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CONSULTING ENGINEERS D.P.C.**

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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**

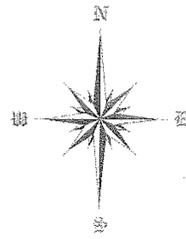
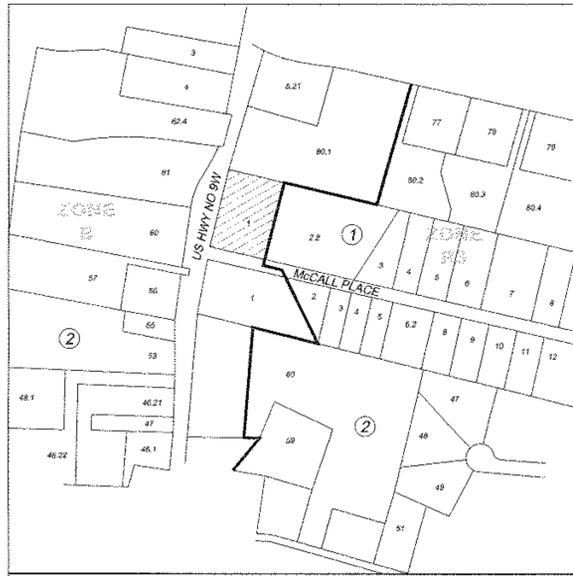
PROJECT: DLE HOLDINGS, LLC
PROJECT NO.: 2015-13
PROJECT LOCATION: SECTION 23, BLOCK 1, LOT 1
REVIEW DATE: 10 JULY 2015
MEETING DATE: 16 JULY 2015
PROJECT REPRESENTATIVE: JOHN FULLER, P.E.

1. The Applicants have added additional landscaping to the site plan. Planning Board should evaluate landscaping with regard to site improvements.
2. It appears the Applicant is reconstructing a new fence around the property. Fence is located in a different location than previous fence. This should be identified on the plans.
3. Proposed concrete pad for dumpster is identified. A dumpster enclosure would be more appropriate on a commercial site. Applicants are currently proposing to pave entire site. Board previously discussed paving of the publicly accessible areas. In light of potential drainage impacts, we would recommend the Board consider that the full size bus area depicted on the site be allowed to remain in a gravel condition.
4. Orange County Planning review of the project is required.
5. NYSDOT submittal should be made as project access is NYS Route 9W.
6. Applicant's Representative is requested to comment on the paving of the reputed subsurface sanitary sewer disposal area.
7. Parking lot striping in compliance with Town of Newburgh requirements must be on the plans with a 9x18 parking spot, double lined.

Respectfully submitted,

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

Patrick J. Hines
Principal



REFERENCE: TOWN OF NEWBURGH TAX MAPS, SECTIONS 20 AND 23

REFERENCE: GOOGLE EARTH PRO

VICINITY MAP
SCALE: N.T.S.



AERIAL MAP
SCALE: N.T.S.



DLE HOLDINGS, LLC

5310 ROUTE 9W

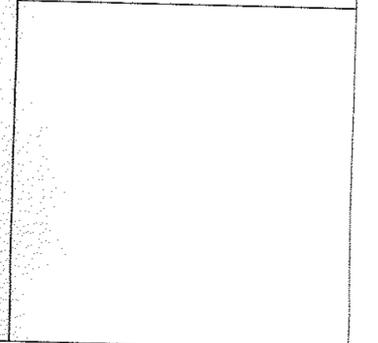
SECTION 23 BLOCK 1 LOT 1

TOWN OF NEWBURGH, NY

PROJECT INFORMATION	
ZONING	B (BUSINESS)
TAX ID	SECTION 23
	BLOCK 1
	LOT 1
LOT AREA	1.29 ACRES
BUILDING AREA	2,400 SF
PROPOSED ADDITION	600 SF

DRAWING LIST	
S-1	COVER SHEET
S-2	EXISTING CONDITIONS
S-3	SITE PLAN
S-4	LIGHTING PLAN
S-5	SITE DETAILS
S-6	PRELIMINARY FLOOR PLAN & ELEVATIONS

Town of Newburgh Planning Board Approval



UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

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DWG BY	REV	DESCRIPTION	DATE	APPROVED
JDF	0	FOR APPROVAL	06/08/15	
JDF	1	REVISED PER TOWN COMMENTS	06/23/15	



JOHN D. FULLER
REG. NO. 077703

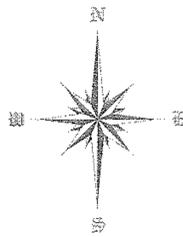
4 SOUTH STREET
PORT JERVIS, NY 12771
(845) 856-1536

JOHN D. FULLER, P.E.

