



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

**PROJECT NAME:** NPA SITE PLAN  
**PROJECT NO.:** 17-03  
**PROJECT LOCATION:** SECTION 89, BLOCK 1, LOT 80.2 & 80.1  
**REVIEW DATE:** 7 AUGUST 2024  
**MEETING DATE:** 15 AUGUST 2024  
**PROJECT REPRESENTATIVE:** ZEN DESIGN CONSULTANTS

1. This project was last before the Planning Board in January of 2021. During the intervening time, numerous variances were received from the Zoning Board of Appeals at the July 2022 meeting.
2. Status of Orange County Department of Health review of the septic should be received. The Planning Board referred the project to Orange County Department of Health based on soils information from the septic testing.
3. Status of NYSDOT review for the driveway access to NYS Route 747 should be updated.
4. A Stormwater Facilities Maintenance Agreement must be filed.
5. The SWPPP should contain an additional discussion regarding the use of a proprietary filter system and the infiltration practices for the stormwater hotspot.
6. The location of all test pits for the SWPPP should be depicted on the plans.
7. Coordination with the City of New York Department of Environmental Protection should be undertaken.
8. Map notes reference Drury Lane which is no longer in the project area. NYSDOT Route 747 is on the property frontage.
9. The project is subject to Town of Newburgh ARB review.
10. The project must be submitted to Orange County Department of Planning.
11. A demolition permit is required for the removal of the garage. A note requiring a demolition permit should be added to the plans.
12. Access right-of-way note states “see Note 3 on Sheet 2 of 2”. Plan set contains more than 2 sheets.
13. A site lighting plan should be provided.

**NEW YORK OFFICE**

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111 Wheatfield Drive, Suite 1, Milford, PA 18337  
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14. Sheet 3 of 5 is identified as a grading and drainage plan. The proposed drainage infrastructure is not depicted on this plan. Height of all the retaining walls (top and bottom wall) should be depicted on the grading plan.
15. A landscape plan must be incorporated into the plan set.
16. The project will be subject to landscape and stormwater security and inspection fees.
17. Detail designs for retaining walls should be added to the plans including any fencing and guide rail requirements.
18. Coordination of the outlet control structure with inverts on the plans should be undertaken.
19. Landscape plan should be forwarded to the Town's Landscape Architect Consultant, Karen Arent for review.

Respectfully submitted,

**MHE Engineering, D.P.C.**



Patrick J. Hines  
Principal  
PJH/ltn

## **ZEN Consultants, Inc.**

1662 ROUTE 300, SUITE 138  
NEWBURGH, NY 12550  
(845) 629-1567 (phone)  
20-064

July 10, 2024

Town of Newburgh  
Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550

Newburgh Park Associates  
SBL: 89-1-80.1 & 80.2  
Planning Board# 17-03

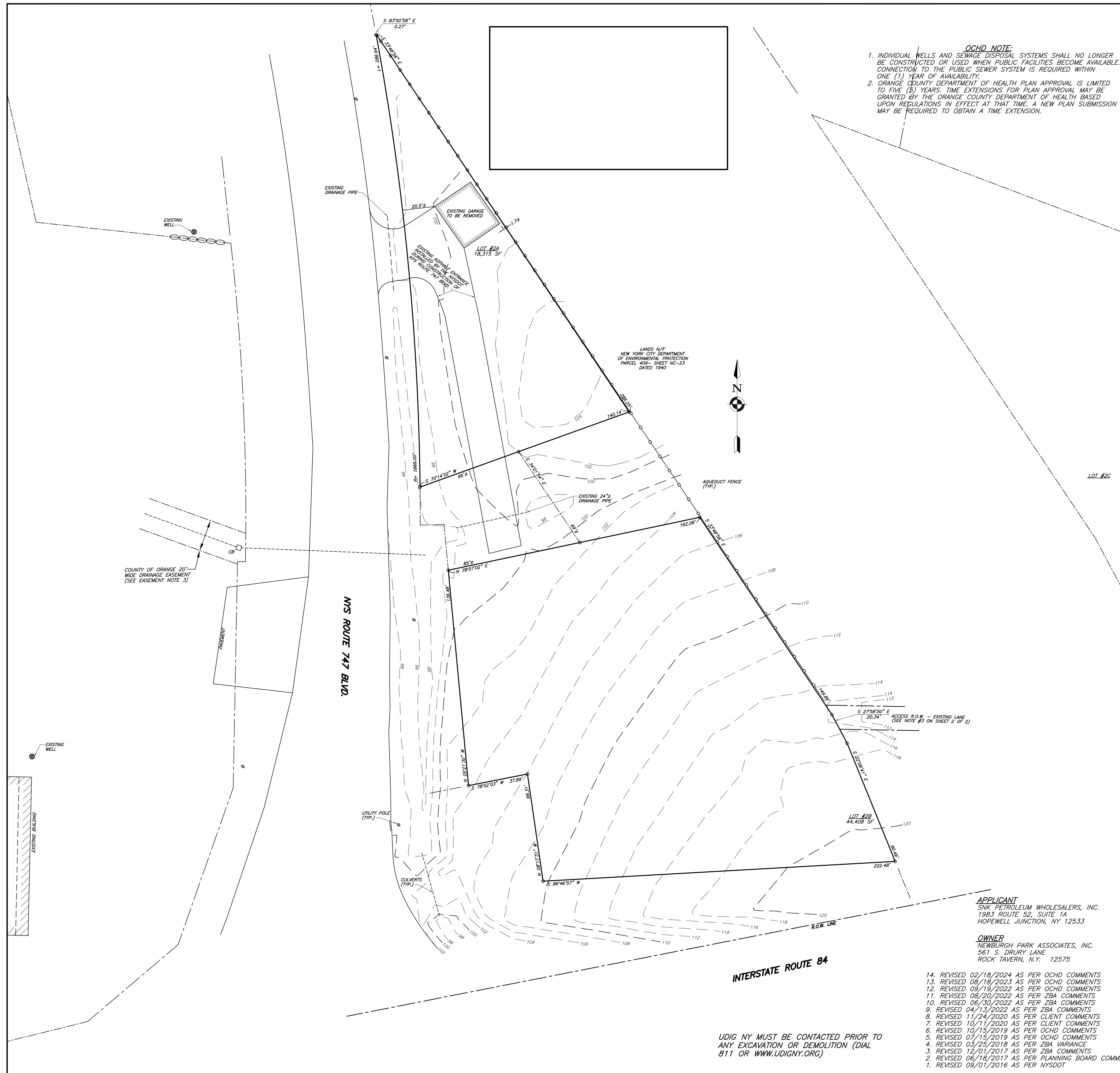
Dear Board Members,

The last time we were in front of the planning board was January 2021. This letter is to update you on the status of this project with the different involved agencies. At our last meeting we were sent to the ZBA for multiple variances needed to complete this project. During their review and the public input we were asked to adjust the building location and some other items on the site plan. These variances were approved at the meeting of 7/28/2022. I have listed the variances we have received below:

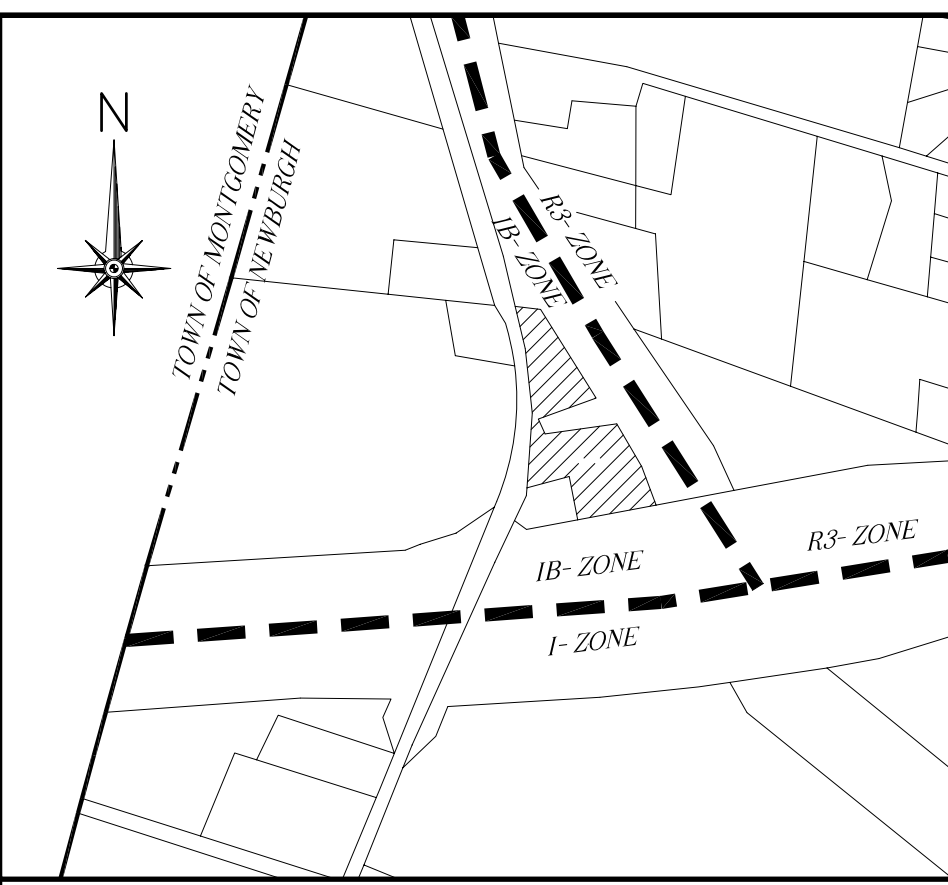
1. Gas canopy front yard, 747 Blvd. - 25' proposed, 60' required
  - a. 35' variance (same as prior)
2. Gas canopy front yard, Route 84 - 31' proposed, 60' required
  - a. 29' variance (shifted to further from residential area)
3. Diesel canopy rear yard - 60' proposed, 60' required
  - a. 0.0' variance (shifted so no variance required)
4. Diesel canopy side yard - 13' proposed, 50' required
  - a. 37' variance (adjusted to be further from residential area)
5. Building rear yard - 54' proposed, 60' required
  - a. 6' variance (shifted to be further from residential area)
6. Building front yard, Route 84 - 35' proposed, 60' required
  - a. 25' variance (shifted to be further from residential area)

During this time we were also sent to the OCHD for the review of the septic system. Joint field tests have been performed and the plans are in their office for review. The placement of the well was very limited because of the surrounding challenges associated with the NY Aqueduct to the east, NYS Route 84 to the south and 747 Blvd to the west. The well has been drilled on the site based on the OCHD approved well location. The water has been tested and the water results sent to them for review.

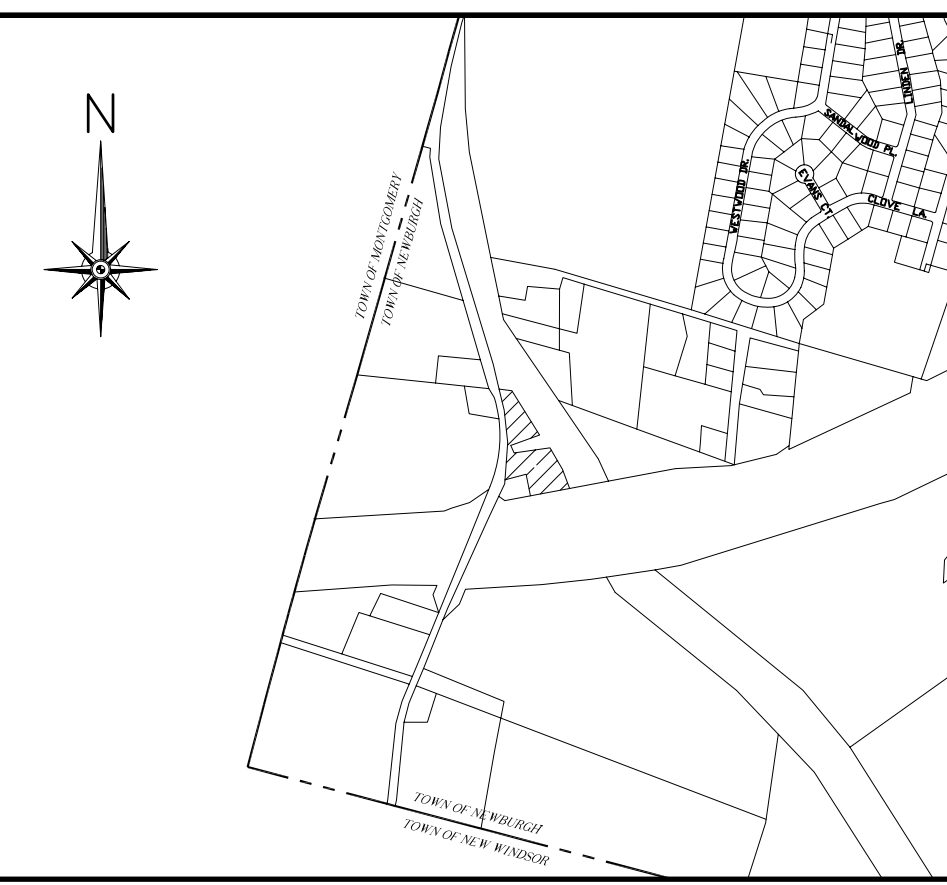
Drainage has been added to the plans along with the design information and report.



**OCHD NOTE:**  
 1. INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN ONE (1) YEAR OF AVAILABILITY.  
 2. ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO FIVE (5) YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.



LOCATION MAP SCALE 1"=500'



LOCATION MAP SCALE 1"=1000'

**LEGEND**

	PROPOSED CONTOURS
	EXISTING CONTOURS
	EXISTING PROPERTY LINE
	BUILDING SETBACKS
	PROPOSED SWALE
	STONE WALL
	PROPOSED WELL
	PROPOSED BUILDING
	PROPOSED D-BOX
	PROPOSED SEPTIC TANK
	PECULATION TEST HOLE
	DEEP SOIL TEST HOLE

**PARKING SCHEDULE**  
 REQUIRED: 1 SPACE/150 SQFT  
 2448sf/150= 17 SPACES  
 PROVIDED: 22 SPACES  
 INCLUDING 2 HANDICAPPED  
 PROVIDED: ADDITIONAL 12 AT PUMPS



**SBL: 89-1-(80.1 & 80.2)**  
**TOWN OF NEWBURGH**  
**ZONE: 1B, INDUSTRIAL BUSINESS (SCHEDULE 80(2))**  
**TOTAL AREA EXISTING: 62,723±SF**

	REQUIRED	PROPOSED
MINIMUM LOT AREA (sf)	40,000	62,723
MINIMUM YARDS		
-BUILDING		
FRONT (NYS ROUTE 84)	*60'	**39'
REAR	60'	**54'
-GAS CANOPY		
FRONT (747 BLVD)	*60'	25'
FRONT (NYS ROUTE 84)	*60'	**31'
-DIESEL CANOPY		
SIDE (NORTH)	50'	**13'
MINIMUM LOT		
WIDTH	150'	200'+
DEPTH	150'	200'+
BUILDING COVERAGE	40%	5%
LOT SURFACE COVERAGE	80%	57%

\* FRONT YARD SETBACK SHALL BE 60' BASED ON 185-18C (#4)(b).  
 \*\* VARIANCE GRANTED 07/28/2022

- NOTES:**
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE N.Y. STATE EDUCATION LAW.
  - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
  - CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE CO., GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
  - SURVEYED IN ACCORDANCE WITH DEEDS, FILED MAPS, AND PHYSICAL MONUMENTATION FOUND AT THE TIME OF SURVEY.
  - SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN UP TO DATE TITLE ABSTRACT REPORT.

- HIGHWAY TAKING REFERENCES:**
- HIGHWAY TAKING MAP FOR RECONSTRUCTION OF INTERSTATE ROUTE 503, MAP 777 - PARCEL 1158
  - HIGHWAY TAKING MAP FOR CONSTRUCTION OF INTERSTATE ROUTE 503-1-6-2, MAP 678 - PARCELS 1051, 1052, 1053, 1054 & 1055.
  - HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE (CO. ROAD NO. 54) MAP 27- PARCELS 27 & 28
  - ORANGE COUNTY TAKINGS FOR DRURY LANE, L.1244, P.233
  - HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE MAP 38, PARCEL 39 & 40.

- EASEMENT & LEASE REFERENCES:**
- TEMPORARY EASEMENT MAP 28- PARCEL 29
  - AT&T EASEMENT, L.1047, P.377
  - ORANGE COUNTY DRAINAGE EASEMENT, L.2476, P.149
  - OIL & GAS LEASES, L.2057, P.1134 & L.2216, P.570

- NOTES:**
- LOT 2B & 2C HAVE RIGHT OF ACCESS THRU LOT 2A FOR INGRESS AND EGRESS TO DRURY LANE.
  - LOT 2A & 2B SUBJECT TO THE RIGHT OF LOT 2C FOR INGRESS AND EGRESS TO DRURY LANE.
  - TOGETHER WITH A RIGHT OF WAY IN FAVOR OF LOT 2C AS SHOWN FOR INGRESS AND EGRESS OVER LANDS OF NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SHOWN ON A MAP OF PARCEL 409, SHEET #NC-23, DATED 1940.
  - TAX PARCELS 89-1-80.1 & 89-1-80.2 ARE INSEPARABLE DURING ANY TRANSFER OF OWNERSHIP

- EXCEPTION REFERENCES:**
- STATE OF NEW YORK NOTICES OF APPROPRIATION
    - L.1867, P.462
    - L.1788, P.99
    - L.1788, P.100
    - L.1885, P.1065
    - L.1897, P.128
  - EXCEPTIONS IN L.3600, P.186
    - ANDREW C. & MILDRED SMITH, L.958, P.572
    - ARTHUR D. & DORIS M. AGOR, L.958, P.575
    - WILLIAM J. & ROSALIE E. HEITZMAN, L.1354, P.138
    - ROBERT MAZZARELLA & CAROLE H. CLARKSON, L.1713, P.542
    - GEORGE HUISS, JR. & JOHN R. HORTON, JR., L.1912, P.654
    - CAROLE H. MAZZARELLA, L.1940, P.461

**APPLICANT**  
 SINK PETROLEUM WHOLESALERS, INC.  
 1983 ROUTE 52, SUITE 1A  
 HOPEWELL JUNCTION, NY 12533

**OWNER**  
 NEWBURGH PARK ASSOCIATES, INC.  
 561 S. DRURY LANE  
 ROCK TAVERN, N.Y. 12575

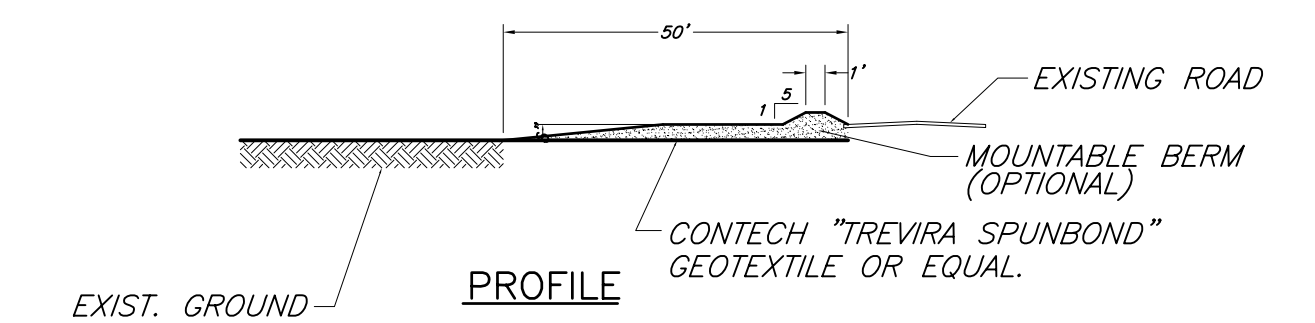
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- REVISED 12/01/2017 AS PER ZBA COMMENTS
- REVISED 06/18/2017 AS PER PLANNING BOARD COMMENTS
- REVISED 09/01/2016 AS PER NYS/DOT

UDIG NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION (DIAL 811 OR WWW.UDIGNY.ORG)

<b>SURVEYOR</b> ANTHONY D. VALDINA	<b>ENGINEER</b> WILLIAM J. MOREAU	<b>PROPOSED SITE PLAN</b> NEWBURGH PARK ASSOCIATES, INC. <b>EXISTING SITE PLAN</b> SBL: 89-1-(80.1 & 80.2) TOWN OF NEWBURGH, ORANGE COUNTY, NY	
DATE 7/7/2016	SCALE 1"=30'	JOB NUMBER 15-008-PMU	SHEET NUMBER 1 OF 5

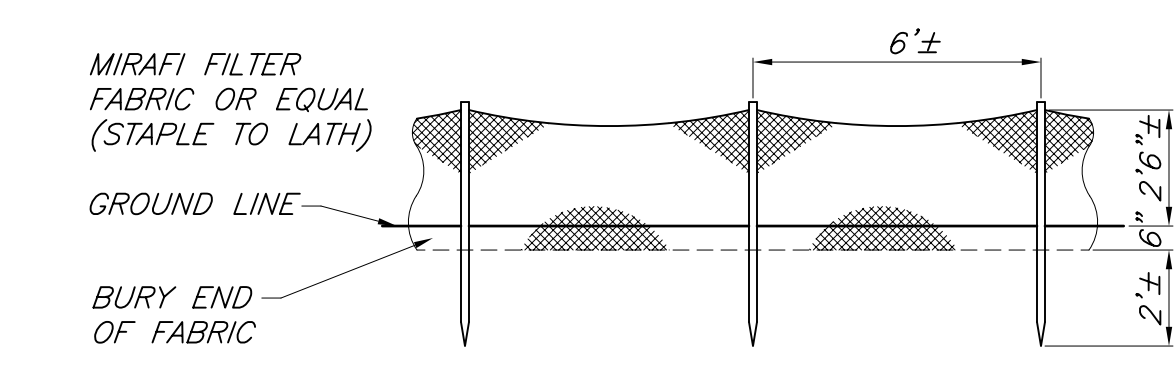
**LEGEND**

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- PROPOSED SWALE
- STONE WALL
- PROPOSED WELL
- PROPOSED BUILDING
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PECOLATION TEST HOLE
- DEEP SOIL TEST HOLE

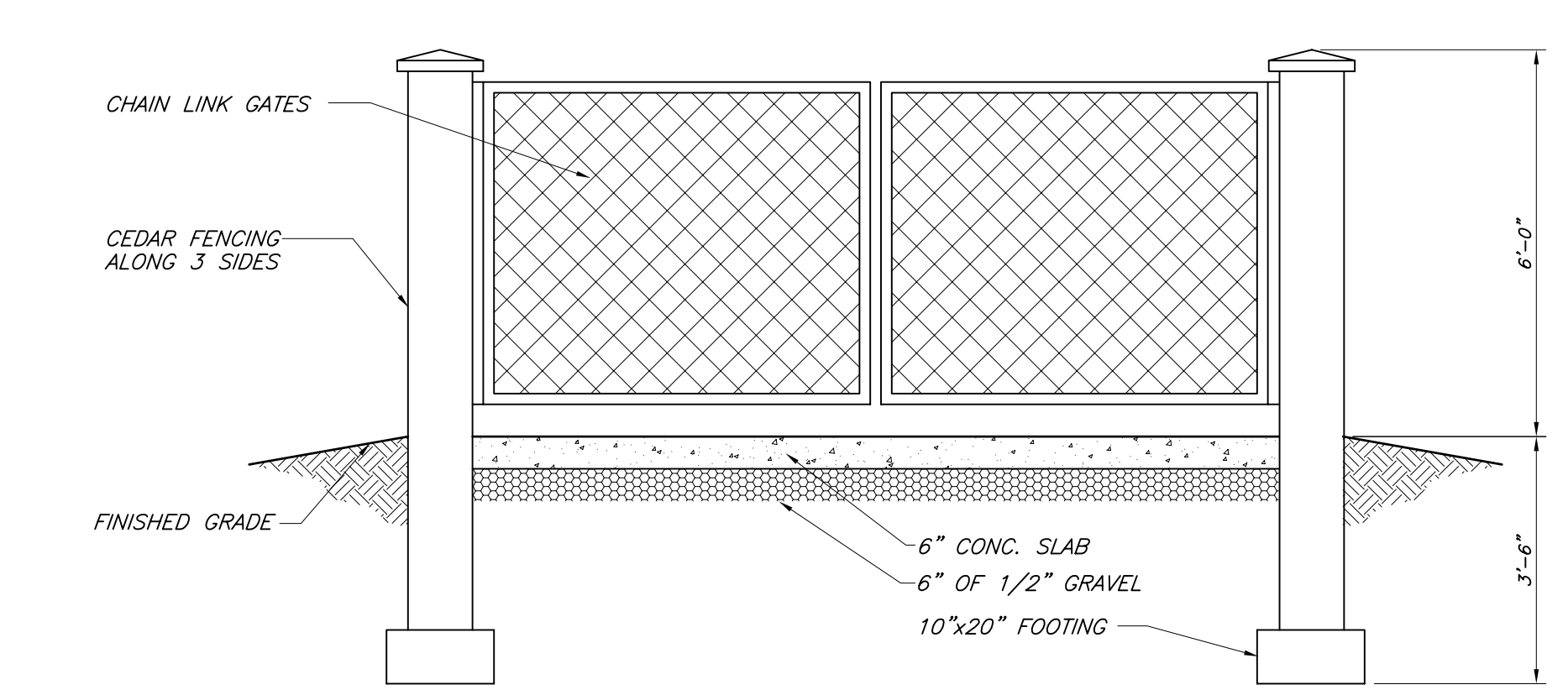


ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.  
 A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6" DEPTH OF 1"-1 1/2" CRUSHED STONE, WILL BE AT LEAST 30' x 50' AND SHOULD BE PLACED ON COMPACTED SUB-GRADE AND SHALL BE MAINTAINED.  
 ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE DISCHARGE POINTS BECOME OPERATIONAL.

