



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

**PROJECT:** ADS PROPERTIES/SHEELEY CAR WASH  
**PROJECT NO.:** 21-04  
**PROJECT LOCATION:** SECTION 95, BLOCK 1, LOT 14.1  
**REVIEW DATE:** 11 NOVEMBER 2021  
**MEETING DATE:** 18 NOVEMBER 2021  
**PROJECT REPRESENTATIVE:** PIETRZAK & PFAU

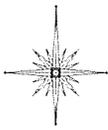
1. NYSDOT approval for revised access and utilities continue to be required.
2. The water service detail for sprinkler system/potable water is provided as an attachment to this comment.
3. Notes should be added to the plans requiring submission of a retaining wall design stamped by a NYS Design Professional prior to issuance of Building Permits on the site.
4. It appears that vehicles stacked within the vacuum cleaning area would obstruct vehicles in the proposed stacking area identified as approximately 14 vehicles.
5. The proposed vehicle stacking plan does not take into account the vacuum unit depicted at the easterly most portion of the vacuum parking lot. The flow seems to be restricted by the vacuum located in this area as well as potential vehicles parked in these locations.
6. The 6 inch sanitary lateral should be connected to the sewer main and not in a sewer manhole. Connections to the sanitary sewer should be made outside of manholes which are provided for access for cleaning and maintenance.
7. A water main connection detail should be provided for the wet tap of the Town water main.
8. Location of the water main should be depicted on the plans.
9. This office has reviewed a Stormwater Pollution Prevention Plan prepared for the project which utilizes a proprietary water quality device along with underparking storage to meet the requirements of the Town of Newburgh Stormwater Management Regulations. Project disturbs less than one acre and does not require coverage under the NYSDEC Permit System.
10. The project requires referral to the Orange County Planning Department.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in dark ink, appearing to read 'Patrick J. Hines', written in a cursive style.

Patrick J. Hines  
Principal  
PJH/kbw



November 4, 2021

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:

- Ten (10) copies of the updated Site Plan Set
- One (1) copy of the Environmental Site Assessment report

Plans have been revised in accordance with the September 10, 2021 MH&E comment letter and the September 12, 2021 Creighton Manning comment letter. The following are responses to the provided comments:

**Responses to MH&E Comment Letter Dated March 12, 2021**

1. The Zoning Board of Appeals reaffirmed the variances for the project at the October 28<sup>th</sup> Zoning Board meeting.
2. Comment Noted. See attached response letter from Colliers Engineering.
3. A demolition permit will be provided to the Building Department prior to any work being completed on site. All existing structures and pavement are to be removed as part of the application. A note to this effect has been included on Drawing #2 of the plan set.
4. The Phase 1 Environmental Site Assessment report has now been provided with this submission.

5. A Sewer Acceptance Letter was sent to the Town Engineer's office on September 29, 2021 and is currently under review with the City of Newburgh.
6. A submission has been made to the NYSDOT for the proposed improvements within the DOT right-of-way.
7. General Note #8 on Drawing #1 along with the Proposed Vehicle Stacking Plan on Drawing #8 have been provided to address the queuing concern.
8. The requirement with the Town's Sprinkler Ordinance will be addressed with the Building Department prior to construction.
9. The proposed water service has been revised to show a 4" ductile iron water line.
10. Comment Noted.
11. Comment Noted.
12. Comment Noted.
13. A geotechnical engineering report is currently being completed for the retaining wall designers. A stamped design will be submitted to the Building Department prior to construction.
14. All vacuum units have now been shown on the updated plans.
15. Comment Noted.
16. Our office is currently working with the Town Engineer to provide the required details with regard to construction of the proposed 4" ductile iron water line.

**Responses to Creighton Manning Comment Letter Dated September 12, 2021 can be found in the attached response letter from Colliers Engineering**

Please place this item on the next available Planning Board agenda for discussion and scheduling of a Public Hearing.

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

Very truly yours,

PIETRZAK & PFAU, PLLC

A handwritten signature in black ink, appearing to read "Nicholas Rugnetta". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Nicholas Rugnetta, Engineer

NR/tmp

attachments

cc: Pat Hines, P.E., w/plan and Environmental Report – via email & regular mail

Dominick Cordisco, Esq., w/plans – via email

Kenneth Wersted, P.E., w/plans – via email

Karen Arent, RLA, w/plans – via regular mail

October 1, 2021

Mr. John Ewasutyn  
 Town of Newburgh Planning Board  
 308 Gardnertown Road  
 Newburgh, NY 12550

Express Car Wash Town of Newburgh, Orange County, NY  
 Colliers Engineering & Design Project No. 21000865A

Dear Mr. Ewasutyn;

The following items are in response to the letter from Creighton Manning, dated September 12, 2021. The items are numbered according to their review comments.

**Traffic Comments/Responses**

- 3. We observed a service rate in March at the Wawayanda tunnel of about 140 cars per hour. The wash equipment can likely be adjusted (sped up or slowed down); the traffic study notes that up to 180 vehicles per hour can be serviced. At that rate, a queue of 22 vehicles could be cleared in about 7 to 8 minutes.

**Response:** Comment noted.

- 4. The traffic study collected traffic counts at two intersections (Stewart Ave and Palmerone Farms/Restaurant Depot) and the Ramada Inn/Super 8 driveway in March 2021. The counts were compared to previous Colliers and NYSDOT data. In this comparison, what was the result? Were March volumes adjusted? If so, up or down, by how much?

**Response:** The recently collected traffic counts (March 2021) were compared with NYSDOT historical data from 2016 (latest available) and previous count data collected by our office for the NYS Route 300/NYS Route 17K intersection (2019).

NYS Route 300 Traffic Volume Comparison				
	2021 <sup>(1)</sup> (Actual Counts)	2019 <sup>(2)</sup>	2016 <sup>(3)</sup>	2021 (Adjusted/Balanced)
AM Peak	1639	1592	1759	2072
PM Peak	2689	2482	2620	2719
Saturday Peak	2797	2806	n/a	2766

(1) Turning movement traffic counts – March 2021  
 (2) NYS Route 300/NYS Route 17K – January/February 2019  
 (3) NYSDOT historical data – November 2016 (latest available)

As shown on the above Table:

- The 2021 adjusted/balanced AM Peak Hour traffic volumes are higher than the 2019 and 2016 traffic volumes.
- The 2021 adjusted/balanced PM Peak Hour traffic volumes are higher than the 2019 and 2016 traffic volumes.
- The 2021 adjusted/balanced Saturday Peak Hour traffic volumes are consistent with the 2019 traffic volumes.

5. The background projects and trip distribution used in the analysis appear reasonable.

**Response:** Comment noted.

6. The trip generation discussion indicates that data provided by the applicant was compared to ITE Trip Generation data for land use code 949 – Car Wash and Detail Center, and the higher trip generation of the two sources was used. The ITE data only includes one data point and it is based on wash stalls. LUC 948 – Automated Car Wash has a closer description of services to what is proposed. This LUC also has limited data – no data for AM peak hour, one to two points for PM peak hour, and one to three points for Saturday. The source of the data used in the Colliers study should be clarified.

**Response:** As noted ITE LUC 949 was used for the AM peak hour. ITE LUC 948 has no data for the AM peak hour.

As discussed in the Traffic Impact Study, trip generation information provided by the Applicant for a similar type of facility for both the PM peak and Saturday peak hours was compared with ITE LUC 949.

For the PM peak hour, the trip generation rate utilized in the TIS (22.86 rate) is higher compared to ITE LUC 949 (19.43 rate) and is also higher than the above mentioned ITE LUC 948(14.28 rate).

Since there was no Saturday Rate for ITE LUC 949, the trip generation rate utilized in the TIS (26.28 rate) was compared to the PM Peak Hour of Generator for ITE LUC 949 (23.43 rate). The TIS rate is slightly lower than the above mentioned ITE LUC 948 (30.28). However, it should be noted that a 15% pass-by/diverted link trip credit was utilized, where a higher credit of 25% or more would be expected based on the existing traffic volumes along NYS Route 300 (union Avenue).

In addition to the above, the trip generation rates were compared to a recent survey at a car wash (Foam & Wash) in Poughkeepsie that exhibited slightly “lower” trip generation rates, PM peak hour rate of 18.98 and Saturday peak hour rate of 23.84, than was utilized in the TIS.

Based on the above comparisons and any slight variation in the anticipated trip generation rates, the conclusion of the TIS would still be applicable, "similar Levels of Service and delays will be experienced at the area intersections under the future No-Build and future Build Conditions. Thus, the proposed car wash facility traffic is not expected to cause any significant impact in the overall operation of the evaluated intersections."

7. Independent of the comment #6, the study estimated 43 trips generated in the AM peak hour, 80 trips in the PM peak hour, and 92 trips in the Saturday peak hour. Once these volumes are distributed through the study area intersections, the resulting increases in delays are negligible. Table 2 (Saturday) lists a 10-second increase in delay but we believe that to be a typo in the No-Build analysis. The applicants engineer should confirm.

**Response:** This is a typo. The Saturday Peak Hour No-Build delay should read 50.1 seconds for the westbound through/left movement, resulting in zero increase in delay.

8. The queue storage and secondary queue storage (through the vacuum area), appears adequate. Should the operation experience demand that exceeds capacity, i.e. cars begin to queue on Route 300, the attendants should be instructed to waive them on, and not accept any new arrivals until adequate on-site storage is provided.

