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

PROJECT: 317 NORTH PLANK ROAD SITE PLAN
PROJECT NO.: 18-23
PROJECT LOCATION: SECTION 35, BLOCK 3, LOT 6 & 7
REVIEW DATE: 14 DECEMBER 2018
MEETING DATE: 20 DECEMBER 2018
PROJECT REPRESENTATIVE: HUDSON LAND DESIGN

1. The subject project is identified as being served by an on site well. This lot is located in the Town of Newburgh's water district and should be required to connect to the Town's potable water system.
2. Section 195-18(4)(b) identifies that "Front Yards abutting all County and State highways shall be at least 60 feet in depth, except where majority of the existing buildings on either side of the road within 300 feet from the intersection of the nearest property line/street line are of a lesser average depth. In such a case, the front yard depth shall be 50 feet where the average of all lot depths within 300 feet, whichever is greater." Zoning variance would be requested from a minimum 50 feet and potentially 60 feet front yard setback.
3. The proposed conversion of the existing structure to an office building identifies several bulk requirements which will require ZBA approval:
 - A. Front yard identified as 40 ft. minimum where 10.1 ft. is provided.
 - B. Side yard identified as 15 ft. minimum where 10.1 ft. is provided.
4. Driveway access in compliance with NYSDOT requirements must be provided. NYSDOT review and approval of the driveway access and any utilities is required.
5. Deep test pits identify mottling at less than 48 inches in the soil profile. Mottling at these depths does not provide adequate soil depth for a conventional subsurface sanitary sewer disposal system. Additional soil testing should be performed in the area of the proposed sanitary sewer disposal system.
6. The septic design notes identify a 1,000 gallon septic tank while the detail sheet identify a 1,500 gallon septic tank.

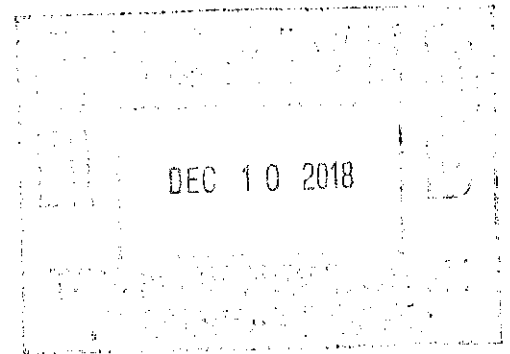
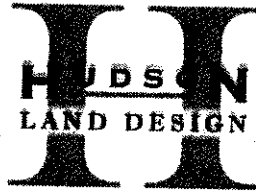
• Regional Office • 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •

7. The Applicant's representative are requested to identify how access to the existing garage will take place from NYS Route 32. NYSDOT will most likely require existing access points to be closed off in favor of one commercial access.
8. NYSDOT minor highway access details should be added to the plans in compliance with DOT standard sheets.
9. Parking lot stripping must be in conformance with Town of Newburgh double stripping standards. Details should be modified.
10. Zoning Bulk compliance should be labeled on the Plan Sheets.
11. Curbing should be clearly identified on the plans. Planning Board's policies to have commercial parking lots defined with curbs.

Respectfully submitted,

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

Patrick J. Hines
Principal
PJH/kbw



*Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
13 Chambers Street, Newburgh, New York 12550
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com*

December 10, 2018

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

Re: Site Plan Application
317 North Plank Road
Tax Parcels 35-3-7; 35-3-6
Town of Newburgh, New York
Newburgh Planning Board Job #: 2018-023

Dear Mr. Ewasutyn:

On behalf of the Applicant, Hudson Land Design (HLD) is pleased to present the above referenced project your board's consideration of Site Plan Approval. The 0.86 acre project area consists of two parcels, identified hereinafter as "317 North Plank Road" is located on the southwest side of New York State Route 32, and is within the Town of Newburgh's B-Business Park zoning district.

Parcel 35-3-6 contains a residential dwelling that most currently was used as a non-conforming yard equipment sales and service, and contains a two-car detached garage in the rear of the property. Parcel 35-3-7 is currently vacant. The proposal calls for re-development of the non-conforming residential dwelling into an office building. Providing adequate parking in conformance with the Town of Newburgh's standards will necessitate consolidating the two parcels into one.

Both parcels are located within the Town of Newburgh's water district; however, parcel 35-3-6 is currently served by a private well and sewage disposal system (SDS) and will continue to utilize the private well for water supply. The existing SDS has been evaluated and determined to be inadequate for the proposed use. Therefore, the SDS will be upgraded to provide adequate capacity for the proposed office. A new asphalt paved parking area will be provided on the east side of the building with new site lighting and ADA compliant access to the office building.

The following items are attached for our initial submission:

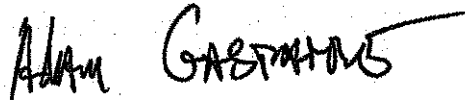
- Nineteen (19) copies of the Site Plan Application and all of its attachments;
- Four (4) checks for application and review fees including SEQRA EAF, Commercial Site Plan Application Fee; Lot Line Change and Public Hearing;
- Nineteen (19) copies of a Project Narrative, Short Form EAF, and water & sewer report, and
- Nineteen (19) copies of the Site Plan set.

Please note that four (4) copies of the above materials (excluding the fee checks) are being mailed directly to the following:

- Mike Donnelly, Esq. – Planning Board Attorney;
- Patrick Hines – Planning Board Engineering Consultant;
- Kenneth W. Wersted – Planning Board Traffic Consultant, and
- Karen Arent – Planning Board Landscape Consultant.

Please place this item on your next available planning board agenda. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Adam Gasparre". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Adam Gasparre
Staff Engineer

TOWN OF NEWBURGH PLANNING BOARD

APPLICATION PACKAGE

for

SUBDIVISIONS,

SITE PLANS,

LOT LINE CHANGES

And

SPECIAL EXCEPTION USE PERMITS

Procedures and Requirements

July 2013

TOWN OF NEWBURGH PLANNING BOARD

308 GARDNERTOWN ROAD

NEWBURGH, NEW YORK 12550

(845) 564-7804

fax: (845) 564-7802

planningboard@hvc.rr.com

JULY 2013

TO WHOM IT MAY CONCERN:

This package of information and forms is provided to assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next **AVAILABLE** agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of **FOURTEEN (14)** sets of **FOLDED PLANS** for a major or minor subdivision or a site plan must be submitted with a **COMPLETED** application, and **FIFTEEN (15)** sets of plans must be submitted if plans need to be submitted to the Town of Newburgh Traffic Consultant. This completed application must include a **LONG FORM OR FULL EAF** for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a **NARRATIVE** of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions).

Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

JOHN P. EWASUTYN, Chairman
Town of Newburgh Planning Board

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

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

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):
317 North Plank Road Site Plan

2. Owner of Lands to be reviewed:

Name Shawn Jackson
Address PO Box 321,
Marlboro, NY 12542
Phone 914-388-2193

3. Applicant Information (If different than owner):

Name _____
Address _____

Representative _____
Phone _____
Fax _____
Email _____

4. Subdivision/Site Plan prepared by:

Name Hudson Land Design, P.C.
Address 174 Main Street
Beacon, NY 12508

Phone/Fax 845-440-6926

5. Location of lands to be reviewed:

317 North Plank Road, Newburgh, NY 12550

6. Zone B **Fire District** Town of Newburgh
Acreege 0.89 Acres Total **School District** Newburgh Enlarged City School District

7. Tax Map: Section 35 **Block** 3 **Lot** 7
35 3 6

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots 1
Lot line change Lot Consolidation will be requested
Site plan review Site Plan Approval
Clearing and grading None
Other N/A

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) None

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature  Title OWNER

Date: 10/31/2018

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

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

TOWN OF NEWBURGH PLANNING BOARD

317 North Plank Road

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

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

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees

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

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda.

Non-submittal of the checklist will result in application rejection.

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

11. Surveyor,s Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots

18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. N/A Show existing or proposed easements (note restrictions)
20. N/A Right-of-way width and Rights of Access and Utility Placement
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. Number of lots including residual lot
24. N/A Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 or 5 ft. contours on initial submission

- 30. Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
- 31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
- 32. N/A Number of acres to be cleared or timber harvested
- 33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
- 34. N/A Estimated or known cubic yards of fill required
- 35. The amount of grading expected or known to be required to bring the site to readiness

36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.

37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.

38. List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By: 
 Licensed Professional

Date: 10/31/18

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

Prepared (insert date):

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law.

Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING

Name of applicant: _____

Name of owner on premises: _____

Address of owner: _____

Telephone number of owner: _____

Telephone number of applicant: _____

State whether applicant is owner, lessee, agent, architect, engineer or contractor:

Location of land on which proposed work will be done: _____

Section: _____ Block: _____ Lot: _____ Sub. Div.: _____

Zoning District of Property: _____ Size of Lot: _____

Area of lot to be cleared or graded: _____

Proposed completion of date: _____

Name of contractor/agent, if different than owner: _____

Address: _____

Telephone number: _____

Date of Planning Board Approval: _____ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: _____ Date: _____

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

FEE ACKNOWLEDGEMENT

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

Shawn Jackson

APPLICANT'S NAME (printed)



APPLICANTS SIGNATURE

10/31/2018

DATE

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

PROXY

(OWNER) Shawn Jackson, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 205 Candlestick Hill Rd. Newburgh NY 12550
IN THE COUNTY OF Orange
AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF _____
Parcel IDs: 35-6-6 and 35-6-7

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Michael A. Bodendorf P.E. and Adam Gasparre IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 10/31/2018


OWNERS SIGNATURE

Shawn Jackson
OWNERS NAME (printed)

WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

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

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

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

10/31/2018

DATED

Sitawna Jackson

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

AGRICULTURAL NOTE

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots (1) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

(1) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applicant: _____

Description of the proposed project: _____

Location of the proposed project: _____

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: _____

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.

APPLICANT'S SIGNATURE

DATE

ARCHITECTURAL REVIEW

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

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

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

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: _____

NAME OF PROJECT: _____

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

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

COLOR OF THE EXTERIOR OF BUILDING:

ACCENT TRIM:

Location: _____

Color: _____

Type (material): _____

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

ROOF:

Type (gabled, flat, etc.): _____

Material (shingles, metal, tar & sand, etc.): _____

Color: _____

WINDOWS/SHUTTERS:

Color (also trim if different): _____

Type: _____

DOORS:

Color: _____

Type (if different than standard door entrée): _____

SIGN:

Color: _____

Material: _____

Square footage of signage of site: _____

Please print name and title (owner, agent, builder, superintendent of job, etc.)

Signature

LIST OF ADJACENT PROPERTY OWNERS

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

NORTH PLANK HOLDINGS, LLC
ENVIRONMENTAL ASSESSMENT FORM

APPLICATION FOR SITE PLAN APPROVAL

FOR 317 NORTH PLANK ROAD

For Property Located at:

317 North Plank Road (NYS Rt. 32)

Newburgh, NY

SUBMITTED TO:

TOWN OF NEWBURGH PLANNING BOARD
NEWBURGH PLANNING BOARD JOB #: 2018-023

December 10, 2018

CONTRIBUTORS

Applicant:

North Plank Holdings, LLC
PO Box 321
Marlboro, NY 12542

Civil Engineer:

Hudson Land Design
174 Main Street
Beacon, NY 12508

Surveyor:

TEC Land Surveying PC
15 Tioronda Ave.
Beacon, NY 12508

TABLE OF CONTENTS

- 1. Development Plan Overview and Description**
- 2. Short Environmental Assessment Form; Part 1**
- 3. Water and Sewer Report**

Development Plan Overview and Description

Site Plan Approval Application by North Plank Holdings, LLC, for Property Located on the Southwest Side of North Plank Road in the Town of Newburgh, Orange County, NY

Project Description

This 0.86 acre project area consists of two parcels, identified herein as "317 North Plank Road" is located on the southwest side of New York State Route 32, is in the Town of Newburgh, NY and is further identified as tax parcels: 35-3-6 and 35-3-7.

Parcel 35-3-6 contains a residential dwelling that most currently was used as a non-conforming yard equipment sales and service, and a two-car detached garage in the rear of the property. Parcel 35-3-7 is currently vacant. The proposal calls for re-development of the non-conforming residential dwelling into an office building. Providing adequate parking in conformance with the Town of Newburgh's standards will necessitate consolidating the two parcels into one.

Both parcels are located within the Town of Newburgh's water district; however, parcel 35-3-6 is currently served by a private well and sewage disposal system (SDS) and will continue to utilize the private well for water supply. The existing SDS has been evaluated and determined to be inadequate for the proposed use. Therefore, the SDS will be upgraded to provide adequate capacity for the proposed office. A new asphalt paved parking area will be provided on the east side of the building with new site lighting and ADA compliant access to the office building.

Zoning

Both parcels are located within the B Business Park zoning district. Consequently, the development proposed and described herein is permitted as-of-right, subject to site plan approval from the Town of Newburgh planning board.

Storm Water

As site disturbance will not exceed 1-acre when the parcels are built out, a full Stormwater Pollution Prevention Plan (SWPPP) is not required to be prepared per state or Town requirements. There is a large paved area along the frontage of both parcels. Therefore, the increase in impervious as a result of the re-development is minor. The parking area has been graded such that the stormwater runoff generated from the parking area will flow in a sheet flow condition into a proposed gravel diaphragm which is designed to catch sediment before sheet flowing through the rear yard. An erosion and sediment control plan will be developed for the site.

Water Supply

At full build-out, the project is expected to require 96 gallons of water per day for normal office use. It is proposed to continue to utilize the existing well for water supply as the flow for office use is relatively low.

Sewage Disposal System (SDS)

At full build-out, the project is expected to generate 96 gallons of wastewater per day. The project is not located within an established sewer district; therefore, a conventional sewage disposal system has been designed for 12 employees @ 12gpd/employee. Soil tests were conducted in the vicinity of the proposed sewage disposal system which were favorable for a conventional SDS. The SDS will consist of a 1,000-gallon pre-cast concrete septic tank, followed by a 5-outlet pre-cast concrete distribution box and finally 2-4" perforated PVC laterals at 50 feet each for a total of 100 linear feet.