SITE PLAN FOR DLE HOLDINGS, LLC
5310 ROUTE 9W
SECTION 23 BLOCK 1 LOT 1
TOWN OF NEWBURGH, NY

DWG TITLE: COVER SHEET
DWG NO.: S-1

SCALE: AS NOTED
JOB NO.: 2123-002

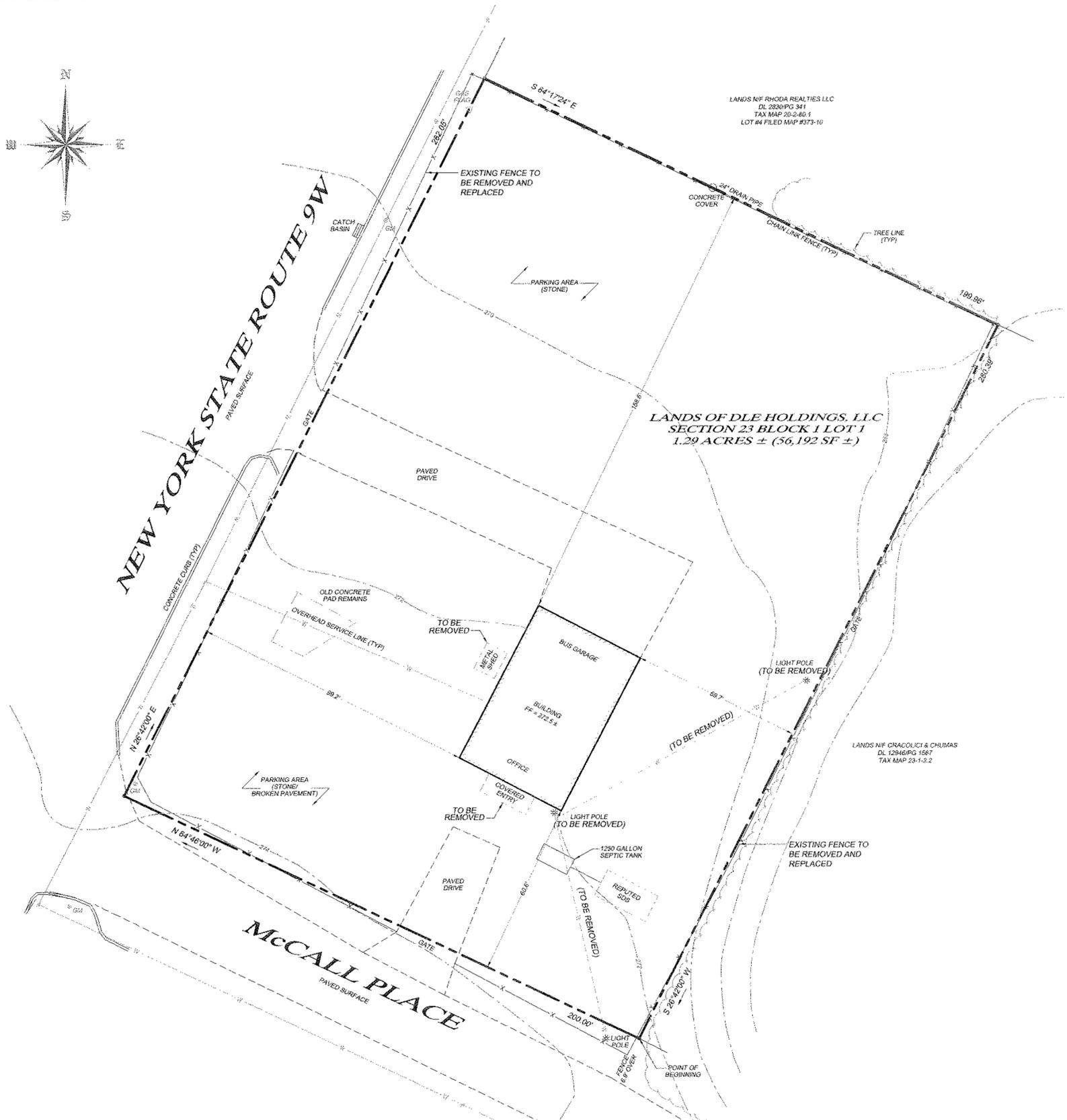


LEGEND

- PROPERTY LINE
- SETBACK LINE
- CHAIN LINK FENCE
- OVERHEAD UTILITIES
- UNDERGROUND UTILITIES
- UTILITY POLE
- NOW OR FORMERLY
- EX TREE LINE

GENERAL NOTES

1. OWNER OF RECORD:
DLE HOLDINGS, LLC
74 FOX FIRE ESTATES
MIDDLETOWN, NY 10840
2. TAX MAP DESIGNATION: SECTION 23 BLOCK 1 LOT 1
3. PARCEL ZONED B (BUSINESS)
4. TOTAL AREA: 1.29± ACRES
5. SITE IS SERVICED BY MUNICIPAL WATER AND EXISTING SEPTIC SYSTEM.
6. CURRENT BUSINESS PROVIDES 22 FULL-SIZE BUSES, 21 VANS AND 11 CARAVANS.
7. CONTOURS ARE BASED OFF OF ORANGE COUNTY GIS MAPS AND ARE NOT FROM A FIELD SURVEY.



LANDS OF DLE HOLDINGS, LLC
SECTION 23 BLOCK 1 LOT 1
1.29 ACRES ± (56,192 SF ±)

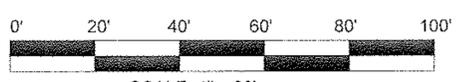
LANDS NF RHODA REALTIES LLC
DL 2830/PG 341
TAX MAP 20-2-86.1
LOT #4 FILED MAP #573-10

LANDS NF GRACOLICI & CHUMAS
DL 12948/PG 1567
TAX MAP 23-1-2.2

Town of Newburgh Planning Board Approval

REFERENCE MAP:

SURVEY MAP OF LANDS FOR DLE HOLDINGS, LLC
BY DANIEL J. O'BRIEN, PROFESSIONAL LAND SURVEYOR,
DATED APRIL 22, 2015, FILE # 15-51.



SCALE: 1" = 20'

EXISTING CONDITIONS

SCALE: 1" = 20'



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REVISIONS				
DWG BY	REV	DESCRIPTION	DATE	APPROVED
JDF	0	FOR APPROVAL	06/09/15	
JDF	1	REVISED PER TOWN COMMENTS	06/25/15	