**Response:** Comment noted.

Sincerely,

Colliers Engineering & Design CT, P.C.  
(DBA Maser Consulting Engineering & Land Surveying)



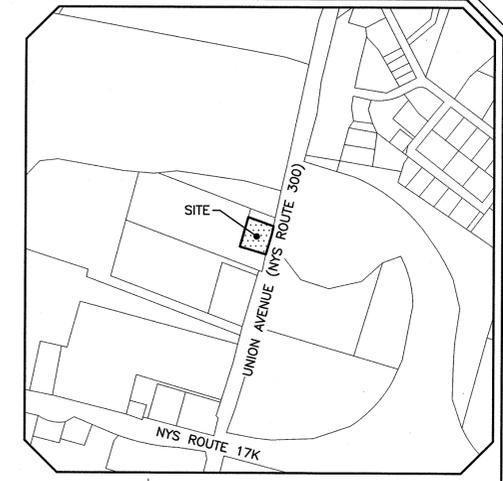
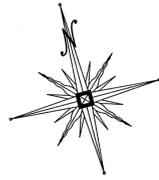
A. Peter Russillo, P.E., PTOE  
Senior Project Manager

cc: N. Rugnetta (via email)  
G. Sheeley (via email)

# 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 (IB) 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

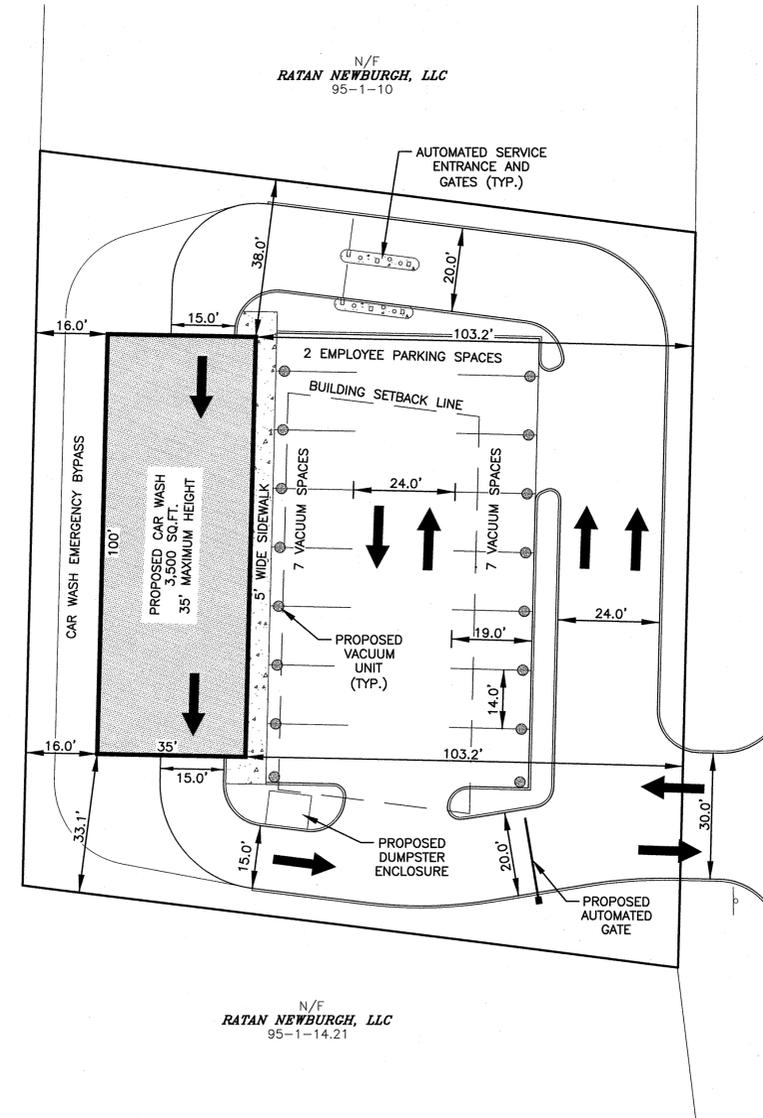
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY 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 EDBA IRON MEGALUG 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-1502N FOR 3/4 AND 1 INCH, MUELLER H-1500N OR B-2500N FOR 1 1/2 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1502-2N FOR 3/4 AND 1 INCH AND MUELLER B-2500N 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.



UNION AVENUE (NEW YORK STATE ROUTE 300)

### PLAN INDEX

SHEET NO.	TITLE
1	SITE PLAN
2	EXISTING CONDITIONS PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	LANDSCAPING & LIGHTING PLAN
6	EROSION CONTROL PLAN
7	DETAIL SHEET (1)
8	DETAIL SHEET (2)

**RECORD OWNER**  
SIMPLEX INC.  
1295 ROUTE 300  
NEWBURGH NY 12550

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

### BULK REQUIREMENTS

ZONE IB (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.)	30	33
BOTH SIDE YARDS (FT.)	80	71**
REAR YARD (FT.)	60	16**
	MAX. PERMITTED	PROVIDED
LOT BUILDING COVERAGE (%)	40	13
BUILDING HEIGHT (FT.)	35	<35
LOT SURFACE COVERAGE (%)	80	78

### \* EXISTING NON-CONFORMITY

- \*\* VARIANCES REQUIRED: BOTH SIDE YARDS - 80' REQUIRED - 65' PROPOSED
- REAR YARD - 60' REQUIRED - 16' PROPOSED
- 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.

DATE	DESCRIPTION	INITIALS
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	REWORKED 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 (945) 294-0606  
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (945) 796-4646

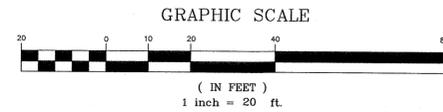
JOSEPH J. PFAU, P.E. LICENSE NO. 056023  
MICHAEL F. CROGAN, P.L.S. LICENSE NO. 056023  
UNIVERSITY OF THE STATE OF NEW YORK  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
DIVISION OF SURVEYING  
1-04-21

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

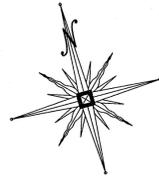
PROJECT TITLE

**SITE PLAN**  
SECTION 95 BLOCK 1 LOT 14.1

O.C.I.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A. OF N.Y.A.	N/A. OF N.Y.A.	1 OF 8
SCALE 1"=20'	CAD REFERENCE 31102.01	PROJECT NUMBER 31102.01



