



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

PROJECT NAME: O'DONNELL SITE PLAN
PROJECT NO.: 2022-03
PROJECT LOCATION: SECTION 47, BLOCK 1, LOT 48
REVIEW DATE: 24 MARCH 2023
MEETING DATE: 2 MARCH 2023
PROJECT REPRESENTATIVE: JONATHAN CELLA, P.E.

1. Notice of Intent for Lead Agency was circulated on 8 February 2022.
2. Orange County Planning referral was transmitted on 15 June 2022. A Local Determination was received from County Planning.
3. Status of review of the NYSDOT access point should be determined.
4. The Town of Newburgh water system notes appear on both sheets 4 & 5. Town of Newburgh sewer notes should be added to the plans.
5. A detail of a stone wall is depicted. It is unclear where the stone wall is proposed on the Site Plan.
6. Size of the water service should be labeled on the plans.
7. Size of sewer lateral should be labeled on the plans.
8. The project is identified as a retail with office, however overhead doors are located to the rear of the structure.
9. Project is subject to ARB approval.
10. The appropriate NYSDEC Wetland notes should be added to the plans identifying limits of disturbance based on the previously issued permit.
11. Standard parking lot striping details should be added to the plans. Copy attached.
12. The applicant's representative is requested to check the grading on the westerly parking spaces. The 482 contour is located in the same parking space as the 480 contour identifying two foot of elevation difference.

13. The plans should clearly identify where curbing is proposed.
14. The Planning Board may wish to entertain a SEQRA determination.
15. The Planning Board may wish to schedule the project for a Public Hearing.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

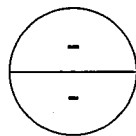
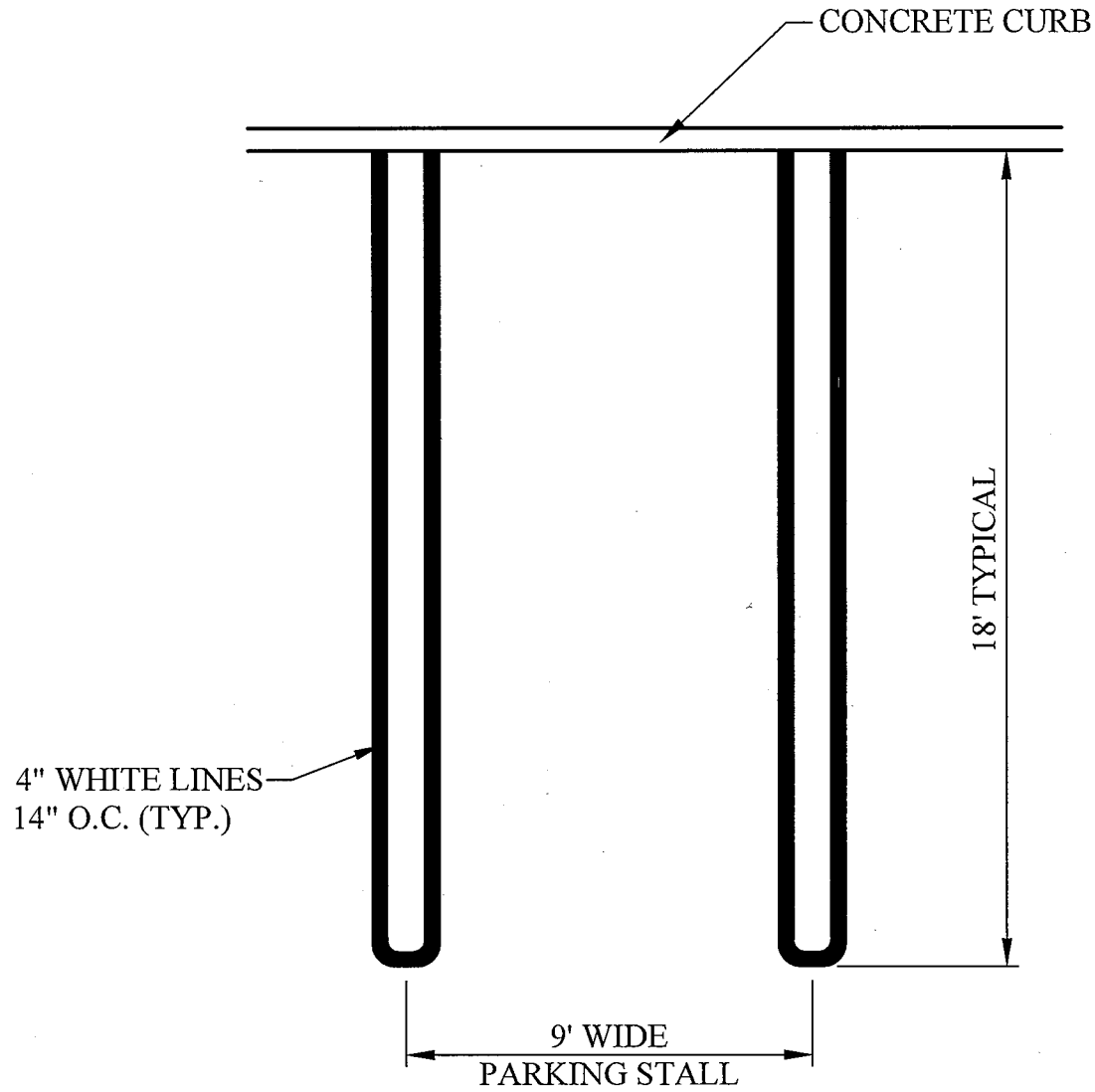
PJH/kbw

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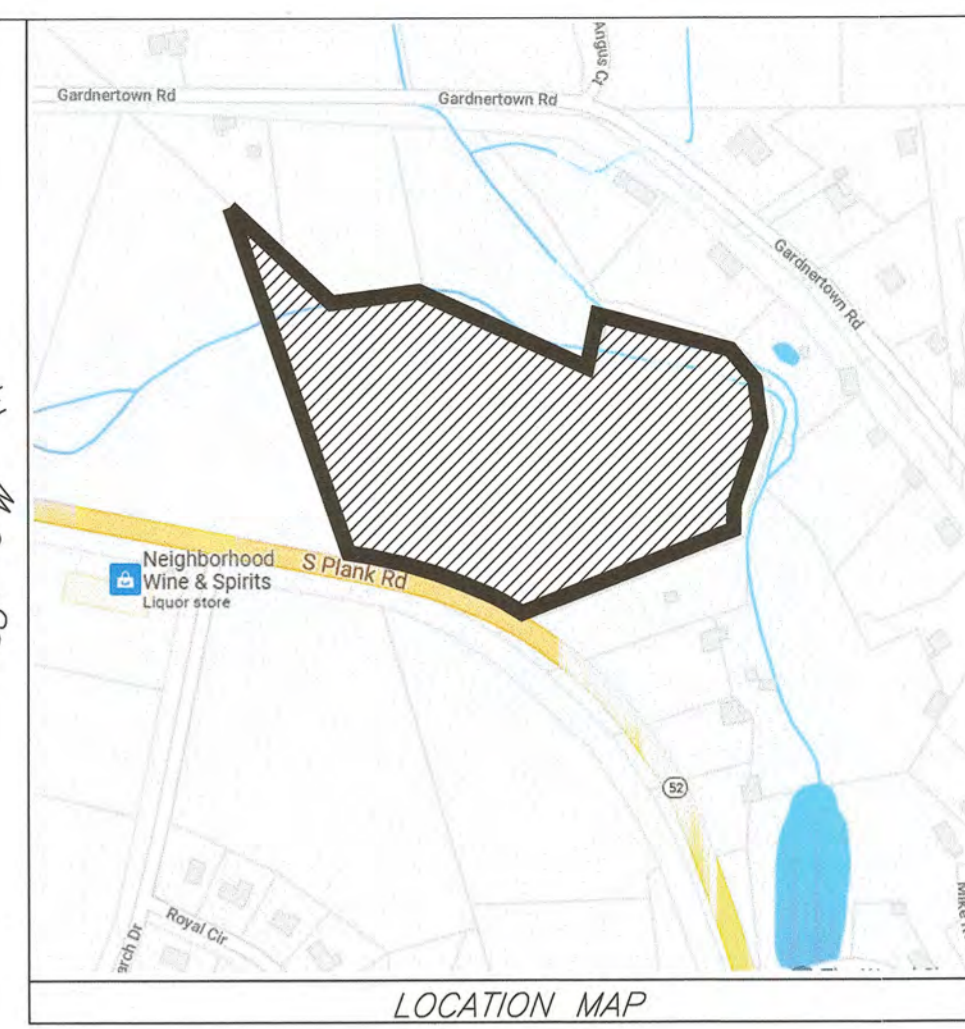
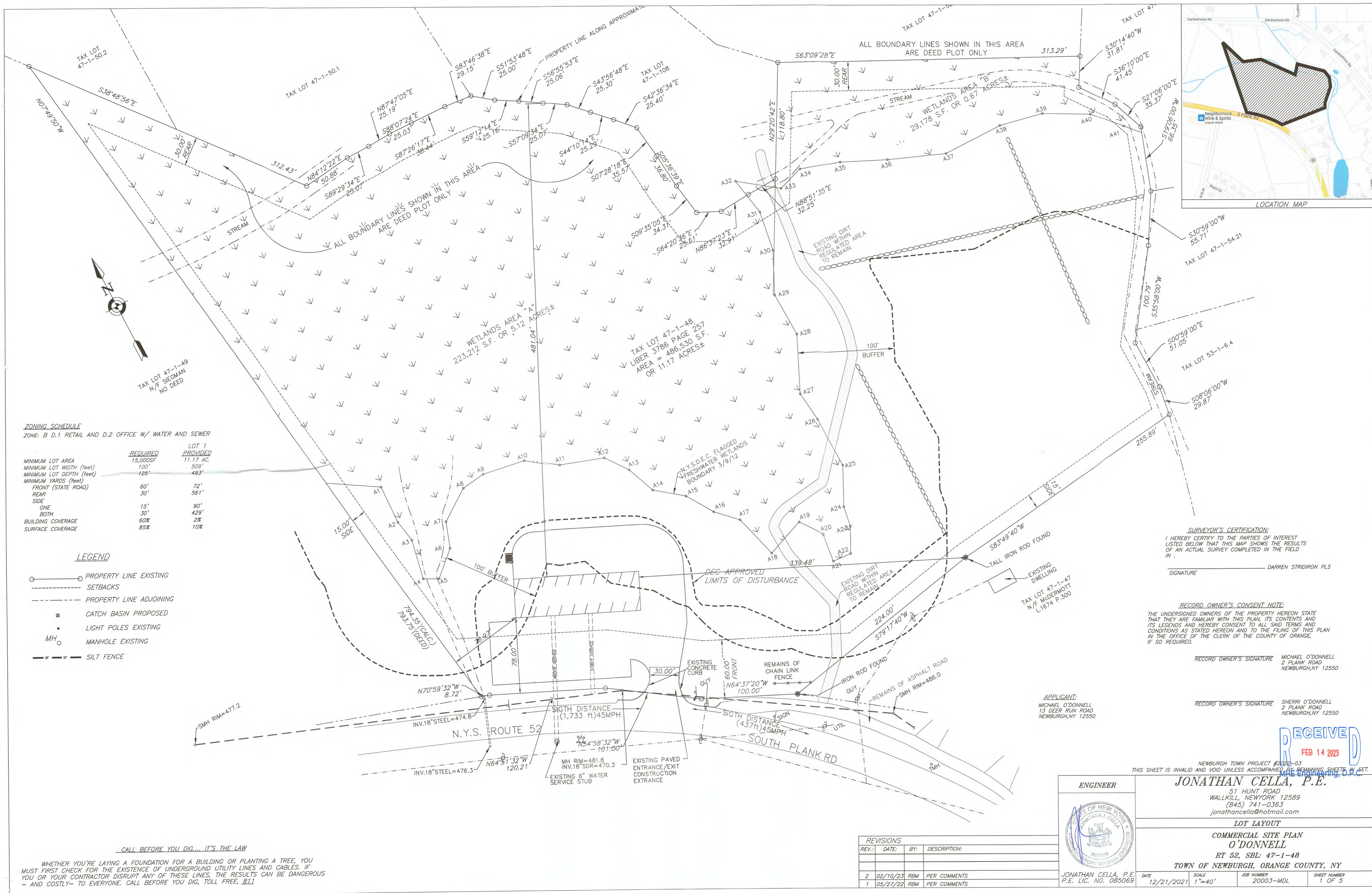
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TYPICAL PARKING SPACE DETAIL

SCALE: N.T.S.



