



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

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RICHARD D. McGOEY, P.E.

WILLIAM J. HAUSER, P.E. (NY, NJ &

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

PROJECT NAME: LZL EQUITIES INC. (DUNKIN DONUTS)
PROJECT NO.: 14-02
PROJECT LOCATION: SECTION 14, BLOCK. 1, LOT 43
REVIEW DATE: 30 NOVEMBER 2015
MEETING DATE: 3 DECEMBER 2015
REPRESENTATIVE: MERCURIO NORTON TAROLLI MARSHALL

1. The landscaping plans have been changed per NYS DOT requirements. Stone walls have been eliminated from the right of way based on the NYS DOT requirements. Planning Board should review revised landscaping plan for acceptability .
2. A portion of the stone wall has been retained between the Town Court facility and the Parking area. Pedestrian access between the facilities has not been prevented.
3. NYS DOT has stated that full turning movement will be granted at the subject site with a condition that future restrictions may be imposed .Note eight has been added to the plans as per DOT 's request.
4. Snow storage area has been depicted in the North West portion of the site.
5. Revised sub surface sanitary sewer disposal system is acceptable.

Respectfully submitted,

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

Patrick J. Hines
Principal

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

ACEC Member

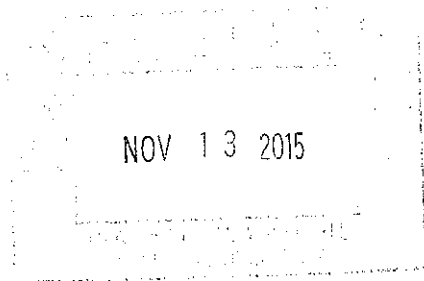
William G. Norton, L.S.
Alphonse Mercurio, L.S.

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

November 10, 2015

Planning Board
Town of Newburgh
308 Gardnertown Road
Newburgh, NY 12550



Re: Job No. 3950
Lands of O'Connor
Tax Map Parcel: 14-1-43
NYS Route 300 & NYS Route 32
Town of Newburgh
Dunkin Donuts Site Plan
Town of Newburgh Project #2014-02

Dear Board Members:

Enclosed please find the following items in reference to the above-captioned project:

1. Twelve (12) copies of the revised Site Plan
2. Twelve (12) copies of the revised Project Narrative
3. Twelve (12) copies of an email from Michael Manning from NYSDOT

The following changes have been made to the plans and report to address the Town of Newburgh Planning Board Engineer's September 25, 2015 comment letter:

1. No alteration or response required.
2. The basis for the design flow rate of 400 gallons per day has been provided on sheet 6 of the Site Plan and in Section D of the Project Narrative. The 0.8 gpd/square foot application rate is based upon the original design by Sidney Horowitz, P.E. A copy of the original design, indicating the application rate, has been attached to the end of the Project Narrative.
3. Sheet 6 of the plan set has been revised to indicate the system will be a conventional absorption trench system.
4. No alteration or response required.
5. An email chain from Michael Manning from NYSDOT and Peter Romano from Chazen Companies has been enclosed. The email chain indicates NYSDOT will allow full access of the existing entrance for the proposed Dunkin Donuts at this time. They reserve the right to restrict the entrance if operational difficulties arise. An appropriate note (Note 8 on Sheet 1) has been added to the plans indicating the potential restriction of the entrance.
6. No alteration or response required.
7. Sheet 7 has been added to the plan set with the necessary Erosion and Sediment Control details and location of such practices.

8. The landscaping plan has been revised to address the NYSDOT requirements to remove the previously proposed stone walls within the "clear zone" (30 feet from the white line). Due to the requirement to remove the stone walls, a series of ornamental grasses have been proposed in place of the main stone wall along the eastern edge of the parking lot. In addition, the landscaping on the northern and southern edges of said parking has been supplemented with additional plantings.
9. Deliveries to the site will be made with a single-unit box truck and not with a semi-trailer. Further, the box truck will make deliveries during off-peak hours (after 10am). If the board desires appropriate notes restricting the size of the delivery vehicle and time of delivery, please indicate and the notes will be added to the plans.
10. Note 3 has been revised to indicate the correct "razed" and an indication that the finished floor elevation will be unchanged.

The following changes have been made to the plans and report to address the Town of Newburgh Planning Board's comment received at the October 1, 2015 meeting:

1. The applicant has chosen to repave the entire parking area rather than top the existing parking lot as was previously proposed.

The following changes have been made to the plans and report to address the Town of Newburgh Planning Board Traffic Consultant's September 30, 2015 comment letter:

2. A snow storage area has been indicated on the plans. Note 9 has been added to sheet 1 of the plan set indicating that if the snow accumulation exceeds the available storage of the snow storage area the snow must be removed from the site and not allowed to accumulate in the parking lot.

The following response has been provided to address the Town of Newburgh Engineer & Deputy Supervisor's September 30, 2015 comment letter:

1. While we appreciate the concerns of the Town Engineer, the proposed entrance to the site is in the under the jurisdiction of the New York State Department of Transportation. As previously mentioned, the NYSDOT has issued a determination on the use of the existing entrance for the proposed use.
2. To date, we have not received any follow up comments from the Town of Newburgh Traffic Advisory Committee.

The following response has been provided to address the Town of Newburgh Supervisor's request for a fence to be installed along the northern property line between the site and the courthouse:

1. As previously indicated, the NYSDOT will not permit any fencing within 30 feet of the white line of NYS Route 32.
2. As indicated in comment 4 of the Town of Newburgh Traffic Consultant's September 30, 2015 letter, the pedestrian traffic between the courthouse and Dunkin Donuts will primarily be from employees and/or customers of the court. The installation of a fence is not only prohibited by NYSDOT, but it would also require court customers and employees to walk out into NYS Route 32 to access the Dunkin Donuts. Pedestrian access is typically encouraged between symbiotic businesses to reduce vehicular trips

between sites. The installation of a fence would prohibit mutual pedestrian access and potentially put pedestrians wishing to access both sites in harm's way.

Please place this project on the next available meeting agenda for discussion.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at lmarshall@mnt-pc.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Marshall', with a large, stylized flourish on the left side.

Lawrence Marshall, P.E.

LM/lm
Enc.

cc: LZL Equities (Michael Nafash)
~~Pat Hines (w/all enc.)~~
Michael Donnelly, Esq. (w/ all enc.)
Kenneth Wersted, PE (w/all enc.)



45 Main Street · P.O. Box 166
Pine Bush, New York 12566
Tel: (845) 744-3620
Fax: (845) 744-3805
Email: mnt-pc@mnt-pc.com

William G. Norton, L.S.
Alphonse Mercurio, L.S.

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

November 11, 2015

Michael P. Manning
NYSDOT - Region 8
4 Burnett Boulevard
Poughkeepsie, NY 12603

Re: Job No. 3950
Lands of O'Connor
Tax Map Parcel: 14-1-43
NYS Route 300 & NYS Route 32
Town of Newburgh
Dunkin Donuts Site Plan
SEQR # 15-119

Dear Mr. Manning:

Enclosed please find the following items in reference to the above-captioned project:

1. Three (3) copies of the revised Site Plan
2. Three (3) copies of the revised Project Narrative
3. One (1) CD containing digital copies of the enclosed documents

In response to your comment letter dated October 15, 2015, the following responses/alterations have been provided:

1. After discussion between the NYSDOT and the applicant's traffic consultant, Chazen Companies, on the issue raised in item #1, NYSDOT provided the following direction:
The Department has further considered all vehicle movements at the site access. At this time, full access will be allowed with the stipulation that if operational difficulties arise, a turn restriction(s) will be imposed. Operational difficulties would include an increase in crashes related to the turn movements and/or queuing of Route 32 northbound traffic back to the intersection. Understand that any turn prohibition enacted would be in effect for 24 hours. Please include appropriate verbiage to this effect on the plan sheet.
Note 8 has been provided on sheet 1 of the plan set for your consideration.
2. It is our understanding that the traffic consultant and NYSDOT has resolved the concerns and no updated traffic study is required.
3. The previously proposed stone wall has been removed from the plan and replaced with low growing grasses and bushes.
4. A digital copy of all enclosures has been included on the enclosed CD.
5. The Town of Newburgh Planning Board declared the action a Type II action and is therefore exempt from SEQR.

Please review the enclosed documents and comment. Any attempts to expedite the review of this project would be greatly appreciated.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at lmarshall@mnt-pc.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lawrence Marshall', with a large, stylized flourish on the left side.

Lawrence Marshall, P.E.

LM/lm
Enc.

cc: LZL Equities (Michael Nafash)
Pat Hines (w/ all enc.)
Michael Donnelly, Esq. (w/ all enc.)
Kenneth Wersted, PE (w/all enc.)
Town of Newburgh Planning Board



45 Main Street · P.O. Box 166
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Tel: (845) 744-3620
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William G. Norton, L.S.
Alphonse Mercurio, L.S.

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

Project Narrative

For

Dunkin Donuts
301 Route 32
Town of Newburgh
Orange County, New York
Town of Newburgh Project #2014-02

Prepared for:
LZL Equities, LLC
82 Alize Drive
Kinnelon, NJ 07405

Prepared by:
Mercurio-Norton-Tarolli-Marshall, P.C.
P. O. Box 166
45 Main Street
Pine Bush, NY 12566
(845) 744-3620

Lawrence Marshall, P.E.

Prepared:
September 24, 2015
Last Revised:
November 10, 2015

A. Description of Project Site

The project site is located at the corner of NYS Route 300 and NYS Route 32 in the Town of Newburgh, County of Orange, State of New York. The site is located on the northerly side of NYS Route 300, across the street from Villa Italia restaurant and located on the westerly side of NYS Route 32, across the street from Sunoco Gas Station and Convenience Store. The site is designated as tax map parcel: Section 14, Block 1, Lot 43. The project site contains a total of 0.466 acres of land (20,282 square feet) located in the B zoning district.

B. Description of the Project Site

The project site currently contains a vacant commercial building, parking lot, lighting, and sub-surface sewage disposal system. The site is currently accessed via a 26.2 foot wide curbed entrance to NYS Route 32. Based upon an analysis of the septic system by Michael A. Morgante, P.E. from Arden Consulting Engineers, PLLC on March 19, 2015, the existing septic system was designed for 800 gallons per day and consists of 10 absorption trench laterals at 50 linear feet each (500 feet total). The existing septic system was found by Mr. Morgante to be able to be "utilized immediately". The existing building is served by public water from an existing connection to the water main in NYS Route 300.

C. Description of Proposed Improvements

The proposed development involves the removal of the existing building and reconstruction on the existing building footprint. The new building will be utilized as a Dunkin Donuts. The existing entrance to the site will remain the same and the parking lot will be modified to accommodate additional vehicles. As the existing parking lot is atypical, portions of the existing parking lot will be removed to bring the parking lot layout into conformance with Town of Newburgh standards. Updates to the parking area shall include modifications to space sizes, orientation, and aisle widths. To accommodate the anticipated parking demand, the parking lot will be expanded to the north to increase the number of available parking spaces to 24, as requested by the Town of Engineer Traffic Consultant. In total, the removal of portions of existing asphalt and the additional of parking spaces results in approximately 533 square feet of additional impervious surface (8,743 square feet of existing pavement vs. 9,276 square feet of proposed pavement).

The lighting on the site will consist of 2 – 16 foot high pole mounted, 223w LED fixtures located on the west and south sides of the parking areas. A lighting plan specifying the light location and resulting light intensities has been provided as Sheet 5 of the Site Plan.

Landscaping will consist of decorative stonewalls around the north side of the parking lot and a mixture of ornamental grasses, trees, and shrubs around the proposed building and remainder of the parking lot. The landscaping plan has been designed to complement the existing commercial sites on the adjoining parcels. A landscaping plan has been provided as Sheet 4 of the Site Plan. Due to the NYSDOT denying the request for the installation of stonewalls along the eastern edge of the parking lot, the previously shown stonewall

has been removed and replaced with a series of ornamental grasses. Ornamental grasses have been selected for this area due to the proximity of the landscaping to paved areas, the hardiness of grasses to survive through the winter. The landscaped areas on either side of the parking lot have also been supplemented to include additional landscaping.

D. Septic System Modifications

Due to approximately half of the existing septic system being located under the proposed parking lot, the existing septic system will be modified to remove the laterals under the parking area and supplement the remaining laterals. As shown on the site plan, the five (5) existing laterals on the northeast portion of the site will be removed to accommodate the proposed parking area. Three (3) additional laterals will be moved from the southern portion of the field to accommodate the installation of three (3) new laterals. At completion, the septic system will consist of five (5) laterals at 50 linear feet each (250 linear feet of absorption trench total). Utilizing the design application rate of 0.8 gpd/sf (see attached design plans prepared by Sidney Horowitz), the 250 linear feet of trench (500 square feet of absorption area) will have a permitted daily flow rate of 400 gallons per day.

Based upon the NYSDEC New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, March 5, 2014 edition, a fast-food restaurant has a typical hydraulic loading rate of 25 gallons per day (gpd) per seat. With a 20% reduction in loading rate due to the use of water saving devices, the anticipated loading rate for the store is 20 gpd per seat. The proposed store is anticipated to have between 18 and 20 seats. Utilizing the 20 seat maximum, the store has an anticipated hydraulic loading rate of 400 gpd. Based upon the permitted daily flow rate of the modified system of 400 gpd, the existing system will comply with New York State Department of Environmental Conservation requirements for the proposed use.

No modification to the existing septic tank or grease trap is proposed. The 1,500 gallon septic tank will remain in place and a new PVC pipe will be installed to the first lateral of the absorption field. The existing grease trap is reputedly a 150 gallon Kaustone #250 tank. As specified on the site plan, the grease trap will be emptied and inspected for function. If the tank is found to be in disrepair, the tank will be repaired or replaced in kind.

E. Stormwater Management

As previously stated, the proposed improvements will increase the existing impervious cover on the site by approximately 533 square feet through the expansion of the parking area to the north. All of the runoff from the site currently drains to the existing driveway accessing the Town of Newburgh Recreation Department building. Runoff is conveyed through an existing ditch on the east side of aforementioned driveway to an existing 24" corrugated metal (CMP) culvert near the northerly corner of the Dunkin Donuts parcel. The culvert conveys water to the west to the Quassaic Creek.

