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

PROJECT: CBPS REALTY, LLC SELF STORAGE
PROJECT NO.: 2018-20
PROJECT LOCATION: SECTION 35, BLOCK 1, LOT 21.2
REVIEW DATE: 24 JULY 2019
MEETING DATE: 1 AUGUST 2019
PROJECT REPRESENTATIVE: FUSCO ENGINEERING

1. Numerous drawings are labeled as existing condition and proposed erosion control. Drawing titles should be revised accordingly.
2. The outlet control structure PDA-1 identifies and 18-inch diameter outlet pipe while the plans identify a 24-inch diameter outlet pipe.
3. Response letter identifies that the riprap outlet to the detention pond has been revised to depict it on the property however, the riprap still extends past the property line.
4. Slope of the 24-inch HDPE 10 lineal ft. outlet pipe from detention pond to outlet control structure is identified at 2%. Inverts are identified as 422.1 and 421.0. Check slopes or inverts which appear to be incorrect.
5. A review of the stormwater management report identifies that the 100 year storm event exceeds the elevation of the emergency spill way and the grate/orifice of the outlet control structure.
6. Details of the bio retention areas must be provided on the plans including interconnections from the under drains to the collection system.
7. A review of the stormwater management pond identifies storage below the 421.0 elevation. The outlet control structure invert is 421.0, which would be the minimum elevation above which storage is available.

8. Sheet 8 of the plan set identifies septic system details. Actual system design components should be provided including deep tests, percolation tests, and design flow rates. The sewage disposal design criteria chart identifies design for a 4-bedroom house with 5 lines at 60 lineal feet.
9. Location of proposed septic tank should be depicted.
10. It appears that the proposed subsurface sanitary sewer disposal system is located in an area proposed to be filled. This should be addressed in the design and details.
11. Finish floor elevations for all structures proposed should be depicted on the plans.
12. The Planning Board's attention is called to the proposed storage of equipment material depicted on the easterly portion of the site. Use of this area should be further described, as it appears that a contractor yard use is proposed at this location.
13. Karen Arrent's comments regarding the landscape plans should be received. It is noted that the plan consists of 39 Arborvitae while the detail identifies a deciduous shade tree.
14. The Town of Newburgh water service connection notes must be added to the plans. Location of the water main and lateral connections should be depicted on the plan sheets.
15. Additional review will be provided upon receipt of revised plans addressing Technical Comments.

Respectfully submitted,

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

Patrick J. Hines
Principal

FUSCO ENGINEERING

LAND SURVEYING, P.C.

Consulting Engineers



Alfred A. Fusco, Jr., P.E., Principal

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June 26, 2019

McGoey, Hauser and Edsall, P.C.
111 Wheatfield Drive, Suite 1
Milford, PA 18337

Re: CBPS Realty, LLC Self Storage
Town of Newburgh, Orange County, NY
Our File #17-448

Dear Sir,

Pursuant to your review comments dated March 29, 2019 for the above referenced project, we offer the following responses:

1. Comment: We are awaiting submission of actual field topography on the site.
Answer: The topography has been compiled from a survey performed in the field, a note has been added to sheet 1 of the plan set stating this.
2. Comment: The Long Form EAF submitted identifies the Applicant is proposing three new self storage buildings on an existing vacant parcel. The recently submitted plan contains nine buildings. Long Form submitted should be reviewed and revised for this project.
Answer: The revised long form EAF has been submitted and now reflects six total buildings with a total square footage of 32,100 SF.
3. Comment: A revised application and fees for the nine buildings should be submitted to the Planning Board.
Answer: The original application was for three buildings totaling 32,715 SF. We have reconfigured the buildings in order to allow for more adequate drainage in between the buildings. We therefore now have six buildings totaling 32,100 SF. Since we are still below the total original square footage, and application fees were based upon square footage, we don't believe we need to submit additional fees. If additional fees are required, please advise our office. We have provided the revised long form EAF which reflects the revised plan.
4. Comment: A Stormwater Pollution Prevention Plan (SWPPP) in compliance with Town of Newburgh and NYSDEC regulations is required.
Answer: The SWPPP has been included in this submission.
5. Comment: Current grading depicted on the site will cause stormwater to flow against each of the structures.

- Answer: The configuration of the buildings and the grading plan have been revised to show proposed contours perpendicular to buildings at the building lines to allow for proper drainage.
6. Comment: NYSDOT approval for the use entering the state highway is required. Lead Agency circulation will include NYSDOT. Any improvements to the driveway requested by DOT must be added to the plans in the future.
- Answer: There are no changes proposed to the entrance (including paving). However, we have sent a copy of the site plan to NYSDOT for their review. (See copy letter attached).
7. Comment: Design of the retaining walls must be incorporated into the plans. Top of wall, base of wall elevations should be provided along the walls.
- Answer: The retaining wall detail has been included on the plans. We have also provided TOW (top of wall) and BOW (bottom of wall) elevations to verify height of wall throughout. The wall height varies from grade to 6 feet.
8. Comment: Landscaping in compliance with town regulations is required. A landscaping plan must be submitted.
- Answer: A landscaping plan has been provided for your review.
9. Comment: Future submissions should address site lighting.
- Answer: A lighting plan has been provided for your review.
10. Comment: Existing topography should be provided on the plan sheets. Re-submittal notice identifies that field surveys are being conducted at this time.
- Answer: See response to comment 1. The site topography has been provided by a field survey.
11. Comment: Proposed rip rap outlet appears to extend across property lines. This should be corrected.
- Answer: The rip rap pipe outlet has been revised to be within the property limits.
12. Comment: Grading in the area of the detention pond should be reviewed. Two, 426 contours exist for the swale coming from the norther portions of the site.
- Answer: The grading has been revised to remove one of the 426 contours as required.
13. Comment: The outlet control structure detail identifies 18 inch outlets with elevations which are inconsistent with the elevations on the plans. Actual outlet control device details should be provided consistent with the SWPPP to be submitted.
- Answer: The outlet control structure detail has been revised to be consistent with the plan.
14. Comment: Pond profile detail depicted similarly does not reflect the pond design on the grading plans.
- Answer: The pond profile detail has been revised to be consistent with the design plans.

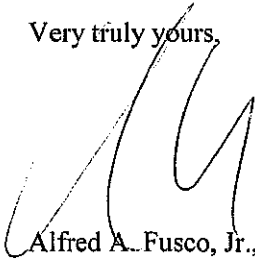
15. Comment: Notes on Sheet #2 of 4 identify definitions from the Town of Newburgh's zoning. Notes identify an accessory dwelling, storage of boats and RV's which are not depicted. These notes must be modified for the proposed use.
- Answer: This note does apply now as we are showing a location for boat, RV and/or vehicle storage and the verbiage regarding a dwelling unit on site has been removed.
16. Comment: Comments from the Jurisdictional Fire Department should be received regarding fire access.
- Answer: We have submitted plans to the Cronomer Valley Fire Department for review. (See copy letter attached).
17. Comment: Plan will require submission to the Orange County Planning Department for a 239 Review. This should be done upon receipt of future detailed plans.
- Answer: Noted.
18. Comment: The Planning Board should discuss the need for restroom facilities on the site. No provisions for restrooms have been incorporated in the plans.
- Answer: The plans now reflect a sewage disposal system for the office. A 1-inch service line will be extended from the existing main near NYS Route 300.
19. Comment: Provisions for fire sprinkler systems within the self-storage buildings should be addressed with the Code Enforcement Department. If required, appropriate water line plans should be provided.
- Answer: We have submitted a waiver request to the Town of Newburgh Bureau of Fire Protection. (See copy letter attached).
20. Comment: Zoning Bulk Table identifies the rear yard as 38 feet while 34 feet is labeled on the plans.
- Answer: The zoning bulk table has been revised accordingly.
21. Comment: A side yard of 33 feet is identified on the plans while 38 feet is identified in the Bulk Table. An additional 30 foot side yard is depicted along the western property line.
- Answer: The dimensions and zoning bulk table has been revised accordingly.
22. Comment: The applicant is requested to evaluate where front yard setbacks are taken on the lot.
- Answer: As discussed with your office, the front yard is measured from the point where we meet the minimum lot width. Consequently, the buildings have been relocated to provide 80 foot minimum setback from this property line. We are proposing outdoor storage of boat, RV and/or vehicles.
23. Comment: The Applicant is requested to review the location of the proposed fencing as designed it will restrict access around each of the structures.
- Answer: The building and fence configuration have been revised to allow access to each building.

24. Comment: It is unclear why Tax Map 3.22 is referenced on the Cover Sheet.

Answer: The reference to this tax lot has been removed from the plans.

If you have any questions, please contact this office.

Very truly yours,

A handwritten signature in black ink, appearing to be 'AAF', written over the typed name.

Alfred A. Fusco, Jr., P.E.
Fusco Engineering
& Land Surveying, P.C
AAF/jh



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

PROJECT: CBPS REALTY, LLC SELF STORAGE
PROJECT NO.: 18-20
PROJECT LOCATION: SECTION 35, BLOCK 3, LOT 21.2
REVIEW DATE: 29 MARCH 2019
MEETING DATE: 1 APRIL 2019
PROJECT REPRESENTATIVE: FUSCO ENGINEERING

1. We are awaiting submission of actual field topography on the site.
2. The Long Form EAF submitted identifies the Applicant is proposing three new self storage buildings on an existing vacant parcel. The recently submitted plan contains nine buildings. Long Form submitted should be reviewed and revised for this project.
3. A revised application and fees for the nine buildings should be submitted to the Planning Board.
4. A Stormwater Pollution Prevention Plan (SWPPP) in compliance with Town of Newburgh and NYSDEC regulations is required.
5. Current grading depicted on the site will cause stormwater to flow against each of the structures.
6. NYSDOT approval for the use entering the state highway is required. Lead Agency circulation will include NYSDOT. Any improvements to the driveway requested by DOT must be added to the plans in the future.
7. Design of the retaining walls must be incorporated into the plans. Top of wall, base of wall elevations should be provided along the walls.
8. Landscaping in compliance with town regulations is required. A landscaping plan must be submitted.
9. Future submissions should address site lighting.
10. Existing topography should be provided on the plan sheets. Re-submittal notice identifies that

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field surveys are being conducted at this time.

11. Proposed rip rap outlet appears to extend across property lines. This should be corrected.
12. Grading in the area of the detention pond should be reviewed. Two, 426 contours exist for the swale coming from the northern portions of the site.
13. The outlet control structure detail identifies 18 inch outlets with elevations which are inconsistent with the elevations on the plans. Actual outlet control device details should be provided consistent with the SWPPP to be submitted.
14. Pond profile detail depicted similarly does not reflect the pond design on the grading plans.
15. Notes on Sheet #2 of 4 identify definitions from the Town of Newburgh's zoning. Notes identify an accessory dwelling, storage of boats and RV's which are not depicted. These notes must be modified for the proposed use.
16. Comments from the Jurisdictional Fire Department should be received regarding fire access.
17. Plan will require submission to the Orange County Planning Department for a 239 Review. This should be done upon receipt of future detailed plans.
18. The Planning Board should discuss the need for restroom facilities on the site. No provisions for restrooms have been incorporated in the plans.
19. Provisions for fire sprinkler systems within the self storage buildings should be addressed with the Code Enforcement Department. If required, appropriate water line plans should be provided.
20. Zoning Bulk Table identifies the rear yard as 38 feet while 34 feet is labeled on the plans.
21. A side yard of 33 feet is identified on the plans while 38 feet is identified in the Bulk Table. An additional 30 foot side yard is depicted along the western property line.
22. The Applicant is requested to evaluate where front yard setbacks are taken on the lot.
23. The Applicant is requested to review the location of the proposed fencing as designed it will restrict access around each of the structures.
24. It is unclear why Tax Map 3.22 is referenced on the Cover Sheet.

Respectfully submitted,

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

Patrick J. Hines
Principal
PJH/kbw

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: CBPS Realty, LLC Self Storage Units		
Project Location (describe, and attach a general location map): Town of Newburgh, Tax Map Section 35, Block 3, Lot 21.2, On the Southerly side of route 32 approximetly 750' from the Int. Rte 32 & Rte 300		
Brief Description of Proposed Action (include purpose or need): The applicant is proposing six (6) new self storage buildings on an existing vacant parcel in the Town of Newburgh, Orange County, New York.		
Name of Applicant/Sponsor: CBPS Realty, LLC		Telephone: (845) 566-8010
		E-Mail:
Address: 208 South Plank Road		
City/PO: Newburgh	State: NY	Zip Code: 12550
Project Contact (if not same as sponsor; give name and title/role): Alfred A. Fusco, Jr., P.E.		Telephone: (845) 344-5863
		E-Mail: aafjr@fuscoengineering.com
Address: 233 East Main St		
City/PO: Middletown	State: NY	Zip Code: 10940
Property Owner (if not same as sponsor): Same as applicant		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town of Newburgh Planning Board	November 2018
c. City Council, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): <hr/> <hr/> <hr/>	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): <hr/> <hr/> <hr/>	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
IB Zone

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Newburgh School District

b. What police or other public protection forces serve the project site?
Town of Newburgh Police

c. Which fire protection and emergency medical services serve the project site?
Town of Newburgh Fire Department

d. What parks serve the project site?
Town of Newburgh - City of Newburgh Parks Department

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? 4.03 acres
 b. Total acreage to be physically disturbed? 2.25 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.60 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: 12 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures 3
 ii. Dimensions (in feet) of largest proposed structure: 10 height; 80.5 width; and 150 length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? Excavation will be required for the construction of the buildings, access road and parking
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): N/A
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
 N/A

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:

- acres of aquatic vegetation proposed to be removed _____
- expected acreage of aquatic vegetation proposed to be removed _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:

- Name of district or service area: Newburgh Water District
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: Newburgh Water District

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 2.25 acres (impervious surface)
 _____ Square feet or 4.03 acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
 On site stormwater management _____

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations:	
• Monday - Friday:	_____ 7AM - 6 PM	• Monday - Friday:	_____ 7AM - 9 PM
• Saturday:	_____ 7AM - 6 PM	• Saturday:	_____ 7AM - 9 PM
• Sunday:	_____ 7AM - 6 PM	• Sunday:	_____ 7AM - 9 PM
• Holidays:	_____ N/A	• Holidays:	_____ 7AM - 9 PM

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration: _____

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
The new buildings will have wall mounted lighting at approximately 8.5 feet high.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products (185 gallons in above ground storage or an amount in underground storage)? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ 1 tons per _____ month (unit of time)
 • Operation : _____ 1/4 tons per _____ month (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Recycling

 • Operation: Recycling

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: OCSW

 • Operation: OCSW

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	53,810	53,810
• Forested	82,328	33,495	2,328
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	93,218	5,721	87,497
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: N/A			

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 6+ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: MdB _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: 100 % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:		
Deer	Squirrel	Rabbit
Deer	Squirrel	Rabbit
Deer	Squirrel	Rabbit
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): _____		
ii. Source(s) of description or evaluation: _____		
iii. Extent of community/habitat:		
• Currently: _____ acres		
• Following completion of project as proposed: _____ acres		
• Gain or loss (indicate + or -): _____ acres		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, give a brief description of how the proposed action may affect that use: _____		

E.3. Designated Public Resources On or Near Project Site		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. If Yes: acreage(s) on project site? _____		
ii. Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. CEA name: _____		
ii. Basis for designation: _____		
iii. Designating agency and date: _____		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

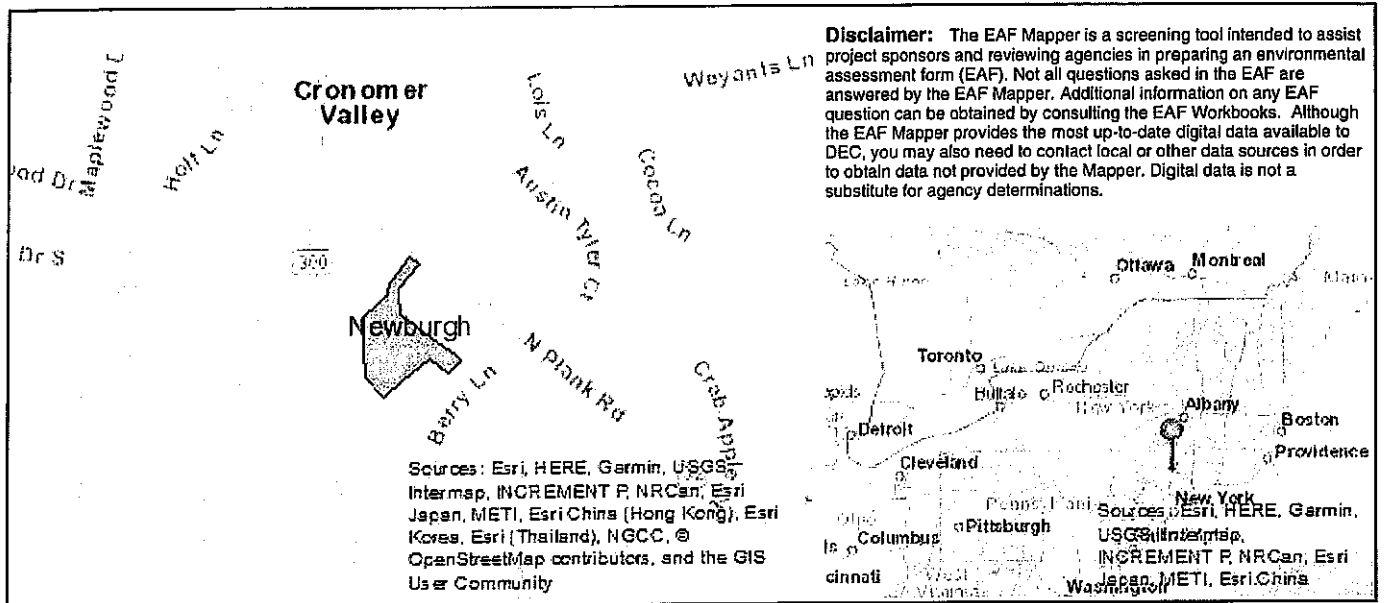
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Alfred A Fusco, Jr., P.E. Date October 5, 2018

Signature  Title Engineer

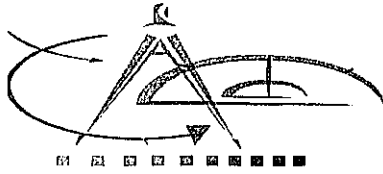
PRINT FORM

RESET FORM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



**FUSCO ENGINEERING
& LAND SURVEYING, P.C.**

Consulting Engineers

Alfred A. Fusco, Jr., P.E., Principal

Alfred A. Fusco, III, General Manager

▪ 233 East Main Street
Middletown, NY 10940
Phone: (845) 344-5863
Fax: (845) 956-5865

▪ 19 Waywayup Lane
Port Jervis, NY 12771
Phone: (845) 956-5866

July 2, 2019

New York State Department of Transportation
112 Dickson Street
Newburgh, NY 12550

Attn: Siby Zachariah-Carbone

Re: CBPS Realty, LLC
NYS Route 32
Tax Map Section 35, Block 3, Lot 21.2
Town of Newburgh, Orange County, N.Y.

Dear Siby,

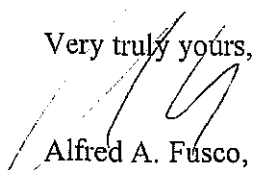
Enclosed please one copy of the site plan currently before the planning board for review.

The CBPS Realty, LLC site plan is a proposed self storage facility to be located on approximately 4.0 acres on North Plank Road (Route 32) in the Town of Newburgh, Orange County, NY. The subject parcel is better defined as tax map section 35, block 3, lot 21.2 and is approximately 4.0 acres in overall size. The Owner is CBPS Realty, LLC c/o Matthew Consorti. The proposed development is located on the southwesterly side of North Plank Road. The proposed improvements include the construction of six new buildings totaling 32,100 SF of commercial self storage units. Also included in an unmanned small office building. In addition, the site plan includes 24 outdoor vehicle storage spaces for vehicles, RV's and/or vehicle equipment storage. There is also an approximate 6,000 SF mulch storage area.

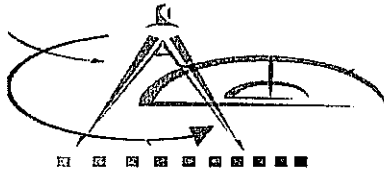
We are proposing to utilize the existing site entrance. We are not proposing any changes to the entrance off of Route 32 at this time. However, the planning board has asked that you review this application.

Please contact me regarding any questions that you may have.

Very truly yours,


Alfred A. Fusco, Jr., P.E.
Fusco Engineering
& Surveying, P.C.

Cc: Matt Consorti, CBPS Realty, LLC



FUSCO ENGINEERING & LAND SURVEYING, P.C.

Consulting Engineers

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Phone: (845) 956-5866

July 2, 2019

Cronomer Valley Fire Dept.
296 North Plank Road
Newburgh, NY 12550

Attn: Juan Moreno, III
Fire Chief

Re: CBPS Realty, LLC
NYS Route 32
Tax Map Section 35, Block 3, Lot 21.2
Town of Newburgh, Orange County, N.Y.

Dear Mr. Moreno,

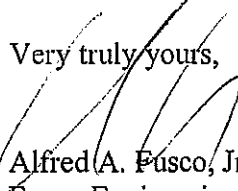
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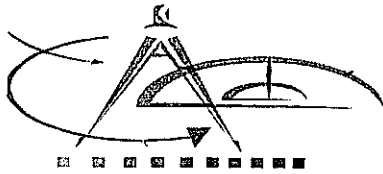
The planning board has asked that you review this site plan and application.

Please contact me regarding any questions that you may have.

Very truly yours,


Alfred A. Fusco, Jr., P.E.
Fusco Engineering
& Surveying, P.C.

Cc: Matt Consorti, CBPS Realty, LLC



**FUSCO ENGINEERING
& LAND SURVEYING, P.C.**

Consulting Engineers

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Port Jervis, NY 12771
Phone: (845) 956-5866

June 25, 2019

Town of Newburgh Bureau of Fire Prevention
308 Gardnertown Road
Newburgh, NY 12550

RE: CBPS Realty, LLC Proposed Self Storage Facility
NYS Route 300
Town of Newburgh, Orange County, NY

Gentlemen:

Attached to this letter is a copy of the proposed site plan currently being reviewed by the Town of Newburgh Planning Board. The proposed project includes 5 new self storage buildings, a small unmanned office building, and an outside storage area for boats and/or RV's and a stockpile area for mulch.

Article IX, Section 107 of the Town of Newburgh ordinance requires the installation of sprinklers for all new construction.