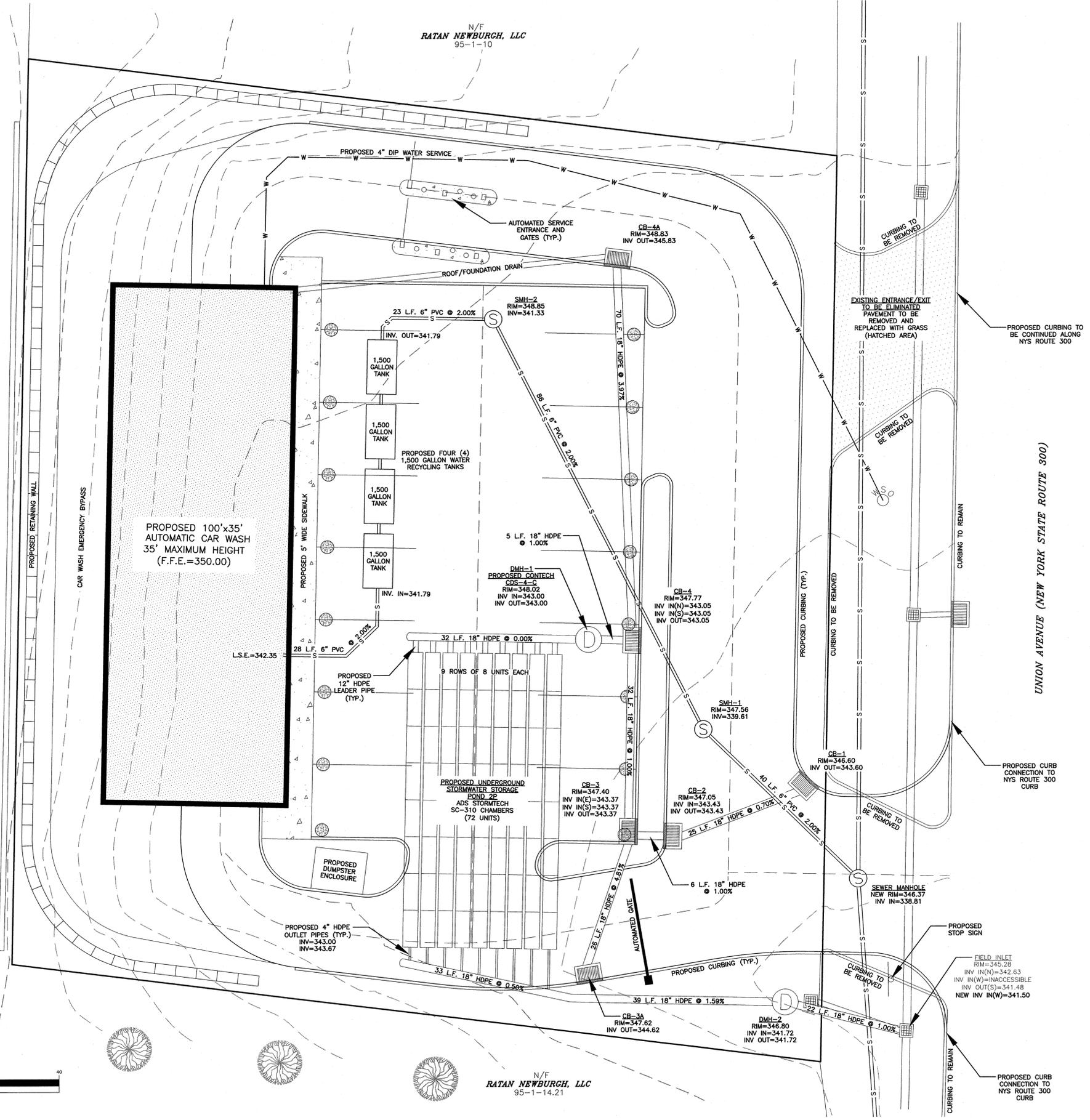




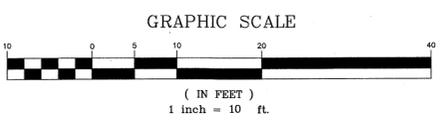
N/F  
RATAN NEWBURGH, LLC  
95-1-10

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

PROPOSED 100'x35'  
AUTOMATIC CAR WASH  
35' MAXIMUM HEIGHT  
(F.F.E.=350.00)



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



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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 COCKENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10824  
(845) 294-0606

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

JOSEPH P. PIETRZAK, LICENSE NO. 160623  
MICHAEL F. PFAU, LICENSE NO. 160623

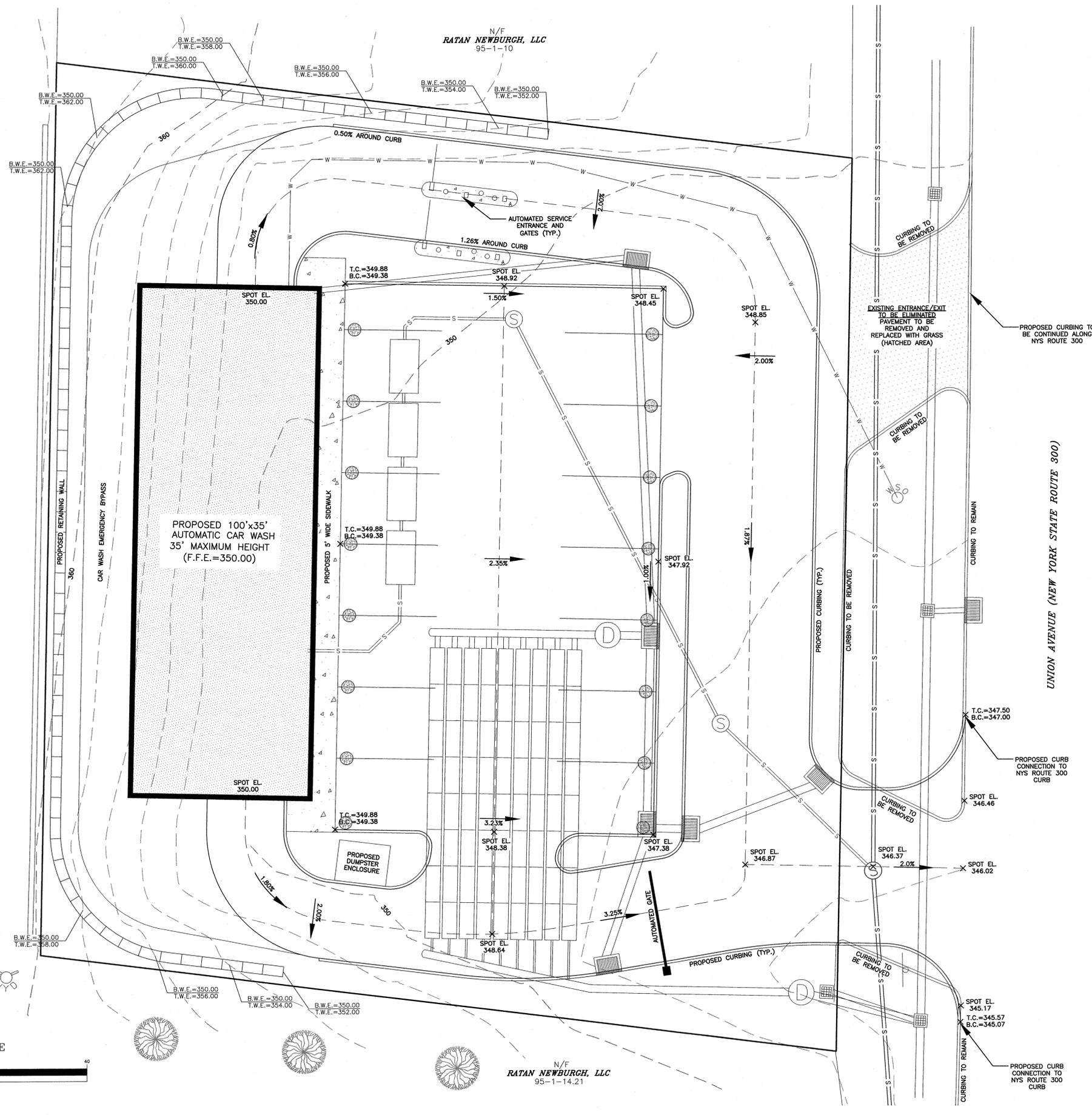
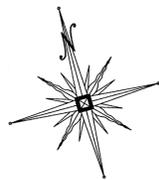
DATE: 11-04-21

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

**UTILITY PLAN**  
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 7209, SUB-DIVISION 2, OF THE N.Y. STATE EDUCATION LAW.

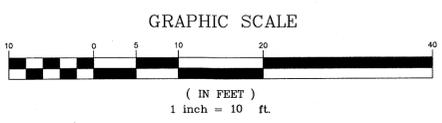
O.C.H.D. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 3 OF 8
SCALE 1"=10'	CAD REFERENCE 31102.01 ENGBASE	PROJECT NUMBER 31102.01



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

PROPOSED 100'x35'  
AUTOMATIC CAR WASH  
35' MAXIMUM HEIGHT  
(F.F.E.=350.00)

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



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

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

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

JOSEPH A. PIETRZAK P.E. LICENSE NO. 650023  
MICHAEL P. PFAU P.E. LICENSE NO. 650023  
TODD A. PIETRZAK P.E. LICENSE NO. 650075  
11-04-21

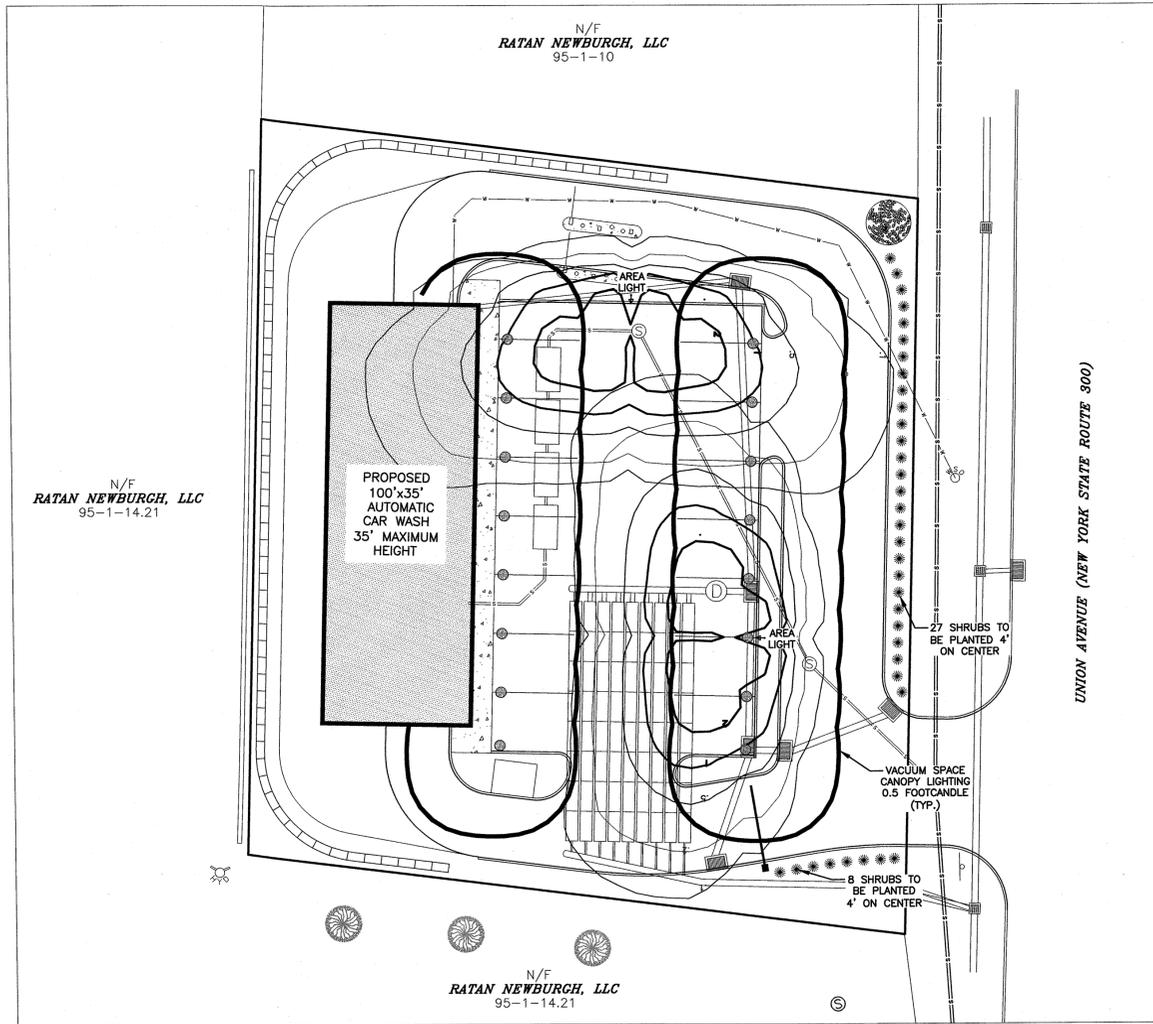
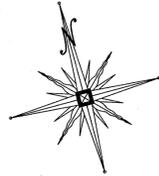
**ADS PROPERTIES, LLC**  
CAR WASH  
TOWN OF NEWBURGH  
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE  
**GRADING PLAN**  
SECTION 95 BLOCK 1 LOT 14.1

