



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

PROJECT NAME: GAS LAND PETROLEUM
PROJECT NO.: 21-23
PROJECT LOCATION: 42 SOUTH PLANK ROAD
SECTION 71, BLOCK 2, LOT 11
REVIEW DATE: 15 JULY 2022
MEETING DATE: 21 JULY 2022
PROJECT REPRESENTATIVE: CHAZEN COMPANIES/CHRISTOPHER LAPINE

1. The undersigned has witnessed numerous full size fuel delivery trucks at the site which currently access the site in areas where curbing is proposed. Ken Wersted's comments regarding truck's access to the site should be received.
2. The applicant's have proposed to provide a top coat asphalt for the entire property upon completion of construction.
3. In response to previous comments the applicants have field identified the existing lateral for the sewer connection.
4. The Planning Board should determine whether a Public Hearing will be held for the amended Site Plan.
5. This office submitted a copy of the plans on 23 February 2022 to the New York State Department of Transportation as a courtesy referral. No response from DOT has been received.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/kbw

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July 11, 2022

Mr. John P. Ewasutyn, Chairman
and Members of the Planning Board
Town of Newburgh
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

Via In-Person Delivery

Re: *Town of Newburgh Planning Board Project # PB 09-09*
Proposed Convenience Store with Fuel Pumps
Gas Land Petroleum, Inc.
42 South Plank Road (Tax Parcel Section 71Block 2Lot 11)
Town of Newburgh, Orange County, NY
Chazen Project #82018.00

Dear Chairman Ewasutyn:

The Applicant, Gas Land Petroleum, appeared before your Board at its meeting on February 17, 2022 at which time further discussion was delayed until satisfaction of the comments generated by MHE and Creighton Manning. The site plan drawings have been amended in response to comments received from the Town Consultants. Below is a point-by-point response to each of the comments received:

MHE Comments February 14, 2022:

1. The site was before the Zoning Board and received variances for front yard setback, setback to intersection, setback to canopy-5th Avenue, setback to canopy- NYS Route 52, setback to storage tanks, setback to parked car.

Response: Title Sheet notes all variances granted on December 23, 2021.

2. A Demolition Plan has been provided. Demolition Plans should contain notes requiring a Demolition Permit be issued by the Town of Newburgh Building Department prior to any demolition on the site
Response: A note has been added to Sheet C120 stating the same.

3. The project may be a Type II Action based on the size of the proposed convenience store being 2,300 square feet. NYSDOT should be included in the circulation as site fronts on NYS Route 52 at the intersection of 5th Avenue. Entrances to the state highway exist. NYSDOT should review these.

Response: Comment noted.

4. Ken Wersted's comments on the size of the truck utilized for the turning template should be received. The gasoline tanker delivery trucks will be the largest accessing the site. The template appears to use a small truck.

Response: Per the Board's request, a WB-50 fuel truck has been used on-site for truck maneuvering in lieu of the Applicant's custom truck.

5. The Planning Board may wish to discuss an overlay of all pavement on the site rather than the piece meal patch currently proposed on the plans.

Response: Note 4 has been added to Sheet C130 indicating areas not receiving new asphalt sections shall receive a one-inch overlay within the property.

6. The applicants are requested to determine the inverts to the connection to the Town sewer. Currently a note on the plans deferred to the contactor. Manholes within 5th Avenue should be pulled to determine the invert elevation for the connection.

Response: The Applicant excavated the existing on-site 4-inch sanitary line at the property line and determined the invert to be 268.34. The upstream design was modified to accommodate the existing invert.

7. Size of the existing curb stop should be determined. Water Department records should be evaluated to determine size of the lateral. Newburgh water and sewer notes should be added to the plans. (Copy attached)

Response: The size of the existing copper service line is 1.25 inches. The attached notes were added to the plan.

8. The applicants have proposed pedestrian scale lighting on the site in compliance with the design guidelines.

Response: Comment noted.

9. *Sanitary manhole #1 identifies a west invert of 272.39. This pipe is not depicted on the plans. It appears a separate sanitary line may be proposed after the grease trap*

Response: The inverts of the sanitary manhole has been modified based upon the excavated existing pipe invert.

10. *Show location of existing curb stop for proposed water line.*

Response: Approximate location of the existing curb stop is shown on Sheet C160 per mark-out.

11. *General Utility Plan note #3 regarding sewer mains identifies "where possible 10' separation be provided". Ten foot separation is required and any conflict to the vertical separation will also require Health Department approval.*

Response: This is a standard note and there will be no conflicts with water and sanitary sewer as they are on opposite sides of the building.

12. County Planning referral is required as project is located along a state highway.

Response: Comment noted.

13. The Planning Board will need to determine if it wishes to hold a Site Plan Public Hearing for the project.

Response: Comment noted.

Creighton Manning February 11, 2022 Comments:

1. Will the fuel truck deliveries be able to pump from the driver's side of the truck?

Response: Yes.

2. Ensure landscaping along Fifth Avenue doesn't interfere with sight distance.

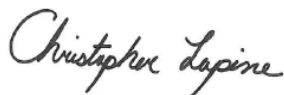
Response: Proposed landscaping along Fifth Avenue has been removed.

The following items are enclosed:

- 11 copies of site plan, last dated July 11, 2022.

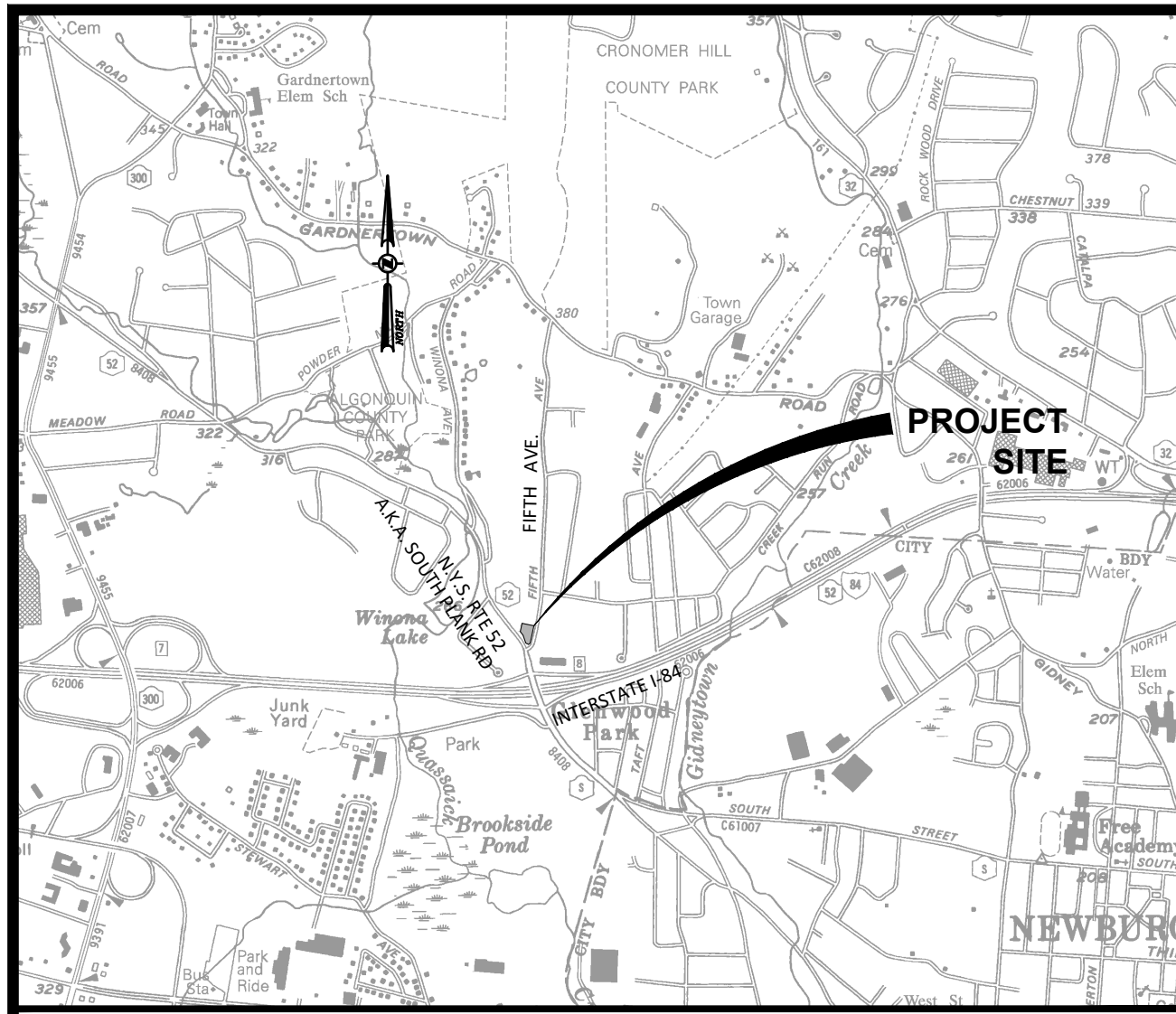
We look forward to discussing the project at the next Planning Board meeting. Please call me at 845-486-1478 or email me at clapine@LaBellaPC.com if you have any questions or need anything further. Thank you for your assistance.

Sincerely,



Christopher P. Lapine, P.E., LEED AP
LaBella Associates / Senior Civil Engineer
Regional Marketing Leader

cc: Patrick J. Hines, McGoey, Hauser and Edsall, via overnight delivery.
Kenneth W. Wersted, Creighton Manning, via email
Dominic Cordisco, Esq., via email



LOCATION MAP
SOURCE: USGS MAPPING
SCALE: 1"=200'

SITE PLAN

PREPARED FOR

GAS LAND PETROLEUM, INC.

FOR A

GAS STATION & CONVENIENCE STORE

LOCATED AT

42 S. PLANK ROAD (NYS ROUTE 52)

TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

ARPIL 26, 2021

LAST REVISED: JULY 11, 2022



VICINITY MAP
ORANGE COUNTY TAX MAP No. 334600-71
SCALE: 1"=200'

BULK & DIMENSIONAL REQUIREMENTS TABLE

ZONING DISTRICT "B" BUSINESS

	REQUIRED	EXISTING	PROPOSED
CONVENIENCE STORE WITH GASOLINE FILLING STATION			
MINIMUM LOT AREA (S.F.)	20,000 S.F. (0.459 ACRES)	23,123± S.F. (0.531 ACRES)	23,123± S.F. (0.531 ACRES)
MINIMUM LOT WIDTH (FT.)	100 FT.	130± FT.	130± FT.
MINIMUM LOT DEPTH (FT.)	125 FT.	221± FT.	221± FT.
FRONT YARD (MIN) - NYS ROUTE 52 (FT.)	50 FT. ⁶	37.1 FT. ³	41.3 FT. ⁴
FRONT YARD (MIN) - FIFTH AVENUE	40 FT.	29.6 FT. ³	41.5 FT.
REAR YARD (MIN) ⁵	30 FT. ⁵	55.3 FT.	31.5 FT.
SIDE YARD - 1 SIDE (MIN) ⁵	25 FT. ⁵	46.7 FT.	25.6 FT.
SETBACK TO INTERSECTION ¹	50 FT.	22± FT. ³	22± FT. ⁴
SETBACK TO CANOPY - FIFTH AVE (MIN)	40 FT.	27.8 FT. ³	27.8 FT. ⁴
SETBACK TO CANOPY - NYS ROUTE 52 (MIN)	40 FT.	7.0 FT. ³	7.0 FT. ⁴
SETBACK TO STORAGE TANKS	15 FT.	12 FT. ³	12 FT. ⁴
MAXIMUM LOT BUILDING COVERAGE	50% ²	6.9%	9.9%
MAXIMUM LOT SURFACE COVERAGE	80%	60.8%	67.3%
MAXIMUM HEIGHT (BLDG)	35 FT.	< 35 FT.	< 35 FT.

PARKING REQUIREMENTS

APPLICATION FOR CONVENIENCE STORE	CODE:	PER SECTION 185-13.C(1)(b): REQUIRED PARKING FOR A RETAIL STORE, SHOPPING CENTER, AND PERSONAL SERVICE STORE IS: 1 PER 150 SQUARE FEET OF GROSS LEASABLE FLOOR SPACE.
		2,300 S.F. X 1 SPACE PER 150 SQUARE FEET = 16 SPACES
TOTAL PARKING SPACES	16 SPACES REQUIRED	13 SPACES APPROX. (W/ 8 SPACES THE PUMPS)
ACCESSIBLE SPACE	1-25 PKG SPACES = 1 ACCESSIBLE SPACE REQUIRED	0 SPACES EXIST
OFF-STREET LOADING SPACE	< 25,000 S.F. = 1 SPACE REQUIRED	0 SPACES EXIST
PARKING IN REQUIRED YARDS	CODE: PER SECTION 185-13.B(2): NO PARKING IN REQUIRED FRONT OR SIDE YARD ADJACENT TO A RESIDENTIAL DISTRICT	
	NOT ALLOWED	PARKING SPACES IN BOTH FRONT & SIDE YARDS ³
MIN. REQUIRED SETBACK TO ⁷ PARKED CAR	10 FT.	7.0 FT. (AT PUMP) ³
LANDSCAPE BUFFER BETWEEN RESIDENTIAL & NON-RESIDENTIAL	15 FT., REAR YARD	55.3 FT. (REAR) 9.5 FT. (SIDE) ³

¹ TOWN CODE §185-13-B(4): NO ACCESS WITHIN 50 FT. OF ANY STREET INTERSECTION
² MAXIMUM LOT BUILDING COVERAGE IS 40% IF NO PUBLIC WATER OR SEWER AND 50% IF PUBLIC WATER AND SEWER.
³ PRE-EXISTING NONCONFORMING.
⁴ AREA VARIANCE REQUIRED; AND GRANTED BY THE TOWN OF NEWBURGH ZONING BOARD ON DECEMBER 23, 2021.
⁵ TOWN CODE §185-18(C)(5)(A) MINIMUM ADJACENT SIDE AND REAR YARD REQUIREMENTS FOR LOTS IN B DISTRICT ABUTTING RESIDENTIAL ZONES: IF TOTAL BUILDING FLOOR AREA IS LESS THAN 30,000 SF, THEN THE GREATER OF THE MINIMUM REQUIRED YARD SET FORTH IN THE B DISTRICT TABLE OF BULK AND USE REQUIREMENTS - SCHEDULE 7, OR 25 FEET. SCHEDULE 7 REGULATES A 30 FT REAR YARD, WHICH IS THE GREATER OF THE TWO. SCHEDULE 7 REGULATES A 15 FT SIDE YARD, WHICH IS LESS THAN 25 FT; THEREFORE, 25 FT IS REQUIRED.
⁶ TOWN CODE §185-18(C)(4)(b) FRONT YARDS ABUTTING ALL COUNTY AND STATE HIGHWAYS SHALL BE AT LEAST 60 FEET IN DEPTH, EXCEPT WHERE THE MAJORITY OF EXISTING BUILDINGS ON EITHER SIDE OF THE ROAD WITHIN 300 FEET FROM THE INTERSECTION OF THE NEAREST PROPERTY LINE AND STREET LINE ARE OF A LESSER AVERAGE DEPTH. IN SUCH CASE, THE FRONT YARD DEPTH SHALL BE 50 FEET OR THE AVERAGE OF ALL LOT DEPTHS WITHIN SAID 300 FEET, WHICHEVER IS GREATER.
⁷ TOWN CODE §185-21(C)(2) AND §185-21(B)(4) MINIMUM REQUIRED SETBACK TO PARKED CAR.

INDEX OF DRAWINGS

PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION
1	2	G001	07/11/22	TITLE SHEET
2	1	G002	02/03/22	NOTES AND LEGENDS
3	1	G003	07/11/22	NOTES AND LEGENDS
4	1	SV1	12/20/20	MAP OF SURVEY PREPARED FOR GAS LAND PETROLEUM, BY OTHERS
5	2	C120	07/11/22	DEMOLITION PLAN
6	3	C130	07/11/22	SITE PLAN
7	2	C131	07/11/22	VEHICLE MANEUVERING PLAN
8	2	C140	07/11/22	GRADING & EROSION AND SEDIMENT CONTROL PLAN
9	2	C160	07/11/22	UTILITY PLAN
10	3	C180	07/11/22	LANDSCAPE PLAN
11	1	C190	02/03/22	PHOTOMETRIC LIGHTING PLAN
12	2	C530	07/11/22	SITE DETAILS
13	1	C531	02/03/22	SITE DETAILS
14	1	C550	02/03/22	EROSION & SEDIMENT CONTROL DETAILS AND NOTES
15	2	C560	07/11/22	WATER AND SANITARY SEWER DETAILS
16	1	C580	02/03/22	LANDSCAPE DETAILS AND NOTES

CONVENIENCE STORE WITH GASOLINE FILLING STATION	REQUIRED	EXISTING	PROPOSED
MIN. REQUIRED SETBACK FOR UNDERGROUND GASOLINE TANKS	15 FT.	±15 FT.	±15 FT.
MIN. REQUIRED SETBACK TO PUMP ISLAND	15 FT.	16.9 FT.	16.9 FT.
MIN. REQUIRED SETBACK TO DRIVEWAY	10 FT.	0 FT. ³	0 FT. ³
MIN. REQUIRED SETBACK TO PARKED CAR	10 FT.	4.5 FT. ³	4.5 FT. ³
MIN. DISTANCE TO MOTOR VEHICLE SERVICE STATION	1000 FT.	>1000 FT.	> 1000 FT.

GENERAL NOTES:

- THIS SITE HAS BEEN REZONED TO ZONING DISTRICT "B", BUSINESS. APPROVED BY THE TOWN BOARD OF THE TOWN OF NEWBURGH ON OCTOBER 26, 2020. SEE LOCAL LAW # LL. NO. 3-2020.
- ALL VARIANCE REQUESTS HAVE BEEN GRANTED BY THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS ON DECEMBER 23, 2021. SEE BULK AND DIMENSIONAL REQUIREMENTS TABLE FOR LIST.

OWNER / APPLICANT:

GAS LAND PETROLEUM, INC.
3 OHIOVILLE ROAD
NEW PALTZ, NY 12561

SURVEYOR:

MICHAEL F. VETERE JR., PLS
943 ULSTER LANDING RD
SAUGERTIES, NY 12477
PHONE: 845-336-0043

SITE ADDRESS:

42 S. PLANK ROAD (NYS ROUTE 52)
NEWBURGH, NY

SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT:

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.
21 FOX STREET,
POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

TAX MAP INFORMATION:

MUNICIPALITY OF NEWBURGH
SECTION 71, BLOCK 2, LOT 11

SITE AREA:

TOTAL PROJECT ACREAGE : 0.531 ACRES

ZONING:

ZONING DISTRICT: B-BUSINESS
SEE GENERAL NOTE 1.

PB #09-09 TOWN OF NEWBURGH

ISSUED FOR PLANNING BOARD REVIEW

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CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.



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Transportation Planners & Engineers

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Nashville, Tennessee 37212
Phone: (615) 380-1359

Chattanooga Tennessee Office:
1426 Williams Street (Suite 12)
Chattanooga, Tennessee 37408
Phone: (423) 241-6575

rev.	date	description
2	07/11/22	REVISED PER TOWN PB COMMENTS, GENERAL REVISIONS
1	02/03/22	REVISED FOR PLANNING BOARD SUBMISSION

GAS LAND - 42 S. PLANK ROAD (NYS ROUTE 52)

TITLE SHEET

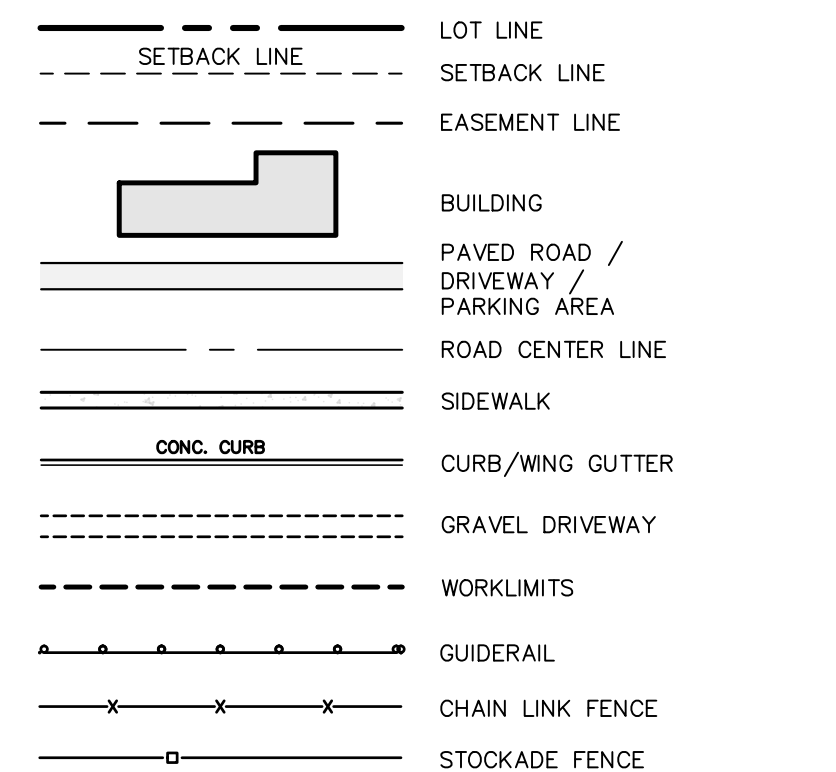
TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

designed SMD
checked CPL
date 04/26/21 AS SHOWN
project no. 82018.00
sheet no.

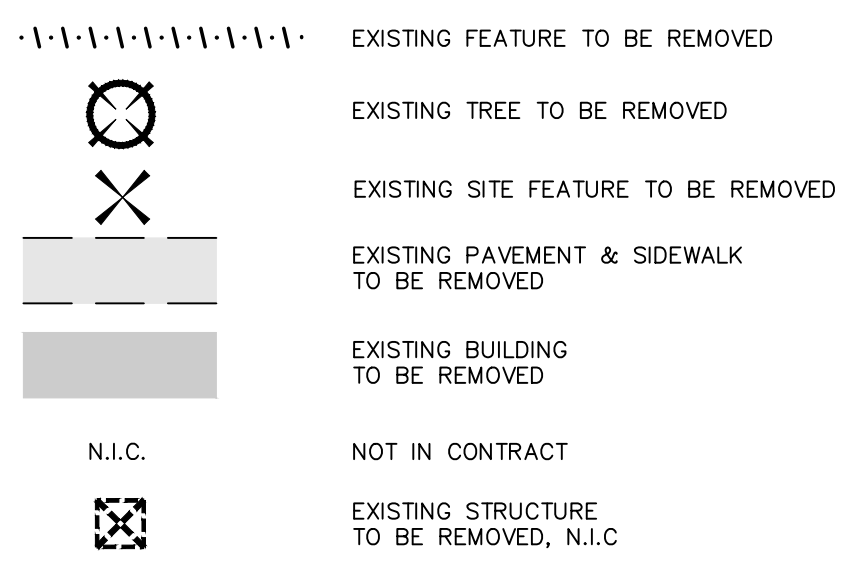
G001

LEGEND:

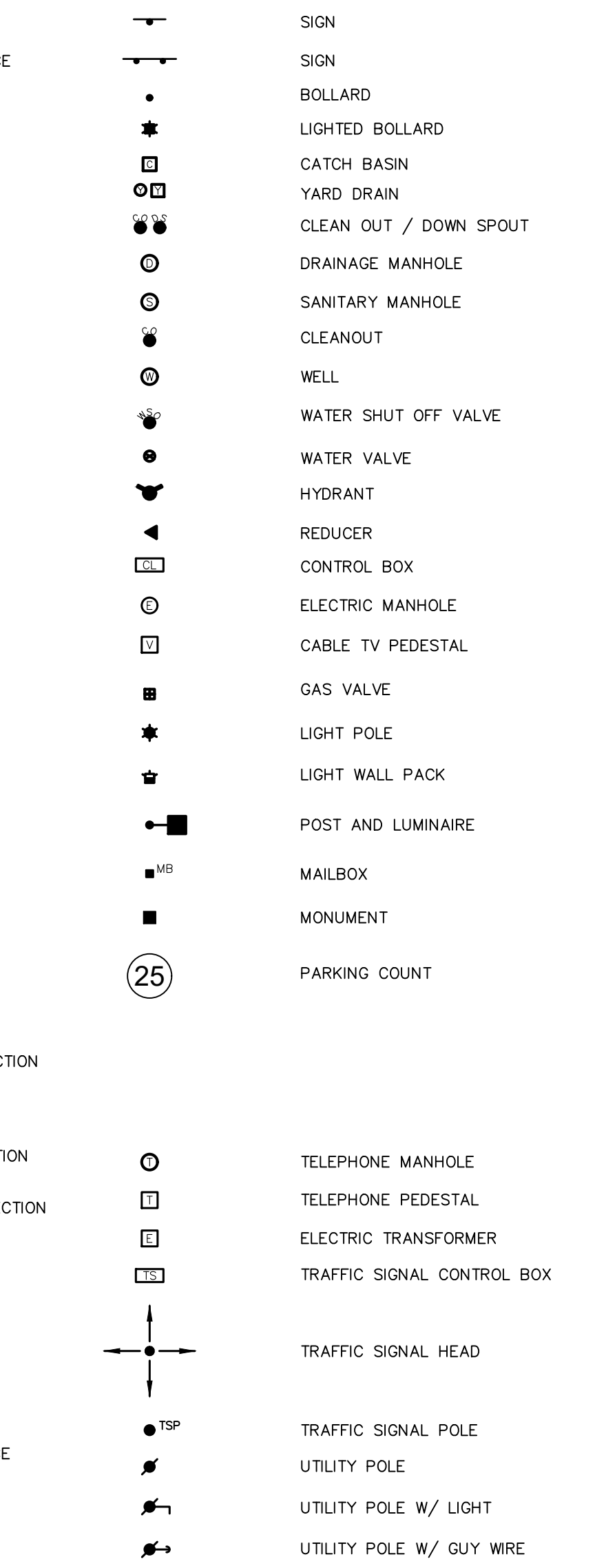
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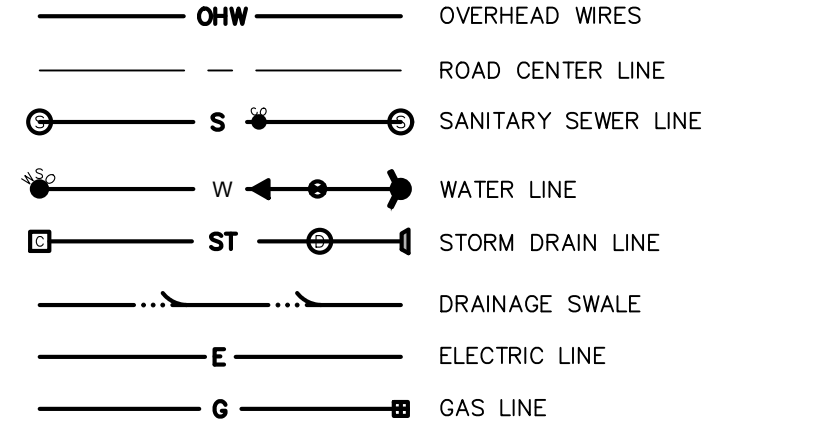
DEMO:



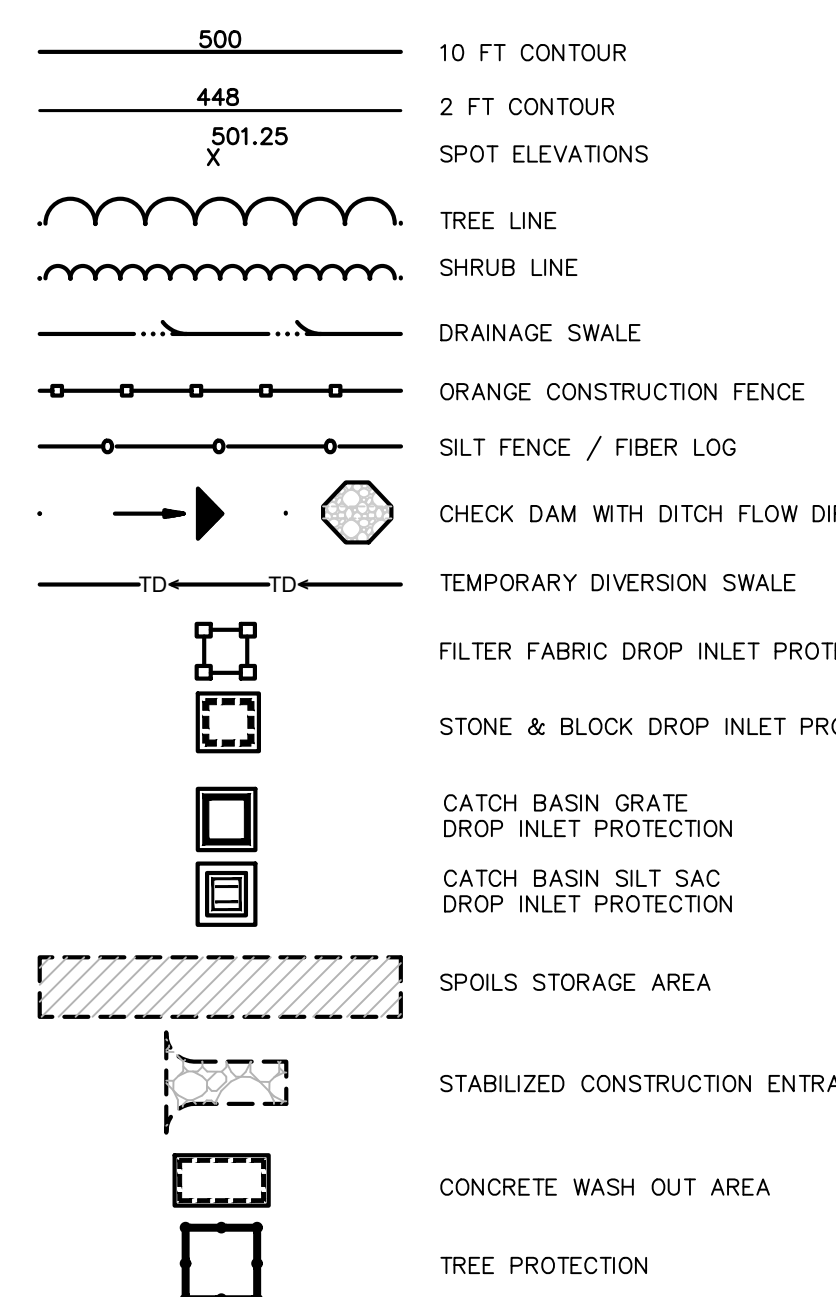
SYMBOLS:



UTILITIES:



GRADING & EROSION CONTROL:



DEMOLITION NOTES:

- 1. REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENTS CONTROL PLANS & NOTES PRIOR TO COMMENCEMENT OF WORK.
2. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
3. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
4. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
6. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
7. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
8. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
9. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
10. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
11. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSSES.
12. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS. COORDINATE W/ AUTHORITY HAVING JURISDICTION.
13. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
14. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
15. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
22. REMOVAL OF ALL ELECTRICAL SERVICE SHALL BE PERFORMED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE. COORDINATE WITH LOCAL UTILITY HAVING JURISDICTION.
23. DEMOLITION PERMIT SHALL BE ISSUED BY THE TOWN OF NEWBURGH BUILDING DEPARTMENT PRIOR TO ANY DEMOLITION ON THE SITE.

SITE PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

- 1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
4. ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW.
5. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
7. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
9. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
10. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.
11. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

LAYOUT NOTES:

- 1. BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

PAVING NOTES:

- 1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "LATEST EDITIONS". CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK.
5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "LATEST EDITION", SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 - TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

WATER SYSTEM NOTES:

- 1. CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSOHD AND THE TOWN OF NEWBURGH.
2. ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED GLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C153/A21.51 FOR DUCTILE IRON PIPE, LATEST REVISION. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
3. THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE 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.
4. ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53 FOR DUCTILE IRON COMPACT FITTINGS, LATEST REVISION.
5. 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).
6. TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO 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 INTO THE PIPE.
7. ALL HYDRANTS SHALL BE CLOW-EDDY F-2640 CONFORMING TO AWWA STANDARD C-502, LATEST REVISION. ALL HYDRANTS SHALL INCLUDE A 5 1/4 INCH MAIN VALVE OPENING, TWO 2 1/2 INCH DIAMETER NPT HOSE NOZZLES, ONE 4 INCH NPT STEAMER NOZZLE, A 6 INCH DIAMETER INLET CONNECTION AND A 1 1/2 INCH PENTAGON OPERATING NUT. ALL HYDRANTS SHALL OPEN LEFT (COUNTER-CLOCKWISE). HYDRANTS ON MAINS TO BE DEDICATED TO THE TOWN SHALL BE EQUIPMENT YELLOW. HYDRANTS LOCATED ON PRIVATE PROPERTY SHALL BE RED.
8. ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020N FOR 3/4 AND 1 INCH, MUELLER H-15000N OR B-25000N FOR 1 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1502-2N FOR 3/4 AND 1 INCH AND MUELLER B-25204N FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10314N FOR 3/4 AND 1 INCH AND MUELLER H-10310N FOR 1 1/2 AND 2 INCH SIZES.
9. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
10. THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
11. THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.

GRADING NOTES:

- 1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
2. IF ROCK IS ENCOUNTERED DURING CONSTRUCTION & REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. ALL BLASTING OPERATIONS WILL ADHERE TO NEW YORK STATE AND LOCAL AUTHORITY ORDINANCES GOVERNING THE USE OF EXPLOSIVES. THE STATE REGULATIONS ARE CONTAINED IN 12 NYCRR 39 AND INDUSTRIAL CODE RULE 753.
4. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
5. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
7. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.

UTILITY PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

- 1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
5. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
6. ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC UNLESS OTHERWISE SPECIFIED.
7. ALL WATER PIPE SHALL BE CL52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
9. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
10. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
12. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.

PB #09-09 TOWN OF NEWBURGH

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Capital District Office: 547 River Street, Troy, New York 12180. Phone: (518) 273-0655.
North Country Office: 20 Elm Street (Suite 110), Glens Falls, New York 12081. Phone: (518) 812-0513.
Nashville Tennessee Office: 2418 21st Ave S (Suite 103), Nashville, Tennessee 37212. Phone: (615) 380-1359.
Chattanooga Tennessee Office: 1426 Wilhoms Street (Suite 12), Chattanooga, Tennessee 37408. Phone: (423) 241-6575.

Table with 3 columns: rev., date, description. Row 1: 2, 07/11/22, REVISED PER TOWN COMMENTS. Row 2: 1, 02/03/22, THIS SHEET ADDED TO PLAN SET.

GAS LAND - 42 S. PLANK ROAD (NYS ROUTE 52)
NOTES & LEGENDS
TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

Table with 2 columns: designed SMD, checked CPL. Date: 04/26/21 AS SHOWN. Project no.: 82018.00. Sheet no.: G002.

**TOWN OF NEWBURGH - SEWER SEVICE
INSTALLATION STANDARDS AND PROCEDURES:**

CHAPTER 148 OF THE TOWN OF NEWBURGH MUNICIPAL CODE CONTAINS ALL THE REGULATIONS OF THE TOWN OF NEWBURGH REGARDING THE CONNECTION TO AND USE OF THE TOWN OF NEWBURGH SEWERS. PORTIONS OF THE TOWN OF NEWBURGH MUNICIPAL CODE, CHAPTER 148 ARE OUTLINED BELOW.

SECTION 148-23 (A): NO UNAUTHORIZED PERSON SHALL UNCOVER, MAKE ANY CONNECTION WITH OR OPENING INTO, USE, ALTER OR DISTURB ANY PUBLIC SEWER OR APPURTENANCE THEREOF WITHOUT OBTAINING A WRITTEN PERMIT FROM THE SEWER SUPERINTENDENT.

SECTION 148-26: A PERMIT APPLICATION SHALL BE SUBMITTED TO THE SUPERINTENDENT. THE PERMIT APPLICATION SHALL BE SUPPLEMENTED BY ANY PLANS, SPECIFICATIONS OR OTHER CONSIDERED PERTINENT, IN THE JUDGMENT OF THE SUPERINTENDENT.

