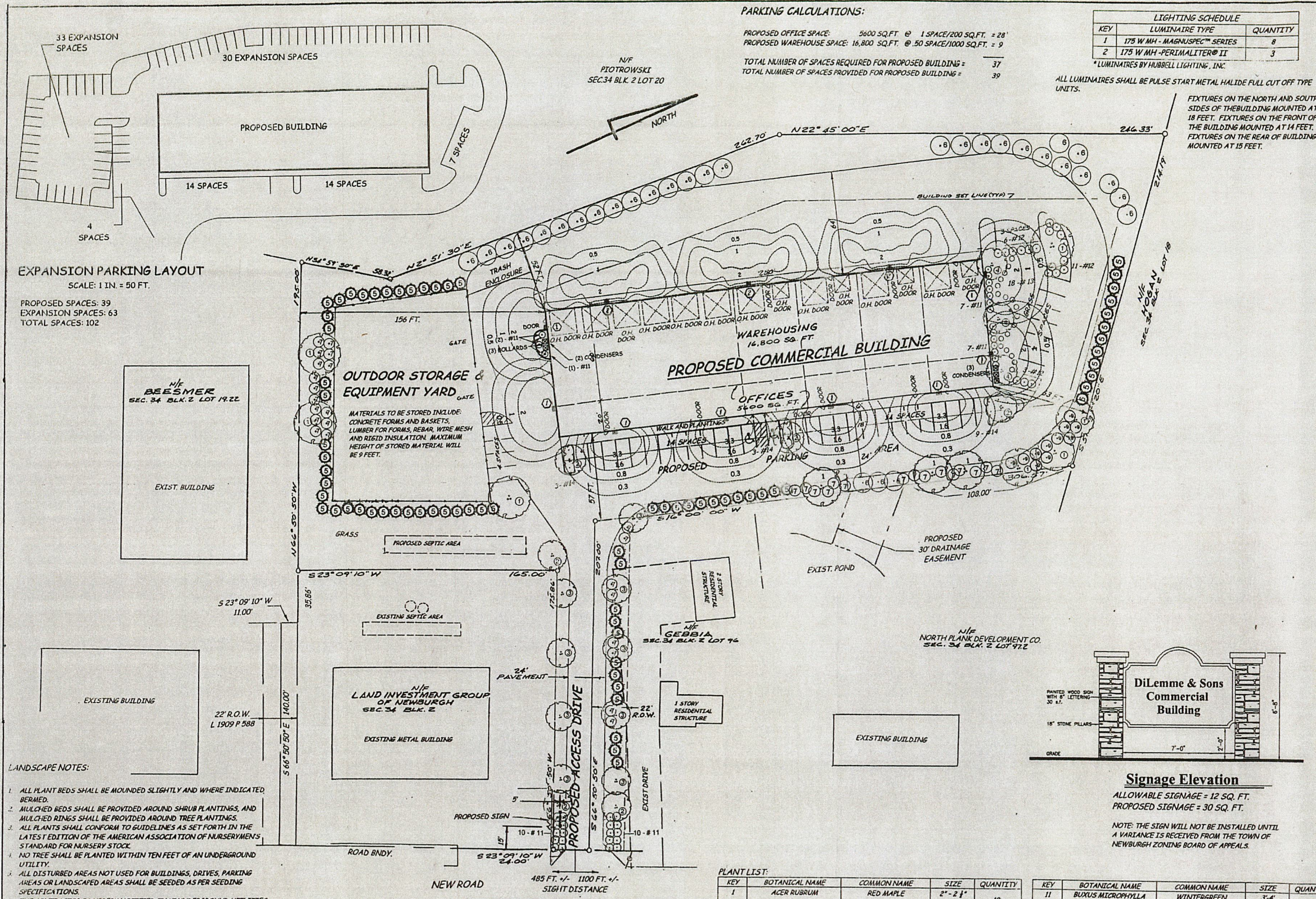


N



EXPANSION PARKING LAYOUT
SCALE: 1 IN. = 50 FT.

PROPOSED SPACES: 39
EXPANSION SPACES: 63
TOTAL SPACES: 102

LANDSCAPE NOTES:

- ALL PLANT BEDS SHALL BE MOUNDED SLIGHTLY AND WHERE INDICATED, BERMED.
- MULCHED BEDS SHALL BE PROVIDED AROUND SHRUB PLANTINGS, AND MULCHED RINGS SHALL BE PROVIDED AROUND TREE PLANTINGS.
- ALL PLANTS SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK.
- NO TREE SHALL BE PLANTED WITHIN TEN FEET OF AN UNDERGROUND UTILITY.
- ALL DISTURBED AREAS NOT USED FOR BUILDINGS, DRIVES, PARKING AREAS OR LANDSCAPED AREAS SHALL BE SEEDED AS PER SEEDING SPECIFICATIONS.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST AND HE SHOULD DETERMINE THE EXACT LOCATIONS OF SAID UTILITIES PRIOR TO STARTING WORK. DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ON ALL DISTURBED AREAS NOT USED FOR BUILDINGS, DRIVES OR PARKING AREAS, THE CONTRACTOR SHALL INSTALL 6" MINIMUM OF TOPSOIL COMPOST MIX.
- ALL PLANTS SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE MISSING, MORE THAN 25% DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT APPEAR UNHEALTHY OR UNSTABLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES. ANY TREE THAT LOSES THE MAIN LEADER SHALL BE REPLACED. PLANT MATERIAL SHALL BE INSPECTED BY THE TOWN OF NEWBURGH'S LANDSCAPE ARCHITECTURAL CONSULTANT UPON COMPLETION OF WORK AND DURING EVERY GROWING SEASON FOR TWO YEARS. PLANTS THAT NEED REPLACEMENT SHALL BE NOTED ON AN INSPECTION REPORT, AND MUST BE REPLACED BY THE OWNER OR LANDSCAPE CONTRACTOR WITHIN TWO MONTHS OF THE RECEIPT OF THE INSPECTION REPORT OR WITHIN TWO MONTHS FROM THE NEXT FOLLOWING GROWING SEASON.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE TOWN OF NEWBURGH'S LANDSCAPE ARCHITECTURAL CONSULTANT.

PARKING CALCULATIONS:

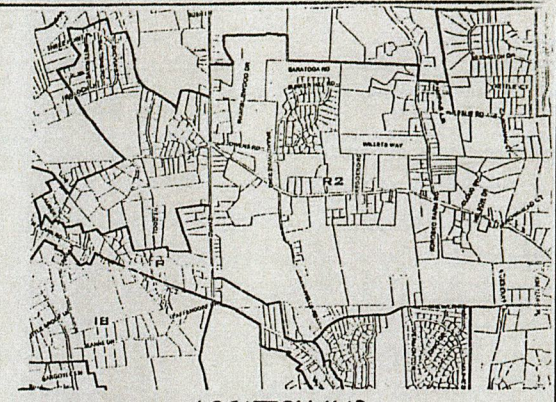
PROPOSED OFFICE SPACE: 5600 SQ.FT. @ 1 SPACE/200 SQ.FT. = 28'
PROPOSED WAREHOUSE SPACE: 16,800 SQ.FT. @ 50 SPACE/1000 SQ.FT. = 9'
TOTAL NUMBER OF SPACES REQUIRED FOR PROPOSED BUILDING = 37
TOTAL NUMBER OF SPACES PROVIDED FOR PROPOSED BUILDING = 39

LIGHTING SCHEDULE		
KEY	LUMINAIRE TYPE	QUANTITY
1	175 W MH - MAGNUSPEC™ SERIES	8
2	175 W MH - PERIMETER® II	3

* LUMINAIRES BY HUBBELL LIGHTING, INC.

ALL LUMINAIRES SHALL BE PULSE START METAL HALIDE FULL CUT OFF TYPE UNITS.

FIXTURES ON THE NORTH AND SOUTH SIDES OF THE BUILDING MOUNTED AT 18 FEET. FIXTURES ON THE FRONT OF THE BUILDING MOUNTED AT 14 FEET. FIXTURES ON THE REAR OF BUILDING MOUNTED AT 15 FEET.



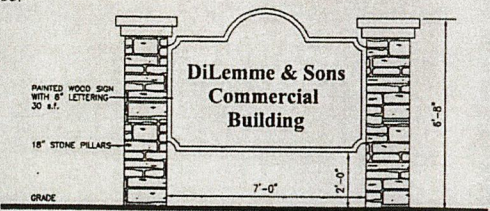
LOCATION MAP
SCALE: 1" = 2000'

ZONE B:

REGULATION	MIN. REQUIRED	MIN. PROPOSED
LOT AREA	15,000 SQ. FT.	114854 SQ. FT.
LOT WIDTH	100 FT.	4700 FT.
LOT DEPTH	125 FT.	187 FT.
FRONT YARD	40 FT.	57 FT.
REAR YARD	30 FT.	52 FT.
ONE SIDE YARD	15 FT.	63 FT.
BOTH SIDE YARDS	30 FT.	219 FT.
LOT BLDG. COVERAGE	MAX. PERMITTED 40%	MAX. PROPOSED 18%
BUILDING HEIGHT	35 FT.	< 35 FT.
LOT SURFACE COVERAGE	80%	70%

NOTES:

- TOTAL PARCEL AREA = 2.62 ACRES
- OWNER: LAND INVESTMENT GROUP OF NEWBURGH, INC. P.O. BOX 2695, NEWBURGH, NY 12550
- TAX PARCEL: SECTION 34, BLOCK 2 LOT
- PROPOSED BUILDING TO BE SERVED BY PRIVATE SANITARY DISPOSAL SYSTEM AND MUNICIPAL WATER
- UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A LICENSED PROFESSIONAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
- THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-562-7962) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
- THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED. THE LOCATIONS (HORIZONTAL AND VERTICAL) AND SIZES OF UNDERGROUND UTILITIES SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE EXISTING TOPOGRAPHY SHOWN IS FOR SITE PLAN PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE EXISTING CONTOURS SHOWN ARE NOT TO BE USED FOR BID ESTIMATING PURPOSES, AND SUCH USE IS AT THE SOLE LIABILITY OF THOSE SO DOING.
- ANY EXISTING STRUCTURES, CURBS, PAVED AREAS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITIONS.
- IT IS THE DEVELOPER OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM STATE OR LOCAL AUTHORITIES.
- THE PARCEL SHOWN HEREON IS DESIGNATED AS LOT NO. 3 ON A MAP ENTITLED "LOT LINE CHANGE PLAN LANDS OF LAND INVESTMENT GROUP OF NEWBURGH & DARANDREA ASSOCIATES," DATED NOVEMBER 28, 2002 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE DECEMBER 30, 2003 AS MAP NO. 719-03.



Signage Elevation

ALLOWABLE SIGNAGE = 12 SQ. FT.
PROPOSED SIGNAGE = 30 SQ. FT.

NOTE: THE SIGN WILL NOT BE INSTALLED UNTIL A VARIANCE IS RECEIVED FROM THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS.

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
1	ACER RUBRUM	RED MAPLE	2" - 2 1/2" CAL	10
2	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND PEAR	2" - 2 1/2" CAL	6
3	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR MAPLE	2" - 2 1/2" CAL	9
4	AMELANCHIER CANADENSIS	SERVICEBERRY	8" - 10" CLUMPED	3
5	THALIA OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	5' - 6'	72
6	FORSYTHIA SUSPENS	WEeping FORSYTHIA	3' - 4'	31
7	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3' - 4'	38
9	KALAMIA LATIFOLIA	MOUNTAIN LAUREL	3' - 4'	11

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
11	BUXUS MICROPHYLLA 'WINTERGREEN'	WINTERGREEN BOXWOOD	3' - 4'	37
12	SPIREA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18" - 24"	20
13	VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY BUSH	18" - 24"	18
14	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	2 GAL	15

SEEDING SCHEDULE:
65% FINE FESCUE @ 2.6-3.3 LBS./1000 SQ. FT. PLUS
15% PERENNIAL RYEGRASS @ 0.6-0.7 LBS./1000 SQ. FT. PLUS
20% KENTUCKY BLUEGRASS BLEND @ 0.8-1.0 LBS./1000 SQ. FT.

SITE PLAN APPROVED
Planning Board, Town of Newburgh
Orange County, New York
Chairman
9/22/08
DEVELOPER:
DILEMME & SONS, INC.
P.O. BOX 10395
NEWBURGH, NY 12550

SITE PLAN
FOR
DILEMME & SONS, INC.
NEW ROAD
ORANGE COUNTY
DATE: 10/01/04
TOWN OF NEWBURGH
NEW YORK
SCALE: 1" = 30'

REVISIONS: E-20-05 BLDG SIZE 4/18/06 DR ESMT, LS
3.1-05 PGS
5/2/06 PB COMMENTS 9/6/06 KALA 9/1/06 COMMENTS
Vincent J. Doce Associates
ENGINEERS - SURVEYORS - PLANNERS
PROJECT CONSULTANTS - LAND CONSULTANTS
5020 ROUTE 9W-SUITE 104 - NEWBURGH, NEW YORK 12550
TEL: 845-561-1170 - FAX 845-561-1170

THIS SHEET IS INVALID UNLESS ACCOMPANIED BY SHEETS 1 OF 6 THROUGH 6 OF 6.