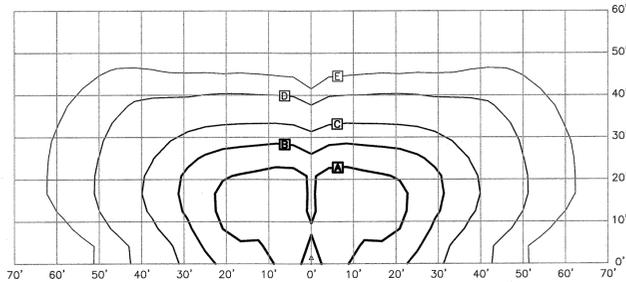
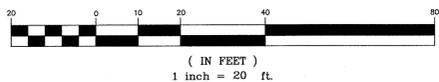
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	4 OF 8

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

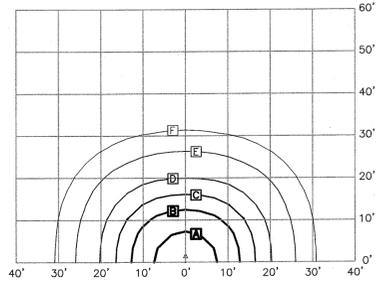


GRAPHIC SCALE



NOTE:  
1. TABLE DEPICTS FOOTCANDLE VALUES FOR AREA LIGHT, 69 WATT - 84 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'

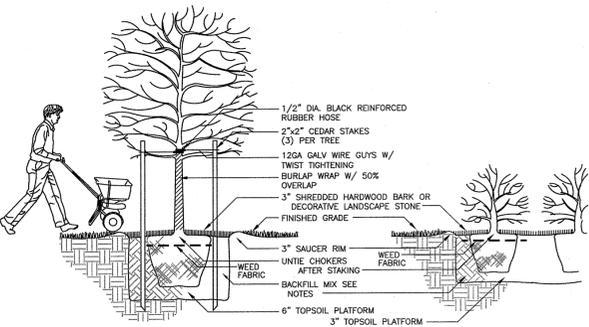


NOTE:  
1. TABLE DEPICTS FOOTCANDLE VALUES FOR A PARKING GARAGE LIGHT, 56 WATT - 50 LED LAMP MOUNTED AT 10 FEET. MODEL XPG3-350 mA COOL WHITE-TYPE 5 AS SUPPLIED BY LSI INDUSTRIES, OR APPROVED EQUAL.

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

SHADE & SCREENING TREE PLANTING SPECIFICATIONS

- TREES SHALL BE BALLED AND BURLAPPED, HARDY AND SUITABLE TO LOCAL SOIL AND CLIMATE, AND SHALL NOT BE LESS THAN TWO AND A HALF INCHES CALIPER MEASURED SIX INCHES ABOVE THE TOP OF THE BALL. TREES SHOULD BE NURSERY GROWN, AND A NURSERY INSPECTION CERTIFICATE SHOULD BE AVAILABLE COVERING ALL TREES. ALL TREES MUST MEET THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK.
- IN GENERAL, EXCAVATIONS FOR PLANTING SHALL BE LARGE ENOUGH TO ACCOMMODATE THE NATURAL SPREAD OF THE ROOT SYSTEM AND AT LEAST TWO TIMES THE WIDTH OF THE BALL OF EARTH SUPPLIED WITH THE TREE. THE PIT SHALL BE ROCK FREE AND REFILLED WITH SEVEN PARTS TOPSOIL AND ONE PART HUMUS AND THE PARENT SOIL DISCARDED. HARDPAN SHALL BE LOOSENED AN ADDITIONAL TWELVE INCHES FROM THE BOTTOM AND SIDE OF PIT. TREES SHALL BE ADEQUATELY FERTILIZED AND WATERED AT THE TIME OF PLANTING AND MULCH WITH THREE INCHES OF APPROVED MULCH IMMEDIATELY AFTER PLANTING. DO NOT PLACE OR MOUND MULCH AGAINST THE TRUNK OF THE TREE.
- TREES SHALL BE STAKED AND GUYED IMMEDIATELY AFTER PLANTING. TREE STAKES SHOULD NOT BE DRIVEN INTO THE BALL OF THE TREE. STAKES SHOULD BE PLACED OUTSIDE THE TREE BALL AS SHOWN IN THE PLANTING DETAIL. STAKES SHALL BE OF CEDAR OR OAK, EIGHT FEET LONG, NO LESS THAN TWO INCHES IN DIAMETER AND DRIVEN INTO THE TREES ROOT SYSTEM. TREES SHOULD BE GUYED TO THE STAKE USING NO. 10 WIRE COVERED WITH RUBBER HOSE OR EQUAL. THE WIRE SHALL BE STAPLED TO THE STAKE IN SUCH A MANNER THAT IT WILL NOT SLIP OR COME INTO CONTACT WITH THE TREE TRUNK. THE TRUNK OF THE TREE SHALL BE PROTECTED WITH TREE WRAPPING PAPER. (AS INDICATED IN THE PLANTING DETAIL).
- REMOVAL OF DEBRIS IS REQUIRED. THE PROPERTY MUST BE LEFT IN A NEAT AND ORDERLY CONDITION IN ACCORDANCE WITH GOOD AND ACCEPTED PLANTING AND TREE SURGERY PRACTICES.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO PLANTING. CONTRACTOR SHALL FIELD ADJUST LOCATION OF SHADE TREES, AS NECESSARY, TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS.
- EXISTING VEGETATION AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE TOPSOILED AND SEEDED UPON COMPLETION OF WORK.
- PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF PROJECT PLANTING. DEAD, DYING, UNHEALTHY AND/OR PLANTS IN POOR CONDITION SHALL BE REPLACED BY THE CONTRACTOR.
- ALL PLANT MATERIAL ON THIS SHEET AND ALL SHEETS ASSOCIATED WITH THIS DRAWING SET MUST MEET THE STANDARDS SET FORTH IN THE LATEST EDITION OF THE AMERICAN NURSERYMAN'S STANDARDS FOR NURSERY STOCK.



TREE AND SHRUB PLANTING DETAIL  
N.T.S.