Section 107-25 of this ordinance allows the applicant to apply for a variance to waive the requirement for the installation of sprinklers. On behalf of the applicant, CBPS Realty, LLC, we are requesting a variance to waive the requirement for sprinklers. This waiver is being requested based upon the following criteria:

The strict application of this requirement of this Article would create a practical difficulty for the applicant for the following reason:

The installation of a new water main, sprinkler lines and heads throughout the project area would create a significant additional expense for self storage units that are unmanned and not heated. Rental rates for this type of facility are far lower than rental rates associated with human living facilities. Furthermore, the units are not insulated or heated. They are made of essentially metal only (non-combustable materials) and pose a minimal risk to fire since they are not heated, nor are there any appliances including stoves, nor are they habitable. Electric is literally limited to lighting of units.

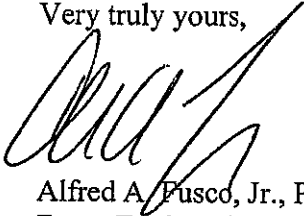
The omission of an approved sprinkler system from the building will not significantly jeopardize human life. This is supported by the fact that (1) the units are unmanned. There are no people living in these areas. This facility is for

storage only and (2) there is ample distance to adjoining buildings such that, in the unlikely event of a fire, exposure to adjoining buildings is minimal.

The owner would be in favor of block firewalls, appropriately spaced in the buildings as well as the installation of a fire hydrant at the entrance to the site for additional fire protection.

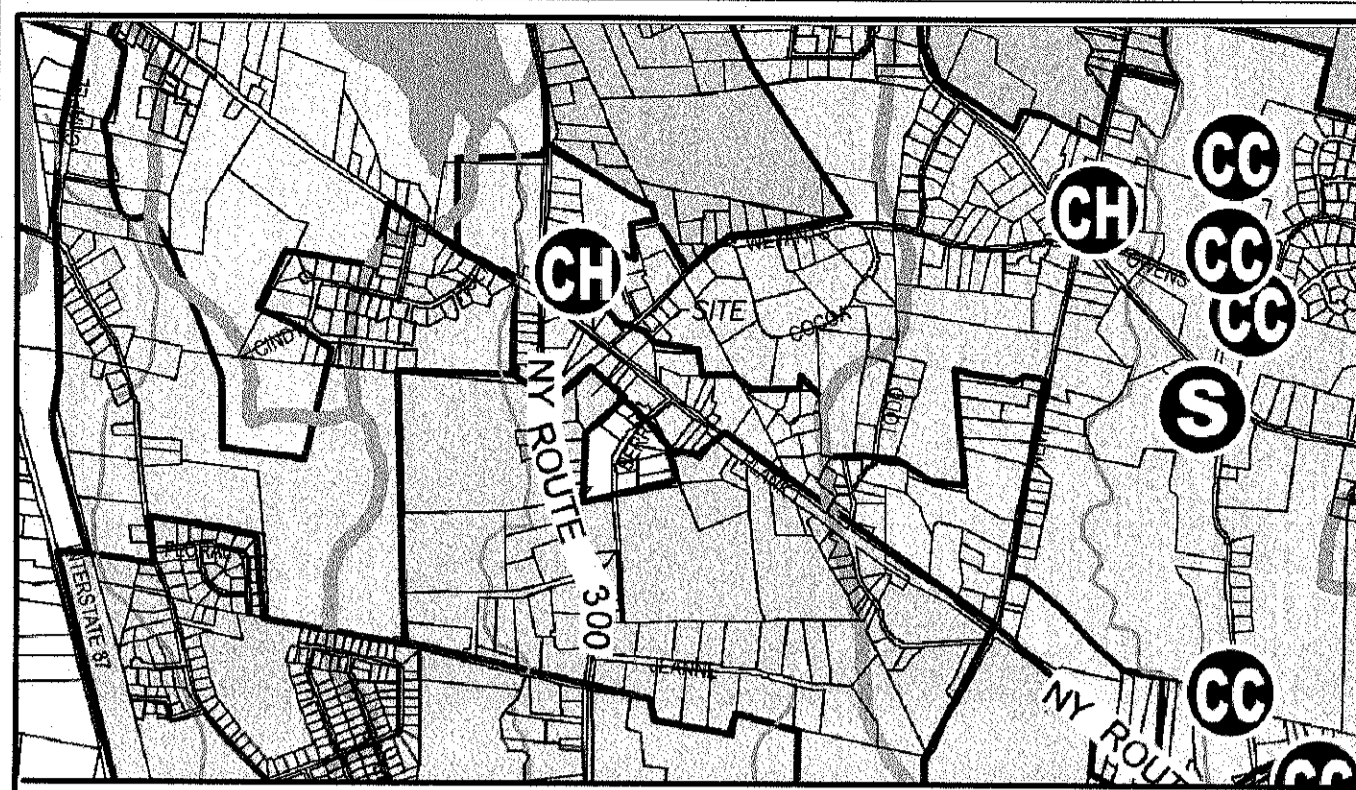
Please place this matter on the next available meeting. Also, please me if you have any questions.

Very truly yours,

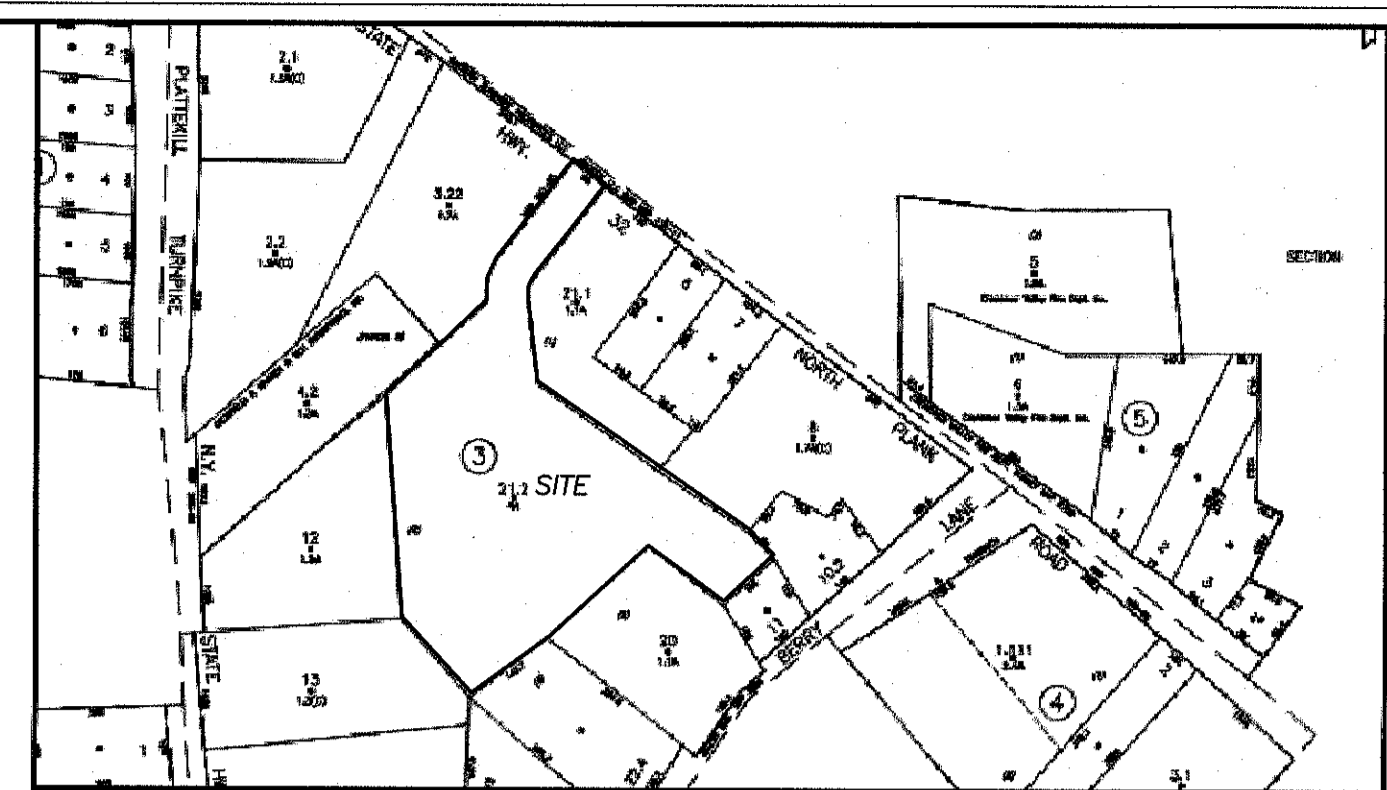
A handwritten signature in black ink, appearing to read 'Alfred A. Fusco, Jr.', written in a cursive style.

Alfred A. Fusco, Jr., P.E.
Fusco Engineering
& Surveying, P.C.

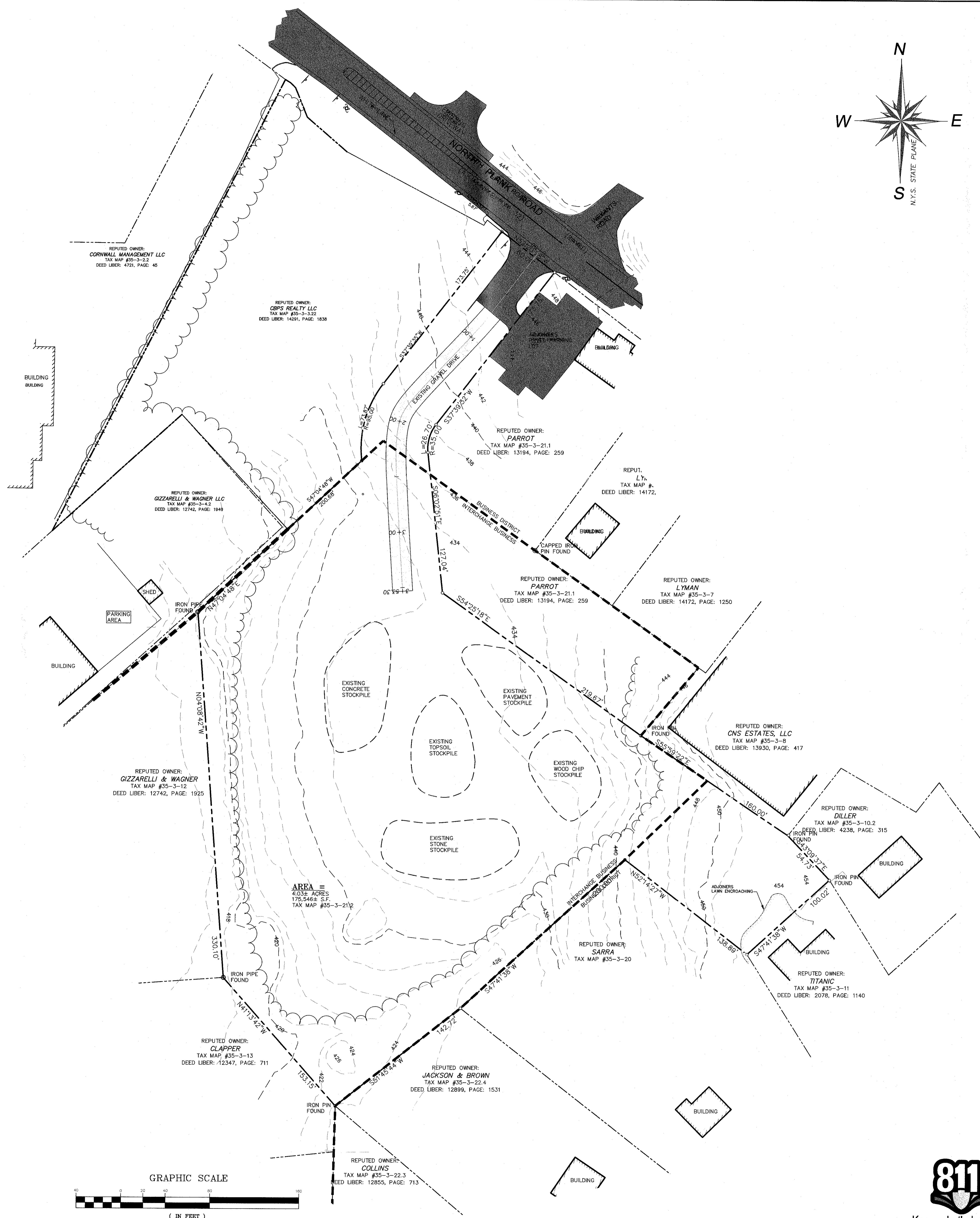
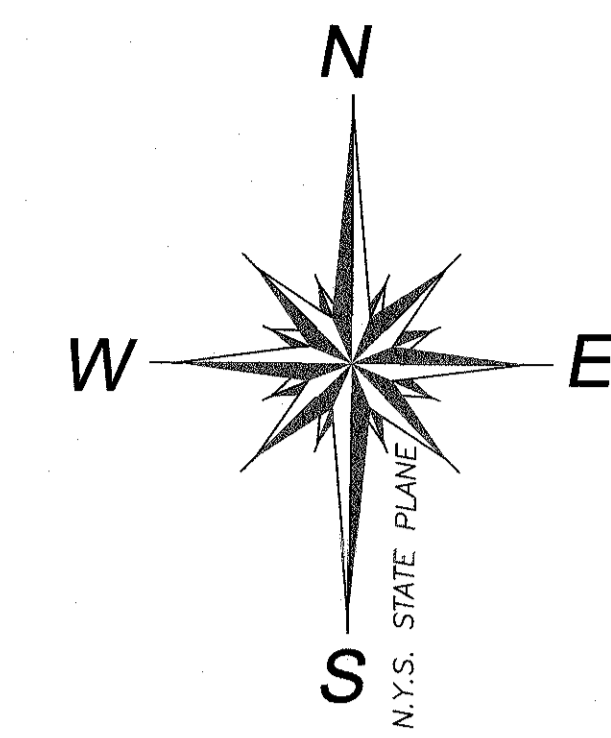
Cc: Matt Consorti, CBPS Realty, LLC



ZONING MAP
N.T.S.



TAX MAP
SECTION 35, BLOCK 3, LOT 21.2



REFERENCE

DEED LIBER 14291, PAGE 1838

A MAP ENTITLED "LANDS OF EASTERN SUNSHINE PROPERTIES, LLC, LOT LINE CHANGE" AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 23, 2005 AS MAP NUMBER 983-05.

A MAP ENTITLED "SUBDIVISION OF PROPERTY FOR MADDOX LLC" AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 8, 2011 AS MAP NUMBER 136-11

THE TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A SURVEY PERFORMED IN THE FIELD ON MARCH 29, 2019

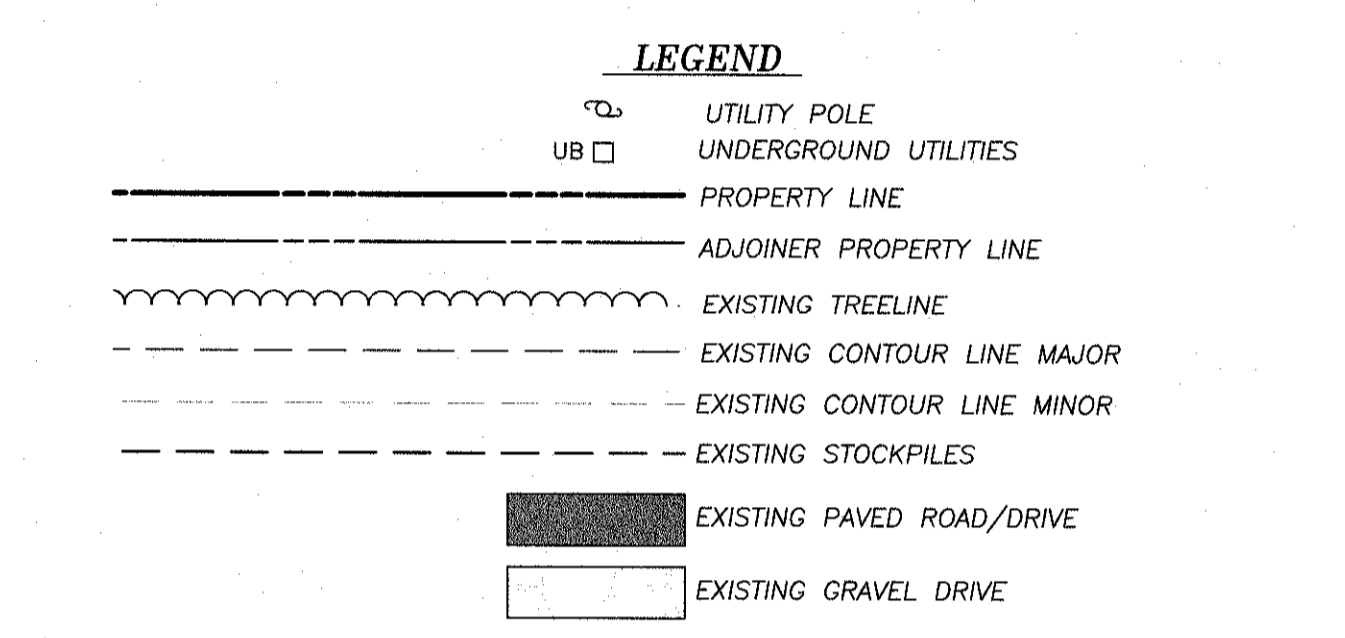
GENERAL NOTES:

SUB-SURFACE STRUCTURES WHERE NOT VISIBLE OR READILY APPARENT, WILL NOT BE SHOWN AND THEIR EXTENT WILL NOT BE CERTIFIED.

SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS.

OWNER OF RECORD

CBPS REALTY CORP.
208 SOUTH PLANK RD.
NEWBURGH, N.Y. 12550



THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN THE ENGINEER'S AND LAND SURVEYOR'S SIGNATURE AND SEAL WHERE APPLICABLE AND SHEETS 1 THROUGH 8 OF 8

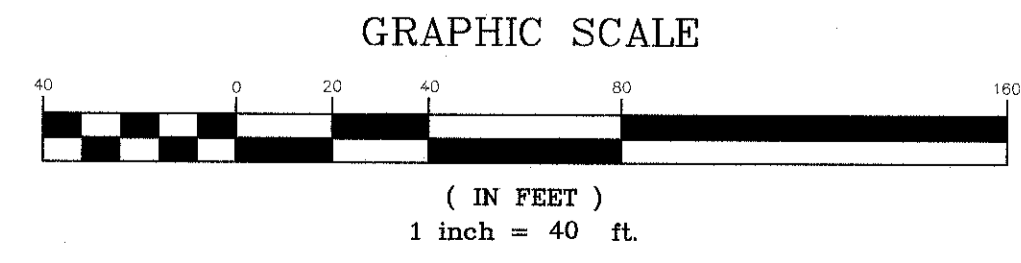
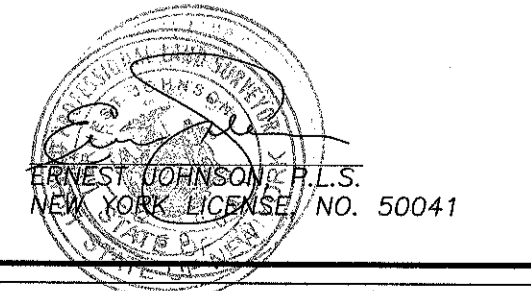
NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID PERMIT HAS BEEN SECURED FROM THE TOWN OF NEWBURGH HIGHWAY DEPARTMENT.

RESERVED FOR TOWN OF NEWBURGH PLANNING BOARD APPROVAL STAMP

THE OFFSETS FROM PROPERTY LINES SHOWN HEREON ARE NOT INTENDED TO GUIDE IN THE ERECTION OF POLES, FENCES, RETAINING WALLS, BUILDING ADDITIONS, OR ANY OTHER STRUCTURES OR PLANTINGS AND SHOULD NOT BE USED FOR SUCH PURPOSES.

ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY FUSCO ENGINEERING AND LAND SURVEYING, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.

TO: CONSORTI BROS;
I HEREBY CERTIFY THAT THIS IS AN ACTUAL SURVEY COMPLETED IN THE FIELD ON JANUARY 31, 2019.



2	7/2/19	REVISED AS PER MCGOEEY REVIEW LETTER DATED 4/28/19
1	3/14/19	REVISED AS PER MCGOEEY REVIEW LETTER DATED 11/9/19
SYMB	DATE	ISSUED FOR
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.		
 FUSCO ENGINEERING & LAND SURVEYING, P.C. CONSULTING ENGINEERS 233 EAST MAIN ST. MIDDLETOWN, NY 10940 PHONE: (845) 344-5863 FAX: (845) 956-5865		
PROJECT TITLE:	CBPS REALTY, LLC.	
DRAWING TITLE:	EXISTING CONDITIONS AND PROPOSED EROSION CONTROL	
PREPARED FOR:	APPROVED BY:	SCALE: AS SHOWN
CONSORTI BROS. 208 SOUTH PLANK ROAD NEWBURGH, NY 12550	AF	17-448
DESIGNED BY:	REVISION DATE:	SHEET NUMBER:
AF	7/2/19	1
DRAWN BY:	DATE:	PAGE 1 OF 8
SDB	01/31/18	



IB ZONING DISTRICT (D-15)

TABLE OF ZONING REQUIREMENTS

MINIMUM REQUIREMENTS EACH LOT	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD	SURFACE COVERAGE	BUILDING COVERAGE
	3 AC	100'	125'	80'	30'	60'	40'	60%	30%

LOT & BUILDING AS SHOWN

MINIMUM REQUIREMENTS	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD	SURFACE COVERAGE	BUILDING COVERAGE
SUBJECT LOT	4.03 AC	573'	684'	373'	35'	394'	38'	55%	18%

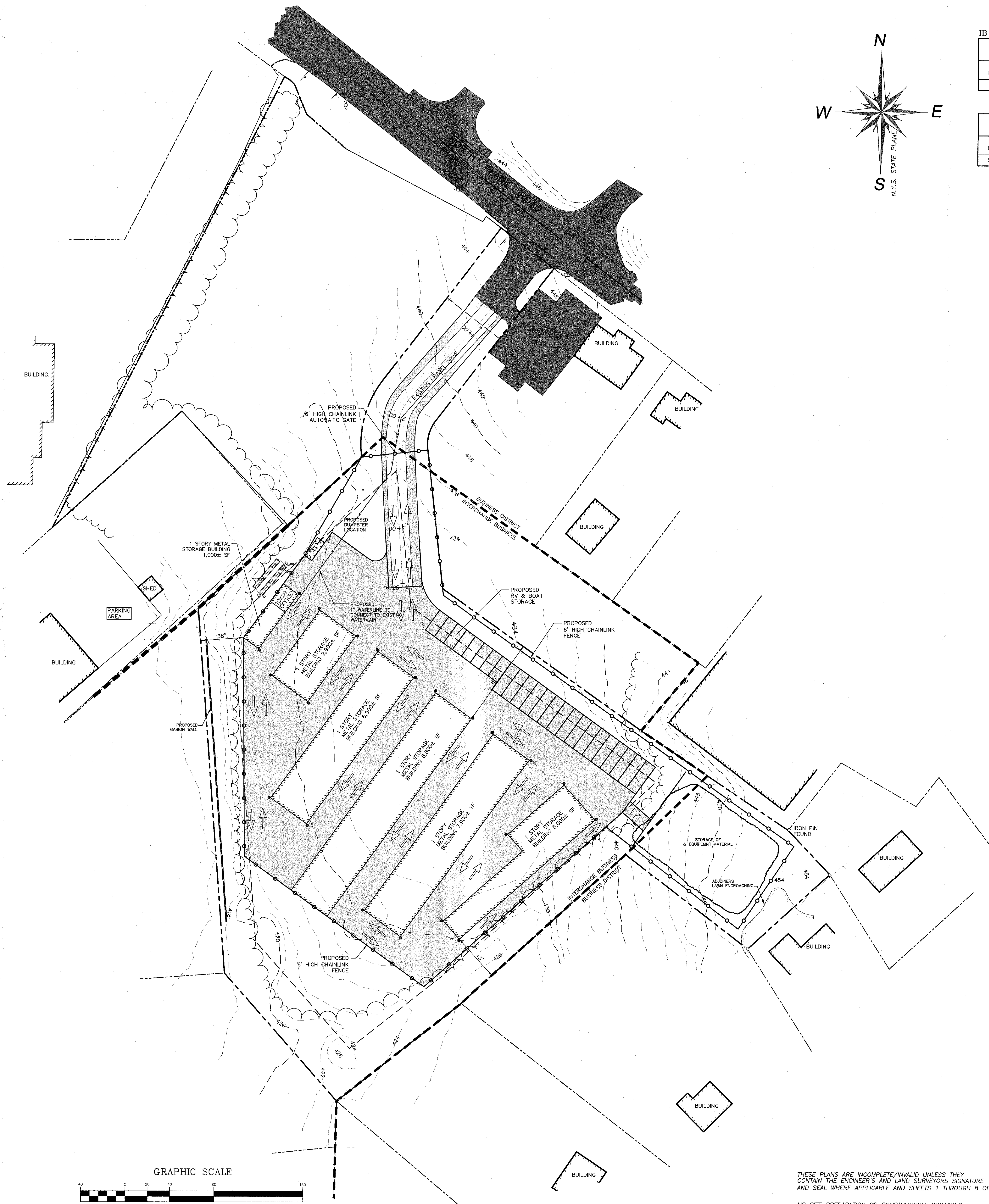
NOTES:
 PERMITTED ACTIVITIES. ONLY DEAD STORAGE ACTIVITIES SHALL BE PERMITTED. FOR THE PURPOSES OF THIS SECTION, "DEAD STORAGE" SHALL MEAN THE KEEPING OF GOODS NOT IN USE AND NOT ASSOCIATED WITH ANY OFFICE, RETAIL OR OTHER BUSINESS ACTIVITY CONDUCTED ON THE PREMISES. CONDUCTING AN OFFICE, RETAIL OR OTHER BUSINESS USE OR SALES FROM A STORAGE UNIT SHALL BE PROHIBITED. ONE OFFICE FACILITY SHALL BE PERMITTED WITHIN THE SITE IN APPROPRIATELY DESIGNED STRUCTURES, IF INCLUDED.

