



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

PROJECT NAME: GARDNER RIDGE
PROJECT NO.: 2-29
PROJECT LOCATION: GARDNERTOWN ROAD NEAR GIDNEY AVENUE
SECTION 75, BLOCK 1, LOT 4.12
REVIEW DATE: 10 JUNE 2022
MEETING DATE: 16 JUNE 2022
PROJECT REPRESENTATIVE: THOMAS B. OLLEY, P.E., P.L.L.C.

1. The application continues to depict the sole access road to Gardnertown Road in the vicinity of Creek Run Road. The applicant's representatives were requested to evaluate the original proposal for access at NYS Route 32 and Chestnut Road. It appears that based on emails and letter from Central Hudson that Central Hudson would entertain the access road as previously depicted.
2. Comments from the Highway Superintendent should be received. During a field review of the project the Highway Superintendent was not in favor of the location of the access road and the relocation of Creek Run Road as proposed.
3. The status of the Town Board's approval for the senior bonus density should be addressed based on the revised plans submitted. Significant revision to the access road is currently proposed with the plan being very different than that which was previously evaluated by the Town Board.
4. A revised SWPPP will be required based on the revised project layout.
5. The plan has been revised identifying a potential blasting area. Impacts associating with blasting should be evaluated under the SEQRA review. Detailed plans for the blasting of rock proposed to be removed should be provided. Plan should be prepared identifying depth to bedrock and in association with the grading plan.
6. Additional labeling of the grading plan is required to accurately review the plan. The depicted as potential blasting area of 3 acres should be removed from the majority of the plans as the crosshatching obscures the underline information. Grading plan should identify top and bottom of all retaining walls proposed.
7. Status of the Army Corps of Engineers jurisdictional determination for the wetlands delineations on the site should be identified.
8. Sheet 3 of 18 identifies catch basins in sanitary manholes in a different configuration as other plan sheets. Sanitary manhole 6, catch basin B5-2 and -6 should be re-evaluated.

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9. City of Newburgh Flow Acceptance Letter should be addressed.
10. Typical road cross section details should identify the width of all roadways. Width of the road is identified as varies.
11. Emergency access gate is identified on the plans. Location of this emergency access gate should be identified.
12. The project site has a single point of access currently proposed.
13. The utility plan contains numerous top of wall bottom of wall along the western property line where no retaining walls are proposed.
14. No grading plan for the improvements to Gardnertown Road has been proposed. Previous comments identified off-site grading on property which may not be controlled by the applicant.
15. A note should be required on the plans identifying zoning code Section 185-48 (4) regarding the maximum size of senior units shall be 1,000 square feet. Notes should also identify Section 185-48C 1-3 are complied with.
16. Plans should be provided which depicts all rims and inverts for the sewer system as well as a sanitary sewer profile. Rims and inverts for all drainage structures should be provided along with pipes, slopes and lengths.
17. Additional review of the undertaken once detailed design plans are provided.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal
PJH/em

May 20, 2022

Chairman John Ewasutyn
Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

Gardner Ridge
Town of Newburgh, Orange County, New York
Colliers Engineering & Design Project No. 14000375A

Dear Chairman Ewasutyn and Members of the Planning Board:

The following items are in response to comments in the Creighton Manning letter dated October 18, 2021. The items are numbered according to their review comments.

Proposed Site Plan Amendment

1. The site plan shows one access point on Gardnertown Road aligned with an improved Creek Run Road such that the roadways form a typical four-way intersection.

Response: Comment noted.

2. The site would be supported by a total of 308 parking spaces inclusive of 16 ADA-accessible spaces.

Response: Comment noted.

3. The site plan shows sidewalk along the senior apartments building and the clubhouse building. It appears that a sidewalk across the five residential buildings will largely be across parking spaces or driveway. It is not clear where the building entrances are or how the units will be accessed. These details should be provided in order to consider pedestrian access through the development and to the recreation building.

Response: Additional details have been added to the site plan to define pedestrian paths and additional striping and any other required modifications will be coordinated with CME and the Planning Board.

4. Future plan submittals should include appropriate signing and pavement markings.

Response: The updated site plans include a signing and striping plan for the onsite roadways.

5. The 2020 plan included an emergency access along the border of the Macioce property. Does the 2021 plan include this access?

Response: The current site plan does not propose an emergency access at this location. This will be discussed further with the fire department as part of their review.

6. Dumpsters, mail/delivery, and school bus access should be discussed on future submissions.

Response: These items will be addressed further as part of discussions with the Planning Board.

7. The plan shows that the property line extends to the centerline of Gardnertown Road with a proposed dedication to the benefit of the Town of about 25 feet (1/2 of a typical 50-foot ROW). Based on the conceptual improvement plan, the 25-foot dedication may be inadequate in certain areas to accommodate the proposed asymmetrical widening of Gardnertown Road.

Response: The dedication strip along Gardnertown Road will be adjusted accordingly to accommodate the widening along Gardnertown Road. In some locations, the dedication will exceed the standard 50-foot right-of-way.

Conceptual Improvement Plan

8. Sheet 2 of 3 shows the intersection sight distance triangles. The vertex triangles is offset 10 feet, but it's unclear from which point it's offset. The standard is to offset 14.5 feet from the edge of travel lane. Please clarify.

Response: This plan has been revised to show both the 10-foot offset as well as the 14.5-foot offset from the edge of travel way. The 10-foot offset represented the more likely position for vehicles to stop at; however, the 14.5-foot distance was used to develop the sight lines for the purposes of identifying the limits of vegetative clearing and grading, etc. Both lines are now indicated on the revised plan.

9. The intersection sight distance triangles are based on the posted speed limit – 30 mph. Prevailing speeds may be higher. Confirm the 85th percentile speed or consider sight lines for a posted +5 mph speed.

Response: Additional traffic volume and speed data were collected along Gardnertown Road immediately west of Creek Run Road in order to identify vehicle speeds. The information compiled was collected from Thursday, October 21, 2021 through Wednesday, October 27, 2021. That information is contained in the appendix of the revised traffic study. Based upon a review

of that information, the 85th percentile speeds were observed at 34 and 35 MPH respectively for westbound and eastbound directions. These results were used in the sight distance requirements on the drawing. It should be noted that the sight distance actually accommodates design speeds of 40 MPH.

10. The proposed shifting taper length ("L") is 350 feet. How was this calculated? We estimated 205 feet using $WS^2/60$ (for under 40 mph).

Response: The shifting taper length was calculated utilizing the wxs to be conservative. Based on the observed 85th percentile speeds, this taper length has been slightly adjusted, but it is still somewhat conservative compared to the minimum $WS^2/60$ requirement. The taper has been kept slightly longer to account for the down gradient on Gardnertown Road.

11. Drainage accommodations along the widening of Gardnertown Road need to be identified.

Response: Additional details regarding drainage, including catch basins, etc., will be added to the updated final plan set once the geometry has been approved.

12. A construction phasing plan should be discussed in future submissions.

Response: The plans now include a construction phasing plan for the reconstruction of the roadway. The first phase would be the development of the widening along the site frontage, the second phase would be the construction of the realigned portion of Creek Run Road, and the third phase would be the closure and any reclaiming of the former Creek Run Road area. These phases are depicted on the revised plans.

Traffic Impact Study

13. The study states that the turning movement counts were conducted at the intersections of Gidney Avenue/Gardnertown Road/Creek Run Road on August 5, 2021, and that these counts were used together with historical count data from previous studies and NYSDOT data. How did the 2016 and 2021 counts compare? What adjustments were made? The volumes shown on Figure 2 and 3 of the 2021 study are nearly identical to those shown on Figures 2 and 3 of the 2016 traffic study. Is the 2021 study representative of 2021 conditions, 2016 or a mix of conditions? Please provide the 2021 counts for review.

Response: Additional turning movement traffic counts were collected on Wednesday October 27, 2021 and Thursday, October 28, 2021 at the area intersections requested. Copies of the traffic counts are contained in the appendix of the revised traffic study. These counts were compared with the traffic study

counts and the previous counts in the corridor and were adjusted to reflect current conditions. Note that the seasonally adjusted base traffic counts contained in the August report were generally consistent with the new traffic counts and on any of the turning movements used in the revised Traffic Impact Study, the higher volumes were utilized.

14. The traffic impact study conducted in 2016 for the project considered four intersections. Given the relocation of the site driveway from Route 32 to Gardnertown Road, we do not believe that Route 32/Chestnut Lane needs to be studied; however, the intersections of Gidney Avenue/Route 32, and Route 32/Gardnertown Road should be included to be consistent with the previous study and given the altered traffic patterns with a driveway exclusively on Gardnertown Road.

Response: As requested, the traffic study has been revised to include the intersections of Gidney Avenue and NYS Route 32 and NYS Route 32 and Gardnertown Road.

15. The No-Build analysis grows traffic from 2021 to 2025 at 1% per year rate and includes other development projects like Polo Club and the “remainder of Gardnertown Commons.” If the existing volumes are equal to 2016, it may be necessary to include all of Gardnertown Commons, not what was left to complete in 2021. Further, it may be necessary to grow background traffic from 2016 to 2025; this is at subject to what is considered “existing volumes”.

Response: The No-Build analysis has been updated based on the new base traffic volumes and the No-Build analysis includes the Polo Club traffic, traffic from the remaining Farrell Apartments, traffic from Farrel Industrial Building, as well as the 1% per year growth factor to 2025 to account for other background traffic volume growth.

16. In September 2021, the Institute of Transportation Engineers released the Trip Generation Manual, 11th Edition. The study prepared by Colliers uses the Trip Generation Manual, 10th Edition. A review of using the 11th Edition and the same criteria as the Colliers study, 144 units of Multi-Family, indicates that the trip generation used in the study are higher and therefore no revision is necessary. Furthermore, a review of the trip generation based on multifamily and senior housing according to their respective unit distribution indicates a lower trip estimate than what is used in the study; therefore, no revision is necessary. The proposed project is conservatively anticipated to generate 80 total trips during the weekday AM peak hour and 97 total trips during the weekday PM peak hour.

Response: The revised traffic study reflects the updated ITE Trip Generation Manual, 11th Edition, which was published in September 2021. The analysis conservatively accounts for the peak hour trip generation. Also, as noted,

no adjustment downward for the portion of the project units which will be restricted to seniors was included in the analysis to be conservative.

17. CM disagrees that trips will be evenly distributed on roadway network (30% west on Gardnertown Road, 30% north on Gidney Avenue, 30% south on Gidney Avenue, 10% south on Creek Run Road). Given the access to Interstate-84 via NYS Route 32, the majority of trips should be drawn to/from the intersection of Gidney Avenue/NYS Route 32. We think a 40% Gidney Avenue north, 35% Gidney Avenue south, 5% Creek Run Road south, and 20% Gardnertown Road west distribution may be more accurate.

Response: Based on the recent counts and historical information, we believe that a significant portion of traffic will still travel west on Gardnertown Road and utilize roadways such as Fifth Avenue and Powder Mill Road to access I-84 West, I-87, and other commercial facilities along Route 300 or located in that direction as noted. In any event, we have run a separate sensitivity analysis with the distributions recommended by CME and that analysis is also contained in the revised traffic study.

18. The Build condition Synchro reports do not reflect the exclusive left-turn lanes being proposed for the eastbound and westbound approaches of Gardnertown Road. Please revise. Additional revisions may be necessary due to the above comments.

Response: The Synchro analysis for all intersections is now included in the revised traffic study and includes the provision of the separate left turn lanes on Gardnertown Road at the site access/Creek Run Road.

Sincerely,

Colliers Engineering & Design CT, P.C.



Philip Grealy, Ph.D., P.E.
Geographic Discipline Leader

May 20, 2022

Chairman John Ewasutyn
Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

Gardner Ridge
Town of Newburgh, Orange County, New York
Colliers Engineering & Design Project No. 14000375A

Dear Chairman Ewasutyn and Members of the Planning Board:

The following items are in response to comments contained in the MHE Engineering, D.P.C. letter dated October 21, 2021. The items are numbered according to their review comments.

1. The project was last seen before the Board on 3 September 2020 requesting a concept approval for a revised entrance to be relocated from North Plank Road to Gardnertown Road across from Creek Run Road. The project proposes a realignment of Creek Run Road to form a four-way intersection.

Response: Comment noted.

2. Extensive grading on the North side of Gardnertown Road is proposed. The plans depict a retaining wall to prevent grading onto private property. Construction of the retaining wall should be addressed with the Town of Newburgh Highway Superintendent and Town Board. Location of the retaining wall appears to be very close to the property lines depicted on the plans. Grading appears behind the proposed retaining wall onto private property on the plan sheet identified as Sheet 1 of 3.

Response: The retaining wall along the westerly portion of the site along the Gardnertown Road frontage have been reviewed and will be adjusted so that it all will be contained within the existing right-of-way or on the lands the Applicant will be dedicating to the Town.

3. Ken Wersted's comments regarding sight distance and the grades to the west of the proposed intersection should be received.

Response: Ken Wersted's comments have been responded to in a separate document.

4. Impact to utilities within Creek Run and Gardnertown Road should be addressed.

Response: The relocation of utilities and treatment of any remaining utilities will be coordinated with the Highway Department and Town Engineer as part of the final plans.

5. Long-term stability of the regraded slope may be an issue. This office previously commented on grading for the access drive onto the site as well.

Response: The grading along this portion of Gardnertown Road has been reviewed and adjustments made. Stabilization and rip-rap details of the slope will be added to the final plan.

6. The applicants are once again requested to explain the change in the driveway access. Previously it was noted that the Central Hudson Easement prevented the access. Additional information should be provided.

Response: The Applicant will supply documentation to the Town from Central Hudson.

7. The recently submitted plan depicts a revised location for the senior apartments as well as a revised parking area.

Response: See response from Tom Olley.

8. The single access point should be addressed with jurisdictional emergency services regarding concerns for access into the site.

Response: See response from Tom Olley.

9. Revised detail plans should be submitted including water, sewer, drainage, erosion and sediment control, as well as site development details.

Response: Additional details on the roadway improvement plan set have been added as requested.

10. It appears that the water utilities are proposed to be relocated to Garndertown Road in the vicinity of the very steep slopes identified for grading of the roadway.

Response: See response from Tom Olley.

11. An amended site plan application should be submitted along with SEQRA documents for the project.

Response: See response from Tom Olley.

12. Comments from the Highway Superintendent should be received regarding the driveway location as well as potential roadway realignment of Gardnertown Road.

Response: All comments on the plans from the Highway Superintendent will be incorporated into the final plans. This includes flattening the profile of Creek Road on the Gardnertown Road approach, increasing pavement widening, installing drainage along the site frontage, and providing additional vegetative clearing and grading along the site frontage and with the Town Right-of-Way looking to the west along Gardnertown Road.

13. A revised traffic study should be provided identifying any potential impacts to the newly proposed intersection for the Board's review.

Response: The revised traffic study including all of CME's comments has been updated and a copy is attached.

Sincerely,

Colliers Engineering & Design CT, P.C.



Philip Grealy, Ph.D., P.E.
Geographic Discipline Leader

Thomas B. Olley, P.E., P.L.L.C.
Engineering & Land Planning
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June 6, 2022

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

Re: ***Gardner Ridge***
Gardnertown Road
Section 75, Block 1, Lot 4.12

Dear Mr. Ewasutyn:

We are submitting twelve (12) copies of the revised Amended Site Plan on behalf of Gardner Ridge Associates.

The plans are an advancement of the previously submitted Conceptual Plan. The plans have incorporated extensive revisions to the grading to reduce the extent of rock removal needed at the top of the hill and to reduce impervious surfaces. In general, the project has reduced the impervious area by approximately 11 percent.

Due to the tremendous complexities of connecting to utilities in Route 32, both the water and sewer service connections are now proposed in Creek Run Road. Neither connection location change will have a significant impact on the Town's systems. The Route 32 Sewer collection system discharges to Gidney Avenue and Creek Run Road sewers. The Water distribution system is similarly connected.


A preliminary storm water management report will be submitted directly to the Town's consultant with a copy for the Board's records under separate cover.

Mr. John Ewasutyn, Chairman
Town of Newburgh Planning Board.

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June 6, 2022

Please feel free to contact me should you have any questions regarding this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas B. Olley P.E.", written in a cursive style.

Thomas B. Olley, P.E.

cc: Kenneth Wersted
Dominic Cordisco
Patrick Hines
Joseph Millstein
Vince Doce

**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 applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Site Plan - Gardner Ridge Apartments		
Project Location (describe, and attach a general location map): Gardnertown Road, Town of Newburgh, Orange County, New York		
Brief Description of Proposed Action (include purpose or need): Site plan for a 144-unit apartment project consisting of 108 non-senior apartments and 36 senior apartments on a 23.4 acre parcel. The project will also include a proposed recreation building. The project will connect to Town of Newburgh water and sewer. Access to the site will be off of Gardnertown Road. There are proposed off-site roadway improvements consisting of widening Gardnertown Road to provide turning lanes and a realignment of the Gardnertown Road/Creek Run Road intersection.		
Name of Applicant/Sponsor: Gardner Ridge Associates LLC		Telephone: 973 634-0820
		E-Mail: emjm64@gmail.com
Address: 134 Fairview Road		
City/PO: Rockaway	State: NJ	Zip Code: 07866
Project Contact (if not same as sponsor; give name and title/role): Same		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same		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 Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Newburgh Town Board Bonus Density	1/19/2016
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh Planning Board Site Plan	1/16/2014
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Newburgh Sewer Flow Acceptance	6/2/2017
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Department of Health Watermain extension	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SPDES General Permit stormwater discharges associated with Construction activity	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
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
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<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 	
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 checked="" type="checkbox"/> Yes <input 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 checked="" 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):	

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):	

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?

R-3- Residence District

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

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

c. Which fire protection and emergency medical services serve the project site?
Cronomer Valley Fire Dept., Newburgh Volunteer Ambulance Corps.

d. What parks serve the project site?
Cronomer Hill Park, Alogonquin Park, Chadwick Lake Park

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)? residential

b. a. Total acreage of the site of the proposed action? _____ 23.4 acres

b. Total acreage to be physically disturbed? _____ 12.54 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 23.4 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 the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ 18-24 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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	144 units
At completion of all phases	_____	_____	_____	144 units

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ 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? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • 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:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the 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 remaining after project completion: _____
- 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: _____ 24,860 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: Town of Newburgh Consolidated 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: _____

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), what is the 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: _____ 24,860 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): _____
Sanitary wastewater

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

If Yes:

- Name of wastewater treatment plant to be used: City of Newburgh Treatment Plant
- Name of district: Crossroads sewer 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 a 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):
 N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
 None

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 5.22 acres (impervious surface)
 _____ Square feet or 23.4 acres (parcel size)
 ii. Describe types of new point sources. Curbs/gutters/culverts

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 facilities eventually discharging into Gidneytown Creek
 • If to surface waters, identify receiving water bodies or wetlands: _____
Gidneytown Creek
 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the 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 truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing 0 Proposed 308 Net increase/decrease 308

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:
Widening of Gardnertown Road to provide turning lanes and realignment of the Creek Run Road/Gardnertown Road intersection

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:	<u>7 am to 7 pm</u>	• Monday - Friday:	<u>24/7</u>
• Saturday:	<u>9 am to 5 pm</u>	• Saturday:	<u>24/7</u>
• Sunday:	<u>none</u>	• Sunday:	<u>24/7</u>
• Holidays:	<u>none</u>	• Holidays:	<u>24/7</u>

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:
Construction equipment during construction - weekdays 7 am to 7 pm - Saturdays 9 am to 5 pm

ii. Will the 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:
Street lighting and security lighting - dark sky friendly cut off fixtures.

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 any 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 the 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: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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 the 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	5.22	+5.22
• Forested	22.06	9.52	-12.54
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• 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)	1.34	1.34	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawns /landscaping</u>	0	7.32	+7.32

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:
Adjacent to Town of Newburgh landfill

iii. Describe any development constraints due to the prior solid waste activities: _____
None

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): V00118
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
V0018 - remediation complete

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? _____ 3 to 13 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:

ESB, Wd	_____	25 %
SXC, SXD	_____	37 %
CnC	_____	26 %

d. What is the average depth to the water table on the project site? Average: _____ >6 feet

e. Drainage status of project site soils:

- Well Drained: _____ 75 % of site
- Moderately Well Drained: _____ % of site
- Poorly Drained _____ 25 % of site

f. Approximate proportion of proposed action site with slopes:

- 0-10%: _____ 35 % of site
- 10-15%: _____ 48 % of site
- 15% or greater: _____ 17 % 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 862-215 Classification C _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 1.34 acres
- 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: Typical suburban species _____ _____ _____	_____ _____ _____
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:	
<ul style="list-style-type: none"> • 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 If Yes:	
i. Species and listing (endangered or threatened): _____ _____ _____	
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 If Yes:	
i. Species and listing: _____ _____	
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 the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:
 i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District
 ii. Name: _____
 iii. 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? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:
 i. Describe possible resource(s): _____
 ii. 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? Yes No

If Yes:
 i. Identify resource: _____
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____
 iii. 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? Yes No

If Yes:
 i. Identify the name of the river and its designation: _____
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

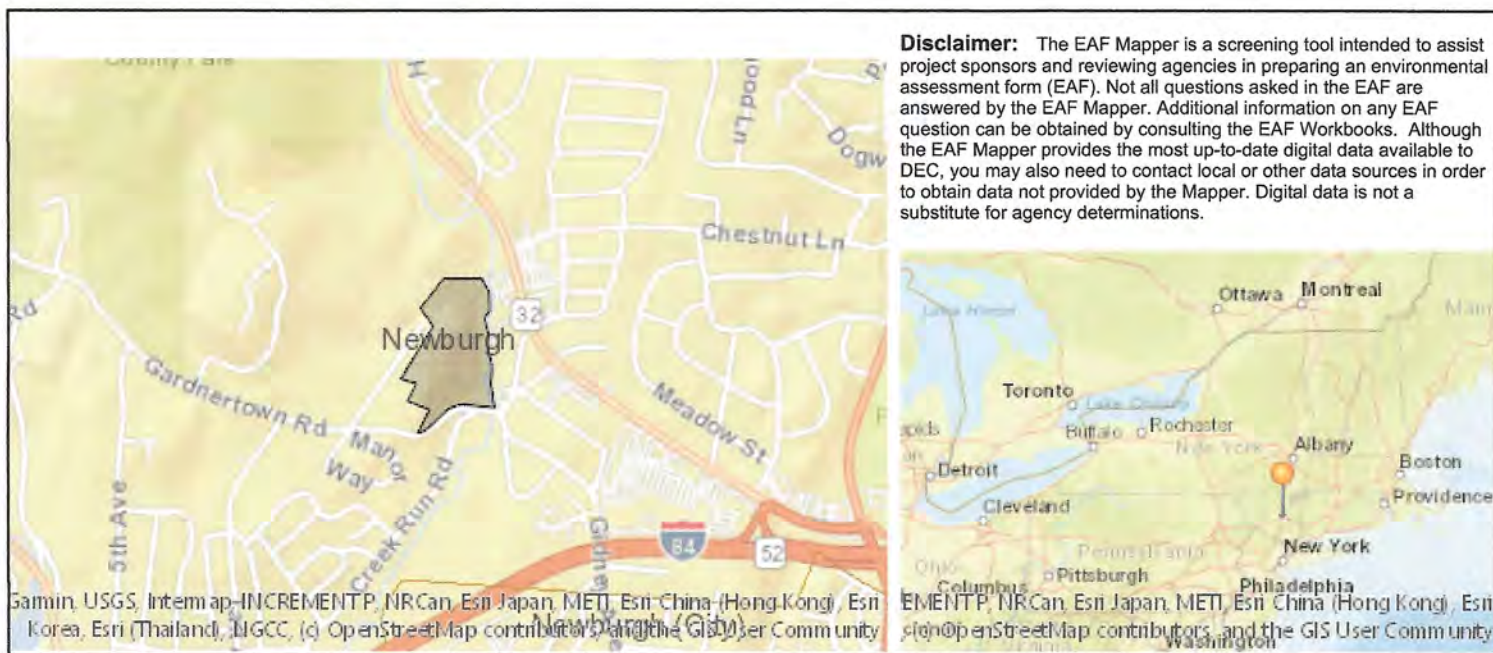
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Darren C. Doce/Vincent J. Doce Associates Date 6/5/2022

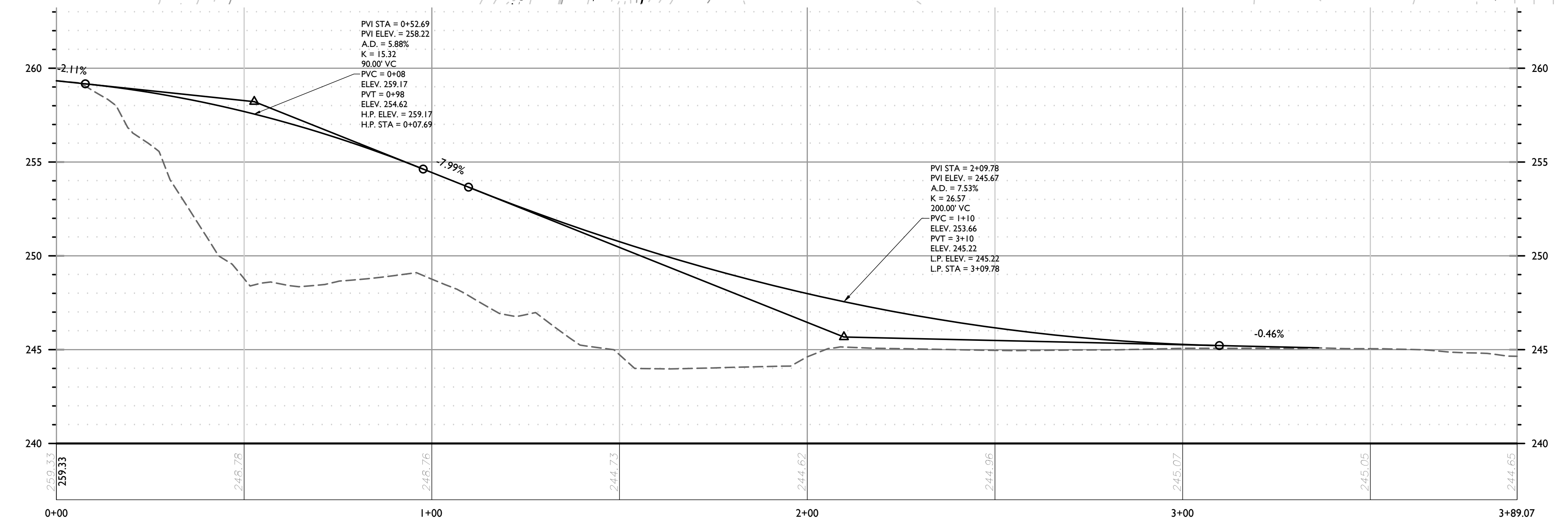
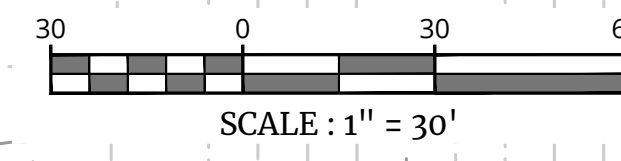
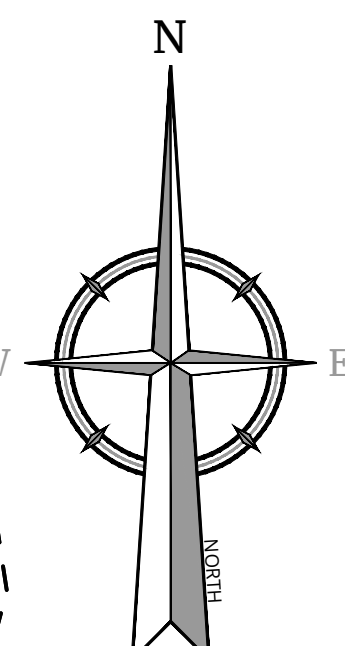
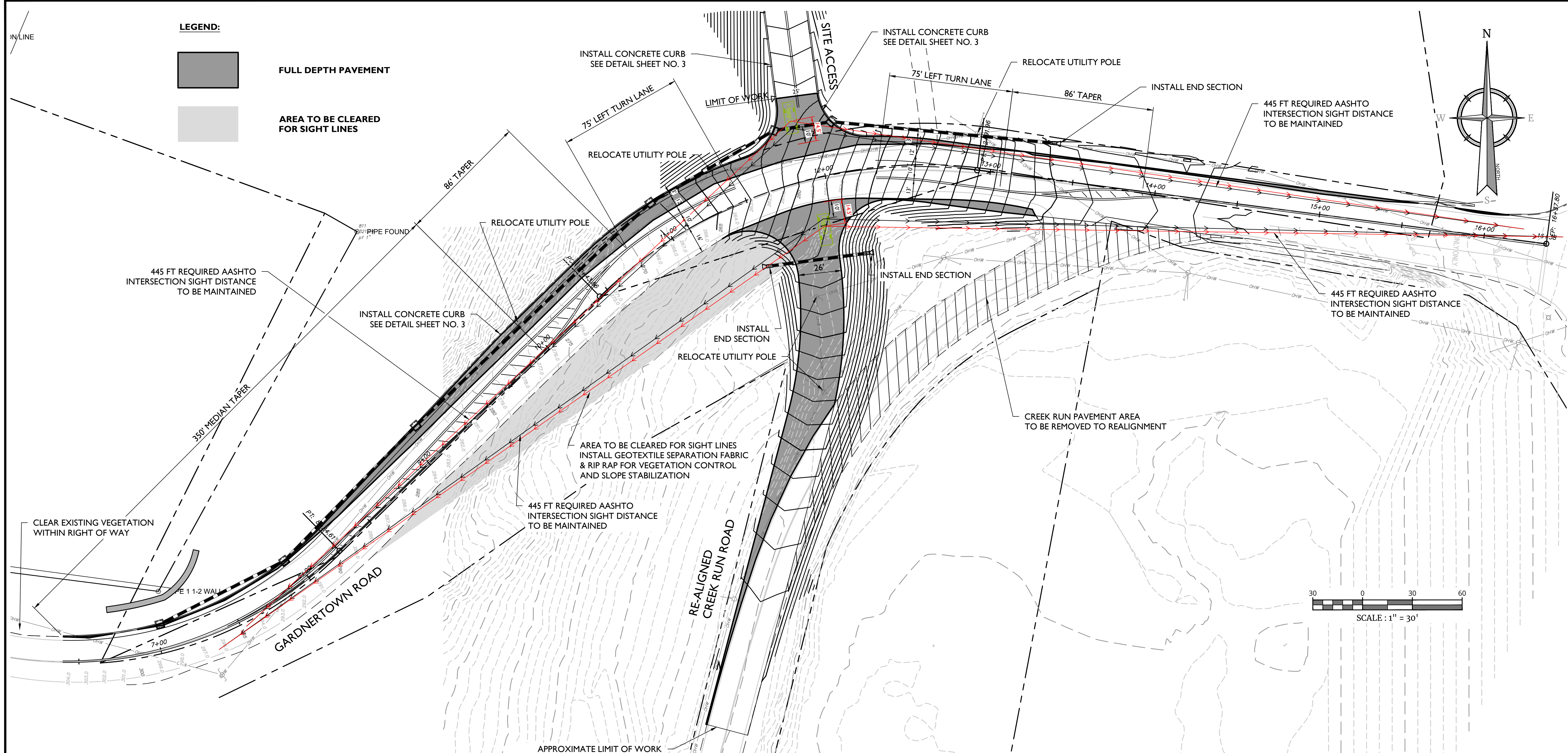
Signature  Title _____



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00118
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
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.iv [Surface Water Features - Stream Name]	862-215
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes

E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
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]	Yes
E.3.i. [Designated River Corridor]	No



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REV	DATE	DRAWN BY	DESCRIPTION
1	6/22	MJA	REVISED PER TOWN COMMENTS.

CONCEPTUAL IMPROVEMENT PLAN
 FOR
GARDNER RIDGE ASSOCIATES, LLC
 GARDNERTOWN ROAD & CREEK RUN ROAD
 TOWN OF NEWBURGH
 ORANGE COUNTY
 NEW YORK

WESTCHESTER
 400 Columbus Avenue,
 Suite 180E
 Valhalla, NY 10595
 Phone: 914.347.7500
 COLLIER'S ENGINEERING & DESIGN CT, P.C.
 DOING BUSINESS AS MASER CONSULTANTS
 ENGINEERING & LAND SURVEYING

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	8/24/21	MJA	P.J.G./A.P.R.