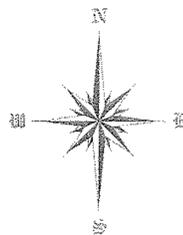


JOHN D. FULLER, P.E. 4 SOUTH STREET
PORT JERVIS, NY 12771
(845) 656-1536

SITE PLAN FOR DLE HOLDINGS, LLC
5310 ROUTE 9W
SECTION 23 BLOCK 1 LOT 1
TOWN OF NEWBURGH, NY

DWG TITLE: **EXISTING CONDITIONS** DWG NO. **S-2**

SCALE: AS NOTED JOB NO. 2129.002



LEGEND

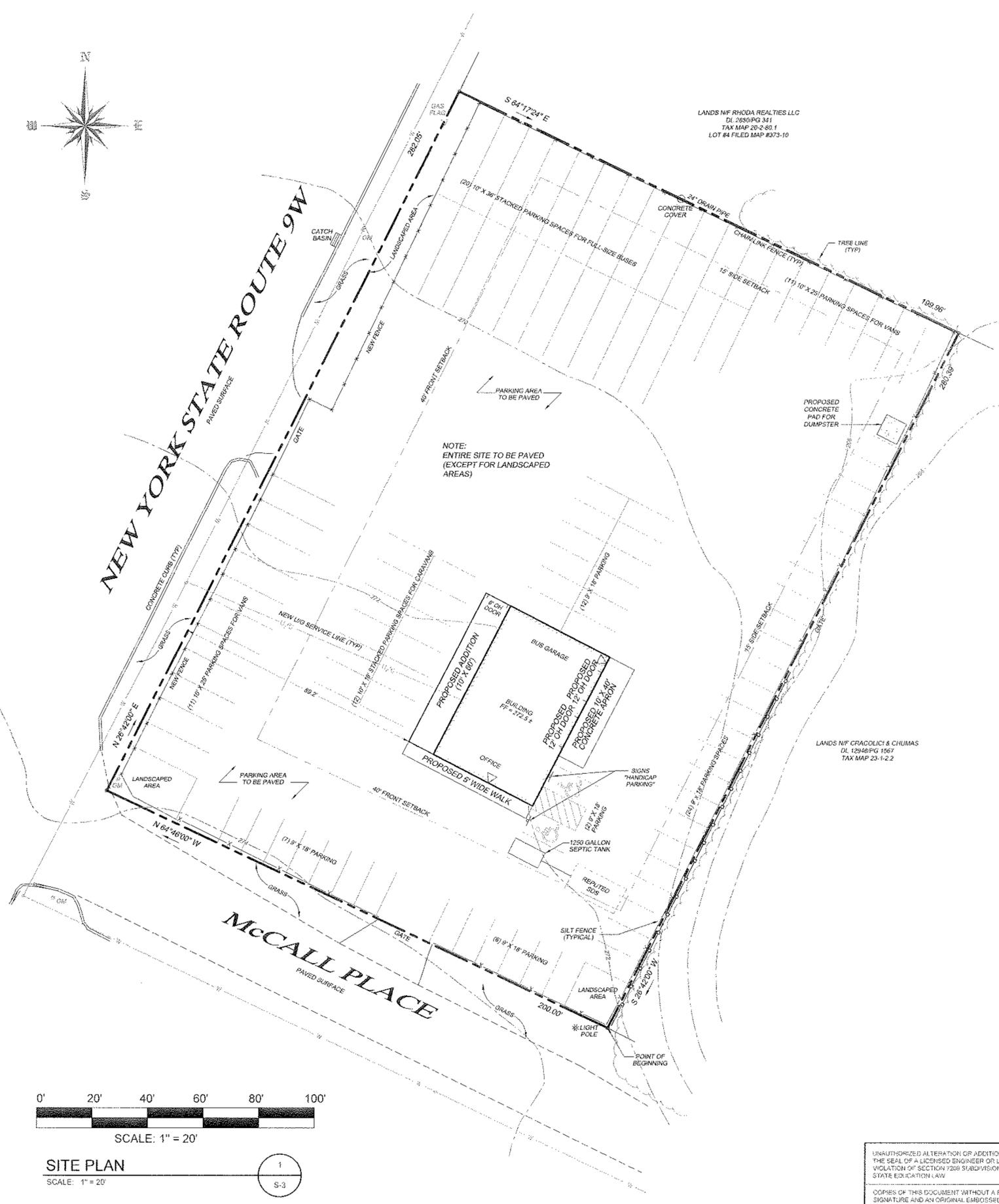
- — — — — PROPERTY LINE
- - - - - SETBACK LINE
- - - - - CHAIN LINK FENCE
- - - - - OVERHEAD UTILITIES
- - - - - UNDERGROUND UTILITIES
- - - - - UTILITY POLE
- NF NOW OR FORMERLY
- ~ ~ ~ ~ ~ EX. TREE LINE
- ▽ ENTRY DOOR