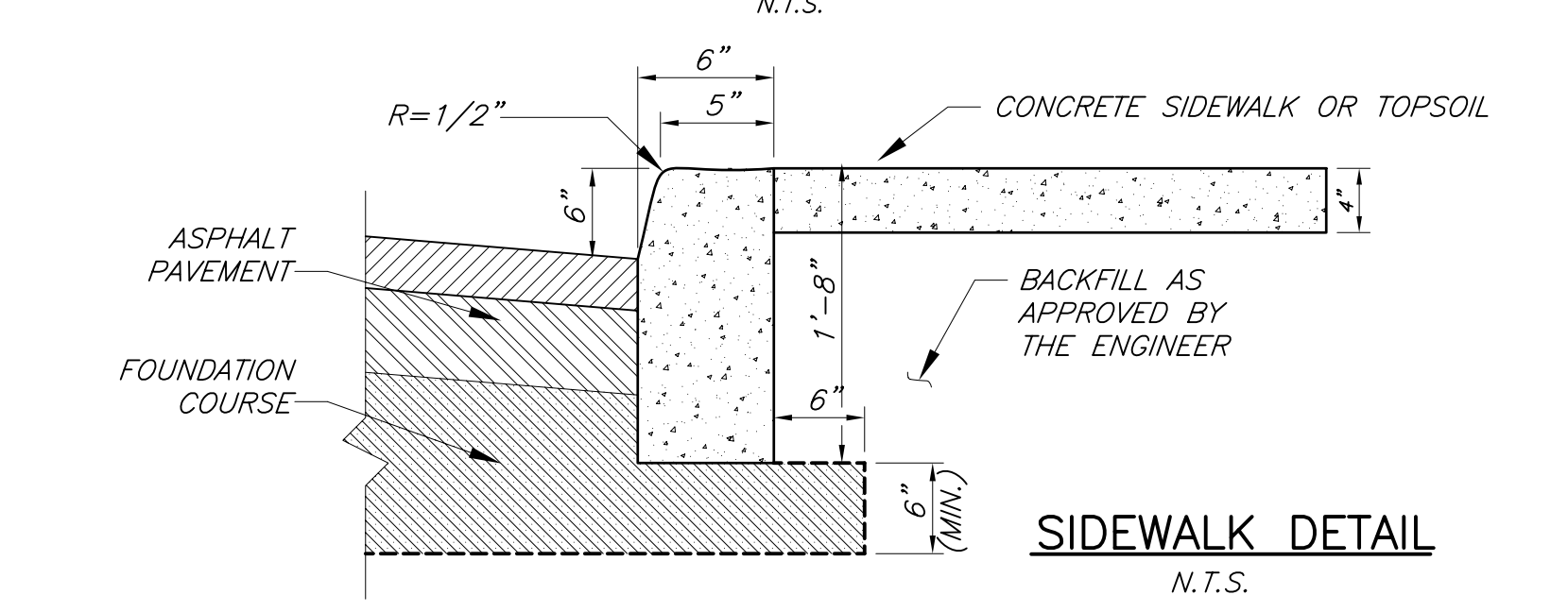
**STABILIZED CONSTRUCTION ENTRANCE**  
 N.T.S.



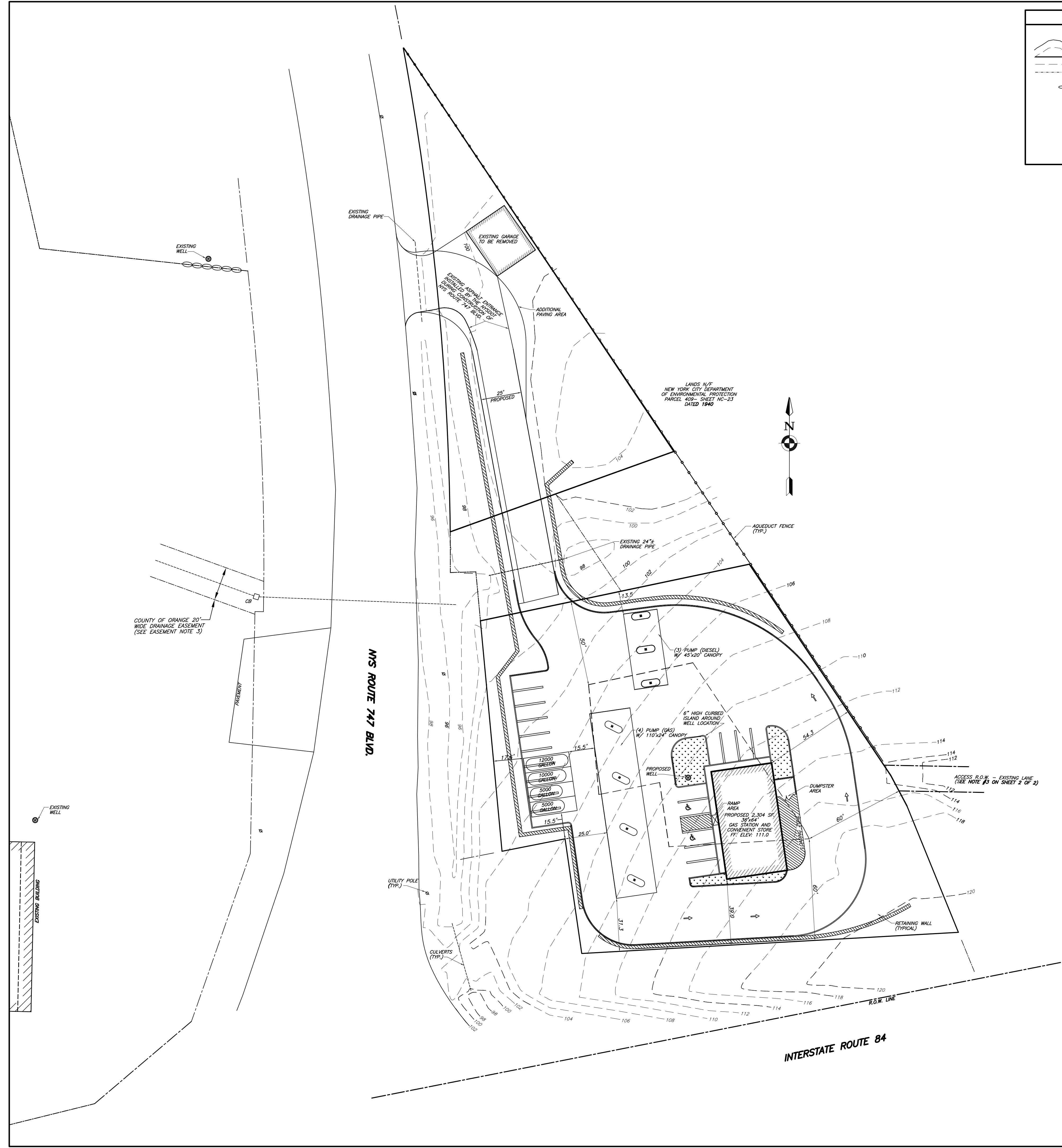
**SILT FENCE DETAIL**  
 N.T.S.



**DUMPSTER ENCLOSURE DETAIL**  
 N.T.S.



**SIDEWALK DETAIL**  
 N.T.S.



INTERSTATE ROUTE 84

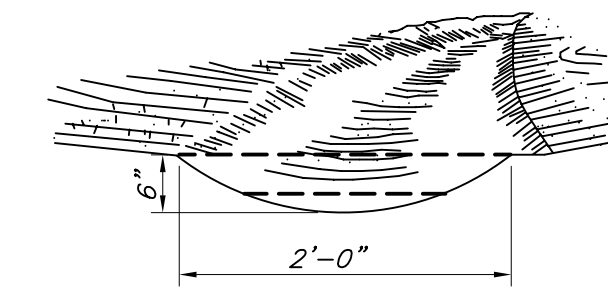
NOT FOR OCHD REVIEW OR APPROVAL

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- 1. REVISED 09/01/2016 AS PER NYS DOT

<b>ENGINEER</b> WILLIAM J. MOREAU		<b>PROPOSED SITE PLAN</b> NEWBURGH PARK ASSOCIATES, INC. <b>PROPOSED SITE PLAN</b> SBL: 89-1-(80.1 & 80.2) TOWN OF NEWBURGH, ORANGE COUNTY, NY	
DATE	SCALE	JOB NUMBER	SHEET NUMBER
7/7/2016	1"=30'	15-008-PMU	2 OF 5

**EROSION CONTROL STANDARD NOTES**

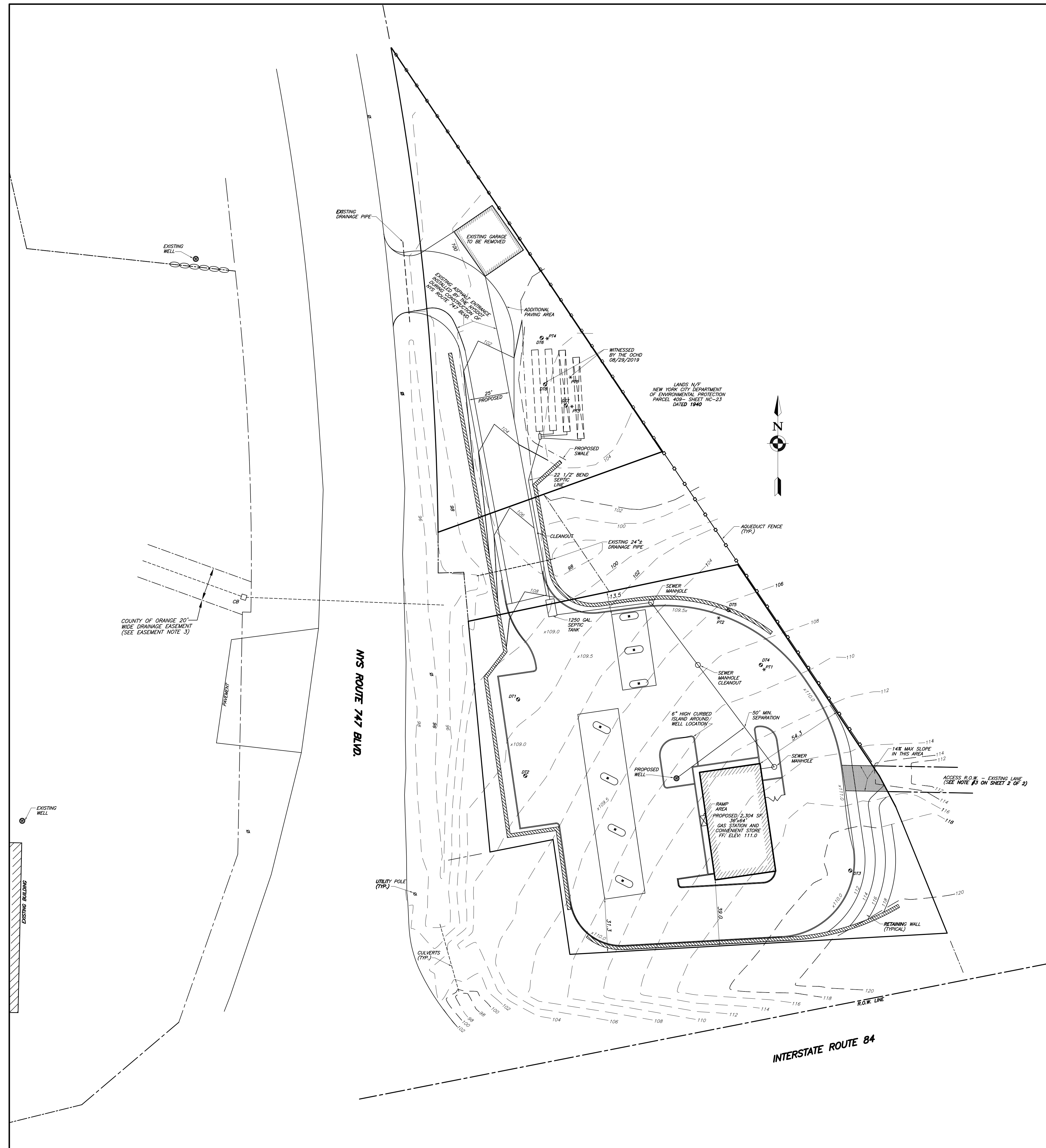
1. EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
2. SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS FEASIBLE.
3. THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
4. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
5. THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
6. MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.
7. WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
8. SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCRANCHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
9. ALL FILL MATERIAL SHALL BE COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL, FREE OF RUBBISH AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL AND SOFT OR EASILY COMPRESSIBLE MATERIAL.
10. FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF STANDARD PROCTOR WITH PROPER MOISTURE CONTROL.
11. ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
12. PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH AT ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE INSTABILITY AND ADVERSE EFFECT ON NEIGHBORING PROPERTY OWNERS.
13. THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPTING WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
14. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM THE ENTIRE UPSTREAM DRAINAGE BASIN.
15. SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS PROPOSED WITHIN SITE PLANS, IN WHICH EVENT THERE SHALL BE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
16. THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS. DRAINAGE SYSTEMS, PLANTINGS AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO ENSURE THAT THE FREE FLOW OF WATER IS NOT OBSTRUCTED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.



**PARABOLIC CROSS SECTION  
 GRASS-LINED SWALE**  
 N.T.S.

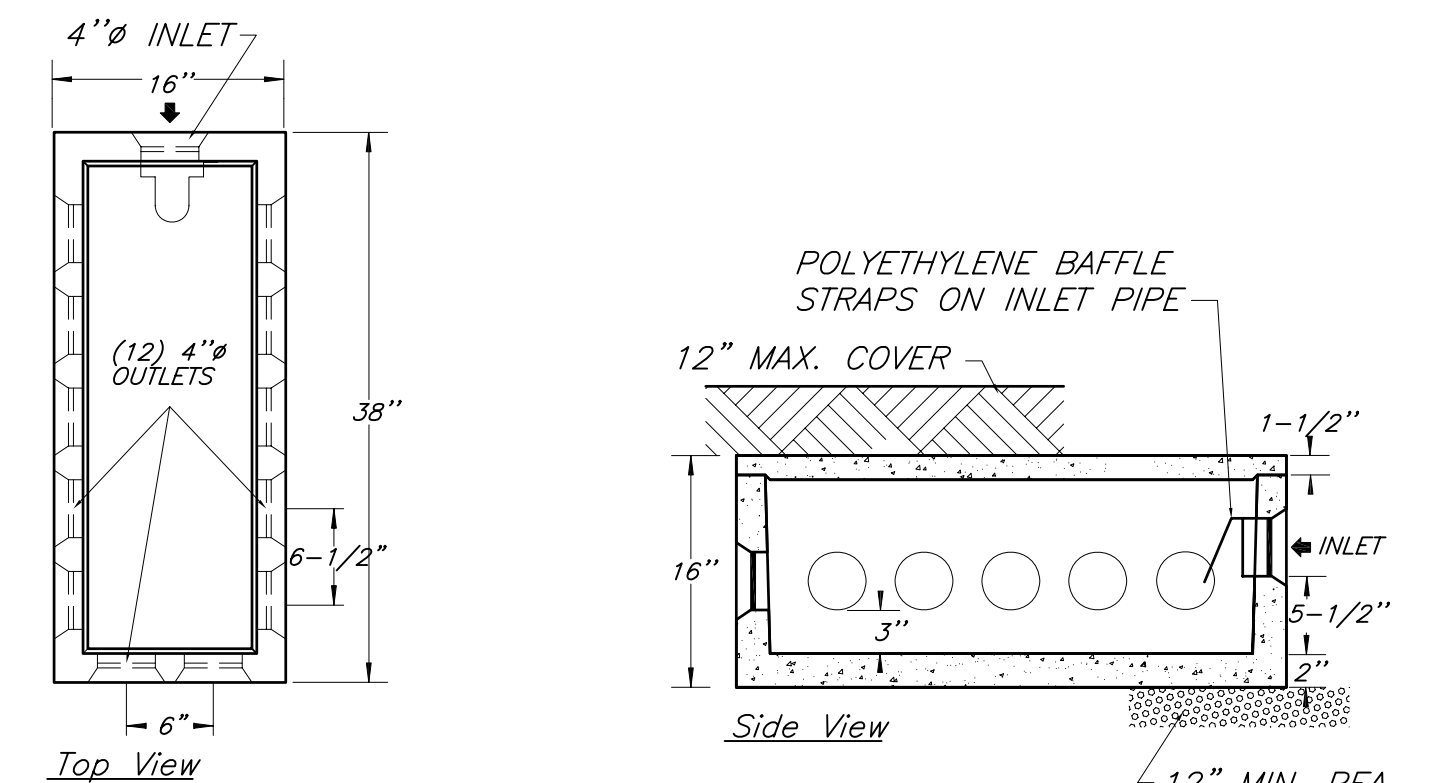
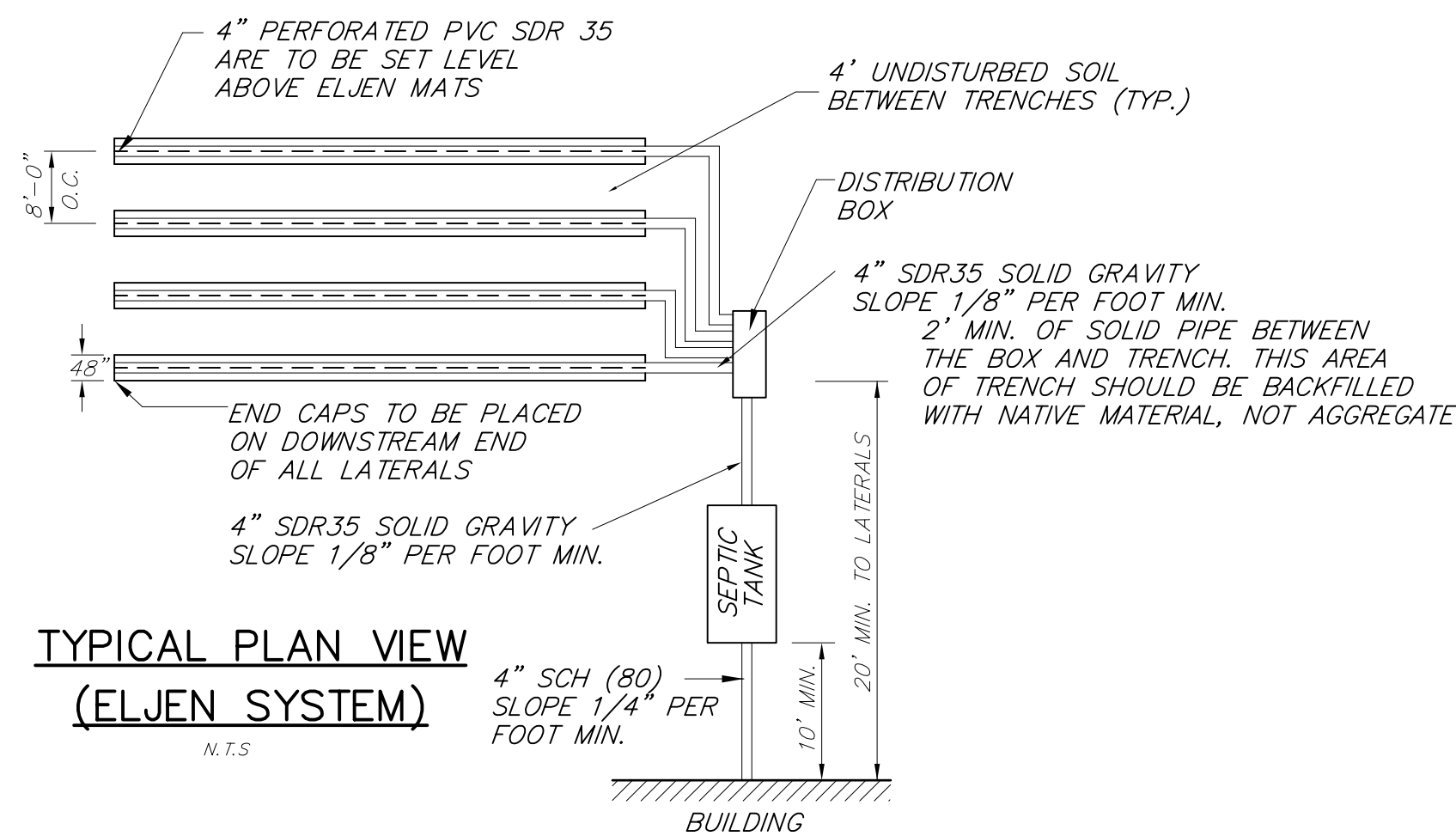
**CONSTRUCTION SPECIFICATIONS**

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
  - A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY WATERWAYS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE WATERWAY DURING THE ESTABLISHMENT OF THE VEGETATION.
  - B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER SEC., THE WATERWAY SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCELSIOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.
  - C. STRUCTURAL - VEGETATIVE PROTECTION  
 SUBSURFACE DRAIN FOR BASE FLOW SHALL BE CONSTRUCTED AS SHOWN ON THE STANDARD DRAWING AND AS SPECIFIED IN THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN.
6. A SURFACE WATER DIVERSION SWALE MUST BE INSTALLED ABOVE THE ABSORPTION AREA AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
  - A. THERE MUST BE SUFFICIENT GRADE TO DRAIN ALL SURFACE WATER AWAY FROM ABSORPTION AREA.
  - B. THE SWALE MUST NOT CROSS OVER ANY ABSORPTION LATERAL.
7. THIS SWALE SHALL BE INSTALLED ABOVE THE ABSORPTION AREA.