INSIDE STORAGE REQUIRED. OUTSIDE STORAGE SHALL BE PROHIBITED EXCEPT FOR BOATS AND CAMPERS, WHICH MAY BE STORED IN A SPECIAL PARKING AREA NOT IN A REQUIRED FRONT YARD. STORAGE OF ALL OTHER PROPERTY SHALL BE INSIDE A BUILDING. VEHICLE PARKING SHALL BE PROVIDED FOR TENANTS AND EMPLOYEES ONLY WHILE THEY ARE ON THE PREMISES. EXCEPT FOR STORAGE OF BOATS AND CAMPERS, MOTOR VEHICLES SHALL NOT BE PARKED OVERNIGHT OR OTHERWISE STORED OUTDOORS ON THE SITE.

HAZARDOUS MATERIALS PROHIBITED. STORAGE OF GASOLINE OR OTHER VOLATILE PETROLEUM PRODUCTS, RADIOACTIVE MATERIALS, EXPLOSIVES AND FLAMMABLE OR HAZARDOUS CHEMICALS SHALL BE PROHIBITED, AND THE OPERATOR OF THE SELF-STORAGE CENTER SHALL INCLUDE A PROVISION TO THAT EFFECT IN ANY LEASE USED TO RENT THE STORAGE UNITS.

LEGEND

- ⊕ UTILITY POLE
- UB □ UNDERGROUND UTILITIES
- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- ~ EXISTING TREELINE
- - - EXISTING CONTOUR LINE MAJOR
- - - EXISTING CONTOUR LINE MINOR
- - - EXISTING STOCKPILES
- █ EXISTING PAVED ROAD/DRIVE
- ▨ EXISTING GRAVEL DRIVE
- - - PROPOSED CULVERT PIPE
- ▨ PROPOSED PAVED DRIVEWAY
- - - PROPOSED SILT FENCE
- - - MAJOR CONTOUR LINE PROPOSED
- - - MINOR CONTOUR LINE PROPOSED
- - - PROPOSED WATERLINE
- ⊕ PROPOSED TREE



RESERVED FOR TOWN OF NEWBURGH
 PLANNING BOARD APPROVAL STAMP

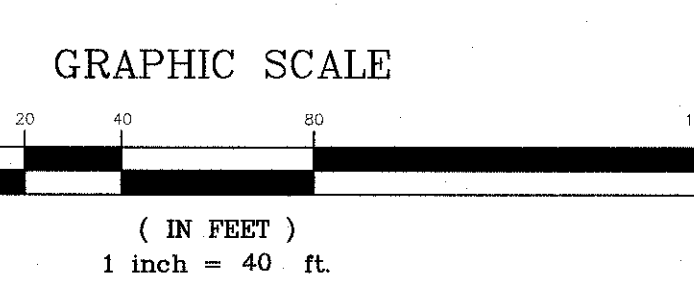
2	7/2/19	REVISED AS PER MCGOEY REVIEW LETTER DATED 4/29/19
1	3/14/19	REVISED AS PER MCGOEY REVIEW LETTER DATED 11/9/19
SYMB	DATE	ISSUED FOR

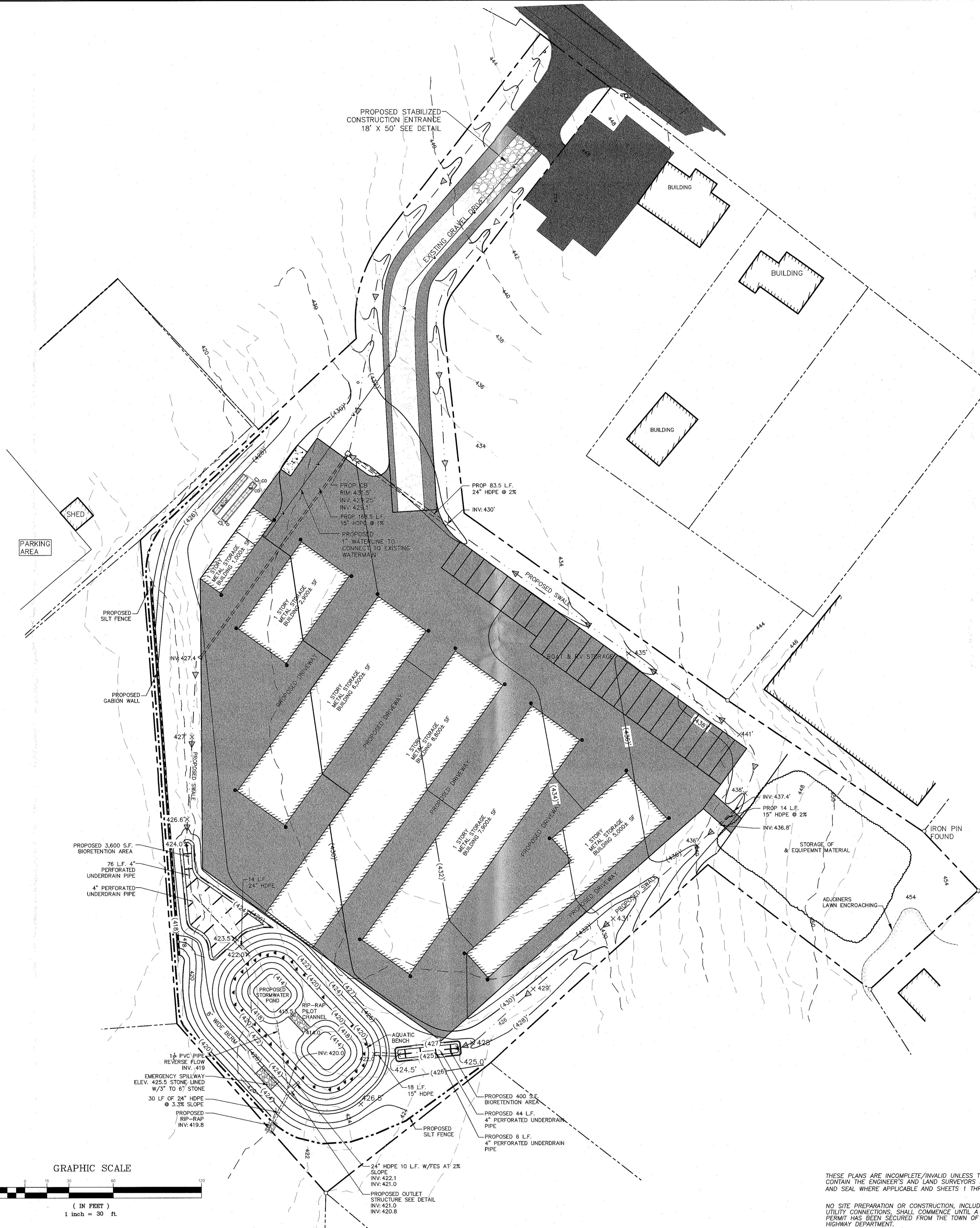
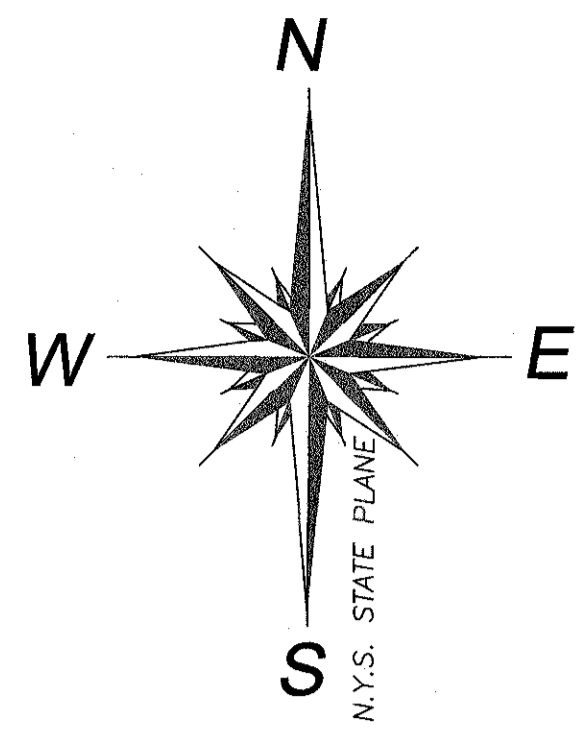
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

FUSCO ENGINEERING & LAND SURVEYING, P.C.
 CONSULTING ENGINEERS
 238 EAST MAIN ST
 MIDDLETOWN, NY 10940
 PHONE: (845) 344-5863
 FAX: (845) 956-5865

PROJECT TITLE:	CBPS REALTY, LLC.
DRAWING TITLE:	EXISTING CONDITIONS AND PROPOSED EROSION CONTROL
TOWN OF NEWBURGH	STATE OF NEW YORK
COUNTY OF ORANGE	COUNTY OF ORANGE
PREPARED FOR:	APPROVED BY: SCALE: AS SHOWN REFERENCE NUMBER: 17-448
CONSORTI BROS. 208 SOUTH PLANK ROAD NEWBURGH, NY 12550	DESIGNED BY: DATE: 3/14/19 SHEET NUMBER: 2
	DRAWN BY: DATE: 01/31/18 PAGE 2 OF 8

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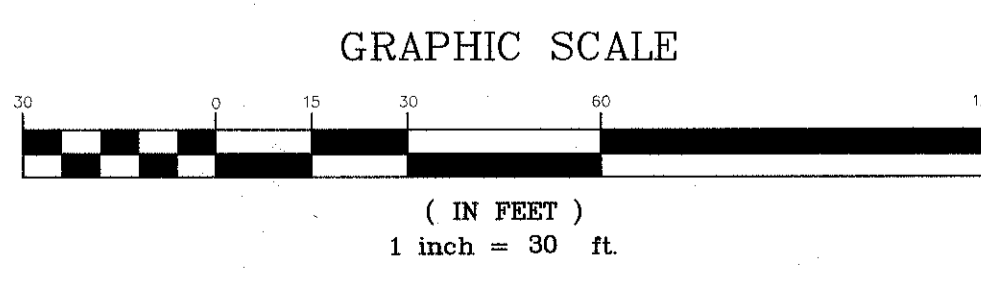


LEGEND

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- █ EXISTING GRAVEL DRIVE
- █ PROPOSED CULVERT PIPE
- █ PROPOSED PAVED DRIVEWAY
- - - PROPOSED SILT FENCE
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- - - MINOR CONTOUR LINE PROPOSED

RESERVED FOR TOWN OF NEWBURGH
PLANNING BOARD APPROVAL STAMP

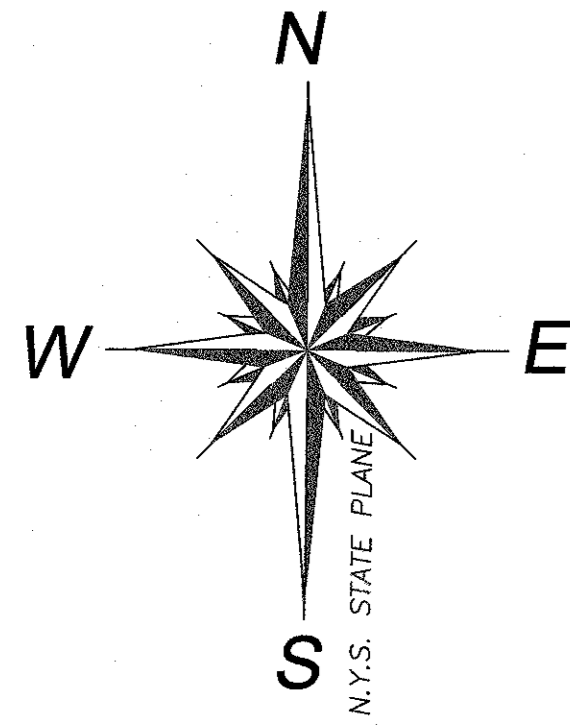
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FUSCO ENGINEERING & LAND SURVEYING, P.C. CONSULTING ENGINEERS		
233 EAST MAIN ST. MIDDLETOWN, NY 10940 PHONE: (845) 344-8863 FAX: (845) 956-5865		
PROJECT TITLE: CBPS REALTY, LLC.		
DRAWING TITLE: PROPOSED DRAINAGE & EROSION CONTROL PLAN		
TOWN OF NEWBURGH	STATE OF NEW YORK	COUNTY OF ORANGE
PREPARED FOR: CONSORTI BROS. 208 SOUTH PLANK ROAD NEWBURGH, NY 12550	DESIGNED BY: AAF	REVISION DATE: 3/14/19
DRAWN BY: SDB	DATE: 01/31/18	SHEET NUMBER: 3
		REFERENCE NUMBER: 17-448
		PAGE 3 OF 8



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PLANTING SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NO.	REMARKS
⊗	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	6' TALL	39	EVERGREEN TREE

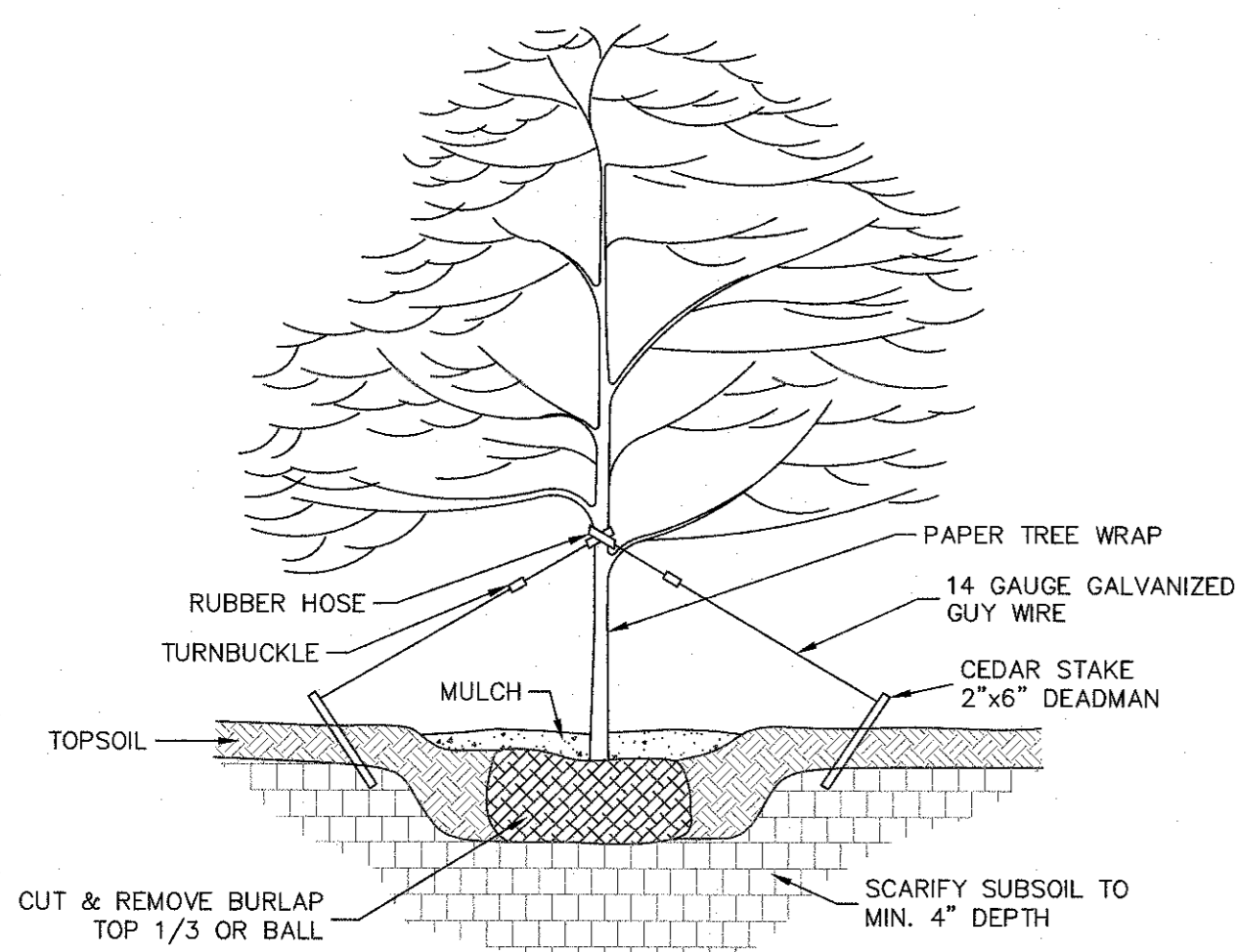
LANDSCAPING NOTES:

- ALL LOTS SHALL BE GRADED AND SEEDED PRIOR TO ISSUANCE OF OCCUPANCY.
- LANDSCAPING, TREES AND PLANTS SHALL BE PLANTED IN A GROWING CONDITION ACCORDING TO ACCEPTED HORTICULTURAL PRACTICES AND THEY SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. ANY LANDSCAPING TREES AND PLANTS WHICH ARE DEAD, SHALL BE REPLACED BY THE OWNER DURING THE NEXT PLANTING SEASON.
- TO THE EXTENT THAT IS PRACTICAL AND POSSIBLE, EXISTING TREES VEGETATION AND UNIQUE SITE FEATURES SHALL BE RETAINED AND PROTECTED.
- A LANDSCAPED AREA AT LEAST FIVE FEET WIDE ABUTTING THE FRONT OF THE PRINCIPAL BUILDING SHALL BE PROVIDED, BY THE HOME OWNER, TO ENHANCE THE APPEARANCE OF THE USE ON THE LOT, BUT NOT NECESSARILY TO SCREEN FROM VIEW.