ZONING SCHEDULE
 ZONE: B D.1 RETAIL AND D.2 OFFICE W/ WATER AND SEWER

	REQUIRED	LOT 1 PROVIDED
MINIMUM LOT AREA	15,000SF	11.17 AC.
MINIMUM LOT WIDTH (feet)	100'	509'
MINIMUM LOT DEPTH (feet)	125'	493'
MINIMUM YARDS (feet)		
FRONT (STATE ROAD)	60'	72'
REAR	30'	561'
SIDE		
ONE	15'	90'
BOTH	30'	429'
BUILDING COVERAGE	60%	2%
SURFACE COVERAGE	85%	10%

- LEGEND**
- PROPERTY LINE EXISTING
 - SETBACKS
 - - - PROPERTY LINE ADJOINING
 - ▣ CATCH BASIN PROPOSED
 - LIGHT POLES EXISTING
 - MH ○ MANHOLE EXISTING
 - SILT FENCE

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD IN . . .
 DARREN STRIDIRON PLS
 SIGNATURE

RECORD OWNER'S CONSENT NOTE:
 THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

RECORD OWNER'S SIGNATURE MICHAEL O'DONNELL
 2 PLANK ROAD
 NEWBURGH, NY 12550

RECORD OWNER'S SIGNATURE SHERRI O'DONNELL
 2 PLANK ROAD
 NEWBURGH, NY 12550

APPLICANT:
 MICHAEL O'DONNELL
 13 DEER RUN ROAD
 NEWBURGH, NY 12550



NEWBURGH TOWN PROJECT #2022-03
 THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

ENGINEER

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LOT LAYOUT
COMMERCIAL SITE PLAN
O'DONNELL
RT 52, SBL: 47-1-48
TOWN OF NEWBURGH, ORANGE COUNTY, NY

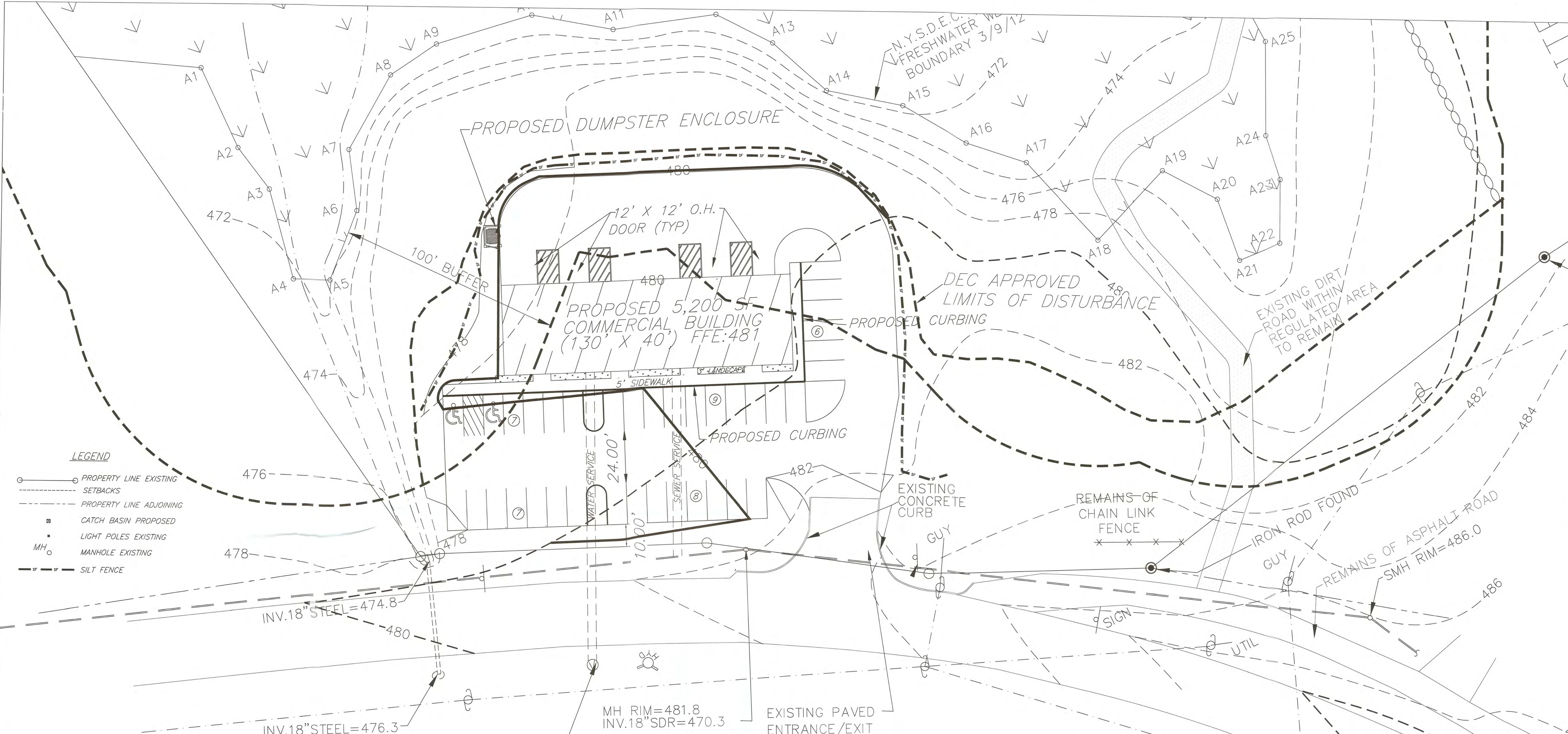
JONATHAN CELLA, P.E.
 P.E. LIC. NO. 085069

DATE 12/21/2021 SCALE 1"=40' JOB NUMBER 20003-MDL SHEET NUMBER 1 OF 5

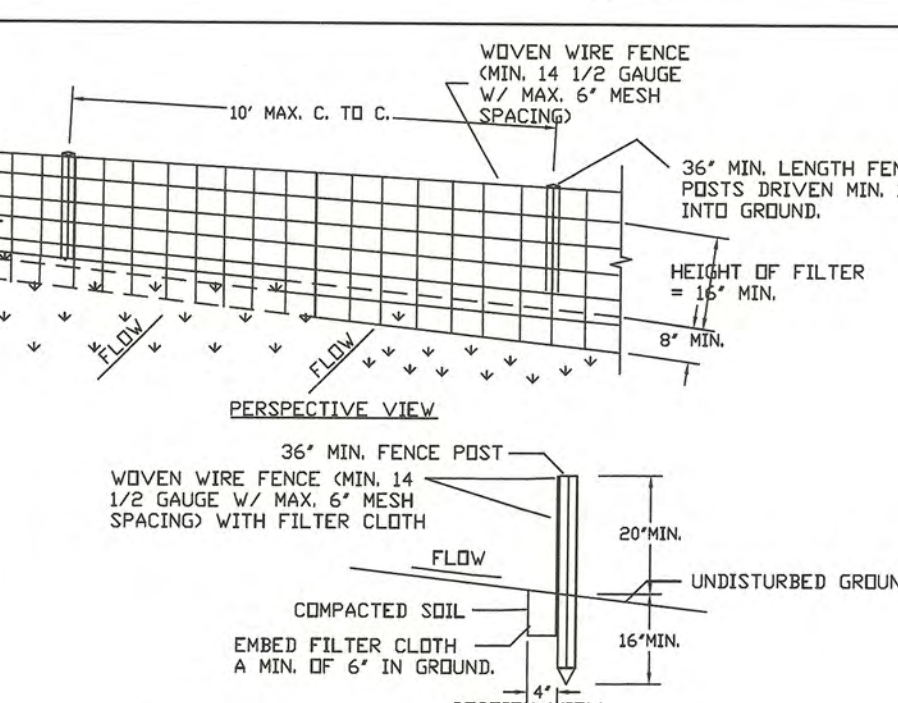
REVISIONS

REV.	DATE	BY	DESCRIPTION
2	02/10/23	RBM	PER COMMENTS
1	05/27/22	RBM	PER COMMENTS

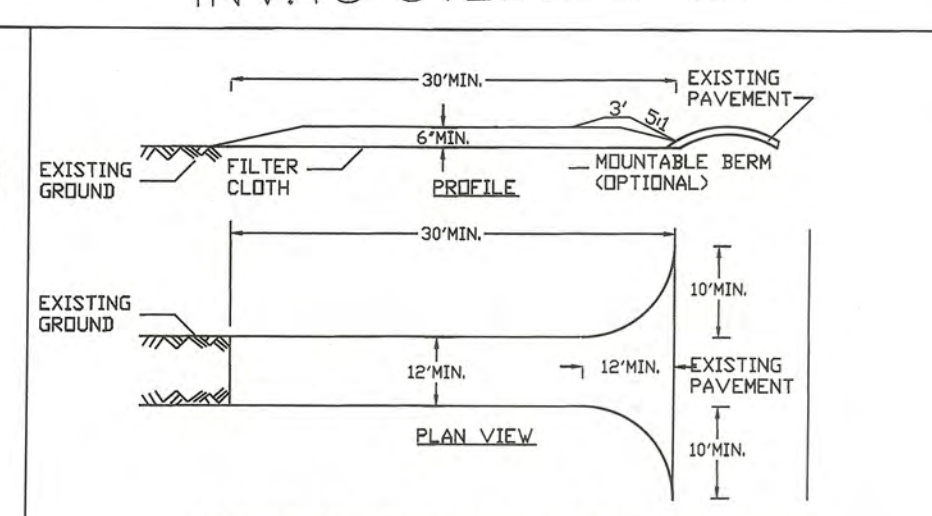
CALL BEFORE YOU DIG... IT'S THE LAW
 WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY! - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811



- LEGEND**
- PROPERTY LINE EXISTING
 - SETBACKS
 - PROPERTY LINE ADJOINING
 - CATCH BASIN PROPOSED
 - LIGHT POLES EXISTING
 - MH ○ MANHOLE EXISTING
 - - - SILT FENCE



- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" OR "1/2" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FILDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFL 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL. A 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. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

EROSION CONTROL STANDARD NOTES

- EXCAVATION, FILLING, GRADING, AND STRIPPING ACTIVITIES SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
- SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY, AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS POSSIBLE.
- THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
- THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
- MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.
- WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
- SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCROACHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
- FILL MATERIAL SHALL BE OF COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL, FREE OF RUBBISH, AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL, AND SOFT OR EASILY COMPRESSIBLE MATERIAL.
- FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF STANDARD PROCTOR WITH PROPER MOISTURE CONTROL.
- ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEEDED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
- PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH AT ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDOUS SLOPE INSTABILITY, AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
- THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPT WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
- TEMPORARY VEGETATION NOTES: TEMPORARY VEGETATION SHALL BE USED TO PROTECT AREAS IN EXCESS OF 1/2 ACRE EXPOSED FOR PERIODS OF TWO (2) WEEKS BEFORE OR DURING DEVELOPMENT. A. FIFTY (50) LBS OF NITROGEN, 20 LBS OF APPROVED GRAIN SEED AND 2 TONS OF HAY MULCH PER ACRE OR B. ON AREAS THAT WILL BE EXPOSED FOR SHORT PERIODS OF TIME AND WHERE WEATHER CONDITIONS ARE CONDUCTIVE TO AIRBORNE SAND, TRAPS TO CONTROL SUCH SAND SHALL BE INSTALLED AS DIRECTED. C. ON AREAS SUCH AS TEMPORARY ROADWAYS, WHEN DRY CONDITIONS PREVAIL, THE CONTRACTOR SHALL BE REQUIRED TO APPLY WATER OR CALCIUM CHLORIDE AS REQUIRED TO PREVENT DUST DURING CONSTRUCTION ACTIVITIES.