The following table provides estimated water usage/wastewater generation at full buildout of the project, according to the NYSDEC *Design Standards for Wastewater Treatment Works, 2014*.

Use	Flow Rate	Daily Water Usage/Wastewater Generation
8 employees	15 gpd per employee	*96 gpd
TOTAL		96 gpd

*The use of water saving fixtures allows for a 20% reduction in flows from 120 to 96 gallons per day.

Parking and Access

The Town of Newburgh requires 1 parking space per 200 sqft of office space per code §185-13C (b), and sufficient parking for all truck, truck trailers and truck tractors being stored or serviced. The 1,570 sqft office space will require 8 parking spaces under this scenario. Attachment 2, Code 716 of zoning code §185, requires 7 parking spaces. The proposed project is expected to result in 8 employees; therefore, the site plan provides a total of 9 permanent passenger vehicle parking spaces – two existing spaces in front of the existing garage, and 7 new spaces on the east side of the building.

The site gains access from NYS Route 32 which is under the jurisdiction of the NYSDOT. Therefore, the proposed action will require a NYSDOT minor commercial entrance. The entire frontage of the site is existing asphalt; therefore, it is proposed to provide paint striping of the limits of the entrance to delineate it in order to channelize vehicles into the proposed parking area.

Anticipated Trip Generation

Average domestic vehicular trips for 8 office employees amounts to 53 trips per day on weekdays and 31 trips on weekends per Code 710 within ITE. This increased trip generation is not expected to have a negative impact on Route 32 or other roads in the area.

Lot Consolidation

The two lots will be consolidated into one lot for the proposed action. The resultant single lot area will be +/- 0.89 ac..

Summary

The development proposed under this application, as further described herein and in the attached Environmental Assessment Forms and associated reports, would allow for the development of the site to accommodate renovation of a 1,570 sqft building along with paved parking areas. The proposed use fits in with the Business Zoning District designation of the parcel with its close proximity to State Routes 32 and 300.

Short Environmental Assessment Form

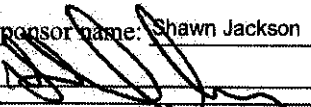
Part 1 - Project Information

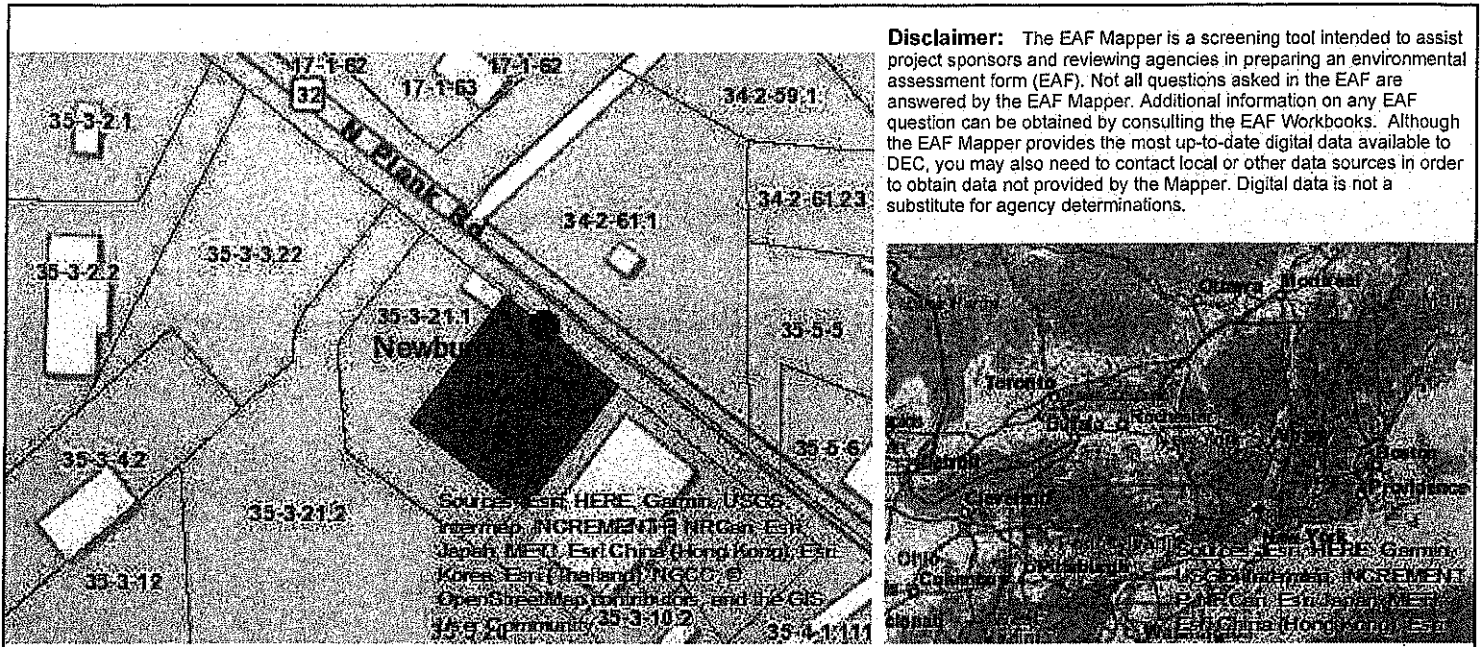
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 - Project and Sponsor Information			
North Plank Holdings LLC			
Name of Action or Project: 317 North Plank Road			
Project Location (describe, and attach a location map): 317 North Plank Road, Newburgh, NY 12550			
Brief Description of Proposed Action: Renovation of existing residential building into an office building to serve a construction company. Redesign of the existing Sewage Disposal System will be required to accommodate the change of use. Lot consolidation will be proposed for the two parcels (35-3-6 and 35-3-7) owned by the applicant to accommodate a compliant parking area for the office building.			
Name of Applicant or Sponsor: North Plank Holdings LLC (Shawn Jackson - President)		Telephone: 914-388-2193 E-Mail: woodys_construction@hotmail.com	
Address: PO Box 321			
City/PO: Marlboro		State: New York	Zip Code: 12542
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: T/o Newburgh Planning Board - Lot Consolidation and Site Plan Approval			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.89 acres	
b. Total acreage to be physically disturbed?		0.20 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.89 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Shawn Jackson</u> Date: <u>10/31/2018</u></p> <p>Signature: </p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



U.S. Fish and Wildlife Service

National Wetlands Inventory

317 North Plank Road



October 24, 2018

Wetlands

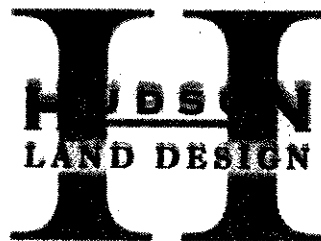
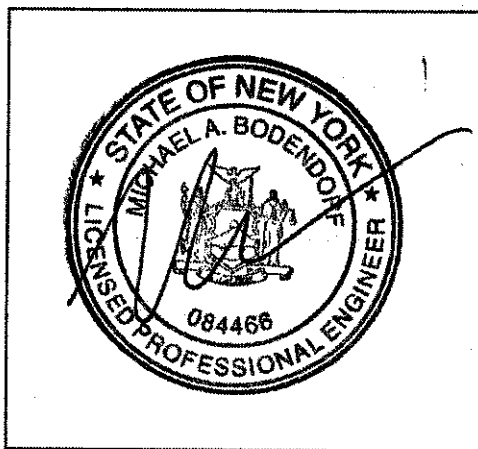
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

***Engineer's Report
Proposed SDS
for
317 North Plank Road, Newburgh, NY***

Prepared for:
Shawn Jackson
PO BOX 321
Marlboro, NY 12542

October 30, 2018



Prepared by:
Hudson Land Design
Professional Engineering,
P.C.
174 Main Street
Beacon, NY 12508
PH: 845-440-6926
F: 845-440-6637

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APPENDICES

Appendix A: Soil Test Information

1.0 PROJECT LOCATION

The project is located at 317 North Plank Road (NYS Route 32) in the Town of Newburgh, Orange County, New York. The project site consists of two parcels and contains a two-story single-family residence with a detached two car garage in the rear. The site is identified as Tax Parcels # 35-3-6 and #35-3-7 on the Town of Newburgh Tax Maps.

2.0 PROJECT DESCRIPTION

This application is for a replacement subsurface sewage disposal system (SDS) that is sized large enough to accommodate the renovation of the existing two-story residence into a proposed office space for a construction company. The two parcels (35-3-6 and 35-3-7) are proposed to be consolidated to allow for a compliant parking lot for the proposed office. The residential dwelling is currently on a private well. The parcel is located within an established water district; therefore, the residential building will be hooked up to the Town's water main beneath north plank road. The existing sewage disposal system (SDS) for the existing building is outdated and requires redesign to meet current standards.

2.1 Existing Conditions

Two lots are included in this application and are adjacent to one another. One lot contains the single-family residence with detached garage, and the second lot is currently vacant. The residential dwelling receives water from a well and is on a sewage disposal system consisting of a 1,000-gallon concrete septic tank followed by a 6' diameter X 6' deep drywell. The existing SDS does not meet current standards for the anticipated flows; therefore, the system will be replaced with a new system designed to current standards.

The existing and replacement SDS are located 100 feet away from existing well; therefore, to meet current standards, water supply for the building will not require connection to the Town's municipal water supply.

2.2 Proposed Conditions

Water Supply for the office building will be via the Town of Newburgh's municipal water system. Wastewater generated by the new office building will be disposed of by means of a new sewage disposal systems (SDS). This report summarizes all data and information necessary for the design of the SDS.

The water supply and SDS design have been designed in accordance with the following:

- New York State Department of Health (NYSDOH) Standards for Individual Water Supply and Individual Sewage Treatment Systems Appendix 75-A

- Orange County Department of Health (DCDOH) Water and Wastewater Systems Design and Construction Standards
- New York State Department of Environmental Conservation (NYSDEC) "Design Standards for Wastewater Treatment Works" for Intermediate Sized Sewage Facilities.
- Recommended Standards for Wastewater Facilities (Ten States Standards)
- NYS Plumbing Code

3.0 WASTEWATER SYSTEM

The existing septic tank and seepage pit for the existing building is of unknown condition; therefore, they shall be abandoned in place in accordance with DCDOH regulations.

The proposed SDS field location for the office building is shown on the enclosed design plans. A 100% reserve area is also shown adjacent and to the south from the proposed primary system; however, based on the soil test results, it is unlikely that this area will ever need to be used assuming that the primary system is maintained properly (see soil test results in Appendix A).

3.1 Estimated Wastewater Quantities

The proposed office will initially have 8 employees and new water saving fixtures throughout, so a design flow of 15 gpd/employee is utilized that can be reduced by 20%. The total design flow for the office building is therefore 96 gpd. The system has been conservatively designed for 120 gpd.

3.2 Septic Tank

Per OCDOH requirements, the minimum required septic tank capacity for the office building is 1.5 X the design flow, or 225 gallons. The OCDOH requires a minimum tank size of 1,000 gallons. A new septic tank with a minimum capacity of 1,000 gallons will be provided for the new SDS.

3.3 Soil Testing

Deep test excavations and percolation tests were conducted in the vicinity of the proposed replacement system on August 20, 2018. See Appendix A for soil testing data sheets.

3.4 Disposal Field

Based upon the soil tests, the primary area shall be a conventional in-ground absorption trench system. The 100% reserve area has been sized large enough to accommodate the same

installation type as the primary area. Both the primary and reserve areas are based on an application rate of 0.50 gpd/sf for a design percolation rate of 31-45 minutes/inch. For the primary and reserve areas, a total of 120 feet of standard trench length is required. The layout for both the primary and reserve areas has been designed for three (3) trenches at 20 feet long for a total of 120' of trench length.

System Location	Design Percolation Rate (min./in.)	Required Length of Absorption Trench (ft.)
Refer to Design Plan	31-45	120

The laterals for the trenches will run parallel with the contours established by the required leveling for the primary area. The trench bottoms will be constructed level and the ends of distribution piping will be capped.

3.4 Distribution Box

A pre-cast concrete 5-outlet distribution box will be utilized for the primary and reserve areas as shown on the plans. The proposed distribution box shall be set dead level on a 12-inch bed of pea gravel or clean sand and will be baffled at the inlet side. The covers for the boxes shall be removable but sealed to the box wall.

There will be a 2-inch minimum drop between the inlet and outlet inverts for each distribution box. In addition, there will be a minimum clearance between the invert of the outlet and the bottom of the distribution box of 4-inches to reduce solids carry over.

4.0 WATER SUPPLY

Potable water will be supplied by the existing well located in the rear of the existing structure.

5.0 TESTING

Upon completion, all elements of the SDS will be hydrostatically tested. The septic tank will be hydrostatically tested for 24 hours, unless they are seamless. Hydrostatic tests will be considered passing if the leakage is less than allowable leakage.

