



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

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)
PATRICK J. HINES
LYLE R. SHUTE, P.E. LEED-AP (NY, NJ, PA)

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

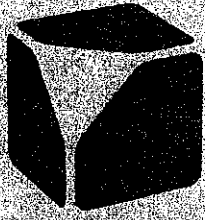
PROJECT: LAKESIDE SENIOR HOUSING
PROJECT NO.: 19-06
PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 39.22 & 39.23
REVIEW DATE: 1 MARCH 2019
MEETING DATE: 7 MARCH 2019
PROJECT REPRESENTATIVE: MAURI ARCHITECTS, P.C./ JAY DIESING, R.A.

1. The project is before the Board to add a Clubhouse, pool, pavilion and recreational courts on the south side of the project. The Applicants representative are requested to evaluate potential impacts to the existing stormwater management facilities from the increased runoff. An existing bio-retention area exists immediately north of the proposed recreational facilities.
2. If water or sewer facilities are included in the Clubhouse a sewer flow acceptance letter increase from the City of Newburgh is required.
3. Existing groundcover in the area should be identified. Project previously had a clearing restriction related to threatened and endangered bat species.
4. The project proposes revisions to the architectural review of the proposed senior living structures. These should be reviewed with the Board.
5. The amended site plan requires submission to Orange County Planning.

Respectfully submitted,

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

Patrick J. Hines
Principal
PJH/kbw



MARTIN J. DIESING, AIA
RICHARD K. TOMPKINS, AIA

February 22, 2019

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

**RE: Lakeside Senior Apartments
Town of Newburgh Project # 2019-06**

Dear Chairman Ewasutyn,

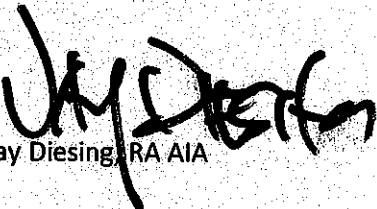
The above project, which includes 102 senior living units, was previously approved by the Town Board during its June 26, 2017 meeting and Site Plan / ARB approval was granted by the Planning Board at the September 7, 2017 meeting. The owner of the project is now seeking an amended site plan approval to add a clubhouse building and amended ARB approval for all buildings.

The proposed clubhouse footprint will be approximately 1,860 square feet and the structure will contain management offices and community meeting, exercise, lounge and kitchen facilities. Additional outdoor amenities included in the proposal are a swimming pool, covered pavilion and pickleball court.

Amended ARB approval is being sought for the new clubhouse and pavilion structures. Also, the owner would like to modify the previously approved buildings to be more in keeping with their other housing developments with modern color palettes and materials. Such an example would be the currently under construction Gardnertown Commons project, also located within the Town.

Please accept the attached Site Plans, Exterior Elevations and associated applications for your review and approval. I look forward to discussing this project with you and the Planning Board at the March 7, 2019 meeting. If you have any questions, or would like to discuss the project further, please don't hesitate to contact me.

Sincerely,


Jay Diesing, RA AIA

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

Lakeside Senior Housing

2. Owner of Lands to be reviewed:

Name Hudson Place at Lakeside, LLC

Address 2317 Montauk Highway, PO Box 14
Bridgehampton, NY 11932

Phone 631.537.1068

3. Applicant Information (If different than owner):

Name Mauri Architects PC

Address 73 Mansion Street
Poughkeepsie, NY 12601

Representative Jay Diesing, RA AIA

Phone 845.452.1030

Fax N/A

Email jay@mauri-architects.com

4. Subdivision/Site Plan prepared by:

Name Medenbach & Eggers Civil Engineering & Land Surveying, PC

Address 4305 US Highway 209
Stone Ridge, NY 12484

Phone/Fax 845.687.0047

5. Location of lands to be reviewed:

Lakeside Road, Newburgh, NY 12550

6. Zone 1B
Acreeage 19.23 (Total)

Fire District Coldenham
School District Valley Central

7. Tax Map: Section 86 **Block** 1 **Lot** 39.22 & 39.23

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots 1 (Previously Approved)
Lot line change N/A - Lot Line Deletion Previously Approved
Site plan review Amended Site Plan (Clubhouse)
Clearing and grading N/A - Previously Approved
Other Amended Architectural Review (All Buildings)

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) Declaration of Restriction (Senior Living) - Previously Approved

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature JAY DIBBLE Title Architect

Date: 21 FEB 2019

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

Lakeside Senior Housing

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. N/A Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. Surveyor,s Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. Flood plain boundaries
16. Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. Show existing or proposed easements (note restrictions)
20. Right-of-way width and Rights of Access and Utility Placement
21. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. Number of lots including residual lot
24. Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. N/A Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 or 5 ft. contours on initial submission

30. N/A Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
-
-
37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
-
-
38. List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: JAY DIEHLG
Licensed Professional

Date: JAN 30, 2019

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Jay Diesing, RA AIA
APPLICANT'S NAME (printed)

JAY DIESING
APPLICANT'S SIGNATURE

JAN 30, 2019
DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) Hudson Place at Lakeside, LLC, **DEPOSES AND SAYS THAT HE/SHE**

RESIDES AT 2317 Montauk Highway, PO Box 14, Bridgehampton

IN THE COUNTY OF Suffolk

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

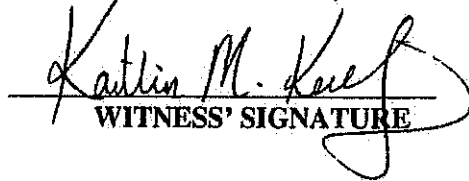
Lakeside Senior Housing, Lakeside Road, Newburgh, NY 12550

**WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND** Jay Diesing - Mauri Architects PC **IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.**

DATED: 1/31/19


OWNERS SIGNATURE

Bryan J Farrell, Trustee
OWNERS NAME (printed)


WITNESS' SIGNATURE

**NAMES OF ADDITIONAL
REPRESENTATIVES**

KAITLIN KELLY
WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

 JAN 30, 2019
DATED

 Jay Diesing, RA AIA
APPLICANT'S NAME (printed)

 Jay Diesing
APPLICANT'S SIGNATURE

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 30 Jan 2019

NAME OF PROJECT: Lakeside Senior Housing

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Simulated Stone Veneer and Vinyl Siding (lap and simulated shake and board and batten)

COLOR OF THE EXTERIOR OF BUILDING:

Victorian Gray and Harbor Gray

ACCENT TRIM:

Location: Window / Door Casing, Frieze, Fascias, Panels

Color: White

Type (material): Fiber Cement / Aluminium

PARAPET (all roof top mechanicals are to be screened on all four sides):

N/A

ROOF:

Type (gabled, flat, etc.): Gabled

Material (shingles, metal, tar & sand, etc.): Shingles / Metal Accents

Color: Charcoal (Shingles) / Musket Gray (Metal Accents)

WINDOWS/SHUTTERS:

Color (also trim if different): N/A

Type: _____

DOORS:

Color: White

Type (if different than standard door entrée): Full Glazed & Sidelites

SIGN:

Color: TBD

Material: TBD

Square footage of signage of site: TBD

Jay Diesing, RA AIA - Mauri Architects PC

Please print name and title (owner, agent, builder, superintendent of job, etc.)

Jay Diesing
Signature

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

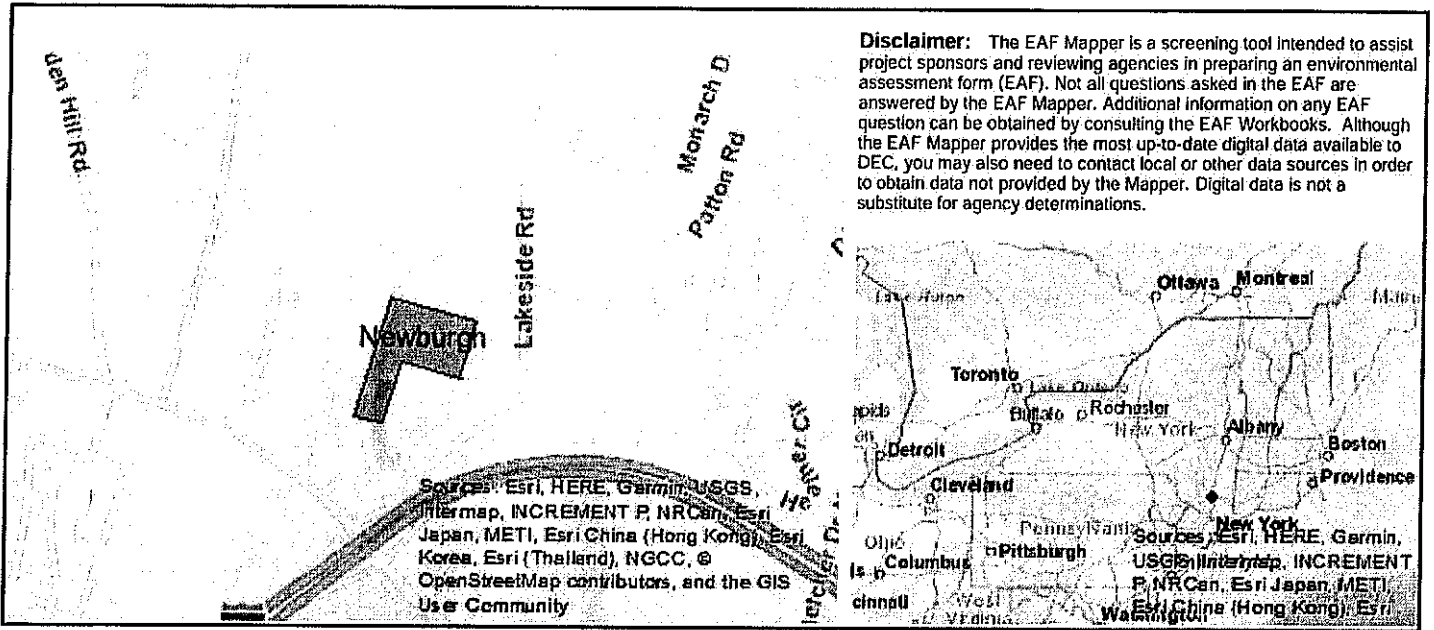
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Lakeside Senior Housing			
Project Location (describe, and attach a location map): Lakeside Road, Newburgh, NY 12550			
Brief Description of Proposed Action: Amendment to previously approved Senior Housing project - new proposal includes the addition of a clubhouse building for the senior housing development.			
Name of Applicant or Sponsor: Jay Diesing, RA AIA - Mauri Architects PC		Telephone: 845.452.1030	
		E-Mail: jay@mauri-architects.com	
Address: 73 Mansion Street			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: T/O Newburgh - Amended Site Plan Approval, Architectural Review and Building Permit.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		19.23 acres	
b. Total acreage to be physically disturbed?		6.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		19.23 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?			NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?			NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?			NO	YES
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?			NO	YES
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Indiana Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Previously approved storm-water management (culverts bioretention and water quality basins) have been revised to accommodate the new Clubhouse development.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previously approved water quality basin for storm water treatment.		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
84 Lakeside Drive, F&T Darrigo - DEC Site Code 336002 Lakeside Road, Scott Farm - DEC Site Code 336057		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Jay Diesing, RA AIA - Mauri Architects PC	Date:	30 Jan 19
Signature: <u>JAY DIESING</u>	Title:	Architect



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

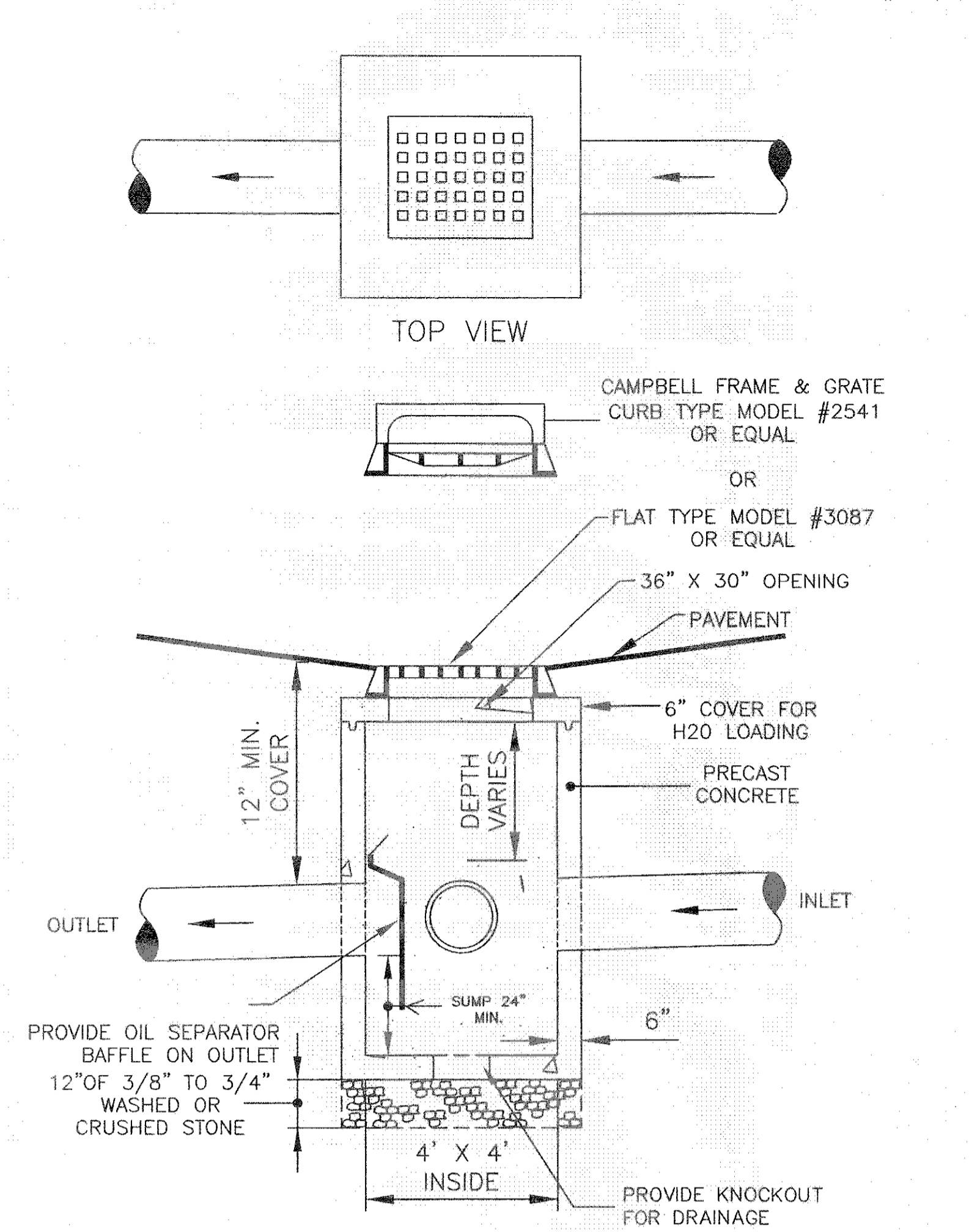
Project:	
Date:	

**Short Environmental Assessment Form
Part 3 Determination of Significance**

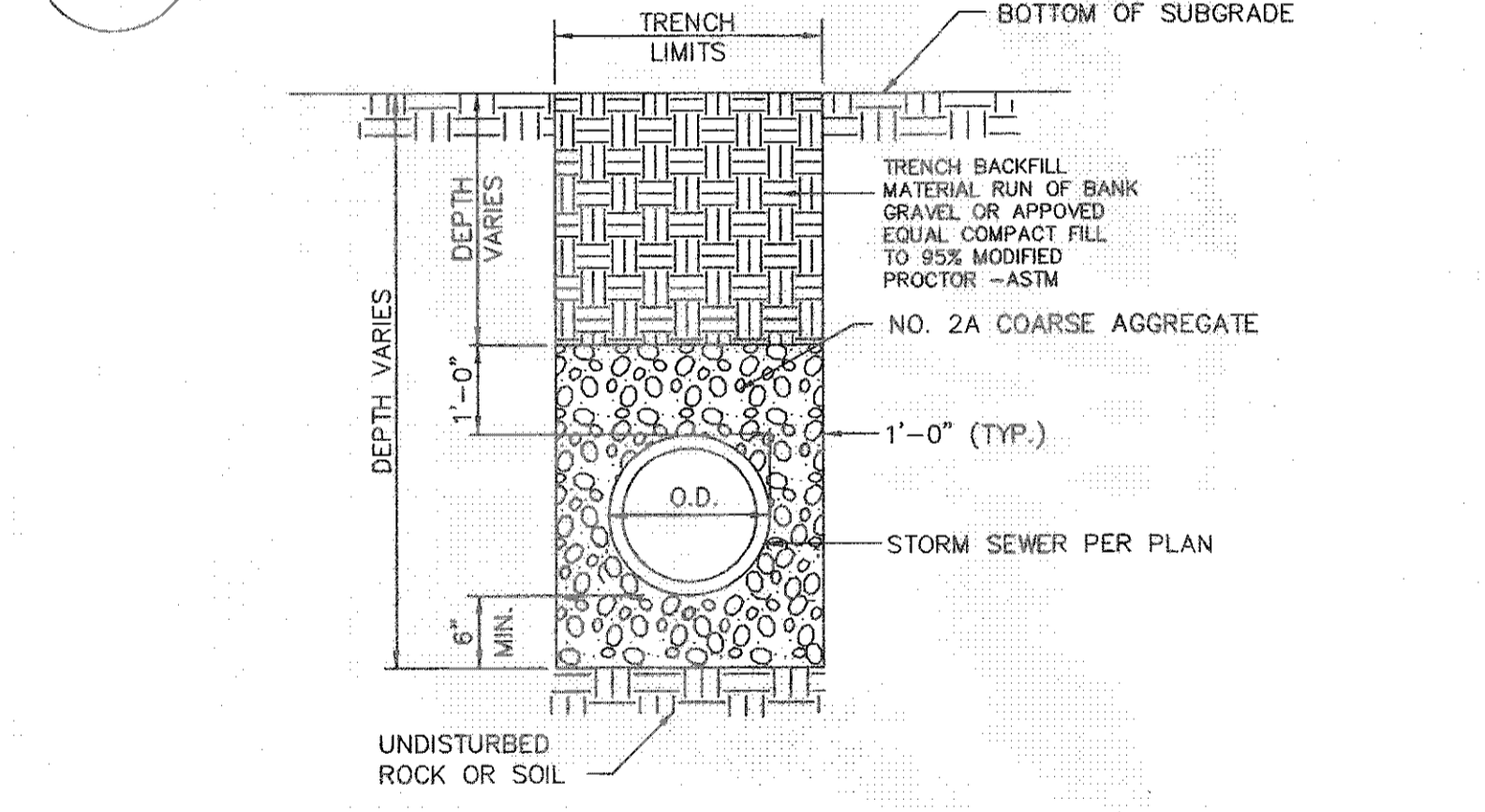
For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

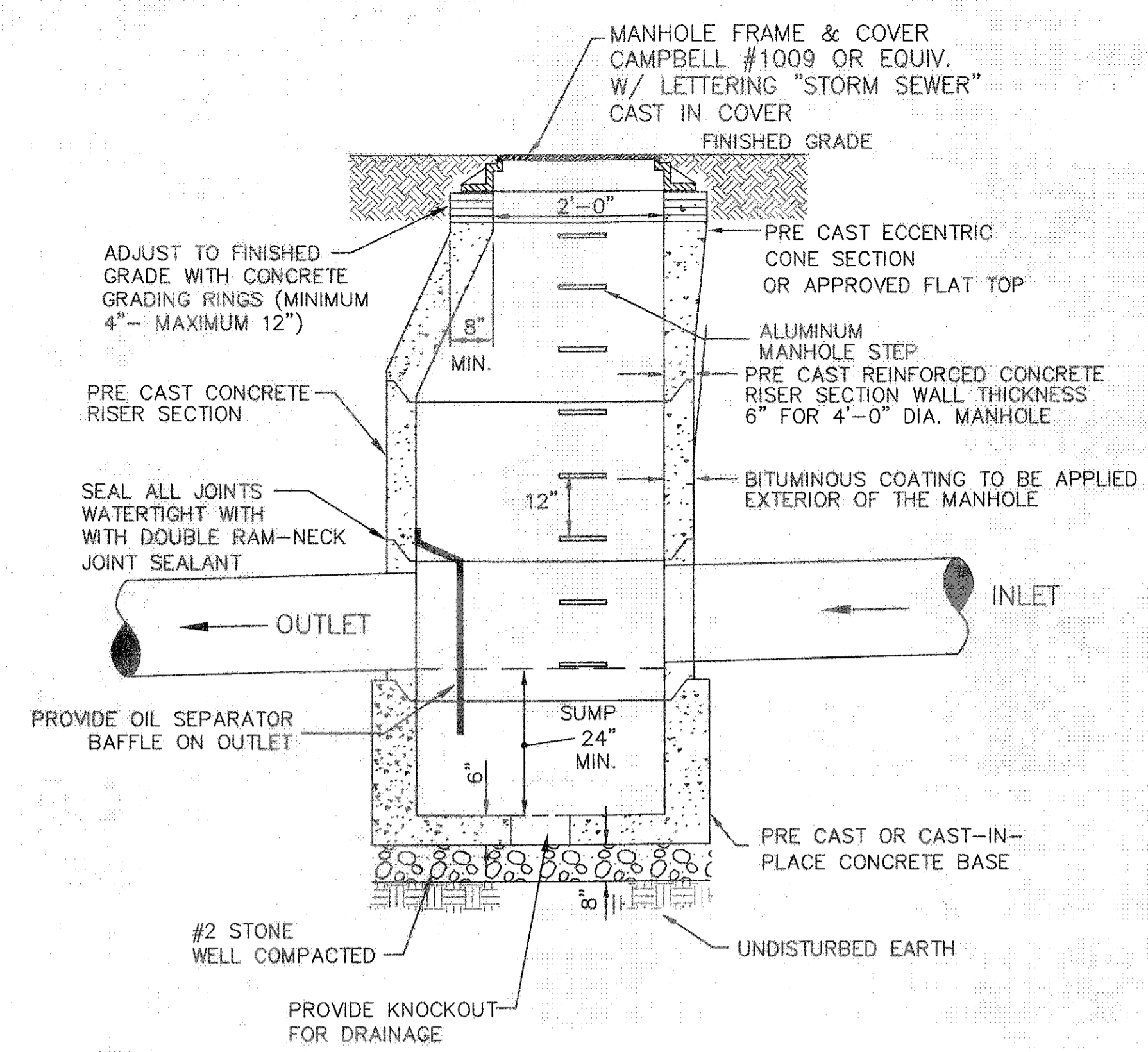
PRINT FORM



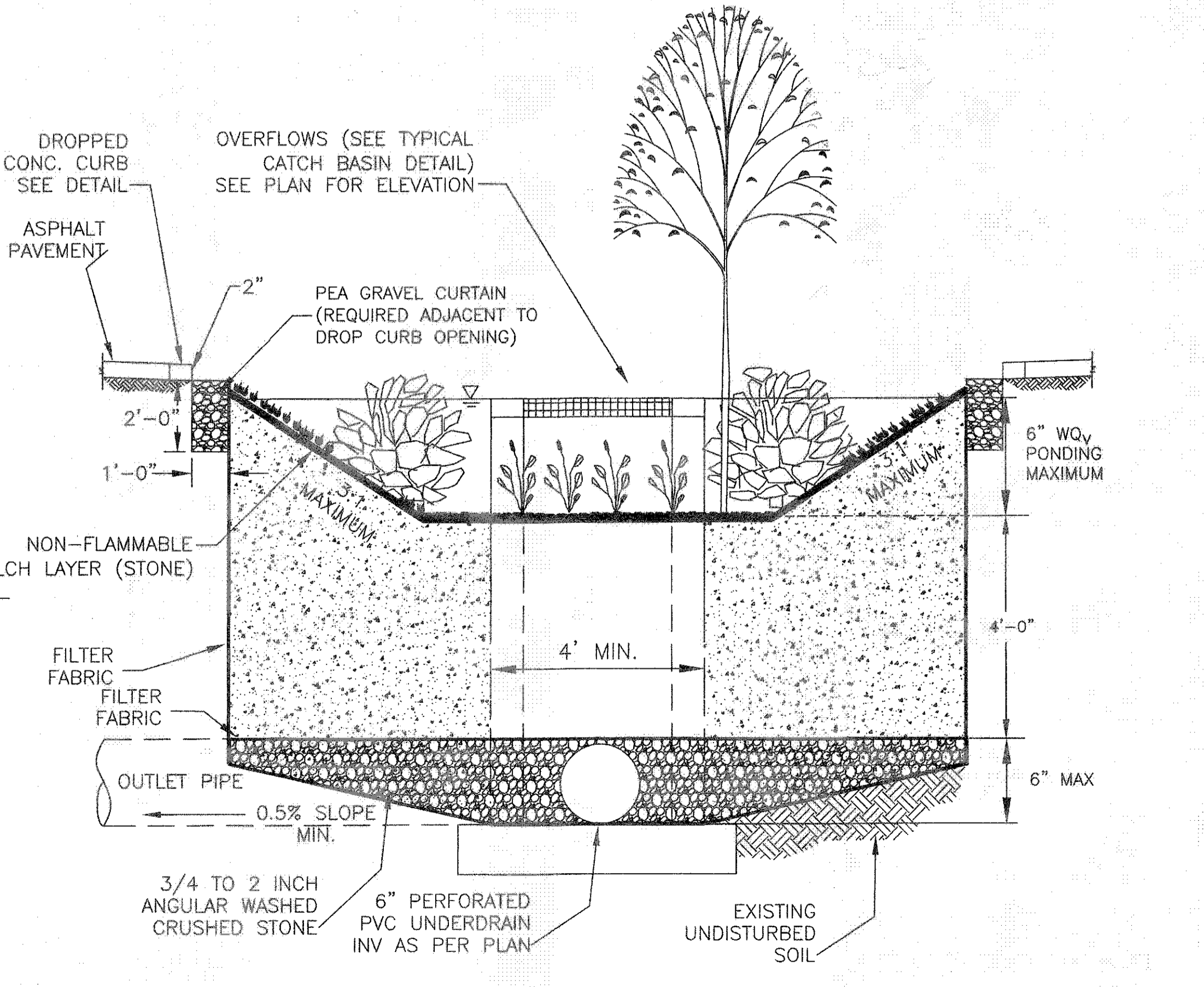
1 TYPICAL CATCH BASIN DETAIL
NOT TO SCALE



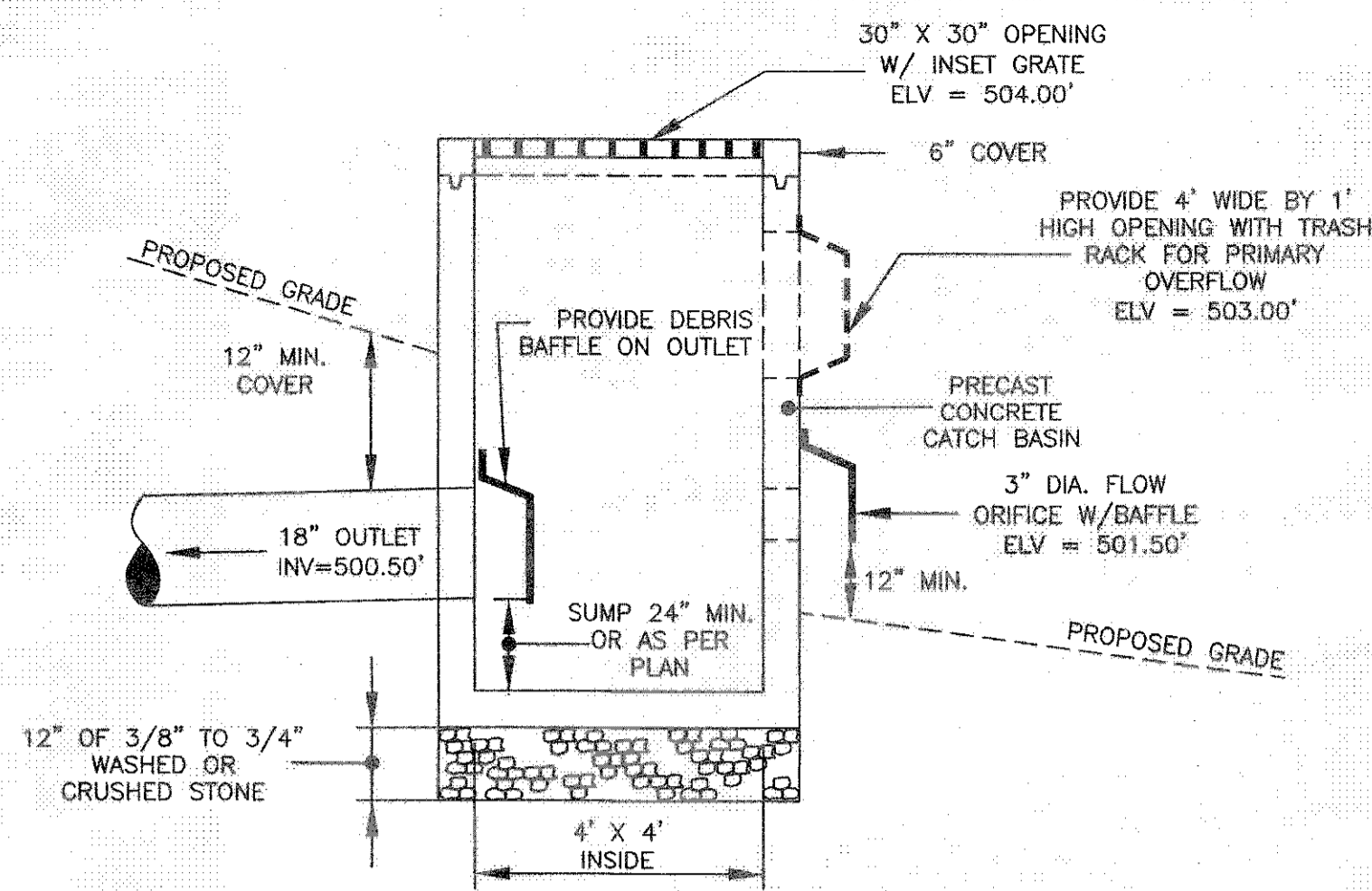
2 TYPICAL DRAINAGE TRENCH DETAIL
NOT TO SCALE



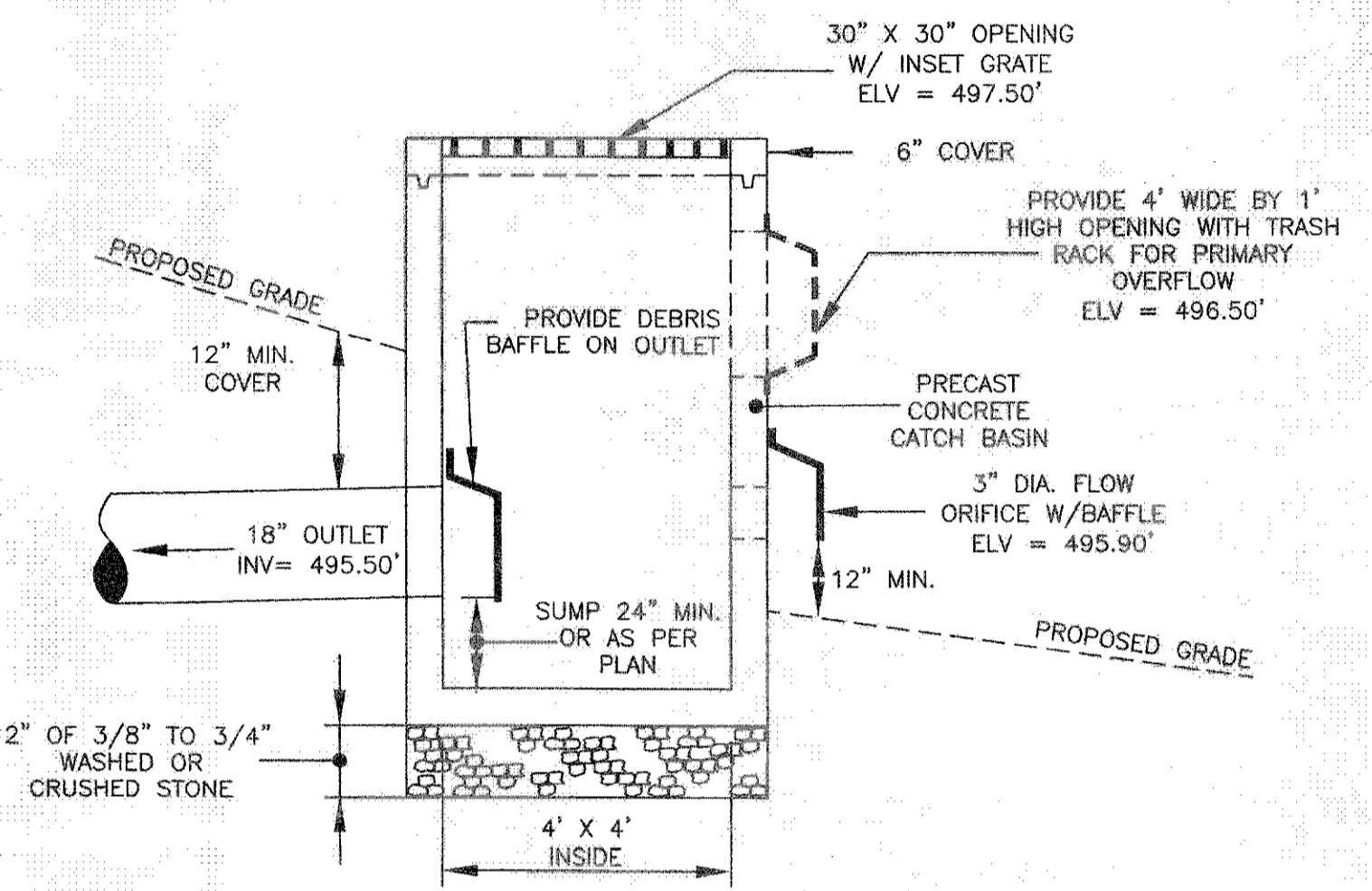
3 TYPICAL STORMWATER MANHOLE (4' DIA.)
NOT TO SCALE



4 TYPICAL BIORETENTION ISLAND CROSS-SECTION
NOT TO SCALE



5 WATER QUALITY BASIN #1
OUTLET STRUCTURE
SCALE: N.T.S.



6 WATER QUALITY BASIN #2
OUTLET STRUCTURE
SCALE: N.T.S.

- General Utility Notes and Specifications:**
- General Provisions:**
- All construction activities shall be in compliance with municipal, county state and federal regulations.
 - The protection of adjacent properties or areas on site that are not to be disturbed during construction, shall be the responsibility of the contractor.
 - Any conditions encountered in the field differing from those shown hereon, shall be reported to the design engineer before construction is to proceed.
 - Exploratory excavations shall be performed as needed at all utility connection locations by the contractor to verify existing conditions prior to work. Before existing conditions to existing utilities, verify existing utility inverts and notify the engineer if any deviation from the plan is required.
 - Where underground or overhead obstructions are encountered in the work, the contractor shall assume all costs for direct or indirect injury to them. Any valve box, valve pit, water service, water main, catch basin, manhole etc. whether or not shown on the drawings shall be protected from damage.
 - The contractor shall maintain service for all existing utilities until no longer necessary.
 - All trenching and shoring shall adhere to OSHA guidelines.
 - Contractor shall comply with all the requirements of the SPDES General Permit for Stormwater Discharges from Construction Activity - GP-D-10-001. A current copy of the Stormwater Pollution Prevention Plan (SWPPP) shall be kept on site at all times. Contractor is responsible for conducting weekly inspections (must be qualified by NYSDEC) or retaining a qualified inspector such as the design engineer to perform such inspections.

