

McGOEY, HAUSER and EDSALL CONSULTING ENGINEERS D.P.C.

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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:	ALDI EXPANSION
PROJECT NO.:	18-06
PROJECT LOCATION:	SECTION 97, BLOCK 1, LOT 2
REVIEW DATE:	12 APRIL 2018
MEETING DATE:	19 APRIL 2018
PROJECT REPRESENTATIVE:	APD ENGINEERING

- The project will have minimal impact on the site plan as it proposes a 971+/- square foot addition to the rear of the existing structure. No stormwater impacts will result as portions of a gravel parking area will be converted to green space under the proposed plan. Previous modification to the site added landscaped islands. Existing drainage facilities on the site will be continued to be utilized.
- 2. If the facility does not currently have a filed Stormwater Facilities Maintenance Agreement it would be appropriate to request one to complete the Town's compliance with MS4 regulations. Long term monitoring of the onsite stormwater should be required.
- 3. Details of the gravel removal, topsoil and seeding should be added to the plan sheet.
- 4. Project requires submittal to the Orange County Planning Department due to the proximity to NYS Route 17K.
- 5. It does not appear that the project will result in any traffic impacts which would require review and approval by NYSDOT. This office will defer to Ken Wersted whether DOT is required to be notified for the small building addition.

Respectfully submitted,

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

Patrick J. Hines Principal PJH/kbw

Regional Office • 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •





As the applicant for ALDI, Inc. we are pleased to submit for an Amended Site Plan Approval, the attached 15 sets of plans, 15 copies of the applications and the fees, which would allow them to expand their existing store. This expansion will add \pm 971 SF (16' x 60'8") along the back (south side) of the store. This expansion will add storage area in the rear of the store behind the loading dock.

The site modifications are designed to have minimal impact to the existing store and will not impact parking, access, lighting or utilities. The expansion is proposed to be located in an existing gravel area in the rear of the store. Access in this area will be maintained up to the existing transformer, after which the gravel will be removed and replaced with topsoil and lawn. The project in 2014 added 1,123 sf of greenspace with increased islands. This addition would not impact greenspace because that area is presently graveled. In addition, approximately 1,588 sf of gravel area will be converted to greenspace as new lawn area, providing a further increase in greenspace. The entire increase in greenspace in 2014 was pavement (impervious area) this increase in impervious area would still keep the overall impervious area 152 sf below the original store. No stormwater impacts are anticipated because the overall impervious area is still below the original store, and the removal of the 1,588 sf of gravel will improve stormwater runoff quality and quantity.

The number of parking stalls will be maintained at 109 spaces. The parking required is based on the gross leaseable area of the expanded store. The total area of the expanded store is \pm -18,106 sf and includes 6,358 sf of storage area. The definition of gross leaseable area allows storage areas to be reduced by 50% in parking calculations. Therefore, the required parking would be (18,106 sf – (50% x 6,358 sf))/150 stalls/sf = 14,927 sf/150 s = 99.5 or 100 spaces.

The building expansion will be constructed to match the existing building façade. Elevations of the proposed changes are included in this submittal.

"Civil Engineers & Architects with Full Service Capabilities"

Over 20 years of Proven Success

APD ("ngineering & Architecture doos not have a certilicate of authorization to operate in all States of territories. Please contact our home office for more information recording other states beyond Activity office In summary, we feel the proposed project will have minimal impact to the site while enhancing the operation of the store.

Please feel free to contact us if you need any additional information and we make ourselves available for any questions you may have.

Sincerely,

Steven Cleason, PE Senior Project Manager

cc: Jonathan Eckman, ALDI

M:2013 Jobs/192 - ALDI Newburgh NY/Permits and Approvals/Local/Application Letter.docx

TOWN OF NEWBURGH PLANNING BOARD

ALDI Expansion

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.

1. X Environmental Assessment Form As Required

2. X Proxy Statement

4

3. X Application Fees

4. X Completed Checklist (Automatic rejection of application without checklist)

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. X Name and address of applicant
- 2. X Name and address of owner (if different from applicant)
- 3. X Subdivision or Site Plan and Location
- 4. X Tax Map Data (Section-Block-Lot)
- 5. \times 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. X 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. X Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
- 8. X Date of plan preparation and/or plan revisions
- 9. X Scale the plan is drawn to (Max 1'' = 100')
- 10. X North Arrow pointing generally up

- 11. NA Surveyor,s Certification not subdividing
- 12. NA Surveyor's seal and signature not subdividing
- 13. NA Name of adjoining owners Not Available
- 14. NA _Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
- 15. NA Flood plain boundaries
- 16. NA Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989 Existing connection
- 17. X Metes and bounds of all lots
- 18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street No work proposed in ROW
- 19. NA Show existing or proposed easements (note restrictions)
- 20. NA Right-of-way width and Rights of Access and Utility Placement no changes to utilities
- 21. <u>NA</u> Road profile and typical section (minimum traveled surface, excluding No changes proposed shoulders, is to be 18 ft. wide)
- 22. NA Lot area (in sq. ft. for each lot less than 2 acres) Existing lot size shown no subdivision
- 23. NA Number of lots including residual lot No subdivision
- 24. NA Show any existing waterways None on site, storm lines shown
- 25. NA A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
- 26. NA Applicable note pertaining to owners review and concurrence with plat together with owner's signature
- 27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc. no changes
- 28. NA Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided No subdivision
- 29. X Show topographical data with 2 or 5 ft. contours on initial submission

- 30. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
- 31. <u>NA</u> 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. NA Number of acres to be cleared or timber harvested
- 33. X Estimated or known cubic yards of material to be excavated and removed from the site +/- 30 cubic yards of gravel to be removed
- 34. X Estimated or known cubic yards of fill required +/- 25 cubic yards of topsoil to be imported
- 35. X The amount of grading expected or known to be required to bring the site to readiness Existing area very close to final grade
- 36. X 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. No work in Buffer
- 38. <u>NA</u> List of property owners within 500 feet of all parcels to be developed (see attached statement). Need to request information

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

Licensed Professional

Date: 4 5/18

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):

1

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM TOWN OF NEWBURGH PLANNING BOARD