Appendix A:

Soil Test Information

INFILTRATION TEST DATA

Name: 317 North Plank Road Town of Newburgh Date: 8/20/2018
 TAX GRID #

3	5	-	3	-	7	&	3	5	-	3	-	6
---	---	---	---	---	---	---	---	---	---	---	---	---

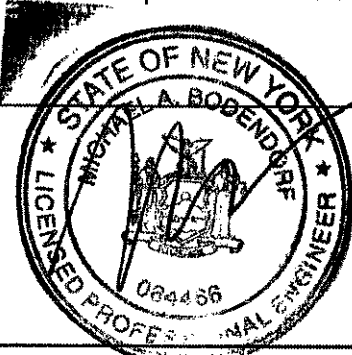
By: Michael A. Bodendorf, P.E. OCHD Inspector N/A

Lot No.	Test Hole No.	Test Hole Depth	Soil Type	Soaked	TEST RUNS					
					*	1	2	3	4	5
1	1	24"	Brown Sandy-Loam	Yes	Finish	3:15	3:33	3:56	4:19	
					Start	3:00	3:15	3:35	3:58	
					Time (min)	15	18	21	21	
1	2	18"	Brown Sandy-Loam	Yes	Finish	3:06	3:13	3:24	3:35	
					Start	3:00	3:06	3:15	3:25	
					Time (min)	6	7	9	10	
1	2	18"	Brown Sandy-Loam	Yes	Finish	4:33	5:12	5:51		
					Start	4:00	4:35	5:12		
					Time (min)	33	37	39		
1	2	24"	Brown Sandy-Loam	Yes	Finish	4:12	4:37	5:05		
					Start	4:00	4:13	4:40		
					Time (min)	12	24	25		
					Finish					
					Start					
					Time (min)					
					Finish					
					Start					
					Time (min)					

I, Michael A. Bodendorf, the undersigned, certify that these percolation tests were done by myself or under my direction according to the standard procedure. The data and results presented are true and correct.

Dated: 08/20/2018

Signature: _____



License No. (P.E.) _____

DEEP TEST RESULTS

Date: 08/20/2018

Name of Property: 317 North Plank Road

(E)(T)(V) Newburgh

TAX GRID #

3	5	-	3	-	6	&	3	5	-	3	-	7	
---	---	---	---	---	---	---	---	---	---	---	---	---	--

Owner of property: Shawn Jackson

Engineer: Hudson Land Design

Person directing test: Michael A. Bodendorf, P.E.

OCHD Rep: N/A

HOLE #	LOT #	TOTAL DEPTH	ROCK DEPTH	WATER DEPTH	MOTTLING DEPTH	SOIL DESCRIPTION
1	1	60"	None	60"	None	0"-6" TOPSOIL, 6"- 60" BROWN SANDY CLAY LOAM
2	1	80"	80"	60"	42"	0"-6" TOPSOIL, 6"- 80" BROWN SANDY CLAY LOAM
3	1	72"	None	60"	36"	0"-8" TOPSOIL, 8"- 72" BROWN SANDY CLAY LOAM
4	1	87"	None	63"	42"	0"-8" TOPSOIL, 8"- 87" BROWN SANDY CLAY LOAM
5	1	60"	None	60"	40"	0"-8" TOPSOIL, 8"- 60" BROWN SANDY CLAY LOAM

General remarks (terrain; weather; springs, streams, etc.)

Sunny, Mild Temperature

HD-185



LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING ADJOINER LINE
- 2.30 --- EXISTING MAJOR CONTOUR
- 2.32 --- EXISTING MINOR CONTOUR
- - - DHW --- EXISTING OVERHEAD WIRE
- x - x - EXISTING FENCE
- ⊙ EXISTING UTILITY POLE



SITE MAP SCALE: 1" = 500'

ADJOINING OWNERS:

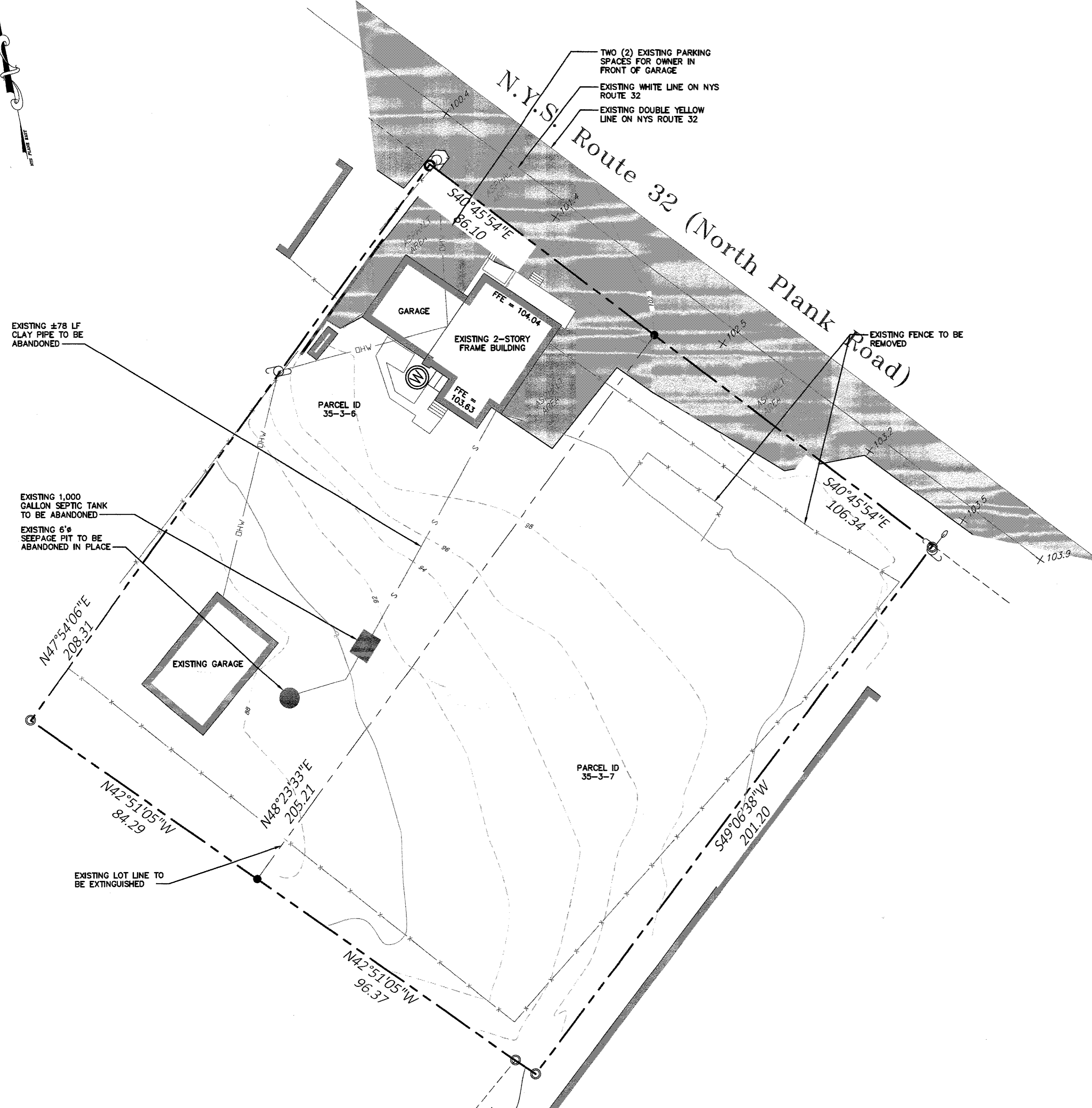
PARCEL:	OWNER & ADDRESS PER FINAL ROLL JULY 1, 2009
1:	PARROTT REALTY, LLC; 319 N. PLANK ROAD, NEWBURGH, NY 12550
2:	CBPS REALTY, LLC; 208 S. PLANK ROAD, NEWBURGH, NY 12550
3:	CNS ESTATES, LLC; PO BOX 44, MONSEY, NY 10952
4:	CRONOMER VALLEY FIRE DISTRICT; 296 N. PLANK ROAD, NEWBURGH, NY 12550
5:	CRONOMER VALLEY FIRE DISTRICT; 296 N. PLANK ROAD, NEWBURGH, NY 12550
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10:	RICHARD V. TITANIC; 74 KINGS ROAD, NEW WINDSOR, NY 12553
11:	CHRISTOPHER SARRA; 12 BERRY LANE, NEWBURGH, NY 12550

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY MAPPING OBTAINED FROM TEC LAND SURVEYORS, P.S., LLC, ENTITLED "BOUNDARY SURVEY PREPARED FOR 317 NORTH PLANK ROAD", DATED OCTOBER 23, 2017.

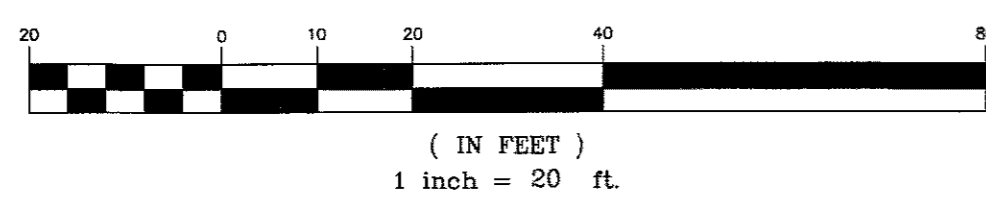
PROJECT INFORMATION:

PARCEL OWNERS:	SHAWN JACKSON PO BOX 321, MARLBORO, NY 10542
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	317 N PLANK ROAD, NEWBURGH NY, 12550
TAX PARCEL ID:	35-3-6 & 35-3-7
PARCEL AREA:	±0.89 ACRES TOTAL
WATER SUPPLY:	35-3-6: PRIVATE WELL; 35-3-7: NONE
SEWAGE DISPOSAL:	35-3-6: PRIVATE SDS; 35-3-7: NONE



EXISTING CONDITIONS & REMOVAL PLAN

SCALE: 1" = 20'
GRAPHIC SCALE



OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

SHAWN JACKSON _____ DATE _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS COMPLETED ON JULY 24, 2017.

THOMAS CERCHIARA P.L.S. _____ SEAL _____



HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

EXISTING CONDITIONS AND REMOVAL PLAN

317 NORTH PLAN ROAD

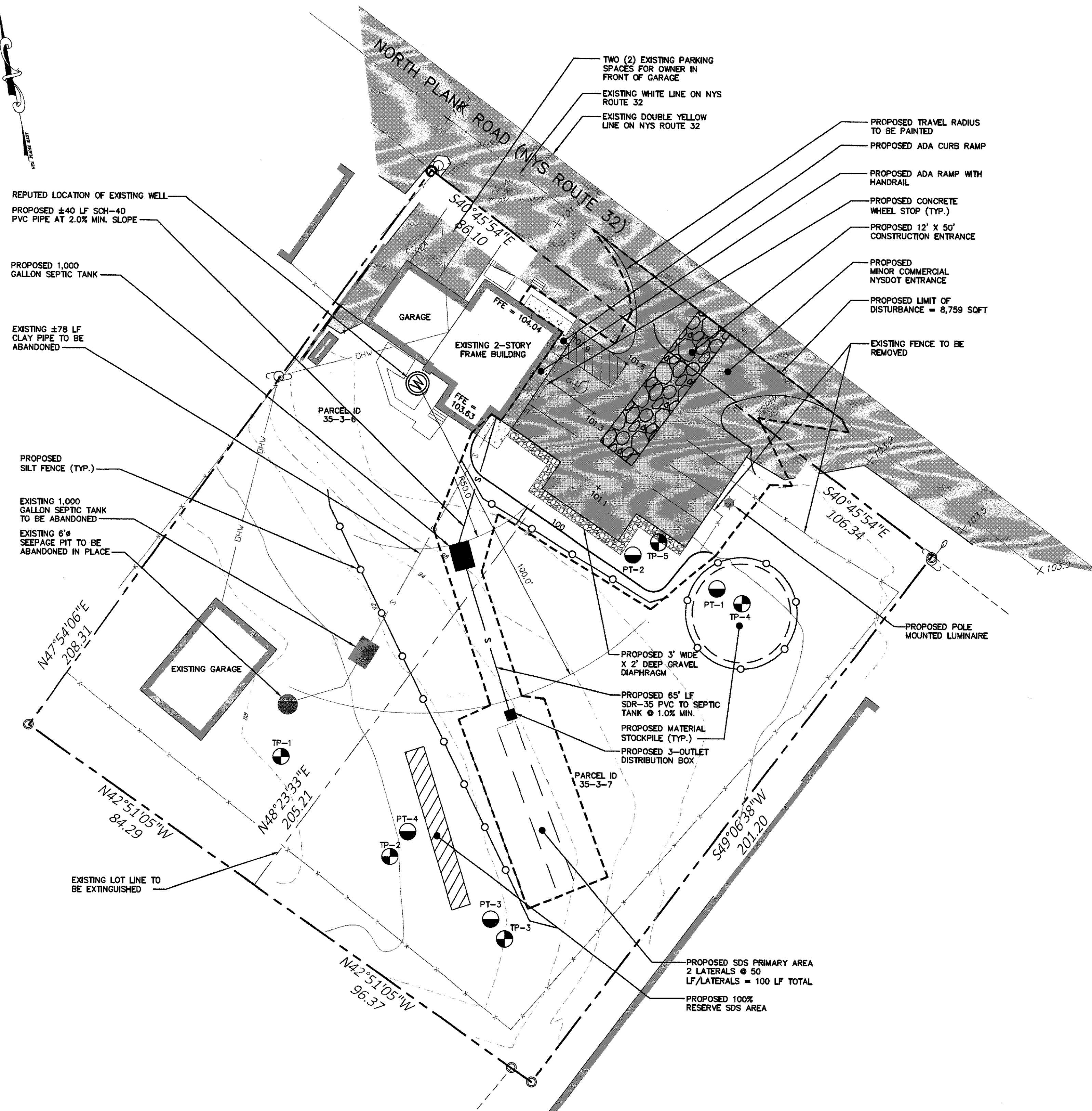
317 NORTH PLANK ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
TAX ID: 35-3-6 & 35-3-7

Dig Safely. New York
800-962-7962
www.digsafelynewyork.org

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

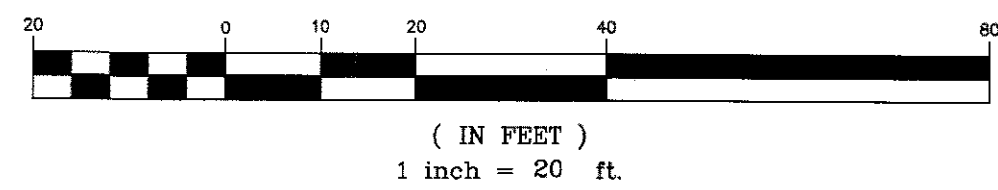
JOB #: 2018-035
DATE: 12/4/18
SCALE: 1" = 20'
TITLE: EX-1
SHEET: 1 OF 4

DRAWN BY: BY AG				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY



PRELIMINARY SITE PLAN
SCALE: 1" = 20'

GRAPHIC SCALE



LEGEND

- EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
EXISTING ADJOINER LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING OVERHEAD WIRE
PROPOSED SILT FENCE
EXISTING FENCE
EXISTING WATER MAIN
PROPOSED WATER SERVICE LINE
PROPOSED WATER SHUT-OFF VALVE
EXISTING UTILITY POLE
DEEP TEST PIT
INFILTRATION TEST

SITE SPECIFIC NOTES:

- 1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS...
2. THE CONTRACTOR SHALL CONTACT THE TOWN OF NEWBURGH WATER DEPARTMENT TO SCHEDULE A PRE-CONSTRUCTION MEETING...
3. THE PROPOSED LOT SHALL BE SERVED BY THE TOWN OF NEWBURGH MUNICIPAL WATER AND SEWER SERVICES...
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF NEWBURGH WATER DEPARTMENT REQUIREMENTS...
5. THE WATER SERVICE LINE SHALL BE 1" K-COPPER...
6. THE RAW SEWER SERVICE LINE SHALL BE 4" SCH-40 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN...
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES...
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION...
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4" PVC OR HDPE @ 2.0% MIN...
10. SLUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY...
11. THE DRIVEWAY SIGHT DISTANCE MEETS OR EXCEEDS COMPLIANCE WITH THE TOWN OF NEWBURGH BUILDING DEPARTMENT...
12. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION...