- Excavation and Earthwork:**
- Prior to site disturbance the contractor shall install required erosion & sediment control measures.
 - Strip all topsoil prior to commencing earthwork operations. Topsoil may be stored and reused in lawn and planting areas only.
 - Excavation shall be carried to the lines, grades and slopes shown on the approved plans. All final earthwork shall be smoothly and evenly blended into existing conditions.
 - Remove all vegetation, trees, stumps, grasses, organic soils, debris and deleterious materials from excavated soils to be reused as fill onsite.
 - Where unstable or unsuitable material is encountered at the prescribed bottom grade of the trenches it shall be removed.
 - Contractor shall be responsible for dewatering utility trenches and excavations and for the maintenance of surface drainage during the course of the work.
 - After final grading the contractor shall reapply stockpiled top soil on all lawn and planting areas. Topsoil shall be evenly spread a minimum of 4 (four) inches over all planting areas seeded and mulched in lawn areas or planted as per landscaping plan in planting beds. The contractor shall restore lawns, driveways and other disturbed areas to at least as good a condition as before being disturbed.

- Utility Bedding and Backfill:**
- Selected bedding (as specified on the utility typical trench sections hereon) shall be provided for the construction of pipe foundations at those locations where the foundations or excavated material, or any portion thereof deemed to be unsuitable for supporting the pipe or structure, or for back filling the cover portion of the trenches to a level one foot above the pipe, or where excavated material consist of a predominance of large stone, boulders or rock which is not suitable for placing in the trench. Certified sieve analysis shall be submitted from the supplier for the engineer's review prior to use.
 - All suitable back fill material shall be placed in layers not exceeding twelve (12) inches in depth, (loose measure), and shall be thoroughly tamped and compacted to a minimum density of 95% standard AASHTO-T99 (ASTM-D696, as amended) compacting test. Compacting equipment shall be of a suitable type for the various back filling operations.

- Drainage:**
- All storm sewer pipe shall be smooth interior HDPE pipe unless noted otherwise.
 - HDPE and sections shall be provided on all drainage pipe inlets or ductile iron, not connected to catch basins or other drainage structures. All outlets shall also be stabilized with rip-rap as per plans.
 - All concrete chambers shall be pre cast concrete to the specifications and dimensions shown hereon. Frames and grates shall be 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 to the dimensions and specifications as shown hereon. Any structures subject to vehicle loads shall be able to withstand an H20 loading. Shop drawings shall be submitted to the design engineer for approval prior to construction.
 - The gutters and ditches shall be kept open at all times for surface drainage. No damming or ponding of water, in gutters or other waterways will be permitted except where the engineer shall consider it necessary.
 - The transport of soils to the drainage system shall be avoided during and after construction.
 - All exposed soils shall be stabilized with vegetation, stone or as directed by the engineer.

- Site Management Notes:**
- All waste generated from the hotel will be placed in a dumpster located in an enclosure at the southeast corner of the site. In addition, separate containers will be provided for recycling cardboard, paper, plastics, glass and metal. Pickup for the waste and recyclables will be twice a week. A 9'-4" high concrete wall with a stone veneer matching the hotel exterior will be provided to screen the receptacles. The enclosure will also feature a 10 foot by 10 foot storage room, adjacent to the trash and recycling storage, to store exterior maintenance equipment. Access to the dumpster and recycling receptacles will be provided through a solid steel gate and a solid steel door will provide access to the storage room. A 30 foot long by 10 foot wide concrete pad will be provided in front of the gate to provide a durable loading area during pickups. As part of the daily maintenance the trash/recycling enclosure will be cleaned and washed every day. In addition to cleaning the enclosure the parking lot and grounds will be inspected and cleaned of any trash on a daily basis.
 - All landscaping will be irrigated and daily maintenance of the grounds such as cutting of lawns, garden maintenance etc. will be performed weekly during the growing season.
 - During the winter months maintenance will consist of snow and ice removal as required. The parking areas will be swept every spring to remove any sand accumulated during the winter months also the stormwater system will be inspected.
 - Only natural herbicides and pesticides will be used if necessary in the management of the sites landscaping.

BIORETENTION SOIL CHARACTERISTICS

Table H.2 Planting Soil Characteristics

Parameter	Value
PH range	5.2 to 7.00
Organic matter	1.5 to 4.0%
Magnesium	35 lbs. per acre, minimum
Phosphorus (P ₂ O ₅)	75 lbs. per acre, minimum
Potassium (K ₂ O)	85 lbs. per acre, minimum
Soluble salts	*500 ppm
Clay	10 to 25%
Silt	30 to 55%
Sand	35 to 60%

MAP REVISION DATES

DATE	REVISION	BY
03-27-2017	ADDED BIO SOIL CHARACTERISTICS CHART	SL
05-31-2017	ADDED WATER QUALITY BASIN OUTLET STRUCTURE DETAILS	CC
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP

DRAINAGE DETAILS
FOR SENIOR HOUSING AT
21 LAKESIDE PROPERTIES INC.

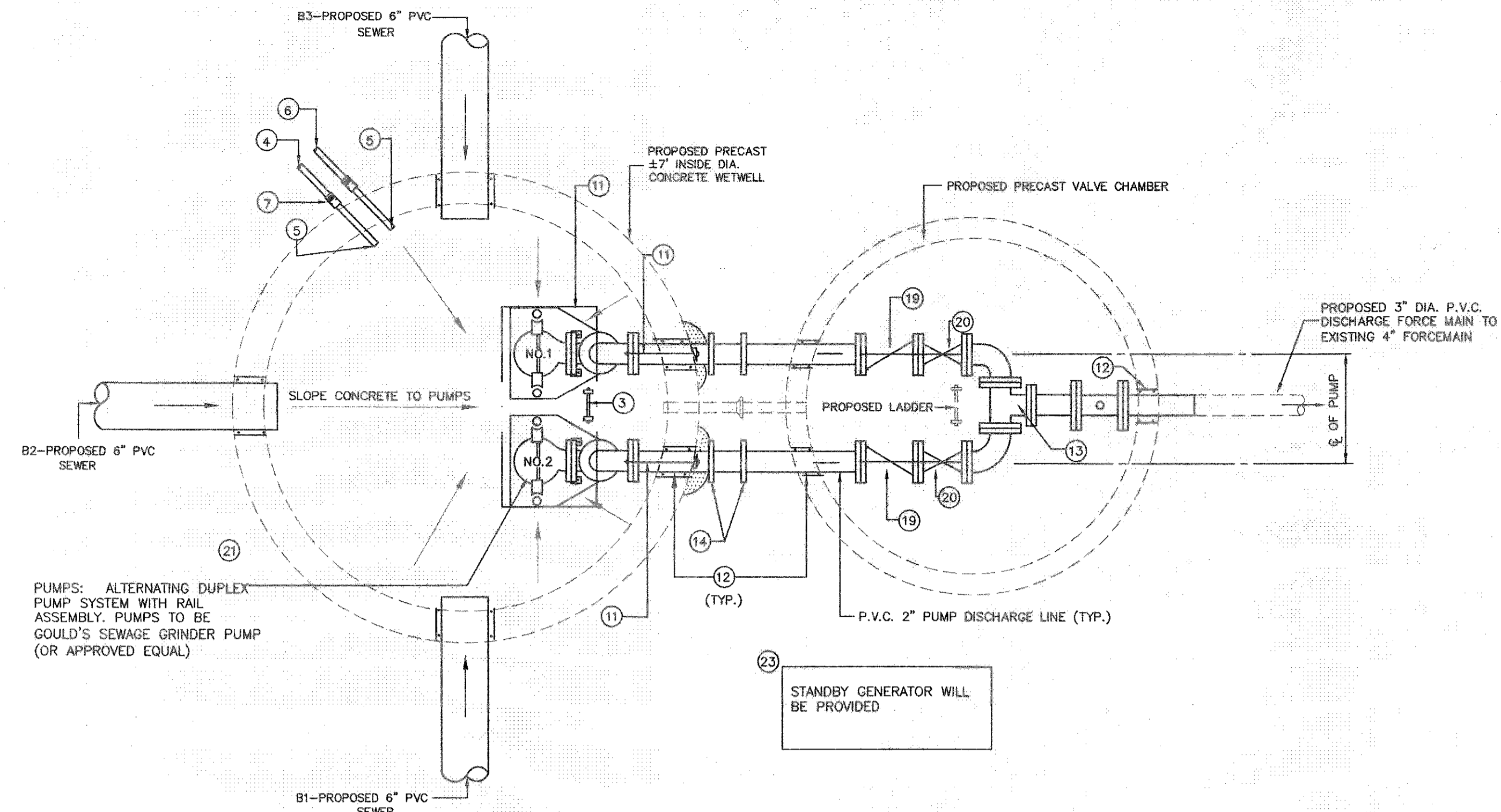
SITUATE - LAKESIDE ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
FEBRUARY 8, 2016

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

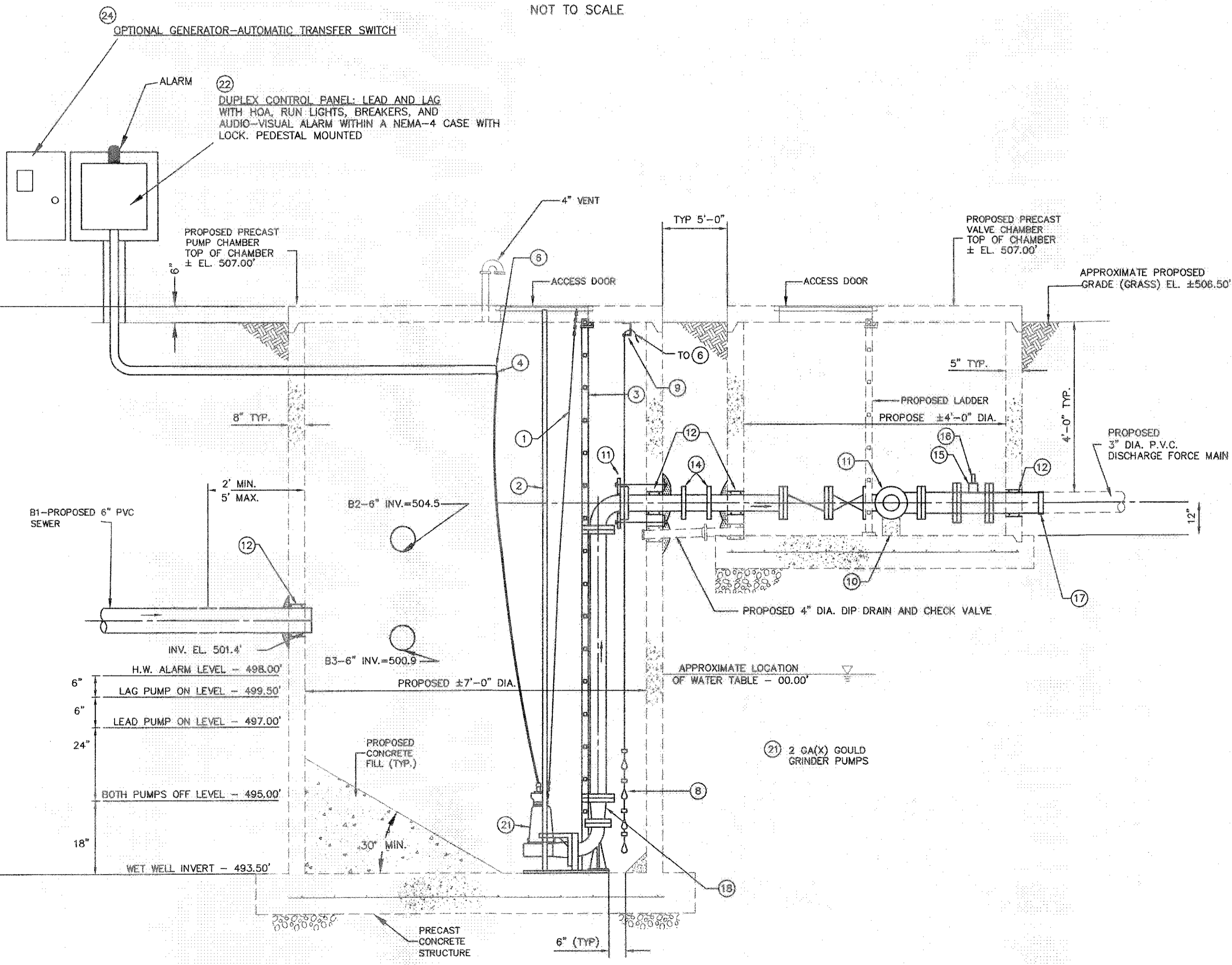
Barry Medenbach
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142

SHEET
NOT FOR ORANGE COUNTY
HEALTH DEPARTMENT
REVIEW OR APPROVAL

D6
E18 021
SHEET 18 OF 18



PLAN OF PUMPING STATION AND VALVE CHAMBER UPGRADE
NOT TO SCALE



CROSS-SECTION OF PUMPING STATION AND VALVE CHAMBER
NOT TO SCALE

PROPOSED KEY

1. STAINLESS STEEL LIFTING CHAIN
2. STAINLESS STEEL PUMP GUIDE RAILS
3. ALUMINUM LADDER WITH RUNGS AT 12" O.C. WITH RETRACTABLE 1" O.D. ALUMINUM EXTENSION TUBES FOR HANDRAIL (LOCATE TO SUIT CONDITIONS)
4. PUMP ELECTRICAL SERVICE, (UNDERGROUND CONDUIT) TO REMOTE MOUNTED CONTROL PANEL
5. SEAL WITH NON-SHRINK GROUT SEE GENERAL NOTE #3.
6. FLOAT ELECTRICAL SERVICE (RIGID CONDUIT) TO REMOTE MOUNTED CONTROL PANEL
7. EXPLOSION-PROOF SEAL (TYP. 2)
8. SEALED MERCURY SWITCH AND WATERPROOF CABLE ASSEMBLY (FLOAT SWITCHES)
9. STAINLESS STEEL BRACKET WITH ADJUSTABLE CABLE CONNECTORS (ACCESSIBLE THROUGH ACCESS HATCH)
10. CONCRETE PIPE SUPPORT (WHERE REQUIRED)
11. RESTRAINED CONNECTION: STAINLESS STEEL 1/2" TIE ROD PLATES, 2-3/4" TIE RODS, BOLTS, WASHERS, AND 3/8"x4" SQUARE BACKING PLATE WITH GROUT COVER
12. COMPRESSION GASKET OR LINK-SEAL WITH GROUT COVER
13. SCH 80 TEE
14. COMPRESSION COUPLING
15. PVC TEE WITH THREADED REDUCER BUSHING
16. PRESSURE GAUGE ASSEMBLY WITH DIAPHRAGM SEAL AND ISOLATION VALVE
17. SCH 80 PVC TO SDR 26 PVC TRANSITION COUPLING
18. CONCENTRIC REDUCER (IF REQUIRED)
19. BALL CHECK VALVE
20. TRUE UNION BALL VALVE
21. ALTERNATING DUPLEX "GOULDS" GRINDER PUMPS 2GA (7.5 HP)
22. DUPLEX CONTROL PANEL
23. OPTIONAL STANDBY GENERATOR
24. OPTIONAL AUTOMATIC GENERATOR TRANSFER SWITCH

GENERAL NOTES

1. NO ELECTRICAL SPLICES, JUNCTION BOXES, OR CONNECTIONS OF ANY KIND SHALL BE IN THE PUMP CHAMBER.
2. PUMP CONTROLS SHALL BE WIRED INTRINSICALLY SAFE.
3. JUNCTION BOXES SHALL BE ACCESSIBLE WITHOUT NEED FOR ENTERING WETWELL. CONTRACTOR HAS THE OPTION OF PROVIDING PUMPING STATION WITH NEMA 4X JUNCTION BOX AND APPROPRIATE GAS SEAL-OFF FITTINGS CAST INTO TOP SLAB.
4. PUMP CONTROL PANEL TO BE PEDESTAL MOUNTED. ALL CONDUIT AND CONDUCTORS FOR BOTH POWER AND CONTROL TO BE SIZED BY BUILDING DESIGNER. CONTRACTOR TO PROVIDE LOCAL DISCONNECTS FOR THE PUMPS.
5. THE PUMP STATION SHALL HAVE AN ALARM SYSTEM WITH TELEMETRY THAT REPORTS TO THE HOTEL OFFICE WHICH WILL BE MANNED 24 HOURS A DAY AT THE HOTEL.

DESIGN DATA

AVERAGE DAILY FLOW = 11,220 = G.P.D.
 PEAK FLOW = 10 X ADF = 80 gpm
 TOTAL DYNAMIC HEAD = 127
 PUMP CYCLE VOLUME = 576 gallons @ (7.2 Minutes)
 PUMP CYCLE PER DAY = 19

UTILITY CONSTRUCTION AND TESTING SPECIFICATIONS:

General Provisions:

1. All construction activities shall be in compliance with municipal, county state and federal regulations.
2. The protection of adjacent properties or areas on site that are not to be disturbed during construction, shall be the responsibility of the contractor.

Excavation:

1. Excavation shall be carried to the lines, grades and slopes shown on the approved plans.
2. Where unstable or unsuitable material is encountered at the prescribed bottom grade of the trenches it shall be removed.

Bedding:

1. Selected bedding shall be provided for the construction of pipe foundations at those locations where the foundations or excavated material, or any portion thereof deemed to be unsuitable for supporting the pipe or structure, or for back filling the cover portion of the trenches to a level one foot above the pipe, or where excavated material consist of a predominance of large stone, boulders or rock which is not suitable for placing in the trench. Certified sieve analysis shall be submitted from the supplier for the engineer's review prior to use.

Back Filling:

1. All back fill material shall be placed in layers not exceeding twelve (12) inches in depth, (loose measure), and shall be thoroughly tamped and compacted to a minimum density of 95% standard AASHTO-199 (ASTM-D698, as amended) compacting test. Compacting equipment shall be of a suitable type for the various back filling operations.

Obstructions:

1. Where underground or overhead obstructions are encountered in the work, the contractor shall assume all costs for direct or indirect injury to them. Any valve box, valve pit, water service, water main, catch basin, manhole etc. whether or not shown on the drawings shall be protected from damage. The contractor shall have all utilities identified and located prior to any construction.

Sanitary Sewers:

1. Gravity sewer pipes shall be 8", 6" or 4" PVC SDR 35 with ring-tight joints in compliance with ASTM D-3212.
2. Manholes shall be pre cast concrete. Manhole is to be infiltration/exfiltration tested in accordance with NYSDEC design standards for Wastewater Treatment Works 1988

Procedure:

Fill manhole with water. Let sit for 24 hours. Maximum allowable rate of infiltration/exfiltration not to exceed 100 gallons per inch diameter per mile per day.

3. 10 - foot horizontal and 2 - foot vertical distance shall be maintained between all water and sewer lines.
4. No roof or foundation drains may discharge into the sewage disposal system.
5. Sewer main is to be tested in accordance with ASTM F 1417-82 (standard test method for installation acceptance of plastic gravity sewer lines using low-pressure air)

Procedure:

- 5.1 Clean section of sewer line to be tested by flushing or other means prior to conducting the low pressure air test. This cleaning serves to eliminate debris and produce the most consistent results.
- 5.2 Isolate the section of sewer line to be tested by inflatable stoppers or other suitable test plugs.
- 5.3 Plug or cap the ends of all branches, laterals, tees, wyes, and stubs to be included in the test to prevent air leakage. All plugs and caps shall be securely braced to prevent blowout. One of the plugs or caps should have an inlet tap, or other provision for connecting a hose to a portable air control source.
- 5.4 Connect the air hose to the inlet tap and portable air control source. The air equipment shall consist of necessary valves and pressure gauges to control an oil-free air source and the rate at which air flows into the test section to enable monitoring of the air pressure within the test section.
- 5.5 Add air slowly to the test section until the pressure inside the pipe reaches 4.0 psig.
- 5.6 After the pressure of 4.0 psig is obtained, regulate the air supply so that the pressure is maintained between 3.5 and 4.0 psig for at least 2 min. Depending on air/ground temperature conditions, the air temperature should stabilize in equilibrium with the temperature of the pipe walls. The pressure will normally drop slightly until equilibrium is obtained; however, a minimum of 3.5 psig is required.
- 5.7 Determine the rate of air loss by either the constant pressure method or the time-pressure drop method (see ASTM F 1417-82 sections 8.2.1 and 8.2.2 for procedures)
- 5.8 Upon completion of the test, open the bleeder valve and allow all air to escape. Plugs shall not be removed until all air pressure in the test section has been reduced to atmospheric pressure.
6. Sewer shall be tested with mandrel 95% of pipe diameter for deflection and lamp tested.
7. Force mains shall be tested using ASTM F 2164

Force Main Test Procedure:

1. Flush and purge all air from the piping to be tested.
2. Close off by valves or other method the piping to be tested.
3. Slowly, add water with a positive displacement pump to raise the system pressure to the maximum determined by the authority having jurisdiction. (The maximum pressure is 1.5 times the design working pressure less the elevation hydrostatic head. Typical design (maximum operating) pressures: for SDR-9 is 200 psi, for SDR-11 is 160 psi, and SDR-13.5 is 128 psi; and is to be reduced for higher temperatures.)
4. Allow the test section of piping and test liquid to equalize in temperature.
5. Add make up water as necessary for four (4) hours to maintain test pressure.
6. Reduce pressure by ten (10 psi), by letting water out and then closing the system.
7. Monitor for one (1) hour, do not increase pressure or add water.
8. Pass/Fail Criteria: if no leakage is visually observed and the pressure remains steady (within 5% of the pressure at item # 6) then a passing test is indicated.

TOWN SEWER SYSTEM NOTES

1. Construction of sanitary sewer facilities and connection to the Town of Newburgh sanitary sewer system requires a permit from the Town of Newburgh Sewer Department. All construction shall conform to the requirements of the NYSDEC and the Town of Newburgh.
2. All sewer pipe installation shall be subject to inspection by the Town of Newburgh Sewer Department. The Contractor shall be responsible for coordinating all inspections as required with the Town of Newburgh Sewer Department.
3. All gravity sanitary sewer service lines shall be 4 inches in diameter or larger and shall be SDR-35 PVC pipe conforming to ASTM D-3054-86. Joints shall be push-on with elastomeric ring gasket conforming ASTM D-3212. Fittings shall be as manufactured by the pipe supplier or equal and shall have a bell and spigot configuration compatible with the pipe.
4. The sewer main shall be tested in accordance with Town of Newburgh requirements. All testing shall be coordinated with the Town of Newburgh Sewer Department.
5. The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permit shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department.

MAP REVISION DATES		
DATE	REVISION	BY
03-27-2017	ADDED TOWN OF NEWBURGH SEWER NOTES, CORRECTED PIPE TYPE PER NEWBURGH TOWN NOTE	SL
04-04-2017	ADDED DATA TO PUMP STATION AND VALVE CHAMBER DETAILS	SL
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP

SEWER DETAILS
CONTINUED
FOR SENIOR HOUSING AT
21 LAKESIDE PROPERTIES INC.

SITUATE - LAKESIDE ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
FEBRUARY 8, 2016

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

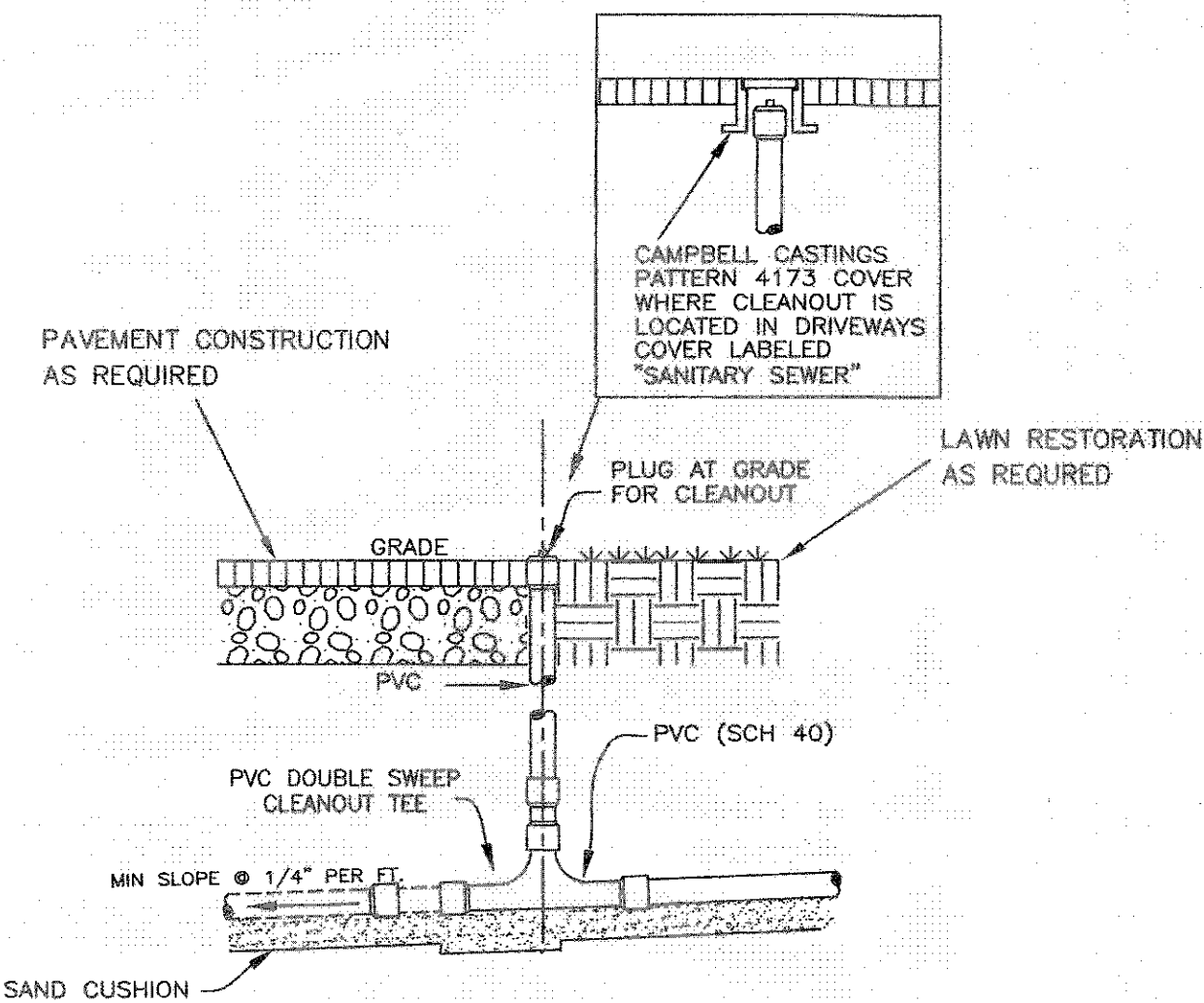
BARRY MEDENBACH, P.E.
BARRY MEDENBACH, P.E.
NEW YORK & I.C. NO. 60142

Dig Safely
New York
Call Before You Dig
Wait The Required Time
Confirm Utility Responses
Respect The Marks
Dig With Care
CALL 811
www.digsafelyny.com

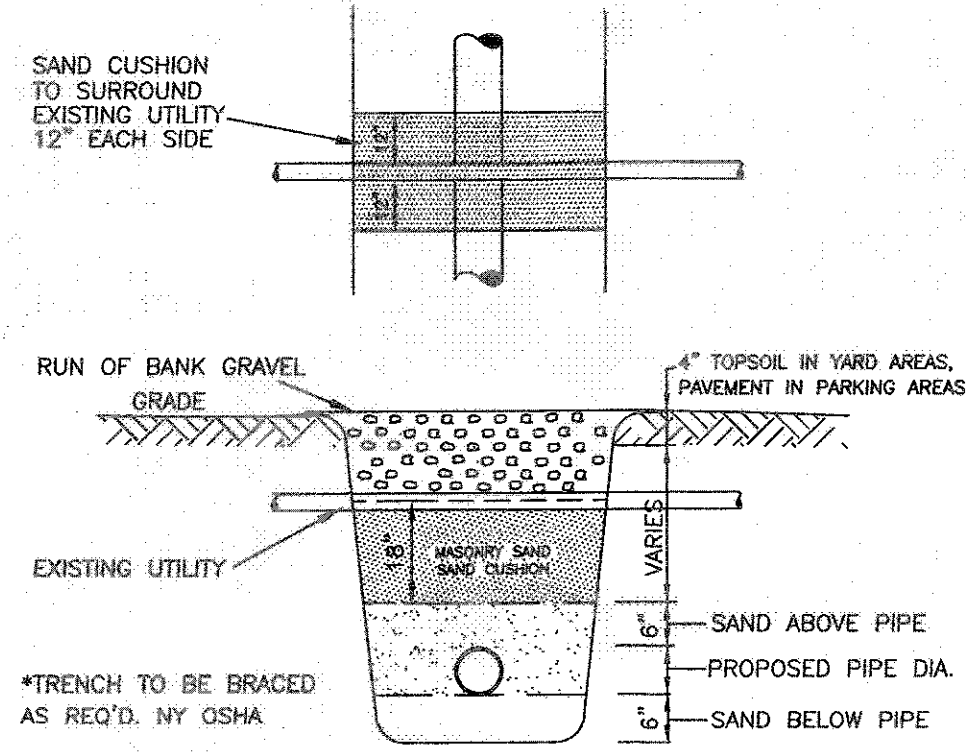
SHEET
NOT FOR ORANGE COUNTY
HEALTH DEPARTMENT
REVIEW OR APPROVAL

DS
E18 021
SHEET 17 OF 18

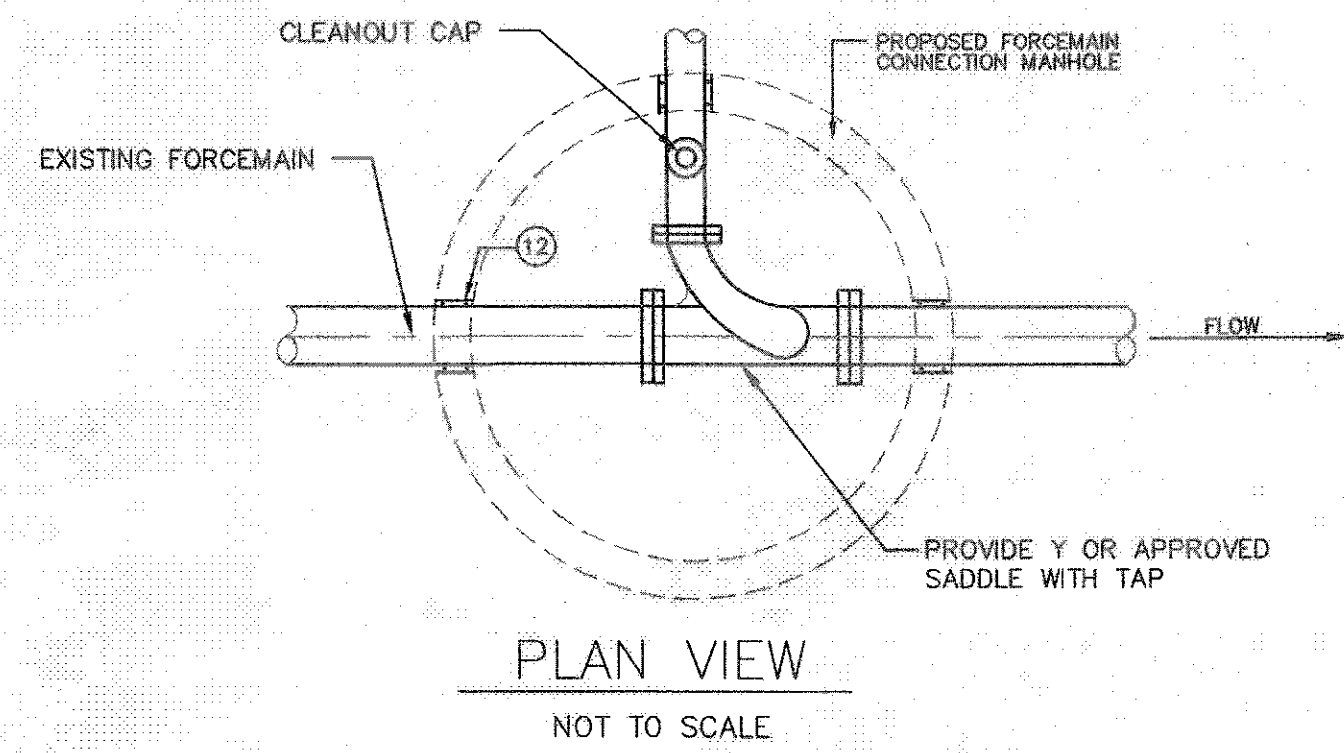
1 PROPOSED DUPLEX PUMP STATION
NOT TO SCALE