SANITARY FACILITIES NOTES:

1. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED.
2. ALL WORK DONE IN THE CONSTRUCTION OF THE SANITARY FACILITIES IS TO BE DONE UNDER THE SUPERVISION AND APPROVAL OF A NYS LICENSED PROFESSIONAL ENGINEER.
3. ALL MATERIALS USED IN THE CONSTRUCTION OF THE SANITARY FACILITIES ARE TO BE APPROVED BY THE GOVERNMENT AGENCIES HAVING JURISDICTION AND THE SUPERVISING NYS LICENSED PROFESSIONAL ENGINEER.
4. THE CONTRACTOR SHALL ENSURE INSTALLATION AS PER SPECIFICATIONS.
5. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY SEWAGE DISPOSAL SYSTEM, THE TOWN OF NEWBURGH BUILDING INSPECTOR MUST RECEIVE AN "AS-BUILT" PLAN FOR SUCH SYSTEM CERTIFIED BY A NYS LICENSED PROFESSIONAL ENGINEER AS SET FORTH IN ARTICLE IV OF APPENDIX I SECTION 4 OF THE TOWN OF NEWBURGH MUNICIPAL CODE.
6. THE CONTRACTOR SHALL CONTACT THE NYS LICENSED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION OF THE SANITARY FACILITIES TO MAKE ARRANGEMENTS FOR INSPECTIONS AND TESTING.
7. HEAVY EQUIPMENT SHALL BE KEPT OFF OF THE ABSORPTION FIELD AREA EXCEPT DURING ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING OR AFTER CONSTRUCTION SO AS TO AVOID ANY UNDESIRABLE COMPACTION THAT COULD RESULT IN A CHANGE OF ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
8. ABSORPTION TRENCHES SHALL NOT BE CONSTRUCTED IN FROZEN GROUND OR WET SOIL.
9. NO DRIVEWAYS, PARKING AREAS OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER OR WITHIN TEN FEET OF ANY PORTION OF THE ABSORPTION FIELD OR RESERVE AREA.
10. DO NOT ALLOW CELLAR, ROOF OR FOOTING DRAINS TO DISCHARGE OVER THE ABSORPTION FIELD OR RESERVE AREA.
11. CELLAR, ROOF AND FOOTING DRAINS SHALL NOT BE CONNECTED TO THE SEWAGE DISPOSAL SYSTEM.
12. SURFACE WATER IS TO BE DIVERTED AWAY FROM THE ABSORPTION FIELD.
13. THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELD OR RESERVE AREA.
14. WATER SAVING PLUMBING FIXTURES SHALL BE USED.
15. THE SYSTEMS ARE NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM, AND REAPPROVED BY THE GOVERNMENT AGENCIES HAVING JURISDICTION.
16. ALL SEWER LINES SHALL BE INSTALLED HAVING THE FOLLOWING MINIMUM SLOPES: 1/4" / FT FROM THE BUILDING TO THE SEPTIC TANK, 1/8" / FT FROM THE SEPTIC TANK TO THE POINT OF DISTRIBUTION, AND 1/16" / FT TO 1/32" / FT FOR LATERALS. Dosed laterals shall be set level.
17. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
18. THE SEPTIC TANK AND DISTRIBUTION BOX SHALL BE PRE-CAST CONCRETE.
19. 4" ID CAST IRON OR SCHEDULE 80 PVC PIPE SHALL BE USED BETWEEN THE BUILDING AND THE SEPTIC TANK. 4" ID SOLID TIGHT JOINT PVC SHALL BE USED BETWEEN THE SEPTIC TANK AND POINTS OF DISTRIBUTION. 4" ID PERFORATED PVC PIPE TO BE USED FOR LATERALS WITH THE PERFORATIONS FACING DOWN. LATERALS SHALL BE SOILD WALL PVC FOR A DISTANCE OF TWO FEET FROM THE DISTRIBUTION BOX.
20. IF A WELL IS UPGRADE OF AN ABSORPTION FIELD, THE SEPARATION BETWEEN THE WELL AND THE ABSORPTION FIELD SHALL BE 100 FEET MINIMUM. IF THE WELL IS DOWNGRADE AND IN THE GENERAL DRAINAGE PATH OF AN ABSORPTION FIELD, THE SEPARATION SHALL BE 200 FEET MINIMUM.

SANITARY FACILITIES NOTES:

1. TYPE OF FACILITY: OFFICE & WAREHOUSE
2. HYDRAULIC LOADING RATES: OFFICE = 0.8 GPD/SQ.FT.
WAREHOUSE = 20 GPD/EMPLOYEE
3. NO. OF WAREHOUSE EMPLOYEES: 1 EMPLOYEE/1500 SQ.FT.
16,800 SQ. FT./1500 = 12 EMPLOYEES
4. DESIGN FLOW = 688 GPD
5. SEPTIC TANK CAPACITY: 1250 GALLONS
6. STABILIZED PERCOLATION RATE = 7 MIN./IN.
7. IN-DRAIN APPLICATION RATE = 1.56 GPD/SQ.FT.
8. REQUIRED AREA = 688 GPD/1.56 GPD/SQ.FT. = 439 SQ. FT.
9. REQUIRED LENGTH OF ELTEN IN-DRAIN ABSORPTION TRENCH = 115 LF
10. PROPOSED LENGTH OF ELTEN IN-DRAIN ABSORPTION TRENCH = 132 LF

PERCOLATION TEST DATA:

PERC HOLE NO. 1
DATE: AUGUST 12, 2005
DEPTH: 24 IN.
RUN TIME
1 3 MIN.
2 3 MIN.
3 4 MIN.
4 4 MIN.
5 4 MIN.

PERC HOLE NO. 2
DEPTH: 24 IN.
RUN TIME
1 6 MIN.
2 7 MIN.
3 7 MIN.
4 7 MIN.
5 7 MIN.

SOIL TEST DATA:

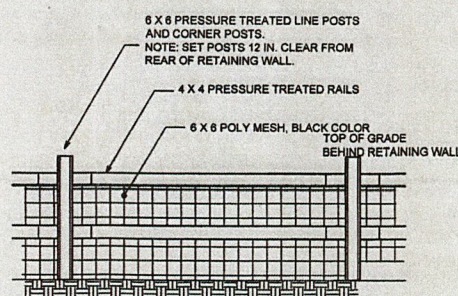
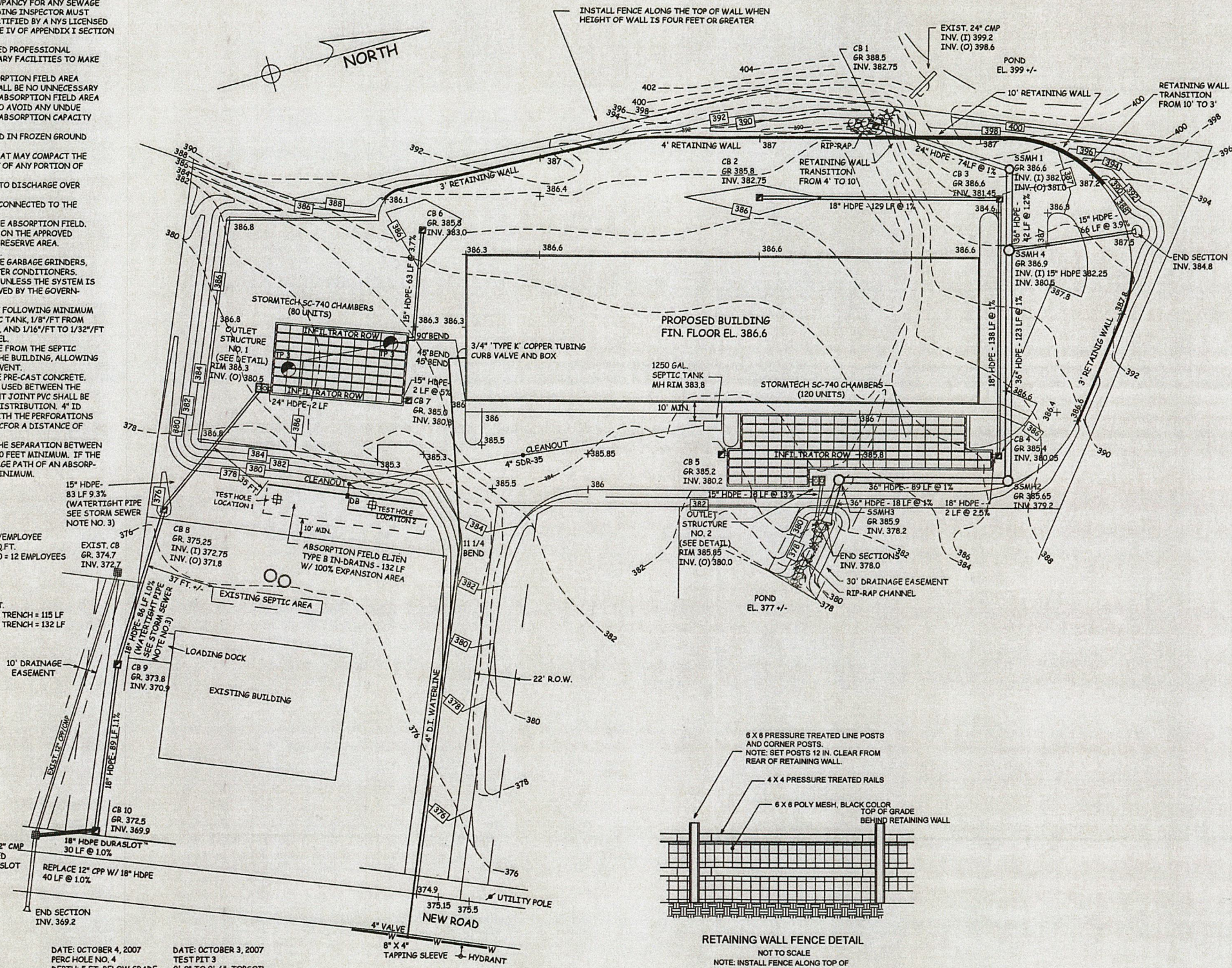
DATE: OCTOBER 4, 2007
PERC HOLE NO. 3
DEPTH: 7 FT. BELOW GRADE
RUN TIME
1 4 MIN.
2 6 MIN.
3 6 MIN.
4 10 MIN.
5 11 MIN.
6 12 MIN.
7 12 MIN.

DATE: OCTOBER 3, 2007
TEST PIT 3
0'-0" TO 0'-8" TOPSOIL
0'-8" TO 2'-2" SANDY SILT LOAM
2'-2" TO 6'-0" SANDY LOAM
NO GROUNDWATER
NO BEDROCK

DATE: OCTOBER 4, 2007
PERC HOLE NO. 4
DEPTH: 5 FT. BELOW GRADE
RUN TIME
1 1 MIN.
2 1 MIN.
3 2 MIN.
4 5 MIN.
5 5 MIN.
6 6 MIN.

DATE: OCTOBER 3, 2007
TEST PIT 3
0'-0" TO 0'-6" TOPSOIL
0'-6" TO 2'-3" SANDY SILT LOAM
2'-3" TO 4'-0" VERY SANDY LOAM
NO GROUNDWATER
NO BEDROCK

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



STORM SEWER NOTES:

1. STORM SEWER SHALL BE ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (SMOOTH INTERIOR) DESIGNED FOR H-20 LOADS BY ADVANCED DRAINAGE SYSTEMS, OR EQUAL.
2. STORM SEWER LINES ARE TO BE INSTALLED USING INVERT ELEVATIONS. PIPE SLOPES ARE APPROXIMATE AND FOR REFERENCE ONLY.
3. THE STORM SEWER BETWEEN OUTLET STRUCTURE NO. 1 AND CATCH BASIN NO. 8 SHALL BE ADS N-12 18 WT (WATERTIGHT) HIGH DENSITY POLYETHYLENE PIPE (SMOOTH INTERIOR) DESIGNED FOR H20 LOADS BY ADVANCED DRAINAGE SYSTEMS, OR EQUAL.

WATER SYSTEM NOTES:

1. 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 CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDOH AND THE TOWN OF NEWBURGH.
2. NO CONSTRUCTION SHALL BE ALLOWED WITHOUT A MINIMUM OF 48 HOURS NOTICE TO THE TOWN OF NEWBURGH WATER DEPARTMENT.
3. ALL WATER 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.
4. ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER OR SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR 3/4 INCH AND 1 INCH AND MUELLER H-15000 OR B-25000 FOR 1 1/2 INCH AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1501-2 FOR 3/4 INCH AND 1 INCH AND MUELLER B-25204 FOR 1 1/2 INCH AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10312 FOR 3/4 INCH AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 INCH AND 2 INCH SIZES.
5. ALL WATER SERVICE LINES FOUR (4) INCHES IN DIAMETER OR LARGER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-91 FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
6. ALL WATER LINE FITTINGS SHALL BE CAST IRON OR DUCTILE IRON. MECHANICAL JOINT, CLASS 250, AND CONFORM TO ANSI/AWWA C110/A21.10-87 FOR DUCTILE IRON AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53-94 FOR DUCTILE IRON COMPACT FITTINGS.
7. ALL VALVES SHALL BE DOUBLE DISC, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C500-93 SUCH AS MUELLER A-2300-23 OR APPROVED EQUAL.
8. TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVE SHALL BE DOUBLE DISC, MECHANICAL JOINT, FLANGED END SUCH AS MUELLER H-667 OR 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.
9. THRUST RESTRAINT SHALL BE PROVIDED AT ALL TEES, VALVES AND FITTINGS. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. THRUST BLOCKS ARE NOT ACCEPTABLE. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON MEGALUG SERIES 1100 OR APPROVED EQUAL. THE USE OF MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH THE PRIOR APPROVAL OF THE TOWN OF NEWBURGH WATER DEPARTMENT.
10. THE WATER LINE SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER LINE IN SERVICE, SATISFACTORY SANITARY RESULTS FROM A NYSDOH APPROVED LABORATORY 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 TOWN OF NEWBURGH DEPARTMENT.

GRADING NOTES:

1. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE TO BE USED DURING FINISHED GRADING. PLACE SILT FENCE AROUND THE PERIMETER OF THE STOCKPILES, AND MULCH THE STOCKPILES WHEN NOT IN USE.
2. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.

GRADING, DRAINAGE & UTILITY PLAN FOR DILEMME & SONS, INC.

NEW ROAD
ORANGE COUNTY
DATE: 2/6/08

APPROVED BY THE
PLANNING BOARD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
[Signature]
CHAIRMAN
9/12/08

PREPARED BY:
VINCENT J. DOCE ASSOCIATES

SURVEYORS - ENGINEERS - PLANNERS
PROJECT CONSULTANTS - LAND CONSULTANTS
5020 RTE. 9W, SUITE 103, NEWBURGH, NY 12550
TEL 845 561-1170 FAX 845 561-7738

[Signature]

THIS SHEET IS INVALID UNLESS ACCOMPANIED BY
SHEETS 1 OF 6 THROUGH 6 OF 6.