Runoff from the proposed parking lot expansion will be conveyed to and collected by a catch basin located at the northwesterly corner of said parking area. Stormwater will be

Lawrence Marshall

From: Peter Romano [promano@chazencompanies.com]
Sent: Tuesday, November 03, 2015 11:26 AM
To: Lawrence Marshall; Michael Nafash
Cc: Mike Hartman
Subject: FW: 2015 11 03 RE: NYSDOT SEQR #: 15-119

Larry and Michael N-

After further review of our Traffic Report, please see the Department's response below.

Is this acceptable to you both?

Please let me know your thoughts.

Pete-

From: Mike Hartman
Sent: Tuesday, November 03, 2015 11:08 AM
To: 'Manning, Michael (DOT)' <Michael.Manning@dot.ny.gov>
Cc: Sassi, Michael (DOT) <Michael.Sassi@dot.ny.gov>
Subject: RE: 2015 11 03 RE: NYSDOT SEQR #: 15-119

Mike M - Thank you for the response. The plan sheet will include the stipulation noted in your response.

Mike S. – I will be leaving Chazen after December. It was enjoyable working with you on the various projects.

Mike H

From: Manning, Michael (DOT) [<mailto:Michael.Manning@dot.ny.gov>]
Sent: Tuesday, November 03, 2015 11:03 AM
To: Mike Hartman
Cc: Sassi, Michael (DOT)
Subject: 2015 11 03 RE: NYSDOT SEQR #: 15-119

Mike

The Department has further considered all vehicle movements at the site access. At this time, full access will be allowed with the stipulation that if operational difficulties arise, a turn restriction(s) will be imposed. Operational difficulties would include an increase in crashes related to the turn movements and/or queuing of Route 32 northbound traffic back to the intersection. Understand that any turn prohibition enacted would be in effect for 24 hours. Please include appropriate verbiage to this effect on the plan sheet.

Mike M.

From: Mike Hartman [<mailto:mhartman@chazencompanies.com>]
Sent: Tuesday, October 27, 2015 11:49 AM
To: Manning, Michael (DOT)
Subject: NYSDOT SEQR #: 15-119

Michael

I have reviewed your 10/15/15 letter to Lawrence J. Marshall, P.E. in regard to the proposed Dunkin Donuts on Routes 32 and 300 in the Town of Newburgh.

Your 10/15 letter is attached as well as two pages from the latest TIA for this project which discuss queues.

It is our feeling that the attached two pages adequately discusses the "potential for operational difficulties" that "may necessitate left turn prohibitions", and summarizes that any problem, if developing, would only be for the peak morning hour or hours, and would not be affecting any significant traffic volume of turning vehicles. Although not stated in the attached discussion, the enactment of left turn restrictions would not be considered warranted based on the discussion presented.

The site driveway is an existing driveway and the previous occupant of the site was a pizza restaurant. There are, and were, no turn restrictions in place at this location.


I would like to discuss this further with you as warranted. If would please indicate a time frame when you can discuss this further and a phone number, I will call you at your convenience.

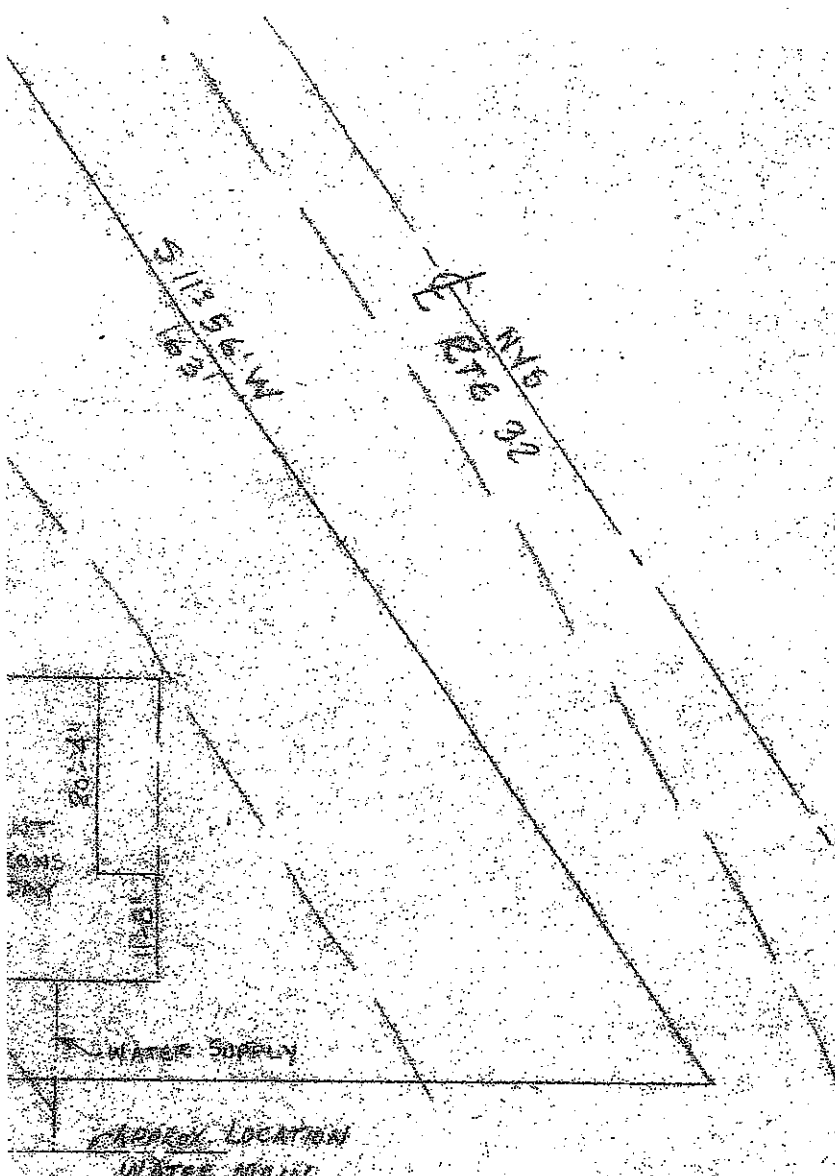
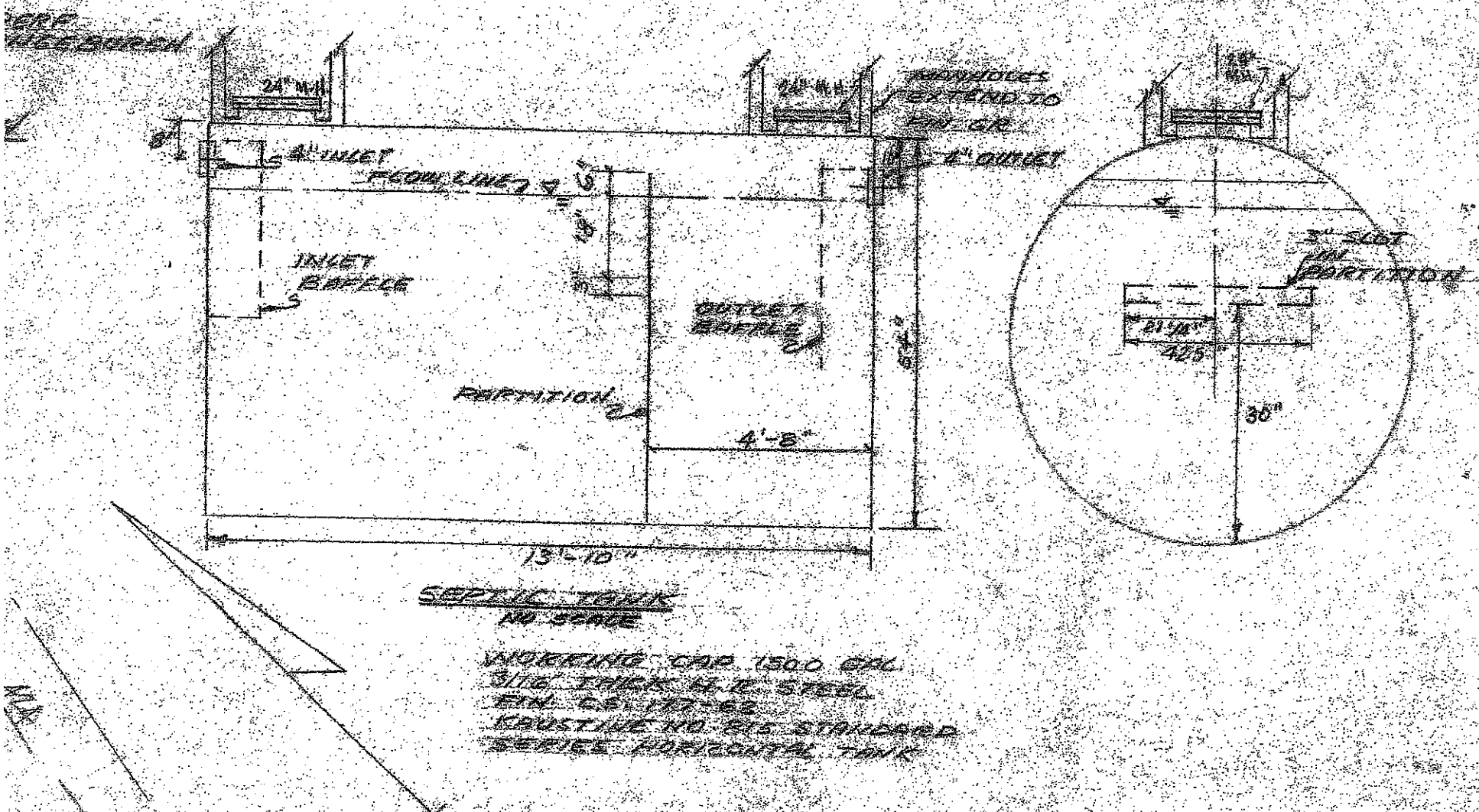
Thank you

Mike

Mike Hartman, PE
Senior Transportation Engineer
The Chazen Companies
547 River Street, Troy, NY 12180
518-266-7369
Fax: 518-273-8391
www.chazencompanies.com

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ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

August 31, 1973

These plans for Sandy's Place Restaurant, Sewage Disposal System,

T. Newburgh

are hereby approved pursuant to Article 12 of the Public Health Law subject to the provisions of the permit issued this day.

ASSISTANT COMMISSIONER

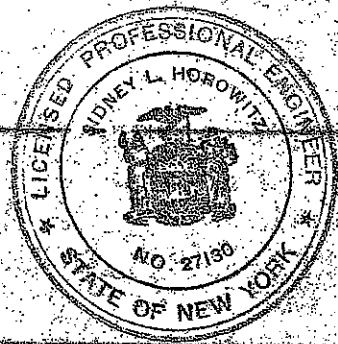
[Signature]

SEWAGE DISPOSAL SYSTEM

FOR

SANDY'S RESTAURANT

TOWN OF NEWBURGH,
ORANGE CO. NEW YORK



OWNER:
SANDY MARTIN
RTE 32 HOLT'S CORNER
PO BOX 2005
NEWBURGH, N.Y. 12550

BY *[Signature]*
SIDNEY L. HOROWITZ, C.E.
105 ALBANY ST.
MONTICELLO, N.Y.

SCALE 1" = 20'

10 MAR 73
REV 9 JUNE 73
REV 17 AUG 73

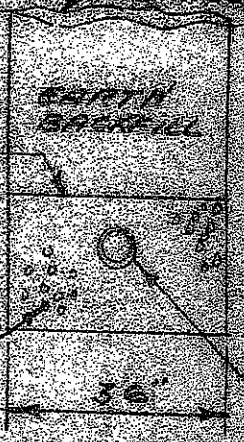
THE FOLLOWING GENERAL REQUIREMENTS FOR THE SYSTEM SHALL BE OBSERVED TO BE IN ACCORDANCE WITH THE TOWN OF NEWBURGH SANITARY SEWER TO BE A TYPICAL 12" DIA. 14' PER FT. BE THE FROM TANK TO THE FIELDS SHALL BE 4" FIBER GLASS UNREINFORCED OR EQUAL WITH TIGHT JOINTS. SLOPE SHALL BE 1/8" PER FT. LEACHING TRENCH SHALL BE 36" IN WIDTH UNREINFORCED CONCRETE WITH 1% SLOPE. THE TOP OF LEACHING MATERIALS SHALL BE SPACED 1/2" IN 5' OF OC. SANDS IN LEACHING AREAS SHALL NOT EXCEED 1-0' CUT OR FILL.

SOIL PERCOLATION TEST INDICATED 1" DEEP FROM 15 TO 5" IN AVERAGE OF 27 MINUTES ON 10 AUG 73. SEWAGE APPLICATION RATE OF GAL PER 5' PER DAY.

WATER SUPPLY IS MUNICIPAL FROM TOWN OF NEWBURGH WATER W.