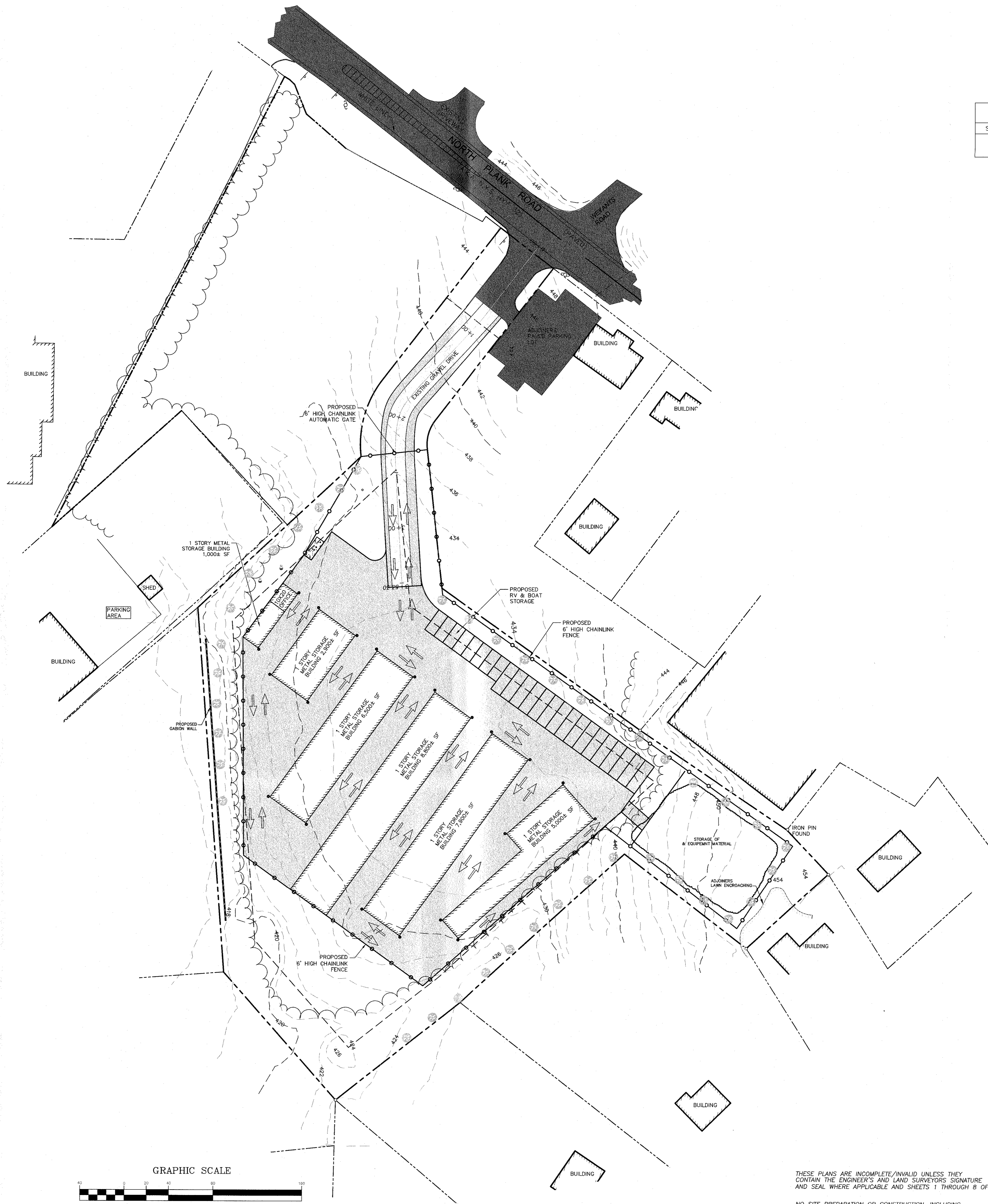
SEEDED & MULCHED AREAS (LAWNS):

- MULCH: HAY OR STRAW MAY BE UTILIZED AND SHALL BE APPLIED AT RATE OF 2 TO 3 TONS PER ACRE.
- LIME SHALL BE APPLIED AT A UNIFORM RATE OF 50 LBS PER 1,000 SF.
- FERTILIZER SHALL BE APPLIED AT A RATE OF 25 LBS PER 1,000 SF USING 10-6-10 OR EQUIVALENT.
- SEED SHALL BE OF THE FOLLOWING GRASS MIXTURE AND APPLIED AT A RATE OF 5 LBS PER 1,000 SF. MIXTURE, BELOW:

TYPE	PERCENT BY WEIGHT
PERENNIAL RYEGRASS	10%
REDTOP	10%
CREeping RED FESCUE	40% - 50%
KENTUCKY BLUEGRASS	40% - 50%
- MULCH ANCHORING: NO SPECIFIC ANCHORING SHALL BE APPLIED UNLESS SEEDED AREAS APPEAR TO BE EXCESSIVELY EXPOSED TO DISRUPTING WIND OR OTHER WEATHERING ELEMENTS. IF ANCHORING BECOMES NECESSARY, IT SHALL BE EMPLOYED AT THE DISCRETION OF THE PROJECT ENGINEER.

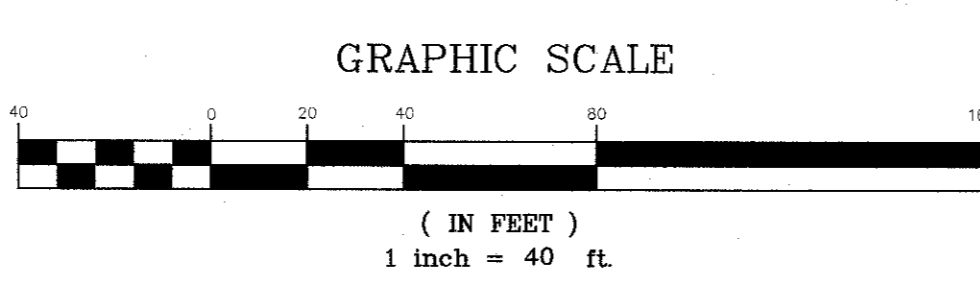


STREET SHADE TREE
(DECIDUOUS)
N.T.S.



LEGEND

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FUSCO ENGINEERING & LAND SURVEYING, P.C. CONSULTING ENGINEERS 233 EAST MAIN ST. MIDDLETOWN, NY 10940 PHONE (845) 344-5863 FAX (845) 956-5865		
SEAL	PROJECT TITLE:	CBPS REALTY, LLC.
	DRAWING TITLE:	EXISTING CONDITIONS AND PROPOSED EROSION CONTROL
	PREPARED FOR:	CONSORTI BROS. 208 SOUTH PLANK ROAD NEWBURGH, NY 12550
	APPROVED BY:	AAAF
	DESIGNED BY:	AAAF
SCALE:	AS SHOWN	STATE OF NEW YORK COUNTY OF ORANGE
REVISION DATE:	3/14/19	REFERENCE NUMBER:
DATE:	01/31/18	SHEET NUMBER:
		4
		PAGE 4 OF 8

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Symbol	Qty	Label	[MANUFAC]	Description	Lum. Lumens	Lum. Watts	LLF	Total Watts	Arrangement	BUG Rating
	49	WP	PHILIPS GARDCO	101L-16L-1000-NW-G1-4	4,106	67	1.000	134	SINGLE	B1-U0-G1

FIXTURE MOUNTING HEIGHTS ARE SHOWN ADJACENT TO LOCATION ON THE PLAN

LEGEND

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	EXISTING GRAVEL DRIVE
	PROPOSED CULVERT PIPE
	PROPOSED PAVED DRIVEWAY

101L Wall sconce LED
Wall Mount

Infrared Motion Response and Wireless Controls Sensor Coverage Patterns

LLC2/LC2/LLC2R
Controller attached to luminaire and includes radio, photocell and motion sensor with #2 or #3 lens for 8-20' mounting heights.

LMR2/LC2/LC2R

LMR2/LC2/LC2R3

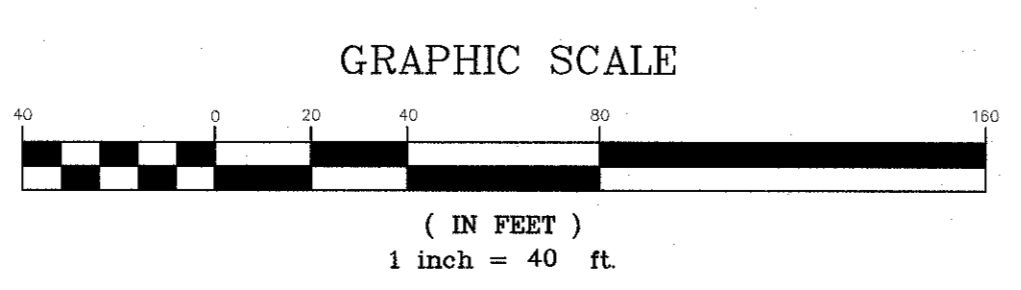
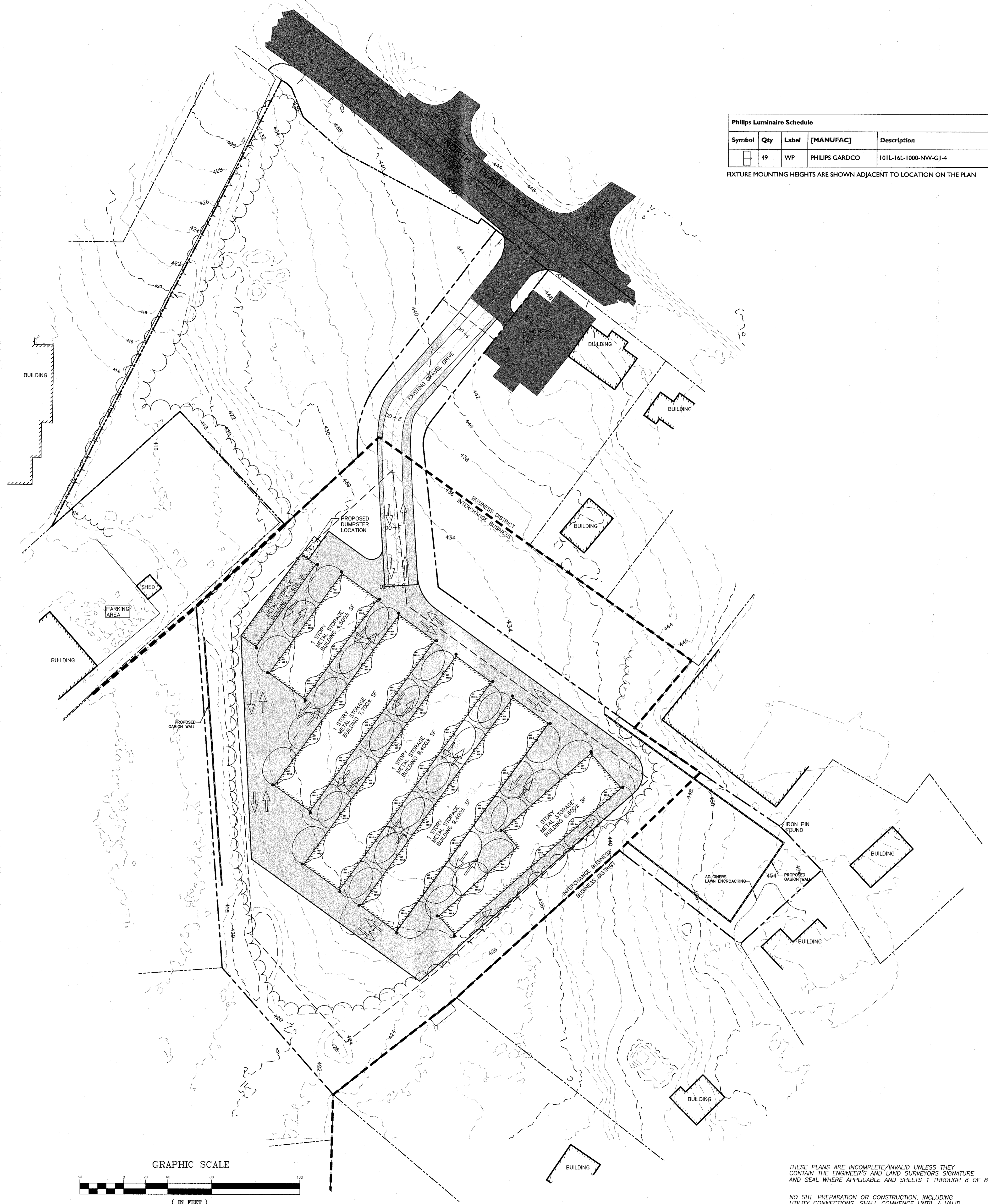
Remote Mount Wireless Controller
Used to extend the communication on site, to extend motion response and add other luminaires that are not pole-mounted. Consult factory for more information.

Controller
- 1.8 Watts max (no load draw)
- Operating voltage 120-277VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400-2483.5MHz
- ROHS Compliant

Wireless Radio
- 1.8 Watts max (no load draw)
- Operating voltage 120-277VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400-2483.5MHz
- ROHS Compliant

Motion Response
- Detects motion through passive infrared sensing technology with three different lens configurations
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings.
- Sensing profiles can be updated to adjust to activity levels in the environment, such as occupancy level, wind, and mounting height

Photocell
- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Ft-Cd



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FUSCO ENGINEERING & LAND SURVEYING, P.C.
CONSULTING ENGINEERS

253 EAST MAIN ST.
MIDDLETOWN, NY 10940

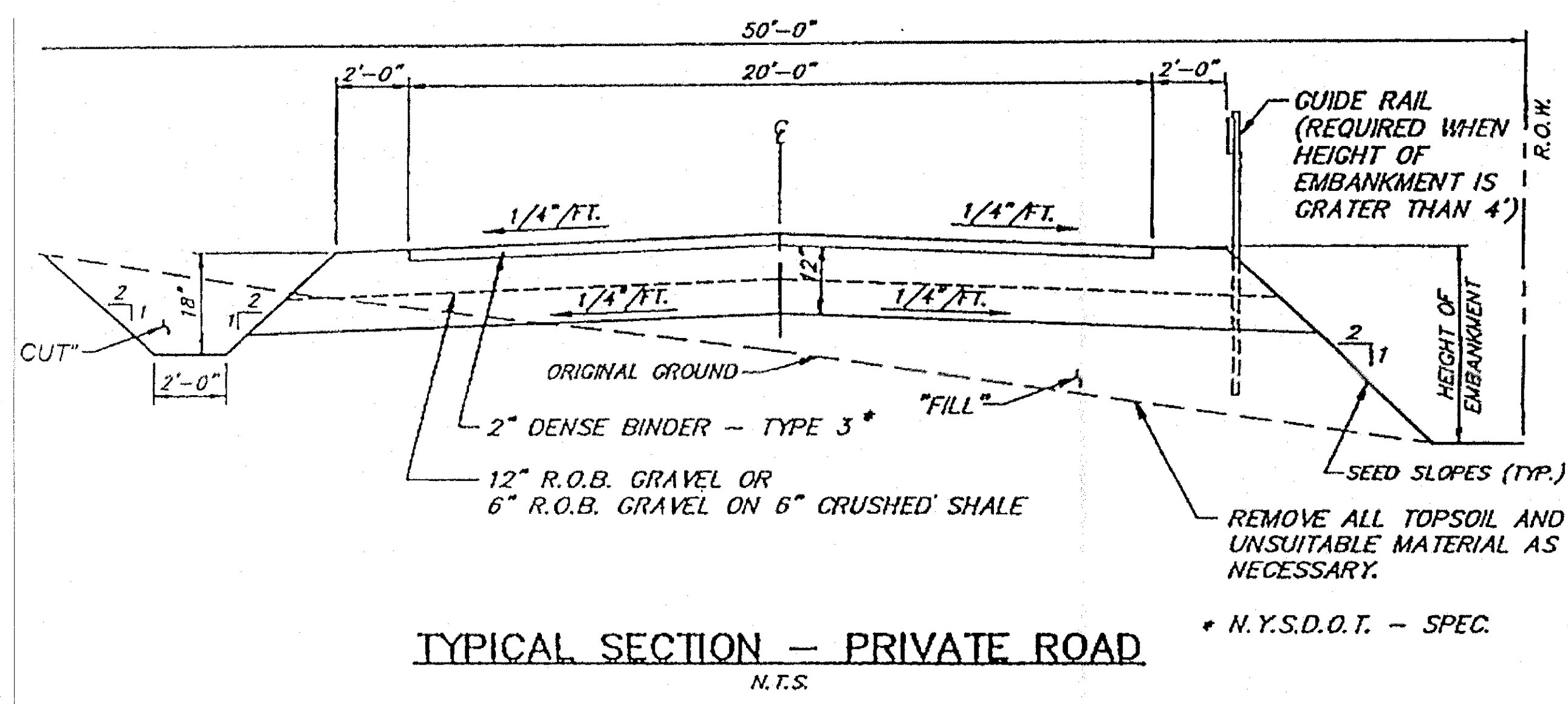
PHONE: (845) 344-5863
FAX: (845) 956-5865

PROJECT TITLE:	CBPS REALTY, LLC.	STATE OF NEW YORK	COUNTY OF ORANGE
DRAWING TITLE:	LIGHTING PLAN	SCALE:	AS SHOWN
TOWN OF NEWBURGH	PREPARED FOR:	APPROVED BY:	DATE:
CONSORTI BROS. 208 SOUTH PLANK ROAD NEWBURGH, NY 12550	DRAWN BY:	DATE:	7/2/19
REFERENCE NUMBER:	17-448	SHEET NUMBER:	5
			PAGE 5 OF 8

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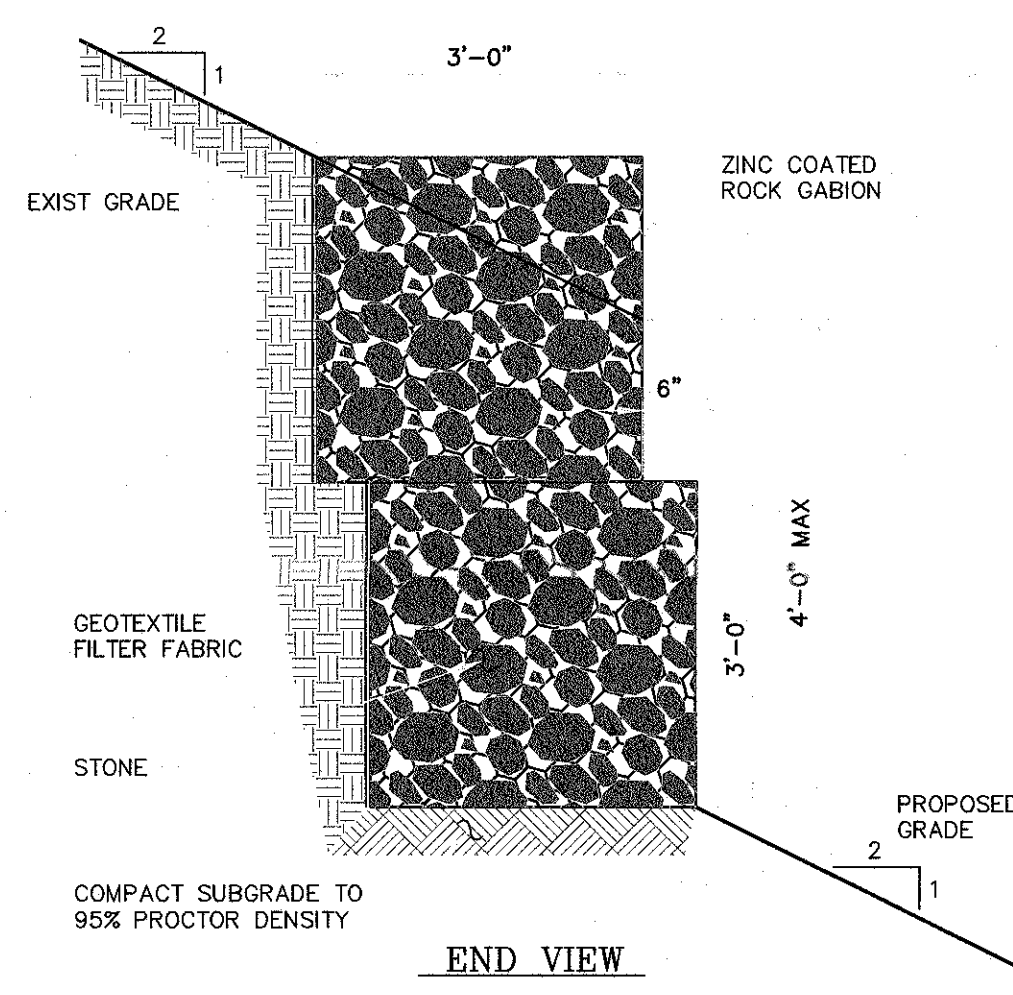
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TYPICAL SECTION - PRIVATE ROAD
N.T.S.

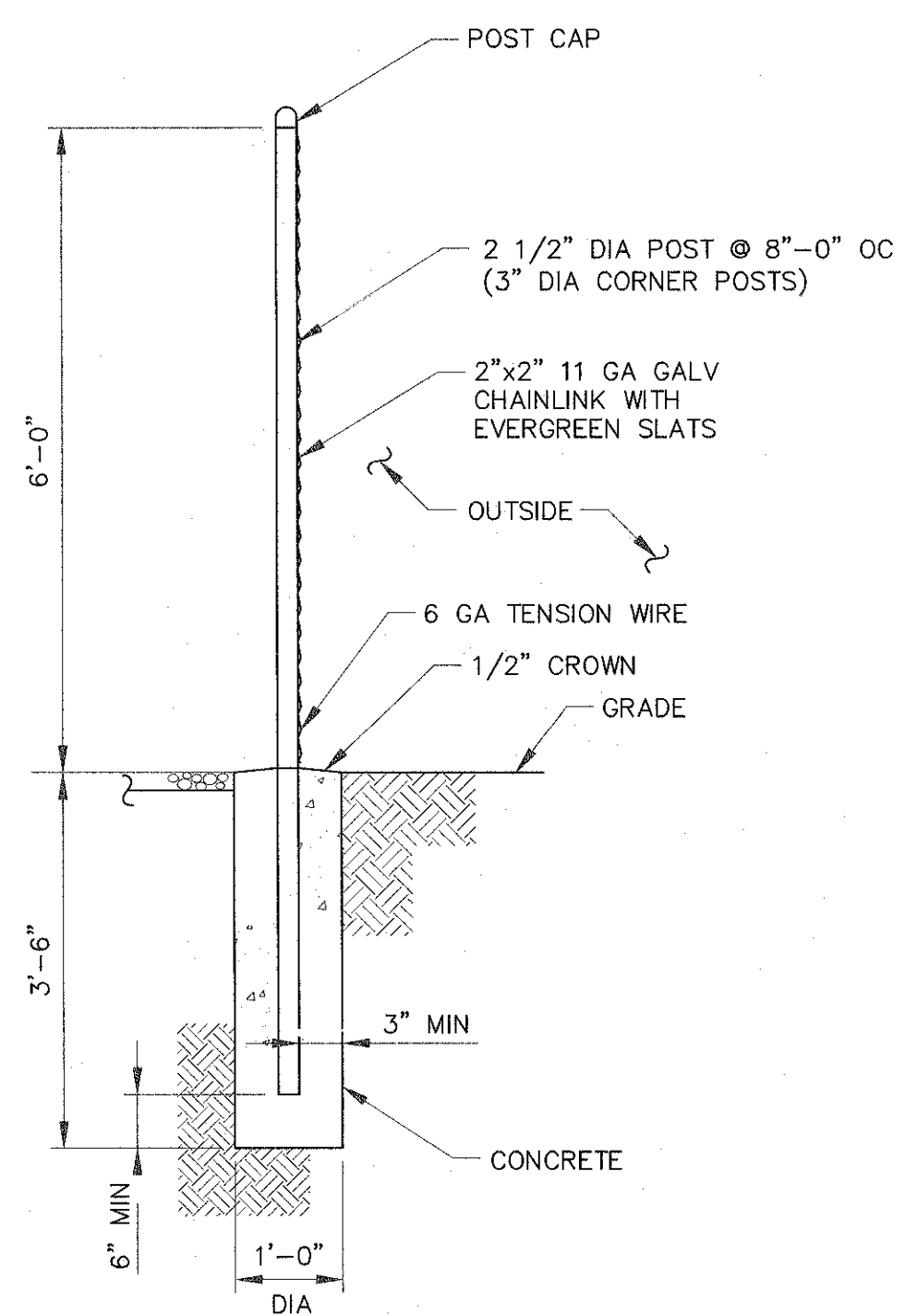
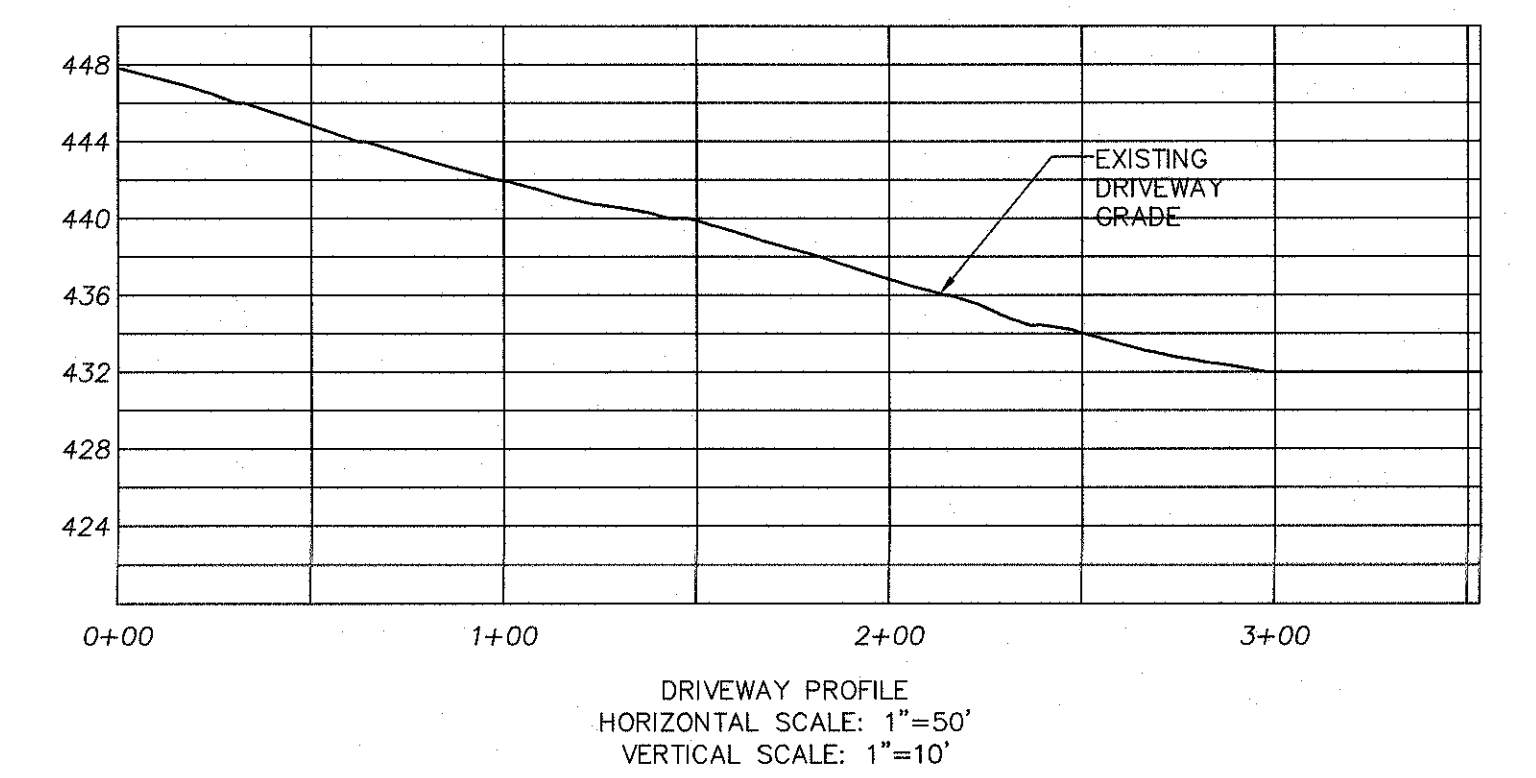
FIGURE 1
TOWN OF NEWBURGH - ORANGE COUNTY - NEW YORK