SEWAGE DISPOSAL SYSTEM DESIGN NOTES:

PRIMARY AND RESERVE SEWAGE DISPOSAL SYSTEM (SDS):
PRIMARY AND RESERVE SDS DESIGN FOR AN OFFICE FACILITY WITH 8 EMPLOYEES.
NO FOOTING OR ROOF DRAINS, ETC. SHALL BE ALLOWED TO ENTER THE SYSTEM.
NO KITCHEN SINK GARBAGE DISPOSAL SYSTEMS ARE PLANNED OR INCLUDED IN THE DESIGN.
PRIMARY SDS SHALL BE IN-GROUND SYSTEM.
DESIGN FLOW = 96 GPD (8 EMPLOYEES @ 15 GPD/EMPLOYEE = 120 GPD). THE USE OF WATER-SAVING FIXTURES ALLOWS THE FLOW TO BE REDUCED BY 15%, OR 12 GPD/EMPLOYEE FOR A RESULTANT FLOW OF 96 GPD.
THE PROPOSED SEPTIC TANK SIZE FOR THE OFFICE FACILITY IS 1,000 GALLONS.
PRIMARY AREA SDS DESIGN:
THE PERCOLATION RATE STABILIZED AT 39 MIN/IN RESULTING IN AN APPLICATION RATE OF 0.50 GPD/SF, THUS 96 LF OF 2" WIDE CONVENTIONAL ABSORPTION TRENCHES ARE REQUIRED. PROPOSED SDS DESIGN PROVIDES 2 LATERALS AT 50 LF/LATERAL FOR A TOTAL OF 100 LF OF TRENCH.
100% RESERVE AREA SDS DESIGN:
THE 100% RESERVE AREA IS BASED UPON THE SAME STABILIZED PERCOLATION RATE (39 MIN/IN) AND THE SAME APPLICATION RATE OF 0.50 GPD/SF. THE 100% EXPANSION AREA DESIGN UTILIZES THE SAME DESIGN STANDARDS AND DESIGN AS THE PRIMARY SDS AREA.

SUBSURFACE SEWAGE DISPOSAL NOTES:

- 1. PROPOSED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND SHALL BE CONTINUALLY IN PLACE UNTIL THE END OF CONSTRUCTION AND STABILIZATION OF DISTURBED EARTH.
2. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS VIA TEMPORARY OR PERMANENT VEGETATIVE ESTABLISHMENT.
3. THE PROPOSED RAW SEWER LINE SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM HOUSE TO THE PROPOSED SEPTIC TANK AND PUMP CHAMBER, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.

PARKING NOTES:

- 1. PROPOSED PARKING LOT SPACE QUANTITY GENERATED FROM REVIEW OF THE TOWN OF NEWBURGH ZONING CODE SECTION 185-13C (b), AND CHAPTER 185 ZONING, ATTACHMENT 2 AS FOLLOWS:
185-13C (b): 1 SPACE PER 200 SQFT OF FLOOR AREA FOR THE FIRST 20,000 SQFT. THE OFFICE SPACE FLOOR AREA IS APPROXIMATELY 1,570 SQFT REQUIRING 7.85 OR 8 PARKING SPACES
CODE 715: GENERAL OFFICE BUILDING, WEEKDAY PEAK = 0.79 AVERAGE PACKAGE GENERATION RATE X 8 EMPLOYEES = 6.32 SPACES = 7 SPACES REQUIRED
2. A TOTAL OF NINE (9) SPACES ARE PROVIDED. TWO (2) ARE EXISTING IN FRONT OF THE EXISTING GARAGE, AND 7 NEW SPACES INCLUDING ONE (1) ACCESSIBLE SPACE ARE PROVIDED ON THE EAST SIDE OF THE BUILDING.



SITE MAP SCALE: 1" = 500'

ADJOINING OWNERS:
PARCEL OWNER & ADDRESS PER FINAL ROLL JULY 1, 2009
1: PARROTT REALTY, LLC; 319 N. PLANK ROAD, NEWBURGH, NY 12550
2: CBPS REALTY, LLC; 208 S. PLANK ROAD, NEWBURGH, NY 12550
3: CNS ESTATES, LLC; PO BOX 44, MONSEY, NY 10952
4: CRONOMER VALLEY FIRE DISTRICT; 296 N. PLANK ROAD, NEWBURGH, NY 12550
5: CRONOMER VALLEY FIRE DISTRICT; 296 N. PLANK ROAD, NEWBURGH, NY 12550
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10: RICHARD V. TITANIC; 74 KINGS ROAD, NEW WINDSOR, NY 12553
11: CHRISTOPHER SARRA; 12 BERRY LANE, NEWBURGH, NY 12550

SCHEDULE OF REGULATIONS (B ZONING DISTRICT) & LOT CONFORMANCE TABLE:

Table with columns: PARAMETER, REQUIREMENT, 35-3-7 & 35-3-6. Rows include Lot Area, Lot Width, Lot Depth, Yard Setbacks, etc.

PERCOLATION TEST TABLE:

Table with columns: TESTS RESULTS ESTABLISHED ON 8/20/2018, PT1:24" DEEP, PT2:18" DEEP, PT3:18" DEEP, PT4:24" DEEP.

DEEP TEST HOLE TABLE:

Table with columns: DEEP TEST HOLE RESULTS ESTABLISHED ON 8/20/18, TP1, TP2, TP3, TP4, TP5.

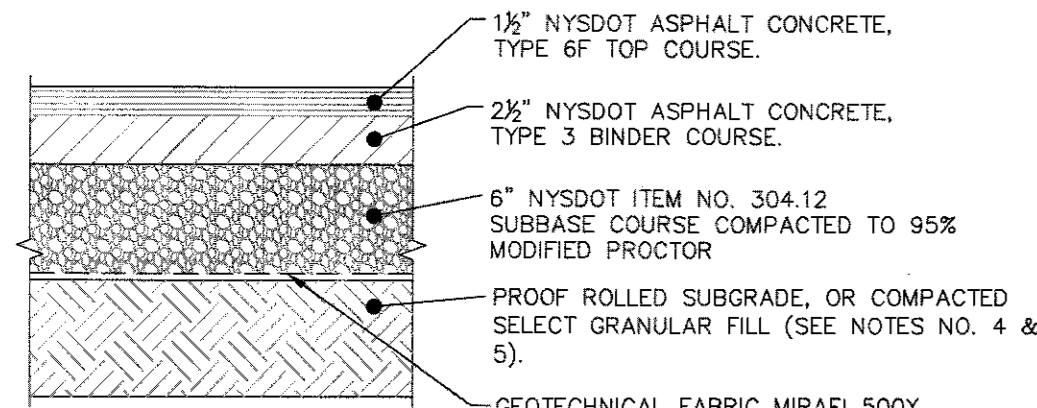
Digsafely New York logo and contact information: 800-962-7962, www.digsafelynewyork.org

Table for revisions and approvals. Columns: NO., DATE, DESCRIPTION, BY. Includes 'DRAWN BY: BY AG' and 'CHECKED BY: MAB'.



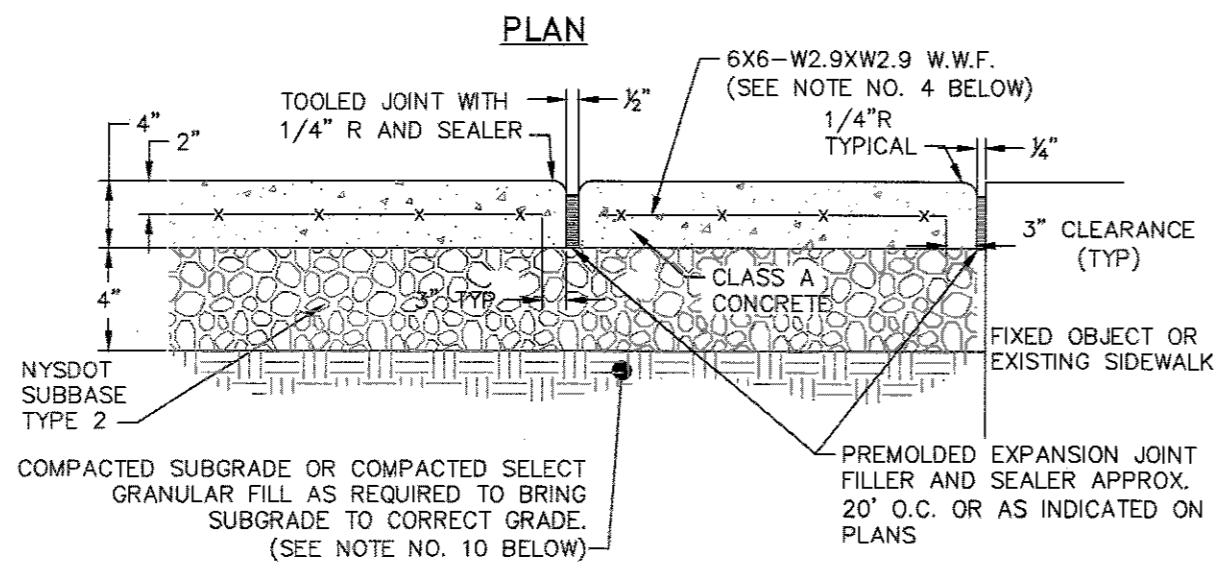
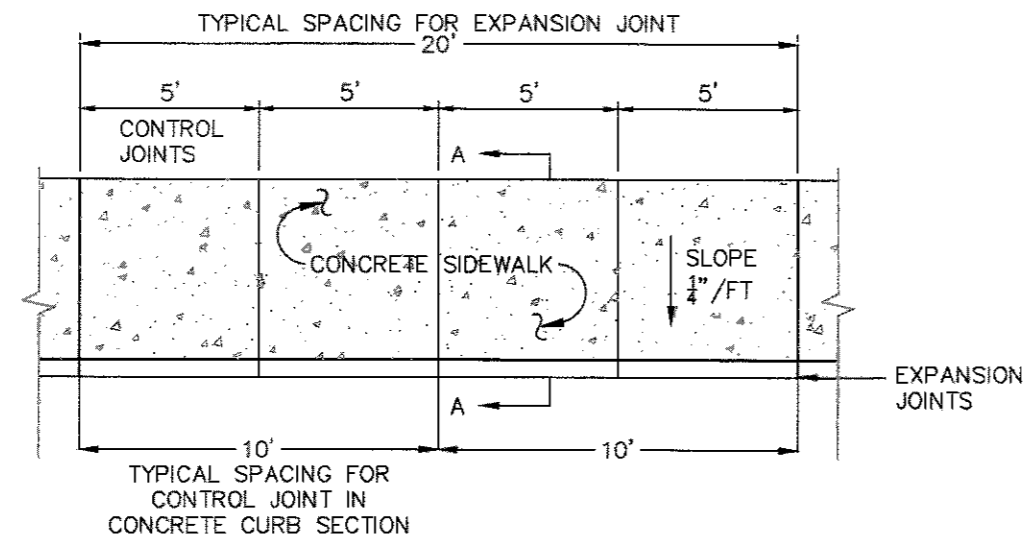
HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C. 174 MAIN ST., BEACON, NEW YORK 12508

PRELIMINARY LOT CONSOLIDATION AND SITE PLAN 317 NORTH PLAN ROAD. JOB #: 2018:035 DATE: 12/4/18 SCALE: 1" = 20' TITLE: SP-1 SHEET: 2 OF 4

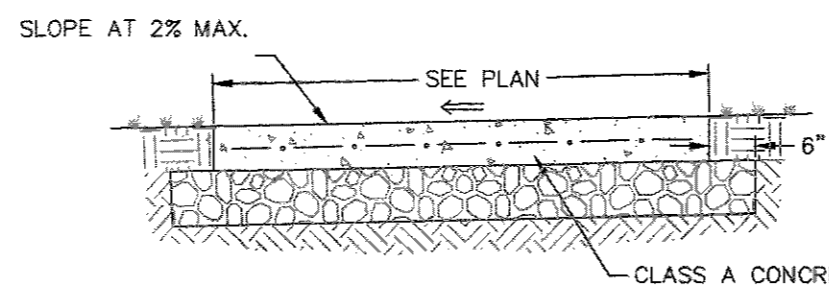


- NOTES:**
- MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
 - SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
 - TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
 - WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
 - IT IS EXPECTED THAT THE EXISTING SITE SUB-SOILS ARE SUITABLE. IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