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1. REVISED 09/01/2016 AS PER NYS DOT

<b>ENGINEER</b> WILLIAM J. MOREAU		<b>PROPOSED SITE PLAN</b> NEWBURGH PARK ASSOCIATES, INC. <b>DRAINAGE &amp; GRADING</b> SBL: 89-1-(80.1 & 80.2) TOWN OF NEWBURGH, ORANGE COUNTY, NY	
DATE	SCALE	JOB NUMBER	SHEET NUMBER
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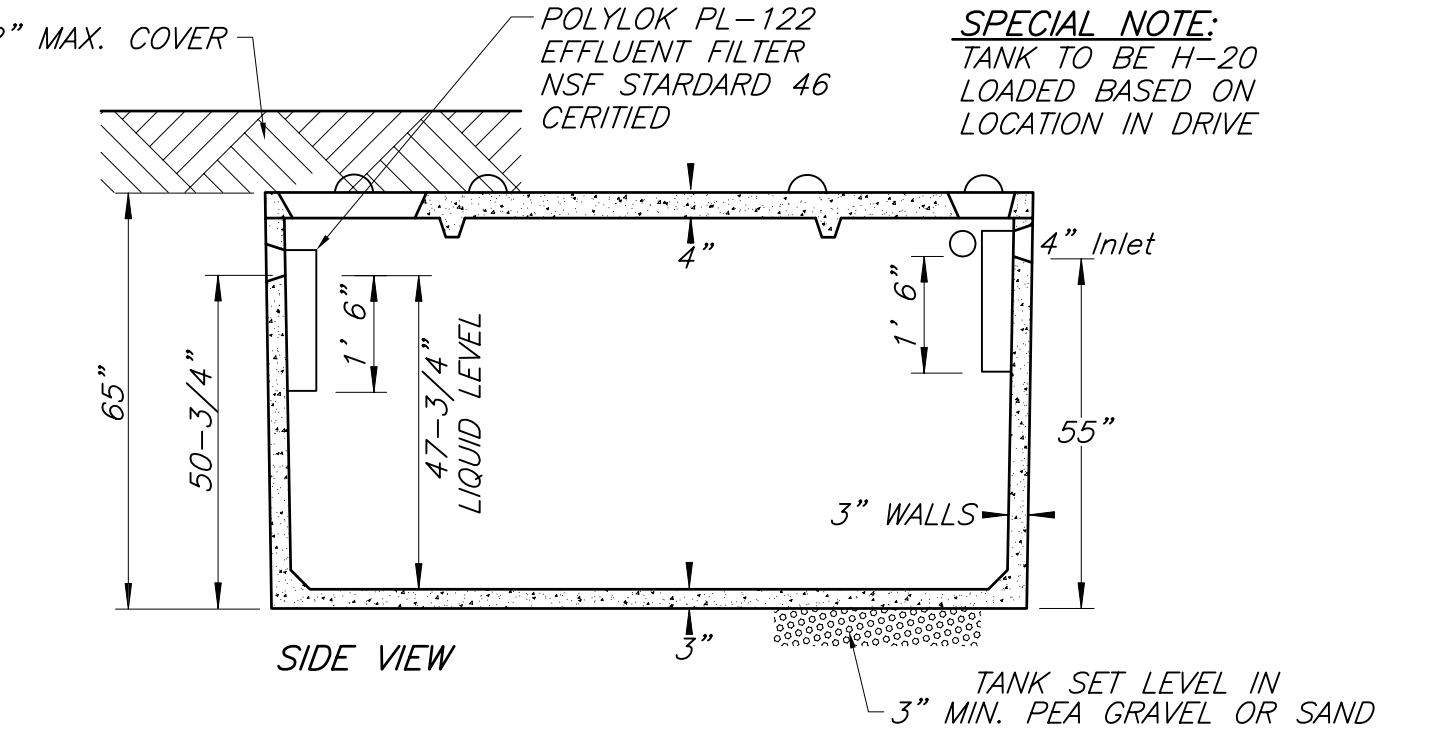
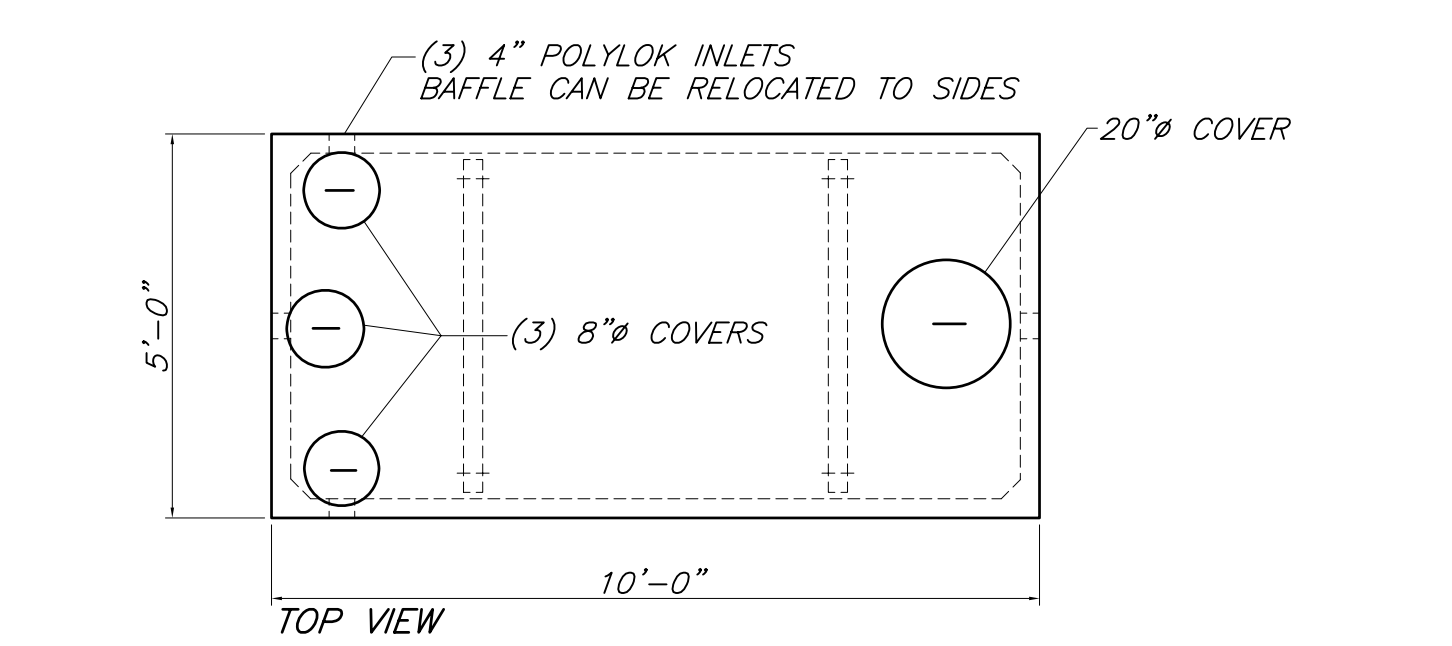


**WOODARDS 12-HOLE DISTRIBUTION BOX**  
N.T.S.

**SPECIFICATIONS**  
CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS  
REINFORCEMENT- 6"x6"10GA. WWF, #4 REBAR  
AIR ENTRAPMENT- 5%  
CONSTRUCTION JOINT- BUTYL RUBBER - BASE CEMENT  
PIPE CONNECTION- POLYLOC SEAL (PATENTED)  
LOAD RATING- 300PSF WEIGHT = 325LBS

**NOTES:**  
1. OUTLETS ARE TO BE SET AT THE SAME ELEVATION AND FLOW EQUALIZERS ARE REQUIRED  
2. OUTLETS MUST BE USED IN A MANNER THAT WILL ALLOW ACCESS TO THE EXPANSION AREA WITHOUT DISTURBING EXISTING PIPING

**NOTE:**  
1. FLOW EQUALIZERS ARE REQUIRED ON ALL OUTLETS  
2. ALL OUTLETS MUST BE SET AT THE SAME ELEVATION  
3. OUTLETS MUST BE USED IN A MANNER THAT WILL ALLOW ACCESS TO THE EXPANSION AREA WITHOUT DISTURBING EXISTING PIPING.



**SPECIFICATIONS**  
CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS  
REINFORCEMENT- #4 BAR GR. 60, FORTA FERRO 5 LB/CY  
AIR ENTRAPMENT- 6%  
CONSTRUCTION JOINT- BUTYL RUBBER SEALANT  
PIPE CONNECTION- POLYLOC SEAL (PATENTED)  
H2O LOADING ON REQUEST

**WOODARD ST-1250 SEPTIC TANK OR EQUAL**  
N.T.S.

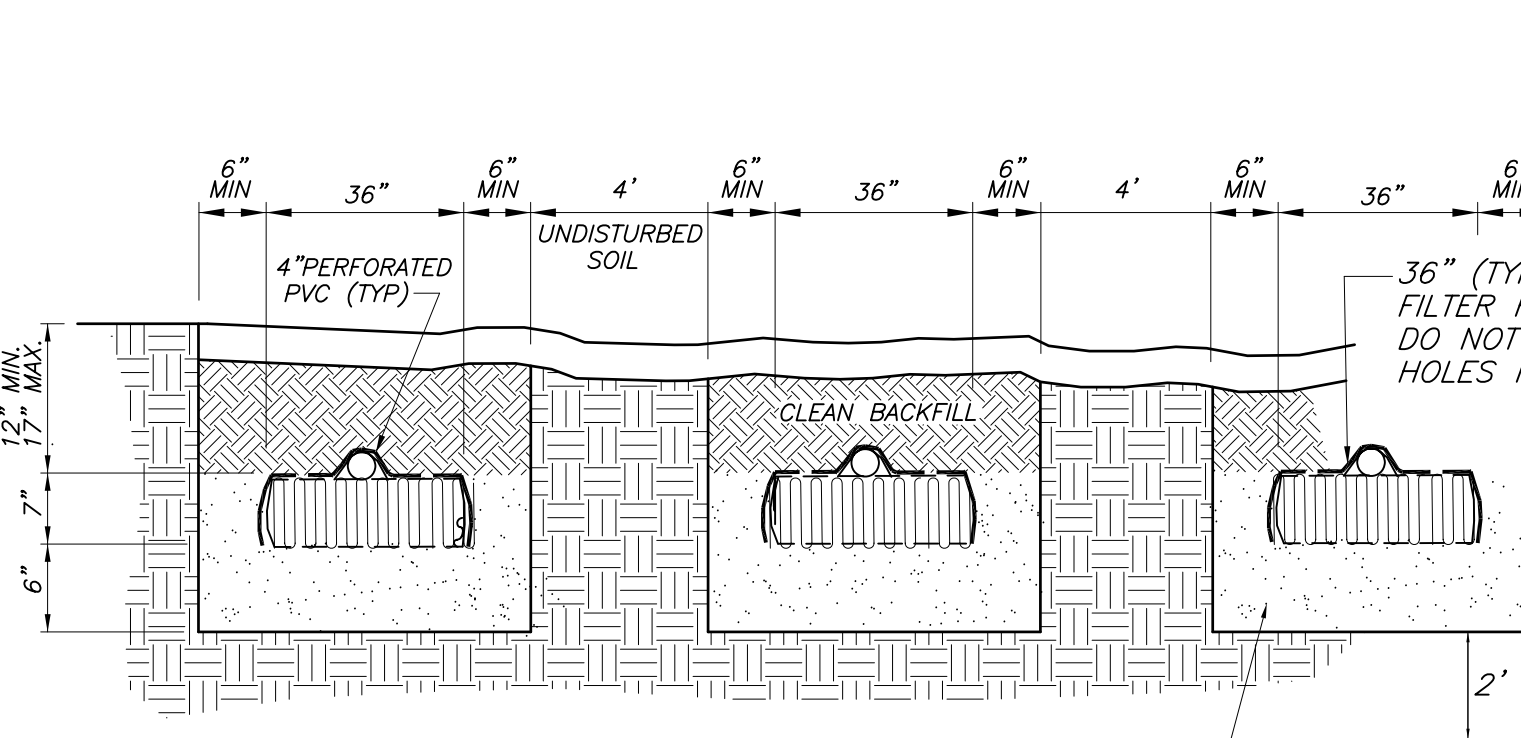
**REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS (AS SHOWN IN NYS DEPARTMENT OF HEALTH DESIGN HANDBOOK FOR INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS, ed. 2012)**

SYSTEM COMPONENTS	WELL OR SUCTION LINE	STREAM, LAKE, WATERCOURSE OR WETLAND	DWELLING	PROPERTY LINE	DRAINAGE DITCH
HOUSE SEWER	50' (25' FOR CAST OR PVC W/ O-RING)	25'	3'	10'	---
(WATERTIGHT JOINTS) SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'	20'
DISTRIBUTION BOX	100'	100'	20'	10'	50'
ABSORPTION FIELD	100'	100'	20'	10'	50'
SEEPAGE PIT	150'	100'	20'	10'	50'
DRY WELL (ROOF AND FOOTING)	50'	25'	20'	10'	10'
RAISED OR MOUND SYSTEM	100'	100'	20'	10'	50'
INTERMITTENT SAND FILTER	100'	100'	20'	10'	20'
EVAPOTRANSPIRATION-ABSORPTION SYSTEM	100'	50'	20'	10'	50'
COMPOSTER	50'	50'	20'	10'	10'
SANITARY PRIVY PIT	100'	50'	20'	10'	20'
PRIVY, WATERTIGHT VAULT	50'	50'	20'	10'	10'

PUBLIC WATER SYSTEM SEPARATION OF 100' TO SEPTIC TANK  
PUBLIC WATER SYSTEM SEPARATION OF 200' TO ABSORPTION FIELD

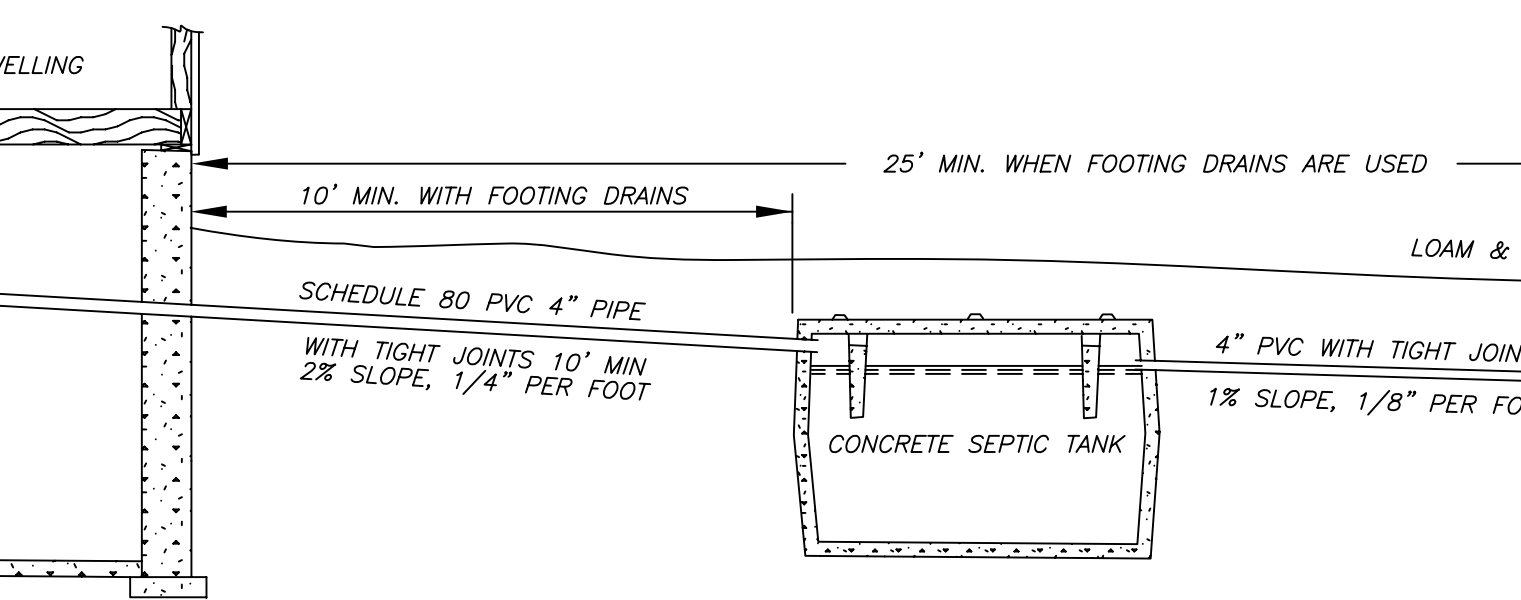
**ELJEN STANDARD NOTES:**

- THIS DESIGN AND CONSTRUCTION REQUIREMENT COMPLIES WITH APPENDIX 75-A AND LOCAL HEALTH DEPARTMENT REGULATIONS.
- THIS DESIGN COMPLIES WITH AND MUST BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT ELJEN NEW YORK DESIGN AND INSTALLATION MANUAL.
- THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE DISPOSAL.
- THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENER.
- ORGANIC MATERIAL THAT CAN RESTRICT FLOW MUST BE REMOVED FOR RAISED BEDS. THE SOIL MUST BE SCARIFIED TO PROVIDE DEEP CHANNELS FOR THE SAND. A PLOWED INTERFACE ON CONTOUR IS RECOMMENDED TO PREPARE THE SOIL FOR FILL PLACEMENT.
- SCARIFY ANY SMEARED SUBSOIL PRIOR TO FILL PLACEMENT.
- FILL MATERIAL SHALL MEET OR EXCEED STATE OF NEW YORK CODE REQUIREMENTS. ALL FILL MATERIAL SHALL BE CLEAN BANK RUN SAND, FREE OF TOPSOIL, HUMUS, AND ?DREDGING? DIRECTLY BENEATH THE GSF SYSTEM.
- ASTM C33 SPECIFIED SAND WITH LESS THAN 10% PASSING A #100 SIEVE AND LESS THAN 5% PASSING A #200 SIEVE SHALL BE PLACED BELOW AND AROUND THE GSF MODULES, WITH 6 INCHES MINIMUM UNDERNEATH AND 6 INCHES MINIMUM SURROUNDING THE GSF MODULES IN TRENCH CONFIGURATIONS. IN BED SYSTEMS, USE 6 INCHES MINIMUM UNDERNEATH THE MODULES WITH 12 INCHES MINIMUM BETWEEN MODULE ROWS AND 12 INCHES MINIMUM AROUND THE PERIMETER OF THE MODULES.
- ELJEN PROVIDED GEOTEXTILE COVER FABRIC SHALL PROVIDE PROPER TENSION AND ORIENTATION OF THE FABRIC AROUND THE SIDES OF THE PERFORATED PIPE ON TOP OF THE GSF MODULES. FABRIC SHOULD BE NEITHER TOO LOOSE, NOR TOO TIGHT. THE CORRECT TENSION OF THE COVER FABRIC IS SET BY: \* SPREADING THE COVER FABRIC OVER THE TOP OF THE MODULE AND DOWN BOTH SIDES OF THE MODULE WITH THE COVER FABRIC TIGHTENED OVER THE TOP OF THE PERFORATED DISTRIBUTION PIPE. \* PLACE SHOVEL FULLS OF SPECIFIED SAND DIRECTLY OVER THE PIPE AREA ALLOWING THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDES OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.
- BACKFILL MATERIAL SHALL BE CLEAN WITH NO ROOTS OR STONES LARGER THAN 2 INCHES IN ANY DIMENSION TO A MINIMUM DEPTH OF 8 INCHES OVER THE GSF MODULES AND FINAL COVER FOR VEGETATION OF 4 INCHES TO 6 INCHES OF CLEAN LOAM.
- ANY SYSTEM WHICH IS MORE THAN 18 INCHES BELOW FINISH GRADE AS MEASURED FROM THE TOP OF THE MODULE SHALL BE VENTED.



INSTALLER SHALL INSTALL A 6" LAYER OF WASHED SAND MEETING ASTM C33 SPECIFICATIONS. SEE ELJEN IN-DRAIN DESIGN AND INSTALLATION MANUAL FOR DETAILS

**TRENCH CROSS SECTION FOR ELJEN SYSTEM**  
N.T.S.



**TYPICAL SECTION OF ELJEN IN-DRAIN SYSTEM**  
N.T.S.

**SEPTIC SYSTEM DESIGN DATA:**

PERCOLATION DATA	PH-1 24" DEEP 2/2/16 STABILIZED RATE- 16 MIN/INCH	PH-2 24" DEEP 2/2/16 STABILIZED RATE-14 MIN/INCH	PH-3 24" DEEP 6/17/19 STABILIZED RATE-25 MIN/INCH	PH-4 24" DEEP 6/17/19 STABILIZED RATE-28 MIN/INCH	PH-5 24" DEEP 8/29/19 STABILIZED RATE-3.03 MIN/INCH			
DEEP PIT DATA	DT-1 12" DEEP 02/01/16 0'-12" TOPSOIL 12" TO ASPHALT	DT-2 4'-0" DEEP 02/01/16 0'-6" TOPSOIL 6'-48" SILT LOAM (TIGHT) NO WATER OR MOTTLING	DT-3 4'-0" DEEP 02/01/16 0'-9" TOPSOIL 3'-36" GRAVELLY LOAM (TIGHT) MOTTLING @ 48"	DT-4 5'-0" DEEP 02/01/16 0'-12" TOPSOIL 12"-60" CLAY LOAM NO WATER OR MOTTLING	DT-5 5'-0" DEEP 02/01/16 0'-12" TOPSOIL 12"-60" CLAY LOAM NO WATER OR MOTTLING	DT-6 5'-0" DEEP 06/17/19 0'-6" TOPSOIL 6'-30" GRAVELLY LOAM 30"-60" CLAY LOAM NO WATER OR MOTTLING	DT-7 5'-0" DEEP 06/17/19 0'-9" TOPSOIL 9'-28" GRAVELLY LOAM 28"-60" CLAY LOAM NO WATER OR MOTTLING	DT-8 7'-8" DEEP 08/29/19 0'-12" TOPSOIL 12"-48" SILTY LOAM W/ GRAVEL/STONES 48"-92" MOTTLED CLAY LOAM NO WATER

DESIGN RATE (GPD/SF):  
APPLICATION RATE (400/TOILET) 400 GPD  
TOTAL 400 GPD

LOW FLOW FIX.-20% REDUCTION -80 GPD  
TOTAL 320 GPD

SEPTIC TANK DESIGN:  
GALLONS: (320x 1.5)=480 GAL.  
TANK SIZE PROV'D: 1250 GAL.