SEQUENCE OF EROSION AND SEDIMENT CONTROL ACTIVITIES:

1. PRIOR TO INITIAL SITE DISTURBANCE, CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKING SEDIMENT ONTO PUBLIC ROADWAYS. SWEEP ROADWAYS CLEAN AS NEEDED.
2. INSTALL SILT FENCE DOWNSLOPE OF THE AREA TO BE DISTURBED.
3. INSTALL INLET PROTECTION AROUND ANY EXISTING DRAINAGE STRUCTURES.
4. CLEARING AND ROUGH GRADING TO BE PERFORMED. NO AREA TO BE LEFT BARE FOR MORE THAN 14 DAYS UNLESS CONSTRUCTION OR SITE PREPARATION IS TAKING PLACE.
5. PLACE SILT FENCES AROUND ANY STOCKPILES CREATED. APPLY MULCH TO STOCKPILES NOT BEING USED.
6. SUBBASE COURSE TO BE APPLIED FOLLOWING ROUGH GRADING TO STABILIZE DRIVES AND PARKING AREAS.
7. INSTALL PROPOSED STORMWATER DRAINAGE SYSTEM. INSTALL INLET PROTECTION AROUND STRUCTURES. UPON THEIR COMPLETION, UNTIL AREAS ARE PAVED. INSTALL OUTLET PROTECTION PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
8. PERMANENT VEGETATION TO BE INSTALLED WITHIN 14 DAYS OF FINAL GRADING. MULCH TO BE INSTALLED ON THESE AREAS UNTIL VEGETATION IS ESTABLISHED.
9. INSPECT AND MAINTAIN AS OUTLINED HEREON AND IN THE SWPPP.

LEGEND:

- PROPOSED CATCHBASIN
- SF - SILT FENCE
- SCE - STABILIZED CONSTRUCTION ENTRANCE
- IP - INLET PROTECTION
- OP - OUTLET PROTECTION (RIP-RAP)
- EXISTING CATCHBASIN
- PROPOSED CATCH BASIN
- O - STORM SEWER MANHOLE
- OUTLET STRUCTURE
- CD - CHECK DAM

INSTALL CHECK DAM AND SEED AND MULCH THE SWALE IMMEDIATELY FOLLOWING ITS COMPLETION.

PRIOR TO INITIAL SITE DISTURBANCE, SILT FENCE TO BE PLACED DOWNSLOPE OF DISTURBED AREAS

STABILIZED CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO SITE DISTURBANCE.

SWALE TO BE CONSTRUCTED DURING INITIAL SITE DISTURBANCE. SED AND MULCH IMMEDIATELY FOLLOWING ITS CONSTRUCTION.

IMMEDIATELY FOLLOWING ROUGH GRADING TEMPORARY VEGETATION TO BE INSTALLED ON CRITICAL AREAS.

PRIOR TO INITIAL SITE DISTURBANCE, SILT FENCE TO BE PLACED DOWNSLOPE OF DISTURBED AREAS

CHECK DAM TO BE INSTALLED PRIOR TO SITE DISTURBANCE, AND TO REMAIN IN PLACE UNTIL STREAM IS RE-ROUTED.

19. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PERIODICALLY INSPECTED, MAINTAINED AND REPLACED WHEN THEY BECOME INOPERABLE. INSPECTIONS TO BE DONE EVERY 7 CALENDAR DAYS.
20. SEDIMENT TO BE REMOVED FROM THE SILT FENCE WHEN THE DEPTH OF SEDIMENT IS 1/3 THE HEIGHT OF THE BARRIER. SILT FENCE SHOULD BE CHECKED FOR AREAS WHERE RUNOFF MIGHT HAVE ERODED BENEATH THE FENCE, SAGS IN THE FENCE OR FENCE COLLAPSE. REPAIR AND REPLACE AS NEEDED. AFTER SITE STABILIZATION, REMOVE SILT FENCE AND DISPOSE OF IT PROPERLY.
21. INSPECT MULCHED AREAS FOR AREAS WHERE THE MULCH HAS BEEN LOOSENEED OR REMOVED, AND REPLACE AS NEEDED. REMOVE ANY ANCHORING WHEN IT IS NO LONGER NEEDED AND DISPOSE OF IT PROPERLY.
22. INSPECT SEEDED AREAS TO SEE IF GOOD GROWTH IS BEING ESTABLISHED AND RESEED AS NEEDED.

INSPECTION AND MAINTENANCE:

ALL EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT MEASURES MUST REMAIN IN GOOD OPERATING ORDER UNTIL THE AREAS THEY PROTECT ARE STABILIZED. PROMPT MAINTENANCE OF SMALL SCALE ERODED AREAS IS REQUIRED TO PREVENT THESE AREAS FROM BECOMING SIGNIFICANT GULLIES. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE OWNER/OPERATOR SHALL HAVE A QUALIFIED PROFESSIONAL ASSESS THE SITE AND PREPARE A CERTIFIED INSPECTION REPORT STATING THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS OUTLINED IN THE SWPPP AND REQUIRED BY THE SPDES GENERAL PERMIT FOR STORMWATER RUNOFF FROM CONSTRUCTION ACTIVITIES (GP-0-08-001) HAVE BEEN ADEQUATELY IMPLEMENTED. AFTER CONSTRUCTION BEGINS, A QUALIFIED PROFESSIONAL SHOULD INSPECT THE SEDIMENT AND EROSION CONTROL FACILITIES A MINIMUM OF EVERY SEVEN CALENDAR DAYS. ANY NEEDED REPAIRS SHALL BE COMPLETED WITHIN SEVEN DAYS FOLLOWING THE INSPECTION. A RECORD OF EACH INSPECTION SHALL BE KEPT WITH THE SWPPP FOR AT LEAST 3 YEARS FROM THE DATE OF FINAL SITE STABILIZATION. EACH REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP. ANY SEDIMENT REMOVED FROM THE SEDIMENT CONTROL MEASURES THAT IS NOT USED AS ON-SITE FILL SHALL BE DISPOSED OF PROPERLY.

PRIOR TO FILING A NOTICE OF TERMINATION (NOT), THE OPERATOR SHALL HAVE A QUALIFIED PROFESSIONAL PERFORM A FINAL SITE INSPECTION. THE SITE SHALL BE CERTIFIED TO HAVING UNDERGONE FINAL STABILIZATION AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES NOT NEEDED FOR LONG TERM EROSION CONTROL HAVE BEEN REMOVED.

REVISIONS:

NOTES:

1. PRIOR TO ANY SITE DISTURBANCE THE OWNER/OPERATOR SHALL HAVE THE SWPPP REVIEWED AND ACCEPTED BY THE REGULATED, TRADITIONAL LAND USE CONTROL MS4, AND SUBMIT A COMPLETED NOTICE OF INTENT (NOI) TO THE NYSDEC. THE "MS4 SWPPP ACCEPTANCE" FORM SIGNED BY THE PRINCIPAL EXECUTIVE OFFICER OR RANKING ELECTED OFFICIAL (OR A DULY AUTHORIZED REPRESENTATIVE OF THAT PERSON) FROM THE REGULATED, TRADITIONAL LAND USE CONTROL MS4 SHALL BE INCLUDED WITH THE NOTICE OF INTENT (NOI). THE CONTRACTOR SHALL COMPLY WITH THE SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (GP-0-08-001).
2. CONSTRUCTION ACTIVITY SHALL NOT COMMENCE UNTIL THE THE AUTHORIZATION TO DISCHARGE UNDER GP-0-08-001 GOES INTO EFFECT (FIVE BUSINESS DAYS FROM THE DATE THE NYSDEC RECEIVES THE NOI AND SIGNED "MS4 ACCEPTANCE FORM UNLESS INFORMED OTHERWISE).
2. THE CONTRACTOR MUST NOTIFY THE THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, BLASTING OR DRILLING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
3. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS, AS NECESSARY, TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED. THE LOCATIONS (HORIZONTAL AND VERTICAL) SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
6. IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM STATE OR LOCAL AUTHORITIES.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH IN "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL," LATEST EDITION, PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
2. THE SMALLEST PRACTICAL AREA OF LAND IS TO BE EXPOSED AT ANY ONE TIME DURING THE DEVELOPMENT OF THE PARCEL. ONLY THOSE AREAS NECESSARY IN THE DEVELOPMENT OF THE PARCEL SHALL BE DISTURBED. WHENEVER FEASIBLE, THE NATURAL VEGETATION IN ALL OTHER AREAS SHALL BE PROTECTED AND RETAINED. PRIOR TO PROGRESSING FROM ONE AREA TO ANOTHER, THE PREVIOUSLY EXPOSED AREA SHALL BE STABILIZED BEFORE ANOTHER AREA'S SOIL EXPOSURE.
3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PERMANENT EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNER WILL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.
5. NO DISTURBED AREA SHALL BE LEFT BARE FOR MORE THAN 14 DAYS UNLESS CONSTRUCTION OR SITE PREPARATION IS TAKING PLACE.
6. ANY DISTURBED AREA LEFT BARE FOR MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION OR SITE PREPARATION ACTIVITIES SHALL RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY VEGETATION, THE DISTURBED AREA SHOULD BE MULCHED WITH STRAW, OR AN EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE (90 LBS./SQUARE FOOT).
7. IMMEDIATELY FOLLOWING INITIAL SITE DISTURBANCE OR ROUGH GRADING, ANY CRITICAL AREAS (I.E. STEEP SLOPES) SHALL RECEIVE TEMPORARY VEGETATION AND/OR EMULSION TO PROTECT AGAINST EROSION.
8. PERMANENT VEGETATION SHALL BE INSTALLED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER FINAL GRADING. MULCH SHALL BE USED AS NECESSARY FOR PROTECTION UNTIL PERMANENT VEGETATION IS ESTABLISHED.
9. IMMEDIATELY AFTER INITIAL SITE DISTURBANCE, A STABILIZED CONSTRUCTION ENTRANCE MUST BE INSTALLED AT THE CONSTRUCTION DRIVE TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS. PUBLIC ROADS ARE TO BE SWEEPED CLEAN AS NEEDED.
10. DUST SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE.
11. INSTALL A SILT FENCE ON THE DOWNSLOPE SIDE OF DISTURBED AREAS TO CAPTURE SEDIMENT.
12. PLACE SILT FENCE AROUND THE PERIMETER OF STOCKPILES. MULCH STOCKPILES WHEN NOT IN USE.
13. CATCHBASINS AND CULVERTS SHALL BE PROTECTED WITH HAY BALE OR GRAVEL FILTERS TO PREVENT SEDIMENT FROM ENTERING THE STRUCTURE.
14. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS BEFORE THE DRAINAGE SYSTEM BECOMES OPERATIONAL.
15. SUBBASE COURSE TO BE APPLIED FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZED DRIVES AND PARKING AREAS.
16. ALL EXCAVATED EARTH AND ACCUMULATED SEDIMENT WHICH WILL NOT BE USED AS FILL MATERIAL SHALL BE HAULED OFF THE SITE AND DISPOSED OF PROPERLY.
17. SEEDING SPECIFICATIONS:
 - A. TEMPORARY SEEDING
 1. LIME AND FERTILIZE AS NEEDED.
 2. SEEDING TO CONSIST OF RYEGRASS (ANNUAL OR PERENNIAL) APPLIED UNIFORMLY AT A RATE OF 30 LBS./AC. (0.7 LBS./1000 SQ. FT.), OR IF SEEDING IN OCTOBER/NOVEMBER, CERTIFIED "ARROSTOCK" WINTER RYE (CEREAL RYE) APPLIED AT A RATE OF 100 LBS./AC. (2.5 LBS./1000 SQ. FT.)
 - B. PERMANENT SEEDING:
 1. WHERE EXISTING SOIL IS NOT SUITABLE TO SUPPORT VEGETATION, PLACE 4 INCHES OF TOPSOIL ON EXPOSED AREAS FOLLOWING FINAL GRADING.
 2. LIME AND FERTILIZE AS NEEDED.
 3. SEED MIXTURE: 85% FINE FESCUE @ 2.8-3.3 LBS./1000 SQ. FT. PLUS 15% PERENNIAL RYEGRASS @ 0.5-0.7 LBS./1000 SQ. FT. PLUS 20% KENTUCKY BLUEGRASS BLEND @ 0.8-1.0 LBS./1000 SQ. FT.
 - C. OPTIMUM TIMES FOR SEEDING SHALL BE IN THE FALL AFTER AUGUST 15TH OR IN THE SPRING UNTIL MAY 15TH. PERMANENT SEEDING CAN BE DONE AT ANY TIME OF THE YEAR IF PROPERLY MULCHED AND ADEQUATE MOISTURE IS PROVIDED. PORTIONS THAT FAIL TO VEGETATE SHOULD BE RESEED AS NECESSARY.
 - D. BROADCASTING, DRILLING WITH A CULTIPACK TYPE SEEDER OR HYDROSEEDING SHALL BE ACCEPTABLE METHODS OF SEEDING.
18. MULCHING, WHERE REQUIRED, SHALL BE ACCOMPLISHED AS FOLLOWS:
 - A. MULCH SHALL BE SMALL GRAIN HAY OR STRAW, AIR-DRIED AND FREE OF SEEDS AND COARSE MATERIAL.
 - B. MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/AC. (90 LBS./1000 SQ. FT.) AND ANCHORED WITH WOOD FIBER MULCH (HYDROMULCH) AT 500-750 LBS./AC. (11-17 LBS./1000 SQ. FT.). THE WOOD FIBER MULCH SHALL BE APPLIED THROUGH A HYDROSEEDER IMMEDIATELY AFTER MULCHING. THE MULCH SHOULD COVER APPROXIMATELY 90% OF THE SOIL SURFACE.

SOIL EROSION AND SEDIMENT CONTROL PLAN FOR DILEMME & SONS, INC.

