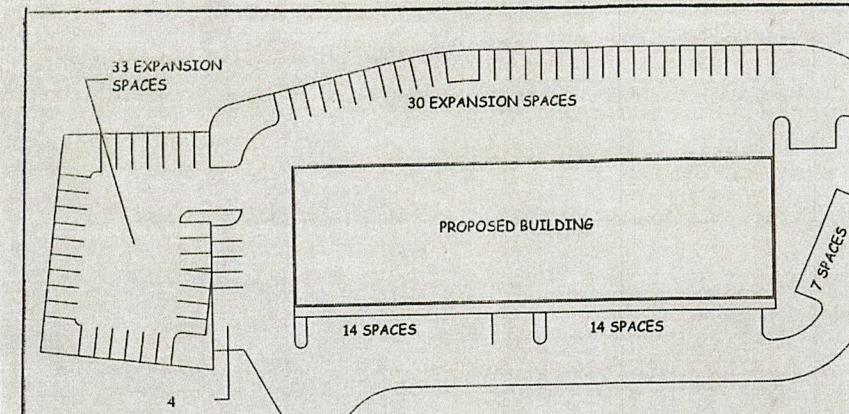


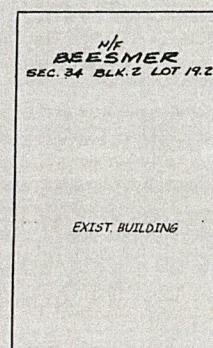
N



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 SEDEDDED 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 UNSLIGHTLY 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 - PERMALITER® II	3

*LUMINAIRES BY HUBBELL LIGHTING, INC.

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

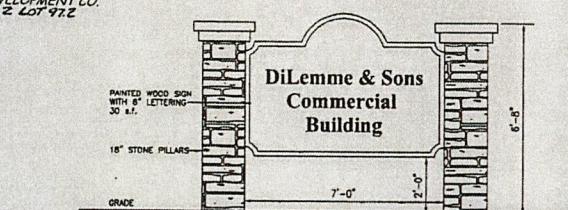
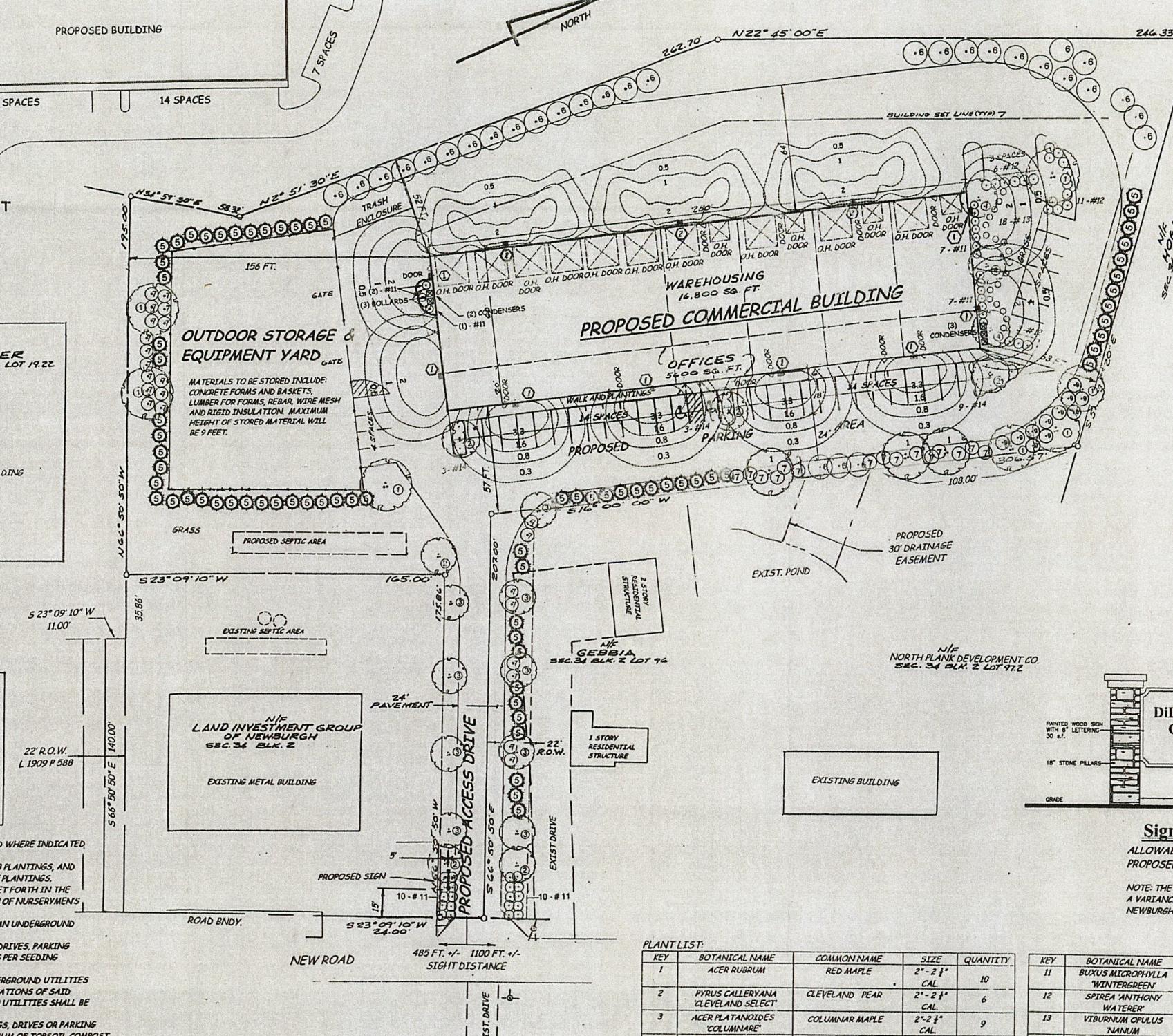
FIXTURES ON THE NORTH AND SOUTH SIDES OF THE BUILDING MOUNTED AT 18 FEET. FIXTURES ON THE FRONT OF THE BUILDING MOUNTED AT 14 FEET. FIXTURES ON THE REAR OF BUILDING MOUNTED AT 15 FEET.