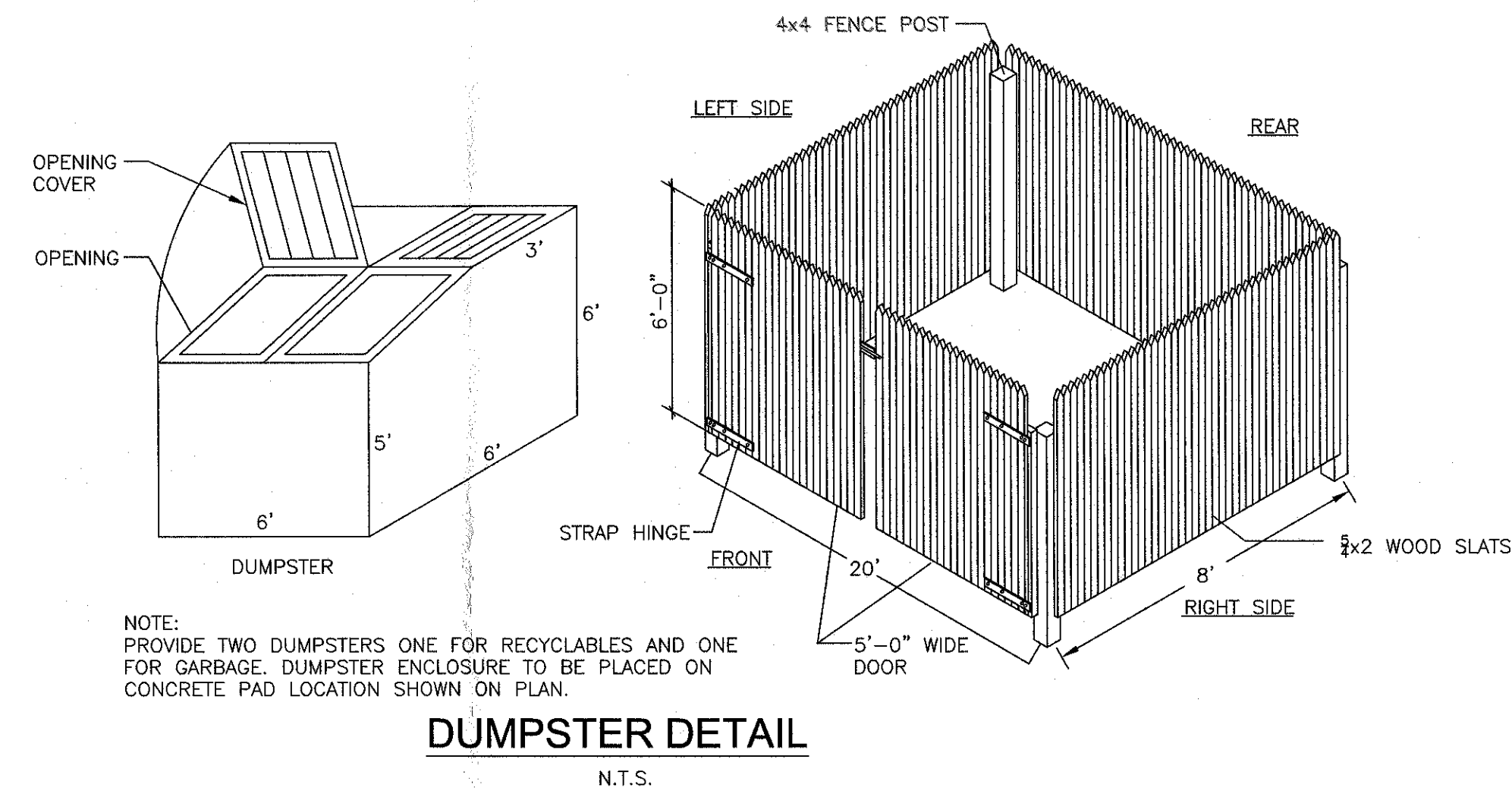
GABION NOTES:
1. GABIONS COME IN 3'-0" CELL LENGTHS
2. GABION SHALL BE FILLED WITH 5" CLEAN WASHED STONE.

SPECIFICATIONS:
GABION SHALL BE A MACCAFERRI ZINC COATED BOX CAGE OR APPROVED EQUAL
WIRE MESH THICKNESS TO BE 0.12"
3 1/4" X 1 1/2" MESH OPENING

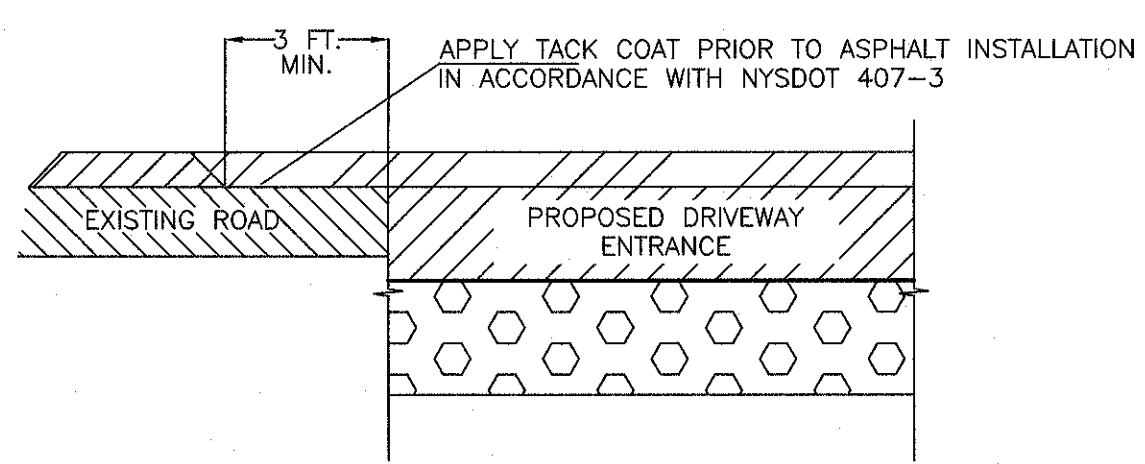
GABION DETAIL
(NOT TO SCALE)



PAVEMENT CONNECTION DETAIL
N.T.S.



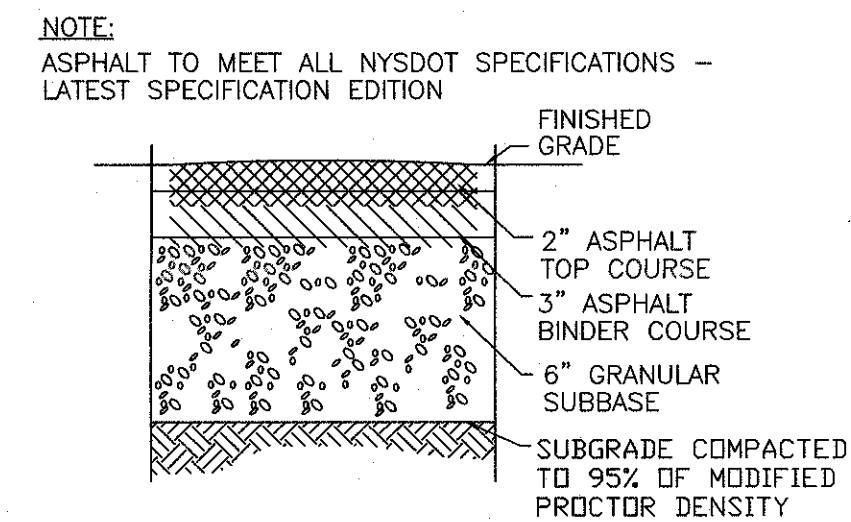
DUMPSTER DETAIL
N.T.S.



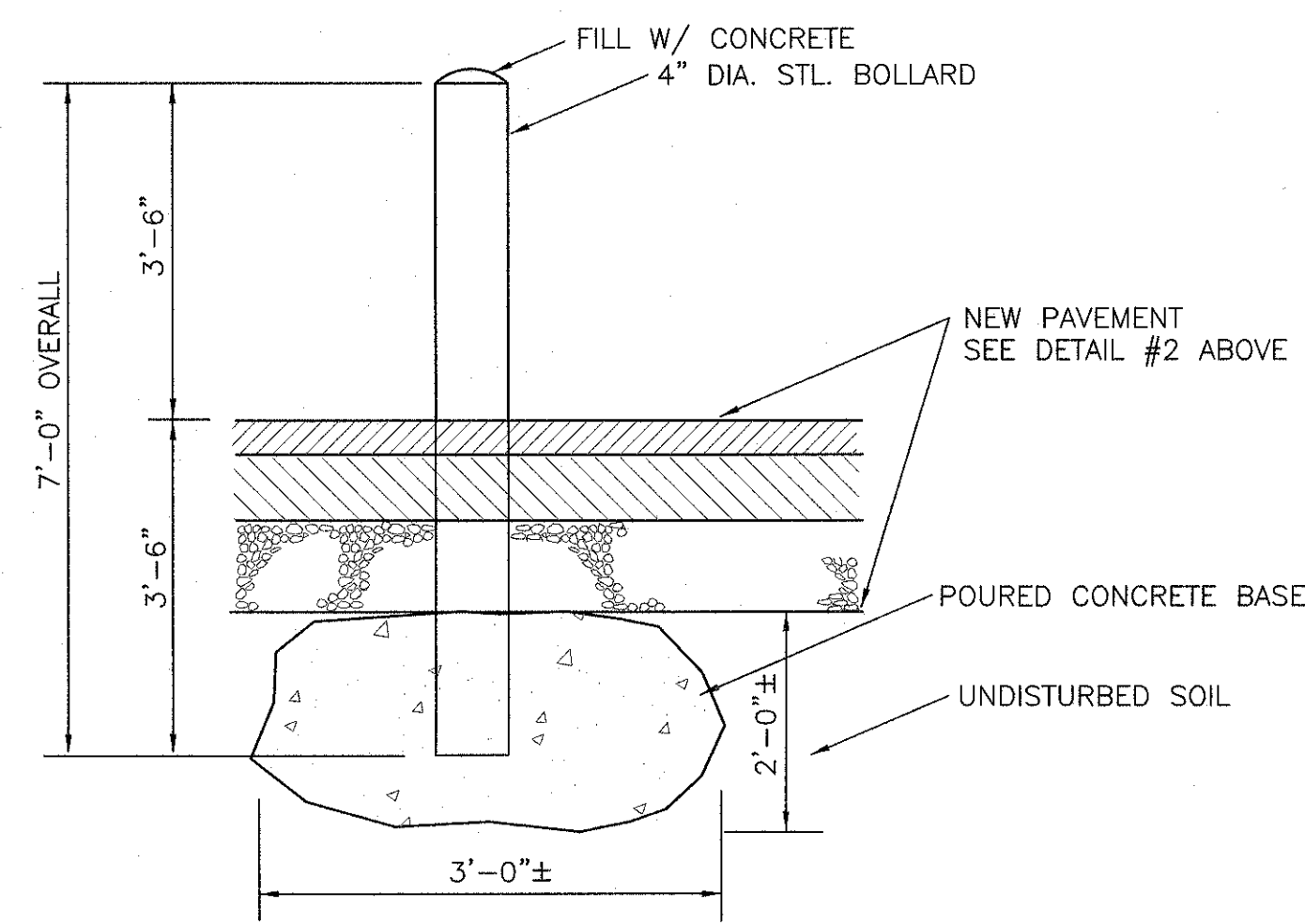
PAVEMENT MARKING DETAIL
N.T.S.

PROVIDE PAINTED ARROWS AS SHOWN ON PLAN SHEET 2 USING PAINT AS PER SPECIFICATIONS.

REFLECTORIZED PAVEMENT MARKING PAINTS SHALL BE SELECTED FROM THE NYS DOT APPROVED LIST OF WHITE AND YELLOW REFLECTORIZED PAINT. THE APPLIED PAINT SHALL HAVE CLEAN-CUT EDGES AND TRUE SMOOTH ALIGNMENT. SEE SECTION 640 REFLECTORIZED PAINT OF NYS DOT STANDARD SPECIFICATIONS FOR ALL REQUIREMENTS.



DRIVEWAY AISLE ASPHALT DETAIL
N.T.S.



BOLLARD DETAIL
N.T.S.

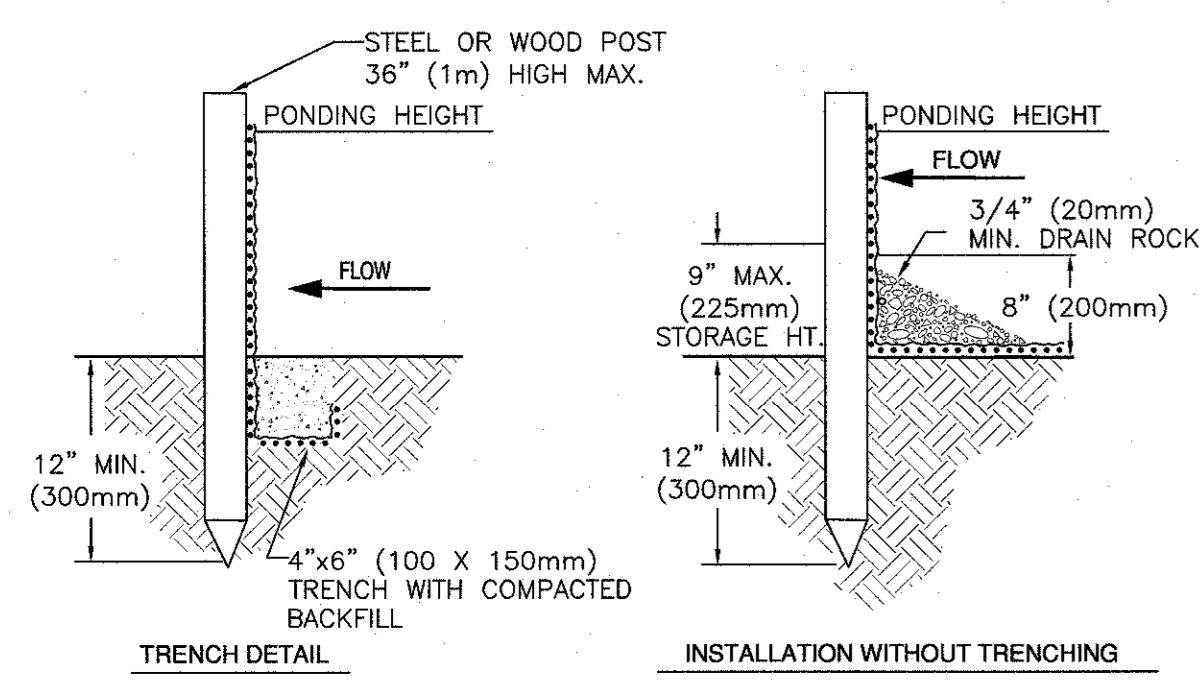
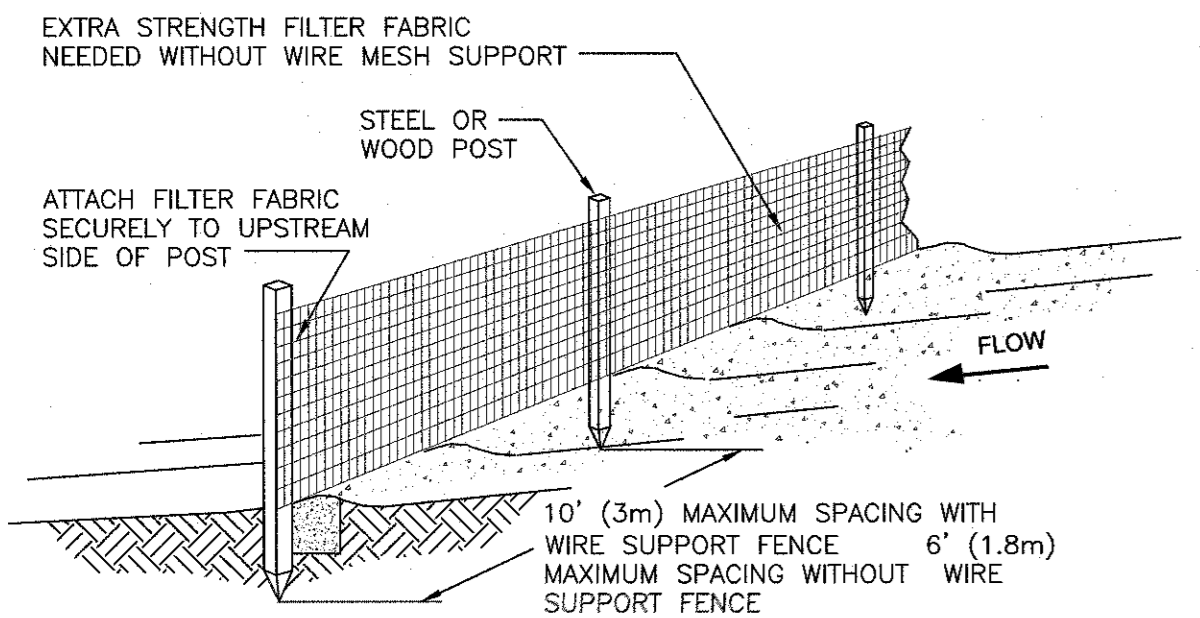
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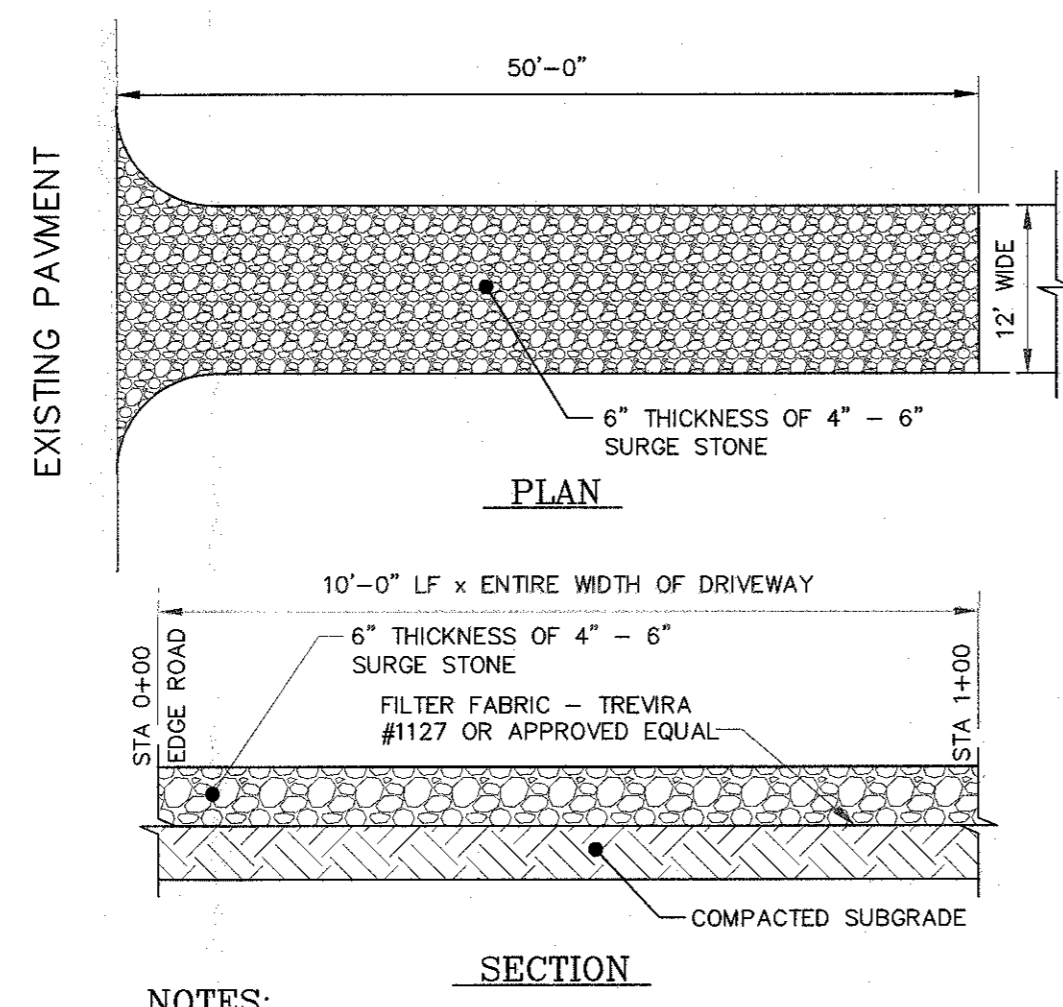
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PROJECT TITLE: CBPS REALTY, LLC.		
DRAWING TITLE: DETAILS		
TOWN OF NEWBURGH	STATE OF NEW YORK	COUNTY OF ORANGE
PREPARED FOR: CONSORTI BROS. 208 SOUTH PLANK ROAD NEWBURGH, NY 12550	APPROVED BY: AAF	SCALE: AS SHOWN
DESIGNED BY: AAF	REVISION DATE:	REFERENCE NUMBER: 17-448
DRAWN BY: SDB	DATE: 01/31/18	SHEET NUMBER: 6
PAGE 6 OF 8		