GENERAL NOTES

1. OWNER OF RECORD:
DLE HOLDINGS, LLC
74 FOX FIRE ESTATES
MIDDLETOWN, NY 10940
2. APPLICANT:
QUALITY BUS CO.
PO BOX 600
SPARROWBUSH, NY 12780
3. TAX MAP DESIGNATION: SECTION 23 BLOCK 1 LOT 1
4. PARCEL ZONED: B (BUSINESS)
5. TOTAL AREA: 1.29+ ACRES
6. CURRENT BUSINESS PROVIDES 22 FULL-SIZE BUSES, 21 VANS AND 11 CARAVANS.
7. SITE IS SERVICED BY MUNICIPAL WATER AND EXISTING SEPTIC SYSTEM.
8. CONTOURS ARE BASED OFF OF ORANGE COUNTY GIS MAPS AND ARE NOT FROM A FIELD SURVEY.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT DRIVEWAY ENTRANCES ON TOWN ROAD.
10. DURING THE COURSE OF CONSTRUCTION, WHENEVER THE TOWN HIGHWAY SUPERINTENDENT AND/OR TOWN ENGINEER DETERMINE THAT ADDITIONAL DRAINAGE FACILITIES ARE REQUIRED TO PROVIDE POSITIVE DRAINAGE WITHIN THE RIGHT-OF-WAY OR ADJACENT PROPERTY, THEY SHALL BE INSTALLED BY THE DEVELOPER AT NO COST TO THE TOWN.
11. ALL EMBANKMENTS ARE TO BE GRADED AND SEEDED IMMEDIATELY UPON BEING LAID BACK.
12. ALL EROSION CONTROL DEVICES ARE TO BE SET IN PLACE PRIOR TO ANY LAND DISTURBANCE. DURING THE COURSE OF CONSTRUCTION, WHENEVER THE TOWN BUILDING INSPECTOR AND/OR TOWN ENGINEER DETERMINE THAT ADDITIONAL EROSION CONTROL DEVICES ARE REQUIRED, THEY SHALL BE INSTALLED IMMEDIATELY BY THE DEVELOPER AT NO COST TO THE TOWN.
13. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE TOWN OF NEWBURGH ZONING ORDINANCE AND GAIN APPROVAL OF THE BUILDING DEPARTMENT.
14. PROPOSED HOURS OF OPERATION:
OFFICE / BUS TERMINAL
MONDAY THROUGH FRIDAY 5:30AM TO 6:30PM
SATURDAY AND SUNDAY BY APPOINTMENT ONLY
15. THE PROJECT DOES NOT LIE WITHIN ANY FLOOD ZONES AS PER FEMA FLOOD INSURANCE RATE MAPS.
16. THERE ARE NO DEC OR FEDERAL DESIGNATED WETLANDS ON THE PARCEL PER THE NYSDEC AND ENVIRONMENTAL RESOURCE MAPPER.
17. NO FLOOR DRAINS ARE PROPOSED IN SERVICE AREA. NO WASHING OF VEHICLES IS PROPOSED ON-SITE. DRIP PANS AND ABSORBENT PADS SHALL BE USED IN LIEU OF FLOOR DRAINS AND OIL SEPARATORS. ALL WASTE OIL WILL BE STORED IN A 500 GALLON TANK KEPT INSIDE THE BUILDING.
18. NO BUS WASHING SHALL BE PERFORMED ON-SITE.
19. A KNOX BOX WILL BE PROVIDED AT THE ENTRANCE TO HOLD THE FIRE DEPARTMENT KEYS.

PARKING CALCULATIONS

	NO OF SPACES REQUIRED	SIZE
EMPLOYEES / BUS DRIVERS =	40	9' X 18'
FULL-SIZE BUS =	22	10' X 36'
VANS =	21	10' X 25'
CARAVANS =	11	9' X 18'
TOTAL 9' X 18' SPACES REQUIRED =	51	PROVIDED = 51
TOTAL 10' X 25' SPACES REQUIRED =	21	PROVIDED = 21
TOTAL 10' X 36' SPACES REQUIRED =	22	PROVIDED = 22



NOTE:
ENTIRE SITE TO BE PAVED
(EXCEPT FOR LANDSCAPED AREAS)

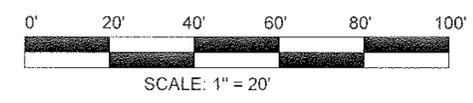
THE OWNER HAS REVIEWED THE SITE PLAN AND IS IN CONCURRENCE WITH THE PROPOSED DESIGN.

OWNER'S SIGNATURE _____

BULK TABLE REQUIREMENTS:

ZONED DISTRICT: B (BUSINESS)			
	MINIMUM REQUIREMENTS	EXISTING:	PROPOSED:
LOT AREA:	20,000 SF	55,226 SF	55,226 SF
LOT WIDTH:	100 FEET	200 FEET	200 FEET
LOT DEPTH:	125 FEET	280 FEET±	280 FEET±
FRONT YARD:	40 FEET	60.6 FEET	60.6 FEET
REAR YARD:	30 FEET	NA	NA
ONE SIDE YARD:	15 FEET	59.7 FEET	59.7 FEET
BOTH SIDE YARDS:	30 FEET	218.3 FEET	218.3 FEET
MAXIMUM PERMITTED:			
BUILDING HEIGHT:	35 FEET	<35 FEET	<35 FEET
MAXIMUM BUILDING SURFACE:	50%	4.7%	5.3%
MAXIMUM IMPERVIOUS SURFACE:	85%	12.9%	96.1%

Town of Newburgh Planning Board Approval



SITE PLAN
SCALE: 1" = 20'

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REVISIONS				
DWG BY	REV	DESCRIPTION	DATE	APPROVED
JDF	0	FOR APPROVAL	06/09/15	
JDF	1	REVISED PER TOWN COMMENTS	06/25/15	



JOHN D. FULLER, P.E. 4 SOUTH STREET
PORT JERVIS, NY 12771
(845) 850-1536

SITE PLAN FOR DLE HOLDINGS, LLC
5310 ROUTE 9W
SECTION 23 BLOCK 1 LOT 1
TOWN OF NEWBURGH, NY

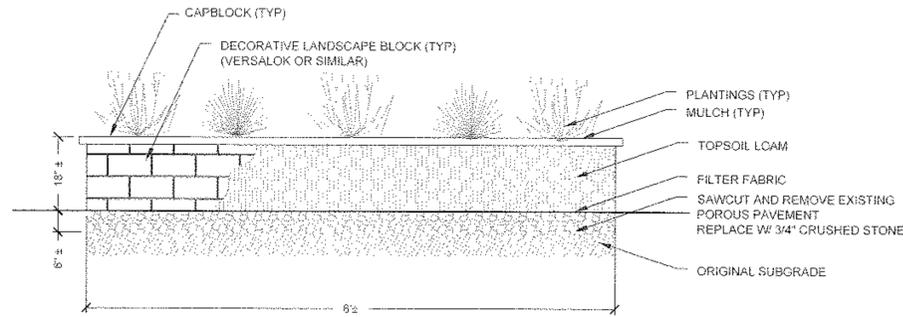
DWG TITLE: **SITE PLAN** DWG NO: **S-3**