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.
MAX. PERMITTED		
LOT BLDG. COVERAGE	40%	18%
BUILDING HEIGHT	35 FT.	< 35 FT.
LOT SURFACE COVERAGE	80%	70%



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.

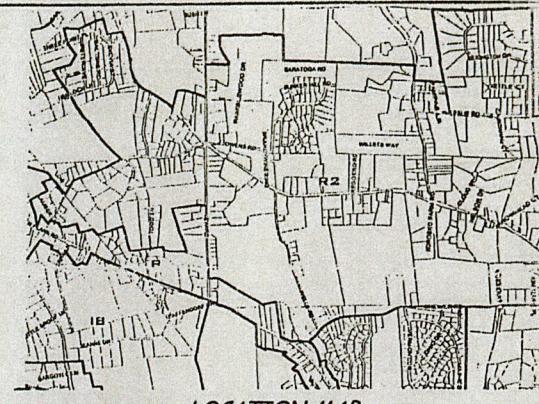
PLANT LIST:

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

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.

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



LOCATION MAP
SCALE: 1" = 2000'

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 (1-800-962-7962) 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 DOING SO.
- 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 & CARANDREA ASSOCIATES" DATED NOVEMBER 28, 2002 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE DECEMBER 30, 2003 AS MAP NO. 719-03.

SITE PLAN APPROVED
Planning Board, Town of Newburgh
Orange County, New York
DATE: 10/01/04
Signature: J.P. DiLemme 9/22/08
Chairman

DEVELOPER:
DILEMME & SONS, INC.
P.O. BOX 10355
NEWBURGH, NY 12550

SITE PLAN

DILEMME & SONS, INC.

NEW ROAD
ORANGE COUNTY
NEW YORK
SCALE: 1" = 30'
DATE: 10/01/04

REVISIONS: E-20-05 BLDG SIZE 4/18/08 DR ESMT. LS
3-1-05 PK8

5/2/06 PB COMMENTS 9/16/06 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

SHEET 1 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 UNDUE 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 SOIL 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 = 2.0 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 = 1.5 GPD/SQ.FT.
8. REQUIRED AREA = 688 GPD/1.5 GPD/SQ.FT. = 459 SQ. FT.
9. REQUIRED LENGTH OF ELJEN IN-DRAIN ABSORPTION TRENCH = 115 LF
10. PROPOSED LENGTH OF ELJEN 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.

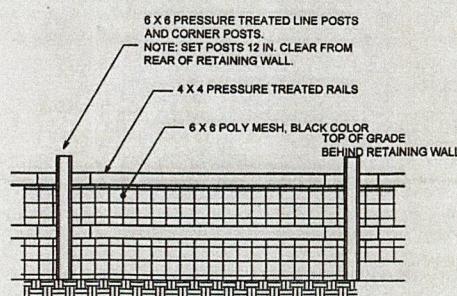
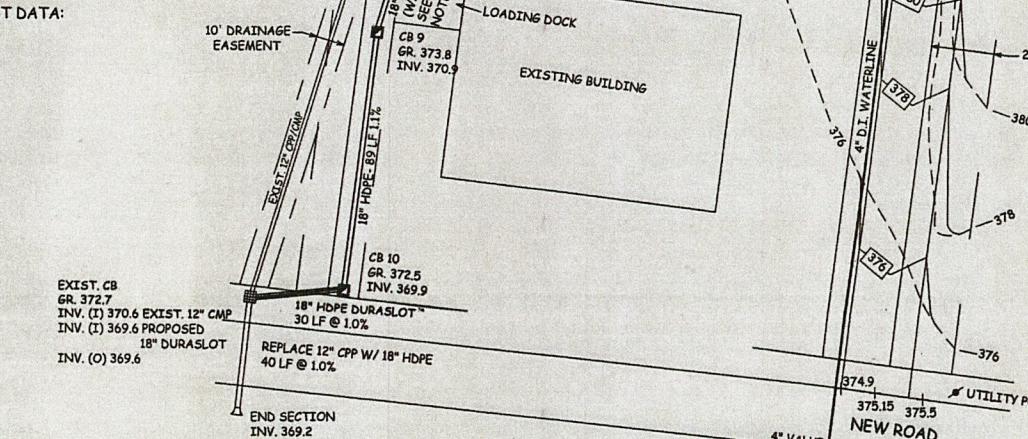
RUN TIME

1 6 MIN.
2 7 MIN.
3 7 MIN.
4 7 MIN.
5 7 MIN.

PERC HOLE NO. 3
DEPTH: 24 IN.

RUN TIME

1 3 MIN.
2 3 MIN.
3 4 MIN.
4 4 MIN.
5 4 MIN.



RETAINING WALL FENCE DETAIL

NOT TO SCALE
NOTE: INSTALL FENCE ALONG TOP OF
WALL WHEN WALL HEIGHT IS GREATER
THAN 4 FEET.

REVISIONS:

SOIL TEST DATA:

DATE: OCTOBER 4, 2007

PERC HOLE NO. 3
TEST PIT 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

PERC HOLE NO. 4
TEST PIT 3

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 4, 2007

PERC HOLE NO. 4
TEST PIT 3

DEPTH: 5 FT. BELOW GRADE

RUN TIME

1 0'-0" TO 2'-2" SANDY SILT LOAM
SOME GRAVEL
2'-2" TO 6'-0" SANDY LOAM
NO GROUNDWATER
3 6 MIN.
4 10 MIN.
5 11 MIN.
6 12 MIN.

DATE: OCTOBER 3, 2007

TEST PIT 3

DEPTH: 5 FT. BELOW GRADE

RUN TIME

1 0'-0" TO 0'-6" TOPSOIL
0'-6" TO 2'-3" SANDY SILT LOAM
SOME GRAVEL
2'-3" TO 4'-0" VERY SANDY LOAM
NO GROUNDWATER
3 2 MIN.
4 5 MIN.
5 5 MIN.
6 6 MIN.

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.

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. 1 SHALL BE ADS N-12 LB WT (WATERTIGHT) HIGH DENSITY POLYETHYLENE PIPE (SMOOTH INTERIOR) DESIGNED FOR H-20 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 1/4 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/AWWA C500-91 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-165 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.

APPROVED BY THE
PLANNING BOARD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
9/12/08
Chairman

GRADING, DRAINAGE & UTILITY 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
R. J. Doce

SEQUENCE OF EROSION AND SEDIMENT CONTROL ACTIVITIES:

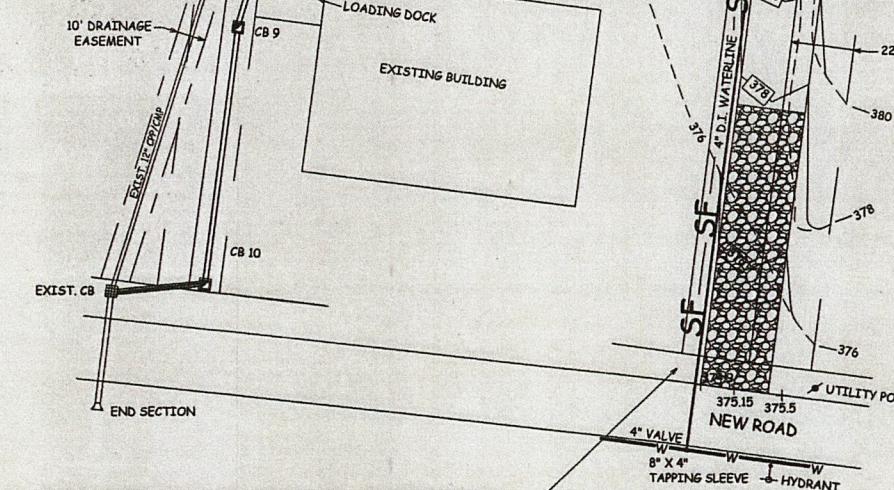
- PRIOR TO INITIAL SITE DISTURBANCE, CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKING SEDIMENT ONTO PUBLIC ROADWAYS. SWEEP ROADWAYS CLEAN AS NEEDED.
- INSTALL SILT FENCE DOWNSLOPE OF THE AREA TO BE DISTURBED.
- INSTALL INLET PROTECTION AROUND ANY EXISTING DRAINAGE STRUCTURES.
- CLEARING 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.
- PLACE SILT FENCES AROUND ANY STOCKPILES CREATED. APPLY MULCH TO STOCKPILES NOT BEING USED.
- SUBBASE COURSE TO BE APPLIED FOLLOWING ROUGH GRADING TO STABILIZE DRIVES AND PARKING AREAS.
- 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.
- PERMANENT VEGETATION TO BE INSTALLED WITHIN 14 DAYS OF FINAL GRADING. MULCH TO BE INSTALLED ON THESE AREAS UNTIL VEGETATION IS ESTABLISHED.
- INSPECT AND MAINTAIN AS OUTLINED HEREON AND IN THE SWPPP.

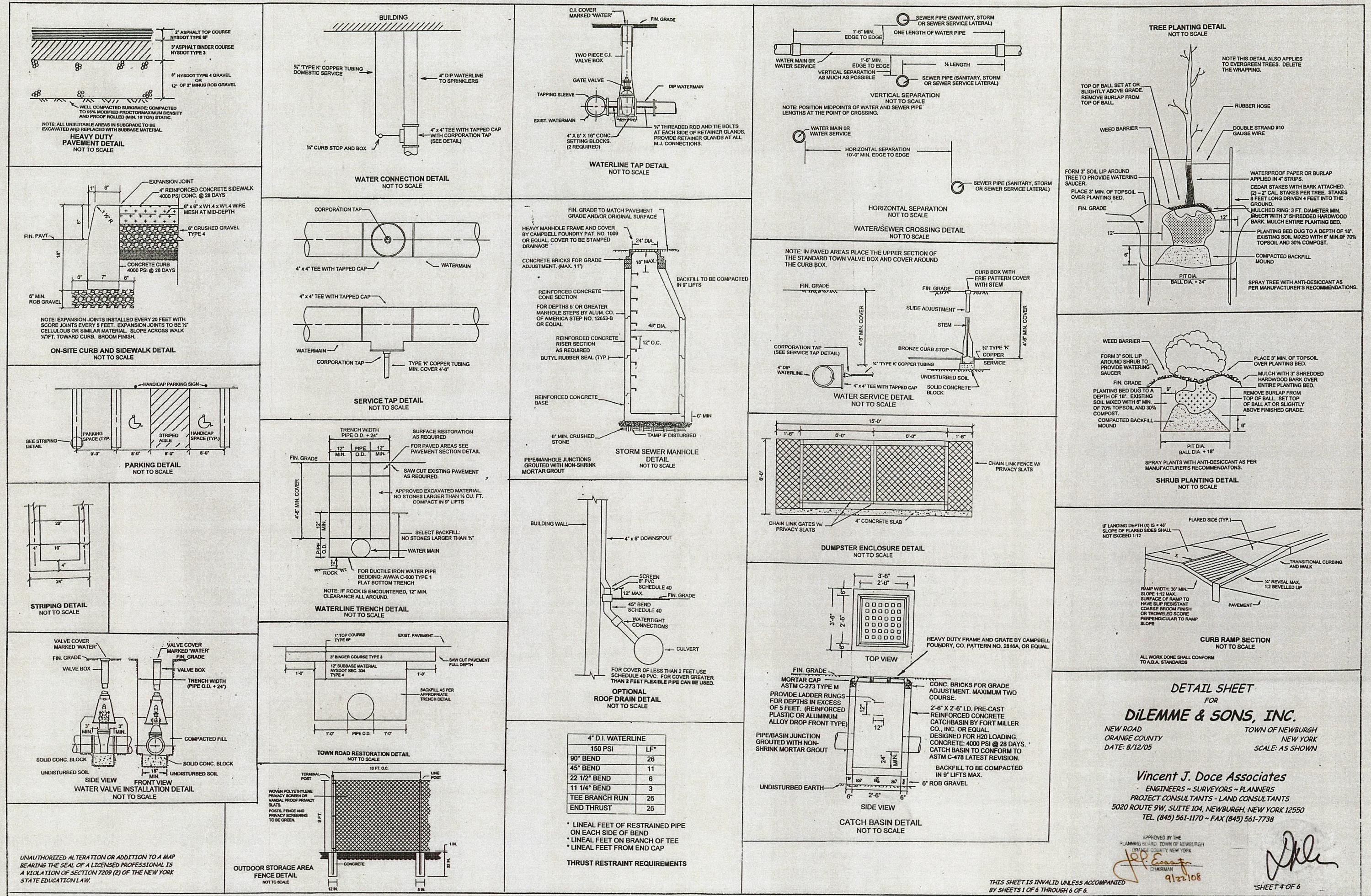
LEGEND:

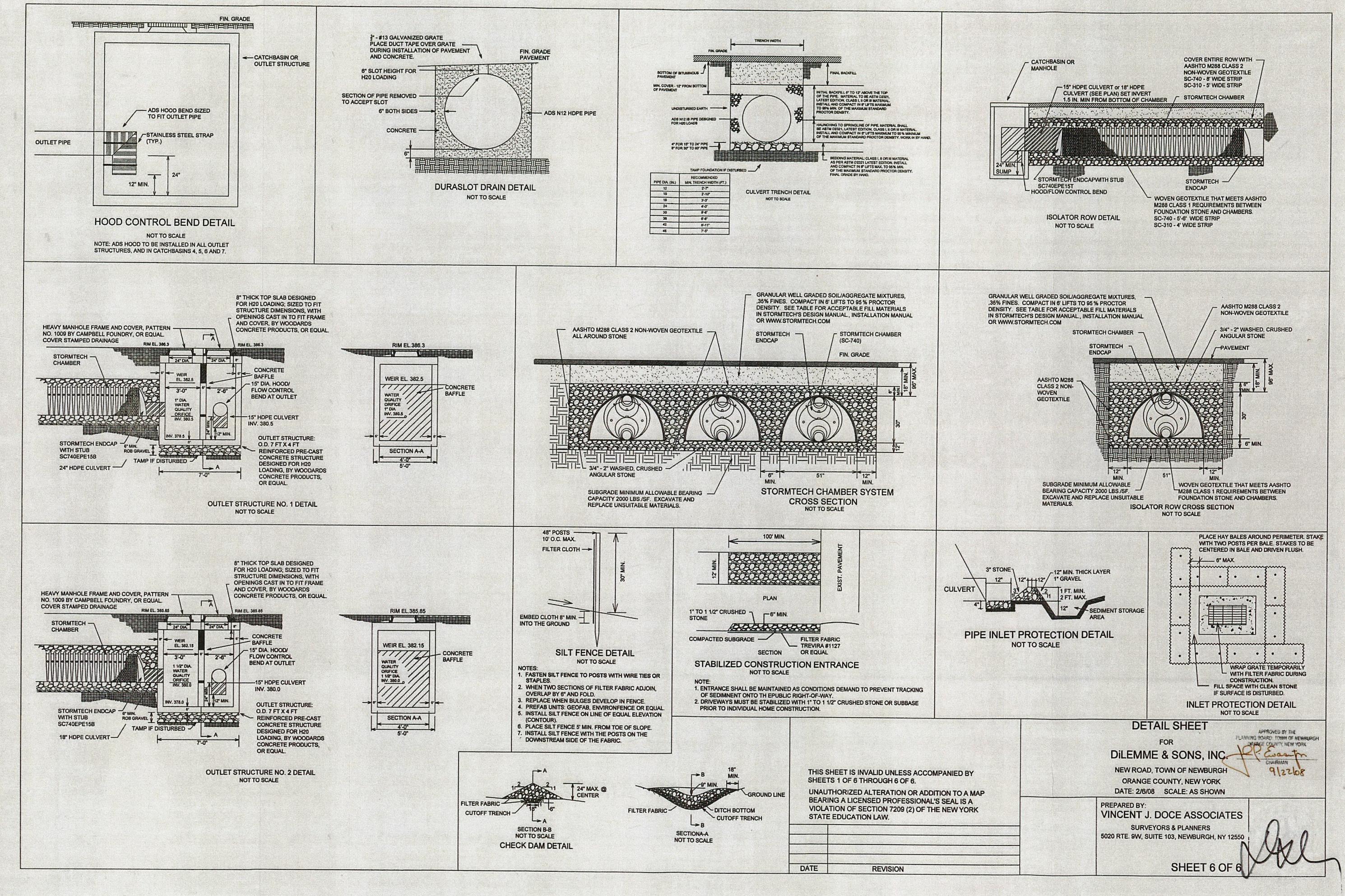
- - PROPOSED CATCHBASIN
- SF — SILT FENCE
- — SCE - STABILIZED CONSTRUCTION ENTRANCE
- — IP - INLET PROTECTION
- — OP - OUTLET PROTECTION (RIP-RAP)
- - EXISTING CATCHBASIN
- - PROPOSED CATCH BASIN
- - STORM SEWER MANHOLE
- - OUTLET STRUCTURE
- CD - CHECK DAM