SYSTEM DESIGN:  
GALLONS PER DAY: 320 GPD  
PERCOLATION RATE: 28 MIN/IN.  
APPLICATION RATE: 0.60 GPD/SF.  
SQ. FT. REQUIRED: 534 SF.  
FT. OF TRENCH: 89 LF. REQ'D  
PRV'D 96 LF - 2@48"

**SEPTIC SYSTEM GENERAL NOTES:**

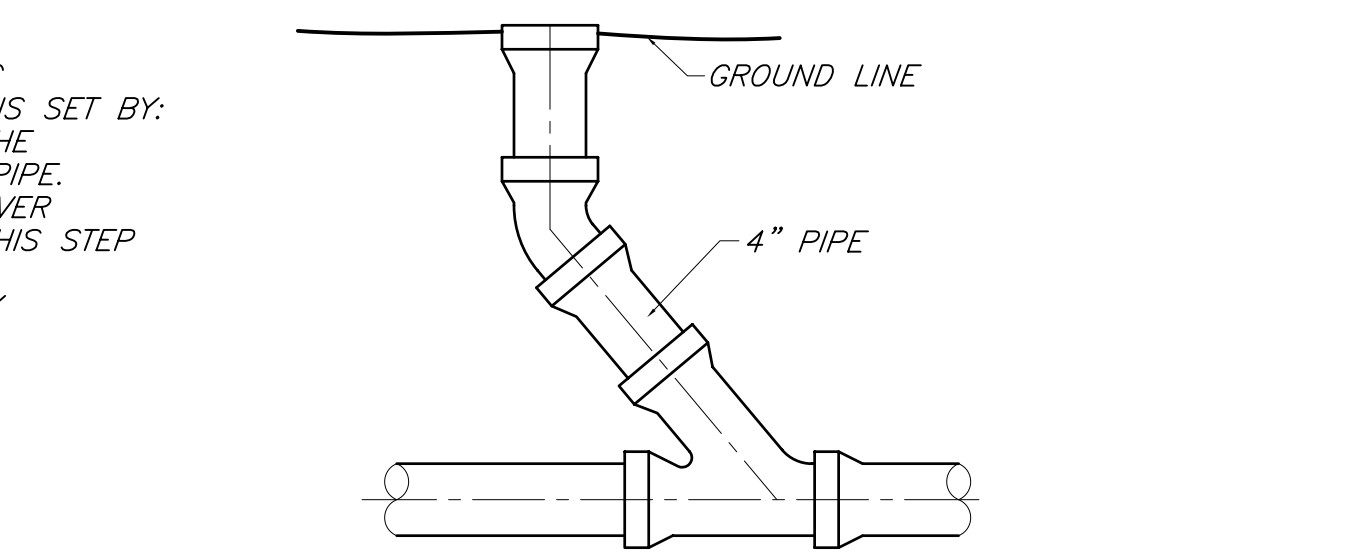
- ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY WELL.
- SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
- CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF ABSORPTION FIELD.
- NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
- NO TRENCHES TO BE INSTALLED IN WET SOIL.
- RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
- GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION BOX.
- DISTRIBUTION LINE ARE TO BE CAPPED.
- THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER.
- ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS SEED & MULCH.
- NO SEWAGE SYSTEM SHALL BE PLACED WITH IN 35' OF ANY WATER COURSE DRAINAGE DITCH.
- BENDS SHALL BE USED WHEN ENTRANCE OR EXIT FROM SEPTIC TANK IS NOT APPROXIMATELY STRAIGHT. IF BENDS ARE USED AT POINTS OTHER THAN ENTRANCE OR EXIT POINTS, THEN A CLEANOUT IS REQUIRED.
- THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING CONSTRUCTION SO AS TO AVOID ANY UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
- THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THESE.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
- THE DESIGN ENGINEER WILL BE REQUIRED TO CERTIFY THE COMPLETED DISPOSAL FACILITY WITH AN AS-BUILT DRAWING SUBMITTED TO THE TOWN PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED.
- THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF ABSORPTION FIELDS.
- SEPTIC TANKS SHALL BE INSPECTED ANNUALLY AND PUMPED EVERY 2-3 YEARS
- DISTRIBUTION BOXES/DROP BOXES SHOULD BE INSPECTED ANNUALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.
- A NYS LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES AT THE TIME OF CONSTRUCTION. THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED AND TESTED FOR WATER TIGHTNESS.
- THIS SYSTEM WAS NOT DESIGNED TO HANDLE WASTEWATER FROM A FOOD SERVICE ESTABLISHMENT, AS SUCH, A FOOD SERVICE ESTABLISHMENT SHALL NOT BE PERMITTED AT THIS FACILITY UNLESS THE SYSTEM IS REDESIGNED AND APPROVED BY THE OCHD.

**DESIGN RATE (GPD/SF):**  
APPLICATION RATE (400/TOILET) 400 GPD  
TOTAL 400 GPD

LOW FLOW FIX.-20% REDUCTION -80 GPD  
TOTAL 320 GPD

SEPTIC TANK DESIGN:  
GALLONS: (320x 1.5)=480 GAL.  
TANK SIZE PROV'D: 1250 GAL.

SYSTEM DESIGN:  
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PERCOLATION RATE: 28 MIN/IN.  
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PRV'D 96 LF - 2@48"

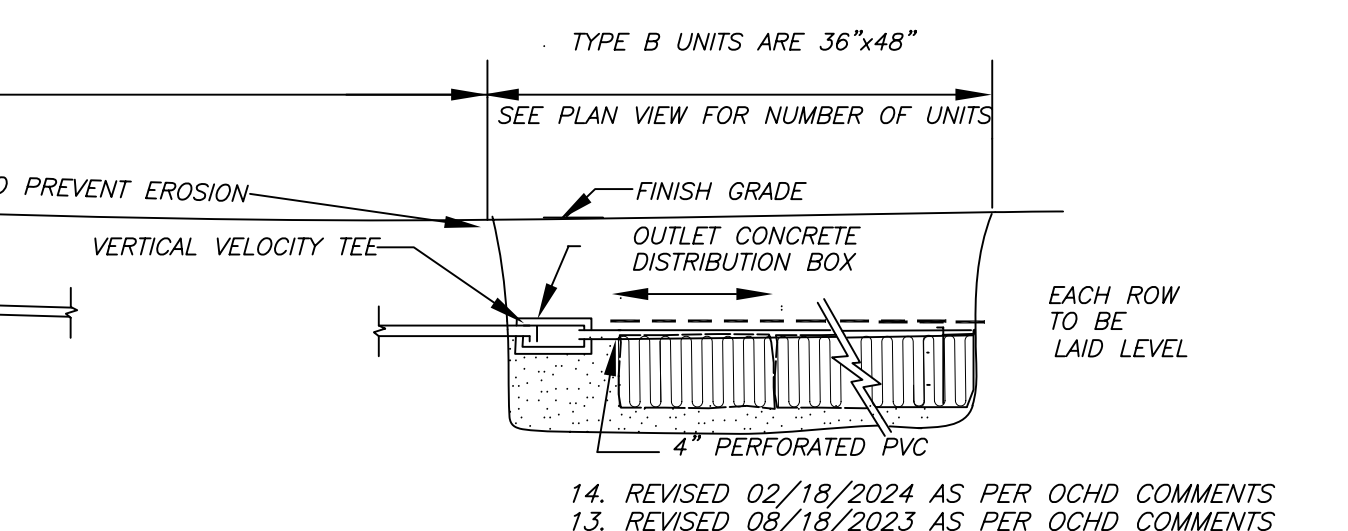


**CLEANOUT DETAIL**  
N.T.S.

- TO BE INSTALLED EVERY 75' (MIN.) & AT BENDS OF 45' OR GREATER.
- TO BE INSTALLED BEFORE BEND AT ALL BEND LOCATIONS.
- TO BE INSTALLED WHERE PIPE DEFLECTION EXCEEDS 15" AT INTERSECTION WITH CONCRETE TANKS.
- TO BE INSTALLED AT 90° BENDS IN THE EFFLUENT LINE BETWEEN THE SEPTIC TANK AND D-BOX. WHERE POSSIBLE (2) 45° BENDS ARE TO BE INSTALLED WITH A MINIMUM OF 2' OF SOLID PIPE BETWEEN THE BENDS.

**ASTM C33 SAND SPECIFICATION**

SIEVE SIZE	SIEVE SO. OPNG. SIZE	SPEC. % PASSING (WET SIEVE)
0.375"	9.5 mm	100.0-100.0
#4	4.75 mm	95.0-100.0
#8	2.36 mm	80.0-100.0
#16	1.18 mm	50.0-85.0
#30	600 um	25.0-60.0
#50	300 um	5.0-30.0
#100	150 um	< 10.0
#200	75 um	< 5.0



**TYPICAL SECTION OF ELJEN IN-DRAIN SYSTEM**  
N.T.S.

**STANDARD NOTES:**  
THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

"RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."  
NYSDEC DESIGN STANDARDS OF INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS - 2014  
NYSDDO RESIDENTIAL ONSITE WASTEWATER TREATMENT SYSTEM DESIGN HANDBOOK-2012  
"NEW YORK STATE DEPARTMENT OF HEALTH AND ORANGE COUNTY DEPARTMENT OF HEALTH POLICIES, PROCEDURES AND STANDARDS."

"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES.

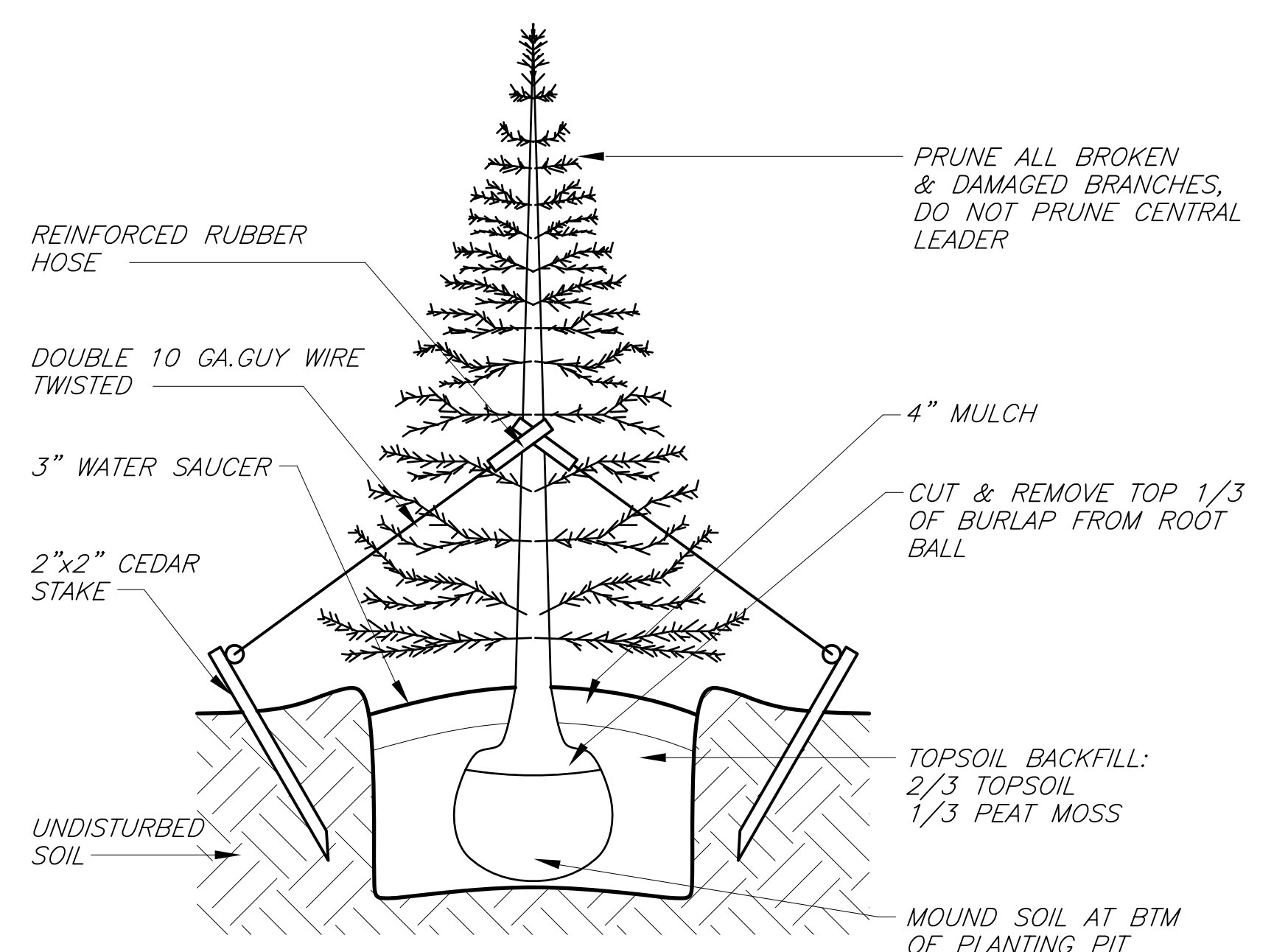
ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AS A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE.  
ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.  
TRENCH BOTTOMS TO BE SET LEVEL AND PARALLEL TO EXISTING CONTOURS.

**COUNTY CERTIFICATION:**  
"THE PROPOSED SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE DESIGN IS BASED UPON THE ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN."

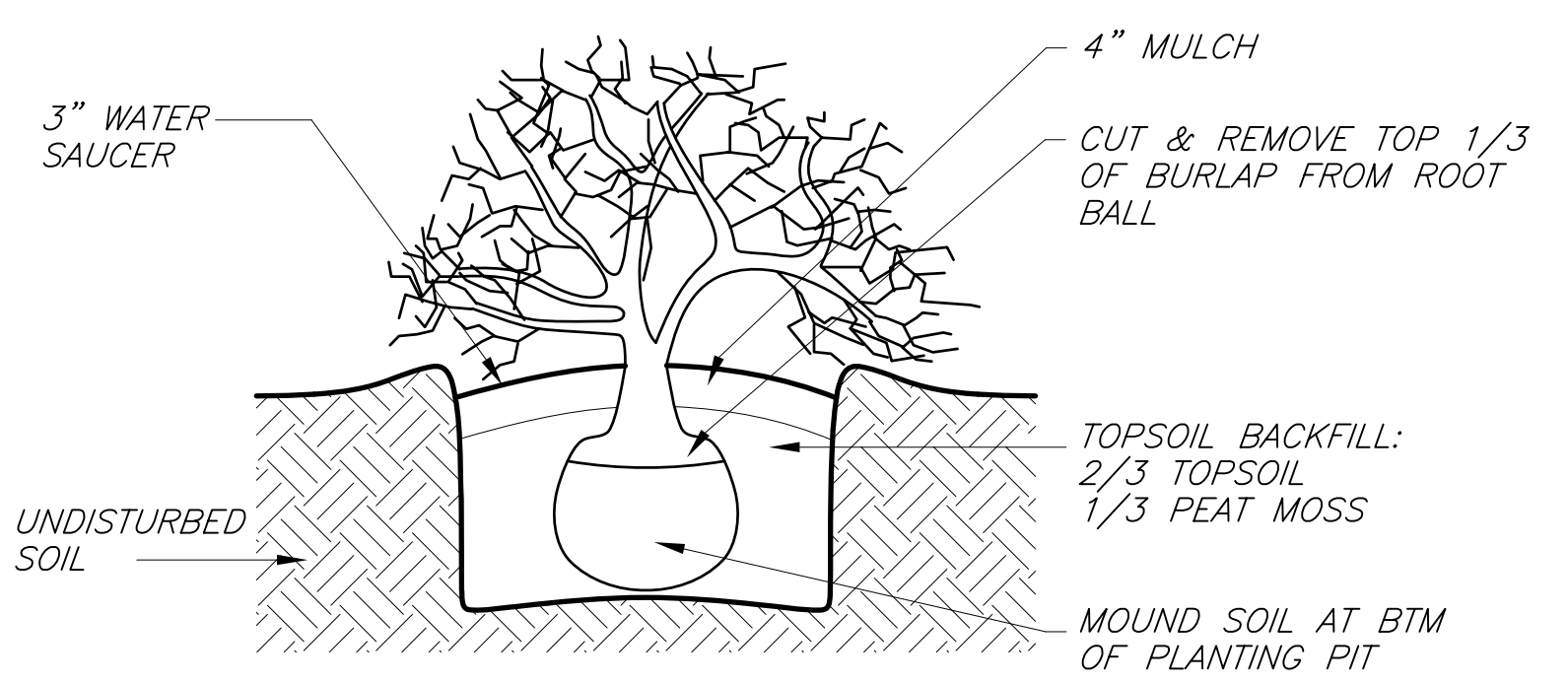
**TOWN CERTIFICATION:**  
"I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWAGE DISPOSAL SYSTEM DEPICTED ON THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER."

ENGINEER	PROPOSED SITE PLAN
WILLIAM J. MOREAU	NEWBURGH PARK ASSOCIATES, INC.
	SEPTIC DETAILS
	SBL: 89-1-(80.1 & 80.2)
	TOWN OF NEWBURGH, ORANGE COUNTY, NY
DATE	SCALE
7/7/2016	N.T.S.
JOB NUMBER	SHEET NUMBER
15-008-PMU	4 OF 5

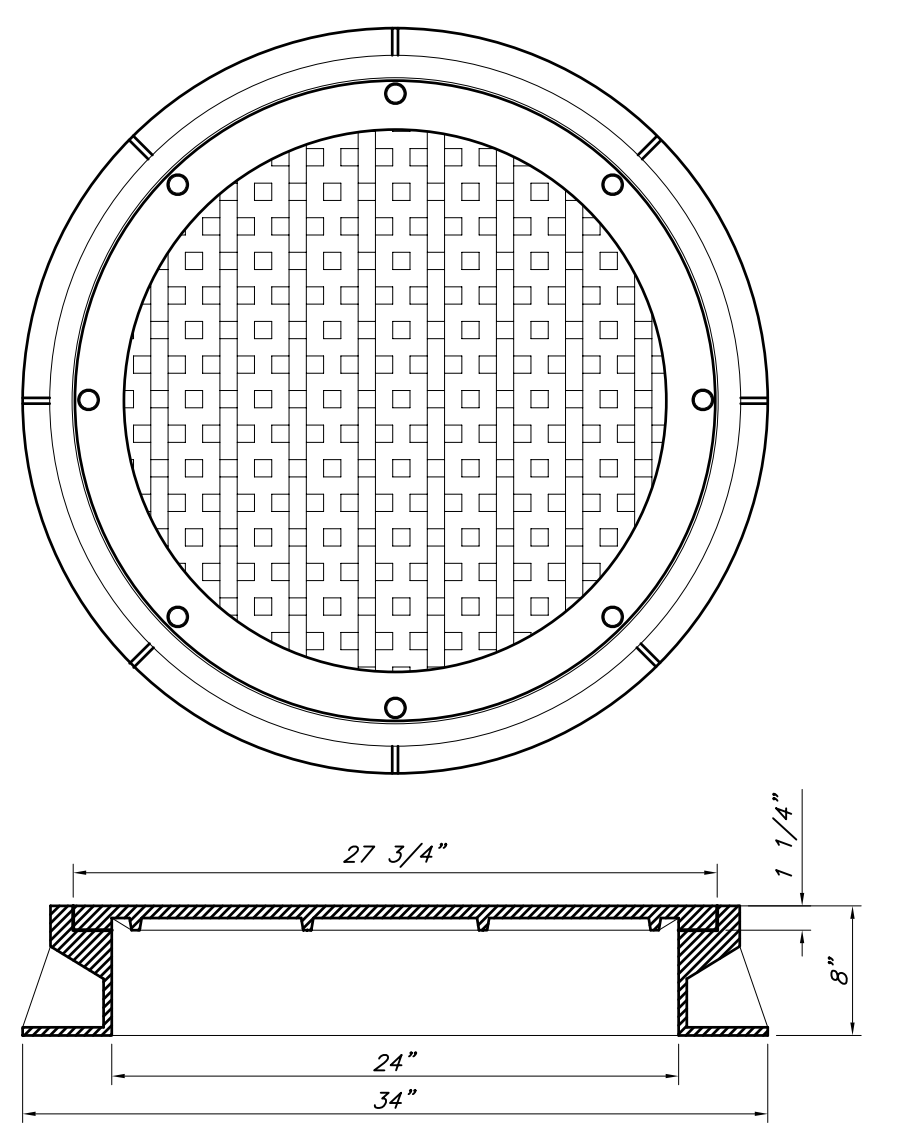
14. REVISED 02/18/2024 AS PER OCHD COMMENTS  
13. REVISED 08/18/2023 AS PER OCHD COMMENTS  
12. REVISED 09/19/2022 AS PER OCHD COMMENTS  
7. REVISED 10/11/2020 AS PER CLIENT COMMENTS  
6. REVISED 10/15/2019 AS PER OCHD COMMENTS  
5. REVISED 07/15/2019 AS PER OCHD COMMENTS  
4. REVISED 03/25/2018 AS PER ZBA VARIANCE  
3. REVISED 12/01/2017 AS PER ZBA COMMENTS  
2. REVISED 06/18/2017 AS PER PLANNING BOARD COMMENTS  
1. REVISED 09/01/2016 AS PER NYS DOT



