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

PROJECT: MEADOW HILL ROAD EXPANSION
PROJECT NO.: 2016-07
PROJECT LOCATION: SECTION 60, BLOCK 1, LOT 9.1 & 9.2
REVIEW DATE: 12 MAY 2016
MEETING DATE: 19 MAY 2016
PROJECT REPRESENTATIVE: JCM ENGINEERING

1. The net parcel area calculations should be explained. Portions of the wetlands are subtracted out at 75 and 100% rates. It is unclear of the origin of this calculation.
2. Note 8 on the cover sheet should be revised. Deferral of recreation fees has lapsed.
3. Lot consolidation will be required. The Applicant's representative should discuss timing of the lot consolidation.
4. Existing structures proposed to be removed will require a permit from the Town of Newburgh. Notes requiring the permit should be added to the plan sheets.
5. A one story stone building is identified to remain shown as a proposed maintenance/storage building. Gerry Canfield and Mike Donnely's comments regarding this should be received. Access to this structure should be shown.
6. Proposed grading has extended grading along the easterly property line to the rear of parcels fronting on Sycamore Drive. The Applicant's Engineer has requested to evaluate relocation of the swale along the easterly property line in a westerly direction toward the toe of the proposed slope to provide additional non disturbed area to the rear of the Sycamore parcel.
7. Plans identify that all 21 of the senior units will be located in Building 8. The Applicant's representatives were asked to discuss parking arrangements for that structure. Twelve garages with parking in front are identified. Parking for the additional senior units should be identified on the plans.

8. Total parking on the site is now down to two per unit. No additional parking area is provided for visitors, guests, or use of the clubhouse facility. Planning Board should review and determine if additional visitor type parking spaces can be incorporated into the plans.
9. Plans rely on garage parking in the parking calculations. Requirements that garages be utilized for parking must be implemented in order for the parking to function as required by the Zoning.
10. City of Newburgh flow acceptance letter for the additional unit count must be received.
11. An emergency access drive is now proposed at Meadow Hill Road. Location of the proposed chain/gate should be addressed. Emergency access gate to Meadow Winds subdivision has chains at both ends to prevent unauthorized access or dumping.
12. Watermain extension will require Orange County Health Department approval.
13. A revised stormwater pollution prevention plan has been submitted to this office and is under review. It is noted that additional impervious surfaces are collected and conveyed to the modified stormwater management facilities proposed in the original plan. Sheet SP 15 identifies the detention pond access gate has emergency access gate. This should be clarified.
14. Ken Wersted comments regarding the additional traffic from the additional 24 units should be received.
15. The Applicant's representative are requested to evaluate a required extension to the storm drain system currently terminating to the north of buildings 8 & 9. Flow from the south end of buildings 10 & 11 will be conveyed across access roads for an extended distance.

Respectfully submitted,

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

Patrick J. Hines
Principal



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May 6, 2016

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JACOBOWITZ.COM

Hon. John Ewasutyn and Planning Board Members
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

Re: Meadow Hill Road Expansion, Meadow Hill Road
Tax Map ID Section 60, Block 1, Lots 9.1 and 9.2
Planning Board Project No. 2106-07
Our File No. 11247-007

Dear Chairman Ewasutyn and Planning Board Members:

Enclosed please find the following documents constituting the application of DRA Meadow Hill, LLC, for approval of an addition of a 2.577 acre parcel and 24 additional rental units with an accessory maintenance and storage building to be located on Meadow Hill Road near its intersection with Sycamore Drive, adjacent to and including the existing 161 unit Meadow Hill Road, f/k/a Golden Vista rental community:

1. Completed application for site plan and lot line consolidation;
2. Project narrative;
3. Site Plan entitled "Site Plan for Meadow Hill Road Expansion, Town of Newburgh, New York" prepared by John Meyer Consulting, dated consisting of 20 pages;
4. Completed checklist for site plan;
5. Completed Full EAF Part 1;
6. Executed fee acknowledgment;
7. Checks in the amount of:
 - a. \$10,700 constituting the site plan lot line consolidation and public hearing fee calculated as follows:
 1. Lot line consolidation fee \$550; (Check No. 3143)
 2. Site plan application \$4,000 plus \$250 per unit per 24 units (\$6,000) total \$10,000; (Check No. 3145) and
 3. Public hearing fee \$150 (Check No.: 3144)
 - b. \$8,000 representing the \$2,000 long form EAF fee (Check No. 3141) and \$6,000 escrow fee calculated based on \$250 per unit (Check No. 3142).
8. Executed proxy form;

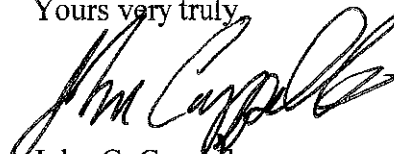
Hon. John Ewasutyn and Planning Board Members
Re: Meadow Hill Road Expansion, Meadow Hill Road
Our File No. 11247-007

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Page Two

9. Executed Planning Board disclaimer statement;
10. Executed disclosure addendum statement; and
11. List of property owners within 500 feet of property will be submitted under separate cover.

I respectfully request that the Planning Board place this on its next available meeting agenda to begin discussion of what we believe will be an expansion of a quality rental community.

Yours very truly



John C. Cappello

JCC/je
Enclosures

cc: Michael Donnelly, Esq.
Ken Werstead
Pat Hines
Mr. Nicholas Minoia
Joseph Sarchino, PE

Project Narrative
Meadow Hill Road Expansion
Planning Board Project No. 2106-07

DRA Meadow Hill, LLC, the owners and developers of the Meadow Hill Road rental community purchased the adjacent 2.577 acre Pirger property. Based on the land acreage and the allowable density (9 units/acre) 24 units additional are proposed. In addition to the 24 units, the owners would like to maintain the one story garage structure to renovate it into a maintenance/storage facility. This use is an accessory use to the development. The application also proposes to merge the 2.57 acre property into the Meadow Hill and make slight modifications to that community to facilitate and provide a unified 185 unit rental community. This community will include a twenty-one unit building to be offered to and occupied as a senior citizen component to the development.

TOWN OF NEWBURGH PLANNING BOARD

Meadow Hill Expansion

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

30. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. X 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. X Number of acres to be cleared or timber harvested
33. X Estimated or known cubic yards of material to be excavated and removed from the site
34. X Estimated or known cubic yards of fill required
35. X 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. X 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.

JMC Planning Engineering Landscape Architecture &
Land Surveying, PLLC

By: _____
Joseph Sarchino **Licensed Professional**

Date: _____

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):

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Meadow Hill Expansion (Golden Vista)		
Project Location (describe, and attach a general location map): Meadow Hill Road at Sycamore Drive		
Brief Description of Proposed Action (include purpose or need): The residential project proposes an additional 24 units to the approved 161 units. One additional building will be proposed for a total of 11 buildings and one clubhouse.		
Name of Applicant/Sponsor: DRA Meadow Hill, LLC		Telephone: (908) 273-2400 E-Mail: NMinioia@diversifiedra.com
Address: 47 River Road Suite 200		
City/PO: Summit	State: NJ	Zip Code: 07901
Project Contact (if not same as sponsor; give name and title/role): JMC		Telephone: (914) 273-5225 E-Mail: ubaldinucci@jmcpllc.com
Address: 120 Bedford Road		
City/PO: Armonk	State: NY	Zip Code: 10504
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Amended Site Plan Approval	May 2016
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Town Sewer Dept Building Department	Flow Acceptance Letter; Sanitary Main Extension & Connection Signage Permit; Building Permit	Flow ltr. rcv'd 3/5/2015 TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Health Dept.	Gen. Mun. Law §239-1,m,n referral Water Main Extension & Connection, Internal Sprinkler System	TBD TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No NYSDEC	SPDES General Permit GP-0-15-002	Completed
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,		
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
R-3 Residence District

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? N/A

C.4. Existing community services.

a. In what school district is the project site located? Newburgh Central School District

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

c. Which fire protection and emergency medical services serve the project site?
Orange Lake Fire District

d. What parks serve the project site?
Algonquin Park; Cronomer Hill County Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Residential

b. a. Total acreage of the site of the proposed action? 20.82 acres
 b. Total acreage to be physically disturbed? 18.59 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: 18-24 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>185</u>
At completion of all phases	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>185</u>

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:

i. Total anticipated water usage/demand per day: 57,300 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:

- Name of district or service area: Town of Newburgh Consolidated Water District
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:

i. Total anticipated liquid waste generation per day: 57,300 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater

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

- Name of wastewater treatment plant to be used: City of Newburgh Wastewater Treatment Plant
- Name of district: City of Newburgh
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

Do existing sewer lines serve the project site? Yes No
 Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- How much impervious surface will the project create in relation to total size of project parcel?
 313,750 Square feet or 7.2 acres (impervious surface)
 907,000 Square feet or 20.82 acres (parcel size)
- Describe types of new point sources. Ditches, pipes, swales, biofilters
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
On-site stormwater facilities/structures
 - If to surface waters, identify receiving water bodies or wetlands: N/A
- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? TBD Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: Typical household requirements

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local utility

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7-7</u> • Saturday: <u>9-5</u> • Sunday: <u>None</u> • Holidays: <u>None</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24/7</u> • Saturday: <u>24/7</u> • Sunday: <u>24/7</u> • Holidays: <u>24/7</u>
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Construction equipment during construction process; 7 AM-7 PM Mon.-Fri.; 9 AM-5 PM Saturday

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Low level residential lighting. On-site roadways and walkways will be lit with sharp cut off fixtures.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products (185 gallons in above ground storage or any amount in underground storage)? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation: _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): School
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.1	7.2	+7.1
• Forested	4.7	1.1	-3.6
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	15.75	2.0	-13.75
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.27	0.27	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Landscaping</u>	0	8.02	8.02

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Meadow Hill School

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? Greater than 6.5 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: Mardin gravelly silt loam 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: ±1.5 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: 100 % of site
 Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 66 % of site
 10-15%: 24 % of site
 15% or greater: 10 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-223 Classification A
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters Approximate Size 0.27 acres
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: <u>Typical suburban species</u> _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within area of generalized rare plants and animals according to NYSDEC Nature Explorer website. No site-specific records found.	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within 5 miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.
 If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

JMC Planning Engineering Landscape Architecture

Applicant/Sponsor Name & Land Surveying PLLC, Agent _____ Date _____

Signature _____ Title Project Manager _____
 Robert B. Peake, AICP

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.

DRA Meadow Hill, LLC

Nicholas W. Minoia

APPLICANT'S NAME (printed)



APPLICANTS SIGNATURE

By: Nicholas W. Minoia, Managing Member

May 5, 2016

DATE

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

DRA Meadow Hill, LLC

TOWNB Town of Newburgh

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	RETAINAGE	BALANCE
5-03-16	Lot line c	Meadow Hill Expansion	550.00	.00	550.00
<i>Lot Line Charge Fee</i>					
CHECK DATE	5-03-16	CHECK NUMBER	3143	TOTAL >	550.00
					550.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

DRA Meadow Hill, LLC
 47 River Road
 Suite 200
 Summit, NJ 07901

ConnectOne Bank
 301 Sylvan Avenue
 Englewood Cliffs, NJ 07632
 55-1394-212

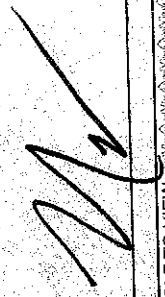
DATE
May 3, 2016

CHECK NO.
3143

AMOUNT
*\$550.00

Pay: ***** Five hundred fifty dollars and no cents

Town of Newburgh



PAY TO THE ORDER OF

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈000003443⑈ ⑆02223944⑆ 150200024⑈

TOWNB Town of Newburgh

DRA Meadow Hill, LLC

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	RETAINAGE	BALANCE
5-03-16	Site plan	Meadow Hill Expansion	10000.00	.00	10000.00
CHECK DATE	5-03-16	CHECK NUMBER	3145	TOTAL >	10000.00
					.00
					10000.00

Site plan application fee

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

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DRA Meadow Hill, LLC
 47 River Road
 Suite 200
 Summit, NJ 07901

ConnectOne Bank
 301 Sylvan Avenue
 Englewood Cliffs, NJ 07632
 55-1394-212

DATE: May 3, 2016
 CHECK NO.: 3145
 AMOUNT: *\$10,000.00

Pay: *****Ten thousand dollars and no cents

Town of Newburgh

PAY TO THE ORDER OF

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑆000003145⑆ ⑆021213944⑆ 1502000241⑆

DRA Meadow Hill, LLC

TOWNB Town of Newburgh

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	RETAINAGE	BALANCE
5-03-16		Public hea Meadow Hill Expansion	150.00	.00	150.00
CHECK DATE	5-03-16	CHECK NUMBER	3144	TOTAL >	150.00
					150.00

Public Hearing Fee

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

DRA Meadow Hill, LLC
 47 River Road
 Suite 200
 Summit, NJ 07901

ConnectOne Bank
 301 Sylvan Avenue
 Englewood Cliffs, NJ 07632
 55-1394-212

PAY TO THE ORDER OF: Town of Newburgh

DATE: May 3, 2016 CHECK NO.: 3144 AMOUNT: *\$150.00

Pay: *****One hundred fifty dollars and no cents

[Signature]

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000003144⑈ ⑈021213944⑈ 150200024⑈

DRA Meadow Hill, LLC

TOWNB Town of Newburgh

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	RETAINAGE	BALANCE
5-03-16		Escrow fee Meadow Hill Expansion	6000.00	.00	6000.00
CHECK DATE	5-03-16	CHECK NUMBER	3142	TOTAL >	6000.00
					6000.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

DRA Meadow Hill, LLC
 47 River Road
 Suite 200
 Summit, NJ 07901

ConnectOne Bank
 301 Sylvan Avenue
 Englewood Cliffs, NJ 07632
 55-1394-212

DATE: May 3, 2016
 CHECK NO: 3142
 AMOUNT: *\$6,000.00

Pay: *****Six thousand dollars and no cents

Town of Newburgh

PAY TO THE ORDER OF

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈000003142⑈ ⑆02223944⑆ ⑆50200024⑈

DRA Meadow Hill, LLC

TOWNB

Town of Newburgh

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	RETAINAGE	BALANCE
5-03-16	EAF fee	Meadow Hill Expansion	2000.00	.00	2000.00
CHECK DATE	5-03-16	CHECK NUMBER	3141	TOTAL >	2000.00
					2000.00

Long form EAF fee

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

DRA Meadow Hill, LLC
 47 River Road
 Suite 200
 Summit, NJ 07901

ConnectOne Bank
 301 Sylvan Avenue
 Englewood Cliffs, NJ 07632
 55-1394-212

DATE: May 3, 2016
 CHECK NO: 3141
 AMOUNT: *\$2,000.00

Pay: *****Two thousand dollars and no cents

Town of Newburgh

PAY TO THE ORDER OF

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000003141⑈ ⑆021213944⑆1502000241⑈

PROXY

(OWNER) Nicholas W. Minoia, **DEPOSES AND SAYS THAT HE/SHE**

RESIDES AT 21 Brook Valley Road, Towaco, NJ 07082

IN THE COUNTY OF Morris

AND STATE OF New Jersey

AND THAT HE/SHE ~~IS THE OWNER IN FEE OR~~ ^{IS} ~~IS~~ **IS** ~~IS~~ ^{are} **IS AUTHORIZED** ~~IS~~ ^{are} **IS AUTHORIZED** ~~IS~~ ^{are} **IS AUTHORIZED** Managing Member of DRA Meadow Hill, LLC, the OWNER IN FEE of Town of Newburgh Tax Map Section 60, Block 1, Lots 9.1 and 9.2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Jacobowitz and Gubits, LLP and JMC Planning Engineering Landscape Architecture and Land Surveying, PLLC ^{are} **IS AUTHORIZED** ^{are} **IS AUTHORIZED** ^{are} **IS AUTHORIZED** **TO REPRESENT THEM AT MEETINGS OF SAID BOARD.**

DRA Meadow Hill, LLC

DATED: May 5, 2016



OWNERS SIGNATURE

By: Nicholas W. Minoia, Managing Member

Nicholas W. Minoia

OWNERS NAME (printed)



WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

Lucille Plumstead

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.

May 5th, 2016

DATED

DRA Meadow Hill, LLC

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

By: Nicholas W. Minoia, Managing Member

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

 X NONE

_____ **NAME, ADDRESS, RELATIONSHIP OR INTEREST**
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

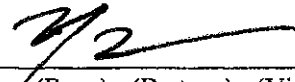
 X TOWN BOARD
 X PLANNING BOARD
 X ZONING BOARD OF APPEALS
 X ZONING ENFORCEMENT OFFICER
 X BUILDING INSPECTOR
_____ OTHER

MAY 5, 2016
DATED

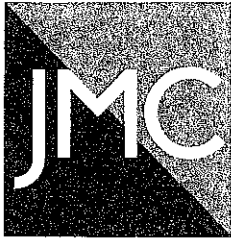
INDIVIDUAL APPLICANT

DRA Meadow Hill, LLC

CORPORATE OR PARTNERSHIP APPLICANT

BY: 
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

Nicholas W. Minoia, Managing Member



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

TRANSMITTAL

Date: **05/06/2016**

To: **Town of Newburgh
308 Gardnertown Road
Newburgh, NY 12550**

Job No.: **16015**
Project: **Meadow Hill Expansion
Meadow Hill Road
Town of Newburgh, NY**

Attn: **Chairman John P Ewasutyn**

Enclosed please find ten (14) copies of:

B/W Prints EAF Forms B/W Prints Surveys
Description Revision No./Date

SP-1	"Cover Sheet"	05/06/2016
SP-2	"Existing Conditions Plan"	05/06/2016
SP-3	"Lot Consolidation Plan"	05/06/2016
SP-4	"Layout Plan"	05/06/2016
SP-5	"Grading Plan"	05/06/2016
SP-6	"Utilities Plan"	05/06/2016
SP-7	"Erosion & Sediment Control Plan"	05/06/2016
SP-8	"Landscaping Plan"	05/06/2016
SP-9	"Lighting Plan"	05/06/2016
SP-10	"Road Profile"	05/06/2016
SP-11	"Construction Details"	05/06/2016
SP-12	"Construction Details"	05/06/2016
SP-13	"Construction Details"	05/06/2016
SP-14	"Construction Details"	05/06/2016
SP-15	"Construction Details"	05/06/2016
SP-16	"Sanitary Sewer Profiles"	05/06/2016
SP-17	"Storm Sewer Profiles"	05/06/2016
SP-18	"Storm Sewer Profiles"	05/06/2016
SP-19	"Water Main Profile"	05/06/2016
SP-20	"Fire Truck-Turning Plan"	05/06/2016

The enclosed plans have been sent for the Meadow Hill Expansion submission. If you have questions or comments please call (914) 273-5225

Sent Via:

Our Messenger First Class Mail **Hand Delivery** Fax

Sincerely,

JMC

Per: **Umberto Balducci**
Design Manager

2016\16015\trEwasutyn 05-06-2016.docx

AMENDED SITE PLAN APPROVAL DRAWINGS MEADOW HILL ROAD EXPANSION

TAX MAP SECTION 60 | BLOCK 1 | LOT 9.1, 9.2

MEADOW HILL ROAD TOWN OF NEWBURGH, NEW YORK

JOHN MEYER CONSULTING DRAWINGS:

- SP-1 COVER SHEET
- SP-2 EXISTING CONDITIONS PLAN
- SP-3 LOT CONSOLIDATION PLAN
- SP-4 LAYOUT PLAN
- SP-5 GRADING PLAN
- SP-6 UTILITIES PLAN
- SP-7 EROSION & SEDIMENT CONTROL PLAN
- SP-8 LANDSCAPING PLAN
- SP-9 LIGHTING PLAN
- SP-10 ROAD PROFILE
- SP-11 CONSTRUCTION DETAILS
- SP-12 CONSTRUCTION DETAILS
- SP-13 CONSTRUCTION DETAILS
- SP-14 CONSTRUCTION DETAILS
- SP-15 CONSTRUCTION DETAILS
- SP-16 SANITARY SEWER PROFILES
- SP-17 STORM SEWER PROFILES
- SP-18 STORM SEWER PROFILES
- SP-19 WATER MAIN PROFILE
- SP-20 FIRE TRUCK-TURNING PLAN

OWNER / APPLICANT:

DRA MEADOW HILL, LLC
P.O. BOX 467
HIGHLAND MILLS NY 10930

ATTORNEY:

JACOBOWITZ AND GUBITS, LLP
158 ORANGE AVE, P.O. BOX 367
WALDEN, NY 12586
TEL: (845) 778-2121

**SITE PLANNER, CIVIL & TRAFFIC
ENGINEER & LANDSCAPE ARCHITECTS:**

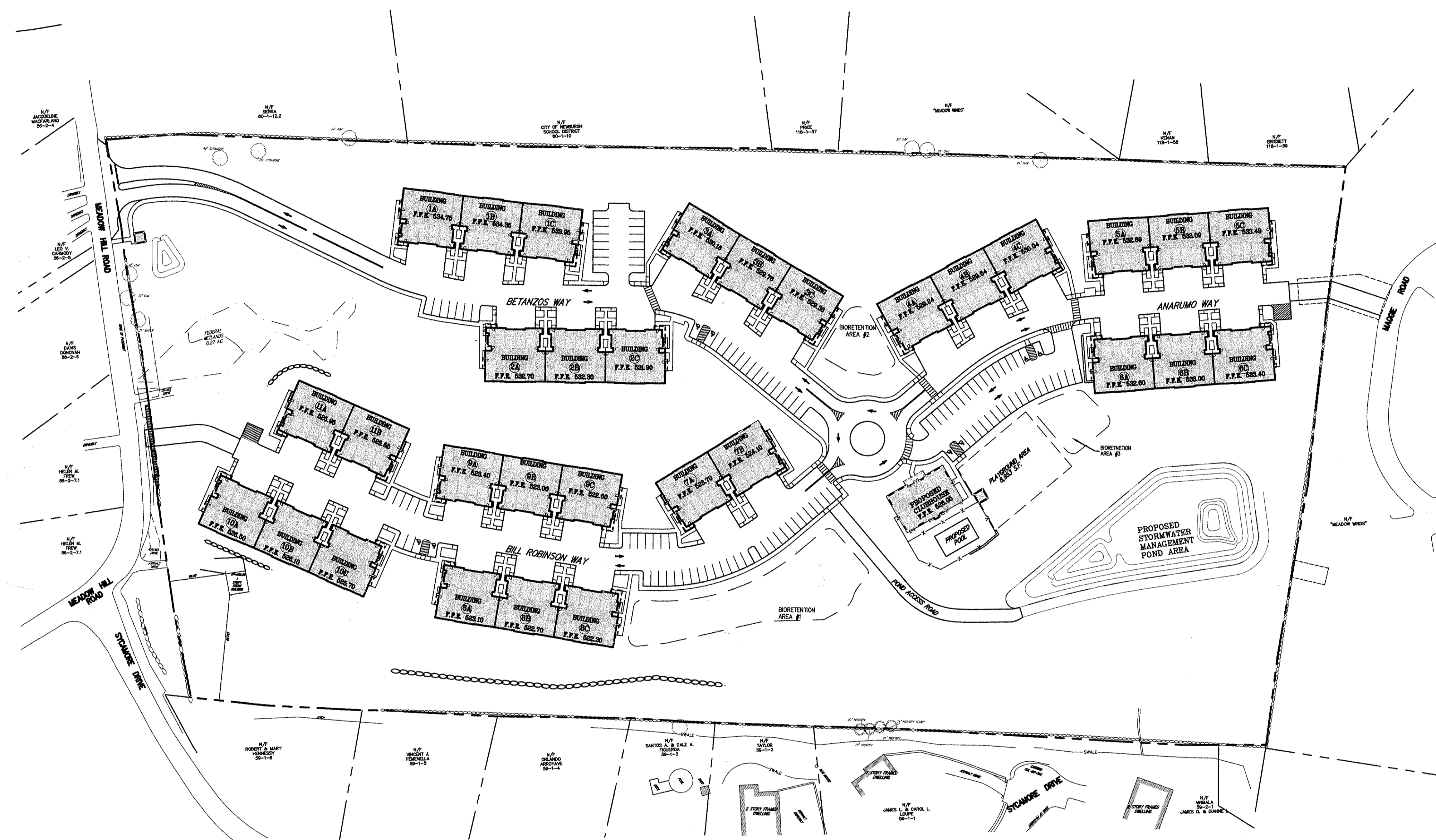
JMC 120 BEDFORD ROAD
ARMONK, NEW YORK 10504
(914) 273-5225

SURVEYOR:

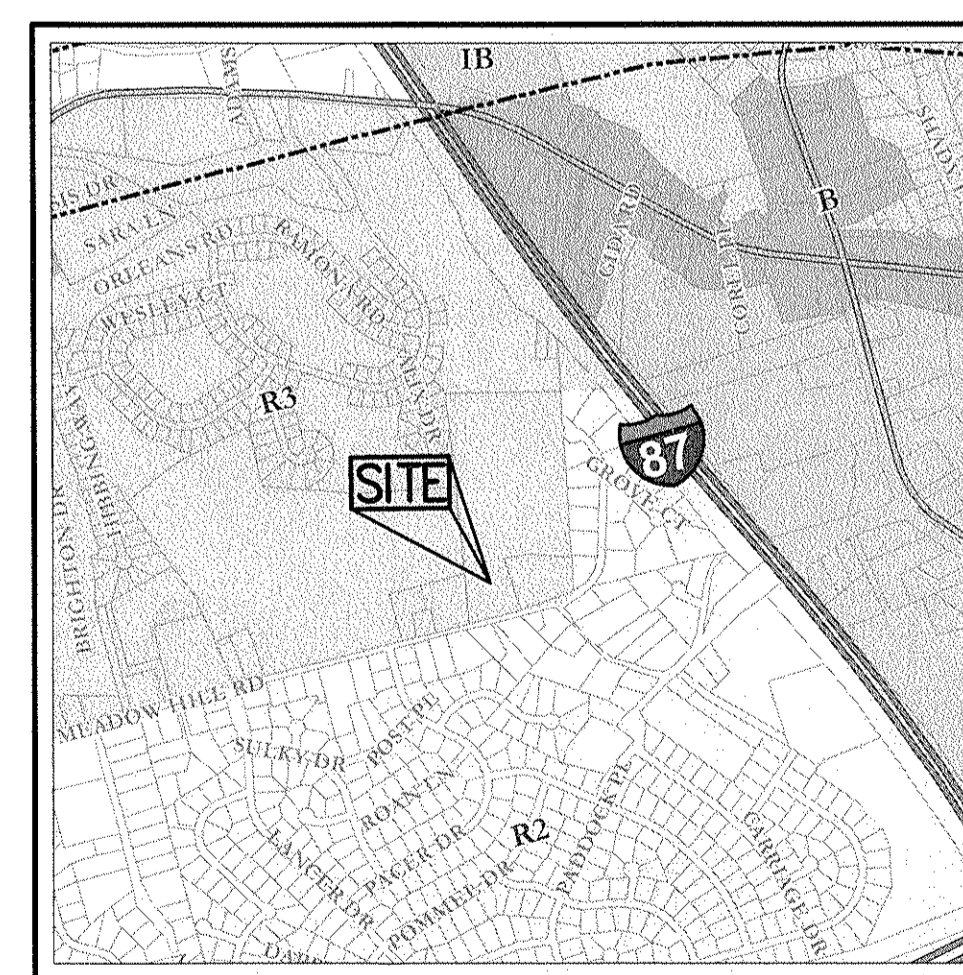
MASER CONSULTING P.A.
SUITE 1
ONE CROSSFEILD AVE
WEST NYACK, NEW YORK 10994
TEL: (845) 727-1160

ARCHITECT:

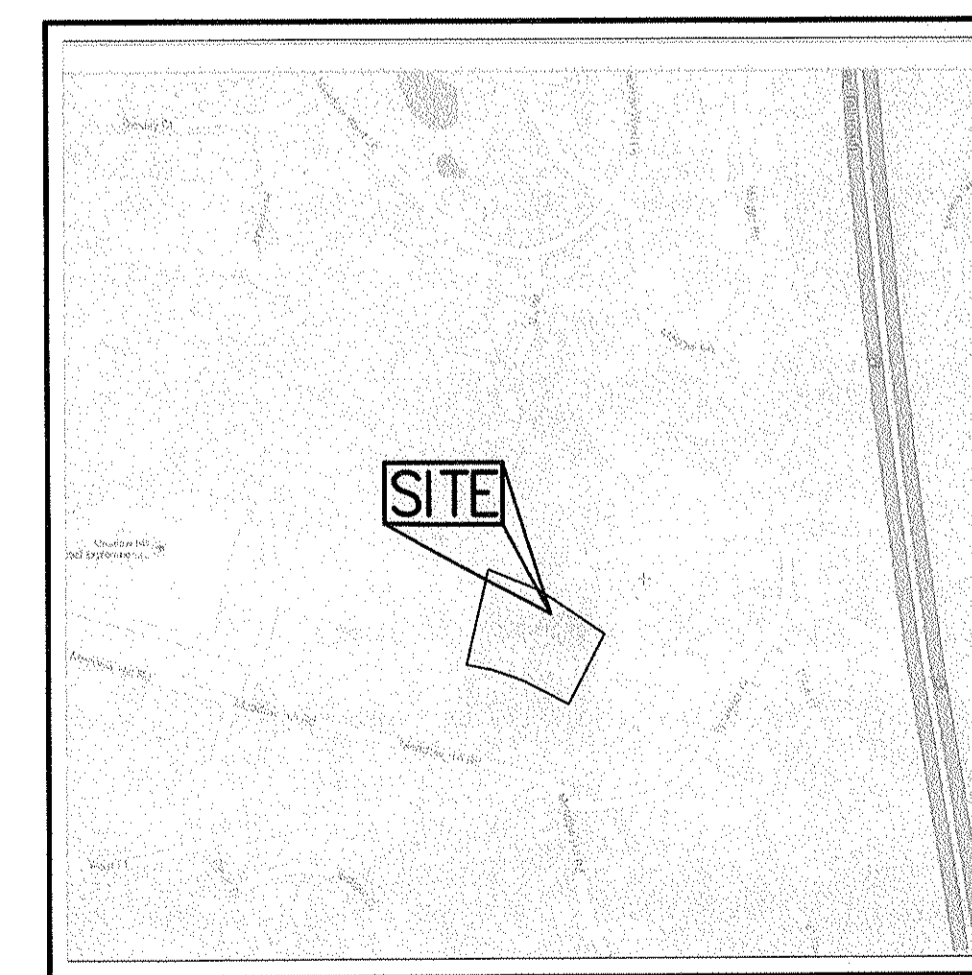
MINNO & WASKO ARCHITECTS
AND PLANNERS
GATEWAY CENTER,
1 RAYMOND PLAZA W #210,
NEWARK, NJ 07102
TEL: (973) 735-6695



AREA MAP
SCALE: 1" = 80'



ZONING MAP
SCALE: 1" = 1,600'
SOURCE: TITLE / YEAR



VICINITY MAP
SCALE: 1" = 1,000'
SOURCE: TITLE / YEAR

NOTES:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-952-7862) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY HIS OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDESIRABLE INTERRUPTION OF UTILITY SERVICE.
- UNDER INDUSTRIAL CODE 753, CONTRACTOR SHALL NOTIFY ALL OPERATORS OF UTILITIES LOCATED IN THE AREA WHERE THE WORK IS TO BE PERFORMED PRIOR TO THE START OF THIS WORK SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE AND MARK THE LOCATIONS OF THEIR OWN UTILITIES. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JOHN MEYER CONSULTING, P.C. AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JOHN MEYER CONSULTING, P.C.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES, APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSOFT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.
- PURSUANT TO TOWN OF NEWBURGH TOWN BOARD RESOLUTION DATED MAY 1, 2013 THE PAYMENT OF SIXTY PERCENT (60%) OF THE RECREATION FEES IN LIEU OF PARKLAND IN THE AMOUNT OF \$193,220 HAS BEEN DEFERRED. \$128,800 DOLLARS, REPRESENTING FORTY PERCENT (40%) OF THE RECREATION FEES IN LIEU OF PARKLAND ARE PAID PRIOR TO THE SIGNING OF THIS MAP BY THE PLANNING BOARD CHAIRMAN. UPON THE ISSUANCE OF EACH BUILDING PERMIT FOR THE SUBJECT PROPERTY FOR A RESIDENTIAL BUILDING OR UNIT, THE PAYMENT OF \$1,200 PER RESIDENTIAL BUILDING OR UNIT, AS THE CASE MAY BE, SHALL BE REQUIRED TO BE PAID TO THE TOWN OF NEWBURGH SO THAT THE SIXTY PERCENT (60%) DEFERRED AMOUNT SHALL BE PAID IN FULL UPON THE ISSUANCE OF THE LAST BUILDING PERMIT; AND

IN THE EVENT OF ANY FAILURE TO COMPLY WITH THE ABOVE AND A BUILDING PERMIT IS ISSUED WITHOUT PAYMENT OF THE DEFERRED RECREATION FEES IN LIEU OF PARKLAND BALANCE THEN DUE, THE TOWN OF NEWBURGH, IN ADDITION TO ALL OTHER REMEDIES, SHALL BE ENTITLED TO (A) ISSUE A STOP WORK ORDER FOR ANY AND ALL COMMENCED ON THE SUBJECT PROPERTY AND (B) WITHHOLD OR REVOKE ANY AND ALL BUILDING PERMITS ISSUED FOR THE SUBJECT PROPERTY.

TABLE OF LAND USE			
ZONING DISTRICT	PERMITTED/REQUIRED	APPROVED	EXPANSION
R-3			
LOT AREA (AC)(S.F.)	10.00 AC./435,600 S.F.	18.25 AC./795,042 S.F.	20.82 AC./906,919 S.F. (+ 2.57 AC./112,158 S.F.)
LOT WIDTH (FT.)	300	666	666
LOT DEPTH (FT.)	300	1,413	1,413
FRONT YARD (FT.)	50	50	50
REAR YARD (FT.)	50	50	50
1 SIDE YARD (FT.)	50/60	50/60	50/60
NUMBER OF UNITS (9 UNITS PER ACRE)	-	161	185
REAR TO ADJACENT BUILDING (FT.)	75	92	82
SIDE TO SIDE OF ADJACENT BUILDING (FT.)	33	40	40
HABITABLE FLOOR AREA PER DWELLING UNIT (S.F.)	1 BEDROOM 600 2 BEDROOM 800	1-BEDROOM = 850 MIN. 2-BEDROOM = 1,000 MIN.	1-BEDROOM = 850 MIN. 2-BEDROOM = 1,000 MIN.
SMALL UNIT HABITABLE FLOOR AREA PER DWELLING UNIT (S.F.)	1,000 MAX SEC 185.45 B (4)	1-BEDROOM = 830 MIN. 2-BEDROOM = 996 MIN.	1-BEDROOM = 830 MIN. 2-BEDROOM = 996 MIN.
LOT BUILDING COVERAGE (%)	35	14.2	14.6
BUILDING HEIGHT (FT.)	35	35	35
LOT SURFACE COVERAGE (%)	60	33	31
STANDARD PARKING 2 SP/UNIT	322	329	362
HANDICAP PARKING	0	2	8
TOTAL PARKING	322	331	370

NOTES:

- BASE DENSITY CALCULATIONS**
BASE DENSITY = 6 DWELLING UNITS PER ACRE
SENIOR HOUSING DEVELOPMENT DENSITY = 9 DWELLING UNITS PER ACRE
1/3 OF THE TOTAL NUMBER OF PROPOSED UNITS ARE GAINED DUE TO THE SENIOR HOUSING DEVELOPMENT PROVISION.
1/3 OF THE TOTAL NUMBER OF UNITS GAINED MUST BE SENIOR HOUSING.
THEREFORE 1/3 OF THE TOTAL UNITS X 1/3 MUST BE SENIOR HOUSING = 1/9 OF THE TOTAL UNITS MUST BE SENIOR HOUSING OR 11%
21 SENIOR HOUSING UNITS WILL BE REQUIRED AND WILL BE LOCATED IN BUILDING B.
- NET PARCEL AREA CALCULATIONS**
20.82 GROSS ACRES
0.27 ACRES OF FEDERAL WETLANDS
11% OF 0.27 IS SUBTRACTED AT A RATE OF 75% = (0.11)(0.27)(0.75) = 0.022 AC.
88% OF 0.27 IS SUBTRACTED AT A RATE OF 100% = (0.88)(0.27)(1.00) = 0.24 AC.
TOTAL AREA COVERED BY WETLANDS FOR NET AREA CALC = (0.022)+(0.24) = 0.262 AC.
THEREFORE: (20.82 AC - 0.262 AC) = 20.558 AC = 185 UNITS PERMITTED

PARKING SUMMARY	
DESCRIPTION	PARKING PROVIDED
8-18 UNIT BUILDINGS	
DRIVEWAY PARKING (12 DRIVEWAY SPACES/BLDG)	96
GARAGE PARKING (12 GARAGES PARKING/BLDG)	96
2-10 UNIT BUILDINGS	
DRIVEWAY PARKING (8 DRIVEWAY SPACES/BLDG)	16
GARAGE PARKING (8 GARAGES PARKING/BLDG)	16
1-21 UNIT BUILDINGS	
DRIVEWAY SPACES/BLDG	12
GARAGES PARKING/BLDG	12
STANDARD SPACES	122
TOTAL SPACES	370

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No.	Revision	Date	By

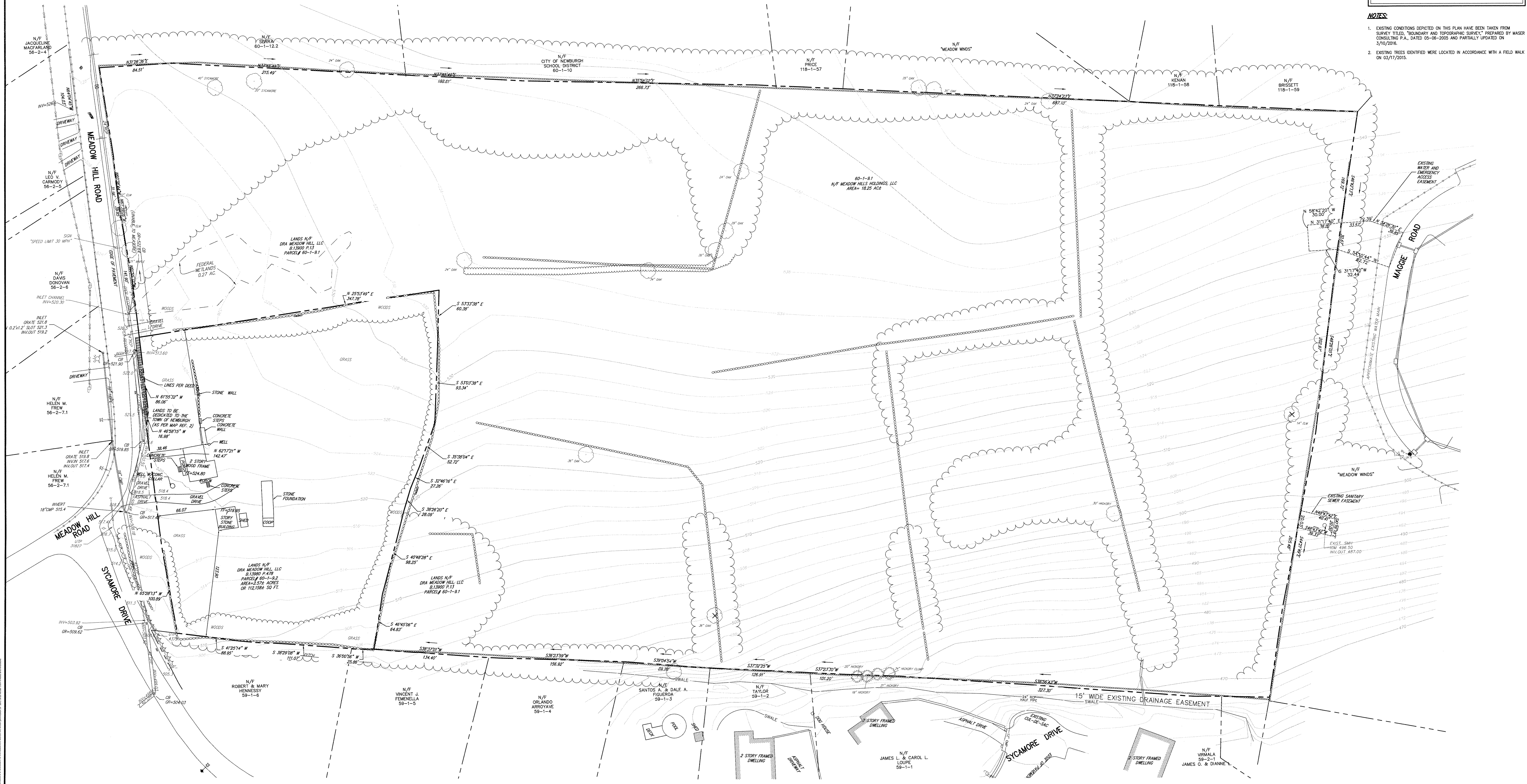
JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 - fax 914.273.2102
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Client:	MT	Approval:	JS
Scale:	NOT TO SCALE		
Date:	05/06/2016		
Project No.:	16015		
Job No.:	OWNER	OWNER	OWNER
Drawing:	SP-1		

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING FEATURE TO BE REMOVED

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY," PREPARED BY MASTER CONSULTING P.A., DATED 05-09-2005 AND PARTIALLY SPOKEE ON 3/10/2016.
- EXISTING TREES IDENTIFIED WERE LOCATED IN ACCORDANCE WITH A FIELD WALK ON 03/17/2015.



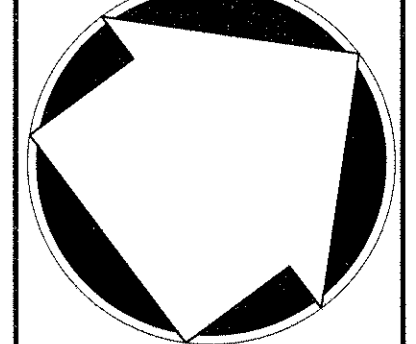
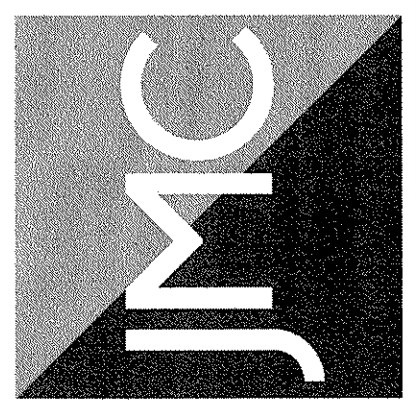
No.	Date	Revision

DRP/OWNER: **DR MEADOW HILL, LLC**
 477 RIVER ROAD
 SUMMIT, NJ 07901

ARCHITECT: **MINNO & WASKO ARCHITECTS**
 1 PARKWAY, 7TH FLOOR
 NEWARK, NJ 07102

JMC Planning, Engineering, Landscaping
 Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meece Consulting, Inc.

120 BROADWAY ROAD - ARMONK, NY 10504
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SITE EXISTING CONDITIONS PLAN
 MEADOW HILL ROAD EXPANSION
 MEADOW HILL ROAD
 TOWN OF NEWBURGH, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: MT
 Scale: 1" = 40'
 Date: 05/06/2016
 Project No: 16015
 WWS-DE DST DST-AR
 Drawing No: SP-2

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LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING FENCE
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	EXISTING PAINT
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING FEATURE TO BE REMOVED

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY MASER CONSULTING P.A., DATED 05-08-2005 AND PARTIALLY UPDATED ON 3/10/2016.
- EXISTING TREES IDENTIFIED WERE LOCATED IN ACCORDANCE WITH A FIELD WALK ON 03/17/2015.



PROPOSED TOTAL CONSOLIDATED LOT AREA 20.82 ACRES

<p>DATE</p> <p>BY</p> <p>REVISION</p> <p>NO.</p>	<p>DRAMA MEADOW HILL, LLC 47 RIVER ROAD SUMMIT, NJ 07901</p> <p>MINNO & WASKO ARCHITECTS ARCHITECTS 110 WASHINGTON ST. NEWARK, NJ 07102</p>
<p>JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC JMC Site Development Consultants, LLC John Meyer Consulting, Inc.</p> <p>120 BERGHOFF ROAD • HANOVER, NJ 08044 PHONE 914.233.5225 • FAX 914.233.2102 WWW.JMCPINC.COM</p>	<p>SITE EXISTING CONDITIONS PLAN MEADOW HILL ROAD EXPANSION TOWN OF NEWBURGH, NY</p>
<p>ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.</p>	
<p>Drawn: MT Approved: JS</p> <p>Scale: 1" = 40'</p> <p>Date: 05/06/2016</p> <p>Project No: 16015</p> <p>WDS-RT LOT DWT-AY</p>	<p>SP-3</p>

SIGN TABLE

DESIGNATION	SYMBOL	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	RECOMMENDED
A	STOP	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B	NO PARKING ANY TIME	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C	NO PARKING ANY TIME	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	N191-2	X
D	YIELD	36"x36"x3/8"	RED ON WHITE	STEEL CHANNEL	7'-0"	R1-2	X
E	WALKWAY	30"x30" 30"x18"	BLACK ON YELLOW	STEEL CHANNEL	7'-0"	W1-3 W1-7a	X
F	RIGHT TURN	18"x24"	BLACK ON YELLOW	STEEL CHANNEL	7'-0"	W1-BR	X
G	LEFT TURN	18"x24"	BLACK ON YELLOW	STEEL CHANNEL	7'-0"	W1-BL	X
H	WALKWAY	36"x36"	BLACK ON YELLOW	STEEL CHANNEL	7'-0"	W1-1R	X

- NOTES:**
- EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SECONDARY AND TOPOGRAPHIC SURVEY", PREPARED BY MASER CONSULTING P.A., DATED 05-06-2005 AND PARTIALLY UPDATED ON 3/10/2016.
 - EXISTING TREES IDENTIFIED WERE LOCATED IN ACCORDANCE WITH A FIELD WALK ON 03/17/2015.
 - AS A SPECIAL CONDITION OF APPROVAL, A SURVEY OF THE PROPOSED FOUNDATION STAKES IN THE FIELD SHALL BE CONDUCTED AND A COPY DELIVERED TO THE BUILDING DEPARTMENT BEFORE ANY EXCAVATION OR POURING OF CONCRETE IS CONDUCTED.
 - PROJECT MAILBOXES SHALL BE LOCATED IN THE CLUBHOUSE.

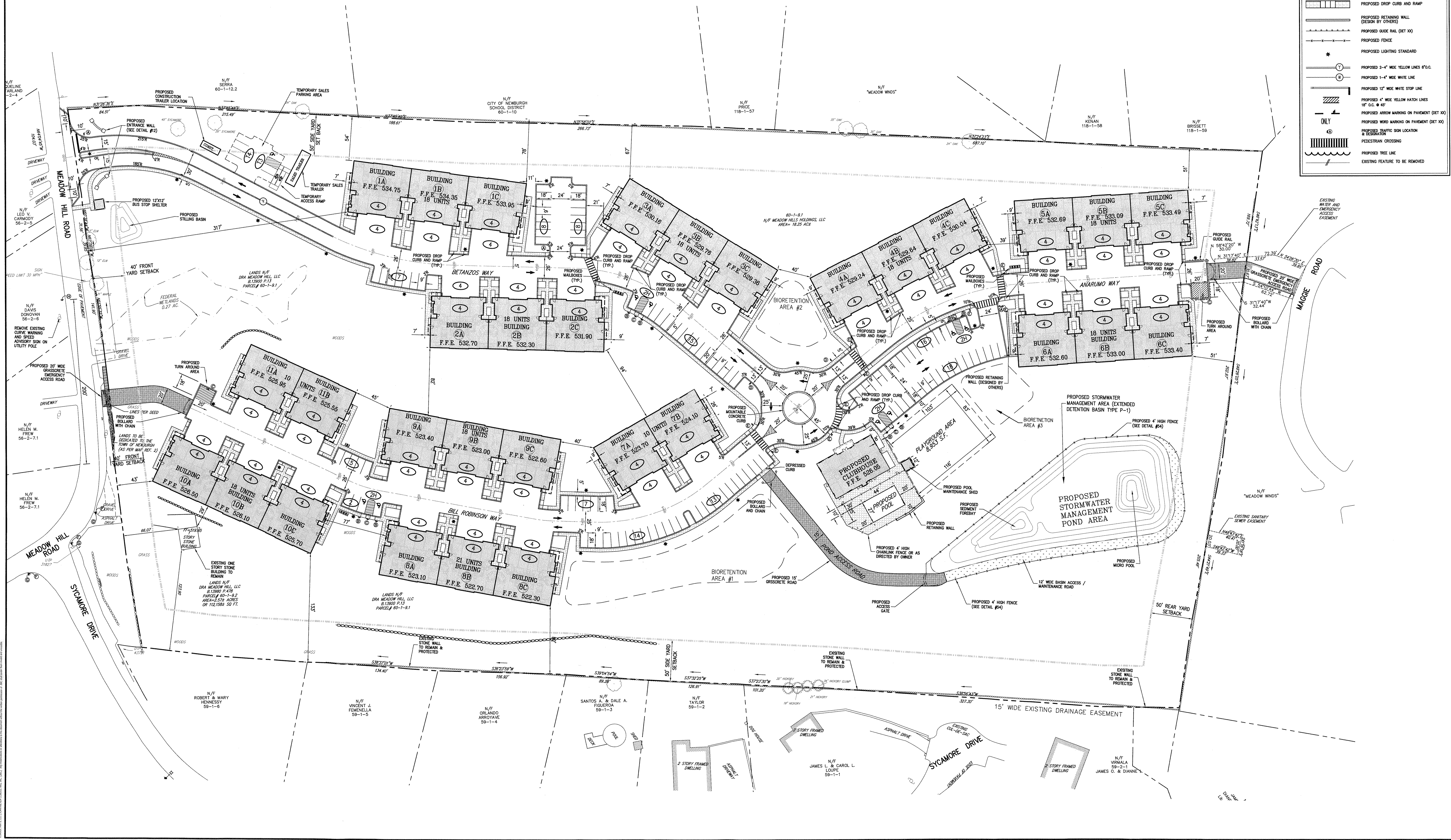
LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED DROP CURB & RAMP
- PROPOSED HANDICAPPED PARKING SPACES WITH NUMBER OF SPACES INDICATED
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MONUMENTAL CONCRETE SIDEWALK & CURB
- PROPOSED DROP CURB AND RAMP
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED GUIDE RAIL (DET 10)
- PROPOSED FENCE
- PROPOSED LIGHTING STANDARD
- PROPOSED 2'-4" WIDE YELLOW LINES 6" O.C.
- PROPOSED 1'-4" WIDE WHITE LINE
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED 4" WIDE YELLOW HATCH LINES 18" O.C. @ 45°
- PROPOSED ARROW MARKING ON PAVEMENT (DET 10)
- PROPOSED WARNING SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING
- PROPOSED TREE LINE
- EXISTING FEATURE TO BE REMOVED

DR A MEADOW HILL, LLC
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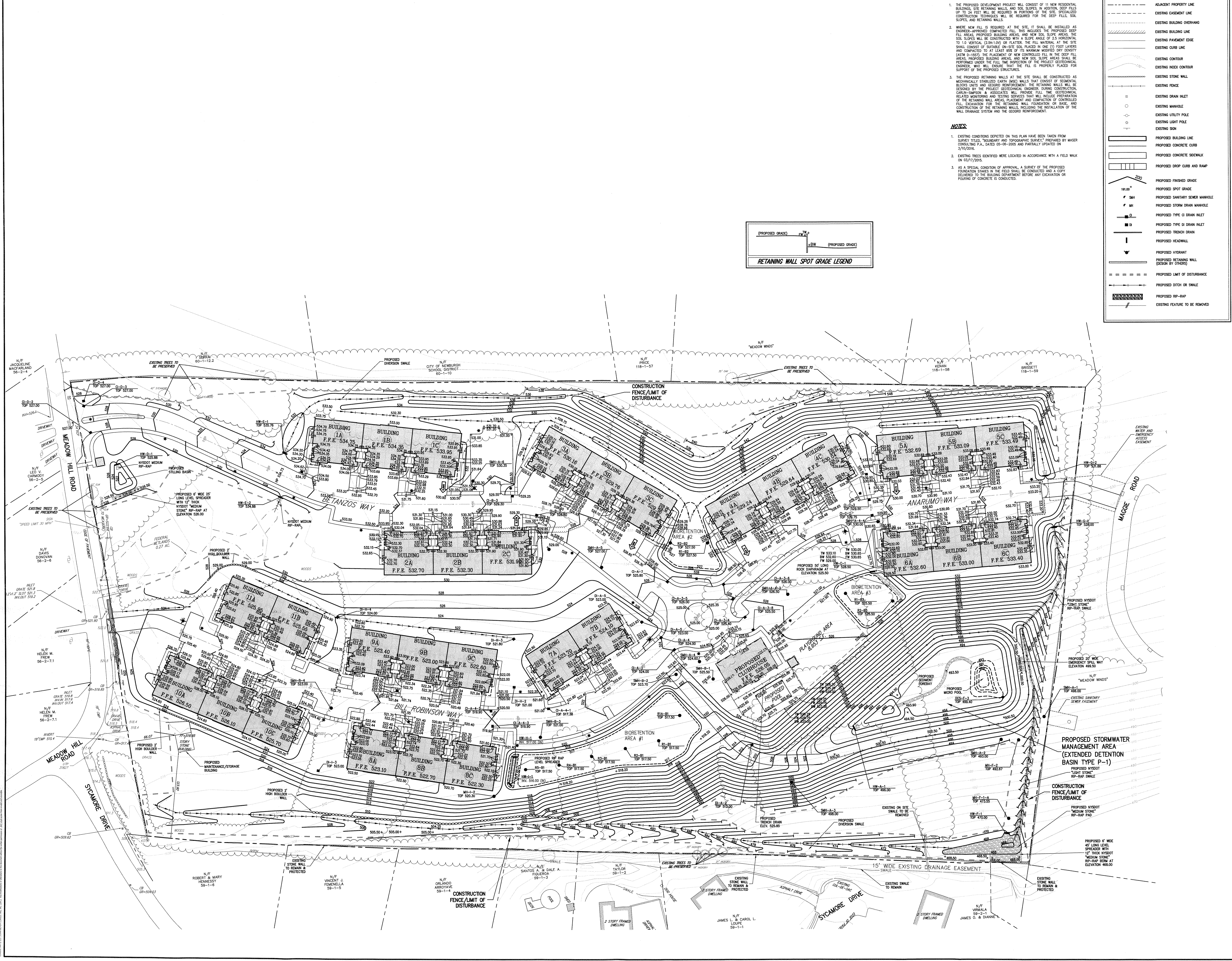
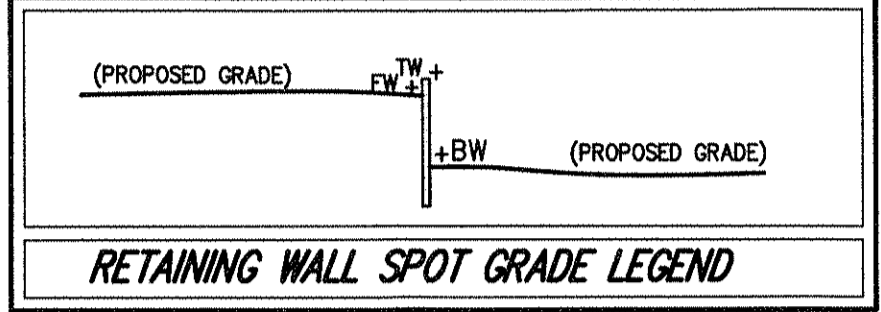
SITE LAYOUT PLAN
MEADOW HILL ROAD EXPANSION
 MEADOW HILL ROAD
 TOWN OF NEWBURGH, NY

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Drawn: MT
 Scale: 1" = 40'
 Date: 05/06/2016
 Project No: 16015
 Title: LAY
 Drawn by: SP-4

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING FENCE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SON
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED FINISHED GRADE
	PROPOSED SPOT GRADE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE G DRAIN INLET
	PROPOSED TRENCH DRAIN
	PROPOSED HEADWALL
	PROPOSED HYDRANT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED DITCH OR SWALE
	PROPOSED RIP-RAP
	EXISTING FEATURE TO BE REMOVED

- SPECIALIZED CONSTRUCTION:**
1. THE PROPOSED DEVELOPMENT PROJECT WILL CONSIST OF 11 NEW RESIDENTIAL BUILDINGS, SITE RETAINING WALLS, AND SOLE SLOPES. IN ADDITION, DEEP FILLS UP TO 24 FEET WILL BE REQUIRED IN PORTIONS OF THE SITE. SPECIALIZED CONSTRUCTION TECHNIQUES WILL BE REQUIRED FOR THE DEEP FILLS, SOLE SLOPES, AND RETAINING WALLS.
 2. WHERE NEW FILL IS REQUIRED AT THE SITE, IT SHALL BE INSTALLED AS ENGINEER-APPROVED COMPACTED FILL. THIS INCLUDES THE PROPOSED DEEP FILL AREAS, PROPOSED BUILDING AREAS, AND NEW SOLE SLOPE AREAS. THE SOLE SLOPES WILL BE CONSTRUCTED WITH A SLOPE ANGLE OF 2:1 HORIZONTAL TO 1:0 VERTICAL (25% SLOPE) OR FLATTER. THE FILL MATERIAL AT THE SITE SHALL CONSIST OF SUFFICIENT ON-SITE SOIL PLACED IN ONE (1) FOOT LAYERS AND COMPACTED TO AT LEAST 95% OF ITS MAXIMUM MODIFIED DRY DENSITY (ASTM D-1557). THE PLACEMENT OF NEW CONTROLLED FILL IN THE DEEP FILL AREAS, PROPOSED BUILDING AREAS, AND NEW SOLE SLOPE AREAS SHALL BE PERFORMED UNDER THE FULL INSPECTION OF THE PROJECT GEOTECHNICAL ENGINEER. MDC WILL ENSURE THAT THE FILL IS PROPERLY PLACED FOR SUPPORT OF THE PROPOSED STRUCTURES.
 3. THE PROPOSED RETAINING WALLS AT THE SITE SHALL BE CONSTRUCTED AS MECHANICALLY STABILIZED EARTH (MSE) WALLS THAT CONSIST OF SEGMENTAL BLOCKS UNITS AND GEOTEXTILE REINFORCEMENT. THE RETAINING WALLS WILL BE DESIGNED BY THE PROJECT GEOTECHNICAL ENGINEER. DURING CONSTRUCTION, CARBON-MONITORING & ASSOCIATES WILL PROVIDE FULL-TIME GEOTECHNICAL RELATED MONITORING AND TESTING SERVICES THAT INCLUDE PREPARATION OF THE RETAINING WALL AREAS, PLACEMENT AND COMPACTION OF CONTROLLED FILL, EXCAVATION FOR THE RETAINING WALL FOUNDATION OF BASE, AND CONSTRUCTION OF THE RETAINING WALLS INCLUDING THE INSTALLATION OF THE WALL DRAINAGE SYSTEM AND THE GEOTEXTILE REINFORCEMENT.
- NOTES:**
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY MASER CONSULTING P.A., DATED 05-08-2008 AND PARTIALLY UPDATED ON 3/10/2016.
 2. EXISTING TREES IDENTIFIED WERE LOCATED IN ACCORDANCE WITH A FIELD WALK ON 03/10/2016.
 3. AS A SPECIAL CONDITION OF APPROVAL, A SURVEY OF THE PROPOSED FOUNDATION STAKES IN THE FIELD SHALL BE CONDUCTED AND A COPY DELIVERED TO THE BUILDING DEPARTMENT BEFORE ANY EXCAVATION OR POURING OF CONCRETE IS CONDUCTED.



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SITE GRADING PLAN
 MEADOW HILL ROAD EXPANSION
 TOWN OF NEWBURGH, NY

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Drawn: MT Approved: JS
 Scale: 1" = 40'
 Date: 05/06/2016
 Project: 6015
 3RD-SH: 000 000/000
 Drawing No: SP-5

NOTES:

- 1. EXISTING CONDITIONS DEPicted ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, "BOUNDARY AND TOPOGRAPHIC SURVEY," PREPARED BY MASER CONSULTING P.A. DATED 02-28-2006.
2. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORROSION RESISTANCE IN ACCORDANCE WITH ASTM D-3354.
3. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRADY LINES SHALL BE POLYPROPYLENE (PP) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORROSION RESISTANCE IN ACCORDANCE WITH ASTM D-3354.

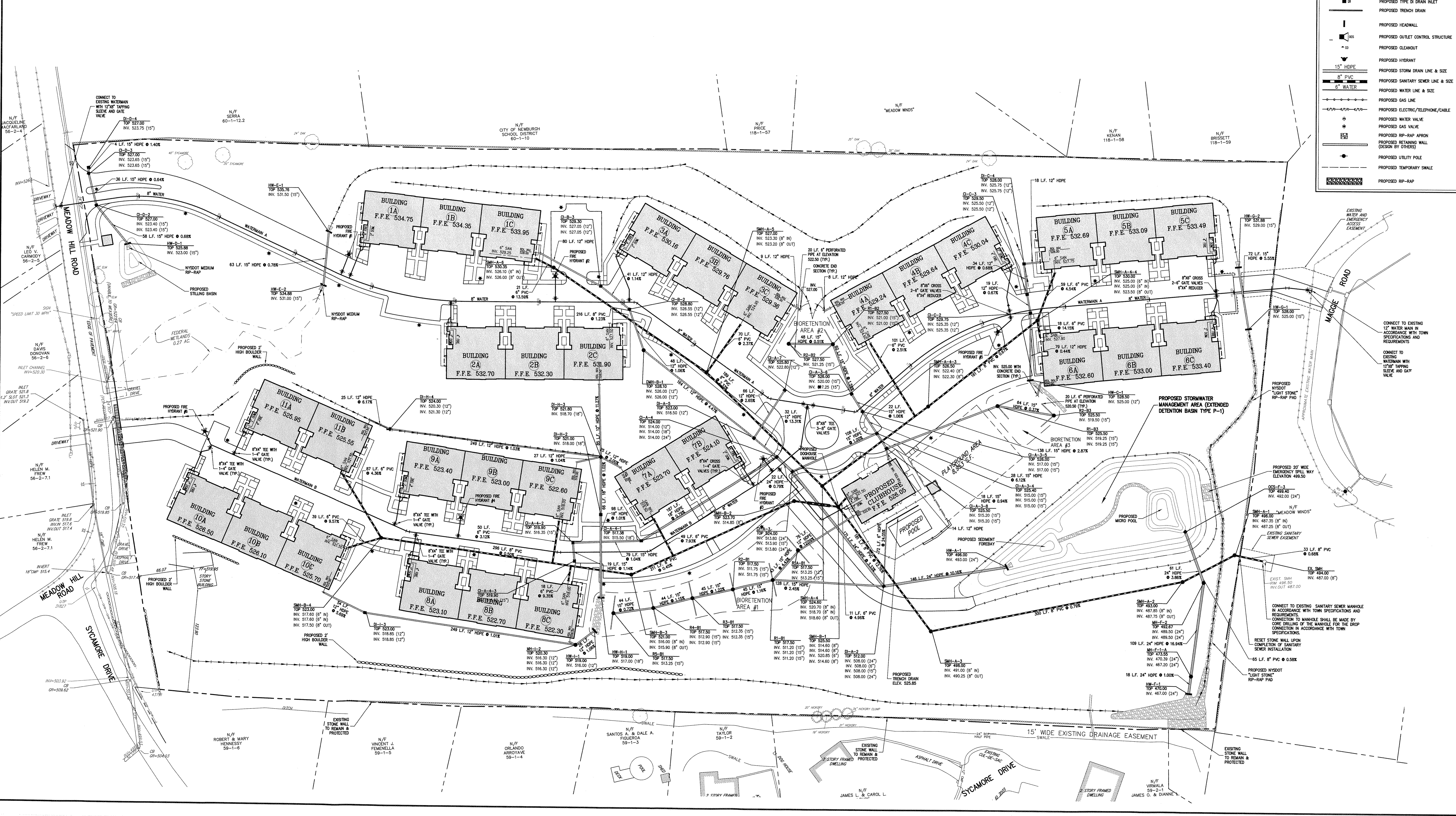
NOTES (CONTINUED):

- 14. THRUST RESTRAINTS OF THE PIPE SHALL BE PROVIDED BY THE ROGS AND RETAINER GLANDS. THE LENGTH OF RESTRAINED PIPE SHALL BE DETERMINED BASED UPON WORKING PRESSURES, SOIL CONDITIONS AND DEPTH OF BURY ACCORDING TO DPTA STANDARDS.
15. PRESSURE AND LEAKAGE TESTS ARE REQUIRED AND SHALL BE DONE IN ACCORDANCE WITH AWWA C-900 STANDARDS.
16. DISINFECTION OF ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH AWWA C-651 - YEAR OF LATEST REVISION STANDARDS.

