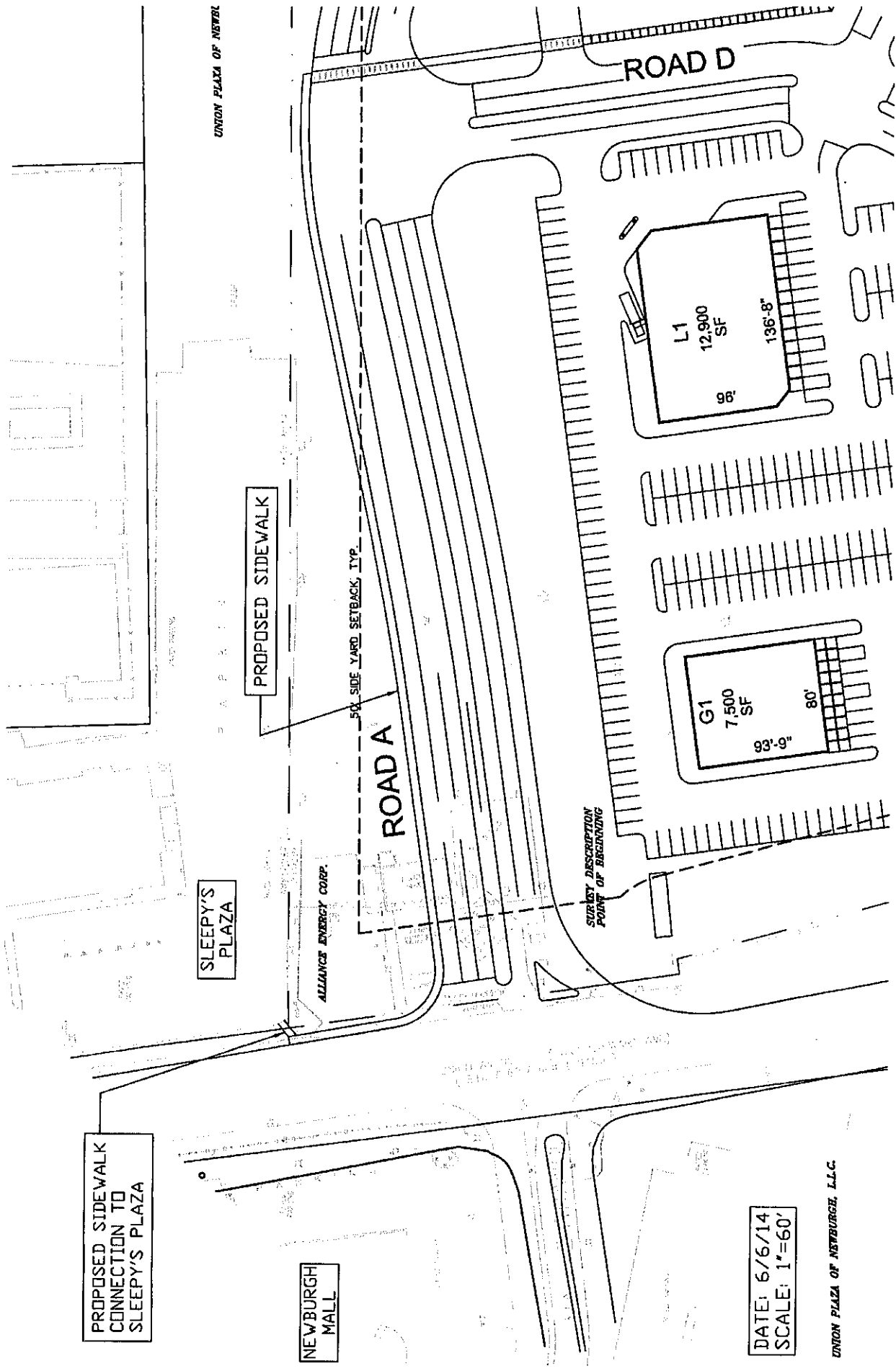
From: Philip J. Grealy, Ph.D., P.E. 

Date: June 5, 2014

Re: Hudson Valley Loop (Formally the Marketplace)
MC Project No. 12100058A

As a follow up to our discussion regarding the pedestrian accommodations for the above project, attached is a copy of the site plan showing the sidewalk which is proposed along the north side of the main entry driveway to Route 300. The sidewalk then extends along Route 300 to the north up to the property line to the adjacent retail complex. We have also provided a short segment connection to allow pedestrians a direct access to the parking area of this adjacent property. Note that this connection to the adjacent parking area also allows pedestrians to access the existing traffic signal located at the north end of this retail center.

Please let us know if this sketch plan satisfies your request.



UNION PLAZA OF NEWBURGH

PROPOSED SIDEWALK CONNECTION TO SLEEPY'S PLAZA

SLEEPY'S PLAZA

PROPOSED SIDEWALK

NEWBURGH MALL

ALLIANCE ENERGY CORP

50' SIDE YARD SETBACK, IYP

ROAD A

ROAD D

L1
12,900 SF

96'

136'-8"

G1
7,500 SF

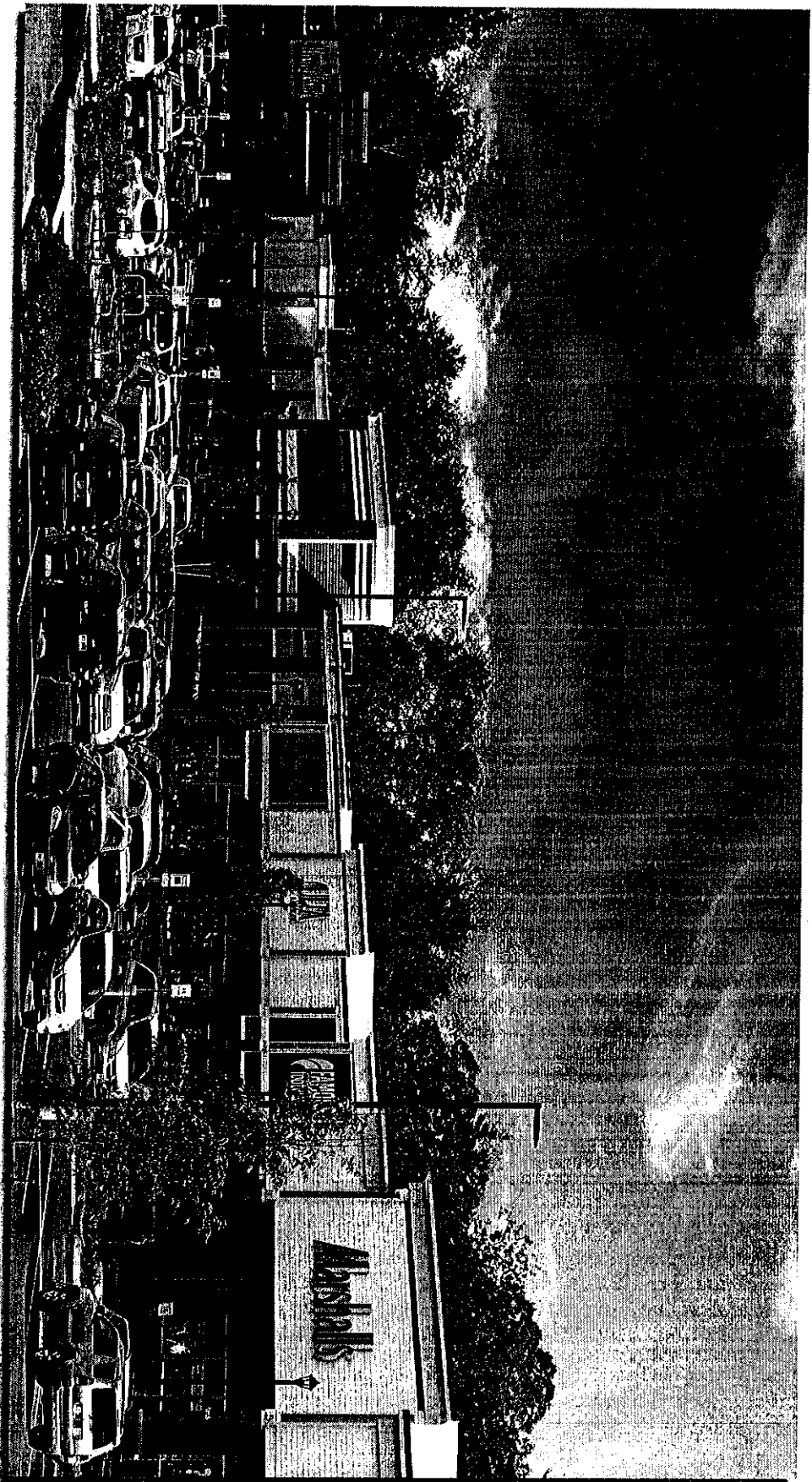
93'-9"

80'

SURVEY DESCRIPTION POINT OF BEGINNING

DATE: 6/6/14
SCALE: 1"=60'

UNION PLAZA OF NEWBURGH, L.L.C.



BUILDING E - CONCEPT MASSING LARGE RETAIL TENANTS "SAMPLE" IMAGE

THE RIDGE HUDSON VALLEY (Crossroads of I-87 and I-84) Newburgh, New York

ARCHITECTURAL DESIGN PACKAGE PAGES

HEFA ALLEVATO

Creative Solutions - Meaningful Places

DEVELOPED BY:



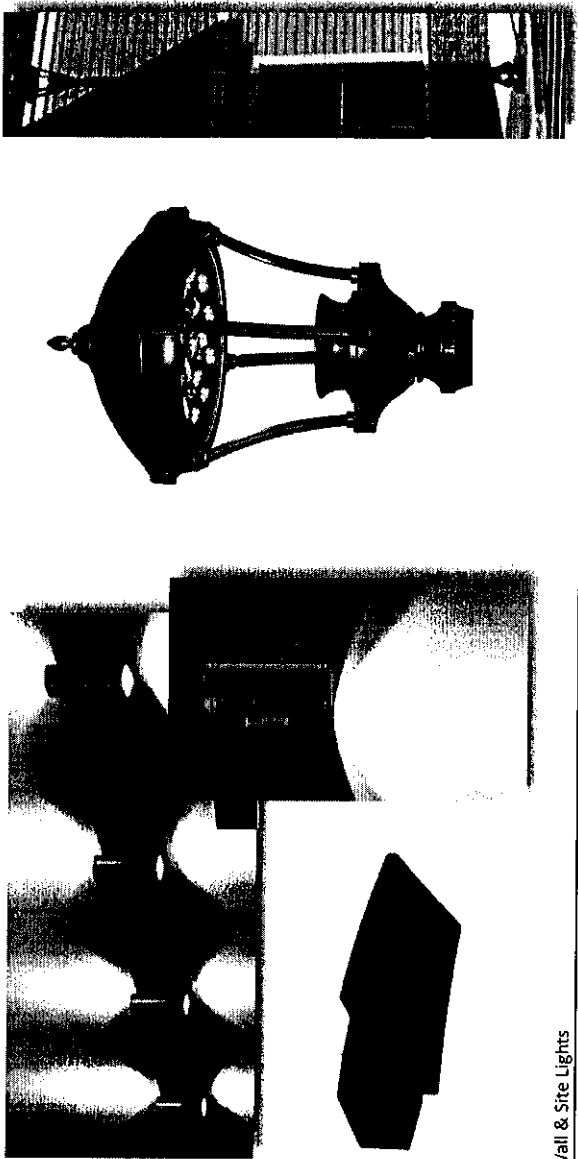
WATERSTONE

LEASED BY:

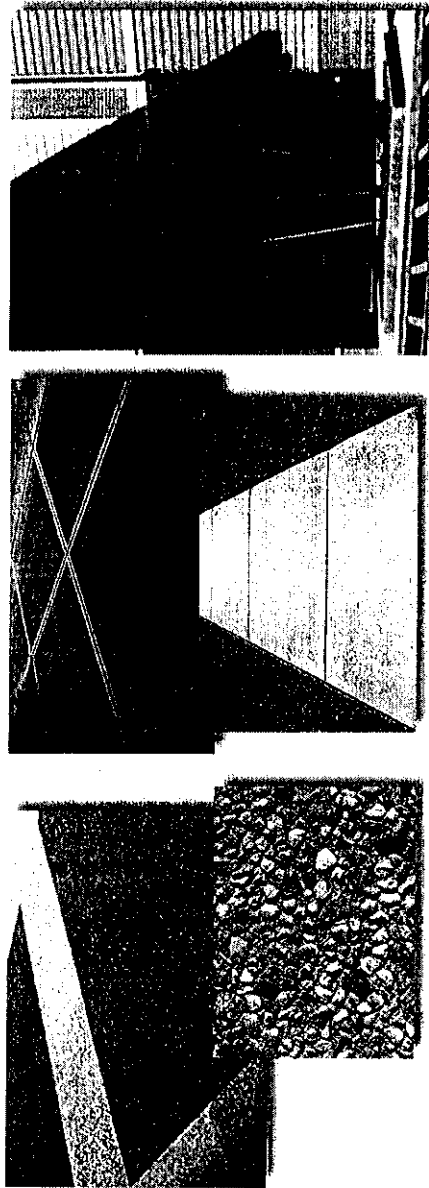
wilder

THE WILDER COMPANIES

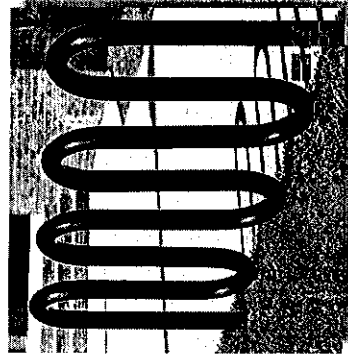
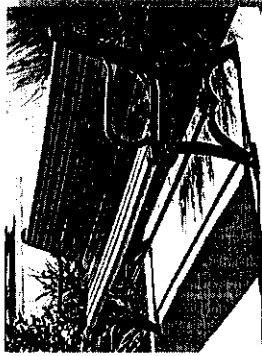
DATE: 2/19/10



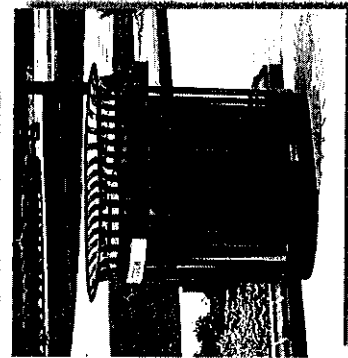
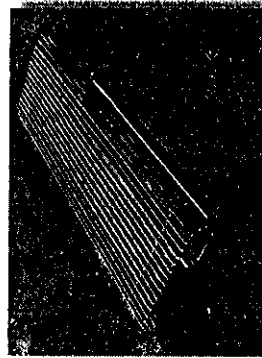
Wall & Site Lights