APPLICATIONS FOR A SEWER PERMIT: APPLICATIONS ARE AVAILABLE AT THE SEWER DEPARTMENT OFFICE LOCATED AT 311 ROUTE 32, NEWBURGH, NY 12550. APPLICATIONS MUST BE COMPLETELY FILLED OUT AND SIGNED BY THE PROPERTY OWNER AND CONTRACTOR WITH ALL REQUIRED ATTACHMENTS BEFORE A PERMIT WILL BE ISSUED. PERMITS WILL BE AVAILABLE FOR ISSUANCE WITHIN TWO WORKING DAYS AFTER THE RECEIPT OF A COMPLETED PERMIT APPLICATION. PAYMENT FOR THE PERMIT IS REQUIRED AT THE TIME OF ISSUANCE. PAYMENT WILL NOT BE ACCEPTED AT THE TIME OF SUBMITTING THE APPLICATION.

TOWN OF NEWBURGH ROAD OPENING PERMITS: PERMITS ARE AVAILABLE FROM THE TOWN OF NEWBURGH HIGHWAY DEPARTMENT LOCATED AT 90 GARDNERTOWN ROAD, NEWBURGH, NY 12550.

SECTION 148-28: LATERAL PIPE MATERIALS: BUILDING AND STREET LATERAL PIPE MATERIALS SHALL BE ONE OF THE FOLLOWING:

- TAR-COATED, SERVICE GRADE CAST IRON SOIL PIPE CONFORMING TO ASTM SPECIFICATIONS A-74, CAST IRON PIPE AND FITTINGS.
 - POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS CONFORMING TO ASTM SPECIFICATION D-3034-73, SDR-35 POLYVINYL CHLORIDE (PVC) SEWER PIPE FITTINGS. ALL PIPE SHALL BE SUITABLE FOR GRAVITY SEWER SERVICE.
- LATERAL SLOPE - 4" PIPE, MINIMUM 1/4" PER FOOT
6" PIPE, MINIMUM 1/8" PER FOOT
8" PIPE, MINIMUM 1/16" PER FOOT

NOTE: OVERSIZE SEWERS WILL NOT BE APPROVED TO JUSTIFY USING FLATTER SLOPES.

CLEANOUTS: ONE CLEANOUT PER UNIT UP TO 100' LOCATED AT OR NEAR THE PROPERTY LINE AND EVERY 50' THEREAFTER AND AT EVERY CHANGE IN THE DIRECTION OF THE PIPE. CLEANOUT SIZE IS TO BE THE SAME AS THE LATERAL SIZE. THE CLEANOUT SHALL TERMINATE IN A METAL BOX EMBEDDED IN CONCRETE OR A CONCRETE BOX WITH A METAL LID MARKED "SEWER". THE CLEANOUT BOX LID SHALL BE PLACED AT FINAL GRADE.

EXISTING SEPTIC TANKS: TANKS MUST BE PUMPED OUT AND REMOVED OR FILLED WITH ACCEPTABLE MATERIAL TO AVOID SETTLING. A RECEIPT THAT THE TANK WAS PUMPED OUT MUST BE PROVIDED TO THE TOWN. METAL TANKS TO BE REMOVED.

SEWER LATERALS MUST BE USED FOR SANITARY WASTES ONLY. NO STORM, FLOOR DRAIN, FOUNDATION DRAINS OR SUMP PUMP CONNECTIONS. EXISTING TANKS ARE TO BE ABANDONED WHEN SWITCHING SOLELY TO TOWN OF NEWBURGH SEWER.

SECTION 148-36: INSPECTION AND CONNECTION INSPECTION: THE APPLICANT FOR THE BUILDING LATERAL PERMIT SHALL NOTIFY THE SUPERINTENDENT WHEN THE BUILDING LATERAL IS READY FOR INSPECTION AND CONNECTION TO THE STREET LATERAL IS TO BE MADE. THE CONNECTION SHALL BE MADE UNDER THE OBSERVATION OF THE SUPERINTENDENT OR HIS DESIGNEE. WHEN STREET LATERALS ARE INSTALLED PURSUANT TO SECTION 148-16 (SUBDIVISIONS), THE PROPERTY OWNER, BUILDER OR DEVELOPER SHALL NOTIFY THE SUPERINTENDENT WHEN THE STREET LATERAL IS READY FOR INSPECTION AND CONNECTION TO THE MAIN SEWER, AND SUCH CONNECTION SHALL BE MADE UNDER THE OBSERVATION OF THE SUPERINTENDENT. THE TOWN OF NEWBURGH SEWER DEPARTMENT MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS BEFORE BEGINNING ANY WORK. (WE PREFER 48 HOUR NOTICE).

TRENCH INSPECTION: WHEN TRENCHES ARE EXCAVATED FOR THE LAYING OF BUILDING LATERAL PIPES OR LAYING OF STREET LATERAL PIPES PURSUANT TO SECTION 148-16, SUCH TRENCHES SHALL BE INSPECTED BY THE SUPERINTENDENT. BEFORE TRENCHES ARE BACKFILLED, THE PERSON PERFORMING SUCH WORK SHALL NOTIFY THE SUPERINTENDENT WHEN THE LAYING OF THE BUILDING LATERAL IS COMPLETED AND NO BACKFILLING OF TRENCHES SHALL BEGIN UNTIL APPROVAL IS OBTAINED FROM THE SUPERINTENDENT.

NO COILED, FLEX OR ROLLED PVC CAN BE USED FOR PRESSURE LATERALS. NO COMMENCEMENT OF WORK, PRELIMINARY FOR FINAL INSPECTION CAN BE DONE WITHOUT A SEWER PERMIT.

SEWER REPAIRS: WHEN DOING A SEWER SERVICE REPAIR, A REPAIR REPORT MUST FIRST BE COMPLETED AND SUBMITTED TO THE TOWN OF NEWBURGH SEWER DEPARTMENT.

ROAD OPENINGS: WHEN DIGGING IN ROADWAY, A ROAD OPENING PERMIT MUST BE OBTAINED FOR THE HIGHWAY DEPARTMENT. CONTRACTOR MUST BE BONDED.

MANHOLES: ALL MANHOLES, PUBLIC OR PRIVATE ARE TO BE VACUUM TESTED.

MANHOLES WILL BE PLACED WHERE THERE IS A CHANGE IN SLOPE OR ALIGNMENT AND AT INTERVALS NOT EXCEEDING 400 LINEAR FEET. MANHOLES NEED TO HAVE BUTYL BETWEEN MANHOLE SECTIONS, NOT O-RINGS. PERMITS WILL ONLY BE HELD FOR A MAXIMUM OF FIVE (5) YEARS. AT THAT TIME, A NEW PERMIT MUST BE OBTAINED.

THE FLOW CHANNEL IS TO HAVE A SMOOTH CURVATURE FORM INLET TO OUTLET.

GRAVITY AIR-TESTING SEWER MAINS: 4PSI FOR 7 MINUTES/1 PSI ALLOWABLE DROP.

VACUUM TESTING MANHOLES UNDER 10': 10HG FOR 60 SECONDS/1.0" HG ALLOWABLE DROP.

VACUUM TESTING MANHOLES OVER 10': 10HG FOR 75 SECONDS/1.0" HG ALLOWABLE DROP.

VACUUM TESTING MANHOLES OVER 15': 10HG FOR 90 SECONDS/1.0HG ALLOWABLE DROP.

PIPE BEDDING SHALL BE CRUSHED STONE/GRAVEL, TYPE D-1, MINIMUM SIZE 1/2", MAXIMUM SIZE 1".

MANHOLE SUB BASE: TO HAVE TYPE D-1 STONE.

TAPPING INTO SEWER MAIN: SDR35 TO EXISTING CONNECTION AT MAIN (IF POSSIBLE).
USE FERCO SEAL BETWEEN SDR35 AND ELBOW (IF NO ELBOW PRESENT SE ROMAX SEWER SADDLE).

ONLY ROMAX SEWER SADDLES ARE PERMITTED.

DEMOLITION: A SEWER REPAIR REPORT IS REQUIRED FOR THE SEWER DEPARTMENT BEFORE DEMOLITIONS BEGINS. SEWER LATERALS ARE TO BE DISCONNECTED AT THE MAIN AND CLAMPED.
FOR PRESSURE SEWERS: CURB BOX SHUT OFF AND CAPPED NEAR PROPERTY LINE WHEN ABANDONED AND WHERE THERE IS A PUMP PIT TO BE REMOVED. IF SYSTEM IS TO BE RE-USED, THEN A CAP ON THE INSIDE OF PIT OR AT BUILDING FOR PRESSURE SEWER.

COMMERCIAL: ALL COMMERCIAL BUILDINGS ARE REQUIRED TO SUBMIT A CUT SHEET (MATERIALS USED) AND SITE PLANS WHEN THE SEWER PERMIT APPLICATION IS SUBMITTED.

CALL BEFORE YOU DIG:

NEW YORK STATE INDUSTRIAL CODE REQUIRES TWO (2) WORKING DAYS NOTICE BEFORE YOU DIG, DRILL OR BLAST.

STOP AND CALL UNDERGROUND UTILITIES CALL CENTER AT 1-800-962-7962.

**TOWN OF NEWBURGH WATER SYSTEM NOTES FOR
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- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53 FOR DUCTILE IRON COMPACT FITTINGS, LATEST REVISION.
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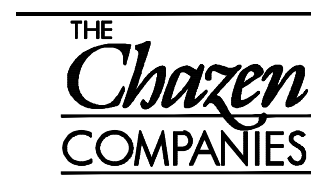
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- Chattanooga Tennessee Office: 1426 Williams Street (Suite 12) Chattanooga, Tennessee 37408, Phone: (423) 241-6575

rev.	date	description
01	07/11/22	THIS SHEET ADDED

GAS LAND - 42 S. PLANK ROAD (NYS ROUTE 52)

NOTES & LEGENDS

TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

designed FMK	checked CPL
date 04/26/21	scale AS SHOWN
project no. 82018.00	
sheet no. G003	

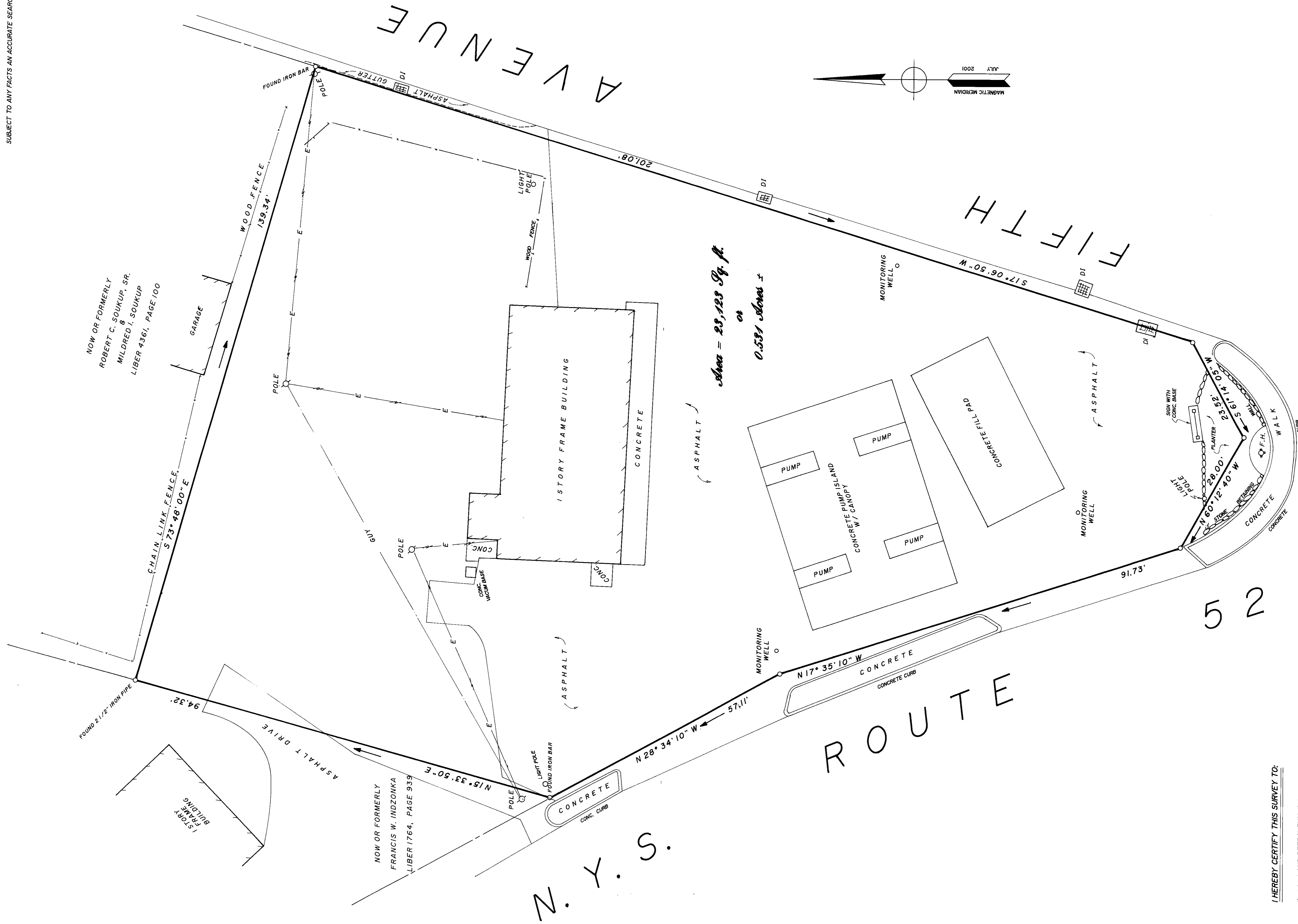
DEED REFERENCE:
Liber 4037, Page 242

NOTE:

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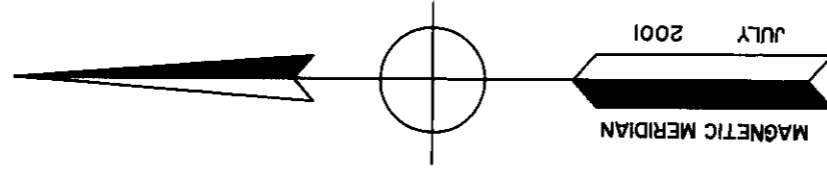
SUBJECT TO ANY FACTS AN ACCURATE SEARCH OF TITLE MAY REVEAL.



NOW OR FORMERLY
ROBERT C. SOUKUP, SR.
&
MILDRED I. SOUKUP
LIBER 4361, PAGE 100

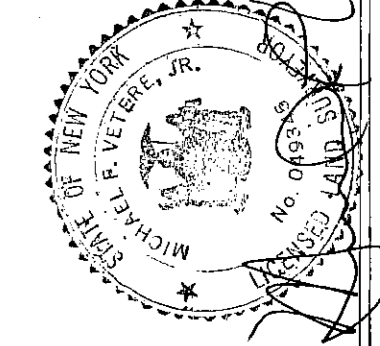
NOW OR FORMERLY
FRANCIS W. INDZONKA
LIBER 1764, PAGE 939

Area = 28,128 Sq. ft.
or
0.531 Acres ±



I HEREBY CERTIFY THIS SURVEY TO:

- 1) GAS LAND PETROLEUM, INC.
- 2) FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK
- 3) KEY BANK, NATIONAL ASSOCIATION, it's successors and/or assigns



MICHAEL F. VETERE JR., P.L.S.
LICENSE NO. 49345

MAP OF SURVEY
PREPARED FOR

Gas Land Petroleum, Inc.

TOWN OF NEWBURGH ORANGE COUNTY, N. Y.

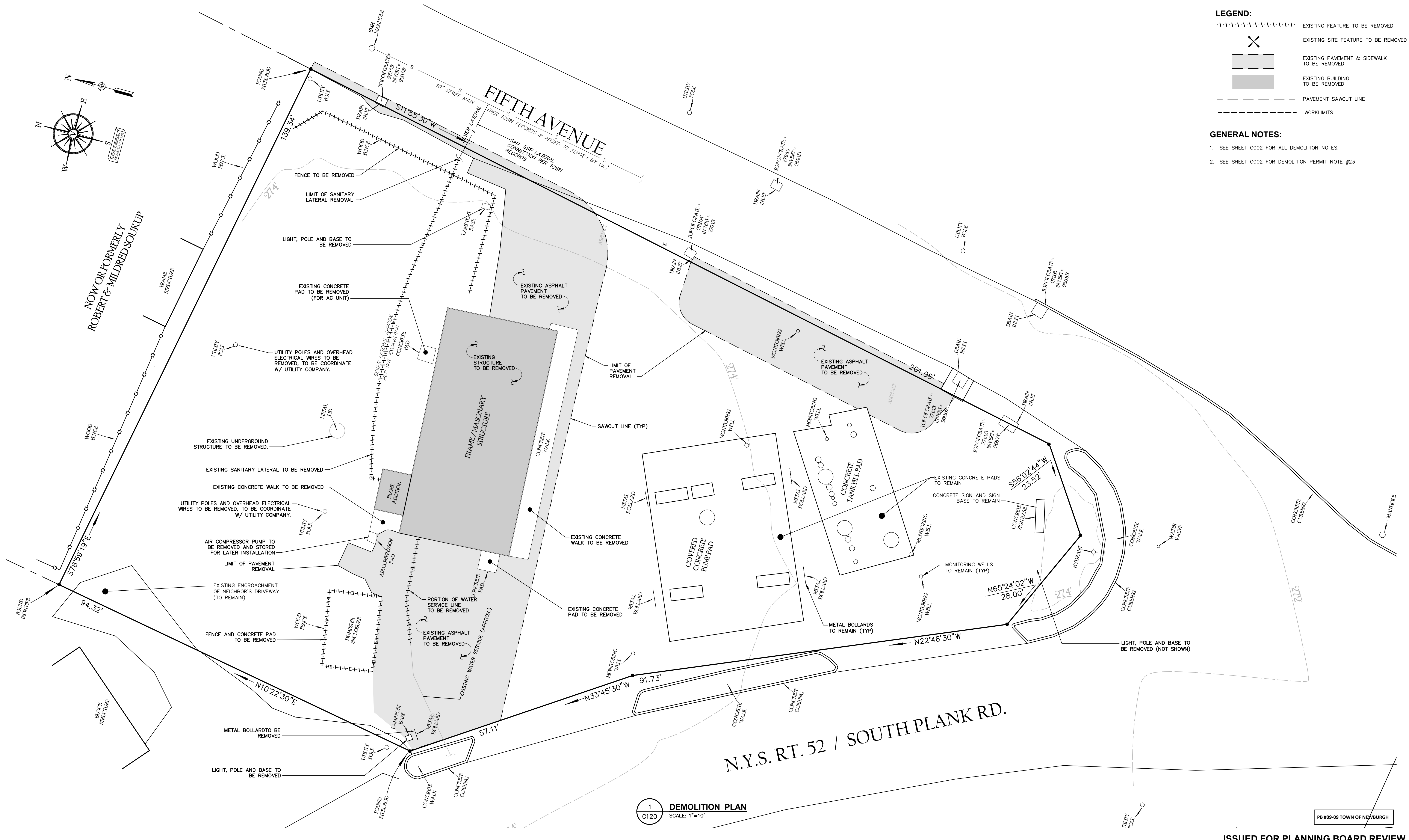
SCALE 1" = 10' SEPTEMBER 2, 2010

MAP NO. 1995

SV1

- LEGEND:**
- - - - - EXISTING FEATURE TO BE REMOVED
 - ✕ EXISTING SITE FEATURE TO BE REMOVED
 - ▬ EXISTING PAVEMENT & SIDEWALK TO BE REMOVED
 - ▬ EXISTING BUILDING TO BE REMOVED
 - - - - - PAVEMENT SAWCUT LINE
 - - - - - WORKLIMITS

- GENERAL NOTES:**
- SEE SHEET G002 FOR ALL DEMOLITION NOTES.
 - SEE SHEET G002 FOR DEMOLITION PERMIT NOTE #23



1 DEMOLITION PLAN
SCALE: 1"=10'

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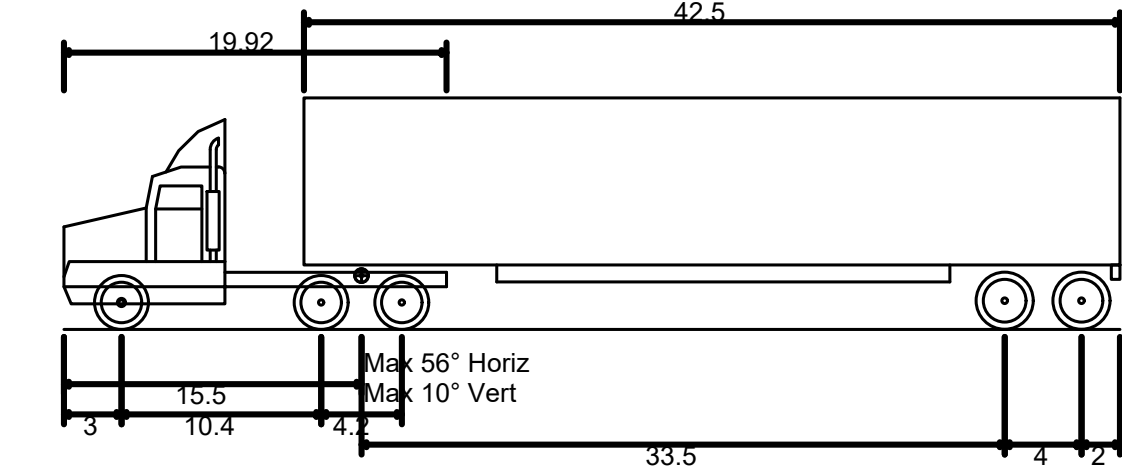
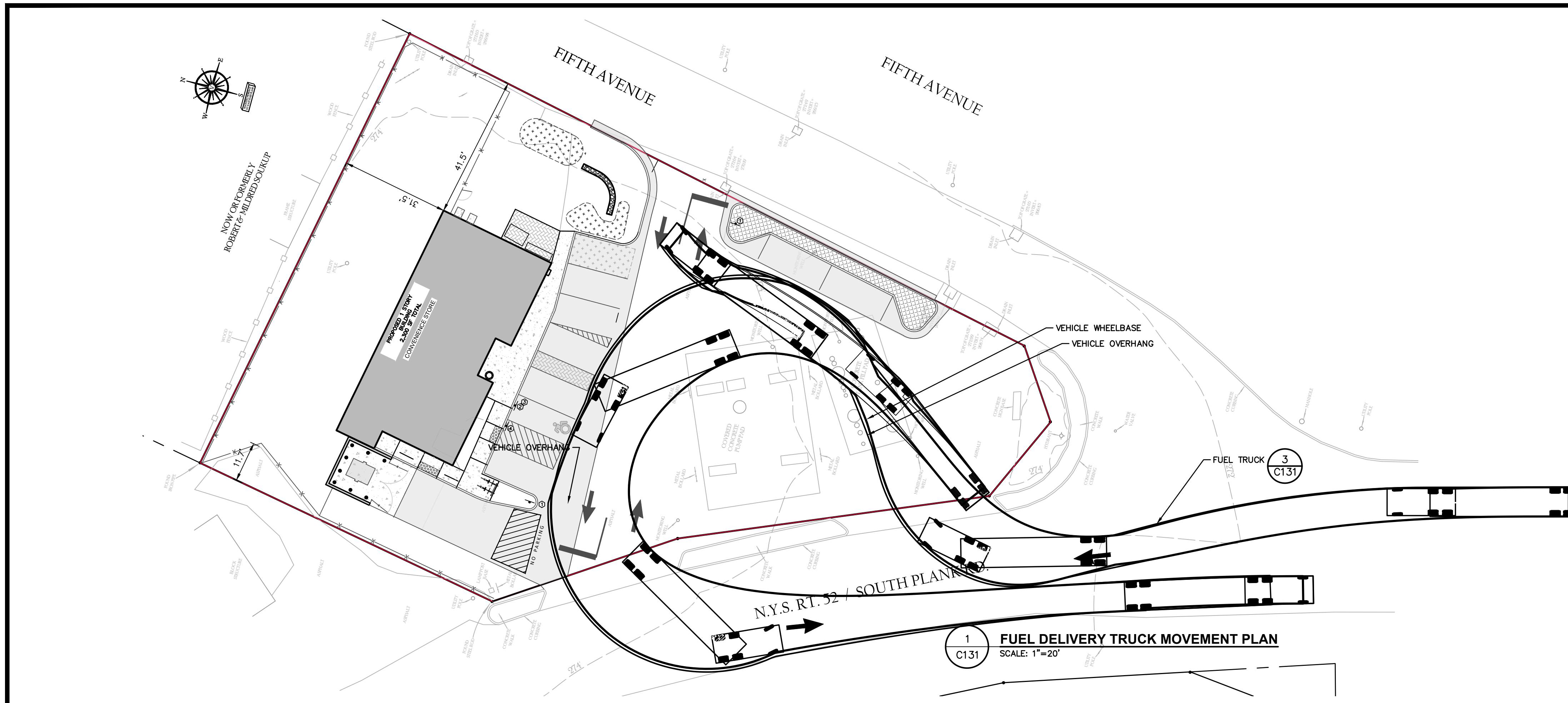
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rev.	date	description
2	07/11/22	GENERAL REVISIONS.
1	02/03/22	GENERAL REVISIONS.

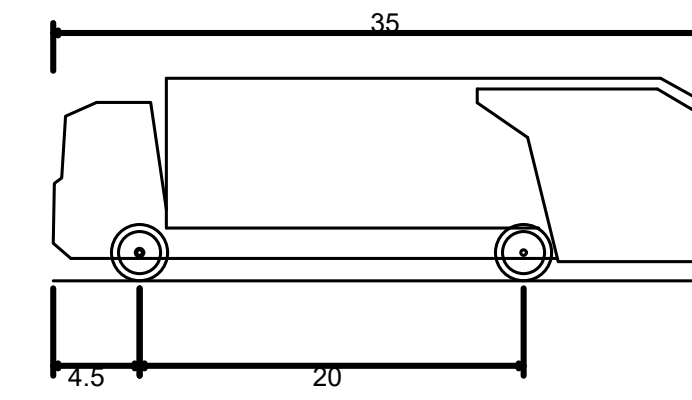
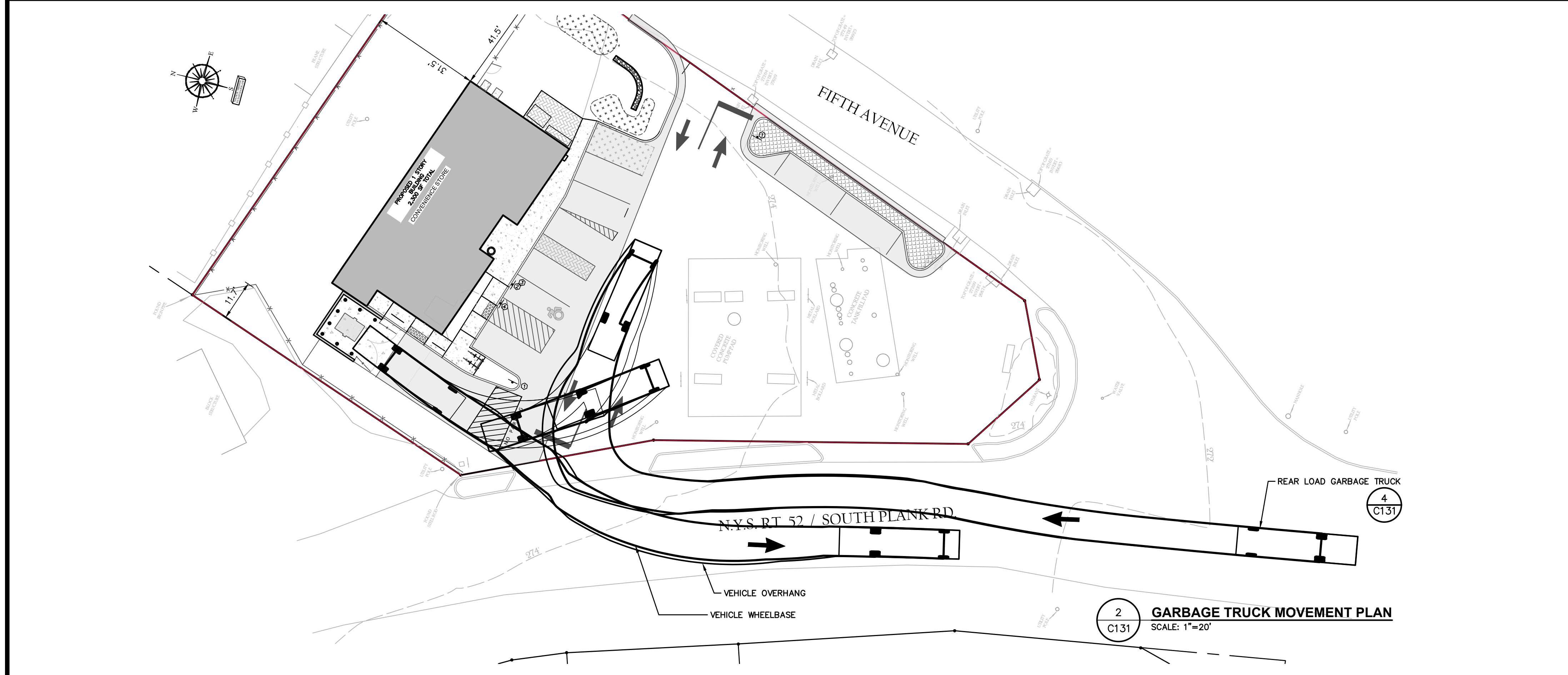
GAS LAND - 42 S. PLANK ROAD (NYS ROUTE 52)
DEMOLITION PLAN
 TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

designed	checked
C120	CPL
date	scale
04/26/21	AS SHOWN
project no.	
82018.00	
sheet no.	
C120	



WB-50 - Intermediate Semi-Trailer
 Overall Length 55.000ft
 Overall Width 8.500ft
 Overall Body Height 12.052ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 17.90°

3 FUEL DELIVERY TRUCK PROFILE (USING A WB50 VEHICLE)
 C131 SCALE: 1"=10"



Rear-Load Garbage Truck
 Overall Length 35.000ft
 Overall Width 8.375ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.000ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 29.300ft

4 GARBAGE TRUCK PROFILE
 C131 SCALE: 1"=10"

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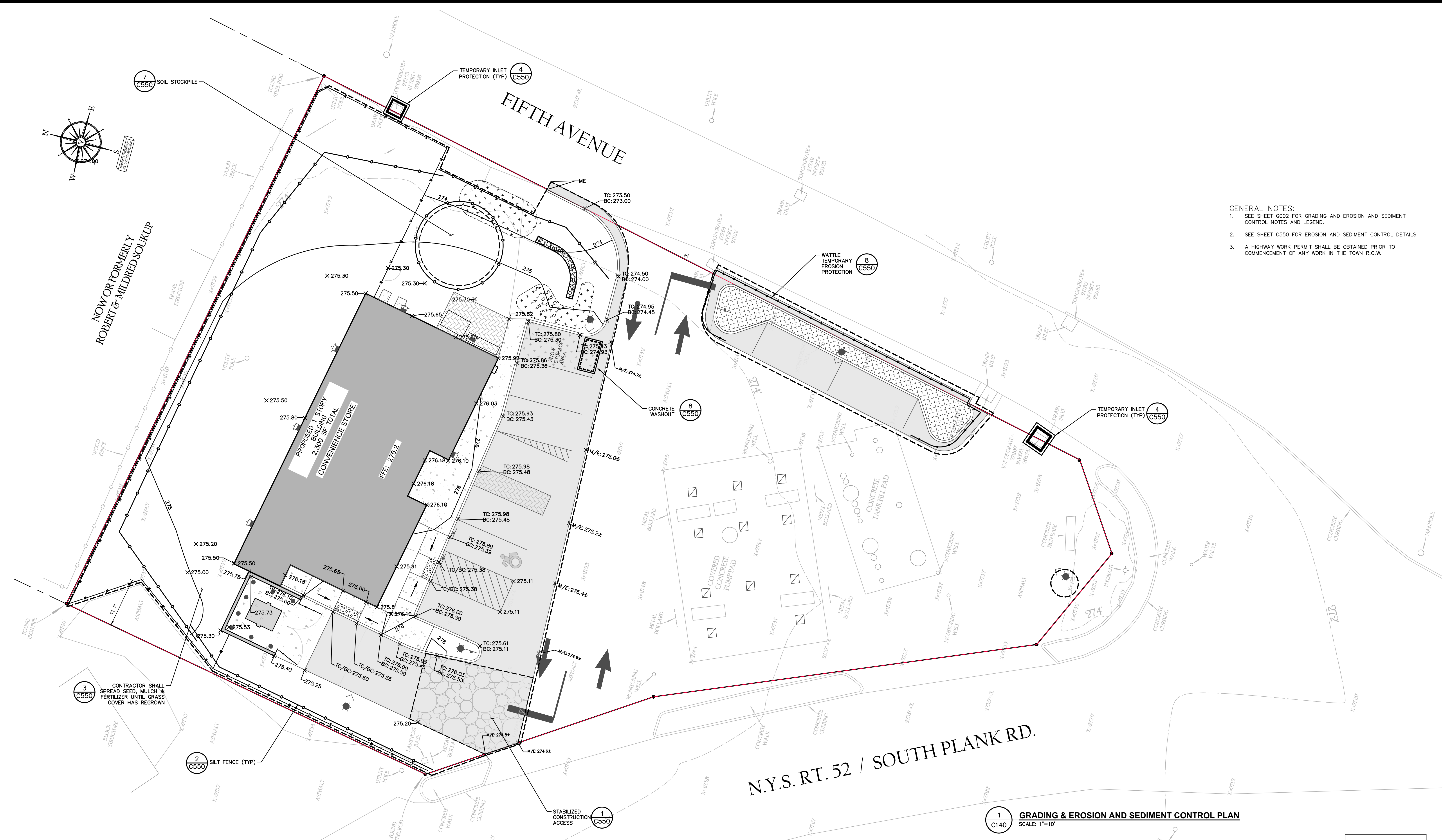
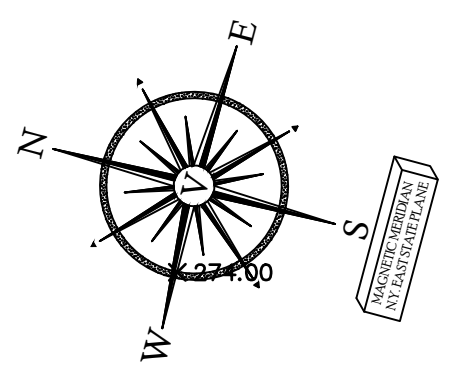
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rev.	date	description
2	07/11/22	REVISED PER TOWN COMMENTS
1	02/03/22	THIS SHEET ADDED TO PLAN SET.

GAS LAND - 42 S. PLANK ROAD (NYS ROUTE 52)
VEHICLE MANEUVERING PLAN
 TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

designed	checked
MET	CPL
date	scale
04/26/21	1"=10'
project no.	
82018.00	
sheet no.	
C131	



- GENERAL NOTES:**
- SEE SHEET G002 FOR GRADING AND EROSION AND SEDIMENT CONTROL NOTES AND LEGEND.
 - SEE SHEET C550 FOR EROSION AND SEDIMENT CONTROL DETAILS.
 - A HIGHWAY WORK PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK IN THE TOWN R.O.W.

3 C550 CONTRACTOR SHALL SPREAD SEED, MULCH & FERTILIZER UNTIL GRASS COVER HAS REGROWN

2 C550 SILT FENCE (TYP)

N.Y.S. RT. 52 / SOUTH PLANK RD.

1 C140 GRADING & EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=10'

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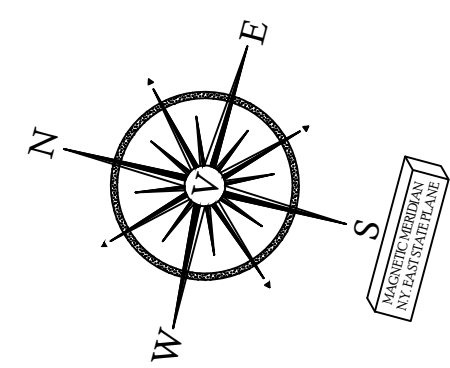


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rev.	date	description
2	07/11/22	REVISED PER TOWN COMMENTS
1	02/03/22	THIS SHEET ADDED TO PLAN SET.

