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

PROJECT: BJ'S WHOLESALE CLUB-NEWBURGH
PROJECT NO.: 19-07
PROJECT LOCATION: SECTION 97, BLOCK 2, LOT 44, 46.2 & 45
REVIEW DATE: 27 DECEMBER 2019
MEETING DATE: 2 JANUARY 2020
PROJECT REPRESENTATIVE: MASER CONSULTING, P.A.

1. The project before the Board for an amendment to the plans which received conditional final approval. The conditional final approval contains specific condition #1 which required among other things approval by the NYS Department of Transportation for access with a traffic light. The Planning Board previously reviewed a schematic for the project of a right in/right out only onto 17K from the project site. The Applicants preferred choice during the approval process was the installation of a traffic control signal with a full turning movement access point. NYS Department of Transportation has identified they will not grant approval for the traffic light due to the number of traffic lights in the project vicinity. The Applicants are returning to the Board for approval of the access with a right in/right out only onto 17K with left turn movements being required at Unity Place and/or Auto Park Place.
2. This office has reviewed the project with regard to any potential impacts to drainage. No modifications to the site drainage are required as the access has the similar amount of pavement and grading. A slight modification to the catch basins in the vicinity of the project access has been identified.
3. Ken Wersted's comments on the access road should be received.
4. This office sees no site plan impacts related to the modification right in right out access point. It is noted this was presented to the Planning Board as a concept during the initial review. Any approval should continue to contain a requirement of receipt of the NYS Department of Transportations' permit prior to issuance of the building permit. A concept letter has been received from DOT requesting detailed plans be submitted to their office. All other conditions of approval identified in the original resolution of approval should remain in effect.

5. If Ken Wersted's concurs this office would recommended the Planning Board reaffirm its previously issued Negative Declaration.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/jlc



Engineers
Planners
Surveyors
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Environmental Scientists

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December 19, 2019

VIA HAND DELIVERY

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

Re: BJ's Wholesale Club
PB#: 2019-07
Tax Lots 97-2-27.32, 44, 45 & 46.2
Town of Newburgh, Orange County, New York
MC Project No. 18000471A

Dear Chairman Ewasutyn:

We have met with the New York State Department of Transportation (NYSDOT) regarding this project and the access point onto NYS Route 17k. The NYSDOT officials have advised that they will not be permitting a signalized intersection as we had previously proposed. The NYSDOT officials have however provided conceptual approval for a right-in/right-out entrance as depicted on the provided site plan. The conceptual approval letter from the NYSDOT is attached along with the revised site plans showing the new entrance configuration.

At this time, we request to be added to the next available Planning Board agenda to discuss this revision and seek an amended site plan approved for the project.

If you have any questions, please feel free to call me at 845.564.4495, extension 3802.

Very truly yours,

MASER CONSULTING P.A.

Andrew B. Fetherston, P.E.
Principal

ABF/cdr

CC: Ken Wersted, Creighton Manning, w/ encl.
Patrick Hines, McGoey, Hauser & Edsal, w/ encl.
Karen Arent, KALA, w/ encl.
Adrian Goddard, GDPBJ, LLC, w/ encl.
Larry Wolinski, Esq. w/ digital encl.
File, w/ encl.

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**Department of
Transportation**

ANDREW M. CUOMO
Governor

MARIE THERESE DOMINGUEZ
Commissioner

LANCE MacMILLAN, P.E.
Regional Director

December 16, 2019

A Perter Russillo, P.E., PTOR
Maser Consulting, P.A.
400 Columbus Ave.
Valhalla, NY 10595

**Re: SEQRA# 19-146 BJ's Wholesale
Route 17K, Town of Newburgh
Orange County**

Dear Mr. Russillo

The New York State Department of Transportation (NYSDOT) has received the new set of plans for the proposed main entrance for the above project. NYSDOT has reviewed the proposed right in/out only driveway and grants the proposed plans conceptual approval. This does not mean the permit process has been completed. Further developed plans will be required for review to determine if other mitigation measures may be necessary.

If you have any questions or concerns you can contact me at Jason.Brenner@dot.ny.gov.

Very truly yours,

Jason Brenner
Assistant Engineer

cc: Siby Zachariah-Carbone, Permit Engineer, Residency 8-4
GDPBJ, LLC
Town of Newburgh Planning Board

RESOLUTION OF APPROVAL

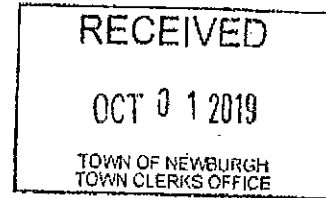
SITE PLAN

ARB

FOR

GDPBJ, LLC [BJs WHOLESALE CLUB]

PROJECT # 2019-07



Nature of Application

GDPBJ, LLC [BJs Wholesale Club], as the applicant, has applied for approval of a Site Plan permitting the construction of a new +/- 89,225 sq. ft. BJ's Wholesale Club building including a retail establishment, an outdoor propane filling station, a fuel dispensary, and a tire center, all with related drainage improvement, parking, lighting and landscaping, all on tax lots 97-2-44 & 97-2-46.2 which are to be consolidated as part of this application.

The application further proposes incorporation of the existing bank on lot 97-2-45 into the development so that the bank and BJ lots function together as a shopping center.

In addition, pursuant to 185-6F of the Town Code which permits multiple uses on a single lot the existing adjoining auto showroom use will also be incor-

porated into the development thereby creating a unified development site herein-
after referred to as the "Project".¹

The applicant also seeks approval of architectural renderings by the Plan-
ning Board sitting as the Architectural Review Board.

Property Involved

The property affected by this resolution is shown on the Tax Maps of the
Town of Newburgh as parcel(s) 97-2-27.32, 97-2-44 and 97-2-46.2 and 97-2-
45.

Zoning District

The property affected by this resolution is located in the IB zoning district
of the Town of Newburgh.

Plans

The Site Plan materials considered consist of the following:

1. Completed application form, Environmental Assessment Form, Stormwater Pollution Prevention Plan and Traffic Study.
2. Plans prepared for GDPBJ, LLC [BJs Wholesale Club] as follows:

<u>Author</u>	<u>Title</u>	<u>Last Revision Date</u>
Maser Consulting, P.A.	Cover Sheet	August 22, 2019
Maser Consulting, P.A.	Site Demolition Plan	August 22, 2019
Maser Consulting, P.A.	Dimension Plan	September 10, 2019

¹ This development structure is confirmed by the Town of Newburgh Code Compliance Department in its determination dated March 18, 2019.

Maser Consulting, P.A.	Grading & Drainage Plan	August 22, 2019
Maser Consulting, P.A.	Utilities Plan	August 22, 2019
Maser Consulting, P.A.	Soil Erosion and Sediment Control Plan	August 22, 2019
Maser Consulting, P.A.	Soil Erosion and Sediment Control Details	August 22, 2019
Maser Consulting, P.A.	Landscape Plan	August 22, 2019
Maser Consulting, P.A.	Lighting Plan	August 22, 2019
Maser Consulting, P.A.	Construction Details	August 22, 2019
Maser Consulting, P.A.	Construction Details	August 22, 2019
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Maser Consulting, P.A.	Construction Details	August 22, 2019

The afore-noted plans shall be revised to remove therefrom the alternative entrance plan which depicts a layout without a traffic light signalized entrance. The plans are approved with the signalized traffic light entrance as depicted.

History

DATE OF APPLICATION

The application was filed with the Planning Board on February 25, 2019.

PUBLIC HEARING

The conduct of a public hearing on this application was waived on September 5, 2019.

SEQRA

Type of Action:

This matter constitutes an unlisted action under the State Environmental Quality Review Act.

Lead Agency:

The Town of Newburgh Planning Board is the lead agency in regard to this action. The Planning Board's issued its Notice of Intent to serve as lead agency on July 18, 2019; it finalized status as lead agency on September 5, 2019.

Declaration of Significance:

A negative declaration was issued on September 5, 2019.

GML 239 Referral

This application has been referred to the Orange County Planning Department for review and report on July 1, 2019. The Planning Department has not provided a report of its findings and the time for it to provide such a report has now expired.

Findings

The Planning Board has determined that approval of the Site Plan will substantially serve the public convenience, safety and welfare; and will not otherwise be unduly detrimental to the public health, safety, comfort convenience or welfare, subject to compliance in full with conditions hereinafter imposed pursuant to Section 185-57 (H).

The Planning Board has further determined, in its capacity as Architectural Review Board, that the renderings submitted and approved on September 19, 2019 are architecturally appropriate and blend into the existing character of the neighborhood. Said renderings are hereby approved. A copy of said renderings, signed by the Chair simultaneously with this resolution are on file in the Building

Inspector's office. No building permit nor certificate of occupancy shall be issued except for structures consistent with these renderings.

The signs for the proposed project have not yet been presented and no signage approval is given by this Resolution.

Resolution of Approval

NOW, THEREFORE, THE PLANNING BOARD RESOLVES to approve this Site Plan as said proposal is depicted on the plans identified above and to grant ARB approval, all upon the conditions outlined below, and the Chairperson (or his designee) is authorized to sign the plans upon satisfaction of those conditions below noted to be conditions precedent to such signing.

Specific Conditions

Other Agency Approvals

1. This approval is subject to delivery of written approvals from the agencies listed below and the final site plan shall not be signed until all such approvals are obtained. Should any of the listed agencies require changes to the site plan, amended site plan review and approval from the Planning Board may be required.

Orange County Department of Health:	Water main extension. Approval has been granted.
New York State Department of Environmental Conservation:	SPDES General Permit for Stormwater Discharge from Construction Activity – prior to issuance of any building permits
New York State Department of Transportation:	Concept approval for access point with a traffic light

2. This approval is subject to and conditioned upon delivery of written approval from each of the agencies listed above. The plans shall not be signed until each such approval is granted.

3. Prior to issuance of a Certificate of Occupancy for the fuel dispensary, the applicant shall obtain a Petroleum Bulk Storage Permit.
4. The applicant shall copy the Planning Board on all correspondence with any of the agencies listed above.
5. The approval hereby given is for the plan as it depicts a traffic light signalized access point. Any amendment to said entrance point as depicted on the existing plan set required by the NYS Department of Transportation must, be approved by the Planning Board itself.

Architectural Review Board Approval

6. No building permit shall be issued authorizing construction of structures inconsistent with the architectural renderings submitted to, and approved by, the Architectural Review Board as part of this approval, nor shall any certificate of occupancy be issued for any structures constructed except in conformance with such renderings. Karen Arent, the Town's Landscape Architect, shall review the building plans when submitted to the Building Department in order to insure compliance with the approved architectural renderings. Karen Arent, the Town's Landscape Architect, shall also inspect the work before a certificate of occupancy is issued to insure compliance with the approved architectural renderings.

Parking Lot Maintenance

7. The applicant shall be required, at all times, to comply with the Shopping Center Parking Area Maintenance Standards of Article I [Section 131-1 to 131-5] of the Code of Ordinances of the

Town of Newburgh and this approval is subject to, and conditioned upon compliance with same as if those performance standards were set forth herein at length.

VTL Enforcement Authorization

8. The applicant shall, pursuant to New York State Vehicle and Traffic Law Section 1660-a, specifically and irrevocably authorize Town of Newburgh Police and Parking Enforcement personnel to enter the project site for purposes of enforcing parking and other Vehicle and Traffic Law violations on site. The plans shall not be signed until such written authorization is delivered to the Town.

Landscaping Maintenance

9. Turf and planting areas shall be maintained in accordance with a Comprehensive Maintenance Plan, including watering, mowing, fertilizing, pruning, mulching and other activities as necessary to maintain these areas in living and healthy condition, seasonal planting of annuals, and semiannual replacement of trees and other planted vegetation that do not survive. All plants shall be trimmed and pruned, grassed areas mowed, mulched areas re-mulched as required with all dead trees, shrubs, bushes and the like replaced promptly. All barren areas shall be reseeded. The Owner and/or Site Manager shall retain the services of a professional landscaper to maintain all landscaped areas as approved on the site plan and shall provide a copy of the contract to the building department annually or whenever the renewal period specified in the service agreement expires. The Comprehensive Maintenance Plan shall be a part of the final plans.

Landscape Security & Inspection Fee

10. Pursuant to 185-57 (L), together with 163-9 (B) [incorporated therein by reference], as well as 185-50 (D), this approval shall be subject to the applicant posting, with the Town Clerk, a performance security for the project, in an amount to be fixed by the Town Board upon recommendation of the Town's landscape consultant in order to secure timely completion and appropriate maintenance of the landscaping improvements depicted on the plans, satisfactory to the Town Board, Town Engineer and Town Attorney as to form, sufficiency, manner of execution and surety. The performance security shall recite that all improvements secured thereby shall be completed within three year(s) of this approval and maintained for a period of two years thereafter. The Town's Landscape Architect, is hereby authorized to periodically inspect the site in order to insure compliance with this condition. A separate inspection fee in an amount in accordance with Section 104-2 (G)(6) shall be submitted and deposited in an escrow account to cover the cost of the Town's Landscape Architect services. The applicant shall be required to pay the required landscaping security to the Town before the plans are signed. The amount of the landscape security may be adjusted (upon recommendation of the Town's landscape consultant) if warranted due to changes in the market pricing of the required landscape materials. The applicant shall be required to pay the required landscaping inspection fee in the amount of \$4,000.00 to the Town before the plans are signed.

Stormwater Improvement Security & Inspection Fee

11. Prior to the signing of plans or issuance of a building permit, the applicant shall deliver a performance security to the Town

Clerk, pursuant to Section 157-10 (B) of the Code of Ordinances of the Town of Newburgh, in order to guarantee to the Town that the applicant will faithfully cause to be constructed and completed the required public stormwater improvements shown on the plans. The performance security shall be in an amount set by the Town Board and shall be satisfactory to the Town Board and Town Attorney as to form, sufficiency, manner of execution and surety. A period of three (3) years shall be set forth in the document of surety within which required improvements must be completed. An inspection fee in an amount in accordance with Section 104-2 (A)(8) shall also be paid to the Town prior to signing of the plans. A separate inspection fee in an amount in accordance with Section 104-2 (A)(8) shall also be submitted and deposited in an escrow account to cover the cost of the Town's periodic inspection of the erosion control measures to be implemented by the applicant.

Stormwater Control Facility Maintenance Agreement

12. This approval is conditioned upon the applicant executing a stormwater control facility maintenance agreement as required by Section 157-11(K) of the Code of the Town of Newburgh in order to ensure the long term maintenance and proper operation of the stormwater facilities shown on the plans. The plans shall not be signed until that agreement has been executed.

Outdoor Fixtures & Amenities

13. This site plan approval allows construction of only that which is shown on the plans identified above. No outdoor amenities or accessory structures or outdoor fixtures—including but not limited to exterior walls, mechanical units, dumpsters, etc.—may be constructed, placed or erected except as shown on the approved site plan. Architectural drawings shall carry a certification that what is shown thereon is fully

consistent with the approved site plan.

Mill and Paving

14. Prior to the issuance of any certificate of occupancy for the improvements shown on the approved site plan, the applicant shall mill and pave the existing road surface of Auto Park Place.

Parapet Wall

15. The plans shall be modified to either raise the roof parapet wall so as to screen the roof compressor from view, or to provide screening of all roof mechanical units by means of screen-fencing to satisfaction of Karen Arent.

Transit Orange

16. The Applicant has contacted Transit Orange in order to discuss whether a stop and standing pad is warranted along the property frontage on Route 17K. The Applicant will discuss the feasibility of providing accommodations for a local bus service stop along Route 17K with NYS DOT. Should those discussions result in changes to the site plan, the applicant must return to the planning board for further review which may also entail an amended site plan. The Applicant shall copy the Planning Board on all correspondence sent to or received from Transit Orange.

Signage

17. No signage for the project facilities has been approved. The applicant must pursue proposed signage by subsequent application and approval of the Planning Board.

General Conditions

This approval is conditioned upon the applicant submitting all necessary copies of the plans to be signed, including mylars when required, to the Town of Newburgh Building Department. A full set of the plans to be signed shall simultaneously be submitted to the Planning Board Engineer. The plans shall not be signed until the Planning Board Engineer has reported to the Chair that all conditions of this resolution required to be satisfied before the plans can be signed have, in fact, been satisfied.

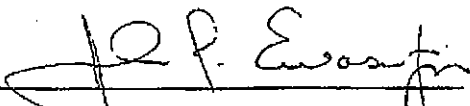
This approval is further conditioned upon the applicant delivering (prior to signing of the plans) proof, in writing, that all fees—engineering, planning, legal and otherwise—in regard to this project have been fully paid. The applicant shall also be required to deliver proof that all required Public Improvement, Erosion Control and Landscaping inspection fees and escrow have been deposited with the Town. The plans shall not be signed until proof, satisfactory to the Chair, has been presented showing that all fees have been paid and escrow deposits made.

Approval of the final site plan shall, pursuant to Section 185-58 (E) of the Zoning Ordinance, be valid for two years from the date this resolution is filed in the office of the Town Clerk, after which time this approval shall be null and void unless a building permit has been issued. If no building permit has been issued within that time, the plan must be resubmitted to the Planning Board for approval.

A FAILURE to comply with the general condition immediately above in a timely manner shall result, without further action, in a lapsing of this approval.

In Favor 6 Against 0 Abstain 0 Absent 1

Dated:



JOHN P. EWASUTYN, CHAIRPERSON
TOWN OF NEWBURGH PLANNING BOARD

STATE OF NEW YORK)

)ss:

COUNTY OF ORANGE)

I, JOHN P. EWASUTYN, Chairman of the Planning Board of the Town of Newburgh, do hereby certify that the foregoing is a true and exact copy of a Resolution maintained in the office of the Town of Newburgh Planning Board, said resulting from a vote having been taken by the Planning Board at a meeting of said Board held on September 19, 2019.



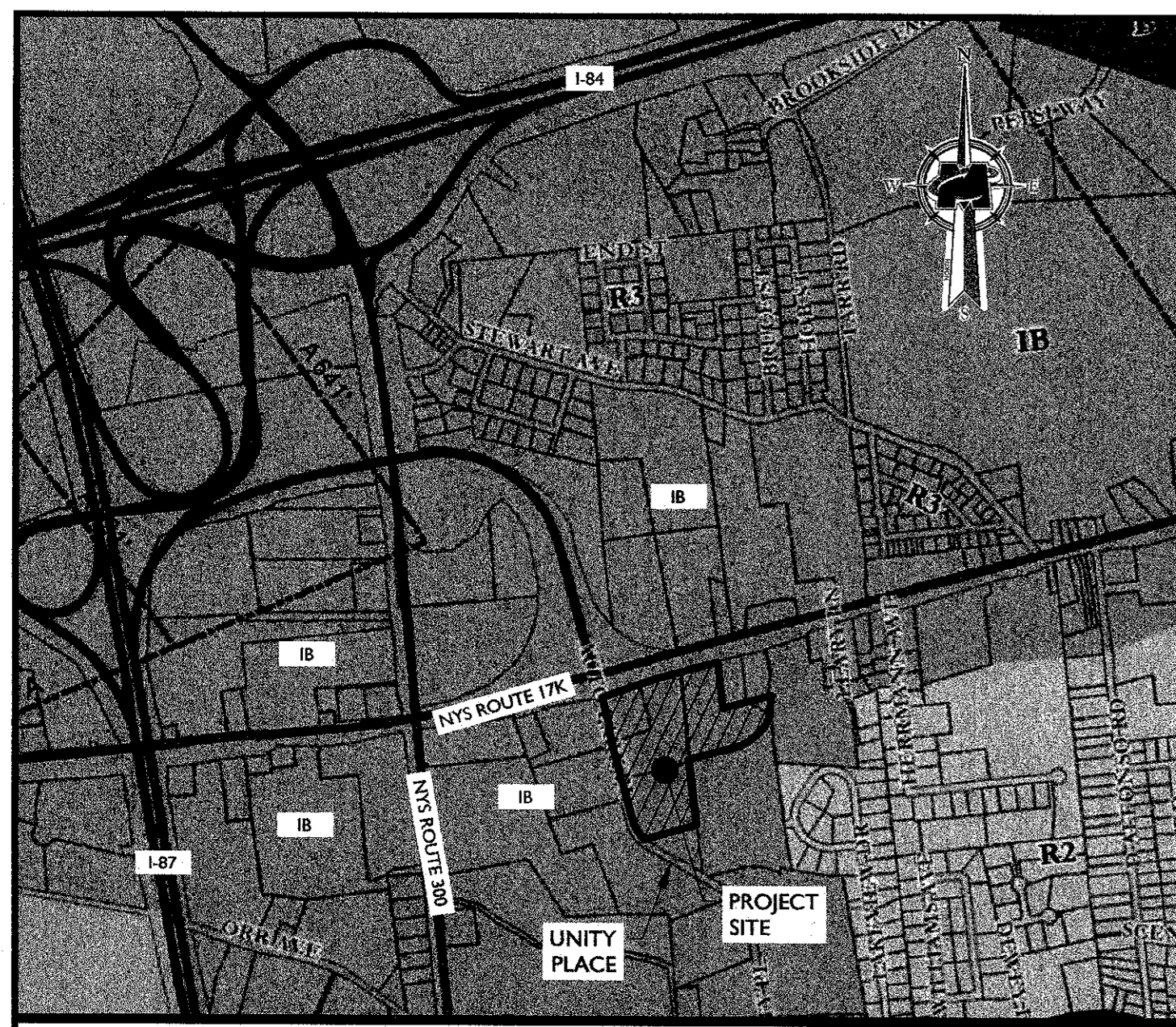
JOHN P. EWASUTYN, CHAIRPERSON
TOWN OF NEWBURGH PLANNING BOARD

I, JOSEPH PEDI, Town Clerk of the Town of Newburgh, do hereby certify that the foregoing Resolution was filed in the Office of the Town Clerk on

~~OCT 01 2019~~

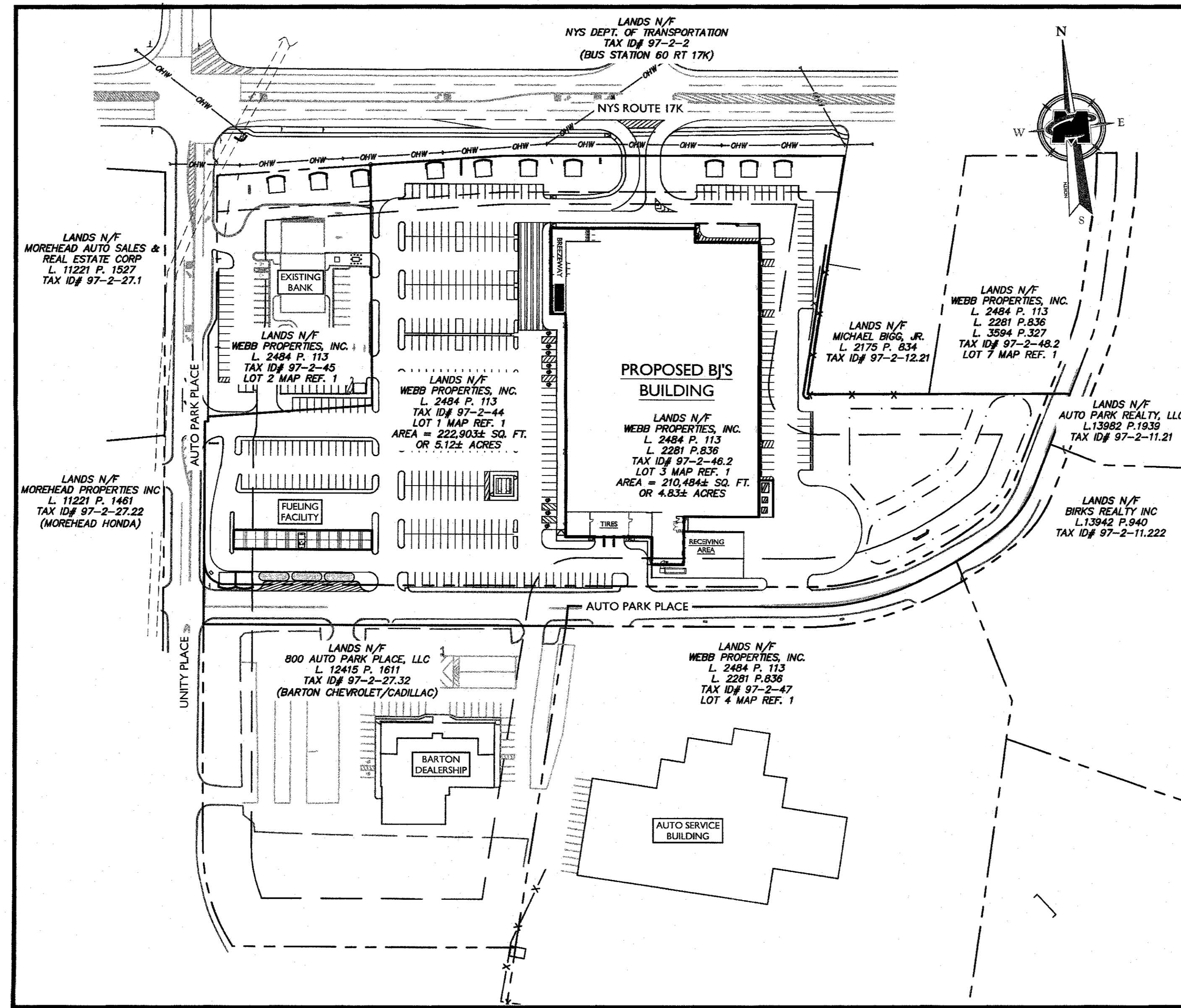


JOSEPH PEDI, TOWN CLERK
TOWN OF NEWBURGH



TOWN OF NEWBURGH ZONING MAP
SCALE: 1" = 100'

FINAL SITE PLANS FOR GDPBJ, LLC BJ'S WHOLESALE CLUB - NEWBURGH SBL: 97-2- 27.32, 44, 45, & 46.2 TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK



KEY MAP
SCALE: 1" = 100'

OWNERS:
WEBB PROPERTIES, INC.
800 AUTO PARK PLACE
NEWBURGH, NY 12550
800 AUTO PARK PLACE, LLC
800 ALTO PARK PLACE
NEWBURGH, NY 12550

APPLICANT:
GDPBJ, LLC
P.O. BOX 55
145 OTTERKILL ROAD
MOUNTAINVILLE, NY 10953

INDEX OF SHEETS

SHT. No.	OCDOH SHT. No.	DESCRIPTION	LATEST REVISION
1	1	COVER SHEET	12/19/2019
2	-	EXISTING CONDITIONS & DEMOLITION PLAN	12/19/2019
3	-	DIMENSION PLAN	12/19/2019
4	-	GRADING & DRAINAGE PLAN	12/19/2019
5	2	UTILITY PLAN	12/19/2019
6	3	UTILITY PROFILES	12/19/2019
7	-	SOIL EROSION AND SEDIMENT CONTROL PLAN	12/19/2019
8	-	SOIL EROSION AND SEDIMENT CONTROL DETAILS	12/19/2019
9	-	LANDSCAPE PLAN	12/19/2019
10	-	LIGHTING PLAN	12/19/2019
11-15	4	CONSTRUCTION DETAILS	12/19/2019