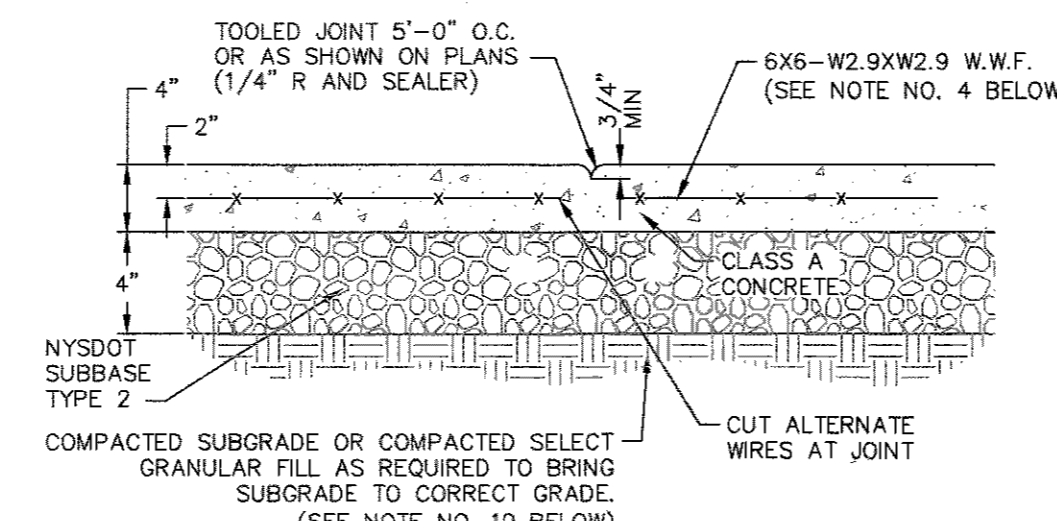
PAVEMENT SECTION DETAIL
NOT TO SCALE



EXPANSION JOINT
NOT TO SCALE



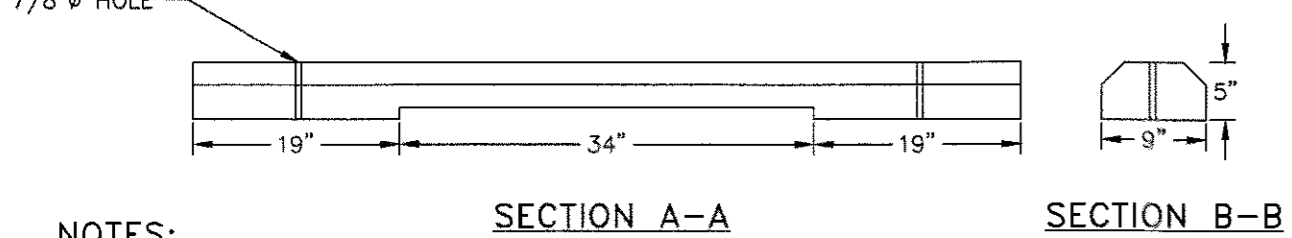
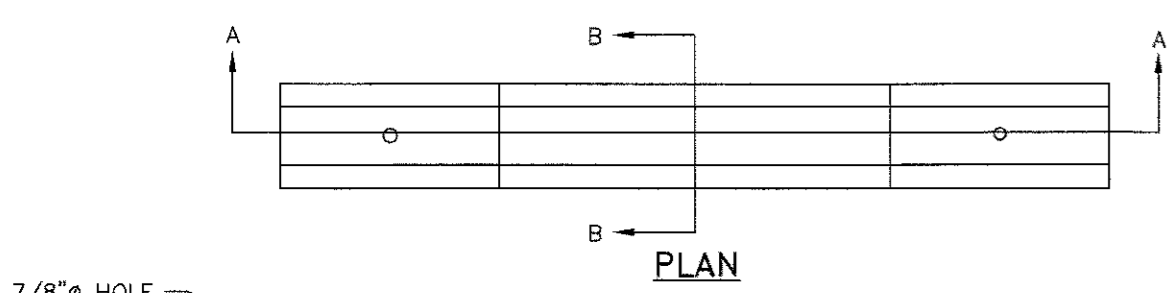
CONTROL JOINT
NOT TO SCALE



CONTROL JOINT
NOT TO SCALE

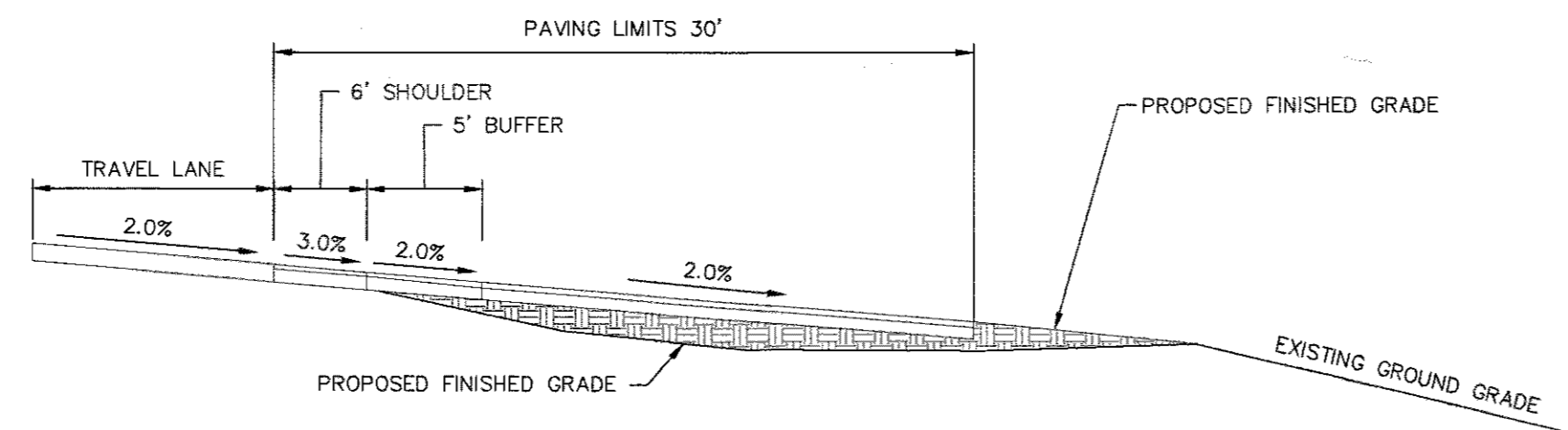
- NOTES:**
- 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
 - MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
 - ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
 - REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 - REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
 - ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH.
 - EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
 - JOINTS SHALL NOT BE SAW CUT.
 - EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFE BOND" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
 - WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
 - ALL WORK SHALL CONFORM WITH SECTION 608-SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



- NOTES:**
- PRECAST CONCRETE WHEEL STOP SHOWN BY WOODARD'S CONCRETE PRODUCTS, MODEL SBB.
 - THE BACK OF THE WHEEL STOP SHALL BE SET IN PLACE ON TOP OF THE PAVEMENT, PLACED 12" FROM THE EDGE OF PAVEMENT, AND WITH BOTH ENDS BEARING EVENLY TO THE SIDE OF EACH STALL.
 - CONTRACTOR TO FURNISH TWO (2) ANCHORING DOWELS, GRADE 60 #5 REBAR BY 18" LONG, PER WHEEL STOP, DRIVEN SO THAT THEY ARE FLUSH WITH THE TOP SURFACE OF THE WHEEL STOP. PRE-DRILL HOLES INTO THE PAVEMENT IF NECESSARY.

PRECAST CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



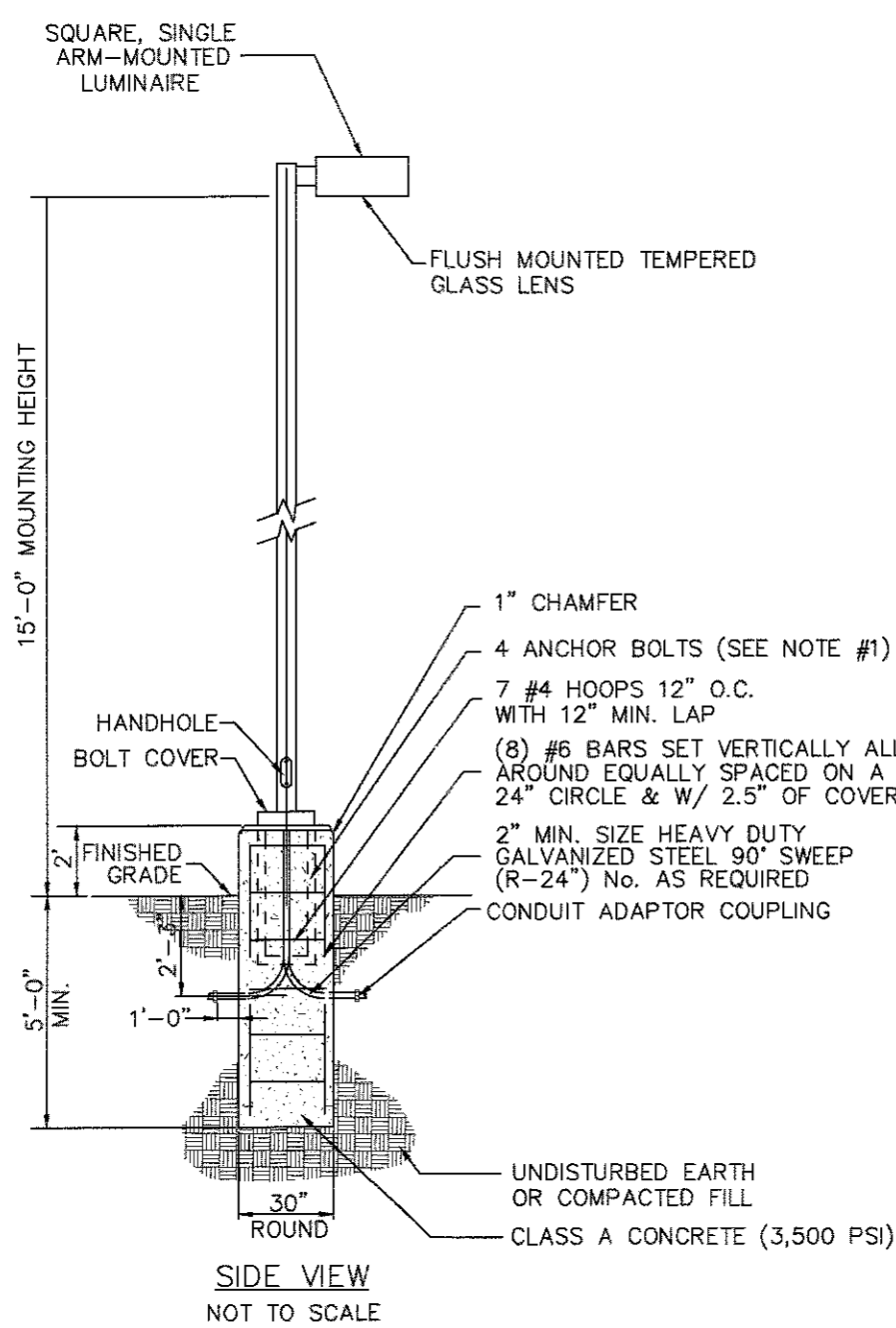
DRIVEWAY PROFILE FOR UNCURBED HIGHWAY WITHOUT SIDEWALK IN FILL SECTION WITHOUT ROADSIDE DITCH
NOT TO SCALE

LUMINAIRE & POLE SPECIFICATIONS

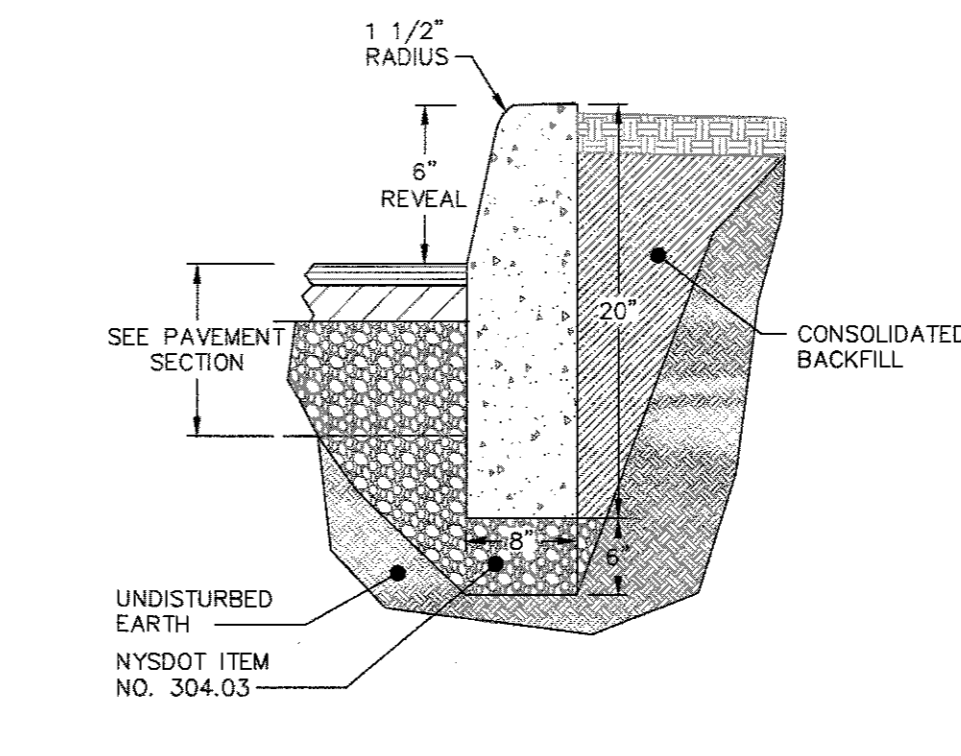
SINGLE ARM-MOUNTED BY LITHONIA LIGHTING
LUMINAIRE: 175 WATT METAL HALIDE TYPE IV CUTOFF DISTRIBUTION WITH 4" SQUARE MOUNTING ARM KAD-175M-R4-HS
POLE: SQUARE STRAIGHT ALUMINUM POLE, DARK BRONZE SSA-15-4C

NOTES:

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
- CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
- PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL SWEEPS.
- COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.
- THE LIGHT SOURCE SHALL BE COMPLETELY SHIELDED TO PREVENT HORIZONTAL GLARE.