PROPOSED PARKING SCHEDULE

OFFICE: 1/200sf. x 5,200 = 26 SPACES REQUIRED
 RETAIL: 1/150sf. x 5,200sf. = 34 SPACES REQUIRED
 TOTAL SPACES REQUIRED ON SITE = 34 INCLUDING 2 HANDICAPPED SPACES
 1 OFF STREET LOADING SPACE REQUIRED (12' WIDE) 4 PROVIDED
 37 SPACES PROVIDED

NEWBURGH TOWN PROJECT #2022-03

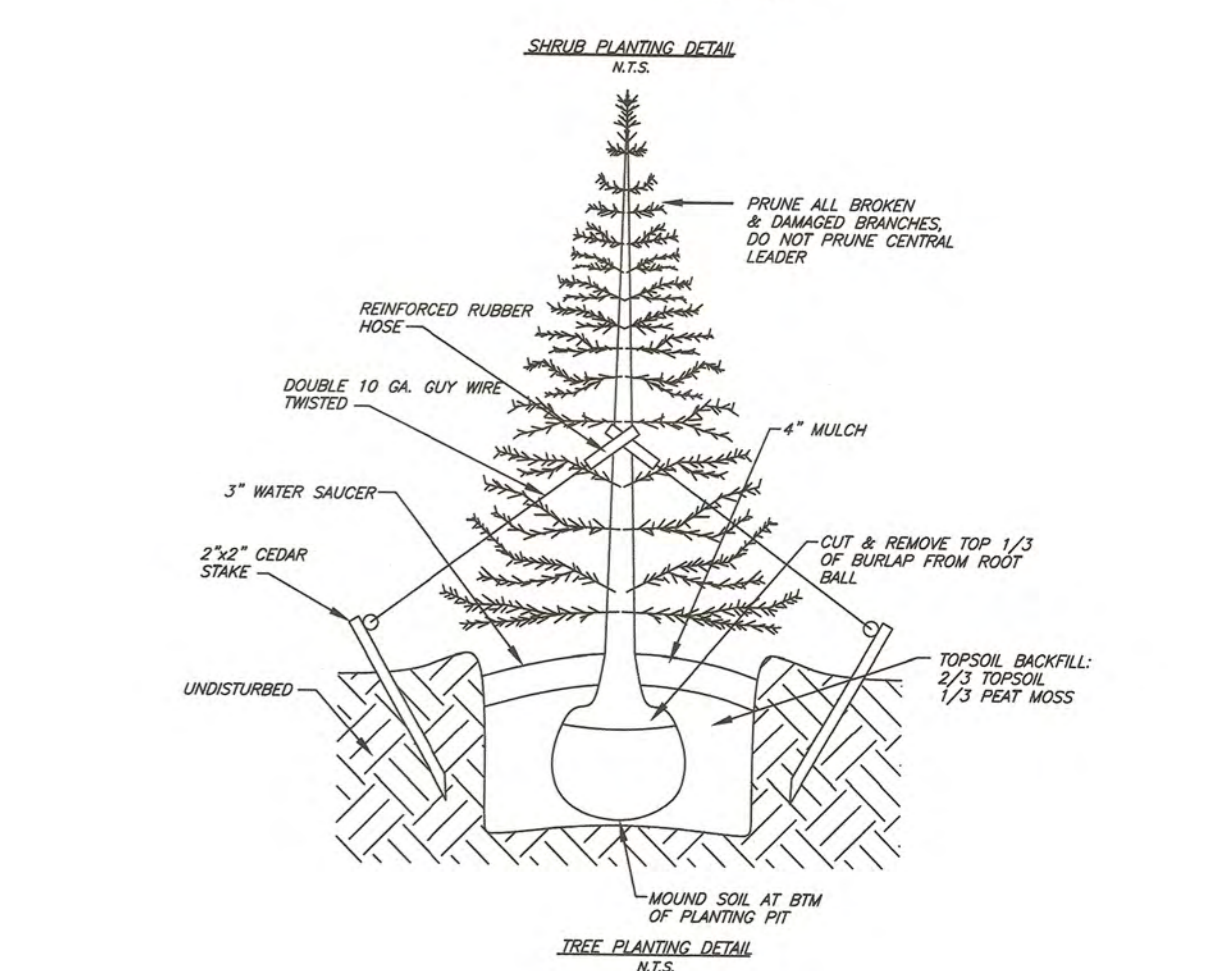
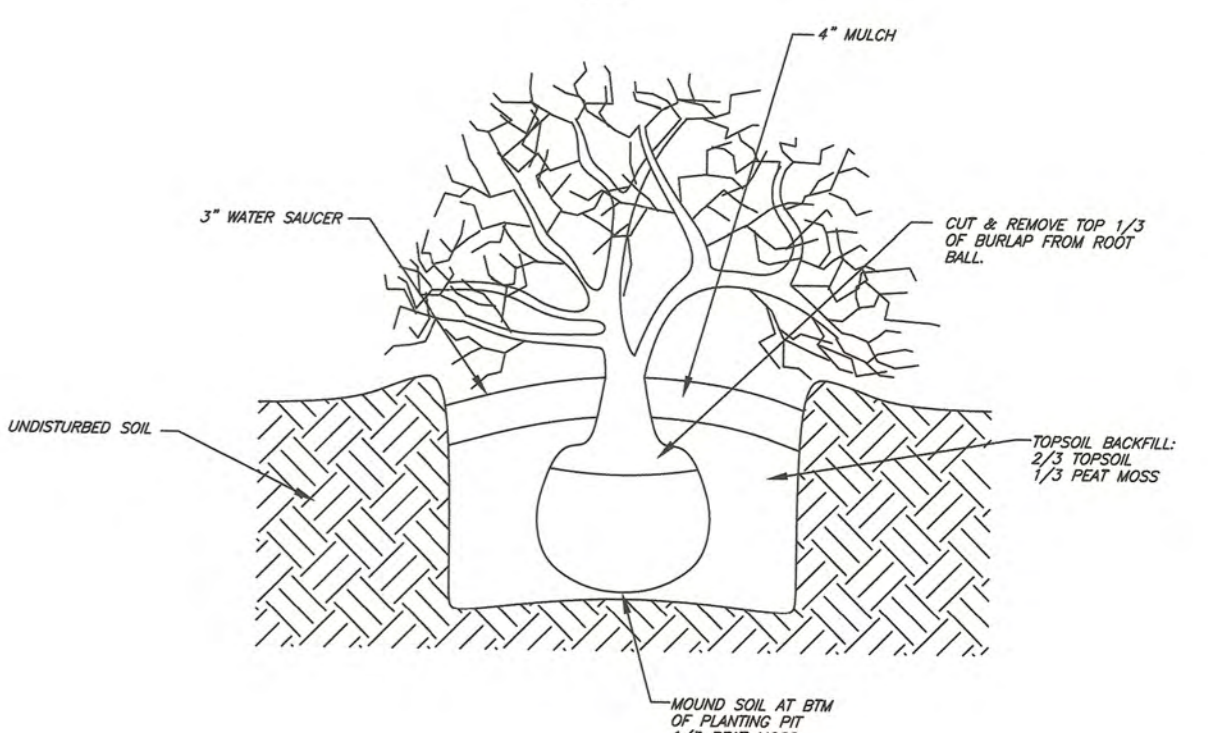
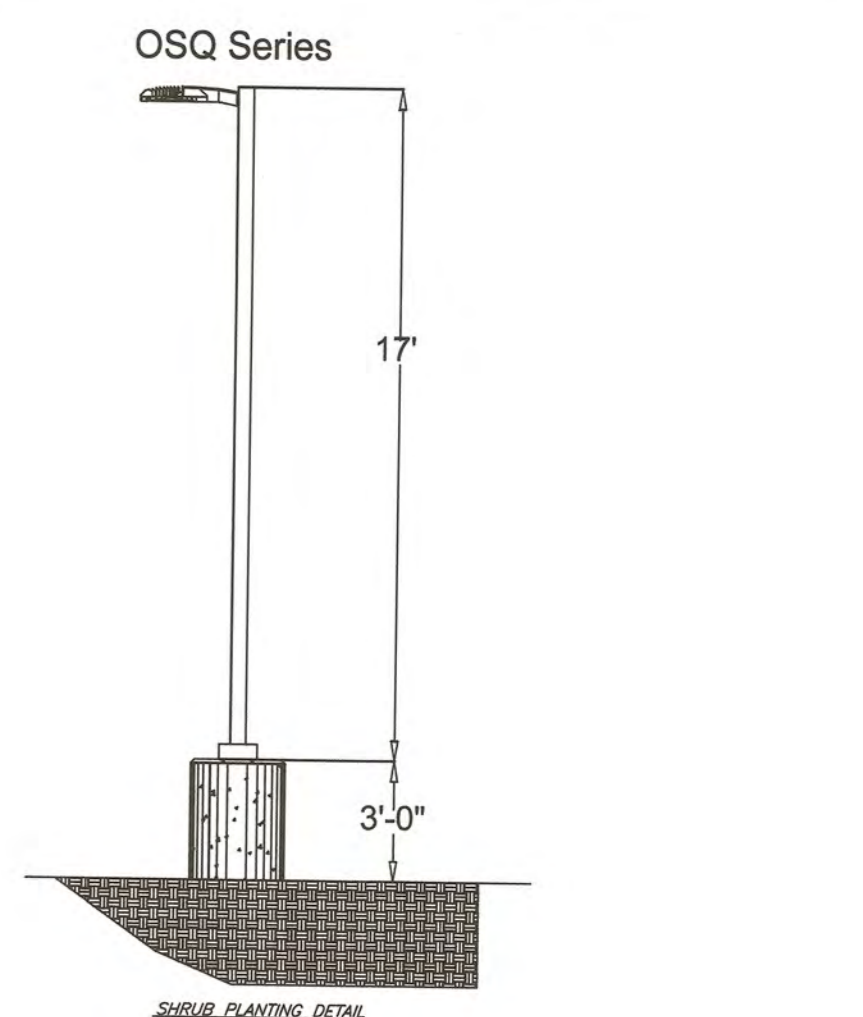
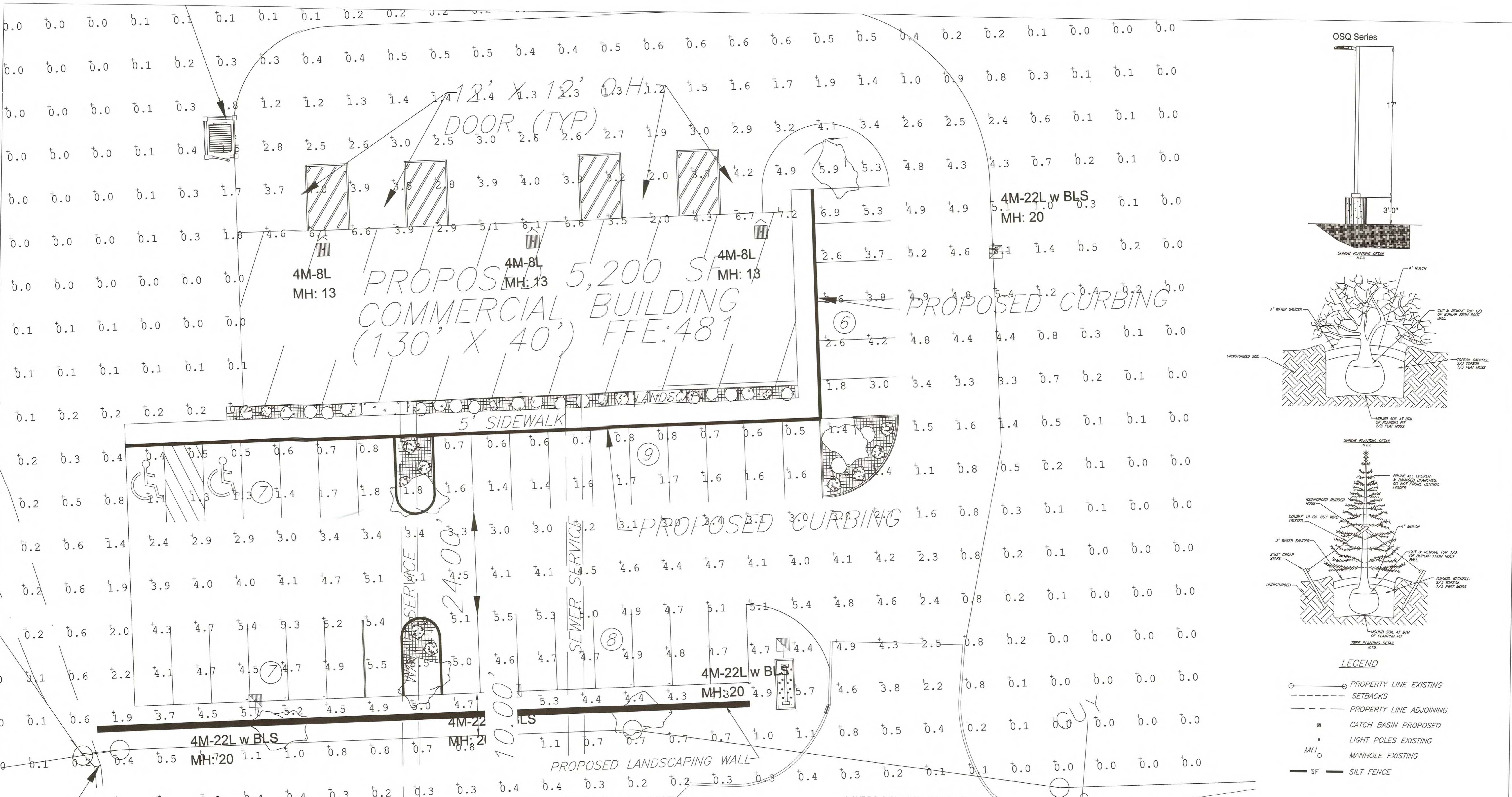
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BUILDING & PARKING GRADING
COMMERCIAL SITE PLAN
O'DONNELL
 RT 52, SBL: 47-1-48
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