NO STRAINING UNREINFORCED BLUE PAPER

27
5
6

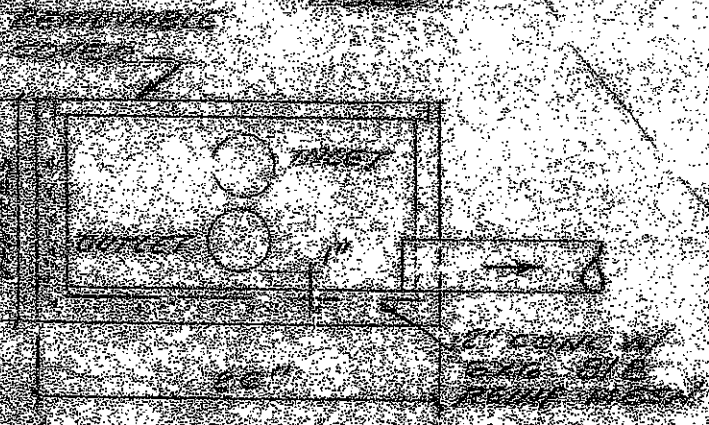


GRADED GRAVEL OR CRUSHED STONES 3/4" TO 1 1/2"

DETAIL LEACH LINE TRENCH NO SCALE

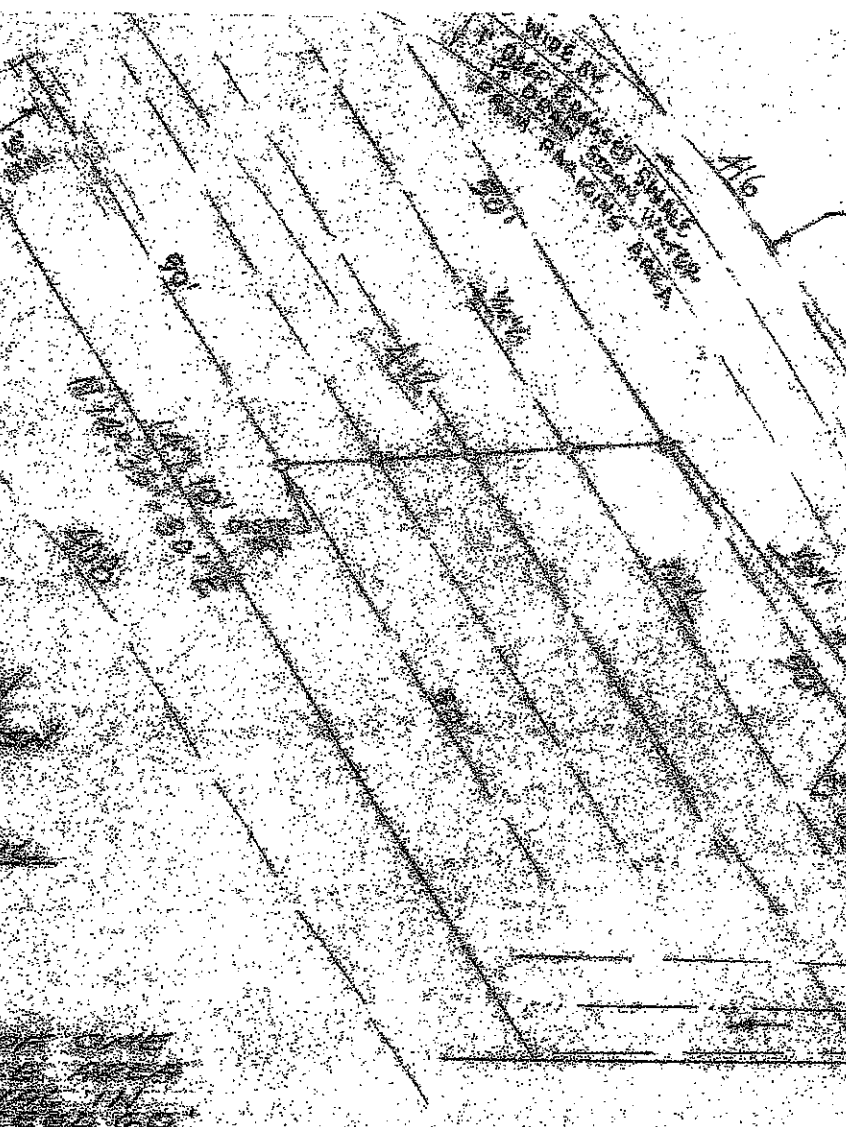
INLET

S 46° 48' 30" E



DISTRIBUTION BOX DETAIL

- GENERAL NOTES
1. THE SYSTEM SHALL BE DESIGNED TO BE IN ACCORDANCE WITH THE TOWN OF NEWBURGH SANITARY SEWER TO BE A TYPICAL 12" DIA. 14' PER FT. BE THE FROM TANK TO THE FIELDS SHALL BE 4" FIBER GLASS UNREINFORCED OR EQUAL WITH TIGHT JOINTS. SLOPE SHALL BE 1/8" PER FT. LEACHING TRENCH SHALL BE 36" IN WIDTH UNREINFORCED CONCRETE WITH 1% SLOPE. THE TOP OF LEACHING MATERIALS SHALL BE SPACED 1/2" IN 5' OF OC. SANDS IN LEACHING AREAS SHALL NOT EXCEED 1-0' CUT OR FILL.
 2. SOIL PERCOLATION TEST INDICATED 1" DEEP FROM 15 TO 5" IN AVERAGE OF 27 MINUTES ON 10 AUG 73. SEWAGE APPLICATION RATE OF GAL PER 5' PER DAY.
 3. WATER SUPPLY IS MUNICIPAL FROM TOWN OF NEWBURGH WATER W.
 4. THE FIELD TO BE DRIVEN WITHIN OF THE PROPERTY BOUNDARY.
 5. DRIVEWAYS TO BE CONCRETE 30" WIDE TO BE IN THE FIELDS.
 6. GRAVEL OR CRUSHED STONES SHALL BE USED IN VICINITY OF THE FIELD.



NO PARKED CARS WESTERLY OF THIS LINE. SNOW FENCE WILL BE ERECTED ON THIS LINE.

100 GAL GRAVEL SAND, KANSASITE NO. 556

KITCHEN WASTE



161.5' N 40° 48' W

NYS RFE 300

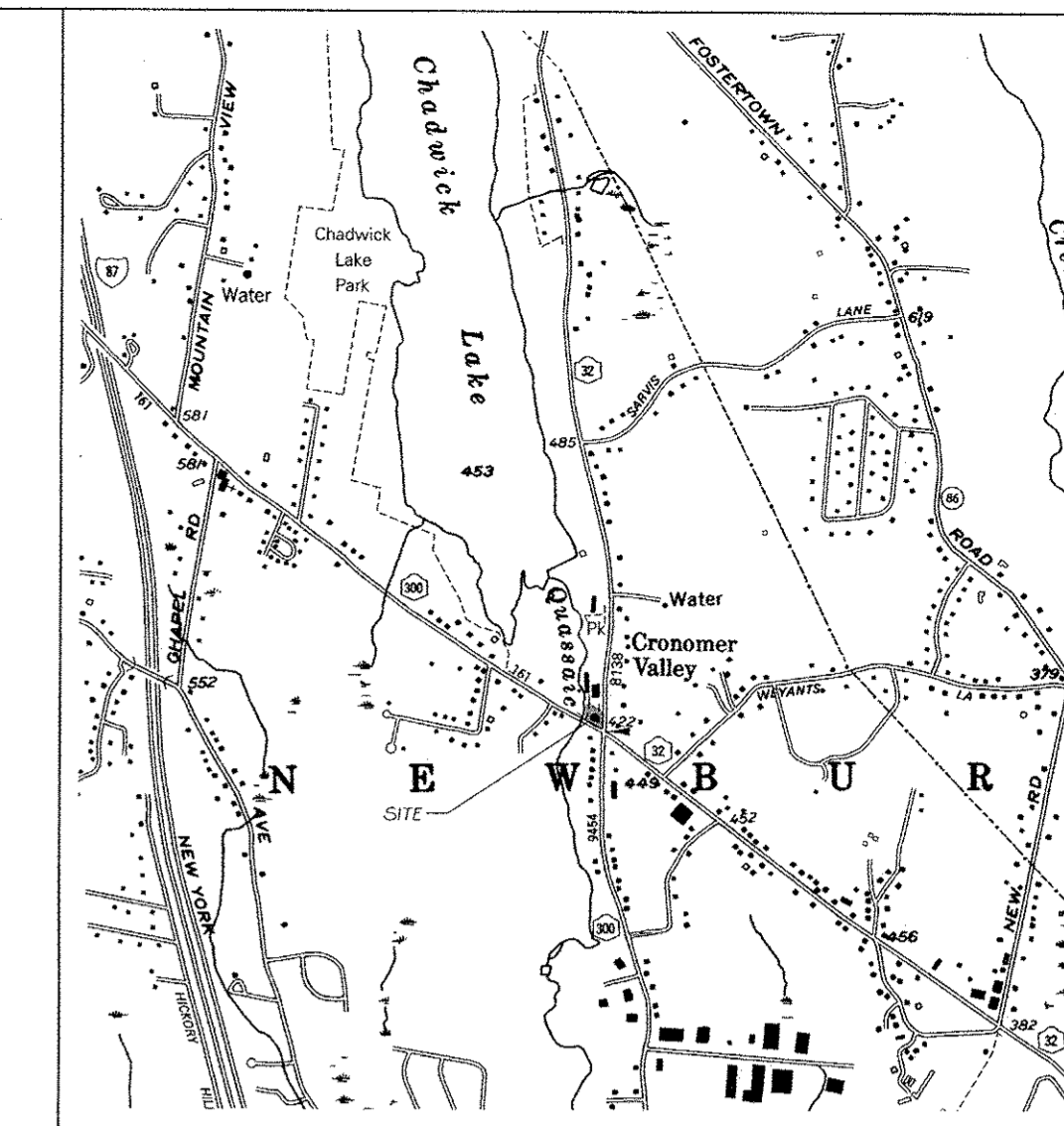
Parking Requirements

USE	PARKING REQUIREMENT	GROSS LEASABLE FLOOR SPACE	SPACES REQUIRED
RETAIL STORE	1 SPACE PER 150 SF OF GROSS LEASABLE FLOOR SPACE	1,866 SF	12.44
TOTAL PARKING SPACES REQUIRED			12.44
TOTAL PARKING SPACES PROVIDED			24

Zoning Legend: B

	REQUIRED (1)	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SQ.FT.	20,282 SQ.FT.	20,282 SQ.FT.
MINIMUM LOT WIDTH	130'	154'	154'
MINIMUM LOT DEPTH	12.5'	136.7'	136.7'
MINIMUM YARDS			
FRONT (NYS ROUTE 32) (2)	60'	214'	214'
FRONT (NYS ROUTE 300) (3)	60'	48'	48'
SIDE (EACH)	15'	95.5'	94.3'
REAR	30'	48.5'	48.5'
MAXIMUM BUILDING COVERAGE	50%	9.2%	9.2%
MAXIMUM BUILDING HEIGHT	35'	115'	121.5'
MAXIMUM LOT SURFACE COVERAGE	80%	88.2%	18.5'

(1) TOWN OF NEWBURGH ZONING BOARD OF APPEALS ISSUED AN INTERPRETATION THAT PROPOSED USE IS CLASSIFIED AS A CONVENIENCE STORE ON AUGUST 28, 2014. BULK ZONING REQUIREMENTS SHOWN ARE BASED UPON THE USE BEING A CONVENIENCE STORE WITH OR WITHOUT GASOLINE FILLING STATION (USE 6 IN THE B ZONING DISTRICT).
 (2) TOWN OF NEWBURGH ZONING BOARD OF APPEALS GRANTED A VARIANCE FOR THE EXISTING SETBACK TO NYS ROUTE 32 ON JANUARY 22, 2015.
 (3) TOWN OF NEWBURGH ZONING BOARD OF APPEALS GRANTED A VARIANCE FOR THE EXISTING SETBACK TO NYS ROUTE 300 ON JANUARY 22, 2015.



Location Map
SCALE: 1" = 2,000'

Notes:

- RECORD OWNER: MATTHEW T. O'CONNOR
4 FIELDSTONE COURT
NEWBURGH, NY 12550
- APPLICANT: LZL EQUITIES, LLC
MICHAEL NAFAHI
82 ALIZE DRIVE
KINGELTON, NJ 07905
(973) 464-4419
- EXISTING STRUCTURE SHALL BE RAZED AND THE NEW DUNKIN DONUTS SHALL BE CONSTRUCTED ON THE EXISTING FOUNDATION. NO CHANGE IN THE FINISHED FLOOR ELEVATION OF THE BUILDING IS PROPOSED.
- THE EXISTING SEPTIC SYSTEM SHALL BE MODIFIED AS FOLLOWS:
 (A) FIVE (5) LATERALS ON THE NORTHEAST SIDE OF THE LEACH FIELD SHALL BE REMOVED FROM THE DISTRIBUTION BOX AND THE DISTRIBUTION BOX HOLE CAPPED.
 (B) TOP, SECOND, AND FOURTH LATERALS ON SOUTHWEST SIDE OF THE LEACH FIELD SHALL BE REMOVED, BACKFILLED WITH SIMILAR MATERIAL TO ON-SITE SOIL, AND THE DISTRIBUTION BOX HOLE CAPPED.
 (C) THREE (3) NEW LATERALS SHALL BE INSTALLED BETWEEN AND ADJACENT TO THE EXISTING ABSORPTION TRENCHES. THE PIPING BETWEEN THE SEPTIC TANK AND DISTRIBUTION BOXES SHALL BE MODIFIED TO ACCOMMODATE THE REMOVAL AND INSTALLATION OF LATERALS.
 THE TOTAL LEACH FIELD PROPOSED FOR THE SYSTEM IS 250 FEET (5 LATERALS AT 50 LINEAR FEET EACH). SEE SEWER SHEET FOR DESIGN CALCULATIONS.
- EXISTING GREASE TRAP IS REPORTEDLY A 150 GALLON KAUSTONE #250. GREASE TRAP SHALL BE EMPTIED AND INSPECTED FOR FUNCTION. IF THE TANK IS FOUND TO BE IN DISREPAIR, THE TANK SHALL BE REPLACED IN KIND.
- LATITUDE AND LONGITUDE COORDINATES PROVIDED ARE BASED UPON ITOUCHMAP.COM/LATLONG.HTML.
- LOCATION OF EXISTING WATER MAIN ALONG NYS ROUTE 300 IS APPROXIMATE AND BASED UPON CONVERSATIONS WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRECISE LOCATION OF EXISTING WATER MAIN SHALL BE MARKED PRIOR TO BEGINNING ANY WORK ON THE WATER SERVICE TO THE PROPOSED BUILDING.
- NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) WILL ALLOW THE EXISTING ENTRANCE TO BE USED WITH FULL ACCESS. IF OPERATIONAL DIFFICULTIES ARISE, NYSDOT WILL IMPOSE TURN RESTRICTIONS ON THE ENTRANCE. OPERATIONAL DIFFICULTIES WOULD INCLUDE AN INCREASE IN CRASHES RELATED TO THE TURN MOVEMENTS AND/OR QUEUING OF ROUTE 32 NORTHBOUND TRAFFIC BACK TO THE INTERSECTION. ANY TURN PROHIBITION ENACTED WOULD BE IN EFFECT FOR 24 HOURS.
- SNOW SHALL BE STORED WITHIN DESIGNATED SNOW STORAGE AREA. IF SNOW ACCUMULATION EXCEEDS THE CAPACITY OF THE DESIGNATED STORAGE AREA, THE SNOW SHALL BE REMOVED FROM THE SITE. SNOW SHALL NOT BE PERMITTED TO BE STORED IN ANY PARKING AREA.

