



**TOWN OF NEWBURGH  
PLANNING BOARD**

**PROJECT NAME:** MID VALLEY / STARBUCKS  
**PROJECT NO.:** 23-14  
**PROJECT LOCATION:** SECTION 75, BLOCK 1, LOT 13.1  
**REVIEW DATE:** 27 OCTOBER 2023  
**MEETING DATE:** 2 NOVEMBER 2023  
**PROJECT REPRESENTATIVE:** BOHLER ENGINEERING – STEVEN R WILSON/KIMBERLY HORN  
ENGINEERING & LANDSCAPE ARCHITECTURE

1. The applicant's representative have provided updated information regarding the status of the former water tower/cell tower facility on the site. A copy of a Short Form Contract has been submitted for the Boards review identifying work with a tower painting contractor.
2. The applicants have provided schematic plan for the placement of pedestrian walkways on the parent parcel/ Unified Site Plan. Planning Board should discuss the proposed access.
3. The applicants have provided a shopping center parking analysis table identifying required parking:
  - Required parking =1,083
  - Existing parking = 1,313
  - Proposed parking = 1,253Based on the applicant's analysis the Unified Site Plan contains adequate parking in compliance with the Town's parking Code.
4. A pedestrian access route has been identified utilizing a combination of striping, sidewalks within islands and bollards within the parking areas between the existing Mid Valley Wine & Liquor and the proposed Starbucks site.
5. ARB approval for the building is required.
6. Limits of disturbance are identified on the Soil Erosion Sediment Control Plan at .92 acres as project proposes to disturb less than 1 acre project would be exempt from NYSDEC Construction Stormwater Permitting. It is noted that the proposed sanitary sewer force main is not included in the limits of disturbance. Should limits of disturbance increase closer to the 1 acre threshold stormwater management in compliance with NYSDEC requirements must be implemented.
7. The detail plans identify a sanitary sewer force main discharging to an existing manhole on the site.

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhpea@mhepc.com

8. The proposed structure will be required to have fire suppression sprinklers. Town of Newburgh has a more stringent ordinance than the NYS Code. Town of Newburgh has a requirement that the potable water be terminated to the structure should the sprinkler supply be terminated. Schematic Detail is attached.
9. Standard Town parking space detail striping is attached.
10. Detailed design of the sanitary sewer pump station should be provided.

Respectfully submitted,

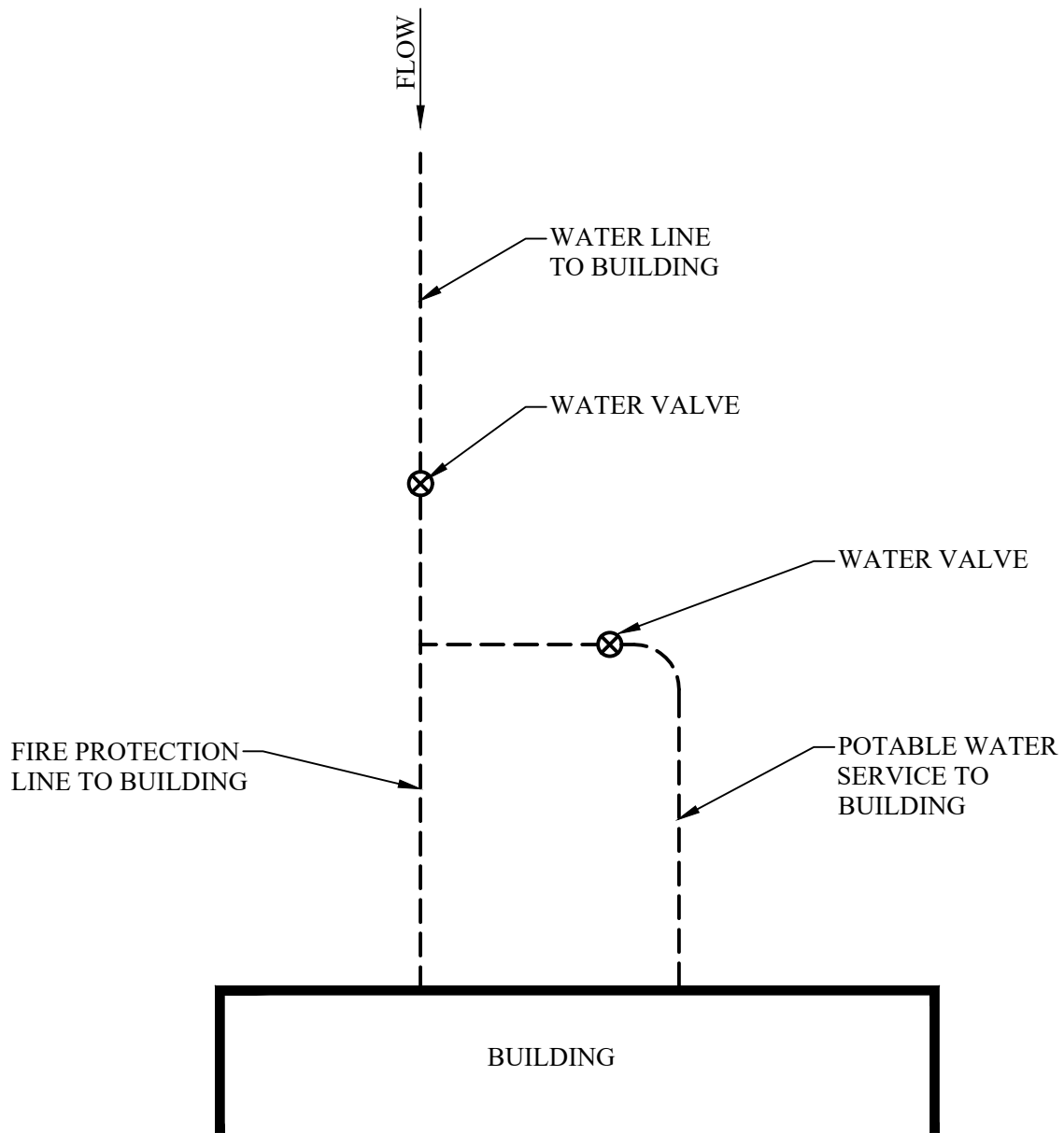
**MHE Engineering, D.P.C.**



Patrick J. Hines

Principal

PJH/kbw



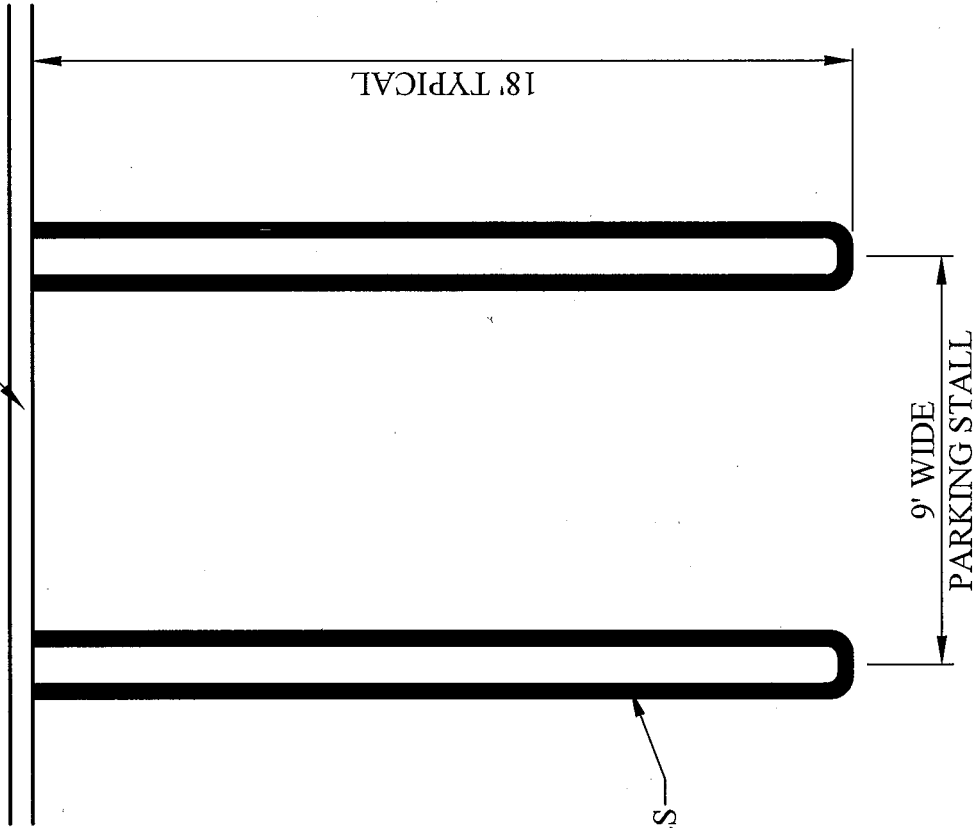
NOTE:  
 VALVING MUST BE ARRANGED SO THAT  
 POTABLE WATER IS TERMINATED IF  
 FIRE PROTECTION LINE IS TURNED OFF.

**TOWN OF NEWBURGH FIRE PROTECTION**  
**FLOW TO BLDG. CONNECTION DETAIL**

X  
 XXX

SCALE: N.T.S.

CONCRETE CURB



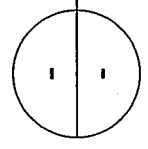
18' TYPICAL

4" WHITE LINES  
14" O.C. (TYP.)

9' WIDE  
PARKING STALL

# TYPICAL PARKING SPACE DETAIL

SCALE: N.T.S.





17 Computer Drive West  
Albany, NY 12205  
518.438.9900

70 Linden Oaks, Third Floor, Suite 15  
Rochester, NY 14625  
585.866.1000

October 23, 2023

Town of Newburgh  
308 Gardnertown Road  
Newburgh, NY 12550

Attention: James Osborne, Town Engineer

**Re: Proposed Starbucks Restaurant  
39 North Plank Road  
Section 75, Block 1, Lot 13.1  
Town of Newburgh, NY**

Dear Mr. Osborne,

The applicant (DLC Management Corp.) is proposing to redevelop an approximately one-acre area within the existing parking lot of the Mid Valley Shopping Center with a new Starbucks with drive thru service. The Mid Valley Shopping Center is a ±28-acre site at 39 NYS Route 32 (Tax Map Parcel: 75-1-13.1) is located approximately ±350 feet west of the intersection with Meadow Street. Site improvements will include revised parking and access drive, new landscaping, private and public utilities connections, and sidewalk improvements.

We are currently before the Planning Board to receive approvals for the proposed project. As part of the approvals, we would like to formally request and confirm sanitary sewer flows will be in place for this project.

Based on the NYSDEC Typical Per-Unit Hydraulic Loading Rates within the NYS Design Standards for Intermediate Sized Wastewater Treatment Systems, we have completed the following sanitary sewer flow analysis:

Type of Use	Unit	Flow Rate Per Unit (Gal/day)	Flow (GPD)
Fast Food Restaurant	Per Seat (55 seats)	25	1,375
	Per Drive-Up Window (1)	500	500
			<b>Total: 1,875 GPD</b>

Accordingly, the proposed Starbucks with drive thru service will generate 1,875 GPD.

We trust that the above information is adequate for your use in preparing the flow request from the City of Newburgh. Should you have any questions or any additional needs please do not hesitate to contact us at (518) 461-8345 or at [steven.wilson@bohlereng.com](mailto:steven.wilson@bohlereng.com).

Sincerely,

**BOHLER**

Steven R. Wilson, LEED AP  
Project Manager

## SHORT FORM CONSTRUCTION CONTRACT

This SHORT FORM CONSTRUCTION CONTRACT (this "Agreement") is made this 18 day of October, 2023 ("Effective Date") by and between Mid Valley Improvements Owner LLC ("Owner") with an address at c/o DLC Management Corporation, 565 Taxter Road, Elmsford, New York 10523 and Pittsburg Tank & Tower Group Inc. ("Contractor") with an address at 1 Watertank Place, Henderson, Kentucky 42419.

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. **Work.** Contractor agrees to perform and furnish all labor, supervision, materials, equipment, tools, scaffolding, machinery, transportation and supplies necessary to perform the Work described on Schedule 1 at the Mid-Valley Mall (the "Shopping Center"), located at 39 N. Plank Road, Newburgh New York 12550 (the "Work"). The Work shall be for improvements related to the water tower. Owner and Contractor agree to consult with the other and follow the mutually agreed upon directions concerning timing of the Work (including, without limitation, the furnishing of an adequate number of workmen to be devoted to portions thereof). Contractor shall cause all of the Work to be performed in a first class, good and workmanlike manner and in compliance with all laws, orders, ordinances, rules and regulations of governmental authorities having jurisdiction therefore. Without limiting the foregoing, Contractor shall not permit any hazardous material, as defined in the following sentence, to be either incorporated in the Work or brought upon the property in connection with the performance of the Work. As used herein, the term "hazardous material" means any hazardous or toxic substance, material or waste (including, without limitation, asbestos containing material) which, now or in the future, is determined by any governmental authority to be capable of posing a risk of injury to health, safety, or property and/or the use and/or the disposal of which is regulated by any governmental authority.

Contractor hereby confirms that it has made an independent careful examination of the items set forth on Schedule 1 to be performed by Contractor and confirms and agrees that the work described therein is all of the work required to be performed and that Contractor, at no cost to Owner, shall perform such additional work and supply such additional equipment or other items as is necessary or advisable as related directly to the Work specified in Schedule 1, so that the Work will be a complete, finished job, provided all antenna and communication equipment has been removed as previously agreed upon.

Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. Contractor shall not use any subcontractors, laborers or any other persons not employed by Contractor to perform any of the Work without Owner's prior written consent. Contracts between Contractor and any such person shall be subject to Owner's prior written approval.

Contractor shall comply with the "Contractor Requirements" set forth in Exhibit B attached hereto and made a part hereof. Contractor's failure to comply with such Contractor Requirements shall be a default hereunder.

2. **Commencement.** Contractor shall commence the Work on or before May 1, 2024, and shall complete the Work by July 31, 2024 (the "Completion Date").

3. **Contract Sum.** Owner shall pay Contractor for performance of the Work the sum of [REDACTED] Dollars (\$ [REDACTED]) (the "Contract Sum"). Within thirty (30) days following the Effective Date and Owner's receipt of a conditional lien waiver in the amount of the Deposit (hereinafter defined), Owner shall pay to Contractor a portion of the Contract Sum in the amount of [REDACTED] Dollars (\$ [REDACTED]) (the "Deposit"). In the event the Work has not commenced by June 30, 2024, the Deposit shall be returned to the Owner within five (5) days following such date. The Contract Sum is firm, not subject to escalation for any reason including, but not limited to, increases in material costs or delays except as elsewhere specifically provided herein and includes all applicable federal

taxes (including without limitation sales, consumer, use and similar taxes). Should the actual cost of the Work exceed the Contract Sum, such excess shall be borne by Contractor. After the Deposit has been applied, Progress payments on account of the Contract Sum equal to ninety percent (90%) of the value of the Work completed during the prior month shall be paid to Contractor on a monthly basis as follows: on or before the fifth day of the month Contractor shall submit a detailed requisition satisfactory to Owner outlining all items of the Work satisfactorily completed by Contractor during the preceding month, and Owner shall make payment on or about thirty (30) days after its receipt of such requisition, so long as Contractor has prior to or contemporaneously with payment delivered to Owner partial or final releases of liens. Contractor specifically agrees that at Owner's option, Owner may make payments by joint check or directly to Contractor's subcontractors and suppliers or pay directly any or all labor or material bills incurred by Contractor in connection with this Agreement and deduct such payments from any payment then or thereafter due to Contractor, or issue joint checks payable jointly to Contractor and its subcontractor(s) or supplier(s). The foregoing procedures shall apply to Final Payment as well as any Progress Payment, and payment in such manner shall constitute payment to Contractor hereunder. Neither Final Payment nor any remaining retained percentage shall become due until Contractor submits to Owner: (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which Owner or Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required is currently in effect and will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner, (3) consent of surety, if any, to final payment, (4) if required by Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by Owner, (5) all guarantees, warranties and certificates, (6) all operating and maintenance manuals, (7) permits, inspection certificates and permit closures, and (8) record documents. If a Subcontractor refuses to furnish a release or waiver required by the Owner, Contractor may furnish a bond satisfactory to Owner to indemnify Owner against such lien. If such lien remains unsatisfied after payments are made, Contractor shall refund to Owner all money that Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees. Notwithstanding anything contained in this Agreement to the contrary, no payments of the Contract Sum shall be made unless and until Contractor has delivered to Owner an accurate invoice and W-9 form.

4. **Retainage.** The ten percent (10%) balance of the Contract Sum shall be payable thirty (30) days after the last of the following items have been supplied to Owner:

a. All guarantees and warranties with respect to each portion of the Work have been delivered to Owner, in form and substance satisfactory to Owner.

b. Complete releases in form and substance satisfactory to Owner, waive any and all rights to file liens and evidence of receipt of full payment of the Contract Sum by Contractor and all sub-subcontractors, mechanics and materialmen who perform any portion of the Work, or furnish material in connection with the Work.

c. All other evidence which may be necessary to permit a title insurance company to insure the Center against any title exception relating to the Work or mechanic's liens.


Notwithstanding the foregoing, Owner may withhold any payment from Contractor to such extent as may be necessary to protect Owner from loss on account of: (a) defective work not remedied; (b) claims filed or reasonable evidence of probable filing, (c) Contractor's failure to make payments properly to sub-subcontractors, mechanics or materialmen for material or/and labor; (d) damage to another subcontractor's work; (e) a request for payment for work that has not been authorized in writing by Owner; (f) rejection of the Work or any portion thereof by Owner; and (g) any default by Contractor or those working for Contractor.

Neither acceptance of, nor payment for, the Work, or any part thereof, nor the partial or entire use of the Work by Owner or Owner, shall release the

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

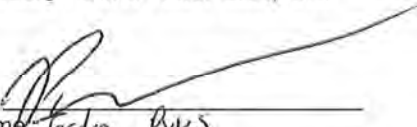
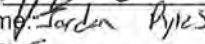
OWNER:

Mid-Valley Improvements Owner LLC  
By: DLC Management Corporation, its agent

By:   
By: [Chris Ressa \(Oct 18, 2023 09:51 EDT\)](#)  
Name: Chris Ressa  
Title: Executive Vice President  
& Chief Operating Officer

CONTRACTOR:

Pittsburg Tank & Tower Group Inc.