NOTES (CONTINUED):

- 28. IF THE SECTION BEING TESTED SHALL FAIL TO PASS THE PRESSURE TEST OR THE LEAKAGE TEST, OR BOTH, THE CONTRACTOR SHALL DO EVERYTHING NECESSARY TO LOCATE, UNCOVER, AND REPAIR OR REPLACE THE DEFECTIVE PIPE, FITTINGS OR JOINTS, AND ALL SUCH WORK SHALL BE DONE AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
29. IN THE EVENT OF CONFLICT BETWEEN THE TESTS SPECIFIED HEREIN AND THE TEST REQUIREMENTS OF THE TOWN OF NEWBURGH WATER DISTRICT, HEALTH DEPARTMENT OR ANY OTHER AUTHORITY HAVING JURISDICTION OVER ALL OR ANY PORTION OF THE WATER LINES INSTALLED UNDER THIS CONTRACT, THE MORE RESTRICTIVE REQUIREMENTS SHALL GOVERN.

LEGEND
EXISTING PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING BUILDING LINE
EXISTING WELAND LINE AND DELINEATION
EXISTING BUILDING LINE
EXISTING PAVEMENT EDGE
EXISTING CURB LINE
EXISTING CONTOUR
EXISTING INDEX CONTOUR
EXISTING STONE WALL
EXISTING FENCE
EXISTING STORM DRAIN LINE AND SIZE
EXISTING SANITARY LINE AND SIZE
EXISTING WATER LINE
EXISTING OVERHEAD WIRES
EXISTING DRAIN INLET
EXISTING MANHOLE
EXISTING FIRE HYDRANT
EXISTING GAS VALVE
EXISTING WATER VALVE
EXISTING LIGHT POLE
EXISTING UTILITY POLE
EXISTING SIGN
PROPOSED BUILDING LINE
PROPOSED CONCRETE CURB
PROPOSED EASEMENT LINE
PROPOSED CONCRETE SIDEWALK
PROPOSED DROP CURB AND RAMP
PROPOSED SANITARY SEWER MANHOLE
PROPOSED STORM DRAIN MANHOLE
PROPOSED TYPE C DRAIN INLET
PROPOSED TYPE D DRAIN INLET
PROPOSED TRENCH DRAIN
PROPOSED HEADWALL
PROPOSED OUTLET CONTROL STRUCTURE
PROPOSED CLEANOUT
PROPOSED HYDRANT
PROPOSED STORM DRAIN LINE AND SIZE
PROPOSED SANITARY SEWER LINE AND SIZE
PROPOSED WATER LINE AND SIZE
PROPOSED GAS LINE
PROPOSED ELECTRIC/TELEPHONE/CABLE
PROPOSED WATER VALVE
PROPOSED GAS VALVE
PROPOSED RIP-RAP APRON
PROPOSED RETAINING WALL (DESIGN BY OTHERS)
PROPOSED UTILITY POLE
PROPOSED RIP-RAP



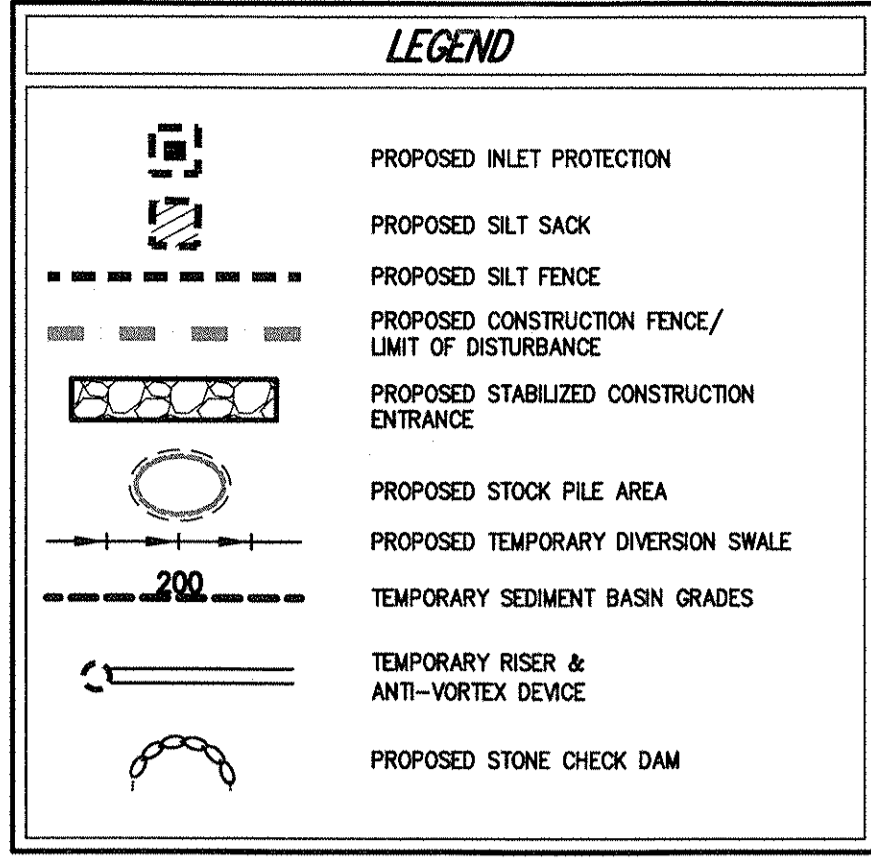
DR A MEADOW HILL, LLC
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JMC
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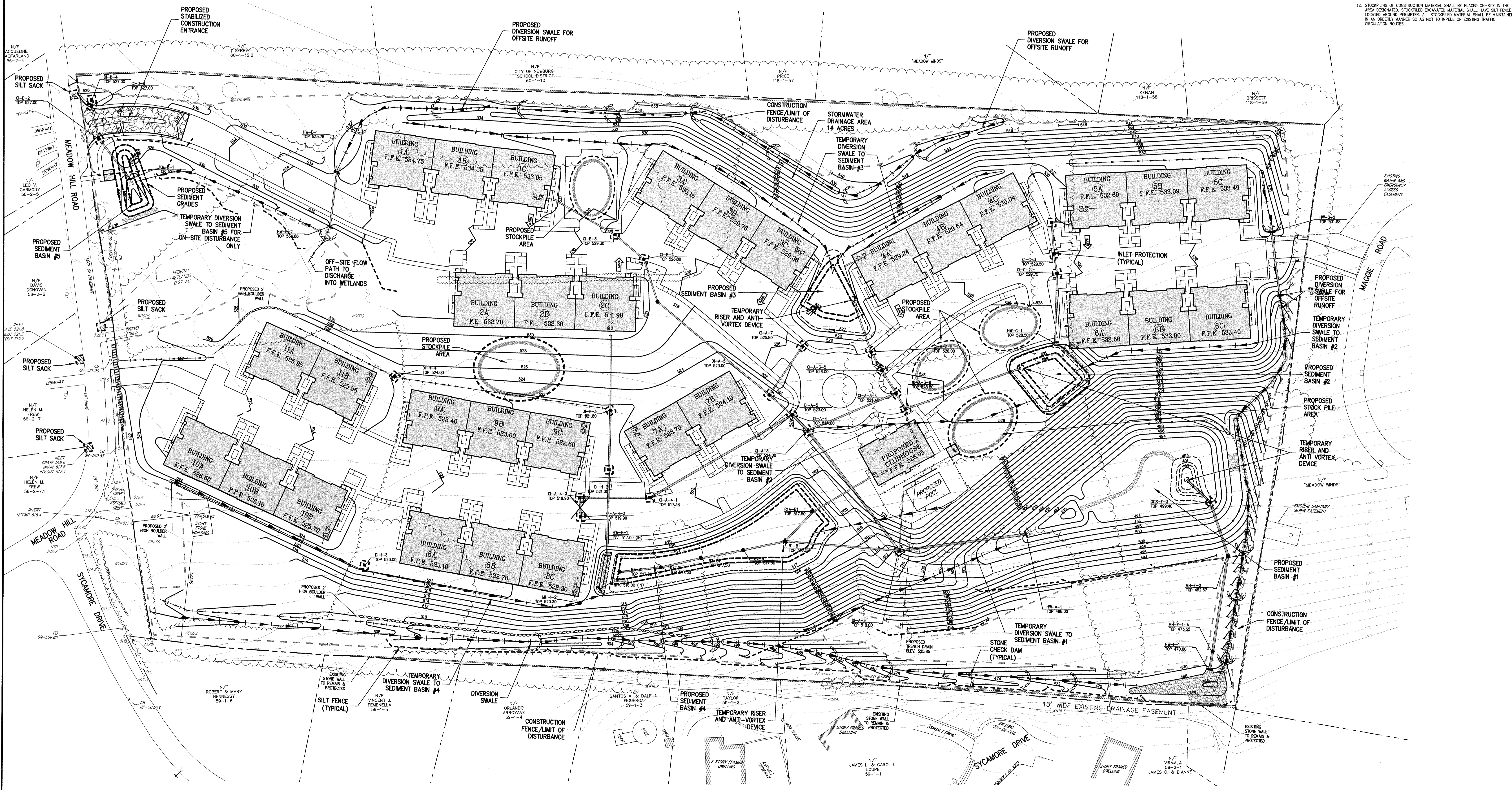
SITE UTILITIES PLAN
MEADOW HILL ROAD EXPANSION
MEADOW HILL ROAD
TOWN OF NEWBURGH, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLANS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.
Scale: 1" = 40'
Date: 05/06/2016
Project No: 16015
Drawn: MT
Approved: JS
Checked: UT, UR, UL, VR

- ### SEQUENCE OF CONSTRUCTION
- CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT CONTROL MEASURES AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:
 - A. STAKE LIMIT OF DISTURBANCE BOUNDARY WITH ORANGE CONSTRUCTION FENCE. INSTALL A STABILIZED CONSTRUCTION ENTRANCE. CLEAR THE AREA TO BE DEVELOPED.
 - B. INSTALL ALL SILT FENCES.
 - C. GRUB THE AREA TO BE CONSTRUCTED.
 - D. CONSTRUCT DIVERSION SWALE 1 TO DIVERT THE OFFSITE AREA DRAINAGE TOWARDS THE SITE TO AN EXISTING DIVERSION AND DIVERSION SWALES 2 AND 3 TO DIVERT THE RUNOFF FROM DISTURBED AREAS TOWARDS THE EXISTING DRAINAGE CHANNEL WHILE MAINTAINING THE EXISTING DRAINAGE PATTERNS.
 - E. PROVIDE STONE CHECK DAMS AT REGULAR INTERVALS IN THE DIVERSION SWALES.
 - F. CONSTRUCT TEMPORARY SEDIMENT BASIN.
 - G. REMOVE AND STOCKPILE TOPSOIL. INSTALL SILT FENCING AROUND THE TEMPORARY STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
 - H. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION.
 - I. INSTALL THE STORM DRAINAGE SYSTEM CONSISTING OF CATCH BASINS, HANDLES AND UNDERGROUND STORM PIPES ALONG WITH THE EROSION AND SEDIMENT CONTROL DEVICES ASSOCIATED WITH THE STORM DRAINAGE SYSTEM (I.E. INLET PROTECTION, STONE CHECK DAMS, ETC., AS SHOWN ON THE PLANS).
 - J. INSTALL UTILITIES (SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, ETC.), AS REQUIRED.
 - K. INSTALL GREEN INFRASTRUCTURE PRACTICES INCLUDING RAINFOREST AND BIOTRILERS.
 - L. BEGIN ROAD CONSTRUCTION INCLUDING SUBBASE AND BASE PAVEMENT SECTIONS.
 - M. FINISH GRADING, REDISTRIBUTE TOPSOIL, AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
 - N. COMPLETE FINAL GRADING FOR THE STORMWATER BASIN.
 - O. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
 - P. COMPLETE BUILDING CONSTRUCTION.



- ### NOTES
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY", PREPARED BY MASER CONSULTING P.A., DATED 05-06-2005 AND PARTIALLY UPDATED ON 3/3/09/016.
 2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL THE PLANS, PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION.
 3. EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEED WITH THE FOLLOWING GRASS MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION AT A RATE OF 6 POUNDS PER 1000 SQ. FT. IN THE FOLLOWING PROPORTIONS:
 CREEPING RED FESCUE 30 %
 PERENNIAL RYE GRASS 70 %
 4. GRASS SEED MIX FOR EROSION AND SEDIMENT CONTROL MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
 5. SEEDS ARE TO BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE (EO LBS. PER 1,000 SQ. FT.) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
 6. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE CONTRACTOR. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESEED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
 7. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE TOWN ENGINEER.
 8. CUT AND FILLS SHALL NOT ENHANCE ADJOINING PROPERTIES, NOR DIVERT WATER INTO THE PROPERTY OF OTHERS.
 9. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
 10. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A DAILY BASIS AND AFTER RAINSTORMS.
 11. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED.
 12. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED. STOCKPILED EXCAVATED MATERIAL SHALL HAVE SILT FENCE LOCATED AROUND PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPERE ON EXISTING TRAFFIC CIRCULATION ROUTES.



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JMC

SITE EROSION AND SEDIMENT CONTROL PLAN
 MEADOW HILL ROAD EXPANSION
 TOWN OF NEWBURGH, NY

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Drawn: MT
 Scale: 1" = 40'
 Date: 05/06/2016
 Project No: 16015
 NYS-REG: SE
 Drawing No:

Approved: JS
 Date: 05/06/2016
 Project No: 16015
 NYS-REG: SE
 Drawing No:

SP-7



LEGEND

- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- ★ PROPOSED LIGHTING STANDARD (DESIGN BY OTHERS)
- ▲ PROPOSED SITE LIGHTING (WALL MOUNTED)
- PROPOSED BOLLARD LIGHTING STANDARD
- PROPOSED ILLUMINANCE IN FOOT-CANDLES

PROPOSED STANDARD LIGHTING AND ISOLUX PATTERNS FOR TYPE A:
 LIGHT COOPER LIGHTING - MCGRAW-EDISON
 GAT-150-MP-X-3C-X-X
 ARCHITECTURAL POST TOP LUMINAIRE - TYPE III CUTOFF
 150 WATT PULSE-START CLEAR ED-28 VBD BURN

PROPOSED STANDARD LIGHTING AND ISOLUX PATTERNS FOR TYPE B LIGHT:
 COOPER LIGHTING - MCGRAW-EDISON
 GAT-150-MP-X-5C-X-X
 ARCHITECTURAL POST TOP LUMINAIRE - TYPE V CUTOFF
 150 WATT PULSE-START CLEAR ED-28 VBD BURN

NOTES:

- ALL CABLES AND WIRING SHALL BE INSTALLED UNDERGROUND IN CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT INSTALLED WITH TWO (2) FEET OF COVER. MINIMUM SIZE OF CONDUIT SHALL BE TWO (2) INCH DIAMETER.
- CIRCUIT WIRING SHALL BE PER ORANGE AND ROCKLAND UTILITY REQUIREMENTS.
- EXISTING TREES IDENTIFIED WERE LOCATED IN ACCORDANCE WITH A FIELD WALK ON 03/17/2015.

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ARCHITECTS
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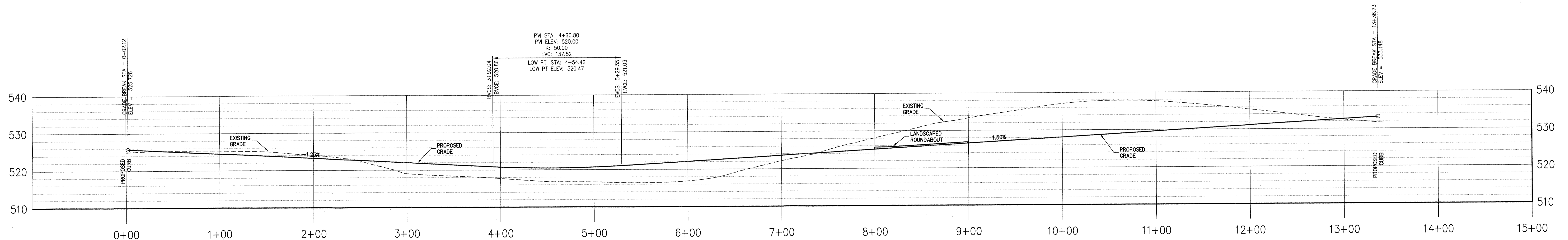
JMC

SITE LIGHTING PLAN
 MEADOW HILL ROAD EXPANSION
 TOWN OF NEWBURGH, NY

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Client:	MT	Approved:	JS
Scale:	1" = 40'		
Date:	05/06/2016		
Project No.:	16015		
WAS-SE	UJH	UJH	UJH

SP-9



BILL ROBINSON WAY & AMARUMO WAY PROFILE

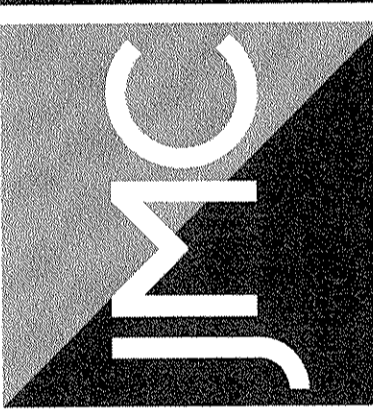
SCALE: HORIZONTAL: 1" = 40'
 VERTICAL: 1" = 10'

No.	Revision	Date	By

REGISTRATION NO. **DRA MEADOW HILL, LLC**
 47 RIVER ROAD
 SUMMIT, NJ 07901

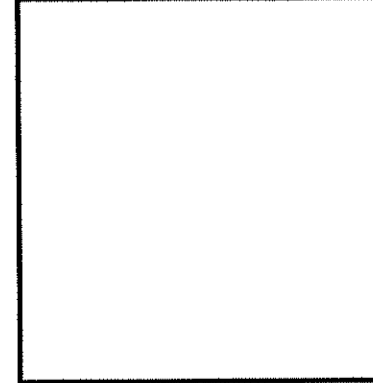
ARCHITECT **MINNO & WASKO ARCHITECTS**
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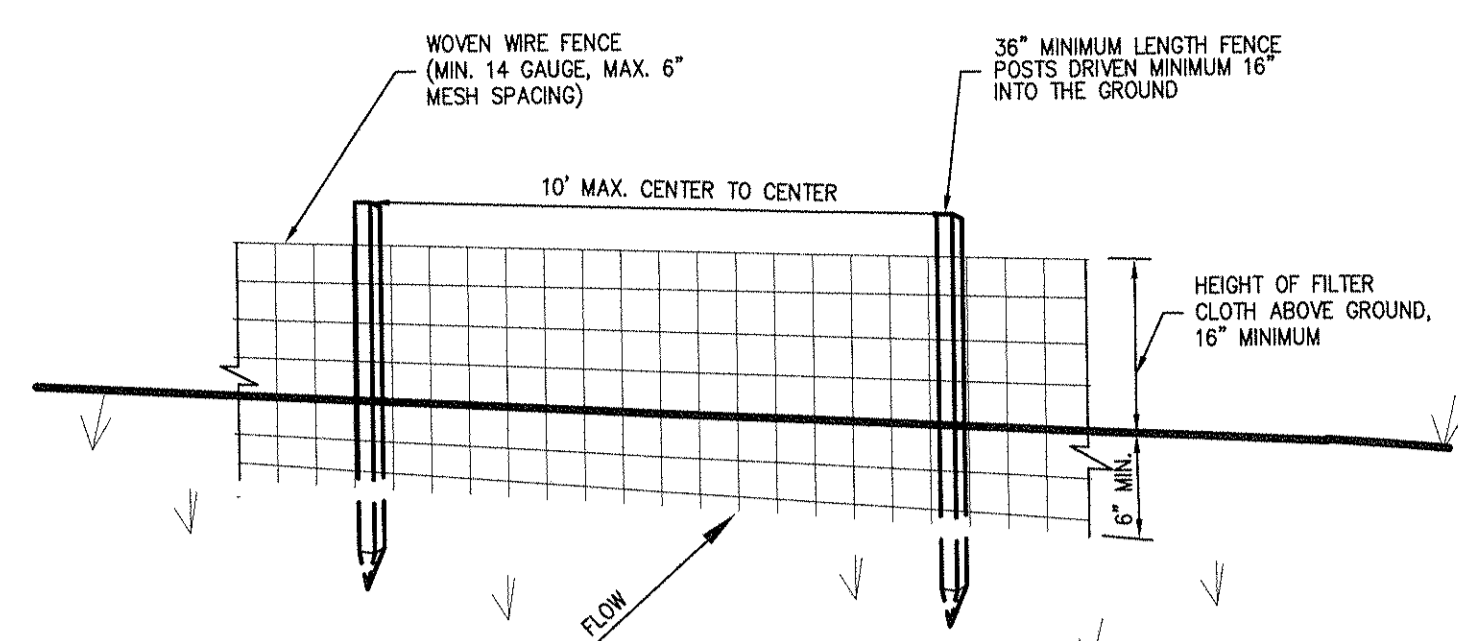


SANITARY SEWER PROFILES
 MEADOW HILL ROAD EXPANSION
 MEADOW HILL ROAD
 TOWN OF NEWBURGH, NY

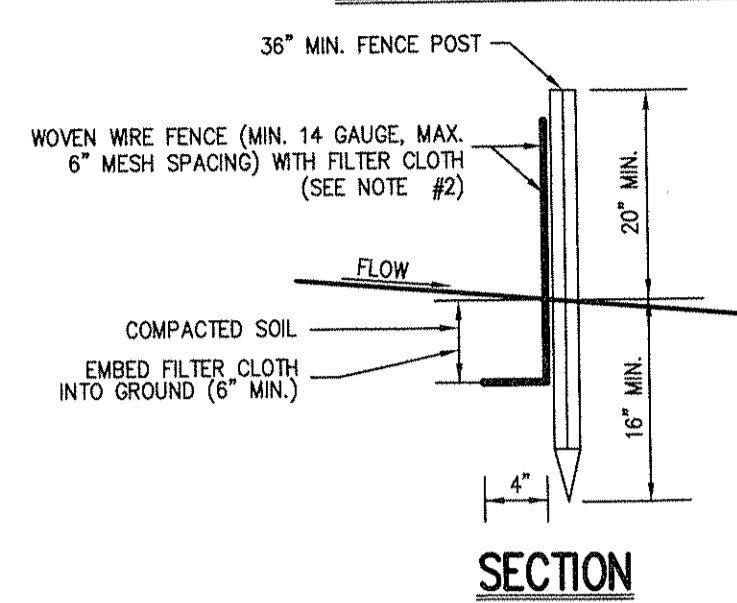
ANY ALTERATION OF PLANS,
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Drawn **MT** Approved **JS**
 Scale: 1" = 40'
 Date: 05/06/2016
 Project No: 16015
 1605-02 ROAD PROFILE VTL.mxd
SP-10



PERSPECTIVE VIEW

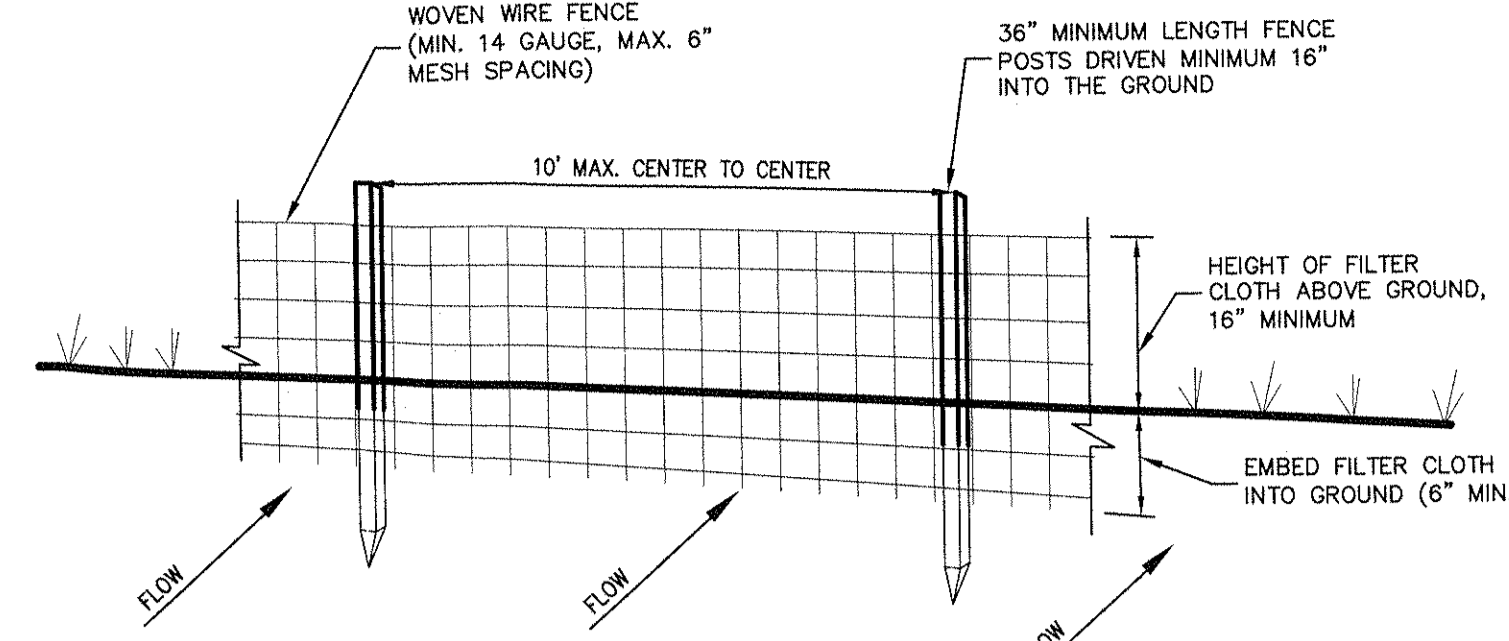


SECTION

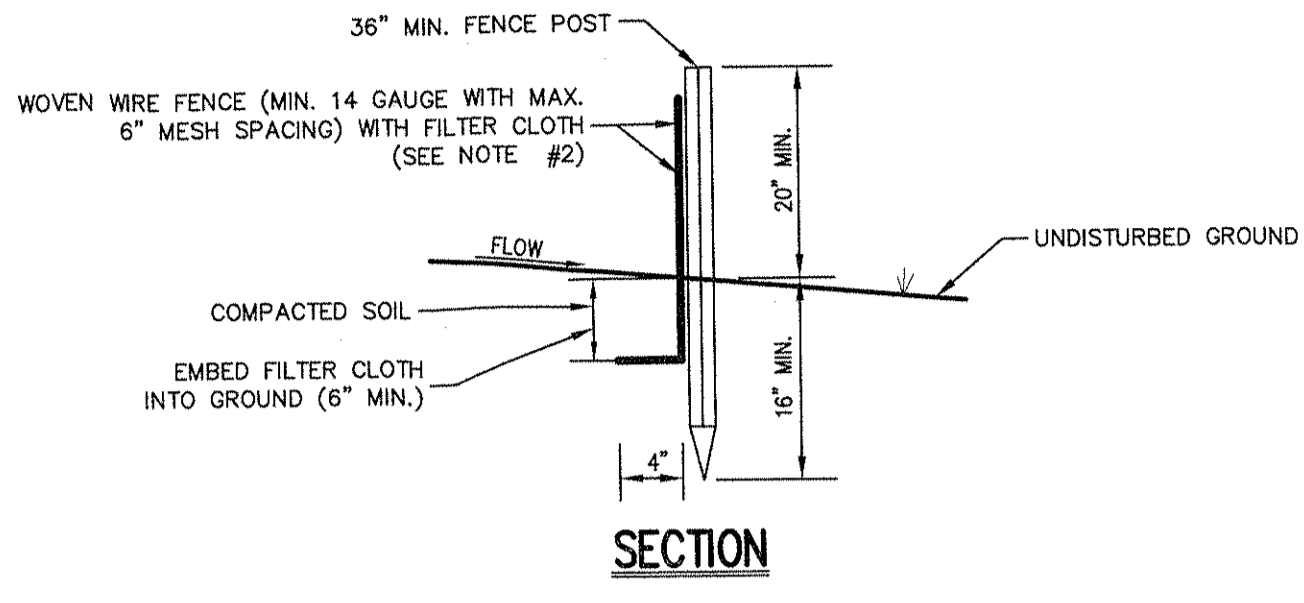
- NOTES:
- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
 - FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM 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, WEAR TACK, STABILMA THICK, OR APPROVED EQUAL.
 - PREFABRICATED UNITS SHALL BE CEDEFAB, ENVIRONMENT, OR APPROVED EQUAL.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

1



ELEVATION VIEW

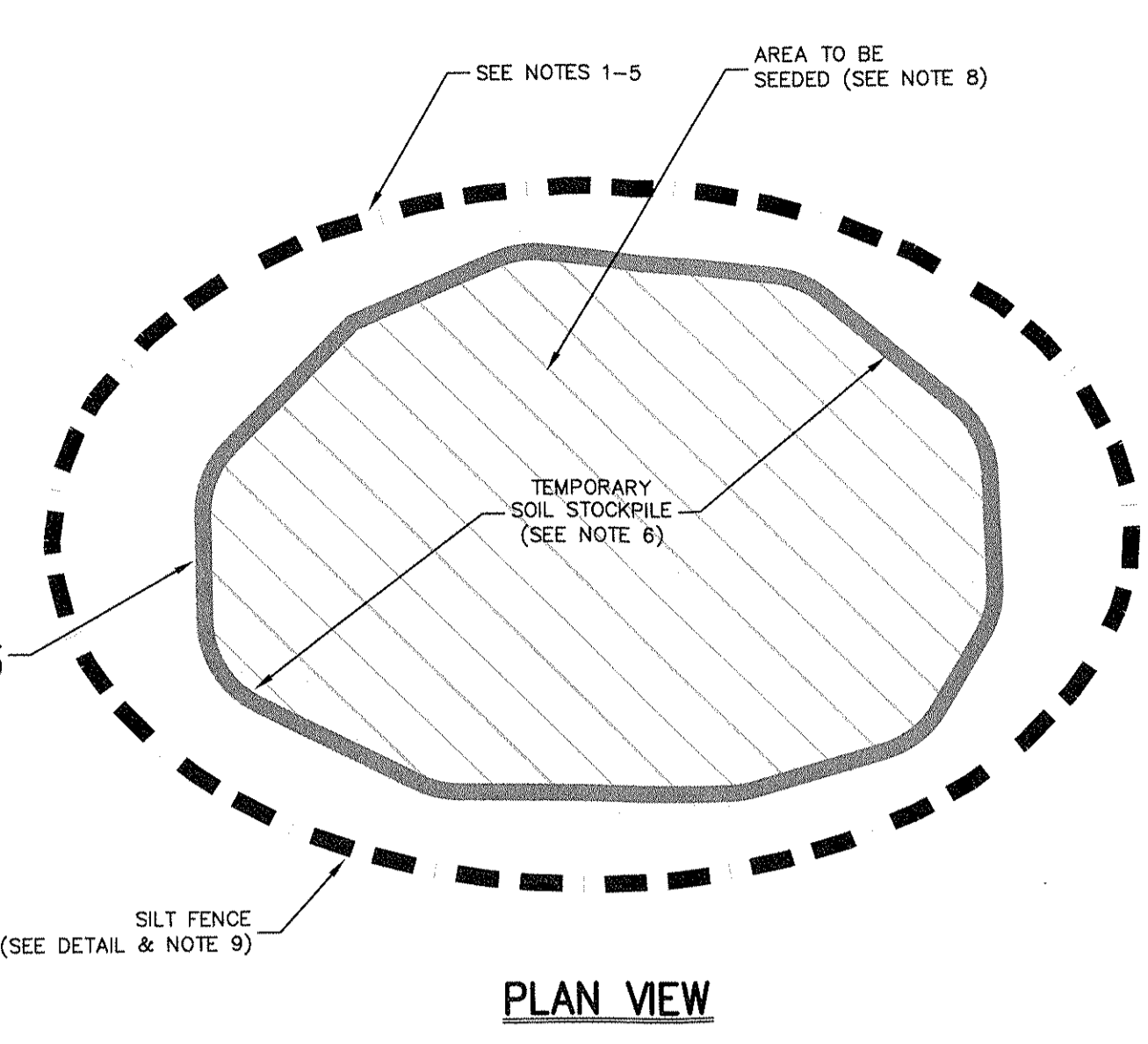


SECTION

- NOTES:
- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
 - WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 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, WEAR TACK, STABILMA THICK, OR APPROVED EQUAL.
 - PREFABRICATED UNITS SHALL BE CEDEFAB, ENVIRONMENT, OR APPROVED EQUAL.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 - THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
 - ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
 - UPON COMPLETION OF SOIL STOCKPILES, EACH PILE SHALL BE SEEDING WITHIN 24 HOURS. PERSONAL OR ANNUAL PREGRADES SHALL BE PLANTED DURING SPRING, SUMMER OR EARLY FALL. WINTER RYE (CERIAL RYE) SHALL BE EITHER FILTER X, WEAR TACK, STABILMA THICK, OR APPROVED EQUAL.
 - ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.

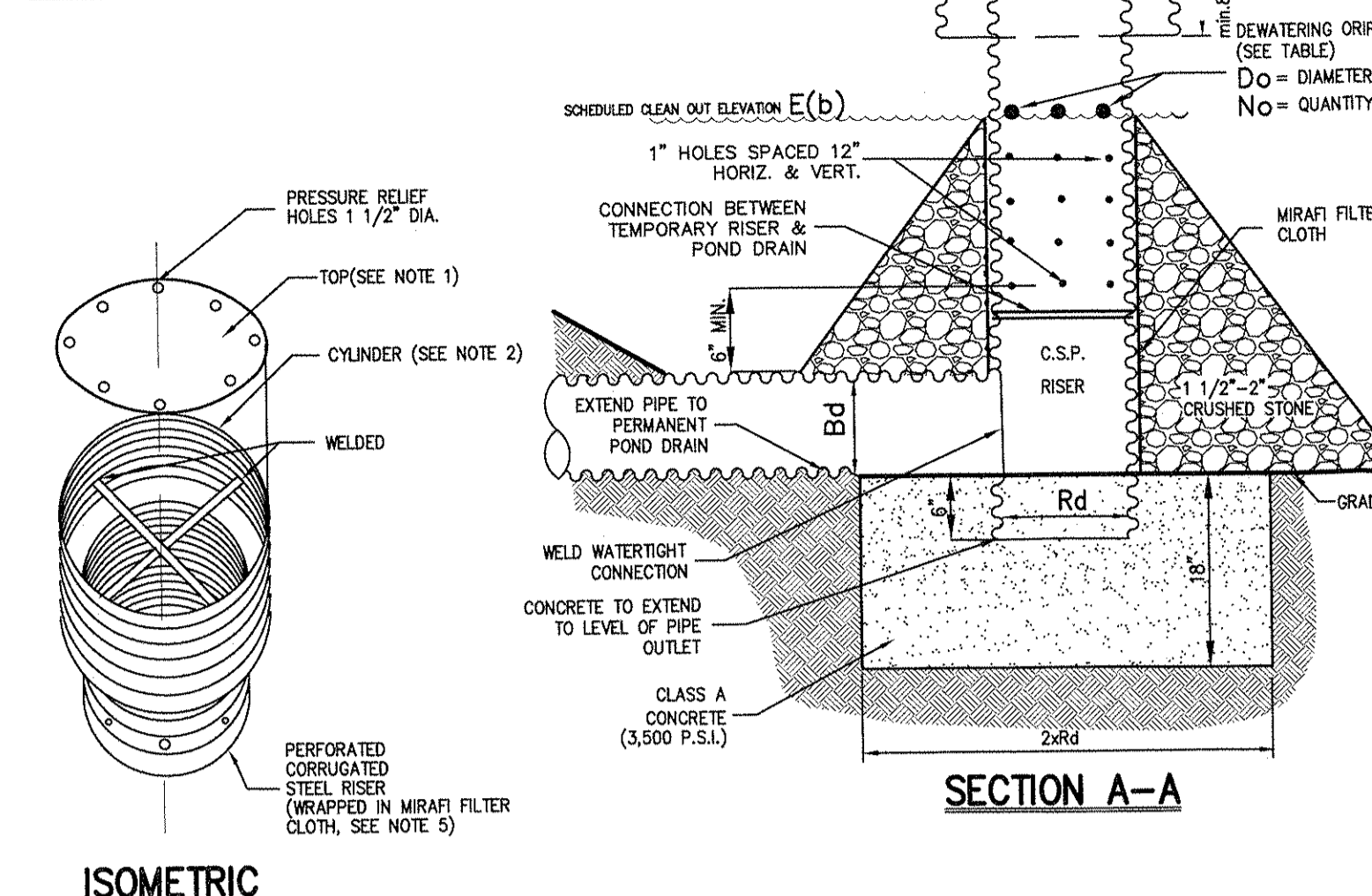
TEMPORARY SOIL STOCKPILE WITH SILT FENCE

2



PLAN VIEW

POND	Bd	Rd	Td	Th	E(c)	No	Do
#1	24	14	19	130	480.00	2	1
#2	15	15	21	7	824.75	2	1
#3	15	15	21	7	824.75	2	1
#4	15	15	21	7	354.00	2	1



ISOMETRIC

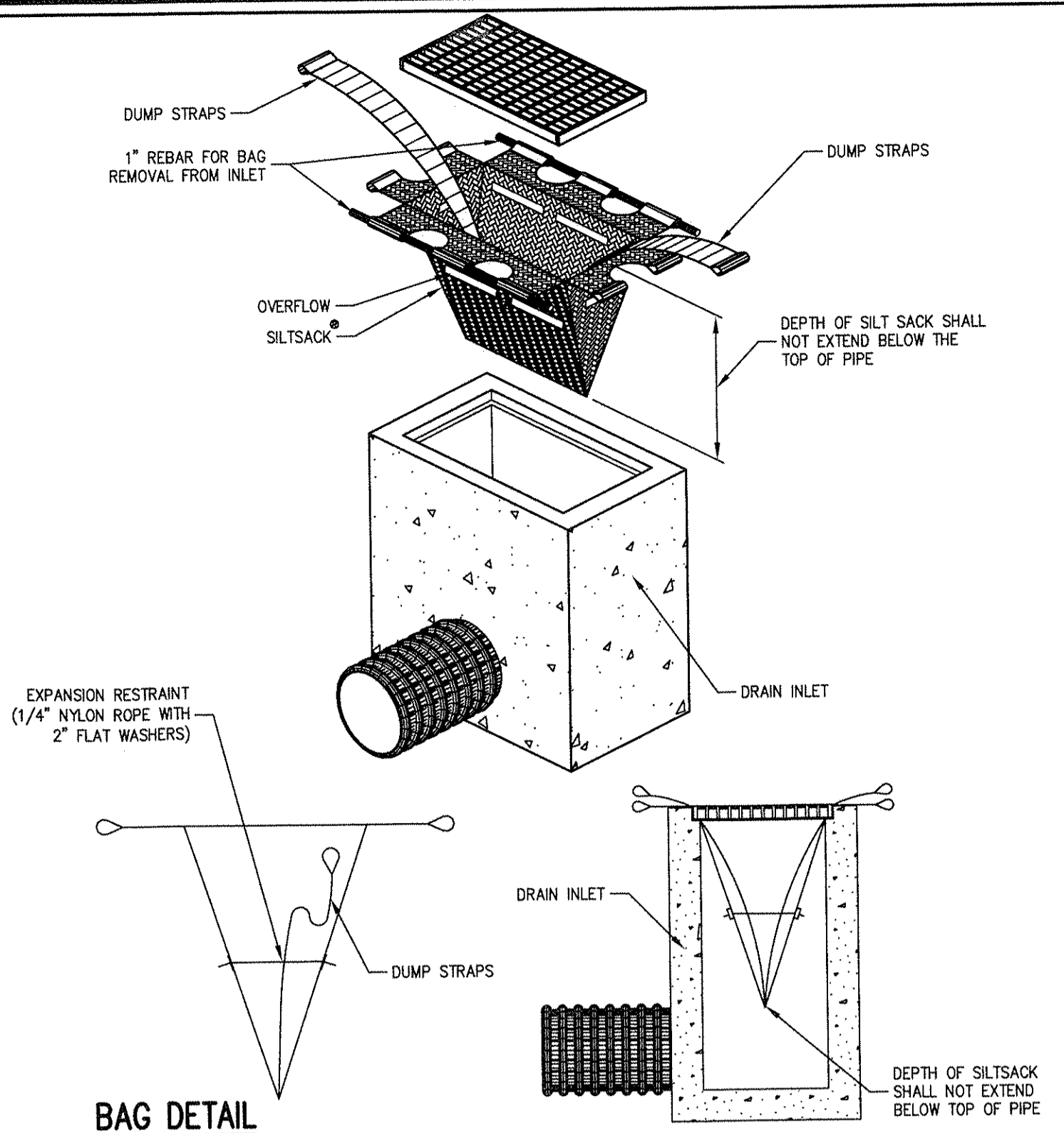
SECTION A-A

PLAN

- NOTES:
- TOP SHALL BE 12 GAGE CORRUGATED STEEL OR 1/4" STEEL PLATE.
 - CYLINDER SHALL BE 1 1/2" GAGE CORRUGATED STEEL PIPE OR FABRICATED FROM 1/4" STEEL PLATE. THE CYLINDER SHALL BE FINELY FASTENED TO THE TOP OF THE RISER.
 - SUPPORT BARS SHALL BE WELDED TO THE TOP OF THE RISER OR ATTACHED BY STRAPS BOUND TO THE TOP OF THE RISER.
 - TEMPORARY RISER AND ANTI-VORTEX DEVICE SHALL BE REMOVED UPON COMPLETION OF PAVEMENT AND ESTABLISHMENT OF PERMANENT DRAINAGE.
 - TEMPORARY RISER SHALL BE 1" HOLES SPACED 12" HORIZ. AND VERT. AND LOCATED IN CIRCULAR PERIPHERY OF CORRUGATED PIPE. PERFORATIONS SHALL NOT EXTEND BELOW RISER EXTENDING TO OVERTOP. RISER IN WEAR TACK FILTER CLOTH AND SURROUND RISER WITH 1 1/2" x 2" SIZE GRASSED STONE.

TEMPORARY RISER & ANTI-VORTEX DEVICE

3



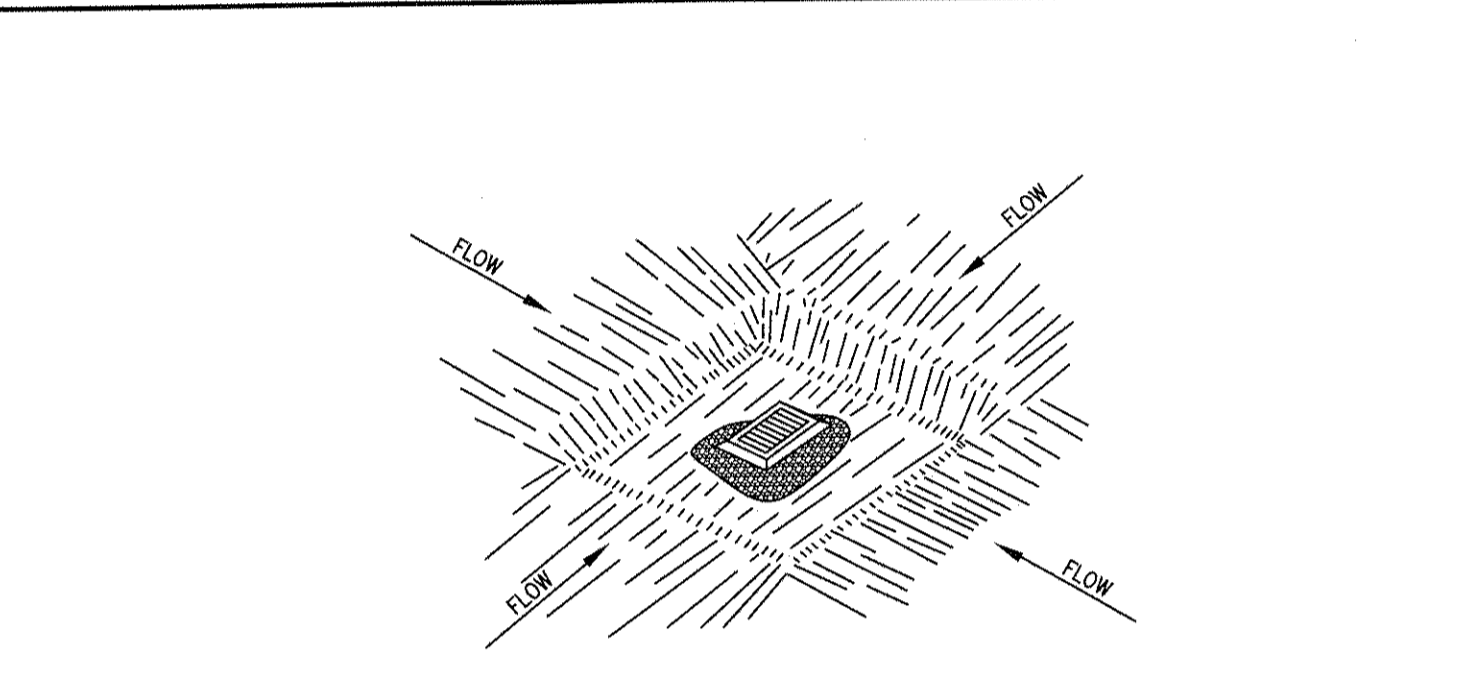
BAG DETAIL

INSTALLATION DETAIL

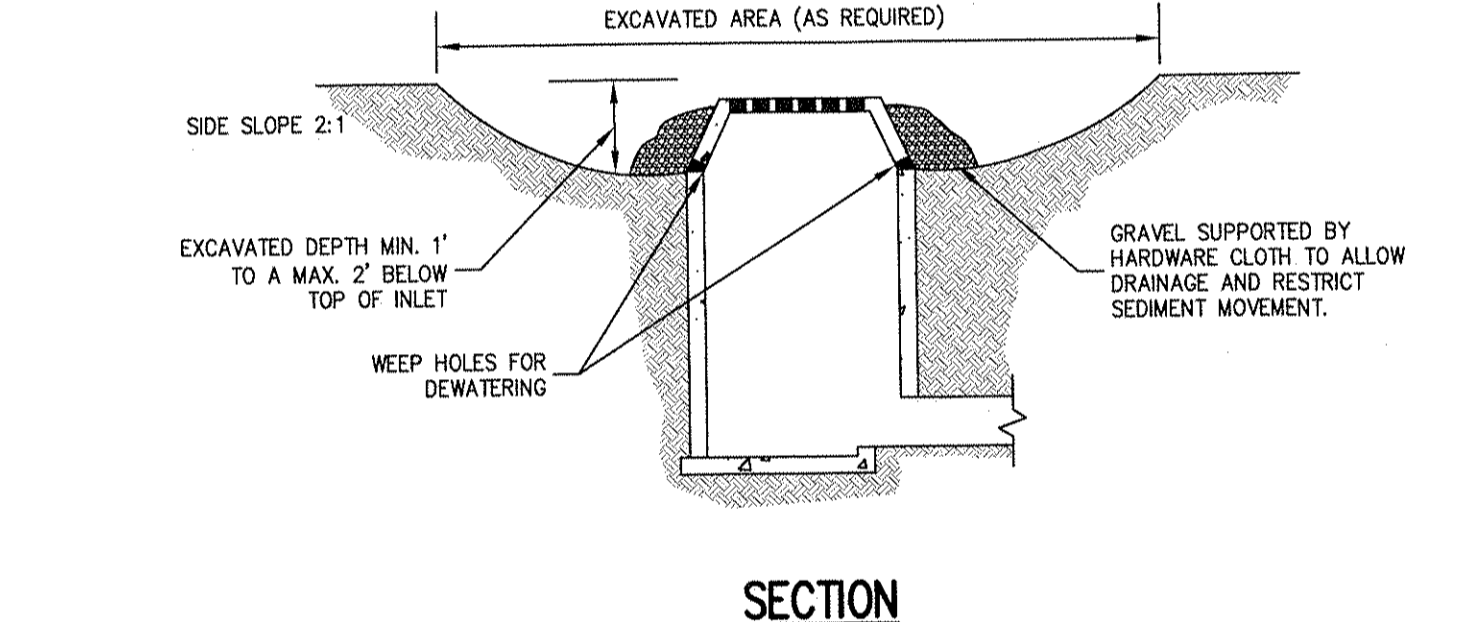
- NOTES:
- SILT SACK SHALL BE CLEANED AFTER EVERY RAIN EVENT AND INSPECTED EVERY 2 WEEKS.

SILT SACK (ONLY IN EXISTING ROADWAYS)

4



ELEVATION VIEW

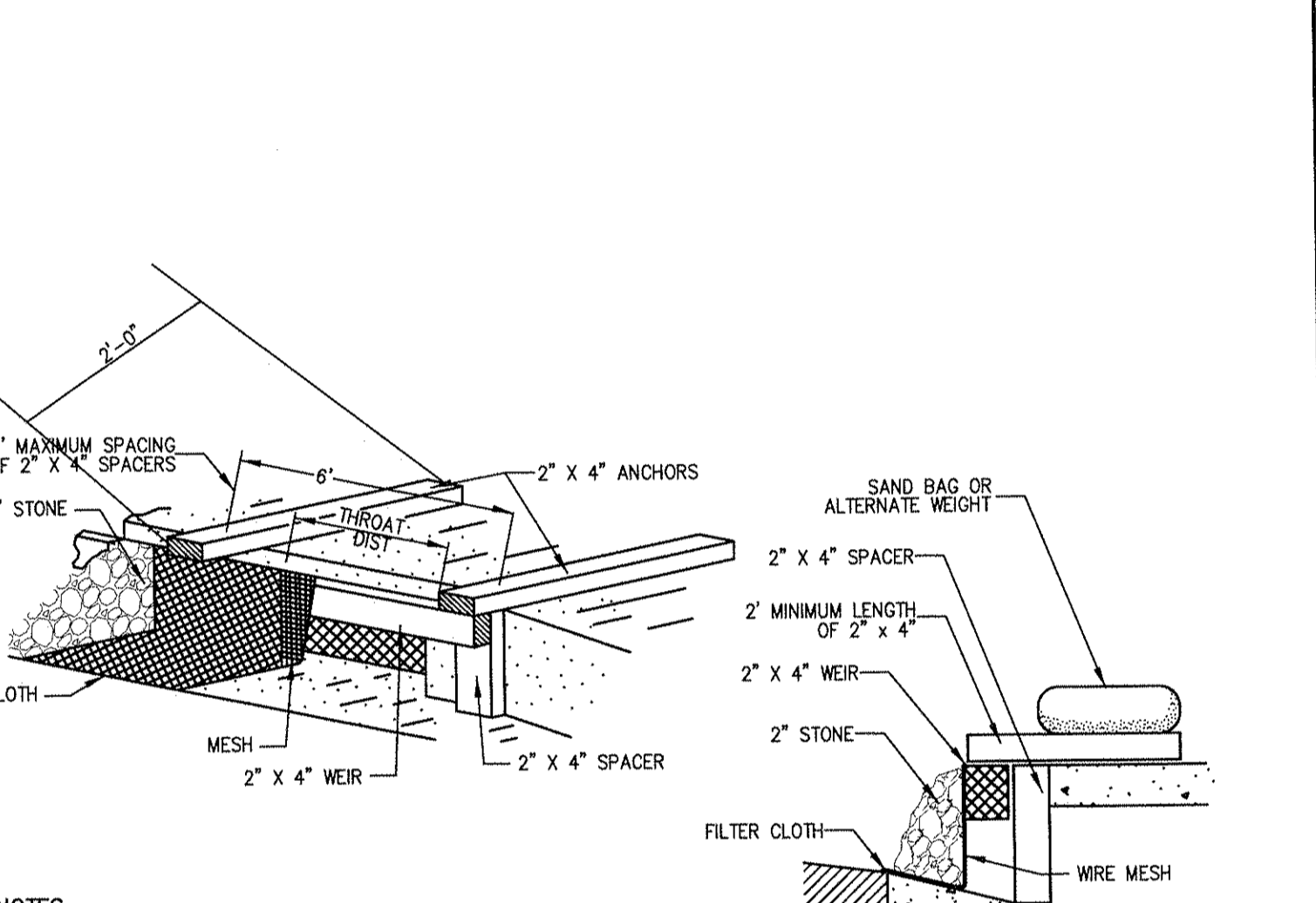


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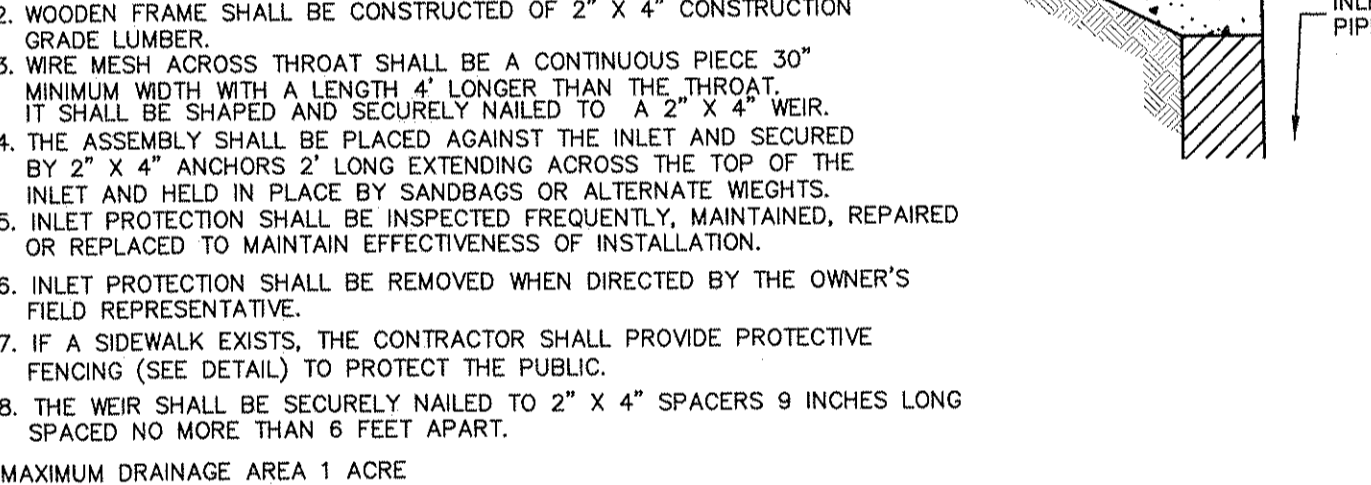
- NOTES:
- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER DRAINAGE.
 - GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
 - WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
 - PROVIDE FREQUENT INSPECTION AND MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AND REPAIR OR REPLACE INLET PROTECTION TO MAINTAIN EFFECTIVENESS OF THE INSTALLATION.
 - UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES FIL BASIN WITH STABLE SOIL TO FINAL GRADE. COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

EXCAVATED DRAIN INLET PROTECTION

5



ELEVATION VIEW

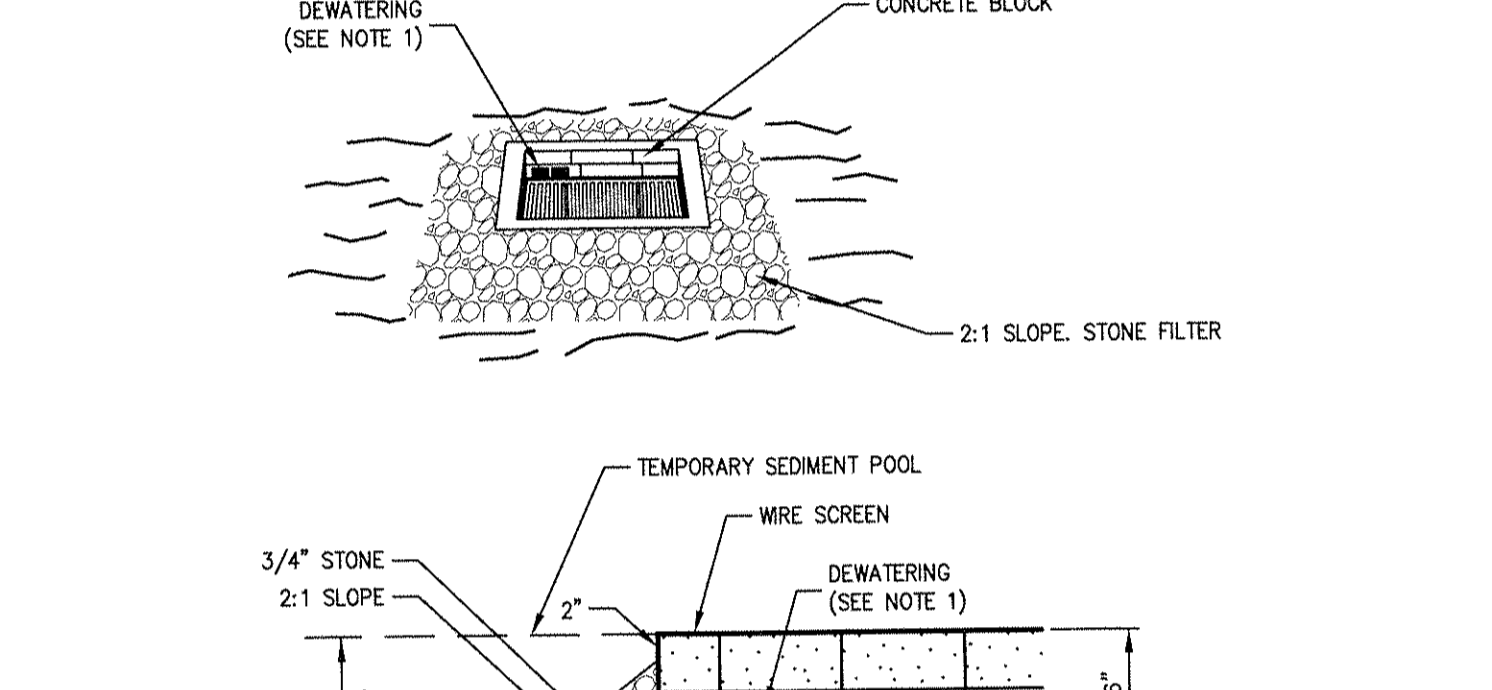


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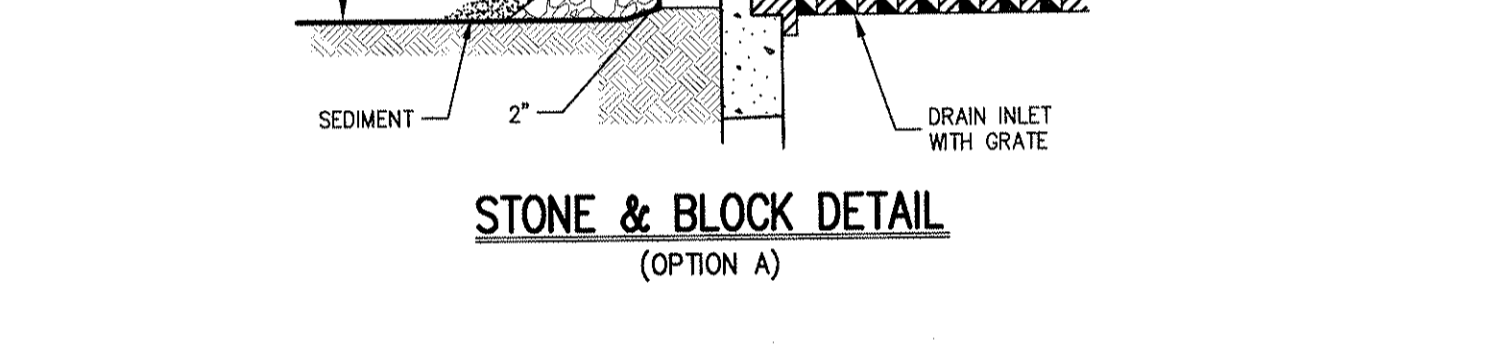
- NOTES:
- FILTER FABRIC SHALL HAVE AN EOG OF 40-85.
 - WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
 - WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS FINE 30" MINIMUM WIDTH WITH A LENGTH AS LONG AS THE "PIERS" IT SHALL SHARPENED AND SECURELY NEEDED TO THE "PIERS".
 - THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" x 4" ANCHORS 2' LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.
 - INLET PROTECTION SHALL BE INSPECTED FREQUENTLY, MAINTAINED, REPAIRED OR REPLACED TO MAINTAIN EFFECTIVENESS OF INSTALLATION.
 - INLET PROTECTION SHALL BE REMOVED WHEN DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
 - IF A SIDEWALK EXISTS, THE CONTRACTOR SHALL PROVIDE PROTECTIVE FENCING (SEE DETAIL) TO PROTECT THE PUBLIC.
 - THE WEIR SHALL BE SECURELY Nailed TO 2" x 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 8 FEET APART.
 - MAXIMUM DRAINAGE AREA 1 ACRE

CURB DROP INLET PROTECTION STRUCTURE

6



ELEVATION VIEW

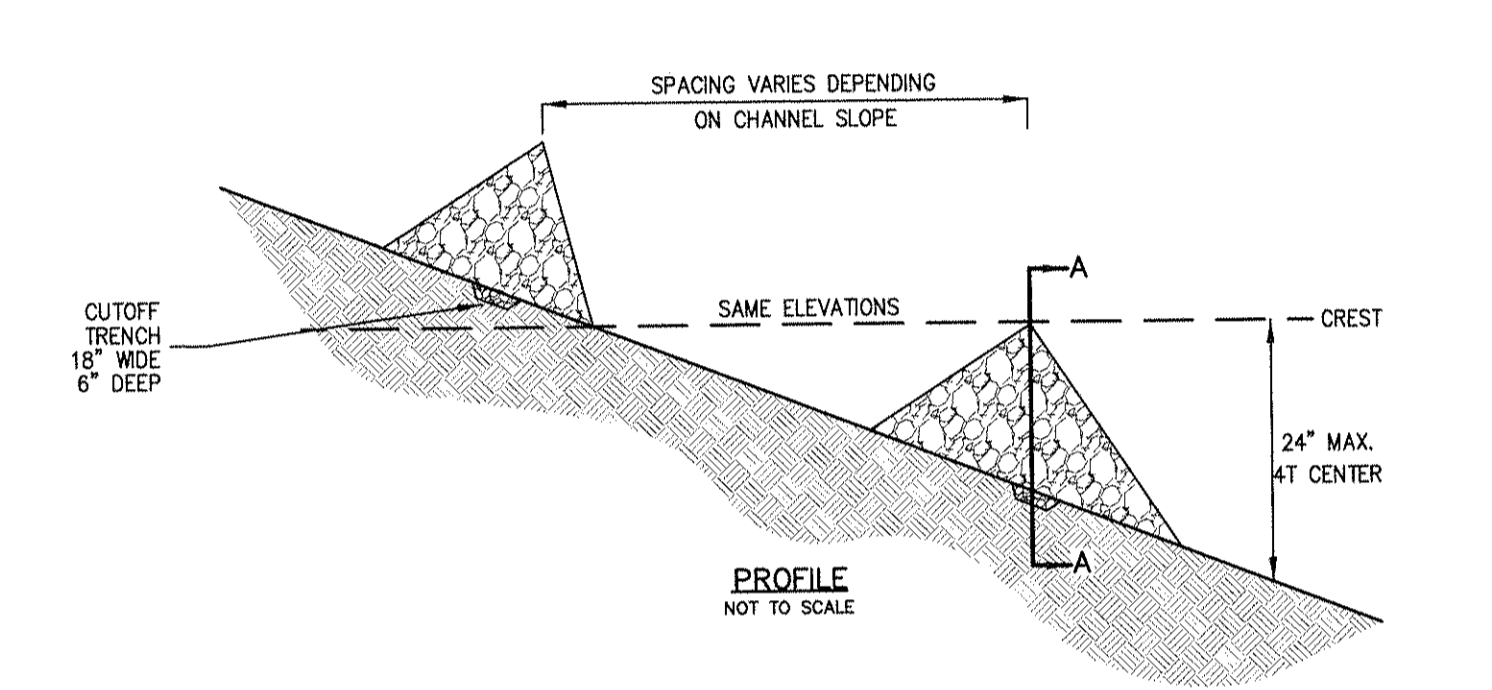


SECTION

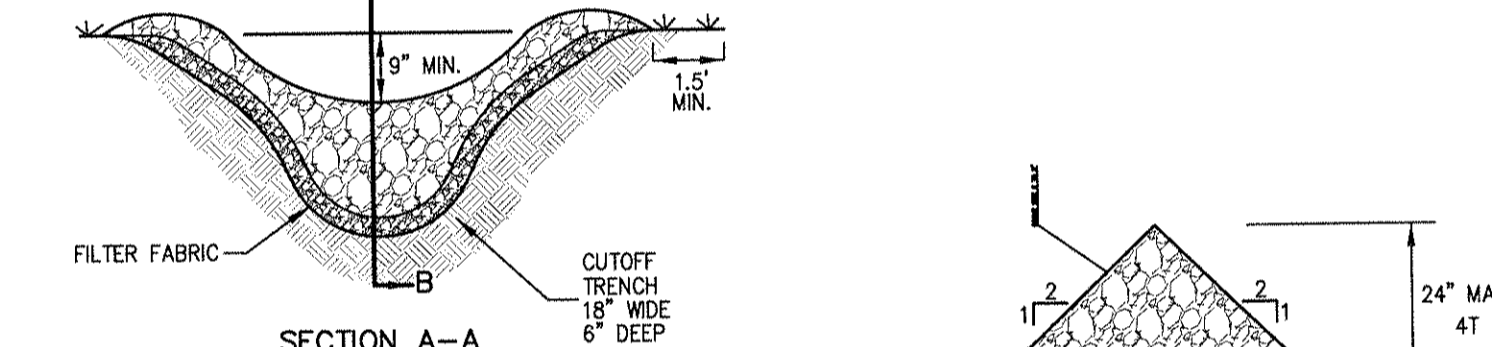
- NOTES:
- LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR PERMANENT BOTTOM OF BLOCK SHALL BE 2 INCHES MINIMUM BELOW THE CREST OF INLET BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
 - HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
 - USE CLEAN 3/4" STONE PLACED 2" BELOW THE TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
 - FOR STONE STRUCTURES ONLY (OPTION B), A 1 FOOT THICK LAYER OF THE 3/4" FILTER STONE SHALL BE PLACED AGAINST THE 3" STONE AS SHOWN ON THE DRAWINGS.