JONATHAN CELLA, P.E.
 P.E. LIC. NO. 085069

DATE: 01/04/21
 SCALE: 1"=20'
 JOB NUMBER: 20003-MDL
 SHEET NUMBER: 2 OF 5

REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:
2	02/10/23	RBM	PER COMMENTS
1	05/27/22	RBM	PER COMMENTS



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- PROPERTY LINE EXISTING
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 - SF — SILT FENCE

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
□	4	4M-22L w BLS	SINGLE	1.000	17000	132	OSQL-B-22L-40K7-4M-UL-NM-___ w/OSQ-ML-B-DA-___ + OSQ-BLSLF
□	3	4M-8L	SINGLE	1.000	8475	72	XSPW-B-WM-4M-8L-40K-UL-___

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	0.75	7.2	0.0	N.A.	N.A.
Paved Parking	Fc	3.03	7.2	0.4	7.58	18.00



Fixture Mounting Height: 20' AFG (17' Pole + 3.0' Base)

Pole Schedule
 (4) SSS-4-T1-17-CW-BS-1D-C-___ (17' X 4" X 11ga STEEL SQUARE POLE, Single)

Proposed poles meet 140MPH sustained winds.

Additional Equipment:
 (4) OSQ-ML-B-DA-___ (Direct Arm Mount)
 (4) OSQ-BLSLF - (Large Backlight Shield)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

LANDSCAPING FOR ROUTE 52 COMMERCIAL BUILDING

COMMON NAME	QUANTITY	SIZE
ACER RUBRUM 'CRIMSON POINT' -CRIMSON POINT RED MAPLE	(7)	2-2 1/2 GAL
PENNSYLVANIA ALBPECUROIDES 'HAMELY' -HAMELY DWF FOUNTAIN GRASS	(13)	3 GAL
JUNIPERUS CHINENSIS 'SEA GREEN' -SEA GREEN JUNIPER	(1)	5 GAL
SYRINGA PERSICA -DWF PERSIAN LILAC	(2)	5 GAL
HEMERCALLIS 'HAPPY RETURNS' -HAPPY RETURNS DAYLILY	(10)	2 GAL
CHAMAECYPARIS PISIFERA FILIFERA -GOLD CHARM GOLD CHARM CYPRESS	(5)	5 GAL