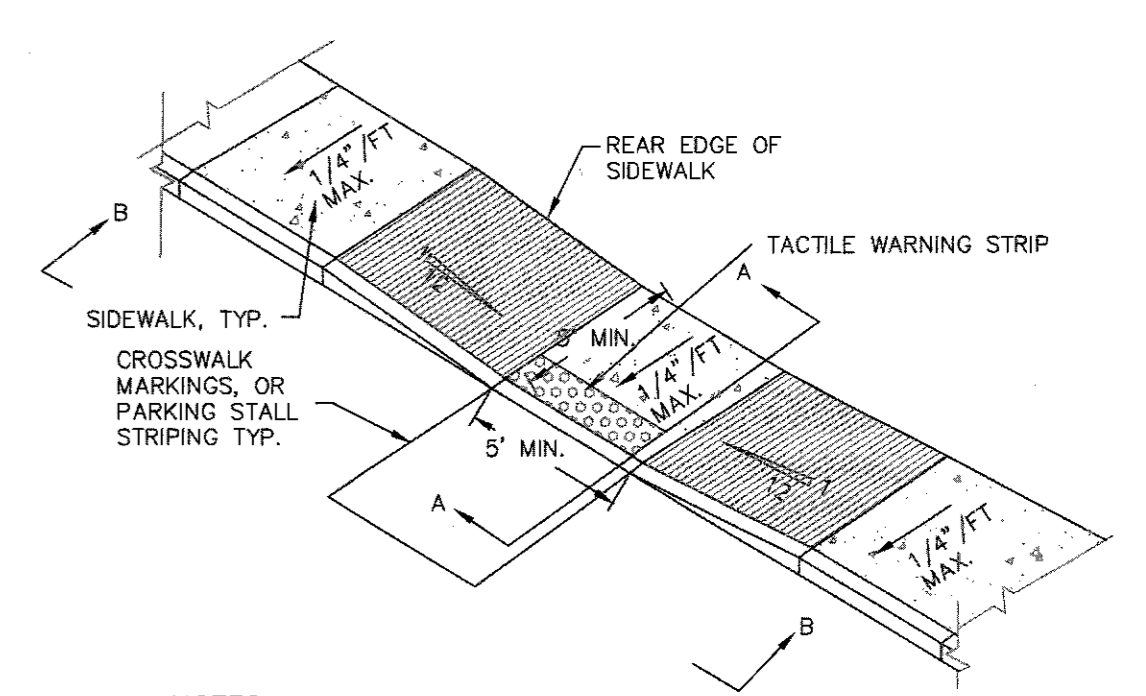
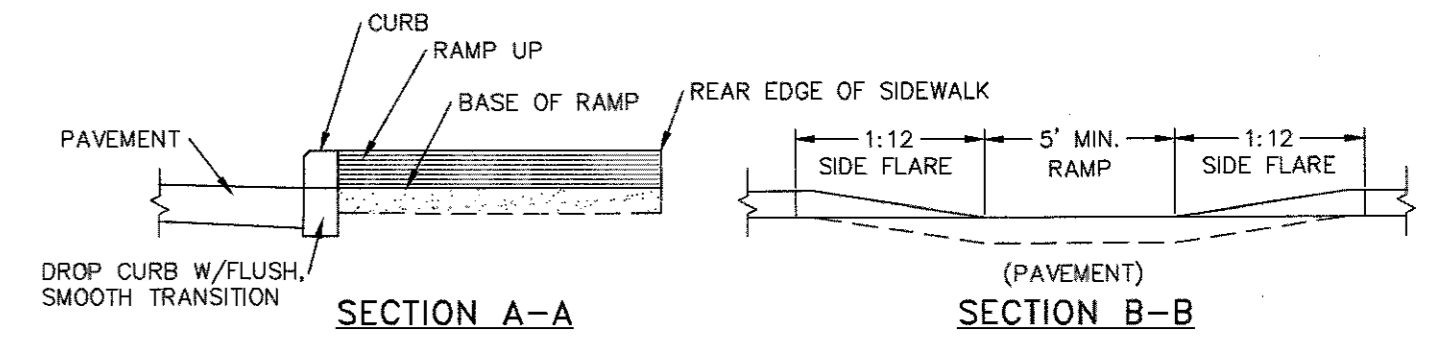


POLE AND LUMINAIRE DETAIL
NOT TO SCALE



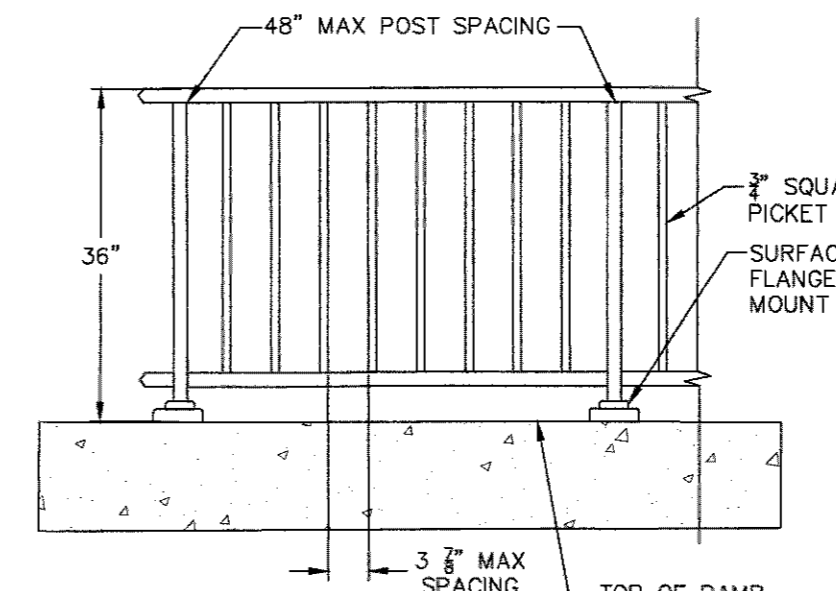
- NOTES:**
- CONCRETE CURB SHALL BE 4000 PSI CAST-IN-PLACE.
 - EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.

CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE



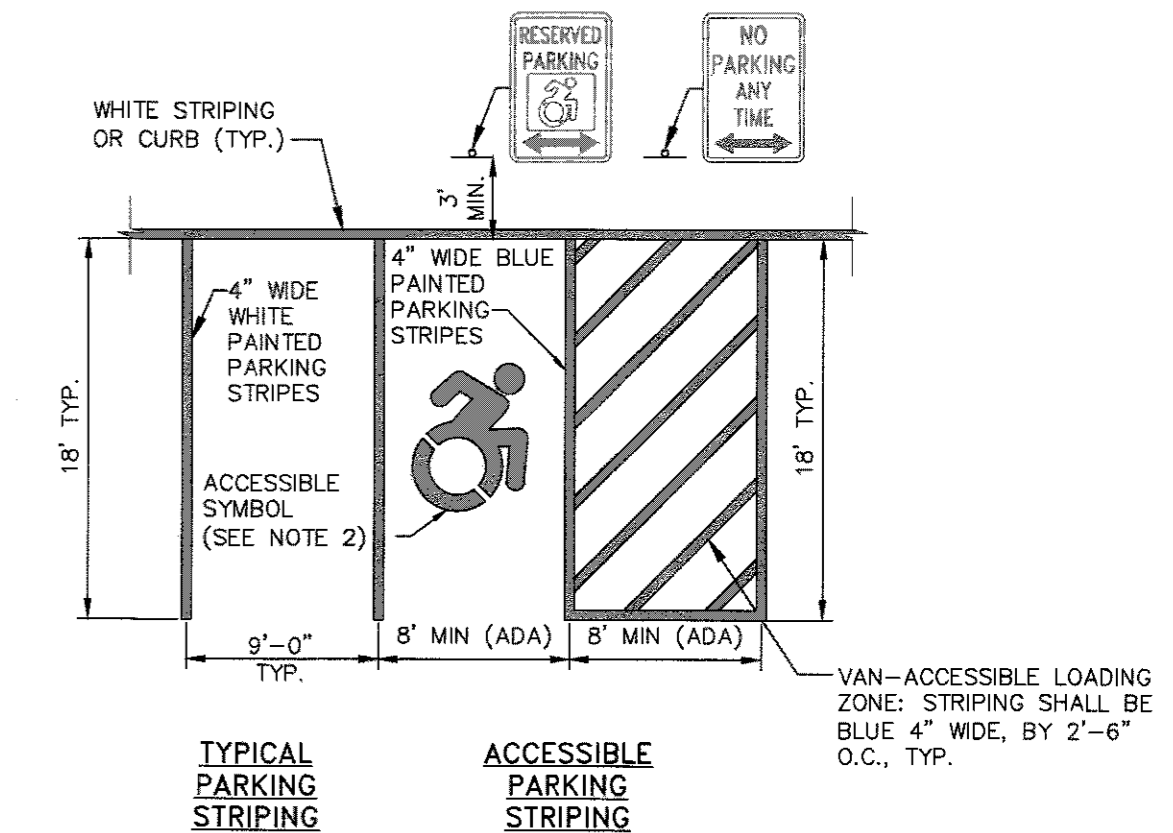
- NOTES:**
- ALL WORK SHALL CONFORM WITH THE LATEST NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS, SPECIFICALLY SECTION 608-SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
 - SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
 - TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

PEDESTRIAN RAMP WITH DROP CURB DETAIL
NOT TO SCALE



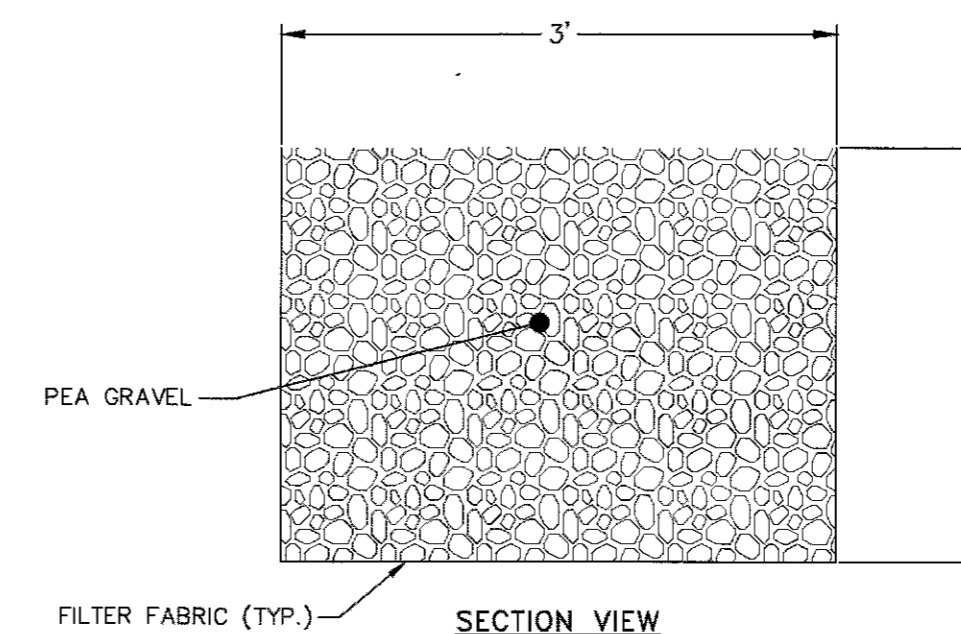
- NOTES:**
- SPECIFICATIONS AS PER HANSEN ARCHITECTURAL SYSTEMS, 550 SE ALEXANDER STREET, HILLSBORO, OREGON 97123 OR EQUIVALENT

3/4" PICKET FENCE DETAIL FOR ADA RAMP
NOT TO SCALE



- NOTES:**
- ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
 - PAINTED ACCESSIBLE SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
 - IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

PARKING AND STRIPING DETAIL
NOT TO SCALE



- NOTES:**
- SEE PLANS FOR LENGTH AND TABLE BELOW FOR REQUIRED WIDTH AND DEPTH.
 - APPROXIMATELY 6" OF THE TOP OF THE STONE DIAPHRAGM CAN BE DECORATIVE STONE.