STONE & BLOCK DRAIN INLET PROTECTION

7



ELEVATION VIEW

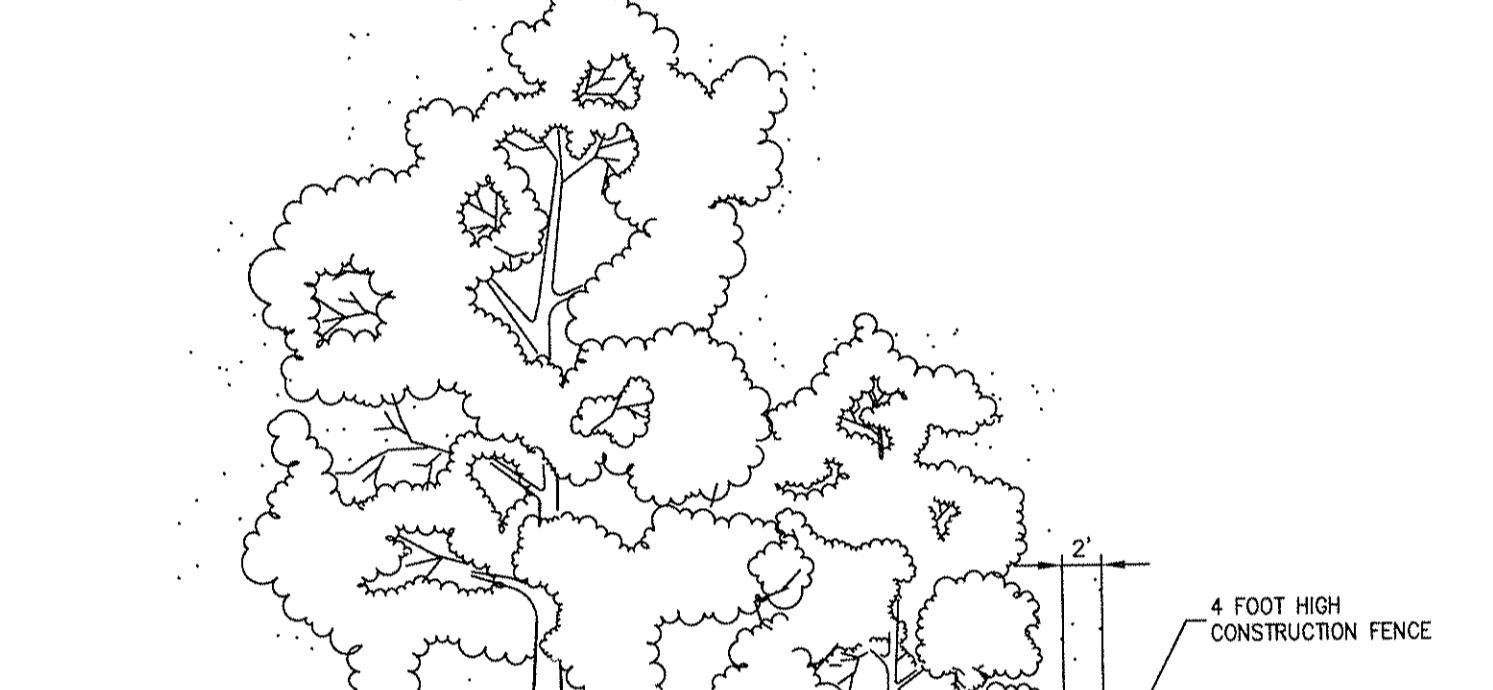


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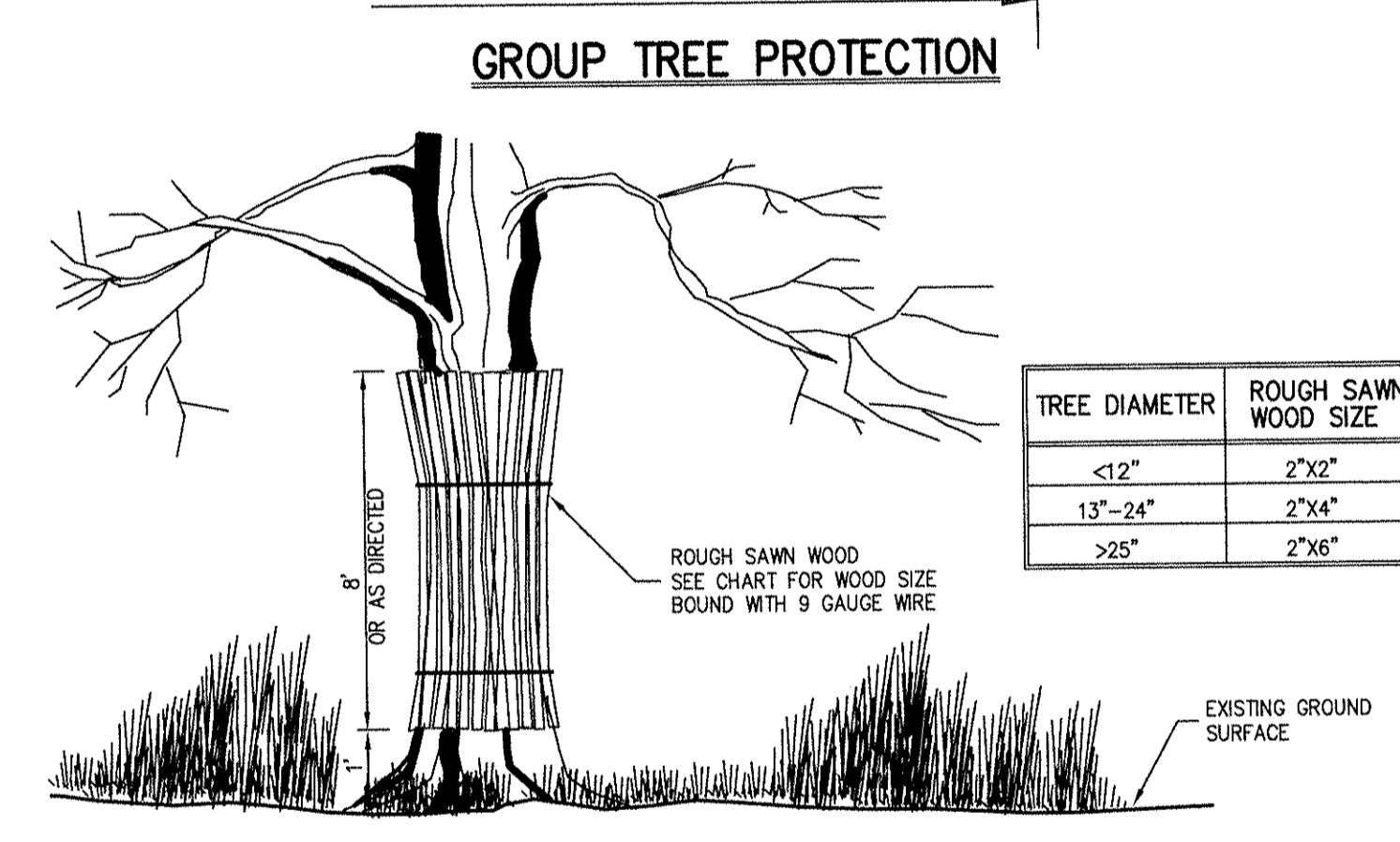
- CONSTRUCTION SPECIFICATIONS:
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES.
 - GRADES AND LOCATIONS SHOWN IN THE PLAN.
 - SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANK TO PREVENT CUTTING AROUND THE DAM.
 - PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 - ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
- MAXIMUM DRAINAGE AREA 2 ACRES.

STONE CHECK DAM

8



GROUP TREE PROTECTION

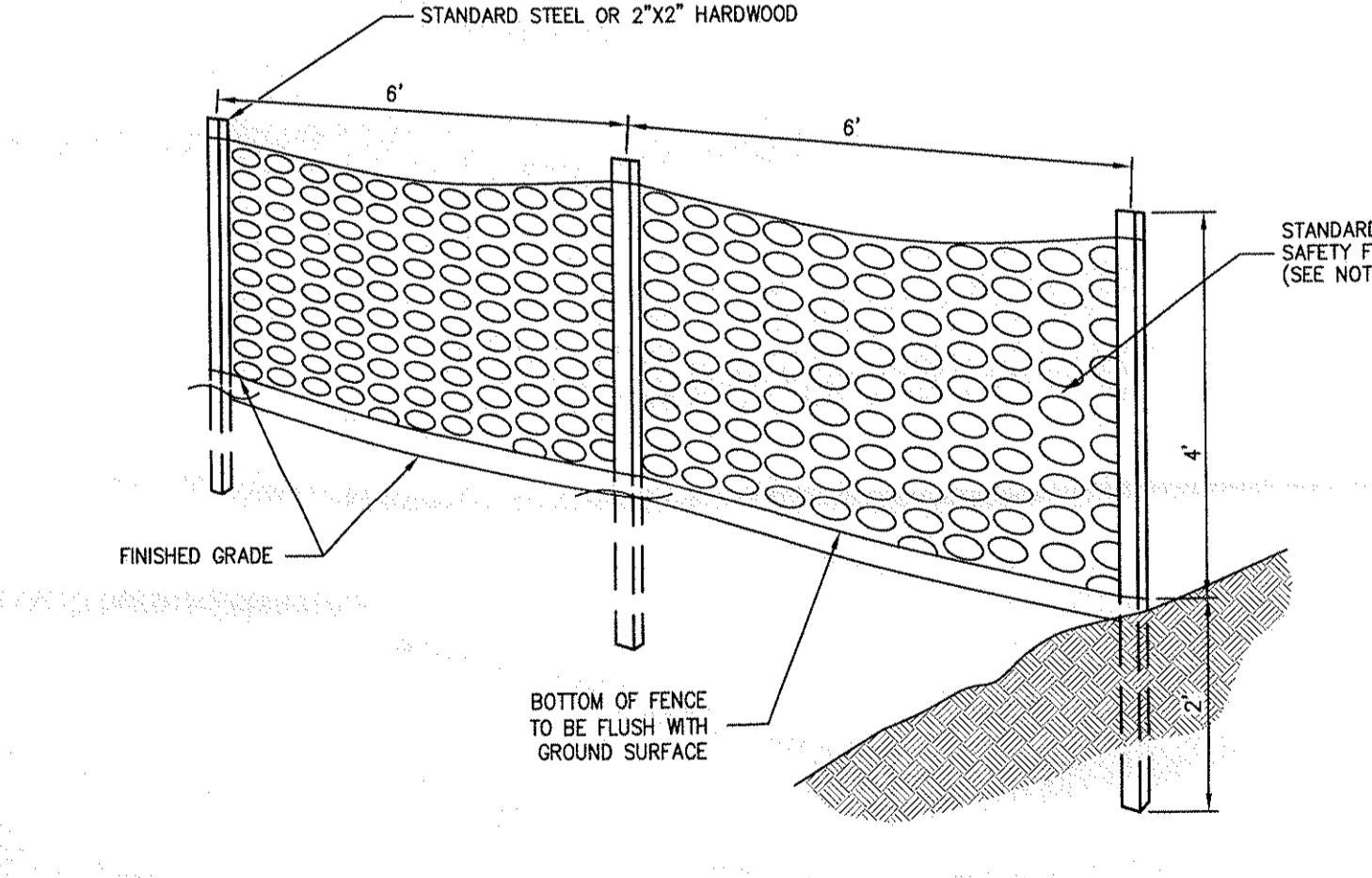


INDIVIDUAL TREE PROTECTION (ARMOR TYPE)

- TREE DIAMETER
- | TREE DIAMETER | ROUGH SAWN WOOD SIZE |
|---------------|----------------------|
| <12" | 2"x2" |
| 12"-24" | 2"x4" |
| >24" | 2"x6" |

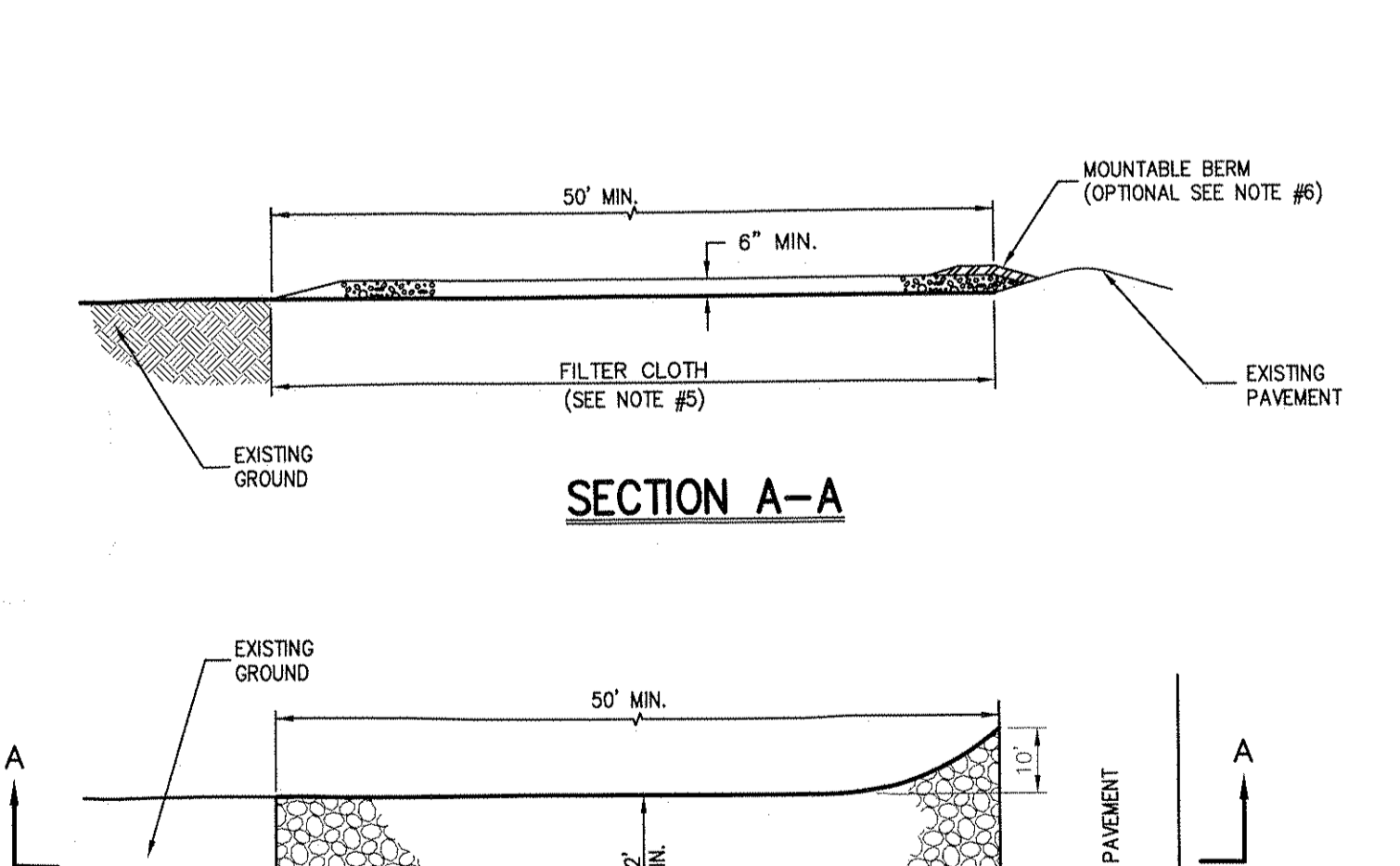
TREE PROTECTION

9



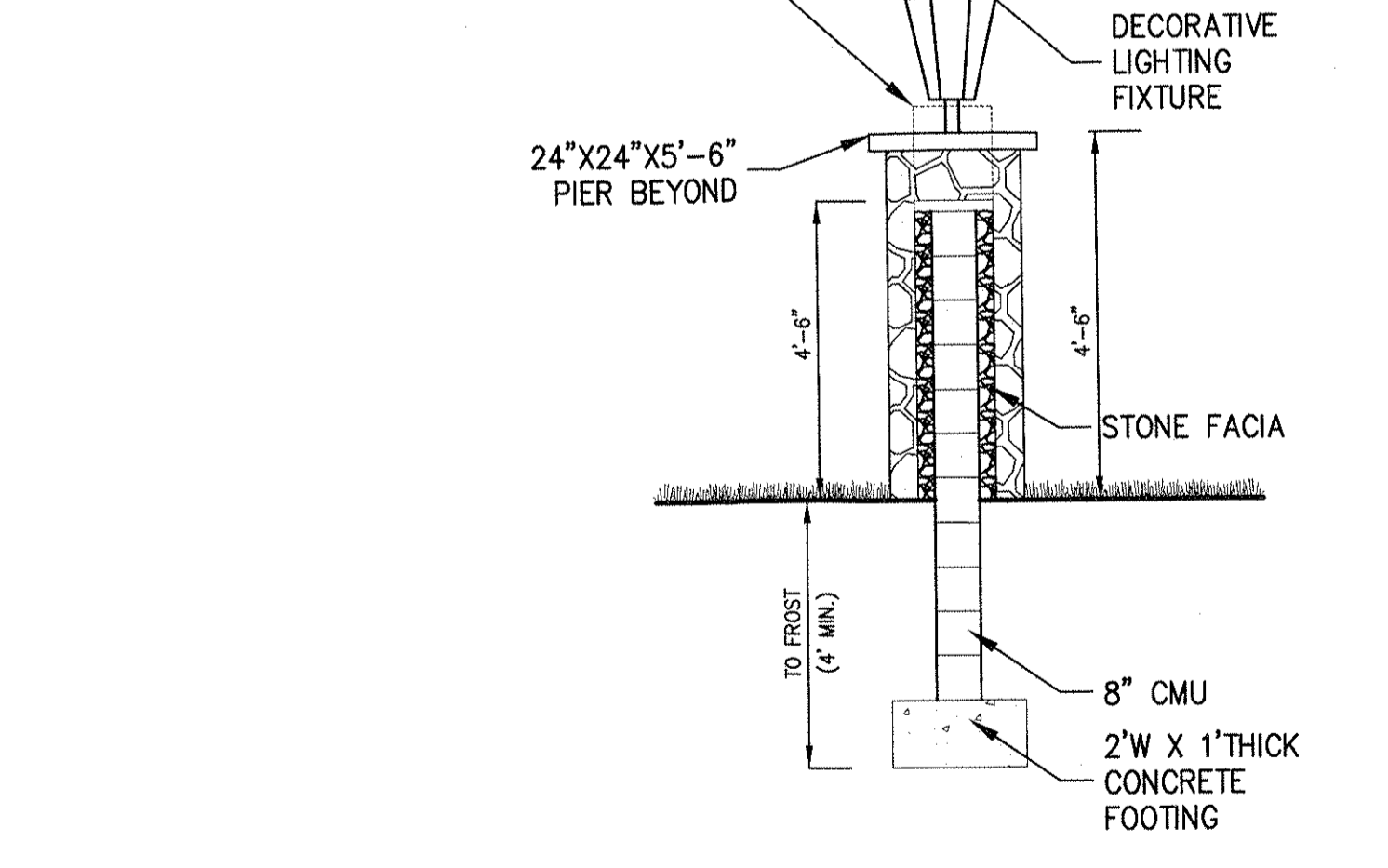
CONSTRUCTION FENCE

10



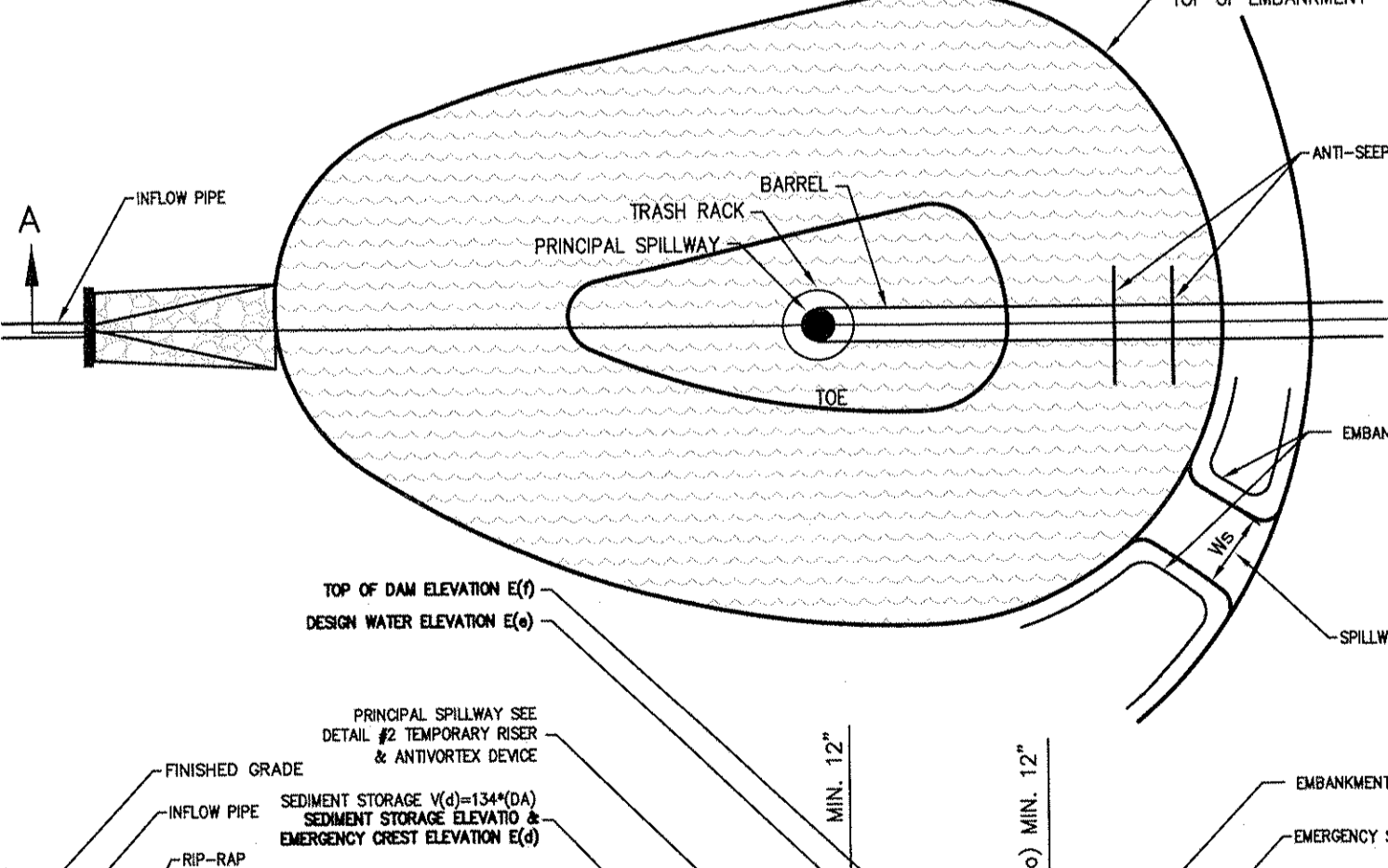
STABILIZED CONSTRUCTION ENTRANCE

- NOTES:
- STONE SIZE - USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANING OF ANY MESH OR CURB TO REMOVED. ALL SEDIMENT SPILLED, DISPOSED, MAPPED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PLASTIC FENCING SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY AOR ENTERPRISES, INC. OR APPROVED EQUAL.
 - REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.



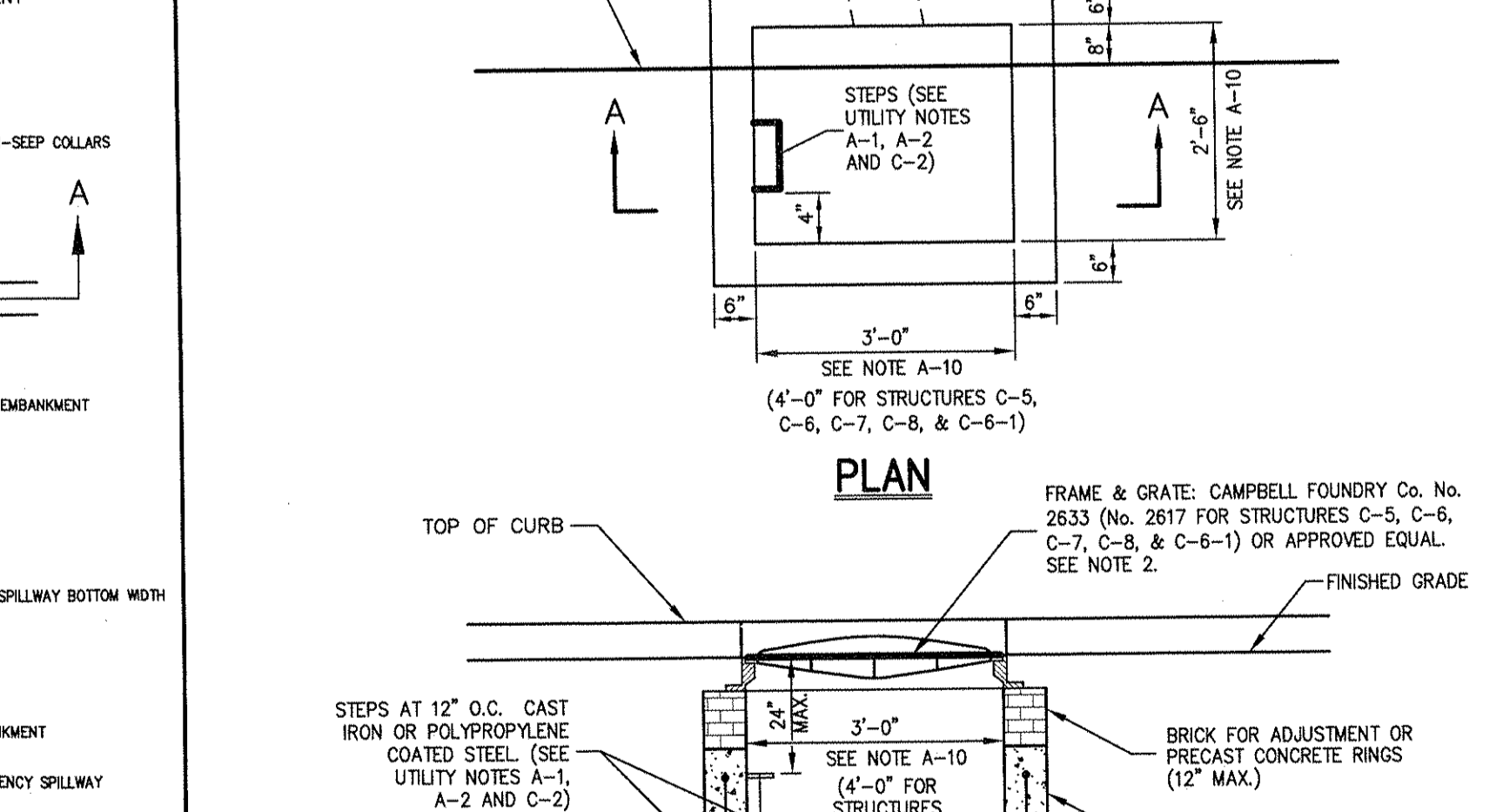
DECORATIVE STONE WALL & PIERS

11



TEMPORARY SEDIMENT BASIN DETAIL

- NOTES:
- REFER TO PROGRESS AND DEMONSTRATION CONTROL PLANE NOTES ON DRAWING SP-5 "PROGRESS AND DEMONSTRATION CONTROL PLAN".



DRAIN INLET (TYPE C1)

12

CONSTRUCTION FENCE

10

STABILIZED CONSTRUCTION ENTRANCE

11

DECORATIVE STONE WALL & PIERS

11

TEMPORARY SEDIMENT BASIN DETAIL

12

DRAIN INLET (TYPE C1)

12

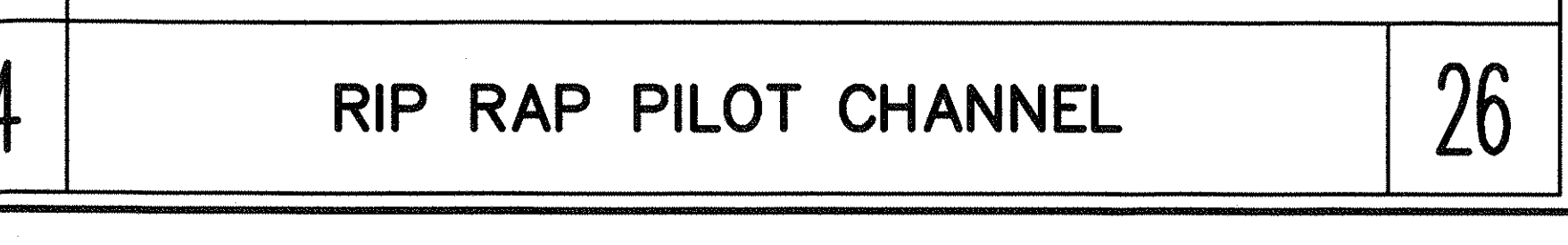
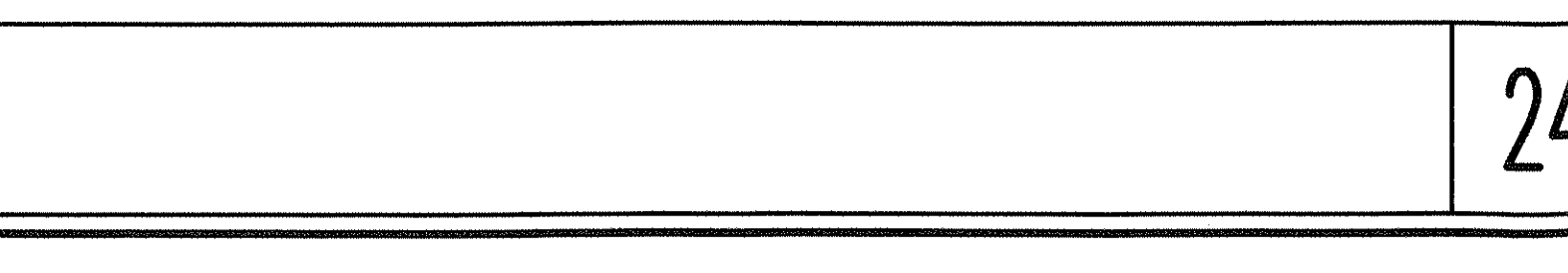
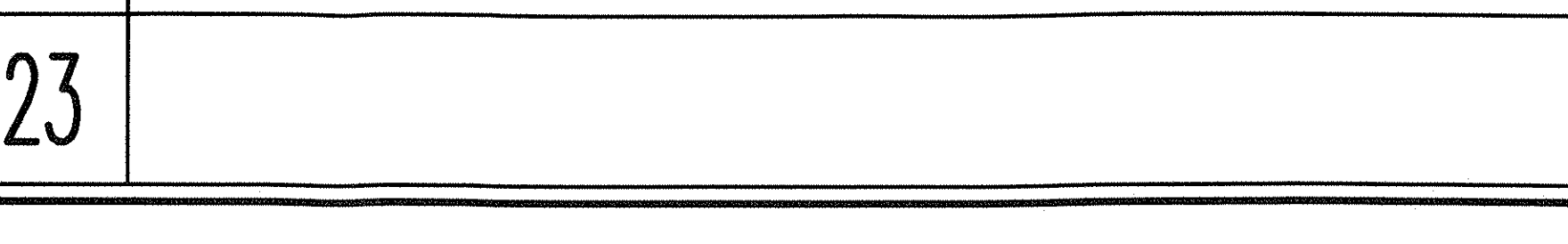
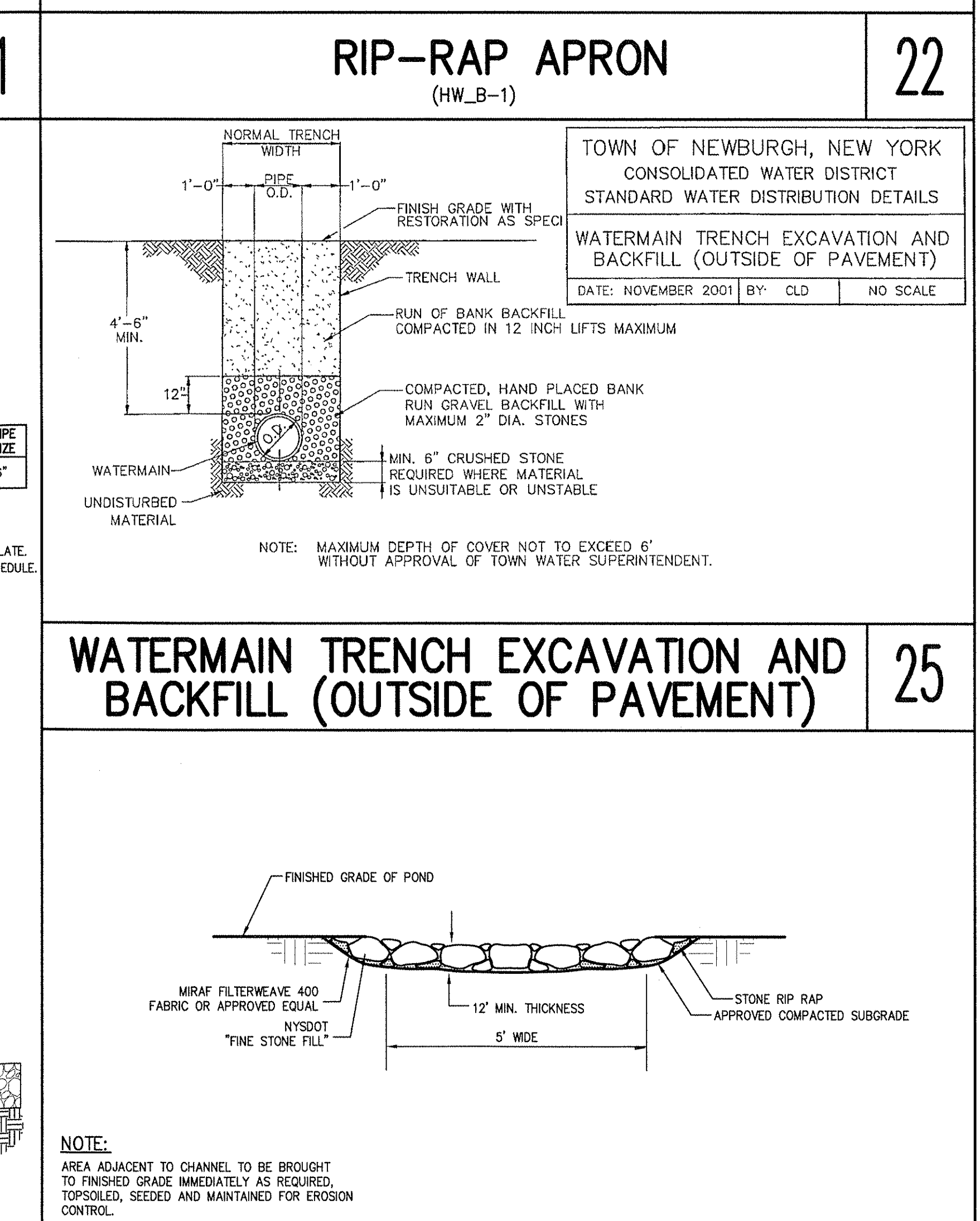
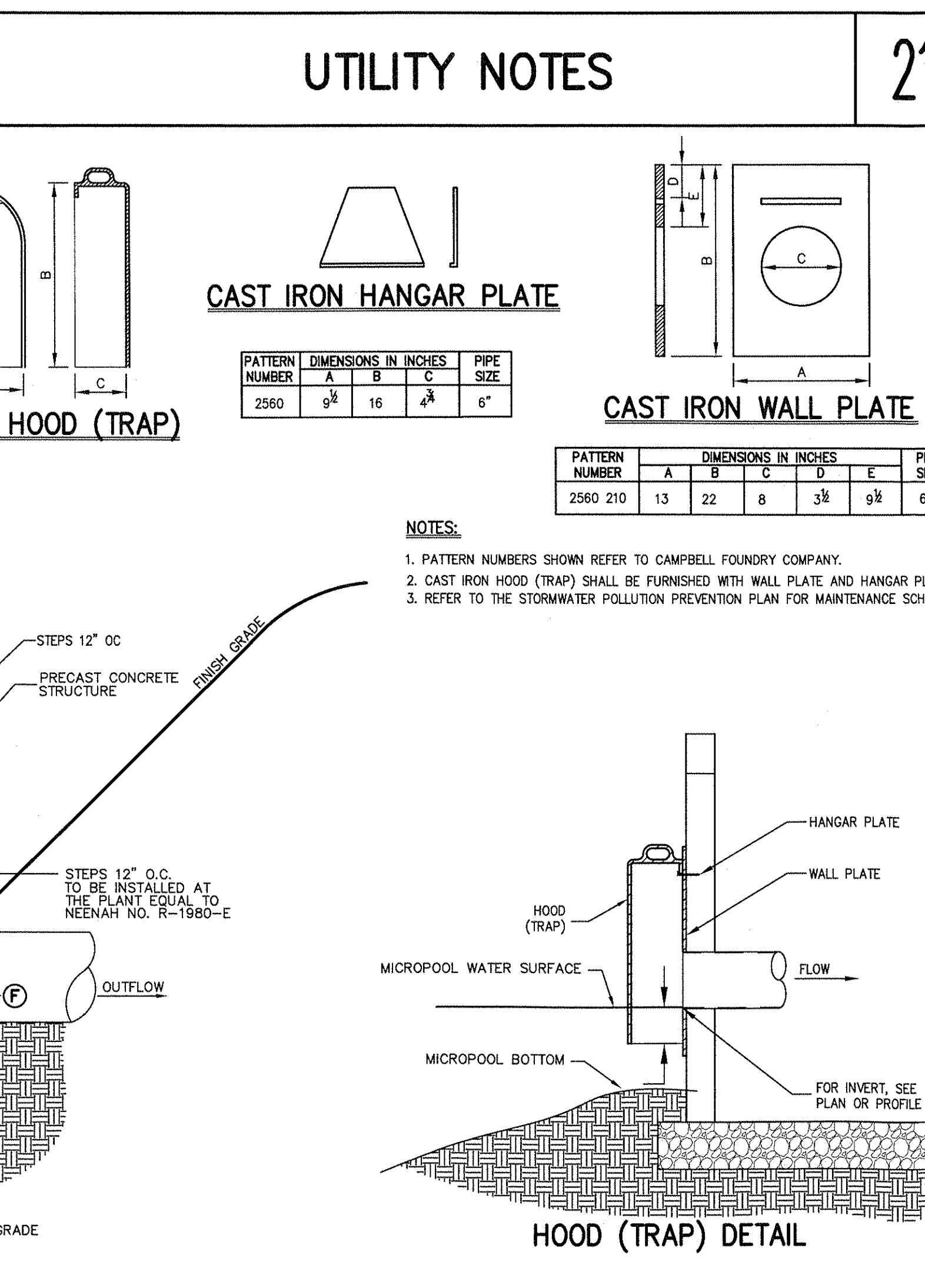
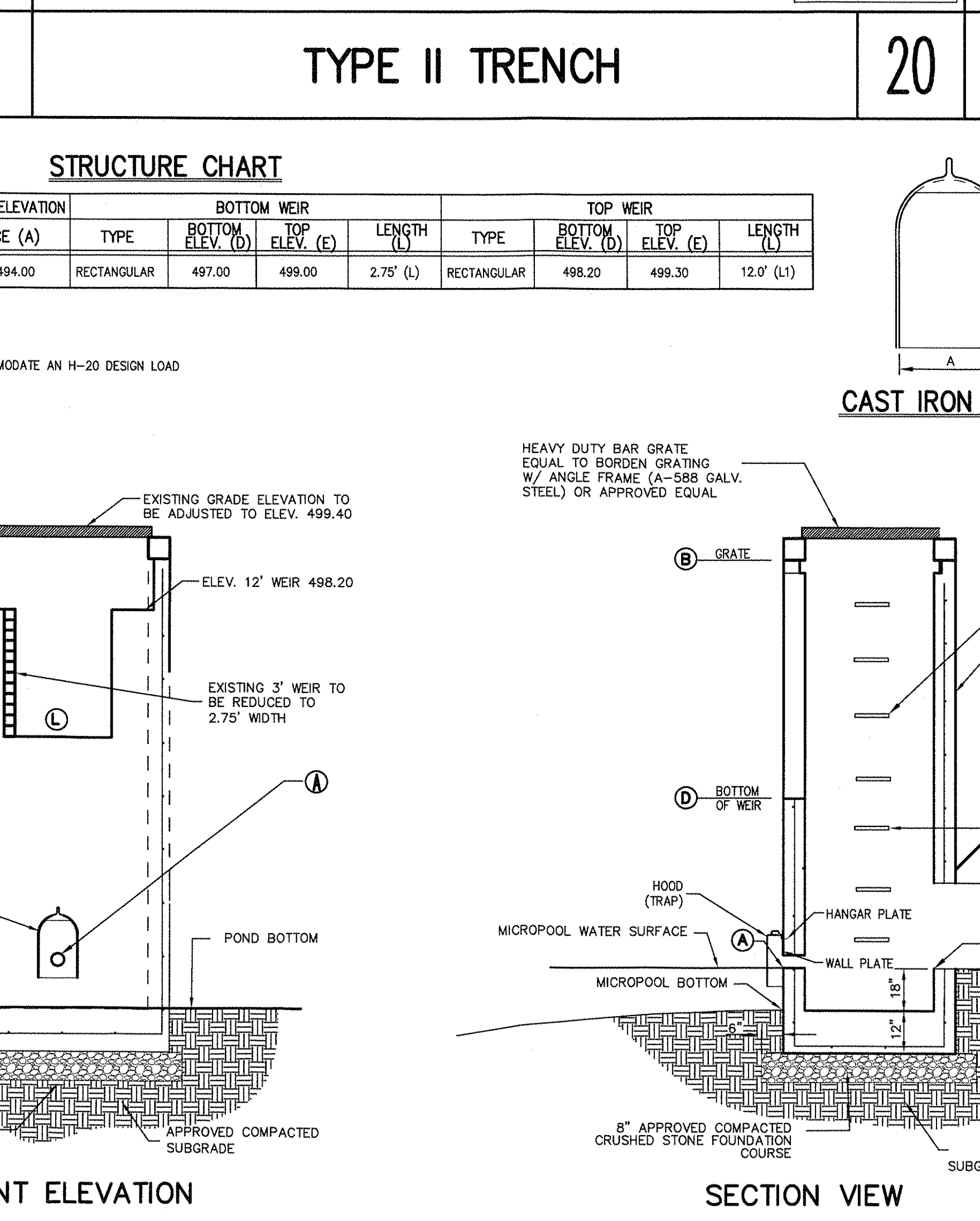
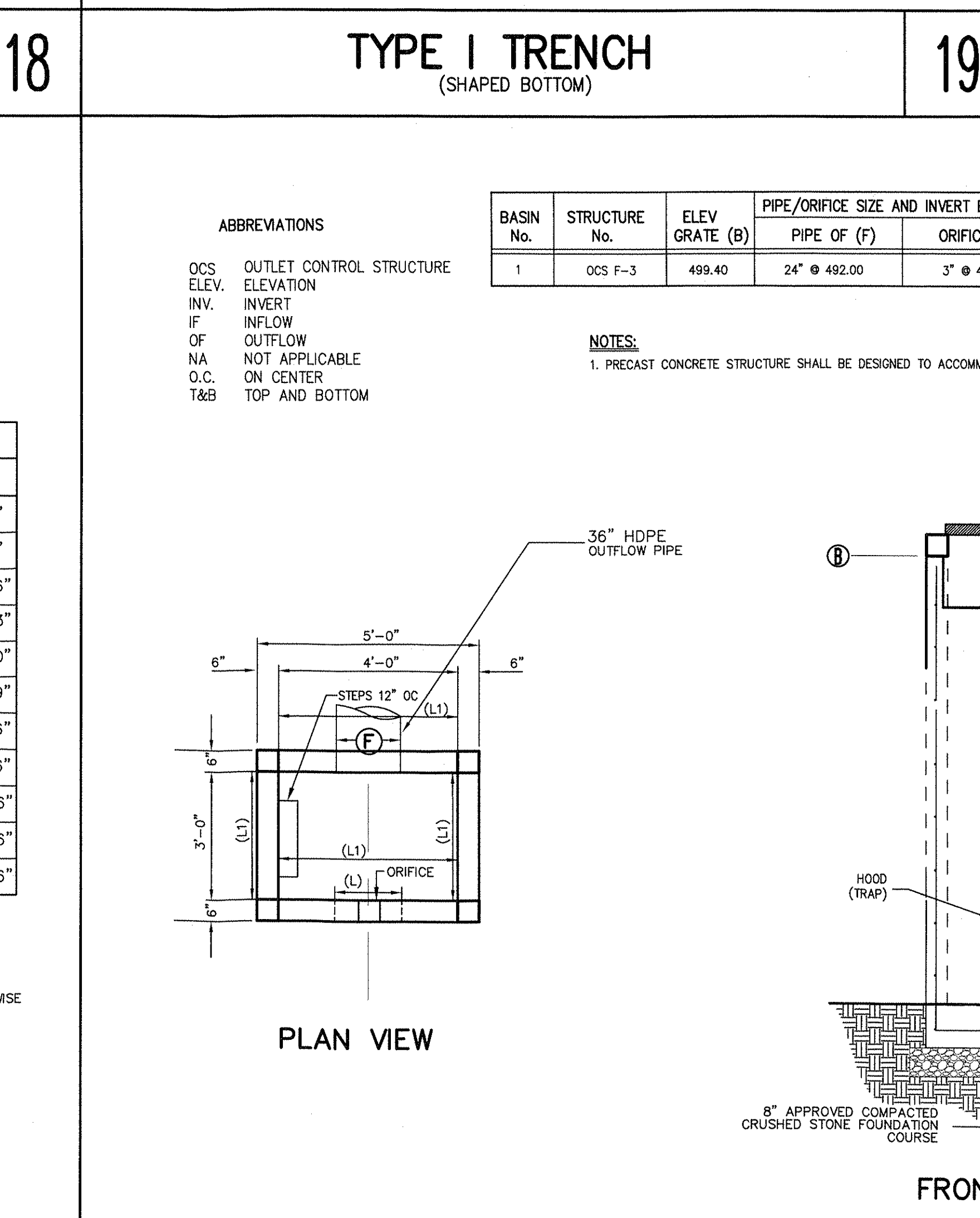
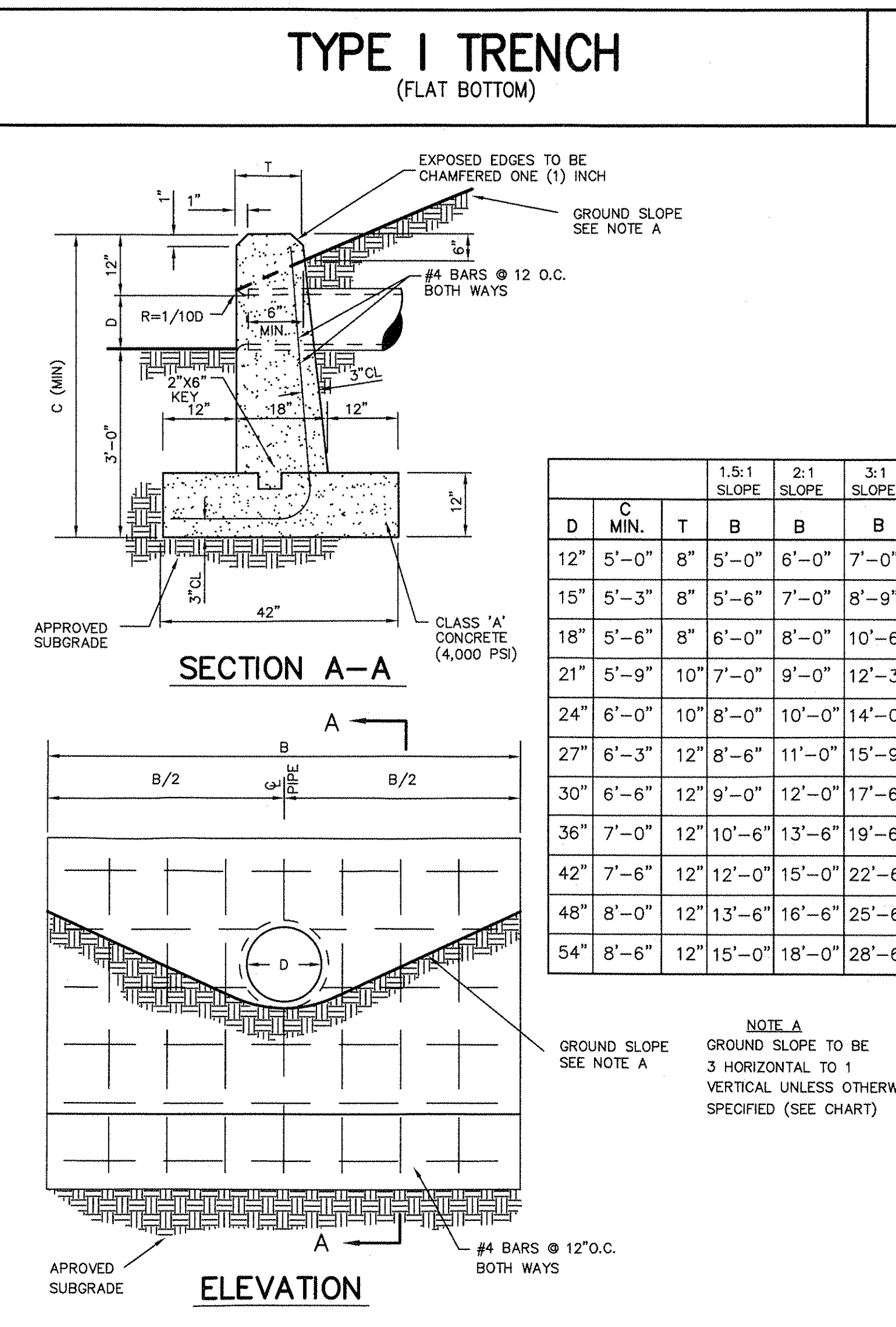
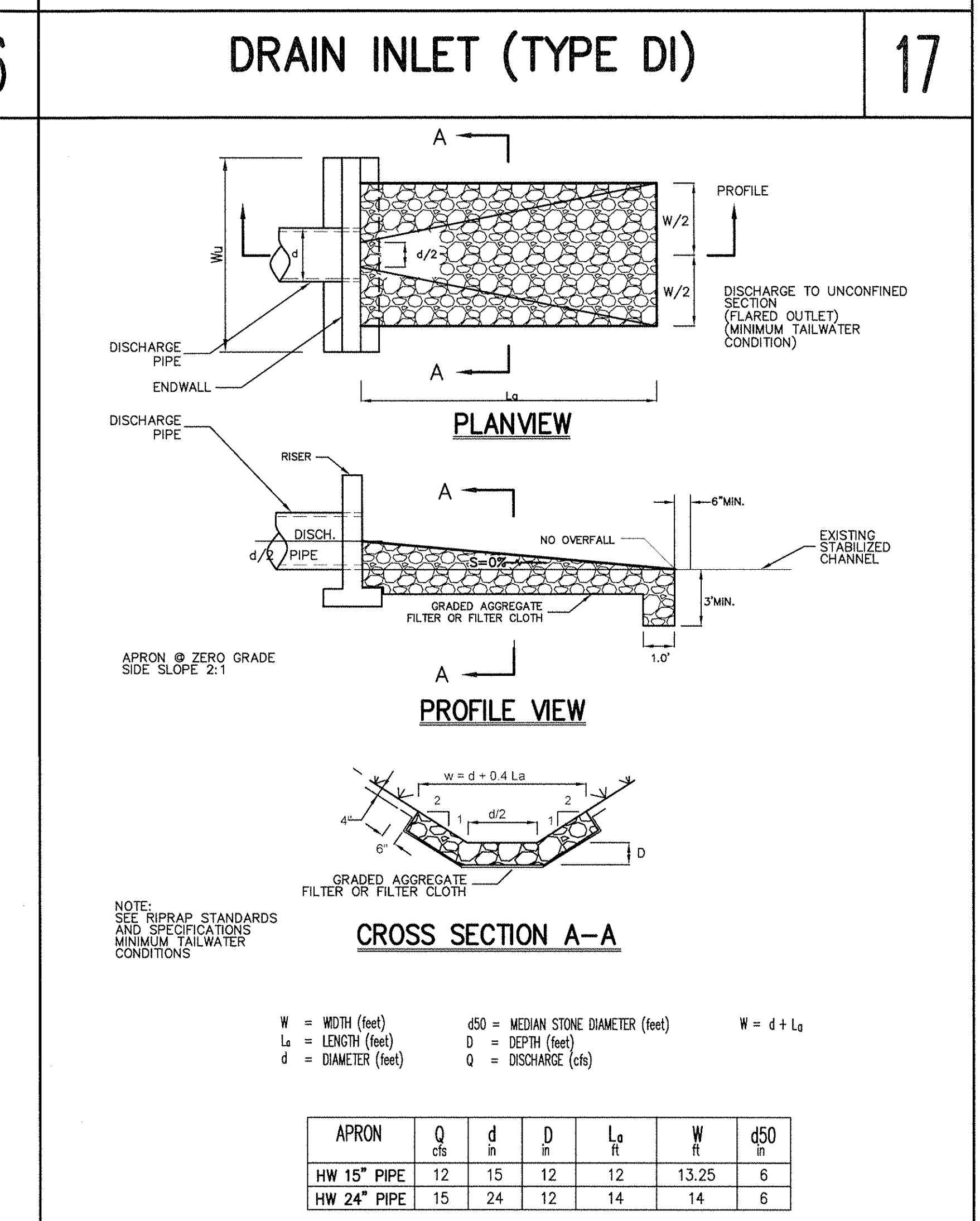
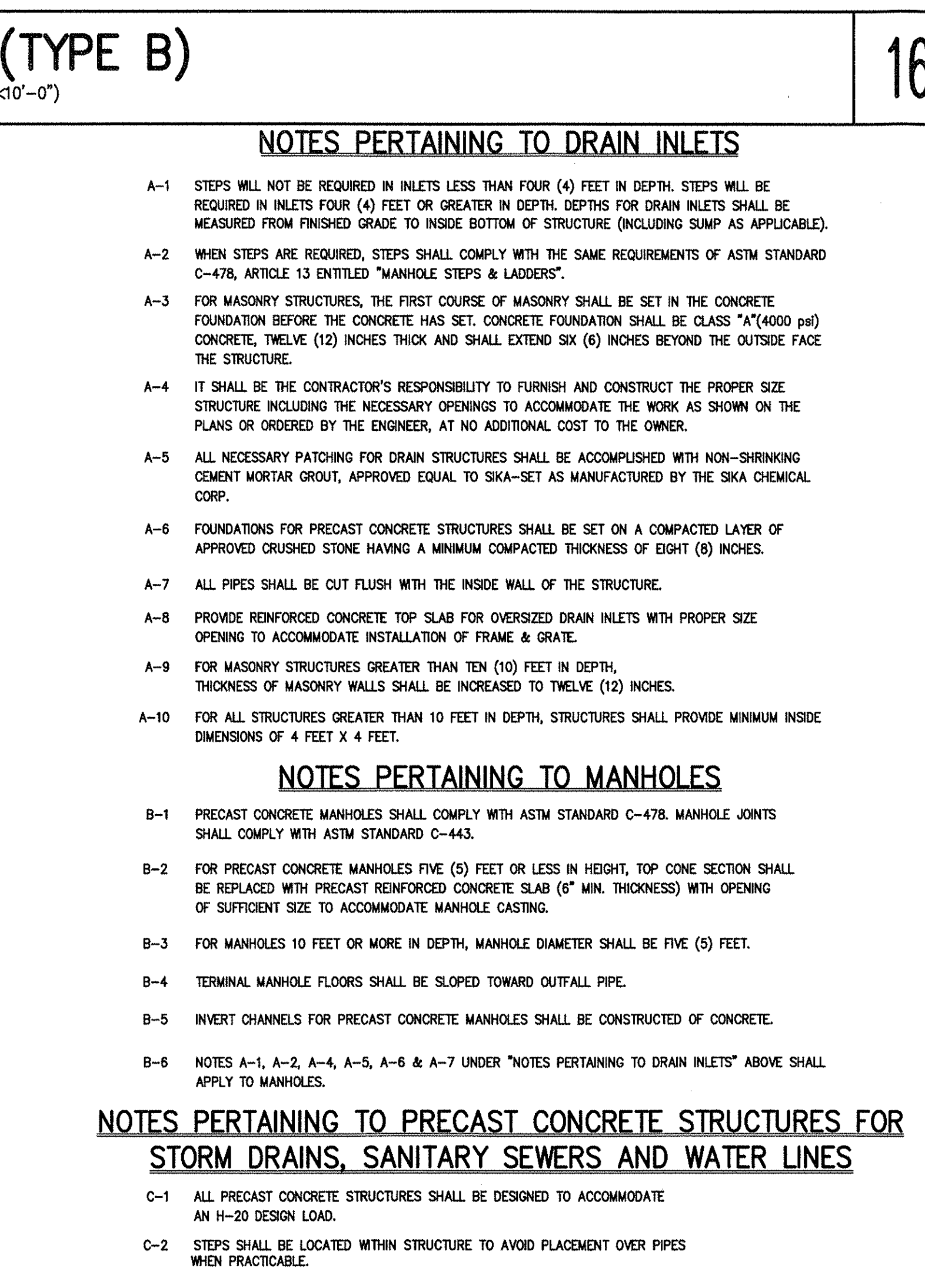
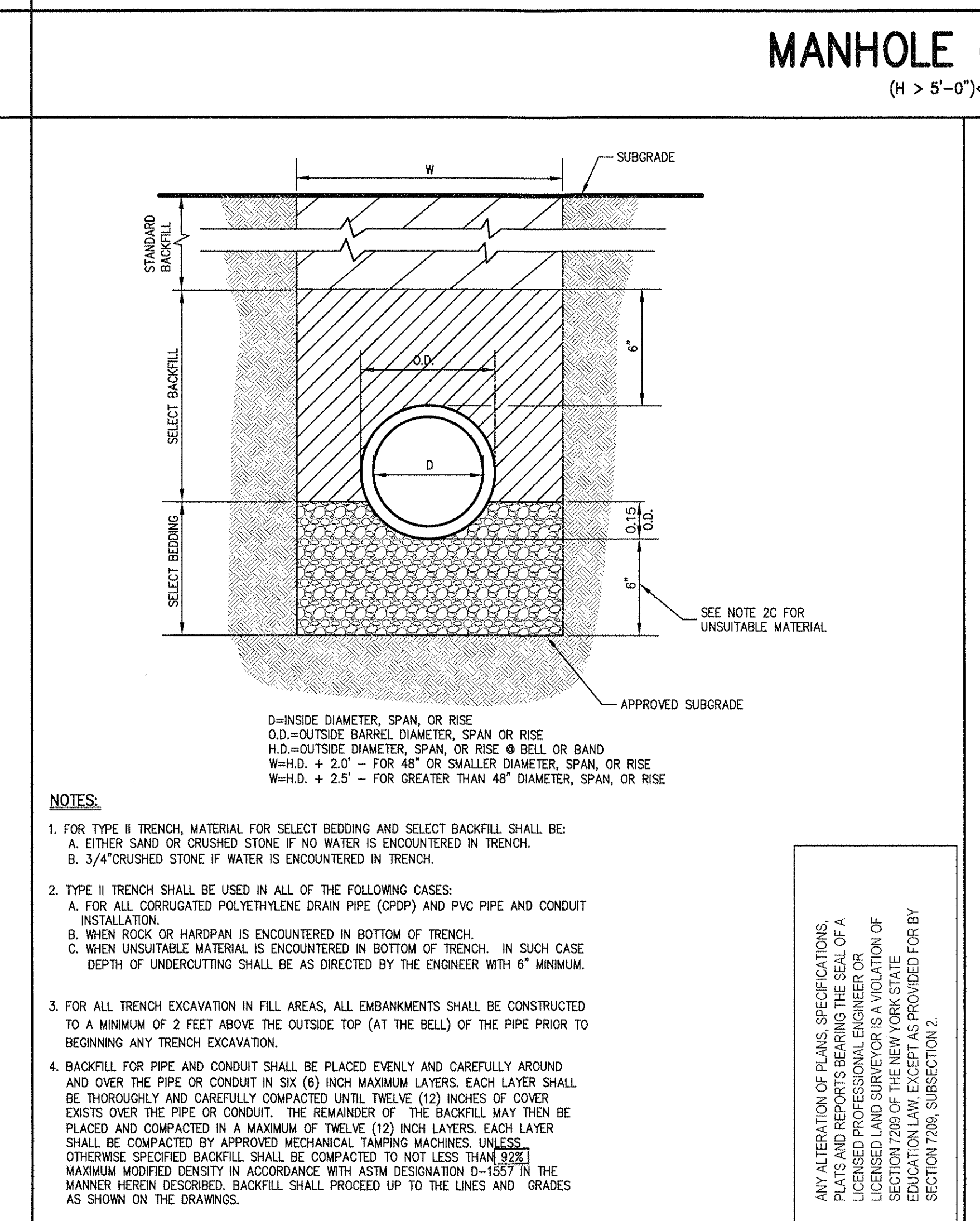
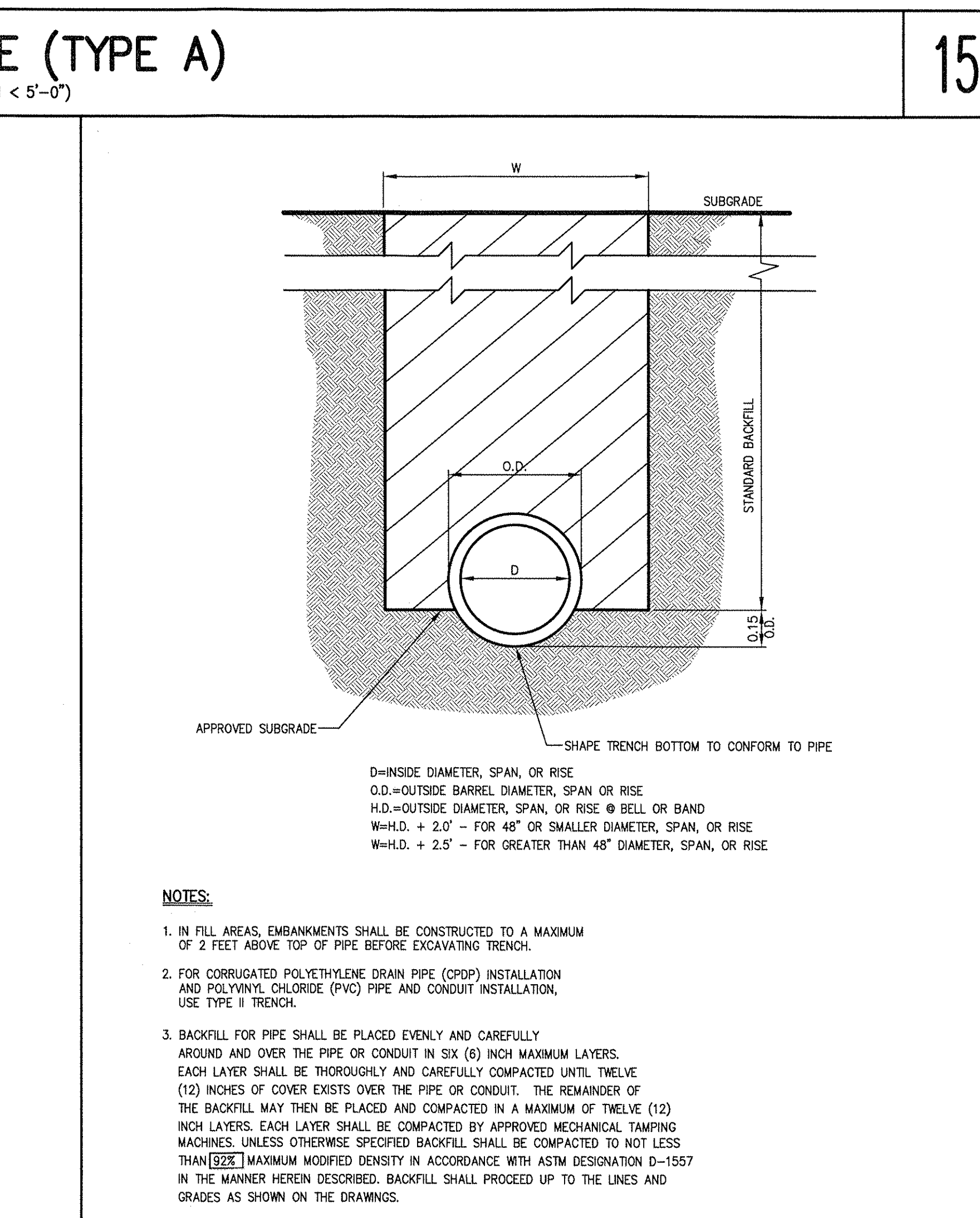
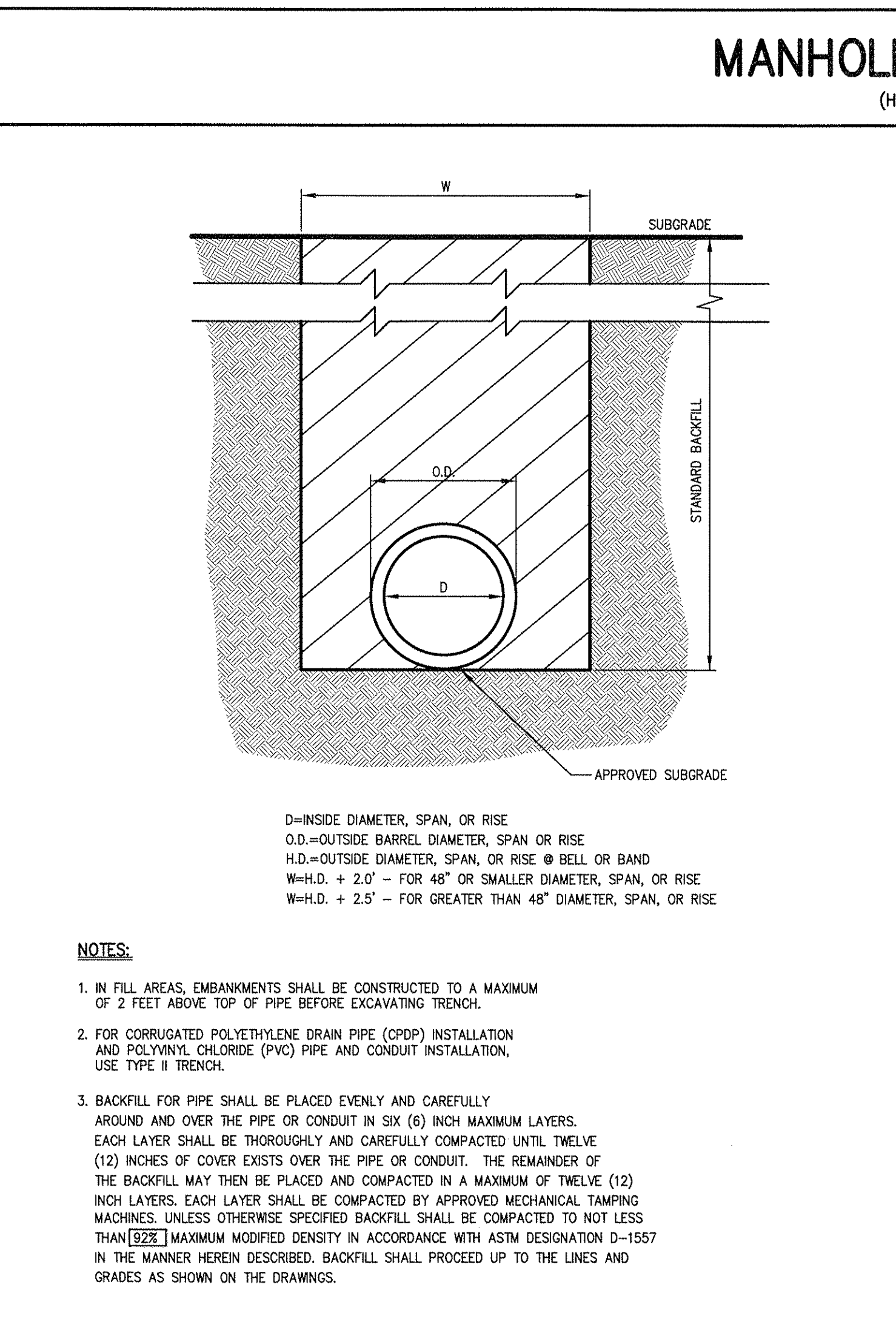
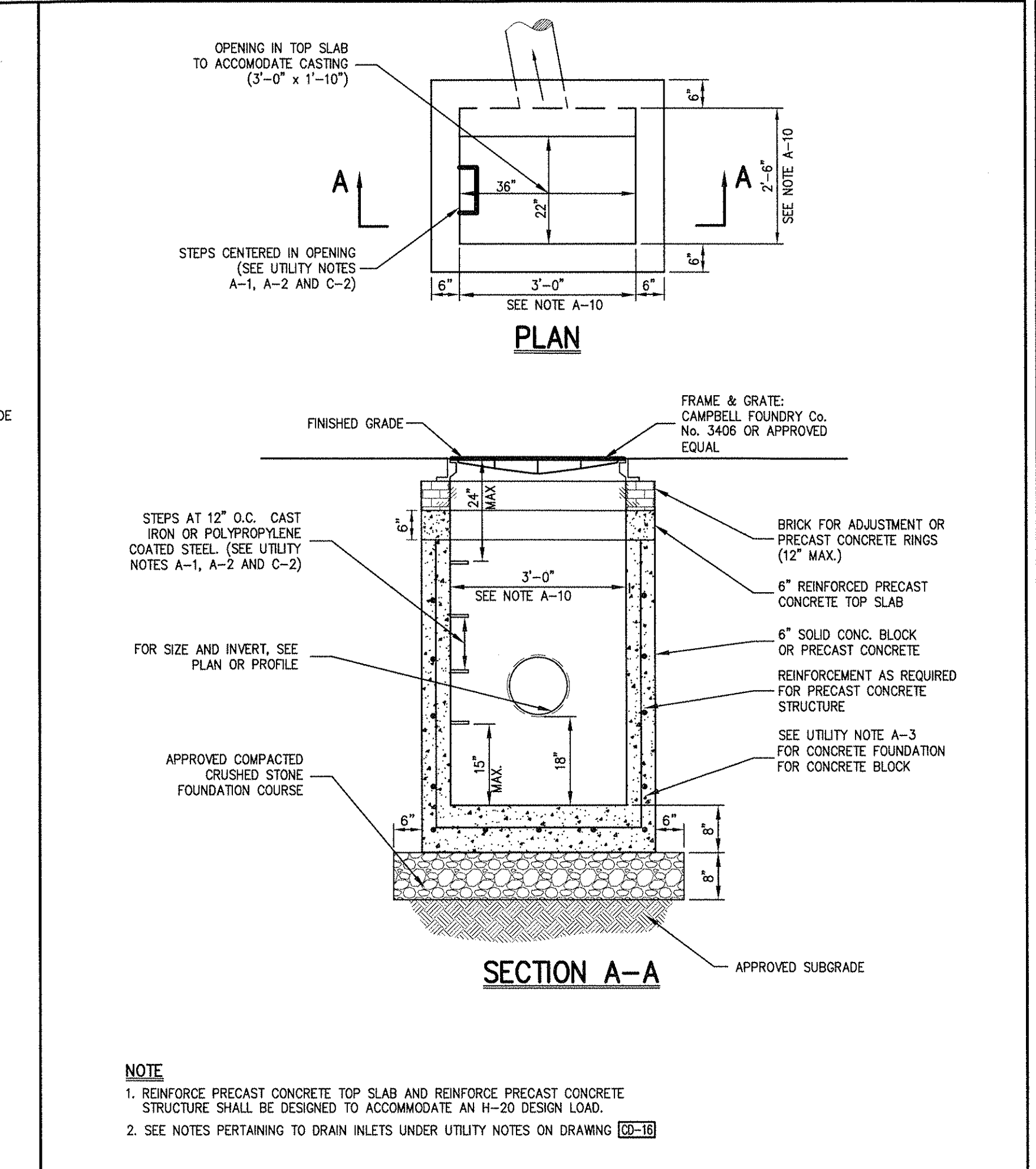
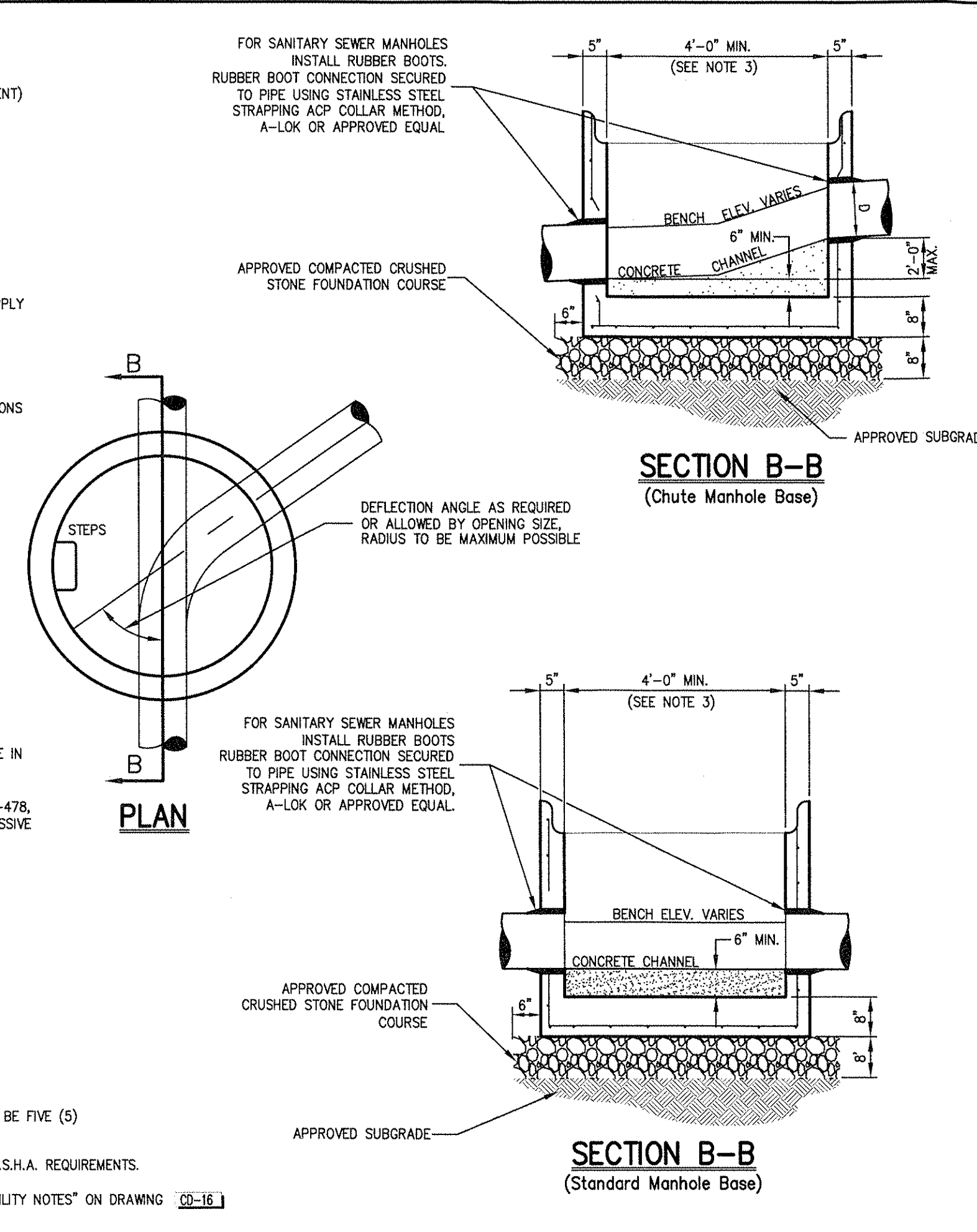
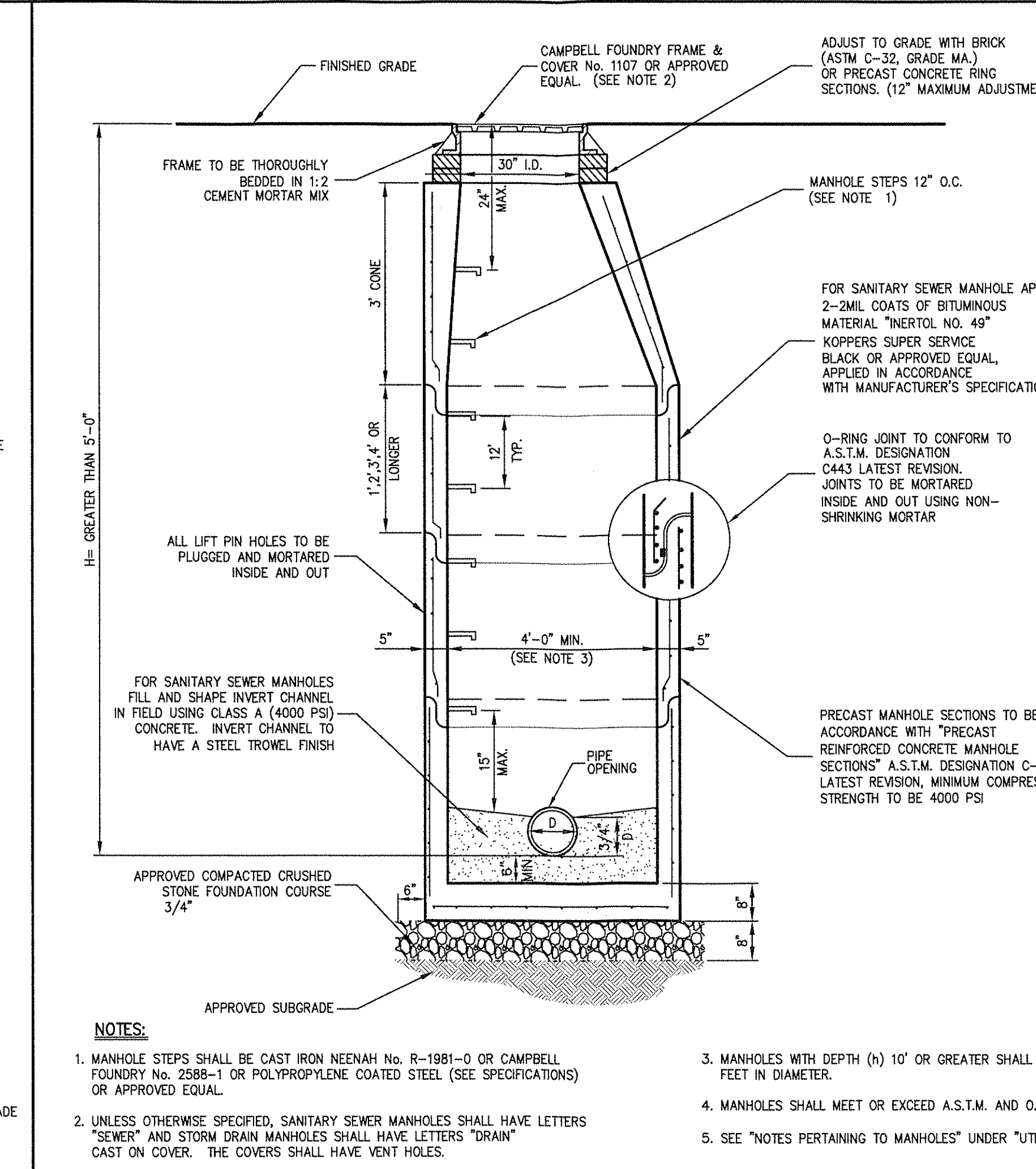
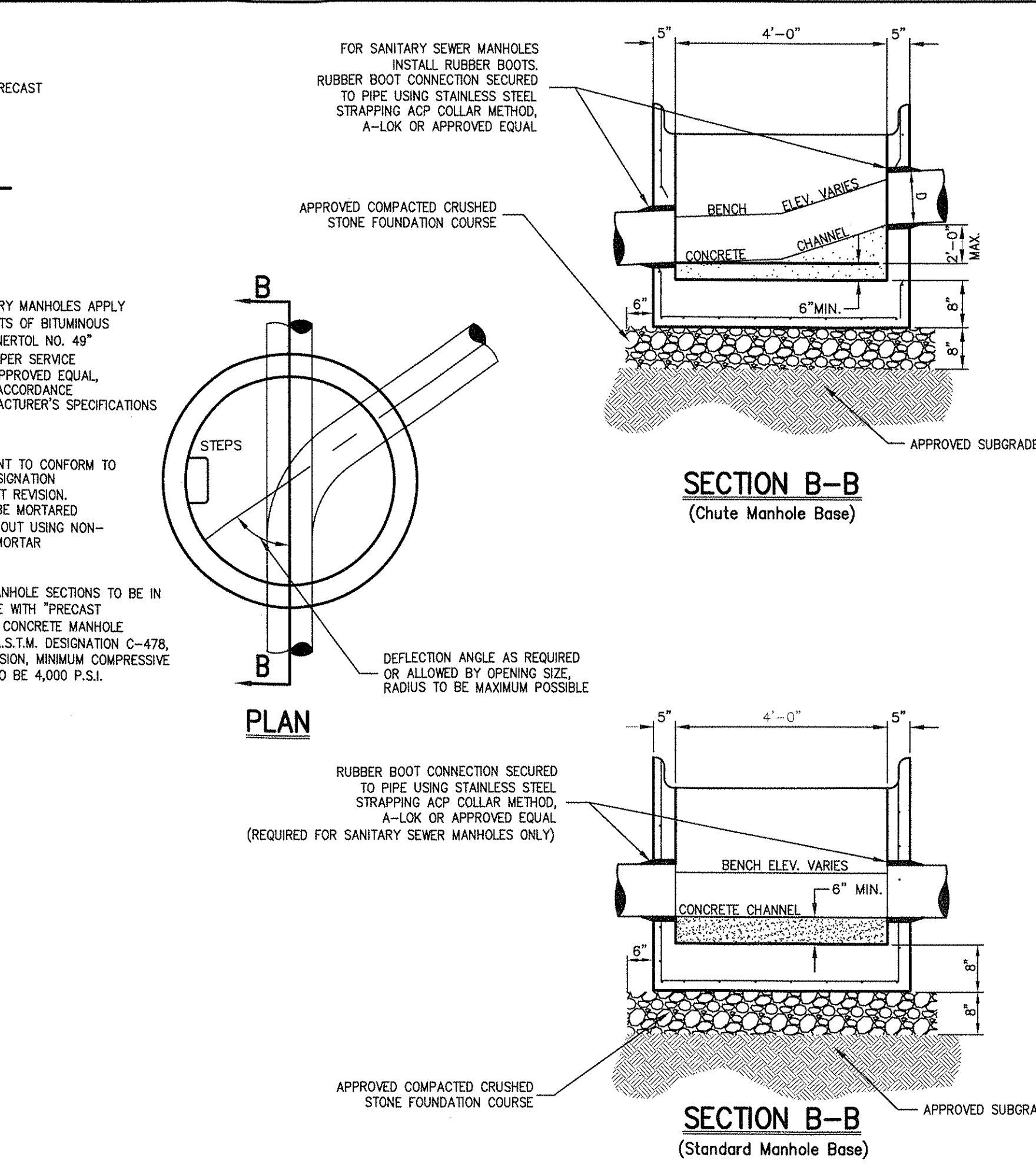
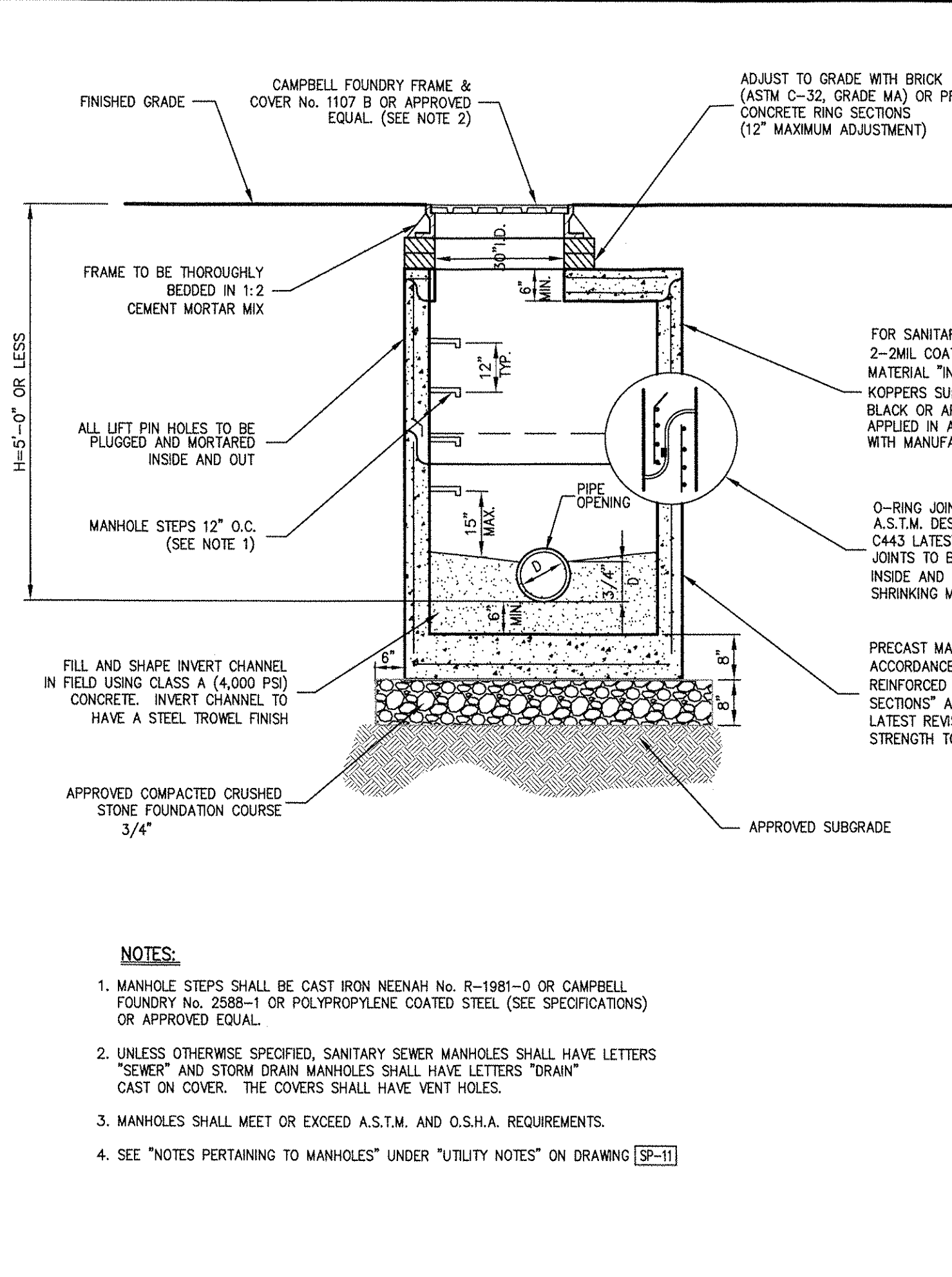
DRA MEADOW HILL, LLC
47 RIVER ROAD
SUMMIT, NJ 07901