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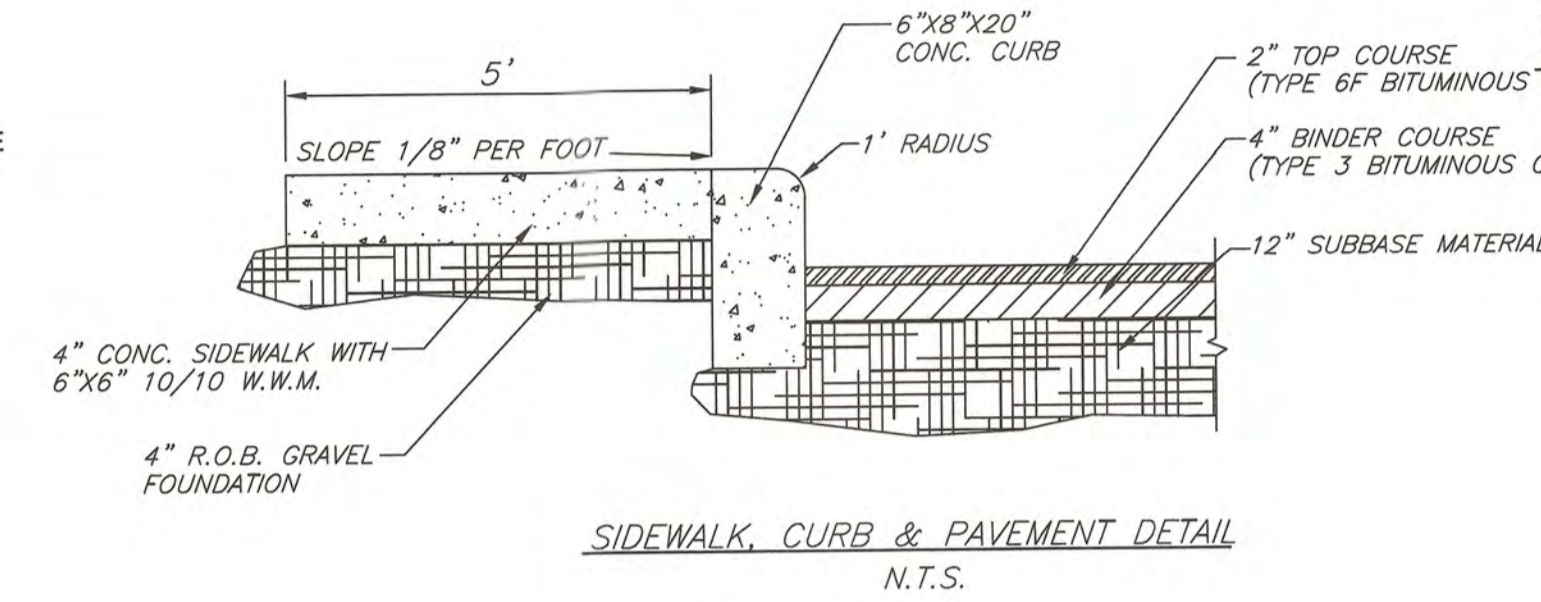
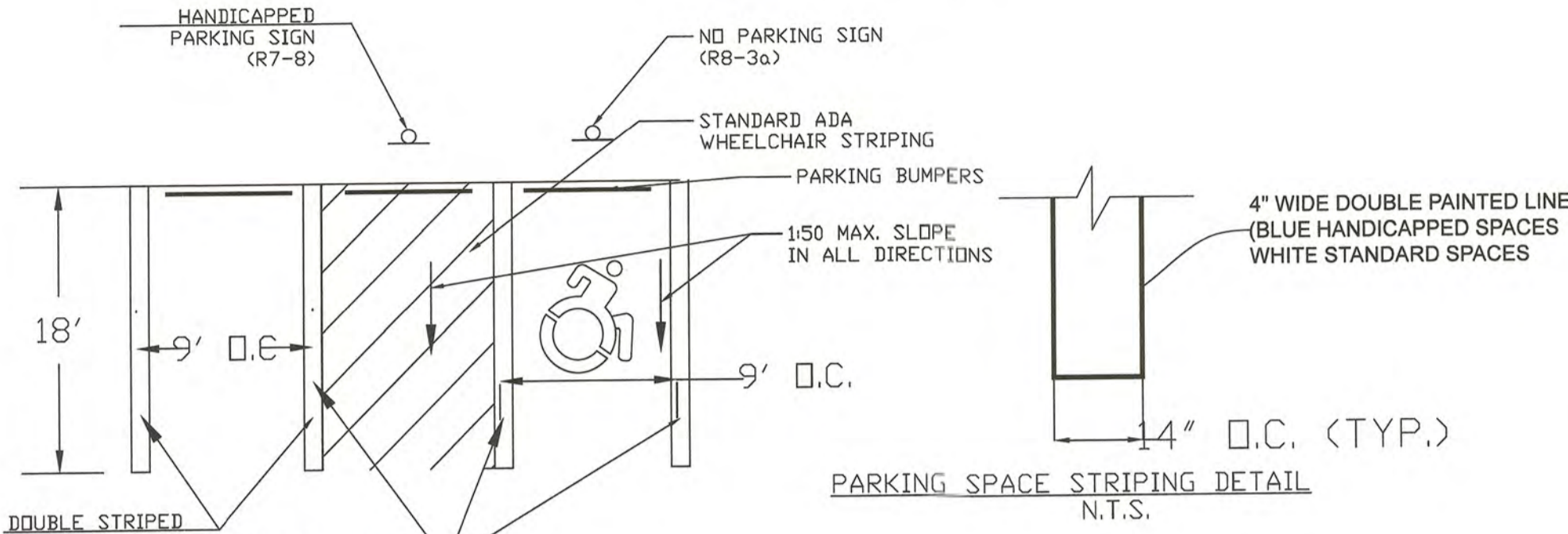
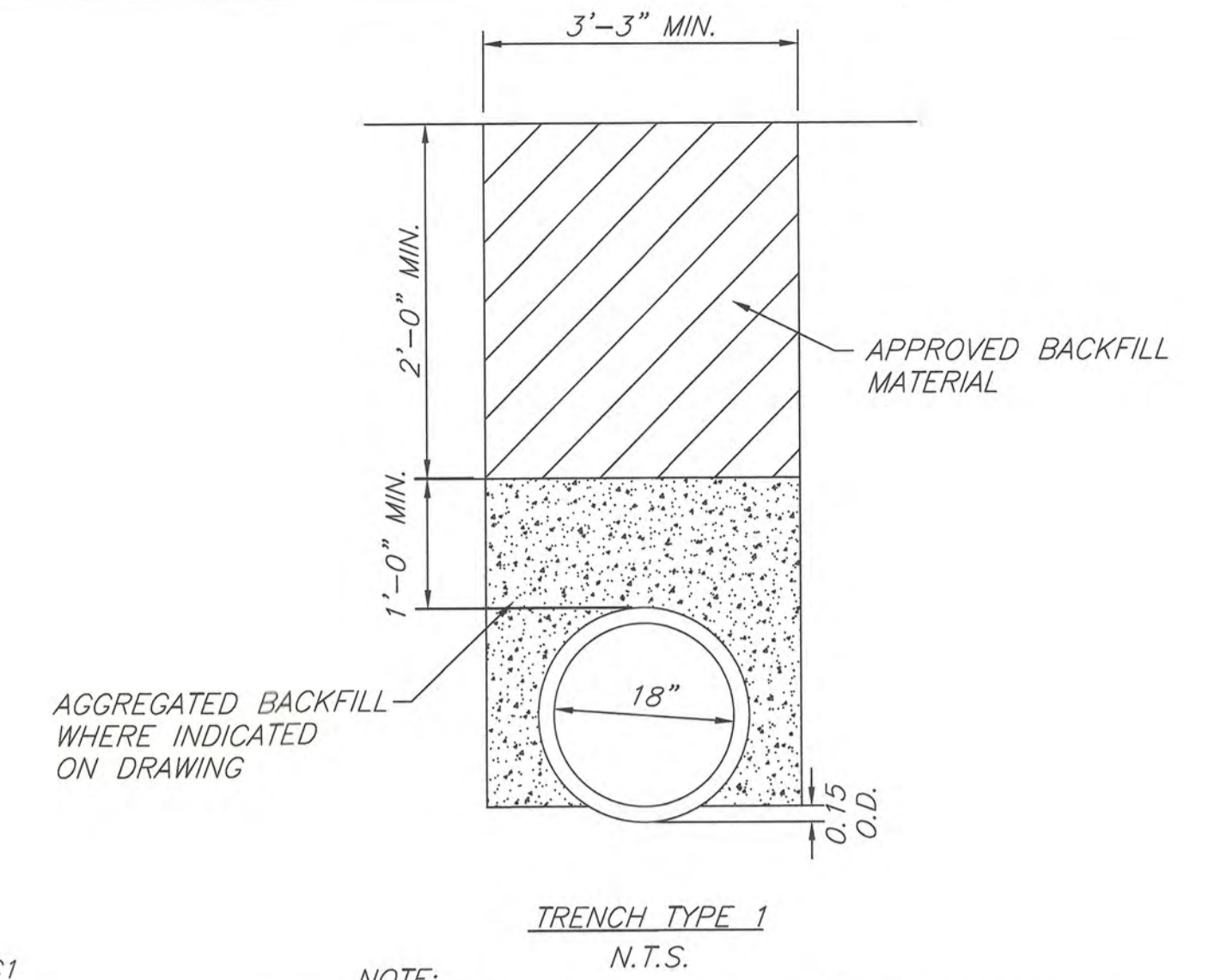
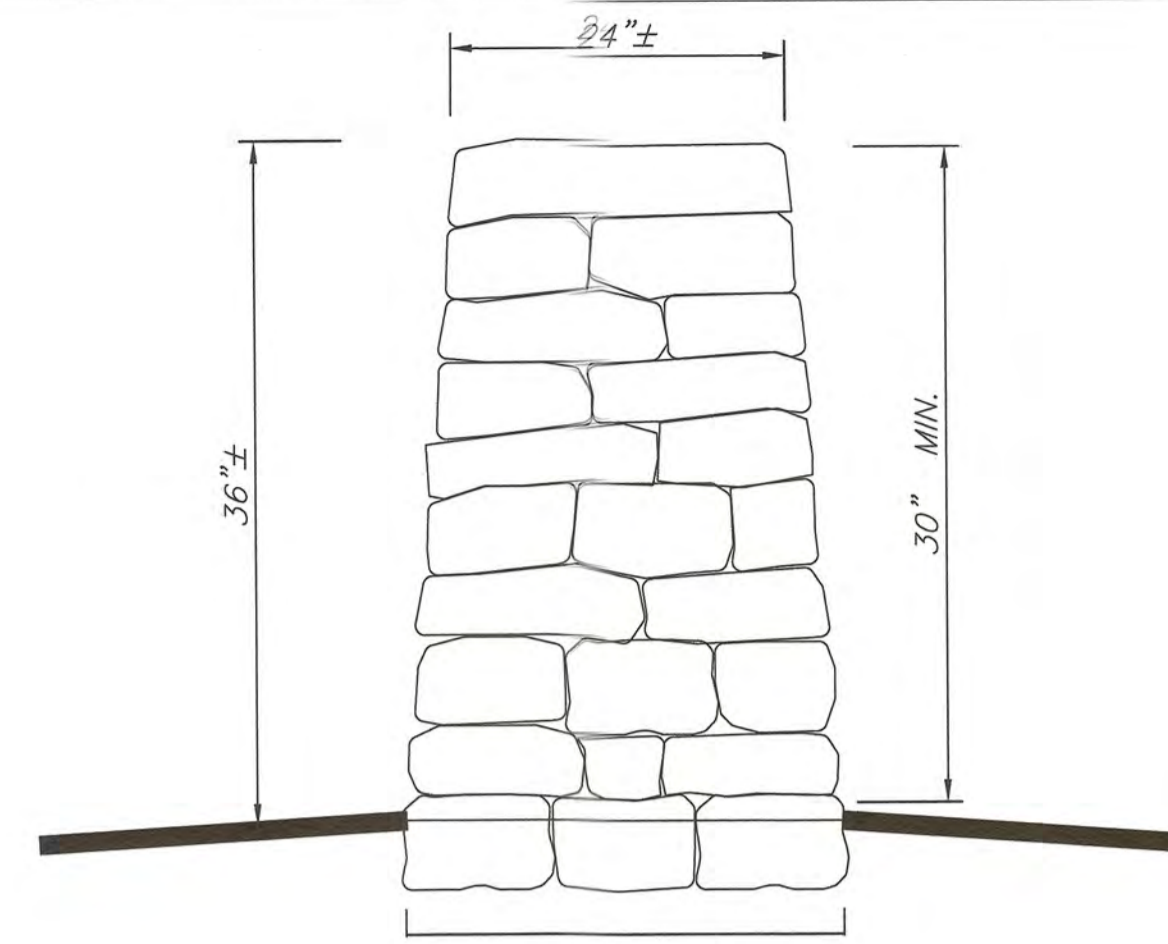
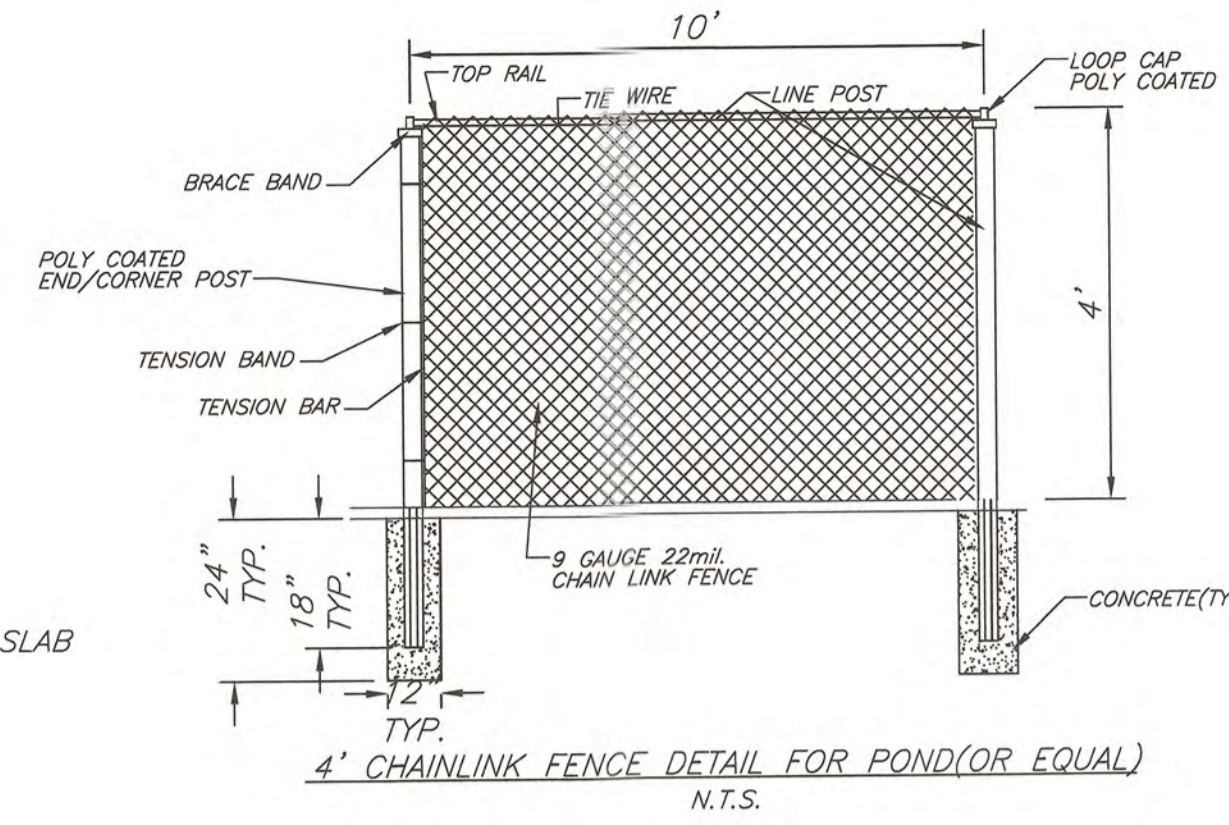
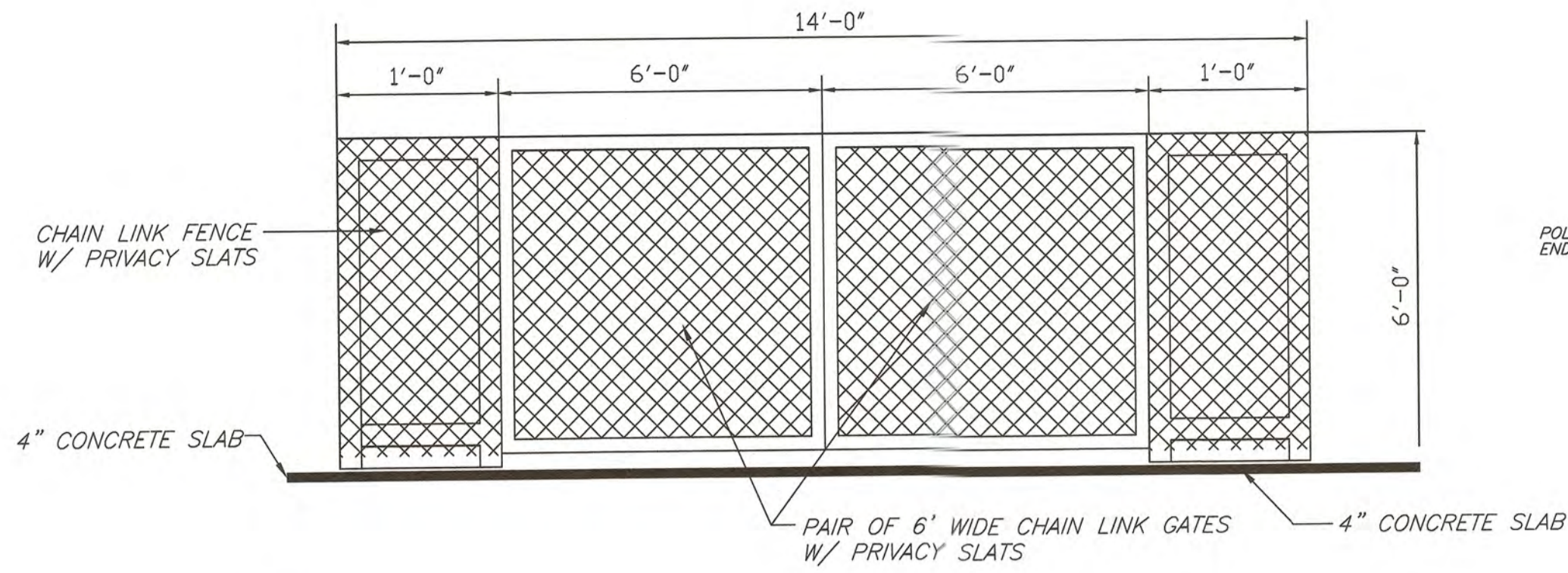
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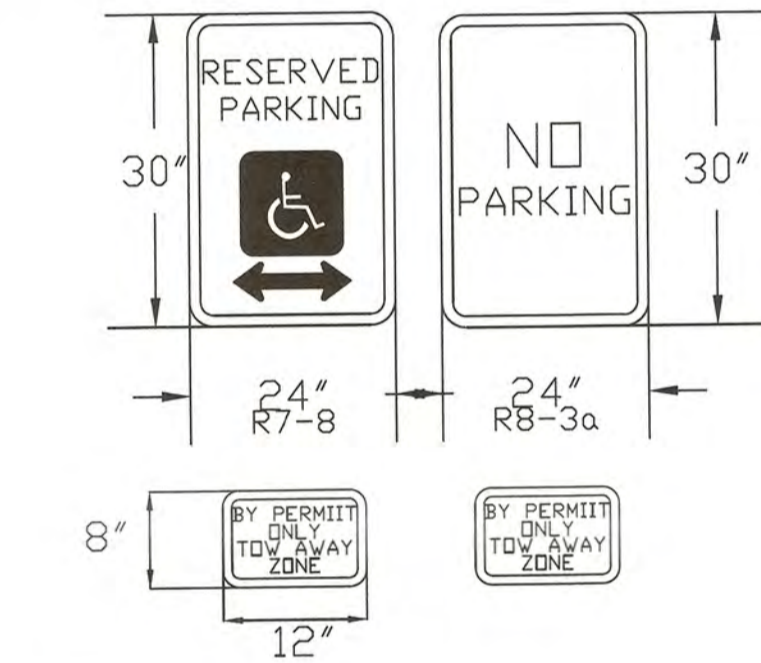
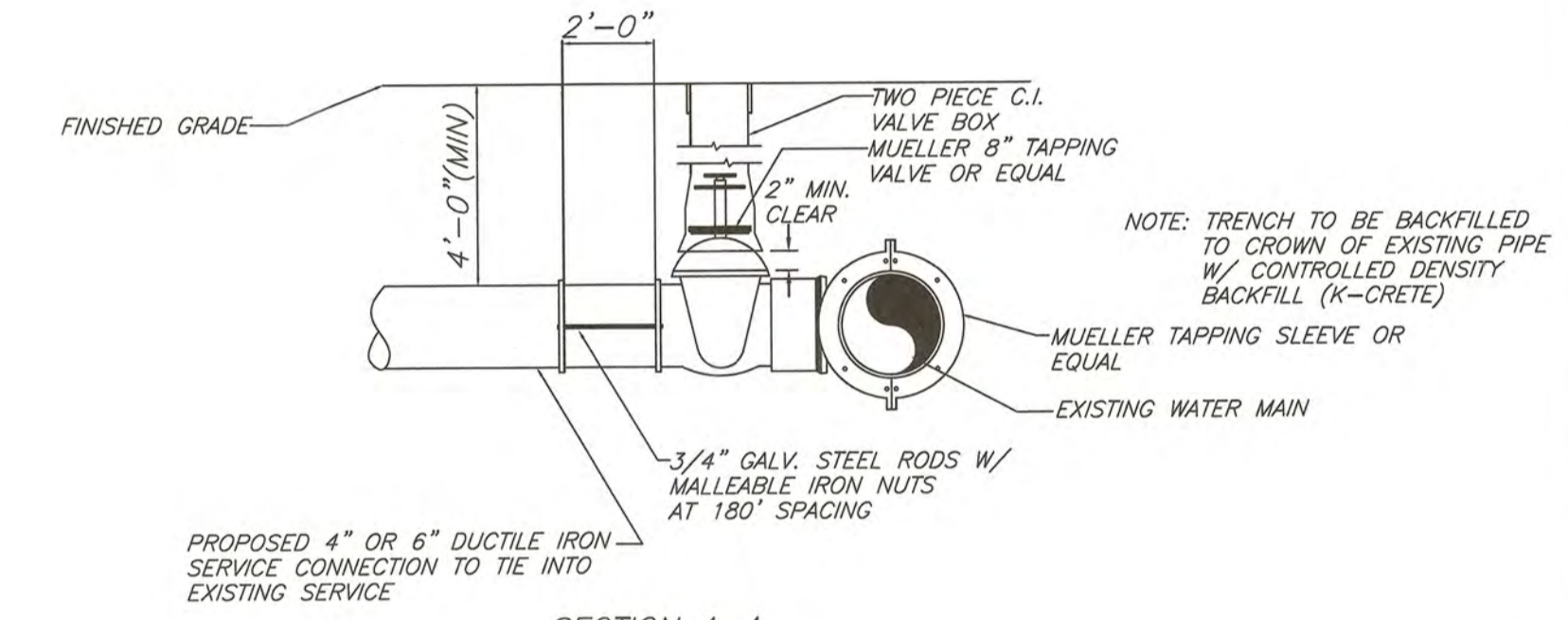
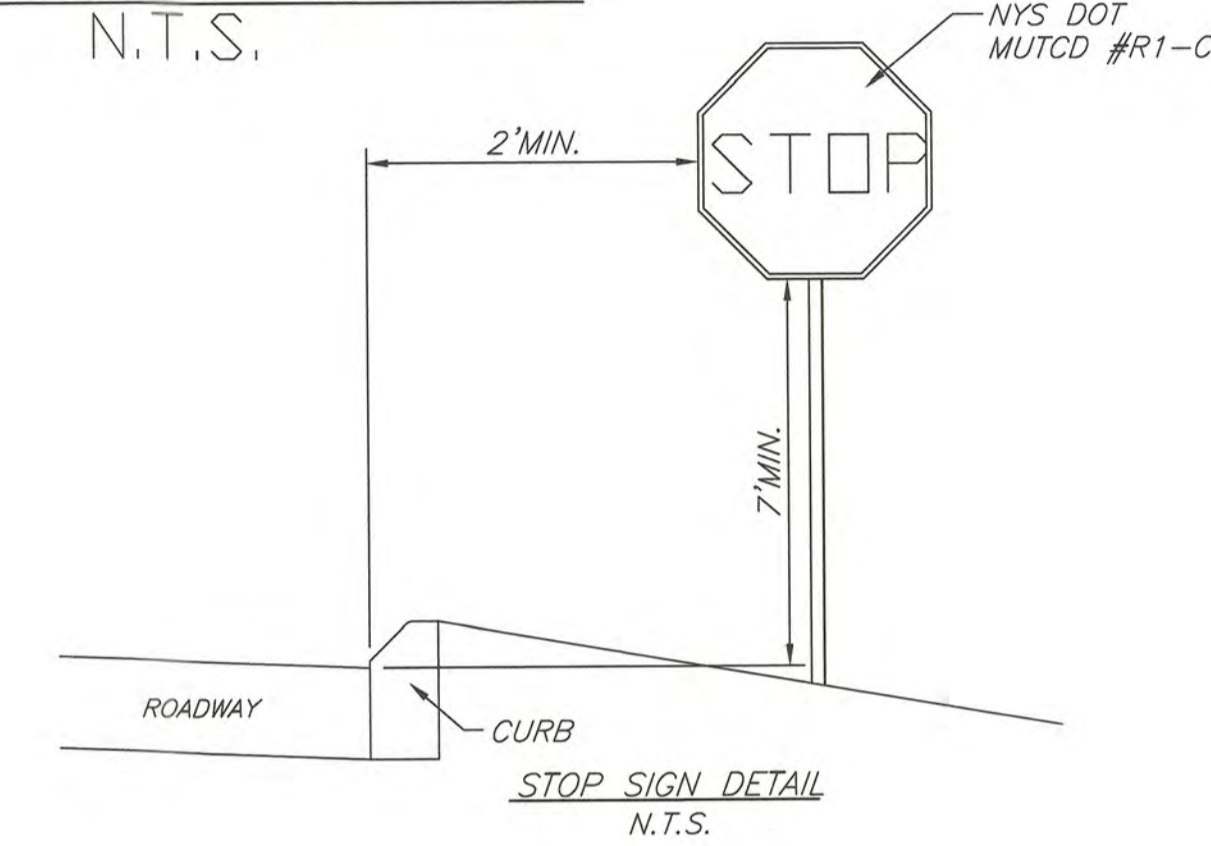
LANDSCAPING & LIGHTING
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O'DONNELL
 RT 52, SBL: 47-1-48
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

