



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

PROJECT NAME: ADS PROPERTIES CAR WASH
PROJECT NO.: 2021-04
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 14.1
REVIEW DATE: 10 NOVEMBER 2023
MEETING DATE: 16 NOVEMBER 2023
PROJECT REPRESENTATIVE: PIETRZAK & PFAU

1. The project has received conceptual approval from the NYS Department of Transportation for the access drive into the site which includes a dedicated right turn lane to be constructed on Union Avenue.
2. The Planning Board should be determined the need for sidewalks along the Route 300/Union Avenue corridor.
3. The applicants have provided a description of the site functioning including Queue Detectors to be installed which will modify the functioning of the car wash when Queue are detected approaching the access drive.
4. Any approval should require landscape and stormwater inspection fees. Water and sewer connection fees are collected upon application for the permit.
5. Details of the proposed dumpster enclosure should be provided.
6. A Building Permit for the proposed retaining wall will be required. Detailed design of the retaining wall must be submitted to the Building Department. Detailed design should address proximity to property line and ability to construct the wall within the limits of the property as depicted.
7. A Public Hearing was held on the 3 February 2022.
8. Project was submitted to Orange County Planning on 19 November 2021.
9. We would recommend a Negative Declaration for the unlisted action for the re-development of the site from a automotive service station to the car wash use.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in dark ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal
PJH/kbw

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com



October 31, 2023

Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

Re: ADS Properties, LLC Carwash
PB Project No. 2021-04
P&P No. 31102.01

Dear Members of the Board:

In reference to the above project, attached please find the following:

- Eleven (11) copies of the updated Site Plan Set
- Approval Email from the NYSDOT Traffic and Safety Group
- Cost Estimate
- Sign Submittals – 11” x 17”
- Architectural Rendering – 11” x 17”

Plans have been revised in accordance with the January 28, 2022 MH&E comment letter, the January 3, 2022 Creighton Manning comment letter, and the November 12, 2021 KALA comment letter. The following are responses to the provided comments:

Responses to MH&E Comment Letter Dated January 28, 2022:

1. The approval email from the NYSDOT Traffic and Safety Group has been provided with this submission.
2. Details of the connection to the Town’s water system have now been provided on the plan set.
3. A Cost Estimate for the project has been provided with this submission.

Responses to Creighton Manning Comment Letter Dated January 3, 2022:

1. The proposed Vehicle Stacking Plan on Drawing #9 has been updated to show the systems as specified in the Helios Engineering Automated Stacking Letter dated June 2, 2021.
2. The approval email from the NYSDOT Traffic and Safety Group has been provided with this submission.
3. The day-to-day traffic management will consist of mostly the conveyor belt speed in the car wash varying with the demand. This process will happen automatically as sensors throughout the queue line detect the status of vehicles in specific locations and send the information to the conveyor system. On a busy day, as the queue line increases, the conveyor belt will increase as well to process cars faster. Additionally, if the electrical automation system in the queue detects that the queue is stacking too fast, and the conveyor belt cannot keep up, an attendant will direct cars out of the vacuum area to allocate space for additional stacking. Signage at the entrance will then be automatically switched to direct cars to the vacuum area for additional stacking as shown on the Vehicle Stacking Plan on Drawing #9.

Responses to KALA Comment Letter Dated November 12, 2021:

1. The Pin Oaks shown on the adjoining property south of the project were field located. No revisions based on comment.
2. A retaining wall is proposed along the rear property line behind the proposed car wash due to the grade change, therefore a planted buffer cannot be provided. Additionally, due to the building height, the planted buffer would not be visible. The retaining wall and car wash building will be aesthetically pleasing to make up for not providing a buffer to the rear adjoining property.
3. As shown on the Landscaping Plan, Drawing #6, landscaping has been provided to the maximum extent possible along the side property lines.
4. The Landscaping Plan, Drawing #6 provides trees every 25' along the front property line and various other landscape features as well along the side property lines. Additionally, shrubs and perennials have been provided throughout the project to make the project visually pleasing.
5. An architectural rendering has been provided to express to the Town that the car wash building will be visually appealing and the site will look much more aesthetically pleasing than the previous use.
6. Adequate planting has been provided throughout the site as shown on the Landscaping Plan, Drawing #6. Additionally, as requested, a fieldstone wall has

been provided on the south side of the entrance/exit to make the project blend in with other newly developed properties along Route 300.

7. The landscaping plan has been designed by a landscape architect, as shown and stamped on the Landscaping Plan, Drawing #6.
8. Landscaping has been provided to the maximum extent possible and is in character with the properties along Route 300. There is not a large expanse of asphalt proposed, as the site is only slightly larger than half an acre.
9. The dumpster is located along the southern side of the building. There is landscaping proposed in the island near the southeastern corner of the building that will help soften the view to the enclosure. There is also additional landscaping throughout the site that will shield the view to the dumpster enclosure.
10. This is an automated car wash therefore customers remain in their vehicles as their car is processed through the wash. Once the wash is completed, they have the option to utilize the complimentary vacuums in the vacuum area, or exit the site.
11. Comment noted.
12. A sign for the site is proposed near the northeastern property corner as shown on Drawing #1.

Please place this item on the November 16, 2023 Planning Board agenda for discussion.

Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC



Nicholas Rugnetta, Senior Engineer

NR/tmp
attachments

cc: Pat Hines, w/plans – via email and hand delivered
Dominick Cordisco, Esq., w/plans – via email
Kenneth Wersted, P.E., w/plans – via email
Karen Arent, RLA, w/plans – via email

Project Name: ADS Properties LLC Car Wash Municipality: Town of Newburgh
 Planning Board No.: 2021-04 Date: 10/20/2023

PRIVATE IMPROVEMENT
AND SITE PLAN UNIT PRICES
(Interim Update Dec. 2018)

<u>Description</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Qty</u>	<u>Total Cost</u>
<u>Roadway and Parking Lot</u>				
Erosion Control	AC	\$ 2,455.00	0.63	\$ 1,546.65
Silt Fencing	LF	\$ 4.85	120	\$ 582.00
Grading	SY	\$ 2.50	3050	\$ 7,625.00
Paving & Base (regular construction)	SY	\$ 26.75	1935	\$ 51,761.25
Paving & Base (heavy-duty construction)	SY	\$ 35.00		\$ -
Tack Coat	SY	\$ 0.75		\$ -
Overlay Existing Pavement (1.5")	SY	\$ 8.75		\$ -
Double Surface Treatment	SY	\$ 8.00		\$ -
Asphalt Paving	TON	\$ 166.75		\$ -
Asphalt Pavement (1.5" top)	SY	\$ 14.60		\$ -
Asphalt Pavement (2" top)	SY	\$ 18.70		\$ -
Asphalt Pavement (3"course)	SY	\$ 28.50		\$ -
Asphalt Pavement (3.5"course)	SY	\$ 33.00		\$ -
Asphalt Pavement (4"course)	SY	\$ 47.00		\$ -
				\$ -
Topsoil & Seeding	SY	\$ 8.00	560	\$ 4,480.00
Street Signs (Traffic Control)	EA	\$ 335.00	5	\$ 1,675.00
Parking Space Striping	EA	\$ 13.80	16	\$ 220.80
Handicap symbol	EA	\$ 72.50		\$ -
Parking & Lane Striping	LF	\$ 0.75		\$ -
Painted Striped Island	EA	\$ 53.50		\$ -
Site Plan Stop Bar	EA	\$ 115.00		\$ -
Handicapped Sign & Striping	EA	\$ 300.00		\$ -
Traffic Control Sign	EA	\$ 300.00		\$ -
Concrete Curbing	LF	\$ 24.15	730	\$ 17,629.50
Concrete Sidewalk	SY	\$ 53.50	70	\$ 3,745.00
Timber Curbing	LF	\$ 17.25		\$ -
Curb (Precast) Bumpers	EA	\$ 100.00		\$ -
Shale Parking (Overflow) Area	SY	\$ 12.10		\$ -
Guiderail	LF	\$ 53.50		\$ -
<u>Drainage</u>				
Catch Basin	EA	\$ 3,600.00	6	\$ 21,600.00
Connection to Existing Catch Basin	EA	\$ 768.00	1	\$ 768.00
Stormwater Pipe (15") HDPE	LF	\$ 42.25		\$ -
Stormwater Pipe (18") HDPE	LF	\$ 52.00	290	\$ 15,080.00
Stormwater Pipe (24") HDPE	LF	\$ 57.50		\$ -
Stormwater Pipe (30") HDPE	LF	\$ 75.00		\$ -
Stormwater Pipe (36") HDPE	LF	\$ 105.00		\$ -
Stormwater Pipe (48") HDPE	LF	\$ 136.50		\$ -
End Section	EA	\$ 535.00		\$ -
Stormwater Pipe (15") RCP	LF	\$ 46.00		\$ -
Stormwater Pipe (18") RCP	LF	\$ 57.50		\$ -
Stormwater Pipe (24") RCP	LF	\$ 84.00		\$ -
Stormwater Pipe (30") RCP	LF	\$ 115.00		\$ -
Stormwater Pipe (36") RCP	LF	\$ 152.00		\$ -

Stormwater Pipe (48") RCP	LF	\$ 238.00	\$	-
Stormwater Pipe (15") CMP	LF	\$ 53.50	\$	-
Stormwater Pipe (18") CMP	LF	\$ 61.50	\$	-
Stormwater Pipe (24") CMP	LF	\$ 75.50	\$	-
Stormwater Pipe (30") CMP	LF	\$ 106.00	\$	-
Stormwater Pipe (36") CMP	LF	\$ 137.50	\$	-
Stormwater Pipe (48") CMP	LF	\$ 192.00	\$	-
Concrete Headwall	EA	\$ 5,348.00	\$	-
Rip Rap Drainage Channel	LF	\$ 22.00	\$	-
Non-lined Drainage Channel	LF	\$ 9.25	\$	-

Utilities

Watermain (8")	LF	\$ 71.50	\$	-
Gate Valve (8")	EA	\$ 1,300.00	\$	-
Tapping Sleeve and Valve (8")	EA	\$ 4,615.00	\$	-
Watermain (12")	LF	\$ 88.00	\$	-
Gate Valve (12")	EA	\$ 3,932.50	\$	-
Hydrant Assembly	EA	\$ 5,070.00	\$	-
Sewer Main (8")	LF	\$ 52.00	\$	-
Sewer Main (12")	LF	\$ 65.00	\$	-
Sewer Manholes	EA	\$ 3,068.00	1 \$	3,068.00
Septic Tank	EA	\$ 3,450.00	4 \$	13,800.00

Utility Trench (elec, phone, cable)	LF	\$ 12.00	\$	-
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Misc.

Landscaping Trees	EA	\$ 333.50	6 \$	2,001.00
Landscaping Shrubs	EA	\$ 48.25	144 \$	6,948.00
Mulched surface	SY	\$ 4.15	\$	-
Chain link fence (4' black vinyl coated)	LF	\$ 27.15	\$	-
Split Rail Fence	LF	\$ 21.25	\$	-
Short Masonry Landscape Walls	LF	\$ 27.15	30 \$	814.50
Retaining Walls (modular) 4' height	LF	\$ 107.00	\$	-
Lamppost	EA	\$ 2,000.00	2 \$	4,000.00
Building Mtd. Light	EA	\$ 670.00	\$	-
Waste Enclosure (small)	EA	\$ 1,095.00	1 \$	1,095.00
Dumpster Enclosure (masonry/concrete)	EA	\$ 6,670.00	\$	-
Clear and Grub	AC	\$ 7,995.00	\$	-
Rock Excavation	CY	\$ 162.50	\$	-
Excavation	CY	\$ 16.15	1500 \$	24,225.00
Erosion Control Matting	SY	\$ 2.25	\$	-
Bollards (Concrete filled)	EA	\$ 632.50	\$	-

Other

Water Main (4")	LF	200	\$ 50.00	\$	10,000.00
Sewer Main (6")	LF	123	\$ 10.00	\$	1,230.00
Stormtech Underground Storage	TOTAL	1	#####	\$	45,000.00
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-

Total \$ 238,894.70

SEQR 22-106: ADS Properties LLC Car Wash Submission

Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>

Fri, Oct 13, 2023 at 12:50 PM

To: Nick Rugnetta <rugnettan@pietrzakpfau.com>

Cc: Glen Sheeley <sheeleywash@hotmail.com>, Pietrzak Pfau <pietrzakpfau@pietrzakpfau.com>, "Zachariah, Siby (DOT)" <Siby.Zachariah@dot.ny.gov>, "Gorney, Lance (DOT)" <Lance.Gorney@dot.ny.gov>, "Alam, Zakia R (DOT)" <Zakia.Alam@dot.ny.gov>

Nick,

NYS DOT has reviewed the latest site plans for the proposed car wash on Route 300. At this time NYS DOT Traffic and Safety group does not have any comments at this time and is ready to move the project forward to the permitting stage as soon as the U&O permit is issued. Please review the below documents and send them to Siby Zachariah for final issuing.

Permit Documents (Completed – NO BLANKS - Original, signed/dated documents) - write name of person authorized to bind applicant on each document requiring a signature

- 3 sets of plans AND one set on a CD/Flash Drive
- Perm 33-com Highway Work Permit Application for Non-Utility Work.
- Perm 36-Attachment to Highway Work Permit (Consultant Inspection Attachment) if required by NYS DOT Engineer.
- Submit NYS DOT approved Engineer's Estimate.
- Perm 44 Surety Bond (Performance) in applicant's name (not applicable for municipalities with an undertaking on file). Please round to the nearest thousand.
- Perm 50-Inspection and/or Supervision Payment Agreement (not applicable for municipalities with an Undertaking on file).
- Satisfactorily conclude related Use & Occupancy permitting.
- Submit Lead Agency approval documentation.

INSURANCE

- ACORD 25 - Certificate of Insurance, NYS DOT named as additional insured (See Insurance Requirements below);
- ACORD 855 - New York Construction Certificate of Liability Insurance Addendum
- Proof of Worker's Compensation Insurance (Form C-105.2, U-26.3 or SI-12), or proof of exemption (Form CE-200)
- Proof of Disability Benefits Coverage (Form DB-120.1 or DB-155), or proof of exemption (Form CE-200)

Insurance Requirements

- ACORD 25 with ACORD 855 (New York Construction Addendum) shall be submitted as acceptable proof of liability coverage. New York State Department of Transportation should be named as Additional Insured and as the Certificate Holder at the mailing address of the Regional Office who will be issuing the permit.

- In most cases, Permittee must provide proof of **Commercial General Liability** insurance coverage with limits of liability not less than \$1,000,000 per claim/occurrence, unless any of the following circumstances exist, in which case the limits of liability shall not be less than \$5,000,000 per claim/occurrence:
 - The estimated value of permitted work in state right-of-way is \$250,000 or more;
 - The permitted work requires or includes the construction, alteration or maintenance of underground features at any depth five feet or more below grade;
 - The permitted work requires or includes the construction, alteration or maintenance of overhead features that include, but are not limited to, traffic signals, overhead sign structures, retaining walls or other grade separation structures.
 - When the estimated cost of work being performed in the right-of-way equals or exceeds \$250,000, Permittee must additionally provide proof of a **Protective Liability (OCP)** insurance policy with a minimum liability limit of \$1,000,000 per occurrence, with New York State Department of Transportation as Named Insured.

Jason Brenner

Assistant Engineer

New York State Department of Transportation, Hudson Valley

Traffic & Safety Group

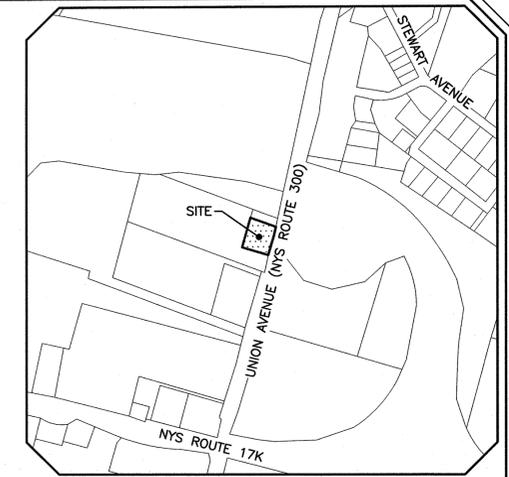
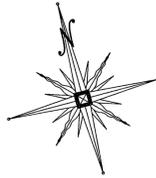
4 Burnett Boulevard, Poughkeepsie, NY 12603

(845) 437-5144 | Jason.Brenner@dot.ny.gov | www.dot.ny.gov

ADS PROPERTIES, LLC

CAR WASH

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK



LOCATION MAP
SCALE: 1"=500'

GENERAL NOTES

- TAX MAP DESIGNATION SECTION 95 BLOCK 1 LOT 14.1.
- TOTAL AREA OF PARCEL: 27,173± SQ.FT.
- PROPERTY LIES WITHIN THE INTERCHANGE BUSINESS (B) ZONING DISTRICT.
- PROPERTY LIES WITHIN THE NEWBURGH SCHOOL DISTRICT.
- PROPERTY LIES WITHIN THE ORANGE LAKE FIRE DISTRICT.
- PROPOSED PROJECT TO BE SERVED BY CENTRAL WATER AND SEWER FACILITIES.
- ALL UTILITY SERVICE TO THE SITE SHALL BE UNDERGROUND.
- VEHICLE STACKING WITHIN THE STATE RIGHT-OF-WAY IS RESTRICTED. REFER TO PROPOSED VEHICLE STACKING PLAN ON DRAWING #8.

CONSTRUCTION NOTES

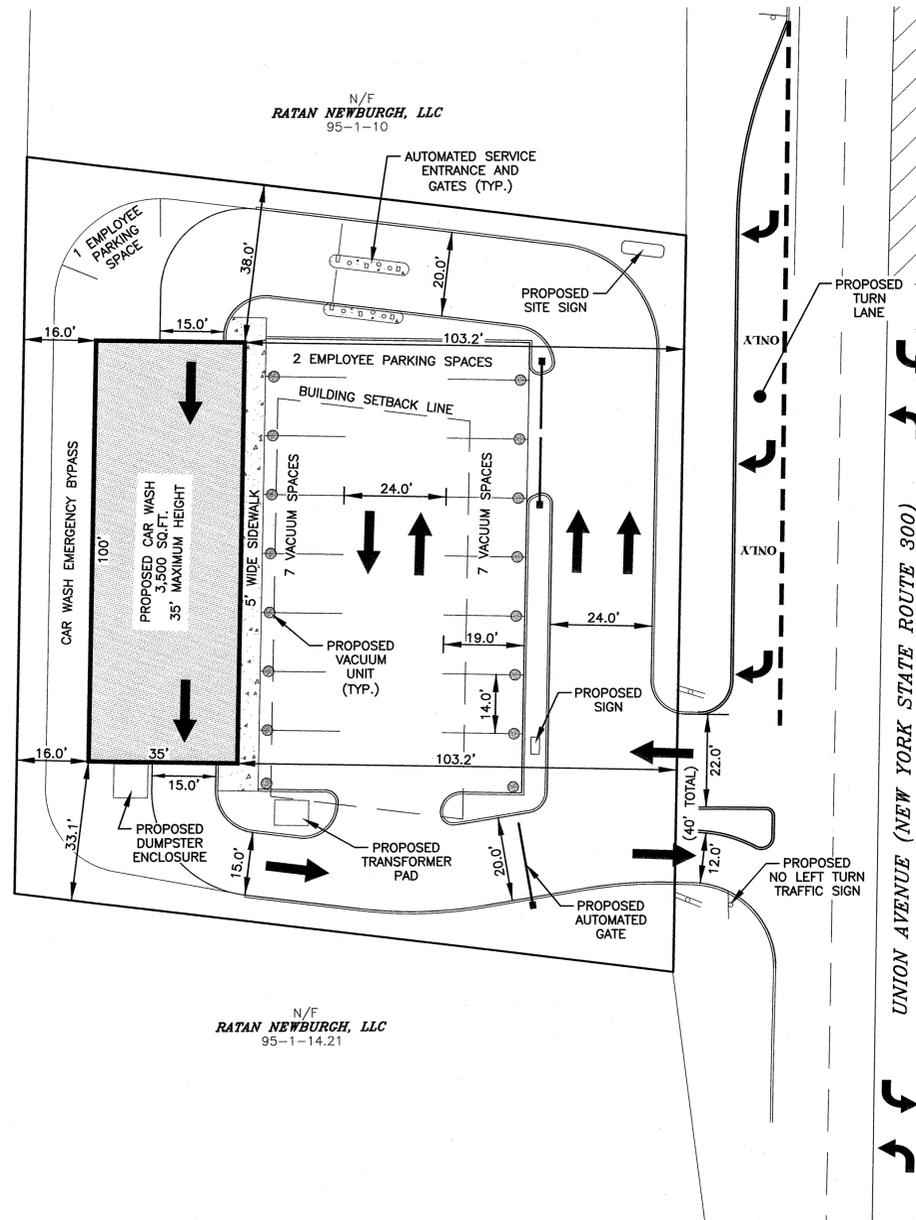
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
- CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
- CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
- CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.

TOWN OF NEWBURGH SEWER SYSTEM NOTES

- CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE TOWN OF NEWBURGH.
- ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
- ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
- THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
- THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.

TOWN OF NEWBURGH WATER SYSTEM NOTES

- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH.
- ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51 FOR DUCTILE IRON PIPE, LATEST REVISION. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
- THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON MEGALIG SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53 FOR DUCTILE IRON COMPACT FITTINGS, LATEST REVISION.
- ALL VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE).
- TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
- ALL HYDRANTS SHALL BE CLOW-EDDY F-2640 CONFORMING TO AWWA STANDARD C-502, LATEST REVISION. ALL HYDRANTS SHALL INCLUDE A 5 1/4 INCH MAIN VALVE OPENING, TWO 2 1/2 INCH DIAMETER NPT HOSE NOZZLES, ONE 4 INCH NPT STEAMER NOZZLE, A 6 INCH DIAMETER INLET CONNECTION AND A 1 1/2 INCH PENTAGON OPERATING NUT. ALL HYDRANTS SHALL OPEN LEFT (COUNTER-CLOCKWISE). HYDRANTS ON MAINS TO BE DEDICATED TO THE TOWN SHALL BE EQUIPMENT YELLOW. HYDRANTS LOCATED ON PRIVATE PROPERTY SHALL BE RED.
- ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020N FOR 3/4 AND 1 INCH, MUELLER H-15000N OR B-25000N FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10314N FOR 3/4 AND 1 INCH AND MUELLER H-10310N FOR 1 1/2 AND 2 INCH SIZES.
- ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
- THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
- THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.



PLAN INDEX

SHEET NO.	TITLE
1	SITE PLAN
2	EXISTING CONDITIONS PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	LIGHTING PLAN
6	LANDSCAPING PLAN
7	EROSION CONTROL PLAN
8	DETAIL SHEET (1)
9	DETAIL SHEET (2)
10	N.Y.S.D.O.T. TURN LANE PLAN
11	PAVEMENT WORK & PROFILES
12	N.Y.S.D.O.T. UTILITY PROFILES
13	N.Y.S.D.O.T. TYPICAL SECTIONS
14	N.Y.S.D.O.T. SIGNAGE & STRIPING PLAN
15	N.Y.S.D.O.T. SIGHT DISTANCE PLAN & DETAILS
16	N.Y.S.D.O.T. DRAINAGE STRUCTURE DETAILS
17	N.Y.S.D.O.T. WORK ZONE TRAFFIC CONTROL
18	TURNING ANALYSIS PLAN FOR FIRE APPARATUS
19	TURNING ANALYSIS PLAN FOR PASSENGER CAR
19	TURNING ANALYSIS PLAN FOR DELIVERY TRUCK

RECORD OWNER
ESTATE LLC SPLASH NEWBURGH REAL
472 WHEELERS FARMS ROAD
MILFORD CT 06461

RECORD APPLICANT
ADS PROPERTIES, LLC
1020 DOLSONTOWN ROAD
MIDDLETOWN NY 10940

BULK REQUIREMENTS

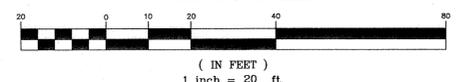
ZONE IS INTERCHANGE BUSINESS DISTRICT
USE GROUP - CAR WASH

	MIN. REQUIRED	PROVIDED
LOT AREA (SQ.FT.)	40,000	27,173±*
LOT WIDTH (FT.)	150	175
LOT DEPTH (FT.)	150	155
FRONT YARD (FT.)	50	103
SIDE YARD (FT.)	50	33
BOTH SIDE YARDS (FT.)	80	71**
REAR YARD (FT.)	60	16**
LOT BUILDING COVERAGE (%)	40	13
BUILDING HEIGHT (FT.)	35	<35
LOT SURFACE COVERAGE (%)	80	79

- * EXISTING NON-CONFORMITY
- ** VARIANCES REQUIRED: BOTH SIDE YARDS - 80' REQUIRED - 65' PROVIDED
- REAR YARD - 60' REQUIRED - 16' PROVIDED
- NOTE: EXISTING STRUCTURE 36.9' FROM REAR PROPERTY LINE

- ** AREA VARIANCES RECEIVED MAY 27, 2021
- LOT AREA - 40,000 SQ.FT. REQUIRED, 27,173 SQ.FT. PROVIDED
- BOTH SIDE YARDS - 80 FT REQUIRED, 71 FT PROVIDED
- REAR YARD - 60 FT REQUIRED, 10 FT PROVIDED
- NOTE: AREA VARIANCES REAFFIRMED AT OCTOBER 28, 2021 ZONING BOARD OF APPEALS MEETING, SPECIFICALLY REAR YARD VARIANCE FROM 10' PROVIDED TO 16' PROVIDED.