SILT FENCE DETAILS
(NOT TO SCALE)

- NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
 3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

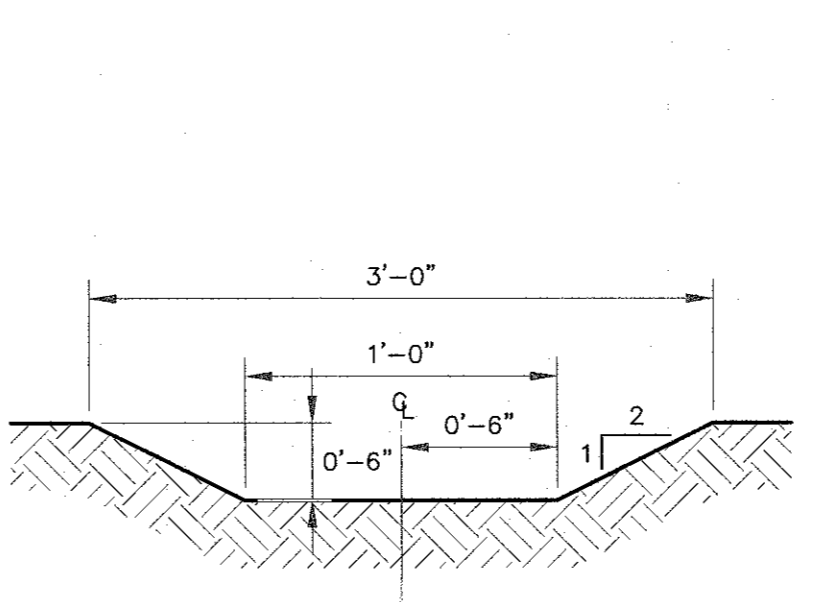


STABILIZED CONSTRUCTION ENTRANCE DETAIL
(NOT TO SCALE)

- NOTES:
1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT INTO PUBLIC RIGHTS OF WAY.
 2. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
 3. 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 4"-6" SURGE STONE, WILL BE AT LEAST 45' X 100' AND SHOULD BE PLACED ON COMPACTED SUBGRADE.
 4. ALL DRIVEWAYS MUST BE STABILIZED WITH 1"-1 1/2" CRUSHED STONE OR SUBBASE DURING CONSTRUCTION.
 5. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
 6. ALL CATCH BASIN INLETS WILL BE PROTECTED WITH CRUSHED STONE OR HAYBALE FILTER.
 7. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE DISCHARGE POINTS BECOME OPERATIONAL.

RIP-RAP OUTLET PROTECTION DETAIL
N.T.S.

- NOTES:
1. A RIP-RAP DISSIPATER APRON SHALL BE PLACED AT PIPE DISCHARGE AREAS TO PROTECT AGAINST EROSION.
 2. ROCK RIP-RAP SHALL BE A MINIMUM OF 9" THICK, WELL GRADED WITH 50% BY WEIGHT LARGER THAN 4" (6" MAXIMUM) IN SIZE.



DIVERSION SWALE DETAIL
(NOT TO SCALE)

- NOTES:
1. THE SWALES ARE TO BE MAINTAINED WITH STONE CHECK DAMS. AS SITE IS BUILT AND NEARING COMPLETION THE SWALES SHALL BE SEEDED WITH GRASS SEED AND MAINTAINED AS A GRASSY SWALE.

EROSION CONTROL NOTES

SITE DISTURBANCE TO BE LIMITED ONLY TO NECESSARY GRADING ON ROADS, BUILDING LOCATIONS, PARKING AREAS, DRIVEWAYS AND AREAS AS CALLED FOR ON THE PLAN.

TEMPORARY SEEDING WITH ANNUAL RYE GRASS AT 1/2 LB. PER 1,000 S.F. AND MULCHING 100-140 LBS. HAY OR STRAW PER 1,000 S.F. TO BE PERFORMED ON DISTURBED SOIL REMAINING VACANT FOR MORE THAN ONE MONTH.

AFTER GRADING, BERMS AND SWALES WILL BE CREATED TO DIVERT RUNOFF FROM NEWLY GRADED AREAS TO PREVENT EROSION UNTIL GROUND COVER HAS DEVELOPED.

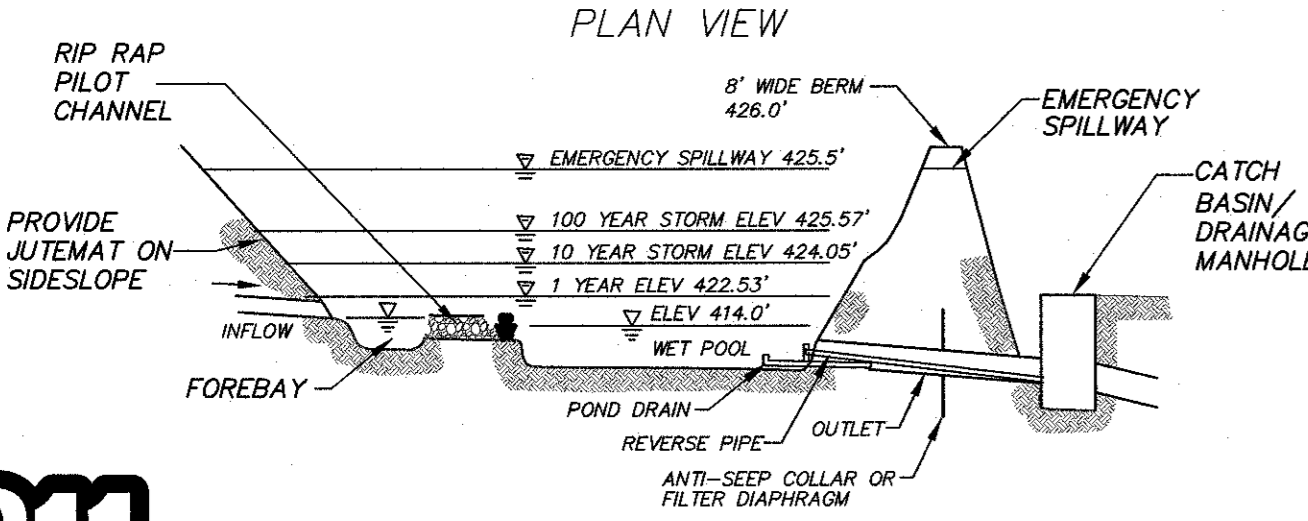
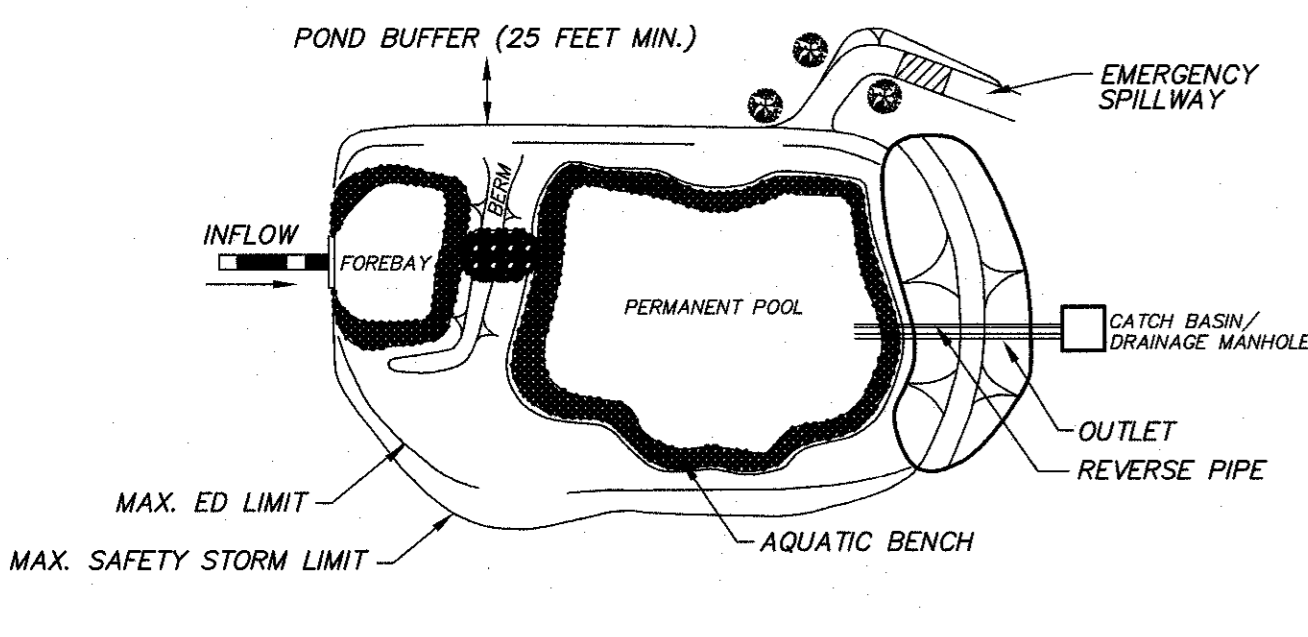
HAY BALES SHALL BE PLACED AS SHOWN BELOW, AT BOTTOM EDGE OF CUT AND FILL SLOPES TO PREVENT SLIDATION ON LANDS OF OTHERS, AND IN DRAINAGEWAYS, AND SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.

EROSION CONTROL SEQUENCE:

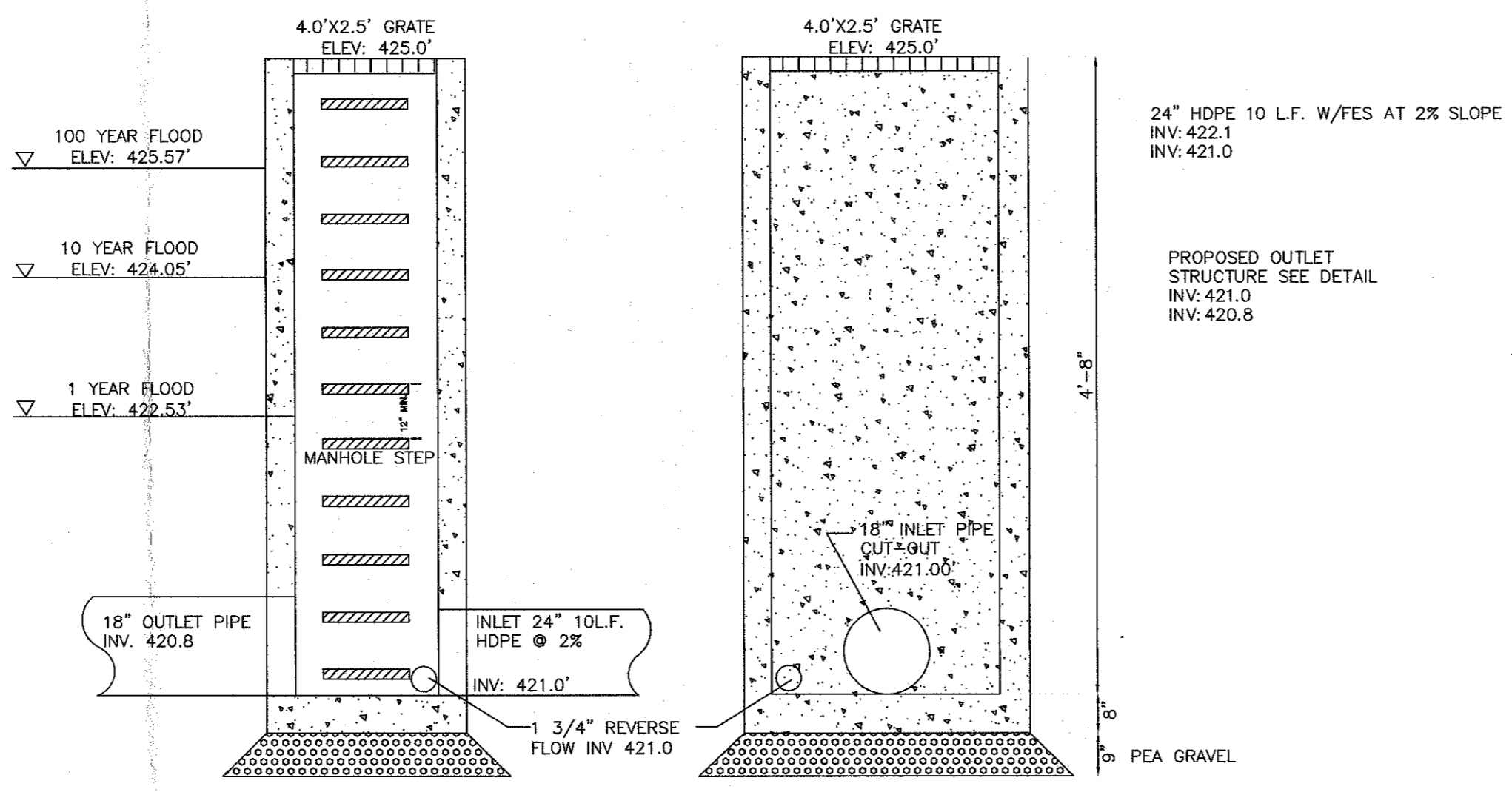
1. A PRE-CONSTRUCTION MEETING WITH TOWN REPRESENTATIVES, OWNER, ARCHITECT, ENGINEER (IF CONSTRUCTION OBSERVATION AND/OR AS-BUILTS ARE TO BE PREPARED BY ENGINEER) AND CONTRACTOR PRESENT WILL BE HELD A MINIMUM OF ONE WEEK PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL SECURE ALL APPROVALS AND PERMITS. DELINEATE THE LIMITS OF DISTURBANCE. TREES TO BE SAVED SHALL BE PROTECTED WITH PERIMETER SNOW FENCE.
3. INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE.
4. CONSTRUCT TEMPORARY SEDIMENT BASIN 1. STABILIZE DISTURBED AREAS WITH TEMPORARY SEEDING AND CHANNEL PROTECTION MEASURES PER EROSION CONTROL PLAN. INSTALL TEMPORARY DIVERSION SWALES AND STONE CHECK DAMS PER EROSION CONTROL PLAN. STABILIZE DIVERSION SWALES AS SPECIFIED.
5. PERFORM CLEARING AND GRUBBING ACTIVITIES AS REQUIRED FOR CONSTRUCTION OF ROADWAY IMPROVEMENTS. SITE DISTURBANCE SHALL NOT EXCEED BEYOND THE DISTURBANCE LIMIT LINE DEPICTED ON THE SUBDIVISION PLAN.
6. STRIP AND STOCKPILE TOPSOIL. STABILIZE WITH RYEGRASS SEED AND ADD PERIMETER SILT FENCING.
7. COMPLETE ROUGH GRADING OF ROAD. PLACE CRUSHED STONE TO STABILIZE ROAD SURFACE. INSTALL SOLID EROSION CONTROL PRODUCTS ON CUT AND/OR FILL SLOPES.
8. CONSTRUCT TEMPORARY SEDIMENT BASIN 2 AND 3 AS WORK PROGRESSES. COMPLETE PROPOSED STORMWATER CONVEYANCE SYSTEMS, CONSISTING OF CATCH BASINS, STORM SEWER PIPING, OPEN CHANNEL AND CULVERT CROSSINGS. INSTALL RIPRAP AND CHANNEL PROTECTION AS APPROPRIATE. STABILIZE DISTURBED AREAS. PROVIDE INLET SEDIMENT TRAPS AT ALL CATCH BASINS OR OTHER STRUCTURES WITH GRATE-INLETS.
9. COMPLETE FINE GRADING OF DISTURBED AREAS AND RIGHT-OF-WAY EMBANKMENTS; AMEND SOILS AS REQUIRED AND SEED, STABILIZE WITH MULCH, JUTE NETTING OR HYDROSEED.
10. FINE GRADE AND STABILIZE ROADWAYS.
11. REMOVE SEDIMENT FROM TEMPORARY SEDIMENT BASINS BEFORE FILLING. ALLOW SEDIMENT BASIN SUBGRADE TO DRY BEFORE PLACING FILL.
12. COMPLETE SURFACING OF ROADWAY.
13. UPON FINAL GRADING AND PLACEMENT OF RIPRAP LINE CHANNEL AND ESTABLISHMENT OF VEGETATIVE SLOPE STABILIZATION, REMOVE EROSION CONTROL MEASURES BEGINNING AT THE MOST UPSTREAM POINTS THEN WORKING DOWNSTREAM.
14. PERFORM ANY FINE GRADING AND SEEDING AS REQUIRED, MAINTAIN AND REPAIR WASHOUTS AS REQUIRED AND AFTER EACH STORM EVENT UNTIL ALL EROSION CONTROL AND WATER QUALITY MEASURES ARE FULLY ESTABLISHED.
15. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE FLUSHED CLEAN OF ALL SILT AND SEDIMENT AFTER THE SITE IS COMPLETE AND ALL CONSTRUCTION DISTURBANCE HAS BEEN STABILIZED. REMOVE ALL SILT FROM PERMANENT STORMWATER CONTROL STRUCTURES.
16. CONVERT TEMPORARY SEDIMENT BASIN 1 TO THE PERMANENT DRY BASIN. REMOVE ALL ACCUMULATED SEDIMENT AND DISPOSE OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS AND REGULATIONS.
17. AFTER ALL DISTURBED AREAS ARE STABILIZED, SILT FENCE MAY BE REMOVED. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES. THE OWNER OR THE ENGINEER TO REDUCE THE POTENTIAL FOR DISCHARGE OF SILT LADEN RUNOFF FROM THE PROJECT SITE.
18. CONTRACTOR SHALL PROVIDE SURPLUS HAY MULCH ON-SITE AND APPLY AS NEEDED TO TEMPORARILY STABILIZE DISTURBED AREAS.
19. THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.
20. ALL NON-ACTIVE DISTURBED AREAS SHALL RECEIVE TEMPORARY OR PERMANENT STABILIZATION. NON-ACTIVE DISTURBED AREAS SHALL NOT REMAIN FALLOW FOR LONGER THAN 14 DAYS WITHOUT BEING STABILIZED.
21. ANY BORROW OR WASTE PITS LOCATED ON SITE OR OFF-SITE MUST BE STABILIZED AND MAINTAINED PER THE REQUIREMENT OF THE GENERAL CONSTRUCTION PERMIT AND THE SWPPP FOR THIS PROJECT.

EROSION CONTROL NOTES:

1. ALL AREAS DISTURBED BY SITE GRADING THAT WILL NOT BE CONSTRUCTED UPON FOR 30 DAYS SHALL BE ESTABLISHED WITH TEMPORARY VEGETATION.
2. ALL UNVEGETATED OR DISTURBED AREAS, ON SLOPES 5% OR GREATER, SHALL BE PROTECTED FROM EROSION BY PLACING TEMPORARY SEEDING OF FAST GERMINATING RYE AT A RATE OF 10 TO 15 POUNDS PER 1,000 S.F.
3. PRIOR TO COMMENCEMENT OF GRADING FOR BUILDING CONSTRUCTION, THE "LIMIT OF DISTURBANCE" SHALL BE DELINEATED IN ACCORDANCE WITH THE APPROVED PLAN. UTILIZING TEMPORARY SILT FENCING. FENCING SHALL BE MAINTAINED IN GOOD ORDER UNTIL ALL EXPOSED SOILS ARE STABILIZED THROUGH ESTABLISHMENT OF HEAVY VEGETATIVE COVER.
4. GRADED AREAS ARE TO BE PROTECTED BY PROVIDING TEMPORARY INTERCEPTING DRAINAGE SWALES AT 1% MINIMUM SLOPE AND AS REQUIRED TO DIRECT RUNOFF AWAY FROM DOWNSTREAM CONSTRUCTION. DISCHARGE AREA SHALL BE PROTECTED WITH SEDIMENTATION CONTROL BARRIERS.
5. ALL AREAS OF SOIL DISTURBANCE RESULTING FROM THIS PROJECT SHALL BE SEEDED WITH AN APPROPRIATE PERENNIAL GRASS SEED AND MULCHED WITH HAY OR STRAW WITHIN ONE WEEK OF FINAL GRADING. MULCH SHALL BE MAINTAINED UNTIL A SUITABLE VEGETATIVE COVER IS ESTABLISHED.
6. IF SEEDING IS IMPRACTICABLE DUE TO THE TIME OF YEAR, A TEMPORARY MULCH SHALL BE APPLIED AND FINAL SEEDING SHALL BE PERFORMED AT THE EARLIEST OPPORTUNITY WHEN WEATHER CONDITIONS, GERMINATION AND GROWTH ALLOW BUT NOT MORE THAN SIX MONTHS AFTER PROJECT COMPLETION.
7. ALL SILT FENCES WILL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. REQUIRED REPAIRS WILL BE PERFORMED IMMEDIATELY. SHOULD THE SILT FENCE BECOME INEFFECTIVE PRIOR TO THE END OF ITS EXPECTED USABLE LIFE, IT WILL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT BUT UNDER NO CIRCUMSTANCES SHOULD THE SEDIMENT DEPOSITS EXCEED ONE HALF THE HEIGHT OF THE BARRIERS. ALL SILT FENCES WILL BE MAINTAINED UNTIL ALL UPSLOPE SOILS ARE PERMANENTLY STABILIZED BY VEGETATION.
8. PERMANENT SEEDING REQUIREMENTS: MIXTURE OF PERENNIAL RYE, KENTUCKY BLUE AND
 - * RED FESCUE GRASSES (EQUAL PORTIONS) AT 20 TO 25 POUNDS PER 1,000 SQUARE FEET. STRAW MULCHING AT 5 POUNDS PER 1,000 SQ. FT.
 - * FERTILIZER (5-10-5) AT 5 POUNDS PER 1,000 SQ. FT.
 - * INSTALL EROSION CONTROL NETTING ON ALL GRADES 10% OR GREATER.
 - * PROVIDE PERIODIC WATERING OF THE NEWLY SEEDED AREAS UNTIL GRASS IS MOWABLE.
 - * RESEED ANY WASHED OUT AREAS AS REQUIRED AND UNTIL ALL DISTURBED AREAS HAVE A SATISFACTORY STAND OF GRASS.