SCALE: AS NOTED JOB NO: 2129.002

LEGEND

- PROPERTY LINE
- - - - - SETBACK LINE
- - - - - CHAIN LINK FENCE
- OVERHEAD UTILITIES
- UNDERGROUND UTILITIES
- UTILITY POLE
- N/F NOW OR FORMERLY
- EX. TREE LINE
- ▽ ENTRY DOOR
- GRASS
- MULCH

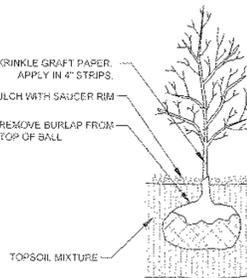
LANDS N/F RHODA REALTIES LLC
DL 2830/PG 341
TAX MAP 20-2-80.1
LOT #4 FILED MAP #373-10



TYPICAL LANDSCAPE BED DETAIL

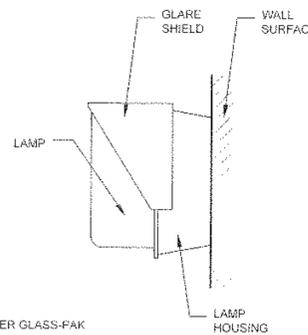
SCALE: N.T.S.

WATERPROOF KRINKLE GRAFT PAPER, APPLY IN 4\"/>



SHRUB PLANTING DETAIL

SCALE: N.T.S.



LUMINAIRE DETAIL

SCALE: N.T.S.



COOPER WAL-LITE

LUMINAIRE DETAIL

SCALE: NONE

PLANTING NOTES

- FINAL LOCATION OF ALL PLANTS TO BE DETERMINED IN THE FIELD BY THE OWNER.
- ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3\"/>

NAME OF GRASS	PROPORTION BY WT.	MIN. GERM.	MIN. PURITY
PENNLAWN FESCUE	60%	85%	95%
FYKING BLUEGRASS	30%	85%	90%
PERENNIAL RYEGRASS	10%	95%	95%

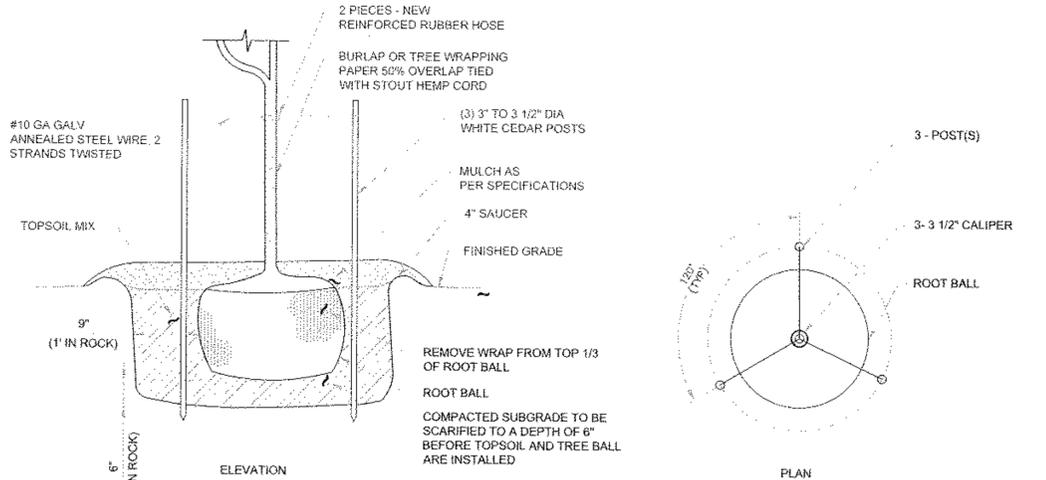
PLANTING LIST				
QTY.	SIZE	HARDINESS ZONE	BOTANICAL NAME	COMMON NAME
8	3 GAL.	5	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY
5	2\"/>			

NOTE: ALL PLANTS SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE MISSING, MORE THAN 25% DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK THAT APPEAR UNHEALTHY OR UNSIGHTLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES. ANY TREE THAT LOSES THE MAIN LEADER SHALL BE REPLACED.

MAINTENANCE NOTE:

- GRASSY AREAS IN THE FRONT OF THE PROPERTY SHALL BE MAINTAINED WITH MOWING AS NEEDED.
- ALL OTHER AREAS THAT HAVE NATURAL VEGETATIVE COVER SHALL BE MAINTAINED NATURALLY.

PER SECTION 185-13(O)(9)(a), ONE SHADE TREE SHALL BE PLANTED FOR EACH EIGHT PARKING SPACES. NUMBER OF PARKING SPACES FOR EMPLOYEES/BUS DRIVERS=40. NUMBER OF TREES REQUIRED=40/8=5. NUMBER OF TREES PROVIDED=8.



TREE PLANTING DETAIL

SCALE: NONE

LIGHTING SCHEDULE

SYMBOL	QTY	DESCRIPTION	LAMP
□	2	COOPER LIGHTING WAL-LITE VERTICAL SURFACE MOUNT HIGH PRESSURE SODIUM COMPACT WALL MOUNT LUMINAIRE	50 W
⊗	5	COOPER LIGHTING - LUMARK GLASS-PAK HIGH PRESSURE SODIUM WALL MOUNT LUMINAIRE, W/ GLARE SHIELD	150 W

REVISIONS			
DWG BY	REV	DESCRIPTION	DATE
JDF	0	FOR APPROVAL	06/03/15
JDF	1	REVISED PER TOWN COMMENTS	06/25/15



4 SOUTH STREET
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(845) 856-1530

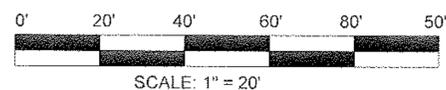
JOHN D. FULLER, P.E.

SITE PLAN FOR DLE HOLDINGS, LLC
5310 ROUTE 9W
SECTION 23 BLOCK 1 LOT 1
TOWN OF NEWBURGH, NY

DWG TITLE: **LANDSCAPING & LIGHTING PLAN**
SCALE: AS NOTED
JOB NO.: 2129.002

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7309 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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SCALE: 1" = 20'

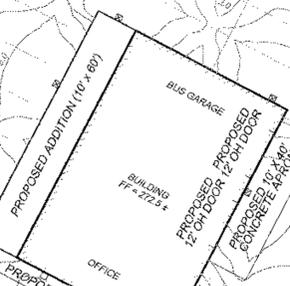
LIGHTING AND LANDSCAPING PLAN

SCALE: 1" = 20'



NEW YORK STATE ROUTE 9W

McCALL PLACE



LANDS N/F CRACOLICI & CHUMAS
DL 12946/PG 1567
TAX MAP 28-1-2.2

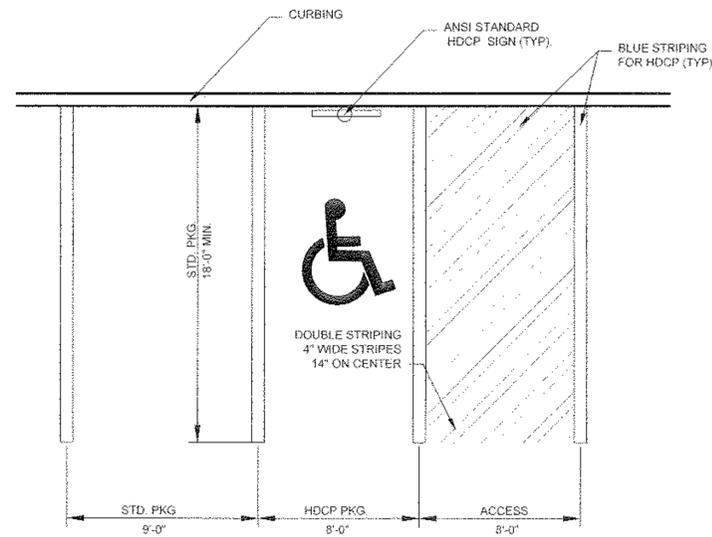
(2) NORTHERN BAYBERRY
(1) RED MAPLE
(2) SNOWGLOUND

(3) SUGAR MAPLE @ 40\"/>

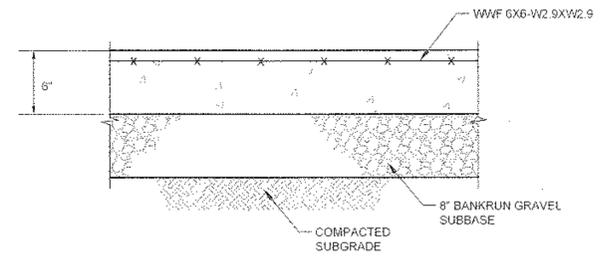
(3) SUGAR MAPLE @ 40\"/>

(3) SNOWGLOUND
(3) RED MAPLE @ 40\"/>

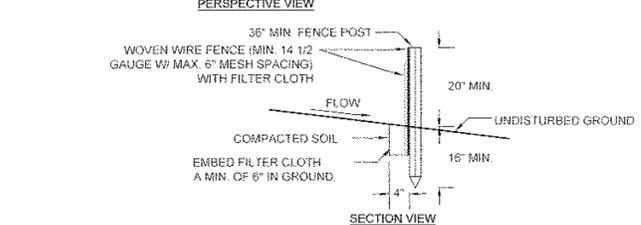
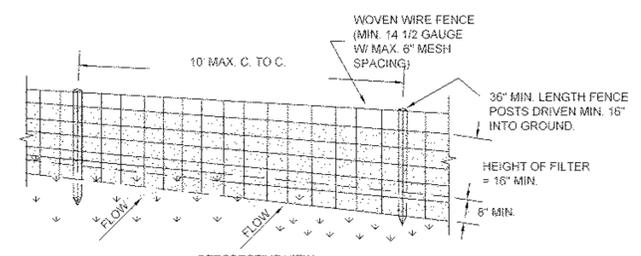
(1) RED MAPLE
(2) NORTHERN BAYBERRY



TYPICAL HANDICAP / PARKING SPACE DETAIL
SCALE: N. T. S.



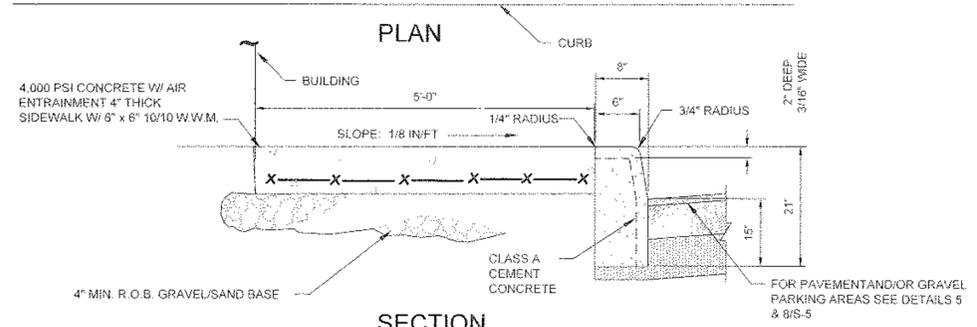
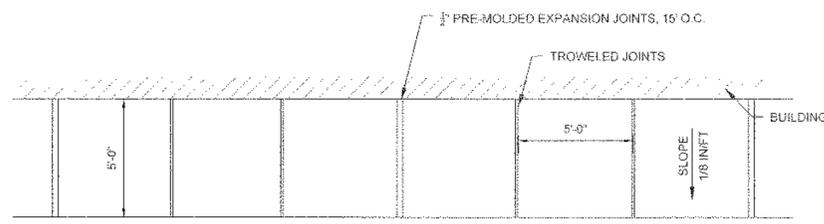
TYPICAL CONCRETE PAD DETAIL
SCALE: N. T. S.