GRAPHIC SCALE



DATE	DESCRIPTION	INITIALS
09-28-23	REVISIONS PER NYS DOT COMMENTS EMAIL 06/30	NR
08-18-23	REVISIONS PER NYS DOT COMMENTS EMAIL 05/31	NR
05-11-23	REVISIONS PER NYS DOT COMMENTS EMAIL 05/05	NR
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07-25-22	REVISIONS PER NYS DOT COMMENTS EMAIL 5/20	NR
05-09-22	UTILITY POLE REDLOCATION & SITE LANDSCAPING	NR
02-23-22	NYS DOT SUBMISSION	NR
11-04-21	REVISIONS PER TOWN COMMENT LETTERS 9/10/21	NR
09-07-21	REVISIONS PER TOWN COMMENT LETTERS 3/12/21	NR
03-18-21	MIRRORED LAYOUT	NR
03-08-21	ORIGINAL PREPARATION DATE	NR

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE A
COSHEE, NEW YORK 10924
(845) 294-8606

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 706-6648

JOSEPH J. PIETZAK, P.E.
LICENSE NO. 165922

MICHAEL F. CROGAN, P.L.S.
LICENSE NO. 165922

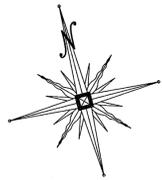
9/28/23
DATE

ADS PROPERTIES, LLC
CAR WASH
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
SITE PLAN
SECTION 95 BLOCK 1 LOT 14.1

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A. OF N/A.	N/A. OF N/A.	1 OF 19
SCALE 1"=20'	CAD REFERENCE 31102.01 ENGBASE	PROJECT NUMBER 31102.01





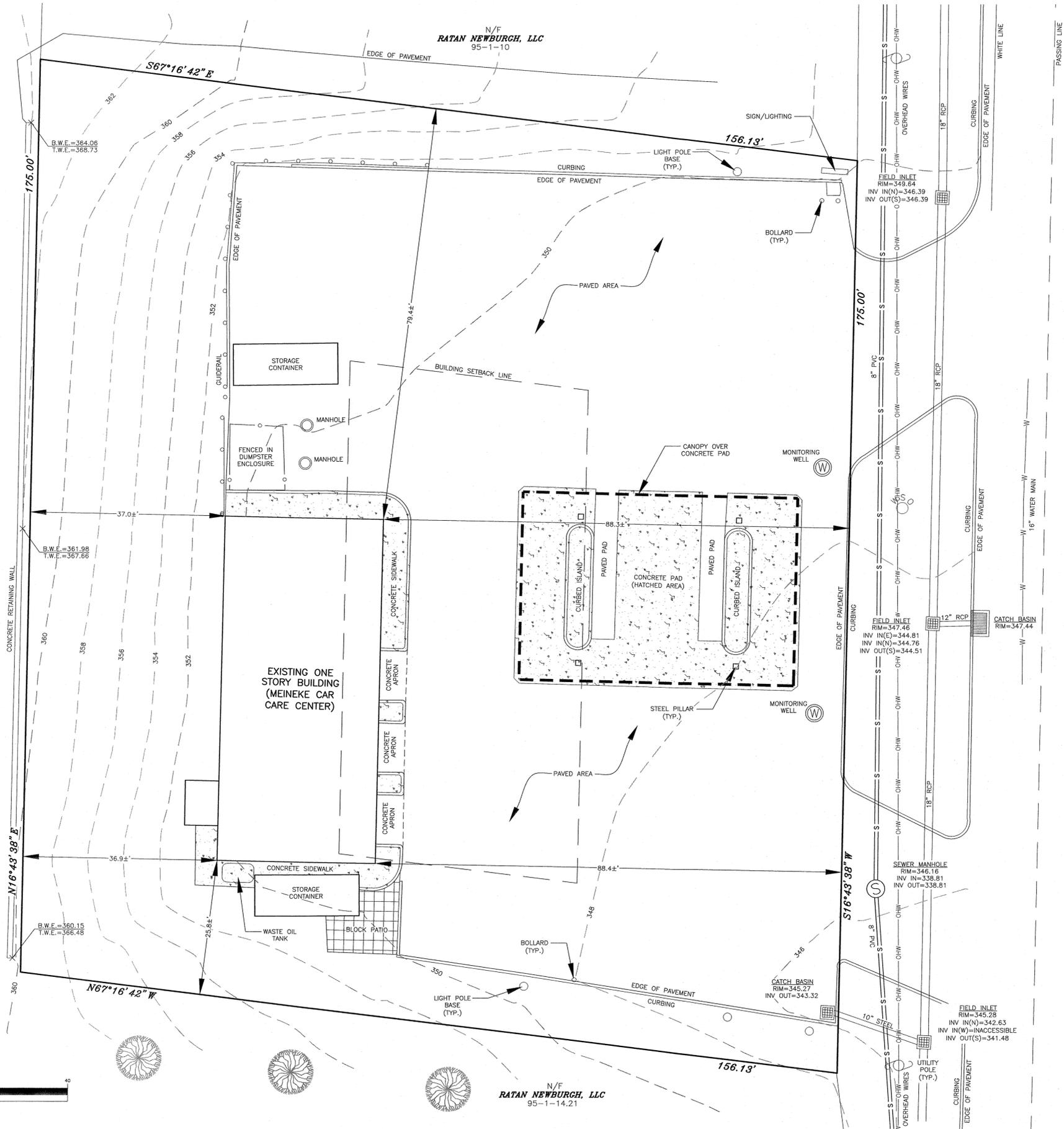
N/F
RATAN NEWBURGH, LLC
95-1-14.21

SURVEY NOTES:

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
5. CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION, AS UNDERGROUND IMPROVEMENTS EXIST WHICH WERE NOT LOCATED AT THE TIME OF THIS SURVEY.
6. REFERENCES A SURVEY PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. PREPARED IN JUNE 2007.

EXISTING CONDITIONS NOTE:

1. EXISTING ON-SITE FEATURES, INCLUDING THE EXISTING BUILDING, ARE TO BE REMOVED AS PART OF THIS APPLICATION. A DEMOLITION PERMIT IS TO BE GRANTED BY THE TOWN OF NEWBURGH BUILDING DEPARTMENT PRIOR TO COMMENCEMENT OF ANY WORK.



UNION AVENUE (NEW YORK STATE ROUTE 300)

RECORD OWNER
ESTATE LLC SPLASH NEWBURGH REAL
472 WHEELERS FARMS ROAD
MILFORD CT 06461

RECORD APPLICANT
ADS PROPERTIES, LLC
1020 DOLSONTOWN ROAD
MIDDLETOWN NY 10940

DATE	DESCRIPTION	INITIALS
09-28-23	REVISIONS PER NYSOT COMMENTS EMAIL 06/30	NR
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PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
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GOSHEN, NEW YORK 10924
(845) 294-0808

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646

JOSEPH T. PIETRAK, P.E.
LICENSE NO. 166023

MICHAEL J. PFAU, P.E.
LICENSE NO. 166023

THOMAS J. PIETRZAK, P.E., LEED AP
LICENSE NO. 166023

9/28/23

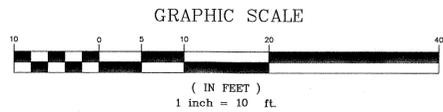
ADS PROPERTIES, LLC
CAR WASH
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
EXISTING CONDITIONS
SECTION 95 BLOCK 1 LOT 14.1

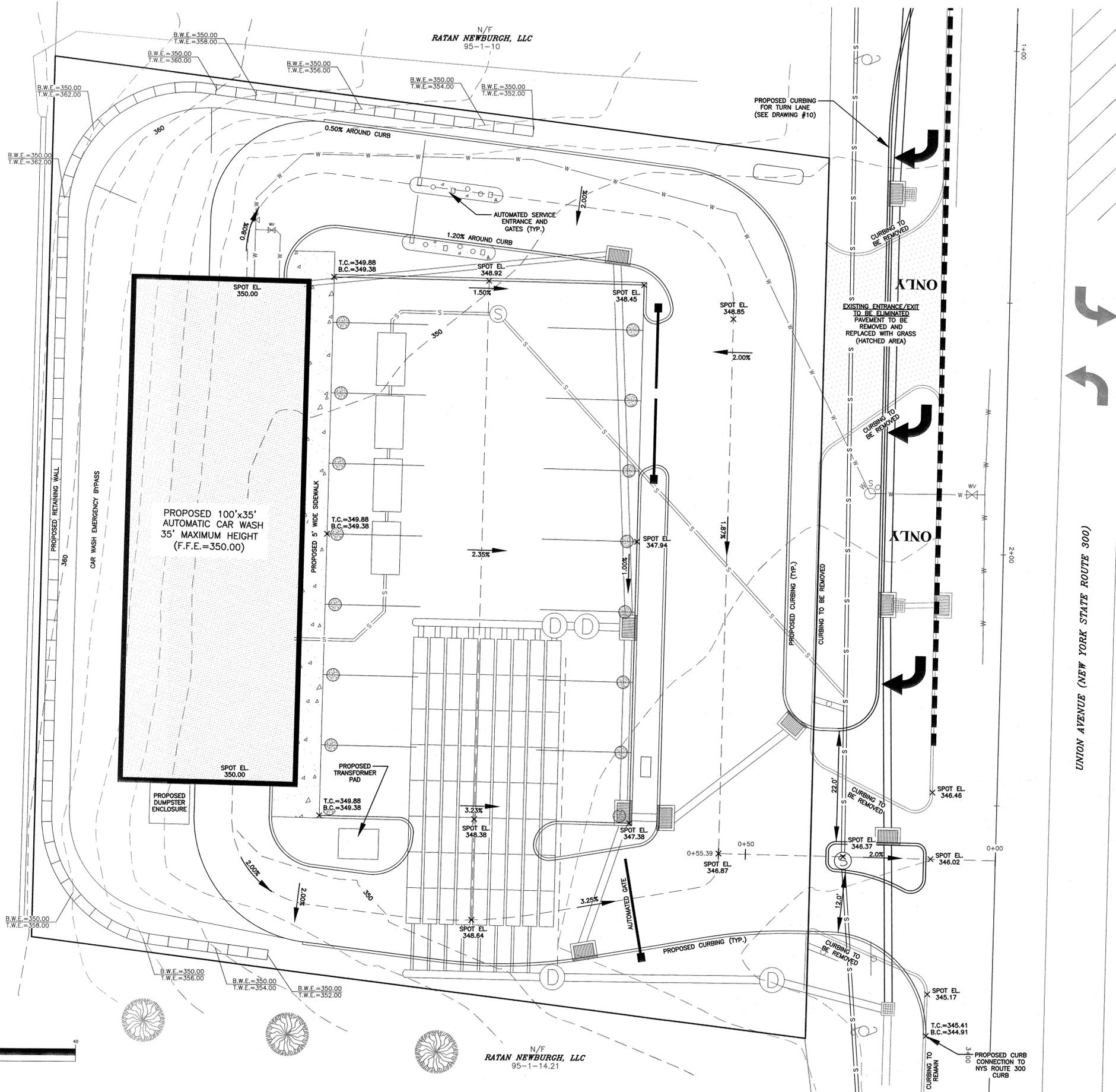
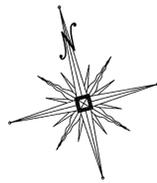
DRAWING TITLE
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. N/A OF N/A. D.E.C. SHEET NO. N/A OF N/A. DRAWING NUMBER 2 OF 19

SCALE 1"=10' CAD REFERENCE 31102.01 ENGBASE PROJECT NUMBER 31102.01



N/F
RATAN NEWBURGH, LLC
95-1-14.21

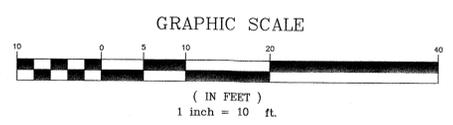


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RATAN NEWBURCH, LLC
95-1-14.21

N/F
RATAN NEWBURCH, LLC
95-1-10

N/F
RATAN NEWBURCH, LLC
95-1-14.21

UNION AVENUE (NEW YORK STATE ROUTE 300)



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03-18-21	MIRRORED LAYOUT	NR
03-08-21	ORIGINAL PREPARATION DATE	NR

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10824 (845) 284-0006
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12071 (845) 796-4646

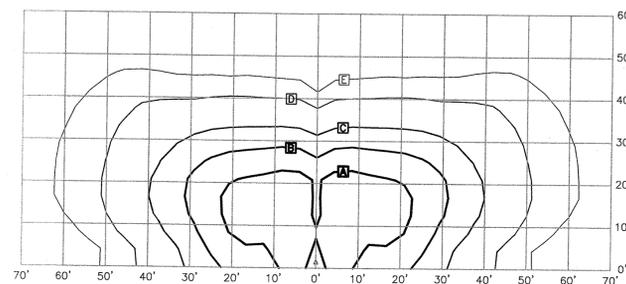
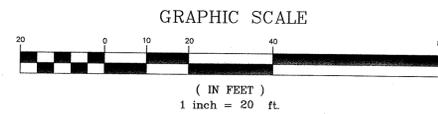
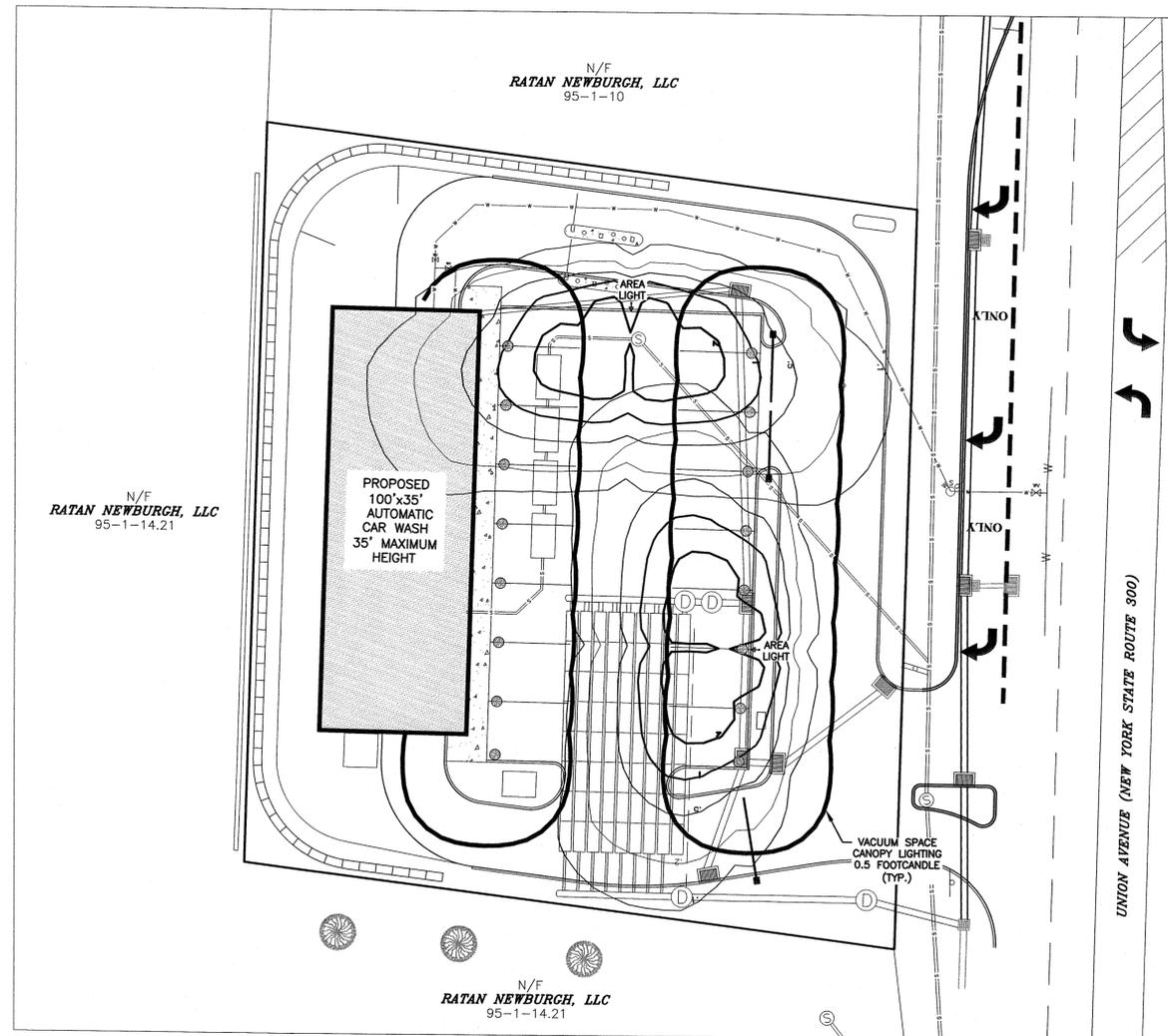
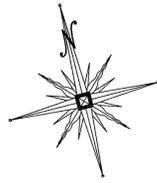
MICHAEL F. COUGHLIN P.L.S.
LICENSE NO. 056023
DATE: 9/28/23

ADS' PROPERTIES, LLC
CAR WASH
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
GRADING PLAN
SECTION 95 BLOCK 1 LOT 14.1

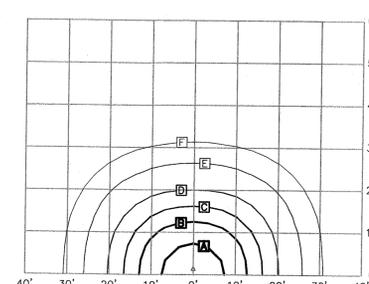
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UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW

O.C.H.D. SHEET NO. N/A	D.E.C. SHEET NO. N/A	DRAWING NUMBER 4 OF 19
SCALE 1"=10'	CAD REFERENCE 31102.01 ENGBASE	PROJECT NUMBER 31102.01



NOTE:
1. TABLE DEPICTS FOOTCANDLE VALUES FOR AREA LIGHT, 69 WATT - 64 LED LAMP MOUNTED AT 20 FEET, MODEL XASU-SS COOL WHITE-HSS AS SUPPLIED BY LSI INDUSTRIES, OR APPROVED EQUAL.

**FOOTCANDLE TABLE FOR 69 WATT
AREA LIGHTING**
SCALE: 1"=20'



NOTE:
1. TABLE DEPICTS FOOTCANDLE VALUES FOR A PARKING GARAGE LIGHT, 56 WATT - 50 LED LAMP MOUNTED AT 10 FEET, MODEL XPG3-350 mA COOL WHITE-TYPE 5 AS SUPPLIED BY LSI INDUSTRIES, OR APPROVED EQUAL.

**FOOTCANDLE TABLE FOR 56 WATT
VACUUM CANOPY LIGHTING**
SCALE: 1"=20'

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MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (914) 284-0006

2 HAMILTON AVENUE MONTICELLA, NEW YORK 12701 (914) 786-4848

JOSEPH M. PIETRZAK, P.E., License No. 650023
MICHAEL F. PFAU, P.E., License No. 650023

9/28/23

ADS PROPERTIES, LLC
CAR WASH

TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

LIGHTING PLAN

SECTION 95 BLOCK 1 LOT 14.1

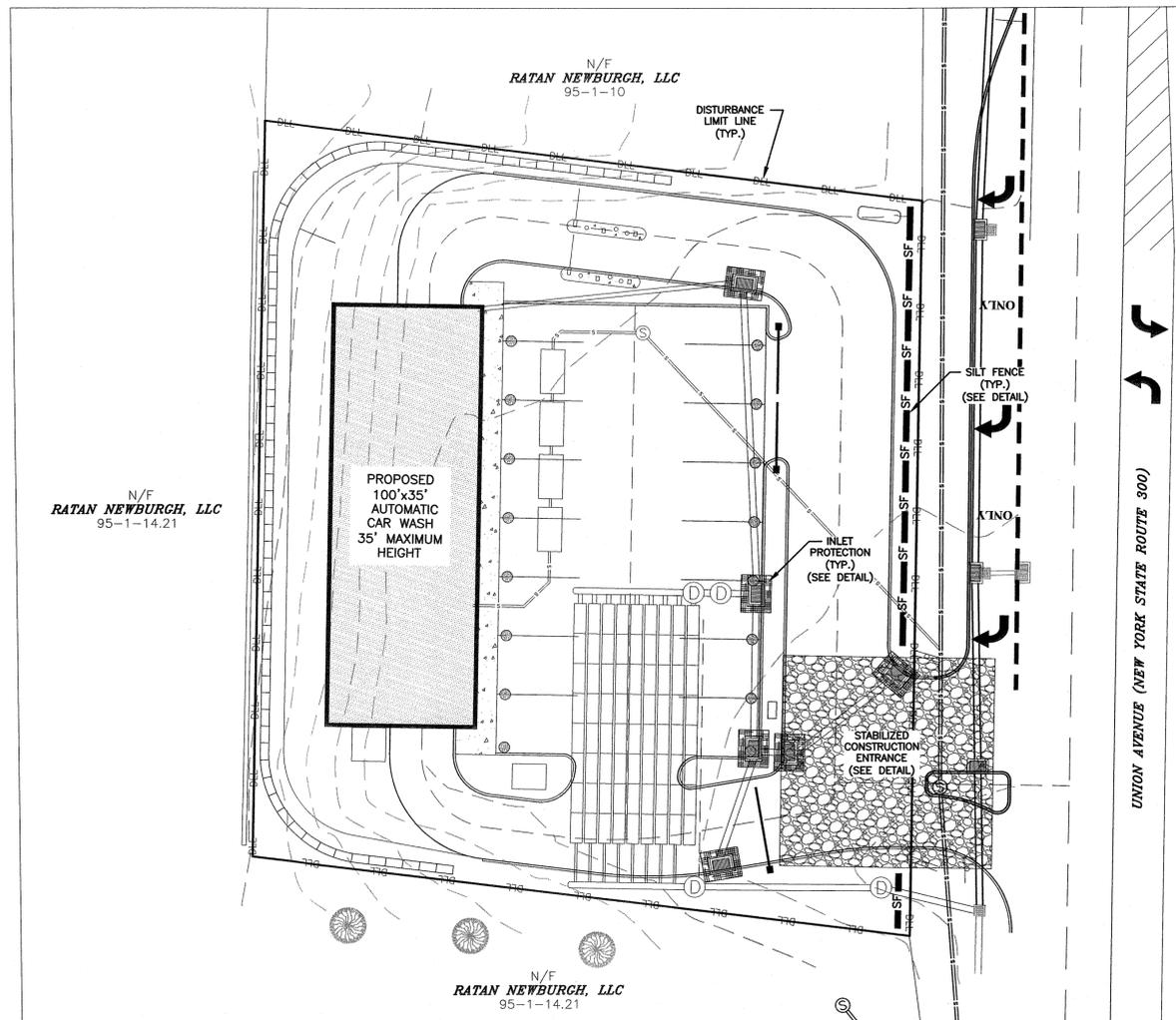
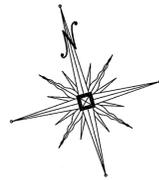
DRAWING TITLE

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O.C.H.D. SHEET NO. N/A OF N/A D.E.C. SHEET NO. N/A OF N/A DRAWING NUMBER 5 OF 19

SCALE AS SHOWN CAD REFERENCE 31102.01 ENGBASE PROJECT NUMBER 31102.01



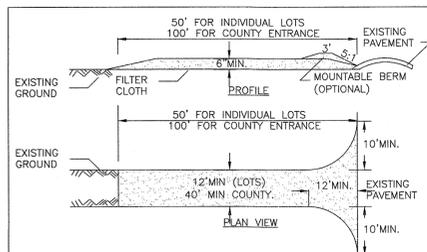
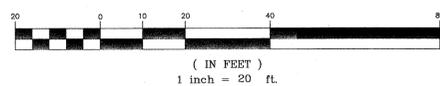


N/F
RATAN NEWBURGH, LLC
95-1-14.21

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RATAN NEWBURGH, LLC
95-1-10

N/F
RATAN NEWBURGH, LLC
95-1-14.21

GRAPHIC SCALE

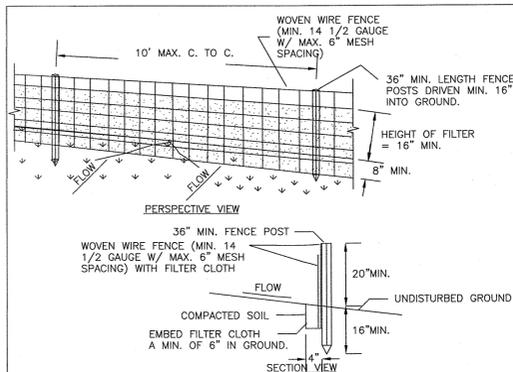


CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED
CONSTRUCTION
ENTRANCE

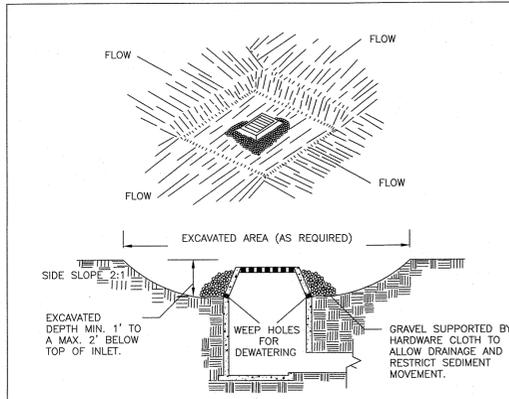


CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" 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.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE



CONSTRUCTION SPECIFICATIONS

- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
- GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
- WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

EXCAVATED DROP
INLET PROTECTION

EROSION CONTROL SEQUENCE

MEASURES SHALL BE TAKEN TO PREVENT SOIL EROSION DURING PROJECT CONSTRUCTION. ALL FRESHLY DISTURBED AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN A PERIOD OF FOURTEEN (14) DAYS SHALL BE STABILIZED BY TEMPORARY SEEDING AS INDICATED ON THE TEMPORARY SEEDING SCHEDULE. DISTURBED AREAS SHALL BE MINIMAL IN SIZE AND SHALL NOT EXCEED THE APPROVED CLEARING AND GRADING LIMITS. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED AS CONSTRUCTION PROGRESSES.

- PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES, THE LIMITS OF CLEARING AND GRADING SHALL BE MARKED. FILTER FABRIC SEDIMENTATION BARRIERS (SILT FENCE) SHALL BE PLACED ALONG THE DOWNGRADE PERIMETER OF THE SITE AND ANY OTHER AREAS WHERE SILT FENCE IS INDICATED AS TO BE INSTALLED PRIOR TO CONSTRUCTION ON THE APPROVED PLANS. INSTALLATION IS TO BEGIN AT THE DOWNSTREAM PORTIONS OF THE SITE THEN WORKING UPSTREAM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE BUILT IN THE AREAS SHOWN ON THE APPROVED PLANS AND WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PUBLIC THOROUGHFARE. STABILIZED ENTRANCES SHALL BE BUILT IN ACCORDANCE WITH THE STABILIZED CONSTRUCTION ENTRANCE DETAIL.
- UPON COMPLETION OF CLEARING AND GRUBBING ACTIVITIES, TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM ALL AREAS TO BE DISTURBED. STOCKPILED TOPSOIL SHALL BE STABILIZED BY TEMPORARY SEEDING AND SURROUNDED WITH A PERIMETER SILT FENCE.
- TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING ACTIVITIES. THIS INCLUDES SEDIMENTATION TRAPS, TYPE "B" DIVERSION SWALES (WITH CHECK DAMS IF APPLICABLE) AND SILT FENCE IN AREAS NOT DESIGNATED TO BE GRADED. INSTALLATION SHALL BEGIN AT DOWNSTREAM PORTIONS OF THE SITE THEN WORKING UPSTREAM.
- IMMEDIATELY AFTER COMPLETION OF ROUGH GRADING, REMAINING TEMPORARY EROSION CONTROL SHALL BE INSTALLED AS SPECIFIED ON THE APPROVED PLANS. THIS INCLUDES ANY REMAINING SILT FENCE AND TYPE "A" DIVERSION SWALES (WITH CHECK DAMS IF APPLICABLE). AREAS NOT REQUIRING FURTHER EARTHWORK SHALL BE FINE GRADED, TOPSOILED, AND STABILIZED AS EARLY AS POSSIBLE.
- ANY PROPOSED STORM DRAINAGE SHALL BE INSTALLED AND INCORPORATED INTO EROSION CONTROL AS SPECIFIED ON THE APPROVED PLANS. STORM DRAINAGE COMPONENTS SHALL BE PROTECTED FROM SILTATION AS INDICATED.
- UPON COMPLETION OF CONSTRUCTION ACTIVITIES, REMAINING AREAS SHALL BE FINE GRADED, TOPSOILED, AND STABILIZED. PERMANENT VEGETATION AND LANDSCAPING SHALL BE ESTABLISHED.
- TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED ONCE UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES SHALL BEGIN WITH THE MOST UPSTREAM PORTIONS OF THE SITE THEN WORKING DOWNSTREAM.
- ALL NEWLY SEEDING VEGETATIVE COVER SHALL BE MAINTAINED, WASHOUTS OR POORLY GROWING AREAS SHALL BE CORRECTED AS THEY OCCUR.

MAINTENANCE REQUIREMENTS

- THE MAINTENANCE OF EROSION CONTROL DEVICES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE JOB SUPERINTENDENT WILL MONITOR THE CONDITION OF ALL THE DEVICES, CLEAN OR REPLACE STRUCTURES AS CLIMATIC CONDITIONS REQUIRE. THE DEVELOPER WILL ALSO BE SUBJECT TO THE DIRECTIVE OF THE DESIGN ENGINEER AND TOWN REPRESENTATIVES TO INCLUDE TOWN ENGINEER, HIGHWAY SUPERINTENDENT AND BUILDING INSPECTOR.
- GENERAL CONTRACTOR AND ALL CONTRACTORS SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED PLANS AND MAY BE SUBJECT TO ADDITIONAL EROSION CONTROL REQUIREMENTS AS CONDITIONS MAY ARISE IN THE FIELD OR AS DIRECTED BY THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE APPROVED PLANS, MANUFACTURER'S RECOMMENDATIONS AS DIRECTED BY THE DESIGN ENGINEER AND TOWN REPRESENTATIVES INCLUDING TOWN ENGINEER, HIGHWAY SUPERINTENDENT AND BUILDING INSPECTOR.
- NO EROSION CONTROL STRUCTURES SHALL BE REMOVED UNTIL ALL WORK UPSTREAM THEREFROM HAS BEEN COMPLETED, INCLUDING STABILIZATION AND APPROVED BY THE DESIGN ENGINEER AND TOWN REPRESENTATIVES.
- CONSTRUCTION ACTIVITIES TO BE LIMITED TO THE PERIOD OF 7:00 AM TO 7:00 PM.
- ALL CONSTRUCTION EQUIPMENT SHALL HAVE PROPERLY SIZED MAINTAINED MUFFLERS.
- ALL CONSTRUCTION EQUIPMENT SHALL BE TURNED OFF WHEN NOT IN USE.