PROFILE POND
N.T.S.



OUTLET CONTROL STRUCTURE PDA-1
N.T.S.



THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN THE ENGINEER'S AND LAND SURVEYORS SIGNATURE AND SEAL WHERE APPLICABLE AND SHEETS 1 THROUGH 8 OF 8

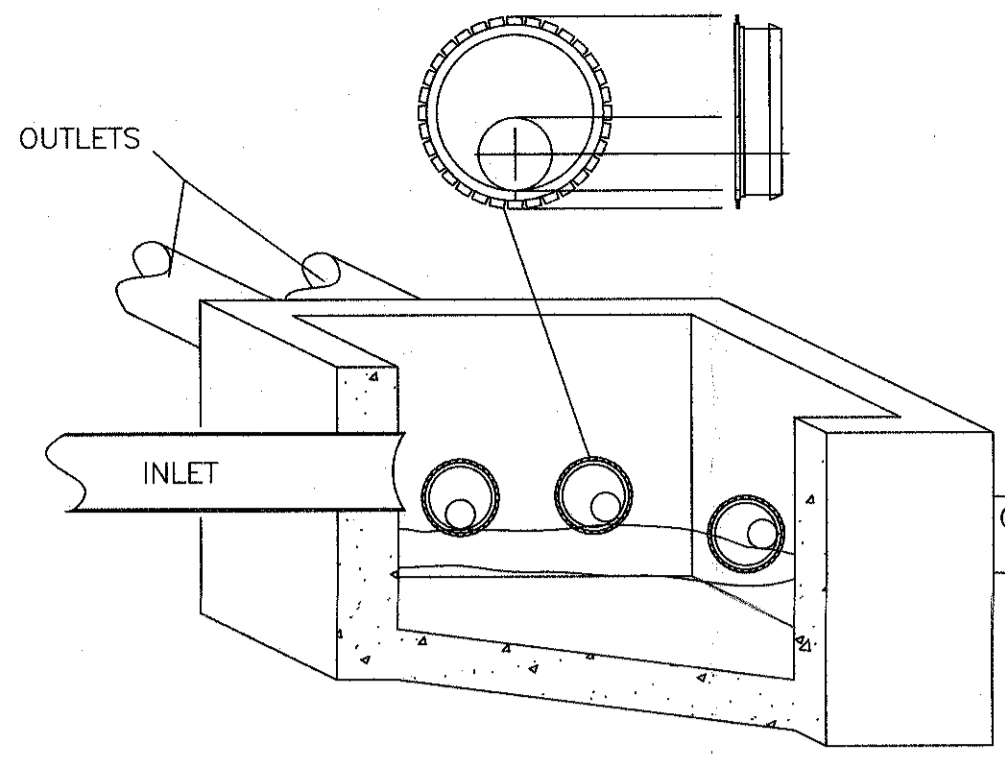
NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID PERMIT HAS BEEN SECURED FROM THE TOWN OF NEWBURGH HIGHWAY DEPARTMENT.

RESERVED FOR TOWN OF NEWBURGH PLANNING BOARD APPROVAL STAMP

2	7/2/19	REVISED AS PER MCGOEY REVIEW LETTER DATED 4/29/19
1	3/14/19	REVISED AS PER MCGOEY REVIEW LETTER DATED 11/9/19
SYMB	DATE	ISSUED FOR
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.		
 FUSCO ENGINEERING & LAND SURVEYING, P.C. CONSULTING ENGINEERS 233 EAST MAIN ST. MIDDLETOWN, NY 10940 PHONE: (845) 344-6863 FAX: (845) 956-9895		
PROJECT TITLE: CBPS REALTY, LLC.		
DRAWING TITLE: TOWN OF NEWBURGH		
PREPARED FOR:	APPROVED BY:	SCALE:
CONSORTI BROS. 208 SOUTH PLANK ROAD NEWBURGH, NY 12550	AAF	AS SHOWN
DESIGNED BY:	REVISION DATE:	REFERENCE NUMBER:
AAF	01/31/18	17-448
DRAWN BY:	DATE:	SHEET NUMBER:
SDB	01/31/18	7
		PAGE 7 OF 8

SEPTIC SYSTEM NOTES:

1. ALL SEWAGE DISPOSAL SYSTEMS ARE TO BE LOCATED AT LEAST 100 FEET FROM STREAMS AND AT LEAST 35 FEET FROM DRAINAGE EASEMENTS.
2. NO MORE THAN ONE (1) SINGLE FAMILY DWELLING PER LOT.
3. NO DRIVEWAYS OR PARKING AREAS ARE TO BE LOCATED OVER THE SEWAGE DISPOSAL SYSTEM.
4. ALL TREES ARE TO BE CUT AND REMOVED FROM THE AREA OF THE SEWAGE DISPOSAL SYSTEM IN A MANNER THAT WILL NOT SIGNIFICANTLY DISTURB THE VIRGIN SOIL.
5. NO ROOF, CELLAR, OR FOOTING DRAINS ARE TO BE DISCHARGED INTO THE AREA OF THE SEWAGE DISPOSAL SYSTEM, OR TOWARD THE WELL.
6. WATER SAVING DEVICES ARE TO BE USED ON ALL WATER FIXTURES.
7. SEPTIC TANKS SHALL BE PRECAST CONCRETE AND SHALL BE MANUFACTURED TO WOODARD'S CONCRETE PRODUCTS SPECIFICATIONS, OR AN APPROVED EQUAL.
8. SEWAGE DISPOSAL SYSTEMS MUST BE DESIGNED BY, LAID OUT IN THE FIELD, SUPERVISED AND INSPECTED DURING CONSTRUCTION AND CERTIFIED AS COMPLETE IN ACCORDANCE WITH THE APPROVED PLANS AND NEW YORK STATE STANDARDS BY A PROFESSIONAL ENGINEER LICENSED IN NEW YORK STATE.
9. THIS SEPTIC DISPOSAL SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS (OVER 100 GAL.) OR WATER SORTERS, AS SUCH THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SEPTIC DISPOSAL SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM.
10. NO GRADING CUTS ARE TO BE MADE IN THE AREA OF THE SEWAGE DISPOSAL SYSTEM. NO FILL IS TO BE PLACED IN THE AREA OF THE SEWAGE DISPOSAL SYSTEM, UNLESS SO INDICATED ON THE PLANS.
11. PROPOSED SEWER LATERALS ARE TO BE LAID OUT AND CONSTRUCTED PARALLEL WITH EXISTING GROUND CONTOURS.
12. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELD EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF THE CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION SO AS TO AVOID ANY UNDESIRABLE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
13. THE DESIGN OF THE SANITARY FACILITIES (WELL AND SEPTIC SYSTEM) SHALL NOT BE CHANGED OR RELOCATED FROM THE APPROVED PLAN WITHOUT PRIOR APPROVAL FROM THE TOWN OF WALLKILL BUILDING DEPT.
14. NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT APPROVAL FROM THE TOWN OF WALLKILL PLANNING BOARD.
15. SEPTIC SYSTEMS SHALL NOT BE LOCATED IN AREAS THAT EXCEED 15% IN SLOPE.
16. ALL WELLS AND SEPTIC SYSTEMS WITHIN 200 FEET OF THE PROPOSED PROJECT HAVE BEEN LOCATED IN THE FIELD AND HAVE BEEN SHOWN HEREON.
17. THE PURCHASER OF THE LOT SHALL BE SUPPLIED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT PLAN OF ALL EXISTING SANITARY FACILITIES.
18. NO SWIMMING POOLS, DRIVEWAYS, OR ANY OTHER STRUCTURE THAT CAN COMPACT THE SOIL SHALL NOT BE LOCATED OVER ANY PORTION OF ABSORPTION FIELD.
19. 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.
20. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY AND WATER TREATMENT, AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION, PRIOR TO OCCUPANCY OF THE HOUSE. THE ENGINEER SHALL CERTIFY TO THE TOWN AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ALL SEPTIC TANK JOINTS ARE SEALED AND TESTED FOR WATER TIGHTNESS.
21. INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWAGE SYSTEM IS REQUIRED WITHIN ONE YEAR OF THE SYSTEM BECOMING AVAILABLE.



FLOW LEVELER DETAIL
(NOT TO SCALE)

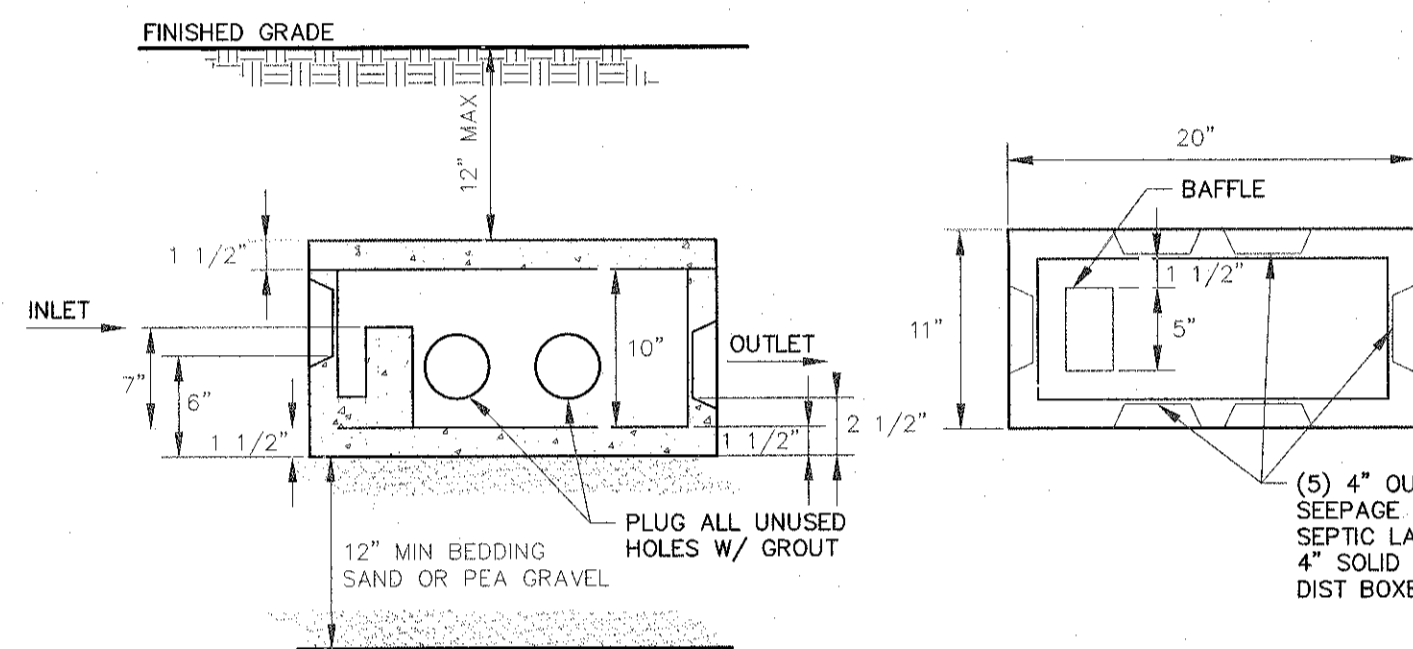
NOTES:

1. FLOW EQUALIZATION DEVICES ARE TO BE USED ON AT THE OUTLET PIPES OF THE DISTRIBUTION BOX, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. DROP BOXES SHOULD BE EXAMINED BETWEEN 6 TO 12 MONTHS AFTER THEY ARE INSTALLED TO DETERMINE IF THEY REMAIN LEVEL AND, IF NECESSARY, TO MAKE ADJUSTMENTS.
3. FLOW LEVELERS SHALL NOT COMPENSATE FOR MORE THAN 1-1/4 INCH DIFFERENCE IN PIPE ELEVATIONS. IN THIS CASE, THE CAUSE OF ELEVATION DIFFERENCES IS TO BE CORRECTED AND THE FLOW LEVELERS AGAIN INSTALLED AND ADJUSTED.

SEWAGE DISPOSAL DESIGN CRITERIA

DATE	TEST NO.	RUN 1	RUN 2	RUN 3	RUN 4	RUN 5	DEPTH OF HOLE (IN.)	STABILIZED RATE (MIN.)	DESIGN RATE (MIN.)	DESIGN MINIMUM TRENCH LENGTH
5/10/19	1	09:25	11:50	12:35	12:55	13:10	24"	13:10	21-30	4 BEDROOM HOUSE REQUIRED
5/10/19	2	21:25	22:42	23:15	23:55	24:10	24"	24:10	21-30	300 L.F. (5 LINES @ 60 L.F.)

THE DAILY FLOW = 4 BEDROOMS @ 110 GPD EACH = 440 GPD
WITH A 21-30 MIN. APPLICATION RATE = 0.60 GPD/SQ. FT.²

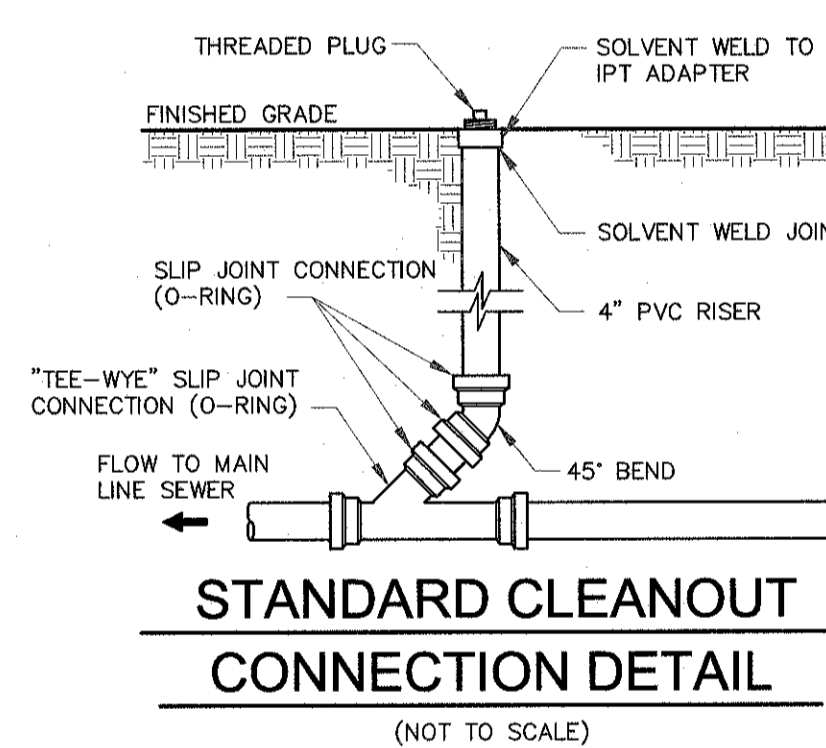


DISTRIBUTION BOX DETAIL
(NOT TO SCALE)

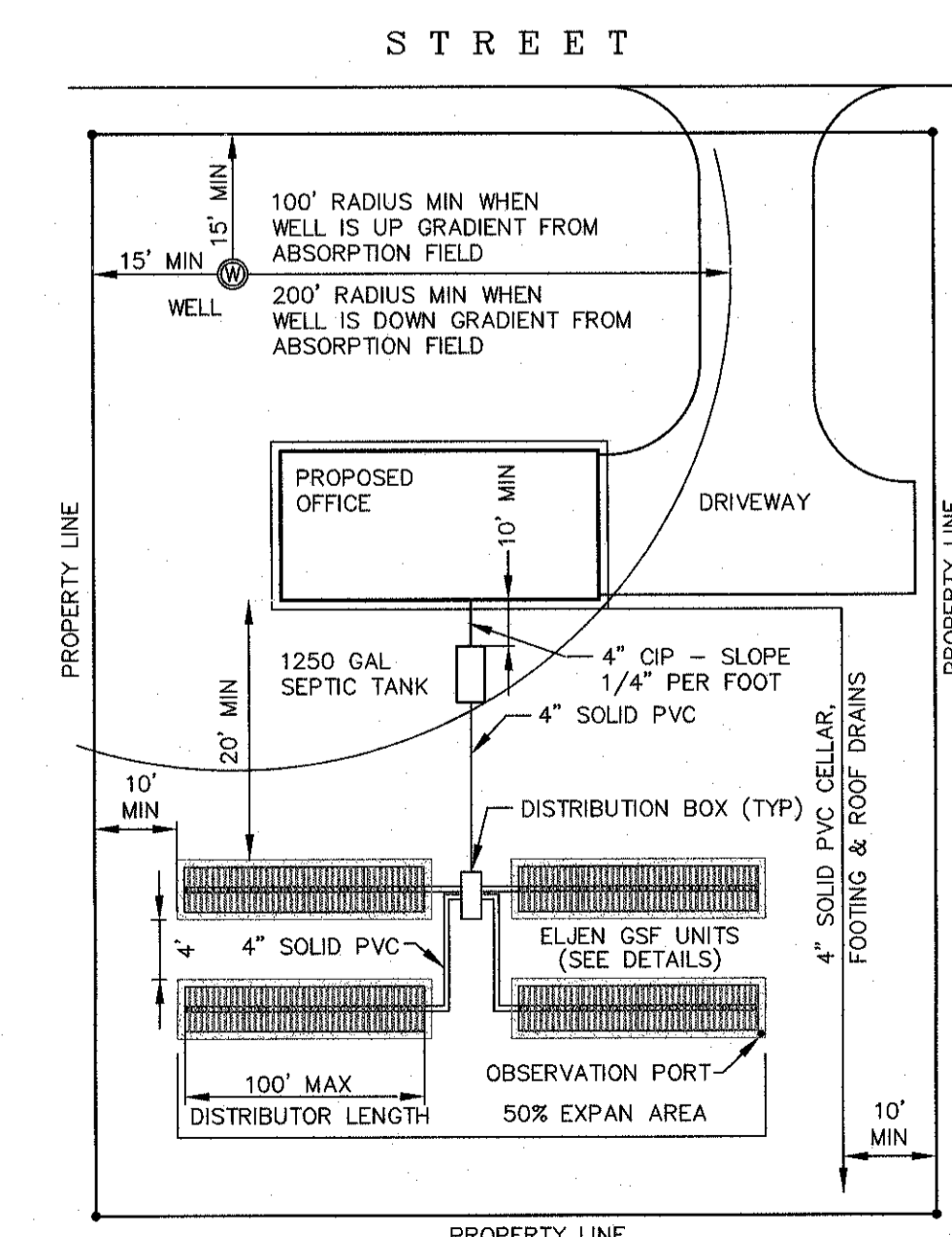
NOTES:

1. PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
2. INVERT ELEVATIONS OF ALL OUTLETS TO THE SEWAGE PITS MUST BE EQUAL.
3. THE SLOPE OF OUTLET PIPES BETWEEN THE DROP BOX AND THE PERFORATED ELJEN MATS SHALL BE 1/16" PER FOOT.
4. THE DISTRIBUTION BOX SHALL BE PLACED ON A 12" BED OF PEA GRAVEL OR SAND AND SHALL HAVE A MINIMUM OF 12" OF COVER.
5. ALL UNUSED HOLES IN DROP BOXES ARE TO BE PLUGGED.
6. PROVIDE A 2" SOLID PVC LEADER BETWEEN THE DISTRIBUTION BOX AND THE PERFORATED PIPE.

