

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

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)
PATRICK J. HINES
LYLE R. SHUTE, P.E. LEED-AP (NY, NJ, PA)

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

PROJECT: NEWBURGH PARK ASSOCIATES (NPA)
PROJECT NO.: 2017-03
PROJECT LOCATION: SECTION 89, BLOCK 1, LOT 19.22
REVIEW DATE: 7 AUGUST 2018
MEETING DATE: 16 AUGUST 2018
PROJECT REPRESENTATIVE: ZEN DESIGN CONSULTANTS

1. Comments from NYSDOT regarding access should be received. Applicants are apparently trying to utilize existing access for a construction site. NYSDOT standard highway access details including curbs must be added to the plans.
2. The Applicant is requesting referral to the Orange County Health Department for a review of the subsurface sanitary sewer disposal system. It is noted the design is based on one bathroom fixture. This project is located at an interstate highway exit ramp and may require additional rest room facilities. This office will defer to the Health Department for review and approval of the sanitary system and potable water supply.
3. The structure must comply with the town's requirement of a fire suppression system (sprinklers).
4. Truck turning radius must be provided identifying how fuel delivery trucks will access the site.
5. Stormwater management must be addressed on future submissions.
6. Location of all proposed curbing should be clearly called at on the site. It appears that all new asphalt pavement on the southerly most lot will have perimeter curbing.
7. Future submission should contain site lighting and landscaping plans.
8. Sheet 3 of 5 is not to scale. Scale is identified as 1 inch = 30. However the plan sheet is not 30 scale based on dimensioning.

9. Stormwater design must be prepared treating the site as a stormwater hot spot consistent with NYSDEC and Town regulations.
10. Removal of any structures on the site requires a permit form the Town of Newburgh Building Department.
11. Town Certification on Sheet 4 of 5 references Town of Plattekill.
12. Design flow rate identifies the structure as 2,800 square feet as well as a toilet at 400 gallons per day. The project then totals the design flow at 400 gallons per day. No hydraulic loading from the actual building use is included in the plans. In addition any cleaning facilities/ kitchen areas should be addressed in the design flow rate.
13. The Applicant's representative is requested to evaluate grading of the access drive as a greater than 20% grade is proposed at the beginning of the curb/ access drive. Passenger vehicles and delivery vehicles will not be able to access a 20% grade.
14. Accessibility should be addressed on the plans.
15. Future plans should address signage.

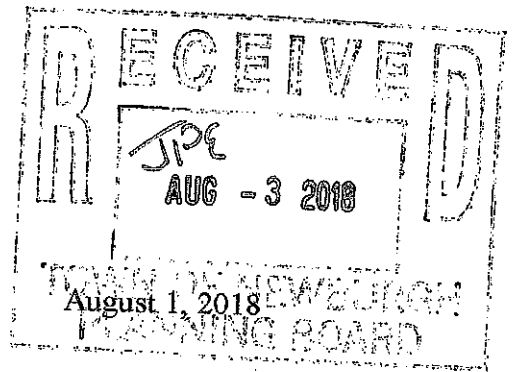
Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

ZEN Consultants, Inc.
1662 Route 300, Suite 138
Newburgh, New York 12550

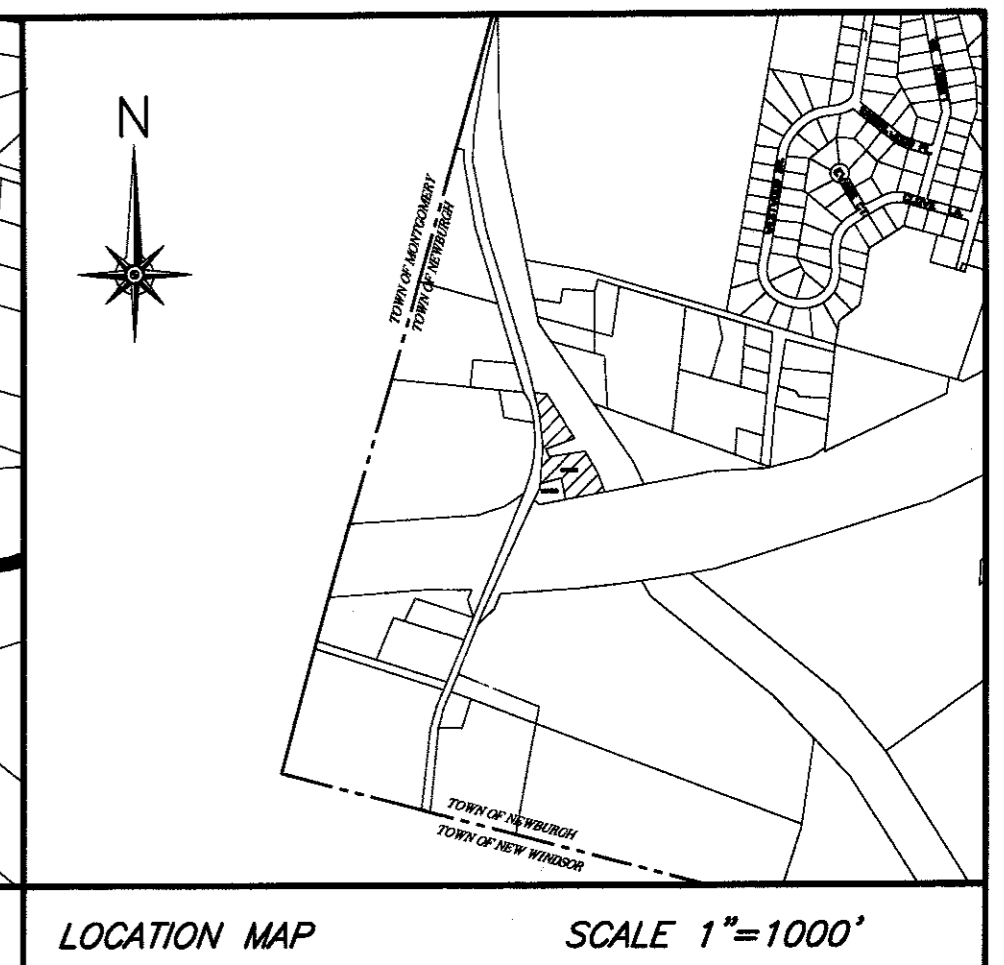
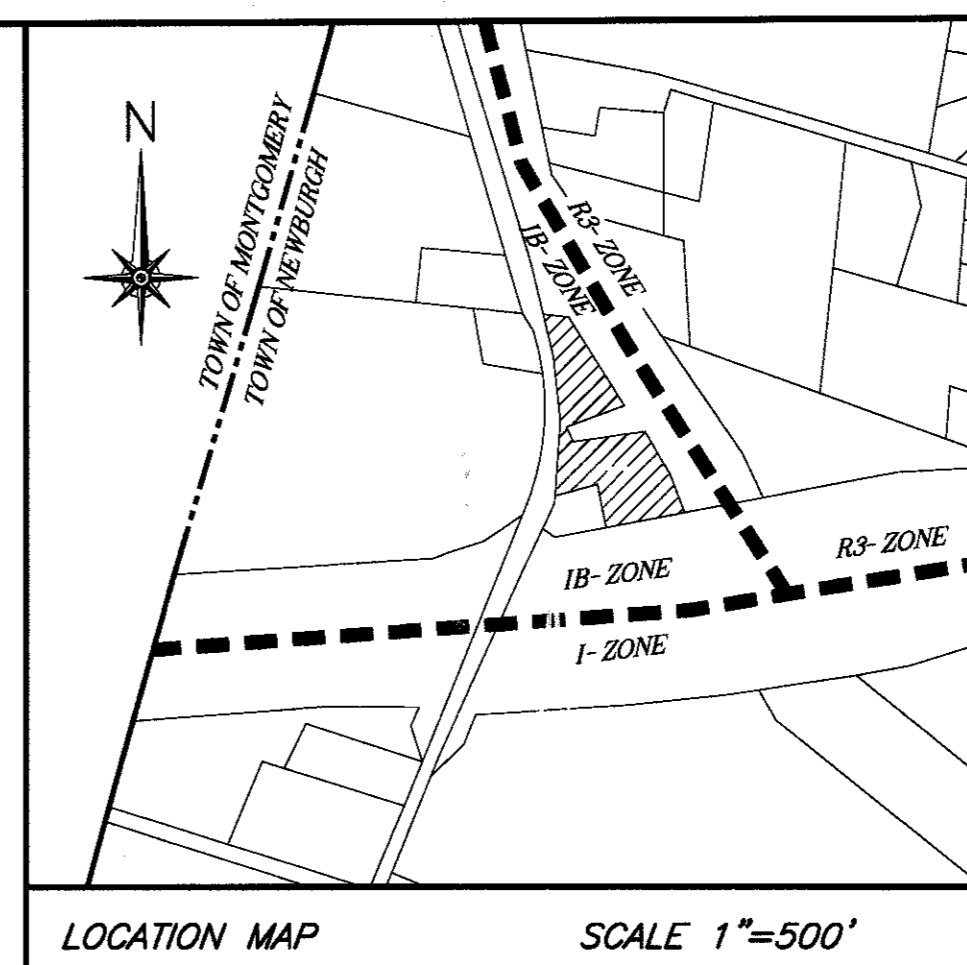
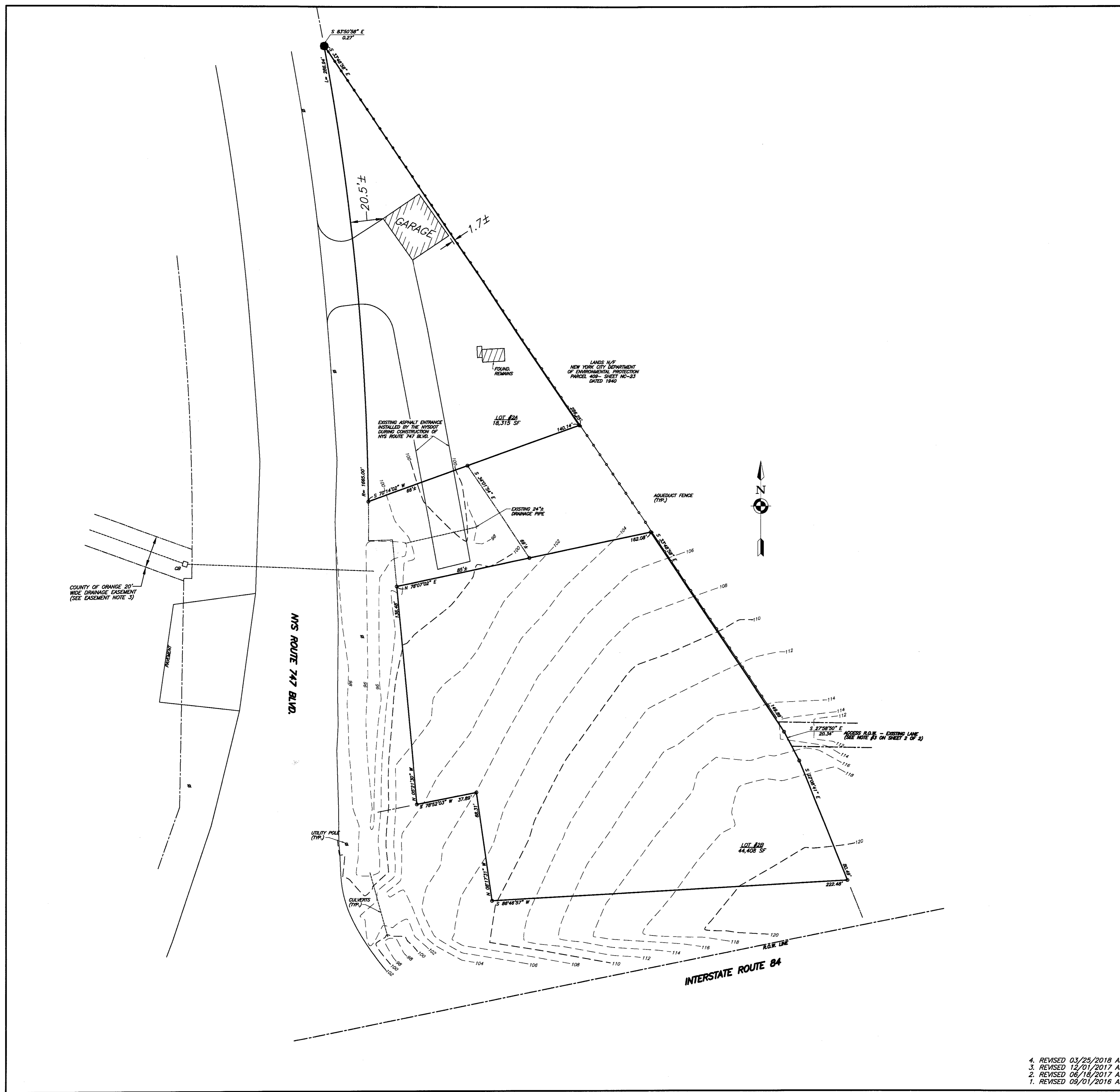


Re: NPA Site Plan
747 Blvd.
T/n Project #: 17-03

Comments addressed from McGoey, Hauser & Edsall, dated 07/20/2017:

- 1a. Front yard setback.
Area variance approved 12/28/2017.
- 1b. Side yard setback.
Area variance approved 12/28/2017.
- 1c. Garage located on lot 2A.
This structure is proposed to be removed as part of this approval.
- 1d. Bulk table to be modified to identify variances needed.
The bulk table has been updated.
2. Truck traffic circulation for gasoline tankers accessing the site must be depicted on the plans.
This is understood.
3. Stormwater management must be addressed on the plans.
A stormwater detention area has been shown on the plans.
4. The applicant should determine whether the building is required to be sprinklered. Conversations with Fire Inspectors office should be undertaken.
This is understood.
5. Further engineering review will be undertaken upon receipt of detailed design plans.
This is understood.