DATE: 4/6/18

NAME OF PROJECT: ALDI Expansion

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.) Brick Veneer Masonry

COLOR OF THE EXTERIOR OF BUILDING:

Blend of reddish and brownish colored brick, with blonde brick soldier course accent band

ACCENT TRIM:

Location:	The ac	cent soldier course of brick is 9'-2" AFF
Color:	Blond	e yellow
Type (mate	erial):	Brick veneer

PARAPET (all roof top mechanicals are to be screened on all four sides):

N/A - No parapet is planned at the addition - no RTU's will be placed on the addition

ROOF:

Type (ga	bled, flat, etc.):	Flat	
Material	(shingles, metal	, tar & sand, etc.):	single ply membrane
Color:	white		

WINDOWS/SHUTTERS:

	Color (al	so trim if different):	N/A
DOORS	5:		
	Color: _	N/A	
	Type (if d	lifferent than standard	door entrée):
SIGN:			
	Color: _	N/A	
			*

Robert McCornuck, AIA project lead at APD E A Please print name and title (owner, agent, builder, superintendent of job, etc.)

Mobert ORIA

Signature

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

617.20 Appendix B Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information					
ALDI Store Expansion, Owner - ALDI Inc, Applicant - APD Engineering and Architecture	, PLLC.				
Name of Action or Project:					
ALDI Expansion					
Project Location (describe, and attach a location map):					
13 NYS Route 17K, Newburgh, NY - 2nd Property East of D'Alfonso Road South of NY	S Route	17. Location map on pla	ns		
Brief Description of Proposed Action:			<u></u>		
ALDI is proposing to expand their existing store by +/-971 SF (60.67'x16') along the sou addition will be in an existing gravel area in the rear of the store and not impact any part area to the existing store. No increase utility demand is anticipated since no new fixtures	king or ut	ilities. The expansion an			
		<u></u>			
Name of Applicant or Sponsor:		none: 585-742-0200			
APD Engineering and Architecture, PLLC. (Rep. Steven Cleason, PE)	E-Mai	l: scleason@apd.com			
Address:		,			
615 Fishers Run					
Ċity/PÓ:		Štate:		Code:	
Victor		New York	1456	34	
 Does the proposed action only involve the legislative adoption of a plan, le administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to 	the envi	ironmental resources t	hat	NO V	YES
2. Does the proposed action require a permit, approval or funding from any	other go	overnmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: Orange County Planning - Review and approval Town of Newburgh Planning Board - Site Plan approval Town of Newburgh - Building	Permit				$\mathbf{\nabla}$
3.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?	0.0	19 acres 17 acres 19 acres			<u></u>
4. Check all land uses that occur on, adjoining and near the proposed action. Urban Rural (non-agriculture) Industrial Comme Forest Agriculture Aquatic Other (Parkland	ercial	Residential (suburt	oan)		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Arc	ea?	NO	YES
If Yes, identify:		\checkmark	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?	-		$\overline{\checkmark}$
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed act	ion?	$\mathbf{\overline{X}}$	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			$\mathbf{\nabla}$
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places? b. Is the proposed action located in an archeological sensitive area?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		\mathbf{V}	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check al		pply:	L
Wetland Urban Viban	·····		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	ŀ	NO	YES
		\mathbf{V}	
16. Is the project site located in the 100 year flood plain?	ŀ	NO V	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes, a. Will storm water discharges flow to adjacent properties?	ſ	$\mathbf{\nabla}$	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains If Yes, briefly describe: If Yes, briefly describe: NO YES No new storm water is anticipated because the project is actually reducing the impervious area.)?		
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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain purpose and size:		
Detention facility already exists		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
solid waste management facility?		
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Ves describe		
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE I	BEST O	F MY
KNOWLEDGE Applicant/sponsor name: <u>Stuch Cleason for ALDI</u> Date: <u>45/18</u> Signature: <u>Lucleu</u>		
Signature:		

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Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7.	Will the proposed action impact existing: a. public / private water supplies?		
	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

 Name of Lead Agency
 Date

 Print or Type Name of Responsible Officer in Lead Agency
 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency
 Signature of Preparer (if different from Responsible Officer)

PRINT

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.

('leason teven **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).

<u>PROXY</u>

(OWNER) ALDI, Inc. , DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 295 Rye Street, South Windsor, CT 06074

IN THE COUNTY OF _____ Hartford County

AND STATE OF Connecticut

AND THAT HE/SHE IS THE OWNER IN FEE OF Owner Representative

ALDI Store Section 97, Block 1, Lot 2 address 13 NYS Route 17, Newburgh, NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND _ APD Engineering and Architecture ____ IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

415 DATED:

OWNERS SIGNATURE

ME (printed)

WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

Amanda Wray WITNESS' NAME (printed)

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:

X 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

 X
 PLANNING BOARD

 ZONING BOARD OF APPEALS

 ZONING ENFORCEMENT OFFICER

 BUILDING INSPECTOR

 OTHER

INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: KRESIDENT (Pres.) (Partner) (Vice-Pres.)

(Sec.) (Treas.)



24x36

ALDI - NEWBURGH, NY

L Graphic Sc	060	ANN NOWNPORE JILL	
PLAN LIST	C.S	Dra It is a violation of law for any licensed Architect, Profession Surveyor to alter any Any licensee who atters this signature and the specific DONC Copying, Printing, Softwares iscaling of this drawing may with any need for ad Market APDD & APDD & APDD	Contraction of the attention or revision. Contraction of the attention orevision. Contraction of the attenti
COVER SHEET SURVEY SITE PLAN GRADING AND UTILITY PLAN DETAILS AND SPECIFICATIONS	CS CK 3513 C2 C3 C4	-01-14 ALDI - Newb NYS Rt 17K Town of Newburgh, Orange County Project Name & I COVER SI Drawing Name: Date: 4/2/18 Type: /FINAL Drawn By: SG Scale: 1"=30'	NY 12550 Location: HEET Project No. ARY 18-0209C



Dd

246.88

246.06

244.98 TC 244.52 BC

4.89 TC

General Notes:

- 1. This survey is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011) and projected on the New York State plane coordinate system (East Zone), and vertically to the finished floor of the ALDI Food Store. Elev. = 253.00 feet.
- 2. North arrow as shown indicates Grid North referenced to NAD83 and projected on the New York State Plane Coordinate System (East Zone).
- 3. The reference horizontal control station is a GPS Continuously Operating Reference Station designated as "NEWBURGH CORS ARP" (PID DK7181) (NYNB). NYNB was established and adjusted in August 2011 by the National Gecdetic Survey.
- 4. Location of spot elevation is indicated by the tick "+" mark located adjacent to the elevation.
- 5. The subsurface utilities shown hereon are of Quality Level "C" as defined by the American Society of Civil Engineers (ASCE) in the "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data". The subsurface utilities shown hereon are based on physical evidence located during the field survey and existing utility drawings. The surveyor further does not warrant or certify that the subsurface utilities are in the exact location indicated although he does certify that they are depicted as accurately as possible from the information available.
- 6. All storm structures are in good condition (unless otherwise noted) as of the date of the field survey. 7. Elevations and contours shown reference the finished floor of the ALDI Food Store, If elevations that reference the North American Vertical Datum of 1988 (NAVD88 - Geoid 12A) are desired then subtract 1.00 feet from elevations
- shown hereon. 8. Contours shown hereon were generated from a Digital Terrain Model utilizing Autodesk Civil 3D Surveying and Engineering software.
- 9. The information shown hereon is based on an instrument survey completed on January 17, 2014.
- 10. The approximate property line shown hereon was taken from Referenced Drawing No. 1 and physical boundary evidence found during the field survey. A boundary retracement survey was not conducted.

<u>Benchmarks:</u>

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-248 -- Hedge Row

<u>Site Benchmark No. 1:</u> Chiseled "X" on most southwesterly bonnet bolt of the fire hydrant located approximately 78 feet northeasterly from the northeasterly building corner of the ALDI Food Store. Elevation = 251.68 feet.

Reference Drawings:

1. Titled "Grading and Utility Plans, Sheet No. 3 of 8", dated November 20, 1995, Revised July 24, 1996, prepared by Bohler Engineering, Inc., and distinguished as Project No. J95775.

+ 251.29

Legend:

245.98 TC

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246 -----

245 -----

Found 5/8-inch Rebar Extends 0.7 feet above grade

Approximate Property Line
Found Iron (Pipe, Rebar, et cetera)
Utility Pole
Guy Anchor
Single Head Light Pole
Double Head Light Pole
Arəa Light Pole
Fire Hydrant
Water Valve
Fire Department Connection
Lane Turn Arrows
Gas Valve
Gas Meter
Transformer Pad
Sanitary Manhole
Cleanout
Roof Drain Downspout
Storm Drain Manhole

_____ F.F.- 252.01 237 \implies --- OHU -----______GAS _____

251+251.1

252-----

+ 252.37



,	Catch Basin
	Sign
	Finished Floor Elevation
	Coniferous Tree
	Deciduous Tree
	Direction of Flow
	Overhead Utilities (Electric, Communications, CATV
	Underground Electric
	Natural Gas Line
	Water Line
	Underground Communications (Telephone, CATV, I
	Edge of Woods
	Polyvinyl Chloride Pipe
	High-Density Polyethylene
	Reinforced Concrete Pipe
	Cast Iron Pipe
	Soil Boring Location
	Gas Marker

Sphall Drive



+ 263.48

Fiber

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

valid and true copies.

Only copies from the original of this survey marked with an original of the surveyor's inked seal or his embossed seal shall be considered to be



SITE NOTES:

1. ALL EXISTING BUILDING(S), SITE, GRADING AND UTILITY INFORMATION SHOWN ON THESE PLANS IS REPRESENTED BASED ON USE OF THE LISTED REFERENCES. NOTE THE BASE INFORMATION SHOWN ON THESE PLANS CONSIDER THE SURVEY BY THEW, DESIGN 2014 DESIGN PLANS FROM APD ENGINEERING AND ARCHITECTURE AND AERIAL PHOTOS OF THE SITE,

2. APD ENGINEERING IS ONLY RESPONSIBLE FOR THE PROPOSED IMPROVEMENTS RELATED TO THE CONSTRUCTION OF THE EXPANDED ALDI STORE. APD ENGINEERING DID NOT PERFORM ANY ORIGINAL SITE DESIGN OR SURVEY AND ACCEPTS NO RESPONSIBILITY FOR EXISTING SITE CONDITIONS OR FEATURES THAT WERE DESIGNED AND BUILT PREVIOUS TO THE PREPARATION OF THESE PLANS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSPECTIONS, TESTING, RECORD MAPS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF EACH SERVICE.

4. CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, SIZE, MATERIAL, AND INTEGRITY OF EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER OR OWNER'S REPRESENTATIVE AT THE TIME OF DISCOVERY TO ALLOW SUFFICIENT TIME FOR ANY NECESSARY REDESIGN.

5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, EXIT PORCH AND RAMP LOCATIONS.

7. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO MEET OR EXCEED THOSE CODES.

8. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION. SHOULD INSTALLATION ACTIVITIES DAMAGE EXISTING FEATURES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS AND/OR STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND JURISDICTIONAL REQUIREMENTS. ALL SUCH DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

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11. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, TANKS, VAULTS, STRUCTURES, ASPHALT, ETC., SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN. REFER TO THE SURVEY FOR ADDITIONAL INFORMATION.

12. REFER TO THE SURVEY AND ORIGINAL SITE PLAN BY BOHLER ENGINEERING FOR PROPERTY BOUNDARY INFORMATION (e.g. LOT AREA, PROPERTY LINE LENGTH, ETC.).

AS REQUIRED BY NEW YORK STATE LAW, CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK" (UFPO) @ 1-800-962-7962 FOR LOCATION STAKE-OUT OF ALL UTILITIES, AT LEAST 2 FULL WORKING DAYS PRIOR TO ANY EXCAVATION.