MINNO & WASKO ARCHITECTS
ARCHITECTS
100 WASHINGTON PLAZA W #210
NEWARK, NJ 07102

JMC Site Remediation, Engineering, Landscape Architecture & Land Surveying, LLC
John Meyer Consulting, Inc.
120 BERKSHIRE ROAD - BRIDGEVILLE, NJ 08808
PH: 973.271.5225 - FAX: 973.271.2102
WWW.JMCCONSTRUCTION.COM

JMC CONSTRUCTION DETAILS
MEADOW HILL ROAD EXPANSION
MEADOW HILL ROAD
TOWN OF NEWBURGH, NY

Scale: NOT TO SCALE
Date: 05/06/2016
Project No: 16015
Revision: DET 1



JMC
Architectural, Engineering, Landscaping, Planning & Consulting, PLLC
100 BELLEVILLE ROAD • ARMONK, NY 10504
914.438.8333 • 914.438.8332
www.jmcpllc.com

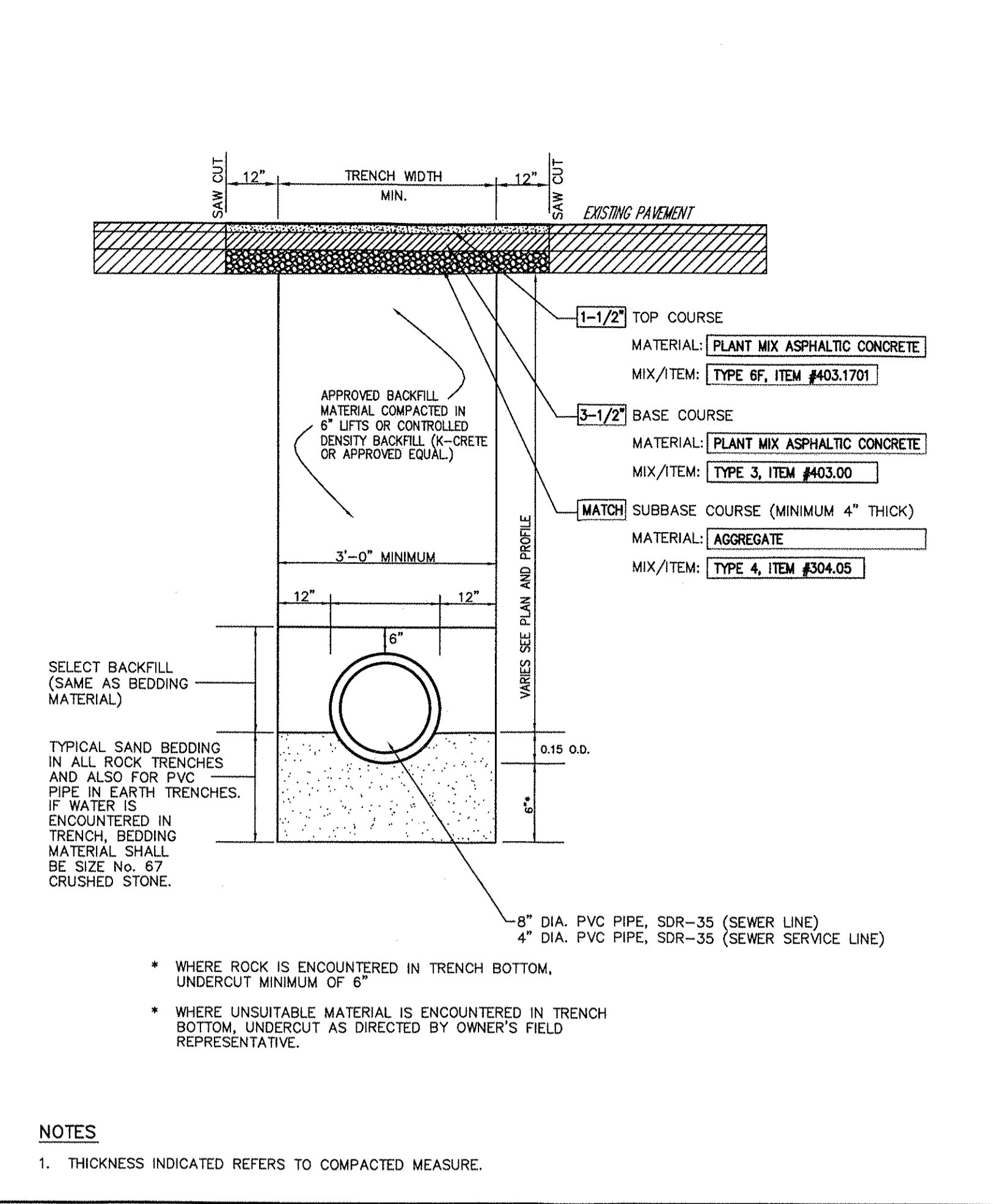
CONSTRUCTION DETAILS
MEADOW HILL ROAD EXPANSION
TOWN OF NEWBURGH, NY

DR MEADOW HILL, LLC
100 BELLEVILLE ROAD
SUMMIT, NY 07080

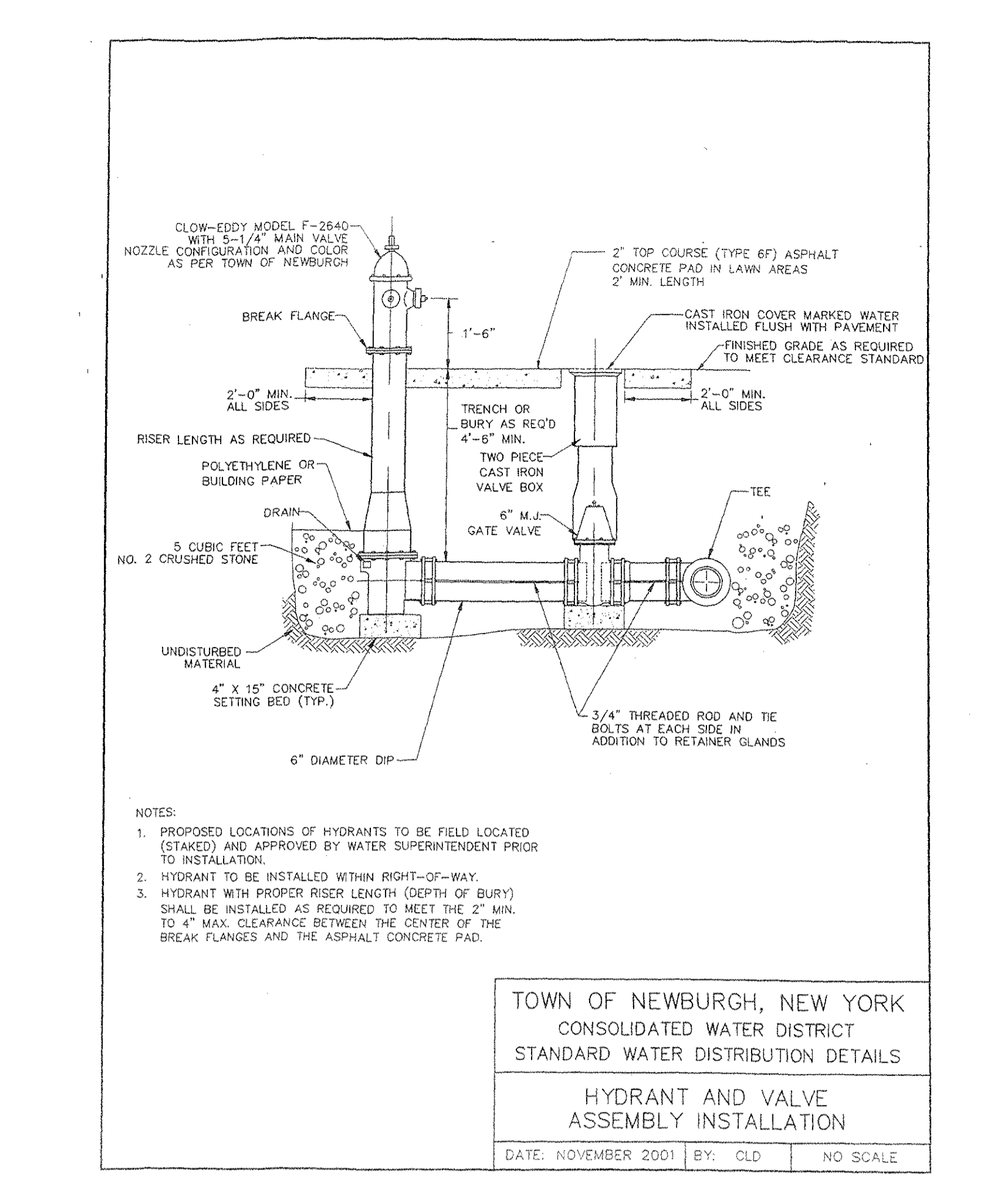
MINNO & WASKO ARCHITECTS
1 RAYMOND PLAZA W #210
NEWARK, NJ 07102

Draw: MT, Approved: JS
Scale: NOT TO SCALE
Date: 05/06/2016
Project No: 16015
Sheet No: BET 2

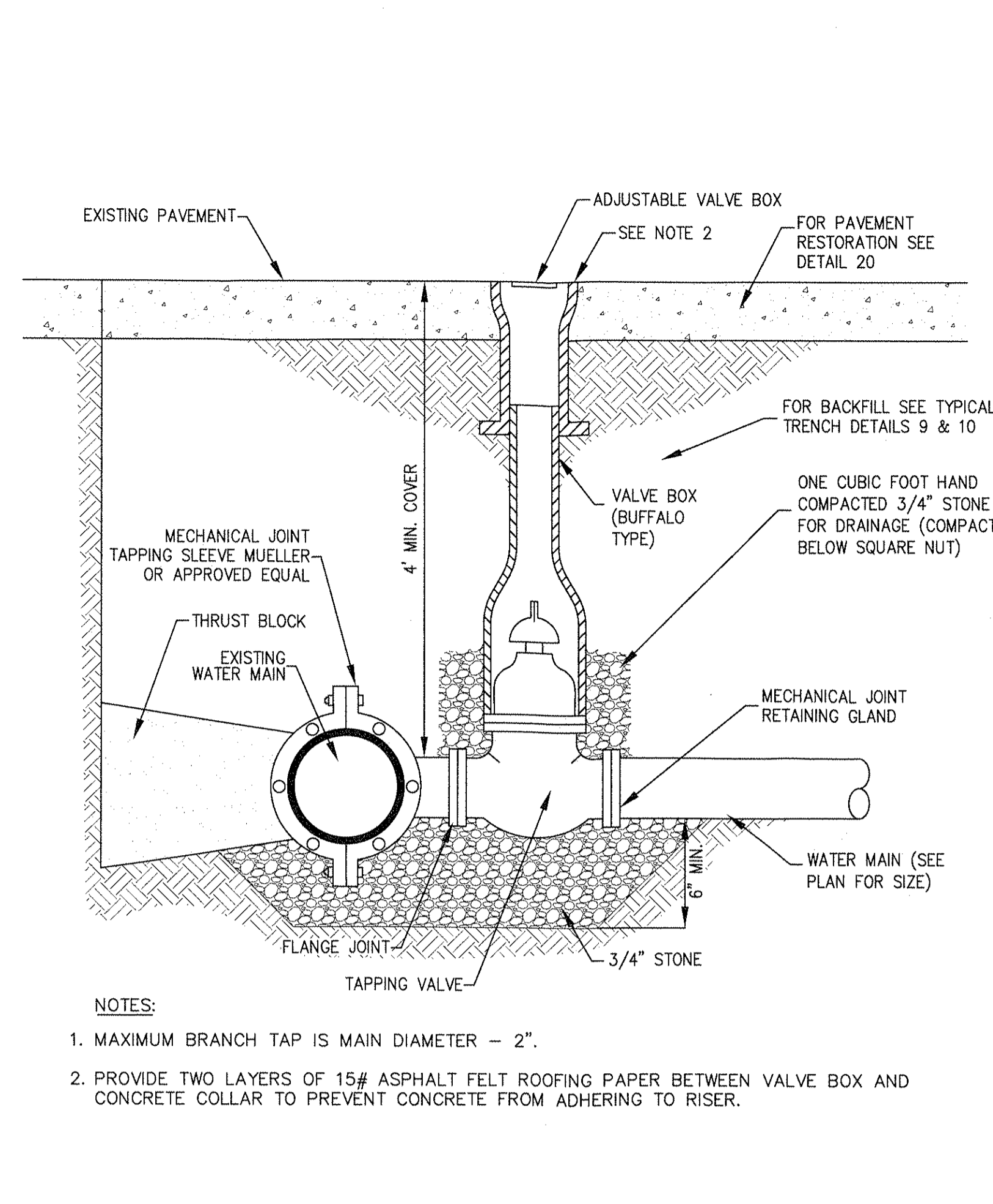
SP-12



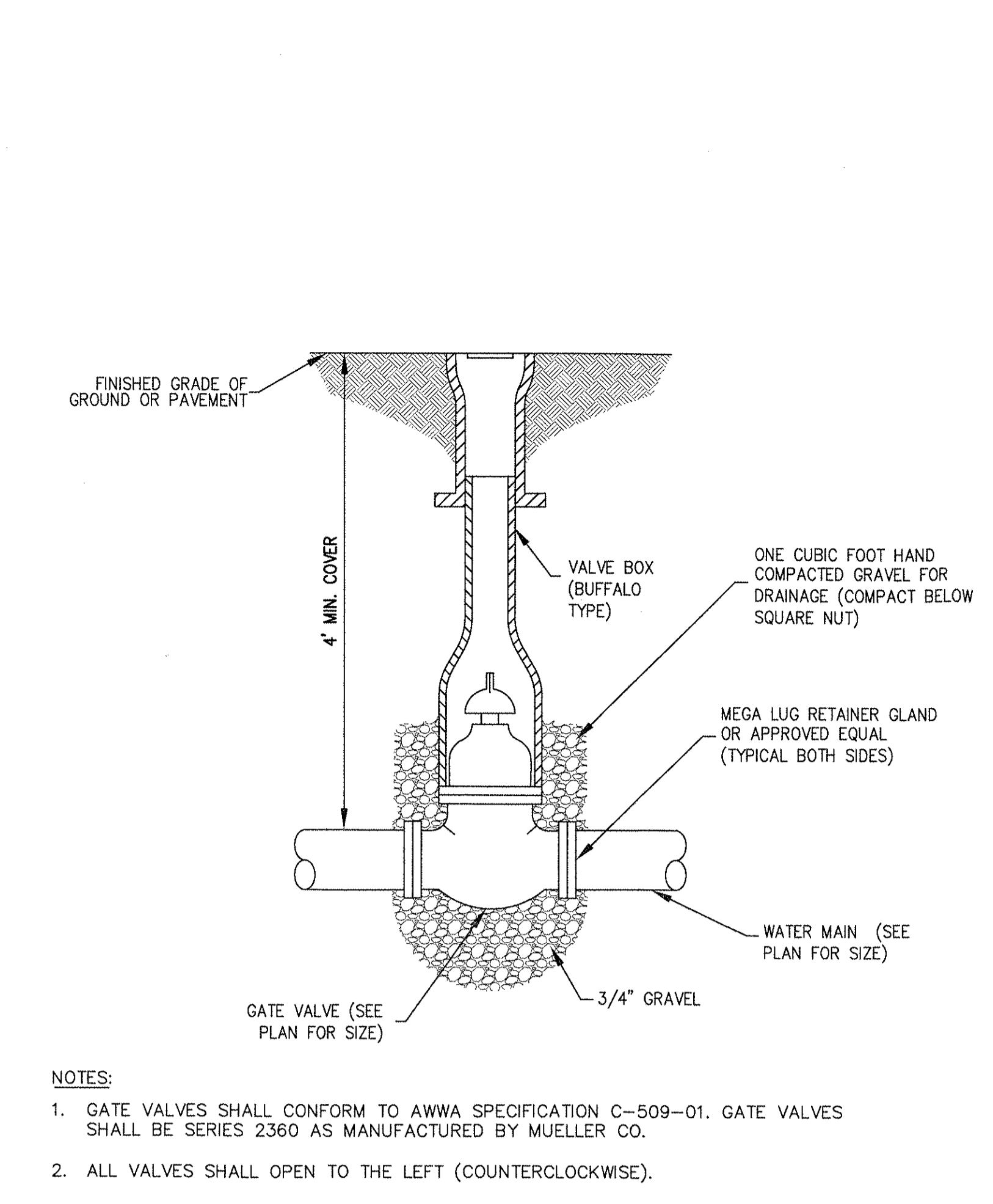
TRENCH PAVEMENT REPLACEMENT
(UNDER PAVEMENT) **27**



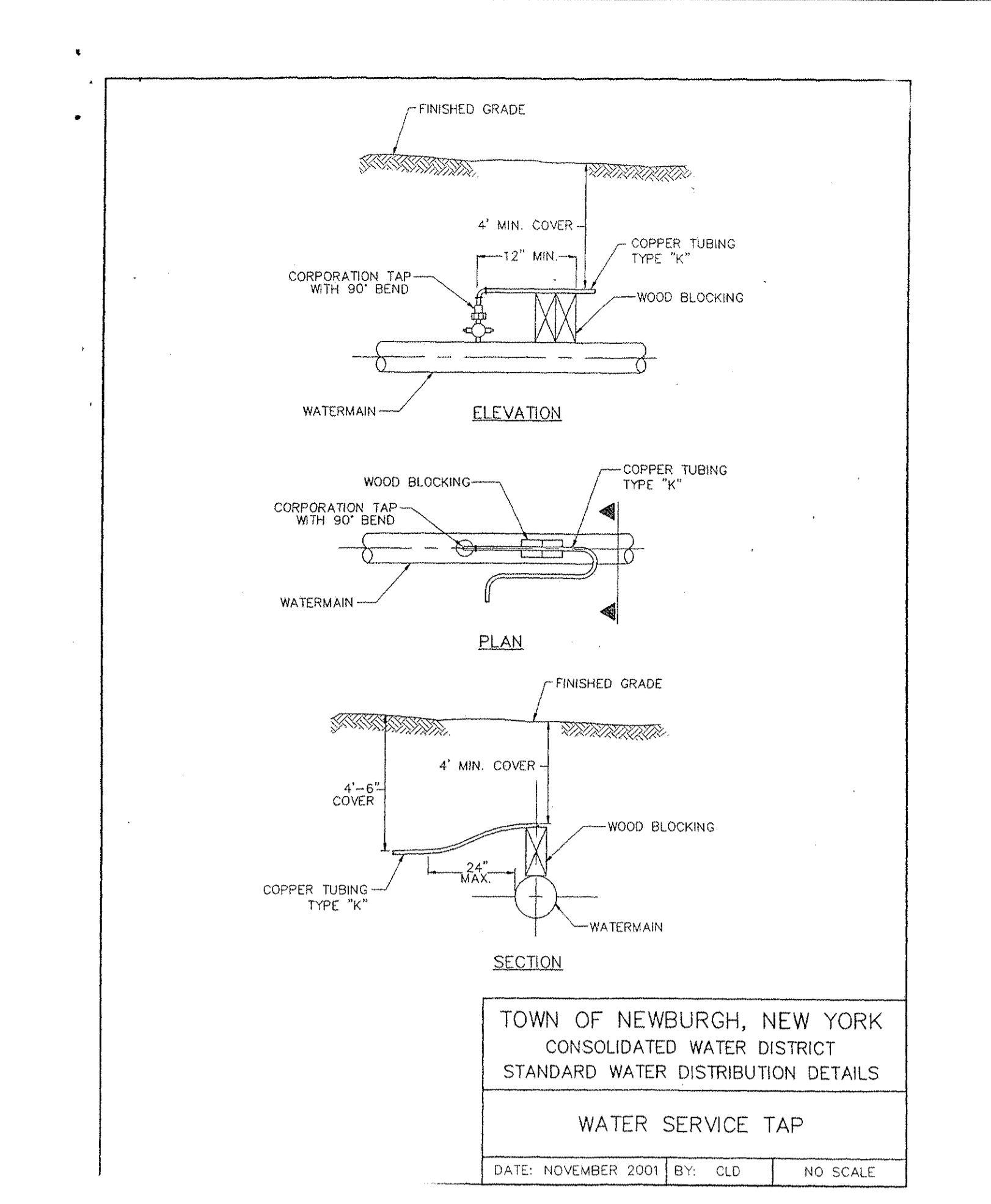
HYDRANT AND VALVE ASSEMBLY INSTALLATION **28**



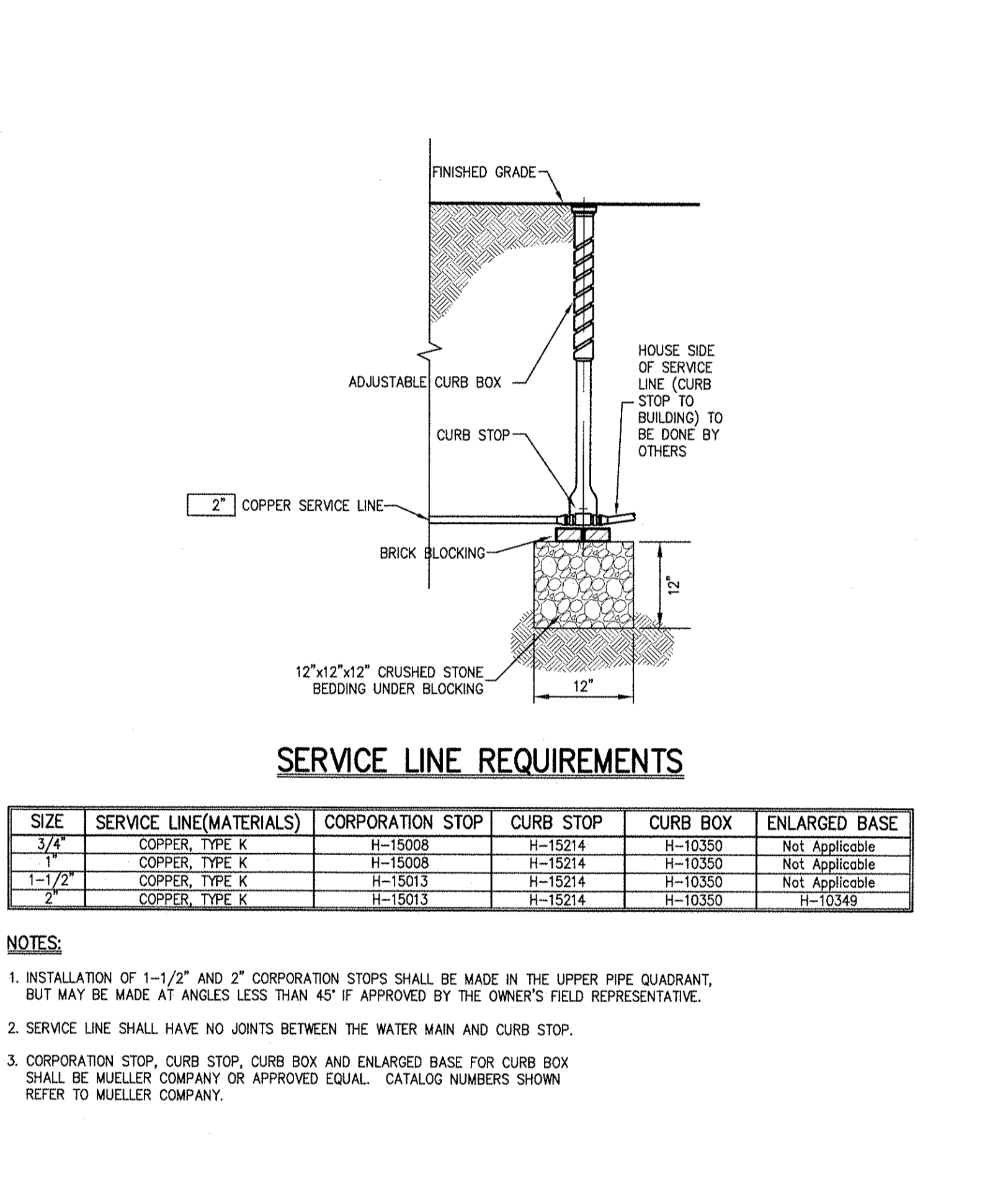
WET TAP MAIN CONNECTION **29**



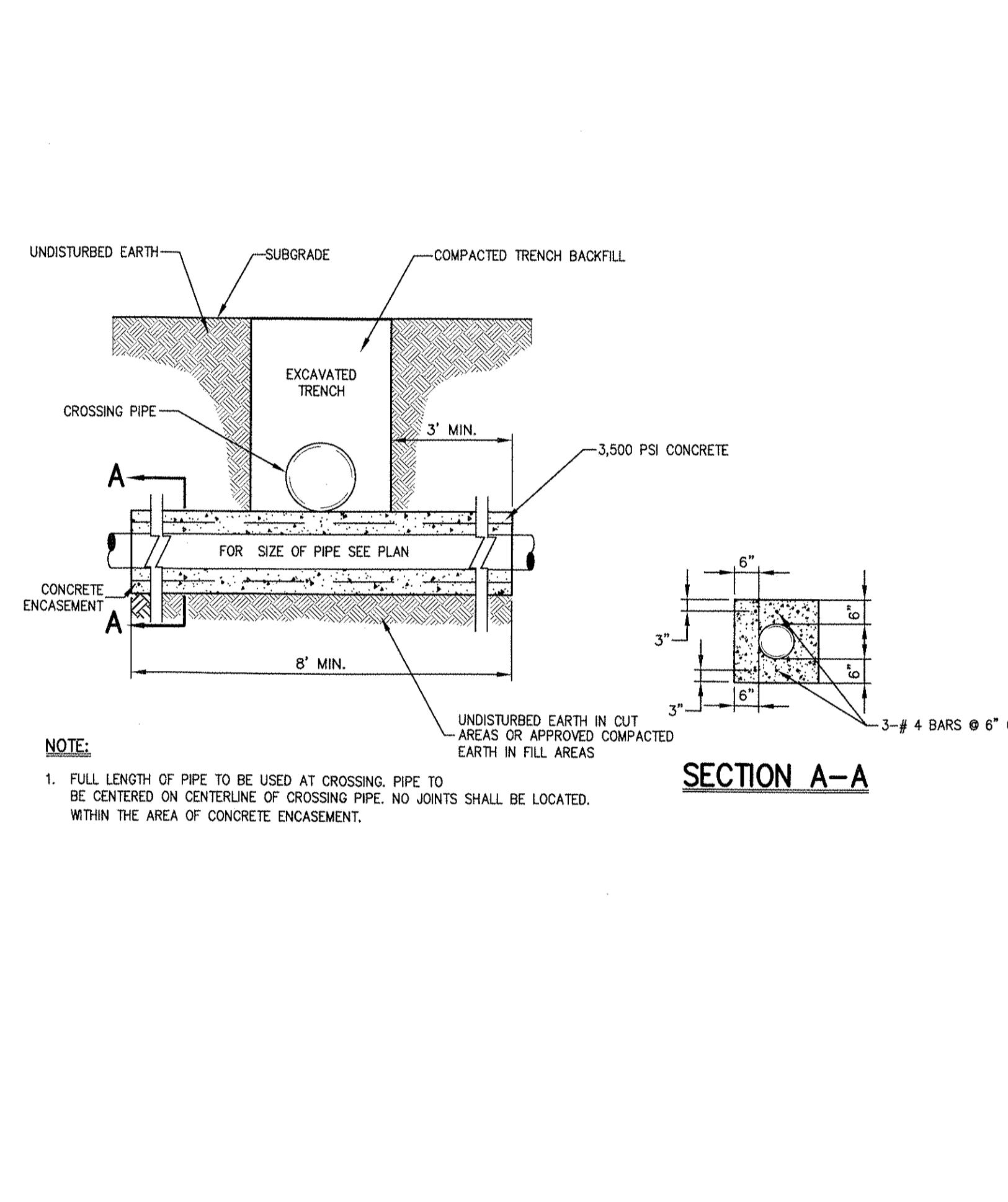
GATE VALVE **30**



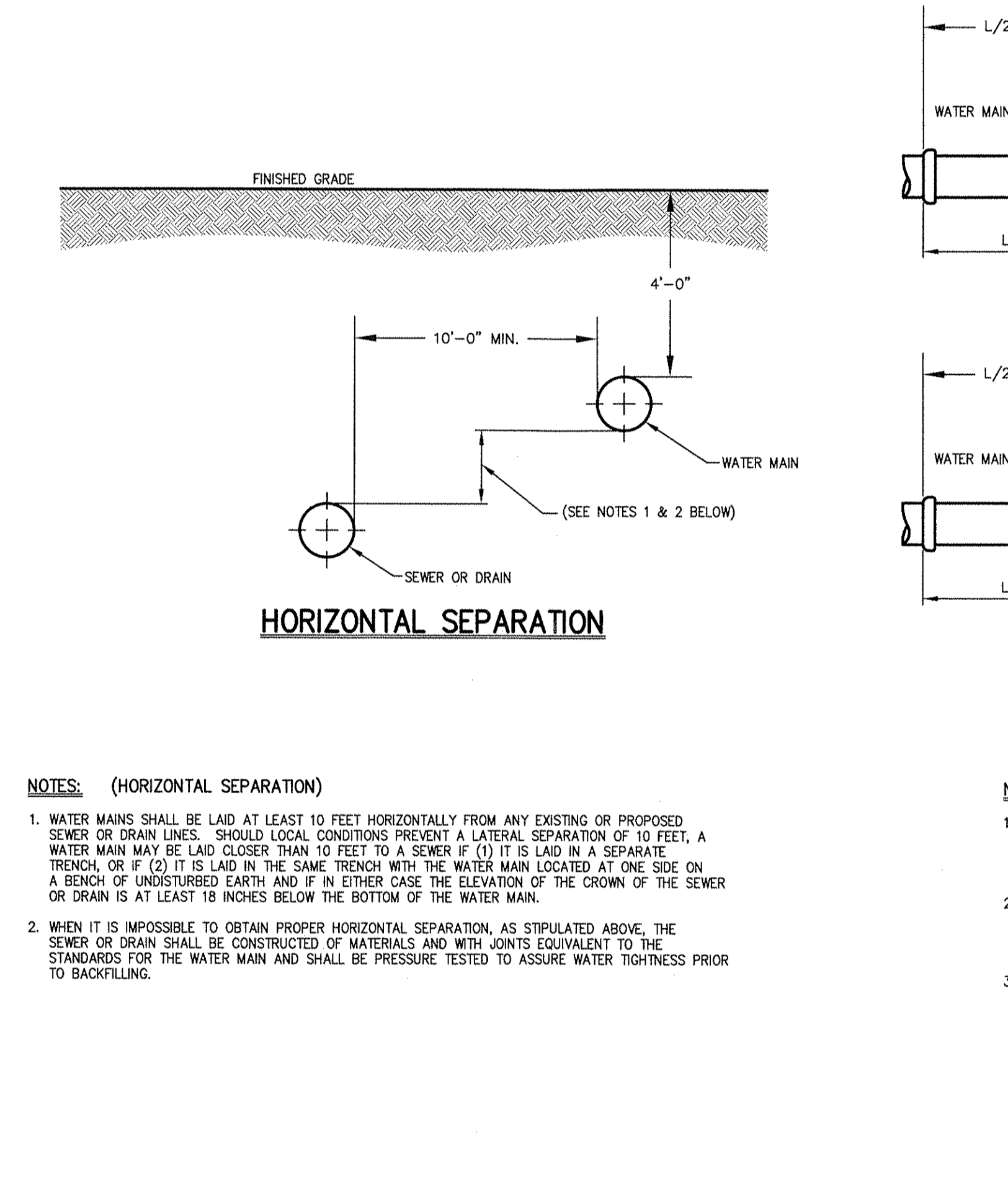
WATER SERVICE TAP
(2" OR LESS) **31**



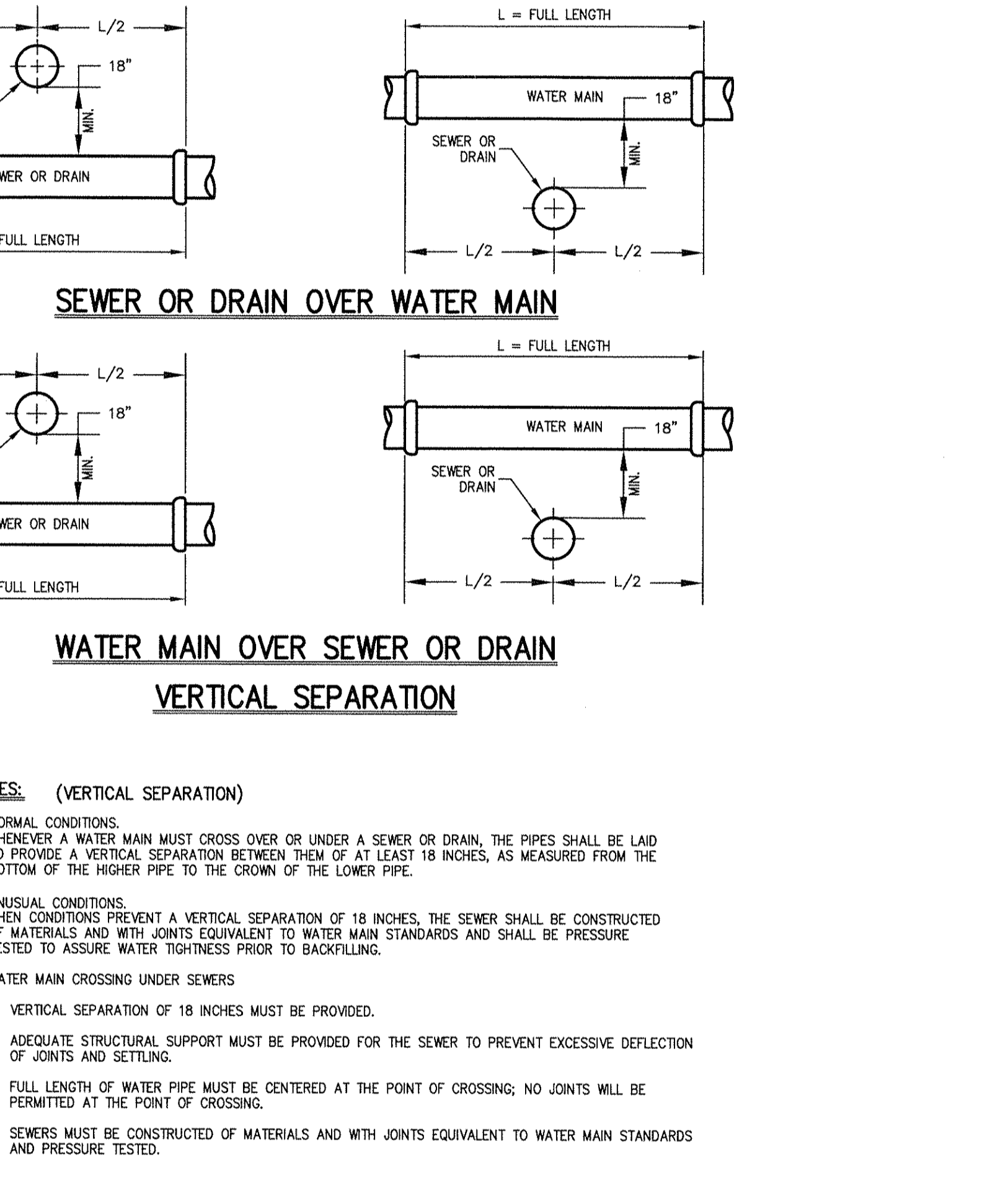
WATER SERVICE CONNECTION **32**



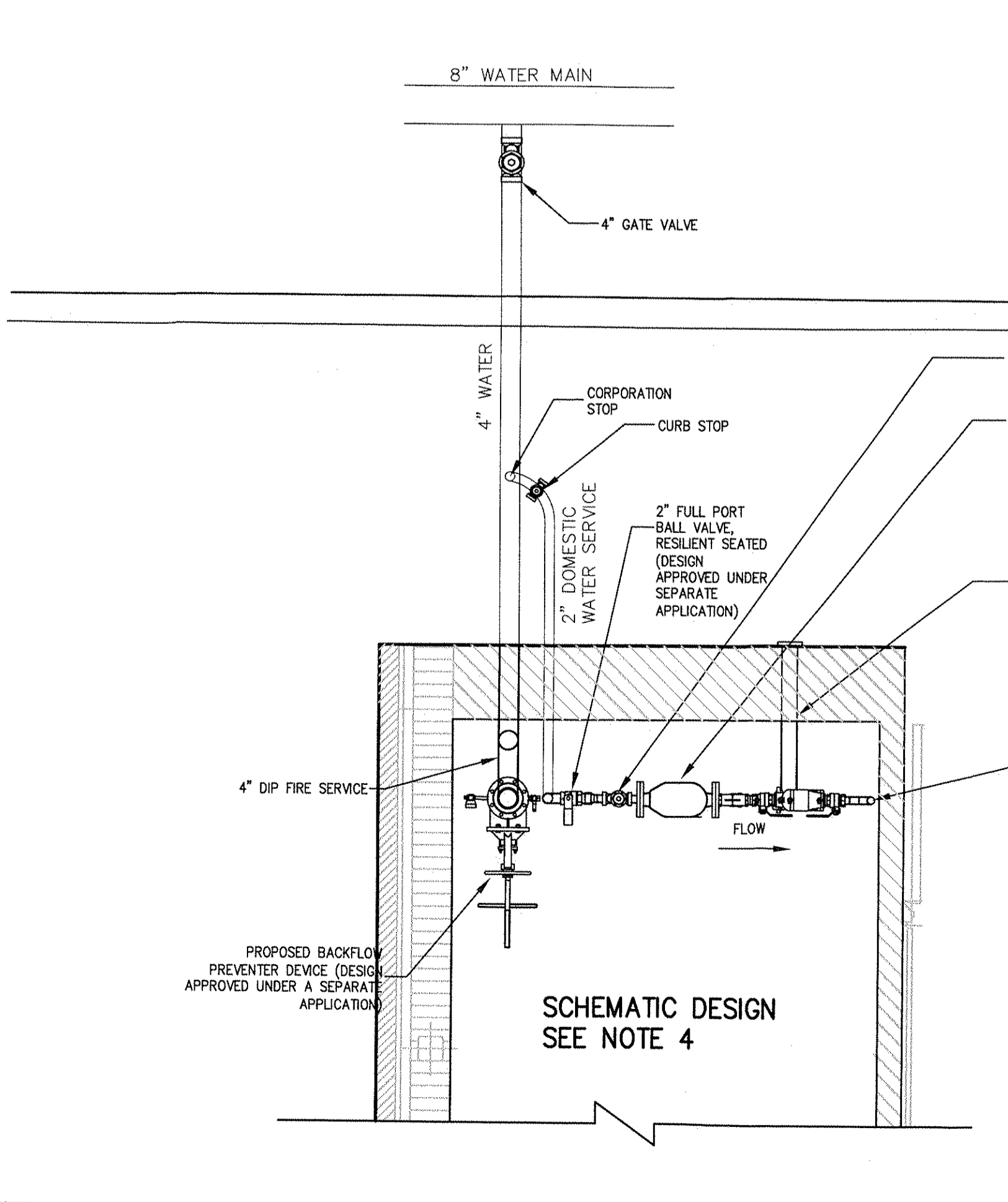
CONCRETE ENCASEMENT **33**



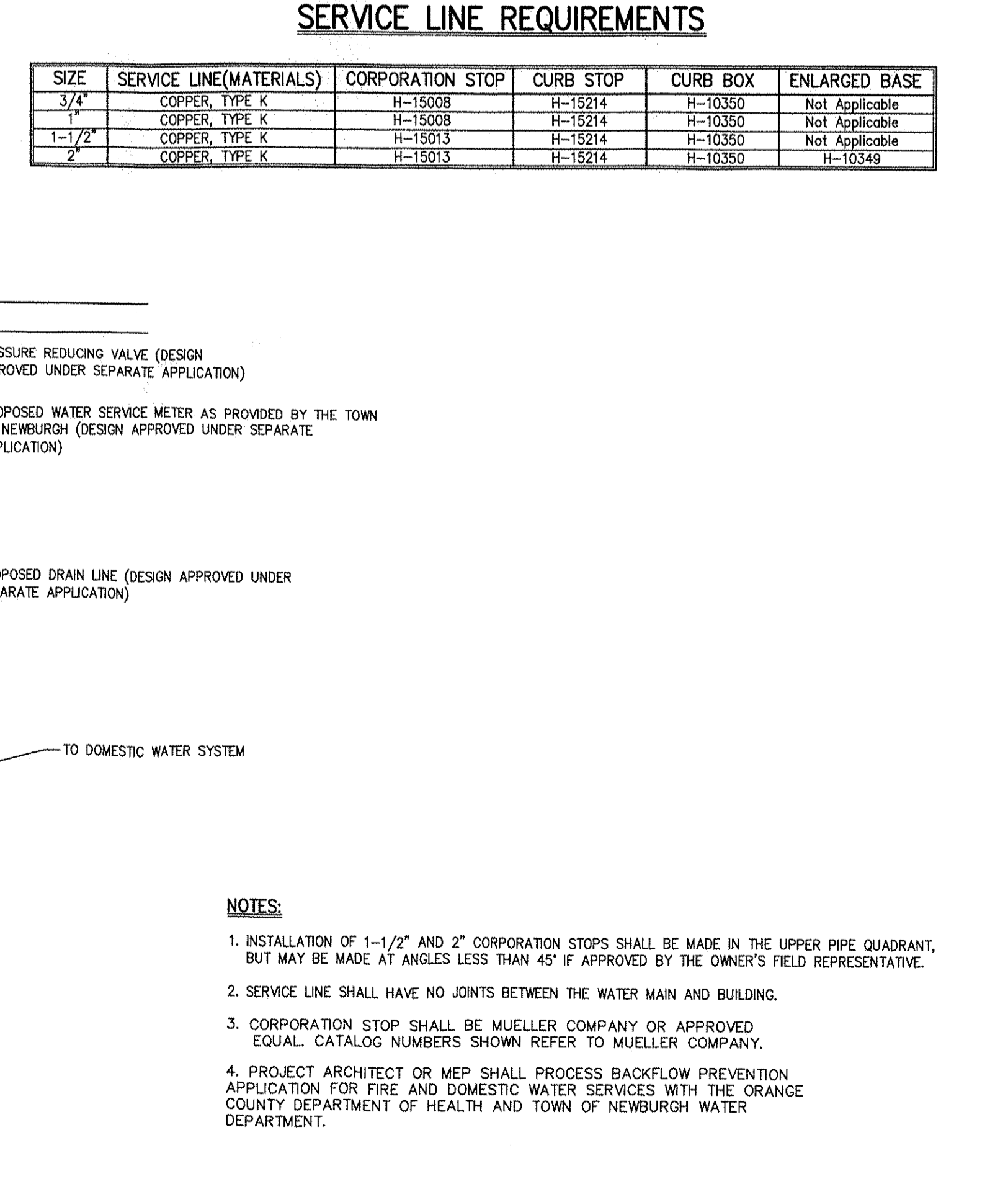
SEPARATION OF WATER AND SEWER/RAIN LINES **34**