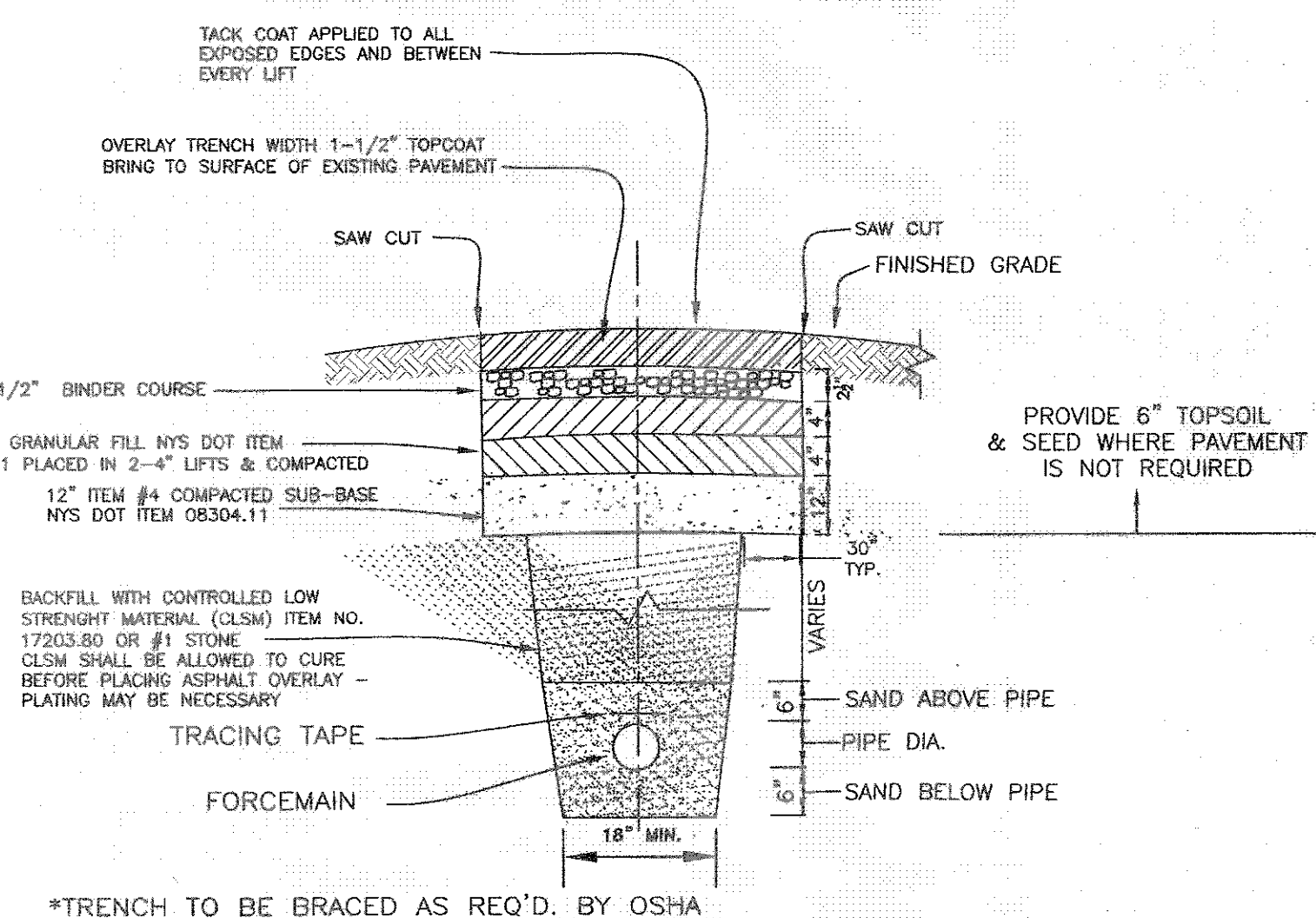
1 SEWER LATERAL CLEANOUT DETAIL
NOT TO SCALE



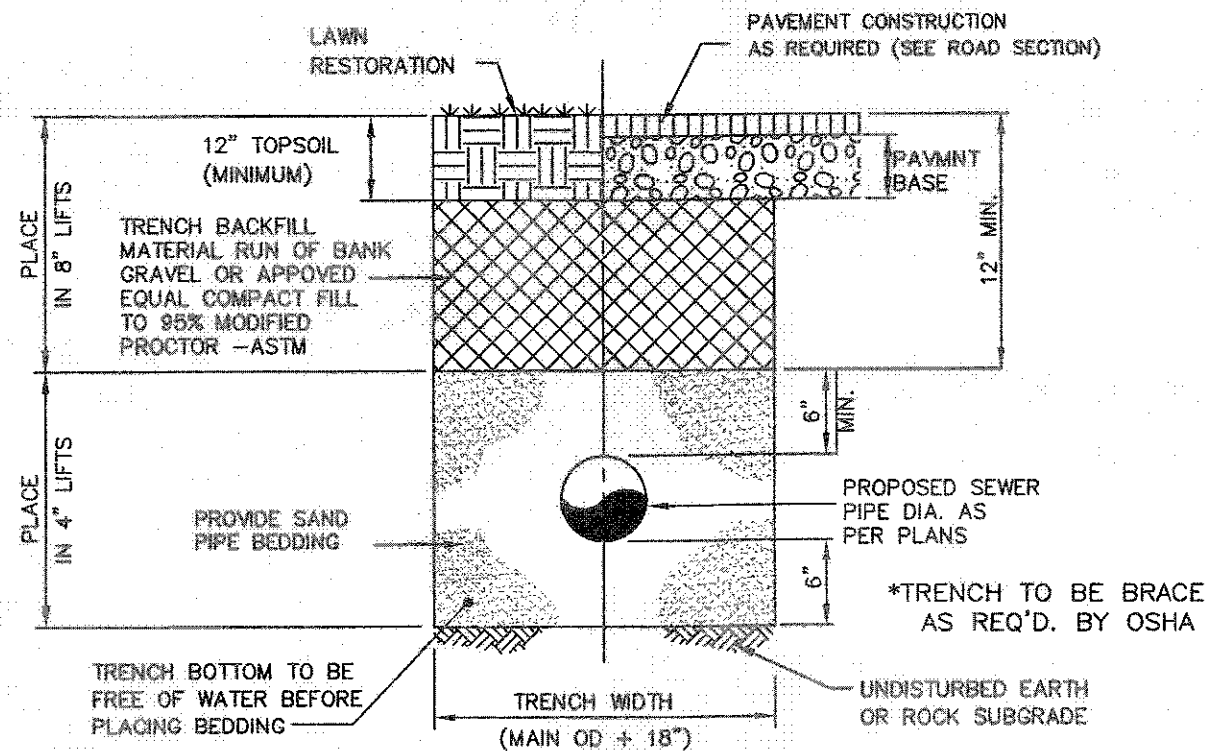
3 TYPICAL UTILITY LINE CROSSING DETAIL
NOT TO SCALE



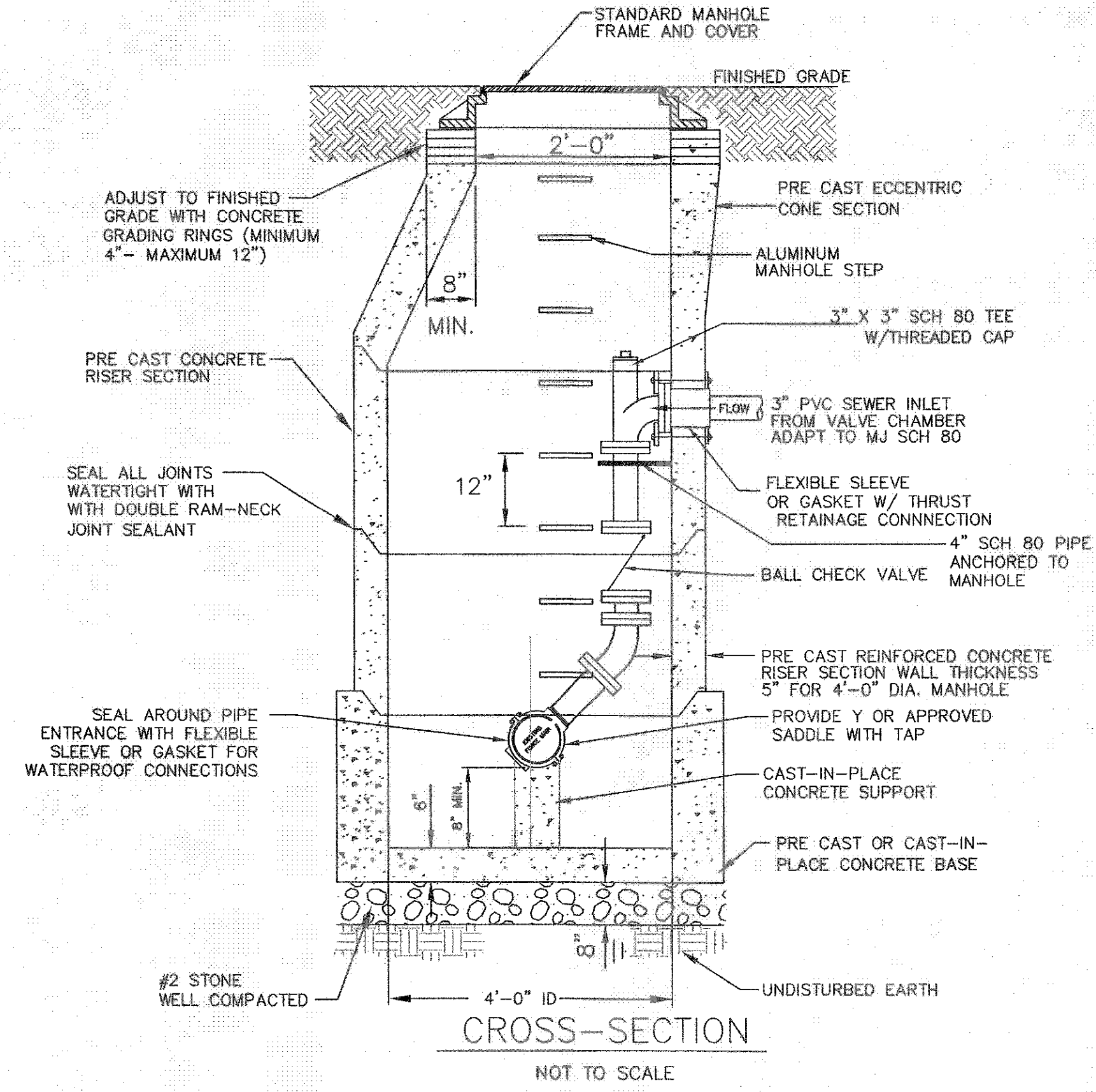
5 SEWER MANHOLE W/ FORCE MAIN CONNECTION DETAIL
NOT TO SCALE



2 TYPICAL FORCE MAIN TRENCH DETAIL
NOT TO SCALE



4 TYPICAL SEWER TRENCH DETAIL
NOT TO SCALE



6 TYPICAL SANITARY SEWER MANHOLE
NOT TO SCALE

- Sanitary Sewer Notes and Specifications**
- General Provisions:**
- Gravity sewer pipes shall be PVC SDR 35 with ring-tight joints in compliance with ASTM D-3212.
 - 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 invert of the water main at utility crossings. When not possible to obtain the proper vertical separation, SDR-26 PVC pipe shall be used 10 (ten) feet on each side of the water main being crossed.
 - No roof, foundation or storm drains may discharge into the sewage disposal system.
 - All concrete tanks, manholes and chambers etc. shall be pre cast concrete to the specifications and dimensions shown hereon. Frames and covers shall be 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 to the dimensions and specifications as shown hereon. Any structures subject to vehicle loads shall be able to withstand an H20 loading. Shop drawings shall be submitted to the design engineer for approval prior to construction.

- Gravity Sewer System Testing:**
- Contractor shall inspect and test the sewer installations as required by the authority having jurisdiction when work is ready for testing. After all tests have been performed, evidence of compliance shall be forwarded to owner/engineer and the authority having jurisdiction prior to acceptance.
 - The contractor shall test and inspect for alignment and infiltration and exfiltration of all sanitary sewers. Infiltration or exfiltration of the sanitary sewer system shall not exceed 0.60 gallons of internal pipe diameter per 100' of pipeline per hour with a maximum hydrostatic head at the centerline of the pipe of 25 ft. or as required by the authority having jurisdiction.
 - Infiltration leakage tests shall be run on each single manhole-to-manhole section, or reach, independently of all other manhole-to-manhole sections. A pipeline section under test shall include all pipe and fittings between the two manholes plus the upstream manhole.
 - Each manhole-to-manhole section shall be rejected or accepted based only on results of its own independent section test and not on results of any one test run simultaneously over more than one consecutive manhole-to-manhole section. The only exception allowed: accepting several consecutive manhole-to-manhole sections based on one combined infiltration test indicating zero infiltration.
 - Infiltration tests shall be made by installing a flow measuring device in the downstream manhole of section being tested. Test duration shall be 24 hrs, or for shorter period, provided a steady state flow condition has been achieved in the test period, and results projected to a 24 hr period.
 - Exfiltration tests shall be run on each single manhole-to-manhole section, or reach, independently of all other manhole-to-manhole sections. A pipeline section under test shall include all pipe and fittings between the two manholes plus the upstream manhole.
 - Exfiltration tests shall be made by measuring the drop in water elevation in the upstream manhole 24 hrs after initial water level is recorded. Initial water level in upstream manhole shall be 2 feet higher than either the top of pipe or groundwater elevation at the downstream manhole. Any manhole-to-manhole section undergoing an exfiltration test must have the next adjacent sections, both upstream and downstream, dry and not under test.
 - Low pressure air testing may be allowed in lieu of exfiltration tests only. When so allowed, test shall be performed under direction of engineer according to ASTM F1417. An air test shall not be run until section of line to be tested has been cleaned of all foreign material by flushing and has been visually inspected.
 - Sewers shall be laid with straight alignment between manholes. Straight alignment shall be checked either using a laser beam or lamping. 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.
 - In areas where conventional testing is impractical (i.e. areas designated by Engineer where existing services are tied into new line immediately and any blockage could result in health problems) no lines shall be backfilled until each pipe section and connection is inspected and approved.
 - If the allowable rate of infiltration, exfiltration, or air leakage is exceeded, the contractor shall locate points of excessive leakage and shall promptly correct, repair, and bring system up to the standard. Costs of all such repairs and corrective measures, including costs of repeated tests, shall be born by contractor, the sewer line section (including manholes and building services) under test shall not be accepted until these test criteria are met.
 - The Orange County Health Department did not review the proposed sewer main extension.

MAP REVISION DATES		
DATE	REVISION	BY
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP
1-21-2019	REVISED FOR CLUBHOUSE	SL

SEWER DETAILS
FOR SENIOR HOUSING AT
21 LAKESIDE PROPERTIES INC.

SITUATE - LAKESIDE ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
FEBRUARY 8, 2016

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

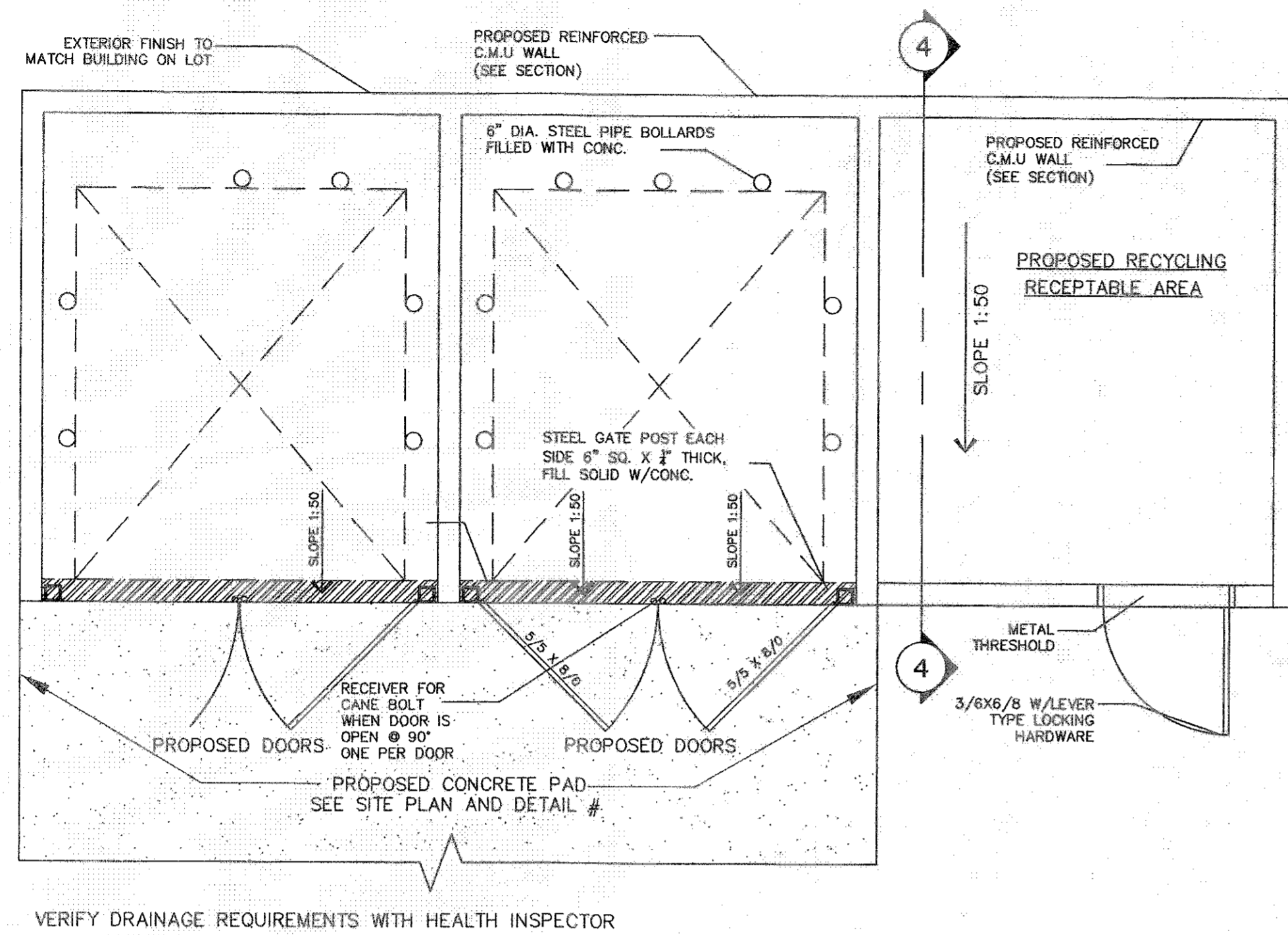
BARRY MEDENBACH, P.E.
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 69142

Dig Safely. New York

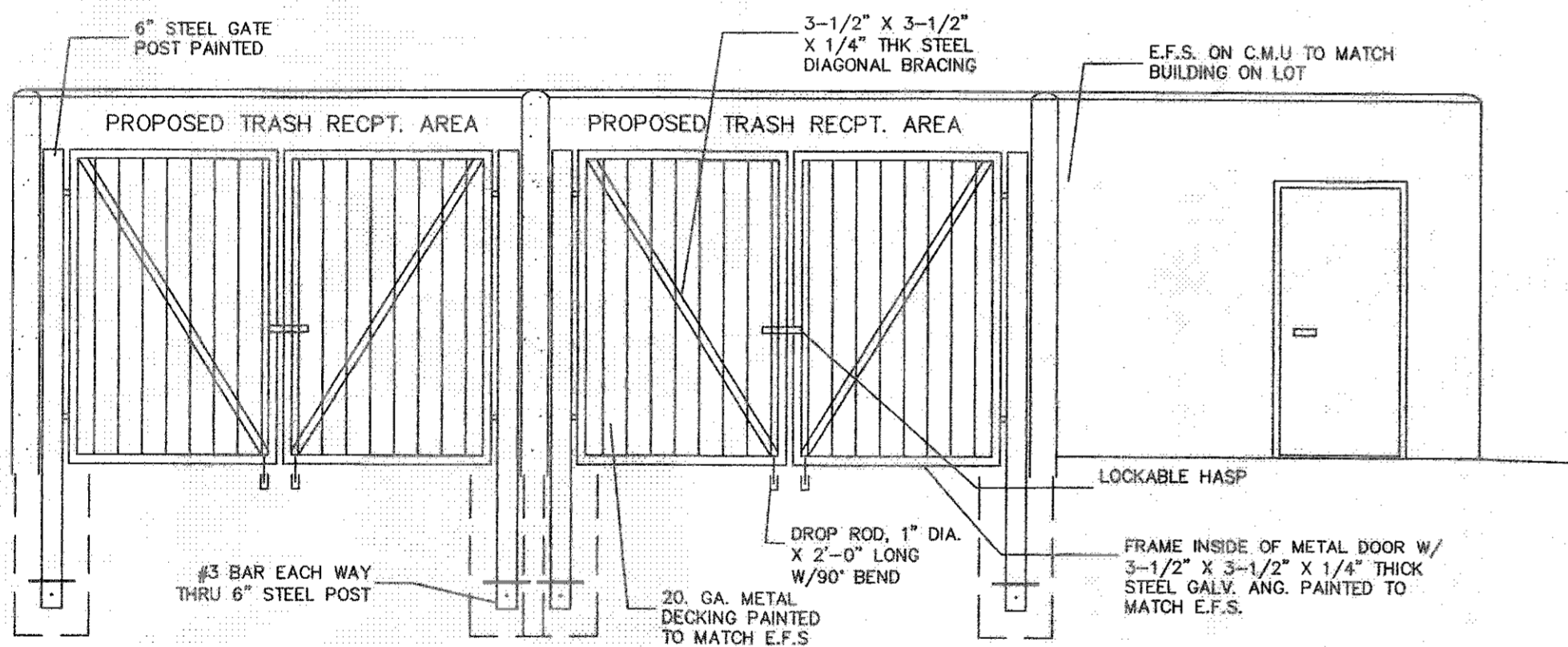
- Call Before You Dig
- Mark The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

CALL 811
www.digsafelyny.com

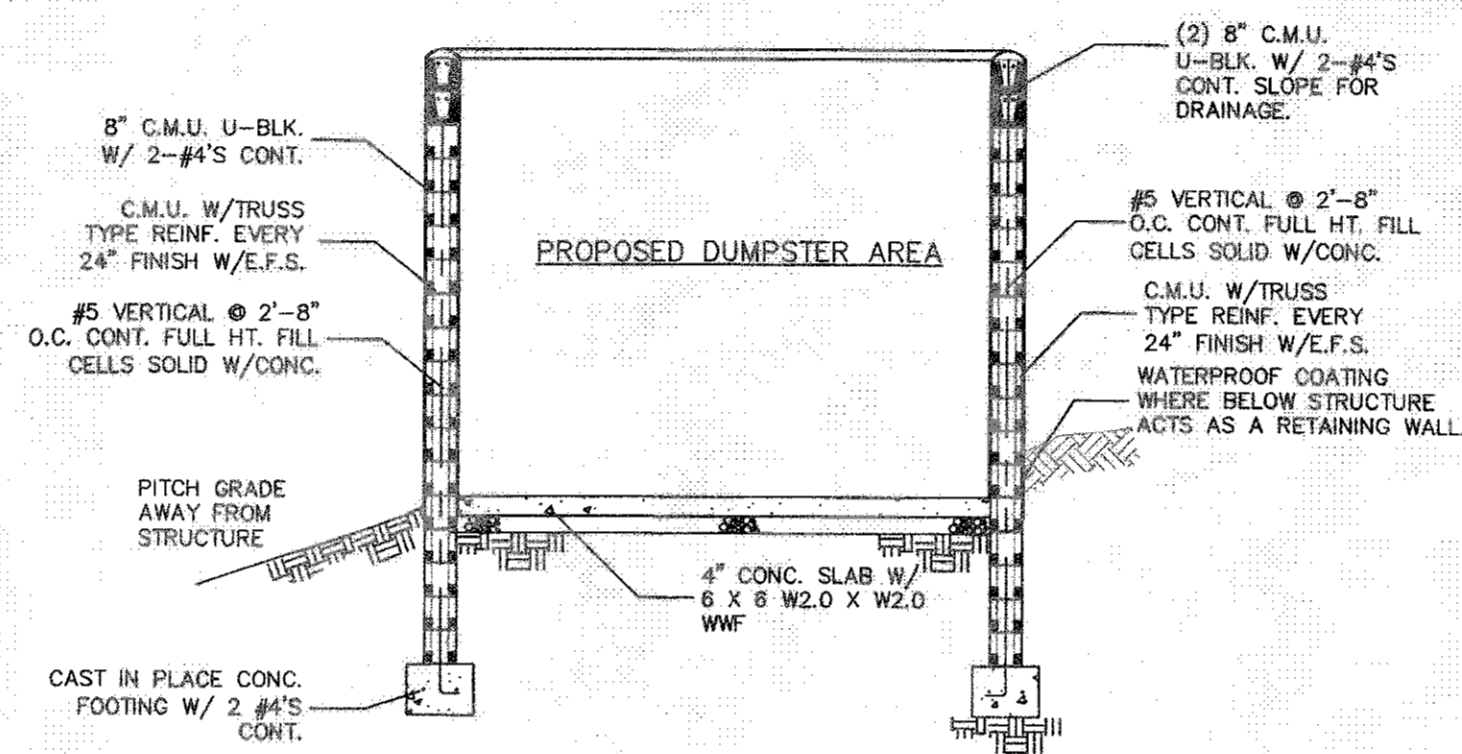
NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL.



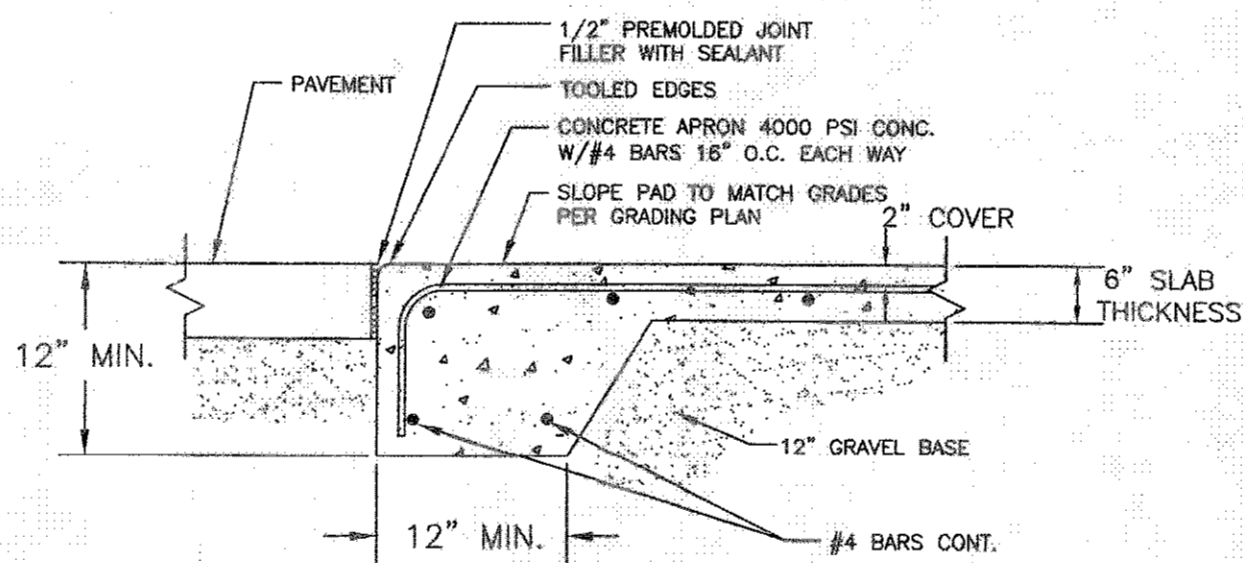
1 DUMPSTER RECEPTACLE SCREEN PLAN
SCALE: NOT TO SCALE



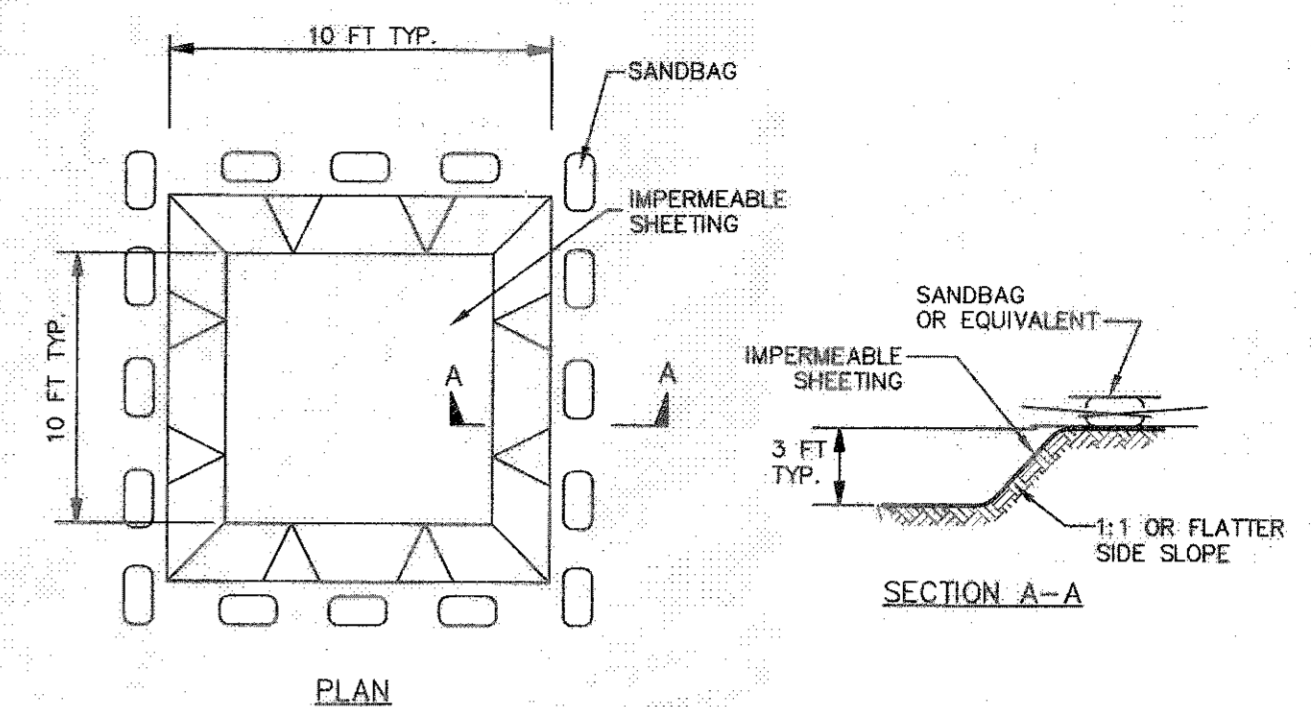
2 DUMPSTER RECEPTACLE SCREEN ELEVATION
SCALE: NOT TO SCALE



3 DUMPSTER RECEPTACLE SCREEN SECTION
SCALE: NOT TO SCALE



4 DUMPSTER CONCRETE PAD DETAIL
NOT TO SCALE



EXCAVATED WASHOUT STRUCTURE
CONSTRUCTION SPECIFICATIONS

1. DESIGNATED TEMPORARY, BELOW GROUND CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AS SHOWN ABOVE. WASHOUTS WILL BE CENTRALLY LOCATED AT THE DISCRETION OF THE INDIVIDUALS WHO MANAGE DAY TO DAY CONSTRUCTION ACTIVITIES. WASHOUTS SHALL HAVE A MINIMUM LENGTH AND WIDTH OF 10 FEET BUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID CONCRETE WASTES GENERATED FROM WASHOUT OPERATIONS. THE WASHOUT AREAS WILL BE LINED WITH PLASTIC SHEETING AT LEAST 10 MILS THICK AND FREE OF ANY HOLES OR TEARS. SIGNS WILL BE POSTED MARKING THE LOCATION OF THE WASHOUT AREAS.
2. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE LOCATED A MINIMUM OF (50 FEET) FROM DRAIN INLETS.
3. KEEP THE WASHOUT AREAS WILL BE INSPECTED DAILY TO ENSURE THAT ALL CONCRETE WASHING IS BEING DISCHARGE INTO THE WASHOUT AREA, NO LEAKS OR TEARS ARE PRESENT, AND TO IDENTIFY WHEN CONCRETE WASTES NEED TO BE REMOVED. THE WASHOUT AREAS WILL BE CLEANED OUT ONCE THE AREA IS FILLED TO 75 PERCENT OF THE HOLDING CAPACITY. ONCE THE AREA'S HOLDING CAPACITY HAS BEEN REACHED THE CONCRETE WASTES WILL BE ALLOWED TO HARDEN, THE CONCRETE WILL BE BROKEN UP, REMOVED, AND DISPOSED IN ACCORDANCE WITH LOCAL REGULATIONS. THE PLASTIC SHEET WILL BE REPLACED IF TEARS OCCUR DURING REMOVAL OF CONCRETE WASTES FROM THE WASHOUT AREA.