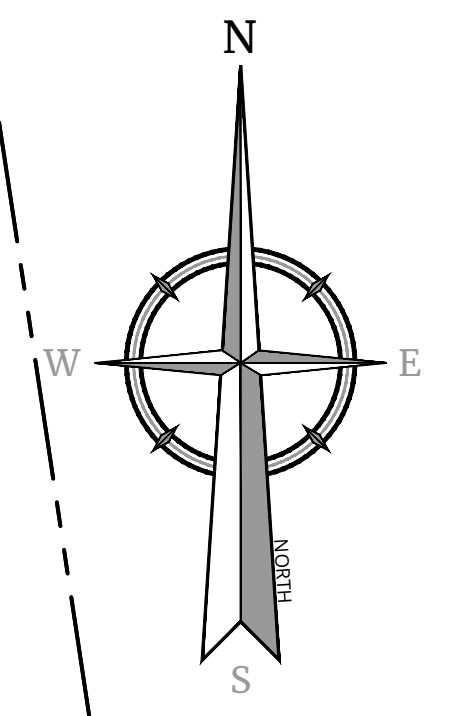
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 DRAWING NAME: R-PL01-EXBT

CONCEPT PLAN (WITH GRADING)

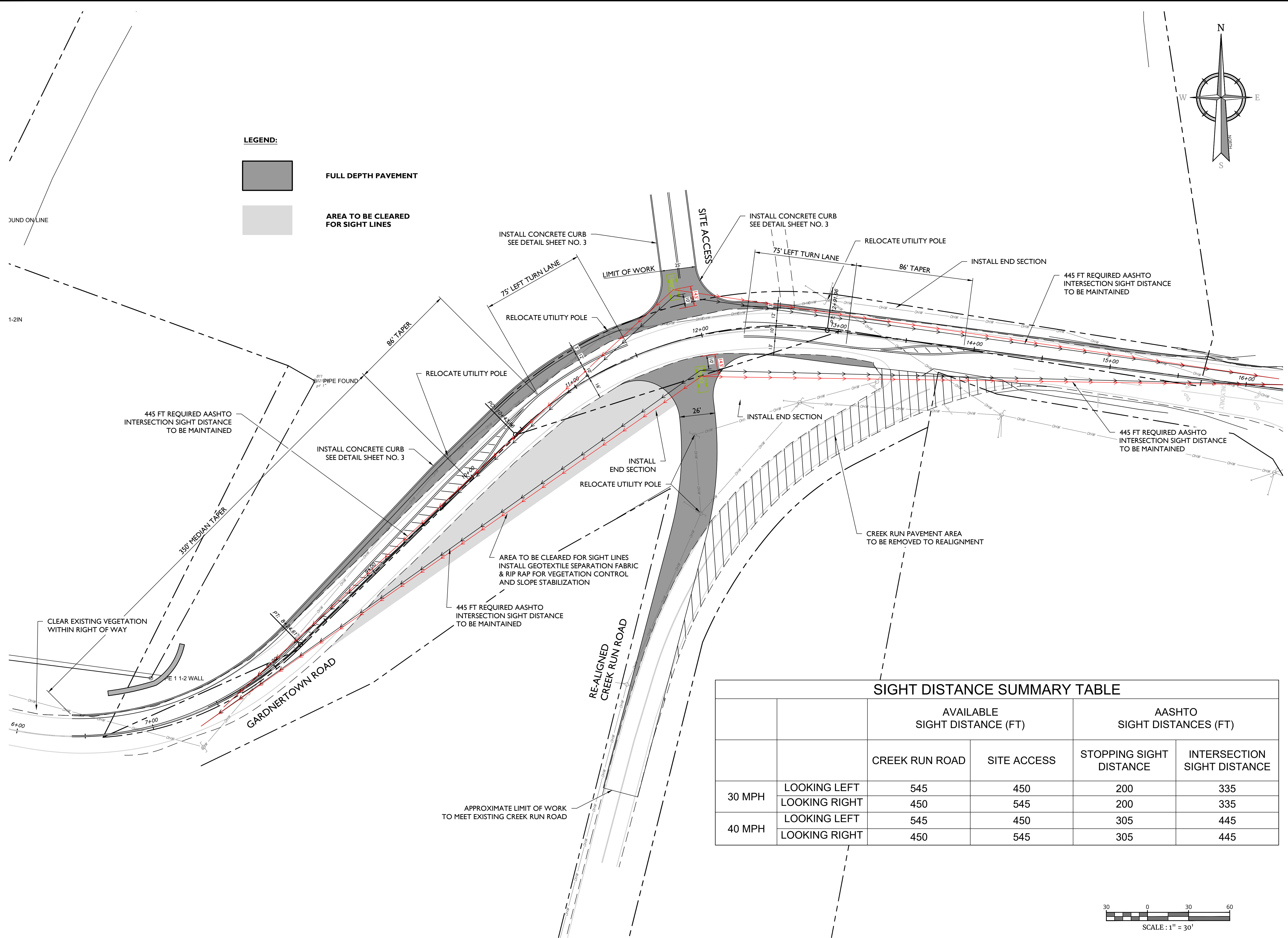
SHEET NUMBER:
1 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

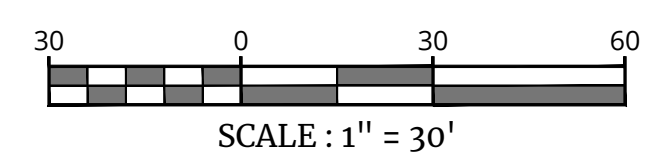
2014160003750/Transportation/Chubb & Spill/8087_Arpa_P01/CONCEPT PLAN/GRADING - B0 - MAIN/NOTODA



LEGEND:
 FULL DEPTH PAVEMENT
 AREA TO BE CLEARED FOR SIGHT LINES



		AVAILABLE SIGHT DISTANCE (FT)		AASHTO SIGHT DISTANCES (FT)	
		CREEK RUN ROAD	SITE ACCESS	STOPPING SIGHT DISTANCE	INTERSECTION SIGHT DISTANCE
30 MPH	LOOKING LEFT	545	450	200	335
	LOOKING RIGHT	450	545	200	335
40 MPH	LOOKING LEFT	545	450	305	445
	LOOKING RIGHT	450	545	305	445



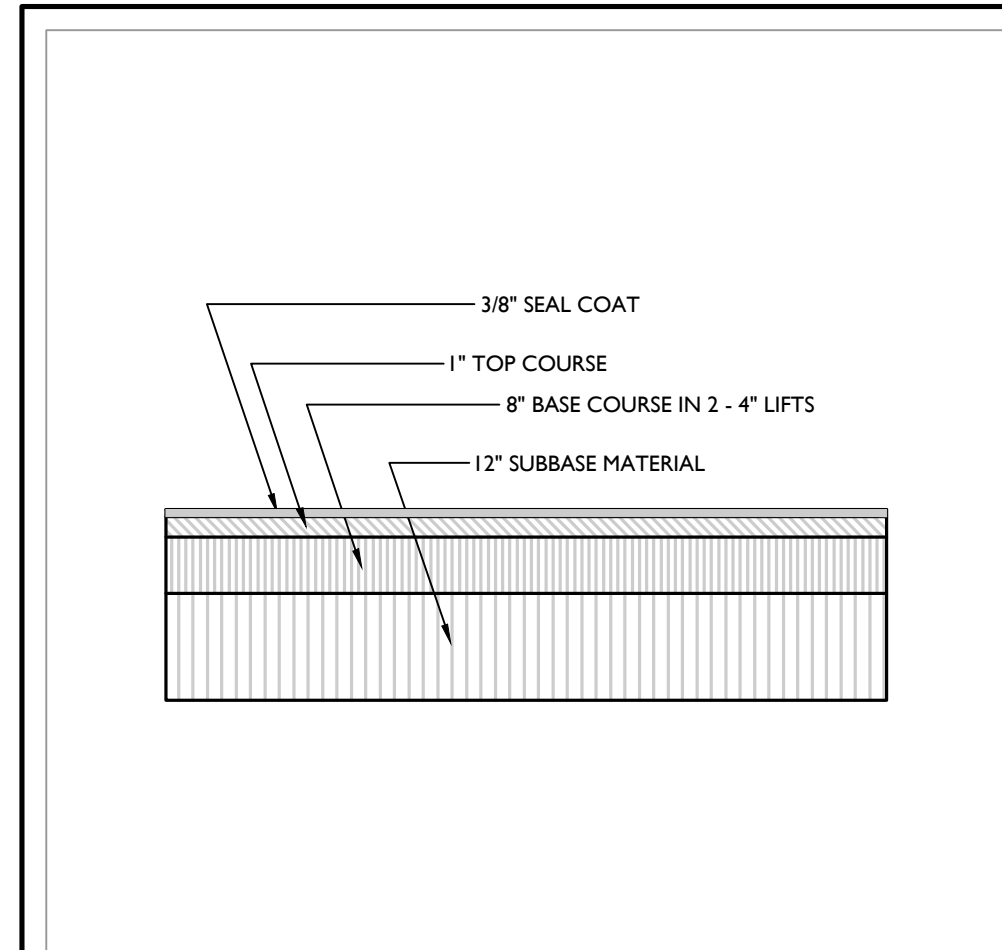
REV.	DATE	BY	DESCRIPTION
1	6/9/22	MJA	REVISION PER TOWN COMMENTS.

CONCEPTUAL IMPROVEMENT PLAN
 FOR
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 GARDNERTOWN ROAD & CREEK RUN ROAD
 TOWN OF NEWBURGH
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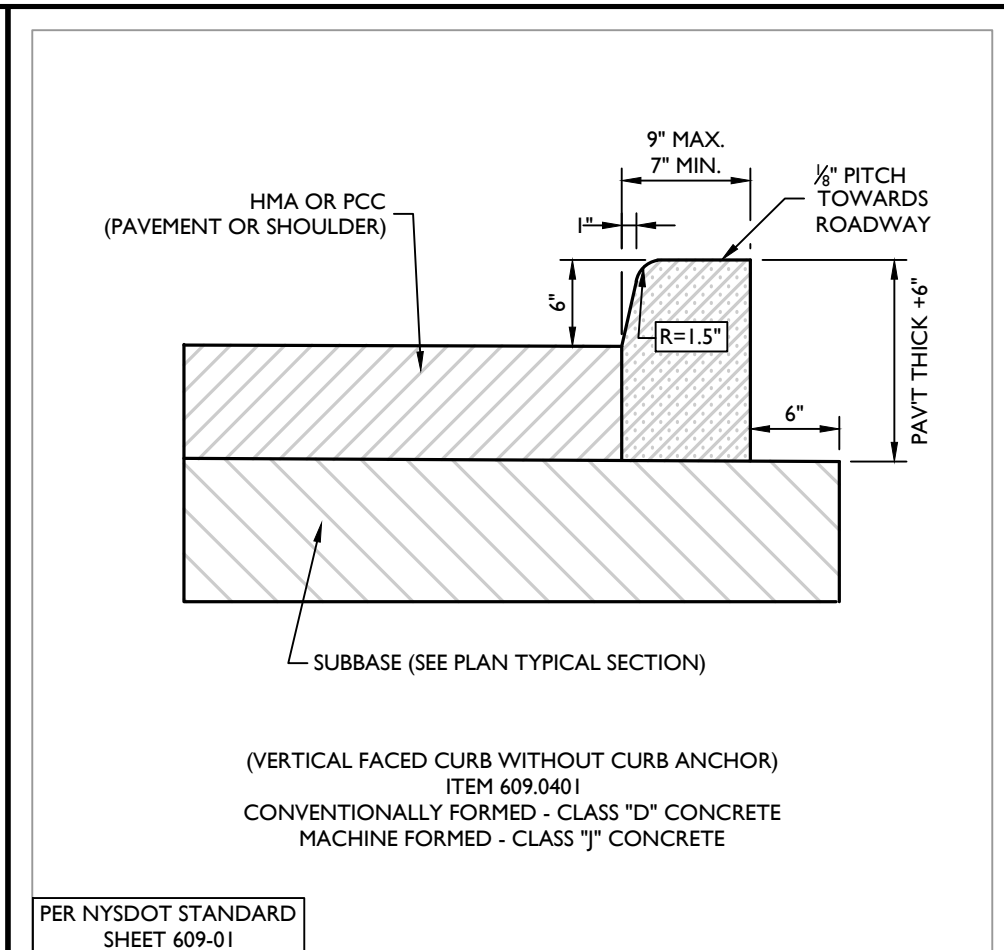
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	8/27/21	MJA	P.J.G./A.P.R.
PROJECT NUMBER:	DRAWING NAME:		
140003750	R-PL01-EXBT		

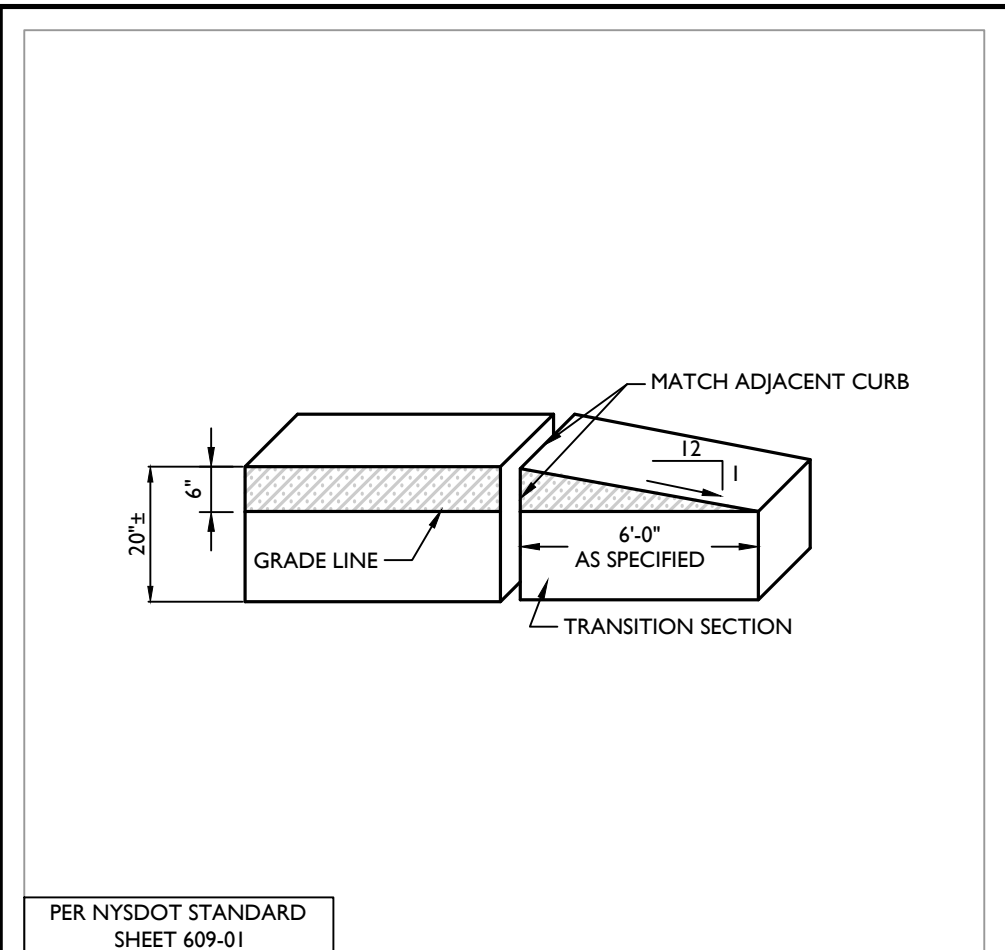
SHEET TITLE:
CONCEPT PLAN (LAYOUT ONLY)
 SHEET NUMBER:
2 of 3



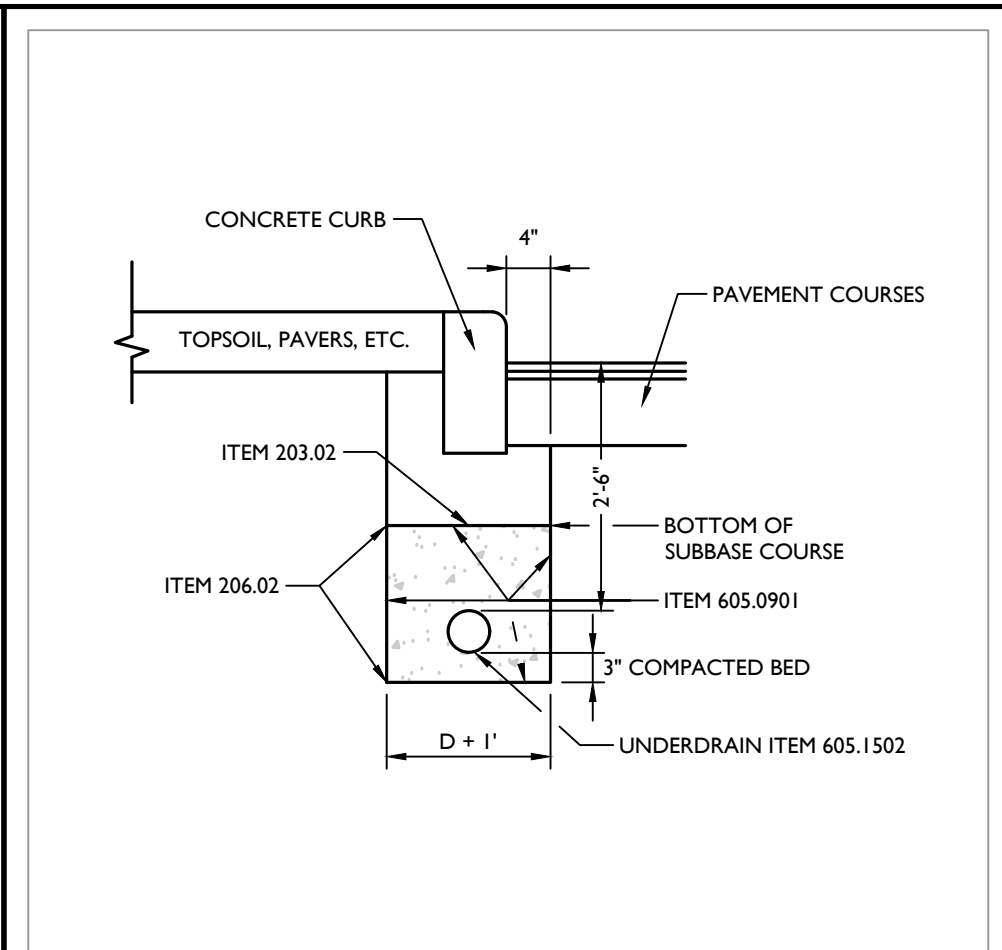
X TOWN OF NEWBURGH FULL DEPTH PAVEMENT DETAIL
NOT TO SCALE GNRL-DTLS-STND-GRID XX/XX/XX



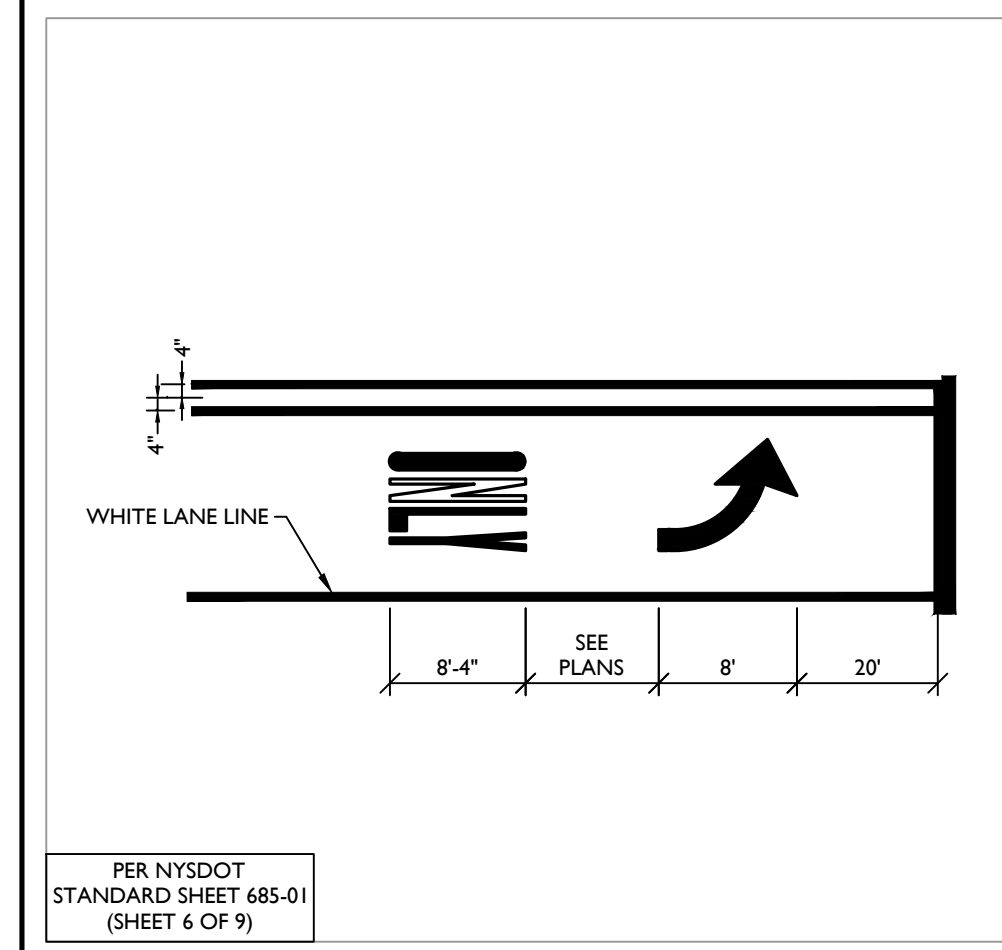
X TYPE VF6 CURB
NOT TO SCALE NYDT-CURB-1000 08/04/21



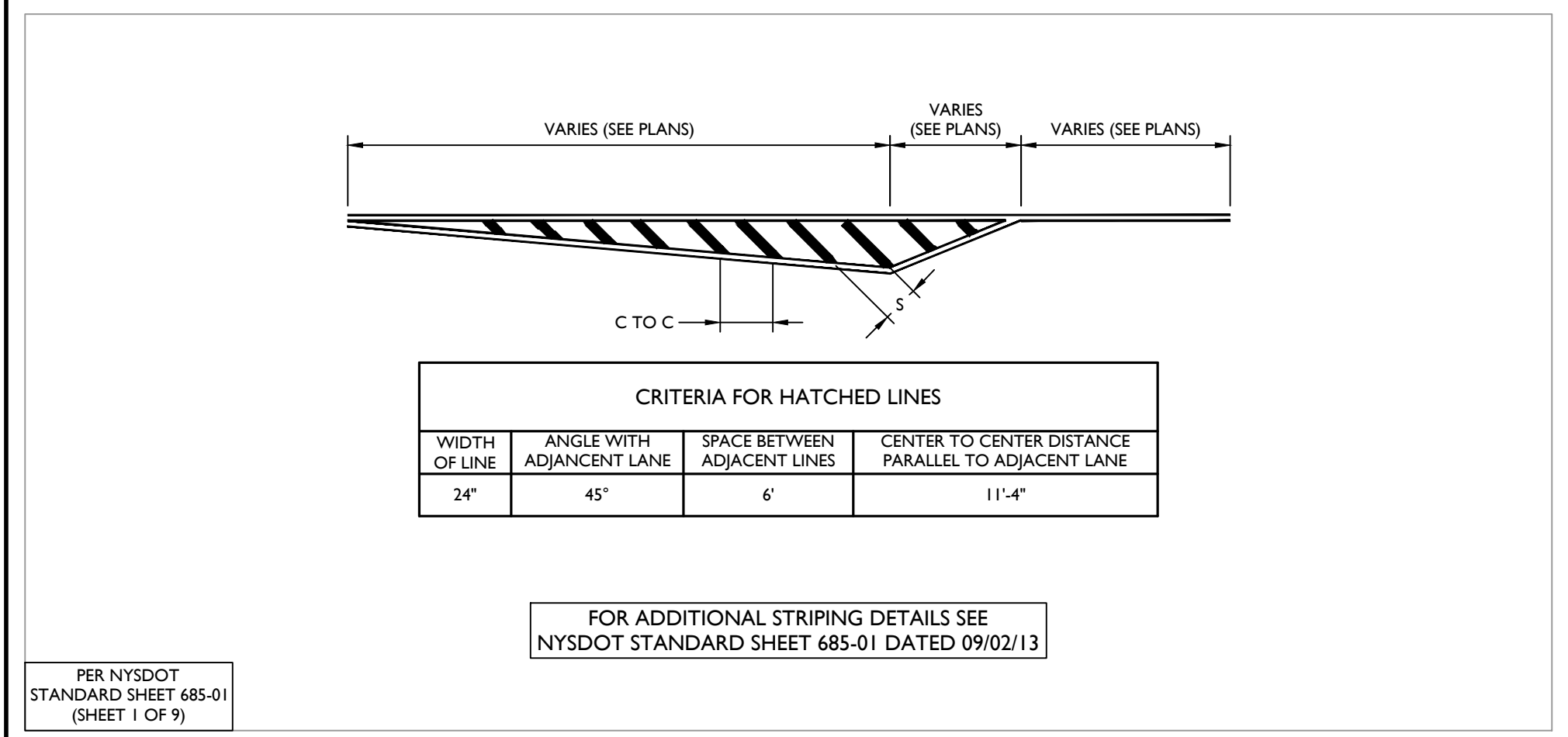
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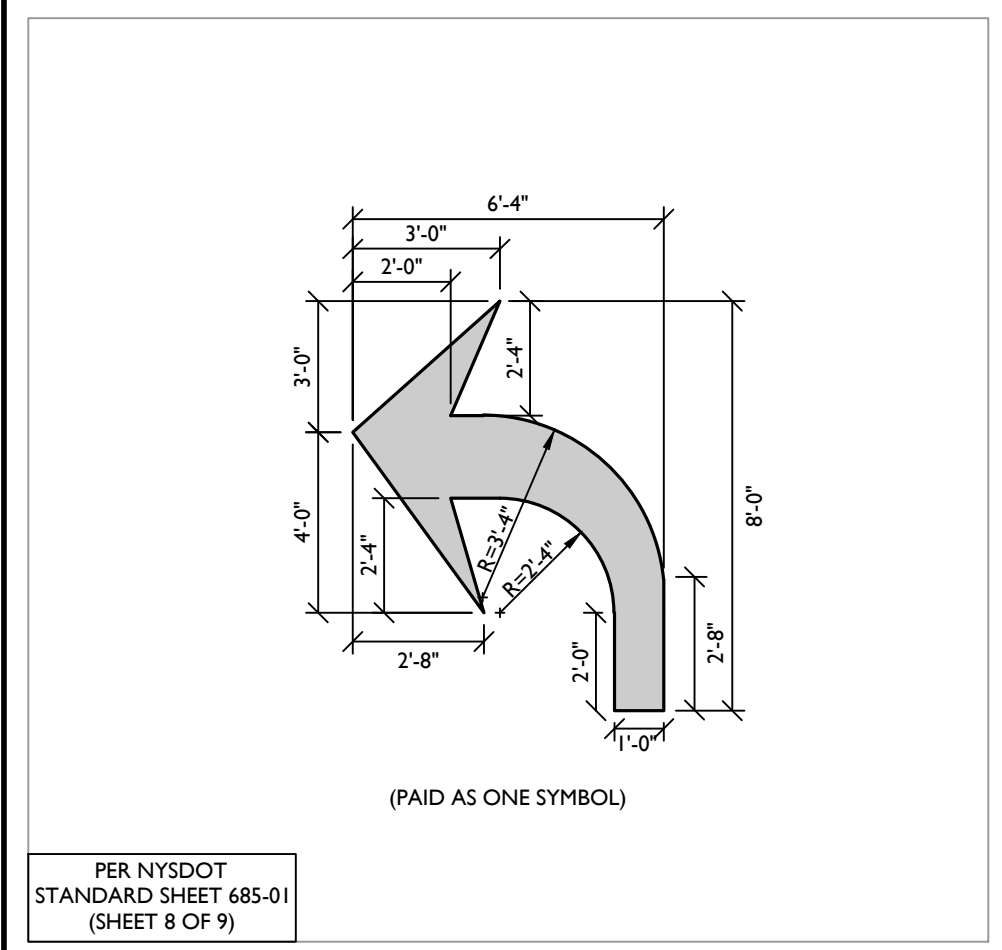
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NOT TO SCALE NYDT-CURB-1400 11/01/17



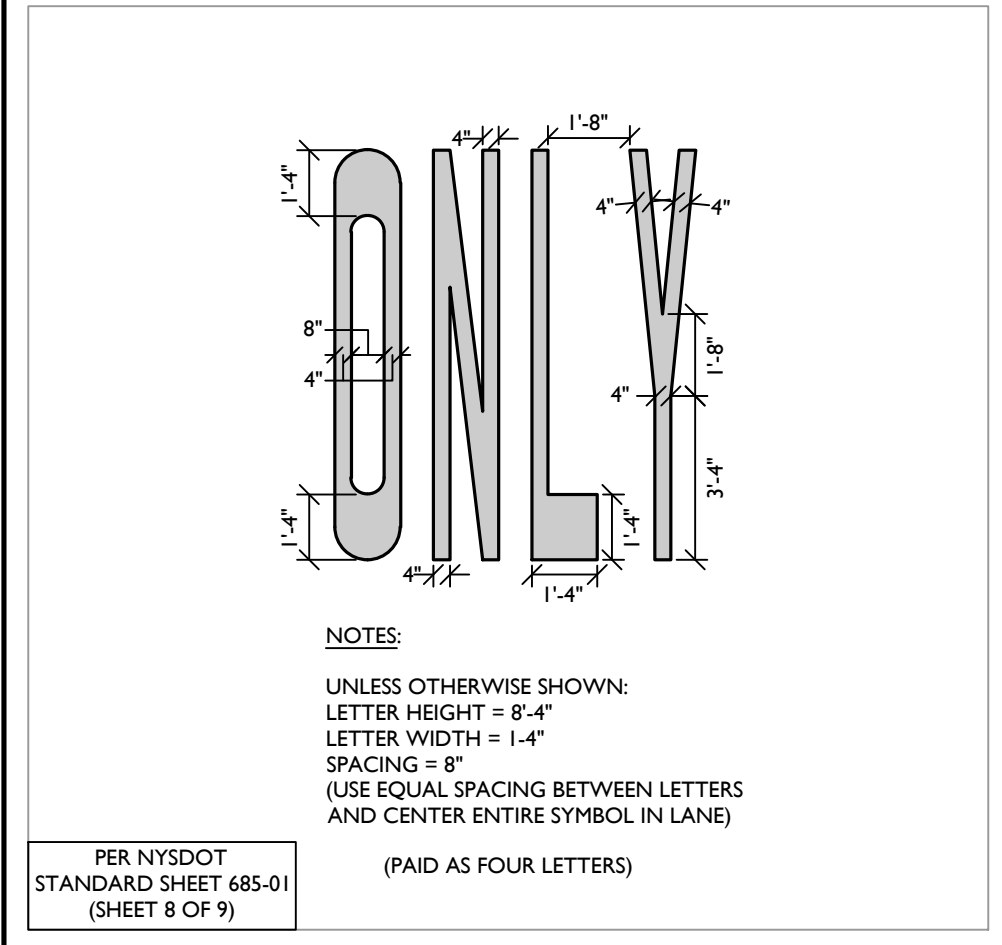
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NOT TO SCALE NYDT-MRKG-1100 05/02/13



X HATCHED ISLAND DETAIL
NOT TO SCALE NYDT-MRKG-1101 05/02/13



X TURNING ARROW
NOT TO SCALE NYDT-MRKG-1200 05/02/13



X "ONLY" LETTERS
NOT TO SCALE NYDT-MRKG-1201 05/02/13

REV	DATE	DRAWN BY	DESCRIPTION
1	6/22	MJA	REVISED PER TOWN COMMENTS.

REV	DATE	DRAWN BY	DESCRIPTION

CONCEPTUAL IMPROVEMENT PLAN
FOR
GARDNER RIDGE ASSOCIATES, LLC
GARDNERTOWN ROAD & CREEK RUN ROAD
TOWN OF NEWBURGH ORANGE COUNTY NEW YORK

WESTCHESTER
400 Columbus Avenue,
Suite 1808
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN CT, P.C.
DOING BUSINESS AS MASER CONSULTING
ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN DATE: 8/24/21 DRAWN BY: MJA CHECKED BY: P.J.G./A.P.R.
PROJECT NUMBER: 140003758 DRAWING NAME: R-PL01-EXBT

SHEET TITLE: DETAILS

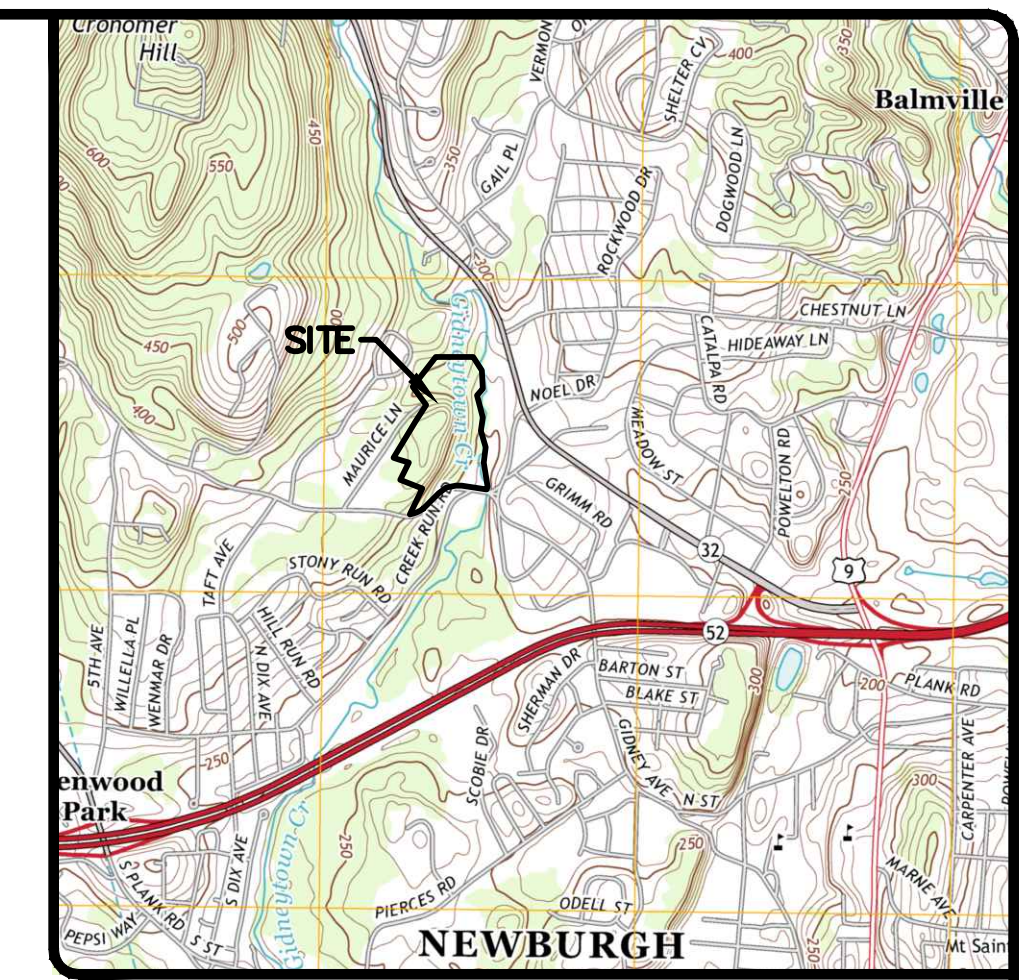
SHEET NUMBER: 3 of 3

SITE PLAN

GARDNER RIDGE APARTMENTS

GARDNERTOWN ROAD

TOWN OF NEWBURGH, ORANGE COUNTY, NY



LOCATION MAP
NEWBURGH QUADRANGLE
SCALE: 1"=2000'

JANUARY 28, 2016
REVISED JUNE 2022

DENSITY CALCULATIONS:

TOTAL PARCEL AREA = 23.4± AC.
 LESS WETLANDS, EASEMENTS/R.O.W.s, 100-YR FLOODPLAINS AND SLOPES 25% OR GREATER = 7.4± AC.
 USEABLE AREA = 16.0± AC.