SPECIFICATIONS:
WOODARD'S CONCRETE PRODUCTS
PRE-CAST DISTRIBUTION BOX
MODEL NO. DB-6MB, OR EQUAL

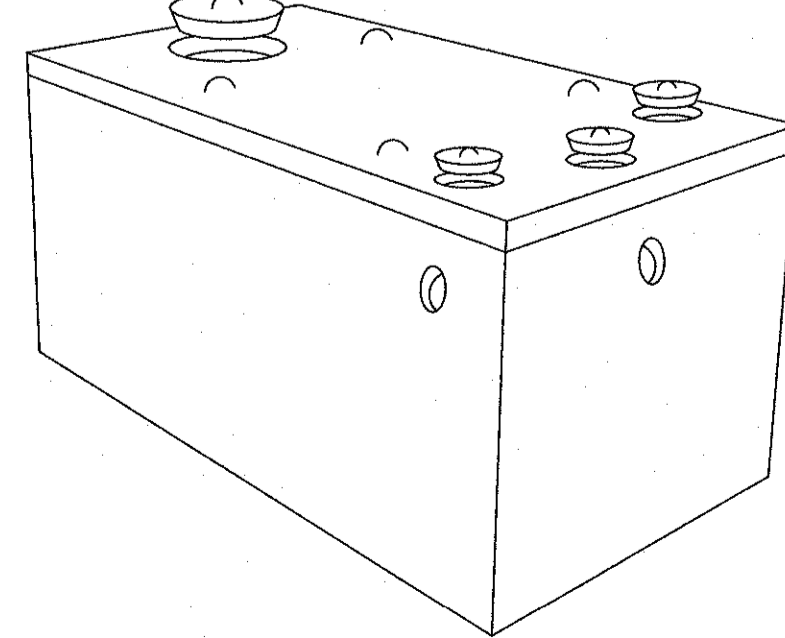


STANDARD CLEANOUT CONNECTION DETAIL
(NOT TO SCALE)



TYPICAL ELJEN TRENCH LOT LAYOUT
(NOT TO SCALE)

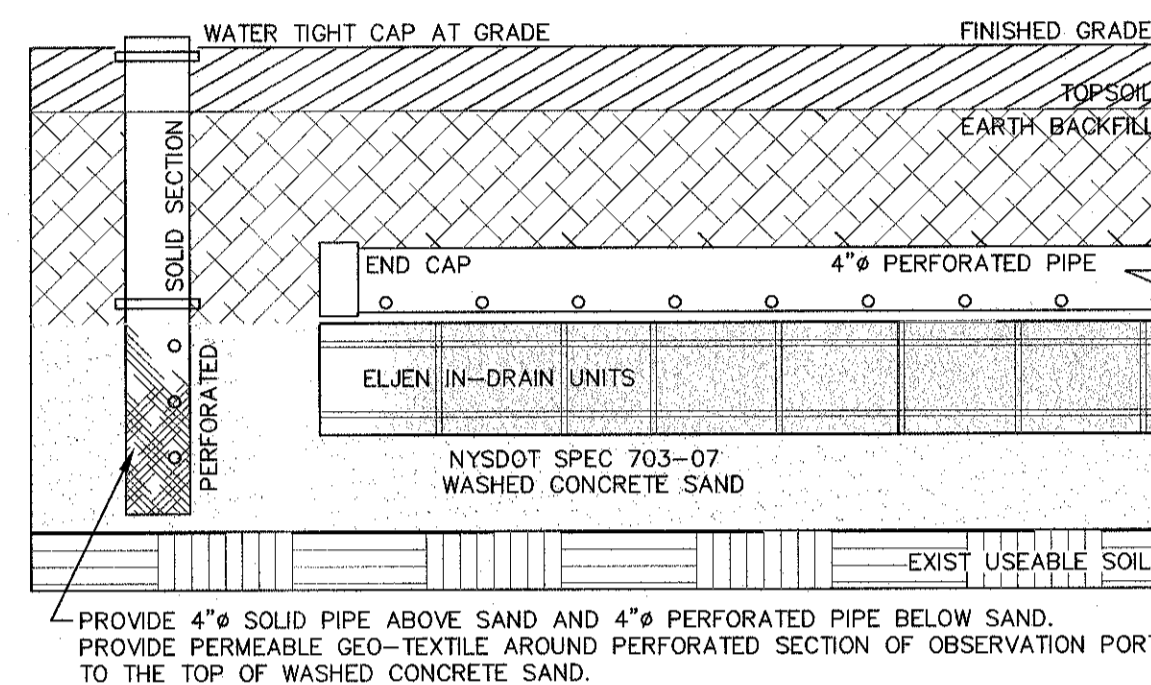
SPECIFICATIONS	PRECAST SEPTIC TANKS
Concrete Minimum Strength: 4000 psi at 28 days Reinforcement: 6"x6"x10ga. Wire Mesh, #4 Rebar Air Entrainment: 6% Construction Joint: Butyl Rubber Sealant Pipe Connection: Polylok Seal (patented) Load Rating: 300 psf Weight = 8,700 lbs for Model ST-1000 Weight = 9,500 lbs for Model ST-1250	MODEL LB-1000 1000 GALLONS Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 Fax 361-1050



SEPARATION DISTANCES FROM WASTE WATER SYSTEMS COMPONENTS TABLE

SYSTEM COMPONENTS	WELL OR SUCTION LINE	STREAM, LAKE WATER COURSE OR WETLAND(S)	DWELLING	PROPERTY LINE
HOUSE SEWER (WATER TIGHT JOINTS)	25' CAST IRON 50' OTHERWISE	25'	3'	10'
SEPTIC TANK	50'	50'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'
ABSORPTION FIELD	100'(a)	100'	20'	10'
DRY WELL (ROOF AND FOOTING DRAINS)	50'	25'	20'	10'

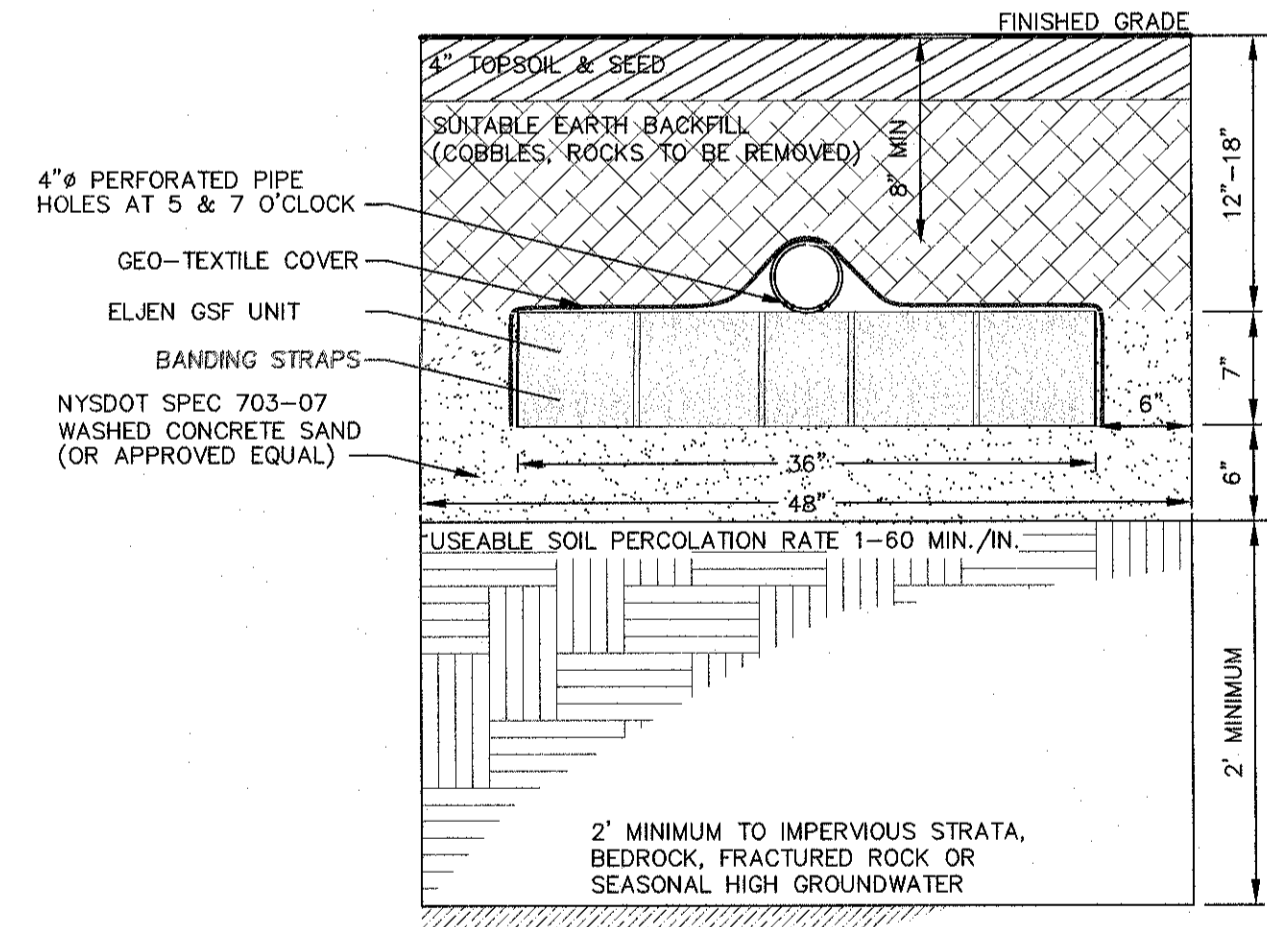
- (a) WHEN SEWAGE TREATMENT SYSTEMS ARE LOCATED IN COURSE GRAVEL OR UPGRADE IN A GENERAL PATH OF DRAINAGE TO A WELL, THE CLOSEST PART OF THE TREATMENT SYSTEM SHALL BE AT LEAST 200' AWAY FROM THE WELL.
- (b) MEAN WATER HIGH MARK
- (c) A MINIMUM SEPARATION OF 35' BETWEEN STORM WATER DRAINAGE MEAN HIGH WATER MARK (EG. SWALES, CULVERTS DETENTION PONDS) AND ABSORPTION FIELDS IS REQUIRED.



ELJEN OBSERVATION PORT DETAIL
(NOT TO SCALE)

ELJEN NOTES:

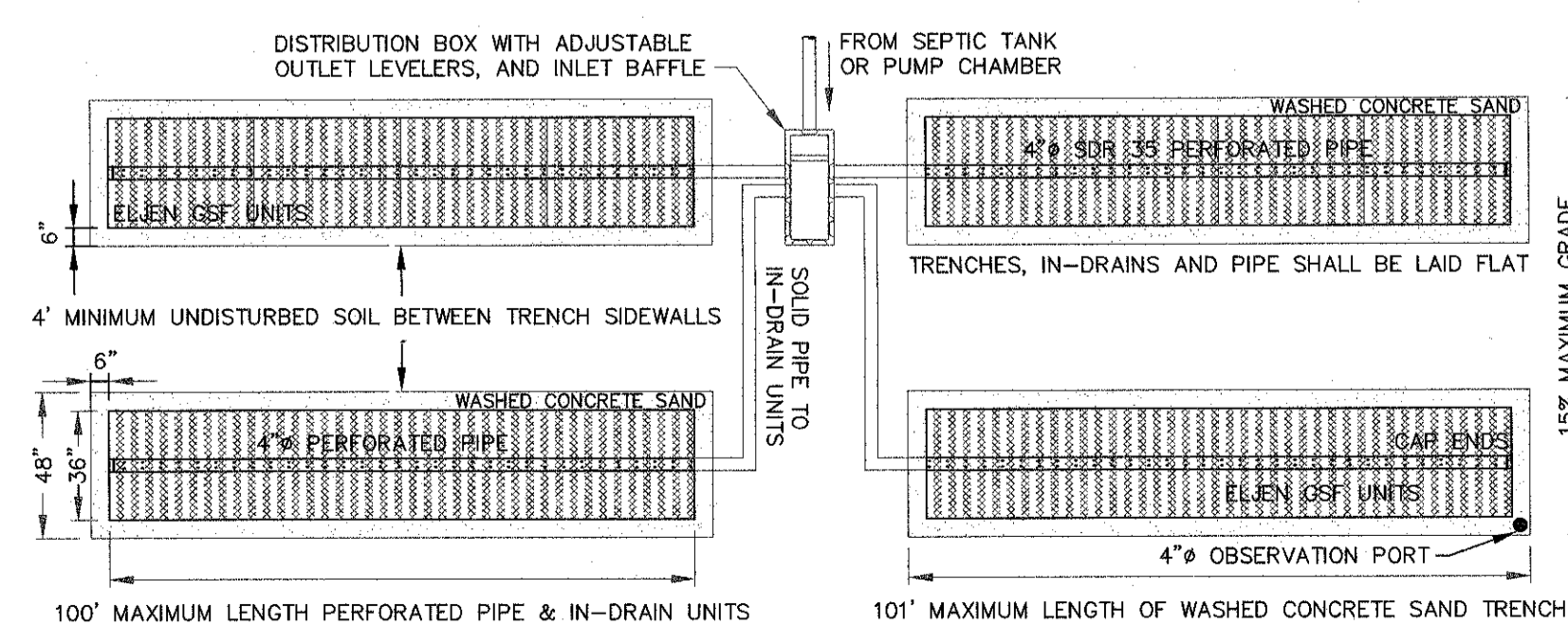
1. NEW ELJEN SANITARY DISPOSAL SYSTEMS REQUIRE A 50% FUTURE REPLACEMENT AREA.
2. TRENCHES SHOULD BE INSTALLED IN TWO DIRECTIONS TO MAXIMIZE THE LENGTH ALONG THE CONTOUR.
3. THERE SHALL BE NO GARBAGE GRINDERS ALLOWED.
4. ALL TRENCHES AND ELJEN GSF UNITS SHALL BE INSTALLED LEVEL.
5. THE ELJEN SYSTEM SAND BED FILL MATERIAL SHALL BE NYS DOT SPEC 703-07.
6. PERFORATED PIPE SHALL BE SECURED TO THE GSF UNITS BY THE WIRE CLAMPS PROVIDED BY ELJEN.
7. THE NUMBER OF UNITS REQUIRED IS REACHED BY DIVIDING THE TOTAL REQUIRED ABSORPTION TRENCH LENGTH BY 4 AND ROUNDING UP TO THE NEAREST WHOLE NUMBER.
8. GSF UNITS SHALL BE INSTALLED SUCH THAT THE PERFORATED PIPE IS PERPENDICULAR TO THE BIO-MAT AND DISPERSED CORE.
9. BACKFILL MATERIAL SHALL BE CLEAN, FREE OF ANY LARGE STONES OR DEBRIS.
10. THERE SHALL BE A MINIMUM OF 4" TOPSOIL AND SHALL BE SEEDED.
11. THE ELJEN GSF UNIT ABSORPTION TRENCH LENGTH IS BASED ON A 4' WIDE TRENCH.
12. PERMEABLE GEO-TEXTILE FILTER FABRIC SHALL BE DRAPED OVER TOP AND SIDES OF GSF UNIT AND PERFORATED PIPE TO PREVENT ANY SILTATION.
13. ALL UNUSED OUTLETS IN DISTRIBUTION BOX AND LINE ENDS SHALL BE CAPPED.



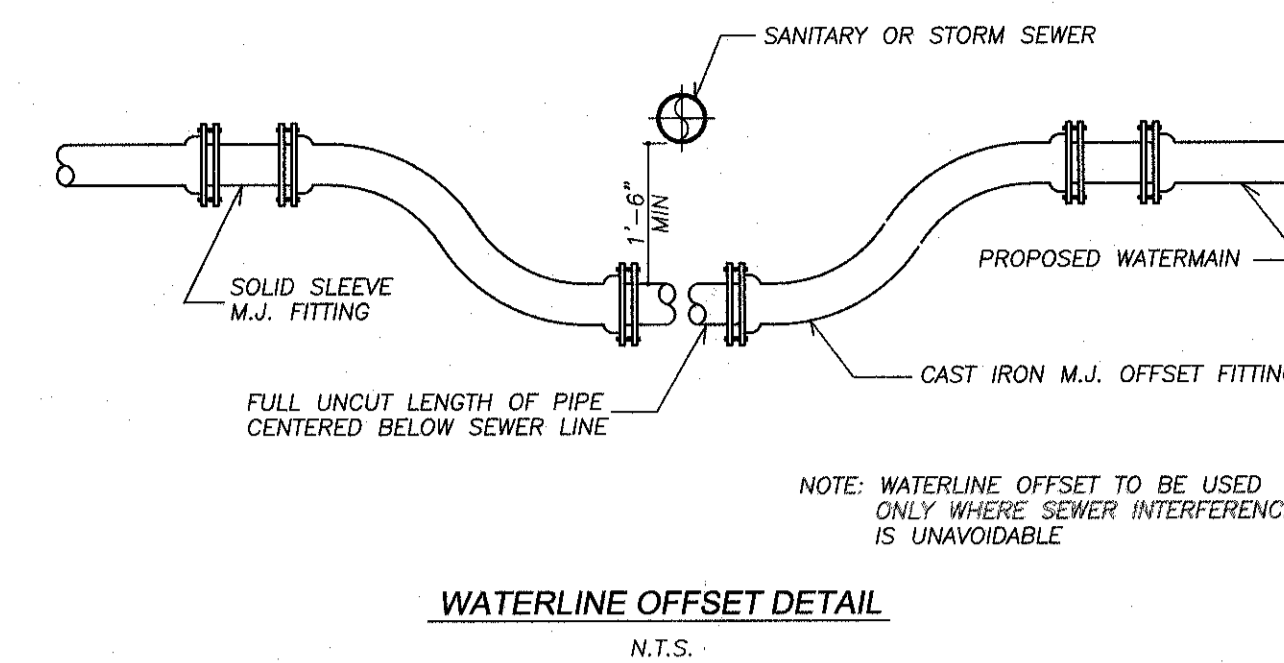
NOTES:

1. DO NOT INSTALL TRENCHES IN WET SOILS.
2. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING SAND.
3. THE ENDS OF ALL DISTRIBUTOR PIPES MUST BE PLUGGED.
4. THERE MUST BE A MINIMUM OF 4"-0" OF UNDISTURBED SOIL BETWEEN TRENCHES.

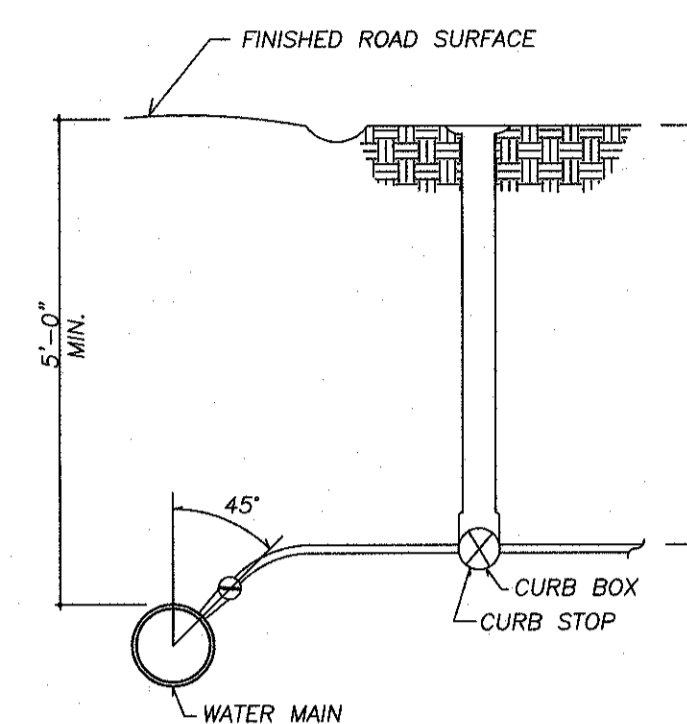
ELJEN GSF CROSS SECTION
(NOT TO SCALE)



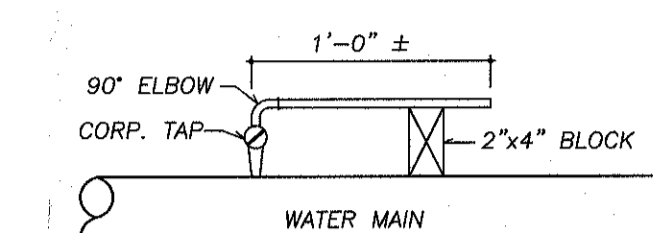
TYPICAL ELJEN IN-DRAIN TRENCH LAYOUT



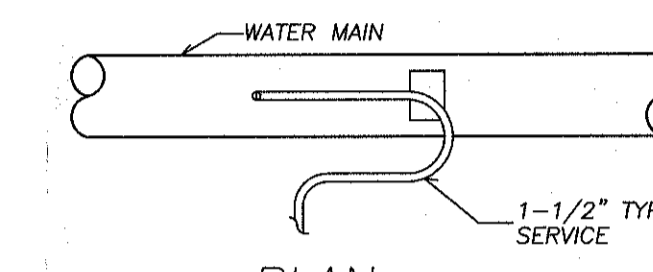
WATERLINE OFFSET DETAIL
N.T.S.



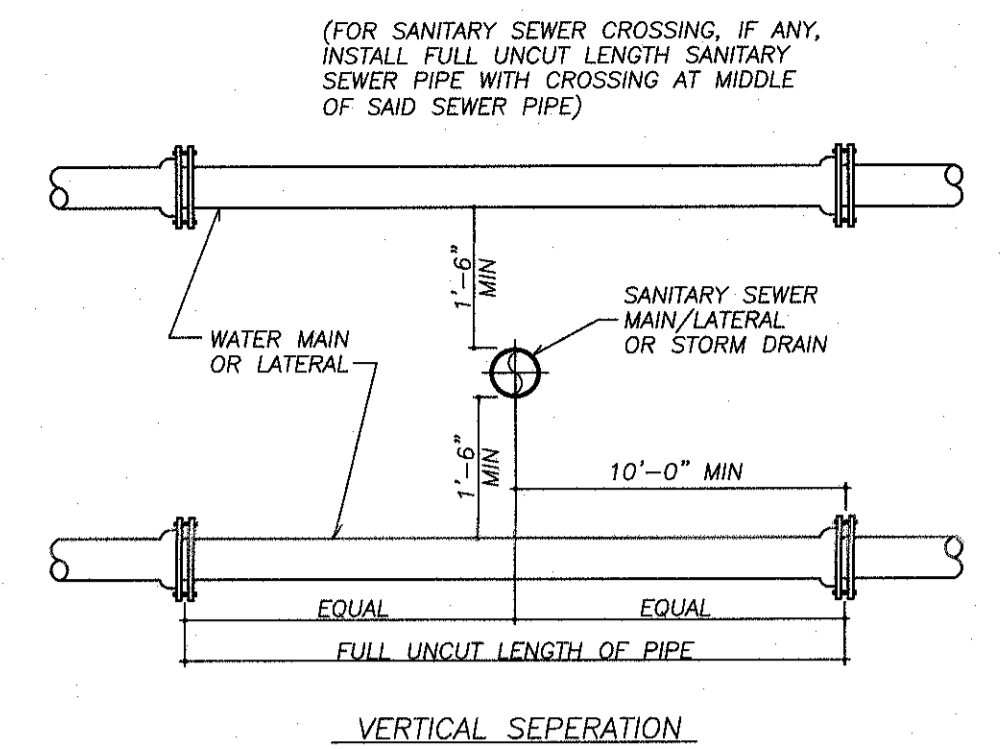
TYPICAL WATER SERVICE DETAIL
N.T.S.



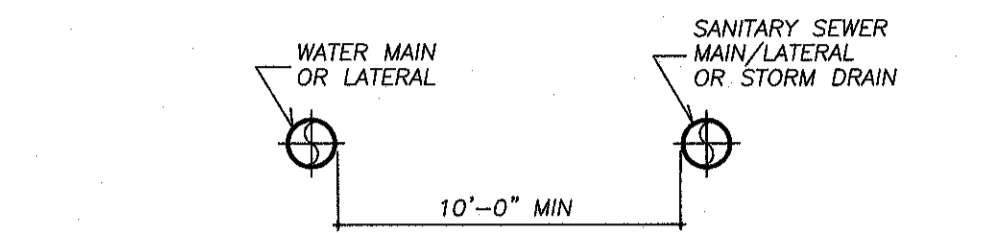
ELEVATION



PLAN



VERTICAL SEPARATION



HORIZONTAL SEPARATION

NOTE: NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE ORANGE COUNTY DEPARTMENT OF HEALTH.
SANITARY/STORM SEWER-WATER MAIN SEPARATION DETAIL
N.T.S.

THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN THE ENGINEER'S AND LAND SURVEYOR'S SIGNATURE AND SEAL WHERE APPLICABLE AND SHEETS 1 THROUGH 8 OF 8
NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID PERMIT HAS BEEN SECURED FROM THE TOWN OF NEWBURGH HIGHWAY DEPARTMENT.

RESERVED FOR TOWN OF NEWBURGH PLANNING BOARD APPROVAL STAMP

NO.	DATE	REVISION	ISSUED FOR
2	7/2/19	REVISED AS PER MCGOEY REVIEW LETTER DATED 4/29/19	
1	3/14/19	REVISED AS PER MCGOEY REVIEW LETTER DATED 11/9/19	

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

FUSCO ENGINEERING & LAND SURVEYING, P.C.
CONSULTING ENGINEERS

238 EAST MAIN ST. MIDDLETOWN, NY 10940
PHONE: (845) 344-5865
FAX: (845) 956-5865

PROJECT TITLE: CBPS REALTY, LLC.

DRAWING TITLE: DETAILS

TOWN OF NEWBURGH

PREPARED FOR: CONSORTI BROS. 208 SOUTH PLANK ROAD NEWBURGH, NY 12550

APPROVED BY: AAF

DESIGNED BY: AAF

DRAWN BY: SDB

SCALE: AS SHOWN

REVISION DATE: 01/31/18

DATE: 01/31/18

STATE OF NEW YORK COUNTY OF ORANGE REFERENCE NUMBER: 17-448 SHEET NUMBER: 8

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