5 CONCRETE WASHOUT DETAIL
NOT TO SCALE

MAP REVISION DATES		
DATE	REVISION	BY
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP

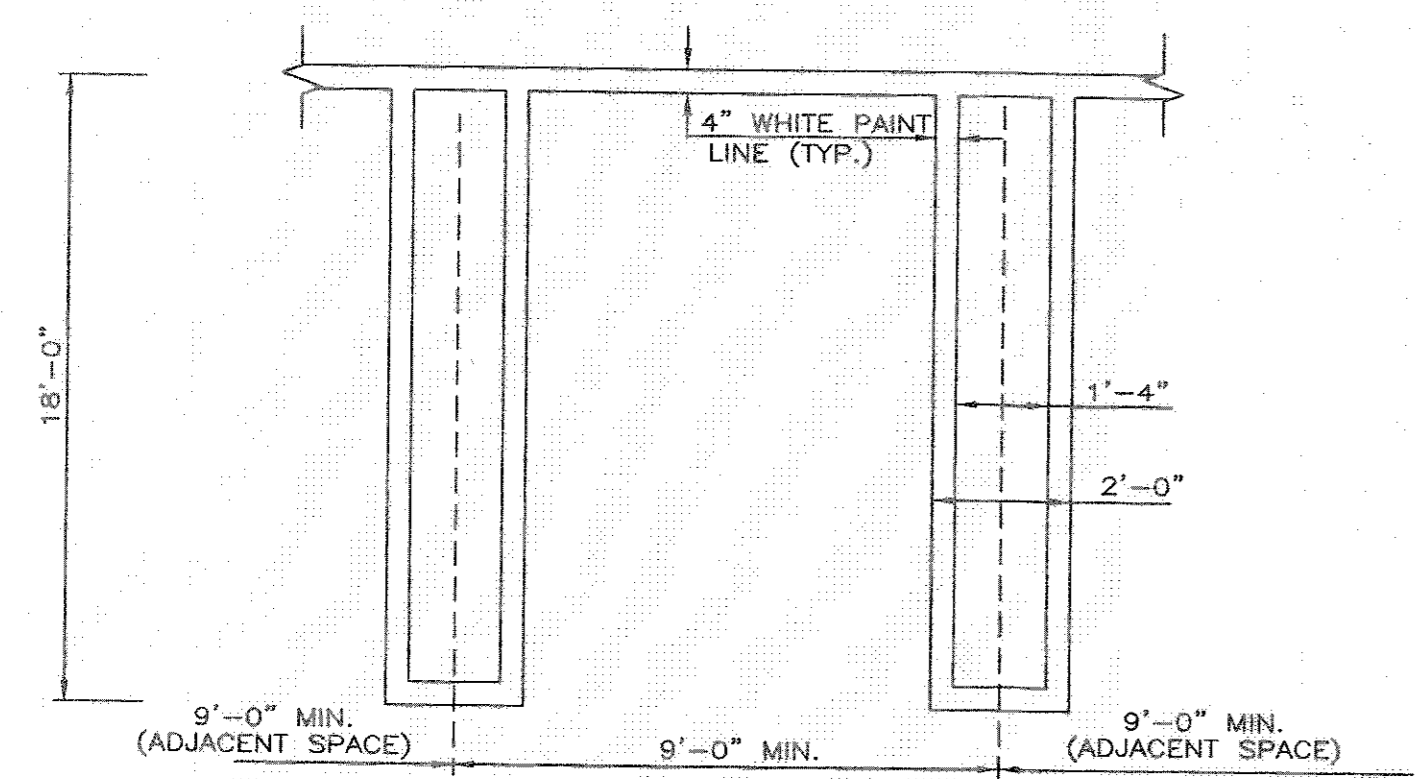
SITE DETAILS
FOR SENIOR HOUSING AT
21 LAKESIDE PROPERTIES INC.

SITUATE - LAKESIDE ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
FEBRUARY 8, 2016

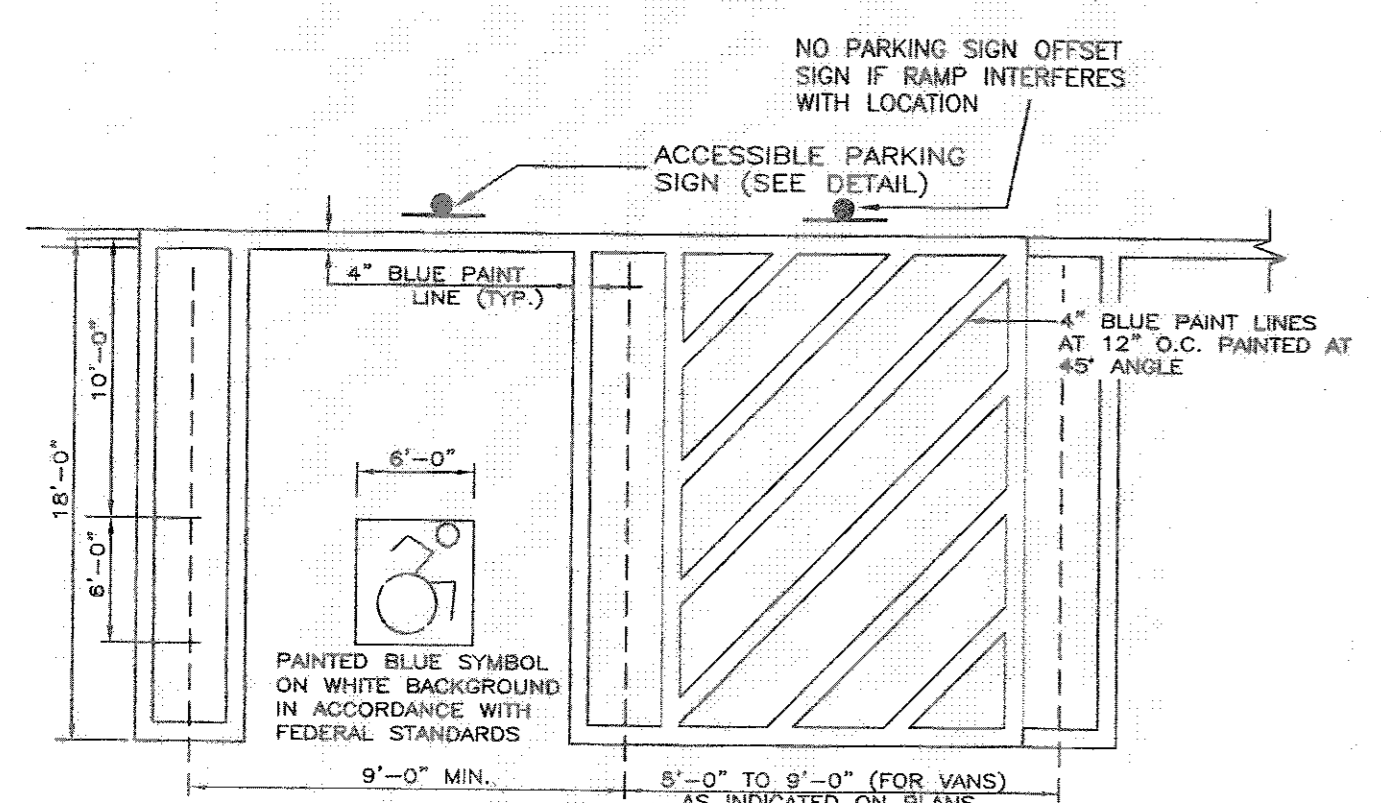
MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK 12153-687-0047



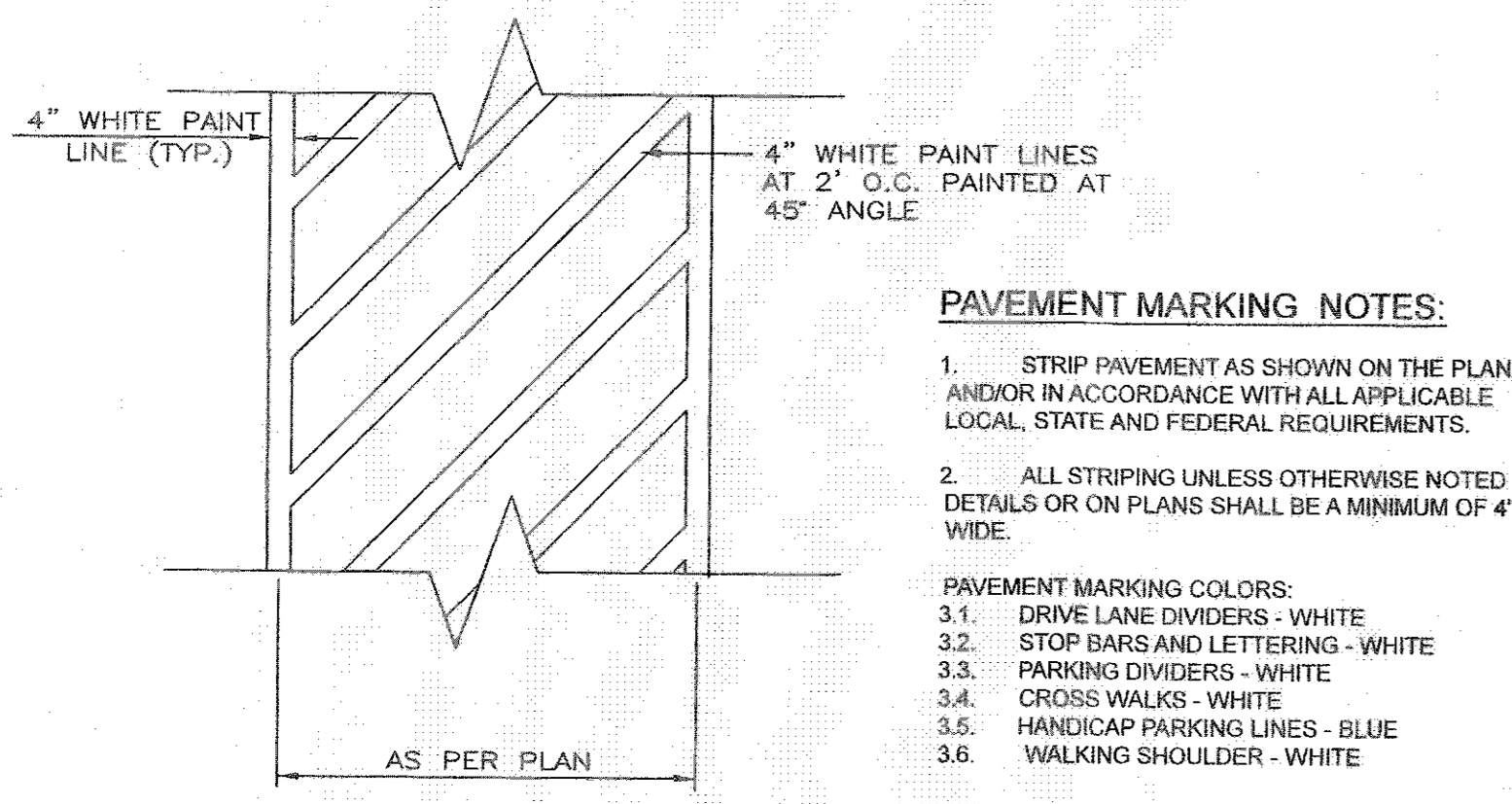
NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL



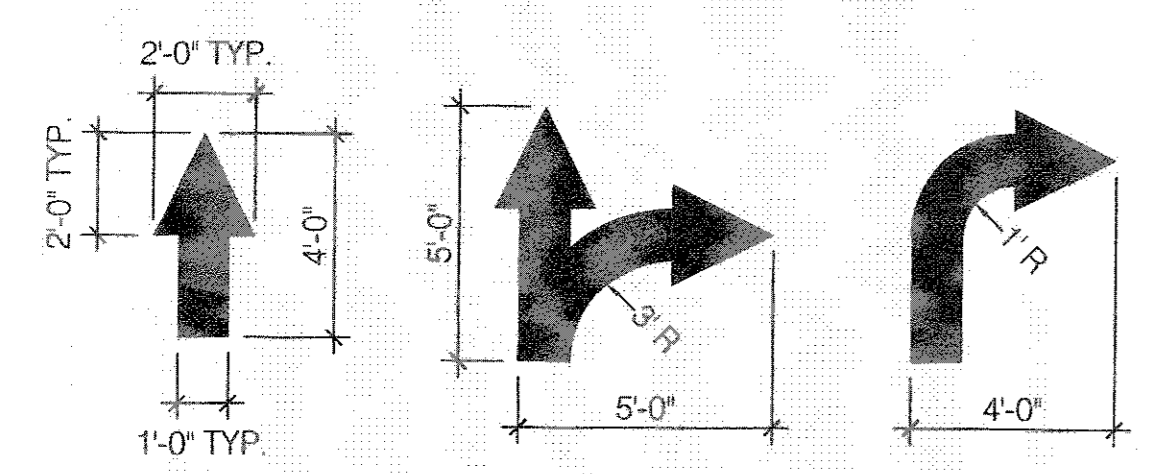
1 TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



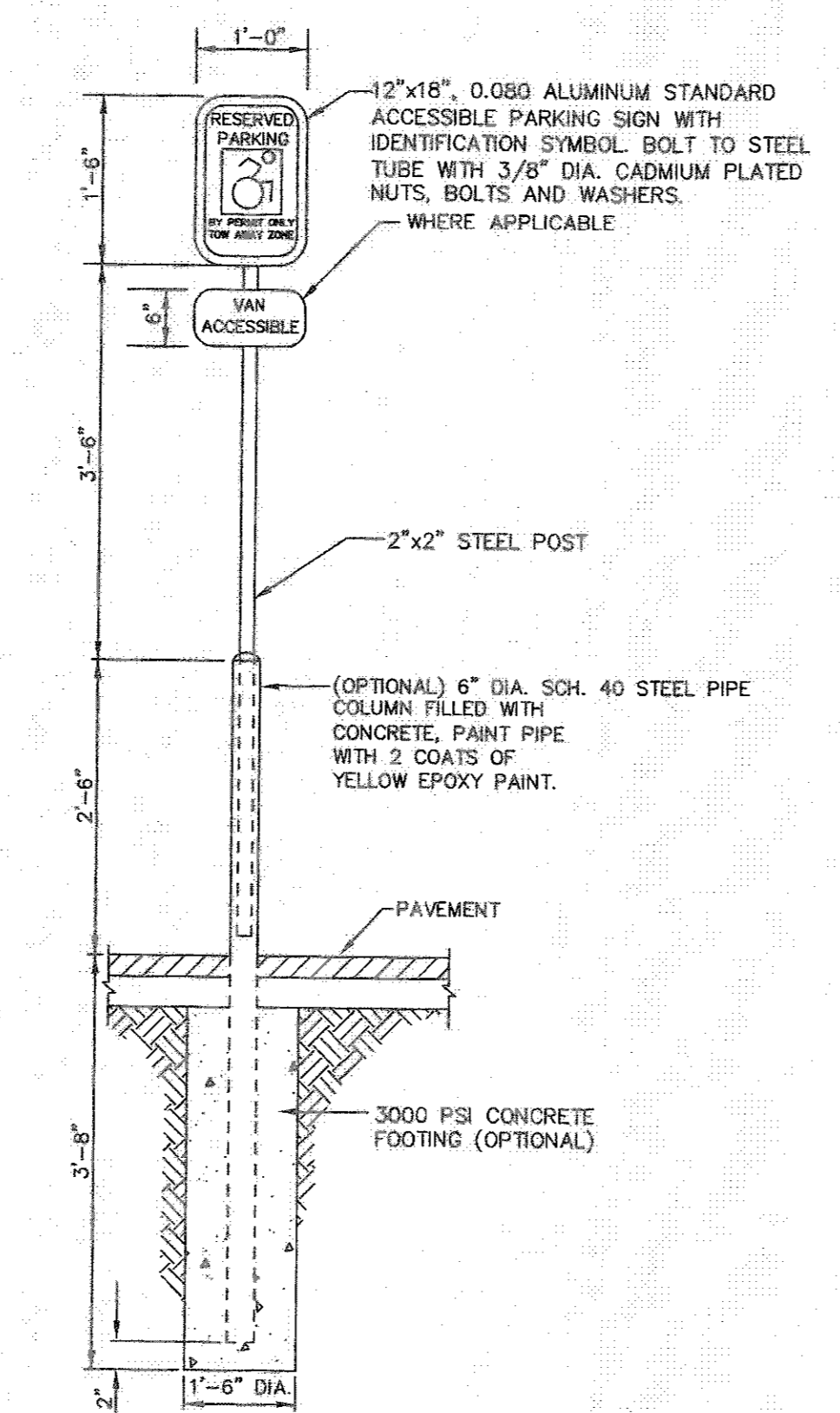
2 HANDICAP PARKING SPACE DETAIL
NOT TO SCALE



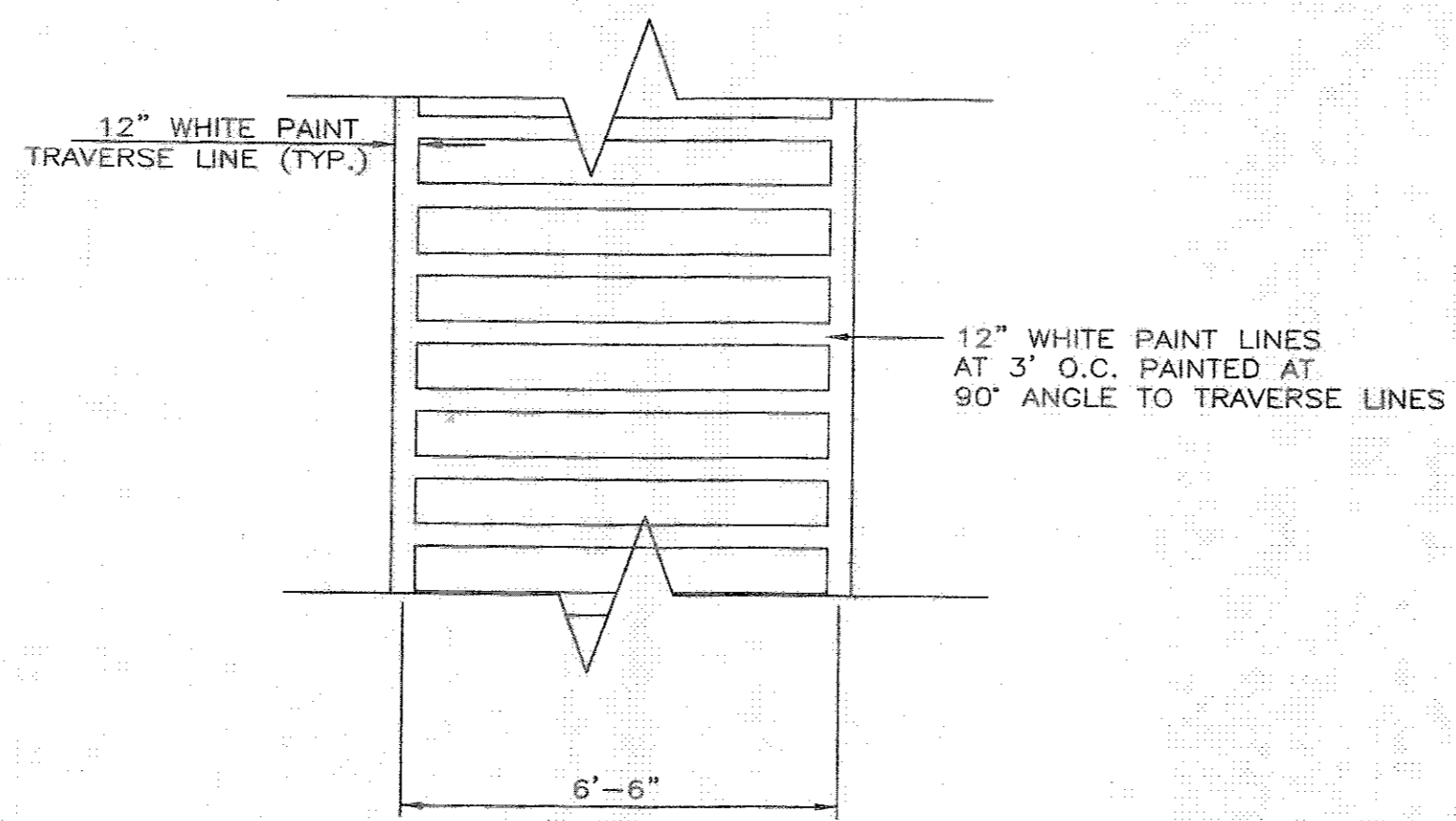
3 HATCH PAINTING DETAIL
NOT TO SCALE



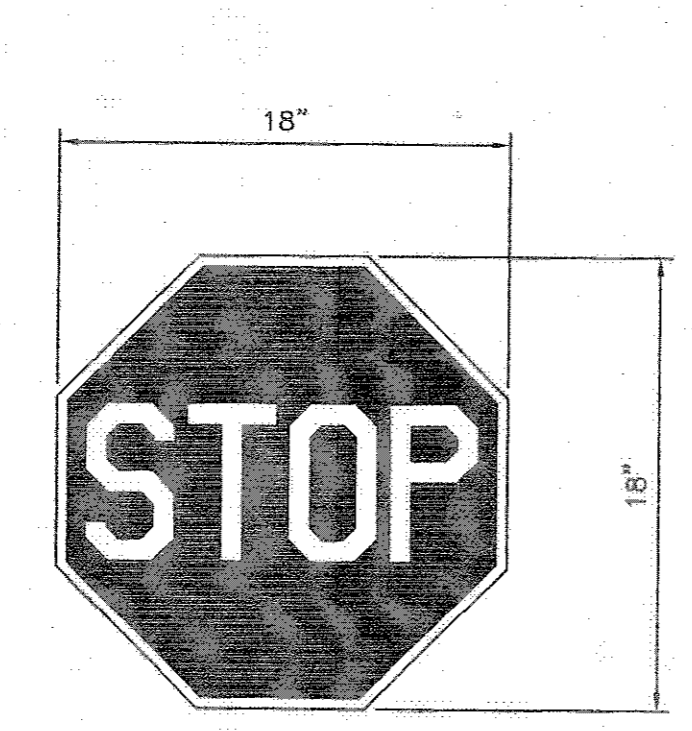
4 TYPICAL PAVEMENT MARKINGS
NOT TO SCALE



5 TYPICAL ACCESSIBLE PARKING SIGN
NOT TO SCALE



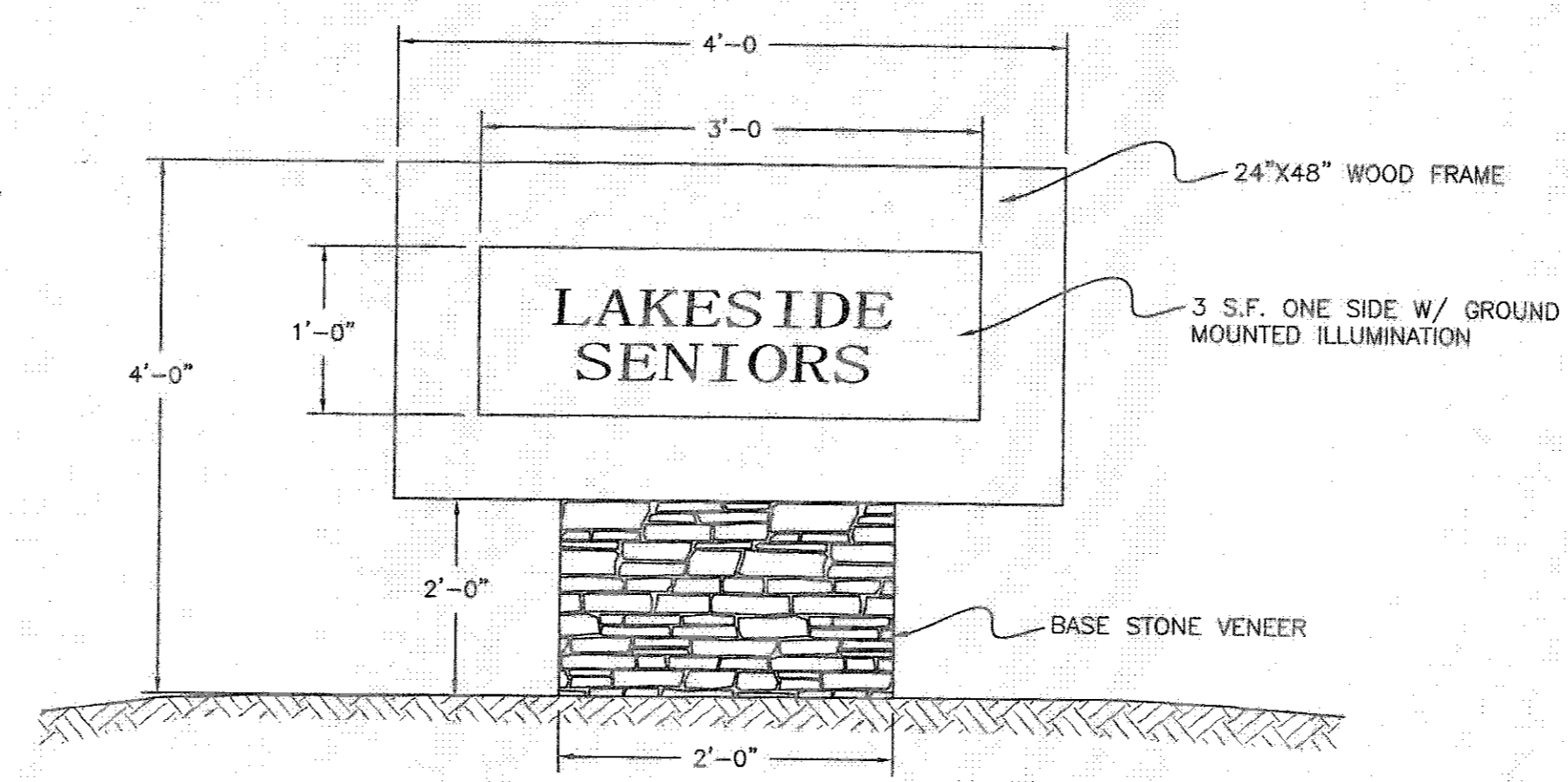
6 TYPICAL CROSSWALK PAINTING DETAIL
NOT TO SCALE



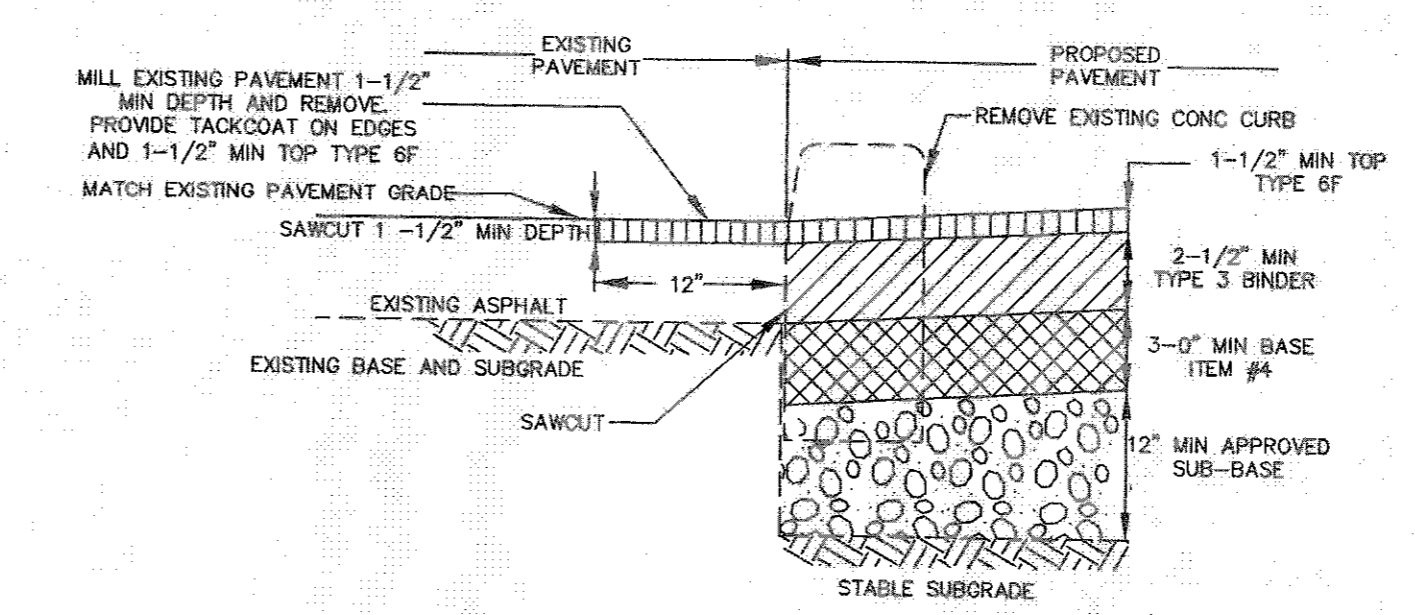
7 R1-1A: STOP SIGN DETAIL
NOT TO SCALE



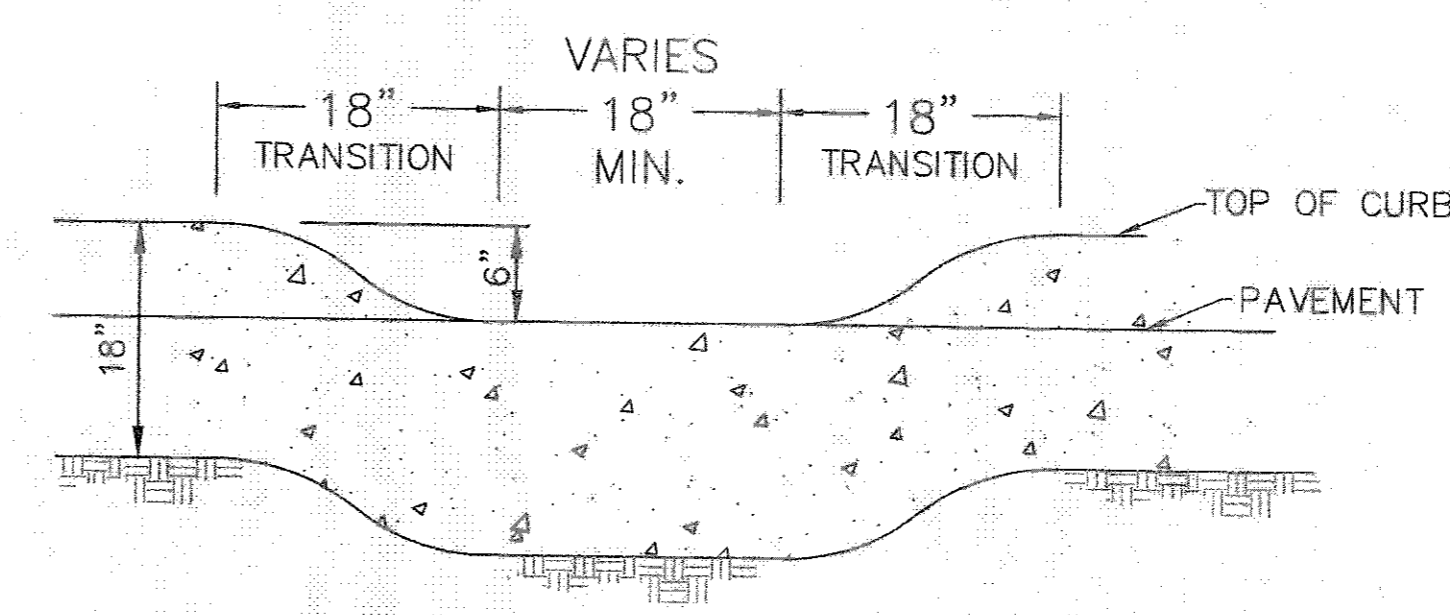
8 R3-8: NO PARKING SIGN DETAIL
NOT TO SCALE