Sidewalk paving & Planters



Site Amenities



DEVELOPED BY:



WATERSTONE

LEASED BY:



THE WILDER COMPANIES

DATE: 12.19.16

HFA ALLEVATO

Creative Solutions • Meaningful Places

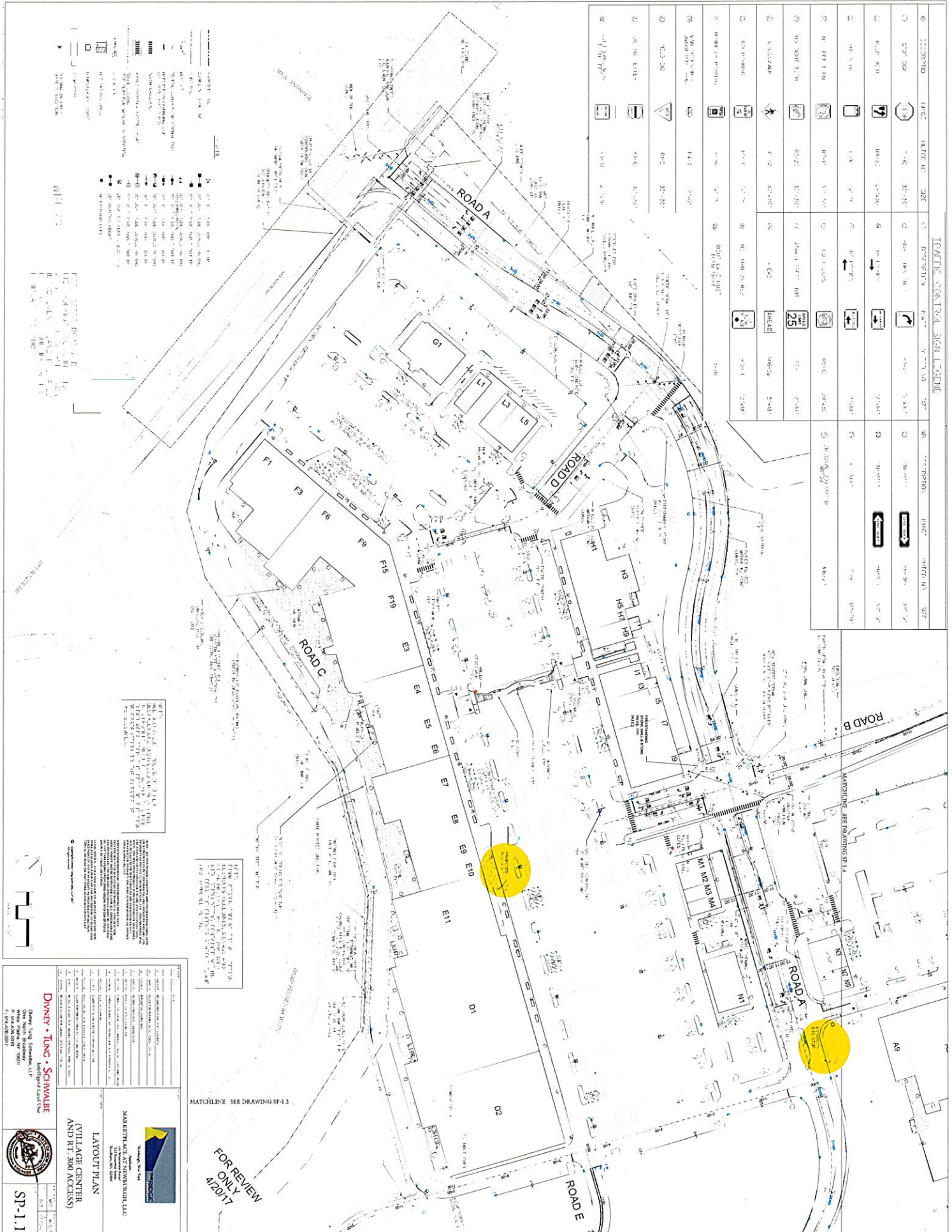
SITE LIGHTING & MATERIALS

THE RIDGE HUDSON VALLEY (Crossroads of I-87 and I-84) Newburgh, New York

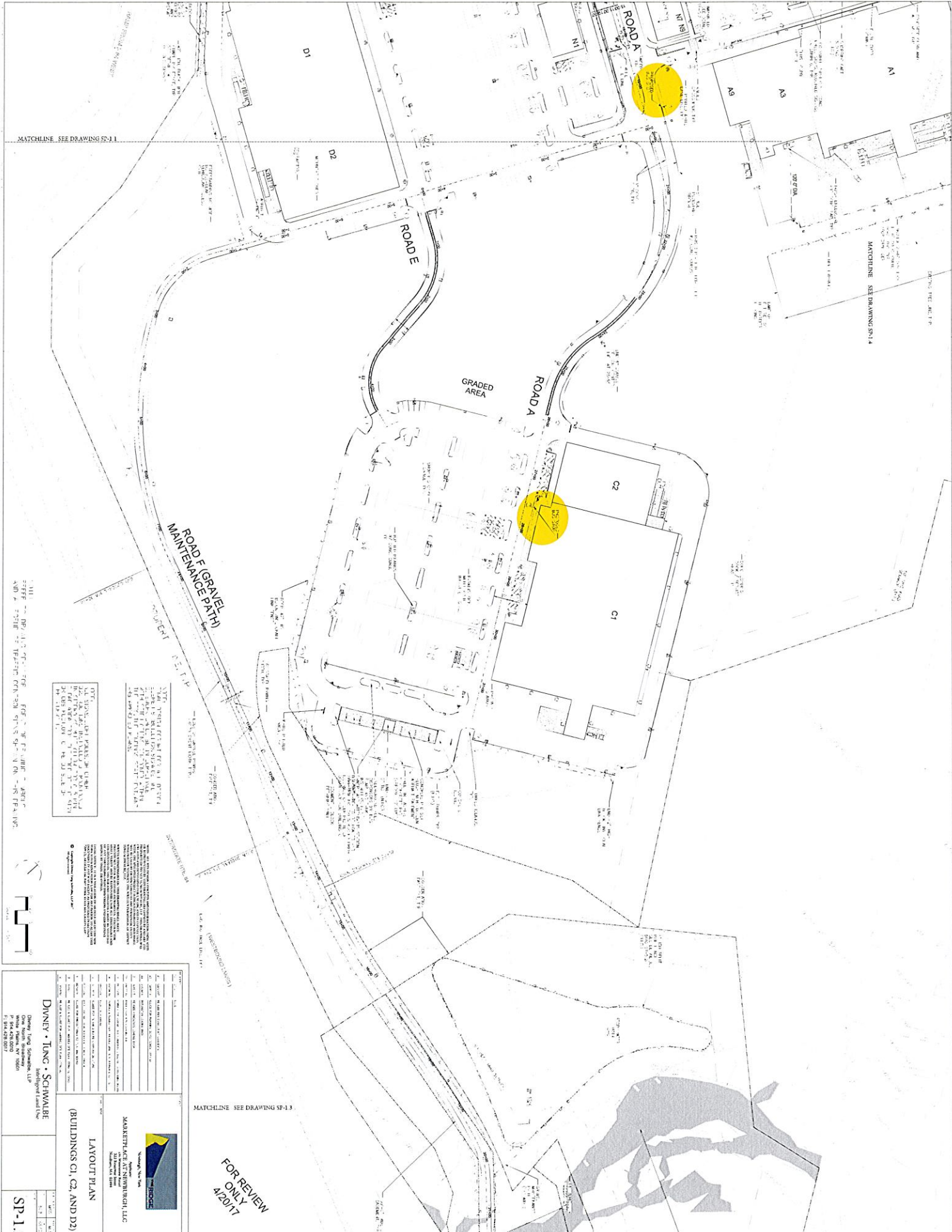
ARCHITECTURAL DESIGN PACKAGE PAGE 11

TRAFFIC CONTROL SIGN LISTING

| NO. | DESCRIPTION | QTY | LOCATION | DATE | BY |
|-----|-------------|-----|------------------|----------|----|
| 1 | STOP SIGN | 1 | ROAD A @ ROAD B | 12/15/17 | JK |
| 2 | STOP SIGN | 1 | ROAD A @ ROAD C | 12/15/17 | JK |
| 3 | STOP SIGN | 1 | ROAD A @ ROAD D | 12/15/17 | JK |
| 4 | STOP SIGN | 1 | ROAD A @ ROAD E | 12/15/17 | JK |
| 5 | STOP SIGN | 1 | ROAD B @ ROAD A | 12/15/17 | JK |
| 6 | STOP SIGN | 1 | ROAD C @ ROAD A | 12/15/17 | JK |
| 7 | STOP SIGN | 1 | ROAD D @ ROAD A | 12/15/17 | JK |
| 8 | STOP SIGN | 1 | ROAD E @ ROAD A | 12/15/17 | JK |
| 9 | STOP SIGN | 1 | ROAD A @ ROAD F | 12/15/17 | JK |
| 10 | STOP SIGN | 1 | ROAD A @ ROAD G | 12/15/17 | JK |
| 11 | STOP SIGN | 1 | ROAD A @ ROAD H | 12/15/17 | JK |
| 12 | STOP SIGN | 1 | ROAD A @ ROAD I | 12/15/17 | JK |
| 13 | STOP SIGN | 1 | ROAD A @ ROAD J | 12/15/17 | JK |
| 14 | STOP SIGN | 1 | ROAD A @ ROAD K | 12/15/17 | JK |
| 15 | STOP SIGN | 1 | ROAD A @ ROAD L | 12/15/17 | JK |
| 16 | STOP SIGN | 1 | ROAD A @ ROAD M | 12/15/17 | JK |
| 17 | STOP SIGN | 1 | ROAD A @ ROAD N | 12/15/17 | JK |
| 18 | STOP SIGN | 1 | ROAD A @ ROAD O | 12/15/17 | JK |
| 19 | STOP SIGN | 1 | ROAD A @ ROAD P | 12/15/17 | JK |
| 20 | STOP SIGN | 1 | ROAD A @ ROAD Q | 12/15/17 | JK |
| 21 | STOP SIGN | 1 | ROAD A @ ROAD R | 12/15/17 | JK |
| 22 | STOP SIGN | 1 | ROAD A @ ROAD S | 12/15/17 | JK |
| 23 | STOP SIGN | 1 | ROAD A @ ROAD T | 12/15/17 | JK |
| 24 | STOP SIGN | 1 | ROAD A @ ROAD U | 12/15/17 | JK |
| 25 | STOP SIGN | 1 | ROAD A @ ROAD V | 12/15/17 | JK |
| 26 | STOP SIGN | 1 | ROAD A @ ROAD W | 12/15/17 | JK |
| 27 | STOP SIGN | 1 | ROAD A @ ROAD X | 12/15/17 | JK |
| 28 | STOP SIGN | 1 | ROAD A @ ROAD Y | 12/15/17 | JK |
| 29 | STOP SIGN | 1 | ROAD A @ ROAD Z | 12/15/17 | JK |
| 30 | STOP SIGN | 1 | ROAD A @ ROAD AA | 12/15/17 | JK |
| 31 | STOP SIGN | 1 | ROAD A @ ROAD AB | 12/15/17 | JK |
| 32 | STOP SIGN | 1 | ROAD A @ ROAD AC | 12/15/17 | JK |
| 33 | STOP SIGN | 1 | ROAD A @ ROAD AD | 12/15/17 | JK |
| 34 | STOP SIGN | 1 | ROAD A @ ROAD AE | 12/15/17 | JK |
| 35 | STOP SIGN | 1 | ROAD A @ ROAD AF | 12/15/17 | JK |
| 36 | STOP SIGN | 1 | ROAD A @ ROAD AG | 12/15/17 | JK |
| 37 | STOP SIGN | 1 | ROAD A @ ROAD AH | 12/15/17 | JK |
| 38 | STOP SIGN | 1 | ROAD A @ ROAD AI | 12/15/17 | JK |
| 39 | STOP SIGN | 1 | ROAD A @ ROAD AJ | 12/15/17 | JK |
| 40 | STOP SIGN | 1 | ROAD A @ ROAD AK | 12/15/17 | JK |
| 41 | STOP SIGN | 1 | ROAD A @ ROAD AL | 12/15/17 | JK |
| 42 | STOP SIGN | 1 | ROAD A @ ROAD AM | 12/15/17 | JK |
| 43 | STOP SIGN | 1 | ROAD A @ ROAD AN | 12/15/17 | JK |
| 44 | STOP SIGN | 1 | ROAD A @ ROAD AO | 12/15/17 | JK |
| 45 | STOP SIGN | 1 | ROAD A @ ROAD AP | 12/15/17 | JK |
| 46 | STOP SIGN | 1 | ROAD A @ ROAD AQ | 12/15/17 | JK |
| 47 | STOP SIGN | 1 | ROAD A @ ROAD AR | 12/15/17 | JK |
| 48 | STOP SIGN | 1 | ROAD A @ ROAD AS | 12/15/17 | JK |
| 49 | STOP SIGN | 1 | ROAD A @ ROAD AT | 12/15/17 | JK |
| 50 | STOP SIGN | 1 | ROAD A @ ROAD AU | 12/15/17 | JK |
| 51 | STOP SIGN | 1 | ROAD A @ ROAD AV | 12/15/17 | JK |
| 52 | STOP SIGN | 1 | ROAD A @ ROAD AW | 12/15/17 | JK |
| 53 | STOP SIGN | 1 | ROAD A @ ROAD AX | 12/15/17 | JK |
| 54 | STOP SIGN | 1 | ROAD A @ ROAD AY | 12/15/17 | JK |
| 55 | STOP SIGN | 1 | ROAD A @ ROAD AZ | 12/15/17 | JK |
| 56 | STOP SIGN | 1 | ROAD A @ ROAD BA | 12/15/17 | JK |
| 57 | STOP SIGN | 1 | ROAD A @ ROAD BB | 12/15/17 | JK |
| 58 | STOP SIGN | 1 | ROAD A @ ROAD BC | 12/15/17 | JK |
| 59 | STOP SIGN | 1 | ROAD A @ ROAD BD | 12/15/17 | JK |
| 60 | STOP SIGN | 1 | ROAD A @ ROAD BE | 12/15/17 | JK |
| 61 | STOP SIGN | 1 | ROAD A @ ROAD BF | 12/15/17 | JK |
| 62 | STOP SIGN | 1 | ROAD A @ ROAD BG | 12/15/17 | JK |
| 63 | STOP SIGN | 1 | ROAD A @ ROAD BH | 12/15/17 | JK |
| 64 | STOP SIGN | 1 | ROAD A @ ROAD BI | 12/15/17 | JK |
| 65 | STOP SIGN | 1 | ROAD A @ ROAD BJ | 12/15/17 | JK |
| 66 | STOP SIGN | 1 | ROAD A @ ROAD BK | 12/15/17 | JK |
| 67 | STOP SIGN | 1 | ROAD A @ ROAD BL | 12/15/17 | JK |
| 68 | STOP SIGN | 1 | ROAD A @ ROAD BM | 12/15/17 | JK |
| 69 | STOP SIGN | 1 | ROAD A @ ROAD BN | 12/15/17 | JK |
| 70 | STOP SIGN | 1 | ROAD A @ ROAD BO | 12/15/17 | JK |
| 71 | STOP SIGN | 1 | ROAD A @ ROAD BP | 12/15/17 | JK |
| 72 | STOP SIGN | 1 | ROAD A @ ROAD BQ | 12/15/17 | JK |
| 73 | STOP SIGN | 1 | ROAD A @ ROAD BR | 12/15/17 | JK |
| 74 | STOP SIGN | 1 | ROAD A @ ROAD BS | 12/15/17 | JK |
| 75 | STOP SIGN | 1 | ROAD A @ ROAD BT | 12/15/17 | JK |
| 76 | STOP SIGN | 1 | ROAD A @ ROAD BU | 12/15/17 | JK |
| 77 | STOP SIGN | 1 | ROAD A @ ROAD BV | 12/15/17 | JK |
| 78 | STOP SIGN | 1 | ROAD A @ ROAD BW | 12/15/17 | JK |
| 79 | STOP SIGN | 1 | ROAD A @ ROAD BX | 12/15/17 | JK |
| 80 | STOP SIGN | 1 | ROAD A @ ROAD BY | 12/15/17 | JK |
| 81 | STOP SIGN | 1 | ROAD A @ ROAD BZ | 12/15/17 | JK |
| 82 | STOP SIGN | 1 | ROAD A @ ROAD CA | 12/15/17 | JK |
| 83 | STOP SIGN | 1 | ROAD A @ ROAD CB | 12/15/17 | JK |
| 84 | STOP SIGN | 1 | ROAD A @ ROAD CC | 12/15/17 | JK |
| 85 | STOP SIGN | 1 | ROAD A @ ROAD CD | 12/15/17 | JK |
| 86 | STOP SIGN | 1 | ROAD A @ ROAD CE | 12/15/17 | JK |
| 87 | STOP SIGN | 1 | ROAD A @ ROAD CF | 12/15/17 | JK |
| 88 | STOP SIGN | 1 | ROAD A @ ROAD CG | 12/15/17 | JK |
| 89 | STOP SIGN | 1 | ROAD A @ ROAD CH | 12/15/17 | JK |
| 90 | STOP SIGN | 1 | ROAD A @ ROAD CI | 12/15/17 | JK |
| 91 | STOP SIGN | 1 | ROAD A @ ROAD CJ | 12/15/17 | JK |
| 92 | STOP SIGN | 1 | ROAD A @ ROAD CK | 12/15/17 | JK |
| 93 | STOP SIGN | 1 | ROAD A @ ROAD CL | 12/15/17 | JK |
| 94 | STOP SIGN | 1 | ROAD A @ ROAD CM | 12/15/17 | JK |
| 95 | STOP SIGN | 1 | ROAD A @ ROAD CN | 12/15/17 | JK |
| 96 | STOP SIGN | 1 | ROAD A @ ROAD CO | 12/15/17 | JK |
| 97 | STOP SIGN | 1 | ROAD A @ ROAD CP | 12/15/17 | JK |
| 98 | STOP SIGN | 1 | ROAD A @ ROAD CQ | 12/15/17 | JK |
| 99 | STOP SIGN | 1 | ROAD A @ ROAD CR | 12/15/17 | JK |
| 100 | STOP SIGN | 1 | ROAD A @ ROAD CS | 12/15/17 | JK |