NEW ROAD
ORANGE COUNTY
DATE: 2/6/08

TOWN OF NEWBURGH
NEW YORK
SCALE: 1"=30'

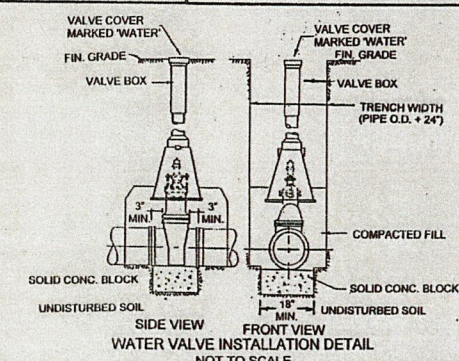
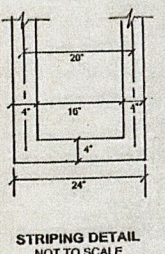
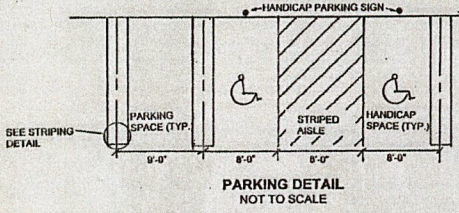
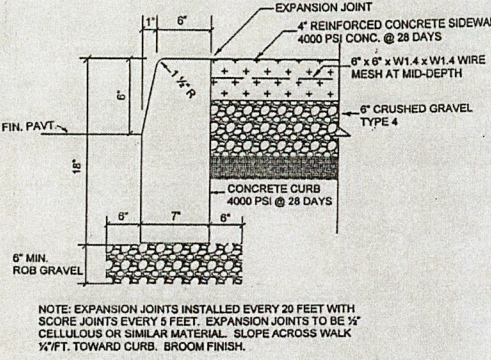
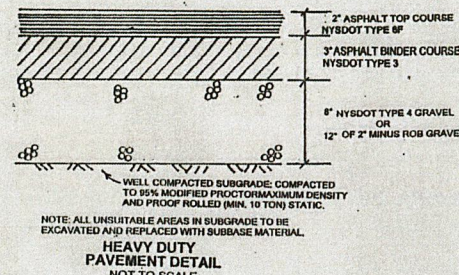
PREPARED BY:
VINCENT J. DOCE ASSOCIATES
SURVEYORS - ENGINEERS - PLANNERS
PROJECT CONSULTANTS - LAND CONSULTANTS
5020 RTE. 9W, SUITE 103, NEWBURGH, NY 12550
TEL 845 561-1170 FAX 845 561-7738

SHEET 3 OF 6

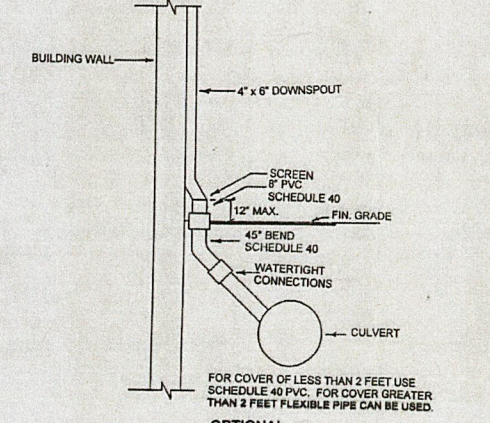
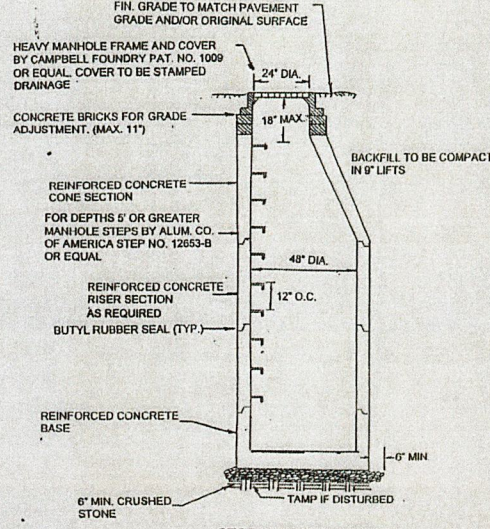
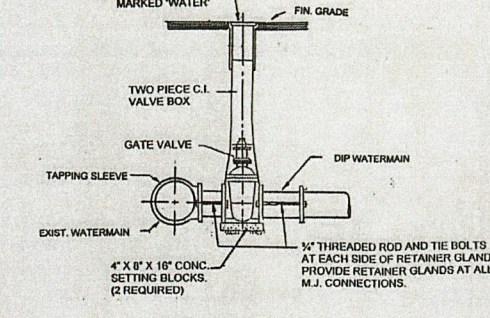
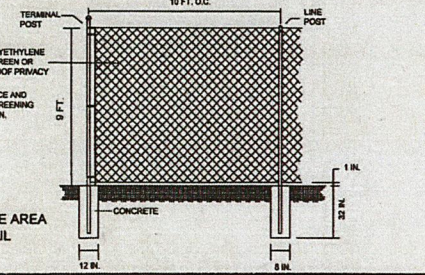
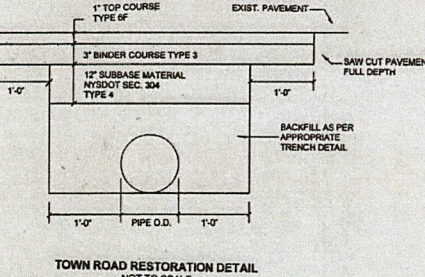
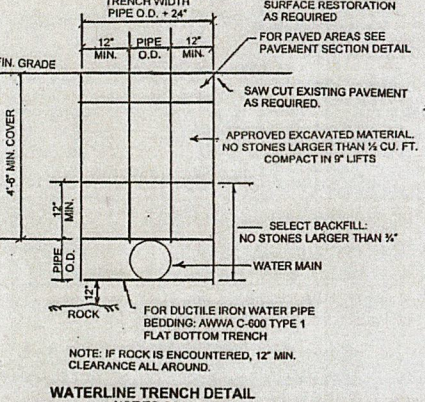
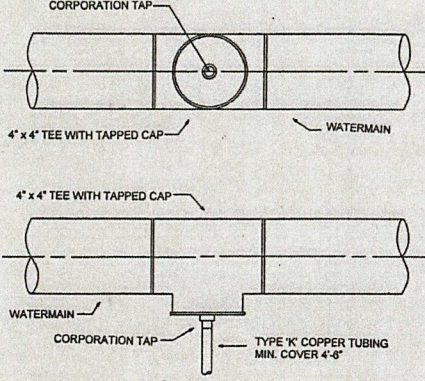
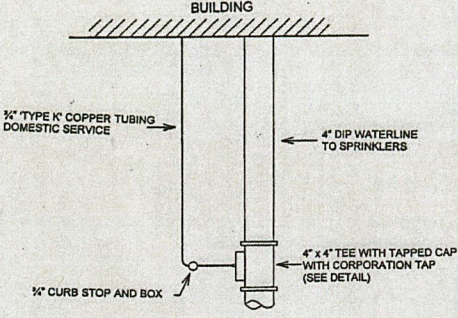
UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

THIS SHEET IS INVALID UNLESS ACCOMPANIED BY SHEETS 1 OF 6 THROUGH 6 OF 6.

APPROVED BY THE
PLANNING BOARD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
9/22/08
CHAIRMAN



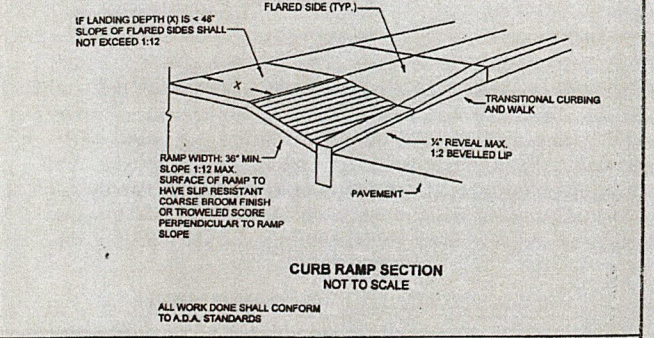
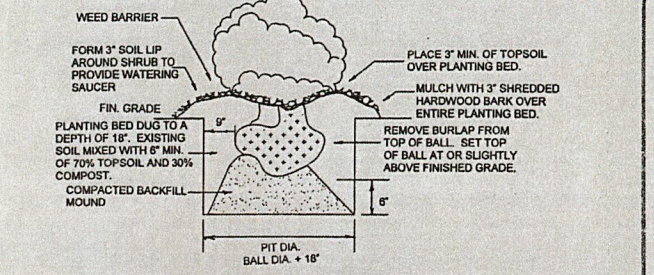
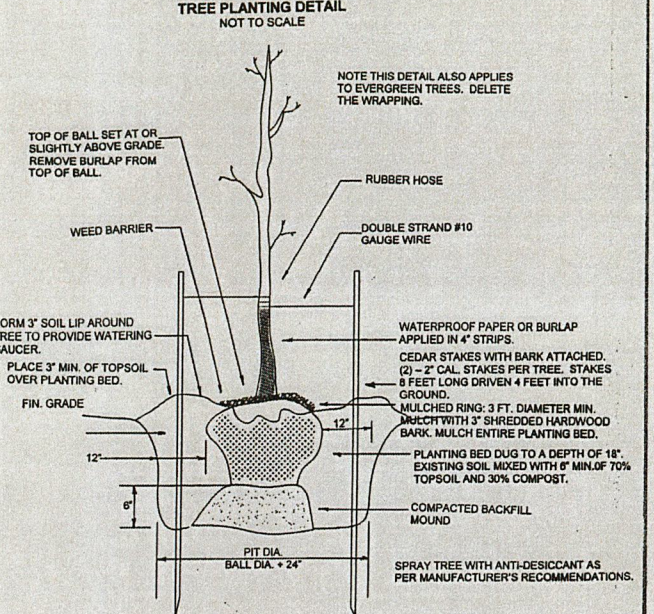
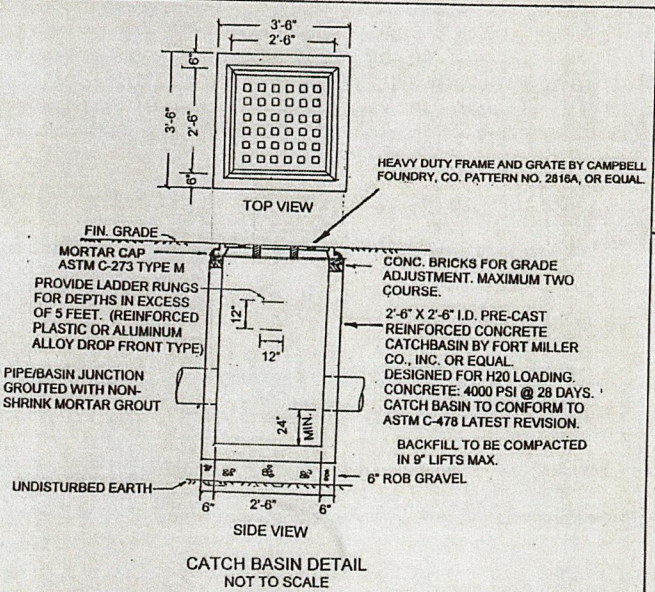
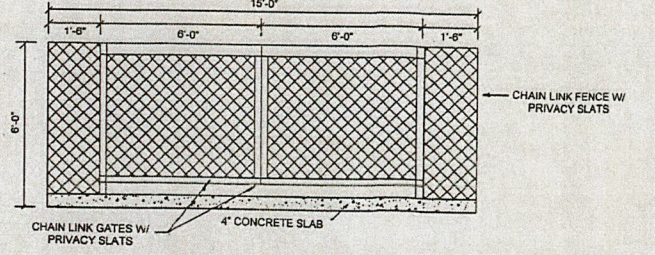
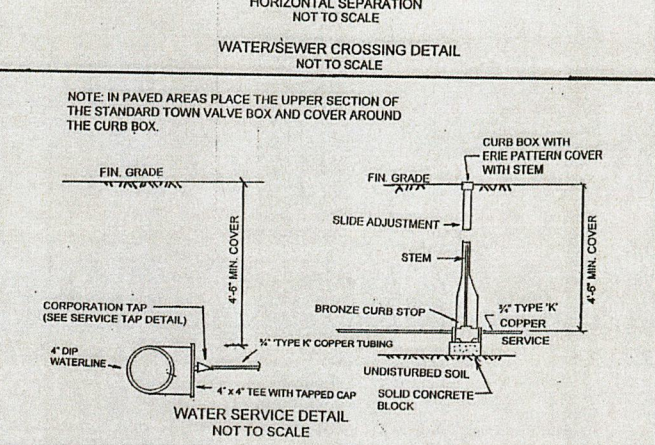
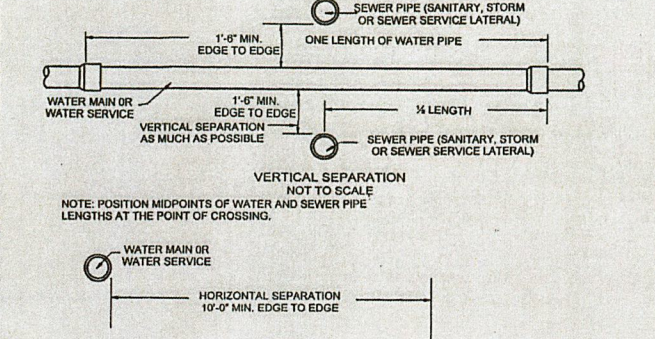
UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A LICENSED PROFESSIONAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