We are hoping to go to the Orange County Board of Health for the septic review. Because of the use of this parcel for the staging area during construction of 747 Blvd. the soils were tightly compacted and limited space of undisturbed / virgin soil is available which could greatly impact and require a need to re-layout the site.



OWNER
 NEWBURGH PARK ASSOCIATES, INC.
 361 S. DRURY LANE
 ROCK TAVERN, N.Y. 12575



SBL: 89-1-19.22
TOWN OF NEWBURGH
ZONE: IB, INDUSTRIAL BUSINESS (SCHEDULE 8D(2))
TOTAL AREA EXISTING: 62,723±SF

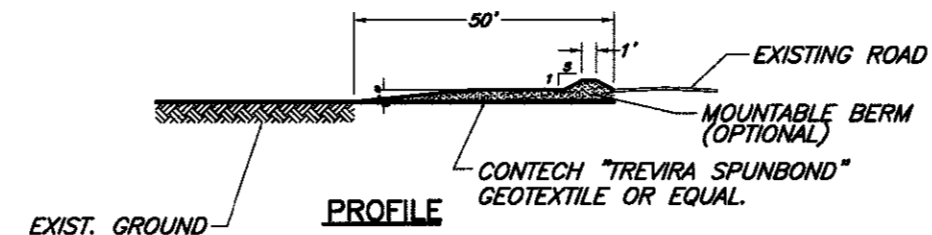
	REQUIRED	PROPOSED
MINIMUM LOT AREA (sf)	40,000	62,723
MINIMUM YARDS		
FRONT	*60'	**21.8'
REAR	60'	84'
SIDE (ONE)	50'	107'
SIDE (BOTH)	100'	107'
SIDE (CANOPY)	50'	**30'
MINIMUM LOT		
WIDTH	150'	200'+
DEPTH	150'	200'+
BUILDING COVERAGE	40%	<40%
BUILDING HEIGHT	35'	<35'
LOT SURFACE COVERAGE	80%	<80%

* FRONT YARD SETBACK SHALL BE 60' BASED ON 185-18C (14)(6).
 ** VARIANCE GRANTED 12/28/2017

- NOTES:**
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE N.Y. STATE EDUCATION LAW.
 - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
 - CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE CO., GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
 - SURVEYED IN ACCORDANCE WITH DEEDS, FILED MAPS, AND PHYSICAL MONUMENTATION FOUND AT THE TIME OF SURVEY.
 - SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN UP TO DATE TITLE ABSTRACT REPORT.
- FILED MAP REFERENCES:**
- MAP ENTITLED "ISTVAN MOLNAR & ELIZABETH MOLNAR" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 8765 ON 03/17/1988.
 - MAP ENTITLED "CATHERINE WEDDELL" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 9591 ON 08/10/1989.
 - MAP ENTITLED "THOMAS D. WEDDELL" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 5261 ON 05/15/1980.
 - MAP ENTITLED "JAMES & SYLVIA BITTLES" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 80-98 ON 05/04/1998.
- HIGHWAY TAKING REFERENCES:**
- HIGHWAY TAKING MAP FOR RECONSTRUCTION OF INTERSTATE ROUTE 503, MAP 777 - PARCEL 1158
 - HIGHWAY TAKING MAP FOR CONSTRUCTION OF INTERSTATE ROUTE 503-1-6.2, MAP 678 - PARCELS 1051, 1052, 1053, 1054 & 1055.
 - HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE (CO. ROAD NO. 84) MAP 27 - PARCELS 27 & 28
 - ORANGE COUNTY TAKINGS FOR DRURY LANE, L.1244, P.233
 - HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE MAP 38, PARCEL 39 & 40.
- EASEMENT & LEASE REFERENCES:**
- TEMPORARY EASEMENT MAP 28 - PARCEL 29
 - AT&T EASEMENT, L.1047, P.372
 - ORANGE COUNTY DRAINAGE EASEMENT, L.2476, P.149
 - OIL & GAS LEASES, L.2057, P.1134 & L.2216, P.570
- NOTES:**
- LOT 2B & 2C HAVE RIGHT OF ACCESS THRU LOT 2A FOR INGRESS AND EGRESS TO DRURY LANE.
 - LOT 2A & 2B SUBJECT TO THE RIGHT OF LOT 2C FOR INGRESS AND EGRESS TO DRURY LANE.
 - TOGETHER WITH A RIGHT OF WAY IN FAVOR OF LOT 2C AS SHOWN FOR INGRESS AND EGRESS OVER LANDS OF NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SHOWN ON A MAP OF PARCEL 408, SHEET #C-23, DATED 1940.
- EXCEPTION REFERENCES:**
- STATE OF NEW YORK NOTICES OF APPROPRIATION
 - L.1867, P.482
 - L.1788, P.99
 - L.1788, P.100
 - L.1885, P.1065
 - L.1897, P.128
 - EXCEPTIONS IN L.3600, P.186
 - ANDREW C. & MILDRED SMITH, L.958, P.572
 - ARTHUR D. & DORIS M. AGOR, L.958, P.575
 - WILLIAM J. & ROSALIE E. HEITZMAN, L.1354, P.138
 - ROBERT MAZZARELLA & CAROLE H. CLARKSON, L.1713, P.542
 - GEORGE HUISS, JR. & JOHN R. HORTON, JR., L.1912, P.654
 - CAROLE H. MAZZARELLA, L.1940, P.461

ENGINEER WILLIAM J. MOREAU	PROPOSED SITE PLAN NEWBURGH PARK ASSOCIATES, INC. EXISTING SITE PLAN SBL: 89-1-19.22 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
	DATE 7/7/2016	SCALE 1"=30'	JOB NUMBER 15-008-PMU

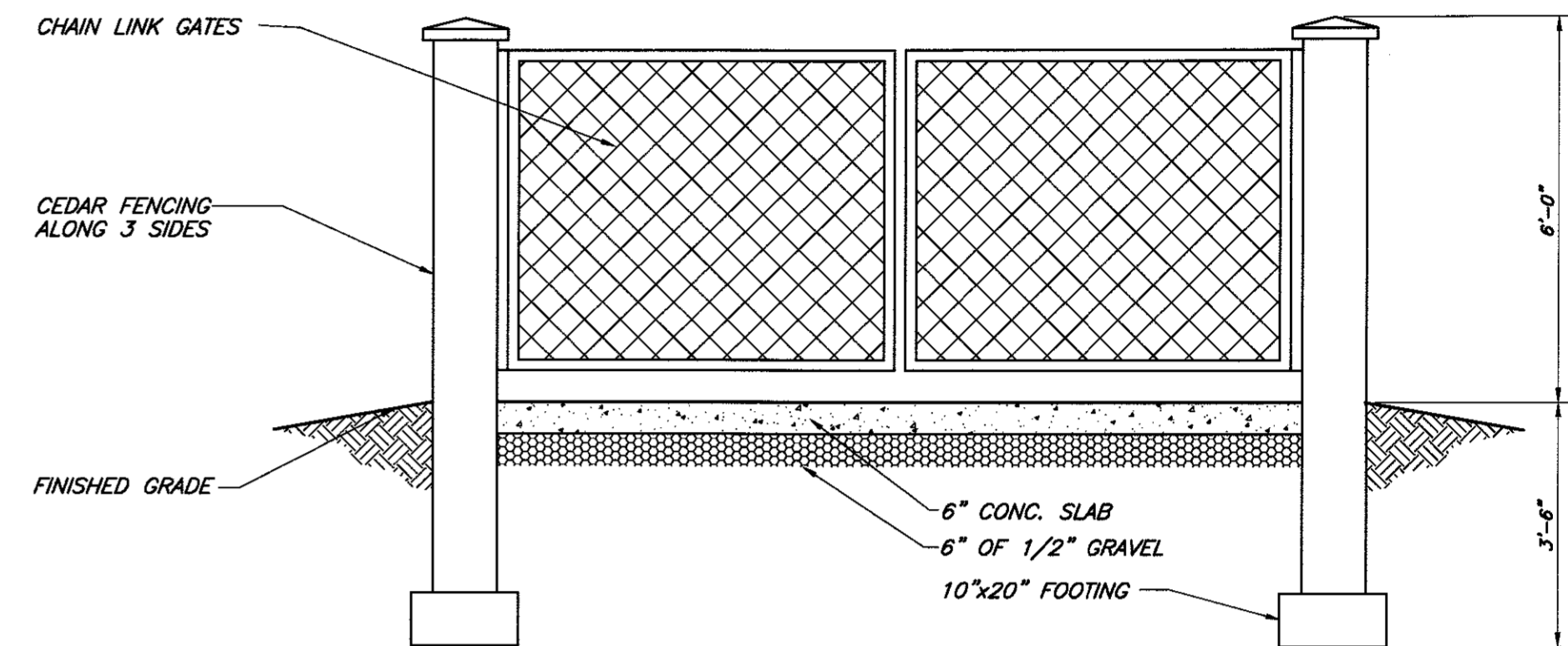
- REVISED 03/25/2018 AS PER ZBA VARIANCE
- REVISED 12/01/2017 AS PER ZBA COMMENTS
- REVISED 06/18/2017 AS PER PLANNING BOARD COMMENTS
- REVISED 09/01/2016 AS PER NYSDOT



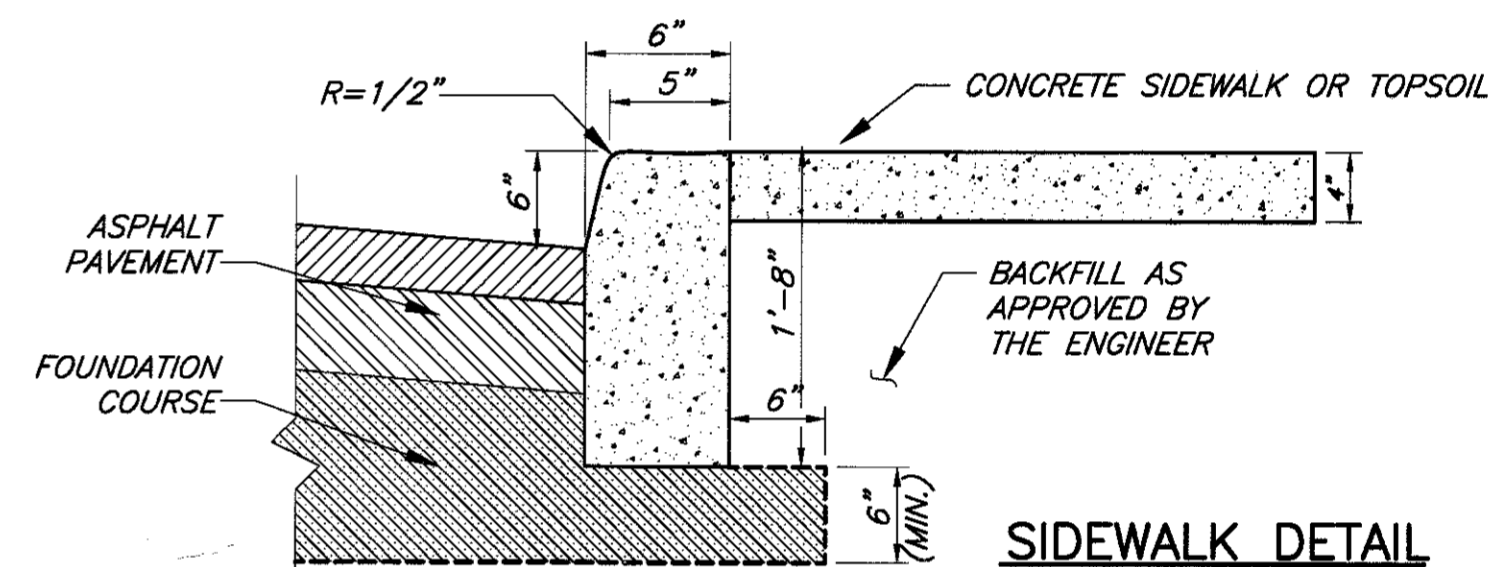
ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
 A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6" DEPTH OF 1-1/2" CRUSHED STONE, WILL BE AT LEAST 30' x 50' AND SHOULD BE PLACED ON COMPACTED SUB-GRADE AND SHALL BE MAINTAINED.

ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE DISCHARGE POINTS BECOME OPERATIONAL.

STABILIZED CONSTRUCTION ENTRANCE
 N.T.S.

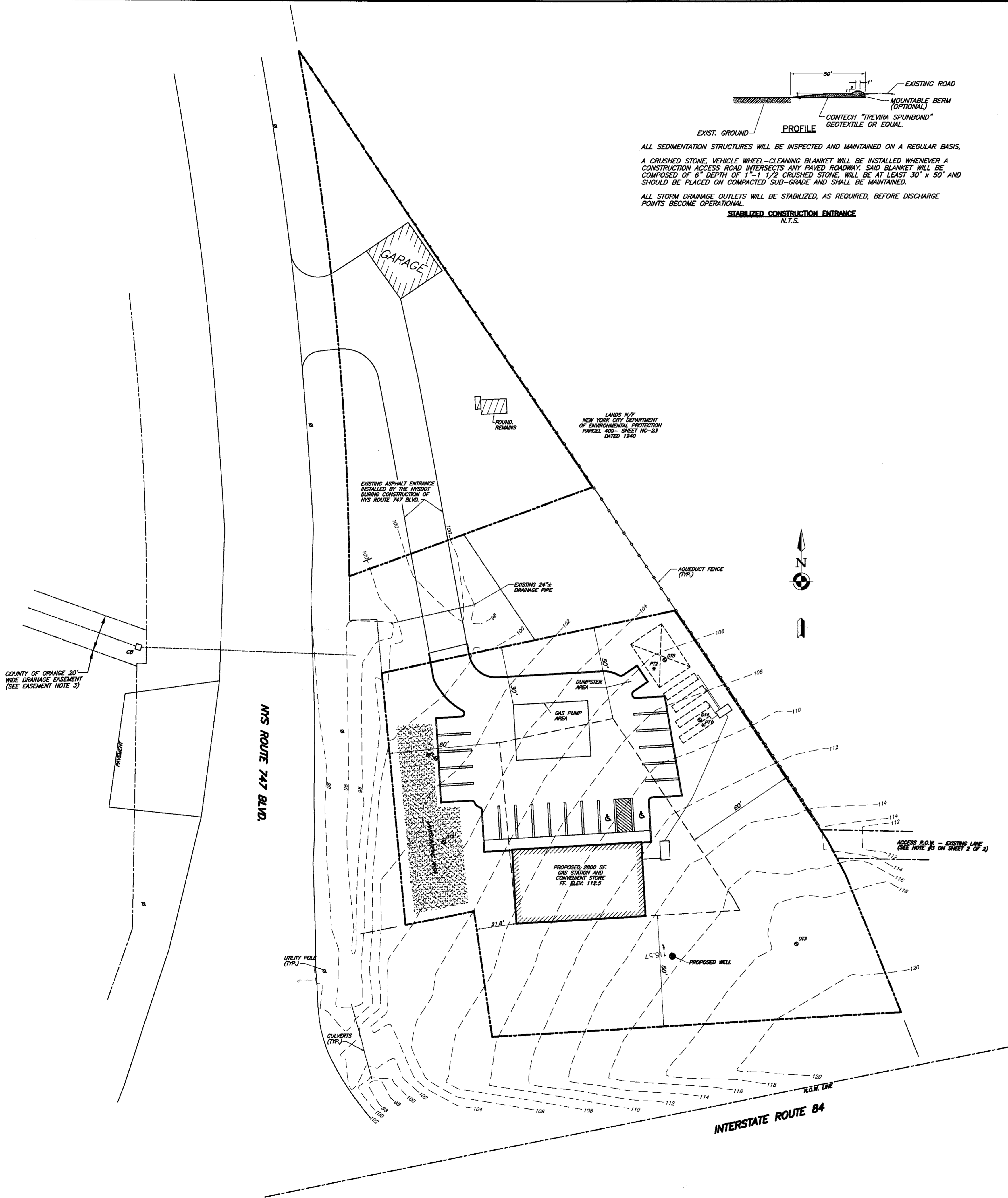


DUMPSTER ENCLOSURE DETAIL
 N.T.S.



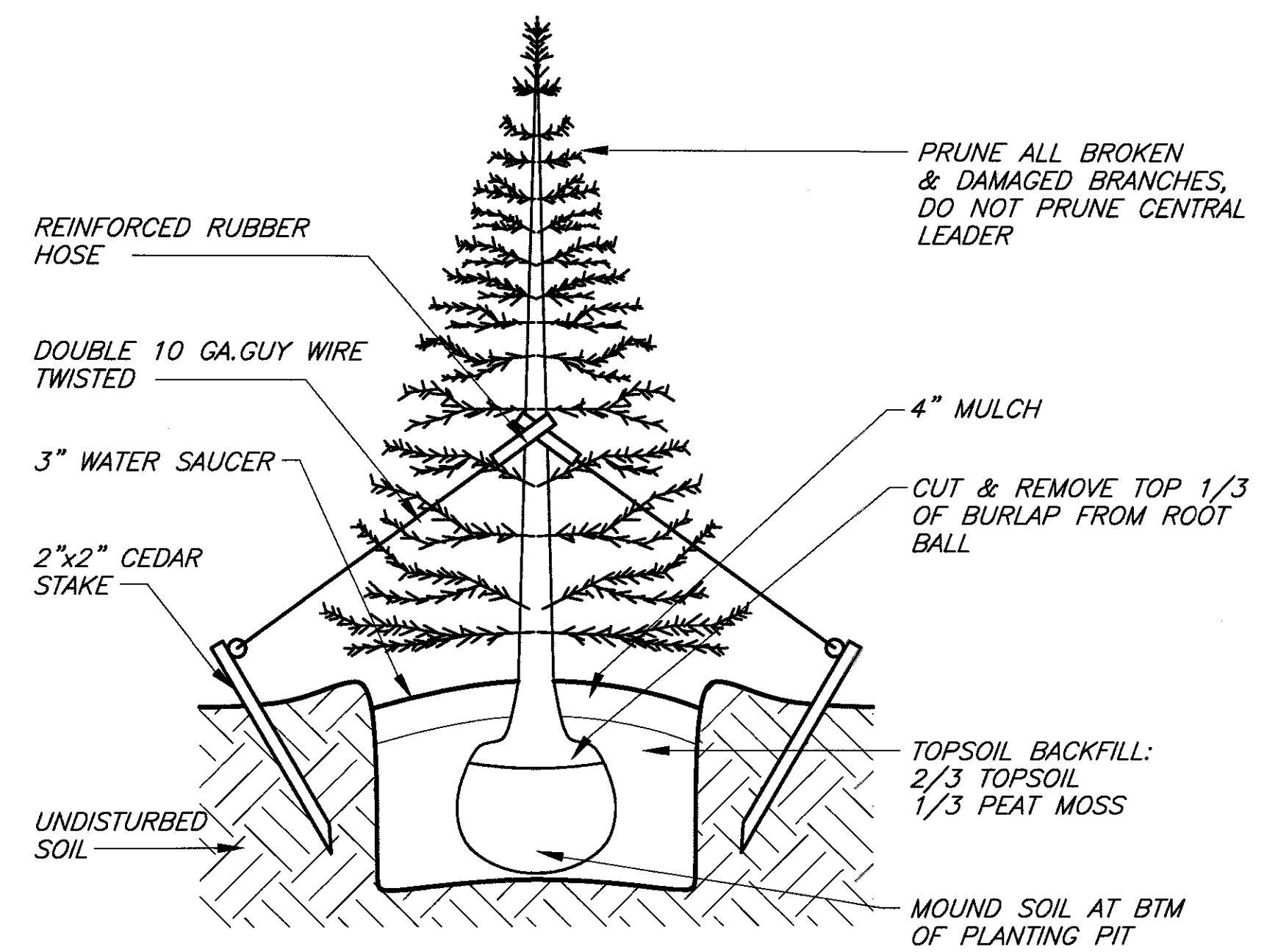
SIDEWALK DETAIL
 N.T.S.

PARKING SCHEDULE
 REQUIRED: 1 SPACE/150 SQ FT
 2800sf/150 = 19 SPACES
 PROVIDED: 20 SPACES
 INCLUDING 2 HANDICAPPED

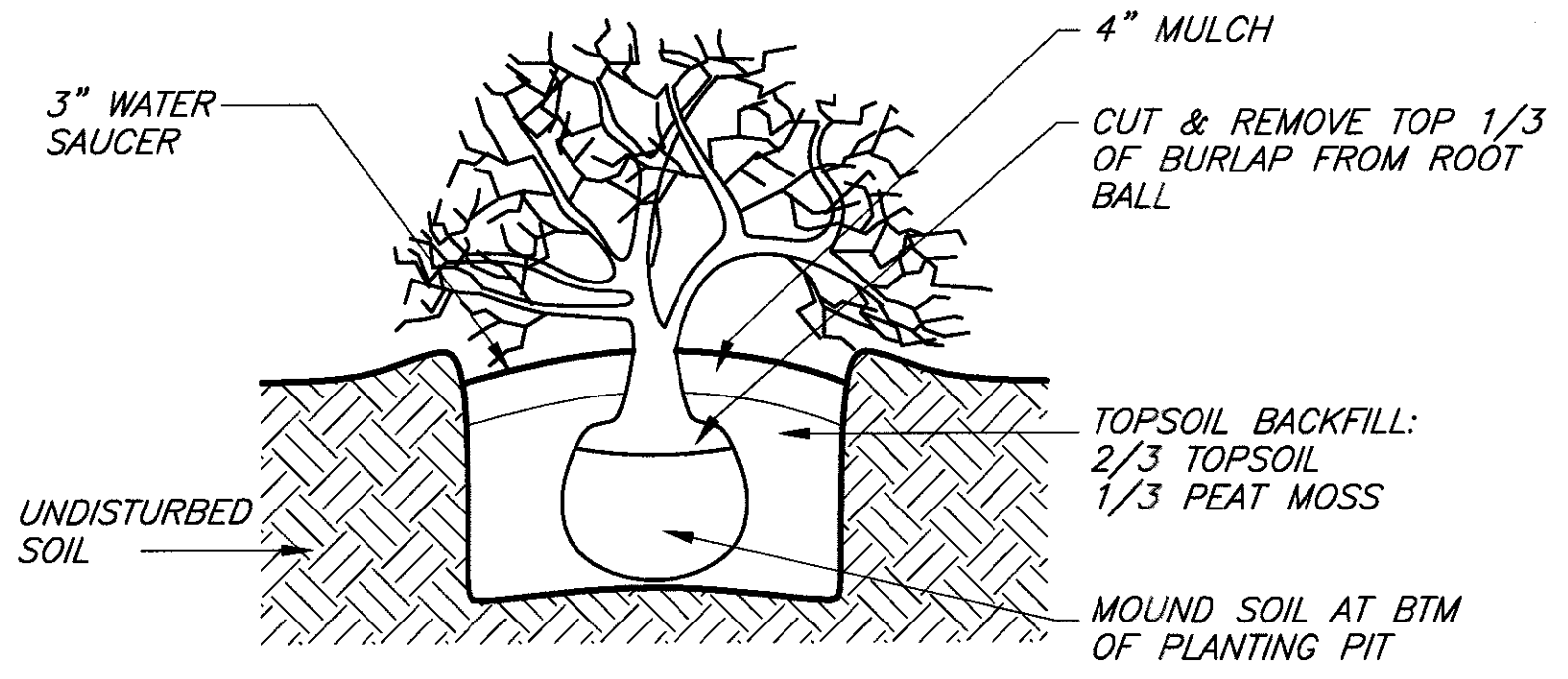


4. REVISED 03/25/2018 AS PER ZBA VARIANCE
 3. REVISED 12/01/2017 AS PER ZBA COMMENTS
 2. REVISED 08/18/2017 AS PER PLANNING BOARD COMMENTS
 1. REVISED 09/01/2016 AS PER NYSDOT