GENERAL EROSION CONTROL NOTES

- FILTER FABRIC IS TO BE MIRAFI 140 AS MANUFACTURED BY THE CELANESE CORPORATION OR APPROVED EQUAL.
- WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
- ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.
- WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL OF THE ATTACHED DRAWINGS.

STREAMS, DRAINAGE SWALES AND EMBANKMENTS

- ALL CONSTRUCTION ACTIVITIES IN OR EXISTING AROUND DRAINAGE SWALES OR WETLANDS ARE TO BE PROVIDED WITH TEMPORARY EROSION CONTROL STRUCTURES AS SHOWN IN DETAIL. LOCATED IMMEDIATELY DOWNSTREAM FROM SUCH ACTIVITY. THESE STRUCTURES ARE TO BE IN PLACE AS SHOWN PRIOR TO THE START OF ANY UP-STREAM CONSTRUCTION ACTIVITY.
- CONSTRUCTION EQUIPMENT SHALL NOT NECESSARILY CROSS LIVE STREAMS OR DRAINAGE SWALES EXCEPT BY MEANS OF BRIDGES AND CULVERTS OR OTHER APPROVED METHODS.
- ALL EMBANKMENTS TO BE GRADED AND SEEDING IMMEDIATELY UPON BEING LAID BACK.
- STABILIZATION OF THE SWALES WILL INCLUDE SEEDING AND STRAW MULCH ON SLOPES LESS THAN 5% AND JUTE NETTING OR EQUAL ON SLOPES EXCEEDING 5%.
- TOPSOIL AND/OR EARTH STOCKPILE SHALL BE LOCATED OUTSIDE OF EXISTING DRAINAGE SWALES, WETLANDS AND ADJACENT AREAS. SILT FENCES WILL BE PLACED ALONG THE TOE OF THE PILES AND THESE PILES SHALL RECEIVE TEMPORARY SEEDING.

SLOPE STABILIZATION, SEEDING METHOD & MULCHING

- SLOPES OF 4:1 OR GREATER (HORIZONTAL-VERTICAL)
- SLOPES SHALL BE HYDROSEEDED WITH THE MIXTURES AND RATES INDICATED IN THE PERMANENT SEEDING MIXTURE SCHEDULE. STRAW OR HAY MULCH SHALL BE APPLIED AT A RATE OF 2000 LBS/ACRE. STRAW OR HAY MULCH SHALL BE ANCHORED WITH BiO-Mesh60 NETTING AS MANUFACTURED BY RoLANKA INTERNATIONAL OR APPROVED EQUIVALENT. NETTING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

GENTLE SLOPES AND FLAT AREAS

- AREAS SHALL BE SEEDING BY HYDROSEEDING OR BROADCASTING WITH THE MIXTURES AND RATES INDICATED ON THE PERMANENT SEEDING MIXTURE SCHEDULE. HYDROSEEDING AREAS SHALL BE MULCHED WITH A WOOD FIBER MULCH APPLIED AT A RATE OF 500 LBS/ACRE. BROADCAST AREAS SHALL MULCHED WITH HAY OR STRAW AT A RATE OF 2000 LBS/ACRE. AREAS SEEDING BY BROADCASTING SHALL BE LIGHTLY RAKED AND PACKED PRIOR TO PLACING MULCH.

SEEDBED PREPARATION & AMENDMENTS

MODERATE TO STEEP SLOPES AND LOW MAINTENANCE AREAS

- SCARIFY SOIL TO DEPTH OF 4" TO 6" IF COMPACTED.
- REMOVED LARGE STONES AND STUMPS ALLOWING ROCKS, ROOTS CLODS AND OTHER NATURAL DEBRIS TO REMAIN.
- ROUGHEN SLOPE FACES BY MAKING GROVES 2"-3" DEEP, PERPENDICULAR TO THE SLOPE WITH DISK OR YORK RAKE.
- LIME AS REQUIRED TO ACHIEVE A pH OF 6.0.
- FERTILIZE AT A RATE OF 600 LBS/ACRE OF 5-10-10 FERTILIZER OR AS RECOMMENDED BY SOIL TESTS.
- INCORPORATE LIME AND FERTILIZER INTO TOP 4" OF SOIL BY ROUGHENING.

GENERAL RECREATION AREAS AND LAWNS

- PLACE TOPSOIL TO A MINIMUM DEPTH OF 4"
- SCARIFY SOIL TO A DEPTH OF 4"-6" IF COMPACTED
- REMOVE ALL STONES OVER 1" IN DIAMETER, PACKED AND FOREIGN MATTER FROM THE SURFACE.
- LIME AS REQUIRED TO ACHIEVE A pH OF 6.5.
- FERTILIZE AT A RATE OF 850 LBS/ACRE OF 5-10-10 OR EQUIVALENT FERTILIZER OR AS RECOMMENDED BY SOIL TESTS.
- INCORPORATE LIME AND FERTILIZER INTO TOP 2"-4" OF TOPSOIL.
- SMOOTH AND FIRM THE SEEDBED.

TEMPORARY SEEDING SPECIFICATIONS

- SCARIFY SOILS IF COMPACTED
- LIME TO pH OF 6.0 IF REQUIRED
- FERTILIZE WITH 600 LBS/ACRE 5-10-10 FERTILIZER IF REQ.
- SEED WITH SPECIES AND RATE SHOWN BELOW
- MULCH WITH HAY OR STRAW AT A RATE OF 2000 LBS/ACRE.
- ANCHOR MULCH WITH NETTING OF WOOD FIBER OR JUTE IF STEEP SLOPE OR HIGH POTENTIAL FOR EROSION.

SPECIES	APPLICATION RATE
RYEGRASS (ANNUAL OR PERENNIAL) (USE WINTER RYE IF SEEDING IN OCT./NOV.)	30 LBS/ACRE (0.7 LBS/1000 SF)

PERMANENT SEEDING MIXTURES

MODERATE TO STEEP SLOPES AND LOW MAINTENANCE AREAS

SPECIES	APPLICATION RATE
EMPIRE BIRDSFOOT TREFOL	8 LBS/ACRE
TALL FESCUE	20 LBS/ACRE
RYEGRASS	5 LBS/ACRE

GENERAL RECREATION AREAS AND LAWNS

SPECIES	APPLICATION RATE
SUNNY SITES (WELL, MODERATELY WELL AND SOMEWHAT POORLY DRAINED SOILS)	

65% KENTUCKY BLUEGRASS BLEND	85-114 LBS/ACRE
20% PERENNIAL RYEGRASS	26-35 LBS/ACRE
15% FINE FESCUE	19-26 LBS/ACRE

SUNNY DROUGHTY SITES (SOMEWHAT EXCESSIVELY TO EXCESSIVELY DRAINED SOILS)

65% FINE FESCUE	114-143 LBS/ACRE
15% PERENNIAL RYEGRASS	26-33 LBS/ACRE
20% KENTUCKY BLUEGRASS BLEND	35-44 LBS/ACRE

SHADY DRY SITES (WELL TO SOMEWHAT POORLY DRAINED SOILS)

80% SHADE TOLERANT KENTUCKY BLUEGRASS BLEND	105-138 LBS/ACRE
20% PERENNIAL RYEGRASS	25-37 LBS/ACRE

SHADY WET SITES (SOMEWHAT POOR TO POORLY DRAINED SOILS)

70% ROUGH BLUEGRASS	60-91 LBS/ACRE
80% SHADE TOLERANT KENTUCKY BLUEGRASS BLEND	25-39 LBS/ACRE

DATE	DESCRIPTION	INITIALS
09-28-23	REVISIONS PER NYSOT COMMENTS EMAIL 06/30	NR
06-16-23	REVISIONS PER NYSOT COMMENTS EMAIL 05/31	NR
05-11-23	REVISIONS PER NYSOT COMMENTS EMAIL 05/05	NR
04-17-23	REVISIONS PER NYSOT COMMENTS EMAIL 03/27	NR
03-15-23	REVISIONS PER NYSOT COMMENTS EMAIL 02/09	NR
01-18-23	REVISIONS PER NYSOT COMMENTS EMAIL 11/18	NR
10-20-22	REVISIONS PER NYSOT COMMENTS EMAIL 8/19	NR
07-25-22	REVISIONS PER NYSOT COMMENTS EMAIL 5/20	NR
05-09-22	UTILITY POLE RELOCATION & SITE LANDSCAPING	NR
02-23-22	NYSOT SUBMISSION	NR
11-04-21	REVISIONS PER TOWN COMMENT LETTERS 9/10/21	NR
09-07-21	REVISIONS PER TOWN COMMENT LETTERS 3/12/21	NR
03-18-21	MIRRORED LAYOUT	NR
03-08-21	ORIGINAL PREPARATION DATE	NR

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(645) 294-0006

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12070
(645) 786-4646

JOSEPH J. PIETRZAK
LICENSED PROFESSIONAL ENGINEER
LICENSE NO. 050075

MICHAEL P. PFAU
LICENSED PROFESSIONAL SURVEYOR
LICENSE NO. 050075

ADS PROPERTIES, LLC
CAR WASH
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

EROSION CONTROL PLAN
SECTION 95 BLOCK 1 LOT 14.1

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

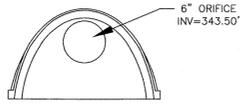
O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A. OF N/A.	N/A. OF N/A.	7 OF 19

SCALE AS SHOWN CAD REFERENCE 31102.01 ENDBASE PROJECT NUMBER 31102.01

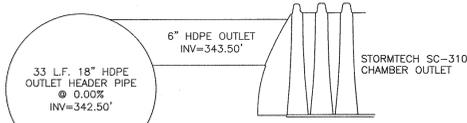




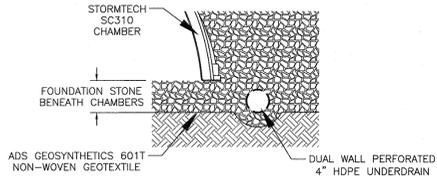
STORMTECH SC-310 CHAMBER INLET END SECTION
N.T.S.



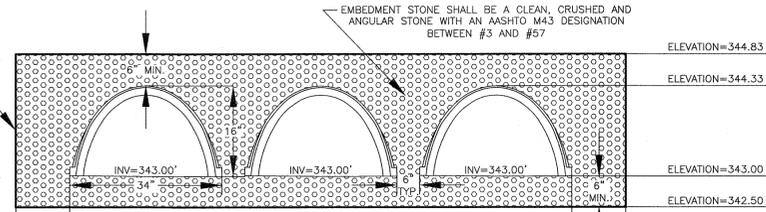
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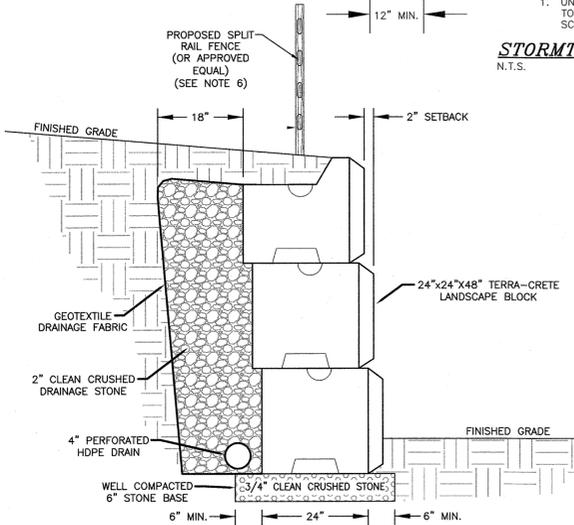
STORMTECH SC-310 CHAMBER OUTLET
N.T.S.



STORMTECH UNDERDRAIN DETAIL
N.T.S.

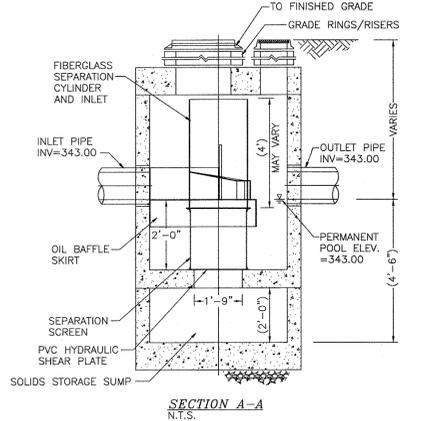
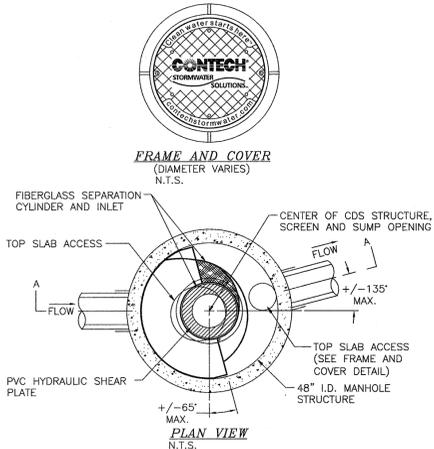


STORMTECH SC-310 CHAMBER SECTION
N.T.S.



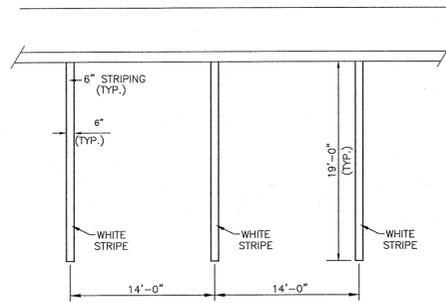
- NOTES:**
1. PROPOSED CONCRETE BLOCK RETAINING WALL TO BE A TERRA-CRETE BLOCK RETAINING WALL, OR APPROVED EQUAL.
 2. DESIGN FOR THE RETAINING WALL SHOWN HEREON SHALL BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE TOWN BUILDING INSPECTOR FOR RECORD PRIOR TO CONSTRUCTION AND ISSUANCE OF A BUILDING PERMIT. SUCH DESIGN DRAWINGS (OR SHOP DRAWINGS) SHALL BEAR THE STAMP AND SIGNATURE OF SUCH ENGINEER, AND SHALL BE SPECIFIC FOR THE SITE AND SPECIFIC TO THE RETAINING WALL SYSTEM TO BE UTILIZED AND SHALL CONSIDER ALL APPROPRIATE AND NECESSARY POSSIBLE LOADINGS AND CONDITIONS RELATED TO THIS PROJECT.
 3. THE AFORESAID DESIGN AND DETAILS SHALL CONSIDER / IDENTIFY / INCLUDE, BUT SHALL NOT BE LIMITED TO: SIGNED AND SEALED DESIGN CALCULATIONS; COMPLETE AND SPECIFIC CONSTRUCTION PLANS AND DETAILS FOR THE WALL; APPROPRIATE SIZING FOR DRAINAGE SYSTEM TO HANDLE INTENSE STORM CONDITIONS; MAINTENANCE ABILITY TO CLEAN STORMWATER PIPING SYSTEMS; APPROPRIATE BACKFILL MATERIAL SUFFICIENT POROSITY TO ALLOW FREE DRAINAGE OF WATER; EVALUATE POTENTIAL FAILURE BY INTERNAL/EXTERNAL FAILURE MECHANISMS, GLOBAL FAILURE OR OTHER POTENTIAL FAILURES; AND SEISMIC DESIGN CONSIDERATIONS.
 4. DURING CONSTRUCTION, THE WORK MUST BE INSPECTED BY A NYS LICENSED PROFESSIONAL ENGINEER WHO SHALL PROVIDE WRITTEN VERIFICATION TO THE TOWN BUILDING INSPECTOR, PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY, THAT HE/SHE HAS PERSONALLY INSPECTED THE WORK, AND THE INSTALLATION IS IN COMPLIANCE WITH THE DESIGN DRAWINGS AND MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
 5. IF DEEMED NECESSARY BY THE DESIGN ENGINEER AND/OR THE TOWN, THIRD PARTY TESTING WILL BE PERFORMED REGARDING MATERIAL COMPACTION, FILL QUALITY, ETC. A COPY OF ALL SUCH TESTING RECORDS SHALL BE PROVIDED TO THE TOWN BUILDING DEPARTMENT FOR RECORD.
 6. DUE TO THE HEIGHT OF THE PROPOSED RETAINING WALL, SAFETY FENCING IS TO BE PROVIDED ON THE UPHILL SIDE OF THE PROPOSED RETAINING WALL AND IS TO BE INCLUDED IN THE DESIGN PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER. THE FENCING IS TO BE SPLIT RAIL FENCE WITH BLACK VINYL FABRIC.
 7. SEE GRADING PLAN FOR LOCATION OF PROPOSED WALL.
 8. DRAINAGE PIPE IS TO BE WRAPPED IN FILTER FABRIC WHEN SITE CONDITIONS REQUIRE AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. DRAINAGE PIPE IS TO BE RUN TO DAYLIGHT OR CONNECTED TO CATCH BASINS AT LOW POINTS THROUGH WALL, OR AT ENDS.

TERRA-CRETE BLOCK RETAINING WALL DETAIL
N.T.S.

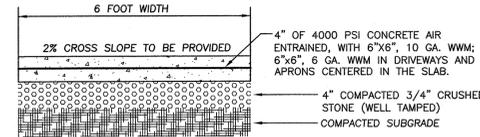


- NOTES:**
1. CDS-4-C (CDS2015-4) RATED TREATMENT CAPACITY IS 1.0 CFS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS. DESIGN WATER QUALITY FLOW TO PROPOSED UNIT IS 0.65 CFS. DESIGN 100 YEAR STORM FLOW TO PROPOSED UNIT IS 5.32 CFS.
 2. CONTECH TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
 3. STRUCTURE AND CASTINGS SHALL MEET AASHTO HS20 LOAD RATING.
 4. CONTRACTOR IS TO ENSURE THAT UNIT IS TO BE WATER TIGHT.
 5. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND REQUIREMENTS.

CONTECH CDS-4-C (CDS2015-4) DETAIL
N.T.S.

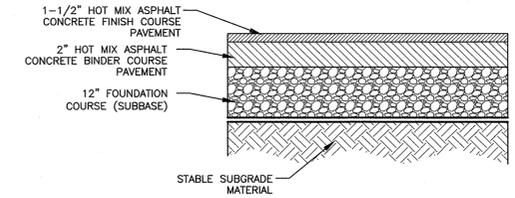


VACUUM SPACE PARKING STRIPING DETAIL
N.T.S.

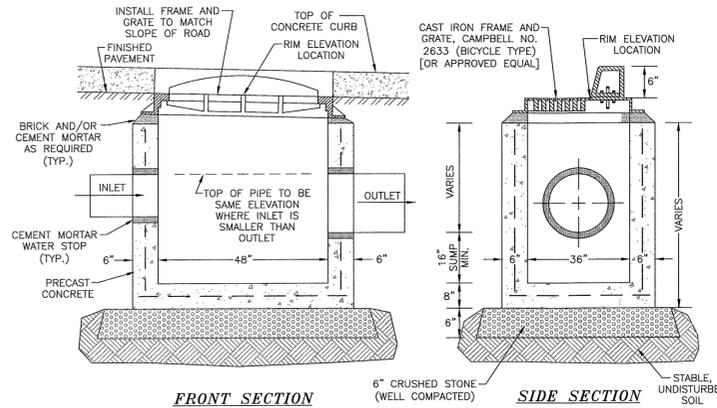


- NOTES:**
1. FINISH TO BE BROOM FINISH AT 90° TO EACH SUCCEEDING SLAB.
 2. JOINTER TO BE 1" DEEP. JOINT SPACING SHALL BE EQUAL TO WIDTH OF WALK FOR SPACING.
 3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT AT 20' O.C. AND WHERE SIDEWALK IS AGAINST CONCRETE CURBS, BUILDINGS, AND OTHER STRUCTURES.

CONCRETE SIDEWALK DETAIL
N.T.S.

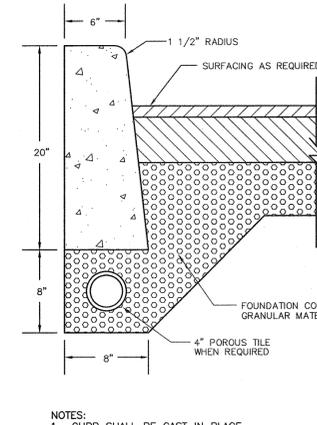


PAVEMENT AREA CROSS-SECTION
N.T.S.



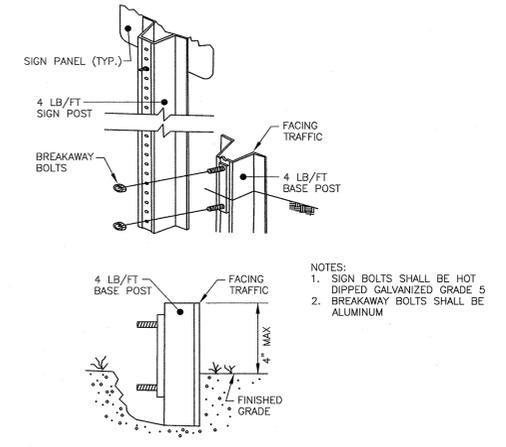
- NOTES:**
1. FRAME AND GRATE ARE TO BE INSTALLED TO MATCH SLOPE OF ROAD.
 2. WHERE A STRAIGHT TYPE (FLAT) GRATE IS REQUIRED, USE CAMPBELL NO. 3085, OR APPROVED EQUAL.
 3. PRECAST STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS SHALL BE PROVIDED FOR ALL BASINS GREATER THAN FOUR FEET IN DEPTH.
 4. BACKFILL AROUND CATCH BASIN TO BE NYS DOT ITEM 4 ROADWAY SUBBASE MATERIAL COMPACTED IN MAX. 9" LIFTS.
 5. CATCH BASIN TO MEET H20 LOADING REQUIREMENTS.
 6. CATCH BASINS INSTALLED IN THE NYS DOT RIGHT-OF-WAY TO BE TYPE E BASINS (ITEM #604.300506) WITH RETICULINE GRATES (ITEM #855.0706). ADDITIONALLY, EIGHT (8) INCHES SHALL BE PROVIDED BETWEEN THE TOP OF THE DRAINAGE PIPE AND THE BOTTOM OF THE CONCRETE STRUCTURE SLAB.
 7. CATCH BASIN INLET AT MOUNTABLE CURB LOCATION TO BE ITEM #655.0703.

CATCH BASIN DETAIL (CURB INLET)
N.T.S.



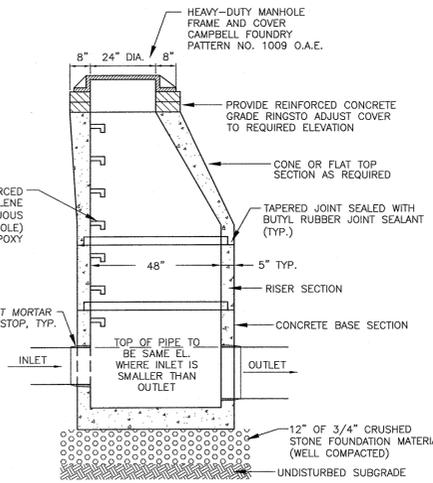
- NOTES:**
1. CURB SHALL BE CAST IN PLACE.
 2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10' (TEN) FOOT INTERVALS.
 3. CONCRETE TO BE 1:2:3 MIX DESIGN, AIR ENTRAINMENT WITH DUREX OR EQUAL.
 4. CONCRETE TO TEST 4,000 PSI AT 28 DAYS.

CONCRETE CURB DETAIL
N.T.S.



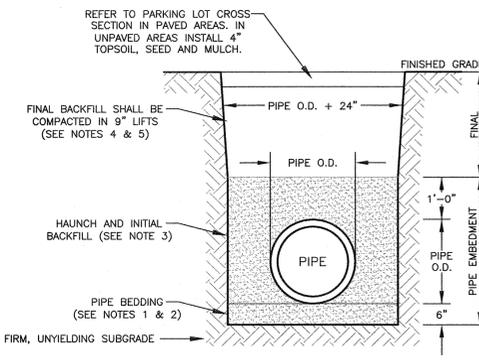
- NOTES:**
1. SIGN BOLTS SHALL BE HOT DIPPED GALVANIZED GRADE 5 ALUMINUM.
 2. BREAKAWAY BOLTS SHALL BE ALUMINUM.

ANCHOR POST ASSEMBLY SIGN SUPPORTS DETAIL
N.T.S.



- NOTES:**
1. CONCRETE COMPRESSIVE STRENGTH = 4000 PSI AT 28 DAYS.
 2. MANHOLE SPECIFICATIONS TO CONFORM TO ASTM DESIGNATION C478, LATEST REVISION.
 3. MANHOLE TO BE SUITABLE FOR H-20 LOADING.

DRAINAGE MANHOLE DETAIL
N.T.S.



- NOTES:**
1. THE PIPE BARREL SHALL BE SUPPORTED, ALONG ITS ENTIRE LENGTH, ON A MINIMUM OF SIX (6) INCHES OF 3/4" CLEAN CRUSHED STONE.
 2. IF ROCK IS ENCOUNTERED, THE EXCAVATION SHALL BE CARRIED 8" BELOW THE BOTTOM OF THE PIPE.
 3. THE HAUNCH AND INITIAL BACKFILL MATERIAL SHALL BE THE SAME AS THE PIPE BEDDING MATERIAL.
 4. FINAL BACKFILL UNDER PROPOSED PAVEMENT OR HARD SURFACE SHALL BE NYS DOT ITEM 304.03, TYPE 2 SUBBASE COURSE MATERIAL (ITEM 4) COMPACTED IN MAX 9" LIFTS TO 95% MODIFIED PROCTOR DENSITY.
 5. FINAL BACKFILL IN ALL OTHER AREAS SHALL BE RUN-OF-TRENCH BACKFILL (IF SUITABLE) COMPACTED IN MAX. 9" LIFTS. NO STONES OVER 8" IN ANY DIMENSION.

DRAINAGE PIPE BEDDING & BACKFILL DETAIL
N.T.S.