PLANTING NOTES

- ALL EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PRUNED TO REMOVE DEAD OR DYING BRANCHES. SHRUBS AND TREES SHALL BE PRUNED IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES FOR THE SPECIE OF PLANT BEING PRUNED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATING FOR PLANTING WORK. CONTRACTOR MUST REQUEST FIELD LOCATIONS FROM THE VARIOUS UTILITY COMPANIES PRIOR TO BEGINNING THE WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS, INCLUDING LOCAL ORDINANCES GOVERNING THE WORK.
- THIS LANDSCAPE PLAN DOES NOT CONTAIN OR IMPLY ANY PROVISIONS FOR CONTRACTORS', LABORERS', OR TRANSIENTS' SAFETY OR SECURITY, WHICH IS THE SOLE RESPONSIBILITY OF CONTRACTORS, OWNERS AND OPERATORS.
- PROVIDE AMENDED TOPSOIL BACKFILL FOR ALL NEWLY PLANTED MATERIAL. TOPSOIL FOR BACKFILL SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS: ORGANIC MATTER CONTENT - MIN. 5 % pH RANGE - 5.0 TO 6.5 CLASSIFICATION - SANDY LOAM OR LOAM AGGREGATE - FREE OF STONES 1/2" OR GREATER
- BACKFILL MIXTURE FOR DECIDUOUS TREES AND SHRUBS SHALL BE AMENDED AS FOLLOWS: 1 PART APPROVED TOPSOIL TO 2 PARTS ROTTED LEAF COMPOST OR PEAT MOSS, THOROUGHLY MIXED.
- BACKFILL MIXTURE FOR EVERGREEN TREES AND SHRUBS SHALL BE AMENDED AS FOLLOWS: 1 PART APPROVED TOPSOIL TO 3 PARTS ROTTED LEAF COMPOST OR PEAT MOSS, THOROUGHLY MIXED.
- COMMERCIAL FERTILIZER SHALL BE ADDED TO THE BACKFILL MIXTURE IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. COMMERCIAL FERTILIZER FOR ALL TREES AND SHRUBS SHALL BE HIGH PHOSPHOROUS FERTILIZER WITH AN EQUIVALENT RATING OF 5 - 10 - 5 (NITROGEN, PHOSPHOROUS AND POTASSIUM). EVERGREEN TREES AND SHRUBS TOPDRESS WITH A HIGH NITROGEN GRANULAR FERTILIZER SUCH AS HOLLYSTONE, OR APPROVED EQUAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FOR DECIDUOUS TREES AND SHRUBS, TOPDRESS WITH A HIGH PHOSPHOROUS GRANULAR FERTILIZER, SUCH AS 5 - 10 - 5, COMPLETE GARDEN FERTILIZER, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED IN DURING BACKFILLING AND AFTER PLANTING/MULCHING HAS BEEN COMPLETED.
- PLANT BEDS, HEDGES, GROUPINGS, ETC. SHALL BE THOROUGHLY MULCHED OVER THE ENTIRE BED AREA WITH 3" THICK DOUBLE SHREDDED OAK BARK MULCH, BLACK IN COLOR. PALLETTE MULCH OR OTHER SHREDDED WOOD MULCH IS NOT ACCEPTABLE. MULCH SHALL BE FEATHERED OUT AND NOT PLACED AGAINST THE PLANT STEM.
- ALL BED LINES SHALL BE SMOOTHLY AND UNIFORMLY DEFINED WITH A GARDEN SPADE.
- ALL SPECIMEN ORNAMENTALS, DECIDUOUS TREES, AND EVERGREEN TREES SHALL BE INSPECTED BY THE LANDSCAPE CONTRACTOR OR THE LANDSCAPE ARCHITECT OR ENGINEER FOR COMPLIANCE WITH THE PLANT LIST.
- ALL PLANT MATERIAL SHALL BE HIGH QUALITY, SPECIMEN GRADE MATERIAL, IN VIGOROUS HEALTHY CONDITION. REFERENCED STANDARD FOR PLANT MATERIAL SHALL BE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON, D.C.
- LANDSCAPE CONTRACTORS: LANDSCAPE MATERIALS SHALL BE INSTALLED BY LOCAL COMPANIES FAMILIAR WITH CONDITIONS IN THIS AREA THAT EMPLOY NYS CERTIFIED NURSERY PROFESSIONALS.

TOPSOIL & SEEDING NOTES

- AREAS DESIGNATED TO BE TOPSOILED AND SEEDED SHALL BE TREATED AS FOLLOWS:
- ESTABLISH SUBGRADE TO A SMOOTH, UNIFORM SURFACE ELEVATION 4 INCHES BELOW FINISHED GRADE.
- REMOVE ALL SURFACE STONES 2" OR GREATER FROM THE TOP 2' OF THE SUBGRADE.
- SPREAD HIGH PHOSPHOROUS GRANULAR FERTILIZER OVER THE SUBGRADE AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET.
- SPREAD APPROVED TOPSOIL OVER THE ENTIRE AREA TO A UNIFORM 4" DEPTH (MINIMUM), TO THE REQUIRED FINISHED GRADE ELEVATIONS. REMOVE ALL STONES 3/4" DIA. OR GREATER FROM THE ENTIRE DEPTH OF TOPSOIL. APPLY PULVERIZED LIMESTONE TO THE TOPSOIL AT A RATE DETERMINED BY SOIL TESTING TO MEET REQUIRED pH REQUIREMENTS.
- SPREAD HIGH NITROGEN FERTILIZER (20 - 10 - 10) OVER THE ENTIRE AREA AND RAKE INTO THE TOP 1" OF SOIL, AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET.
- SPREAD SEED MIXTURE UNIFORMLY OVER THE ENTIRE AREA AT A RATE OF 4 POUNDS PER 1000 SQUARE FEET. LIGHTLY RAKE SEED INTO THE TOP 1/4" OF SOIL. MIST THE ENTIRE SEED BED THOROUGHLY WITH CARE NOT TO CREATE EROSION OF SEEDBED.
- STRAW MULCH (UNIFORMLY BLOWN ON) TO A 1/2" BLANKET AND IMMEDIATELY WATER THE MULCH BLANKET.
- TOPSOIL SHALL BE AS SPECIFIED UNDER PLANTING NOTES.
- SEED MIXTURE SHALL BE AS FOLLOWS:
- 20% APPROVED VARIETY OF KENTUCKY BLUEGRASS  
20% FINE BLADED, TURF TYPE, TALL FESCUE  
30% APPROVED VARIETY OF PERENNIAL RYE GRASS  
30% CREEPING RED FESCUE.
- CONTRACTOR SHALL SUBMIT SEED CERTIFICATION PRIOR TO SEEDING.

DECIDUOUS SHRUBS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
☼	35	BUXUS (GREEN GEM)	GREEN GEM BOXWOOD	15" - 24"	CONTAINER

DECIDUOUS TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
🌳	1	ZELKOVA SERRATA	JAPANESE ZELKOVA	1 1/2" TO 3" C	B & B

- NOTE:  
1. THE LANDSCAPING VEGETATION SPECIES SPECIFIED MAY BE MIXED AND MATCHED AT THE LANDSCAPE ARCHITECT OR LANDSCAPER'S DISCRETION, SO LONG AS THE QUANTITY OF VEGETATION SHOWN IS MET.  
2. THE TREE SPECIES PROVIDED SHALL BE LIMITED TO A MAXIMUM GROWTH HEIGHT OF 20 TO 25 FEET.

DATE	DESCRIPTION	INITIALS
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

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC  
282 GEDENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10824  
(845) 294-1000

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

REGISTERED PROFESSIONAL ENGINEER  
MICHAEL F. CHODAN P.E.  
LICENSE NO. 160023

REGISTERED PROFESSIONAL SURVEYOR  
TIMOTHY A. PIETRZAK P.E. S.S. 12003-AP  
LICENSE NO. 050075

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
MICHAEL J. PIETRZAK P.L.A.  
LICENSE NO. 155-2806

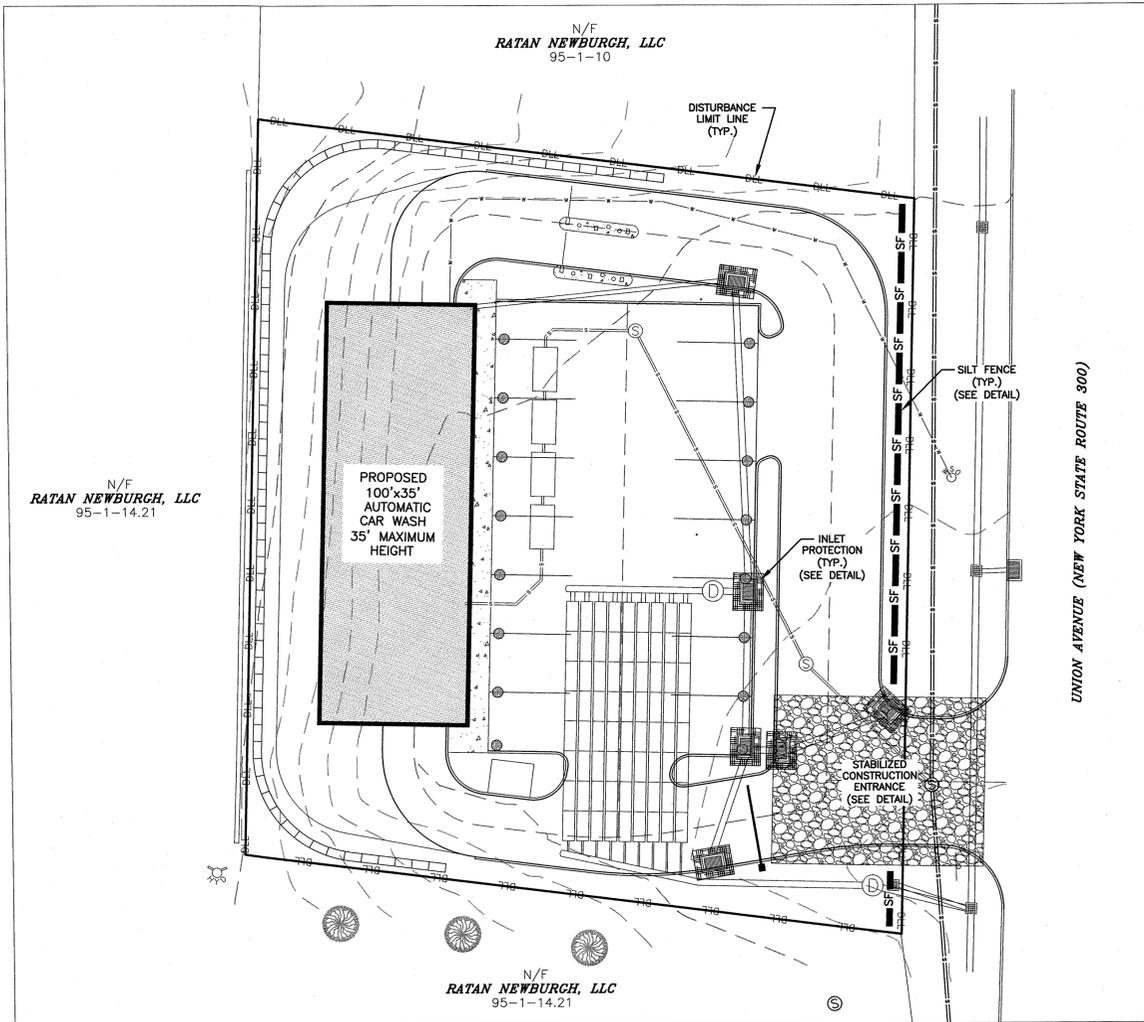
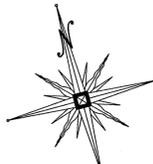
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**ADS PROPERTIES, LLC**  
CAR WASH  
TOWN OF NEWBURGH  
COUNTY OF ORANGE, NEW YORK