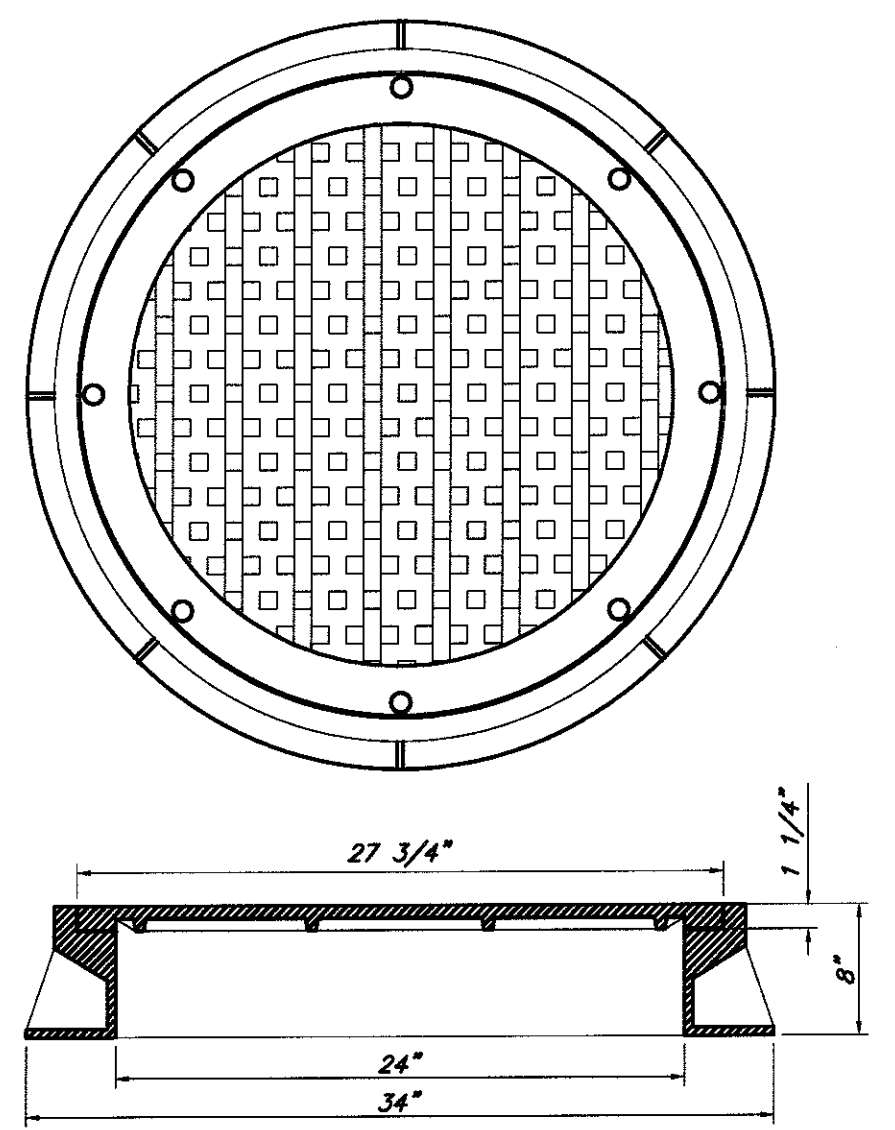
ENGINEER WILLIAM J. MOREAU	PROPOSED SITE PLAN NEWBURGH PARK ASSOCIATES, INC. PROPOSED SITE PLAN SBL: 89-1-19.22 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
	DATE 7/7/2016	SCALE 1"=30'	JOB NUMBER 15-008-PMU



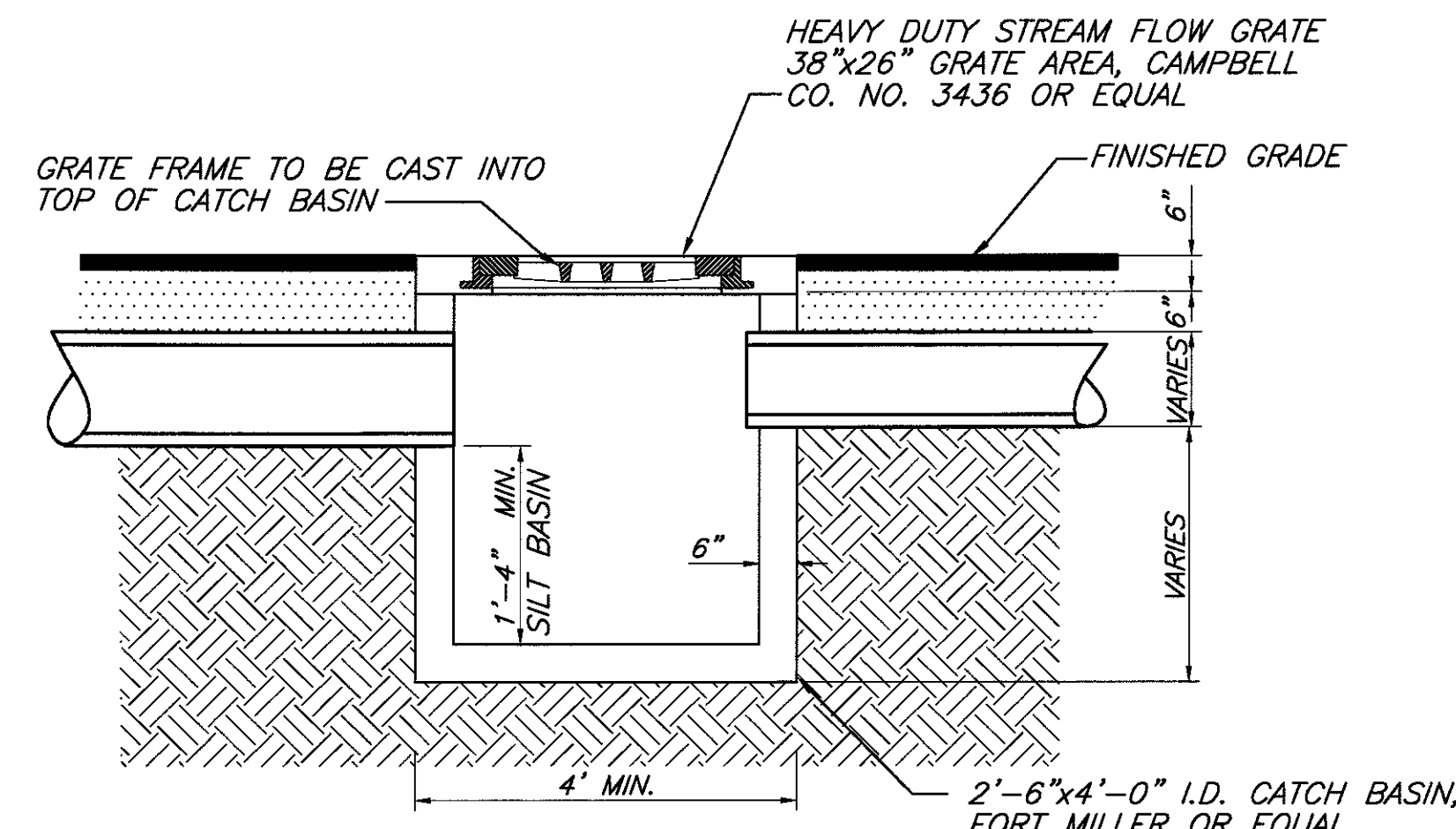
TREE PLANTING DETAIL
 NO SCALE



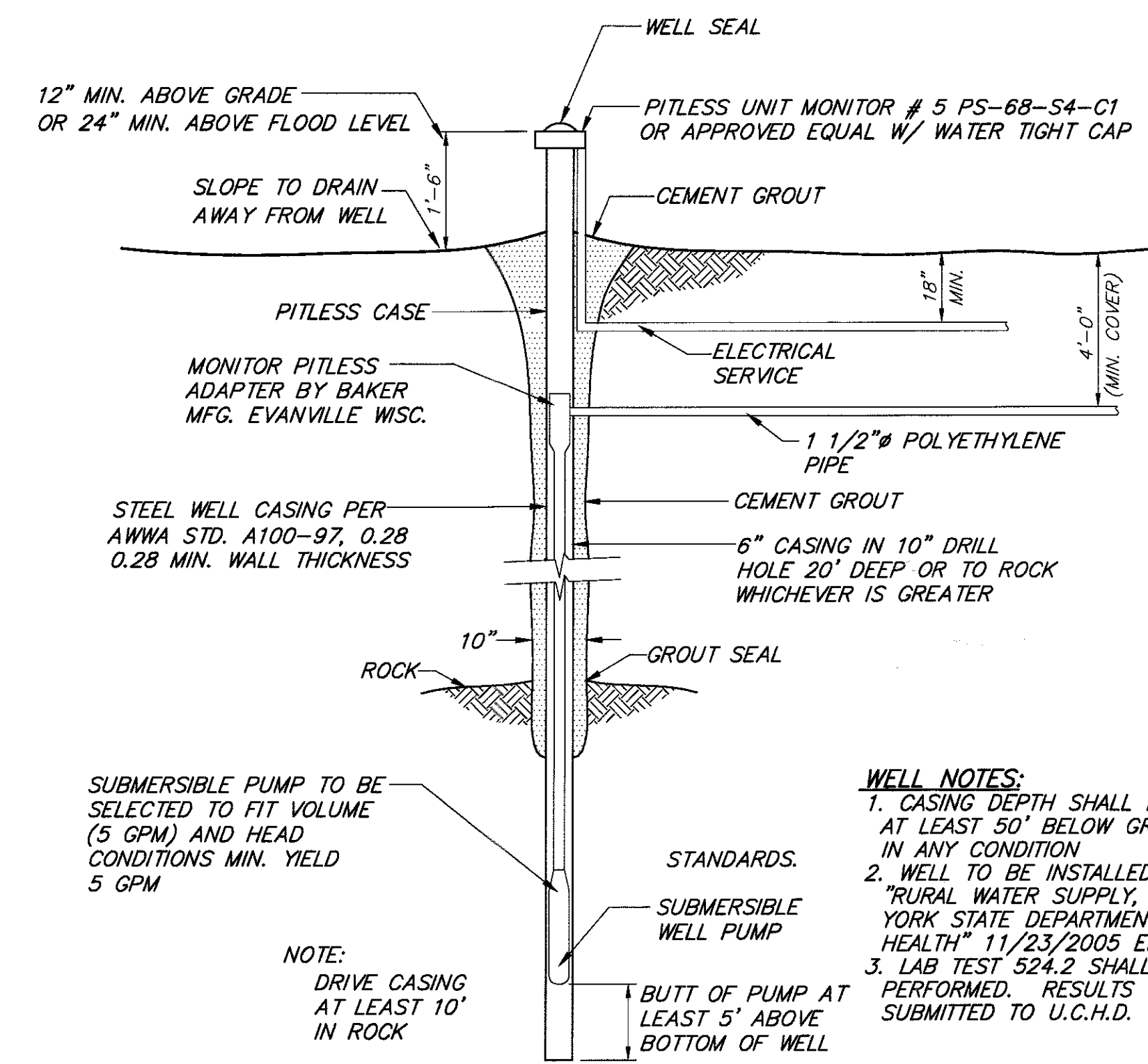
SHRUB PLANTING DETAIL
 NO SCALE



CAMPBELL FOUNDRY CO. HEAVY DUTY BOLTED WATERTIGHT FRAME & COVER OR EQUAL
 N.T.S.
 (FOR SEPTIC TANK & PUMP CHAMBER)