- 1. ROAD A
- 2. ROAD B
- 3. ROAD C
- 4. ROAD D
- 5. ROAD E
- 6. ROAD F
- 7. ROAD G
- 8. ROAD H
- 9. ROAD I
- 10. ROAD J
- 11. ROAD K
- 12. ROAD L
- 13. ROAD M
- 14. ROAD N
- 15. ROAD O
- 16. ROAD P
- 17. ROAD Q
- 18. ROAD R
- 19. ROAD S
- 20. ROAD T
- 21. ROAD U
- 22. ROAD V
- 23. ROAD W
- 24. ROAD X
- 25. ROAD Y
- 26. ROAD Z
- 27. ROAD AA
- 28. ROAD AB
- 29. ROAD AC
- 30. ROAD AD
- 31. ROAD AE
- 32. ROAD AF
- 33. ROAD AG
- 34. ROAD AH
- 35. ROAD AI
- 36. ROAD AJ
- 37. ROAD AK
- 38. ROAD AL
- 39. ROAD AM
- 40. ROAD AN
- 41. ROAD AO
- 42. ROAD AP
- 43. ROAD AQ
- 44. ROAD AR
- 45. ROAD AS
- 46. ROAD AT
- 47. ROAD AU
- 48. ROAD AV
- 49. ROAD AW
- 50. ROAD AX
- 51. ROAD AY
- 52. ROAD AZ
- 53. ROAD BA
- 54. ROAD BB
- 55. ROAD BC
- 56. ROAD BD
- 57. ROAD BE
- 58. ROAD BF
- 59. ROAD BG
- 60. ROAD BH
- 61. ROAD BI
- 62. ROAD BJ
- 63. ROAD BK
- 64. ROAD BL
- 65. ROAD BM
- 66. ROAD BN
- 67. ROAD BO
- 68. ROAD BP
- 69. ROAD BQ
- 70. ROAD BR
- 71. ROAD BS
- 72. ROAD BT
- 73. ROAD BU
- 74. ROAD BV
- 75. ROAD BW
- 76. ROAD BX
- 77. ROAD BY
- 78. ROAD BZ
- 79. ROAD CA
- 80. ROAD CB
- 81. ROAD CC
- 82. ROAD CD
- 83. ROAD CE
- 84. ROAD CF
- 85. ROAD CG
- 86. ROAD CH
- 87. ROAD CI
- 88. ROAD CJ
- 89. ROAD CK
- 90. ROAD CL
- 91. ROAD CM
- 92. ROAD CN
- 93. ROAD CO
- 94. ROAD CP
- 95. ROAD CQ
- 96. ROAD CR
- 97. ROAD CS
- 98. ROAD CT
- 99. ROAD CU
- 100. ROAD CV
- 101. ROAD CW
- 102. ROAD CX
- 103. ROAD CY
- 104. ROAD CZ
- 105. ROAD DA
- 106. ROAD DB
- 107. ROAD DC
- 108. ROAD DD
- 109. ROAD DE
- 110. ROAD DF
- 111. ROAD DG
- 112. ROAD DH
- 113. ROAD DI
- 114. ROAD DJ
- 115. ROAD DK
- 116. ROAD DL
- 117. ROAD DM
- 118. ROAD DN
- 119. ROAD DO
- 120. ROAD DP
- 121. ROAD DQ
- 122. ROAD DR
- 123. ROAD DS
- 124. ROAD DT
- 125. ROAD DU
- 126. ROAD DV
- 127. ROAD DW
- 128. ROAD DX
- 129. ROAD DY
- 130. ROAD DZ
- 131. ROAD EA
- 132. ROAD EB
- 133. ROAD EC
- 134. ROAD ED
- 135. ROAD EE
- 136. ROAD EF
- 137. ROAD EG
- 138. ROAD EH
- 139. ROAD EI
- 140. ROAD EJ
- 141. ROAD EK
- 142. ROAD EL
- 143. ROAD EM
- 144. ROAD EN
- 145. ROAD EO
- 146. ROAD EP
- 147. ROAD EQ
- 148. ROAD ER
- 149. ROAD ES
- 150. ROAD ET
- 151. ROAD EU
- 152. ROAD EV
- 153. ROAD EW
- 154. ROAD EX
- 155. ROAD EY
- 156. ROAD EZ
- 157. ROAD FA
- 158. ROAD FB
- 159. ROAD FC
- 160. ROAD FD
- 161. ROAD FE
- 162. ROAD FF
- 163. ROAD FG
- 164. ROAD FH
- 165. ROAD FI
- 166. ROAD FJ
- 167. ROAD FK
- 168. ROAD FL
- 169. ROAD FM
- 170. ROAD FN
- 171. ROAD FO
- 172. ROAD FP
- 173. ROAD FQ
- 174. ROAD FR
- 175. ROAD FS
- 176. ROAD FT
- 177. ROAD FU
- 178. ROAD FV
- 179. ROAD FW
- 180. ROAD FX
- 181. ROAD FY
- 182. ROAD FZ
- 183. ROAD GA
- 184. ROAD GB
- 185. ROAD GC
- 186. ROAD GD
- 187. ROAD GE
- 188. ROAD GF
- 189. ROAD GG
- 190. ROAD GH
- 191. ROAD GI
- 192. ROAD GJ
- 193. ROAD GK
- 194. ROAD GL
- 195. ROAD GM
- 196. ROAD GN
- 197. ROAD GO
- 198. ROAD GP
- 199. ROAD GQ
- 200. ROAD GR
- 201. ROAD GS
- 202. ROAD GT
- 203. ROAD GU
- 204. ROAD GV
- 205. ROAD GW
- 206. ROAD GX
- 207. ROAD GY
- 208. ROAD GZ
- 209. ROAD HA
- 210. ROAD HB
- 211. ROAD HC
- 212. ROAD HD
- 213. ROAD HE
- 214. ROAD HF
- 215. ROAD HG
- 216. ROAD HH
- 217. ROAD HI
- 218. ROAD HJ
- 219. ROAD HK
- 220. ROAD HL
- 221. ROAD HM
- 222. ROAD HN
- 223. ROAD HO
- 224. ROAD HP
- 225. ROAD HQ
- 226. ROAD HR
- 227. ROAD HS
- 228. ROAD HT
- 229. ROAD HU
- 230. ROAD HV
- 231. ROAD HW
- 232. ROAD HX
- 233. ROAD HY
- 234. ROAD HZ
- 235. ROAD IA
- 236. ROAD IB
- 237. ROAD IC
- 238. ROAD ID
- 239. ROAD IE
- 240. ROAD IF
- 241. ROAD IG
- 242. ROAD IH
- 243. ROAD II
- 244. ROAD IJ
- 245. ROAD IK
- 246. ROAD IL
- 247. ROAD IM
- 248. ROAD IN
- 249. ROAD IO
- 250. ROAD IP
- 251. ROAD IQ
- 252. ROAD IR
- 253. ROAD IS
- 254. ROAD IT
- 255. ROAD IU
- 256. ROAD IV
- 257. ROAD IW
- 258. ROAD IX
- 259. ROAD IY
- 260. ROAD IZ
- 261. ROAD JA
- 262. ROAD JB
- 263. ROAD JC
- 264. ROAD JD
- 265. ROAD JE
- 266. ROAD JF
- 267. ROAD JG
- 268. ROAD JH
- 269. ROAD JI
- 270. ROAD JJ
- 271. ROAD JK
- 272. ROAD JL
- 273. ROAD JM
- 274. ROAD JN
- 275. ROAD JO
- 276. ROAD JP
- 277. ROAD JQ
- 278. ROAD JR
- 279. ROAD JS
- 280. ROAD JT
- 281. ROAD JU
- 282. ROAD JV
- 283. ROAD JW
- 284. ROAD JX
- 285. ROAD JY
- 286. ROAD JZ
- 287. ROAD KA
- 288. ROAD KB
- 289. ROAD KC
- 290. ROAD KD
- 291. ROAD KE
- 292. ROAD KF
- 293. ROAD KG
- 294. ROAD KH
- 295. ROAD KI
- 296. ROAD KJ
- 297. ROAD KK
- 298. ROAD KL
- 299. ROAD KM
- 300. ROAD KN
- 301. ROAD KO
- 302. ROAD KP
- 303. ROAD KQ
- 304. ROAD KR
- 305. ROAD KS
- 306. ROAD KT
- 307. ROAD KU
- 308. ROAD KV
- 309. ROAD KW
- 310. ROAD KX
- 311. ROAD KY
- 312. ROAD KZ
- 313. ROAD LA
- 314. ROAD LB
- 315. ROAD LC
- 316. ROAD LD
- 317. ROAD LE
- 318. ROAD LF
- 319. ROAD LG
- 320. ROAD LH
- 321. ROAD LI
- 322. ROAD LJ
- 323. ROAD LK
- 324. ROAD LL
- 325. ROAD LM
- 326. ROAD LN
- 327. ROAD LO
- 328. ROAD LP
- 329. ROAD LQ
- 330. ROAD LR
- 331. ROAD LS
- 332. ROAD LT
- 333. ROAD LU
- 334. ROAD LV
- 335. ROAD LW
- 336. ROAD LX
- 337. ROAD LY
- 338. ROAD LZ
- 339. ROAD MA
- 340. ROAD MB
- 341. ROAD MC
- 342. ROAD MD
- 343. ROAD ME
- 344. ROAD MF
- 345. ROAD MG
- 346. ROAD MH
- 347. ROAD MI
- 348. ROAD MJ
- 349. ROAD MK
- 350. ROAD ML
- 351. ROAD MM
- 352. ROAD MN
- 353. ROAD MO
- 354. ROAD MP
- 355. ROAD MQ
- 356. ROAD MR
- 357. ROAD MS
- 358. ROAD MT
- 359. ROAD MU
- 360. ROAD MV
- 361. ROAD MW
- 362. ROAD MX
- 363. ROAD MY
- 364. ROAD MZ
- 365. ROAD NA
- 366. ROAD NB
- 367. ROAD NC
- 368. ROAD ND
- 369. ROAD NE
- 370. ROAD NF
- 371. ROAD NG
- 372. ROAD NH
- 373. ROAD NI
- 374. ROAD NJ
- 375. ROAD NK
- 376. ROAD NL
- 377. ROAD NM
- 378. ROAD NN
- 379. ROAD NO
- 380. ROAD NP
- 381. ROAD NQ
- 382. ROAD NR
- 383. ROAD NS
- 384. ROAD NT
- 385. ROAD NU
- 386. ROAD NV
- 387. ROAD NW
- 388. ROAD NX
- 389. ROAD NY
- 390. ROAD NZ
- 391. ROAD OA
- 392. ROAD OB
- 393. ROAD OC
- 394. ROAD OD
- 395. ROAD OE
- 396. ROAD OF
- 397. ROAD OG
- 398. ROAD OH
- 399. ROAD OI
- 400. ROAD OJ
- 401. ROAD OK
- 402. ROAD OL
- 403. ROAD OM
- 404. ROAD ON
- 405. ROAD OO
- 406. ROAD OP
- 407. ROAD OQ
- 408. ROAD OR
- 409. ROAD OS
- 410. ROAD OT
- 411. ROAD OU
- 412. ROAD OV
- 413. ROAD OW
- 414. ROAD OX
- 415. ROAD OY
- 416. ROAD OZ
- 417. ROAD PA
- 418. ROAD PB
- 419. ROAD PC
- 420. ROAD PD
- 421. ROAD PE
- 422. ROAD PF
- 423. ROAD PG
- 424. ROAD PH
- 425. ROAD PI
- 426. ROAD PJ
- 427. ROAD PK
- 428. ROAD PL
- 429. ROAD PM
- 430. ROAD PN
- 431. ROAD PO
- 432. ROAD PP
- 433. ROAD PQ
- 434. ROAD PR
- 435. ROAD PS
- 436. ROAD PT
- 437. ROAD PU
- 438. ROAD PV
- 439. ROAD PW
- 440. ROAD PX
- 441. ROAD PY
- 442. ROAD PZ
- 443. ROAD QA
- 444. ROAD QB
- 445. ROAD QC
- 446. ROAD QD
- 447. ROAD QE
- 448. ROAD QF
- 449. ROAD QG
- 450. ROAD QH
- 451. ROAD QI
- 452. ROAD QJ
- 453. ROAD QK
- 454. ROAD QL
- 455. ROAD QM
- 456. ROAD QN
- 457. ROAD QO
- 458. ROAD QP
- 459. ROAD QQ
- 460. ROAD QR
- 461. ROAD QS
- 462. ROAD QT
- 463. ROAD QU
- 464. ROAD QV
- 465. ROAD QW
- 466. ROAD QX
- 467. ROAD QY
- 468. ROAD QZ
- 469. ROAD RA
- 470. ROAD RB
- 471. ROAD RC
- 472. ROAD RD
- 473. ROAD RE
- 474. ROAD RF
- 475. ROAD RG
- 476. ROAD RH
- 477. ROAD RI
- 478. ROAD RJ
- 479. ROAD RK
- 480. ROAD RL
- 481. ROAD RM
- 482. ROAD RN
- 483. ROAD RO
- 484. ROAD RP
- 485. ROAD RQ
- 486. ROAD RR
- 487. ROAD RS
- 488. ROAD RT
- 489. ROAD RU
- 490. ROAD RV
- 491. ROAD RW
- 492. ROAD RX
- 493. ROAD RY
- 494. ROAD RZ
- 495. ROAD SA
- 496. ROAD SB
- 497. ROAD SC
- 498. ROAD SD



