



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

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WILLIAM J. HAUSER, P.E. (NY, NJ & PA)
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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: GARDNER RIDGE
PROJECT NO.: 02-29
PROJECT LOCATION: SECTION 75, BLOCK 1, LOT 4.12
REVIEW DATE: 12 JUNE 2017
MEETING DATE: 15 JUNE 2017
PROJECT REPRESENTATIVE: DOCE ASSOCIATES

1. Town of Newburgh Water and Sewer notes, latest version are attached for use on the plans.
2. Information pertaining to infiltration testing identified in the Cover letter should be incorporated into the plans and provided in the SWPPP.
3. Underdrains are identified as being utilized within the bio retention systems. Detail does not contain the underdrain system. All pipes in the vicinity of the Stormwater management facility should be labeled with inverts, pipe sizes and material.
4. Discharge pipe from drainage manhole-B3 should be labeled with pipe size material. Drainage manhole B3 should have a lower invert on the pipe discharging to the area labeled as plunge pool.
5. We are awaiting submission of additional information regarding sanitary sewer in NYS Route 32.
6. Revised City of Newburgh Flow Acceptance Letter should be received or updated by the Town.
7. This office continues to identify a concern regarding placement of structures in areas of deep fills. Notes must be added to the plans regarding construction of these fill areas.
8. The drainage structure conveying the Army Corps of Engineers wetland area across the project access road in the vicinity of Building #1 and south of the Senior Apartments should be depicted.

REGIONAL OFFICES

• 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

9. Water service connection details must comply with Town of Newburgh requirements for termination of potable water if fire flow water is disconnected detail should be provided on plans.
10. Pipe sizes at emergency access roads and maintenance drive must be depicted. Runoff from the emergency access and maintenance roads to Gardnertown Road should be specifically addressed.

Respectfully submitted,

MCGOEY, HAUSER & EDSALL
CONSULTING ENGINEERS, D.P.C.

Patrick J. Hines, Principal

PJH/kbw

Thomas B. Olley, P.E., P.L.L.C.
Engineering & Land Planning
152 Orange Avenue • Walden, NY 12586
(845) 778-5638 • Fax (845) 778-1137

RECEIVED
JUN - 5 2017
JUN 5 - 11:00 AM
02-29
MCGOEY, HAUSER & EDSELL

June 2, 2017

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

Re: ***Gardner Ridge***
Route 32
Section 75, Block 1, Lot 4.12

Dear Mr. Ewasutyn:

We are submitting thirteen (13) copies of the revised Site Plan on behalf of Gardner Ridge Associates and one digital copy of the Revised Storm Water Pollution Prevention Plan and the previously submitted Traffic Impact Study. We have also included preliminary Architectural Elevations of the buildings. A digital (pdf) copy of the site plans and the building elevations are also included.

We respectfully request that Gardner Ridge be placed on the June 15, 2017 Planning Board Agenda. The following are brief responses to the outstanding consultant comments.

McGoey, Hauser & Edsall, DPC Comments dated March 1, 2016

1. A Flow Acceptance letter was previously issued for the BCM Project proposal. We have submitted a letter to Town Engineer, James Osborne, P.E. requesting at this time to revalidate or revise the flow acceptance.
4. We have had preliminary discussions with Ms. Lisa Carver of Central Hudson. She is currently assembling the various people that would be involved from start to finish of the project (Real Estate, Gas Engineering, New Service, etc.) for a meeting with the Project Sponsor. We are waiting to hear back from Central Hudson at this time.
11. The Town of Newburgh Standard Sewer System Notes have been added to the Detail Sheet 14 of 16.
15. Preliminary Site Landscaping Plans have been added to the Site Plan Set (Sheets (LA-1 through LA-3).

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June 2, 2017

Mr. James W. Osborne, PE
Town of Newburgh Engineer
308 Gardnertown Road
Newburgh, NY 12550

Re: ***Gardner Ridge***
Route 32
Section 75, Block 1, Lot 4.12

Dear Mr. Osborne:

We are hereby requesting reaffirmed or revised Flow Confirmation for the Gardner Ridge Project. The Original Project was a proposed 125 unit Active Adult community. The Project Plans have been revised to consist of 108 units of Market Rate Apartments and 36 units of Age Restricted (Senior) Apartments. The original project anticipated a water consumption and sewer generation of 31,250 gpd.

The Plan presently before the Planning Board includes the following unit breakdown and anticipated flows:

Market Rate Apartments:

36	1-bedroom apartments	36 bedrooms
72	2-bedroom apartments	144 bedrooms
	Subtotal	180 bedrooms

Senior Apartments:

26	1-bedroom apartments	26 bedrooms
10	2-bedroom apartments	20 bedrooms
	Subtotal	46 bedrooms
	TOTAL	226 bedrooms

June 10, 2017

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

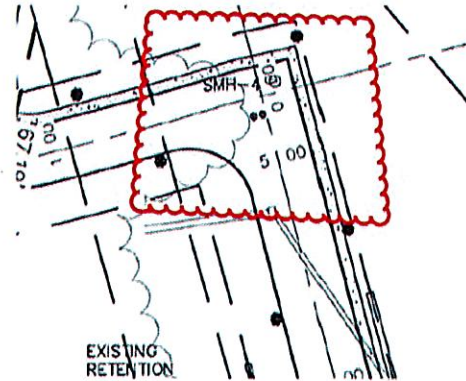


**RE: Site Plan Review for Gardner Ridge, Route 32, Town of Newburgh, NY;
Town Project No. 2002-29, CM Project No. 114-014 & 02-068**

Dear Mr. Ewasutyn:

Creighton Manning Engineering, LLP (CM) is in receipt of the Site Plan, last revised May 30, 2017, prepared by Thomas B. Olley, and the March 26, 2016 traffic study prepared by Maser Consulting. After reviewing the referenced materials, we offer the following comments:

1. The property extends to the centerline of Gardnertown Road. Will a portion be dedicated to the Town to establish a proper ROW?
2. The entrance from Route 32 intersects at a 90 degree angle (see image right). Why isn't a curve proposed for inbound traffic? Are there future plans or opportunities to extend the site road north or west into WPA Acquisition Corp?
3. A sidewalk is proposed to extend from Route 32 into the site, providing pedestrian access to/from the site. Crosswalks at the signal (east leg, north leg, west leg) should be considered. This would allow for future sidewalk connections should the Shop Rite and New China Restaurant plazas be redeveloped in the future.
4. Will the site roads be town or private? Are any of the Town's road specifications, specifically §161-38 Vertical and Horizontal alignment, applicable? Several sections of road have K-values less than that of the Town road standards.
5. We concur with the inclusion of Gardnertown Commons in the traffic analysis.
6. We concur with the trip generation estimate; the project will generate 69 trips in the AM peak hour and 81 trips in the PM peak hour, conservatively assuming there are no senior occupied units.
7. We concur with the trip distribution and assignment.
8. The construction of the site access to Route 32 will require, and is proposed to include, widening for left turn lanes on Route 32 and a replacement of the



- traffic signal. These improvements and the driveway entrance will need to be coordinated with NYSDOT as part of the highway work permit.
9. With the proposed timing improvements, no impacts are expected at the Route 32/Gidney Ave/Noel Drive intersection during the AM peak hour. During the PM peak hour, 12 seconds of green time is proposed to be reallocated from Gidney Ave/Noel Drive to Route 32, which will increase delays to the side street (4 to 16 seconds) but will help mitigate a drop in level of service (LOS) on Route 32 (northbound) from LOS D to LOS E. These changes will also need to be coordinated with NYSDOT.
 10. The No-Build, PM peak hour Synchro report analyzes 272 vehicles on Gidney Ave NB @ Gardnertown; this should be corrected to 472 vehicles to determine a fair evaluation of impacts.

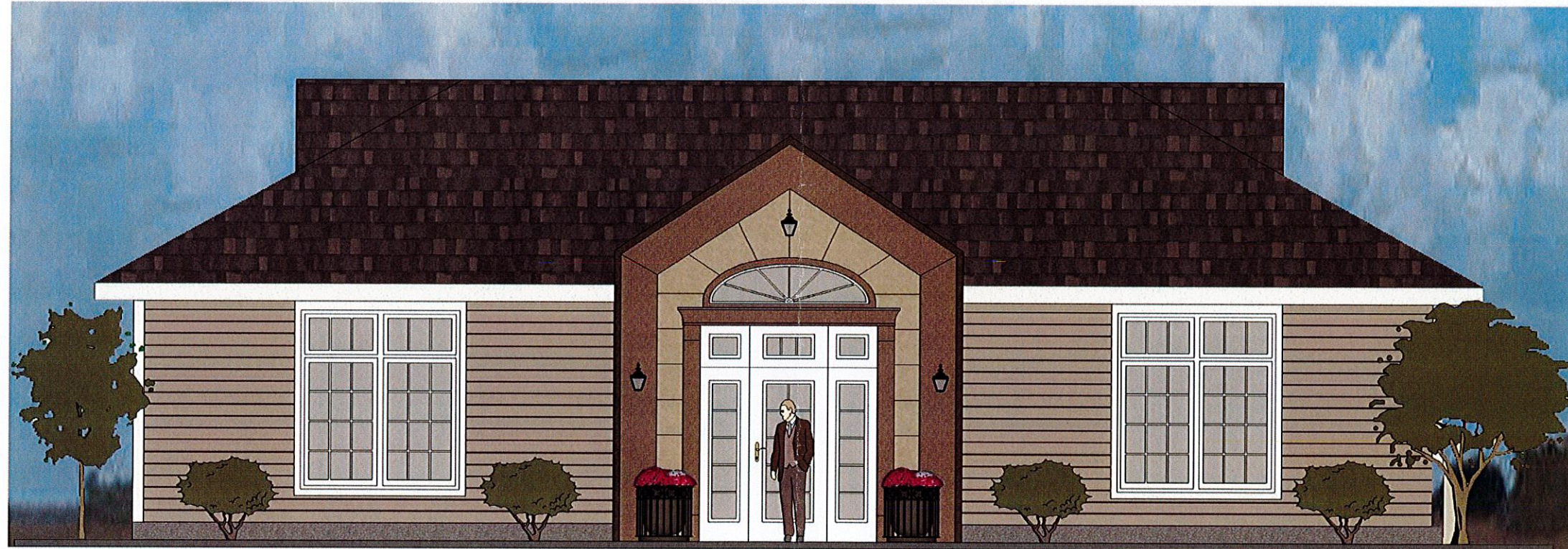
If you have any questions regarding these comments or recommendations, please feel free to contact our office.

Respectfully submitted,
Creighton Manning Engineering, LLP

Kenneth Wersted, PE, PTOE
Project Manager

Cc: Pat Hines – MHE
Michael Donnelly – PB Attorney
Jim Osborne – Town Engineer
Jerry Canfield – Fire Inspector
Karen Arent – KALA
Siby Zachariah - NYSDOT

RECEIVED
JUN - 5 2017
MOODY, HAUSER AND EBSALL
CONSULTING ENGINEERS, P.C.



**NEW COMMUNITY BUILDING
GARDNER RIDGE**

Marshall Rosenblum AIA Architect
33 Airport Center Drive Suite 207
New Windsor New York



FRONT ELEVATION



ENLARGED ENTRY ELEVATION

**NEW SENIOR APARTMENT
GARDNER RIDGE**

Marshall Rosenblum AIA Architect



FRONT ELEVATION



ENLARGED ENTRY ELEVATION

**NEW SENIOR APARTMENT
GARDNER RIDGE**

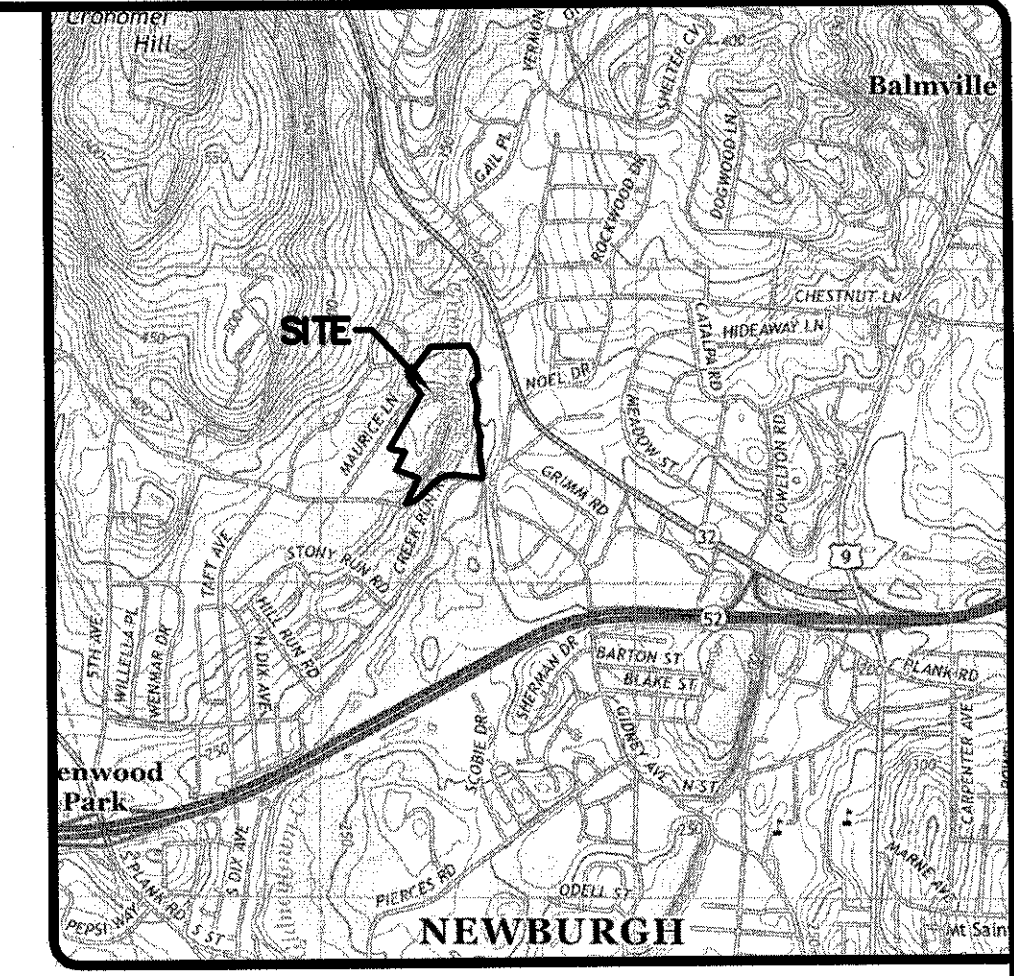
Marshall Rosenblum AIA Architect

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SITE PLAN GARDNER RIDGE APARTMENTS

**NYS ROUTE 32
TOWN OF NEWBURGH, ORANGE COUNTY, NY**

**JANUARY 28, 2016
REVISED MAY 2017**



LOCATION MAP
NEWBURGH QUADRANGLE
SCALE: 1"=2000'

DENSITY CALCULATIONS:

TOTAL PARCEL AREA = 23.4± AC.
 LESS WETLANDS, EASEMENTS/R.O.W.s = 7.4± AC.
 100-YR FLOODPLAINS AND SLOPES 25% OR GREATER =
 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 = 72 SPACES
 DRIVEWAY = 72 SPACES
 PARKING LOT SPACES = 72 SPACES
 NON-SENIOR APARTMENTS: SPACES PROPOSED = 216 SPACES

36 SENIOR HOUSING APARTMENTS
 SPACES REQUIRED (2 SPACES/DU REQ.)= 72 SPACES
 SPACES PROVIDED:
 PARKING LOT SPACES = 74 SPACES

CLUBHOUSE
 SPACES PROVIDED = 17 SPACES

TOTAL PARKING PROVIDED: 307 SPACES

ACCESSIBLE PARKING SPACES (NYS BUILDING CODE SECTION 1106):
 SPACES REQUIRED 301 - 400 SPACES = 8 SPACES
 SPACES PROVIDED: 10 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	LAYOUT & DIMENSION PLAN
5	GRADING & UTILITY PLAN
6	GRADING & UTILITY PLAN
7	EROSION & SEDIMENT CONTROL PLAN
8	EROSION & SEDIMENT CONTROL PLAN
9	ROAD PROFILES
10	ROAD PROFILES
11	DRAINAGE PROFILES
12	SITE DETAILS
13	WATER DETAILS
14	SEWER DETAILS
15	DRAINAGE DETAILS
16	EROSION CONTROL DETAILS
LA-1	OVERALL LANDSCAPE PLAN
LA-2	LANDSCAPE PLAN
LA-3	LANDSCAPE PLAN

RECORD OWNER

GARDNER RIDGE ASSOCIATES
 134 FAIRVIEW ROAD
 ROCKAWAY, NJ 07866

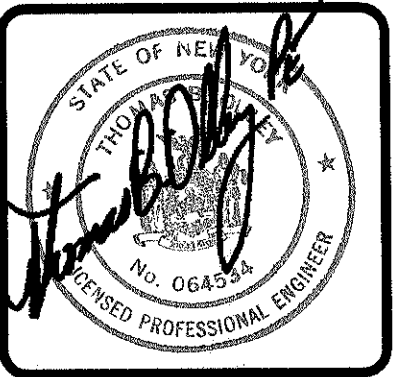
CONSULTING ENGINEER

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

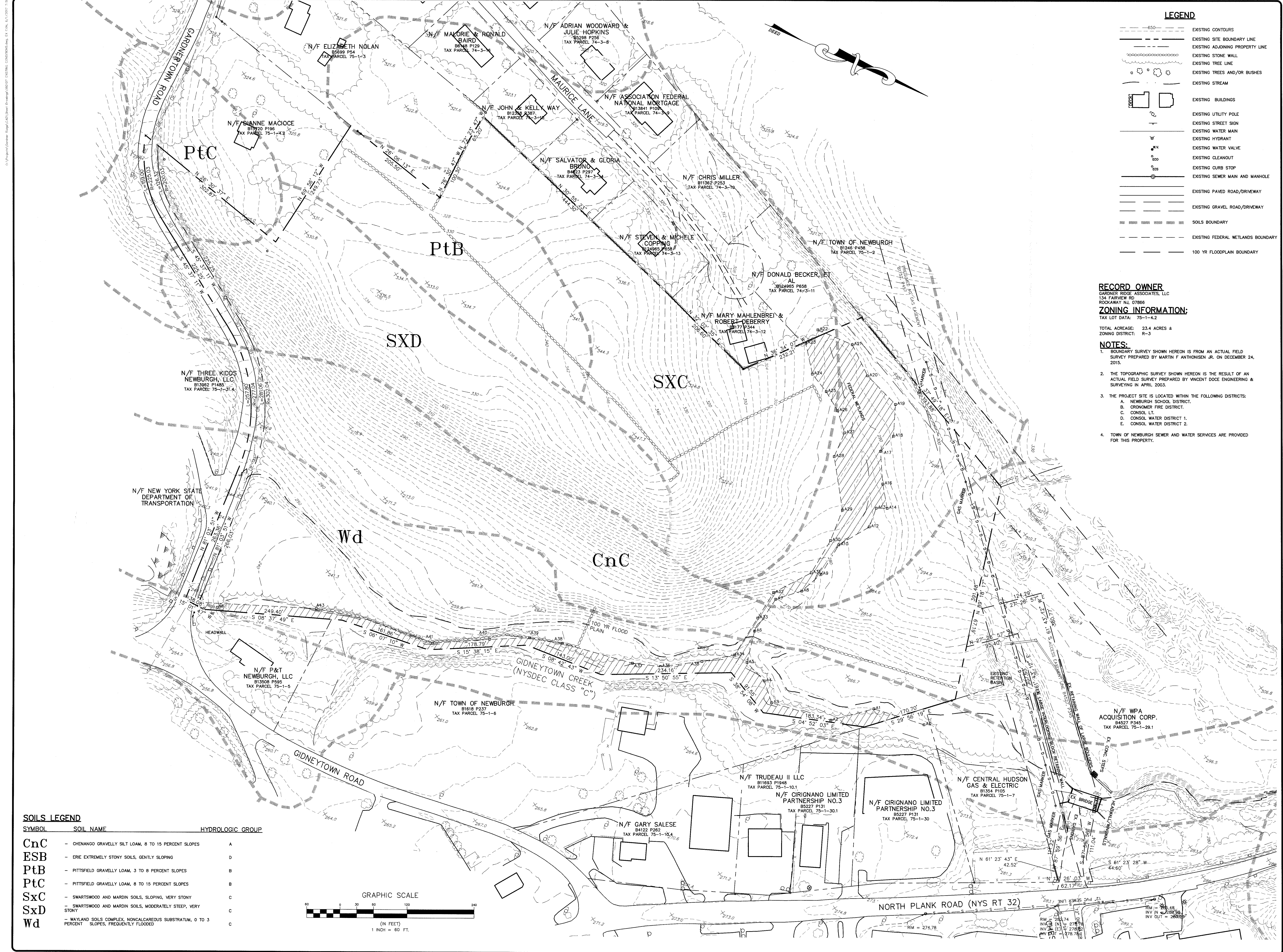
REV	DATE	ENGINEERS COMMENTS	MS	BY
1	5/29/17		MS	
1	3/15/16		MS	



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EXISTING CONDITIONS
GARDNER RIDGE
ROUTE 32
TOWN OF NEWBURGH, ORANGE COUNTY, NY

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



LEGEND

- 50- 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, 07866

ZONING INFORMATION:

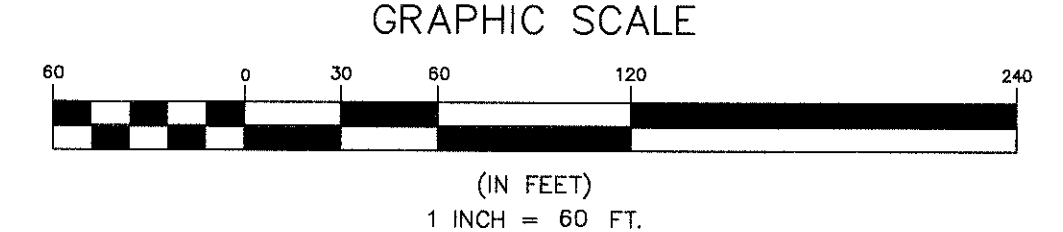
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 ZONING DISTRICT: R-3

NOTES:

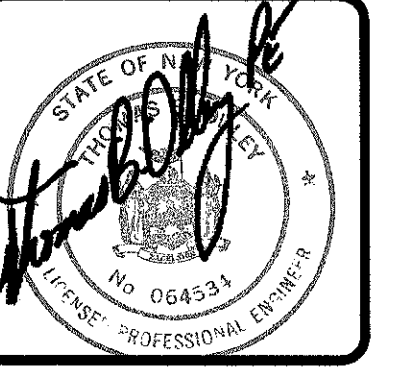
1. BOUNDARY SURVEY SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY PREPARED BY MARTIN F ANTHONISEN JR. ON DECEMBER 24, 2015.
2. THE TOPOGRAPHIC SURVEY SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PREPARED BY VINCENT DOCE ENGINEERING & SURVEYING IN APRIL 2003.
3. THE PROJECT SITE IS LOCATED WITHIN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

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



NO.	DATE	REVISION	BY
1	5/25/17	ENGINEERS COMMENTS	MS
2	5/25/17	ENGINEERS COMMENTS	MS
3	5/25/17	ENGINEERS COMMENTS	MS


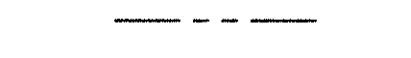
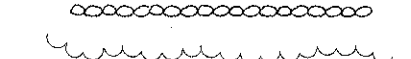

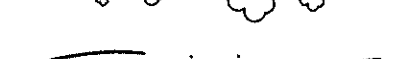



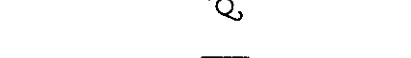



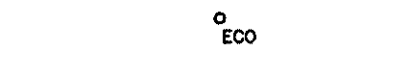
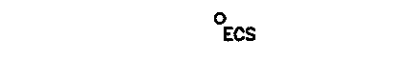
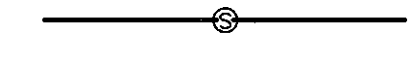

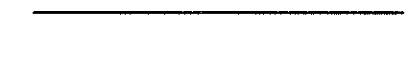
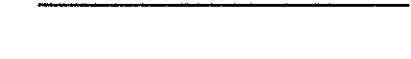


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EXISTING CONDITIONS
GARDNER RIDGE
ROUTE 32
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

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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

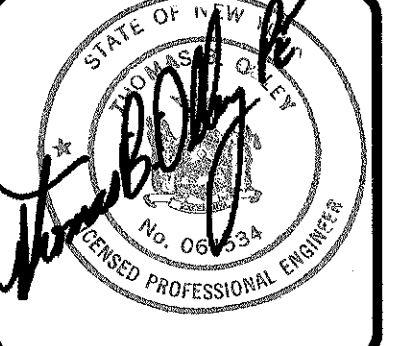
ZONING INFORMATION:

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	300 FT.	550 FT.
FRONT YARD	50 FT.	185 FT.
REAR YARD	50 FT.	69 FT.
SIDE YARD (ONE SIDE)	60 FT.	63 FT.
BOTH SIDE YARDS	80 FT.	>100 FT.
MAX. LOT COVERAGE	60%	65%
MAX. BUILDING HEIGHT	35 FT.	35 FT.

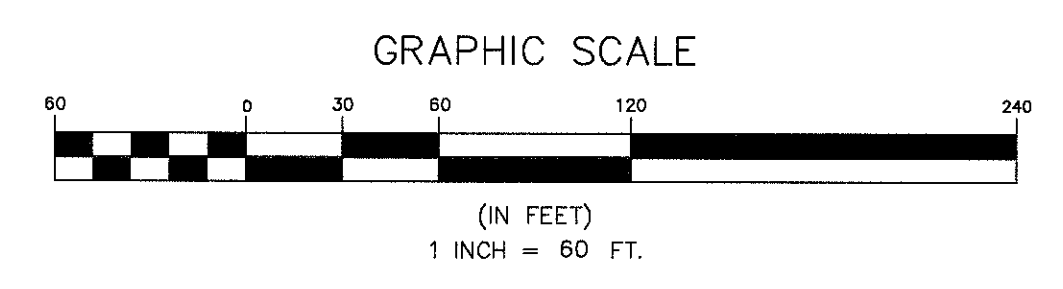
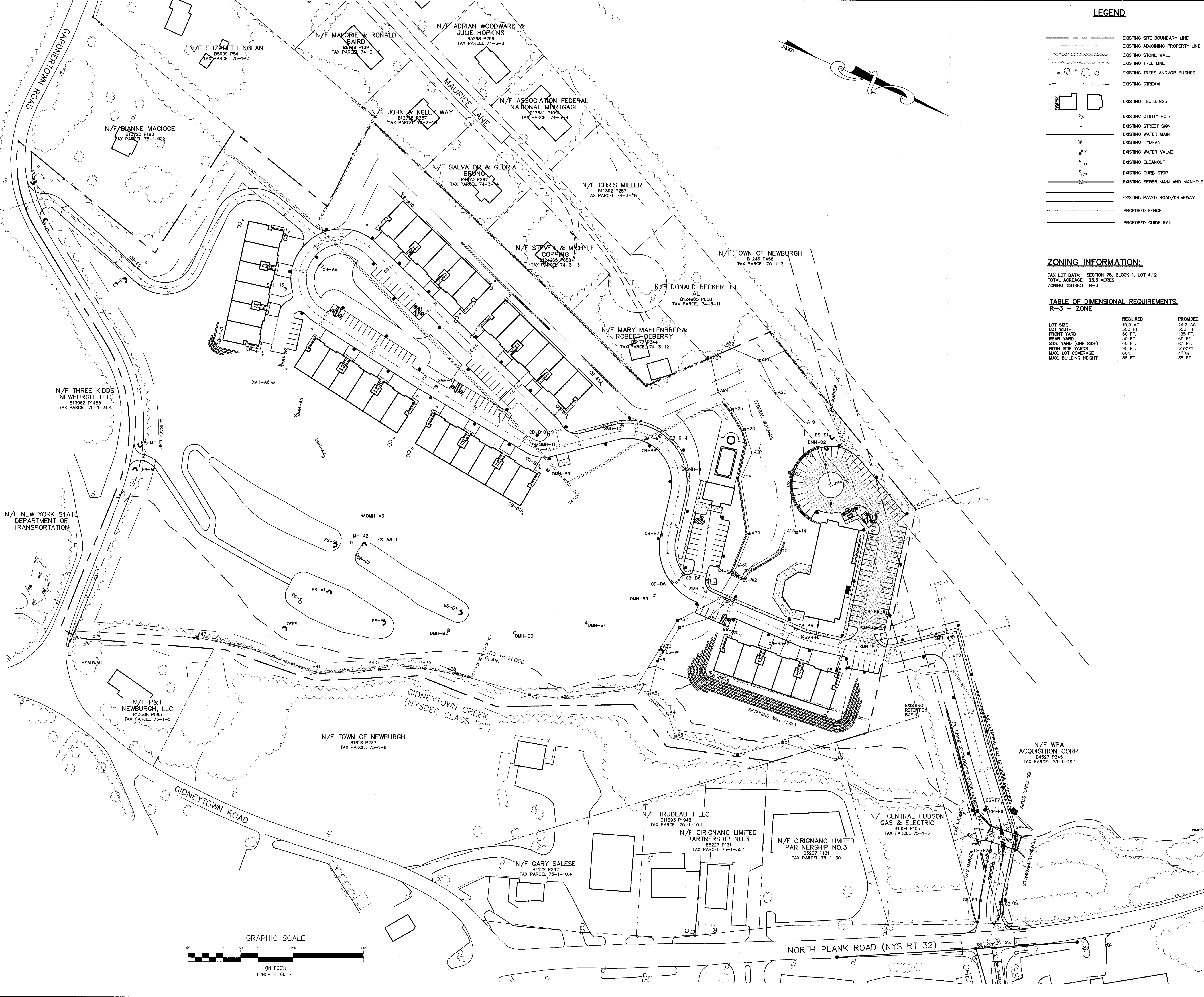
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2	3/15/18	ENGINEERS COMMENTS

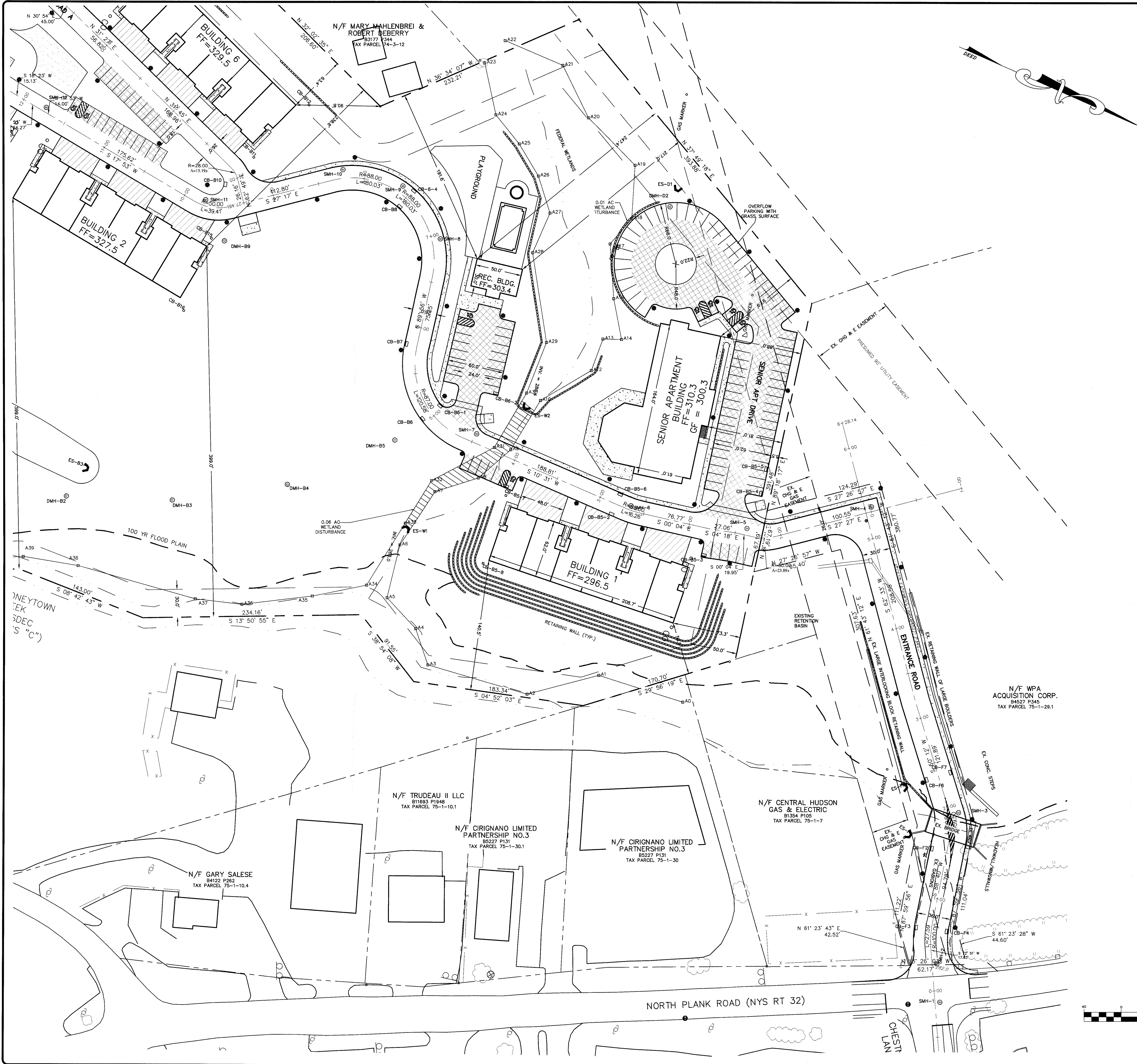


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 FAX: (845) 798-8837

OVERALL SITE PLAN
GARDNER RIDGE
 ROUTE 32
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.
2 OF 16
 DATE: JANUARY 28, 2016
 FILE NO.