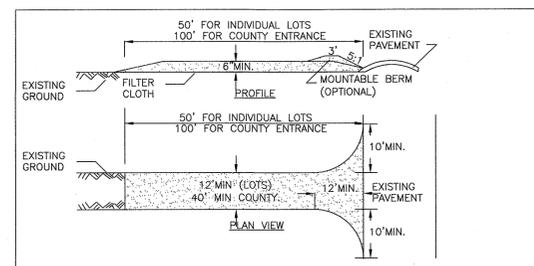
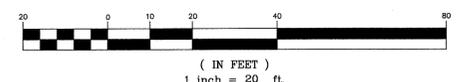
PROJECT TITLE  
**LANDSCAPING & LIGHTING PLAN**  
SECTION 05 BLOCK 1 LOT 14.1

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	5 OF 8
SCALE AS SHOWN	CAD REFERENCE 31102.01 ENBASE	PROJECT NUMBER 31102.01





GRAPHIC SCALE

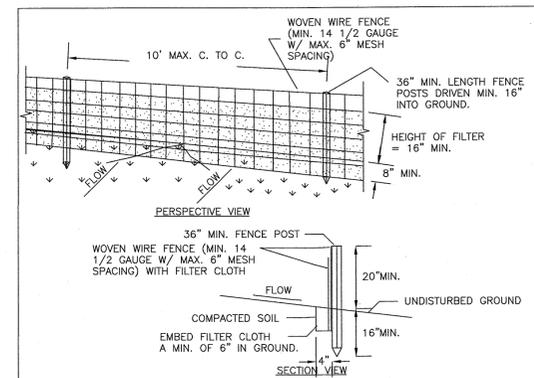


CONSTRUCTION SPECIFICATIONS

- 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 TRACKED 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.

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NATURAL RESOURCES CONSERVATION SERVICE  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED  
CONSTRUCTION  
ENTRANCE

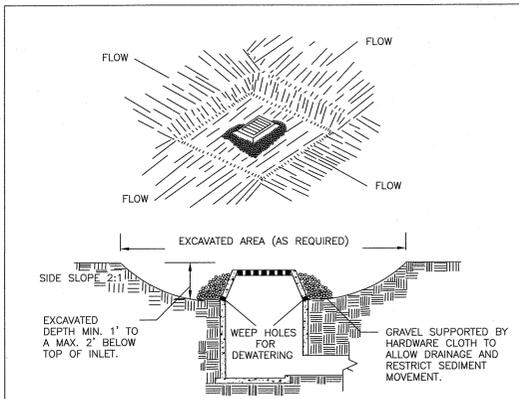


CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH 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.

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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.

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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 AND 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 SEEDED 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 UPSTREAM CONSTRUCTION ACTIVITY.
- CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS OR DRAINAGE SWALES EXCEPT BY MEANS OF BRIDGES AND CULVERTS OR OTHER APPROVED METHODS.
- ALL EMBANKMENTS TO BE GRADED AND SEEDED 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-Mesh® NETTING AS MANUFACTURED BY RoLANKA INTERNATIONAL OR APPROVED EQUIVALENT. NETTING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

**GENTLE SLOPES AND FLAT AREAS**

- AREAS SHALL BE SEEDED BY HYDROSEEDING OR BROADCASTING WITH THE MIXTURES AND RATES INDICATED ON THE PERMANENT SEEDING MIXTURE SCHEDULE. HYDROSEEDED 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 SEEDED BY BROADCASTING SHALL BE LIGHTLY RAKED AND PACKED PRIOR TO PLACING MULCH.

**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**

SPECIES	APPLICATION RATE
EMPIRE BIRDSFOOT TREFLOI	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 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

**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 CLOUDS 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, STICKS 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.

DATE	REVISIONS	INITIALS
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, P.L.L.C.  
282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924  
(845) 284-9800

2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701  
(845) 796-4846

ROBERT J. PIETRZAK LICENSE NO. 08894-0  
MICHAEL F. CERRANO P.L.S. LICENSE NO. 05023

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.

DATE: 11-07-21

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

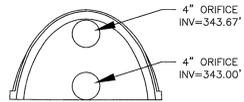
**EROSION CONTROL PLAN**  
SECTION 95 BLOCK 1 LOT 14.1

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	6 OF 8
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	31102.01 ENGBASE	31102.01

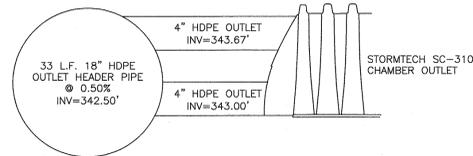




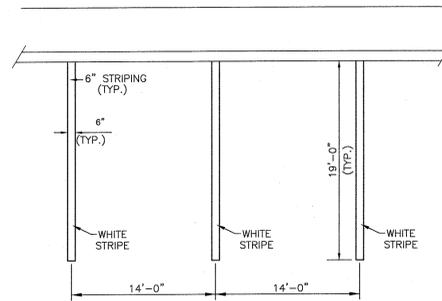
**STORMTECH SC-310 CHAMBER INLET END SECTION**  
N.T.S.



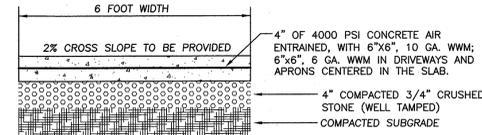
**STORMTECH SC-310 CHAMBER OUTLET END SECTION**  
N.T.S.



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

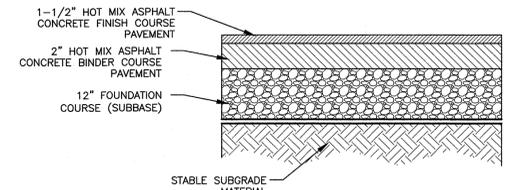


**VACUUM SPACE PARKING STRIPING DETAIL**  
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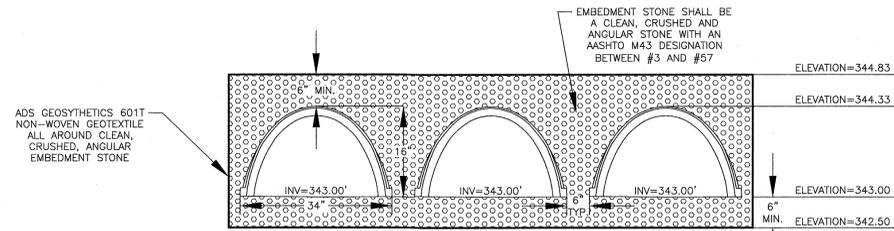


- NOTES:**
1. FINISH TO BE BROOM FINISH AT 90° TO EACH SUCCEEDING SLAB.
  2. JOINTER TO BE 1" DEEP. JOINT SPACING SHALL BE EQUAL TO WIDTH OF WALK FOR SPACING.
  3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT AT 20' O.C. AND WHERE SIDEWALK IS AGAINST CONCRETE CURBS, BUILDINGS, AND OTHER STRUCTURES.

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

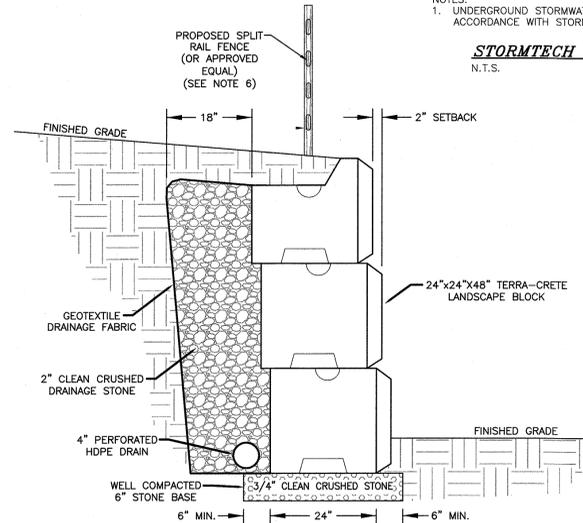


**ACCESS DRIVES & PARKING AREA CROSS-SECTION**  
N.T.S.



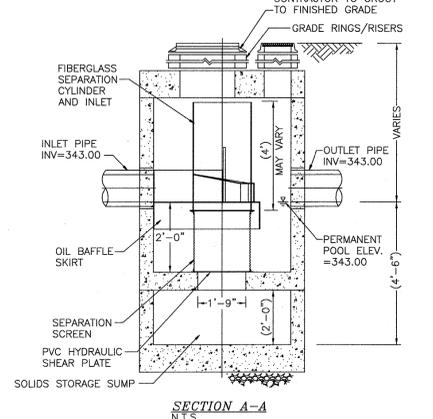
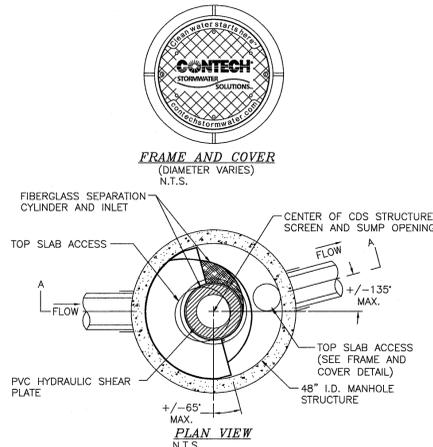
- NOTES:**
1. UNDERGROUND STORMWATER STORAGE CHAMBERS ARE TO BE INSTALLED IN ACCORDANCE WITH STORMTECH SC-310 SPECIFICATIONS.