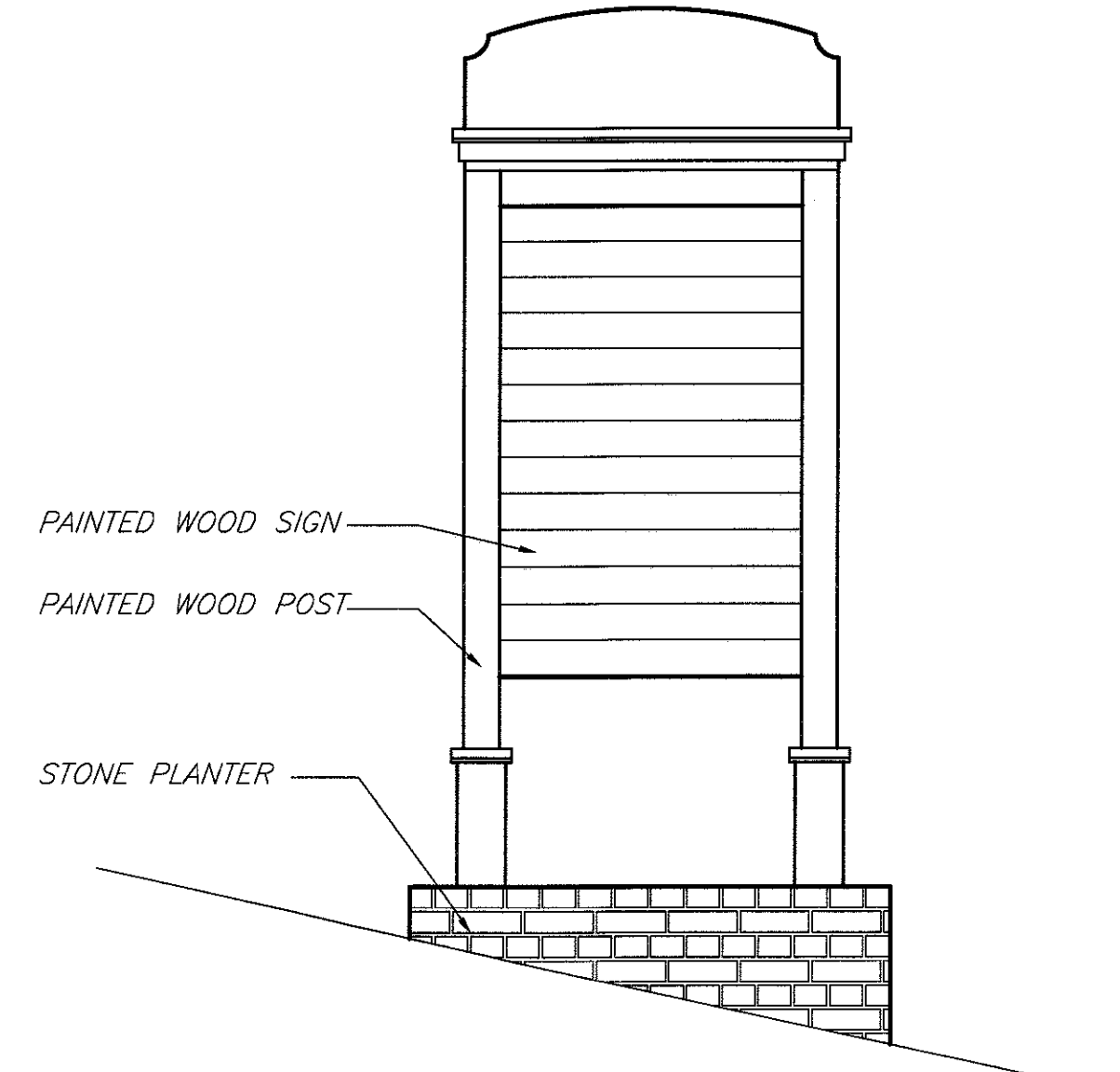


TYPICAL CATCH BASIN DETAIL
 NOT TO SCALE
 NOTE: C.M.P.'S TO BE INSTALLED INTO 5' SIDE OF CATCH BASIN

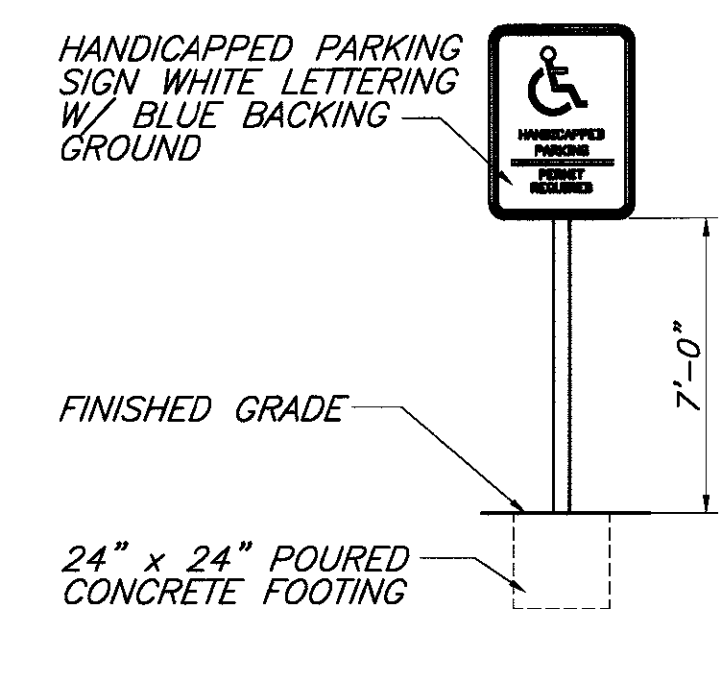


WELL DETAIL
 N.T.S.

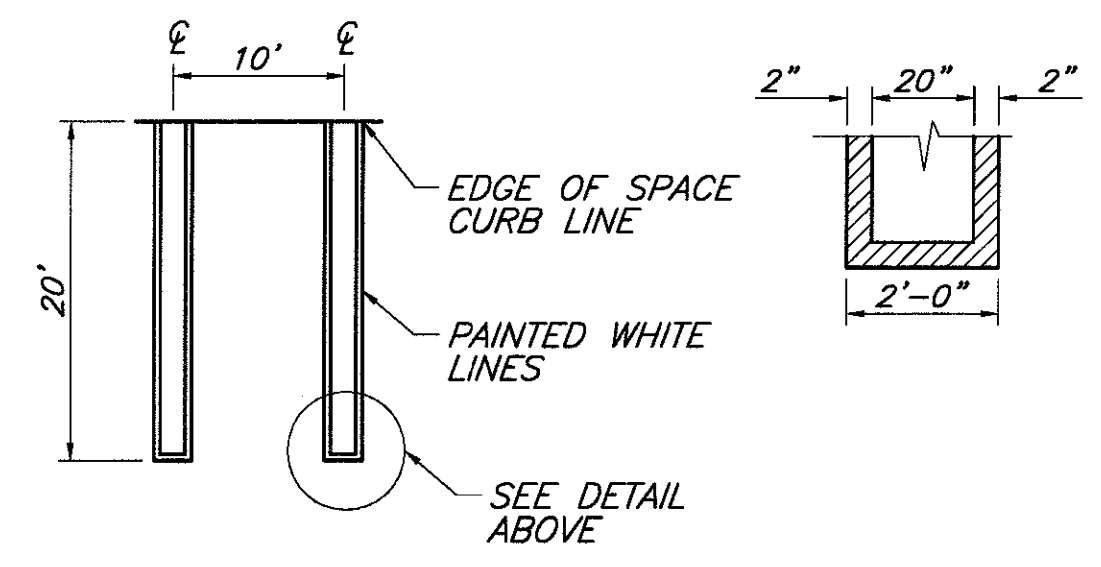
WELL NOTES:
 1. CASING DEPTH SHALL EXTEND AT LEAST 50" BELOW GROUND IN ANY CONDITION
 2. WELL TO BE INSTALLED PER "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH" 11/23/2005 EDITION.
 3. LAB TEST 524.2 SHALL BE PERFORMED. RESULTS TO BE SUBMITTED TO U.C.H.D.



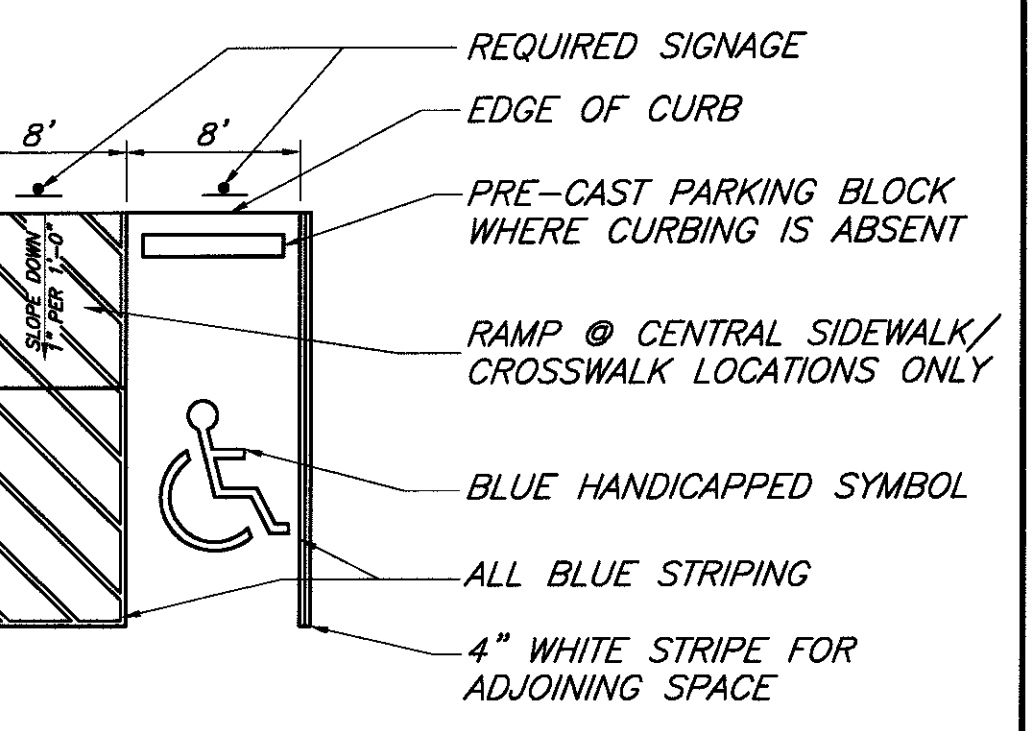
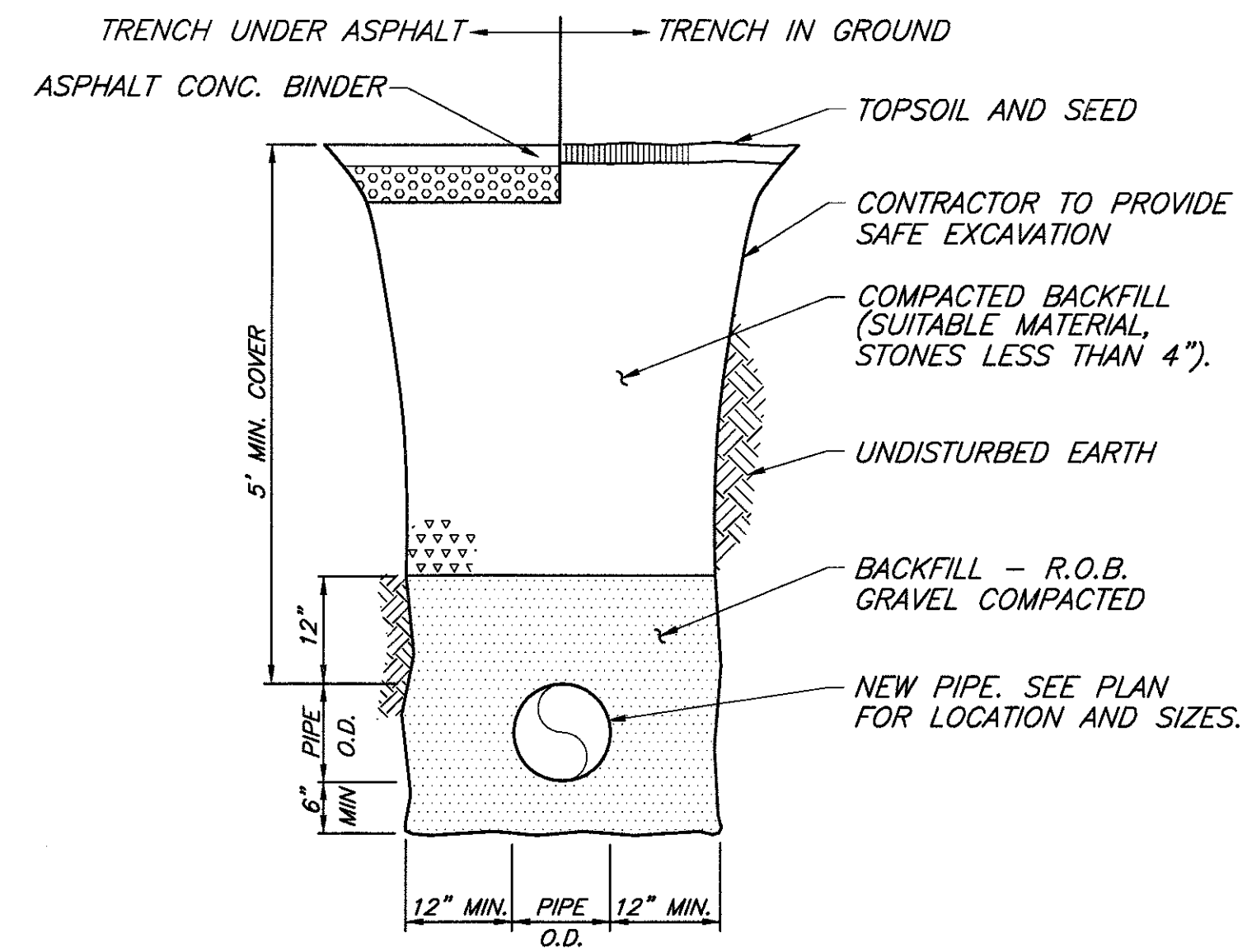
SIGN DETAIL
 NOT TO SCALE