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09-28-23	REVISIONS PER NYS DOT COMMENTS EMAIL 06/30	NR
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03-18-21	MIRRORED LAYOUT	NR
03-08-21	ORIGINAL PREPARATION DATE	NR

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
CROTON, NEW YORK 10524
(845) 284-0006

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 786-4848

JOSEPH J. PIETRZAK, P.E.
LICENSE NO. 052845

MICHAEL F. CROGAN, P.L.S.
LICENSE NO. 050223

VINCENT A. PIETRZAK, P.E., P.L.S., LEED@AP
LICENSE NO. 070939, P.L.S. LICENSE NO. 050075
P.L.S. LICENSE NO. 35386

9/28/23

ADS PROPERTIES, LLC
CAR WASH
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

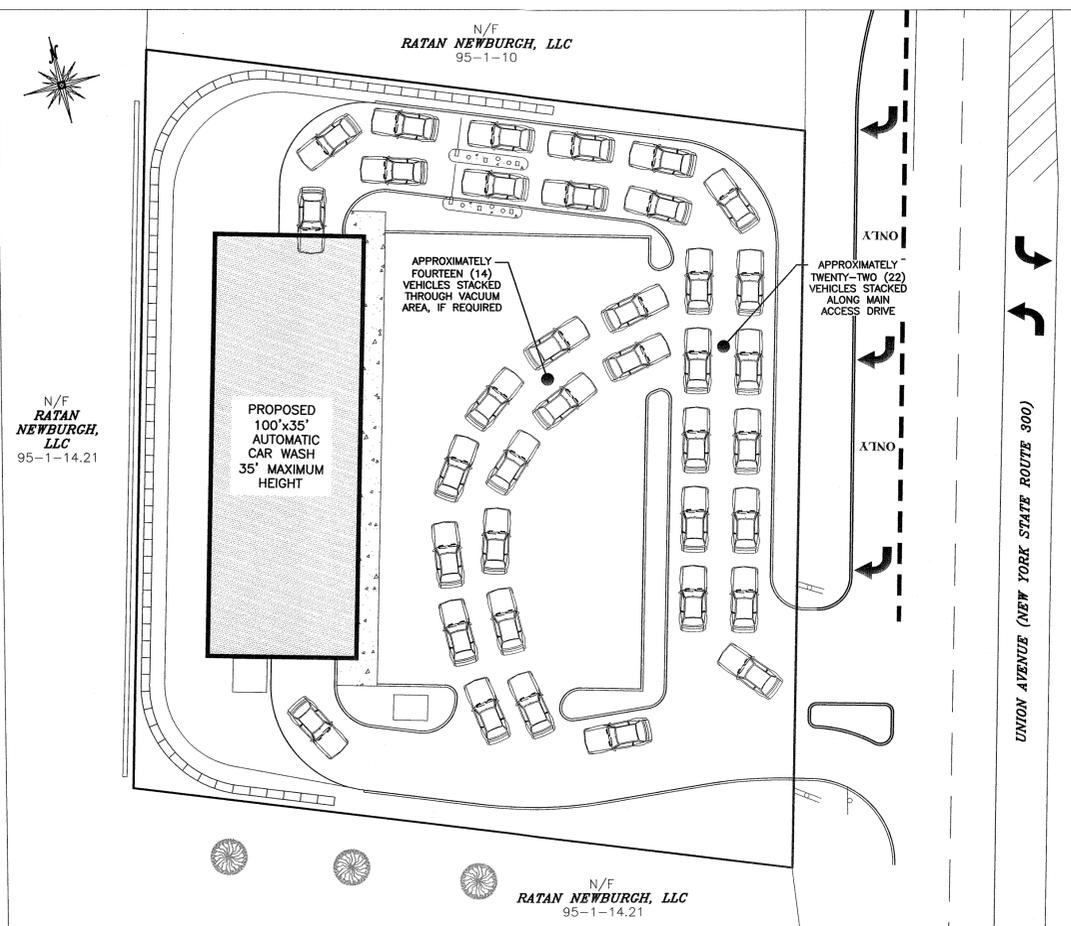
PROJECT TITLE

DETAIL SHEET (1)

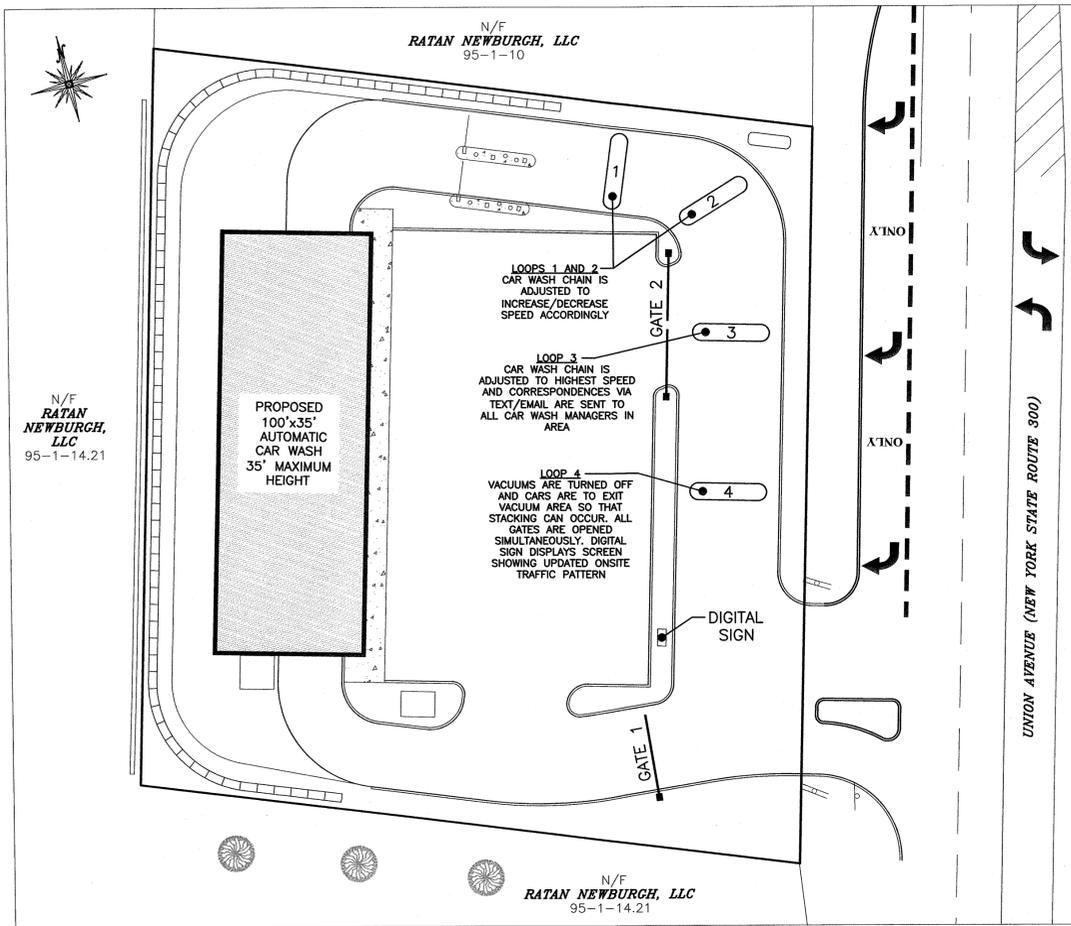
SECTION 95 BLOCK 1 LOT 14.1

DRAWING TITLE	UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2 OF THE N.Y. STATE ELECTION LAW
O.C.H.D. SHEET NO. N/A	D.E.C. SHEET NO. N/A
DRAWING NUMBER B OF 19	PROJECT NUMBER 31102.01
SCALE N.T.S.	CAD REFERENCE 31102.01 ENCASE

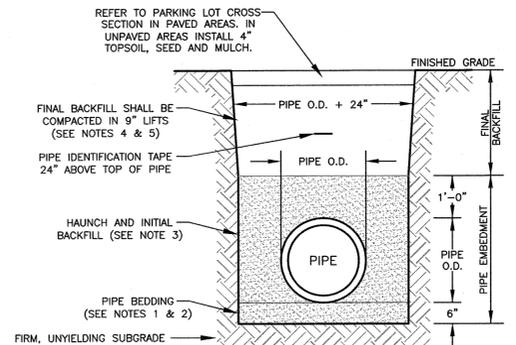
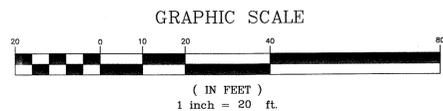




PROPOSED VEHICLE STACKING PLAN

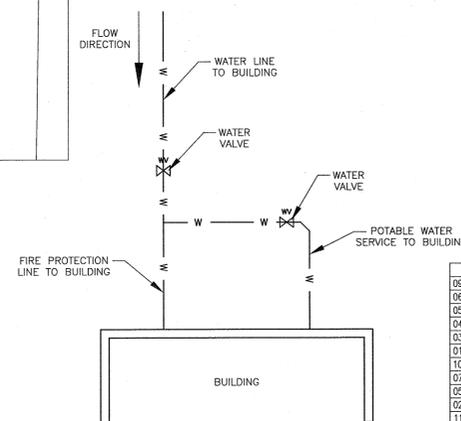


PROPOSED ELECTRONIC LOOP PLAN

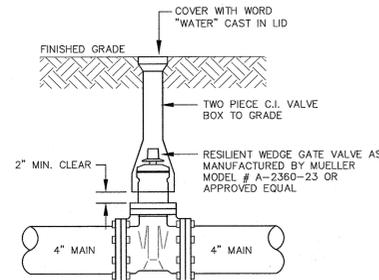


- NOTES:
1. THE PIPE BARREL SHALL BE SUPPORTED, ALONG ITS ENTIRE LENGTH, ON A MINIMUM OF SIX (6) INCHES OF 3/4" CLEAN CRUSHED STONE OR COARSE SAND AS APPROVED BY THE WATER/SEWER SUPERINTENDENT.
 2. IF ROCK IS ENCOUNTERED, THE EXCAVATION SHALL BE CARRIED 8" BELOW THE BOTTOM OF THE PIPE.
 3. THE HAUNCH AND INITIAL BACKFILL MATERIAL SHALL BE THE SAME AS THE PIPE BEDDING MATERIAL.
 4. FINAL BACKFILL UNDER PROPOSED PAVEMENT OR HARD SURFACE SHALL BE NYSDOT ITEM 304.03, TYPE 2 SUBBASE COURSE MATERIAL (ITEM 4) COMPACTED IN MAX 9" LIFTS TO 95% MODIFIED PROCTOR DENSITY.
 5. FINAL BACKFILL IN ALL OTHER AREAS SHALL BE RUN-OF-TRENCH BACKFILL (IF SUITABLE) COMPACTED IN MAX. 9" LIFTS. NO STONES OVER 6" IN ANY DIMENSION.
 6. THE DEPTH OF COVER OVER WATER PIPE SHALL BE A MINIMUM OF 4'-6". THE DEPTH OF COVER OVER SEWER PIPE SHALL BE A MINIMUM OF 4'-0".

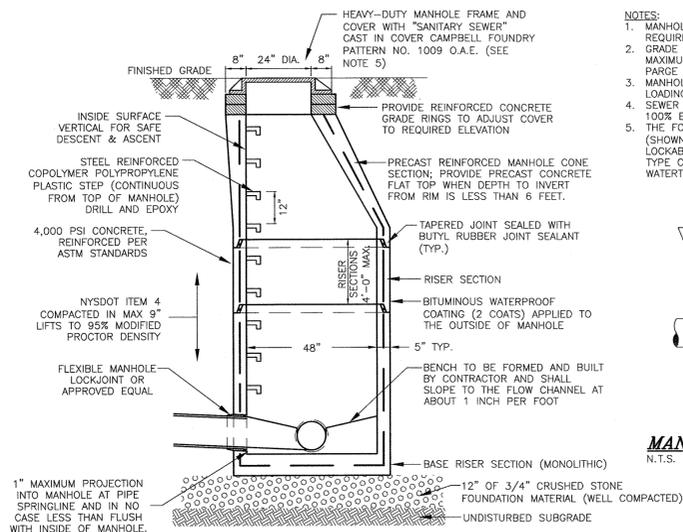
WATER & SEWER PIPE BEDDING & BACKFILL DETAIL
N.T.S.



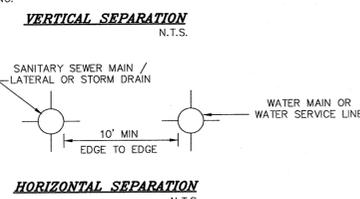
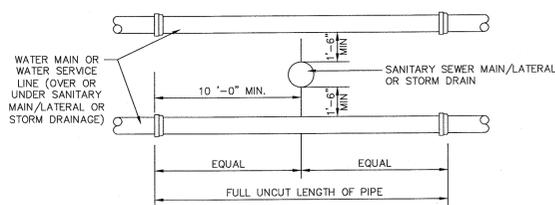
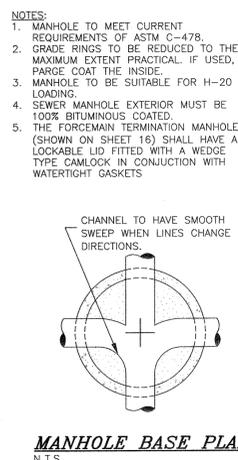
FIRE PROTECTION FLOW TO BUILDING CONNECTION DETAIL
N.T.S.



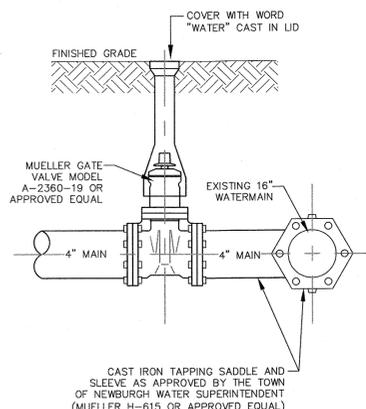
IN-LINE WATER VALVE DETAIL
N.T.S.



SANITARY SEWER MANHOLE DETAIL
N.T.S.



- NOTES:
1. THE SEPARATION REQUIREMENT SHALL CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES, CODES, RULES, REGULATIONS AND LAWS AS THEY APPLY.
2. ANY DEVIATION FROM THE ABOVE SEPARATION REQUIREMENTS MUST SPECIFICALLY BE APPROVED BY DESIGN AND/OR TOWN ENGINEER.
3. SEPARATIONS APPLY TO WATER SERVICE LINES AS WELL AS WATER MAINS.
4. WHERE IT IS IMPOSSIBLE TO MAINTAIN THE REQUIRED 10 FOOT HORIZONTAL SEPARATION, THE SEWER SHALL BE CONSTRUCTED OF MECHANICAL JOINT DUCTILE IRON PIPE AND PRESSURE TESTED TO 150 PSI PRIOR TO BACKFILLING.
- SANITARY SEWER / WATER / STORM DRAINAGE SEPARATION REQUIREMENTS
N.T.S.



WET TAP DETAIL
N.T.S.

DATE	DESCRIPTION	INITIALS
09-28-23	REVISIONS PER NYSDOT COMMENTS EMAIL 06/30	NR
08-16-23	REVISIONS PER NYSDOT COMMENTS EMAIL 05/31	NR
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04-17-23	REVISIONS PER NYSDOT COMMENTS EMAIL 03/27	NR
03-15-23	REVISIONS PER NYSDOT COMMENTS EMAIL 02/09	NR
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10-20-22	REVISIONS PER NYSDOT COMMENTS EMAIL 8/19	NR
07-25-22	REVISIONS PER NYSDOT COMMENTS EMAIL 5/20	NR
05-09-22	UTILITY POLE RELOCATION & SITE LANDSCAPING	NR
02-23-22	NYSDOT SUBMISSION	NR
11-04-21	REVISIONS PER TOWN COMMENT LETTERS 9/10/21	NR
09-07-21	MIRRORED LAYOUT	NR
03-09-21	ORIGINAL PREPARATION DATE	NR

MAP CHECK DATE:	00/00/00	INITIALED BY:	--
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PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (945) 294-0808
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (945) 798-6846

JOSEPH J. PFAU P.E. LICENSE NO. 068845
MICHAEL F. COBBAN P.L.S. LICENSE NO. 050075
VINCENT A. PIETRZAK P.L.S. LICENSE NO. 35396

9/28/23

ADS PROPERTIES, LLC
CAR WASH
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

DETAIL SHEET (2)

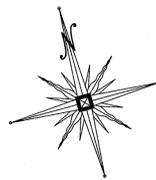
SECTION 95 BLOCK 1 LOT 14.1

DRAWING TITLE

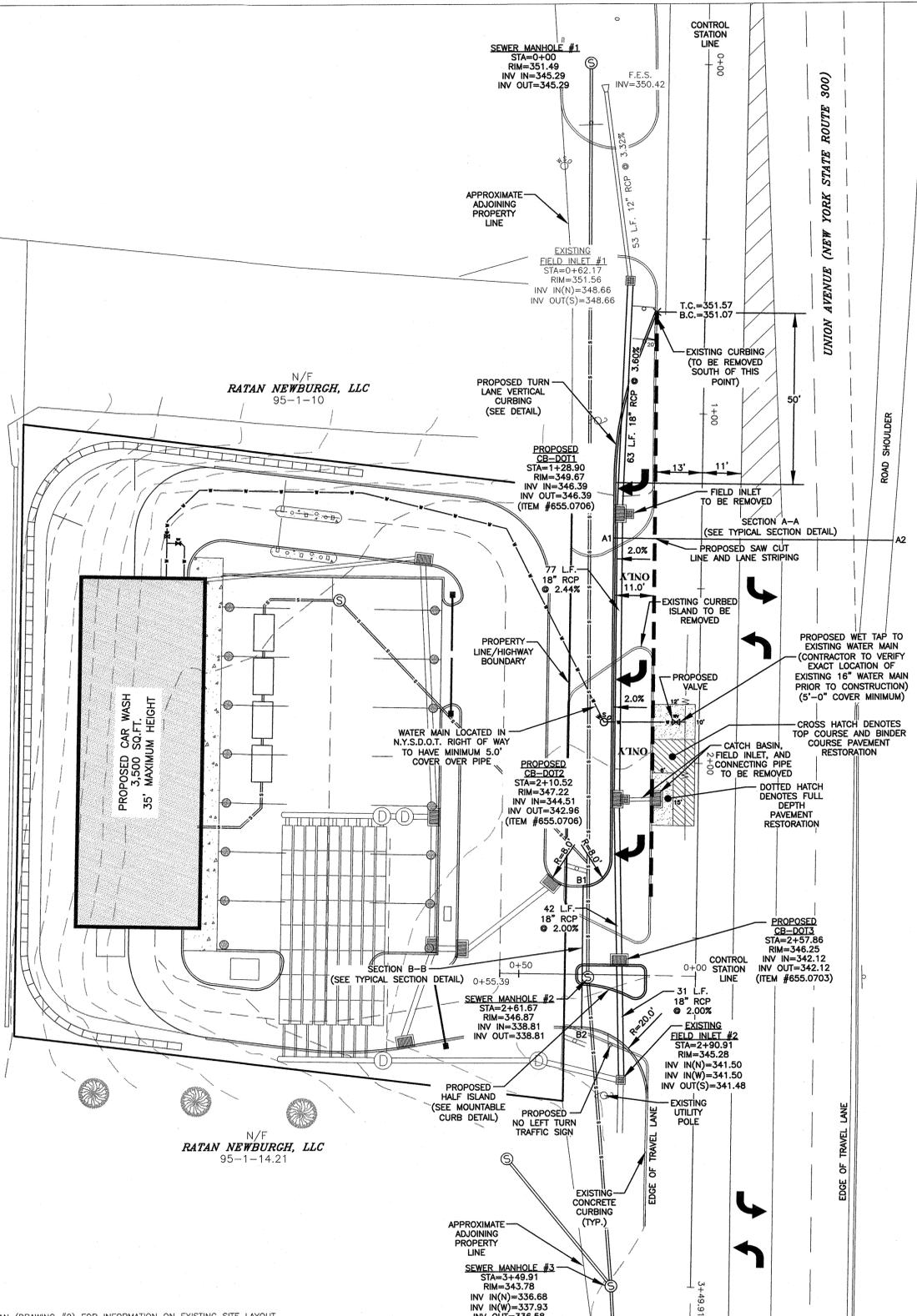
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 9 OF 19
SCALE AS SHOWN	CAD REFERENCE 31102.01 ENGBASE	PROJECT NUMBER 31102.01



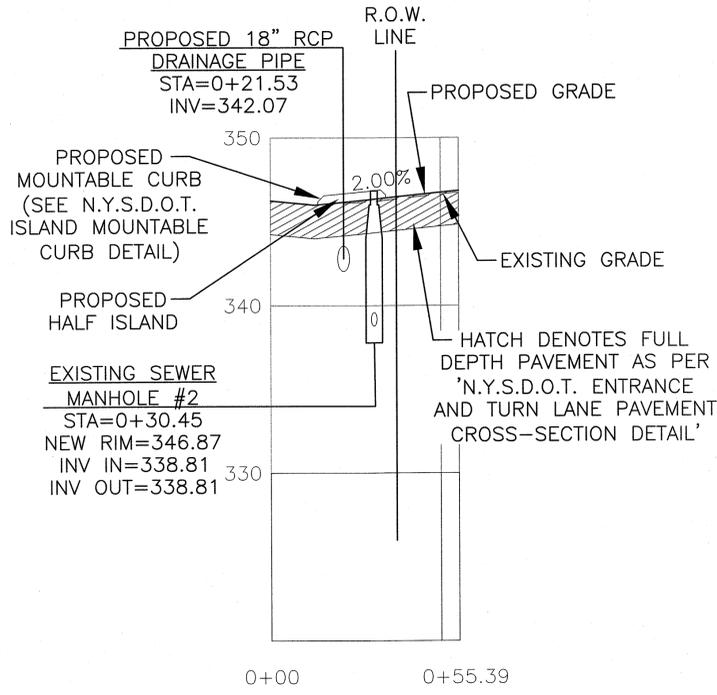
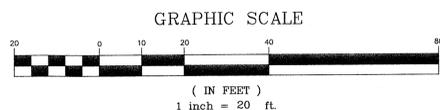


N/F
RATAN NEWBURGH, LLC
95-1-14.21



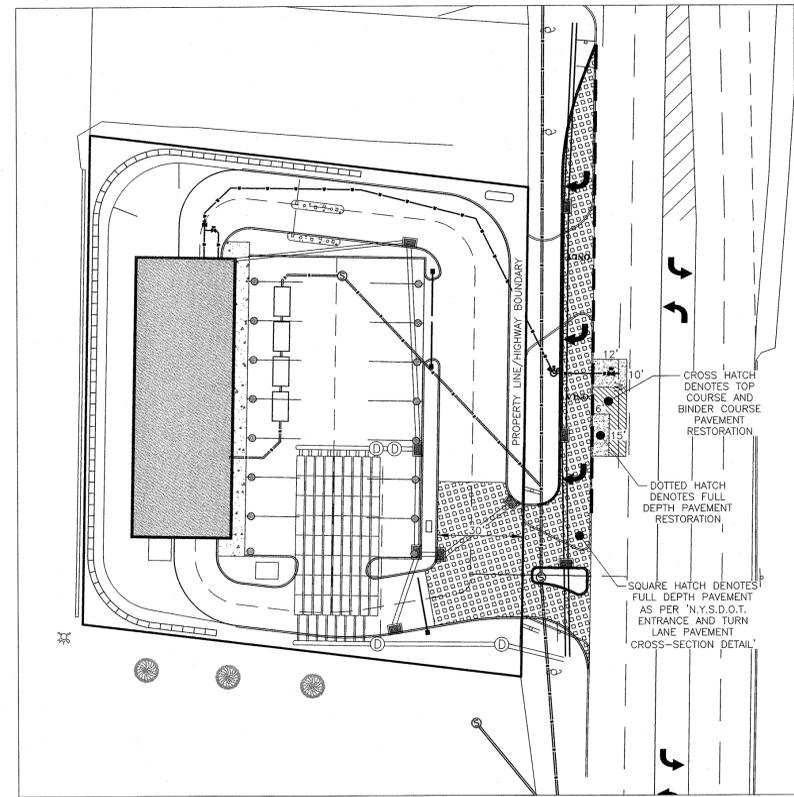
NOTE:
REFER TO EXISTING CONDITIONS PLAN (DRAWING #2) FOR INFORMATION ON EXISTING SITE LAYOUT.

PROPOSED NYS ROUTE 300 TURN LANE AND IMPROVEMENTS

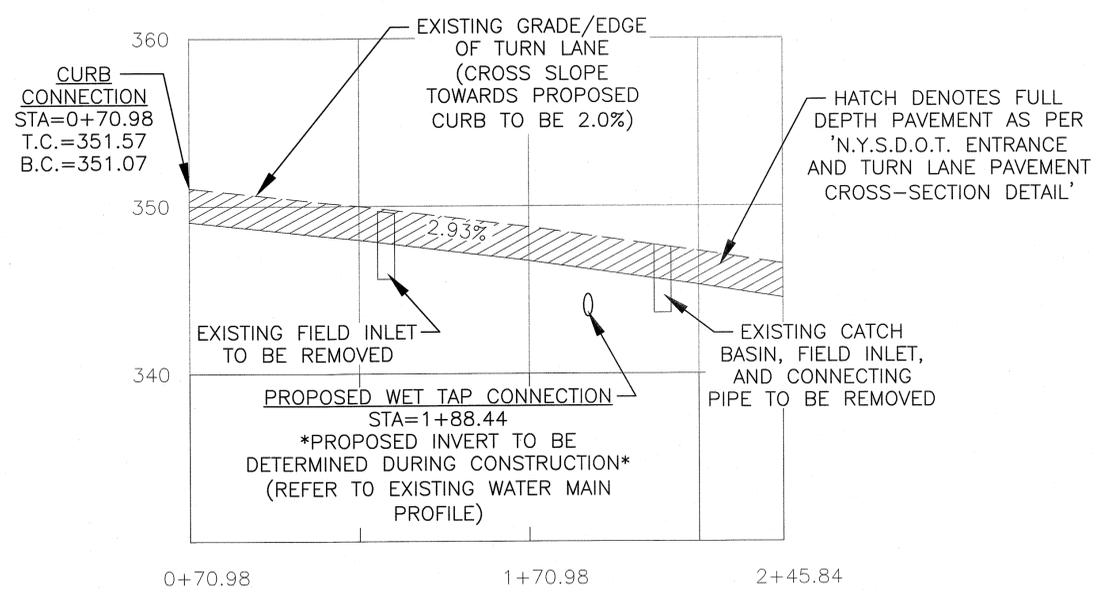
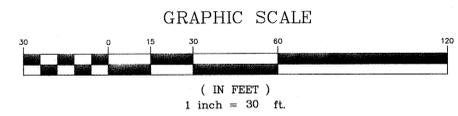


PROPOSED SITE ENTRANCE/EXIT DRIVEWAY PROFILE

SCALE:
HORIZONTAL: 1" = 25'
VERTICAL: 1" = 5'



PROPOSED PAVEMENT WORK



PROPOSED RIGHT TURN LANE PROFILE

SCALE:
HORIZONTAL: 1" = 25'
VERTICAL: 1" = 5'

DATE	REVISIONS	DESCRIPTION	INITIALS
09-28-23	REVISIONS PER NYSOT COMMENTS EMAIL 06/30		NR
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03-18-21	MIRRORED LAYOUT		NR
03-08-21	ORIGINAL PREPARATION DATE		NR

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10884
(845) 294-0808

2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701
(845) 798-4646

JOSEPH J. PIETRZAK, P.E. LICENSE NO. 08946
MICHAEL J. COFFMAN, P.L.S. LICENSE NO. 66323
VINCENT J. PIETRZAK, P.E., P.L.S. LICENSE NO. 00075
MICHAEL J. COFFMAN, P.L.S. LICENSE NO. 35396

9/28/23
DATE

ADS PROPERTIES, LLC
CAR WASH
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

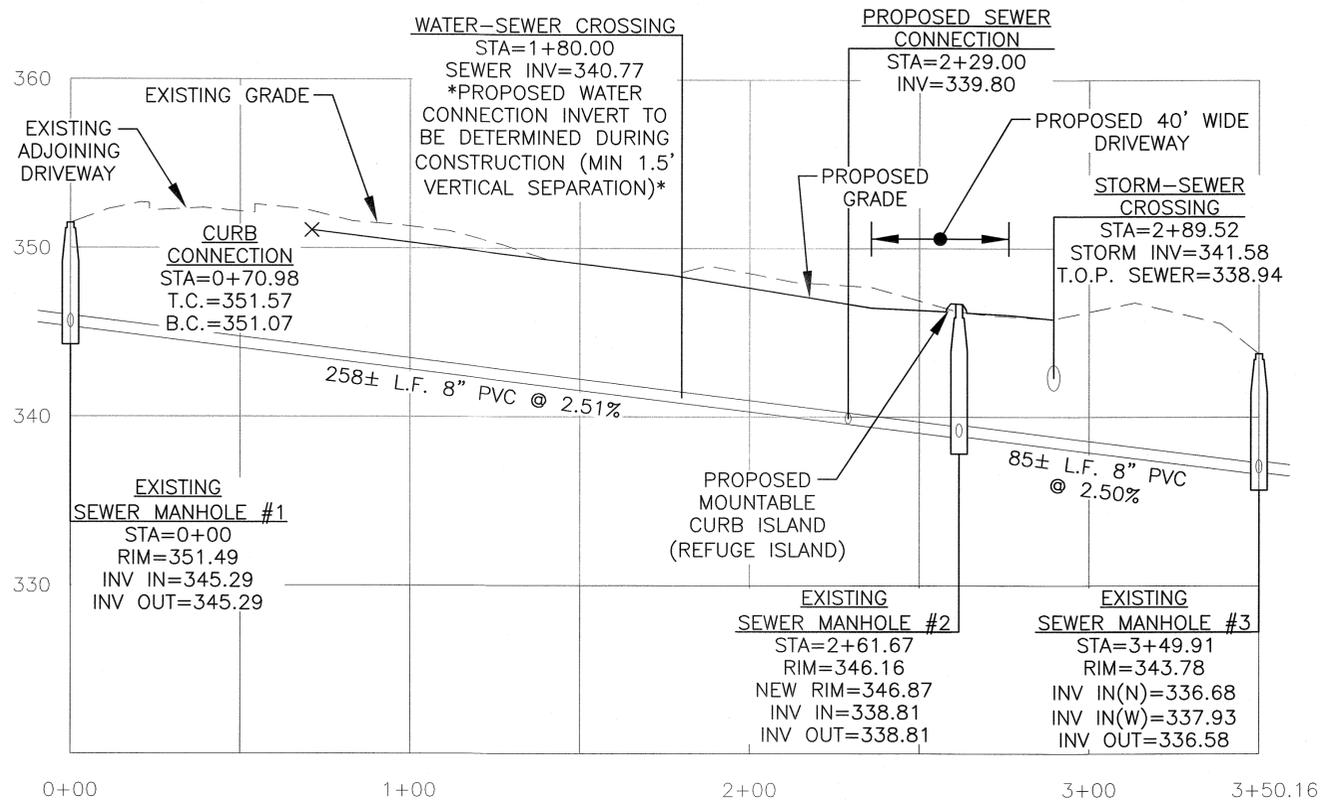
PROJECT TITLE
N.Y.S.D.O.T. TURN LANE PLAN, PAVEMENT WORK & PROFILES