MATCHLINE SEE DRAWING SP-1.1

MATCHLINE SEE DRAWING SP-1.4

ROAD F GRAVEL MAINTENANCE PATH

GRADED AREA

ROAD A

ROAD E

ROAD A

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GRAVEL MAINTENANCE PATH UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GRADED AREA UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BUILDING UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GROUND UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SURFACE UNLESS OTHERWISE NOTED.
 13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE EQUIPMENT UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY UNLESS OTHERWISE NOTED.
 16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FENCE UNLESS OTHERWISE NOTED.
 17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIGN UNLESS OTHERWISE NOTED.
 18. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LIGHT UNLESS OTHERWISE NOTED.
 19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TREE UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PLANT UNLESS OTHERWISE NOTED.

LEGEND:
 1. DIMENSION LINE
 2. CENTERLINE
 3. GRADED AREA
 4. GRAVEL MAINTENANCE PATH
 5. DRIVEWAY
 6. SIDEWALK
 7. CURB
 8. GROUND
 9. SURFACE
 10. STRUCTURE
 11. EQUIPMENT
 12. UTILITY
 13. FENCE
 14. SIGN
 15. LIGHT
 16. TREE
 17. PLANT

DATE: 01/11/2017
 DRAWN BY: J. SCHWABE
 CHECKED BY: J. SCHWABE
 APPROVED BY: J. SCHWABE



MATCHLINE SEE DRAWING SP-1.3

FOR REVIEW ONLY
 4/20/17

| NO. | DESCRIPTION | DATE |
|-----|-------------------------|------------|
| 1 | ISSUED FOR PERMIT | 01/11/2017 |
| 2 | ISSUED FOR CONSTRUCTION | 01/11/2017 |
| 3 | ISSUED FOR AS-BUILT | 01/11/2017 |
| 4 | ISSUED FOR RECORD | 01/11/2017 |
| 5 | ISSUED FOR ARCHIVE | 01/11/2017 |

DINNEY • TUNG • SCHWABE
 Intelligent and Fair
 1000 West 10th Street
 Suite 100
 Minneapolis, MN 55408
 P: 612.429.8017

MARKETPLACE INTERNATIONAL, LLC
 1000 West 10th Street
 Suite 100
 Minneapolis, MN 55408
 P: 612.429.8017

LAYOUT PLAN
 (BUILDINGS C1, C2, AND D2)

SP-1.2

April 5, 2017

Patrick J. Hines, Principal
McGoey, Hauser and Edsall
33 Airport Center Drive, Suite 202
New Windsor, New York 12553

Re: The Ridge (f/k/a The Loop)
Project No. 17-01



Dear Mr. Hines:

Enclosed for review are revised plans from the Applicant that address the comments received from the Board at its March 16th Planning Board meeting. In brief, the Applicant was requested to extend the Road F/Gravel Maintenance Path to Brookside Avenue, complete improvements to Brookside Avenue, signalize the Road A/Road B intersection, and remove the Canoe Island from the Road B entry into the main parking area.

Following is a brief description of each:

1. **Extension of the Road F/Gravel Maintenance Path** (Refer to attached Drawings SP-1.0, 1.3, 1.5, 1.7, 1.8, 2.3 and 3.0, last revised 4/4/17.)

As requested by the Board, the Applicant proposes to extend the Road F/Gravel Maintenance Path to Brookside Avenue. The 16' wide path, previously designed to end at a point just east of Quassaic Creek, will now afford access from Brookside Avenue. Access to the path will be through a secured, double-leaf swing gate along Brookside Avenue.

Please note, that in constructing this extended path the Applicant requests the flexibility in the field to adjust the alignment of the path to better adapt to field conditions. The Applicant will seek to follow existing trails and areas of open clearing to the extent practical to minimize tree clearing and other disturbances which might otherwise impact the adjoining properties. However, all work will be required to remain within the previously approved limits of disturbance as shown on the drawings and under no circumstances will grades be permitted to exceed a 10% gradient.

2. **Brookside Avenue Improvements** (Refer to attached Drawings SP-1.3, 1.5, and 1.8, last revised 4/4/17.)

Patrick J. Hines, Principal
Re: The Ridge At Hudson Valley

April 5, 2017
Page 2

The Applicant proposes to complete all the Planning Board previously approved Brookside Avenue improvements, including the demolition of all existing structures as shown on the accompanying plans, prior to the Town's issuance of any certificate of occupancy for any structure within the retail center.

Please also note that the Applicant has previously posted in conjunction with prior approvals a bond in the amount of \$51,300 in favor of the Town to secure completion of these improvements. This bond remains in place to this date.

3. **Signalization of the Road A/Road B Intersection** (Refer to attached Maser Consulting Drawing SP-8.0, last revised 4/4/17.)

The Applicant has modified its Phase One construction plans to include signalization of both the Road A/Road D intersection and the Road A/Road B intersection. The signal proposed is a new "state-of-the-art" signal like that proposed for the Road A/Road D intersection.

4. **Removal of the Canoe Island from the Road B Entry into the Main Parking Area** (Refer to attached Drawing SP-1.0, last revised 4/4/17.)

In accordance with the request of the Planning Board the Applicant has removed from the plans the previously proposed Canoe Island.

Thank you for the continued review of The Ridge application and please do not hesitate to call with either any questions or to discuss any of the above.

Very truly yours,

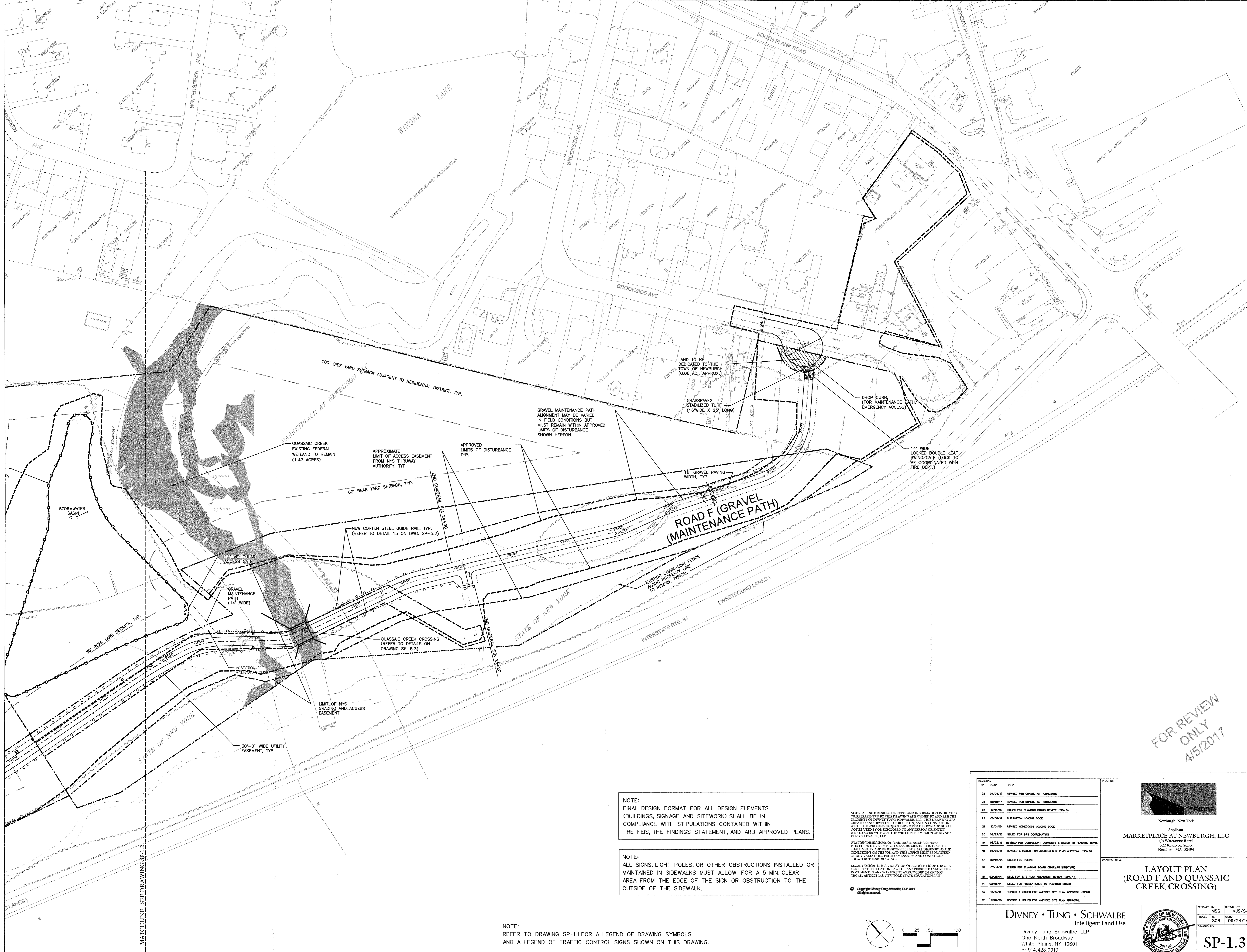
DIVNEY TUNG SCHWALBE, LLP



Mark S. Gratz, P.E.
Senior Associate

MG:msg
Enclosures

cc: J. Ewasutyn, M. Donnelly, G. Canfield, J. Osborne, K. Wersted, K. Arent, M. Taylor,
T. Godfrey, P. Greal, S. Lopez, File # 808.3



NOTE:
FINAL DESIGN FORMAT FOR ALL DESIGN ELEMENTS (BUILDINGS, SIGNAGE AND SITEWORK) SHALL BE IN COMPLIANCE WITH STIPULATIONS CONTAINED WITHIN THE FEIS, THE FINDINGS STATEMENT, AND ARB APPROVED PLANS.

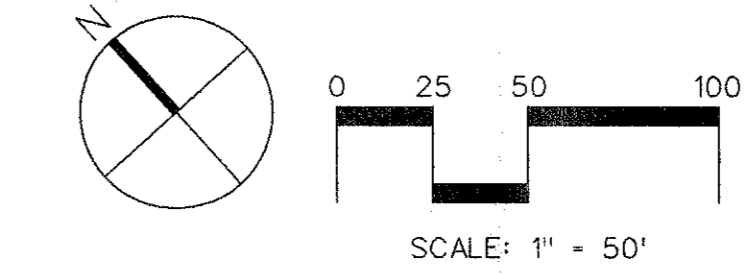
NOTE:
ALL SIGNS, LIGHT POLES, OR OTHER OBSTRUCTIONS INSTALLED OR MAINTAINED IN SIDEWALKS MUST ALLOW FOR A 5' MIN. CLEAR AREA FROM THE EDGE OF THE SIGN OR OBSTRUCTION TO THE OUTSIDE OF THE SIDEWALK.

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DIVNEY TUNG SCHWALBE, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR THE USE AND CONNECTION WITH THE SPECIFIED PROJECT. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS NOT TO BE REPRODUCED, COPIED, OR DISCLOSED TO ANY PERSON OR ENTITY WITHOUT THE WRITTEN PERMISSION OF DIVNEY TUNG SCHWALBE, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PREFERENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 146 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 709(1), ARTICLE 146, NEW YORK STATE EDUCATION LAW.

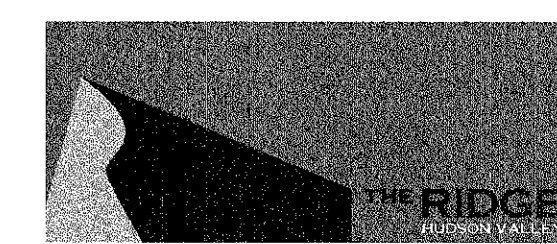
© Copyright Divney Tung Schwalbe, LLP 2007
All rights reserved.



NOTE:
REFER TO DRAWING SP-1.1 FOR A LEGEND OF DRAWING SYMBOLS AND A LEGEND OF TRAFFIC CONTROL SIGNS SHOWN ON THIS DRAWING.