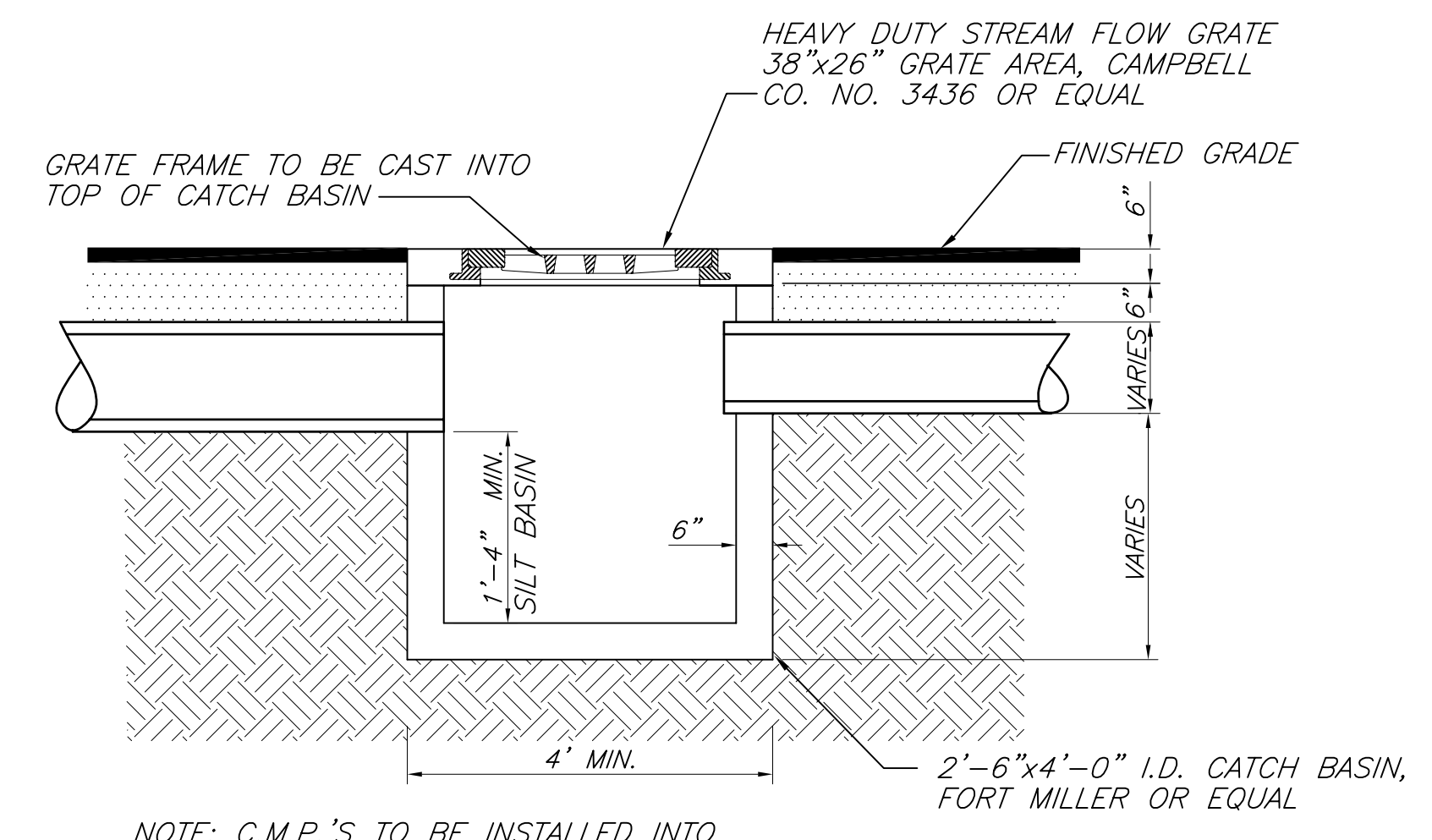
**TREE PLANTING DETAIL**  
 NO SCALE



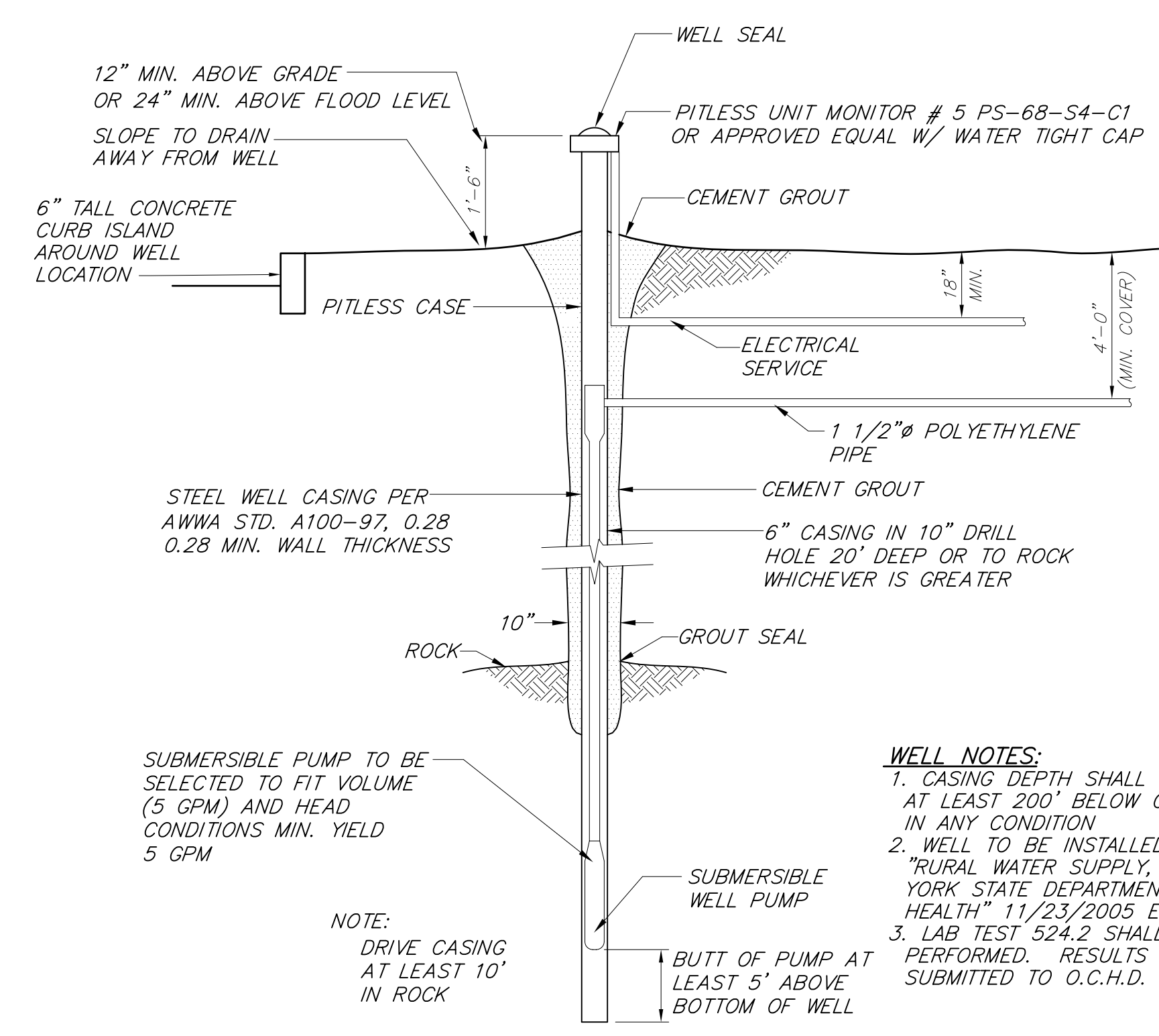
**SHRUB PLANTING DETAIL**  
 NO SCALE



**CAMPBELL FOUNDRY CO. HEAVY DUTY BOLTED WATERTIGHT FRAME & COVER OR EQUAL**  
 N.T.S.  
 (FOR SEPTIC TANK & PUMP CHAMBER)

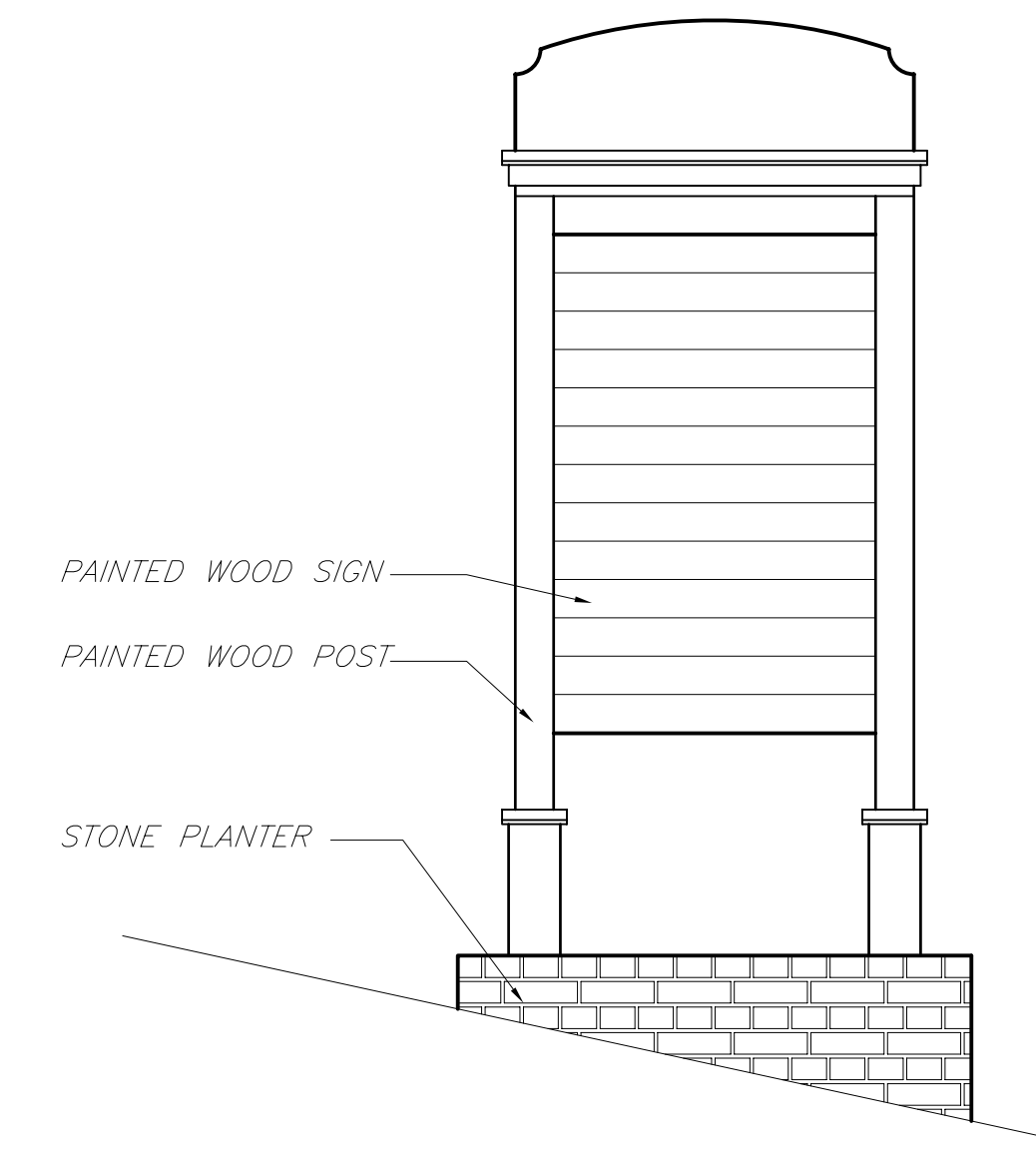


NOTE: C.M.P.'S TO BE INSTALLED INTO 5' SIDE OF CATCH BASIN  
**TYPICAL CATCH BASIN DETAIL**  
 NOT TO SCALE

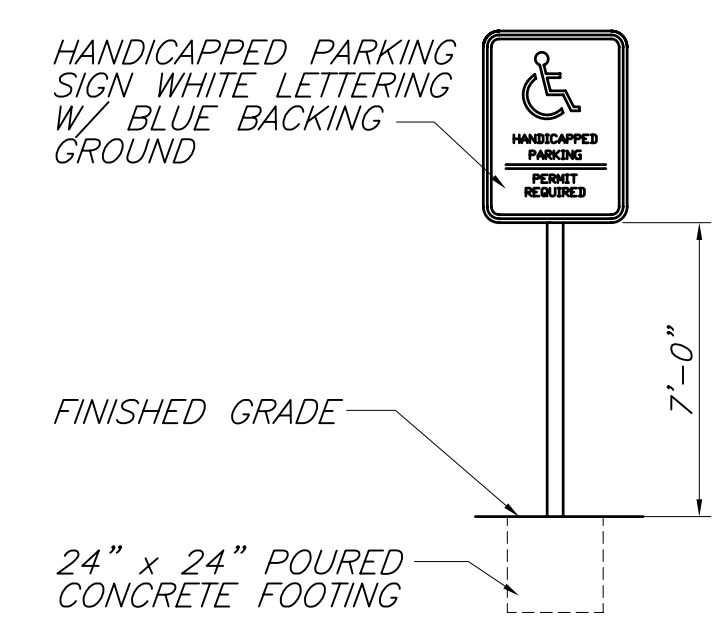


**WELL NOTES:**  
 1. CASING DEPTH SHALL EXTEND AT LEAST 200' BELOW GROUND IN ANY CONDITION  
 2. WELL TO BE INSTALLED PER "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH" 11/23/2005 EDITION.  
 3. LAB TEST 524.2 SHALL BE PERFORMED. RESULTS TO BE SUBMITTED TO O.C.H.D.

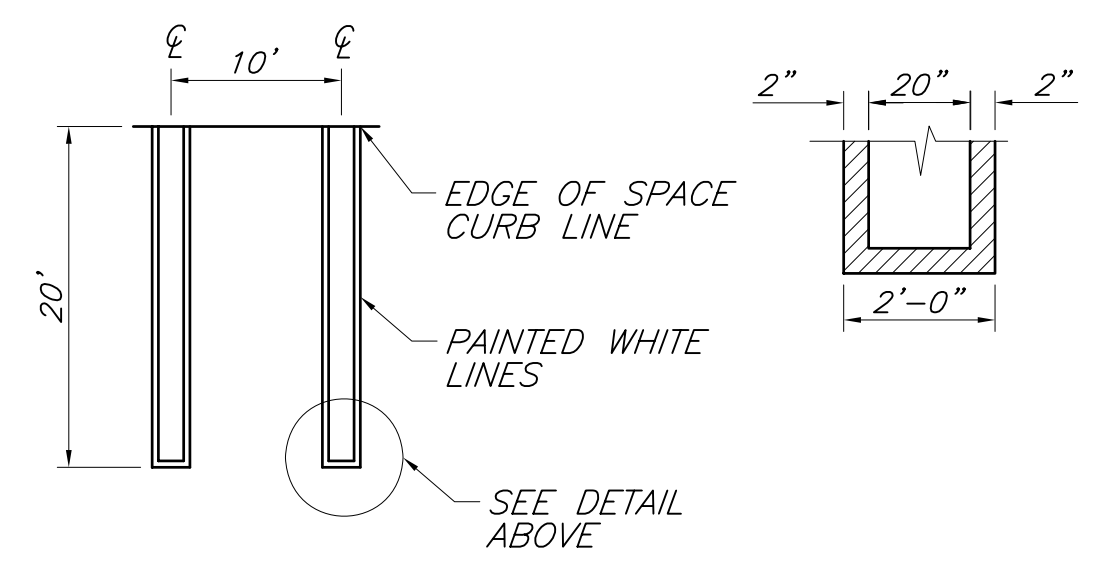
**WELL DETAIL**  
 N.T.S.



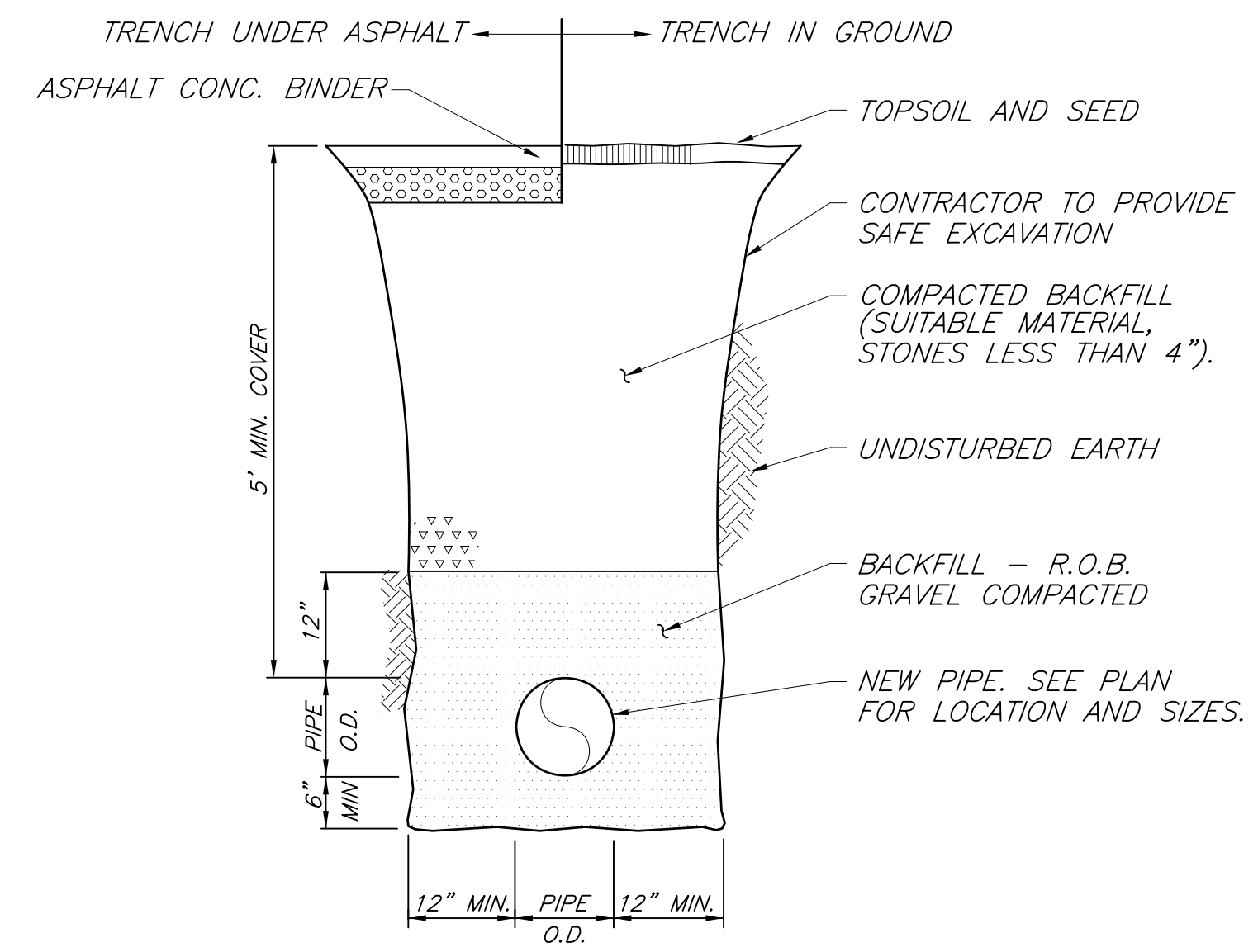
**SIGN DETAIL**  
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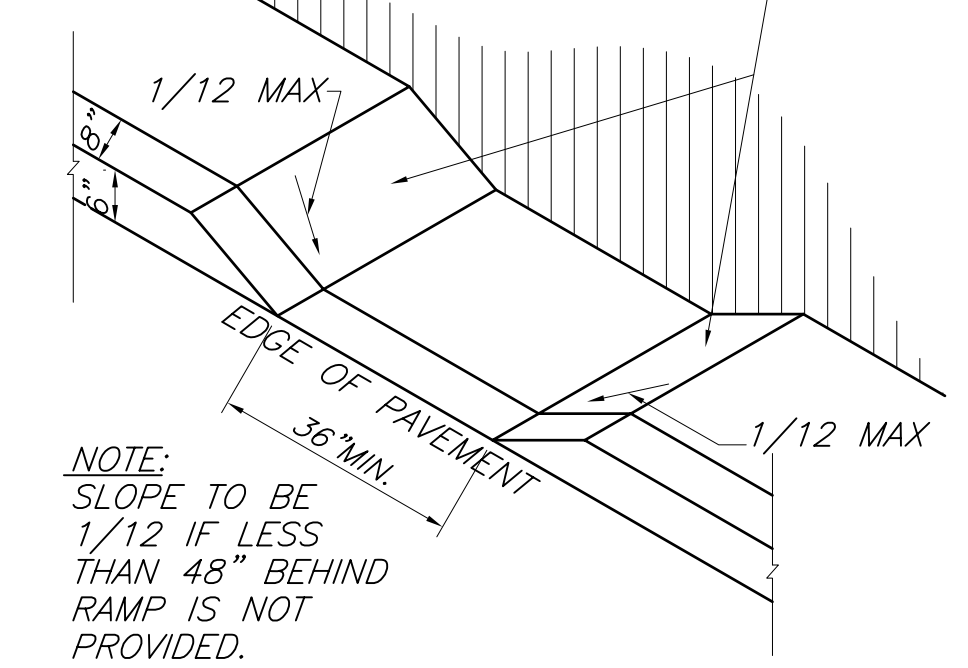
**HANDICAP SIGN DETAIL**  
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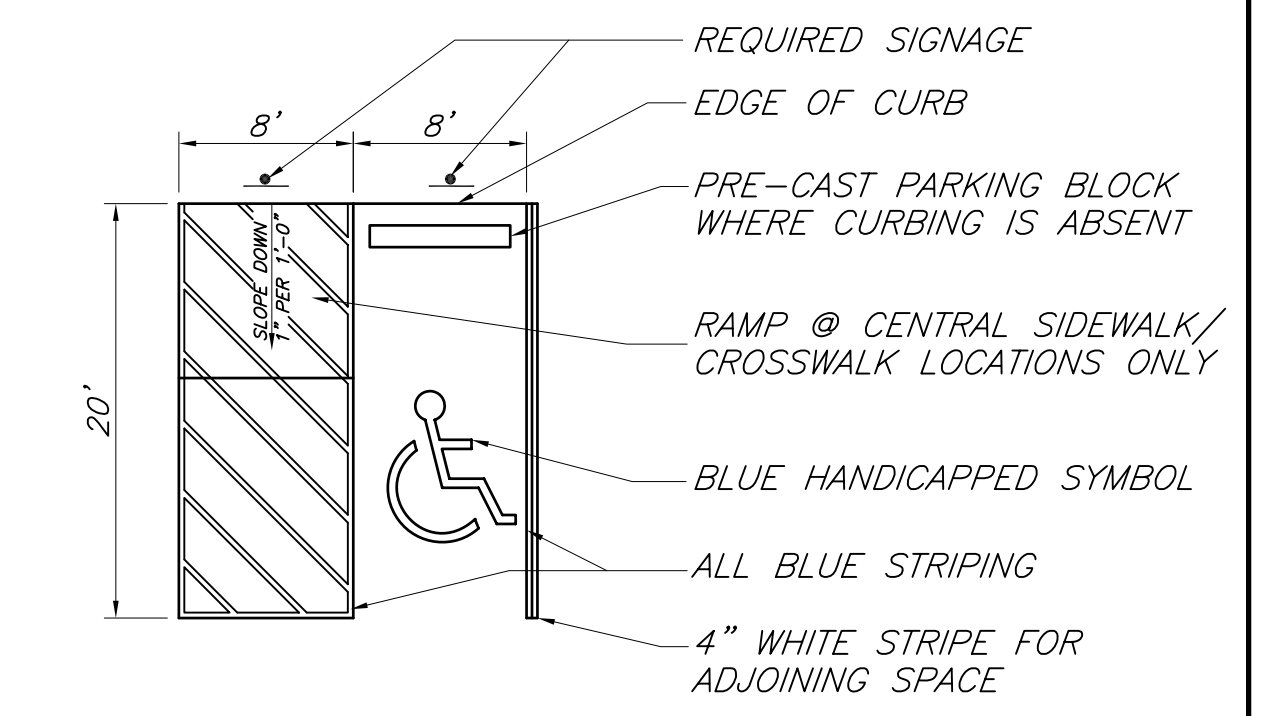
**PARKING SPACE DETAIL**  
 NO SCALE



SLIP RESISTANT SURFACE FINISH TO BE MADE TO PROVIDE A "DETECTABLE WARNING" PER GUIDELINES SPECIFIED IN FEDERAL REGISTER, VOL.56,NO.144.