Survey Notes:

- SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF ADJOINING ROADS FOR USE AS A PUBLIC HIGHWAY.
- SUBJECT TO UTILITY GRANTS OF RECORD.
- THE DEED OF RECORD (L 3249, PAGE 284) DOES NOT CLOSE BY #123; THE ERROR APPEARS TO BE IN THIS PROPERTY LINE.

Map References:

- CRONOMER VALLEY - PLATTEKILL F.A. HIGHWAY PROJECT 169
MAP NO. 1, DATED FEBRUARY 25, 1922.
- NEWBURGH - SHAWANGLINK STATE HIGHWAY NO. 161
MAP NO. 31, PARCEL NO. 44, LIBER 731, PAGE 255, DATED MAY 24, 1957.
- CRONOMER VALLEY - PLATTEKILL STATE HIGHWAY NO. 838, MAP NO. 1, PARCEL 1, DATED JANUARY 24, 2003.
DEED REFERENCE LIBER 1408, PAGE 12.70.

Total Area = 0.466 Acres
TOWN OF NEWBURGH PROJECT #2014-02

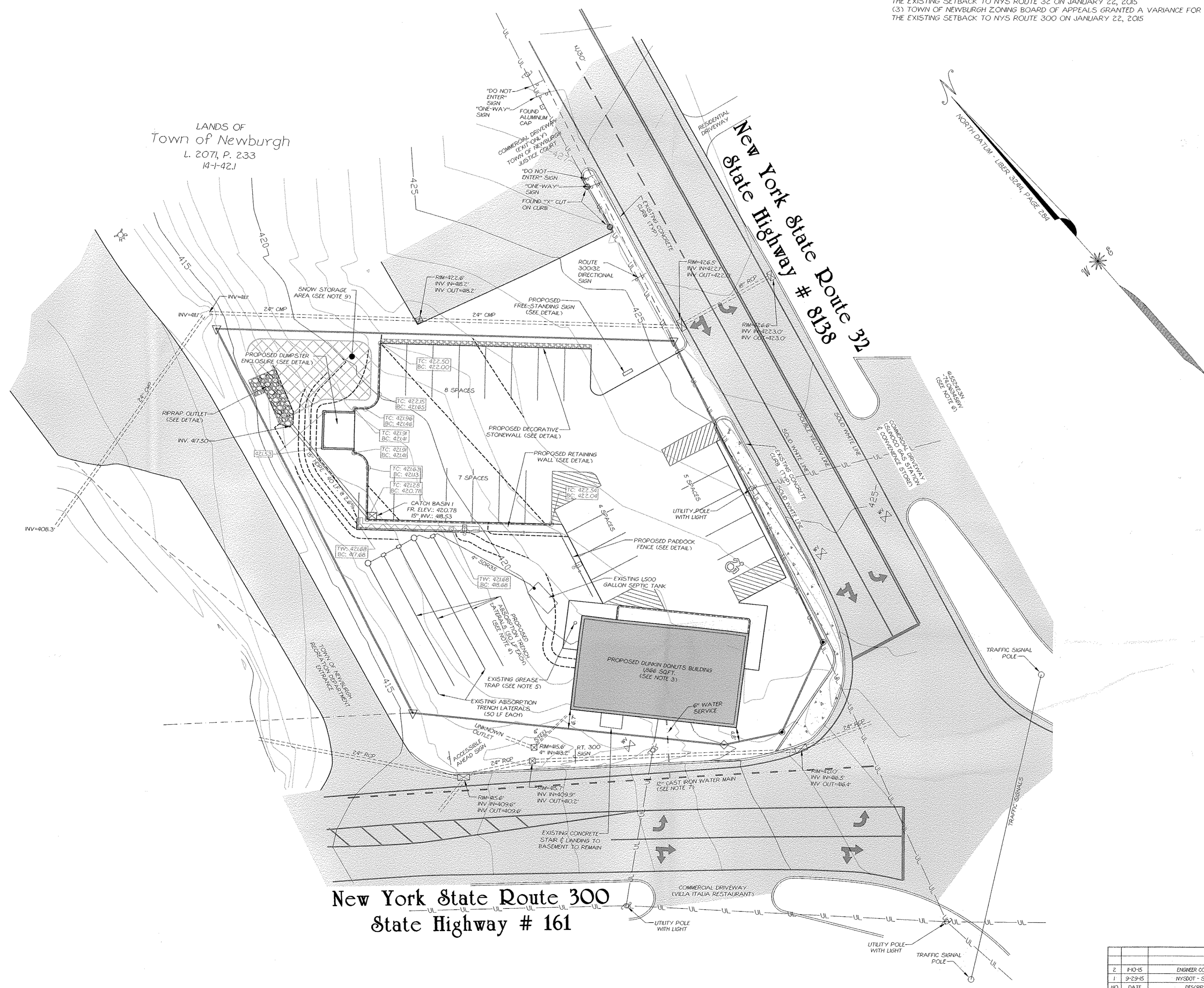
Site Plan for LZL Equities, LLC

RECORD OWNER: MATTHEW T. O'CONNOR, 4 FIELDSTONE COURT, NEWBURGH, NY 12550
DEED REFERENCE: LIBER 13403, PAGE 1332
TAX MAP REFERENCE: SECTION 11, BLOCK 1, LOT 43

Situate in the Town of Newburgh
Orange County, New York State
Scale 1"=20' September 18, 2015

Legend

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD
- UTILITY LINE AND POLE
- ADJOINER'S PROPERTY LINE
- LIBER OF DEEDS, PAGE
- TAX MAP DESIGNATION
- STONE WALL
- WIRE FENCE
- EXISTING SIGNS
- EXISTING CATCH BASIN & CULVERT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- CONCRETE AREA
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED CURBING
- PROPOSED SEGMENTAL RETAINING WALL (SEE DETAIL)
- PROPOSED SPOT ELEVATION (TW = TOP OF WALL, BW = BOTTOM OF WALL)



New York State Route 300
State Highway # 161

MNTM
Mercurio-Norton-Tarolli-Marshall
 ENGINEERING - LAND SURVEYING
 PO Box 166, 45 Main Street, Pine Bush, NY 12566
 P: (845)744.3620 F:(845)744.3805 Email: mnt-pc@mnt-pc.com

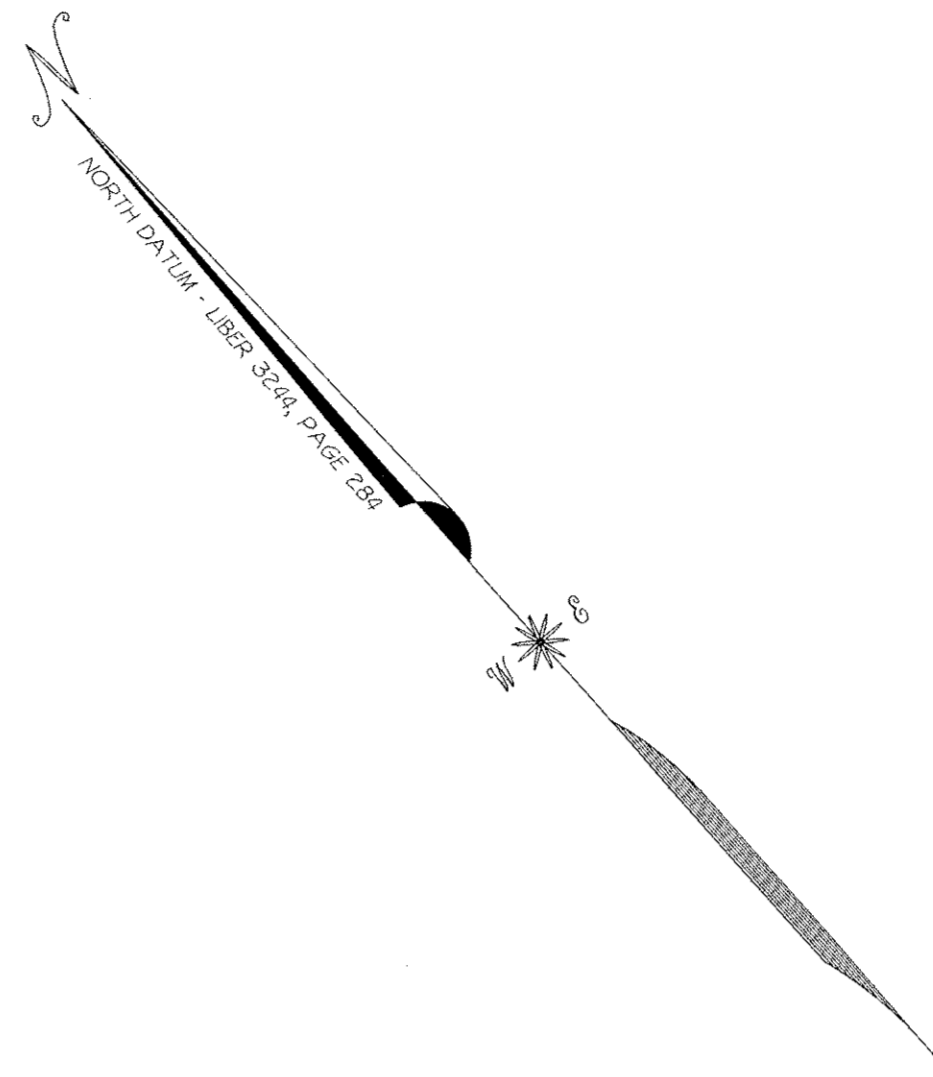
NO.	DATE	DESCRIPTION	BY
2	9-15-15	ENGINEER COMMENTS	LWM
1	9-29-15	NYSDOT - STAGE 12	LWM

ALL WORK UNDER NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) JURISDICTION (DRIVEWAY ENTRANCE) SHALL BE COMPLETED IN CONFORMANCE WITH NYSDOT 608-03 STANDARD SHEETS

LANDS OF
Town of Newburgh
L. 2071, P. 233
M-142.1

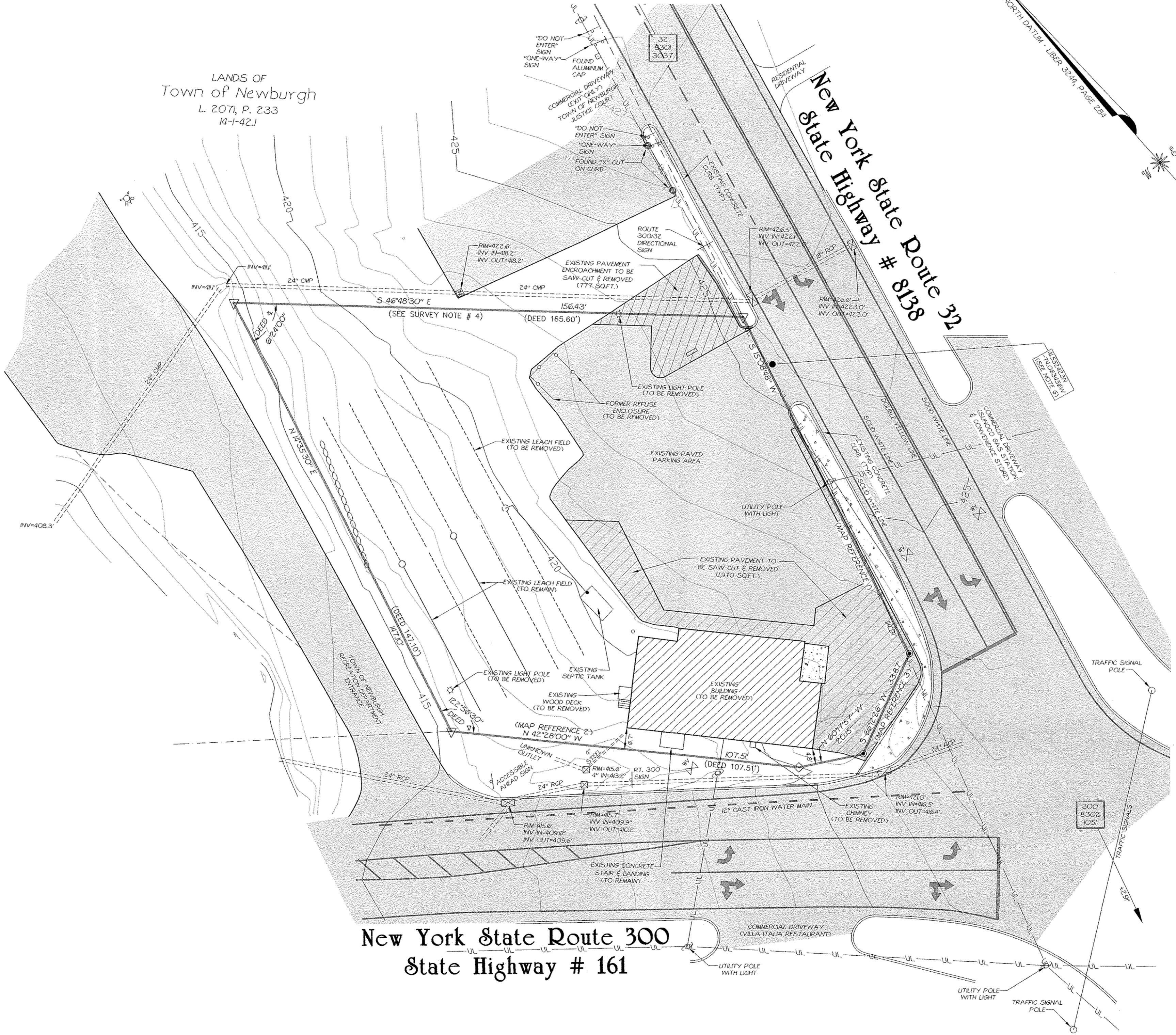
New York State Route 32
State Highway # 8138

New York State Route 300
State Highway # 161



Legend

- PROPERTY LINE & CORNER
-
-
-
-
-
-
-
-
-
-
-
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-
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-
-



Survey Notes:

- 1) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- 2) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF ADJOINING ROADS FOR USE AS A PUBLIC HIGHWAY.
- 3) SUBJECT TO UTILITY GRANTS OF RECORD.
- 4) THE DEED OF RECORD (L. 3244, PAGE 284) DOES NOT CLOSE BY 123'; THE ERROR APPEARS TO BE IN THIS PROPERTY LINE.