HANDICAP SIGN DETAIL
 NO SCALE



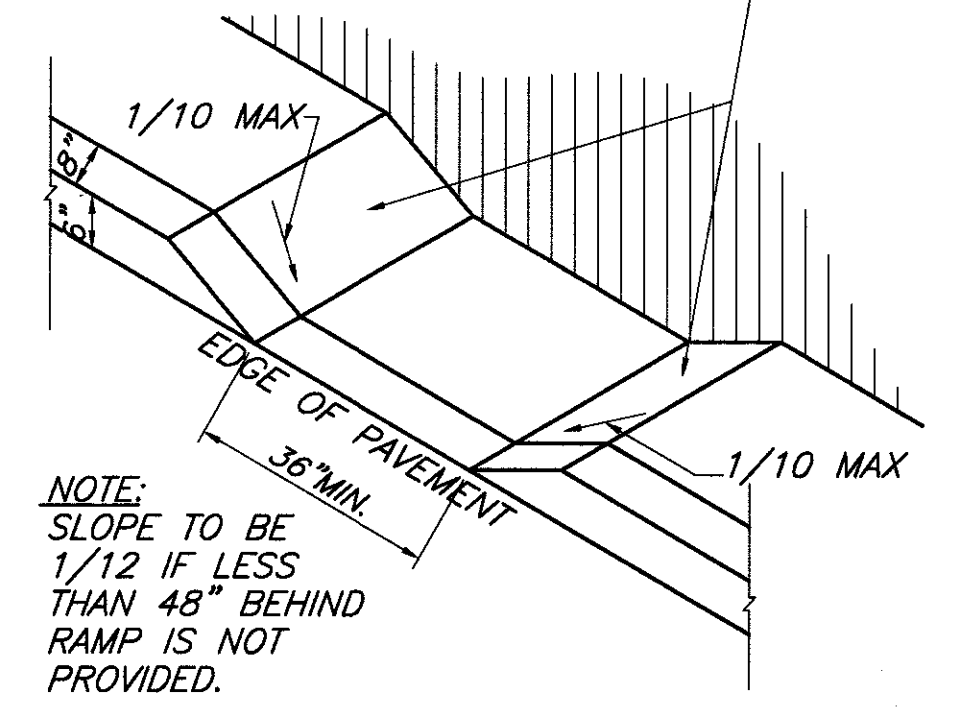
PARKING SPACE DETAIL
 NO SCALE



NOTES:
 1. SIGN TO BE INSTALLED IN FRONT OF THE CROSS-HATCHED ACCESS LANE OF THE HANDICAPPED PARKING SPACE. THE SIGN MUST READ "NO PARKING ANY TIME"
 2. ALL STRIPING TO BE BLUE IN COLOR (U.O.N.)

HANDICAP PARKING SPACE DETAIL
 NO SCALE

SLIP RESISTANT SURFACE FINISH TO BE MADE TO PROVIDE A "DETECTABLE WARNING" PER GUIDELINES SPECIFIED IN FEDERAL REGISTER, VOL.56,NO.144.



DEPRESSED CURB DETAIL FOR HANDICAP RAMP
 NO SCALE

4. REVISED 03/25/2018 AS PER ZBA VARIANCE
 3. REVISED 12/01/2017 AS PER ZBA COMMENTS
 2. REVISED 06/18/2017 AS PER PLANNING BOARD COMMENTS
 1. REVISED 09/01/2016 AS PER NYSDOT

ENGINEER WILLIAM J. MOREAU	PROPOSED SITE PLAN NEWBURGH PARK ASSOCIATES, INC. MISC. DETAILS SBL: 89-1-19.22 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
	DATE 7/7/2016	SCALE 1"=30'	SHEET NUMBER 5 OF 5

SEPTIC SYSTEM DESIGN DATA:

PERCOLATION DATA *	PH-1 24" DEEP 2/2/16 STABILIZED RATE- 16 MIN/INCH
	PH-2 24" DEEP 2/2/16 STABILIZED RATE-14 MIN/INCH
DEEP PIT DATA	DT-1 12" DEEP 02/01/16 0'-12" TOPSOIL 12" TO ASPHALT
	DT-2 4'-0" DEEP 02/01/16 0'-6" TOPSOIL 6'-48" SILT LOAM (TIGHT) NO WATER OR MOTTLING
	DT-3 4'-0" DEEP 02/01/16 0'-3" TOPSOIL 3'-36" GRAVELLY LOAM (TIGHT) 36"-72" CLAY LOAM MOTTLING @ 48"
	DT-4 5'-0" DEEP 02/01/16 0'-12" TOPSOIL 12'-60" CLAY LOAM NO WATER OR MOTTLING
	DT-5 5'-0" DEEP 02/01/16 0'-12" TOPSOIL 12'-80" CLAY LOAM NO WATER OR MOTTLING
	DT-6 5'-0" DEEP 02/01/16 0'-12" TOPSOIL 12'-80" CLAY LOAM NO WATER OR MOTTLING
	DT-7 5'-0" DEEP 02/01/16 0'-12" TOPSOIL 12'-80" CLAY LOAM NO WATER OR MOTTLING
	DT-8 5'-0" DEEP 02/01/16 0'-12" TOPSOIL 12'-80" CLAY LOAM NO WATER OR MOTTLING
	DT-9 5'-0" DEEP 02/01/16 0'-12" TOPSOIL 12'-80" CLAY LOAM NO WATER OR MOTTLING
	DT-10 5'-0" DEEP 02/01/16 0'-12" TOPSOIL 12'-80" CLAY LOAM NO WATER OR MOTTLING

- SEPTIC SYSTEM GENERAL NOTES:**
- ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY WELL.
 - SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
 - CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF ABSORPTION FIELD.
 - NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
 - NO TRENCHES TO BE INSTALLED IN WET SOIL.
 - RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
 - GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION BOX. DISTRIBUTION LINE ARE TO BE CAPPED.
 - THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER.
 - ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS SEED & MULCH.
 - NO SEWAGE SYSTEM SHALL BE PLACED WITH IN 35' OF ANY WATER COURSE DRAINAGE DITCH.
 - ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE SYSTEM.
 - BENDS SHALL BE USED WHEN ENTRANCE OR EXIT FROM SEPTIC TANK IS NOT APPROXIMATELY STRAIGHT. IF BENDS ARE USED AT POINTS OTHER THAN ENTRANCE OR EXIT POINTS, THEN A CLEANOUT IS REQUIRED.
 - THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
 - HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION.
 - THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THESE.
 - THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
 - THE PURCHASER OF THIS LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
 - THE DESIGN ENGINEER WILL BE REQUIRED TO CERTIFY THE COMPLETED DISPOSAL FACILITY WITH AN AS-BUILT DRAWING SUBMITTED TO THE TOWN PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED.

STANDARD NOTES:
THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

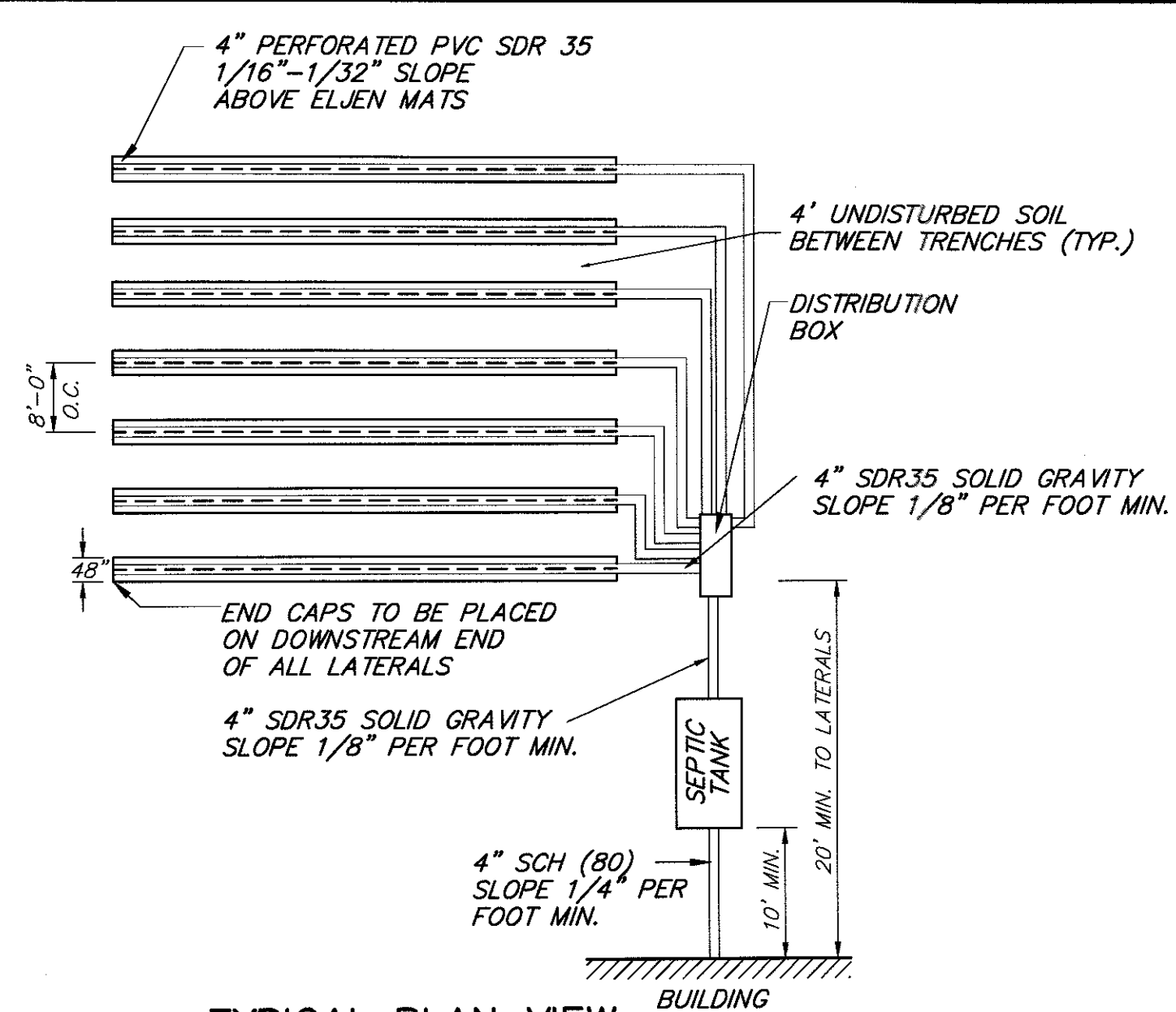
"APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."
"WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
"RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."
"PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."

"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."

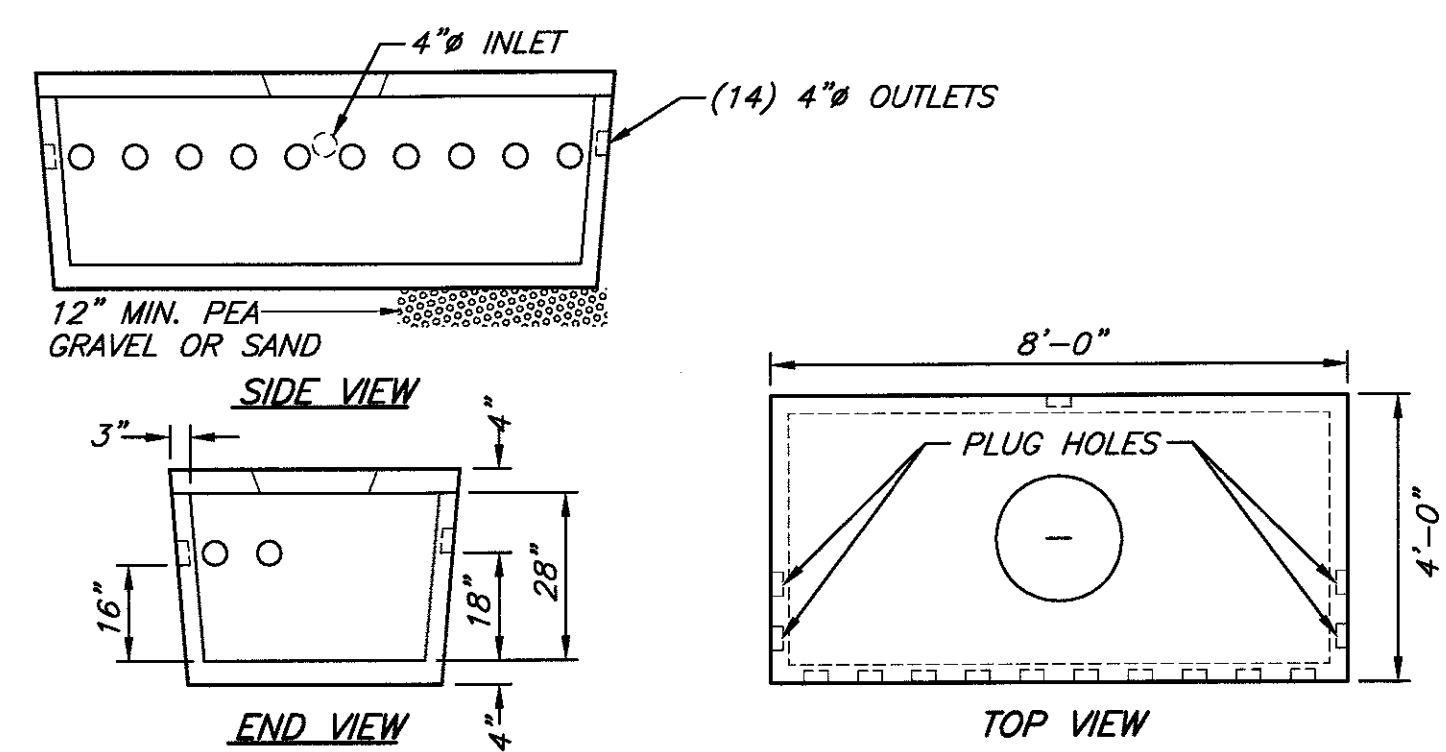
ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AS A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATER TIGHT AND ACCEPTABLE FOR USE.
ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.
TRENCH BOTTOMS TO BE SET LEVEL AND PARALLEL TO EXISTING CONTOURS.