**DEPRESSED CURB DETAIL FOR HANDICAP RAMP**  
 NO SCALE



**NOTES:**  
 1. SIGN TO BE INSTALLED IN FRONT OF THE CROSS-HATCHED ACCESS LANE OF THE HANDICAPPED PARKING SPACE. THE SIGN MUST READ "NO PARKING ANY TIME"  
 2. ALL STRIPING TO BE BLUE IN COLOR (U.O.N).

**HANDICAP PARKING SPACE DETAIL**  
 NO SCALE

NOT FOR OCHD REVIEW OR APPROVAL

ENGINEER WILLIAM J. MOREAU	PROPOSED SITE PLAN NEWBURGH PARK ASSOCIATES, INC. <b>MISC. DETAILS</b> SBL: 89-1-(80.1 & 80.2) TOWN OF NEWBURGH, ORANGE COUNTY, NY		
	DATE 7/7/2016	SCALE NTS	JOB NUMBER 15-008-PMU
		SHEET NUMBER 5 OF 5	

- 14. REVISED 02/18/2024 AS PER OCHD COMMENTS
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- 1. REVISED 09/01/2016 AS PER NYSOT

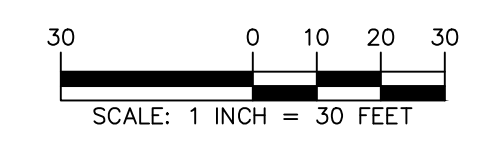
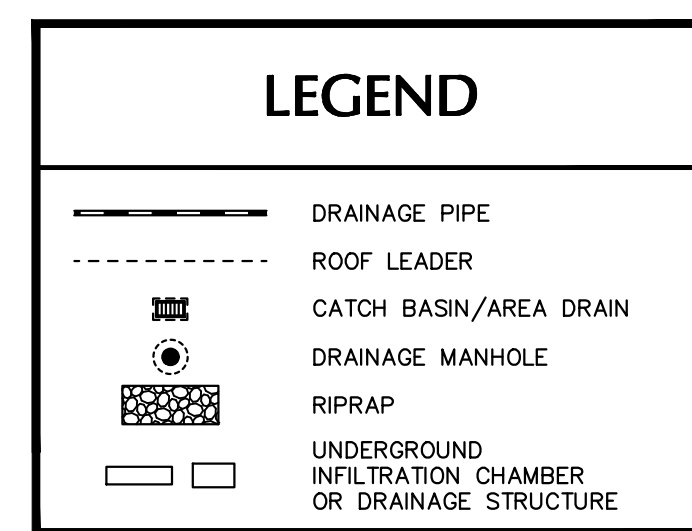


### REFERENCE NOTES

- EXISTING AND PROPOSED SITE FEATURES, SITE LAYOUT, TOPOGRAPHIC, GRADING, AND UTILITY INFORMATION SHOWN HEREON ARE FROM THE PLAN ENTITLED "PROPOSED SITE PLAN NEWBURGH PARK ASSOCIATES, INC. DRAINAGE AND GRADING," PREPARED BY ZEN CONSULTANTS, INC., DATE JULY 7, 2016, ELECTRONIC FILE LAST REVISED FEBRUARY 18, 2024.

### STORMWATER NOTES

- THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" AT 1-800-962-7962 OR 811 FOR STAKE OUT REQUESTS AT LEAST 72 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL SAFETY CODES.
- DESIGN, INSPECTION, AND CERTIFICATION OF THE STORMWATER SYSTEM MUST BE PERFORMED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER, OR A QUALIFIED STORMWATER PROFESSIONAL PRIOR TO BACKFILLING THE SYSTEM.
- AS-BUILT DRAWINGS OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE SUBMITTED TO THE TOWN ENGINEER.
- ALL ROOF LEADERS DRAIN SHALL HAVE AN OVERFLOW AT THE DOWNSPOUT LOCATION WITH A SPLASH BLOCK.
- ALL HDPE PIPE REFERENCES HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPES.
- STORMWATER MANAGEMENT SYSTEM MUST MAINTAIN A MINIMUM OF 10 FEET SEPARATION FROM ALL UTILITIES. REFER TO PLANS FOR DISTANCES FROM PROPERTY LINE AND DWELLING.
- IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OF THE PROPOSED STORMWATER MANAGEMENT SYSTEM, THE ENGINEER IS TO BE CONTACTED IMMEDIATELY.
- ALL STORMWATER COMPONENTS ARE TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION FREE OF SILT AND SEDIMENT.
- IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OF FOUNDATION, THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE ENGINEER IMMEDIATELY FOR RECOMMENDATIONS ON HOW TO PROCEED WITH FOOTING DRAINS.
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE ENGINEER IF DESIGN AND BASE MAP INFORMATION INACCURATELY DEPICTS THE TRUE SITE CONDITIONS. THE ENGINEER WILL THEN PROVIDE RECOMMENDATIONS ON HOW TO PROCEED.
- ALL DOWNSPOUTS SHALL HAVE EMERGENCY OVERFLOW TO GRADE. ALL AREAWAY DRAINS AND FOOTING DRAINS SHALL BE PUMPED AS SHOWN ON PLANS. PUMP SYSTEMS TO BE DESIGNED BY OTHERS.



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Date	Description	No.
REVISIONS		

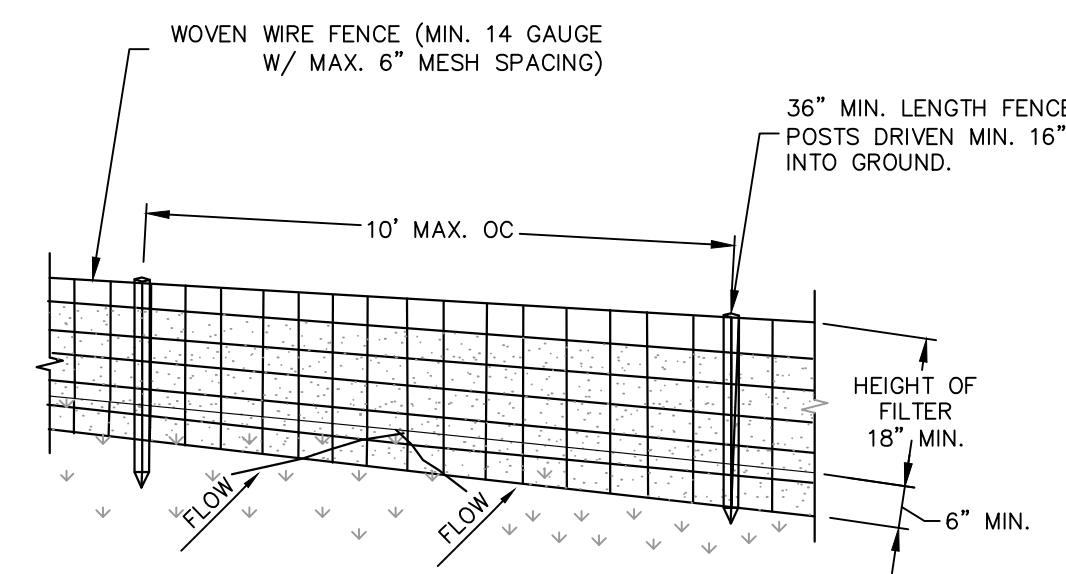
SIGNATURE: MICHAEL FINAN, PE, LEED-AP  
 DATE SIGNED: PROFESSIONAL ENGINEER NY Lic. No. 081473

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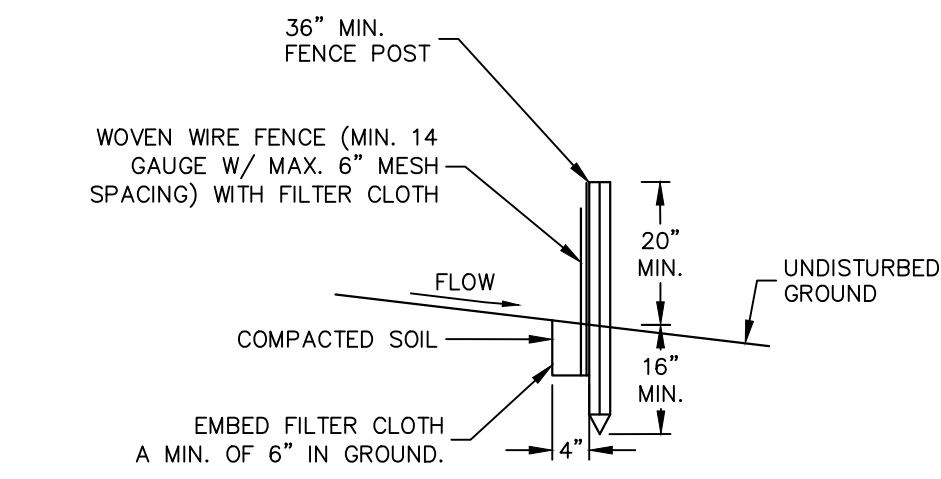
Project  
**NEWBURGH GAS STATION**  
 BLOCK No. 1, LOT No. 80.1 & 80.2  
 TOWN OF NEWBURGH  
 ORANGE COUNTY NY

Drawing Title  
**DRAINAGE PLAN**

Project No.	190062401	Drawing No. <b>CG101</b>
Date	02/26/2021	
Drawn By	JM	
Checked By	MF	
Sheet 1 of 3		



PERSPECTIVE VIEW



SECTION VIEW

**SILT FENCE**

SCALE: NTS

**CONSTRUCTION SPECIFICATIONS**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE, OR HARDWOOD.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
- FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUIVALENT THAT MEETS THE MINIMUM REQUIREMENTS SHOWN.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

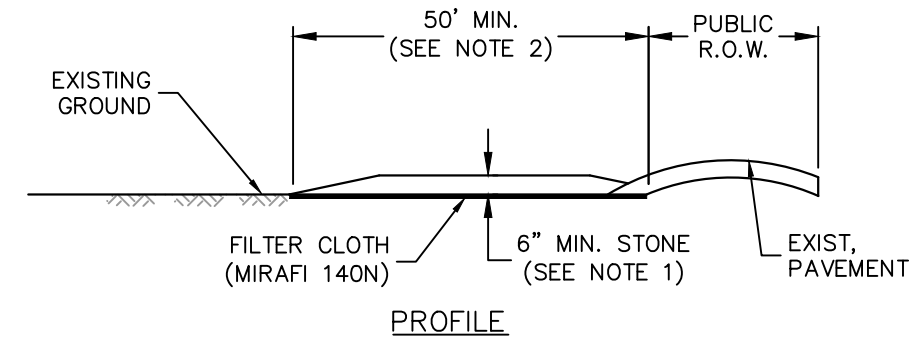
**DETAIL NOTES**

- INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL ("THE BLUE BOOK").
- ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE STEEPER THAN 3H:1V, TO ALLOW FOR MAINTENANCE AND ROLL DOWN. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.
- THE TYPE OF SILT FENCE SPECIFIED FOR EACH LOCATION ON THE PLAN SHALL NOT EXCEED THE MAXIMUM SLOPE LENGTH AND MAXIMUM FENCE LENGTH REQUIREMENTS SHOWN IN THE TABLE BELOW. IF A TYPE SILT FENCE IS NOT SPECIFIED ON THE PLANS, THE CRITERIA FOR STANDARD SILT FENCE CAN BE APPLIED.
- SILT FENCE SHALL BE REMOVED AS SOON AS THE DISTURBED AREA HAS ACHIEVED FINAL STABILIZATION.

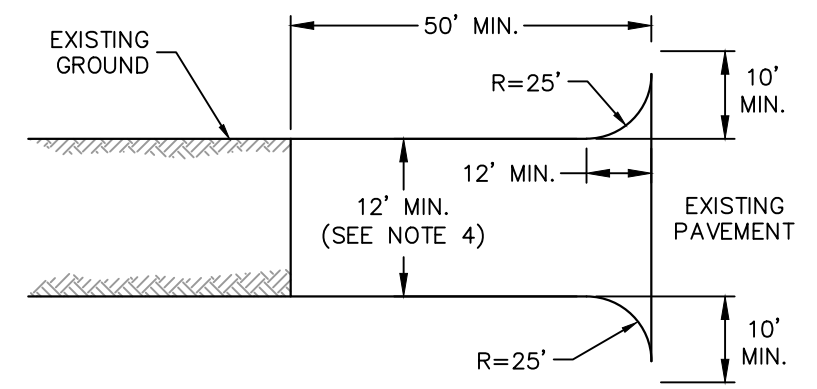
SLOPE	STEEPNESS	SLOPE LENGTH/FENCE LENGTH (FT.)		
		STANDARD	REINFORCED	SUPER
<2%	<50:1	300/1500	N/A	N/A
2-10%	50:1 TO 10:1	125/1000	250/2000	300/2500
10-20%	10:1 TO 5:1	100/750	150/1000	200/1000
20-33%	5:1 TO 3:1	60/500	80/750	100/1000
33-50%	3:1 TO 2:1	40/250	70/350	100/500
>50%	>2:1	20/125	30/175	50/250

**EROSION & SEDIMENT CONTROL NOTES:**

- REFER TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (NYSDEC) SPDES GENERAL PERMIT IN APPENDIX A OF THE STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" LATEST EDITION.
- BEFORE BEGINNING CONSTRUCTION, THE OWNER MUST SET UP A PRE-CONSTRUCTION MEETING WITH THE QUALIFIED PROFESSIONAL, QUALIFIED INSPECTOR, CONTRACTORS, AND SUBCONTRACTORS TO DISCUSS THE RESPONSIBILITIES RELATED TO THE STORMWATER POLLUTION PREVENTION PLAN IMPLEMENTATION.
- THE CONTRACTOR AND SUBCONTRACTOR MUST IDENTIFY THE TRAINED INDIVIDUAL THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
- BEFORE BEGINNING CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED IN ACCORDANCE WITH THE PLANS. SITE PREPARATION ACTIVITIES MUST BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISTURBANCE. EXISTING VEGETATION TO REMAIN MUST BE PROTECTED TO ENSURE OVER-CLEARING DOES NOT OCCUR.
- PERMANENT TRAFFIC CORRIDORS MUST BE ESTABLISHED AND "ROUTES OF CONVENIENCE" MUST BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES MUST BE INSTALLED AT THE LOCATIONS SHOWN ON THE PROJECT PLANS.
- STOCKPILED TOPSOIL MUST BE ENCLOSED WITH SILT FENCE OR HAY BALES AND COVERED OR TEMPORARILY SEEDED. ALL GRASS SEED MUST CONTAIN AT LEAST 25% RAPID GERMINATING PERENNIAL RYE GRASS.
- DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION MUST BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
- DUST MUST BE CONTROLLED BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED.
- EROSIVE MATERIAL TEMPORARILY STOCKPILED ON SITE DURING CONSTRUCTION MUST BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND MUST BE PROPERLY PROTECTED BY A SILT FENCE BARRIER.
- EARTHWORK ACTIVITIES MUST BE CONSISTENT WITH THE PHASING PLANS. THE EARTHWORK OPERATION AREAS MUST BE STABILIZED ON AN ONGOING BASIS WITH NO AREAS THAT ARE NOT CURRENTLY UNDER CONSTRUCTION LEFT WITHOUT AT LEAST TEMPORARY COVER FOR MORE THAN 14 DAYS.
- EROSION AND SEDIMENT CONTROL INSPECTIONS:
  - THE TRAINED INDIVIDUAL MUST INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS TO ENSURE PROPER PERFORMANCE. ANY SEDIMENT BUILD-UP MUST BE CLEANED AND REMOVED. ALL DAMAGES TO EROSION AND SEDIMENT CONTROLS MUST BE REPAIRED AT THE END OF THE WORK DAY.
  - THE QUALIFIED INSPECTOR MUST CONDUCT SITE INSPECTIONS EVERY 7 DAYS. ANY DEFICIENCIES NOTED IN THE REPORTS MUST BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.
  - IF SOIL DISTURBANCE ACTIVITIES ARE SUSPENDED FOR WINTER SHUTDOWN, TEMPORARY STABILIZATION MEASURES WILL BE APPLIED TO ALL DISTURBED AREAS. IF APPROVED BY THE NYSDEC OR M54 MUNICIPALITY, THE FREQUENCY OF INSPECTIONS BY THE QUALIFIED INSPECTOR MAY BE REDUCED TO ONE INSPECTION EVERY 30 DAYS.
  - IF AUTHORIZED BY THE NYSDEC OR M54 MUNICIPALITY TO DISTURB MORE THAN 5 ACRES AT ONE TIME, THE QUALIFIED INSPECTOR MUST CONDUCT AT LEAST 2 SITE INSPECTIONS, SEPARATED BY 2 DAYS, EVERY 7 DAYS UNTIL SUCH TIME THAT LESS THAN 5 ACRES OF SOIL REMAIN EXPOSED.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED WHEN ALL DISTURBED AREAS HAVE UNDERGONE FINAL STABILIZATION, WHEN UPGRADE SURFACES ARE PROPERLY STABILIZED AND ALL STORMWATER MANAGEMENT SYSTEMS ARE IN PLACE AND OPERATIONAL. ALL AREAS DISTURBED BY THE REMOVAL OF THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE FILLED IN, TOPSOILED, SEEDED, AND MULCHED. FINAL STABILIZATION IS ACHIEVED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80% IS ESTABLISHED, OR EQUIVALENT STABILIZATION MEASURES, SUCH AS PLACEMENT OF MULCH OR GEOTEXTILE, IS COMPLETED ON ALL AREAS NOT PAVED OR COVERED BY PERMANENT STRUCTURES.



PROFILE



PLAN VIEW

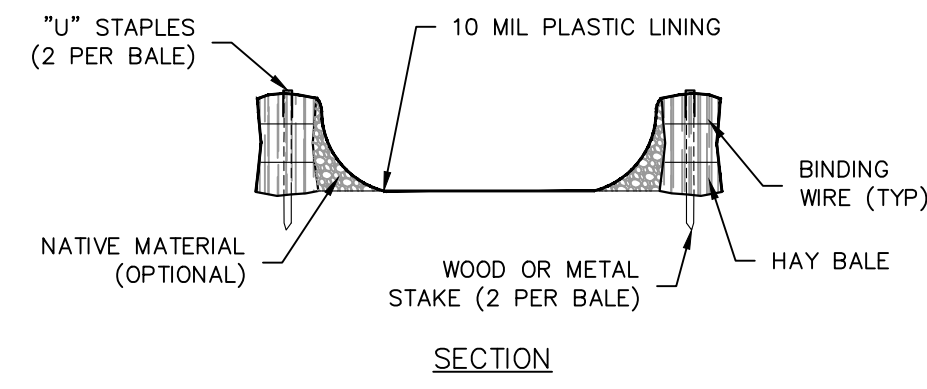
NOTE: PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.

**CONSTRUCTION SPECIFICATIONS**

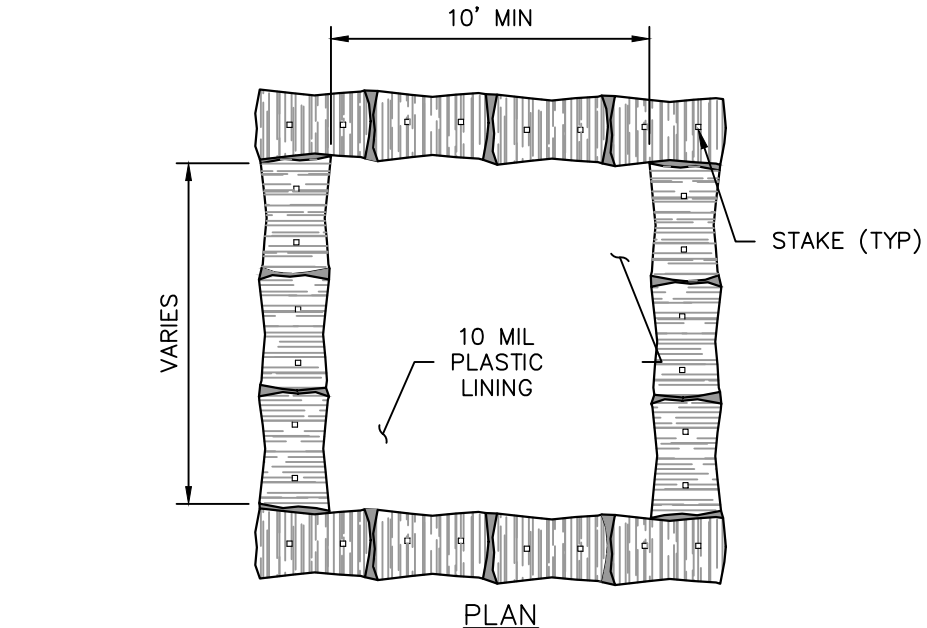
- STONE SIZE - USE 3" STONE (NYS DOT ITEM #623.11 SIZE DESIGNATION #2, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT).
- LENGTH - NOT LESS THAN 50- FEET (EXCEPT ON SINGLE FAMILY LOT, 30- FEET MINIMUM LENGTH WOULD APPLY.)
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE & EXIT TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

**STABILIZED CONSTR. ENTRANCE**

SCALE: NTS



SECTION

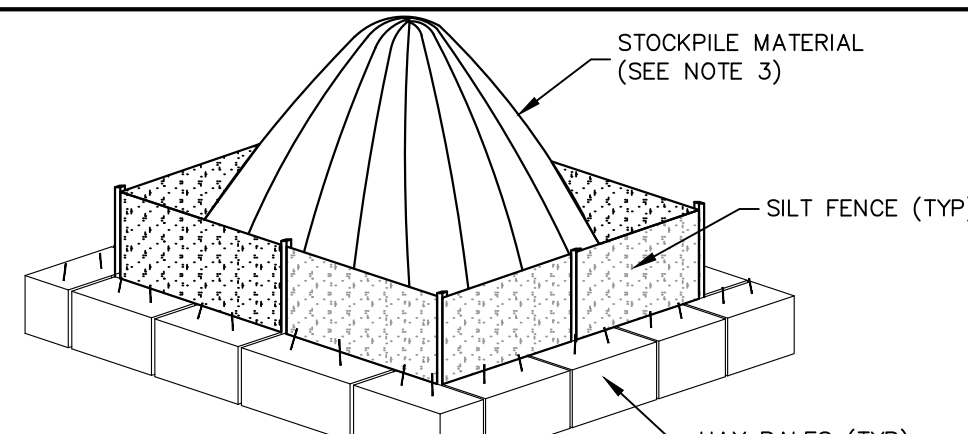


PLAN

- NOTES:
- CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
  - REMOVE HARDEN CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
  - CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL.
  - LINERS, HAY BALES, ETC SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIR PROMPTLY.