4" D.I. WATERLINE	
150 PSI	LF*
90° BEND	26
45° BEND	11
22 1/2° BEND	6
11 1/4° BEND	3
TEE BRANCH RUN	26
END THRUST	26

* LINEAL FEET OF RESTRAINED PIPE ON EACH SIDE OF BEND
* LINEAL FEET ON BRANCH OF TEE
* LINEAL FEET FROM END CAP

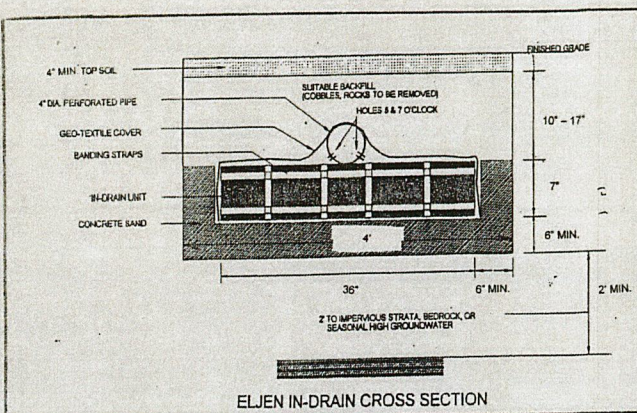
THRUST RESTRAINT REQUIREMENTS



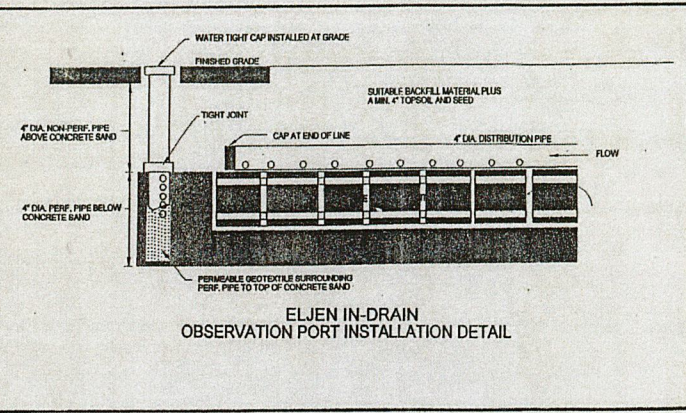
DETAIL SHEET
FOR
DILEMME & SONS, INC.
NEW ROAD
ORANGE COUNTY
DATE: 8/12/05

Vincent J. Doce Associates
ENGINEERS - SURVEYORS - PLANNERS
PROJECT CONSULTANTS - LAND CONSULTANTS
5020 ROUTE 9W, SUITE 104, NEWBURGH, NEW YORK 12550
TEL. (845) 561-1170 ~ FAX (845) 561-7738

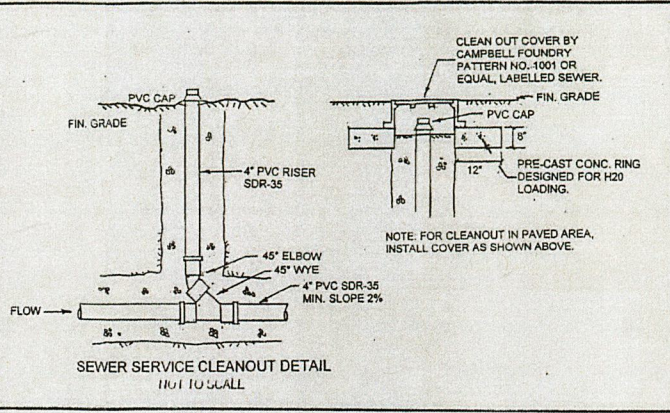
APPROVED BY THE
PLANNING BOARD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
CHAIRMAN
9/22/08



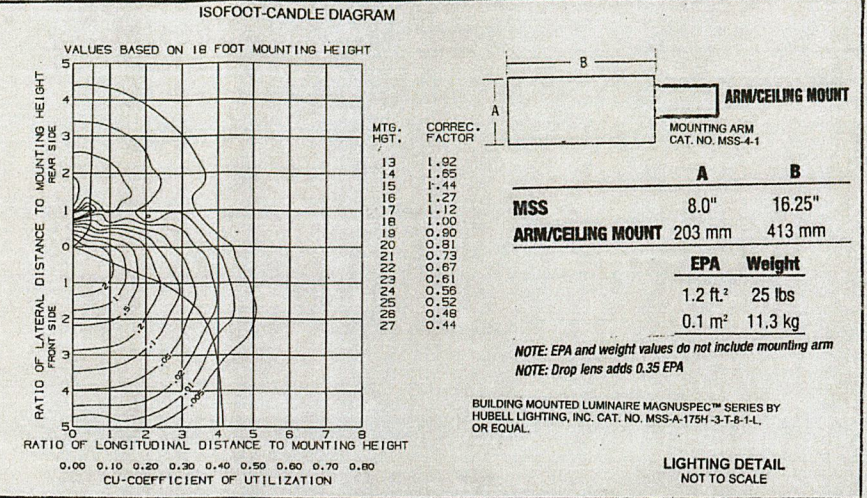
ELJEN IN-DRAIN CROSS SECTION



OBSERVATION PORT INSTALLATION DETAIL



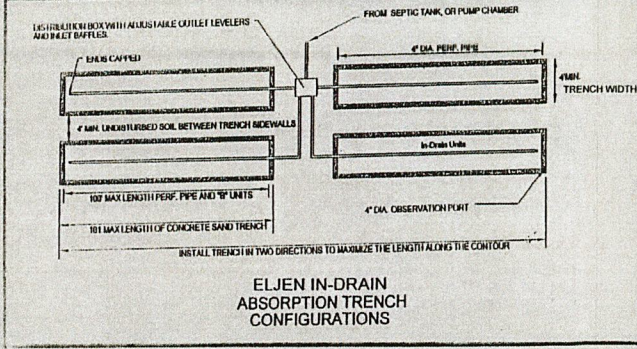
SEWER SERVICE CLEANOUT DETAIL



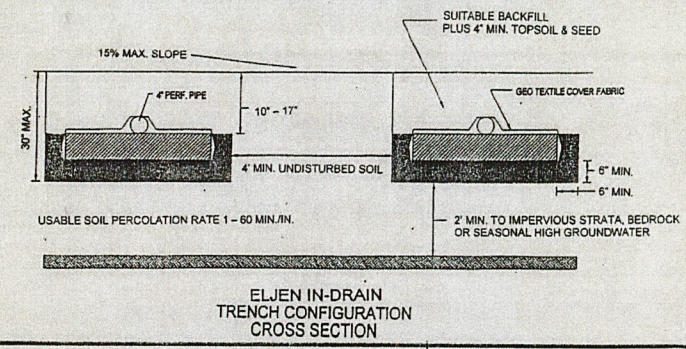
NOTE: EPA and weight values do not include mounting arm
NOTE: Drop lens adds 0.35 EPA

BUILDING MOUNTED LUMINAIRE MAGNUSPECT™ SERIES BY HUBBELL LIGHTING, INC. CAT. NO. MSS-A-175H-3-T-8-1-L OR EQUAL

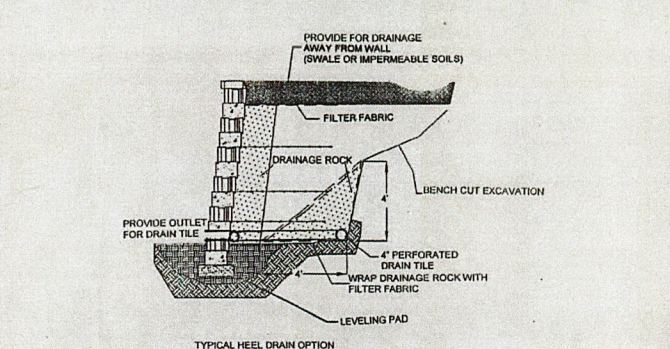
LIGHTING DETAIL NOT TO SCALE



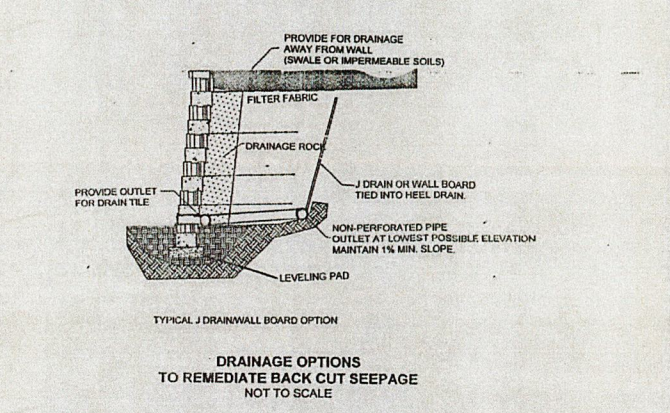
ELJEN IN-DRAIN ABSORPTION TRENCH CONFIGURATIONS



ELJEN IN-DRAIN TRENCH CONFIGURATION CROSS SECTION

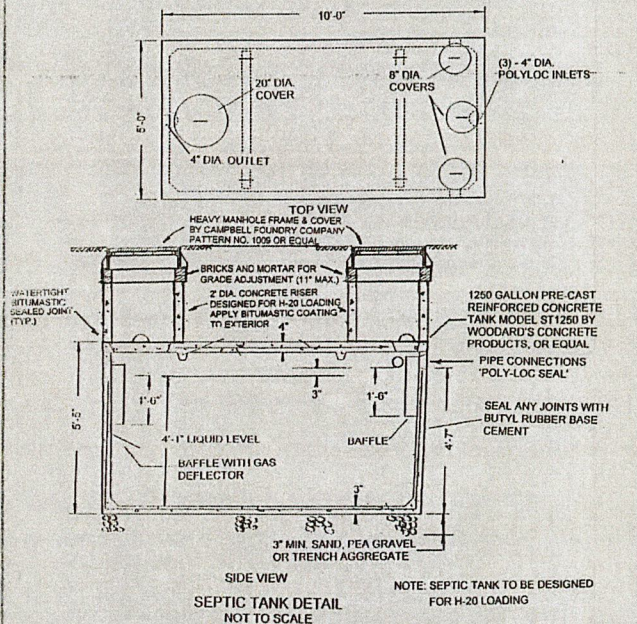


TYPICAL HEEL DRAIN OPTION

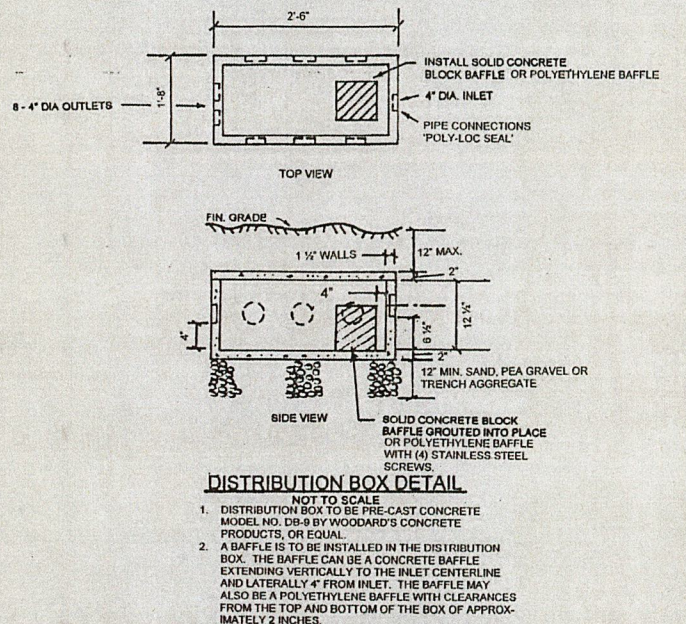


DRAINAGE OPTIONS TO REMEDIATE BACK CUT SEEPAGE NOT TO SCALE

- NOTES:
1. SURFACE RUNOFF TO BE DIVERTED AWAY FROM WALL BY INSTALLING AN IMPERMEABLE SOIL CAP OR SWALE ALONG THE REAR OF THE WALL UNITS.
 2. WHERE EMBANKMENT GROUNDWATER FLOW BEHIND WALL IS LIKELY, PLACE DRAINAGE OPTIONS AS SHOWN ABOVE.
 3. WHERE FLUCTUATING GROUNDWATER CONDITIONS ARE ENCOUNTERED AT THE BASE OF THE WALL, A DRAINAGE ZONE OF GRAVEL WITH A DRAIN TILE TO DAYLIGHT CAN BE PLACED BENEATH THE LEVELING PAD.

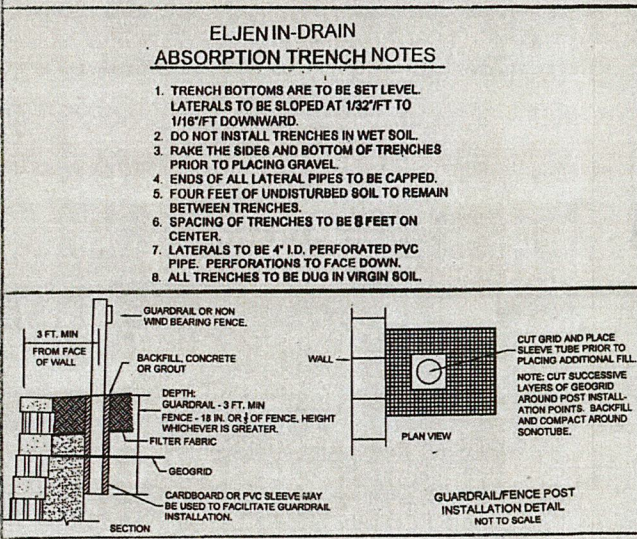


SEPTIC TANK DETAIL NOT TO SCALE



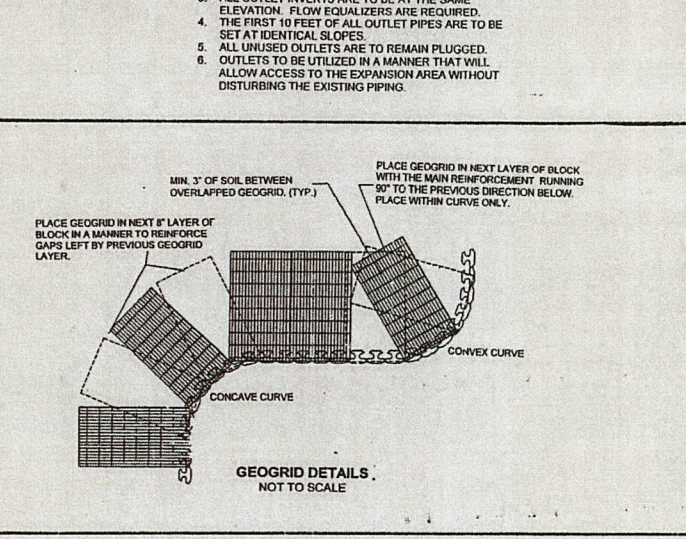
DISTRIBUTION BOX DETAIL NOT TO SCALE

- NOTES:
1. DISTRIBUTION BOX TO BE PRE-CAST CONCRETE MODEL NO. DB-9 BY WOODARD'S CONCRETE PRODUCTS, OR EQUAL.
 2. A BAFFLE IS TO BE INSTALLED IN THE DISTRIBUTION BOX. THE BAFFLE CAN BE A CONCRETE BAFFLE EXTENDING VERTICALLY TO THE INLET CENTERLINE AND LATERALLY 4\"/>