MULTIPLE FAMILY DWELLINGS MAXIMUM ALLOWABLE DENSITY= 6 DU/ACRE
 ALLOWABLE NUMBER OF UNITS= 96 DWELLING UNITS

DENSITY BONUS FOR PROJECTS CONSISTING OF SENIOR CITIZEN MULTIPLE DWELLING UNITS AND NON-SENIOR- CITIZEN MULTIPLE DWELLING UNITS:
 MAXIMUM DENSITY= 9 DU/ACRE
 MAXIMUM ALLOWABLE UNITS= 144 UNITS
 BONUS UNITS = 144 UNITS - 96 UNITS = 48 UNITS
 SENIOR HOUSING UNITS REQUIRED = 48 UNITS/3 = 16 UNITS

TOTAL UNITS PROPOSED =144 UNITS
 BONUS UNITS PROPOSED = 144 UNITS - 96 UNITS = 48 UNITS
 SENIOR HOUSING UNITS REQUIRED = 48 BONUS UNITS/3 = 16 UNITS
 NON-SENIOR APARTMENTS PROPOSED = 108 UNITS
 SENIOR HOUSING PROPOSED = 36 UNITS

PARKING CALCULATIONS:

108 NON-SENIOR APARTMENTS
 SPACES REQUIRED (2 SPACES/DU REQ.)= 216 SPACES

SPACES PROVIDED:
 GARAGES = 60 SPACES
 DRIVEWAY = 60 SPACES
 PARKING LOT SPACES = 101 SPACES

NON-SENIOR APARTMENTS: SPACES PROPOSED = 221 SPACES

36 SENIOR HOUSING APARTMENTS
 SPACES REQUIRED (2 SPACES/DU REQ.)= 72 SPACES

SPACES PROVIDED:
 PARKING LOT SPACES = 72 SPACES

CLUBHOUSE
 SPACES PROVIDED = 9 SPACES

TOTAL PARKING PROVIDED: 307 SPACES

ACCESSIBLE PARKING SPACES (NYS BUILDING CODE SECTION 1106):
 SPACES REQUIRED 301 - 400 SPACES = 8 SPACES

SPACES PROVIDED: 16 SPACES

PROVISIONS SHALL BE PLACED IN EACH LEASE AGREEMENT THAT REQUIRES EACH TENANT WITH A GARAGE TO MAINTAIN THAT GARAGE FOR THE PURPOSE OF PARKING A VEHICLE.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	EXISTING CONDITIONS
2	OVERALL SITE PLAN
3	LAYOUT & DIMENSION PLAN
4	GRADING PLAN
5	ROCK REMOVAL PLAN
6	UTILITY PLAN
7	EROSION & SEDIMENT CONTROL PLAN
8	ROAD PROFILES
9	ROAD PROFILES
10	SITE DETAILS
11	WATER DETAILS
12	SEWER DETAILS
13	DRAINAGE DETAILS
14	EROSION CONTROL DETAILS

RECORD OWNER

GARDNER RIDGE ASSOCIATES
 134 FAIRVIEW ROAD
 ROCKAWAY, NJ 07866

CONSULTING ENGINEER

THOMAS B. OLLEY, PE, PLLC
 152 ORANGE AVENUE
 WALDEN, NY 12586
 CONTACT: THOMAS B. OLLEY, PE
 (845) 778-5638

SURVEYOR:

MARTIN F. ANTHONISEN JR., PLS
 1422 LONG MEADOW ROAD,
 TUXEDO, NY

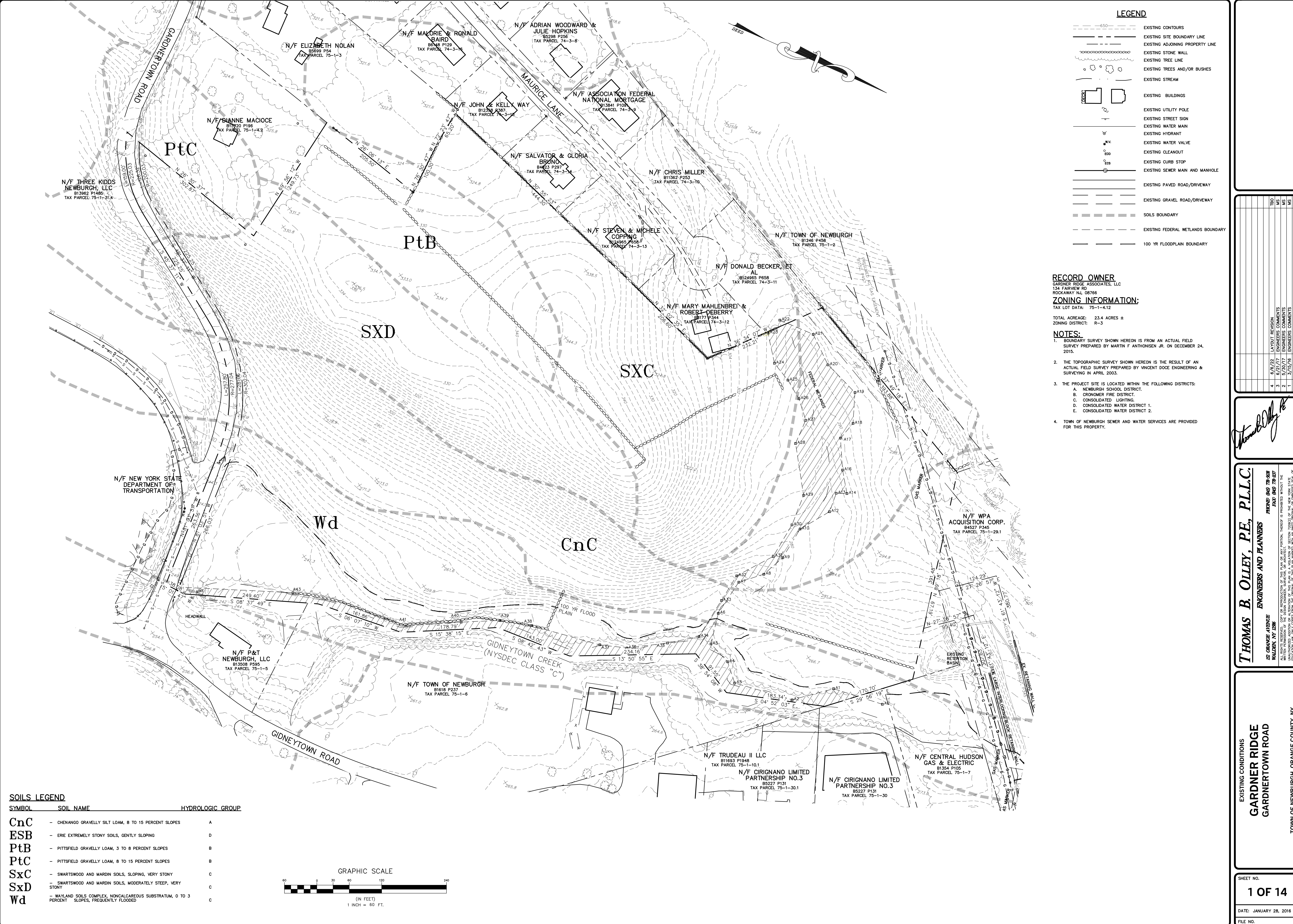
REV.	DATE	DESCRIPTION
4	6/9/22	LAYOUT REVISION
3	6/21/17	ENGINEERS COMMENTS
2	3/11/16	ENGINEERS COMMENTS
1	3/11/16	ENGINEERS COMMENTS

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EXISTING CONDITIONS
**GARDNER RIDGE
 GARDNERTOWN ROAD**
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.
CS
 DATE: JANUARY 28, 2016
 FILE NO.



LEGEND

	EXISTING CONTOURS
	EXISTING SITE BOUNDARY LINE
	EXISTING ADJOINING PROPERTY LINE
	EXISTING STONE WALL
	EXISTING TREE LINE
	EXISTING TREES AND/OR BUSHES
	EXISTING STREAM
	EXISTING BUILDINGS
	EXISTING UTILITY POLE
	EXISTING STREET SIGN
	EXISTING WATER MAIN
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING CLEANOUT
	EXISTING CURB STOP
	EXISTING SEWER MAIN AND MANHOLE
	EXISTING PAVED ROAD/DRIVEWAY
	EXISTING GRAVEL ROAD/DRIVEWAY
	SOILS BOUNDARY
	EXISTING FEDERAL WETLANDS BOUNDARY
	100 YR FLOODPLAIN BOUNDARY

RECORD OWNER
 GARDNER RIDGE ASSOCIATES, LLC
 134 FAIRVIEW RD.
 ROCKAWAY NJ, 08766

ZONING INFORMATION:
 TAX LOT DATA: 75-1-4.12

TOTAL ACREAGE: 23.4 ACRES ±
 ZONING DISTRICT: R-3

- NOTES:**
- BOUNDARY SURVEY SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY PREPARED BY MARTIN F ANTHONISEN JR. ON DECEMBER 24, 2015.
 - THE TOPOGRAPHIC SURVEY SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PREPARED BY VINCENT DOCE ENGINEERING & SURVEYING IN APRIL 2003.
 - THE PROJECT SITE IS LOCATED WITHIN THE FOLLOWING DISTRICTS:
 A. NEWBURGH SCHOOL DISTRICT.
 B. CROMMER FIRE DISTRICT.
 C. CONSOLIDATED LIGHTING.
 D. CONSOLIDATED WATER DISTRICT 1.
 E. CONSOLIDATED WATER DISTRICT 2.
 - TOWN OF NEWBURGH SEWER AND WATER SERVICES ARE PROVIDED FOR THIS PROPERTY.

NO.	DATE	BY	DESCRIPTION
1	3/15/18	MIS	ENGINEERS COMMENTS
2	6/21/17	MS	ENGINEERS COMMENTS
3	6/21/17	MS	ENGINEERS COMMENTS
4	6/9/12	TBD	LAYOUT REVISION

Thomas B. Olley

THOMAS B. OLLEY, P.E., PLLC.
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 WALDEN, NY 12586
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 FAX: (845) 778-3107

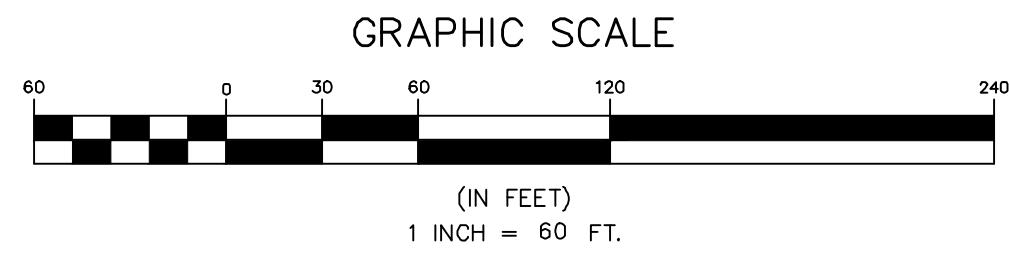
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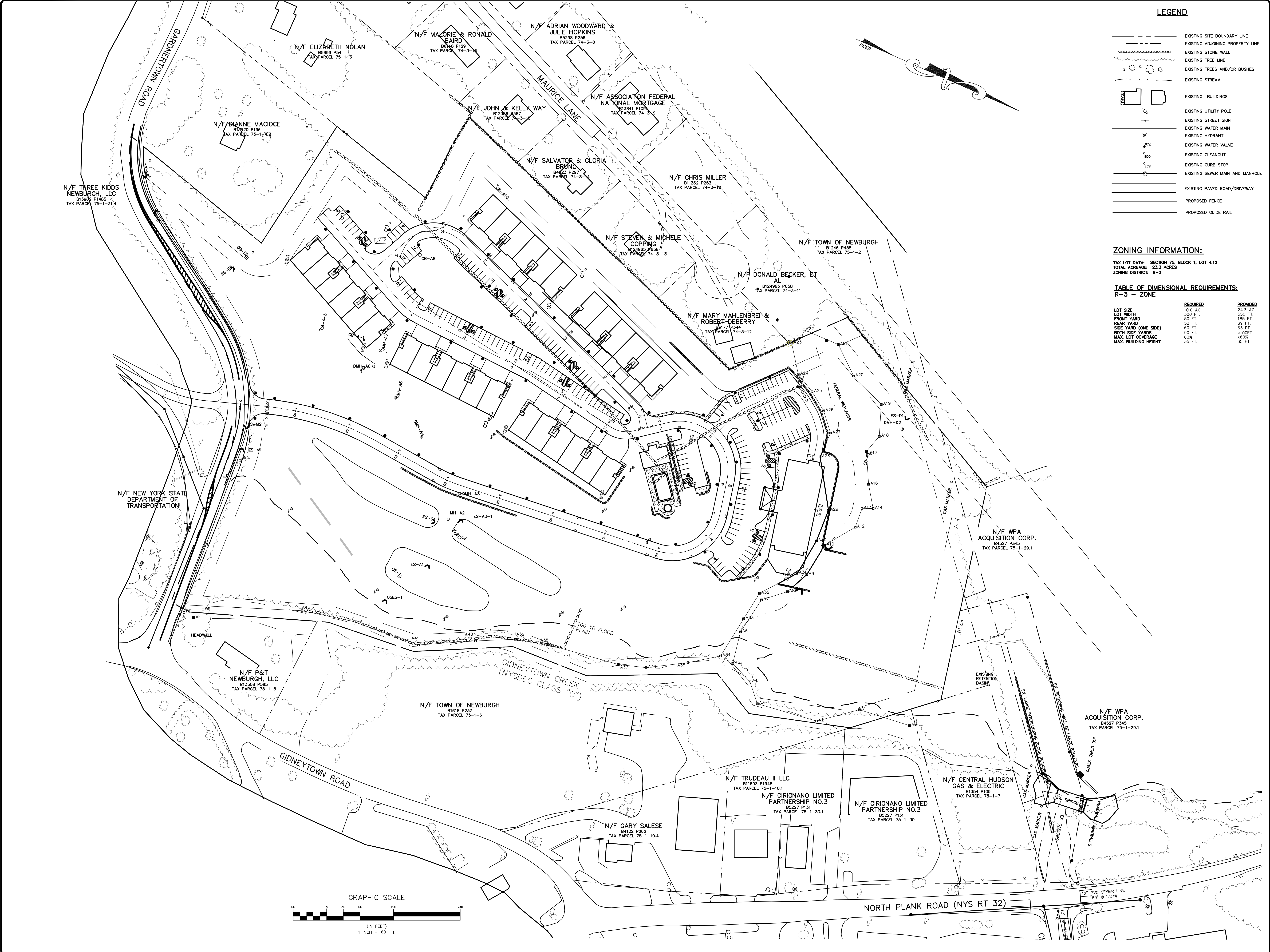
EXISTING CONDITIONS
GARDNER RIDGE
GARDNERTOWN ROAD
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.
1 OF 14
 DATE: JANUARY 28, 2016
 FILE NO.

SOILS LEGEND

SYMBOL	SOIL NAME	HYDROLOGIC GROUP
CnC	- CHENANGO GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES	A
ESB	- ERIE EXTREMELY STONY SOILS, GENTLY SLOPING	D
PtB	- PITTSFIELD GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES	B
PtC	- PITTSFIELD GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES	B
SxC	- SWARTSWOOD AND MARDIN SOILS, SLOPING, VERY STONY	C
SxD	- SWARTSWOOD AND MARDIN SOILS, MODERATELY STEEP, VERY STONY	C
Wd	- WAYLAND SOILS COMPLEX, NONCALCAREOUS SUBSTRATUM, 0 TO 3 PERCENT SLOPES, FREQUENTLY FLOODED	C





LEGEND

- EXISTING SITE BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING TREES AND/OR BUSHES
- EXISTING STREAM
- EXISTING BUILDINGS
- EXISTING UTILITY POLE
- EXISTING STREET SIGN
- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING CLEANOUT
- EXISTING CURB STOP
- EXISTING SEWER MAIN AND MANHOLE
- EXISTING PAVED ROAD/DRIVEWAY
- PROPOSED FENCE
- PROPOSED GUIDE RAIL

ZONING INFORMATION:

TAX LOT DATA: SECTION 75, BLOCK 1, LOT 4.12
 TOTAL ACREAGE: 23.3 ACRES
 ZONING DISTRICT: R-3

**TABLE OF DIMENSIONAL REQUIREMENTS:
 R-3 - ZONE**

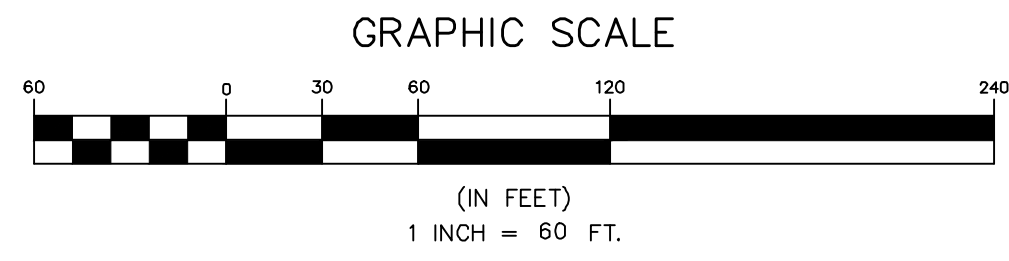
	REQUIRED	PROVIDED
LOT SIZE	10.0 AC	24.3 AC
LOT WIDTH	200 FT.	550 FT.
FRONT YARD	50 FT.	185 FT.
REAR YARD	50 FT.	63 FT.
SIDE YARD (ONE SIDE)	60 FT.	63 FT.
BOTH SIDE YARDS	90 FT.	>100FT.
MAX. LOT COVERAGE	60%	<60%
MAX. BUILDING HEIGHT	35 FT.	35 FT.

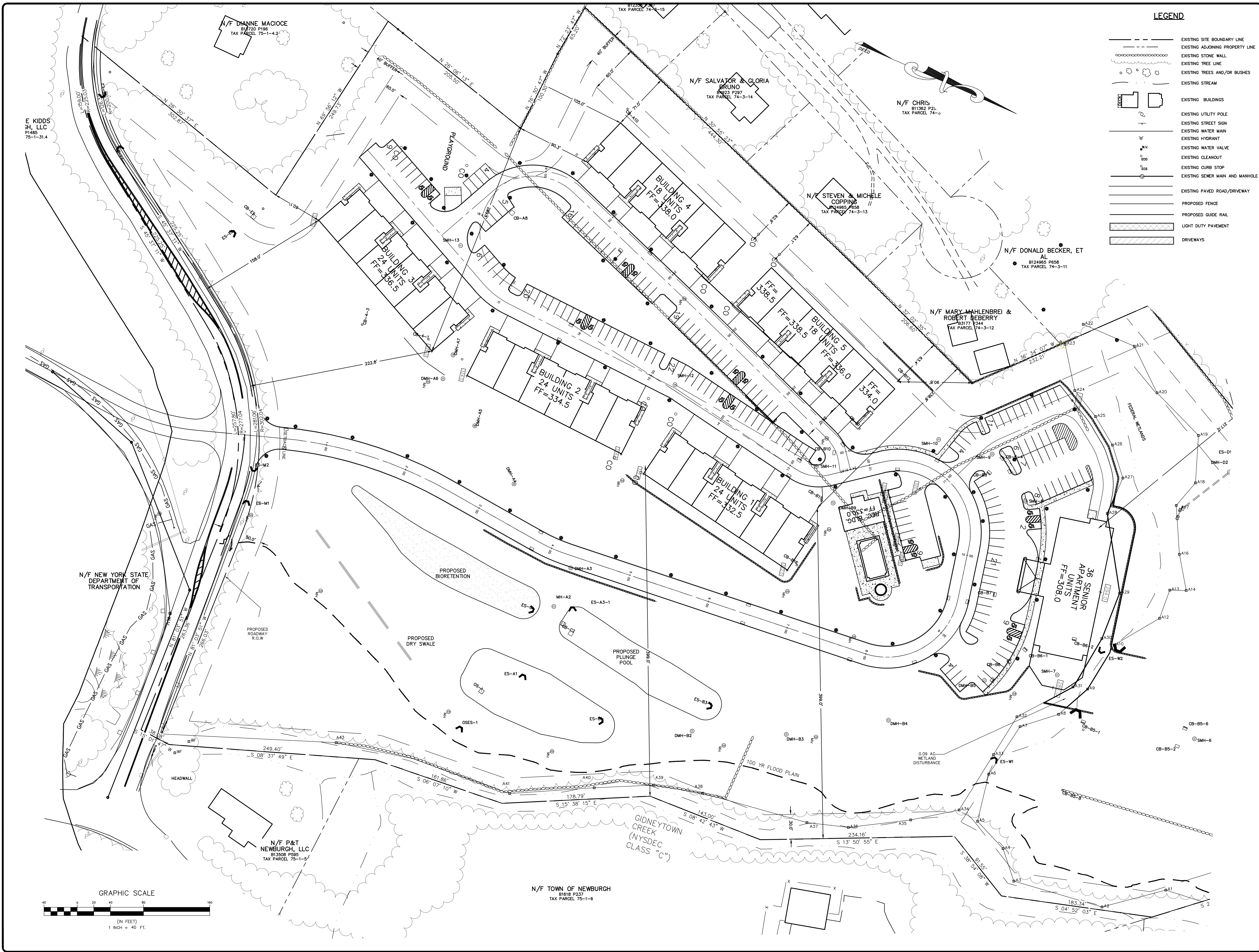
REV.	DATE	DESCRIPTION
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3	6/21/17	ENGINEERS COMMENTS
2	5/21/17	ENGINEERS COMMENTS
1	5/15/15	DATE

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OVERALL SITE PLAN
GARDNER RIDGE
 GARDNERTOWN ROAD
 TOWN OF NEWBURGH, ORANGE COUNTY, NY





LEGEND

- EXISTING SITE BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
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- EXISTING WATER VALVE
- EXISTING CLEANOUT
- EXISTING CURB STOP
- EXISTING SEWER MAN AND MANHOLE
- EXISTING PAVED ROAD/DRIVEWAY
- PROPOSED FENCE
- PROPOSED GUIDE RAIL
- LIGHT DUTY PAVEMENT
- DRIVEWAYS

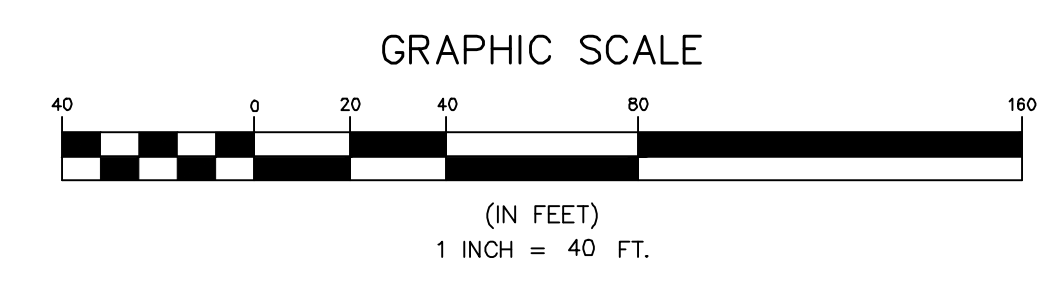
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1	3/15/16	ENGINEERS COMMENTS
2	5/31/17	ENGINEERS COMMENTS
3	6/27/17	REVISION
4	6/27/17	LAYOUT REVISION
5	6/27/17	REVISION

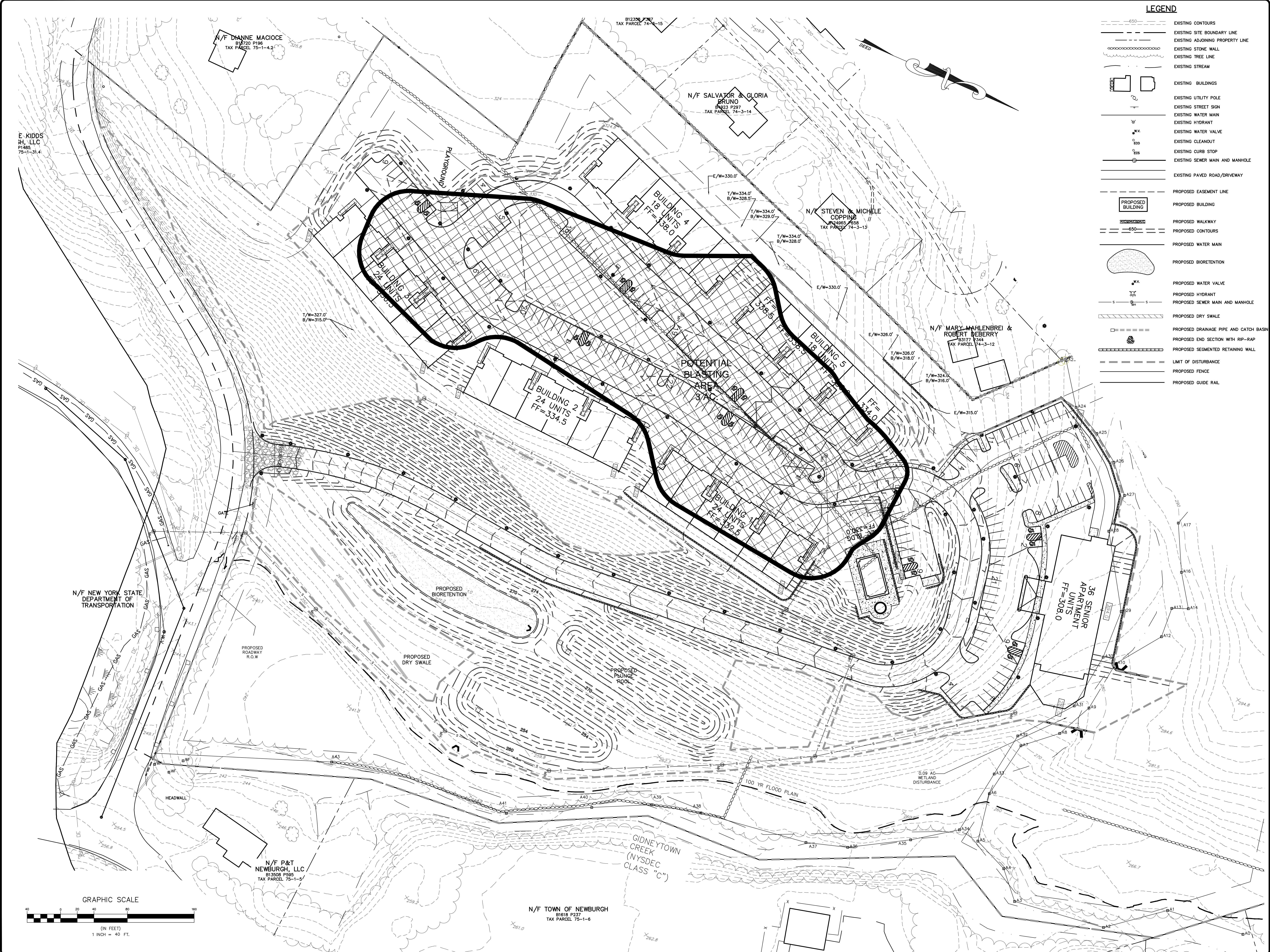
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 WALKER, NY 12886
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LAYOUT & DIMENSION
GARDNER RIDGE
GARDNERTOWN ROAD
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.
3 OF 14
 DATE: JANUARY 28, 2016
 FILE NO.





LEGEND

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- PROPOSED DRY SWALE
- PROPOSED DRAINAGE PIPE AND CATCH BASIN
- PROPOSED END SECTION WITH RIP-RAP
- PROPOSED SEGMENTED RETAINING WALL
- LIMIT OF DISTURBANCE
- PROPOSED FENCE
- PROPOSED GUIDE RAIL

E. KIDDS
34, LLC
P1485
75-1-31.4

N/F DIANNE MACIOCE
B1720 P198
TAX PARCEL 75-1-4.2

B12398 P197
TAX PARCEL 74-3-15

N/F SALVATOR & GLORIA
BRUNO
B1823 P297
TAX PARCEL 74-3-14

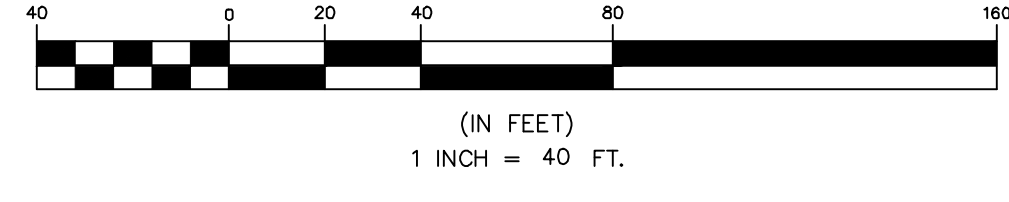
N/F STEVEN & MICHELE
COPPINO
B124965 P658
TAX PARCEL 74-3-13

N/F MARY MAHLENBREI &
ROBERT DEBERRY
B1317 P154
TAX PARCEL 74-3-12

N/F P&T
NEWBURGH, LLC
B13508 P595
TAX PARCEL 75-1-5

N/F TOWN OF NEWBURGH
B1618 P237
TAX PARCEL 75-1-6

GRAPHIC SCALE



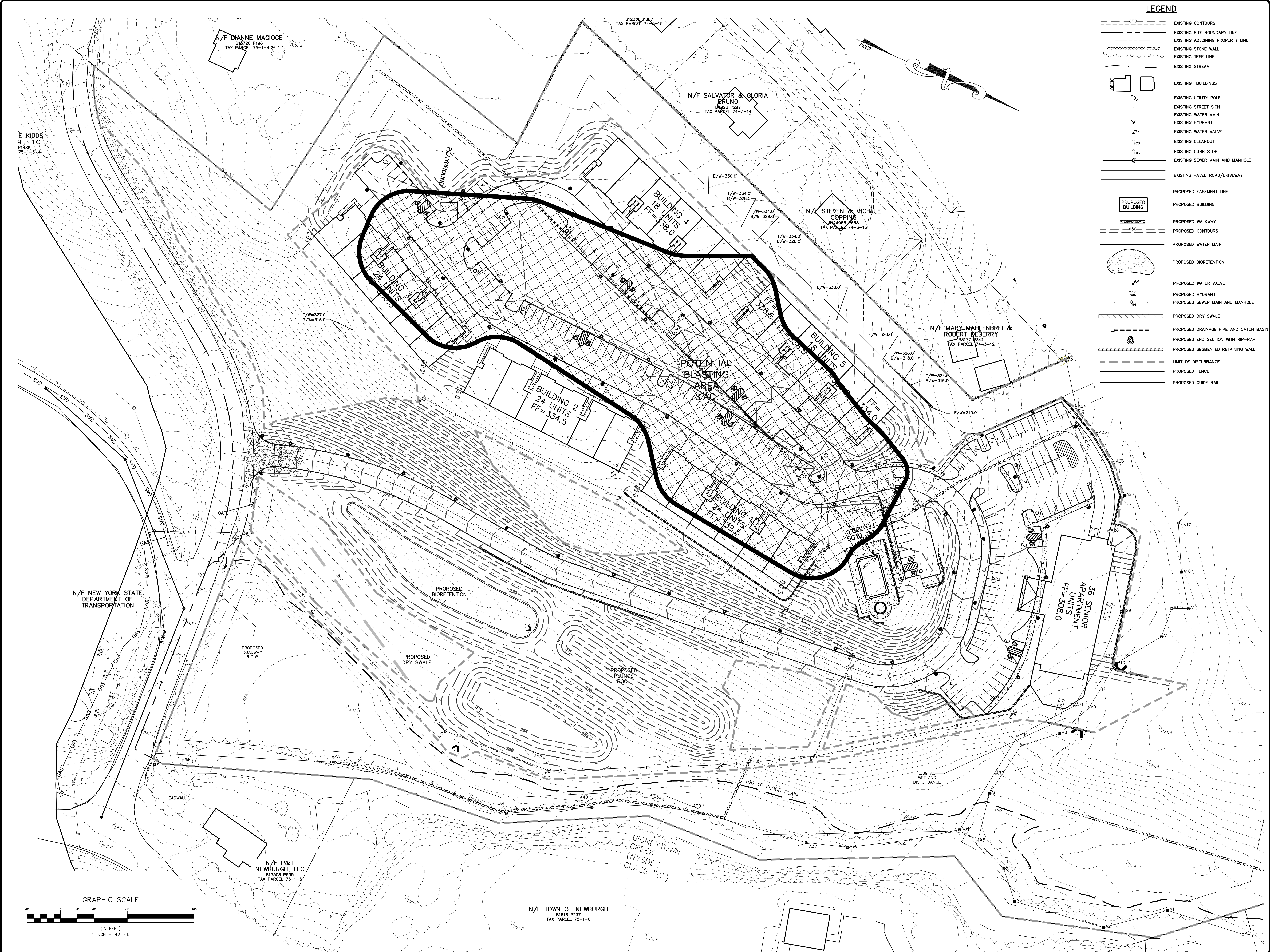
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1	3/28/17	ENGINEERS COMMENTS

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GRADING PLAN
GARDNER RIDGE
GARDNERTOWN ROAD
TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.
4 OF 14
DATE: JANUARY 28, 2016
FILE NO.