LEGEND

- EXISTING SITE BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING STONE WALL
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- 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
- LIGHT DUTY PAVEMENT
- DRIVEWAYS

REV.	DATE	BY	DESCRIPTION
1	3/15/18	MS	ENGINEERS COMMENTS
2	5/17/17	MS	ENGINEERS COMMENTS

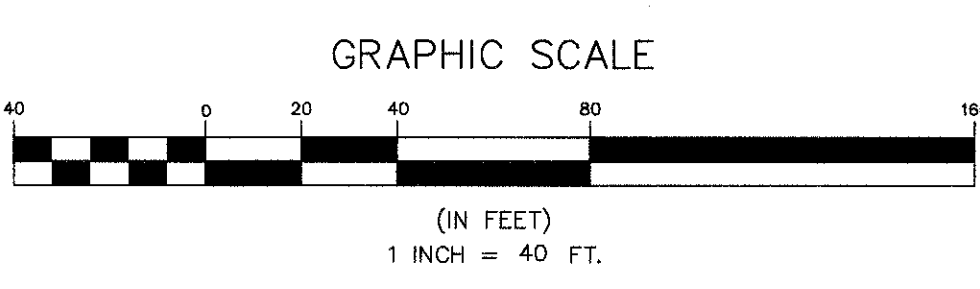
THOMAS B. OLLEY, P.E., P.L.L.C.
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**LAYOUT & DIMENSION
 GARDNER RIDGE
 ROUTE 32**

TOWN OF NEWBURGH, ORANGE COUNTY, NY

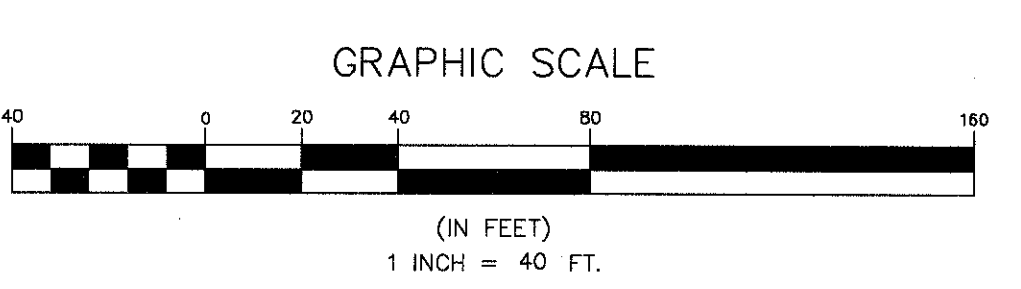
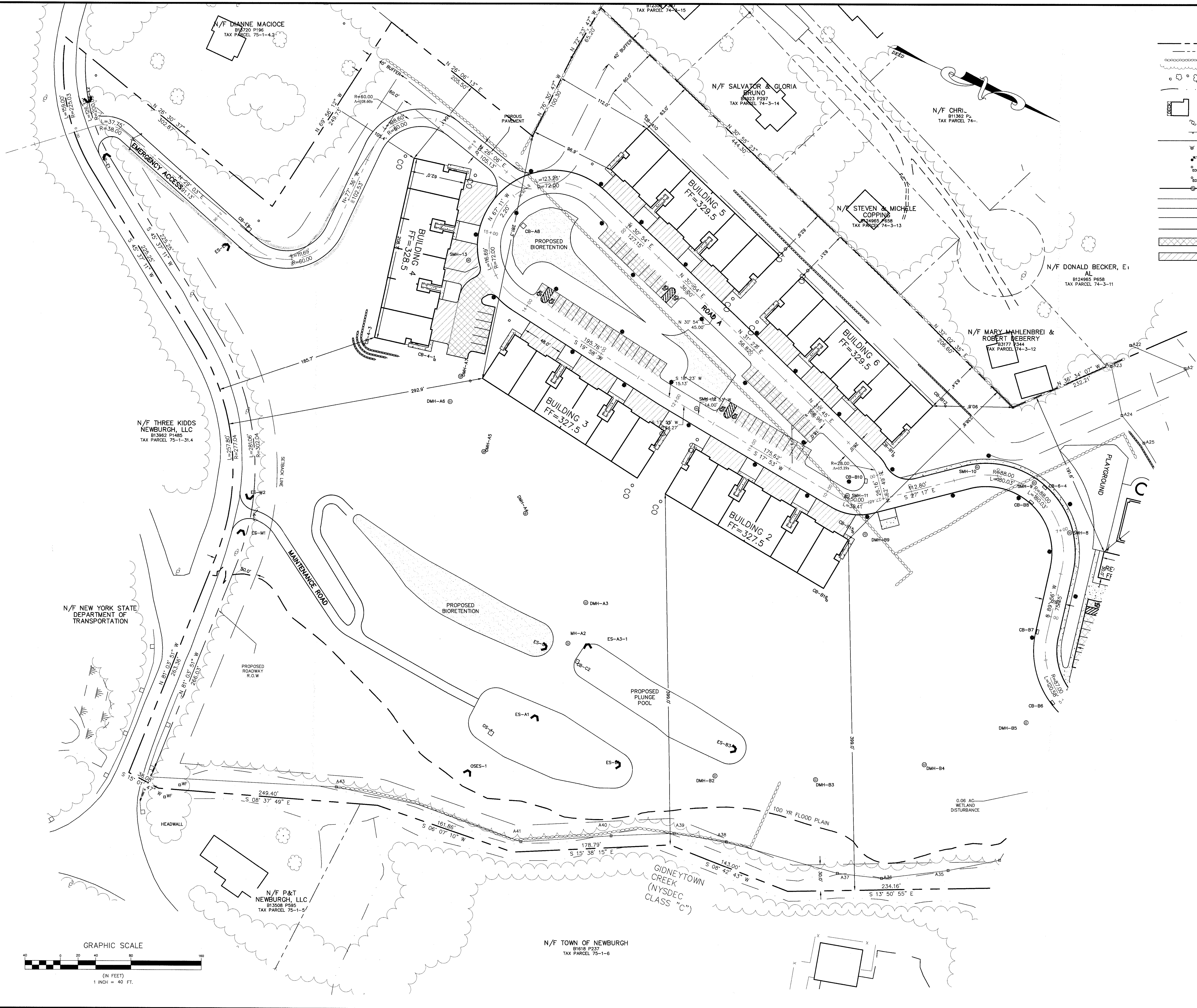
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3 OF 16
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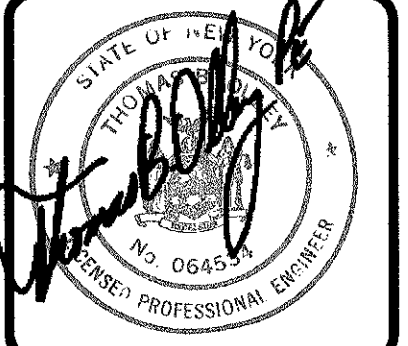
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LEGEND

- 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
- LIGHT DUTY PAVEMENT
- DRIVEWAYS



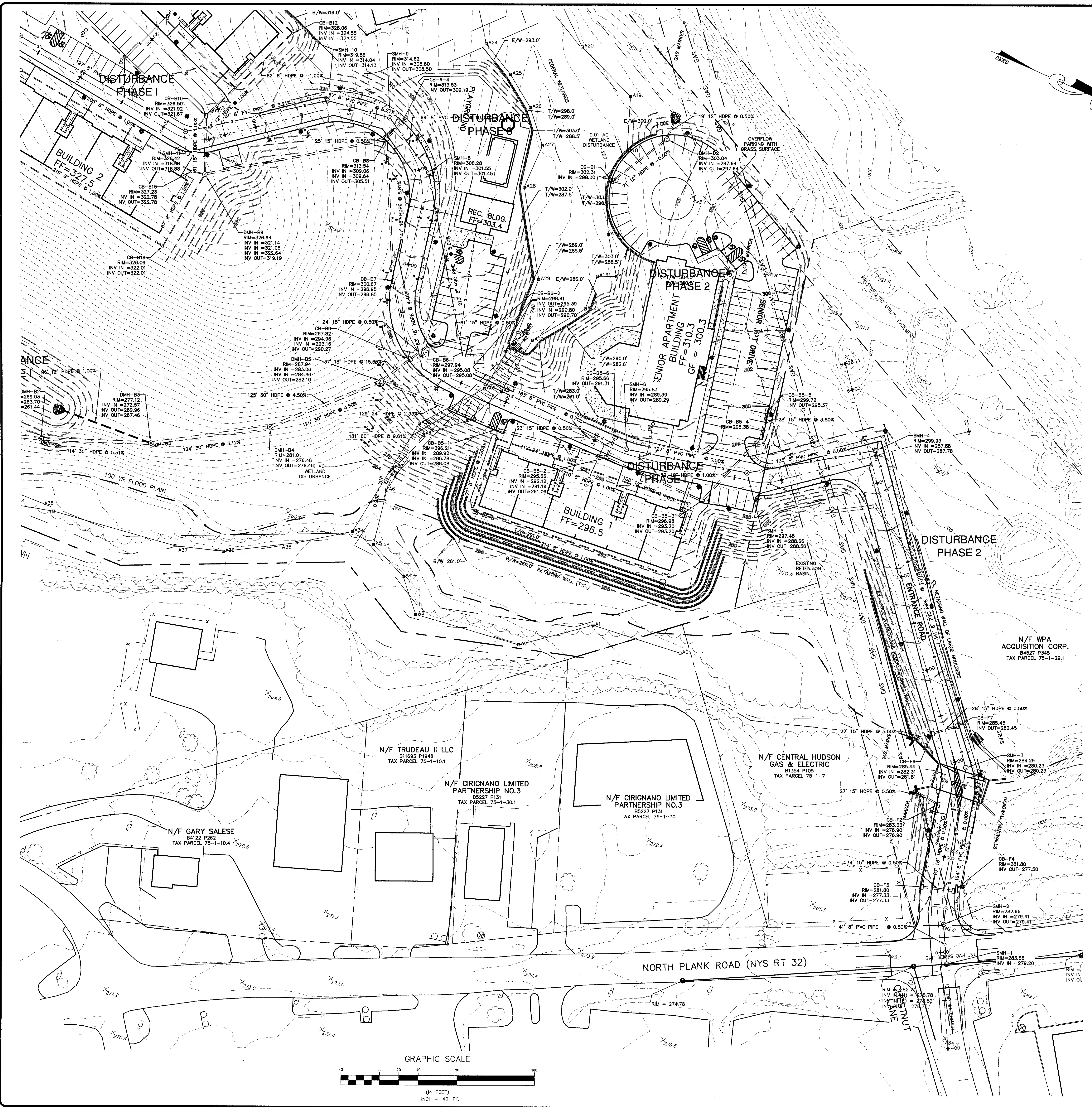
REV.	DATE	ENGINEERS COMMENTS	MS	BY
1	3/15/16	ENGINEERS COMMENTS		
2	5/21/17	ENGINEERS COMMENTS		



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 ENGINEERS AND PLANNERS
 12 ORANGE AVENUE
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LAYOUT & DIMENSION
GARDNER RIDGE
 ROUTE 32
 TOWN OF NEWBURGH, ORANGE COUNTY, NY



LEGEND

	EXISTING CONTOURS
	EXISTING SITE BOUNDARY LINE
	EXISTING ADJOINING PROPERTY LINE
	EXISTING STONE WALL
	EXISTING TREE LINE
	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 EASEMENT LINE
	PROPOSED BUILDING
	PROPOSED WALKWAY
	PROPOSED CONTOURS
	PROPOSED WATER MAIN
	PROPOSED BIORETENTION
	PROPOSED WATER VALVE
	PROPOSED HYDRANT
	PROPOSED SEWER MAIN AND MANHOLE
	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

- GENERAL NOTES:**
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARK OUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED. ALL EXISTING UTILITIES ARE TO BE COORDINATED WITH THE APPROPRIATE UTILITY FOR CONNECTION/DISCONNECTION WHERE NECESSARY.
 - THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF THE EXISTING UTILITY TO WHICH THE CONNECTION IS BEING MADE BEFORE LAYING PIPE, CONDUIT, ETC. DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. IN CASES WHERE THE CONSTRUCTION OF ITEMS MEET EXISTING STRUCTURES, SUCH AS CURB, PAVEMENT, SIDEWALK, UTILITIES, ETC. THE CONTRACTOR OR SURVEYOR STAKING SUCH ITEMS SHALL VERIFY THE ELEVATION & LOCATION OF THE EXISTING FEATURE PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 - THE CONTRACTOR SHALL EXERCISE EXTREME CARE IN CONDUCTING EXCAVATIONS TO ESTABLISH LOCATIONS AND DEPTHS OF EXISTING UNDERGROUND UTILITIES, FACILITIES AND STRUCTURES. THE CONTRACTOR SHALL HAND EXCAVATE WHERE APPROPRIATE.
 - SANITARY SEWER SHALL BE SEPARATED FROM THE WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY OR 18 INCHES VERTICALLY IF HORIZONTAL SEPARATION IS NOT POSSIBLE.
 - ALL SANITARY SEWER PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY. ALL SAFETY PRECAUTIONS MUST BE UNDERTAKEN AND MAINTAINED AS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
 - THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH THE NYSDC AND TOWN OF NEWBURGH REGULATIONS REGARDING STORM WATER POLLUTION PREVENTION.
 - THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC (MPT) WHEN WORKING ON OR NEAR PUBLIC ROADS. MPT MEASURES MUST BE COORDINATED WITH THE APPROPRIATE HIGHWAY OFFICIALS (TOWN, VILLAGE, AND NYSDOT) HAVING JURISDICTION OVER EACH PARTICULAR ROADWAY.
 - IN THE EVENT THAT THE CONTRACTOR OR ITS SUBCONTRACTORS DAMAGE ANY EXISTING UTILITY, FACILITY OR STRUCTURE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THE DAMAGED PROPERTY.
 - ALL STRUCTURES AND SURFACES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS PRE-CONSTRUCTION OR BETTER CONDITION.
 - THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS WITH RESPECT TO DRAINAGE AND GENERAL SOIL CONDITIONS IN THE AREA AND PLAN HIS WORK IN SUCH A MANNER TO WORK EFFICIENTLY AND SAFELY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONTROL OF SURFACE AND GROUNDWATER IN THE CONSTRUCTION AREA.
 - THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR STAGING AREAS FOR MATERIALS AND EQUIPMENT.
 - THE CONTRACTOR SHALL ARRANGE FOR A SUITABLE AREA FOR THE STORAGE AND DISPOSAL OF EXCESS EXCAVATED SOIL MATERIALS. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS AND FEES ASSOCIATED WITH THE PROPER DISPOSAL OF SOIL AND OTHER MATERIALS FROM THE PROJECT.

- BUILDING CONSTRUCTION NOTES:**
- BUILDING 1 AND THE SENIOR APARTMENT REQUIRE CONSTRUCTION ON FILL TO BE PLACED ABOVE THE EXISTING GROUND SURFACE.
 - THE DESIGN OF THE BUILDING FOUNDATIONS MUST BE DESIGNED FOR PLACEMENT ON FILL.
 - THE STRUCTURAL FILL SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN NEW YORK STATE AND SPECIALIZING IN GEO TECHNICAL ENGINEERING.
 - ALL STRUCTURAL FILL SHALL BE PLACED, COMPACTED, & TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING DESIGN.
 - RETAINING WALLS THAT ARE INTRICATE WITH THE BUILDING STRUCTURAL FILL SHALL BE DESIGNED AND PLACED AS PART OF THE BUILDING FILL.

DATE	3/22/16	ENGINEER'S COMMENTS	
REV.			
BY			

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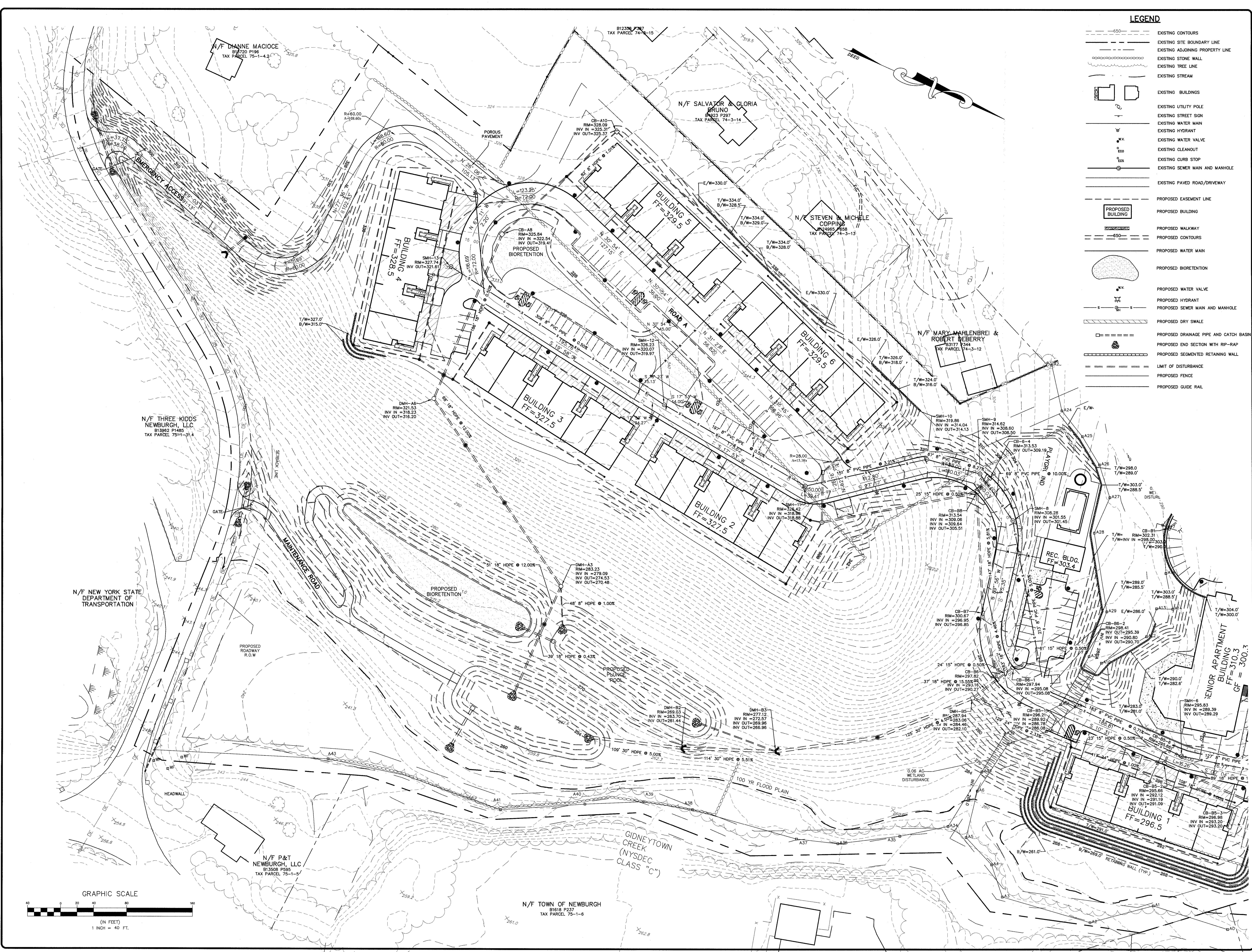
STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
NO. 054234

GRADING & UTILITY PLAN
GARDNER RIDGE
ROUTE 32

TOWN OF NEWBURGH, ORANGE COUNTY, NY

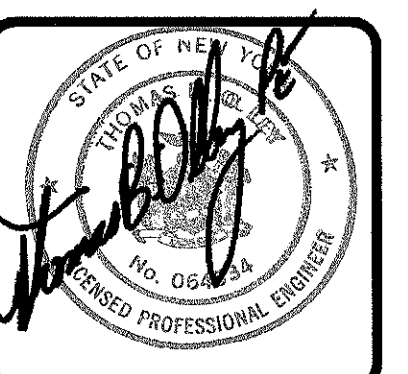
SHEET NO.
5 OF 16

DATE: JANUARY 28, 2016
FILE NO.



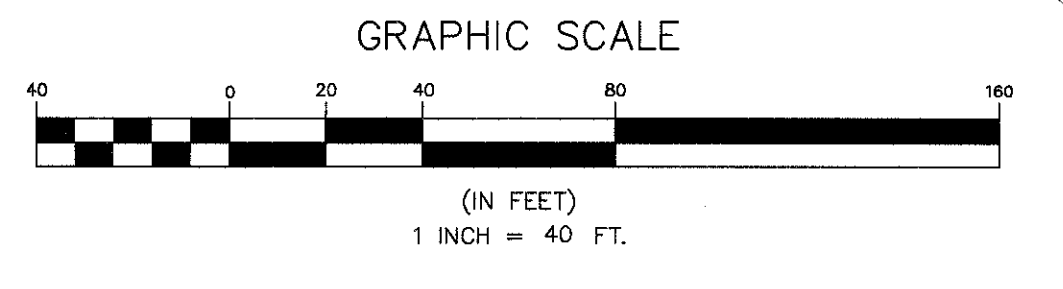
LEGEND	
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	EXISTING ADJOINING PROPERTY LINE
	EXISTING STONE WALL
	EXISTING TREE LINE
	EXISTING STREAM
	EXISTING BUILDINGS
	EXISTING UTILITY POLE
	EXISTING STREET SIGN
	EXISTING WATER MAIN
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING CLEANOUT
	EXISTING CURB STOP
	EXISTING SEWER MAIN AND MANHOLE
	EXISTING PAVED ROAD/DRIVEWAY
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING
	PROPOSED WALKWAY
	PROPOSED CONTOURS
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	PROPOSED HYDRANT
	PROPOSED SEWER MAIN AND MANHOLE
	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

REV.	DATE	DESCRIPTION
1	5/26/27	ENGINEERS COMMENTS

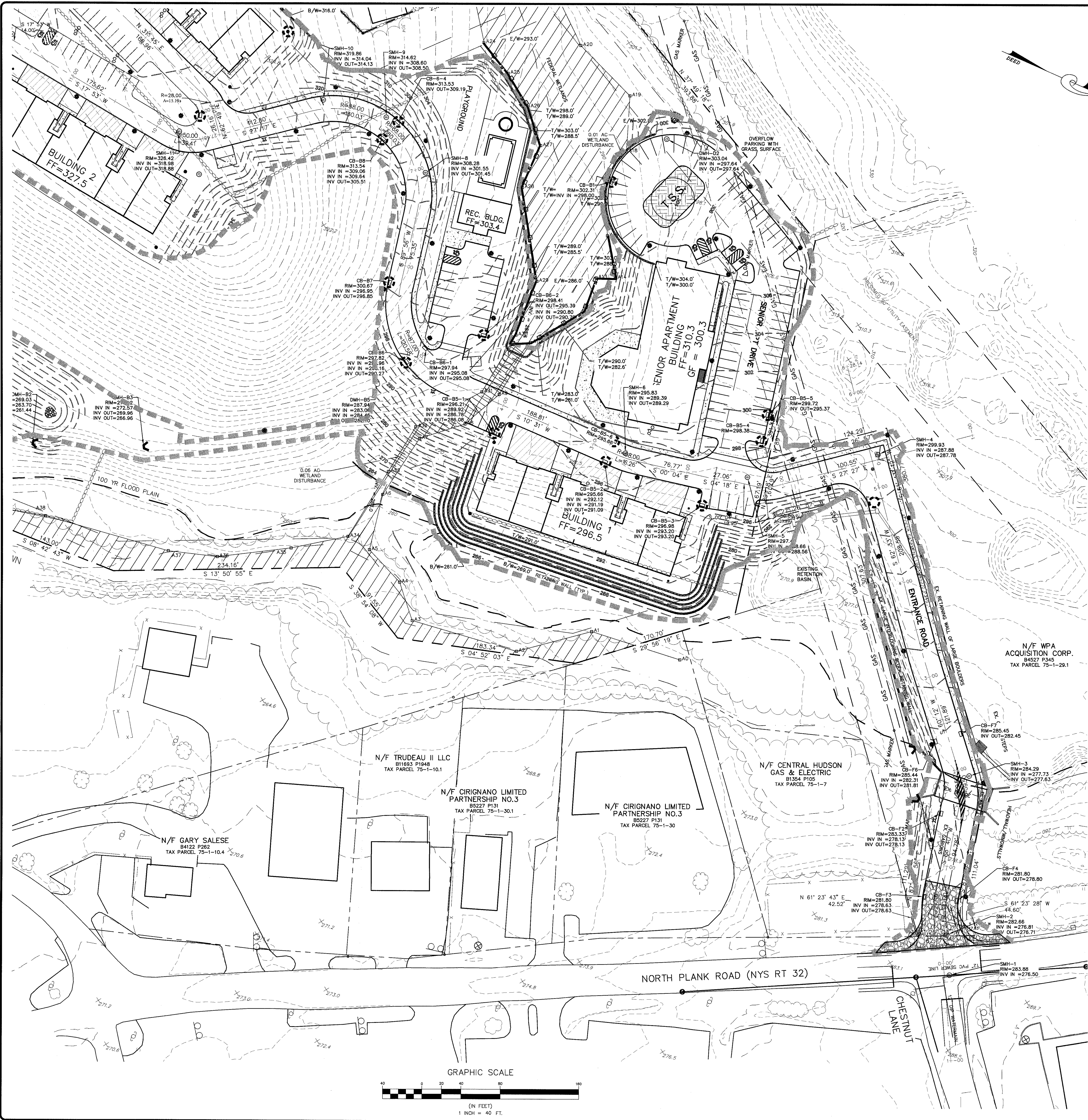


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 THE DESIGN PROFESSIONAL SHALL BE CONSIDERED TO BE A ROAD PROJECT.

GRADING & UTILITY PLAN
GARDNER RIDGE
 ROUTE 32
 TOWN OF NEWBURGH, ORANGE COUNTY, NY
 SHEET NO.
6 OF 16
 DATE: JANUARY 28, 2016
 FILE NO.



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EROSION CONTROL LEGEND

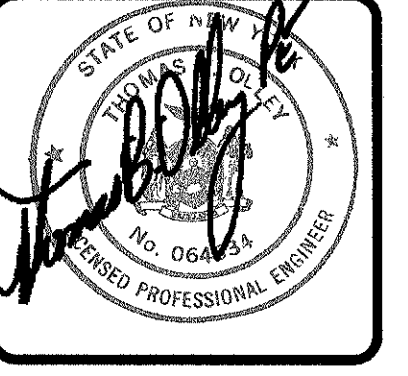
- PROPOSED SILT FENCE/HAY BALE SEDIMENT BARRIER
- PROPOSED PERMANENT SWALE
- PROPOSED CHECK DAM
- PROPOSED CATCH BASIN STONE CHECK DAM
- PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED TEMPORARY SEDIMENT BASIN
- PROPOSED CONSTRUCTION ENTRANCE
- PHASE I
PHASE II
DISTURBANCE PHASE BOUNDARY/LIMIT OF DISTURBANCE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

CONSTRUCTION SEQUENCE:

ALL PHASES/SUBPHASES SHALL FOLLOW THE BELOW SEQUENCE

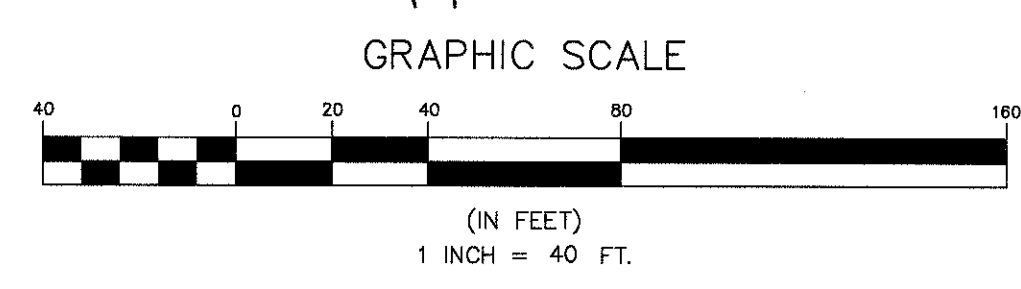
1. INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON PLANS AND INDICATED IN NOTES.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S) AS SHOWN ON THE SOIL EROSION SEDIMENT CONTROL PLANS AND DETAILS.
3. CLEAR SITE AND DEMOLISH EXISTING FEATURES AS REQUIRED AND REMOVE DEBRIS FROM SITE AND DISPOSE OF AT AN APPROVED FACILITY. SITES OTHER THAN REGULATED SOLID WASTE FACILITIES MUST BE IDENTIFIED AND APPROVED BY THE TOWN OF NEWBURGH.
4. CONSTRUCT SMM BASINS WHERE INDICATED.
5. CLEAR AND GRUB BASH AREAS AND REMOVE DEBRIS FROM SITE AND DISPOSE OF AT AN APPROVED FACILITY. SITES OTHER THAN REGULATED SOLID WASTE FACILITIES MUST BE IDENTIFIED AND APPROVED BY THE TOWN OF NEWBURGH.
6. CONSTRUCT OUTLET STRUCTURE AND OTHER APPURTENANCES.
7. STABILIZE ANY STOCKPILED MATERIAL.
8. CLEAR AND GRUB AREAS SHOWN ON THE PLANS TO BE CLEARED. ROADWAY AREAS SHALL BE CLEARED FIRST FOLLOWED BY BUILDING AREAS.
9. TREE STUMPS ARE TO BE GROUND INTO CHIPS, BURNED (BY PERMIT) OR REMOVED FROM THE SITE AND DISPOSE OF AT AN APPROVED FACILITY. SITES OTHER THAN REGULATED SOLID WASTE FACILITIES MUST BE IDENTIFIED AND APPROVED BY THE TOWN OF NEWBURGH.
10. STRIP, STOCKPILE AND STABILIZE TOPSOIL AT LOCATIONS AS SHOWN ON PLANS.
11. ROUGH GRADE SITE.
12. CONSTRUCT ALL UTILITIES. SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE SUPPLEMENTED AND MODIFIED AS CONSTRUCTION PROGRESSES.
13. INSTALL ROAD AND PARKING SUB-BASE AS REQUIRED.
14. CONSTRUCT PROPOSED BUILDINGS AS SHOWN ON PLAN.
15. FINE GRADE AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE MINIMUM STABILIZATION REQUIREMENTS INCLUDING MULCH ANCHORING.
16. STABILIZE ANY REMAINING DISTURBED AREAS.
17. REMOVE TEMP. SWALES AFTER CONTRIBUTORY DRAINAGE AREA IS STABILIZED.
 - a. REMOVE ACCUMULATED SEDIMENT FROM TEMPORARY SWALES.
 - b. REMOVE CHECK DAM FILTER FABRIC (LINER) AND EXCAVATE TO SWALE SUBGRADE ELEVATION.
 - c. TOPSOIL, SEED AND MULCH SWALES OR INSTALL SUBDRAINS AND FILTER MEDIA IN DRY SWALES AS NECESSARY.
18. INSTALL LANDSCAPING.
19. REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES.
20. INSTALL PAVING.