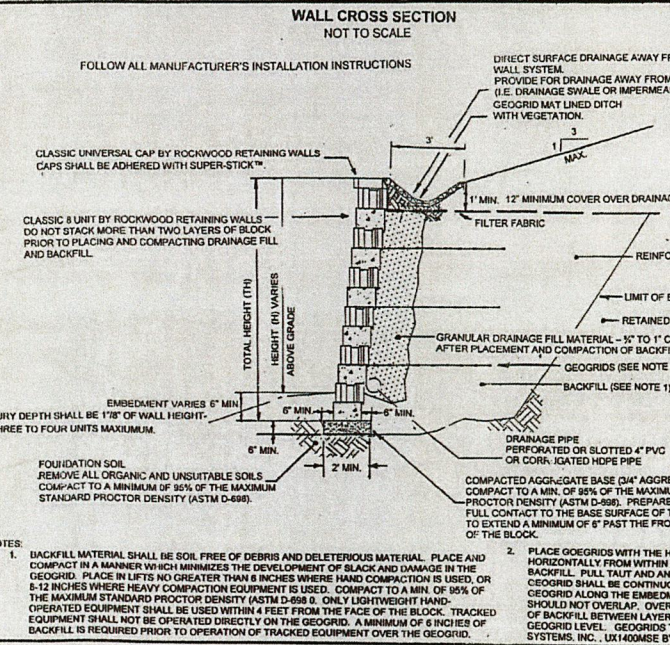


ELJEN IN-DRAIN ABSORPTION TRENCH NOTES

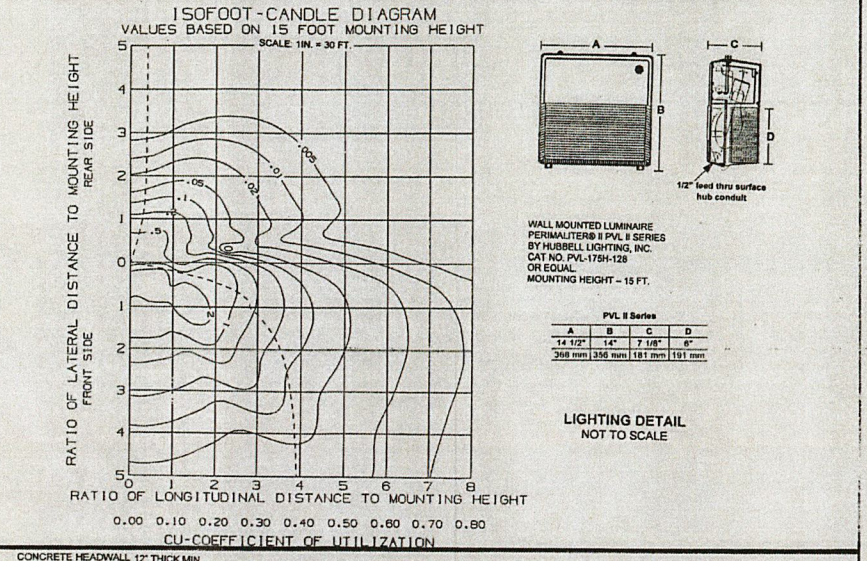
1. TRENCH BOTTOMS ARE TO BE SET LEVEL. LATERALS TO BE SLOPED AT 1/32\"/>



GEOGRID DETAILS NOT TO SCALE

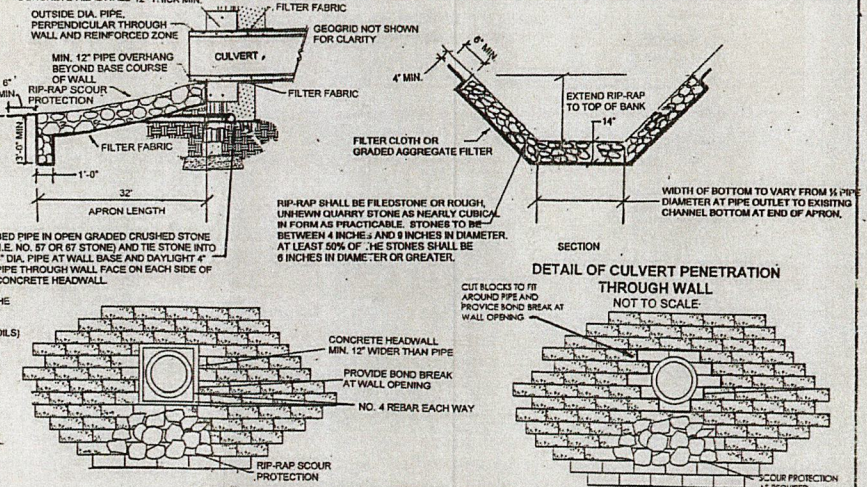


- NOTES:
1. BACKFILL MATERIAL SHALL BE SOIL FREE OF DEBRIS AND DELETERIOUS MATERIAL. PLACE AND COMPACT IN A MANNER WHICH MINIMIZES THE DEVELOPMENT OF SLACK AND DAMAGE IN THE GEOGRID. PLACE IN LIFTS NO GREATER THAN 6 INCHES WHERE HAND COMPACTION IS USED, OR 8-12 INCHES WHERE HEAVY COMPACTION EQUIPMENT IS USED. COMPACT TO A MIN. OF 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D-698).
 2. PLACE GEOGRIDS WITH THE HIGHEST STRENGTH AXIS PERPENDICULAR TO THE WALL. LAY HORIZONTALLY FROM WITHIN 2 INCHES FROM THE FACE OF THE BLOCK ACROSS THE COMPACTED BACKFILL. PULL TIGHT AND ANCHOR PRIOR TO PLACING ADDITIONAL DRAINAGE FILL OR BACKFILL. GEOGRID SHALL BE CONTINUOUS THROUGHOUT THE EMBEDMENT LENGTH. DO NOT SPlice GEOGRID ALONG THE EMBEDMENT LENGTH. GEOGRID SHALL BE PLACED SIDE BY SIDE. GRIDS OF BACKFILL BETWEEN LAYERS. ON CONVEX CURVES PROVIDE 100% COVERAGE AT EACH GEOGRID LEVEL. GEOGRIDS TO BE MIRAGRID SBT BY MIRAFI, STRATAGRID 50350 BY STRATA SYSTEMS, INC., UN400000 BY TENSAR EARTH TECHNOLOGIES, INC. OR EQUAL.



WALL MOUNTED LUMINAIRE PERMALUX™ II PVL 8 SERIES BY HUBBELL LIGHTING, INC. CAT. NO. PVL-175H-128 OR EQUAL MOUNTING HEIGHT - 15 FT.

LIGHTING DETAIL NOT TO SCALE



DETAIL OF CULVERT PENETRATION THROUGH WALL NOT TO SCALE

DETAIL SHEET FOR

DILEMME & SONS, INC.