JONATHAN CELLA, P.E.
 P.E. LIC. NO. 085069

DATE: 05/26/21
 SCALE: 1"=10'
 JOB NUMBER: 20003-MDL
 SHEET NUMBER: 3 OF 5



STONE WALL DETAIL
N.T.S.

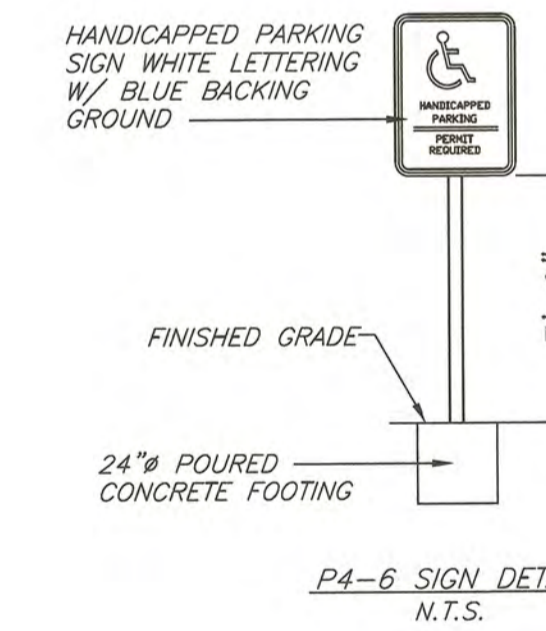
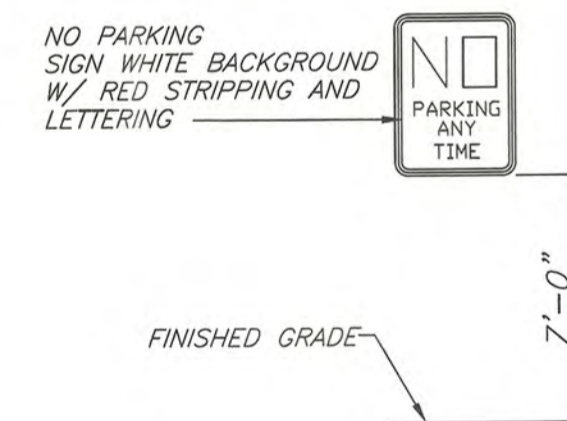
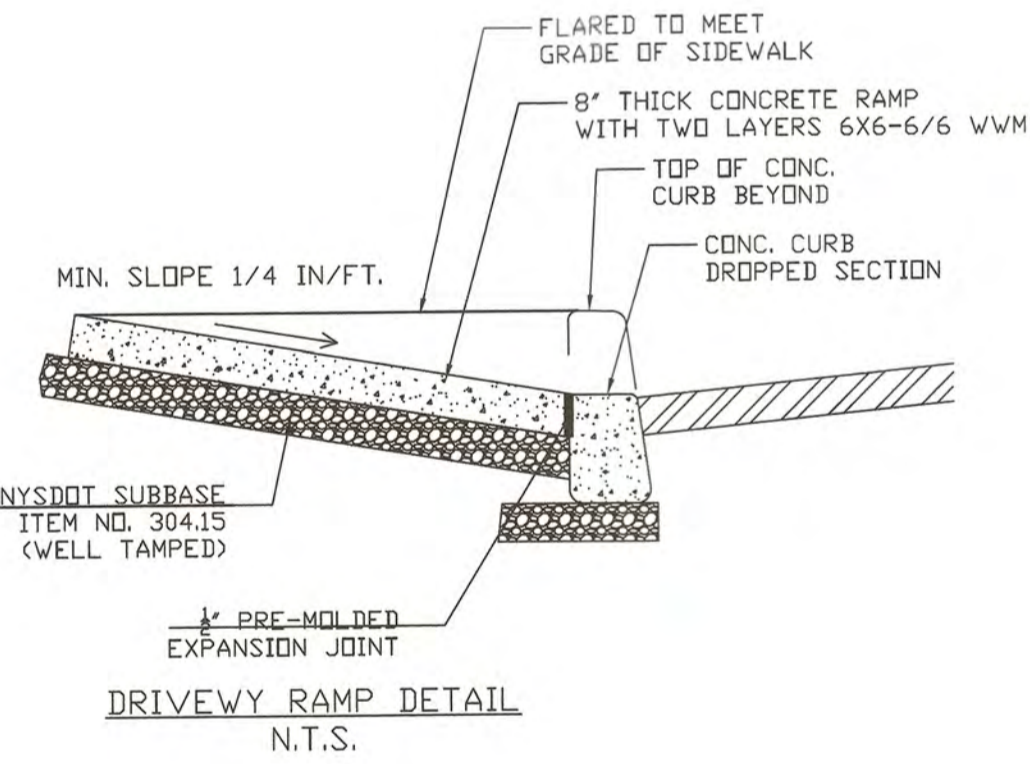


STRIPING NOTE:
ALL STRIPING FOR THE HANDICAPPED SPACE MUST BE BLUE. WHEN A STANDARD SPACE ADJAINS A HANDICAPPED SPACE, A DOUBLE LINE BE INSTALLED; ONE WHITE AND ONE BLUE.