**ABOVE GROUND TEMPORARY CONCRETE WASHOUT FACILITY**

SCALE: NTS

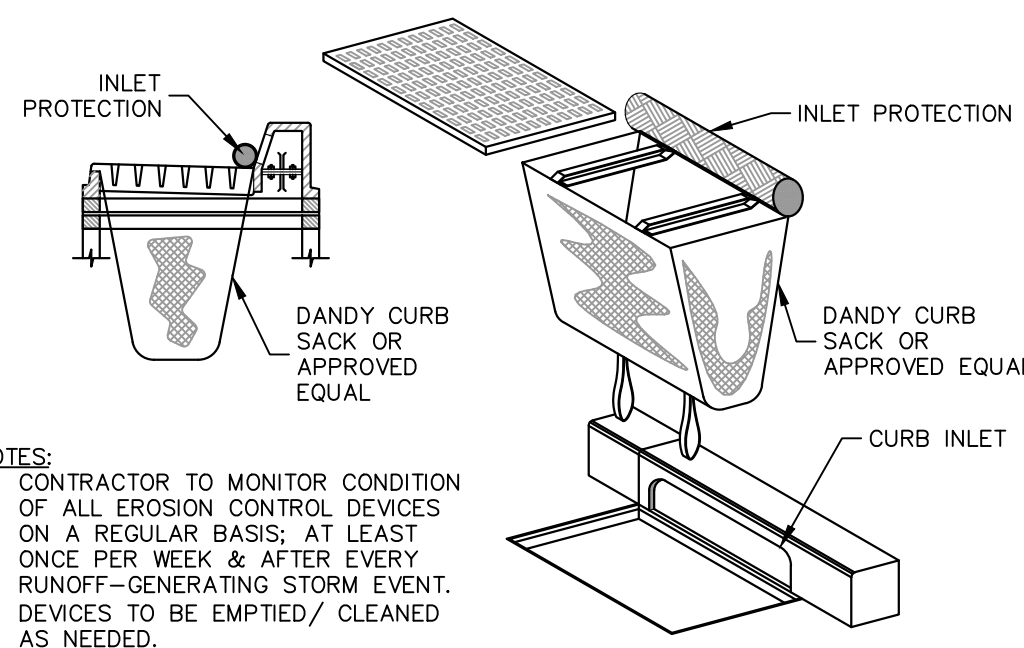


**NOTES:**

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 2H:1V.
- UPON COMPLETION OF SOIL STOCKPILING, EACH STOCKPILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH TEMPORARY VEGETATION OR COVERED ENTIRELY BY AN ANCHORED PLASTIC COVER.
- REFER TO SILT FENCE DETAIL FOR SILT FENCE INSTALLATION SPECIFICATIONS.
- MAINTAIN 1' SEPARATION SILT FENCE AND HAY BALES FROM MATERIAL.

**TEMPORARY STOCKPILE**

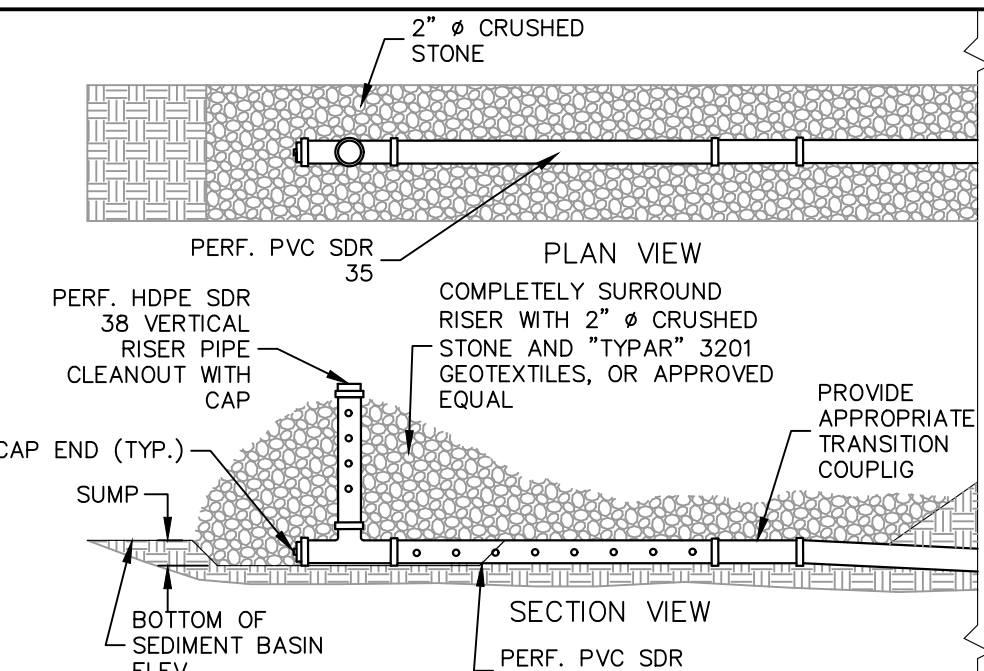
SCALE: NTS



**INLET PROTECTION - DANDY SACK**

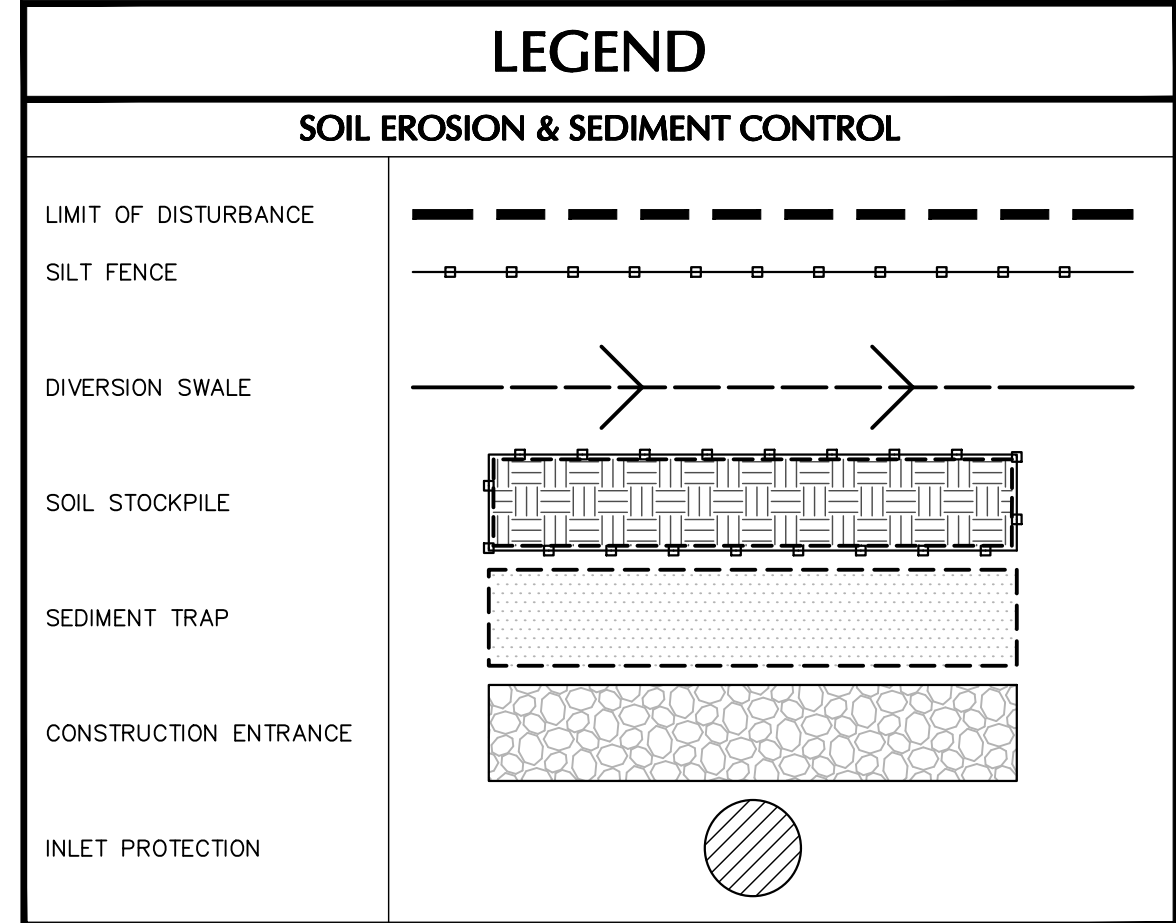
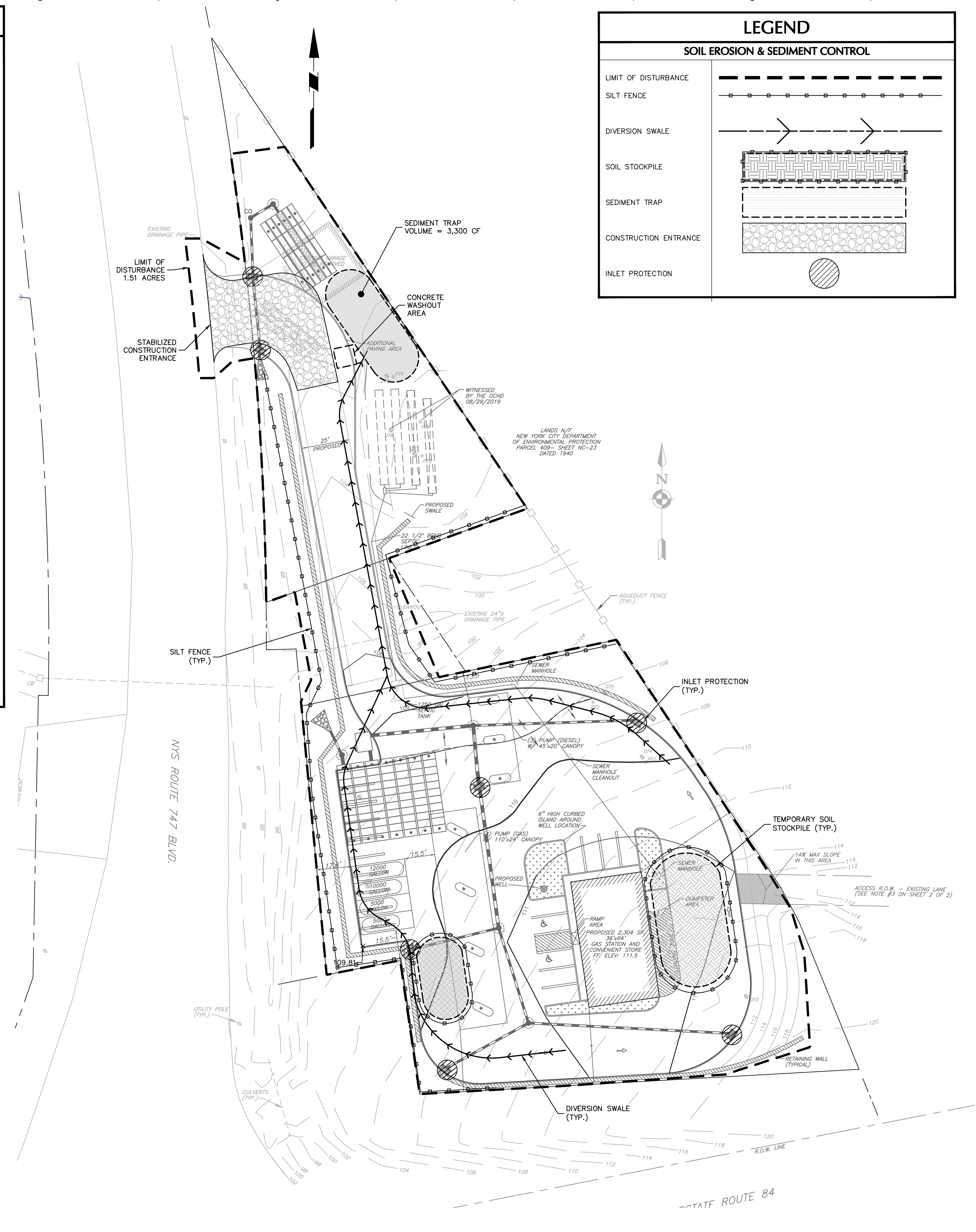
SCALE: NTS

- NOTES:
- CONTRACTOR TO MONITOR CONDITION OF ALL EROSION CONTROL DEVICES ON A REGULAR BASIS; AT LEAST ONCE PER WEEK & AFTER EVERY RUNOFF-GENERATING STORM EVENT.
  - DEVICES TO BE EMPTIED / CLEANED AS NEEDED.

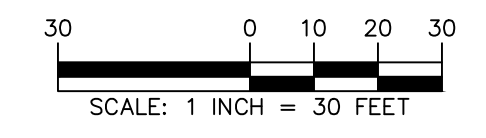


**TEMPORARY SEDIMENT TRAP OUTLET**

SCALE: NTS



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Date	Description	No.
REVISIONS		

SIGNATURE: MICHAEL FINAN, PE, LEED-AP  
 DATE SIGNED: PROFESSIONAL ENGINEER NY Lic. No. 081473

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Project  
**NEWBURGH GAS STATION**  
 BLOCK No. 1, LOT No. 80.1 & 80.2  
 TOWN OF NEWBURGH  
 NY  
 ORANGE COUNTY

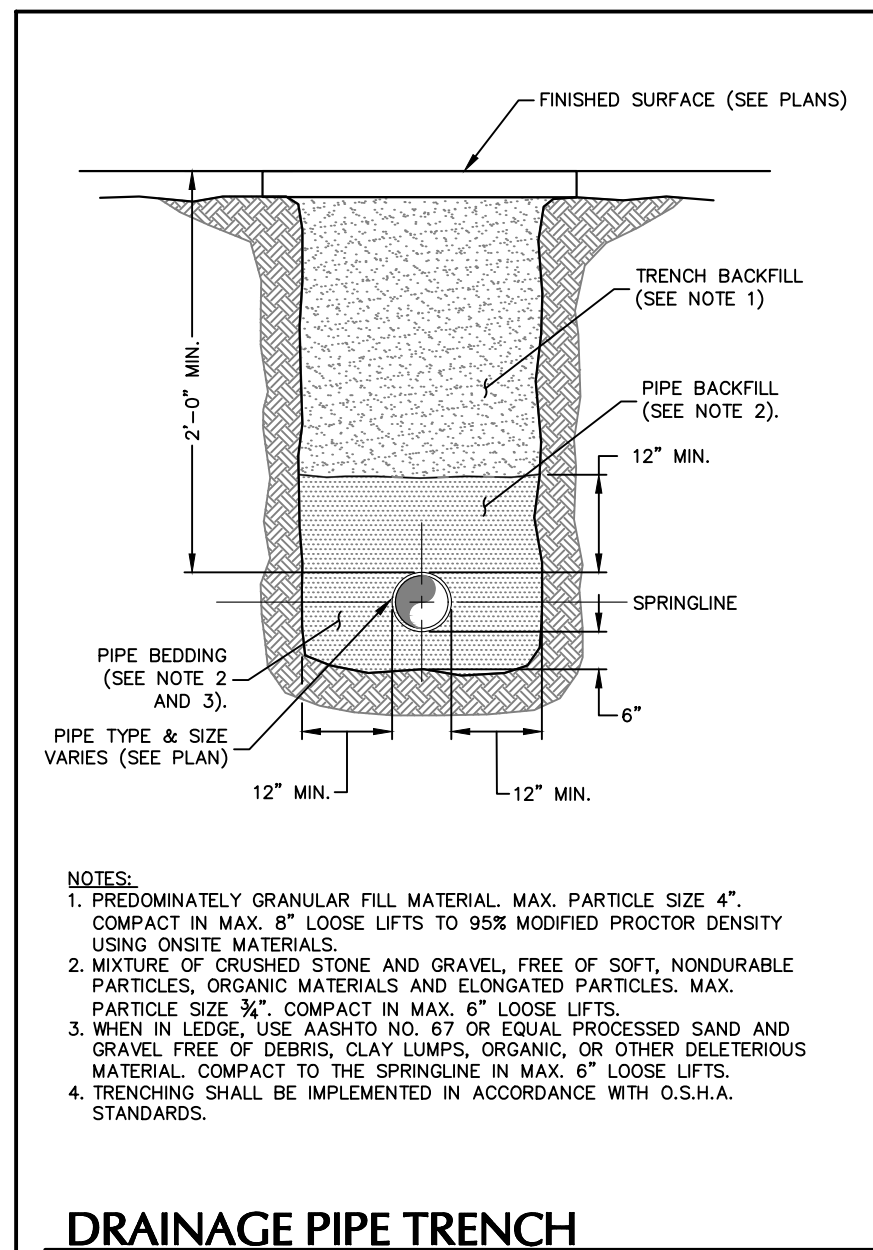
Drawing Title  
**SOIL EROSION AND SEDIMENT CONTROL PLAN**