GENERAL INFORMATION

- PROPERTY DESCRIPTION**
 - TAX LOT: 97-2-27.32, 44, 45, & 46.2
 - LOT SIZE: 15.09 ACRES
 - ZONE: B (INTERCHANGE BUSINESS)
 - PROPERTY LOCATION: NYS ROUTE 17K & AUTO PARK PLACE
- BOUNDARY AND TOPOGRAPHIC INFORMATION** SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY MASER CONSULTING, P.A. AND PREPARED FOR GDPBJ, LLC. LAST REVISED 3/19/19
- THE HORIZONTAL DATUM** IS RELATIVE TO THE NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE AND ADJUSTED TO NAD 1983. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.
- NO 100 YEAR FLOOD PLAINS** ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAPS 30071C0139E & 30071C0143E, DATED AUGUST 3, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- MATERIALS, WORKMANSHIP, AND CONSTRUCTION** FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2002; AS SUPPLEMENTED.
 - CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- WATER SERVICE** TO BE PROVIDED FROM THE EXISTING WATER MAIN IN NYS ROUTE 17K RIGHT-OF-WAY AND THE MAIN IN AUTO PARK PLACE. WATERMAIN SIZE AND LOCATION IS REFERENCED FROM BEST AVAILABLE MAPPING.
- SANITARY SEWER SERVICE** SHALL BE PROVIDED BY A GRAVITY CONNECTION TO EXISTING SEWER MAINS IN THE RIGHT-OF-WAY ON AUTO PARK PLACE. MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO MUNICIPAL AND ORANGE COUNTY HEALTH DEPARTMENT REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
- SANITARY SEWERS** SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SANITARY SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, WHERE APPROPRIATE SEPARATION IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE-IRON-PIPE USING MECHANICAL OR SLIP ON JOINTS, FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS ARE AS FAR AWAY AS POSSIBLE FROM THE WATER LINE.
- GAS, ELECTRIC, LIGHTING, COMMUNICATIONS, AND ELECTRICAL SERVICE** PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
- ELECTRIC, COMMUNICATIONS, AND GAS LINES** WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
- UTILITY RELOCATIONS** SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
- STORM SEWERS** SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS, HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL AS NOTED. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- REFUSE AND RECYCLABLES PICKUP** SHALL BE AS SHOWN ON THE PLAN AND AS DEEMED ACCEPTABLE BY THE TOWN FIRE INSPECTOR'S OFFICE.
- TRAFFIC SIGNAGE AND STRIPING** SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THIS IS A SITE DEVELOPMENT PLAN** AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
- BUILDING FOOTPRINT DIMENSIONS** SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH BUILDING SHALL BE FURNISHED ON THE ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
- DO NOT SCALE DRAWINGS** AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
- THIS SET OF PLANS** HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPALITY. CONSTRUCTION ON SITE SHALL BE IN COMPLIANCE WITH SITE PLANS APPROVED BY THE TOWN PLANNING BOARD.
- EXISTING UNDERGROUND UTILITY INFORMATION** SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO THEIR SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
- THE CONTRACTOR IS RESPONSIBLE** FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
- PROJECT HAS INDICATED** THE INTENT TO PROVIDED ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE, EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH THE NFPA REQUIREMENTS.
- INFORMATION SHOWN HEREON IS INCORPORATED** WITH THE CONTENTS OF THE FOLLOWING REPORTS:
 - STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY MASER CONSULTING DATED, JUNE 2019
 - TRAFFIC IMPACT STUDY PREPARED BY MASER CONSULTING DATED 06/13/2019
 - GEOTECHNICAL DATA REPORT (STORMWATER INFILTRATION TESTING) FOR NEWBURGH BJS DATED, 8/2/19 PREPARED BY MASER CONSULTING, P.A.
 - GEOTECHNICAL INVESTIGATION REPORT FOR BJS WHOLESALE CLUB NEWBURGH NY DATED, 7/6/2019 PREPARED BY KEVIN L. PATTON, P.E.

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DRAWING LEGEND

PROPERTY BOUNDARY TO BE REMOVED	---
EDGE OF ASPHALT	---
EXISTING CURB	---
DEPRESSED CURB	---
PAVEMENT STRIPING	---
OVERHEAD WIRING	---
WATERLINE MARKOUT	---
EASEMENTS	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
SANITARY PIPES	---
STORMWATER PIPES	---
TREEWALL / HEDGE	---
TREELINE	---
BOUNDARY EVIDENCE	---
POST / BILLBOARD	---
UTILITY POLE	---
GUT WIRE	---
LIGHT POLE	---
ROOF LEADER / OPEN ROOF DRAIN	---
TREE TO BE REMOVED	---
SANITARY MANHOLE	---
SANITARY CLEANOUT	---
DRAINAGE MANHOLE	---
WATER VALVE	---
CATCH BASIN	---
TBR = TO BE REMOVED	---
UTP = UTILITY POLE	---
DI = DRAIN INLET	---
CB = CATCH BASIN	---
GR = GRATE	---
CO = CLEANOUT	---
SAWCUT LINE	---
PAVEMENT TO BE REMOVED	---

MASER CONSULTING P.A.
 355 Hudson Valley Avenue
 Suite 101
 New Windsor, NY 12553
 Phone: 845.564.4455
 Fax: 845.567.1035

State of N.Y. Certificate of Authorization: 0008671 / 0008821

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REV	DATE	DESCRIPTION
1	05/11/17	ISSUED FOR CONSTRUCTION AND IMPROVEMENT
2	08/01/17	REVISED PER PLANNING BOARD COMMENTS & LOCAL JURISDICTION
3	08/01/17	REVISED PER TOWN, COUNTY, & STATE COMMENTS
4	08/01/17	REVISED PER COCHON RECORD JURISDICTION
5	08/01/17	REVISED PER ALBANY COUNTY LOCAL TAX ACCESS
6	08/01/17	REVISED PER LOCAL PERMITS LOCATION
7	08/01/17	REVISED PER TOWN COMMENTS & CHANGED OPTIMIZATION
8	12/01/17	REVISED PER TOWN COMMENTS & CHANGED OPTIMIZATION

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ANDREW B. FETHERSTON
 NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

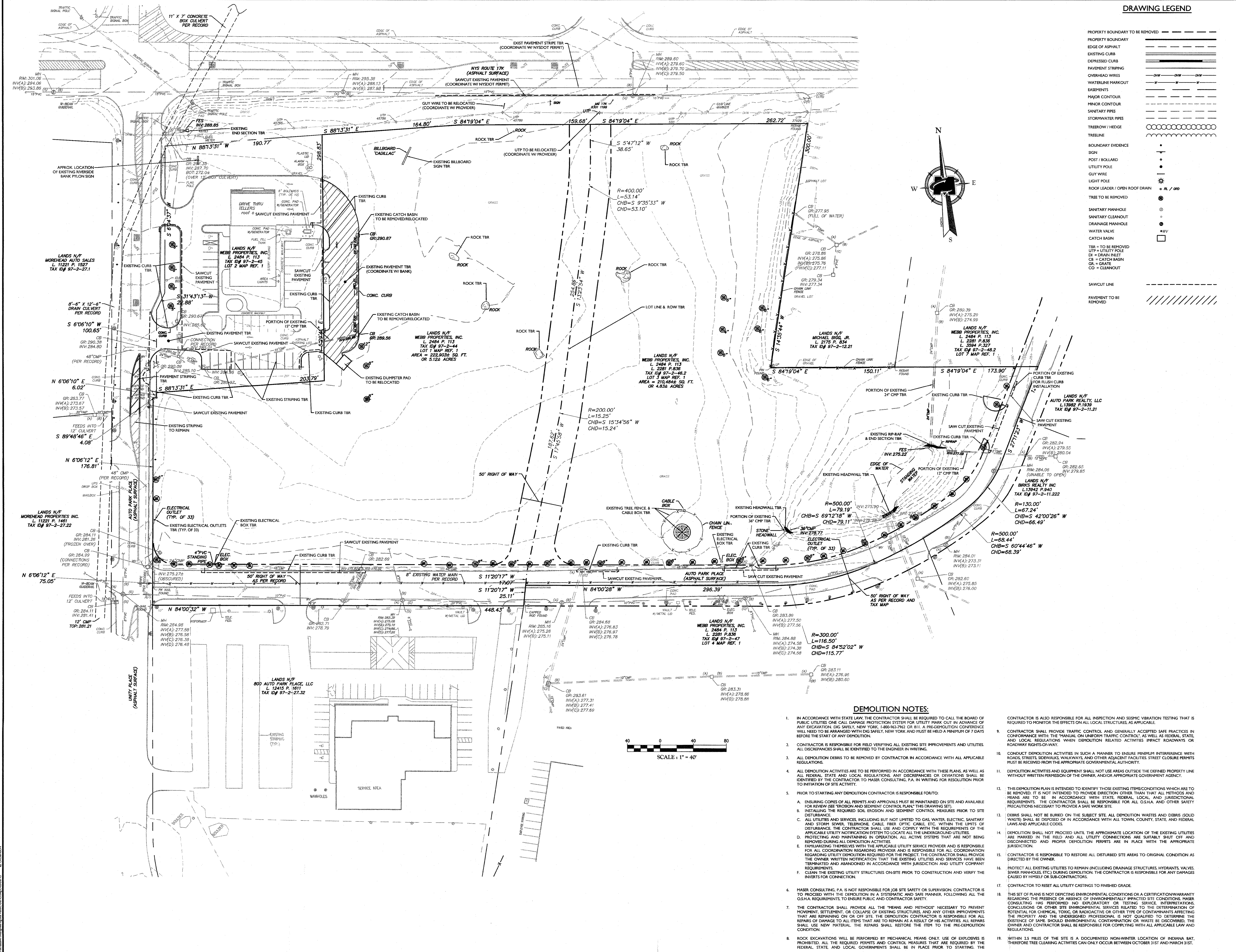
BJ's WHOLESALE CLUB
 FOR
GDPBJ, LLC

SECTION 97
BLOCK 2
 LOTS 27.32, 44, 45 & 46.2
TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE

NEW WINDSOR OFFICE
 355 Hudson Valley Avenue
 Suite 101
 New Windsor, NY 12553
 Phone: 845.564.4455
 Fax: 845.567.1035

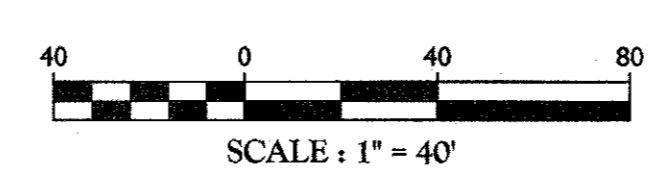
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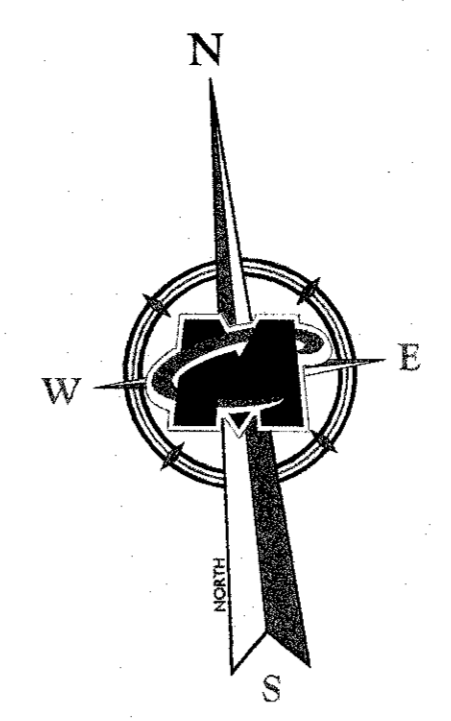
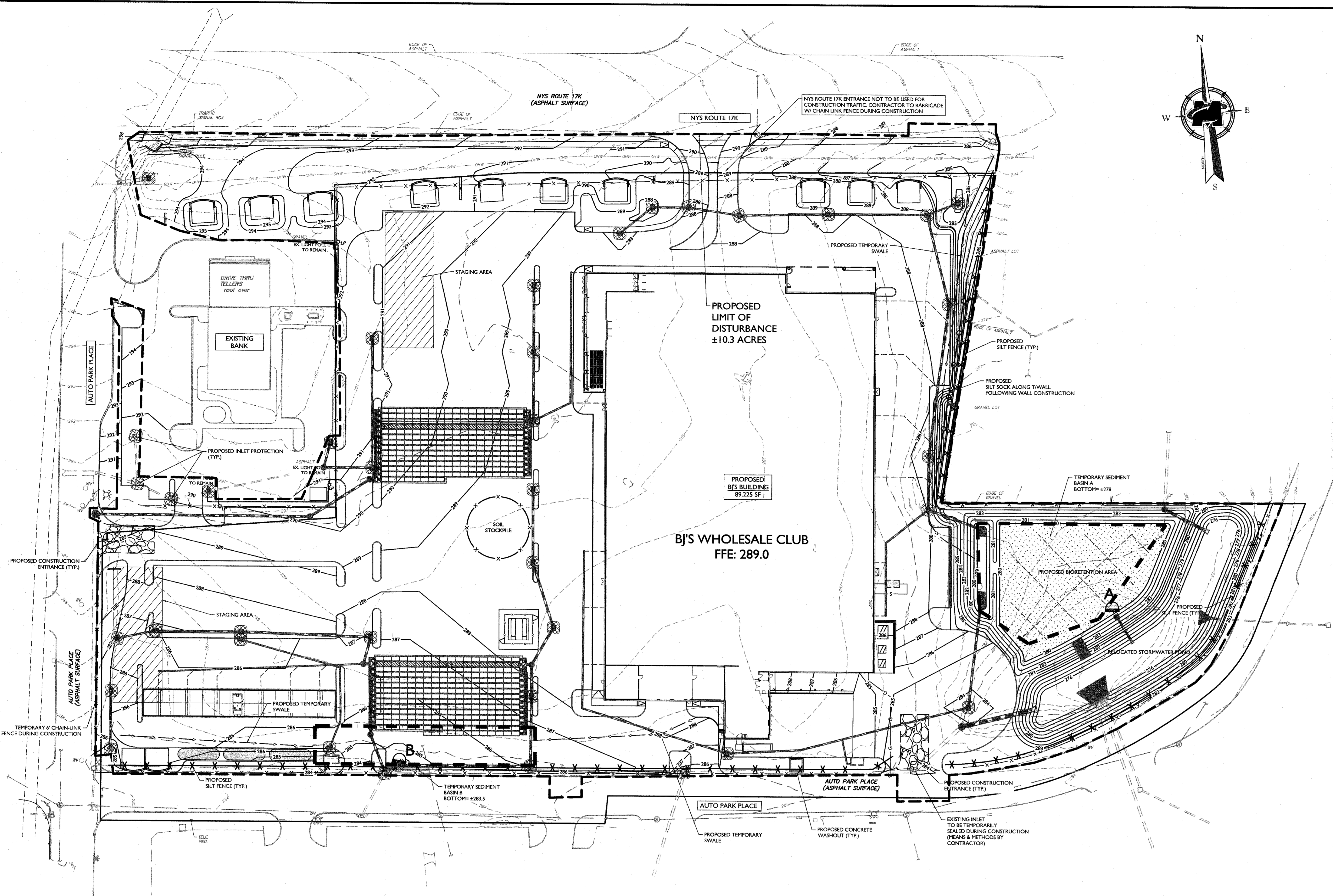
SITE DEMOLITION PLAN



DEMOLITION NOTES:

- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION, DRG SAFETY, NEW YORK, 1480-763-7963 OR 911. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH DRG SAFETY, NEW YORK, AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO MASER CONSULTING, P.A. IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
 - ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW (SEE "EROSION AND SEDIMENT CONTROL PLAN" THIS DRAWING SET).
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - 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, THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
 - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING DEMOLITION ACTIVITIES.
 - FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
- MASER CONSULTING, P.A. IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- THE CONTRACTOR SHALL PROVIDE ALL THE "WEEKS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- ROCK EXCAVATIONS WILL BE PERFORMED BY MECHANICAL MEANS ONLY. USE OF EXPLOSIVES IS PROHIBITED. ALL THE REQUIRED PERMITS AND CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AS APPLICABLE.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE OBTAINED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DESIGNED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA, AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND OTHER SOLID WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
- DEMOLITION SHALL NOT PROCEED UNTIL THE APPROPRIATE LOCATION OF THE EXISTING UTILITIES ARE MARKED IN THE FIELD AND ALL UTILITY CONNECTIONS ARE SUITABLY SHUT OFF AND DISCONNECTED AND PROPER DEMOLITION PERMITS ARE IN PLACE WITH THE APPROPRIATE JURISDICTION.
- CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED SITE AREAS TO ORIGINAL CONDITION AS DIRECTED BY THE OWNER.
- PROTECT ALL EXISTING UTILITIES TO REMAIN (INCLUDING DRAINAGE STRUCTURES, HYDRANTS, VALVES, SEWER MANHOLES, ETC.) DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIMSELF OR SUB-CONTRACTORS.
- CONTRACTOR TO RESET ALL UTILITY CASTINGS TO FINISHED GRADE.
- THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICE, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF POTENTIAL FOR CHEMICAL, TOXIC, OR RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAID ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAW AND REGULATIONS.
- WITHIN 24 HOURS OF THE SITE IS A DOCUMENTED NON-WINTER LOCATION OF INDIANA BAT. THEREFORE TREE CLEANING ACTIVITIES CAN ONLY OCCUR BETWEEN OCTOBER 31ST AND MARCH 31ST.





GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SEVEN (7) DAYS FOR DISTURBANCES LESS THAN FIVE (5) ACRES AND FIVE (5) DAYS FOR DISTURBANCES GREATER THAN FIVE (5) ACRES, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. PERMANENT VEGETATION TO BE SEED OR SOILED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
5. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDING PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
10. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. CONDUIT OUTLET PROTECTION MUST BE REVIEWED & SUPPLEMENTED AT ALL OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
12. UNFILTERED Dewatering IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL Dewatering OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY Dewatering METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
13. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON DUST SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
14. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
15. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE, AS A RESULT OF CONSTRUCTION OF THE PROJECT.
16. STOCKPILES AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
17. CONCRETE WASHOUT, DUMPSTER, & STAGING AREA LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED AT THE PRE-CONSTRUCTION MEETING. THEY SHALL BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE AND STAGING AREAS AND SHALL BE USED PRIOR TO EXITING THE PROJECT SITE. THE LOCATION SHALL BE IN A PRACTICAL, CLEARLY DELINEATED, AREA AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
18. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
19. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BECOME THEIR RESPONSIBILITY.
20. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
21. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.
22. ALL TEMPORARY, STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED, WHEN ALL CONSTRUCTION ACTIVITY IDENTIFIED IN THE SWPPP HAS BEEN COMPLETED, ALL AREAS OF DISTURBANCE HAVE ACHIEVED FINAL STABILIZATION* AND ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE SWPPP AND ARE OPERATIONAL.

*FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PREVIOUS SURFACE HAS BEEN ESTABLISHED, OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CURBED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.

MAINTENANCE PLAN DURING CONSTRUCTION:
INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH GR-15-1003. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RAINFALL-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THE PROJECT. THE SEDIMENT TRAPS WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT REACHES 25% OF ITS CAPACITY. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROPRIATELY 4" DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

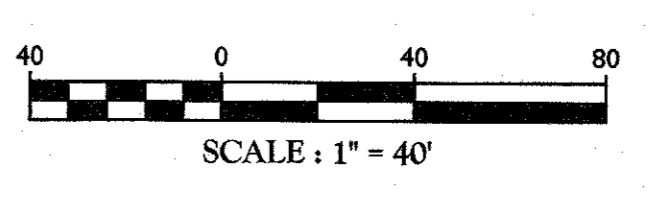
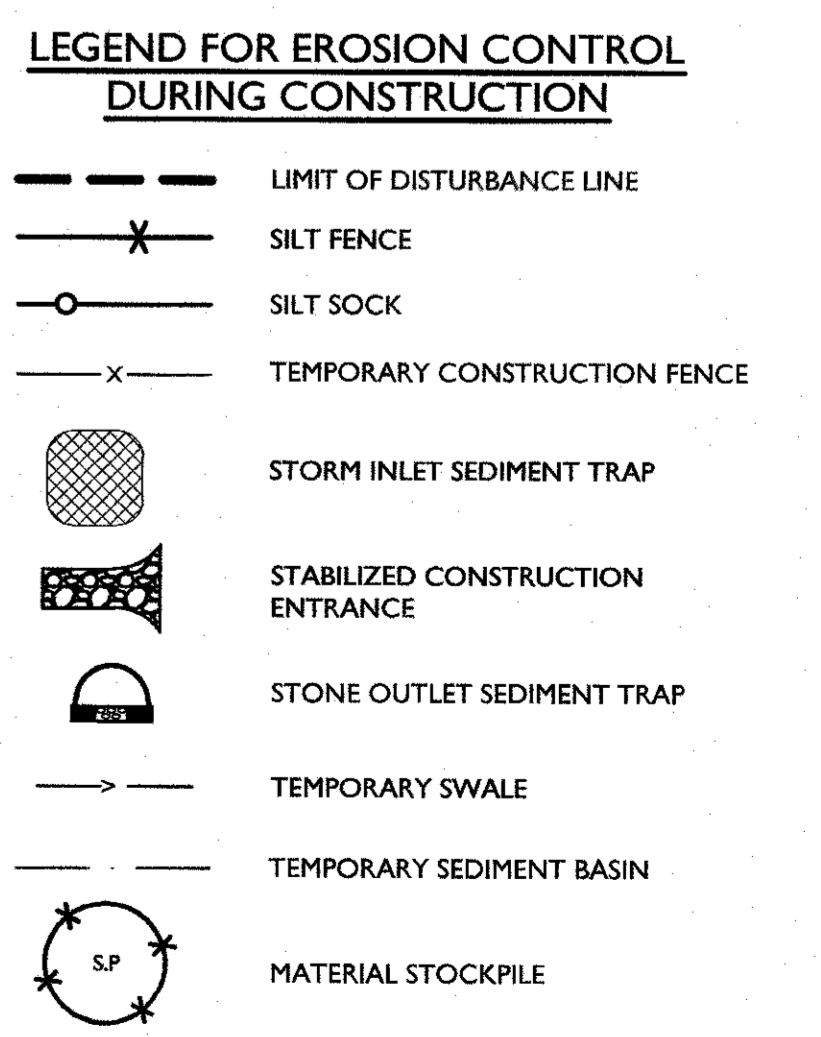
NOTE DURING THE CONSTRUCTION OF A PHASE, EACH SUBSEQUENT PHASE WILL HAVE BEEN CAPPED AND STABILIZED WITH DENSE GRASS COVER.

MAINTENANCE AGREEMENT NOTE:
THE OWNER/APPLICANT SHALL ENTER INTO AN ENFORCEABLE MAINTENANCE AGREEMENT WITH THE MUNICIPALITY RELATED TO MAINTENANCE OF STORMWATER FACILITIES. THE OWNER/APPLICANT IS RESPONSIBLE TO PERFORM ALL REQUIRED MAINTENANCE BOTH DURING CONSTRUCTION AND LONG TERM. THE NATURE OF THE AGREEMENT IS TO ALLOW THE MUNICIPALITY TO PERFORM MAINTENANCE AT THEIR OPTION SHOULD THE OWNER/APPLICANT FAIL TO ADEQUATELY MAINTAIN THE SYSTEM AS DETERMINED BY THE MUNICIPAL ENGINEER. MAINTENANCE OF THE STORMWATER SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED SWPPP AND DETAIL SHEETS.

- NOTE:**
- FOR CONSTRUCTION SEQUENCE AND CONSTRUCTION PHASING REFER TO THE STORMWATER POLLUTION PREVENTION PLAN PREPARED BY MASER CONSULTING.
 - THE CONTRACTOR SHALL HAVE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPALITY PRIOR TO EACH PHASE OF CONSTRUCTION (AS REQUESTED BY THE MUNICIPALITY).
 - THIS PROJECT WILL REQUIRE A WAIVER FOR SOIL DISTURBANCE GREATER THAN 5 ACRES.

STONE OUTLET SEDIMENT TRAP TABLE

SEDIMENT TRAP	DRAINAGE AREA	SURFACE AREA	DEPTH (FT.)	VOLUME REQ'D (C.F.)	VOLUME PROVIDED (C.F.)
A	±6.3 ACRES	11,900 SQ.FT.	2.0 FT.	22,680 C.F.	23,800 C.F.
B	±4.0 ACRES	6,000 SQ.FT.	2.5 FT.	14,400 C.F.	15,000 C.F.



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REV	DATE	DESCRIPTION
1	05/21/15	ISSUED PER COMMENTS AND SWPPP MODS.
2	07/11/15	ISSUED PER PLANNING BOARD COMMENTS & CDDH/SDH/SPRINT.
3	08/21/15	ISSUED PER TOWN, COCHON, & TOWN OF NEWBURGH COMMENTS.
4	09/01/15	ISSUED PER COCHON RECORDS DEPARTMENT.
5	09/01/15	ISSUED PER ALTERNATE VMS ROUTE 17K ACCESS.
6	10/01/15	ISSUED PER TOWN COMMENTS & CDDH/SDH/SPRINT.
7	10/01/15	ISSUED PER TOWN COMMENTS & CDDH/SDH/SPRINT.
8	10/01/15	ISSUED PER TOWN COMMENTS & CDDH/SDH/SPRINT.