LEGEND

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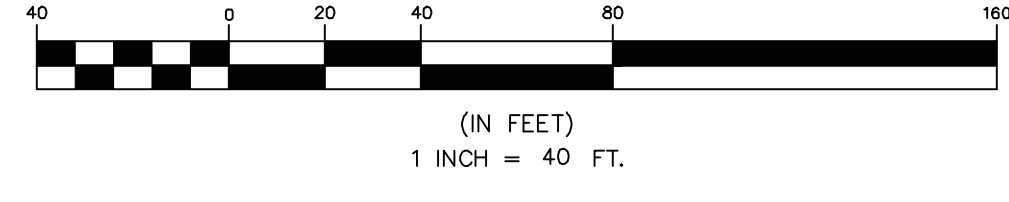
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N/F P&T
NEWBURGH, LLC
B13508 P595
TAX PARCEL 75-1-5

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B1618 P237
TAX PARCEL 75-1-6

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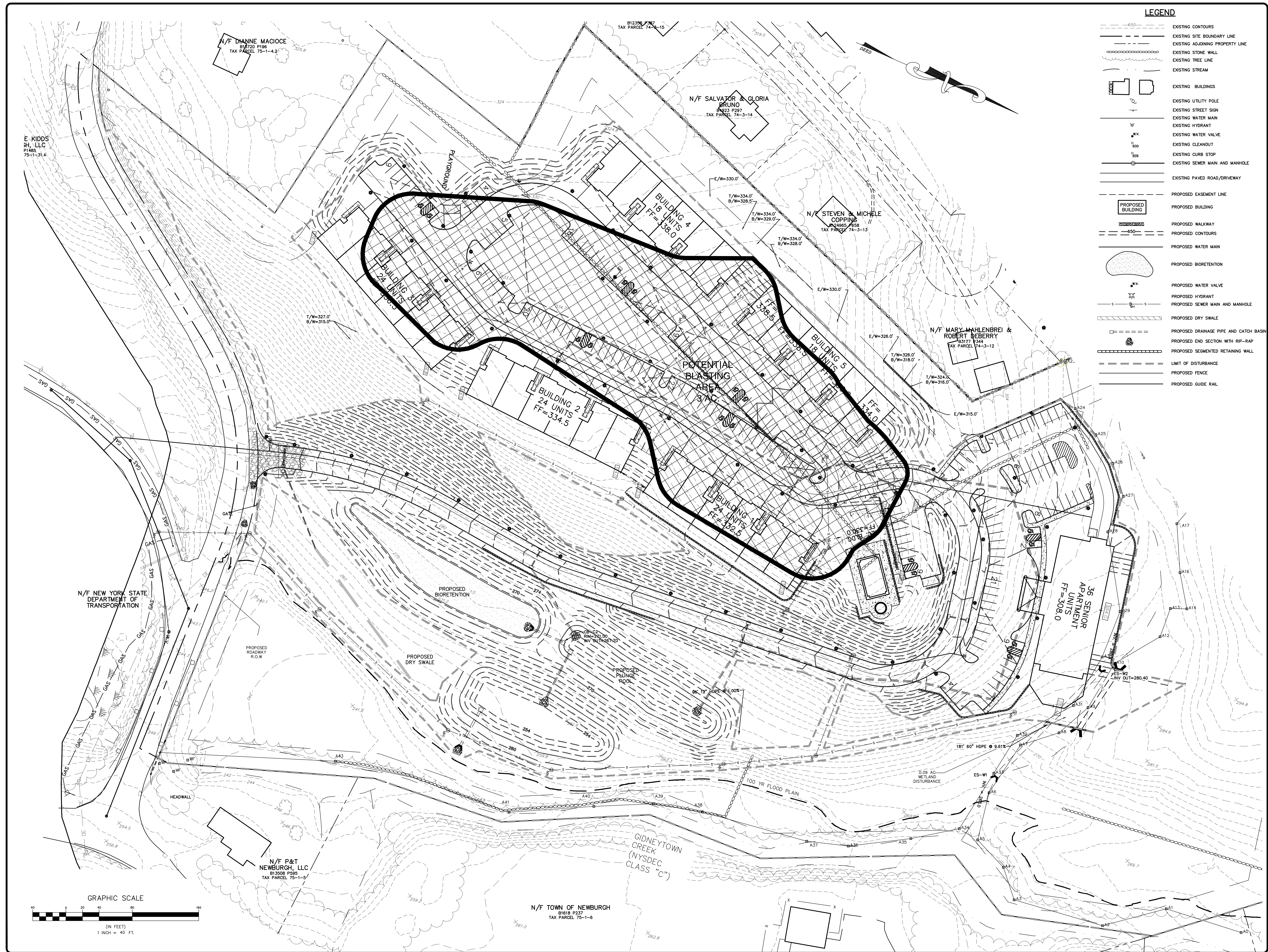


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WALKEN NY 12687
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FAX 845 778-2277
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ROCK REMOVAL PLAN
GARDNER RIDGE
GARDNERTOWN ROAD
TOWN OF NEWBURGH, ORANGE COUNTY, NY



LEGEND

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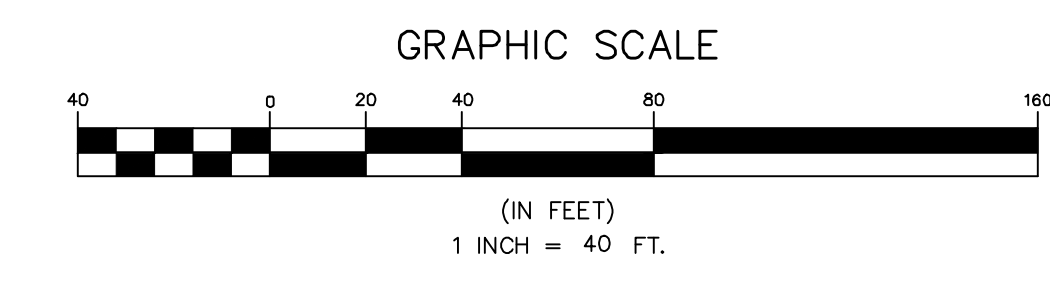
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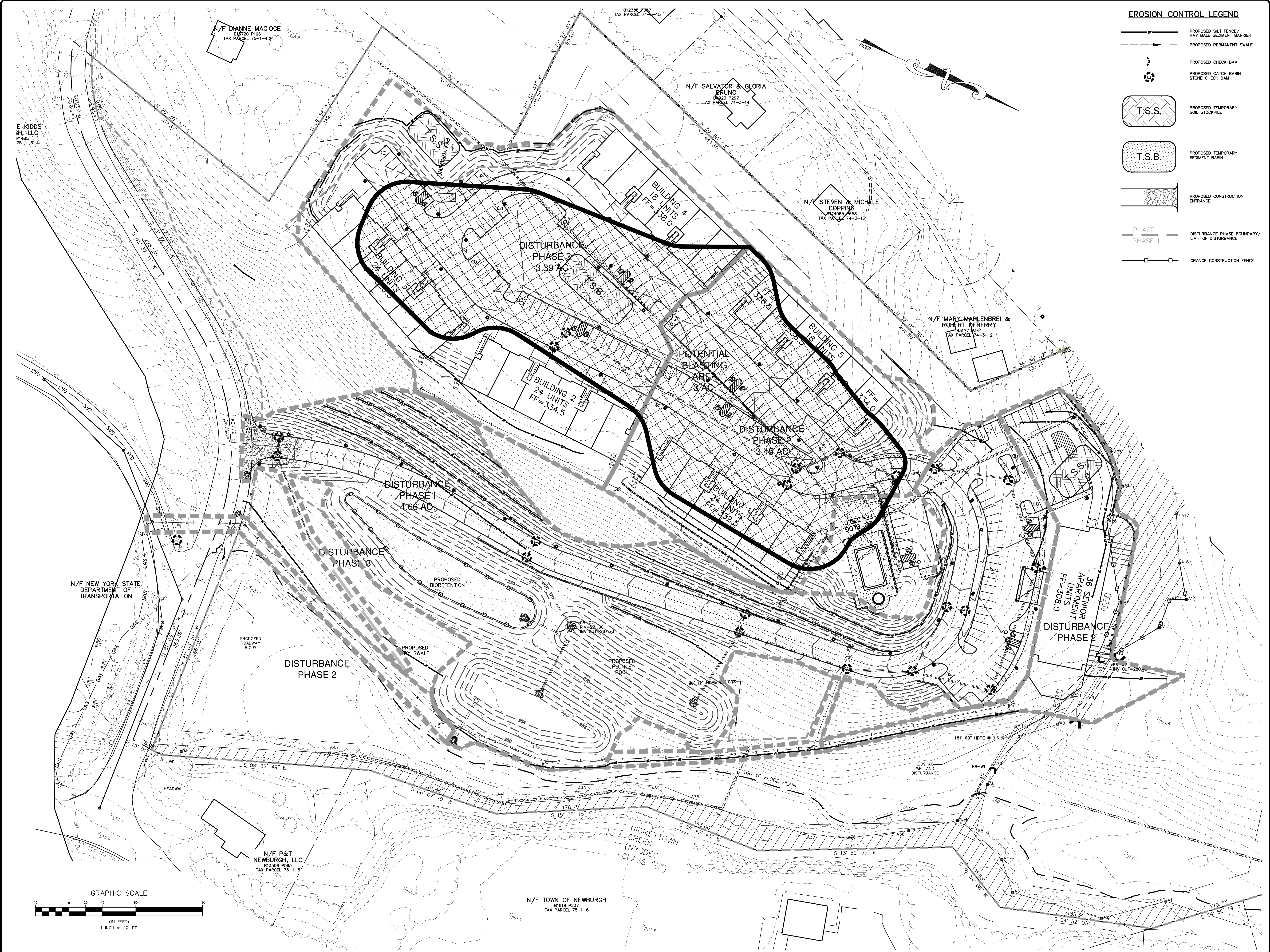
Thomas B. Olley, P.E.

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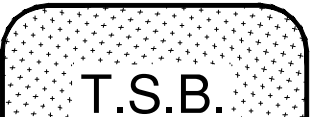



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UTILITY PLAN
GARDNER RIDGE
 GARDNERTOWN ROAD
 TOWN OF NEWBURGH, ORANGE COUNTY, NY





EROSION CONTROL LEGEND

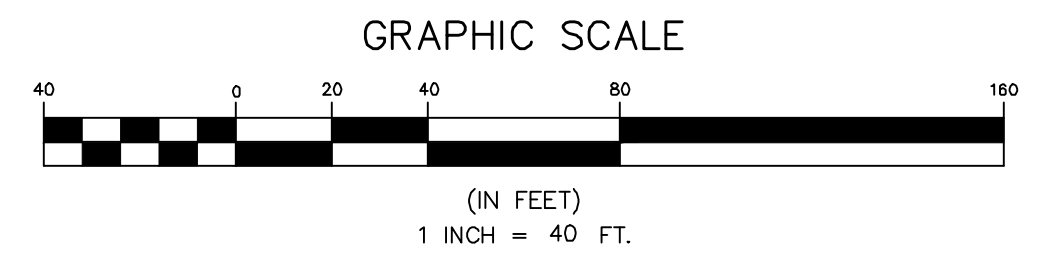
-  PROPOSED SILT FENCE/ HAY BALE SEDIMENT BARRIER
-  PROPOSED PERMANENT SWALE
-  PROPOSED CHECK DAM
-  PROPOSED CATCH BASIN STONE CHECK DAM
-  PROPOSED TEMPORARY SOIL STOCKPILE
-  PROPOSED TEMPORARY SEDIMENT BASIN
-  PROPOSED CONSTRUCTION ENTRANCE
-  PHASE I PHASE II DISTURBANCE PHASE BOUNDARY/ LIMIT OF DISTURBANCE
-  ORANGE CONSTRUCTION FENCE

REV.	DATE	DESCRIPTION
4	6/6/22	LAYOUT REVISION
3	6/21/17	ENGINEERS COMMENTS
2	5/25/17	ENGINEERS COMMENTS
1		

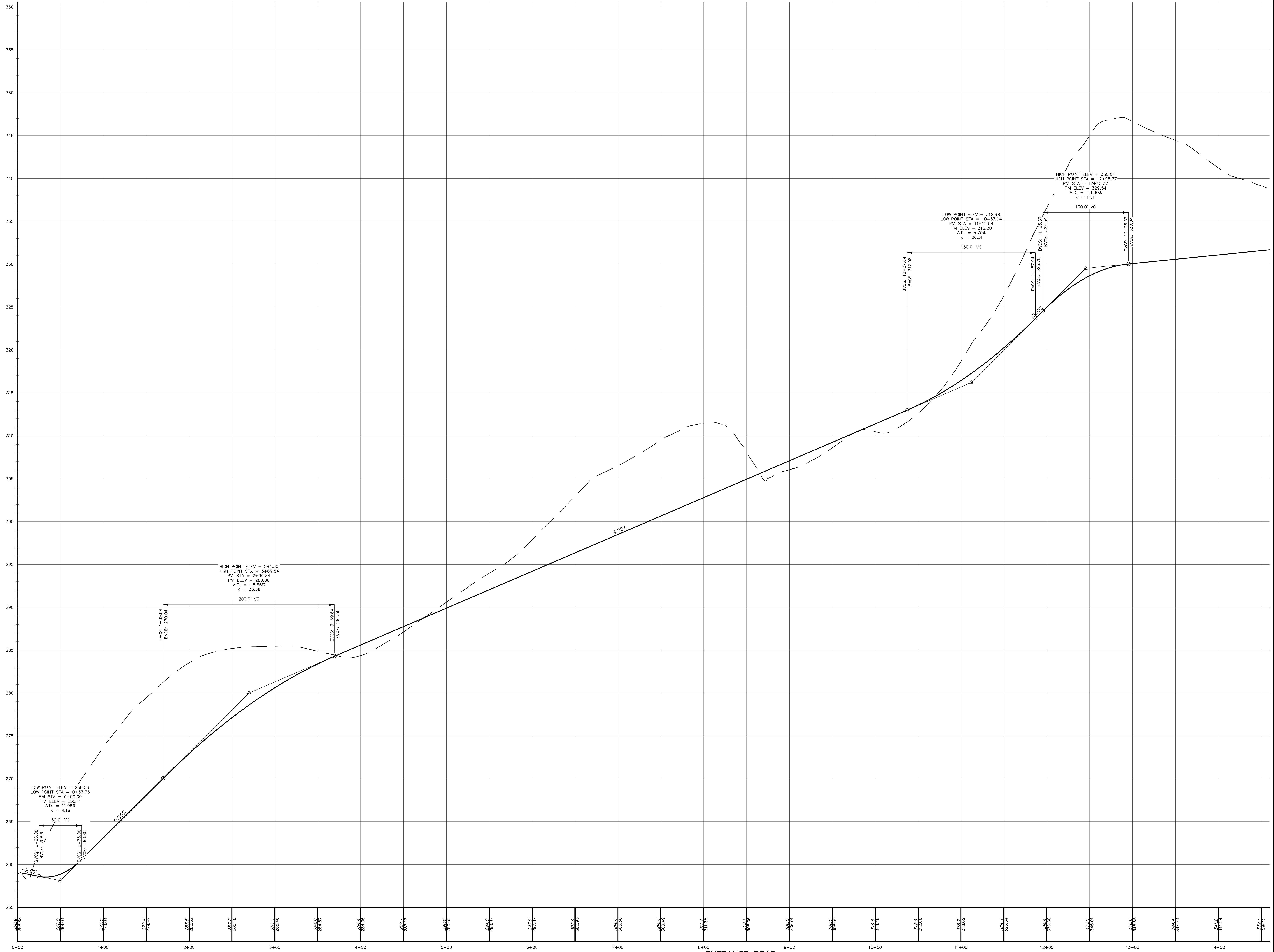
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 COST OF REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF IS DESCRIBED HEREIN IS THE WRITTEN PERMISSION OF THE DESIGN ENGINEER, ARCHITECT, OR ARCHITECT-ENGINEER. THESE REVISIONS SHALL BE VALID ONLY WHEN REFERRED TO THE ORIGINAL OF THIS PLAN HANDED OUT BY AN AUTHORIZED REPRESENTATIVE OF THE DESIGN PROFESSIONAL OFFICE. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

EROSION & SEDIMENT CONTROL PLAN
GARDNER RIDGE
 GARDNERTOWN ROAD
 TOWN OF NEWBURGH, ORANGE COUNTY, NY



N/F TOWN OF NEWBURGH
 B1818 P237
 TAX PARCEL 75-1-6



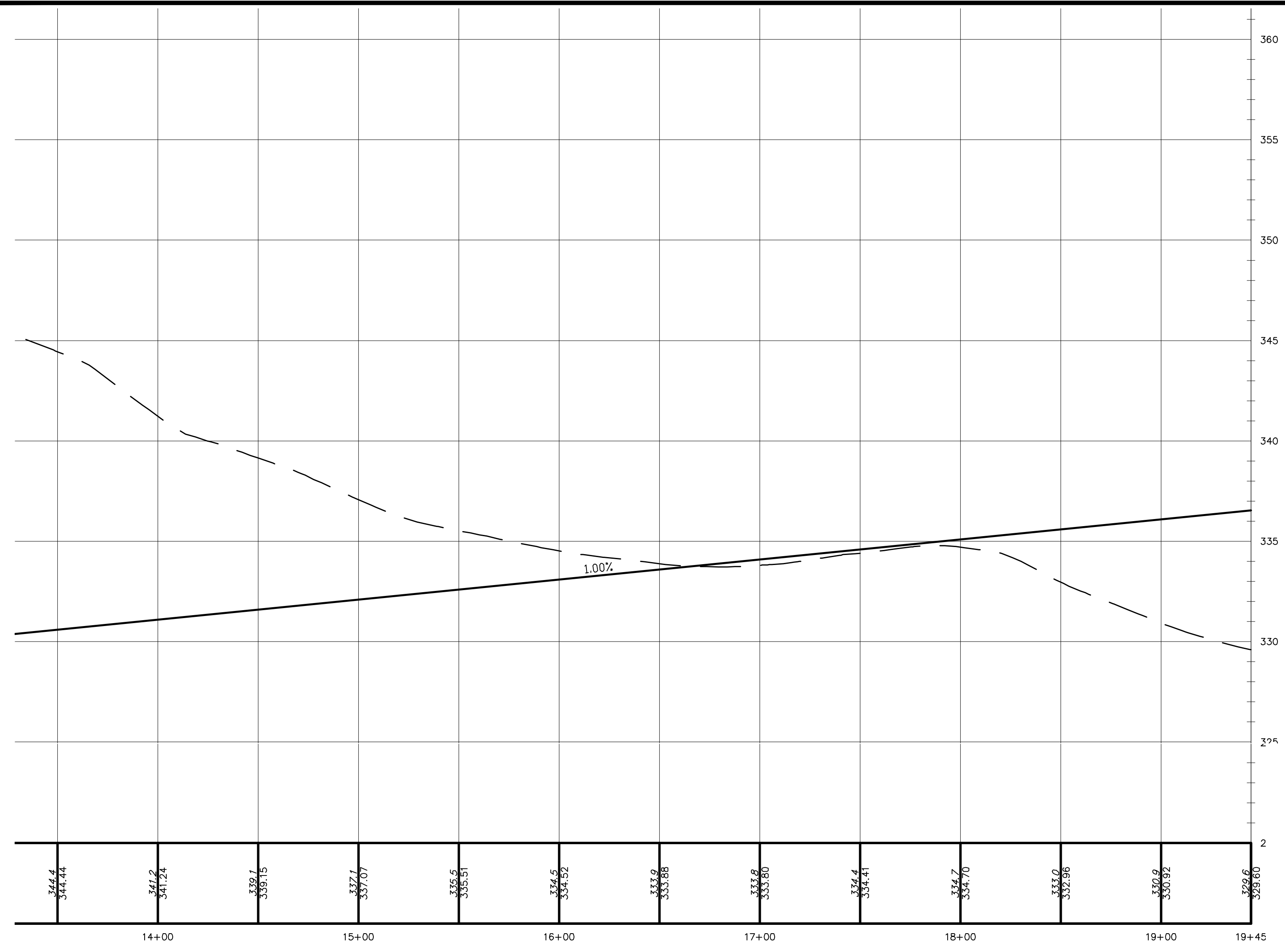
ENTRANCE ROAD
SCALE: 1"=4' VERT.
1"=40' HOR.

REV.	DATE	DESCRIPTION
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3	6/21/17	ENGINEERS COMMENTS
2	5/25/17	ENGINEERS COMMENTS
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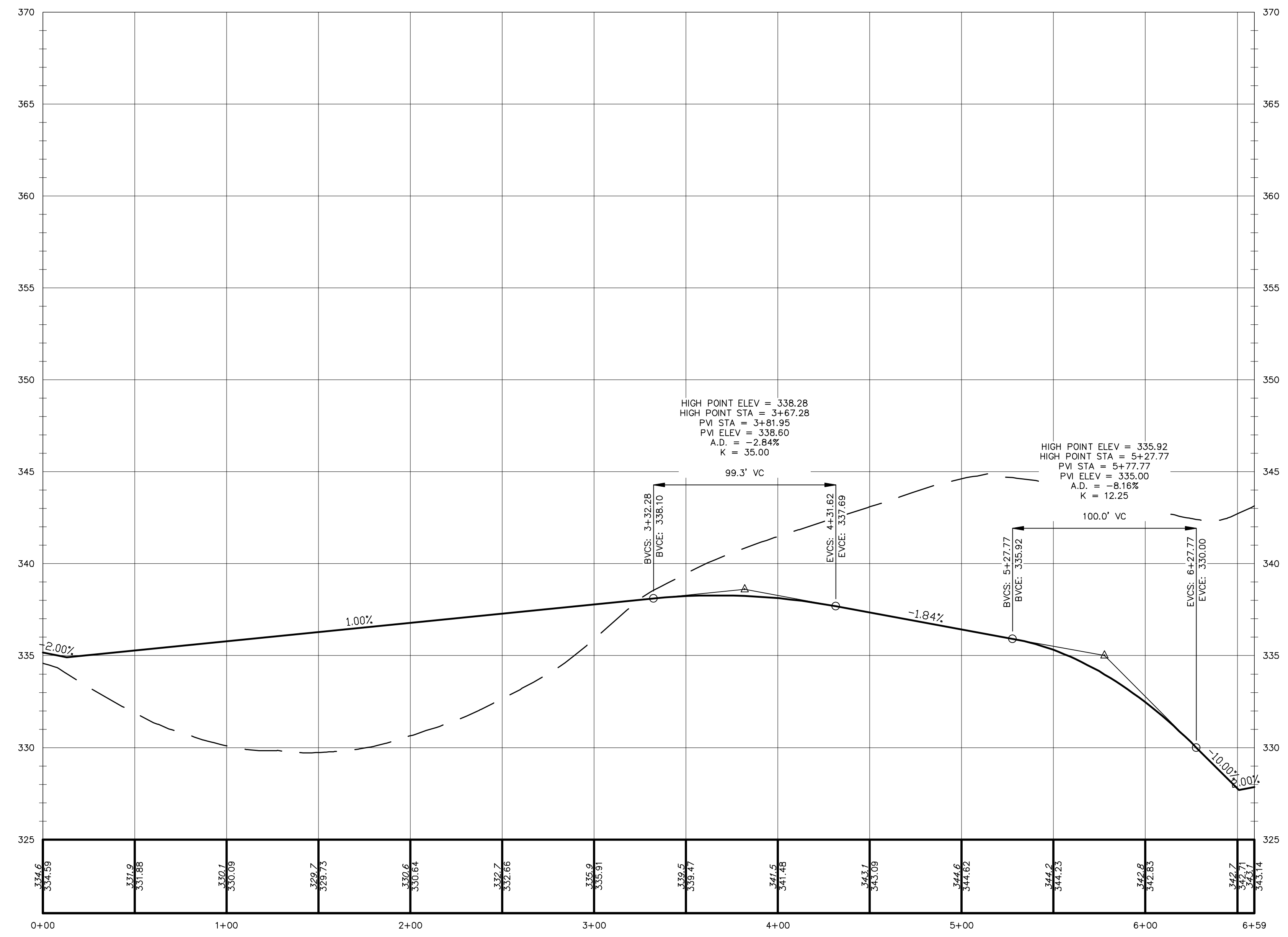
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FAX (518) 798-2207
AS AN EXPRESSION OF THE FAITH OF ALL PERSONS, NECESSARY IS HEREBY REQUESTED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER, ARCHITECT, OR ARCHITECT-ENGINEER, THAT THE QUALITY OF THE DESIGN OF THE PLAN, SPECIFICATIONS, AND CONTRACT DOCUMENTS SHALL BE CONSIDERED AS BEING A ROAD PROFILE ONLY.

ROAD PROFILES
GARDNER RIDGE
GARDNERTOWN ROAD
TOWN OF NEWBURGH, ORANGE COUNTY, NY



ENTRANCE ROAD (2)
 SCALE: 1"=4' VERT.
 1"=40' HOR.



WEST ROADWAY
 SCALE: 1"=4' VERT.
 1"=40' HOR.

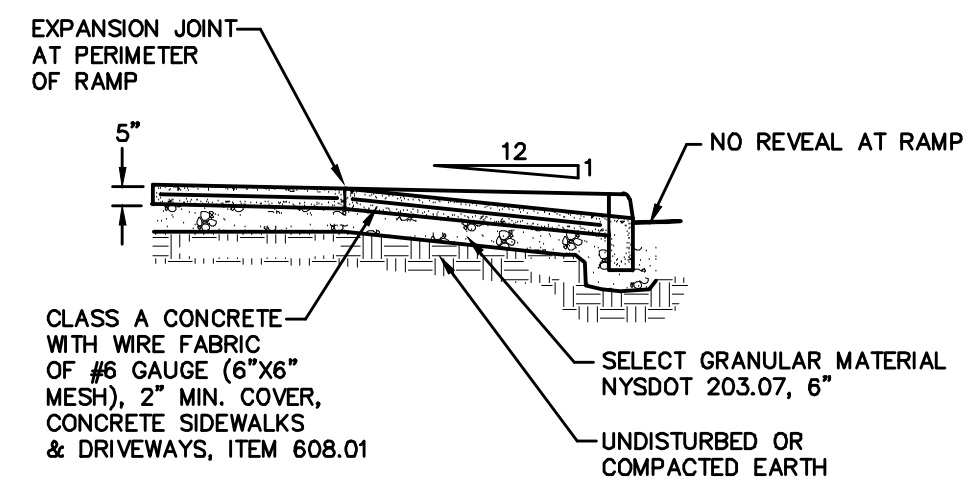
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		MS
		MS
		BS

Thomas B. Olley, P.E.

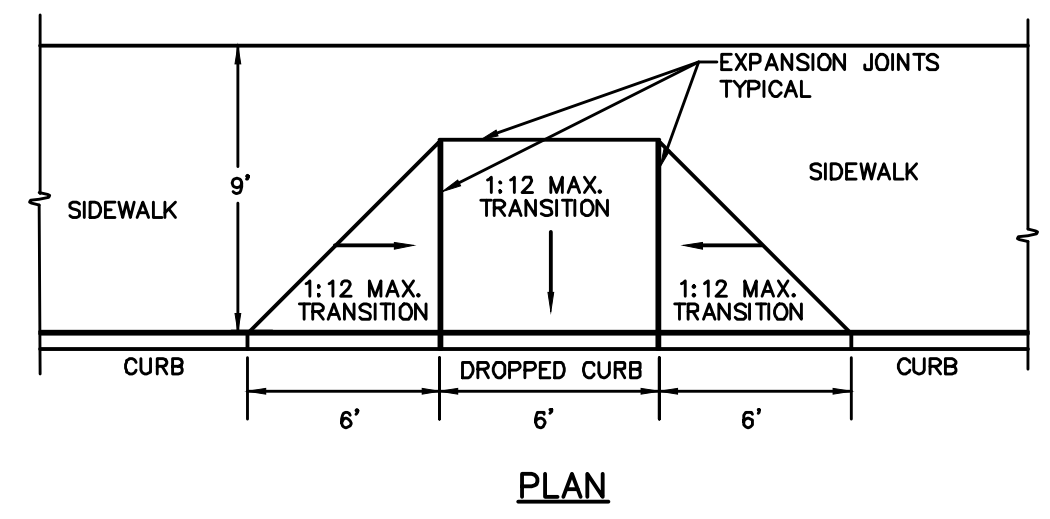
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AS AN INDICATOR OF THE QUALITY OF THE DESIGN, THE DESIGNER'S PROFESSIONAL LIABILITY INSURANCE POLICY IS MAINTAINED AND IS IN FULL FORCE AND EFFECT. THE DESIGN PROFESSIONAL SHALL BE CONSIDERED TO BE A "GOOD WIFE COPY".