NOTES:
1. HANDICAP PARKING SPACE SHALL CONFORM TO THE LATEST VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. SIGNS SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE NYS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

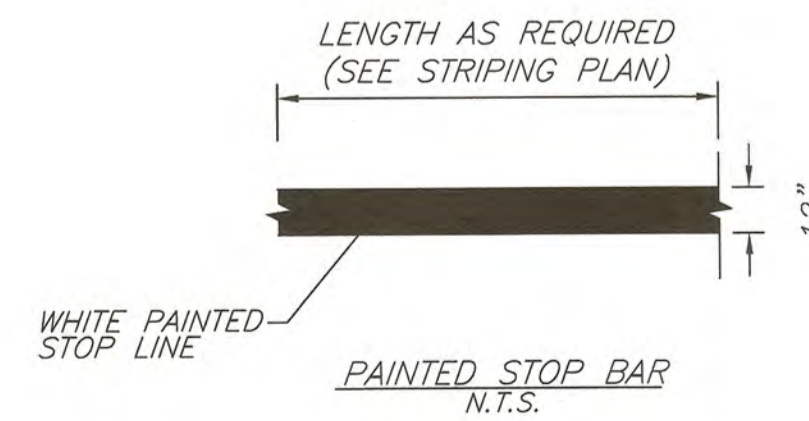
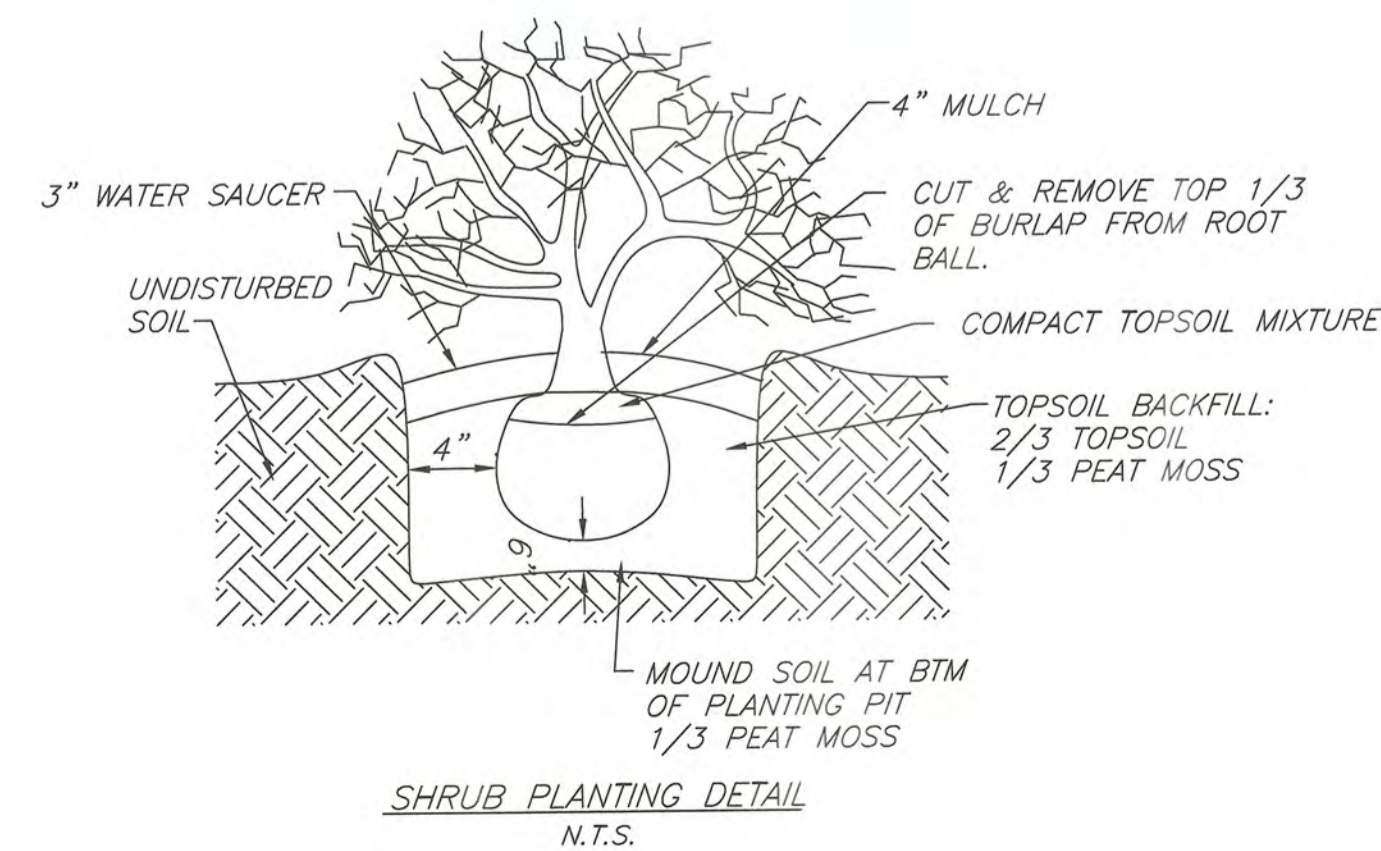
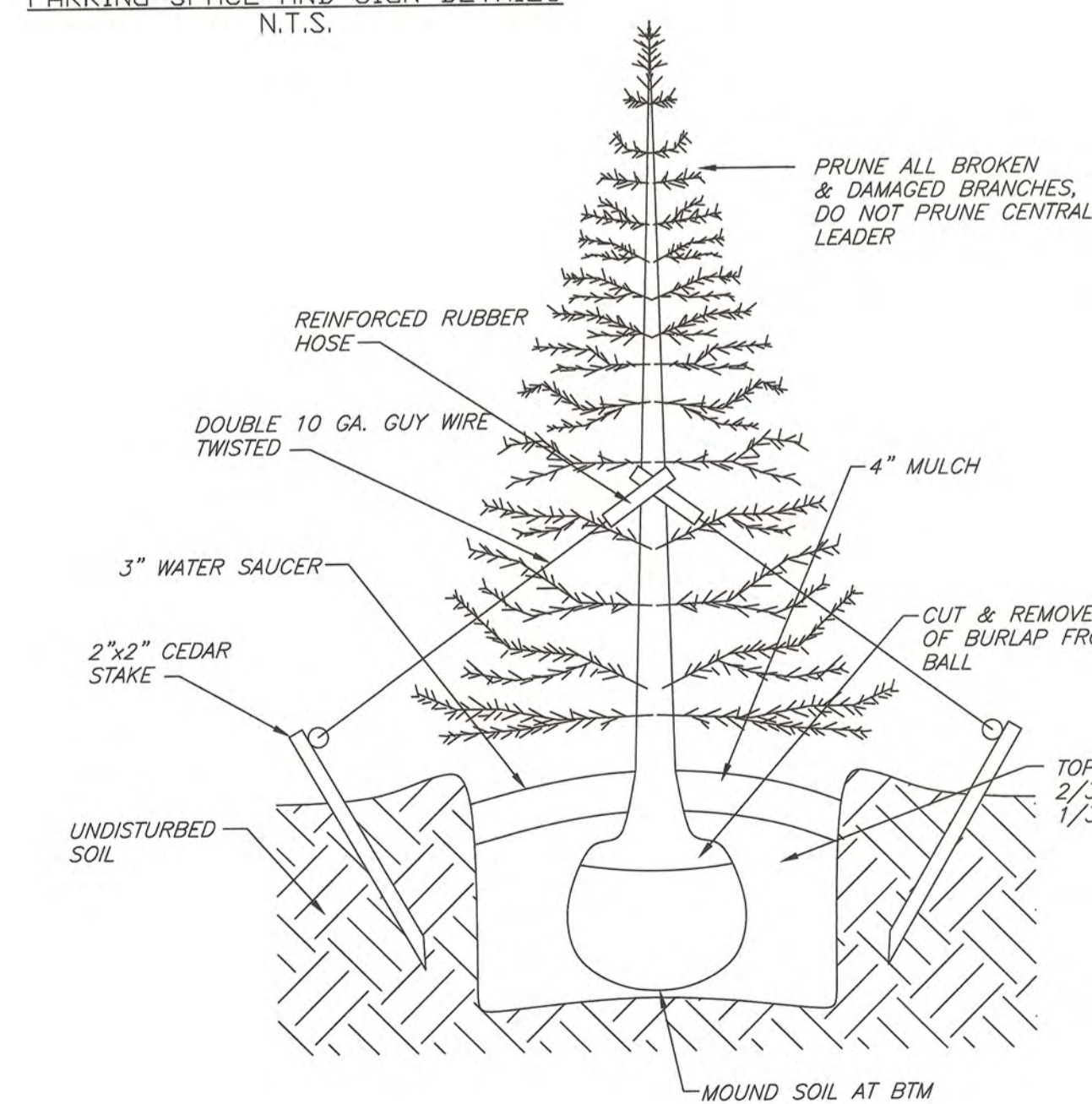
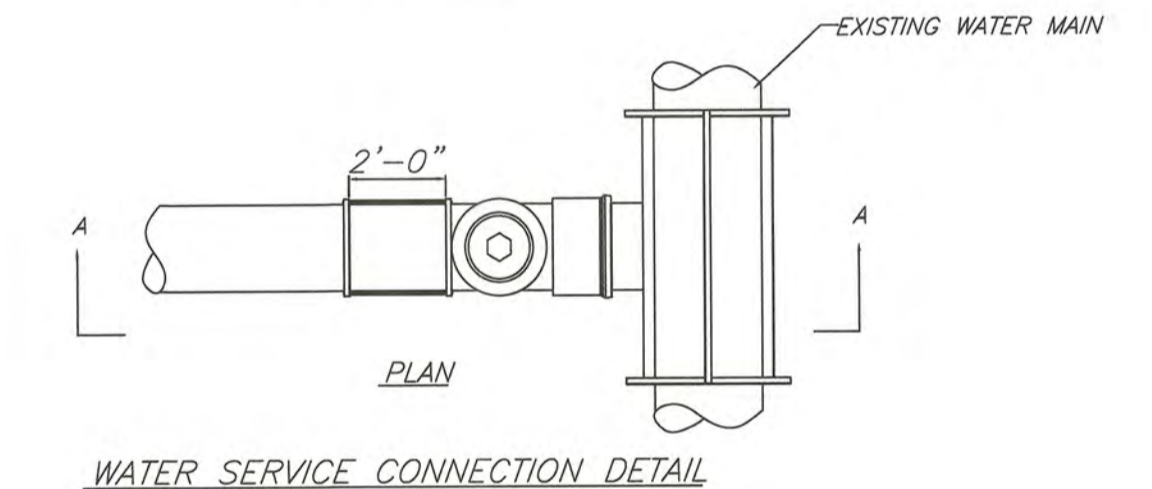
PARKING SPACE AND SIGN DETAILS
N.T.S.

SIDEWALK NOTE:
PROVIDE 1/4" PRE MOLDED EXPANSION JOINTS AT 20' INTERVALS.



TOWN OF NEWBURGH WATER SERVICE NOTES

- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE T.O.N. WATER SYSTEM REQUIRES A PERMIT FROM THE T.O.N. WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NYS DOH AND THE T.O.N.
- ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-91 FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
- THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EGBA IRON MEGALUS SERIES 1100 OR APPROVED EQUAL. USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON MECHANICAL JOINT CLASS 250 AND CONFORM TO ANSI/AWWA C151/A21.53-94 FOR DUCTILE IRON COMPACT FITTINGS.
- ALL VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE).
- TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL A-2360-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE T.O.N. WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
- ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORROSION STOPS SHALL BE MUELLER H-15020 FOR 3/4 AND 1 INCH MUELLER H-1502-2 15000 OR B-25000 FOR 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1502-2 FOR 3/4 AND 1 INCH AND MUELLER H-10310 FOR 1 INCH SIZES. CURB VALVES SHALL BE MUELLER H-10314 FOR 3/4 AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 AND 2 INCH SIZES.
- ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE T.O.N. WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE T.O.N. WATER DEPARTMENT.
- THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE T.O.N. REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE T.O.N. WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE T.O.N. WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.



REVISIONS			
REV.	DATE	BY	DESCRIPTION
1	02/10/23	RBM	PER COMMENTS

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DATE: 12/20/21
SCALE: AS NOTED
JOB NUMBER: 20003-MDL
SHEET NUMBER: 4 OF 5

SEWER SERVICE INSTALLATION STANDARDS AND PROCEDURES

CHAPTER 148 OF THE TOWN OF NEWBURGH MUNICIPAL CODE CONTAINS ALL THE REGULATIONS OF THE TOWN OF NEWBURGH REGARDING THE CONNECTION TO AND USE OF THE TOWN OF NEWBURGH SEWERS. PORTIONS OF THE TOWN OF NEWBURGH MUNICIPAL CODE, CHAPTER 148 ARE OUTLINED BELOW.