By:   
By:   
Name: Jordan Pyles  
Title: Executive Director of Sales



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	07/05/2023	PRE-SUBMISSION CONFERENCE	RMC	SRW
2	08/02/2023	CME COMMENTS	SG	SW
3	09/09/2023	FULL PLAN SET	AND	SRW

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

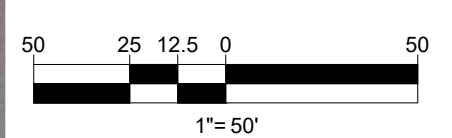
**PRELIMINARY**  
 THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NYB220043.00  
 DRAWN BY: RMC  
 CHECKED BY: CF  
 DATE: 8/16/2023  
 CAD ID: NYB230043.00-AERL-0A

PROJECT:  
**SITE DEVELOPMENT PLANS**  
 FOR  
**DLC MANAGEMENT CORP.**  
 PROPOSED REDEVELOPMENT  
 MAP:75 | BLK: 1 | LOT:11  
 39 N PLANK ROAD  
 NEWBURGH,  
 ORANGE COUNTY  
 NEW YORK

**BOHLER**  
 17 COMPUTER DRIVE WEST  
 ALBANY, NY 12205  
 Phone: (518) 438-9900  
 Fax: (508) 480-9080  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

SHEET TITLE:  
**SIDEWALK EXHIBIT**  
 SHEET NUMBER:  
**CA-01**  
 REVISION 3 - 09/09/2023



\BOHLER\ENG\NET\SHARE\SMA\PROJECTS\2023\NYB230043.00\CAD\DRAWINGS\EXHIBIT\AERL\EXHIBIT CA-01 SITE LAYOUT CA-01 SITE



SCHEDULE 1

SCOPE OF WORK

Pressure wash the tank exterior and support structure using an anti-fungal biodegradable solution, hand tool clean as necessary, then apply a full prime coat of Macropoxy 5000, followed by an intermediate coat of Sherwin Williams DuraPlate 235, and one (1) full finish coat of Sherwin Williams Acrolon 218 HS.

\*This includes replacing the existing logo.

# PROPOSED SITE PLAN DOCUMENTS

FOR  
DLC MANAGEMENT CORP.

## PROPOSED RESTAURANT REDEVELOPMENT

LOCATION OF SITE:  
39 N PLANK ROAD, TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
MAP #75, BLOCK #1, LOT #11

### REFERENCES

**BOUNDARY & TOPOGRAPHIC SURVEY:**  
LRC GROUP  
85 CIVIC CENTER PLAZA, SUITE 204  
POUGHKEEPSIE, NY 12601  
DATE: 06/30/2023  
REVISED: NO REVISIONS LISTED

**GEOTECHNICAL INVESTIGATION REPORT:**  
DANIEL G. LOUCKS GEOTECHNICAL ENGINEERING  
14 AMBER WAY,  
BALLSTON SPA, NY 12020  
DATE: 09/07/2022  
REVISED: NO REVISIONS LISTED

**LANDLORD DESIGN CRITERIA:**  
STARBUCKS COFFEE COMPANY  
SEATTLE, WASHINGTON  
DATE: NO DATE LISTED

**TRAFFIC PLAN:**  
GTS CONSULTING  
1338 WHITE BRIDGE ROAD,  
CHITTENANGO, NY 13037  
DATE: 08/18/2023  
REVISED: NO REVISIONS LISTED

**ARCHITECTURAL PLANS:**  
CHADHA + ASSOCIATES  
200 WEST MONROE STREET, SUITE 2070  
CHICAGO, IL 60606  
DATE: 06/09/2023  
REVISED: 07/31/2023

\* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

### REVISIONS

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1	07/05/2023	PRE-SUBMISSION CONFERENCE	RMC
2	08/02/2023	CME COMMENTS	SG
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CHECKED BY: TCF  
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CAD ID: UNSAVED DRAWING1

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FOR  
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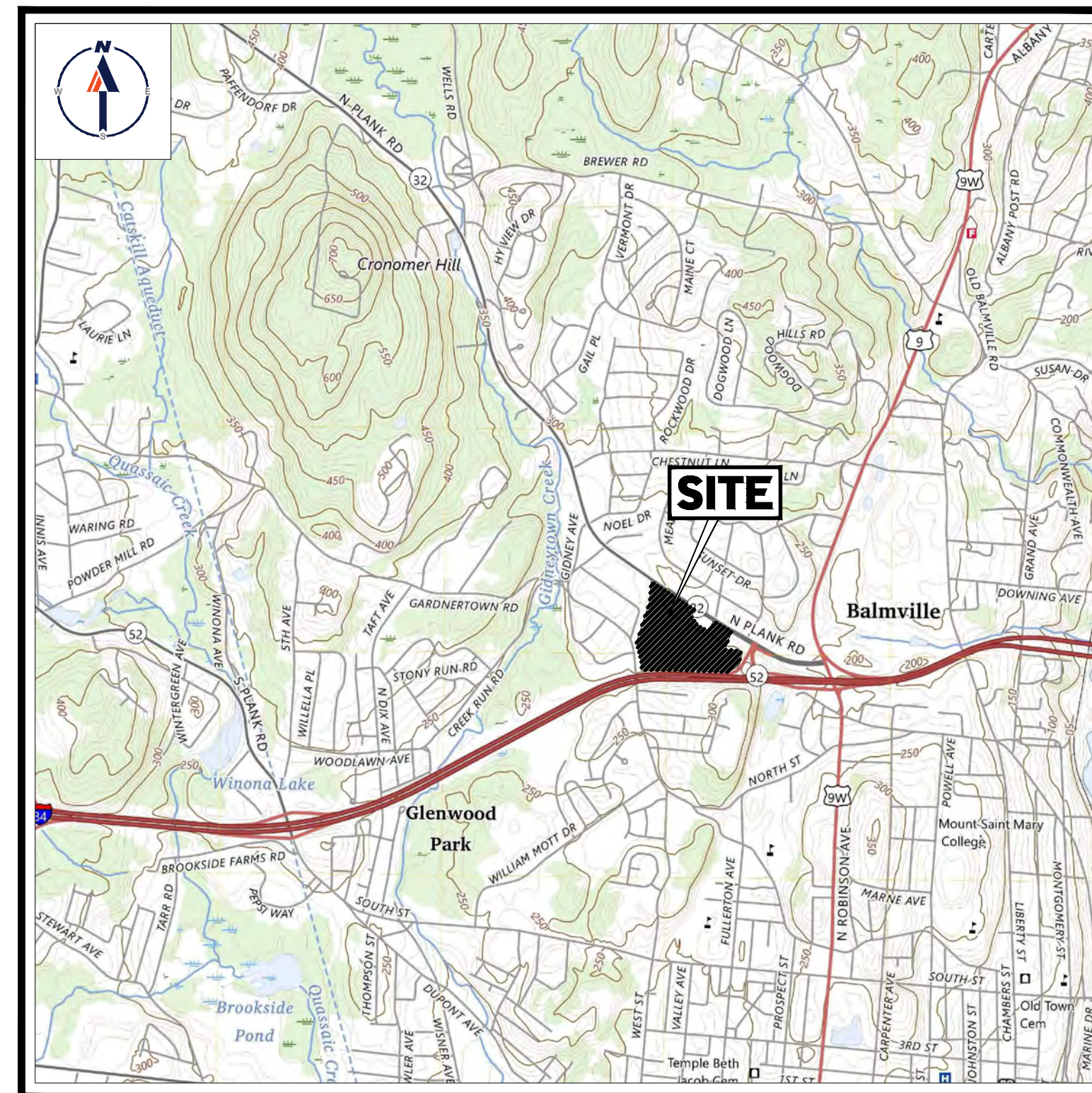
**BOHLER**  
17 COMPUTER DRIVE WEST  
ALBANY, NY 12205  
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[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

SHEET TITLE:  
**COVER SHEET**  
SHEET NUMBER:  
**C-101**

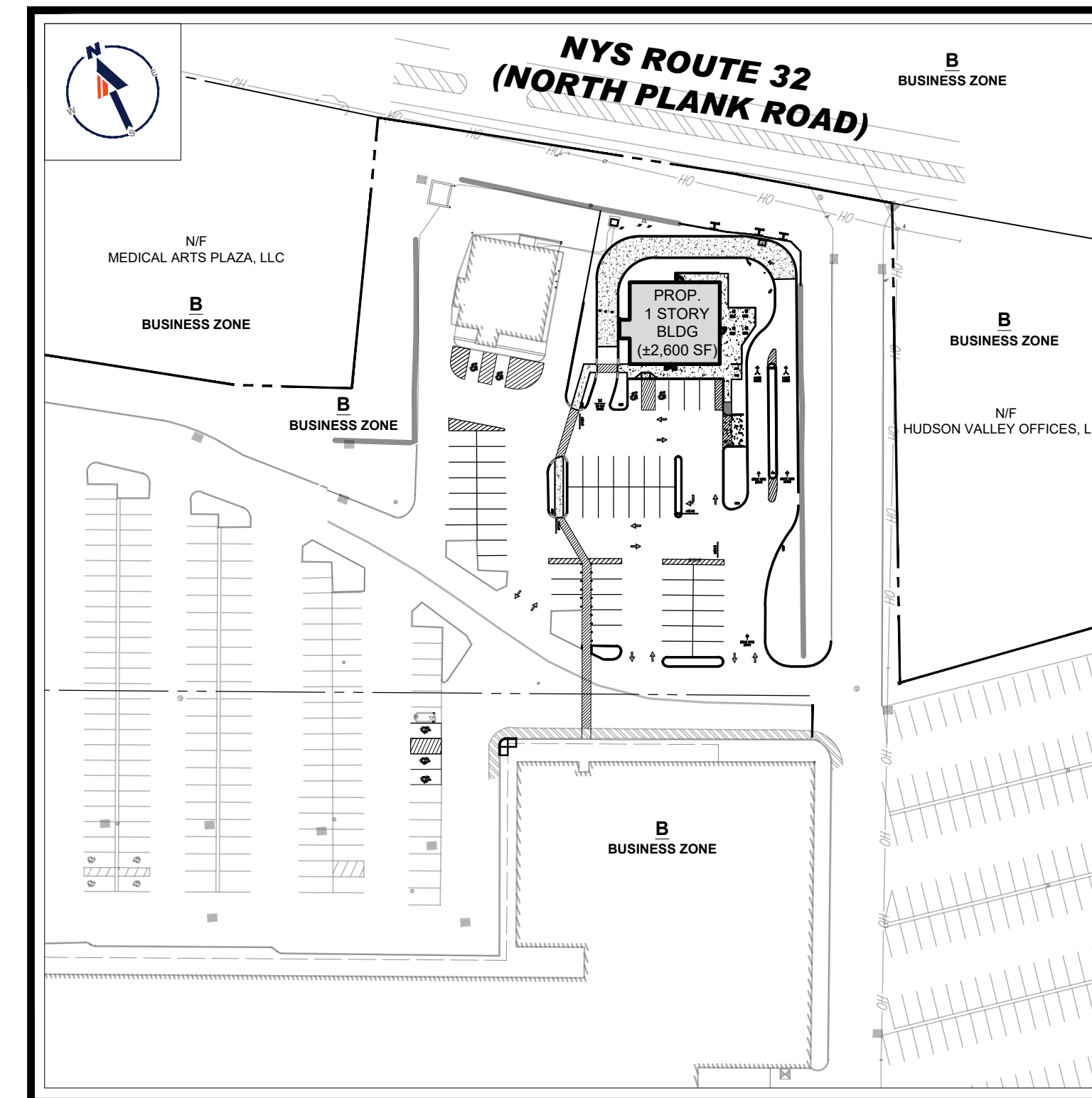
REVISION 3 - 09/09/2023

### DRAWING SHEET INDEX

SHEET INDEX	
SHEET TITLE	NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING & DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
SOIL EROSION & SEDIMENT CONTROL PLAN	C-601
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES & DETAILS	C-702
LIGHTING PLAN	C-703
DETAIL SHEET	C-901
DETAIL SHEET	C-902
REFERENCE PLANS	
EXISTING CONDITIONS PLAN	1 SHEET



**USGS MAP**  
SCALE: 1" = 2,000'  
SOURCE: NEWBURGH USGS QUADRANGLE



**SITE MAP**  
SCALE: 1" = 80'

PREPARED BY

**BOHLER**

GENERAL NOTES

- 1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING AND LANDSCAPE ARCHITECTURE NY... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS... 3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION...

GENERAL DEMOLITION NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS... 2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, UTILITIES, AND OTHER EXISTING OR PROPOSED UTILITIES... 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS...

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ADA INSTRUCTIONS TO CONTRACTOR

- 1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES... 2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES... 3. ACCESSIBLE PARKING SPACES AND ACCESSIBLE SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION...

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BOHLER ENGINEERING AND LANDSCAPE ARCHITECTURE NY logo and contact information: 17 COMPUTER DRIVE WEST ALBANY, NY 12205 Phone: (518) 480-9800 www.BohlerEngineering.com

REVISIONS table: REV, DATE, COMMENT, DRAWN BY, CHECKED BY

ABBREVIATIONS table: KEY, DESCRIPTION, EXISTING, PROPOSED

TYPICAL LINE TYPE LEGEND table: PROPERTY LINE, EXISTING, PROPOSED

GENERAL SITE NOTES table: 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS...

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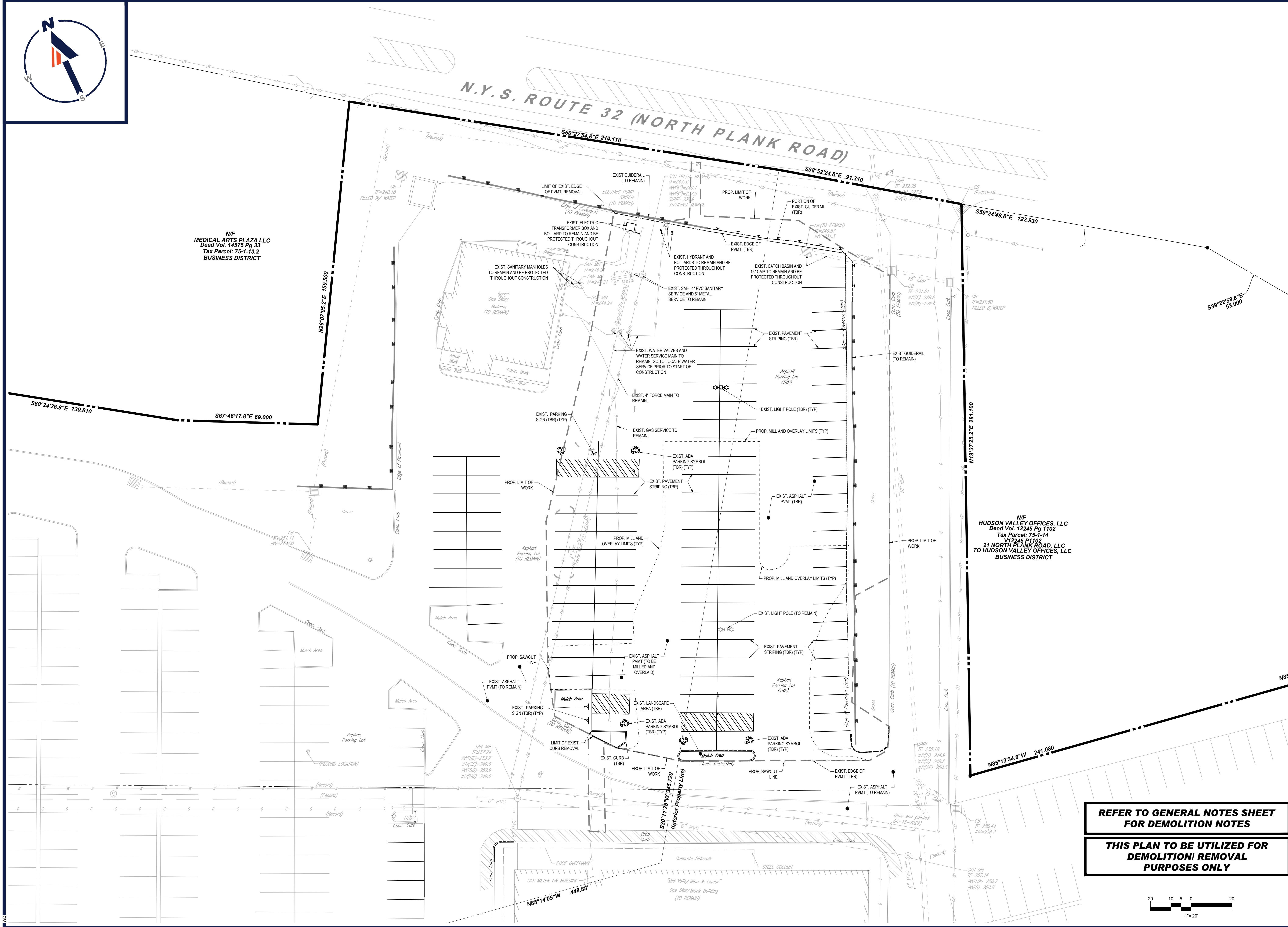
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N.Y.S. ROUTE 32 (NORTH PLANK ROAD)

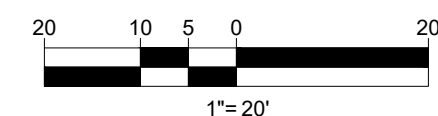
N/F  
MEDICAL ARTS PLAZA LLC  
Deed Vol. 14575 Pg 33  
Tax Parcel: 75-1-13.2  
BUSINESS DISTRICT

N/F  
HUDSON VALLEY OFFICES, LLC  
Deed Vol. 12245 Pg 1102  
Tax Parcel: 75-1-14  
V12245 P1102  
21 NORTH PLANK ROAD, LLC  
TO HUDSON VALLEY OFFICES, LLC  
BUSINESS DISTRICT



**REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES**

**THIS PLAN TO BE UTILIZED FOR DEMOLITION/REMOVAL PURPOSES ONLY**



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	07/05/2023	PRE-SUBMISSION CONFERENCE	RMC
2	08/02/2023	CME COMMENTS	SG
3	09/09/2023	FULL PLAN SET	SW AND SRW

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**PRELIMINARY**

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PROJECT No.: NYB220043.00  
DRAWN BY: RMC  
CHECKED BY: TCF  
DATE: 8/16/2023  
CAD ID: UNSAVED DRAWING1

PROJECT:  
**SITE DEVELOPMENT PLANS**  
FOR  
**DLC MANAGEMENT CORP.**  
PROPOSED REDEVELOPMENT  
MAP:75 | BLK: 1 | LOT:11  
39 N PLANK ROAD  
NEWBURGH,  
ORANGE COUNTY  
NEW YORK

**BOHLER**  
17 COMPUTER DRIVE WEST  
ALBANY, NY 12205  
Phone: (518) 438-9900  
Fax: (508) 480-9080  
www.BohlerEngineering.com

SHEET TITLE:  
**DEMOLITION PLAN**

SHEET NUMBER:  
**C-201**

REVISION 3 - 09/09/2023

C:\PROGRAMDATA\BOHLER\32022\NETEMPAC\PUBLISH\_786\UNSAVED DRAWING1.dwg - LAYOUT: C-201 DEMO



N.Y.S. ROUTE 32 (NORTH PLANK ROAD)

**SITE INFORMATION**

- APPLICANT:  
DLC MANAGEMENT CORP.  
565 TAXTER ROAD #400  
ELMSFORD, NY 10523
- OWNER:  
MID-VALLEY IMPROVEMENTS  
33 NORTH PLANK ROAD SUITE 31  
NEWBURGH, NY
- PARCEL:  
75-1-11  
39 NORTH PLANK ROAD  
TOWN OF NEWBURGH  
ORANGE COUNTY, NY