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

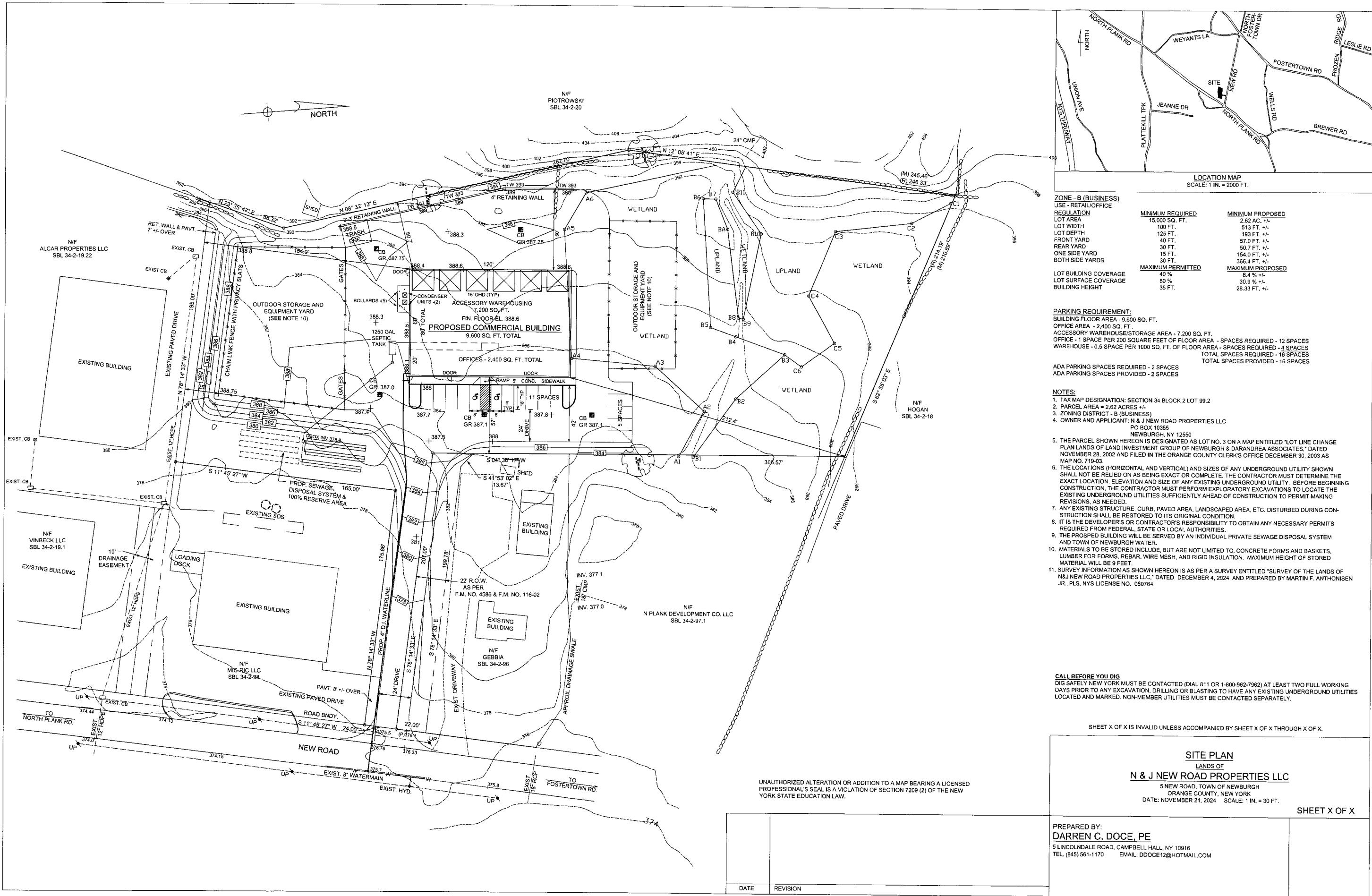
PRIOR TO INITIAL SITE DISTURBANCE, SILT FENCE TO BE PLACED DOWNSLOPE OF DISTURBED AREAS







o



P

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 Importance (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