GAS LAND - 42 S. PLANK ROAD (NYS ROUTE 52)
GRADING & EROSION AND SEDIMENT CONTROL PLAN
 TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

designed	checked
MET/SD	CPL
date	scale
04/26/21	1"=10'
project no.	
82018.00	
sheet no.	
C140	

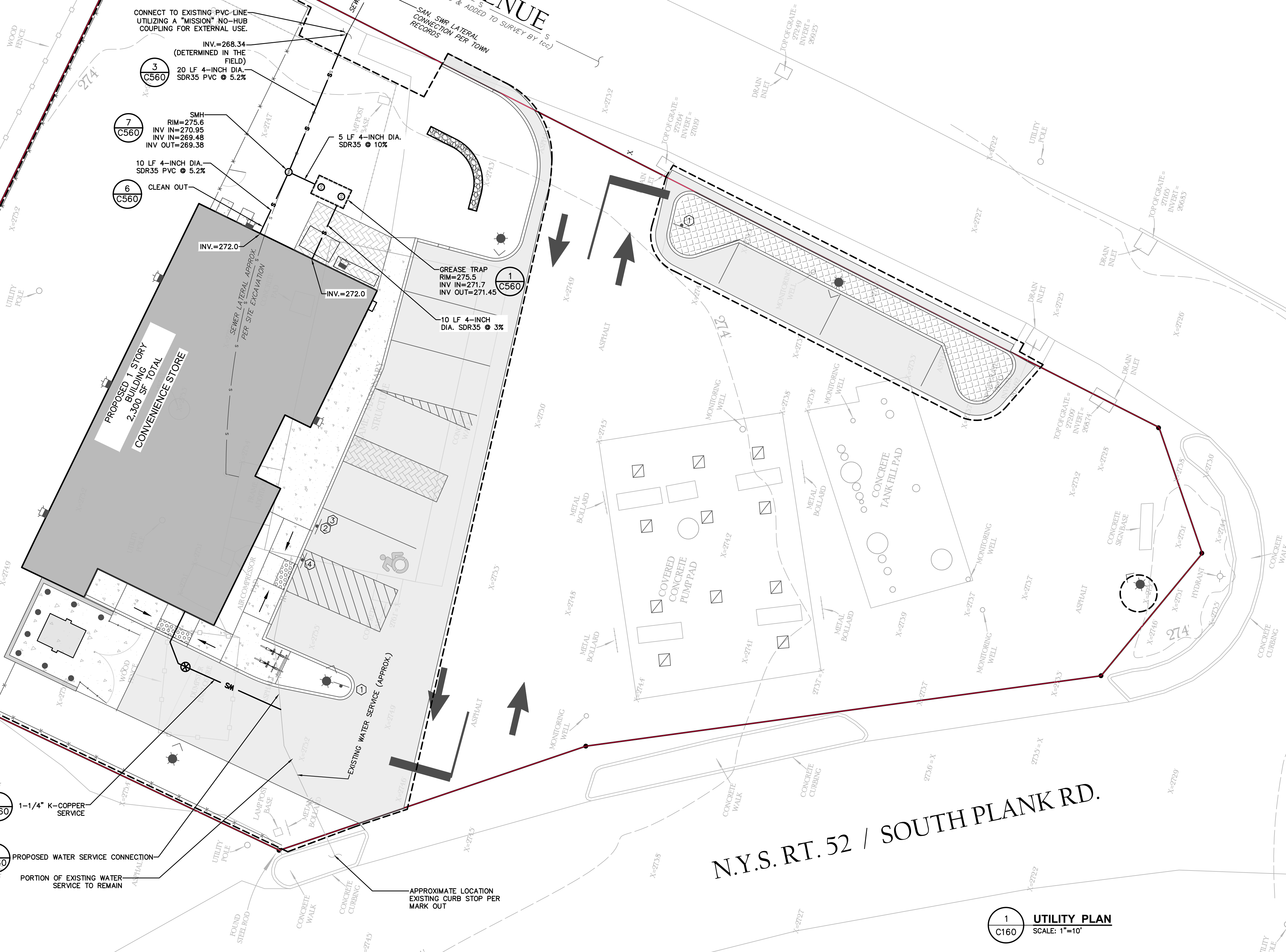


NOW OR FORMERLY
ROBERT & MILDRED SOUKUP

FIFTH AVENUE
(PER TOWN RECORDS & ADDED TO SURVEY BY (cc))

N.Y.S. RT. 52 / SOUTH PLANK RD.

- GENERAL NOTES:**
- SEE SHEET G002 FOR UTILITY PLAN NOTES AND LEGEND.
 - SEE SHEET C560 FOR UTILITY DETAILS.
 - A HIGHWAY WORK PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK IN THE TOWN R.O.W.
 - INTERNAL BACKFLOW PREVENTOR TO BE LOCATED WITHIN THE BUILDING.



1 UTILITY PLAN
SCALE: 1"=10'

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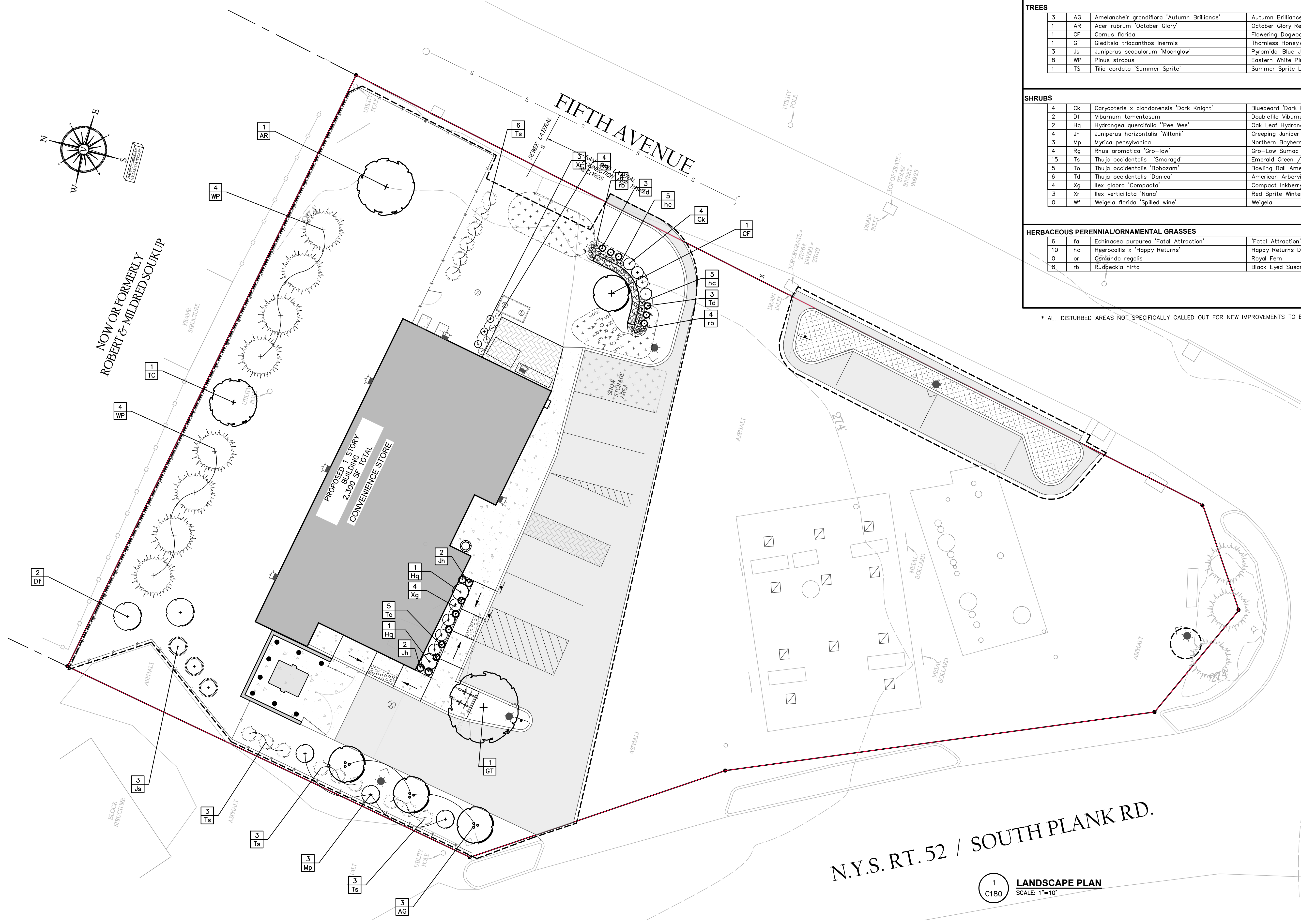
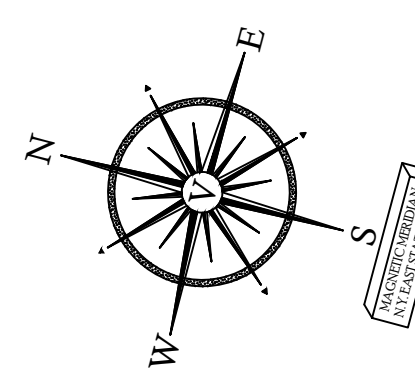


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rev.	date	description
2	07/11/22	REVISED TO COORDINATE WITH FIELD LOCATED UTILITIES.
1	02/03/22	THIS SHEET ADDED TO PLAN SET.

GAS LAND - 42 S. PLANK ROAD (NYS ROUTE 52)
UTILITY PLAN
 TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

designed	checked
SMD	CPL
date	scale
04/26/21	1"=10'
project no.	
82018.00	
sheet no.	
C160	



QTY	ABRV	BOTANICAL NAME						
TREES								
3	AG	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7'-8'	B&B	As Shown	Multi-Stem Clump	
1	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2.5 - 3.0' Cal.	B&B	As Shown		
1	CF	Cornus florida	Flowering Dogwood	6' - 7' Ht.	B&B	As Shown		
1	GT	Gleditsia triacanthos inermis	Thornless Honeylocust	2.5 - 3.0' Cal.	B&B	As Shown		
3	Js	Juniperus scopulorum 'Moonglow'	Pyramidal Blue Juniper	7'-8'	B&B	As Shown	Moonglow	
8	WP	Pinus strobus	Eastern White Pine	8'-10'	B&B	As Shown		
1	TS	Tilia cordata 'Summer Sprite'	Summer Sprite Linden	1.5 - 2" Cal.	B&B	As Shown	select for upright form	
SHRUBS								
4	Ck	Caryopteris x clandonensis 'Dark Knight'	Bluebeard 'Dark Knight'	18"-24"	Cont.	As Shown	Prune back stems in early Spring	
2	Df	Viburnum tomentosum	Doublefile Viburnum	30-36"	Cont.	As Shown		
2	Hq	Hydrangea quercifolia 'Pee Wee'	Oak Leaf Hydrangea	#3 Cont.	Cont.	As Shown		
4	Jh	Juniperus horizontalis 'Wiltonii'	Creeping Juniper	#3 Cont.	Cont.	As Shown		
3	Mp	Myrica pensylvanica	Northern Bayberry	30-36"	Cont.	As Shown		
4	Rg	Rhus aromatica 'Gra-low'	Gra-Low Sumac	36"	Cont.	As Shown		
15	TS	Thuja occidentalis 'Smaragd'	Emerald Green / American Arborvitae	6'-8'	B&B	As Shown	Fall planting preferred	
5	To	Thuja occidentalis 'Bobazam'	Bowing Ball American Arborvitae	18"-24"	Cont.	As Shown		
6	Td	Thuja occidentalis 'Danica'	American Arborvitae 'Danica'	12"-15"	Cont.	As Shown		
4	Xg	Ilex glabra 'Compacta'	Compact Inkberry	#3 Cont.	As Shown			
3	Xr	Ilex verticillata 'Nana'	Red Sprite Winterberry	18"-24"	Cont.	As Shown		
0	Wf	Weigela florida 'Spilled Wine'	Weigela	#3 Cont.	As Shown			
HERBACEOUS PERENNIAL/ORNAMENTAL GRASSES								
6	fa	Echinacea purpurea 'Fatal Attraction'	'Fatal Attraction' Purple Coneflower	#2 Cont.	12" O.C.			
10	hc	Heerocalis x 'Happy Returns'	Happy Returns Dwarf Daylily	#1 Cont.	18" O.C.			
0	or	Osmunda regalis	Royal Fern	#2 Cont.	18" O.C.			
8	rb	Rudbeckia hirta	Black Eyed Susan	#1 Cont.				

* ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT FOR NEW IMPROVEMENTS TO BE TOPSOILED, SEEDED WITH LAWN SEED MIX, & MULCHED (TYP)

N.Y.S. RT. 52 / SOUTH PLANK RD.

1 LANDSCAPE PLAN
C180 SCALE: 1"=10'

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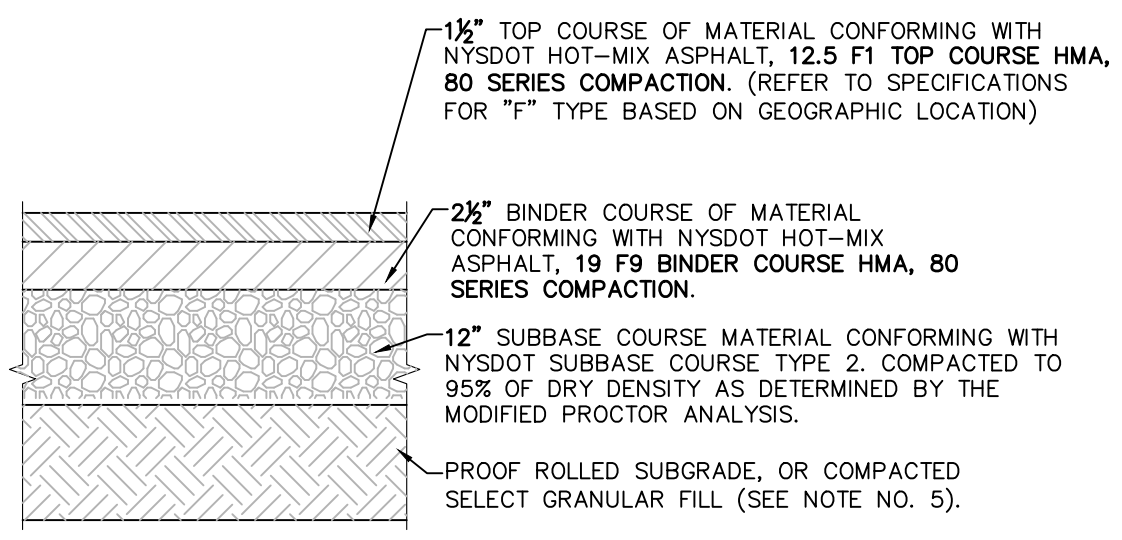


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Planners
Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers
Office Locations:
Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
North Country Office: 20 Elm Street (Suite 110), Glens Falls, New York 12801, Phone: (518) 812-0513
Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
Westchester NY Office: 1 North Broadway, Suite 803, White Plains, New York 10601, Phone: (914) 997-8510
Nashville Tennessee Office: 2416 21st Ave S, (Suite 103), Nashville, Tennessee 37212, Phone: (615) 380-1359
Chattanooga Tennessee Office: 1426 Wilkoms Street (Suite 12), Chattanooga, Tennessee 37408, Phone: (423) 241-6575

rev.	date	description
3	07/11/22	REVISED PER TOWN COMMENTS
2	02/03/22	NO CHANGE THIS SHEET
1	11/30/21	REVISED PER TOWN COMMENTS, GENERAL REVISIONS

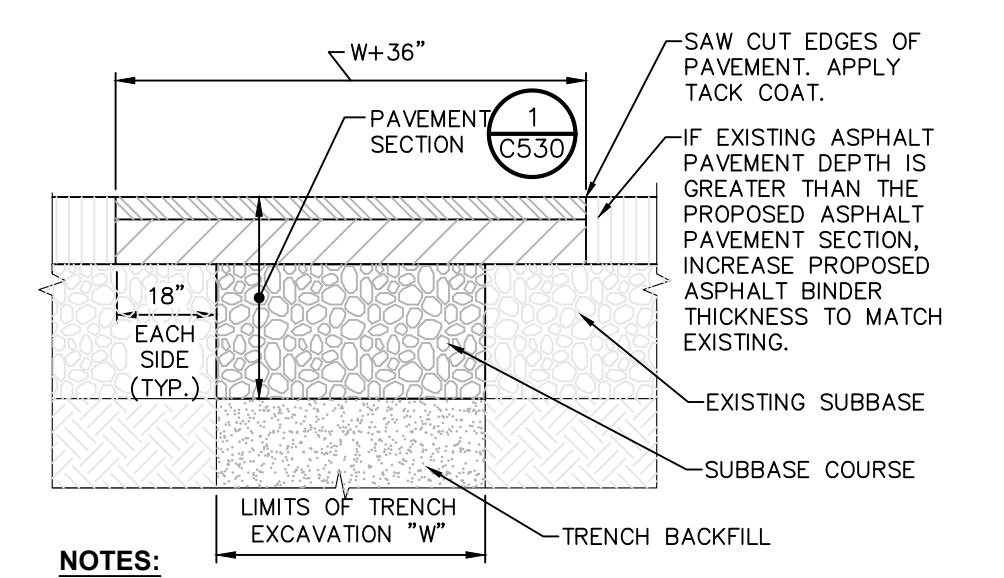
GAS LAND - 42 S. PLANK ROAD (NYS ROUTE 52)
LANDSCAPE PLAN
TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

designed	checked
SMD	CPL
date	scale
04/26/21	AS SHOWN
project no.	
82018.00	
sheet no.	
	C180



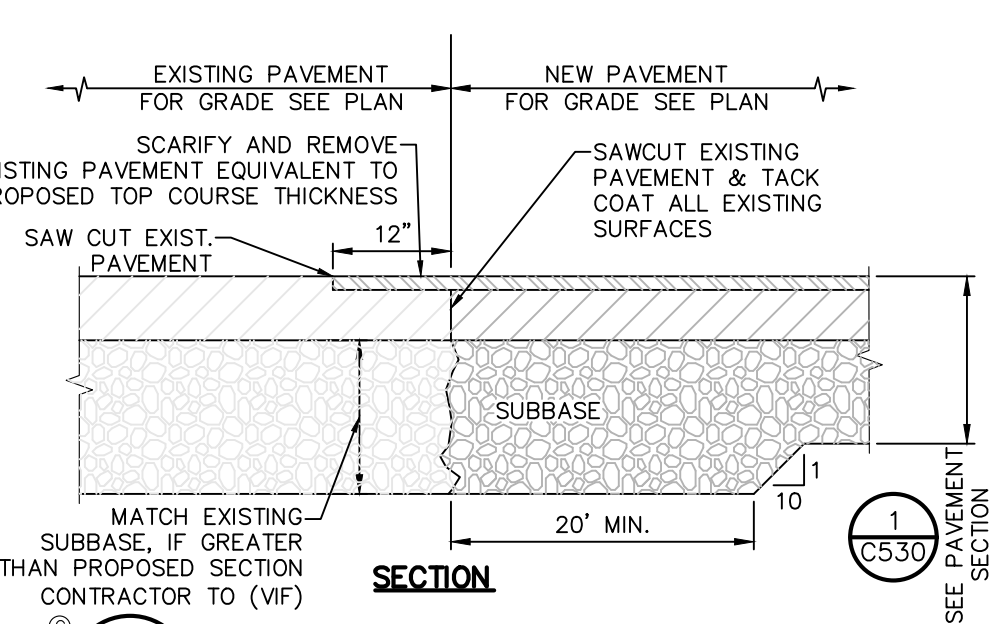
- NOTES:**
- MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "CURRENT VERSION", AND ALL APPENDIX THERE TO.
 - SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
 - HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400 - HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENTS SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 402 - HOT MIX ASPHALT (HMA) PAVEMENTS.
 - TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407 - TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
 - WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203 - EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

1 PAVEMENT SECTION DETAIL
SCALE: NOT TO SCALE

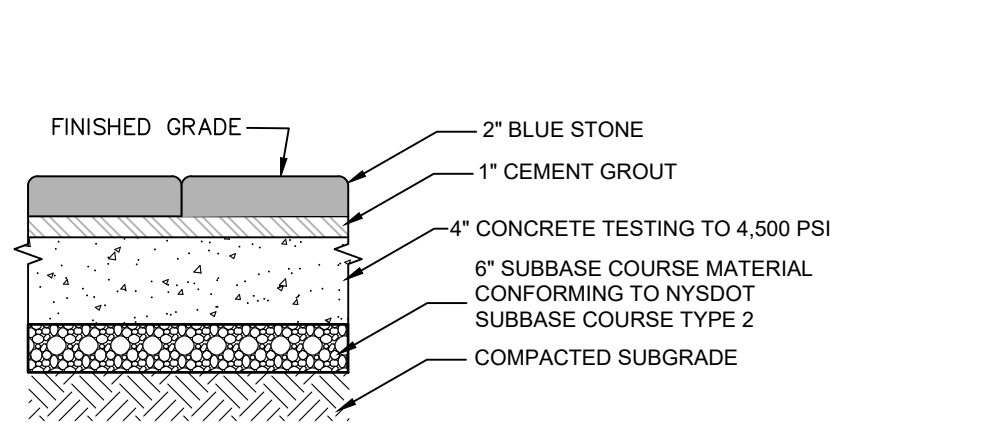


- NOTES:**
- SAW CUT AS INDICATED, 18" BEYOND EXCAVATION.
 - FURNISH, PLACE, AND COMPACT SUBBASE.
 - TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
 - FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

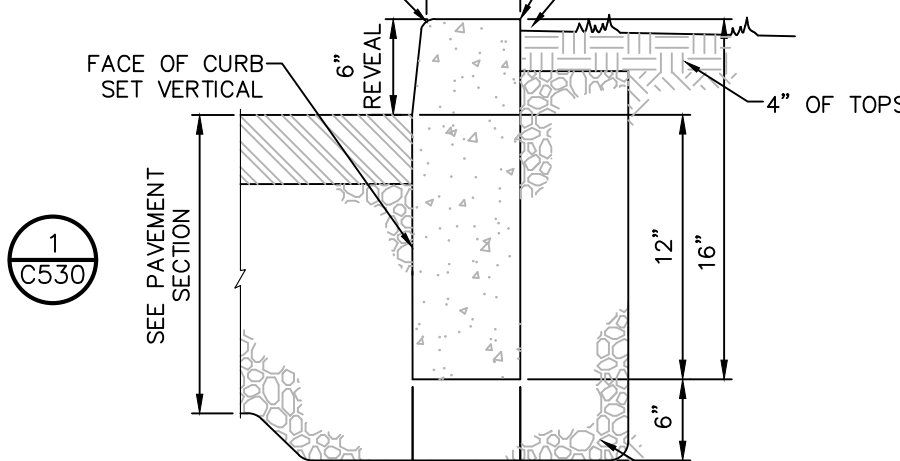
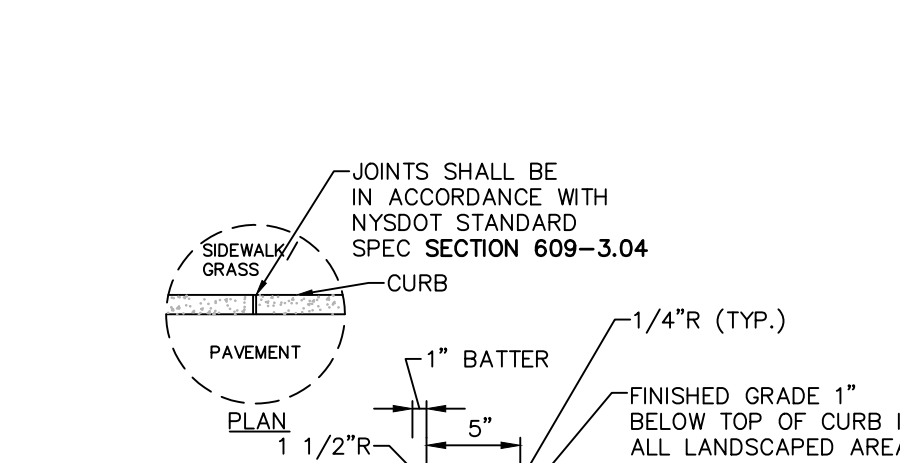
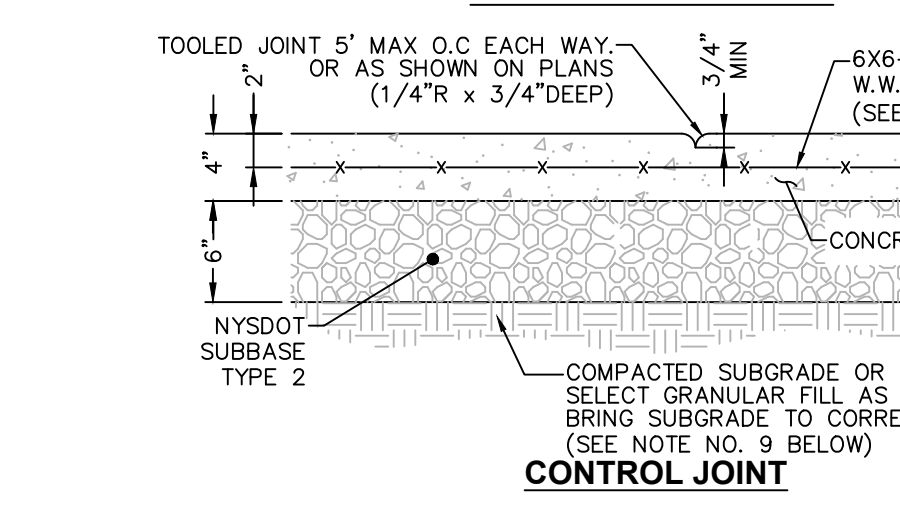
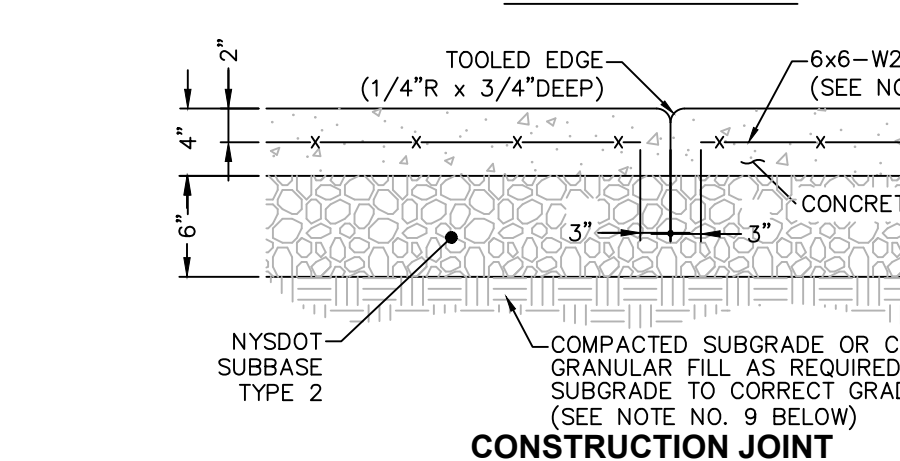
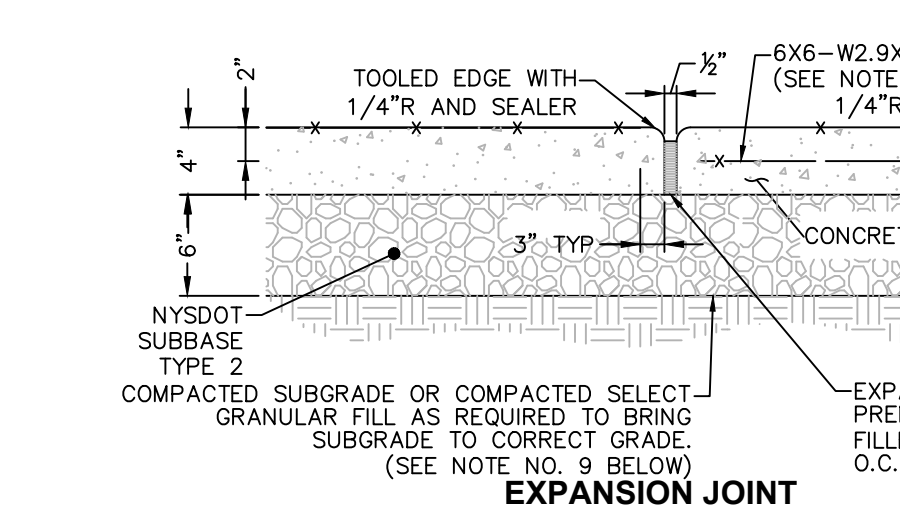
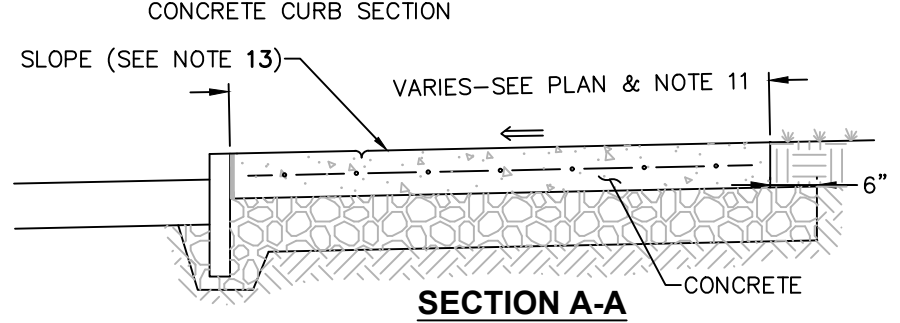
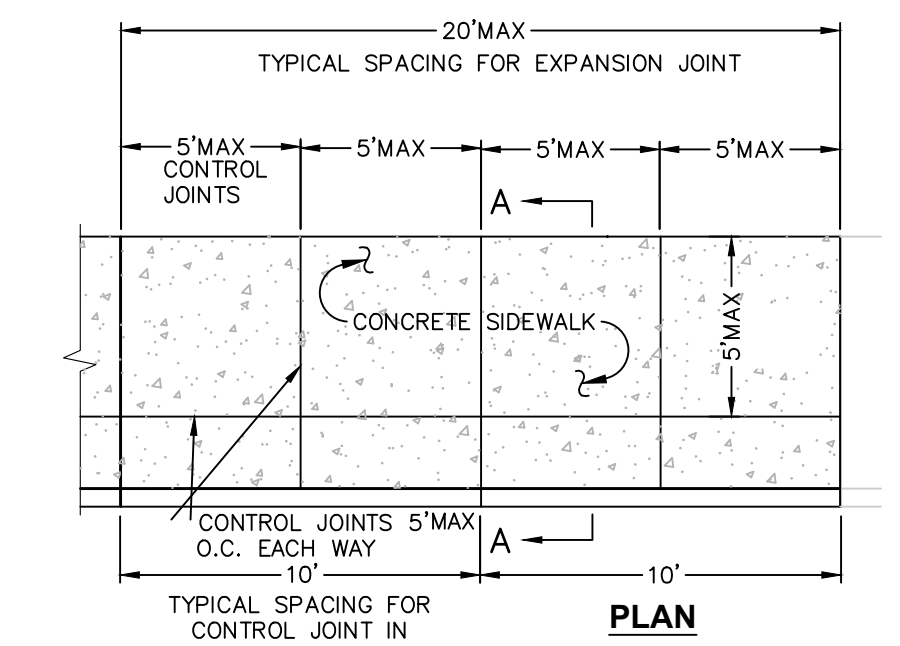
4 TRENCH SURFACE RESTORATION IN ASPHALT PAVEMENT
SCALE: NOT TO SCALE



5 PAVEMENT TRANSITION DETAIL
SCALE: NOT TO SCALE

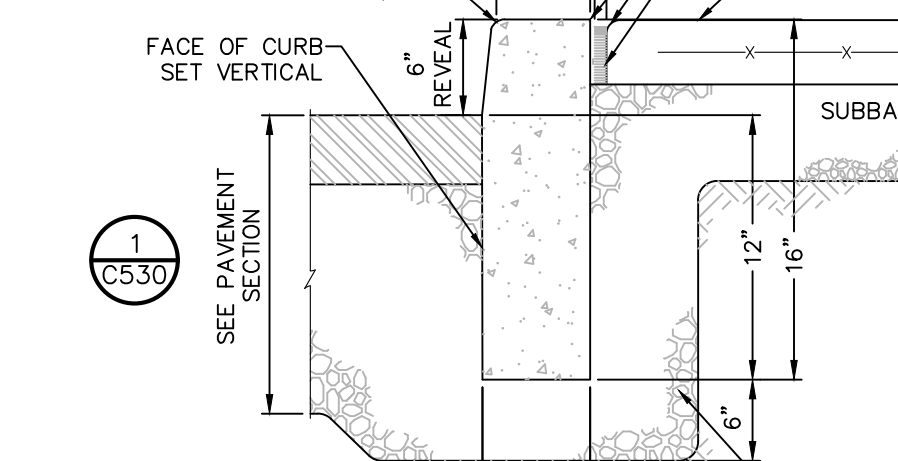
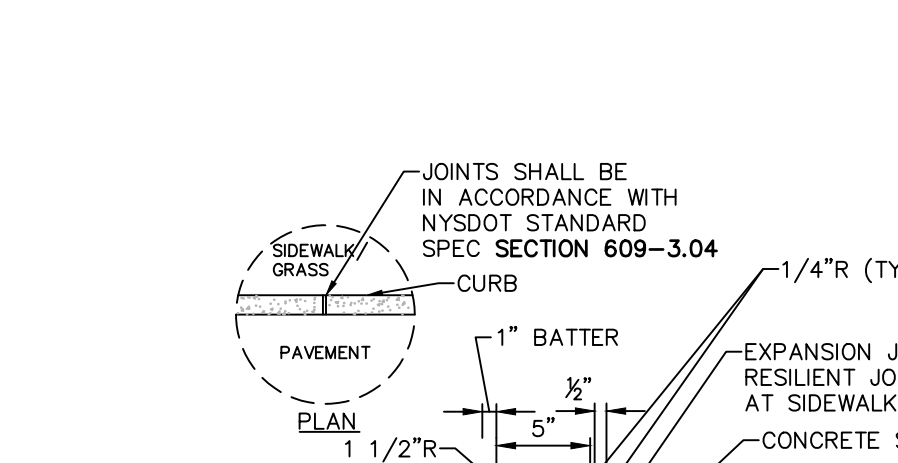
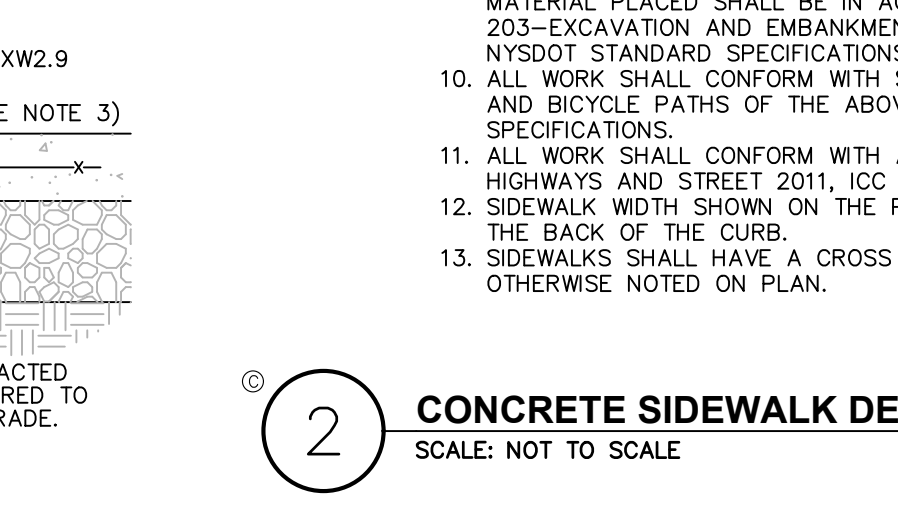
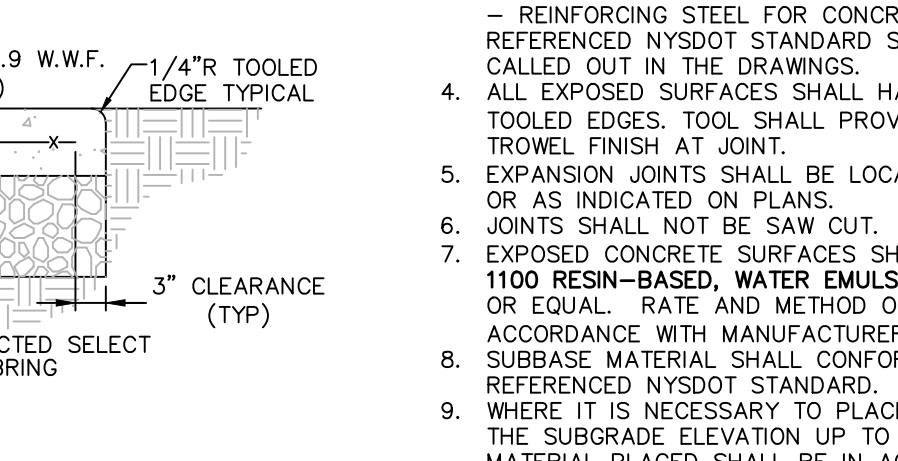
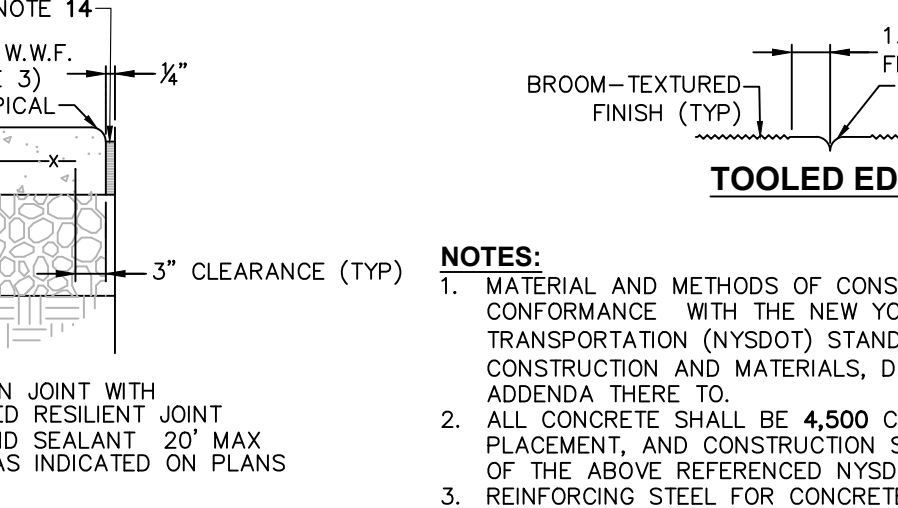
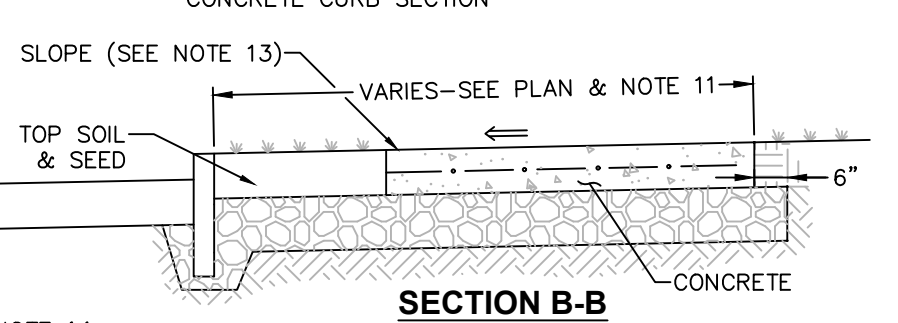
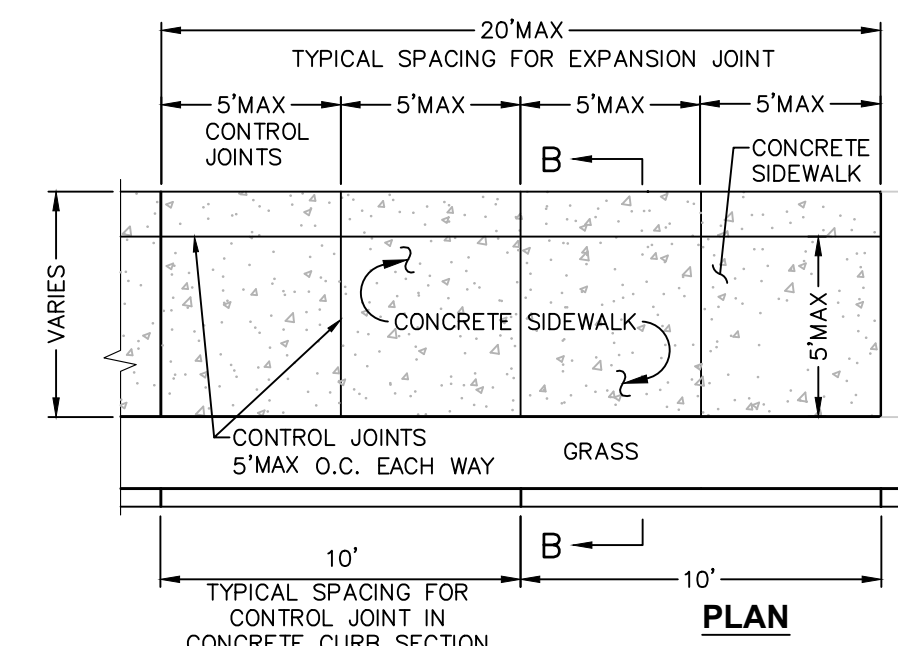