NEW ROAD
ORANGE COUNTY
DATE: 8/12/05

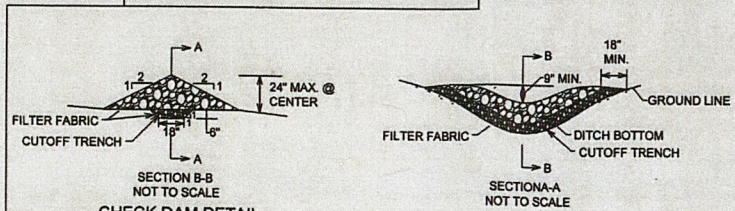
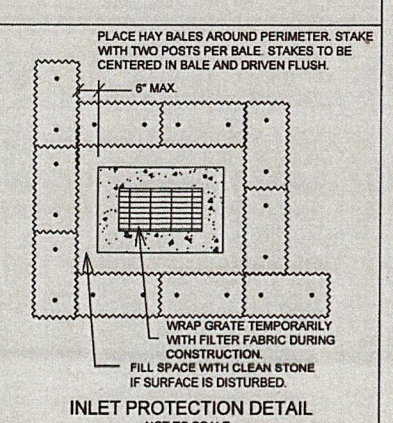
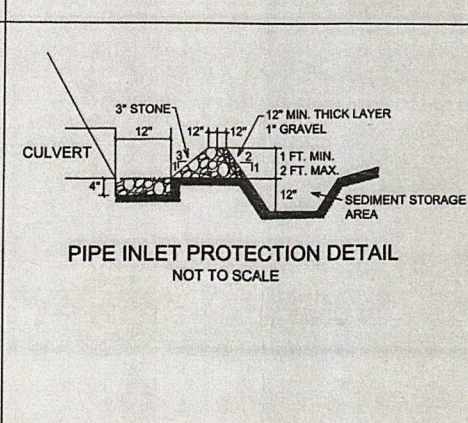
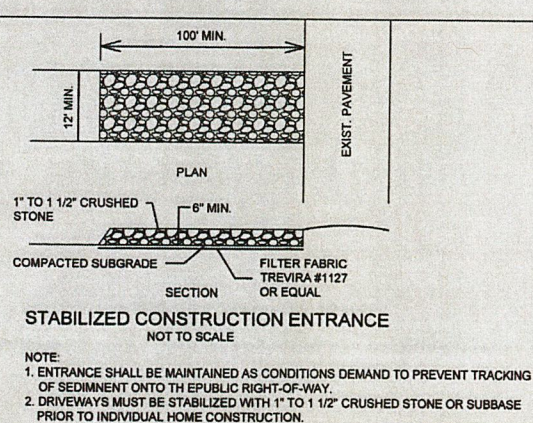
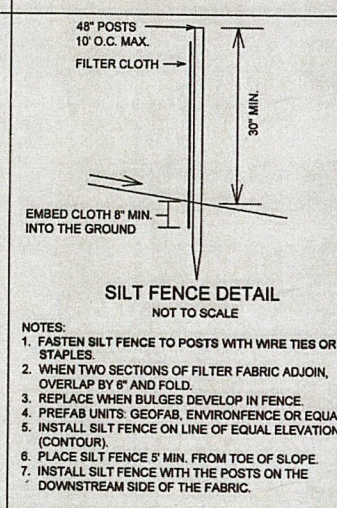
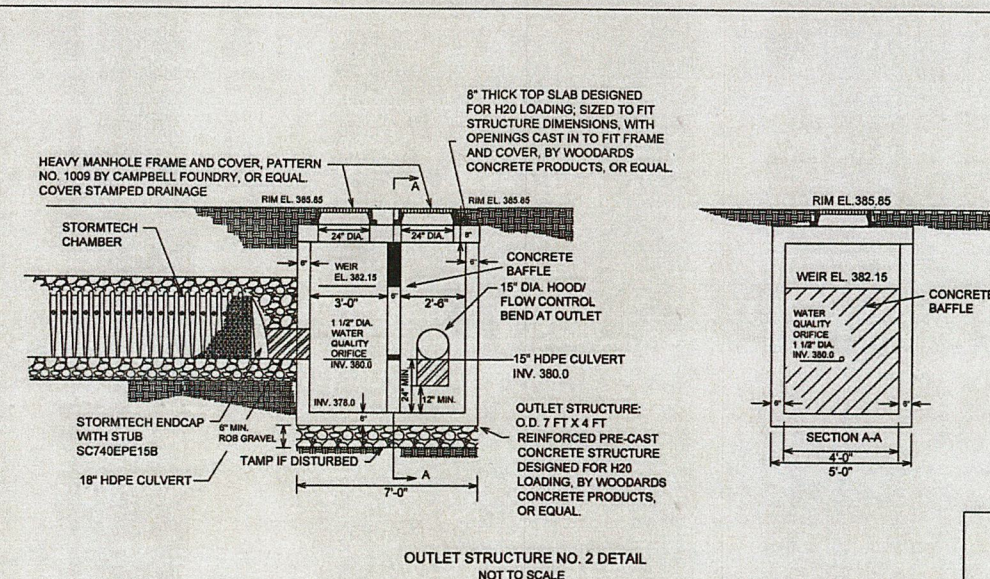
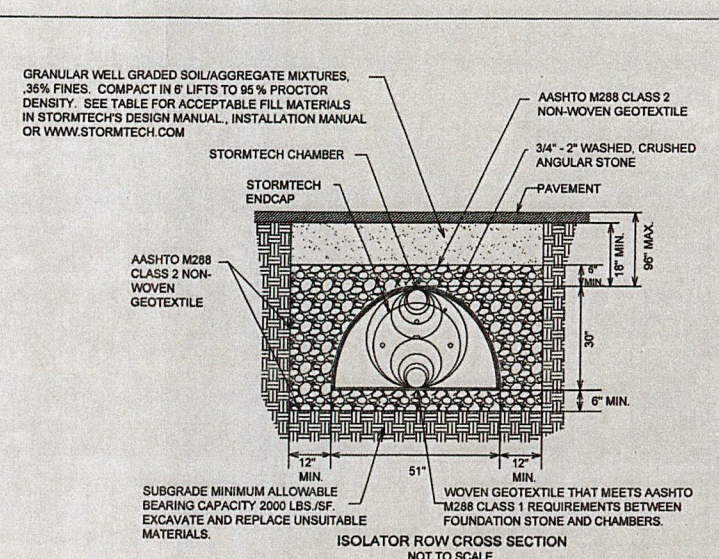
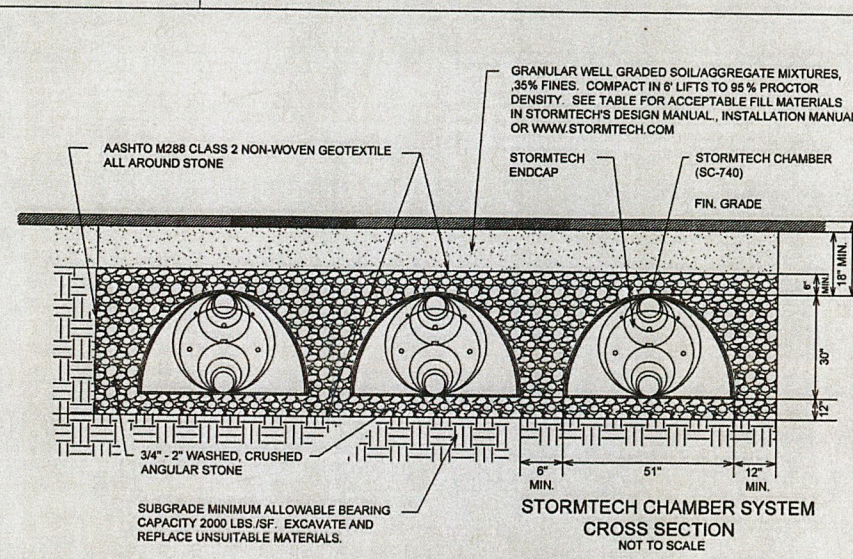
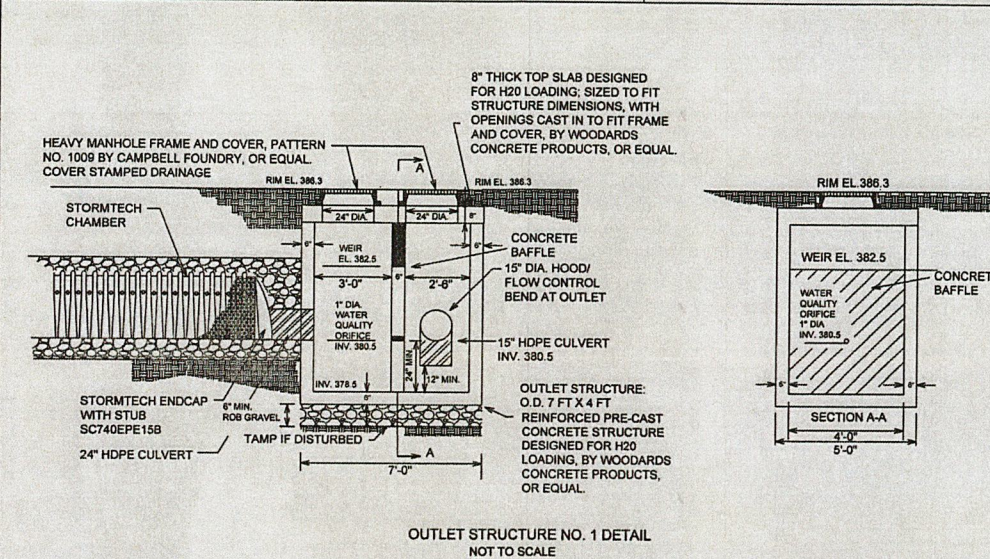
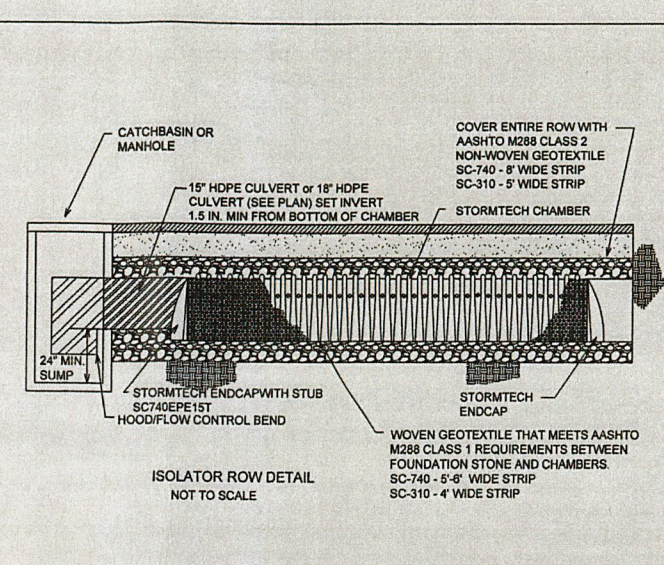
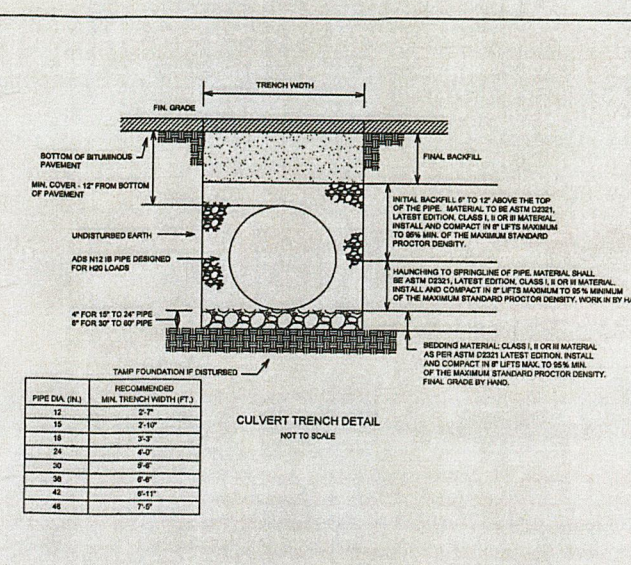
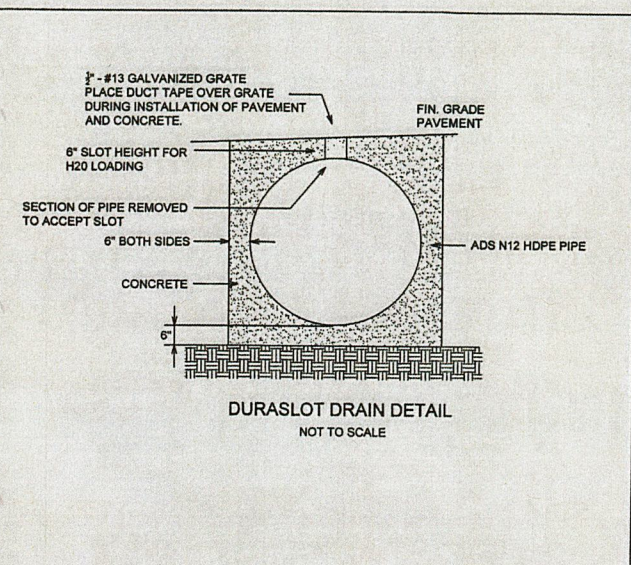
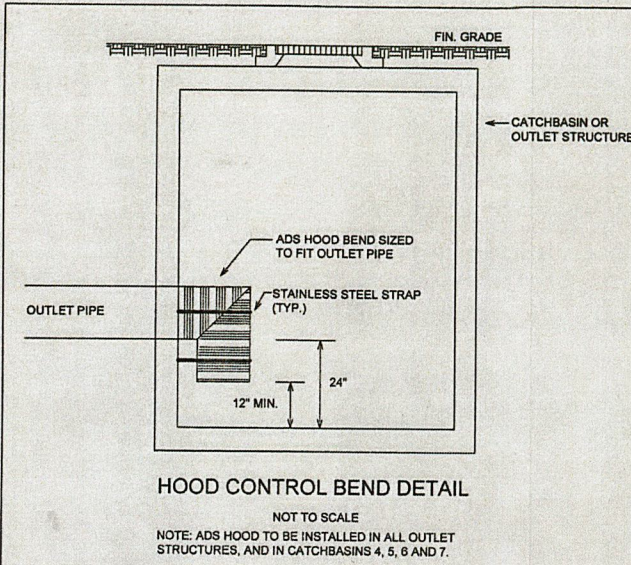
TOWN OF NEWBURGH
NEW YORK
SCALE: AS SHOWN

Vincent J. Doce Associates

ENGINEERS - SURVEYORS - PLANNERS
PROJECT CONSULTANTS - LAND CONSULTANTS
5020 ROUTE 9W, SUITE 104, NEWBURGH, NEW YORK 12550
TEL. (845) 561-1170 - FAX (845) 561-7738

THIS SHEET IS INVALID UNLESS ACCOMPANIED BY SHEETS 1 OF 6 THROUGH 6 OF 6.

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



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UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

DATE	REVISION

DETAIL SHEET

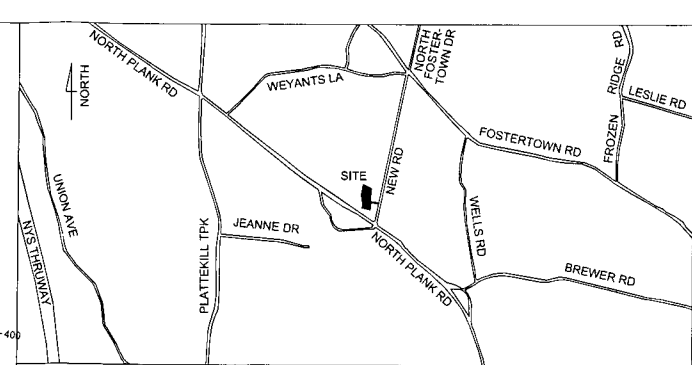
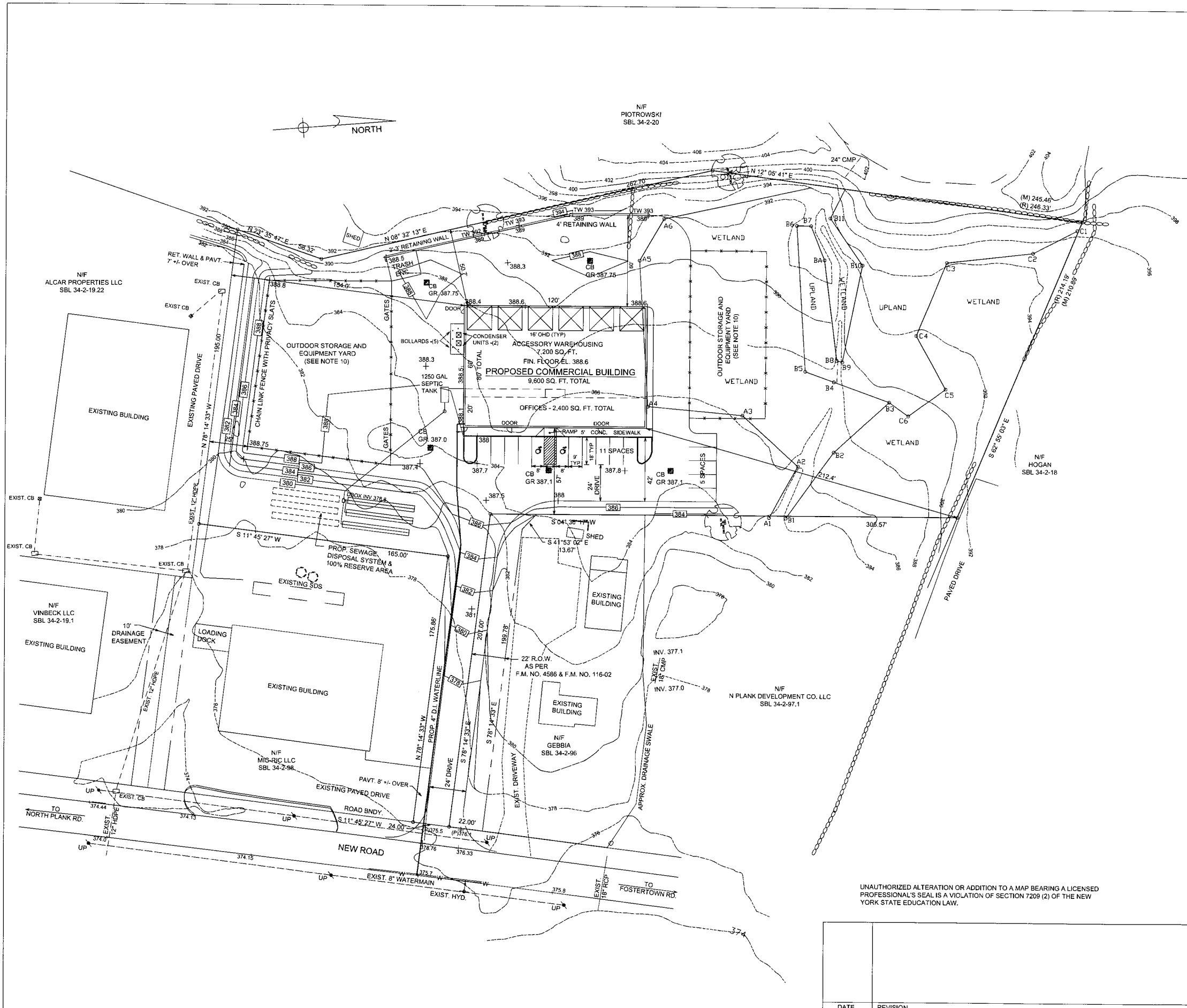
FOR
DILEMME & SONS, INC.
NEW ROAD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: 2/6/08 SCALE: AS SHOWN

APPROVED BY THE
PLANNING BOARD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
CHAIRMAN
9/22/08

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
SURVEYORS & PLANNERS
5020 RTE. 9W, SUITE 103, NEWBURGH, NY 12550

SHEET 6 OF 6

0



LOCATION MAP
SCALE: 1 IN. = 2000 FT.