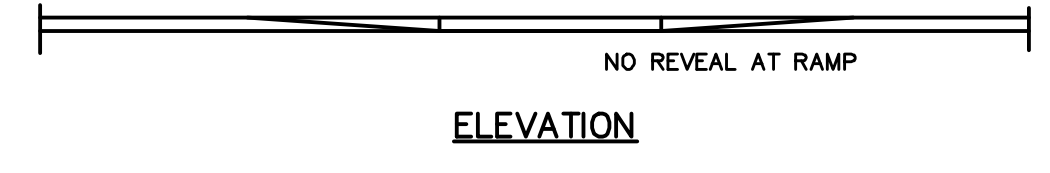
ROAD PROFILES
GARDNER RIDGE
 GARDNERTOWN ROAD
 TOWN OF NEWBURGH, ORANGE COUNTY, NY



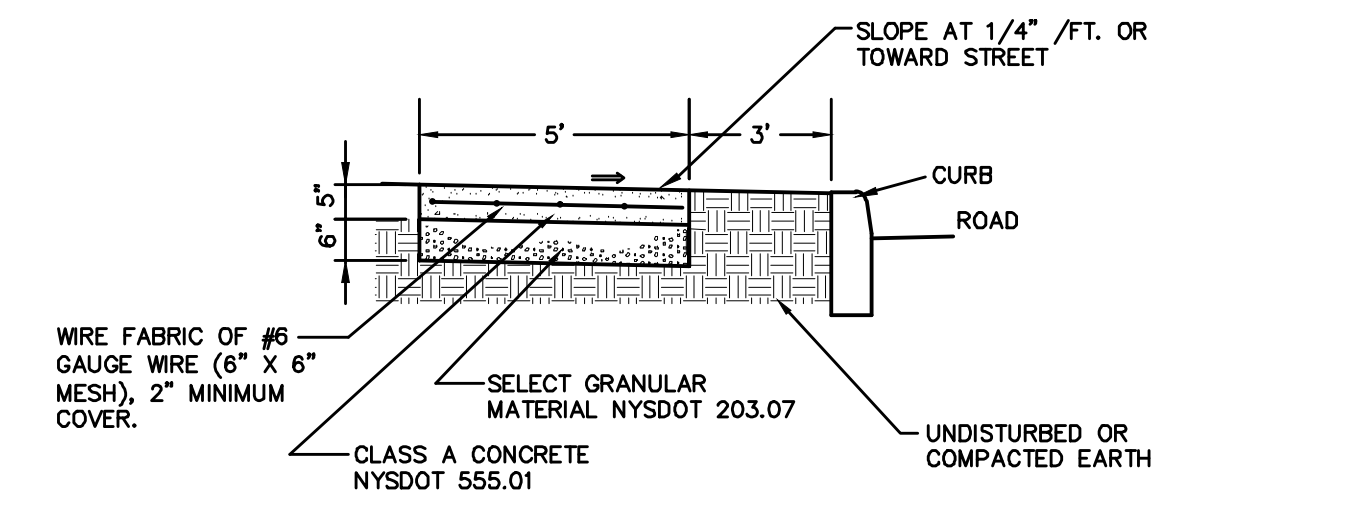
PEDESTRIAN RAMP - SECTION
NOT TO SCALE



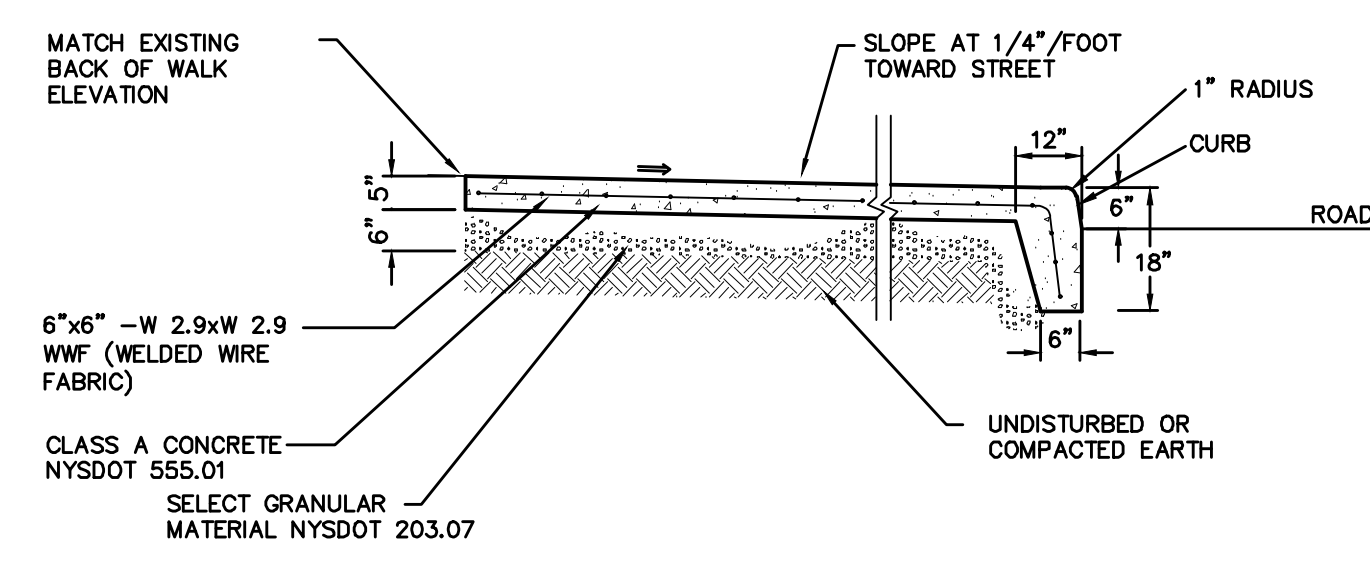
PLAN



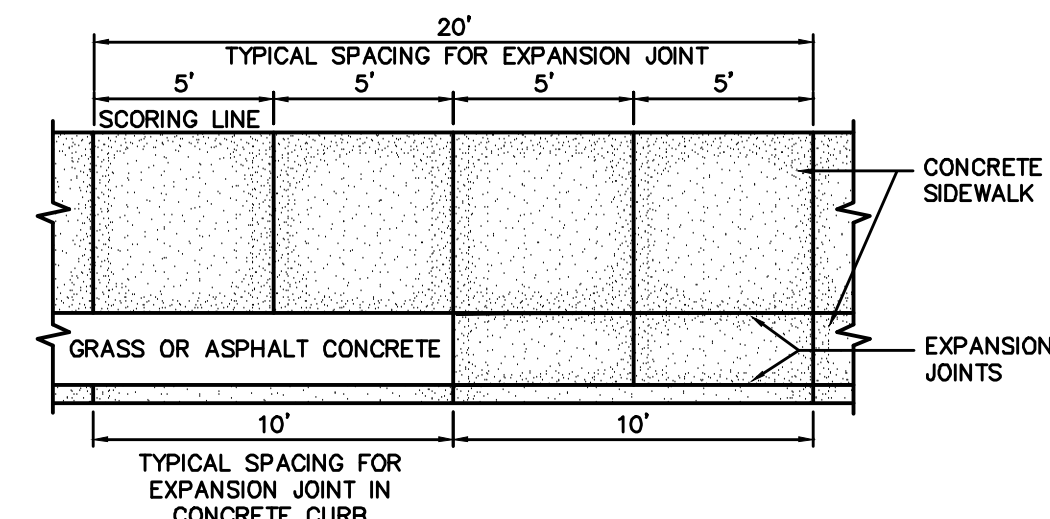
ELEVATION
SIDEWALK RAMP
NOT TO SCALE



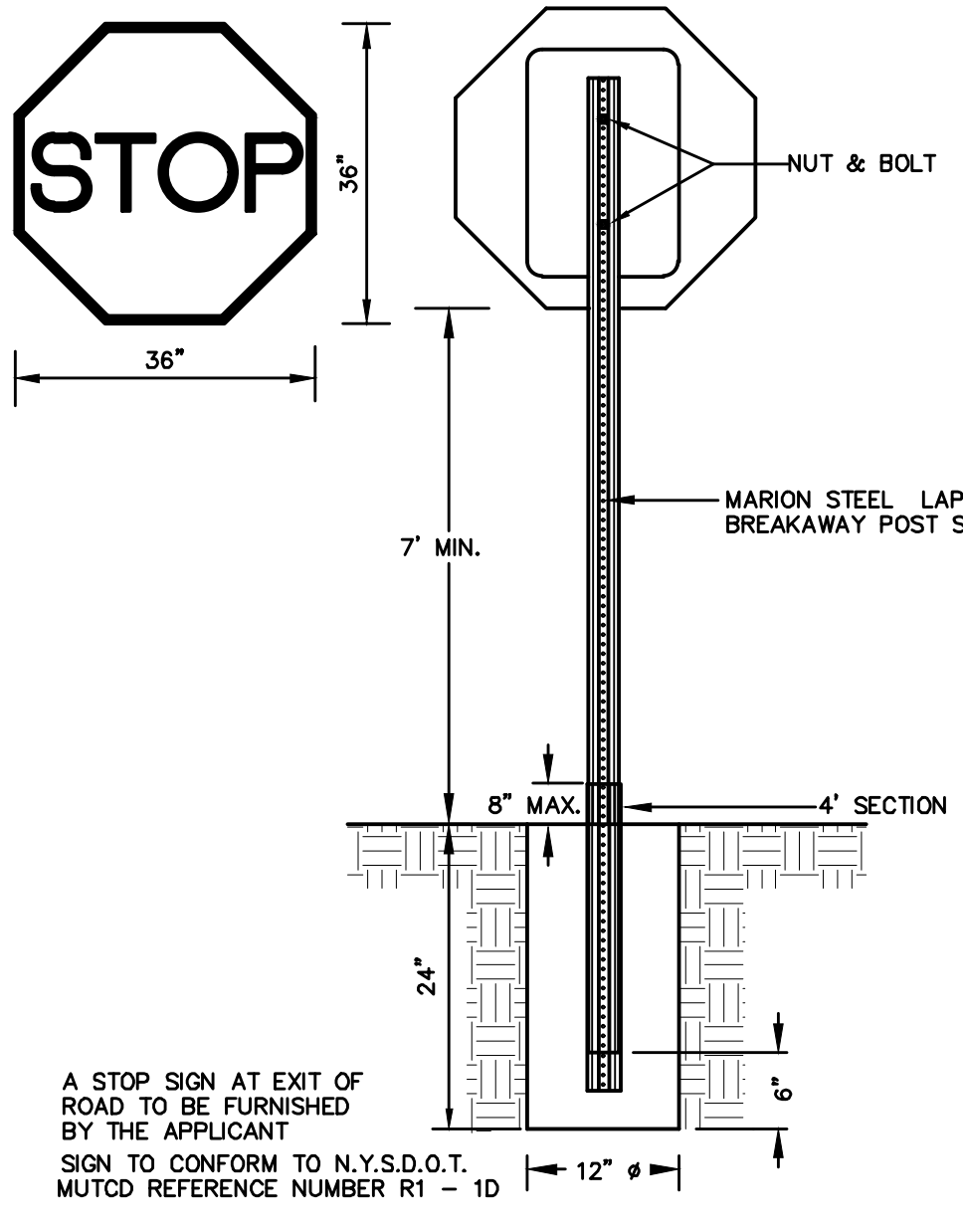
CONCRETE SIDEWALK
NOT TO SCALE



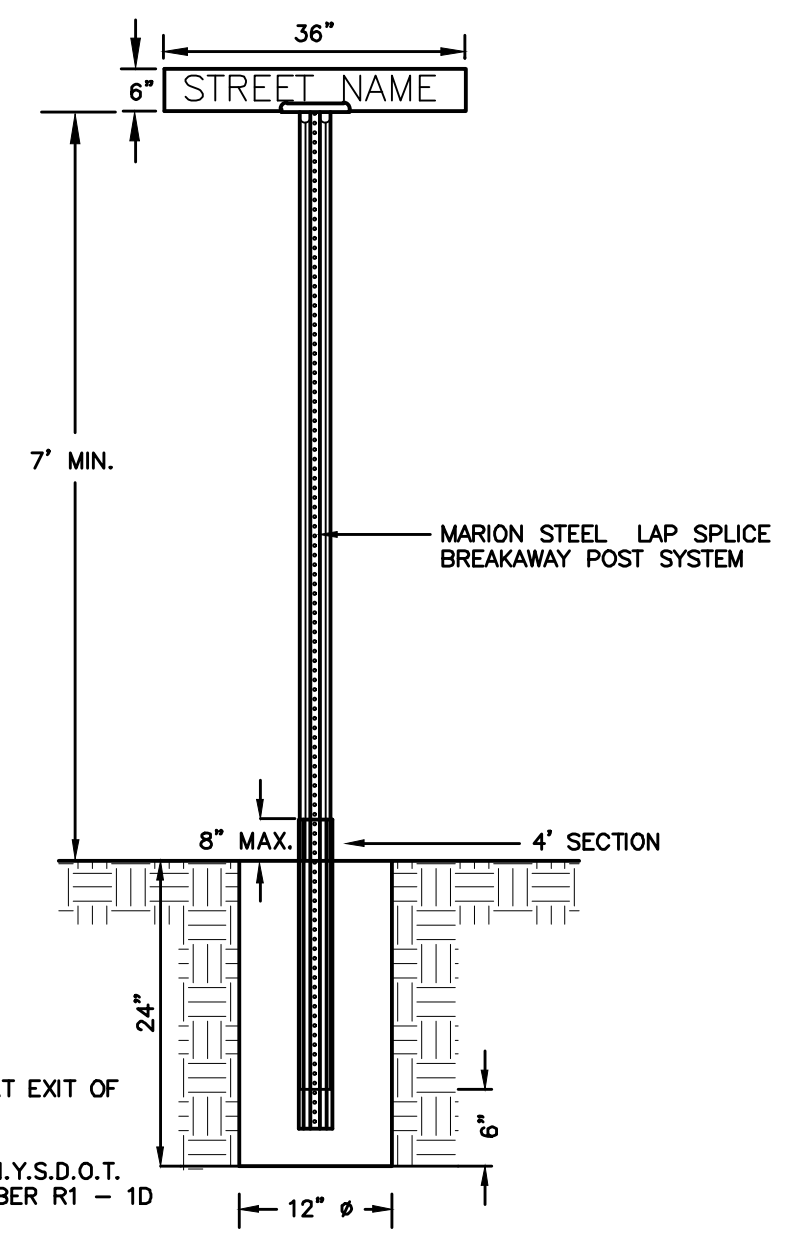
CONCRETE SIDEWALK WITH INTEGRAL CURB
NOT TO SCALE



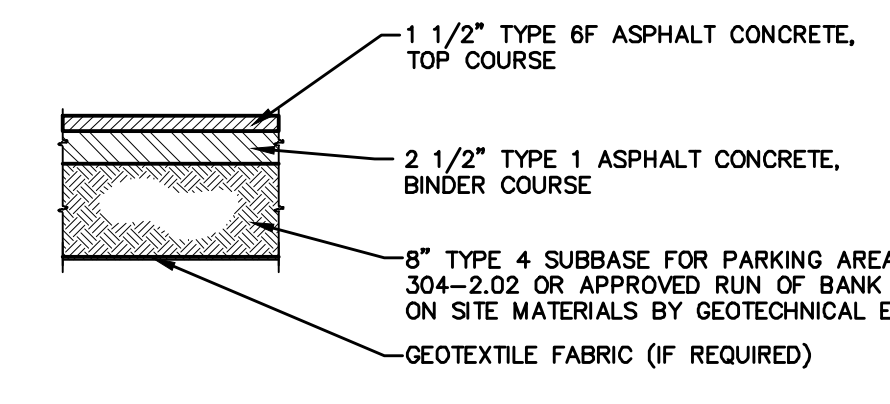
CONCRETE SIDEWALK AND CURB - PLAN OF SCORING AND EXPANSION JOINTS
NOT TO SCALE



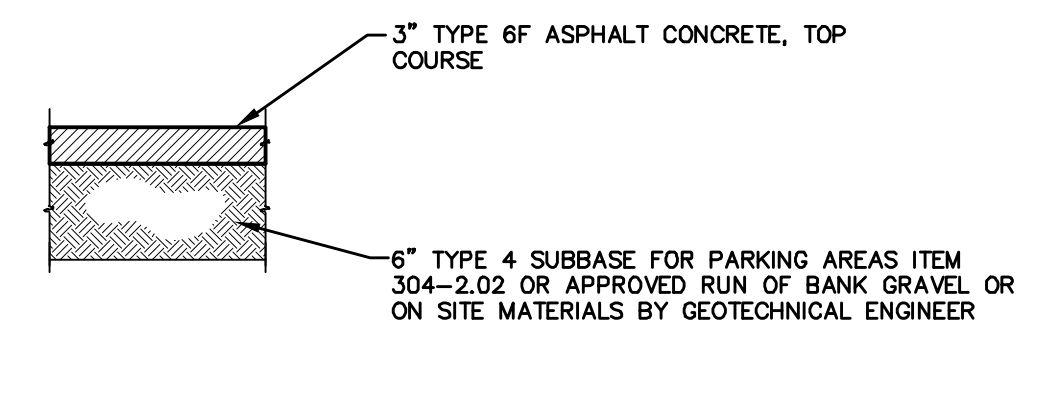
STOP STREET SIGN INSTALLATION DETAIL
NOT TO SCALE



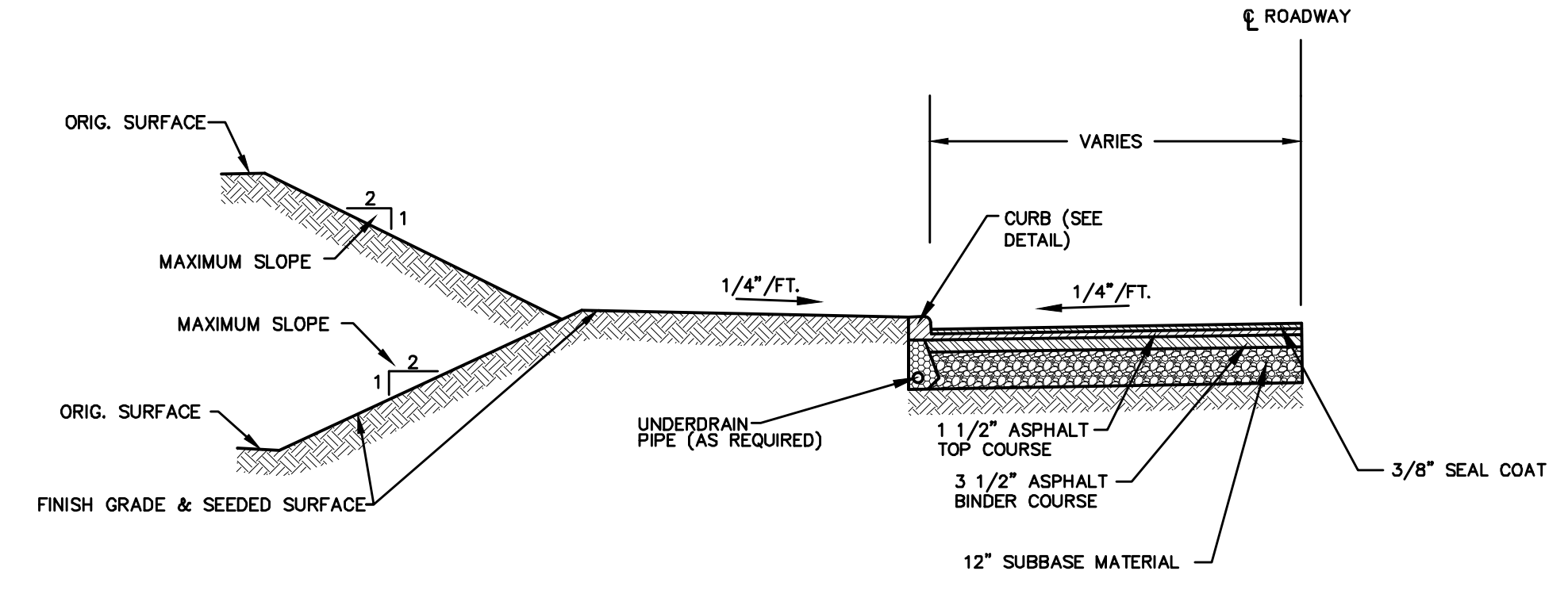
STREET NAME SIGN INSTALLATION DETAIL
NOT TO SCALE



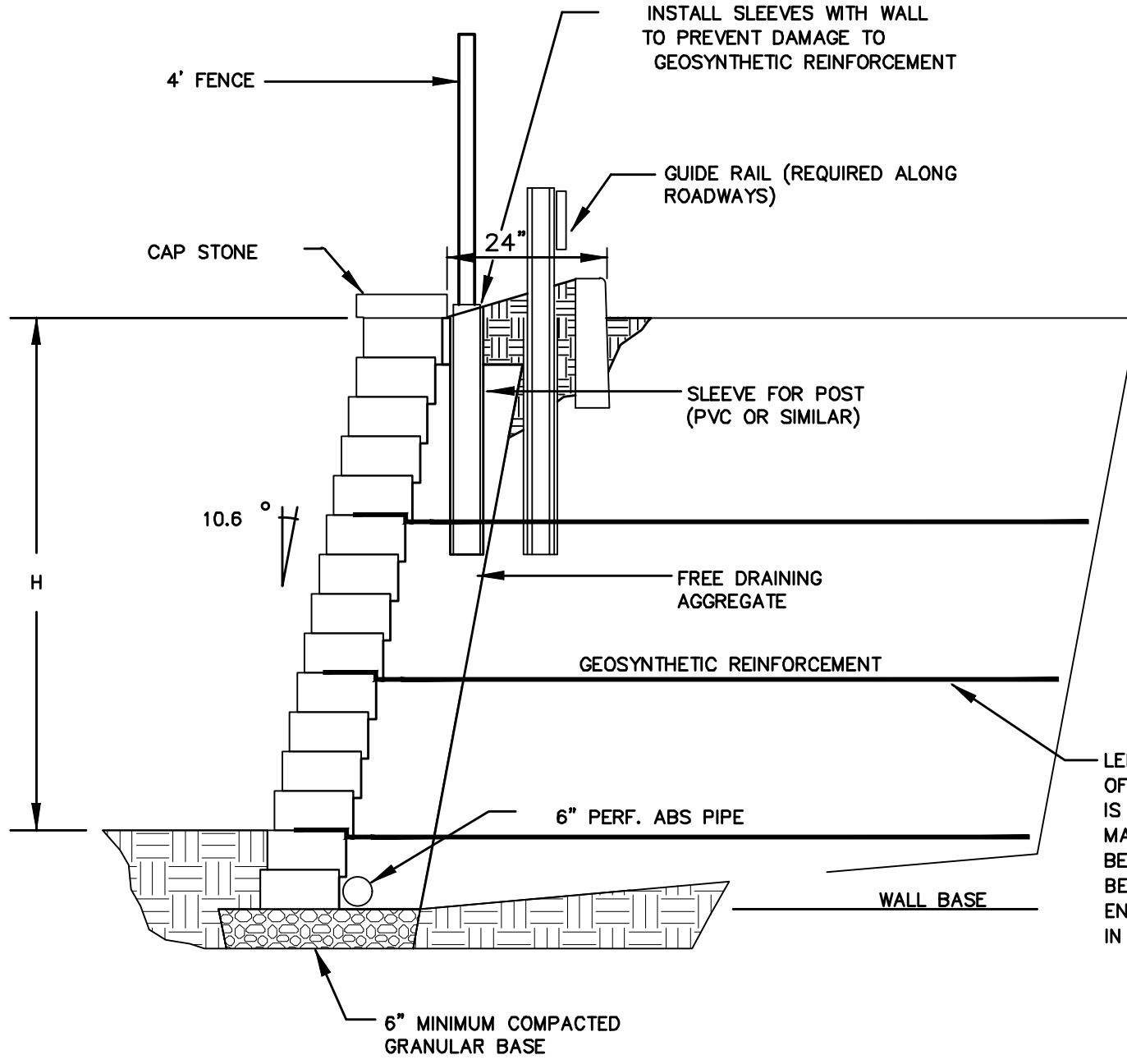
LIGHT DUTY PAVEMENT
NOT TO SCALE



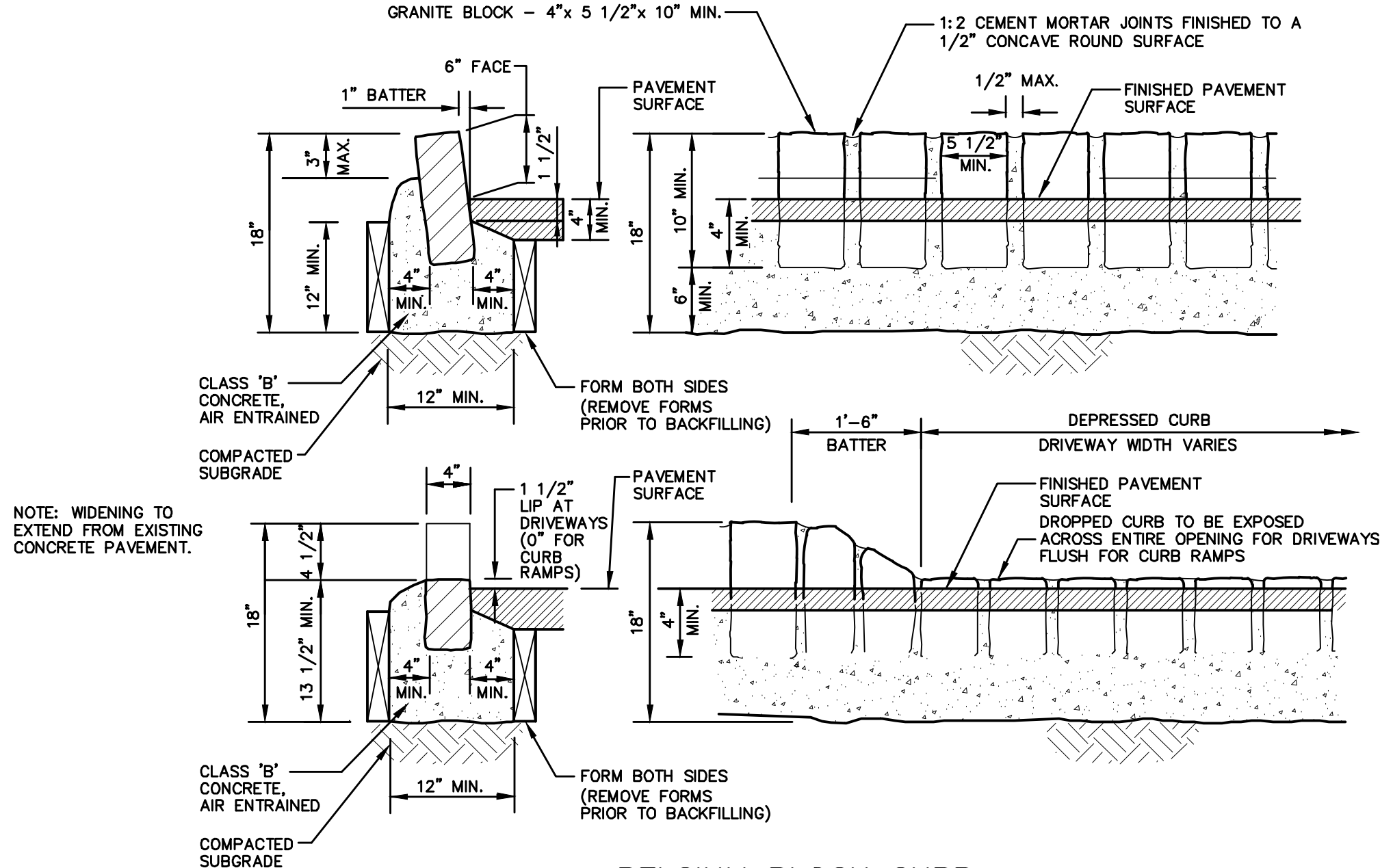
DRIVEWAY PAVEMENT
NOT TO SCALE



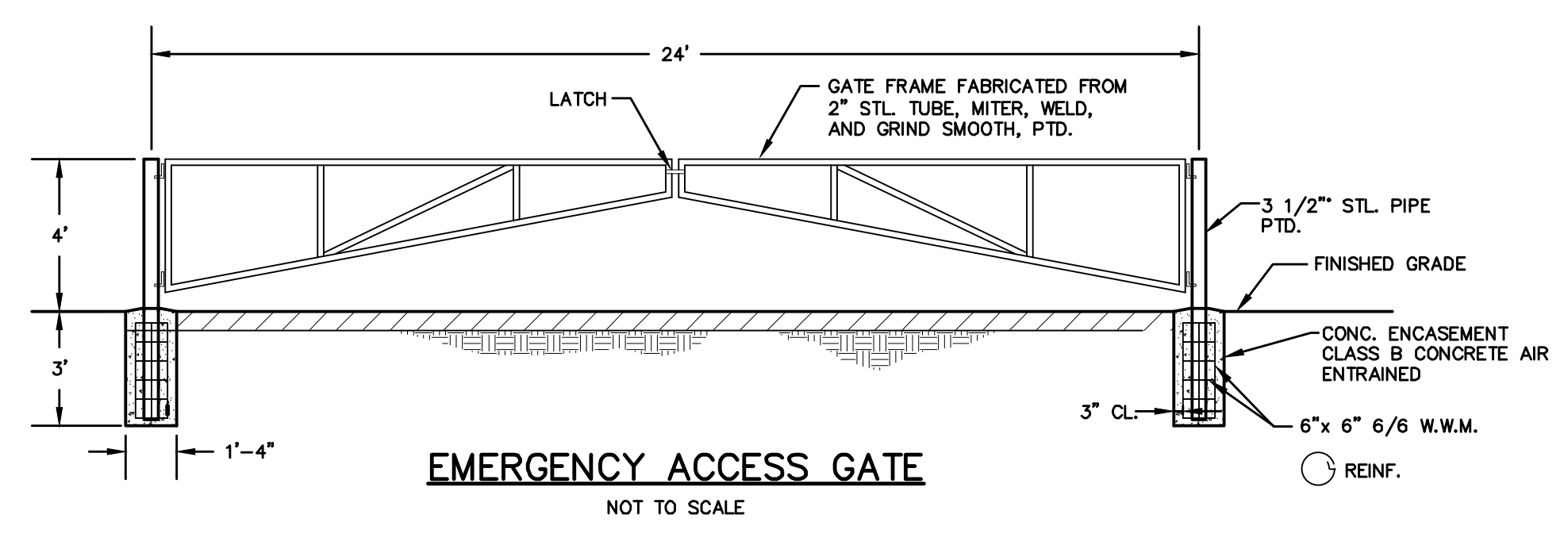
TYPICAL ROAD CROSS SECTION
NOT TO SCALE



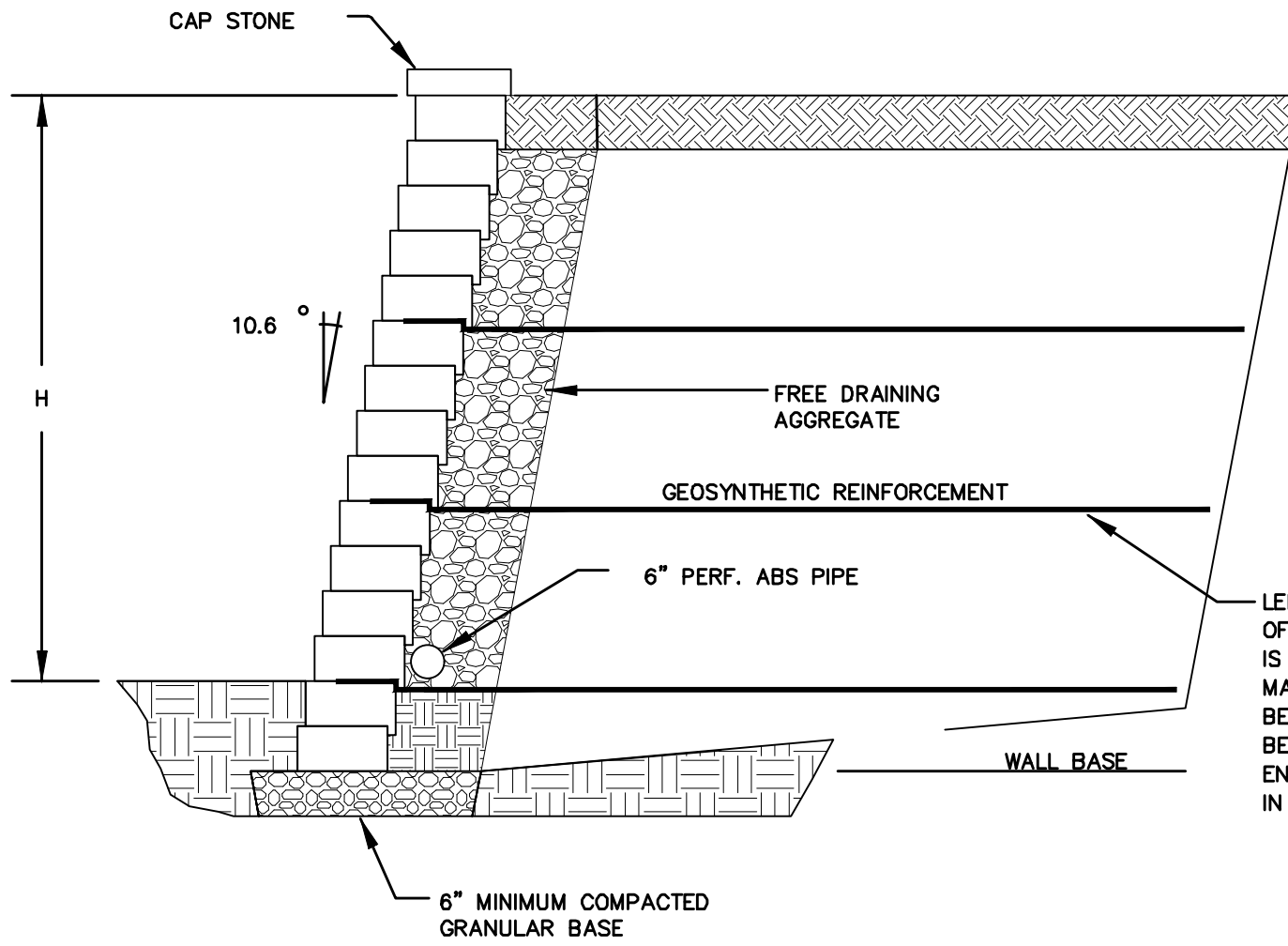
SEGMENTAL RETAINING WALL WITH GUIDE RAIL & FENCE
NOT TO SCALE



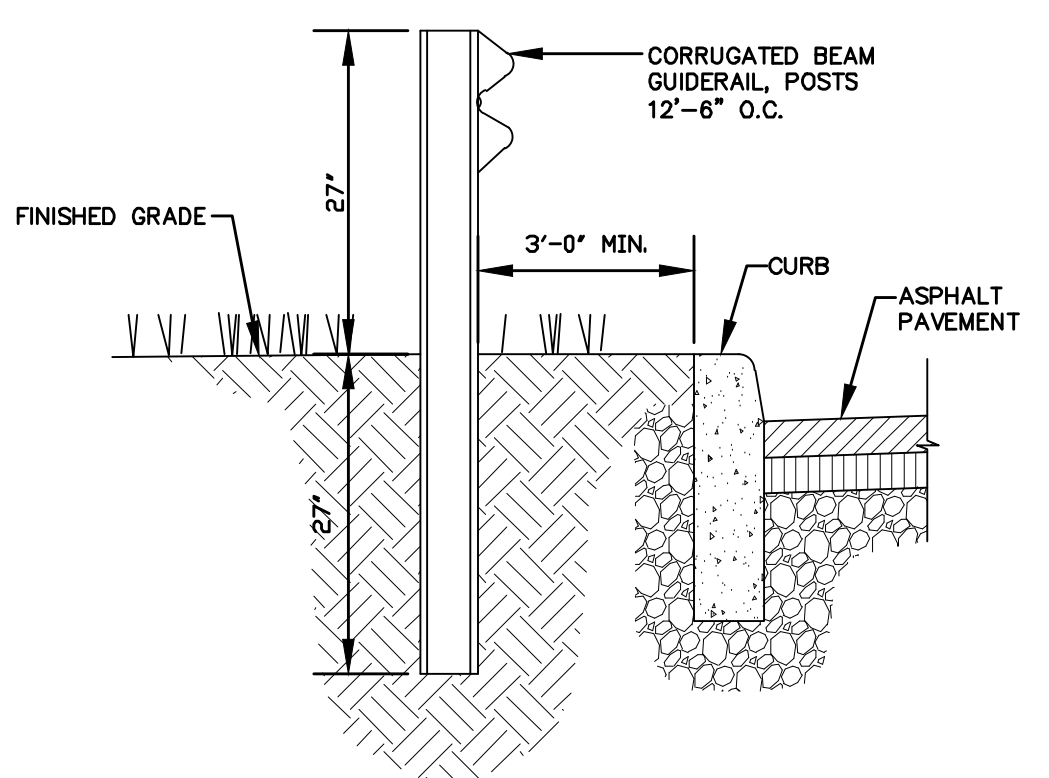
BELGIUM BLOCK CURB
NOT TO SCALE



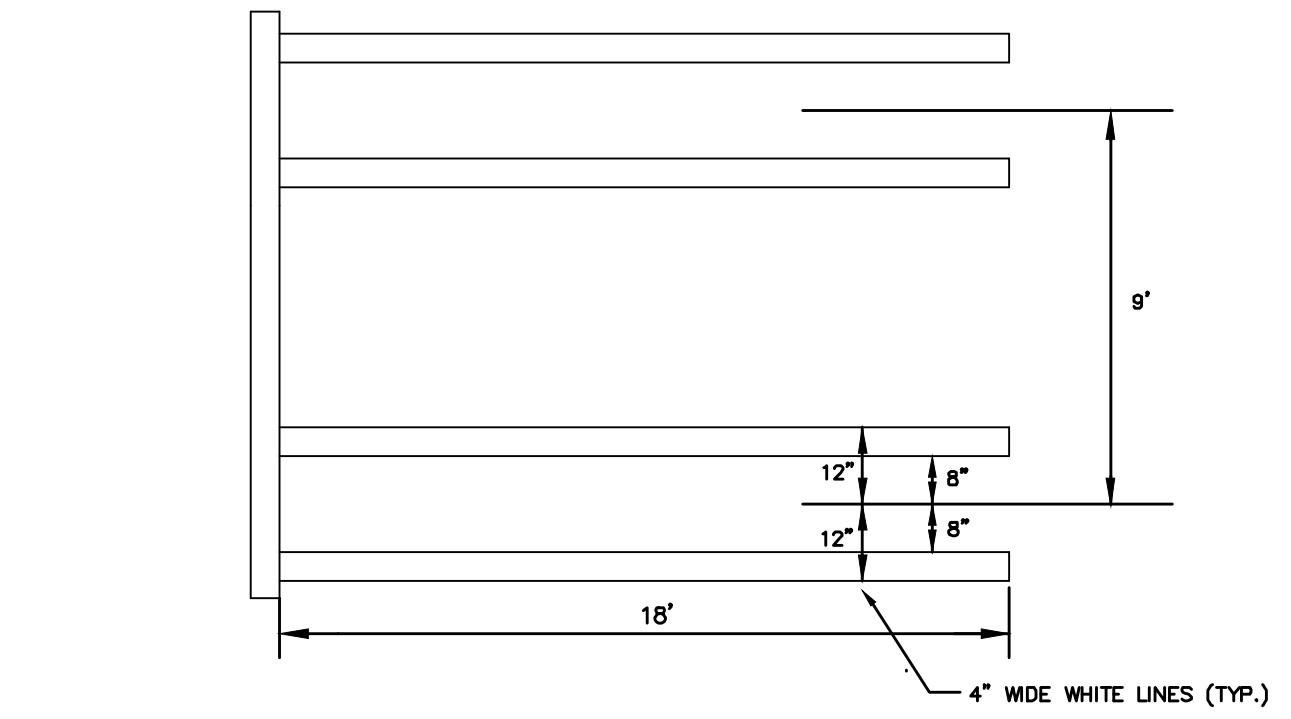
EMERGENCY ACCESS GATE
NOT TO SCALE



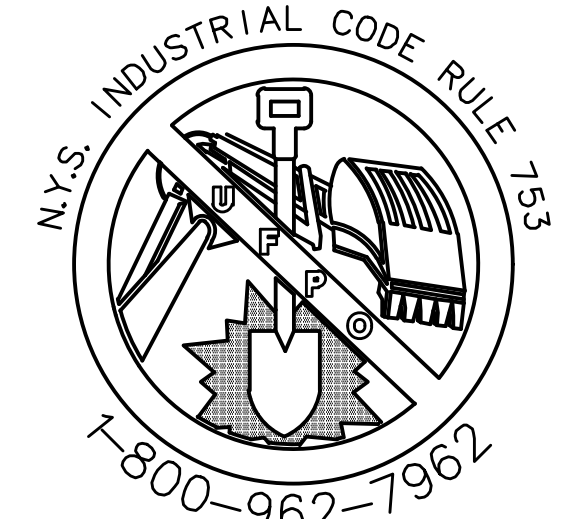
SEGMENTAL RETAINING WALL
NOT TO SCALE



GUIDE RAIL
NOT TO SCALE



PARKING SPACE MARKING DETAIL
SCALE: NONE



CALL BEFORE YOU DIG, DRILL OR BLAST
NO LESS THAN TWO WORKING DAYS NOTICE
IT'S THE LAW!