Project No.	190062401
Date	02/26/2021
Drawn By	JM
Checked By	MF

Drawing No. **CE101**  
 Sheet 2 of 3

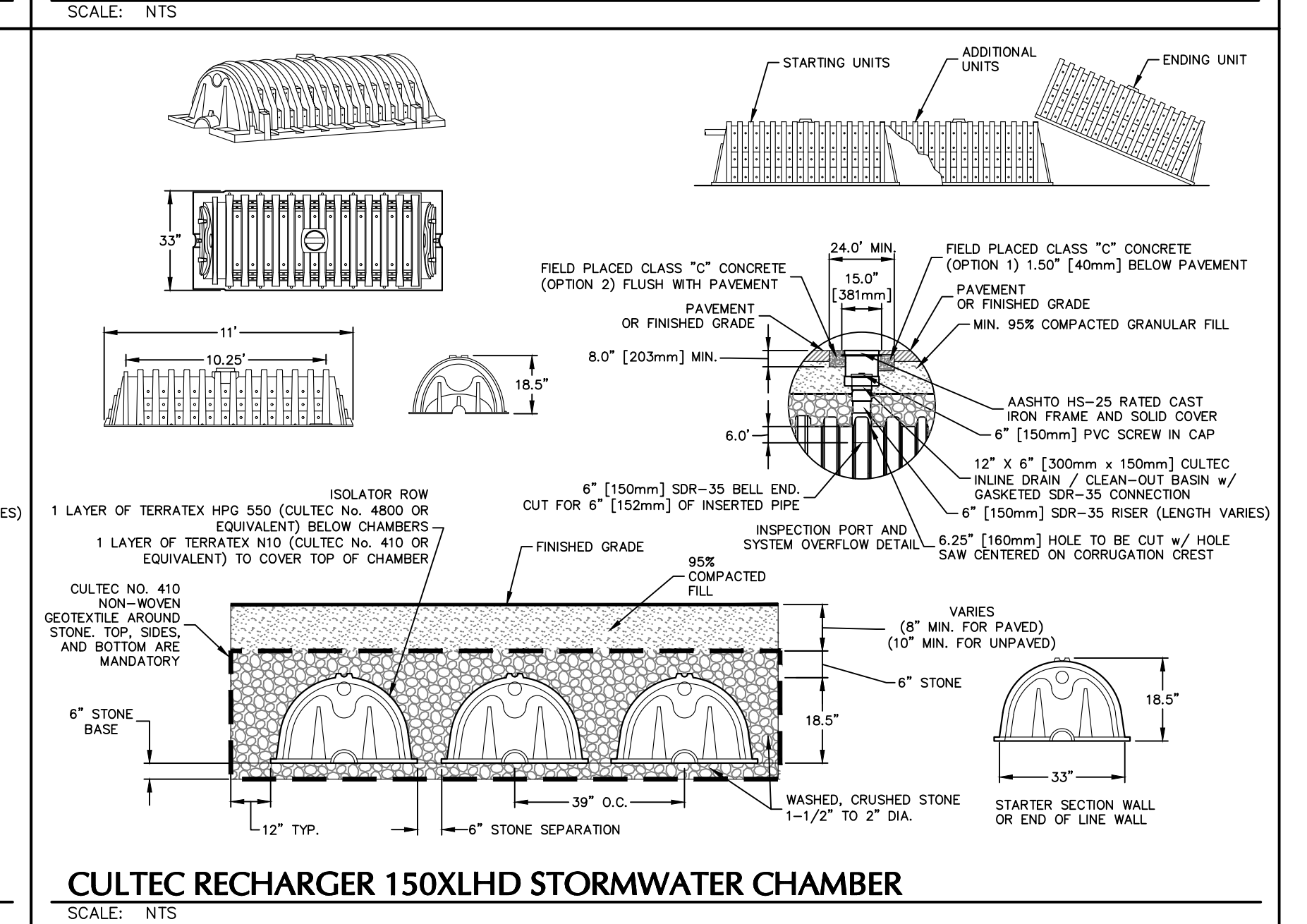
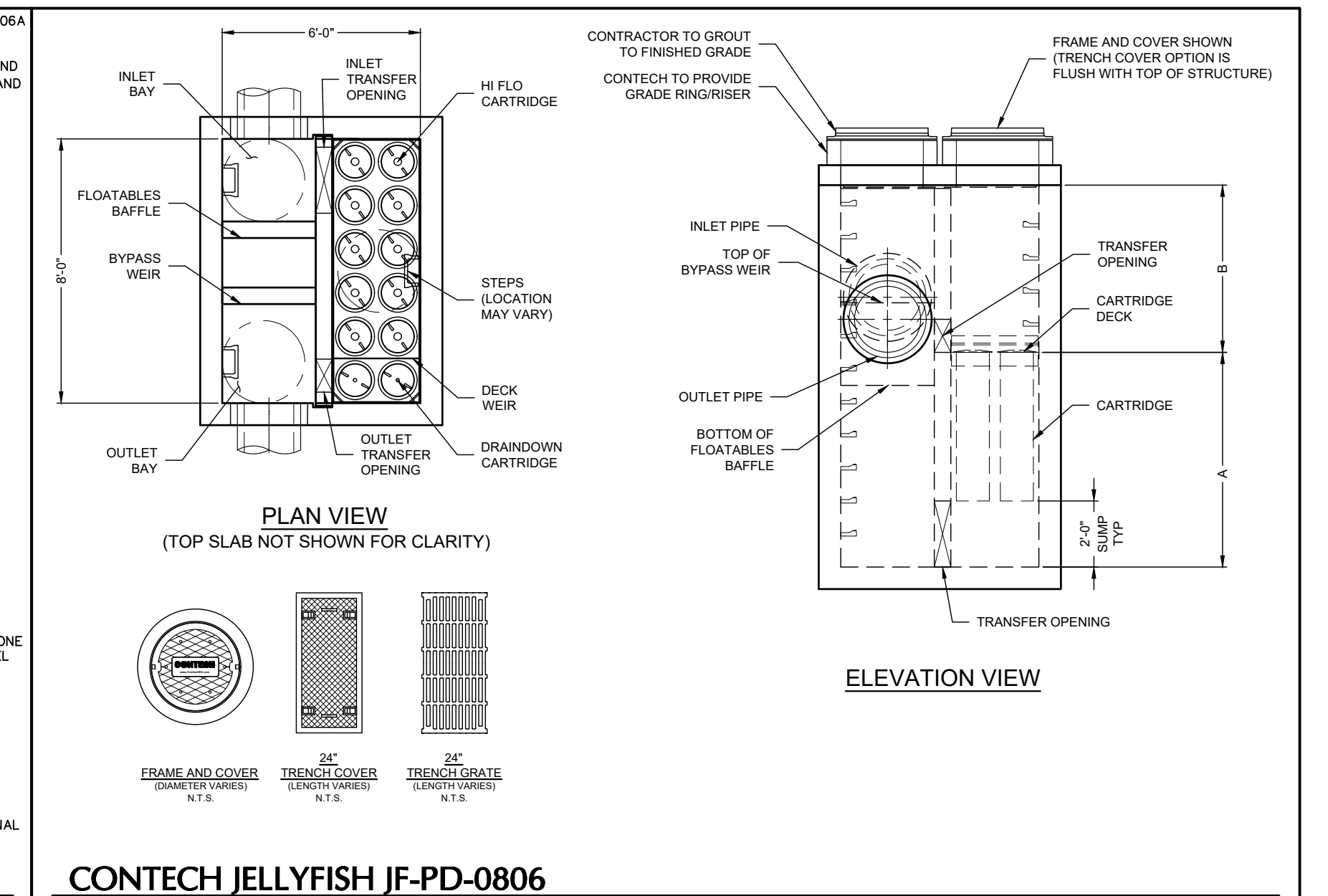
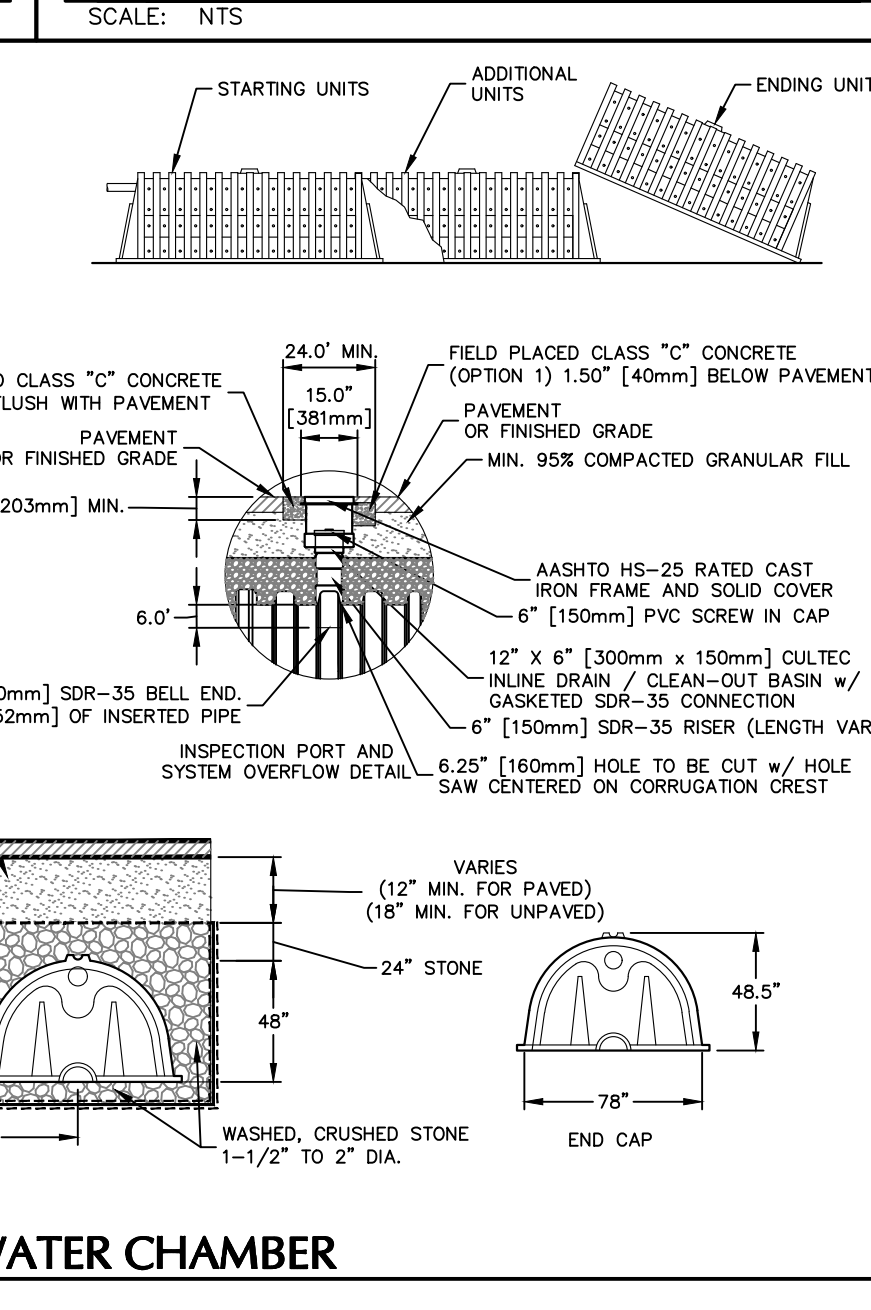
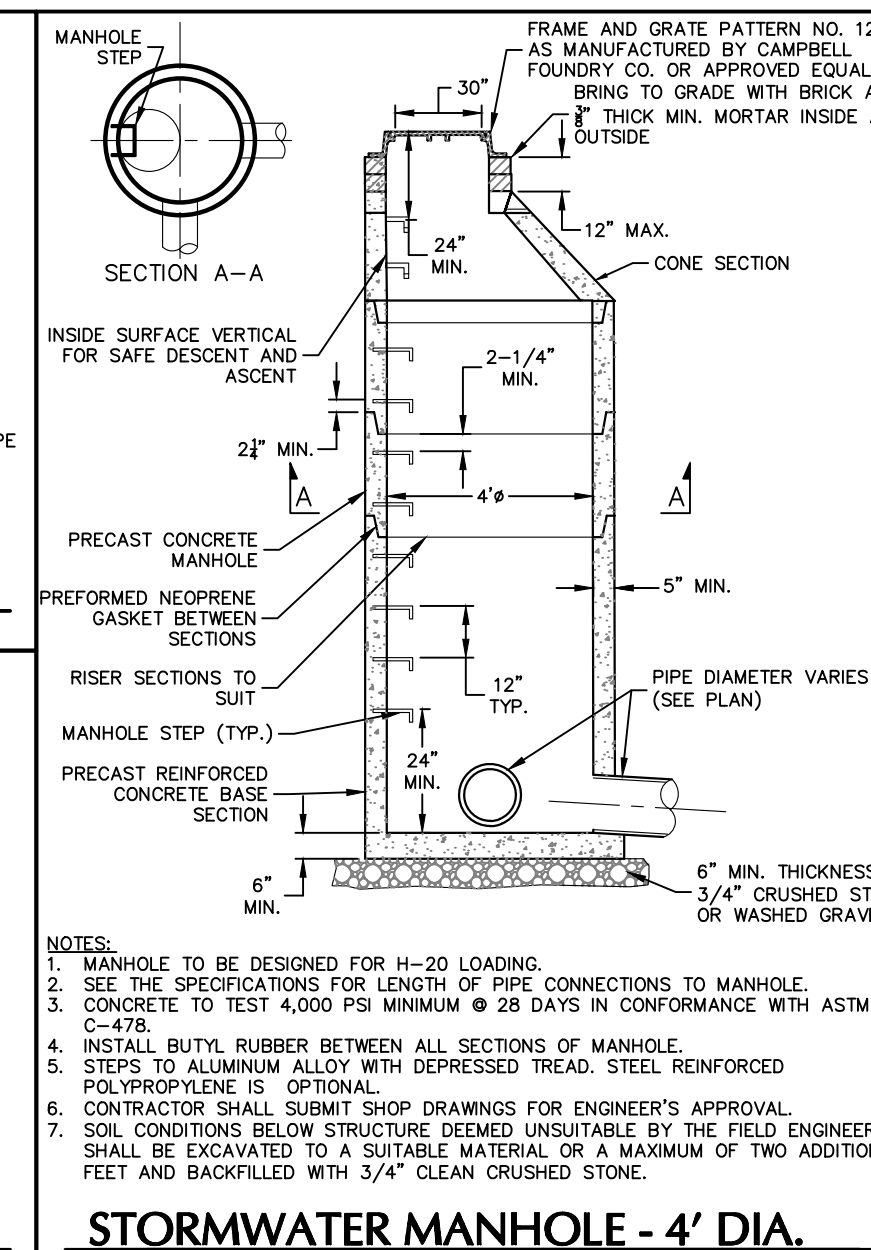
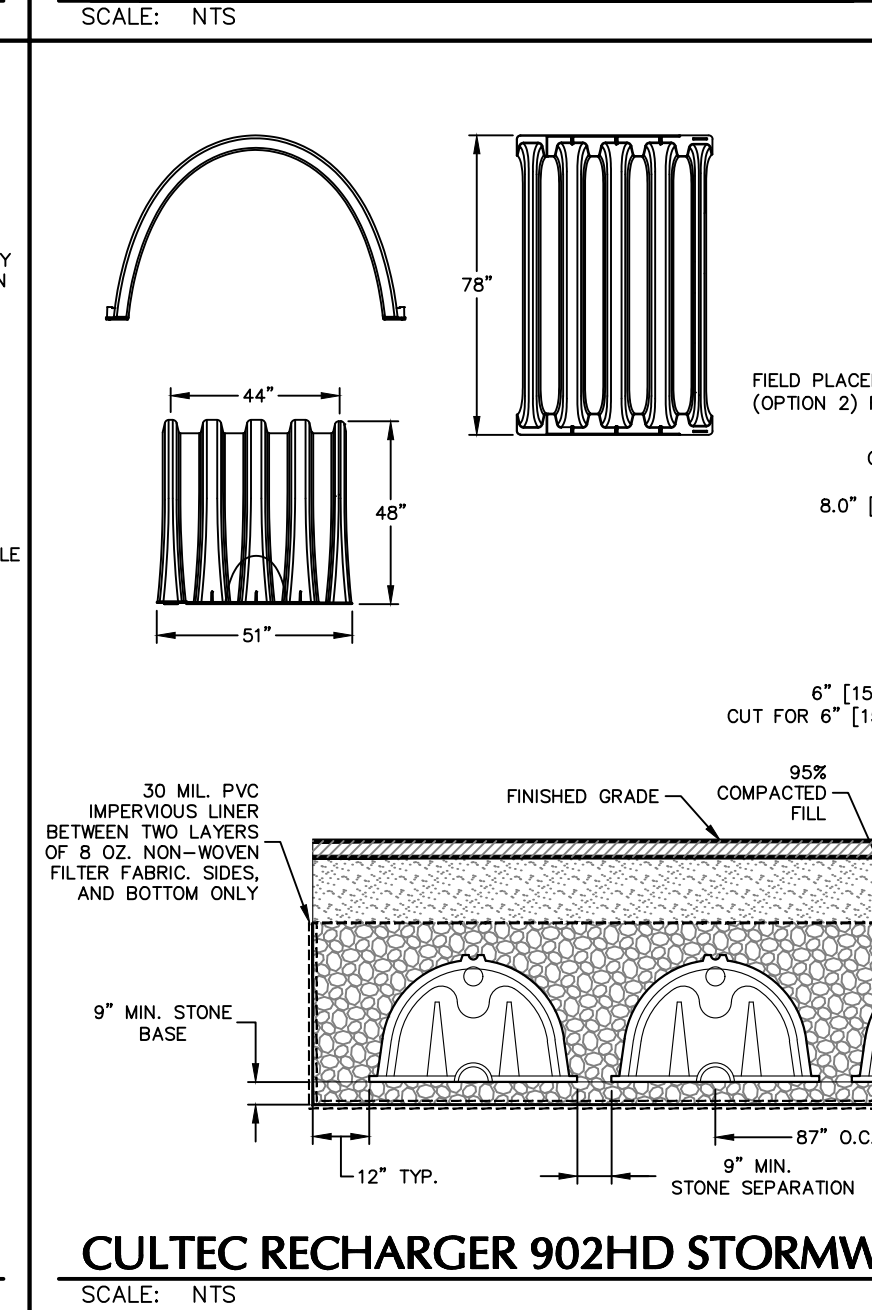
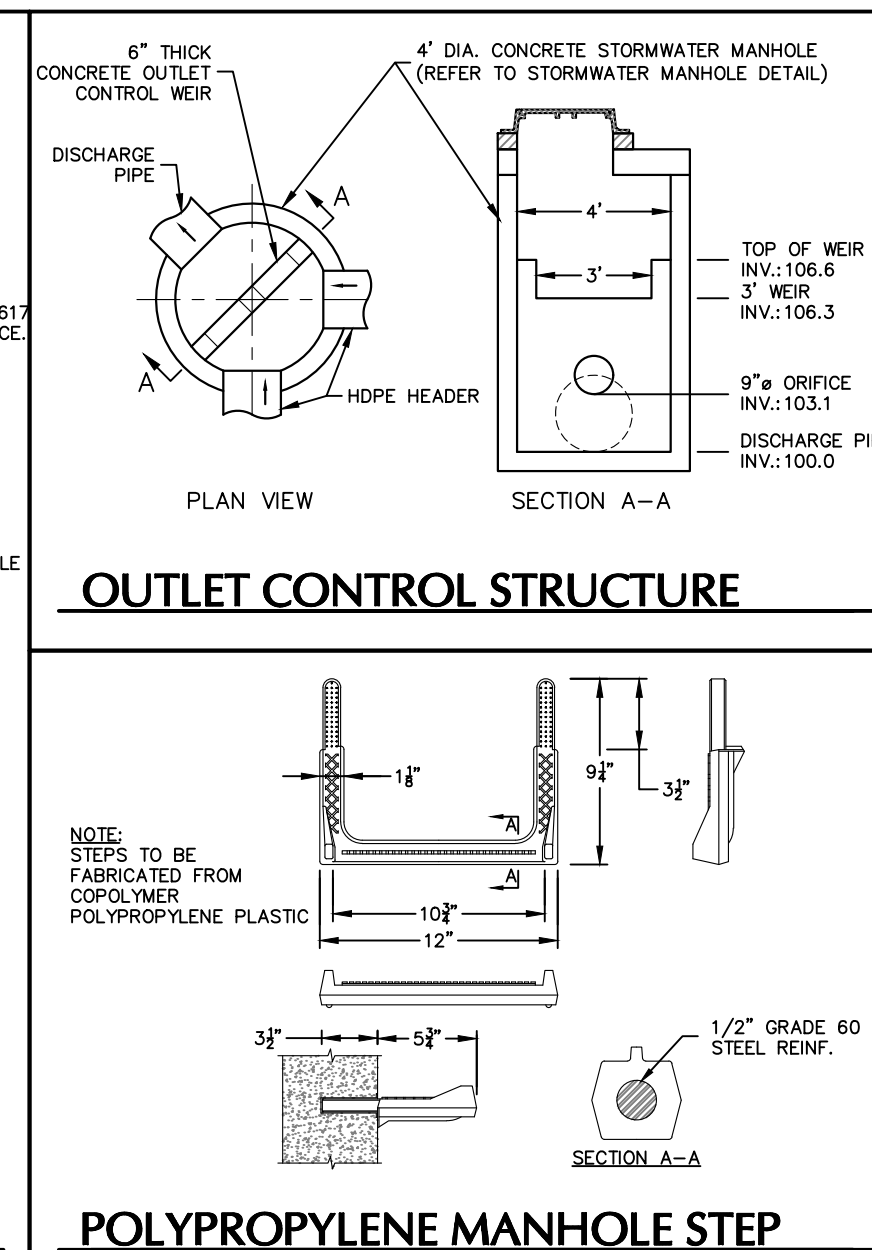
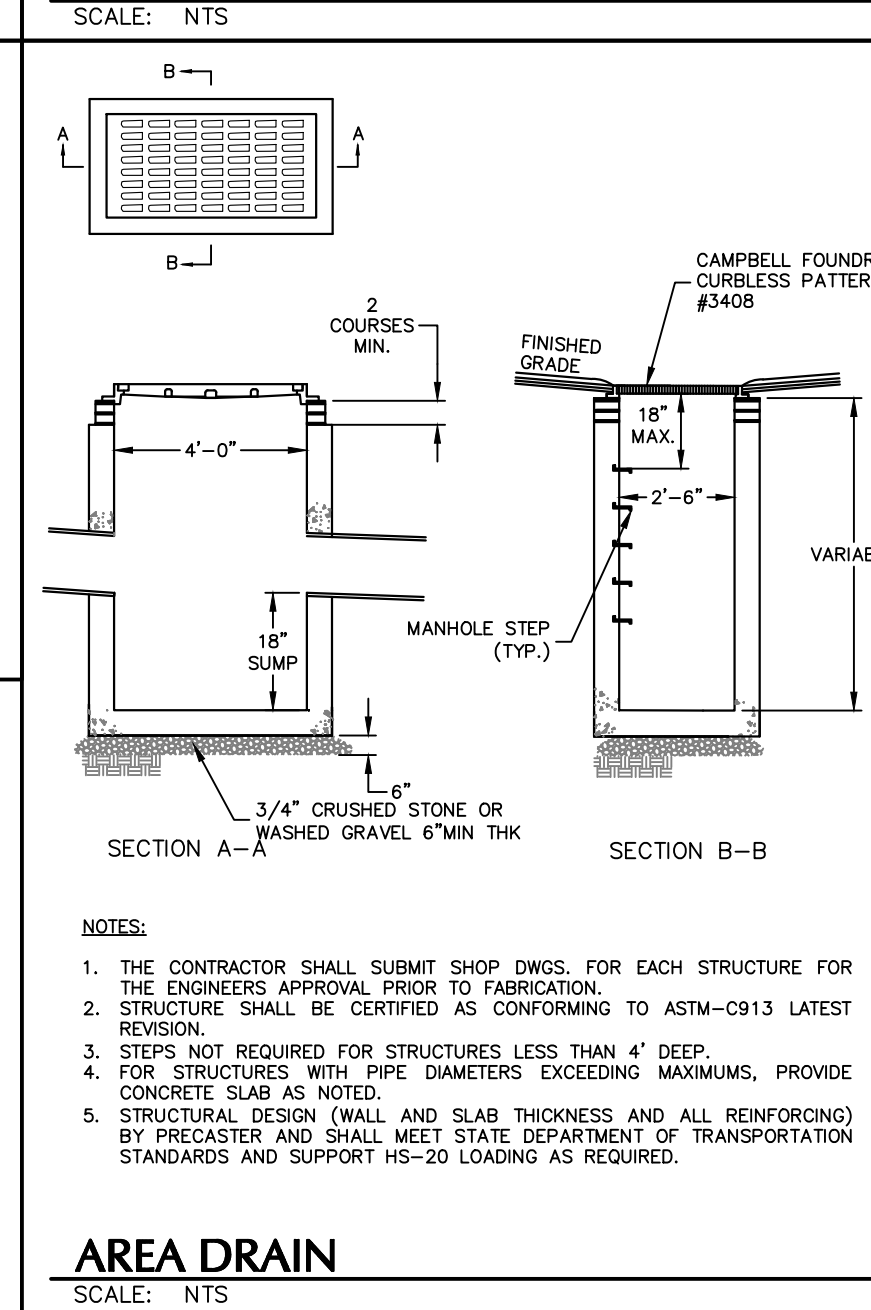
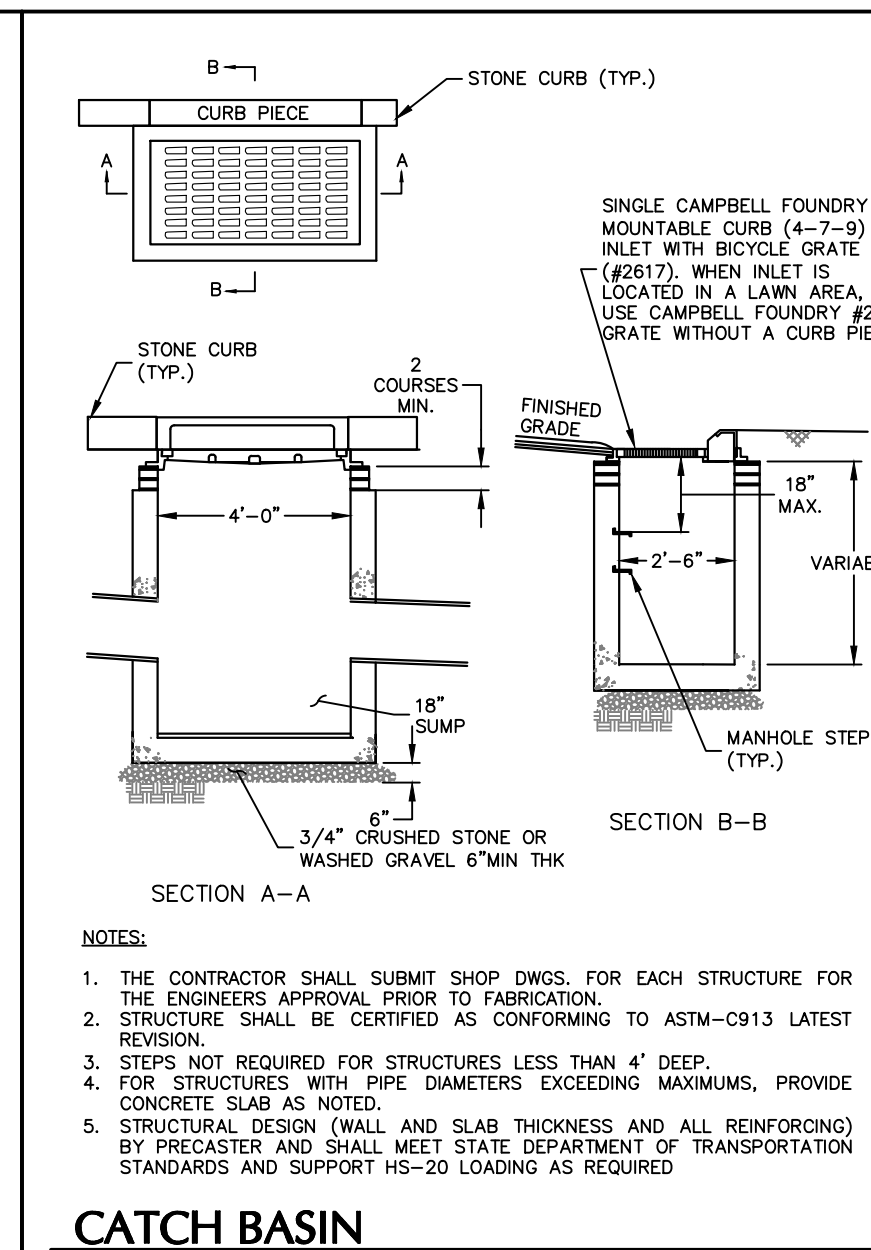
PROJECT NO. 190062401

DATE PLOTTED: 02/26/2021 10:00 AM



**FLARED END SECTION - HDPE**  
SCALE: NTS

FLARED END SECTION DIMENSIONS						
DIA. (IN)	12	15	18	24	30	36
A (IN)	6.5	6.5	7.5	7.5	7.5	7.5
B (IN)	10.0	10.0	15.0	18.0	22.0	25.0
H (IN)	6.5	6.5	6.5	6.5	8.6	8.6
L (IN)	25.0	25.0	32.0	36.0	58.0	58.0
W (IN)	29.0	29.0	35.0	45.0	63.0	63.0



Date	Description	No.

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Project  
**NEWBURGH GAS STATION**  
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ORANGE COUNTY NY

Drawing Title  
**DRAINAGE DETAILS**

Project No. 190062401  
Date 02/26/2021  
Drawn By JM  
Checked By MF  
Drawing No. CS501  
Sheet 3 of 3

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