REFERENCES:

1. REFERENCE SHOULD BE MADE TO ORIGINAL ALDI CONSTRUCTION DRAWINGS PREPARED BY BOHLER ENGINEERING, INC. DATED 11/20/95, REVISED 7/24/96. 2. UPDATED SURVEY BY THEW ASSOCIATES DATED 01/22/2014 3. SITE PLANS PREPARED BY APD ENGINEERING AND ARCHITECTURE SIGNED BY TOWN ON 4/17/2014

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ZONING - IB INTERCHANGE BUSINESS IOT AREA 40,000 SF 147,524 SF 147,524 SF LOT MIDTH 150' 150' 330+/- IOT DEPTH 150' 1SIDE YARD 60' 1SIDE YARD 50' 2OVERAGE 80% BUILDING 35' HEIGHT 35' HEIGHT 35' AV/LOC RECOLUDED DASED 00 100 109 100 109 100 109 11.60% 12.3% BUILDING 35' AP/-22' +/-22' LOT SURFACE 80% 59.2% S9.2% 59.9% PARKING 100 109 APLINC RECOLUDED DASEED ON 4 A PEED 450.25.25 0.57	nis or her on. Juce efore, ering
ARKING REQUIRED BASED ON TPER 150 SF OF ROSS LEASABLE AREA. GROSS LEASABLE CAN E REDUCED BY 1/2 THE STORAGE AREAS. ARKING REQ = {18,106 SF - 1/2(6,358 SF)}/150 ARKING REQ = 14,927/150 = 99.5 = 100 SPACES NOTE: THE ORIGINAL EXPANSION INCREASED GREENSPACE BY 1122.9 SF. THIS EXPANSION ADDS +/-971 SF OF BUILDING WITHIN A GRAVEL ACCESS DRIVE. 1,588 SF OF GRAVEL IS PROPOSED TO BE REPLACED WITH LAWN AREA. SITE PLAN Drawing Name: Date: 4/2/18 PRELIMINARY Type: /FINAL Drawing Name: Date: 4/2/18 PRELIMINARY Type: /FINAL Drawing Name: Date: 1/=30 Drawing No	C

GRADING AND UTILITY NOTES:

SUFFICIENT TIME FOR ANY NECESSARY RE-DESIGN.

1. ALL PROPOSED ELEVATIONS SHOWN HEREON ARE FINISHED GRADE ELEVATIONS.

2. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

3. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE WHATEVER MEASURES NECESSARY TO LOCATE AND PROTECT EXISTING UTILITIES, STRUCTURES, AND OTHER FACILITIES TO REMAIN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER'S REPRESENTATIVES ATTENTION, AT THE TIME OF DISCOVERY TO ALLOW

 5. ANY WATER VALVES, GAS VALVES, CLEANOUTS, HANDHOLES, MANHOLES, AND CATCH BASINS TO REMAIN SHALL BE RAISED OR LOWERED TO PROPOSED FINISHED GRADES, AS NECESSARY.
 6. ALL EXISTING UTILITY POLES AND ASSOCIATED GUY WIRES AND POWER LINES SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE.

7. SHOULD INSTALLATION ACTIVITIES DAMAGE EXISTING FEATURES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS AND/OR STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND/OR JURISDICTIONAL REQUIREMENTS. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

8. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND STOP ALL WORK IF HAZARDOUS MATERIALS ARE DISCOVERED. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE ENVIRONMENTAL AND HEALTH AGENCIES.

9. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.

10. EARTHWORK SHOULD COMMENCE WITH THE COMPLETE REMOVAL OF ALL SURFICIAL TOPSOIL, ORGANIC SUBSOIL AND ANY NEEDED CUT QUANTITIES FROM THE PROPOSED BUILDING FOOTPRINT AND PAVEMENT AREAS.

11. CONTRACTOR SHALL PERFORM ENVIRONMENTAL DUE DILIGENCE AND DETERMINE THAT ALL IMPORTED AND EXPORTED FILL IS CERTIFIED AS CLEAN FILL, CONTRACTOR SHALL KEEP DOCUMENTATION OF OFF-SITE MATERIAL USED AS STRUCTURAL FILL.

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Jund StB-inon Rebar Sviends 0,7 feet above graf Catch Basta Rim Elevolion

<u>Gelich Basin</u> Rim Elevation 246, 19

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12. CONTRACTOR SHALL MAKE ALL NECESSARY DRAINAGE PROVISIONS WHEN COMPLETING GRADING WORK AND DURING CONSTRUCTION OF THE BUILDING FOUNDATION.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING RIM ELEVATIONS IN RELATION TO PROPOSED GRADE PRIOR TO INSTALLATION.

14. EXISTING DRAINAGE STRUCTURES & PIPING TO REMAIN SHALL BE INSPECTED, CLEANED AND REPAIRED AS NEEDED. EXISTING PIPES SHALL BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

15. NO UTILITY WORK OUTSIDE THE BUILDING IS ANTICIPATED, HOWEVER ANY UTILITY CONFLICTS WITH THE EXPANSION ARE IDENTIFIED THEY SHALL BE BROUGHT TO ALDI AND THE ENGINEERS ATTENTION IMMEDIATELY TO AVOID DELAYS.

16. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR ANY DEMOLITION OR GRADING COMMENCES. MAINTAIN EXISTING GRAVEL IN AREAS OF CONSTRUCTION AS LONG AS POSSIBLE TO LIMIT EROSION. ADDITIONAL SILT FENCE, STONE FILTERS OR OTHER EROSION CONTROL DEVICES MAYBE REQUIRED TO LIMIT EROSION LEAVING THE WORK AREA. ALL EROSION CONTROL DEVICES SHALL BE CHECKED ONCE A WEEK AND AFTER EVERY 1/2 INCH OF RAIN. REPLACE, REPAIR OR ADD DEVICES AS NEEDED TO PREVENT EROSION FROM LEAVING THE WORK AREA.

17. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND ELEVATION OF INTERNAL ROOF DRAINS AND UNDER SLAB DRAINS.

18. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING THROUGHOUT CONSTRUCTION. ALL NEW PAVING SHALL MATCH INTO EXISTING PAVEMENT WITH A SMOOTH SURFACE AND MAINTAIN POSITIVE DRAINAGE.