COUNTY CERTIFICATION:
"THE PROPOSED SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE DESIGN IS BASED UPON THE ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN."

TOWN CERTIFICATION:
"I HEREBY CERTIFY TO THE TOWN OF PLATTEKILL THAT THE SEWAGE DISPOSAL SYSTEM DEPICTED ON THIS PLAT HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER."



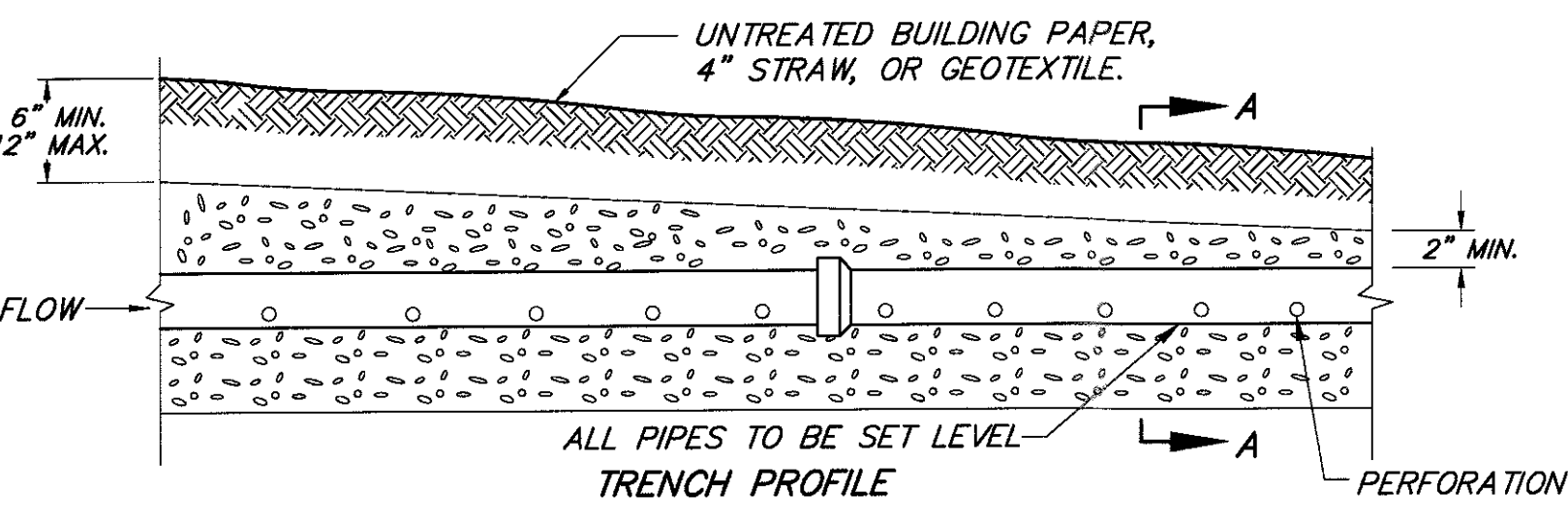
TYPICAL PLAN VIEW (ELJEN SYSTEM)
N.T.S.



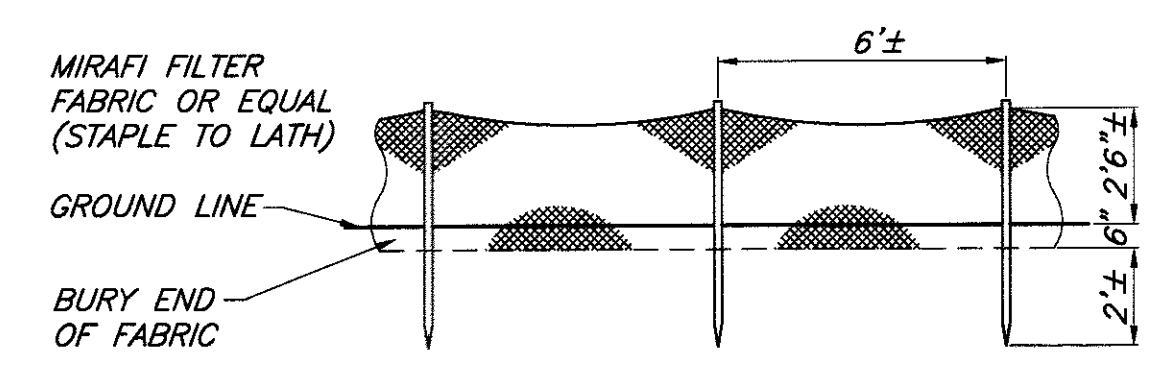
DISTRIBUTION BOX DETAILS
3/8" = 1'-0"

SPECIFICATIONS

CONCRETE MINIMUM STRENGTH - 4000 PSI @ 28 DAYS
REINFORCEMENT - FIBER / 6"x6"x10 ga. WIRE MESH
PIPE CONNECTION - POLY-LOC SEAL (PATENT PENDING)

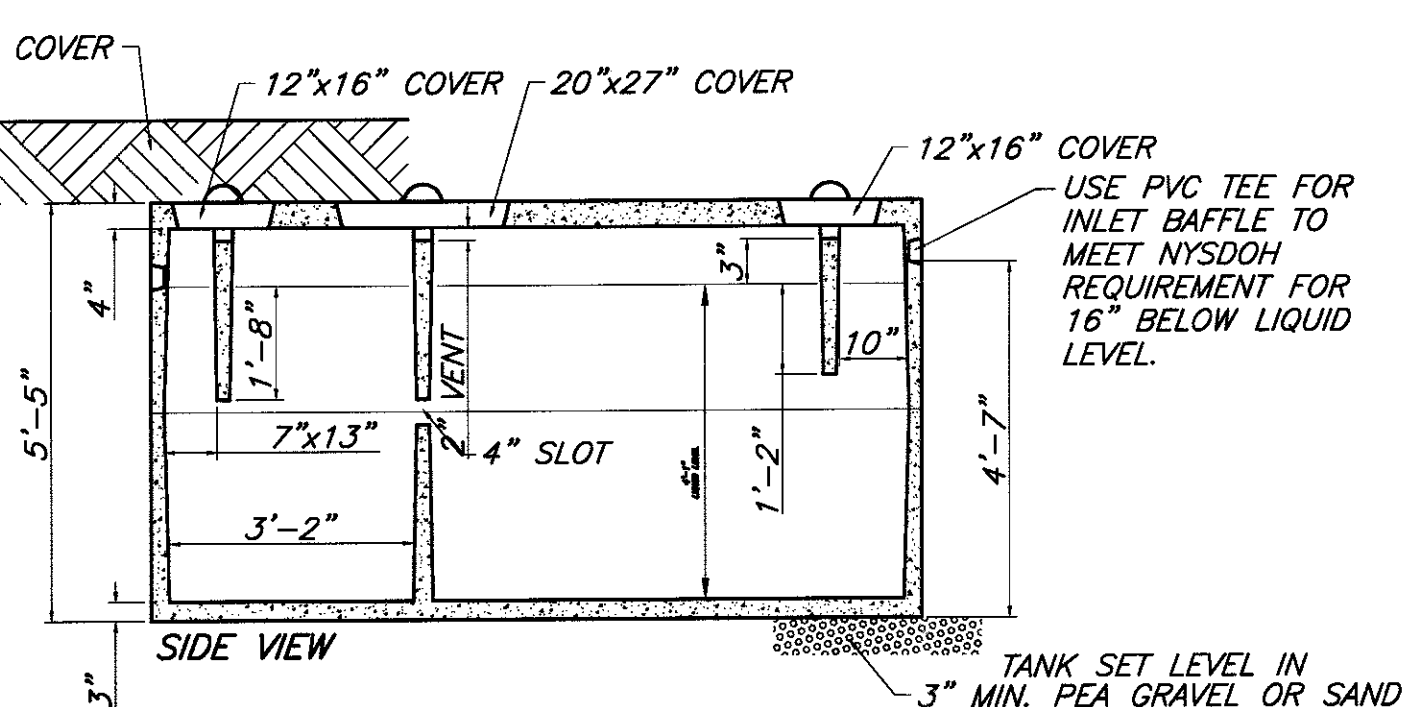
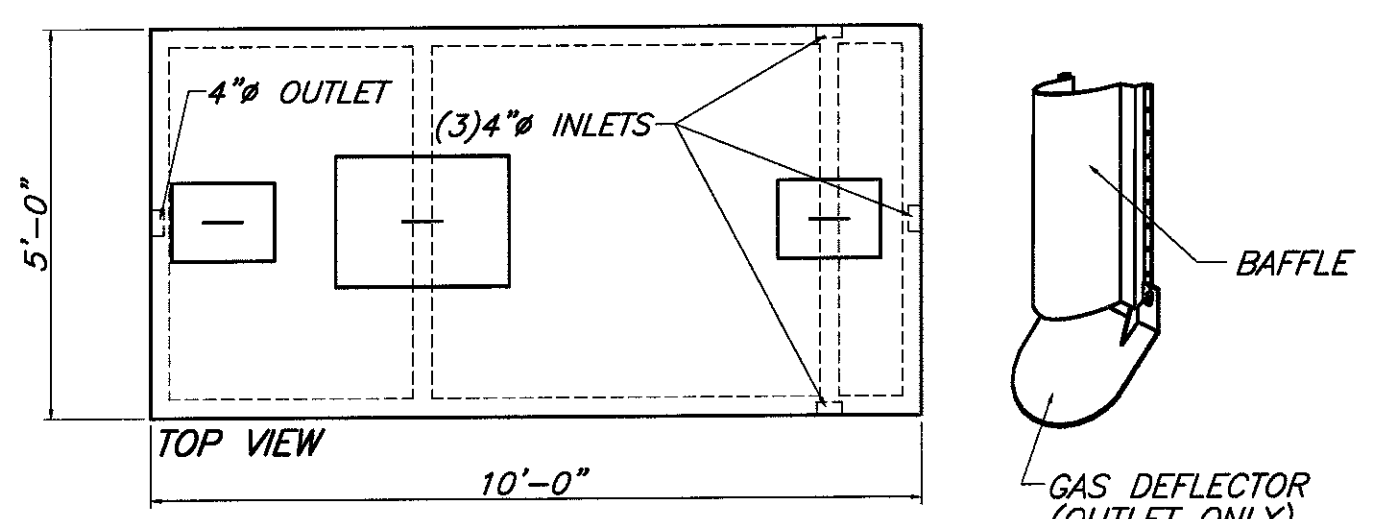


ABSORPTION TRENCH DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.