Map References:

- 1) CROMONER VALLEY - PLATTEKILL
F.A. HIGHWAY PROJECT 169
MAP NO. 1, DATED FEBRUARY 25, 1922.
- 2) NEWBURGH - SHAWANGUNK STATE HIGHWAY NO. 18
MAP NO. 34, PARCEL NO. 44, LIBER 731, PAGE 295, DATED MAY 24, 1957.
- 3) CROMONER VALLEY - PLATTEKILL
STATE HIGHWAY NO. 838, MAP NO. 1, PARCEL 1, DATED JANUARY 24, 2003.
DEED REFERENCE LIBR 1408, PAGE 1270.

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO Box 166, 45 Main Street, Pine Bush, NY 12566
P: (845)744.3620 F:(845)744.3805 Email: mnt-pe@mntm-pc.com

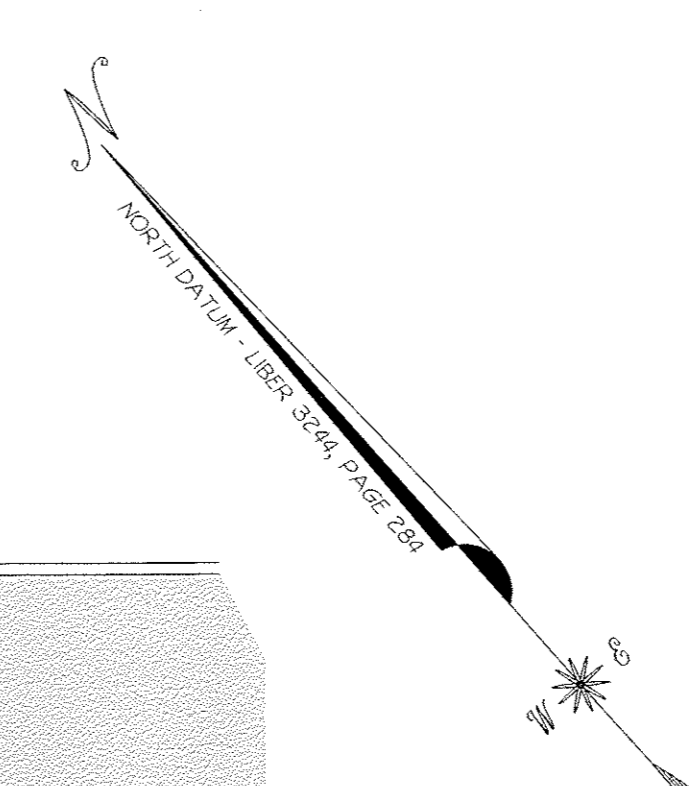
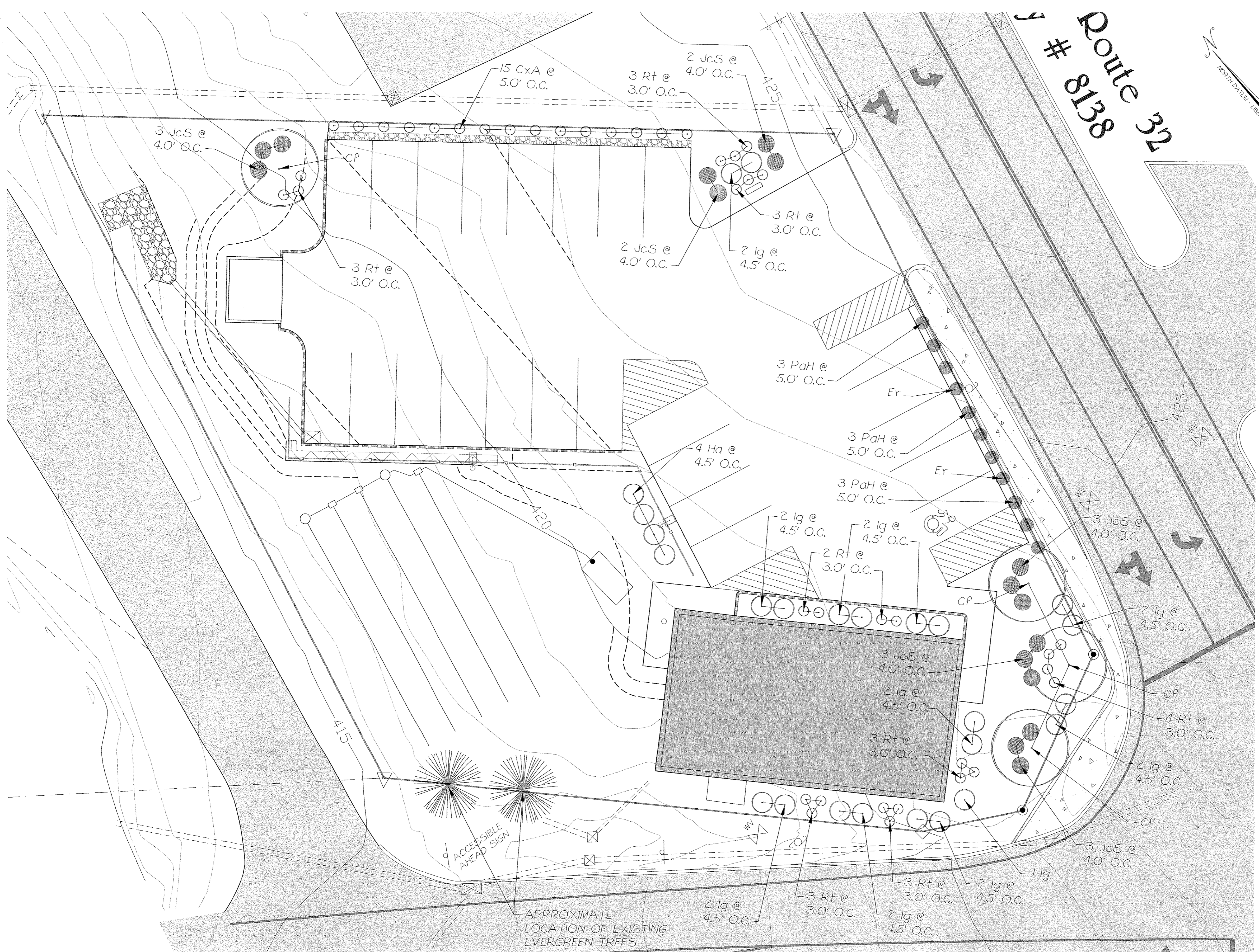
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

NO.	DATE	DESCRIPTION	BY

Total Area = 0.466 Acres
Survey, Existing Conditions, &
Demolition Plan for
ILZ Equities, LLC

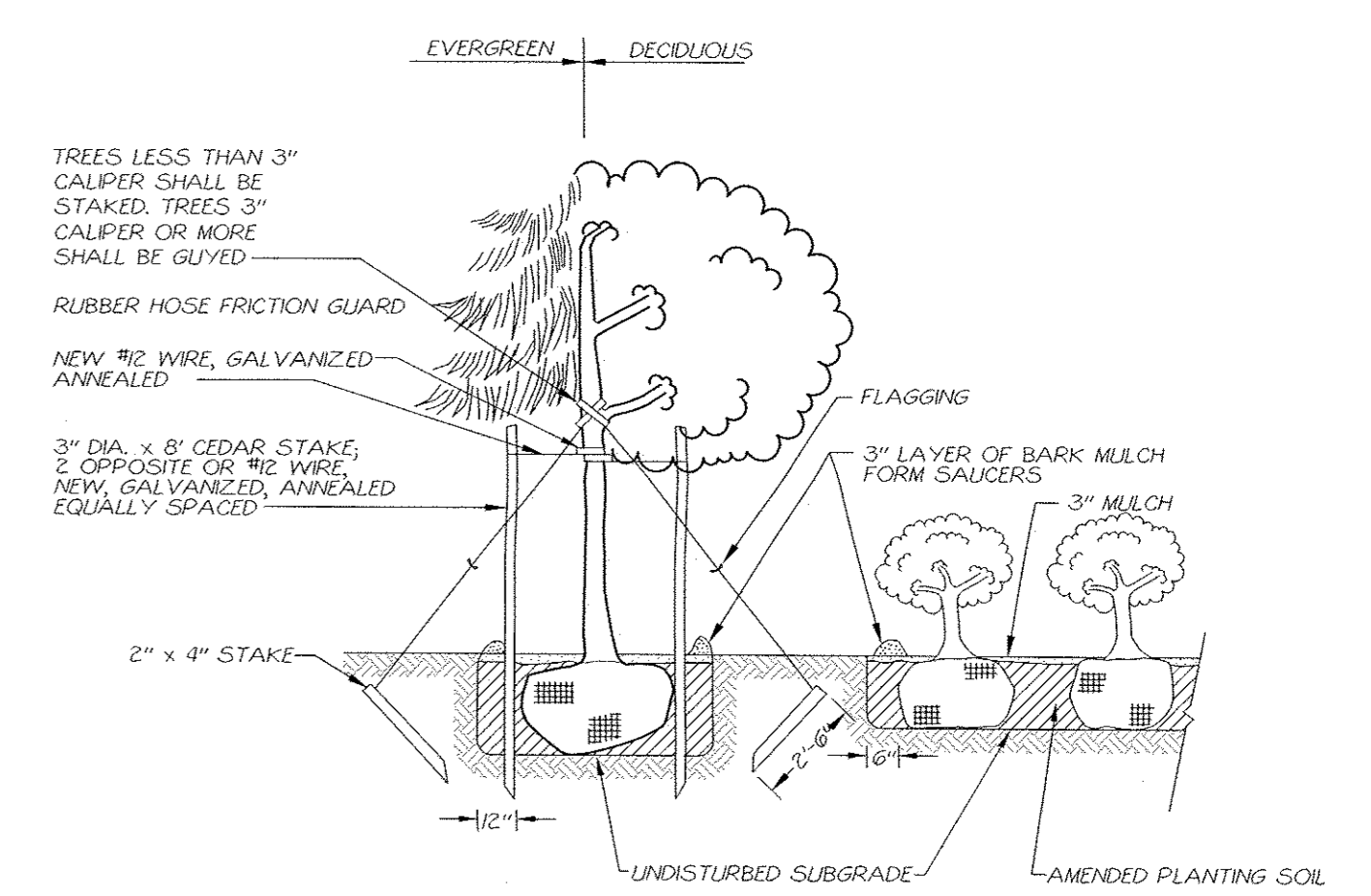
RECORD OWNER: MATTHEW T. O'CONNOR, 4 FIELDSTONE COURT, NEWBURGH, NY 12560
DEED REFERENCE: LIBR 13403, PAGE 1332
TAX MAP REFERENCE: SECTION 14, BLOCK 1, LOT 43

Situate in the Town of Newburgh
Orange County, New York State
Scale 1"=20' September 18, 2015



Planting Table

COMMON NAME	BOTANICAL NAME	KEY	QTY	PLANTING SIZE	MATURE SIZE	TYPE
INKBERRY	ILEX GLABRA	lg	21	24" - 30"	32" - 48"	EVERGREEN SHRUBS
RED TWIG DOGWOOD	CORNUS ALBA	Rt	26	24" OR 3 GAL.	4' - 6'	DECIDUOUS SHRUBS
HILLS-OF-SNOW HYDRANGEA	HYDRANGEA ARBORESCENS	Ho	4	18" - 24"	3' - 4'	DECIDUOUS SHRUBS
WHITE FLOWERING DOGWOOD	CORNUS FLORIDA	CF	4	1" - 15" C. CLUSTER	20' - 30'	DECIDUOUS TREES
SARGENT'S JUNPER	JUNPERUS CHINENSIS SARGENTI	JcS	6	18" - 21"	24" - 36"	EVERGREEN SHRUBS
DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELIN'	PoH	9	--	12" - 24"	GRASSES
PLUME GRASS	ERIANTHUS RAVENNAE	Er	2	--	6' - 9'	GRASSES
FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CxA	15	--	3' - 5'	GRASSES



NOTES:
 1) ALL PLANT MATERIAL SHALL BE HEALTHY AND FULL AT TIME OF PLANTING.
 2) ALL TREES SHALL BE WARRANTED TO BE HEALTHY FOR 2-YEARS FROM TIME OF PLANTING.
 3) ALL PROPOSED LANDSCAPE PLANTS SHALL CONFORM TO THE GUIDELINES SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS FOR NURSERY STOCK.
 4) TREE WRAPPING SHALL BE PROVIDED AROUND BASE OF TREE TO 8" ABOVE RUBBER HOSE (DECIDUOUS TREES ONLY).