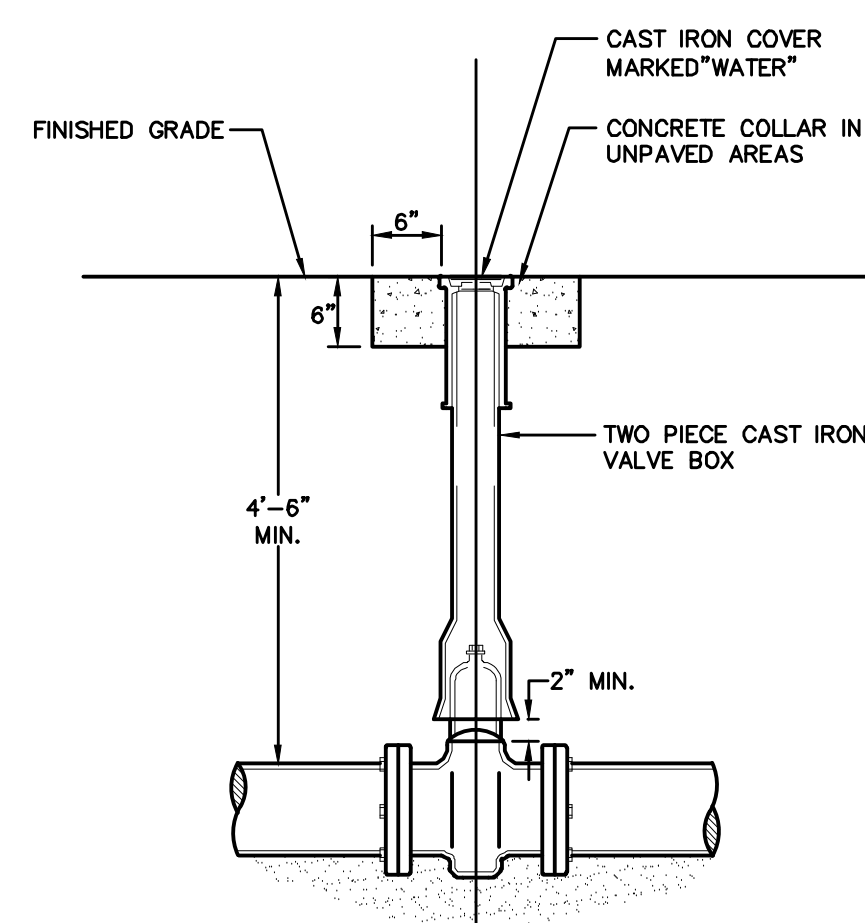
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2	5/29/17	NO REVISIONS THIS SHEET
3	6/21/17	ENGINEERS COMMENTS
4	6/6/12	LAYOUT REVISION
TBD		
MIS		
MIS		
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MIS		
MIS		
MIS		

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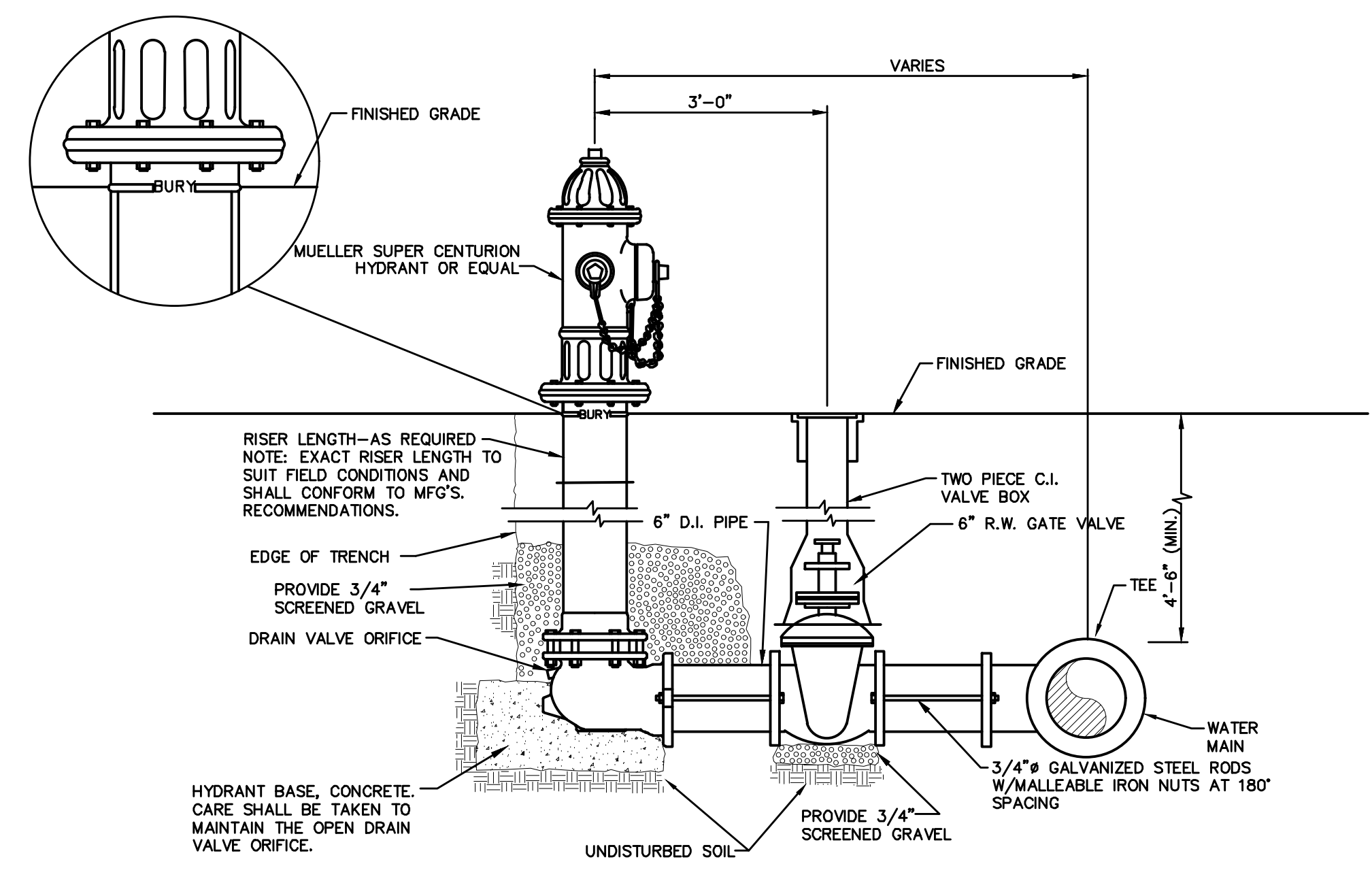
THE PROFESSIONAL ENGINEER OR ARCHITECT'S SEAL, SIGNATURE AND TITLE ARE REQUIRED FOR ALL WORK. THE DESIGN PROFESSIONAL SHALL BE CONSIDERED TO BE A TRUE COPY.

SITE DETAILS
GARDNER RIDGE
GARDNERTOWN ROAD
TOWN OF NEWBURGH, ORANGE COUNTY, NY

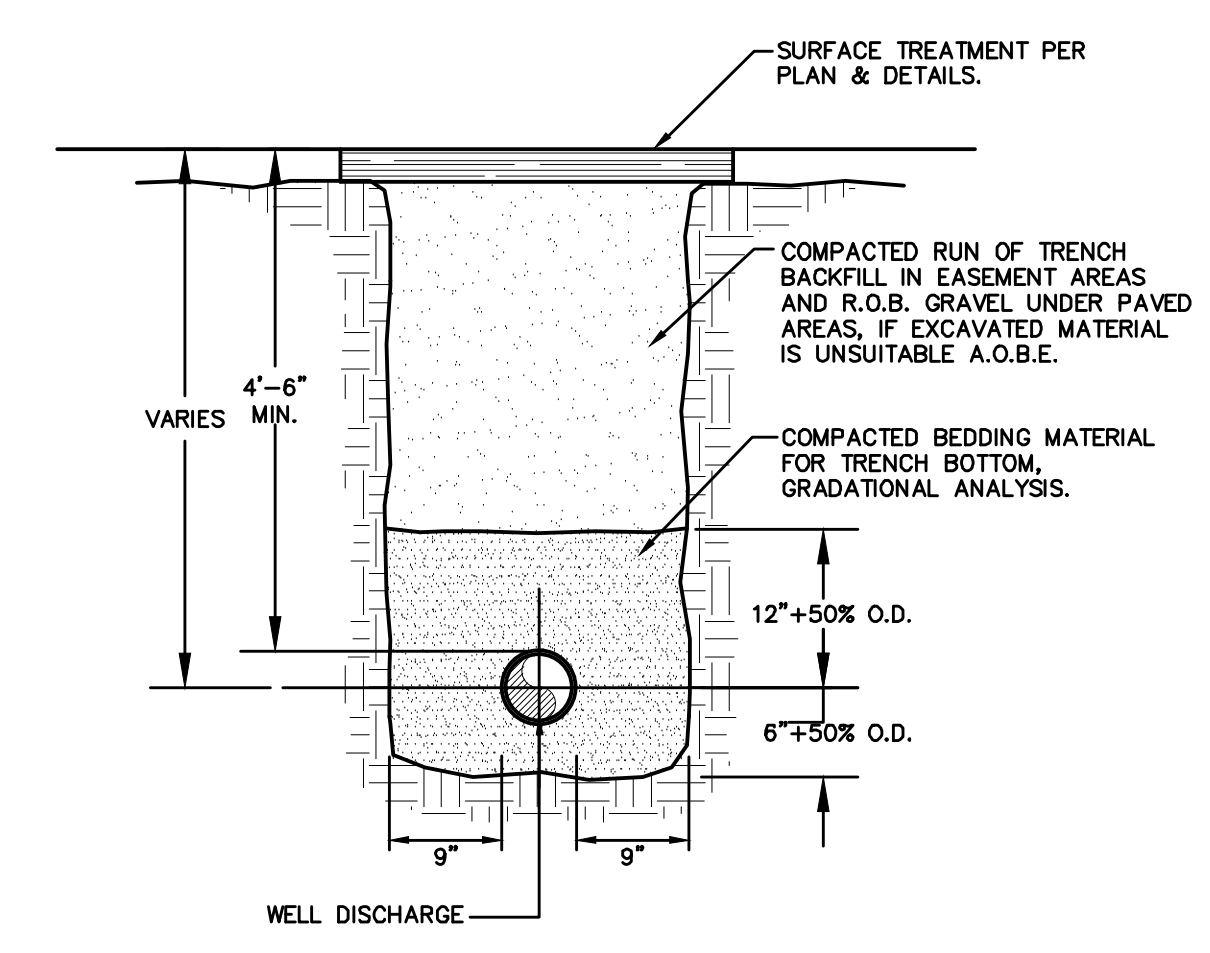


- NOTES:**
- NON-RISING STEM RESILIENT WEDGE GATE VALVE, OPERATING DIRECTION AND MODEL TO CONFORM WITH WATER DEPARTMENT STANDARDS.
 - IF VALVE IS TO BE RODDED, PROVIDE VALVE WITH RODDING FLANGES OR EYEBOLTS. (2) 3/4" GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180" SPACING SHALL BE USED FOR RODDING VALVES.

GATE VALVE DETAIL
NOT TO SCALE

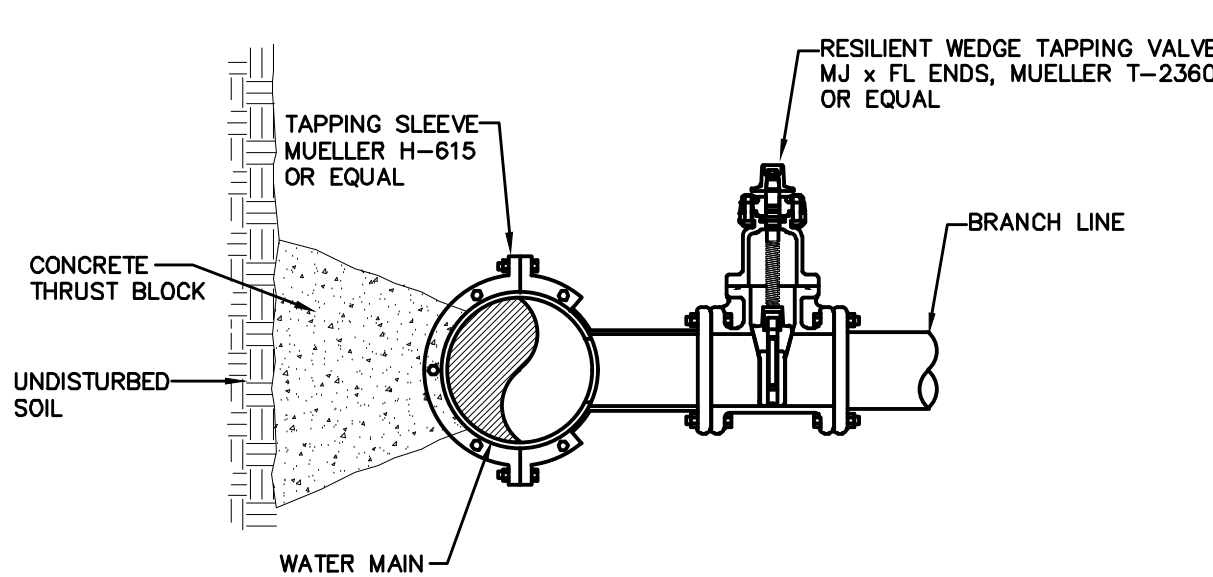


HYDRANT DETAIL
NOT TO SCALE

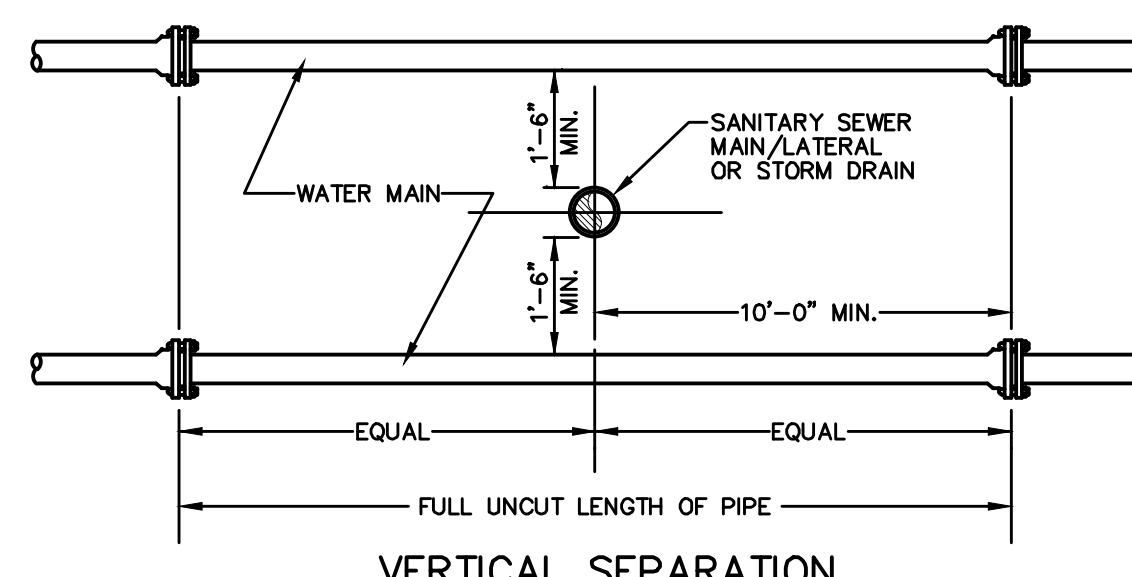


- NOTES:**
- PIPE BEDDING SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND GRADED FROM FINE TO COARSE PARTICLES, OR A GRADED MIXTURE OF CRUSHED STONE OR CRUSHED GRAVEL BEDDING MATERIAL OR STONE GRADATIONS USED SHALL BE APPROVED BY THE ENGINEER.
 - INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND WATER SERVICE PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING.
 - THE PROPOSED WATERMANS SHALL BE INSTALLED WITH A MINIMUM COVER OF 4.5 FEET AND SHALL BE CEMENT LINED DUCTILE IRON, CLASS 52.
 - SHEETING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

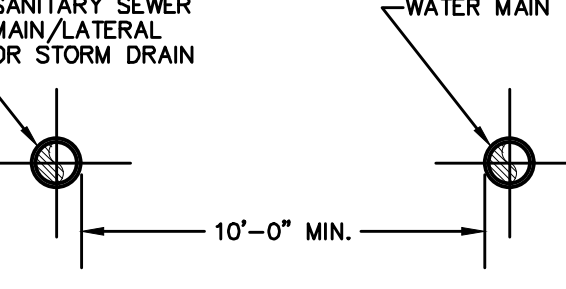
WATER PIPE TRENCH DETAIL
NOT TO SCALE



WET TAP DETAIL
NOT TO SCALE



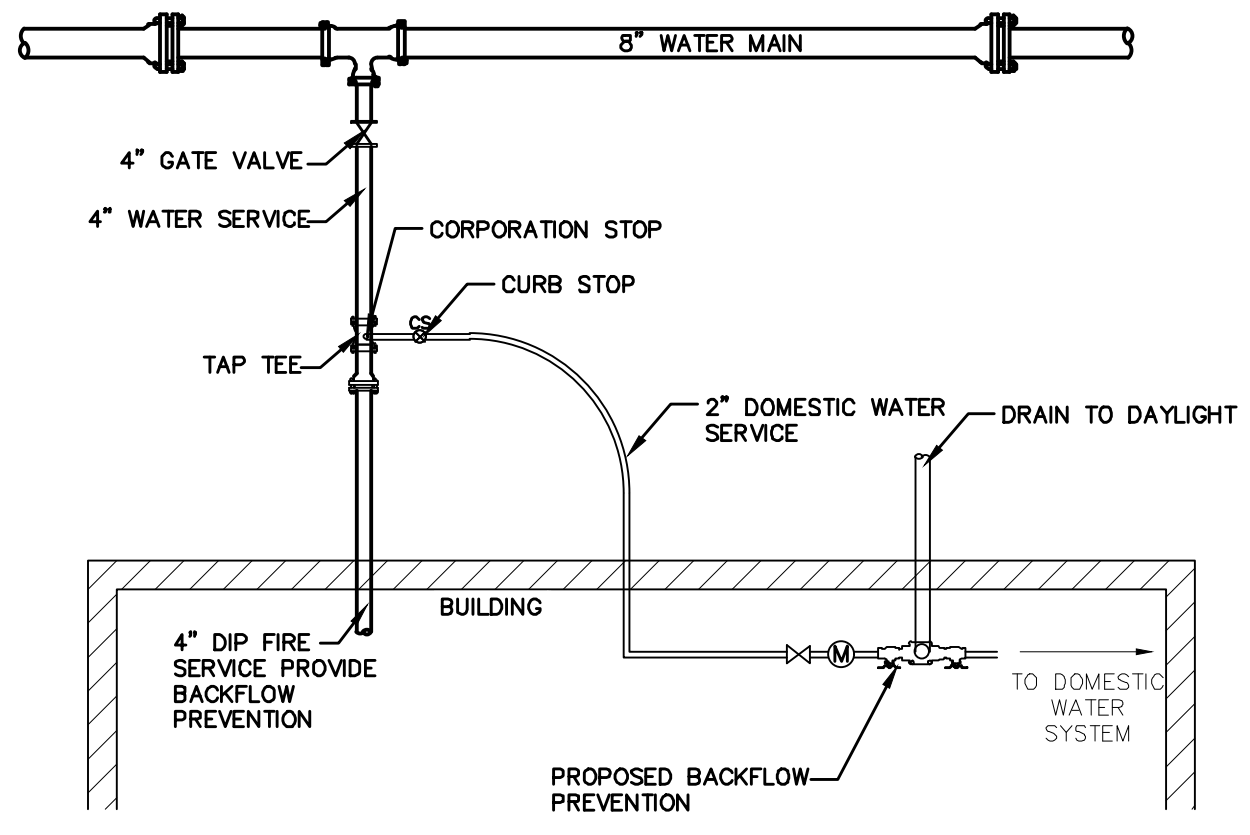
VERTICAL SEPARATION



HORIZONTAL SEPARATION

- NOTE:**
- NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DEPARTMENT OF HEALTH.

SANITARY/STORM SEWER-WATER MAIN SEPARATION DETAIL
NOT TO SCALE



- NOTE:**
- SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND BUILDING.
 - CORPORATION STOP SHALL BE MANUFACTURED BY MUELLER CO. OR EQUAL.
 - BACKFLOW PREVENTION IS NEEDED ON WATER SERVICES CONNECTIONS AND SHOULD BE APPROVED WITH THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH WATER DEPARTMENT.

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

PIPE SIZE (INCHES)	FITTING					
	90°	45°	22 1/2°	TEE	INLINE VALVE	DEAD END (SEE NOTE 3)
12"	2	1	1	4	4	4
10"	2	1	1	4	4	4
8"	2	1	1	3	3	3
6"	1	1	1	2	2	2

- NOTE:**
- LENGTH OF PIPE TO BE RESTRAINED IS LENGTH FOR EACH SIDE OF THE FITTING, i.e., FOR A 90° BEND SHALL BE RESTRAINED 2 LENGTHS ON EACH SIDE OF THE BEND.
 - JOINTS ARE TO BE RESTRAINED TYPE USING RESTRAINED GLANDS OR TIE RODS, IN ACCORDANCE WITH THE LENGTHS SHOWN IN THE TABLE ABOVE.
 - DEAD ENDS MUST BE FULLY BACKFILLED BEFORE PRESSURE TESTING AND MUST HAVE BLOCKING (CONCRETE BLOCK) TO UNDISTURBED TRENCH WALL.
 - THIS TABLE IS FOR COMPACTED R.O.B. GRAVEL PIPE BEDDING BELOW THE PIPE TO ONE FOOT ABOVE THE PIPE (AWWA TYPE 4 OR 5 LAYING CONDITIONS).

TOWN OF NEWBURGH WATER SYSTEM NOTES

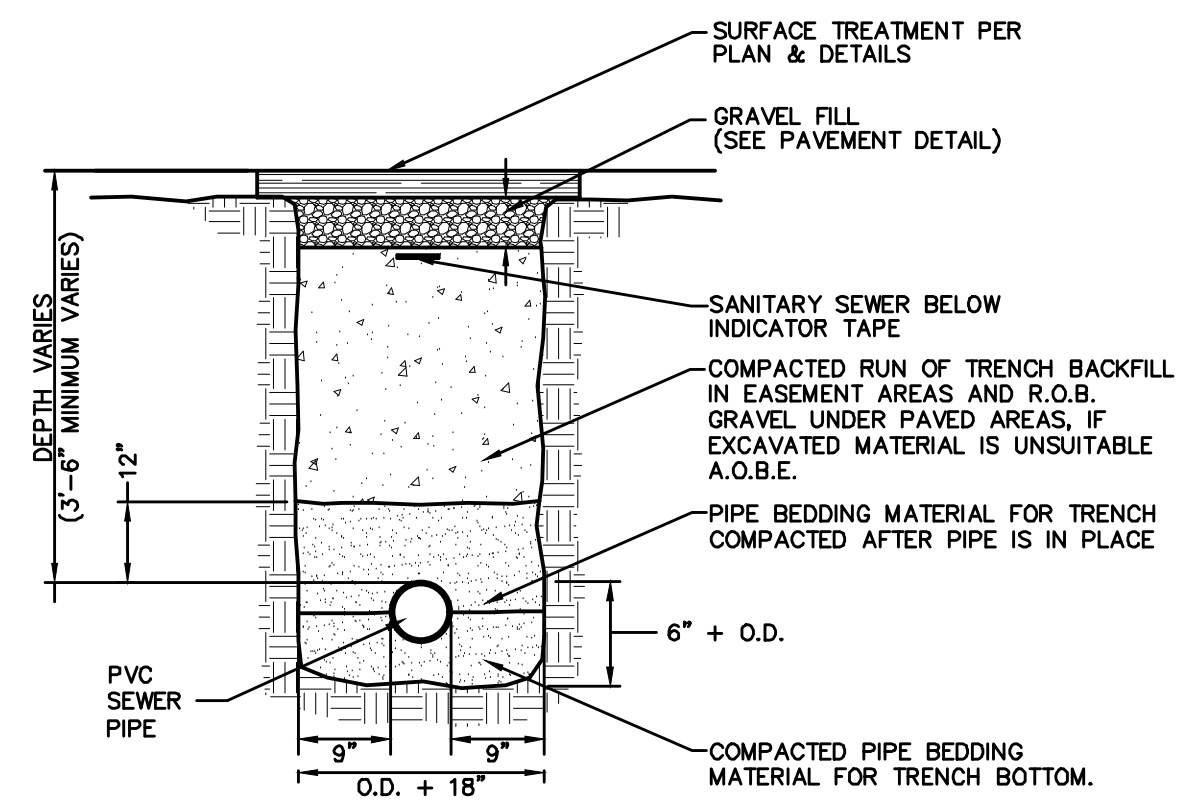
- "CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDOH AND THE TOWN OF NEWBURGH".
- ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-91 FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
- THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON MEGALUG SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10-87 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53-94 FOR DUCTILE IRON COMPACT FITTINGS.
- ALL VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE).
- TAPPING SLEEVES SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING PIPE.
- ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR 3/4 AND 1 INCH, MUELLER H-15020 OR B-25020 FOR 1 1/2 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1501-2 FOR 3/4 AND 1 INCH AND MUELLER B-25204 FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10312 FOR 3/4 AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 AND 2 INCH SIZES.
- HYDRANTS SHALL BE CLOW-EDDY F 2640 MEETING THE FOLLOWING REQUIREMENTS:
 - ONE 4-1/2 INCH PUMPER NOZZLES;
 - TWO 2-1/2 INCH HOSE NOZZLES;
 - NOZZLE THREADS SHALL BE NPT;
 - OPEN LEFT (COUNTER-CLOCKWISE);
 - 6 INCH INLET WITH 5-1/4 INCH MAIN VALVE;
 - PAINTED EQUIPMENT YELLOW; AND
 - 1-1/2 INCH PENTAGON OPERATING NUTS.
- 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.
- 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 TOWN OF NEWBURGH WATER DEPARTMENT.

REV	DATE	ENGINEERS COMMENTS	DESCRIPTION
1	3/15/16		
2	5/25/17		
3	6/21/17		
4	6/6/22		

Thomas B. Olley, P.E.

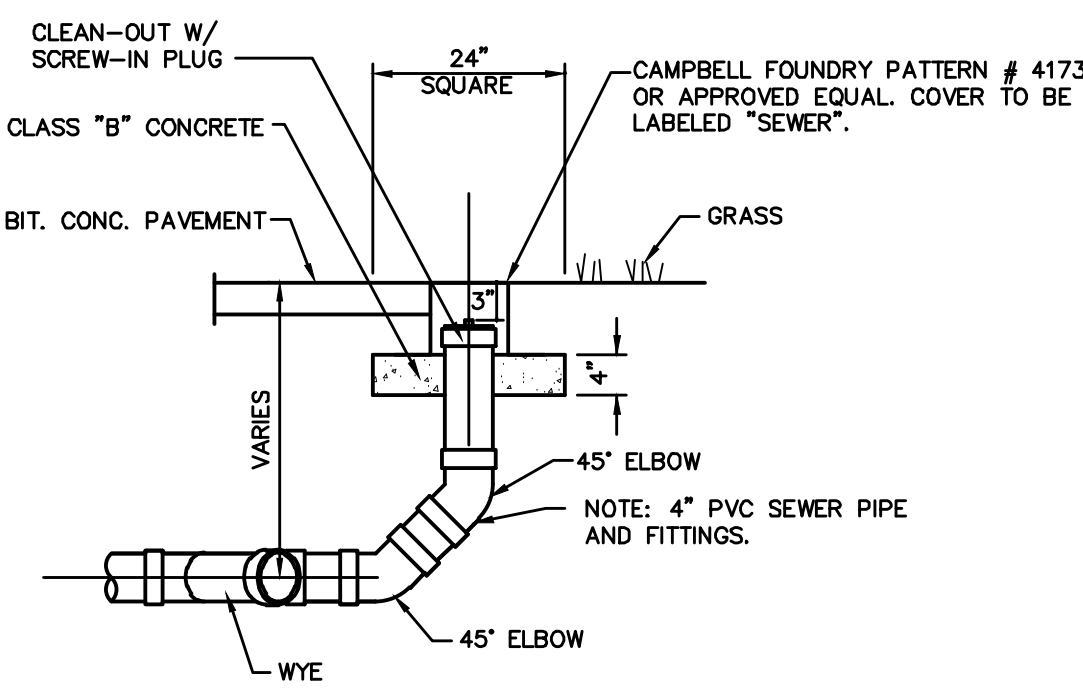
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WATER DETAILS
GARDNER RIDGE
GARDNERTOWN ROAD
TOWN OF NEWBURGH, ORANGE COUNTY, NY

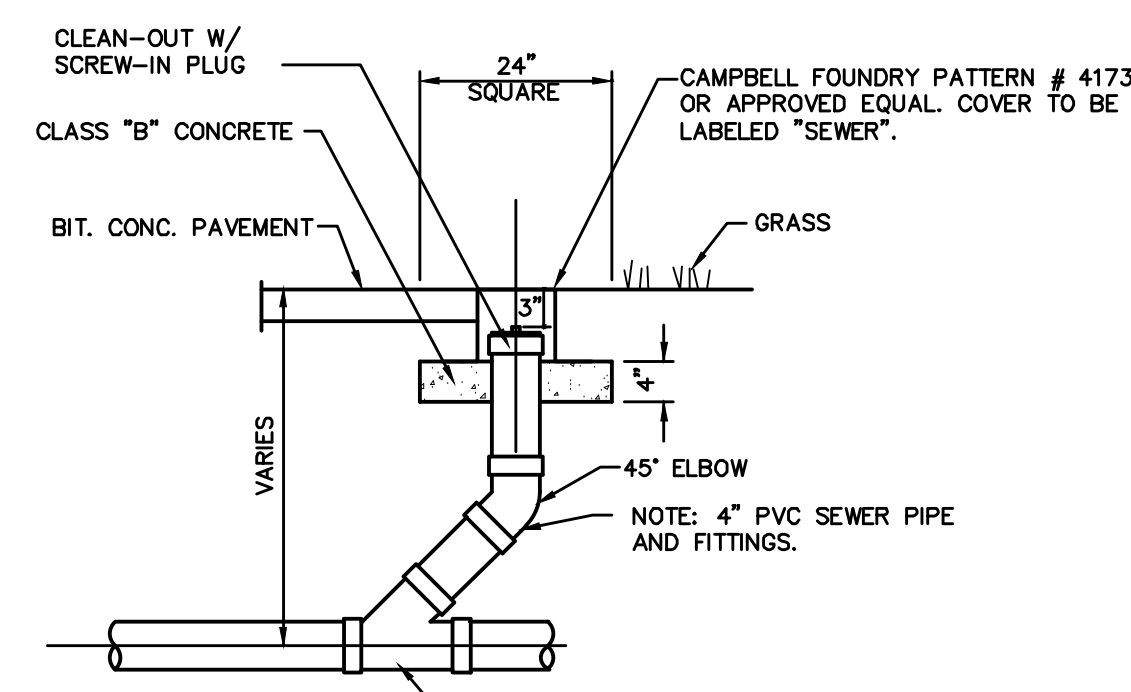


- NOTES:**
- PIPE BEDDING MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL FREE OF SOFT NONDURABLE PARTICLES, ORGANIC MATERIALS AND THIN OR ELONGATED PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:
- | SIEVE DESIGNATION | % PASSING |
|-------------------|-----------|
| 2" | 100 |
| 1" | 95 - 100 |
| 1/2" | 0 - 15 |
| No. 40 | 0 - 5 |
- BEDDING MATERIAL SHALL BE STOCKPILED.
 - INSTALL CONTINUOUS PLASTIC UNDERGROUND WARNING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND SANITARY SERVICE PIPING. LOCATE 12 INCHES BELOW FINISHED GRADE, DIRECTLY OVER PIPING. IN PAVEMENT AREAS PLACE TAPE UNDER FOUNDATION COURSE.