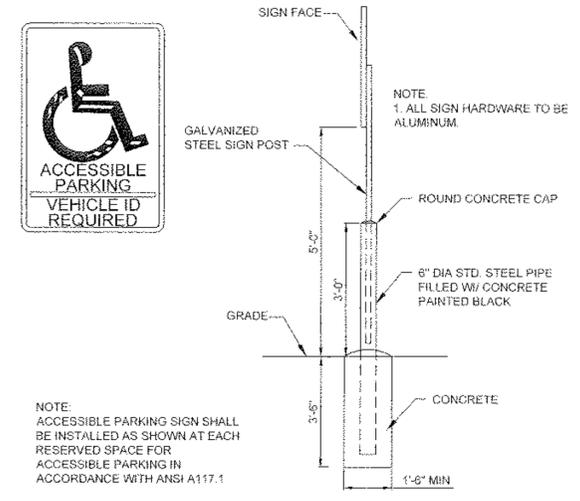
CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
SCALE: N. T. S.

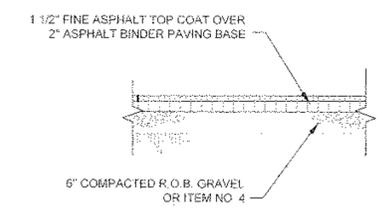


STANDARD SIDEWALK, CURB & PAVEMENT DETAIL
SCALE: N. T. S.



NOTE:
ACCESSIBLE PARKING SIGN SHALL BE INSTALLED AS SHOWN AT EACH RESERVED SPACE FOR ACCESSIBLE PARKING IN ACCORDANCE WITH ANSI A117.1

TYPICAL ACCESSIBLE PARKING SIGN
SCALE: N. T. S.



TYPICAL PAVEMENT DETAIL
SCALE: N. T. S.

Town of Newburgh Planning Board Approval

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DWG. BY/REV.	REVISIONS DESCRIPTION	DATE	APPROVED
JDF 0	FOR APPROVAL	05/08/15	
JDF 1	REVISED PER TOWN COMMENTS	06/25/15	



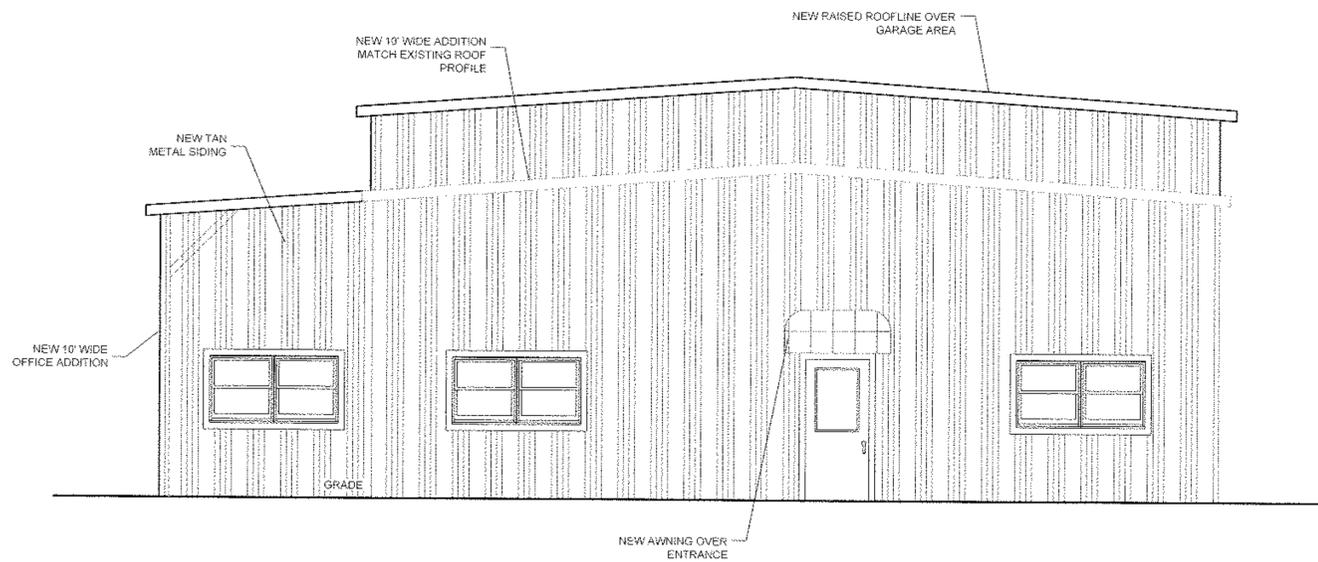
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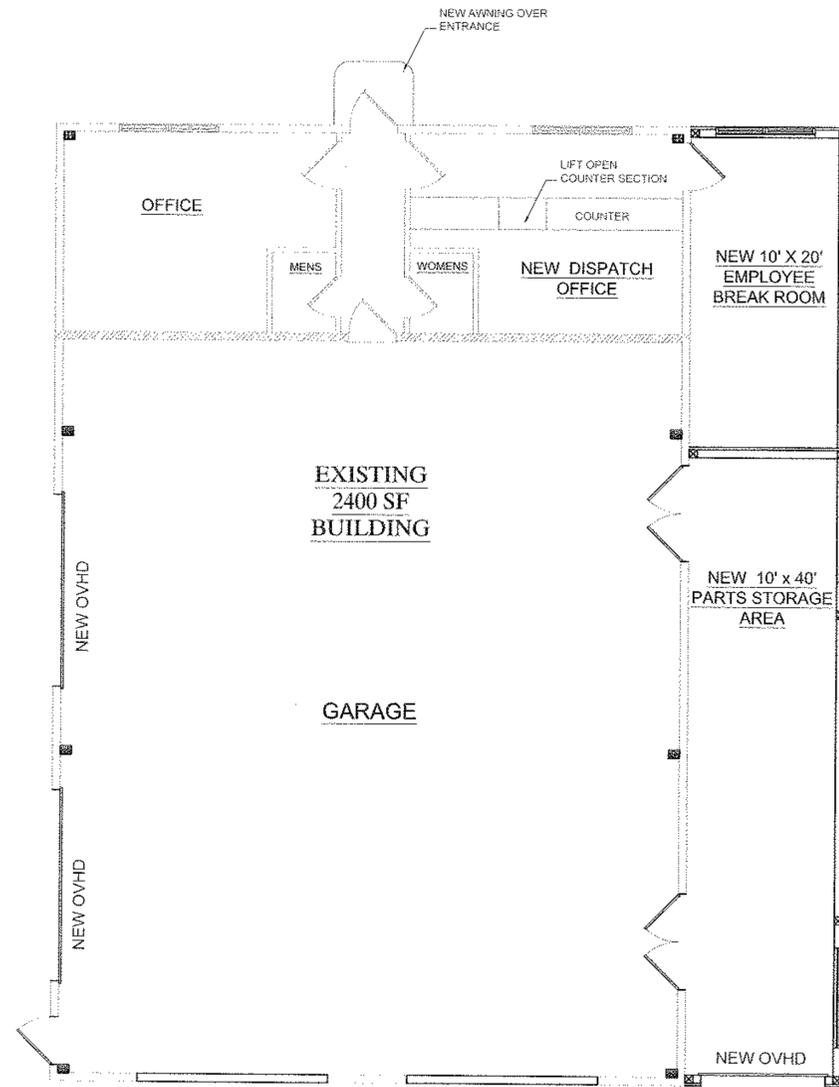
SITE PLAN FOR DLE HOLDINGS, LLC
5310 ROUTE 9W
SECTION 23 BLOCK 1 LOT 1
TOWN OF NEWBURGH, NY