11 BLUE FLAGSTONE PAD
SCALE: NOT TO SCALE



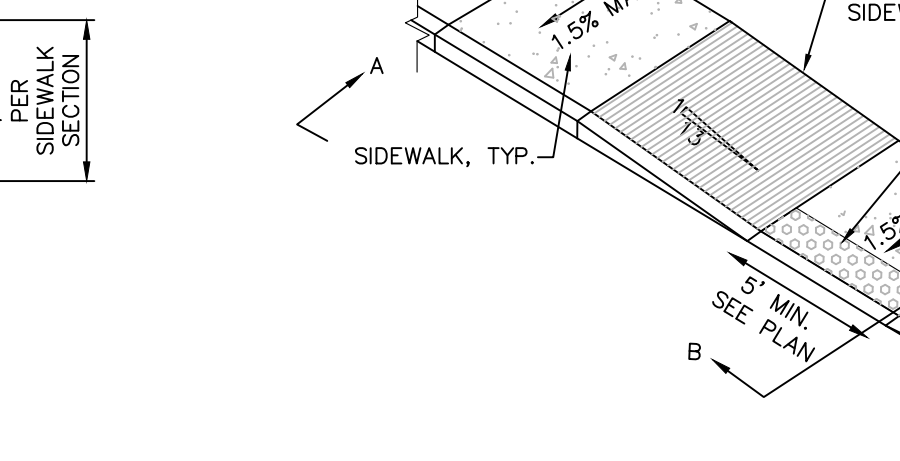
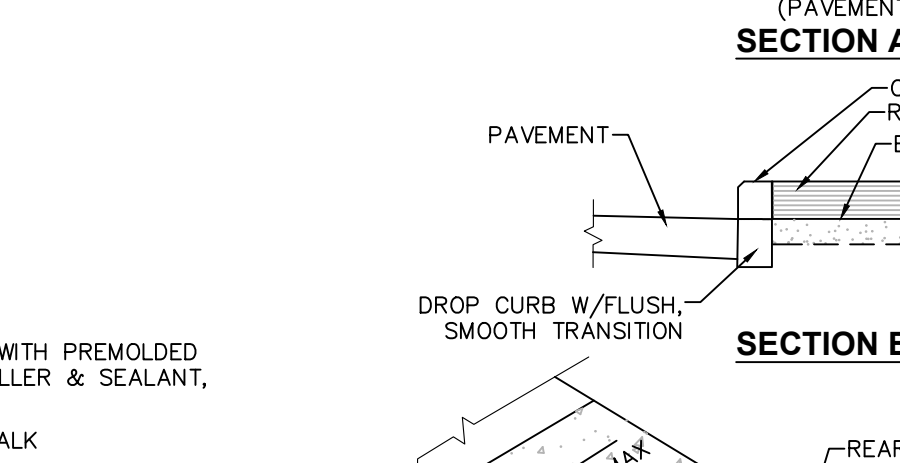
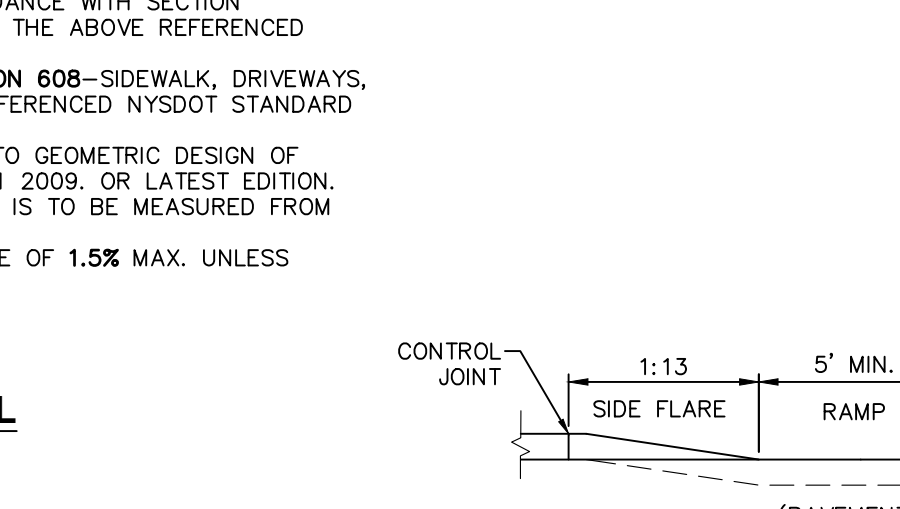
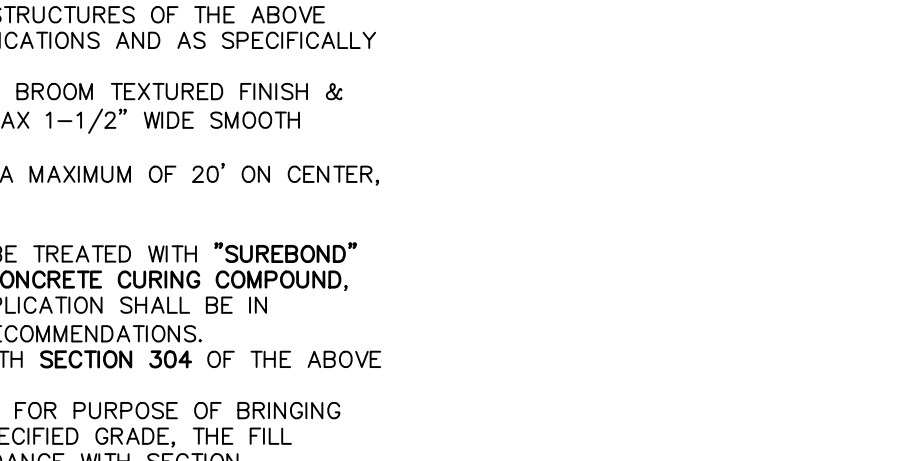
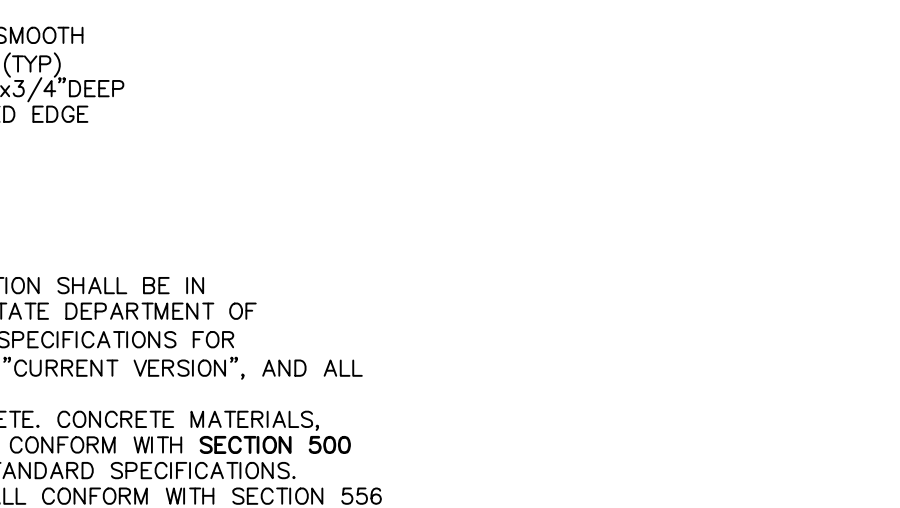
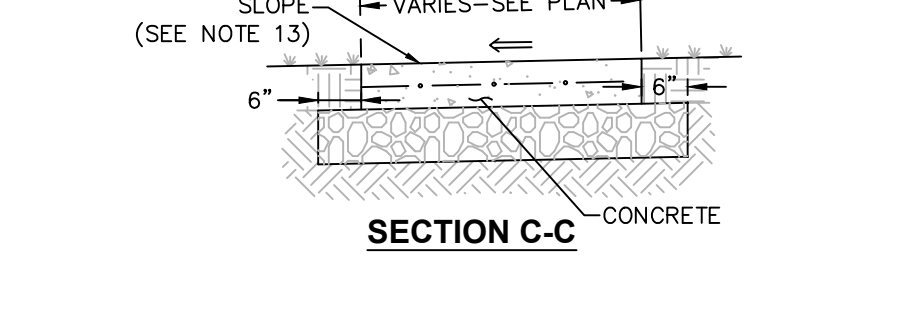
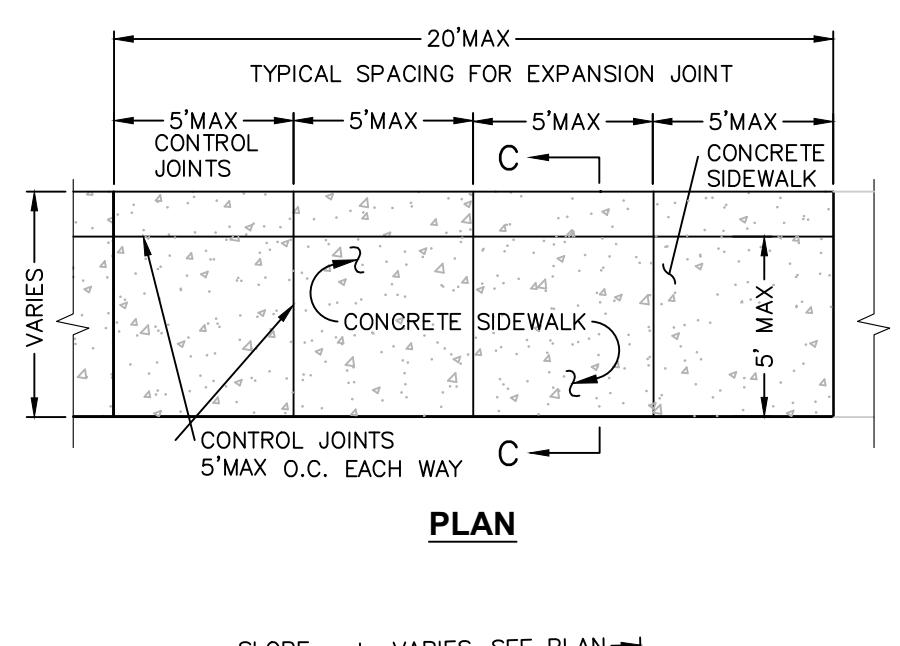
- NOTES:**
- CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
 - PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC SECTION 609.

6 CAST IN PLACE CONCRETE CURB
SCALE: NOT TO SCALE



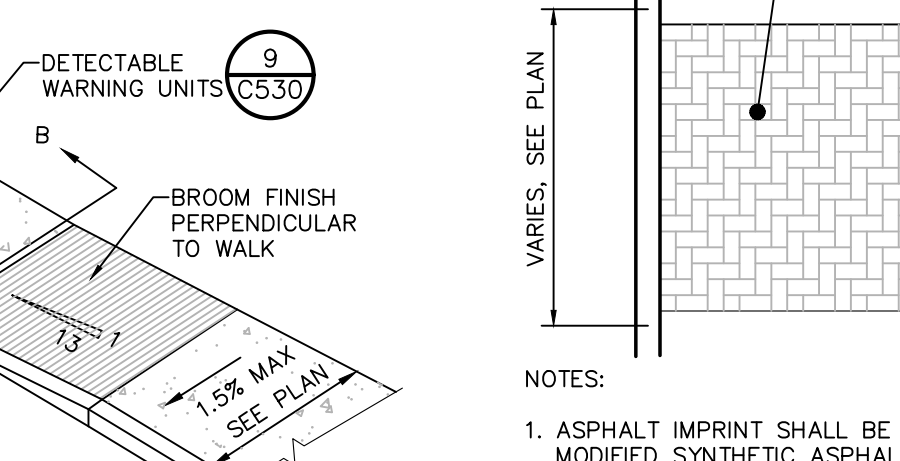
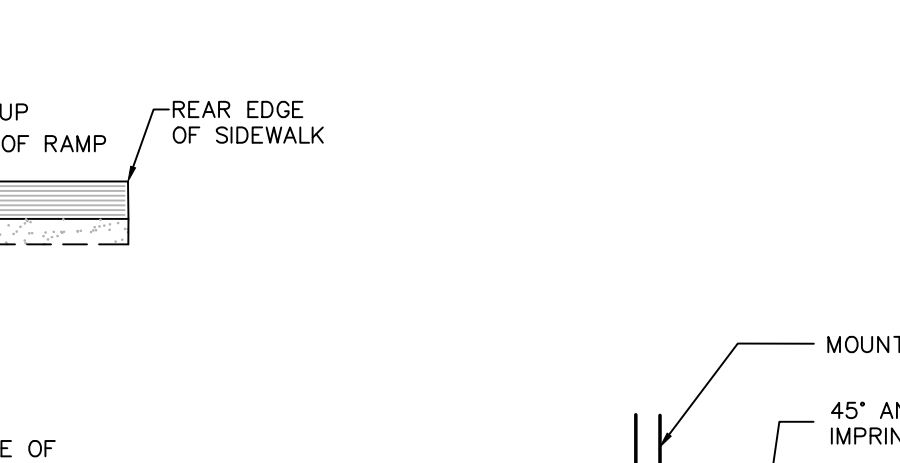
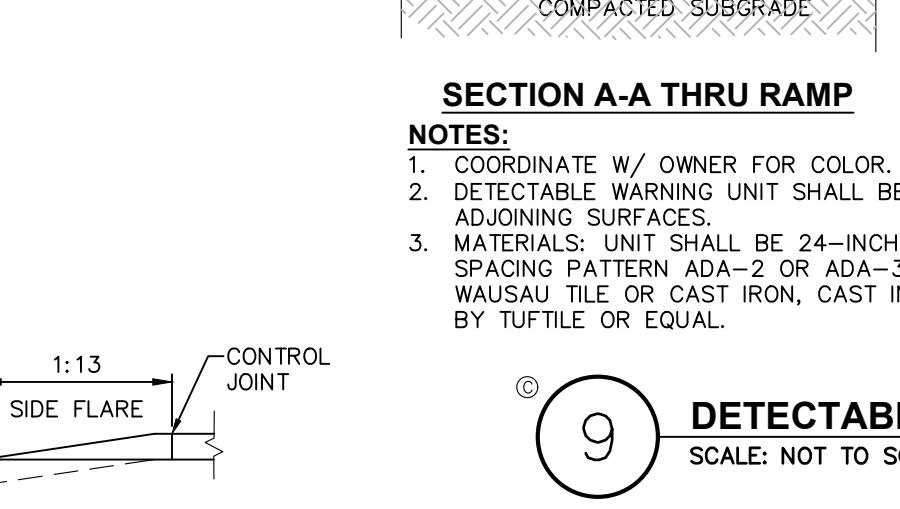
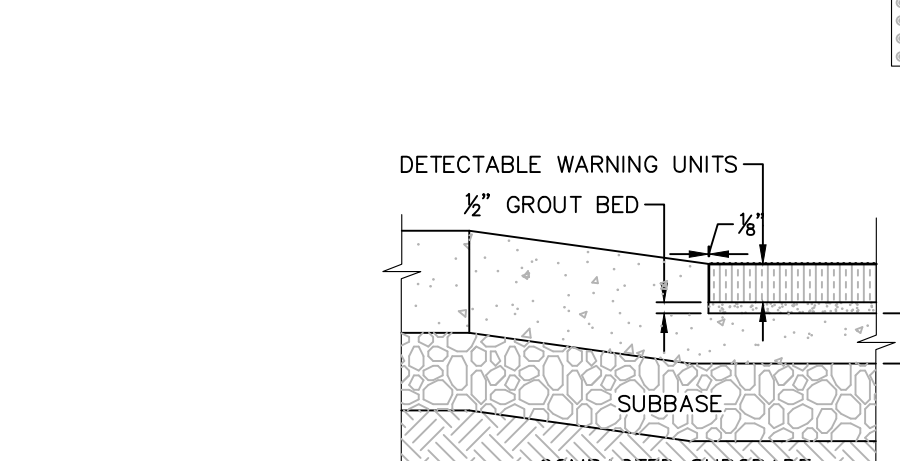
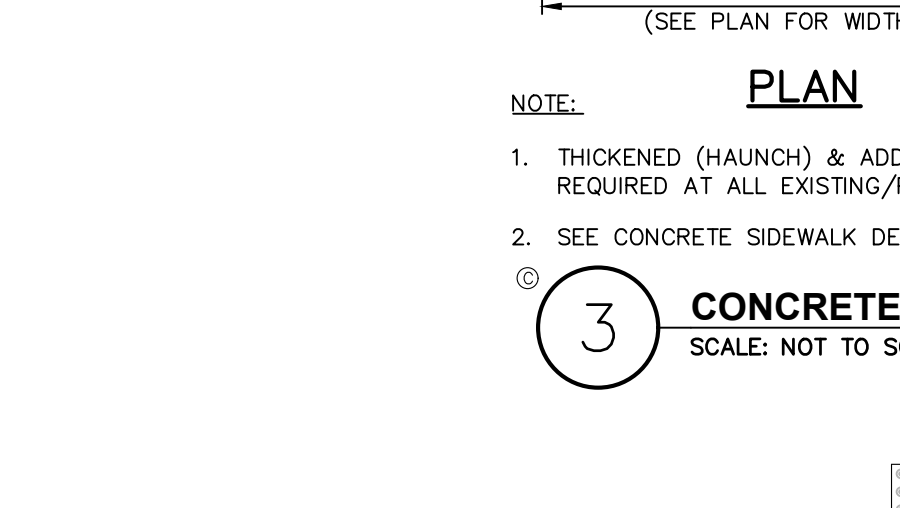
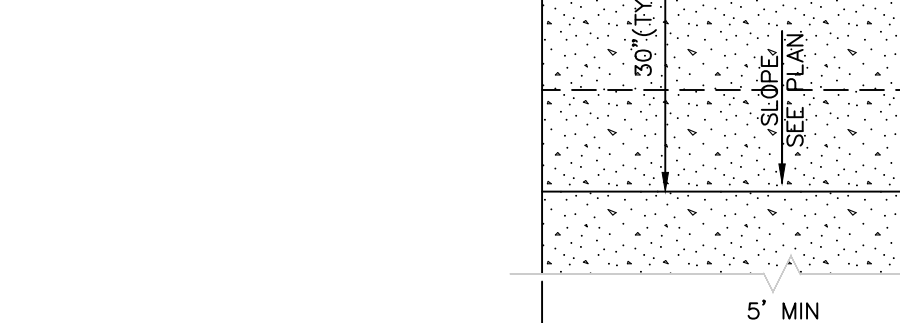
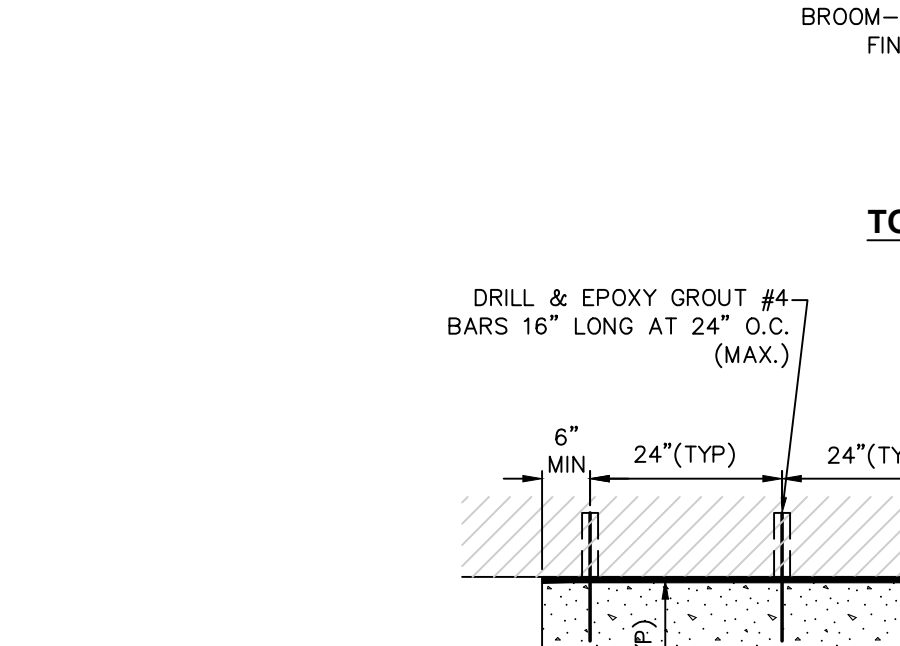
- NOTES:**
- CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
 - PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC SECTION 609.

7 CAST IN PLACE CONCRETE CURB AT SIDEWALK
SCALE: NOT TO SCALE



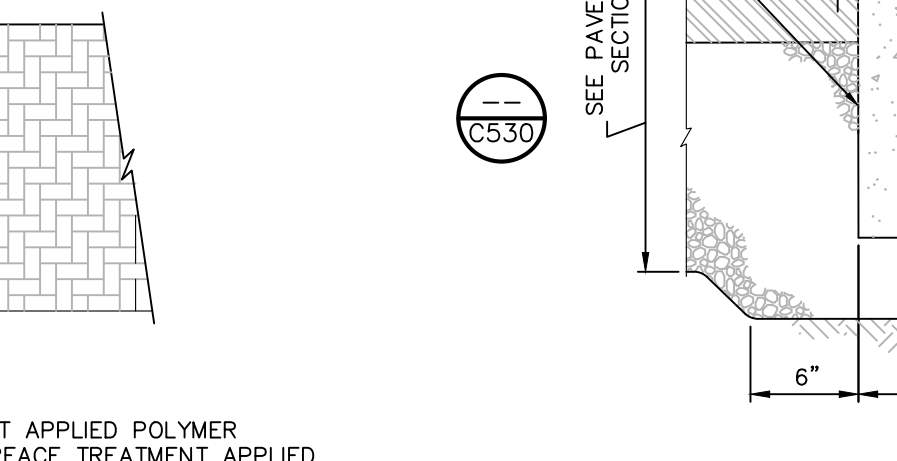
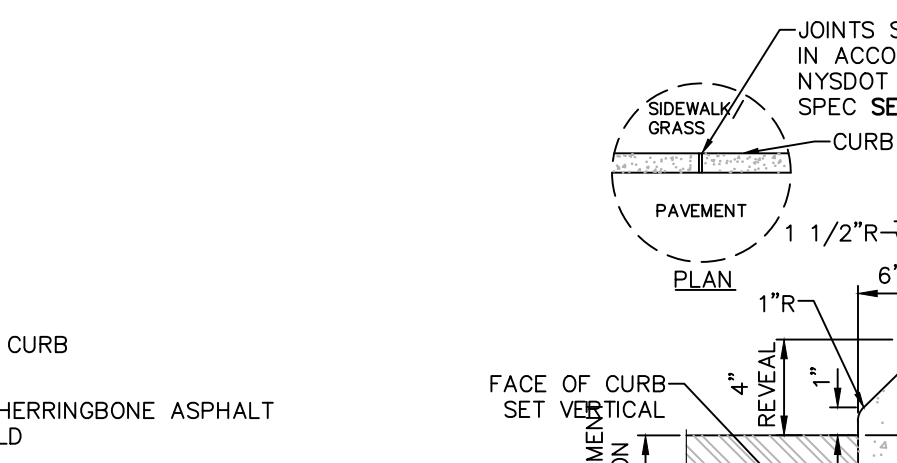
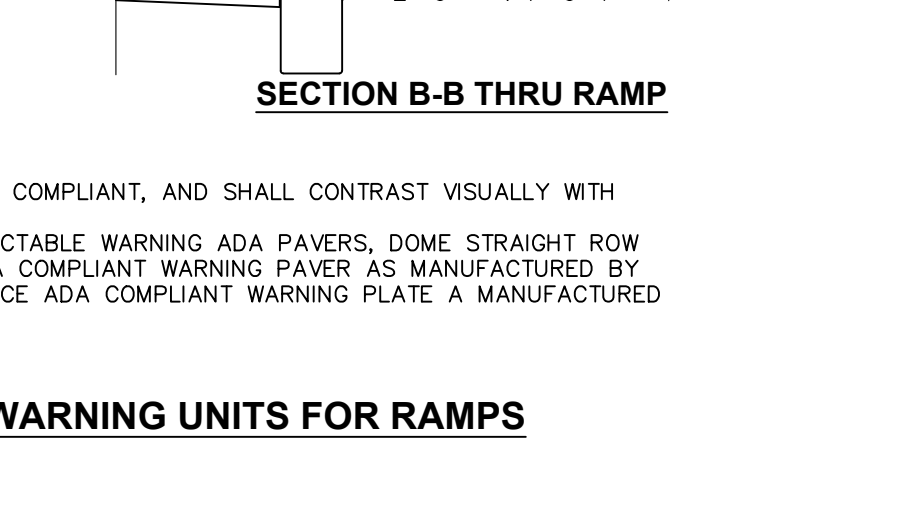
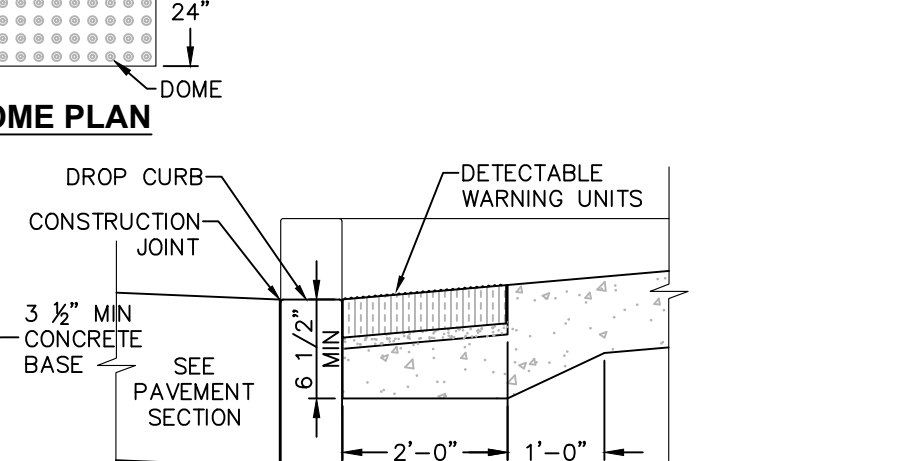
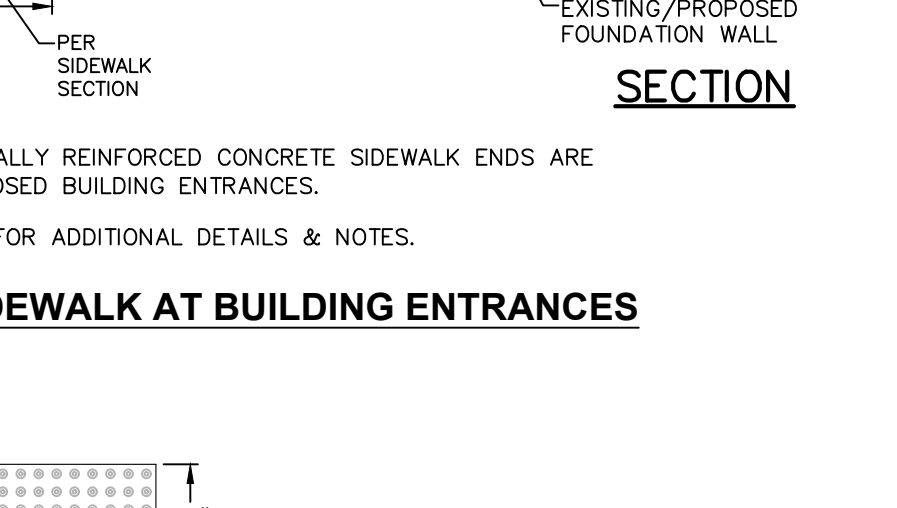
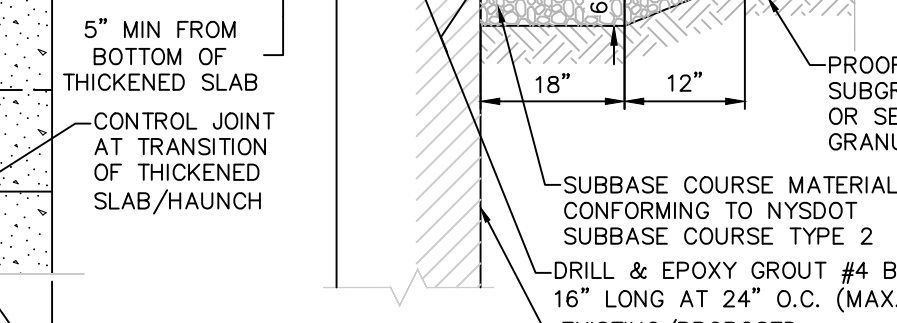
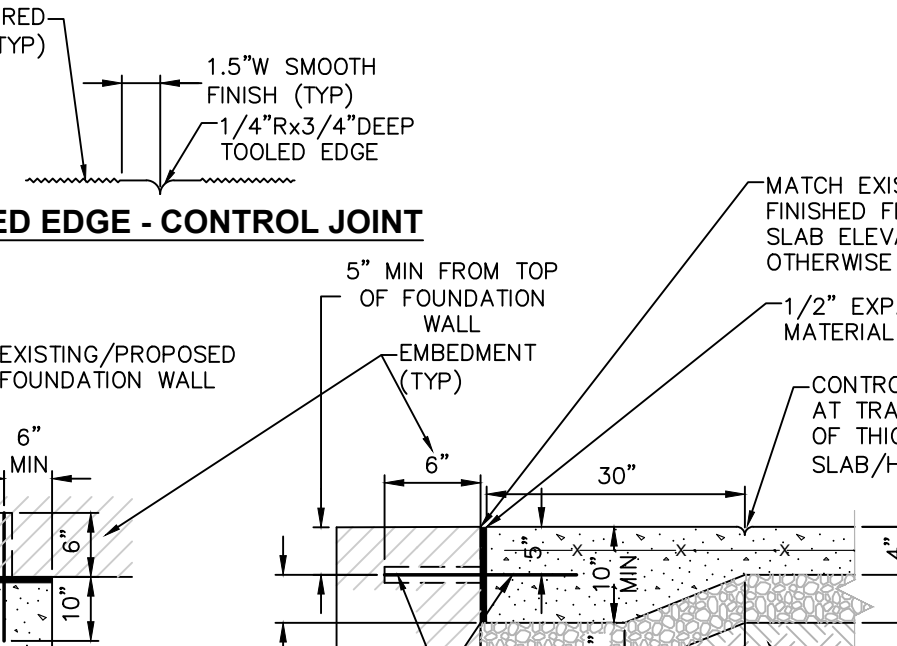
- NOTES:**
- CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
 - PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC SECTION 609.