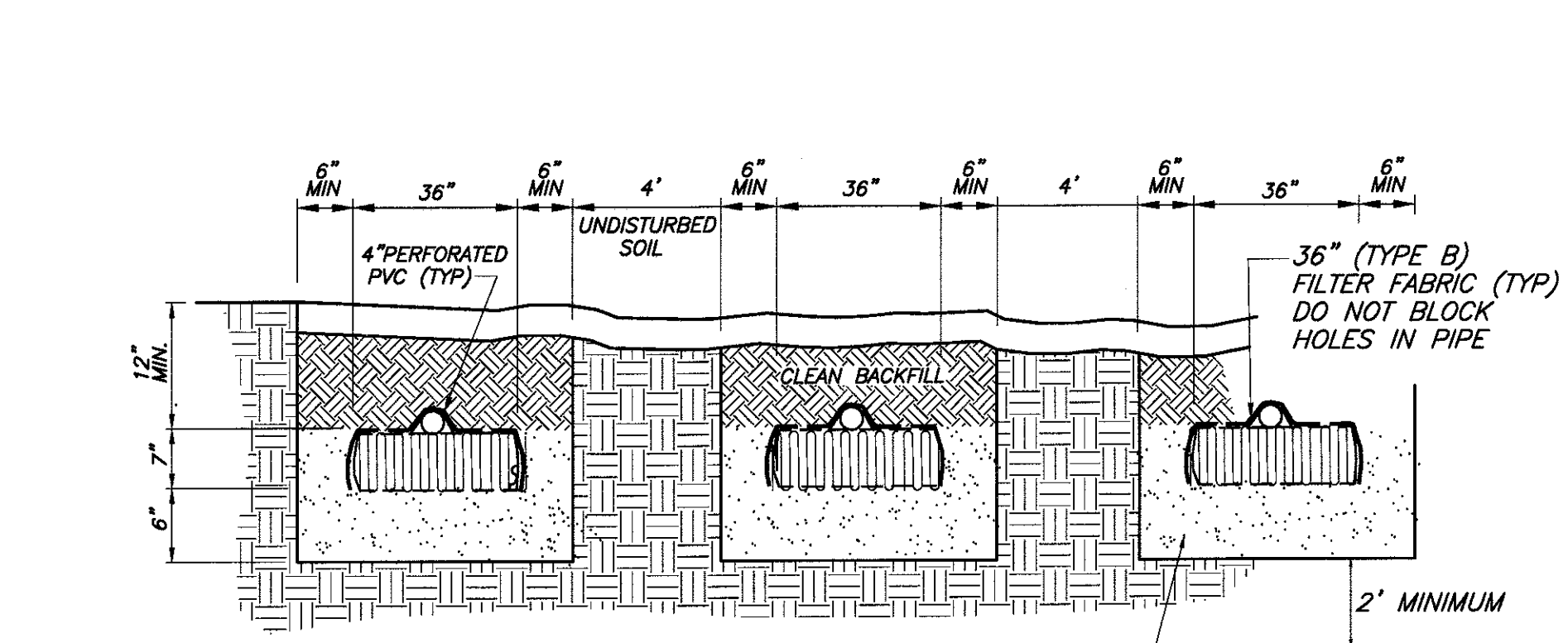
- NOTE:**
- DO NOT INSTALL TRENCHES IN WET SOIL.
 - RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
 - ENDS OF ALL DISTRIBUTION PIPES MUST BE PLUGGED.
 - TRENCHES TO BE 6" MINIMUM ON CENTER.
 - 4" MINIMUM OF UNDISTURBED SOIL TO BE MAINTAIN BETWEEN TRENCHES.
 - THE BOTTOM OF THE TRENCH TO BE SET LEVEL.



SPECIFICATIONS

CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS
REINFORCEMENT- 6"x6"x10GA. WWF, #3 REBAR
AIR ENTRAPMENT- 5%
CONSTRUCTION JOINT- BUTYL RUBBER - BASE CEMENT
PIPE CONNECTION- POLYLOC SEAL (PATENTED)
H2O LOADING ON REQUEST

WOODARD 1250gal. SEPTIC TANK OR EQUAL
N.T.S.

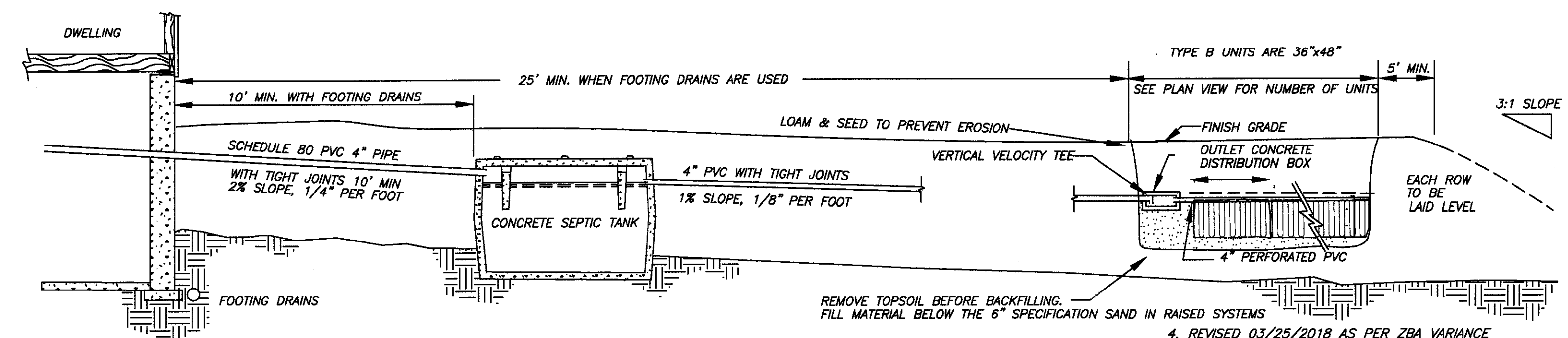


INSTALLER SHALL INSTALL A 6" LAYER OF WASHED MEDIUM TO COURSE CONCRETE SAND OR EQUIV. SEE ELJEN IN-DRAIN DESIGN AND INSTALLATION MANUAL FOR DETAILS

TRENCH CROSS SECTION FOR ELJEN SYSTEM
N.T.S.

ASTM C33 SAND SPECIFICATION

SIEVE SIZE	SIEVE SQ. OPNG. SIZE	SPEC. % PASSING (WET SIEVE)
0.375"	9.5 mm	100.0-100.0
#4	4.75 mm	95.0-100.0
#8	2.36 mm	80.0-100.0
#16	1.18 mm	50.0-85.0
#30	600 um	25.0-60.0
#50	300 um	5.0-30.0
#100	150 um	< 10.0
#200	75 um	< 5.0



TYPICAL SECTION OF ELJEN IN-DRAIN SYSTEM
N.T.S.

DESIGN RATE (GPD/SF):
BUILDING SIZE TOTAL (GAS STATION) 2,800 SF
APPLICATION RATE (400/TOILET) 400 GPD
TOTAL 400 GPD

LOW FLOW FIX.-20% REDUCTION -80 GPD
TOTAL 320 GPD

SEPTIC TANK DESIGN:
GALLONS: (320x 1.5)=480 GAL.
TANK SIZE PROV'D: 1250 GAL.

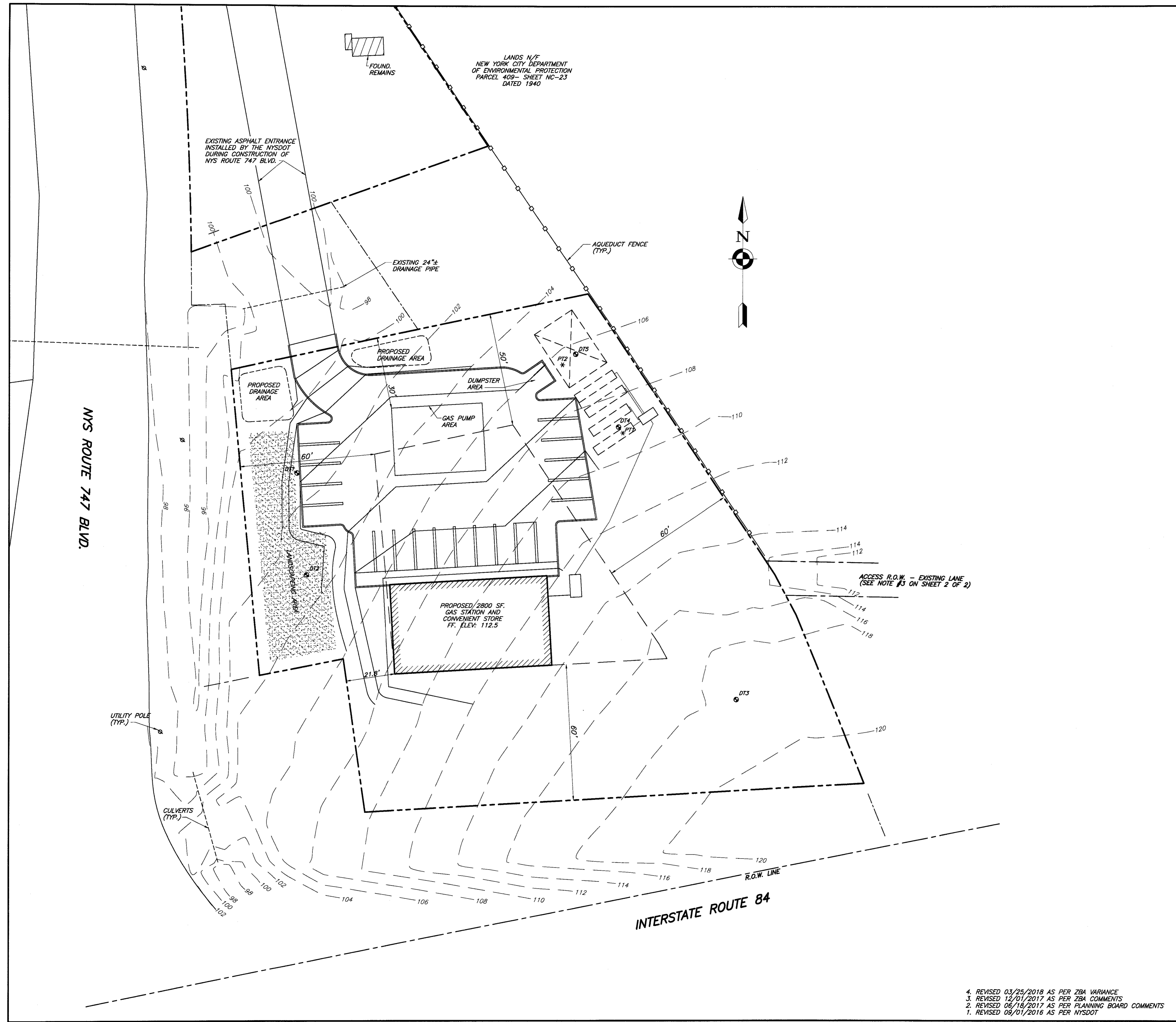
SYSTEM DESIGN:
GALLONS PER DAY: 320 GPD
PERCOLATION RATE: 44 MIN/IN.
APPLICATION RATE: 0.80 GPD/SF.
SQ. FT. REQUIRED: 400 SF
FT. OF TRENCH: 67 LF. REQ'D
PROV'D 80 LF - 4@20'

ENGINEER WILLIAM J. MOREAU	PROPOSED SITE PLAN NEWBURGH PARK ASSOCIATES, INC. SEPTIC DETAILS SBL: 89-1-19.22 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
	DATE 7/7/2016	SCALE 1"=30'	SHEET NUMBER 4 OF 5

4. REVISED 03/25/2018 AS PER ZBA VARIANCE
3. REVISED 12/01/2017 AS PER ZBA COMMENTS
2. REVISED 06/18/2017 AS PER PLANNING BOARD COMMENTS
1. REVISED 06/01/2016 AS PER NYS DOT

EROSION CONTROL STANDARD NOTES

- EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND 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 FEASIBLE.
- 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 ENCRANCHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
- ALL FILL MATERIAL SHALL BE 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, HAZARDS OF SLOPE INSTABILITY AND ADVERSE EFFECT ON NEIGHBORING PROPERTY OWNERS.
- THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPTING WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
- ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM THE ENTIRE UPSTREAM DRAINAGE BASIN.
- SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS PROPOSED WITHIN SITE PLANS, IN WHICH EVENT THERE SHALL BE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
- THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS.
- DRAINAGE SYSTEMS, PLANTINGS AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO ENSURE THAT THE FREE FLOW OF WATER IS NOT OBSTRUCTED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.



4. REVISED 03/25/2018 AS PER ZBA VARIANCE
 3. REVISED 12/01/2017 AS PER ZBA COMMENTS
 2. REVISED 06/15/2017 AS PER PLANNING BOARD COMMENTS
 1. REVISED 09/01/2016 AS PER NYSOT

ENGINEER WILLIAM J. MOREAU	PROPOSED SITE PLAN NEWBURGH PARK ASSOCIATES, INC. DRAINAGE & GRADING SBL: 89-1-19.22 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
	DATE 7/7/2016	SCALE 1"=30'	JOB NUMBER 15-008-PMU
		SHEET NUMBER 3 OF 5	