Planting Detail
NTS

Landscape Plantings

ALL DISTURBED AREAS NOT CONTAINING LANDSCAPE BEDS SHALL BE PLANTED WITH THE FOLLOWING SEED MIXTURE AT A RATE OF 10 POUNDS PER 2,000 SQUARE FEET:
 BLUE GRASS BLEND:
 25% FESTUCA RUBRA COMMUTATA (CHEWINGS FESCUE)
 15% LOLIUM PERENNE (PERENNIAL RYEGRASS)
 60% POA PRATENSIS (KENTUCKY BLUEGRASS)

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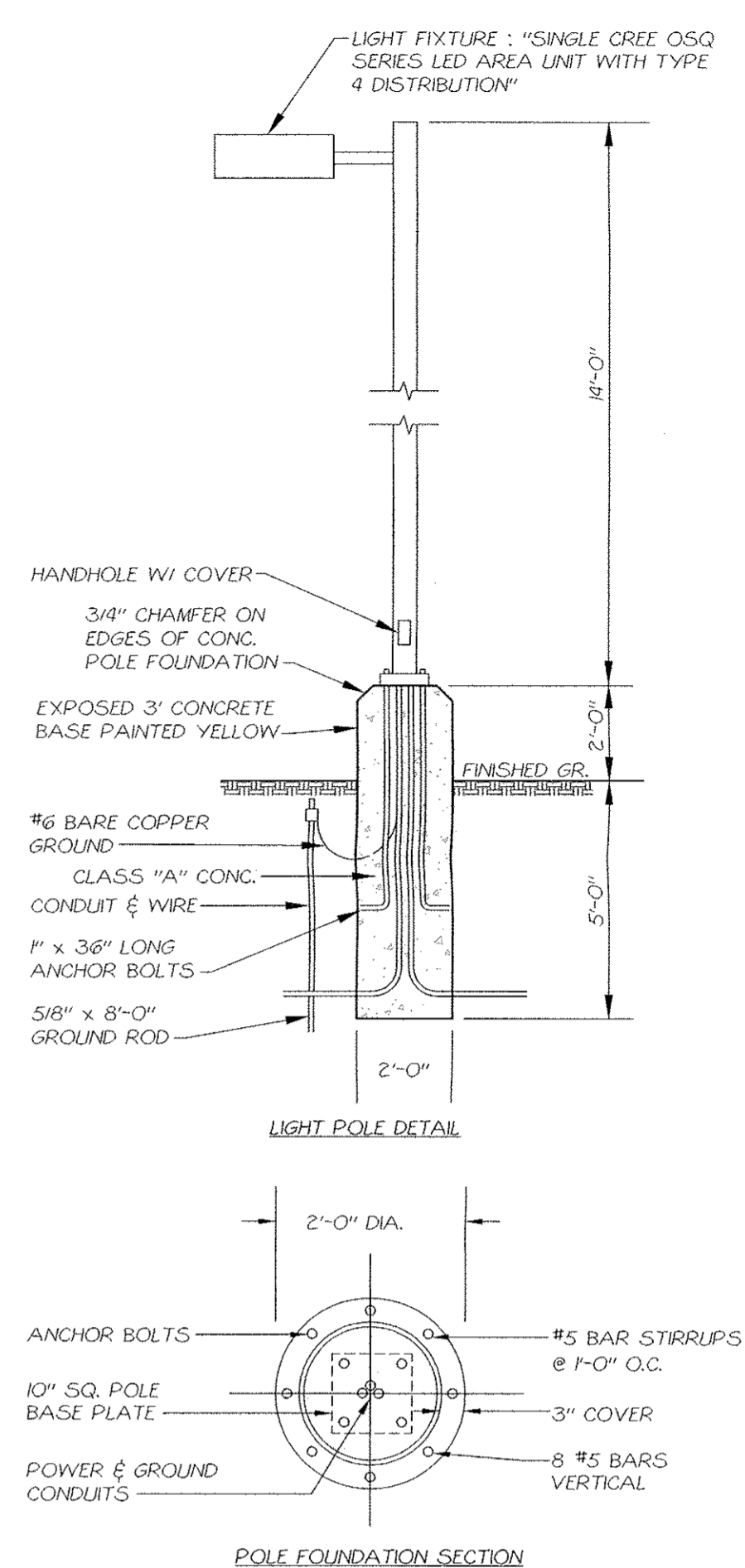
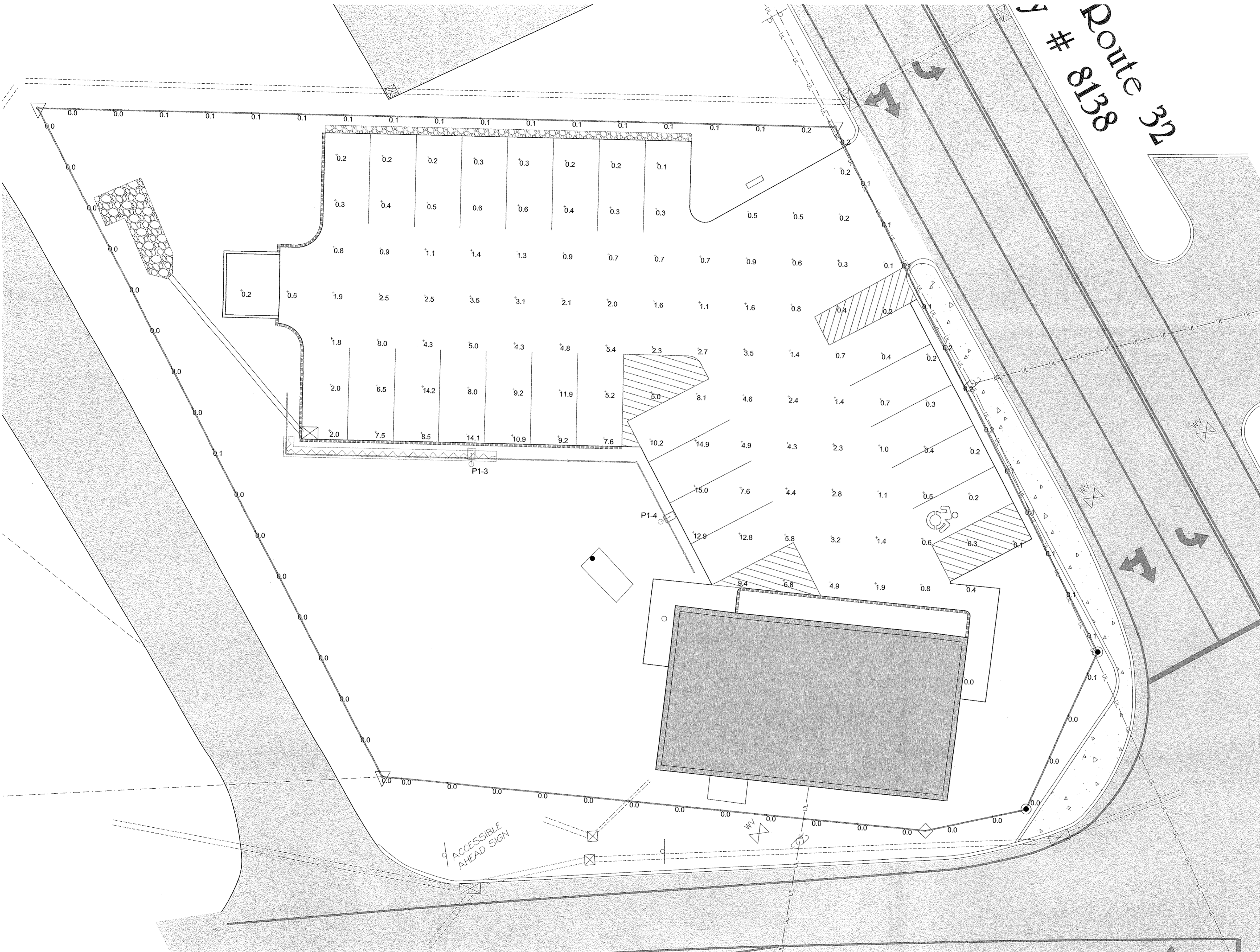
NO.	DATE	DESCRIPTION	BY
1			

Landscape Plan for LZI Equities, LLC

RECORD OWNER: MATTHEW T. O'CONNOR, 4 FIELDSTONE COURT, NEWBURGH, NY 12550
 DEED REFERENCE: LIBER 15403, PAGE 1332
 TAX MAP REFERENCE: SECTION 4, BLOCK 1, LOT 43

Situate in the Town of Newburgh
 Orange County, New York State
 Scale 1"=10' September 18, 2015

LAWRENCE MARSHALL PE #067107 DRAFTED BY: KVVV PROJECT: 3950 SHEET 4 OF 7



Light Pole Detail

Lighting Notes:

1) ALL LIGHT INTENSITIES PROVIDED BY VILLA LIGHTING SUPPLY, 2929 CHATEAU AVENUE, ST. LOUIS, MO 63103, TELEPHONE: (800)325-0963.

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Parking Lot Light Levels	+	3.2 fc	15.0 fc	0.0 fc	N/A	N/A	0.2:1
Property Line Light Levels	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A	0.5:1

Luminaire Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	2	CREE	OSQ-A-XX-4ME-S-40K-UL w/OSQ-BLSLF	Single Cree OSQ Series LED Area Unit w/Type 4 Distribution (14ft. Pole w/2ft. Estimated Base) Back Light Shield	223w of LED	1	18154.68	1	223

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 PO Box 166, 45 Main Street, Pine Bush, NY 12566
 P: (845)744.3620 F:(845)744.3805 Email: mnt-pc@mnt-pc.com

NO.	DATE	DESCRIPTION	BY

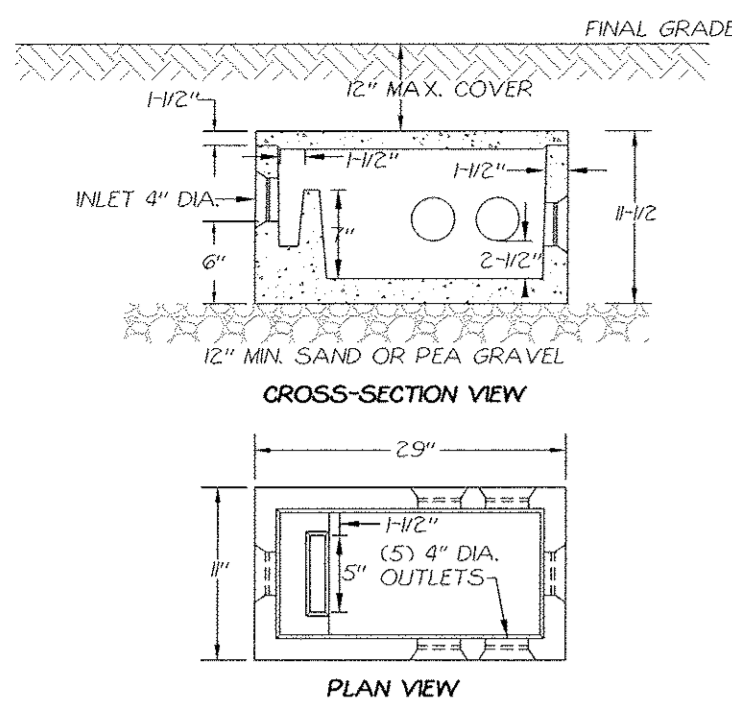
Lawrence Marshall
 LAWRENCE MARSHALL PE #08707

Lighting Plan
 for
LZL Equities, LLC

RECORD OWNER: MATTHEW T. O'CONNOR, 4 FIELDSTONE COURT, NEWBURGH, NY 12550
 DEED REFERENCE: LIBER 13403, PAGE 1332
 TAX MAP REFERENCE: SECTION 4, BLOCK 4, LOT 43

**Situate in the Town of Newburgh
 Orange County, New York State
 Scale 1"=10' September 18, 2015**

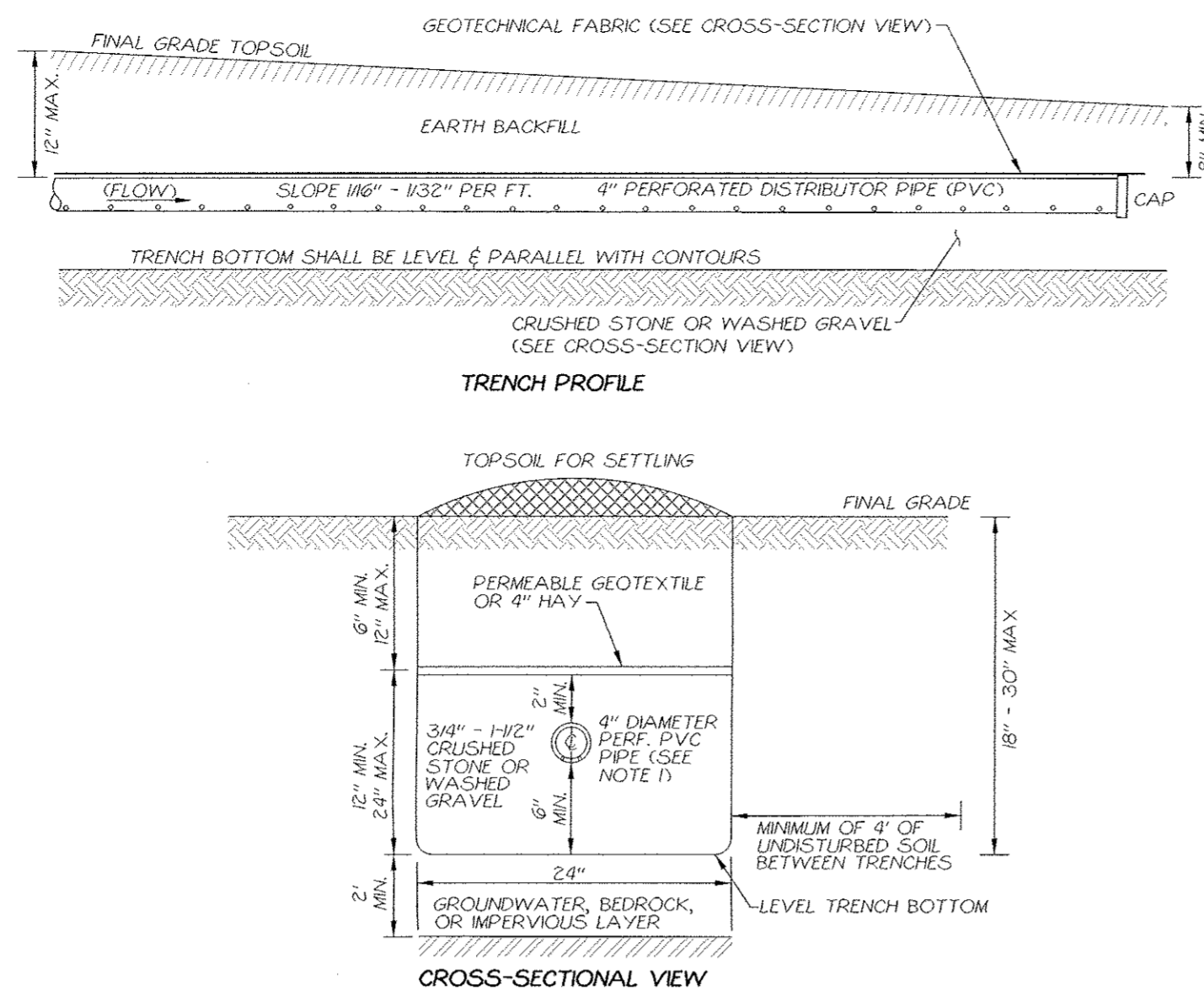
DRAFTED BY: KVV PROJECT: 3950 SHEET 5 OF 7



- DISTRIBUTION BOX NOTES:**
- 1) FLOW EQUALIZERS SHALL BE USED TO ENSURE EQUAL FLOW TO EACH OUTLET PIPE. YEARLY CHECKING AND ADJUSTMENT IS RECOMMENDED.
 - 2) ALL PIPE JOINTS (INLET & OUTLET) SHALL BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
 - 3) FLOW EQUALIZERS MUST BE USED.
 - 4) OUTLET INVERTS SHALL BE SET AT THE SAME ELEVATION.
 - 5) OUTLETS MUST BE USED IN A MANNER TO ALLOW ACCESS TO THE NECESSARY NUMBER OF OUTLETS FOR THE EXPANSION AREA WITHOUT DISTURBING THE INITIAL SYSTEM.

Typical Precast Concrete Distribution Box

AS MANUFACTURED BY "WOODARD'S CONCRETE PRODUCTS, INC." BULLVILLE, N.Y. MODEL DB-6 (OR APPROVED EQUAL) NOT TO SCALE



- NOTES:**
- 1) DISTRIBUTION PIPE SHALL BE INSTALLED WITH PIPE PERFORATIONS FACING DOWN.
 - 2) DO NOT INSTALL TRENCHES IN WET SOIL. TRENCH SIDES AND BOTTOMS SHALL BE RAKED PRIOR TO INSTALLATION OF GRAVEL.
 - 3) THE END OF EACH LATERAL SHALL BE CAPPED.

Absorption Trench Detail

General Notes:

- 1) PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
- 2) ALL 4" OUTLET PIPES (SOLID WALL) LEAVE DISTRIBUTION BOX AT SAME ELEVATION ON A MINIMUM SLOPE OF 1/8" PER FOOT UP TO A DISTRIBUTOR LATERAL.
- 3) SEWAGE DISPOSAL SYSTEMS LOCATED OF NECESSITY UPGRADE IN THE GENERAL PATH OF DRAINAGE TO A WELL MUST BE SPACED 200' OR MORE AWAY.
- 4) NO DRIVEWAY, ROADWAY, PARKING AREA OR ABOVE GROUND SWIMMING POOL IS TO BE CONSTRUCTED OVER ANY PORTION OF THE SEWER SYSTEM. HEAVY EQUIPMENT SHALL BE KEPT OUT OF THE ABSORPTION FIELD AREA.
- 5) ALL DISTRIBUTOR LINES (PERFORATED) SHALL BE OF EQUAL LENGTH.
- 6) ALL TREES TO BE CUT & REMOVED FROM SEWAGE DISPOSAL AREA IN A MANNER THAT WILL NOT DISTURB THE VIRGIN SOIL LAYER.
- 7) MAXIMUM GROUND SLOPE OF TILE FIELD AREA SHALL NOT EXCEED 15%.
- 8) NO BASEMENT FIXTURES ARE PERMITTED WITHOUT A SPECIAL DESIGN FOR SEWAGE DISPOSAL.
- 9) NO COMPONENT PART OF ANY SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED OR MAINTAINED WITHIN 100' OF ANY SPRING, RESERVOIR, BROOK, MARSH OR ANY OTHER BODY OF WATER.
- 10) NO ROOF, CELLAR OR FOOTING DRAINS ARE TO BE DISCHARGED IN THE SEWAGE DISPOSAL SYSTEM.
- 11) FLOW EQUALIZERS SHALL BE USED FOR SYSTEMS WHOSE SIDE SLOPES ARE BETWEEN 10-15% AND ARE RECOMMENDED FOR ALL SYSTEMS.
- 12) SLOPE BETWEEN SEPTIC TANK OR PUMPING CHAMBER AND THE HOUSE SHALL BE POSITIVE AND UNINTERRUPTED, AS TO ALLOW SEPTIC GASSES TO DISCHARGE THROUGH THE STACK VENT.
- 13) THE SEWER PIPE RUNNING FROM THE HOUSE TO THE SEPTIC TANK MUST BE LAID ON SUITABLY COMPACTED EARTH OR VIRGIN SOIL WITH THE FIRST WATERTIGHT JOINT LOCATED AT LEAST 3' FROM THE HOUSE. THE PIPE SHALL BE SCH 80 PVC OR CAST IRON.
- 14) THE DESIGN AND LOCATION OF SANITARY FACILITIES (WELL, SEPTIC TANK, AND LEACH FIELD) SHALL NOT BE CHANGED. ANY RELOCATION OF THE SEPTIC SYSTEMS OR WELLS SHOWN, TO AREAS OTHER THAN AS SHOWN ON THE APPROVED PLANS, MUST BE RESUBMITTED AND APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.
- 15) ALL WELLS AND SEPTIC SYSTEMS THAT IMPACT SEPARATION DISTANCES FOR THE PROPOSED WELLS AND SEPTIC SYSTEMS ARE SHOWN ON THE PLANS. WELLS AND SEPTIC SYSTEMS WERE LOCATED WITHIN 300' WHEREVER POSSIBLE. THE OWNERS OF SEVERAL LOTS REFUSED TO ALLOW THEIR WELLS AND SEPTIC SYSTEMS TO BE LOCATED.
- 16) THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELDS.
- 17) HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNLIE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN LOAD WAS BASED.
- 18) THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, OR JACUZZI TYPE SPA TUBS OVER 100 GALLONS AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM AND REAPPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.
- 19) THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWINGS OF ANY EXISTING SANITARY FACILITIES, INCLUDING A COPY OF THE NYSDEC WELL COMPLETION REPORT.
- 20) SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.
- 21) PUMP STATIONS SHOULD BE INSPECTED PERIODICALLY BY A PROPERLY TRAINED PERSON FOR PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING, AND ANY PHYSICAL DAMAGE.
- 22) DISTRIBUTION BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.
- 23) A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER (OR OTHER DESIGN PROFESSIONAL AS ALLOWED BY THE NYS EDUCATION DEPARTMENT) SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION PRIOR TO OCCUPANCY OF THE DWELLING. THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED AND TESTED FOR WATER TIGHTNESS. A COPY OF THE NYSDEC WELL COMPLETION REPORT MUST ALSO BE PROVIDED.

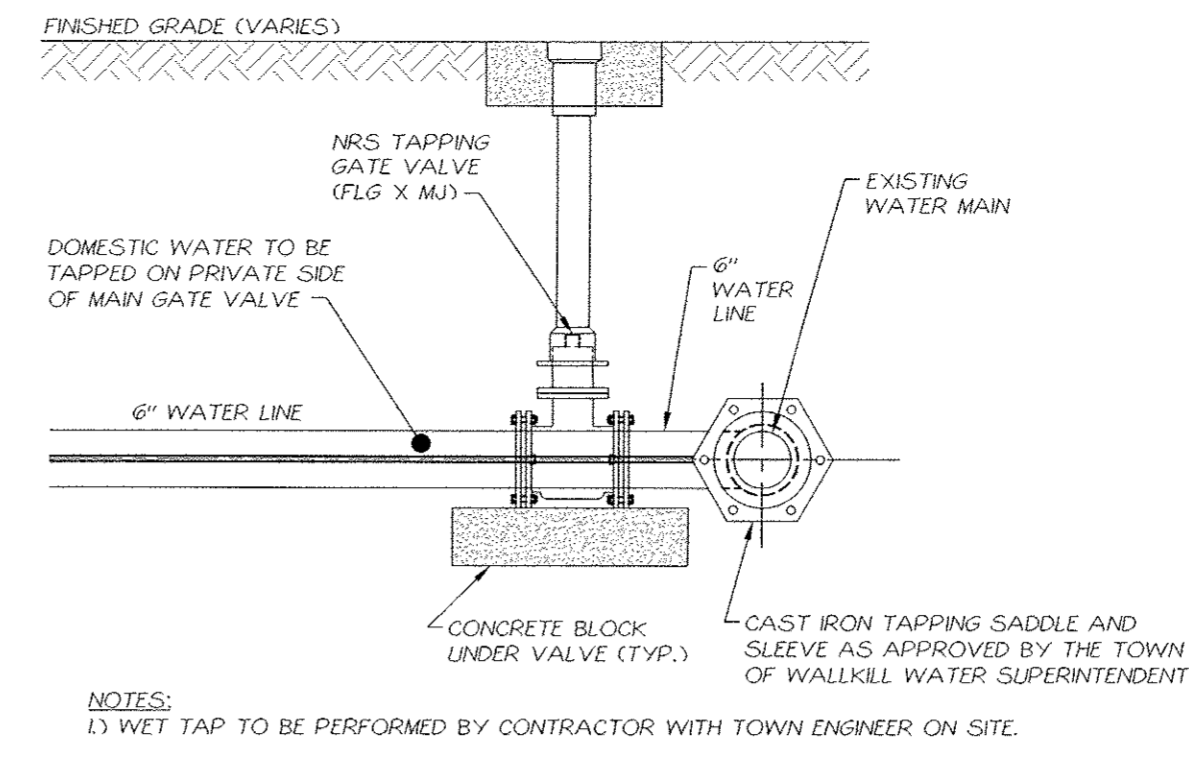
SEWAGE DISPOSAL SYSTEM REQUIREMENTS

DESIGN APPLICATION RATE (MGD)	DESIGN FLOW RATE (GPD)	MIN. LENGTH OF ABSORPTION TRENCH (L.F.)	PROPOSED LENGTH OF ABSORPTION TRENCH (L.F.)	SEWAGE DISPOSAL DESIGN
0.80	400	250	250	5 ROWS @ 50 L.F.

* A.T. = ABSORPTION TRENCH SYSTEM
NOTE: THE RESERVE SYSTEM IS THE SAME DESIGN AS THE PRIMARY SYSTEM

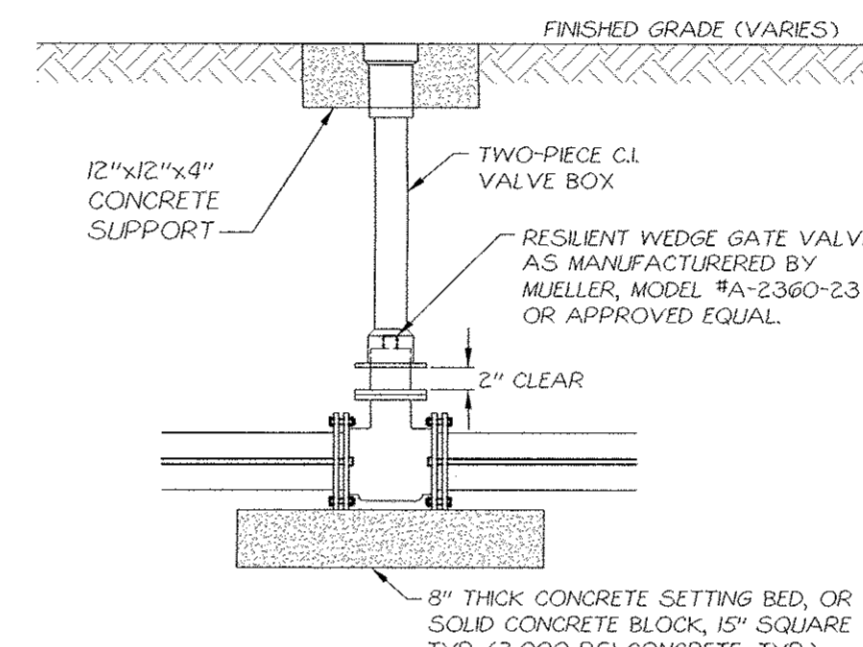
Water System Notes:

- 1) CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
- 2) ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSII/AWWA C900/21 FOR DUCTILE IRON PIPE. LATEST REVISION. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
- 3) THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EWMA IRON MEGALUG SERIES 800 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
- 4) ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSII/AWWA C500 FOR DUCTILE IRON FITTINGS OR ANSII/AWWA C534/253 FOR DUCTILE IRON COMPACT FITTINGS, LATEST REVISION.
- 5) ALL VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSII/AWWA C509 SUCH AS MUELLER MODEL A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE).
- 6) TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSII/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
- 7) ALL HYDRANTS SHALL BE CLOW-EDDY F-2640 CONFORMING TO AWWA STANDARD C-502, LATEST REVISION. ALL HYDRANTS SHALL INCLUDE A 5/4" INCH MAIN VALVE OPENING, TWO 2-1/2" INCH DIAMETER NPT HOSE NOZZLES, ONE 4" INCH NPT STEAMER NOZZLE, A 6" INCH DIAMETER INLET CONNECTION AND A 1 1/2" INCH PENTAGON OPERATING NUT. ALL HYDRANTS SHALL OPEN LEFT (COUNTER-CLOCKWISE). HYDRANTS ON MAINS TO BE DEDICATED TO THE TOWN SHALL BE EQUIPMENT YELLOW. HYDRANTS LOCATED ON PRIVATE PROPERTY SHALL BE RED.
- 8) ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-5020N FOR 3/4" AND 1" INCH, MUELLER H-5020N OR B-25000N FOR 1 1/2" AND 2" INCH SIZES. CURB VALVES SHALL BE MUELLER H-502-2N FOR 3/4" AND 1" INCH AND MUELLER B-2500N FOR 1 1/2" AND 2" INCH SIZES. CURB BOXES SHALL BE MUELLER H-033AN FOR 3/4" AND 1" INCH AND MUELLER H-0330N FOR 1 1/2" AND 2" INCH SIZES.
- 9) ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
- 10) THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
- 11) THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.



- NOTES:**
- 1) WET TAP TO BE PERFORMED BY CONTRACTOR WITH TOWN ENGINEER ON SITE.
 - 2) CONTRACTOR TO CONTACT TOWN OF NEWBURGH WATER DEPARTMENT FOR INSTALLATION REQUIREMENTS.
 - 3) TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (CAST IRON, DUCTILE IRON, A.C.) AND OUTSIDE DIAMETERS.
 - 4) MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS.