FOR REVIEW ONLY
4/5/2017

| REVISIONS NO. | DATE | ISSUE |
|---------------|----------|--|
| 25 | 04/04/17 | REVISED PER CONSULTANT COMMENTS |
| 24 | 02/27/17 | REVISED PER CONSULTANT COMMENTS |
| 23 | 12/16/16 | ISSUED FOR PLANNING BOARD REVIEW (SPA #) |
| 22 | 01/26/16 | BURLINGTON LOADING DOCK |
| 21 | 10/27/15 | REVISED HOMEODORS LOADING DOCK |
| 20 | 08/27/15 | ISSUED FOR A/E COORDINATION |
| 19 | 08/23/15 | REVISED PER CONSULTANT COMMENTS & ISSUED TO PLANNING BOARD |
| 18 | 08/04/15 | REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA #) |
| 17 | 07/23/15 | ISSUED FOR PRICING |
| 16 | 07/14/15 | ISSUED FOR PLANNING BOARD CHAIRMAN SIGNATURE |
| 15 | 02/26/14 | ISSUE FOR SITE PLAN AMENDMENT REVIEW (SPA #) |
| 14 | 02/08/14 | ISSUED FOR PRESENTATION TO PLANNING BOARD |
| 13 | 02/10/13 | REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA #) |
| 12 | 10/04/10 | REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL |

PROJECT:  Newburgh, New York

Applicant: **MARKETPLACE AT NEWBURGH, LLC**
c/o Vantage Retail
823 Rowley Street
Needham, MA 02494

DRAWING TITLE: **LAYOUT PLAN (ROAD F AND QUASSAIC CREEK CROSSING)**

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

DESIGNED BY: MSG
PROJECT NO: 808
DRAWING NO: **SP-1.3**

DATE: 09/24/14
DRAWN BY: MJS/SK





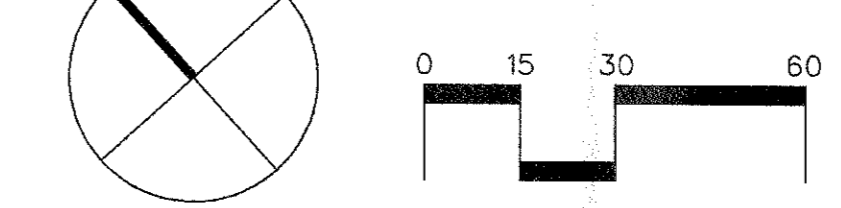
- DEMOLITION NOTES:**
1. A PRE DEMOLITION ASBESTOS INSPECTION AS PER NYS REGULATIONS (20 NYCRR PART 56-5) MUST BE PERFORMED ON ALL STRUCTURES TO BE DEMOLISHED. FURTHER, 12 NYCRR PART 56-5 (1)(1)(3) REQUIRES THAT A COPY OF THE INSPECTION REPORT BE SENT TO THE NEAREST NYS-DOL ASBESTOS CONTROL BUREAU AND TO THE LOCAL GOVERNMENT ENTITY CHARGED WITH ISSUING A DEMOLITION PERMIT.
 2. PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK THE CONTRACTOR SHALL DEVELOP A WORK PLAN FOR THE REVIEW AND APPROVAL OF THE LOCAL BUILDING OFFICIAL.
 3. THE DEMOLITION CONTRACTOR MUST ENSURE PRIOR TO COMMENCING DEMOLITION ACTIVITIES THAT THE BUILDING OR STRUCTURE TO BE DEMOLISHED DOES NOT CONTAIN EITHER ASBESTOS OR OTHER IDENTIFIED HAZARDOUS CONTAMINANT.
 4. THE CONTRACTOR SHALL KEEP A COPY OF ALL INSPECTION REPORTS ON-SITE DURING ANY DEMOLITION ACTIVITY.
 5. COMPLIANCE WITH THESE REQUIREMENTS WILL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
 6. DEMOLISHED CONCRETE SHALL BE STOCKPILED AT AN OWNER APPROVED PROVIDED ON-SITE LOCATION FOR FUTURE RECYCLING.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ALL DEMOLITION DEBRIS AND RUBBISH AT A NYS APPROVED LANDFILL OR OTHER DISPOSAL FACILITY. THERE SHALL BE NO ON-SITE BURNING OR BURIAL OF ANY DEMOLITION DEBRIS PERMITTED ON-SITE.
 8. THE CONTRACTOR SHALL DISCONNECT AND SEAL TO THE SATISFACTION OF THE LOCAL BUILDING OFFICIAL ANY SEWER OR DRAIN ON THE PROPERTY OF THE STRUCTURE TO BE DEMOLISHED.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SUCH ARRANGEMENTS WITH THE LOCAL UTILITY PROVIDERS FOR THE PROPER DISCONNECTION OF THE SUPPLY OF GAS, ELECTRIC, CABLE AND WATER SERVICES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL SURFACES DISTURBED DURING DEMOLITION ACTIVITY TO THE SATISFACTION OF THE OWNER AND LOCAL BUILDING OFFICIAL.
 11. THE DEMOLITION CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AND PRESERVE THE STRUCTURES TO REMAIN.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURELY FENCING OFF THE DEMOLITION SITE TO RESTRICT PUBLIC ACCESS TO THE AREA.
 13. THE CONTRACTOR SHALL OFFER TO RETURN TO THE TOWN OF NEWBURGH ANY EXISTING INFRASTRUCTURE REMOVED DURING THE COURSE OF THE DEMOLITION CONTRACT.
 14. THE CONTRACTOR SHALL EITHER REMOVE OR FILL TO THE SATISFACTION OF THE TOWN OF NEWBURGH BUILDING DEPT. ANY STRUCTURES TO BE ABANDONED AND LEFT IN PLACE.

NOTE A
 SUBJECT TO WHATEVER RIGHTS THE PROPERTY OWNERS MAY HAVE IN TO THE LANDS BEYOND THEIR DEED LINES, AS EXHIBITED BY PHYSICAL IMPROVEMENTS, (I.E. POSSESSION LINES) EITHER BY IMPLIED AGREEMENT, (ACQUIESCENCE) OR BY ANY VERBAL OR WRITTEN AGREEMENTS, THE CLIENT HAS AGREED TO OBTAIN ANY PAROL EVIDENCE OR WRITTEN AGREEMENTS OR MAPS, THAT THE INDIVIDUAL PROPERTY OWNERS CAN PROVIDE.

NOTE: ALL LINES THROUGH CORNERS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING OR SUPPLEMENT AND ALL THE PROJECTS AND DEVELOPED USES, AND IN CONNECTION WITH THE PROJECTS AND DEVELOPED USES, THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OR INJURY TO PERSONS OR PROPERTY CAUSED BY THE PROJECTS AND DEVELOPED USES. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OR INJURY TO PERSONS OR PROPERTY CAUSED BY THE PROJECTS AND DEVELOPED USES. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OR INJURY TO PERSONS OR PROPERTY CAUSED BY THE PROJECTS AND DEVELOPED USES.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 146 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 109(2), ARTICLE 146, NEW YORK STATE EDUCATION LAW.

© Copyright Divney Tung Schwalbe, LLP 2017
 All rights reserved.



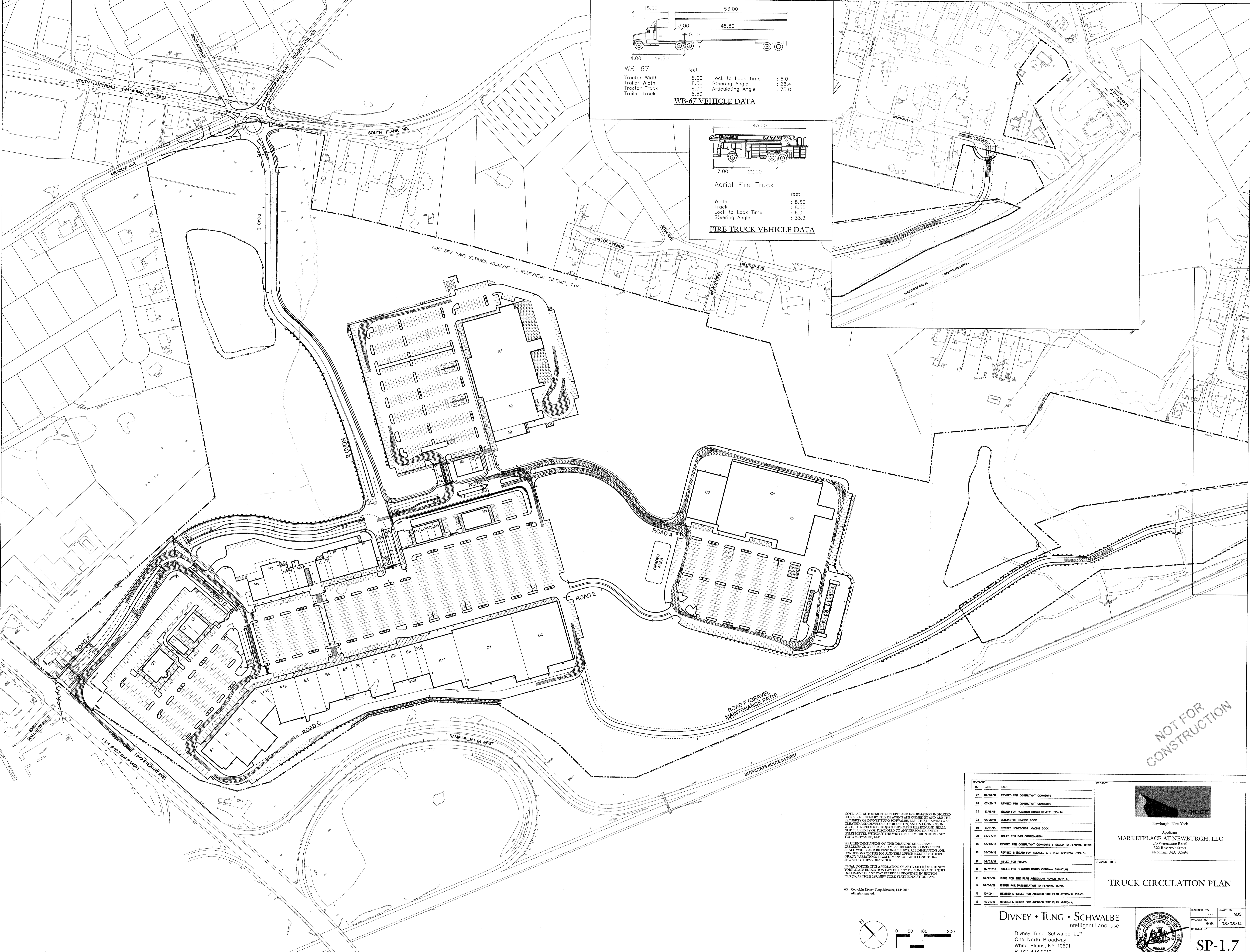
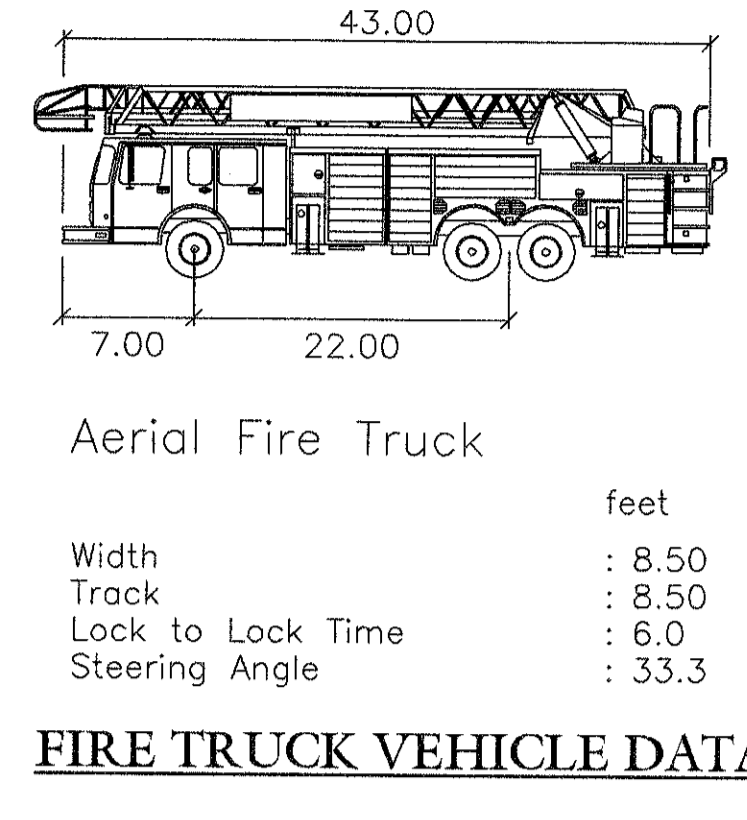
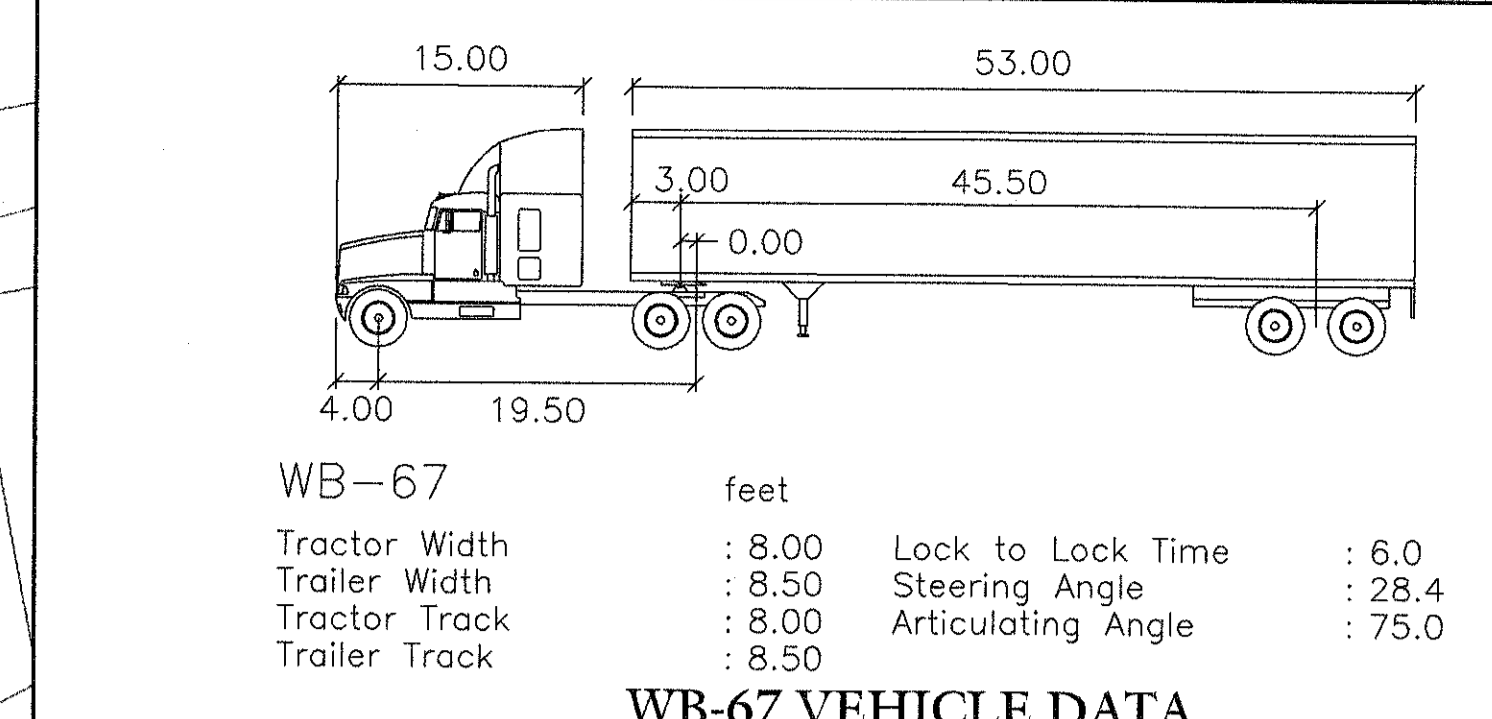
NOT FOR
 CONSTRUCTION
 4/4/2017

