

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA) MICHAEL W. WEEKS, P.E. (NY, NJ & PA) MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA) MATTHEW J. SICKLER, P.E. (NY & PA) PATRICK J. HINES <u>Main Office</u> 33 Airport Center Drive Suite 202 New Windsor, New York 12553

(845) 567-3100 fax: (845) 567-3232 e-mail: mheny@mhepc.com

Principal Emeritus: RICHARD D. McGOEY, P.E. (NY & PA) WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT NAME: PROJECT NO.: PROJECT LOCATION: REVIEW DATE: MEETING DATE: REPRESENTATIVE: MAVIS TIRE/MIXED USE (RHINEBECK REALTY LLC) 15-03 SECTION 60, BLOCK 3, LOT 40.2 12 FEBRUARY 2015 19 FEBRUARY 2015 BOHLER ENGINEERING

- 1. General demolition notes must identify specifically that a permit is required from the Town of Newburgh Building Department prior to any demolition occurring on the site.
- 2. Note 6: Demolition notes should be revised to require notification of the Town of Newburgh Building/Code Office and not Municipal Engineer and local Soil Conservation District. Soil Conservation District is not involved in this project.
- 3. Standard Town of Newburgh Water and Sewer notes must be added to the plans. Copy of updated required notes are attached.
- 4. The Applicant should evaluate the Town of Newburgh design guidelines for projects. Parking within the front yard setback, lighting design, landscaping requirements, etc. should be addressed. Any specific waivers requested by the Applicant should be addressed in a written request to the Planning Board.
- 5. City of Newburgh Flow Acceptance letter is required prior to granting any approvals.
- 6. Information pertaining to the access easement to the west should be provided for Planning Board Attorney review.
- Actual field delineation of the Army Corps of Engineers boundary should be provided on the plans. Plans should be updated to include all work within the easement area grading, drainage, retaining walls, inverts, wetland mitigation areas, etc. should be depicted on plans.
- 8. Approval from NYSDOT for new ingress and egress plan must be received.

ACEC Member

Mavis Tire/Mixed Use (Rhinebeck Realty LLC) Town of Newburgh

- 9. Future submissions must contain a landscape plan in compliance with Town code and design guidelines.
- 10. It is recommended the Applicant consult with the Town of Newburgh Water Department representatives with regard to providing a single water connection into the site to service the 3 proposed buildings rather than the current proposal to provide 3 individual water services requiring construction within the state highway as well as a relocated hydrant.
- 11. Similar comment is requested that an evaluation be undertaken to provide a single sanitary sewer force main crossing rather than the current proposed two crossings and two grinder pump stations. One pump station serving the auto and retail and one pump station currently proposed to service the restaurant. Design details of all state highway crossings should be incorporated into the plans.
- 12. Any outdoor storage of new or waste tires should be addressed on the plans.
- 13. Applicants are requested to discuss the dumpster enclosure proposed for the auto service site. Access seems difficult based on location of dumpster enclosure and doors. Storm water management plan, as well as storm water pollution prevention plan, should be provided in future submissions. Grading plan is incomplete in the area of the detention pond and rear access drive.
- 14. Code Compliance/Jurisdictional Fire Department comments should be received regarding the proposed site.
- 15. Section 185-18(4)(b) requires that front yards abutting all county and state highways be at least 60 feet in depth. Applicants should address any of the identified exceptions with an analysis of adjoining properties.
- 16. Section 185-28 Motor Vehicle Service Station Car Wash and Rental Agencies (B) requires 50 foot entrance and exit drives. Rear exit drive appears to be proposed at 18 feet in width.
- 17. The Applicants are requested to evaluate Section 185-28G with regard to proximity of the mobile gasoline dispensing station at the intersection of Union Avenue Route 300 and Meadow Hill Road.
- Section 185-28J(1) Service and Repair Requirements (A-C) should be addressed by the Applicant's Representative.
- 19. Outdoor storage of any products associated with the proposed tire shop should document compliance with Section 185-30 Outdoor Storage.

Respectfully submitted,

McGoey, Hauser & Edsall Consulting Engineers, D.P.C.

Patrick J. Hines Principal

Attachment

TOWN SEWER SYSTEM NOTES

- 1. 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 NYSDEC and the Town of Newburgh.
- 2. 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.
- 3. 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 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.
- 4. 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.
- 5. 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.

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 requirements shall conform to the requirements of the New York State Department of Health and the Town of Newburgh.
- 2. 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/A21.51-91 or later revision for ductile iron pipe joints shall be either push-on or mechanical joint as required.
- 3. Thrust restraint of the pipe shall be through the use of joint restraint. Thrust blocks are not acceptable. Joint restraint shall be through the use of mechanical joint pipe with retainer glands. All fittings and valves shall also be installed with retainer glands for joint restraint. Retainer glands shall be EBBA iron megalug series 1100 or approved equal. The use of a manufactured restrained joint pipe is acceptable with prior approval of the Water Department.
- 4. All fittings shall be cast iron or ductile iron, mechanical joint, class 250 and conform to ANSI/AWWA C110/A21.10-87 or latest revision for ductile and gray iron fittings or ANSI/AWA C153/A21.53-94 for latest revision for ductile iron compact fittings.
- 5. All valves shall be resilient wedge, mechanical joint gate valves conforming to ANSI/AWWA C509 or latest revision such as Mueller A-2360-23 or approved equal. All gate valves shall open left (counter clock wise).
- 6. Tapping sleeve shall be mechanical joint such as Mueller H-615 or equal. Tapping valve 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 PS1 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.
- 7. All water service lines two (2) inches in diameter and smaller shall be Type K copper tubing. Corporation stops shall be Mueller H-15020 for ³/₄ and 1 inch, Mueller H-15000 or B-25000 for 1 ¹/₂ or 2 inch sizes. Curb valves shall be Mueller H-1501-2 for ³/₄ and 1 inch and Mueller B-25204 for 1 ¹/₂ and 2 inch sizes. Curb boxes s hall be Mueller H-10312 for ³/₄ and 1 inch and Mueller H-10310 for 1 ¹/₂ and 2 inch sizes.
- 8. 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.
- 9. 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.
- 10. Thrust restraint shall be provided by the rods and retainer glands. The length of restrained pipe shall be determined based upon working pressures, soil conditions and depth of bury according to DIPPA standards.
- 11. Pressure and leakage tests are required and shall be done in accordance with AWWA C-600 standards.
- 12. Disinfection of all new work shall be done in accordance with AWWA C-651 year of latest revision standards.
- 13. All water mains shall be 8", Class 52, ductile iron pipe unless otherwise noted.

14. 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.



Via FedEx Overnight Delivery

January 28, 2015

Town of Newburgh Planning Board 308 Gardnertown Road Newburgh, New York 12550

Attn: Mr. John Ewasutyn, Planning Board Chairman

Re: Proposed Redevelopment Project 1413 Union Ave Newburgh, New York 12550 Newburgh Planning Board File No. 2015-03



On behalf of our client, Rhinebeck Realty, LLC, we are pleased to submit this application package for Site Plan Review to the Town of Newburgh Planning Board. Enclosed please find the following items in support of the Planning Board's Site Plan review application for the above referenced project:

- One (1) original and fourteen (14) copies of the completed/signed Town of Newburgh "Application for Subdivision/Site Plan Review".
- Fifteen (15) copies of the Project Narrative dated January 26, 2015.
- One (1) original and fourteen (14) copies of the completed "Checklist for Major/Minor Subdivision and/or Site Plan".
- One (1) original and fourteen (14) copies of the completed "Fee Acknowledgement" form.
- One (1) original and fourteen (14) copies of the completed "Proxy" form.
- One (1) original and fourteen (14) copies of the completed "Planning Board Disclaimer Statement to Applicants" form.
- One (1) original and fourteen (14) copies of the completed "Disclosure Addendum Statement to Application, Petition and Request" form.
- Fifteen (15) copies of a January 27, 2015 letter from Rhinebeck Realty, LLC authorizing representation by Bohler Engineering.
- Fifteen (15) copies of the completed Full Environmental Assessment Form, with Part 1 completed.
- Fifteen (15) copies of the proposed plans entitled "Site Development Plans", dated January 27, 2015, no revisions listed, consisting of eight (8) sheets prepared by Bohler Engineering.
- Fifteen (15) copies of the survey entitled "1413 Union Avenue, ALTA/ACSM Land Title Survey of the Lands to be conveyed to Mavis Tire Supply, LLC", dated June 20, 2014, revised through August 2, 2014 (included .
- One (1) Rhinebeck Realty check (No. 2277) in the amount of \$5,740.00 for the Site Plan Application fee.
- One (1) Rhinebeck Realty check (No. 2278) in the amount of \$1,000.00 for the SEQRA (Long EAF) fee.
- One (1) Rhinebeck Realty check (No. 2279) in the amount of \$4,392.00 for the Professional Services escrow.
- One (1) Rhinebeck Realty check (No. 2280) in the amount of \$150.00 for the public hearing fee.





Mr. John Ewasutyn, Chairman Town of Newburgh Planning Board January 28, 2015 Page 2

We look forward to appearing before the Planning Board at the next available meeting to review this project.

Please do not hesitate to contact me with any questions.

Sincerely,

BOHLER ENGINEERING, LLC

Just W. Osterhandt

Robert W. Osterhoudt, P.E.

cc: Michael Manes (w/ 1 copy of enclosures) Ken Wersted, Creighton Manning (w/ 1 copy of enclosures)

\\Nyaldrawing3\projects\14\B140197\Mavis Tire, Union Ave., Newburgh,NY\01 - SUBMITTALS\01 - TOWN\2015-01-27 To Town (Submission)\Newburgh PB Cover letter.doc

TOWN OF NEWBURGH APPLICATION FOR SUBDIVISION/SITE PLAN REVIEW

RETURN TO: Town of Newburgh Planning Board 308 Gardnertown Road Newburgh, New York 12550

DATE RECEIVED:	TOWN FILE NO: 2015-03
(Application fee return	nable with this application)

1. Title of Subdivision/Site Plan (Project name): 1413 Union Avenue Redevelopment Project

2. Owner of Lands to be reviewed:

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Name	JR & Ray LLC	
Address	5020 Route 9W	
	Newburgh, NY 12550	
Phone		

3. Applicant Information (If different than owner):

з.	Applicant morma	ation (in uniferent than owner).
	Name	Rhinebeck Realty, LLC
	Address	358 Saw Mill Road
		Millwood, NY 10546
	D	Michael Manes
	Representative	
	Phone _	(914) 984-2500 ext. 5038
	Fax _	
	Email _	mmanes@mavistire.com
4.	Subdivision/Site F Name	'lan prepared by: Bohler Engineering MA, LLC c/o Robert W. Osterhoudt, P.E.
	Address	5 Computer Drive West, Suite 203
	Adurtos _	Albany, NY 12205
	Phone/Fax _	(518) 438-9900
5.	Location of lands 1413 Union Aver	
6.	Zone ^{IB}	Fire District Orange Lake Fire District
	Acreage3.04± ac	res School District Newburgh Enlarged City School District
7.	Tax Map: Section	<u>60.00</u> Block <u>3</u> Lot <u>40.2</u>

8.	Project Description	and Purpose of Re	view:
	Number of existing	ng lots <u>1</u>	Number of proposed lots1
	Lot line change	N/A	
	Site plan review Redevelopment of fe		rmer truck terminal site, see narrative
	Clearing and gra	ding <u>N/A</u>	
	Other	<u>N/A</u>	

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

- 9. Easements or other restrictions on property: (Describe generally) <u>No know easements/restrictions on property; easement on</u> adjoining property provides access to west.
- 10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature	Title Member
Date:/8/15	

<u>NOTE:</u> If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

PROJECT NARRATIVE

January 26, 2015

PROPOSED REDEVELOPMENT PROJECT 1413 UNION AVENUE (NYS ROUTE 300) TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

INTRODUCTION

Rhinebeck Realty, LLC is proposing to redevelop 1413 Union Avenue (a.k.a NYS Route 300), tax map parcel # 60.00-3-40.2, in the Town of Newburgh, Orange County, NY. The ± 3.04 acre site is currently developed as a former trucking facility with ± 32 truck bays, a garage, parking, lighting, etc.

The project site is located within the Interchange Business District where retail, restaurant, and motor vehicle service station uses are permitted subject to Site Plan Review by the Planning Board. Surrounding the project site are similar commercial uses; to the south and west is the Newburgh Mall and its associated access drives, to the north is a Valvoline service station, across Union Ave to the East is a retail plaza and a Midas Auto Service center.

The applicant is proposing to demolish the existing buildings and construct $a \pm 6,870$ SF tire center facility, $a \pm 2,600$ SF retail building, and $a \pm 7,500$ SF sit down restaurant. The proposed project involves the re-development of the site with new utilities, stormwater management, parking, lighting, landscaping, and other appurtenances.

EXISTING CONDITIONS

The property is approximately 3.04 acres in size with two full movement curb cuts to Union Ave and an ingress/egress easement through the rear of the property to the Newburgh Mall access road to Meadow Hill Road. Other access to the Newburgh Mall access road is currently not available. The site contains two existing buildings (approximately 10,500 SF total) with associated pavement areas while the majority of the site is enclosed via a chain-link fence and gates near the front of the parcel.

The site topography slopes away from Union Ave to the adjoining property to the west and no stormwater management or treatment practices currently exist on the site. Gas, electric, sanitary sewer, and water service currently serve the site from the east of the site along Union Ave. The majority of the existing site is impervious cover consisting of buildings and asphalt/concrete pavement.

PROPOSED CONDITIONS

The existing structures on site are proposed to be demolished and three new buildings are proposed. A \pm 6,870 SF tire center facility and a \pm 2,600 SF retail building are proposed towards the front (east) of the site along Union Avenue and a \pm 7,500 SF sit down restaurant is proposed further back from Union Avenue. The existing northerly curb cut is proposed to be removed and a new full access in the center of the site and a modified southerly access are proposed along Union Avenue (New York State Route 300). The existing southerly, full access drive on Route 300 is proposed to be reduced in width and modified to accommodate rights out only. A one-way out is also proposed in the rear (west) of the site through the existing ingress/egress easement to the Newburgh Mall access road, similar to a previously proposed project on this site. There are minor wetlands impacts associated with the westerly egress drive that will require permitting with the Army Corps of Engineers.

Parking is proposed to be provided with a total of 164 parking spaces, which meets Town requirements for the proposed uses. New stormwater management facilities, pavement, lighting, landscaping, trash enclosures, sidewalks and other appurtenances are also proposed as part of this redevelopment project. The site is currently served by all major utilities along Union Avenue.

TOWN OF NEWBURGH PLANNING BOARD

1413 Union Avenue Redevelopment Project

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

- 3. ✓ Application Fees
- 4. <u>Completed Checklist (Automatic rejection of application without checklist)</u>

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. <u>Non-submittal of the checklist will result in application rejection</u>.

- 1. ____ Name and address of applicant
- 3. <u>✓</u> Subdivision or Site Plan and Location
- 4. **✓** Tax Map Data (Section-Block-Lot)
- 5. \checkmark Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
- 6. \checkmark Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
- 7.<u>N/A</u> Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
- 8. \checkmark Date of plan preparation and/or plan revisions
- 9. \checkmark Scale the plan is drawn to (Max 1" = 100')

- 11. <u>Surveyor,s Certification</u> (See Survey)

- 14. ✓ _Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
- 15. Flood plain boundaries (See Survey)
- 16. Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
- 17. \checkmark Metes and bounds of all lots
- **19.** Show existing or proposed easements (note restrictions)
- 20. ____ Right-of-way width and Rights of Access and Utility Placement
- 21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
- 22. <u> Lot area (in sq. ft. for each lot less than 2 acres)</u>
- 23. <u>Number of lots including residual lot</u> (No Change)
- 25. <u>N/A</u> A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
- 26.____ Applicable note pertaining to owners review and concurrence with plat together with owner's signature To Be Provided
- 27. <u>Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.</u>
- 28. N/A Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
- 29. <u>Show topographical data with 2 or 5 ft. contours on initial submission</u>

- 30. N/A Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
- 31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
- 32. N/A Number of acres to be cleared or timber harvested
- 33.____ Estimated or known cubic yards of material to be excavated and removed from the site To Be Provided
- 34.____ Estimated or known cubic yards of fill required To Be Provided
- 35. \checkmark The amount of grading expected or known to be required to bring the site to readiness
- 36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- 37. ✓ Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards. The application contemplates approximately 0.10 acres (4,350 SF) of ACOE wetland impacts for the proposed westerly access.
- 38.____List of property owners within 500 feet of all parcels to be developed (see attached statement). To Be Provided

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: Libert Otterhout P.E. (BOMER ENGINGERING) Licensed Professional

Date: 1/26/2015

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date): January 26, 2015

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Michael Manes (Rhinebeck Realty, LLC)

APPLICANT'S NAME (printed)

APPLICANTS SIGNATURE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER)	, DEPOSES AND S	SAYS THAT HE/SHE
RESIDES AT	W, NEWBURGH, NY 12550	
	NGE	
	<	
AND THAT HE/SHE IS TH	E OWNER IN FEE OF <u>1413</u>	Union Avenue
(Tax map Parcel 60.00-3-40.2)		
WHICH IS THE PREMISE	S DESCRIBED IN THE FOR	EGOING
APPLICATION AS DESCR	RIBED THEREIN TO THE TO	OWN OF NEWBURGH
PLANNING BOARD AND	Rhinebeck Realty, LLC	IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

January 12, 2015 DATED:

JOHN J. LEASE, JR.

RAPHAEL J. LEASE

NAMES OF ADDITIONAL REPRESENTATIVES

owners signature

RICHARD F. LEASE

OWNERS NAME (printed)

Barbara Q. Baegeri WITNESS' SIGNATURE Barbara A. Bayers

WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

1/8/15

Michael Manes (Rhinebeck Realty, LLC)

APPLICANT'S NAME (printed)

-APPLICANT'S SIGNATURE

DISCLOSURE ADDENDUM STATEMENT TO APPLICATION, PETITION AND REQUEST

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

NONE

NAME, ADDRESS, RELATIONSHIP OR INTEREST (financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

 TOWN BOARD
PLANNING BOARD
ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
OTHER

INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: Mcmber

(Pres.) (Partner) (Vice-Pres.) (Sec.) (Treas.)

Michael B. Manes Director of Real Estate Development Mavis Tire Supply/Rhinebeck Realty, LLC 358 Saw Mill River Road Millwood, NY 10546 (914) 984-2500

27 January 2015

Town of Newburgh, NY

Re: proposed redevelopment of 1413 Union Ave

To whom it may concern:

Rhinebeck Realty, on behalf of Mavis Tire Supply/Rhinebeck Realty, LLC, has authorized Rob Osterhoudt of Bohler Engineering to make application for site plan approval for the above referenced project.

Thank you,

Michael

Full Environmental Assessment Form Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project:	······		
1413 Union Avenue Redevelopment Project			
Project Location (describe, and attach a general location map):			
1413 Union Avenue, Newburgh, New York			
Brief Description of Proposed Action (include purpose or need):			
Applicant proposes to demolish the abandoned industrial building/facility and redevelo parking, landscaping, lighting, utility connections and appurtenances.	p the site with +/- 17,000 sf of comm	nercial buildings, and associated	
	,		
Name of Applicant/Sponsor:	Telephone: (914) 984-25		
Rhinebeck Realty, LLC (Michael Manes)	E-Mail: mmanes@mavis	E-Mail: mmanes@mavistire.com	
Address: 358 Saw Mill Road			
City/PO: Millwood	State: New York	Zip Code: 10546	
Project Contact (if not same as sponsor; give name and title/role):	Telephone: (518) 438-99	00	
Bohier Engineering (Rob Osterhoudt)	E-Mail:		
Address:			
5 Computer Drive West, Suite 203			
City/PO:	State:	Zip Code:	
Albany	New York	12205	
Property Owner (if not same as sponsor):	Property Owner (if not same as sponsor): Telephone:		
	E-Mail:	·····	
Address:			
City/PO:	State:	Zip Code:	

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B. Government Approvals

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Government Entity		If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)	
a. City Council, Town Board, or Village Board of Trustee				
b. City, Town or Village Planning Board or Commis	₽Yes⊡No sion	Town Planning Board - Site Plan Approval	January 2015	
c. City Council, Town or Village Zoning Board of A	□Yes ☑ No ppeals			
d. Other local agencies	Yes No			
e. County agencies	V Yes No	Orange County Planning - 239 Referral	TBD	
f. Regional agencies	Yes No			
g. State agencies	⊿ Yes ⊡ No	NYSDOT - Highway Work Permit NYSDEC - SPDES Permit	TBD	
h. Federal agencies	ZYes No	ACOE Wetlands Permit	TBD	
i. Coastal Resources. <i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?				
<i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? □ Yes ☑ No <i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? □ Yes ☑ No				
C. Planning and Zoning				
C.1. Planning and zoning ac	tions.			

8 8	
 Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	□Yes Z No
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	∠ Yes□No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	□Yes 2No
 b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) If Yes, identify the plan(s): 	Yes No
 c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? If Yes, identify the plan(s): 	∐Yes ⊠ No

B. Government Approvals, Funding, or Sponsorship, ("Funding" includes grants, loans, tax relief, and any other forms of financial

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a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.	∠ Yes No
f Yes, what is the zoning classification(s) including any applicable overlay district?	
Interchange Business District (IB)	
b. Is the use permitted or allowed by a special or conditional use permit?	∠ Yes⊡No
c. Is a zoning change requested as part of the proposed action?	Yes
i. What is the proposed new zoning for the site?	
C.4. Existing community services.	
	······
b. What police or other public protection forces serve the project site?	
Town of Newburgh Police Department	·····
2. Which fire protection and emergency medical services serve the project site? Orange Lake Fire District	
1. What parks serve the project site?	······
N/A	
D. Project Details	
D.1. Proposed and Potential Development	
What is the general native of the proposed action (a general activities in the solution)	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; components)? Commercial	if mixed, include all
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components)? Commercial	·
components)? Commercial .a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? +/- 3.1 acres	(includes +/- 0.3
components)? Commercial b. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned the second seco	(includes +/- 0.3 acres for access
components)? Commercial	(includes +/- 0.3 acres for access easement area)
components)? Commercial b. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres)	(includes +/- 0.3 acres for access easement area)
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components)? Commercial b. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres square feet)? % J. Units: d. Is the proposed action a subdivision, or does it include a subdivision? if Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) ii. Is a cluster/conservation layout proposed?	(includes +/- 0.3 acres for access easement area)
components)? Commercial b. a. Total acreage of the site of the proposed action? +/- 3.3 acres b. Total acreage to be physically disturbed? +/- 3.1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 3.3 acres c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres square feet)? f. Is the proposed action a subdivision, or does it include a subdivision? Units: i. Is the proposed action a subdivision, or does it include a subdivision? if Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) iii. Is a cluster/conservation layout proposed? iii. Number of lots proposed?	(includes +/- 0.3 acres for access easement area) Yes No es, miles, housing units, Yes No
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components)? Commercial components)? Commercial +/-3.3 acres b. a. Total acreage of the site of the proposed action? +/-3.3 acres b. Total acreage to be physically disturbed? +/-3.1 acres c. Total acreage (project site and any contiguous properties) owned +/-3.1 acres or controlled by the applicant or project sponsor? +/-3.3 acres c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres square feet)? % Units: I. Is the proposed action a subdivision, or does it include a subdivision? f Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) iii. Is a cluster/conservation layout proposed? iii. Number of lots proposed?	(includes +/- 0.3 acres for access easement area) □ Yes 2 No es, miles, housing units, □Yes 2No □Yes 2No
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components)? Commercial b. a. Total acreage of the site of the proposed action? +/-3.3 acres b. Total acreage to be physically disturbed? +/-3.1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/-3.3 acres c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres square feet)? % Units: d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) iii. Is a cluster/conservation layout proposed? iiii. Number of lots proposed? iv. Minimum and maximum proposed lot sizes? Minimum Maximum c. Will proposed action be constructed in multiple phases? i. If Yes: • Total number of phases anticipated • Anticipated commencement date of phase 1 (including demolition) • Anticipated completion date of final phase	(includes +/- 0.3 acres for access easement area) □ Yes ☑ No es, miles, housing units, □Yes ☑No □Yes ☑No □Yes ☑No

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f. Does the proje	ct include new resid	lential uses?	······································		Ves No
	nbers of units propo				
	One Family	<u>Two Family</u>	Three Family	Multiple Family (four or more)	
Initial Phase					
At completion	<u></u>		······································	•	
of all phases		•	<u></u>		
			1	1	673 37 - 171 37 -
If Yes,			al construction (incl	uding expansions)?	⊿ Yes □ No
i. Total number	of structures	3			
<i>ii.</i> Dimensions <i>iii.</i> Approximate	(in feet) of largest p e extent of building	roposed structure: space to be heated	+/- 25' height;	+/- 72' width; and +/- 109' length +/- 17,000 square feet	
h. Does the prop	osed action include	construction or oth	her activities that wi	Il result in the impoundment of any	Yes No
				agoon or other storage?	
If Yes,					
<i>i</i> . Purpose of th	e impoundment:			Ground water Surface water strea	
<i>ii.</i> If a water imp	boundment, the prin	cipal source of the	water:	Ground water Surface water strea	ms Other specify:
iii. If other than	water, identify the t	ype of impounded	contained liquids ar	nd their source.	
iv. Approximate	size of the propose	ed impoundment.	Volume:	million gallons; surface area:	acres
v. Dimensions	of the proposed dan	n or impounding st	ructure:	height;length	
vi. Construction	method/materials	for the proposed d	am or impounding s	tructure (e.g., earth fill, rock, wood, con	crete):
	·····				
D.2. Project Or	perations			······································	
		any excavation m	ining of dredging	luring construction, operations, or both	Yes
				s or foundations where all excavated	
materials will				· · · · · · · · · · · · · · · · · · ·	
If Yes:	,				
<i>i</i> .What is the p	urpose of the excav	ation or dredging?		to be removed from the site?	
			····		
• Over w	hat duration of time	?			c.1
iii. Describe nati	ire and characterist	ics of materials to	be excavated or drec	lged, and plans to use, manage or dispos	e of them.
in Will there h	e onsite devetering	or processing of a	xcavated materials?		Yes No
I	ibe.		xcavated materials?		
	······································				· · · · · · · · · · · · · · · · · · ·
	otal area to be dred				
				acres	
			or dredging?	feet	termal - private -
	avation require bla				Yes No
ix. Summarize s	ite reclamation goal	is and plan:			····
					<u>. </u>
		······································			
b. Would the pro-	posed action cause	or result in alterat	ion of, increase or d	ecrease in size of, or encroachment	Yes No
			ach or adjacent area		
If Yes:	-	-			
		-		water index number, wetland map num	
description):			y within an access eas	ement to project property and this easement v	vill be developed for
	secondary access to	uie project site.			, <u></u>
L					·····

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ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:		
Proposed driveway traversing wetland to connect project site to existing roadway would involve fill and other construction related to		
the driveway.		
iii. Will proposed action cause or result in disturbance to bottom sediments?	Yes No	
If Yes, describe:		
<i>iv.</i> Will proposed action cause or result in the destruction or removal of aquatic vegetation? If Yes:	Yes No	
acres of aquatic vegetation proposed to be removed:		
 expected acreage of aquatic vegetation remaining after project completion: 		
purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):	·	
• proposed method of plant removal:		
if chemical/herbicide treatment will be used, specify product(s):		
v. Describe any proposed reclamation/mitigation following disturbance:		
c. Will the proposed action use, or create a new demand for water? If Yes:	Yes No	
i. Total anticipated water usage/demand per day: +/- 13,660 gallons/day		
<i>ii.</i> Will the proposed action obtain water from an existing public water supply? If Yes:	Yes No	
Name of district or service area: Consolidated Water District	:	
• Does the existing public water supply have capacity to serve the proposal?	Yes No	
• Is the project site in the existing district?	Ves No	
 Is expansion of the district needed? 	Yes No	
• Do existing lines serve the project site?	Ves No	
iii. Will line extension within an existing district be necessary to supply the project?	\Box Yes Z No	
If Yes:		
Describe extensions or capacity expansions proposed to serve this project:		
Source(s) of supply for the district:		
<i>iv.</i> Is a new water supply district or service area proposed to be formed to serve the project site? If, Yes:	Yes No	
Applicant/sponsor for new district:	· · · · · · · · · · · · · · · · · · ·	
Date application submitted or anticipated:	· · · · · · · · · · · · · · · · · · ·	
Proposed source(s) of supply for new district:		
v. If a public water supply will not be used, describe plans to provide water supply for the project:		
vi. If water supply will be from wells (public or private), maximum pumping capacity: gallons/minute.		
d. Will the proposed action generate liquid wastes?	🗹 Yes 🗌 No	
If Yes:		
i. Total anticipated liquid waste generation per day:+/- 13,660 gallons/day		
ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all composition	onents and	
approximate volumes or proportions of each):		
Sanitary wastewater		
iii. Will the proposed action use any existing public wastewater treatment facilities?If Yes:	Yes No	
Name of wastewater treatment plant to be used: <u>City of Newburgh Wastewater Treatment Plant</u>		
Name of district: Crossroad Sewer District		
 Does the existing wastewater treatment plant have capacity to serve the project? 	Yes No	
• Is the project site in the existing district?	∠ Yes No	
• Is expansion of the district needed?	Yes No	

• Do existing sewer lines serve the project site?	✓Yes□No
• Will line extension within an existing district be necessary to serve the project?	Yes No
If Yes:	
 Describe extensions or capacity expansions proposed to serve this project: 	
<i>iv.</i> Will a new wastewater (sewage) treatment district be formed to serve the project site?	1-1×7
If Yes:	Yes No
 Date application submitted as anticipated. 	
 What is the receiving water for the wastewater discharge?	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including spec	ifiing proposed
receiving water (name and classification if surface discharge, or describe subsurface disposal plans):	arying proposed
N/A	
	•
vi. Describe any plans or designs to capture, recycle or reuse liquid waste:	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point	∠ Yes No
sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point	
source (i.e. sheet flow) during construction or post construction?	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel?	
Square feet or +/- 2.35 acres (impervious surface)	
Square feet or +/- 3.04 acres (parcel size)	I
ii. Describe types of new point sources. Project will utilize the same design points as in existing conditions.	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent p	roperties,
groundwater, on-site surface water or off-site surface waters)?	
On-site stormwater management facility and existing drainage patterns will generally be maintained.	
If to surface waters, identify receiving water bodies or wetlands:	
 Will stormwater runoff flow to adjacent properties? 	✓ Yes 🗌 No
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	ZYes□No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel	Yes No
combustion, waste incineration, or other processes or operations?	
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	
ii Stationary remains during construction (e.g. neuron constration structure) heating heating heat at a section	
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit,	Yes No
or Federal Clean Air Act Title IV or Title V Permit?	and a set of the set of the
If Yes:	
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet	□Yes□No
ambient air quality standards for all or some parts of the year)	
ii. In addition to emissions as calculated in the application, the project will generate:	
Tons/year (short tons) of Carbon Dioxide (CO ₂)	
•Tons/year (short tons) of Nitrous Oxide (N ₂ O)	
Tons/year (short tons) of Perfluorocarbons (PFCs)	
Tons/year (short tons) of Sulfur Hexafluoride (SF ₆)	
•Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)	
Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

 h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? If Yes: i. Estimate methane generation in tons/year (metric): 	Yes N o
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generativity, flaring): 	enerate heat or
 Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): 	Yes No
 j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? If Yes: i. When is the peak traffic expected (Check all that apply): i. When is the peak traffic expected (Check all that apply): i. When is the peak traffic expected (Check all that apply): 	Yes No
 Investing between hours of to	access, describe:
 vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? 	Yes No Yes No Yes No
 k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? If Yes: i. Estimate annual electricity demand during operation of the proposed action: 	¥es No
TBD <i>ii.</i> Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/ other):	
Central Hudson Gas and Electric iii. Will the proposed action require a new, or an upgrade to, an existing substation?	Yes
1. Hours of operation. Answer all items which apply. i. During Construction: ii. During Operations:	
Monday - Friday:6am-8pm Monday - Friday:24 hours	
Saturday: 6am-8pm Saturday: 24 hours Sunday: 24 hours Sunday: 24 hours	
Sunday: 6am-8pm • Sunday: 24 hours Holidays: 6am-8pm • Holidays: 24 hours	

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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? If yes:	□Yes 2 No
i. Provide details including sources, time of day and duration:	
<i>ii.</i> Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Describe:	Yes 2No
n Will the proposed action have outdoor lighting?	Yes No
If yes: <i>i</i> . Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Downward facing metal hallde light fixtures on buildings and throughout the site</u>	
<i>i</i> . Will proposed action remove existing natural barriers that could act as a light barrier or screen? Describe:	□Yes 2No
 Does the proposed action have the potential to produce odors for more than one hour per day? If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: 	Yes No
 Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? If Yes: i. Product(s) to be stored	□Yes 2 No
 q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? If Yes: i. Describe proposed treatment(s): 	Yes No
ii. Will the proposed action use Integrated Pest Management Practices?	Yes No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? If Yes:	☑ Yes □No
 i. Describe any solid waste(s) to be generated during construction or operation of the facility: Construction: +/-2 tons per month (unit of time) Operation : +/-2 tons per month (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid wast Construction: Any excess reusable materials on site or waste generated from construction will be taken off site and re 	e: aused for another
project. Operation: Recycle bins will be provided for employees to recycle.	·····
 iii. Proposed disposal methods/facilities for solid waste generated on-site: Construction: Construction and recycling dumpsters will be provided on site to remove solid waste generated during 	construction.
Operation:	

Does the proposed action include construction or modificat	ion of a solid waste man	nagement facility?	Yes 🗹 No
N 7			landfill or
<i>i</i> . Type of management or handling of waste proposed for t	he site (e.g., recycling o	or transfer station, composing,	landini, or
other disposal activities):			
 Anticipated rate of disposal/processing: Tons/month, if transfer or other non-comb 	sustion/thermal treatme	nt, or	
Tons/hour, if combustion or thermal treatment to the second	ment		
iii. If landfill, anticipated site life:	years		
Will proposed action at the site involve the commercial gen	eration, treatment, stora	age, or disposal of hazardous	Yes
waste?	, ,		
		1 . 6 . 11.	
<i>i</i> . Name(s) of all hazardous wastes or constituents to be gen	erated, handled or man	aged at facility:	
il. Generally describe processes or activities involving hazar	rdous wastes or constitu	ents:	
		····	
iii. Specify amount to be handled or generated tons/ iv. Describe any proposals for on-site minimization, recycli	monin ng or reuse of bazardou	s constituents:	
	ing of reuse of hazardou		
			-
v. Will any hazardous wastes be disposed at an existing off	fsite hazardous waste fa	cility?	Yes No
f Yes: provide name and location of facility:			
f No: describe proposed management of any hazardous was	tes which will not be se	nt to a hazardous waste facility	****
E. Site and Setting of Proposed Action			
E.1. Land uses on and surrounding the project site			
······································			
 a. Existing land uses. i. Check all uses that occur on, adjoining and <u>near</u> the pro- 	niect site.		
Turbon II Industrial I Commercial Resident	tial (suburban) 🔛 Ku	ıral (non-farm)	
Forest Agriculture Aquatic Other (s	pecify):		
ii. If mix of uses, generally describe:			
b. Land uses and covertypes on the project site.		·····	
Land use or	Current	Acreage After	Change
Covertype	Acreage	Project Completion	(Acres +/-)
 Roads, buildings, and other paved or impervious 	+/- 2.6	+/- 2.3	- 0,3
surfaces	·, •		
• Forested			
 Meadows, grasslands or brushlands (non- 	+/- 0.5	+/~ 0.9	+ 0.4
agricultural, including abandoned agricultural)			· · · · · · · · · · · · · · · · · · ·
Agricultural (i = 1 to extine exchange field greenhouse etc.)			
 (includes active orchards, field, greenhouse etc.) Surface water features 			
• Surface water reatures (lakes, ponds, streams, rivers, etc.)			
	+/- 0.2	+/- 0.1	- 0.1
The second secon			
			<u> </u>
• Other			
Describe:			
	<u></u>	. <u></u>	

. Is the project site presently used by members of the community for public recreation? <i>i</i> . If Yes: explain:	Yes No
Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?	☐ Yes 2 No
f Yes, i. Identify Facilities:	
. Does the project site contain an existing dam? f Yes:	∐Yes ⊠ No
i. Dimensions of the dam and impoundment:	
• Dam height: feet	
Dam length: feet	
Surface area:	
Volume impounded: gallons OR acre-feet	
ii. Dam's existing hazard classification:	
iii. Provide date and summarize results of last inspection:	
Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management fac f Yes:	∐Yes ⊠ No ility?
<i>i</i> . Has the facility been formally closed?	☐Yes No
If yes, cite sources/documentation:	
<i>ii.</i> Describe the location of the project site relative to the boundaries of the solid waste management facility:	
 Describe any development constraints due to the prior solid waste activities: In the second sec	☐ Yes Z No
i. Describe waste(s) handled and waste management activities, including approximate time when activities occur	
n. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes:	🗋 Yes 🗹 No
<i>i</i> . Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	∐Yes∏No
Yes – Spills Incidents database Provide DEC ID number(s):	
 Yes – Environmental Site Remediation database Provide DEC ID number(s): Neither database 	
ii. If site has been subject of RCRA corrective activities, describe control measures:	
<i>iii.</i> Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s):	□Yes 2 No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):	

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v. Is the project site subject to an institutional control	limiting property uses?	□Yes□No
If yes, DEC site ID number:		
• Describe the type of institutional control (e.g	,, deed restriction or easement):	
Describe any use limitations:		
 Describe any engineering controls: Will the project affect the institutional or en 		
		☐ Yes []No
• Explain.		
		A-121
E.2. Natural Resources On or Near Project Site	24.0	- ··· ·
a. What is the average depth to bedrock on the project		······
b. Are there bedrock outcroppings on the project site?		🗌 Yes 🗹 No
If Yes, what proportion of the site is comprised of bed	rock outcroppings?%	
c. Predominant soil type(s) present on project site:	CA - Canandaigua Silt Loam	2.7 %
	ErB - Eric Graveliy Silt Loam	40.2 %
	MdB - Mardin Gravelly Silt Loam	57.1 %
d. What is the average depth to the water table on the	project site? Average:+/- 1.5 - 2 feet	
e. Drainage status of project site soils: Well Draine	d: % of site	
Moderately	Well Drained: 60 % of site	
Poorly Drain		
f. Approximate proportion of proposed action site wit	n slopes: 🗹 0-10%:100 % of	site
	□ 10-15%:% of	
	15% or greater:% of	site
g. Are there any unique geologic features on the proje If Yes, describe:		∐Yes ⊠ No
h. Surface water features.		
<i>i</i> . Does any portion of the project site contain wetlan ponds or lakes)?	ds or other waterbodies (including streams, river	rs, Z Yes No
ii. Do any wetlands or other waterbodies adjoin the p	roject site?	V Yes No
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.		
iii. Are any of the wetlands or waterbodies within or state or local agency?	adjoining the project site regulated by any federa	al, 🛛 Yes 🖾 No
iv. For each identified regulated wetland and waterbo	dy on the project site, provide the following info	ormation.
	Classificat	
 Lakes or Ponds: Name 	Classificat	ion
 Wetlands: Name Federal Waters (unn 	amed) Classificat	ate Size +/- 0.2 (easement area)
 Wetland No. (if regulated by DEC) 		
v. Are any of the above water bodies listed in the most waterbodies?	st recent compilation of NYS water quality-impa	aired Yes No
If yes, name of impaired water body/bodies and basis	for listing as impaired:	
i. Is the project site in a designated Floodway?		Yes No
j. Is the project site in the 100 year Floodplain?		Yes No
k. Is the project site in the 500 year Floodplain?		Yes No
l. Is the project site located over, or immediately adjoint of Yes:	ning, a primary, principal or sole source aquifer	? Yes ZNo
<i>i</i> . Name of aquifer:		
······································		

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	······
	Yes No
Does the project site contain a designated significant natural community? Yes:	
Describe the habitat/community (composition, function, and basis for designation):	
Source(s) of description or evaluation:	
Extent of community/habitat:	
Currently: acres Following completion of project as proposed: acres	
Gain or loss (indicate + or -): acres	nent or NYS as 🖌 Yes No
ndangered or threatened, or does it contain any areas identified as habitat for an endangere The site was evaluated for Indiana Bat and Bog turtles habitat with no suitable habitat areas found on	
Does the project site contain any species of plant or animal that is listed by NYS as rare, o	r as a species of Yes No
Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fish	hing? Yes ZNo
yes, give a brief description of how the proposed action may affect that use:	•
yes, give a brief description of how the proposed action may affect that use:	•
yes, give a brief description of how the proposed action may affect that use:	
yes, give a brief description of how the proposed action may affect that use:	
yes, give a brief description of how the proposed action may affect that use: 3. Designated Public Resources On or Near Project Site [Is the project site, or any portion of it, located in a designated agricultural district certified [Agriculture and Markets Law, Article 25-AA, Section 303 and 304?]	pursuant to
 yes, give a brief description of how the proposed action may affect that use:	pursuant to Yes ZNo
Are agricultural lands consisting of highly productive soils present?	pursuant to Yes ZNo
yes, give a brief description of how the proposed action may affect that use:3. Designated Public Resources On or Near Project Site Is the project site, or any portion of it, located in a designated agricultural district certified Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes, provide county plus district name/number:Are agricultural lands consisting of highly productive soils present?	pursuant to
yes, give a brief description of how the proposed action may affect that use:3. Designated Public Resources On or Near Project Site Is the project site, or any portion of it, located in a designated agricultural district certified Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes, provide county plus district name/number:	pursuant to Yes ØNo
3. Designated Public Resources On or Near Project Site Is the project site, or any portion of it, located in a designated agricultural district certified Agriculture and Markets Law, Article 25-AA, Section 303 and 304?	pursuant to Yes ØNo
yes, give a brief description of how the proposed action may affect that use:3. Designated Public Resources On or Near Project Site Is the project site, or any portion of it, located in a designated agricultural district certified Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes, provide county plus district name/number: Are agricultural lands consisting of highly productive soils present? <i>i</i> . If Yes: acreage(s) on project site? <i>i</i> . Source(s) of soil rating(s): Does the project site contain all or part of, or is it substantially contiguous to, a registered Natural Landmark? Yes:	pursuant to Yes No
yes, give a brief description of how the proposed action may affect that use:	pursuant to Yes No
yes, give a brief description of how the proposed action may affect that use:	pursuant to Yes No
yes, give a brief description of how the proposed action may affect that use:	pursuant to Yes No
yes, give a brief description of how the proposed action may affect that use:	pursuant to
yes, give a brief description of how the proposed action may affect that use:	pursuant to Yes No
yes, give a brief description of how the proposed action may affect that use: 3. Designated Public Resources On or Near Project Site 3. Is the project site, or any portion of it, located in a designated agricultural district certified Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes, provide county plus district name/number: Are agricultural lands consisting of highly productive soils present? <i>i.</i> If Yes: acreage(s) on project site? <i>i.</i> Source(s) of soil rating(s): Does the project site contain all or part of, or is it substantially contiguous to, a registered Natural Landmark? Yes: Nature of the natural landmark: Divide brief description of landmark, including values behind designation and approxim Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes:	pursuant to
yes, give a brief description of how the proposed action may affect that use:	pursuant to Yes No

 e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: In Archaeological Site In Historic Building or District 	☐ Yes ፼ No
ii. Name:	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	Yes No
 g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): ii. Basis for identification: 	Yes No
 h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or 	Yes No
 iii. Distance between project and resource: miles. 	scenic byway,
m. Distance between project and resource: miles.	
 i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: <i>i</i>. Identify the name of the river and its designation: 	∐ Yes Z No
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

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G. Verification

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I certify that the information provided is true to the best of my knowledge.

reality and the information provided is the cost of my showed	
Applicant/Sponsof)Name Rhinebeck Reality, LLC (Michael Manes)	Date1/23/15
	1 /
Signature M. Mark	Title DIRELADA OF REAL ESTATE
	DEVELOPMENT

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Agency Use Only [If applicable]

Date :

Full Environmental Assessment Form Project : Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1. ٠
- Review any application, maps, supporting materials and the Full EAF Workbook. •
- Answer each of the 18 questions in Part 2. .
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section. ٠
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact. .
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency • checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis. ٠
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts. .
- Answer the question in a reasonable manner considering the scale and context of the project.

 Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) If "Yes", answer questions a - j. If "No", move on to Section 2. 	[]NO		YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	Dle		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i		
h. Other impacts:			

2. Impact on Geological Features			
The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)	it ∏no		YES
If "Yes", answer questions a - c. If "No", move on to Section 3.	Relevant	No, or	Moderate
	Part I Question(s)	small impact may occur	to large impact may occur
a. Identify the specific land form(s) attached:	E2g		
 b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c		
c. Other impacts:			
 3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) If "Yes", answer questions a - l. If "No", move on to Section 4. 			YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h		
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b		
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a		
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h		
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h		
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c		
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d		
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e		
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h		
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h		
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d		

1. Other impacts: 4. Impact on groundwater YES The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If "Yes", answer questions a - h. If "No", move on to Section 5. Moderate Relevant No, or to large Part I small impact may Question(s) impact occur may occur D2c \Box a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells. D2c b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____ c. The proposed action may allow or result in residential uses in areas without water and D1a, D2c sewer services. D2d, E21 d. The proposed action may include or require wastewater discharged to groundwater. e. The proposed action may result in the construction of water supply wells in locations D2c. E1f. Elg, Elh where groundwater is, or is suspected to be, contaminated. D2p, E2l f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer. E2h, D2q, g. The proposed action may involve the commercial application of pesticides within 100 E21, D2c feet of potable drinking water or irrigation sources. h. Other impacts: T-1 -**___** -11

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.	□ NO		YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i		
b. The proposed action may result in development within a 100 year floodplain.	E2j		
c. The proposed action may result in development within a 500 year floodplain.	E2k		
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e		
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k		
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e		

g. Other impacts:			
 6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D,2,h, D.2.g) If "Yes", answer questions a - f. If "No", move on to Section 7. 	ОИ	ים	/ES
If 'Yes', answer questions a - j. 1j 100', move on to see on the	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
 a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: More than 1000 tons/year of carbon dioxide (CO₂) More than 3.5 tons/year of nitrous oxide (N₂O) More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) More than .045 tons/year of sulfur hexafluoride (SF₆) More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions 	D2g D2g D2g D2g D2g D2g D2g		
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g		
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g		
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g		
 e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour. 	D2s		
f. Other impacts:			
 7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. 1) 	nq.)	NO	YES
If "Yes", answer questions a - j. If "No", move on to Section 8.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o		
 b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government. 	E2o		
 c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. 	E2p		

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	Federal government, that use the site, or are found on, over, or hear the site.		
d	The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or	E2p	
	the Federal government.		

a. The proposed action may impact soil classified within soil group 1 through 4 of the	Relevant Part I Question(s) E2c, E3b	No, or small impact may occur	Moderate to large impact may occur
8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. If "Yes", answer questions a - h. If "No", move on to Section 9.	and b.)	NO	YES
j. Other impacts:			
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q		
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source:	E1b		
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m		
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E2n		
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c		

		may occur	occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b		
 b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). 	E1a, Elb		
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b		
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a		
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, Elb		
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d		
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c		
h. Other impacts:			
 9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) If "Yes", answer questions a - g. If "No", go to Section 10. 		o []YES
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	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b		
 c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round 	E3h		
 d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities 	E3h E2q, E1c		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h		
 f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile 	D1a, E1a, D1f, D1g		
g. Other impacts:			
 10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) If "Yes", answer questions a - e. If "No", go to Section 11.			YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g		

d. Other impacts:			
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f		
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b		
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3		
	-		
 11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Wer" any result in the fully of the sector for the fully open space plan.		o []YES
If "Yes", answer questions a - e. If "No", go to Section 12.	Delassa	N	Madaut
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p		
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q		
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q		
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c		
e. Other impacts:			
 12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13. 			YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d		
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d		
c. Other impacts:			

13. Impact on Transportation	 []nc) П¥	YES
The proposed action may result in a change to existing transportation systems.			
(See Part 1. D.2.j) If "Yes", answer questions a - g. If "No", go to Section 14.			Moderate
If "Yes", answer questions a "g. If The , go to set	Relevant Part I Question(s)	No, or small impact may occur	to large impact may occur
I supprise of existing road network.	D2j		
a. Projected traffic increase may exceed capacity of existing road network.b. The proposed action may result in the construction of paved parking area for 500 or	D2j		
more vehicles.	 D2j		
c. The proposed action will degrade existing transit access.	 D2j		
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j		
e. The proposed action may alter the present pattern of movement of people or goods.			
f. Other impacts:			
			·····
14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. (See Part 1. D.2.k)	M	o 🗌	YES
If "Yes", answer questions a - e. If "No", go to Section 15.	Relevant	No, or	Moderate
	Part I Question(s)	small impact may occur	to large impact may occur
	D2k		
a. The proposed action will require a new, or an upgrade to an existing, substation.			
 b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use. 	D1f, D1q, D2k		
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k		
d The proposed action may involve heating and/or cooling of more than 100,000 square	D1g		
feet of building area when completed. e. Other Impacts:			
15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lig (See Part 1. D.2.m., n., and o.)	hting.	40 [JYES
If "Yes", answer questions a - f. If "No", go to Section 16.	Relevant Part 1 Question(s	small	Moderate to large impact may r occur
a. The proposed action may produce sound above noise levels established by local	D2m		
regulation. b. The proposed action may result in blasting within 1,500 feet of any residence,	D2m, E1d		
 b. The proposed action may result in cutoting to nursing home. b. The proposed action may result in routine odors for more than one hour per day. 	D2o		
c. The proposed action may result in rotatile sease =		-	

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d. The proposed action may result in light shining onto adjoining properties.	D2n	
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	
f. Other impacts:		

16. Impact on Human Health The proposed action may have an impact on human health from exposure In the proposed action may have an impact on human health from exposure In the proposed action may have an impact on human health from exposure In the proposed action may have an impact on human health from exposure In the proposed action may have an impact on human health from exposure In the proposed action may have an impact on human health from exposure In the proposed action may have an impact on human health from exposure In the proposed action may have an impact on human health from exposure In the proposed action may have an impact on human health from exposure In the proposed action may have an impact on human health from exposure In the proposed action may have an impact on human health from exposure In the proposed action from exposure If "Yes", answer questions a - m. If "No", go to Section 17.				
	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur	
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	Eld			
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h			
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	Elg, Elh			
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	Elg, Elh			
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	Elg, Elh			
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t			
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f			
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f			
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s			
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h			
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	Elf, Elg			
1. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r			
m. Other impacts:				

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans.	NO	ΓY	'ES
(See Part 1. C.1, C.2. and C.3.)			
If "Yes", answer questions a - h. If "No", go to Section 18.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b		
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2		
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3		
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2		
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb		
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j		
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a		
h. Other:			
	·····	L	
18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3)		י ר	ΎES
If "Yes", answer questions a - g. If "No", proceed to Part 3.	Relevant	No, or	Moderate
	Part I Question(s)	small impact may occur	to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g		
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4		
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a		
 d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources. 	C2, E3		
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3		
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h		
	<u> </u>	*	1

g. Other impacts:

PRINT FULL FORM

Project : Date :

Full Environmental Assessment Form Part 3 - Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

	Determinatio	on of Significance -	Type 1 and	Unlisted Actions	
SEQR Status:	Type 1	Unlisted			
Identify portions of I	EAF completed for this I	Project: Part 1	Part 2	Part 3	

Upon review of the information recorded on this EAF, as noted, plus this additional support information and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the as lead agency that: A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued. B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency: There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d). C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued. Name of Action: Name of Lead Agency: Name of Responsible Officer in Lead Agency: Title of Responsible Officer: Date: Signature of Responsible Officer in Lead Agency: Date: Signature of Preparer (if different from Responsible Officer) For Further Information: Contact Person: Address: Telephone Number: E-mail: For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to: Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of) Other involved agencies (if any) Applicant (if any) Environmental Notice Bulletin: http://www.dec.ny.goy/enb/enb.html

PRINT FULL FORM





LOCATION MAP N.T.S.



FOR:

RHINEBECK REALTY, LLC

PROPOSED

REDEVELOPMENT PROJECT

LOCATION OF SITE:

1413 UNION AVE, TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

MAP 60, BLOCK 3, LOT 40.2



AREA PLAN N.T.S.

OWNER INFO:

ALTA / ACSM SURVEY (BY OTHERS)

JR & Ray LLC 5020 RTE 9W NEWBURGH, NY 12550



SHEET TITLE	SHEET NUMBER
COVER SHEET	1 OF 8
GENERAL NOTES SHEET	2 OF 8
DEMOLITION PLAN	3 OF 8
SITE PLAN	4 OF 8
GRADING & DRAINAGE PLAN	5 OF 8
UTILITY PLAN	6 OF 8
CONSTRUCTION DETAIL SHEET	7 OF 8
CONSTRUCTION DETAIL SHEET	8 OF 8

1 OF 1

SHEET INDEX

APPLICANT INFO:

RHINEBECK REALTY, LLC 358 SAW MILL ROAD MILLWOOD, NY 10546

BOHLLR ENGINEERING	CIVIL & CONSULTING ENGINEERS SURVEYORS SURVEYORS PROJECT MANAGERS PROJECT MANAGERS PROJECT MANAGERS PROJECT MANAGERS PROJECT MANAGERS PROVINOMENTAL CONSULTANTS ENVIRONMENTAL CONSULTANTS I.ANDSCAPE ARCHITECTS HAUPPAUGE, W • WARREN, NJ OFFICE: • WARREND, NJ OFFICE: • WAR				
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P RHI RI LOCA 1413 TOWN	LOPMENT LANS FOR NEBECK EALTY, LLC TION OF SITE UNION AVENUE OF NEWBURGH COUNTY, NEW YORK				
5 COMPUTER DRIVE WEST, SUITE 203 ALBANY, NY 12205 Phone: (518) 438-9900 Fax: (518) 438-0900 WWW.BohlerEngineering.com					
R.W. OSTERHOUDT PROFESSIONAL ENGINEER NEW YORK LICENSE No. 076930					
SHEET TITLE:					
SHEET NUMBER:					

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

- THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN-
- "ALTAVACSM LAND TITLE SURVEY OF THE LANDS TO BE CONVEYED TO MAVIS TIRE SUPPLY, LLC", PREPARED BY AUSFELD & WALDRUFF LAND SURVEYORS LLP, DATED JUNE 20, 2014, REVISED THROUGH AUGUST 2, 2014.
- "ACOE SITE PLAN", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, DATED JULY 26, 2012, NO REVISIONS LISTED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY
- ALL ACCESSIBLE (A/K/A ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. 4. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A 5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS CERTIFICATE OF OCCUPANCY
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND 7. RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH 9. ADDITIONAL WORK
- CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE 10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
- DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS 11. STRUCTURES AND PROPERTIES.
- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK 12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT
- . THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION 13. CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY 14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEAN, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. 16. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME
- B. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS. OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY 18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF .075% GUTTER GRADE DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION, IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, 19. REFER TO THIS SHEET FOR ADDITIONAL NOTES. AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE 20. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL CONTRACTOR MUST IMMEDIATELY ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
- . BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, 22. COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HERFUNDER BOH FR ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT 23. STORM DRAINAGE PIPE:UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- . NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, 24. SANITARY SEWER PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR 25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE. PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL 26. HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.
- . IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
- 3. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
- 24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY 29. INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.
- OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR 30. DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED. DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- 6. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
- 3. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND 32. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY. RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- D. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.
- AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL GRADING & UTILITY PLAN NOTES

- TO COMMENCEMENT OF CONSTRUCTION.
- ALL COSTS ASSOCIATED WITH SAME
- CODES
- IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.
- THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
- THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS
- FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
- TO EXCAVATION AND TRENCHING PROCEDURES.

- COMPLETION OF WORK.
- CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
- INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME

- NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
- SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK ANY WORK
- BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.
- JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.
- WRITING OTHERWISE
- ARCHITECTURAL PLANS.
- CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL
- SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.
- THE TIME OF APPLICATION,
- IURISDICTION OVER SAME
- APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR

CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR

THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND

THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST

WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM

ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH

PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO,

ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL.

TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED

PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION, STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE

WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH

THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERTIBLE VALUES AND CONSTRUCTION AND CONSTRUCTION CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST, IF CONTRACTOR PROCEEDS WITH CONSTRUCTION W NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS,

ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME,

CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST

WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED

POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT

STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL

SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL, REINFORCED

SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR

• WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.

28. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT

CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH

WHERE BASEMENTS ARE TO BE PROVIDED FOR PROPOSED DWELLING UNITS, THE DEVELOPER SHALL, BY BORING OR BY TEST PIT, DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED DWELLINGS. WHERE GROUNDWATER IS ENCOUNTERED IN THE BASEMENT AREA, BASEMENTS WILL NOT BE INSTALLED UNLESS SPECIAL CONSTRUCTION METHODS ARE UTILIZED. TO BE REVIEWED AND APPROVED BY THE MUNICIPAL CONSTRUCTION CODE OFFICIAL. IF AND WHERE SUMP PUMPS ARE INSTALLED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER. A CLEANOUT MUST BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT BLOCKAGES CAN BE ADDRESSED.

FOR SINGLE AND TWO-FAMILY RESIDENTIAL PROJECTS, WHERE THE PROPOSED DWELLING AND ADJACENT SPOT ELEVATION(S) ARE SCHEMATIC FOR GENERIC BUILDING FOOTPRINT, GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE A MINIMUM OF SIX (6) INCHES BELOW TOP OF BLOCK AND /OR SIX (6) INCHES BELOW SIDING WHICHEVER IS LOWEST AND MUST PROVIDE POSITIVE DRAINAGE (2% MIN.) AWAY FROM DWELLING. ALL CONSTRUCTION, INCLUDING GRADING, MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODE AND ALL OTHER

CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR

GENERAL DEMOLITION NOTES

THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY: ALTA/ACSM LAND TITLE SURVEY 1413 UNION AVE NEWBURGH, NY PREPARED BY: AUSFELD & WALDRUFF LAND SURVEYORS LLP SCHENECTADY, NY 06/20/14 JOB#:14-1242

ACOE SITE PLAN 1413 ROUTE 300 NEWBURGH, NY PREPARED BY: LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES NEW HAVEN, CT 07/26/2012

JOB#:140059701

CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (2) AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

- BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CO
- THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE N CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDIN
- STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. WITH BOHLER ENGINEERING BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERI REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, CODES
- 6 PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
- A OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
- B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE STA
- C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
- D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN A E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEV CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIR NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
- F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIV
- G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINA PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
- H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE TH WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJEC CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIA
- THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMO MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXIS IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
- THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UI OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- 10. CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCON MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOM GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.
- 11. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITI EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CO PROGRAM AND/OR ANY DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS ON ALL LOCAL STRUCTURES.
- 12. CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT F CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AN
- 13. CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE CON OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
- 14. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF AGENCIES WITH JURISDICTION.
- 15. THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORD. LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO RE BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDIT
- 16. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE AT ANY TIME.
- 17. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH MUST INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
- 18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PF METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS, METHODS, SEQUENCING, USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- 19. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORD STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIV THE OWNER UPON REQUEST.
- 20. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, A DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVE COMPLETION OF THE WORK

ADA INSTRUCTIONS TO CONTRACTOR

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURREN ARCHITECTURAL ACCESS BOARD STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAMI THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA AND/OR ARCHITECTURAL ACCESS BOARD CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT L

- PARKING SPACES AND PARKING AISLES SLOPE SHALL NOT EXCEED 1:50 (1/4° PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS SLOPE MUST NOT EXCEED 1.12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2:0%) IN ANY DIRECTION. • PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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