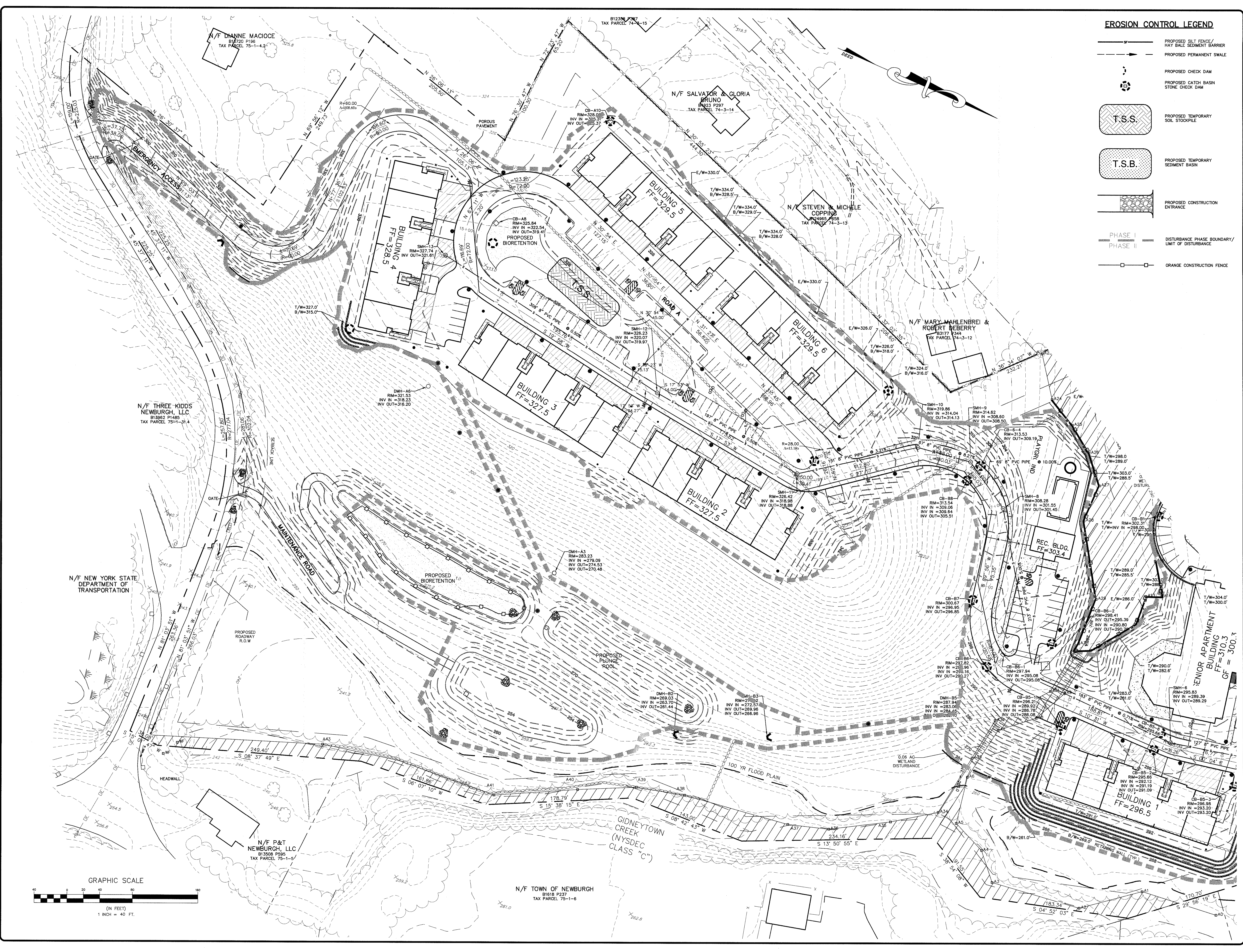
REV.	DATE	ENGINEERS COMMENTS	DESCRIPTION
1	5/26/21		



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EROSION & SEDIMENT CONTROL PLAN
GARDNER RIDGE
 ROUTE 32
 TOWN OF NEWBURGH, ORANGE COUNTY, NY





EROSION CONTROL LEGEND

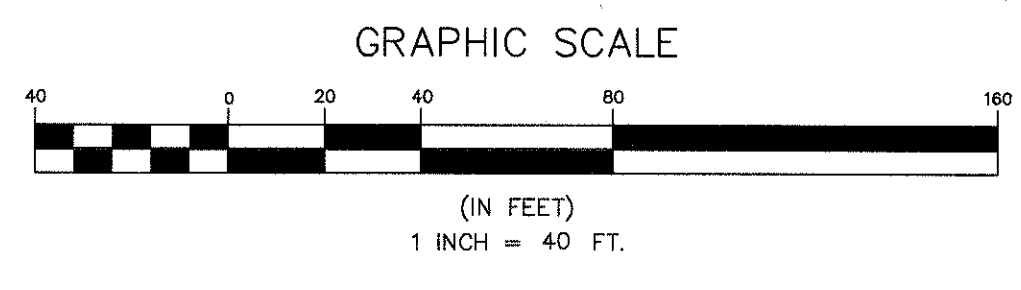
- PROPOSED SILT FENCE/
HAY BALE SEDIMENT BARRIER
- PROPOSED PERMANENT SWALE
- PROPOSED CHECK DAM
- PROPOSED CATCH BASIN
STONE CHECK DAM
- PROPOSED TEMPORARY
SOIL STOCKPILE
- PROPOSED TEMPORARY
SEDIMENT BASIN
- PROPOSED CONSTRUCTION
ENTRANCE
- PHASE I
PHASE II DISTURBANCE PHASE BOUNDARY/
LIMIT OF DISTURBANCE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

REV.	DATE	ENGINEER'S COMMENTS	DESCRIPTION
1	5/26/21		

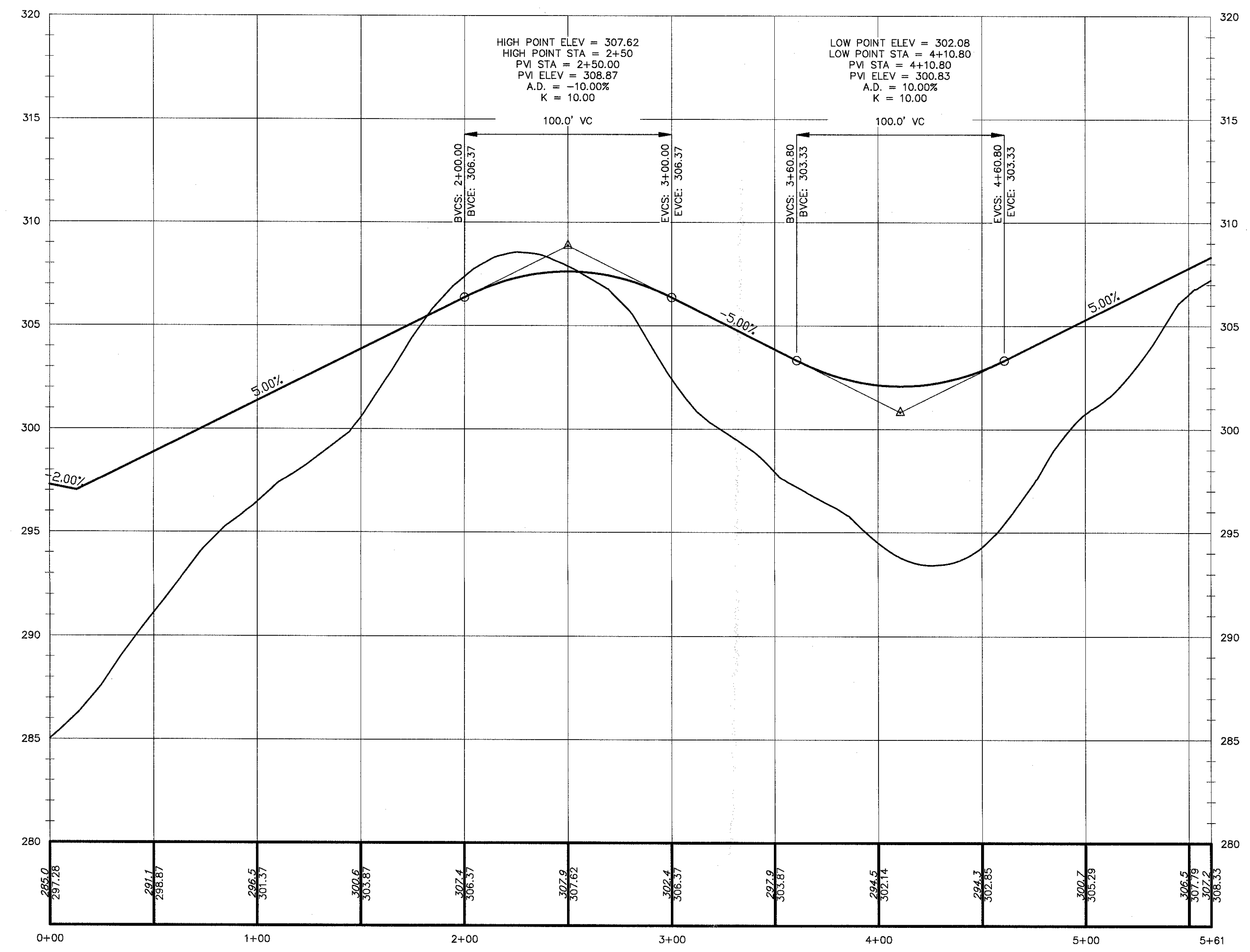
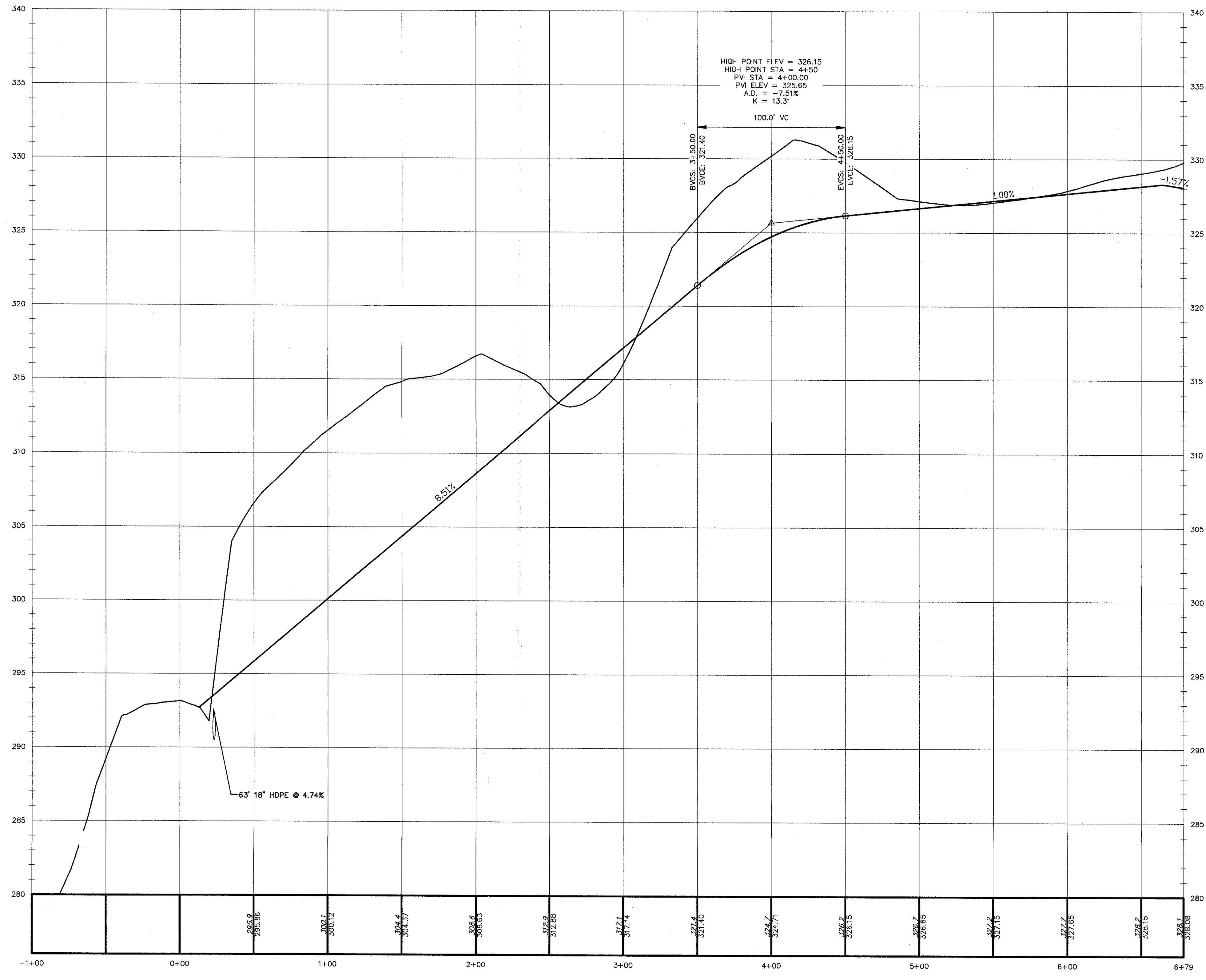


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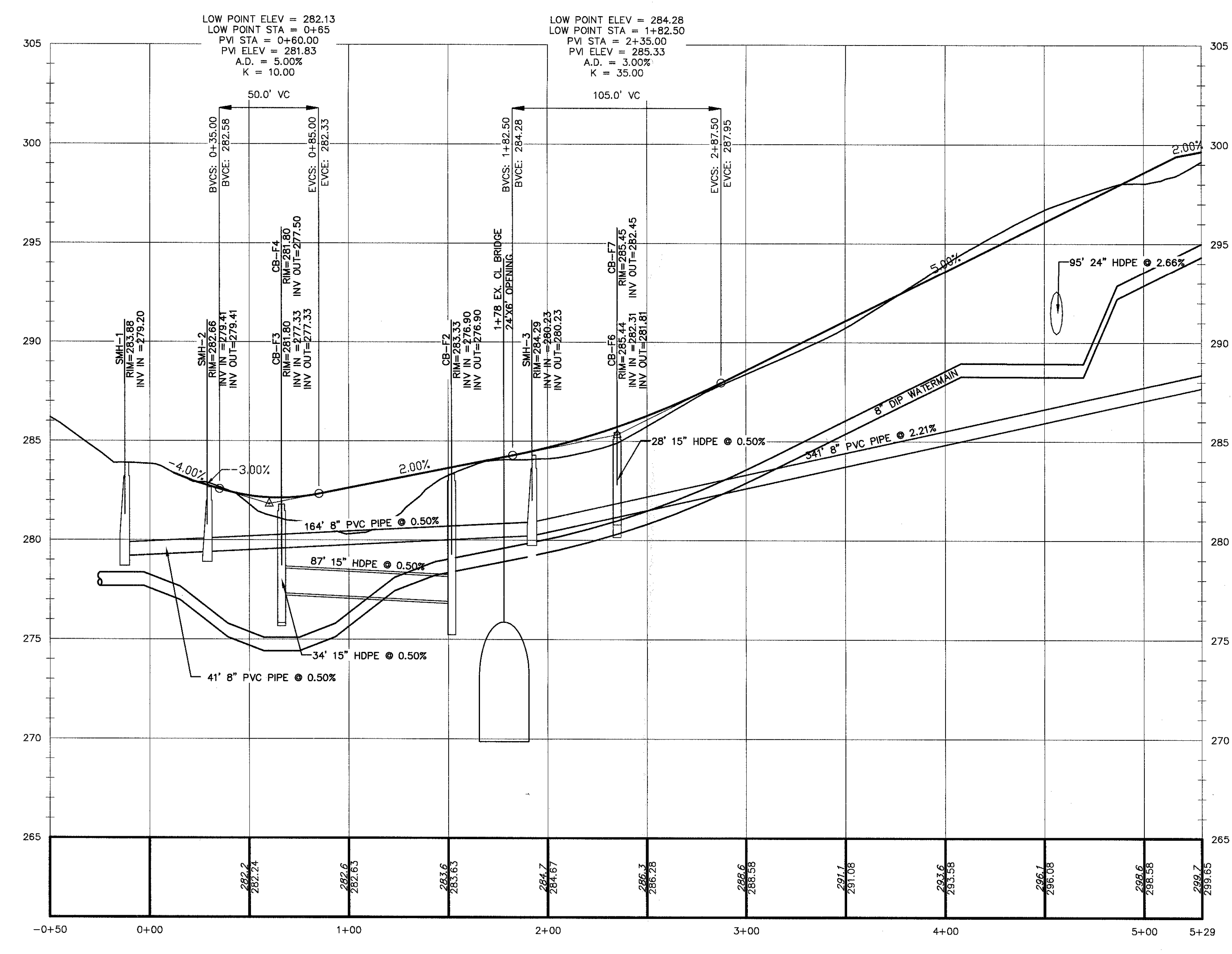
EROSION & SEDIMENT CONTROL PLAN
GARDNER RIDGE
ROUTE 32
TOWN OF NEWBURGH, ORANGE COUNTY, NY



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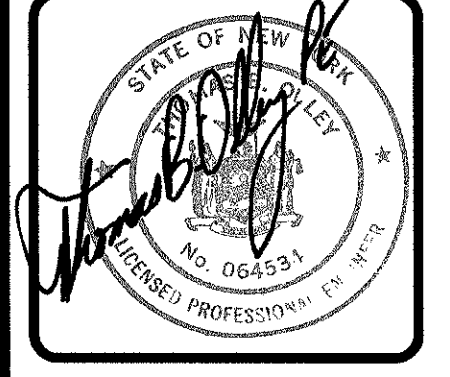


SENIOR APARTMENT DRIVE
SCALE: 1"=4' VERT.
1"=40' HOR.



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

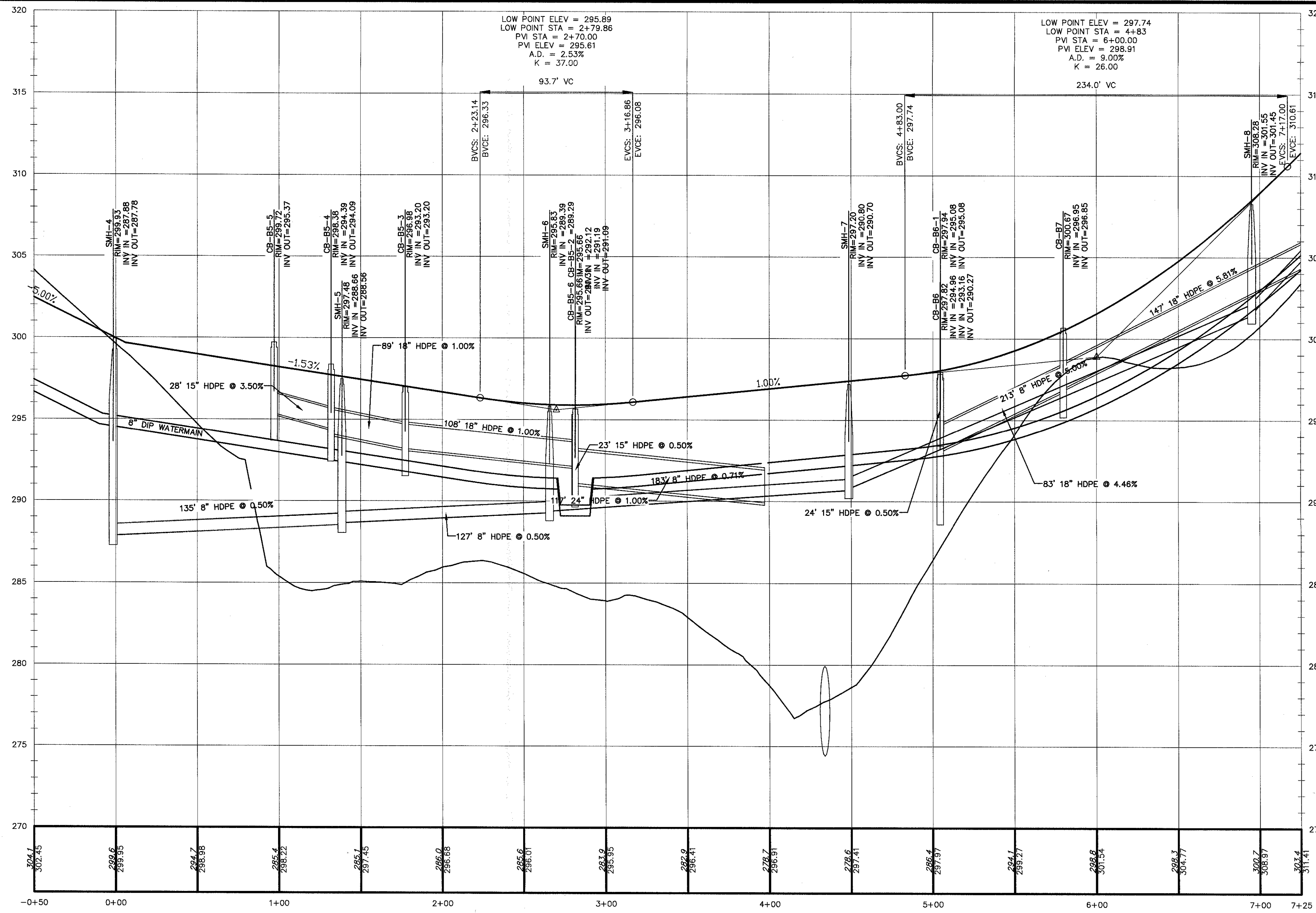
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1	3/12/15	ENGINEERS COMMENTS



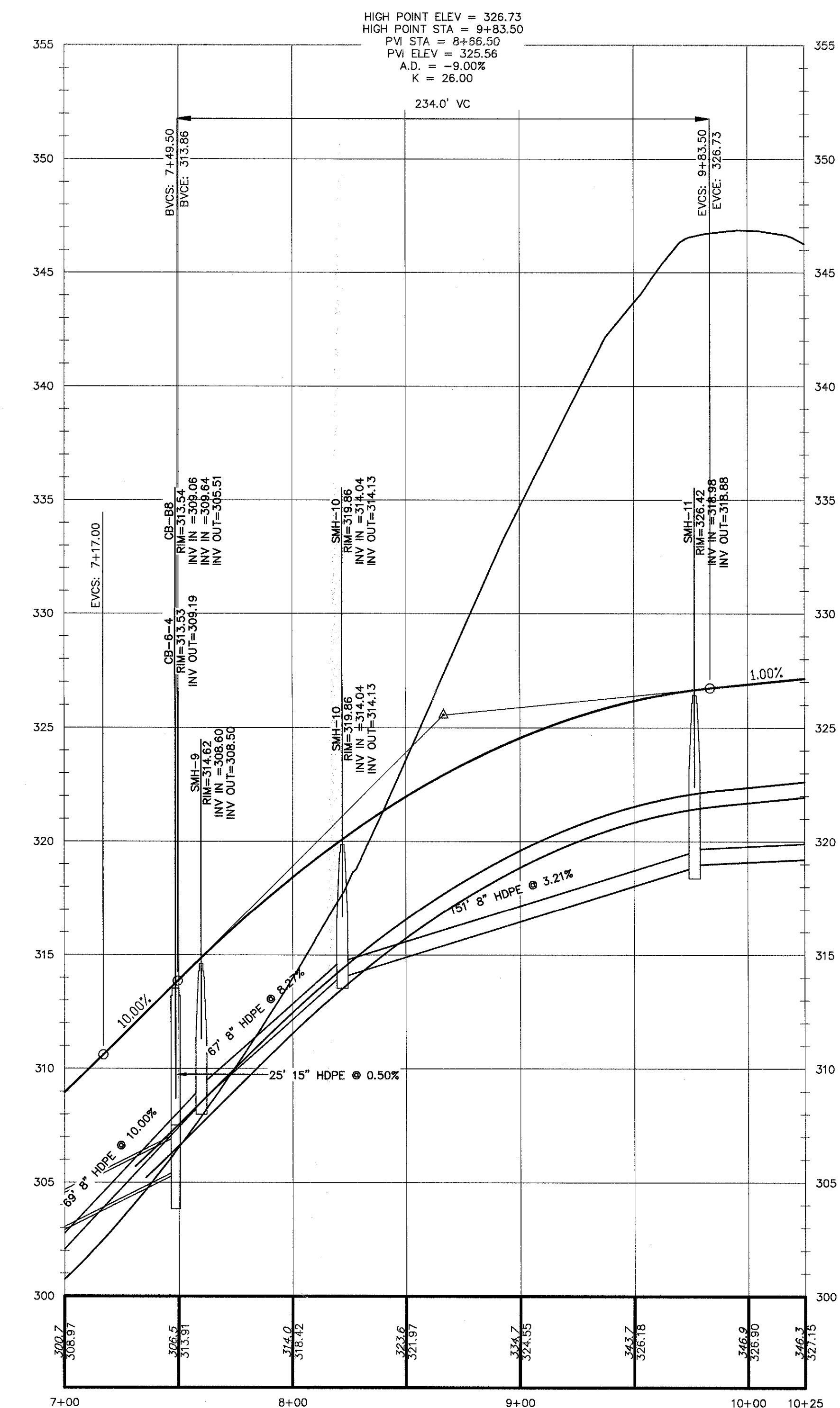
T THOMAS B. OLEY, P.E., P.L.L.C.
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FAX (518) 798-2017

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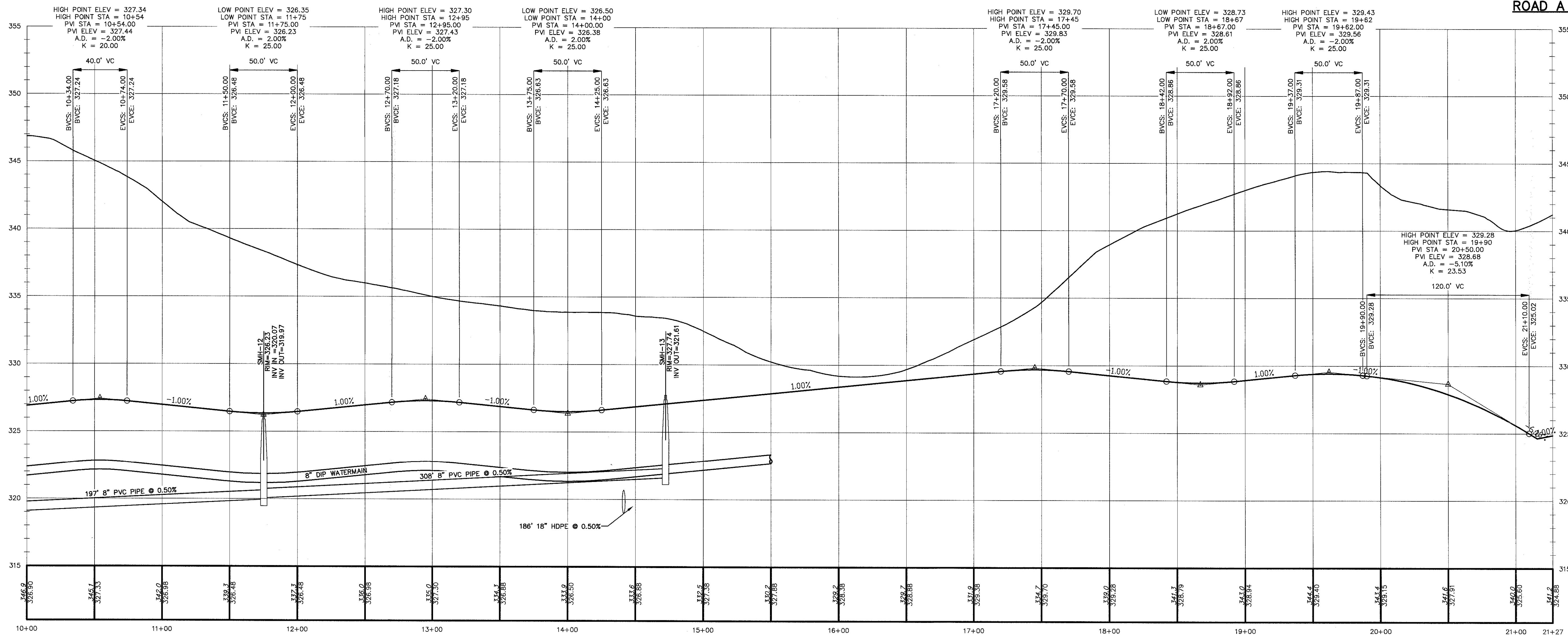
ROAD PROFILES
GARDNER RIDGE
ROUTE 32
TOWN OF NEWBURGH, ORANGE COUNTY, NY



ROAD A STATION -0+50 - 7+25
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1"=40' HOR.

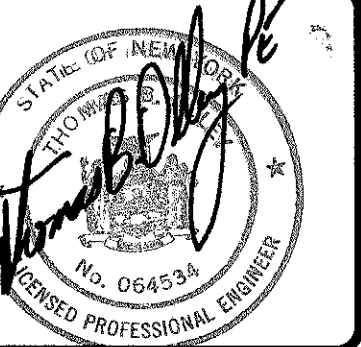


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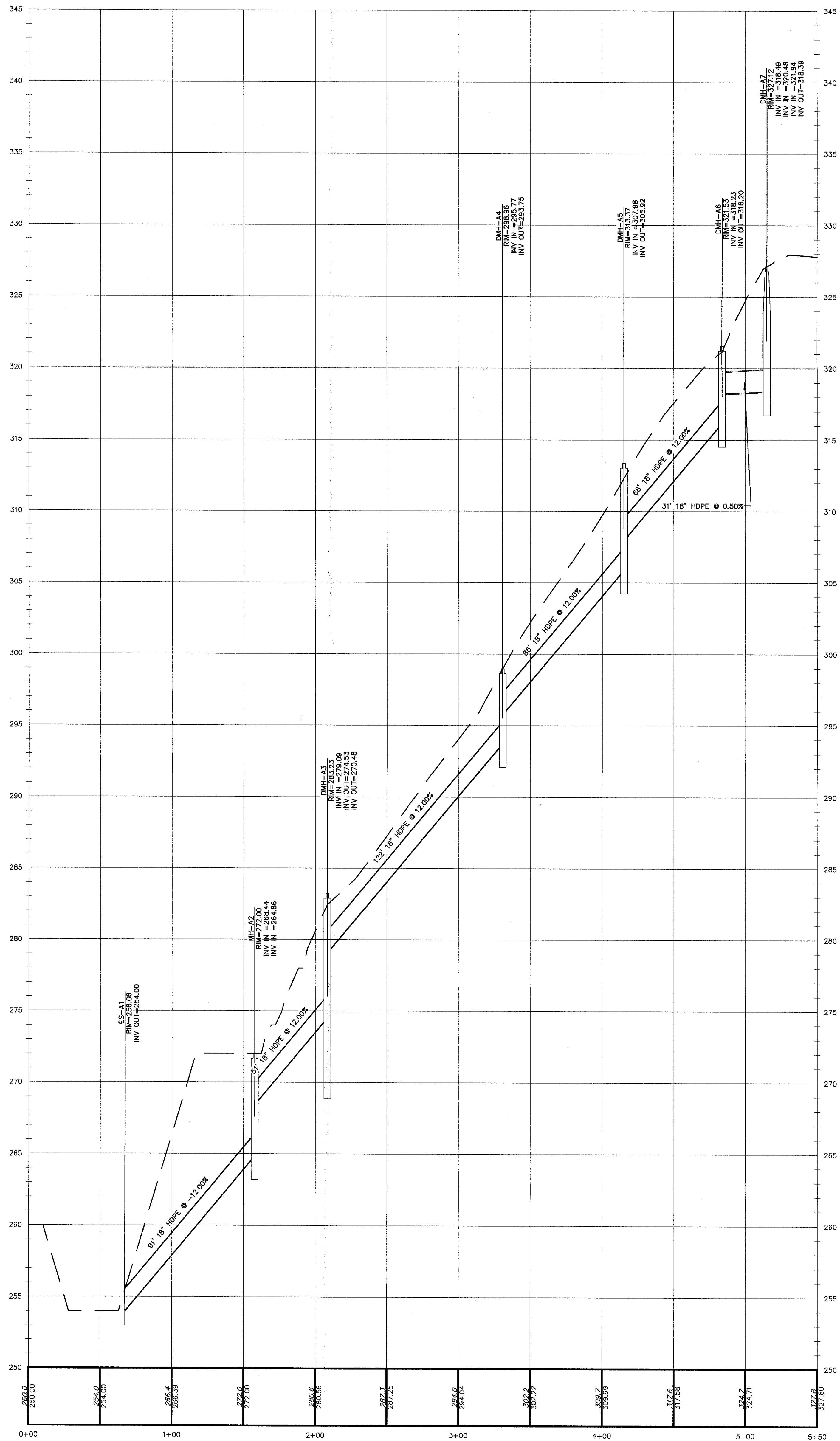
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REV.	DATE	ENGINEERS COMMENTS	DESCRIPTION
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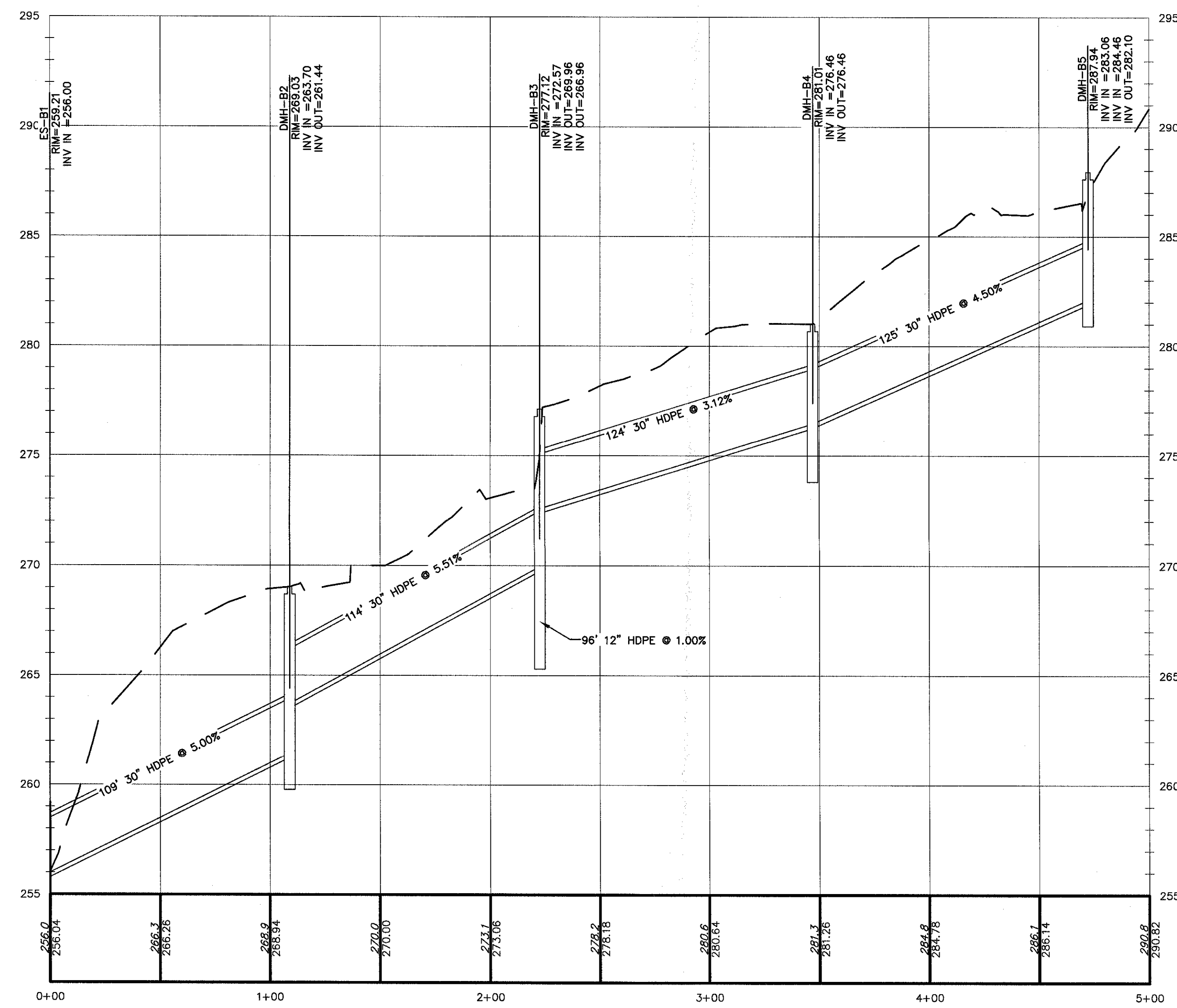


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ENGINEERS AND PLANNERS
FRANK ROAD 79-588
RAVE ROAD 79-107
22 ORANGE AVENUE
WILDEN, NY 12586
THE ENGINEER'S RESPONSIBILITY IS TO THE PUBLIC. THEREFORE, THE ENGINEER SHALL NOT PERFORM ANY SERVICE UNLESS HE IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK.

ROAD PROFILES
**GARDNER RIDGE
ROUTE 32**
TOWN OF NEWBURGH, ORANGE COUNTY, NY
SHEET NO.
10 OF 16
DATE: JANUARY 28, 2016
FILE NO.

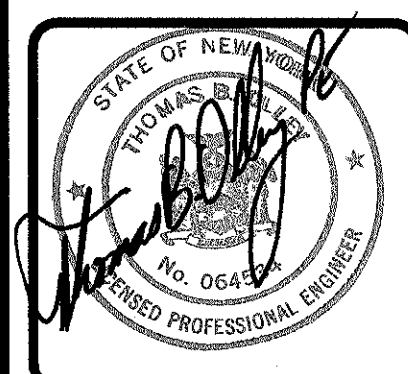


ES-A1 TO DMH-AZ
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1"=40' HOR.



ES-B1 TO DMH-B5
SCALE: 1"=4' VERT.
1"=40' HOR.