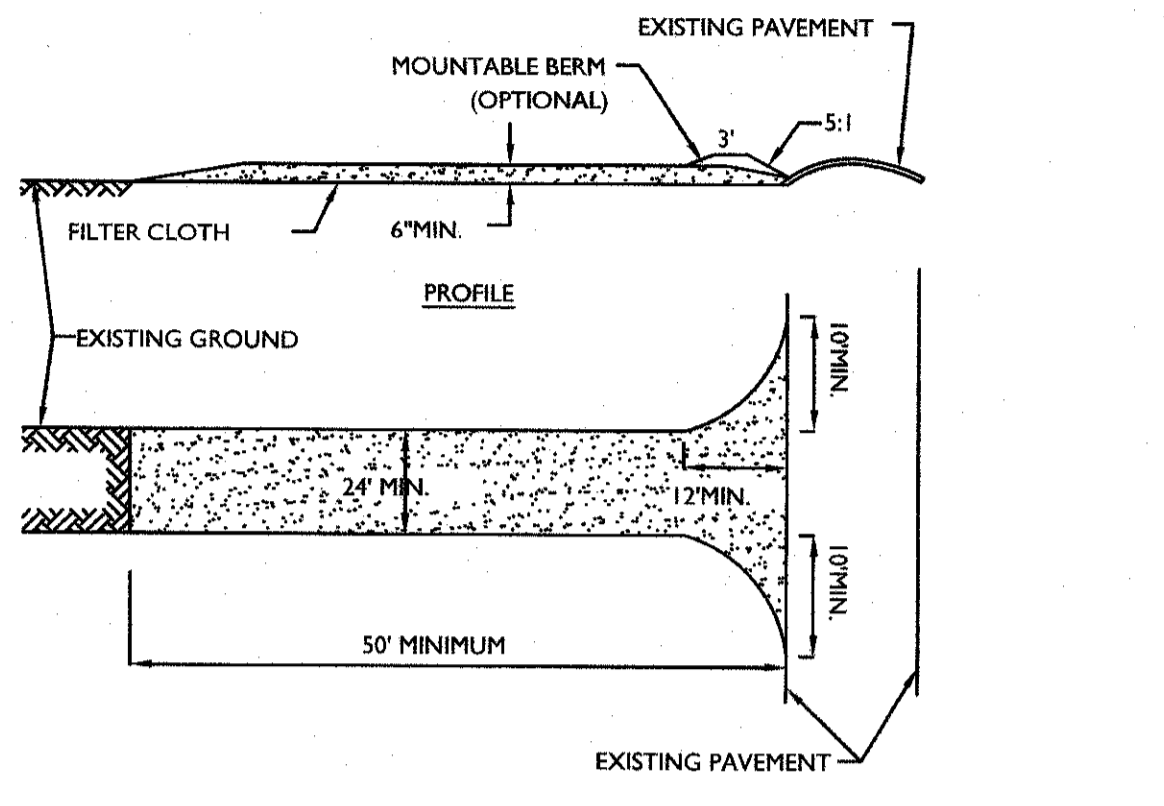
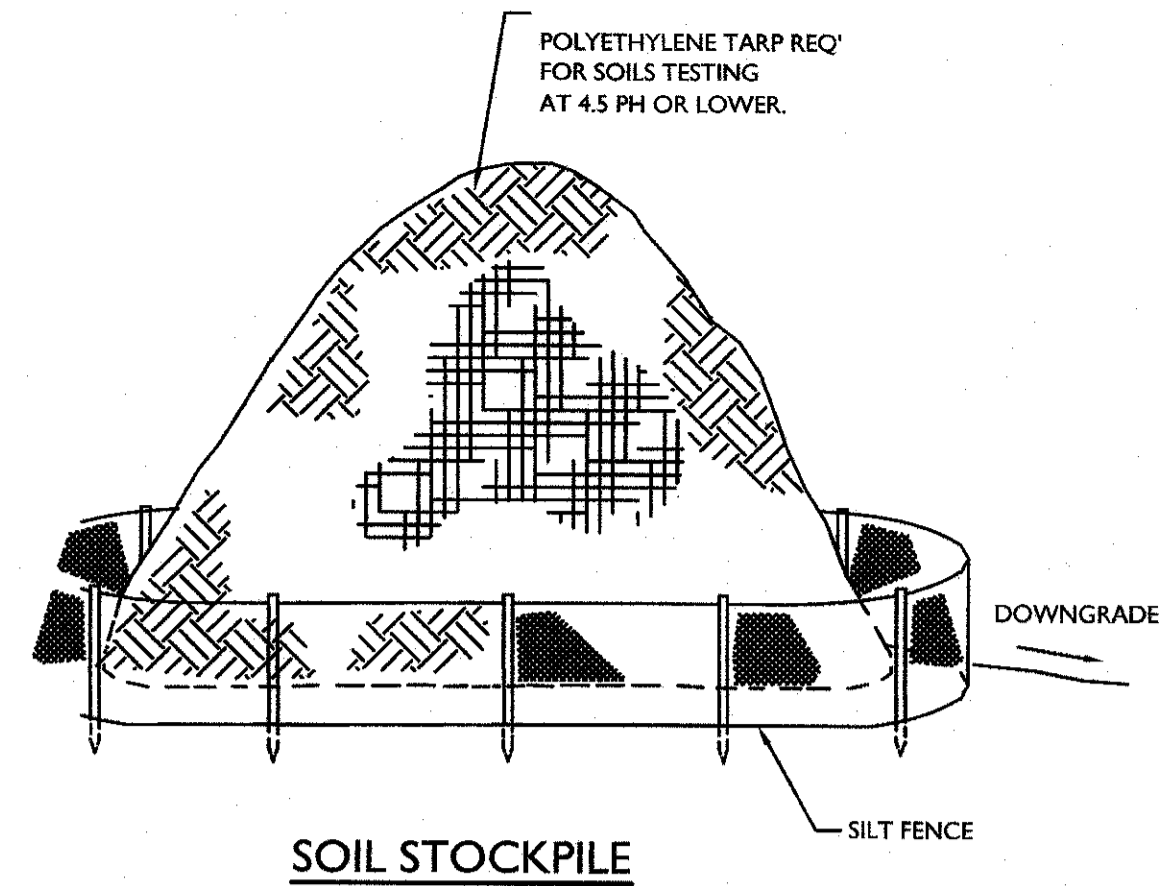
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FOR
GDPBJ, LLC

SECTION 97
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LOTS 27.32, 44, 45 & 46.2
TOWN OF NEWBURGH
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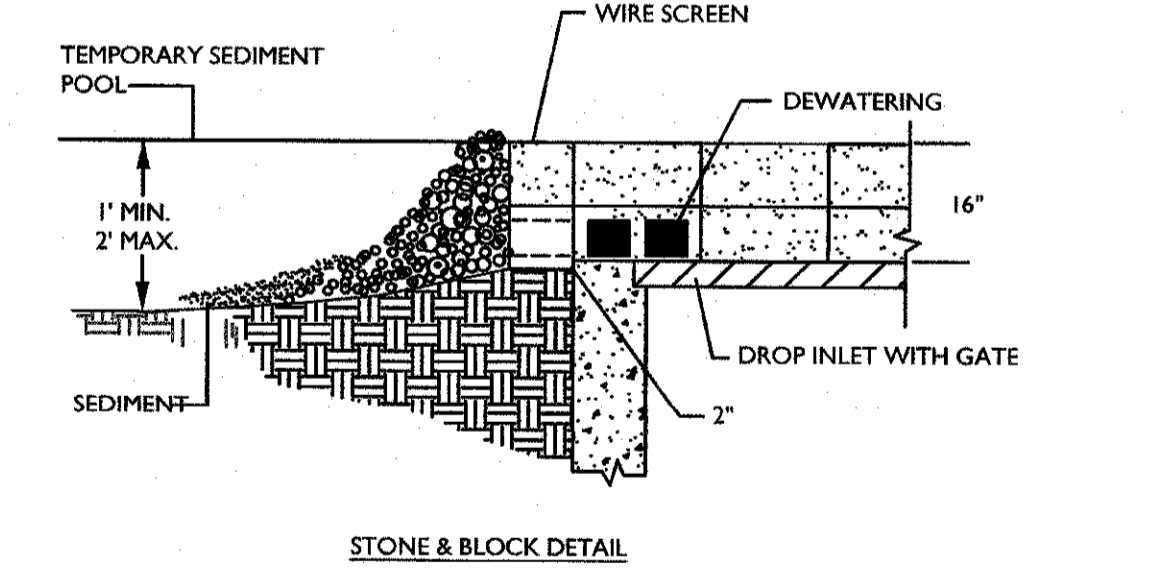
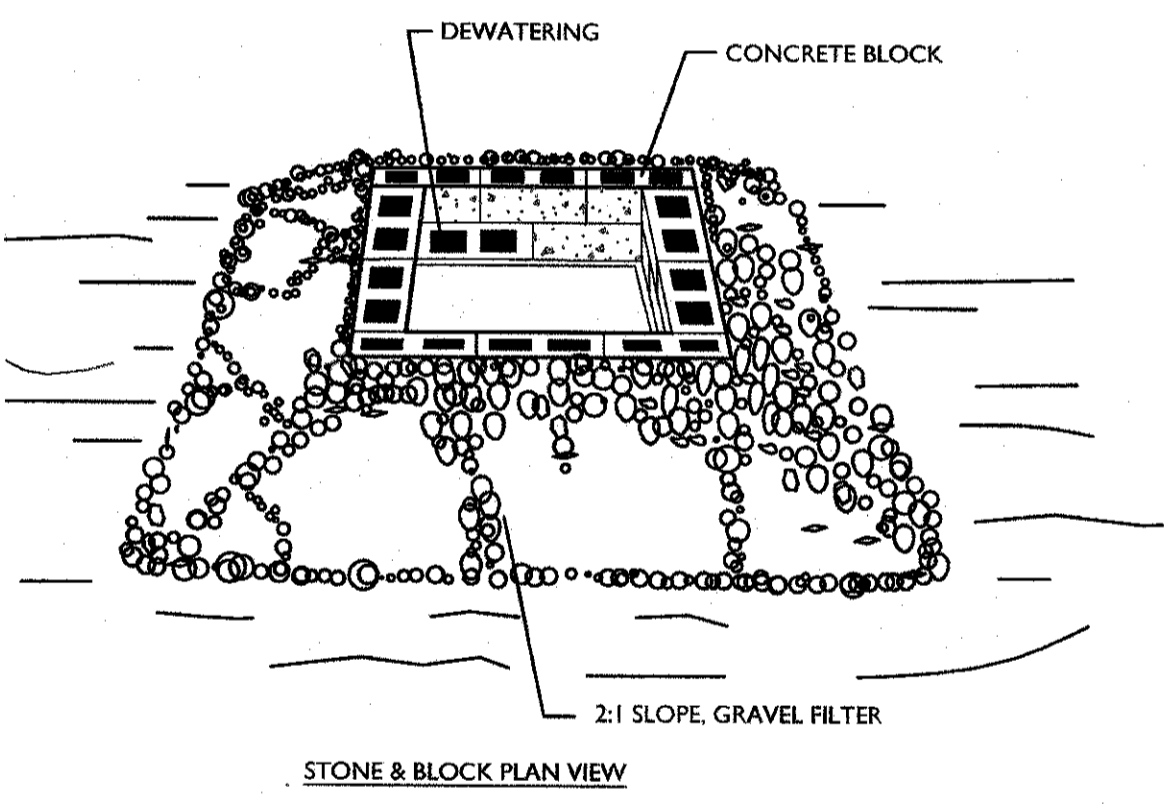
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New Windsor, NY 12553
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Fax: 845.567.1025

SCALE: AS SHOWN DATE: 05/26/15 DRAWN BY: CDR CHECKED BY: ABF
PROJECT NUMBER: 1000471A DRAWING NAME: C-SEC
SHEET TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**
SHEET NUMBER: **07** of **15**



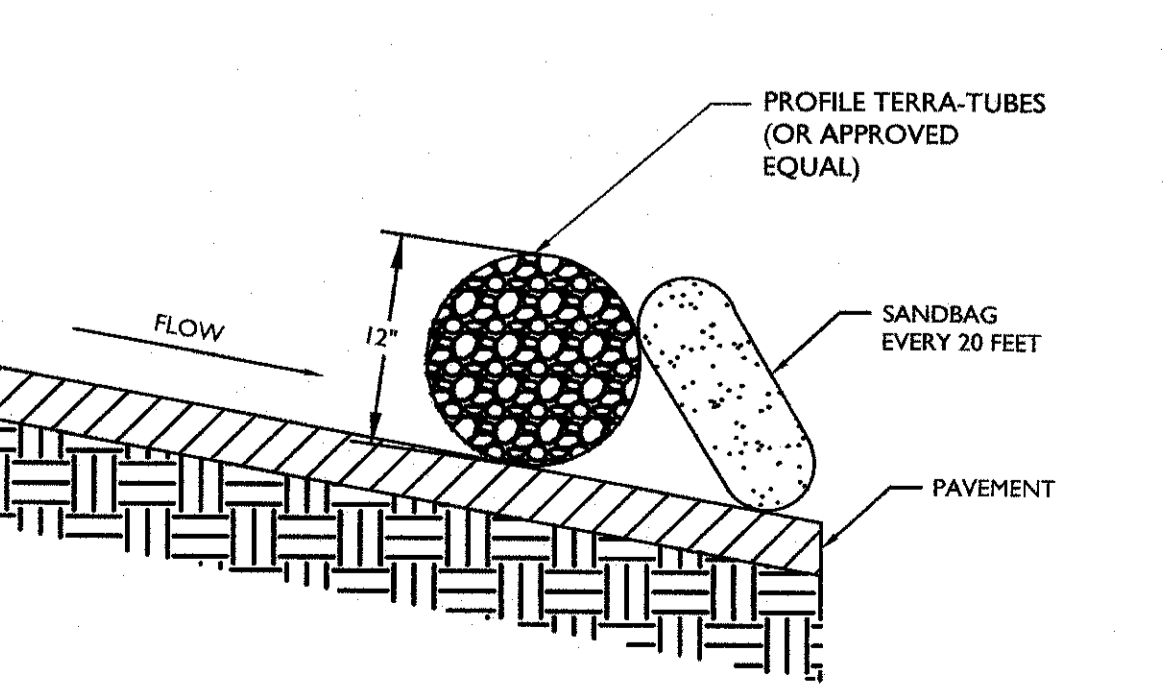
- PLAN VIEW**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. LENGTH - NOT LESS THAN 50 FEET
 - THICKNESS - NOT LESS THAN (6) INCHES
 - WIDTH - 24"
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED
 - TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED
 - AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

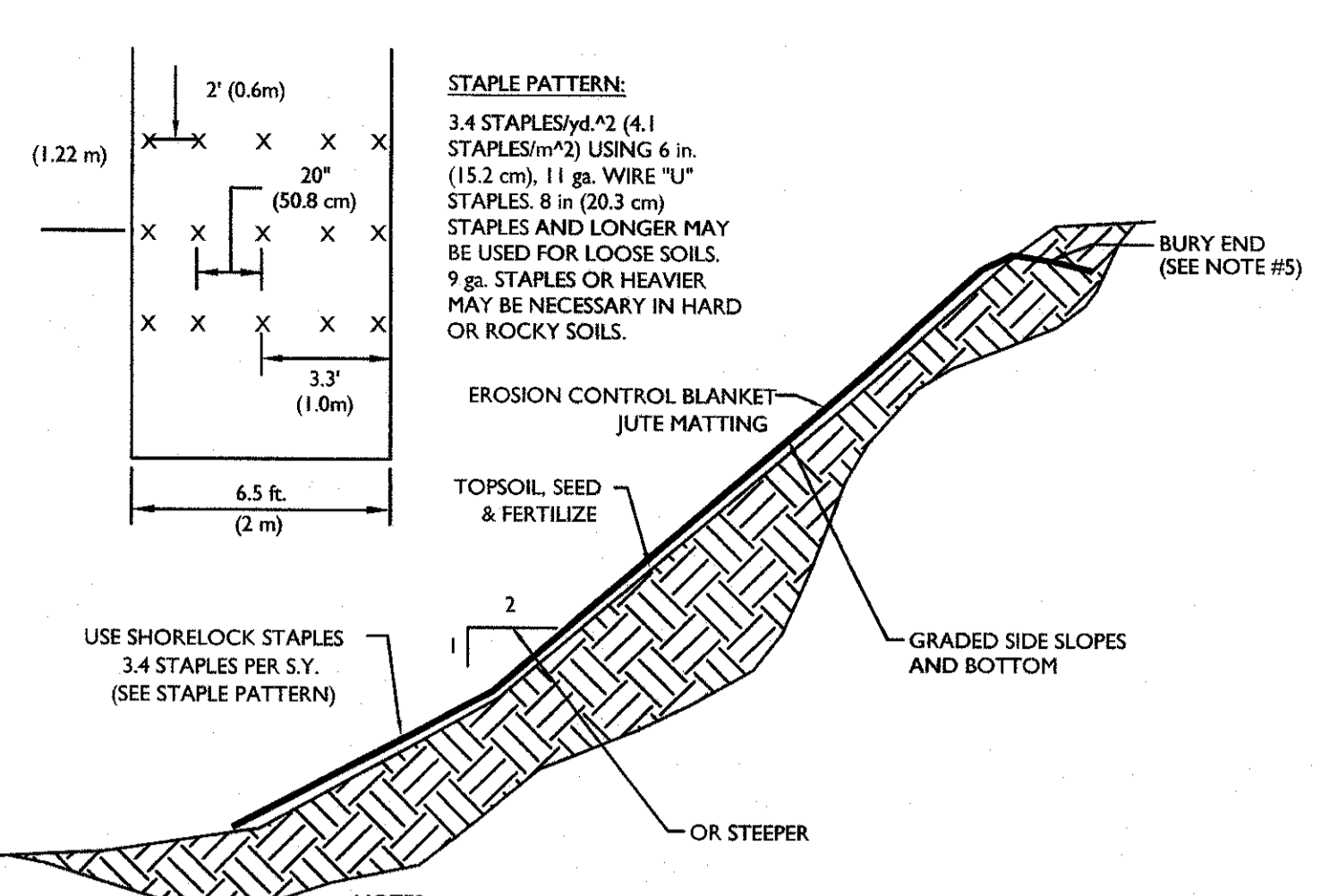


- CONSTRUCTION SPECIFICATIONS**
- LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
 - HARDWARE CLOTH OR 1" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
 - USE CLEAN STONE OR GRAVEL 1/2" - 2" IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.

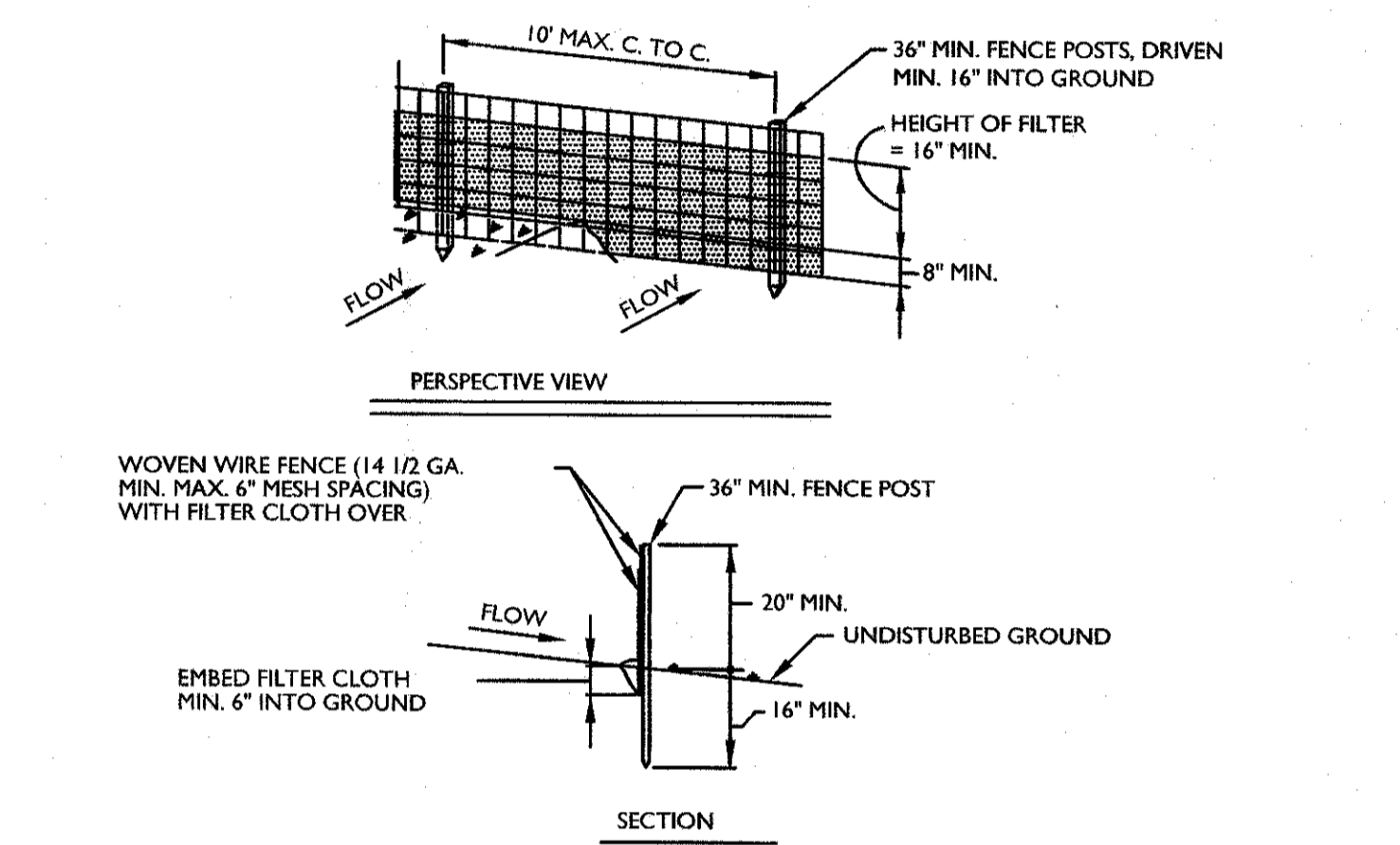
STONE & BLOCK DROP INLET PROTECTION
N.T.S.



COMPOSITE FILTER SOCK INSTALLATION ON PAVEMENT
N.T.S.

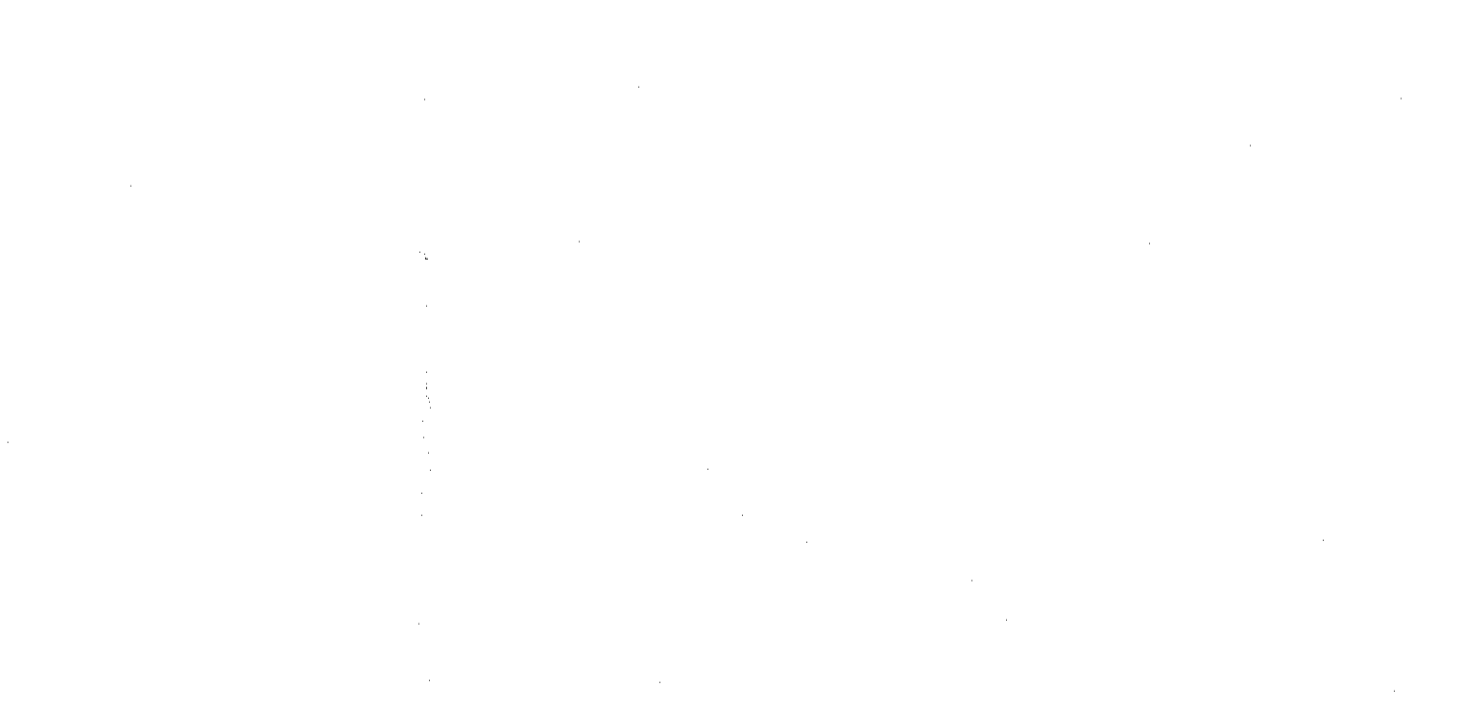


- NOTES**
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF TOPSOIL, FERTILIZER, AND SEED.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 cm) DEEP X 6" (15 cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - ROLL BLANKETS IN DIRECTION OF WATER FLOW.
 - PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" (15 cm) OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" (10 cm) APART TO SECURE BLANKETS.
 - FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" (15 cm) DEEP X 6" (15 cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" (10 cm) OVER THE CENTER BLANKET AND STAPLED 2" (5 cm) FOR C30 MATTING.
 - THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" (15 cm) DEEP X 6" (15 cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - EROSION CONTROL BLANKET SHALL BE JUTE MATTING.