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



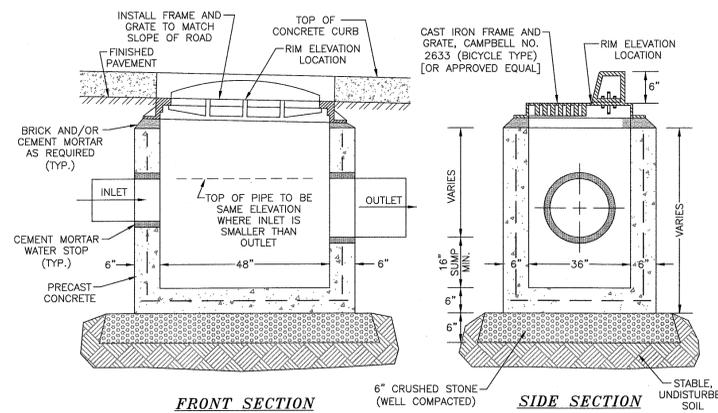
- NOTES:**
1. PROPOSED CONCRETE BLOCK RETAINING WALL TO BE A TERRA-CRETE BLOCK RETAINING WALL, OR APPROVED EQUAL.
  2. DESIGN FOR THE RETAINING WALL SHOWN HEREON SHALL BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE TOWN BUILDING INSPECTOR FOR RECORD PRIOR TO CONSTRUCTION. SUCH 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 AFOREMENTIONED 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.



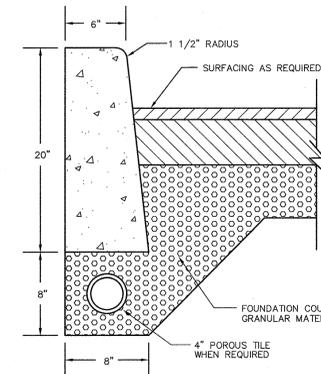
- NOTES:**
1. CDS-4-C (CDS2015-4) RATED TREATMENT CAPACITY IS 1.0 CFS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS. DESIGN WATER QUALITY FLOW TO PROPOSED UNIT IS 0.85 CFS. DESIGN 100 YEAR STORM FLOW TO PROPOSED UNIT IS 5.32 CFS.
  2. CONTECH TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
  3. STRUCTURE AND CASTINGS SHALL MEET ASHTO H20 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.



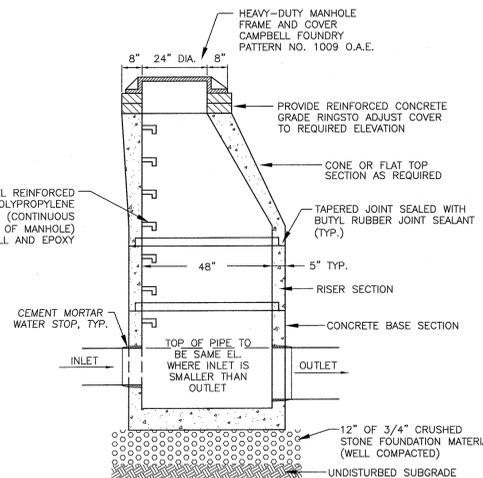
- NOTES:**
1. FRAME AND GRATE ARE TO BE INSTALLED TO MATCH SLOPE OF ROAD.
  2. WHERE A STRAIGHT TYPE (FLAT) GRATE IS REQUIRED, USE CAMPBELL NO. 3085, OR APPROVED EQUAL.
  3. PRECAST STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS SHALL BE PROVIDED FOR ALL BASINS GREATER THAN FOUR FEET IN DEPTH.
  4. BACKFILL 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.

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



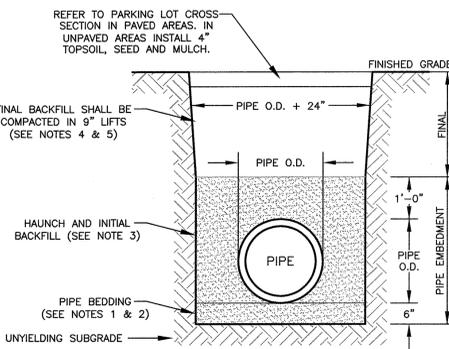
- NOTES:**
1. CURB SHALL BE CAST IN PLACE.
  2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 (TEN) FOOT INTERVALS.
  3. CONCRETE TO BE 1:2:3 MIX DESIGN, AIR ENTRAINED WITH DUREX OR EQUAL.
  4. CONCRETE TO TEST 4,000 PSI AT 28 DAYS.

**CONCRETE CURB DETAIL**  
N.T.S.



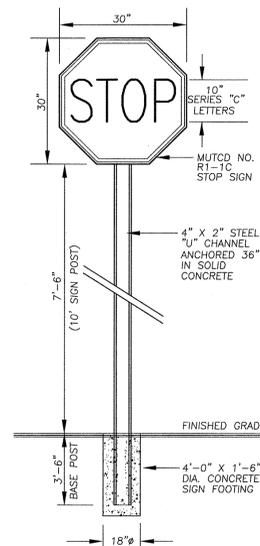
- NOTES:**
1. CONCRETE COMPRESSIVE STRENGTH - 4000 PSI AT 28 DAYS.
  2. MANHOLE SPECIFICATIONS TO CONFORM TO ASTM DESIGNATION C478, LATEST REVISION.
  3. MANHOLE TO BE SUITABLE FOR H-20 LOADING

**DRAINAGE MANHOLE DETAIL**  
N.T.S.



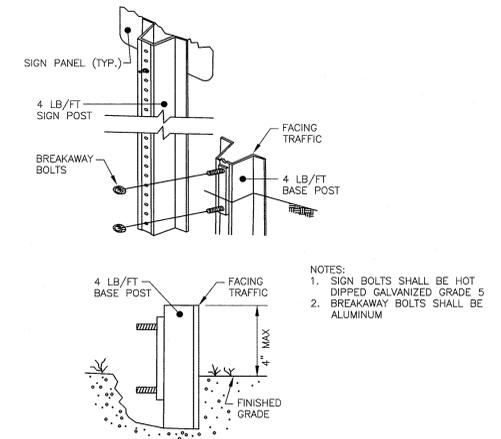
- NOTES:**
1. THE PIPE BARREL SHALL BE SUPPORTED, ALONG ITS ENTIRE LENGTH, ON A MINIMUM OF SIX (6) INCHES OF 3/4" CLEAN CRUSHED STONE.
  2. IF ROCK IS ENCOUNTERED, THE EXCAVATION SHALL BE CARRIED 8" BELOW THE BOTTOM OF THE PIPE.
  3. THE HAUNCH AND INITIAL BACKFILL MATERIAL SHALL BE THE SAME AS THE PIPE 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.



- NOTES:**
1. ALL SIGNAGE MUST BE MOUNTED ON BREAK-AWAY POSTS.
  2. SIGN TO BE 30"x30" 3M OR EQUAL HI INTENSITY PRISMATIC GRADE STOP SIGN OR APPROVED EQUAL.
  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