DWG. TITLE: **SITE DETAILS** DWG. NO.: **S-5**

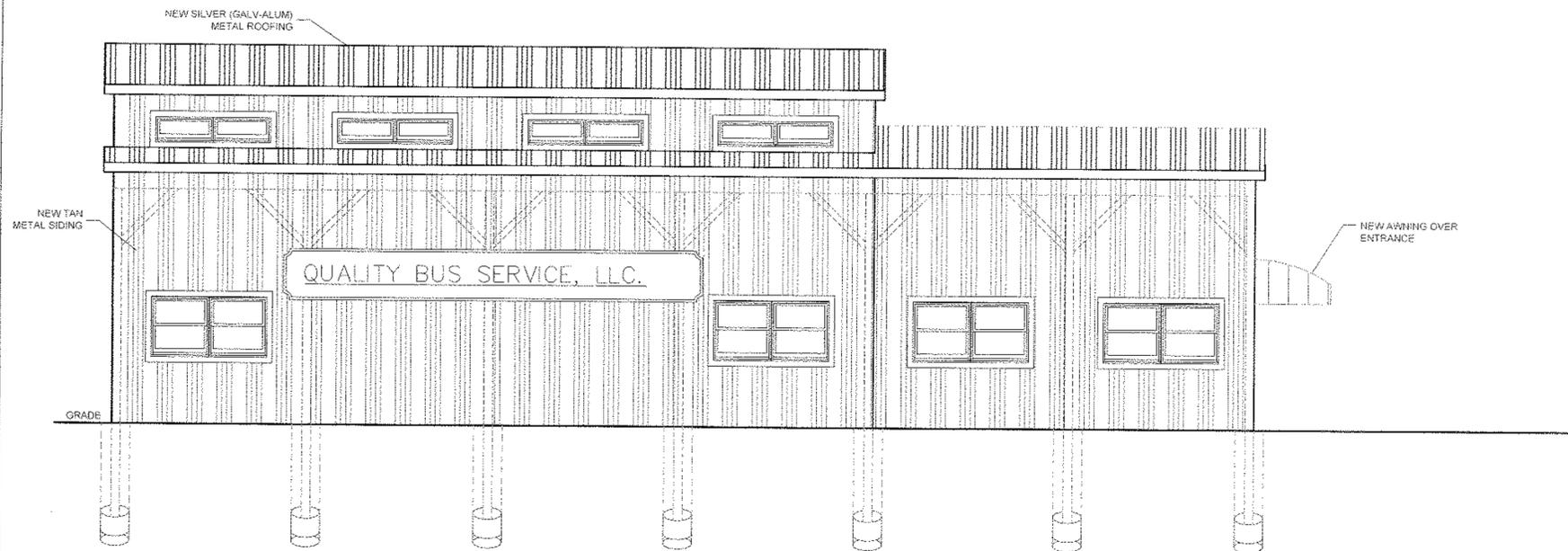
SCALE: AS NOTED JOB NO.: 2129.002



MCCALL PLACE ELEVATION
SCALE: 1" = 20'



PRELIMINARY FLOOR PLAN
SCALE: 1" = 20'



ROUTE 9W ELEVATION
SCALE: 1" = 20'



Town of Newburgh Planning Board Approval

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REVISIONS				
DWG BY	REV	DESCRIPTION	DATE	APPROVED
JDF	0	FOR APPROVAL	06/08/15	
JDF	1	REVISED PER TOWN COMMENTS	06/25/15	



JOHN D. FULLER, P.E., 4 SOUTH STREET, PORT JERVIS, NY 12771 (845) 856-1538
SITE PLAN FOR DLE HOLDINGS, LLC
 5310 ROUTE 9W
 SECTION 23 BLOCK 1 LOT 1
 TOWN OF NEWBURGH, NY

JOHN D. FULLER
REG. NO. 077703

DWG TITLE: PRELIMINARY FLOOR PLAN AND ELEVATIONS
 SCALE: AS NOTED
 JOB NO. 2129.002
 DWG NO. S-6