8 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE



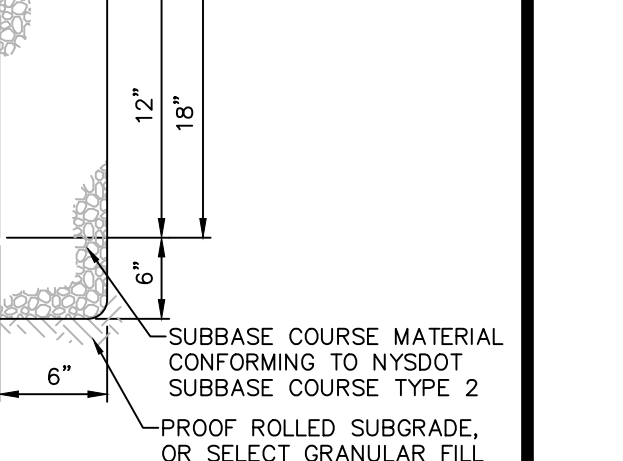
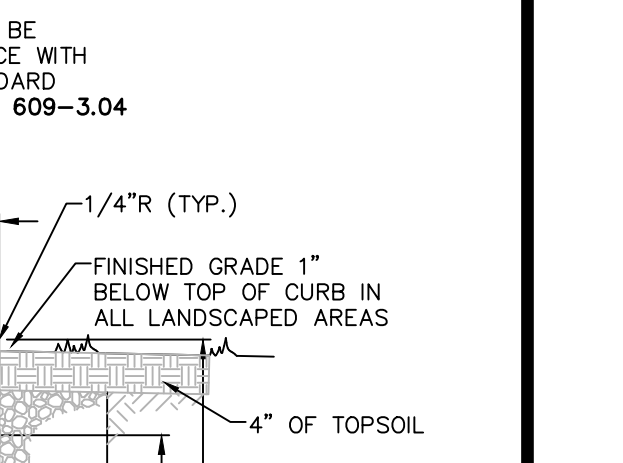
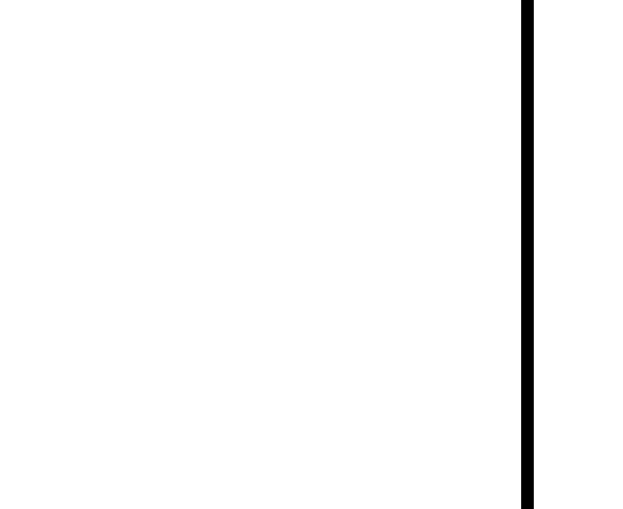
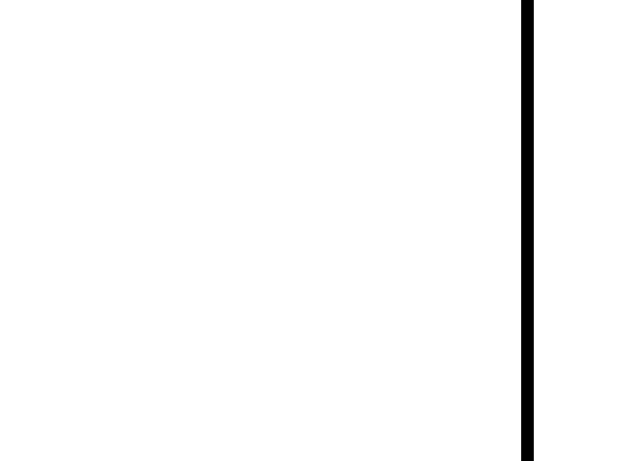
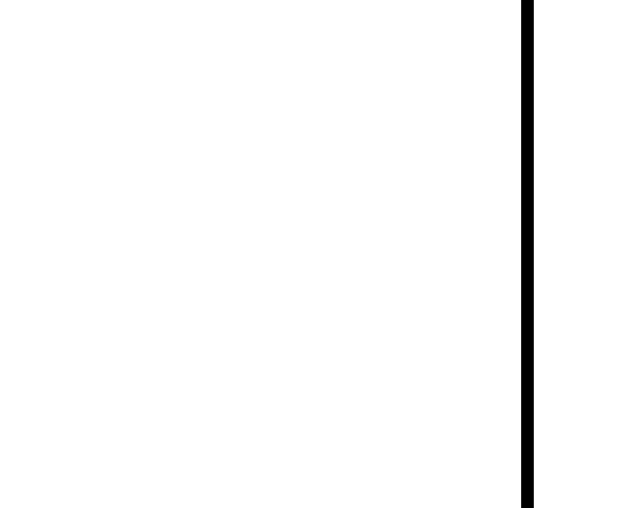
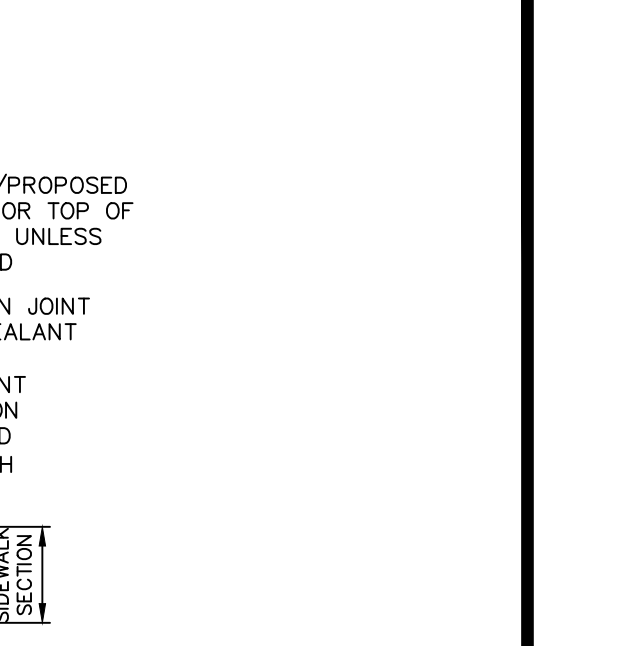
- NOTES:**
- COORDINATE W/ OWNER FOR COLOR.
 - DETECTABLE WARNING UNIT SHALL BE ADA COMPLIANT, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 - MATERIALS: UNIT SHALL BE 24-INCH DETECTABLE WARNING ADA PAVERS, DOME STRAIGHT ROW SPACING PATTERN ADA-2 OR ADA-3, ADA COMPLIANT WARNING PAVES AS MANUFACTURED BY WAUSAU TILE OR CAST IRON, CAST IN PLACE ADA COMPLIANT WARNING PLATE A MANUFACTURED BY TUFTILE OR EQUAL.

9 DETECTABLE WARNING UNITS FOR RAMPS
SCALE: NOT TO SCALE



- NOTES:**
- CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
 - ASPHALT IMPRINT PATTERN SHALL BE 45° HERRINGBONE, HUB SURFACE SYSTEMS STREET PRINT.
 - ASPHALT SURFACE COLOR TO BE TRADITIONAL SUNSET BLUSH.

10 STAMPED ASPHALT PAVEMENT
SCALE: NOT TO SCALE



- NOTES:**
- CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
 - PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC SECTION 609.

12 CAST IN PLACE MOUNTABLE CONCRETE CURB
SCALE: NOT TO SCALE

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Confirm Utility Response
Respect the Marks
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- Chattanooga Tennessee Office: 1426 Wilkoms Street (Suite 12), Chattanooga, Tennessee 37408. Phone: (423) 241-6575

rev.	date	description
2	07/11/22	GENERAL REVISIONS
1	02/03/22	THIS SHEET ADDED TO PLAN SET.

GAS LAND - 42 S. PLANK ROAD (NYS ROUTE 52)

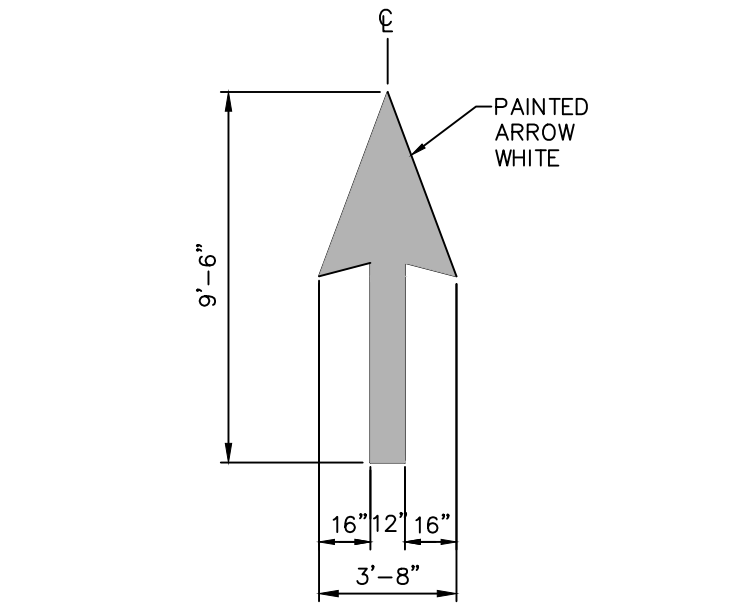
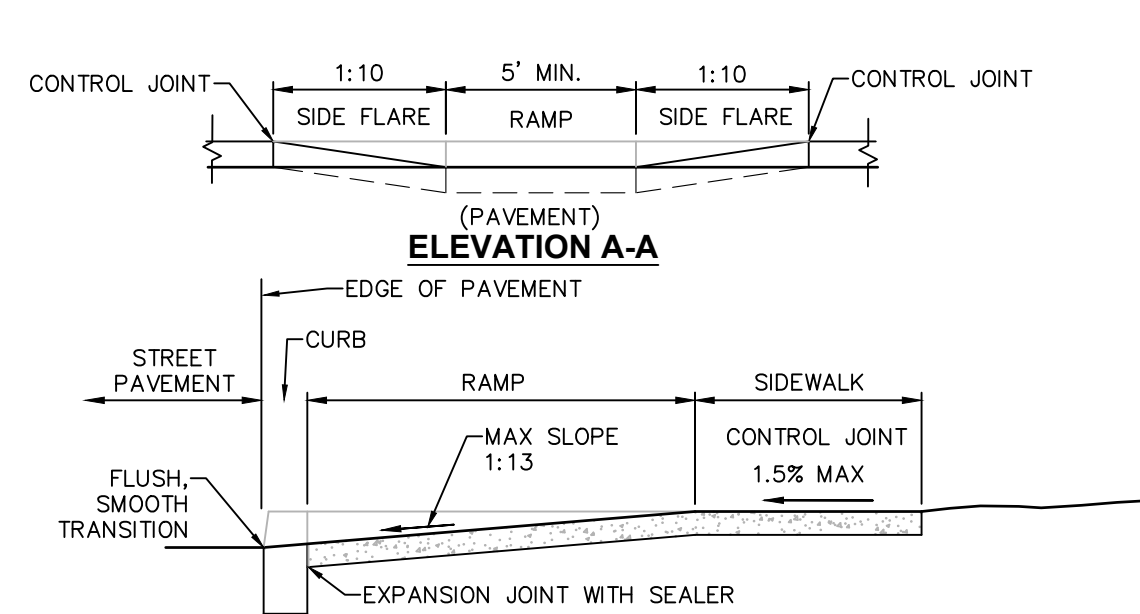
SITE DETAILS

TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

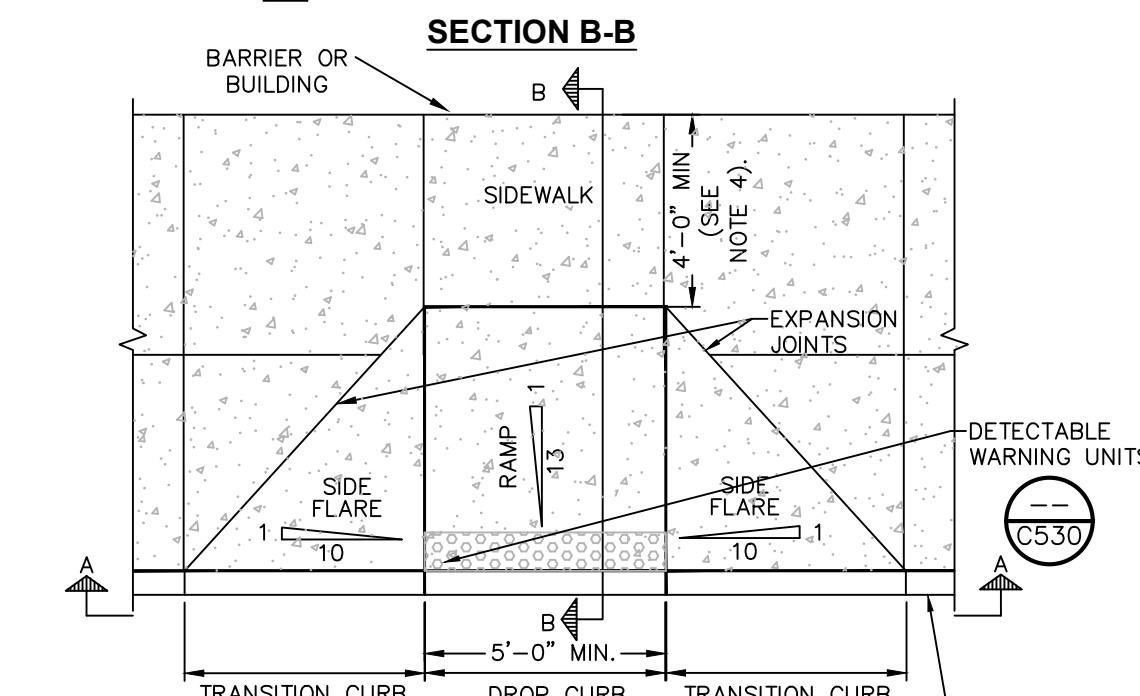
designed	checked
SMD	CPL
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04/26/21	AS SHOWN
project no.	82018.00
sheet no.	C530

ISSUED FOR PLANNING BOARD REVIEW

PR 09-09 TOWN OF NEWBURGH

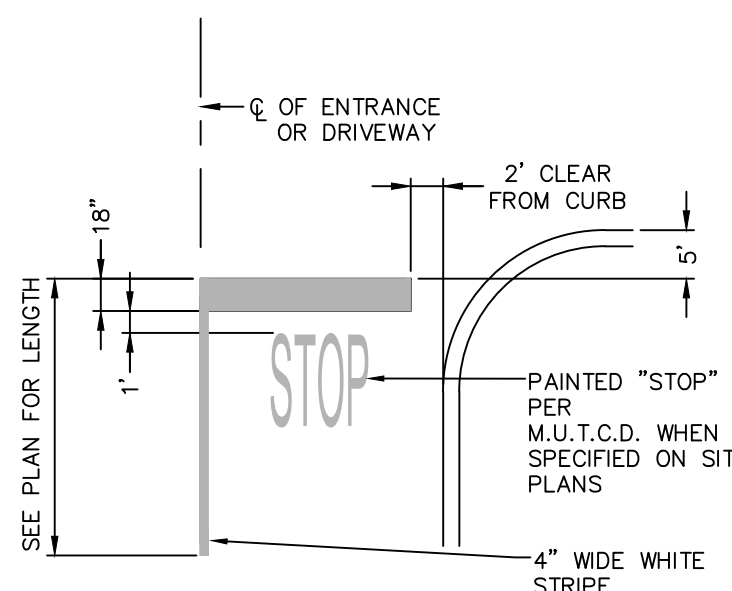


2 PAVEMENT MARKING DETAIL DIRECTIONAL ARROW
SCALE: NOT TO SCALE



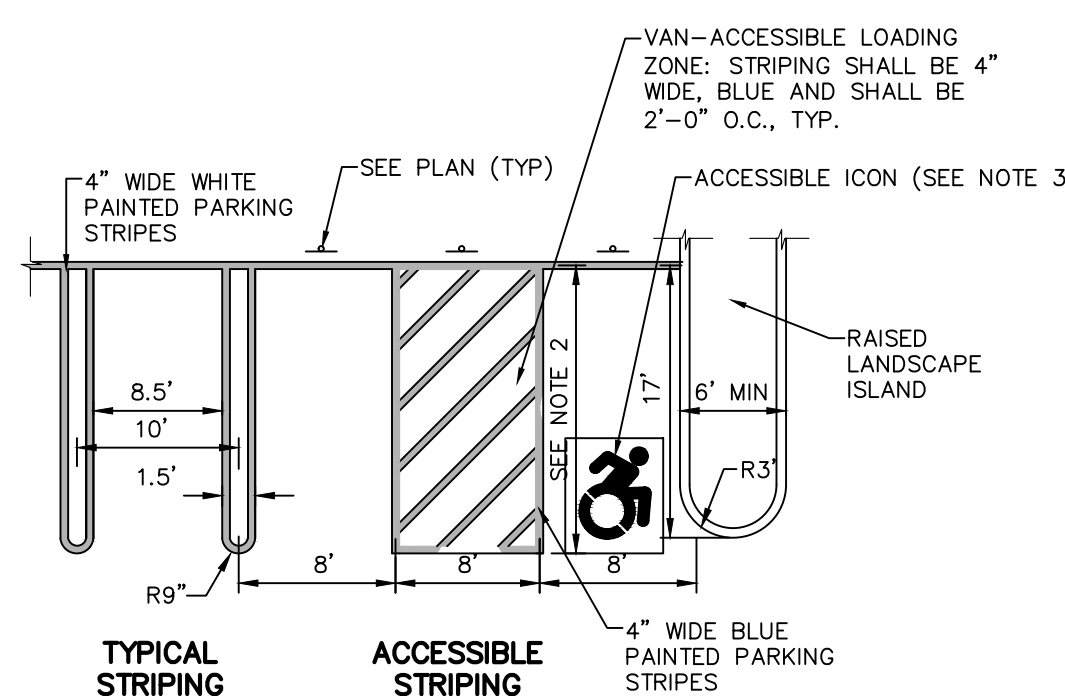
- NOTES:**
1. ALL WORK SHALL CONFORM WITH THE NYS DOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, "CURRENT VERSION", AND ALL ADDENDA THERE TO, SPECIFICALLY SECTION 608- SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
 2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
 3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.
 4. WHERE THIS DIMENSION IS LESS THAN 4'-0", THE SIDE FLARES SHALL HAVE A SLOPE OF 1:13 OR FLATTER.

1 PEDESTRIAN RAMP WITH FLARED SLOPES
SCALE: NOT TO SCALE



3 PAVEMENT MARKING DETAIL STOP BAR
SCALE: NOT TO SCALE

- STRIPING NOTES:**
1. ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE NYS DOT STANDARD SPECIFICATIONS, SECTION 640 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."
 2. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 3. STRIPING WORK WILL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
 4. COLOR: DRIVE LANE DIVIDERS - WHITE OR AOB; NO PARKING ZONE WARNINGS - WHITE OR AOB; PARKING DIVIDERS - WHITE OR AOB; WALKING LINES - WHITE OR AOB; ACCESSIBLE PARKING LINES & SYMBOL - BLUE

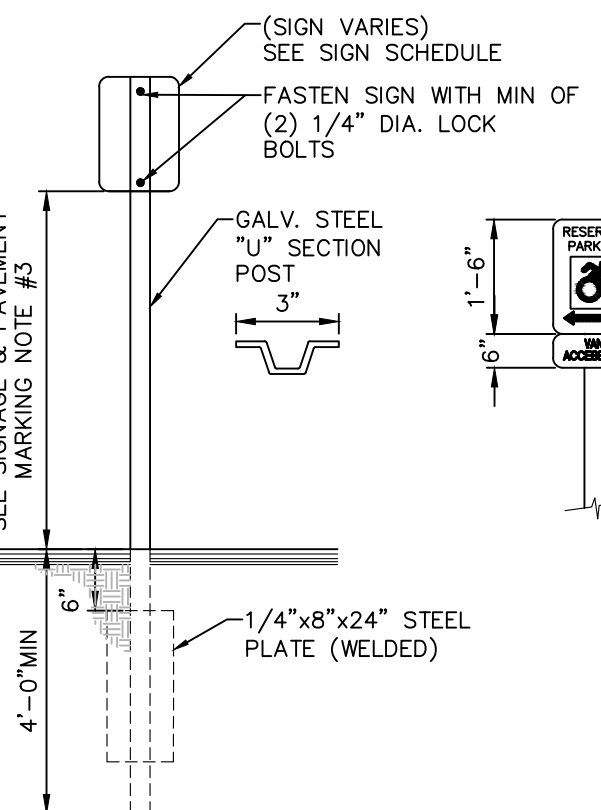


- NOTES:**
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS, REFER TO TOWN OF WAPPINGER ZONING CODE 240 ATTACHMENT 5.
 2. PARKING SPACE LENGTH SHALL BE 20'. WHERE ACCESS AISLE IS 26' WIDE PARKING SPACE LENGTH MAY BE REDUCED TO 18'.
 3. PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
 4. SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
 5. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE

4 PAVEMENT MARKING DETAIL PARKING STRIPING
SCALE: NOT TO SCALE

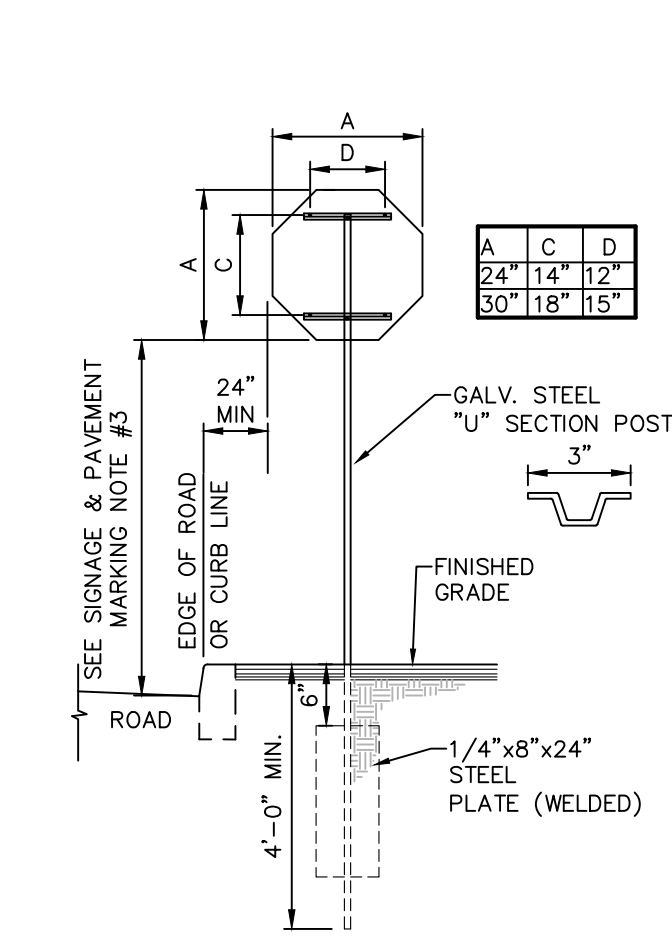
MUTCD SIGN SCHEDULE						
SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	BACK GRND	COLORS LEGEND	MOUNTING
1	STOP	R1-1	30"x30"	RED	WHITE	6 (C5.31)
2	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/BLUE	GREEN/WHITE	5 (C5.31)
3	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE	5 (C5.31)
4	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	5 (C5.31)

14 MUTCD SIGN SCHEDULE
SCALE: NOT TO SCALE

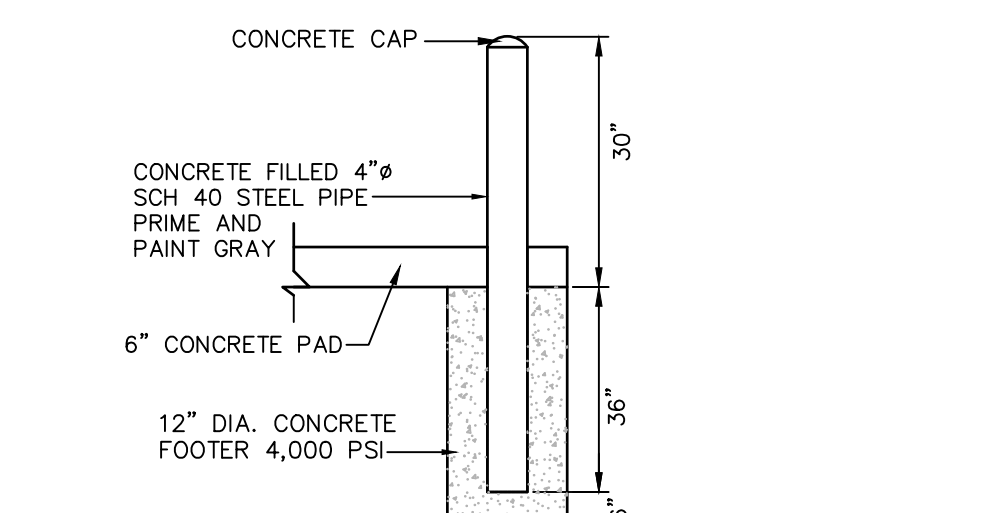


5 SINGLE POST SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE

- SIGNAGE NOTES:**
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYS DOT STANDARD SPECIFICATIONS, SECTION 645 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."
 2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."
 3. SIGN POST SHALL BE IN ACCORDANCE W/ NYS DOT STANDARD SPECS SECTION 730.

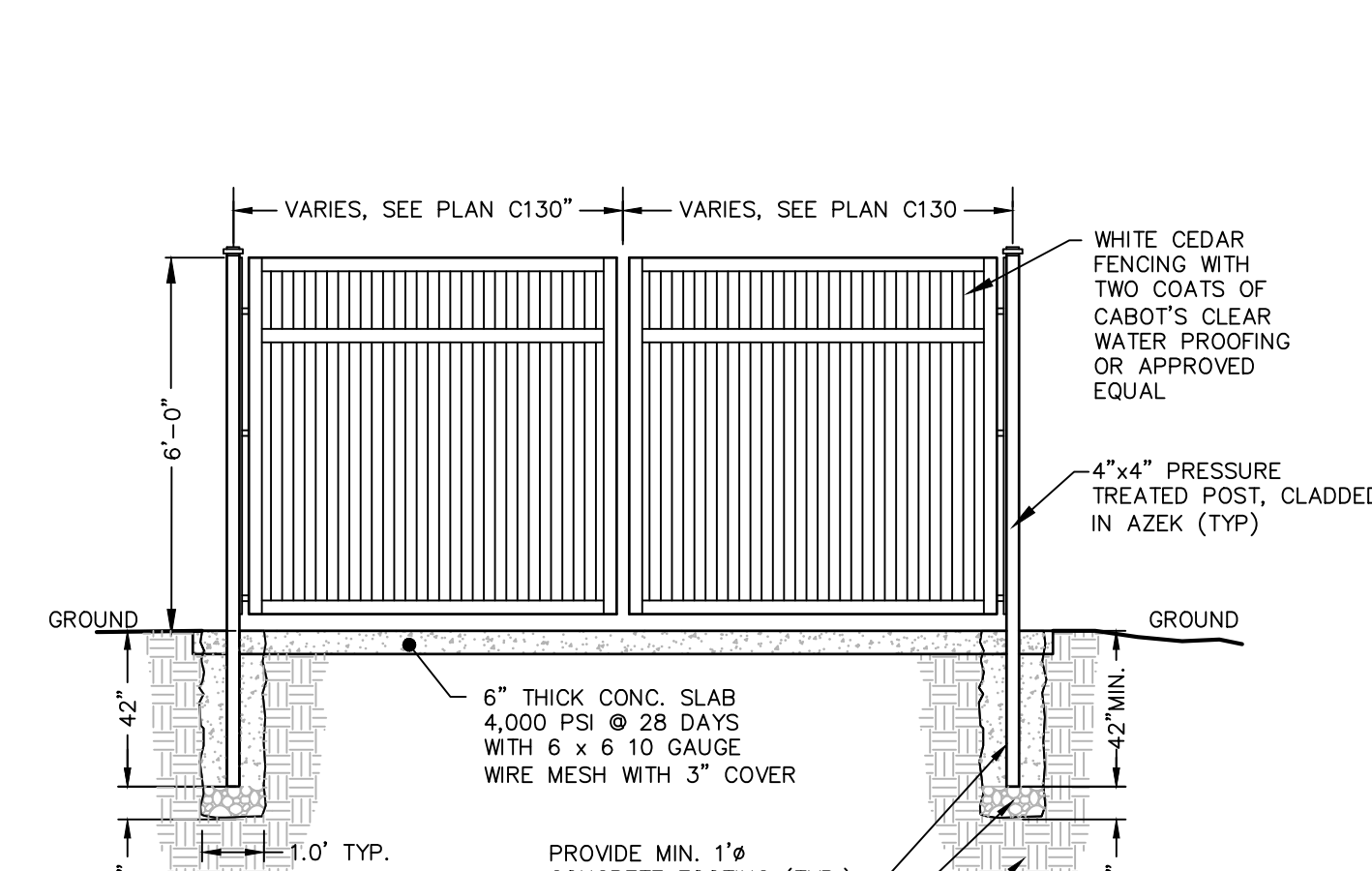


6 SINGLE POST STOP SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE

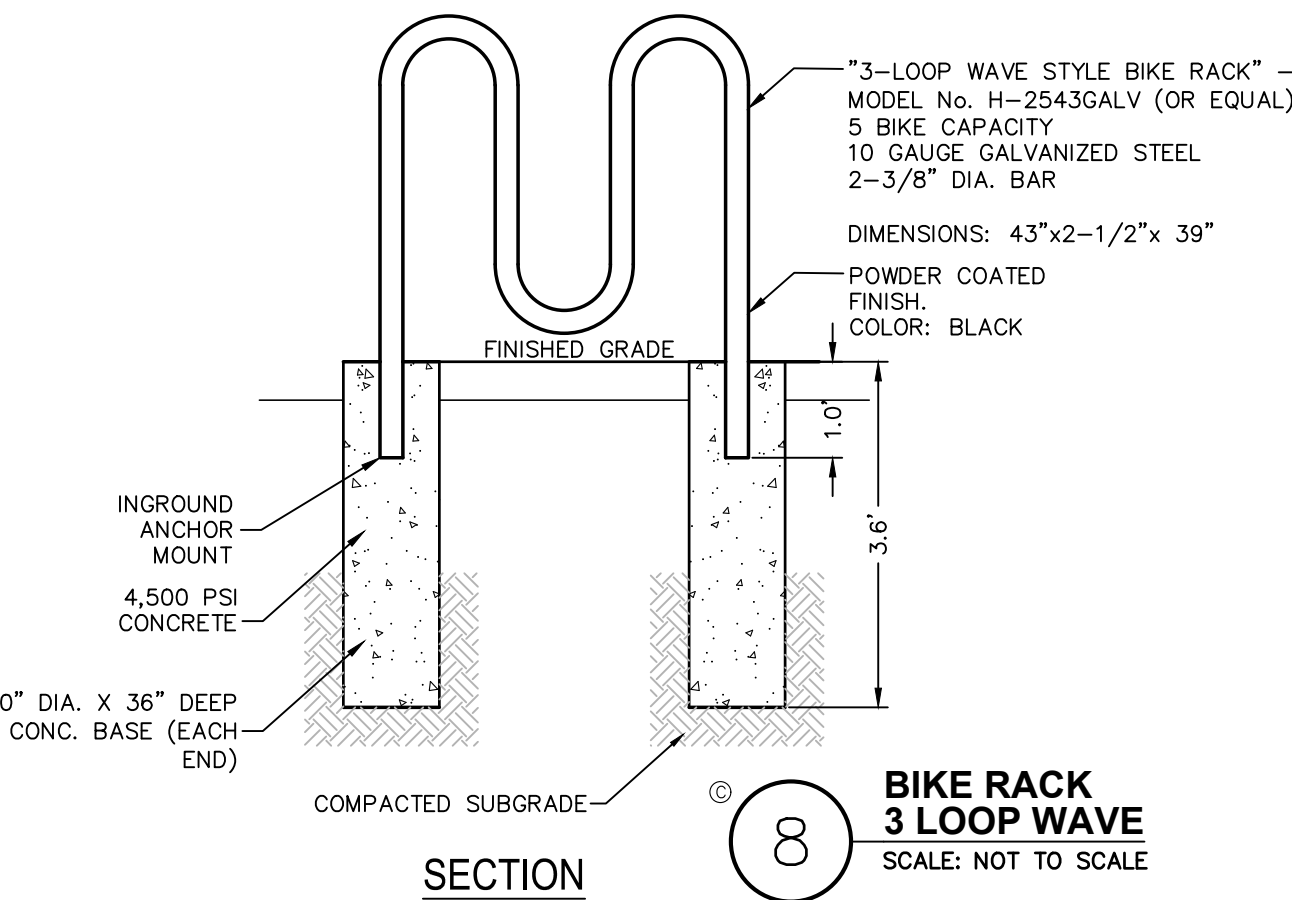


- NOTES:**
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
 2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 3'-5" TO WITHIN A TOLERANCE OF 0'-1".
 3. ALL EXPOSED CONCRETE SHALL BE 5% AIR-ENTRAINED (WITHIN 1% TOLERANCES) CONFORMING TO ASTM C260.
 4. ALL FORMWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH GOVERNING CODES, AND REGULATIONS.