SECTION 148-23 (A): NO UNAUTHORIZED PERSON SHALL UNCOVER, MAKE ANY CONNECTION WITH OR OPENING INTO, USE, ALTER OR DISTURB ANY PUBLIC SEWER OR APPURTENANCE THEREOF WITHOUT OBTAINING A WRITTEN PERMIT FROM THE SEWER SUPERINTENDENT.

SECTION 148-26: A PERMIT APPLICATION SHALL BE SUBMITTED TO THE SUPERINTENDENT. THE PERMIT APPLICATION SHALL BE SUPPLEMENTED BY ANY PLANS, SPECIFICATIONS OR OTHER CONSIDERED PERTINENT, IN THE JUDGMENT OF THE SUPERINTENDENT.

APPLICATIONS FOR A SEWER PERMIT: APPLICATIONS ARE AVAILABLE AT THE SEWER DEPARTMENT OFFICE LOCATED AT 311 ROUTE 32, NEWBURGH, NY 12550. APPLICATIONS MUST BE COMPLETELY FILLED OUT AND SIGNED BY THE PROPERTY OWNER AND CONTRACTOR WITH ALL REQUIRED ATTACHMENTS BEFORE A PERMIT WILL BE ISSUED. PERMITS WILL BE AVAILABLE FOR ISSUANCE WITHIN TWO WORKING DAYS AFTER THE RECEIPT OF A COMPLETED PERMIT APPLICATION. PAYMENT FOR THE PERMIT IS REQUIRED AT THE TIME OF ISSUANCE. PAYMENT WILL NOT BE ACCEPTED AT THE TIME OF SUBMITTING THE APPLICATION.

TOWN OF NEWBURGH ROAD OPENING PERMITS: PERMITS ARE AVAILABLE FROM THE TOWN OF NEWBURGH HIGHWAY DEPARTMENT LOCATED AT 90 GARDNERTOWN ROAD, NEWBURGH, NY 12550.

SECTION 148-28: LATERAL PIPE MATERIALS: BUILDING AND STREET LATERAL PIPE MATERIALS SHALL BE ONE OF THE FOLLOWING:

1. TAR-COATED, SERVICE GRADE CAST IRON SOIL PIPE CONFORMING TO ASTM SPECIFICATIONS A-74, CAST IRON PIPE AND FITTINGS.
2. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS CONFORMING TO ASTM SPECIFICATION D-3034-73, SDR-35 POLYVINYL CHLORIDE (PVC) SEWER PIPE FITTINGS. ALL PIPE SHALL BE SUITABLE FOR GRAVITY SEWER SERVICE.

LATERAL SLOPE - 4" PIPE, MINIMUM 1/4" PER FOOT
6" PIPE, MINIMUM 1/8" PER FOOT
8" PIPE, MINIMUM

1/16" PER FOOT

NOTE: OVERSIZE SEWERS WILL NOT BE APPROVED TO JUSTIFY USING FLATTER SLOPES.

CLEANOUTS: ONE CLEANOUT PER UNIT UP TO 100' LOCATED AT OR NEAR THE PROPERTY LINE AND EVERY 50' THEREAFTER AND AT EVERY CHANGE IN THE DIRECTION OF THE PIPE. CLEANOUT SIZE IS TO BE THE SAME AS THE LATERAL SIZE. THE CLEANOUT SHALL TERMINATE IN A METAL BOX EMBEDDED IN CONCRETE OR A CONCRETE BOX WITH A METAL LID MARKED "SEWER". THE CLEANOUT BOX LID SHALL BE PLACED AT FINAL GRADE.

EXISTING SEPTIC TANK: TANKS MUST BE PUMPED OUT AND REMOVED OR FILLED WITH ACCEPTABLE MATERIAL TO AVOID SETTLING. A RECEIPT THAT THE TANK WAS PUMPED OUT MUST BE PROVIDED TO THE TOWN. METAL TANKS TO BE REMOVED.

SEWER LATERALS MUST BE USED FOR SANITARY WASTES ONLY. NO STORM, FLOOR DRAIN, FOUNDATION DRAINS OR SUMP PUMP CONNECTIONS. EXISTING TANKS ARE TO BE ABANDONED WHEN SWITCHING SOLELY TO TOWN OF NEWBURGH SEWER.

SECTION 148-36: INSPECTION AND CONNECTION INSPECTION: THE APPLICANT FOR THE BUILDING LATERAL PERMIT SHALL NOTIFY THE SUPERINTENDENT WHEN THE BUILDING LATERAL IS READY FOR INSPECTION AND CONNECTION TO THE STREET LATERAL IS TO BE MADE. THE CONNECTION SHALL BE MADE UNDER THE OBSERVATION OF THE SUPERINTENDENT OR HIS DESIGNEE. WHEN STREET LATERALS ARE INSTALLED PURSUANT TO SECTION 148-16 (SUBDIVISIONS), THE PROPERTY OWNER, BUILDER OR DEVELOPER SHALL NOTIFY THE SUPERINTENDENT WHEN THE STREET LATERAL IS READY FOR INSPECTION AND CONNECTION TO THE MAIN SEWER, AND SUCH CONNECTION SHALL BE MADE UNDER THE OBSERVATION OF THE SUPERINTENDENT. THE TOWN OF NEWBURGH SEWER DEPARTMENT MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS BEFORE BEGINNING ANY WORK. (WE PREFER 48 HOUR NOTICE).

TRENCH INSPECTION: WHEN TRENCHES ARE EXCAVATED FOR THE LAYING OF BUILDING LATERAL PIPES OR LAYING OF STREET LATERAL PIPES PURSUANT TO SECTION 148-16, SUCH TRENCHES SHALL BE INSPECTED BY THE SUPERINTENDENT. BEFORE TRENCHES ARE BACKFILLED, THE PERSON PERFORMING SUCH WORK SHALL NOTIFY THE SUPERINTENDENT WHEN THE LAYING OF THE BUILDING LATERAL IS COMPLETED AND NO BACKFILLING OF TRENCHES SHALL BEGIN UNTIL APPROVAL IS OBTAINED FROM THE SUPERINTENDENT.

NO COILED, FLEX OR ROLLED PVC CAN BE USED FOR PRESSURE LATERALS.

NO COMMENCEMENT OF WORK, PRELIMINARY FOR FINAL INSPECTION CAN BE DONE WITHOUT A SEWER PERMIT.

SEWER REPAIRS: WHEN DOING A SEWER SERVICE REPAIR, A REPAIR REPORT MUST FIRST BE COMPLETED AND SUBMITTED TO THE TOWN OF NEWBURGH SEWER DEPARTMENT.

ROAD OPENINGS: WHEN DIGGING IN ROADWAY, A ROAD OPENING PERMIT MUST BE OBTAINED FOR THE HIGHWAY DEPARTMENT. CONTRACTOR MUST BE BONDED.

MANHOLES: ALL MANHOLES, PUBLIC OR PRIVATE ARE TO BE VACUUM TESTED.

MANHOLES WILL BE PLACED WHERE THERE IS A CHANGE IN SLOPE OR ALIGNMENT AND AT INTERVALS NOT EXCEEDING 400 LINEAR FEET. MANHOLES NEED TO HAVE BUTYL BETWEEN MANHOLE SECTIONS, NOT O-RINGS.

PERMITS WILL ONLY BE HELD FOR A MAXIMUM OF FIVE (5) YEARS. AT THAT TIME, A NEW PERMIT MUST BE OBTAINED.

THE FLOW CHANNEL IS TO HAVE A SMOOTH CURVATURE FORM INLET TO OUTLET.

GRAVITY AIR-TESTING SEWER MAINS: 4PSI FOR 7 MINUTES/1 PSI ALLOWABLE DROP.

VACUUM TESTING MANHOLES UNDER 10': 10HG FOR 60 SECONDS/1.0" HG ALLOWABLE DROP.

VACUUM TESTING MANHOLES OVER 10': 10HG FOR 75 SECONDS/1.0" HG ALLOWABLE DROP.

VACUUM TESTING MANHOLES OVER 15': 10HG FOR 90 SECONDS/1.0HG ALLOWABLE DROP.

PIPE BEDDING SHALL BE CRUSHED STONE/GRAVEL, TYPE D-1, MINIMUM SIZE 1/2", MAXIMUM SIZE 1".

MANHOLE SUB BASE: TO HAVE TYPE D-1 STONE.

TAPPING INTO SEWER MAIN: SDR35 TO EXISTING CONNECTION AT MAIN (IF POSSIBLE). USE FERNCO SEAL BETWEEN SDR35 AND ELBOW (IF NO ELBOW PRESENT SE ROMAX SEWER SADDLE).

ONLY ROMAX SEWER SADDLES ARE PERMITTED.

DEMOLITION: A SEWER REPAIR REPORT IS REQUIRED FOR THE SEWER DEPARTMENT BEFORE DEMOLITIONS BEGINS. SEWER LATERALS ARE TO BE DISCONNECTED AT THE MAIN AND CLAMPED.

FOR PRESSURE SEWERS: CURB BOX SHUT OFF AND CAPPED NEAR PROPERTY LINE WHEN ABANDONED AND WHERE THERE IS A PUMP PIT TO BE REMOVED. IF SYSTEM IS TO BE RE-USED, THEN A CAP ON THE INSIDE OF PIT OR AT BUILDING FOR PRESSURE SEWER.

COMMERCIAL: ALL COMMERCIAL BUILDINGS ARE REQUIRED TO SUBMIT A CUT SHEET (MATERIALS USED) AND SITE PLANS WHEN THE SEWER PERMIT APPLICATION IS SUBMITTED.

CALL BEFORE YOU DIG: NEW YORK STATE INDUSTRIAL CODE REQUIRES TWO (2) WORKING DAYS NOTICE BEFORE YOU DIG, DRILL OR BLAST.

STOP AND CALL UNDERGROUND UTILITIES CALL CENTER AT 1-800-962-7962.

TOWN OF NEWBURGH WATER SYTEM NOTES FOR SITE PLANS

1. "CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDOH AND THE TOWN OF NEWBURGH."

2. ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI\AWWA C151\A21.51 FOR DUCTILE IRON PIPE, LATEST REVISION. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.

3. THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON MEGALUG SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.

4. ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI\AWWA C110\A21.10 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI\AWWA C153\A21.53 FOR DUCTILE IRON COMPACT FITTINGS, LATEST REVISION.

5. ALL VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI\AWWA C509 SUCH AS MUELLER MODEL A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE).

6. TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI\AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM; TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.

7. ALL HYDRANTS SHALL BE CLOW-EDDY F-2640 CONFORMING TO AWWA STANDARD C502, LATEST REVISION. ALL HYDRANTS SHALL INCLUDE A 5 1/4 INCH MAIN VALVE OPENING, TWO 2 1/2 INCH DIAMETER NPT HOSE NOZZLES, ONE 4 INCH NPT STEAMER NOZZLE, A 6 INCH DIAMETER INLET CONNECTION AND A 1 1/2 INCH PENTAGON OPERATING NUT. ALL HYDRANTS SHALL OPEN LEFT (COUNTER-CLOCKWISE). HYDRANTS ON MAINS TO BE DEDICATED TO THE TOWN SHALL BE EQUIPMENT YELLOW. HYDRANTS LOCATED ON PRIVATE PROPERTY SHALL BE RED.


8. ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020N FOR 3/4 AND 1 INCH, MUELLER H-15000N OR B-25000N FOR 1 1/2 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1502-2N FOR 3/4 AND 1 INCH AND MUELLER B-25204N FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10314N FOR 3/4 AND 1 INCH AND MUELLER H-10310N FOR 1 1/2 AND 2 INCH SIZES.

9. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.

10. THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.

11. THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.

REVISIONS			
REV:	DATE:	BY:	DESCRIPTION:
2	02/10/23	RBM	PER COMMENTS
1	05/27/22	RBM	PER COMMENTS

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		SHEET NUMBER 3 OF 5	

NEWBURGH TOWN PROJECT #2022-03