DRAWING TITLE
SECTION 95 BLOCK 1 LOT 14.1

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

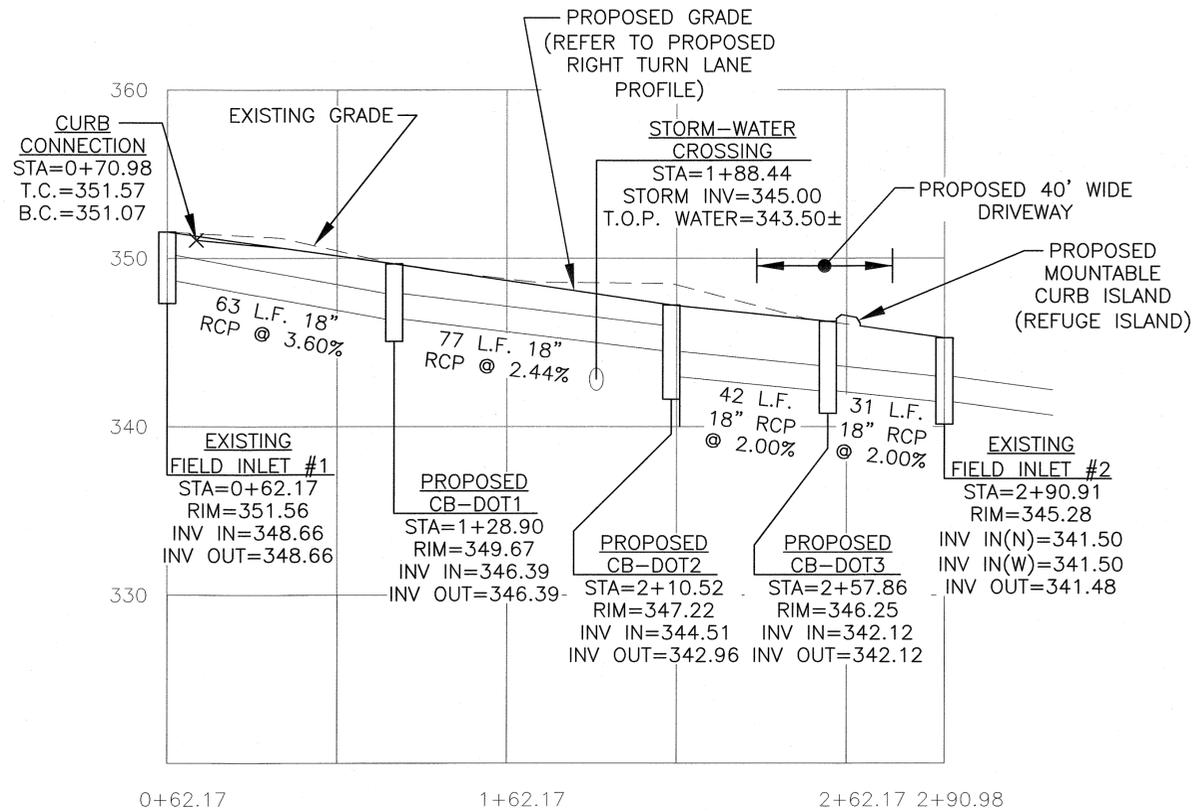
O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	10 OF 19

SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	31102.01 ENGBASE	31102.01



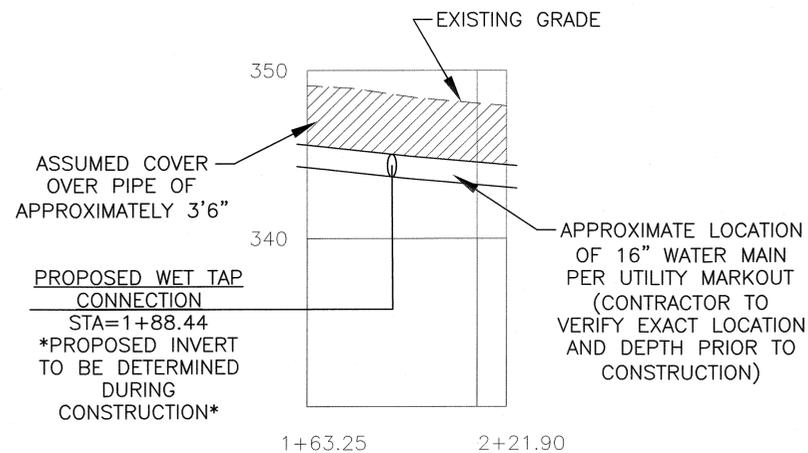
EXISTING SEWER MAIN PROFILE

SCALE:
HORIZONTAL: 1" = 25'
VERTICAL: 1" = 5'



PROPOSED DRAINAGE PROFILE

SCALE:
HORIZONTAL: 1" = 25'
VERTICAL: 1" = 5'



EXISTING WATER MAIN PROFILE

SCALE:
HORIZONTAL: 1" = 25'
VERTICAL: 1" = 5'

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03-18-21	MIRRORED LAYOUT	NR
03-08-21	ORIGINAL PREPARATION DATE	NR

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10824
(945) 294-0000

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(945) 796-6846

JOSEPH J. PFAU P.E.
LICENSE NO. 556023

MICHAEL J. CORDEAN P.L.S.
LICENSE NO. 650075

THOMAS J. PIETRZAK P.E., P.L.S. REGISTERED
LICENSE NO. 38396

DATE: 7/28/23

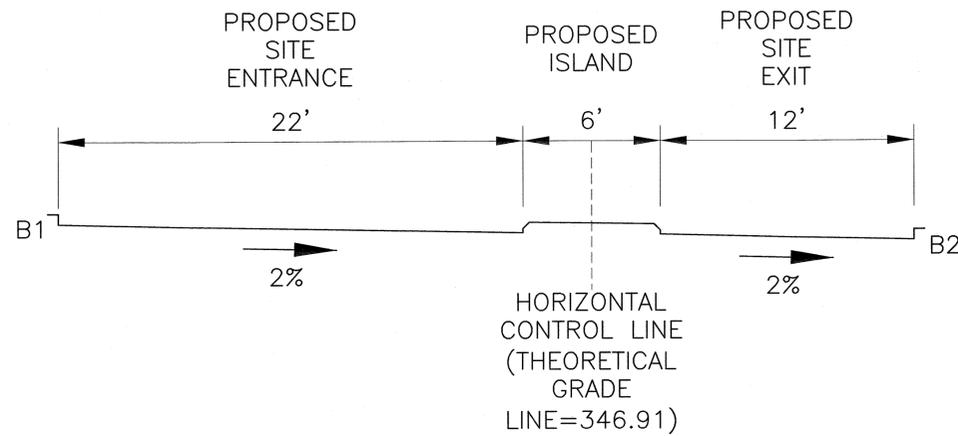
ADS PROPERTIES, LLC
CAR WASH
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
N.Y.S.D.O.T. UTILITY PROFILES

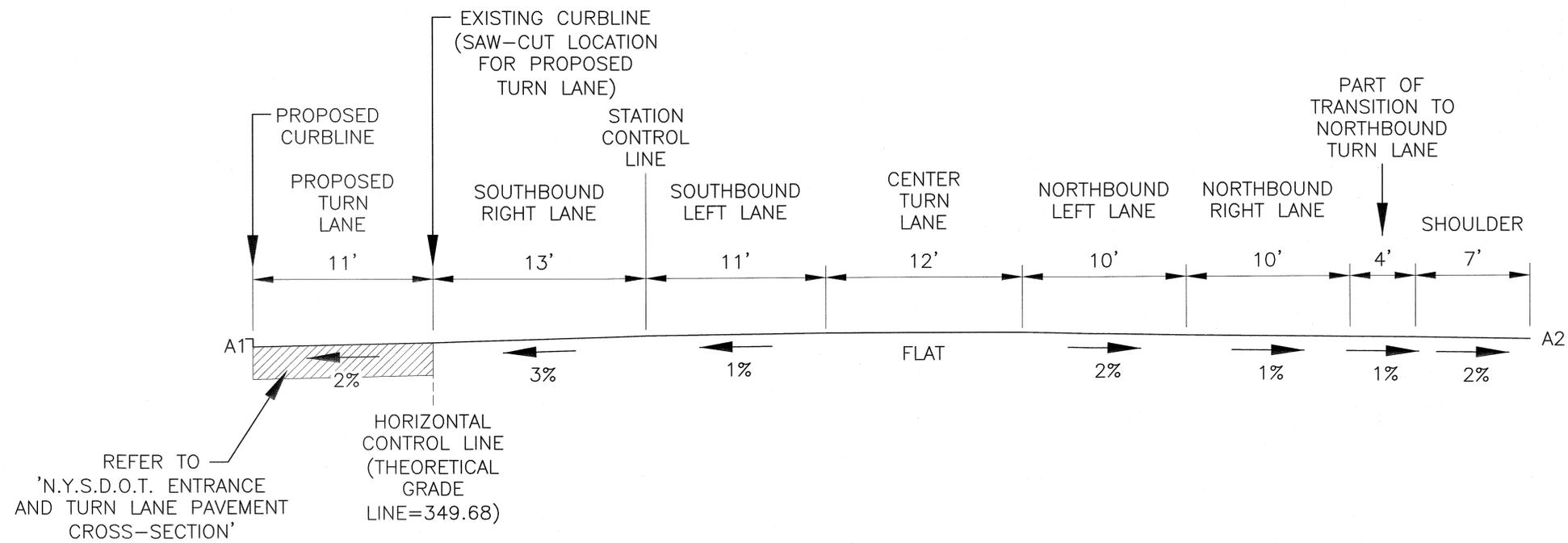
SECTION 95 BLOCK 1 LOT 14.1

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	11 OF 19
SCALE AS SHOWN	CAD REFERENCE 31102.01 ENGBASE	PROJECT NUMBER 31102.01





DRIVEWAY ENTRANCE
B-B SECTION
 N.T.S.



N.Y.S.D.O.T. ROUTE 300 AND TURN LANE
A-A SECTION
 N.T.S.

DATE	DESCRIPTION	INITIALS
09-28-23	REVISIONS PER NYSOT COMMENTS EMAIL 06/30	NR
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03-18-21	MIRRORED LAYOUT	NR
03-09-21	ORIGINAL PREPARATION DATE	NR
DATE	DESCRIPTION	INITIALS

PIETRZAK & PFAU
 ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (945) 284-0606

2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (945) 798-4646

JOSEPH A. PFAU P.E. LICENSE NO. 069345

MICHAEL F. CERRICAN P.E.S. LICENSE NO. 060223

VINCENT A. PIETRZAK P.E. LICENSE NO. 060075

DATE: 9/28/23

ADS PROPERTIES, LLC
CAR WASH

TOWN OF NEWBURGH
 COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

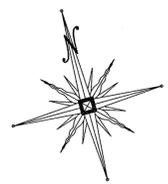
N.Y.S.D.O.T.
TYPICAL SECTIONS

SECTION 95 BLOCK 1 LOT 14.1

DRAWING TITLE

O.C.H.D. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 12 OF 19
SCALE N.T.S.	CAD REFERENCE 31102.01 ENGBASE	PROJECT NUMBER 31102.01

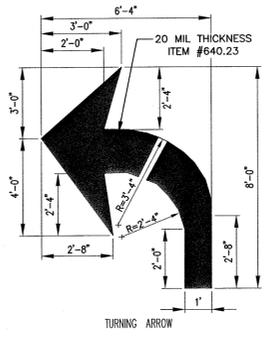
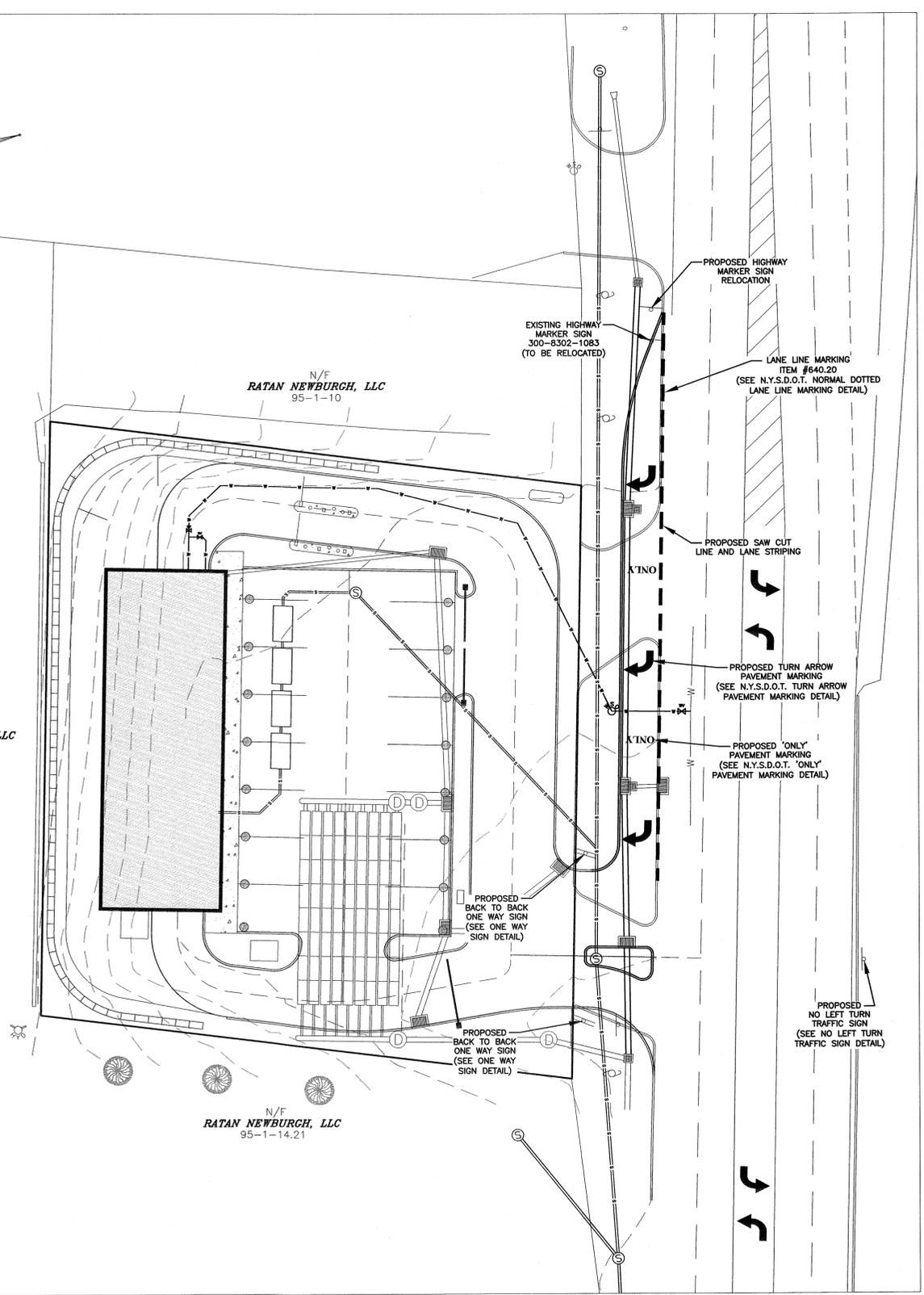




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RATAN NEWBURGH, LLC
95-1-14.21

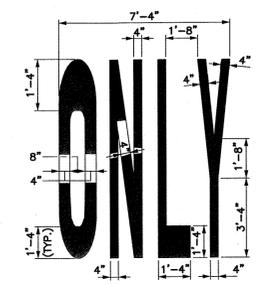
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RATAN NEWBURGH, LLC
95-1-10

N/F
RATAN NEWBURGH, LLC
95-1-14.21

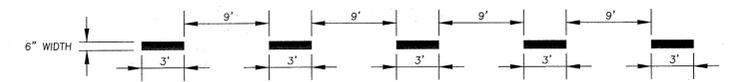


- GENERAL PAVEMENT MARKING NOTES:**
1. PAVEMENT MARKINGS TO BE SPACED FIFTY (50) FEET ON CENTER.
 2. ALL PAVEMENT MARKING SHALL BE PLACED IN ACCORDANCE WITH THE MUTCD AND NYS SUPPLEMENT.
 3. EDGE LINES SHALL BE YELLOW ON THE LEFT SIDE AND WHITE ON THE RIGHT SIDE IN THE DIRECTION OF TRAVEL UNLESS OTHERWISE SHOWN ON THE PLANS. IF THE CURB OFFSET IS LESS THAN 2'-0", NO EDGE LINE SHALL BE APPLIED ADJACENT TO CURBS UNLESS OTHERWISE SHOWN ON THE PLANS. EDGE LINES SHALL BE PROVIDED AT THE CURB ADJACENT TO RAISED ISLANDS (SEE DETAIL).
 4. WHERE MARKINGS NORMALLY FOLLOW A PAVEMENT JOINT, SINGLE LINE MARKINGS SHALL BE PLACED ALONG ONE SIDE OF THE JOINT. DOUBLE LINE MARKINGS SHALL STRADDLE THE JOINT. LANE LINES ON ROADWAYS WHICH ARE MORE THAN TWO LANES WIDE AND HAVE LONGITUDINAL JOINTS BETWEEN ADJACENT LANES, SHALL BE PLACED ON THE SIDE OF THE JOINT WHICH WILL OBTAIN OPTIMUM LANE WIDTHS.
 5. AT THE JUNCTION OF SINGLE AND DOUBLE LINE MARKINGS WHICH FOLLOW A PAVEMENT JOINT, THE SINGLE LINE SHALL BE AN EXTENSION OF EITHER OF THE DOUBLE LINES AND NOT THE SPACE BETWEEN THEM. AT THE JUNCTION OF SINGLE AND DOUBLE LINE MARKINGS WHICH DO NOT FOLLOW A PAVEMENT JOINT, THE SINGLE LINE MAY BE ALIGNED WITH THE CENTER OF THE DOUBLE LINE MARKING OR WITH EITHER LINE OF THE DOUBLE LINE.
 6. ALL DIMENSIONS AND THE PLACEMENT OF ARROWS, SYMBOLS, AND TEXT SHOWN ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
 7. THE REGIONAL TRAFFIC ENGINEER WILL REVIEW AND APPROVE ANY CHANGES TO THE PAVEMENT MARKING PLANS PRIOR TO FINAL INSTALLATION. CHANGES SHALL BE SUBMITTED TWO WEEKS PRIOR TO INSTALLATION.
 8. SPACING BETWEEN ARROWS TO BE 50' WITH 'ONLY' TEXT PAINTED BETWEEN AS PER PLAN.

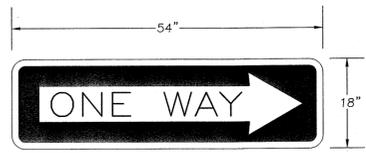
N.Y.S.D.O.T. TURN ARROW PAVEMENT MARKING DETAIL
N.T.S.



N.Y.S.D.O.T. 'ONLY' PAVEMENT MARKING DETAIL
N.T.S.

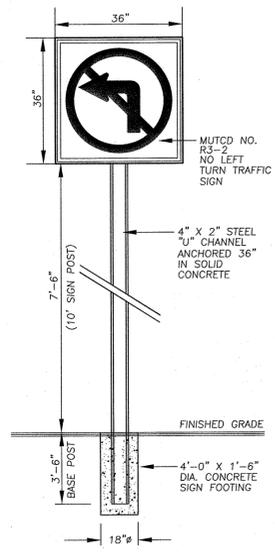


N.Y.S.D.O.T. NORMAL DOTTED LANE LINE MARKING DETAIL
N.T.S.



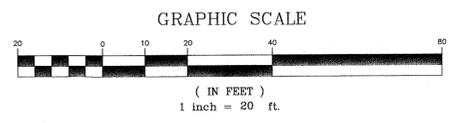
- NOTES:**
1. ALL SIGNAGE MUST BE MOUNTED ON BREAK-AWAY POSTS.
 2. SIGN TO BE ONE WAY SIGN R6-1.
 3. BASE POST SHALL NOT PROJECT MORE THAN 4" ABOVE FINISHED GRADE.
 4. BASE POST AND SIGN POST TO BE HOT DIPPED GALVANIZED WITH A BREAKING STRENGTH OF 4 LB/FT MIN.
 5. SIGN BOLTS: HOT DIPPED GALVANIZED GRADE 5
 6. BREAKAWAY BOLTS: ALUMINUM

ONE WAY SIGN DETAIL
N.T.S.



- NOTES:**
1. ALL SIGNAGE MUST BE MOUNTED ON BREAK-AWAY POSTS.
 2. SIGN ACROSS FROM NYS ROUTE 300 TO BE 36"x36" 3M OR EQUAL HI INTENSITY PRISMATIC GRADE NO LEFT TURN TRAFFIC SIGN OR APPROVED EQUAL SIGN ADJACENT TO SITE ACCESS CAN BE 24"x24" SIZE.
 3. BASE POST SHALL NOT PROJECT MORE THAN 4" ABOVE FINISHED GRADE.
 4. BASE POST AND SIGN POST TO BE HOT DIPPED GALVANIZED WITH A BREAKING STRENGTH OF 4 LB/FT MIN.
 5. SIGN BOLTS: HOT DIPPED GALVANIZED GRADE 5
 6. BREAKAWAY BOLTS: ALUMINUM

NO LEFT TURN TRAFFIC SIGN DETAIL
N.T.S.



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ENGINEERING & SURVEYING, PLLC
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2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (914) 798-4848

JOSEPH J. PIETRZAK, P.E., P.S., LEED@P
LICENSE NO. 060321
MICHAEL F. PFAU, P.E., P.S., LEED@P
LICENSE NO. 060322

9/28/23

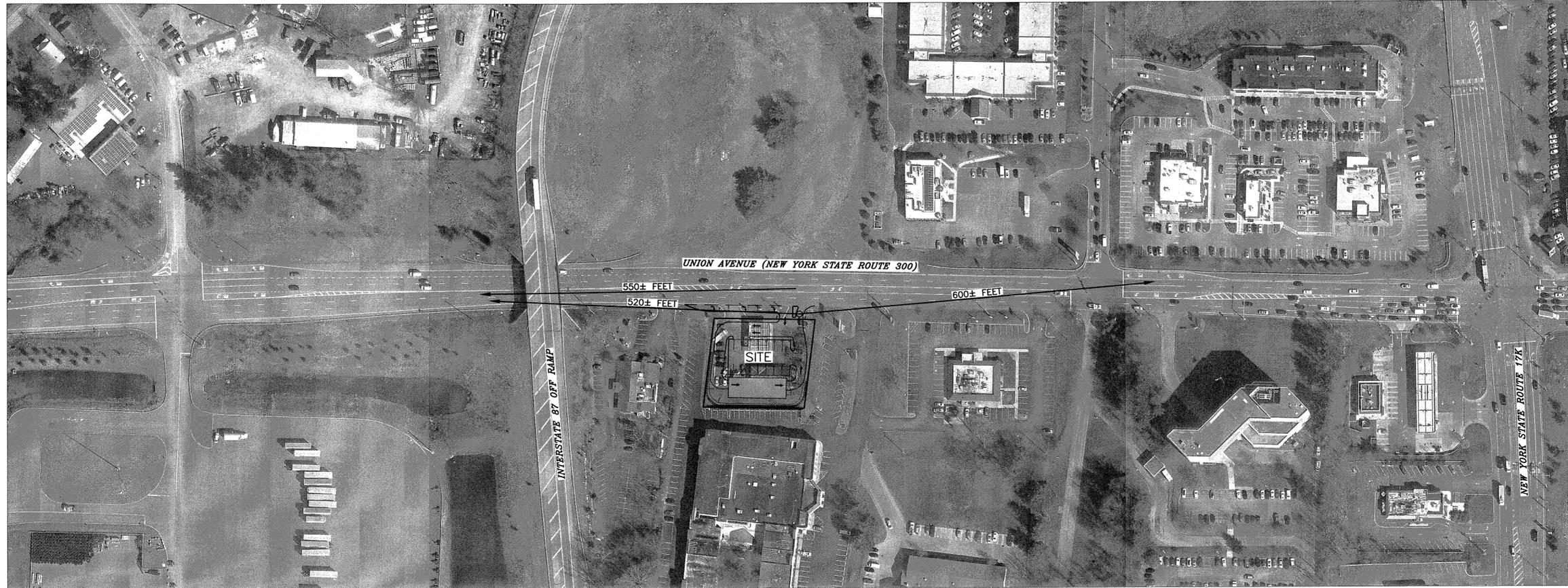
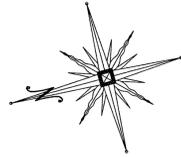
ADS PROPERTIES, LLC
CAR WASH
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

N.Y.S.D.O.T. SIGNAGE & STRIPING PLAN
SECTION 95 BLOCK 1 LOT 14.1

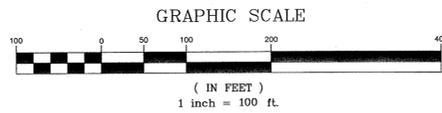
O.C.H.D. SHEET NO. N/A OF N/A
D.E.C. SHEET NO. N/A OF N/A
DRAWING NUMBER 13 OF 19

SCALE 1"=20'
CAD REFERENCE 31102.01 ENGBASE
PROJECT NUMBER 31102.01



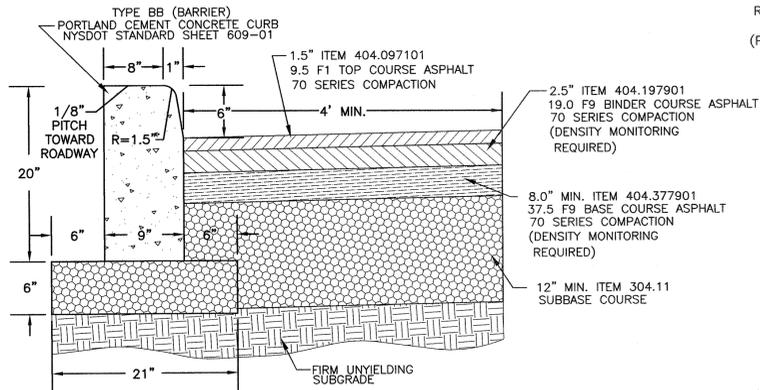


SIGHT DISTANCE PLAN



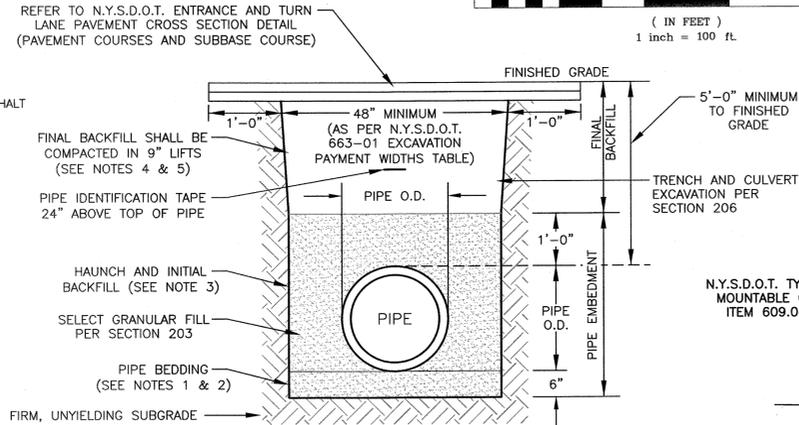
SITE DISTANCE TABLE			
	REQUIRED (CAR)	REQUIRED (TRUCK)	MEASURED
TURN FROM MINOR ROAD (NORTH)	530**	675**	520'
TURN FROM MINOR ROAD (SOUTH)	430'	565'	600'
STOPPING DISTANCE	360'	360'	1200'
TURN FROM MAJOR ROAD	400'	480'	550'

* SPEED LIMIT ON NYS ROUTE 300 IS 45 MPH.
** LEFT TURN OUT OF SITE PROHIBITED



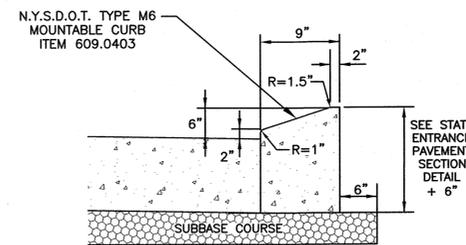
- NOTES:
1. ALL THICKNESSES ARE MINIMUM.
 2. ALL PAVEMENT TO BE SLOPED TO PROVIDE POSITIVE DRAINAGE.
 3. CONSTRUCTION OF CURBING IN THE RIGHT-OF-WAY SHALL REQUIRE MINIMUM WIDTH OF 4'-0" FULL DEPTH PAVEMENT REPLACEMENT.