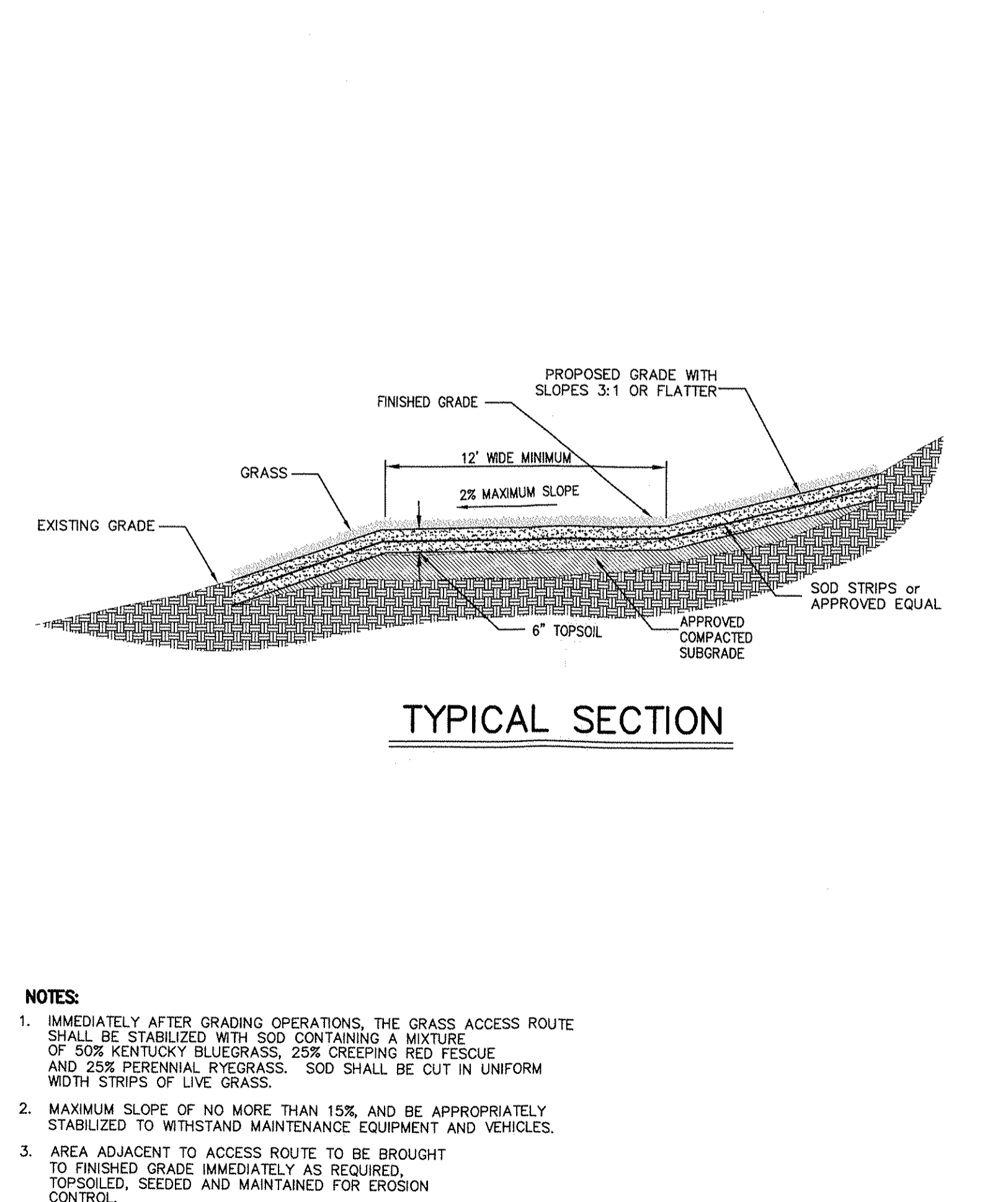
ANTISEEP COLLAR **35**



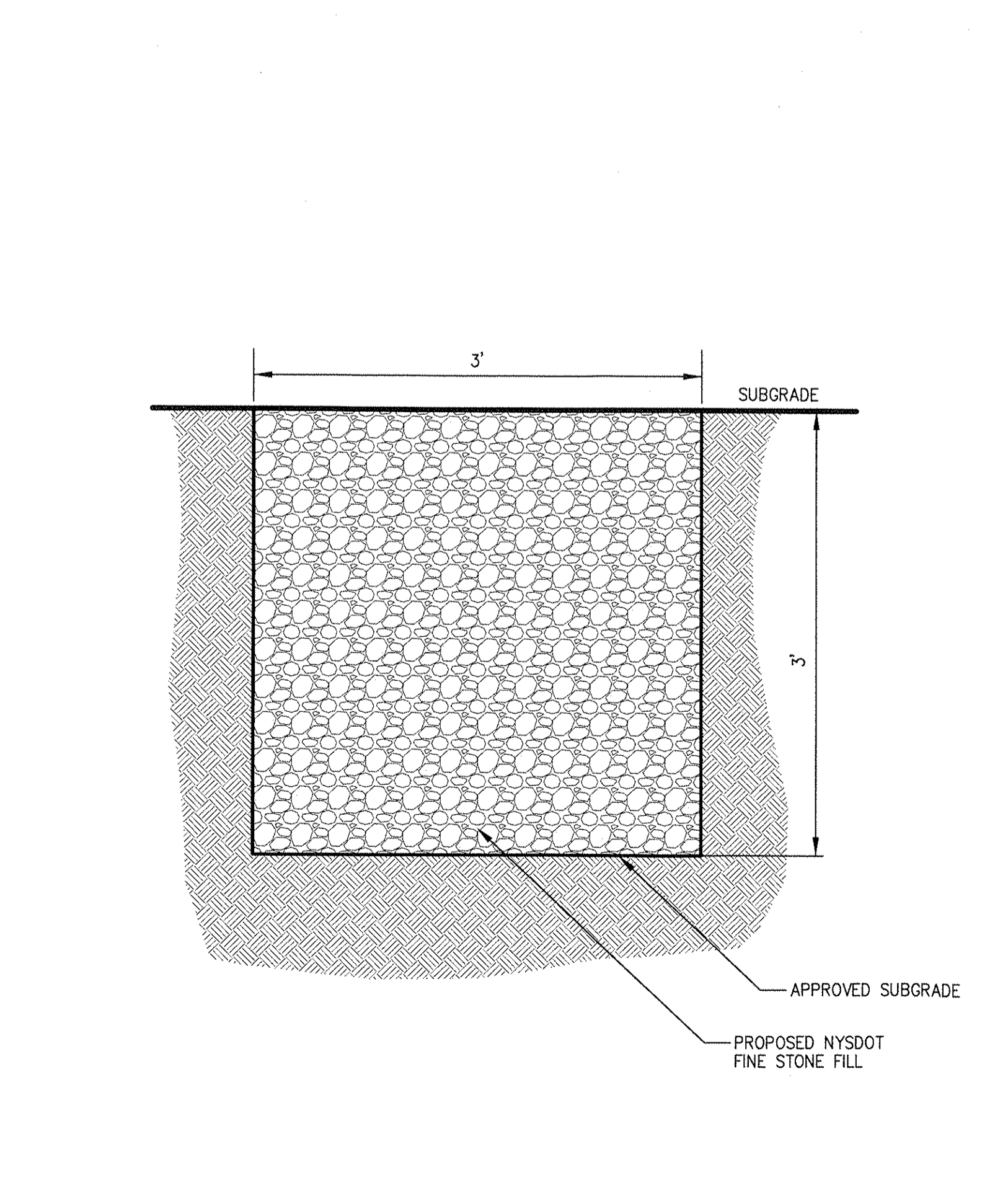
WATER SERVICE CONNECTION **36**



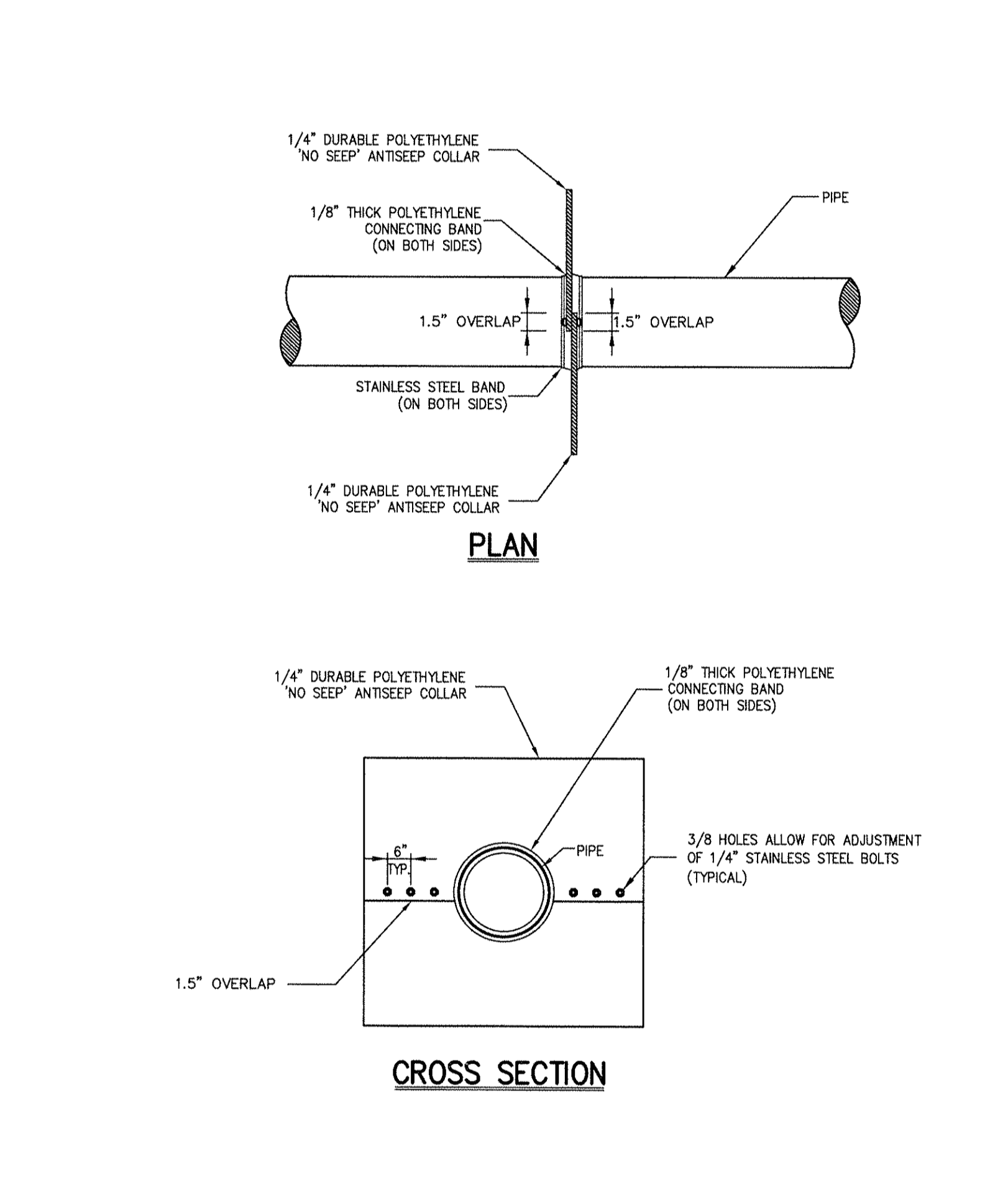
BASIN ACCESS ROUTES WITH GRASS COVER **37**



PROPOSED ROCK DIAPHRAGM **38**



GRASS SWALE **39**



CONSTRUCTION DETAILS

DRAMA MEADOW HILL, LLC
47 RIVER ROAD
SUMMIT, NJ 07901

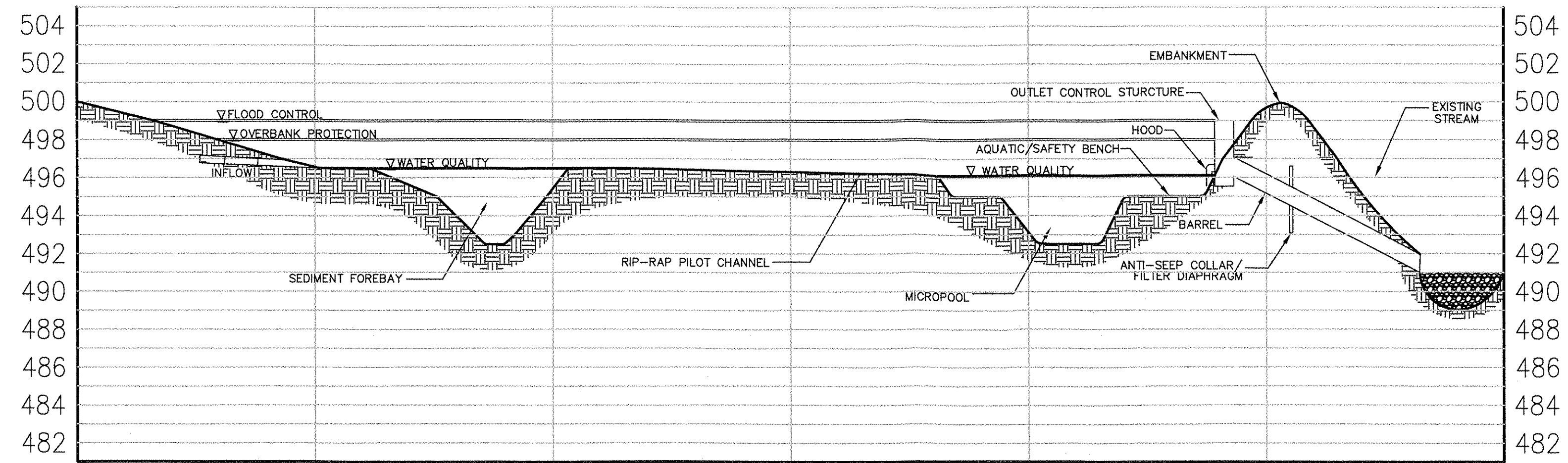
MINNO & WASKO ARCHITECTS
ARCHITECT
1 RAYMOND BLVD #210
NEWARK, NJ 07102

JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - DUNELON, NJ 07004
PHONE 914-273-5225 - FAX 914-273-7102
www.jmcpinc.com

CONSTRUCTION DETAILS
MEADOW HILL ROAD EXPANSION
HILLSIDE, NJ
TOWN OF NEWBURGH, NY

Drawn: **MT** Approved: **JS**
Scale: **NOT TO SCALE**
Date: **05/06/2016**
Project No: **16015**
REV: **DET 3**

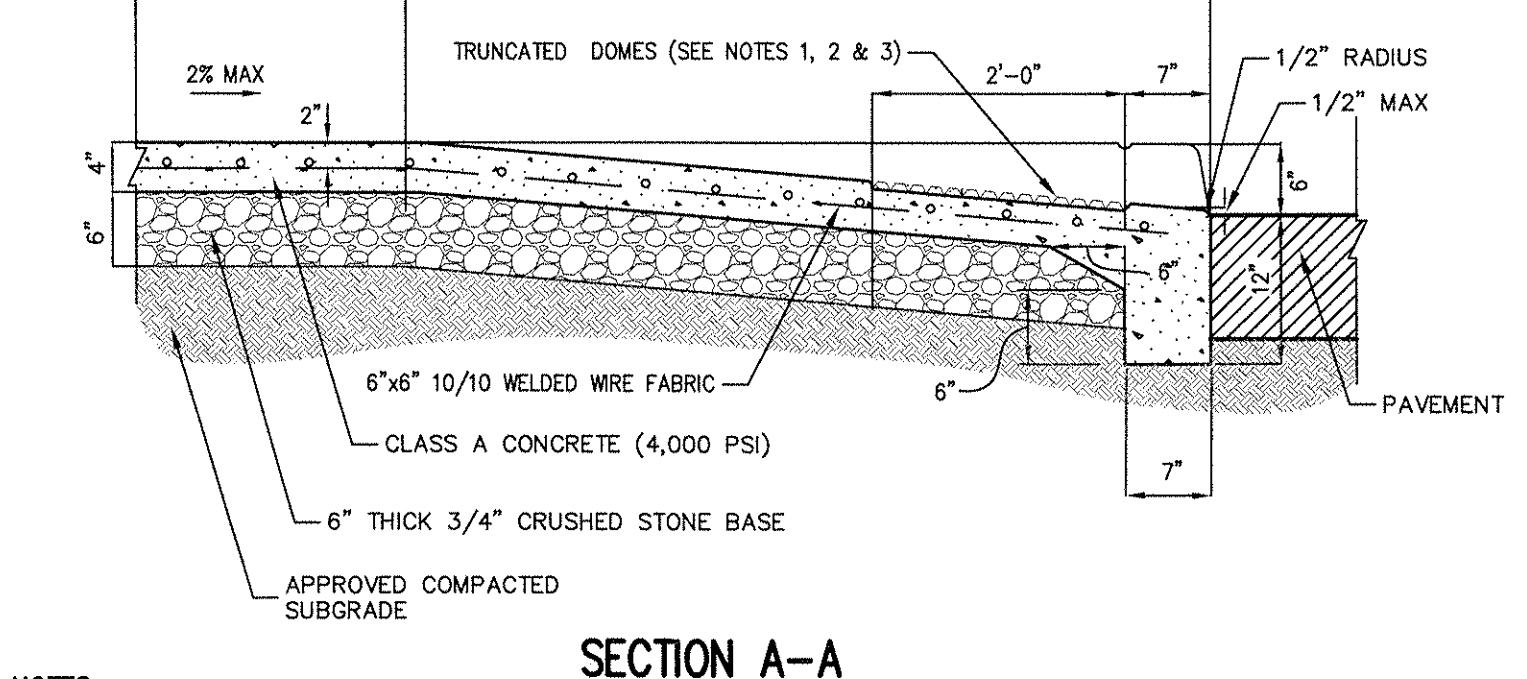
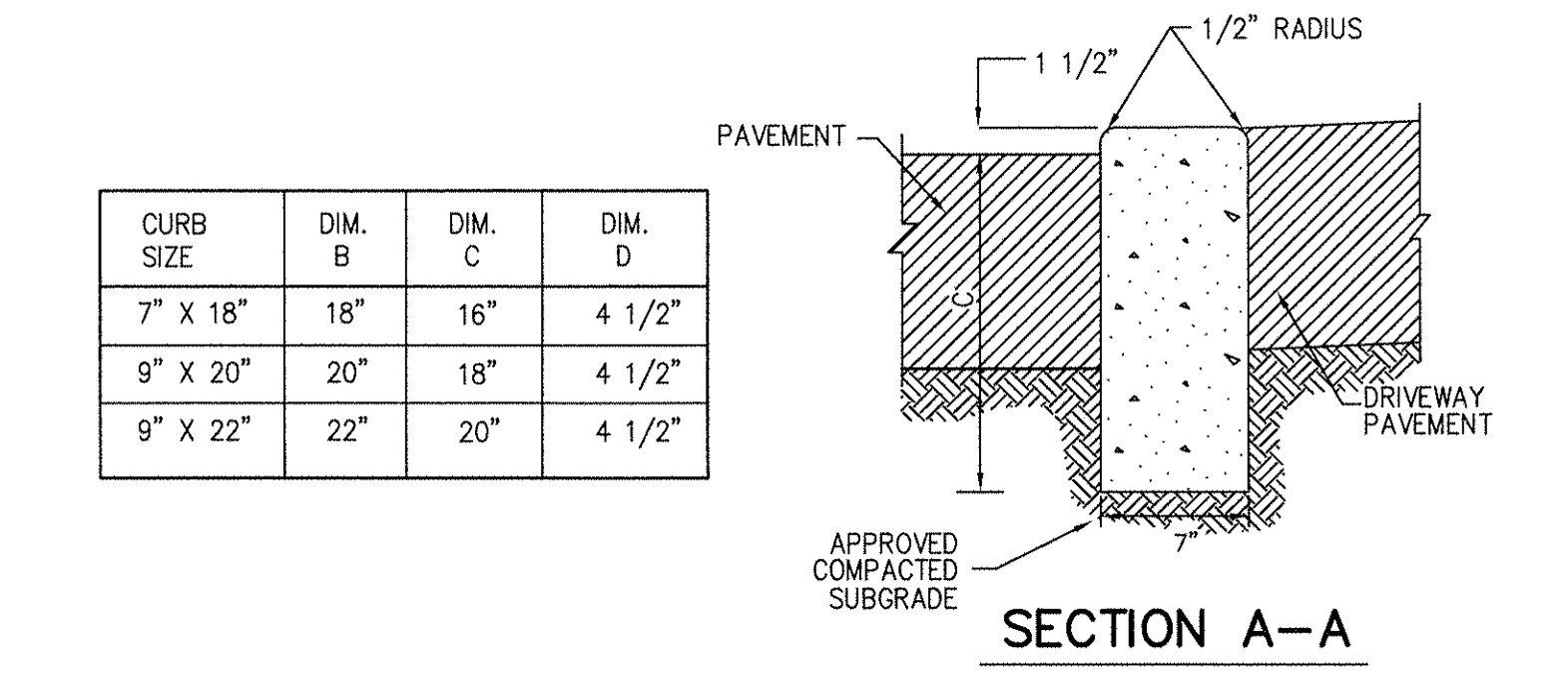
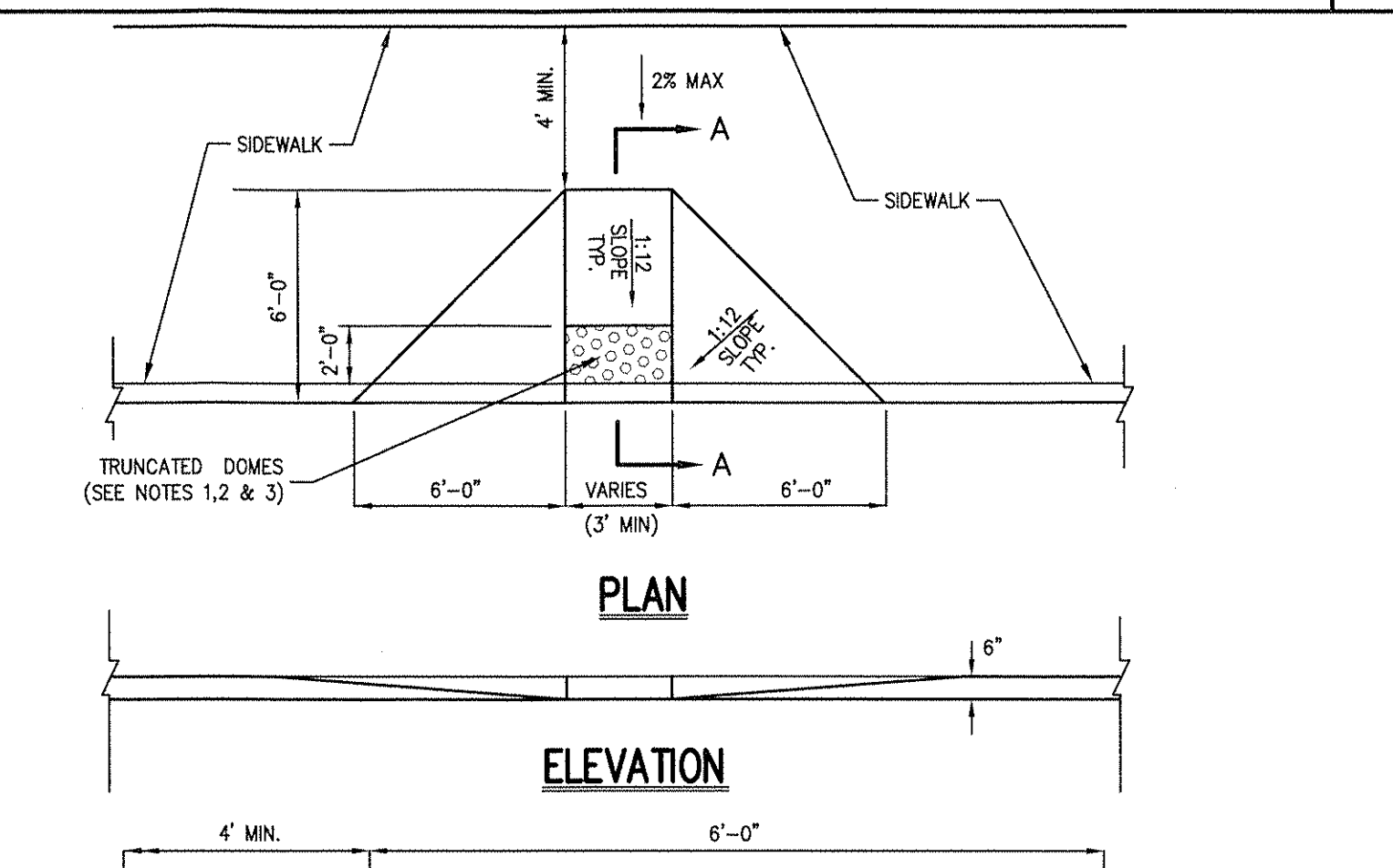
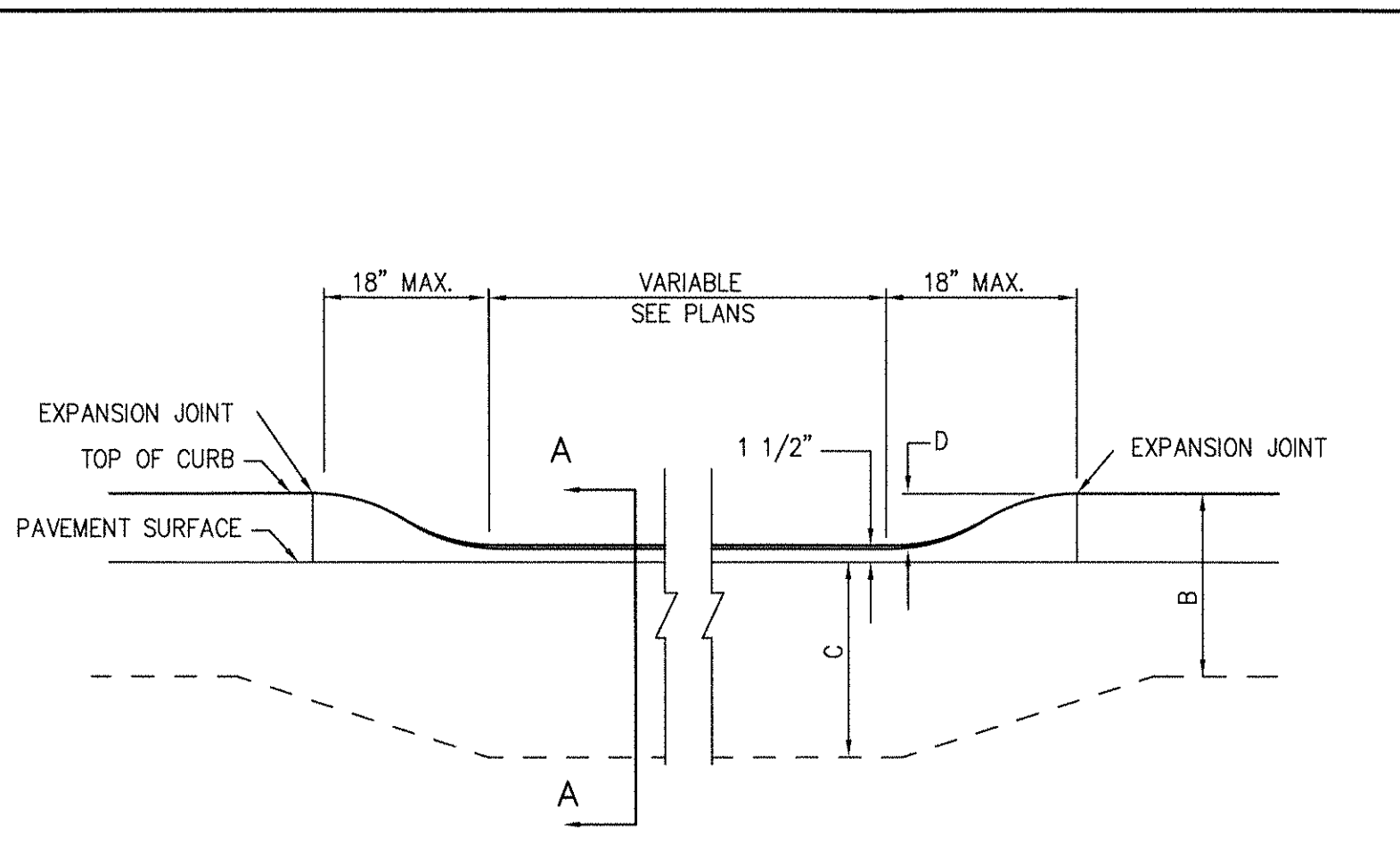
SP-13



ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

MICROPOOL EXTENDED DETENTION POND P-1

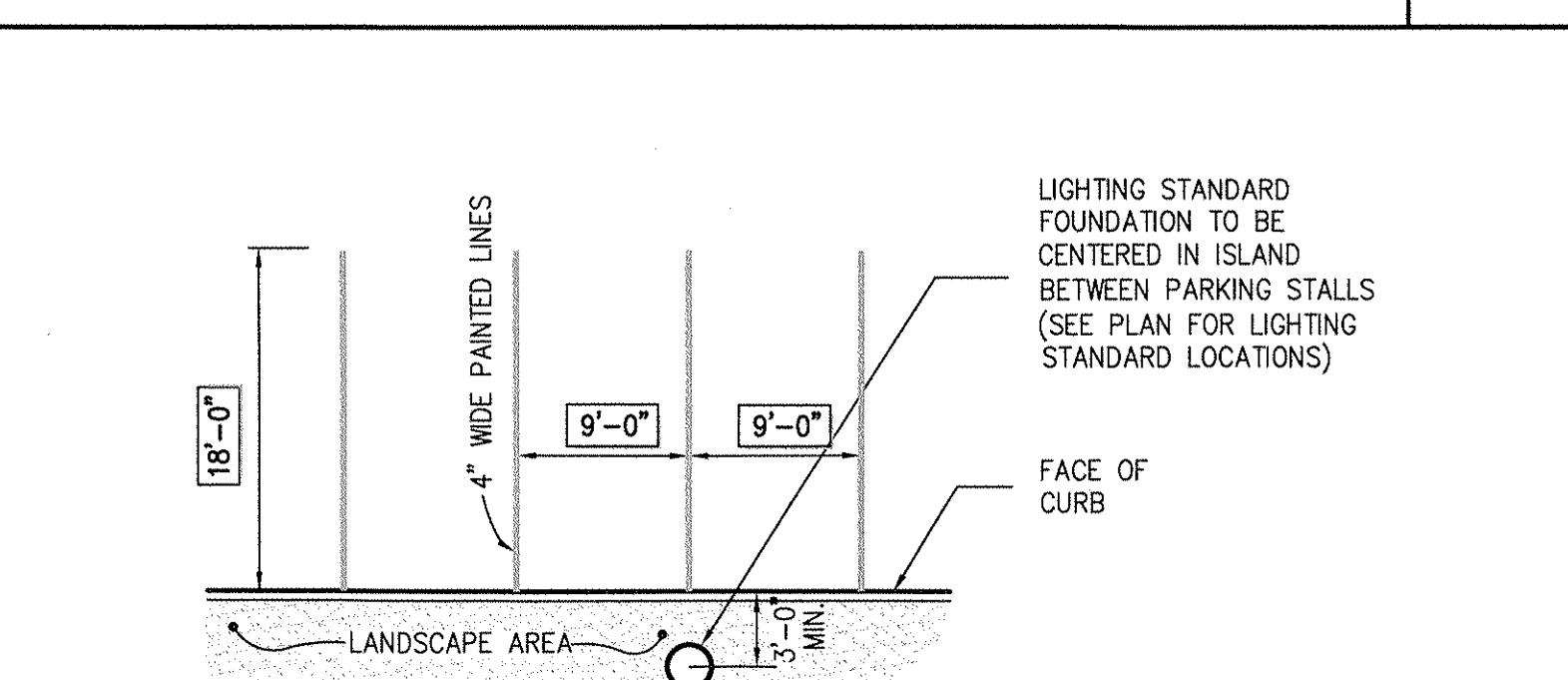
40



METHOD OF DEPRESSING CURB AT DRIVEWAYS

DEPRESSED CONCRETE CURB

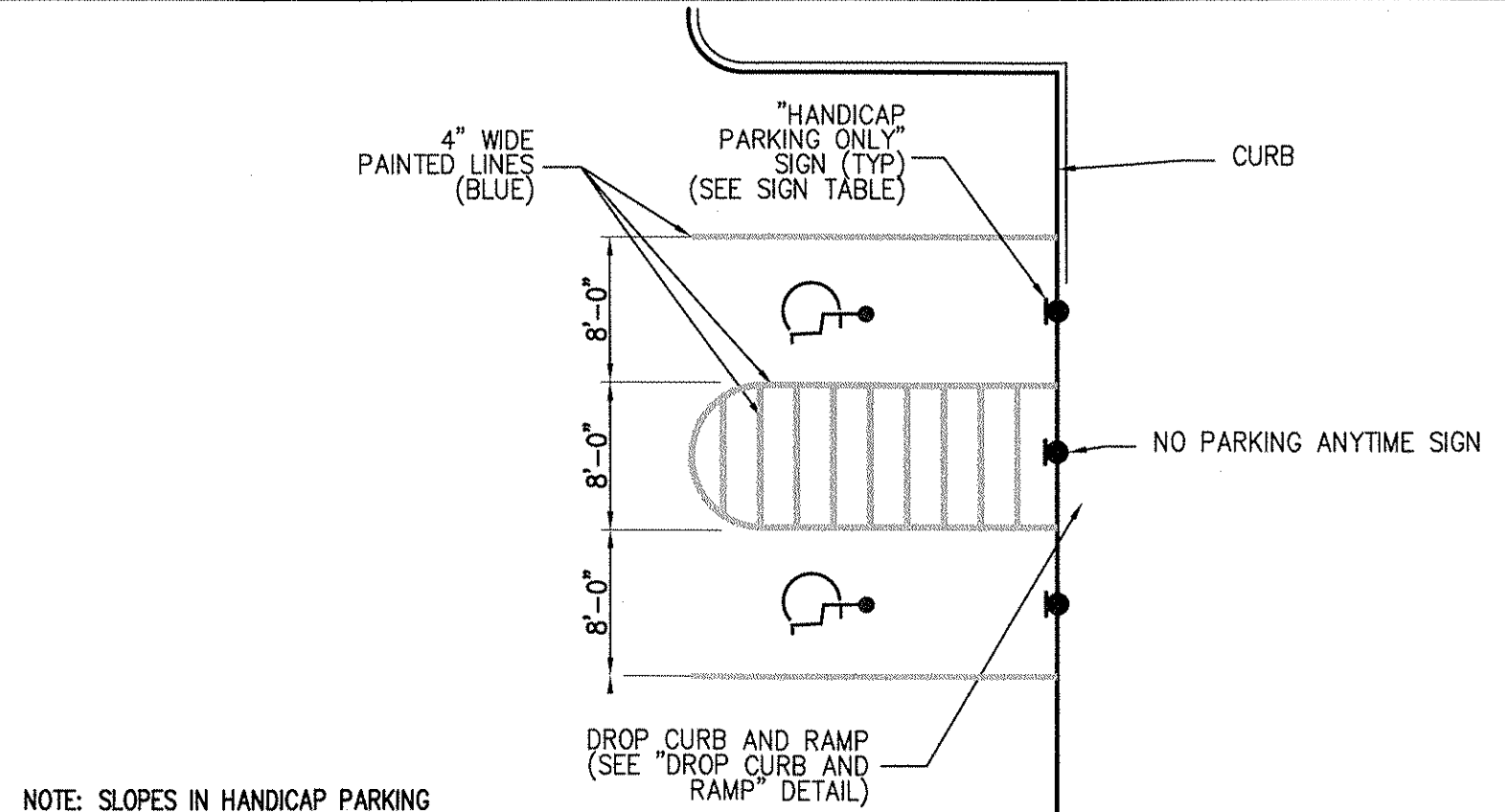
46



NOTE
1. COLOR OF PAINT SHALL BE WHITE

90° PARKING (SINGLE STRIPING - CURBED PERIMETER)

52

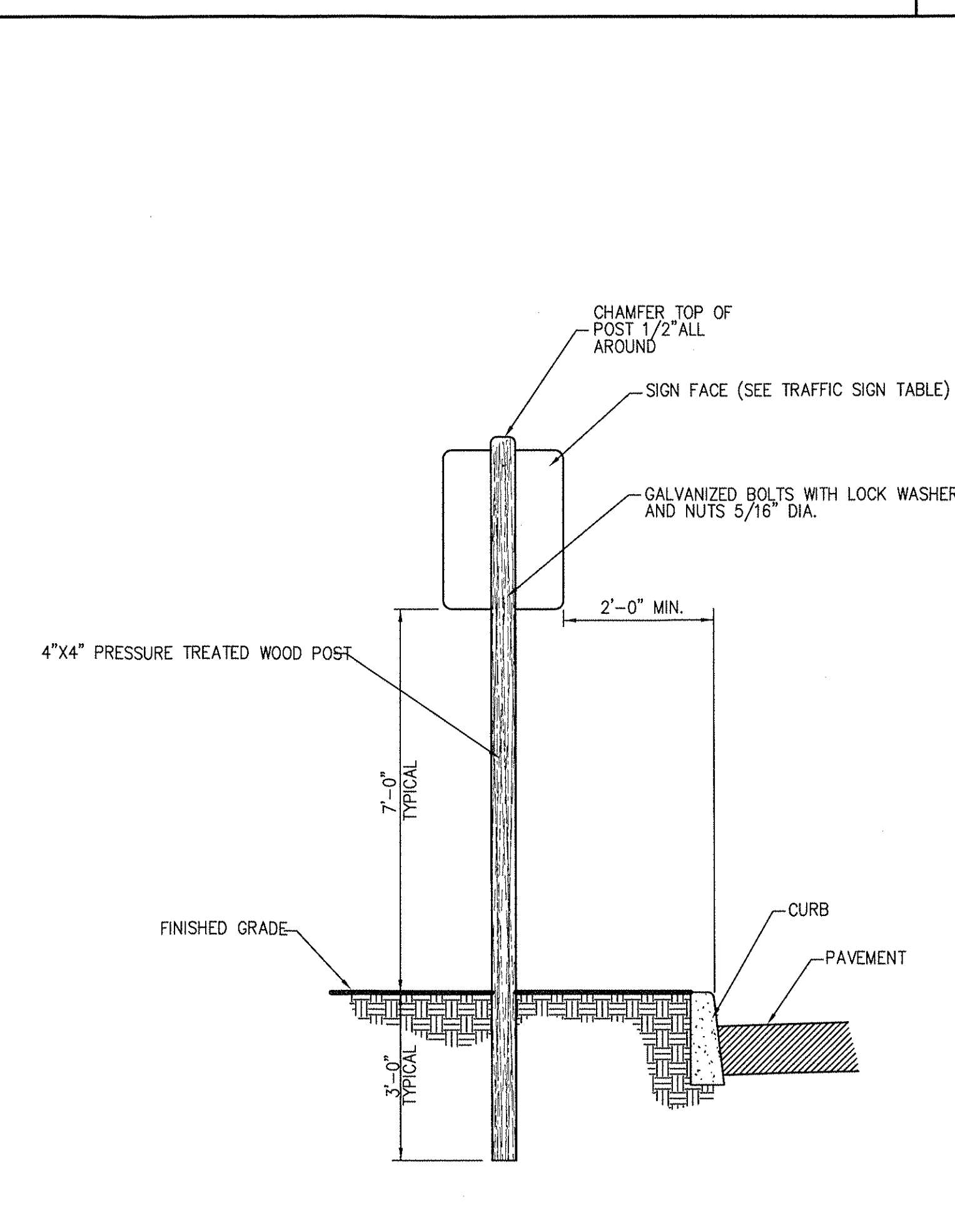


HANDICAP PARKING

53

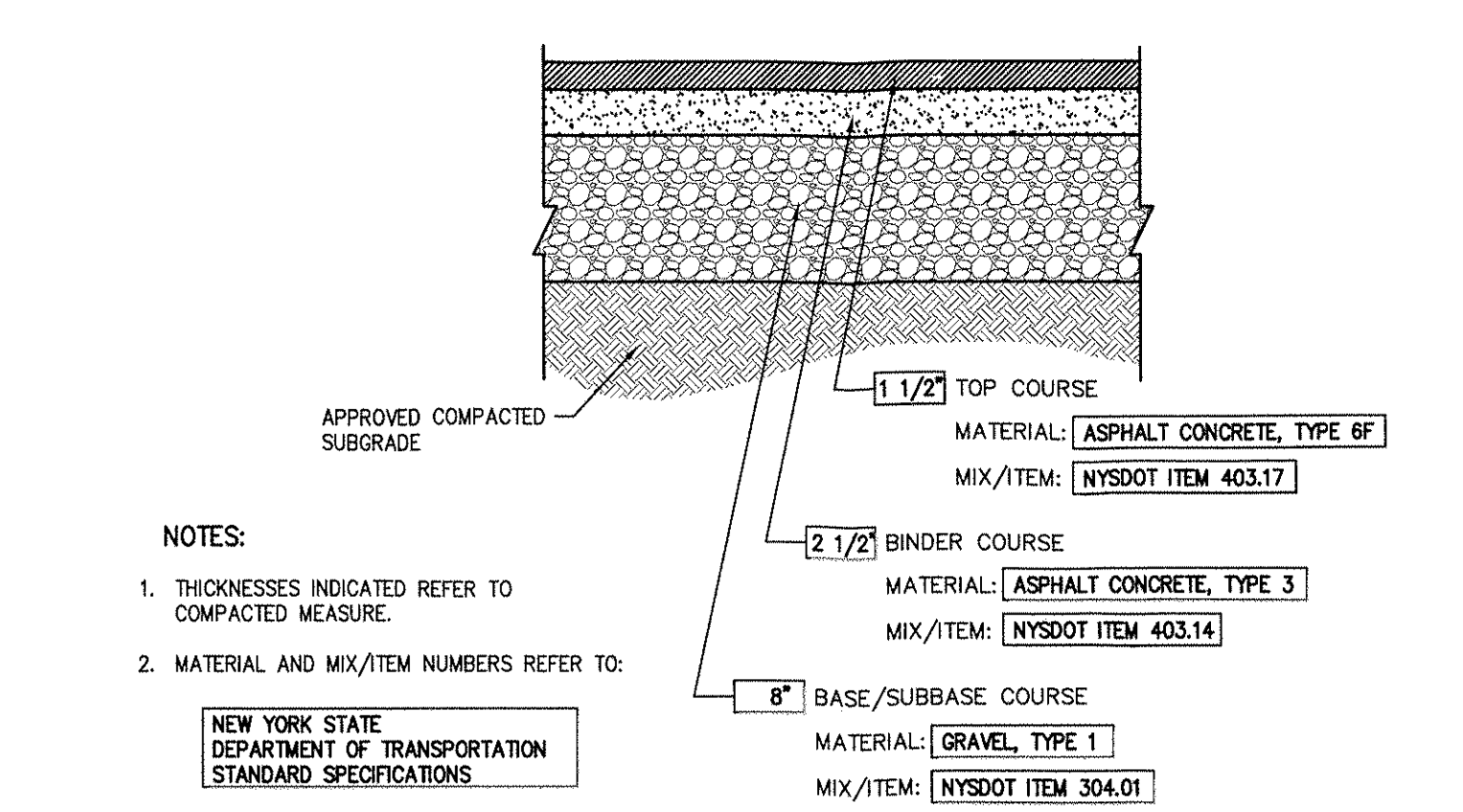
DROP CURB & RAMP

47



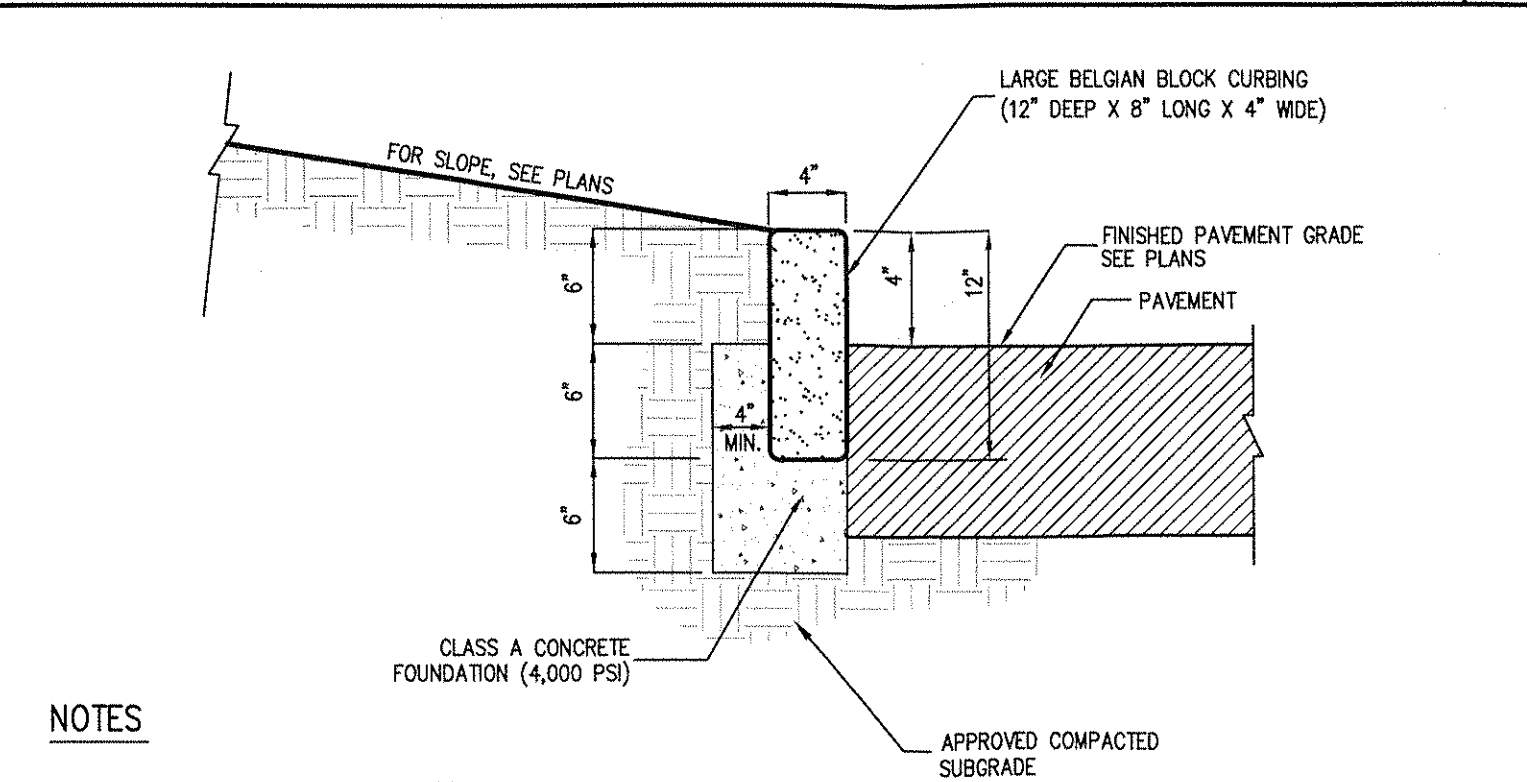
TRAFFIC SIGN POST (WOOD)

54



SITE PAVEMENT

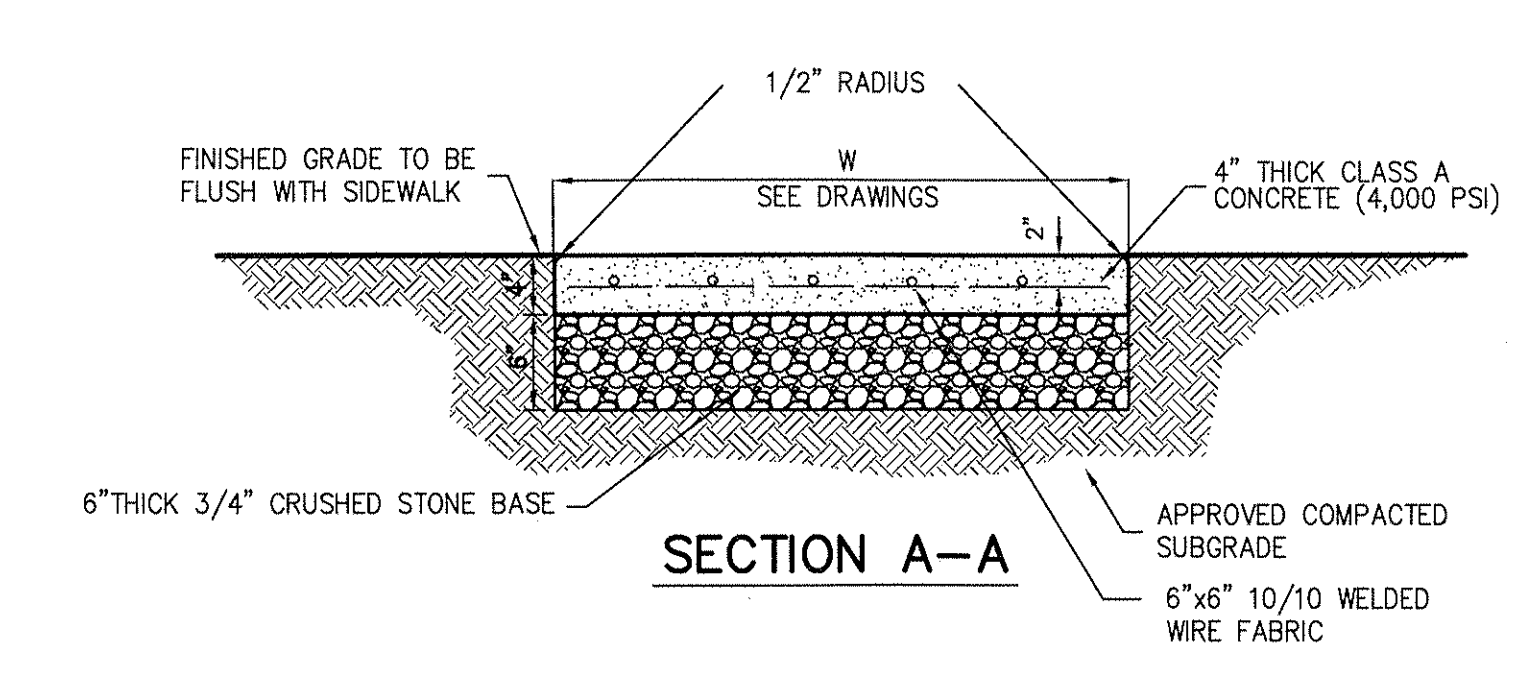
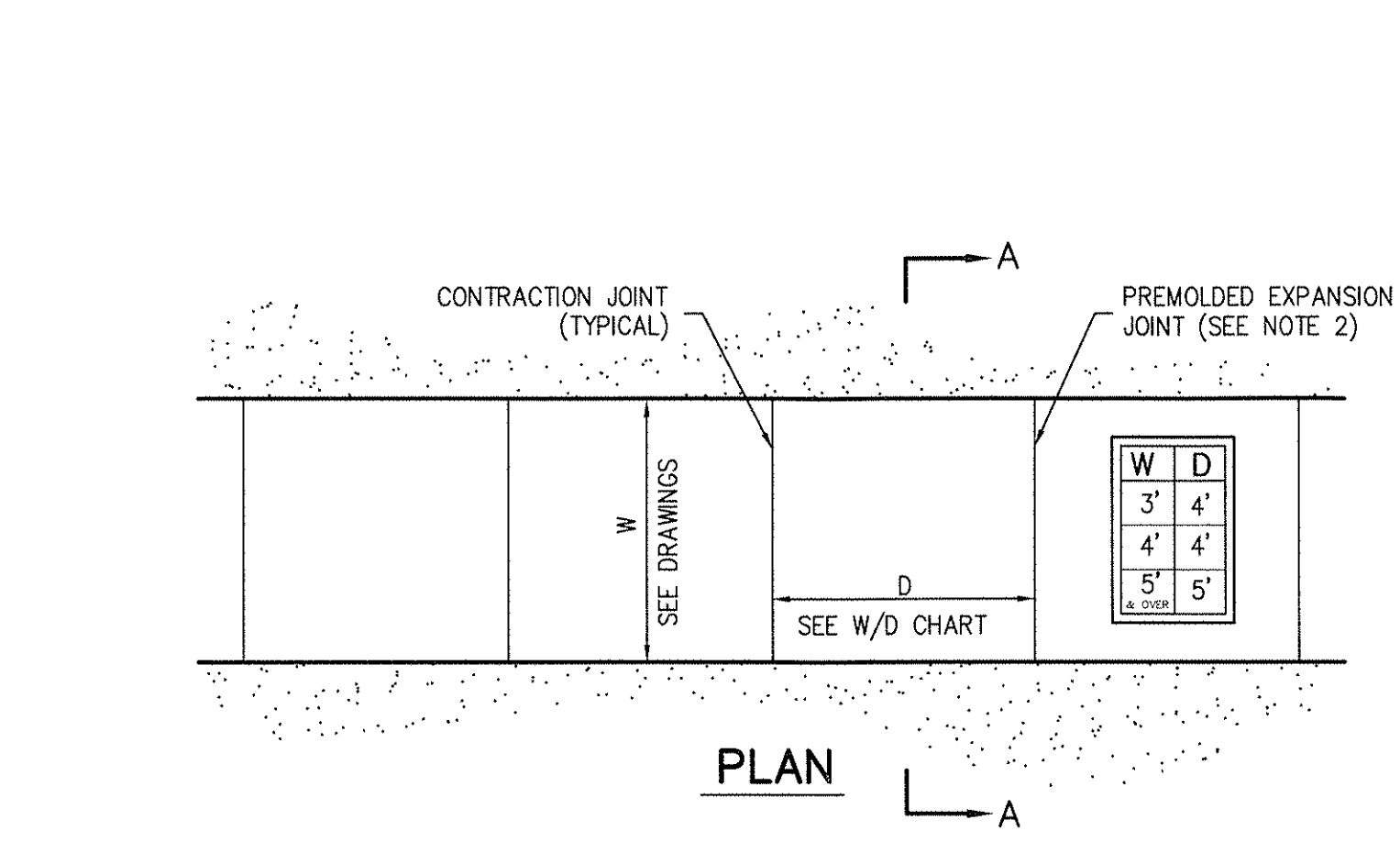
41



NOTES
1. JOINTS SHALL BE NO WIDER THAN 3/4" AND SHALL BE MORTAR. JOINTS SHALL BE FULLY FILLED WITH 1:2 CEMENT MORTAR, NEATLY POINTED AND CLEANED OF EXCESS MORTAR.