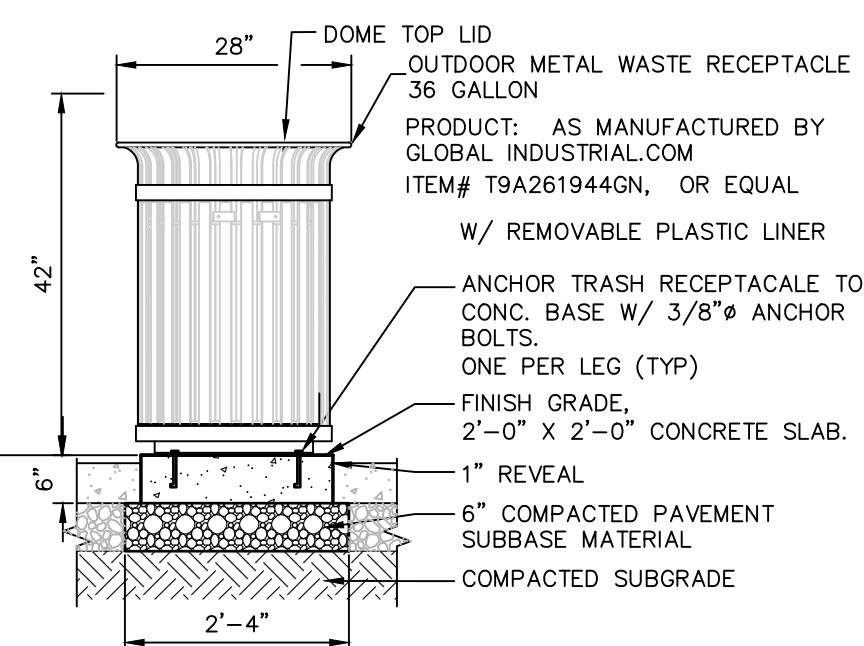
11 BOLLARD DETAIL FOR REFUSE ENCLOSURE
SCALE: NOT TO SCALE



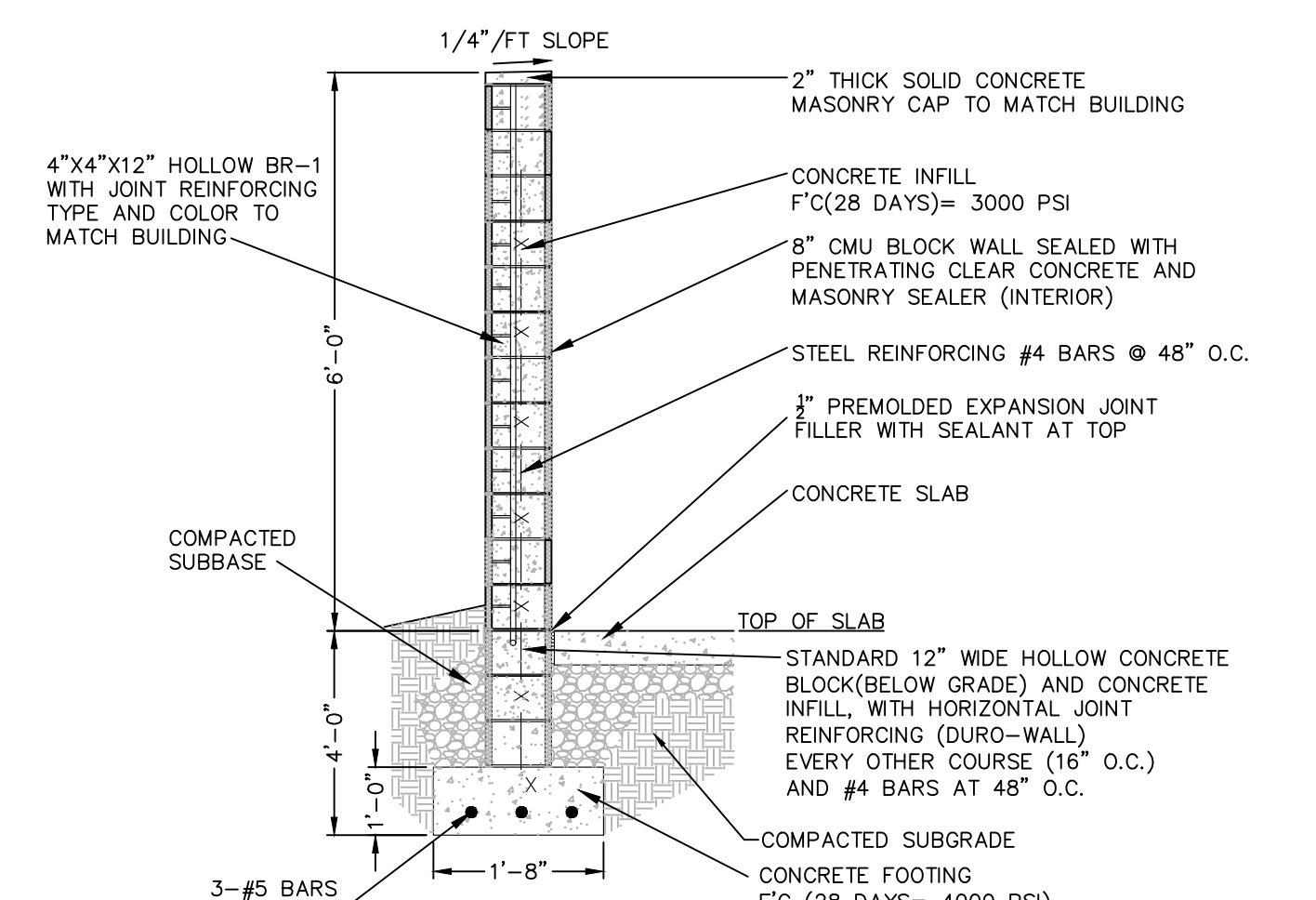
7 REFUSE ENCLOSURE
SCALE: NOT TO SCALE



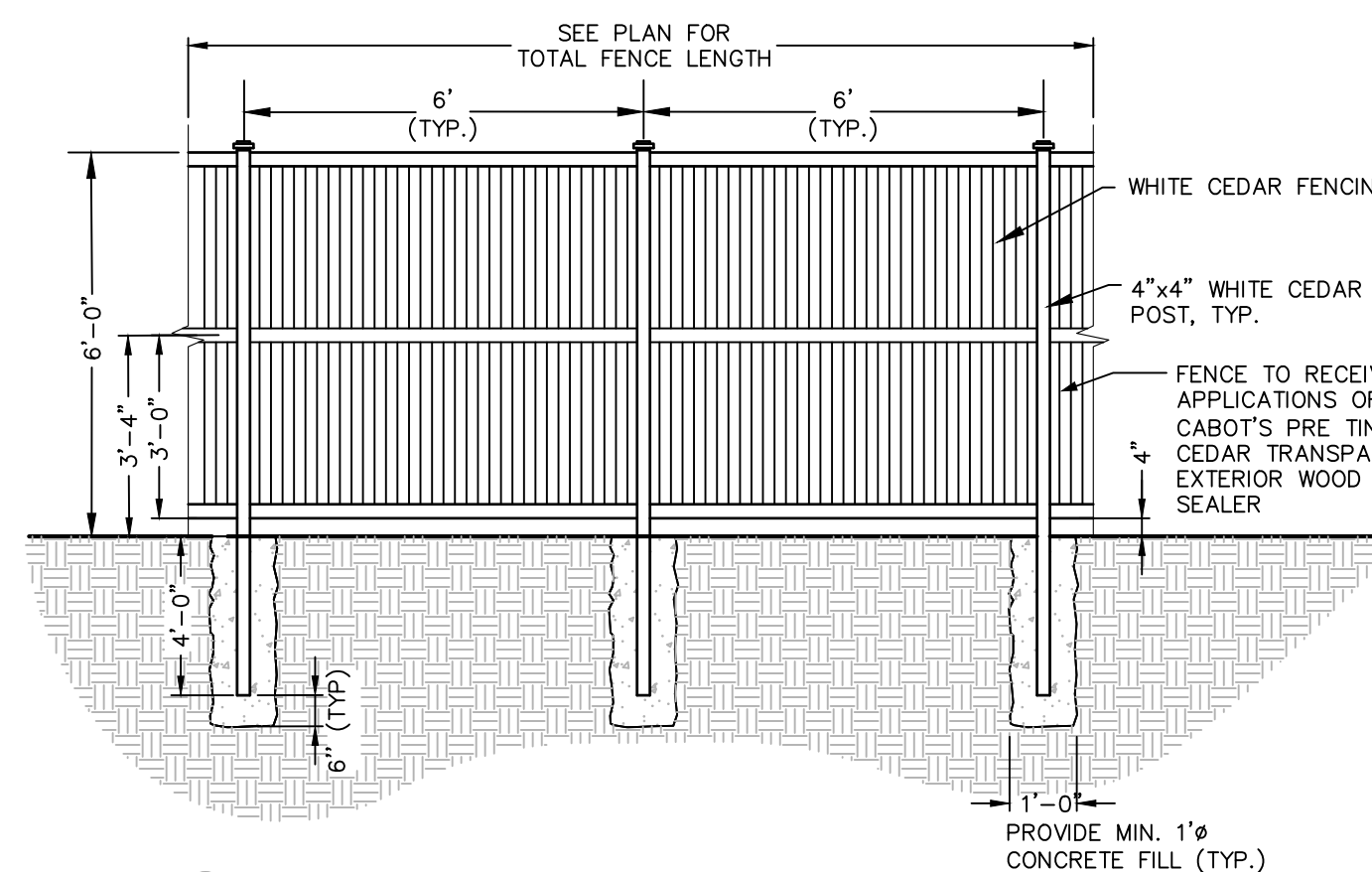
8 BIKE RACK 3 LOOP WAVE
SCALE: NOT TO SCALE



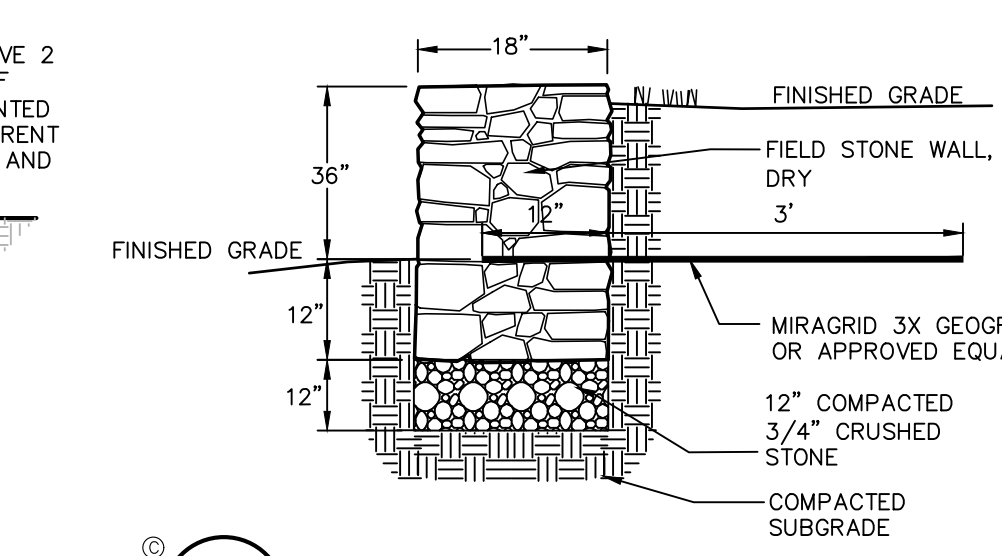
9 TRASH RECEPTACLE
SCALE: NOT TO SCALE



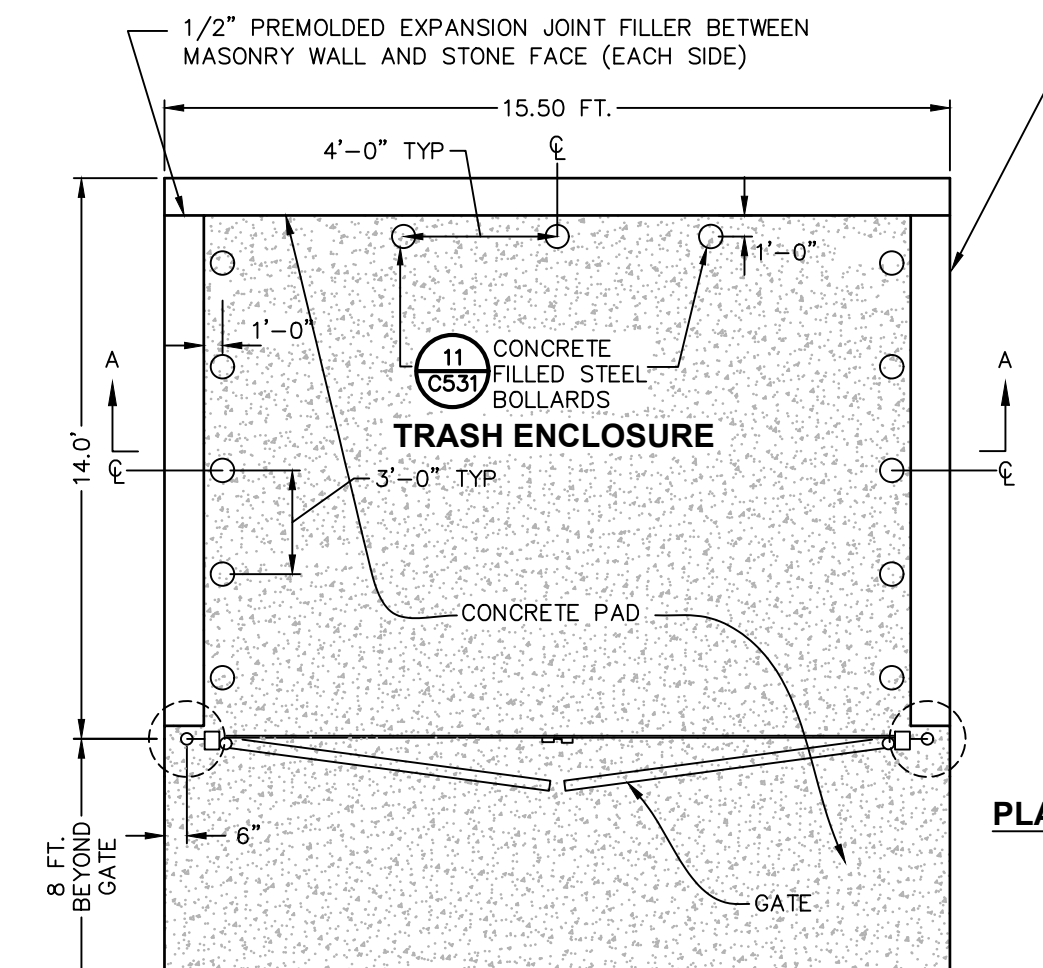
12 MASONRY WALL DETAIL - FOR REFUSE ENCLOSURE
SCALE: NOT TO SCALE



10 CEDAR FENCE DETAIL
SCALE: NOT TO SCALE



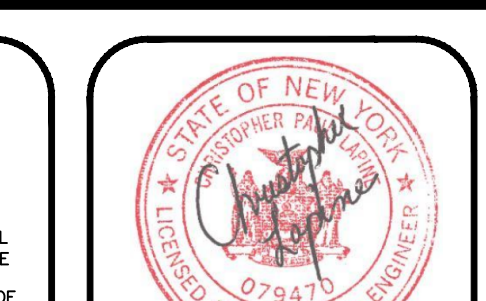
13 FREE-STANDING STONE WALL DETAIL
SCALE: NOT TO SCALE



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 Confirm Utility Response
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rev.	date	description
1	02/03/22	THIS SHEET ADDED TO PLAN SET.

GAS LAND - 42 S. PLANK ROAD (NYS ROUTE 52)

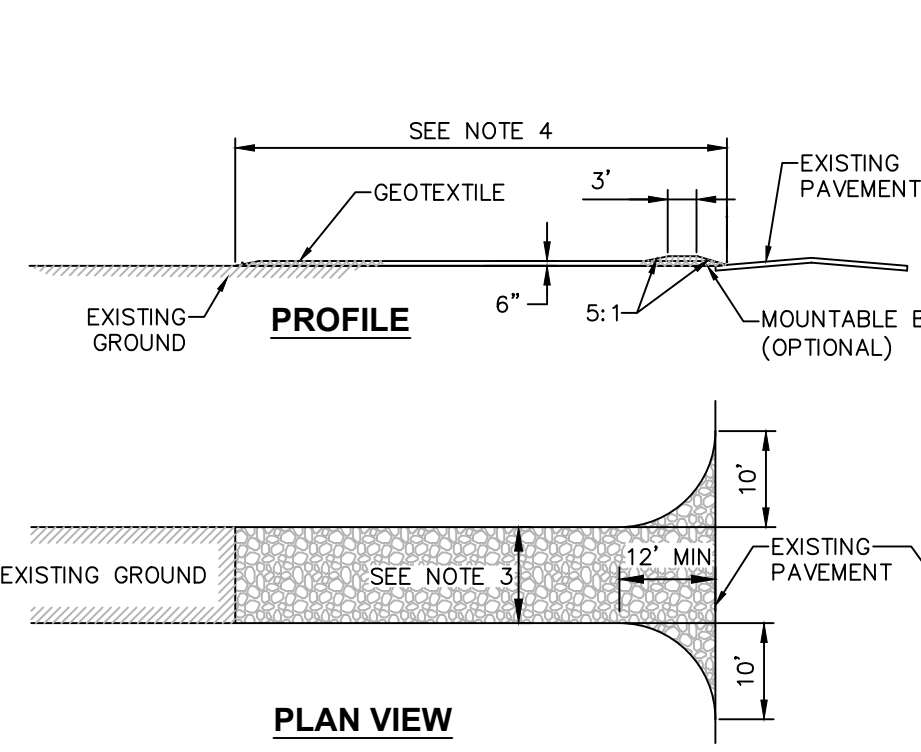
SITE DETAILS

TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

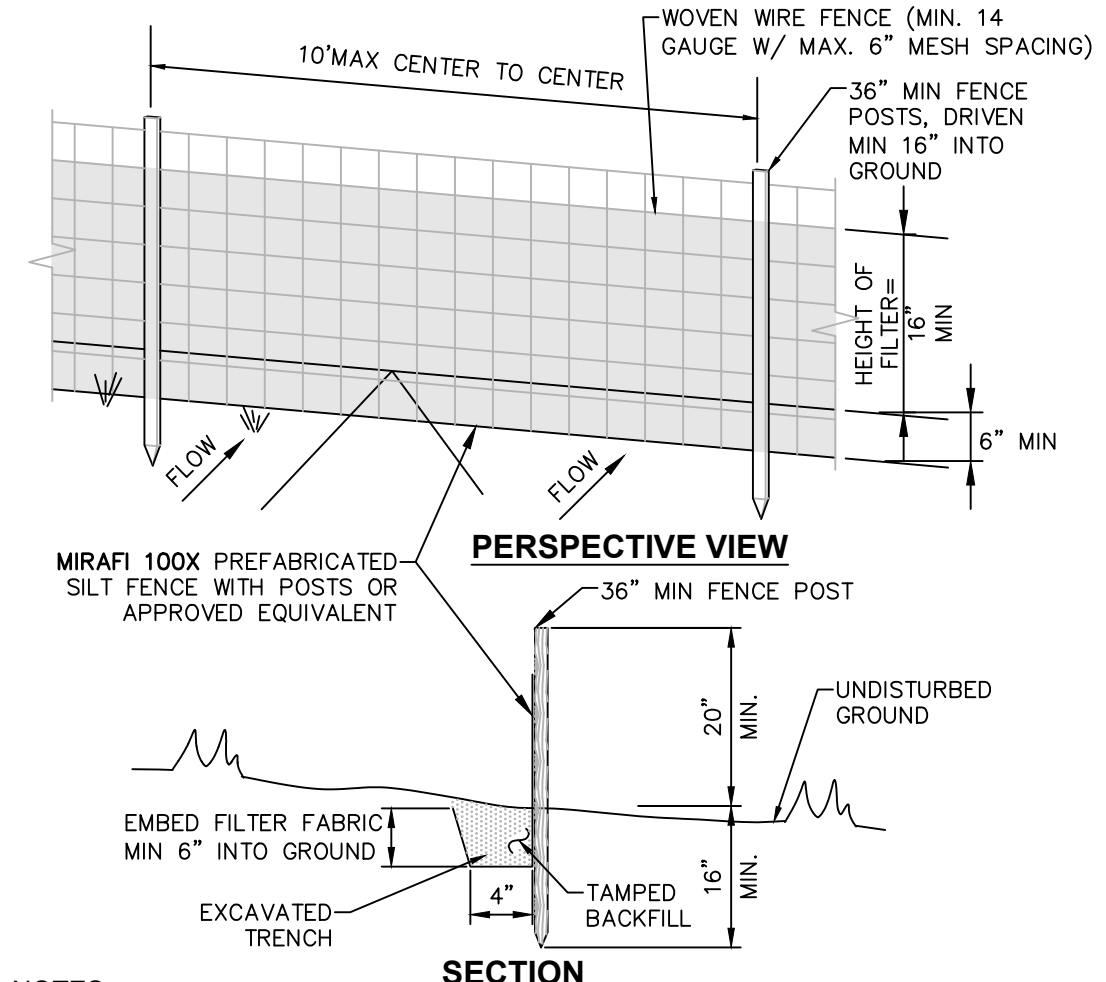
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ISSUED FOR PLANNING BOARD REVIEW

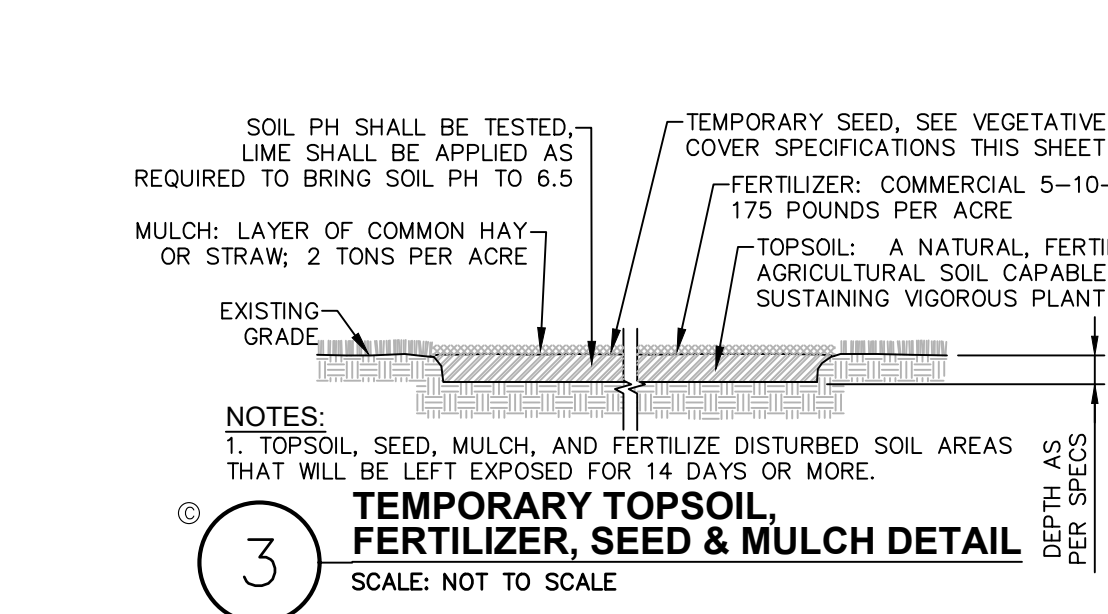
PR #09-09 TOWN OF NEWBURGH



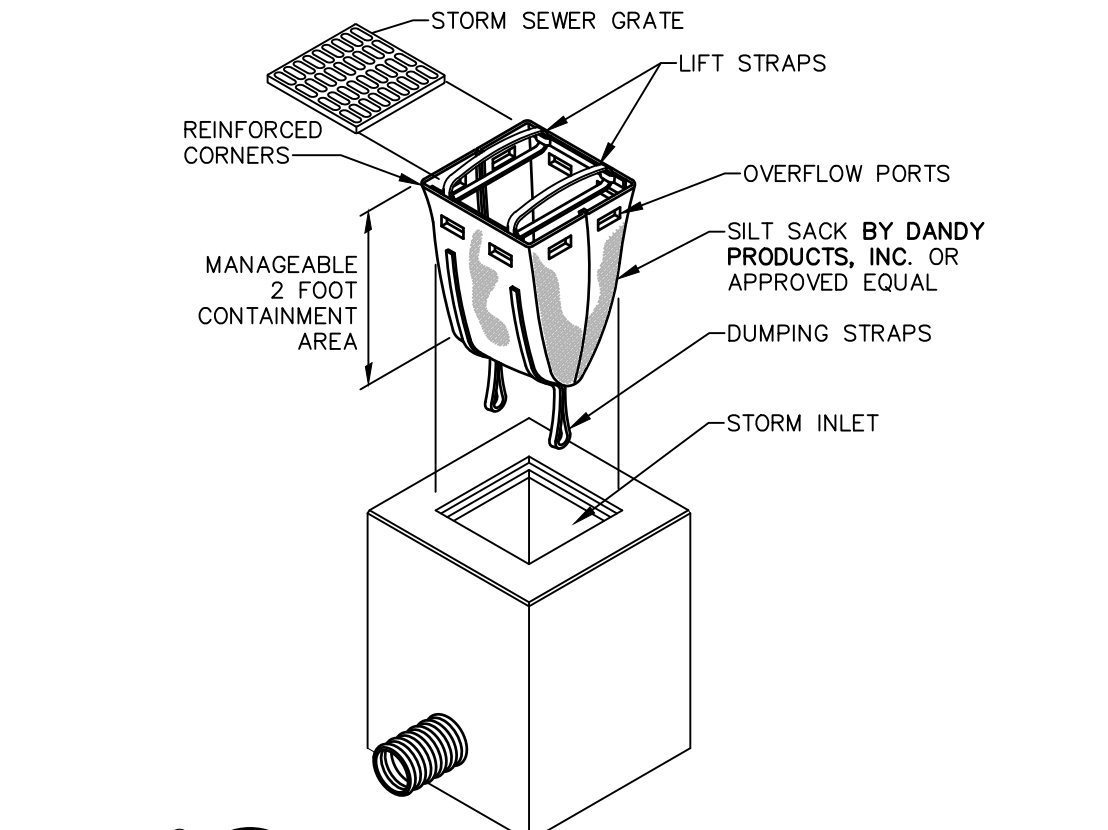
1. STABILIZED CONSTRUCTION ACCESS DETAIL
SCALE: NOT TO SCALE



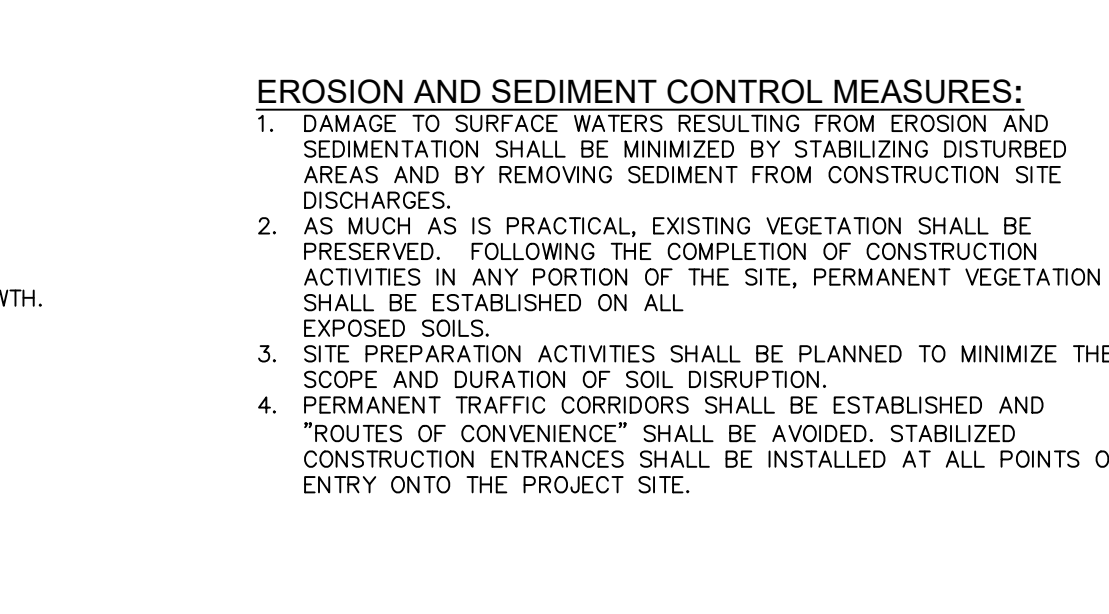
2. SILT FENCE INSTALLATION DETAIL
SCALE: NOT TO SCALE



3. TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL
SCALE: NOT TO SCALE



4. SILT SACK DETAIL
SCALE: NOT TO SCALE



5. HAY OR STRAW BALE DIKE DETAIL
SCALE: NTS

CONSTRUCTION ENTRANCE SPECIFICATIONS:

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
- LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NOTES:

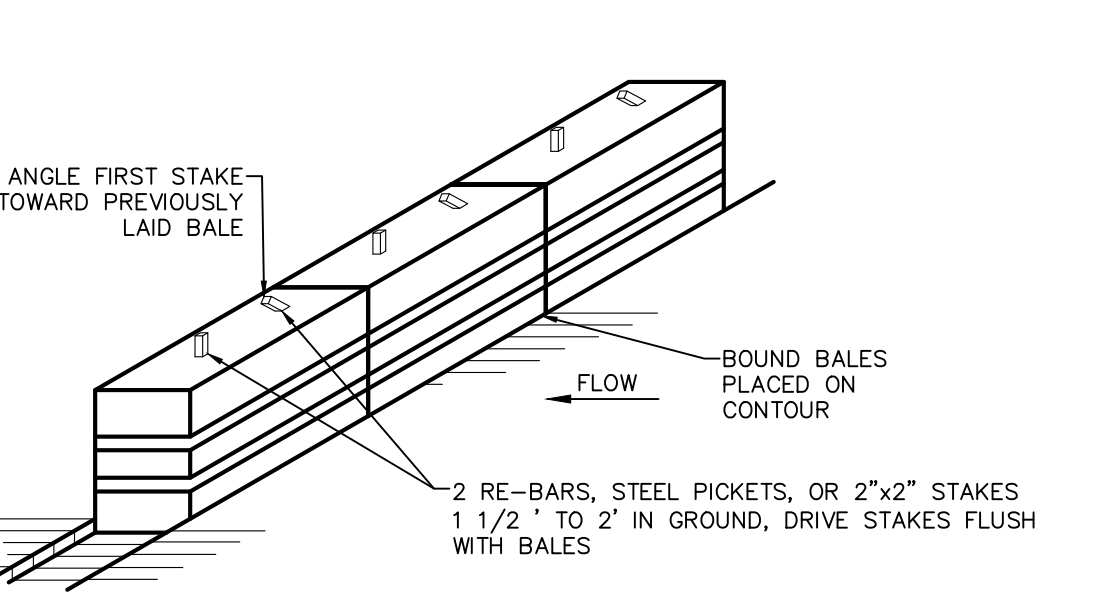
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "1" OR "1 1/2" TYPE OR HARDWOOD.
- FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
- WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BUBBLES" DEVELOP IN THE SILT FENCE.
- MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
- SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
- SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
- MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE:

SLOPE STEEPNESS ARE:	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
5:1	100

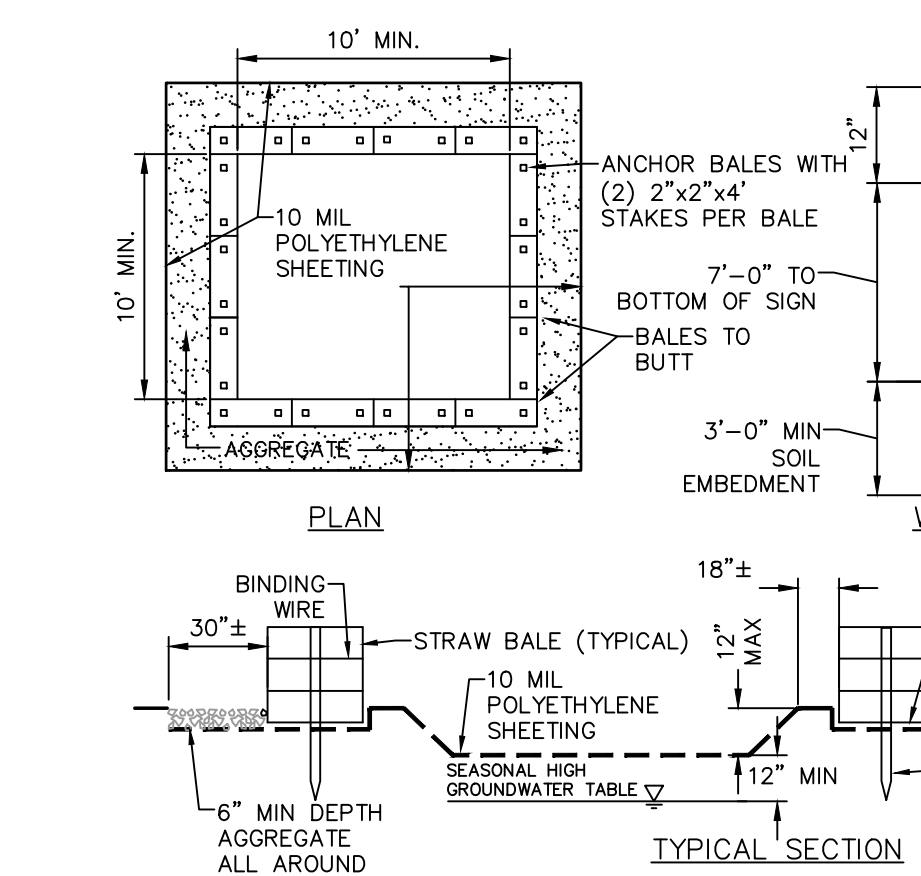
NOTES:

- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- HAY OR STRAW BALE DIKES SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
- HAY OR STRAW BALE DIKES SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
- MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING TO A HAY OR STRAW BALE DIKE ARE:

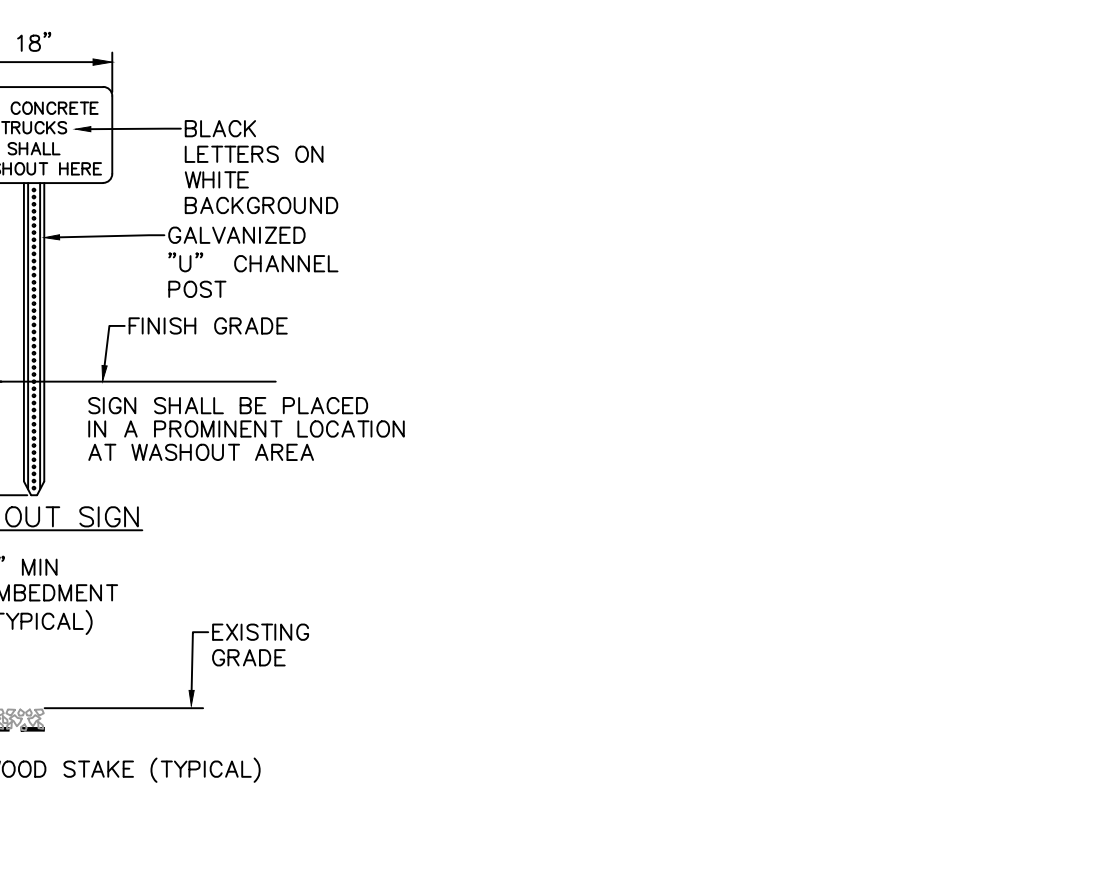
SLOPE STEEPNESS ARE:	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
<4:1	100



6. CONCRETE WASHOUT AREA DETAIL
SCALE: NOT TO SCALE



7. TEMPORARY SOIL STOCKPILE DETAIL
SCALE: NOT TO SCALE



8. STRAW WATTLE DETAIL
SCALE: NOT TO SCALE

NOTES:

- CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
- CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
- WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHYLENE SHEETING.
- WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
- ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
- AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016.
- EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
- APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
- SEEDING AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
- WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

CONCRETE WASHOUT AREA DETAIL:

- ANCHOR BALES WITH (2) 2"x2"x4" STAKES PER BALE
- 10 MIL POLYETHYLENE SHEETING
- BALES TO BUTT
- 7'-0" TO BOTTOM OF SIGN
- 3'-0" MIN. SOIL EMBEDMENT
- WASHOUT SIGN
- ALL CONCRETE TRUCKS SHALL WASHOUT HERE
- BLACK LETTERS ON WHITE BACKGROUND
- GALVANIZED "U" CHANNEL POST
- FINISH GRADE
- SIGN SHALL BE PLACED IN A PROMINENT LOCATION AT WASHOUT AREA

STRAW WATTLE NOTES:

- PLACE STRAW WATTLES AS INDICATED ON PLANS.
- DIG SMALL TRENCHES ACROSS THE SLOPE ON CONTOUR TO PLACE ROLLS IN. START BUILDING TRENCHES AND INSTALL ROLLS FROM THE BOTTOM OF THE SLOPE AND WORK UP. IT IS CRITICAL THAT ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR. LAY THE ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.

SEEDING MIXTURE FOR USE ON LAWN AREAS:

WEIGHT SPECIES OR VARIETY	PURITY	GERMINATION
50% KENTUCKY BLUE GRASS**	95%	80%
20% PERENNIAL RYE	98%	90%
30% CREeping RED FESCUE	97%	85%
100%		

SEEDING MIXTURE FOR USE ON LAWN AREAS:

WEIGHT SPECIES OR VARIETY	PURITY	GERMINATION
55% KENTUCKY BLUE GRASS**	95%	80%
20% PERENNIAL RYE	98%	90%
35% CREeping RED FESCUE	97%	85%
20% CHEWINGS RED FESCUE	97%	85%
100%		

LOCATION	COMPACTION	TESTING FREQUENCY
PIPE TRENCH BACKFILL (IN PAVED AREAS)	95% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE TRENCH BACKFILL (IN UNPAVED AREAS)	90% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE BEDDING AND PIPE ZONE BACKFILL	95% ASTM D1557	1 TEST FOR EACH 150 FT OR LESS OF TRENCH LENGTH.
PAVEMENT SUBBASE AND LAST LIFT OF SELECT GRANULAR LIFT (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 2,000 SQ FT. OF LIFT AREA BUT NO FEWER THAN TWO TESTS PER LIFT

COMPACTON REQUIREMENTS

SEEDING MIXTURE FOR USE ON LAWN AREAS:

WEIGHT SPECIES OR VARIETY	PURITY	GERMINATION
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50% KENTUCKY BLUE GRASS**	95%	80%
20% PERENNIAL RYE	98%	90%
30% CREeping RED FESCUE	97%	85%
100%		

NOTES:

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
- SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

NOTES:

- CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
- CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
- WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHYLENE SHEETING.
- WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
- ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
- AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

NOTES:

- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
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- Westchester NY Office: 1 North Broadway, Suite 803, White Plains, New York 10601. Phone: (914) 997-8510

rev.	date	description
1	02/03/22	THIS SHEET ADDED TO PLAN SET.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

- DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
- AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
- SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
- PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

TEMPORARY VEGETATION:

PERMANENT AND TEMPORARY VEGETATION SHALL BE PLANTED EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHALL BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE:

INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:

INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEED) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

EROSION CONTROL BLANKET:

INSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

STORM DRAIN INLET PROTECTION:

INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED. REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

SNOW AND ICE CONTROL:

PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS.