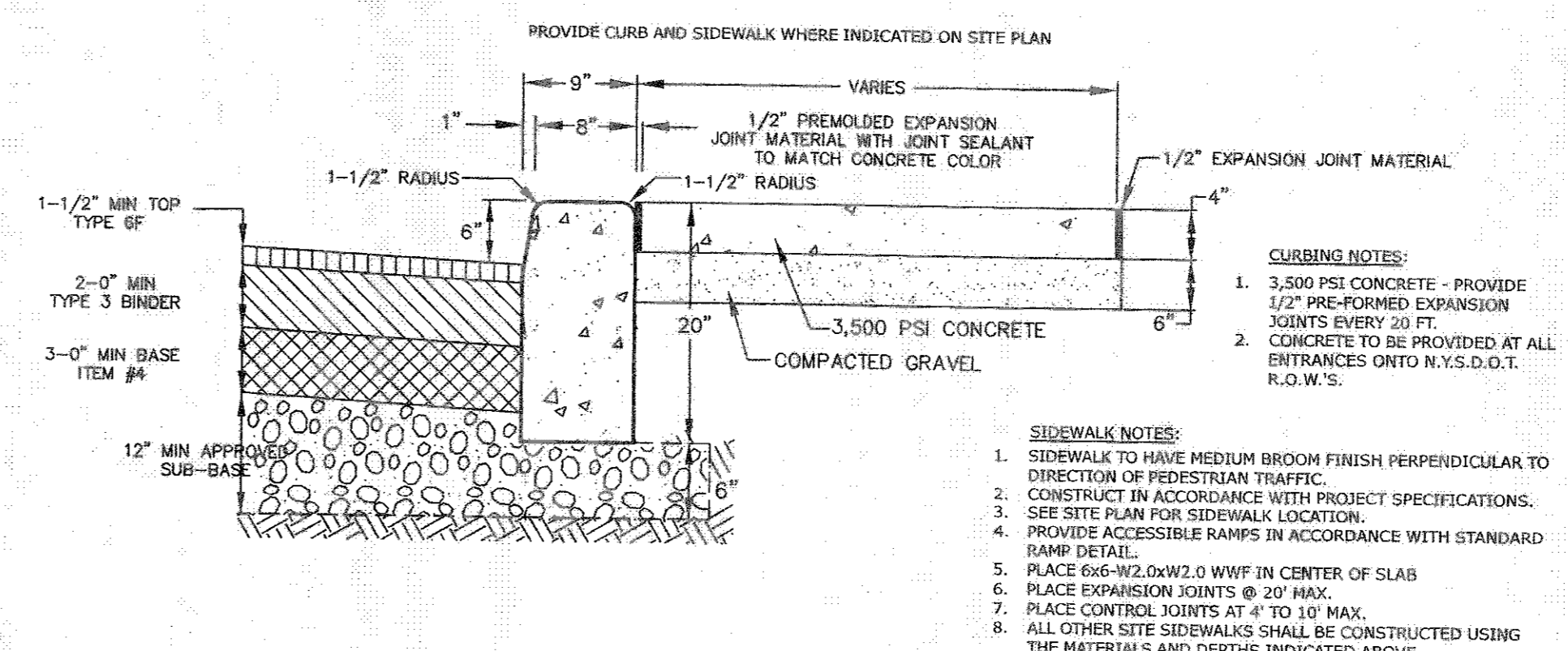
13 MONUMENT SIGN ELEVATION
NOT TO SCALE



9 TYPICAL PAVEMENT CONNECTION DETAIL
NOT TO SCALE



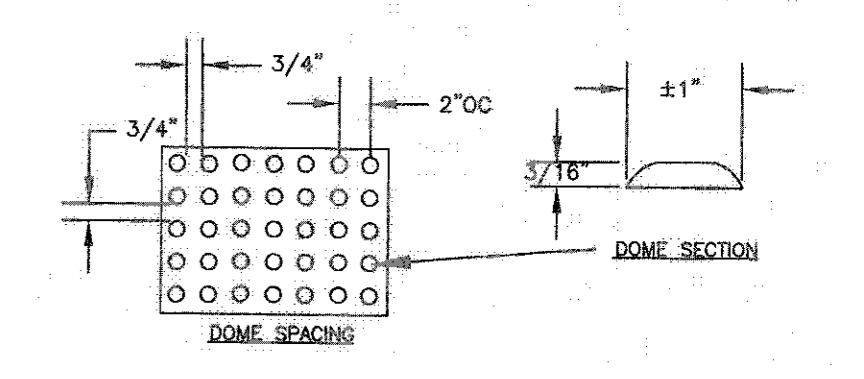
10 TYPICAL DEPRESSED CURB DETAIL
NOT TO SCALE
SEE SITE PLAN FOR FULL DETAIL



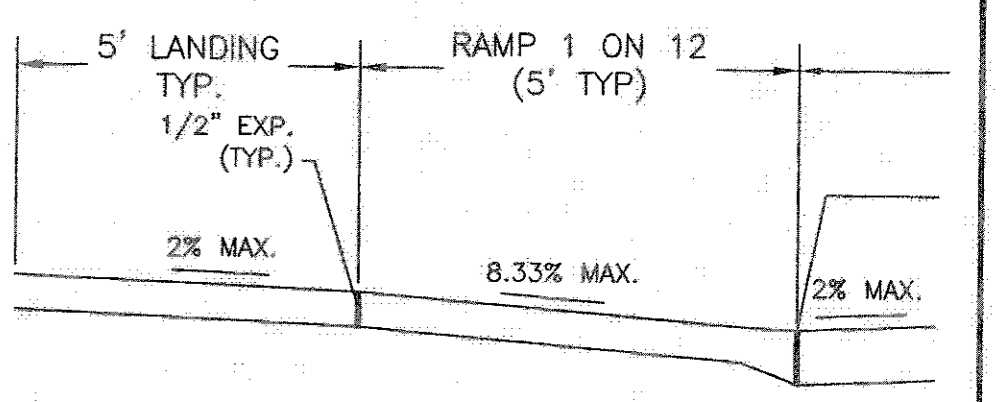
11 SITE PAVEMENT & CONCRETE CURB DETAIL
NOT TO SCALE

Curb Ramp Notes:

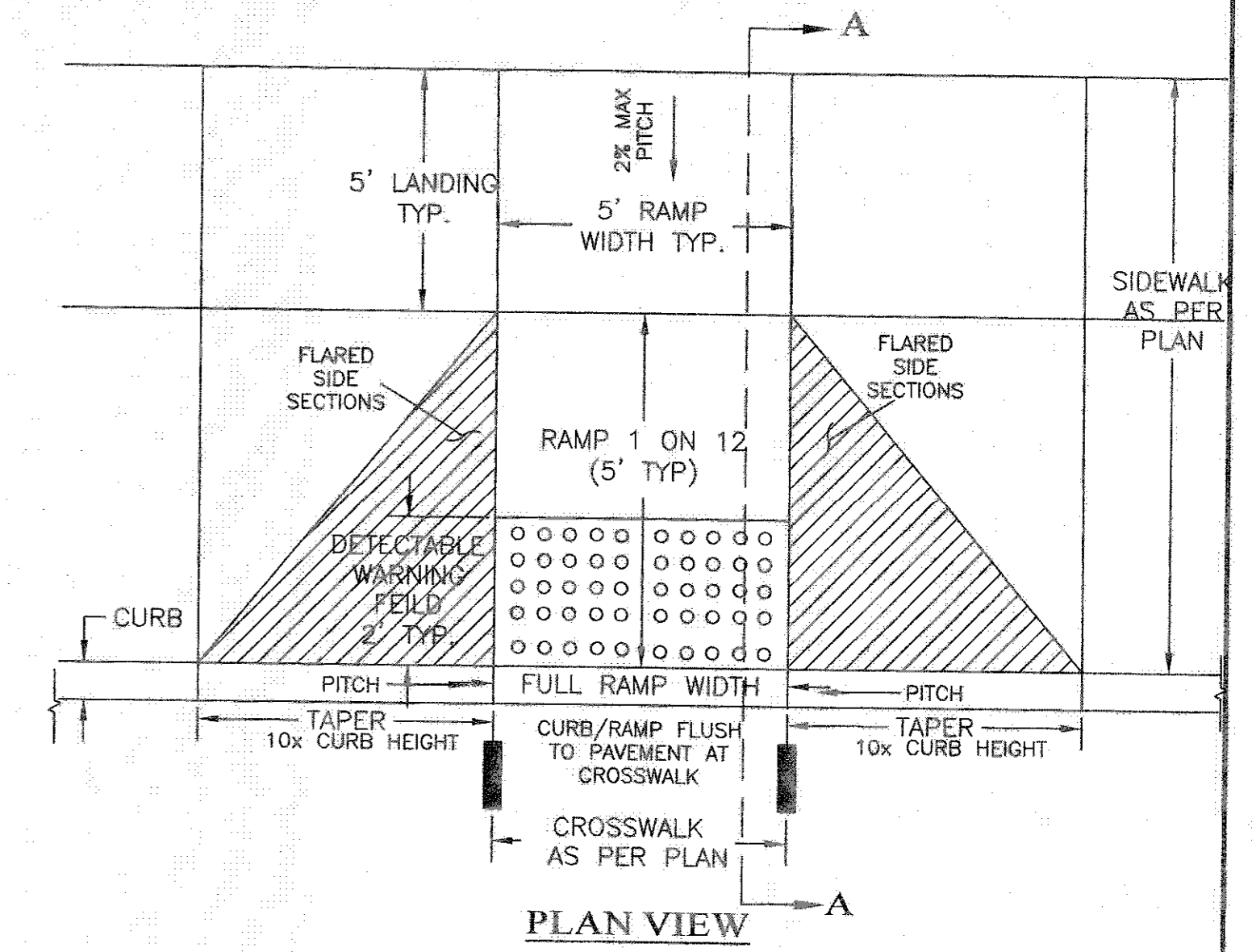
- A curb ramp is defined as the entire concrete surface which includes the ramp & flared sides. The minimum 5' wide center portion, including the detectable surface, shall have a sloped plane of 8.33% (1:12) maximum, and cross slope, not to exceed 2%. The "flared side" of the ramp shall lie on a slope of 10% (1:10) maximum measured along the curb. The curb ramp shall have a surface tolerance of 1/4" per 10 foot straight edge maximum.
- The ramp center line and path of travel should be parallel to the sidewalk whenever possible. The full width of the ramp shall lie within the crosswalk area. It is desirable that the location of the ramp be as close as possible to the center of the crosswalk.
- Existing utility bases and covers shall be adjusted flush with the curb ramp surface and shall not straddle any change in plane or material. Existing utility box frames and covers shall have matching surface finish on the entire frame and cover. New utility boxes shall not be placed within the detectable border.
- The surface of the curb ramp and detectable surface material shall be stable, firm and slip resistant. Detectable warning fields shall visually contrast with adjoining surfaces either light on dark or dark on light. The concrete curb ramp surface shall be broom finished transverse to the axis of the ramp and shall be slightly rougher than the finish of the adjacent sidewalk surface.
- A level landing 5'-0" deep, with a 2% maximum slope in each direction shall be provided at the upper end of each curb ramp to allow safe egress from the ramp surfaces. The width of the level landing shall be at least as wide as the width of the ramp.
- Seal all joints on sidewalk and ramps. Maximum width of expansion joint is 1/2"



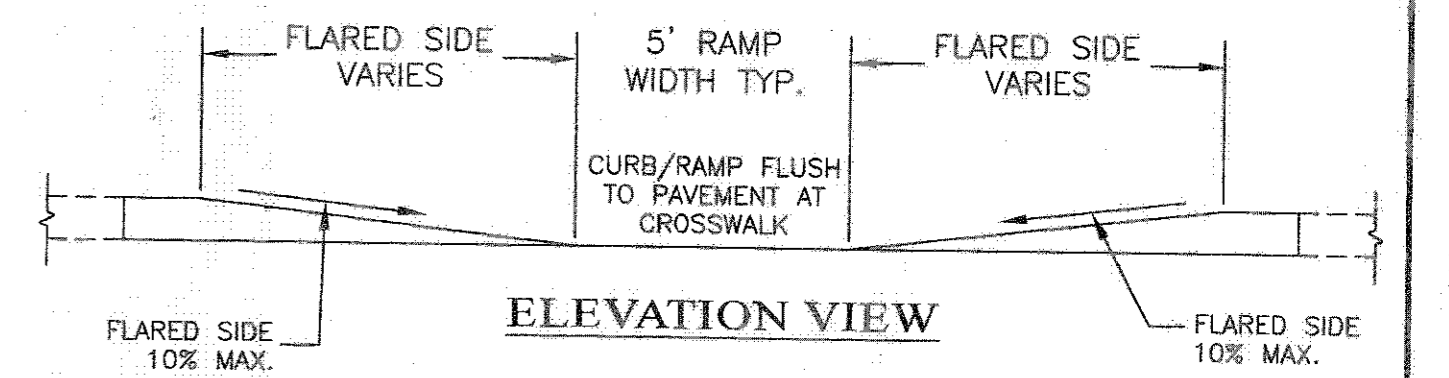
DETECTABLE WARNING FIELD DETAIL



SECTION A-A



PLAN VIEW



ELEVATION VIEW

12 DEPRESSED RAMP/DETECTABLE WARNING DETAIL
NOT TO SCALE

MAP REVISION DATES		
DATE	REVISION	BY
03-27-2017	ADDED 'SEE SITE PLAN FOR FULL DETAIL' UNDER DETAIL 10	SL
04-04-2017	DETAIL 10 CHANGED FROM 18" TO VARIES 18" MIN.	SL
07-06-2017	ADDED MONUMENT SIGN DETAIL	CC
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP
02-12-2018	DETAIL #3 NOTE WALKING SHOULDER WIDTH	KJP

SITE DETAILS FOR SENIOR HOUSING AT 21 LAKESIDE PROPERTIES INC.

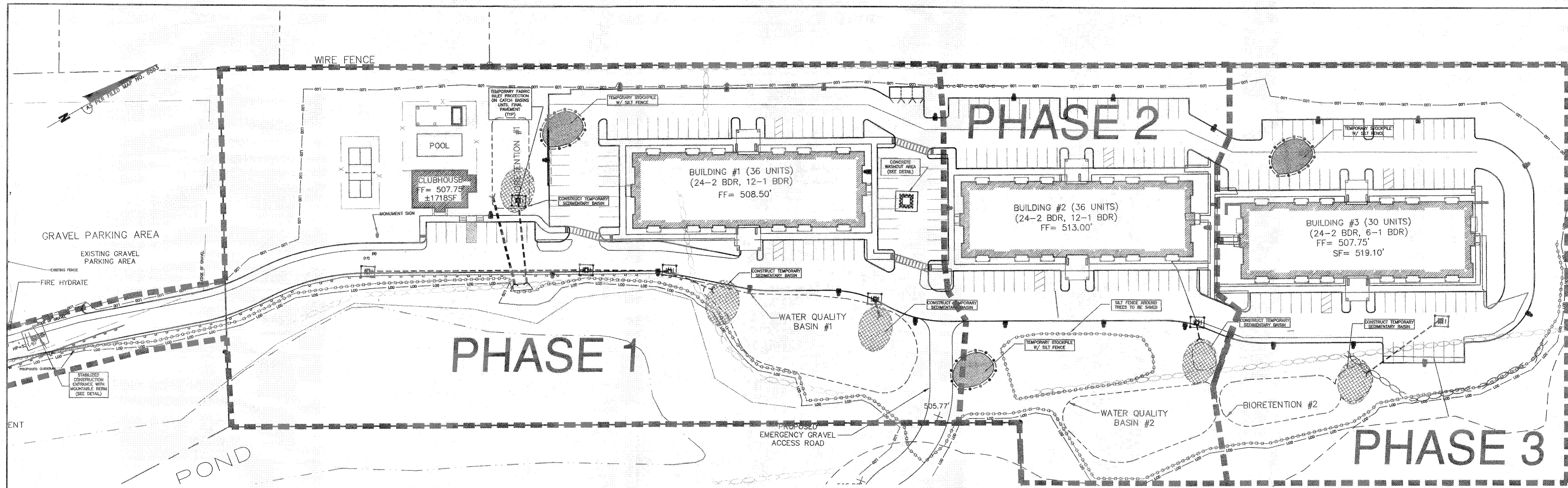
SITUATE - LAKESIDE ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
FEBRUARY 8, 2016

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK 14624-0047

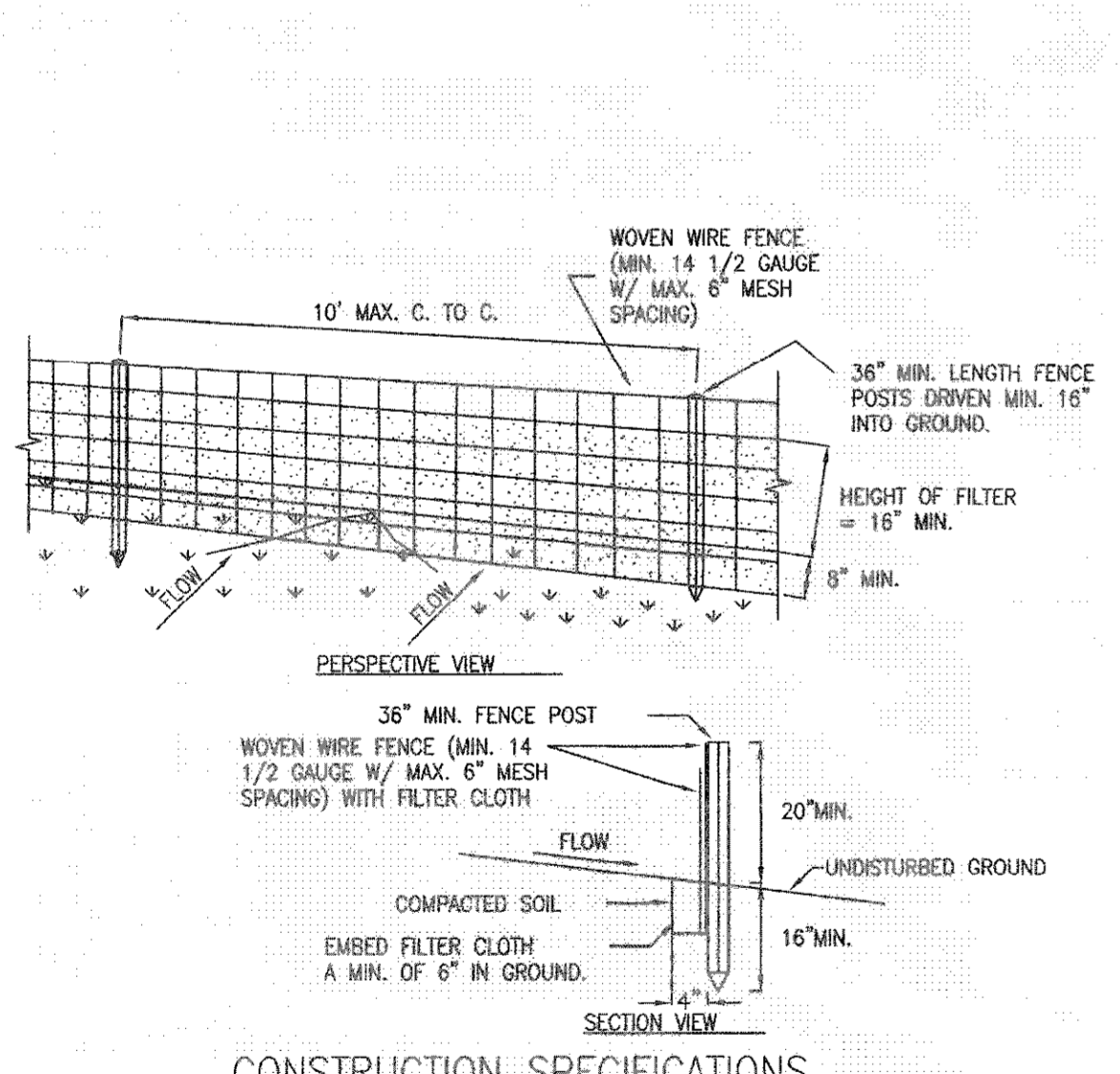
Barry Medenbach, P.E.
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142

SHEET NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL.

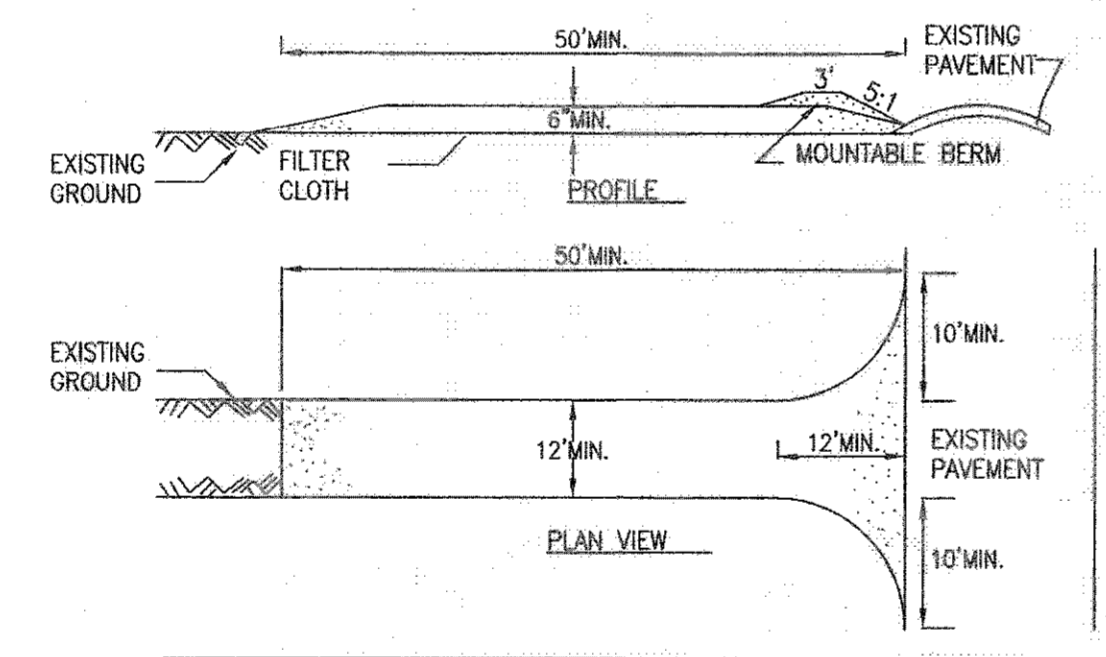
D1 E18 021 SHEET 13 OF 18



SOIL EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 40'



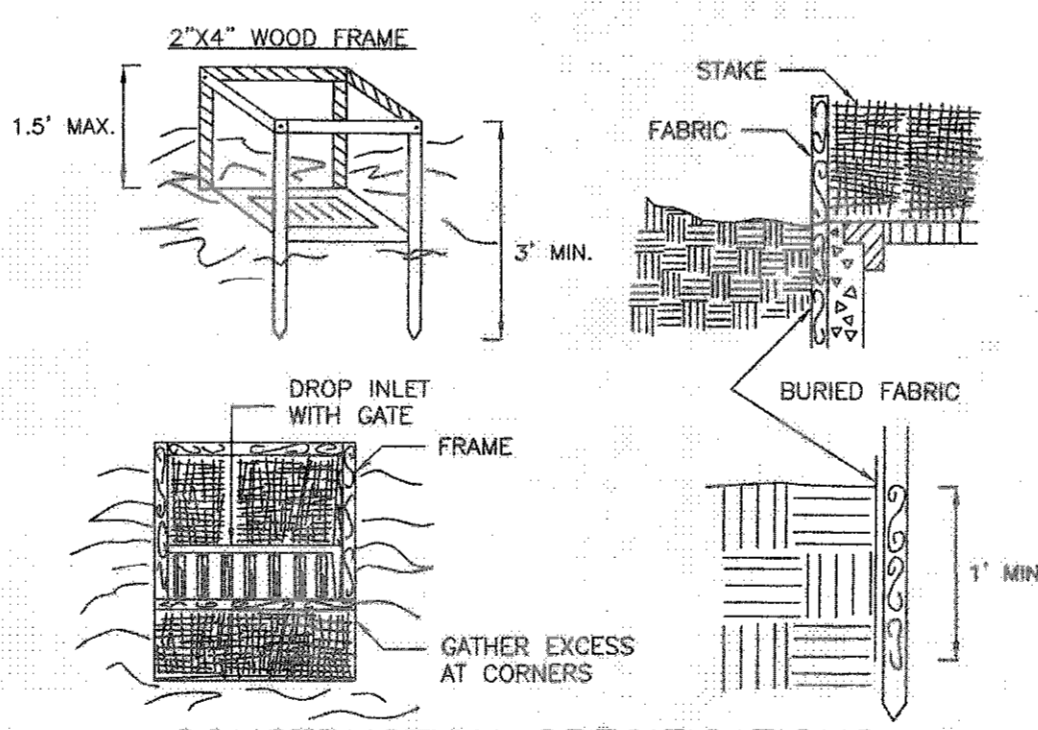
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T1140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- 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) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - 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. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

1 SILT FENCE TYPICAL DETAIL
NOT TO SCALE

2 STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



- FILTER FABRIC SHALL HAVE AN EOS OF 40-BS. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY. MAXIMUM DRAINAGE AREA 1 ACRE.

3 INLET SILT FENCE SEDIMENT TRAP DETAIL
NOT TO SCALE

TOTAL AREA OF DISTURBANCE: 6.26 ACRES

Sequence of Construction Activity:

- Schedule a pre-construction meeting:** a pre-construction meeting shall be held to review plans and inspect site with town officials including Town Engineer, Contractors, and Project Managers at least one week prior to the start of construction, equipment staging and site disturbance.
- Establish Limits of Clearing and Sensitive Areas to be Protected:** Prior to any construction and/or demolition activities commence a pre-construction meeting shall be held to review plans and inspect site.
- Construct Stabilized Access to Site:** Install the stabilized construction entrance as indicated to provide access for construction traffic to the site.
- Establish Perimeter Controls and Sediment Barriers:** Silt fences will be installed along the perimeter of the site disturbance as shown and around any stockpiles. Silt fences will be installed as per the detail on this sheet. Locations of installation are indicated on this sheet. Temporary diversion swales may also be installed to divert runoff from undisturbed areas around the proposed areas of disturbance.
- Land Clearing, Demolition and Rough Grading:** Begin demolition and clearing activities. The ground surface shall be cleared of all trees, stumps, brush, weeds, rocks, matted leaves, pavement and concrete structures, debris, and any other unsuitable material, except as otherwise directed by the engineer. Material accumulated by clearing as described above shall be disposed of by the contractor in a manner satisfactory to the engineer. After clearing and demolition all topsoil shall be stripped and stockpiled for use in final grading as indicated on plans. The temporary sedimentary basin and swale at the rear of the site shall be roughed in to divert runoff during construction activities. Once topsoil has been stripped rough grade site and install permanent drainage structures and conveyance system. As drainage structures are installed and site is brought to final grade install inlet sediment traps. Bio-retention zone and dry swales shall not be constructed until all contributing drainage areas are stabilized (i.e. parking and driveways paved and permanent vegetation established) Establish temporary vegetation on any areas which will not be disturbed for a period 14 days or more. Parking and driveway areas may be stabilized with road base material.
- Building Construction:** During the building construction maintain erosion controls as necessary.
- Landscaping and Final Stabilization:** Place topsoil and install landscaping as indicated on planting plans. Construct stormwater wetland and bio-retention zone in conjunction with final stabilization.
- Final Inspection and Removal of Temporary BMPs:** Perform final inspection of site to ensure all disturbed areas are stabilized. If all disturbed areas are stabilized temporary erosion control measures shall be removed.

Site Inspection Frequency:

- The owner or operator shall have a qualified inspector conduct site inspections in conformance with the following requirements:
- When soil disturbances are on going inspections shall be conducted by a qualified professional at least ever seven (7) calendar days.
 - When soil disturbance activities have been temporarily suspended (winter shutdown etc.) and temporary stabilization measures have been applied to all disturbed areas, the qualified inspector shall conduct a site inspection at least once every thirty (30) calendar days. The owner or operator must notify the NYS DEC Regional Office in writing prior to reducing the inspection frequency.
 - For sites where the soil disturbance activities have been shut down with partial project completion, the qualified inspector can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved final stabilization and all post-construction stormwater management practices required for the completion of the project portion are in place and constructed in accordance with the SWPPP. The owner or operator shall notify the NYS DEC Regional Office in writing prior to the shutdown. If soil disturbances is not resumed within 2 years from the shutdown date the owner operator shall have the qualified inspector perform a final inspection to certify all disturbed areas have achieved final stabilization, and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices have been constructed in conformance with the SWPPP by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice" certification statements on the Notice of Termination. The completed Notice of Termination shall be submitted to NYS DEC.

NOTE: SEE SITE DETAILS, SHEET #10 FOR CONCRETE WASHOUT DETAIL.

LEGEND

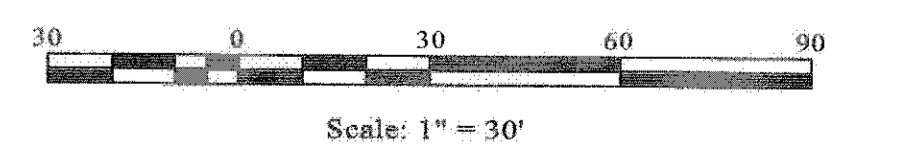
- TOPSOIL STOCKPILE W/SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY CHECK DAM
- SILT FENCE
- LIMIT OF DISTURBANCE
- INLET SEDIMENT TRAP
- AREA TO BE USED FOR SEDIMENTARY EROSION CONTROL UNTIL CONTRIBUTING AREAS ARE STABILIZED

MAP REVISION DATES

DATE	REVISION	BY
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP

PHASING AND SOIL EROSION AND SEDIMENT CONTROL FOR SENIOR HOUSING AT 21 LAKESIDE PROPERTIES INC.