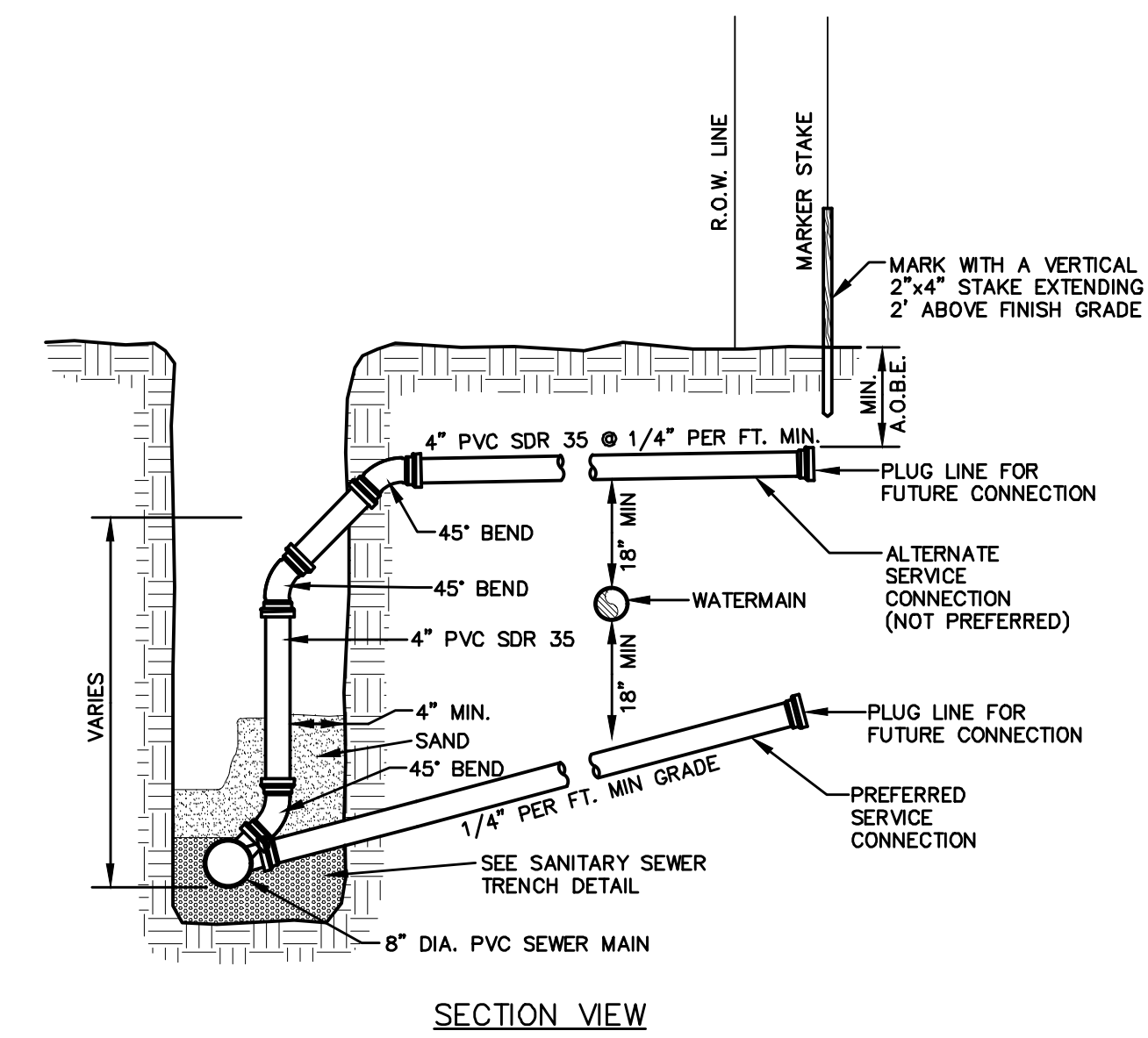
SEWER PIPE TRENCH DETAIL
NOT TO SCALE



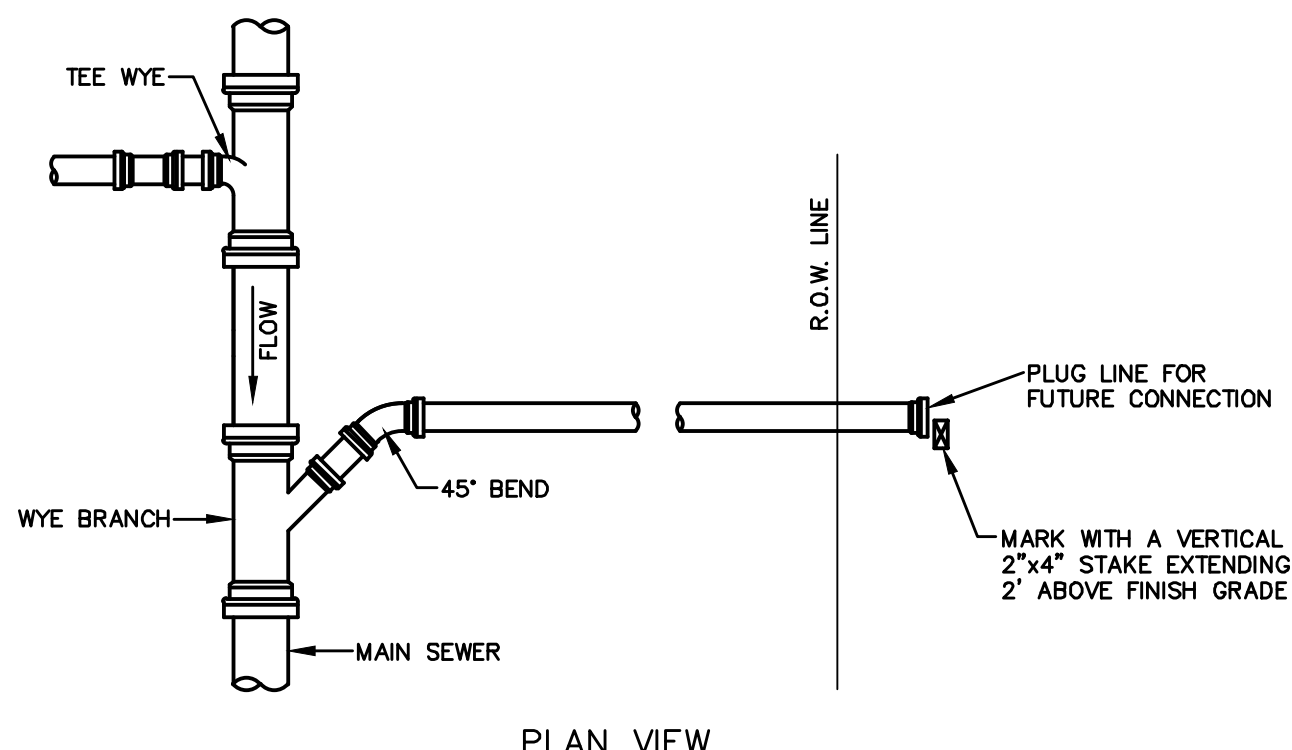
SANITARY SEWER CLEANOUT AT BEND
NOT TO SCALE



SANITARY SEWER CLEANOUT INLINE
NOT TO SCALE



SECTION VIEW



PLAN VIEW

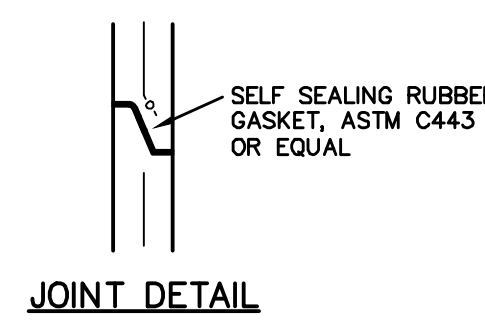
SEWER LATERAL CONNECTION DETAIL
NOT TO SCALE

SANITARY SEWER NOTES:

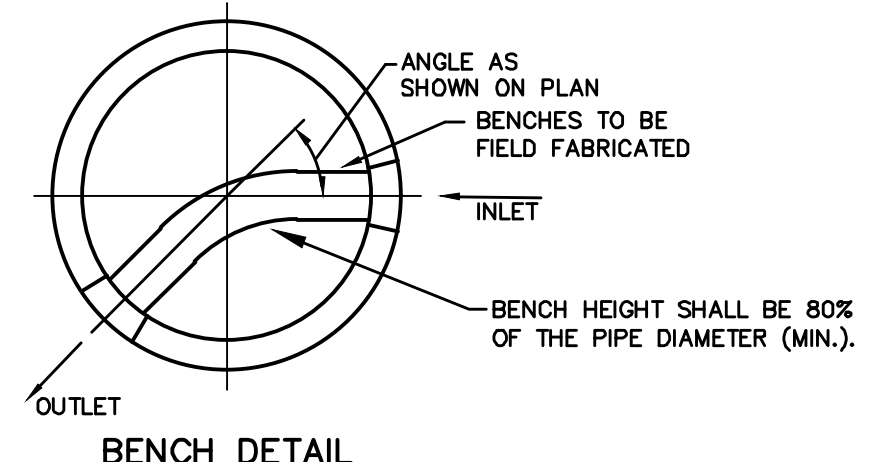
- ALL SANITARY GRAVITY PIPE SHALL BE SDR 35 PVC UNLESS OTHERWISE NOTED. ALL SANITARY SEWER MAINS AND SERVICE LATERALS SHALL BE SEPARATED FROM THE WATER MAINS AND WATER SERVICE CONNECTIONS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY OR 18 INCHES VERTICALLY IF HORIZONTAL SEPARATION IS NOT POSSIBLE.
- ALL NEW SANITARY SEWER LINES SHALL PASS A LOW PRESSURE AIR TEST AND ALL NEW SANITARY SEWER MANHOLES SHALL PASS HYDROSTATIC TESTS OR VACUUM TESTING.
- ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE 24" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER".
- ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE MUNICIPAL SEWER SUPERINTENDENT PRIOR TO BACKFILLING.
- THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:
 - "NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND ULSTER COUNTY DEPARTMENT OF HEALTH POLICIES, PROCEDURES AND STANDARDS."
 - "ORANGE COUNTY DEPARTMENT OF HEALTH SANITARY CODE."
 - "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, 2014", GLUMBR.
 - "DESIGN STANDARDS FOR WASTEWATER TREATMENT WORKS, 2014", NYSDEC
- ALL WELLS AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WATER AND SEWAGE UTILITIES ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER KNOWN ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE WATER AND SEWAGE UTILITIES.
- NO CELLAR, ROOF OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SEWAGE SYSTEM.

TOWN OF NEWBURGH SANITARY SEWER SYSTEM NOTES

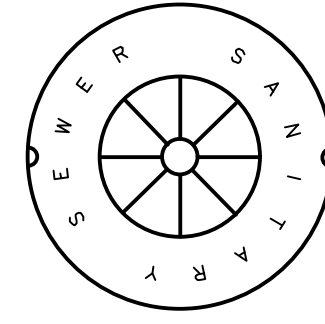
- CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
- ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT 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.
- ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
- 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.
- 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.



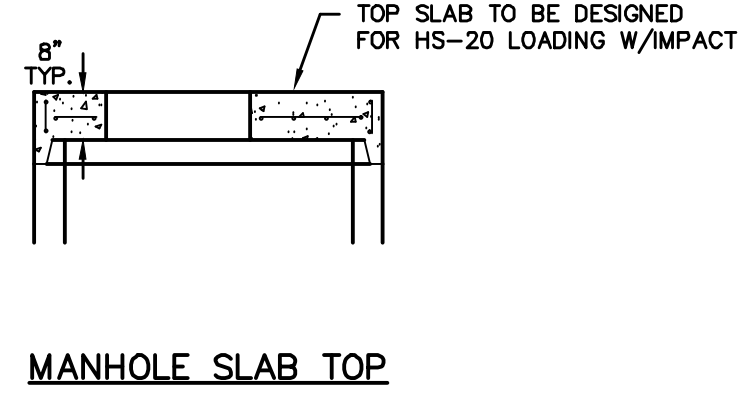
JOINT DETAIL



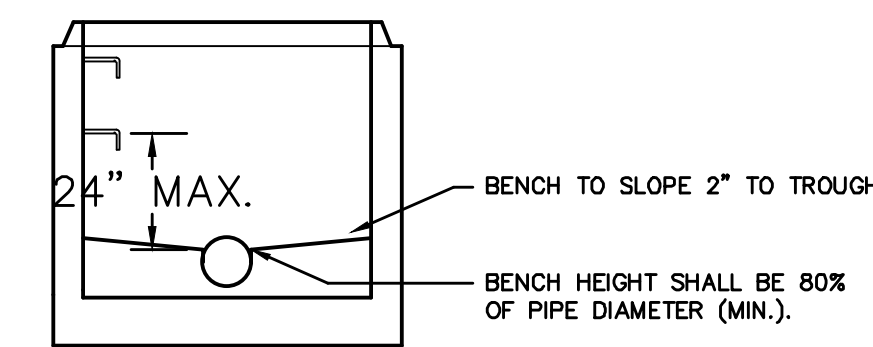
BENCH DETAIL



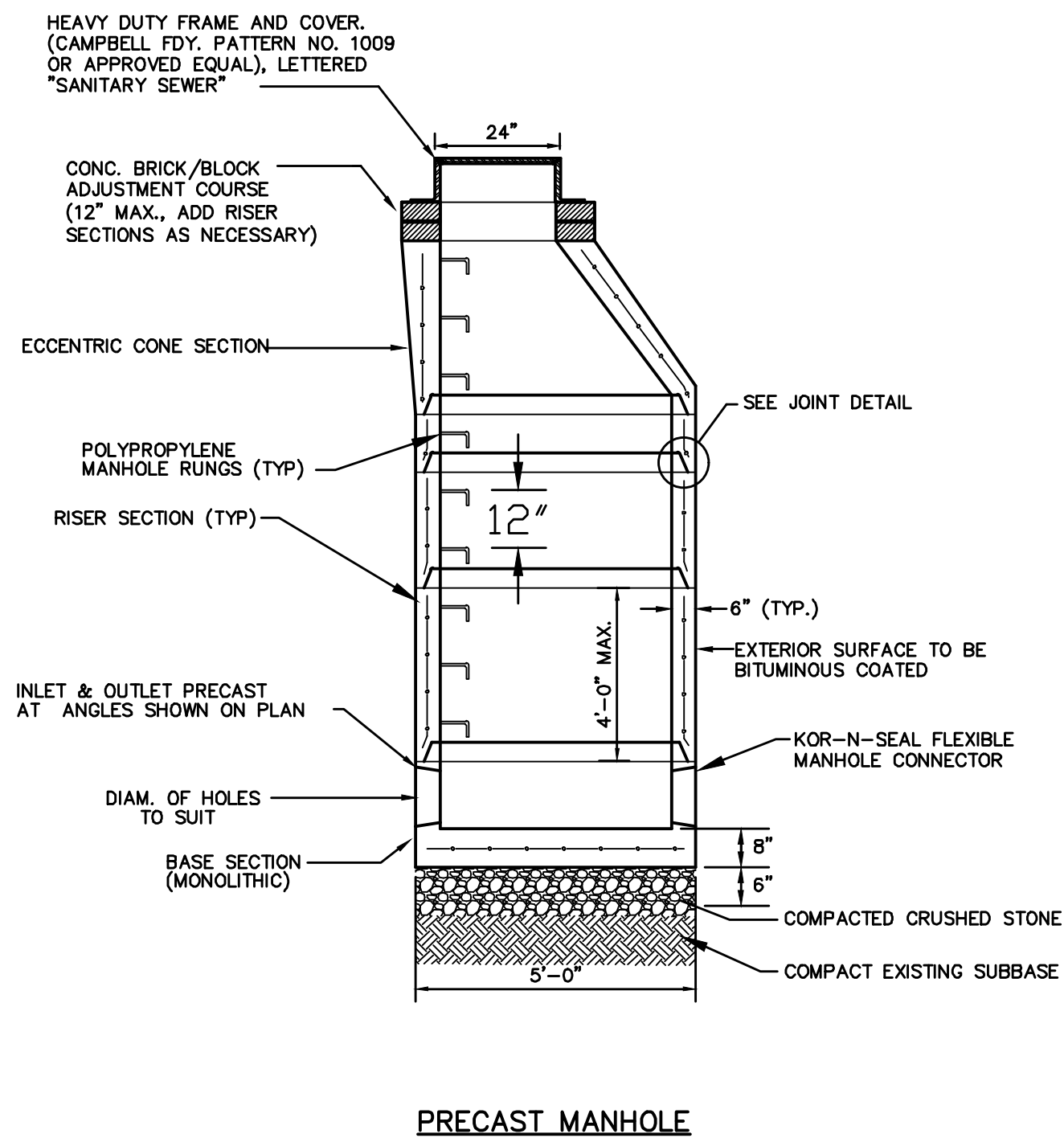
SANITARY MANHOLE LID DETAIL
NOT TO SCALE



MANHOLE SLAB TOP



TROUGH DETAIL

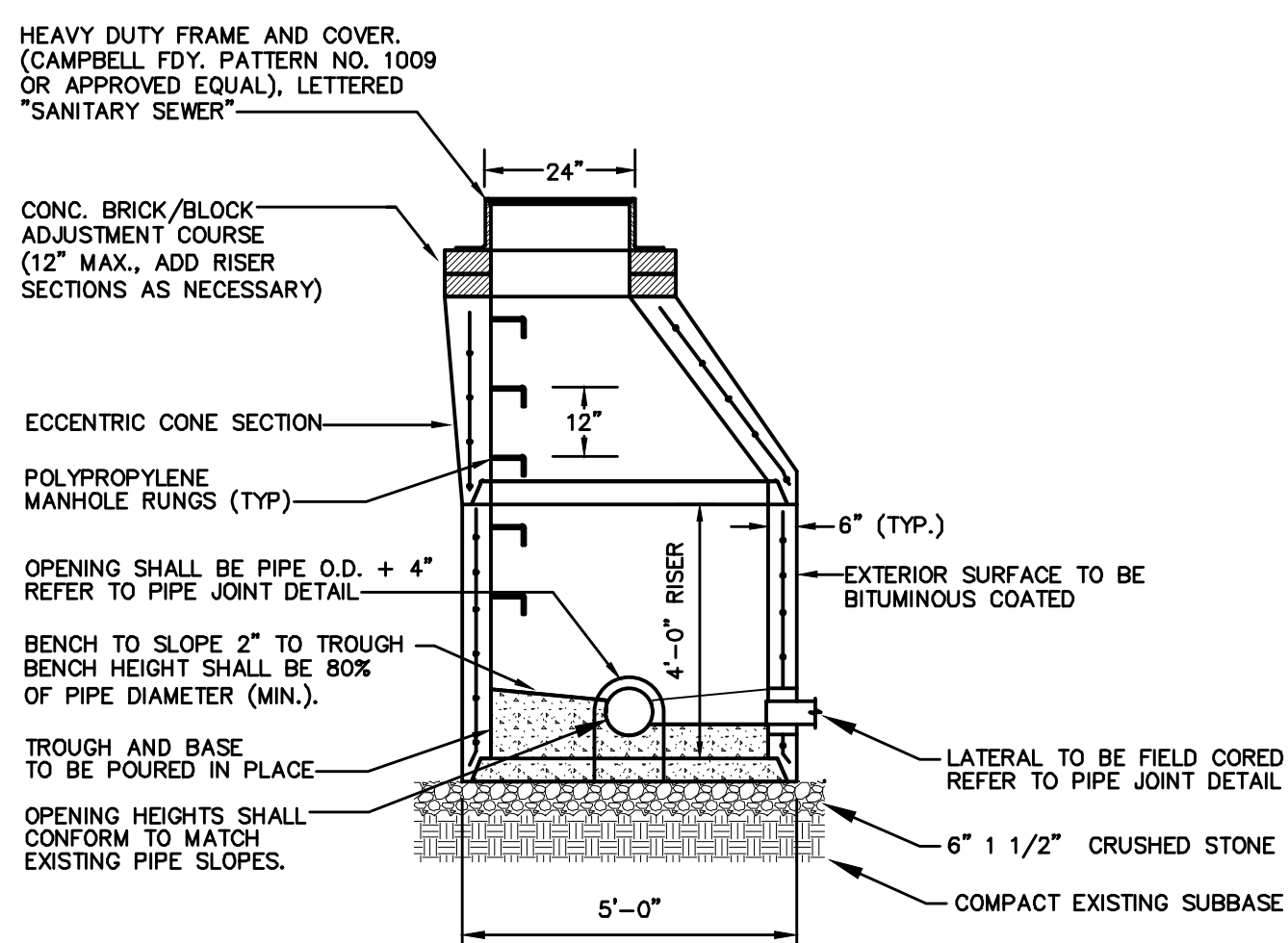


PRECAST MANHOLE

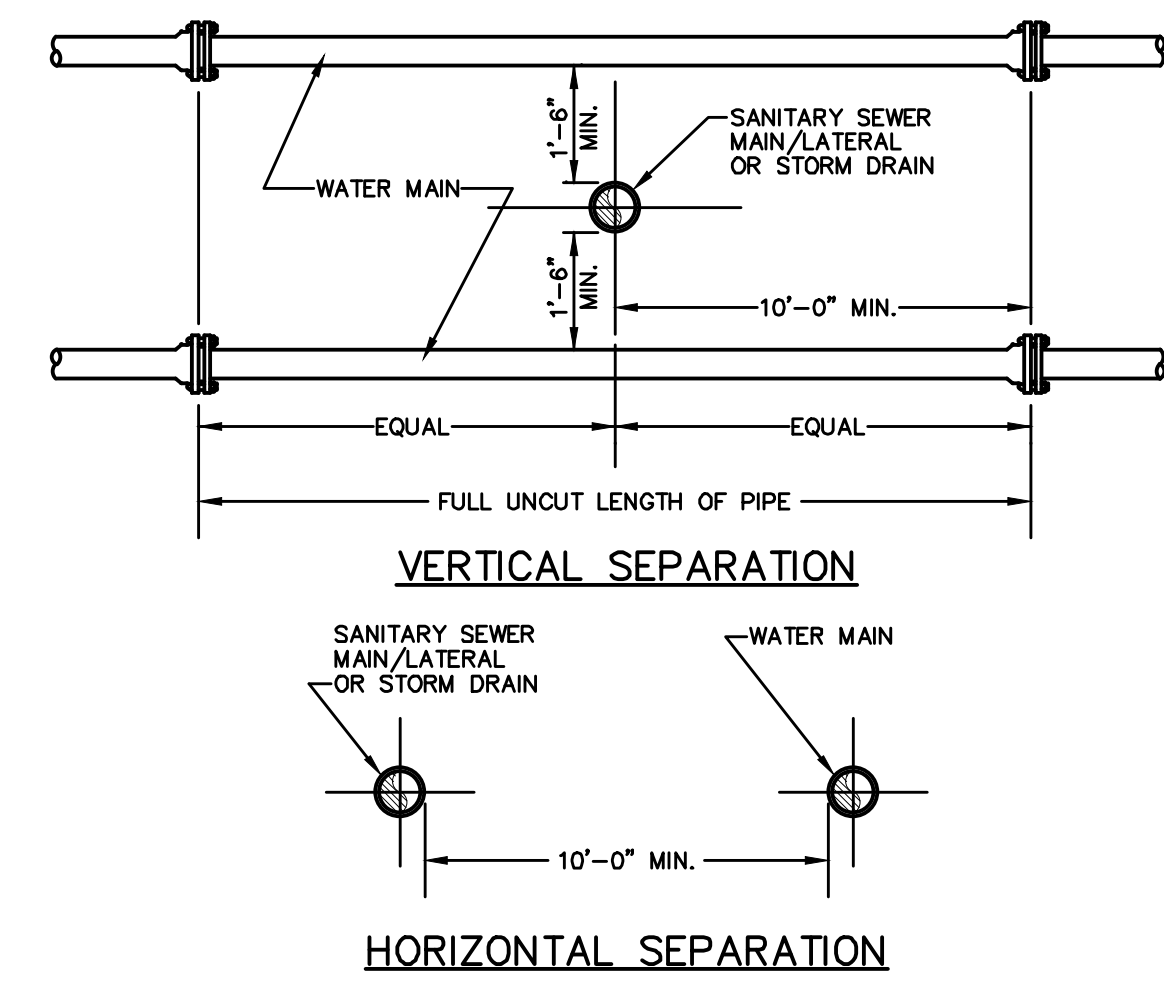
PRECAST MANHOLE DETAILS
NOT TO SCALE

NOTES:

- INVERTS SHALL BE POURED IN PLACE.
- REINFORCEMENT FOR ALL COMPONENTS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN NEW YORK STATE. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. STRUCTURE SHALL BE DESIGNED FOR HS-20 VEHICULAR LOADING WITH 25% IMPACT LOAD.
- COMPRESSION STRENGTH OF CONCRETE SHALL BE 4000 P.S.I. AT 28 DAYS IN CONFORMANCE WITH A.S.T.M. C-478-88.
- THE TROUGH (BENCH) SHALL PROVIDE A SMOOTH SWEEP BETWEEN INLET AND OUTLET. A HALF PIPE MAY BE USED FOR STRAIGHT RUNS ONLY.
- THE MANHOLE EXTERIOR SHALL RECEIVE TWO COATS OF BITUMINOUS.
- FRAME AND COVER SHALL BE DESIGNED FOR HS-20 VEHICLE LOADING AND 25% IMPACT LOAD. FRAMES AND COVERS TO BE INSTALLED WITHIN A FLOOD PLAIN SHALL BE WATER TIGHT (CAMPBELL FDY. NO. 1502 OR EQUAL).
- REFER TO PLANS FOR ELEVATIONS AND ANGLES OF PIPES AND FOR RIM ELEVATIONS.
- MANHOLE FRAMES ARE TO BE SET AT THE SAME GRADE AS THE ADJOINING PAVEMENT OR GROUND SURFACE.



DOGHOUSE MANHOLE DETAIL
NOT TO SCALE



NOTE:

- NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DEPARTMENT OF HEALTH.

SANITARY/STORM SEWER-WATER MAIN SEPARATION DETAIL
NOT TO SCALE

REV	DATE	DESCRIPTION
1	3/15/18	ENGINEERS COMMENTS
2	5/25/17	ENGINEERS COMMENTS
3	6/21/17	ENGINEERS COMMENTS
4	6/6/12	LAYOUT REVISION
		TWO
		MS
		MS
		MS
		BY

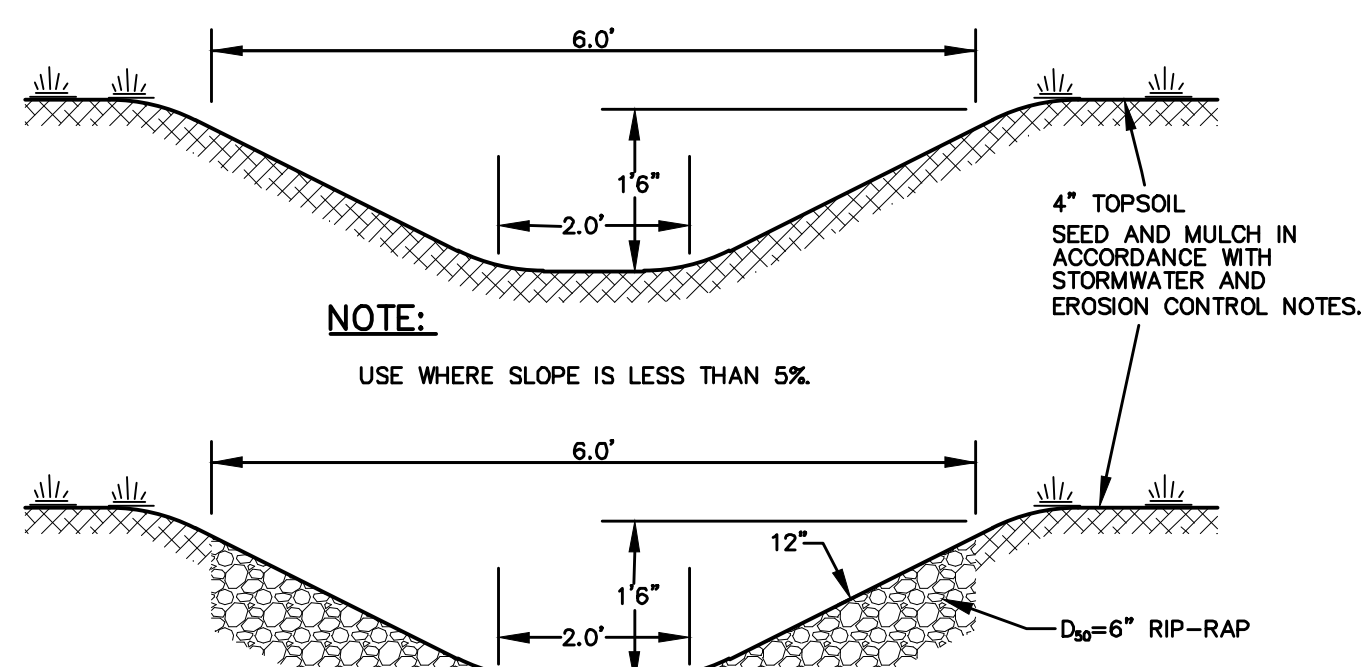
REV	DATE	DESCRIPTION
1	3/15/18	ENGINEERS COMMENTS
2	5/25/17	ENGINEERS COMMENTS
3	6/21/17	ENGINEERS COMMENTS
4	6/6/12	LAYOUT REVISION
		TWO
		MS
		MS
		MS
		BY

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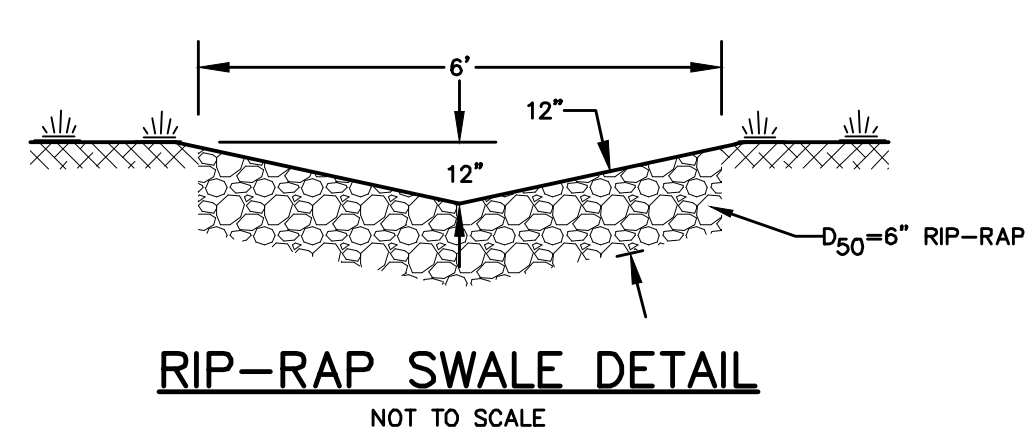
THE PROFESSIONAL ENGINEER'S SEAL IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY BY THE ENGINEER. ANY REPRODUCTION OF THE SEAL OR ANY PART OF IT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS PROHIBITED. THE SEAL OF THE ENGINEER IS TO BE USED ONLY BY THE ENGINEER. ANY REPRODUCTION OF THE SEAL OR ANY PART OF IT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS PROHIBITED. THE SEAL OF THE ENGINEER IS TO BE USED ONLY BY THE ENGINEER.

SANITARY SEWER DETAILS
GARDNER RIDGE
GARDNERTOWN ROAD
TOWN OF NEWBURGH, ORANGE COUNTY, NY

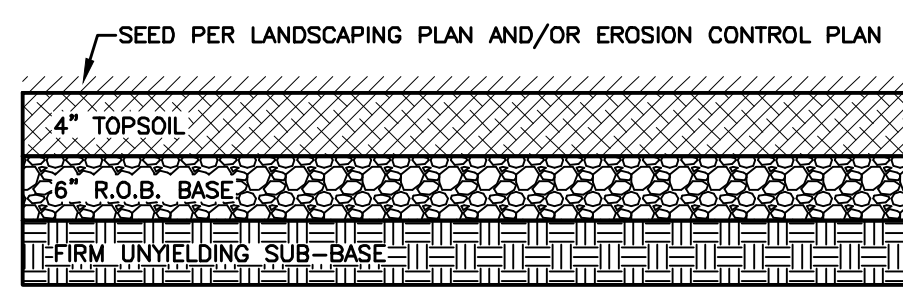


NOTE:
USE WHERE SLOPE IS LESS THAN 5%.