ZONING ANALYSIS TABLE			
ZONING DISTRICT	B. BUSINESS DISTRICT		
OVERLAY DISTRICT	NOT SPECIFIED		
REQUIRED PERMIT	DEFINED AS SHOPPING CENTER SITE PLAN REVIEW		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 SF	±28.03	UNCHANGED
MIN. LOT WIDTH	100 FT	±1,550 FT	UNCHANGED
MAX. BLDG COVERAGE	60%	±20%	±21%
MIN. FRONT SETBACK	60 FT	61 FT	64.1 FT
MIN. SIDE SETBACK	15 FT	55.7 FT	102.5 FT
MIN. REAR SETBACK	30 FT	588 FT	542.5 FT
MAX. BUILDING HEIGHT	35 FT	35	19 FT
MAX. IMPER. COVERAGE	85%	±85%	±85%
PARKING SPACES	14 SPACES	117	57
ACCESS. PARKING SPACES	1	3	2
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT	USE/CATEGORY: EATING AND DRINKING PLACES REQUIRED PARKING: 1 STALL PER 4 SEATS, OR PER 40 SQUARE FEET OF SEATING AREA OR AS REQUIRED BY THE PLANNING BOARD CALCULATION: .55 SEATS/4 SEATS = 14 PARKING STALLS		

SHOPPING CENTER PARKING ANALYSIS TABLE			
PARKING SPACES	REQUIRED	EXISTING	PROPOSED
PARKING SPACES	1,063	1,313	1,253
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT	USE/CATEGORY: SHOPPING CENTER REQUIRED PARKING: 1 STALL PER 225 SF OF GROSS LEASABLE FLOOR AREA AS REQUIRED BY THE PLANNING BOARD CALCULATION: 243,627 SF / 225 = 1,083 PARKING STALLS		

SIGNAGE TABLE		
	ALLOWED	PROPOSED
BUILDING FACADE (SIDE OF BUILDING)	1 S.F. PER 1 L.F. OF BUILDING FACADE 48.0 L.F. * 1 = 48.0 S.F.	(1) STARBUCKS - 19.6 SF (1) DRIVE THRU - 4.8 SF TOTAL = 24.4 SF
BUILDING FACADE (REAR OF BUILDING)	1 S.F. PER 1 L.F. OF BUILDING FACADE 52.8 L.F. * 1 = 52.8 S.F.	(1) STARBUCKS - 19.6 SF (1) DRIVE THRU - 4.8 SF TOTAL = 24.4 SF
DIRECTIONAL SIGN - EXEMPT (MAX. 4 SF - 6 FT TALL)		



REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	07/05/2023	PRE-SUBMISSION CONFERENCE	RMC	SRW
2	08/02/2023	CME COMMENTS	RMC	SG
3	09/09/2023	FULL PLAN SET	RMC	SRW



**PRELIMINARY**

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PROJECT No.: NYB220043.00  
 DRAWN BY: RMC  
 CHECKED BY: TCF  
 DATE: 8/16/2023  
 CAD ID: UNSAVED DRAWING1

PROJECT:

**SITE DEVELOPMENT PLANS**

FOR

**DLC MANAGEMENT CORP.**

PROPOSED REDEVELOPMENT

MAP:75 | BLK: 1 | LOT:11  
 39 N PLANK ROAD  
 NEWBURGH,  
 ORANGE COUNTY  
 NEW YORK

**BOHLER**

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SHEET TITLE:

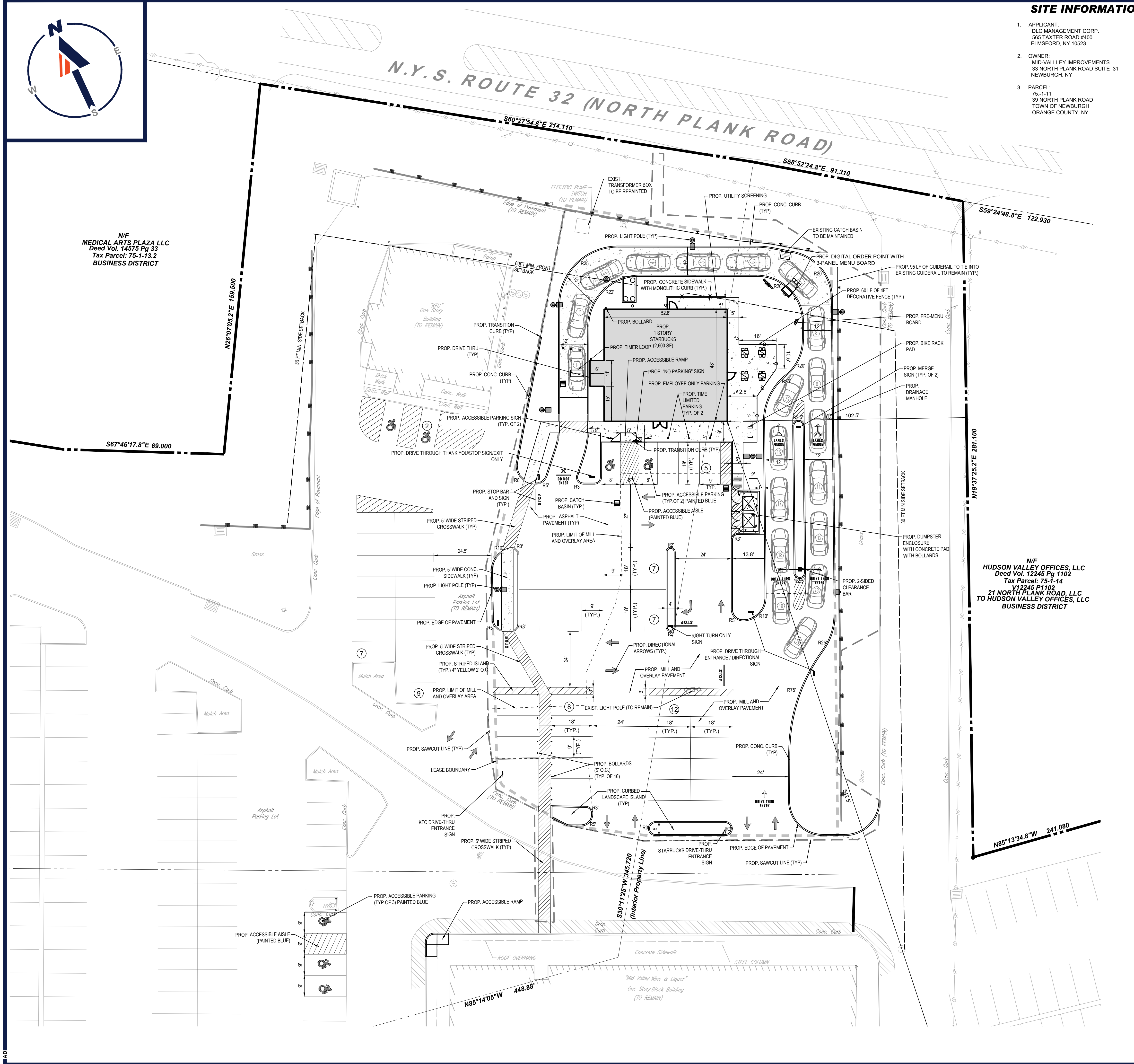
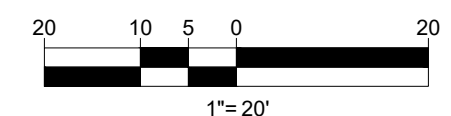
**SITE LAYOUT PLAN**

SHEET NUMBER:

**C-301**

REVISION 3 - 09/09/2023

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES**

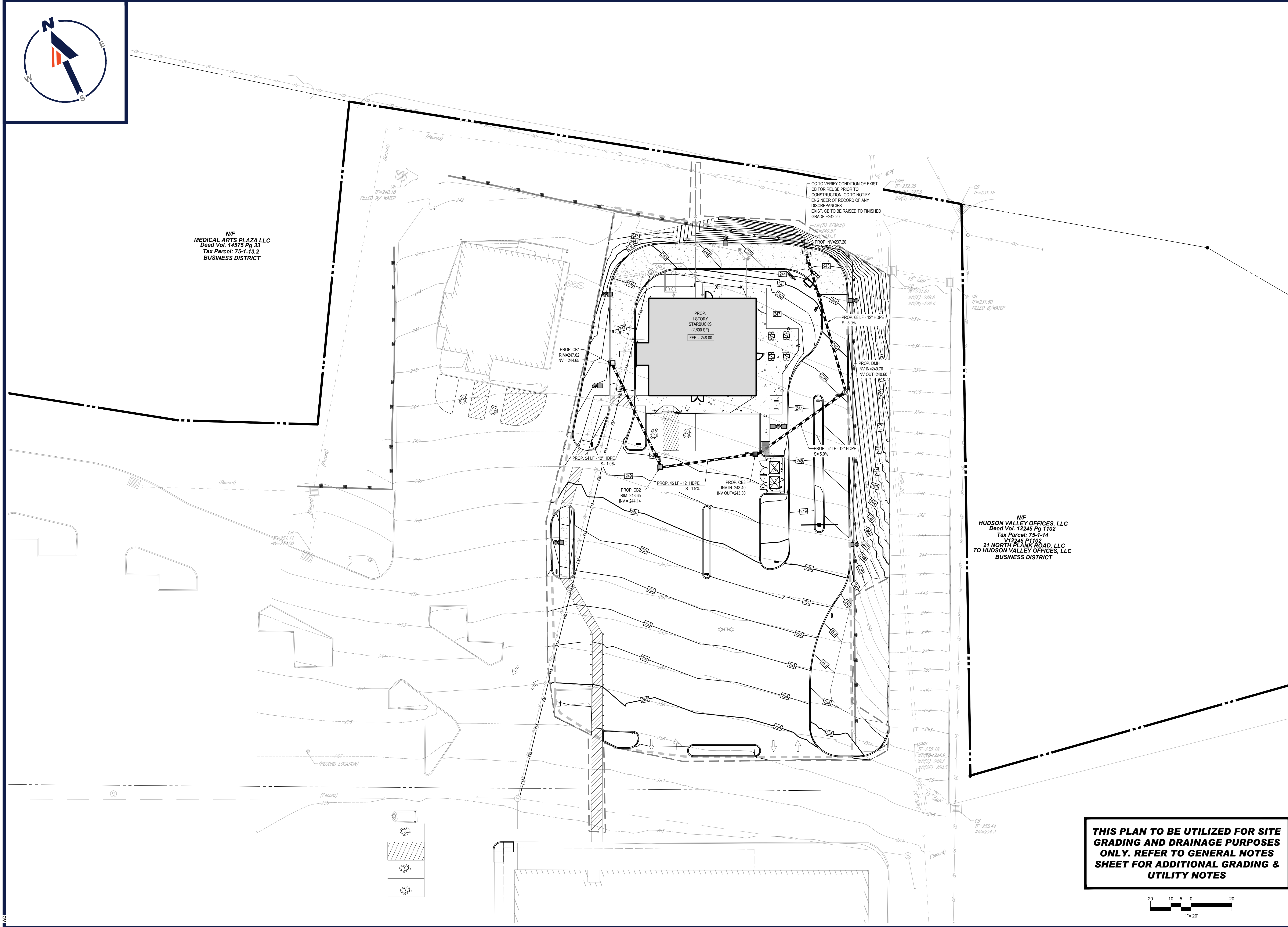


N/F HUDSON VALLEY OFFICES, LLC  
 Deed Vol. 12245 Pg 1102  
 Tax Parcel: 75-1-14  
 V12245 P1102  
 21 NORTH PLANK ROAD, LLC  
 TO HUDSON VALLEY OFFICES, LLC  
 BUSINESS DISTRICT

C:\PROGRAMDATA\BOHLER\32023\22NETEMPAC\PUBLISH\_1768\UNSAVED DRAWING1---LAYOUT C-301 SITE



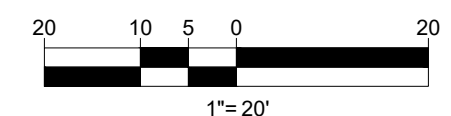
N/F  
**MEDICAL ARTS PLAZA LLC**  
 Deed Vol. 14575 Pg 33  
 Tax Parcel: 75-1-13.2  
 BUSINESS DISTRICT



GC TO VERIFY CONDITION OF EXIST.  
 CS FOR REUSE PRIOR TO  
 CONSTRUCTION. GC TO NOTIFY  
 ENGINEER OF RECORD OF ANY  
 DISCREPANCIES.  
 EXIST. CS TO BE RAISED TO FINISHED  
 GRADE #242.20

N/F  
**HUDSON VALLEY OFFICES, LLC**  
 Deed Vol. 12245 Pg 1102  
 Tax Parcel: 75-1-14  
 V12245 P1102  
 21 NORTH PLANK ROAD, LLC  
 TO HUDSON VALLEY OFFICES, LLC  
 BUSINESS DISTRICT

**THIS PLAN TO BE UTILIZED FOR SITE  
 GRADING AND DRAINAGE PURPOSES  
 ONLY. REFER TO GENERAL NOTES  
 SHEET FOR ADDITIONAL GRADING &  
 UTILITY NOTES**



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 SUSTAINABLE DESIGN  
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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
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2	08/02/2023	CME COMMENTS	SG
3	09/09/2023	FULL PLAN SET	SW

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PROJECT No.: NYB220043.00  
 DRAWN BY: RMC  
 CHECKED BY: TCF  
 DATE: 8/16/2023  
 CAD ID: UNSAVED DRAWING1

PROJECT:  
**SITE DEVELOPMENT PLANS**  
 FOR  
**DLC MANAGEMENT CORP.**  
 PROPOSED REDEVELOPMENT  
 MAP:75 | BLK: 1 | LOT:11  
 39 N PLANK ROAD  
 NEWBURGH,  
 ORANGE COUNTY  
 NEW YORK

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SHEET TITLE:  
**GRADING & DRAINAGE PLAN**

SHEET NUMBER:  
**C-401**

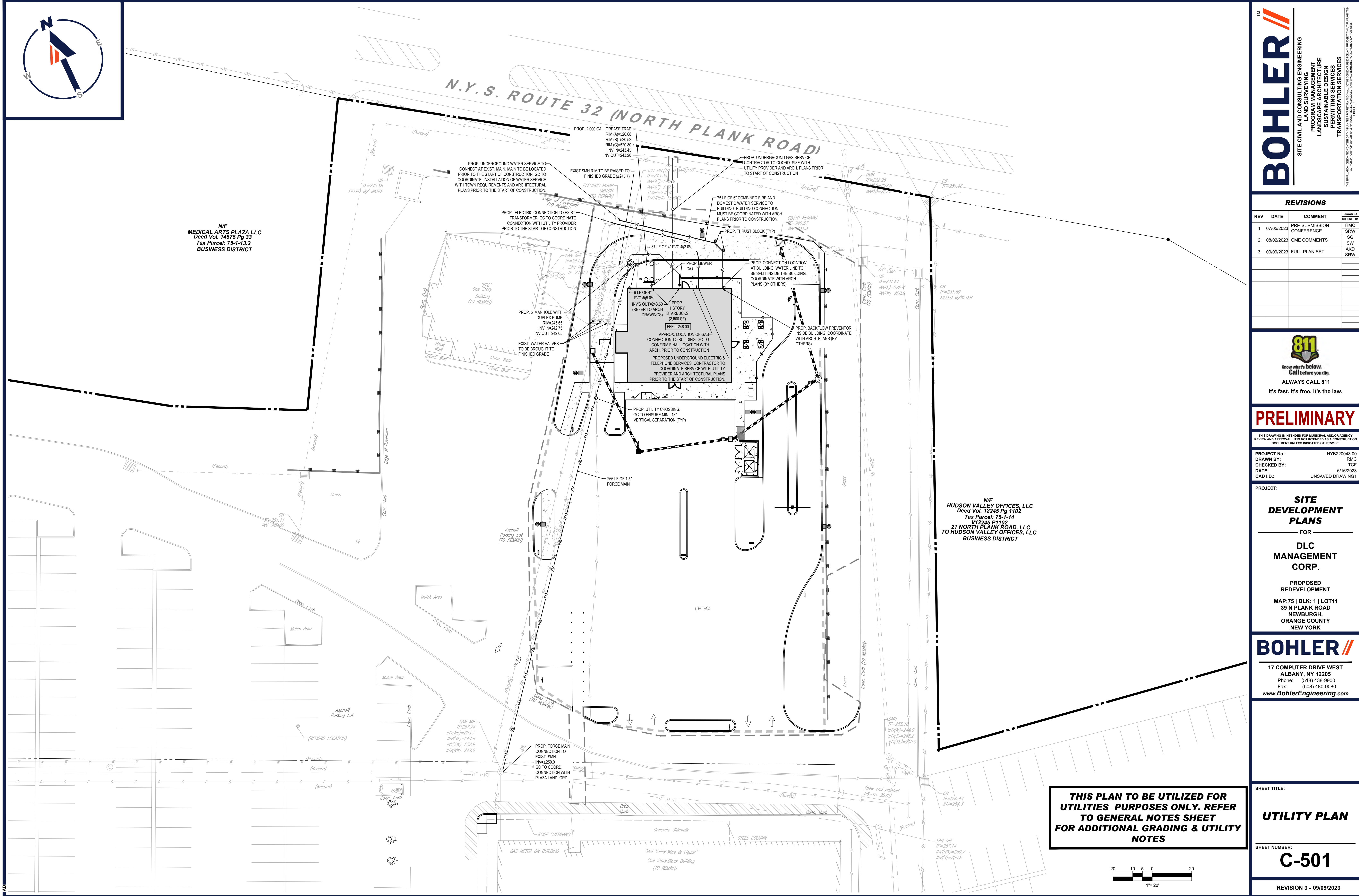
REVISION 3 - 09/09/2023

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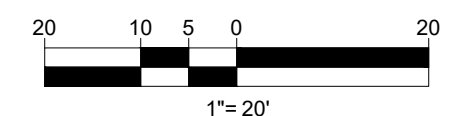
N.Y.S. ROUTE 32 (NORTH PLANK ROAD)

N/F  
MEDICAL ARTS PLAZA LLC  
Deed Vol. 14575 Pg 33  
Tax Parcel: 75-1-13.2  
BUSINESS DISTRICT



N/F  
HUDSON VALLEY OFFICES, LLC  
Deed Vol. 12245 Pg 1102  
Tax Parcel: 75-1-14  
V12245 P1102  
21 NORTH PLANK ROAD, LLC  
TO HUDSON VALLEY OFFICES, LLC  
BUSINESS DISTRICT

**THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**



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**REVISIONS**

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2	08/02/2023	CME COMMENTS	SG	SRW
3	09/09/2023	FULL PLAN SET	SRW	SRW

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DRAWN BY: RMC  
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DATE: 8/16/2023  
CAD ID: UNSAVED DRAWING1

PROJECT:  
**SITE DEVELOPMENT PLANS**  
FOR  
**DLC MANAGEMENT CORP.**  
PROPOSED REDEVELOPMENT  
MAP:75 | BLK: 1 | LOT:11  
39 N PLANK ROAD  
NEWBURGH,  
ORANGE COUNTY  
NEW YORK

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SHEET TITLE:  
**UTILITY PLAN**  
SHEET NUMBER:  
**C-501**  
REVISION 3 - 09/09/2023

C:\PROGRAMDATA\BOHLER\CADD\2023\NETEMPAC\PUBLISH\_1786\UNSAVED DRAWING1.dwg - LAYOUT: C-501 UTIL



N.Y.S. ROUTE 32 (NORTH PLANK ROAD)

N/F  
MEDICAL ARTS PLAZA LLC  
Deed Vol. 14575 Pg 33  
Tax Parcel: 75-1-13.2  
BUSINESS DISTRICT

SOIL RESTORATION REQUIREMENTS	
TYPE OF DISTURBANCE	SOIL RESTORATION REQUIREMENT
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	AERATE AND APPLY 6" OF TOPSOIL
AREAS OF CUT OR FILL	APPLY FULL SOIL RESTORATION (SEE NOTES ON SHEET 8)
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DE-COMPACTION AND COMPOST ENHANCEMENT. SEE SOIL RESTORATION NOTES SHEET 11)
AREAS WHERE INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.

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 FOR  
**DLC MANAGEMENT CORP.**  
 PROPOSED REDEVELOPMENT  
 MAP:75 | BLK: 1 | LOT:11  
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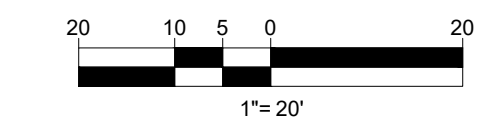
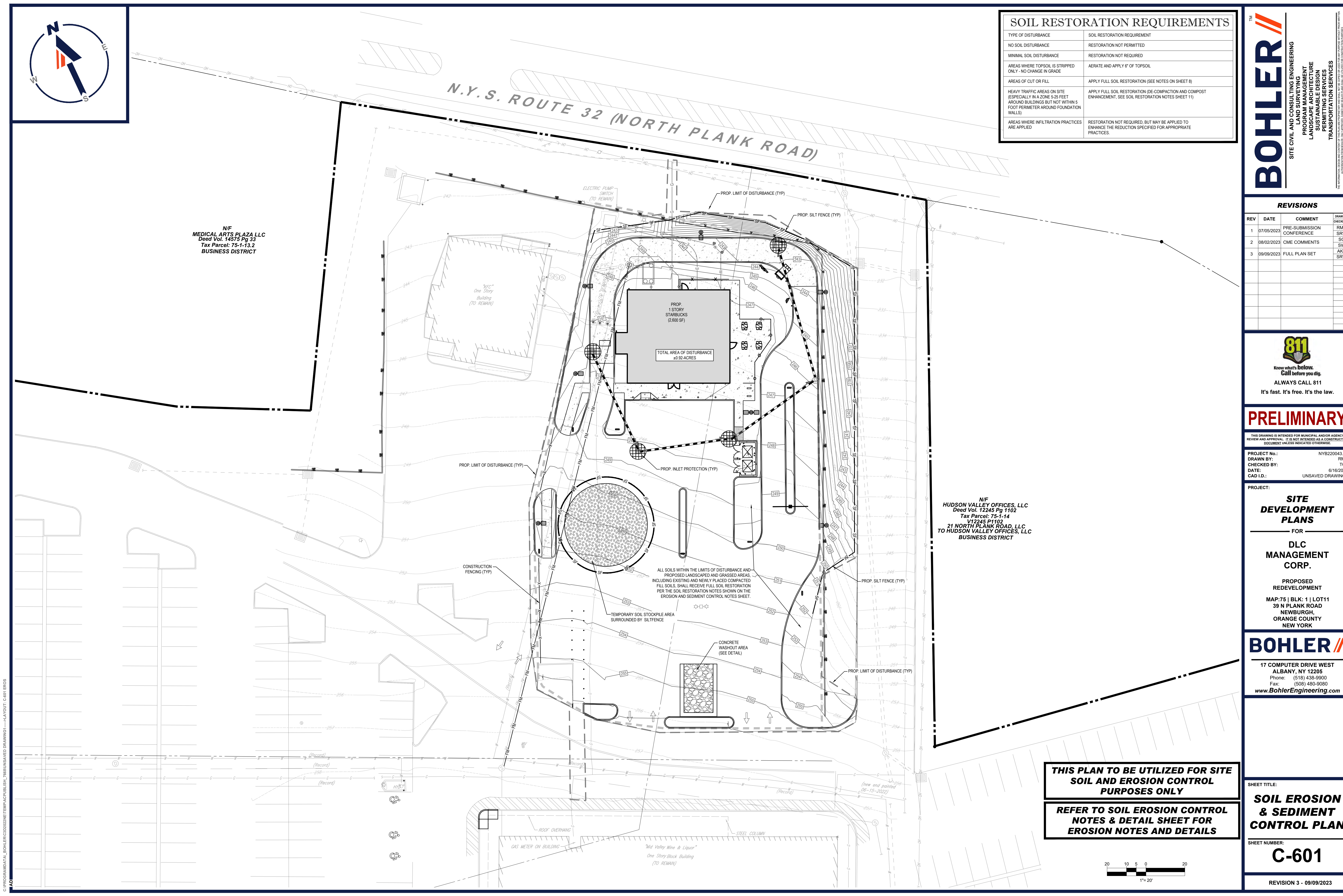
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 Fax: (508) 480-9080  
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**THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY**  
**REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS**

SHEET TITLE:  
**SOIL EROSION & SEDIMENT CONTROL PLAN**

SHEET NUMBER:  
**C-601**

REVISION 3 - 09/09/2023



C:\PROGRAMDATA\BOHLER\320223\NETEMPAC\PUBLISH\_786\UNSAVED DRAWING1.dwg - LAYOUT: C-601 (EROS)

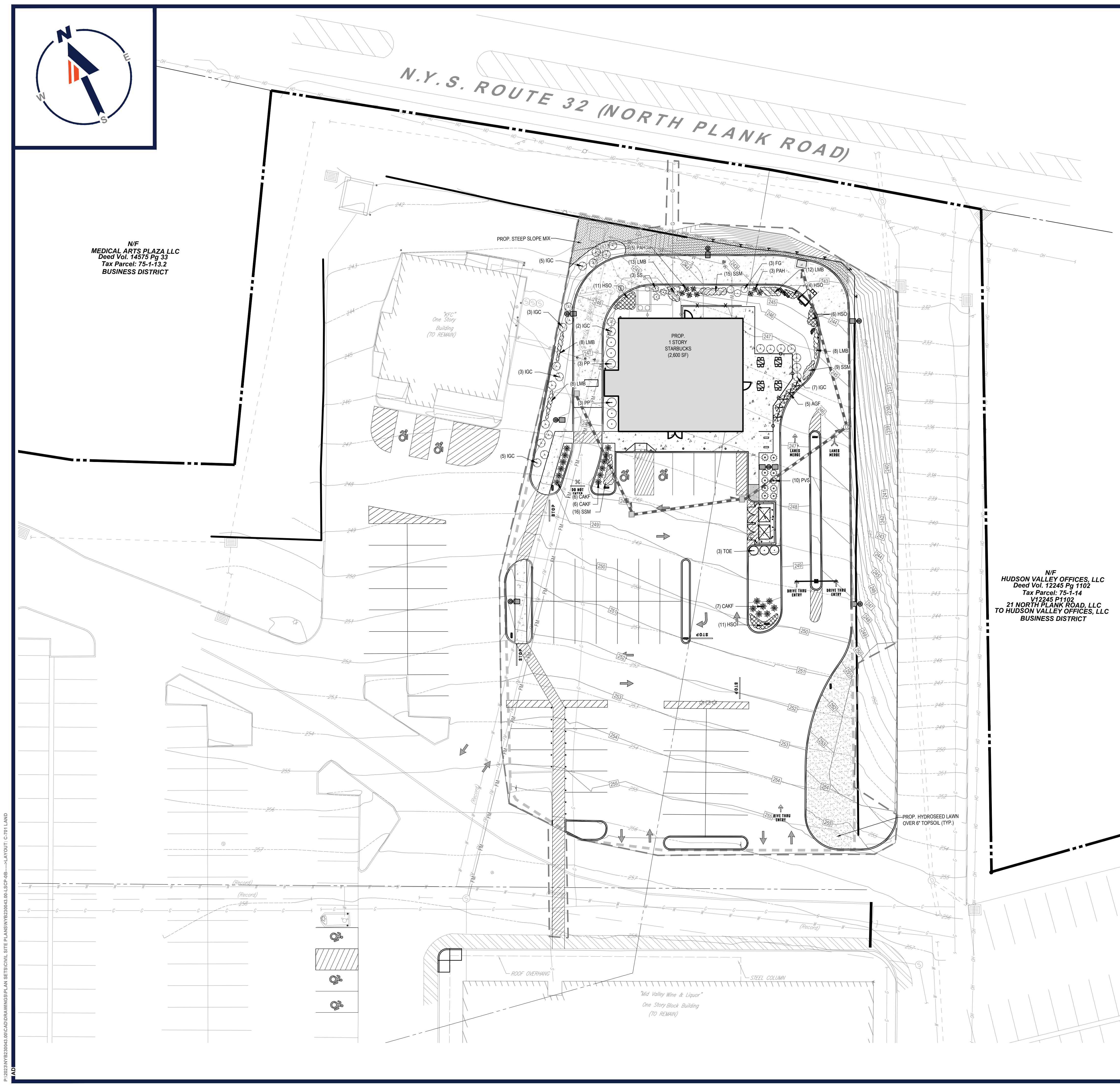






N.Y.S. ROUTE 32 (NORTH PLANK ROAD)

N/F  
MEDICAL ARTS PLAZA LLC  
Deed Vol. 14575 Pg 33  
Tax Parcel: 75-1-13.2  
BUSINESS DISTRICT



N/F  
HUDSON VALLEY OFFICES, LLC  
Deed Vol. 12245 Pg 1102  
Tax Parcel: 75-1-14  
V12245 P1102  
21 NORTH PLANK ROAD, LLC  
TO HUDSON VALLEY OFFICES, LLC  
BUSINESS DISTRICT

PLANT SCHEDULE					
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TOE	3	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6-8"	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AGF	5	AZALEA X 'GIRARD'S FUCHSIA'	GIRARD'S FUCHSIA EVERGREEN AZALEA	18-24"	CONTAINER
FG	3	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24-30"	CONTAINER
IGC	25	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24-30"	CONTAINER
PP	6	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	18-24"	CONTAINER
SS	3	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	18-24"	CONTAINER
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CAKF	19	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONTAINER
PAH	8	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL.	CONTAINER
PVS	10	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	CONTAINER
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
HSO	32	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	CONTAINER
LMB	49	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	CONTAINER
SSM	40	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	1 GAL.	CONTAINER

**SEED MIX KEY**

- PROPOSED HYDROSEED
- PROPOSED STEEP SLOPE MIX

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	07/05/2023	PRE-SUBMISSION CONFERENCE	RMC
2	08/02/2023	CME COMMENTS	SG
3	09/09/2023	FULL PLAN SET	SW AND SRW

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PROJECT No.: NYB220043.00  
DRAWN BY: RMC  
CHECKED BY: TCF  
DATE: 6/16/2023  
CAD ID: NYB230043.00-LSCP-0B

**SITE DEVELOPMENT PLANS**  
FOR  
**DLC MANAGEMENT CORP.**  
PROPOSED REDEVELOPMENT  
MAP:75 | BLK: 1 | LOT:11  
39 N PLANK ROAD  
NEWBURGH,  
ORANGE COUNTY  
NEW YORK

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**OWNER MAINTENANCE RESPONSIBILITIES**

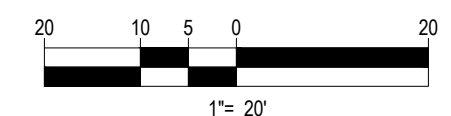
UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, SHRUBS, GRASSES, GRASS ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OR ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS/EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE. THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY**

**REFER TO SHEET C-702 FOR LANDSCAPE NOTES AND DETAILS**



SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**C-701**

REVISION 3 - 09/09/2023

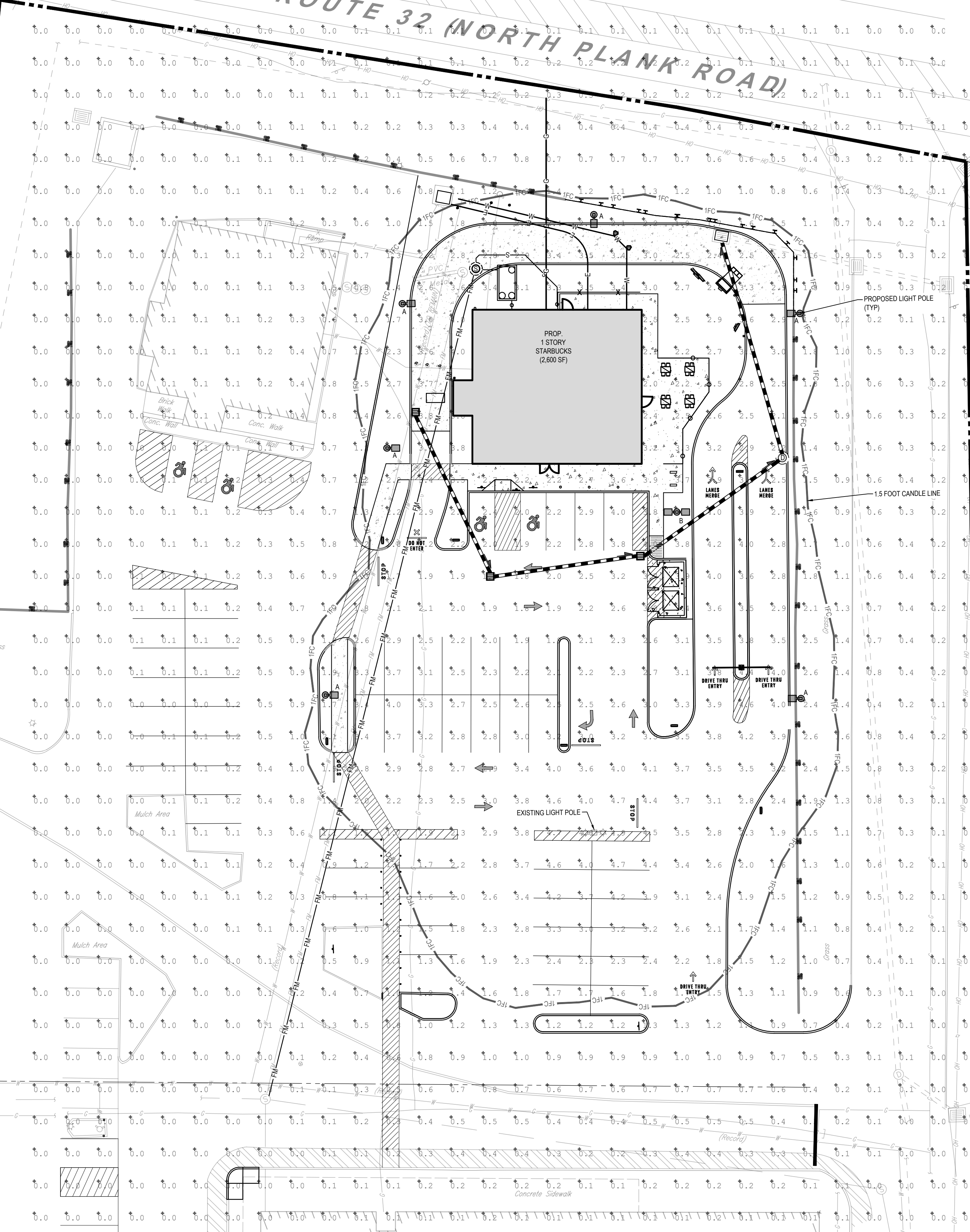
P:\2023\NYB230043.00\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\NYB230043.00-LSCP-0B.dwg - LAYOUT, C:701.LAND





N.Y.S. ROUTE 32 (NORTH PLANK ROAD)

N/F  
MEDICAL ARTS PLAZA LLC  
Deed Vol. 14575 Pg 33  
Tax Parcel: 75-1-13.2  
BUSINESS DISTRICT



N/F  
HUDSON VALLEY OFFICES, LLC  
Deed Vol. 12245 Pg 1102  
Tax Parcel: 75-1-14  
V12245 P1102  
21 NORTH PLANK ROAD, LLC  
TO HUDSON VALLEY OFFICES, LLC  
BUSINESS DISTRICT

**LIGHTING NOTES**

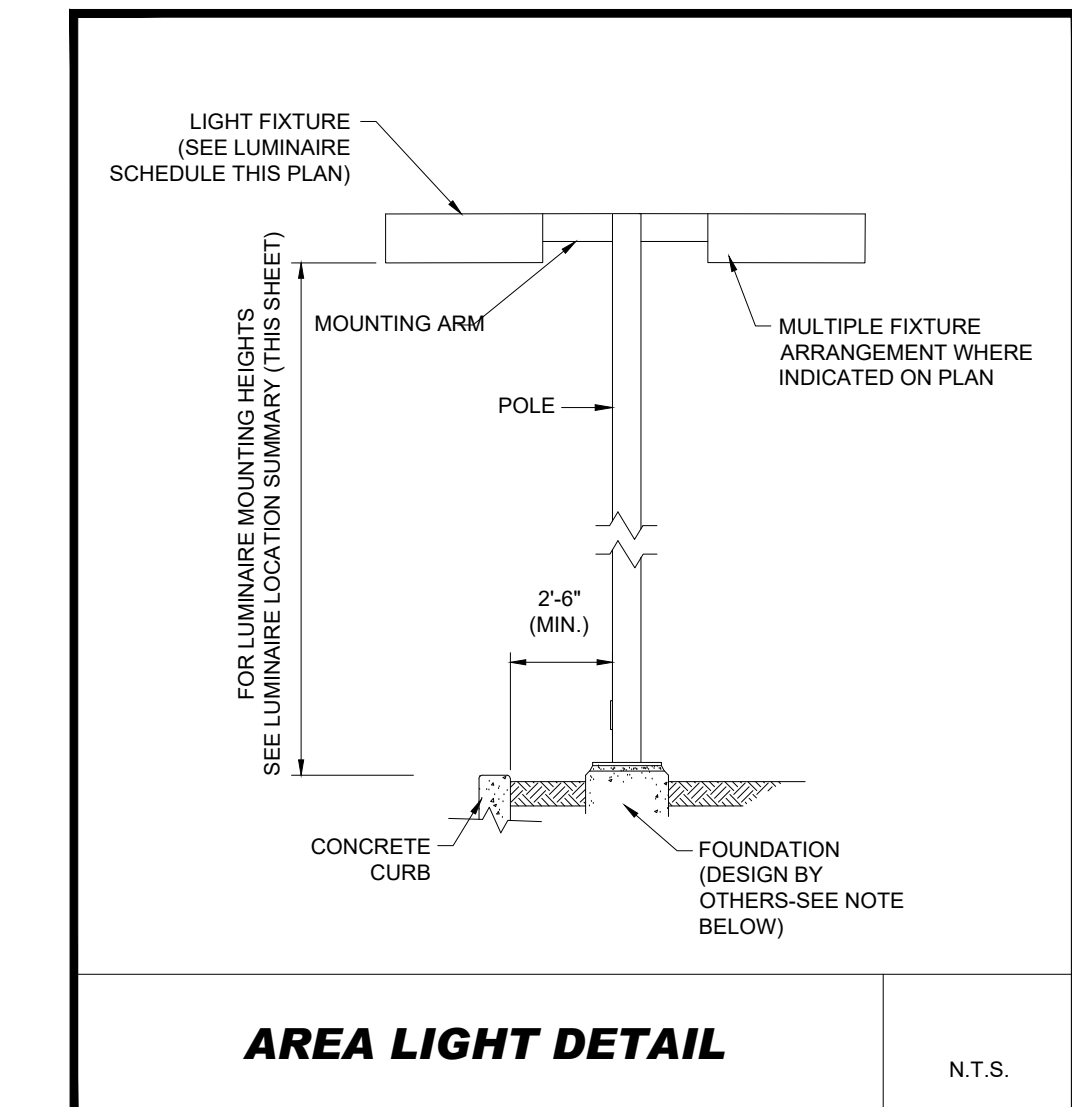
1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELS.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
11. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
12. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

**NUMERIC SUMMARY**

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AREA SUMMARY	ILLUMINANCE	FC	2.65	4.6	0.2	13.25	23.0

**LUMINAIRE SCHEDULE**

SYMBOL	QTY	ARRANGEMENT	LUMENS	LF	DESCRIPTION
A	6	SINGLE	9,588	1.0	IVAT3 - 100/PAT30KU
B	1	DOUBLE	19,176	1.0	IVAT3 - 100/PAT30KU

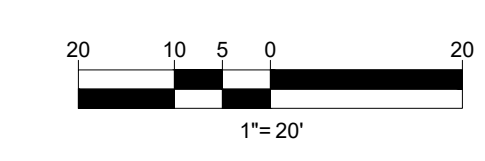


**AREA LIGHT DETAIL** N.T.S.

NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

**THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY**



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LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY
1	07/05/2023	PRE-SUBMISSION CONFERENCE	RMC
2	08/02/2023	CME COMMENTS	SG
3	09/09/2023	FULL PLAN SET	SW AKD SRW

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**PRELIMINARY**

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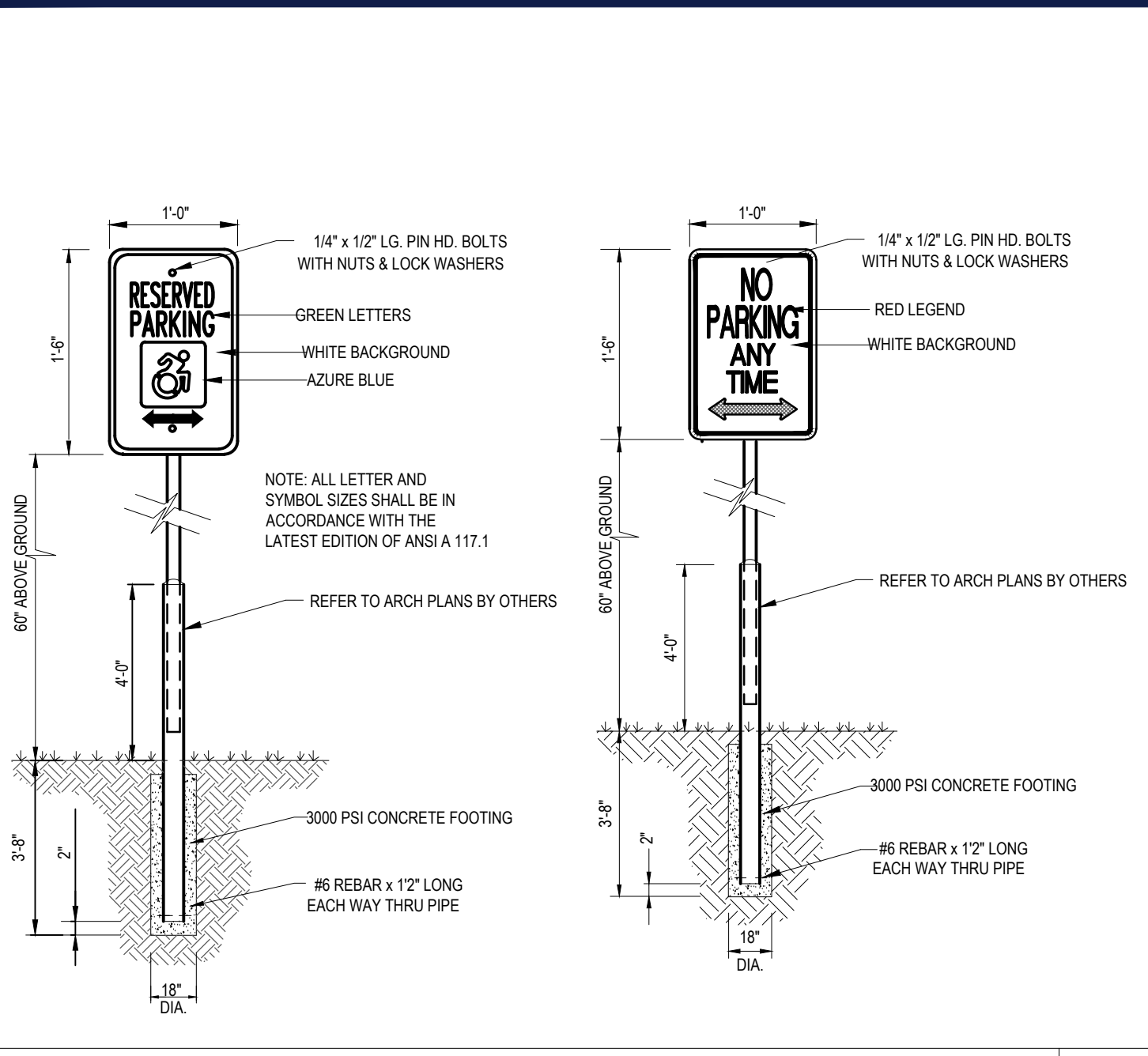
PROJECT No.: NYB220043.00  
DRAWN BY: RMC  
CHECKED BY: TCF  
DATE: 8/16/2023  
CAD ID: UNSAVED DRAWING1

**SITE DEVELOPMENT PLANS**  
FOR  
**DLC MANAGEMENT CORP.**  
PROPOSED REDEVELOPMENT  
MAP:75 | BLK: 1 | LOT:11  
39 N PLANK ROAD  
NEWBURGH, ORANGE COUNTY  
NEW YORK

**BOHLER**  
17 COMPUTER DRIVE WEST  
ALBANY, NY 12205  
Phone: (518) 438-9900  
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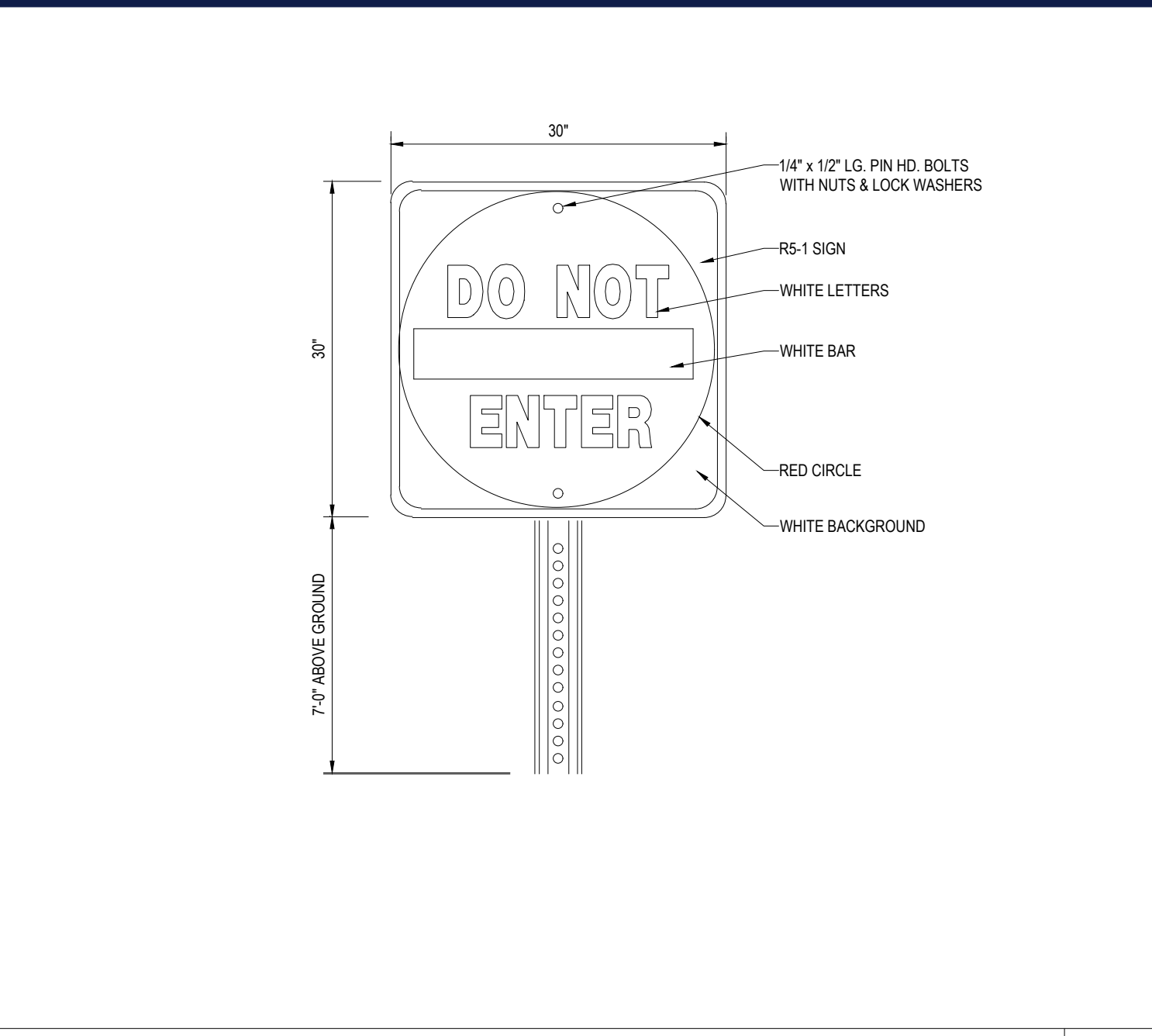
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**LIGHTING PLAN**  
SHEET NUMBER:  
**C-703**  
REVISION 3 - 09/09/2023

C:\PROGRAMDATA\BOHLER\320223\NETEMPAC\PUBLISH\186\UNSAVED DRAWING1 - LAYOUT C-703 LIGHT



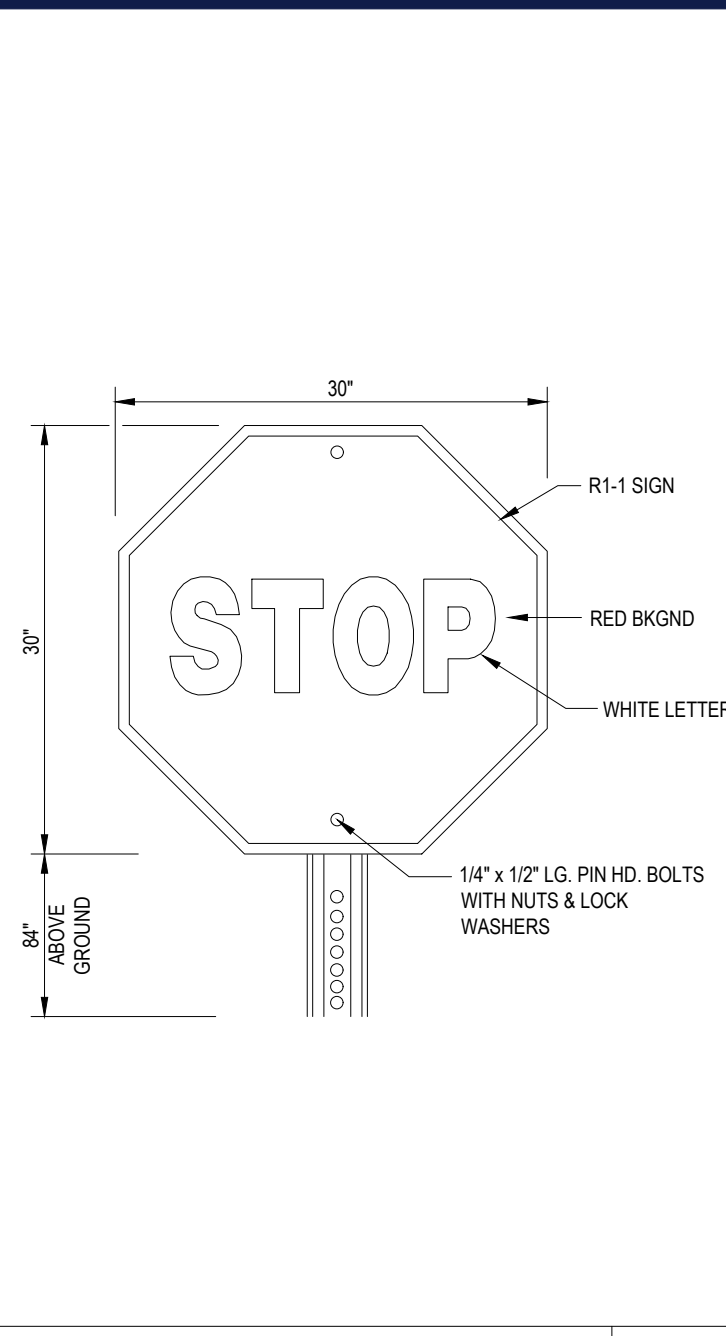
ACCESSIBLE PARKING SIGN DETAIL

N.T.S.



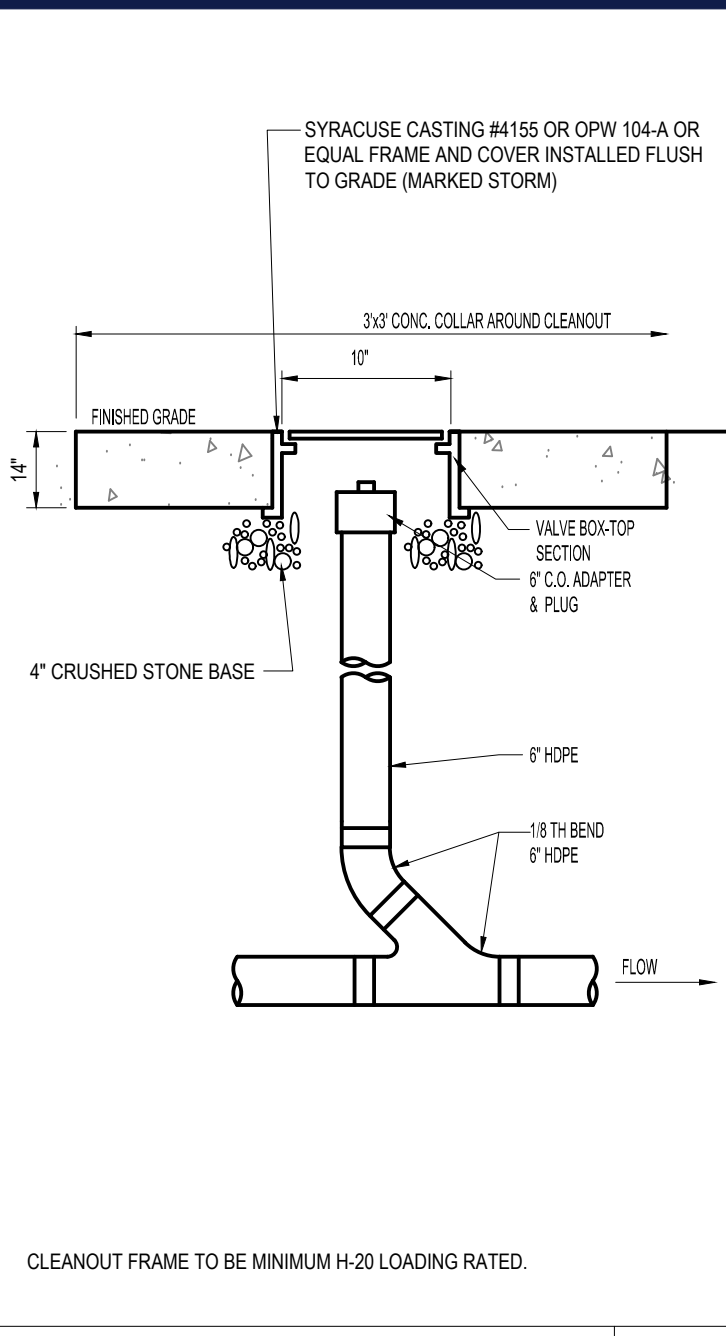
"DO NOT ENTER" SIGN

N.T.S.



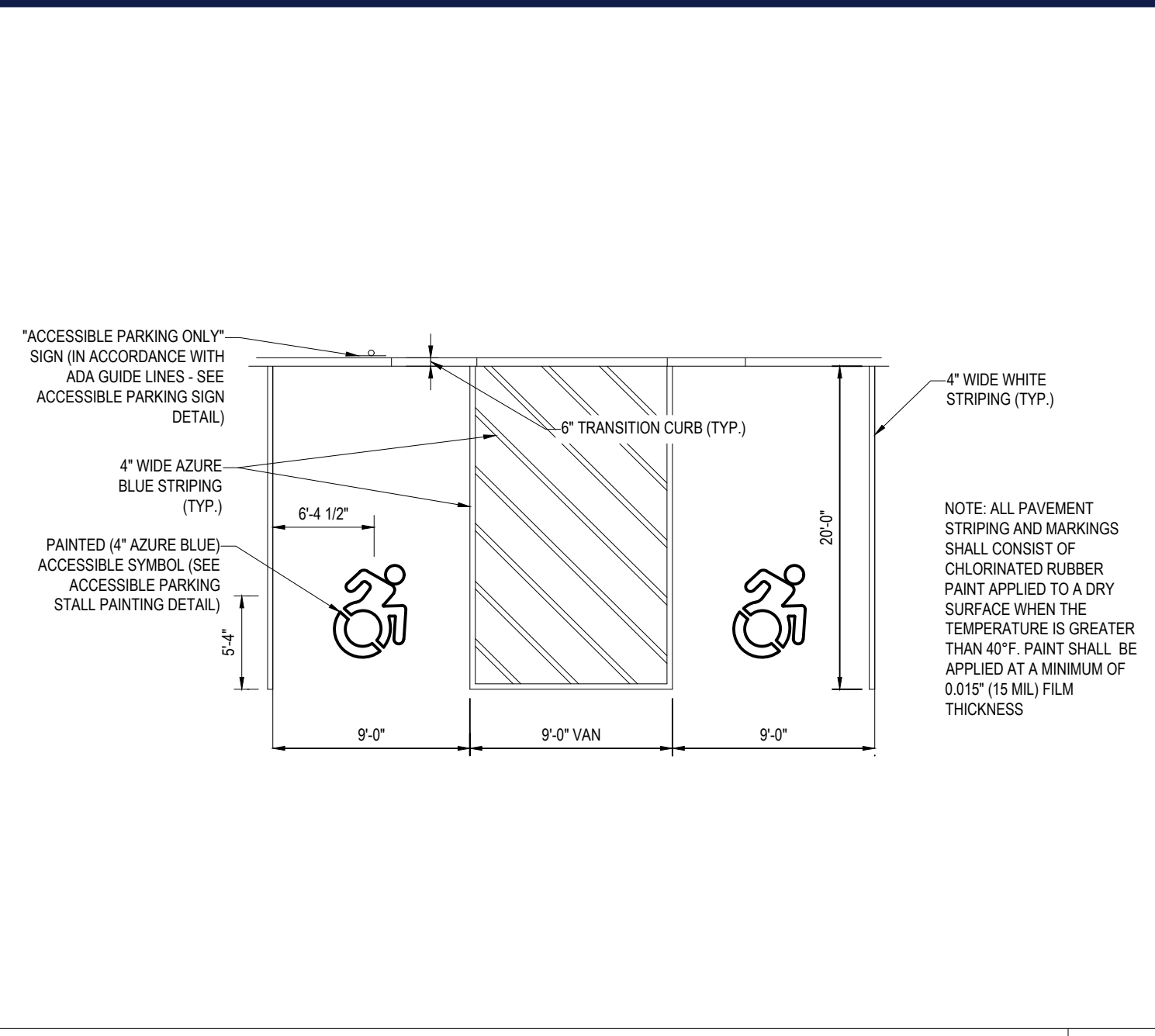
'STOP' SIGN

N.T.S.



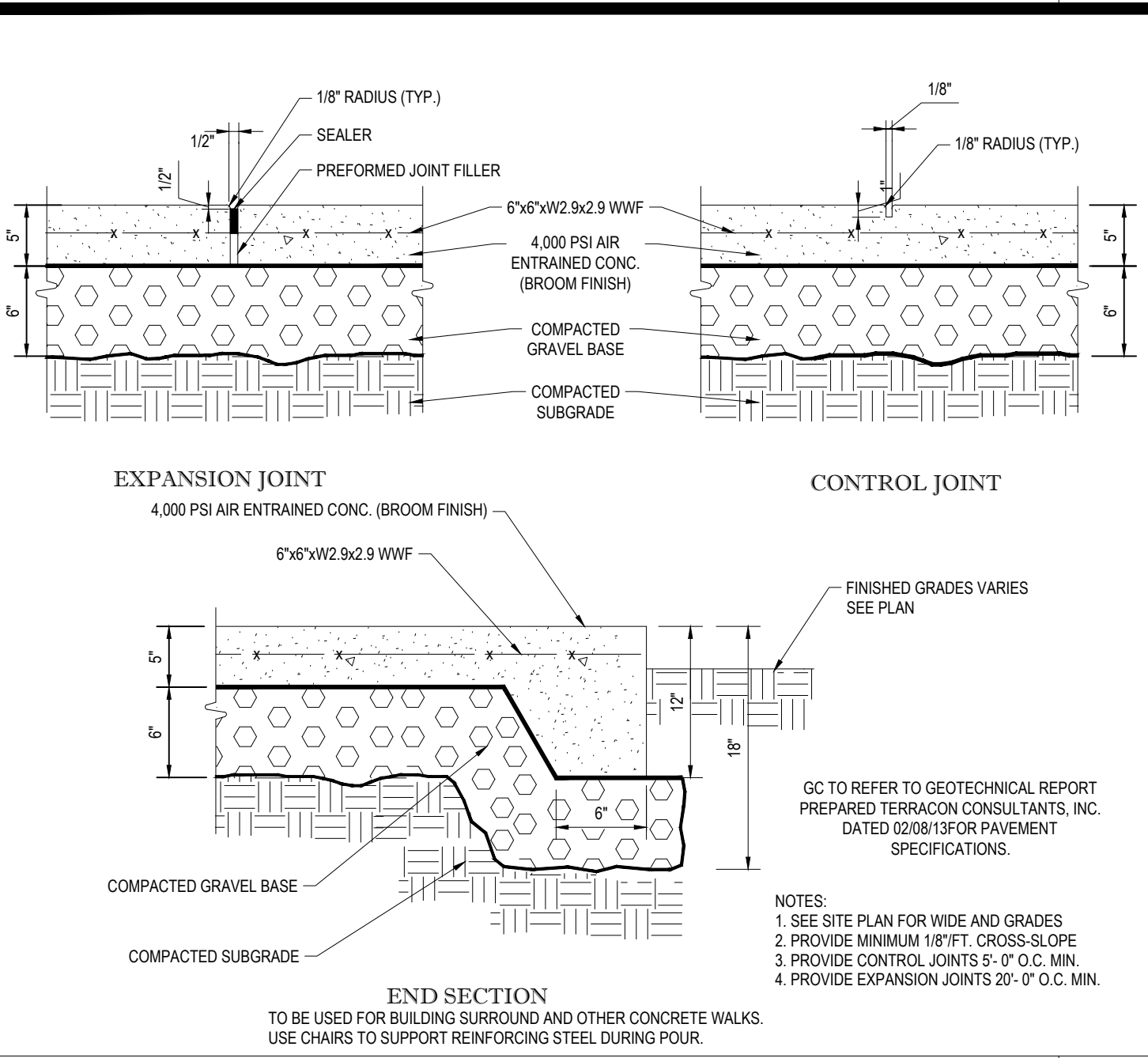
CLEANOUT DETAIL

N.T.S.



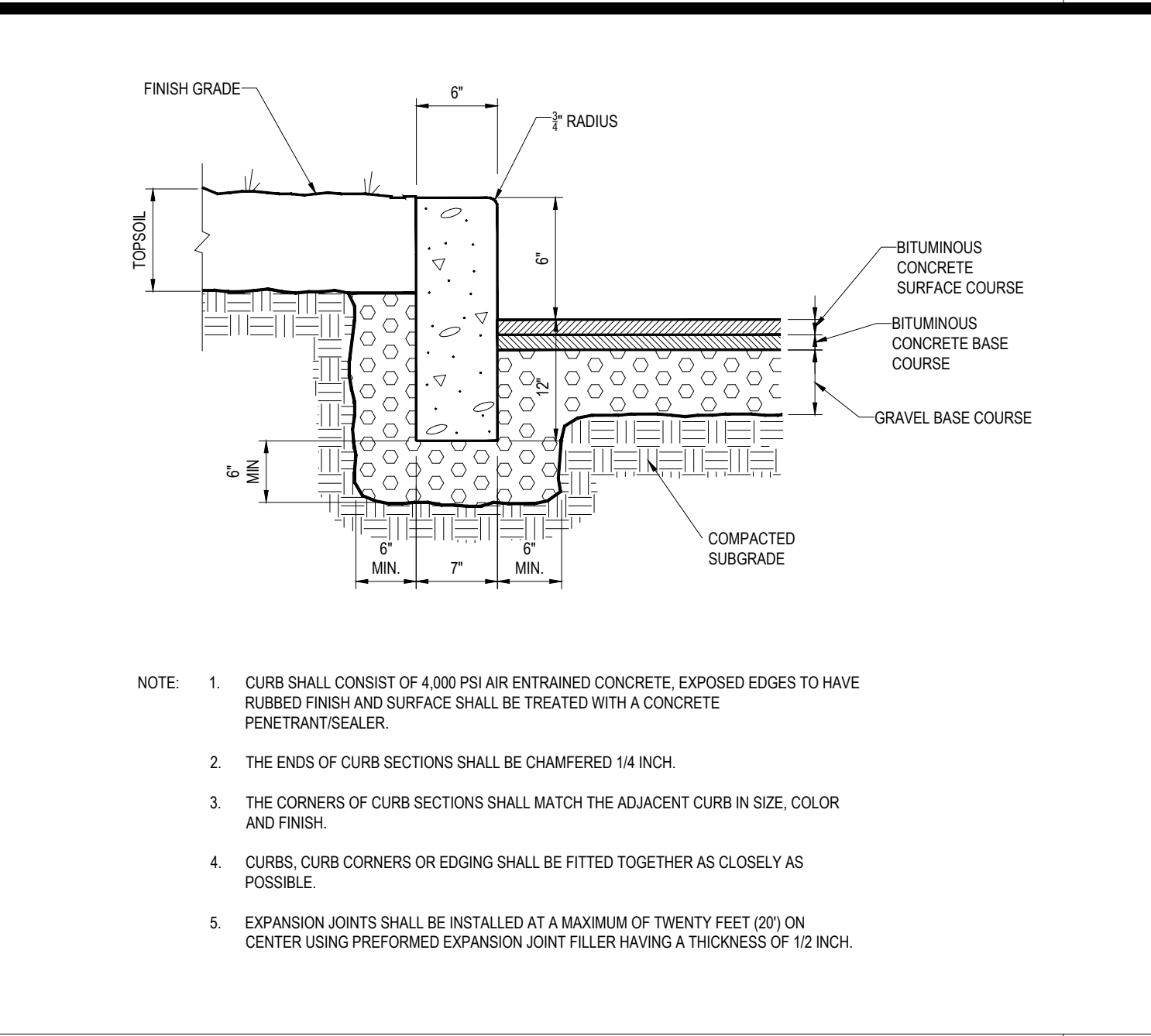
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.



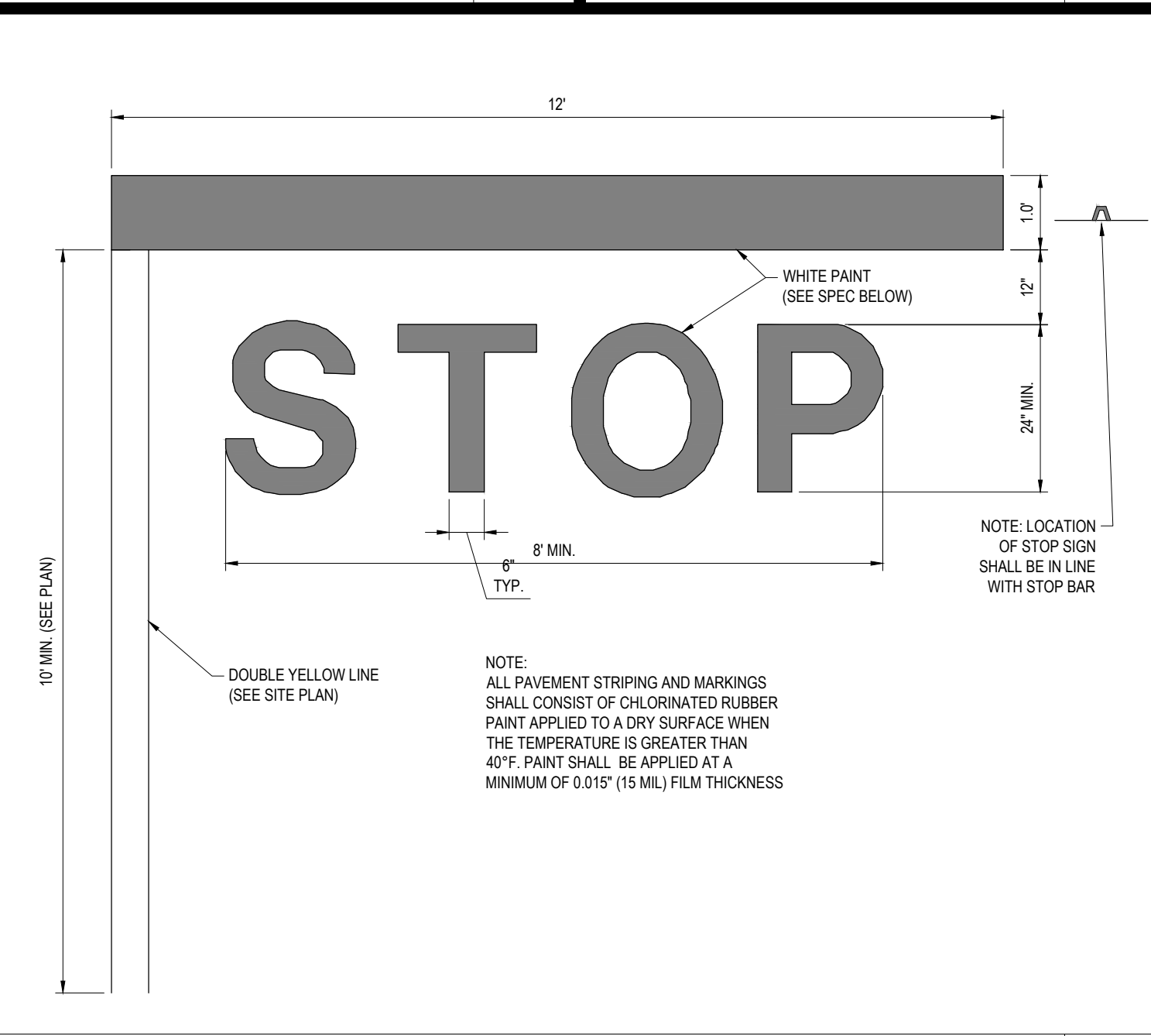
MONOLITHIC CONC. SIDEWALK DETAILS

N.T.S.



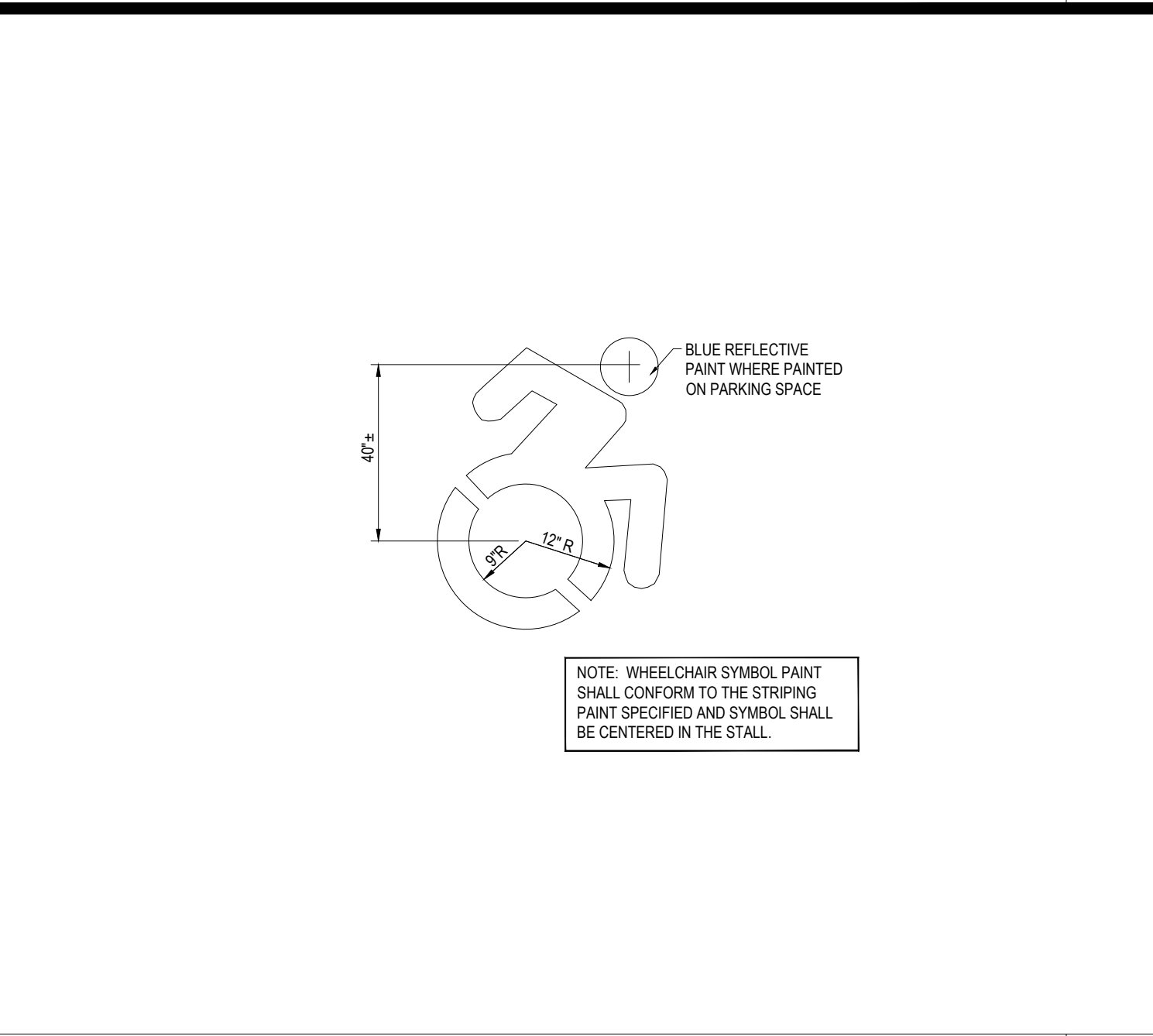
PRECAST CONCRETE CURB DETAIL

N.T.S.



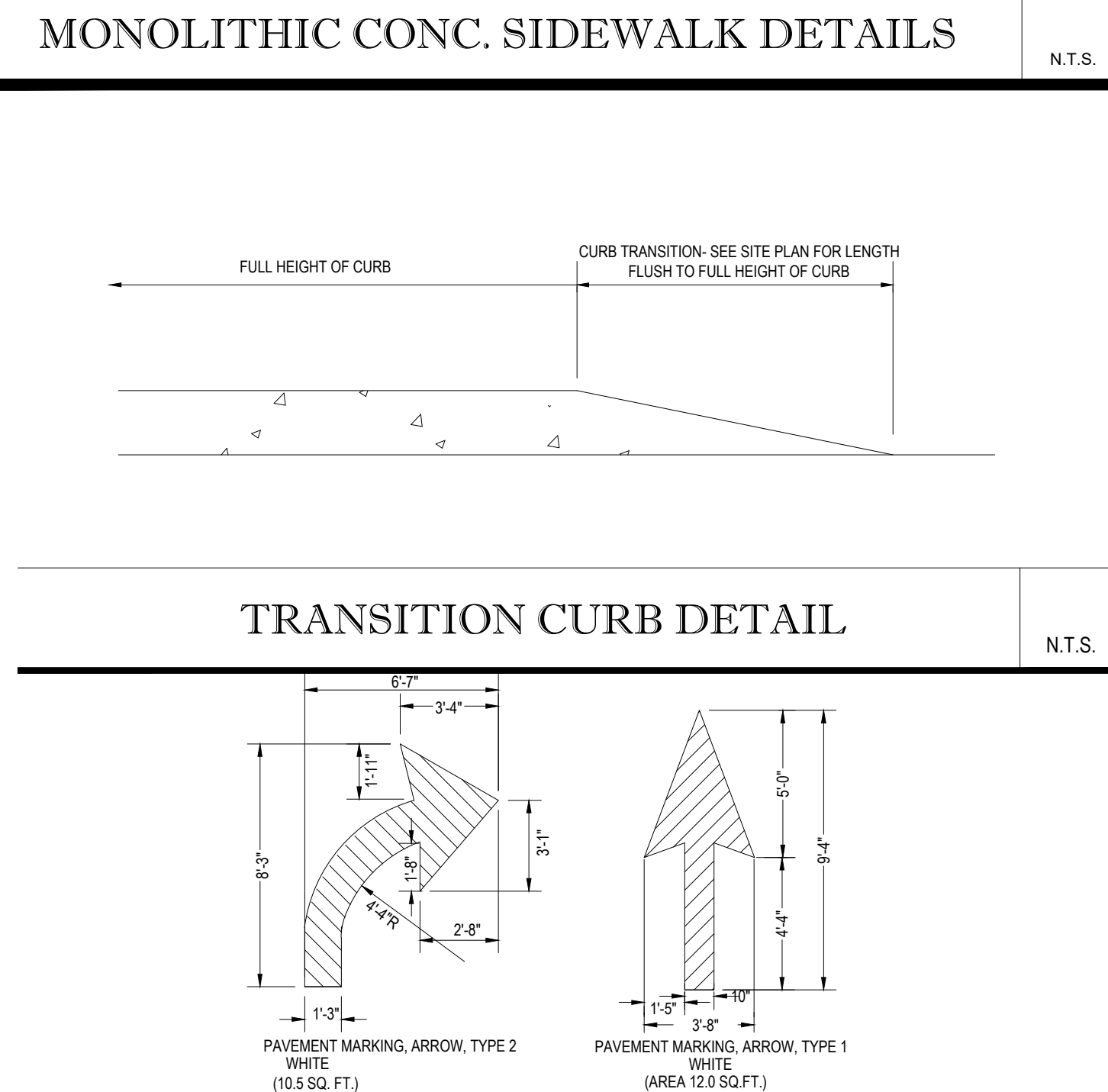
'STOP' BAR DETAIL

N.T.S.



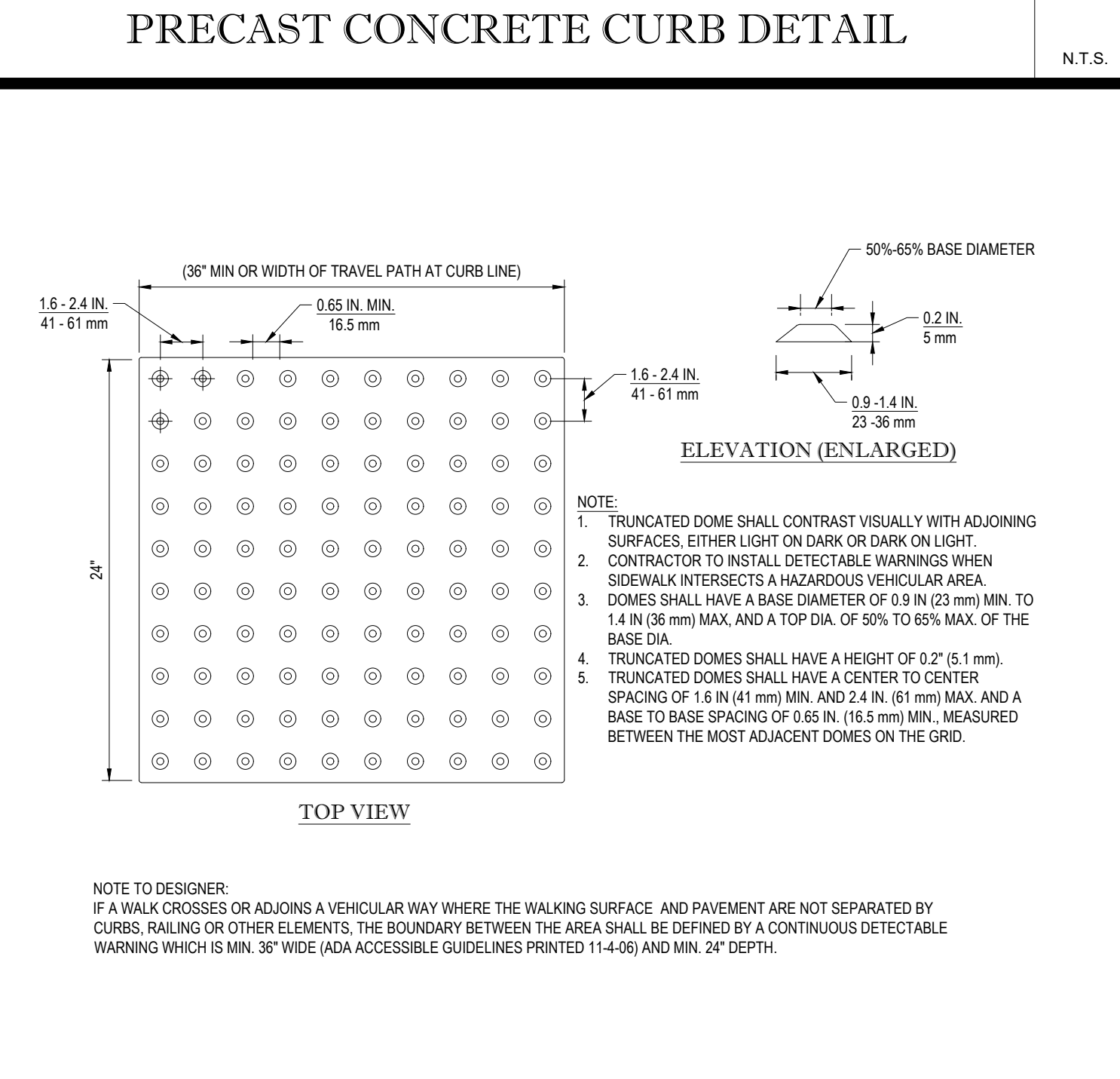
ACCESSIBLE PARKING STALL PAINTING DETAIL

N.T.S.



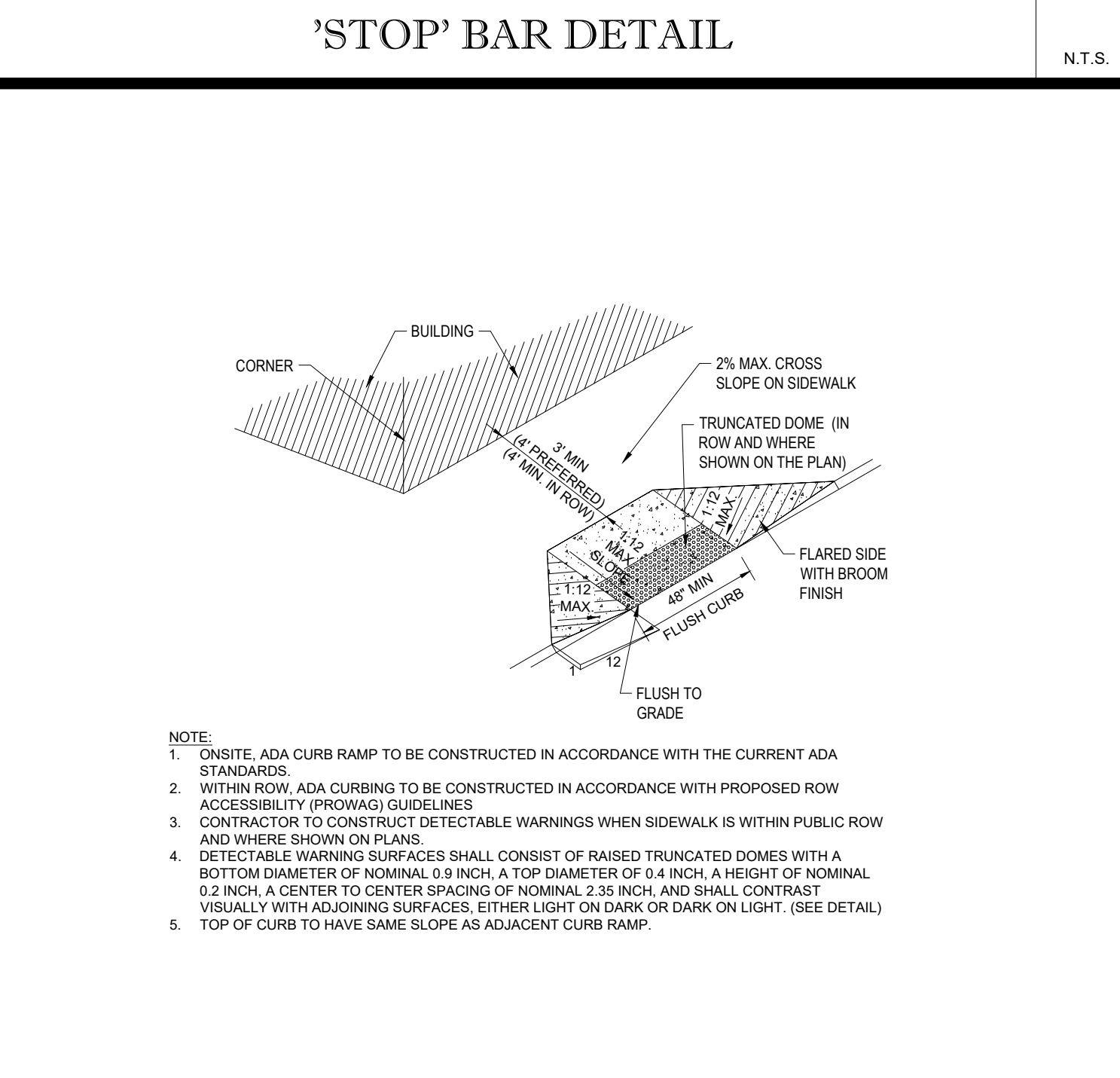
TYPICAL PAVEMENT MARKING DETAIL

N.T.S.



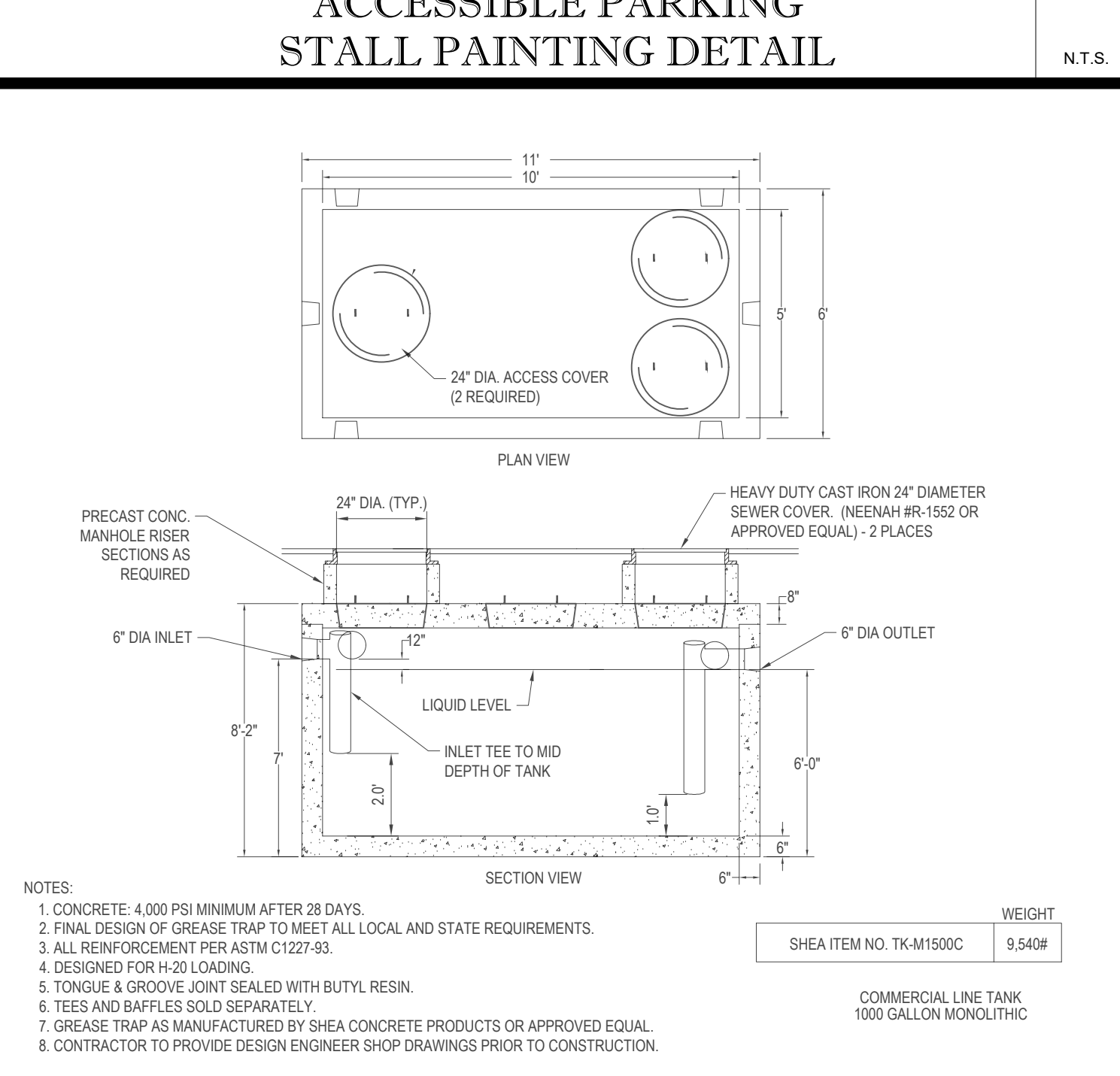
TRUNCATED DOME PATTERN

N.T.S.



ADA FLARED RAMP DETAIL

N.T.S.



2,000 GALLON GREASE TRAP DETAIL

N.T.S.

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 SUSTAINABLE DESIGN  
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 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	07/05/2023	PRE-SUBMISSION CONFERENCE	RMC	SRW
2	08/02/2023	CME COMMENTS	SG	SRW
3	09/09/2023	FULL PLAN SET	SRW	SRW

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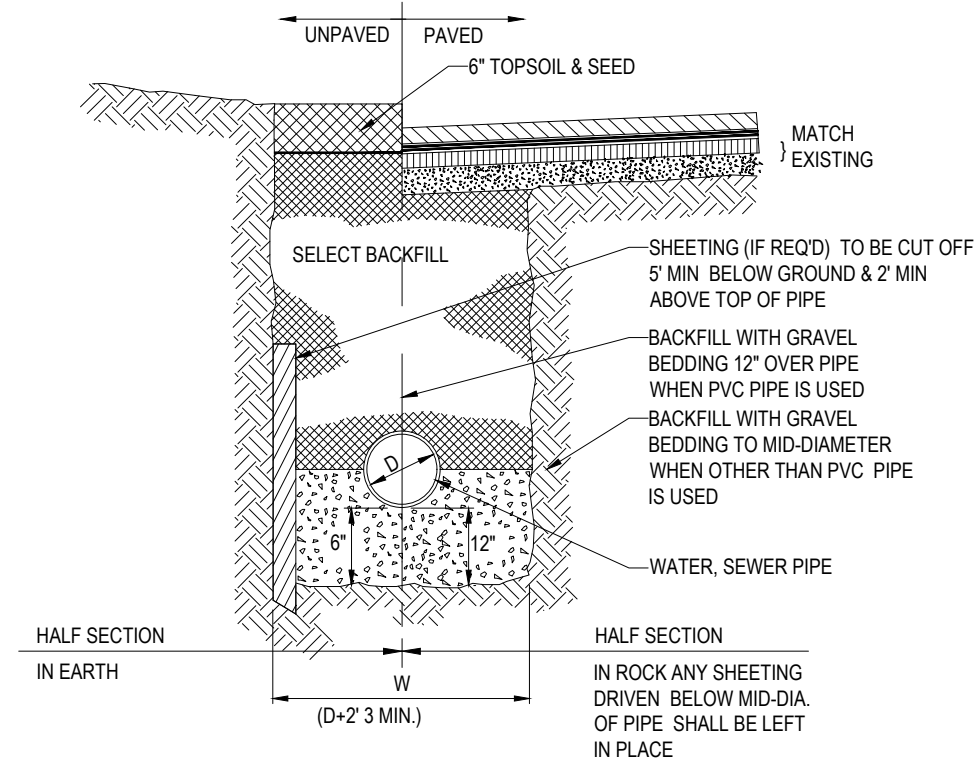
**PRELIMINARY**  
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 PROJECT NO.: NYB220043.00  
 DRAWN BY: RMC  
 CHECKED BY: TCF  
 DATE: 8/16/2023  
 CAD ID: UNSAVED DRAWING1

**SITE DEVELOPMENT PLANS**  
 FOR  
**DLC MANAGEMENT CORP.**  
 PROPOSED REDEVELOPMENT  
 MAP:75 | BLK: 1 | LOT:11  
 39 N PLANK ROAD  
 NEWBURGH,  
 ORANGE COUNTY  
 NEW YORK

**BOHLER**  
 17 COMPUTER DRIVE WEST  
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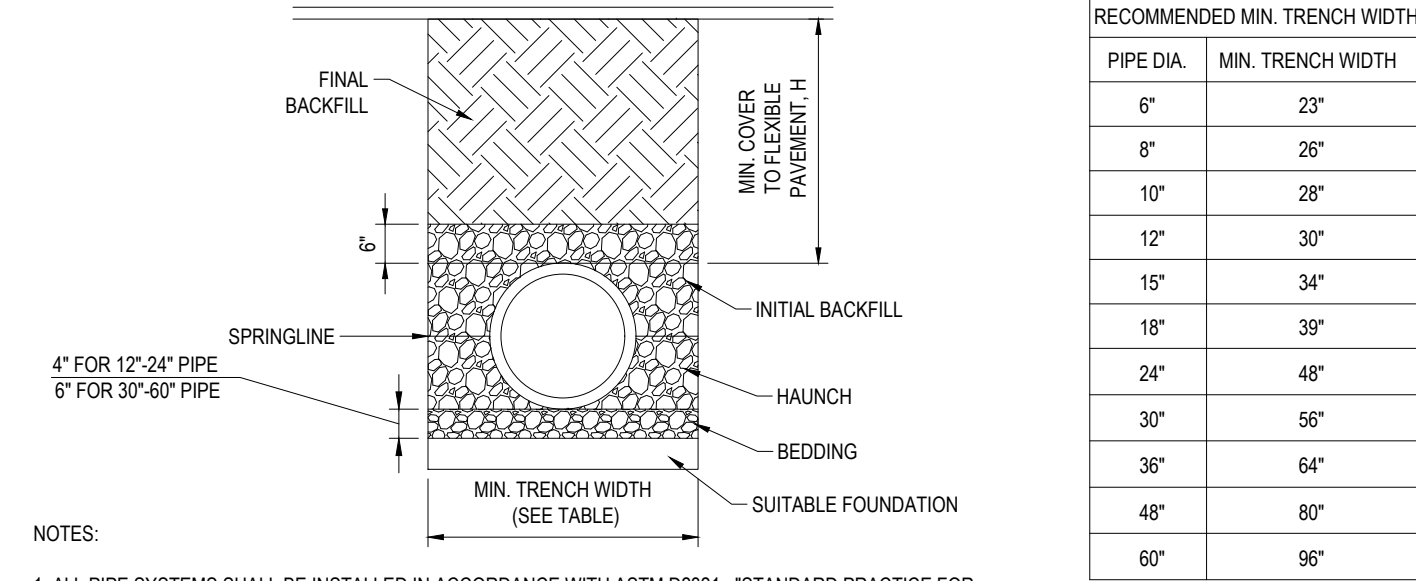
SHEET TITLE:  
**DETAIL SHEET**  
 SHEET NUMBER:  
**C-901**  
 REVISION 3 - 09/09/2023

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TYPICAL UTILITY TRENCH

N.T.S.

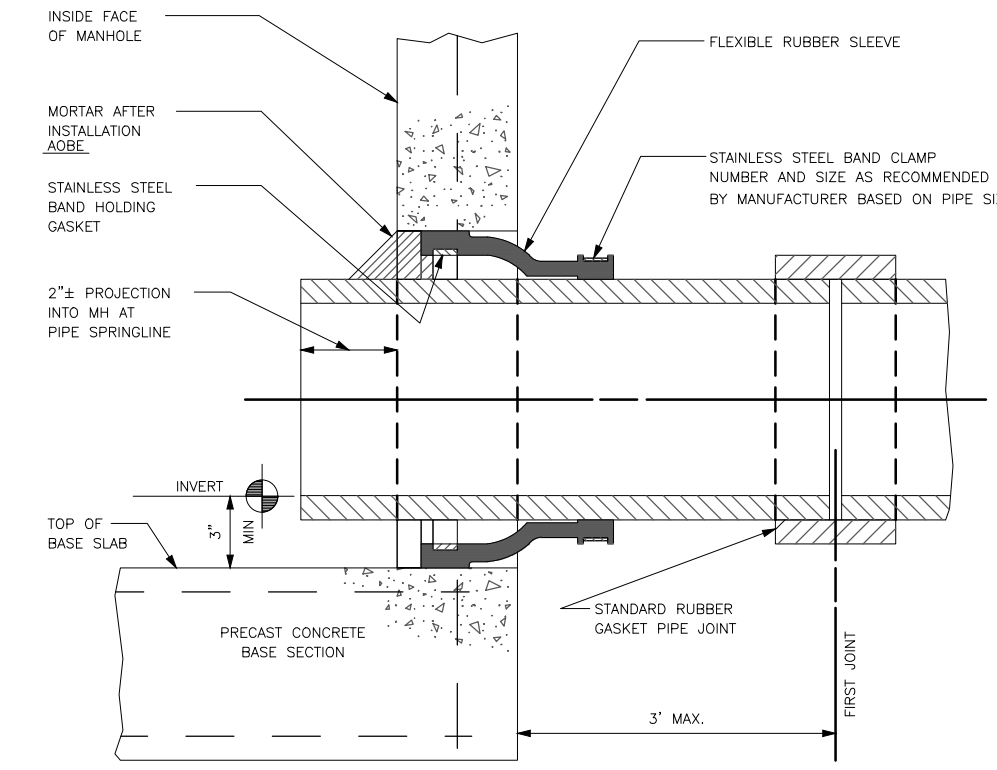


PIPE DIA.	MIN. TRENCH WIDTH
6"	23"
8"	28"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
48"	80"
60"	96"

- NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
  2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
  3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
  4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
  5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
  6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60"-90" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

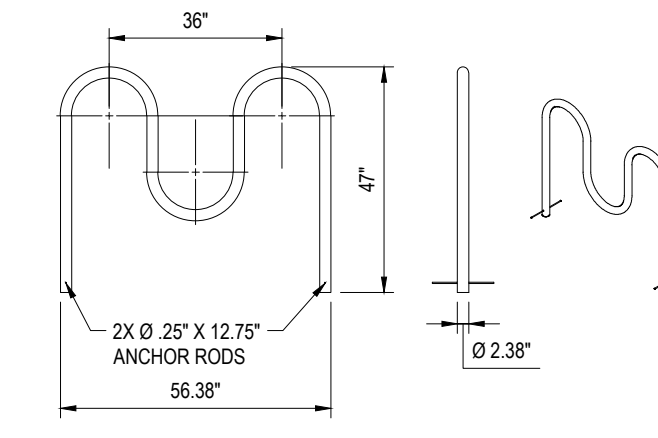
HDPE STORM DRAINAGE TRENCH

N.T.S.

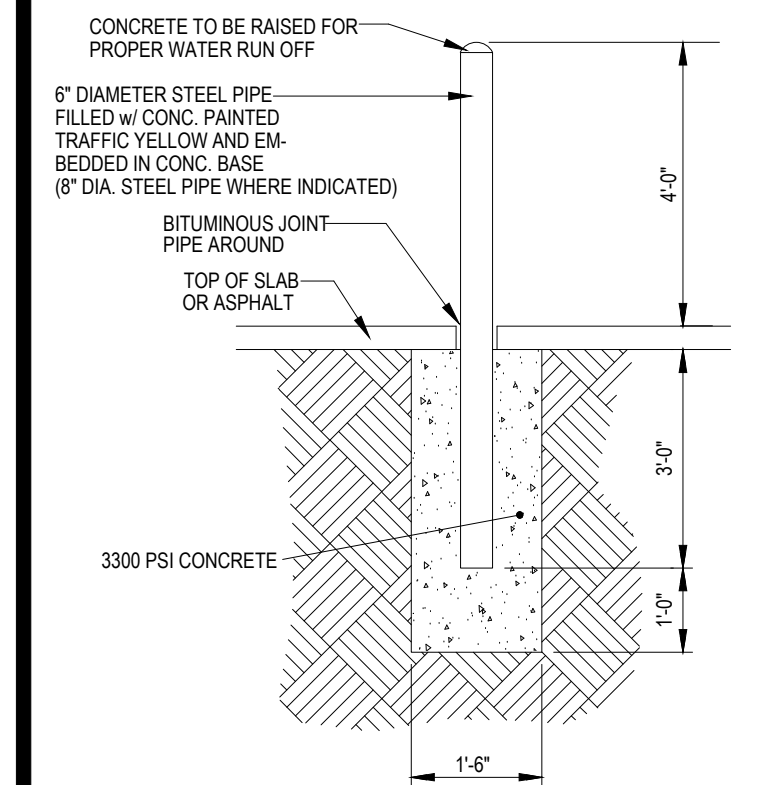


CORED OR PRECAST HOLE TO MANHOLE

N.T.S.

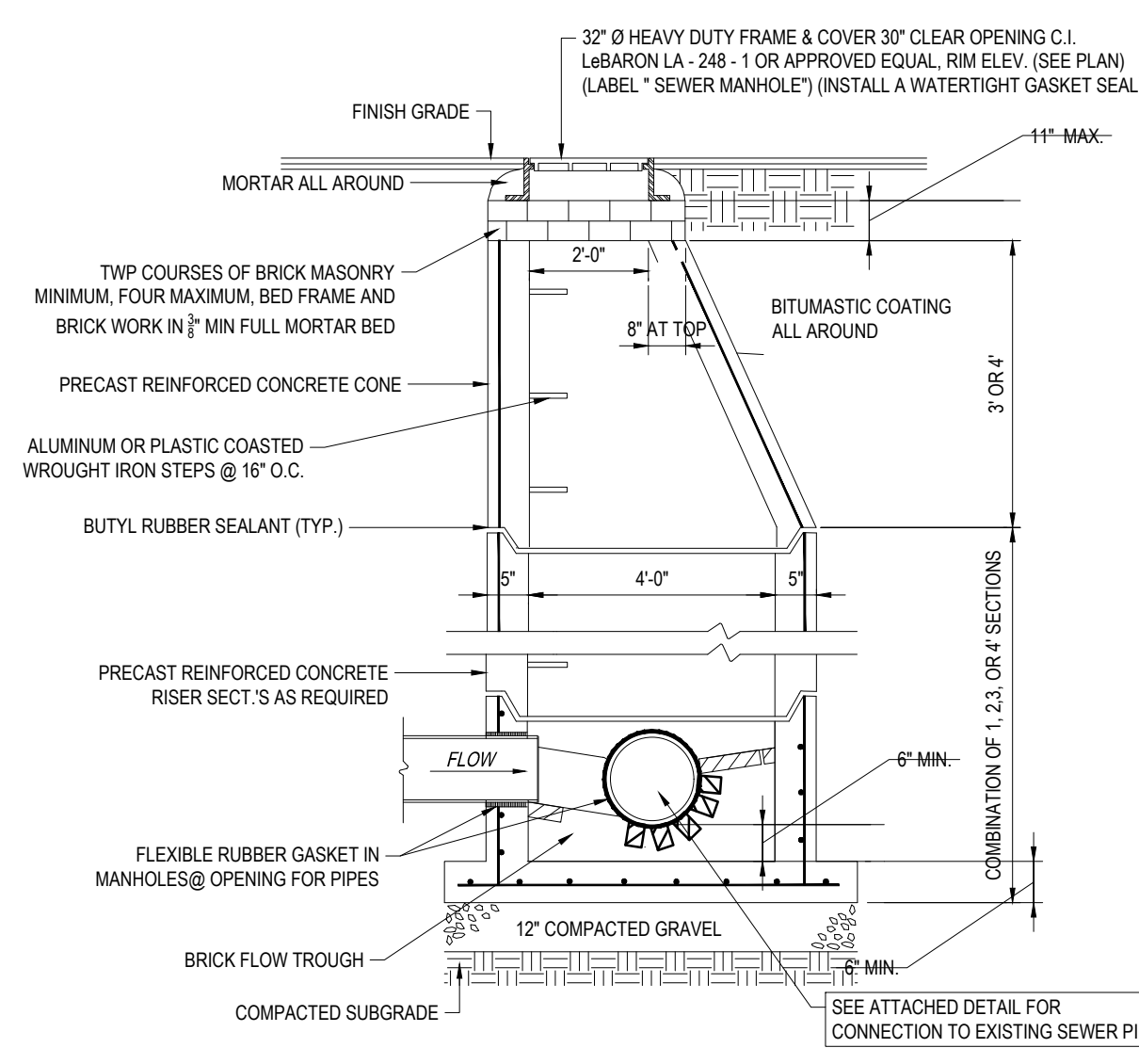


BIKE RACK



BOLLARD DETAIL

N.T.S.



TYP. PRECAST CONCRETE SANITARY MANHOLE

N.T.S.

N.T.S.

N.T.S.

N.T.S.

C:\PROGRAMDATA\BOHLER\320222\NETEMPAC\PUBLISH\_168\UNSAVED DRAWING1 -> LAYOUT: C-902 DETL

N.T.S.

N.T.S.

N.T.S.

N.T.S.

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 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	07/05/2023	PRE-SUBMISSION CONFERENCE	RMC
2	08/02/2023	CME COMMENTS	SG
3	09/09/2023	FULL PLAN SET	SW AND SRW

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**PRELIMINARY**

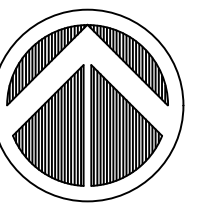
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PROJECT No.: NYB220043.00  
 DRAWN BY: RMC  
 CHECKED BY: TCF  
 DATE: 8/16/2023  
 CAD I.D.: UNSAVED DRAWING1

PROJECT:  
**SITE DEVELOPMENT PLANS**  
 FOR  
**DLC MANAGEMENT CORP.**  
 PROPOSED REDEVELOPMENT  
 MAP:75 | BLK: 1 | LOT:11  
 39 N PLANK ROAD  
 NEWBURGH,  
 ORANGE COUNTY  
 NEW YORK

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SHEET TITLE:  
**DETAIL SHEET**  
 SHEET NUMBER:  
**C-902**  
 REVISION 3 - 09/09/2023

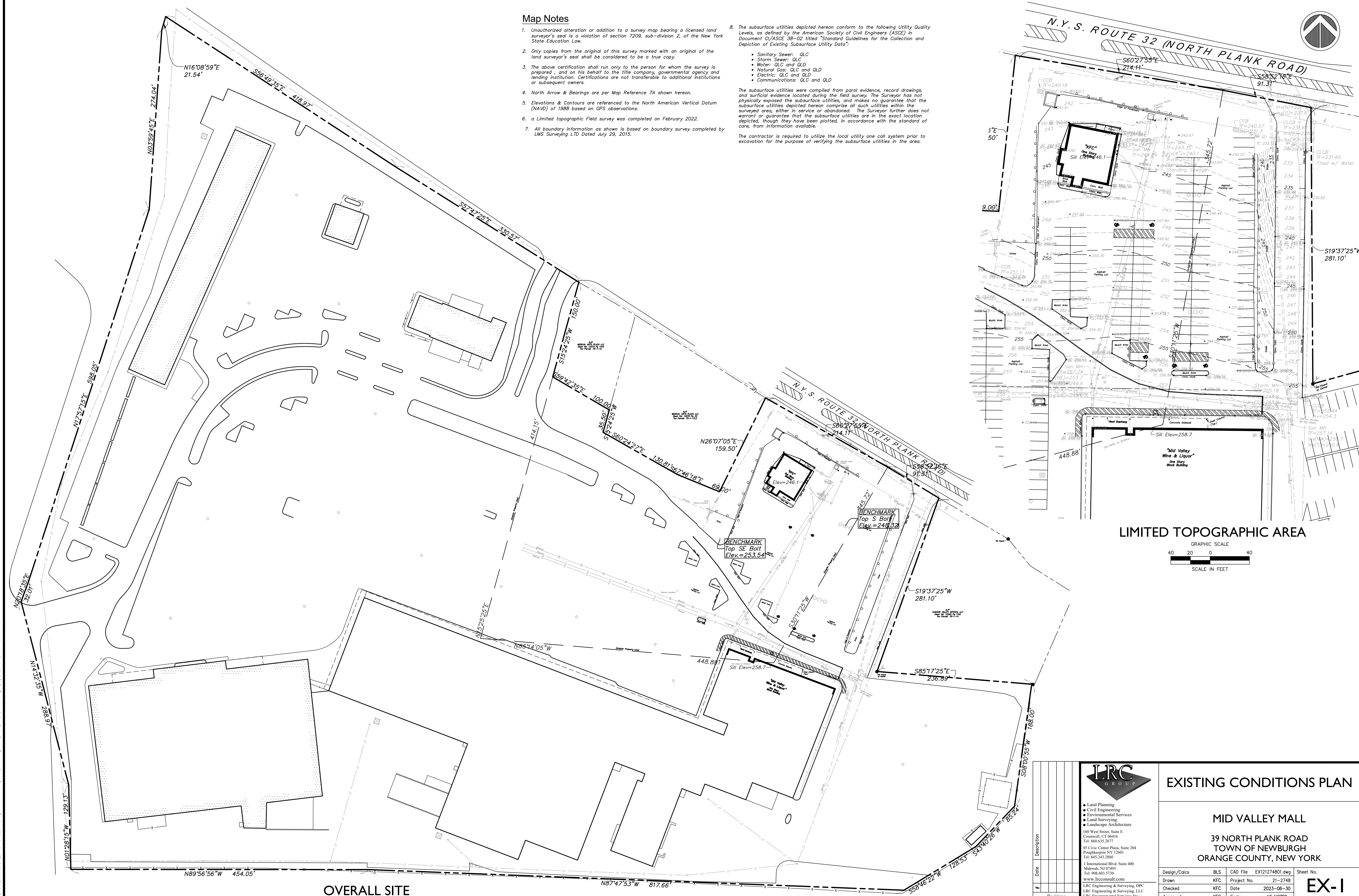


### Map Notes

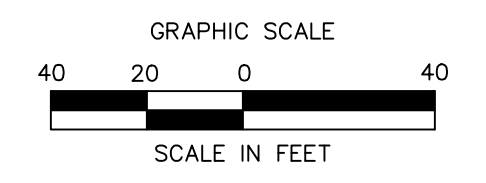
1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be a true copy.
3. The above certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. North Arrow & Bearings are per Map Reference 7A shown herein.
5. Elevations & Contours are referenced to the North American Vertical Datum (NAVD) of 1988 based on GPS observations.
6. A Limited topographic Field survey was completed on February 2022.
7. All boundary information as shown is based on boundary survey completed by LMS Surveying LTD dated July 29, 2015.
8. The subsurface utilities depicted hereon conform to the following Utility Quality Levels, as defined by the American Society of Civil Engineers (ASCE) in Document CI/ASCE 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data":
  - Sanitary Sewer: QLC
  - Storm Sewer: QLC
  - Water: QLC and QLD
  - Natural Gas: QLC and QLD
  - Electric: QLC and QLD
  - Communications: QLC and QLD

The subsurface utilities were compiled from parcel evidence, record drawings, and surficial evidence located during the field survey. The Surveyor has not physically exposed the subsurface utilities, and makes no guarantee that the subsurface utilities depicted hereon comprise all such utilities within the surveyed area, either in service or abandoned. The Surveyor further does not warrant or guarantee that the subsurface utilities are in the exact location depicted, though they have been plotted, in accordance with the standard of care, from information available.

The contractor is required to utilize the local utility one call system prior to excavation for the purpose of verifying the subsurface utilities in the area.



### LIMITED TOPOGRAPHIC AREA



### OVERALL SITE

### EXISTING CONDITIONS PLAN

**MID VALLEY MALL**  
39 NORTH PLANK ROAD  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK



- Land Planning
  - Civil Engineering
  - Environmental Services
  - Land Surveying
  - Landscape Architecture
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Cromwell, CT 06416  
Tel: 860.635.2877
- 85 Civic Center Plaza, Suite 204  
Poughkeepsie, NY 12601  
Tel: 845.243.2880
- 1 International Blvd, Suite 400  
Matawan, NJ 07855  
Tel: 908.603.5730  
www.lrcconsult.com
- LRC Engineering & Surveying, DPC  
LRC Engineering & Surveying, LLC  
LRC Environmental Services, Inc.

Date	Description	Revisions

Design/Calcs	BLS	CAD File	EX121274801.dwg	Sheet No.
Drawn	KFC	Project No.	21-2748	<b>EX-1</b>
Checked	KFC	Date	2023-06-30	
Approved	KFC	Scale	AS NOTED	

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