SITUATE - LAKESIDE ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
FEBRUARY 8, 2016



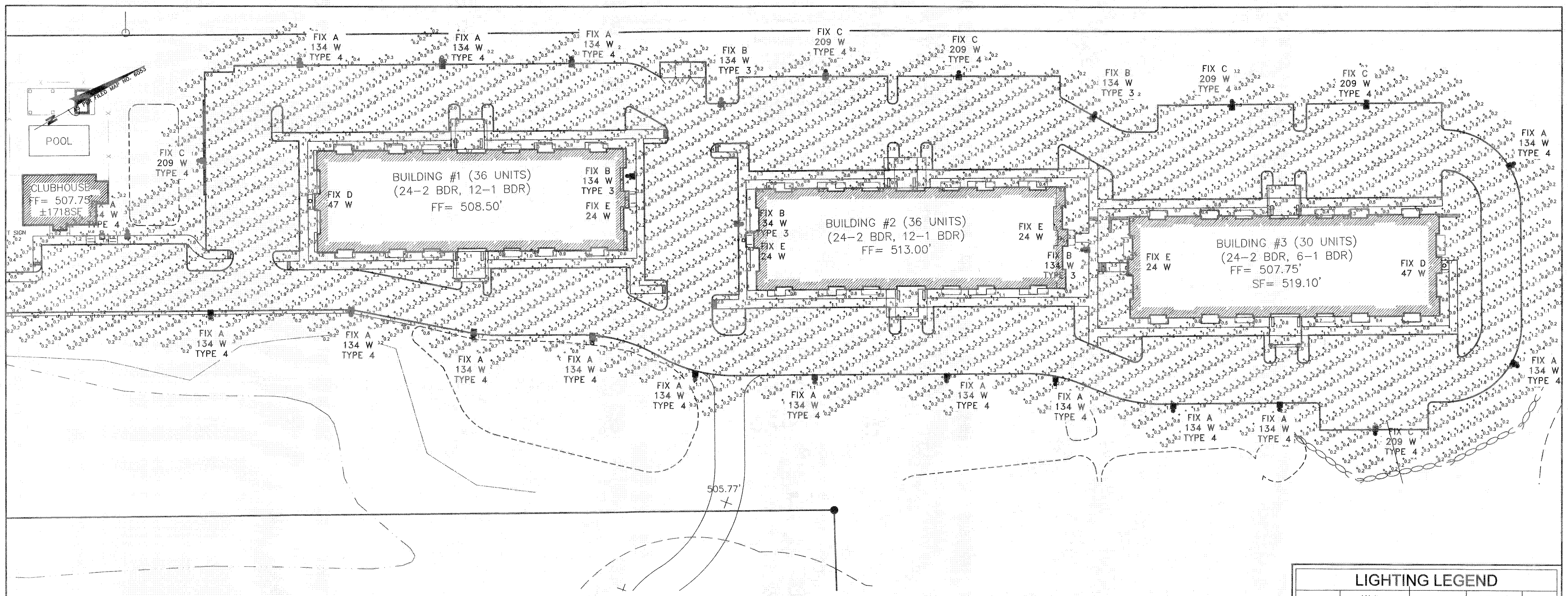
Scale: 1" = 30'

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE BROOK, NEW YORK (914) 687-0047

[Signature]
HARRY W. MEDENBACH, P.E.
NEW YORK LIC. NO. 57142

Dig Safely. New York.
Call Before You Dig
Mark The Required Ties
Confirm Utility Responses
Respect The Marks
Dig With Care
CALL 811
www.digsafelyny.com

SHEET NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL

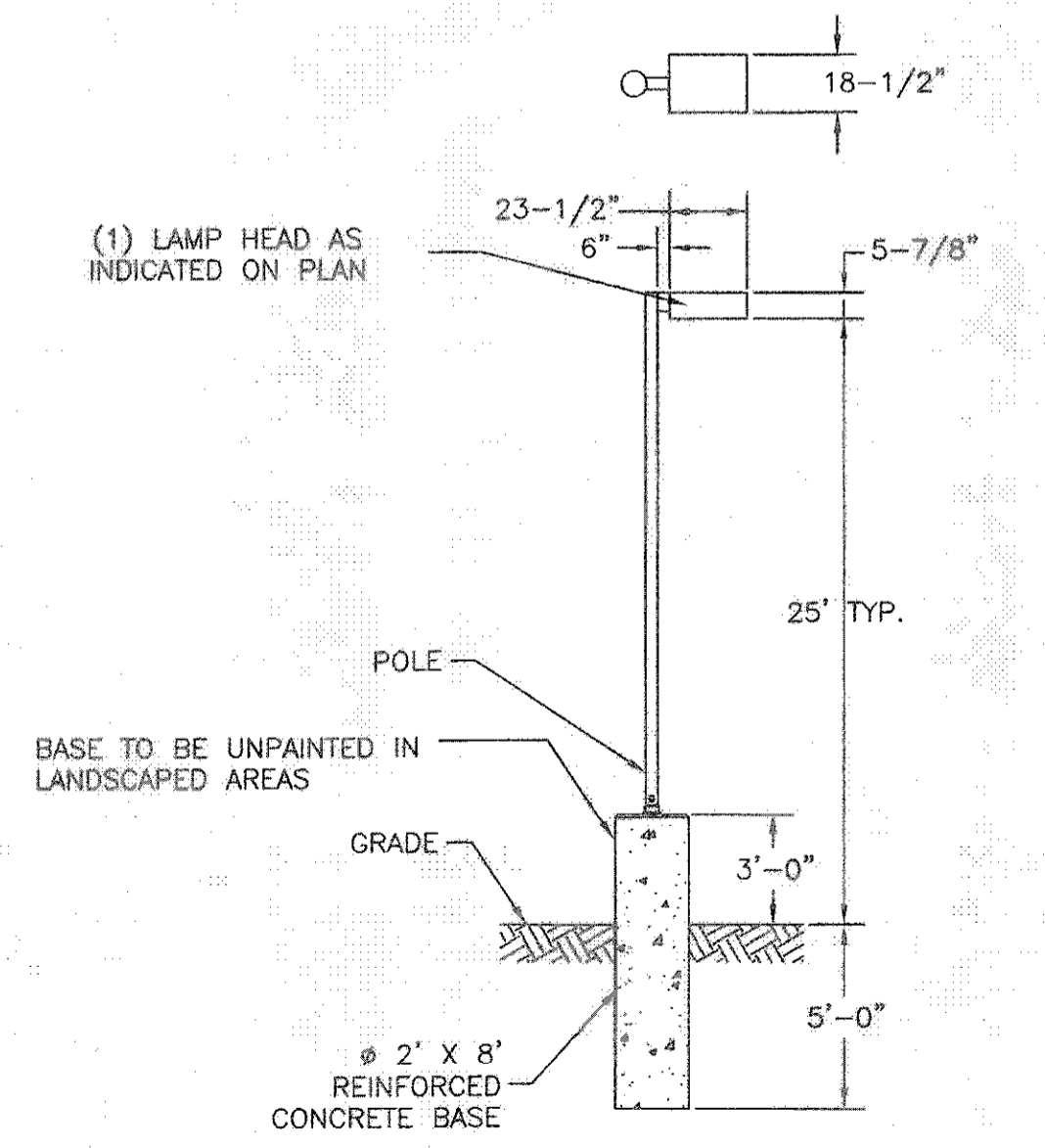


CSX1 LED LED Area Luminaire

Specifications
 EPAL: 0.7 ft
 Length: 23-1/2"
 Width: 19-1/2"
 Height: 5-7/8"
 Weight: 37 lbs (max)

Ordering Information
 EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Introduction
 The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The CSX1 combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing traditional metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



1 POLE MOUNTED LIGHT DETAIL (FIXTURE A, B, AND C)

LITHONIA CSX1 SERIES LED LAMPS:
 134 WATT LED LAMP LITHONIA MODEL#: CSX1 LED 60C 700 50K T3M HS (HOUSE SHIELD) OR EQUAL
 134 WATT LED LAMP LITHONIA MODEL#: CSX1 LED 60C 700 50K T4M HS (HOUSE SHIELD) OR EQUAL
 209 WATT LED LAMP LITHONIA MODEL#: CSX1 LED 60C 1000 50K T4M HS (HOUSE SHIELD) OR EQUAL

2 WALL MOUNTED LIGHT DETAIL (FIXTURE D)

LITHONIA TWH WALL MOUNTED LIGHT WITH FULL SHIELD (FS) OPTION:
 MODEL: 47 WATT LED LITHONIA MODEL#: WST LED 2 10A700/50K SR4 MVOLT OR EQUAL

WSR LED Architectural Wall Sconce

Specifications Luminaire
 Height: 7-5/8"
 Width: 18"
 Depth: 5"
 Weight: 17 lbs (max)

Optional Back Box (BBW)
 Height: 4"
 Width: 5-1/2"
 Depth: 1-1/2"

Introduction
 The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSR LED is ideal for replacing existing 50-175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information
 EXAMPLE: WSR LED 2 10A700/40K SR3 MVOLT DDBTXD

3 WALL MOUNTED LIGHT DETAIL (FIXTURE E)

LITHONIA TWH WALL MOUNTED LIGHT WITH FULL SHIELD (FS) OPTION:
 MODEL: 24 WATT LED LITHONIA MODEL#: WSR LED 1 10A700/50K SR3 MVOLT OR EQUAL

LIGHTING LEGEND				
FIXTURE	Wattage (TYPE)	DENOTED BY	HEIGHT PLACEMENT	QTY.
A	134W (LED)		25'	16
B	134W (LED)		25'	5
C	209 W (LED)		25'	6
D	47W (LED)		12'	2
E	24W (LED)		10'	24

MAP REVISION DATES		
DATE	REVISION	BY
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP

LIGHTING PLAN FOR SENIOR HOUSING AT 21 LAKESIDE PROPERTIES INC.

SITUATE - LAKESIDE ROAD
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 FEBRUARY 8, 2016

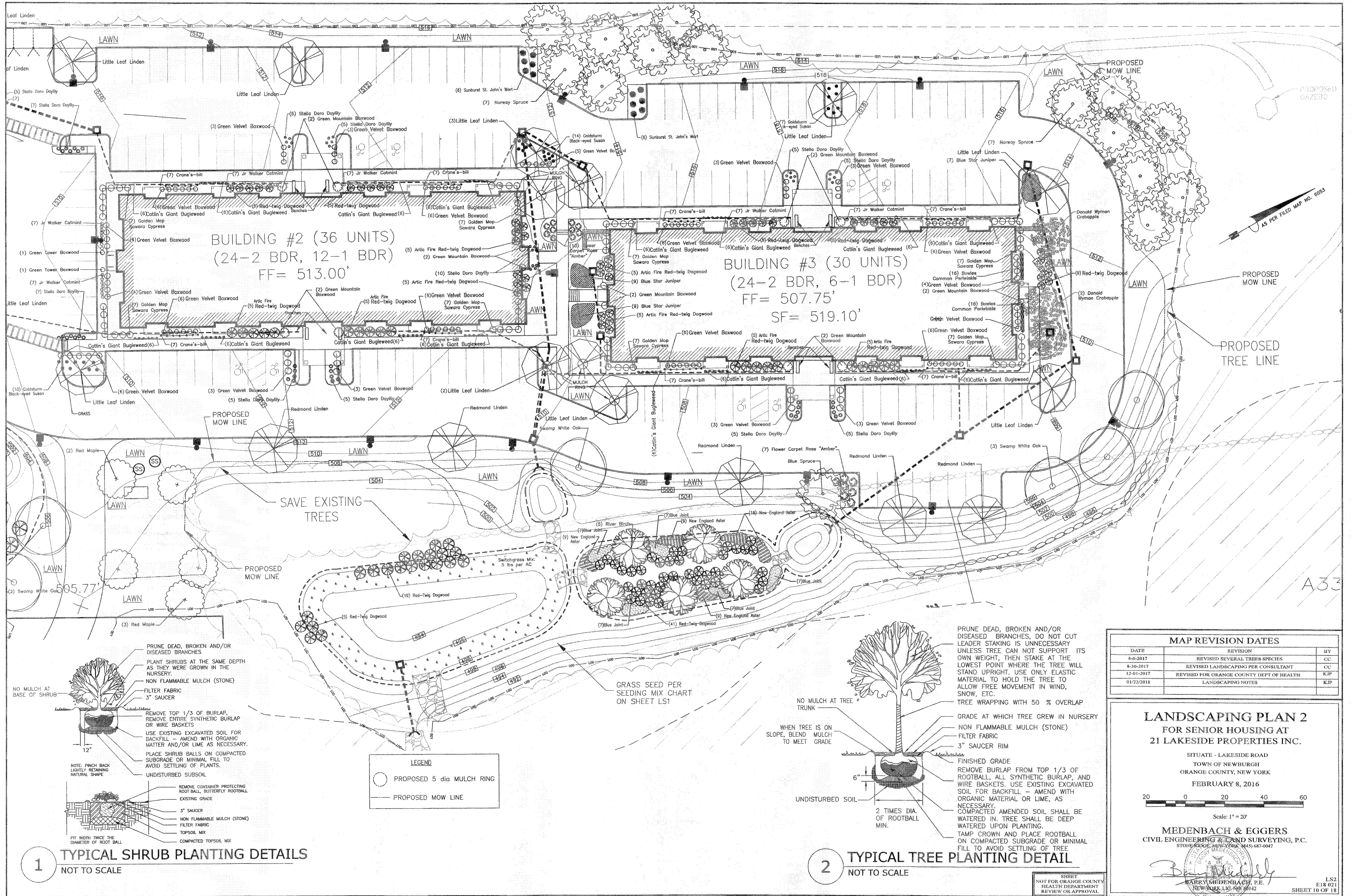
Scale: 1" = 30'

MEDENBACH & EGGERS
 CIVIL ENGINEERING & LAND SURVEYING, P.C.
 STONE RIDGE, NEW YORK 10985 687-0047

[Signature]
 BARRY MEDENBACH, P.E.
 NEW YORK LIC. NO. 60442

NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL

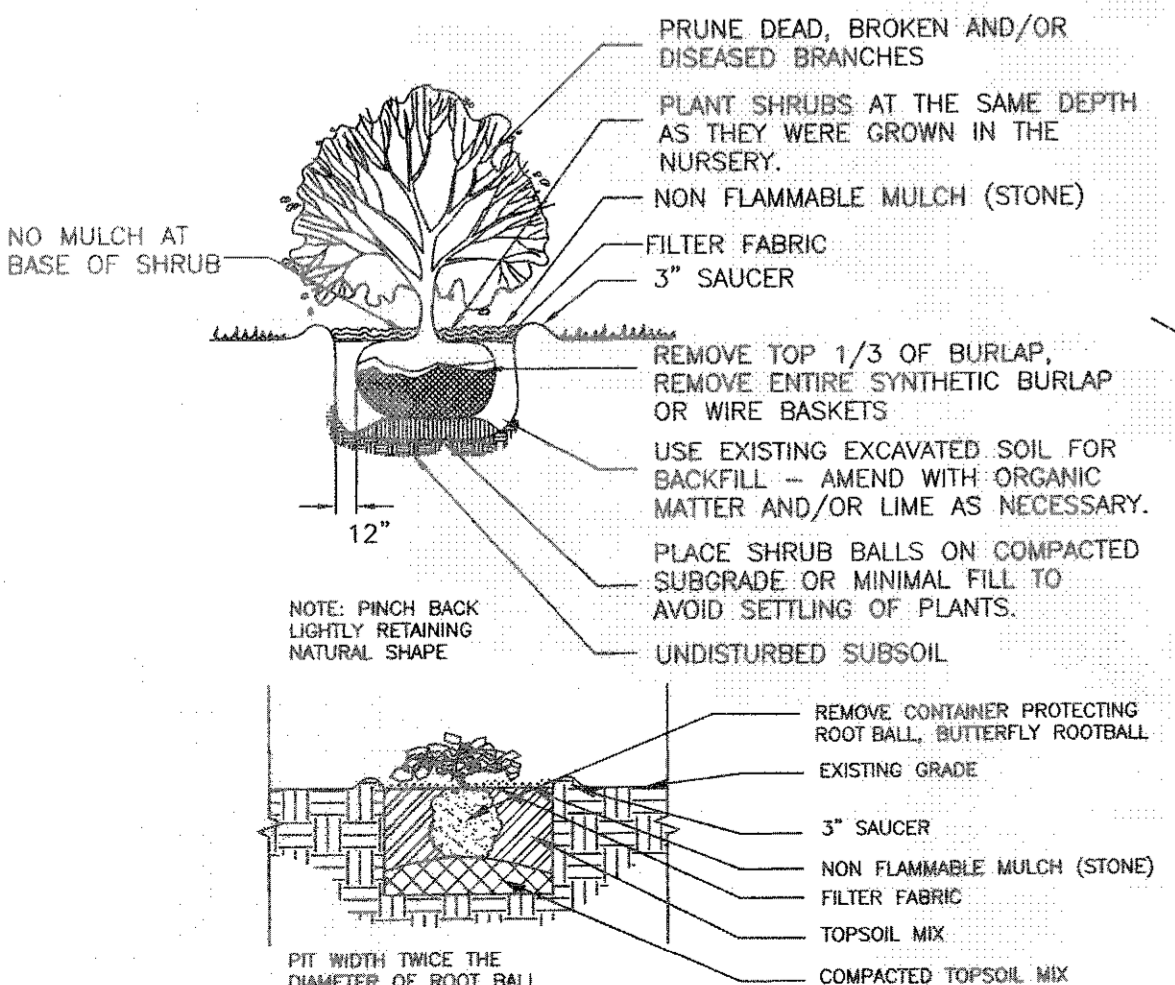
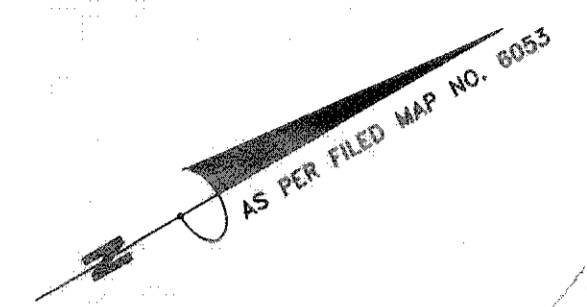
LP E18 021 SHEET 11 OF 18



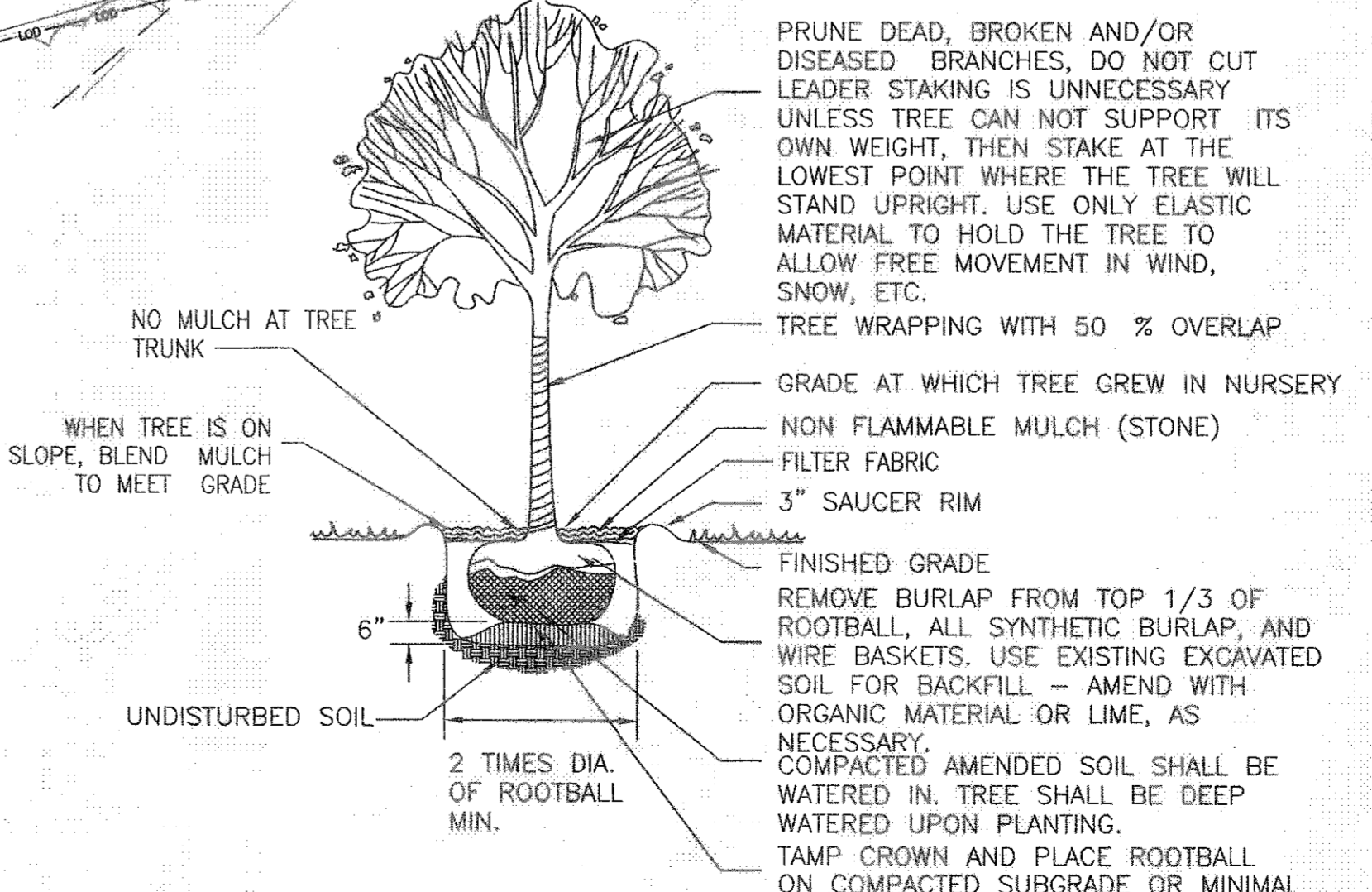
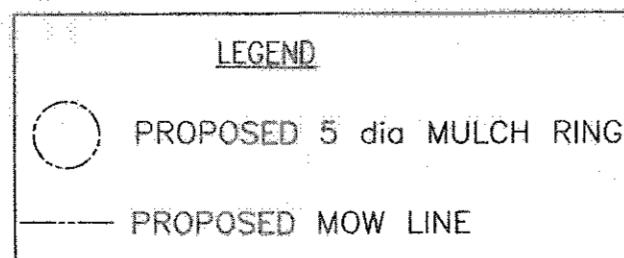
BUILDING #2 (36 UNITS)
 (24-2 BDR, 12-1 BDR)
 FF= 513.00'

BUILDING #3 (30 UNITS)
 (24-2 BDR, 6-1 BDR)
 FF= 507.75'
 SF= 519.10'

SAVE EXISTING TREES



1 TYPICAL SHRUB PLANTING DETAILS
 NOT TO SCALE



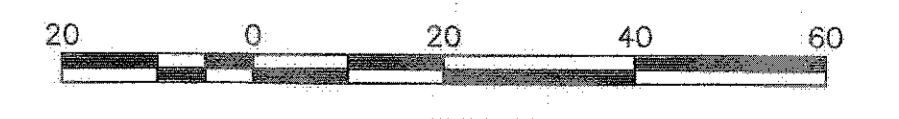
2 TYPICAL TREE PLANTING DETAIL
 NOT TO SCALE

MAP REVISION DATES		
DATE	REVISION	BY
4-6-2017	REVISED SEVERAL TREE SPECIES	CC
8-30-2017	REVISED LANDSCAPING PER CONSULTANT	CC
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP
01/22/2018	LANDSCAPING NOTES	KJP

LANDSCAPING PLAN 2
 FOR SENIOR HOUSING AT
 21 LAKESIDE PROPERTIES INC.

SITUATE - LAKESIDE ROAD
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

FEBRUARY 8, 2016

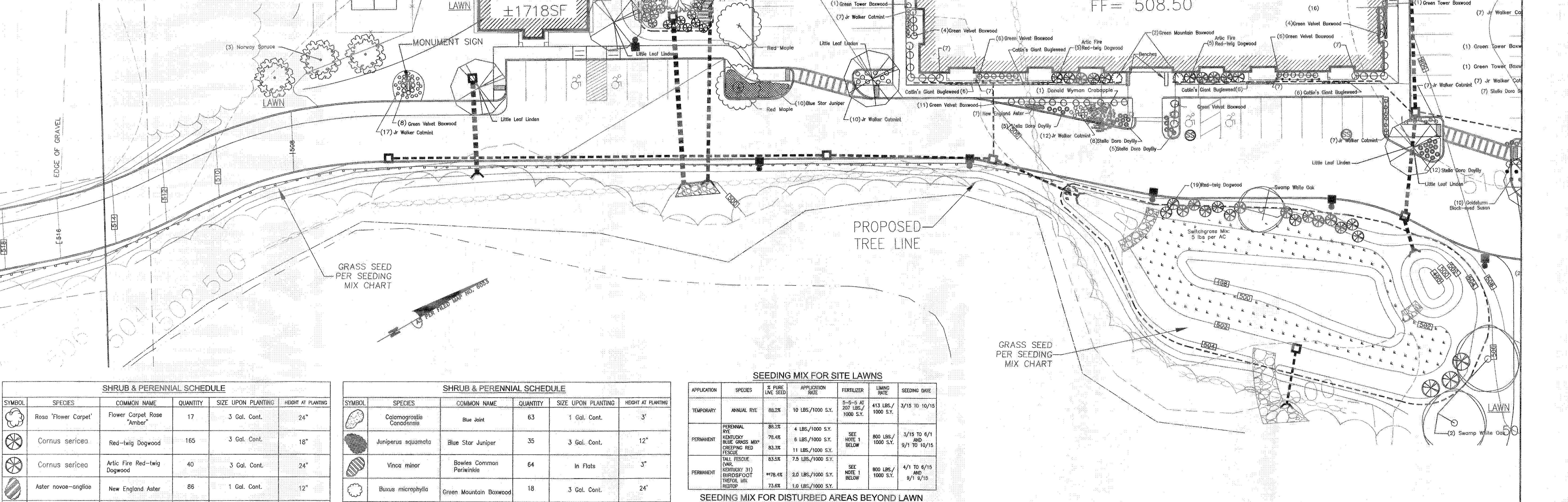


MEDENBACH & EGGERS
 CIVIL ENGINEERING & LAND SURVEYING, P.C.
 STONE RIDGE, NEW YORK 12484

Barry Medenbach
 BARRY MEDENBACH, P.E.
 NEW YORK LIC. NO. 142

SHEET
 NOT FOR ORANGE COUNTY
 HEALTH DEPARTMENT
 REVIEW OR APPROVAL

TREE SCHEDULE					
SYMBOL	SPECIES	COMMON NAME	QUANTITY	SIZE UPON PLANTING	HEIGHT UPON PLANTING
	Acer rubrum	Red Maple "October Glory"	9	2"-2.5" Caliper	±14'
	Betula nigra	River Birch	8	2.5"-3" Caliper	±12'
	Cornus amomum	Silky Dogwood	5	3 Gal. Cont.	±6'
	Quercus bicolor	Swamp White Oak	7	2.5"-3" Caliper	±14'
	Tilia Americana	Redmond Linden	5	2.5"-3" Caliper	±14'
	Tilia cordata	Little Leaf Linden	18	2.5"-3" Caliper	±10'
	Picea pungens 'glauca'	Blue Spruce	1	2.5"-3" Caliper	±8'
	Picea abies	Norway Spruce	17	2.5"-3" Caliper	±8'
	Malus 'Donald Wyman'	Flowering Crab Apple	4	2"-2.5" Caliper	±8'



SHRUB & PERENNIAL SCHEDULE					
SYMBOL	SPECIES	COMMON NAME	QUANTITY	SIZE UPON PLANTING	HEIGHT AT PLANTING
	Rosa 'Flower Carpet'	Flower Carpet Rose "Amber"	17	3 Gal. Cont.	24"
	Cornus sericea	Red-twig Dogwood	165	3 Gal. Cont.	18"
	Cornus sericea	Artic Fire Red-twig Dogwood	40	3 Gal. Cont.	24"
	Aster novae-angliae	New England Aster	86	1 Gal. Cont.	12"
	Hemerocallis	Stella Dora Daylily	116	2 Gal. Cont.	12"
	Hypericum frondosum "Sunburst"	Sunburst St. John's Wort	12	2 Gal. Cont.	18"
	Chamaecyparis pisifera	Golden Map Sawara Cypress	84	2 Gal. Cont.	18"
	Nepeta foassenii	Jr Walker Catmint	140	2 Gal. Cont.	9"
	Rudbeckia fulgida Goldsturm	Goldsturm Black-eyed Susan	10	2 Gal. Cont.	12"

SHRUB & PERENNIAL SCHEDULE					
SYMBOL	SPECIES	COMMON NAME	QUANTITY	SIZE UPON PLANTING	HEIGHT AT PLANTING
	Calamagrostis Canadensis	Blue Joint	63	1 Gal. Cont.	3'
	Juniperus squamata	Blue Star Juniper	35	3 Gal. Cont.	12"
	Vinca minor	Bowles Common Periwinkle	64	In Flats	3"
	Buxus microphylla	Green Mountain Boxwood	18	3 Gal. Cont.	24"
	Buxus microphylla	Green Tower Boxwood	6	3 Gal. Cont.	18"
	Buxus microphylla	Green Velvet Boxwood	163	3 Gal. Cont.	18"
	Ajuga reptans	Catlin's Giant Bugleweed	144	1 Gal. Cont.	6"
	Geranium Bikovo	Crane's-bill	84	2 Gal. Cont.	6"

SEEDING MIX FOR SITE LAWNS					
APPLICATION	SPECIES	% PURE LIVE SEED	APPLICATION RATE	FERTILIZER	SEEDING DATE
TEMPORARY	ANNUAL RYE	88.2%	10 LBS./1000 S.Y.	5-5-5 AT 207 LBS./1000 S.Y.	3/15 TO 10/15
PERMANENT	PERENNIAL RYE	88.2%	4 LBS./1000 S.Y.	SEE NOTE 1 BELOW	3/15 TO 6/1 AND 9/1 TO 10/15
	KENTUCKY BLUE GRASS MIX*	78.4%	8 LBS./1000 S.Y.		
PERMANENT	CREeping RED FESCUE	83.3%	11 LBS./1000 S.Y.	SEE NOTE 1 BELOW	4/1 TO 6/15 AND 9/1 8/15
	TALL FESCUE (PA)	83.5%	7.5 LBS./1000 S.Y.		
PERMANENT	KENTUCKY 31 BIRDSFOOT TREFLE MIX	*78.4%	2.0 LBS./1000 S.Y.	SEE NOTE 1 BELOW	9/1 8/15
	REDTOP	73.6%	1.0 LBS./1000 S.Y.		

SEEDING MIX FOR DISTURBED AREAS BEYOND LAWN NATIVE UPLAND WILDLIFE FORAGE & COVER MEADOW MIX					
APPLICATION	SPECIES	SEED MIXTURE %	APPLICATION RATE	SEEDING DATE	
PERMANENT	BIG BLUESTEM, "NAGARA"	35.00%	20 LBS./1 ACRE	5/1 TO 10/1	
	SWITCHGRASS, "SHANNEY"	27.00%			
	VIRGINIA WILDFIRE, PA ECOTYPE	21.00%			
	INDIANGRASS, PA ECOTYPE	9.00%			
	SUSAN COASTAL PLAIN NC ECOTYPE	3.00%			
	PARTRIDGE PEA, PA ECOTYPE	2.00%			
	OXYE SUNFLOWER, PA ECOTYPE	1.50%			
	PLAINS COREOPSIS	1.00%			
	SHOWY TICKTRELLOIL, PA ECOTYPE	0.50%			

- FERTILIZER SHALL BE APPLIED IN ACCORDANCE WITH A SOIL TEST. IN THE ABSENCE OF A SOIL TEST, FERTILIZER SHALL BE APPLIED AS FOLLOWS:
 - 10-20-20 ANALYSIS COMMERCIAL FERTILIZER AT 140 LBS./1000 S.Y.
 - 38-0-0 UREA FORM FERTILIZER AT 50 LBS./1000 S.Y.
 - 32-0-0 TO 36-0-0 SULFUR COATED UREA FERTILIZER AT 59-50 LBS./1000 S.Y.
 - 31-0-0 BBU FERTILIZER AT 61 LBS./1000 S.Y.
- ALL SEEDING AREAS SHALL BE MULCHED WITH HAY OR STRAW APPLIED AT A RATE OF 6000 LBS./AC.
- ALL AREAS RECEIVING SEEDING SHALL HAVE A MINIMUM OF 6" OF TOPSOIL. COMPOST MIX SHOULD BE INSTALLED IN ALL PLANTING AREAS. SCARIFY OR DIS ALL PROPOSED PLANTING AREAS TO A DEPTH OF 12". TOPSOIL-COMPOST MIX CONSISTS OF 70% STOCKPILED TOPSOIL (IF AVAILABLE) AND 30% WELL-BOTTED COMPOST. IF STOCKPILED SOIL IS NOT AVAILABLE, USE PURCHASED TOPSOIL IN SUFFICIENT QUANTITY TO COMPLETE THE REQUIREMENTS AS SPECIFIED. TOPSOIL SHALL BE NATURAL, FINABLE, FERTILE SOIL, CHARACTERISTIC OF PRODUCTIVE SOIL IN VICINITY, REASONABLE FREE FROM STONES, CLAY LUMPS, ROOTS AND OTHER FOREIGN MATTER, WITH ACIDITY (pH) LEVEL BETWEEN 6 AND 6.8. MULCH TO BE ANCHORED WITH WOOD CELLULOSE FIBER AT 750 LBS./AC. OR EQUAL.
- THE MEADOW MIXTURES SHOULD BE USED FOR AREAS BEYOND THE MOW LINE AROUND THE PARKING AREAS.

Dig Safely. New York.

Call Before You Dig
 Mark The Buried Time
 Confirm Utility Response
 Respect The Marks
 Dig With Care

CALL 811
www.digsafelyny.com

NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL

MAP REVISION DATES		
DATE	REVISION	BY
4-6-2017	REVISED PLANT COUNT AND ADDED PLANTING HEIGHTS	CC
8-30-2017	REVISED LANDSCAPING PER CONSULTANT	CC
01-22-2018	LANDSCAPING NOTES	ELP
01-30-2018	LANDSCAPING NOTES	CC
01-21-2019	LANDSCAPING FOR NEWLY ADDED CLUBHOUSE	SL

LANDSCAPING PLAN 1
FOR SENIOR HOUSING AT
21 LAKESIDE PROPERTIES INC.