ZONE - B (BUSINESS)		
USE - RETAIL/OFFICE		
REGULATION	MINIMUM REQUIRED	MINIMUM PROPOSED
LOT AREA	15,000 SQ. FT.	2.62 AC. +/-
LOT WIDTH	100 FT.	513 FT. +/-
LOT DEPTH	125 FT.	193 FT. +/-
FRONT YARD	40 FT.	57.0 FT. +/-
REAR YARD	30 FT.	50.7 FT. +/-
ONE SIDE YARD	15 FT.	154.0 FT. +/-
BOTH SIDE YARDS	30 FT.	366.4 FT. +/-
LOT BUILDING COVERAGE	MAXIMUM PERMITTED	MAXIMUM PROPOSED
LOT SURFACE COVERAGE	40 %	8.4 % +/-
BUILDING HEIGHT	35 FT.	30.9 % +/-

PARKING REQUIREMENT:
BUILDING FLOOR AREA - 9,600 SQ. FT.
OFFICE AREA - 2,400 SQ. FT.
ACCESSORY WAREHOUSE/STORAGE AREA - 7,200 SQ. FT.
OFFICE - 1 SPACE PER 200 SQUARE FEET OF FLOOR AREA - SPACES REQUIRED - 12 SPACES
WAREHOUSE - 0.5 SPACE PER 1000 SQ. FT. OF FLOOR AREA - SPACES REQUIRED - 4 SPACES
TOTAL SPACES REQUIRED - 16 SPACES
TOTAL SPACES PROVIDED - 16 SPACES

ADA PARKING SPACES REQUIRED - 2 SPACES
ADA PARKING SPACES PROVIDED - 2 SPACES

- NOTES:**
- TAX MAP DESIGNATION: SECTION 34 BLOCK 2 LOT 99.2
 - PARCEL AREA = 2.62 ACRES +/-
 - ZONING DISTRICT - B (BUSINESS)
 - OWNER AND APPLICANT: N & J NEW ROAD PROPERTIES LLC
PO BOX 10365
NEWBURGH, NY 12550
 - THE PARCEL SHOWN HEREON IS DESIGNATED AS LOT NO. 3 ON A MAP ENTITLED "LOT LINE CHANGE PLAN LANDS OF LAND INVESTMENT GROUP OF NEWBURGH & DARANDREA ASSOCIATES," DATED NOVEMBER 28, 2002 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE DECEMBER 30, 2003 AS MAP NO. 719-03.
 - THE LOCATIONS (HORIZONTAL AND VERTICAL) AND SIZES OF ANY UNDERGROUND UTILITY SHOWN SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR MUST PERFORM EXPLORATORY EXCAVATIONS TO LOCATE THE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS, AS NEEDED.
 - ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
 - IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.
 - THE PROPOSED BUILDING WILL BE SERVED BY AN INDIVIDUAL PRIVATE SEWAGE DISPOSAL SYSTEM AND TOWN OF NEWBURGH WATER.
 - MATERIALS TO BE STORED INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FORMS AND BASKETS, LUMBER FOR FORMS, REBAR, WIRE MESH, AND RIGID INSULATION. MAXIMUM HEIGHT OF STORED MATERIAL WILL BE 9 FEET.
 - SURVEY INFORMATION AS SHOWN HEREON IS AS PER A SURVEY ENTITLED "SURVEY OF THE LANDS OF N&J NEW ROAD PROPERTIES LLC," DATED DECEMBER 4, 2024, AND PREPARED BY MARTIN F. ANTHONISEN JR., PLS, NYS LICENSE NO. 050764.

CALL BEFORE YOU DIG
DIG SAFELY NEW YORK MUST BE CONTACTED (DIAL 811 OR 1-800-962-7962) AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING TO HAVE ANY EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

SHEET X OF X IS INVALID UNLESS ACCOMPANIED BY SHEET X OF X THROUGH X OF X.

SITE PLAN
LANDS OF
N & J NEW ROAD PROPERTIES LLC
5 NEW ROAD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: NOVEMBER 21, 2024 SCALE: 1 IN. = 30 FT.

PREPARED BY:
DARREN C. DOCE, PE
5 LINCOLDALE ROAD, CAMPBELL HALL, NY 10918
TEL: (845) 561-1170 EMAIL: DDOCE12@HOTMAIL.COM

DATE REVISION

LETTER OF POSITIVE JURISDICTION – FRESHWATER WETLANDS

10/10/2025
Michael Nowicki
121 Leon Stocker Dr, Stratton, VT, 05360, USA
Sent via email to: ecolsol@aol.com

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel
34-2-99.2, Orange County.

Dear Michael Nowicki,

Based on the parcel identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that the parcel contains freshwater wetlands and/or freshwater wetlands adjacent areas (AA) regulated by DEC pursuant to Article 24 of the Environmental Conservation Law (ECL). The parcel contains freshwater wetlands and/or regulated adjacent area(s) that meet an Unusual Importantace (UI) criterion. Specifically, the wetland is located within or adjacent to an urban area, as defined and identified by the United States Census Bureau.

The table below identifies the highest class jurisdictional wetland and/or regulated adjacent area within the parcel boundaries. In addition to the wetland identified, other jurisdictional wetlands or AAs may be present.

Tax ID #:	Highest Wetland Class:
34-2-99.2	Class II: it is located wholly or partially within an Urban Area as defined and identified by the United States Census Bureau (December 2022)(§ 664.5 (b)(13)).

This determination shall remain valid for five years from the date of this letter (through 10/08/2030).

An Article 24 permit from DEC is required for any regulated activity undertaken within regulated wetlands or their adjacent areas. Prior to engaging in any

regulated activity, a freshwater wetland delineation is necessary to determine the precise boundary of jurisdictional wetlands and regulated adjacent areas so they are avoided or necessary DEC permitting is obtained.

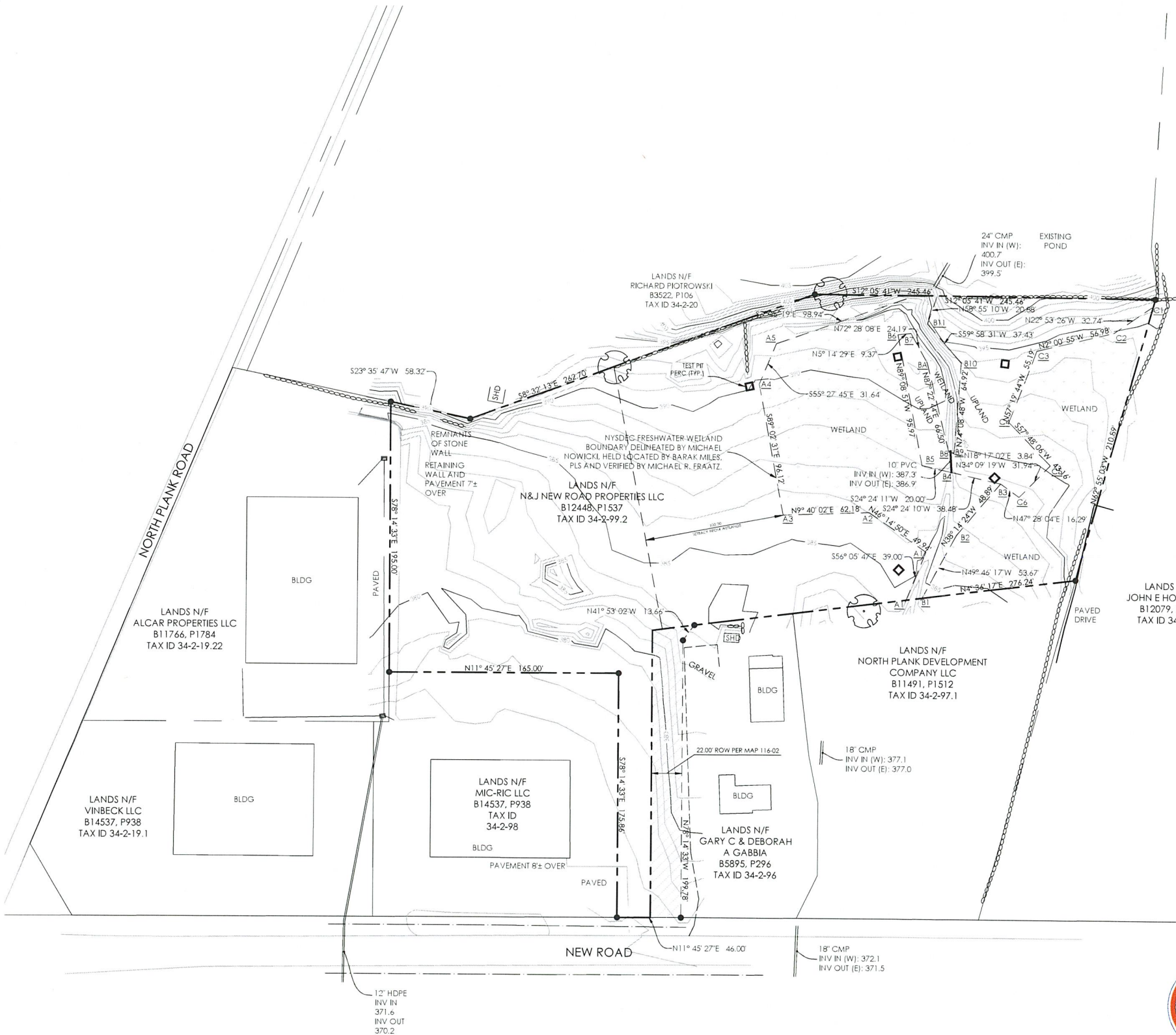
If you have a project planned on the referenced parcel that may impact jurisdictional wetlands or adjacent areas, please use this [Map of All DEC Offices](#) to identify the appropriate DEC Regional Office, and this [Contact the Regional DEC Office](#) link to request and schedule a freshwater wetlands delineation. In addition, the following link provides more information about DEC jurisdictional determinations: <https://dec.ny.gov/nature/waterbodies/wetlands/freshwater-wetlands-program/freshwater-wetland-jurisdictional-determination>

Pursuant to ECL section 24-0301(4), there is a rebuttable presumption that areas meeting the definition of Freshwater Wetland or regulated adjacent area are regulated and subject to permit requirements. If you believe this jurisdictional determination has been made in error, you may request an initial consultation with DEC by scheduling a meeting on the parcel or property with the appropriate regional office to review the jurisdictional determination, pursuant to 6 NYCRR 664.9.

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

Q



VICINITY MAP



SYMBOL LEGEND:	
	FENCE LINE
	SEWER MAIN
	WATER MAIN
	GAS MAIN
	ELECTRIC/CABLE
	OVERHEAD ELECTRIC
	DROP INLET AT CURB
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER WELL
	WATER VALVE
	WATER METER
	SEWER MANHOLE
	SEWER CLEANOUT
	MONITORING WELL
	RETAINING WALL
	PG&E BOX
	GAS METER
	TELEPHONE BOX
	SIGNAL BOX
	CABLE T.V. BOX
	ELECTRIC BOX
	TELEPHONE MANHOLE
	STREET LIGHT
	JOINT POLE
	POWER POLE
	GUY WIRE
	SET REBAR

ABBREVIATIONS	
AC ASPHALT CONCRETE	IP IRON PIPE
AF ANGLE POINT	GB GRADE BREAK
BM BENCHMARK	GM GAS METER
BLDG BUILDING	HP HIGH POINT
BOW BACK OF WALK	LT LIGHT
CB CATCH BASIN	MH MANHOLE
CF CURB FACE	PP POWER POLE
CO CLEAN OUT	PVC POLYVINYL PIPE
COL COLUMN	RB REBAR
COR CORNER	RCP REINFORCED CONCRETE PIPE
CONC CONCRETE	RIO CANOPY RADIS
CMP CORRUGATED METAL PIPE	SD STORM DRAIN
CMU CONCRETE MASONRY UNITS	SL POINT ON SLOPE
CNI CROWN OF STREET	SS SEWER
DI DROP INLET	STP STEP
EG EXISTING GRADE	STR STAIRS
EP EDGE OF PAVEMENT	TOP TOP OF SLOPE
FD FOUND	TOE TOE OF SLOPE
FL FLOW LINE	TW TOP OF WALL
FF FINISH FLOOR	W WATER
FWW FACE OF WALL	WL WALL
HSE HOUSE COR	WM WATER METER
GR GRASS	WV WATER VALVE
GM GAS METER	
IP IRON PIPE	
	DI-1.5FL TOP OF GRATE-1.5' FLOW LINE

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND AS DELINEATED BY MICHAEL NOWICKI ON JUNE 25, 2025.

DEC STAFF: MICHAEL R. FRAATZ
SURVEYOR: BARAK MILES, PLS 021225

DATE VALID: 12/09/2025 EXPIRATION DATE: 12/09/2030

WETLAND BOUNDARY DELINEATIONS AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REMAIN VALID FOR FIVE (5) YEARS UNLESS EXISTING EXEMPT ACTIVITIES, AREA HYDROLOGY, OR LAND USE PRACTICES CHANGE (E.G. AGRICULTURAL TO RESIDENTIAL). AFTER FIVE (5) YEARS THE BOUNDARY MUST BE REVALIDATED BY DEC STAFF. REVALIDATION MAY INCLUDE A NEW DELINEATION AND SURVEY OF THE WETLAND BOUNDARY.

ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEANING OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 100 FEET OF THE WETLAND BOUNDARY, AS DEPICTED ON THIS PLAN, REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

SURVEY MAP

CERTIFIED TO:
1. MICHAEL R. FRAATZ
2. N&J NEW ROAD PROPERTIES LLC
3. BARAK MILES
4. TOWN OF NEWBURGH
GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

PROPERTY ADDRESS: 10 NEW ROAD, NEWBURGH NY 12550
TAX ID: 34-2-99.2
TOWN OF CRAWFORD
COUNTY: ORANGE
STATE: NY

Barak Miles
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
DATE: DEC 11, 2025



Barak Miles
LAND SURVEYING
Development Engineering & Mapping Solutions
PROFESSIONAL LLC
PO BOX 577
WALKILL, NY 12550
609.252.2525 BARAKMILES@NYLSURV.COM
WWW.BARAKMILESANDSURVEYING.COM

SURVEY NOTES:
1. COPYRIGHT 2025 BARAK MILES. ALL RIGHTS RESERVED.
2. 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 NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE, SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT TIME OF FIELD SURVEY.
8. BASIS OF BEARINGS DETERMINED BY GPS OBSERVATIONS ON-SITE, DATUM NAD83, NY STATE PLANE, ZONE 3101 EAST.