DRIVEWAY 4" HIGH STONE CURB (BELGIAN BLOCK)

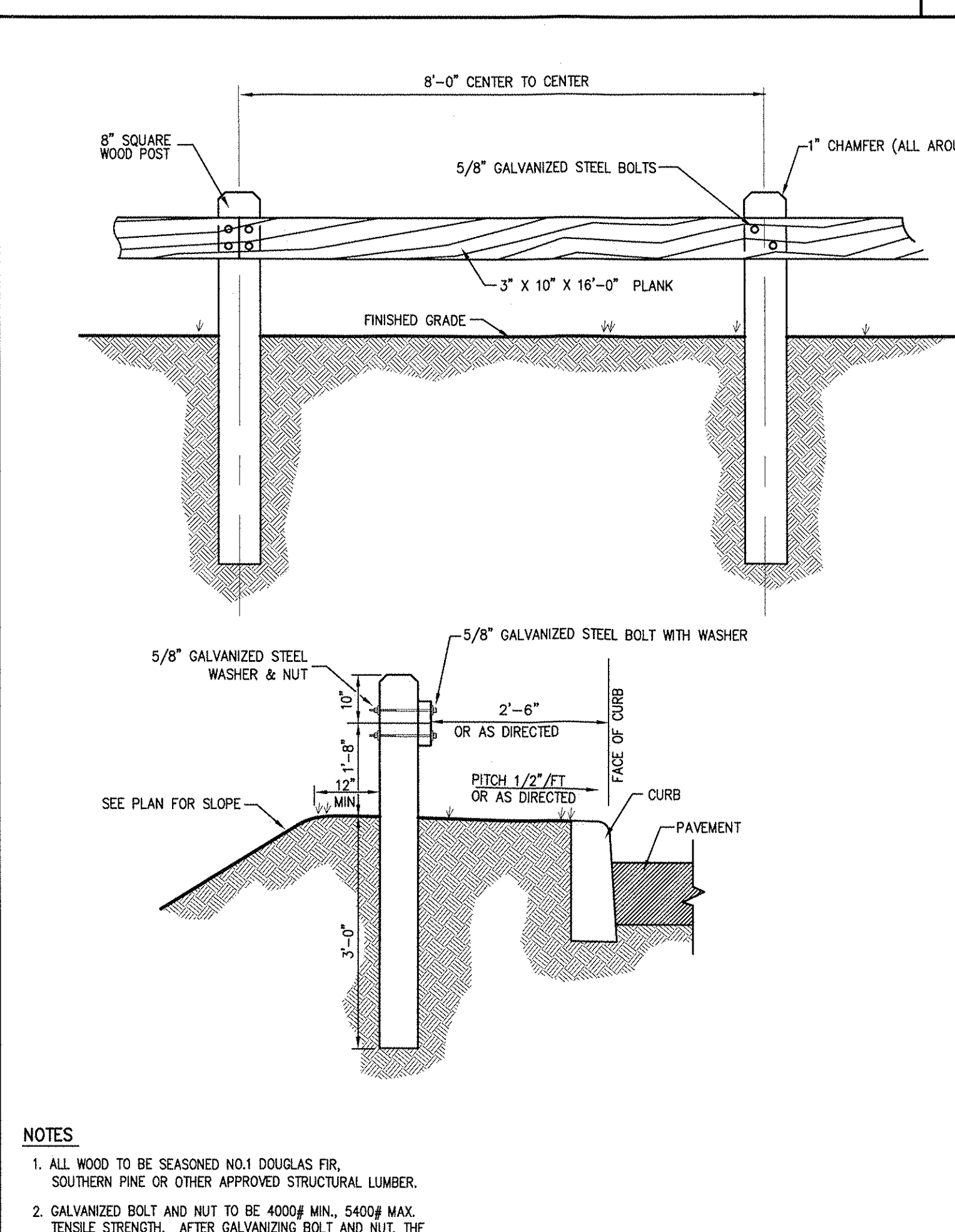
42



NOTES
1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. PROVIDE 1/2" PREMOLDED EXPANSION JOINTS AT 20' INTERVALS UNLESS OTHERWISE DIRECTED.
3. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.

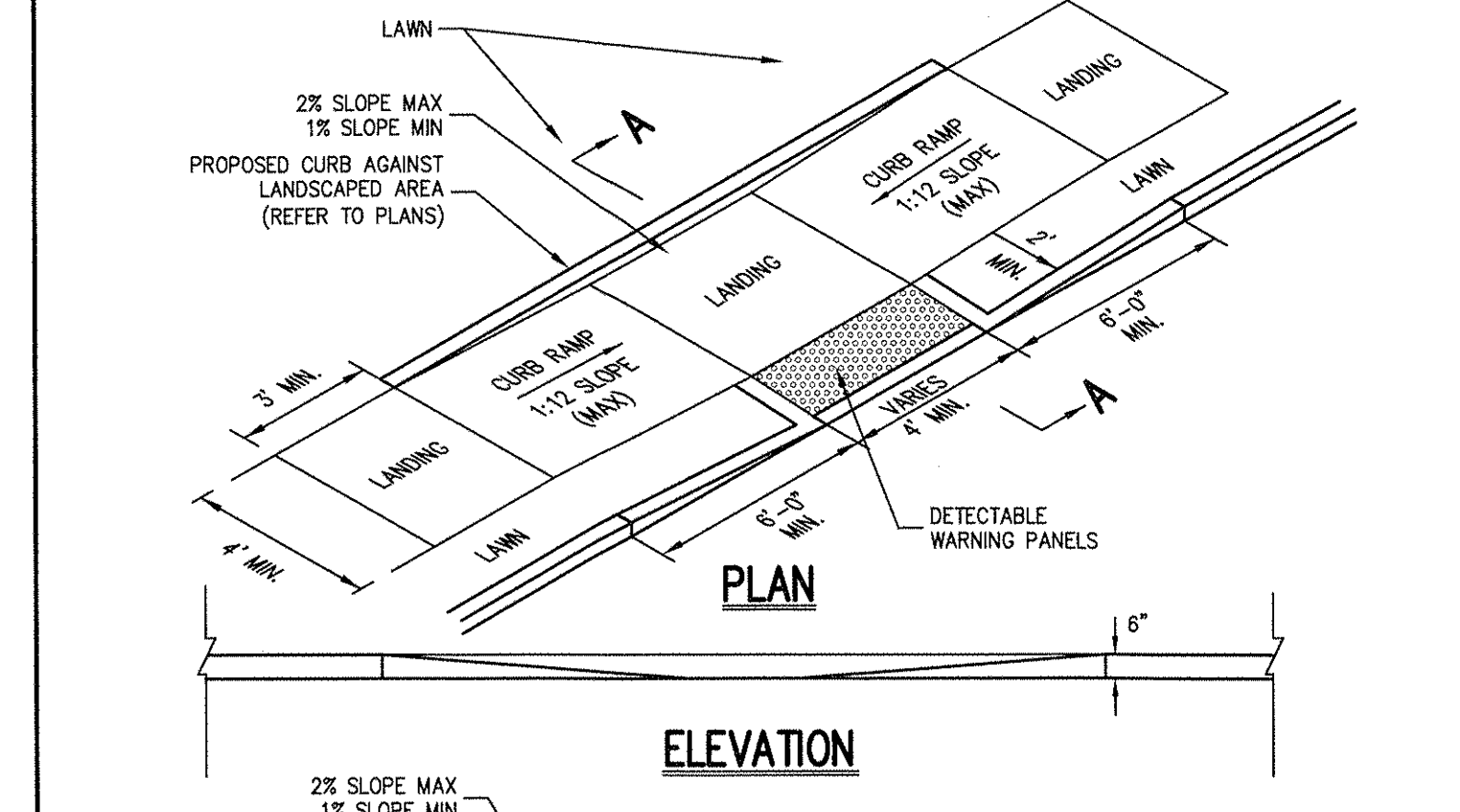
CONCRETE SIDEWALK

48



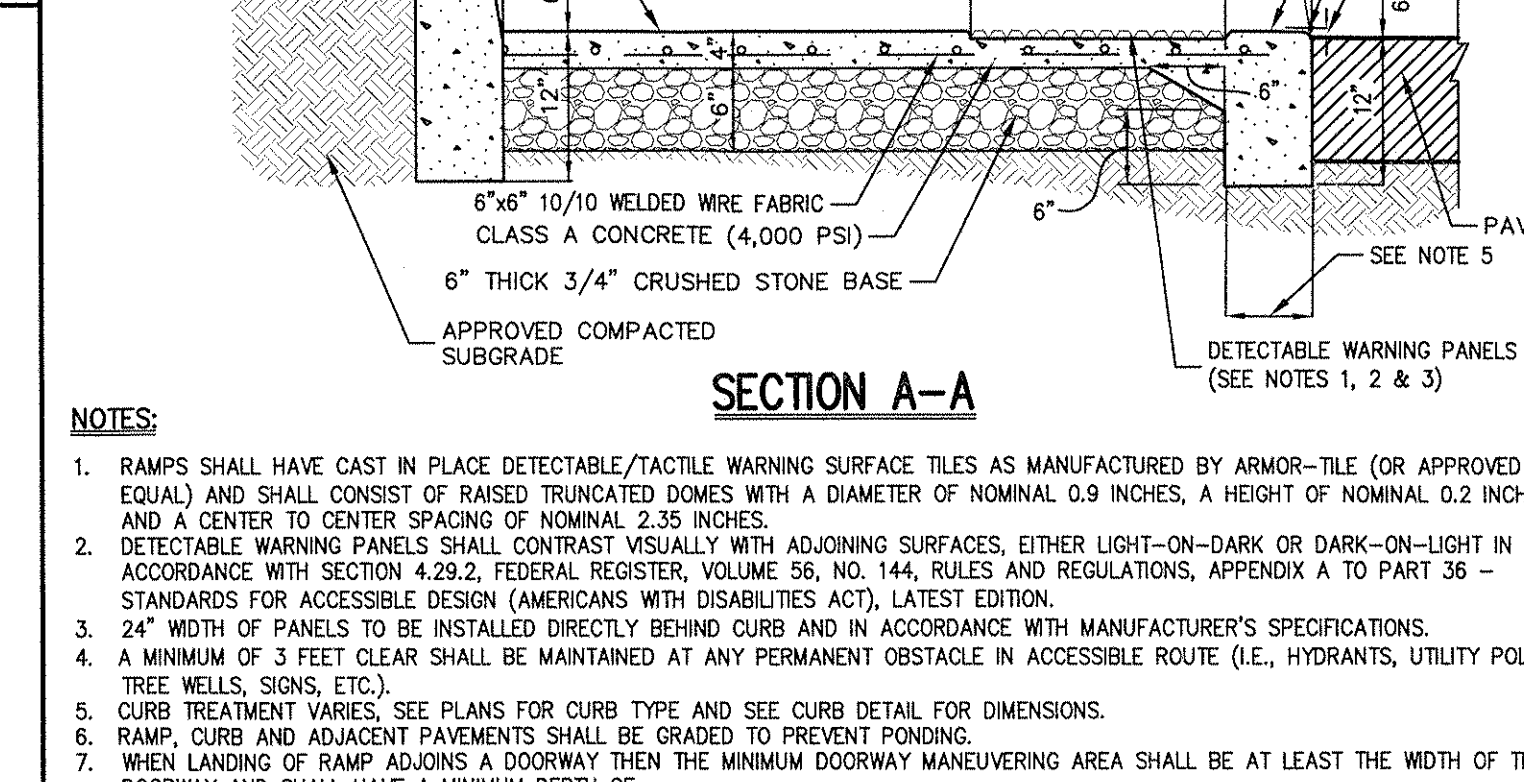
WOOD GUIDE RAIL

55



DROP CURB & RAMP (TYPE C) WITH DETECTABLE WARNING

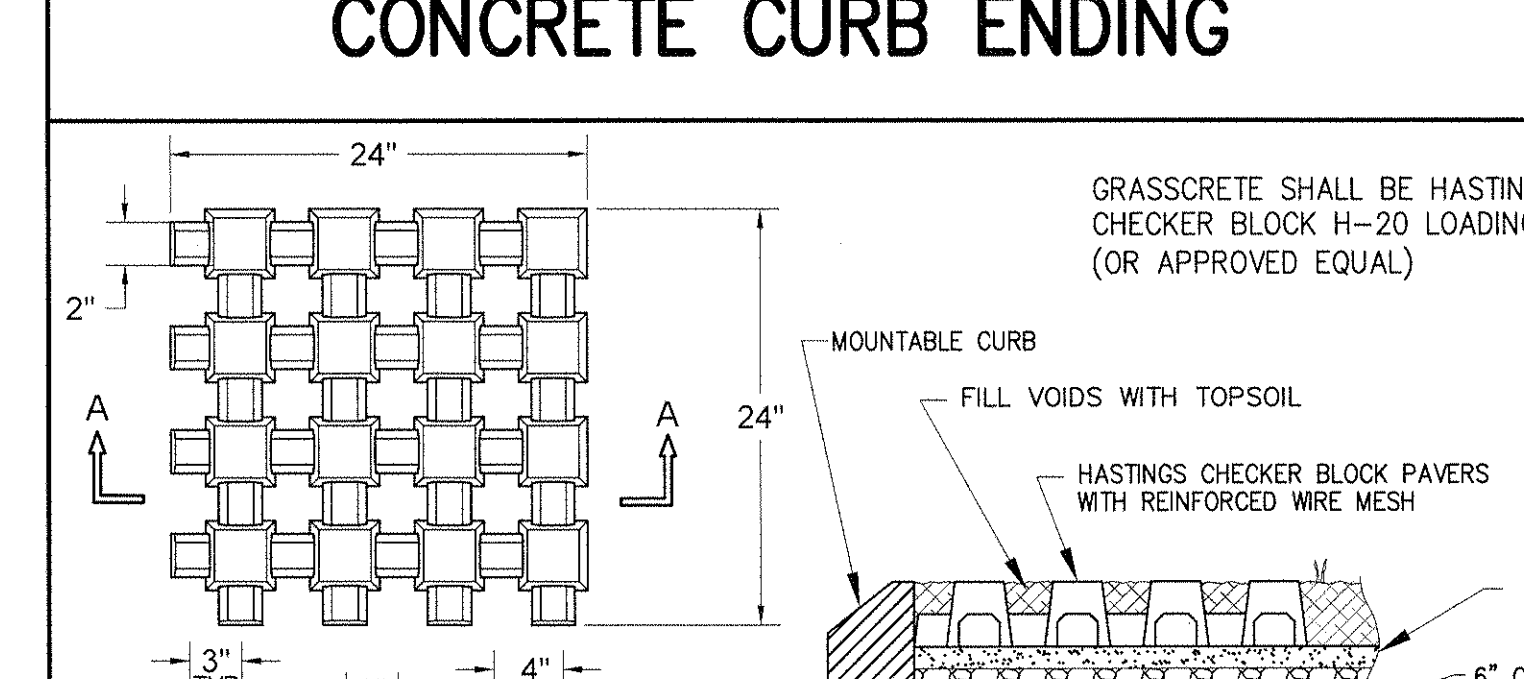
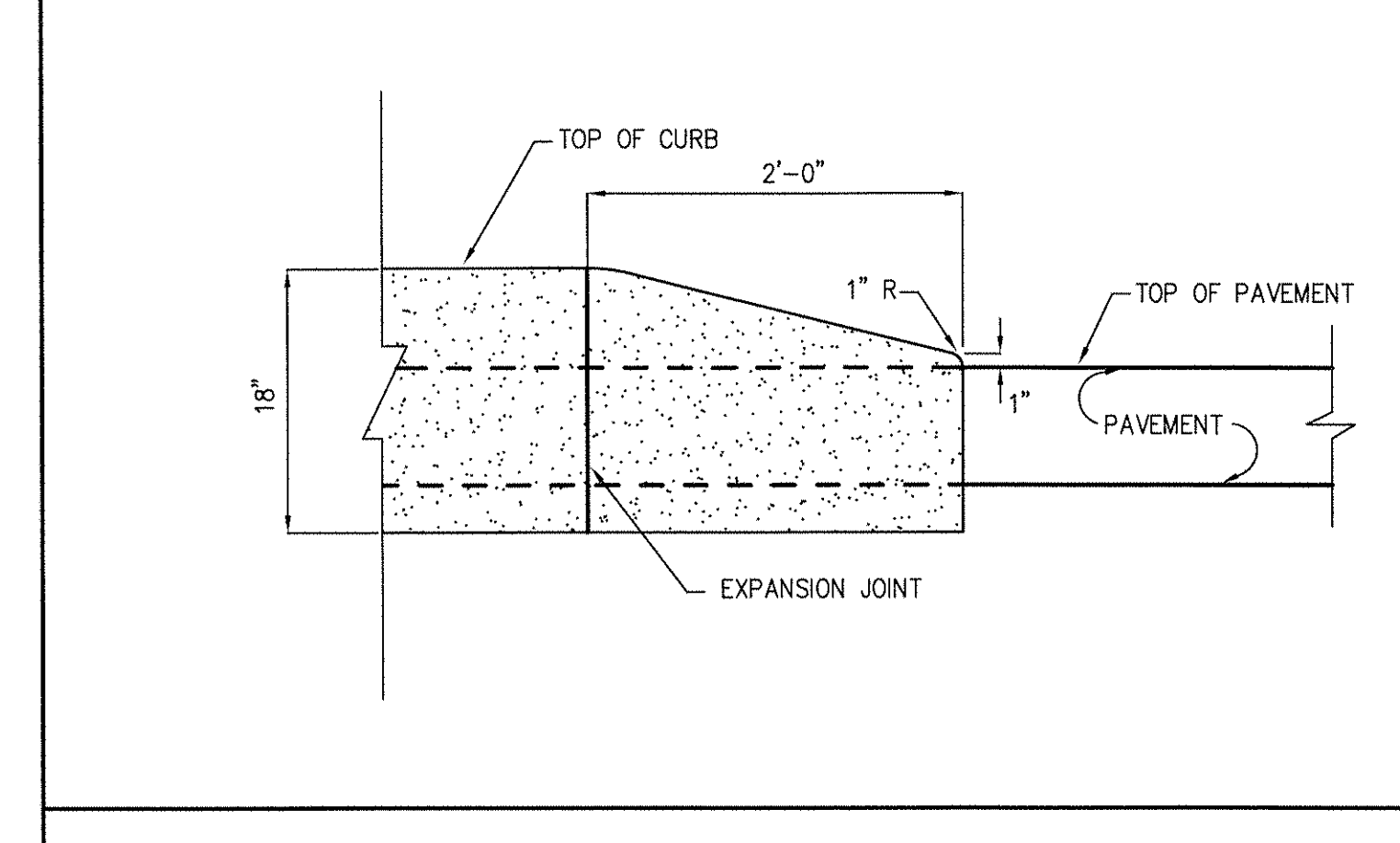
43



NOTES
1. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.09.2 FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 38 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
3. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (E.G., HYDRANTS, UTILITY POLES, TREE WELLS, ETC.).
5. CURB TREATMENT UNLESS SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT POORING.
7. MANUAL CURB DOORS = 48" MIN. FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
8. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

CONCRETE CURB ENDING

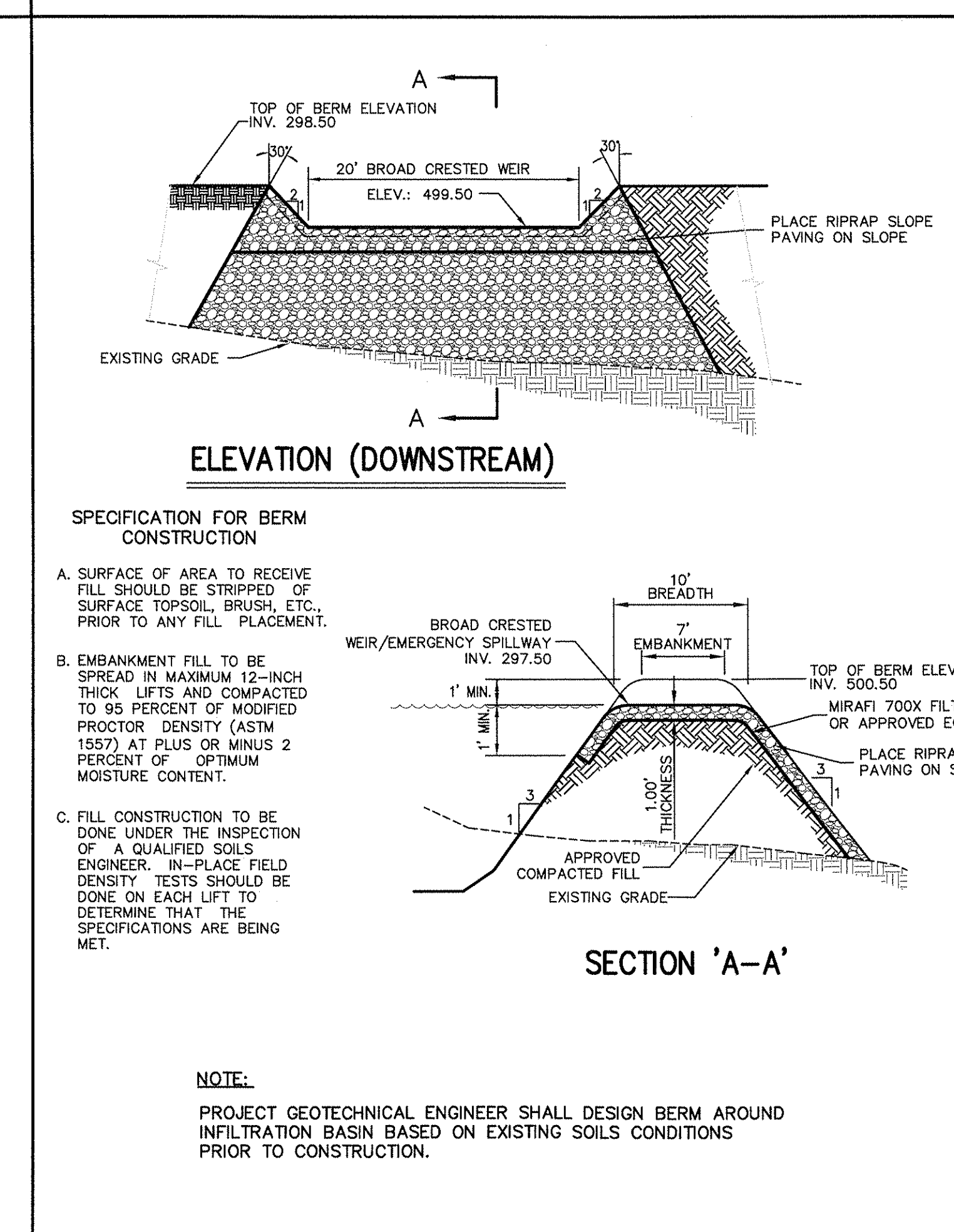
49



NOTES
1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. PROVIDE 1/2" PREMOLDED EXPANSION JOINTS AT 20' INTERVALS UNLESS OTHERWISE DIRECTED.
3. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.

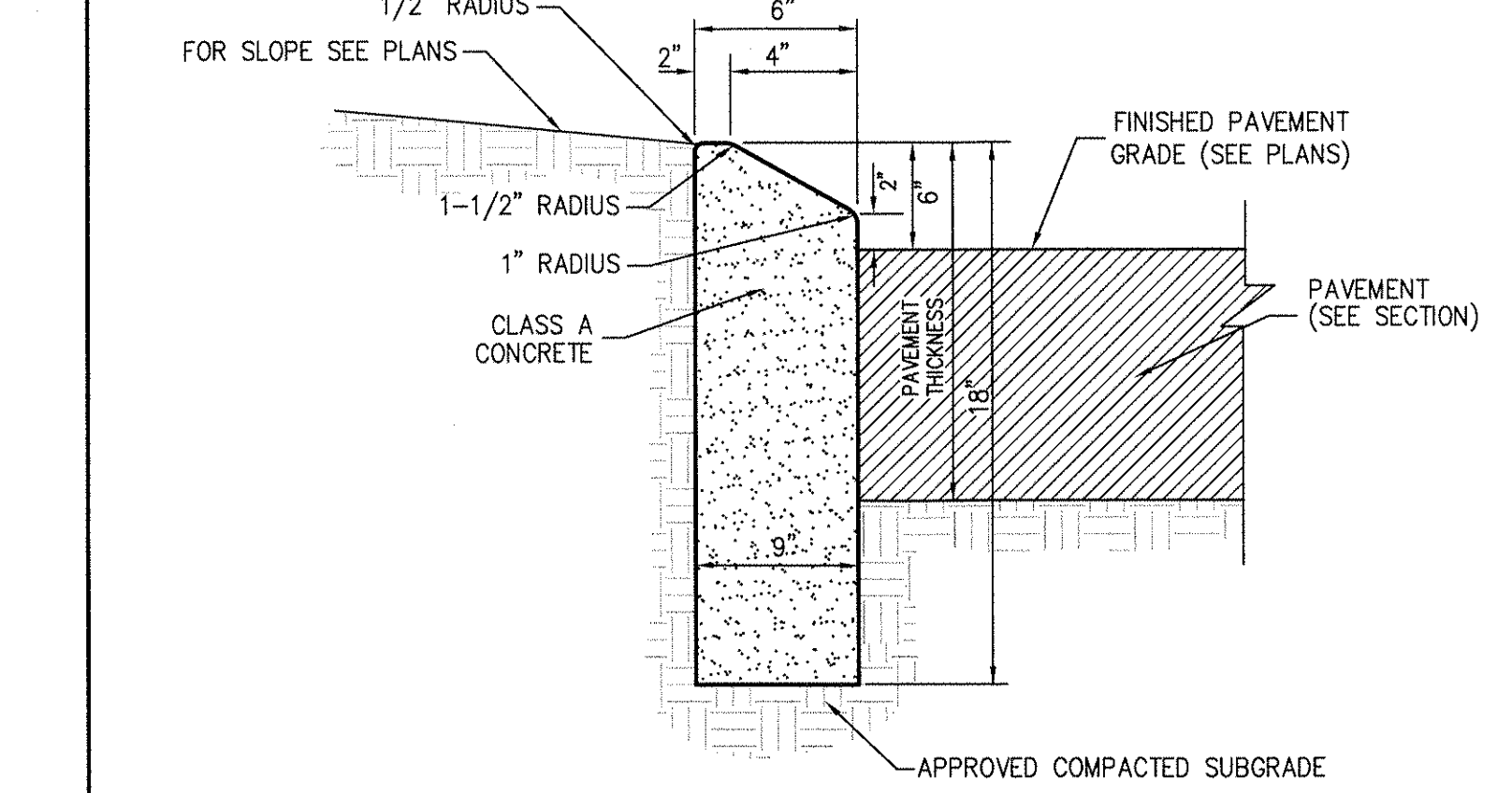
GRASSCRETE EMERGENCY ACCESS AREAS

50



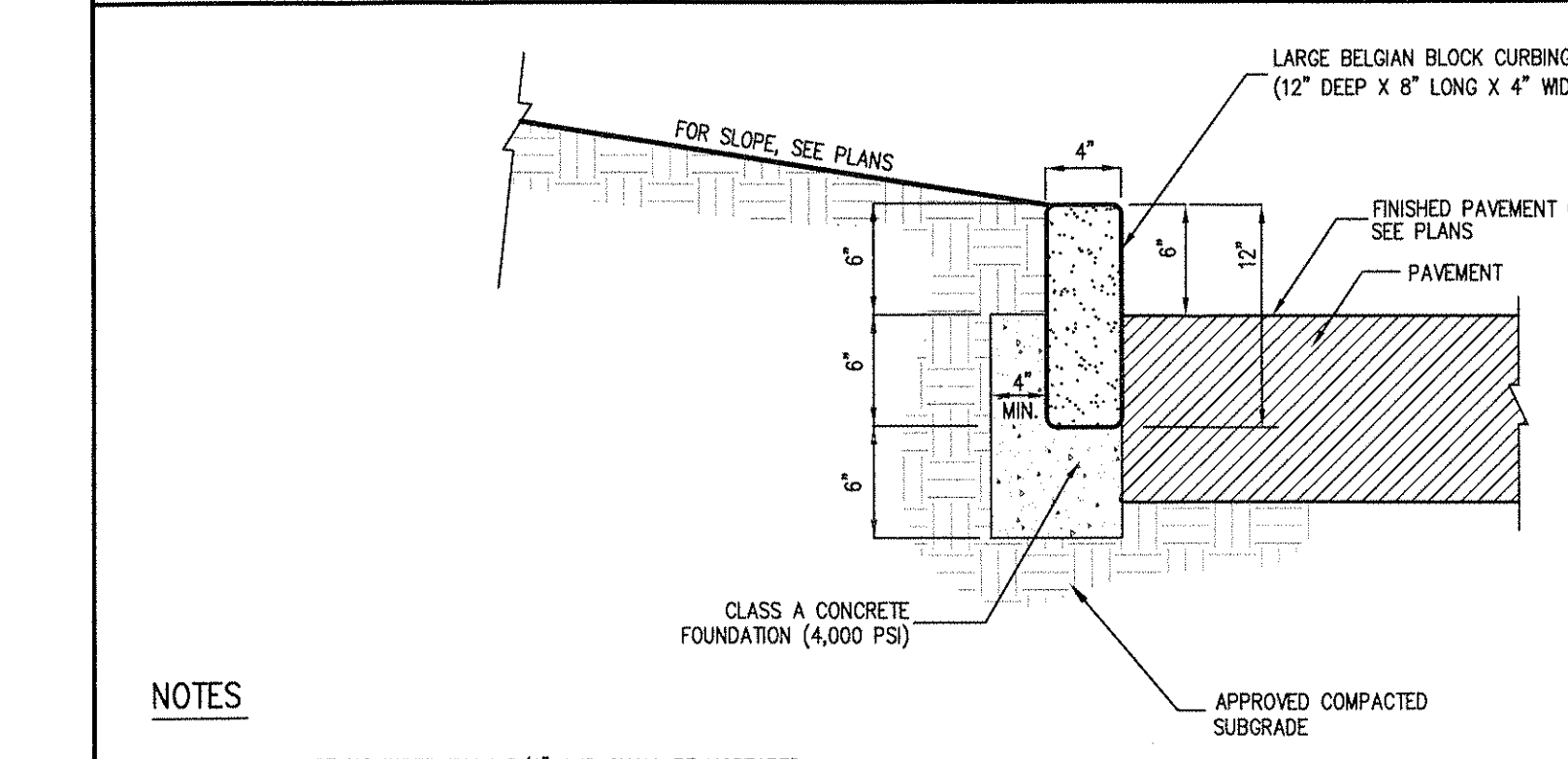
RIP-RAP EMERGENCY SPILLWAY

56



MOUNTABLE CURB

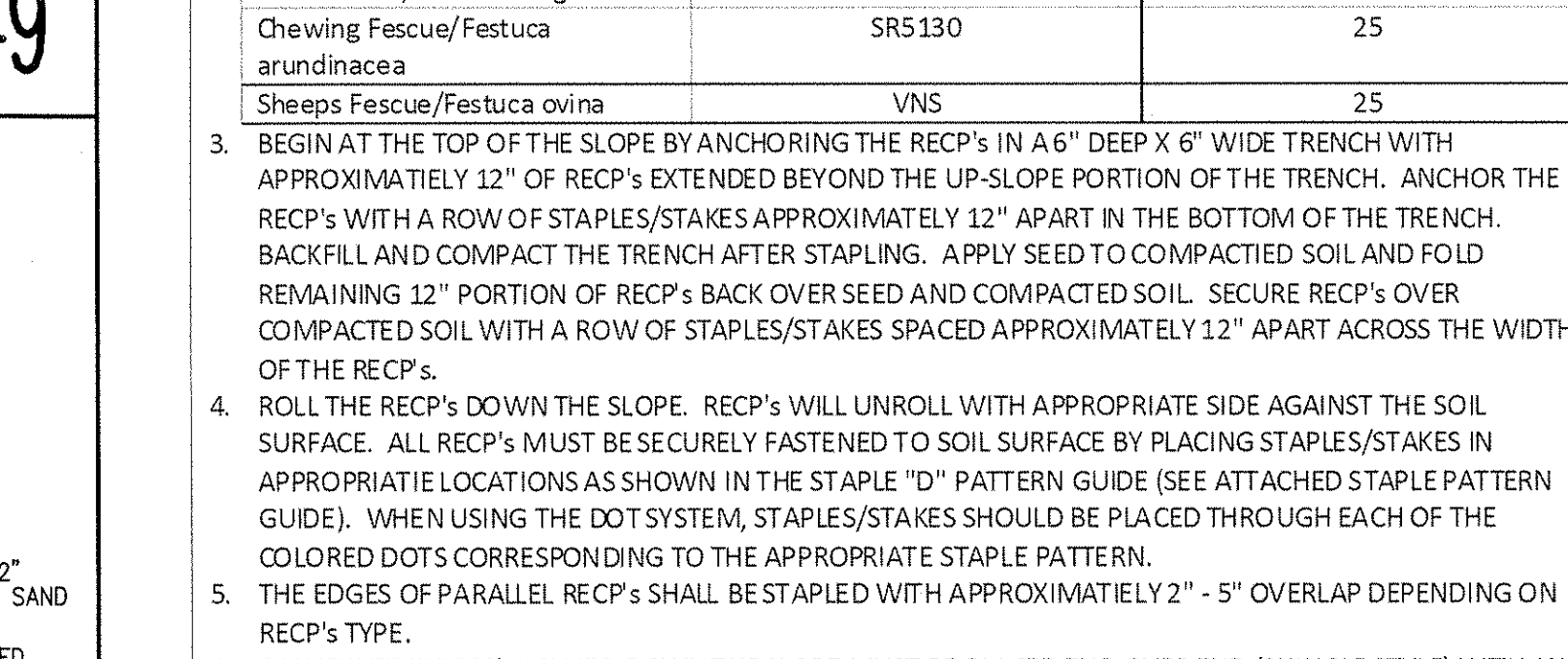
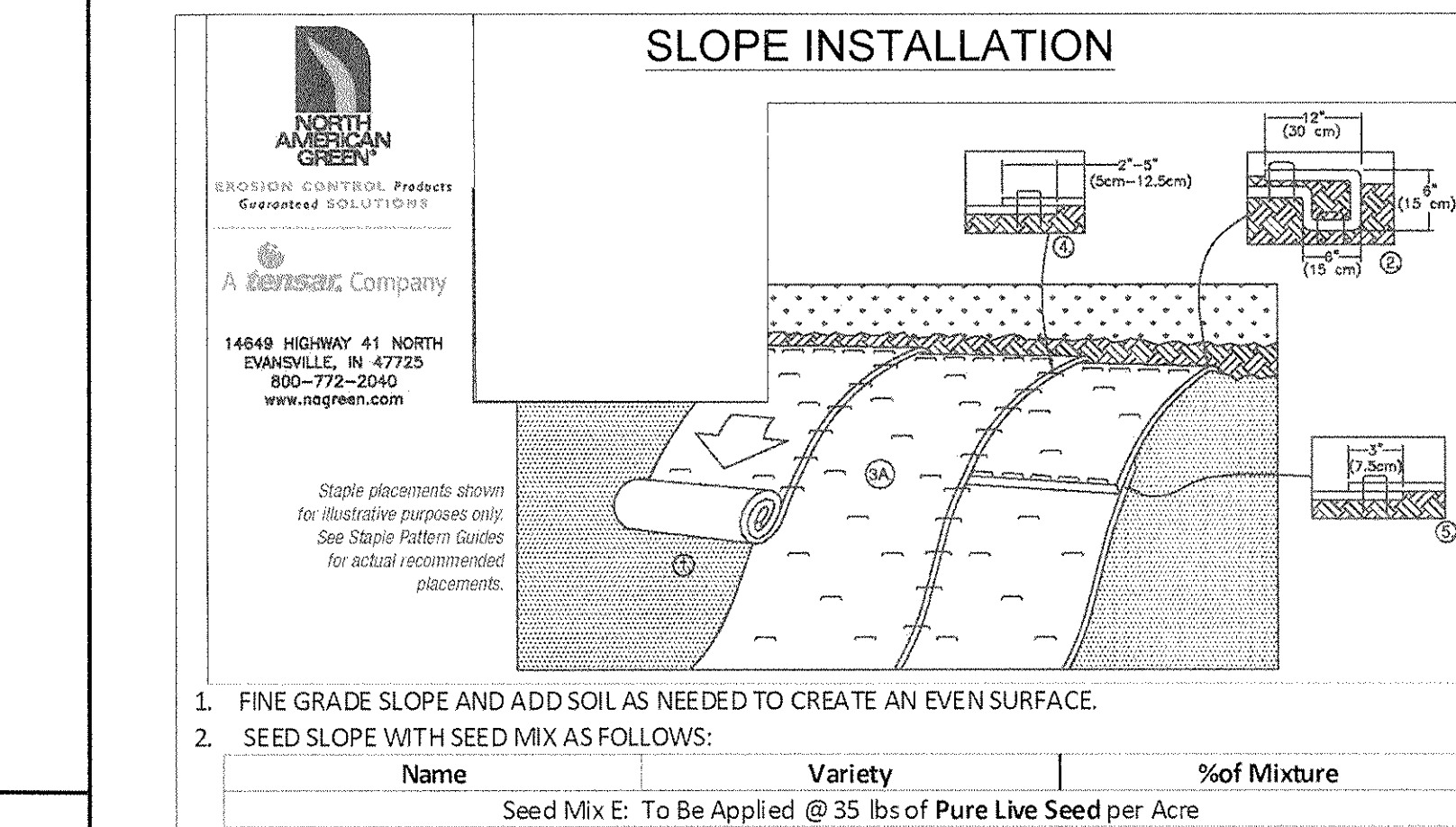
44



NOTES
1. JOINTS SHALL BE NO WIDER THAN 3/4" AND SHALL BE MORTAR. JOINTS SHALL BE FULLY FILLED WITH 1:2 CEMENT MORTAR, NEATLY POINTED AND CLEANED OF EXCESS MORTAR.

STONE CURB (BELGIAN BLOCK)

45



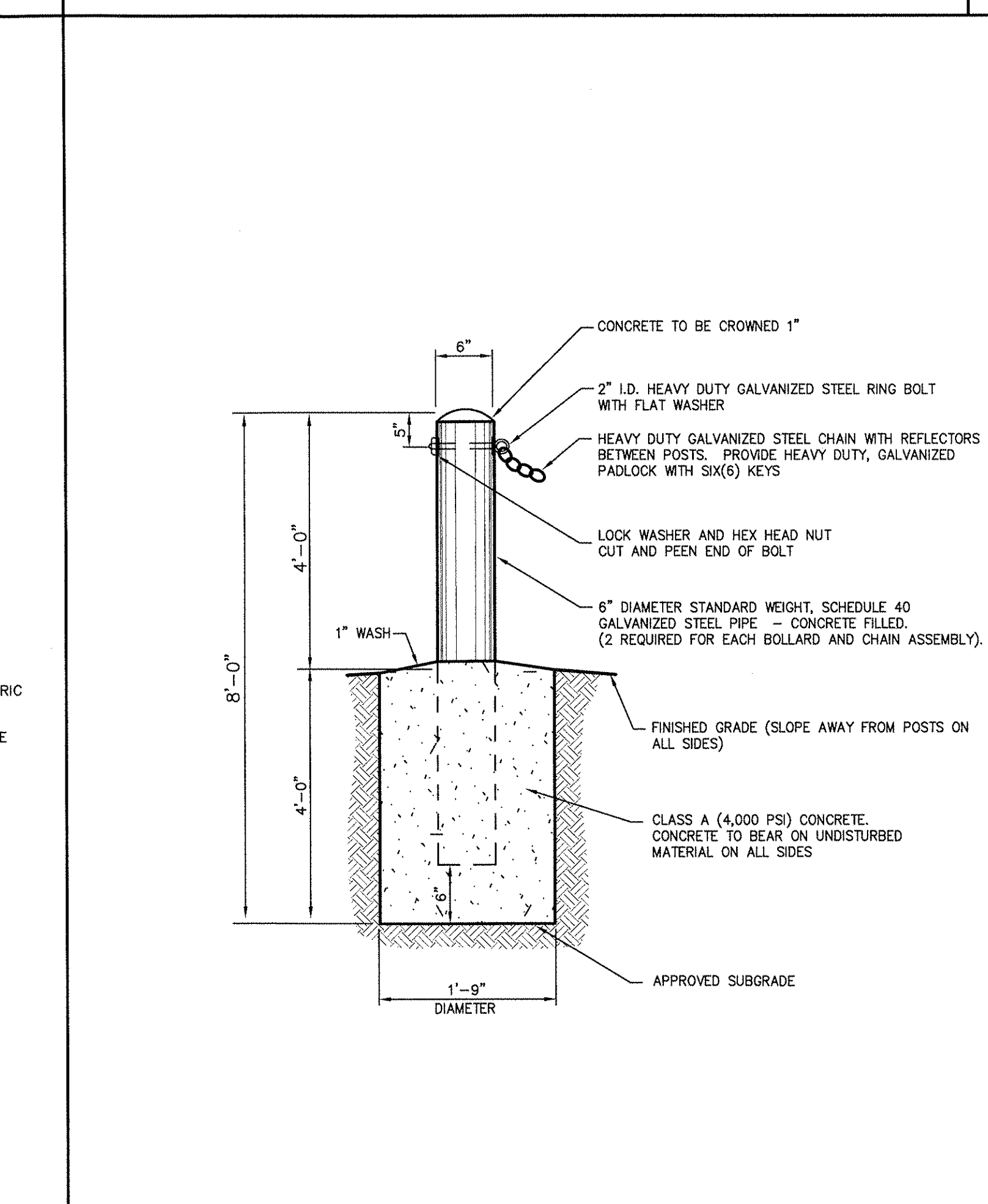
NOTES
1. FINE GRADE SLOPE AND ADD SOIL AS NEEDED TO CREATE AN EVEN SURFACE.
2. SEED SLOPE WITH SEED MIX AS FOLLOWS:

Name	Variety	% of Mixture
Hard Fescue/Festuca longifolia	Bornito	50
Chewing Fescue/Festuca arundinacea	SRS130	25
Sheeps Fescue/Festuca ovina	VNS	25

3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
4. ROLL THE RECP'S DOWN THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE "D" PATTERN GUIDE (SEE ATTACHED STAPLE PATTERN GUIDE). WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF PARALLEL RECP'S SHALL BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON RECP'S TYPE.
6. CONSECUTIVE RECP'S SPLIKED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAP AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH.
NOTE: * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

STABILIZED SLOPE DETAIL

51



BOLLARD & CHAIN ASSEMBLY (STEEL PIPE)

57

DR MEADOW HILL, LLC
47 RIVER ROAD
SUMMIT, NJ 07901

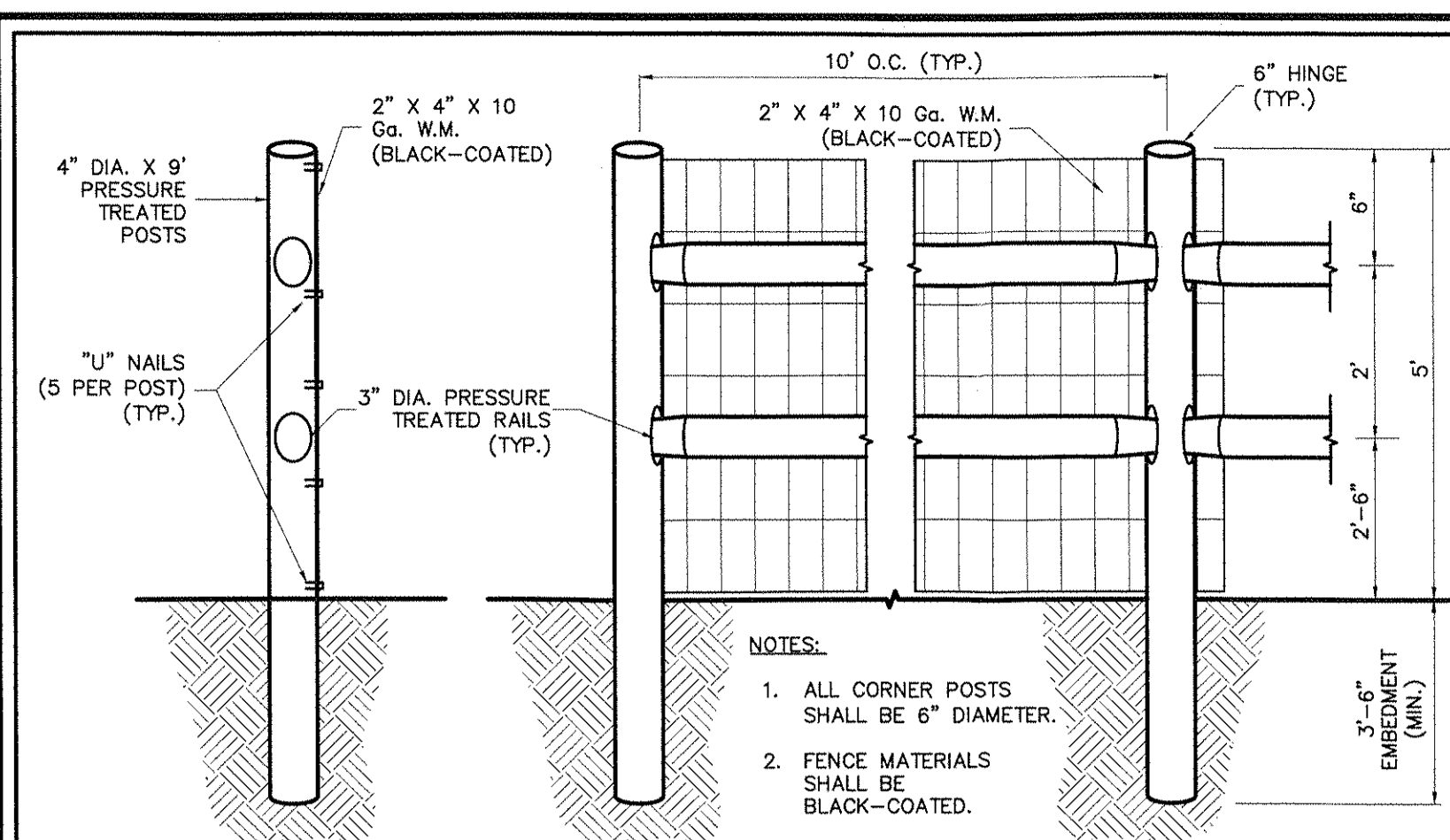
MINNO & WASKO ARCHITECTS
1 RAYMOND PLAZA W #210
NEWARK, NJ 07102

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John Jurek Consulting, Inc.

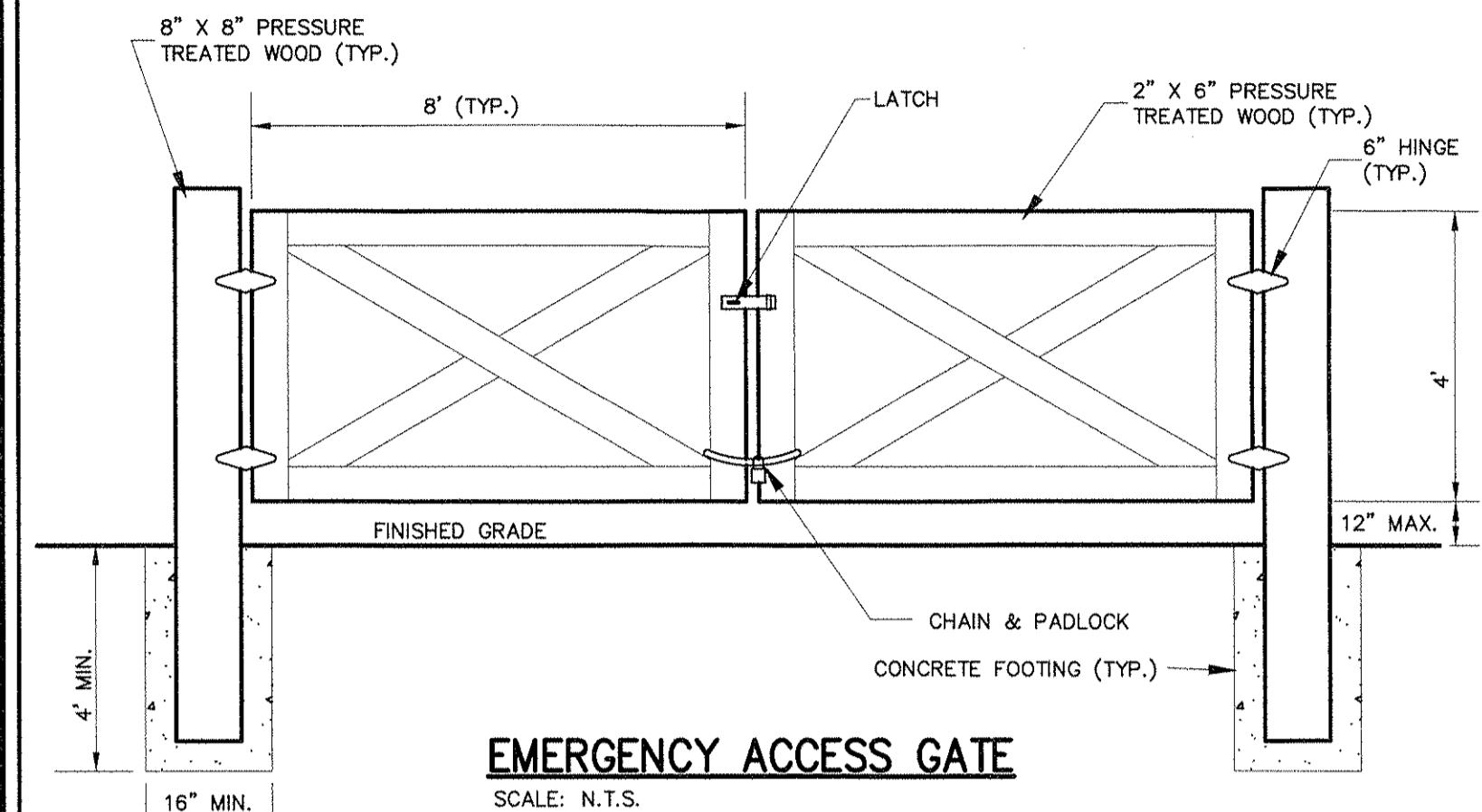
120 BEAUFORT ROAD • ARMONK, NY 10604
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www.jmcpllc.com

CONSTRUCTION DETAILS
MEADOW HILL ROAD EXPANSION
TOWN OF NEWBURGH, NY

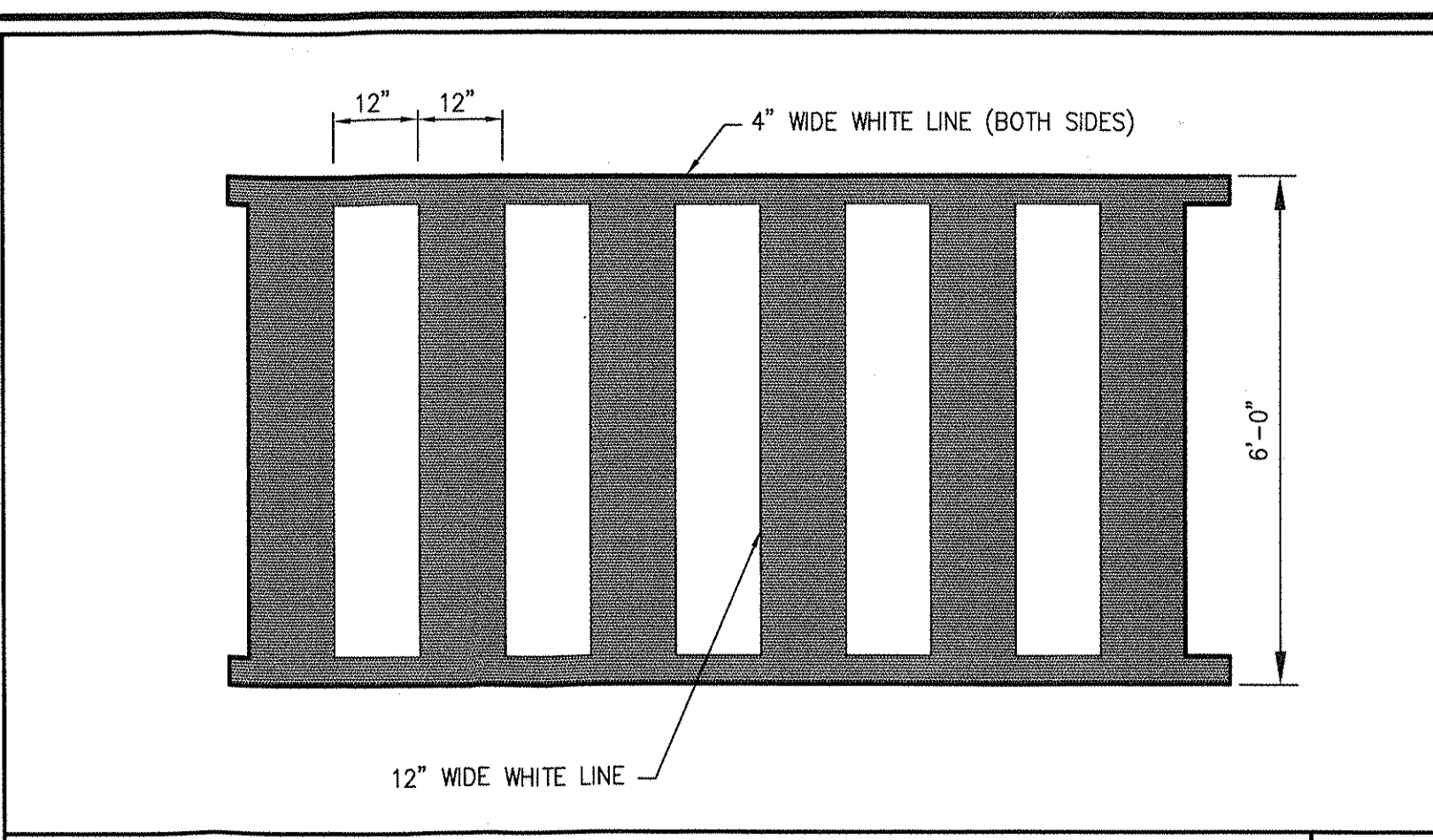
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Project No: 16015
Sheet: SET 4



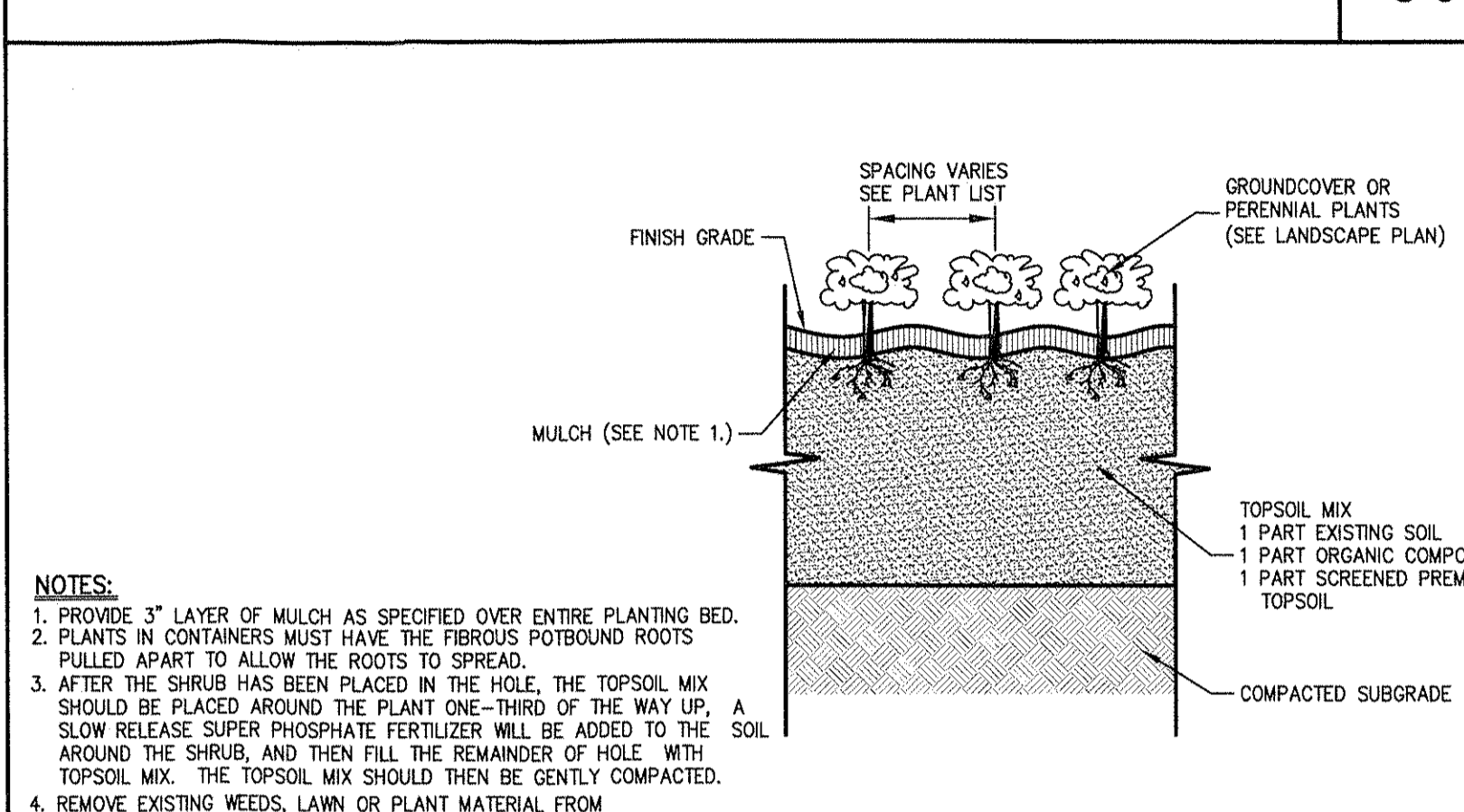
SECTION POST & RAIL FENCE - ELEVATION



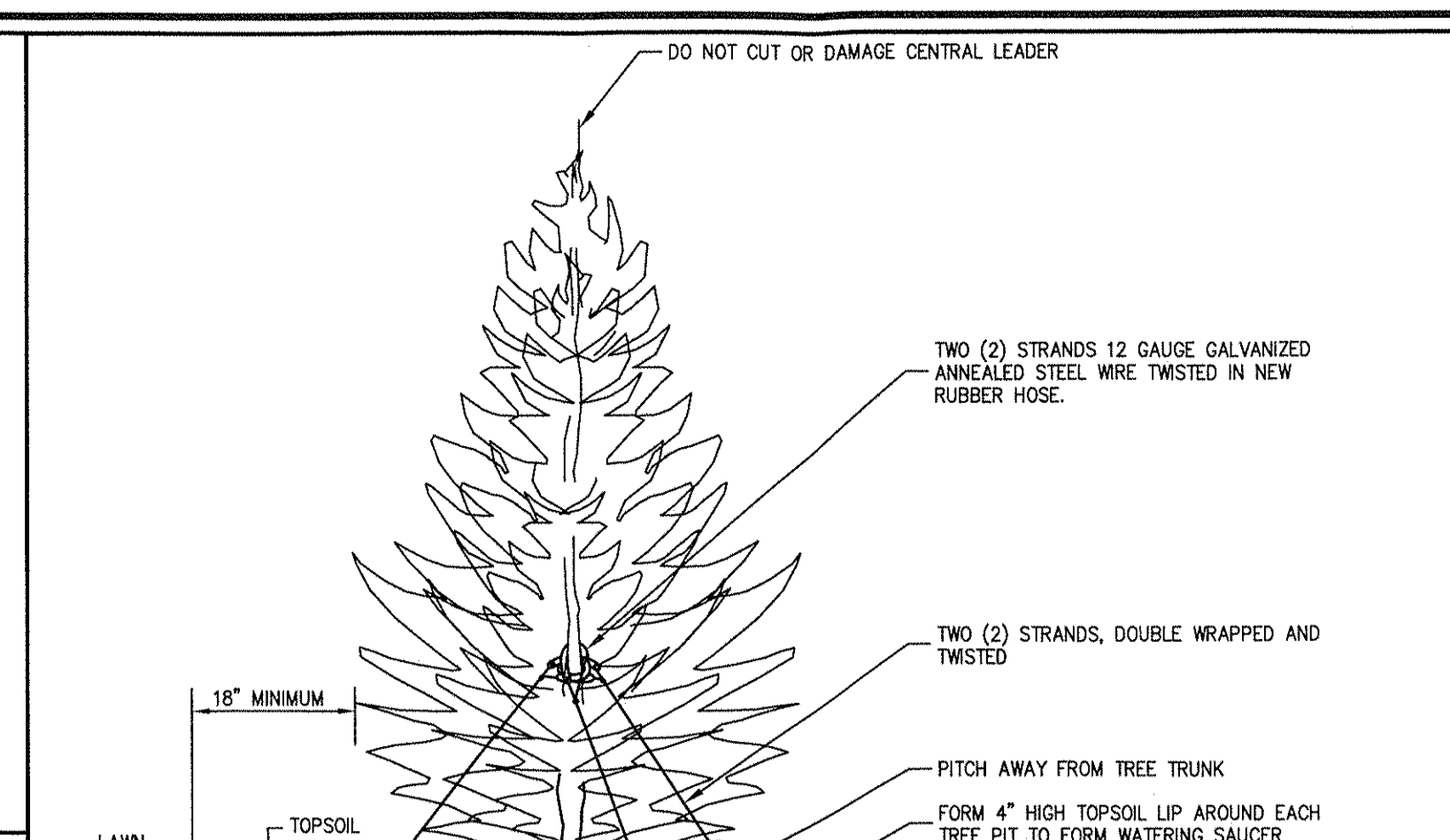
EMERGENCY ACCESS GATE



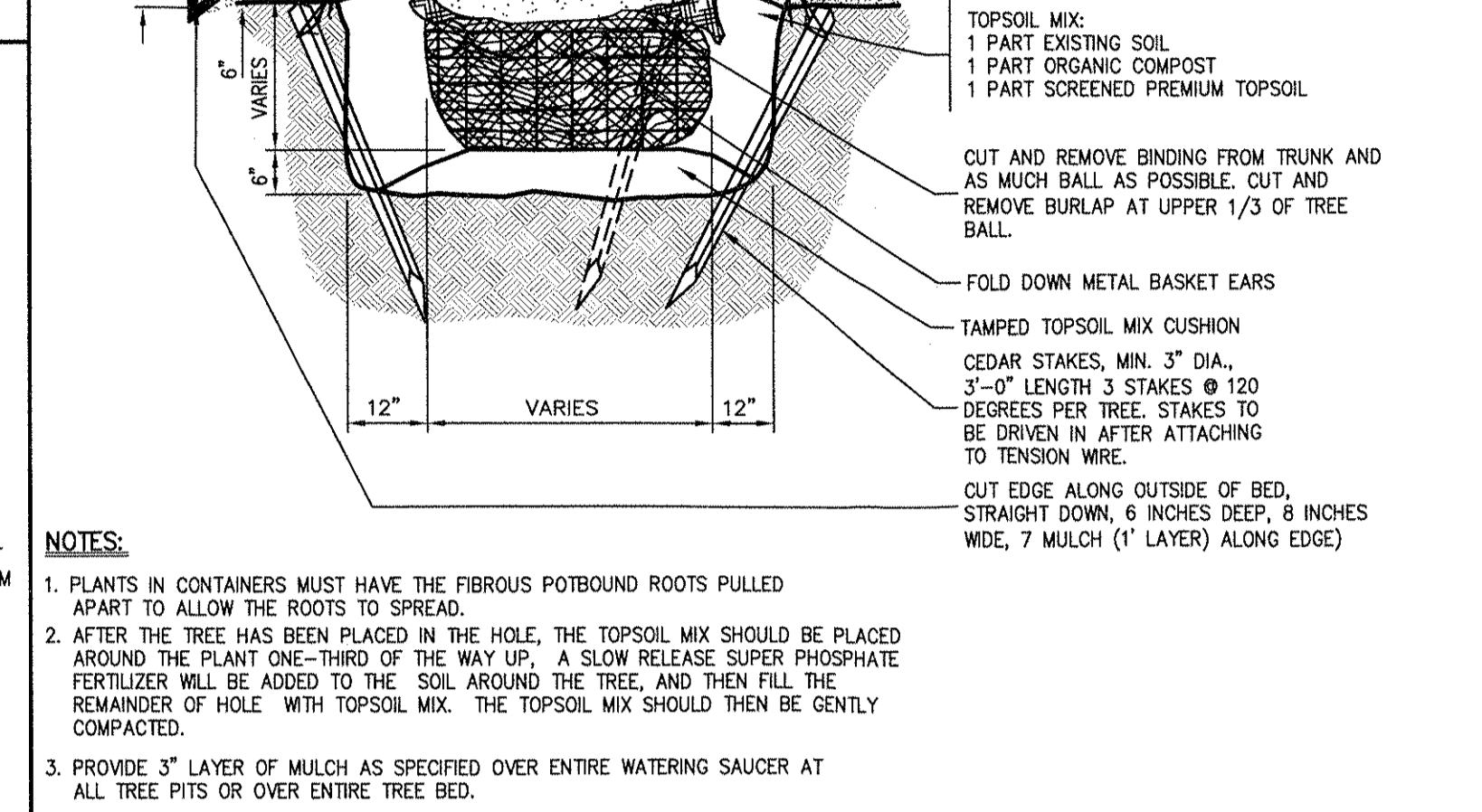
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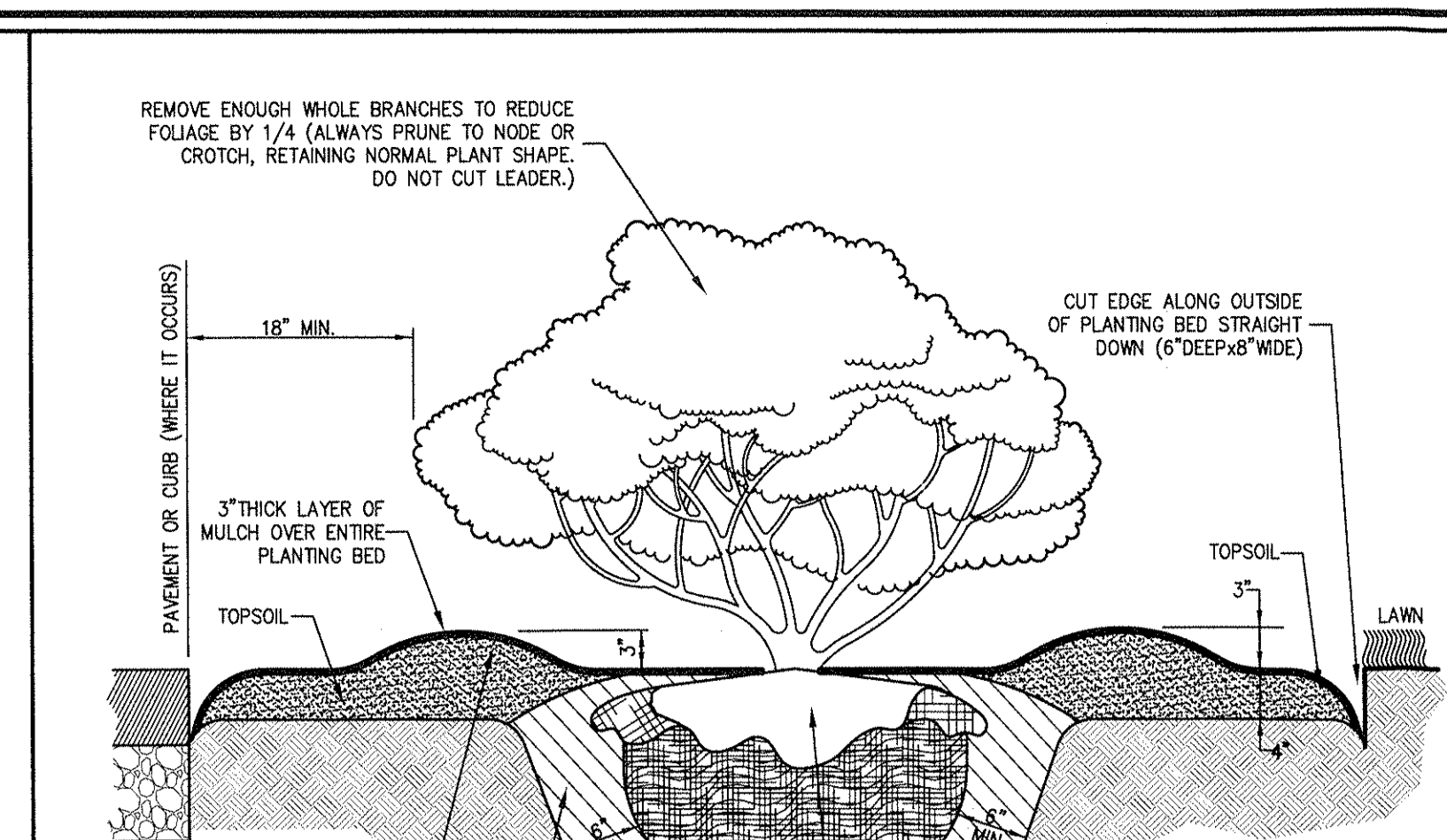
GROUNDCOVER PLANTING