| NO. | DATE | ISSUE |
|-----|----------|--|
| 23 | 04/04/17 | REVISED FOR CONSULTANT COMMENTS |
| 24 | 02/21/17 | REVISED FOR CONSULTANT COMMENTS |
| 25 | 01/08/16 | ISSUED FOR PLANNING BOARD REVIEW (S.P.A. #) |
| 22 | 01/08/16 | BURLINGTON LOADING DOCK |
| 21 | 01/05/16 | REVISED HOMESCHOOL LOADING DOCK |
| 20 | 01/27/16 | ISSUED FOR R/S COORDINATION |
| 19 | 01/27/16 | REVISED FOR CONSULTANT COMMENTS & ISSUED TO PLANNING BOARD |
| 18 | 01/08/16 | REVISED & ISSUED FOR ANDEED SITE PLAN APPROVAL (S.P.A. #) |
| 17 | 01/22/14 | ISSUED FOR PRELIM |
| 16 | 07/14/14 | ISSUED FOR PLANNING BOARD CHAIRMAN SIGNATURE |
| 15 | 02/20/14 | ISSUE FOR SITE PLAN AMENDMENT REVIEW (S.P.A. #) |
| 14 | 02/06/14 | ISSUED FOR PRESENTATION TO PLANNING BOARD |
| 13 | 01/21/11 | REVISED & ISSUED FOR ANDEED SITE PLAN APPROVAL (S.P.A. #) |
| 12 | 10/24/10 | REVISED & ISSUED FOR ANDEED SITE PLAN APPROVAL |

PROJECT: MARKETPLACE AT NEWBURGH, LLC
 Applicant: City Watermore Retail, 322 Rosemead Street, Needham, MA 02494

DESIGNED BY: MSG
 DRAWN BY: RCC
 PROJECT NO: 808
 DATE: 09/24/14
 DRAWING NO: SP-1.5

Divney • Tung • Schwalbe
 Intelligent Land Use
 Divney Tung Schwalbe, LLP
 One North Broadway
 White Plains, NY 10601
 P: 914.428.0010
 F: 914.428.0017



NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DIVNEY TUNG SCHWALBE, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DIVNEY TUNG SCHWALBE, LLP.

WRITTEN PERMISSION ON THIS DRAWING SHALL BE THE PREREQUISITE FOR ANY REVISIONS, CORRECTIONS, OR ALTERATIONS TO BE MADE TO THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 209(2), ARTICLE 146, NEW YORK STATE EDUCATION LAW.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 146 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 209(2), ARTICLE 146, NEW YORK STATE EDUCATION LAW.

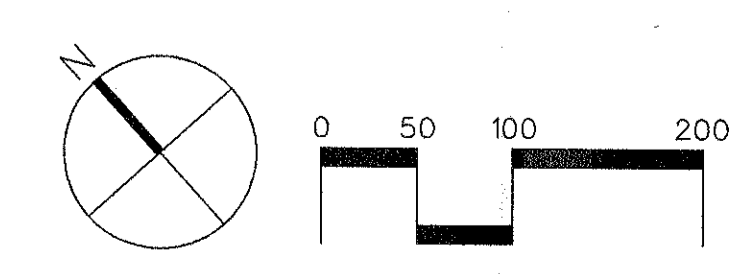
© Copyright Divney Tung Schwalbe, LLP 2017
All rights reserved.

| NO. | DATE | ISSUE |
|-----|----------|--|
| 20 | 04/04/17 | REVISED PER CONSULTANT COMMENTS |
| 24 | 02/21/17 | REVISED PER CONSULTANT COMMENTS |
| 23 | 12/01/16 | ISSUED FOR PLANNING BOARD REVIEW (SPA 6) |
| 22 | 01/06/16 | BURLINGTON LOADING DOCK |
| 21 | 02/01/16 | REVISED HOMEOWNER LOANING BOOK |
| 20 | 08/23/15 | ISSUED FOR BNY COORDINATION |
| 19 | 06/23/15 | REVISED FOR CONSULTANT COMMENTS & ISSUED TO PLANNING BOARD |
| 18 | 06/08/15 | REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA 5) |
| 17 | 08/23/14 | ISSUED FOR PRICING |
| 16 | 07/14/14 | ISSUED FOR PLANNING BOARD CHAIRMAN SIGNATURE |
| 15 | 02/25/14 | ISSUE FOR SITE PLAN AMENDMENT REVIEW (SPA 4) |
| 14 | 02/06/14 | ISSUED FOR PRESENTATION TO PLANNING BOARD |
| 13 | 12/12/13 | REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA3) |
| 12 | 11/04/13 | REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL |

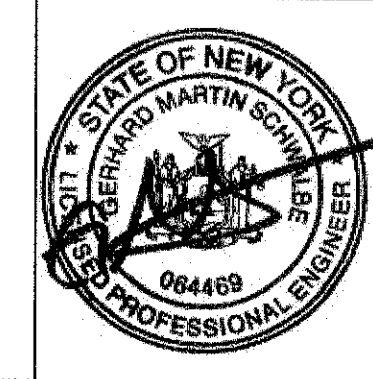
PROJECT: MARKETPLACE AT NEWBURGH, LLC
 Applicant: c/o Warrstone Retail, 322 Reservoir Street, Needham, MA 02494

DRAWING TITLE: TRUCK CIRCULATION PLAN

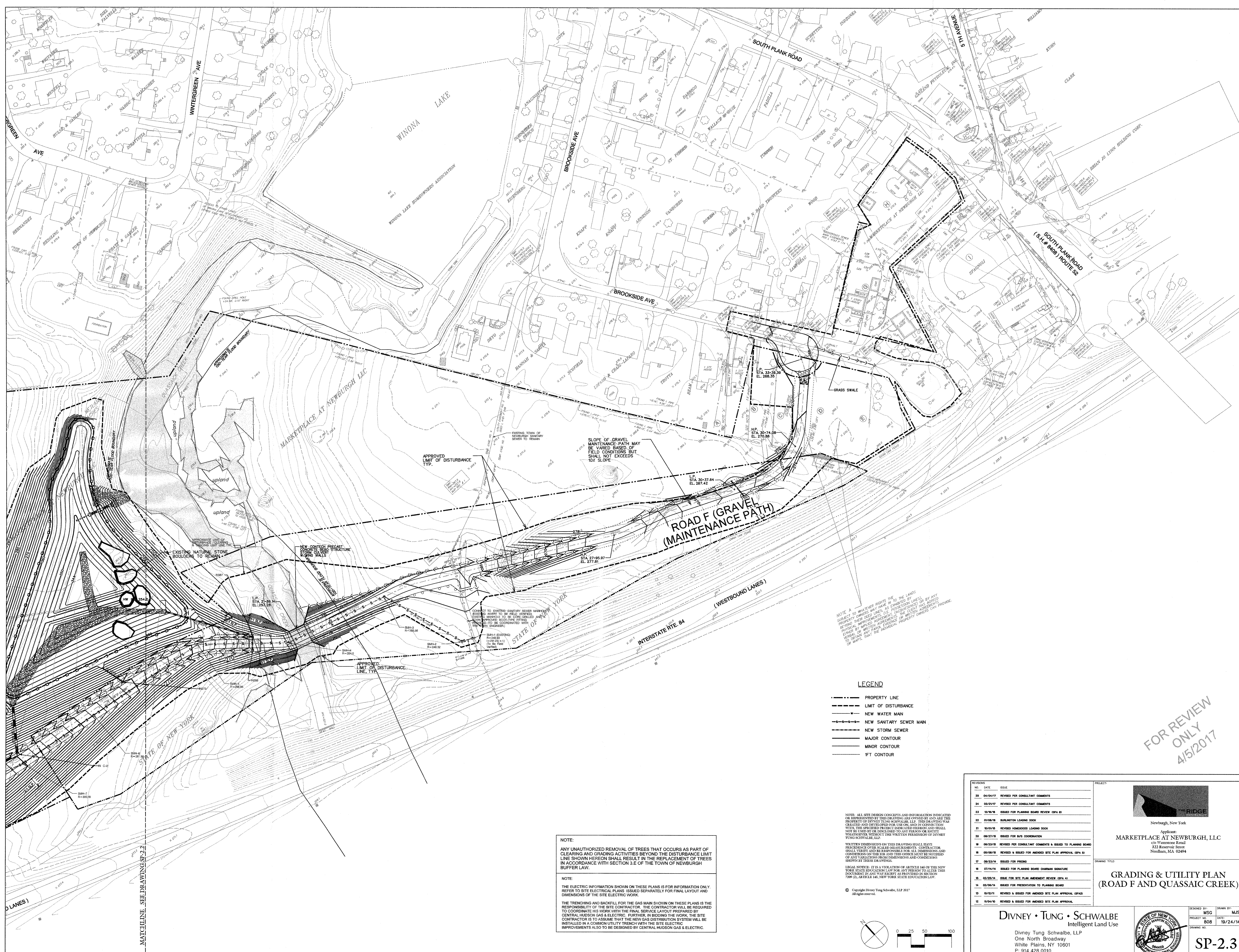
NOT FOR CONSTRUCTION



DIVNEY • TUNG • SCHWALBE
 Intelligent Land Use
 Divney Tung Schwalbe, LLP
 One North Broadway
 White Plains, NY 10601
 P: 914.428.0010
 F: 914.428.0017



DESIGNED BY: MJS
 DRAWN BY: MJS
 PROJECT NO.: 808
 DATE: 08/08/14
 DRAWING NO.: SP-1.7



NOTE:
 ANY UNAUTHORIZED REMOVAL OF TREES THAT OCCURS AS PART OF CLEARING AND GRADING ACTIVITIES BEYOND THE DISTURBANCE LIMIT LINE SHOWN HEREON SHALL RESULT IN THE REPLACEMENT OF TREES IN ACCORDANCE WITH SECTION 3.E OF THE TOWN OF NEWBURGH BUFFER LAW.

NOTE:
 THE ELECTRIC INFORMATION SHOWN ON THESE PLANS IS FOR INFORMATION ONLY. REFER TO SITE ELECTRICAL PLANS, ISSUED SEPARATELY FOR FINAL LAYOUT AND DIMENSIONS OF THE SITE ELECTRIC WORK.

THE TRENCHING AND BACKFILL FOR THE GAS MAIN SHOWN ON THESE PLANS IS THE RESPONSIBILITY OF THE SITE CONTRACTOR. THE CONTRACTOR WILL BE REQUIRED TO COORDINATE HIS WORK WITH THE FINAL SERVICE LAYOUT PREPARED BY CENTRAL HUDSON GAS & ELECTRIC. FURTHER, IN BIDDING THE WORK THE SITE CONTRACTOR IS TO ASSUME THAT THE NEW GAS DISTRIBUTION SYSTEM WILL BE INSTALLED IN A COMMON UTILITY TRENCH WITH THE SITE ELECTRIC IMPROVEMENTS ALSO TO BE DESIGNED BY CENTRAL HUDSON GAS & ELECTRIC.

NOTE A
 TO WHATEVER POINTS TO THE LANDS SUBJECT TO THIS DRAWING ARE OFFERED AND ARE THE PROPERTY OF DIVNEY TUNG SCHWALBE, LLP. THIS DRAWING WAS CREATED AND PREPARED FOR USE IN, AND IN CONNECTION WITH, THE SPECIFIC PROJECT INDICATED HEREON AND SHALL NOT BE USED BY THE USER FOR ANY OTHER PROJECT OR WITHOUT THE WRITTEN PERMISSION OF DIVNEY TUNG SCHWALBE, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS WORKER CANNOT BE HELD RESPONSIBLE FOR ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 146 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 1209-G, ARTICLE 146, NEW YORK STATE EDUCATION LAW.

© Copyright Divney Tung Schwalbe, LLP 2017
 All rights reserved.