TOPSOIL SPECIFICATIONS:

- EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.

SITE PREPARATION:

- COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
- SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
- REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

TOPSOIL MATERIALS:

- NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
 - ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
 - CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
 - CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
 - CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/2"	97-100
No 200	20-60

APPLICATION AND GRADING:

- TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.
- TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

VEGETATIVE COVER SPECIFICATIONS:

TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION):

- SITE PREPARATION: (SAME AS PERMANENT VEGETATIVE COVER)
- SEED MIX. (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF) AMOUNT BY WEIGHT SPECIES OR VARIETY MINIMUM % PURITY GERMINATION

100%	ANNUAL RYEGRASS	98%	90%
------	-----------------	-----	-----
- SEEDING: (SAME AS PERMANENT VEGETATIVE COVER)

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):

- SITE PREPARATION
 - BRING AREA TO BE SEED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL SHALL BE REQUIRED.
 - PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES.
 - REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
 - LIME TO PH OF 6.5.
 - FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF.
 - INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL. G. SMOOTH AND FIRM THE SEEDBED.
- SEED MIXTURE FOR USE ON LAWN AREAS: (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER)

CONCRETE WASHOUT AREA DETAIL:

- ANCHOR BALES WITH (2) 2"x2"x4" STAKES PER BALE
- 10 MIL POLYETHYLENE SHEETING
- BALES TO BUTT
- 7'-0" TO BOTTOM OF SIGN
- 3'-0" MIN. SOIL EMBEDMENT
- WASHOUT SIGN
- ALL CONCRETE TRUCKS SHALL WASHOUT HERE
- BLACK LETTERS ON WHITE BACKGROUND
- GALVANIZED "U" CHANNEL POST
- FINISH GRADE
- SIGN SHALL BE PLACED IN A PROMINENT LOCATION AT WASHOUT AREA

SEEDING MIXTURE FOR USE ON LAWN AREAS:

WEIGHT SPECIES OR VARIETY	PURITY	GERMINATION
50% KENTUCKY BLUE GRASS**	95%	80%
20% PERENNIAL RYE	98%	90%
30% CREeping RED FESCUE	97%	85%
100%		

SEEDING MIXTURE FOR USE ON LAWN AREAS:

WEIGHT SPECIES OR VARIETY	PURITY	GERMINATION
55% KENTUCKY BLUE GRASS**	95%	80%
20% PERENNIAL RYE	98%	90%
35% CREeping RED FESCUE	97%	85%
20% CHEWINGS RED FESCUE	97%	85%
100%		

COMPACTON REQUIREMENTS

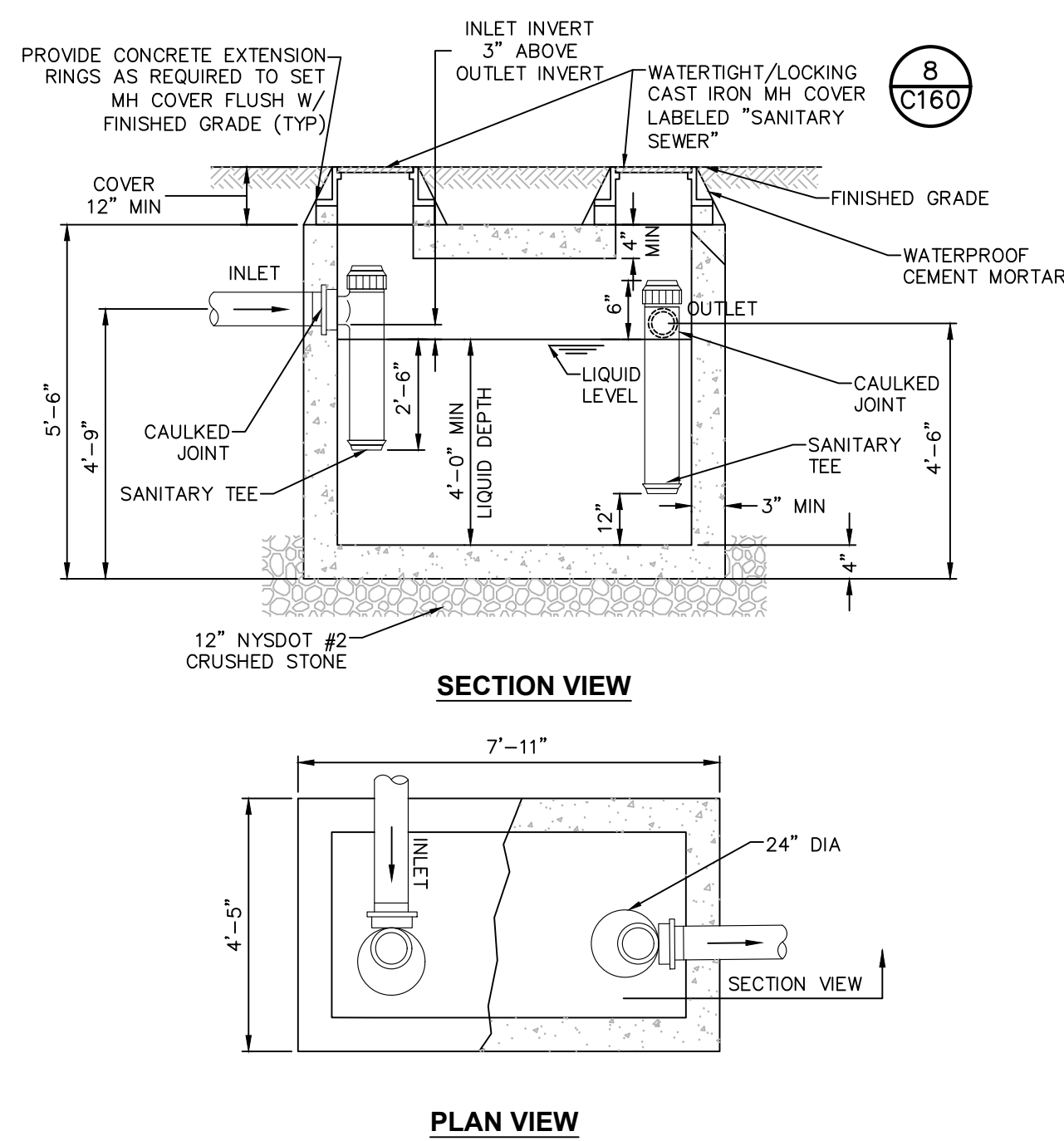
LOCATION	COMPACTION	TESTING FREQUENCY
PIPE TRENCH BACKFILL (IN PAVED AREAS)	95% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE TRENCH BACKFILL (IN UNPAVED AREAS)	90% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE BEDDING AND PIPE ZONE BACKFILL	95% ASTM D1557	1 TEST FOR EACH 150 FT OR LESS OF TRENCH LENGTH.
PAVEMENT SUBBASE AND LAST LIFT OF SELECT GRANULAR LIFT (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 2,000 SQ FT. OF LIFT AREA BUT NO FEWER THAN TWO TESTS PER LIFT

GAS LAND - 42 S. PLANK ROAD (NYS ROUTE 52)

EROSION & SEDIMENT CONTROL DETAILS AND NOTES

TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

designed MET checked CPL
date 04/26/21 scale 1"=10'
project no. 82018.00
sheet no. C550



- NOTES:**
- GREASE TRAP SHALL BE AS MANUFACTURED BY THE FORT MILLER CO. OR APPROVED EQUIVALENT.
 - DIMENSIONS SHOWN ARE PER STRUCTURES MANUFACTURED BY FORT MILLER CO.
 - GREASE TRAP SHALL RECEIVE 2 LAYERS OF BITUMINOUS COATINGS.

750 GAL SEAMLESS CONCRETE GREASE TRAP
SCALE: NOT TO SCALE

GREASE TRAP SIZING CALCULATIONS:

PER THE 2014 NYSDEC DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS, GREASE TRAPS SHALL BE SIZED BASED ON THE 30-MINUTE DETENTION TIME OF PEAK FLOW.

PER TABLE E 103.3(2), LOAD VALUES ASSIGNED TO FIXTURES, IN THE NYS PLUMBING CODE THE LOAD VALUES, IN WATER SUPPLY FIXTURES UNITS (WSFU) OF A KITCHEN SINK ASSOCIATED WITH A HOTEL/RESTAURANT WOULD BE 4 FIXTURE UNITS.

PER TABLE E 103.3(3), TABLE FOR ESTIMATING DEMAND, IN THE NYS PLUMBING CODE THE DEMAND ASSOCIATED WITH 4 FIXTURE UNITS IS 8GPM.

TO ACHIEVE A 30 MINUTE DETENTION TIME THE TANK WOULD NEED TO BE : 8 GPM X 30 MIN = 240 GALLON TANK

A 750 GALLON GREASE TRAP IS PROPOSED.

GREASE TRAP HYDROSTATIC TESTING:

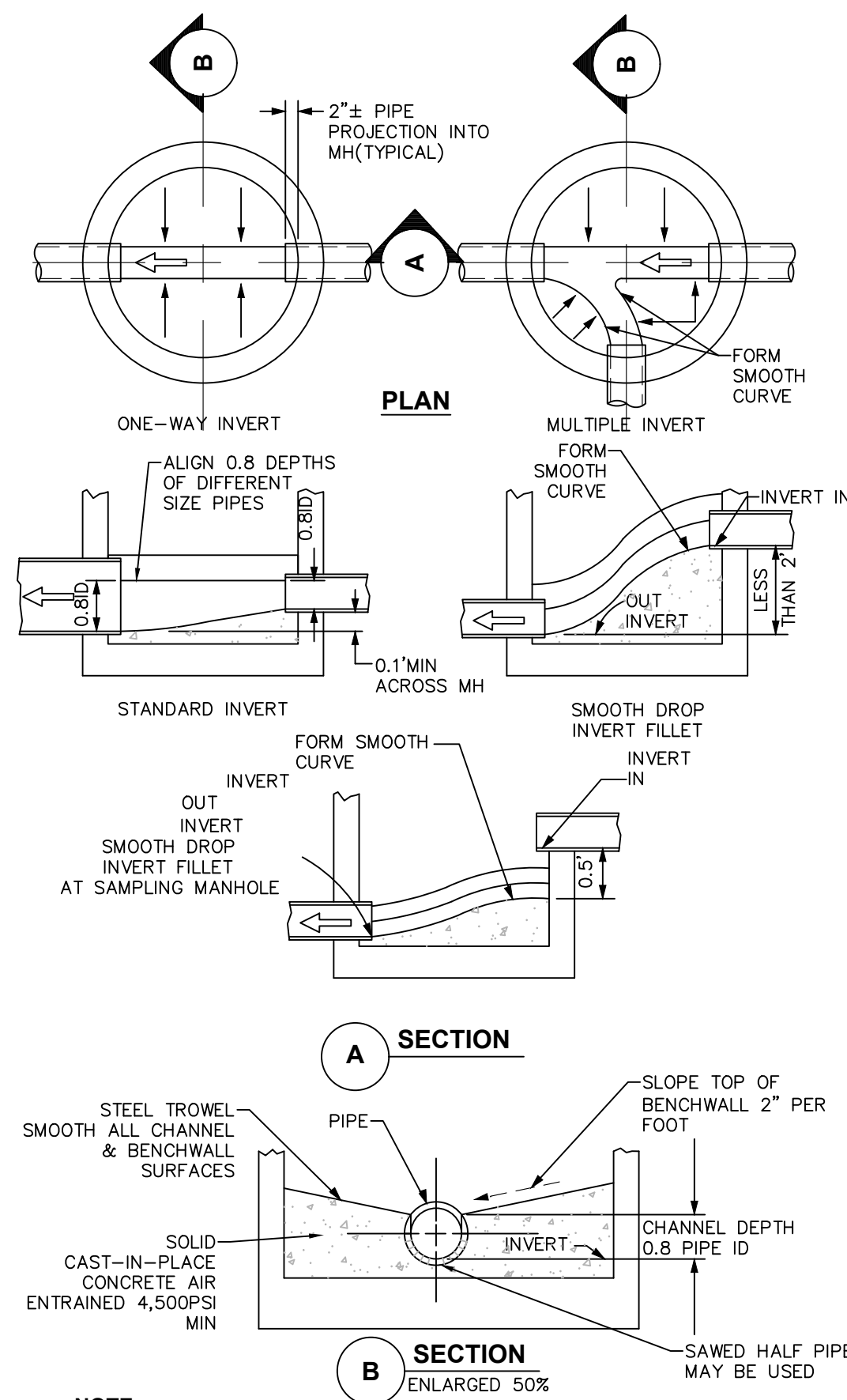
- IF THE GREASE TRAP IS DELIVERED IN TWO PIECES (NON-MONOLITHIC), THE GREASE TRAP SHALL BE TESTED FOR LEAKAGE AND ALL LEAKS SHALL BE REPAIRED IN A MANNER SUBJECT TO THE ENGINEER'S APPROVAL. A HYDROSTATIC TEST SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.
 - NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF TESTING.
 - THE STRUCTURE SHALL BE COMPLETELY PLUGGED AND FILLED WITH WATER AND ALLOWED TO STAND FOR TWO (2) HOURS PRIOR TO ANY READING IN ORDER TO PERMIT ABSORPTION BY THE WET WELL STRUCTURE.
 - AFTER TWO (2) HOURS, A READING SHALL BE TAKEN AND THE STRUCTURE ALLOWED TO STAND FOR 24 HOURS.
 - THE DROP IN WATER LEVEL AFTER 24 HOURS SHALL BE NOTED.
 - LEAKAGE IN THE GREASE TRAP SHALL NOT EXCEED 0.6 GALLONS/FT MANHOLE DIAMETER/FT OF MANHOLE DEPTH.
 - GREASE TRAP FAILING THE TEST SHALL BE REPAIRED AND RETESTED TO THE SATISFACTION OF THE ENGINEER.
 - THE CONTRACTOR SHALL COORDINATE AND BEAR ALL COSTS FOR PROVISION AND DISPOSAL OF WATER NECESSARY FOR THE LEAK TESTING OF THE WET WELL.
- HYDROSTATIC TESTING
 - UNLESS OTHERWISE APPROVED, CONDUCT ALL TESTING IN THE PRESENCE OF THE ENGINEER.

TESTING GRAVITY SEWER MANHOLES:

- MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244. A VACUUM OF 10 INCHES OF Hg SHOULD BE DRAWN ON THE MANHOLE AFTER ALL HOLES ARE PLUGGED, AND INLETS/OUTLETS ARE TEMPORARILY PLUGGED AND SECURED. THE TIME IS MEASURED FOR THE VACUUM TO DROP TO 9 INCHES Hg. THE MANHOLE IS ACCEPTED IF THE MEASURED TIME MEETS OR EXCEEDS THE VALUES PRESENTED IN TABLE 1 OF ASTM C1244. IF THE MANHOLE FAILS THE INITIAL TEST, IT SHALL BE REPAIRED BY AN APPROVED METHOD UNTIL A SATISFACTORY TEST IS OBTAINED. MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

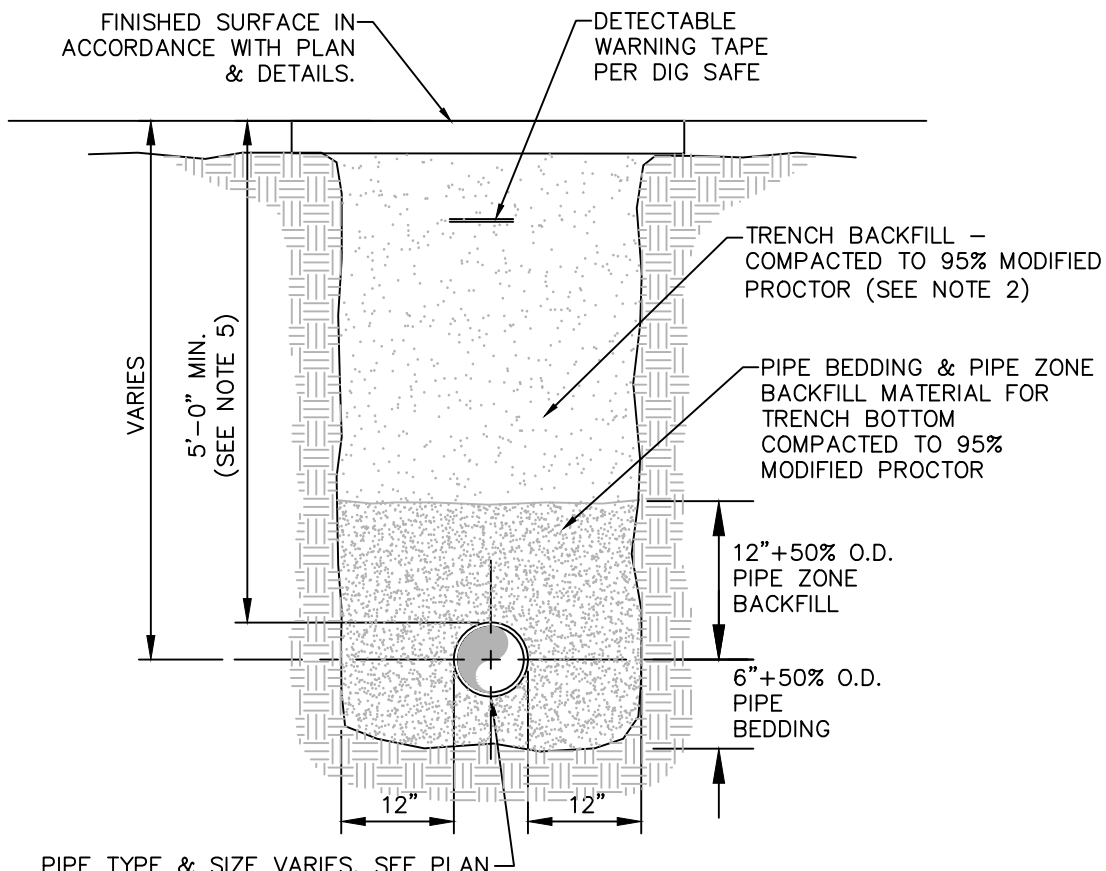
MANHOLES AND OTHER BELOW GRADE STRUCTURES:

- STRUCTURAL DESIGN FOR MANHOLES AND OTHER BELOW-GRADE PRECAST CONCRETE STRUCTURES:
 - NON-TRAFFIC LOADS: BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO WITHSTAND LOADS IMPOSED BY STRUCTURE WEIGHT, EARTH COVER, LATERAL PRESSURE FROM EARTH AND GROUND WATER, AND LIVE LOADS SUCH AS PEDESTRIAN TRAFFIC OR MACHINERY ON OR ABOVE THE STRUCTURE; AND
 - TRAFFIC LOADS: BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ALSO WITHSTAND TRAFFIC LOADS CREATED BY AN HS20-44 TRUCK PLUS 25% IMPACT AS DEFINED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) DESIGN STANDARDS.
- MATERIAL WHICH SHALL BE UTILIZED IN THE CONSTRUCTION OF PRECAST CONCRETE STRUCTURES:
 - CEMENT: ASTM C-150, TYPE I PORTLAND CEMENT
 - SAND: NYS DOT STD. SPEC. SECTION NO. 703-0 CONCRETE SAND
 - STONE: NYS DOT STD. SPEC. SECTION NO. 703-02 COARSE AGGREGATE
 - STEEL BAR REINFORCEMENT: ASTM A615, GRADE 60
 - WIRE MESH REINFORCEMENT: ASTM A185 PLAN
 - CONCRETE STRENGTH (28 DAY): 4,500 PSI (F'C)
 - ENRAINED AIR: 5% MIN.
- ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC.) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE MANUFACTURED FROM GRAY IRON OR DUCTILE IRON. GRAY IRON SHALL CONFORM WITH ASTM A 48, CLASS 30B AND DUCTILE IRON SHALL CONFORM WITH ASTM A 536 AND BE OF A GRADE APPROPRIATE TO ITS INTENDED USE.
- ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC.) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE DESIGNED TO WITHSTAND ASHTO HS 20-44 HIGHWAY LOADING PLUS 25% IMPACT.
- ALL ASTM REFERENCES SHALL BE FOR THE LATEST ACTIVE STANDARD.



- NOTE:**
- INLET AND OUTLET OF PIPES SHOWN ON PLAN VIEW OF BASE ARE NOT NECESSARILY TYPICAL OF ALL MANHOLES. REFER TO UTILITY PLAN FOR INLET AND OUTLET DIRECTIONS.

INVERT, CHANNEL AND BENCHWALLS
SCALE: NOT TO SCALE



- NOTES:**
- PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE AN IMPORTED NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

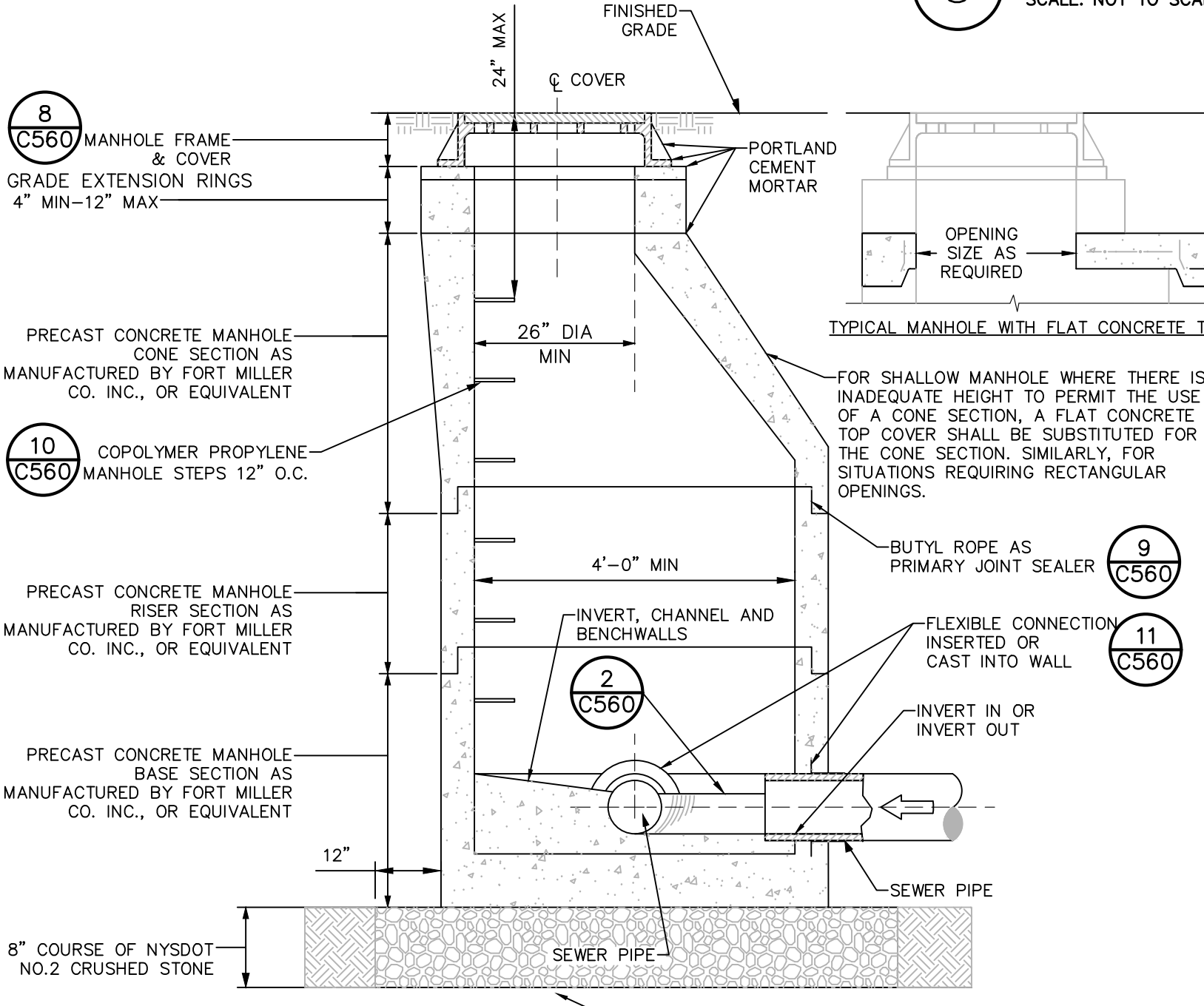
SIeve DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

- TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIieve DESIGNATION	% PASSING
NO. 40	100%
NO. 200	0-70%
NO. 200	0-10%

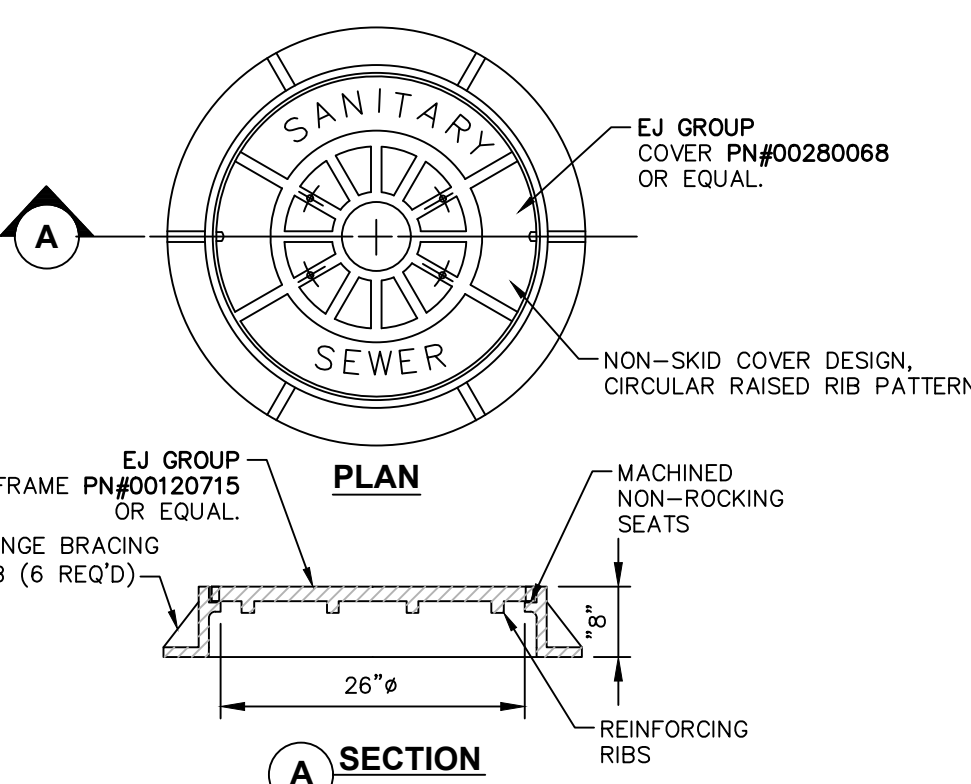
- IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.
- INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
- TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
- 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



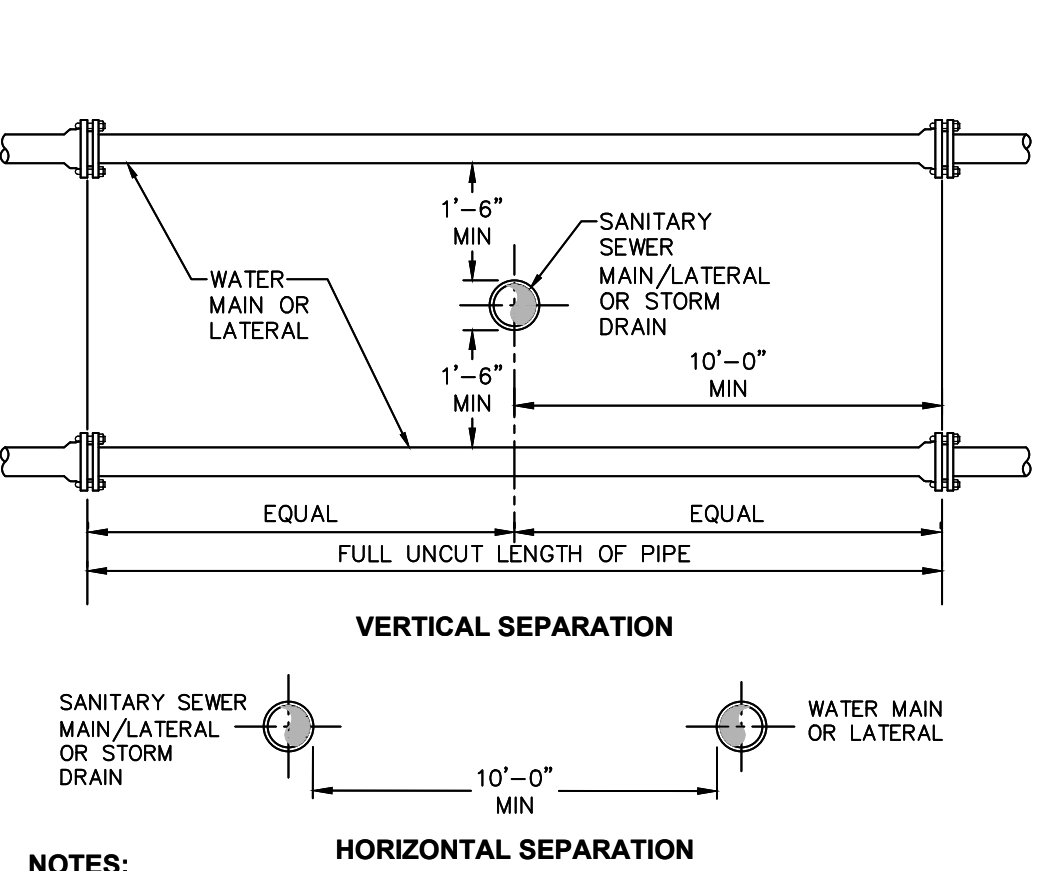
- NOTES:**
- USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE.
 - INVERT SHALL BE FILLETED.
 - REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
 - CONCRETE TO TEST 4,500 PSI AT 28 DAYS IN CONFORMANCE WITH A.S.T.M. C-478.
 - BENCH SHALL BE BUILT FOR FLOW BETWEEN INLET AND OUTLET.
 - EACH MANHOLE EXTERIOR SHALL RECEIVE TWO BITUMINOUS COATS.

PRECAST CONCRETE MANHOLE
SCALE: NOT TO SCALE



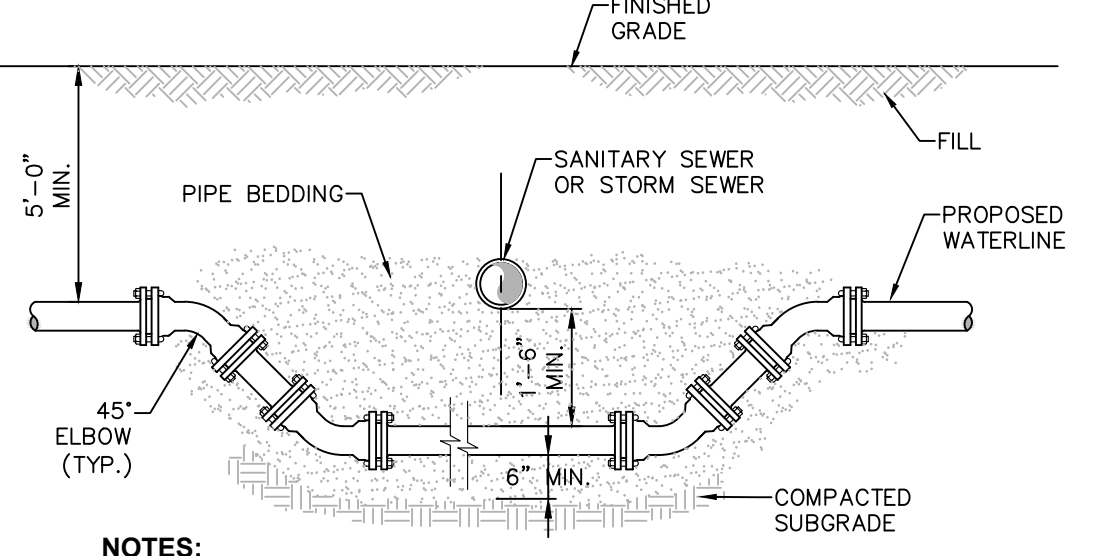
- NOTE:**
- FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICLE LOADING AND 25% IMPACT.

HEAVY DUTY STANDARD CAST IRON MH COVER
SCALE: NOT TO SCALE



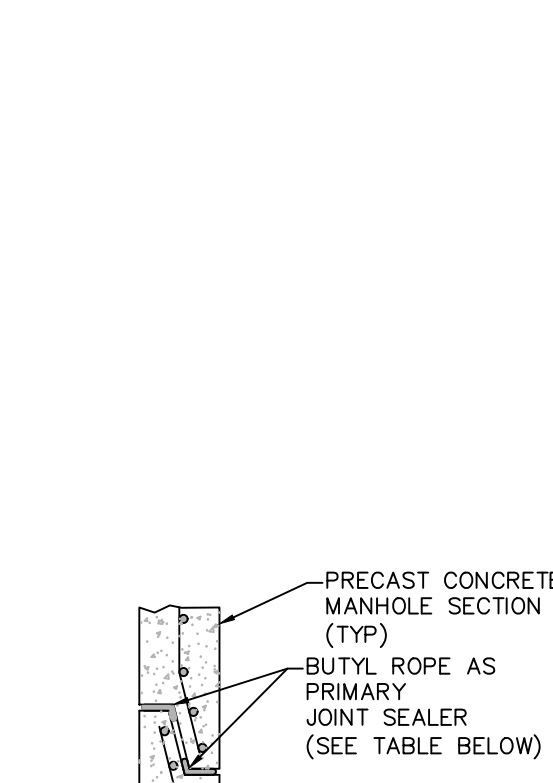
- NOTES:**
- NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT. OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.
 - WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT, DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO 150psi TO ASSURE WATER TIGHTNESS.

4 SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL
SCALE: NOT TO SCALE



- NOTES:**
- WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION.
 - WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO 150psi TO ASSURE WATER TIGHTNESS.