N.Y.S.D.O.T. CURB DETAIL
N.T.S.

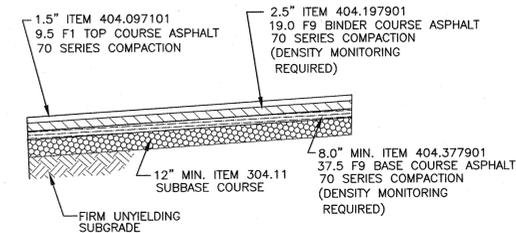


- NOTES:
1. THE PIPE BARREL SHALL BE SUPPORTED, ALONG ITS ENTIRE LENGTH, ON A MINIMUM OF SIX (6) INCHES OF 3/4" CLEAN CRUSHED STONE OR COARSE SAND AS APPROVED BY THE WATER/SEWER SUPERINTENDENT.
 2. IF ROCK IS ENCOUNTERED, THE EXCAVATION SHALL BE CARRIED 12" MINIMUM BELOW THE BOTTOM OF THE PIPE.
 3. THE HAUNCH AND INITIAL BACKFILL MATERIAL SHALL BE THE SAME AS THE PIPE BEDDING MATERIAL.
 4. FINAL BACKFILL UNDER PROPOSED PAVEMENT OR HARD SURFACE SHALL BE NYS DOT ITEM 304.11, TYPE 2 SUBBASE COURSE MATERIAL (ITEM 4) COMPACTED IN MAX 9" LIFTS TO 95% MODIFIED PROCTOR DENSITY.
 5. FINAL BACKFILL IN ALL OTHER AREAS SHALL BE RUN-OF-TRENCH BACKFILL (IF SUITABLE) COMPACTED IN MAX. 9" LIFTS. NO STONES OVER 8" IN ANY DIMENSION.
 6. SHIELDS AND SHORING SYSTEM OR SHEETING TO BE UTILIZED, IF REQUIRED, AS PER SECTION 552.
 7. THE DEPTH OF COVER OVER WATER PIPE SHALL BE A MINIMUM OF 5'-0". THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND DEPTH OF THE EXISTING 16" WATER MAIN IN N.Y.S. ROUTE 300 PRIOR TO CONSTRUCTION.

N.Y.S.D.O.T. WATER MAIN PIPE BEDDING & BACKFILL DETAIL
N.T.S.



N.Y.S.D.O.T. ISLAND MOUNTABLE CURB DETAIL
N.T.S.



- * NOTE: ALL THICKNESSES ARE MINIMUM
ALL PAVEMENT TO BE SLOPED TO PROVIDE POSITIVE DRAINAGE
- NOTES:
1. BASE COURSES ARE TO BE CONSTRUCTED IN TWO TO FOUR INCH LIFTS.
 2. STRAIGHT TACK COAT (ITEM 407.0103) IS TO BE APPLIED BETWEEN EACH LAYER.

N.Y.S.D.O.T. ENTRANCE AND TURN LANE PAVEMENT CROSS-SECTION
N.T.S.

DATE	DESCRIPTION	INITIALS
03-28-21	REVISIONS PER NYS DOT COMMENTS EMAIL 06/30	NR
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03-15-23	REVISIONS PER NYS DOT COMMENTS EMAIL 02/09	NR
01-18-23	REVISIONS PER NYS DOT COMMENTS EMAIL 11/18	NR
10-20-22	REVISIONS PER NYS DOT COMMENTS EMAIL 8/19	NR
07-25-22	REVISIONS PER NYS DOT COMMENTS EMAIL 5/20	NR
05-09-22	UTILITY POLE RELOCATION & SITE LANDSCAPING	NR
02-23-22	NYS DOT SUBMISSION	NR
11-04-21	REVISIONS PER TOWN COMMENT LETTERS 9/10/21	NR
09-07-21	REVISIONS PER TOWN COMMENT LETTERS 3/12/21	NR
03-18-21	MIRRORED LAYOUT	NR
03-08-21	ORIGINAL PREPARATION DATE	NR

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0606
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 700-4646

JOSEPH J. PIETRZAK, P.E. LICENSE NO. 10258
MICHAEL F. PFAU, P.E. LICENSE NO. 656323

VINCENT A. PIETRZAK, P.E. LICENSE NO. 650075
CHRISTOPHER J. PIETRZAK, P.E. LICENSE NO. 102586

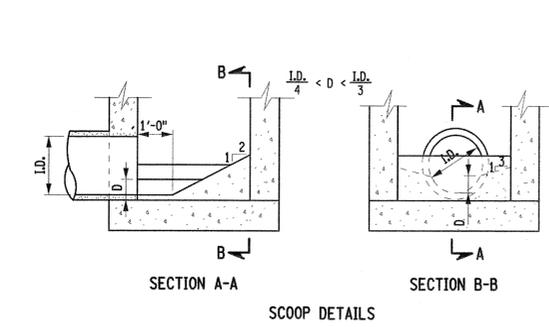
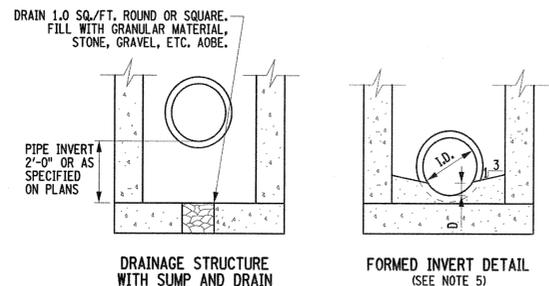
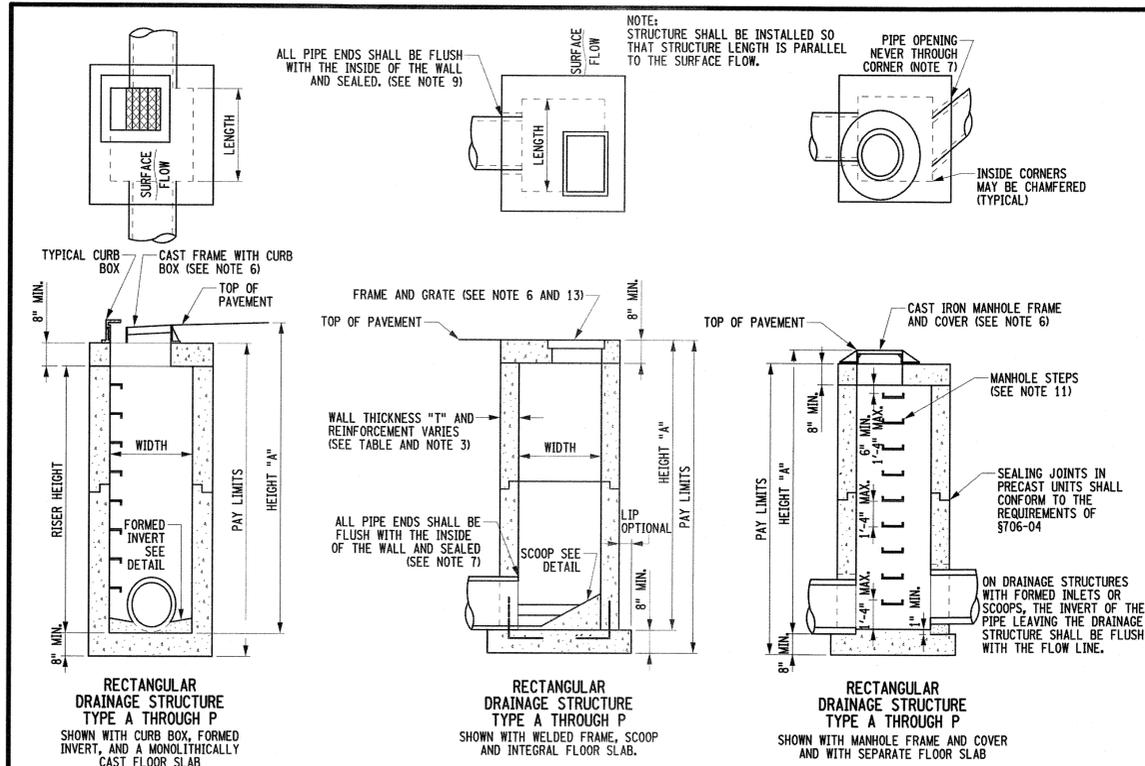
DATE: 9/28/23

ADS PROPERTIES, LLC
CAR WASH
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
N.Y.S.D.O.T. SIGHT DISTANCE PLAN & DETAILS
SECTION 96 BLOCK 1 LOT 14.1

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	14 OF 19
SCALE AS SHOWN	CAD REFERENCE 31102.01 ENGBASE	PROJECT NUMBER 31102.01





- NOTE: STRUCTURE SHALL BE INSTALLED SO THAT STRUCTURE LENGTH IS PARALLEL TO THE SURFACE FLOW.
- PIPE OPENING NEVER THROUGH CORNER (NOTE 7)
- INSIDE CORNERS MAY BE CHAMFERED (TYPICAL)
- GENERAL NOTES:
- DRAINAGE STRUCTURES SHALL BE CAST IN PLACE OR PRECAST UNITS. ROUND DRAINAGE STRUCTURES SHALL BE PRECAST ONLY. ALL CAST IN PLACE CONCRETE SHALL BE CLASS A. THE CONTRACTOR SHALL SUBMIT WORKING DRAWINGS FOR REVIEW AND APPROVAL OF ANY CHANGES TO THE STRUCTURES SHOWN ON THE STANDARD SHEETS OR CONTACT PLANS, OTHER THAN MINOR CHANGES APPROVED BY THE ENGINEER. USE OF FLAT SLAB TOPS ON ROUND PRECAST UNITS SHALL REQUIRE SUBMISSION OF WORKING DRAWINGS.
 - SEE PLANS FOR ELEVATIONS, DRAINAGE STRUCTURE LOCATIONS, TYPE OF GRATE UTILIZED, LOCATION OF SCOOPS, FORMED INVERTS, SUMPS AND DRAINS.
 - REINFORCEMENT FOR RECTANGULAR DRAINAGE UNITS (CAST IN PLACE OR PRECAST) BAR REINFORCEMENT INDICATED FOR RECTANGULAR TOP SLABS, RISERS AND BASES SHALL BE GRADE 60. WIRE FABRIC FOR CONCRETE REINFORCEMENT SHALL MEET THE REQUIREMENTS OF 9109-02. RISER REINFORCEMENT SHALL BE PLACED SO IT WILL HAVE A MINIMUM COVER OF 2" BUT NO MORE THAN 4" FROM THE INSIDE FACE. THE REINFORCEMENT SHALL EXTEND COMPLETELY AROUND THE DRAINAGE STRUCTURE RISER AND SHALL BE LAPPED AND TIED. BASE REINFORCEMENT SHALL BE PLACED ABOVE THE MIDPOINT OF SLAB AND SHALL HAVE A MINIMUM CONCRETE COVER OF 2".
 - ROUND ALTERNATIVE: WHEN SPECIFIED BY PAYMENT ITEM, THE CONTRACTOR MAY SUBSTITUTE ROUND, PRECAST DRAINAGE STRUCTURES IN PLACE OF RECTANGULAR STRUCTURES USING SIZES INDICATED IN THE "SELECTION TABLE FOR ALTERNATE ROUND DRAINAGE STRUCTURES" ON SHEET 4 OF 4. THE RISER, TOP SLAB, AND BOTTOM SLAB FOR THE ROUND ALTERNATE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE PROVISIONS OF 9106-04 OF ALL STANDARD SPECIFICATIONS. WORKING DRAWINGS FOR THE ROUND ALTERNATE SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL, UNLESS THE ROUND ALTERNATE PROPOSED HAS BEEN PREVIOUSLY APPROVED. FOR PREVIOUSLY APPROVED ROUND UNITS THE CONTRACTOR SHALL SUBMIT A COPY OF THE APPROVED DRAWINGS TO THE ENGINEER.
 - FORMED INVERTS: FORMED INVERTS, SCOOP AND SUMPS SHALL BE PROVIDED AND INCLUDED IN THE PRICES BID FOR DRAINAGE STRUCTURES CALLED FOR IN THE CONTRACT DOCUMENTS. WHEN NON-CIRCULAR PIPES ARE USED, THE FORMED INVERT AND SUMP DETAILS SHALL BE MODIFIED TO FIT THE INVERTS.
 - GRATES: CAST FRAMES MAY HAVE EITHER RETICULINE OR PARALLEL BAR GRATES, AND WELDED FRAMES MAY HAVE EITHER RETICULINE OR RECTANGULAR GRATES. IF NO GRATE IS SPECIFIED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR MAY FURNISH EITHER TYPE. GRATES SHALL BE INSTALLED SO THAT THE LENGTH OF THE GRATE IS PARALLEL TO THE SURFACE FLOW.
 - WALL OPENINGS: RECTANGULAR DRAINAGE STRUCTURES SHOWN ON THESE STANDARD SHEETS SHOULD NEVER HAVE CORNER PIPE ENTRIES. IF PIPE ALIGNMENT WOULD REQUIRE A CORNER ENTRY, USE A ROUND DRAINAGE STRUCTURE OR USE A SPECIAL DRAINAGE STRUCTURE. ALL WALL OPENINGS SHALL BE FORMED COMPLETELY THROUGH THE WALL SECTION. CIRCULAR WALL OPENINGS SHALL BE FORMED FOR EACH CIRCULAR PIPE ENTERING PERPENDICULAR TO THE WALL. WHEN NON-CIRCULAR PIPES ARE SPECIFIED, OR ROUND PIPE ENTRIES ARE SKEWED, RECTANGULAR OPENINGS MAY BE USED. THE CLEARANCE BETWEEN THE OUTSIDE OF THE PIPE AND THE OPENING SHALL BE AT LEAST 2" BUT NO MORE THAN 3". THIS CLEARANCE SHALL BE MEASURED BETWEEN THE OUTSIDE OF THE PIPE AND NEAREST POINT ON THE RECTANGULAR OPENING. IF A CORNER HAS PIPE ENTRIES ON BOTH SIDES, AND THERE IS LESS THAN 2" BETWEEN EITHER OPENING AND THE CORNER, THEN THAT SECTION OF THE DRAINAGE STRUCTURE MUST HAVE 8" THICK WALLS.
 - MONOLITHIC AND INTEGRAL BASES MAY HAVE A MAXIMUM VERTICAL DRAFT OF 1/2" ON ALL INTERIOR DIMENSIONS, TO FACILITATE FORM REMOVAL. FOR WALL OPENINGS THAT EXTEND THE FULL WIDTH OR LENGTH OF THE STRUCTURE, THE MINIMUM CLEARANCE BETWEEN THE OUTSIDE OF THE PIPE AND THE WALL OPENING SHALL BE 1/2".
 - FINISHING PIPE ENTRIES: THE BELLS OF CONCRETE PIPE SHALL BE CUT OFF AT EVERY PIPE ENTRY WHERE THE BELL ENTERS A STRUCTURE. CONNECTIONS BETWEEN THE STRUCTURE AND PIPE SHALL BE MADE BY EITHER USING A RESILIENT CONNECTOR MEETING THE REQUIREMENTS OF ASTM C1478 OR BY COMPLETELY FILLING THE SPACE AROUND EACH PIPE WITH CONCRETE GROUTING MATERIAL OR CONCRETE REPAIR MATERIAL. IN CASE OF LARGE SPACES AROUND PIPES, CONCRETE PAVERS, COMPLETELY BEDDED IN GROUT OR CONCRETE REPAIR MATERIAL, MAY BE USED.
 - TOP SLAB AND OR FRAME AND GRATE ADJUSTMENT: A MINIMUM OF 1/2" OF BEDDING SHALL BE PLACED BETWEEN RISERS AND PRECAST TOP SLABS. GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF UP TO 2 1/2" SHALL BE MADE WITH BEDDING MATERIAL MEETING THE REQUIREMENTS OF CONCRETE GROUTING MATERIALS OR CONCRETE REPAIR MATERIAL. GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF UP TO 6" SHALL BE MADE WITH A COMBINATION OF PRECAST CONCRETE PAVERS AND BEDDING MATERIALS. GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF UP TO 1'-0" SHALL BE MADE WITH CAST-IN-PLACE CONCRETE OR A COMBINATION OF PRECAST CONCRETE ADJUSTMENT ELEMENTS AND BEDDING MATERIALS. ALTERNATELY, GRADE ADJUSTMENTS FOR FRAMES AND GRATES OF UP TO 2" MAY BE MADE WITH RECYCLED RUBBER ELEMENTS OR UP TO 3" WITH HDPE ELEMENTS. RECYCLED RUBBER AND HDPE ELEMENTS SHALL BE PRODUCTS APPROVED BY THE MATERIALS BUREAU AND SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - STEPS: MANHOLE STEPS SHALL BE REQUIRED IN ALL DRAINAGE STRUCTURES DEEPER THAN 4'-0".
 - CORBELED OR CONICAL RISER SECTIONS AND FLAT SLAB REDUCERS: ROUND PRECAST DRAINAGE STRUCTURES OR MANHOLES (WHEN ALLOWED OR SPECIFIED) MAY BE FITTED WITH CONCENTRIC OR ECCENTRIC CONICAL SECTIONS TO REDUCE THEIR DIAMETERS, PROVIDED THE USE OF SUCH DEVICES IS COMPATIBLE WITH THE DRAINAGE SYSTEM DESIGN. THE CONTRACTOR SHALL SUBMIT WORKING DRAWINGS FOR REVIEW AND APPROVAL OF FLAT SLAB REDUCERS FOR ROUND OR RECTANGULAR STRUCTURES. A WALL SECTION WITH A HEIGHT LESS THAN 6" BETWEEN THE TOP OF THE HIGHEST PIPE ENTRY AND THE BOTTOM OF A CONICAL SECTION OR FLAT SLAB REDUCER SHALL NOT BE PERMITTED.
 - WHEN PIPE LOCATIONS PROVIDE FOR LESS THAN 8" BETWEEN THE TOP OF THE UPPERMOST PIPE AND THE TOP OF THE RISER AND THE STRUCTURE MAY BE SUBJECTED TO HIGHWAY LOADS, CONTACT STRUCTURES DIVISION FOR A SPECIAL DESIGN.
 - WHEN SITE CONDITIONS REQUIRE A DRAINAGE STRUCTURE TO BE INSTALLED TO A DEPTH GREATER THAN THAT SHOWN IN THE CONTRACT DOCUMENTS, AN INSTALLATION TOLERANCE OF 8" IS PERMITTED WITHOUT REQUIRING AN INCREASE IN WALL THICKNESS OR REINFORCING STEEL AS REQUIRED BY THE DRAINAGE STRUCTURE REINFORCEMENT TABLE.
 - THE PAY ITEMS FOR DRAINAGE STRUCTURES SPECIFY THE STRUCTURE AND FRAME. DRAINAGE STRUCTURE ITEM NUMBERS: RECTANGULAR DRAINAGE STRUCTURE WITH ROUND OPTION ITEM 604.30XXYY RECTANGULAR DRAINAGE STRUCTURE WITH CONCRETE CAP ITEM 604.32XXYY SEE TABLES BELOW FOR XX AND YY CODES. EXAMPLE: 604.300706 - RECTANGULAR STRUCTURE TYPE G WITH TYPE 6 WELDED FRAME (SEE SHEET 4 OF 4 FOR ITEM NUMBERS FOR STRUCTURE TYPE Q, R, S, T, AND U)

DRAINAGE STRUCTURE REINFORCEMENT		
HEIGHT "A"	WALL THICKNESS	RISER REINFORCEMENT (SEE NOTE 3 AND 15)
UP TO 7'-0"	6"	6"X6" - W6 X W6 OR #3 BARS AT 10" BOTH HORIZ. AND VERT. UNREINFORCED
7'-0" TO 14'-0"	8"	6"X6" - W8.5 X W8.5 OR #3 BARS AT 8" BOTH HORIZ. AND VERT.
14'-0" TO 21'-0"	8"	4"X4" - W8.5 X W8.5 OR #3 BARS AT 5" BOTH HORIZ. AND VERT.
FLOOR SLAB REINFORCEMENT (SEE NOTE 3)		
UP TO 7'-0"	6"	6"X6" - W11 X W11 OR #3 BARS AT 6" IN BOTH DIRECTIONS
7'-0" TO 14'-0"	4"	4"X4" - W11 X W11 OR #3 BARS AT 4" IN BOTH DIRECTIONS
14'-0" TO 21'-0"	4"	4"X4" - W14 X W14 OR #3 BARS AT 3" IN BOTH DIRECTIONS

*T MAY BE 6" OR 8" FOR THE FIRST 7'-0". EXCEPTIONS ARE SIZE S, T, AND U WITH CURB, RECTANGULAR STRUCTURES WITH ROUND MANHOLE OPENING, OR IF THERE IS LESS THAN 2" ON EITHER SIDE OF A CORNER. (NOTE 7) WHICH MUST HAVE 8" THICK WALLS.

STRUCTURE SIZES AND PAY CODES			
STRUCTURE TYPE	INSIDE DIMENSIONS WIDTH	INSIDE DIMENSIONS LENGTH	PAY ITEM XX CODE
A	3'-0"	3'-0"	01
B	4'-0"	3'-0"	02
C	5'-0"	3'-0"	03
D	6'-8"	3'-0"	04
E	3'-0"	4'-0"	05
F	4'-0"	4'-0"	06
G	5'-0"	4'-0"	07
H	6'-8"	4'-0"	08
I	3'-0"	5'-0"	09
J	4'-0"	5'-0"	10
K	5'-0"	5'-0"	11
L	6'-8"	5'-0"	12
M	3'-0"	6'-8"	13
N	4'-0"	6'-8"	14
O	5'-0"	6'-8"	15
P	6'-8"	6'-8"	16

FRAMES AND PAY CODES	
FRAME TYPE	PAY ITEM YY CODE
WELDED 3	03
WELDED 6	06
WELDED 11	11
WELDED 16	16
WELDED 22	22
MANHOLE 2'-8"	32
CAST F1	71
CAST F2	72
CAST F3	73
PARALLEL BAR 10PCB	90
PARALLEL BAR 11PCB	91
PARALLEL BAR 12PCB	92

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

DRAINAGE STRUCTURE DETAILS
(SHEET 1 OF 4)

APPROVED: NOVEMBER 28, 2012 ISSUED UNDER EB 12-044

/S/ RICHARD W. LEE, P.E.
DEPUTY CHIEF ENGINEER (DESIGN)

604-02

EFFECTIVE DATE: 05/02/13

DATE	DESCRIPTION	INITIALS
09-28-23	REVISIONS PER NYSOT COMMENTS EMAIL 06/30	NR
06-16-23	REVISIONS PER NYSOT COMMENTS EMAIL 05/31	NR
05-11-23	REVISIONS PER NYSOT COMMENTS EMAIL 05/05	NR
04-17-23	REVISIONS PER NYSOT COMMENTS EMAIL 03/27	NR
03-15-23	REVISIONS PER NYSOT COMMENTS EMAIL 02/09	NR
01-18-23	REVISIONS PER NYSOT COMMENTS EMAIL 11/18	NR
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09-07-21	REVISIONS PER TOWN COMMENT LETTERS 3/12/21	NR
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03-08-21	ORIGINAL PREPARATION DATE	NR

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PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 284-0806

2 HAMILTON AVENUE MONTICELLO, NEW YORK 12071 (845) 786-6668

JOSEPH J. PIETRZAK LICENSE NO. 056075

MICHAEL F. PFAU LICENSE NO. 056075

STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION

REGISTERED PROFESSIONAL ENGINEER

ADS PROPERTIES, LLC
CAR WASH

TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
N.Y.S.D.O.T. DRAINAGE STRUCTURE DETAILS
SECTION 95 BLOCK 1 LOT 14.1

DRAWING TITLE

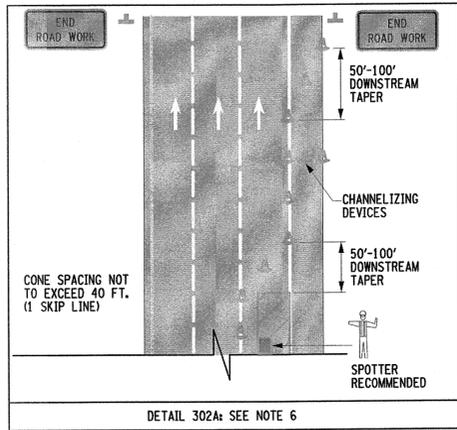
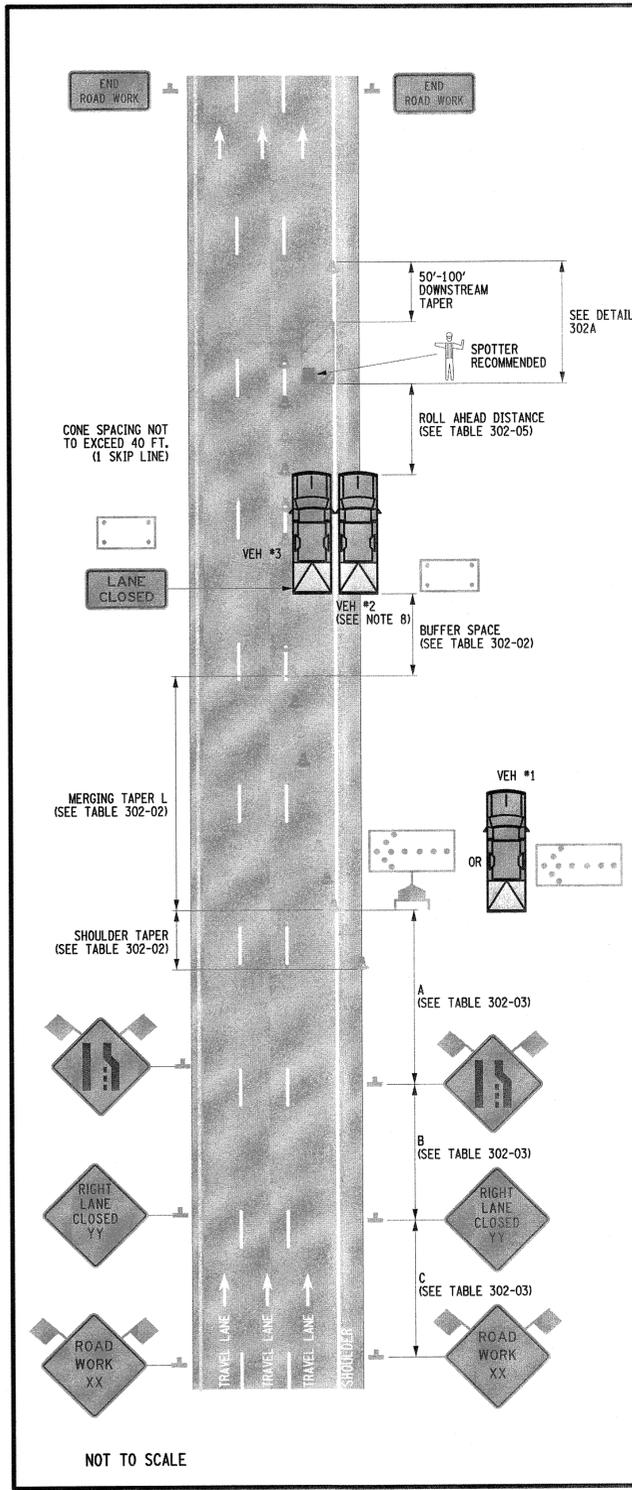
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O.C.H.D. SHEET NO. N/A OF N/A D.E.C. SHEET NO. N/A OF N/A DRAWING NUMBER 15 OF 19

SCALE AS SHOWN CAD REFERENCE 31102.01 ENGAGE PROJECT NUMBER 31102.01



FILE NAME: 619-302-1901
 DATE: 08-DEC-2021 15:52
 USER: g000001right



- NOTES:
1. SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.
 2. IN URBAN CONDITIONS, ADVANCE WARNING SIGN SPACINGS MAY BE ADJUSTED IN ORDER TO ACCOMMODATE SIDE STREETS AND DRIVEWAYS. IF THERE IS A CONFLICT, MOVE THE SIGN UPSTREAM.
 3. THERE SHALL BE NO WORKERS, EQUIPMENT OR OTHER VEHICLES IN THE BUFFER SPACE OR THE ROLL AHEAD DISTANCE.
 4. THE PROTECTIVE VEHICLE(S) SHALL MAINTAIN THE APPROPRIATE ROLL AHEAD DISTANCE, BE AN UNOCCUPIED TRUCK POSITIONED PARALLEL TO TRAFFIC, PARKING BRAKE SET, PLACED IN 2ND GEAR (MANUAL TRANSMISSIONS / ENGINE OFF) OR PARK / NEUTRAL (AUTOMATIC TRANSMISSIONS) AND HAVE THE FRONT WHEELS ALIGNED WITH THE LANE STRIPING.
 5. LEFT LANE CLOSURES ARE SYMMETRICAL TO RIGHT LANE CLOSURES. SUBSTITUTE LEFT LANE CLOSED SIGN (W20-5) AND THE CORRESPONDING LANE ENDS SIGN (W4-2L).
 6. CHANNELIZING DEVICES SHALL BE PLACED TRANSVERSELY A MINIMUM OF EVERY 800' AS SHOWN WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 800'.
 7. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 40' IN THE ACTIVE WORK SPACE.
 8. VEH #2 IS ONLY NEEDED WHEN THE SHOULDER WIDTH IS $\geq 8'$.

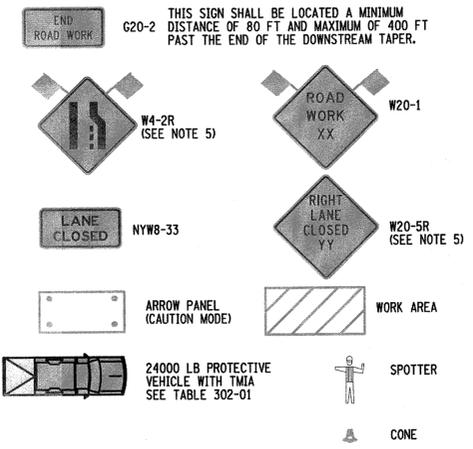


TABLE 302-01: PROTECTIVE VEHICLE REQUIREMENTS

CLOSURE TYPE	ROAD TYPE & SPEED	FREEWAY	NON-FREEWAY		
			≥ 45 MPH	35 - 40 MPH	≤ 30 MPH
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR VEHICLE EXPOSED TO TRAFFIC	P, TMA	P, TMA	P, TMA	P
	OTHER HAZARDS NO WORKERS EXPOSED	P, TMA	P, TMA	P	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR VEHICLE EXPOSED TO TRAFFIC	P, TMA	P, TMA	P	P
	OTHER HAZARDS NO WORKERS EXPOSED	P, TMA	P, TMA	P	SEE NOTE 2

LEGEND
 P: PROTECTIVE VEHICLE REQUIRED FOR EACH CLOSED LANE & EACH CLOSED PAVED SHOULDER 8' OR WIDER, IF THE WORK SPACE MOVES WITHIN THE STATIONARY CLOSURE, THE PROTECTIVE VEHICLE SHALL BE REPOSITIONED ACCORDINGLY
 TMA: TMA REQUIRED
 NOTES:
 1. THE EXPOSURE CONDITIONS ASSUMES THERE IS NO POSITIVE PROTECTION PRESENT
 2. EITHER A PROTECTIVE VEHICLE OR THE STANDARD BUFFER SPACE SHALL BE PROVIDED

TABLE 302-02: LONGITUDINAL BUFFER SPACE AND TAPER LENGTHS

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE DISTANCE (FT.) / * OF SKIP LINES	TAPER LENGTH: L (FT.) / * OF SKIP LINES / * OF CHANNELIZING DEVICES			SHOULDER TAPER LENGTH: L/3 (FT.) / * OF SKIP LINES / * OF CHANNELIZING DEVICES		
		FOR LANE WIDTH IN FT. (LATERAL SHIFT OF TRAFFIC FLOW PATH)			FOR SHOULDER WIDTH		
		10	11	12	≤ 4 FT.	5 - 7 FT.	≥ 8 FT.
25	155/4	120/3/4	120/3/4	120/3/4	40/1/2	40/1/2	40/1/2
30	200/5	160/4/5	160/4/5	200/5/6	40/1/2	40/1/2	40/1/2
35	250/6	200/5/6	240/6/7	240/6/7	40/1/2	40/1/2	80/2/3
40	305/8	280/7/8	320/8/9	320/8/9	40/1/2	80/2/3	80/2/3
45	360/9	440/11/12	520/13/14	560/14/15	80/2/3	80/2/3	120/3/4
50	425/11	520/13/14	560/14/15	600/15/16	80/2/3	120/3/4	160/4/5
55	495/13	560/14/15	600/15/16	680/17/18	80/2/3	120/3/4	160/4/5
65	645/16	640/16/17	720/18/19	800/20/21	80/2/3	160/4/5	200/5/6

TABLE 302-03: ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A (FT.)	B (FT.)	C (FT.)	XX	YY
URBAN (≤ 30 MPH*)	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH*)	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH*)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.
FREEWAY	1000	1500	2640	1 MILE	1/2 MILE

* PRECONSTRUCTION POSTED SPEED LIMIT

TABLE 302-05: ROLL AHEAD DISTANCE

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	STATIONARY OPERATION	
	MIN	MAX
≥ 55	120/3	200/5
45 - 50	80/2	160/4
≤ 40	40/1	120/3

TABLE 302-04: REQUIRED SIGN SIZES*

SIGN	NON-FREEWAY	FREEWAY
G20-2	36x18	48x24
NYW8-33	48x24	48x24
W4-2R	36x36	48x48
W20-1	36x36	48x48
W20-5R	36x36	48x48
WARNING FLAG	18x18	18x18

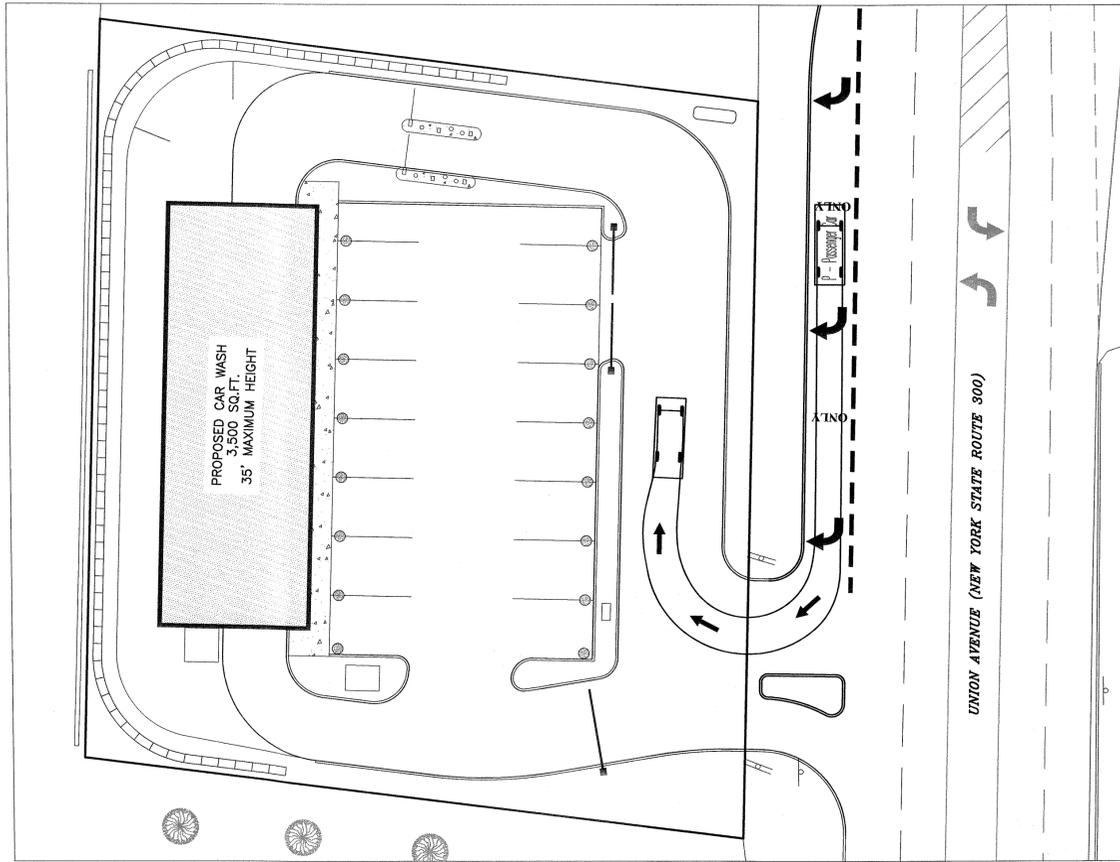
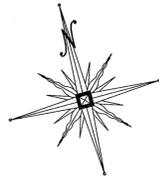
*FREEWAY SIZES MAY BE USED ON NON-FREEWAY, IF SPACE CONSTRAINTS DO NOT EXIST.

NEW YORK STATE OF OPPORTUNITY
Department of Transportation
 U.S. CUSTOMARY STANDARD SHEET
WORK ZONE TRAFFIC CONTROL
MULTILANE DIVIDED ROADWAY AND FREEWAY
RIGHT LANE CLOSURE
SHORT TERM OPERATION
 APPROVED DECEMBER 2, 2021 ISSUED UNDER EI 21-028
 Robert Limoges, P.E. DIRECTOR, OTSM
 619-302

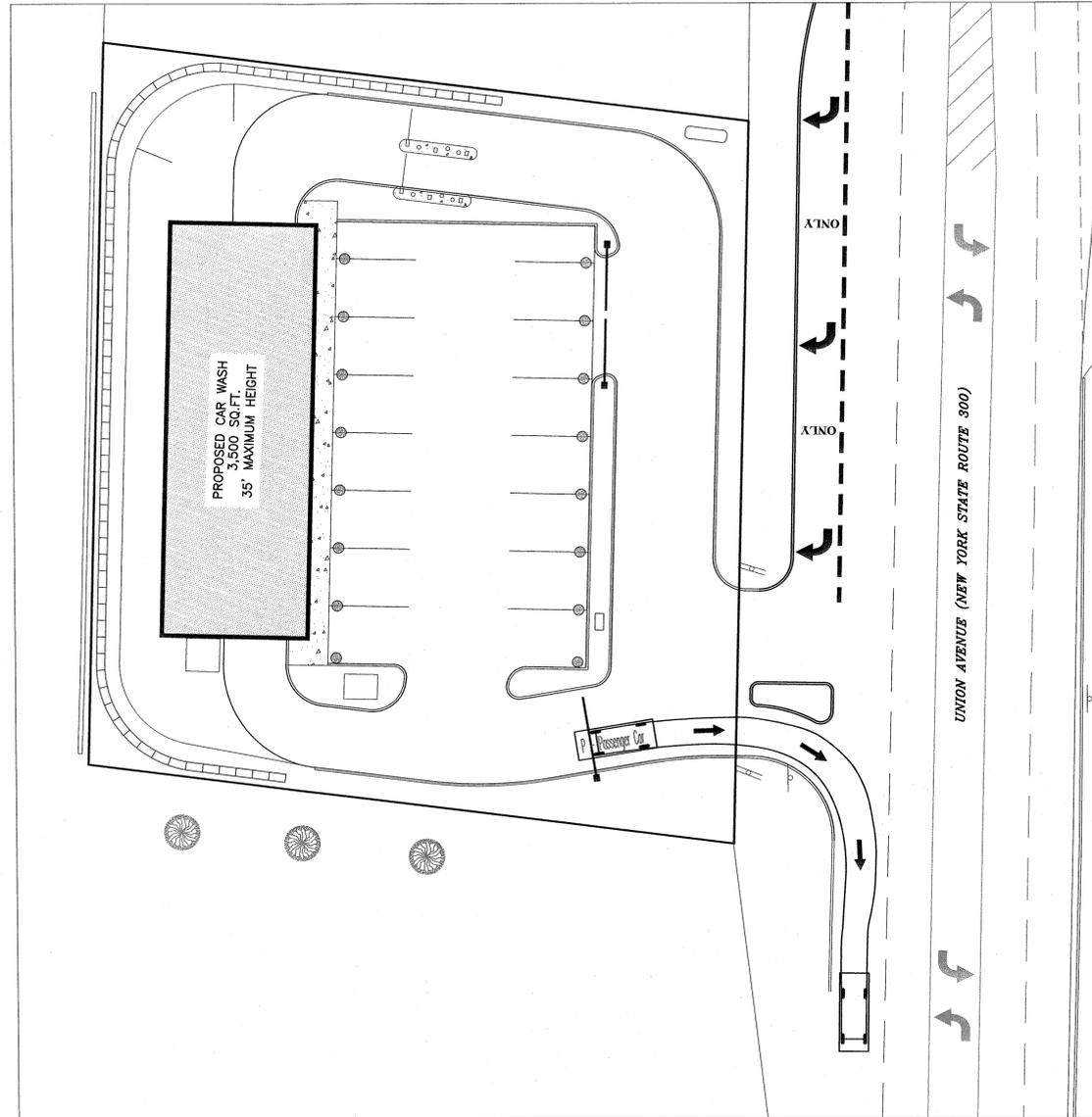
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PIETRZAK & PFAU
 ENGINEERING & SURVEYING, PLLC
 282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (945) 294-0806
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 LICENSE NO. 066023
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 LICENSE NO. 36308
 DATE: 9/28/23
ADS PROPERTIES, LLC
CAR WASH
 TOWN OF NEWBURGH
 COUNTY OF ORANGE, NEW YORK
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N.Y.S.D.O.T. WORK ZONE TRAFFIC CONTROL
 SECTION 05 BLOCK 1 LOT 14.1
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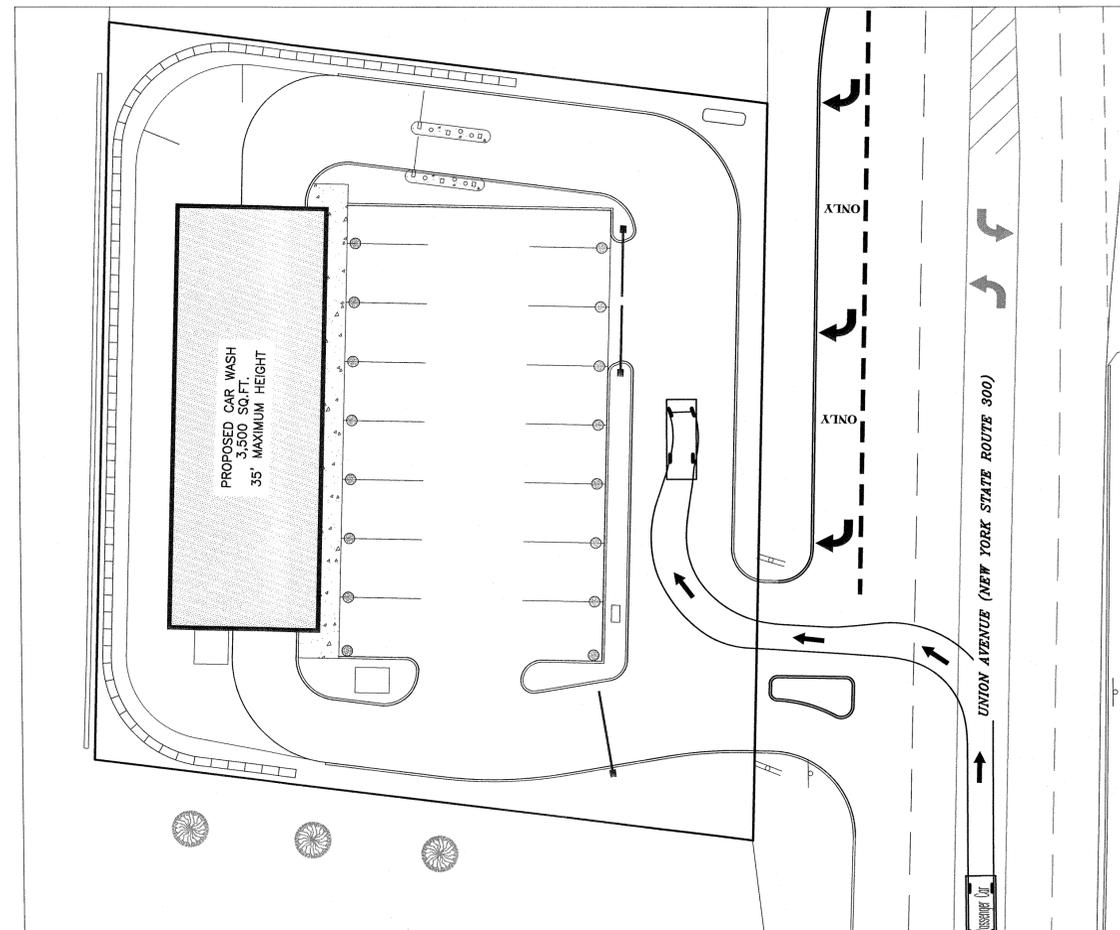




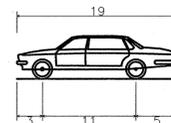
TURNING INTO SITE HEADING SOUTH



TURNING OUT OF SITE HEADING SOUTH

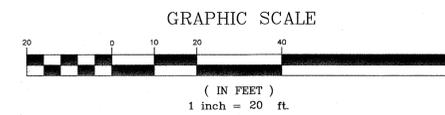


TURNING INTO SITE HEADING NORTH



P - Passenger Car
 Overall Length 19.000ft
 Overall Width 7.000ft
 Overall Body Height 5.103ft
 Min Body Ground Clearance 1.117ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 24.000ft

PASSENGER CAR
 SCALE: 1"=10'



09-28-23	REVISIONS PER NYSOT COMMENTS EMAIL 06/30	NR
06-16-23	REVISIONS PER NYSOT COMMENTS EMAIL 05/31	NR
05-11-23	REVISIONS PER NYSOT COMMENTS EMAIL 05/05	NR
04-17-23	REVISIONS PER NYSOT COMMENTS EMAIL 03/27	NR
03-15-23	REVISIONS PER NYSOT COMMENTS EMAIL 02/09	NR
01-18-23	REVISIONS PER NYSOT COMMENTS EMAIL 11/18	NR
10-20-22	REVISIONS PER NYSOT COMMENTS EMAIL 8/19	NR
07-25-22	REVISIONS PER NYSOT COMMENTS EMAIL 5/20	NR
05-09-22	UTILITY POLE RELOCATION & SITE LANDSCAPING	NR
02-23-22	NYSOT SUBMISSION	NR
11-04-21	REVISIONS PER TOWN COMMENT LETTERS 9/10/21	NR
09-07-21	REVISIONS PER TOWN COMMENT LETTERS 3/12/21	NR
03-18-21	MIRRORED LAYOUT	NR
03-08-21	ORIGINAL PREPARATION DATE	NR
DATE	DESCRIPTION	INITIALS
	REVISIONS	

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
 ENGINEERING & SURVEYING, PLLC
 282 GREENWICH AVENUE, SUITE A CUSHEN, NEW YORK 10924 (845) 294-0606
 2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-4646

JOSEPH L. PIETRZAK, P.E. LICENSE NO. 66522
 MICHAEL F. PFAU, P.E. LICENSE NO. 65076

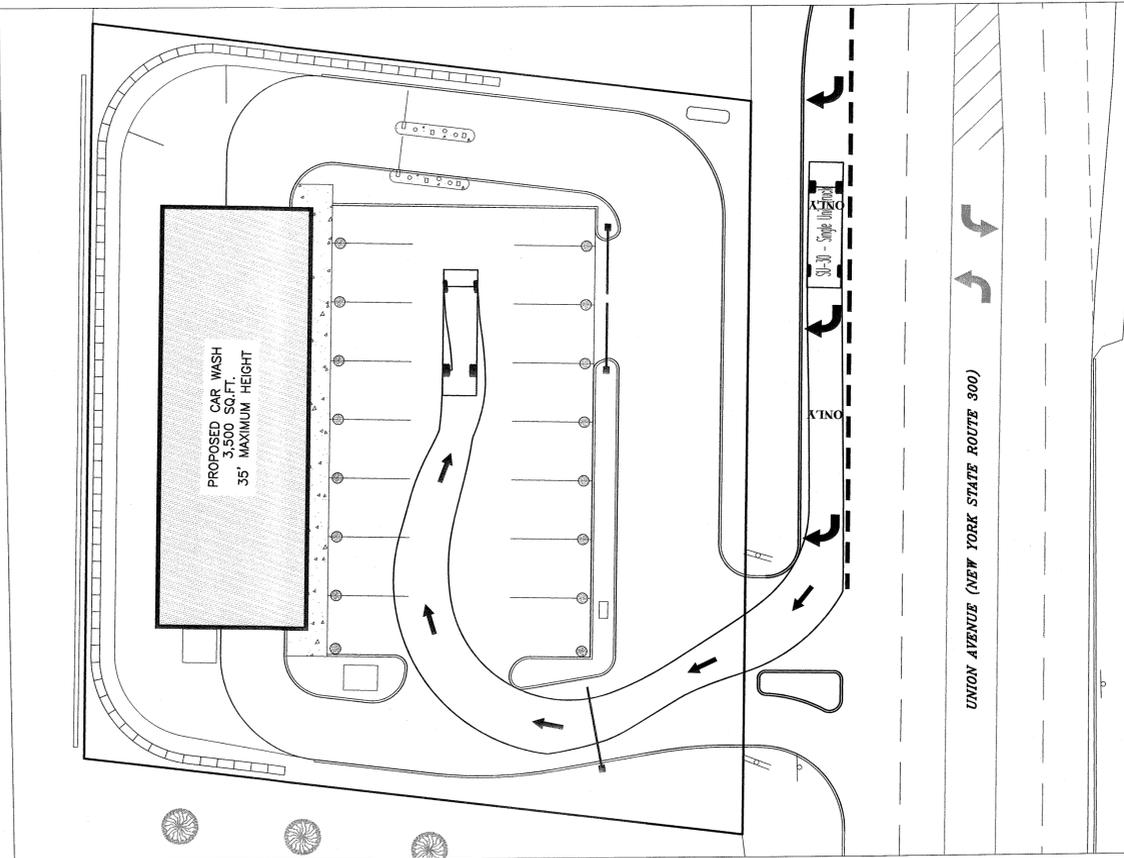
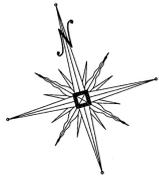
DATE: 9/28/23

ADS PROPERTIES, LLC
CAR WASH
 TOWN OF NEWBURGH
 COUNTY OF ORANGE, NEW YORK

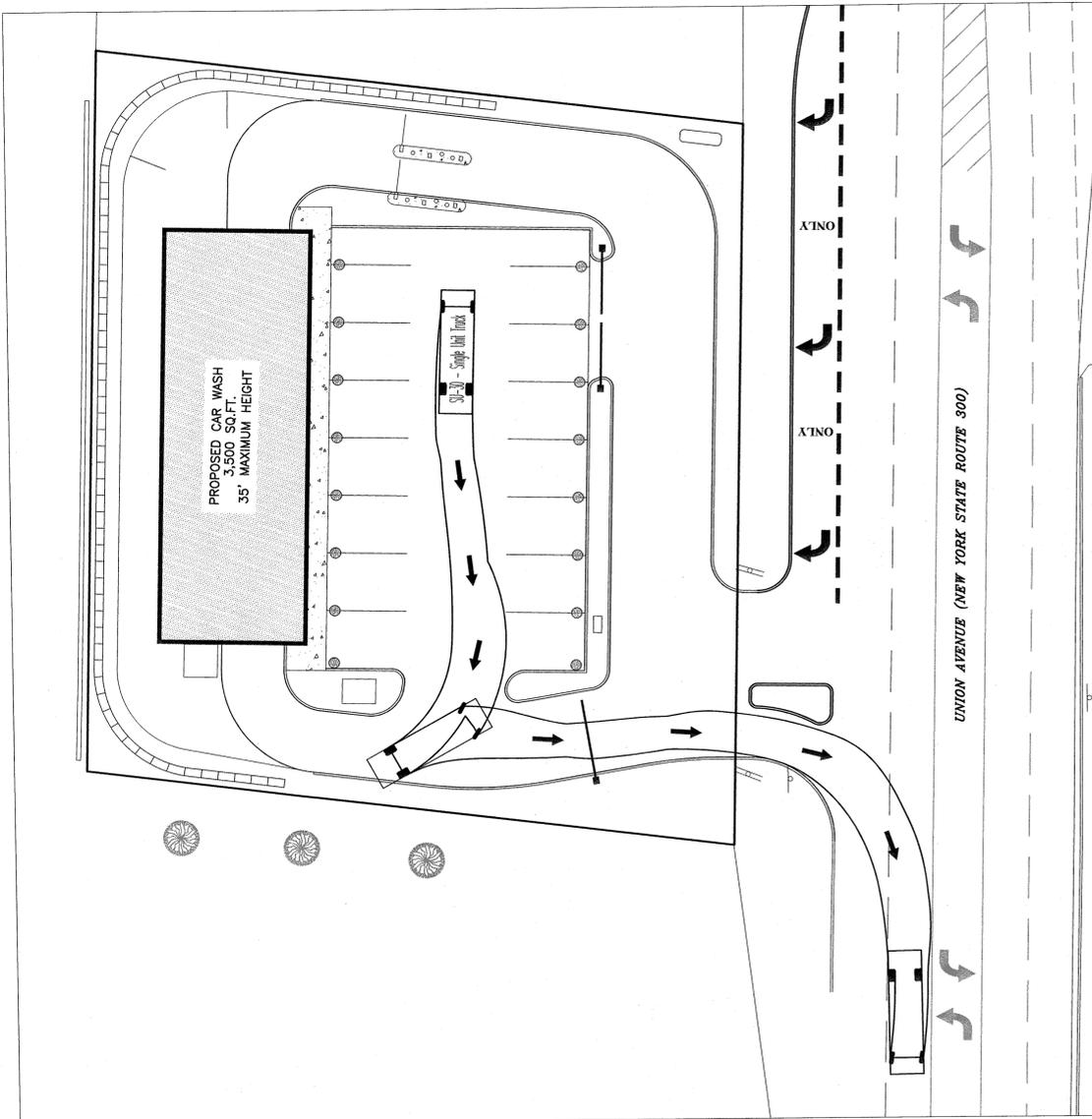
PROJECT TITLE
TURNING ANALYSIS PLAN FOR PASSENGER CAR
 SECTION 95 BLOCK 1 LOT 14.1

O.C.H.D. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 18 OF 19
SCALE AS SHOWN	CAD REFERENCE 31102.01 ENGBASE	PROJECT NUMBER 31102.01

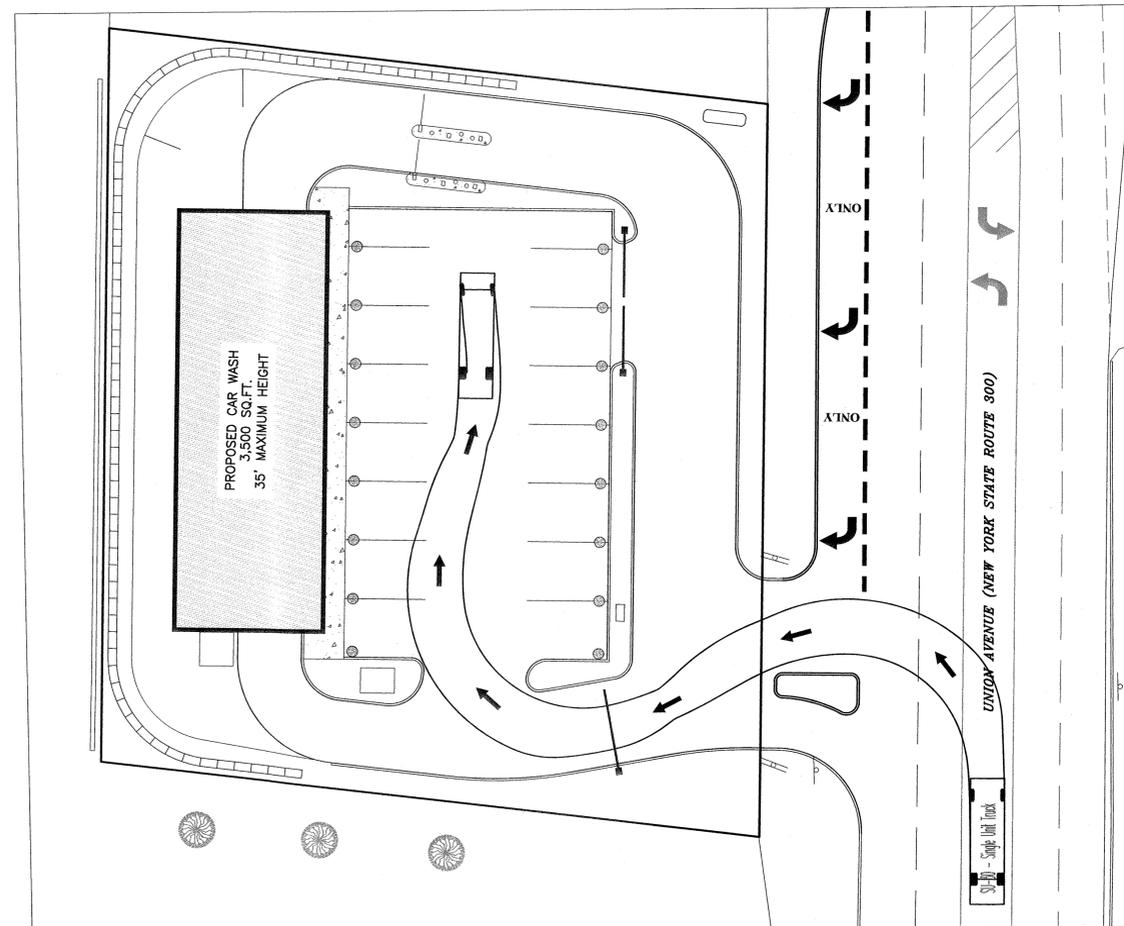




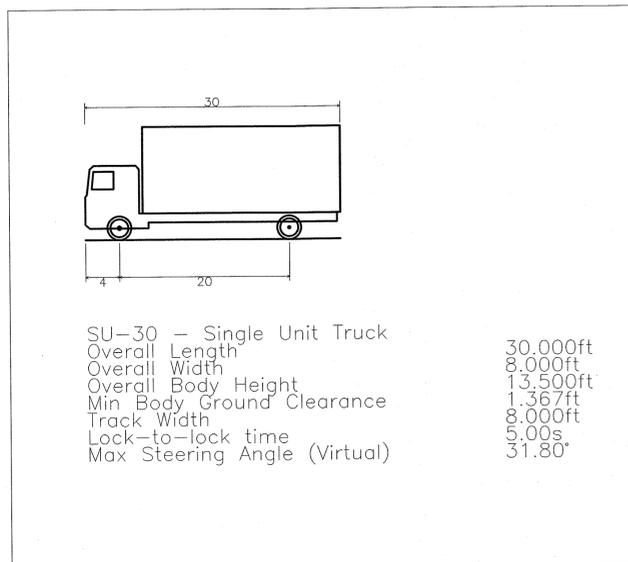
TURNING INTO SITE HEADING SOUTH



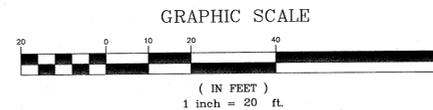
TURNING OUT OF SITE HEADING SOUTH



TURNING INTO SITE HEADING NORTH



DELIVERY TRUCK
SCALE: 1" = 10'



DATE	DESCRIPTION	INITIALS
09-28-23	REVISIONS PER NYS DOT COMMENTS EMAIL 06/30	NR
06-16-23	REVISIONS PER NYS DOT COMMENTS EMAIL 05/31	NR
05-11-23	REVISIONS PER NYS DOT COMMENTS EMAIL 05/05	NR
04-17-23	REVISIONS PER NYS DOT COMMENTS EMAIL 03/27	NR
03-15-23	REVISIONS PER NYS DOT COMMENTS EMAIL 02/09	NR
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11-04-21	REVISIONS PER TOWN COMMENT LETTERS 9/10/21	NR
09-07-21	REVISIONS PER TOWN COMMENT LETTERS 9/12/21	NR
03-18-21	MIRRORED LAYOUT	NR
03-08-21	ORIGINAL PREPARATION DATE	NR

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 284-0808

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 706-4646

JOSEPH A. PIETRZAK, P.E., P.S., L.E.S.
MICHAEL F. PFAU, P.E., L.E.S.

1/28/23

ADS PROPERTIES, LLC
CAR WASH

TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
**TURNING ANALYSIS PLAN
FOR DELIVERY TRUCK**

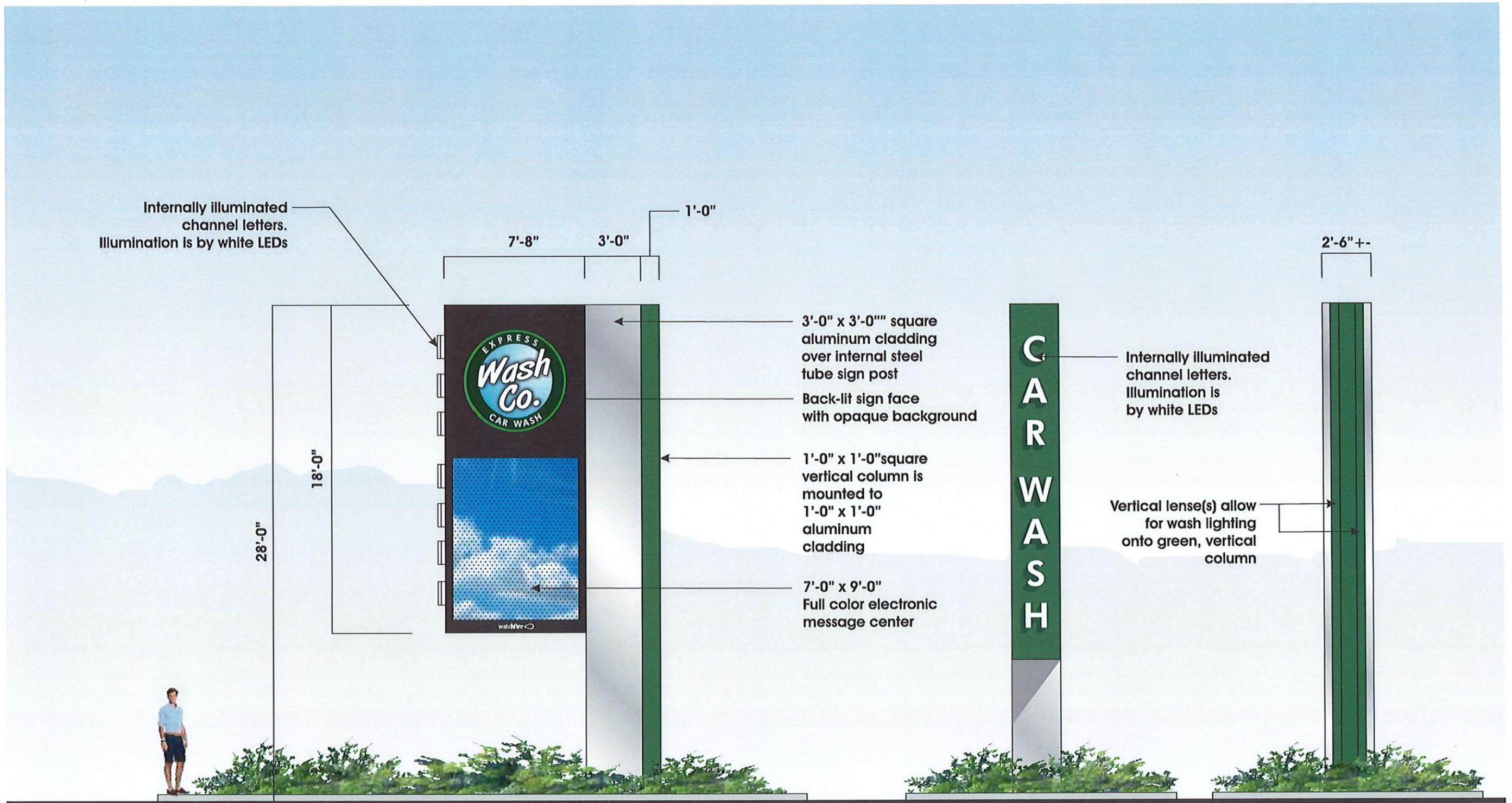
SECTION 95 BLOCK 1 LOT 14.1

DRAWING TITLE
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. N/A OF N/A
D.E.C. SHEET NO. N/A OF N/A
DRAWING NUMBER 19 OF 19

SCALE AS SHOWN
CAD REFERENCE 31102.01 ENBASE
PROJECT NUMBER 31102.01





Elevation View of Proposed D/F ground sign

End views



97 North Clinton Street
 Poughkeepsie, NY 12601
 845-471-4366 - phone
 845-471-0987 - fax
 www.gnsgroupltd.com

Client/Project location:
 Proposed signage
 Wash Co. Car Wash
 Newburgh, NY

File Name:

Date:
 3.30.22
 Scale:
 3/16" = 1'-0"

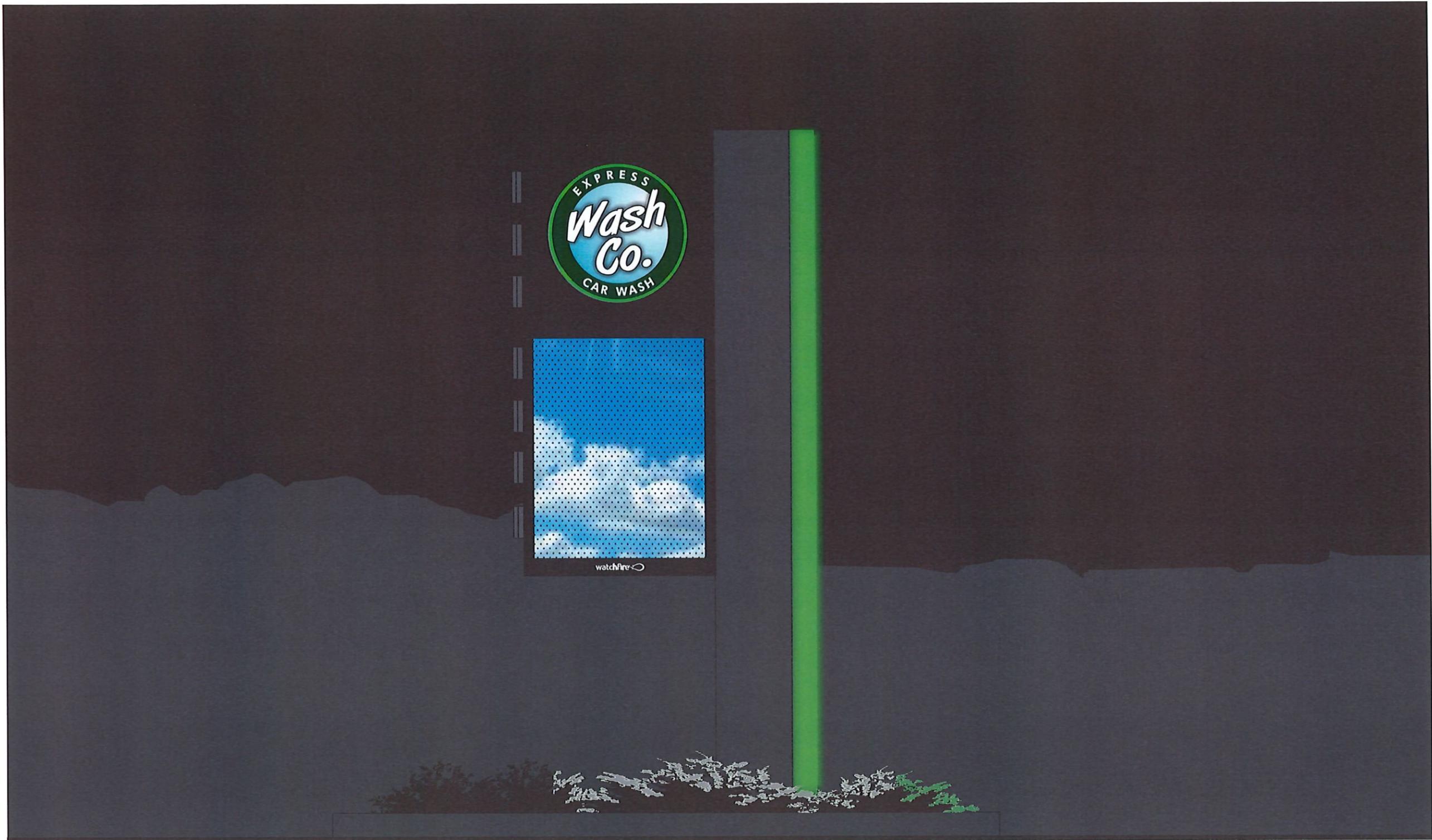
Client Approval: _____
 Date: _____

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Sheet:

W.1



Simulated Illumination detail



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 845-471-0987 - fax
 www.gnsgroupltd.com

Client/Project location:
 Proposed signage
 Wash Co. Car Wash
 Newburgh, NY

File Name:

Date:
 3.30.22
 Scale:
 NTS

Client Approval: _____
 Date: _____

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Sheet:

W.2



Existing condition

1295 NY-300, Newburgh, NY 12550



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 Poughkeepsie, NY 12601
 845-471-4366 - phone
 845-471-0987 - fax
 www.gnsgroupltd.com

Client/Project location:
 Proposed signage
 Wash Co. Car Wash
 Newburgh, NY

File Name:

Date:
 3.30.22
 Scale:
 NTS

Client Approval: _____
 Date: _____

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Sheet:

W.3



Proposed condition



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 Poughkeepsie, NY 12601
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 845-471-0987 - fax
 www.gnsgroupltd.com

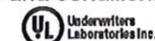
Client/Project location:
 Proposed signage
 Wash Co. Car Wash
 Newburgh, NY

File Name:

Date:
 3.30.22
 Scale:
 NTS

Client Approval: _____
 Date: _____

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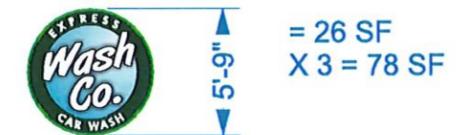
W.4

Internally illuminated
channel letters.
Illumination is by white LEDs

Internally illuminated
channel logo
Illumination is by
white LEDs



Internally illuminated
channel logo
Illumination is by
white LEDs



= 20.5 SF
+ 78 SF = 98.5 SF
where 100 SF is allowed.

Proposed building signage



97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

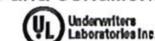
Client/Project location:
Proposed signage
Wash Co. Car Wash
Newburgh, NY

File Name:

Date:
3.30.22
Scale:
NTS

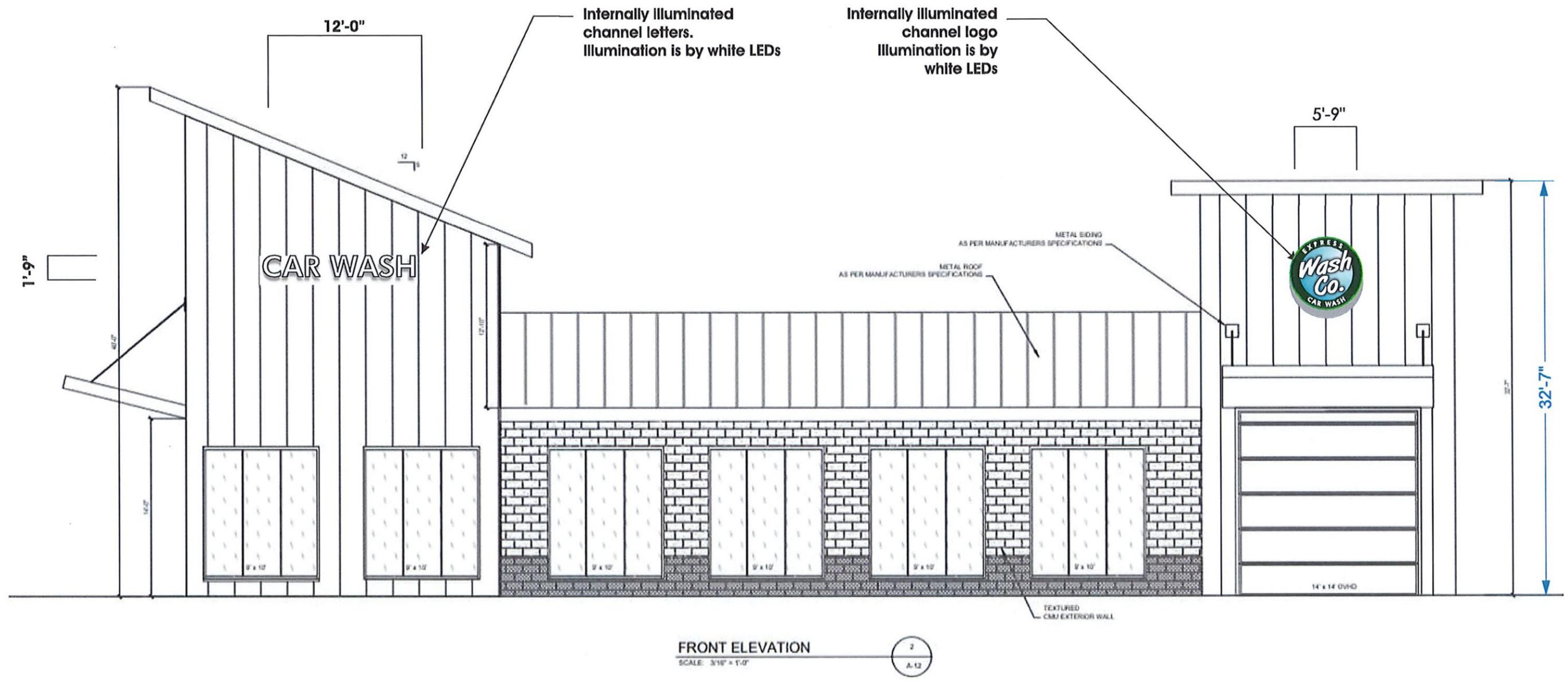
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Date: _____

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Sheet:

W.5



Proposed building signage



97 North Clinton Street
 Poughkeepsie, NY 12601
 845-471-4366 - phone
 845-471-0987 - fax
 www.gnsgroupltd.com

Client/Project location:
 Proposed signage
 Wash Co. Car Wash
 Newburgh, NY

File Name:

Date:
 3.30.22
 Scale:
 1/8" = 1'-0"

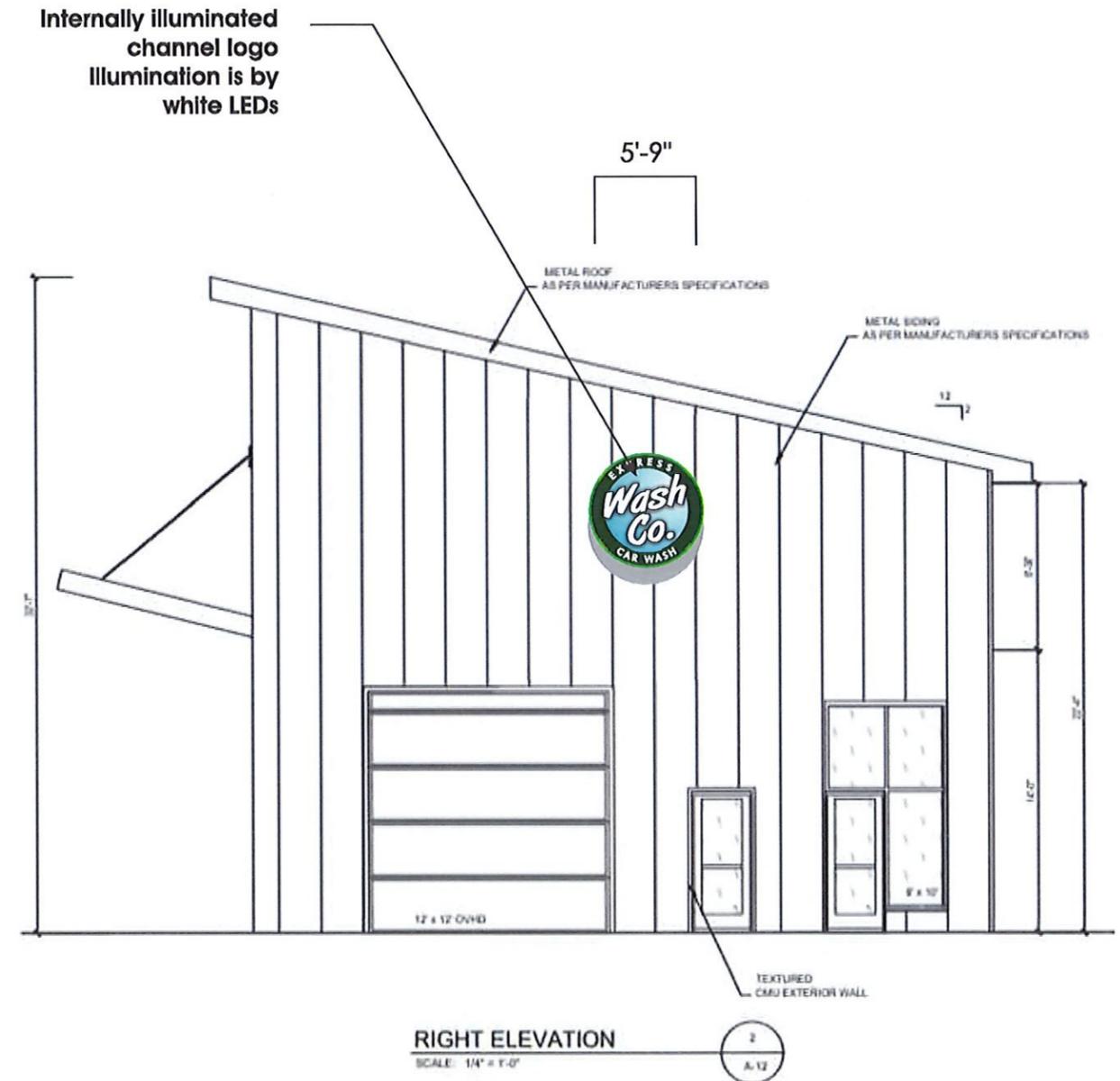
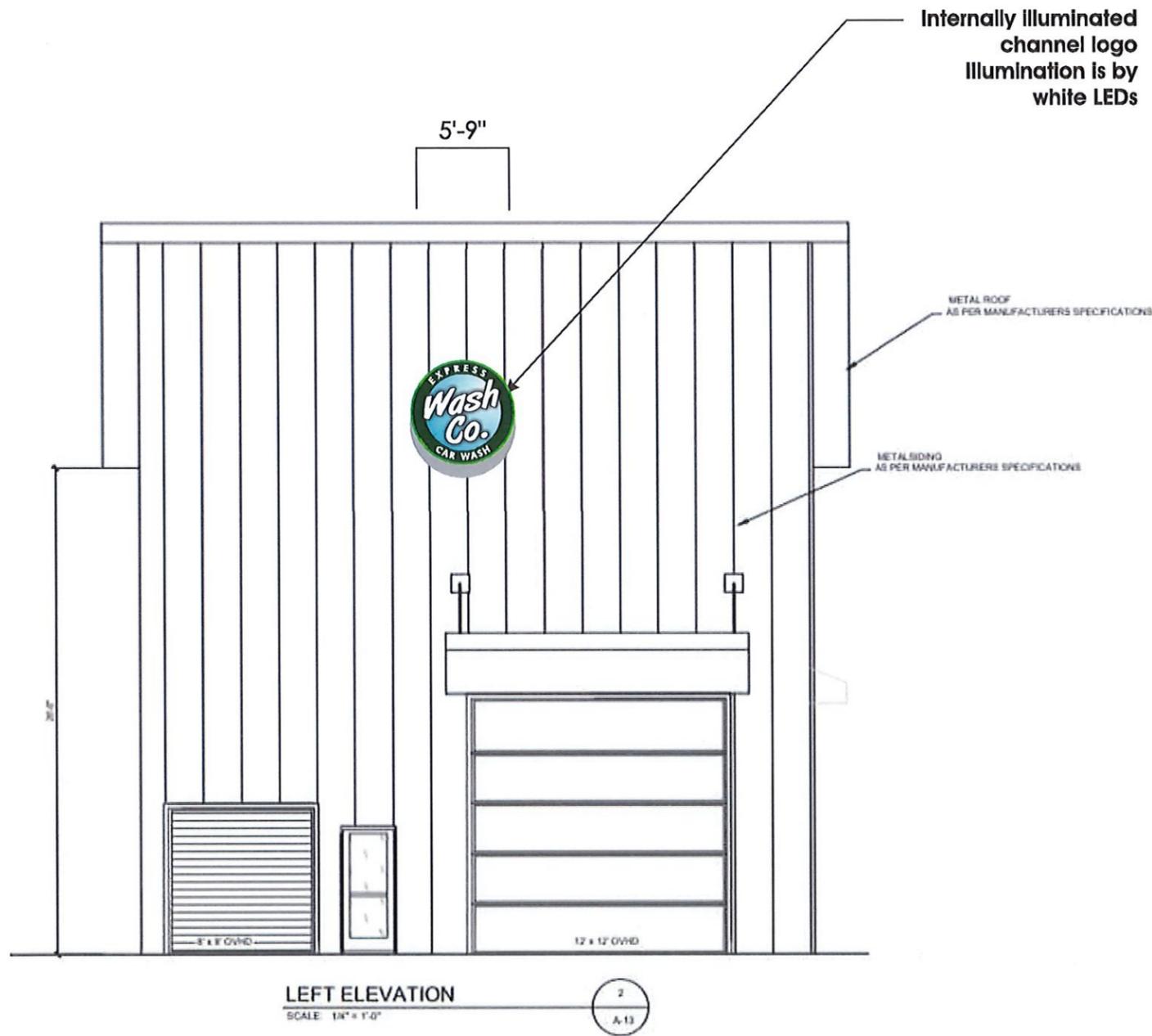
Client Approval: _____
 Date: _____

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Sheet:

W.6



Proposed building signage



97 North Clinton Street
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 845-471-4366 - phone
 845-471-0987 - fax
 www.gnsgroupltd.com

Client/Project location:
 Proposed signage
 Wash Co. Car Wash
 Newburgh, NY

File Name:

Date:
 3.30.22
 Scale:
 1/8" = 1'-0"

Client Approval: _____
 Date: _____

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Sheet:

W.7