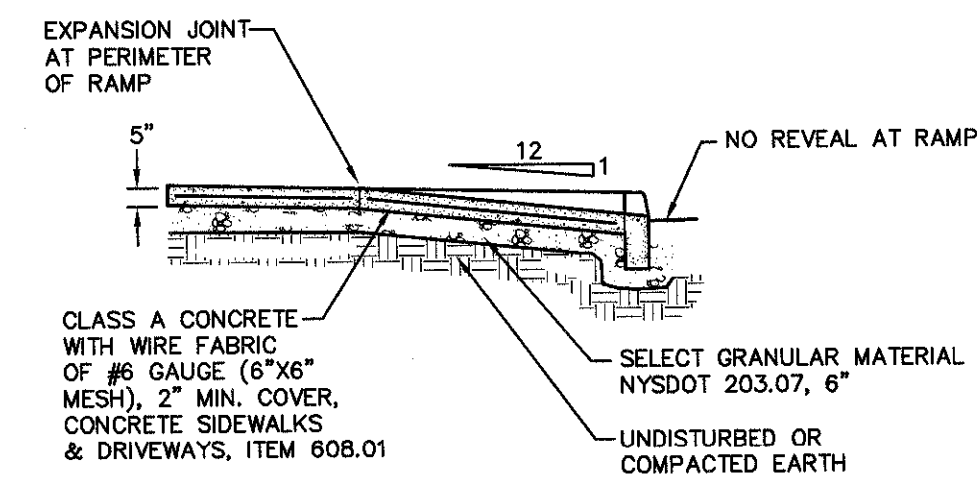
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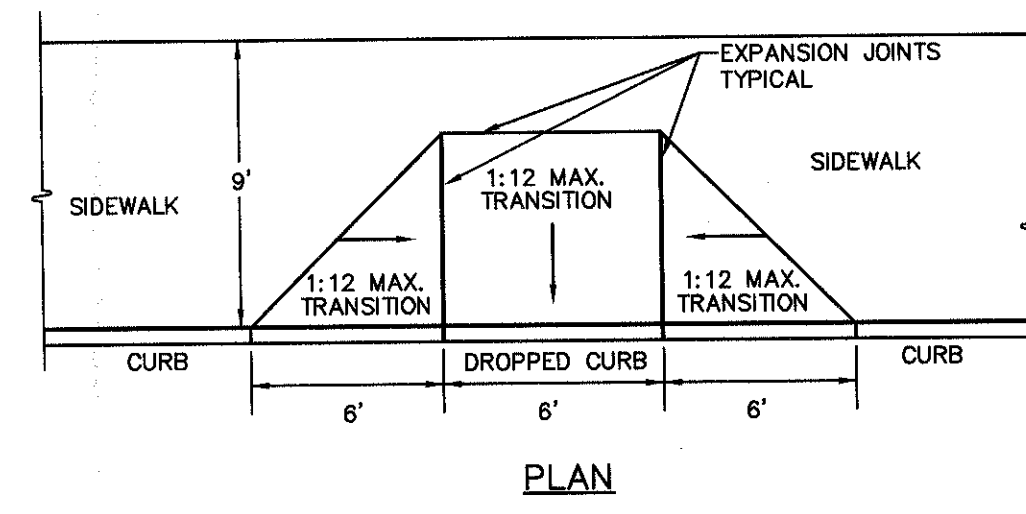
THOMAS B. OLLEY, P.E., P.L.L.C.
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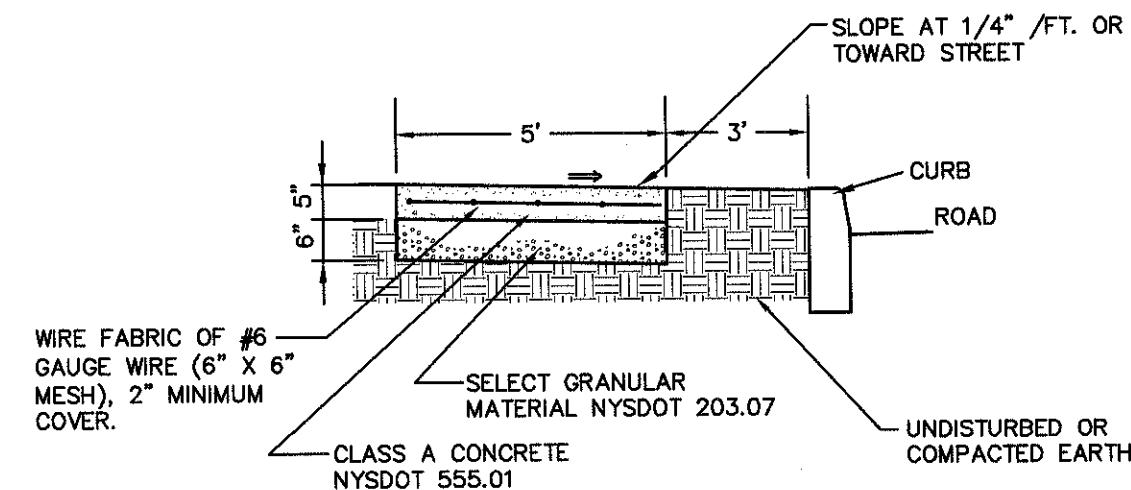
DRAINAGE PROFILES
GARDNER RIDGE
ROUTE 32
TOWN OF NEWBURGH, ORANGE COUNTY, NY



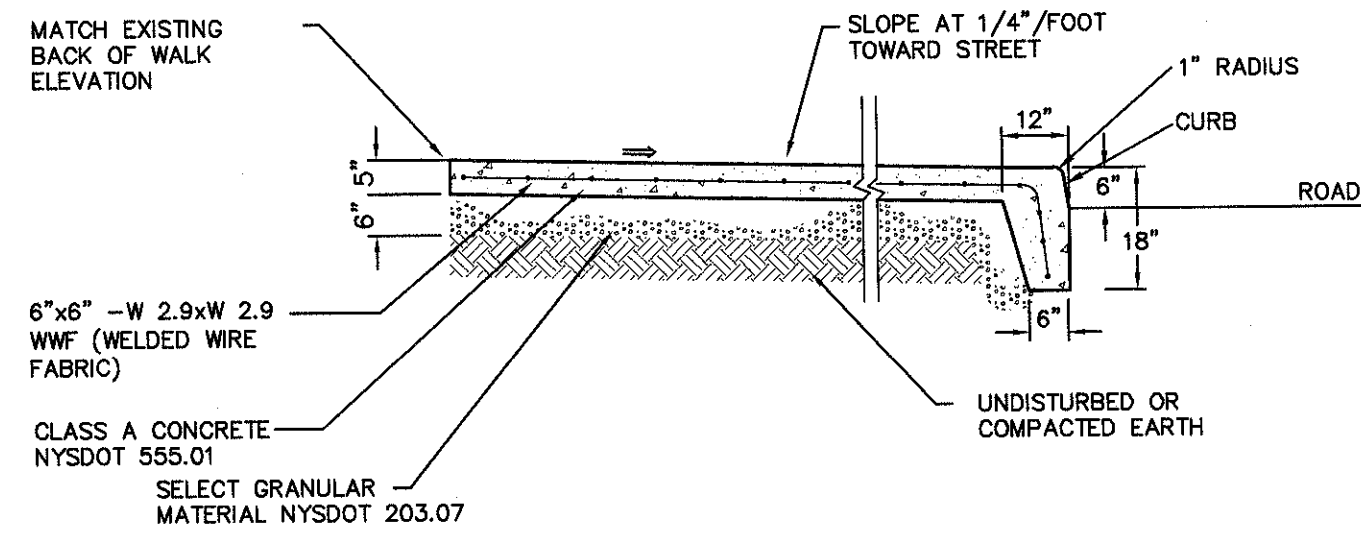
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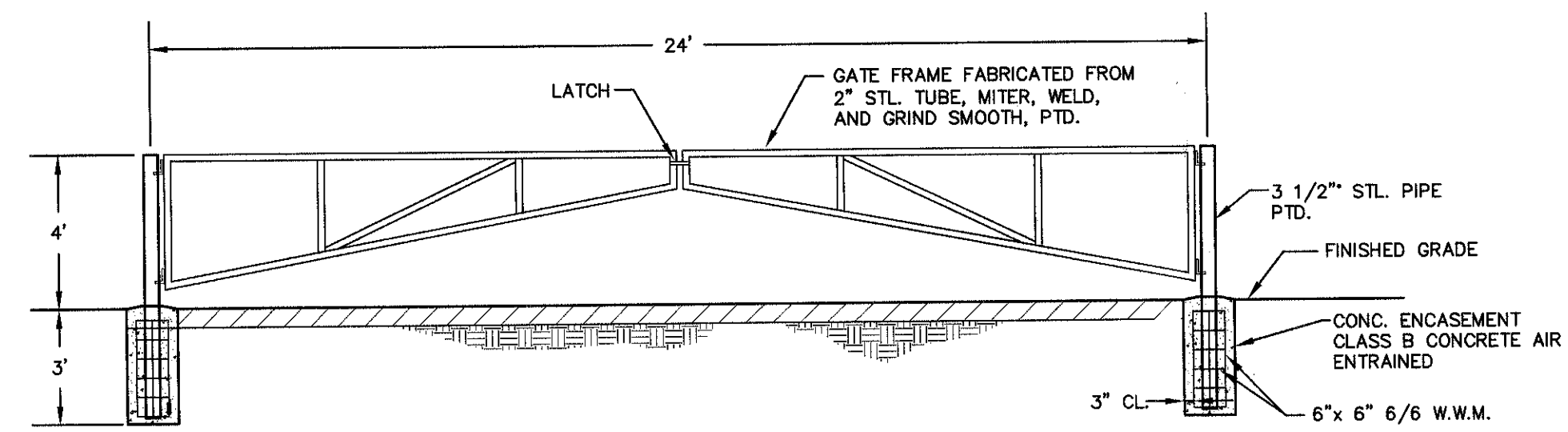
SIDEWALK RAMP
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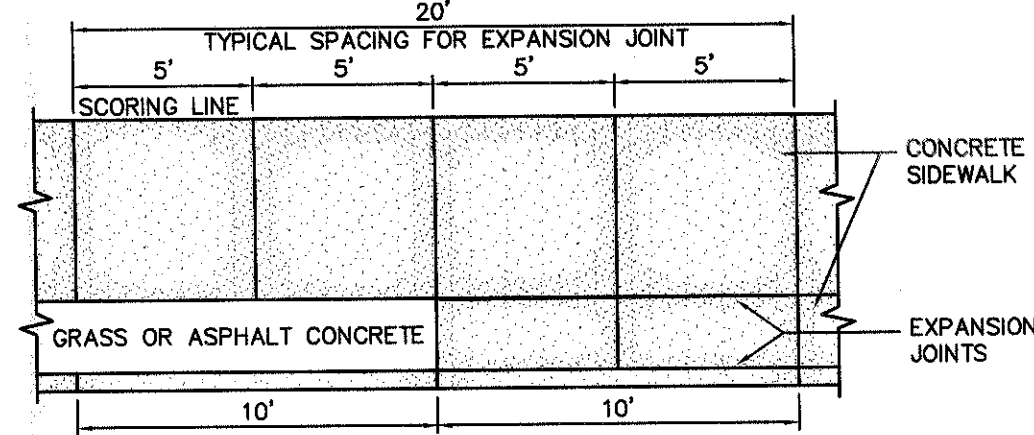
CONCRETE SIDEWALK
NOT TO SCALE



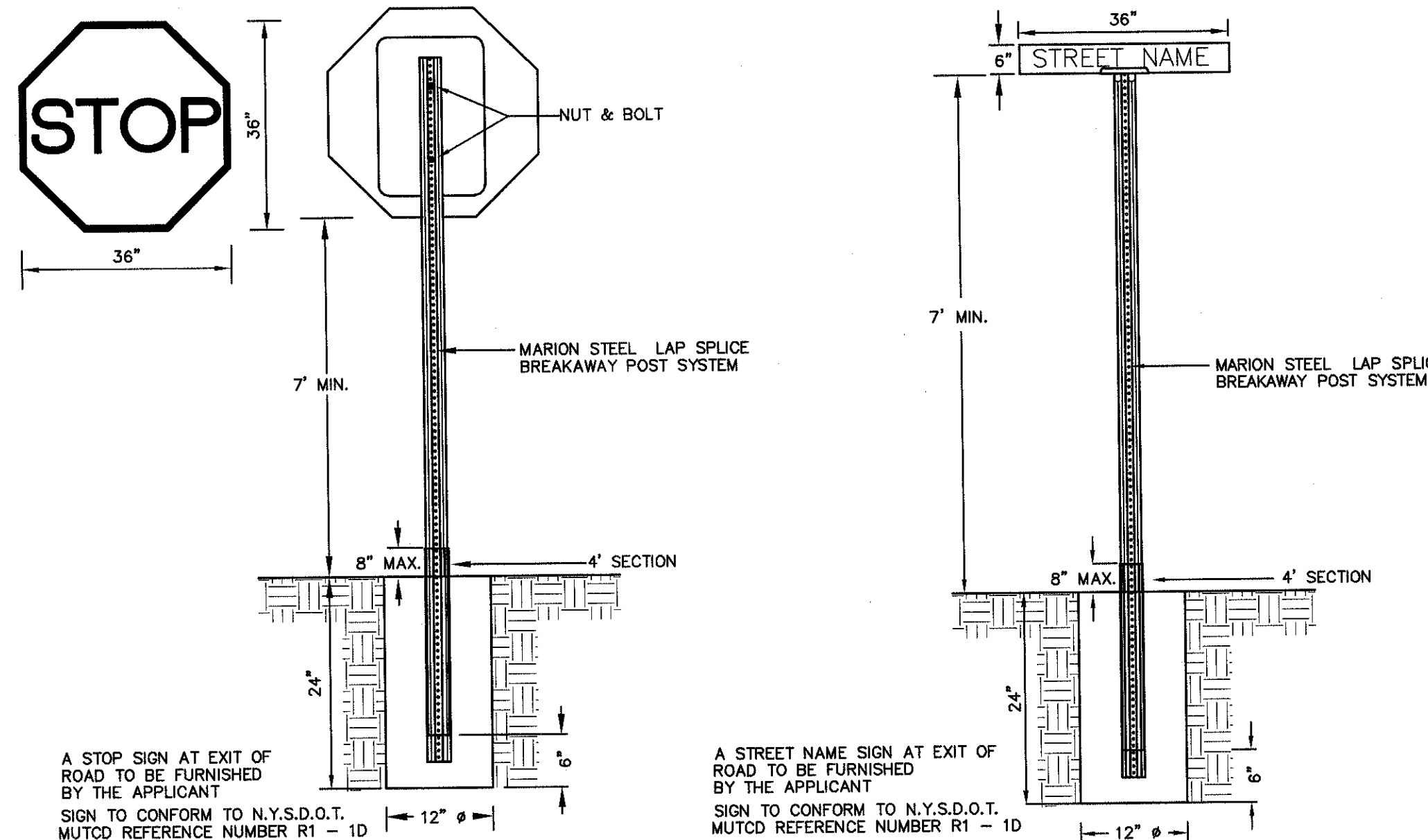
CONCRETE SIDEWALK WITH INTEGRAL CURB
NOT TO SCALE



EMERGENCY ACCESS GATE
NOT TO SCALE

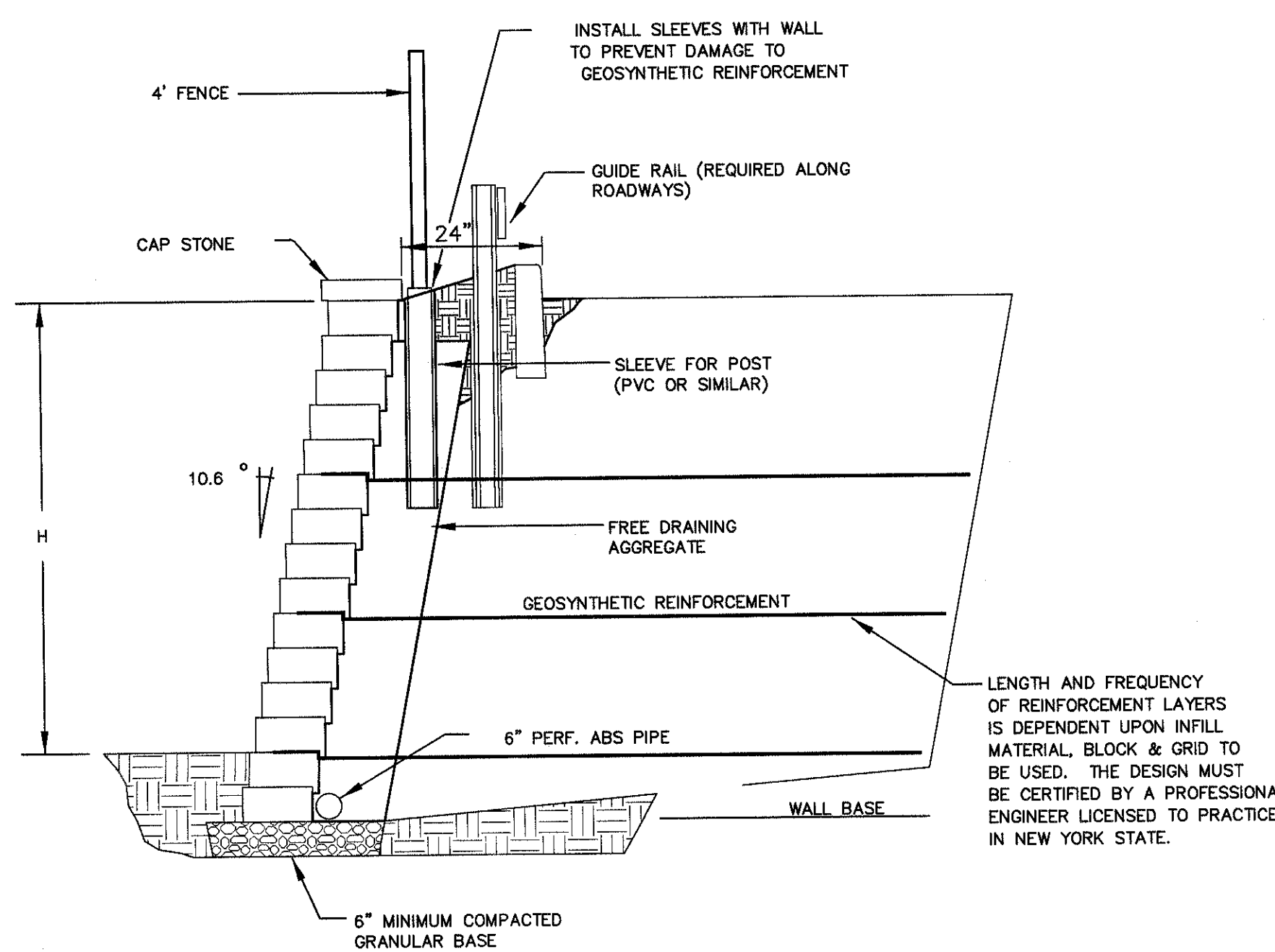


CONCRETE SIDEWALK AND CURB - PLAN OF SCORING AND EXPANSION JOINTS
NOT TO SCALE

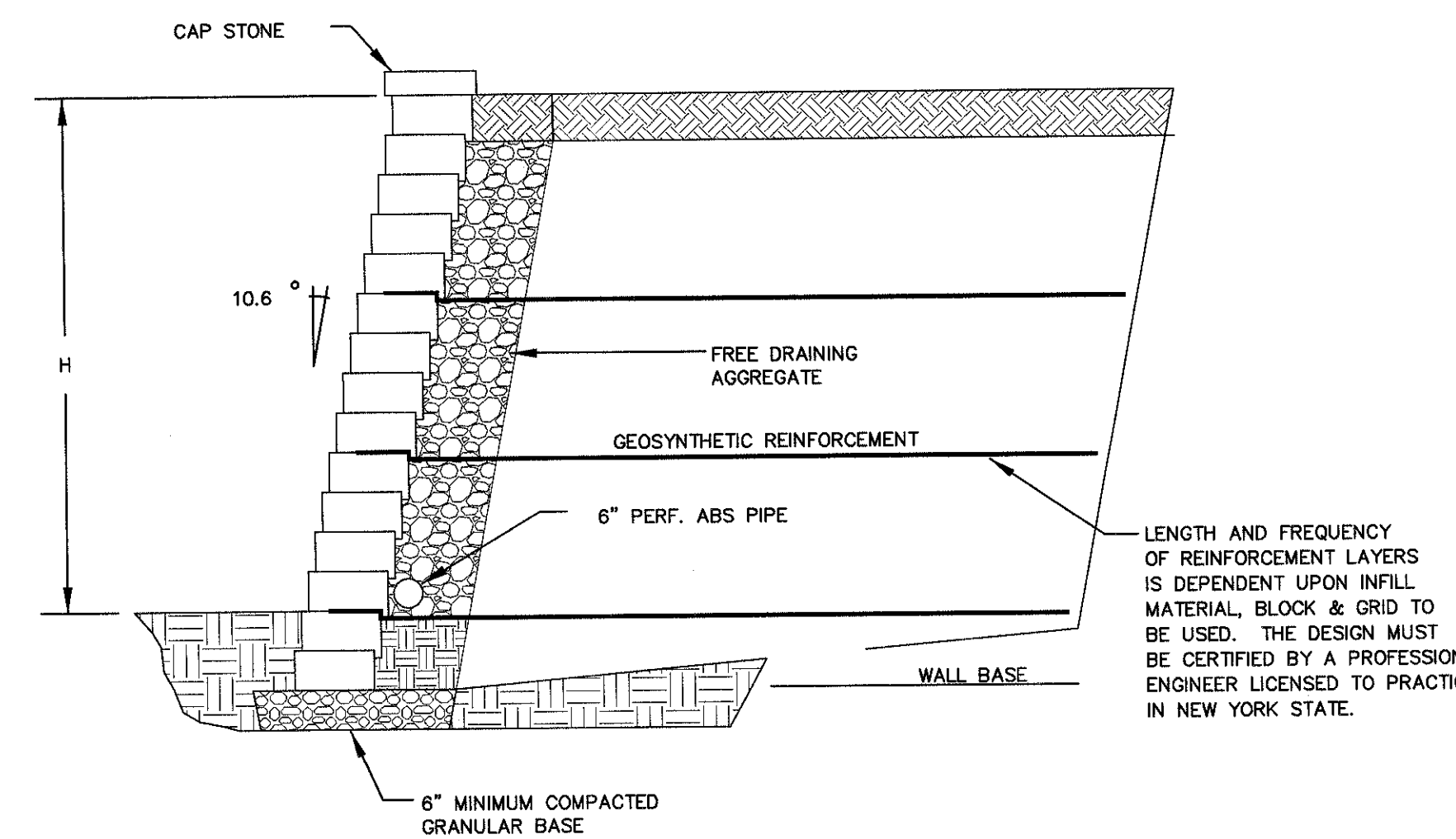


STREET SIGN INSTALLATION DETAIL
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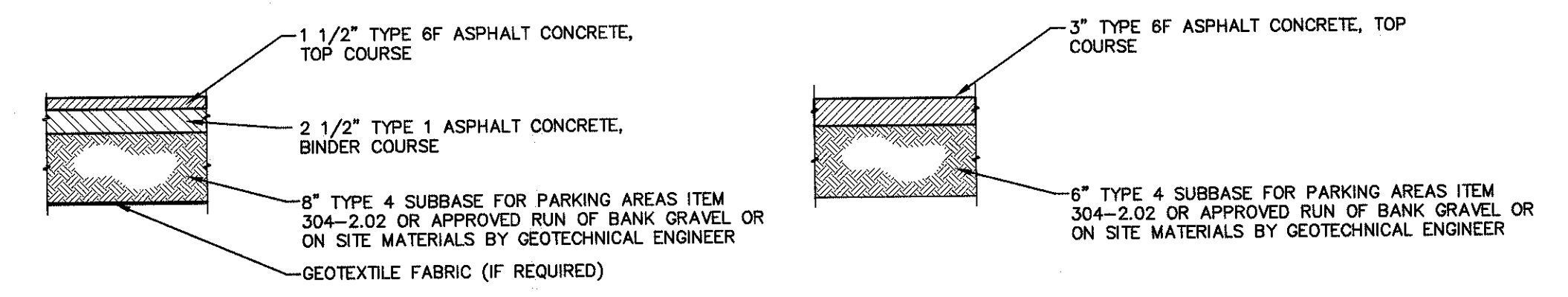
STREET SIGN INSTALLATION DETAIL
NOT TO SCALE