**STOP SIGN DETAIL**  
N.T.S.



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

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

DATE	DESCRIPTION	INITIALS
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

MAP CHECK DATE: 06/06/20 INITIALED BY: --

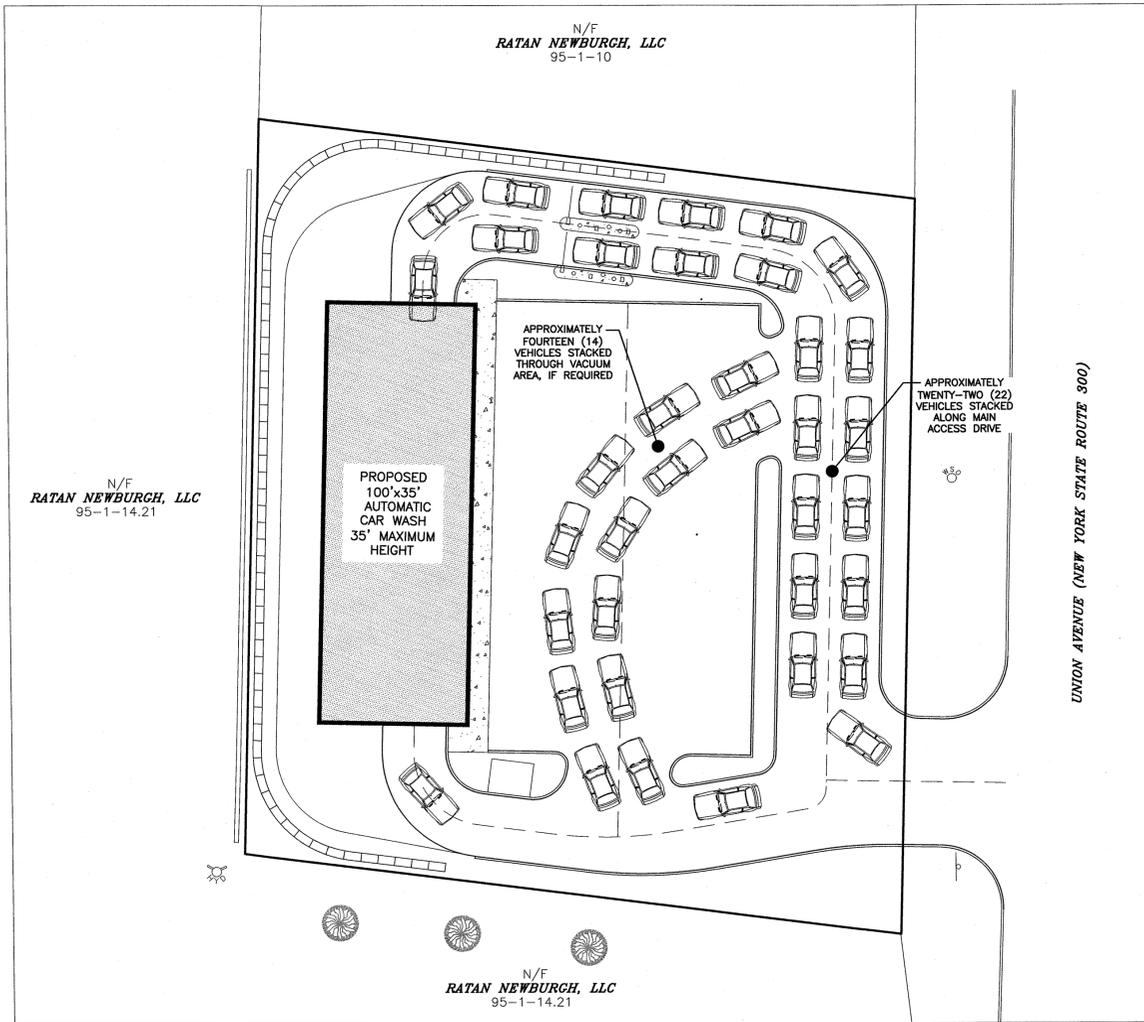
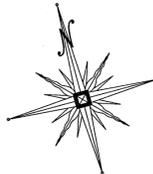
**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC  
262 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 284-0606  
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-6646

JOSEPH F. PIETRAK, LICENSE NO. 060686  
MICHAEL P. CROGGAN, P.E., LICENSE NO. 056023  
VINCENT A. PIETRZAK, P.E., LICENSE NO. 050076  
P.E. LICENSE NO. 050076 (PLS. DEGREE NO. 050076)

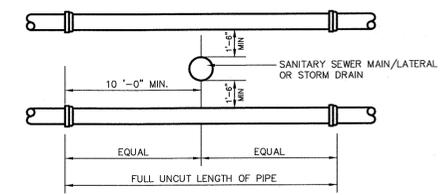
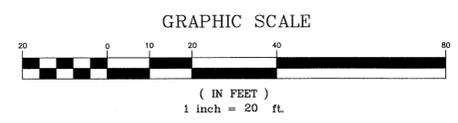
**ADS PROPERTIES, LLC**  
CAR WASH  
TOWN OF NEWBURGH  
COUNTY OF ORANGE, NEW YORK

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 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 7 OF 8  
SCALE N.T.S.  
CAD REFERENCE 31102.01 ENGBASE  
PROJECT NUMBER 31102.01





**PROPOSED VEHICLE STACKING PLAN**



- NOTES:**
1. POSITION MIDPOINTS OF SEWER & WATER PIPE LENGTHS AT THE POINT OF CROSSING
  2. SEPARATIONS APPLY TO WATER SERVICE LINES AS WELL AS WATER MAINS
  3. VERTICAL SEPARATION BETWEEN STORM DRAINAGE AND SEWER TO BE 0'-6" MINIMUM.

**VERTICAL SEPARATION**

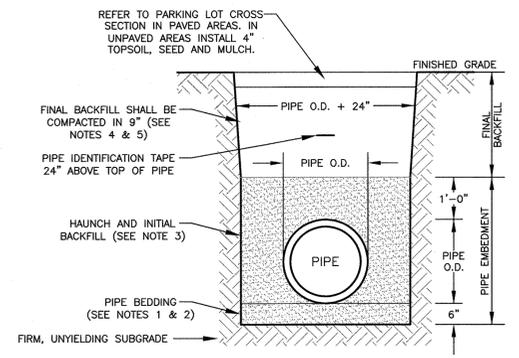


- NOTES:**
1. ANY DEVIATION FROM THE MINIMUM HORIZONTAL & VERTICAL SEPARATION DISTANCES MUST SPECIFICALLY BE APPROVED BY ENGINEER
  2. SEPARATIONS APPLY TO WATER SERVICE LINES AS WELL AS WATER MAINS
  3. WHERE IT IS IMPOSSIBLE TO MAINTAIN THE REQUIRED 10' SEPARATION THE SEWER SHALL BE CONSTRUCTED OF MECHANICAL JOINT D.I. PIPE, PRESSURE TESTED TO 150 PSI PRIOR TO BACKFILLING.

**HORIZONTAL SEPARATION**

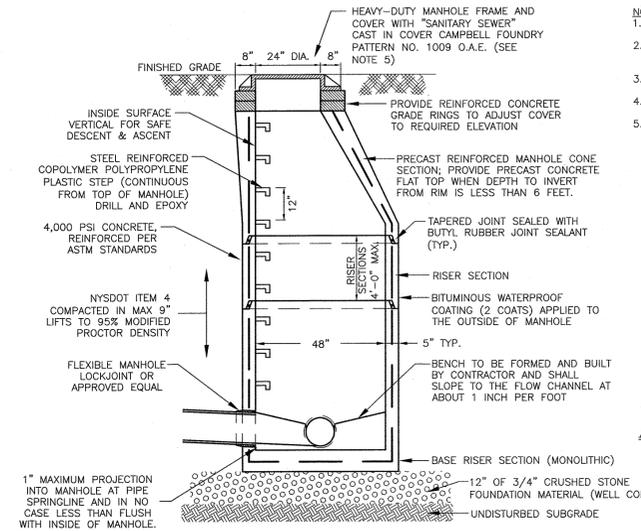
**NOTE:**  
THE SEPARATION REQUIREMENT SHALL CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES, CODES, RULES, REGULATIONS AND LAWS AS THEY APPLY. ANY DEVIATION FROM THE ABOVE SEPARATION REQUIREMENTS SHALL REQUIRE WRITTEN APPROVAL FROM THE ORANGE COUNTY DEPARTMENT OF HEALTH.

**SANITARY SEWER/WATER/STORM DRAINAGE SEPARATION REQUIREMENTS**

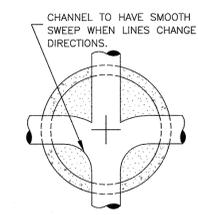


- NOTES:**
1. THE PIPE BARREL SHALL BE SUPPORTED, ALONG ITS ENTIRE LENGTH, ON A MINIMUM OF SIX (6) INCHES OF 3/4" CLEAN CRUSHED STONE OR COARSE SAND AS APPROVED BY THE WATER/SEWER SUPERINTENDENT.
  2. IF ROCK IS ENCOUNTERED, THE EXCAVATION SHALL BE CARRIED 8" BELOW THE BOTTOM OF THE PIPE.
  3. THE HAUNCH 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 8" 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 BEDDING & BACKFILL DETAIL**



- NOTES:**
1. MANHOLE TO MEET CURRENT REQUIREMENTS OF ASTM C-478.
  2. GRADE RINGS TO BE REDUCED TO THE MAXIMUM EXTENT PRACTICAL. IF USED, PARSE COAT THE INSIDE.
  3. MANHOLE TO BE SUITABLE FOR H-20 LOADING.
  4. SEWER MANHOLE EXTERIOR MUST BE 100% BITUMINOUS COATED.
  5. THE FORCEMAIN TERMINATION MANHOLE (SHOWN ON SHEET 16) SHALL HAVE A LOCKABLE LID FITTED WITH A WEDGE TYPE CAMLOCK IN CONJUNCTION WITH WATERTIGHT GASKETS



**MANHOLE BASE PLAN**

**SANITARY SEWER MANHOLE DETAIL**

DATE	DESCRIPTION	INITIALS
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) 294-0066  
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-4646

**JOSEPH J. PIETRZAK P.E.** LICENSE NO. 166023  
**MICHAEL F. CROGAN P.L.S.** LICENSE NO. 166023

SIGNATURE: [Signature] DATE: 11-04-21

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

**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.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	8 OF 8

SCALE AS SHOWN	CAD REFERENCE	PROJECT NUMBER
	31102.01 ENGBASE	31102.01