- LEGEND**
- PROPERTY LINE
 - - - LIMIT OF DISTURBANCE
 - NEW WATER MAIN
 - - - NEW SANITARY SEWER MAIN
 - - - NEW STORM SEWER
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - 1 FT CONTOUR

| NO. | DATE | ISSUE |
|-----|----------|--|
| 25 | 04/04/17 | REVISED PER CONSULTANT COMMENTS |
| 24 | 02/21/17 | REVISED PER CONSULTANT COMMENTS |
| 23 | 12/16/16 | ISSUED FOR PLANNING BOARD REVIEW (SPA 6) |
| 22 | 09/06/16 | BURLINGTON LOADING DOCK |
| 21 | 8/10/16 | REVISED HOMEODDS LOADING DOCK |
| 20 | 08/27/16 | ISSUED FOR AFS COORDINATION |
| 19 | 08/23/16 | REVISED PER CONSULTANT COMMENTS & ISSUED TO PLANNING BOARD |
| 18 | 08/08/16 | REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA 5) |
| 17 | 08/23/16 | ISSUED FOR PRICING |
| 16 | 07/14/16 | ISSUED FOR PLANNING BOARD CHAIRMAN SIGNATURE |
| 15 | 02/25/16 | ISSUE FOR SITE PLAN AMENDMENT REVIEW (SPA 4) |
| 14 | 02/08/16 | ISSUED FOR PRESENTATION TO PLANNING BOARD |
| 13 | 05/12/15 | REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA 3) |
| 12 | 10/04/15 | REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL |

FOR REVIEW ONLY
 4/5/2017

THE RIDGE
 Newburgh, New York

Applicant:
MARKETPLACE AT NEWBURGH, LLC
 c/o Waterston Retail
 223 Reservoir Street
 Needham, MA 02494

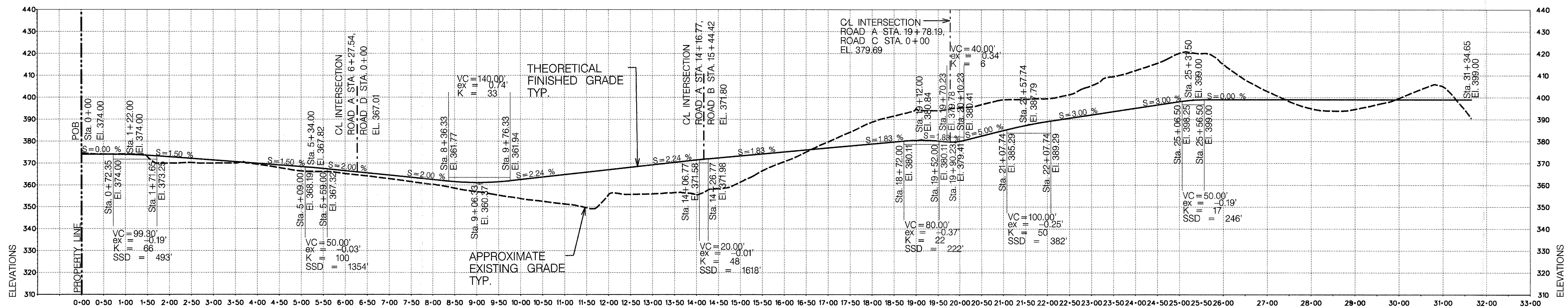
GRADING & UTILITY PLAN
(ROAD F AND QUASSAIC CREEK)

DESIGNED BY: MSG
 PROJECT NO: 808
 DATE: 19/24/14
 DRAWING NO: SP-2.3

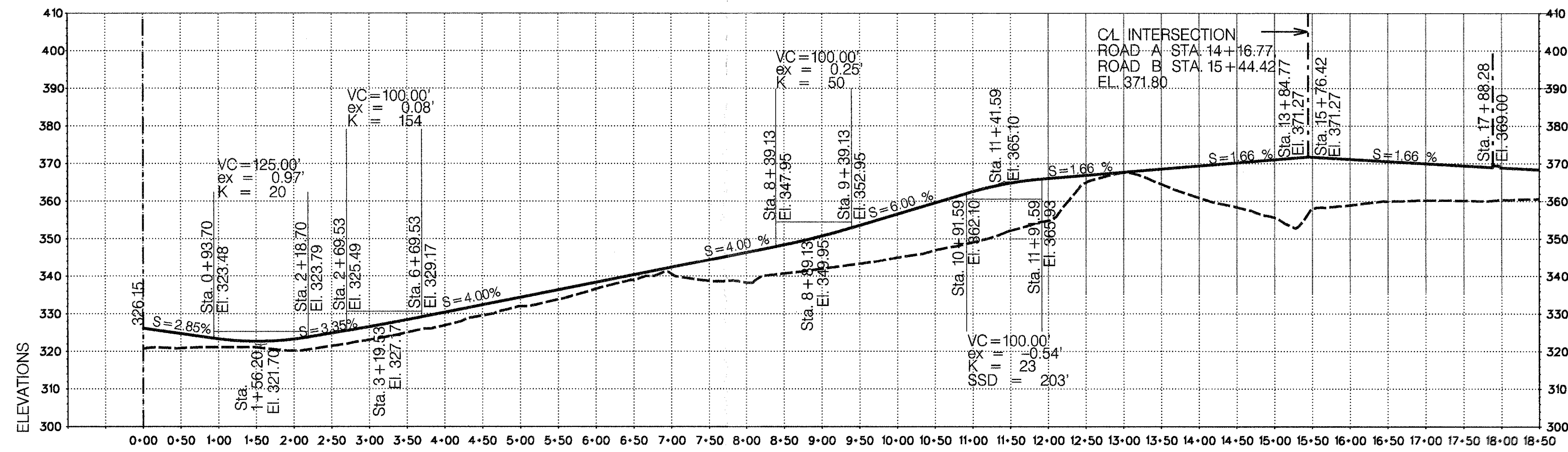
DIVNEY • TUNG • SCHWALBE
 Intelligent Land Use

Divney Tung Schwalbe, LLP
 One North Broadway
 White Plains, NY 10601
 P: 914.428.0010
 F: 914.428.0017

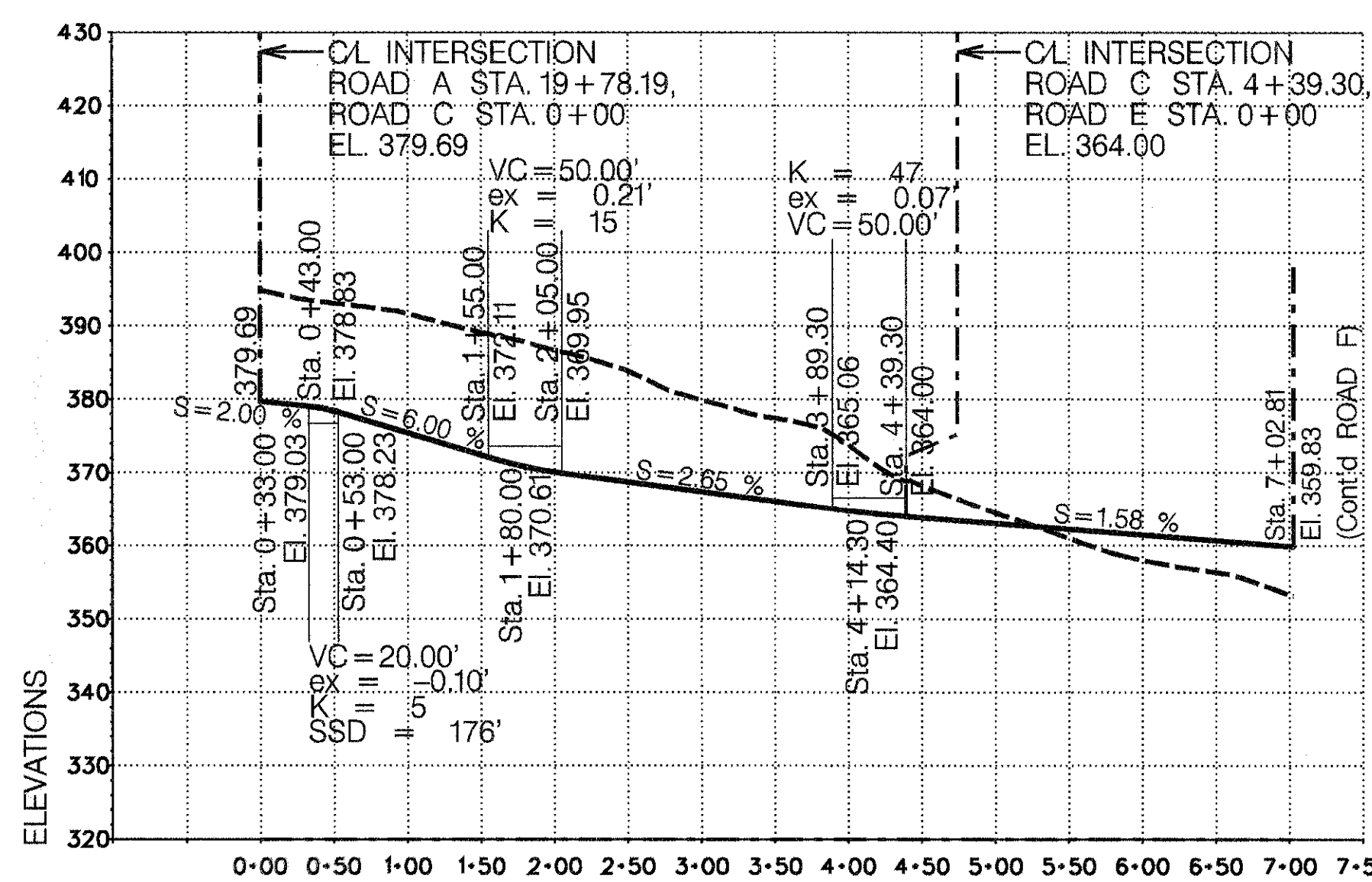
STATE OF NEW YORK
 PROFESSIONAL ENGINEER
 04469



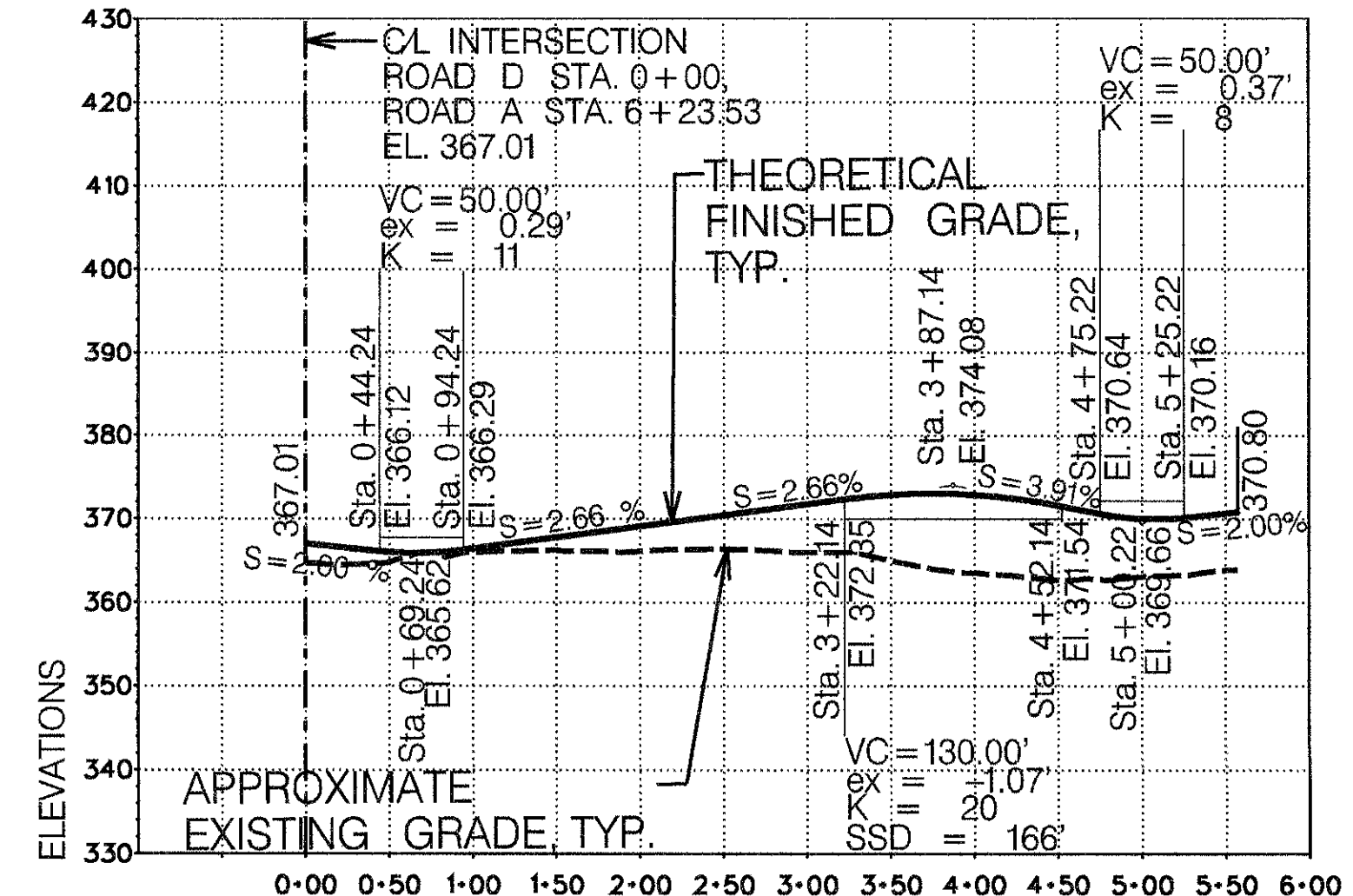
NYS Route 300 / Union Avenue Main Access Drive (Road A)



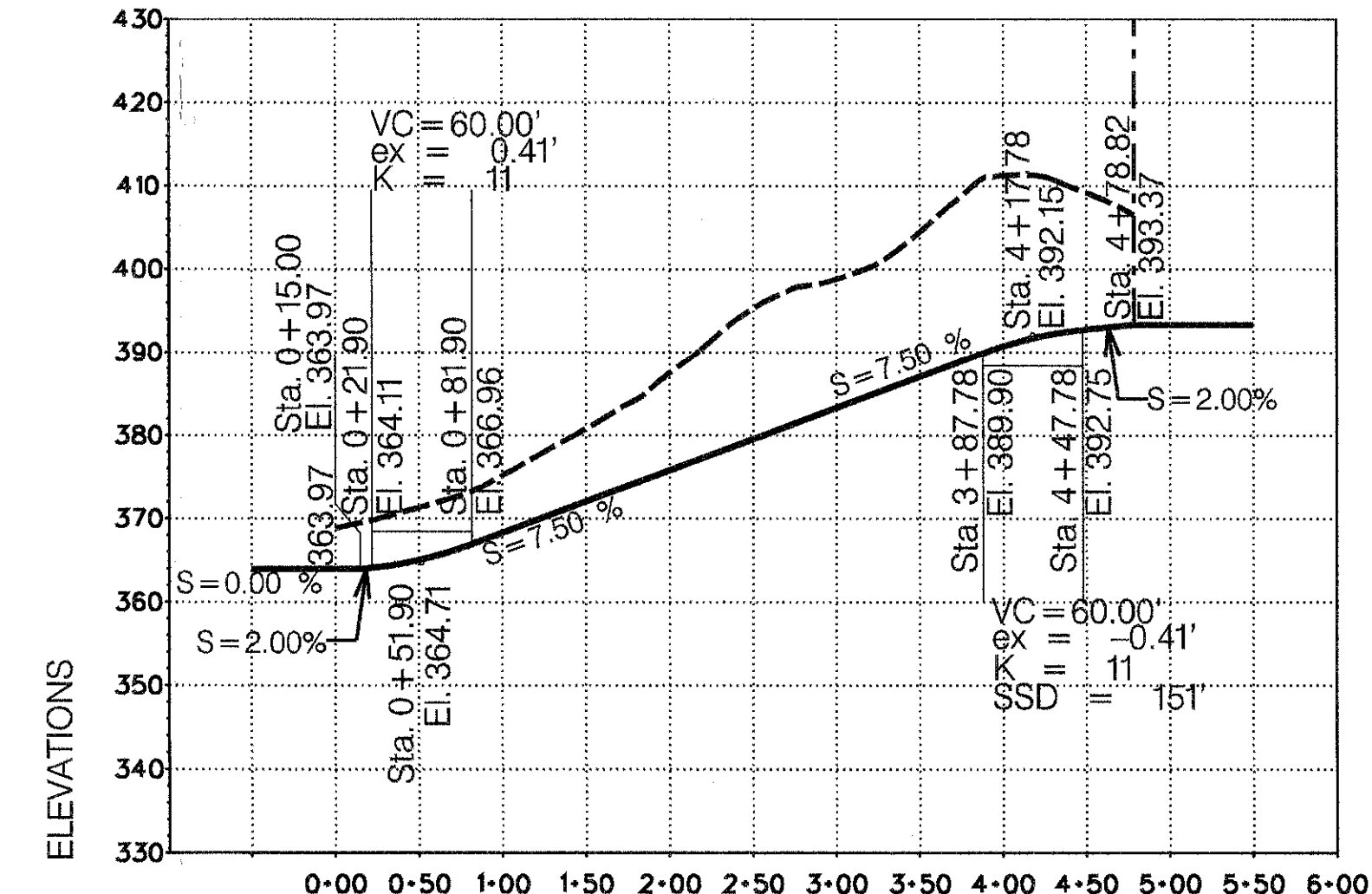
Route 52/So. Plank Road Access Drive (Road B)