SEGMENTAL RETAINING WALL WITH GUIDE RAIL & FENCE
NOT TO SCALE

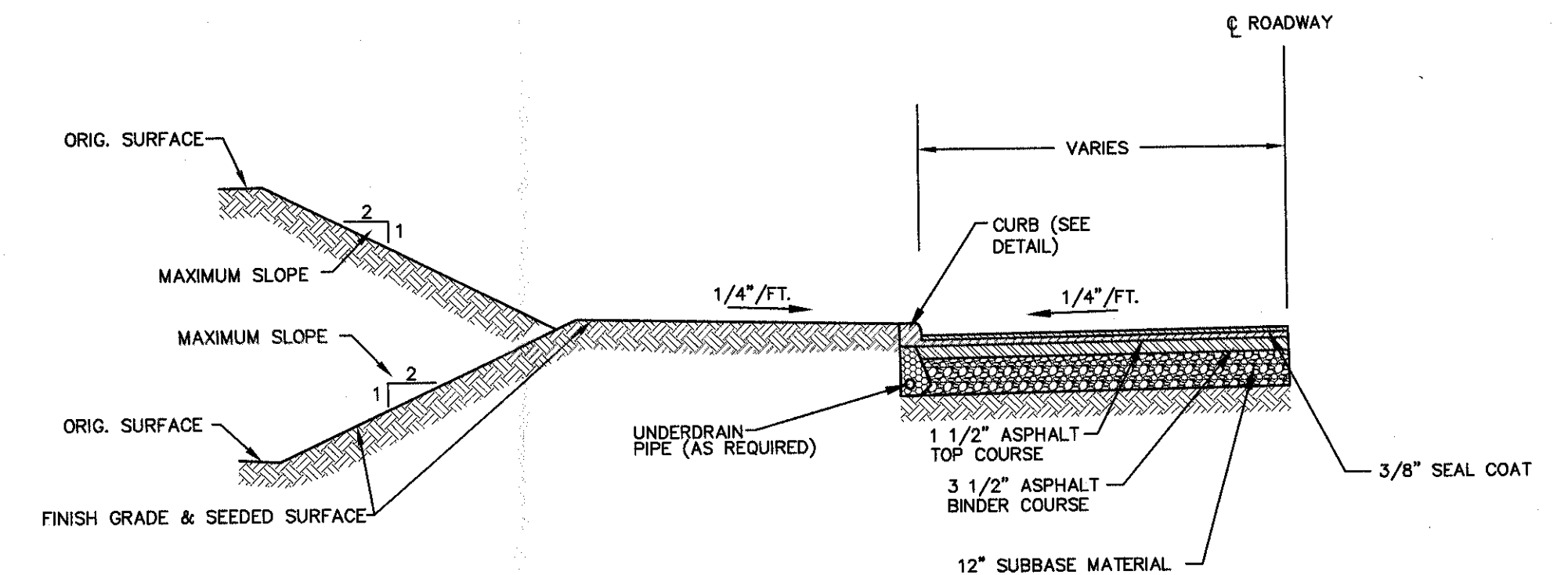


SEGMENTAL RETAINING WALL
NOT TO SCALE

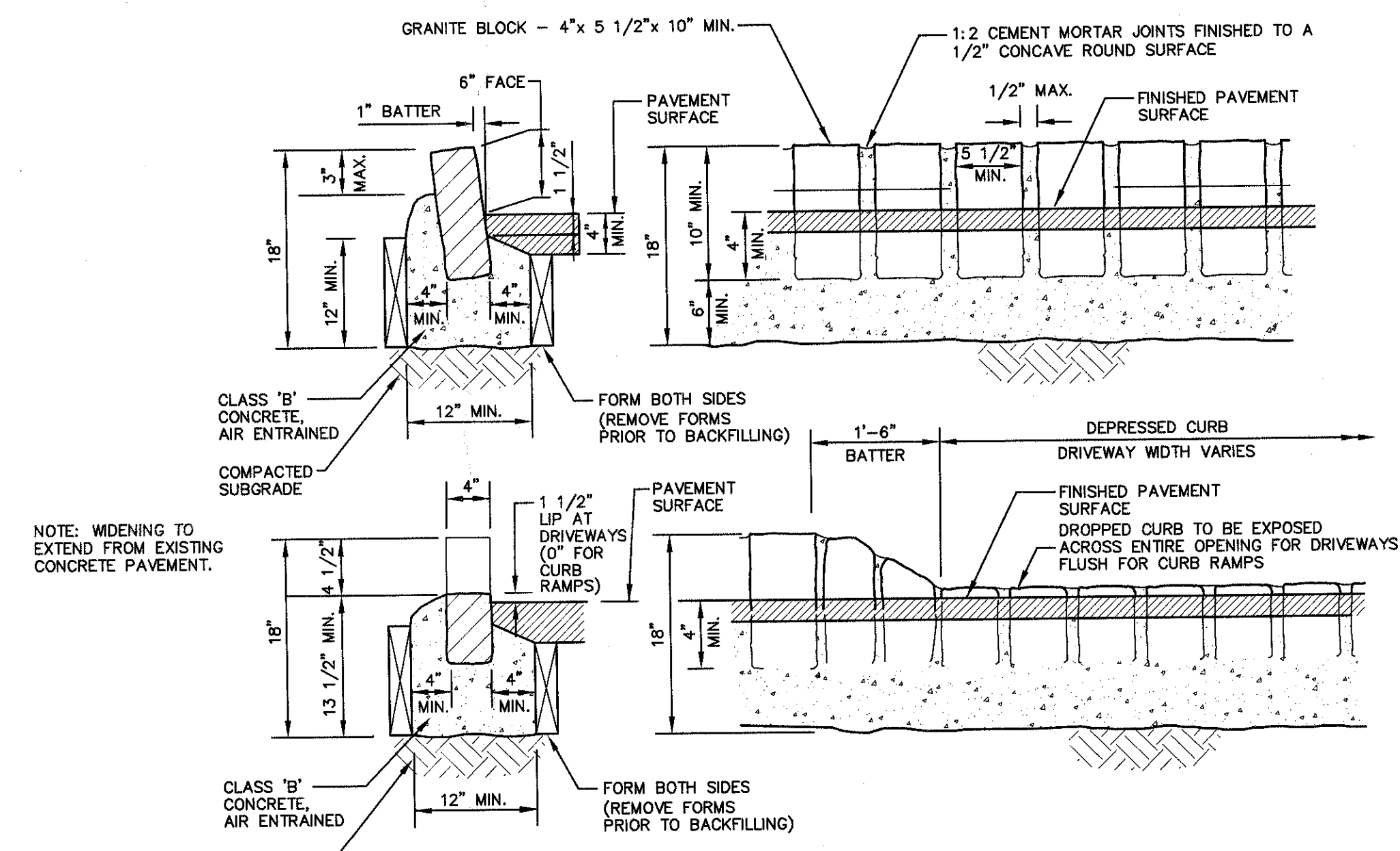


LIGHT DUTY PAVEMENT
NOT TO SCALE

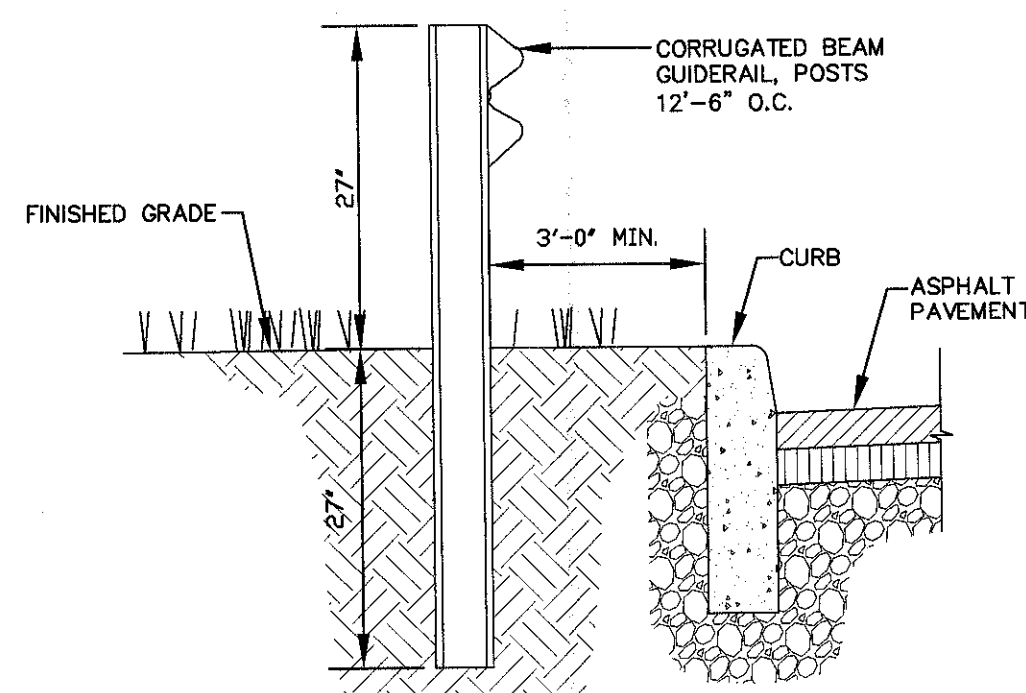
DRIVEWAY PAVEMENT
NOT TO SCALE



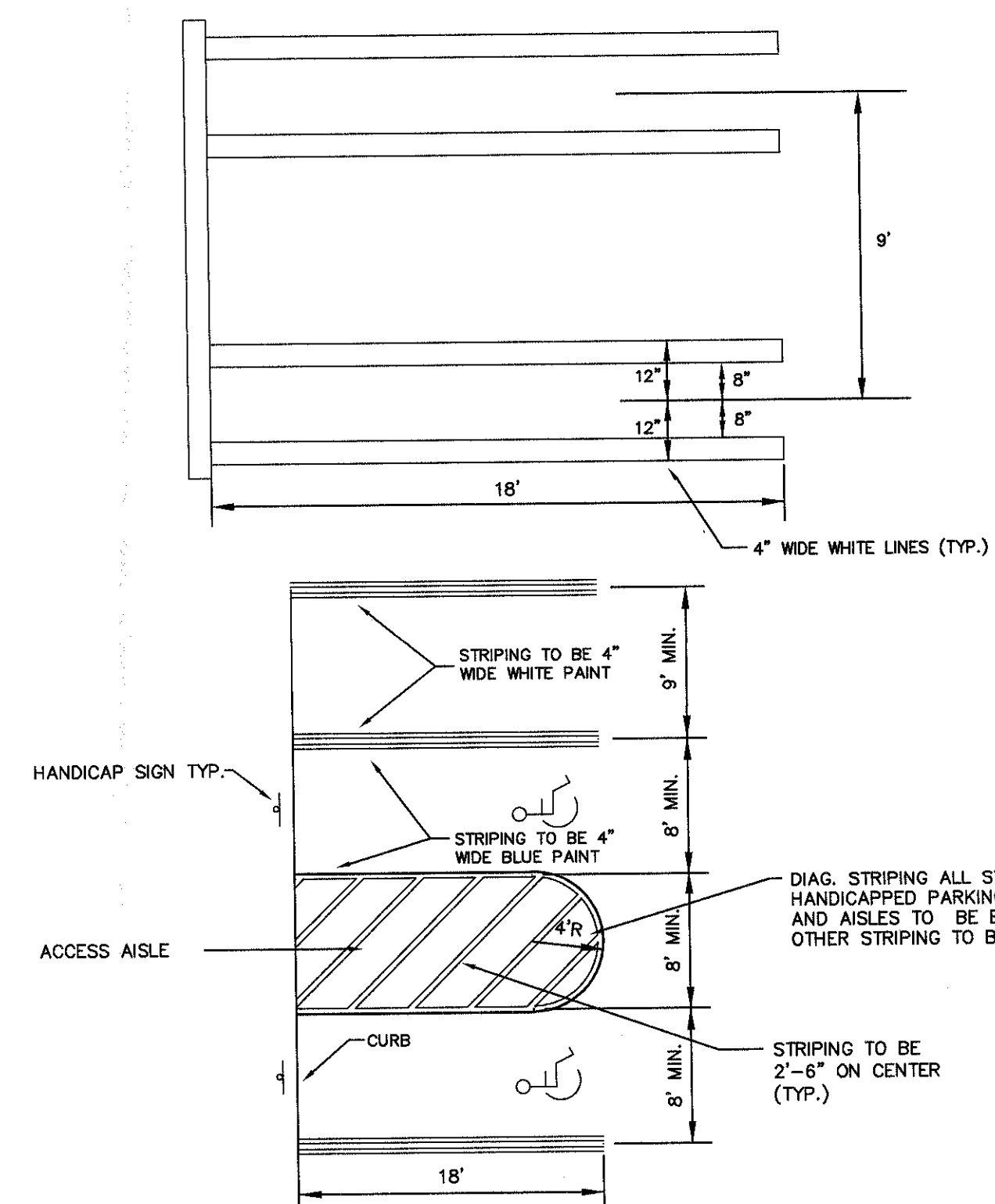
TYPICAL ROAD CROSS SECTION
NOT TO SCALE



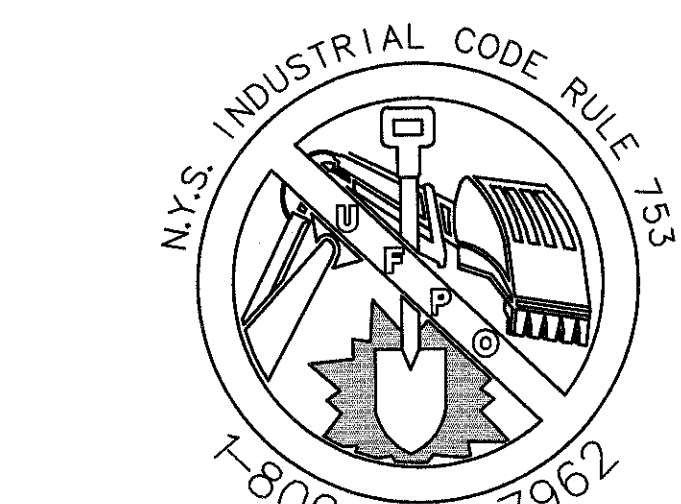
BELGIUM BLOCK CURB
NOT TO SCALE



GUIDE RAIL
NOT TO SCALE

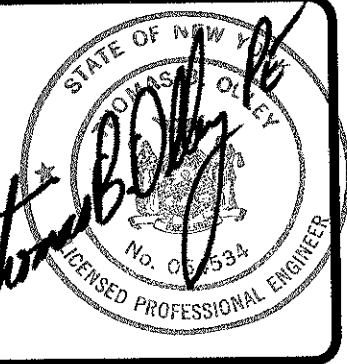


PARKING SPACE MARKING DETAIL
SCALE: NONE



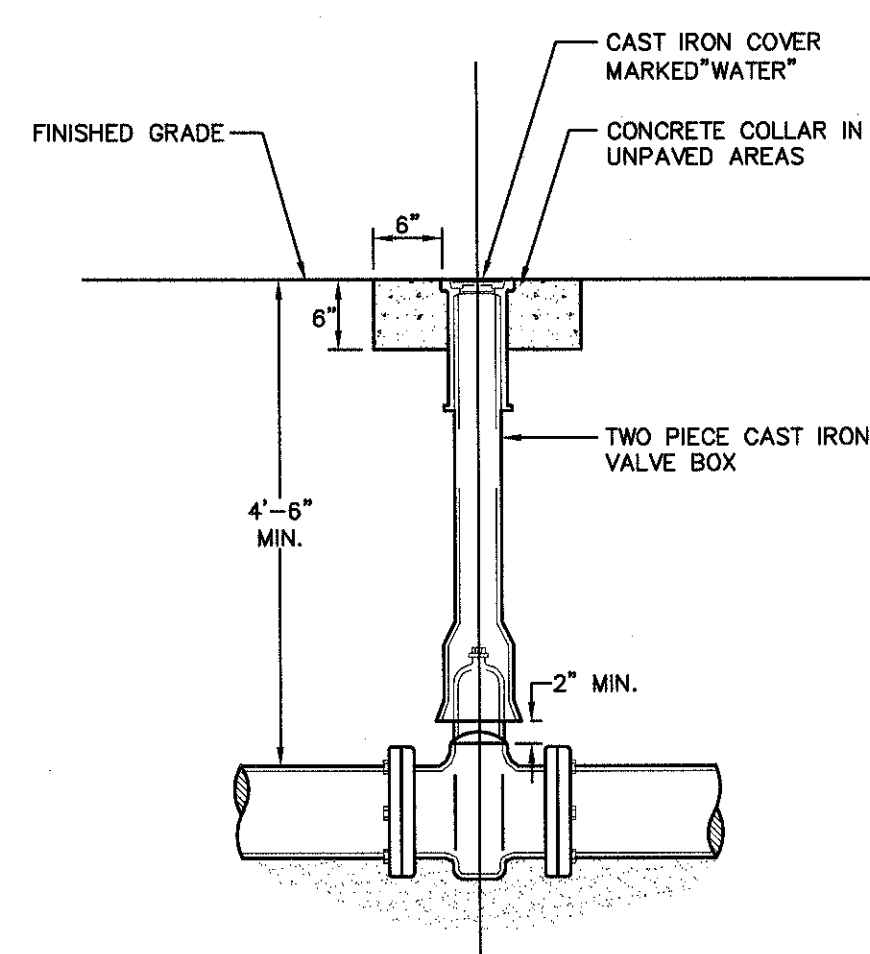
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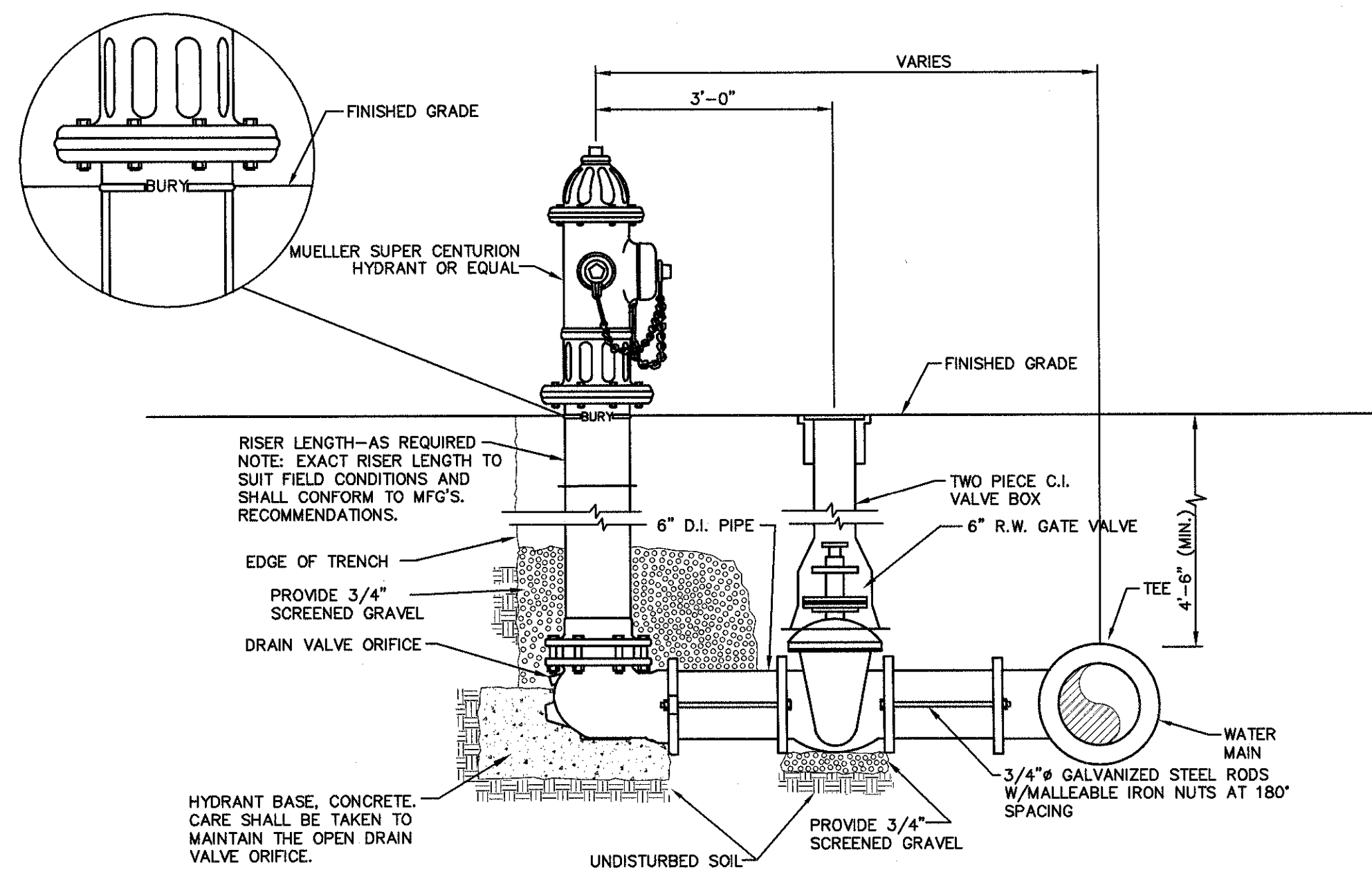
THOMAS B. OLLEY, PE, PLLC.
ENGINEERS AND PLANNERS
PHONE: (646) 778-5838
FAX: (646) 778-8177
15 ORANGE LANE
NEW YORK, NY 10014

SITE DETAILS
GARDNER RIDGE
ROUTE 32
TOWN OF NEWBURGH, ORANGE COUNTY, NY

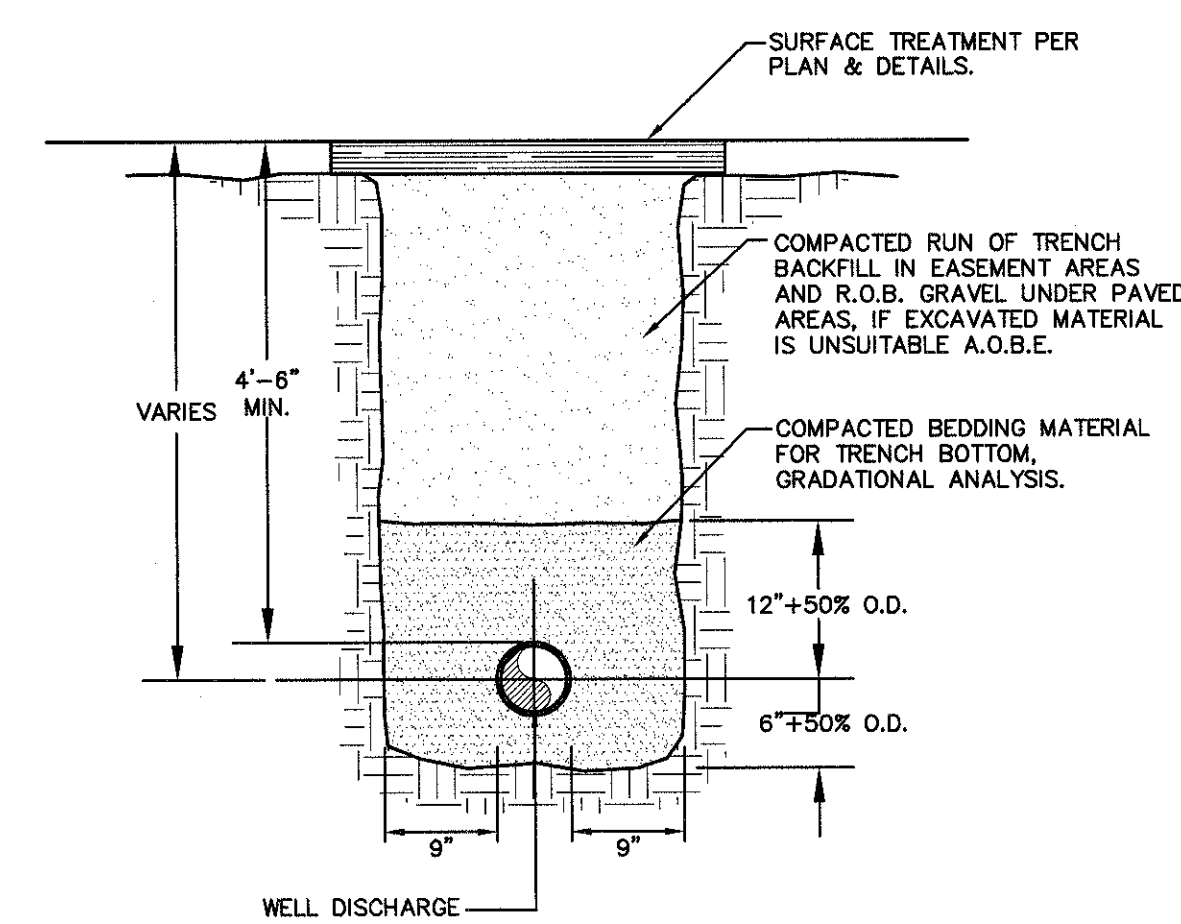


- NOTES:**
- NON-RISING STEM RESILIENT WEDGE GATE VALVE, OPERATING DIRECTION AND MODEL TO CONFORM WITH WATER DEPARTMENT STANDARDS.
 - IF VALVE IS TO BE ROODED, PROVIDE VALVE WITH ROODING FLANGES OR EYEBOLTS. (2) 3/4" GALVANIZED STEEL RODS WITH MALIBALE IRON NUTS AT 180" SPACING SHALL BE USED FOR ROODING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

GATE VALVE DETAIL
NOT TO SCALE

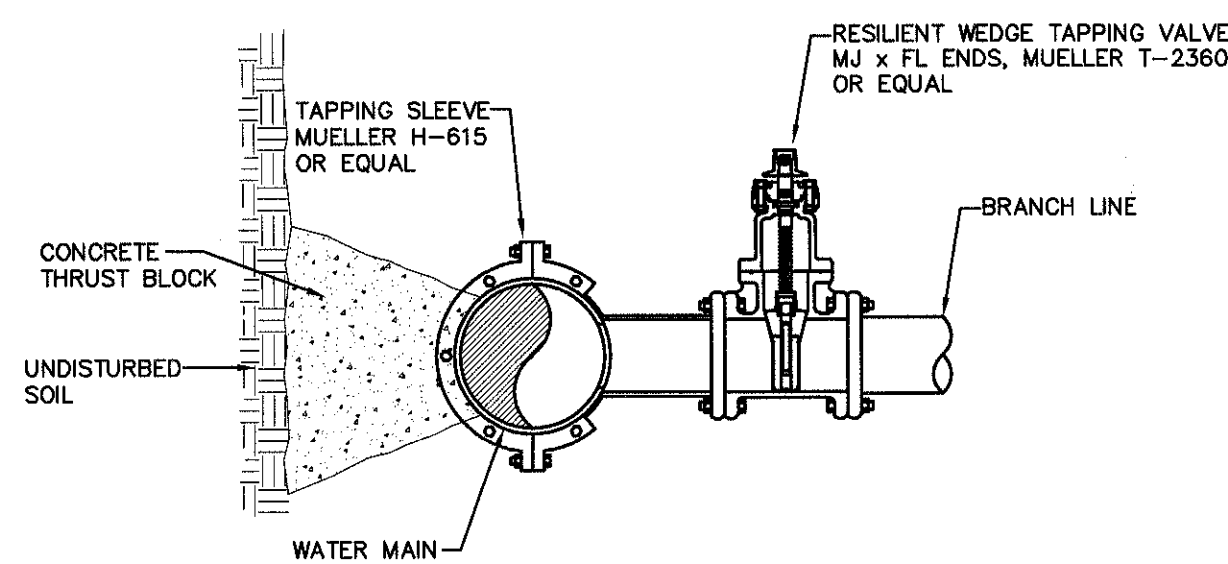


HYDRANT DETAIL
NOT TO SCALE

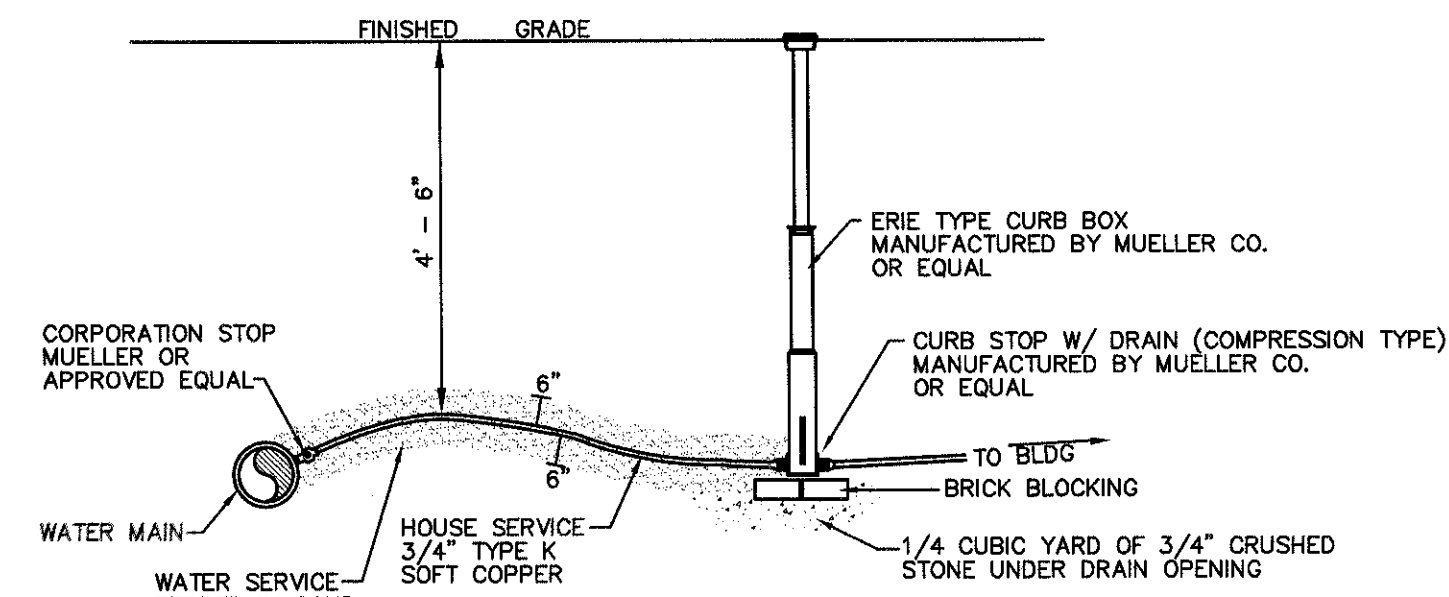


- NOTES:**
- PIPE BEDDING SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND GRADED FROM FINE TO COARSE PARTICLES, OR A GRADED MIXTURE OF CRUSHED STONE OR CRUSHED GRAVEL. BEDDING MATERIAL OR STONE GRADATIONS USED SHALL BE APPROVED BY THE ENGINEER.
 - INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING 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.

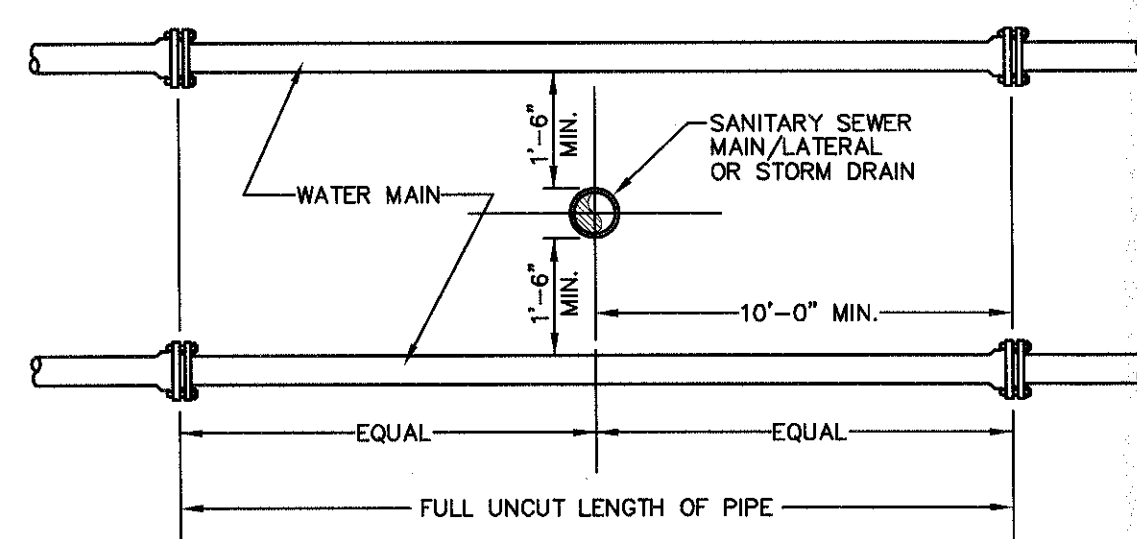
WATER PIPE TRENCH DETAIL
NOT TO SCALE



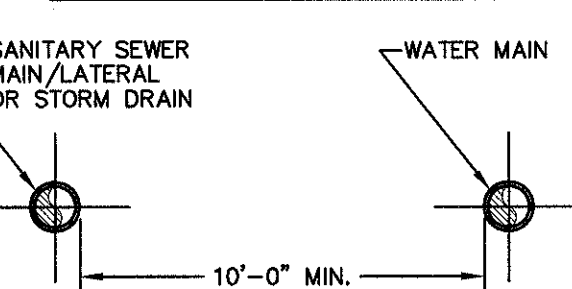
WET TAP DETAIL
NOT TO SCALE



WATER SERVICE DETAIL
NOT TO SCALE



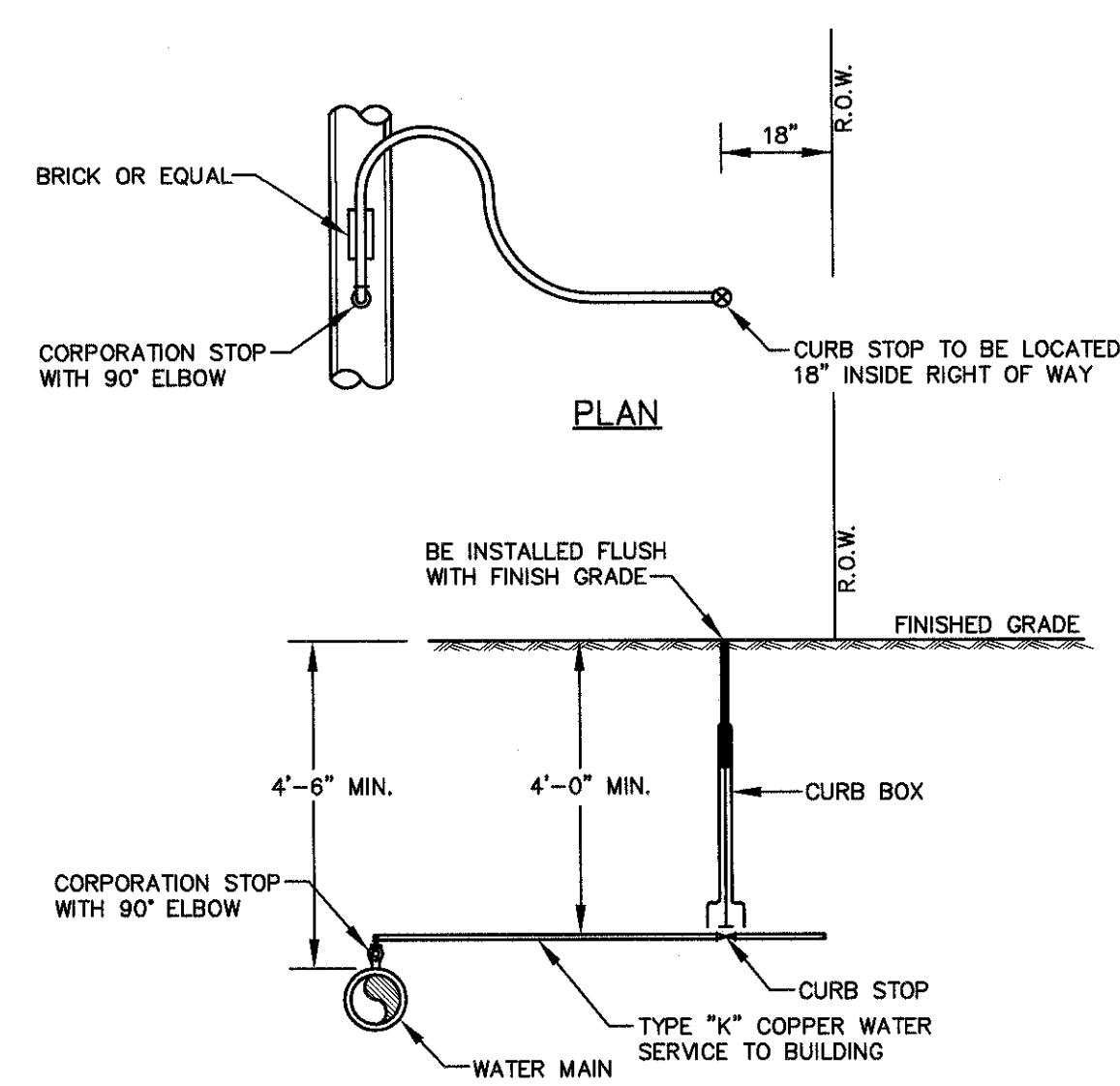
VERTICAL SEPARATION



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



WATER SERVICE DETAIL
NOT TO SCALE

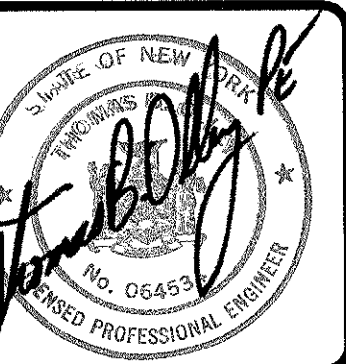
PIPE SIZE (INCHES)	FITTING				
	90°	45°	22 1/2°	TEE	DEAD END VALVE (SEE NOTE 3)
12"	2	1	1	4	4
10"	2	1	1	4	4
8"	2	1	1	3	3
6"	1	1	1	2	2

- 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/A21.53-84 FOR DUCTILE IRON COMPACT FITTINGS.
- ALL VALVES SHALL BE DOUBLE-DISC, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C500-93 SUCH AS MUELLER A-2300-23 OR APPROVED EQUAL.
- ALL VALVES SHALL BE DOUBLE-DISC, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C500-93 SUCH AS MUELLER A-2300-23 OR APPROVED EQUAL.
- 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-15000 OR B-25000 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.
- 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.

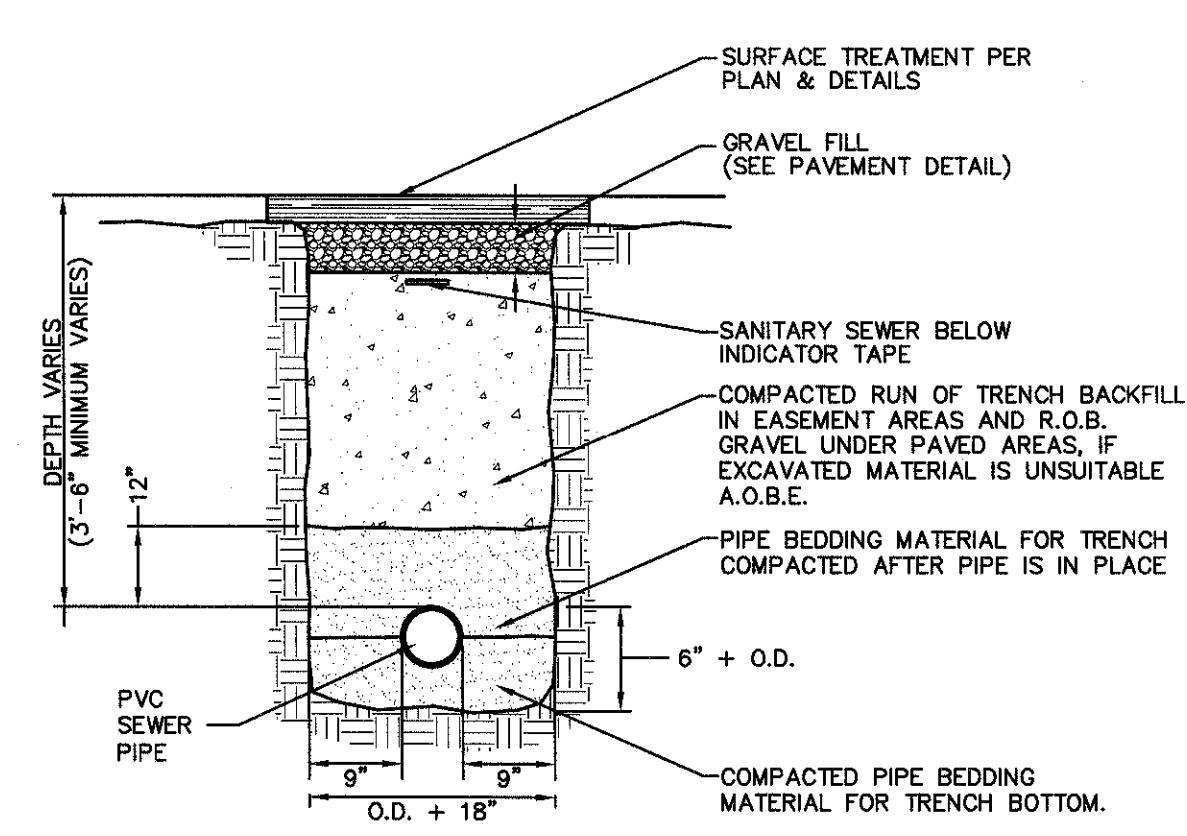
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2	3/01/08	ENGINEERS COMMENTS	MS



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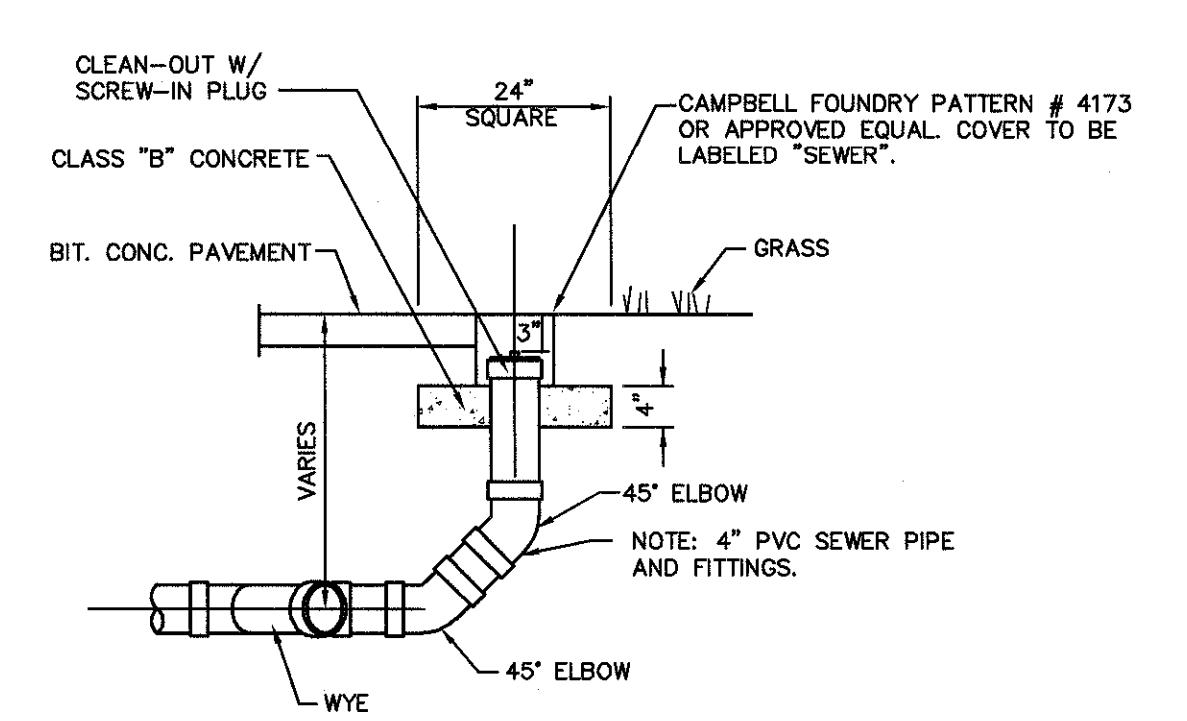
WATER DETAILS
GARDNER RIDGE
ROUTE 32
TOWN OF NEWBURGH, ORANGE COUNTY, NY

D:\Projects\Orange Ridge\Drawings\DWG\DWG14 SANITARY SEWER SYSTEM 5/17/16.rvt

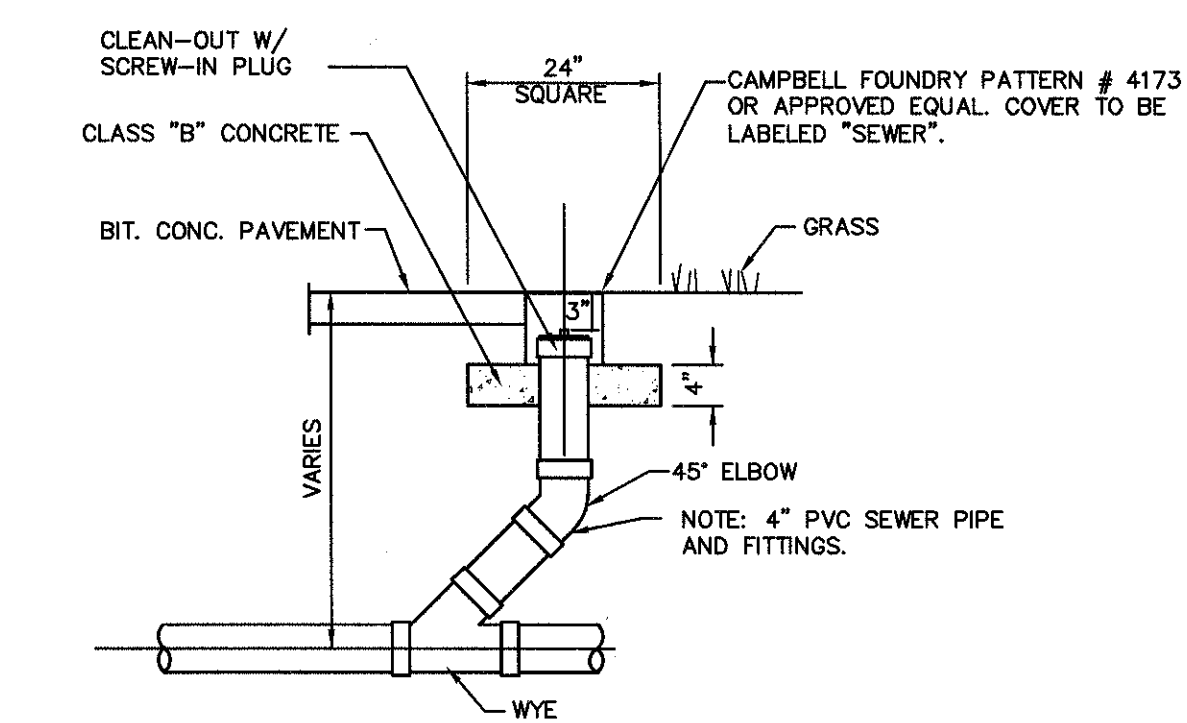


- NOTES:**
- PIPE BEDDING MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL FREE OF SOFT NONDURABLE PARTICLES, ORGANIC MATERIALS AND THIN OR ELONGATED PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:
- | SIEVE DESIGNATION | % PASSING |
|-------------------|-----------|
| 2" | 100 |
| 1" | 95 - 100 |
| 3/4" | 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.

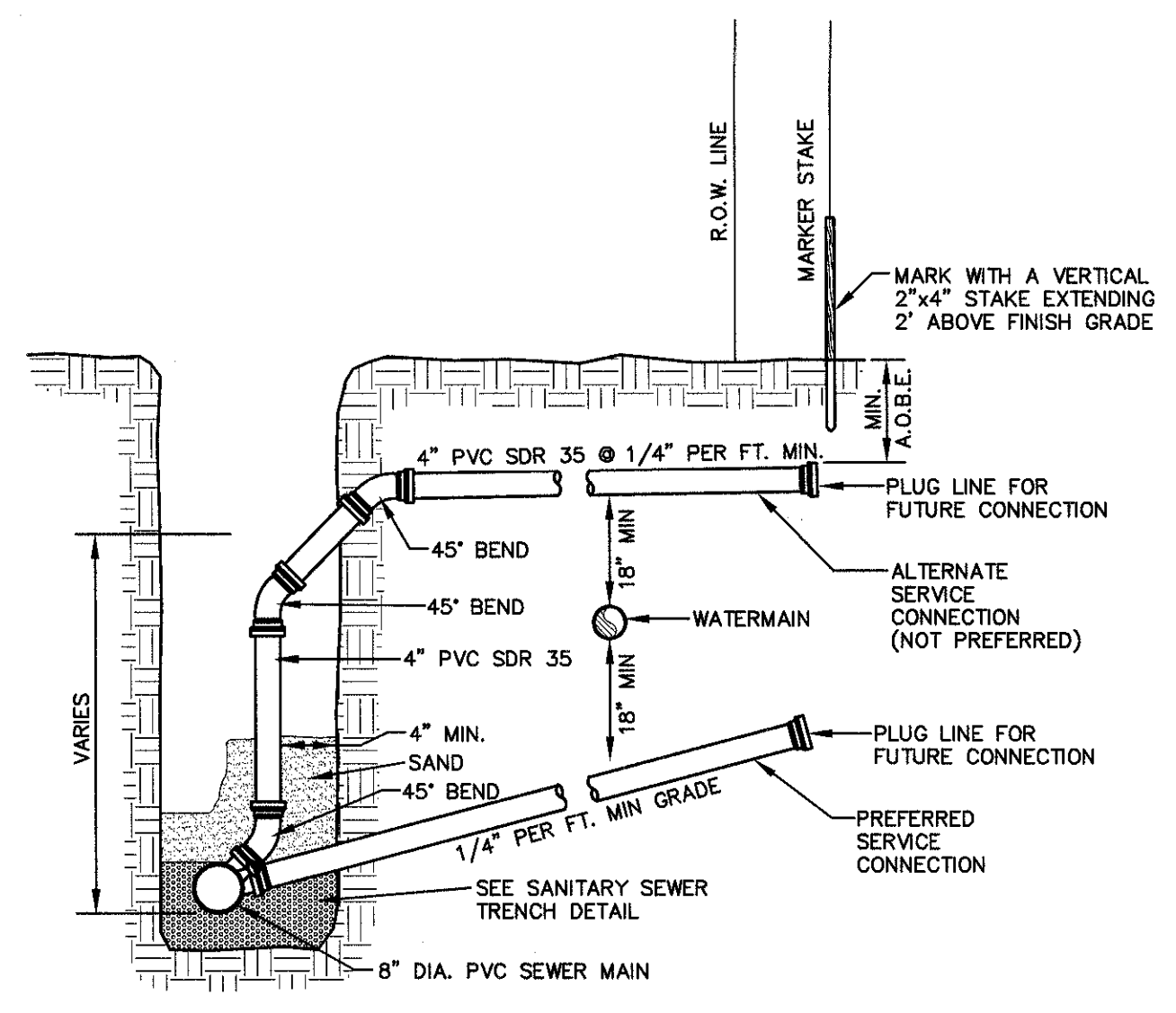
SEWER PIPE TRENCH DETAIL
NOT TO SCALE



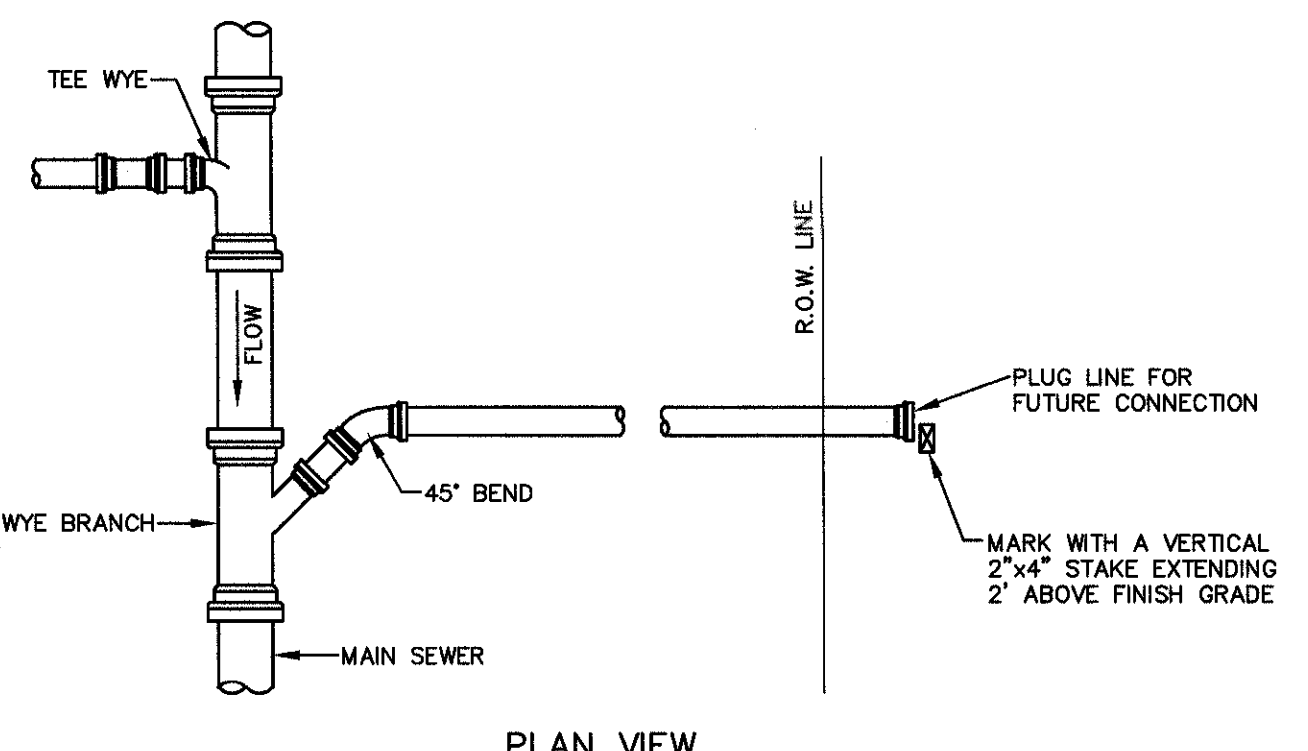
SANITARY SEWER CLEANOUT AT BEND
NOT TO SCALE



SANITARY SEWER CLEANOUT INLINE
NOT TO SCALE



SECTION VIEW



PLAN VIEW

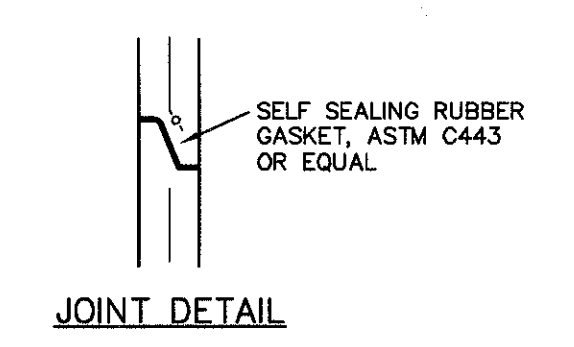
SEWER LATERAL CONNECTION DETAIL
NOT TO SCALE

SANITARY SEWER NOTES:

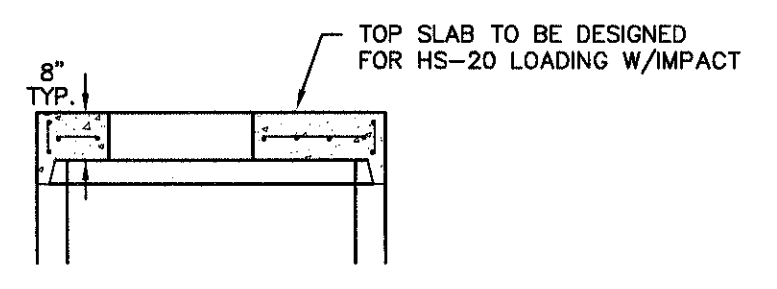
- ALL SANITARY GRAVITY PIPE SHALL BE SDR 35 PVC UNLESS OTHERWISE NOTED. ALL SANITARY SEWER MAINS AND SERVICE LATERALS SHALL BE SEPARATED FROM THE WATER MAINS AND WATER SERVICE CONNECTIONS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY OR 18 INCHES VERTICALLY IF HORIZONTAL SEPARATION IS NOT POSSIBLE.
- 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 POLICES, PROCEDURES AND STANDARDS."
 - "ORANGE COUNTY DEPARTMENT OF HEALTH SANITARY CODE."
 - "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, 2014", GLUMRB.
 - "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

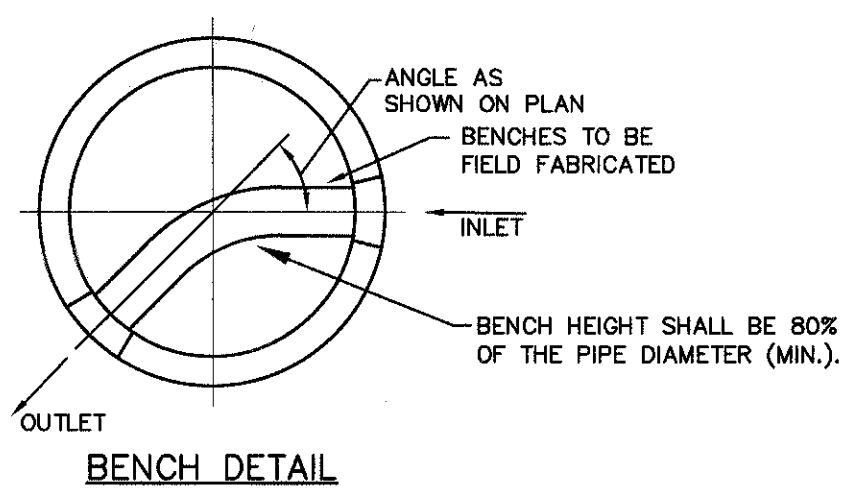
- CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
- ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT 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-BB. 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.



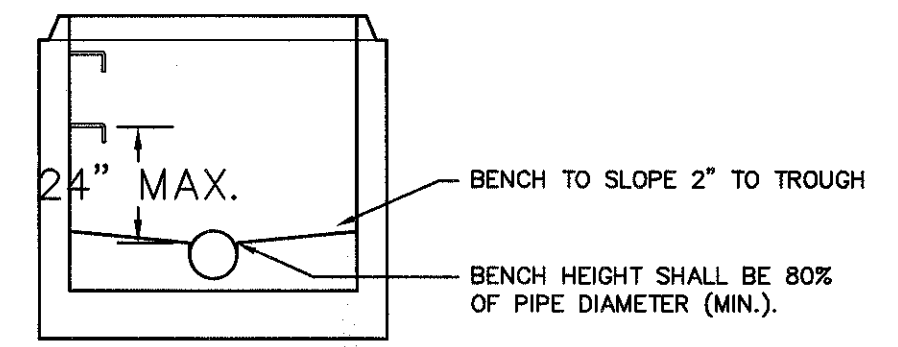
JOINT DETAIL



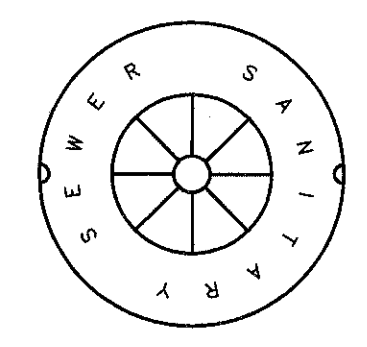
MANHOLE SLAB TOP



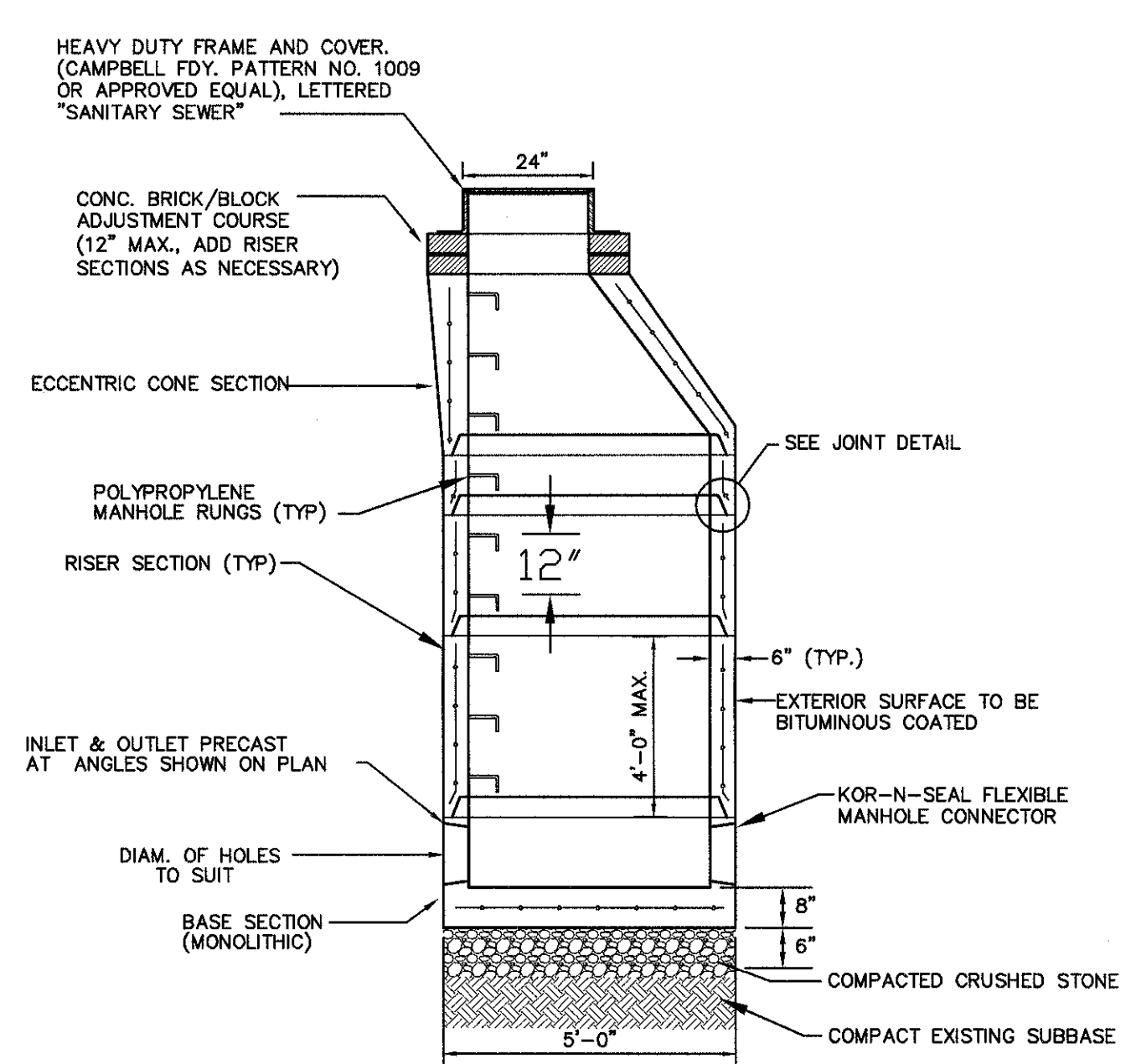
BENCH DETAIL



TROUGH DETAIL



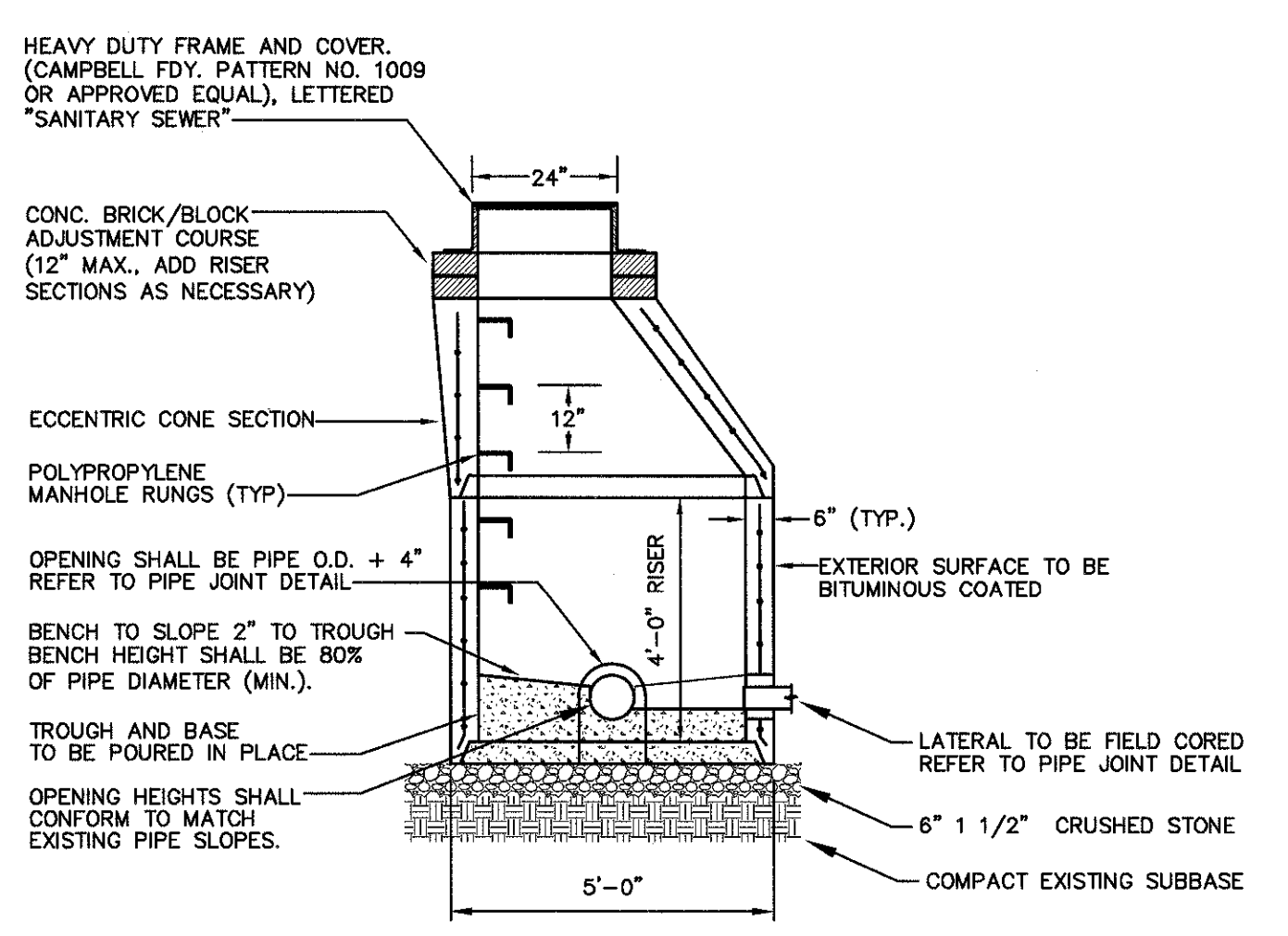
SANITARY MANHOLE LID DETAIL
NOT TO SCALE



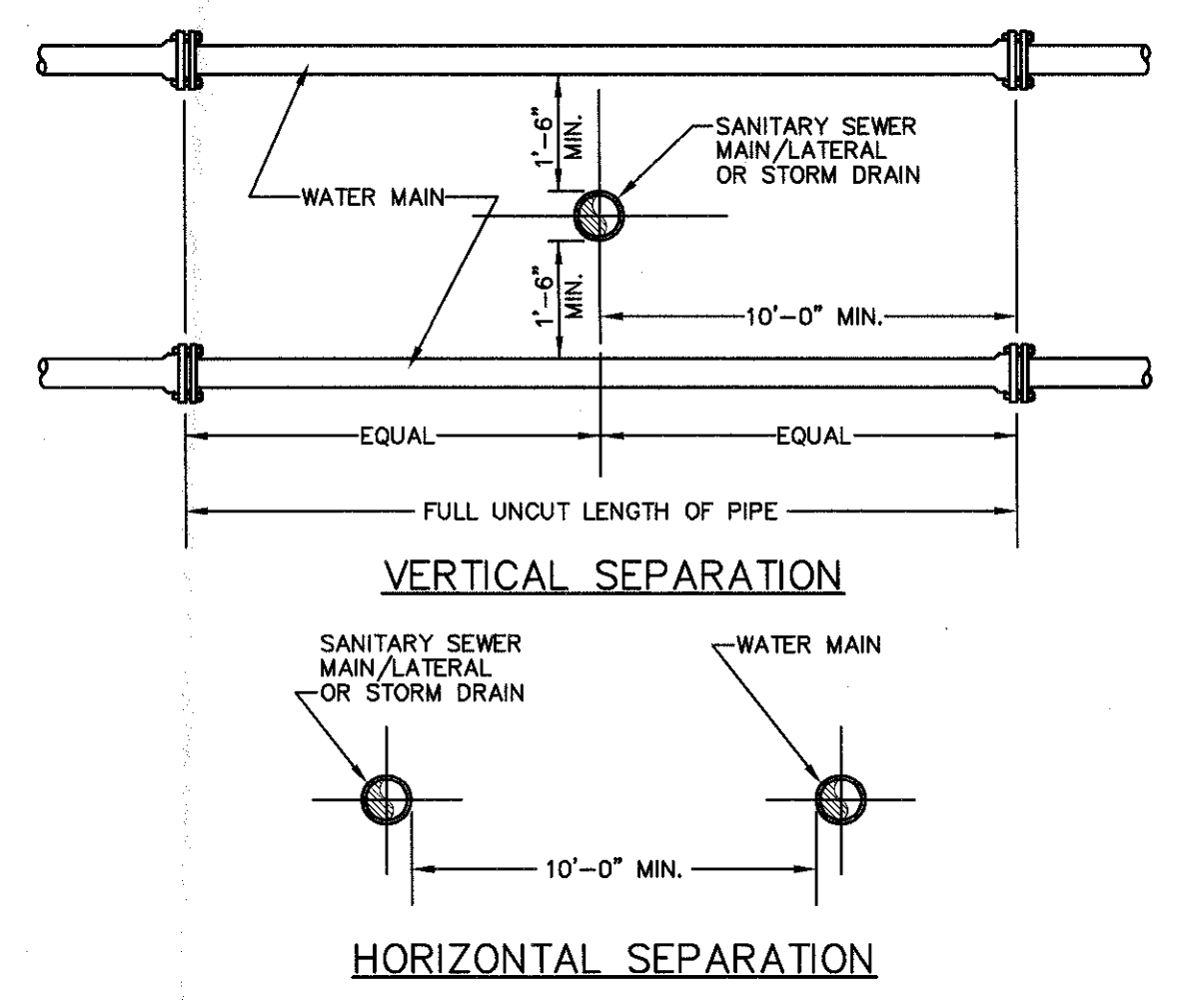
PRECAST MANHOLE DETAILS
NOT TO SCALE

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-478-68.
- 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 PLAN SHALL BE WATERTIGHT (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.

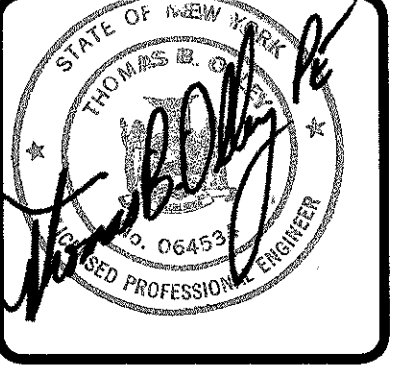


DOGHOUSE MANHOLE DETAIL
NOT TO SCALE



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

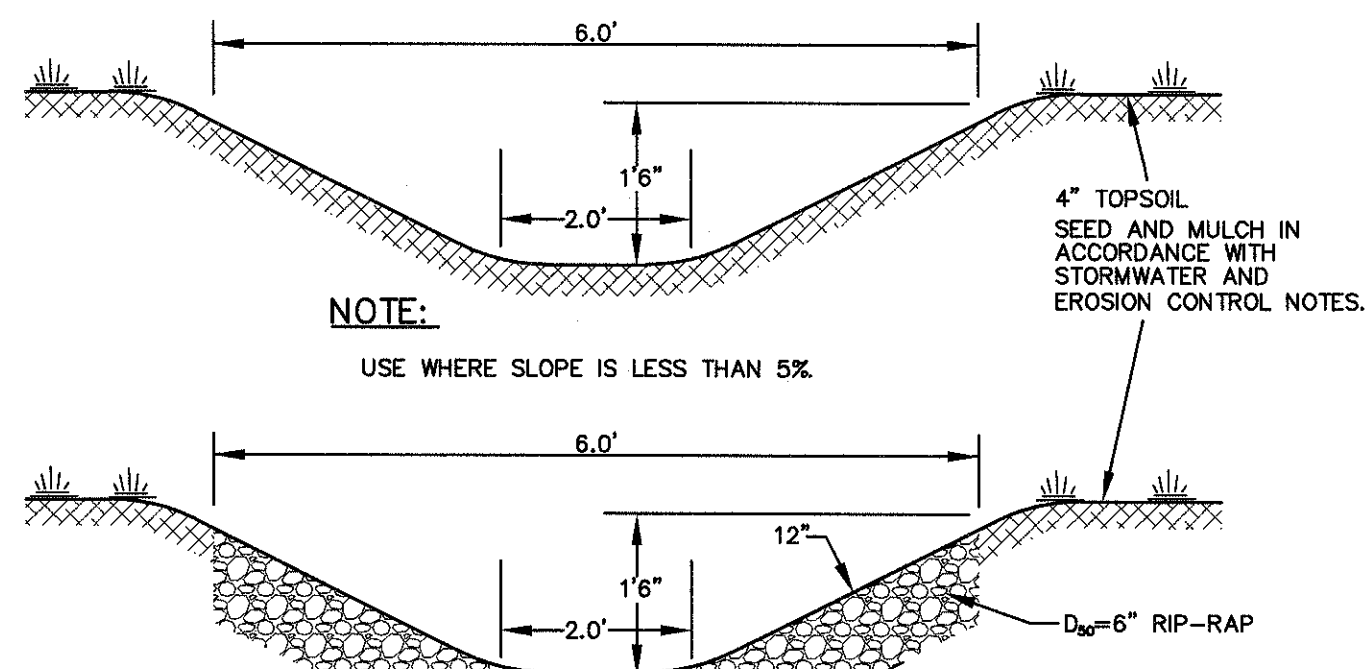
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2	5/15/17		ENGINEERS COMMENTS



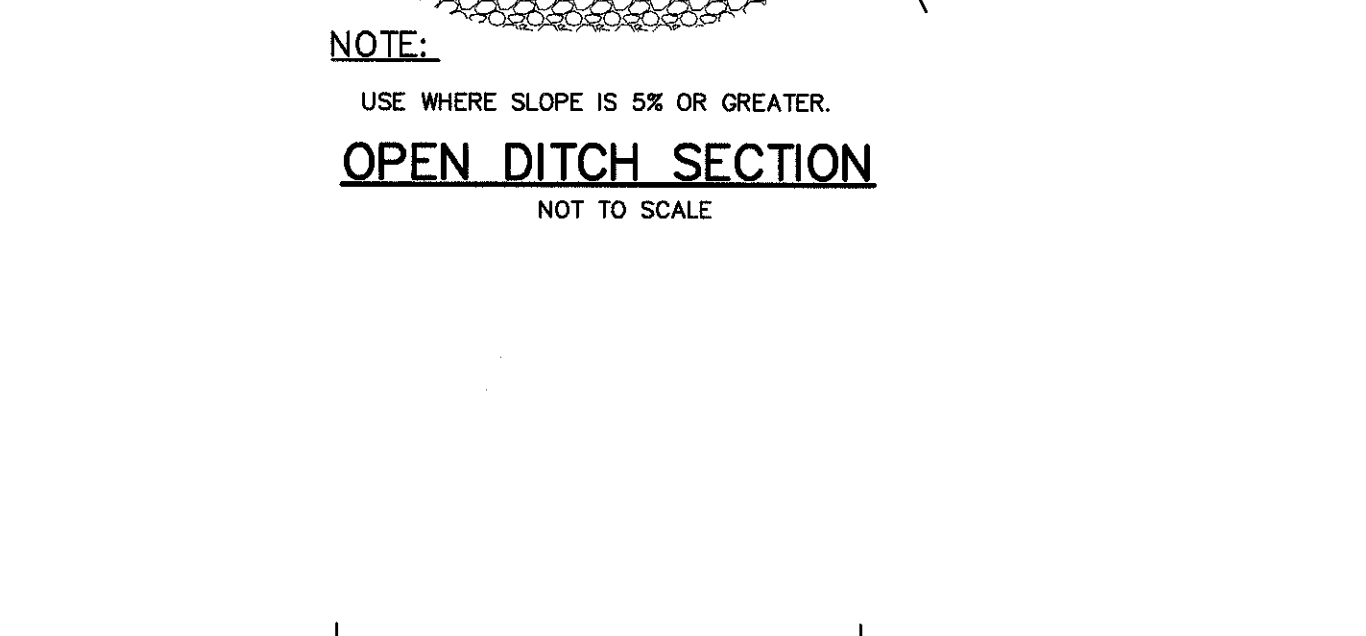
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ENGINEERS AND PLANNERS
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WALDEN, NY 12586
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FAX: (845) 778-8337

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SANITARY SEWER DETAILS
GARDNER RIDGE
ROUTE 52
TOWN OF NEWBURGH, ORANGE COUNTY, NY

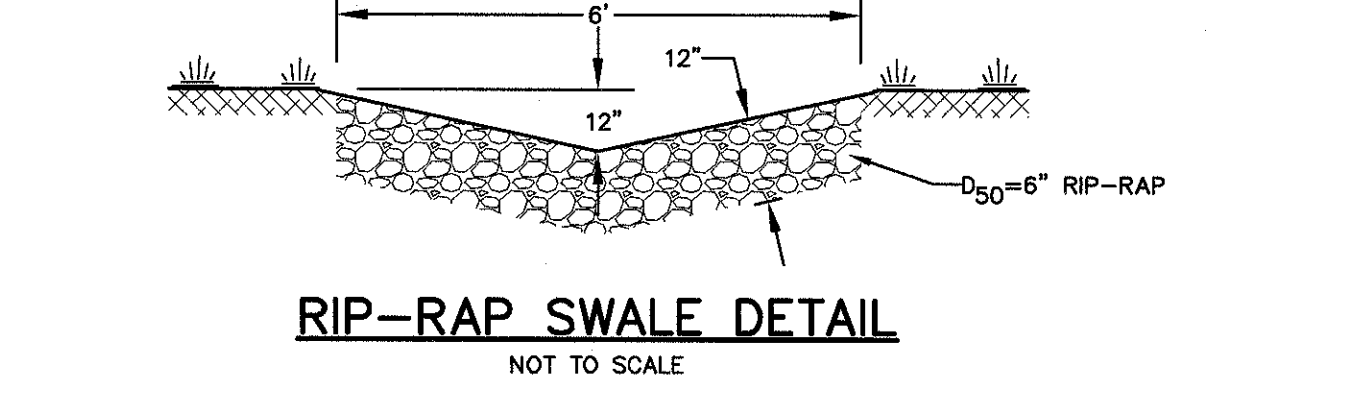


NOTE:
USE WHERE SLOPE IS LESS THAN 5%.

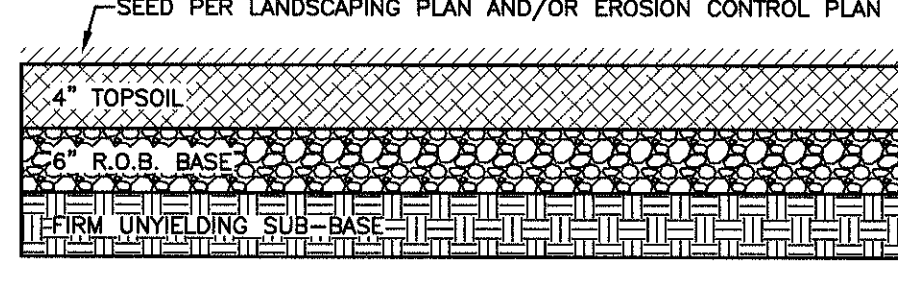


NOTE:
USE WHERE SLOPE IS 5% OR GREATER.

OPEN DITCH SECTION
NOT TO SCALE

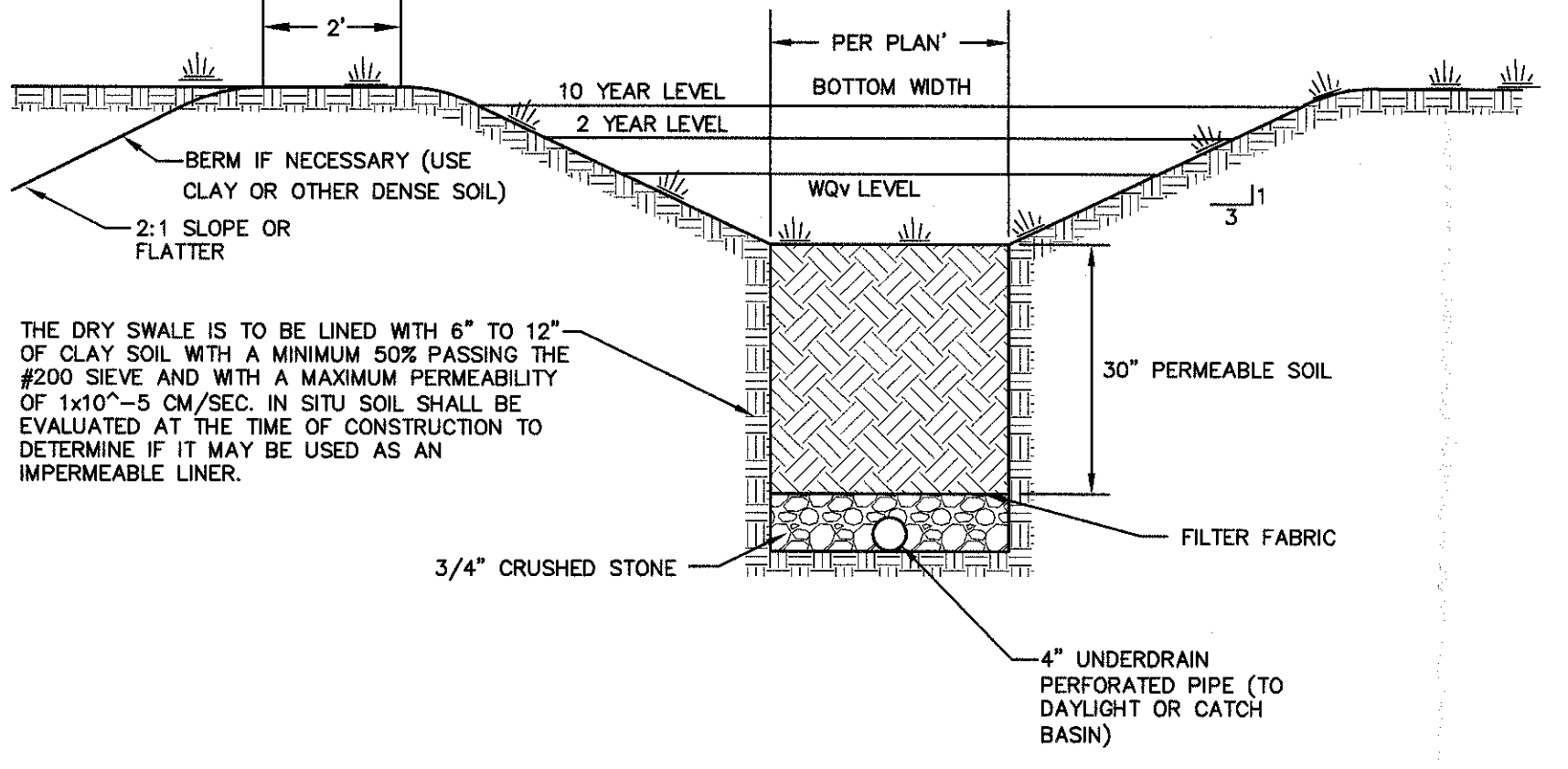


RIP-RAP SWALE DETAIL
NOT TO SCALE



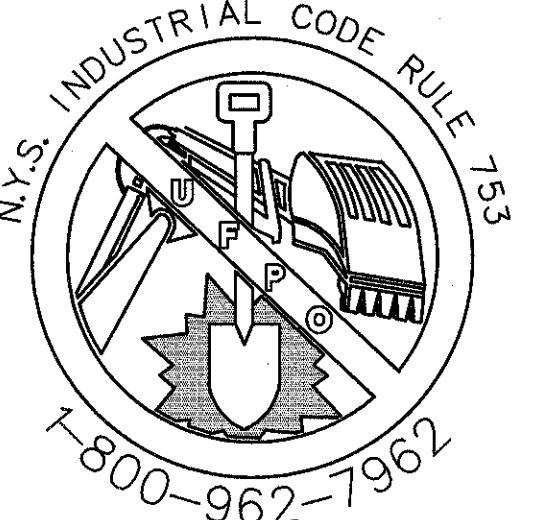
- NOTES:**
1. SCARIFY SOIL TO DEPTH OF 4" TO 6" IF COMPACTED.
 2. REMOVE LARGE STONES, STUMPS, ROOTS & DEBRIS.
 3. LIME AS REQUIRED TO ACHIEVE A pH OF 6.0.
 4. FERTILIZE AT 600#/ACRE OF 5-10-10 FERTILIZER, IF NEEDED.
 5. RAKE TOP 4" OF SOIL, SEED AND MULCH.

STORMWATER MANAGEMENT BASIN ACCESS DRIVE DETAIL
NOT TO SCALE

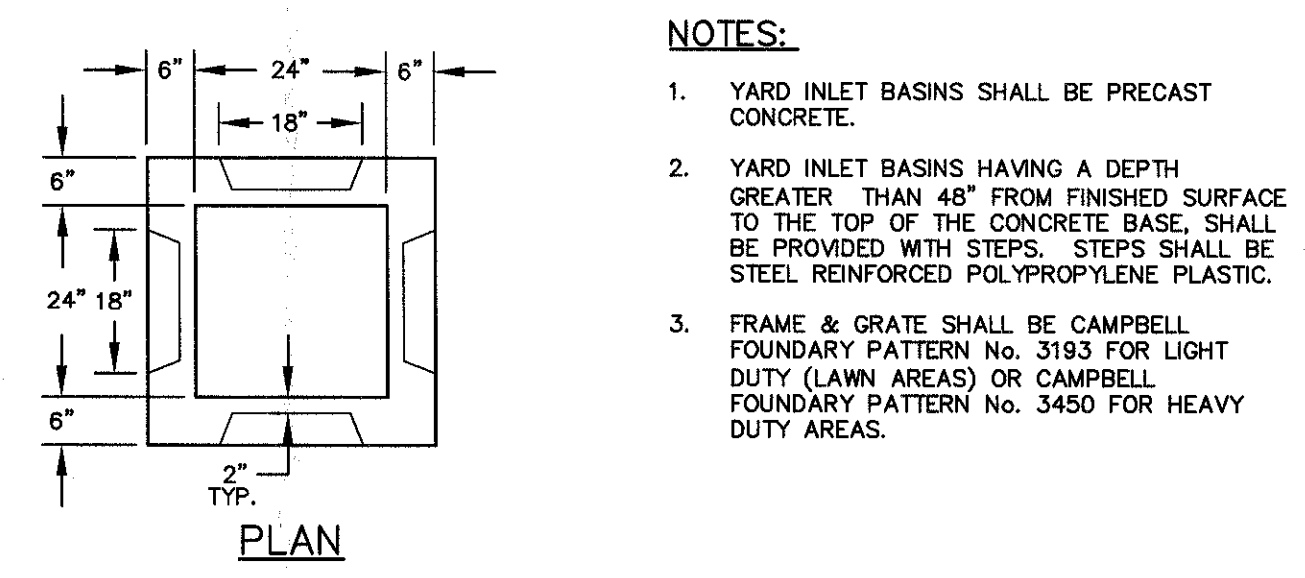


NOTE:
USE WHERE SLOPE IS 4% OR LESS.

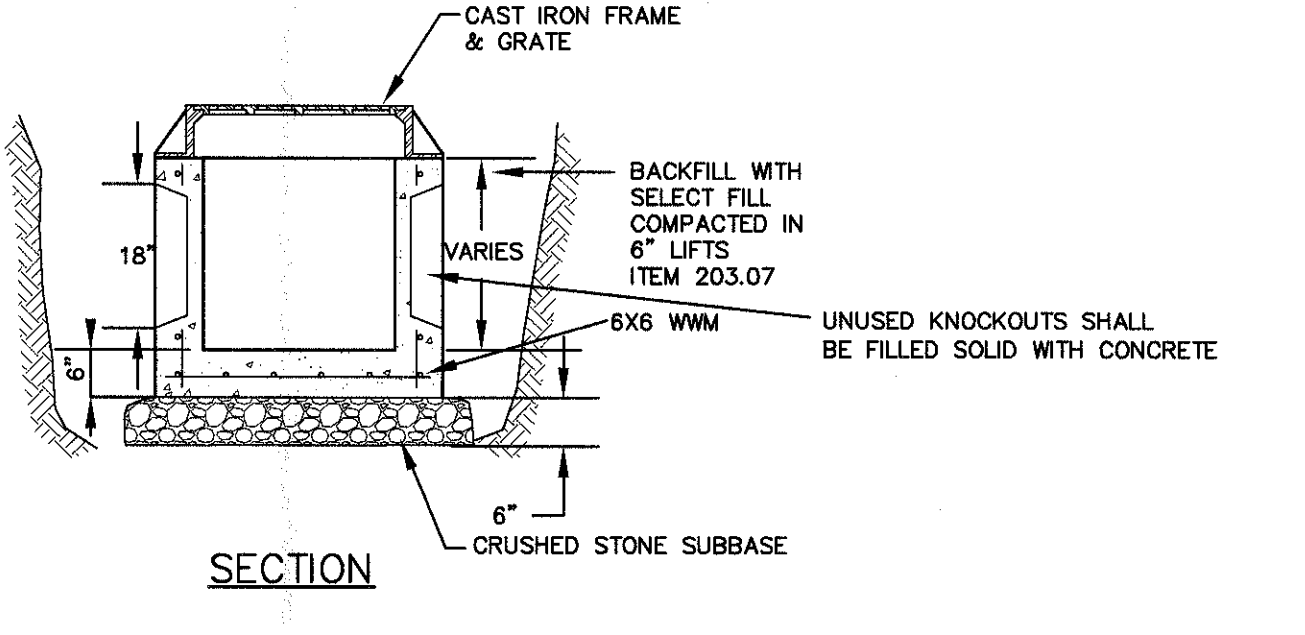
DRY SWALE DETAIL
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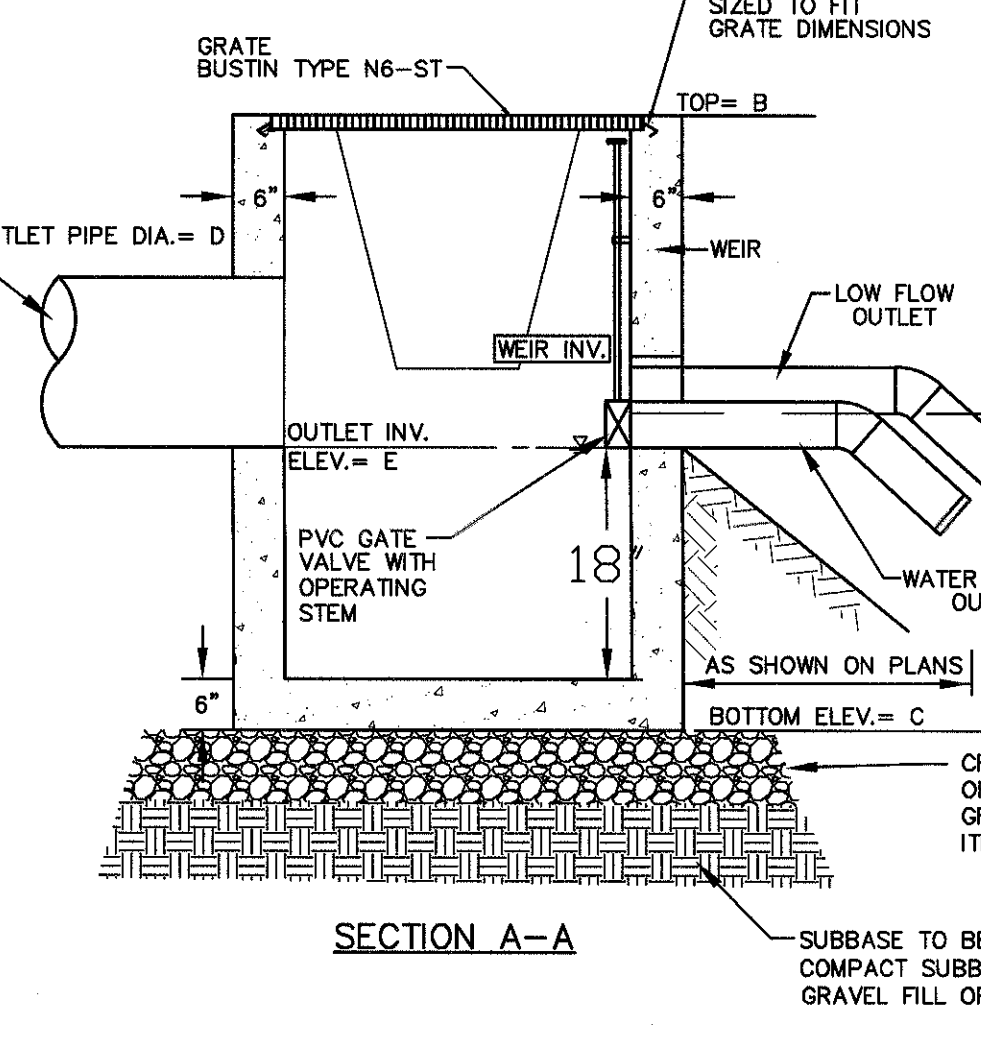
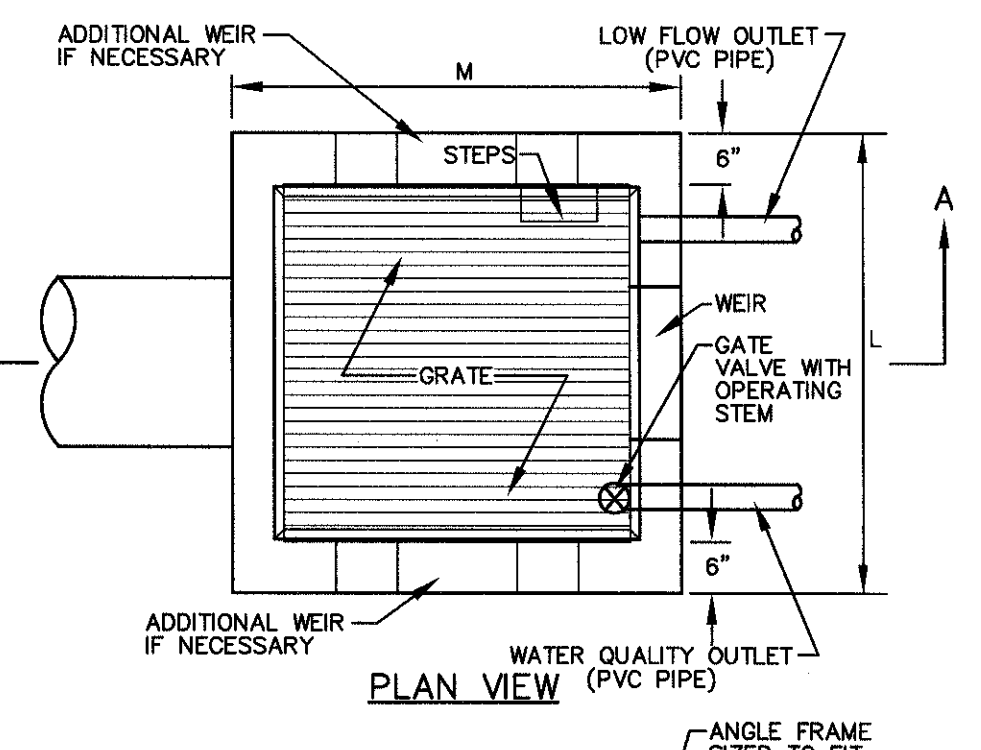
CALL BEFORE YOU DIG - DRILL OR BLAST
NO LESS THAN TWO WORKING DAYS NOTICE
IT'S THE LAW!



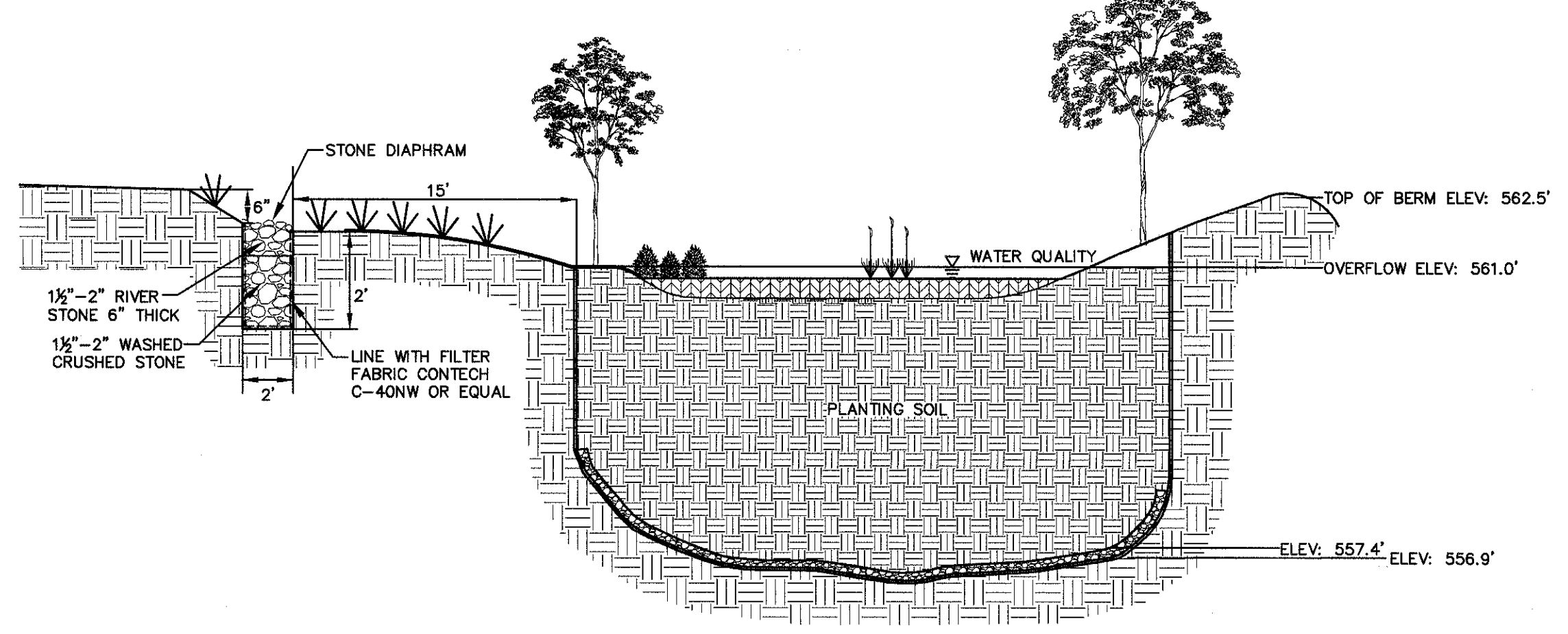
- NOTES:**
1. YARD INLET BASINS SHALL BE PRECAST CONCRETE.
 2. YARD INLET BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE, SHALL BE PROVIDED WITH STEPS. STEPS SHALL BE STEEL REINFORCED POLYPROPYLENE PLASTIC.
 3. FRAME & GRATE SHALL BE CAMPBELL FOUNDARY PATTERN No. 3183 FOR LIGHT DUTY (LAWN AREAS) OR CAMPBELL FOUNDARY PATTERN No. 3450 FOR HEAVY DUTY AREAS.



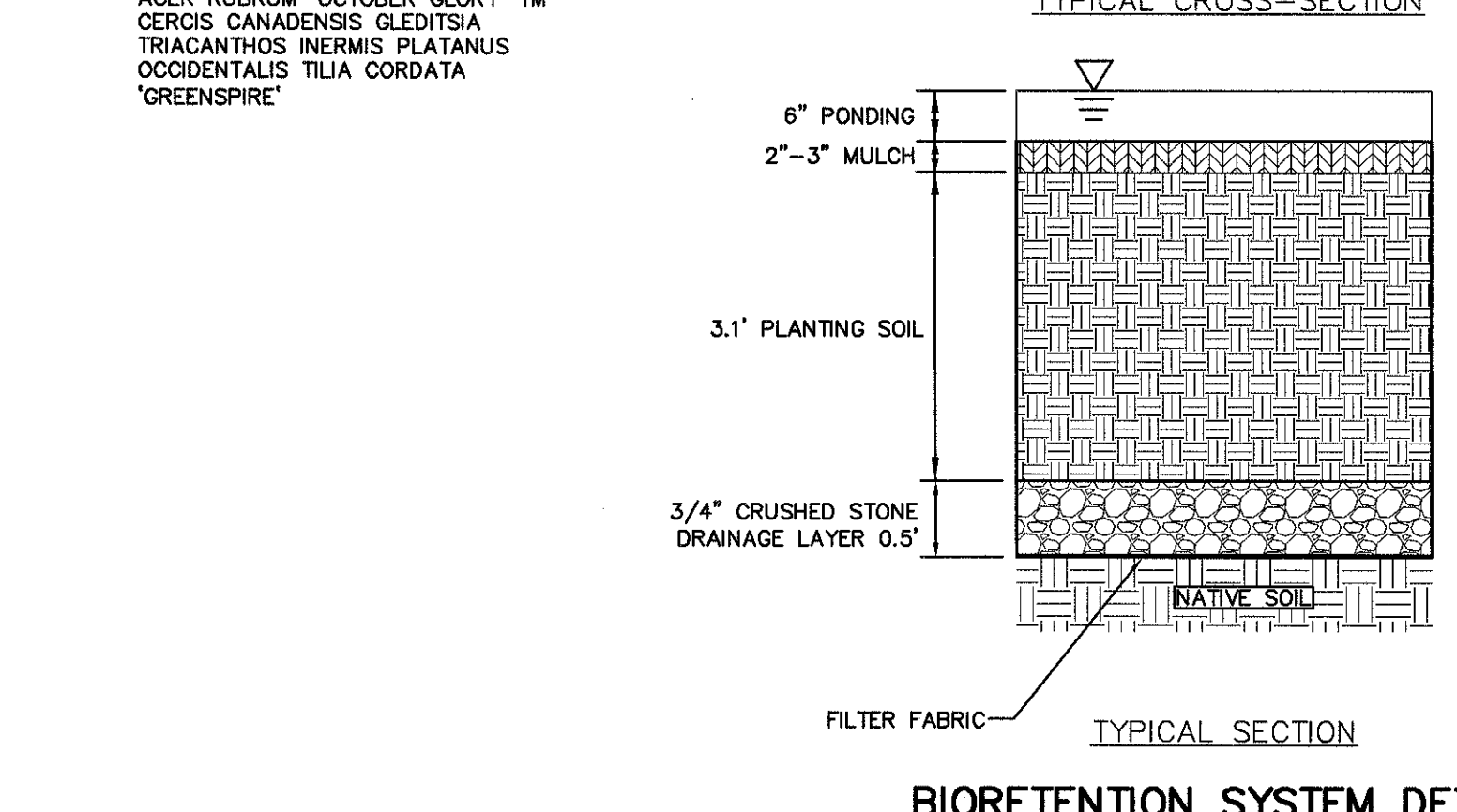
YARD INLET BASIN
NOT TO SCALE



STORMWATER MANAGEMENT BASIN OUTLET STRUCTURE
NOT TO SCALE



TYPICAL CROSS-SECTION



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

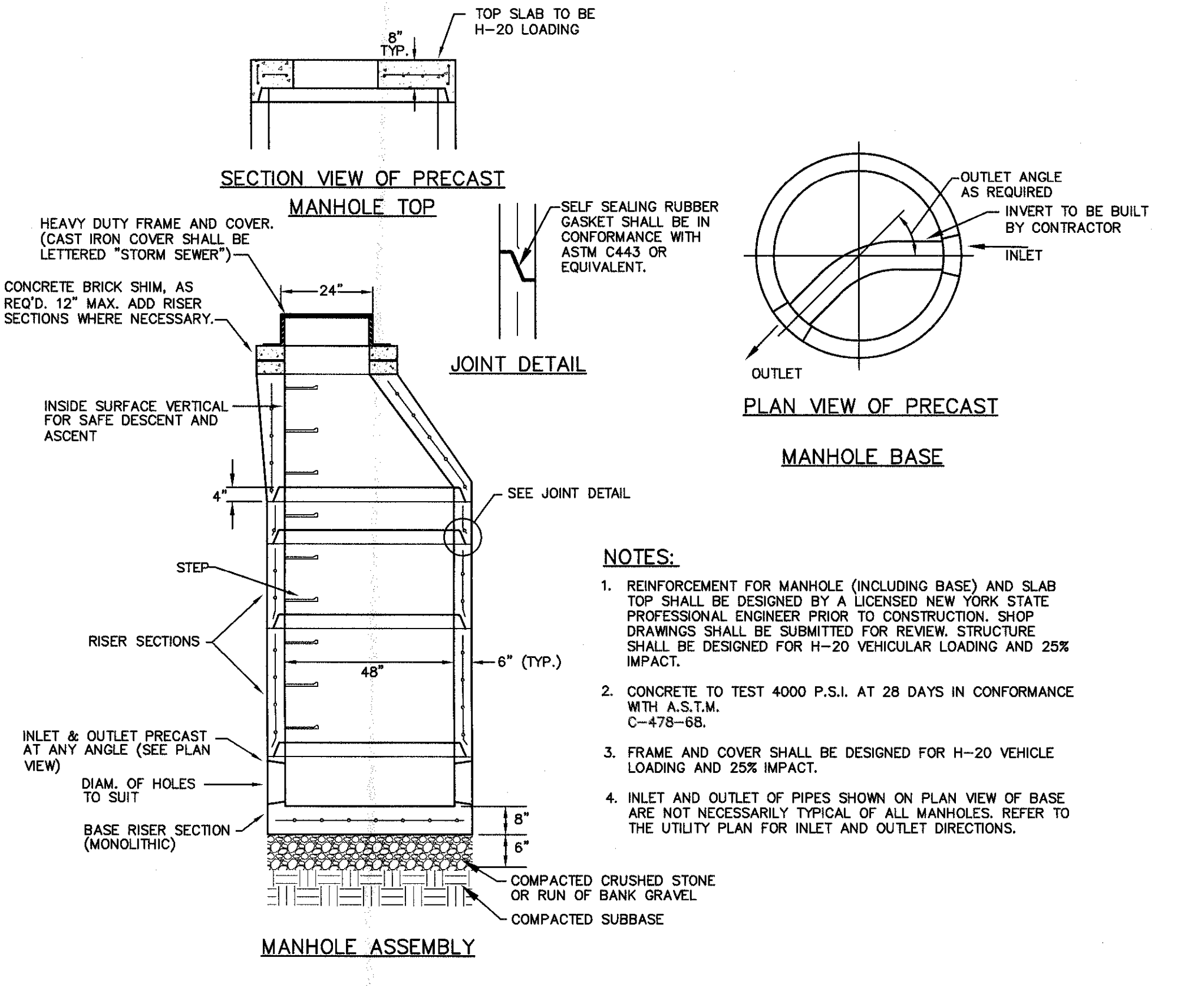
PLANTING SOIL SPECIFICATIONS

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 (K20)	85 LBS. PER ACRES, MINIMUM
SOLUBLE SALTS	≤500 PPM
CLAY	10 TO 25%
SILT	30 TO 55%
SAND	35 TO 60%

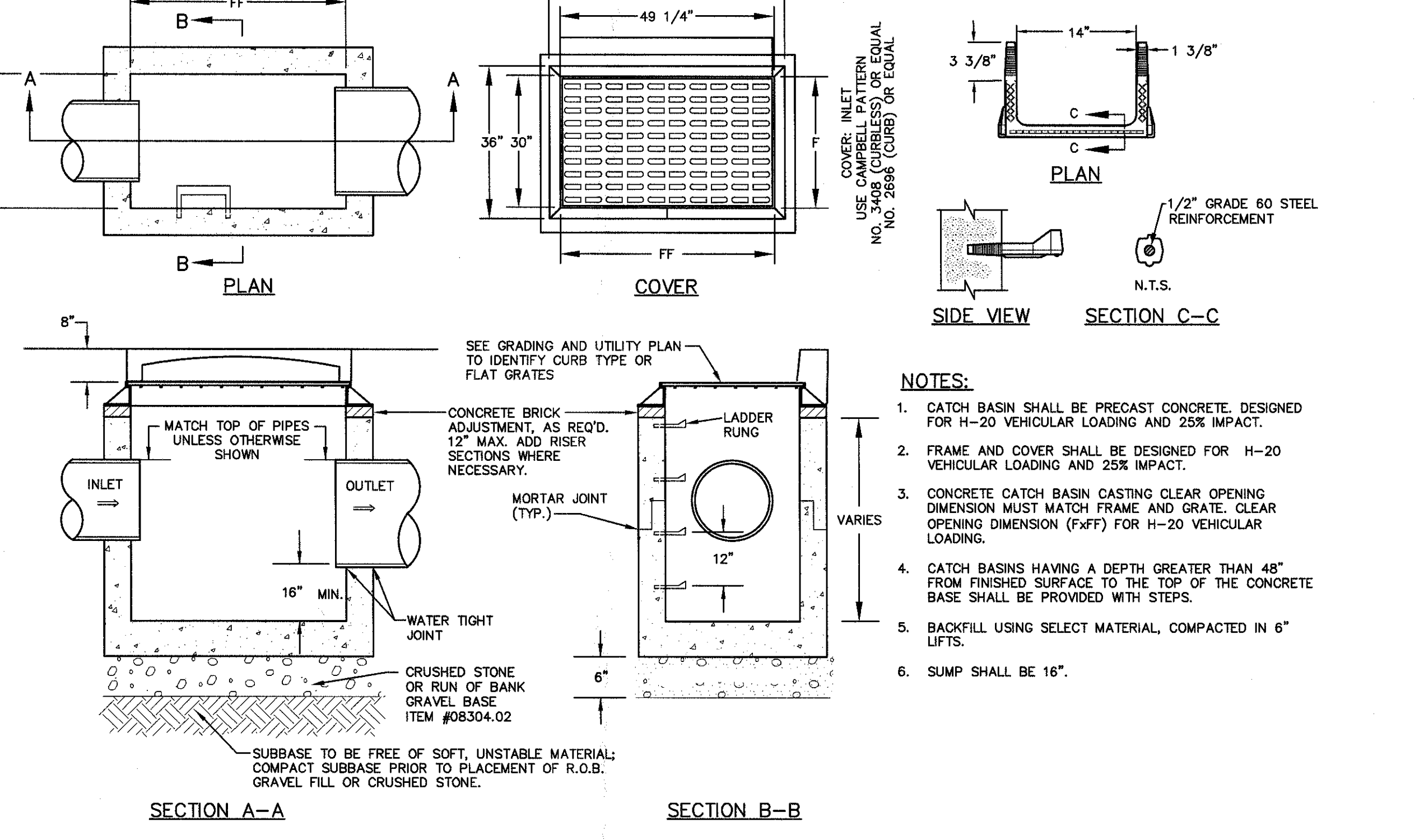
- SHRUBS (18 SHRUBS PLANTED 5' ± ON CENTER, 2'-3' HT.)**
ARROWWOOD
WINTER BERRY
RED OSIER DOGWOOD
- HERBACEOUS PLANTS (HP) (51 PLANTS PLANTED 2.5' ± ON CENTER, 1 QUART CONT.)**
OUTLEAF CONE FLOWER
WOOL GRASS
NEW ENGLAND ASTER
SPOTTED JOE PEE WEED
PICKEREL WEED
CARDINAL FLOWER
COMMON RUSH
- TREES (2 TREES PLANTED 10' ± ON CENTER, 1.5" CAL.)**
ACER RUBRUM 'OCTOBER GLORY'™
CERCIS CANADENSIS
GLEITSIA TRIACANTHOS INERMIS
PLATANUS OCCIDENTALIS
TILIA CORDATA 'GREENSPIRE'
8. ADJUST NUMBER OF PLANTS AND DIMENSIONS AS REQUIRED FOR VARYING IMPERVIOUS AREAS.

OUTLET STRUCTURE DIMENSIONS

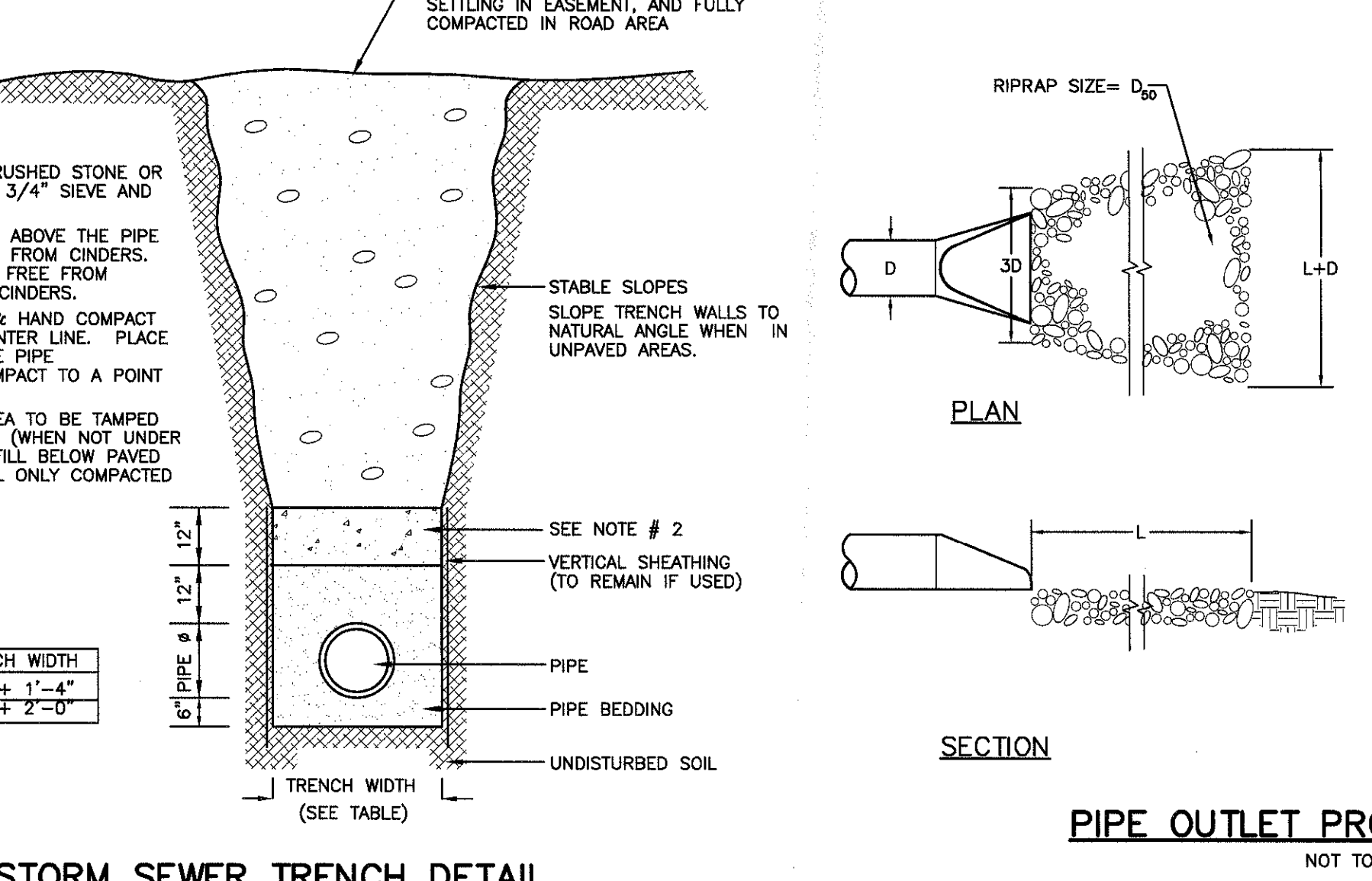
ITEM	VALUE
A. STRUCTURE HEIGHT (ITEM B - ITEM C)	5.0'
B. TOP GRATE ELEVATION	258.5
C. STRUCTURE BOTTOM ELEVATION	253.5
D. OUTLET PIPE DIAMETER (IN.)	24"
E. OUTLET PIPE INVERT ELEVATION	254.0
F. WEIR CREST WIDTH (FT.)	2.0'
G. WEIR TOP WIDTH (FT.)	2.8'
H. WEIR CREST INVERT ELEVATION	256.9'
I. NUMBER OF 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. LOW FLOW OUTLET DIAMETER (IN.)	18"
N. STRUCTURE LENGTH	5'
O. STRUCTURE WIDTH	5'
P. POND BOTTOM ELEVATION	254.0
Q. TOP OF BERM	260.0



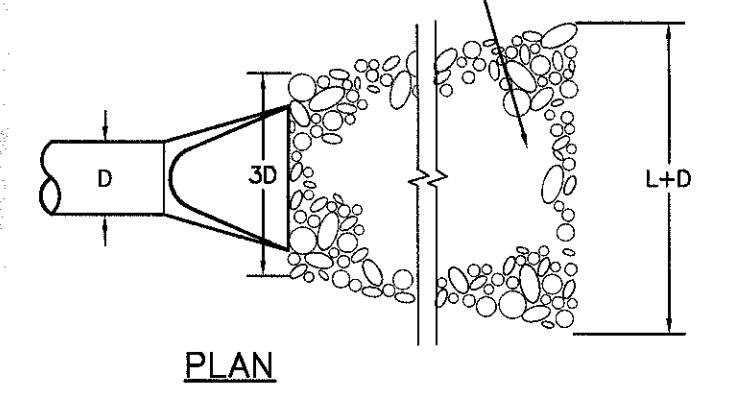
STORM SEWER MANHOLE
NOT TO SCALE



STANDARD CATCH BASIN DETAILS
NOT TO SCALE



STORM SEWER TRENCH DETAIL
NOT TO SCALE



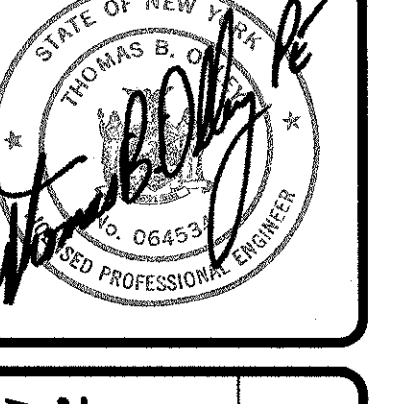
PIPE OUTLET PROTECTION DETAIL
NOT TO SCALE

OUTLET PROTECTION TABLE

D (IN)	D ₅₀ (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

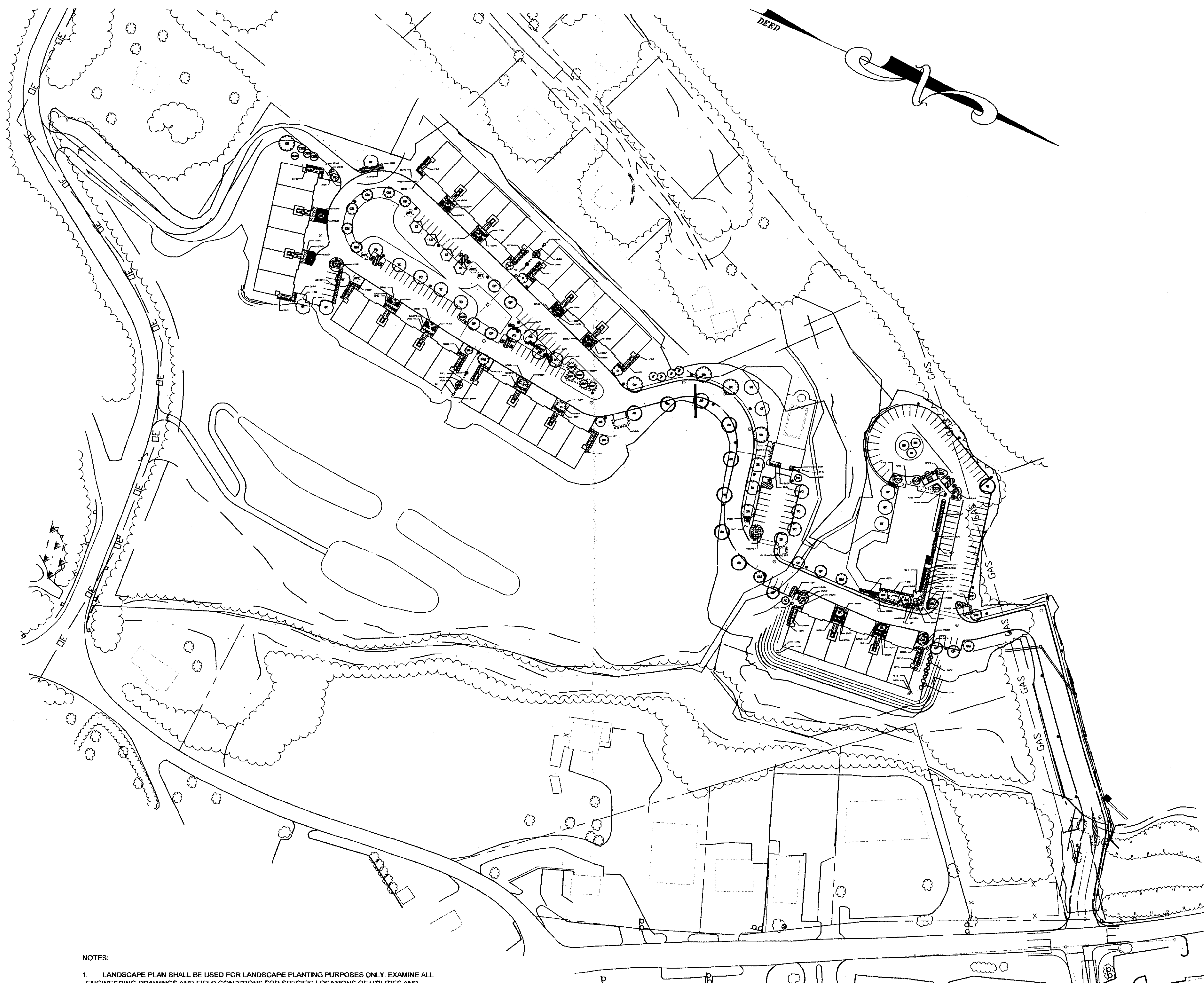
- NOTES:**
1. RIP RAP DEPTH SHALL BE 2 TIMES D₅₀
 2. RIP RAP ARRIVAL LENGTH AND WIDTH PER CHART UNLESS OTHERWISE SHOWN ON PLAN.

NO.	DATE	REVISION	DESCRIPTION
1	3/15/16	ENGINEERS COMMENTS	
2	5/20/17	ENGINEERS COMMENTS	



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STORM DRAINAGE DETAILS
GARDNER RIDGE ROUTE 92
TOWN OF NEWBURGH, ORANGE COUNTY, NY



NOTES:

- LANDSCAPE PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
- ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL SHALL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
- ALL EXISTING SOIL FROM PLANTING PITS SHALL BE REMOVED AND PITS SHALL BE BACKFILLED WITH A MIXTURE OF ONE PART PEAT-MOSS, ONE PART MANURE TO FOUR PARTS TOPSOIL. PLANTING PITS SHALL BE 2X DIAMETER OF ROOT BALL AND MINIMUM 6" DEEPER THAN THE DEPTH OF THE BALL.
- ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK.
- ALL PLANT BEDS SHALL CONTAIN 3" MINIMUM SHREDED HARDWOOD MULCH. PROPOSED TREES SHALL CONTAIN 3" MINIMUM MULCH WOOD MULCH.
- THE OWNER/LANDSCAPE ARCHITECT SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
- ALL AREAS OUTSIDE MULCH BEDS AND SAUCERS SHALL BE SEEDED UNLESS OTHERWISE NOTED.
- PLANTING SOIL MIXTURE:
4 PARTS TOPSOIL
1 PART HUMUS
1 PART DEHYDRATED COW MANURE
- LAWN AREAS PREPARATION PER 1000 SF:
90 LBS HAY MULCH
15 LBS 5-10-10 FERTILIZER, 50% SLOW RELEASE
70 LBS GRANULATED LIMESTONE
SEED MIXTURE: 6 LBS PER 1,000 S.F.
40% KENTUCKY BLUEGRASS
40% RED FESCUE
20% PERENNIAL RYEGRASS
- NECESSARY CARE SHALL BE TAKEN TO INSURE SURVIVAL AND APPEARANCE OF EXISTING TREES TO BE SAVED WITH BARRIERS TO RESTRICT CONSTRUCTION TRAFFIC AND PERSONNEL WITHIN THE CONSTRUCTION AREA. FORM A COMPLETE ENCLOSURE ALONG DRIP LINE OF TREE (8' FROM TRUNK MINIMUM). INST. UNDERGROUND UTILITY IS UNCOVERED, THE OWNER/GENERAL CONTRACTOR/UTILITY CO. SHALL BE NOTIFIED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES TO UTILITIES AND SUCH SHALL NOT RESULT IN ADDITIONAL EXPENSE TO THE OWNER. OBTAIN APPROVAL FROM UTILITIES TO PLANT IN EASEMENTS ANY DAMAGE TO UNREPORTED LINES SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. PROTECTION AND MAINTENANCE OF EXISTING TREES SHALL ALSO BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- IF EXISTING SOIL IS DETERMINED TO BE UNSUITABLE THE GENERAL CONTRACTOR SHALL REMOVE THE SOIL IN DESIGNATED TREE AND SHRUB PLANTING AREAS TO MINIMUM DEPTH OF 12" AND REPLACE WITH A NATURAL, FERTILE AND FRABLE SOIL. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 6" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5. THE TOPSOIL SHALL NOT BE FROZEN OR MUDDY WHEN PLACED.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LOCAL COOPERATIVE EXTENSION WITH A COPY OF THE SOILS REPORT OR FERTILIZATION RECOMMENDATIONS. FERTILIZER SHALL BE APPLIED TO ALL BED AREAS AS RECOMMENDED. APPLY THE FERTILIZER UNIFORMLY TO THE SURFACE OF BED AND WORK INTO UPPER 2" OF SOIL. FERTILIZE TREES AT A RATE OF TWO TO THREE POUNDS OF 10-20-10 FERTILIZER PER ONE (1) INCH CALIPER OR 2.5 LB. PER CUBIC FOOT OF TOPSOIL BACKFILL MIXTURE. APPLY 2 TO 3 OZ OF FERTILIZER PER FOOT OF SHRUB HEIGHT IN ALL PLANTING BEDS. APPLY 1 LB. PER SQUARE FOOT FOR EACH OF AMMONIUM SULFATE AND SUPERPHOSPHATE FOR ALL EVERGREEN PLANTING BEDS. APPLY A SECOND APPLICATION OF FERTILIZER TO ALL BEDS AT THE END OF THE NINETY DAY MAINTENANCE PERIOD.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
AR	9	Red Maple / <i>Acer rubrum</i>	B 4 B	2-1/2" - 3" cal	
GM	14	October Glory Maple / <i>Acer rubrum</i> 'October Glory'	2-1/2" - 3" cal		
AS	4	Sugar Maple / <i>Acer saccharum</i>	12 - 15' HT	2-1/2" - 3" cal	
AC	1	Canadian Serviceberry / <i>Amelanchier canadensis</i>	B 4 B	2-1/2" CAL	
BN	6	River Birch / <i>Betula nigra</i>	B 4 B	2" CAL	8' HT
WFT	5	White Fringetree / <i>Chorizanthe virginica</i>	2"-2 1/2" CAL		
K	3	Kousa Dogwood / <i>Cornus kousa</i>	2" CAL		
G	6	Princeton Sentry Ginkgo / <i>Ginkgo biloba</i> 'Princeton Sentry'	10 - 12' HT		
GT	9	Sunburst Honey Locust / <i>Gleditsia inaequalis</i> 'Sunburst'	2-1/2" - 3" cal		
JB	2	Blue Point Juniper / <i>Juniperus chinensis</i> 'Blue Point'	5 - 6' HT		
LS	4	Sweet Gum / <i>Liquidambar styraciflua</i>	B 4 B	2 1/2" CAL	
CCA	6	Centurion Crab Apple / <i>Malus x 'Centurion'</i> TM	2"-2 1/2" CAL		
PA	4	Norway Spruce / <i>Picea abies</i>	B 4 B		10' HT
SGP	5	Serbian Spruce / <i>Picea omorika</i>	B 4 B		9-10' HT
CBS	3	Blue Spruce / <i>Picea pungens</i> 'Colorado spruce'	6-7' HT		
FR	6	Canada Red Chokeberry / <i>Prunus virginiana</i> Canada Red	B 4 B	2" CAL	
GP	9	Pin Oak / <i>Quercus palustris</i>	2-1/2" - 3" cal		
GR	5	Red Oak / <i>Quercus rubra</i>	2-1/2" - 3" cal		
SR	5	Japanese Tree Lilac / <i>Syringa reticulata</i>	2"-2 1/2" CAL		
TC	6	Greenspire Litchleaf Linden / <i>Tilia cordata</i> 'Greenspire'	2-1/2" - 3" cal		
ZS	6	Sawtooth Zelkova / <i>Zelkova serrata</i> 'Green Vase'	2-1/2" - 3" cal		

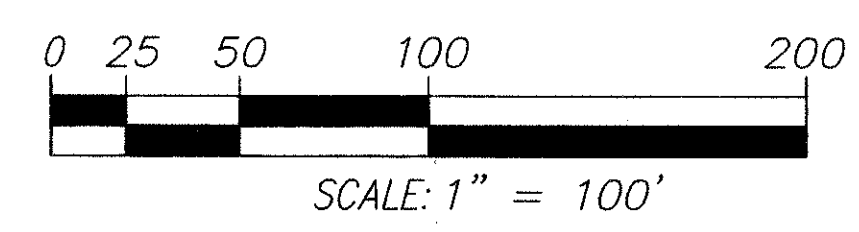
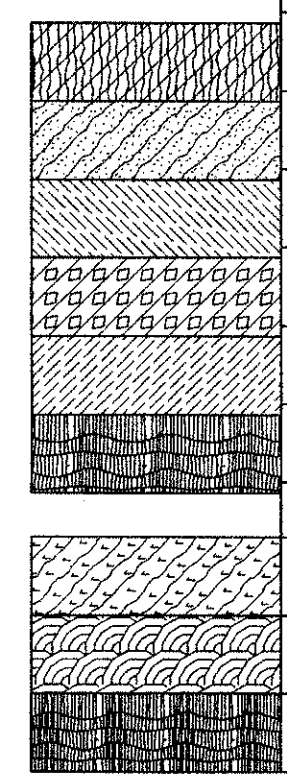
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
AK	6	Kurume Azalea / <i>Azalea Kurume Hybrid</i> 'Coral Bells'	24" HT 3 GAL
WM	78	Winter Gem Dogwood / <i>Bovus microphylla japonica</i> 'Winter Gem'	5 gal
CP	31	Golden Mopve Sawara False Cypress / <i>Chamaecyparis pisifera</i> 'Golden Mopve'	24" HT 3 GAL
CV	1	Hony Hato Dogwood / <i>Cornus alba</i> 'Baskalo' TM	18-24" HT
RTD	9	Red Twig Dogwood / <i>Cornus sericea</i>	3 gal
CS	12	Arctic Fire Dogwood / <i>Cornus stolonifera</i> 'Arctic Fire'	5 gal
CE	33	Trichloza Cokontaster / <i>Cokontaster</i> 'Jammer' 'Echloza'	5 gal
ENK	6	Red-Veined Dianthus / <i>Dianthus barbatus</i>	5 gal
ER	22	Marshallan Eucymia / <i>Eucymia kauchowensis</i> 'Marshallan'	30 - 36" S GAL
GP	10	Lynwood Gold Forsythia / <i>Forsythia x intermedia</i> 'Lynwood Gold'	75 - 10" HT
FG	5	Dwarf Fothergilla / <i>Fothergilla gardenii</i>	3 gal
HV	3	Common Witch Hazel / <i>Hamamelis virginiana</i>	3 gal
HM	6	All Summer Beauty Bugle Hydrangea / <i>Hydrangea macrophylla</i> 'All Summer Beauty'	5 gal
HQ	10	Oakleaf Hydrangea / <i>Hydrangea acerifolia</i>	30 - 36" S GAL
IC2	6	Dwarf Japanese Holly / <i>Ilex crenata</i> 'Compacta'	3 gal
IG2	6	Compact Inkberry / <i>Ilex glabra</i> 'Compacta'	3 gal
IV	3	Winterberry / <i>Ilex verticillata</i>	5 - 6" HT
IX3	10	Blue Princess Holly / <i>Ilex x neriifolia</i> 'Blue Princess' TM	36-42" H B&B
IX	2	Blue Prince Holly / <i>Ilex x neriifolia</i> 'Blue Prince' TM	36-42" HT
IV6	4	Henry's Garnet Sweetgum / <i>Rosa virginica</i> 'Henry's Garnet'	3 gal
JM	14	Mini Mop Juniper / <i>Juniperus chinensis</i> 'Mini Mop'	5 gal
ZS	39	Broadmoor Juniper / <i>Juniperus sibirica</i> 'Broadmoor'	3 gal
KL	6	Mountain Laurel / <i>Kalmia latifolia</i>	5 gal
KJP	21	Double Rowers Japanese Kerria / <i>Kerria japonica</i> Plentifula	3 gal
MC	14	Compact Oregon Grape / <i>Mahonia aquifolium</i> 'Compacta'	3 gal
MO	7	Mock Orange / <i>Philadelphus x virginica</i>	3-4" HT
PO	25	Center Glow Hibiscus / <i>Physocarpus opulifolius</i> 'Center Glow'	30 - 36" S GAL
N2	9	Rhododendron / <i>Rhododendron x Nova Zembla</i>	5 gal
RX3	25	Rose RED 4 PIN / <i>Rosa x 'Double Knockout'</i>	3 gal
SXG	6	Goldflame Spirea / <i>Spiraea x bumalda</i> 'Goldflame'	5 gal
SW2	10	Sterea / <i>Spiraea x bumalda</i> 'Maey Carpet'	3 gal
DYR	35	Little Kim Loc / <i>Syringa x 'Little Kim'</i>	24-30" HT
TR2	10	Dense Yew / <i>Taxus x media</i> 'Densiformis'	5 gal
TR	11	Helix Yew / <i>Taxus x media</i> 'Helix'	30 - 36" S GAL
TT	76	Taxton Yew / <i>Taxus x media</i> 'Taxton'	5 gal
VC	3	Korean Spice Viburnum / <i>Viburnum carlesii</i>	36-42" H B&B
VR	6	Leatherleaf Viburnum / <i>Viburnum rhytidophyllum</i> 'Alabany'	5 gal

ANNUALS PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	CONT
ICP	26	Purple Coreflower / <i>Echinacea purpurea</i>	5 gal
CB-S	31	Coral Bells / <i>Heuchera sanguinea</i>	4" gal
COR2	10	Coral Bells / <i>Heuchera sanguinea</i> 'Palace Purple'	4" gal
SAV	94	May Night Sage / <i>Salvia nemorosa</i> 'May Night'	1 gal
SED	37	Autumn Joy Sedum / <i>Sedum x 'Autumn Joy'</i>	1 gal

GRASSES	QTY	COMMON NAME / BOTANICAL NAME	CONT
DFG	54	Dwarf Fountain Grass / <i>Panicum virgatum</i> 'Rampart'	1 gal
LEG	17	Little Bunny Fountain Grass / <i>Pennisetum alopecuroides</i> 'Little Bunny'	1 gal
SS	7	Little Bluestem Grass / <i>Schizachyrium scoparium</i>	1 gal

SHRUB AREAS	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING
2B	JCS Sargent Juniper / <i>Juniperus chinensis</i> sargentii	2 gal		36" o.c.
6D	EW - Blue Flag Juniper / <i>Juniperus horizontalis</i> 'Wilcox'	2 gal		30" o.c.
114	DFJ - Dwarf Prostrate Juniper / <i>Juniperus procumbens</i>	2 gal		36" o.c.
26	FGS - Gold Star Potentilla / <i>Potentilla fruticosa</i> 'Gold Star'	1 gal		40" o.c.
26	RCSB Rose / <i>Rosa x 'Flower Carpet Pink'</i>	2 gal		36" o.c.
12	RKR - Red Carpet Rose / <i>Rosa x 'Flower Carpet RED'</i>	2 gal		42" o.c.

GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING
10	LA - Munsieal English Lavender / <i>Lavandula angustifolia</i> 'Munsieal'	1 gal		24" o.c.
35	LSF - Creeping Lily Tuft / <i>Lilopsis spicata</i>	4" gal		24" o.c.
53	WL - Catmint / <i>Teucrium racemosum</i> 'Walker's Low'	1 gal		24" o.c.

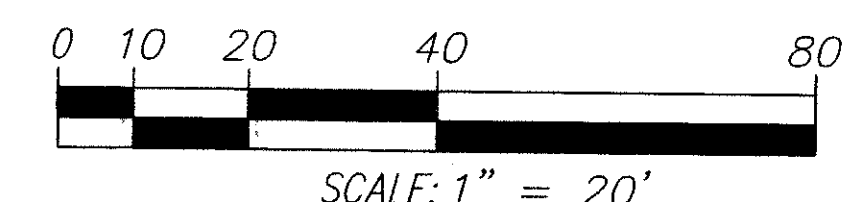
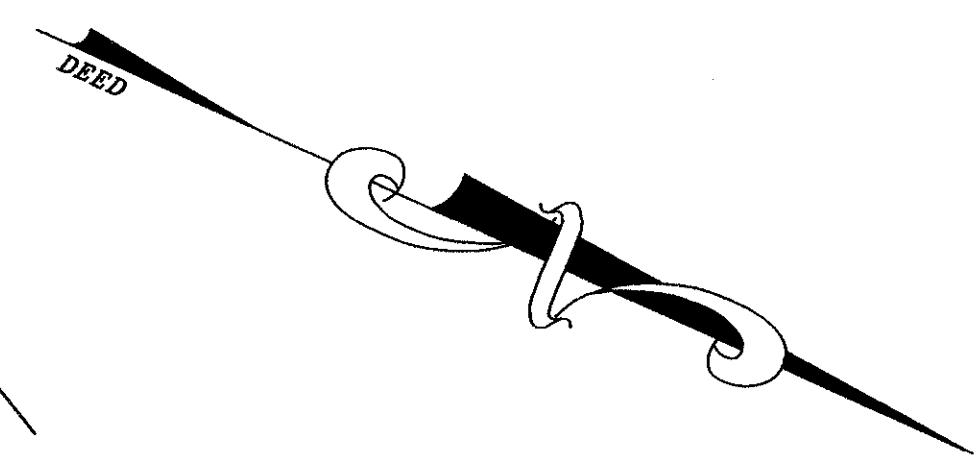
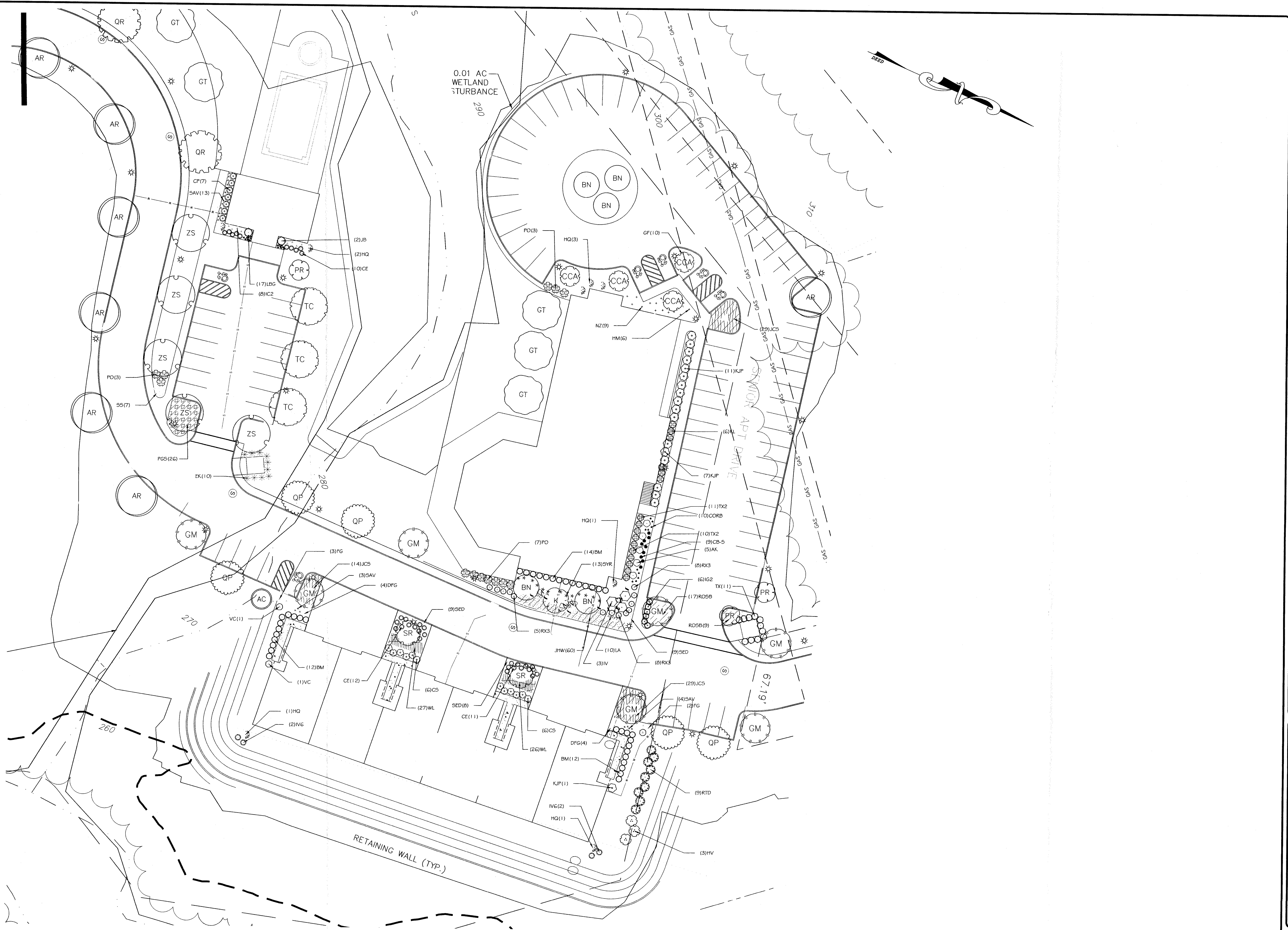


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 (845) 551-1223

PRELIMINARY OVERALL
 LANDSCAPE PLAN
 GARDNER RIDGE
 ROUTE 32
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.
 LA-1

DATE: 6/15/2016
 FILE NO.



RETAINING WALL (TYP.)

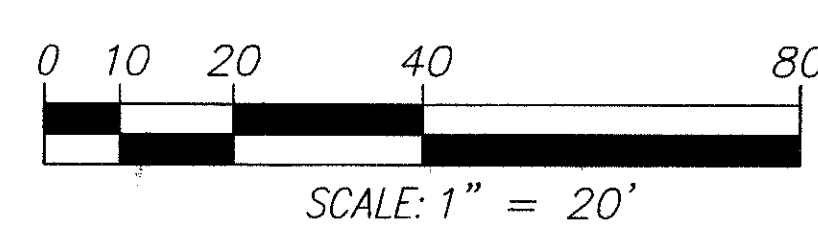
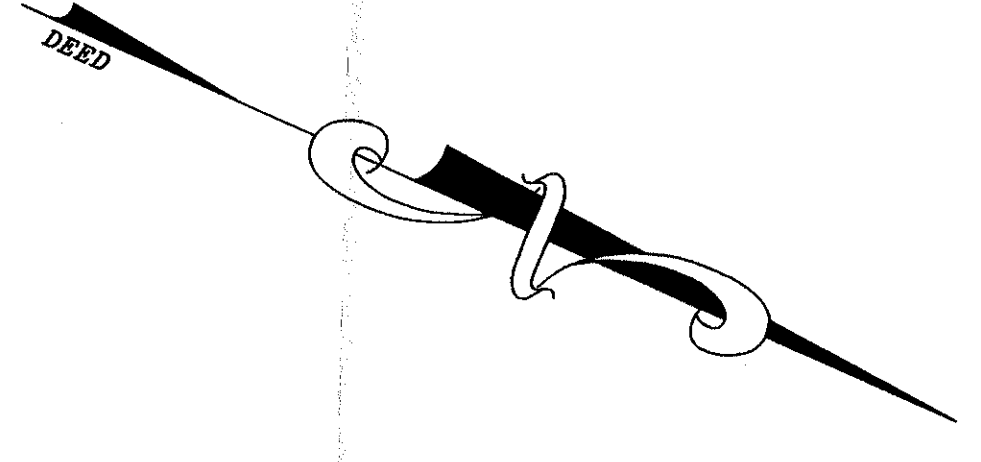
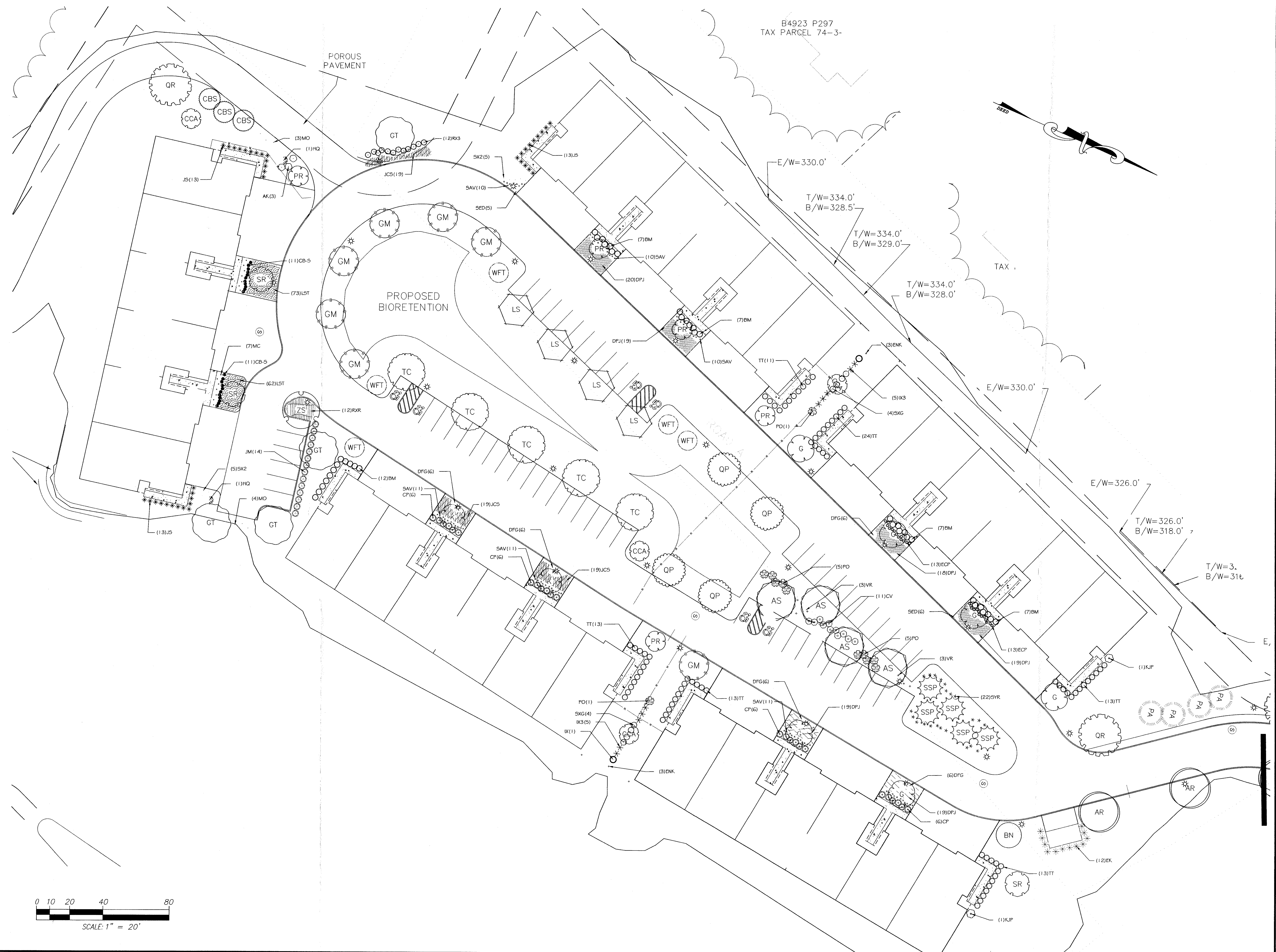
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PRELIMINARY LANDSCAPE PLAN
GARDNER RIDGE
ROUTE 32
TOWN OF NEWBURGH, ORANGE COUNTY, NY

REV.	DATE	REV. PLANS AND LOCATION DESCRIPTION	BY	DATE

SHEET NO. LA-1
DATE: 6/15/2016
FILE NO.

B4923 P297
TAX PARCEL 74-3-



REV.	DATE	DESCRIPTION

REV. DATE DESCRIPTION

RONALD E. HAELEN, RLA
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MIDDLETOWN, NY 10940
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PRELIMINARY LANDSCAPE PLAN
GARDNER RIDGE
ROUTE 32
TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.
LA-3
DATE: 6/15/2016
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