NOTE:
USE WHERE SLOPE IS 5% OR GREATER.
OPEN DITCH SECTION
NOT TO SCALE

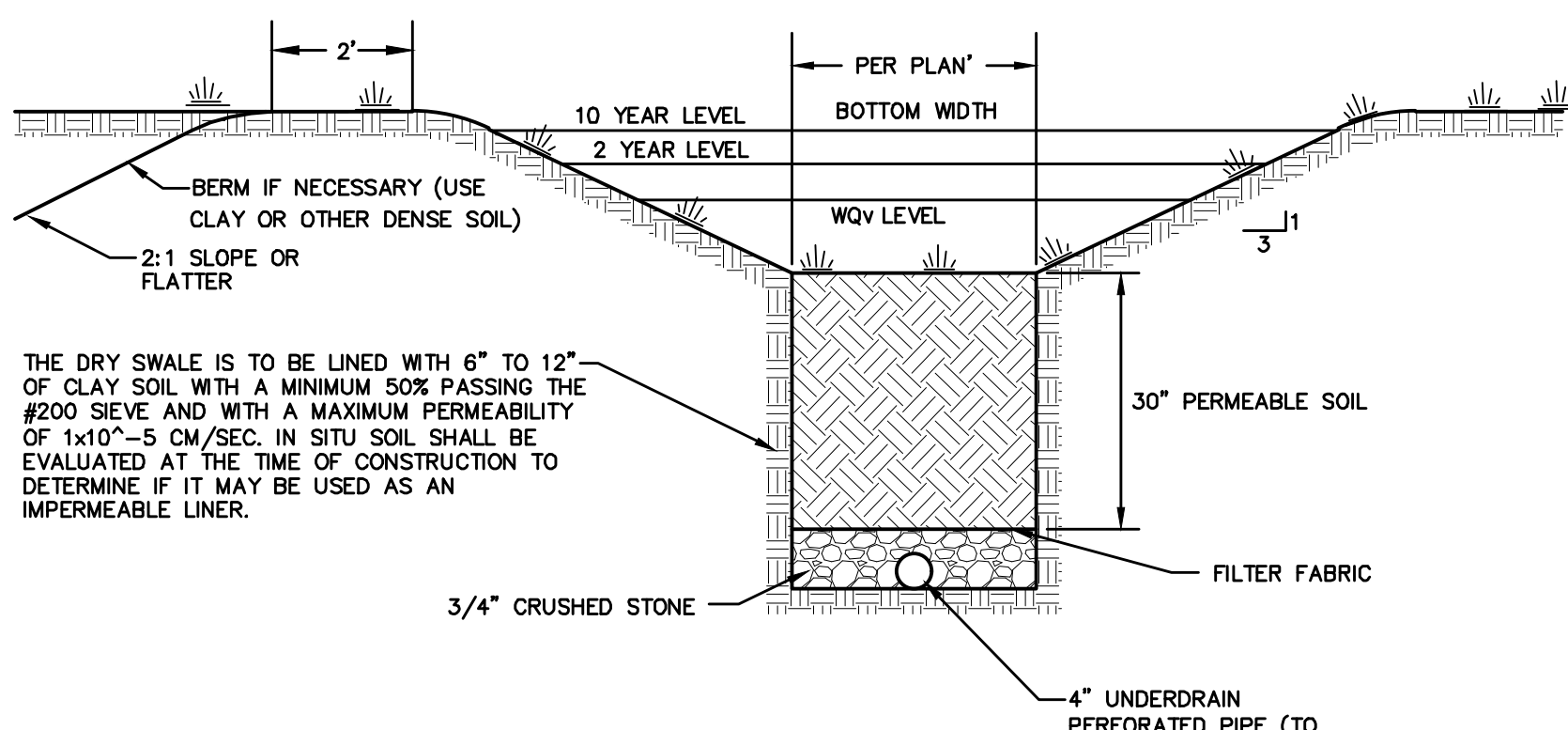


RIP-RAP SWALE DETAIL
NOT TO SCALE

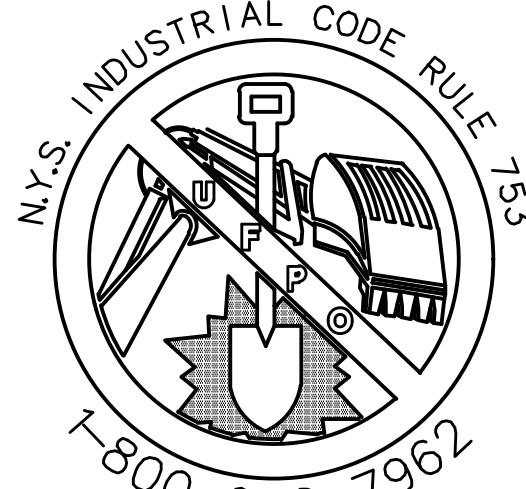


- NOTES:**
1. SCARIFY SOIL TO DEPTH OF 4" TO 6" IF COMPACTED.
 2. REMOVE LARGE STONES, STUMPS, ROOTS & DEBRIS.
 3. LIME AS REQUIRED TO ACHIEVE A PH OF 6.0.
 4. FERTILIZE AT 800#/ACRE OF 5-10-10 FERTILIZER, IF NEEDED.
 5. RAKE TOP 4" OF SOIL, SEED AND MULCH.

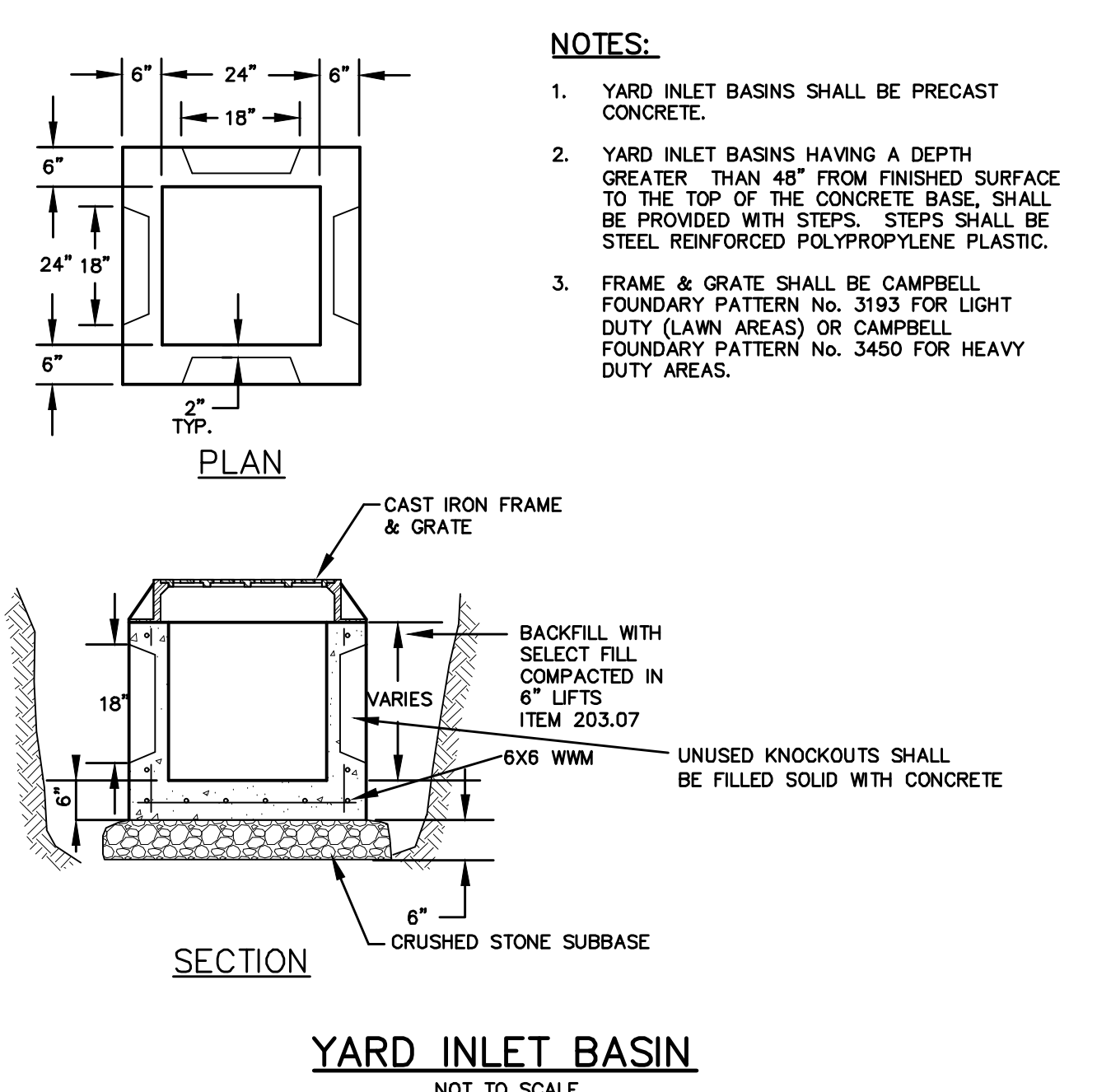
STORMWATER MANAGEMENT BASIN ACCESS DRIVE DETAIL
NOT TO SCALE



NOTE:
USE WHERE SLOPE IS 4% OR LESS.
DRY SWALE DETAIL
NOT TO SCALE

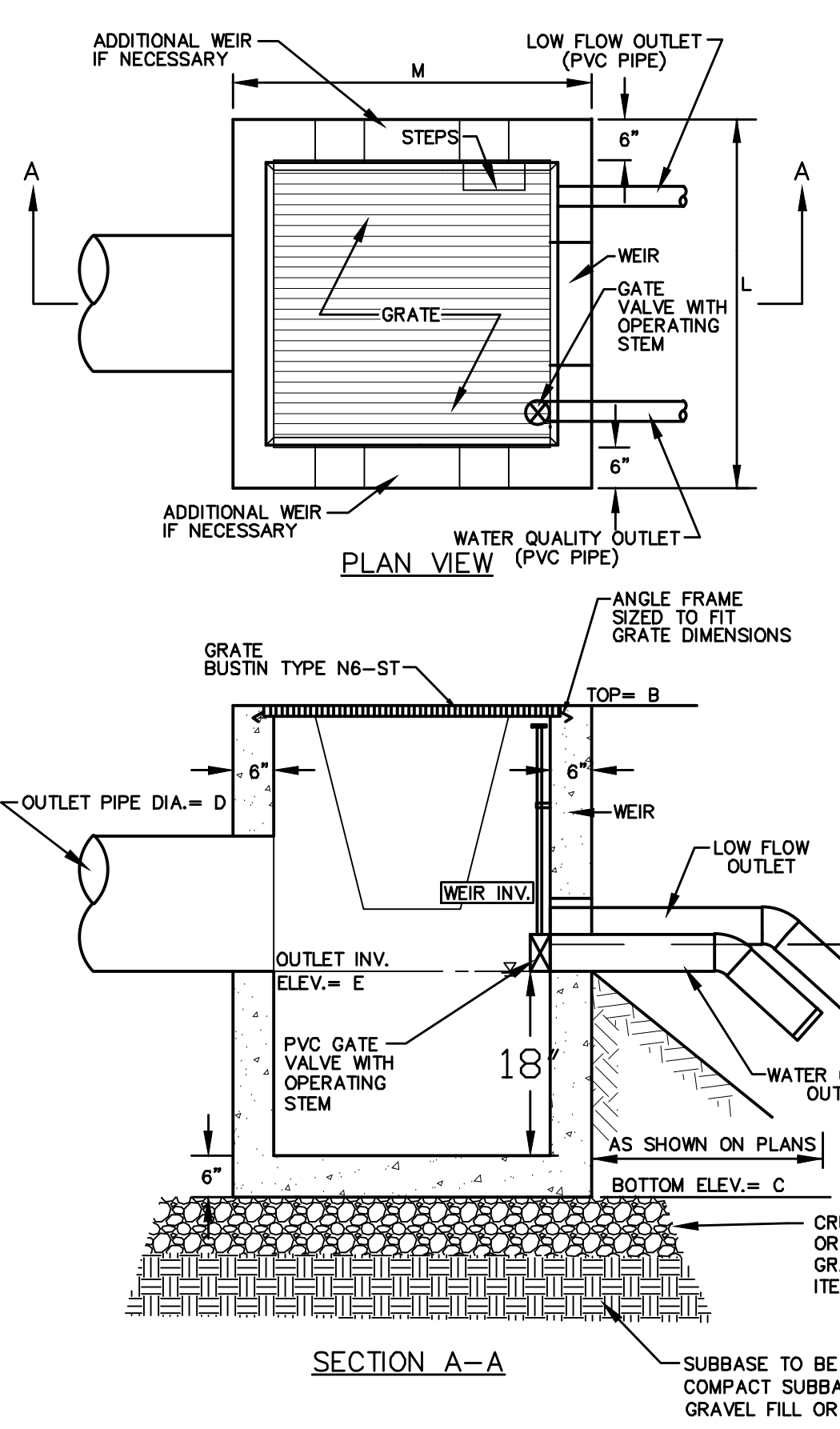


CALL BEFORE YOU DIG, DRILL OR BLAST
NO LESS THAN TWO WORKING DAYS NOTICE
IT'S THE LAW!



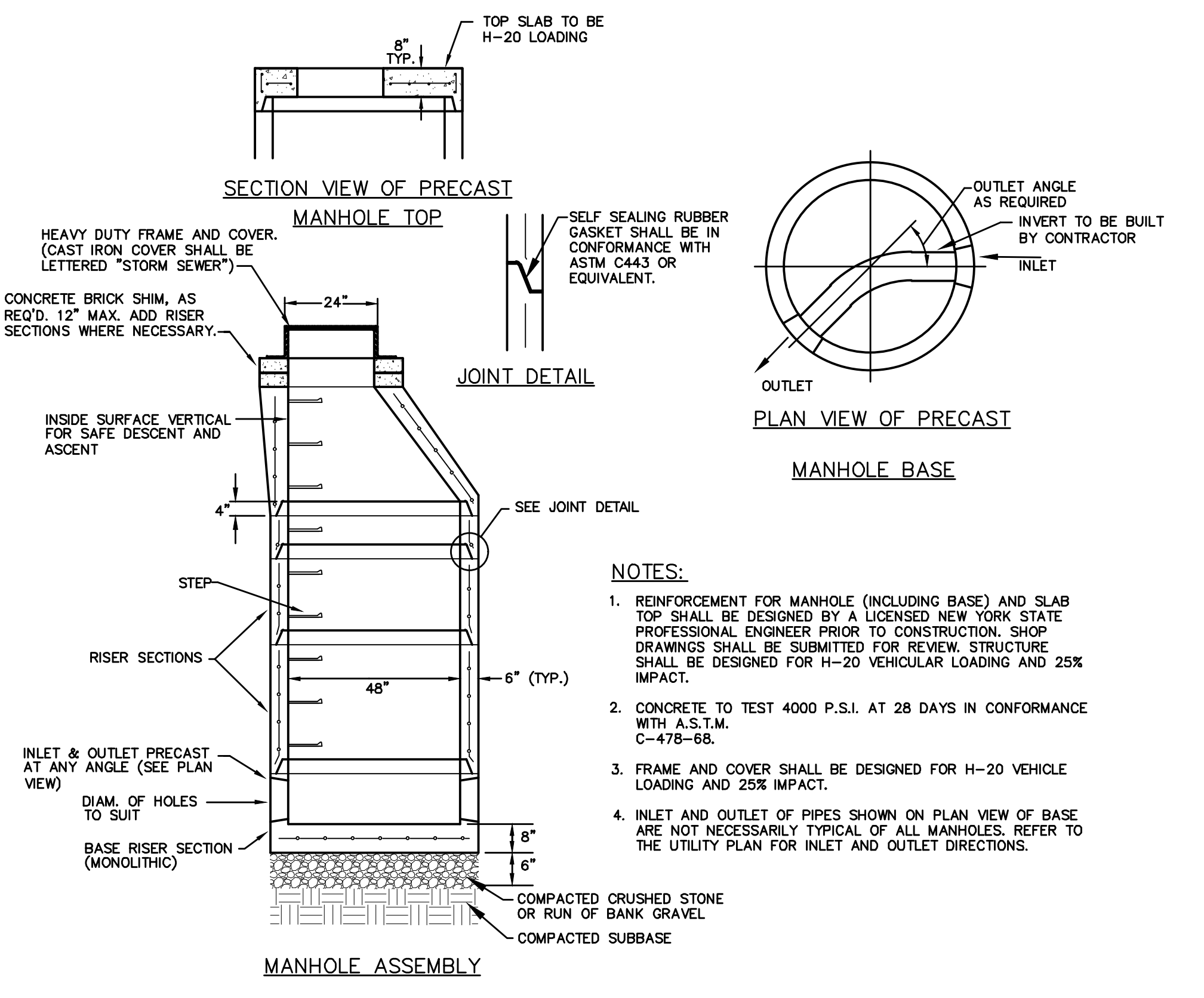
- NOTES:**
1. YARD INLET BASINS SHALL BE PRECAST CONCRETE.
 2. YARD INLET BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE, SHALL BE PROVIDED WITH STEPS. STEPS SHALL BE STEEL REINFORCED POLYPROPYLENE PLASTIC.
 3. FRAME & GRATE SHALL BE CAMPBELL FOUNDRY PATTERN NO. 3193 FOR LIGHT DUTY (LAWN AREAS) OR CAMPBELL FOUNDRY PATTERN NO. 3450 FOR HEAVY DUTY AREAS.

YARD INLET BASIN
NOT TO SCALE



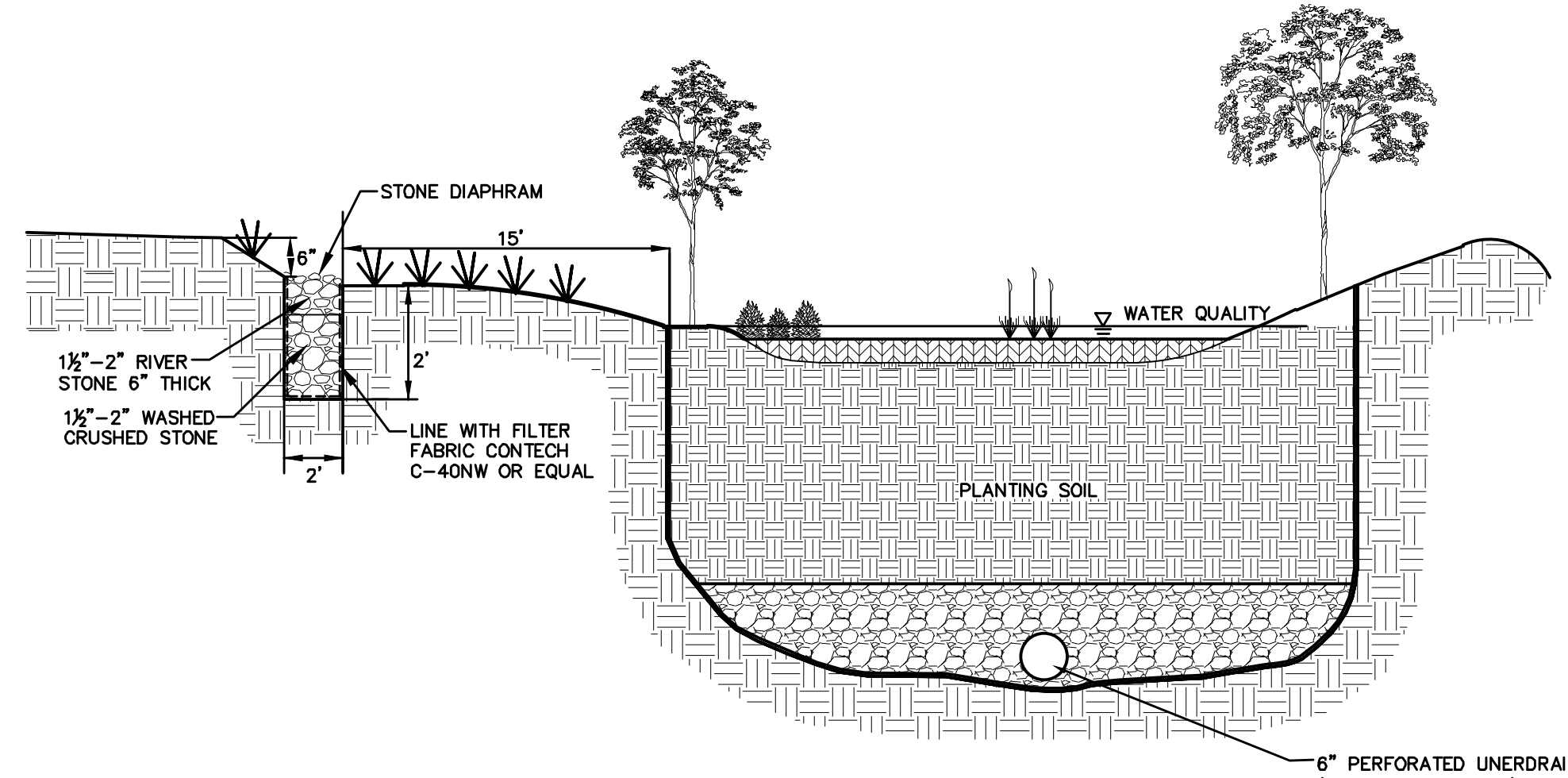
STORMWATER MANAGEMENT BASIN OUTLET STRUCTURE
NOT TO SCALE

OUTLET STRUCTURE TABLE	
OUTLET STRUCTURE DIMENSIONS	OUTLET
A. STRUCTURE HEIGHT (ITEM B - ITEM C)	5.0'
B. TOP GRATE ELEVATION	258.5
C. STRUCTURE BOTTOM ELEVATION	253.5
D. OUTLET PIPE DIAMETER (IN.)	24"
E. OUTLET PIPE INVERT ELEVATION	254.0
F. WEIR CREST WIDTH (FT.)	2.0'
G. WEIR TOP WIDTH (FT.)	2.8'
H. WEIR CREST INVERT ELEVATION	256.0'
I. NUMBER OF WEIRS	1
J. WATER QUALITY OUTLET INVERT ELEVATION	N/A
K. WATER QUALITY OUTLET DIAMETER (IN.)	N/A
L. LOW FLOW OUTLET INVERT ELEVATION	254.0
M. STRUCTURE LENGTH	5'
N. STRUCTURE WIDTH	5'
O. POND BOTTOM ELEVATION	254.0
P. TOP OF BERM	260.0



STORM SEWER MANHOLE
NOT TO SCALE

- NOTES:**
1. REINFORCEMENT FOR MANHOLE (INCLUDING YORK AND SLAB TOP) SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR H-20 VEHICULAR LOADING AND 25% IMPACT.
 2. CONCRETE TO TEST 4000 P.S.I. AT 28 DAYS IN CONFORMANCE WITH A.S.T.M. C-478-88.
 3. FRAME AND COVER SHALL BE DESIGNED FOR H-20 VEHICLE LOADING AND 25% IMPACT.
 4. INLET AND OUTLET OF PIPES SHOWN ON PLAN VIEW OF BASE ARE NOT NECESSARILY TYPICAL OF ALL MANHOLES. REFER TO THE UTILITY PLAN FOR INLET AND OUTLET DIRECTIONS.



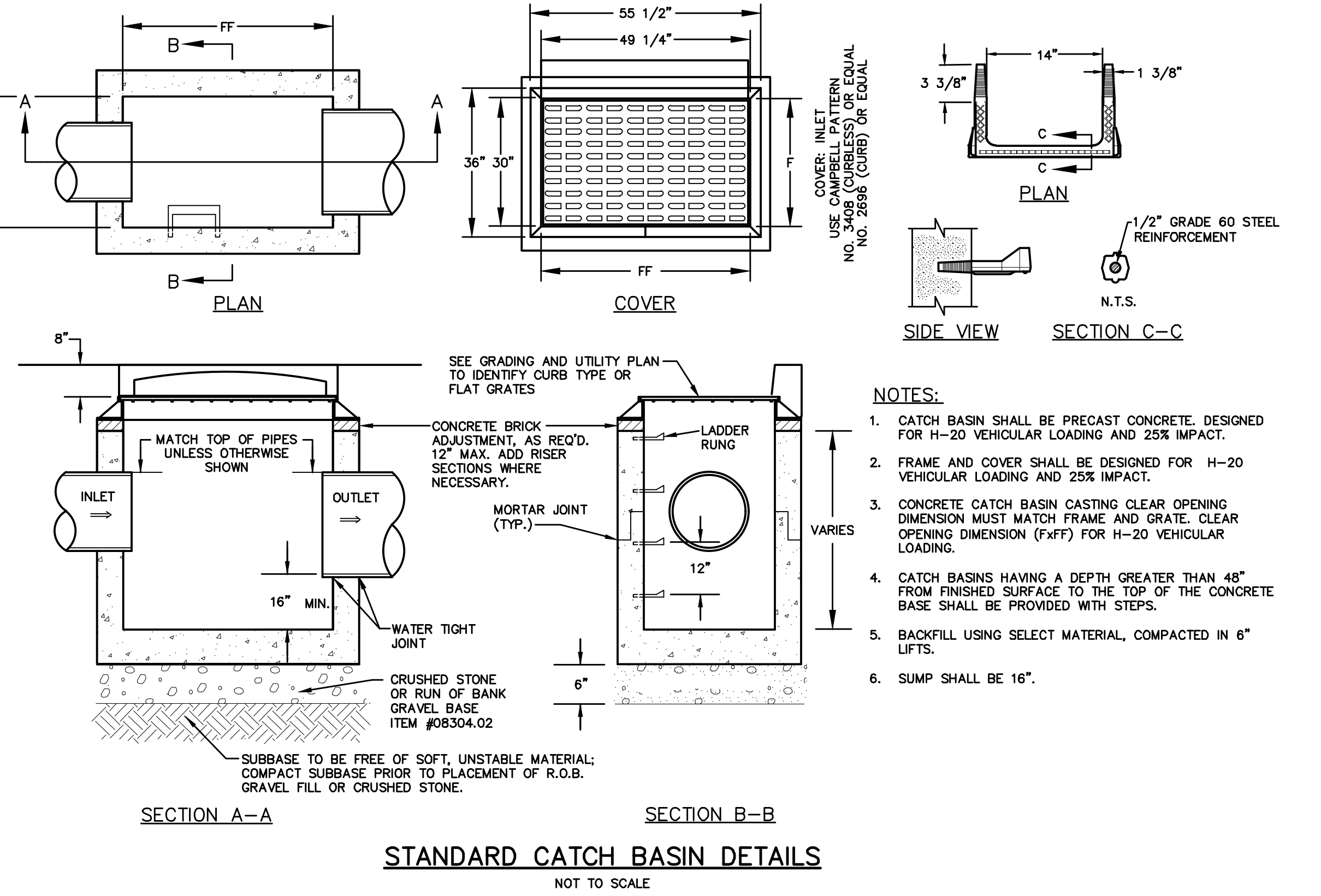
BIORETENTION SYSTEM DETAIL
NOT TO SCALE

- NOTES:**
1. THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (SHOULD CONTAIN A MINIMUM 35 TO 60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 25% BY VOLUME.
 2. SOILS SHOULD FALL WITHIN THE SM OR ML CLASSIFICATIONS OF THE UNITED SOIL CLASSIFICATION SYSTEM (USCS).
 3. A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.5"/HR) IS REQUIRED.
 4. THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER.
 5. THE SOILS SHOULD BE FREE OF BRUSH OR SEEDS FROM NOXIOUS WEEDS.
 6. PLACEMENT OF THE PLANTING SOILS SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET).
 7. TYPICAL PLANT LIST FOR 200 S.F. INFILTRATION BIORETENTION BASIN

PARAMETER	VALUE
PH RANGE	5.2 TO 7.00
ORGANIC MATTER	1.5 TO 4.0%
MAGNESIUM	35 LBS. PER ACRES, MINIMUM
PHOSPHORUS (P205)	75 LBS. PER ACRES, MINIMUM
POTASSIUM (K2O)	85 LBS. PER ACRES, MINIMUM
SOLUBLE SALTS	≤500 PPM
CLAY	10 TO 25%
SILT	30 TO 55%
SAND	35 TO 60%

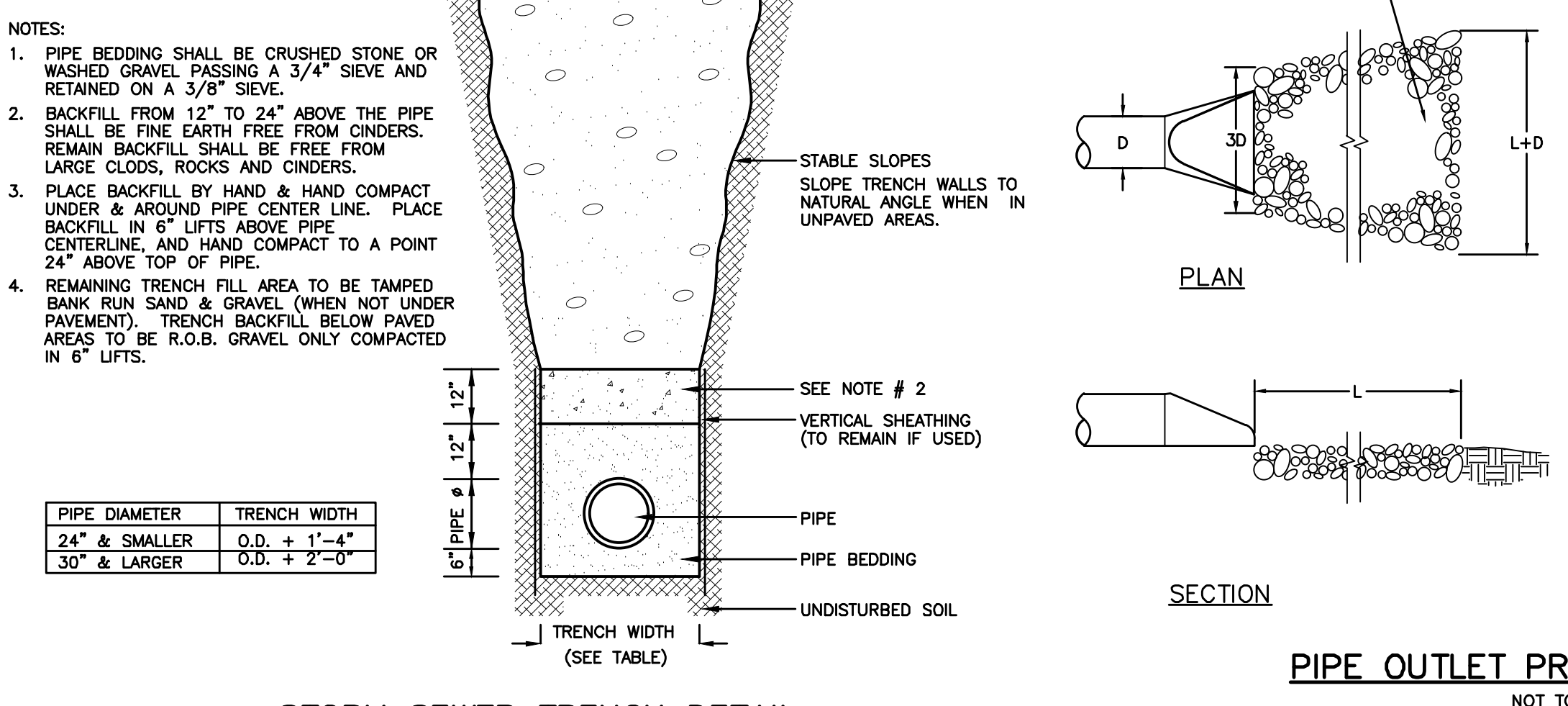
- SHRUBS (18 SHRUBS PLANTED 5' ± ON CENTER, 2'-3' HT.)
ARROWWOOD
WINTER BERRY
RED OSIER DOGWOOD
- HERBACEOUS PLANTS (HE) (51 PLANTS PLANTED 2.5' ± ON CENTER, 1 QUART CONT.)
CUTLEAF CONE FLOWER
WOLF GRASS
NEW ENGLAND ASTER
SPOTTED JOE PYE WEED
PICKEREL WEED
CARDINAL FLOWER
COMMON RUSH
- TREES (2 TREES PLANTED 10' ± ON CENTER, 1.5" CAL.)
ACER RUBRUM 'OCTOBER GLORY'™
CERCIS CANADENSIS
GLEDETIA TRICANTHOS INERMIS
PLATANUS OCCIDENTALIS
TILIA CORDATA 'GREENSPIRE'

8. ADJUST NUMBER OF PLANTS AND DIMENSIONS AS REQUIRED FOR VARYING IMPERVIOUS AREAS.



STANDARD CATCH BASIN DETAILS
NOT TO SCALE

- NOTES:**
1. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H-20 VEHICULAR LOADING AND 25% IMPACT.
 2. FRAME AND COVER SHALL BE DESIGNED FOR H-20 VEHICULAR LOADING AND 25% IMPACT.
 3. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE. CLEAR OPENING DIMENSION (F_{EFF}) FOR H-20 VEHICULAR LOADING.
 4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
 5. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
 6. SLUMP SHALL BE 16".



STORM SEWER TRENCH DETAIL
NOT TO SCALE

OUTLET PROTECTION TABLE			
D (IN)	D ₉₀ (IN)	L (FT) *	
12	4	8	
15	4	10	
18	6	10	
24	6	12	
30	8	18	
36	8	18	
42	10	27	
48	12	33	

- NOTES:**
1. RIP RAP DEPTH SHALL BE 2 TIMES D₉₀
 2. RIP RAP APRON LENGTH AND WIDTH PER CHART UNLESS OTHERWISE SHOWN ON PLAN.

PIPE OUTLET PROTECTION DETAIL
NOT TO SCALE

REV	DATE	DESCRIPTION
1	3/15/18	ENGINEERS COMMENTS
2	5/25/17	ENGINEERS COMMENTS
3	6/21/17	ENGINEERS COMMENTS
4	6/6/17	LAYOUT REVISION

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STORM DRAINAGE DETAILS
GARDNER RIDGE
GARDNERTOWN ROAD
TOWN OF NEWBURGH, ORANGE COUNTY, NY