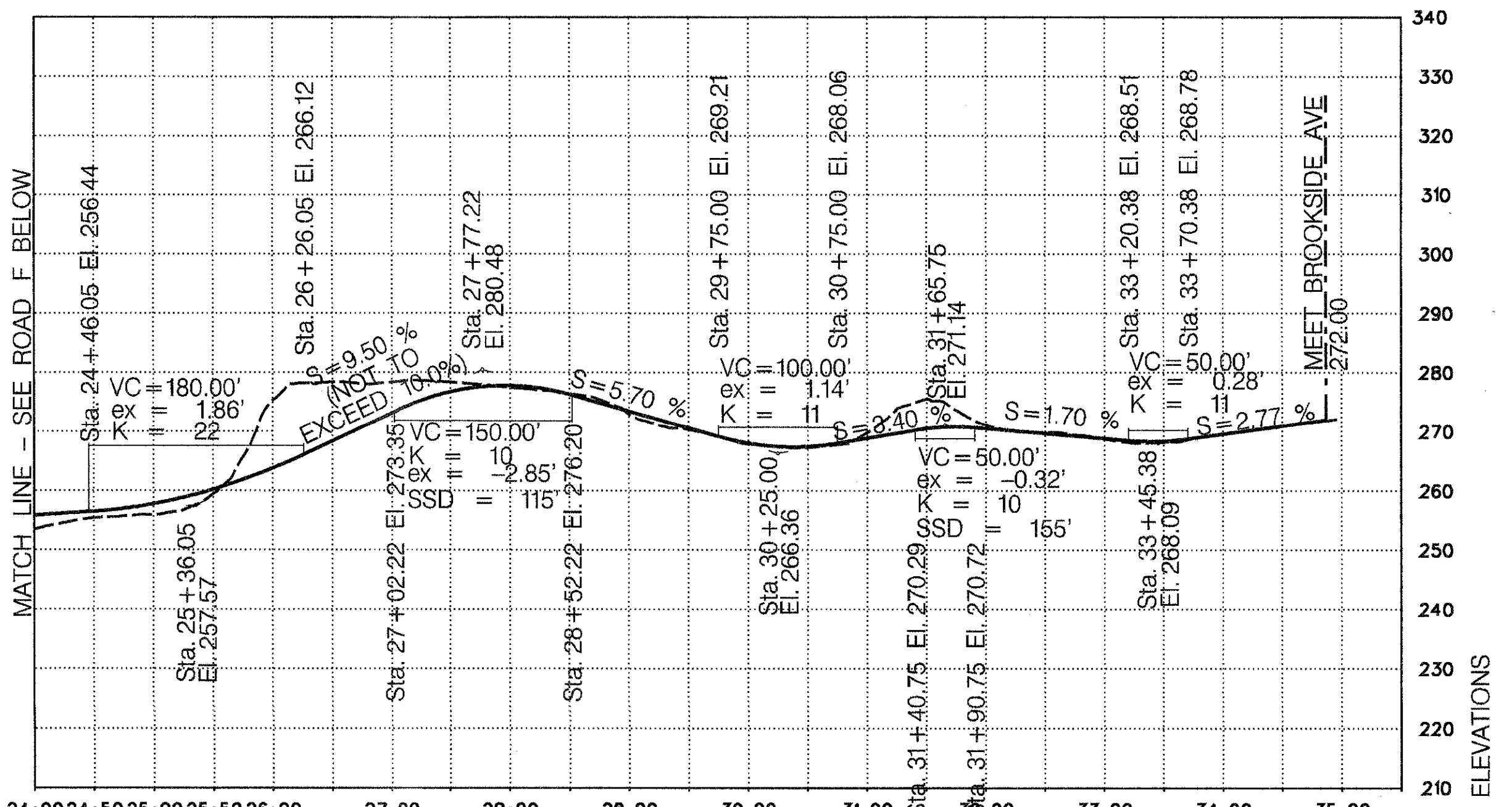
(Road C)



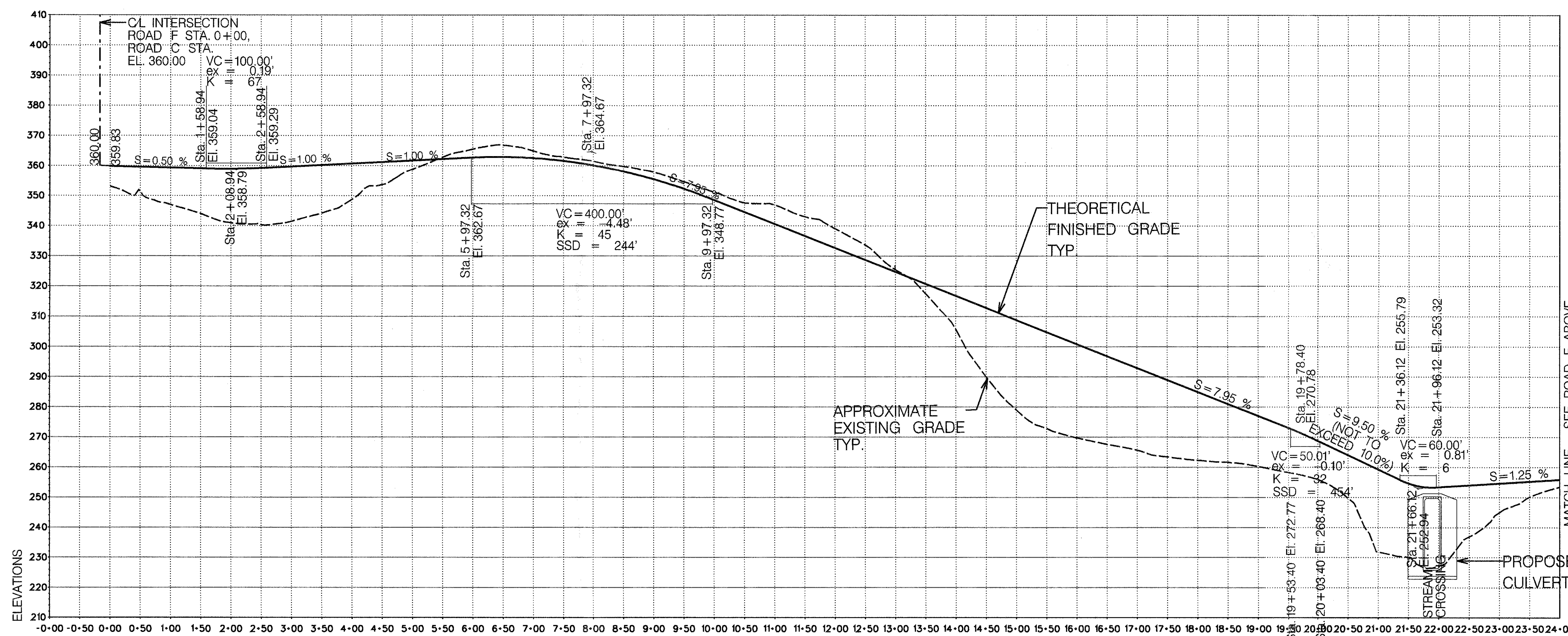
(Road D)



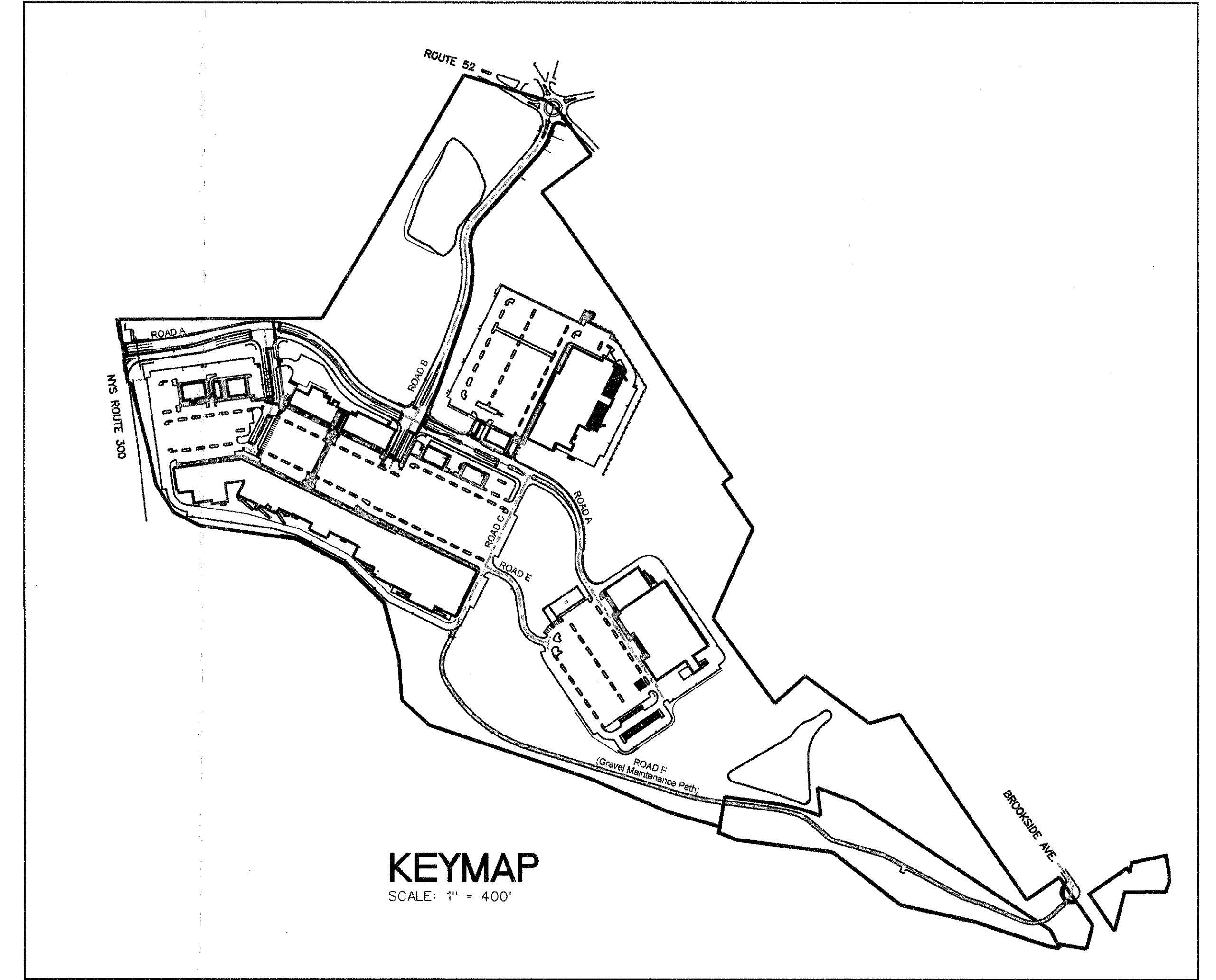
(Road E) / Connector Drive



Road F / Gravel Maintenance Path



Road F / Gravel Maintenance Path To Existing San. Sewer Manhole And Brookside Ave.



KEYMAP
SCALE: 1" = 400'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DIVNEY TUNG SCHWALBE, L.L.P. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIC PROJECT INDICATED HEREON AND SHALL NOT BE USED FOR OR DEEMED TO BE A BASIS FOR ANY OTHER PROJECT OR DESIGN UNLESS SO INDICATED BY THE WRITTEN PERMISSION OF DIVNEY TUNG SCHWALBE, L.L.P.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL PREVAIL OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THEIR WORK SHALL BE NOTIFIED SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 146 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 209 (2), ARTICLE 146, NEW YORK STATE EDUCATION LAW.

© Copyright Divney Tung Schwalbe, LLP 2017
All rights reserved.

| REVIEWS | NO. | DATE | ISSUE |
|---------|-----|----------|--|
| | 1 | | |
| | 2 | 04/04/17 | REVISED PER CONSULTANT COMMENTS |
| | 3 | 02/25/17 | REVISED PER CONSULTANT COMMENTS |
| | 4 | 12/08/16 | ISSUED FOR PLANNING BOARD REVIEW (SPA #) |
| | 5 | 09/08/16 | BALTIMORE LOADING DOCK |
| | 6 | 08/20/16 | REVISED HOMESIDE LOADING DOCK |
| | 7 | 08/27/16 | ISSUED FOR S/S COORDINATION |
| | 8 | 08/23/16 | REVISED PER CONSULTANT COMMENTS & ISSUED TO PLANNING BOARD |
| | 9 | 08/08/16 | REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPA #) |
| | 10 | 08/23/16 | ISSUED FOR PRICING |
| | 11 | 07/14/16 | ISSUED FOR PLANNING BOARD CHAIRMAN SIGNATURE |
| | 12 | 02/25/16 | ISSUE FOR SITE PLAN AMENDMENT REVIEW (SPA #) |
| | 13 | 02/08/16 | ISSUED FOR PRESENTATION TO PLANNING BOARD |
| | 14 | 01/07/16 | REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL (SPAD) |
| | 15 | 09/01/15 | REVISED & ISSUED FOR AMENDED SITE PLAN APPROVAL |

PROJECT: MARKETPLACE AT NEWBURGH, LLC
 610 Wickham Street
 Needham, MA 02464

APPLICANT: MARKETPLACE AT NEWBURGH, LLC
 610 Wickham Street
 Needham, MA 02464

DRAWING TITLE: ROAD PROFILES

DIVNEY • TUNG • SCHWALBE
 Intelligent Land Use

DESIGNED BY: MSG
 PROJECT NO: 808
 DRAWING NO: SP-3.0

DATE: 09/24/14
 DRAWN BY: RCC

Divney Tung Schwalbe, LLP
 One North Broadway
 White Plains, NY 10601
 P: 914.428.0010
 F: 914.428.0017

NOT FOR CONSTRUCTION