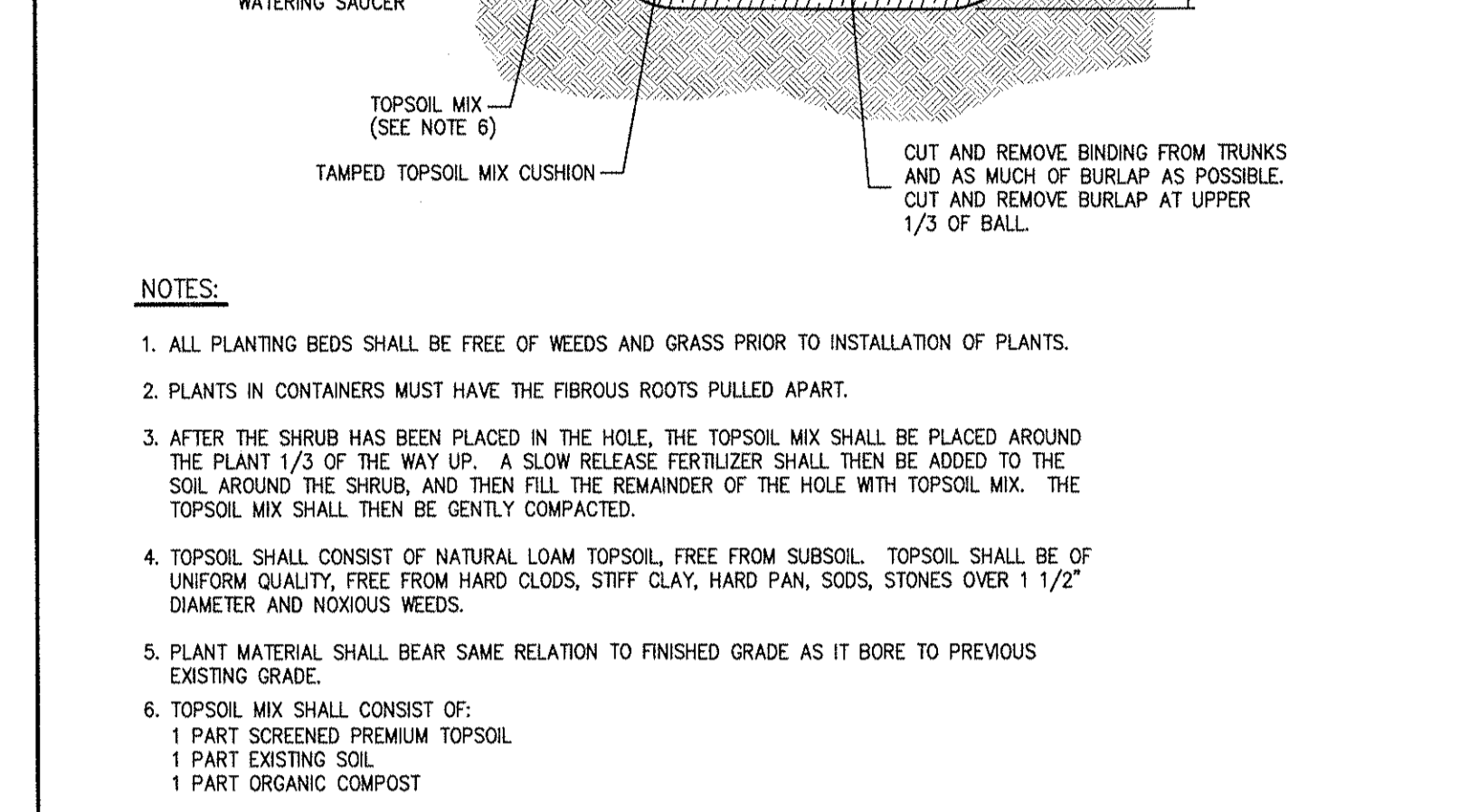
EVERGREEN TREE PLANTING



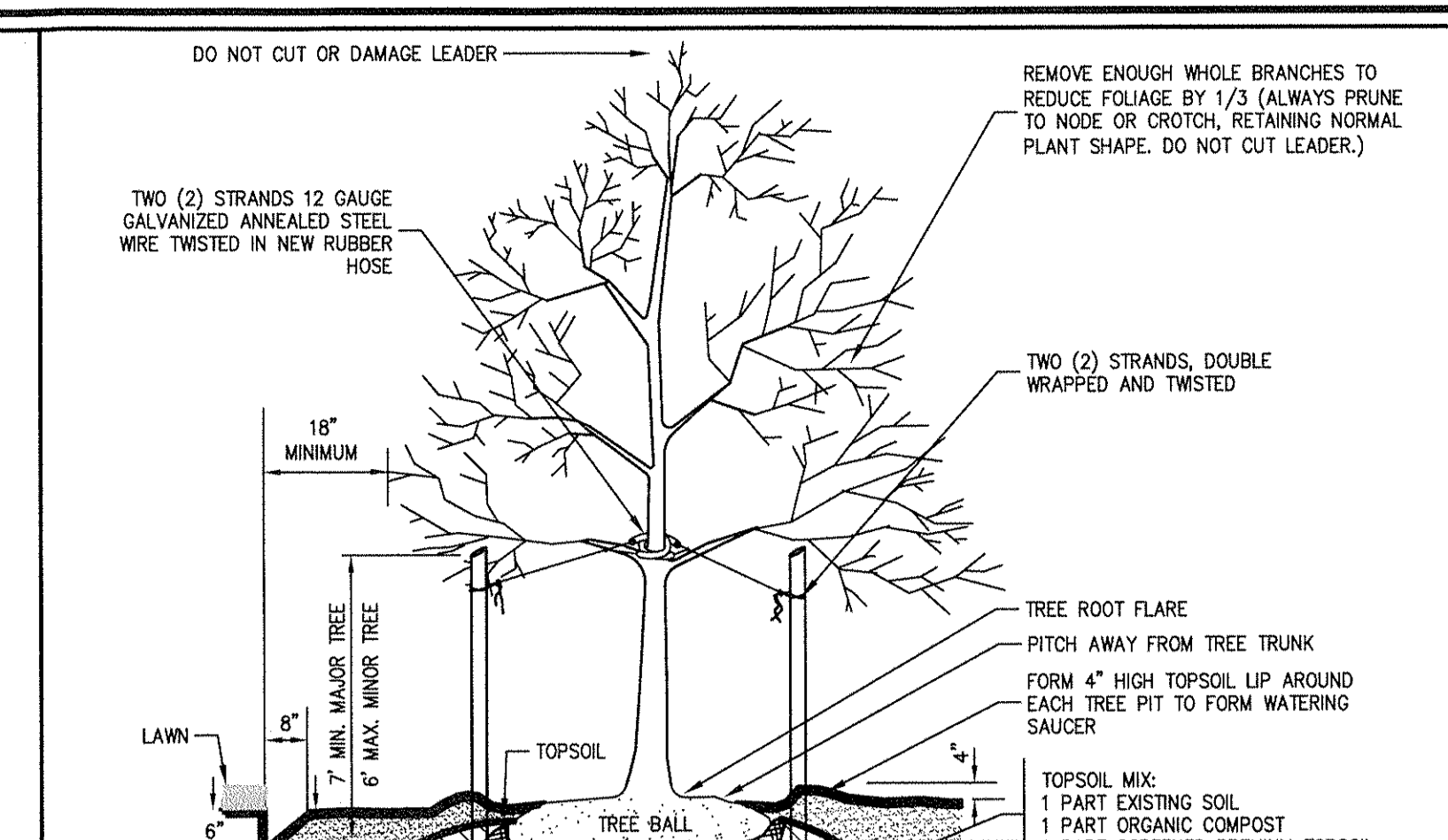
SHRUB PLANTING



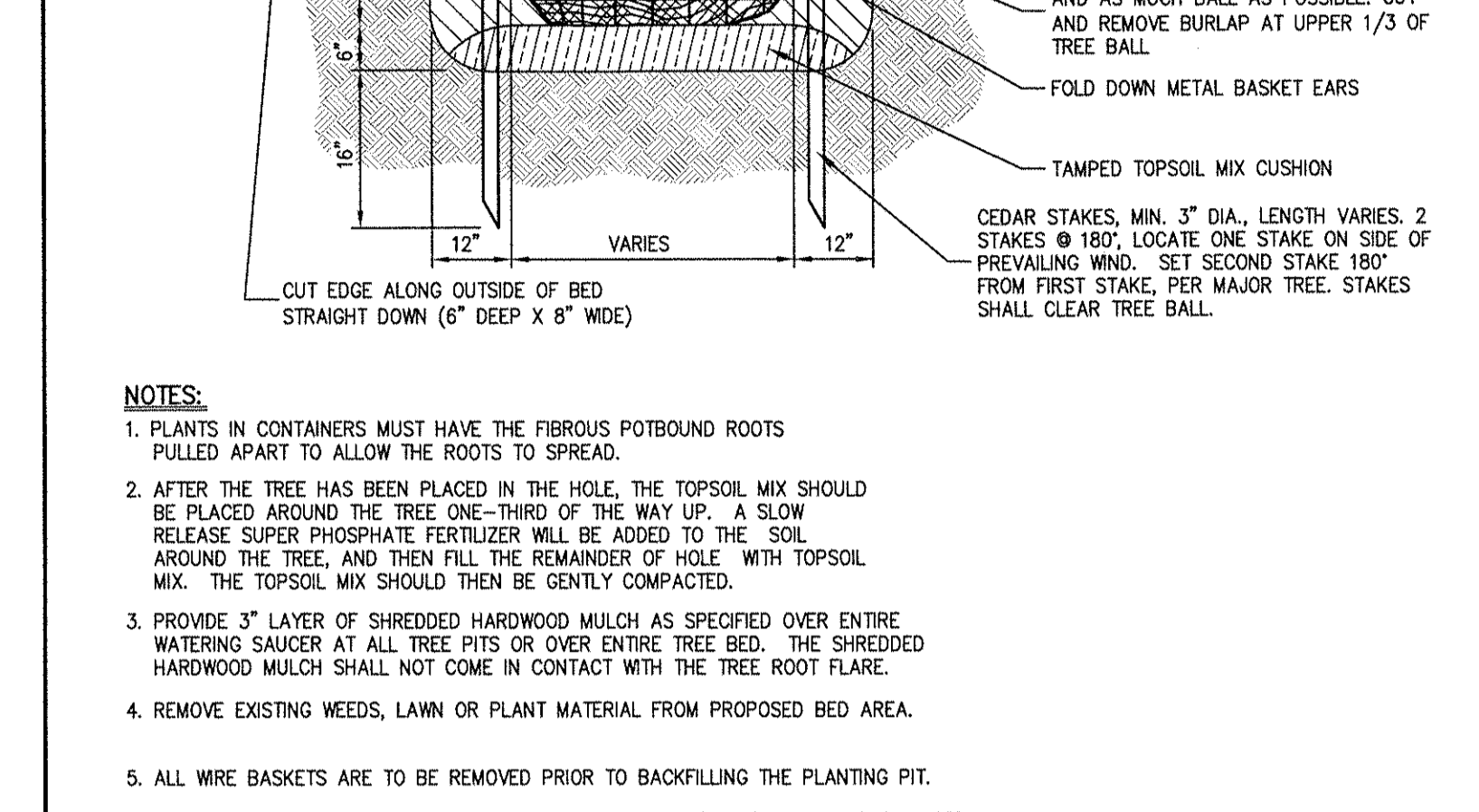
DECIDUOUS TREE PLANTING



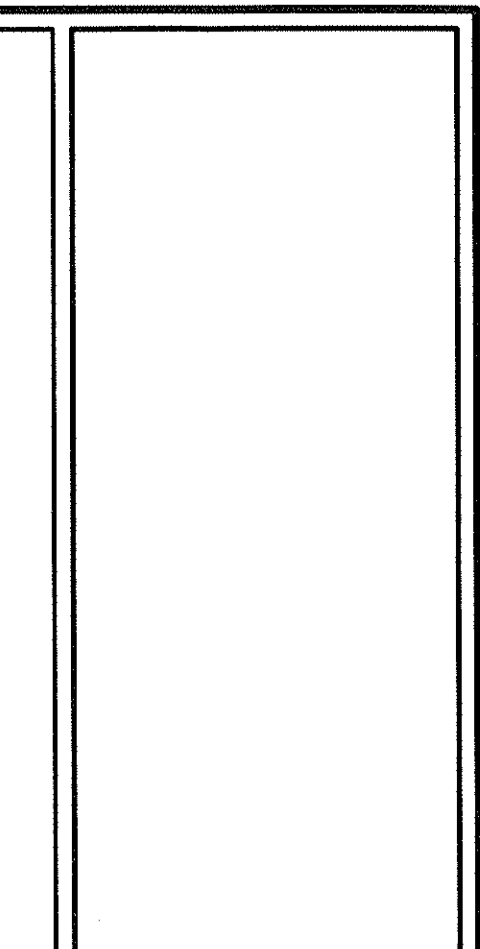
BIORETENTION DETAIL



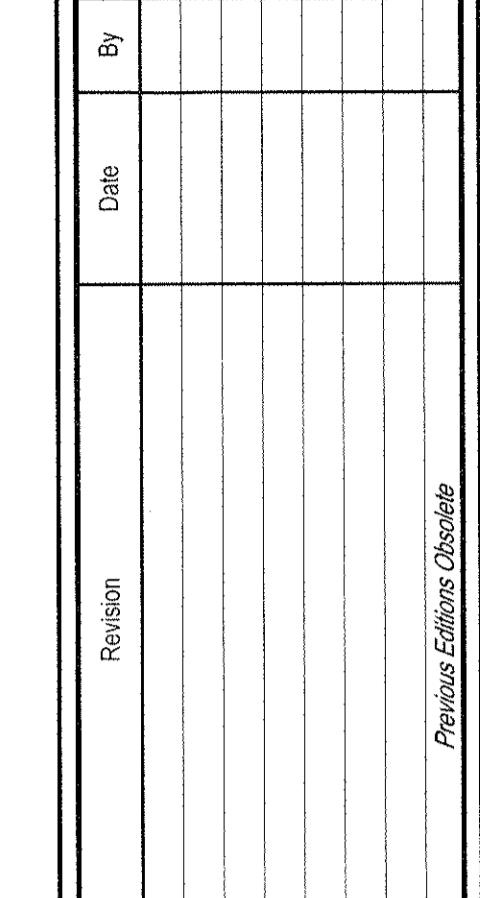
ACORN DECORATIVE LIGHT



STONE RIP RAP CHANNEL



NYLOPLAST 15" DRAIN BASIN



DOGHOUSE MANHOLE

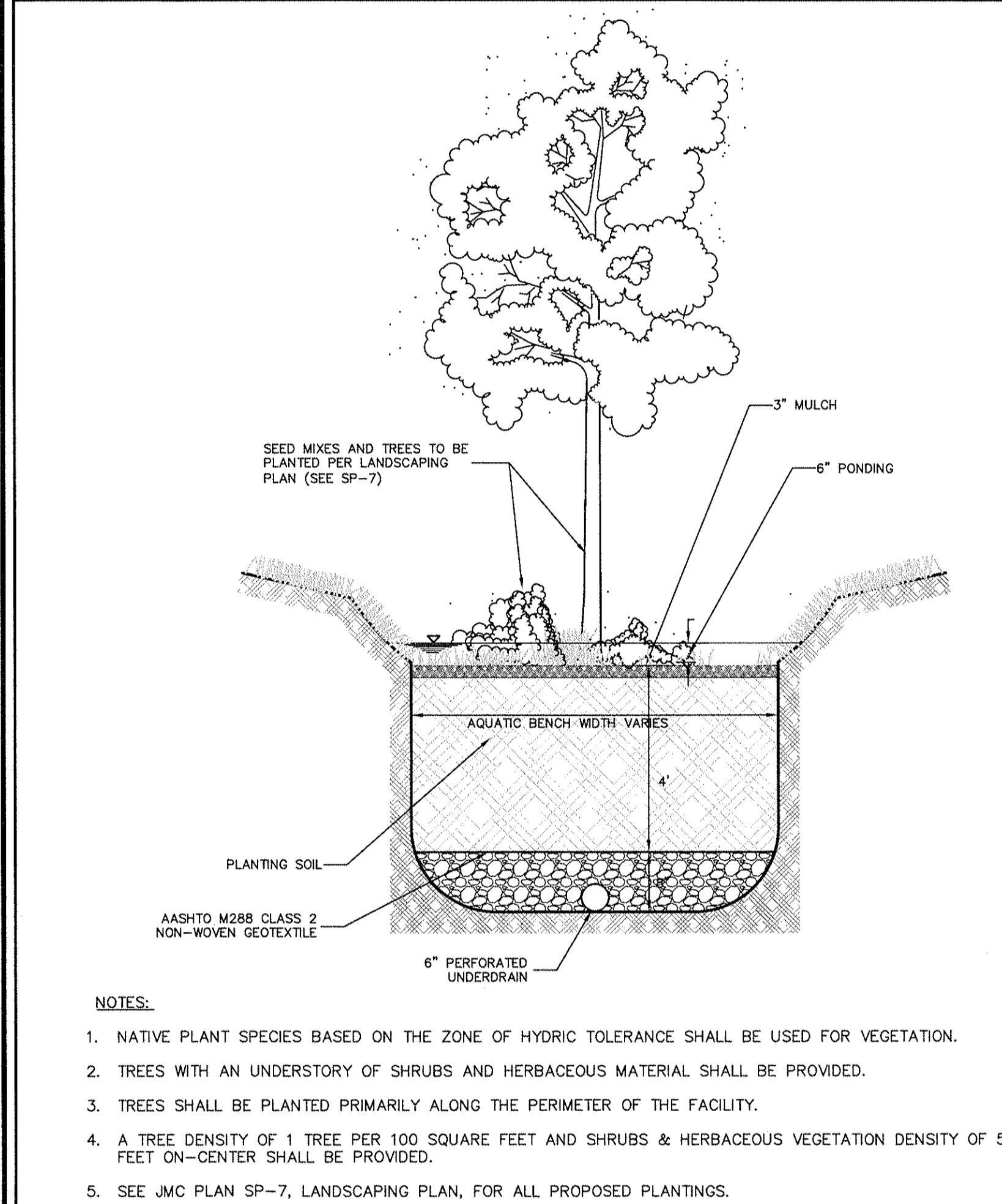
POST & RAIL FENCE (WITH GATE) 58

GROUNDCOVER PLANTING 60

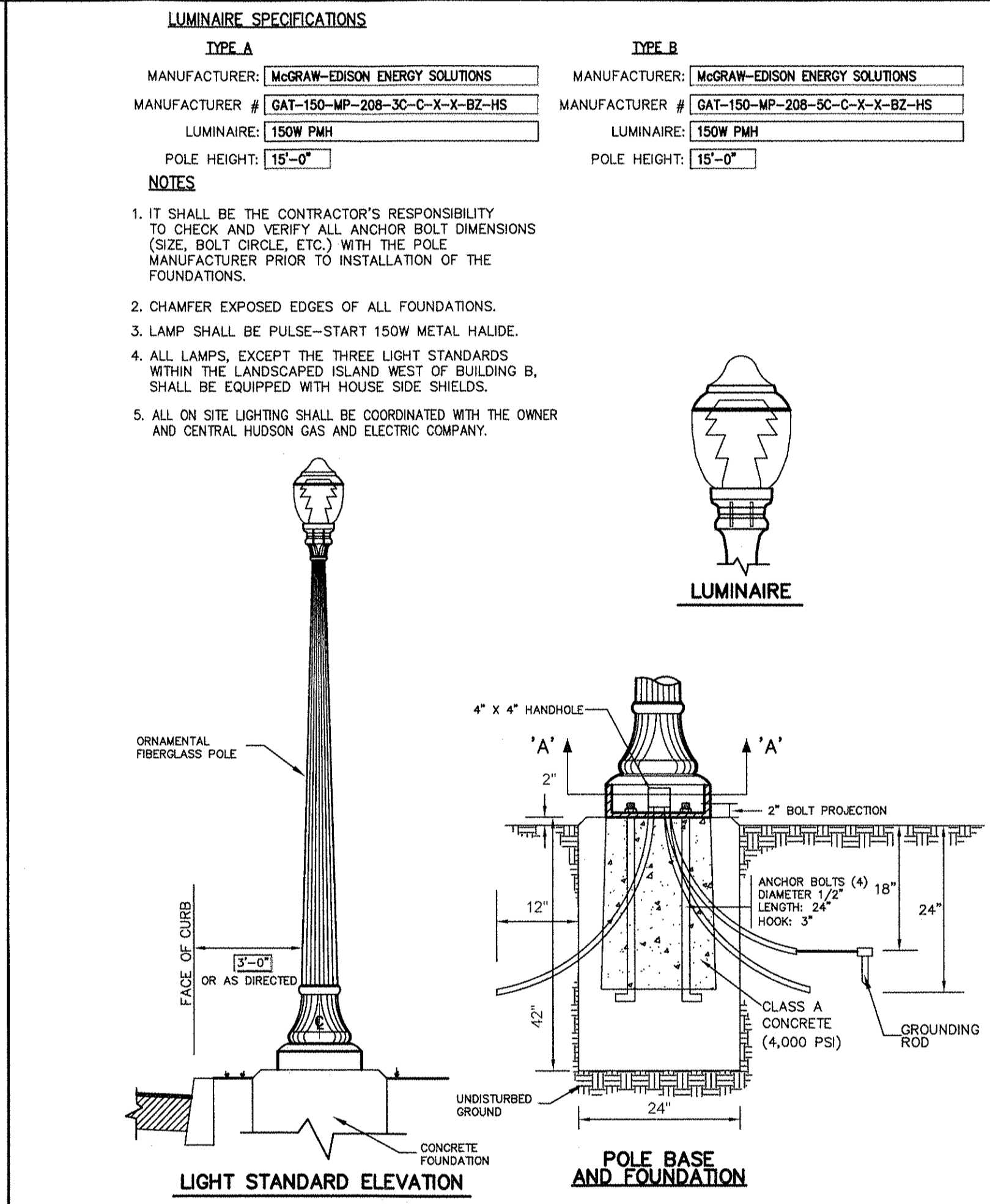
EVERGREEN TREE PLANTING 61

SHRUB PLANTING 62

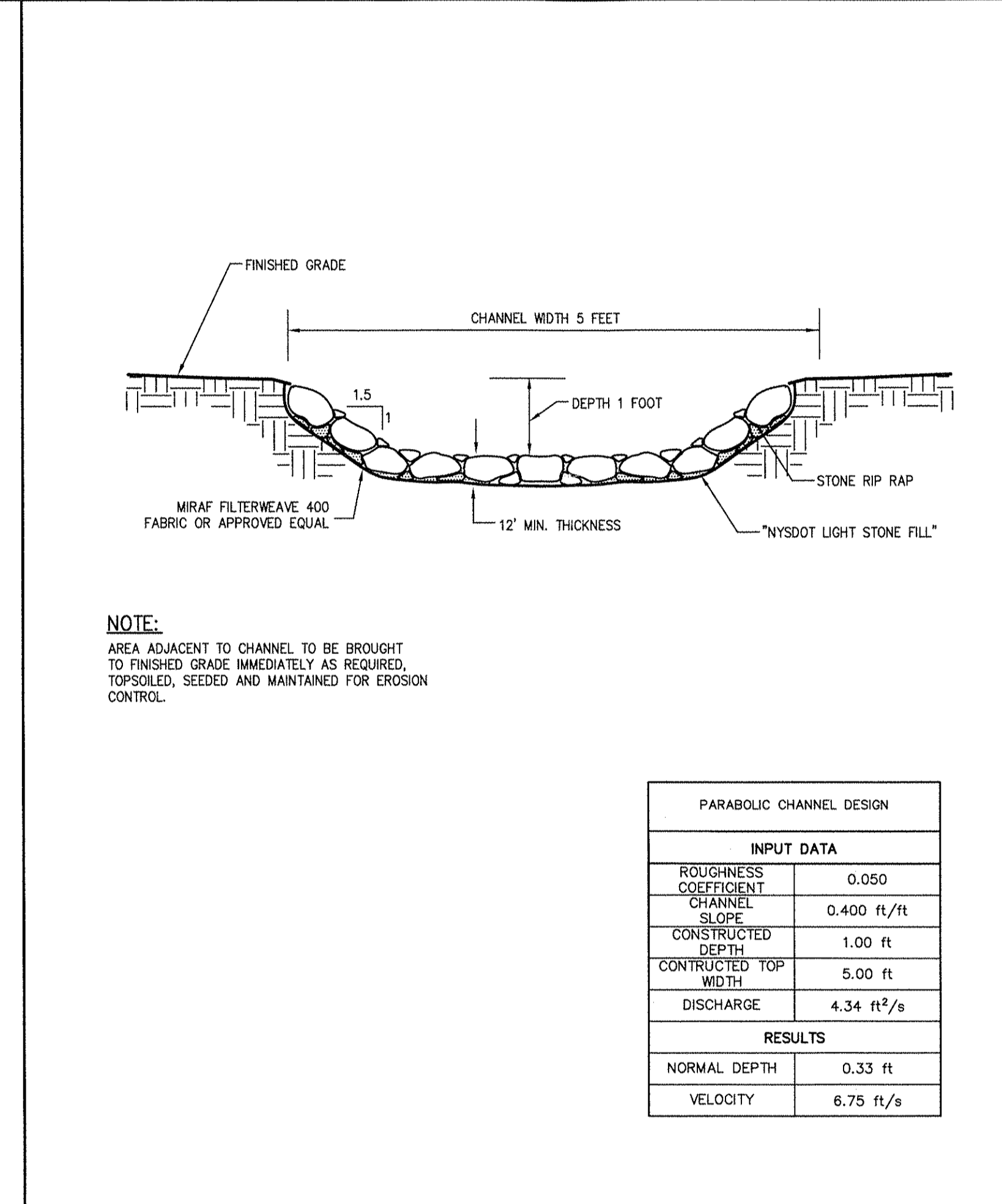
DECIDUOUS TREE PLANTING 63



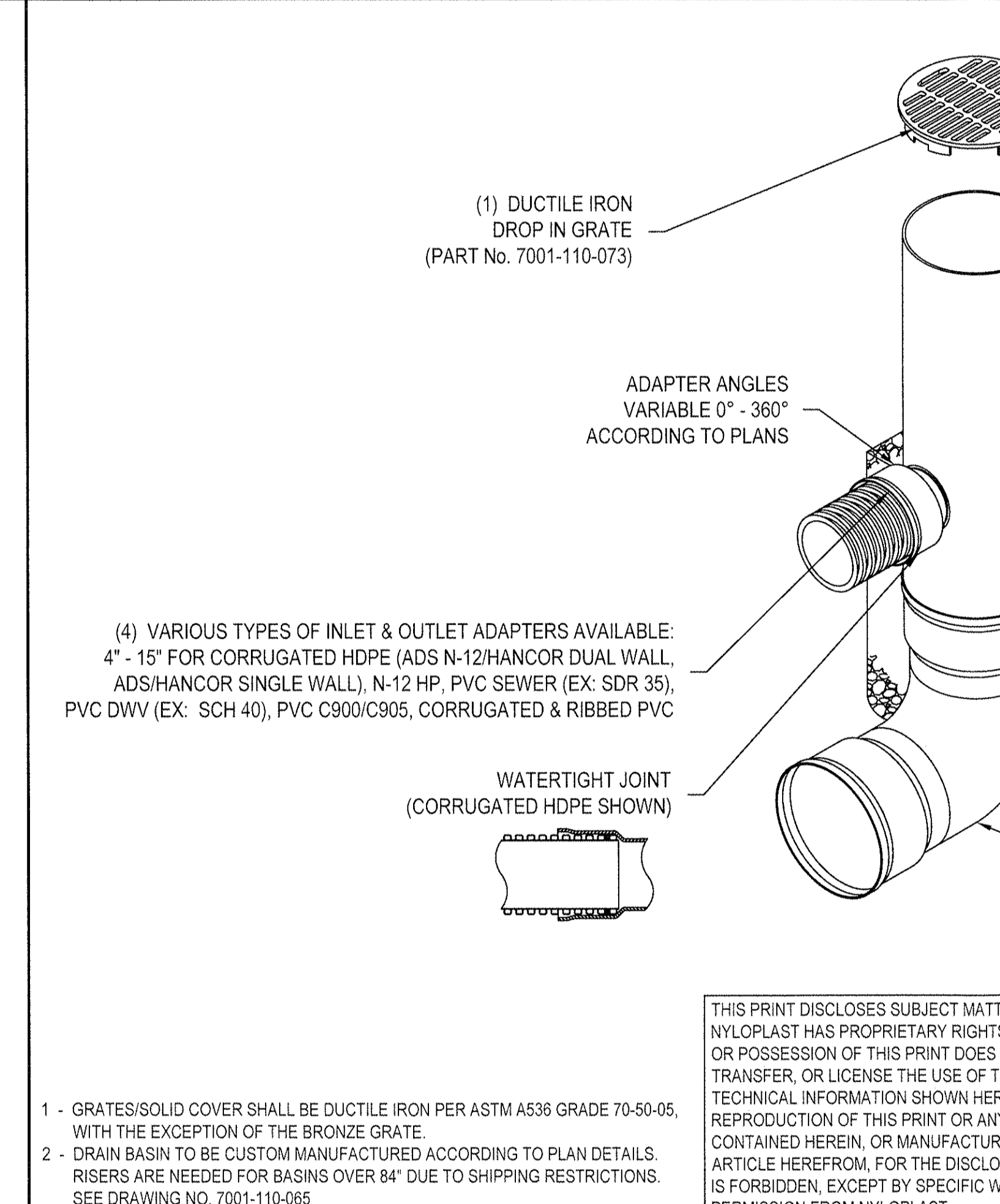
BIORETENTION DETAIL 64



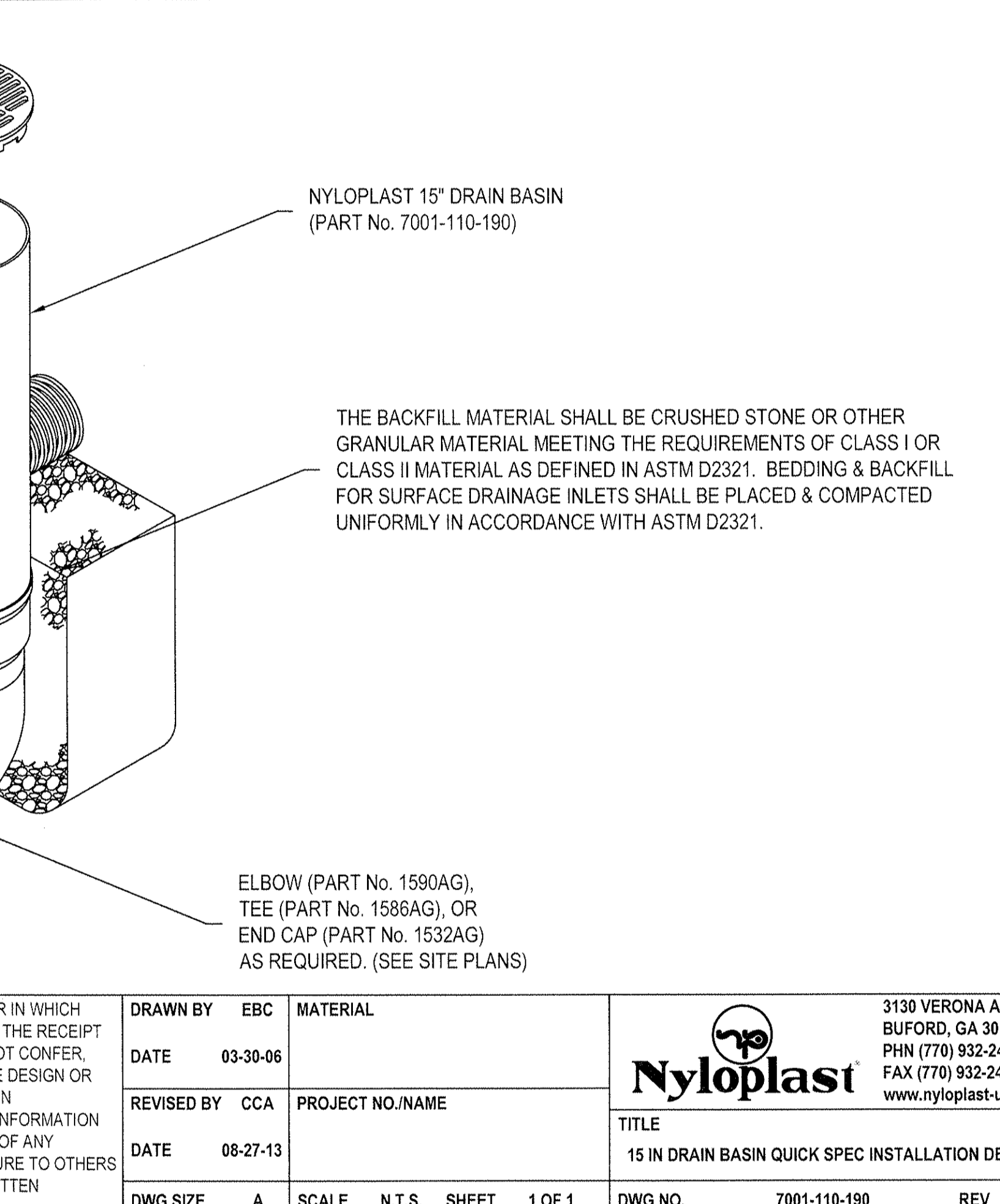
ACORN DECORATIVE LIGHT 65



STONE RIP RAP CHANNEL 66



NYLOPLAST 15" DRAIN BASIN (BIORETENTION RISER PIPE) 67



DOGHOUSE MANHOLE 69

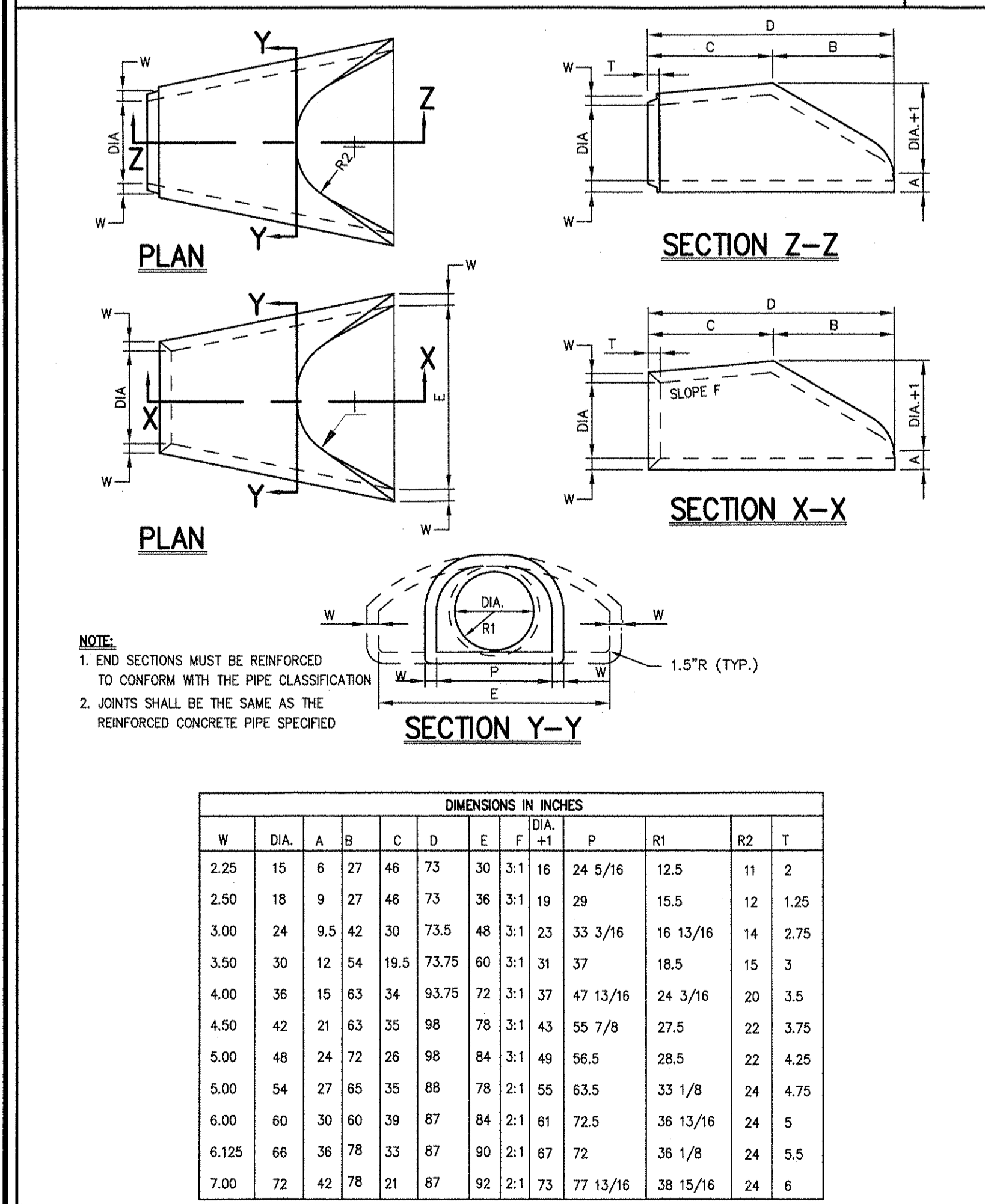
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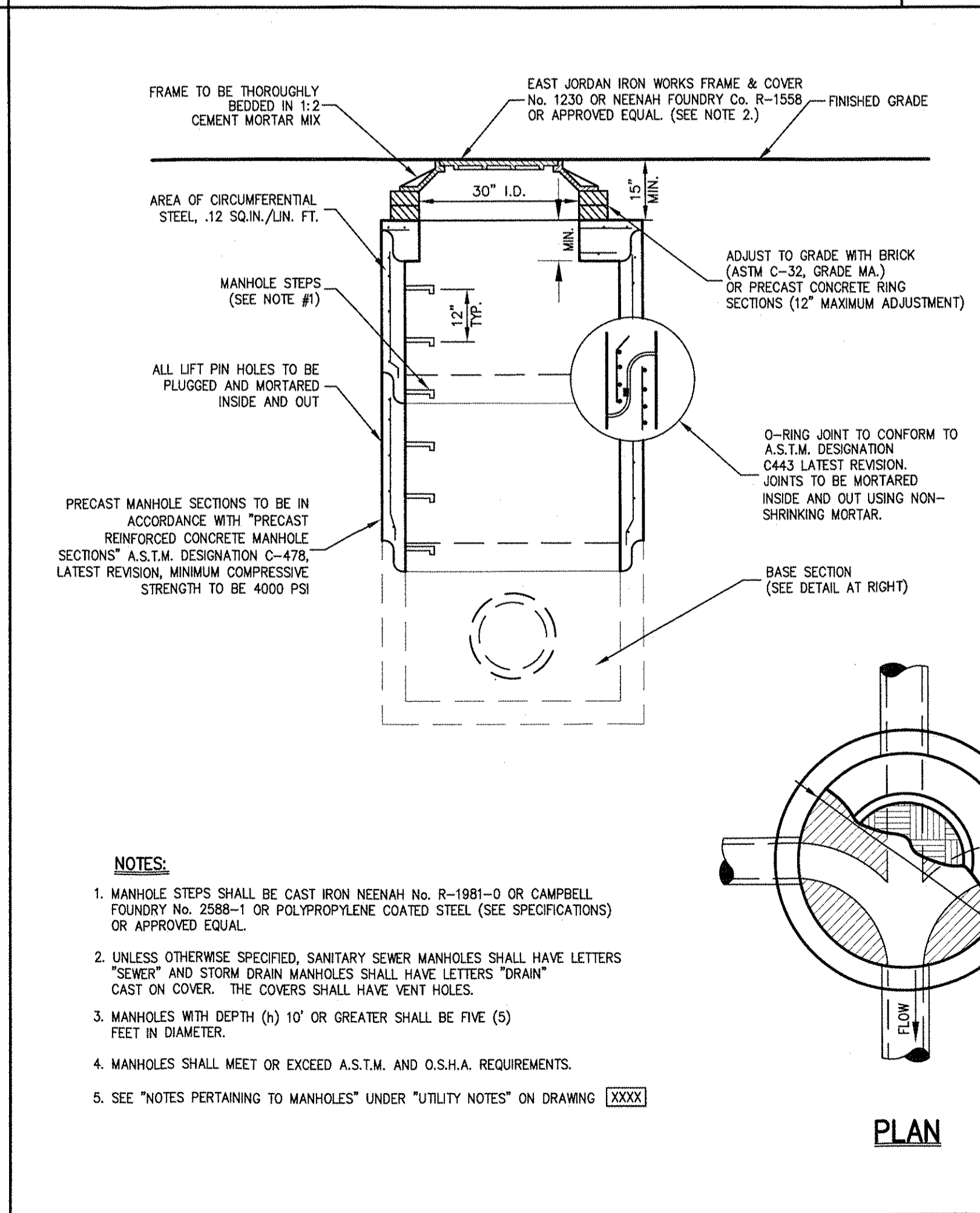
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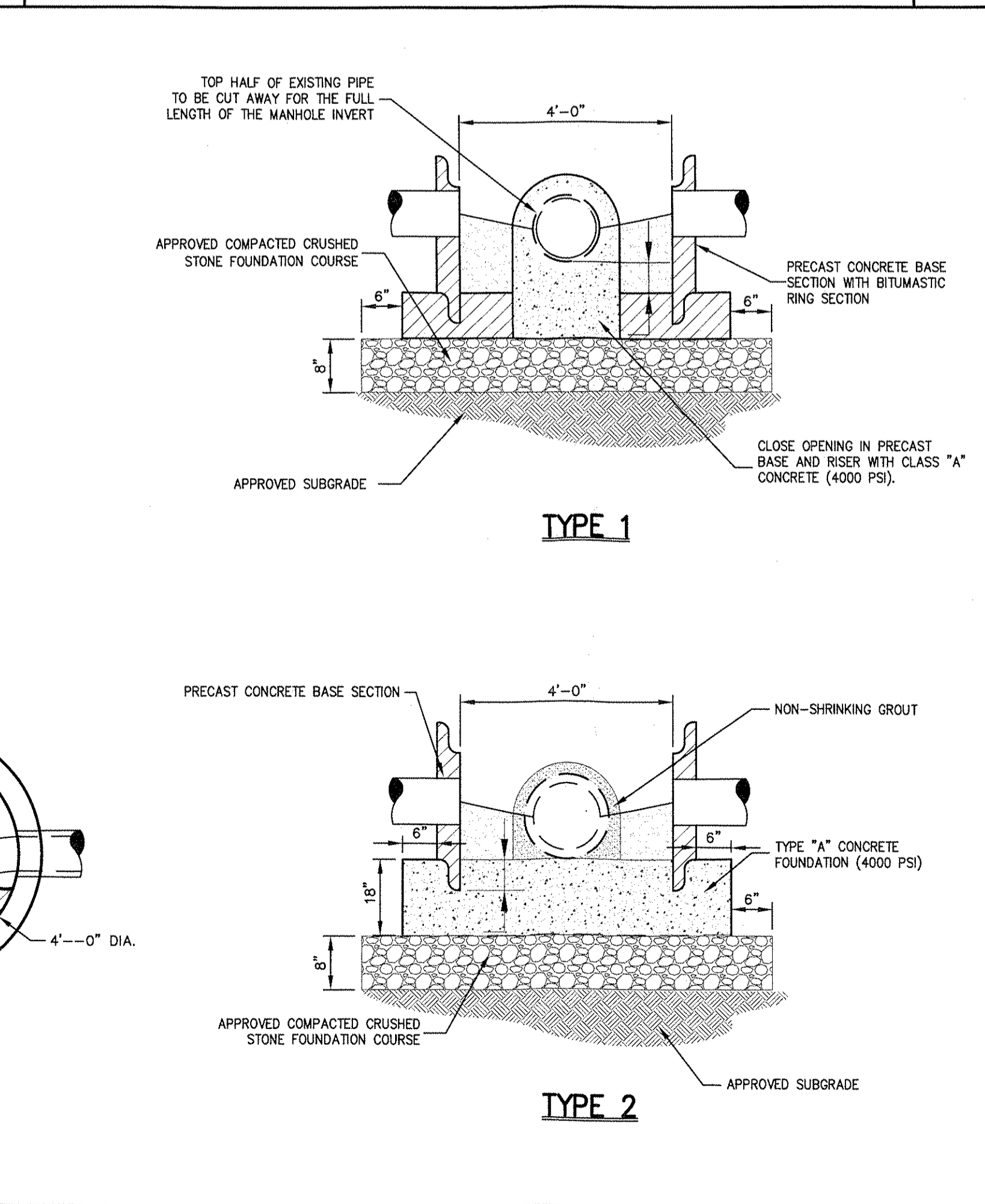
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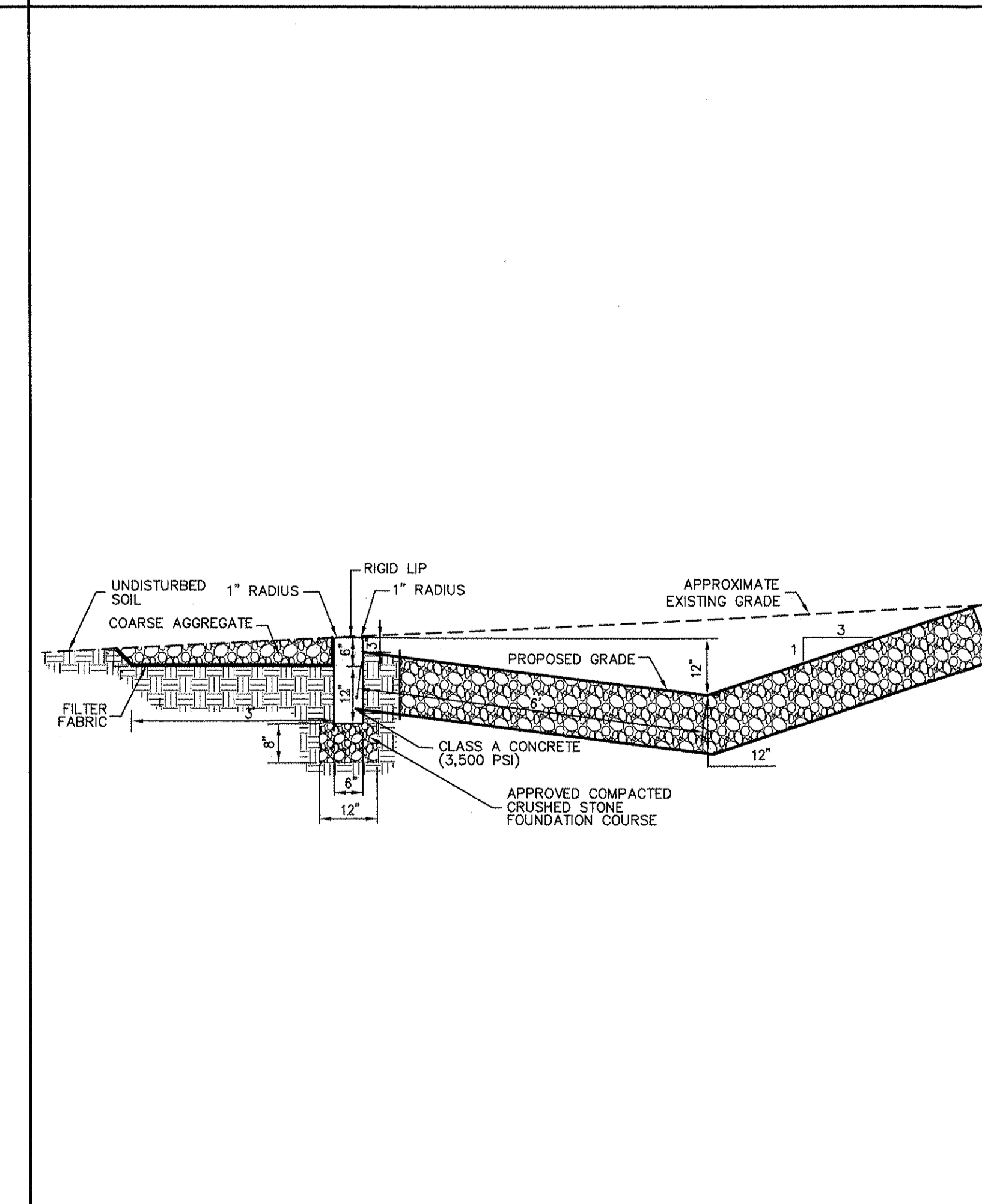
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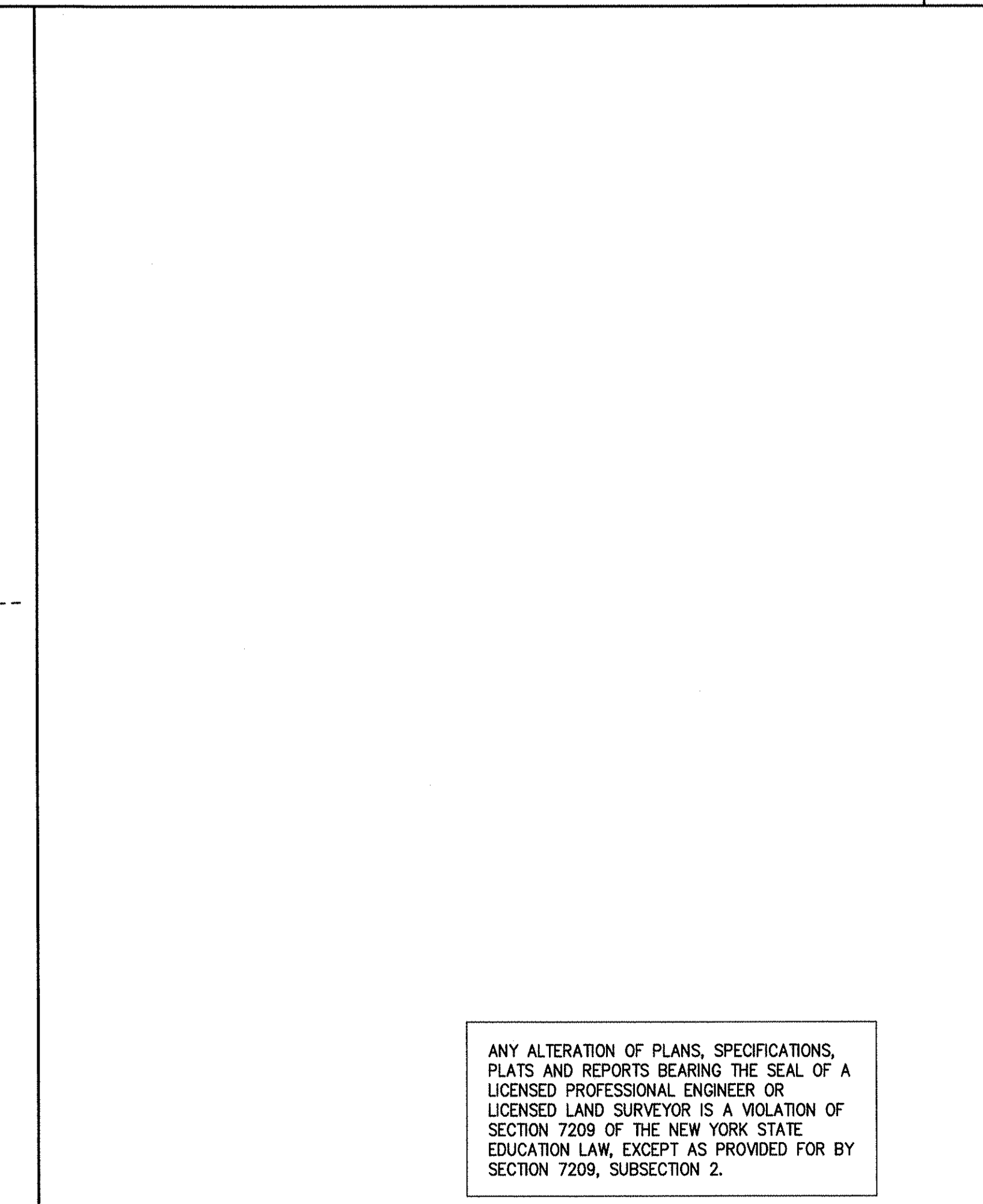
DOGHOUSE MANHOLE 69



CONCRETE LEVEL SPREADER 70



CONCRETE LEVEL SPREADER 70



CONCRETE LEVEL SPREADER 70

END SECTION (CONCRETE) 68

DOGHOUSE MANHOLE 69

CONCRETE LEVEL SPREADER 70

CONCRETE LEVEL SPREADER 70

CONCRETE LEVEL SPREADER 70

END SECTION (CONCRETE) 68

DOGHOUSE MANHOLE 69

CONCRETE LEVEL SPREADER 70

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CONCRETE LEVEL SPREADER 70

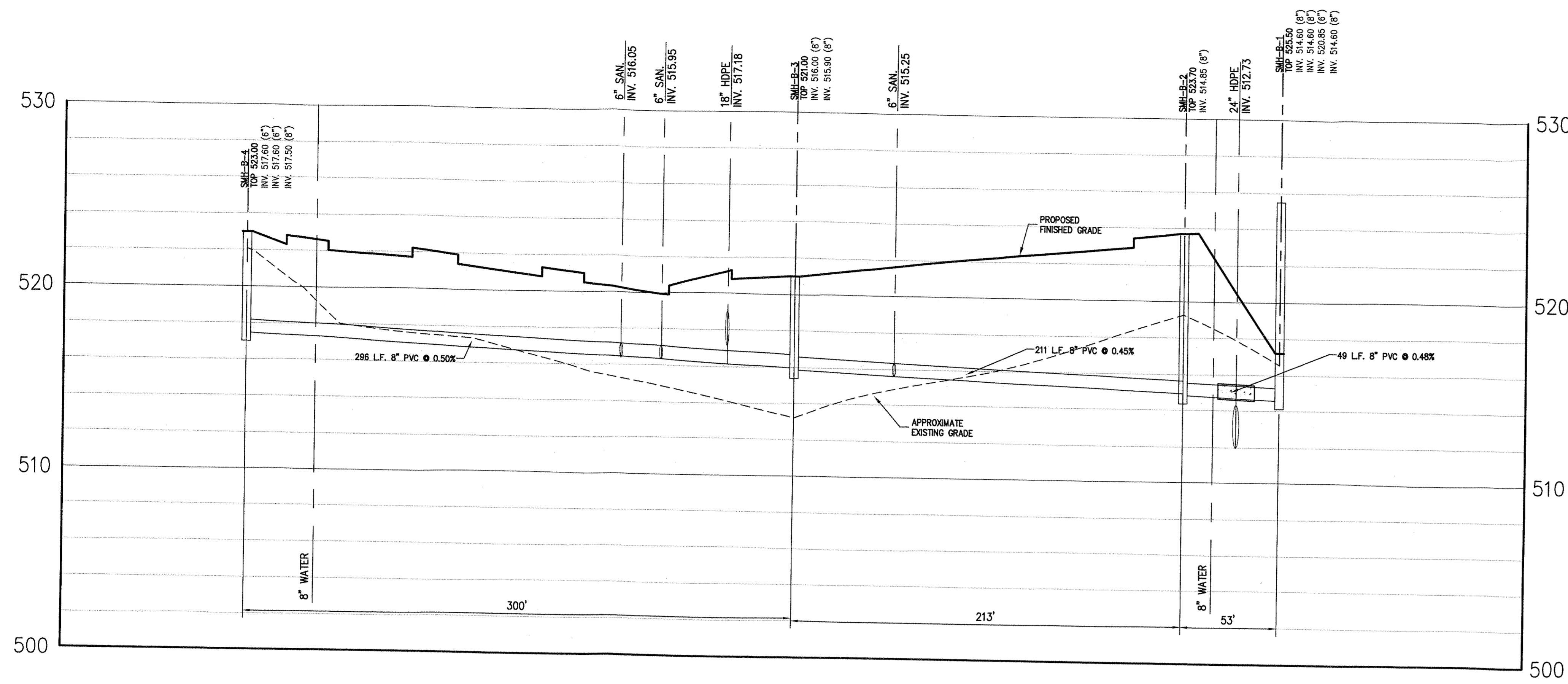
DRA MEADOW HILL, LLC
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SUMMIT, NJ 07901