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

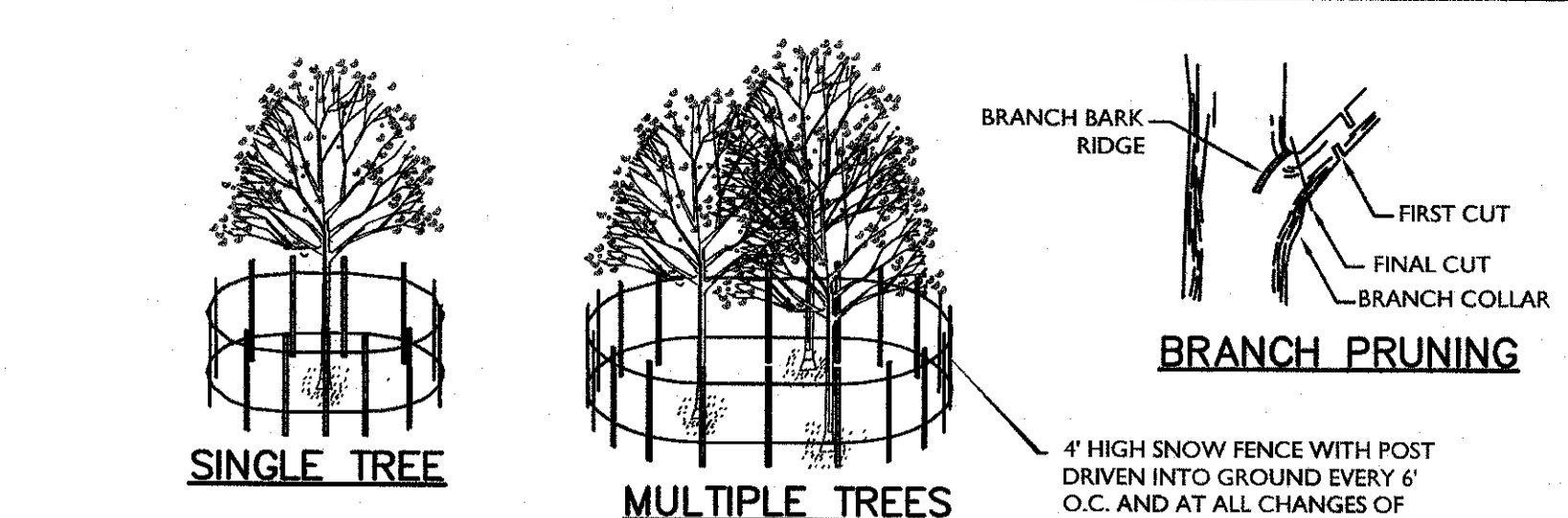
WIRE REINFORCED SILT FENCE
N.T.S.



TEMPORARY SWALE (& EARTH BERM IN FILL CONDITION)



CONSTRUCTION FENCE
N.T.S.

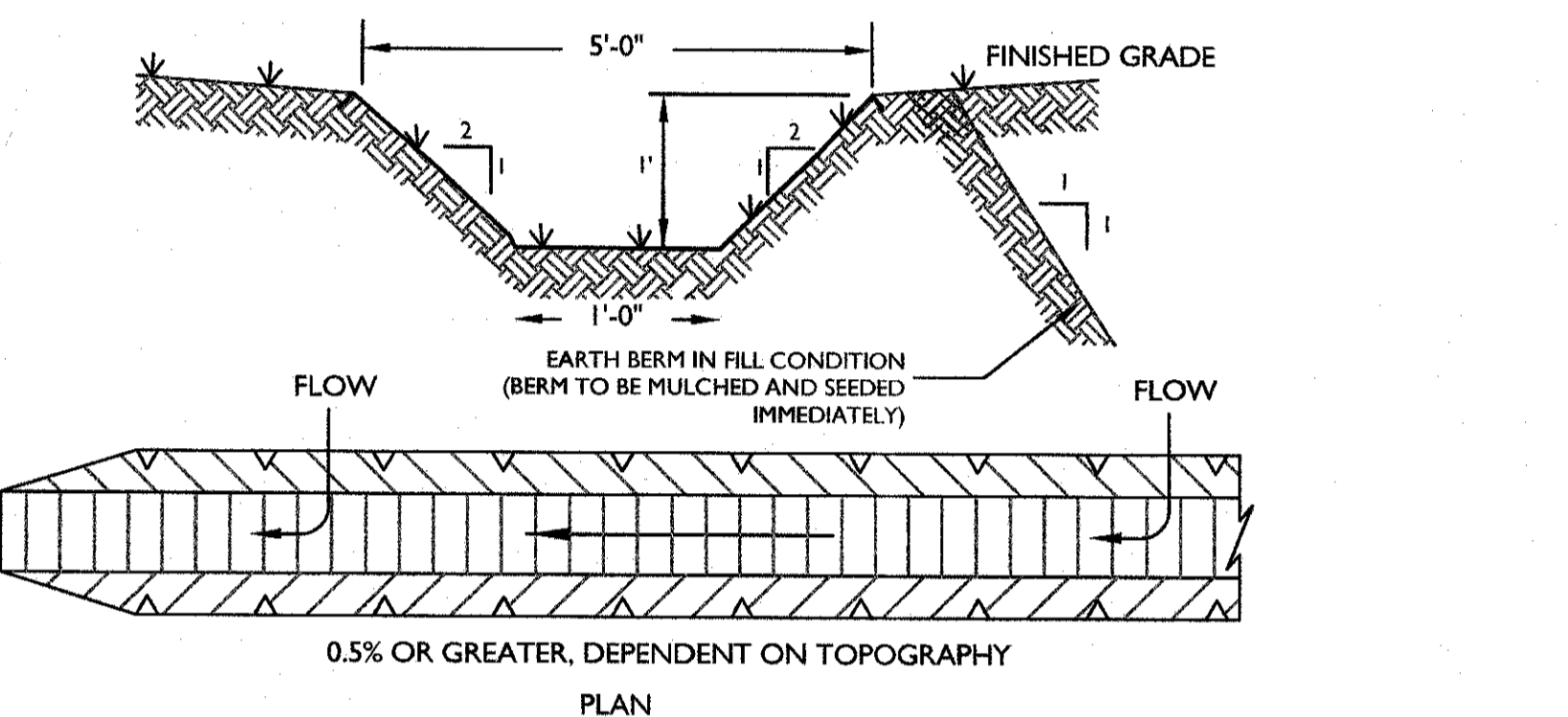


- NOTES**
- PROTECTIVE FENCING IS TO BE ERECTED PRIOR
 - NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN WITH TOPSOIL IMMEDIATELY AFTER EXCAVATION IS COMPLETE. THE PROTECTIVE FENCING. ROOTS SHALL BE PRUNED TO GIVE A CLEAN, SHARP SURFACE AMENABLE TO HEALING. ROOTS EXPOSED DURING HOT WEATHER
 - AS CONSTRUCTION NEARS COMPLETION THE FENCING SHOULD BE IRRIGATED TO PREVENT PERMANENT TREE INJURY. WILL BE REMOVED AS DIRECTED. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A
 - AT THE COMPLETION OF CONSTRUCTION ALL TREES PROFESSIONAL FORESTER OR CERTIFIED TREE EXPERT. WILL BE PRUNED AS NECESSARY TO CORRECT ANY
 - GENERAL MECHANICAL DAMAGE - SEE DETAIL ABOVE COLLAR. THERE SHOULD BE NO FLUSH CUTS. FLUSH CUTS FOR CORRECT PLACEMENT OF TREE PROTECTION. DESTROY A MAJOR DEFENSE SYSTEM OF THE TREE. NO TREE PAINT SHALL BE APPLIED. ALL CUTS SHALL BE MADE AT
 - BOX TREES WITHIN 25 FEET OF A BUILDING SITE TO THE OUTSIDE EDGE OF THE BRANCH COLLAR. CUTS MADE TO PREVENT MECHANICAL INJURY. FENCING OR OTHER BARRELS BEYOND THE BRANCH COLLAR MAY LEAD TO EXCESS BARRELS SHOULD BE INSTALLED AT THE DRIP LINE SPROUTING, CRACKS AND ROT. REMOVAL OF A "V" CROTCH OF THE TREE BRANCHES. SHOULD BE CONSIDERED FOR FREE STANDING SPECIMEN TREES TO AVOID FUTURE SPLITTING DAMAGE.
 - BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.
 - FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA TO CONSTRUCTION AND MAINTAINED DURING INSIDE THE DRIP LINE OF THE TREE BRANCHES. CONSTRUCTION AS DIRECTED BY THE LANDSCAPE ARCHITECT, SOIL CONSERVATION DISTRICT AND/OR DAMAGED TRUNKS OR EXPOSED ROOTS SHOULD HAVE PRINCIPAL ENGINEER. DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT SHALL BE APPLIED. EXPOSED ROOTS SHOULD BE COVERED
 - TREE LINE REMOVAL WHERE NECESSARY. WILL BE DONE AS DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY. NATURAL TARGET PRUNING TO REMOVE THE DESIRED BRANCH

TEMPORARY TREE PROTECTION DETAIL
N.T.S.

TREE PROTECTION NOTES:

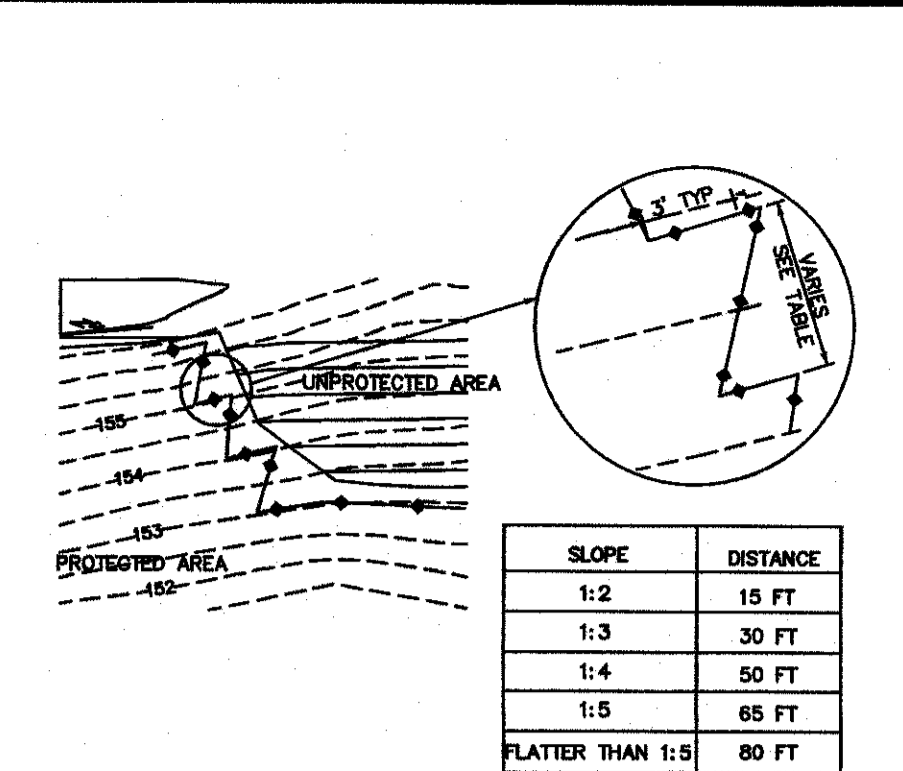
- TREE PROTECTION FENCING TO BE INSTALLED ALONG THE DISTURBANCE LIMIT LINE WHEREVER EROSION CONTROL FENCING IS NOT PROPOSED.
- THERE SHALL BE NO STORAGE OF EQUIPMENT OR MATERIALS OUTSIDE CLEARING LIMITS. NO EQUIPMENT IS PERMITTED OUTSIDE CLEARING LIMITS.
- THE FENCING SHOULD REMAIN IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION PERIOD.



TO BE INSTALLED ABOVE DISTURBED AREAS. TO DIVERT RUNOFF OFF-SITE WITHOUT INCREASING EROSION. INTERMITTENTLY ACROSS DISTURBED AREAS TO SHORTEN OVERLAND FLOW DISTANCES. BELOW DISTURBED AREAS, TO DIVERT SEDIMENT-LOADED WATER TO A SEDIMENT TRAPPING DEVICE; AND TO SAFELY TRANSPORT RUNOFF ALONG ROADWAYS.

- INSTALLATION NOTES**
- ALL SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 - DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
 - DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
 - ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
 - THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED NORMAL FLOW.
 - FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
 - ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
 - INSPECTION AND MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
 - STABILIZATION SHALL BE SEED AND STRAW MULCH.

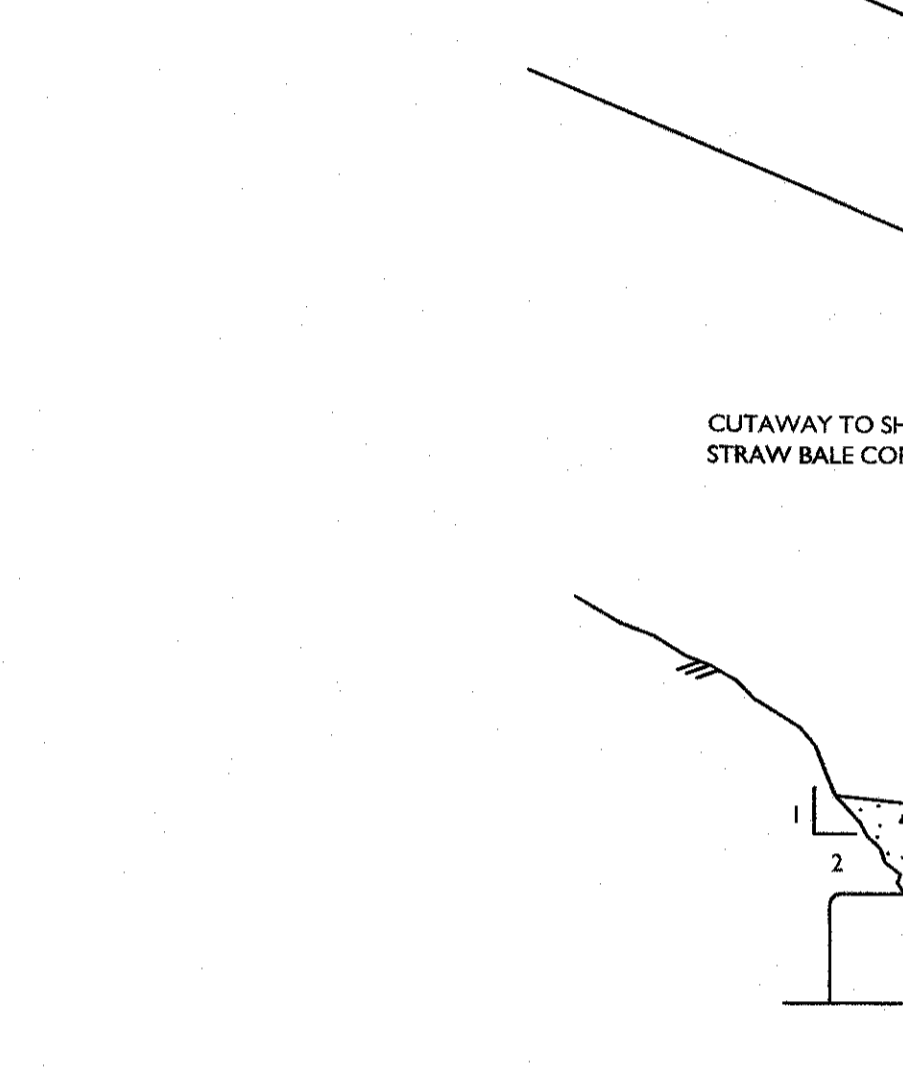
TEMPORARY SWALE (& EARTH BERM IN FILL CONDITION)



SILT FENCE INSTALLATION
(WHEN NOT PARALLEL TO CONTOURS)
N.T.S.

SLOPE	DISTANCE
1:2	15 FT
1:3	30 FT
1:4	50 FT
1:5	85 FT
FLATTER THAN 1:5	90 FT

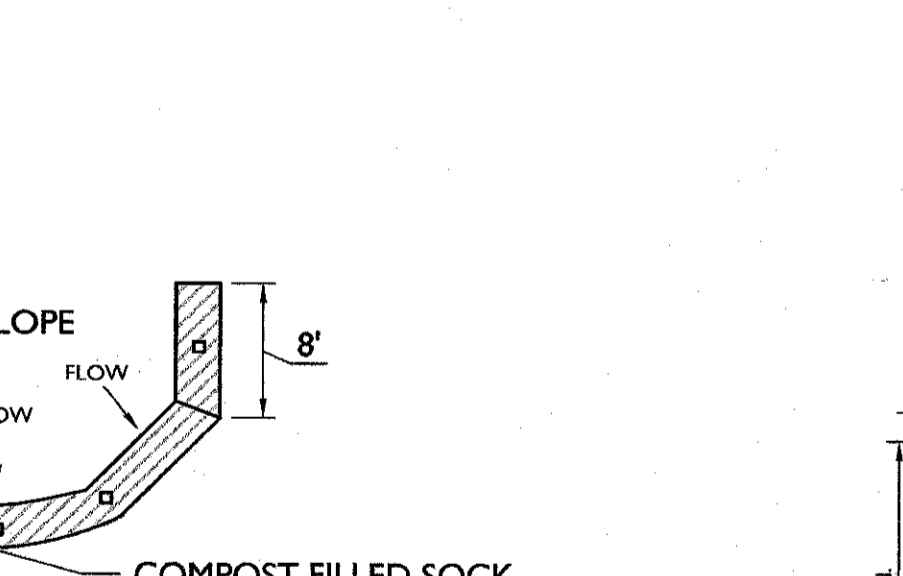
TEMPORARY TREE PROTECTION DETAIL
N.T.S.



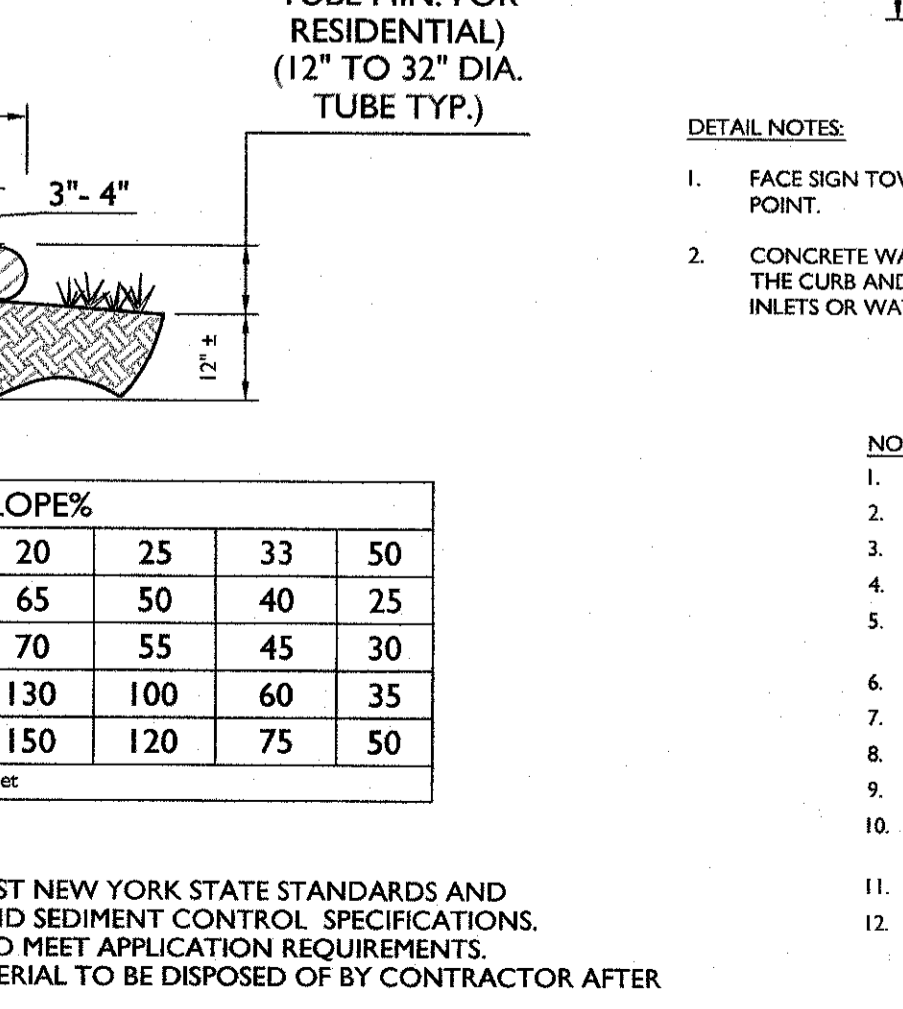
TO BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE TO PROTECT. TRAPS THAT ARE TO FUNCTION DURING BUILDING CONSTRUCTION MUST NOT BE LOCATED WITHIN 20 FEET OF A PROPOSED BUILDING FOUNDATION. WHILE TRAPS SHOULD BE SITED TO MAXIMIZE STORAGE BENEFIT, THEY SHOULD NOT BE LOCATED WETLAND OR WETLAND BUFFER AREAS, OR IN EXISTING WATERCOURSES.

- INSTALLATION NOTES**
- AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
 - THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
 - SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
 - CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
 - THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
 - ALL CUT AND FILL SLOPES SHALL BE 1:2 OR FLATTER.
 - THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1" THICKNESS OF 2" AGGREGATE PLACED ON THE UP GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.

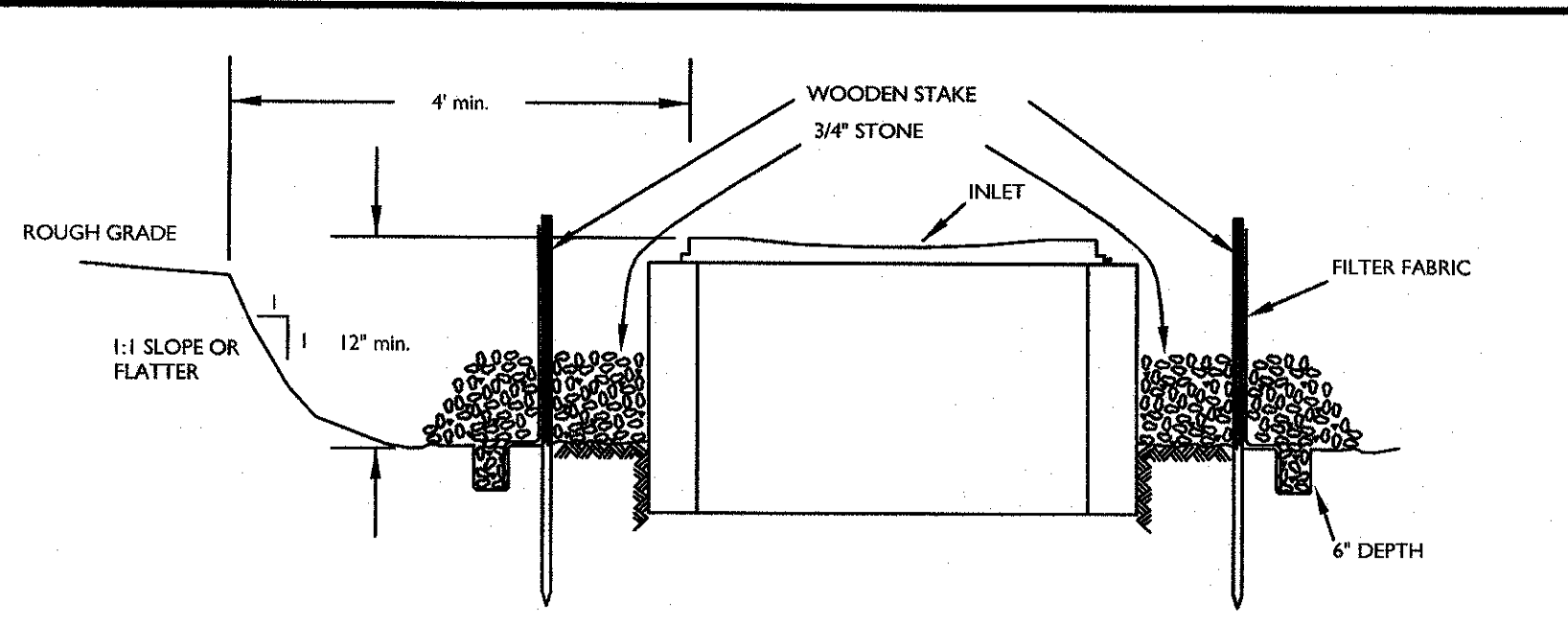
TEMPORARY SWALE (& EARTH BERM IN FILL CONDITION)



COMPOSITE FILTER SOCK DETAIL
N.T.S.



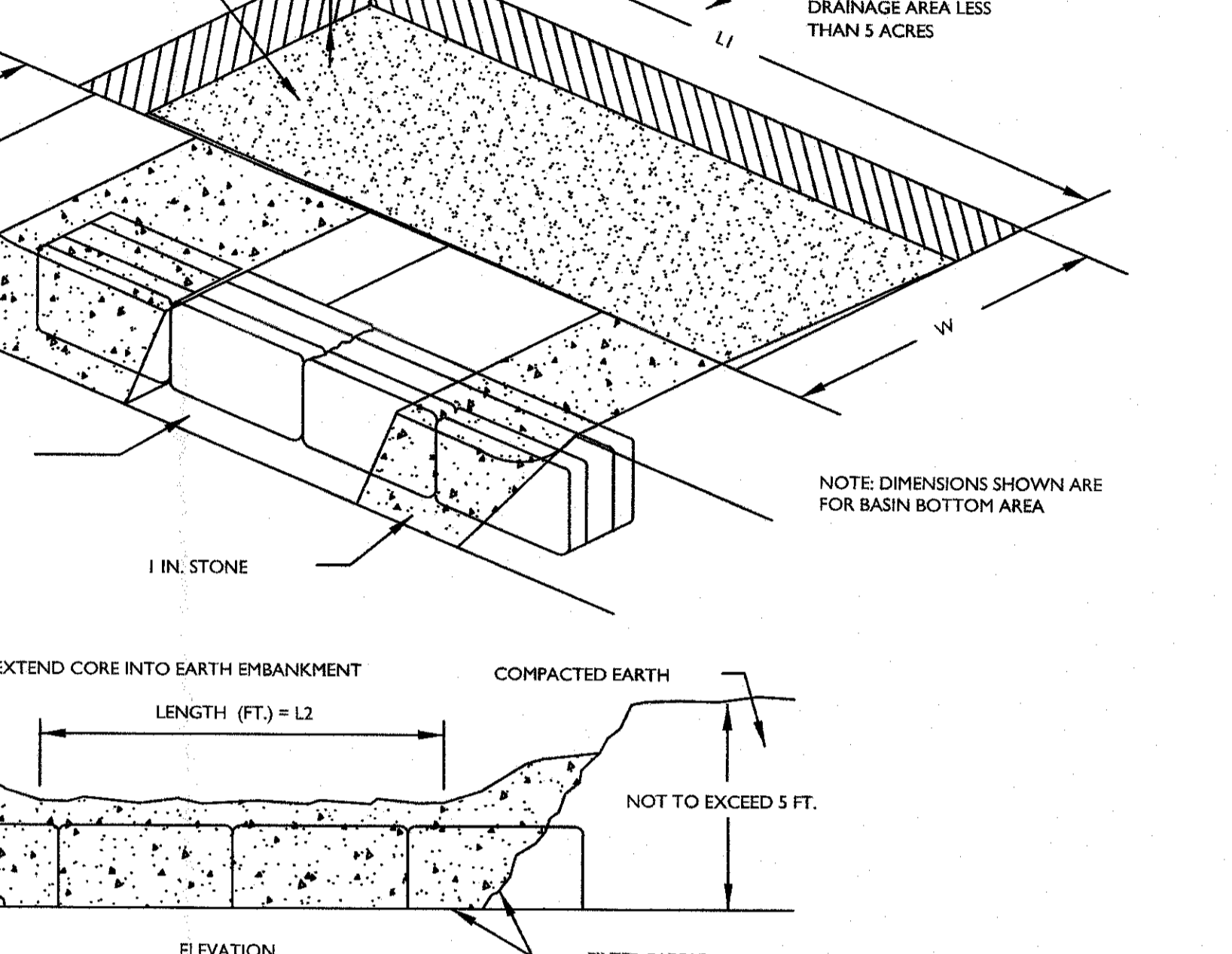
COMPOSITE FILTER SOCK DETAIL
N.T.S.



STORM INLET SEDIMENT TRAP
N.T.S.

- EXCAVATE A 6 INCH X 6 INCH TRENCH, OFFSET APPROXIMATELY 2 FEET FROM THE INLET PERIMETER.
- UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
- DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
- LAY THE TOP-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEP SLOPES REQUIRE AN INTERCEPT TRENCH.
- JOIN SECTIONS AS SHOWN ABOVE. SUPPLEMENT WITH GRAVEL PLACED AGAINST THE FENCE.
- SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

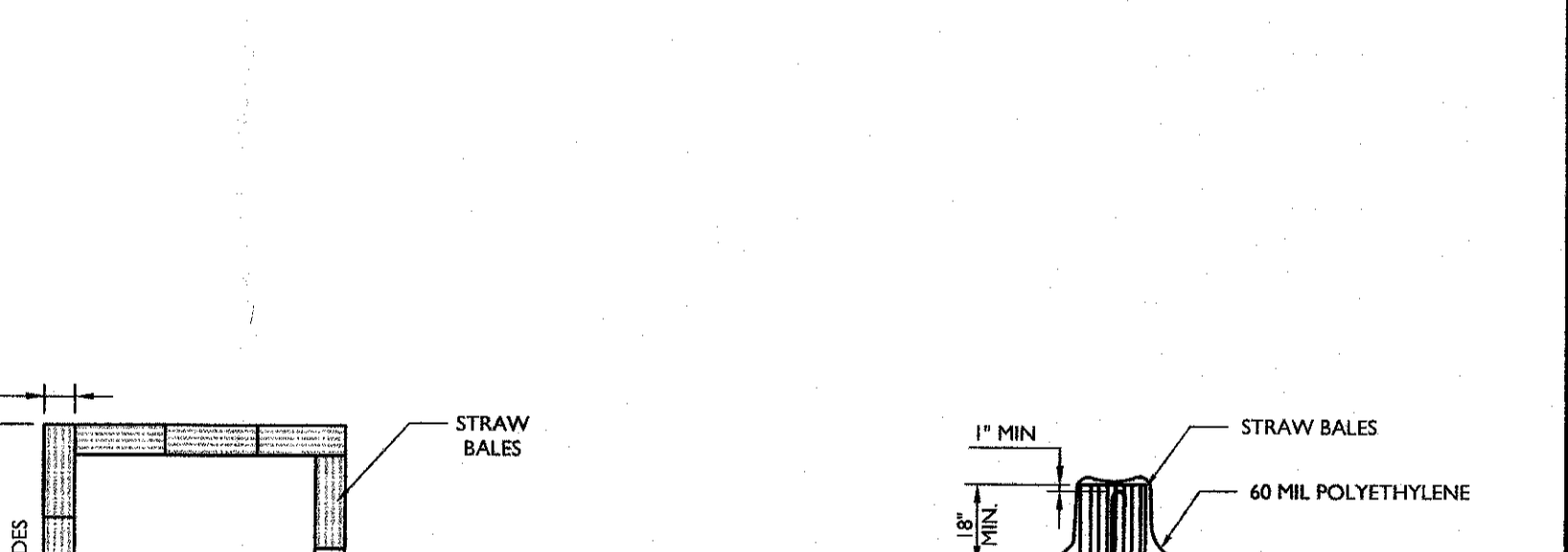
STORM INLET SEDIMENT TRAP
N.T.S.



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CONCRETE WASHOUT DETAIL
N.T.S.

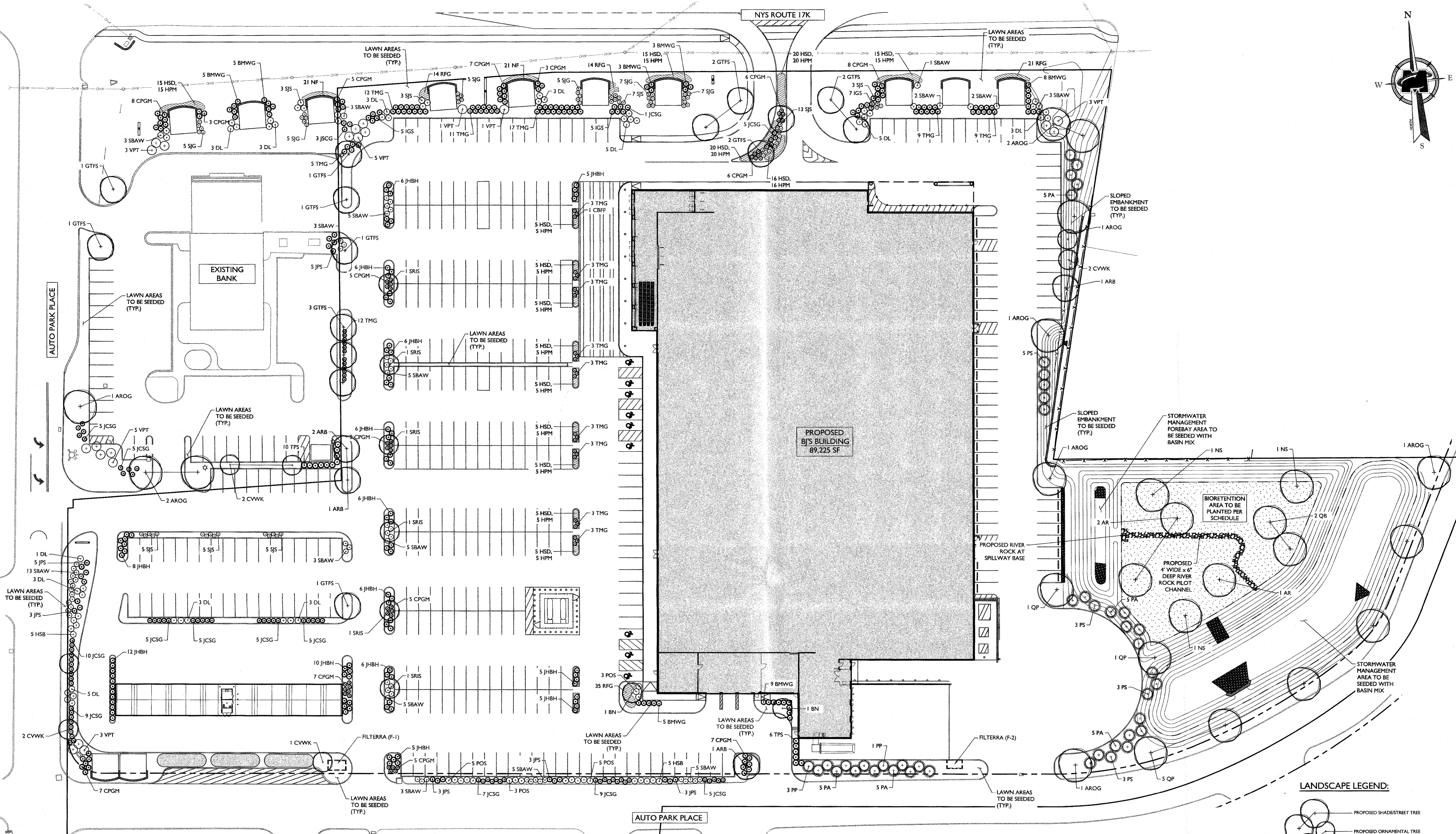
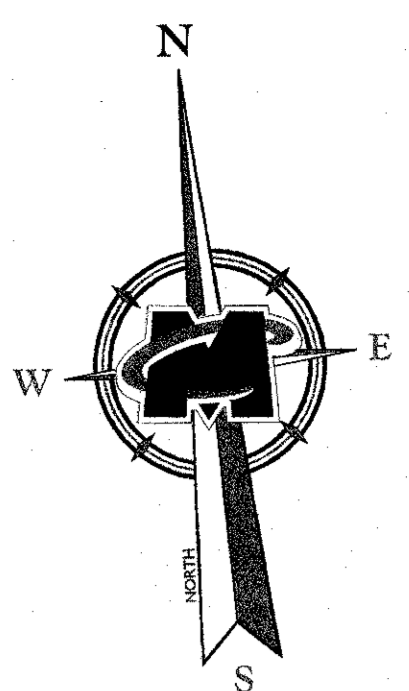


CONCRETE WASHOUT DETAIL
N.T.S.

- NOTES**
- CONCRETE WASHOUTS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING CONCRETE AND STUCCO USE.
 - THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE CONCRETE WASHOUTS ONSITE.
 - WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 50 FEET AWAY FROM STORM SEWER DRAIN INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.
 - APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT.
 - THE NUMBER OF CONCRETE WASHOUTS DEPENDS ON THE EXPECTED DEMAND FOR STORAGE CAPACITY. LARGE SITES WITH EXTENSIVE CONCRETE WORK SHALL BE PLACED AT MULTIPLE LOCATIONS FOR USE BY CONCRETE TRUCK DRIVERS.
 - CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ONSITE.
 - CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
 - REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO 75% CAPACITY.
 - PRIOR TO ANY RAINFALL, ALL CONCRETE WASHOUTS ARE TO BE CLEANED OUT OR COVERED.
 - ONCE THE MATERIAL HAS BEEN CLEANED OUT OF THE CONCRETE WASHOUT FACILITY, THE FACILITY MUST BE INSPECTED FOR REPAIR, RECONSTRUCTION OR REPLACEMENT. ALL PLASTIC LINING SHALL BE REMOVED AND REPLACED.
 - PRE-FABRICATED OR ONSITE FABRICATED CONCRETE WASHOUTS MAY BE USED.
 - OPTIONS FOR ONSITE CONCRETE WASHOUTS:
 - DIG A PIT AND LINE WITH 10 MIL PLASTIC SHEETING.
 - CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAGS WITH 10 MIL PLASTIC LINING.

CONCRETE WASHOUT DETAIL
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Newburgh, NY | Poughkeepsie, NY | Alabama
Newburgh, NY | Poughkeepsie, NY | Mississippi
Newburgh, NY | Poughkeepsie, NY | Louisiana
Newburgh, NY | Poughkeepsie, NY | Arkansas
Newburgh, NY | Poughkeepsie, NY | Missouri
Newburgh, NY | Poughkeepsie, NY | Illinois
Newburgh, NY | Poughkeepsie, NY | Indiana
Newburgh, NY | Poughkeepsie, NY | Ohio
Newburgh, NY | Poughkeepsie, NY | Kentucky
Newburgh, NY | Poughkeepsie, NY | West Virginia
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Newburgh, NY | Poughkeepsie, NY | Delaware
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PROJECT INFORMATION
 ALL STATE REQUIREMENTS FOR EXISTING CONDITIONS AND PLANTING SCHEDULES SHALL BE OBTAINED FROM THE TOWN OF NEWBURGH AND THE STATE OF NEW YORK.
 CALL BEFORE YOU DIG.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALLBEFOREYODIG.COM

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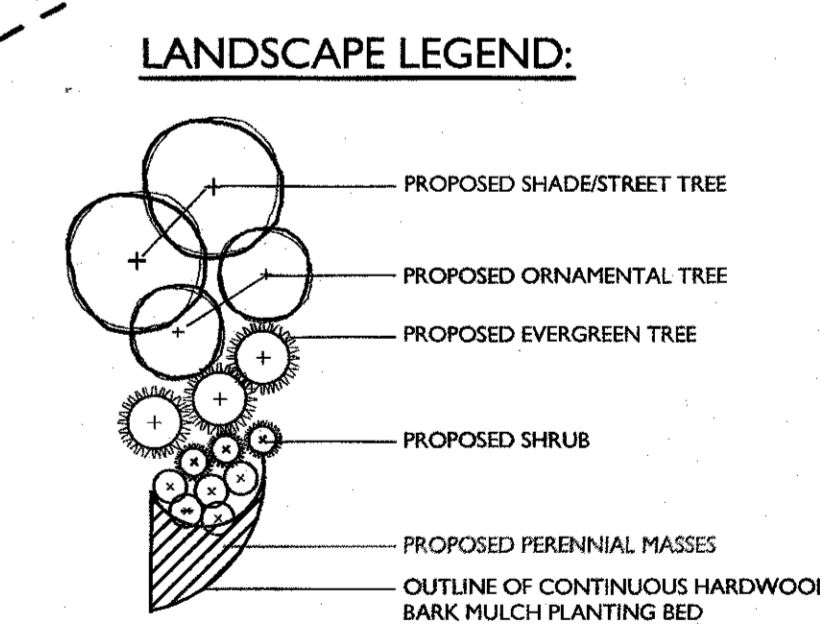
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JUSTIN E. DATES
 NEW YORK REGISTERED
 LANDSCAPE ARCHITECT - LICENSE NUMBER: 001964

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	ROOT	REMARKS
TREES								
AN	6	ACER NEGUNDO	BOX ELDER	1'-11 1/2" - 1'-11 1/2"			CONT.	TYPICAL SPECIES HABIT
AR	3	ACER RUBRUM	RED MAPLE	1'-11 1/2" - 1'-11 1/2"			CONT.	TYPICAL SPECIES HABIT
BN	3	BETULA NIGRA	RIVER BIRCH	6' - 8'			MULTI-STEM	TYPICAL SPECIES HABIT
NS	3	NYSSA SYLVATICA	SOUR GUM	1'-11 1/2" - 1'-11 1/2"			CONT.	TYPICAL SPECIES HABIT
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	1'-11 1/2" - 1'-11 1/2"			CONT.	TYPICAL SPECIES HABIT
SHRUBS								
AA	9	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	2'-4" - 3'			CONT.	TYPICAL SPECIES HABIT
AL	7	AMELANCHIER LEAVIS	SERVICEBERRY				CONT.	TYPICAL SPECIES HABIT
CA	15	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	18"-24"			CONT.	TYPICAL SPECIES HABIT
CH	18	CORNUS AMOMUM	SLUT DOGWOOD	30"-36"			CONT.	TYPICAL SPECIES HABIT
IG	2	ILEX GLABRA	INKBERRY	18"-24"			CONT.	TYPICAL SPECIES HABIT
IV	9	ILEX VERTICILLATA	WINTERBERRY	18"-24"			CONT.	TYPICAL SPECIES HABIT
LB	15	LINDERA BENZON	SPECIEBUSH	18"-24"			CONT.	TYPICAL SPECIES HABIT
SC	9	SAMBUCUS CANADENSIS	ELDERBERRY	18"-24"			CONT.	TYPICAL SPECIES HABIT
VD	38	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	18"-24"			CONT.	TYPICAL SPECIES HABIT
PERENNIALS								
ANA	65	ASTER NOVAE ANGLIAE	NEW ENGLAND ASTER				1 GAL. CONT.	CLUMPS, 36" O.C.
DC	600	DISCHAMPSIA CESPITOSA	TUFTED HAIR GRASS				1/8" CONT.	CLUMPS, 30" O.C.
EP	45	EUPATORIUM FISTULOSUM	JOE PYE WED				1 GAL. CONT.	CLUMPS, 36" O.C.
EP	153	ECHINACIA PURPUREA	CONEFLOWER				1 GAL. CONT.	CLUMPS, 36" O.C.
JE	500	JUNICUS EFFLUSUS	COMMON RUSH				1/8" CONT.	CLUMPS, 24" O.C.

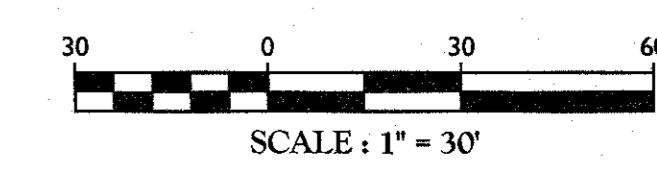
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	ROOT	REMARKS
SHADE/STREET TREES								
AROG	9	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" - 2-1/2"			B & B	STRAIGHT LEADER/SYM. BRANCHING
ARB	4	ACER RUBRUM 'BRANDY WINE'	BRANDY WINE RED MAPLE	2" - 2-1/2"			B & B	STRAIGHT LEADER/SYM. BRANCHING
GTFS	15	GLEDITSIA TRIACANTHOS F. 'INERMIS SKYLINE'	SKYLINE HONEY LOCUST	2" - 2-1/2"			B & B	STRAIGHT LEADER/SYM. BRANCHING
QP	7	QUERCUS PALUSTRIS	PIN OAK	2" - 2-1/2"			B & B	STRAIGHT LEADER/SYM. BRANCHING
EVERGREEN TREES								
PA	25	PICEA ABIES	NORWAY SPRUCE	6' - 7'			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
PP	4	PICEA PARVENSIS	COLORED SPRUCE	6' - 7'			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
PS	14	PINUS STROBUS	EASTERN WHITE PINE	8' - 10'			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
TFS	16	THUJA PLICATA 'STEEPLECHASE'	STEEPLECHASE WESTERN ARBORVITAE	6' - 7'			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
ORNAMENTAL TREES								
BN	2	BETULA NIGRA	RIVER BIRCH	8' - 10'			CONT.	MULTI-STEM
CR	7	CRATAEGUS VIRENS 'WINTER KING'	WINTER KING HAWTHORN	2" - 2-1/2"			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
SIS	4	STRONGIA RETICULATA 'VOYER SILK'	JAPANESE TREE LILAC	2" - 2-1/2"			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
SHRUBS								
BMWG	38	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	24"-30"			CONT.	TYPICAL SPECIES HABIT
CPGM	87	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF CYPRESS				1/2" CONT.	TYPICAL SPECIES HABIT
DL	40	DIERILLA LONICERA	DWARF BUSH HONEYSUCKLE	24"-30"			CONT.	TYPICAL SPECIES HABIT
HB	5	HYDRANGEA SERRATA 'BLUE BIRD'	BLUE BIRD HYDRANGEA	24"-30"			CONT.	TYPICAL SPECIES HABIT
IGS	17	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24"-30"			CONT.	TYPICAL SPECIES HABIT
JCSG	79	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24"-30"			CONT.	TYPICAL SPECIES HABIT
JHBB	92	JUNIPERUS HORIZONTALIS 'SEA HARBOR'	SEA HARBOR JUNIPER	18"-24"			CONT.	TYPICAL SPECIES HABIT
JPS	22	JUNIPERUS X PIZZIZIANA 'SATYBROOK GOLD'	SATYBROOK GOLD JUNIPER	24"-30"			CONT.	TYPICAL SPECIES HABIT
POS	21	PHYSCALPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	18"-24"			CONT.	TYPICAL SPECIES HABIT
SBAW	66	SPIRAEA X BUNHALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18"-24"			CONT.	TYPICAL SPECIES HABIT
SG	36	SPIRAEA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	18"-24"			CONT.	TYPICAL SPECIES HABIT
SG	44	SPIRAEA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	18"-24"			CONT.	TYPICAL SPECIES HABIT
TMG	93	TAXUS X MEDIA 'GREENWAVE'	GREENWAVE YEW	18"-24"			CONT.	TYPICAL SPECIES HABIT
VPT	21	VIBURNUM PULCATUM 'TOMENTOSUM SHASTA'	SHASTA DOUBLEDILE VIBURNUM	30"-36"			CONT.	TYPICAL SPECIES HABIT
PERENNIALS								
HPM	146	HEMEROCALLIS PARDON ME	PARDON ME DAYLILY				1 GAL. CONT.	CLUMPS @ 24" O.C.
HSD	146	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY				1 GAL. CONT.	CLUMPS @ 24" O.C.
RFG	70	RUDIBECKIA FULGIDA 'GOLDSTRLM'	BLACK-EYED SUSAN				1 GAL. CONT.	CLUMPS @ 24" O.C.
NF	42	NEPETA FAASSINI	CATMINT				1 GAL. CONT.	CLUMPS @ 24" O.C.

NOTE:
 1. FILTERRA UNITS TO BE PLANTED WITH RED OSIER DOGWOOD (CORNUS SERICEA).



PLAN NOTE:
 1. THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY.

- LANDSCAPE NOTES:**
- LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDINGS.
 - FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
 - ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH.
 - LAWN AREAS ON-SITE SHALL BE STABILIZED WITH SEED.
 - ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERMEN'S STANDARD FOR NURSERY STOCK.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE PROJECT LANDSCAPE ARCHITECT OR THE TOWN OF NEWBURGH LANDSCAPE CONSULTANT.
 - ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE STRUCTURE OR USE WHICH IT IS INTENDED TO SERVE.



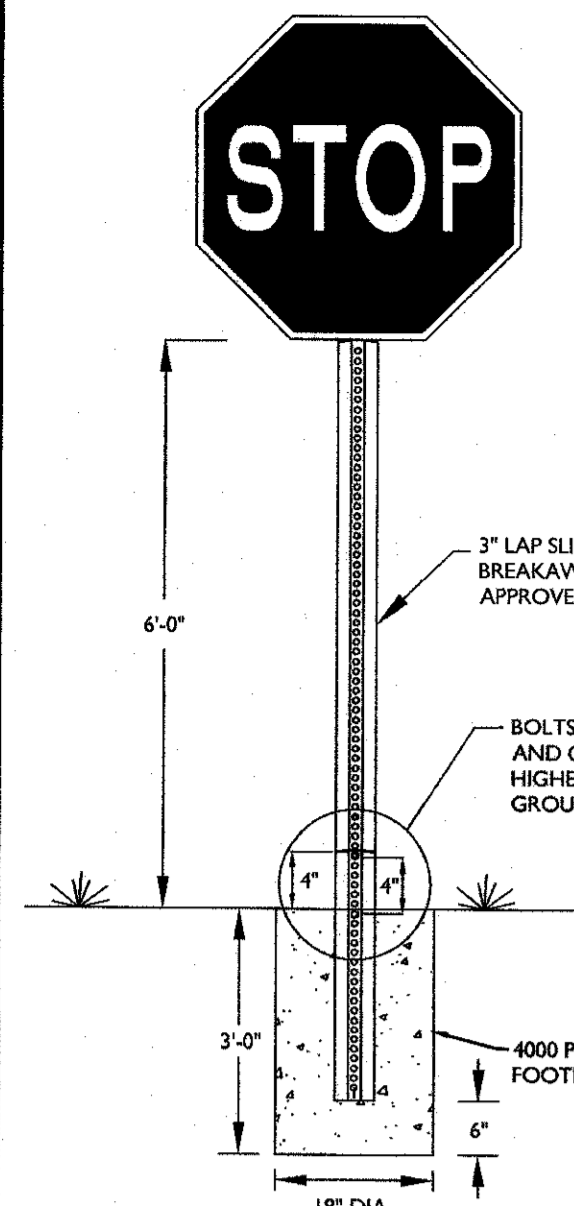
Bj's WHOLESALE CLUB
 FOR
GDPBJ, LLC

SECTION 97
BLOCK 2
LOTS 27.32, 44, 45 & 46.2

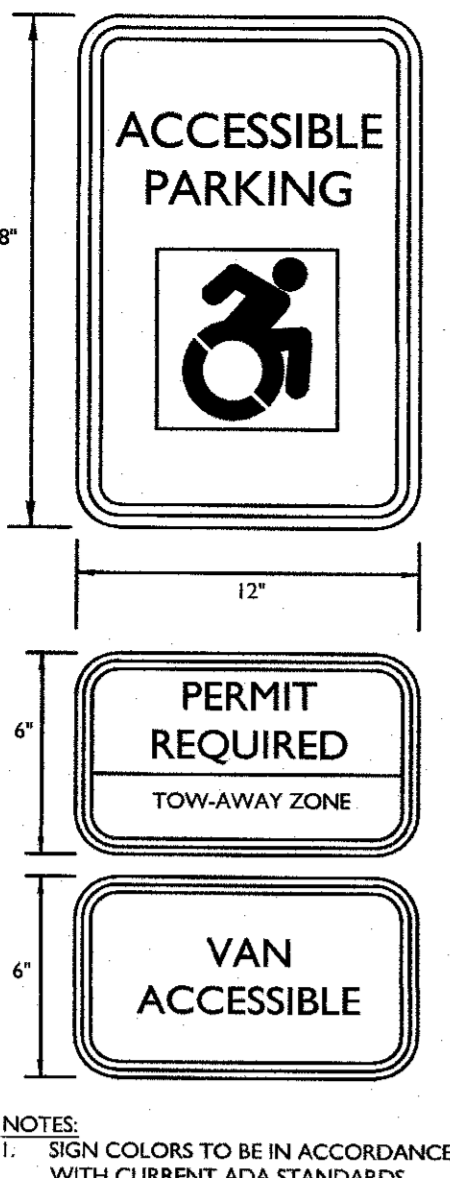
TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE

NEW WINDSOR OFFICE
 555 Hudson Valley Avenue
 Suite 101
 New Windsor, NY 12553
 Phone: 845.544.4495
 Fax: 845.547.1025

SCALE: DATE: DRAWN BY: CHECKED BY:
 AS SHOWN: 05/01/19: JED: JED
 PROJECT NUMBER: 1000071A: DRAWING NAME: C: LANDSCAPE PLAN
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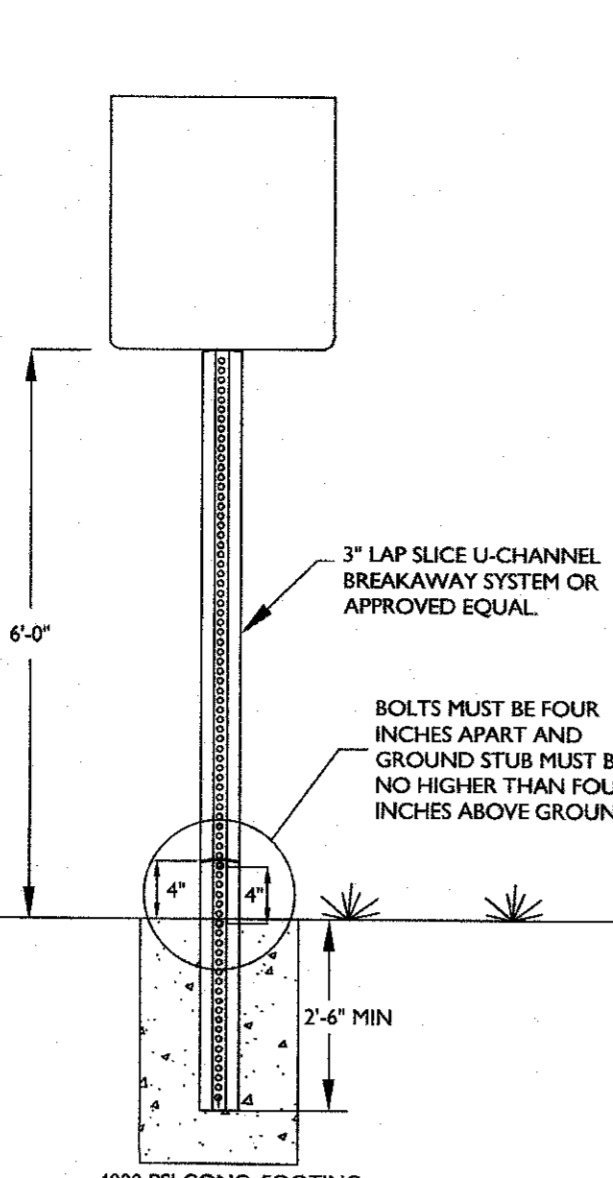
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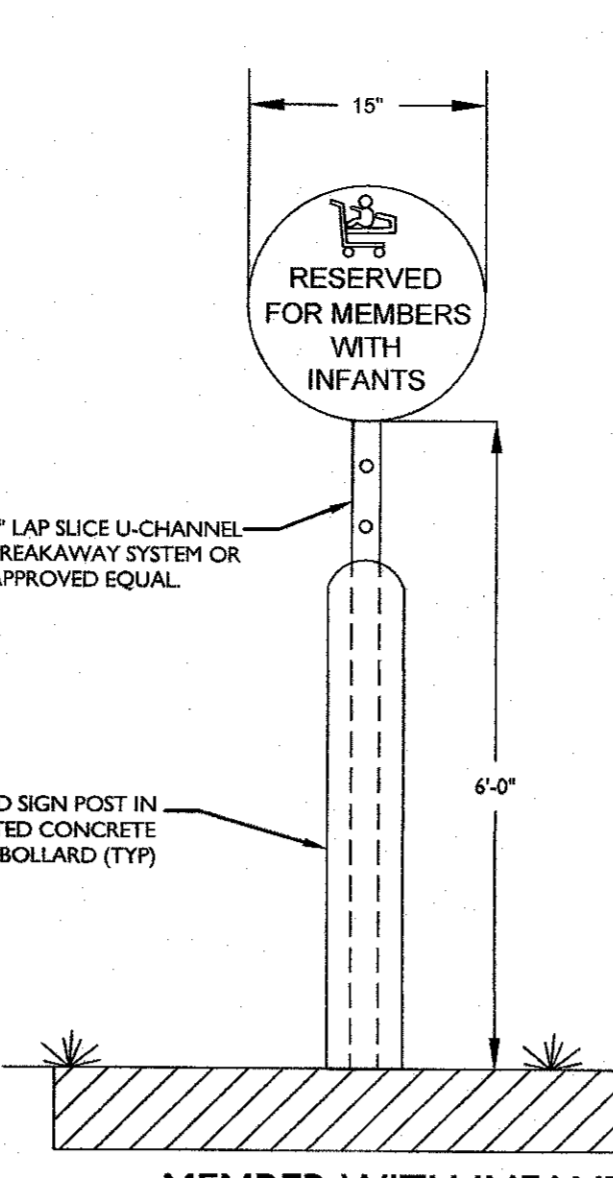
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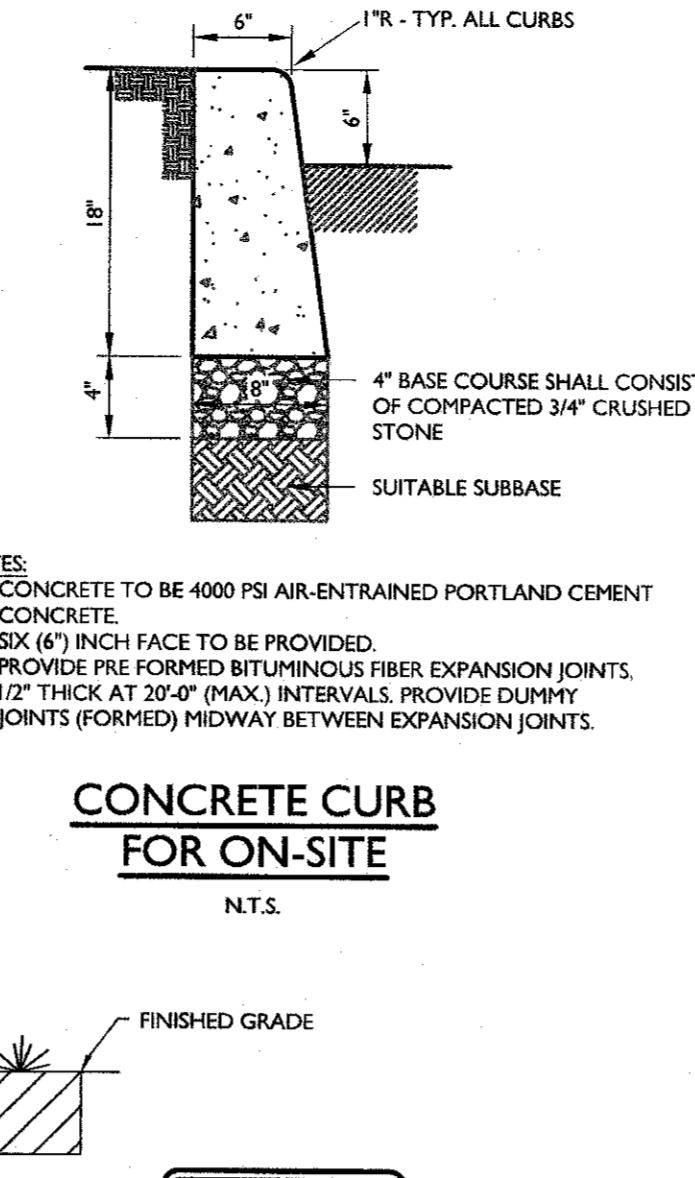
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N.T.S.



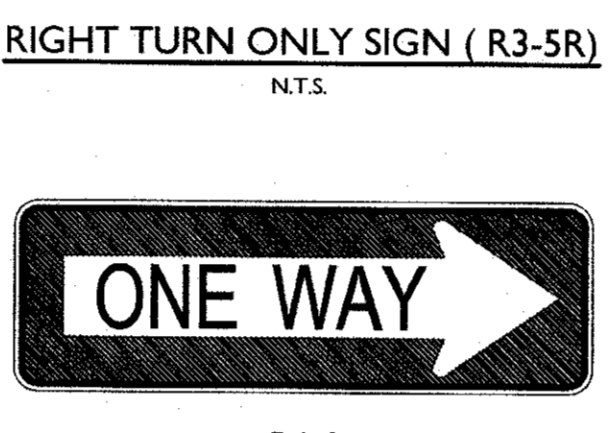
MEMBER WITH INFANT SIGN DETAIL
N.T.S.



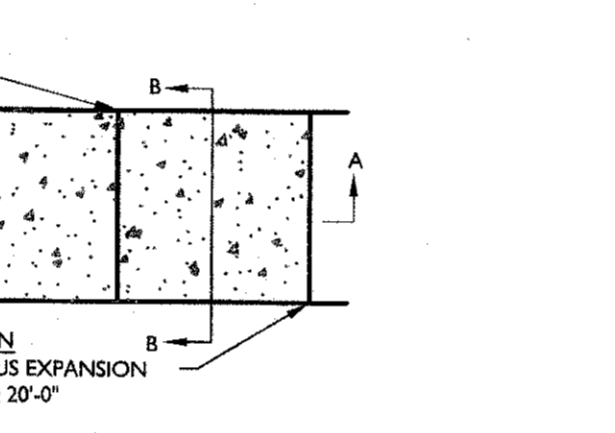
TIRE CENTER PARKING ONLY SIGN
N.T.S.



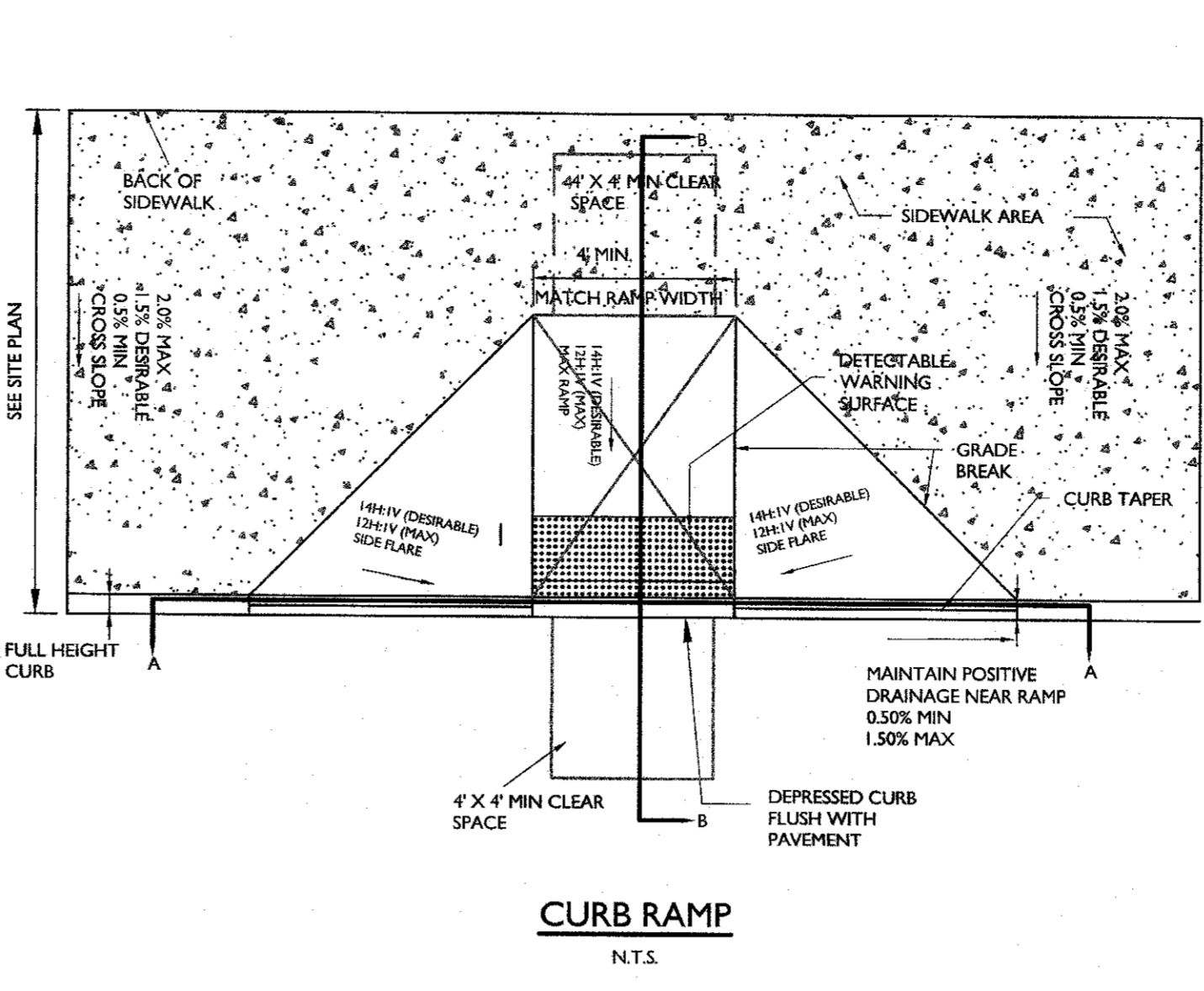
CONCRETE CURB FOR ON-SITE
N.T.S.



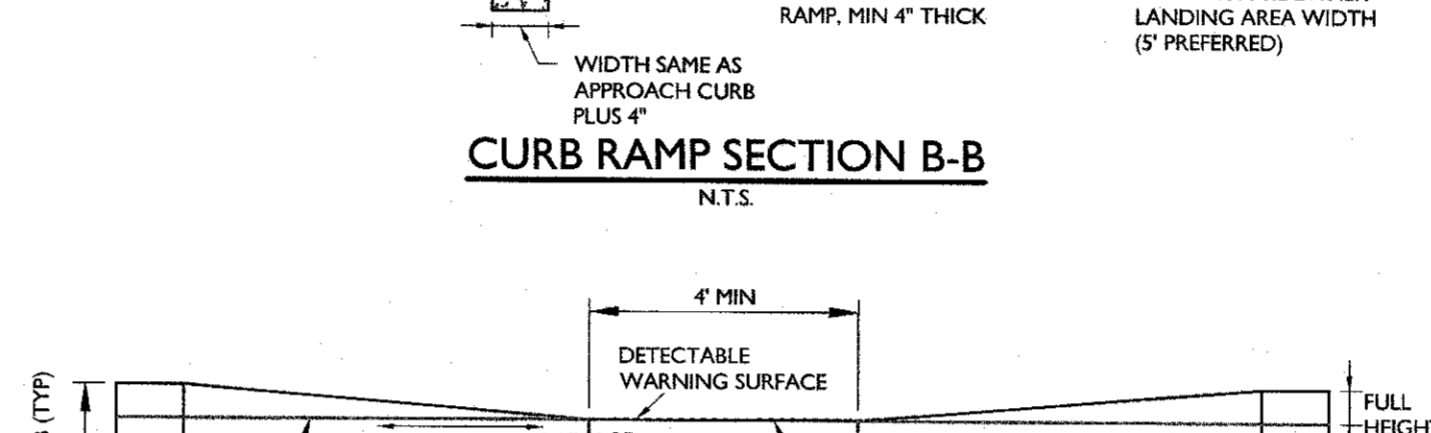
RIGHT TURN ONLY SIGN (R3-5R)
N.T.S.



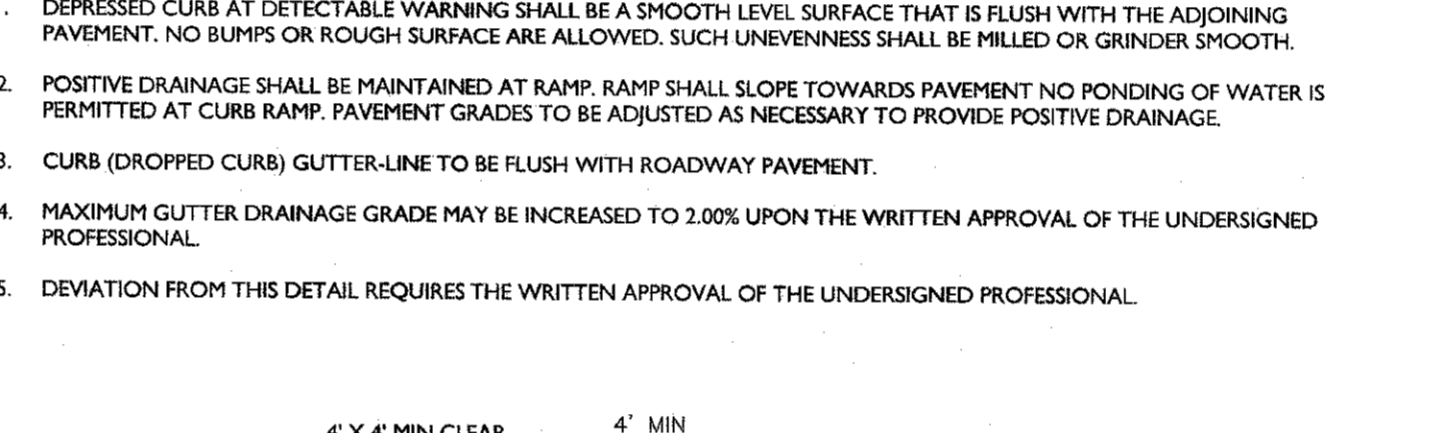
ONE WAY SIGN
N.T.S.



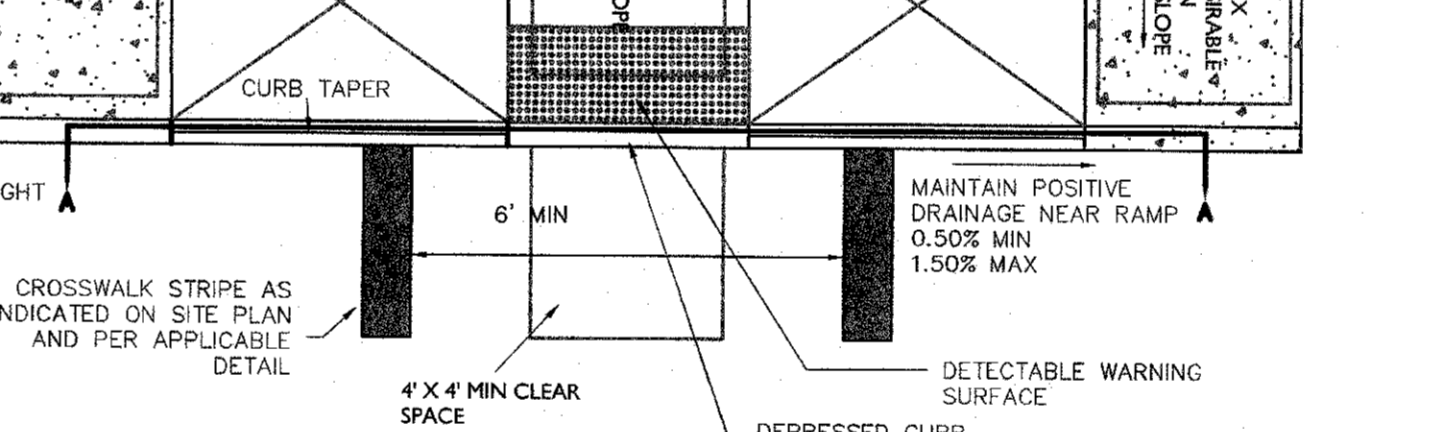
CURB RAMP SECTION A-A
N.T.S.



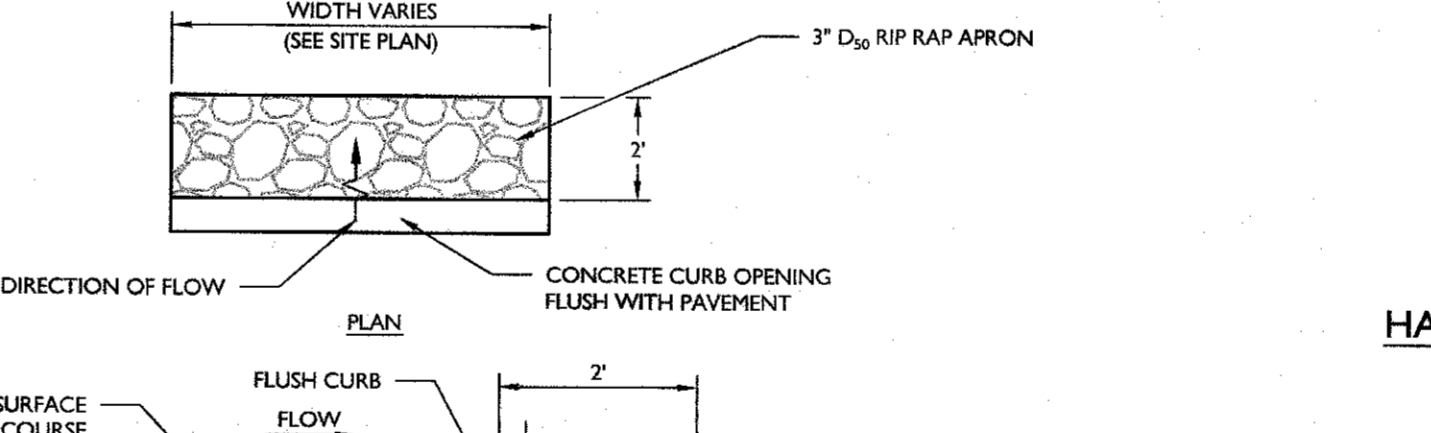
CURB RAMP SECTION B-B
N.T.S.



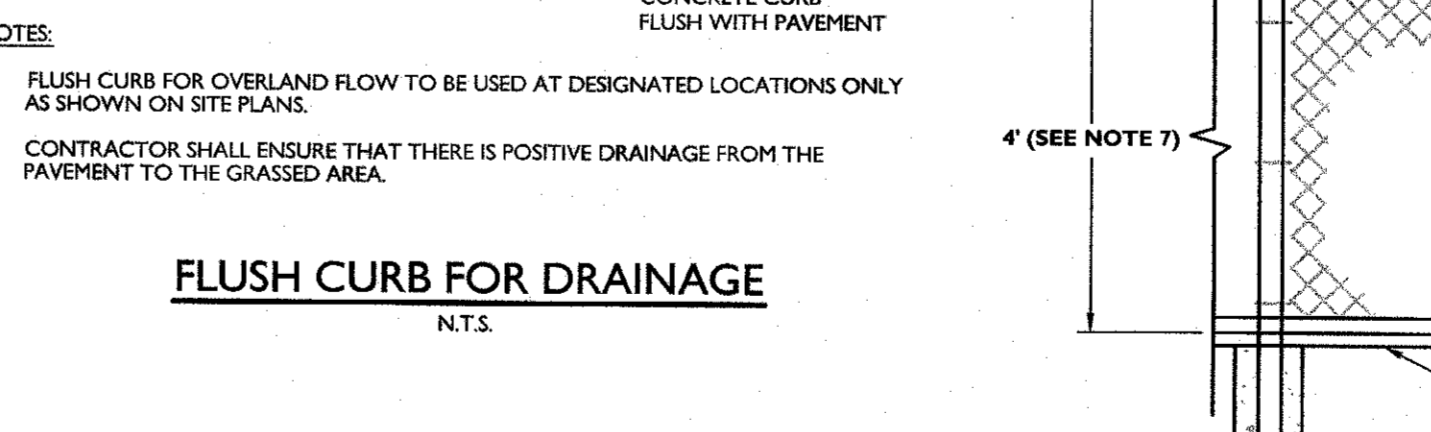
TYPICAL PARALLEL CURB RAMP
N.T.S.



CONCRETE SIDEWALK
N.T.S.



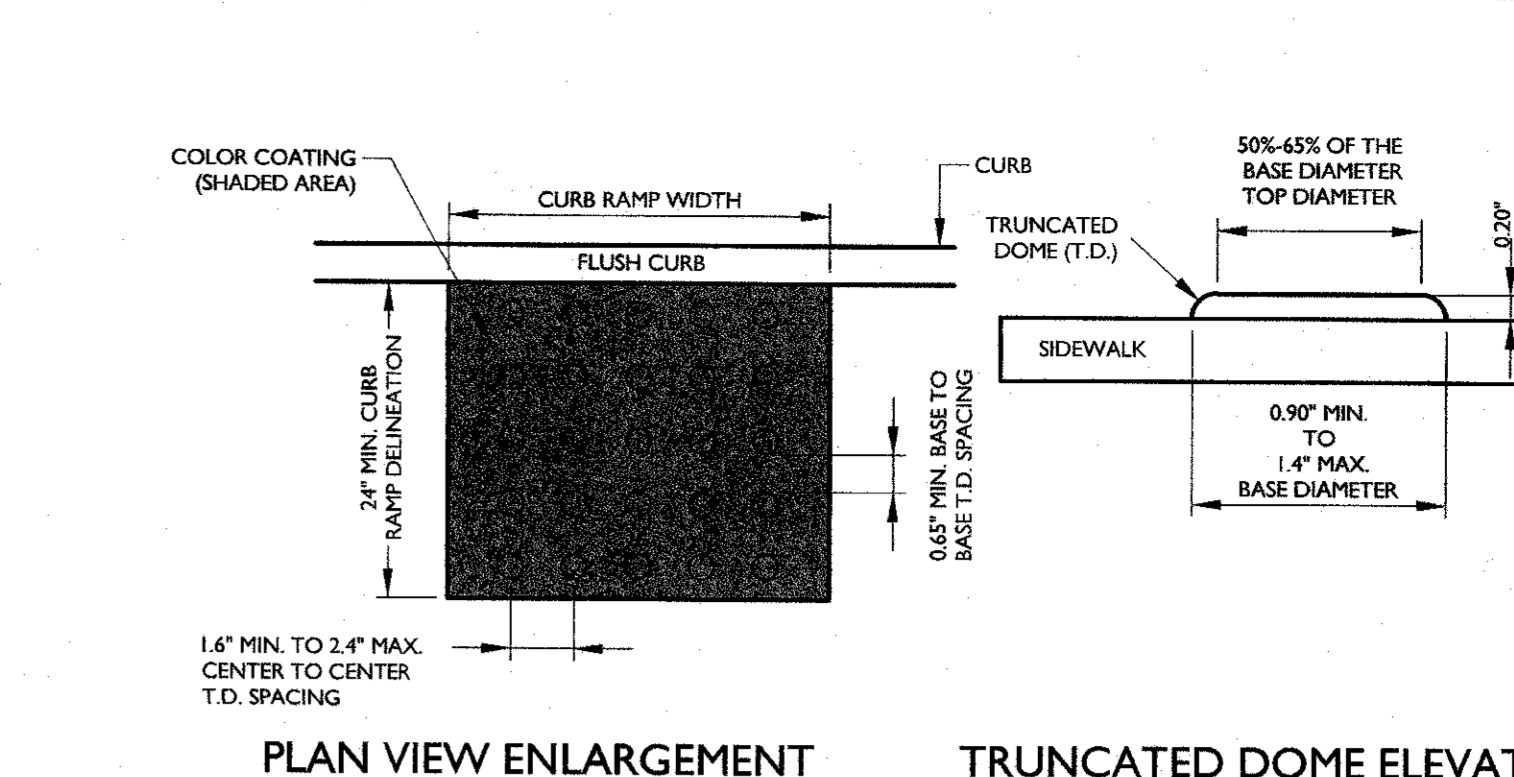
FLUSH CURB FOR DRAINAGE
N.T.S.



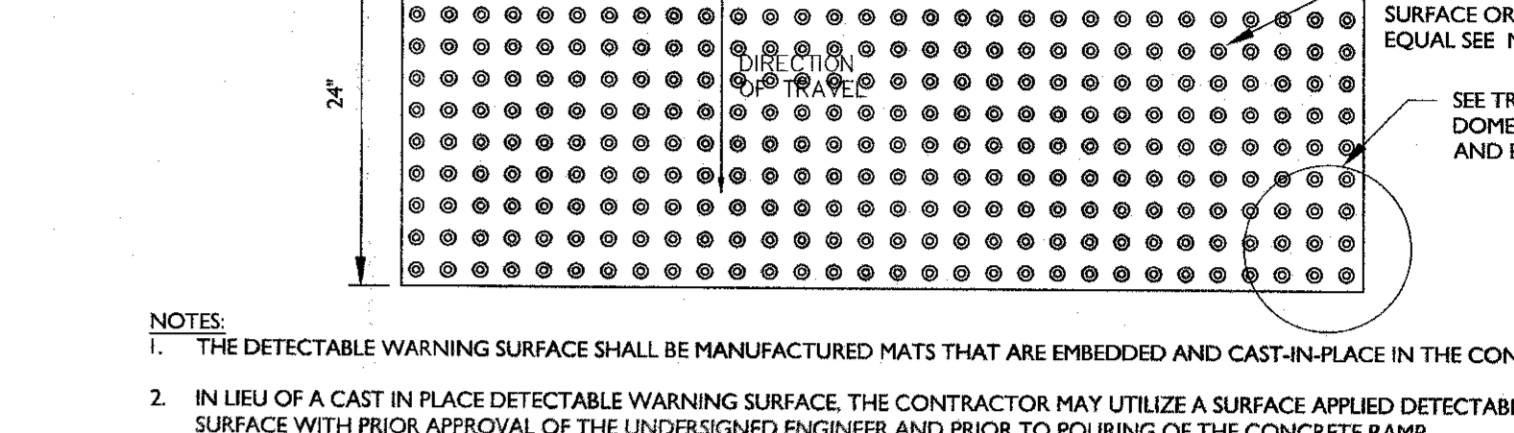
HAND RAIL CLEARANCE DETAIL
N.T.S.



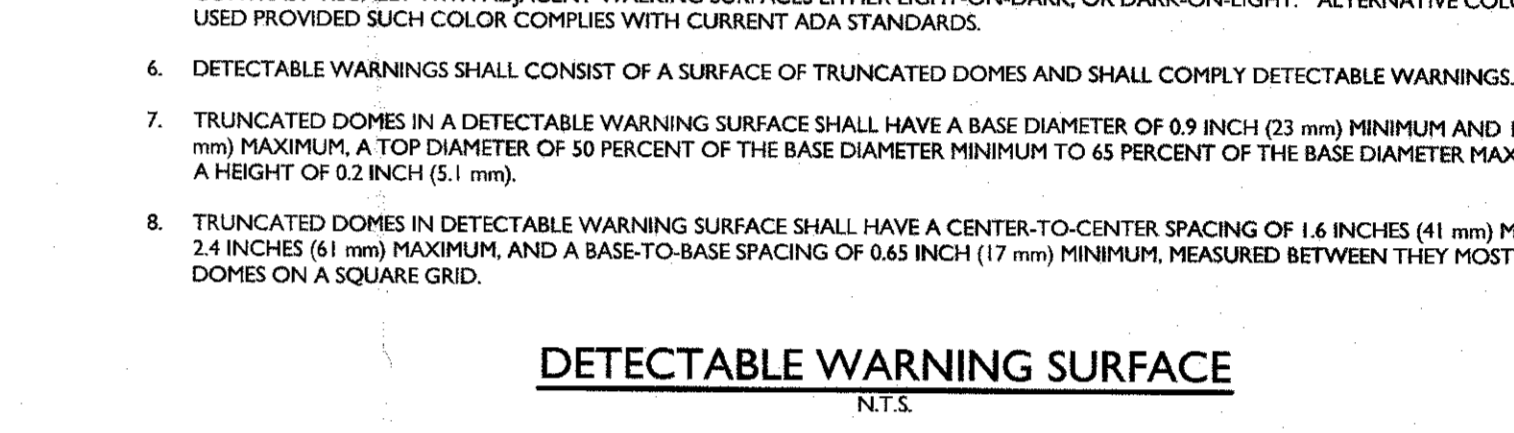
HAND RAILING SECTION
N.T.S.



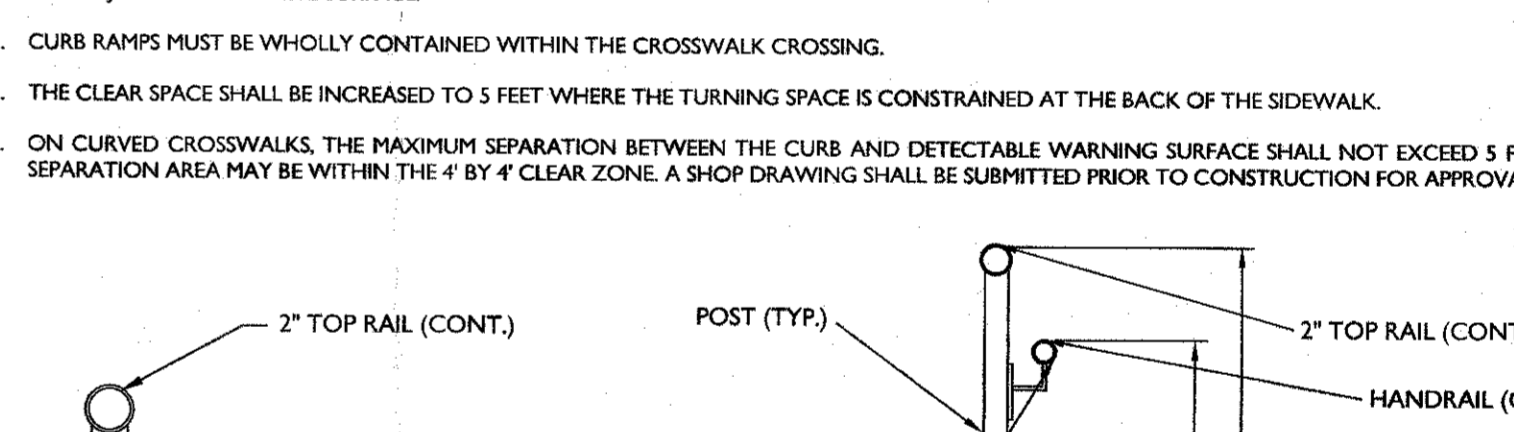
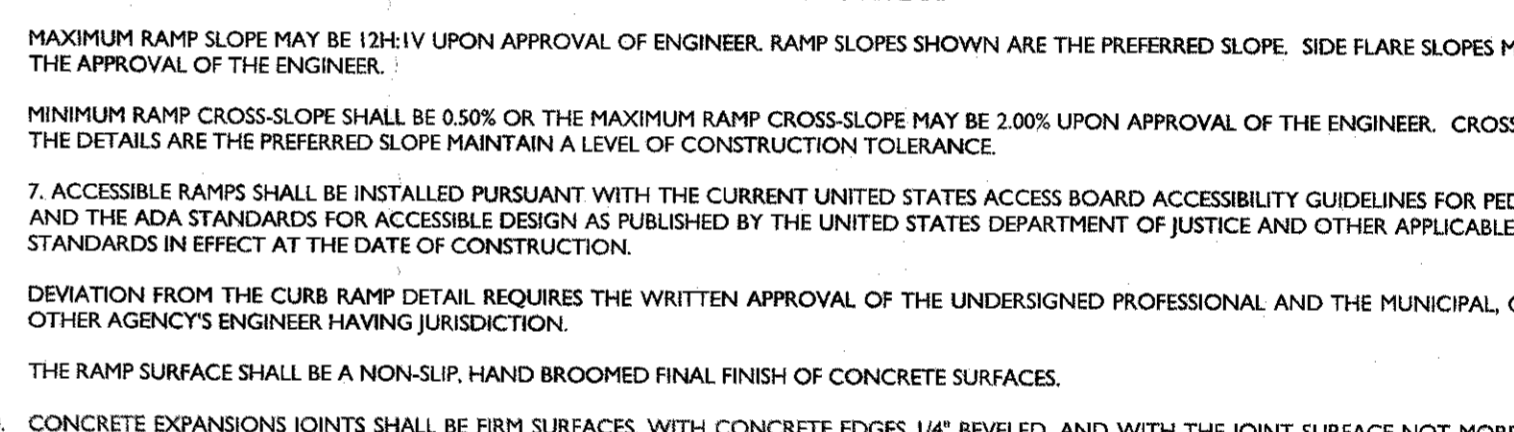
PLAN VIEW ENLARGEMENT TRUNCATED DOME ELEVATION
N.T.S.



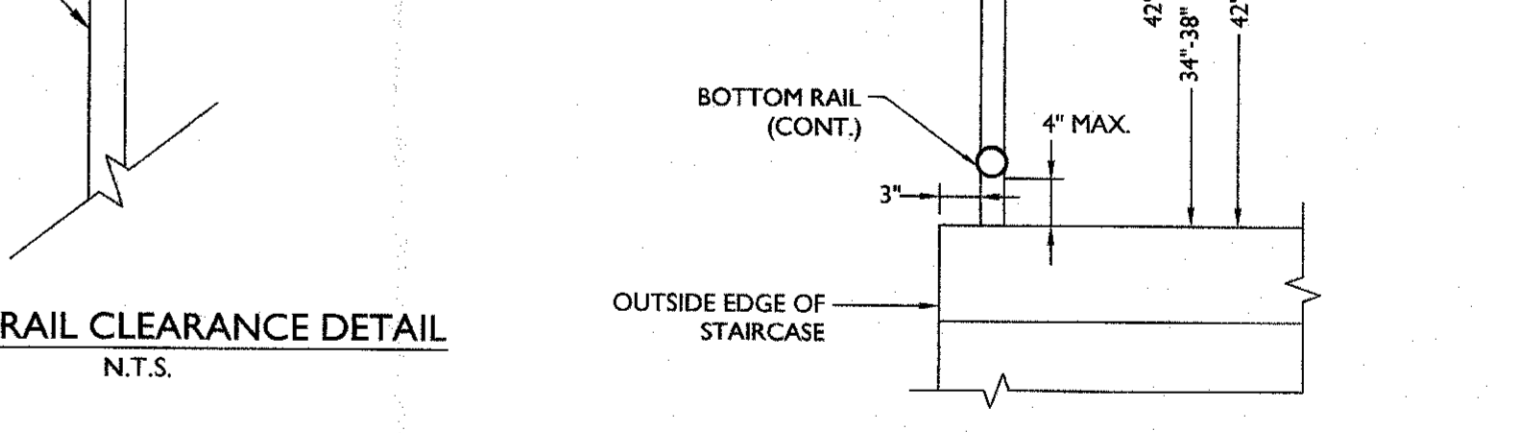
DETECTABLE WARNING SURFACE
N.T.S.



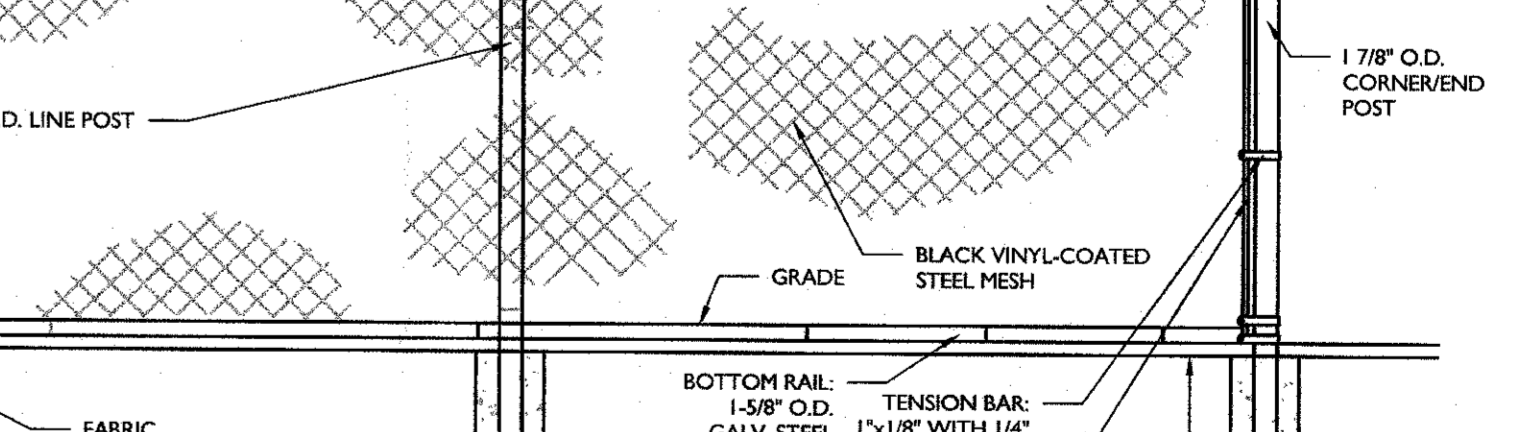
CURB RAMP NOTES



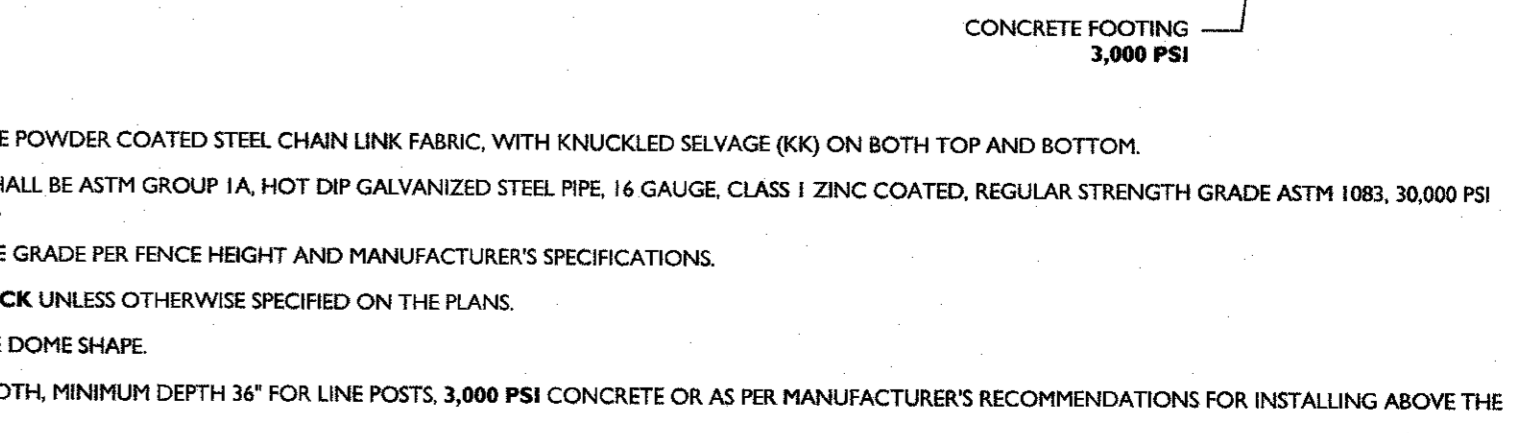
CURB RAMP NOTES



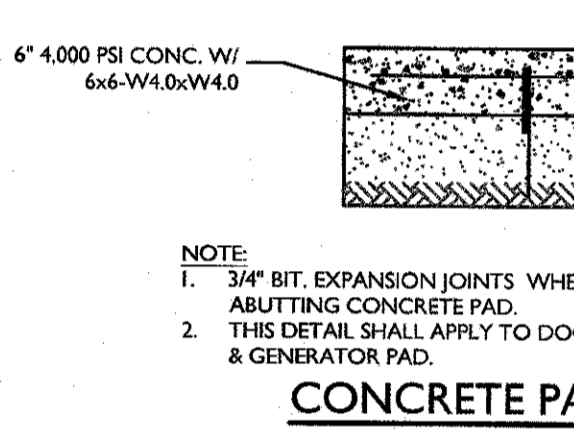
CURB RAMP NOTES



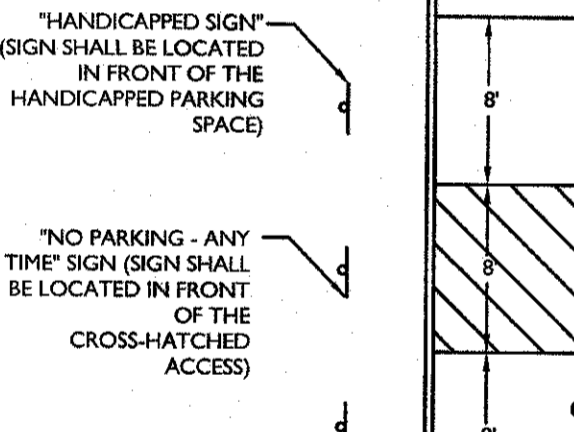
CURB RAMP NOTES



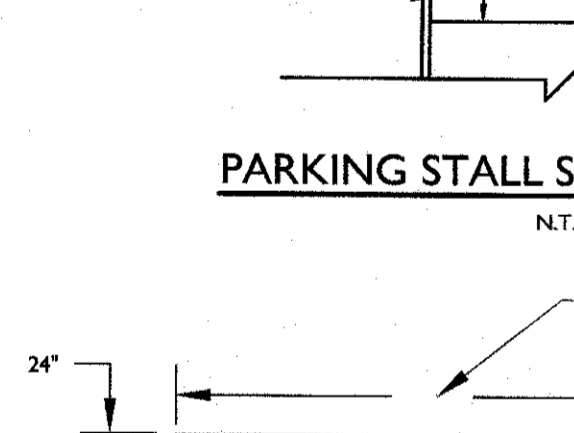
CURB RAMP NOTES



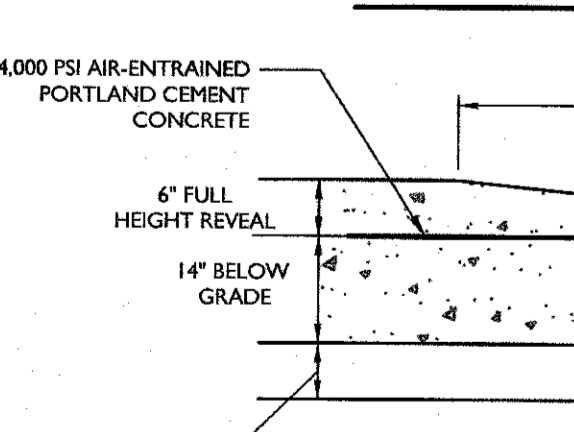
CONCRETE PAD DETAIL (LIGHT)
N.T.S.



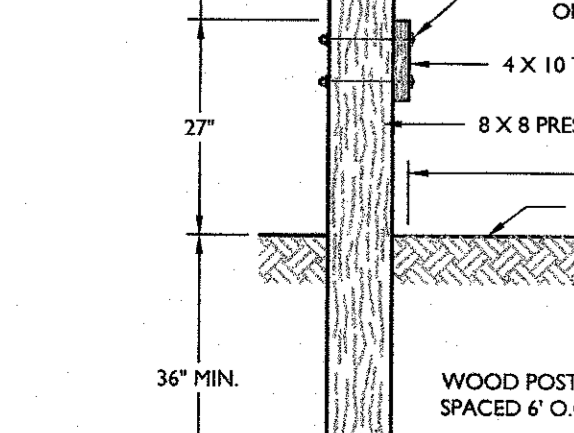
CONCRETE PAD DETAIL (HEAVY)
N.T.S.



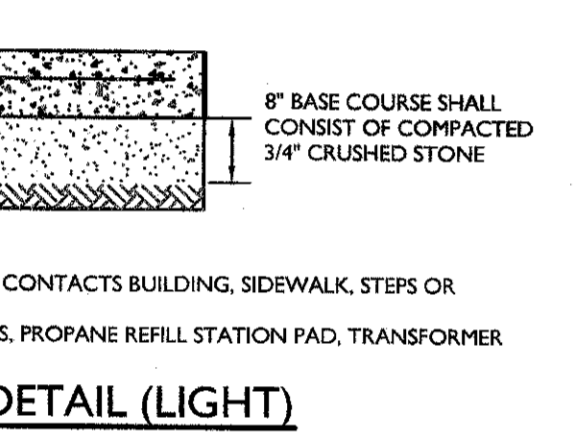
LIGHT DUTY PAVEMENT DETAIL
N.T.S.



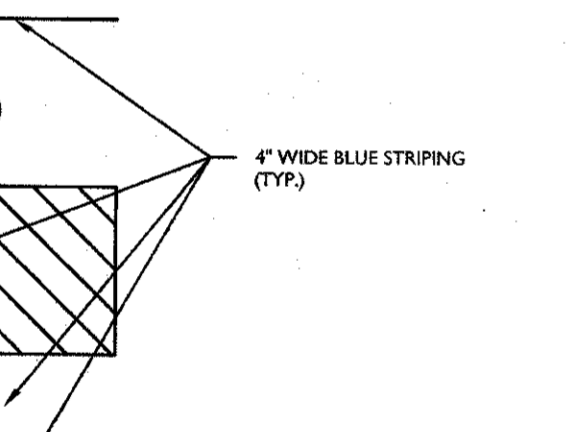
HEAVY DUTY PAVEMENT DETAIL
N.T.S.



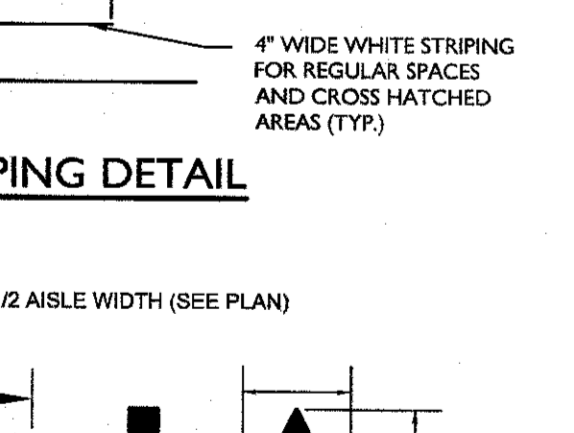
PAINTED STOP BAR & ARROWS
N.T.S.



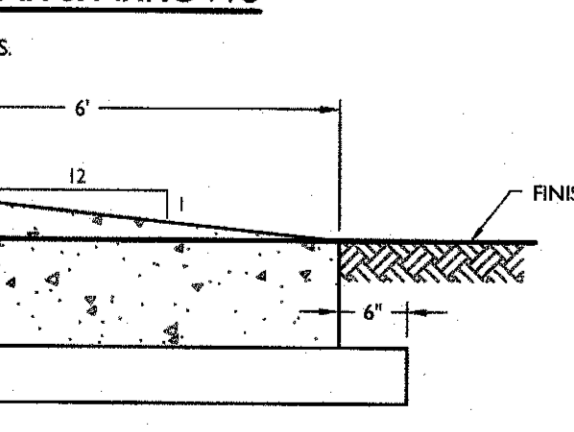
PARKING STALL STRIPING DETAIL
N.T.S.



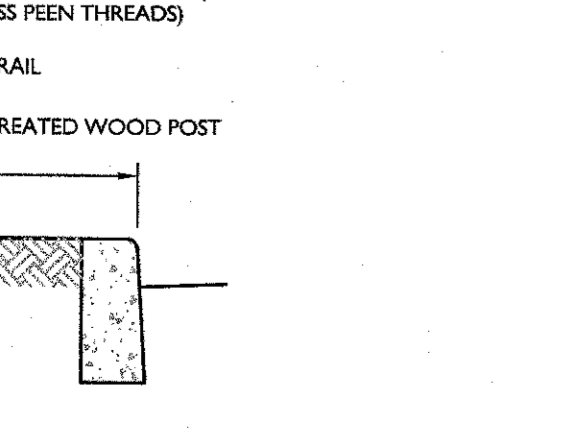
TERMINAL CURB DETAIL
N.T.S.



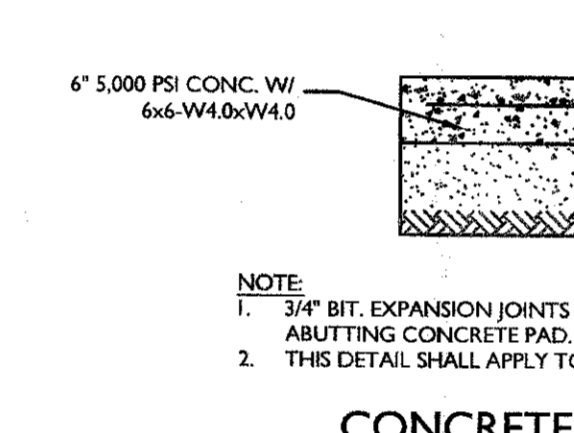
TIMBER GUIDE RAIL DETAIL
N.T.S.



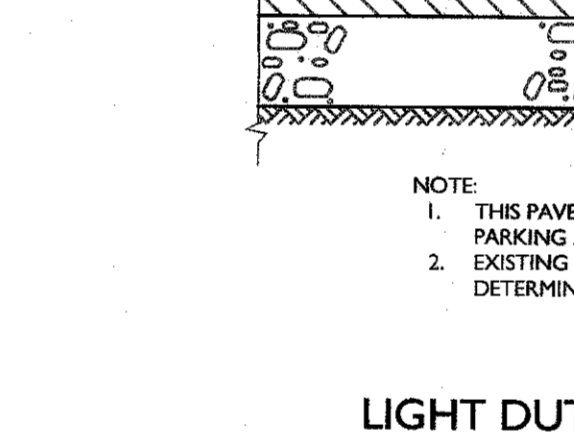
PEDESTRIAN CROSSWALK DETAIL
N.T.S.



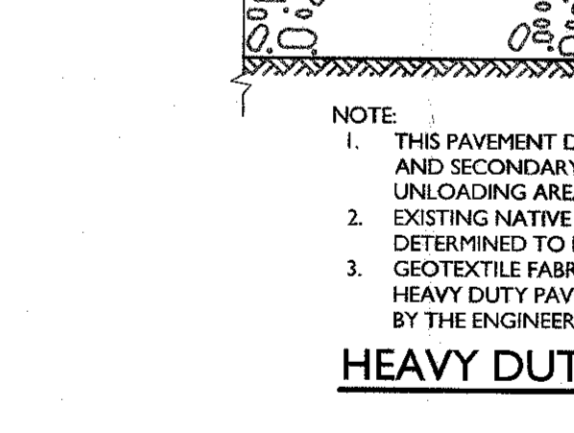
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



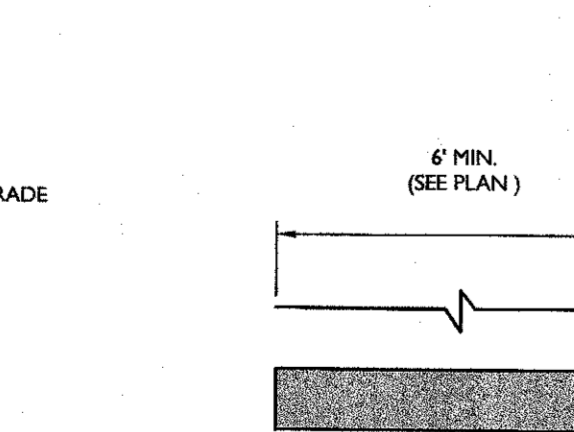
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



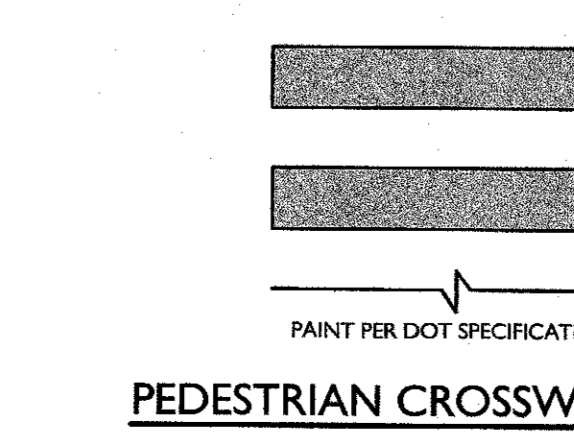
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



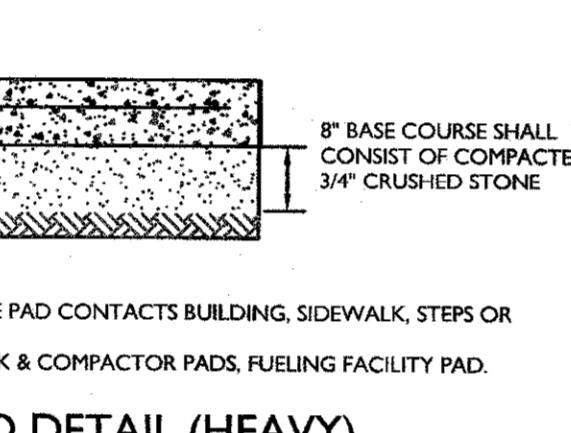
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



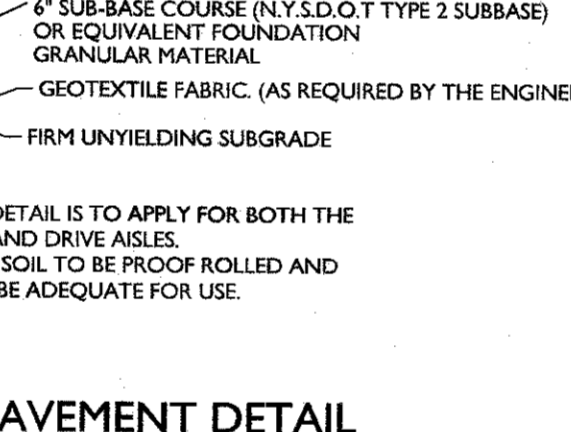
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



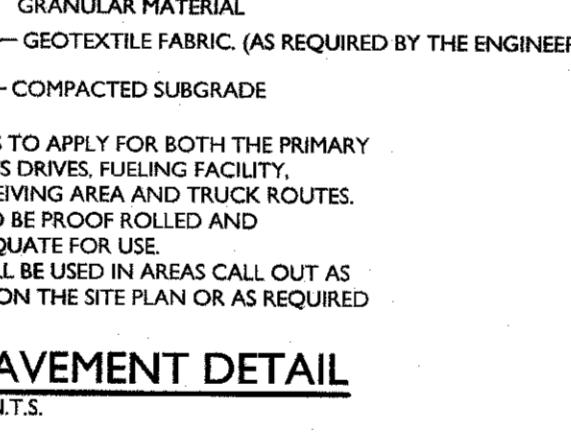
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



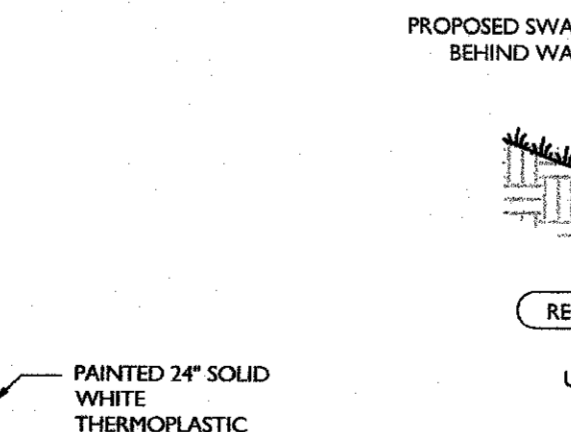
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



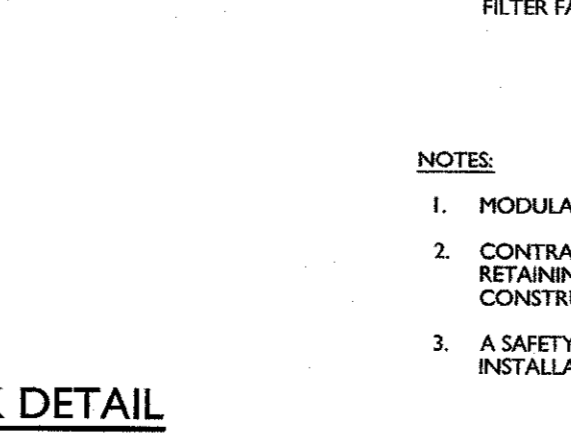
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



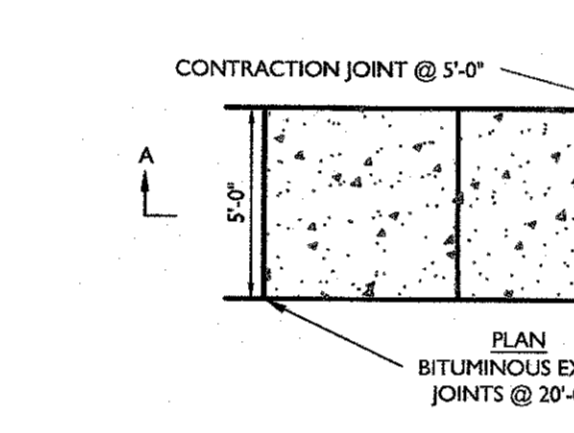
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



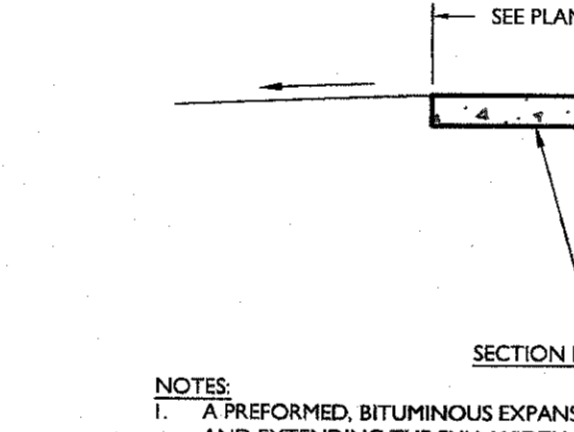
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



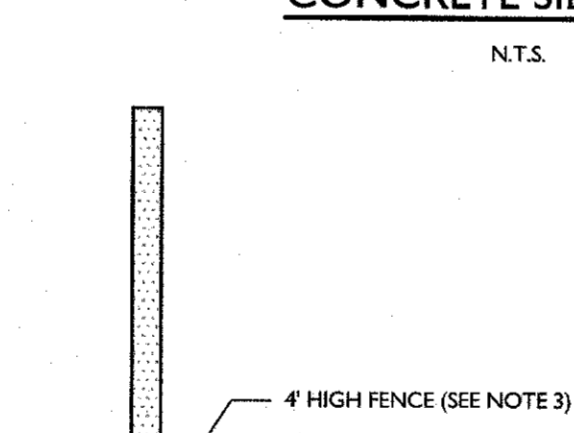
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



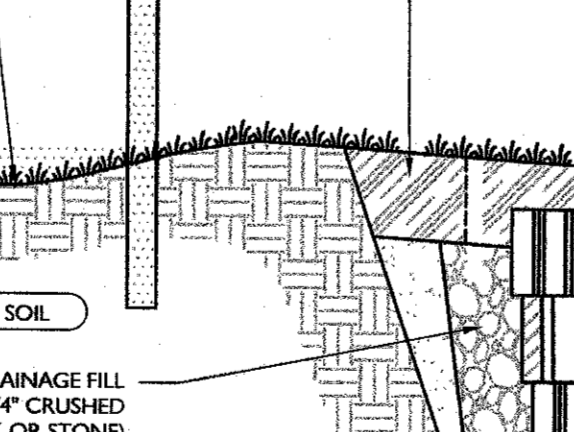
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



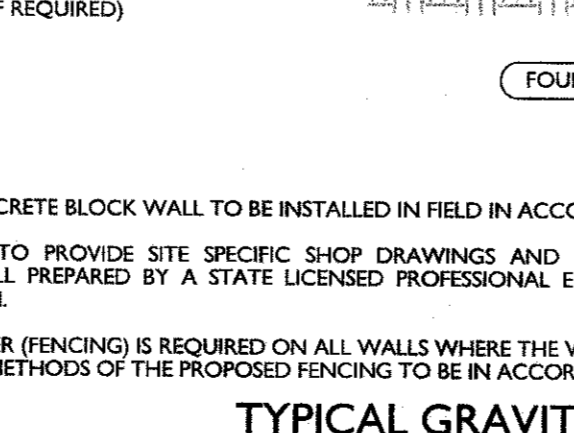
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



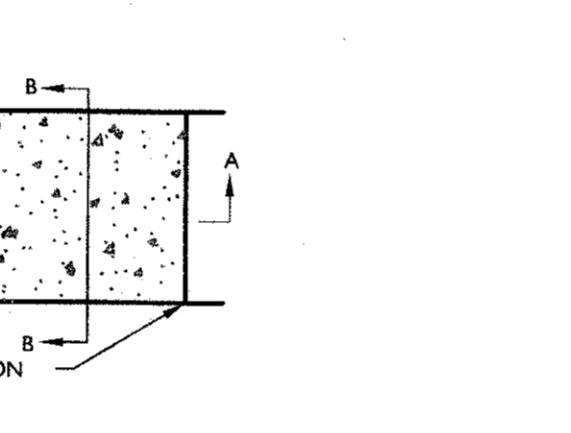
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



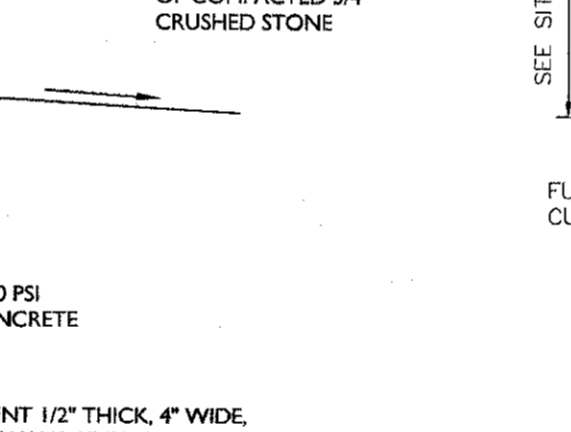
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



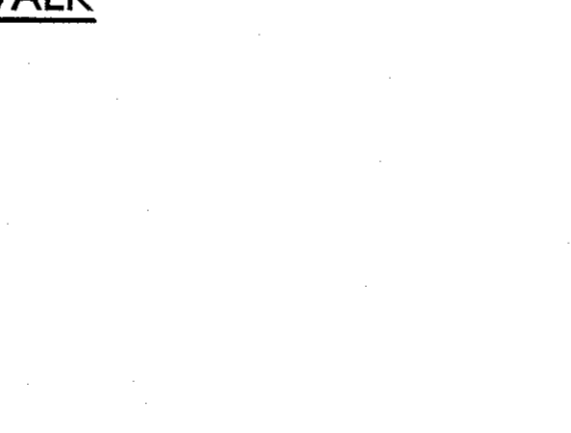
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
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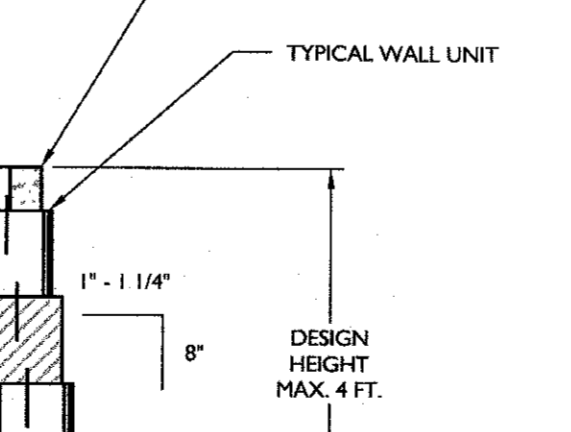
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
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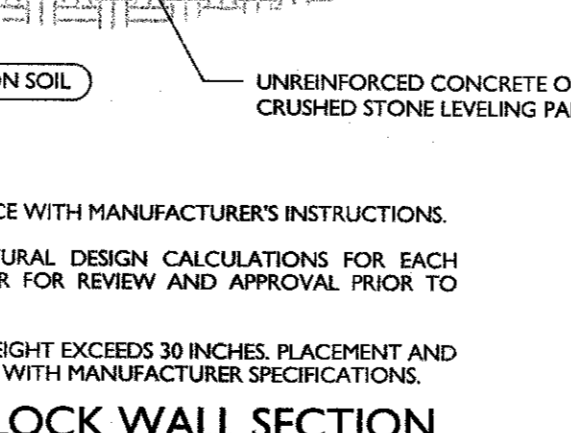
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
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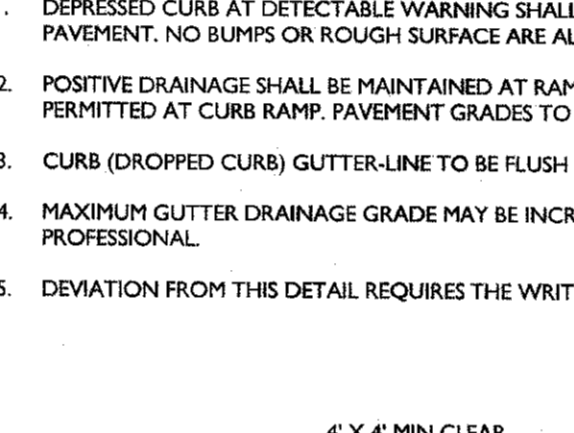
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
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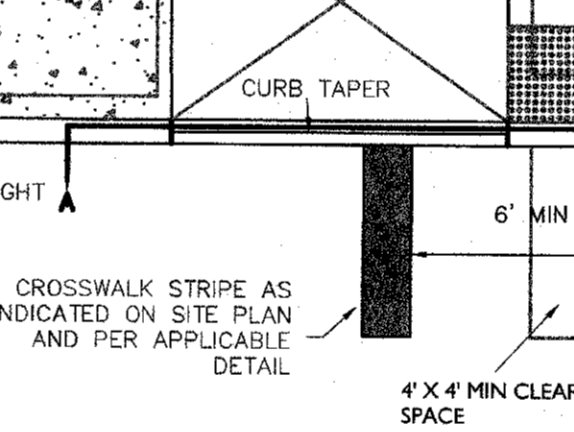
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
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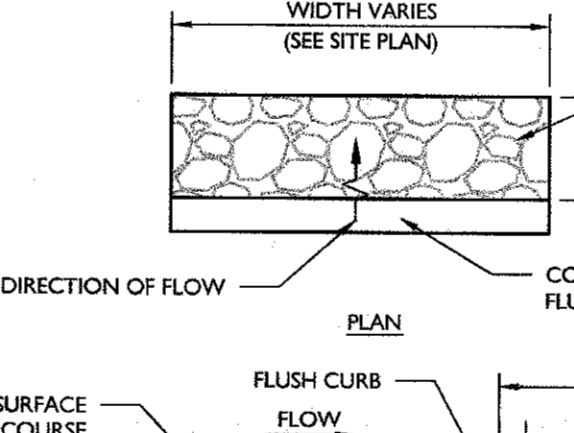
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
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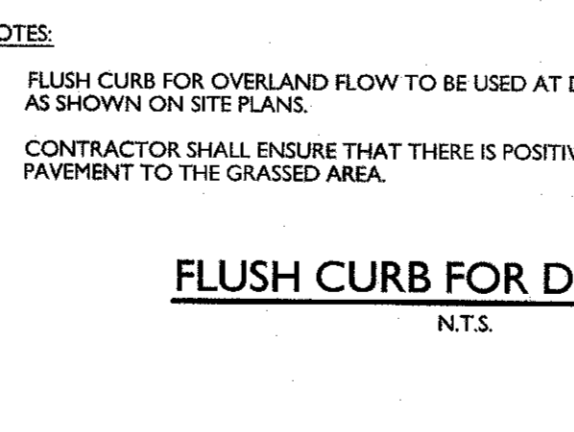
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
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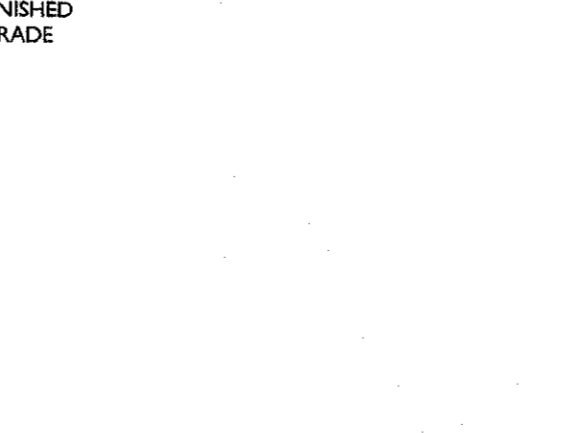
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
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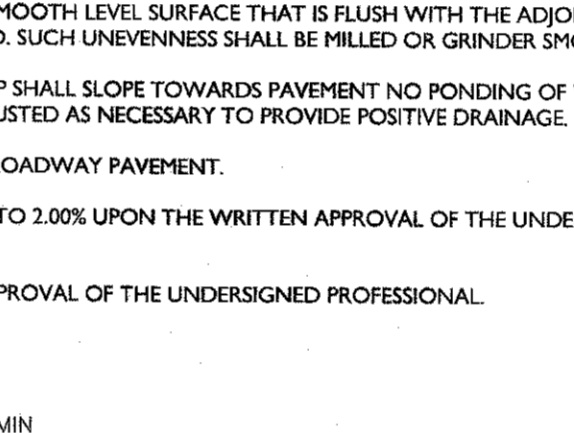
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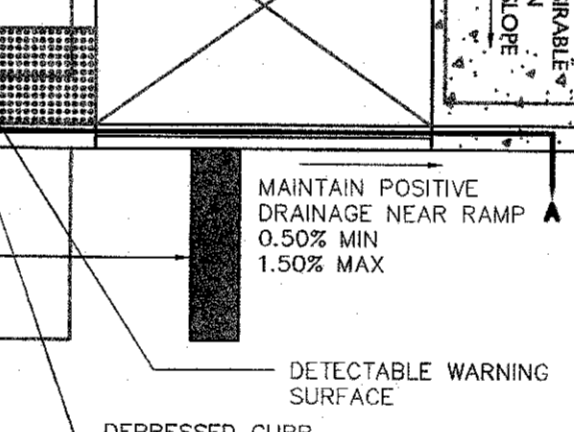
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
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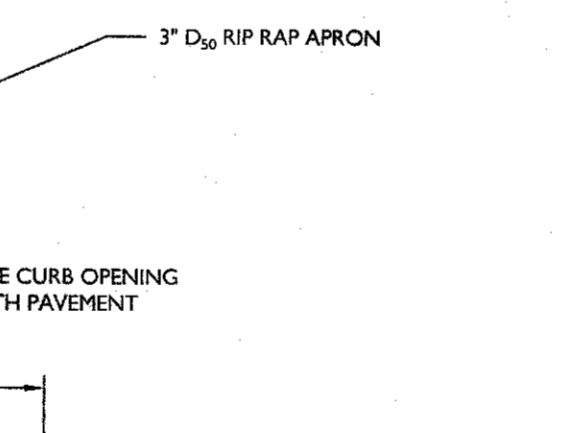
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
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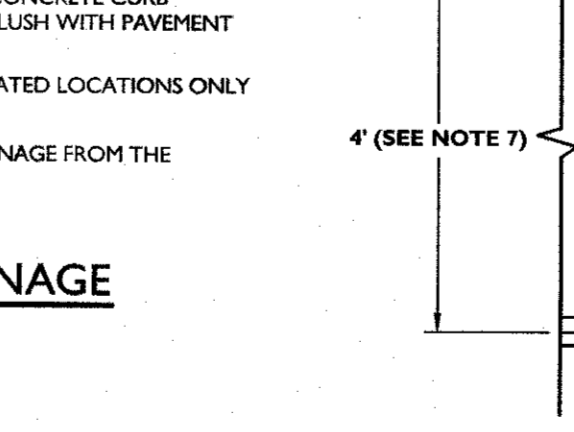
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



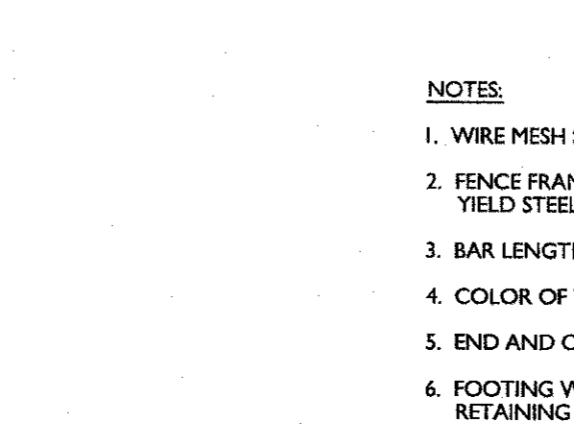
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



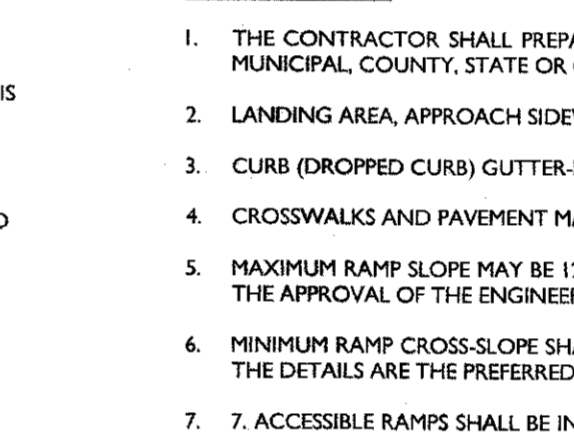
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
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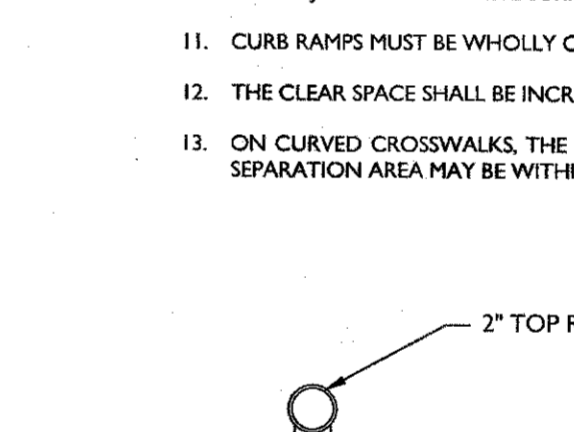
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
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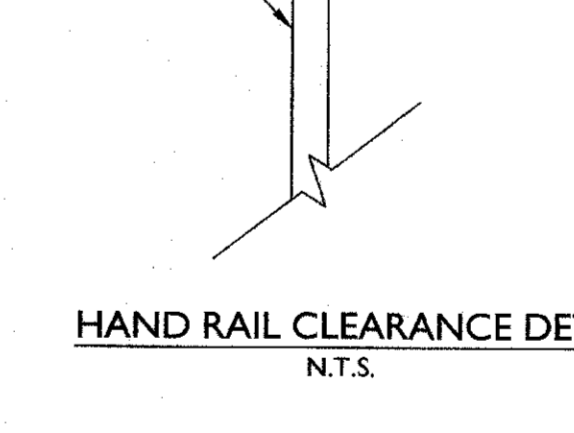
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
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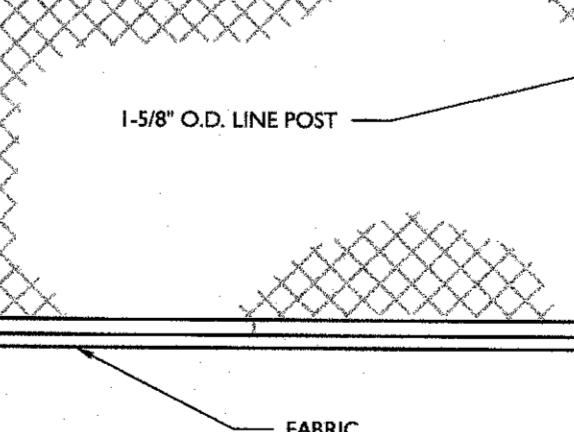
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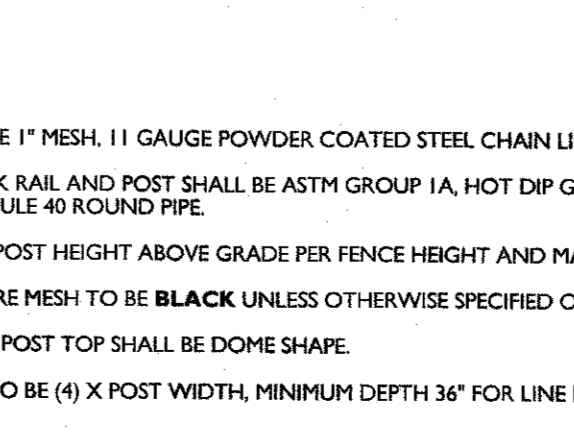
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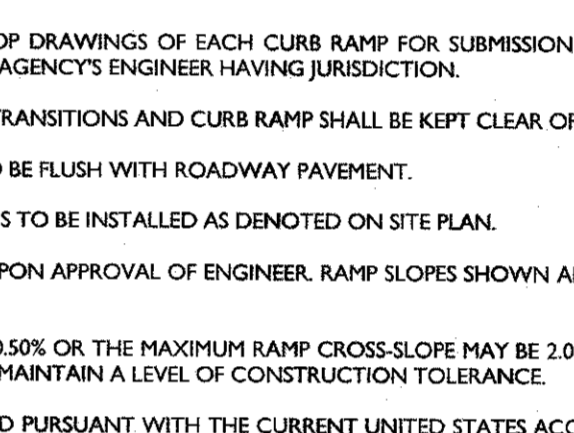
TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.



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N.T.S.



TYPICAL GRAVITY BLOCK WALL SECTION (MAXIMUM 4FT. DESIGN HEIGHT) DETAIL
N.T.S.