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AS REQUIRED BY NEW YORK STATE LAW, CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK" (UFPO) @ 1-800-962-7962 FOR LOCATION STAKE-OUT OF ALL UTILITIES, AT LEAST 2 FULL WORKING DAYS PRIOR TO ANY EXCAVATION.

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\$DATE\$ \$TIME\$

REFERENCES: 1. REFERENCE SHOULD BE MADE TO ORIGINAL ALDI CONSTRUCTION DRAWINGS PREPARED BY BOHLER ENGINEERING, INC. DATED 11/20/95, REVISED 7/24/96. 2. UPDATED SURVEY BY THEW ASSOCIATES DATED 01/22/2014 3. SITE PLANS PREPARED BY APD ENGINEERING AND ARCHITECTURE SIGNED BY TOWN ON 4/17/2014



GENERAL CONSTRUCTION CONDITIONS

- 1. The term of owner as used in these specifications and notes shall include the owner of the property. the company or party that hired the contractor, the company or party that signed the contract for this work, and the agents of each. The owner's representative shall be the individual or party assigned by the owner to be the owner's representative.
- 2. The contractor shall be responsible for all temporary permits, connection permits, fees, inspections and record keeping required by all municipal, utility, health, environmental, state, or federal agencies that may have jurisdiction. Furthermore, the contractor shall be responsible to meet or exceed all requirements of the agencies or authorities having jurisdiction over his work. All conflicts in requirements of different agencies, authorities, and/or the design shall be brought to the attention of the owner's representative before proceeding.
- 3. The contractor shall be responsible to locate and maintain the property and project limits throughout the project. All conflicts between the design and the project/property limits shall be brought to the attention of the owner's representative before proceeding. Unless described in the contract documents or shown on the drawings the owner has not secured any right of ways, easements or agreements with other property owners or property users. Therefore, it shall be the contractor's responsibility to secure and maintain any temporary right of ways, easements, permits, or agreements he may need to perform his work. All such agreements shall hold the owner, engineer, and his agents harmless and the responsibility of the contractor to bear all costs. The contractor shall copy the owner on releases of all agreements prior to final payment by the owner to the contractor.
- 4. Unless otherwise noted on the drawings or in the contract documents the contractor shall be responsible for all construction survey, layout, and record drawings for this contract. Any conflicts in survey/layout and the design or agencies requirements shall be brought to the attention of the owner's representative prior to proceeding with the work. The contractor shall protect and safeguard all existing survey monuments, control and tie-downs. The contractor shall pay all costs to repair or replace damaged survey monuments, control and tie-downs
- 5. No changes to the design or materials specified may be made without written authorization by the engineer or in the case of utilities or road work to be dedicated, the authority receiving dedication. At the end of the contract, the contractor shall provide to the owner a record set of drawing reflecting all changes made by the contractor during construction. 6. Erosion control is necessary whenever sediment, dust, erosion, or contaminated run-off may occur. The
- contractor shall be responsible to place and maintain whatever erosion control or run-off protection is required to protect his work, the work of others, the project, adjacent properties and the health and well being of the workers, public and surrounding natural resources. They shall be familiar with all federal, state and local requirements regarding erosion and run-off control. 7. The contractor shall be familiar with the project site and all adjacent pedestrian, traffic, and business
- uses. The contractor shall take whatever precautions and steps necessary to maintain safety and operation of these uses in accordance with federal, state, county, and local requirements. The contractor shall be responsible for costs and damages caused from his failure to take proper and adequate precautions. The contractor shall be familiar with all federal, state, and local requirements regarding these uses
- 8. The contractor shall be responsible for costs and delays associated with weather, groundwater, and other occurrences that could be expected or are common with this type of work. The contractor shall review all
- pertinent documents including soils reports, soils borings, and other soil or site data. 9. The contractor shall be responsible to save and protect his work through out the contract. Any damages
- requiring repairs or replacement shall be corrected by the contractor at his expense. 10. When work is done within a road, utility or private easement, right of way, or other property agreement
- the contractor shall do all work within that area per the authority having jurisdiction. 11. When separate site and building contracts are performed the site contractor shall be responsible to bring
- utilities to within 5 feet of building face unless noted otherwise on drawings or contract documents. 12. All utilities are shown per surface surveys and/or record maps and may vary from actual in-field locations. The contractor is responsible for all utility stake outs and locating utilities prior to commencing work. Any damage to utilities due to improper stake out, lack of stake out or the failure to verify differences between drawings and actual field conditions will be the responsibility of the contractor to repair, replace, or pay damages at no expense to the contract.

DEMOLITION

- 1. The Contractor shall inspect all structures, facilities and areas slated for demolition to gain a full understanding of the work required. The contractor shall take whatever measures necessary to protect the safety of the public, his employees and agents during the inspections and subsequent work. The owner, client, and engineer are not responsible for the condition of the buildings, facilities, or other areas slated for demolition
- 2. All materials not slated for reuse must be disposed of off site in a legal manner. The contractor may salvage all materials not designated by the owner to be saved. The contractor shall be responsible to remove and store safely all materials slated to be saved or reused. The contractor shall document existing conditions using photographs prior to start of work. The contractor shall be responsible for all costs to repair or replace materials damaged due to his work or failure to protect through out the duration of his contract. 3. The contractor shall be responsible to coordinate with all appropriate utility owners, operators and users
- prior to disconnection and demolition. All work shall be done in accordance with the authority having jurisdiction. All plugs, stops and caps shall be per agencies requirements and if none exist then a 3000 psi concrete plug with a thickness equal to the diameter of the pipe shall be used.
- 4. The contractor shall notify the owner immediately and stop all work in areas where hazardous materials are discovered. When required the contractor shall notify the appropriate environmental and health agencies. 5. No burning, explosives, or other potentially dangerous methods of demotion will be allowed unless written permission is granted by the owner and all appropriate permits are granted.
- 6. The contractor will provide what ever safety equipment and devices are necessary to protect the adjacent properties, structures and other areas slated to remain. The contractor will be responsible for all costs to repair or replace any damage caused by his work. This will also include erosion control, dust control, and settlement
- 7. All areas shall be brought back to their original grade or that of the surrounding area, which ever is closer to the final grades of the project for that area. All areas requiring fill shall be compacted to the requirements of the area but in no case less than 90% of modified proctor (ASTM D 1557).