PEA-GRAVEL DIAPHRAGM DETAIL
NOT TO SCALE

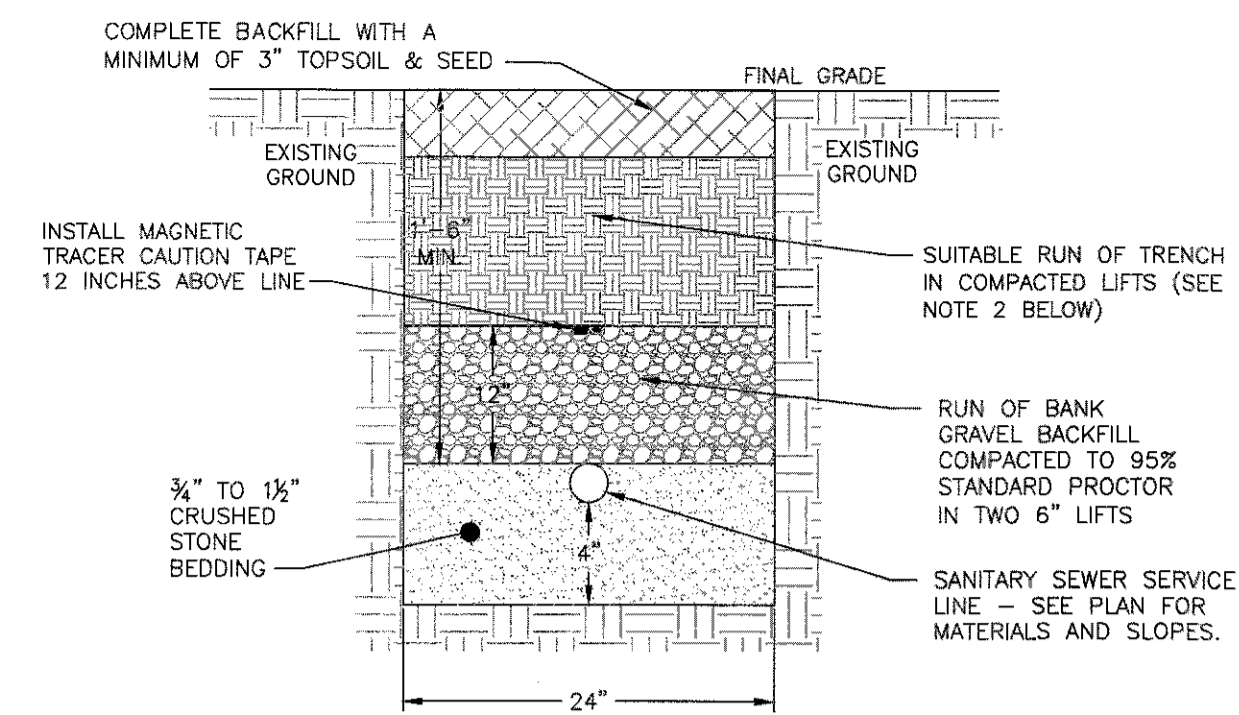
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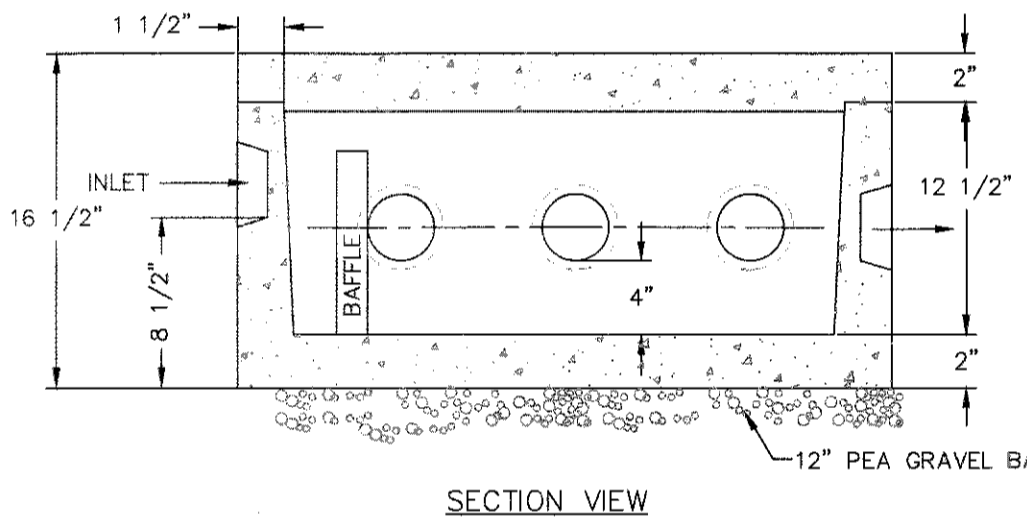
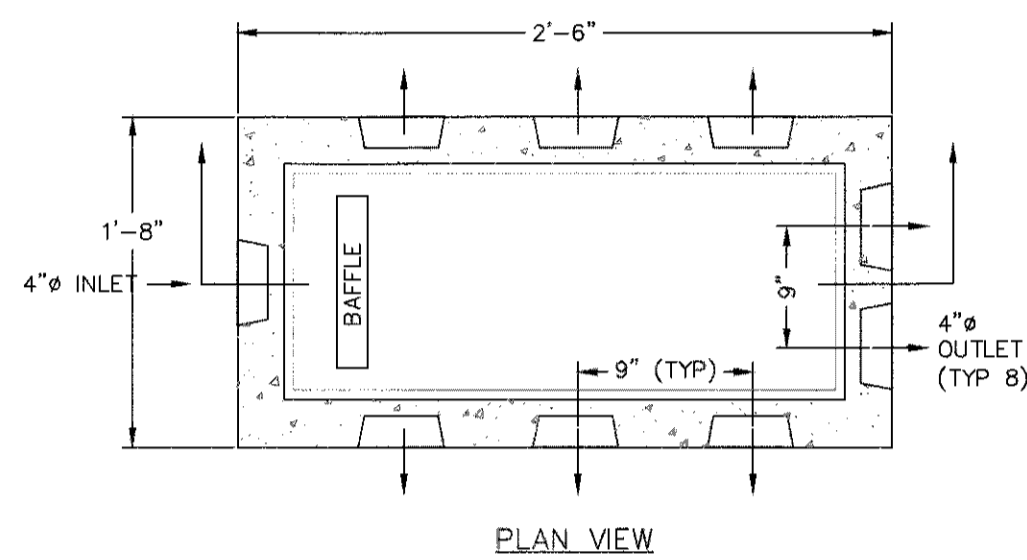
SITE DETAILS
317 NORTH PLAN ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
TAX ID: 35-3-6 & 35-3-7

JOB #: 2018-035
DATE: 12/4/18
SCALE: AS NOTED
TITLE: SD-1
SHEET: 3 OF 4



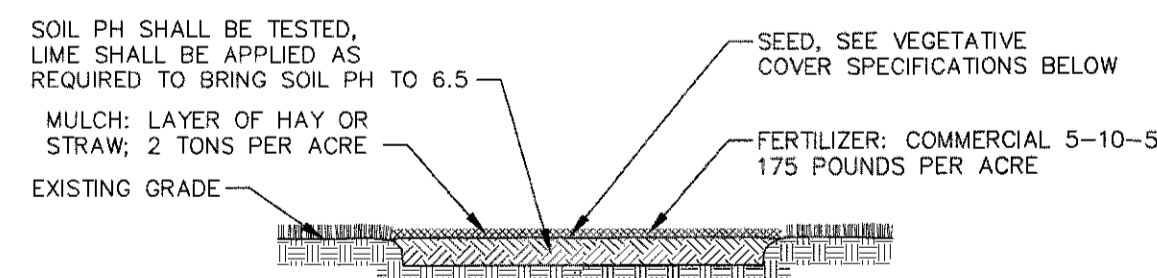
- NOTES:**
- EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
 - SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SEWAGE EFFLUENT LINE TRENCH DETAIL
NOT TO SCALE



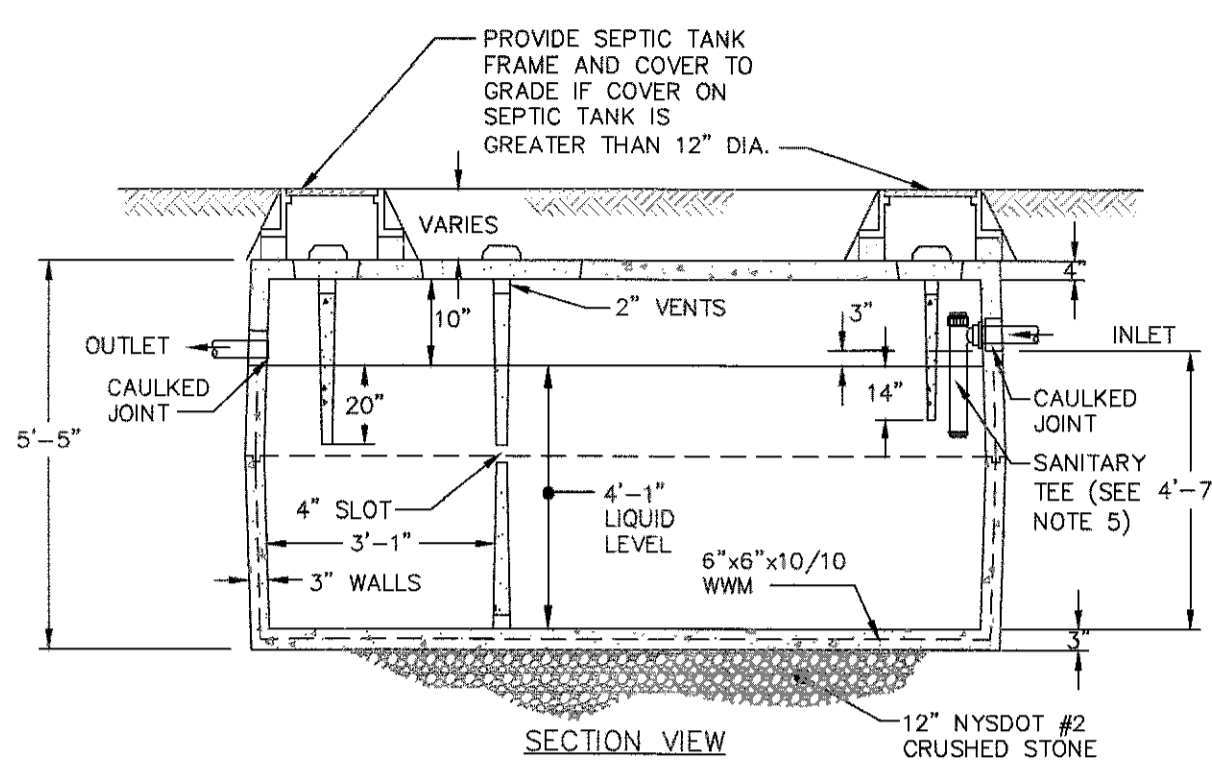
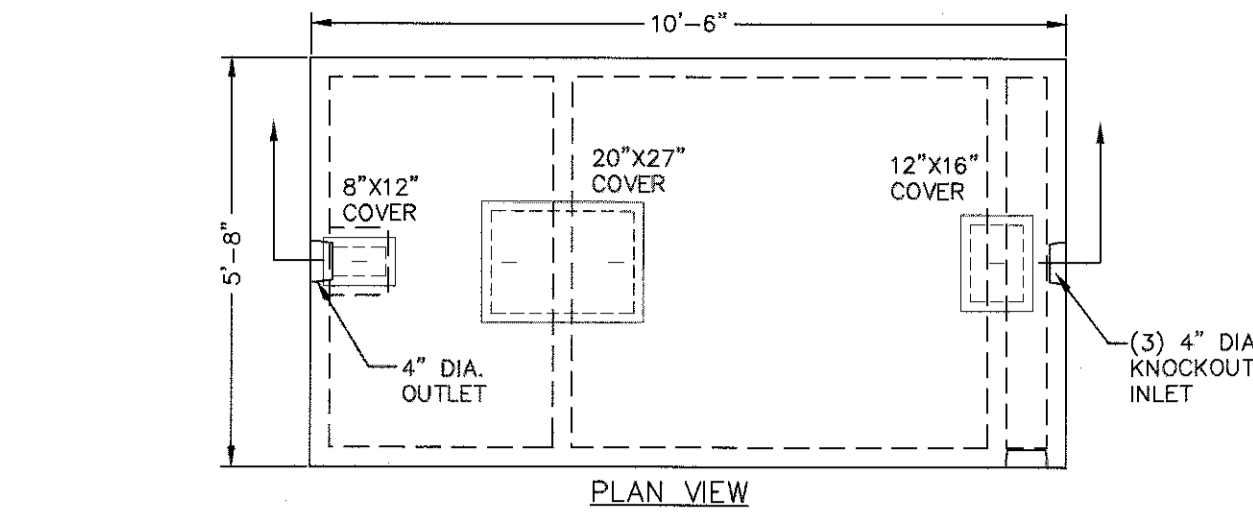
- NOTES:**
- ALL OUTLETS SHALL BE SET AT THE SAME ELEVATION. DISTRIBUTION BOX SHALL BE SET LEVEL AND ALL UNUSED OUTLETS SHALL BE PLUGGED.
 - PRE-CAST DISTRIBUTION BOX SHOWN IS MODEL DB-9/8 OUTLET BOX, EXPANDED SUPPLY PRODUCTS, INC. 3330 U.S. RTE. 9, COLD SPRING, NY (845) 265-3771.
 - BAFFLE SHALL BE PROVIDED BY CONTRACTOR.
 - MAXIMUM EARTH COVERAGE ABOVE DISTRIBUTION BOX SHALL NOT EXCEED 12".
 - FLOW EQUALIZERS ARE REQUIRED ON ALL OUTLETS.