SITUATE - LAKESIDE ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

FEBRUARY 8, 2016

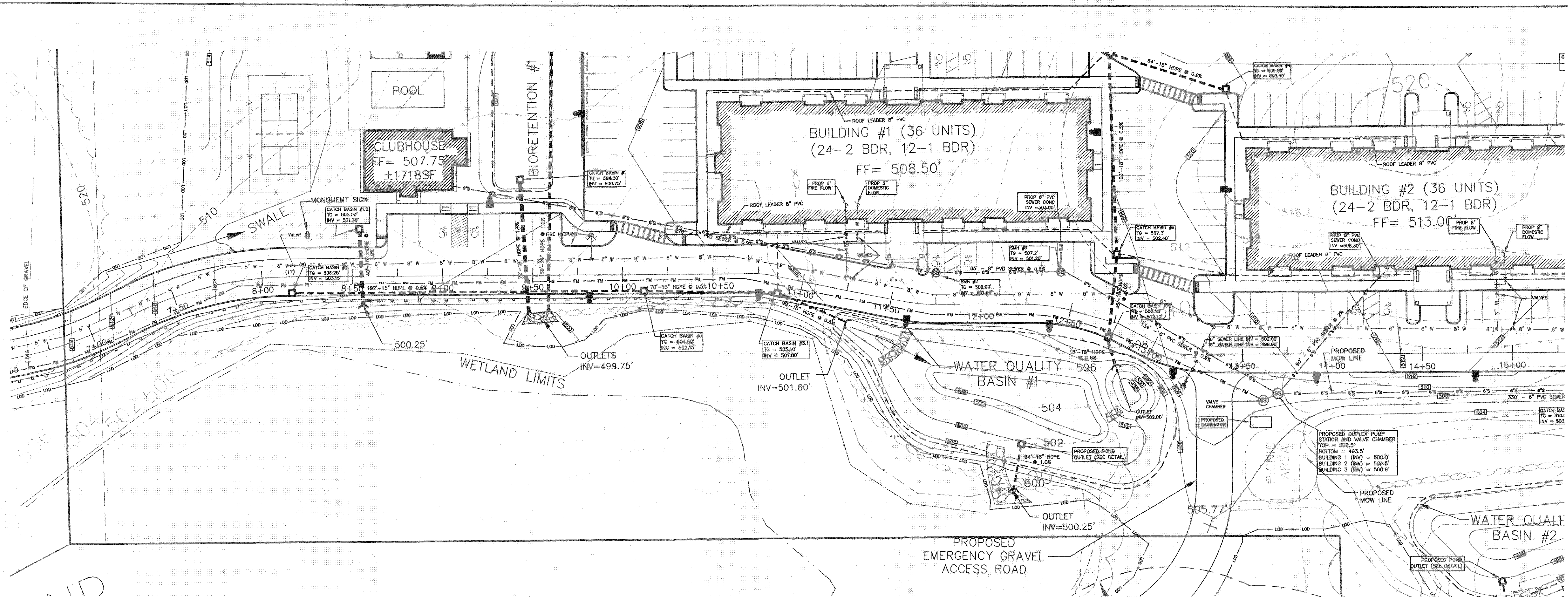
Scale: 1" = 20'

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK 12153-2007

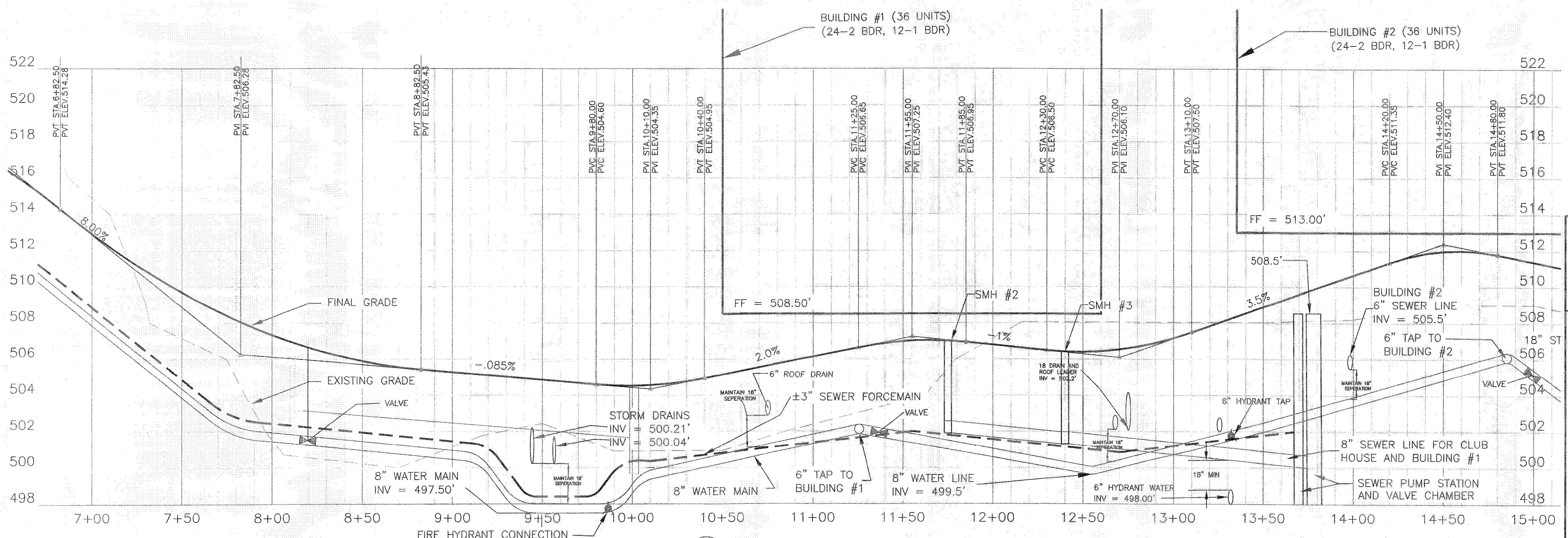
BARRY MEDENBACH, ESE
NEW YORK LIC. NO. 6082

LS1
E18 021
SHEET 9 OF 18

- LANDSCAPING NOTES:**
- The contractor shall furnish and plant all plants in quantities as shown on this plan. No substitutes will be permitted unless approved by the owner. All plants shall be nursery grown.
 - Plants shall be in accordance with the current "American Association for Nursery Stock" as published by the American Association of Nurserymen.
 - Plant stock shall be grown within the hardiness zone 5 established by the plant hardiness zone map, miscellaneous publications no. 814, agricultural research service, United States Department of Agriculture, latest revision.
 - All plants must be moved with the root systems as solid units with the balls of earth firmly wrapped with burlap. No plants shall be accepted when the ball of earth surrounding its roots has been badly cracked or broken before planting. All plants shall be freshly dug. All plants that cannot be planted at once must be heeled in by setting in the ground, and covering the balls with soil and then watering during transport. All plant materials shall be wrapped with wind proof covering.
 - Plant materials shall bear the same relationship to finished grade as to the original planting grade prior to digging.
 - All disturbed areas not to be paved or otherwise treated shall receive four (4) inch loam and seed.
 - See planting details and specifications for additional requirements.
 - Tree stakes and wrap shall remain in place for no less than 6 months and no more than 1 year.
 - Planting shall be completed from April 1st through November 1st.
 - Maintenance shall consist of keeping the plants in a healthy growing condition and shall include watering, cultivating, re-mulching, lightening and repairing of galls, removal of dead material, resetting plants to proper grades or upright position and maintaining the planting source.
 - All vegetation shown on this plan shall be maintained in a healthy and vigorous growing condition throughout the duration of the proposed use. All vegetation not so maintained shall be replaced with new same size and type vegetation as the beginning of the next planting year.
 - Replacements shall conform in all respects to the specifications for new plants and shall be planted in the same manner.
 - All disturbed areas not landscaped or otherwise specified shall receive grass seeds.
 - Plantings are to be installed by local companies familiar with the conditions in the area that employ NY's Certified Nursery Professionals or with an owner or foreman that has degree in horticulture, arboriculture, botany, or any other horticulture degree or qualified experience.



ROAD PLAN 2
SCALE: 1" = 30'



ROAD PROFILE 2
SCALE: 1" = 30' HORIZONTAL 1" = 3' VERTICAL

MAP REVISION DATES		
DATE	REVISION	BY
09-19-2017	COMMENTS FROM TECH REVIEW	SL
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP
01-22-2018	ROAD PROFILE NOTES	KJP
01-21-2019	NEW SEWER LINE FOR CLUB HOUSE & BLDG #1	SL

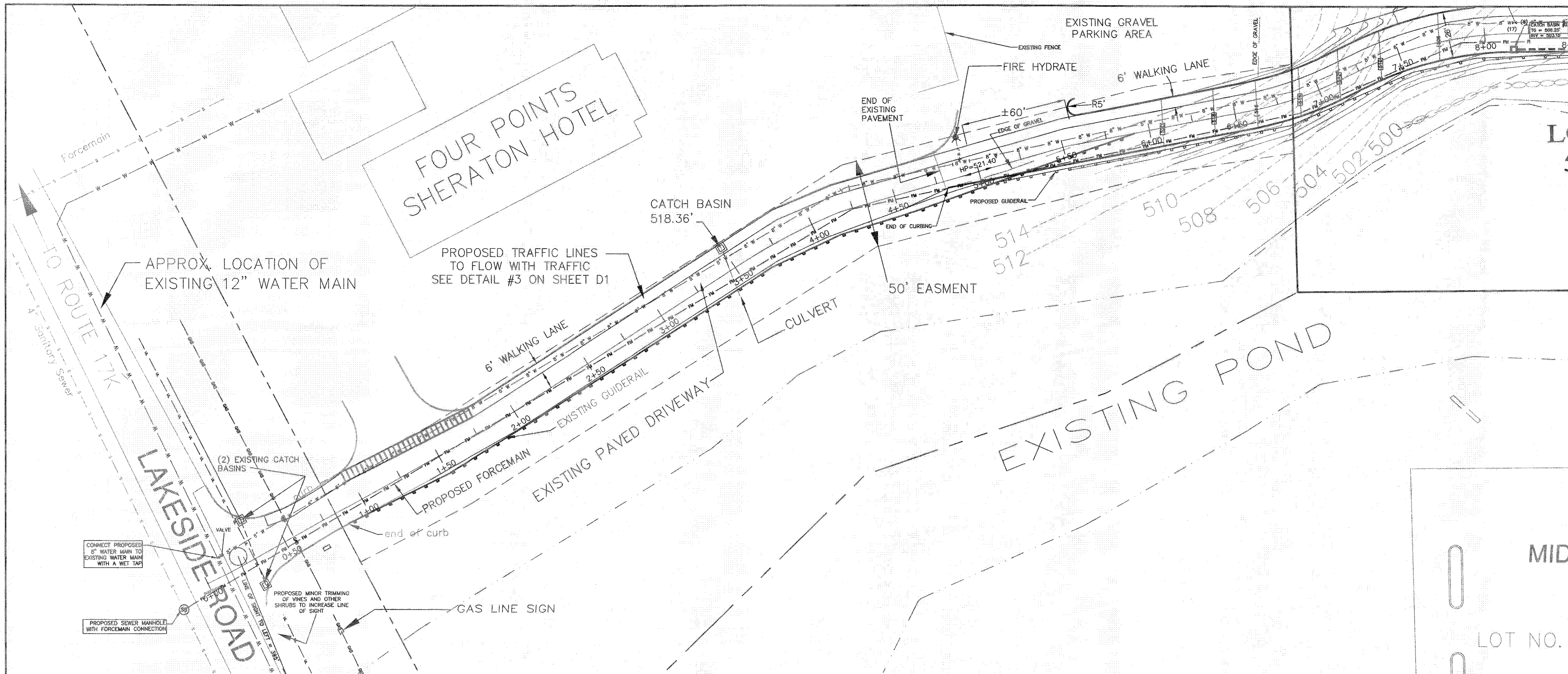
ROAD PROFILE AND PLAN 2
FOR SENIOR HOUSING AT
21 LAKESIDE PROPERTIES INC.

SITUATE - LAKESIDE ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
FEBRUARY 8, 2016

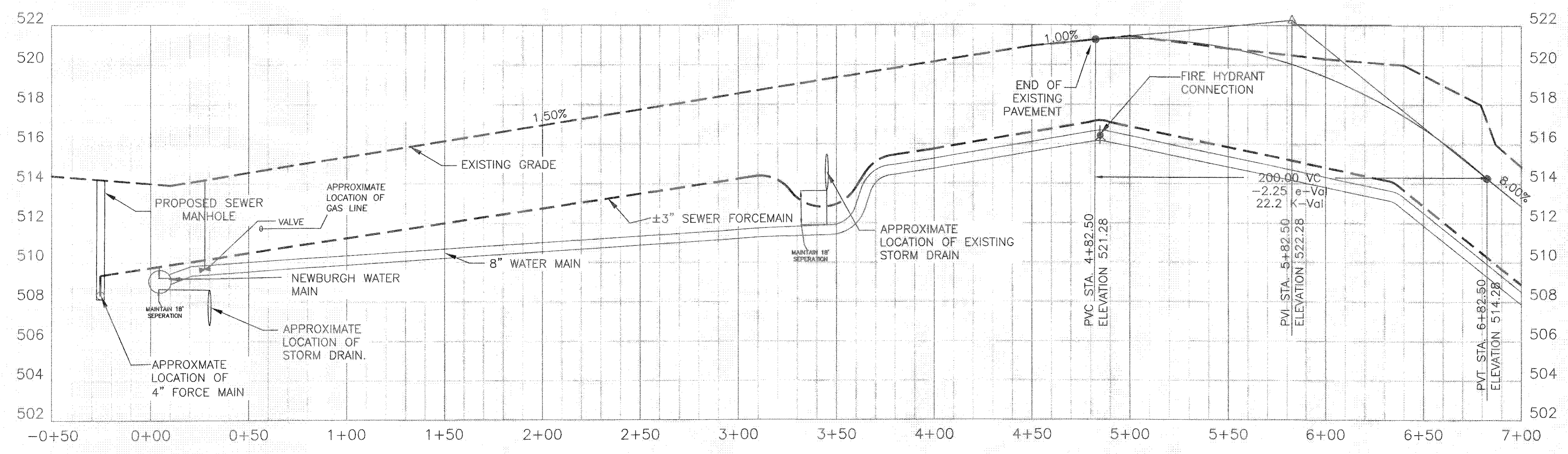
Scale: 1" = 30'

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

RP2
E18 021
SHEET 7 OF 18



ROAD PLAN 1
SCALE: 1" = 30'



ROAD PROFILE 1
SCALE: 1" = 30' HORIZONTAL 1" = 3' VERTICAL

MAP REVISION DATES		
DATE	REVISION	BY
09-19-2017	COMMENTS FROM TECH REVIEW	SL
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP
01-22-2018	ROAD PROFILE NOTES	KJP
02-12-2018	WALKING SHOULDER, NARROWED LANE, LINE OF SITE	KJP

ROAD PROFILE AND PLAN 1
FOR SENIOR HOUSING AT
21 LAKESIDE PROPERTIES INC.

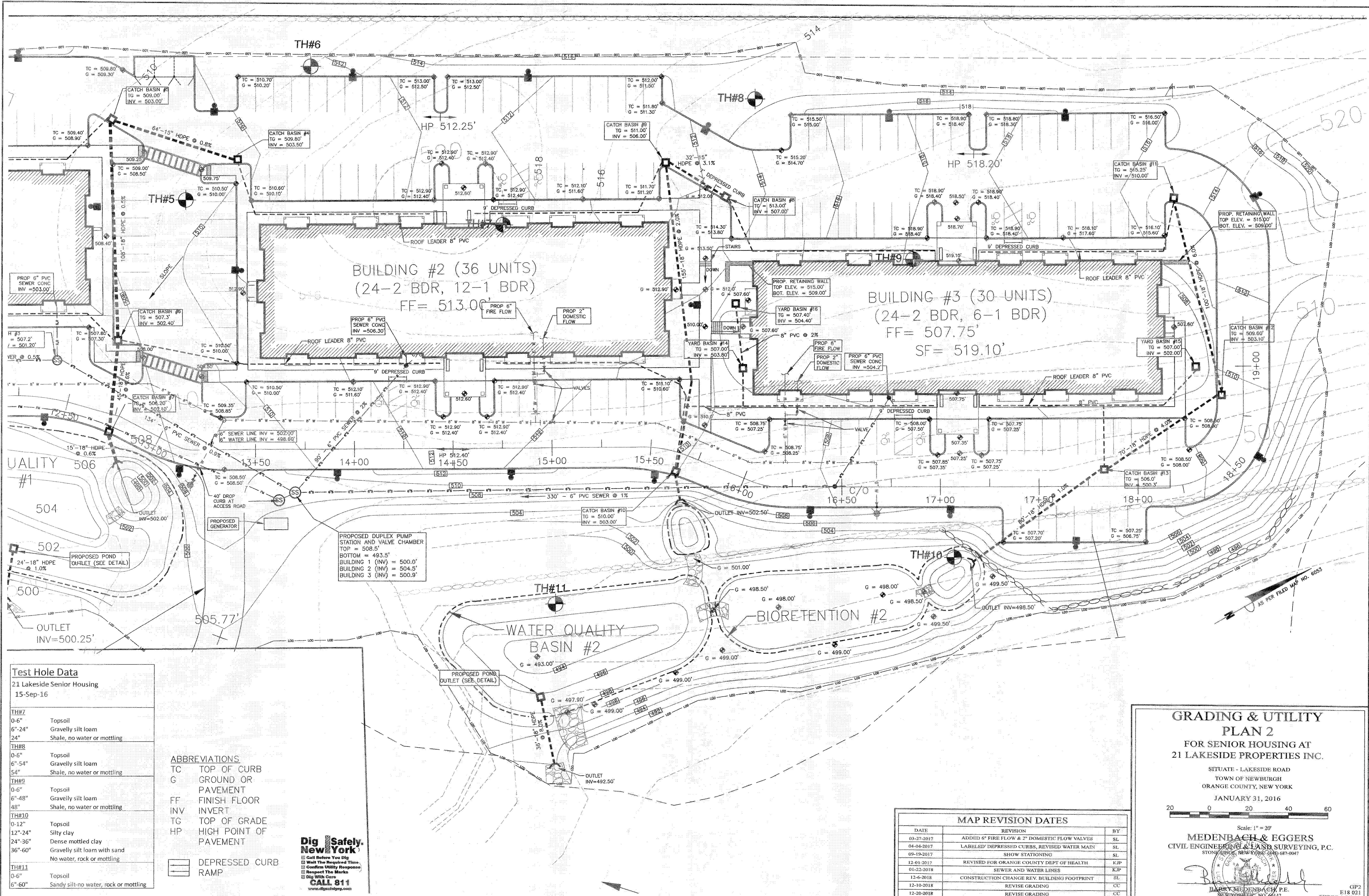
SITUATE - LAKESIDE ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
FEBRUARY 8, 2016

Scale: 1" = 30'

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (914) 687-0047

B. Medenbach
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 6042

RP1
E18-021
SHEET 6 OF 18



Test Hole Data
21 Lakeside Senior Housing
15-Sep-16

TH#7 0-6" 6"-24" 24"	Topsoil Gravelly silt loam Shale, no water or mottling
TH#8 0-6" 6"-54" 54"	Topsoil Gravelly silt loam Shale, no water or mottling
TH#9 0-6" 6"-48" 48"	Topsoil Gravelly silt loam Shale, no water or mottling
TH#10 0-12" 12"-24" 24"-36" 36"-60"	Topsoil Silty clay Dense mottled clay Gravelly silt loam with sand No water, rock or mottling
TH#11 0-6" 6"-60"	Topsoil Sandy silt-no water, rock or mottling

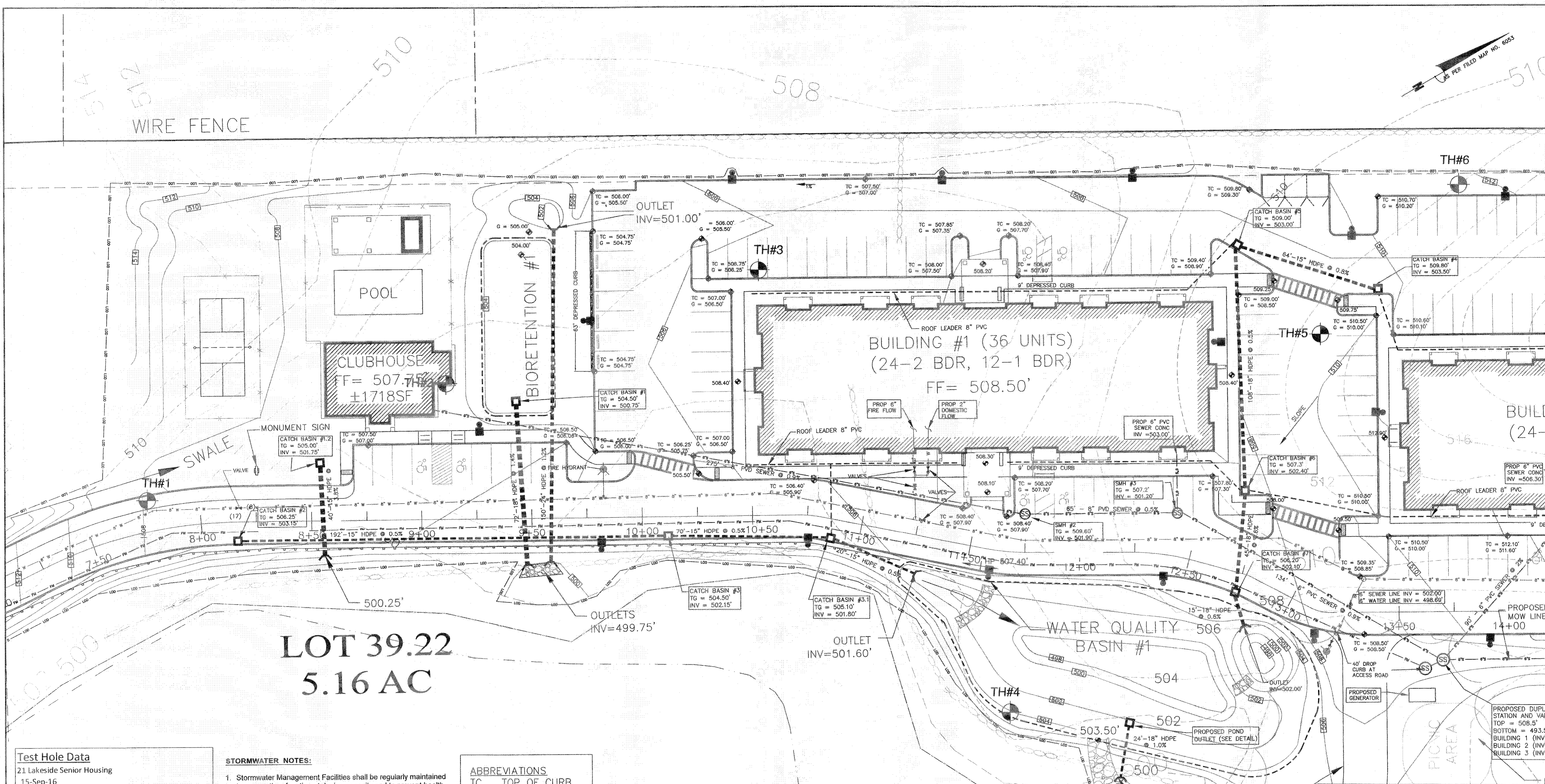
ABBREVIATIONS
 TC TOP OF CURB
 G GROUND OR PAVEMENT
 FF FINISH FLOOR
 INV INVERT
 TG TOP OF GRADE
 HP HIGH POINT OF PAVEMENT
 — DEPRESSED CURB
 — RAMP

Dig Safely. New York
 Call Before You Dig
 Mark the Required Time
 Confirm Utility Response
 Respect The Marks
 Dig With Care
CALL 811
 www.digsafelyny.com

MAP REVISION DATES

DATE	REVISION	BY
03-27-2017	ADDED 6" FIRE FLOW & 2" DOMESTIC FLOW VALVES	SL
04-04-2017	LABELLED DEPRESSED CURBS, REVISED WATER MAIN	SL
09-19-2017	SHOW STATIONING	SL
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP
01-22-2018	SEWER AND WATER LINES	KJP
12-6-2018	CONSTRUCTION CHANGE REV. BUILDING FOOTPRINT	SL
12-10-2018	REVISE GRADING	CC
12-20-2018	REVISE GRADING	CC

GRADING & UTILITY PLAN 2
 FOR SENIOR HOUSING AT
 21 LAKESIDE PROPERTIES INC.
 SITUATE - LAKESIDE ROAD
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 JANUARY 31, 2016
 Scale: 1" = 20'
MEDENBACH & EGGERS
 CIVIL ENGINEERING & LAND SURVEYING, P.C.
 STONEBORO, NEW YORK (NY) 687-0047
 BARRY MEDENBACH, P.E.
 NEW YORK REG. NO. 00142
 GP2 E18 021 SHEET 5 OF 18



LOT 39.22
5.16 AC

Test Hole Data	
21 Lakeside Senior Housing 15-Sep-16	
TH#1	0-6" Topsoil
	6"-48" Gravelly silt loam with broken & weathered shale
	48" Shale-no water or mottling
TH#2	0-6" Topsoil
	6"-72" Gravelly silt loam-no water, rock or mottling
TH#3	0-6" Topsoil
	6"-72" Gravelly silt loam-no water, rock or mottling
TH#4	0-6" Topsoil
	6"-60" Gravelly silt loam with broken shale
TH#5	0-6" Topsoil
	6"-18" Gravelly silt loam
	18"-36" Fractured shale
	36" Shale, no water or mottling
TH#6	0-6" Topsoil
	6"-60" Gravelly silt loam
	60" Broken shale, no water

- STORMWATER NOTES:**
- Stormwater Management Facilities shall be regularly maintained to ensure they function at design capacity and to prevent health hazards associated with debris and stagnant water. The privately owned portion of the system must be privately maintained.
 - Responsibility for the operation and maintenance of the stormwater facilities, including periodic removal and disposal of accumulated particulate material and debris, but not limited to the following: visual inspection of all system components at least twice a year; vacuuming of all storm sewer inlets once every six months (frequency may be adjusted to once a year if first year maintenance records indicate that sediment and debris accumulation is insignificant); reverse flushing and vacuuming if the system inspection indicate significant accumulation of sediment in the pipes; and periodic removal and disposal of other material and debris, shall remain with the owner or owners of the property, with permanent arrangements that shall pass to any successive owner, unless assumed by a governmental agency.
 - In the event that the facility becomes a danger to public safety or public health, or it is in need of maintenance, the owner shall effect such maintenance and repair of the facility in a manner that is approved by the Town Engineer or his designee, if the owner fails to perform such maintenance and repair, the Municipality may immediately proceed to do so and shall bill the cost to the owner.

ABBREVIATIONS

TC	TOP OF CURB
G	GROUND OR PAVEMENT
FF	FINISH FLOOR
INV	INVERT
TG	TOP OF GRADE
HP	HIGH POINT OF PAVEMENT
	DEPRESSED CURB
	RAMP

Dig Safely. New York
 Call Before You Dig
 Wait the Required Time
 Confirm Utility Response
 Respect Time Marks
 Dig With Care
CALL 811
 www.digsafely.com

MAP REVISION DATES

DATE	REVISION	BY
03-27-2017	ADDED 6" FIRE FLOW & 2" DOMESTIC FLOW VALVES	SL
04-04-2017	LABELLED DEPRESSED CURBS	SL
07-06-2017	MOVED PROPOSED GENERATOR	CC
09-19-2017	SHOW STATIONING	SL
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP
01-22-2018	SEWER AND WATER LINES	KJP
12-6-2018	CONSTRUCTION CHANGE REV. BUILDINGS FOOTPRINT	SL
12-10-2018	REVISING GRADING	CC

GRADING & UTILITY PLAN 1
FOR SENIOR HOUSING AT 21 LAKESIDE PROPERTIES INC.

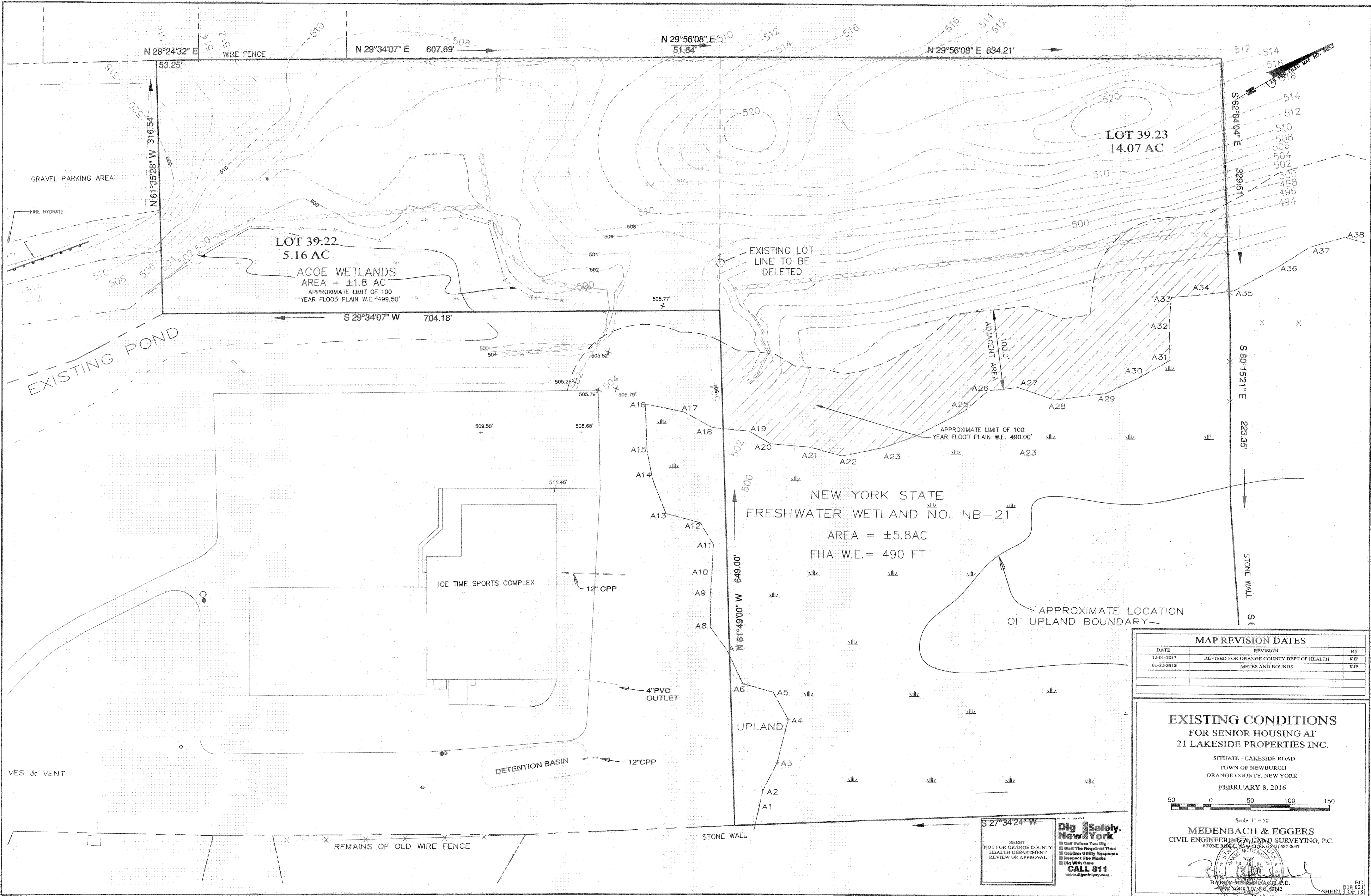
SITUATE - LAKESIDE ROAD
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

JANUARY 31, 2016

Scale: 1" = 20'

MEDENBACH & EGGERS
 CIVIL ENGINEERING & LAND SURVEYING, P.C.
 STONE RIDGE, NEW YORK (845) 687-0047

GP1
 E18 021
 SHEET 4 OF 18



MAP REVISION DATES		
DATE	REVISION	BY
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP
01-22-2018	METES AND BOUNDS	KJP

EXISTING CONDITIONS FOR SENIOR HOUSING AT 21 LAKESIDE PROPERTIES INC.