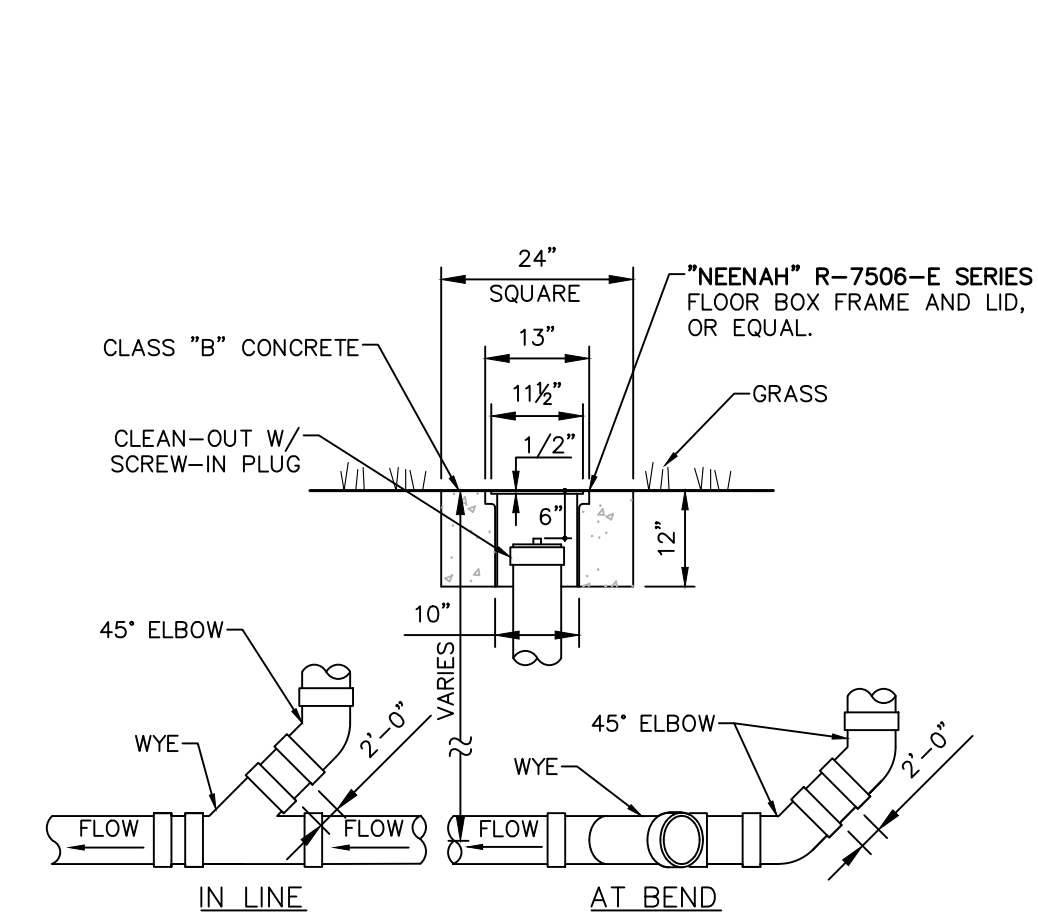
5 WATERLINE OFFSET DETAIL
SCALE: NOT TO SCALE



FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	A DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

9 MANHOLE JOINT
SCALE: NOT TO SCALE



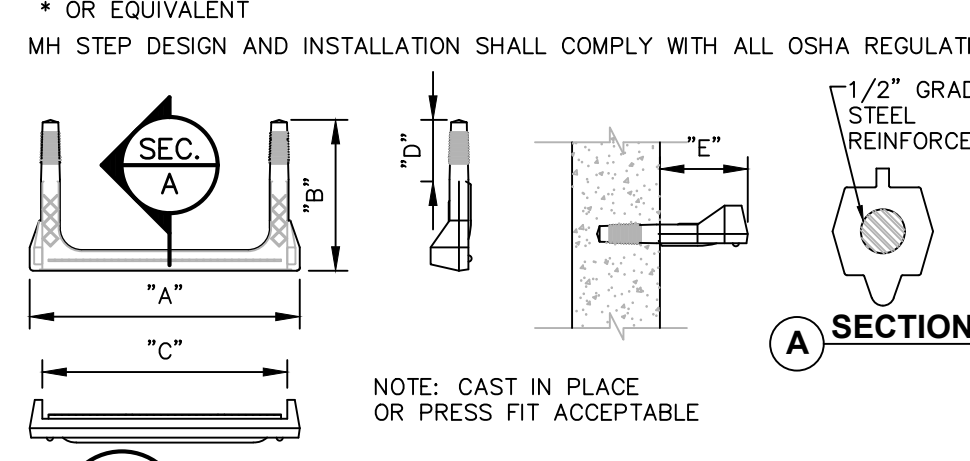
- NOTES:**
- SEWER PIPE FITTINGS TO BE ASTM D-3033 OR D-3034 SDR-35.
 - TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM ROOF DRAINAGE SYSTEM.

6 CLEAN OUT - NON TRAFFIC AREAS
SCALE: NOT TO SCALE

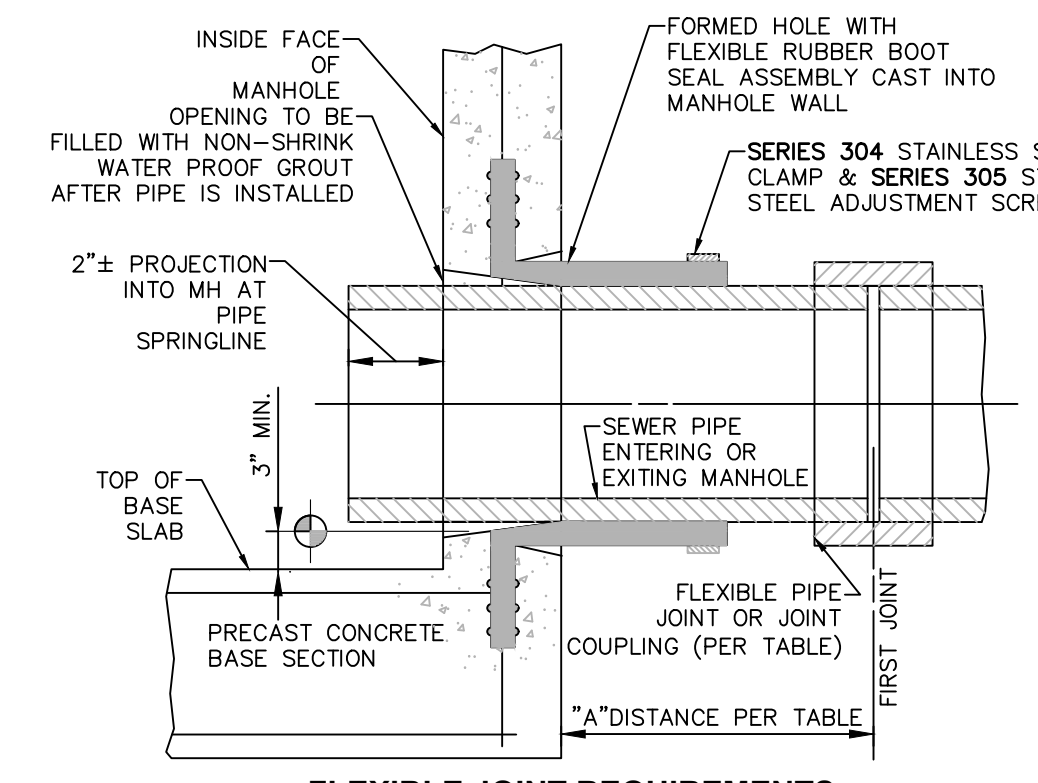
ACCEPTABLE MANHOLE STEPS

MANUFACTURER	PATTERN NUMBER	7" STEP WIDTH	7" LEG LENGTH	8" RING CLEAR	8" EMBED-MENT	8" RING CLEAR
M.A. INDUSTRIES INC*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2-PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT



10 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE



NOTE: REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

PIPE CONNECTION TO MANHOLE- FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL
SCALE: NOT TO SCALE

11 MANHOLE JOINT FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL
SCALE: NOT TO SCALE

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rev.	date	description
2	07/11/22	GENERAL REVISIONS
1	02/03/22	THIS SHEET ADDED.

GAS LAND - 42 S. PLANK ROAD (NYS ROUTE 52)

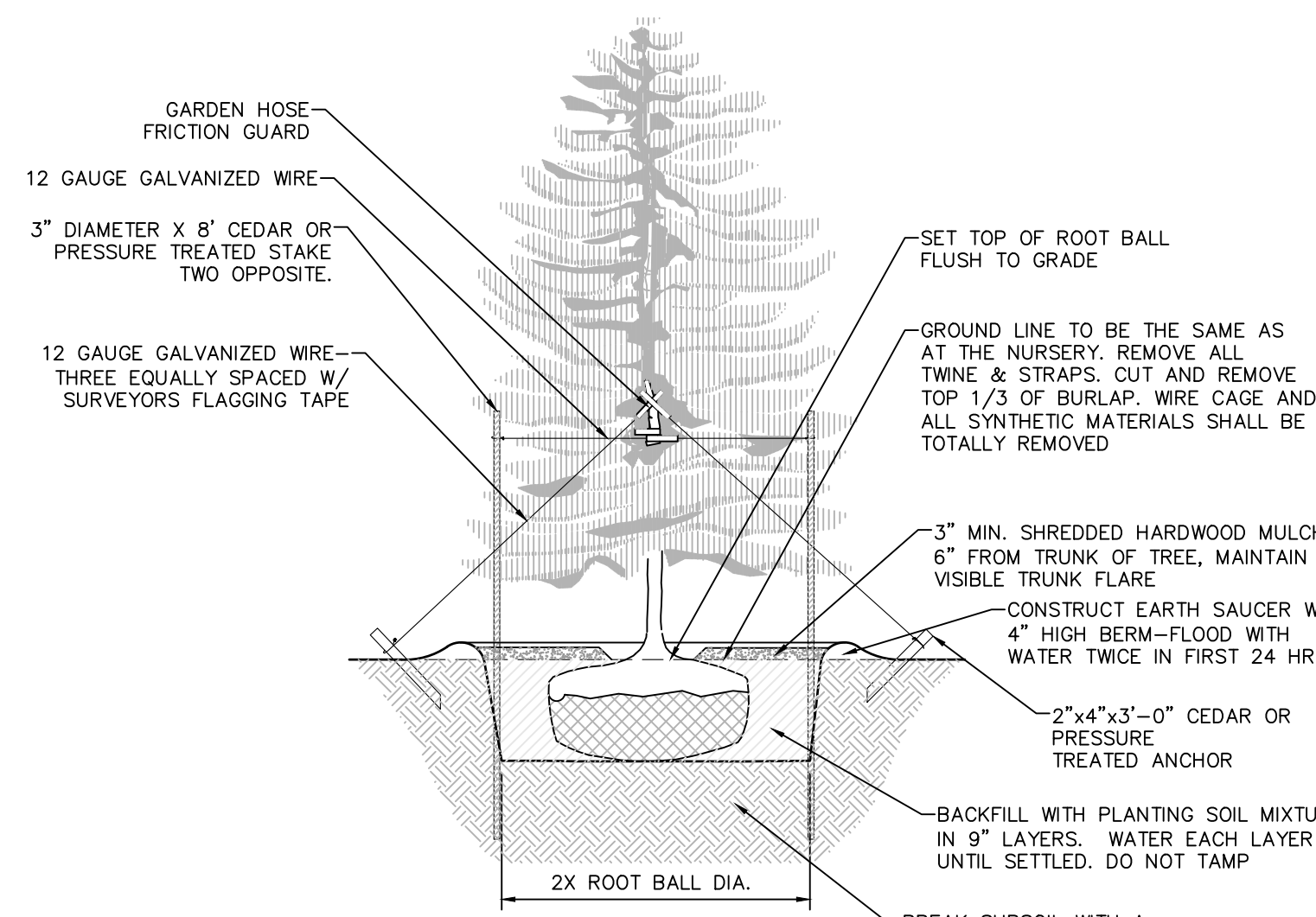
WATER AND SANITARY SEWER DETAILS

TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

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04/26/21 AS NOTED
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C560

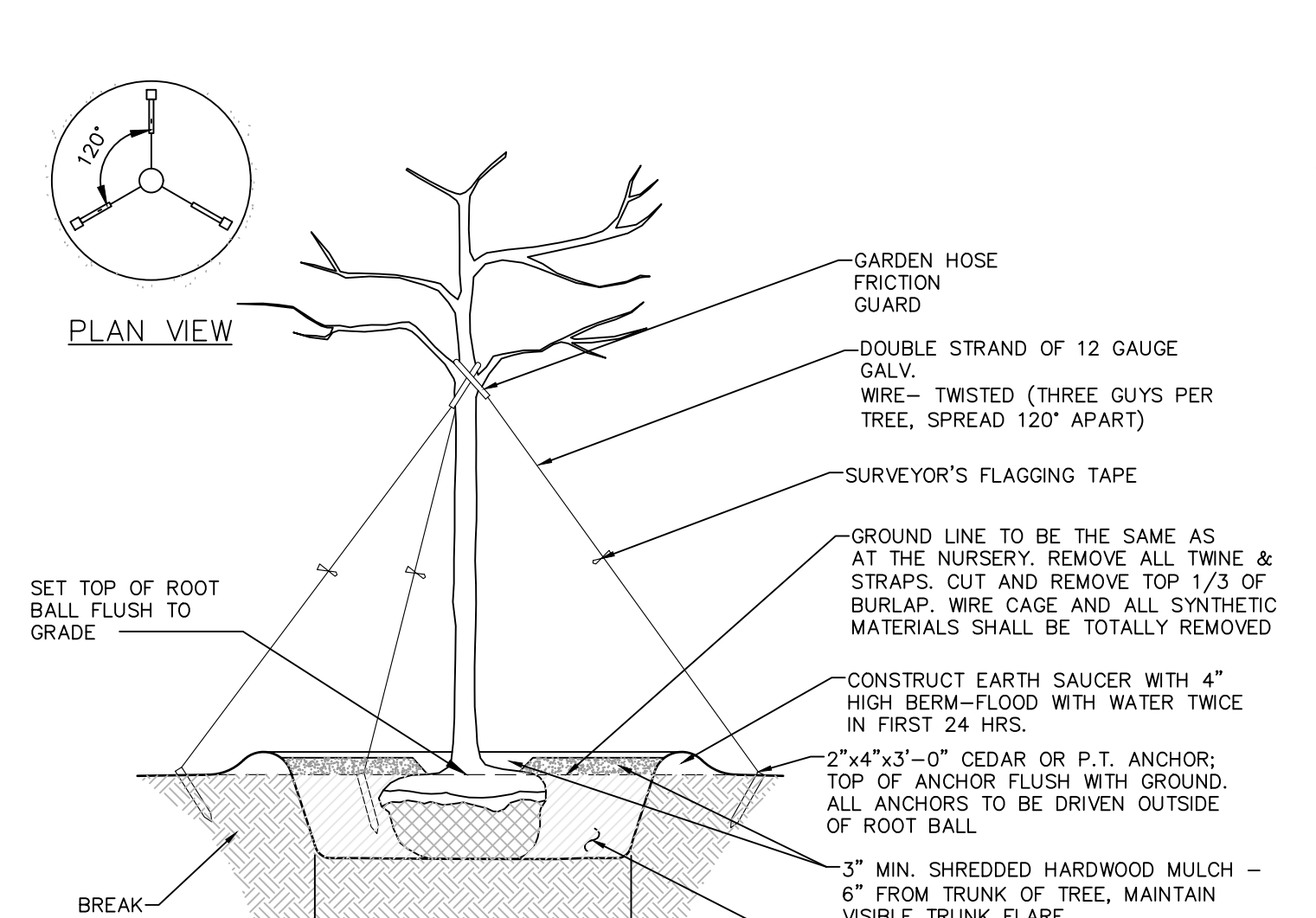
ISSUED FOR PLANNING BOARD REVIEW

PB #09-09 TOWN OF NEWBURGH



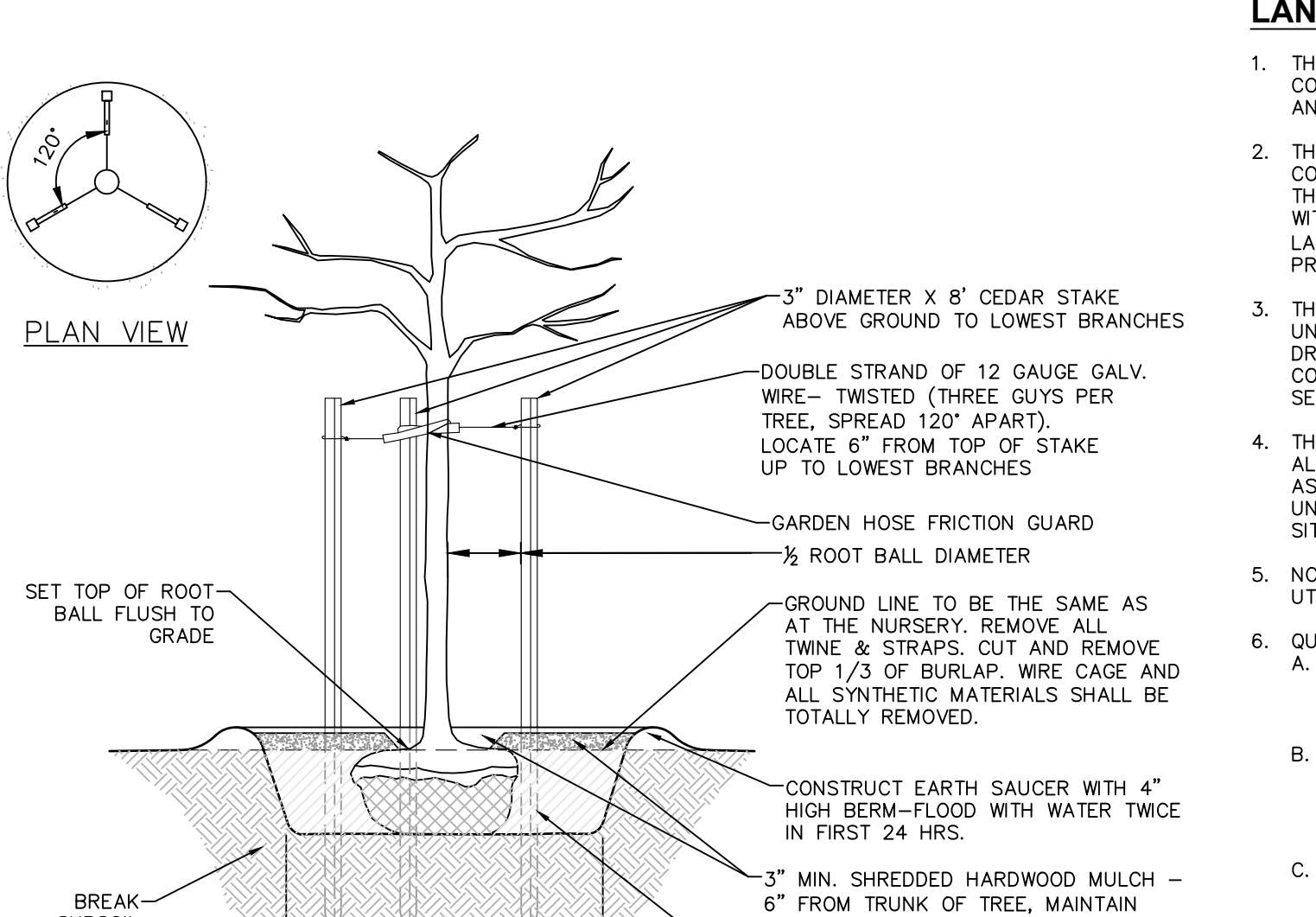
NOTES:
 1. SPRAY WITH ANTIDESSICANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
 2. TREES LESS THAN 3\"/>

1 EVERGREEN PLANTING DETAIL
 SCALE: NOT TO SCALE



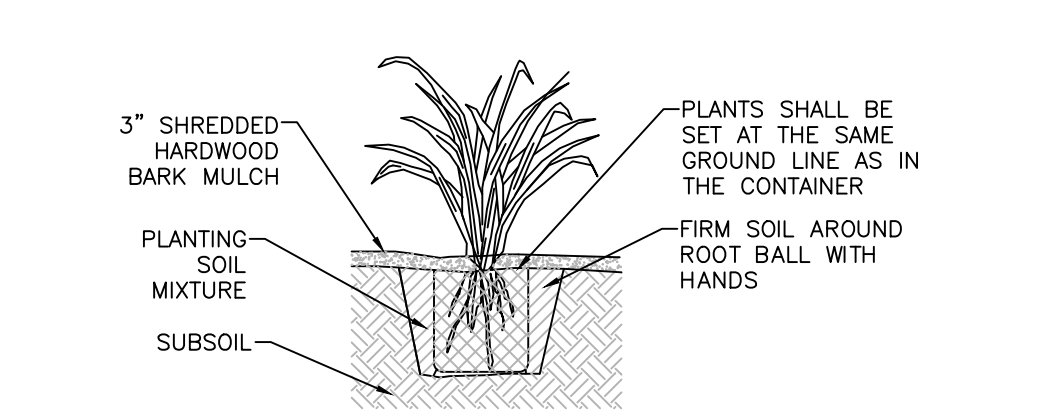
NOTE:
 STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

**2 PLANTING AND GUYING DETAILS-FOR TREES 3\"/>
 SCALE: NOT TO SCALE**



NOTE:
 STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

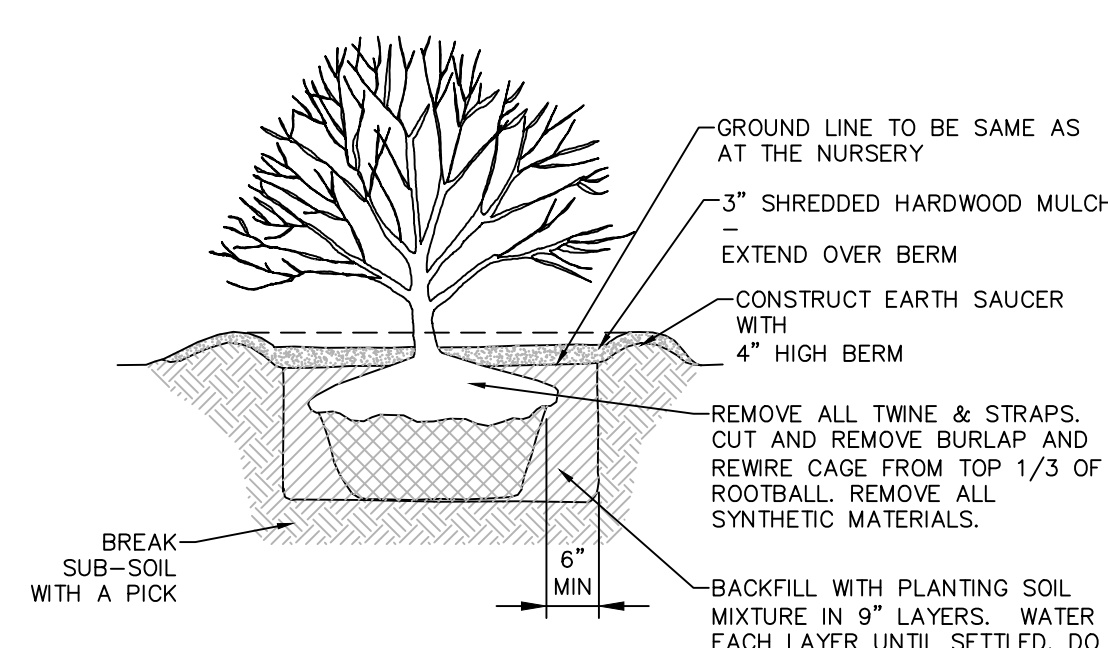
**3 PLANTING AND GUYING DETAILS-FOR TREES SMALLER THAN 3\"/>
 SCALE: NOT TO SCALE**



SECTIONAL ELEVATION

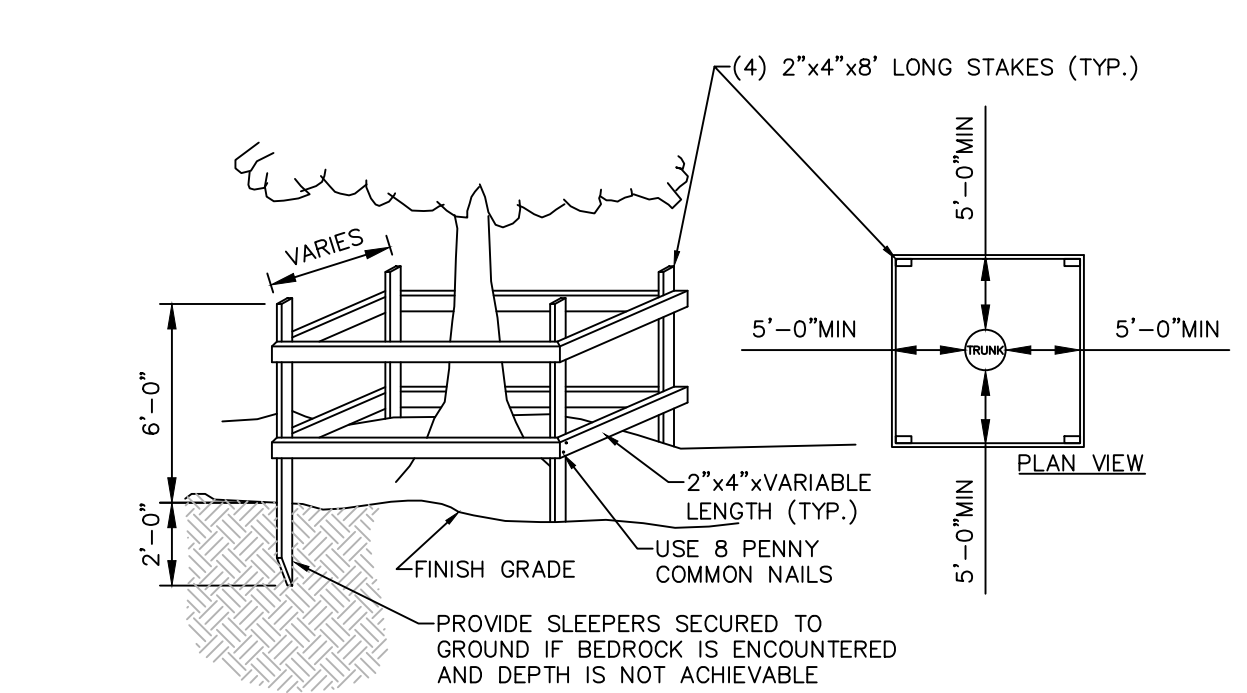
NOTES:
 1. SPADED PLANTING SOIL MIX (4\"/>

4 CONTAINERIZED PERENNIAL PLANTING
 SCALE: NOT TO SCALE



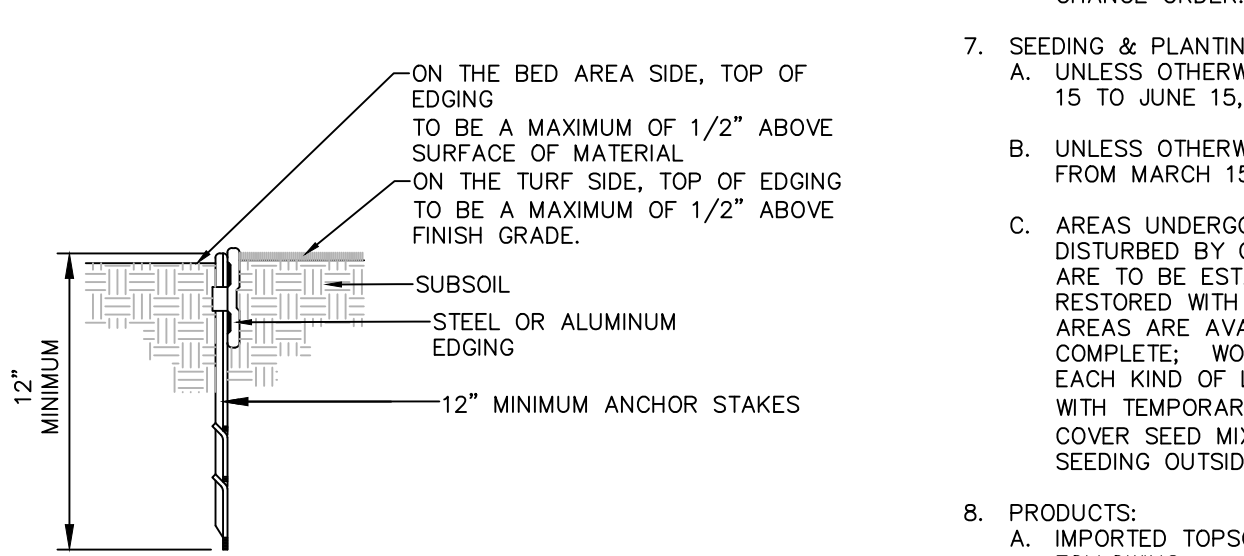
NOTE:
 SPRAY WITH ANTIDESSICANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

5 SHRUB PLANTING DETAIL FOR ALL SHRUBS BALLED AND BURLAPPED
 SCALE: NOT TO SCALE



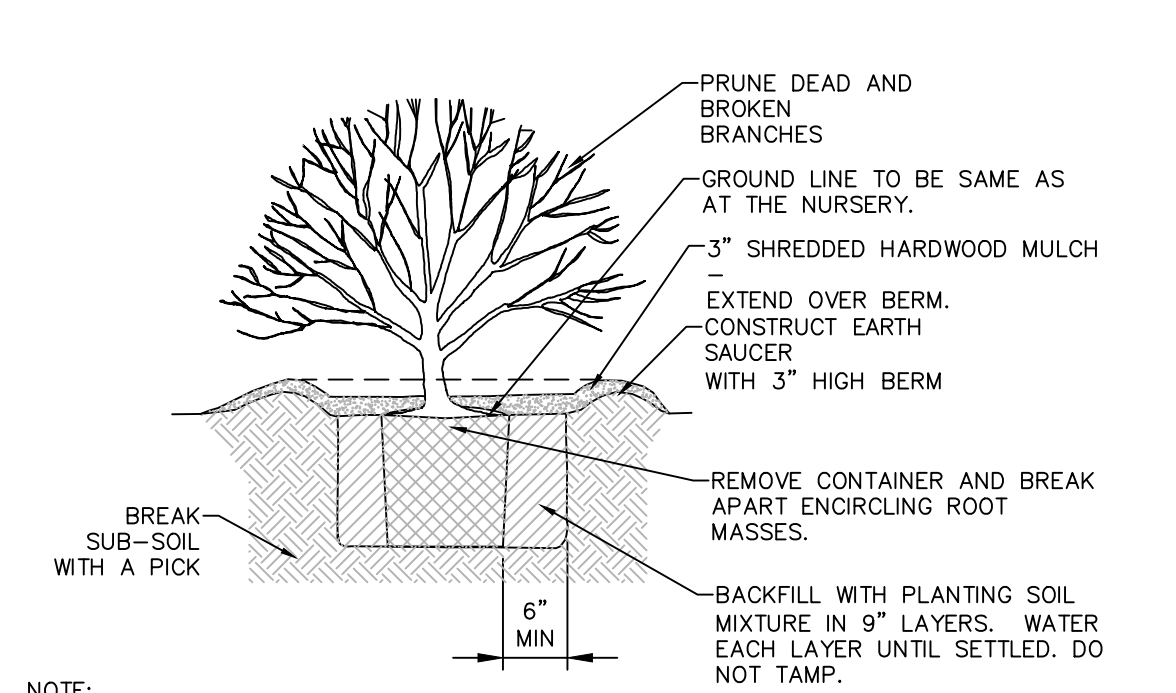
NOTE:
 SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.

7 TEMPORARY TREE PROTECTION DETAIL
 SCALE: NOT TO SCALE



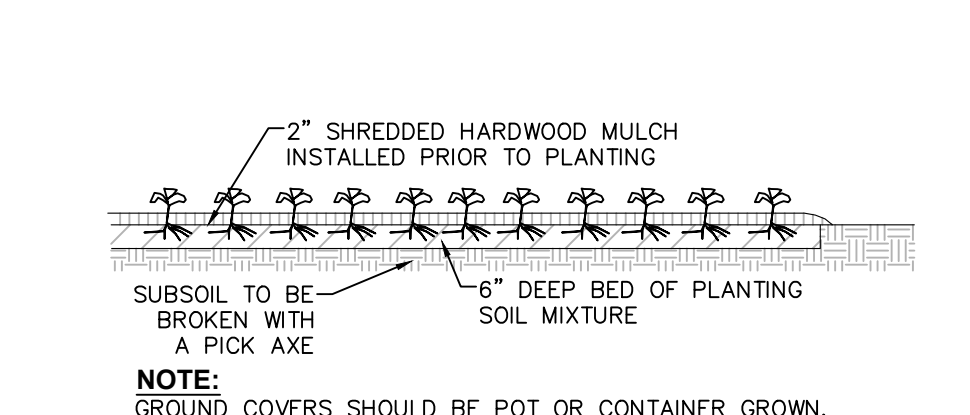
NOTES:
 1. 16\"/>

9 LANDSCAPE BED EDGING
 SCALE: NOT TO SCALE



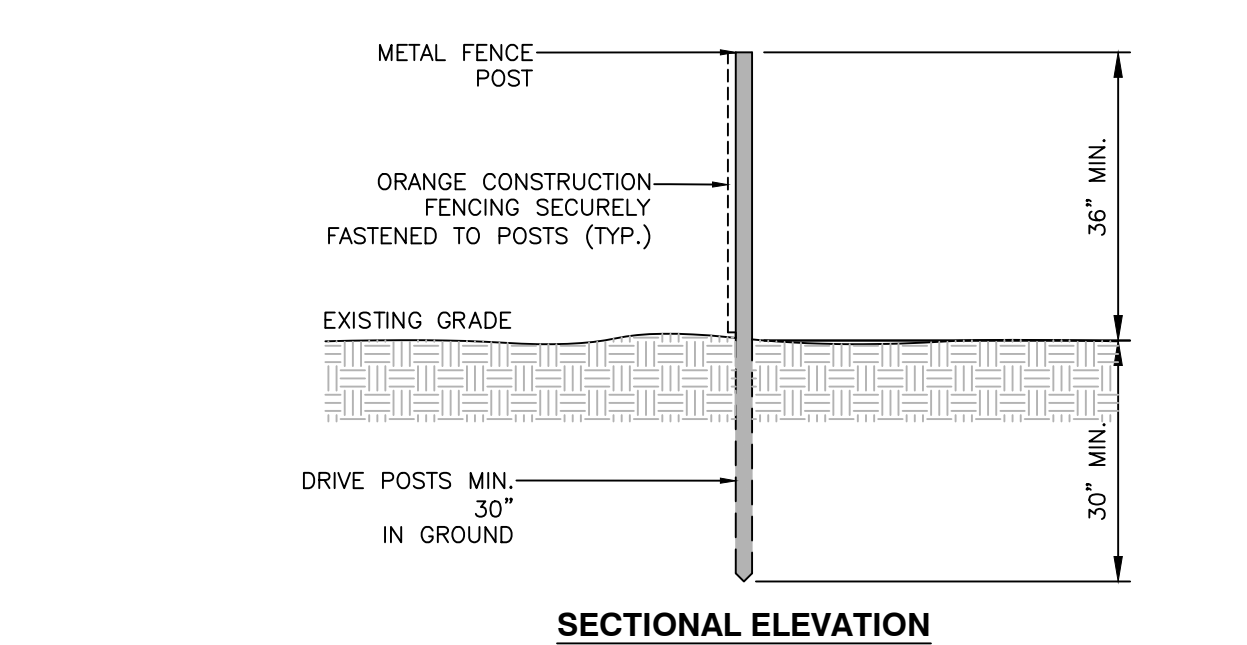
NOTE:
 SPRAY WITH ANTI DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

6 SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS
 SCALE: NOT TO SCALE



NOTE:
 GROUND COVERS SHOULD BE POT OR CONTAINER GROWN.

8 GROUND COVER/ANNUAL PLUG PLANTING
 SCALE: NOT TO SCALE



NOTE:
 SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.

10 TREE PROTECTION FENCING DETAIL
 SCALE: NOT TO SCALE

LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
 - THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
 - THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
 - THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
 - NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
 - QUALITY ASSURANCE:
 - NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 - SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
 - NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
 - SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
 - SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
 - UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWSNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
 - UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
 - AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE; WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
 - PRODUCTS:
 - IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60
 - LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
 - CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
 - CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
 - CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60
 - SEED MIXTURE: PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:
 - LAWN SEED MIX

SUN AND PARTIAL SHADE:			
AMOUNT BY WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREeping RED FESCUE	97%	85%
100%			

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.
 - TEMPORARY COVER SEED MIX

SHADE:			
AMOUNT BY WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
25%	KENTUCKY BLUE GRASS**	95%	80%
20%	PERENNIAL RYE	98%	90%
15%	CREeping RED FESCUE	97%	85%
20%	CHEWINGS RED FESCUE	97%	85%
100%			

**SHADE TOLERANT VARIETY
- EXECUTION:
 - LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
 - TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB-GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
 - PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
 - FERTILIZING:
 - THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
 - APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
 - LAWN:
 - LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
 - TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
 - TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
 - ALL SEEDING AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
 - A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN. TO BE APPLIED ONCE SEEDING IS COMPLETE.
 - WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
 - ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
 - LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLIGENCE, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

ISSUED FOR PLANNING BOARD REVIEW

GAS LAND - 42 S. PLANK ROAD (NYS ROUTE 52)

LANDSCAPE DETAILS AND NOTES

TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

designed	checked
SMD	CPL
date	scale
04/26/21	AS SHOWN
project no.	
82018.00	
sheet no.	
C580	

rev.	date	description
1	02/03/22	THIS SHEET ADDED TO PLAN SET.

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