PRECAST 8-OUTLET CONCRETE DISTRIBUTION BOX WITH BAFFLE DETAIL
NOT TO SCALE



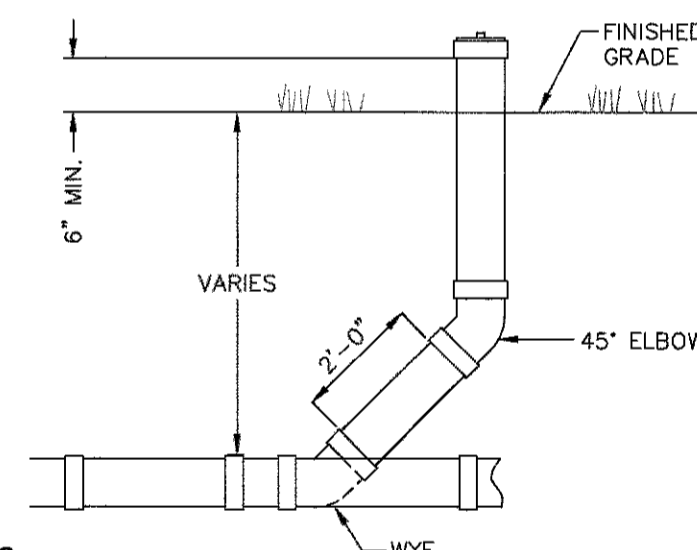
- NOTES:**
- TOPSOIL, SEED, MULCH, AND FERTILIZER DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
 - SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
65% KENTUCKY BLUE GRASS BLEND 114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS 35 POUNDS PER ACRE
15% FINE FESCUE 26 POUNDS PER ACRE
175 POUNDS PER ACRE
 - SEED MIXTURE FOR USE IN SHADY AREAS:
80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS 138 POUNDS PER ACRE
20% FINE FESCUE 37 POUNDS PER ACRE
175 POUNDS PER ACRE
 - SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
 - TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20% TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



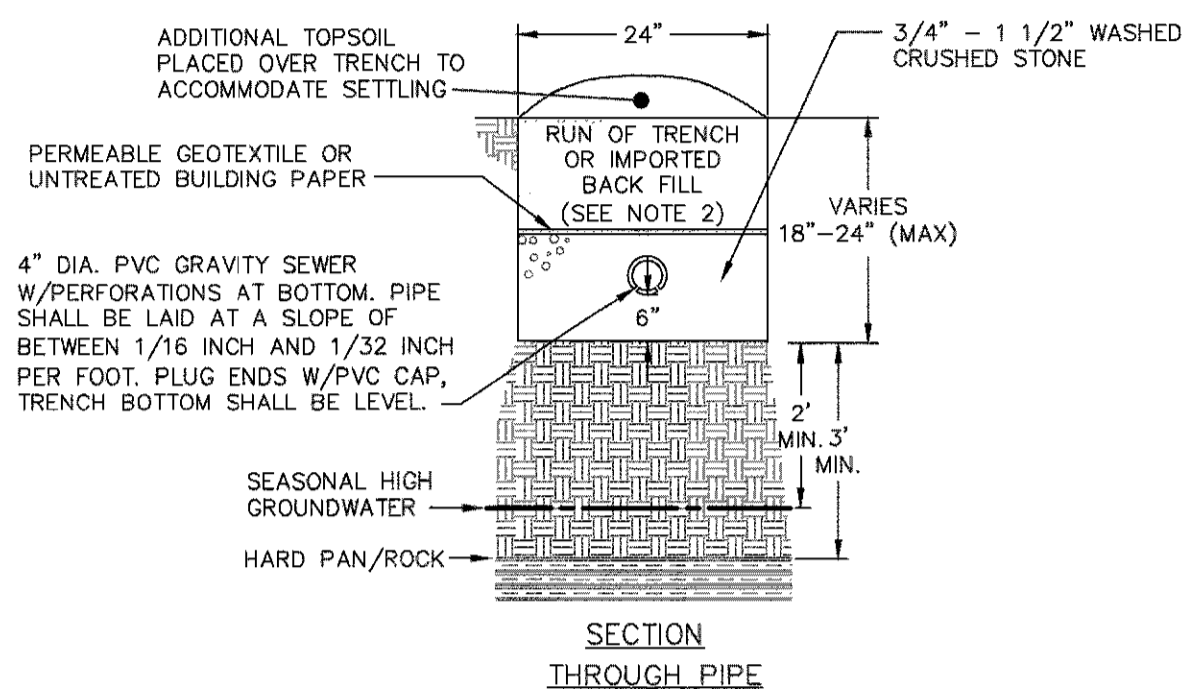
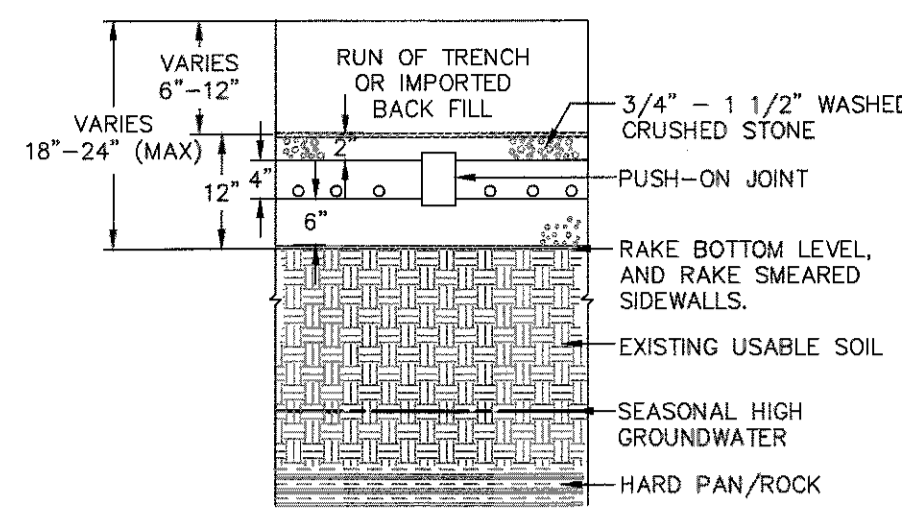
- NOTES:**
- IF TANK IS DELIVERED TO THE SITE IN SECTIONS, THE CONTRACTOR SHALL MAKE IT WATER TIGHT. A WATER TIGHTNESS TEST SHALL BE COMPLETED BY THE CONTRACTOR, WITNESSED BY THE ENGINEER AND THE DCHD, AND SHALL INCLUDE FILLING THE TANK AND MEASURING WATER LEVEL OVER A 24-HOUR PERIOD.
 - ALL PIPES CONNECTIONS INTO THE TANK SHALL BE MADE WATER TIGHT BY USING NON-SHRINKING GROUT.
 - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
 - PRE-CAST SEPTIC TANK SHOWN IS MODEL ST-1500 BY EXPANDED SUPPLY PRODUCTS, INC. 3330 U.S. RTE. 9, COLD SPRING, NY (845) 265-3771.
 - SANITARY TEE SHALL BE USED ON INLET SIDE TO MEET REQUIRED 16" BAFFLE DEPTH BELOW LIQUID LEVEL.

PRECAST CONCRETE 1,500 GALLON SEPTIC TANK DETAIL
NOT TO SCALE



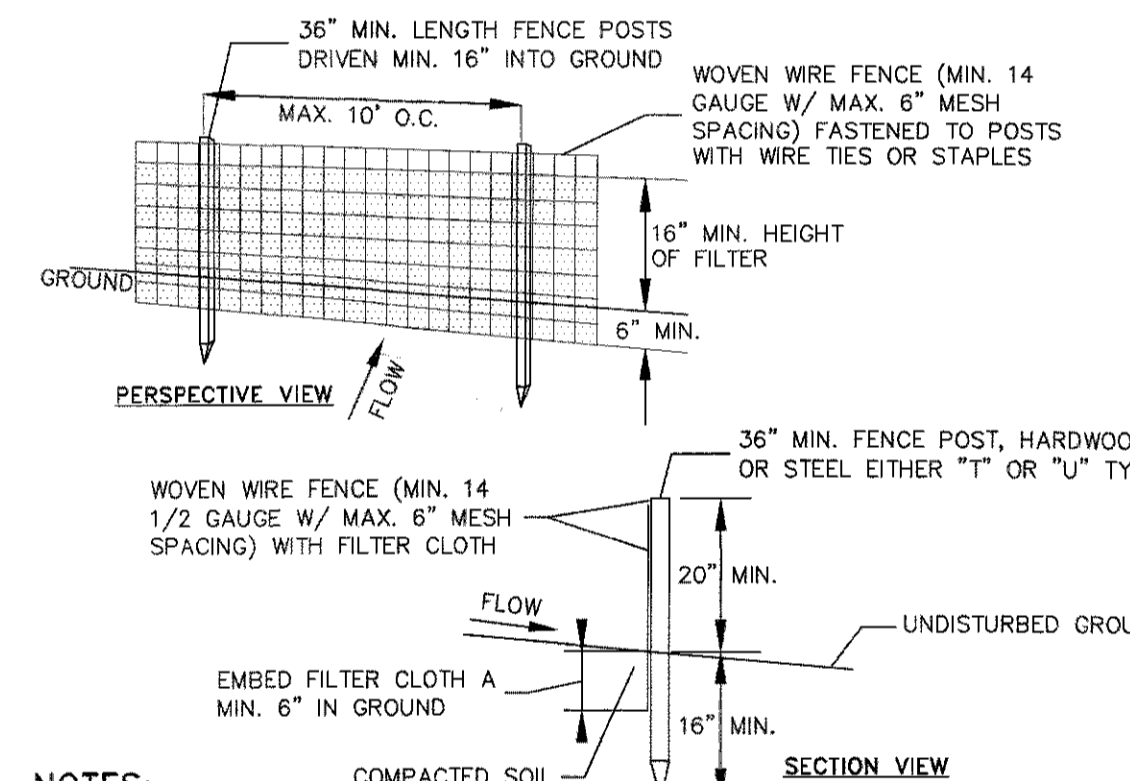
- NOTES:**
- SEWER PIPE AND FITTINGS SHALL BE ASTM D-3033 OR D-3034 SDR-35.
 - CLEANOUT SHALL BE INSTALLED FOR RESERVE SYSTEM ONLY; MIN. EVERY 75 FEET.

CLEANOUT DETAIL
NOT TO SCALE



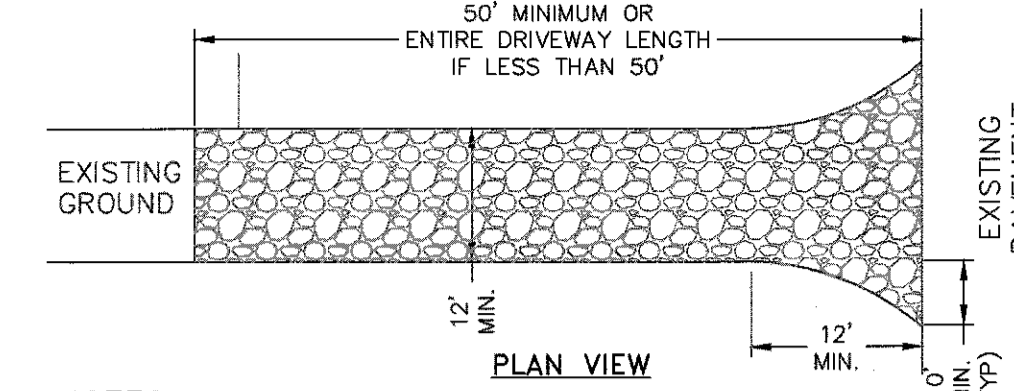
- NOTES:**
- SPACING BETWEEN ABSORPTION FIELD TRENCHES IS 6' O.C.
 - FOR INGROUND SYSTEM, BACKFILL TRENCH WITH RUN OF TRENCH BACKFILL.
 - TOTAL TRENCH DEPTH NOT TO EXCEED 24".

CONVENTIONAL ABSORPTION TRENCH DETAIL
NOT TO SCALE



- NOTES:**
- 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 OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAF 100X, STABILINKA T142N OR APPROVED EQUAL.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE

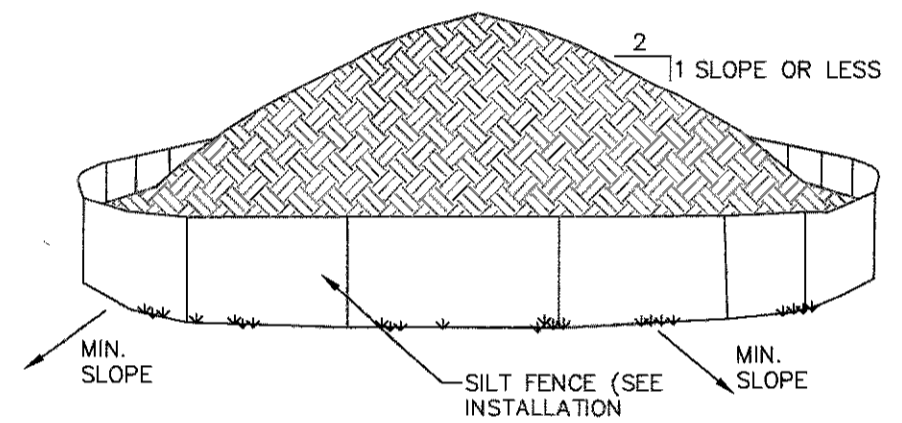


- NOTES:**
- STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
 - GEOTEXTILE - WILL 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 BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE 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. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED 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 DETAIL
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES:

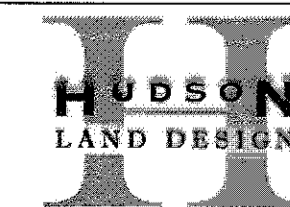
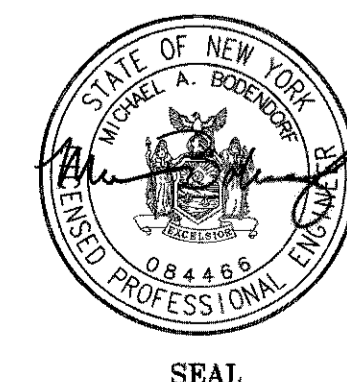
- ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
- ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
- ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- ANY PILE OF POTENTIALLY EROSION MATERIAL STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
- PERMANENT SEEDING AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAILS SHEET.
- AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
- ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
- THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
- THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
- THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
- IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
- WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE TOWN ENGINEER AND QUALIFIED PROFESSIONAL.



- NOTES:**
- AREA CHOSEN FOR STOCKPIILING OPERATIONS SHALL BE DRY AND STABLE.
 - EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

DRAWN BY: BY AG				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY



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SDS & EROSION AND SEDIMENT CONTROL DETAILS

317 NORTH PLAN ROAD

317 NORTH PLANK ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
TAX ID: 35-3-6 & 35-3-7

JOB #: 2018-035

DATE: 12/4/18

SCALE: AS NOTED

TITLE: SD-2

SHEET: 4 OF 4