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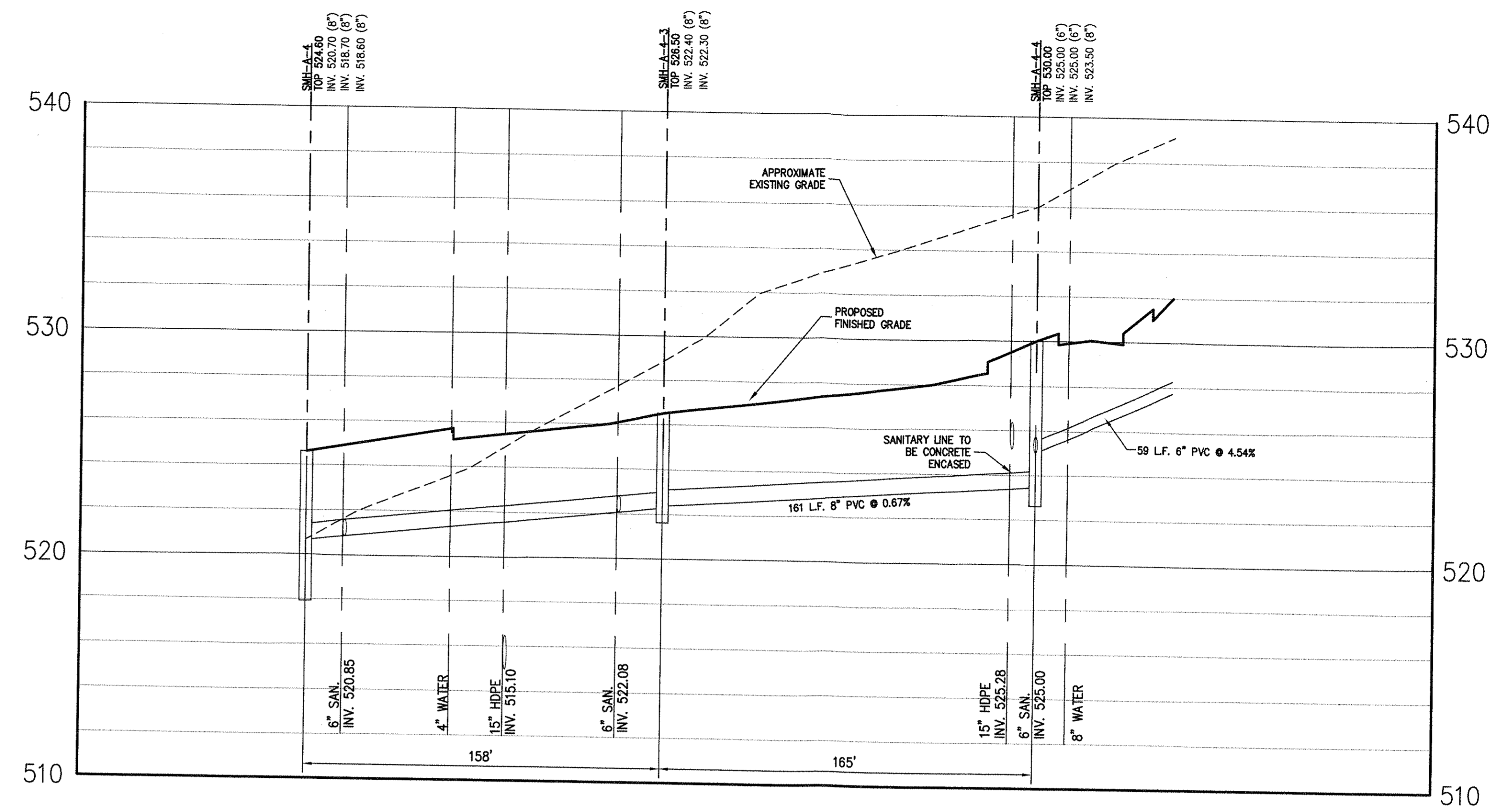
CONSTRUCTION DETAILS
MEADOW HILL ROAD EXPANSION
TOWN OF NEWBURGH, NY

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Sheet No: 1605
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Drawing No: SP-15



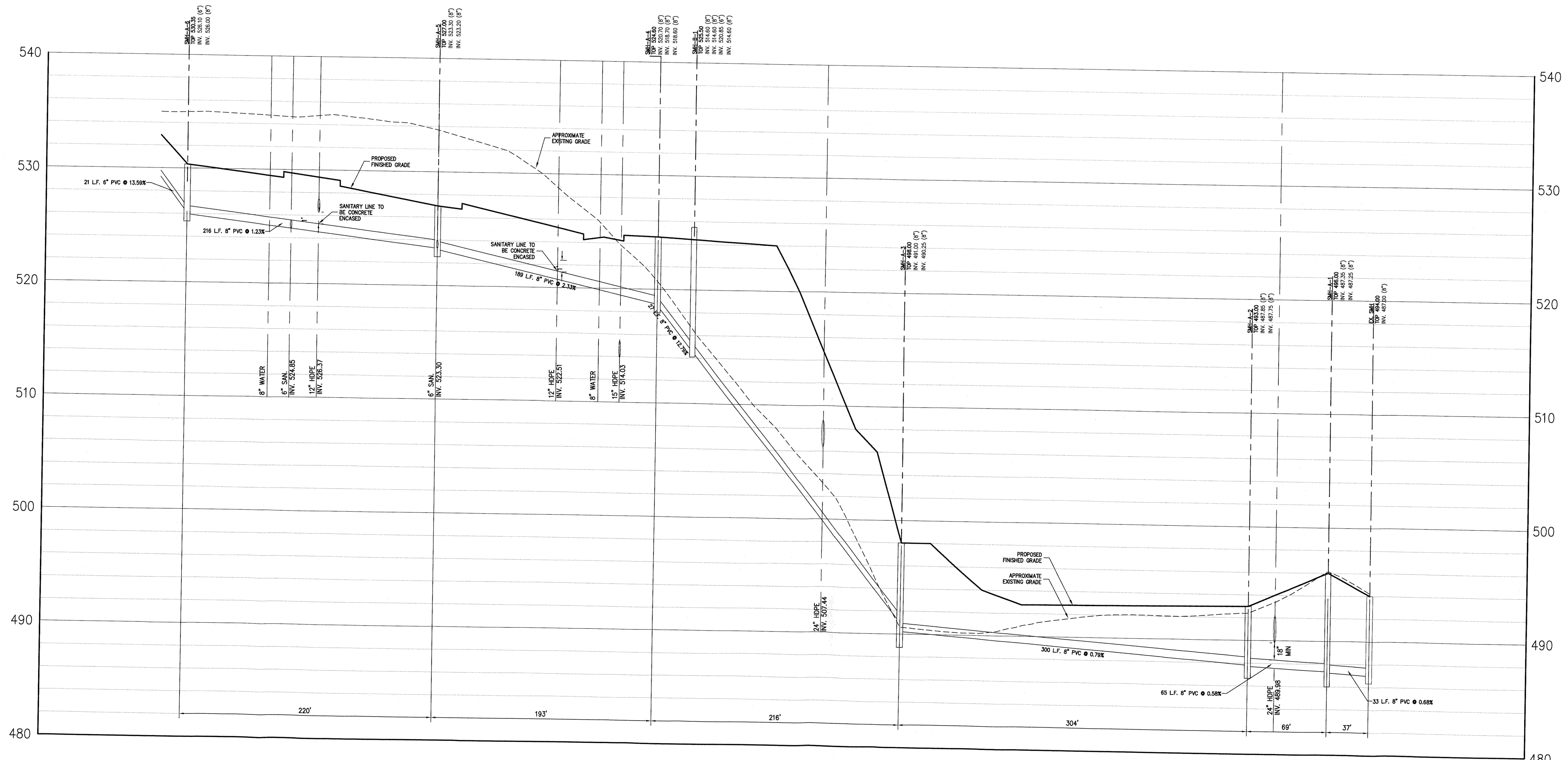
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SMH-A-4-4 TO SMH-A-4

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VERT. 1" = 4'



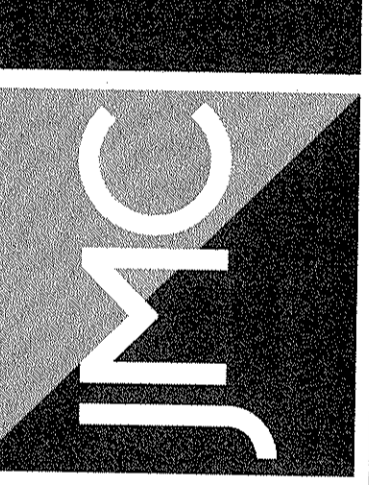
SMH-A-6 TO EXIST. SMH

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

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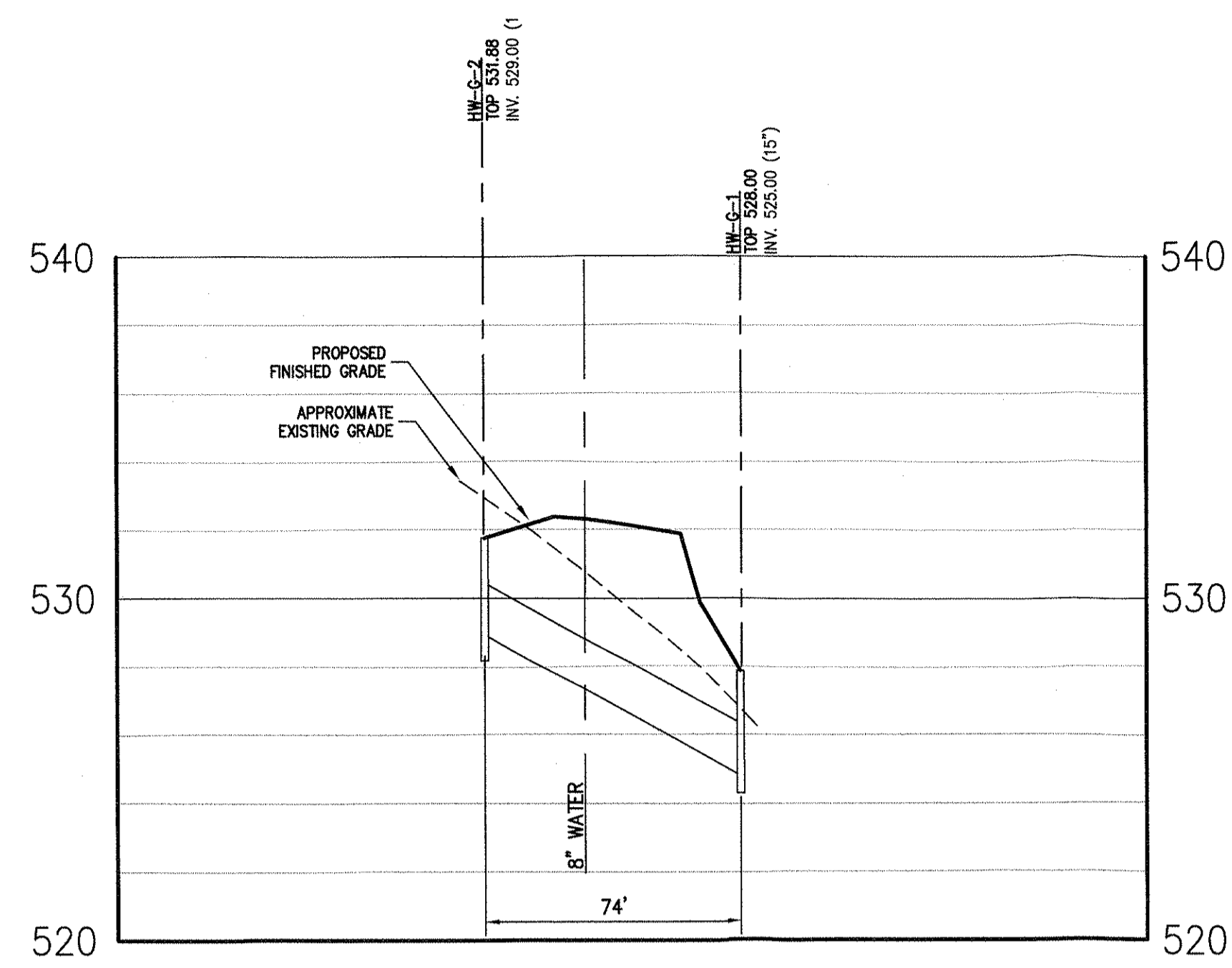


SANITARY SEWER PROFILES
MEADOW HILL ROAD EXPANSION
MEADOW HILL ROAD
TOWN OF NEWBURGH, NY

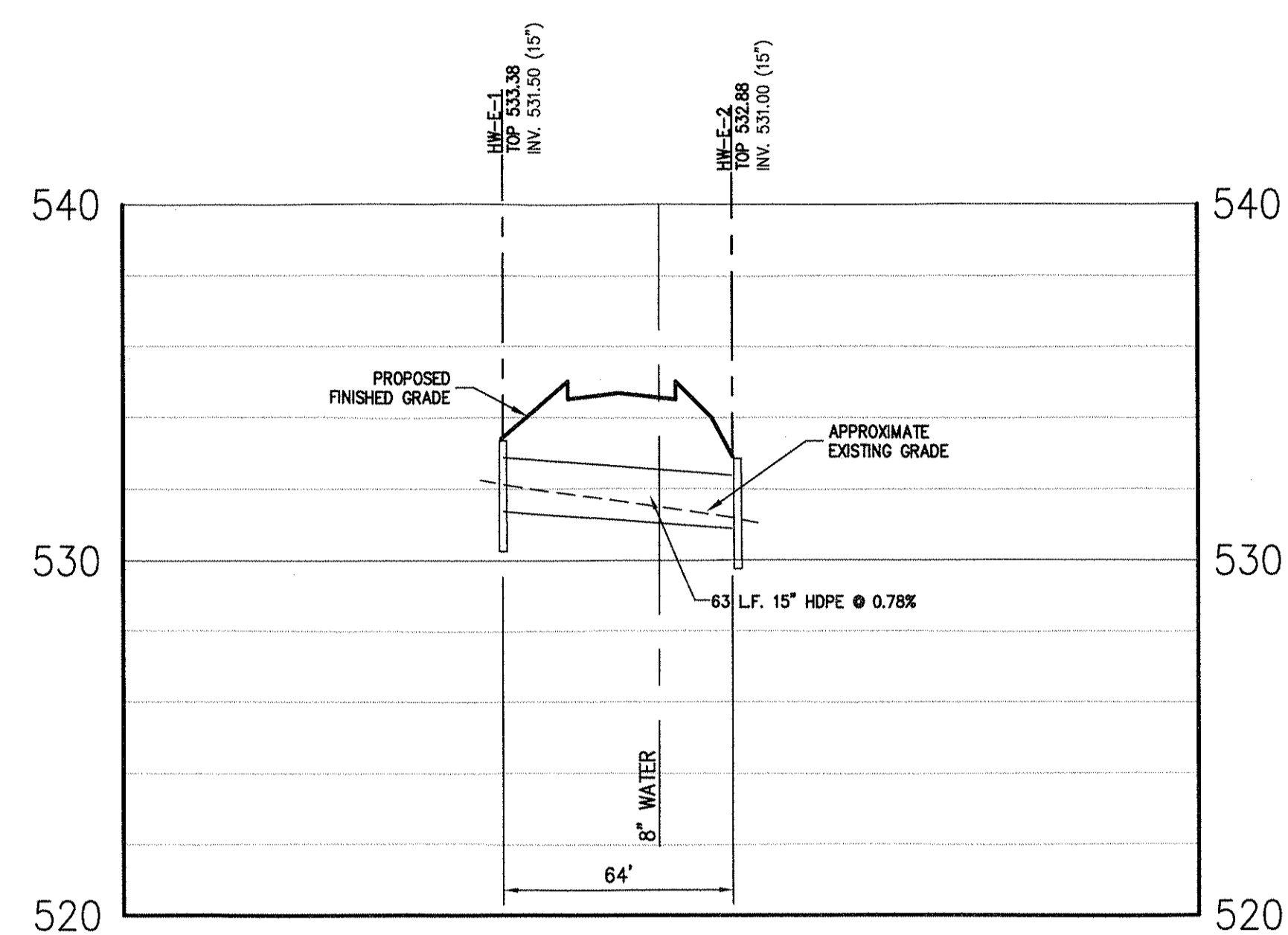
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

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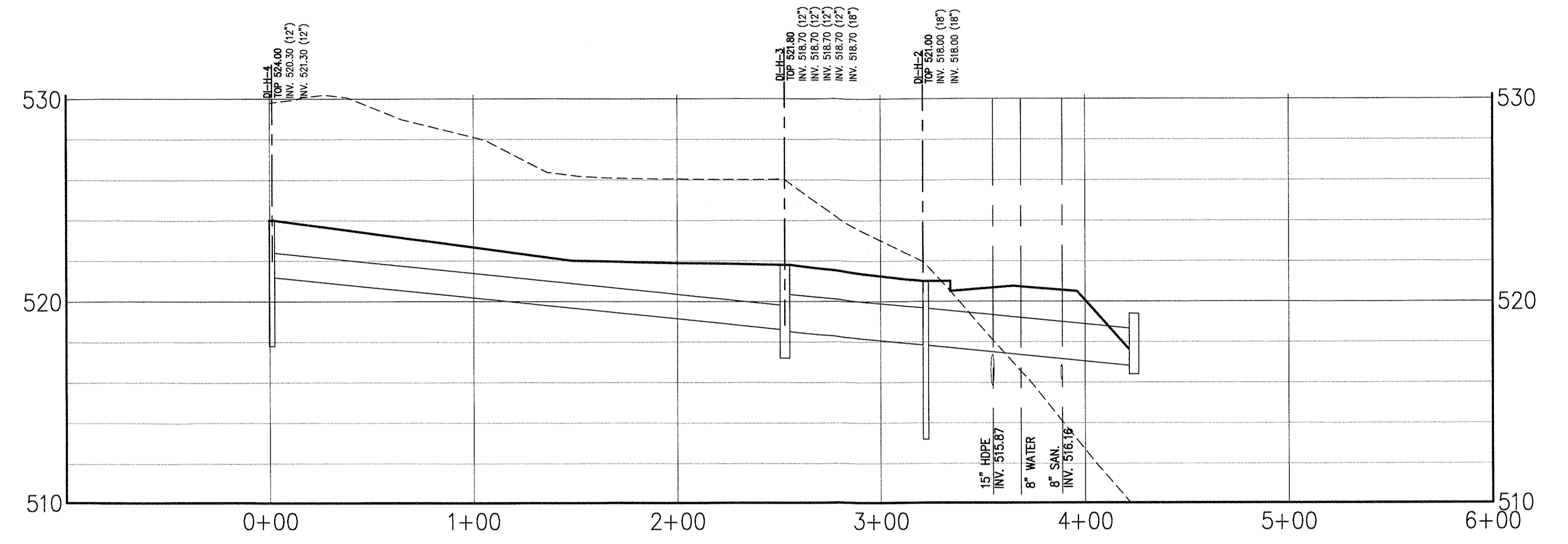
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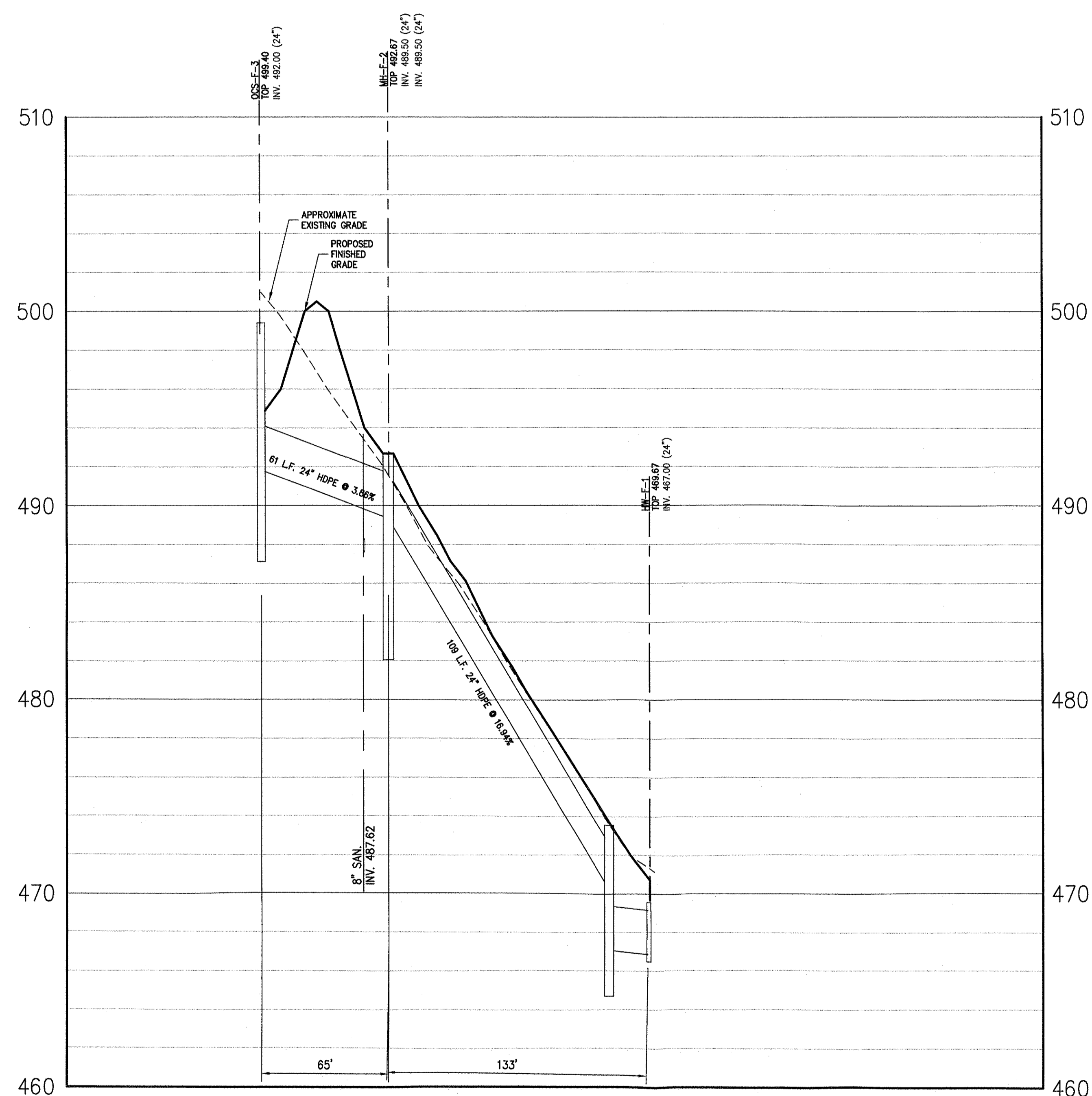
HW-G-1 TO HW-G-2
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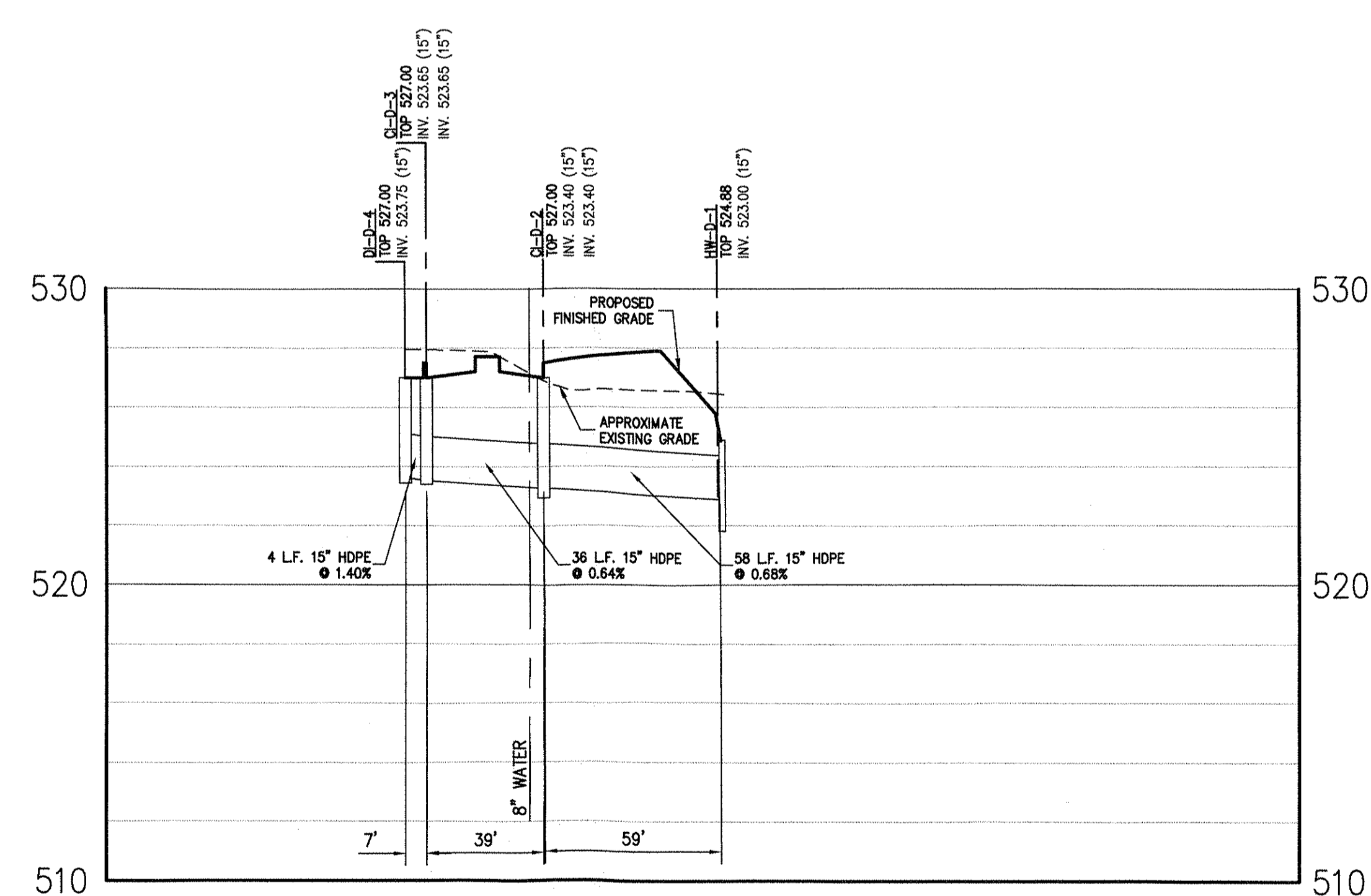
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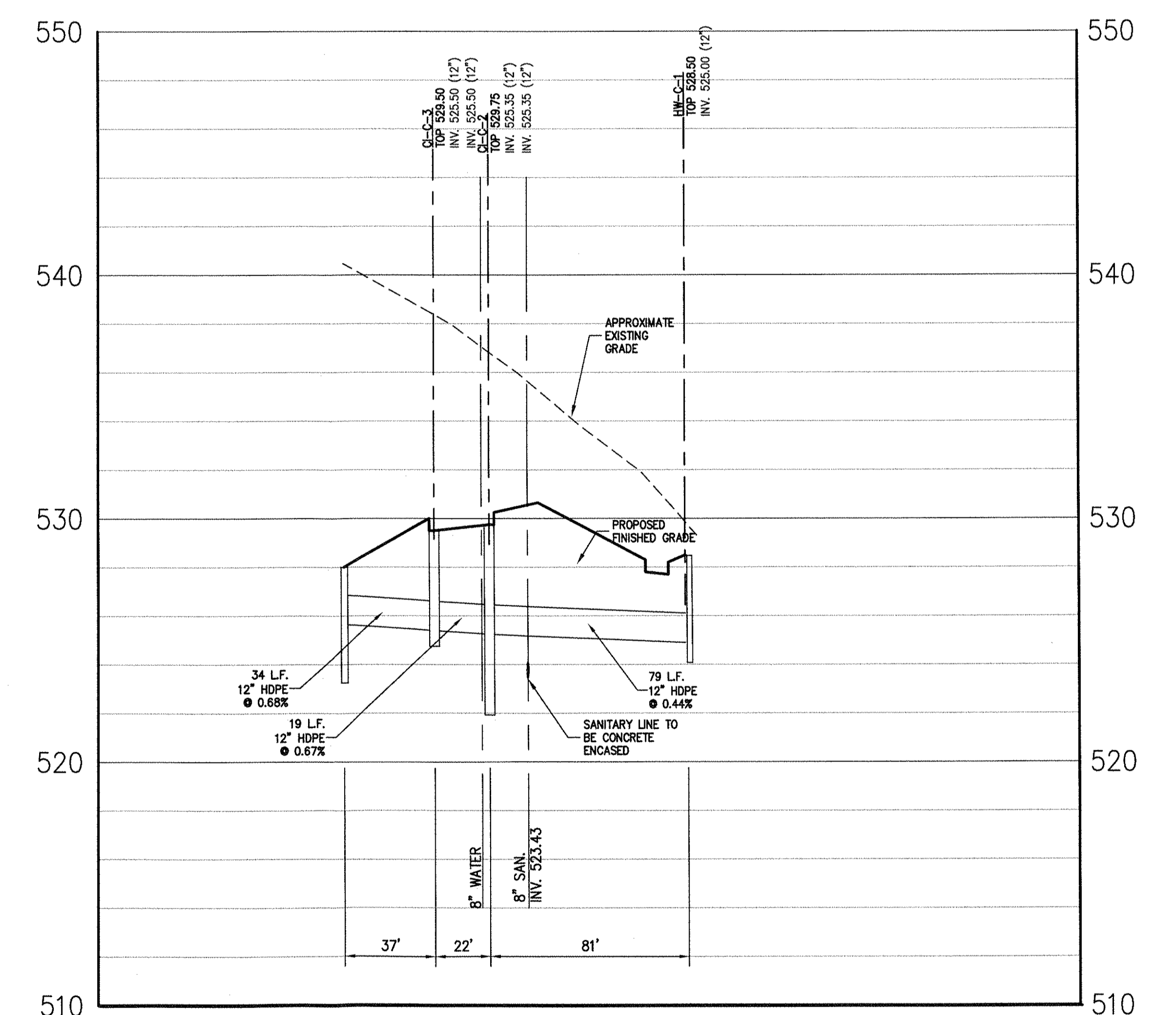
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DI-F-3 TO HW-F-1
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DI-D-4 TO HW-D-1
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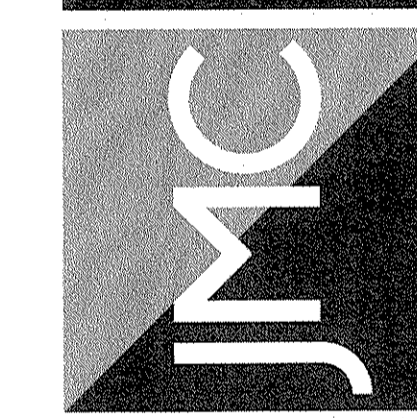
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PROJECT/OWNER: **DRA MEADOW HILL, LLC**
 47 RIVER ROAD
 SUMMIT, NJ 07901
 ARCHITECT: **MINNO & WASKO ARCHITECTS**
 1 RIVER ROAD
 NEWARK, NJ 07102

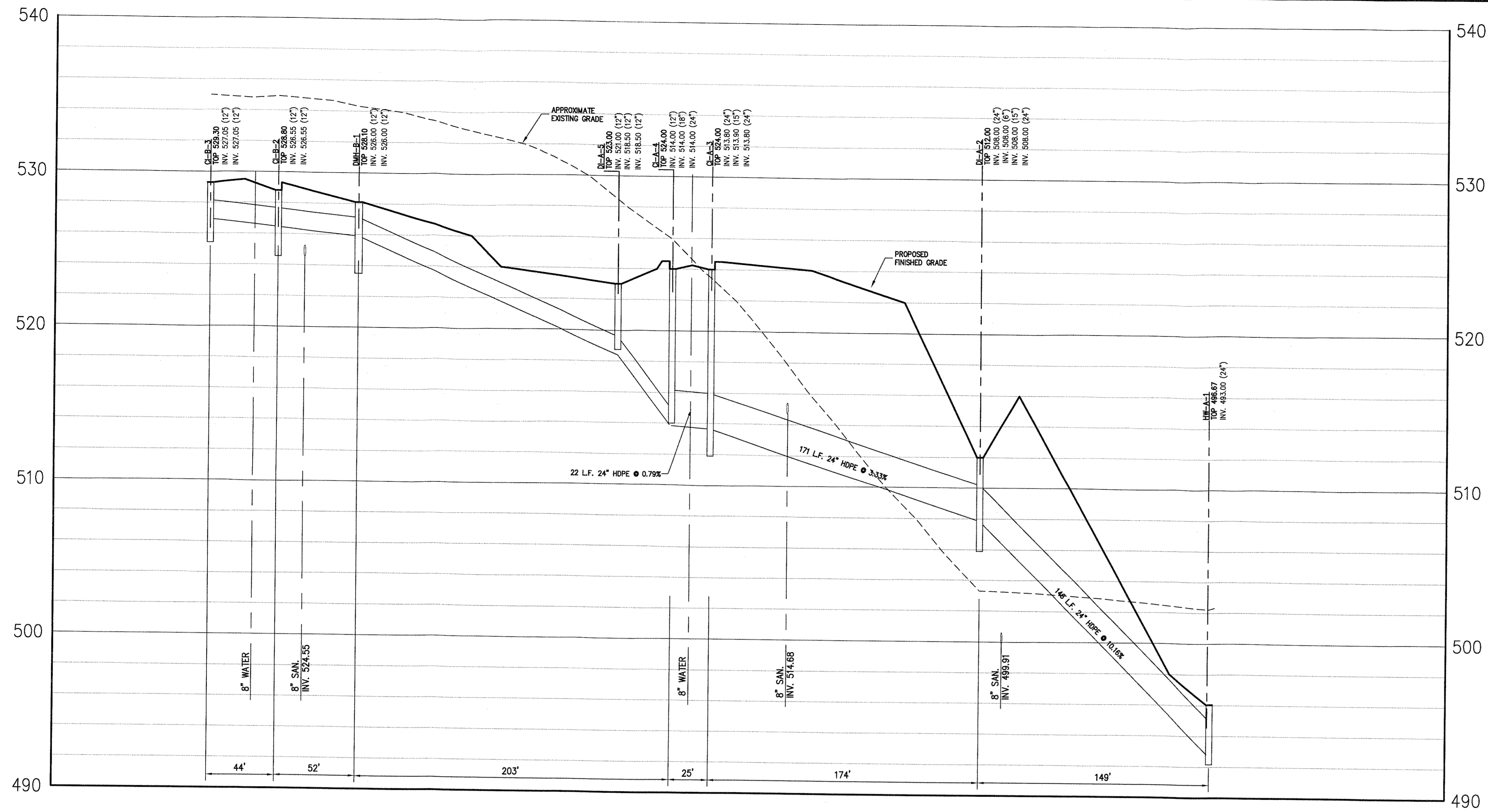
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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 120 BEECHWOOD ROAD - HAMDEN, NJ 07834
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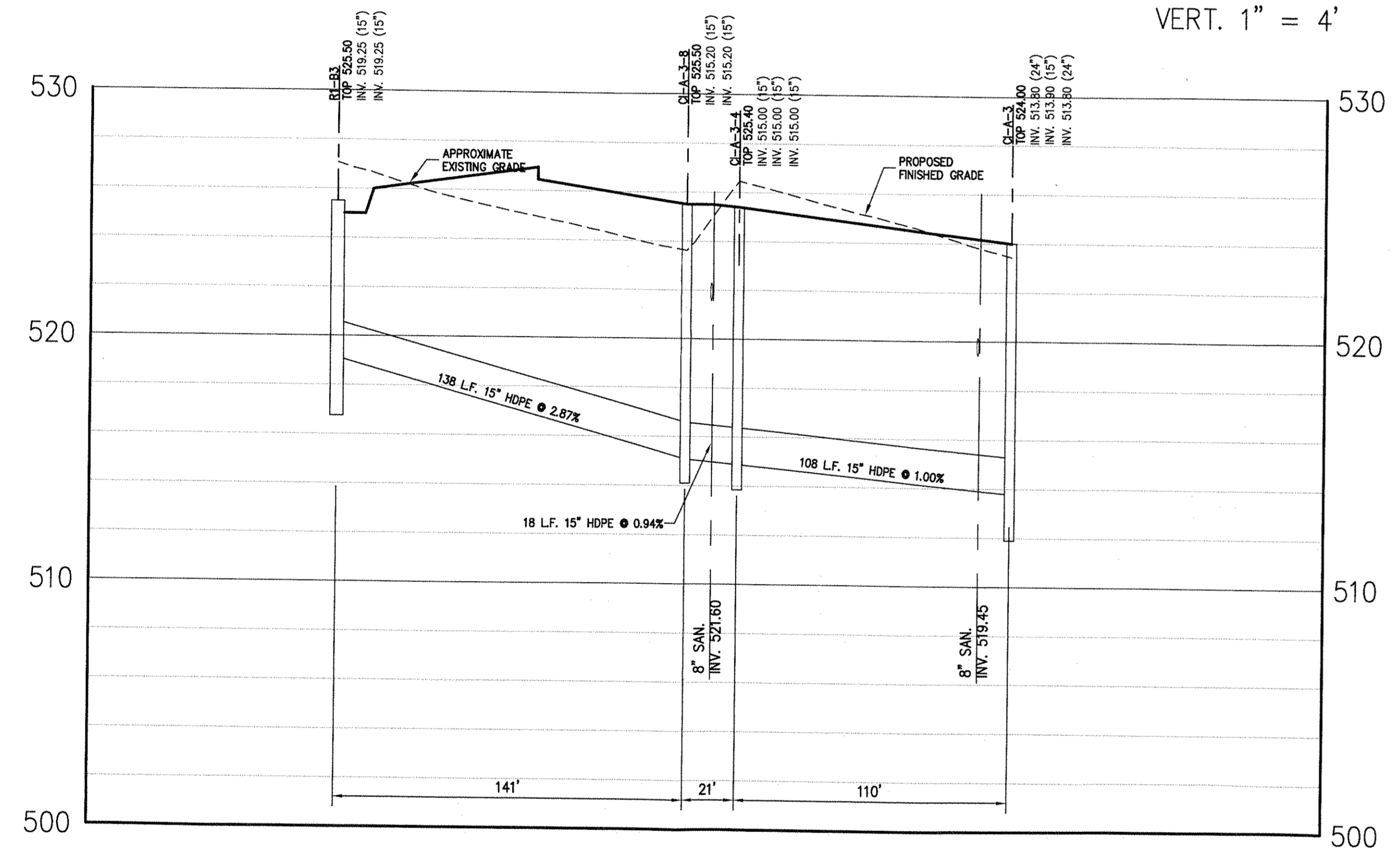
STORM SEWER PROFILES
 MEADOW HILL ROAD EXPANSION
 MEADOW HILL ROAD
 TOWN OF NEWBURGH, NY

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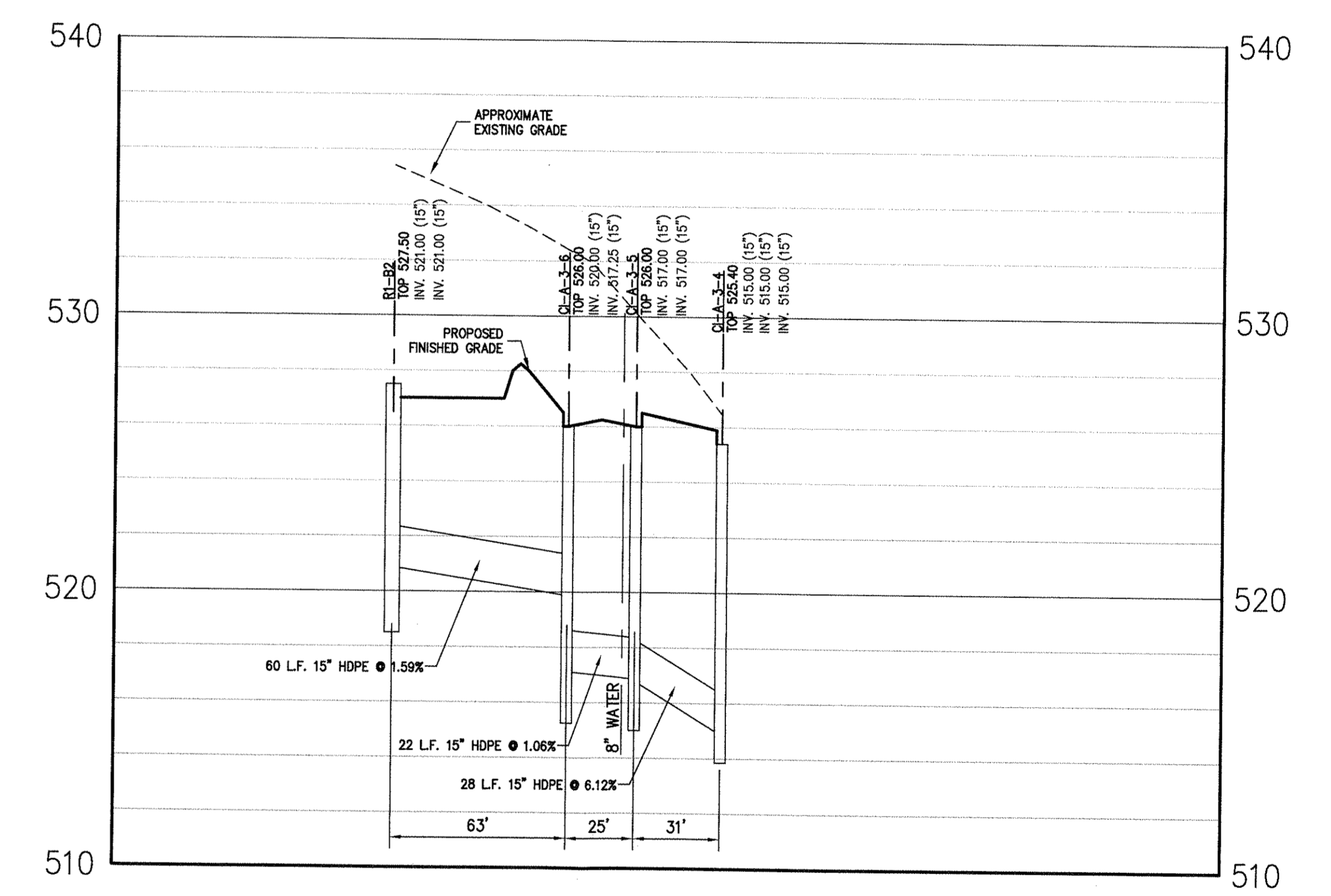
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Project No:	16015		
Sheet No:	30M PROFILES	of	10
Sheet Title:	SP-17		



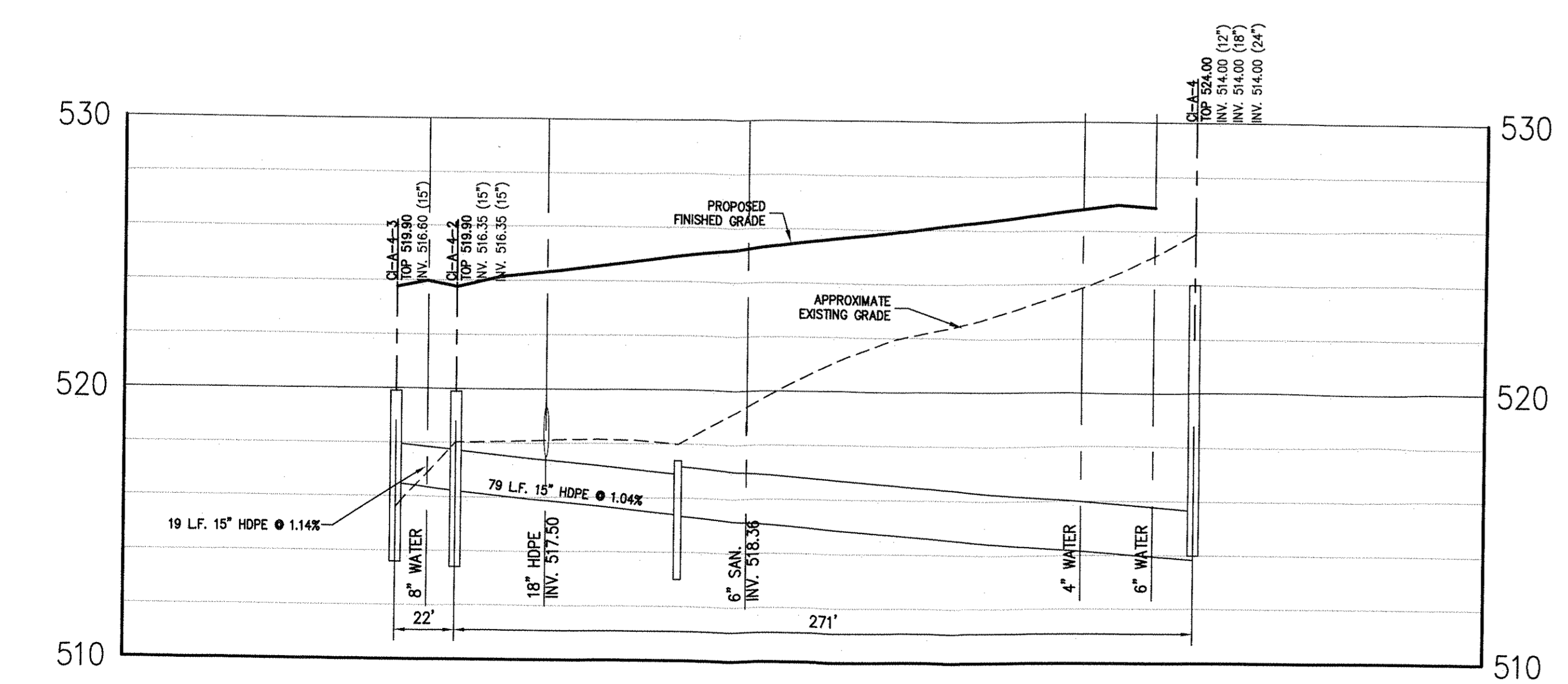
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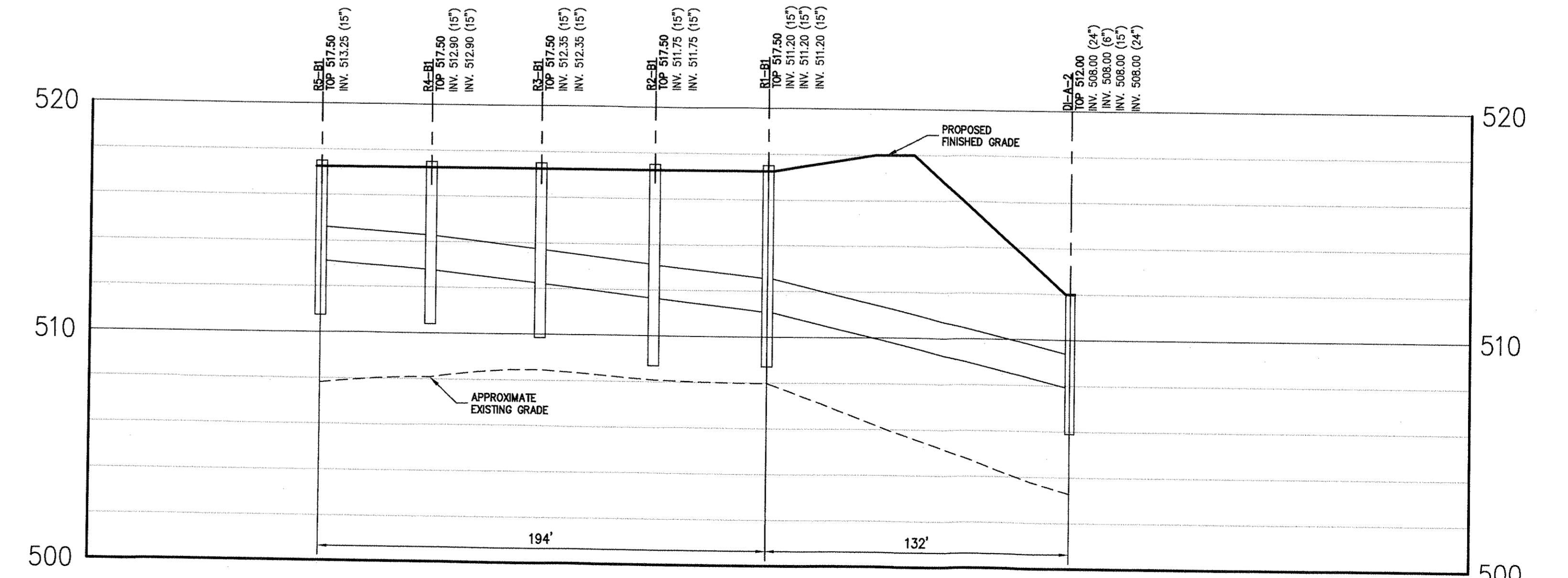
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R1-B2 TO CI-A-3-4
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CI-A-4-3 TO CI-A-4
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R5-B1 TO DI-A-2
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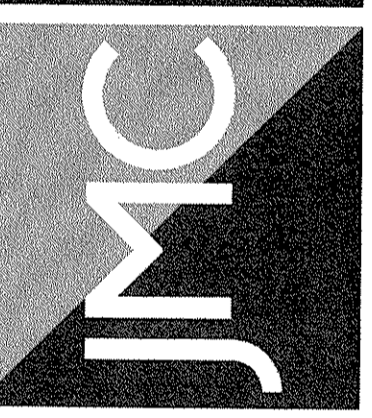
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DRG MEADOW HILL, LLC
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 SUMMIT, NJ 07901

ARCHITECT: MINNO & WASKO ARCHITECTS
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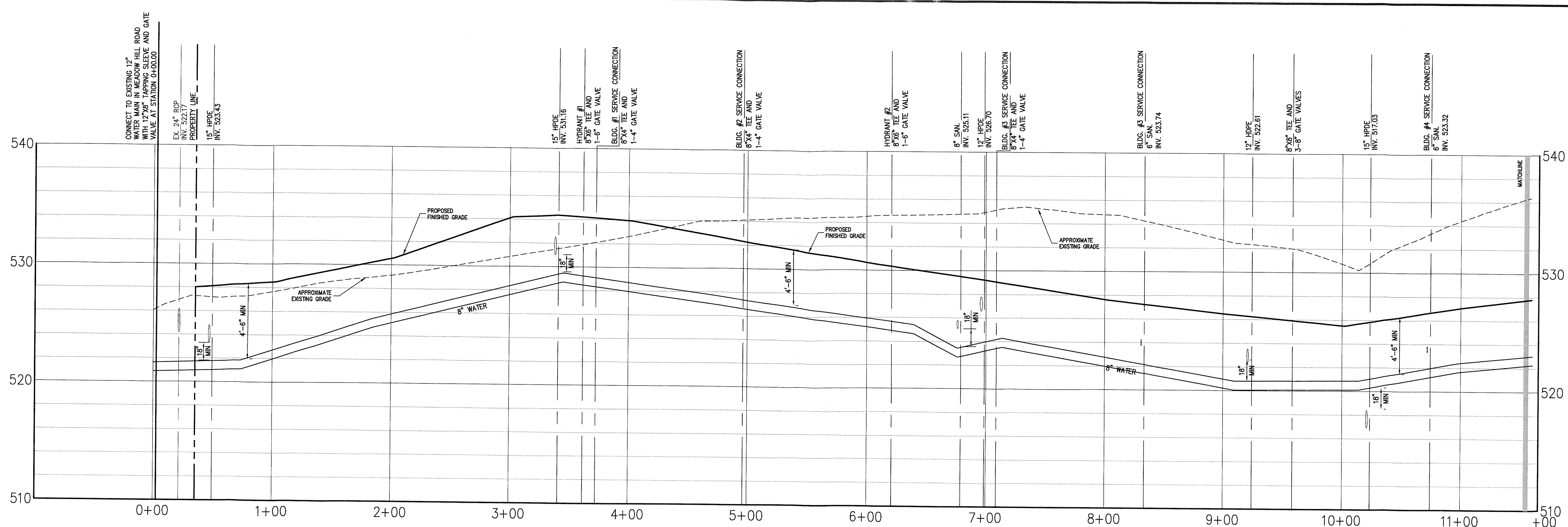


STORM SEWER PROFILES
 MEADOW HILL ROAD EXPANSION
 ROAD
 TOWN OF NEIGHBOR, NY

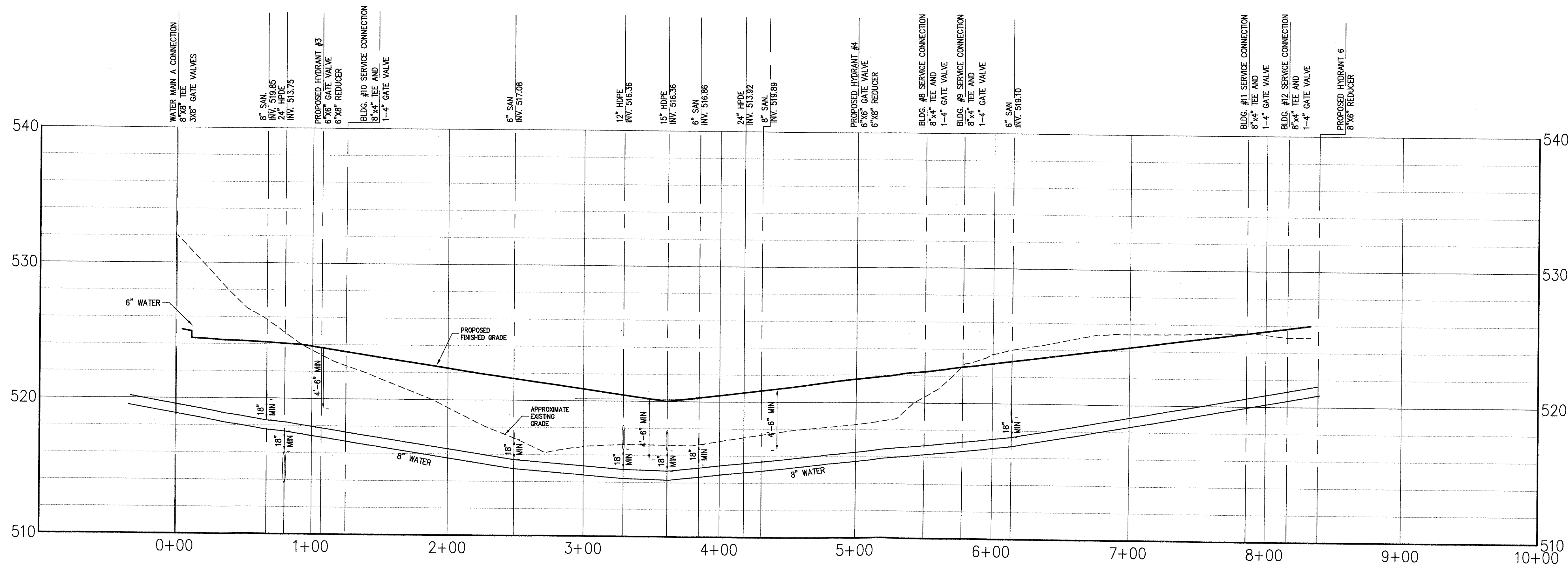
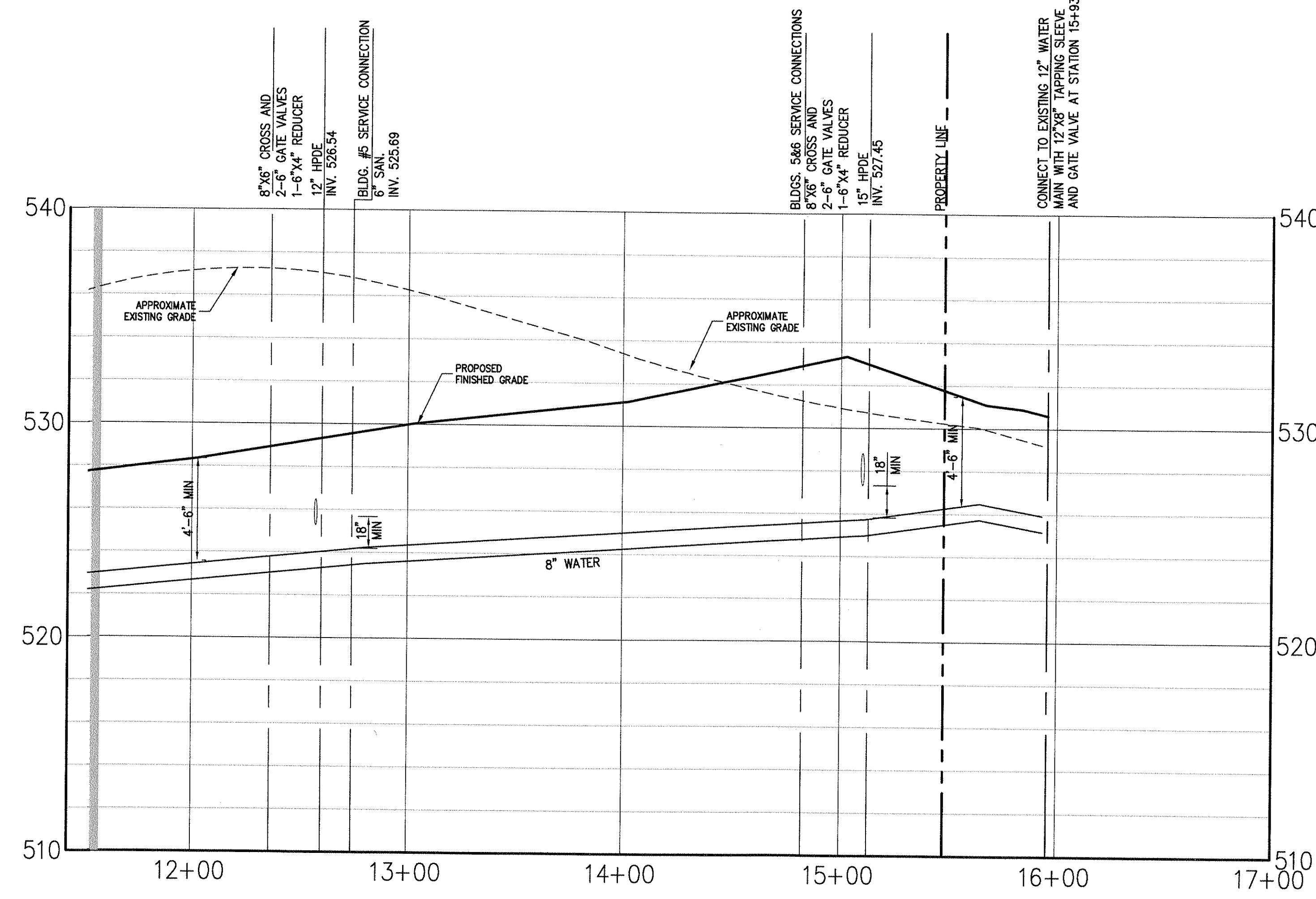
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Project No.	16015		
Sheet No.	SP-18		

SP-18



WATER MAIN A
 SCALE: HORIZ. 1" = 40'
 VERT. 1" = 4'



WATER MAIN B

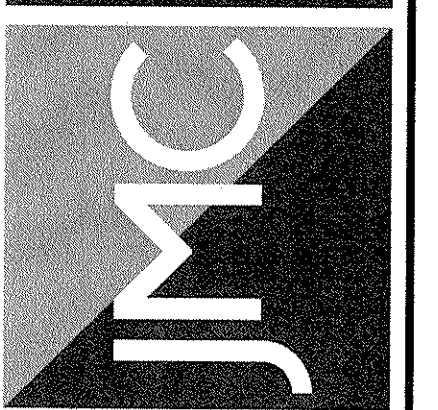
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No.	Revisions	Date	By

APPLICATION: **DRA MEADOW HILL, LLC**
 ARCHITECT: **MINNO & WASKO ARCHITECTS**
 1 RAYMOND PLAZA W #210
 NEWARK, NJ 07102

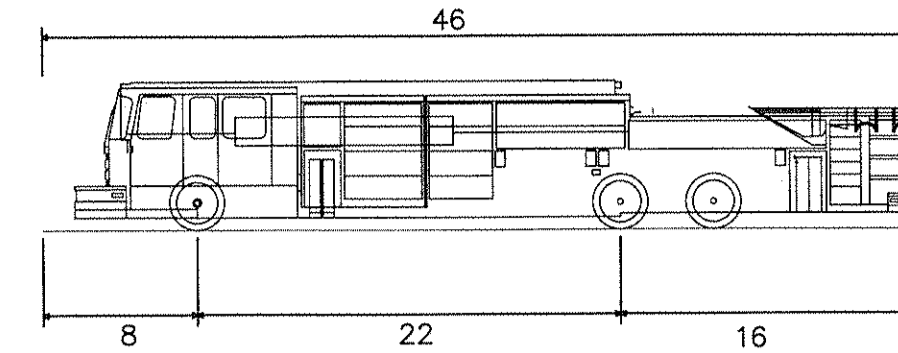
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD - ARBONIK, NY 11854
 phone 914.273.5225 - fax 914.273.2102
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WATER MAIN PROFILES
MEADOW HILL ROAD EXPANSION
 MEADOW HILL ROAD
 TOWN OF NEWBURGH, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, DETAILS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 1209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 1209, SUBSECTION 2.

Drawn	MT	Approved	JS
Scale:	1" = 40'		
Date:	05/06/2016		
Project No:	16015		
Drawn by:	WEX	UTL	JS



Newburgh Fire Truck
 Overall Length 46.000ft
 Overall Width 8.167ft
 Overall Body Height 9.000ft
 Min Body Ground Clearance 0.656ft
 Track Width 8.167ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°

NOTES:

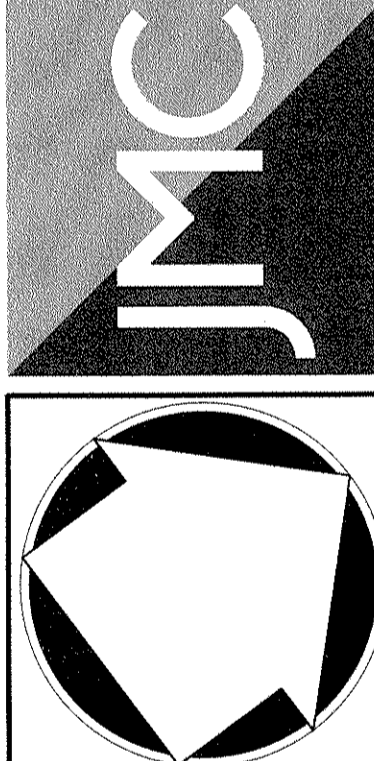
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY MASER CONSULTING P.A., DATED 05-09-2009 AND PARTIALLY UPDATED ON 3/10/2016.
- EXISTING TREES IDENTIFIED WERE LOCATED IN ACCORDANCE WITH A FIELD WALK ON 03/17/2015.
- AS A SPECIAL CONDITION OF APPROVAL, A SURVEY OF THE PROPOSED FOUNDATION STAMPS IN THE FIELD SHALL BE CONDUCTED AND A COPY DELIVERED TO THE BUILDING DEPARTMENT BEFORE ANY EXCAVATION OR POURING OF CONCRETE IS CONDUCTED.
- PROJECT MAILBOXES SHALL BE LOCATED IN THE CLUBHOUSE.

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING LINE
	EXISTING CURB LINE
	EXISTING PAVEMENT EDGE
	EXISTING STONE WALL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED HANDICAPPED PARKING SPACES WITH NUMBER OF SPACES INDICATED
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
	PROPOSED DROP CURB AND RAMP
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED GUIDE RAIL (DET X)
	PROPOSED FENCE
	PROPOSED LIGHTING STANDARD
	PROPOSED 2-4" WIDE YELLOW LINES (F.O.C.)
	PROPOSED 1-4" WIDE WHITE LINE
	PROPOSED 12" WIDE WHITE STOP LINE
	PROPOSED 4" WIDE YELLOW HATCH LINES 18" O.C. @ 45°
	PROPOSED ARROW MARKING ON PAVEMENT (DET X)
	PROPOSED WARNING MARKING ON PAVEMENT (DET X)
	PROPOSED SIGN LOCATION & DESIGNATION
	PROPOSED PEDESTRIAN CROSSING
	PROPOSED TREE LINE
	EXISTING FEATURE TO BE REMOVED



DR A MEADOW HILL, LLC 167 BRUCE ROAD SUMMIT, NJ 07901	By	
JMC WINNO & WASKO ARCHITECTS 1 PAXSON PLAZA W #210 NEWARK, NJ 07102	Date	
	Revision	
	No.	

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FIRE TRUCK-TURNING PLAN
 MEADOW HILL ROAD EXPANSION
 TOWN OF NEWBURGH, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn	MT	Approved	JS
Scale:	1" = 40'		
Date:	05/06/2016		
Project No:	16015		
180-01	TRUCK	TRUCK	TRUCK
SP-20			