CLEAR AND GRUB

- 1. The contractor shall review plans and identify and safely mark all plants and trees to be saved. The contractor shall protect all plants and trees to be saved throughout the contract. This shall include prohibiting any work within the drip line of the tree, except under the supervision of a licensed Landscape
- 2. All areas to be cleared and grubbed shall be surveyed in the field to establish the appropriate limits of 3. The contractor shall take whatever measures necessary to locate and protect existing utilities,
- structures, and other facilities to remain 4. All trees, shrubs, stumps, roots, and other debris shall be removed from site and disposed of in a leaal
- 5. No burning will be allowed on site.

STORM WATER SYSTEM

- 1. The storm water system shall be supplied and placed inaccordance with all local, state and federal requirements. The local storm water authority for this project is the Town of Newburgh(MS4). rm design includes many variables, such as pipe roughness coefficient, that can affect the actual final run-off. If no alternative materials are listed on the utility drawings no substitutions may be made by
- the contractor unless first reviewed and accepted by the engineer. 3. All storm material sizes, types and specifics are listed on the drawings. If the plans do not list all
- information or are unclear use the following. 4. Whenever clean stone is used for bedding, backfill or encasement filter fabric shall be placed between the natural and backfill soils to prevent migration of fines into the voids, as necessary. Anti-seep collars shall also be incorporated at the project limit and along the pipe to prevent water flow within the stone bedding or encasement. Anti-seep collars may not be required when using perforated pipe. 5. Storm pipe 12 inches and up shall be corrugated polyethylene pipe (CPP) with smooth interior, in
- accordance with AASHTO M252 & M294 and ASTM F405 & F667, with a manning friction number (n) of 0.012 or less. Unless soils are consistently sand or sand and gravel with not more than 15% or less than 5% passing 13. All trees and shrubs shall be staked as detailed on the drawings. Tree wrapping will be provided at the the 200 sieve and 100% passing the 2 inch sieve the pipe will be encased in a uniform gravel with not more than 15% or less than 5% passing the 200 sieve and 100% passing the 2 inch sieve from six inches below to six inches above the outside of pipe. Install in accordance with ASTM F449 and the manufactures recommendations
- 6. Storm pipe below 12 inches shall be Polyvinyl Chloride (PVC) per ASTM D 3034, SDR 35 with gaskets per ASTM D 3212, elastomeric seal. The pipe shall be bed 6 inches below and up half its diameter with a uniform 15. mix of gravelor crush stone 100% passing the 1.5" sieve and 10% to 3% passing the 200 sieve. The mix shall be supplemented as needed to remove voids. Incorporate filter fabric around bedding or cradle stone if ground water, silts, or sands are encountered.
- . End sections shall be the same material as the preceding pipe and appropriate collar.
- 8. Manholes shall be provided per ASTM C 478 with steel core polyethylene steps. The manhole shall be sized to a minimum of 2 foot greater than the largest diameter pipe entering or existing. Increase size of manhole if in the same horizontal plane there is two areas where the area between two pipes is less than 8 inches or halve or the circumference is supported by less than/20f the diameter of the manhole. Inverts shall be smooth cast in place concrete. Unless otherwise indicated, 4 inch weeps cover with filter fabric and 2 inch stone shall be provided at the crown of pipes and at subgrade elevation. Gaskets between risers shall
- be rubber per ASTM C 443. Adjustment rings shall be precast concrete 4000 psi and 5 to 8% air entrainment. Inlets shall meet the same requirements as those listed for manholes. 10. Grates shall be reticuline and galvanized per ASTM A123. Minimum grate opening size will be 24 inches x 24 inches and design for a minimum of H-20 loading.
- 11. Manhole frames and covers shall be per ASTM A 48, Class 30B, fully coated with the letterina
- "STORM" cast into it. The minimum size will be a 24 inch inside opening and design for a minimum of H-20 loading. 12. Cleanouts shall be made of the same pipe material as the carrier pipe. A cast iron frame and cover shall be provided for access at grade and designed for H-20 loading. The cleanout shall be encased in stone of the
- same type as the pipe bedding for the full depth of the cleanout 13. Dry wells shall meet the same requirements as those listed for manholes with the addition of openings of approximately 15% of the rings interior surface. The openings shall be 1 x 3 inch slots or 1 inch diameter on
- the inside surface. Dry wells shall be backfilled with a minimum of 1 foot of clean stone sized between 3 and 4 inches. Outside the stone the entire structure shall be wrapped in filter fabric to prevent outside soils from entering the stone and dry well. 14. Unless otherwise noted, trench drains shall be made with 4 inch perforated corrugated polyethylene pipe
- encased in clean stone sized between 2 inch and 4 inch and then wrapped in filter fabric. Outside dimensions of the trench drain will not be less than 1 foot. 15. All joints between pipes and precast structures shall be mortared tight.
- 16. All pipe shall be placed in accordance with the manufactures recommendation and to the lines and arades shown on the drawings. Care shall be given during backfill operations not to move or damage pipe or appurtenances while achieving the appropriate compaction requirements.
- 17. All systems shall be visually inspected for alignment and workmanship. All debris, dirt or other foreign objects shall be removed and the system flushed clean. 18. Any pipes found with diameter deflections greater than 5% of the specified pipe diameter will be repaired
- or replaced. Any alignment differentials greater than 5% of the diameter of the pipe will be corrected or
- 19. Any cleaning, repairs, or replacement required due to failure of testing or poor workmanship shall be done by the contractor at no additional expense to the contract.

EARTHWORK

- 1. Prior to starting any cuts or fills the contractor shall strip and stockpile all topsoil. Stripping of topsoil can only commence after the clear and grub operations are complete and all erosion control devices are in place in that area. Topsoil shall be stockpiled in areas designated on the plans or approved by the owner's representative. The contractor shall review the soils reports, boring logs, and, when necessary, his own field verification so as to be familiar with the depth of topsoil. The contractor shall take all reasonable precautions to prevent over and under removal. 2. Unless otherwise noted, the grades shown on the plans are finished grades. Therefore, pavement, floors,
- subbase, and other improvements must be subtracted to calculate subgrade elevations. 3. The contractor shall maintain a survey grid of not less than 100' x 100' or other means acceptable to the owner's representative that will indicate location and amount of cut or fills remaining. At subgrade this grid shall be 50' x 50' with location and final grade marked clearly or survey shall be completed demonstrating that the subgrade is +/- 0.1 feet of required subgrade.
- 4. Unless otherwise noted on the drawings or in the contract documents, the contractor shall retain and pay all cost for soil compaction testing to be performed by an independent testing laboratory. For each lift placed, compaction testing shall be done every 2000 sq. ft. In trenches, compaction testing shall be done every other lift with at least 1 test every 50 LF. Compaction requirements shall be those outlined in the soils report. If the soils report is not clear or does
- not give requirements the following will be used. Under and to 20 feet outside the building envelope the soils shall be compacted to a minimum of 95% maximum dry density per ASTM D 1557 (modified proctor). Under proposed or future pavement areas, including 10 feet outside such areas, the soil shall be compacted to a minimum of 93% maximum dry density per ASTM D 1557 (modified proctor). All landscape and lawn areas shall be compacted to 90% maximum dry density per ASTM D 1557 (modified proctor). The testing lab shall test soils in accordance with ASTM D 2922 (nuclear method) with proctors for each soil type Unless otherwise noted in the soils report or on the drawings, the on-site material shall be used to make fills. All material to be used for fill shall be free of organics, frozen material, contaminated material, debris,
- inches in diameter. The contractor shall bear all cost associated with drying, segregating, or required methods to treat soils to meet compaction and other requirements. Fills shall be placed in lifts not to exceed 8 inches in mass fills and 6 inches in trench or restricted areas. 8. If imported material is required, the source and a random composite sample shall be reviewed by the testing
- that does not exceed the existing on site material or in no case areater than 10%. They shall also verify consistency with existing on site materials and all other requirements. Waivers to these requirements can only be given jointly by ALDI and the Geotechnical Engineer that prepared the soils report. The testing lab may restrict some on site materials from being used as fillin building or pavement areas 9. when it is their opinion that the material will not meet requirements stated here. If such conditions do exist and
- other material is not available on site, the owner's representative must authorize in writing the use of import material unless there will be no additional cost to the contract. The contractor shall take all necessary precautions to protect earthwork operations from weather and ground water including keeping positive drainage, divert drainage, dewatering, and sealing disturbed areas with
- a steel drum roller prior to inclement weather 11. Prior placement of fills, in areas where the final fill depth will be less than 4 feet, the area shall be proof rolled with a 20 ton roller or a loaded 10 wheel dump truck. Soft areas shall be scarified, dried, and recompacted prior to fillbeing placed. Retest by proof rollas necessary All final subgrade under proposed pavement, building, or other structure shall be proof rolled as described
- above for the identifying of soft areas. Areas found to be unacceptable shall be scarified, dried, and recompacted. Retest by proof rollas necessary. Trench excavation requiring sheeting, shoring or other stabilizing devices shall be designed by a Professional Engineer and meet all O.S.H.A. requirements. All excavations shall maintain safe side slopes in
- accordance with local, state and O. S. H. A. requirements. No stocking of material close to an open cut or steep slope will be permitted in an effort to prevent cave-ins. 14. Trench excavations shall be made uniform and straight to the following widths: (for pipes 36 inches or less the trench width shall be the diameter plus 2 feet), (for pipes 36 inches or greater the width shall be the diameter plus 3 feet). Additional width will only be allowed when compaction equipment limitations require and only after approval of the Engineer of Record. No more trench shall be open in one day than can be properly backfilled in that same day to minimize weather and safety concerns. When backfilling around pipes, provide uniform support at invert and proper compaction under, along, and over the pipe. Care shall be given while backfilling around pipes to prevent damage to the pipes including placing backfill/bedding by hand, using hand operated plate tamps or jumping jacks, and other load restrictive techniques until fills are a minimum of 2 feet or manufactures recommend depth, which ever is greater, above the top of the pipe. Compaction requirements are not relieved in these areas and will remain as stated on the drawings or above. If clean stone is used as a bedding or encasement, filter fabric shall be placed between the natural soils and backfill and the stone to prevent migration of fines.
- 15. If rock is encountered that was not indicated on the plans or soils report, the area for removal should be measured and reviewed with the owner's representative prior to rock removal. Rock will be defined as the natural earth materials that can not be removed with conventional earth working equipment.
- 16. Where rock is adjacent to a structure or utility, the rock shall be removed to a minimum of 6 inches below and 1 times the diameter, but not less than 1 foot or greater than 3 feet on any side. No explosives will be allowed until all permits are granted and the owner has signed off. Pre and post blas
- reports must be kept and recorded. All structures within the area of the blast must receive a pre- blast survey. All blasting must be performed by a licensed blaster. Unless otherwise noted on the drawings, the contractor shall remove all excess topsoil, cut material, or waste material from site and dispose of in a legal manner.

SEEDING AND LANDSCAPING

- 1. Topsoil shall be removed from stockpiles and spread in the areas shown on the plans. The depth of topsoil shall be as shown on the plans. If the depth of topsoil is not given the following shall be used
- enough topsoil is not available onsite, the contractor is required to import as necessary. 2. After the topsoil is in place it shall be fine graded remov than 2 inches in any dimension. The topsoil shall be fine graded to the lines and grades shown on the
- 3. The topsoil shall have a pH of 6.0 to 6.8 and a organic content of 3 to 20%. The gradation of the topsoil shall be 100% passing 2 inch sieve, 85 to 100% passing the 1 inch sieve, 65 to 100% passing the 1/4 inch sieve and 20 to 80% passing the No. 200 sieve. Lime of type recommended for soil conditioning shall be used to treat acidic soils.
- 5. Lawn fertilizer shall be 55% nitrogen, 10% phosphorus and 10% potash where 50% of the nitrogen is derived from ureaform source. 6. Lawn seed when not given on the plans shall be "50% by weight, 85% purity, 85% germination of
- "20% by weight, 85% purity, 80% germination of Common Kentucky Bluegrass". 7. When placing by hydroseeding application, fertilizer shall be placed at 80 pounds per acre, hydromulch
- 8. If placing by mechanical means fertilizer shall be placed at 25 pounds per 1,000 square feet, seed at 5 pounds per 1,000 square feet and straw mulch at 2 tons per acre. Place fertilizer and seed then lightly rake and roll with 200 pound roller. Mulch the area then water. Straw may need to be secure to
- prevent it blowing away. 9. Water lawn areas as needed to promote growth. The contractor will be responsible to water, reseed or what ever work necessary to insure the growth of the lawn until a complete and uniform stand of grass has grown and been cut at least twice.
- 10. Plantings shall be supplied in accordance with the plans and ANSI 260.1 "American Standard for Nursery Stock" in good health, vigorous, and free of insects, larvae, eggs, defects and disease.
- 11. Planting beds shall be prepared by loosening the top 1 foot of topsoil. Plants shall be located per the plans. The holes shall be excavated per the details on the drawings with the center slightly higher to promote drainage. Use a topsoil backfill mix of 4 parts topsoil, 1 part peat moss, 10 pounds 5-10-5 planting fertilizer properly mixed per cubic yard. Berm around plants to form a bowlshape.
- all planting beds prior to mulching.
- base of all trees as detailed. Mulch shall be 50% shredded bark and 50% wood chips, 3/4 to 2 inch in size, uniformly mixed and free
- All landscaping shall be guaranteed for one year after final acceptance. Any plantings needing
- replacement will be guaranteed from the time of replacement if after final acceptance. All disturbed areas are to receive four inches of topsoil, seed, mulching, and water until a healthy stand of grass is established.

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and any rocks larger than 4 inches. For fill placement within 1 foot of subgrade, no rock shall be greater than 2

laboratory prior to being brought to site. The testing laboratory shall test for percent passing the 200 sieve

"a minimum of 4 inches in lawn areas" and " a minimum of 12 inches in landscape planting areas". If

Pennfine Perennial Rye", "30% by weight, 97% purity, 85% germination of Pennlawn Red Fescue", at 1,200 pounds per acre, water at 500 gallons per acre, and seed at a minimum of 220 pounds per acre.

Two lavers of weed barrier made from fiberglass and ultraviolet light resistant shall be placed under

of elm wood. Mulch shall be placed uniformly over the planting bed allowing no weed barrier to be

EROSION CONTROL

- 1. Prior to construction equipment entering or exiting the site, a construction entrance shall be built unless existing conditions prevent any tracking of dirt, mud, or debris off the site. The contractor will be responsible to keep all roads, parking lots, sidewalks and adjacent properties free of dirt, mud, or other debris. This will include building the construction entrance, sweeping, scraping, and washing the pavement surfaces whenever needed. The construction entrance shall be constructed as shown on the plans. If a detail is not provided, construct the entrance with clean 2 to 3 inch stone, 6 inches thick, over stabilizing fabric to the dimensions of 12 feet wide and 50 feet long. The entrance should be located so that all vehicles leaving the site will utilize
- All erosion control devices shall be placed as shown on the drawings and in accordance with federal, state, local, and manufactures recommendations. The contractor shall place and maintain all erosion control devices as needed throughout the project
- Silt fence shall have hard wood stakes 2x2 inchs wide and 4 feet long, woven into the fabric. The base of the silt fence shall be excavated so as to provide an area to bury the bottom of the fabric at least 6 inches into the around. The stakes shall be driven to a depth that will place the bottom fabric at the bottom of the trench. hen backfill the bottom fabric on the upstream side with the material that was excavated. Silt fence shall be placed where ever surface drainage can leave the site.
- Stone filters shall be placed in all drainage ways but not in streams, creeks or rivers. Stone filters shall consist of a uniform mix of $\frac{1}{4}$ to $\frac{3}{4}$ inch clean stone wrapped in filter fabric and covered with 4 inch stone.
- 6. Sediment traps shall be placed and maintained as needed. They shall be sized to provide adequate storage to allow sediment to precipitate out prior discharging down stream. Temporary seeding shall consist of lime @ 1/2 ton per acre, fertilizer 5-10-10 @ 600 pounds per acre, Ryegrass (annual or perennial) @ 40 pounds per acre and straw mulch @ 2 ton per acre. Jute mesh shall be
- placed over mulch and staked whenever winds or slope will cause the mulch and seed to become depleted or eroded. Areas shall be temporary seeded when they are subject to erosion and will lie dormant for a month or more.



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Seal PROJECT MANAGER	Seal	DATE		
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Ø	nt © 2018 APD Engineering Mark Wilson Statistica Water Constant Statistica			
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Project Name & Location:				
DETAILS AND SPECIFICATIONS				
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SIGNAGE					
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS		
EXISTING TOWER SIGN	2	46.6	93.2		
TOTAL EXISTING SIGNAGE					
SIGNAGE IS SHOWN FOR R	EFERENCE ONLY	I			

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

14'-1 1/2" A.F.F. T.O. EX. WALL STUD

FIN. FLOOR

For review of actual colors, a material sample board should be created on a project specific basis.

21'-5 1/4" A.F	F.
T.O. EX. TOW	ER OUTRIGO
17'-5 1/4" A.F	
T.O. EX. TOW	/ER OUTRIGC .F.F.
14'-10 7/8" A T.O. EX. WAL 11'-2" A.F.F.	L STUD
B.O. EX. PAN	<u> </u>
T.O. EX. CAN	IOPY
SIEEL	

O'-0" FIN. FLOOR

EXTERIOR FINISH SCHEDULE				
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES	
Al	EDGE METAL	TO MATCH EXISTING	SEE SPECIFICATIONS	
A2	MODULAR BRICK	FIELD COLOR - SEE SPEC	FIELD - QUEEN SIZE TO MATCH EXISTING	
A3	MODULAR BRICK	ACCENT COLOR - SEE SPEC	SOLDIER COURSE BAND - QUEEN SIZE TO MATCH EXISTING	
(A17)	CONTROL JOINT		MAX 30' OC	

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