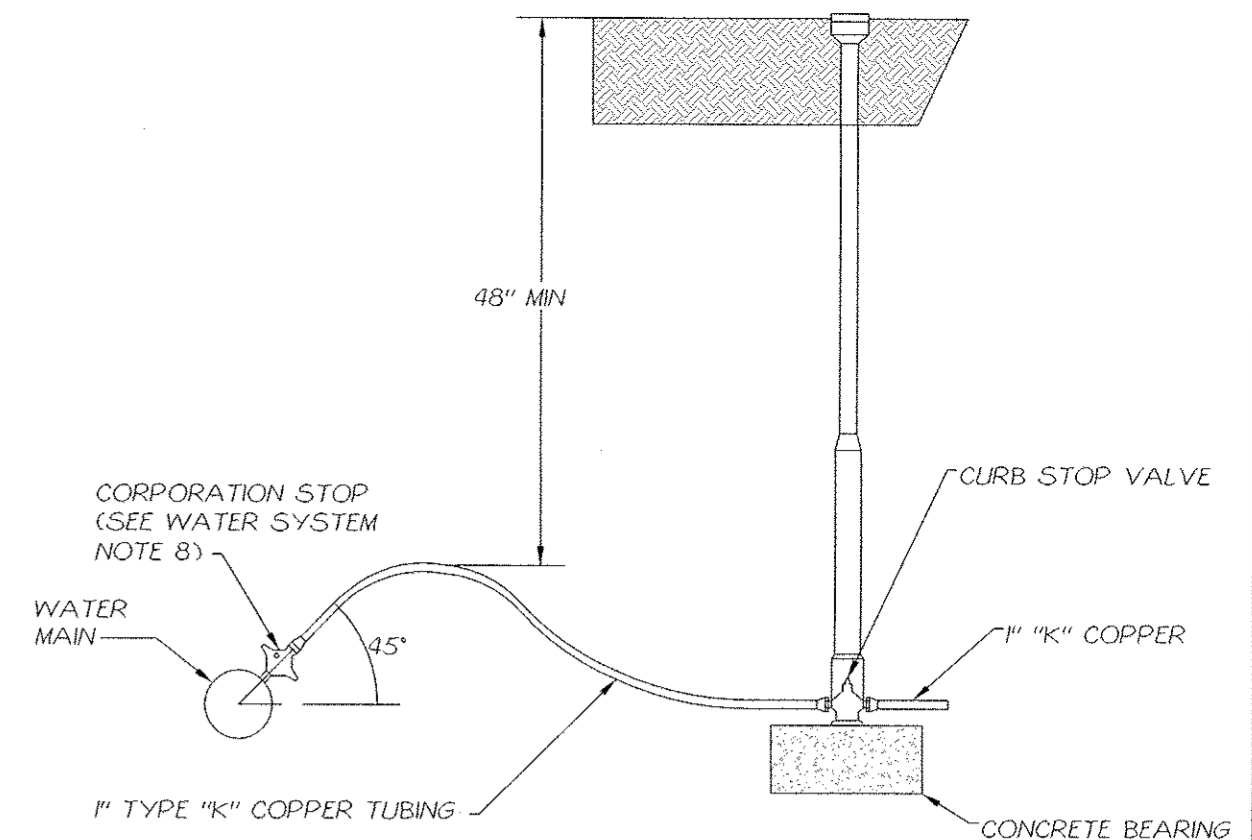
Water Tap Detail



- NOTES:**
- 1) ALL VALVES TO INCLUDE MEGA-LUGS RETAINED GLANDS AND BE RODDED BACK TO THE ADJACENT TEE IN THE WATER MAIN. IRON VALVES NEED NOT BE RODDED. CONTRACTOR TO UTILIZE 3/4" DIA. GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180° SPACINGS.
 - 2) WATER MAIN VALVES FOR FOUR-INCH THROUGH FORTY-EIGHT-INCH SHALL BE RESILIENT WEDGE GATE VALVES AS MANUFACTURED BY MUELLER, MODEL "A-2360. VALVES SHALL BE PROVIDED WITH AN EXTENSION SERVICE BOX TO GRADE.

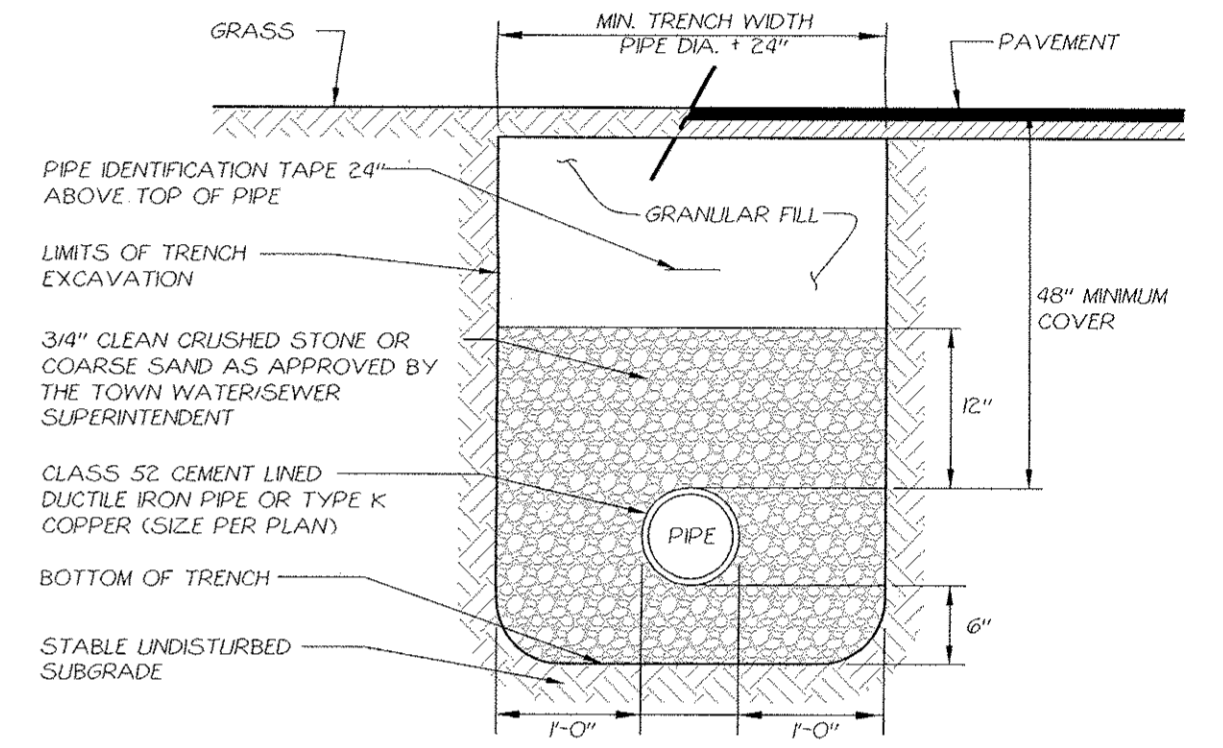
Typical Water Valve Detail

NOT TO SCALE



- NOTES:**
- 1) ALL CORPORATION STOP, CURB STOP, CURB BOX, AND SERVICE LINES SHALL MEET TOWN OF NEWBURGH WATER DEPARTMENT REGULATIONS. SEE WATER SYSTEM NOTES.
 - 2) POTABLE WATER SERVICE TAP SHALL BE MADE ON PRIVATE SIDE OF MAIN SHUT-OFF.

Water Service Detail

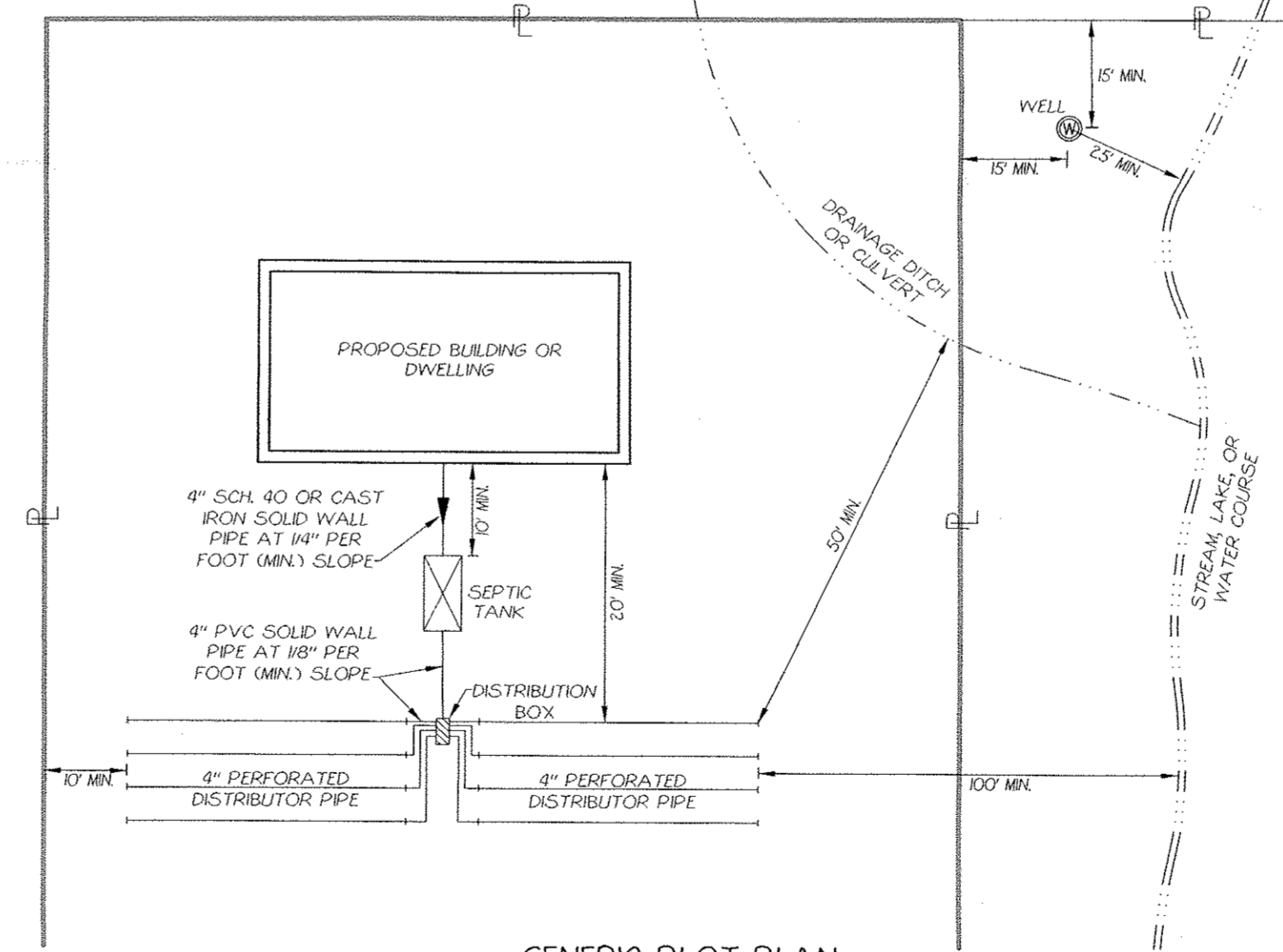


- NOTES:**
- 1) GRANULAR FILL SHALL CONSIST OF SELECT GRANULAR FILL OR SUITABLE ON-SITE EXCAVATED SOIL (LARGEST STONE SHALL BE LESS THAN 3"). GRANULAR FILL SHALL BE INSTALLED IN 6" LIFTS & COMPACTED TO 95% PROCTOR DENSITY.
 - 2) IN LAWN AREAS, A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED ON TOP OF THE RUN-OF-BANK GRAVEL AND SHALL BE SEEDED AND MULCHED WITH SEED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.
 - 3) IN PAVED AREAS, THE EXISTING PAVEMENT SHALL BE SAW CUT PRIOR TO REMOVAL. REPLACEMENT OF THE PAVEMENT SHALL BE COMPLETED WITH A MINIMUM OF 4" ITEM 4 LEVELING COURSE, 3" ASPHALT BINDER COURSE, AND 1/2" ASPHALT TOP COURSE.

Typical Water Pipe Bedding Detail

Town of Newburgh Sewer System Notes:

- 1) CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
- 2) ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
- 3) ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SCH-35 PVC PIPE CONFORMING TO ASTM D-3034-98. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING ASTM D-322. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
- 4) THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
- 5) THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.



GENERIC PLOT PLAN

* THE GENERIC PLOT PLAN IS INTENDED FOR ILLUSTRATION PURPOSES ONLY. FOR SPECIFIC DESIGN INFORMATION ON THE PROPOSED SEWAGE DISPOSAL SYSTEM, SEE THE SEWAGE DISPOSAL SYSTEM REQUIREMENTS TABLE, DETAILS, AND NOTES ON THIS SHEET.

- (A) IF THE ABSORPTION FIELD IS LOCATED IN GRAVEL SOILS, THEN 200' SEPARATION.
- (B) WHEN WASTEWATER TREATMENT SYSTEMS ARE LOCATED UP-GRADE AND IN THE DIRECT PATH OF SURFACE RUNOFF TO A WELL, THE CLOSEST PART OF THE SYSTEM SHOULD BE AT LEAST 200' AWAY FROM THE WELL.
- (C) WATER (PRESSURE) AND SEWER LINES MAY BE IN THE SAME TRENCH IF WATER LINE IS PLACED ON AN UNDISTURBED BENCH OR SHELF SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" HIGHER THAN THE TOP OF THE SEWER MAIN, AND THE SEWER MAIN IS NOT SUBJECT TO SETTLING, VIBRATION, SUPERIMPOSED LOADS, OR FROST ACTION.
- (C) IF BOTTOM OF DRAIN IS ABOVE FINISHED GRADE AT LEACHING FACILITY, OTHERWISE 50'.
- (D) REFER TO LOCAL WATERSHED RULES AND REGULATIONS FOR POSSIBLE SUPERSEDING SPECIFICATIONS.
- (F) FOR ALL SYSTEMS INVOLVING THE PLACEMENT OF FILL MATERIAL, SEPARATION DISTANCES ARE MEASURED FROM THE TOE OF THE SLOPE OF THE FILL.

Minimum Separation Distances From Existing Or Proposed Features

AS PER NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION "DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", PUBLISHED MARCH 5, 2004

MNTM
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NO.	DATE	DESCRIPTION	BY
1	10-05	ENGINEER COMMENTS	LJM

Water & Sewer Connection Details for Site Plan for L&L Equities, LLC

RECORD OWNER: MATTHEW T. O'CONNOR, 4 FELDSTONE COURT, NEWBURGH, NY 12550
DEED REFERENCE: LIBER 13403, PAGE 1332
TAX MAP REFERENCE: SECTION 10, BLOCK 1, LOT 43

Situate in the Town of Newburgh Orange County, New York State
September 18, 2015

LAWRENCE MARSHALL PE #087107 DRAFTED BY: KVV PROJECT: 39501 SHEET 6 OF 7