SITUATE - LAKESIDE ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
FEBRUARY 8, 2016

Scale: 1" = 50'

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE BROOK, NEW YORK (516) 687-0047

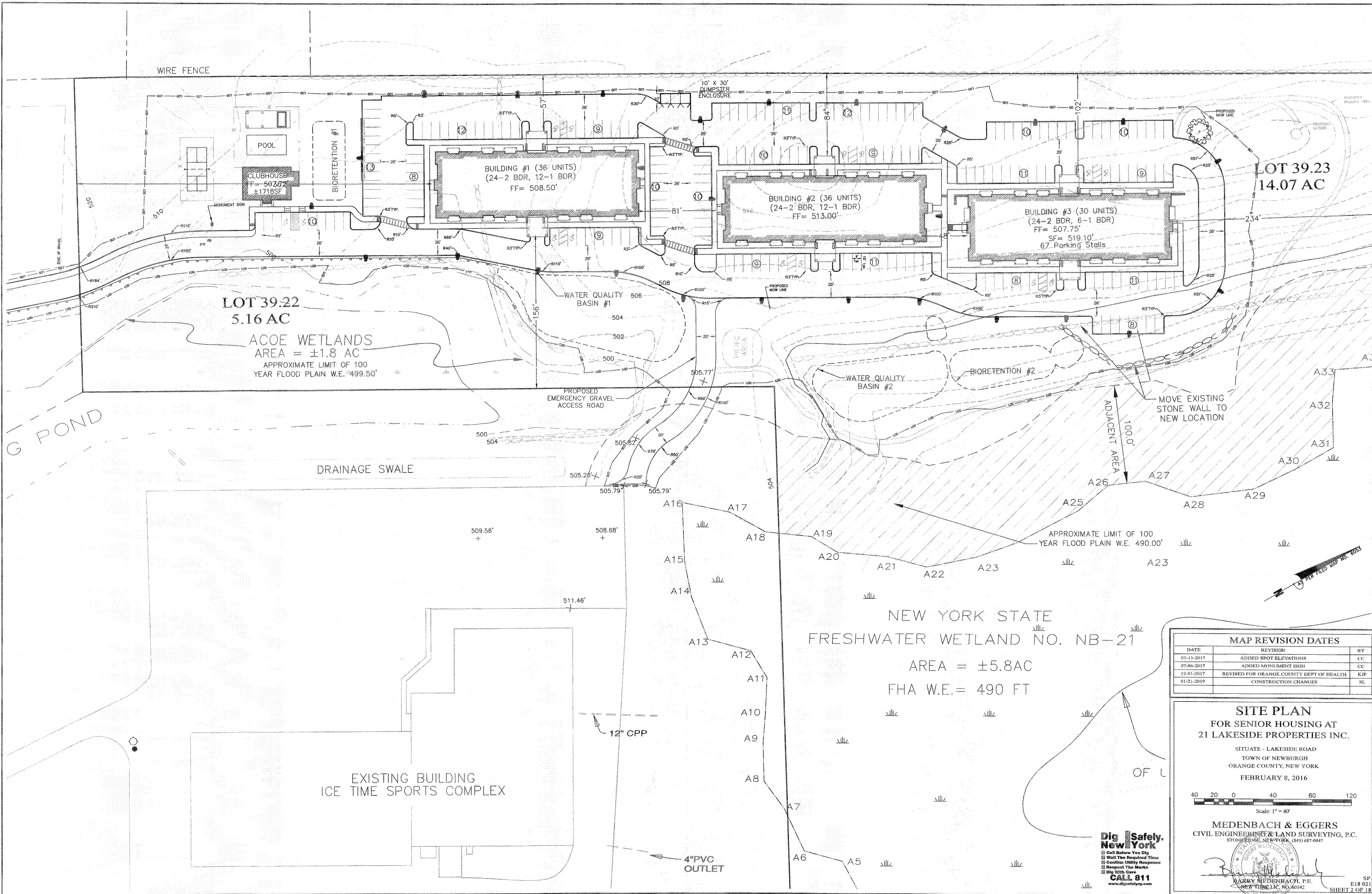
[Signature]
DARRELL MEDENBACH, P.E.
NEW YORK LIC. NO. 01412

EC
E18 021
SHEET 5 OF 18

Dig Safely. New York

Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
CALL 811
www.digsafelyny.com

SHEET NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL



WIRE FENCE

LOT 39.22
5.16 AC

ACOE WETLANDS
AREA = ±1.8 AC
APPROXIMATE LIMIT OF 100
YEAR FLOOD PLAIN W.E. = 499.50'

DRAINAGE SWALE

EXISTING BUILDING
ICE TIME SPORTS COMPLEX

BUILDING #1 (36 UNITS)
(24-2 BDR, 12-1 BDR)
FF= 508.50'

BUILDING #2 (36 UNITS)
(24-2 BDR, 12-1 BDR)
FF= 513.00'

BUILDING #3 (30 UNITS)
(24-2 BDR, 6-1 BDR)
FF= 507.75'
SF= 519.10'
67 Parking Stalls

LOT 39.23
14.07 AC

WATER QUALITY
BASIN #1

WATER QUALITY
BASIN #2

BIORETENTION #2

NEW YORK STATE
FRESHWATER WETLAND NO. NB-21

AREA = ±5.8AC
FHA W.E.= 490 FT

12" CPP

4" PVC
OUTLET

MOVE EXISTING
STONE WALL TO
NEW LOCATION

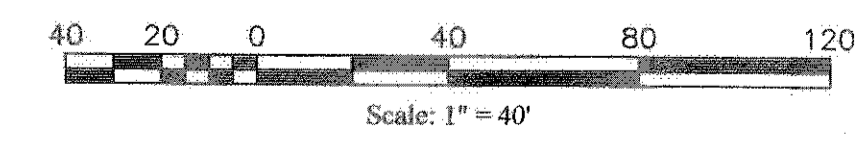
APPROXIMATE LIMIT OF 100
YEAR FLOOD PLAIN W.E. 490.00'

MAP REVISION DATES

DATE	REVISION	BY
03-13-2017	ADDED SPOT ELEVATIONS	CC
07-06-2017	ADDED MONUMENT SIGN	CC
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP
01-21-2019	CONSTRUCTION CHANGES	SL

SITE PLAN
FOR SENIOR HOUSING AT
21 LAKESIDE PROPERTIES INC.

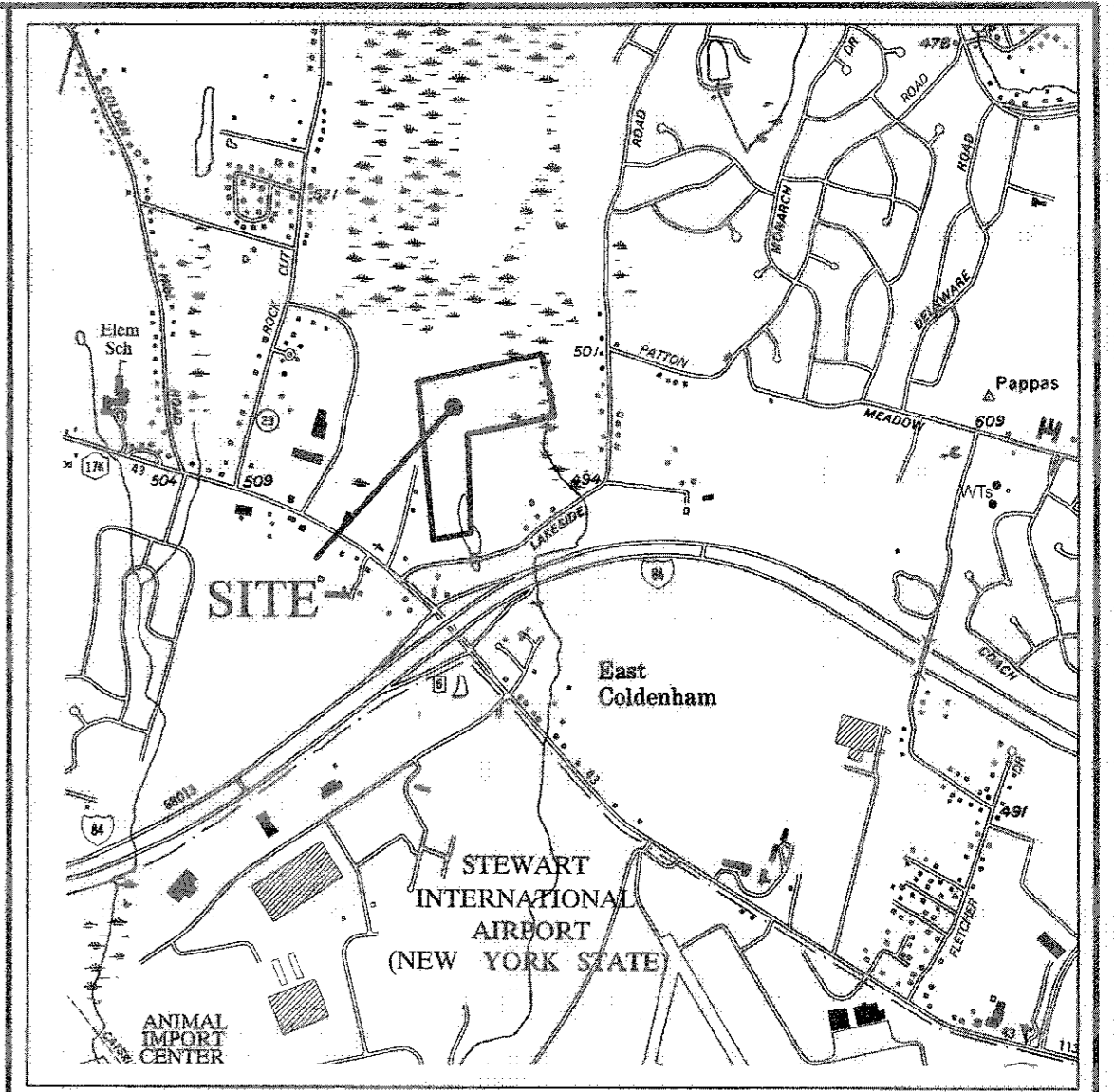
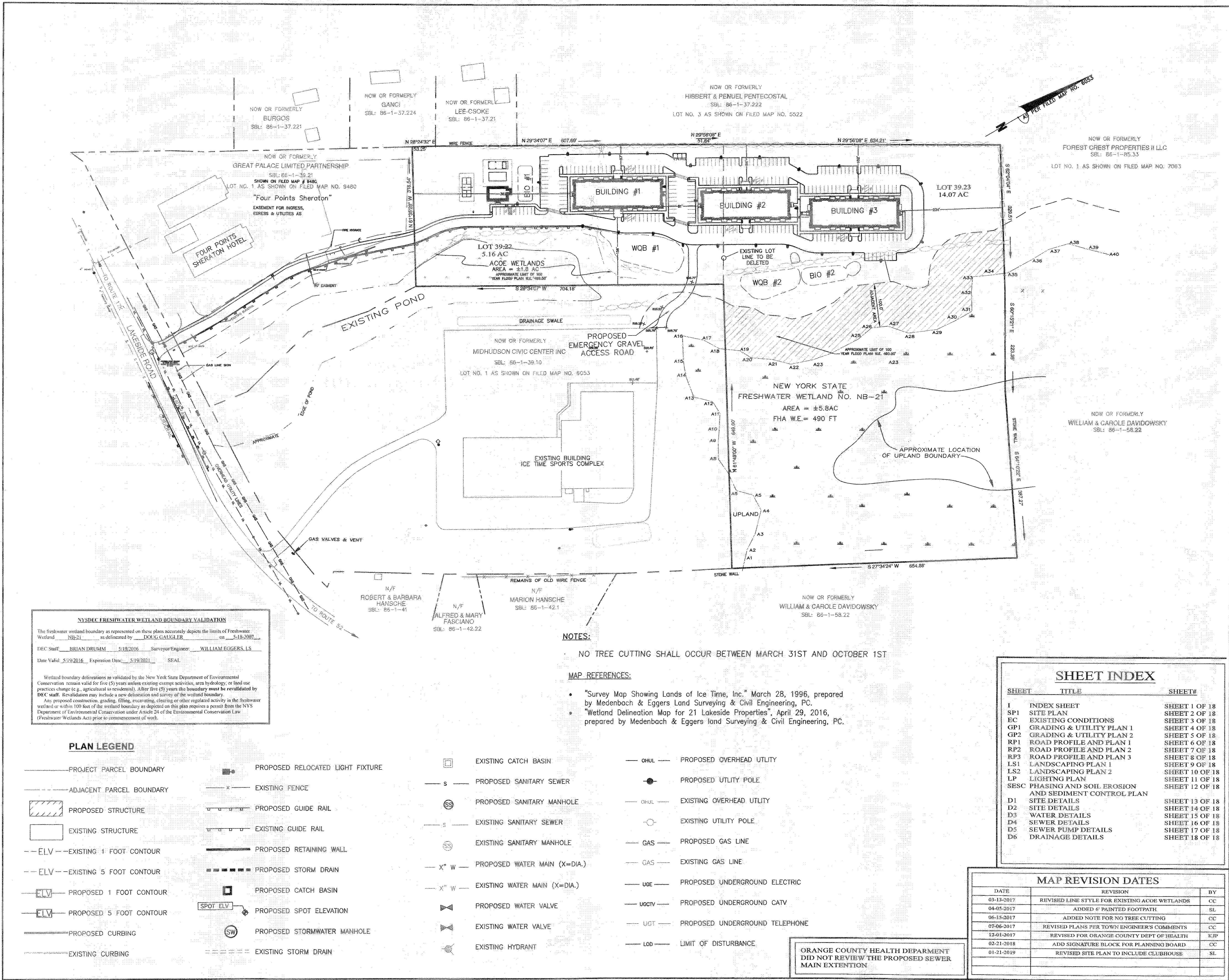
SITUATE - LAKESIDE ROAD
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
FEBRUARY 8, 2016



MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE BRIDGE, NEW YORK (845) 687-0047

Barry Medenbach
BARRY MEDENBACH, P.E.
REV TO 2/16, NO. 60142

Dig Safely.
New York
Call Before You Dig
Mark The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
CALL 811
www.digsafelyny.com



ZONING REQUIREMENTS FOR TOWN OF NEWBURGH
 ZONE 1B DISTRICT
 SENIOR CITIZEN HOUSING
 (30) 1-Bdrm & (72) 2-Bdrm Units Total

	REQUIRED	PROVIDED
Total Lot Area	5 AC	19.23 AC
NYS Wetlands		5.80 AC
ACOE Wetlands		1.80 AC
100 Ft. Buffer		1.65 AC
Net Upland Area Available for Development		9.98 AC

Senior Citizen housing permitted as per §165-48:
 (30) 1 Bdrm Units @12 units per AC = 2.5 AC req.
 (72) 2 Bdrm Units @10 units per AC = 7.2 AC req.

Total acreage required for 102 units = 9.7 AC
 Parking Requirement: 2 spaces per unit - 7 accessible
 Accessible Parking = 14 spaces provided
 102 units proposed = 204 spaces required
 Proposed Parking = 210 Spaces provided

OWNER / DEVELOPER
 HUDSON PLACE AT LAKESIDE, LLC
 JOSEPH FARRELL
 PO Box 14
 BRIDGEHAMPTON, NY 11932

APPROVED BY THE TOWN OF NEWBURGH PLANNING BOARD

DATE _____
 CHAIRMAN _____

SBL	LOT AREA
86-1-39.22	± 5.16 AC
86-1-39.23	± 14.07 AC
TOTAL AREA = ± 19.23 AC	

INDEX SHEET
 FOR
LAKESIDE SENIOR HOUSING

SITUATE - LAKESIDE ROAD
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 FEBRUARY 8, 2017

Scale: 1" = 100'

MEDENBACH & EGGERS
 CIVIL ENGINEERING & LAND SURVEYING, P.C.

STUART, NEW YORK (845) 687-0047

STUART, NEW YORK (845) 687-0047

STUART, NEW YORK (845) 687-0047

SHEET 1 OF 18

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland NB-21 as delineated by DOUG GAUGER on 5-18-2007.

DEC Staff: BRIAN DRUMM 5/19/2016 Surveyor/Engineer: WILLIAM EGGERS, L.S.
 Date Valid: 5/19/2016 Expiration Date: 5/19/2021 SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing or proposed activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary. Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

NOTES:

NO TREE CUTTING SHALL OCCUR BETWEEN MARCH 31ST AND OCTOBER 1ST

MAP REFERENCES:

- "Survey Map Showing Lands of Ice Time, Inc." March 28, 1996, prepared by Medenbach & Eggers Land Surveying & Civil Engineering, PC.
- "Wetland Delineation Map for 21 Lakeside Properties", April 29, 2016, prepared by Medenbach & Eggers Land Surveying & Civil Engineering, PC.

SHEET INDEX

SHEET	TITLE	SHEET#
I	INDEX SHEET	SHEET 1 OF 18
SP1	SITE PLAN	SHEET 2 OF 18
EC	EXISTING CONDITIONS	SHEET 3 OF 18
GP1	GRADING & UTILITY PLAN 1	SHEET 4 OF 18
GP2	GRADING & UTILITY PLAN 2	SHEET 5 OF 18
RP1	ROAD PROFILE AND PLAN 1	SHEET 6 OF 18
RP2	ROAD PROFILE AND PLAN 2	SHEET 7 OF 18
RP3	ROAD PROFILE AND PLAN 3	SHEET 8 OF 18
LS1	LANDSCAPING PLAN 1	SHEET 9 OF 18
LS2	LANDSCAPING PLAN 2	SHEET 10 OF 18
LP	LIGHTING PLAN	SHEET 11 OF 18
SESC	PHASING AND SOIL EROSION AND SEDIMENT CONTROL PLAN	SHEET 12 OF 18
D1	SITE DETAILS	SHEET 13 OF 18
D2	SITE DETAILS	SHEET 14 OF 18
D3	WATER DETAILS	SHEET 15 OF 18
D4	SEWER DETAILS	SHEET 16 OF 18
D5	SEWER PUMP DETAILS	SHEET 17 OF 18
D6	DRAINAGE DETAILS	SHEET 18 OF 18

MAP REVISION DATES

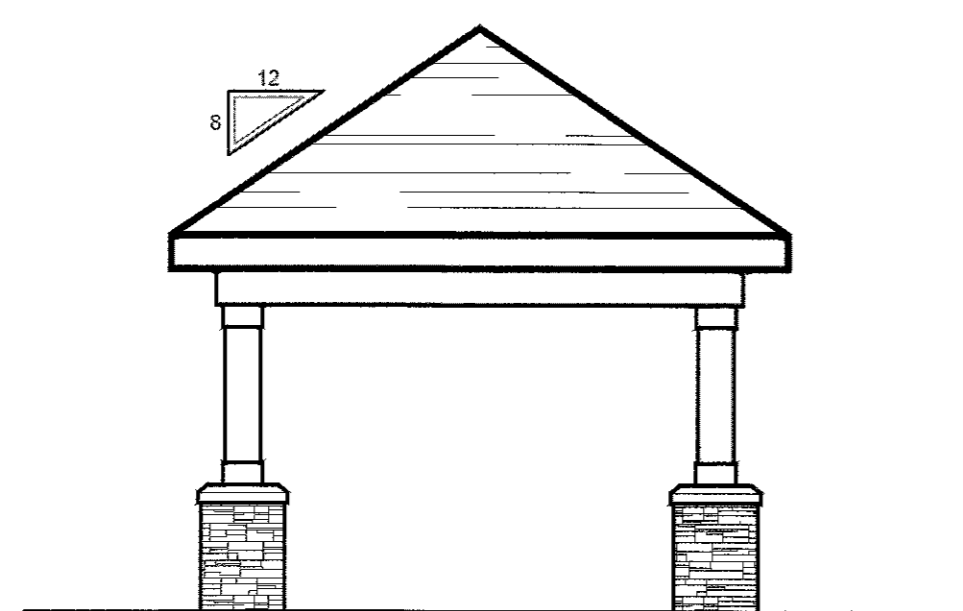
DATE	REVISION	BY
03-13-2017	REVISED LINE STYLE FOR EXISTING ACOE WETLANDS	CC
04-05-2017	ADDED & PAINTED FOOTPATH	SL
06-15-2017	ADDED NOTE FOR NO TREE CUTTING	CC
07-06-2017	REVISED PLANS PER TOWN ENGINEER'S COMMENTS	CC
12-01-2017	REVISED FOR ORANGE COUNTY DEPT OF HEALTH	KJP
02-21-2018	ADD SIGNATURE BLOCK FOR PLANNING BOARD	CC
01-21-2019	REVISED SITE PLAN TO INCLUDE CLUBHOUSE	SL

PLAN LEGEND

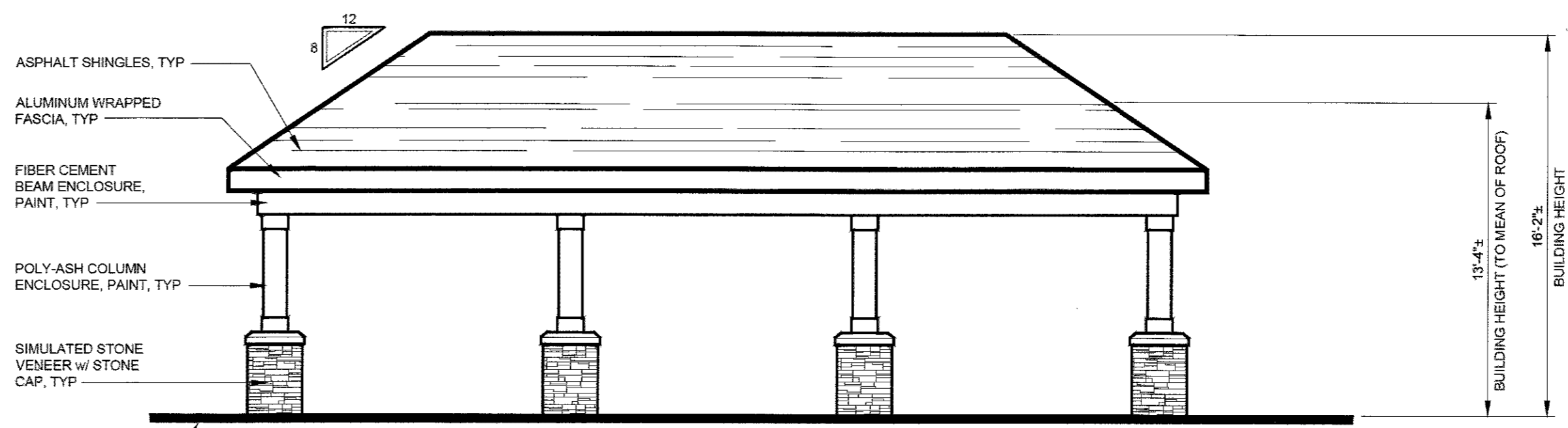
—	PROJECT PARCEL BOUNDARY	—	PROPOSED RELOCATED LIGHT FIXTURE
---	ADJACENT PARCEL BOUNDARY	— x —	EXISTING FENCE
▨	PROPOSED STRUCTURE	—	PROPOSED GUIDE RAIL
▭	EXISTING STRUCTURE	—	EXISTING GUIDE RAIL
— ELV —	EXISTING 1 FOOT CONTOUR	—	PROPOSED RETAINING WALL
— ELV —	EXISTING 5 FOOT CONTOUR	—	PROPOSED STORM DRAIN
— ELV —	PROPOSED 1 FOOT CONTOUR	—	PROPOSED CATCH BASIN
— ELV —	PROPOSED 5 FOOT CONTOUR	—	PROPOSED SPOT ELEVATION
—	PROPOSED CURBING	—	PROPOSED STORMWATER MANHOLE
—	EXISTING CURBING	—	EXISTING STORM DRAIN

—	EXISTING CATCH BASIN	— OHUL —	PROPOSED OVERHEAD UTILITY
— s —	PROPOSED SANITARY SEWER	— OHUL —	EXISTING OVERHEAD UTILITY
—	PROPOSED SANITARY MANHOLE	— GAS —	PROPOSED GAS LINE
— s —	EXISTING SANITARY SEWER	— GAS —	EXISTING GAS LINE
—	EXISTING SANITARY MANHOLE	— UGE —	PROPOSED UNDERGROUND ELECTRIC
— x" w —	PROPOSED WATER MAIN (X=DIA.)	— UGTV —	PROPOSED UNDERGROUND CATV
— x" w —	EXISTING WATER MAIN (X=DIA.)	— UGT —	PROPOSED UNDERGROUND TELEPHONE
—	PROPOSED WATER VALVE	— LOD —	LIMIT OF DISTURBANCE
—	EXISTING WATER VALVE		
—	EXISTING HYDRANT		

ORANGE COUNTY HEALTH DEPARTMENT
 DID NOT REVIEW THE PROPOSED SEWER
 MAIN EXTENSION



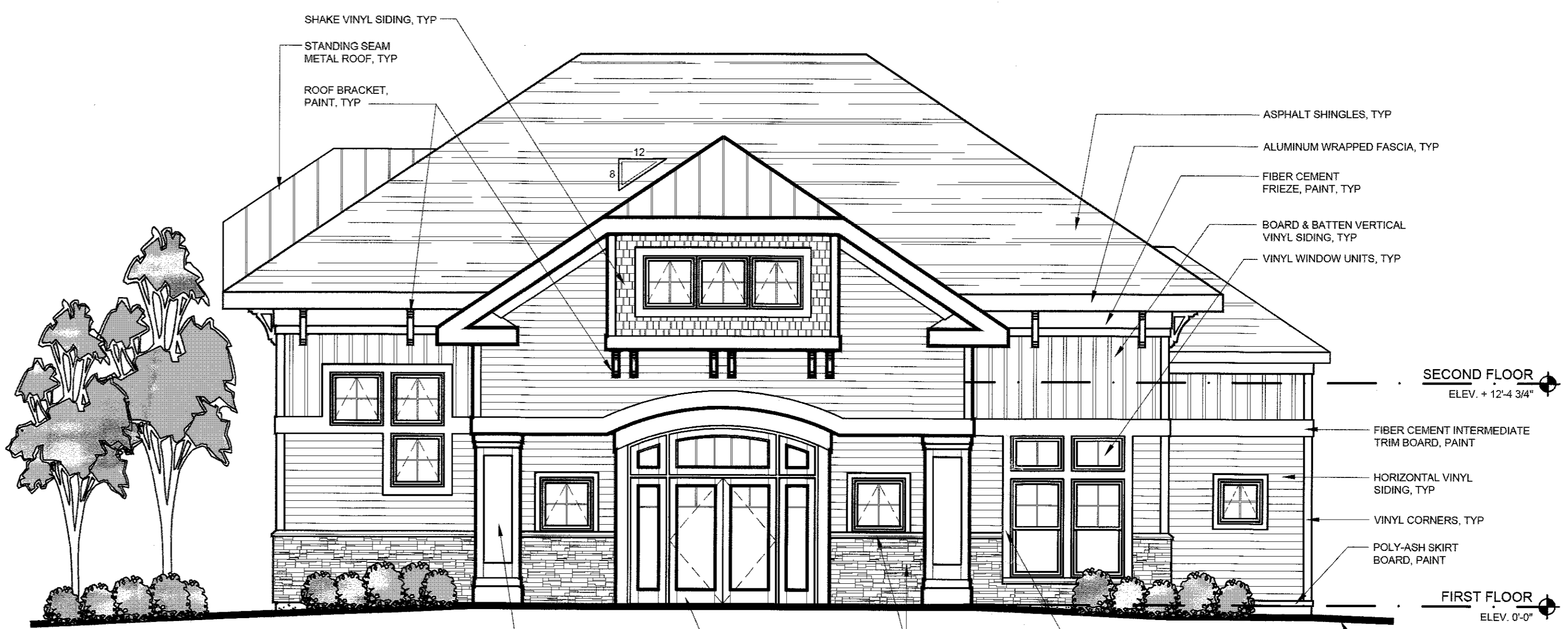
1 **POOLHOUSE - EAST ELEVATION**
SCALE: 3/16" = 1'-0"
0 1' 2' 5' 10'



2 **POOLHOUSE - SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"
0 1' 2' 5' 10'



3 **CLUBHOUSE - WEST ELEVATION**
SCALE: 3/16" = 1'-0"
0 1' 2' 5' 10'



4 **CLUBHOUSE - SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"
0 1' 2' 5' 10'



5 **CLUBHOUSE - NORTH ELEVATION**
SCALE: 3/16" = 1'-0"
0 1' 2' 5' 10'



6 **CLUBHOUSE - EAST ELEVATION**
SCALE: 3/16" = 1'-0"
0 1' 2' 5' 10'

project no.	18-09
date	22 FEB 19
drawn by	BP
description	
revision code	

PROPOSED SENIOR HOUSING:
LAKESIDE APARTMENTS
TOWN OF NEWBURGH, NY
LAKESIDE ROAD

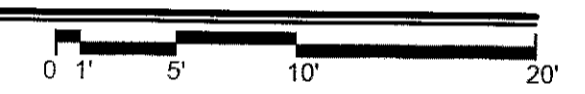
CLUBHOUSE & POOLHOUSE ELEVATIONS
MAURI ARCHITECTS PC
73 MANSION STREET Poughkeepsie NY 12601 845.452.1030 mauri-architects.com

PB-3
PURSUANT TO SECTION 645 (b) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION, UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW.

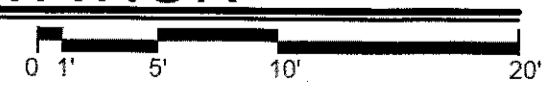
project no.	18-09
date	22 FEB 19
drawn by	BP
revision	
code	
description	



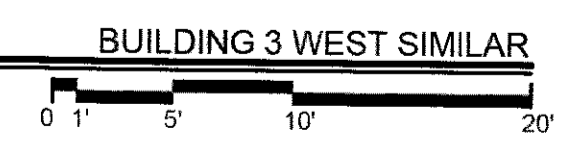
1 BUILDING 3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDINGS 1 & 2: TYPICAL APARTMENT EAST / WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING 3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SENIOR HOUSING:
LAKESIDE APARTMENTS
TOWN OF NEWBURGH, NY
LAKESIDE ROAD

APARTMENT BUILDING ELEVATIONS
MAURI ARCHITECTS PC
73 MANSION STREET Poughkeepsie NY 12601 845.452.1030 mauri-architects.com

PROJECT NO.
PB-2
PERMIT TO SECTION 61.5 (b) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW

project no.
18-09

date
22 FEB 19

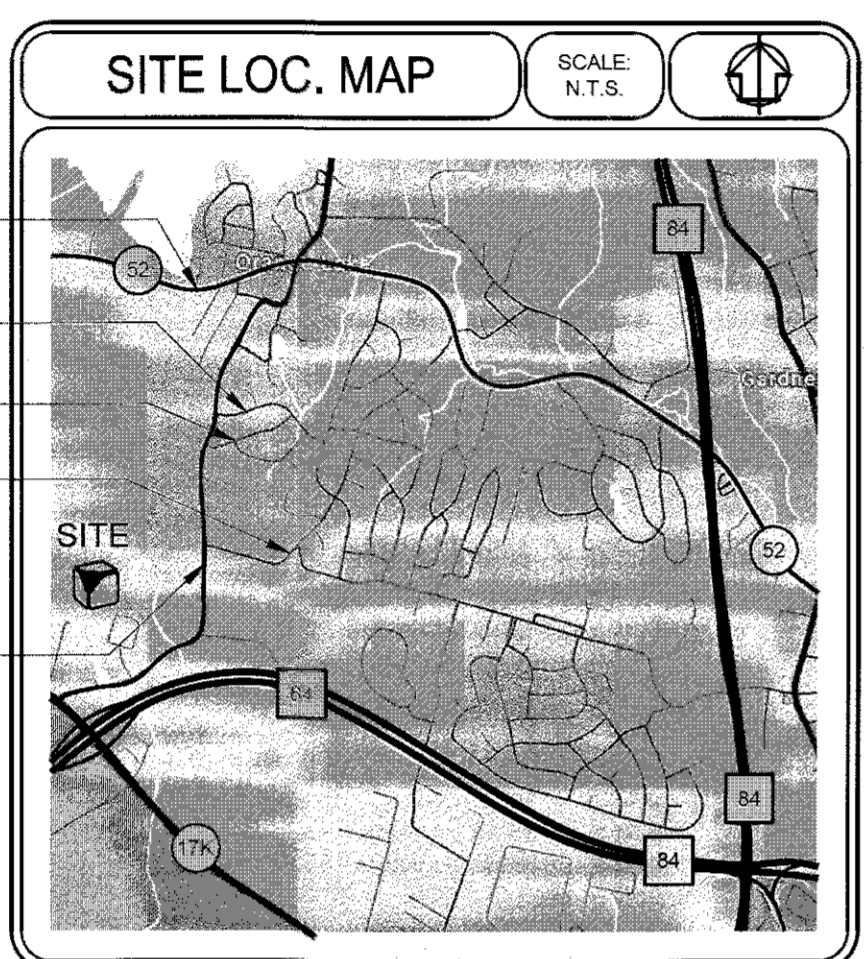
drawn by
BP

revision	description

OWNER'S CONSENT

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THESE PLANS, THEIR CONTENT AND LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED THEREON.

SIGNED THIS _____ DAY OF _____ 20__



INDEX TO DRAWINGS

SHT. #	TITLE
ARCHITECTURAL	
PB-1	APARTMENT BUILDING ELEVATIONS
PB-2	APARTMENT BUILDING ELEVATIONS
PB-3	CLUBHOUSE & POOLHOUSE ELEVATIONS
CIVIL	
I	INDEX SHEET
SP1	SITE PLAN
EC	EXISTING CONDITIONS
GP1	GRADING & UTILITY PLAN 1
GP2	GRADING & UTILITY PLAN 2
RP1	ROAD PROFILE AND PLAN 1
RP2	ROAD PROFILE AND PLAN 2
RP3	ROAD PROFILE AND PLAN 3
LS1	LANDSCAPING PLAN 1
LS2	LANDSCAPING PLAN 2
LP	LIGHTING PLAN
SESC	PHASING AND SOIL EROSION AND SEDIMENT CONTROL PLAN
D1	SITE DETAILS
D2	SITE DETAILS
D3	WATER DETAILS
D4	SEWER DETAILS
D5	SWERE PUMP DETAILS
D6	DRAINAGE DETAILS

PROPOSED SENIOR HOUSING COMMUNITY:

LAKESIDE APARTMENTS

LAKESIDE ROAD TOWN OF NEWBURGH, NY

ARCHITECT / APPLICANT:
JAY DIESING, RA AIA
MAURI ARCHITECTS PC
73 MANSION STREET
POUGHKEEPSIE, NY 12601
845.452.1030

CIVIL ENGINEER / SURVEYOR:
BARRY MEDENBACH, PE
MEDENBACH & EGGERS CIVIL
ENGINEERING & LAND SURVEYING, PC
4305 US HIGHWAY 209
STONE RIDGE, NY 12484
845.687-0947

OWNER:
BRYAN J FARRELL, TRUSTEE
HUDSON PLACE AT LAKESIDE, LLC
2317 MONTAUK HIGHWAY, PO BOX 14
BRIDGEHAMPTON, NY 11932

PROPOSED SENIOR HOUSING:
LAKESIDE APARTMENTS
LAKESIDE ROAD
TOWN OF NEWBURGH, NY



APARTMENT BUILDING ELEVATIONS
MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845.452.1030 mauri-architects.com

1 BUILDINGS 1 & 2 TYPICAL NORTH / SOUTH ELEVATION SCALE: 1/8" = 1'-0"

BUILDING 3 SOUTH SIMILAR, SEE 1/PB-2 FOR NORTH ELEVATION

0 1 5 10 20'

PROJECT NO.
PB-1

PERMISSY TO SECTION 410.03 OF THE REGULATION OF THE COMMISSIONER OF EDUCATION UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW