



CONSULTING ENGINEERS, D.P.C.

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Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)

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

PROJECT: THE POLO CLUB
PROJECT NO.: 18-12
PROJECT LOCATION: SECTION 39, BLOCK 1, LOT 1 & 2.12
REVIEW DATE: 30 APRIL 2021
MEETING DATE: 6 MAY 2020
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES

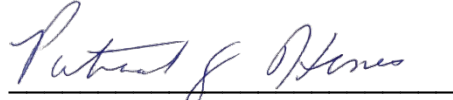
1. The project was circulated to Orange County Planning for the required 239 Review. County Planning comments were received containing one binding comment as follows:
As a condition of local planning board approval we recommend the Applicant be required to obtain from the NYS Department of Environmental Conservation for construction of a private on-site sewage treatment plant or approval from the Town of Newburgh to purchase sewer capacity through an outside user agreement and connect to the Town’s previously approved Plattekill Trunk Line Sewer Project.

The project must receive approval from the NYS Department of Environmental Conservation for a State Pollution Discharge Elimination System Permit for the proposed on-site sewage treatment plant. The Town of Newburgh previously approved Plattekill Turnpike Trunk Line does not exist and is not currently proposed for construction by the Town of Newburgh. County comments also had advisory comments which the Board may choose to address.

2. The State Environmental Quality Review Act for the project was closed out upon issuance of findings prepared by the Planning Board as Lead Agency. No further environmental review of the project is required.
3. Several outside agencies are required to issue permits, including the NYS Department of Transportation for access and utilities. The Orange County Department of Health watermain extension with hydrants approval, the US Army Corps of Engineers Federal Wetland Permit and Mitigation approval, Town Board final approval of the Senior Bonus Density. Any preliminary approval resolution considered by the Planning Board should address the above referenced outside agency approvals.

Respectfully submitted,

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

A handwritten signature in cursive script, appearing to read "Patrick J. Hines", is written above a horizontal line.

Patrick J. Hines
Principal

PJH/kbw



APPLICATION SUMMARY

TOWN OF NEWBURGH
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH, NY 12550

Application No: 21-0065

File Date: 01/25/2021

SEC-BLK-LOT: 39-1-1

Location: 1582 Route 300

Acreage: **Zoned:**

Application for:

Clear Trees.

Type:

Owner : Jayne Weinberg

Address: 56 Far Horizons Drive Newburgh, NY 12550

Phone: 845-629-5534

Owner : Spruce Creek LLC

Address: 1655 Route 300 Newburgh, NY 12550

Phone:

Notify: Spruce Creek, LLC

Phone: 845-629-5534

Receipt(s):



www.EngineeringPropertiesPC.com
71 Clinton Street
Montgomery, NY 12549
phone: (845) 457-7727
fax: (845) 457-1899

January 22, 2021

Town of Newburgh Building Department
308 Gardnertown Road
Newburgh, NY 12550
ATTN: Gerry Canfield, Code Enforcement Officer

**RE: POLO CLUB –CLEARING PERMIT
TOWN OF NEWBURGH**

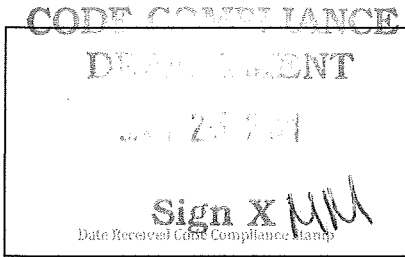
Dear Gerry:

Attached hereto is an application for a clearing permit for the Polo Club project and a fee for \$150. As you are aware the time of year tree clearing restrictions to protect bat habitat limits us to clearing from November 1st thru March 31st. We would like to process a clearing permit with the planning board so that we may clear the trees prior to March 31st. If you could please refer this to the Planning Board for their February 4th meeting it would be appreciated.

If you need any additional information, please don't hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC


Ross Winglovitz, P.E.
Principal



Town of Newburgh
Clearing & Grading Permit Application

21 Hudson Valley Professional Plaza
 Newburgh, NY 12550
 Phone: (845)564-7801 Fax: (845)564-7802

Permit #: 21-0065
 Tracking #: _____
 Fee: \$ 150-DONK/H-213
Exact Cash or Check ONLY
 Receipt #: 19522

 (OFFICE USE ONLY)

(Please Print)
 Job Location: 1582 Route 300, Newburgh, NY 12550

S.B.L.: 39-1-1, 2.12 Construction Cost: To be determined

OWNER: Spruce Creek, LLC	APPLICANT? Y / N	CONTRACTOR: To be determined	APPLICANT? Y / N
ADDRESS: 5 Emerson Terrace		ADDRESS:	
CITY/STATE/ZIP: Highland, NY 12528		CITY/STATE/ZIP:	
PHONE: 845-629-5534		PHONE: FAX:	
CONTACT EMAIL: david.meadowcreek@gmail.com		CONTACT EMAIL:	

SIZE OF LOT: 36.23 acres	ZONING DISTRICT: R-3
PROPOSED DATE/TIME OF COMPLETION: To be determined	
DATE OF PLANNING BOARD APPROVAL (IF REQUIRED):	
SUBDIVISION NAME (IF REQUIRED): Polo Club	

\$150.00 FOR APPLICATION
 \$50.00 PRIOR BUILT FEE RESIDENTIAL \$200.00 PRIOR BUILT FEE COMMERCIAL

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Spruce Creek LLC

 Signature of Owner

11/22/21

 Date

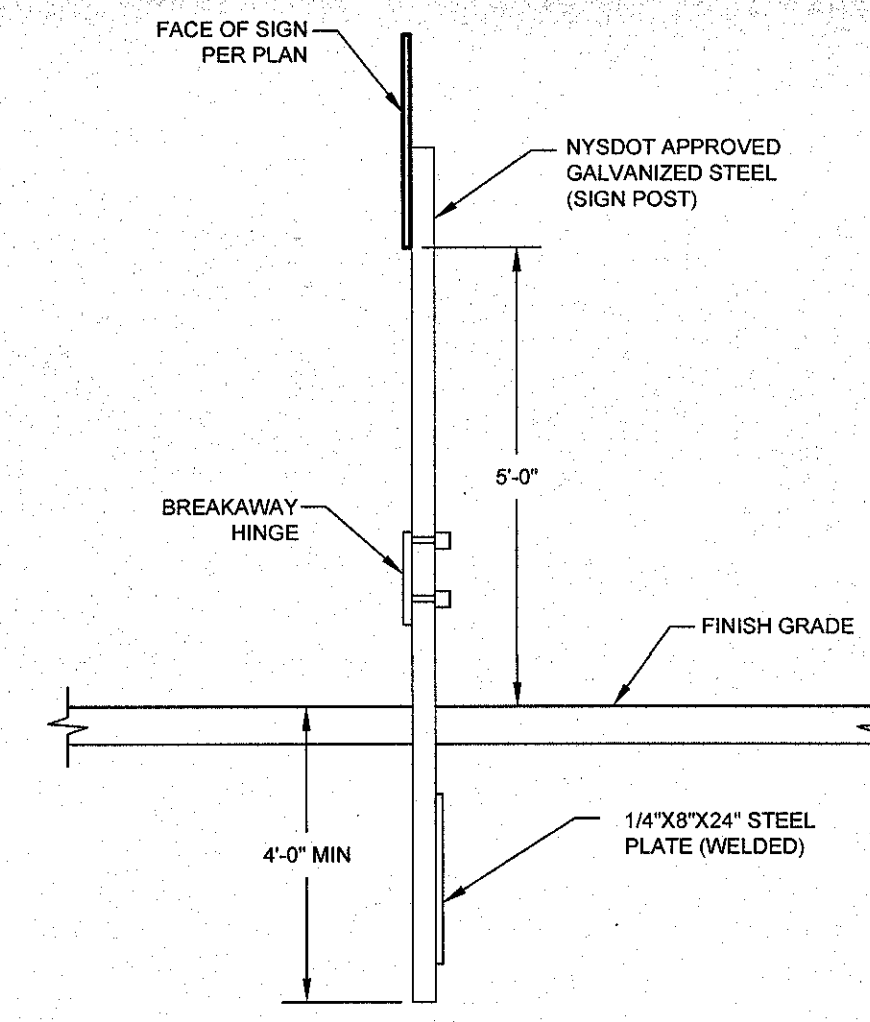
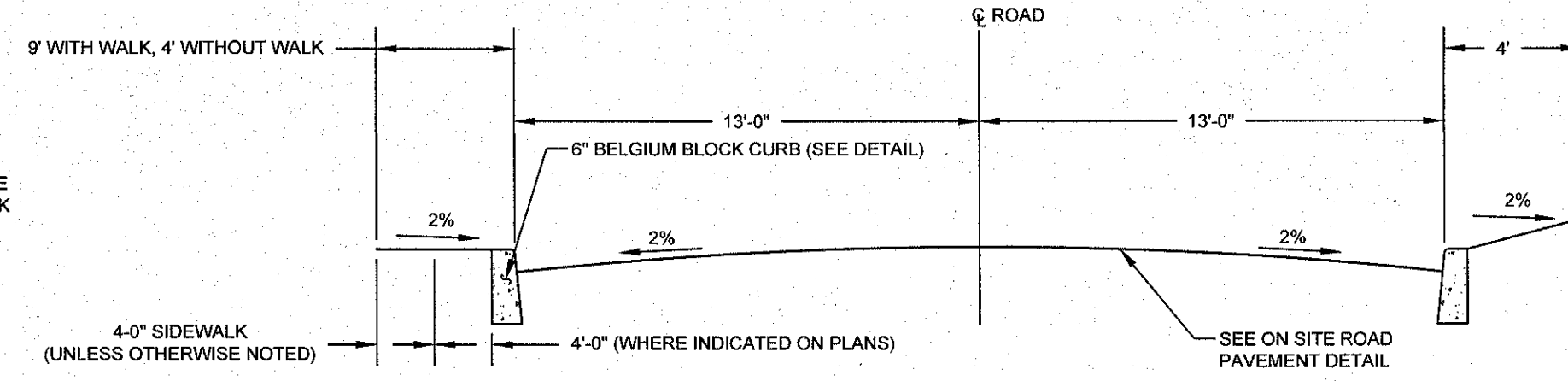
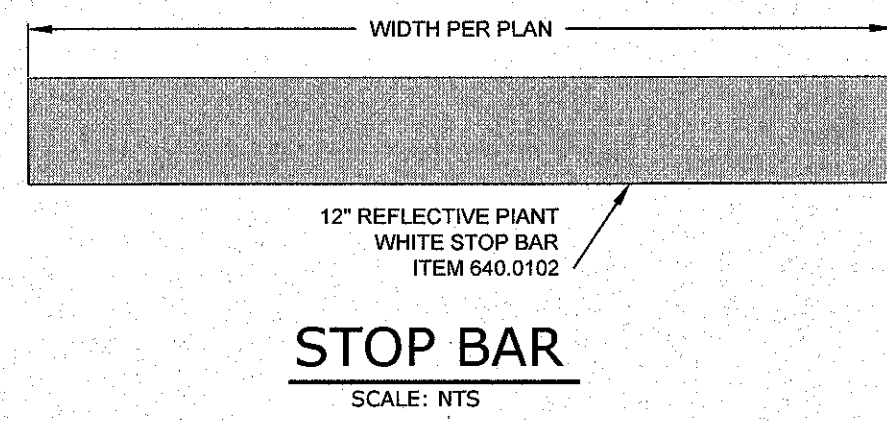
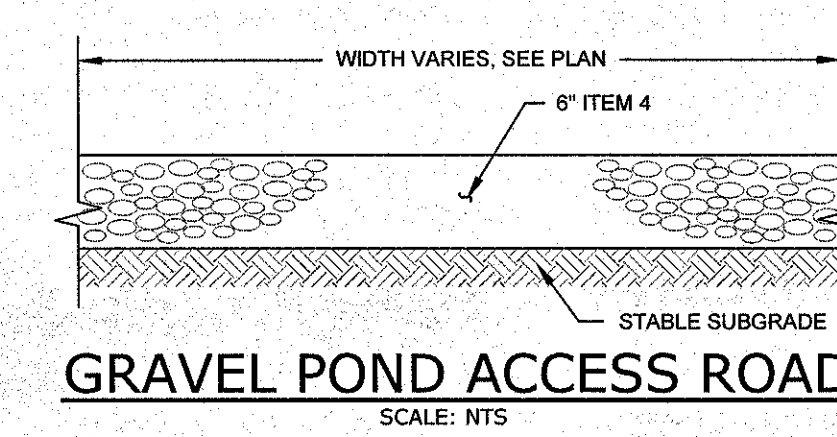
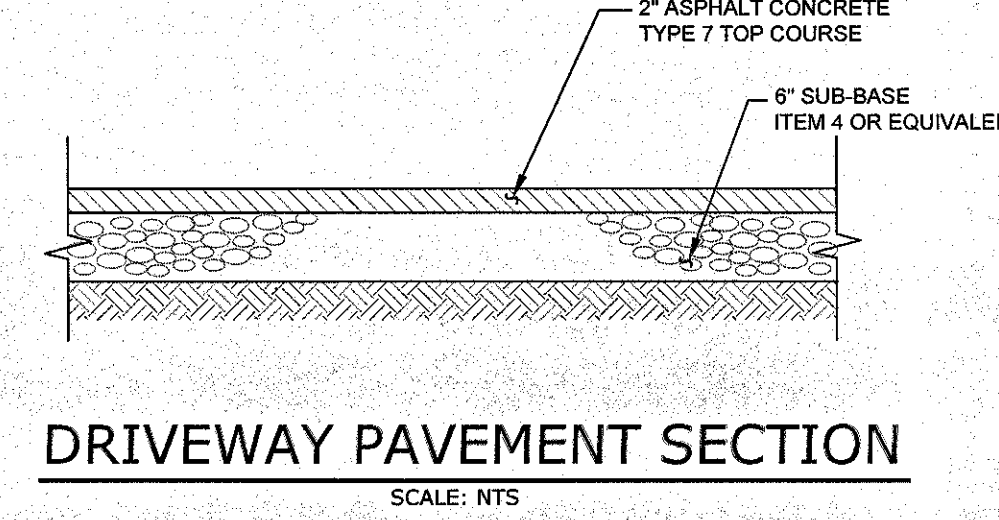
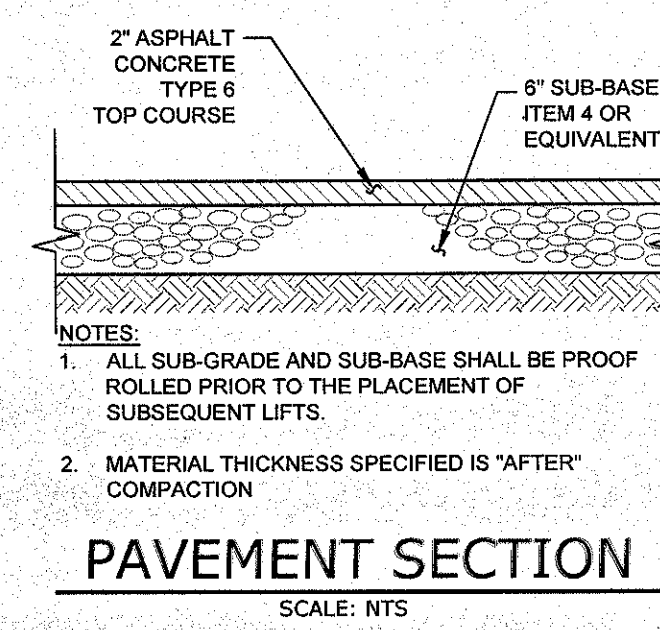
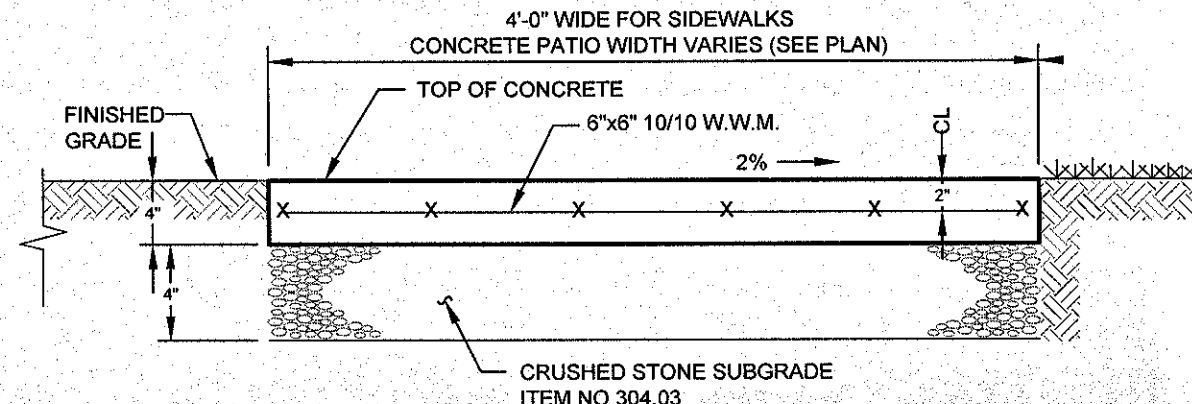
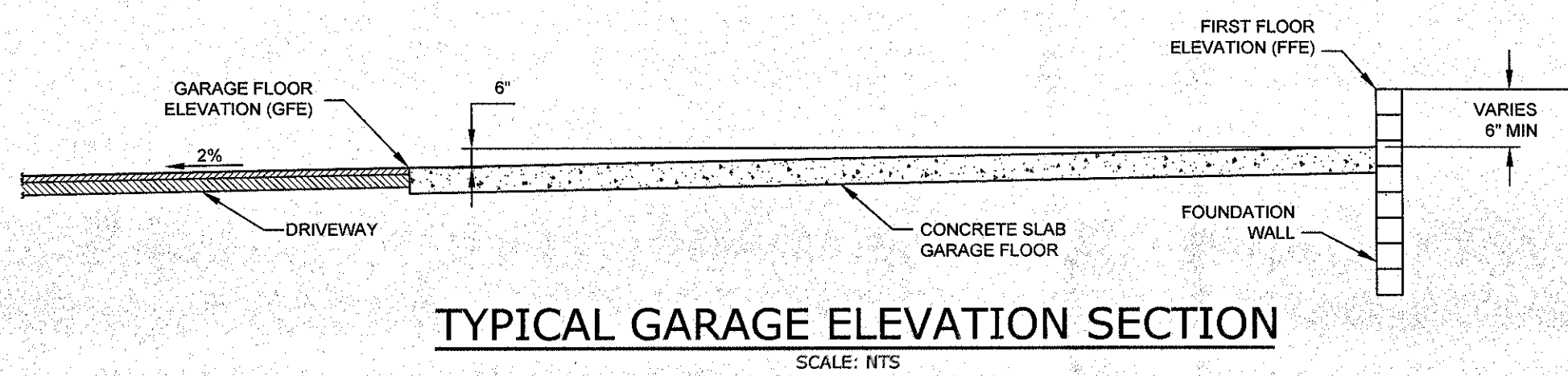
Clearing and Grading Permit Application (Con't)

State the nature and purpose of the proposed activity: Plans are already on file with the Planning Board
Polo Club Senior Housing, No. 2018-12

- Drawings showing the boundaries of the parcel will be conducted
- A plan showing the areas proposed to be cleared, filled or graded or subjected to timber harvesting and nature of the vegetation affected.
- An erosion control plan
- Documentation regarding permit status with the New York State Department of Environmental Conservation permit required must be in effect prior to the Town's issuance of a permit
- Plans must show the type of vegetation to be destroyed by the proposed activities along with the planned disposition of the material
- Drainage computations prior to site preparation and after site preparation may be required
- Nature of Proposed activity:
 - o Clearing 21.81 Acreage
 - o Excavation N/A Cubic Yards
 - o Filling N/A Cubic Yards
 - o Grading N/A Acreage

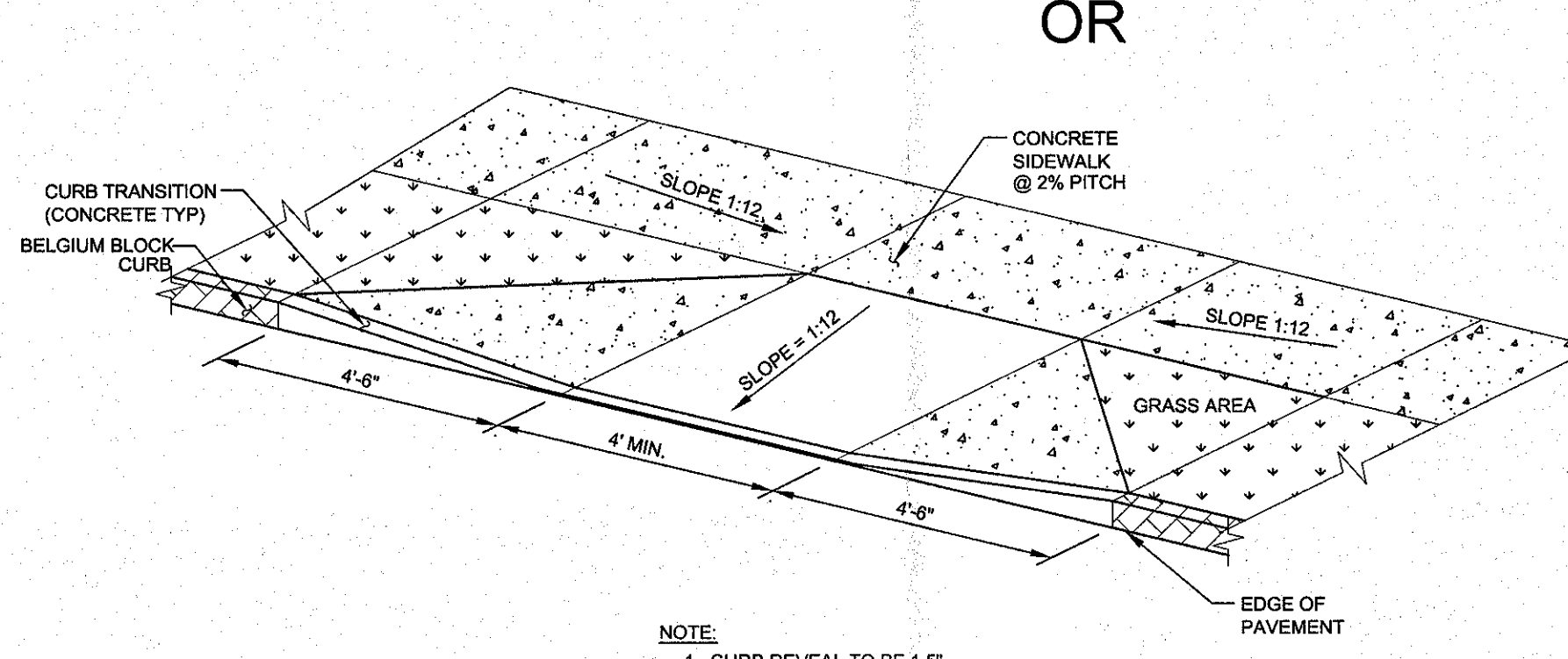
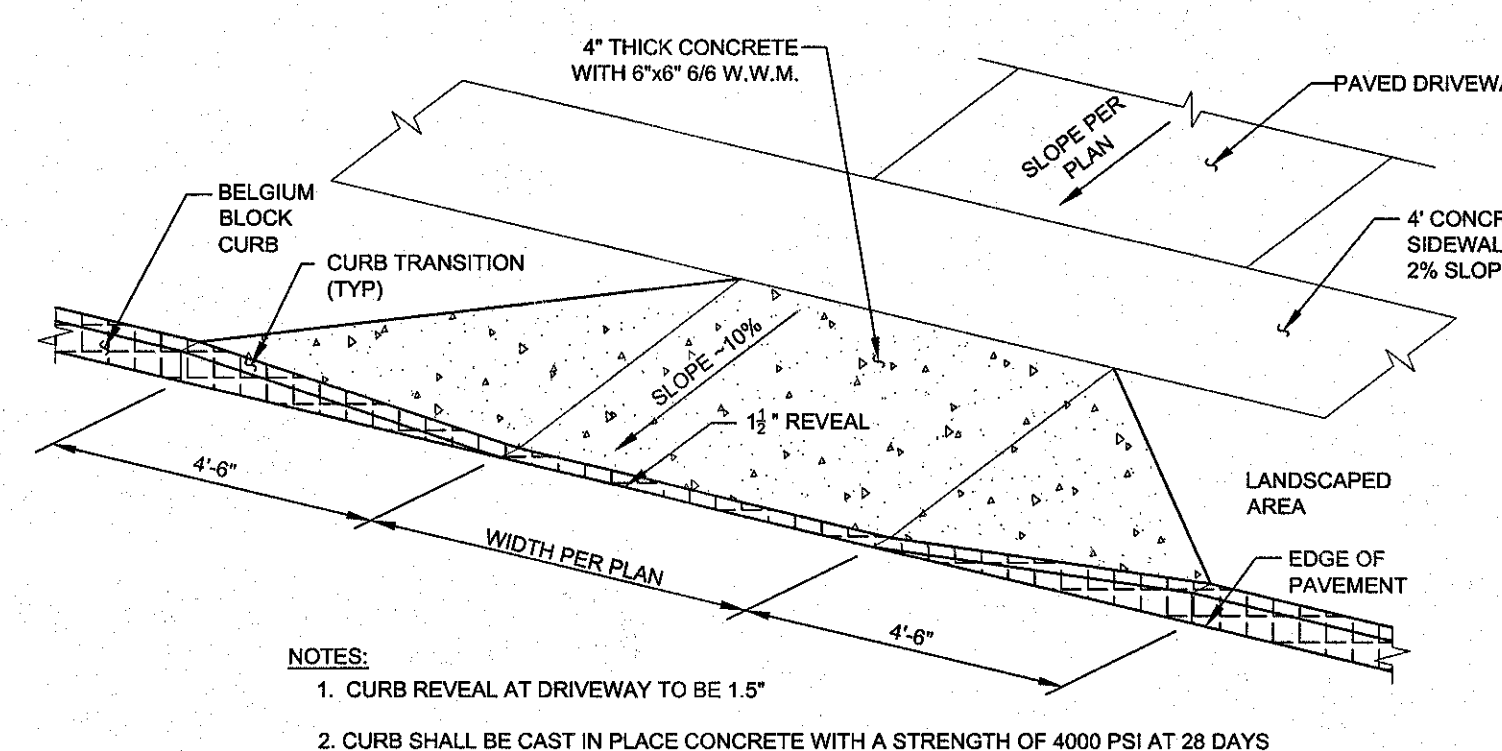
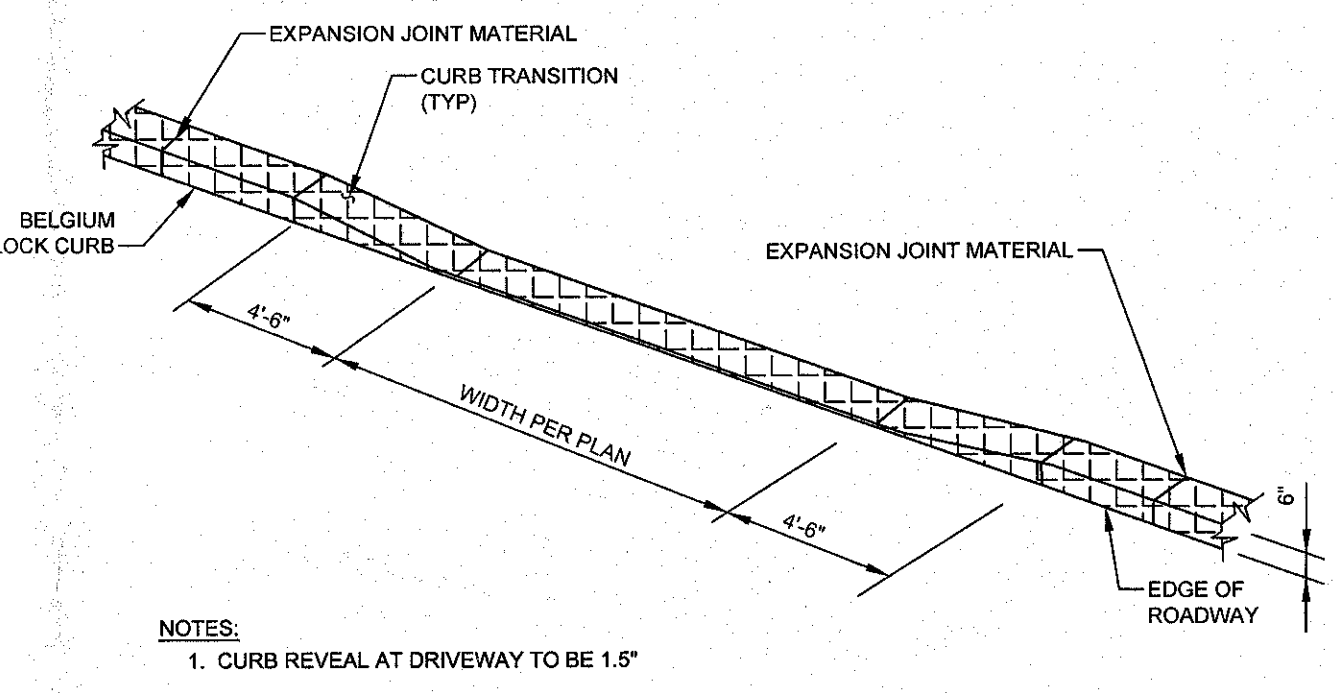
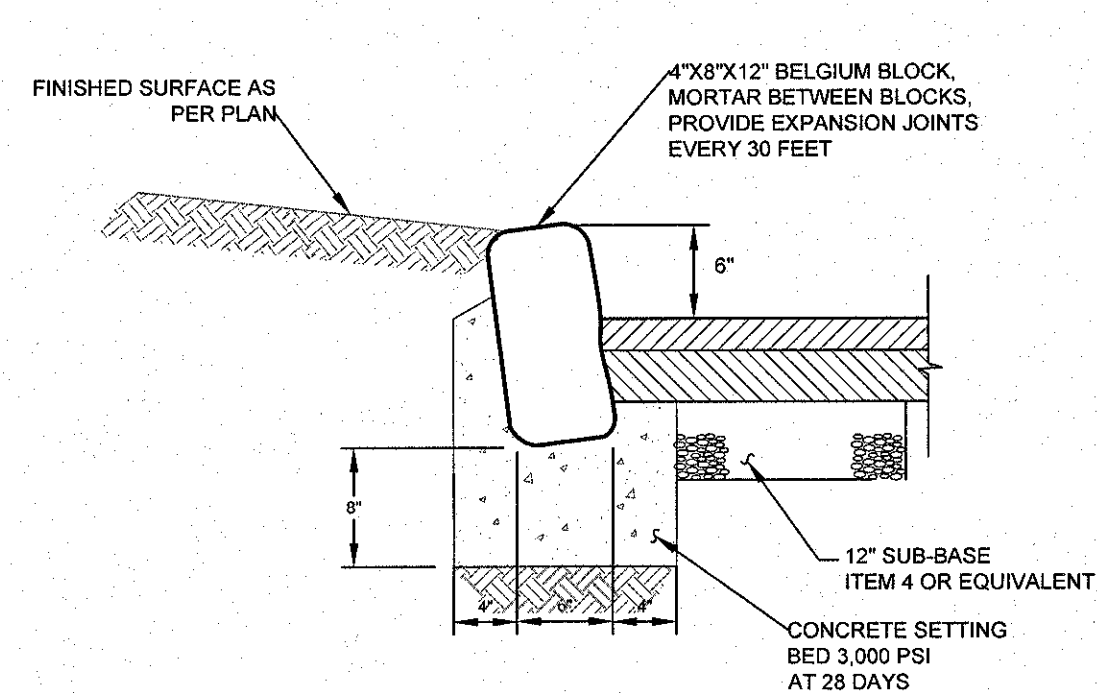
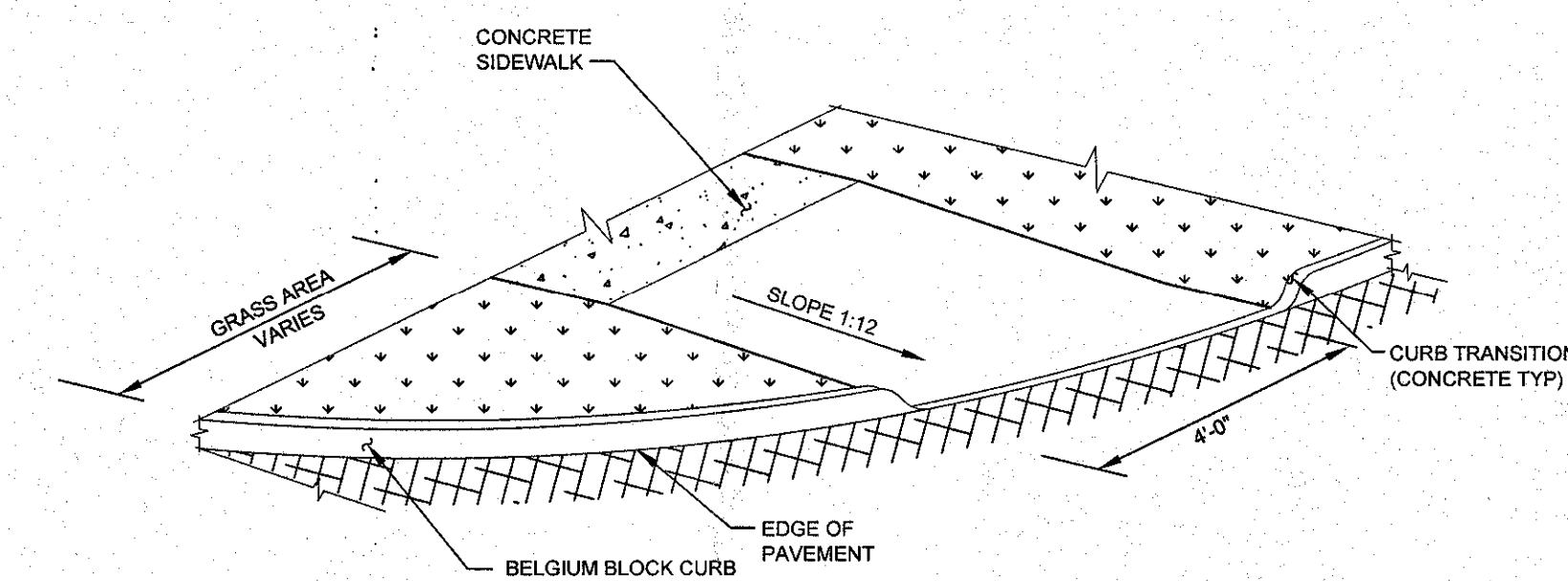
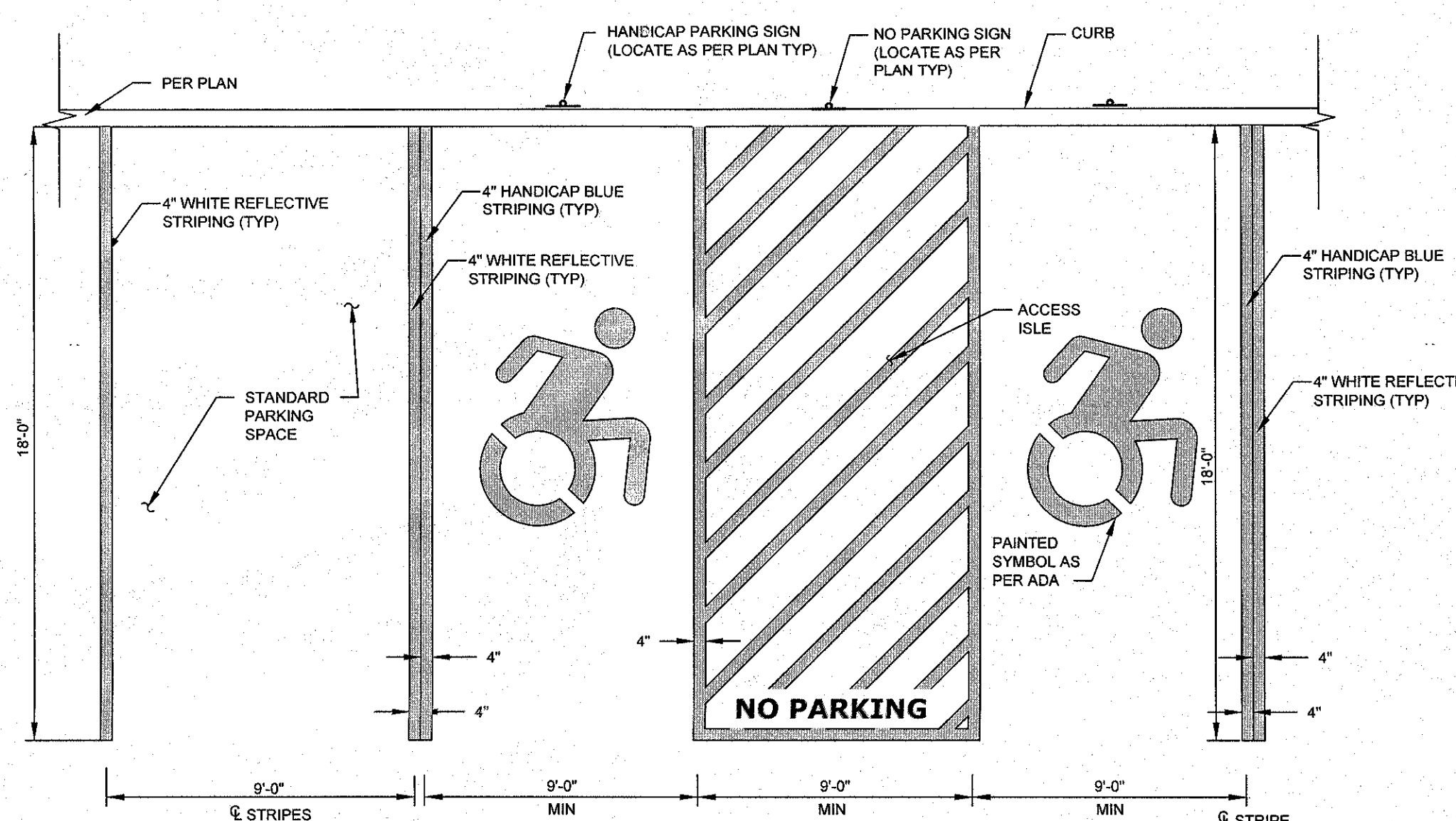
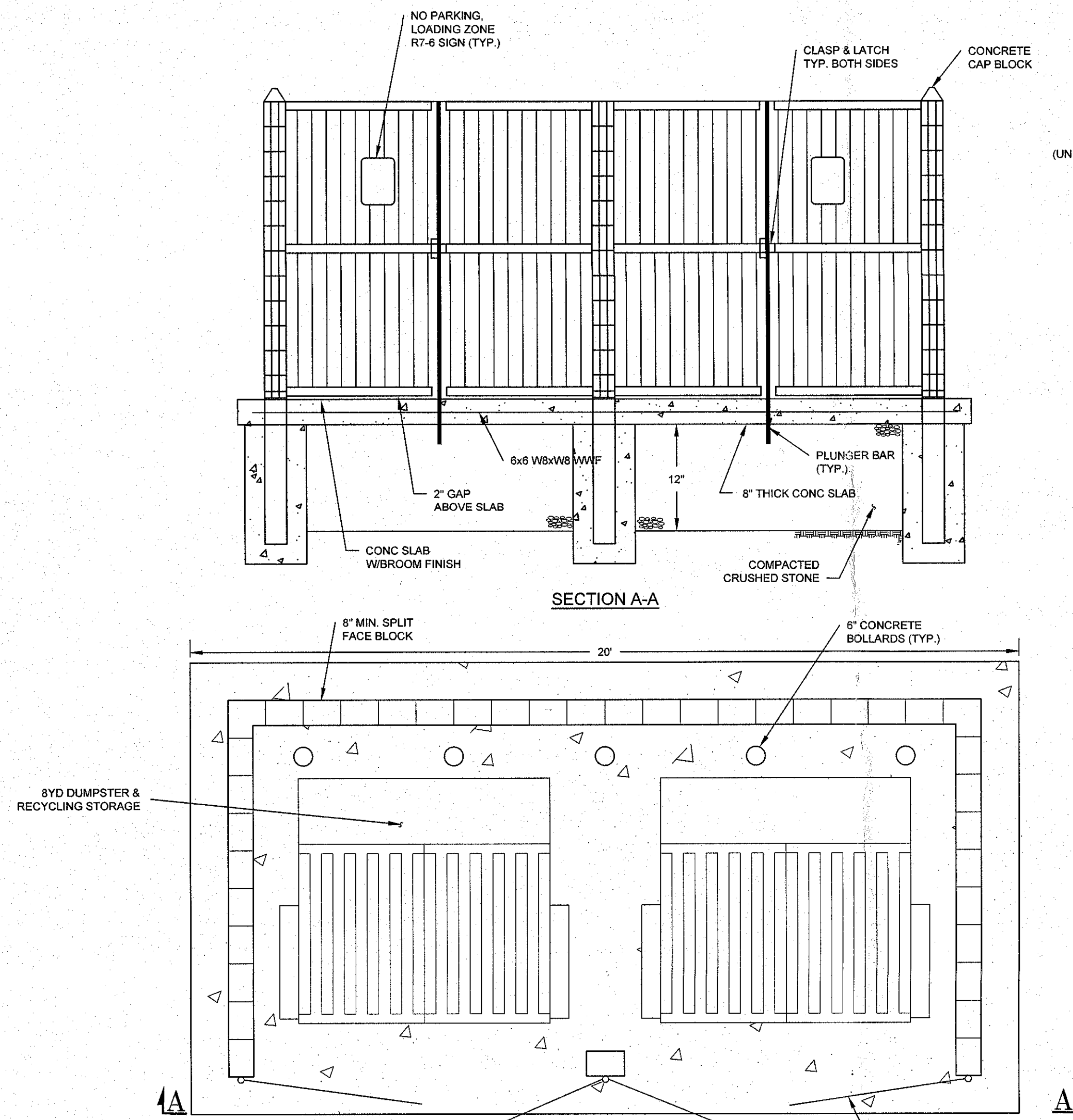
<u>Status</u>	<u>Date</u>
Examined	_____
Approved	_____
Disapproved	<u>1/26/21</u>

Ref. to Y.B. GFC



SIGN	TEXT	M.U.T.C.D. No.	SIZE OF SIGN	TYPE OF MOUNT	DESCRIPTION
NP	NO PARKING ANY TIME	P1-1C	12" x 18"	GR MTD	WHITE BACKGROUND RED LETTERING
STOP	STOP	R1-1C	36" x 36"	GR MTD	RED BACKGROUND WHITE LEGEND
Y	YIELD	R1-2	36" x 36" x 36"	GR MTD	RED BACKGROUND WHITE SYMBOL
HC	RESERVED PARKING	M12-1	18" x 24"	GR MTD	BLUE BACKGROUND BLACK SYMBOL WHITE LETTERING
<	<	W1-7	18" x 24"	GR MTD	YELLOW BACKGROUND BLACK SYMBOL

SIGN SCHEDULE
SCALE: N.T.S.



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No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/10/2020
SHEET NUMBER		
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A	
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	22 OF 23	
<input type="checkbox"/> OCCDH REALTY SUBDIVISION APPROVAL	N/A OF N/A	
<input type="checkbox"/> OCCDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A	
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<input type="checkbox"/> OTHER	N/A OF N/A	
<input type="checkbox"/> FOR BID	N/A OF N/A	
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A	

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JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080023

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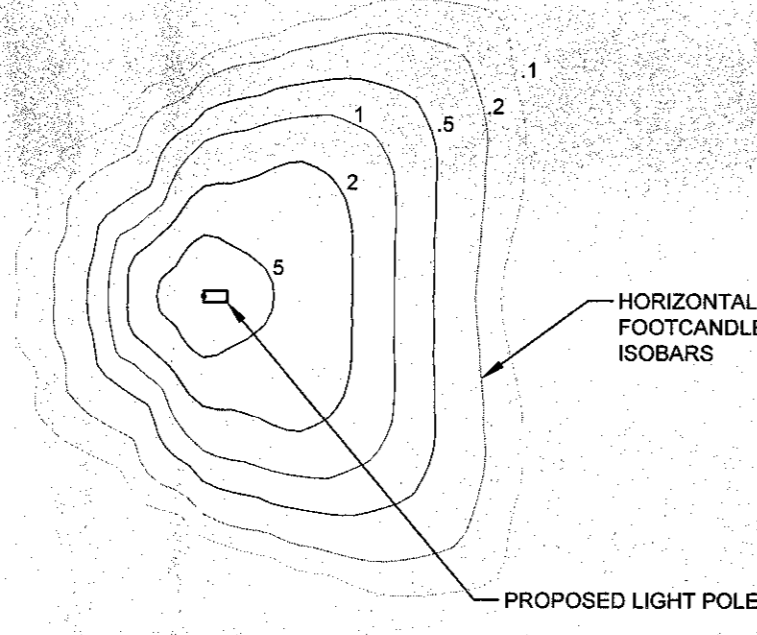
DETAILS

POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114.01
DATE: 02/10/2020
REVISION: 0

DRAWN BY: MP
SCALE: AS NOTED
TAX LOT: 39-1-1 & 2.12

C-305



NOTE: THIS FOOTCANDLE PLAN IS NOT TYPICAL FOR LUMINAIRES UTILIZING BLANK INSERTS INSTALLED TOWARD THE BUILDING UNITS (AS NEEDED)

STREET LIGHT FOOTCANDLE PLAN
SCALE: N.T.S.

Catalog # :	Project :
Prepared By :	Date :



Constitution - XCN4
LED Decorative Pedestrian & Area Light

This latest iteration of the LED Constitution decorative and pedestrian area light features LSI's innovative and high-performance silicone optics, as also featured in LSI's ground-breaking, patent-pending Mirada Series fixtures. The Constitution is designed to illuminate pathways, walkway areas and campus sites. Its contemporary, sleek design complements architectural design elements well.

Features & Specifications

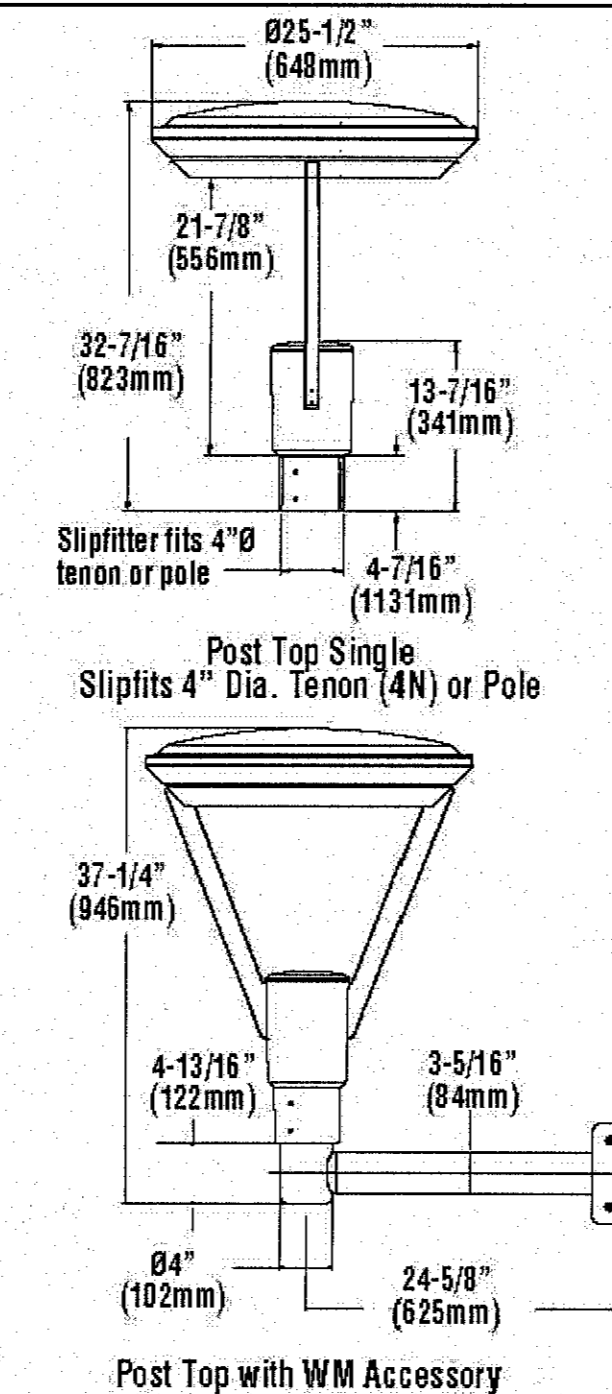
Optical System

- State-of-the-art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W and FT.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Optical distributions are field rotatable (in 90° increments).
- Available in 5000K, 4000K, and 3000K (+/- 275K) color temperatures.
- Minimum CRI of 70. Consult Factory for Higher CRI requirements.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 4 for more details.

Electrical

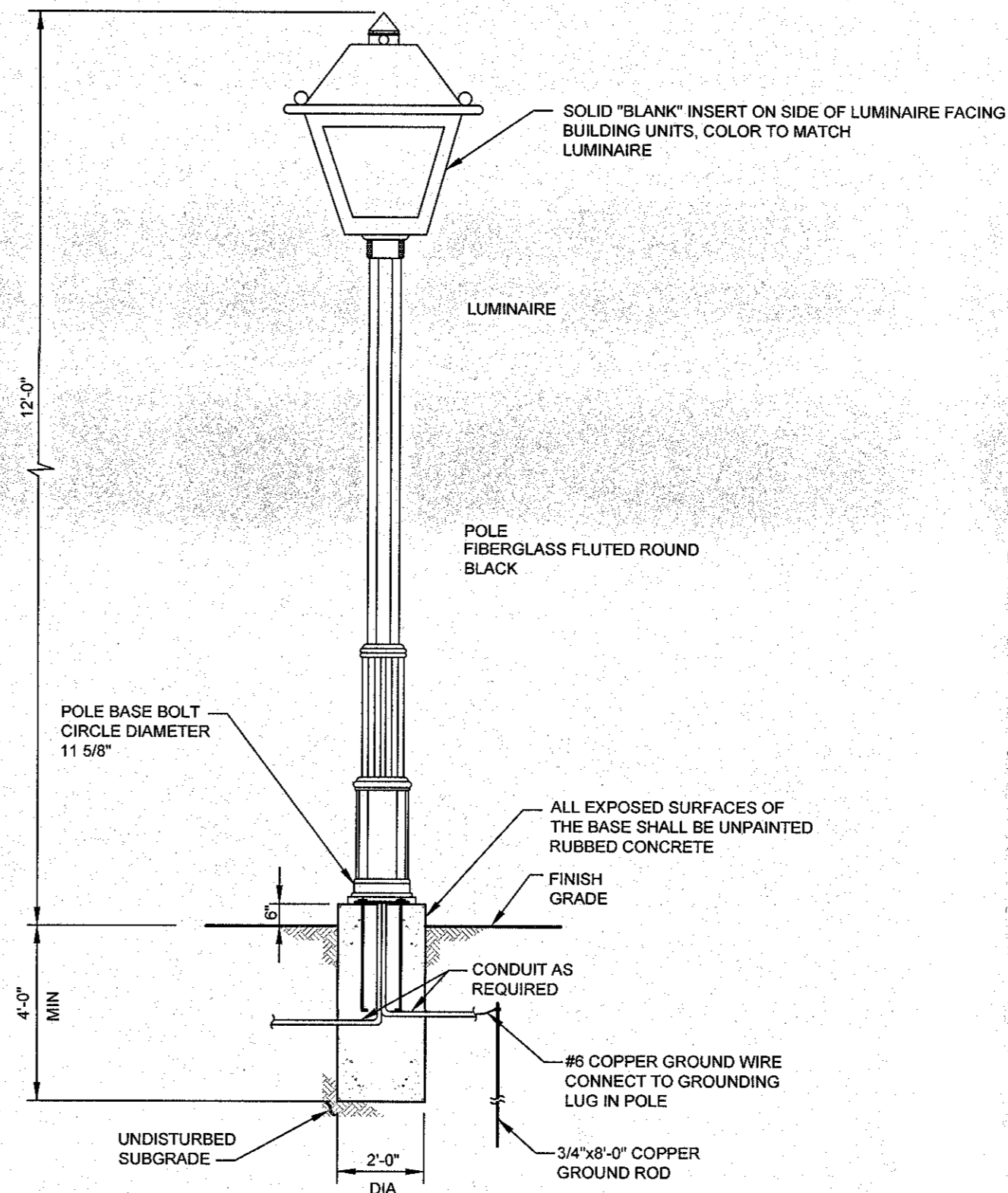
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: > .90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C82.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10gs wire, however the luminaire is supplied with a 22' 3 conductor wire harness.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Product Dimensions



Post Top with WM Accessory

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (616) 372-3200 • © LSI Industries Inc. All Rights Reserved



STREET LIGHT ASSEMBLY
SCALE: N.T.S.



Constitution - XCN4
LED Decorative Pedestrian & Area Light

Ordering Guide

XCN4-FT-LED-10L-30-UE-BLK

Luminaire Prefix	Distribution	Light Source	Lenses	Color Temp	Line Voltage	Finish	Optional Controls	Options
XCN4 - Constitution	2 - Type II 3 - Type III 5W - Type Wide FT - Forward Throw (Type IV)	LED 10L - 10,000 Lumens 30L - 30,000 Lumens 25L - 25,000 Lumens	ISO - 5000K 40 - 4000K ISO - 3000K	UE - Universal Voltage (120-277V) HV - High Voltage (347-480V)	BRG - Bronze BLK - Black OPT - Graphite MSV - Mobile Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	Stand-Alone Control (None) IMS - Integral Motion Sensor ⁶	PCR 7P - Photoelectric Control Photocell IL - Integral Louver Shield TE - Toolless Access	

ACCESSORY ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
BR MPT B04 - Bolt on Bracket (for PT 180) For 4" O.D. Round Poles	46002501 PC
BR MPT B05 - Bolt on Bracket (for PT 180) For 5" O.D. Round Poles	46002502 PC
IL - Integral Louver Shield (Black only)	624929
PC120 Photocell for use with PCR option (120V)	159614 2-4
PC208-277 Photocell for use with PCR option (208V, 240V, 277V)	122615 2-4
PC347 Photocell for use with PCR option (347V)	122616 2-4
PC480 Photocell for use with PCR option (480V)	122618 2-4
WM - Wall Mount Bracket (PT Only)	CF
Description	Order Number
FK120 Single Fencing (120V)	FK120 3
FK277 Single Fencing (277V)	FK277 3
FK208-240 Double Fencing (208V, 240V)	FK208_240 3
FK480 Double Fencing (480V)	FK480 3
FK347 Single Fencing (347V)	FK347 3
ALSC LMV T1.5 - Airtank 5 Pin Twist Lock Controller	661409
ALSC LMV T1.7 - Airtank 7 Pin Twist Lock Controller	661410

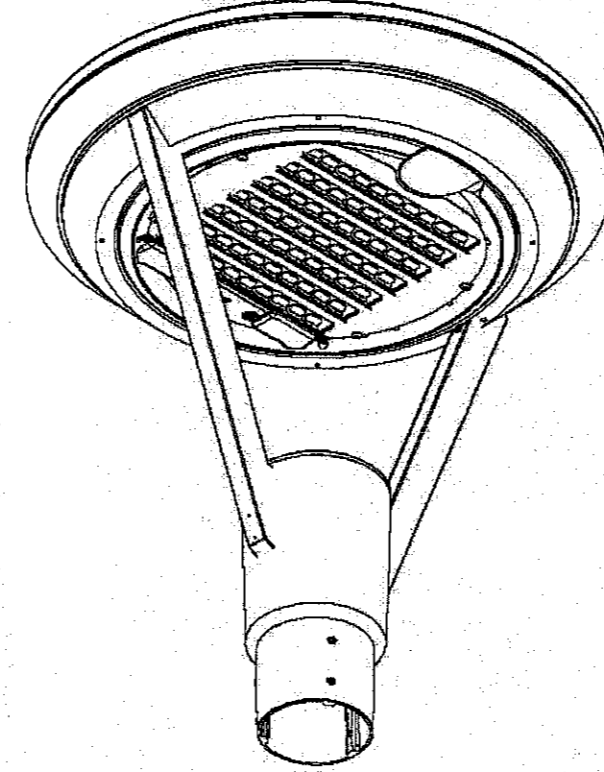
FOOTNOTES:
 1 - Photocell must be ordered separately. See Accessories.
 2 - Fencing includes PCR option required. See Options.
 3 - Fencing must be located in hand hole of pole.
 4 - These photocells provide Dark/Drawn, on-off control only. Consult factory for alternate photocells providing additional functionality.
 5 - Order order with 3" radius drilling system. For FT mounting configurations other than D180, consult factory. Order one bracket per fixture.
 6 - Consists of a daylight & motion dual sensor. Light levels are field adjustable via a handheld remote configuration tool. Not available PCR 7P.

Accessories/Options

Integral Louver (IL)

Optional Integral Louver available for improved back-light control without sacrificing street side performance.

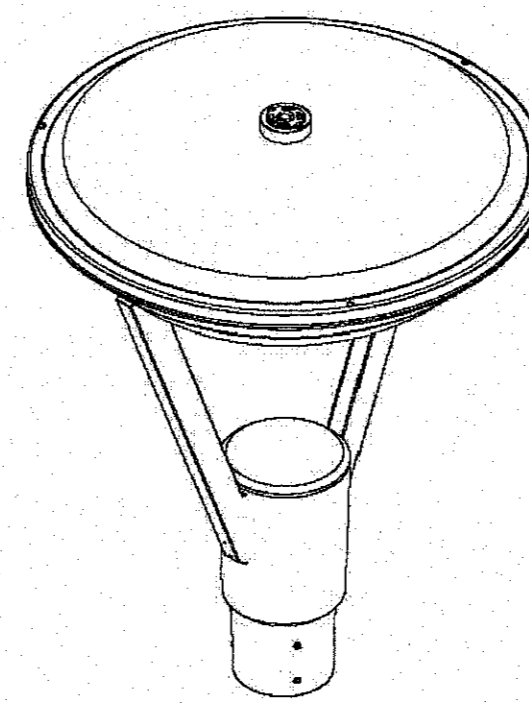
Fixture Shown with Integral Louver (IL)



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 photocontrol receptacle available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with PCR 7P



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3/28/19

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No.	DATE	DESCRIPTION

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THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	02/10/2020	21 OF 23
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<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF N/A
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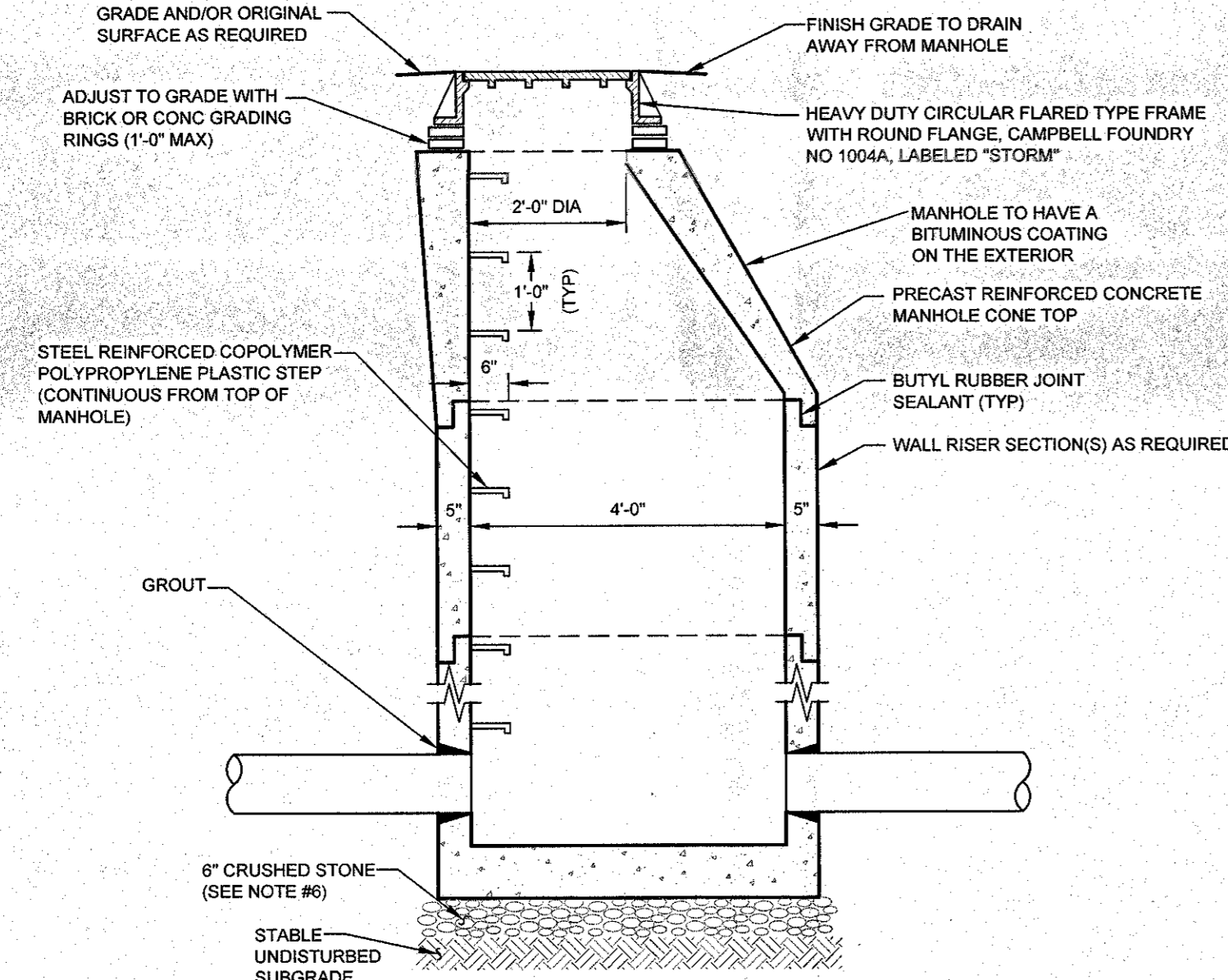
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MONTGOMERY, NY 12549
Ph: (845) 457-7727
Fc: (845) 457-1899

DETAILS

POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	114.01	DRAWN BY:	MP
DATE:	02/10/2020	SCALE:	AS NOTED
REVISION:	0	TAX LOT:	39-1-1 & 2.12

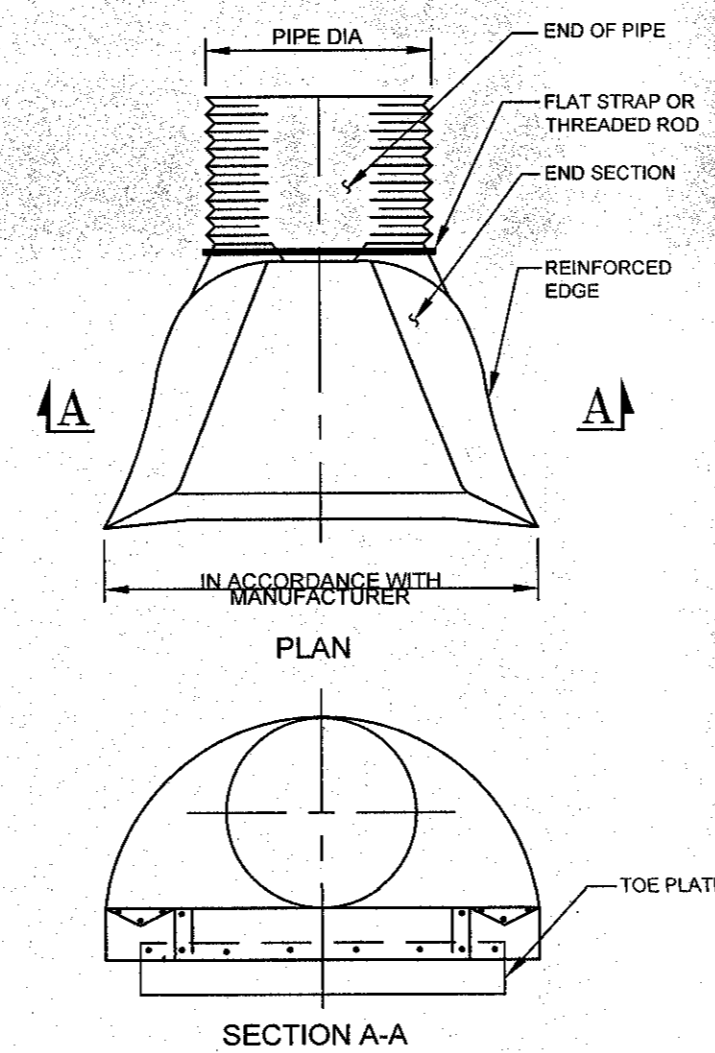
C-304



- NOTES:**
1. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
 2. REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM A185 GRADE 65.
 3. CONTRACTOR TO ORDER MANHOLE SECTIONS FROM MANUFACTURER TO MATCH REQUIRED ELEVATIONS AND INVERTS PER PLAN.
 4. ANY MANHOLE WITHIN PAVEMENT AREA SHALL BE CAPABLE OF WITHSTANDING HS-20 LOADINGS.
 5. PRECAST CONCRETE MANHOLE COMPONENTS BY WOODARDS CONCRETE PRODUCTS OR APPROVED EQUAL.
 6. FOR ANY STRUCTURE LOCATED WITHIN THE TOWN RIGHT-OF-WAY, CRUSHED STONE SUB-BASE SHALL BE A MINIMUM OF 12\"/>

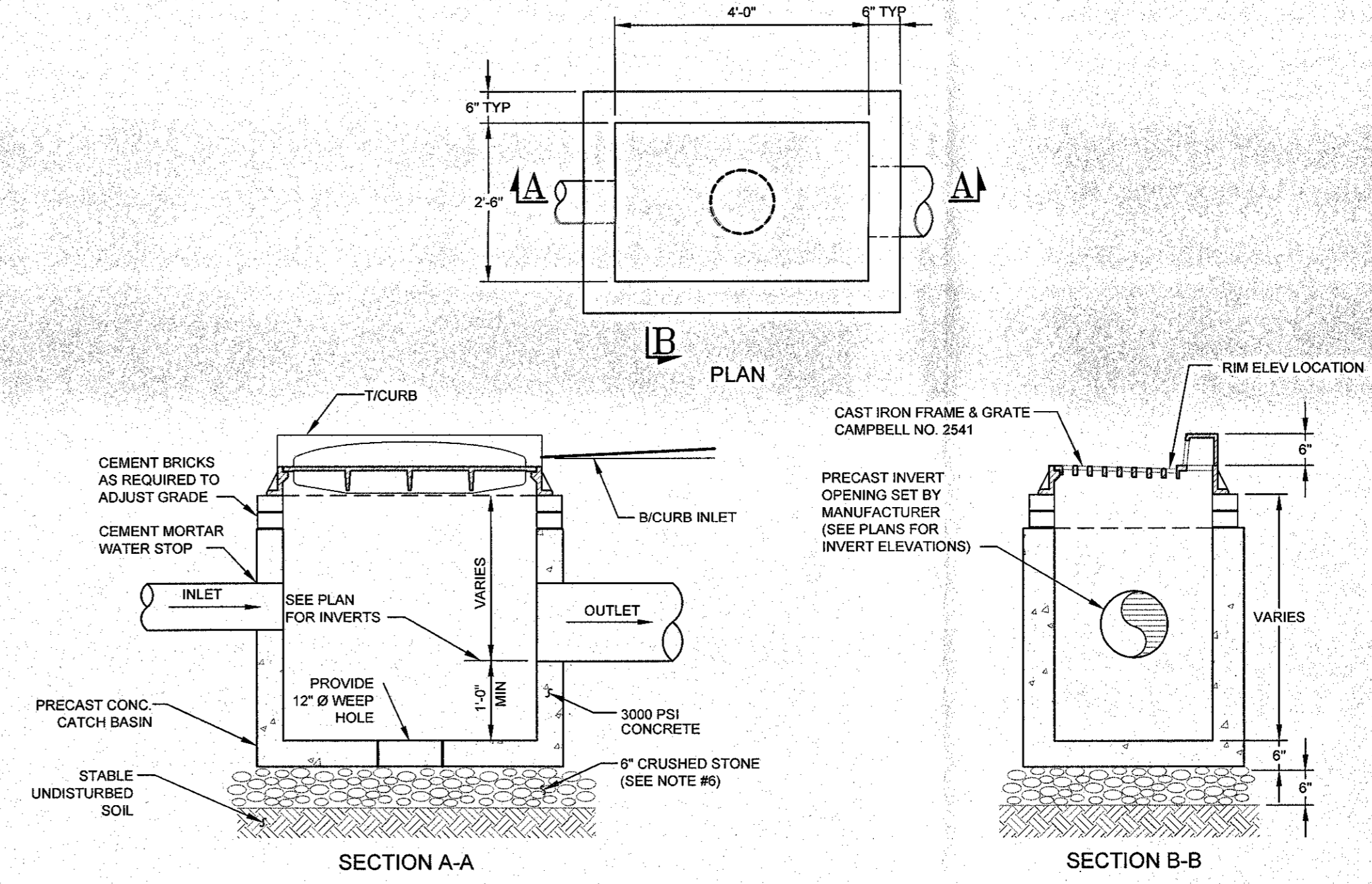
DRAINAGE MANHOLE

SCALE: N.T.S.



FLARED END SECTION

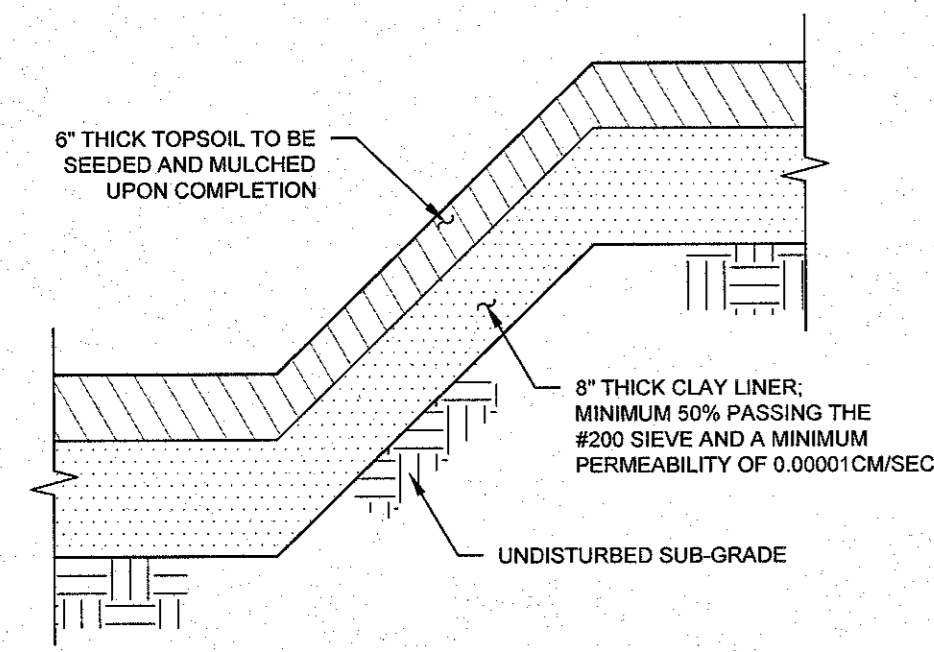
SCALE: NTS



- NOTES:**
1. BACKFILL AROUND CATCH BASIN TO BE COMPACTED IN MAX 8\"/>

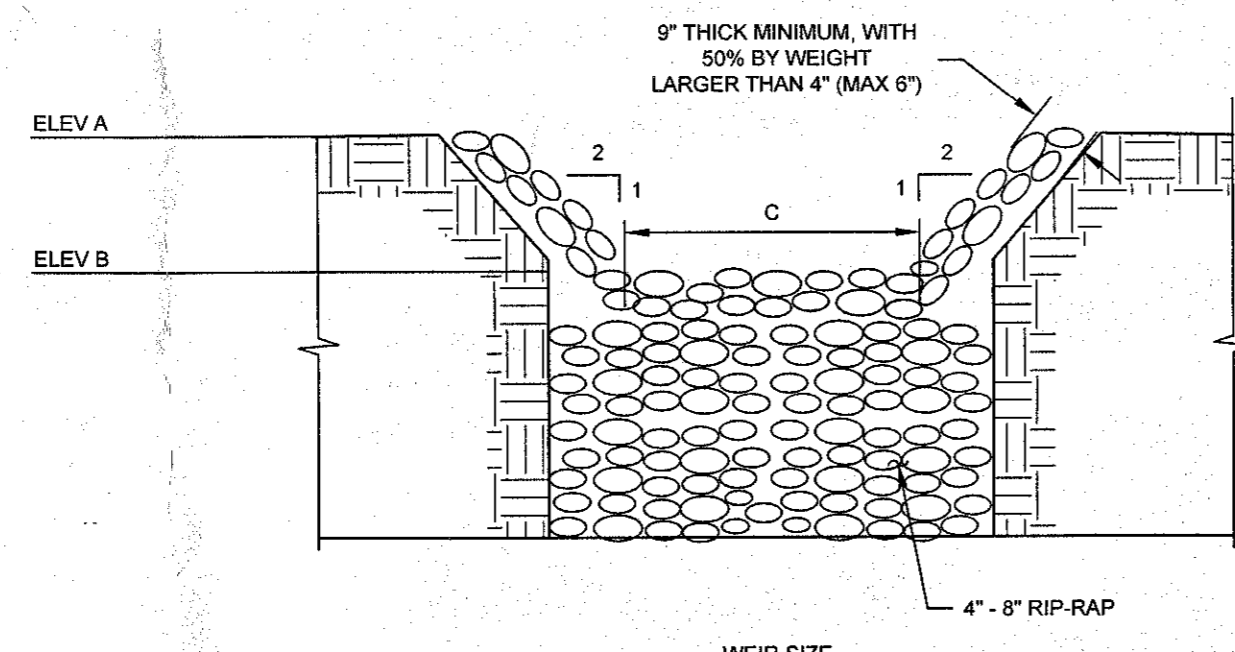
CATCH BASIN

SCALE: NTS



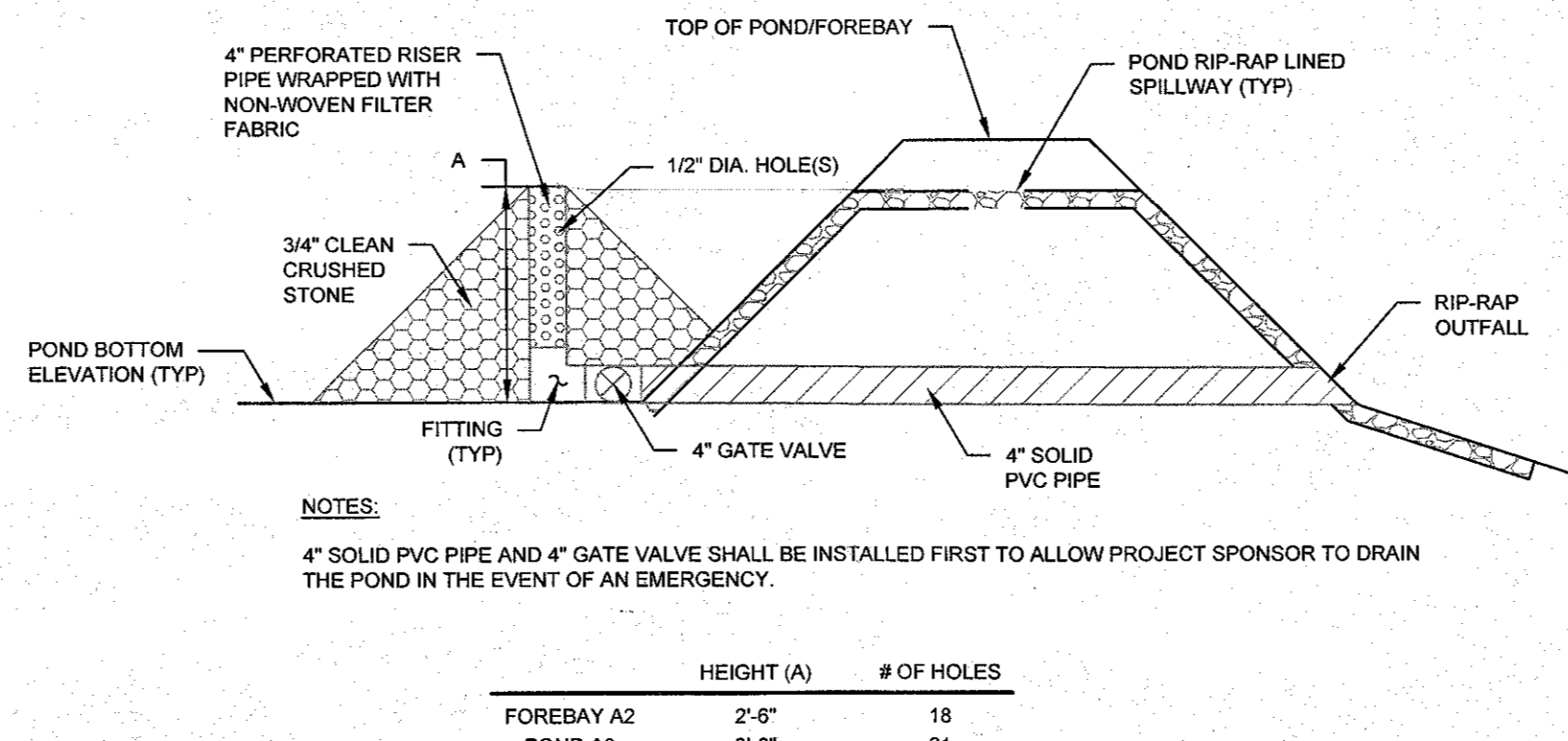
FOREBAY/PRETREATMENT POND LINER

SCALE: NTS



OVERFLOW WEIR(S)

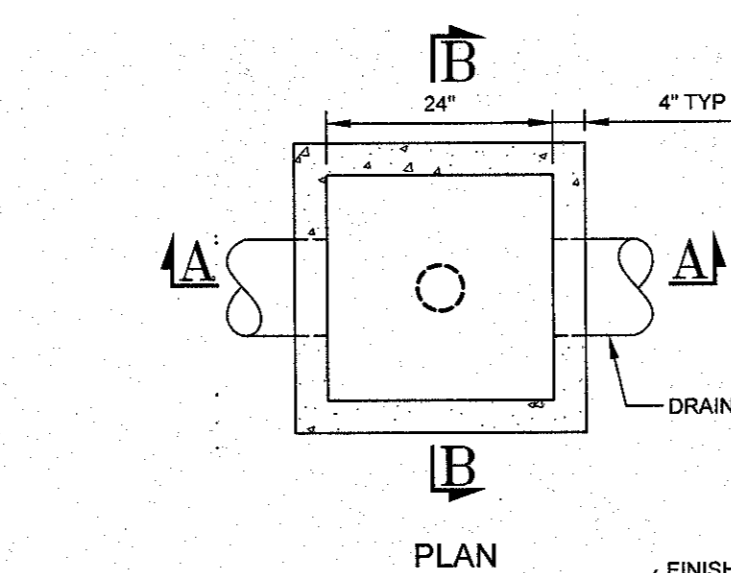
SCALE: NTS



RISER PIPE

SCALE: NTS

FOREBAY A2	WEIR SIZE	TOP OF POND (A)	WEIR ELEV (B)	WIDTH (C)
FOREBAY A2	401.00	401.00	399.00	10"
POND A3	413.90	413.90	412.00	10"
POND A4	408.00	408.00	406.00	10"
FOREBAY B3	391.00	391.00	389.00	25"



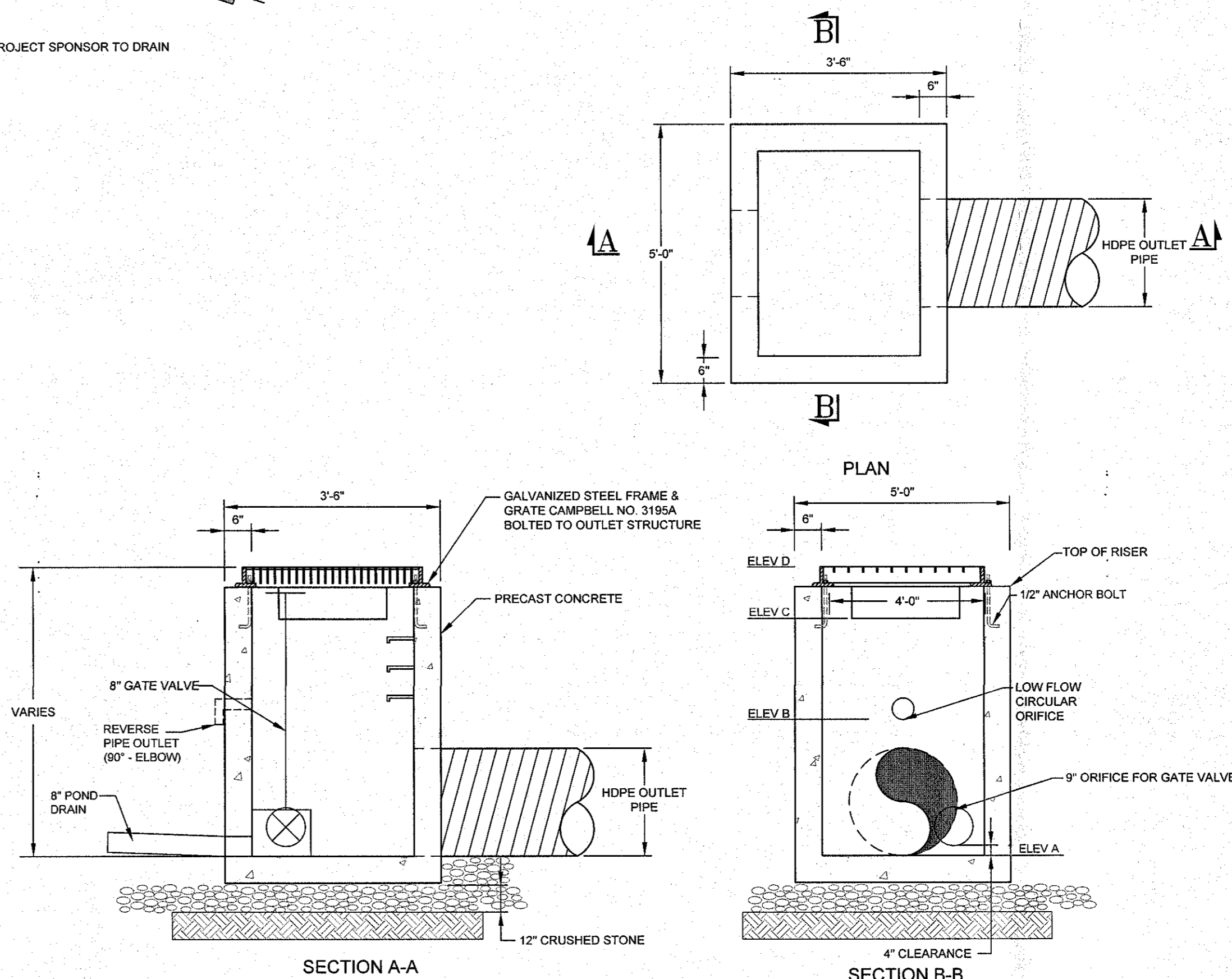
SECTION A-A

SECTION B-B

- NOTES:**
1. BACKFILL AROUND CATCH BASIN TO BE COMPACTED IN MAX 8\"/>

YARD DRAIN

SCALE: N.T.S.



- NOTES:**
1. FOR SIZE AND LENGTH OF OUTLET PIPE SEE PLAN.
 2. DOWNPIPE SHALL BE STRAPPED TO OUTLET STRUCTURE WITH STAINLESS STEEL STRAPS.

POND	CULVERT / ORIFICES		WEIRS		OVERFLOW WEIR ELEVATION (WIDTH)
	ELEV A (Ø)	ELEV B (Ø)	ELEV C (WIDTH)	ELEV D	
POND A2	396.00 (24\")	N/A	396.00 (15\")	395.00	389.75 (50)
POND B2	382.00 (18\")	385.20 (8\")	N/A	381.50	388.00 (50)
FOREBAY B2	385.00 (18\")	N/A	N/A	388.00	N/A
POND B3	384.00 (15\")	387.00 (2 @ 3\")	388.00 (48\")	389.00	389.75 (50)

DETENTION POND OUTLET STRUCTURE

SCALE: NTS

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- Confirm Utility Response
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No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/10/2020
	SHEET NUMBER	
<input type="checkbox"/>	CONCEPT APPROVAL	N/A OF N/A
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<input type="checkbox"/>	OCDOR REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/>	OCDOR WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYSDDEC APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYSDOT APPROVAL	N/A OF N/A
<input type="checkbox"/>	OTHER	N/A OF N/A
<input type="checkbox"/>	FOR BID	N/A OF N/A
<input type="checkbox"/>	FOR CONSTRUCTION	N/A OF N/A

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JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080023

0 1 2 3
ORIGINAL SCALE IN INCHES

ENGINEERING & SURVEYING PROPERTIES

71 CLINTON STREET
MONTGOMERY, NY 12549
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Fx: (845) 457-1899

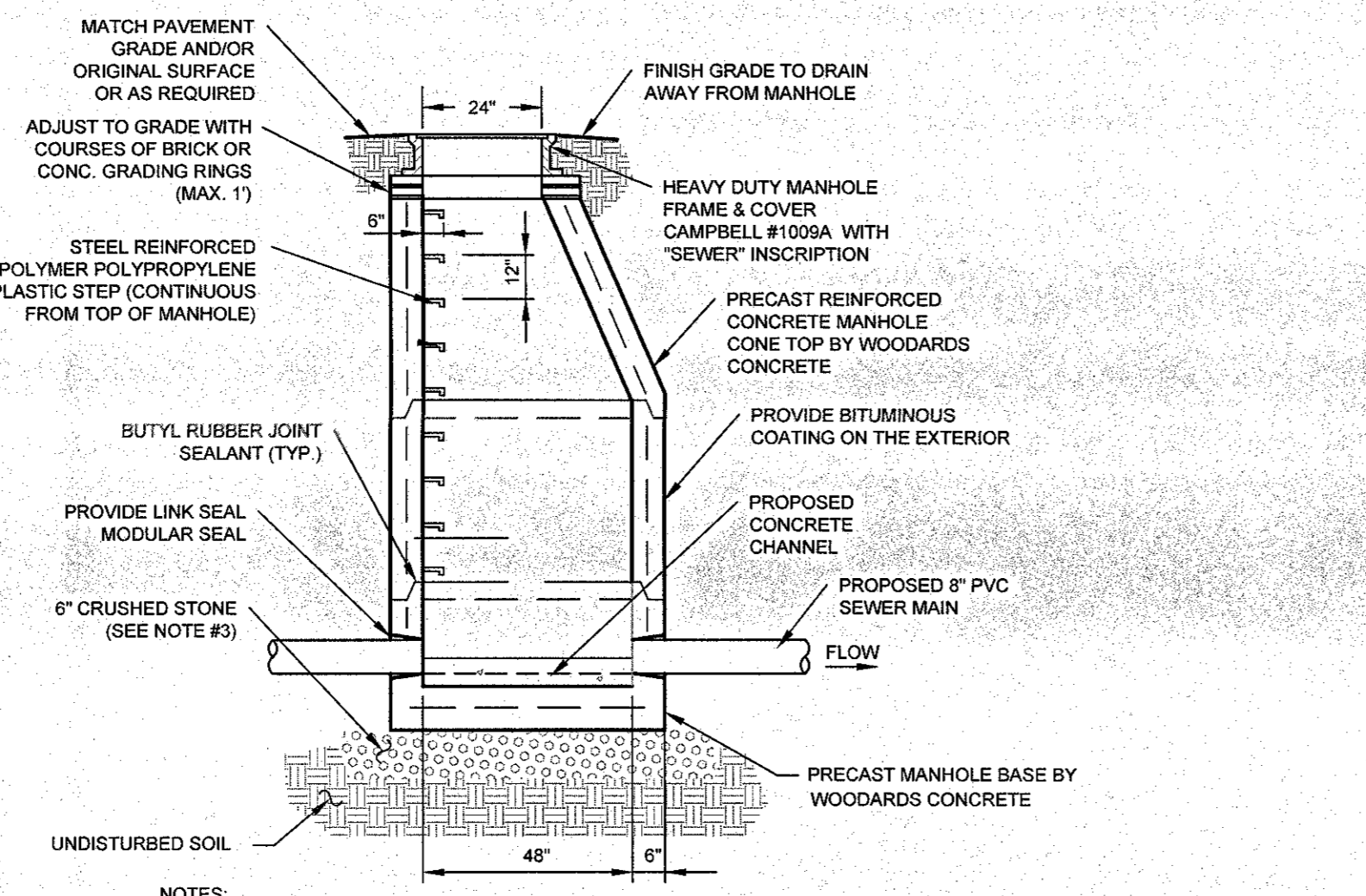
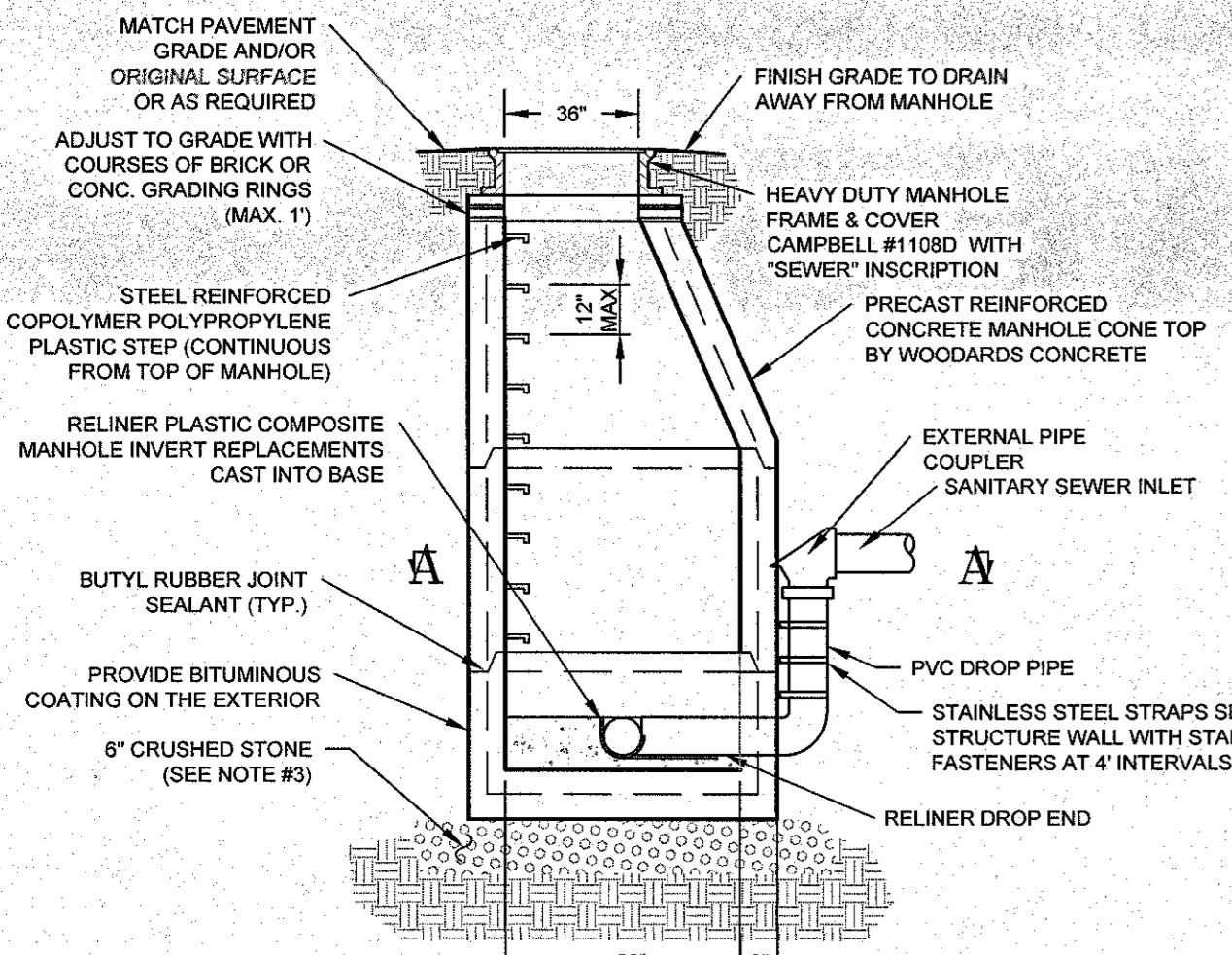
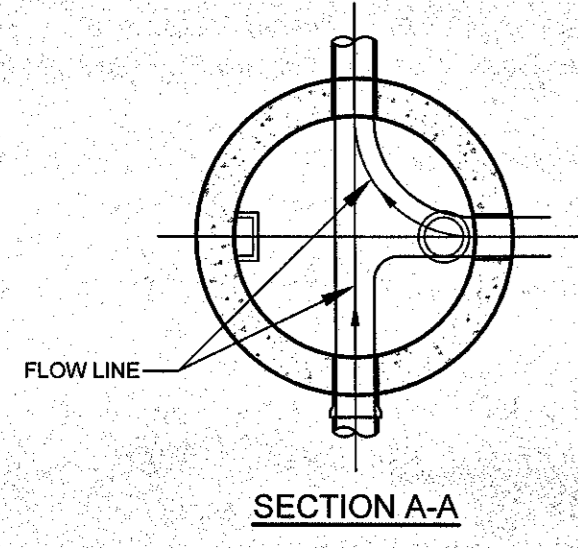
DETAILS

POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114.01
DATE: 02/10/2020
REVISION: 0

DRAWN BY: MP
SCALE: AS NOTED
TAX LOT: 39-1-1 & 2.12

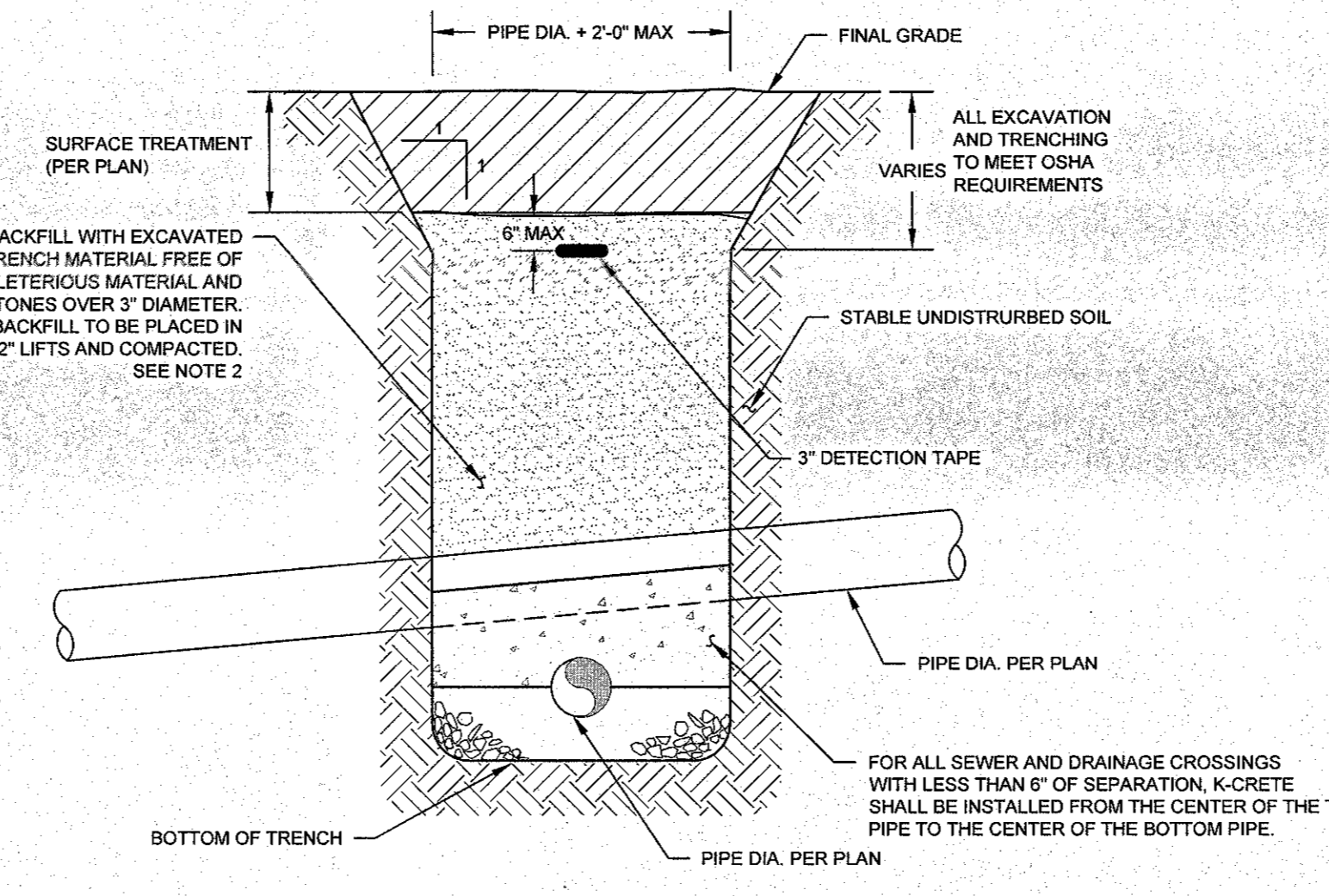
C-303



- NOTES:**
- CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.
 - REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM A185 GRADE 65.
 - FOR ANY STRUCTURE LOCATED WITHIN THE TOWN RIGHT-OF-WAY, CRUSHED STONE SUB-BASE SHALL BE A MINIMUM OF 12" IN THICKNESS.
 - ALL MANHOLES WITHIN PAVEMENT AREAS SHALL BE DESIGNED TO WITHSTAND HS-20 LOADING.

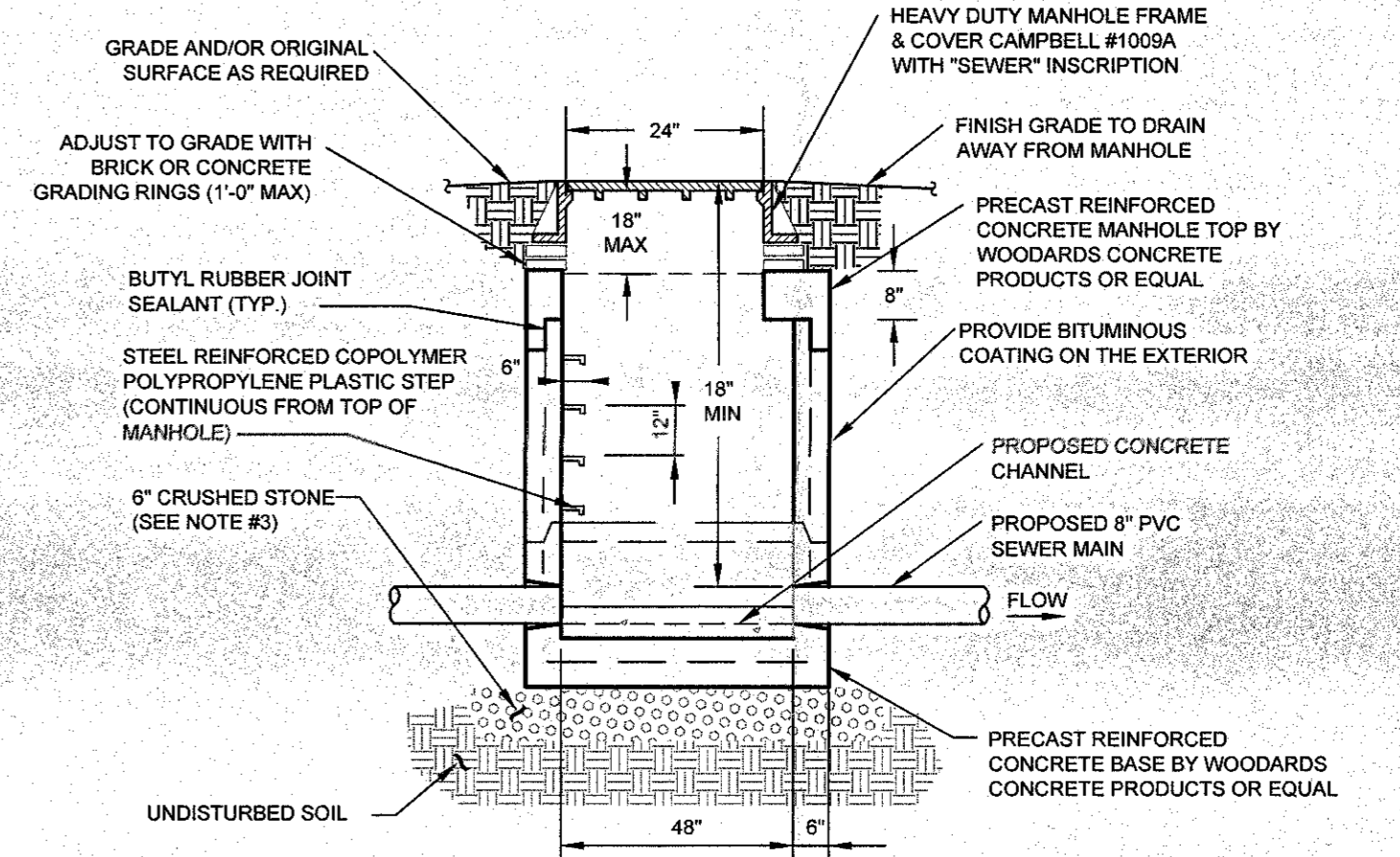
SEWER MANHOLE

SCALE: NTS
 (NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL)



SEWER & DRAINAGE CROSSING WITH LESS THAN 6" SEPARATION BETWEEN PIPES

SCALE: NTS
 (NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL)



- NOTES:**
- CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.
 - REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM A185 GRADE 65.
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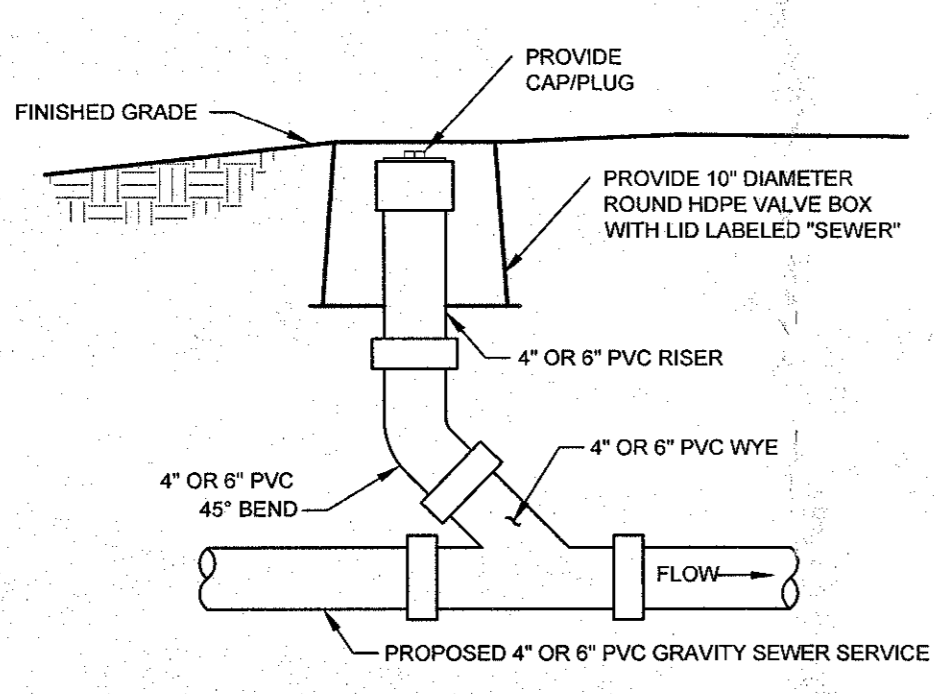
SHALLOW DEPTH SEWER MANHOLE

SCALE: NTS
 (NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL)

- NOTES:**
- CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.
 - REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM A185 GRADE 65.
 - FOR ANY STRUCTURE LOCATED WITHIN THE TOWN RIGHT-OF-WAY, CRUSHED STONE SUB-BASE SHALL BE A MINIMUM OF 12" IN THICKNESS.
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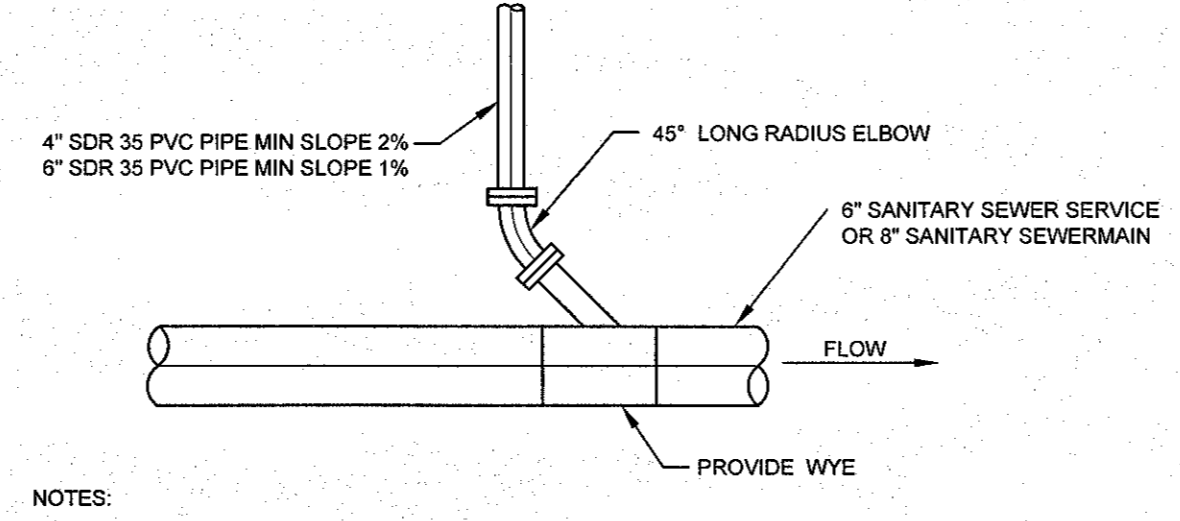
DROP SEWER MANHOLE

SCALE: NTS
 (NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL)



TYPICAL CLEANOUT

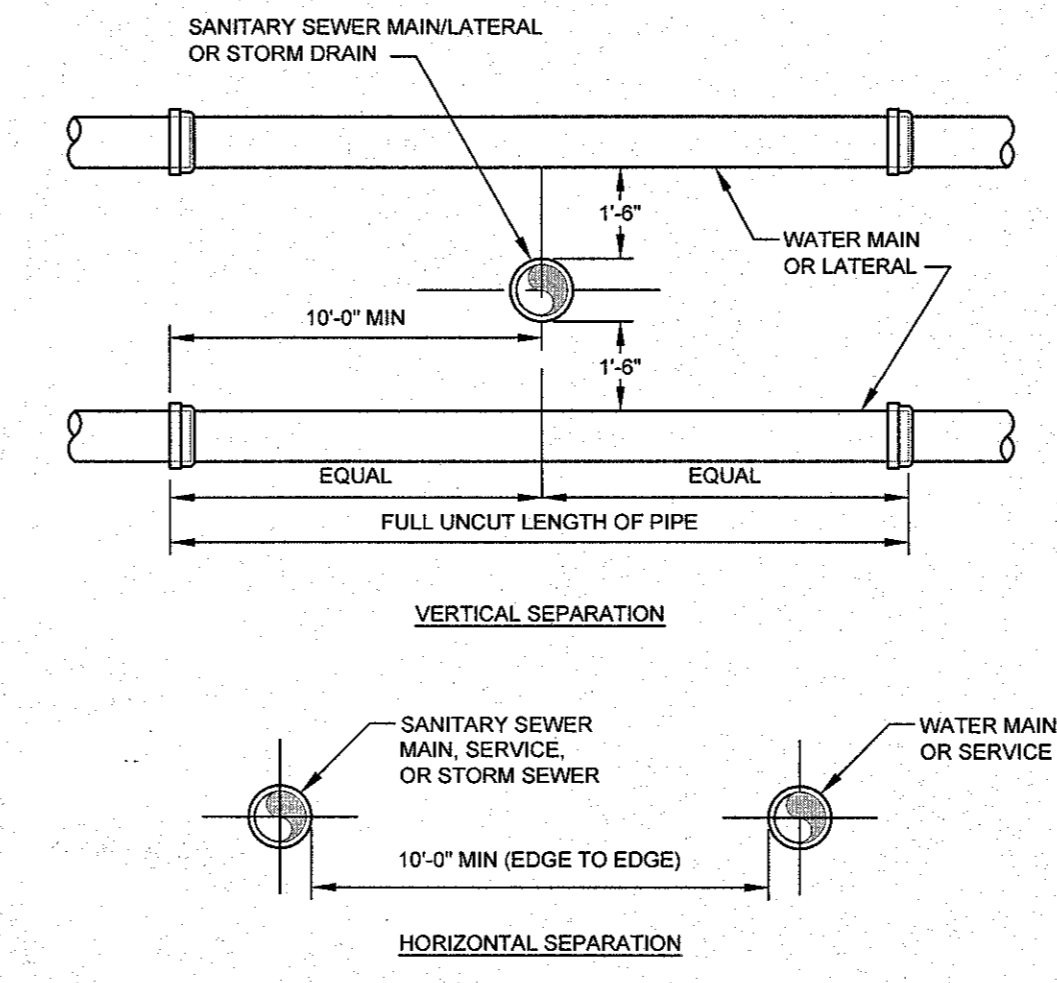
SCALE: NONE



- NOTES:**
- A SEWER CLEANOUT IS REQUIRED EVERY 75' OR LESS ALONG THE SERVICE.

SEWER SERVICE CONNECTION

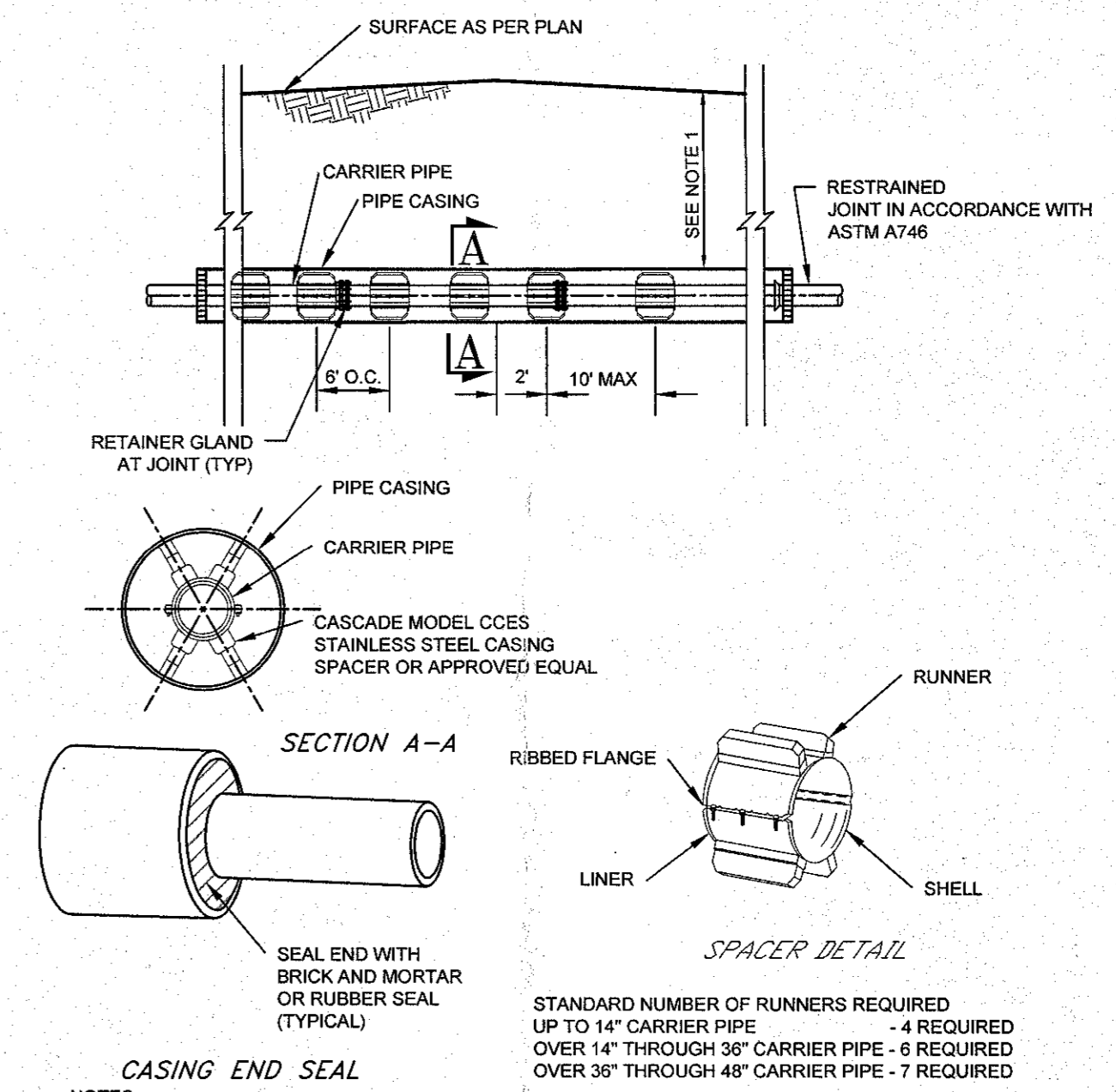
SCALE: NTS



NOTE:
 NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT APPROVAL OF THE ORANGE COUNTY DEPARTMENT OF HEALTH.

WATER/SEWER SEPARATION REQUIREMENTS

SCALE: NTS



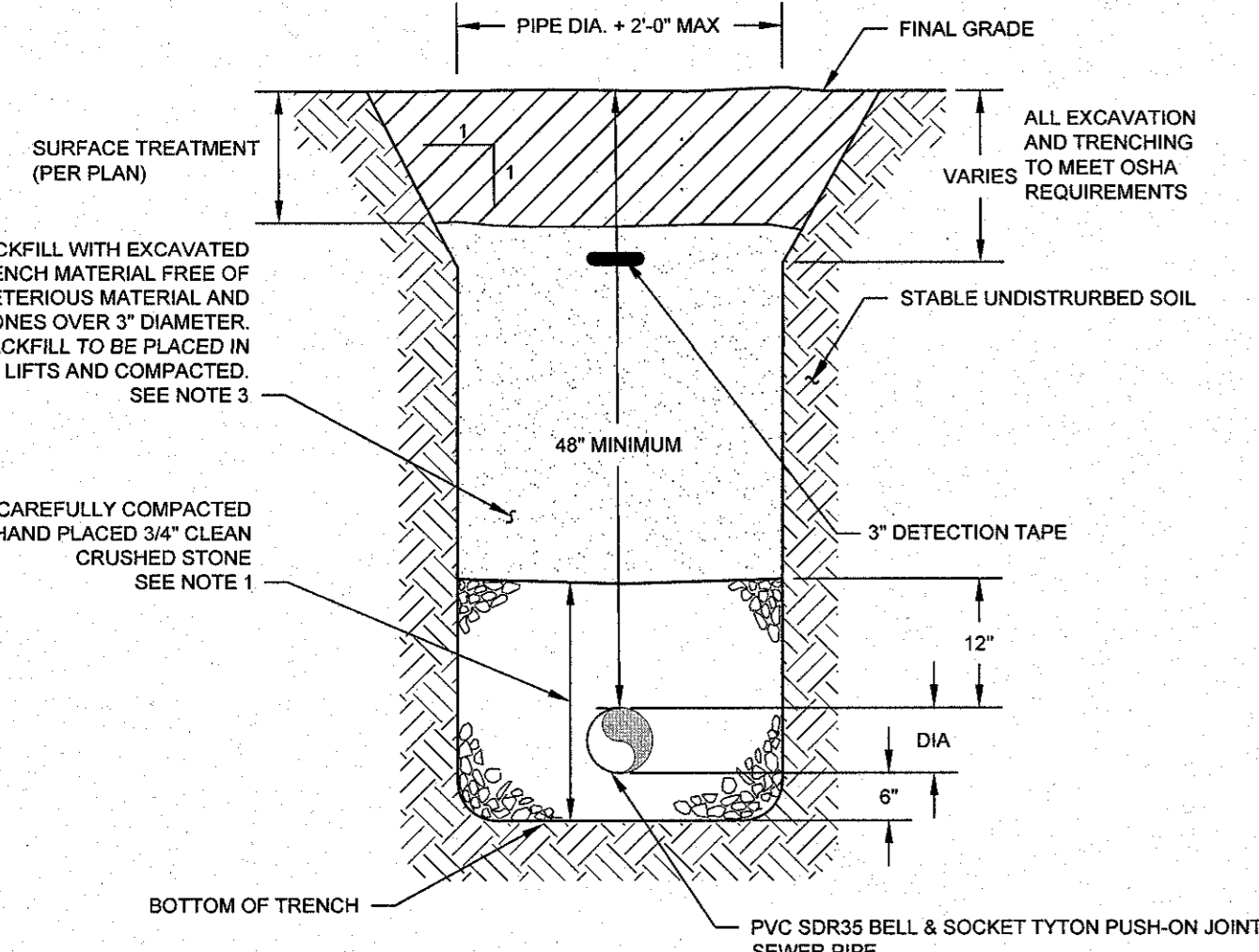
- NOTES:**
- JACK & BORED CROSSINGS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 40" BELOW GRADE SEWER OR 30" BELOW GRADE FOR SEWER WITH INSULATION.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER FOR ALL JACKING AND RECEIVING PITS.
 - CASING PIPE SHALL BE A MINIMUM ASTM A53 GRADE B EXTRA STRONG STEEL PIPE SLEEVE WITH ANTI-CORROSION COATING ON PIPE EXTERIOR.
 - CARRIER PIPE WITH STEEL CASING SHALL BE DUCTILE IRON PIPE FOR SEWER MAIN.

CARRIER PIPE SIZE	STEEL CASING	MINIMUM WALL THICKNESS
8"	16"	500

- NOTES:**
- FOR ALL UTILITY CROSSING OF ON-SITE WETLANDS, CONTRACTOR SHALL UTILIZE A JACK AND BORE METHOD OF INSTALLATION.
 - CONTRACTOR MAY SUBMIT SHOP DRAWINGS AND PROPOSED METHODS OF DIRECTIONAL DRILLING AS AN ALTERNATIVE.

JACK & BORE DETAIL

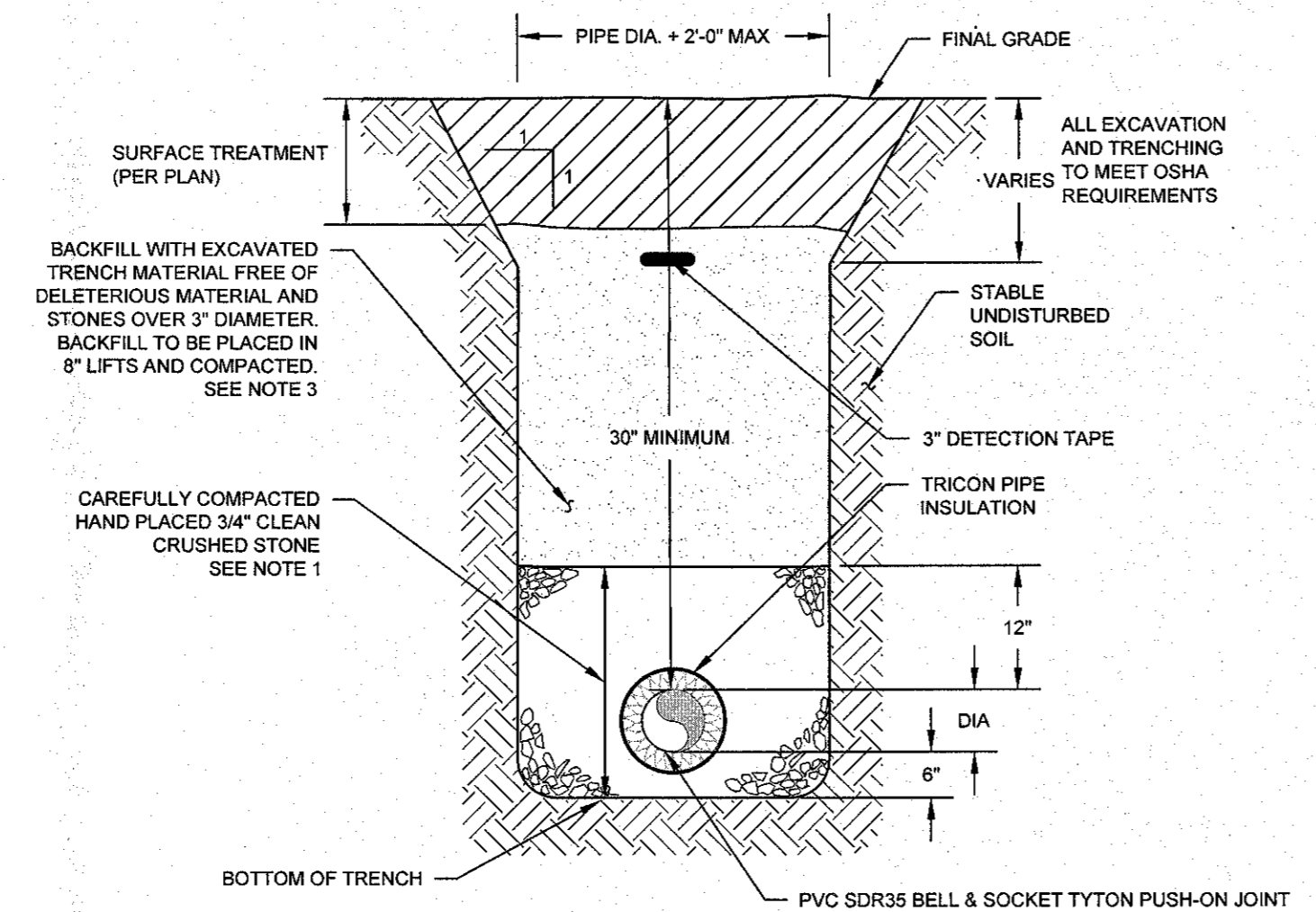
SCALE: NTS



- NOTES:**
- ALL FILL BELOW BUILDING AND PAVEMENT TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.
 - ALL SEWER MAINS SHALL BE 8" OR 10" SDR 35 PVC. ALL SEWER HEADERS SHALL BE 8" SDR 35 AND ALL SEWER LATERAL TO BE 4" SDR 35 PVC.
 - ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC. SHALL BE WITH R.O.B. GRAVEL (NYS DOT SPEC) FOR THE FULL DEPTH OF THE EXCAVATION. BACKFILL SHALL BE PLACED IN 6" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.

SEWER PIPE TRENCH

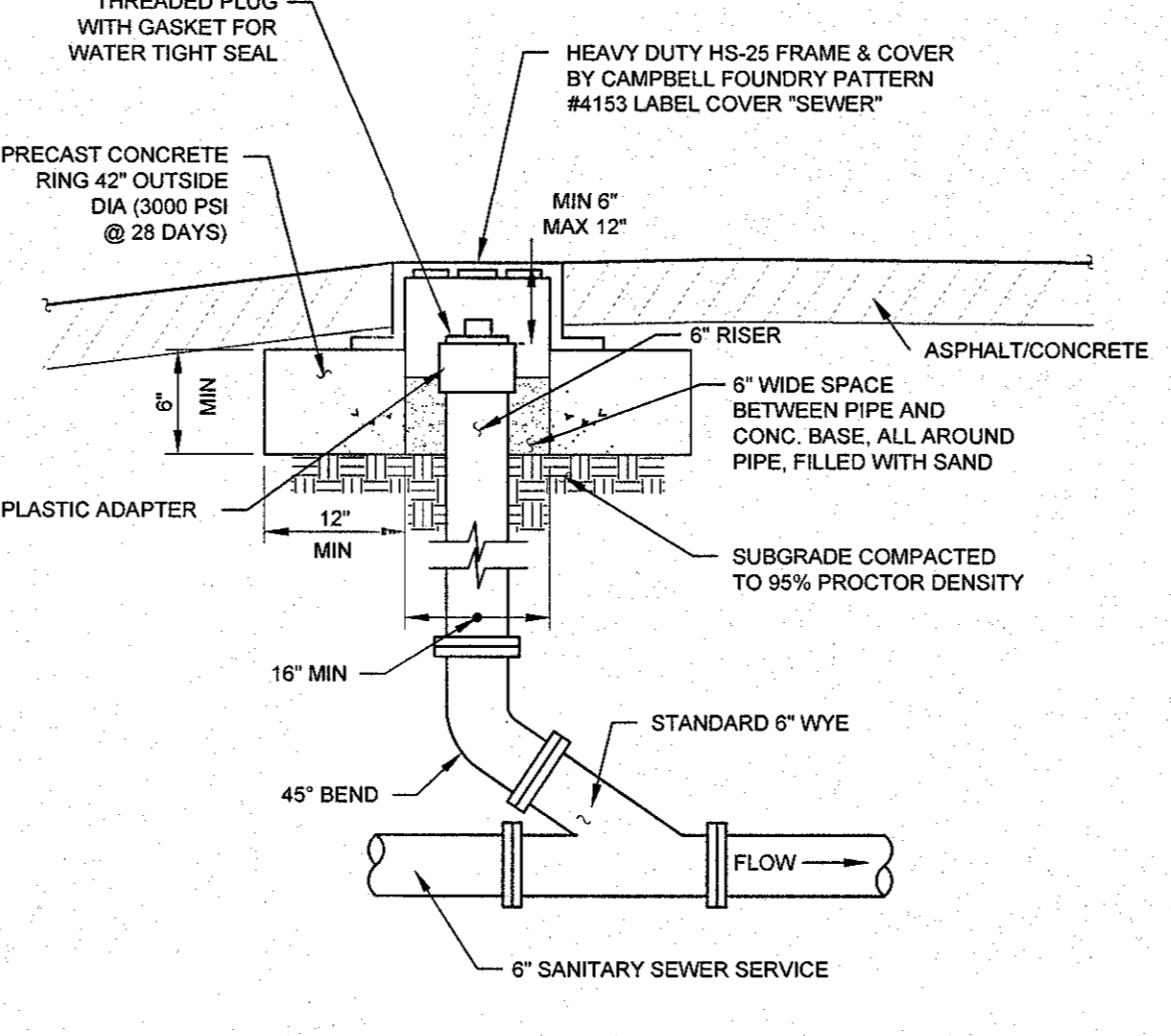
SCALE: NTS



- NOTES:**
- ALL FILL BELOW BUILDING AND PAVEMENT TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.
 - ALL SEWER MAINS SHALL BE 8" SDR 35 PVC. ALL SEWER HEADERS SHALL BE 8" SDR 35 AND ALL SEWER LATERAL TO BE 4" SDR 35 PVC.
 - ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC. SHALL BE WITH R.O.B. GRAVEL (NYS DOT SPEC) FOR THE FULL DEPTH OF THE EXCAVATION. BACKFILL SHALL BE PLACED IN 6" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.
 - ALL SEWER MAIN INSTALLED WITHIN THE TEMPORARY WETLAND CROSSING TO UTILIZE POLYSTYRENE FOAM INSULATION.

SEWER PIPE TRENCH WITH PIPE INSULATION

SCALE: NTS



NOTE:
 ALL PIPING TO BE PVC SDR 35.

TYPICAL CLEANOUT IN PAVED AREA

SCALE: NTS

SEWER SYSTEM NOTES

- ALL GRAVITY SEWER PIPE SHALL BE SDR-35 PVC.
- IF GROUNDWATER IS ENCOUNTERED DURING TRENCH EXCAVATION, THE CONTRACTOR SHALL DE-WATER THE TRENCH PRIOR TO INSTALLATION. ALL DE-WATERING OPERATIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO VERIFY INVERT ELEVATIONS OF EXISTING SEWER MAIN PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO COMMENCEMENT.
- CONTRACTOR SHALL CALL THE TOWN OF NEWBURGH SEWER DEPARTMENT AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF SEWERS.
- CONTRACTOR SHALL CALL UNDERGROUND MARKOUT AT 1-800-962-7962 AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF SEWERS FOR COMPLETE UTILITY MARKOUT.
- THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH TOWN CODE, INCLUDING BUT NOT LIMITED TO VACUUM TESTING OF MANHOLES, LOW PRESSURE AIR TEST OF MAINS AND LATERALS, AND VIDEO RECORDING OF ALL MAINS.

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- Dig With Care

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No.	DATE	DESCRIPTION

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<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	18 OF 23
<input type="checkbox"/> OCCDH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> OCCDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A OF N/A
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<input type="checkbox"/> FOR BID	N/A OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A

DRAWING STATUS ISSUE DATE: 02/10/2020

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JAY SAMUELSON, P.E.
 NEW YORK LICENSE # 080023

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DETAILS

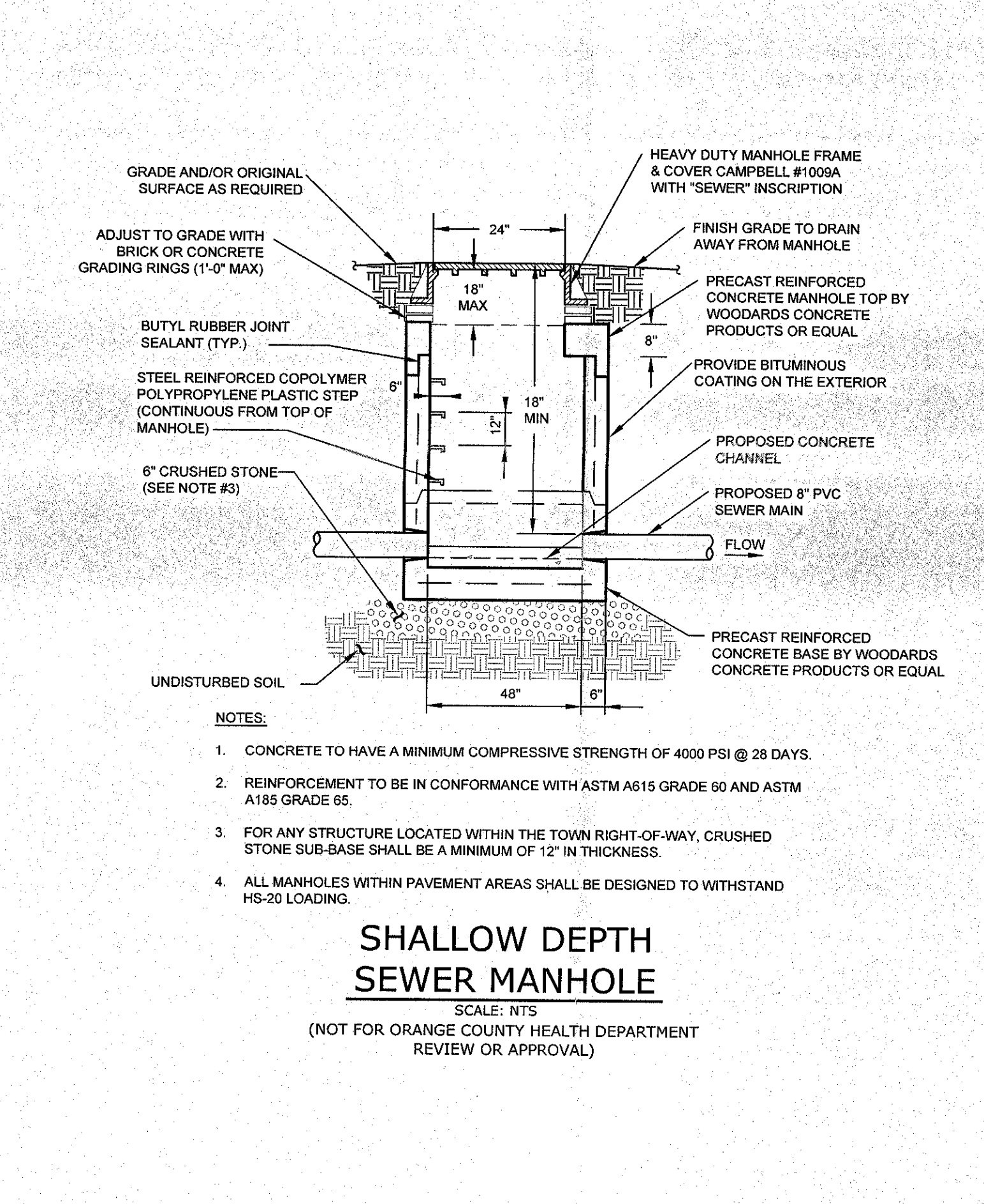
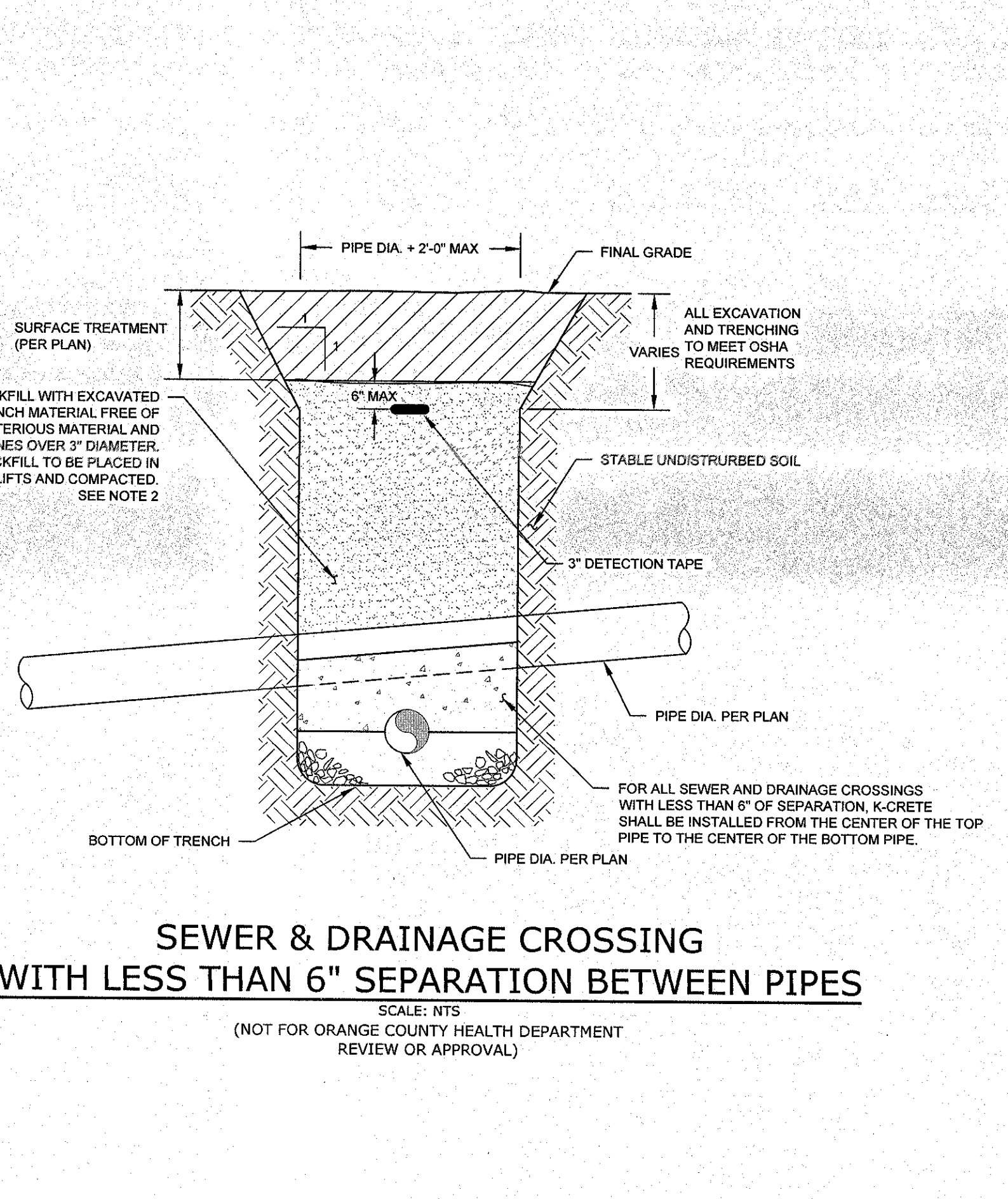
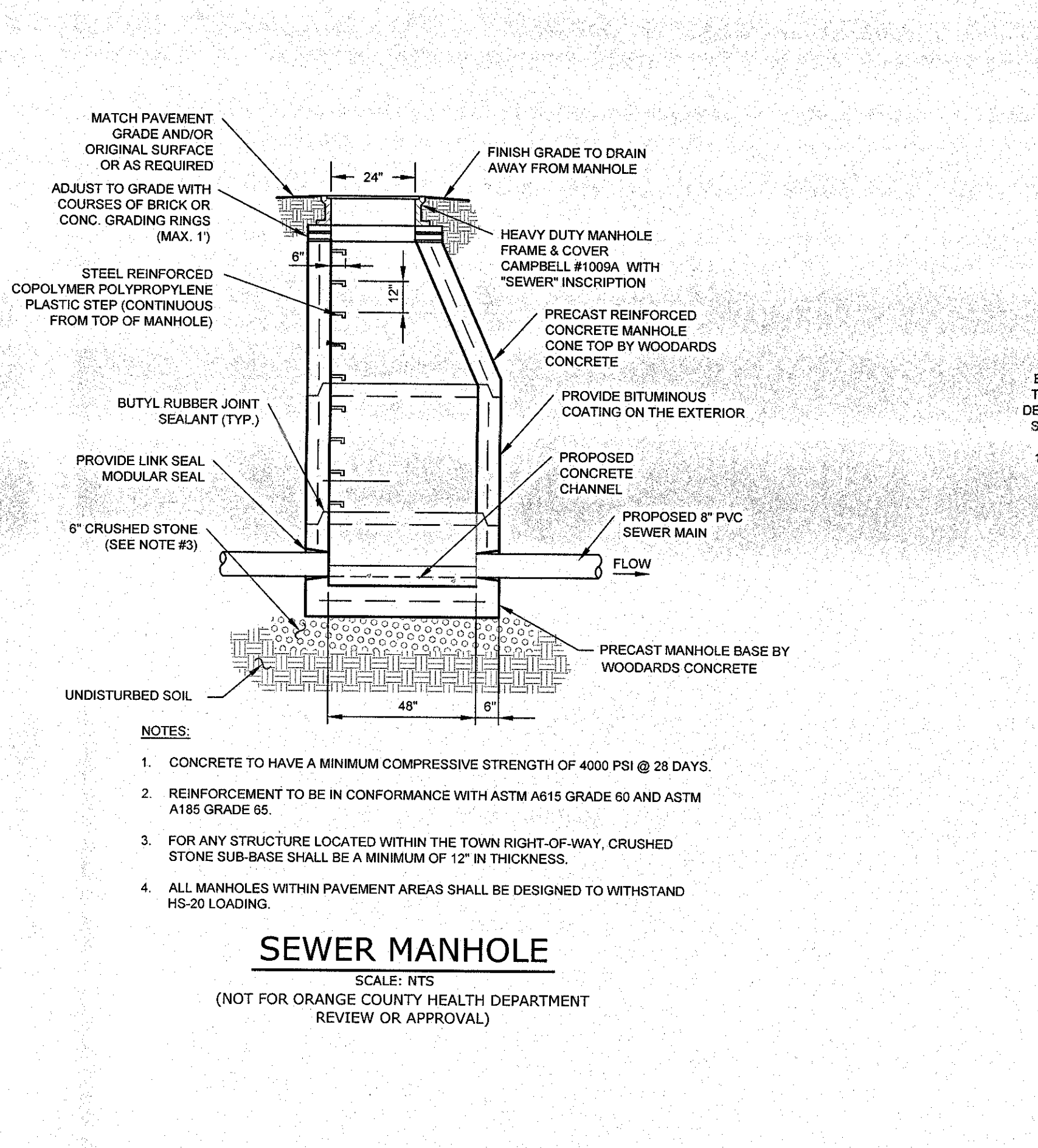
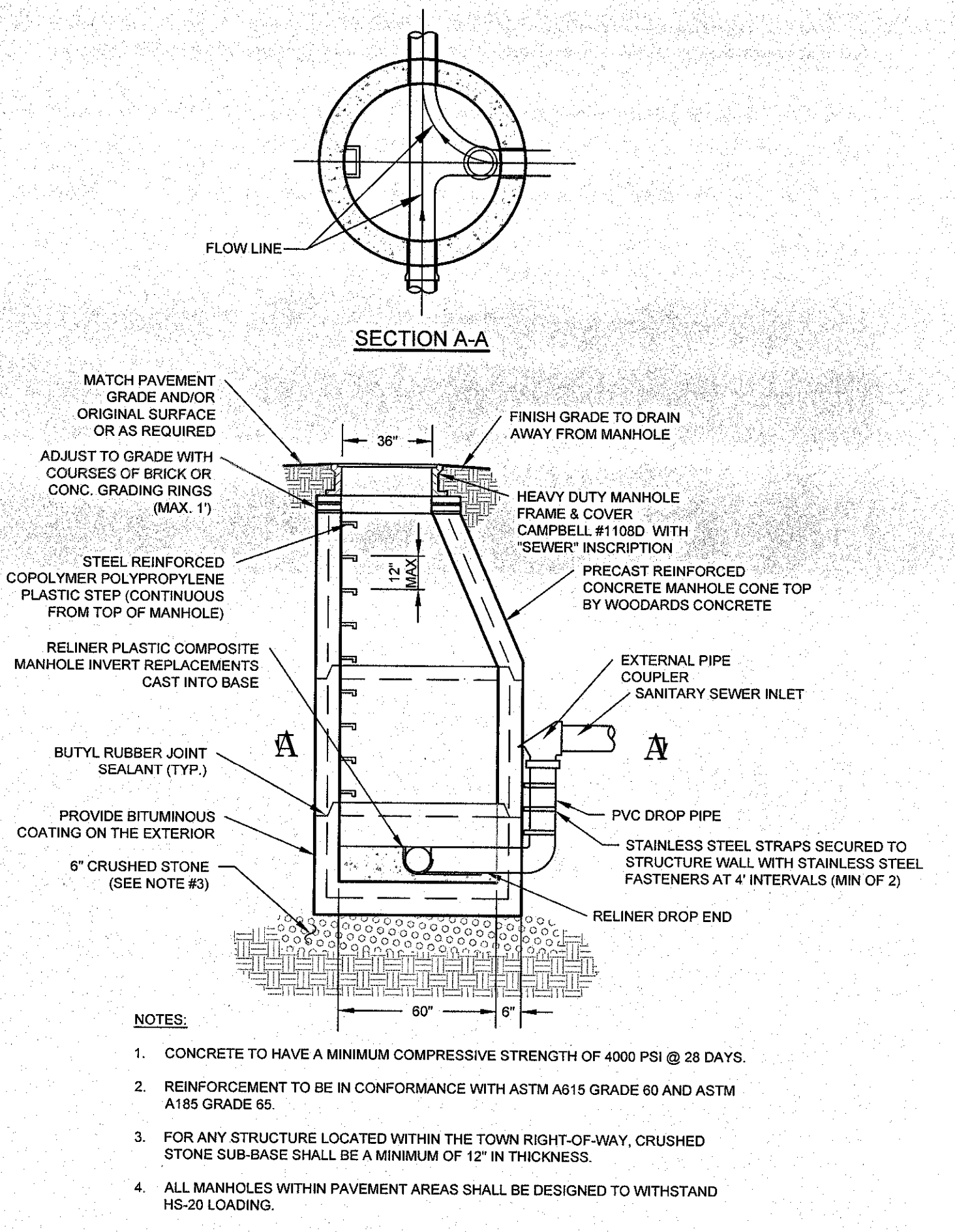
POLO CLUB
 NYS ROUTE 300
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

JOB #: 114.01 DRAWN BY: MP
 DATE: 02/10/2020 SCALE: AS NOTED
 REVISION: TAX LOT: AS NOTED
 0 39-1-1 & 2.12

C-301

2-1114-01 - The Plot Club (Revised) (2/10/2020)
 Date Printed: Feb 10, 2020, 4:02pm

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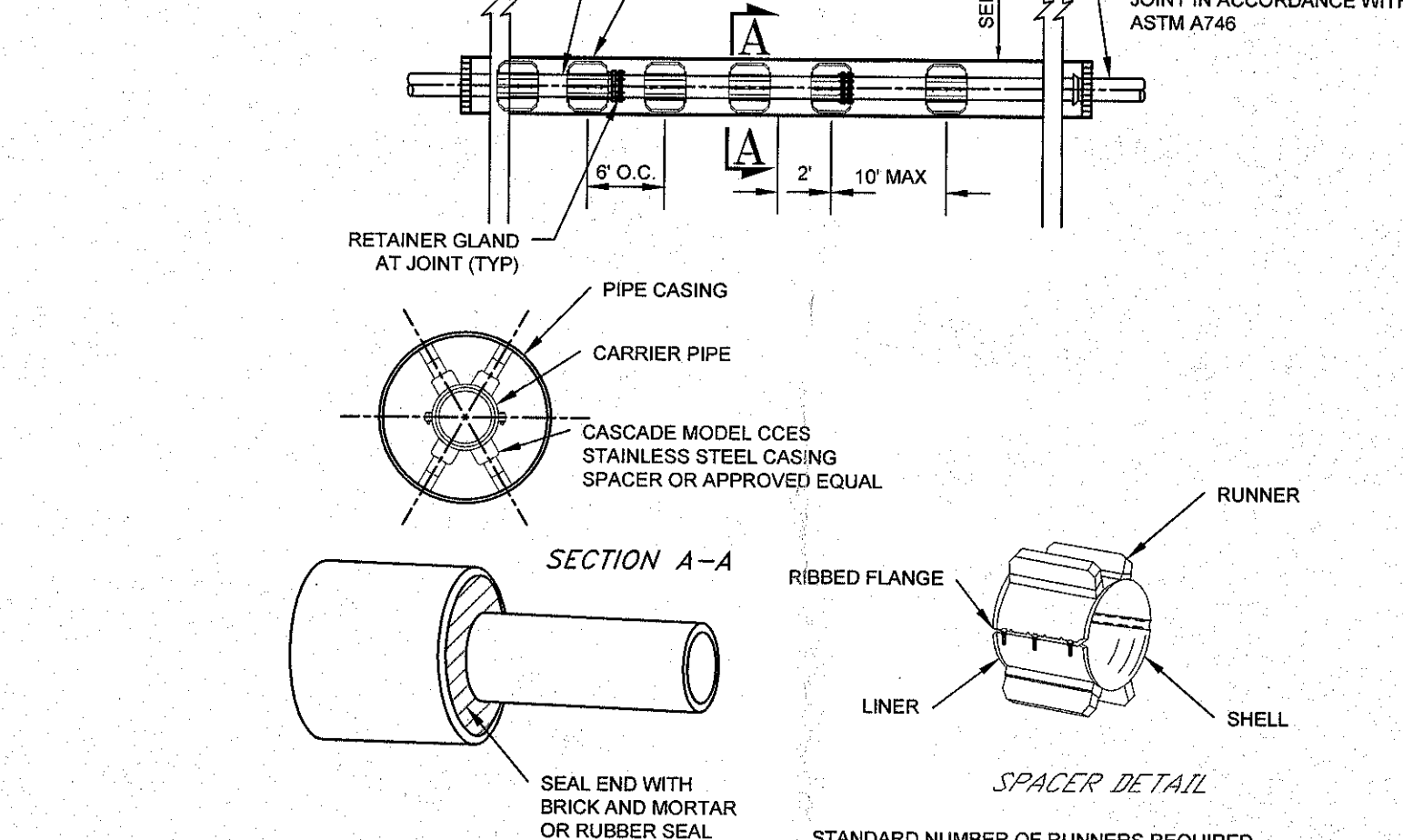
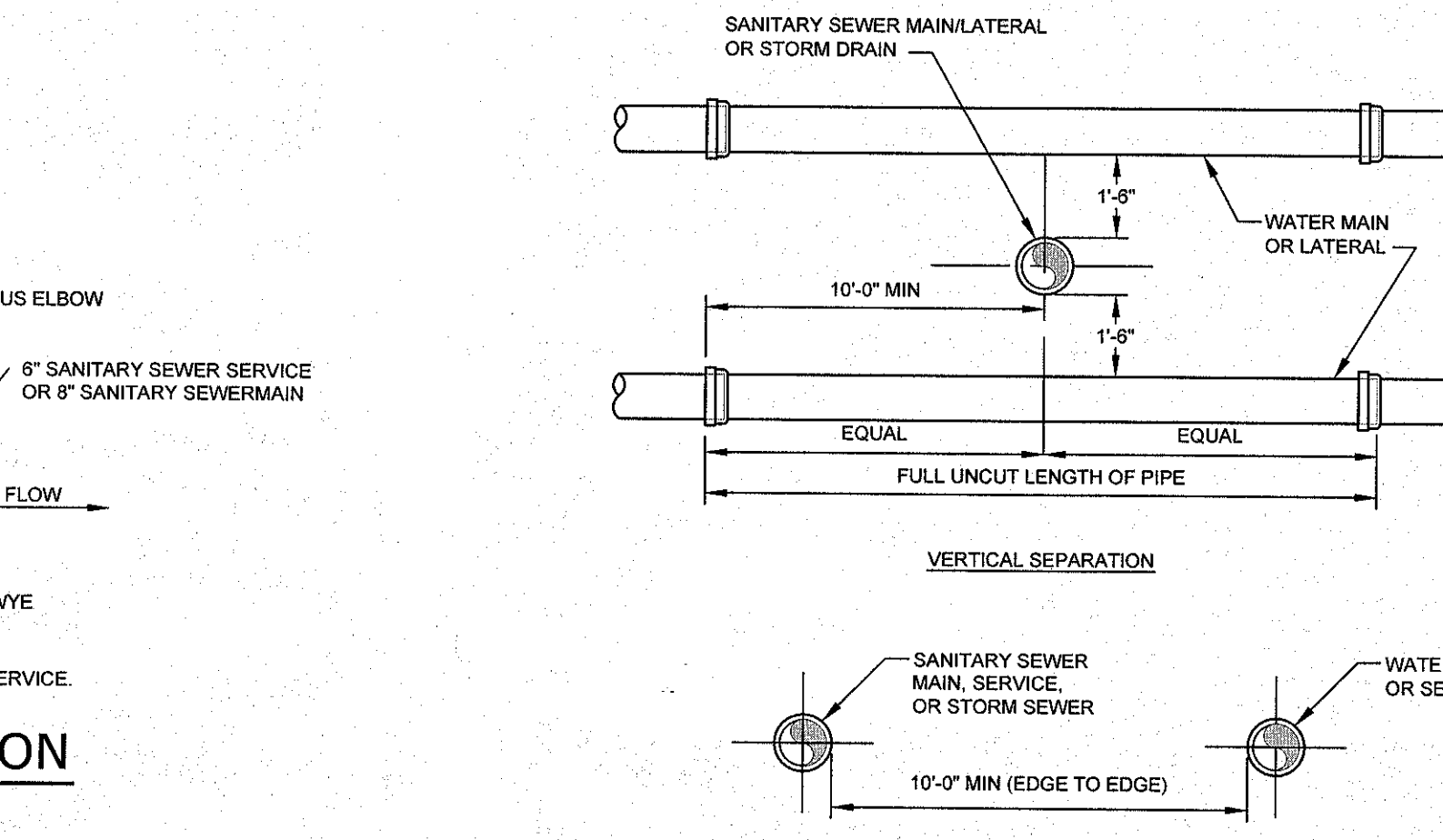
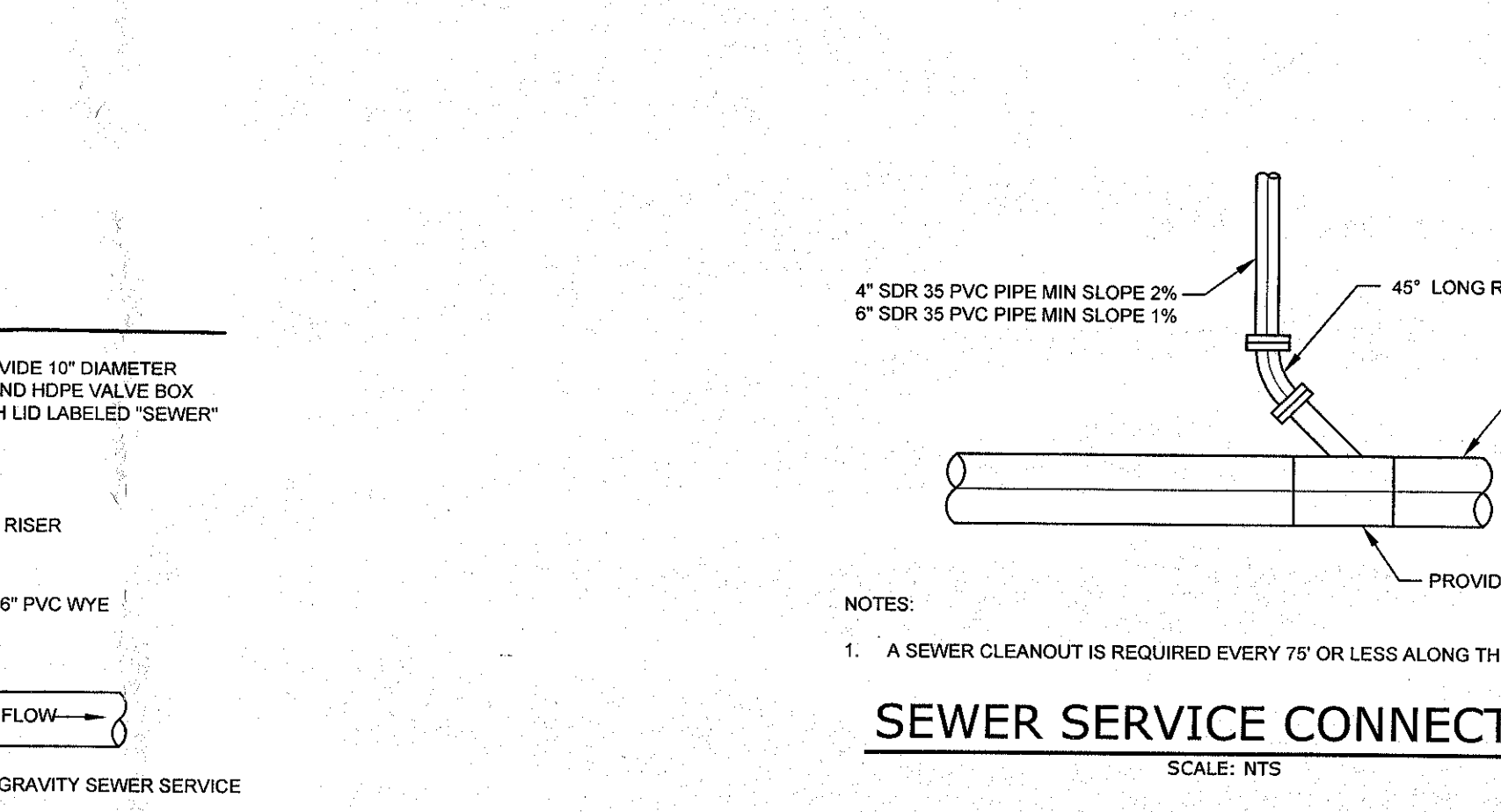
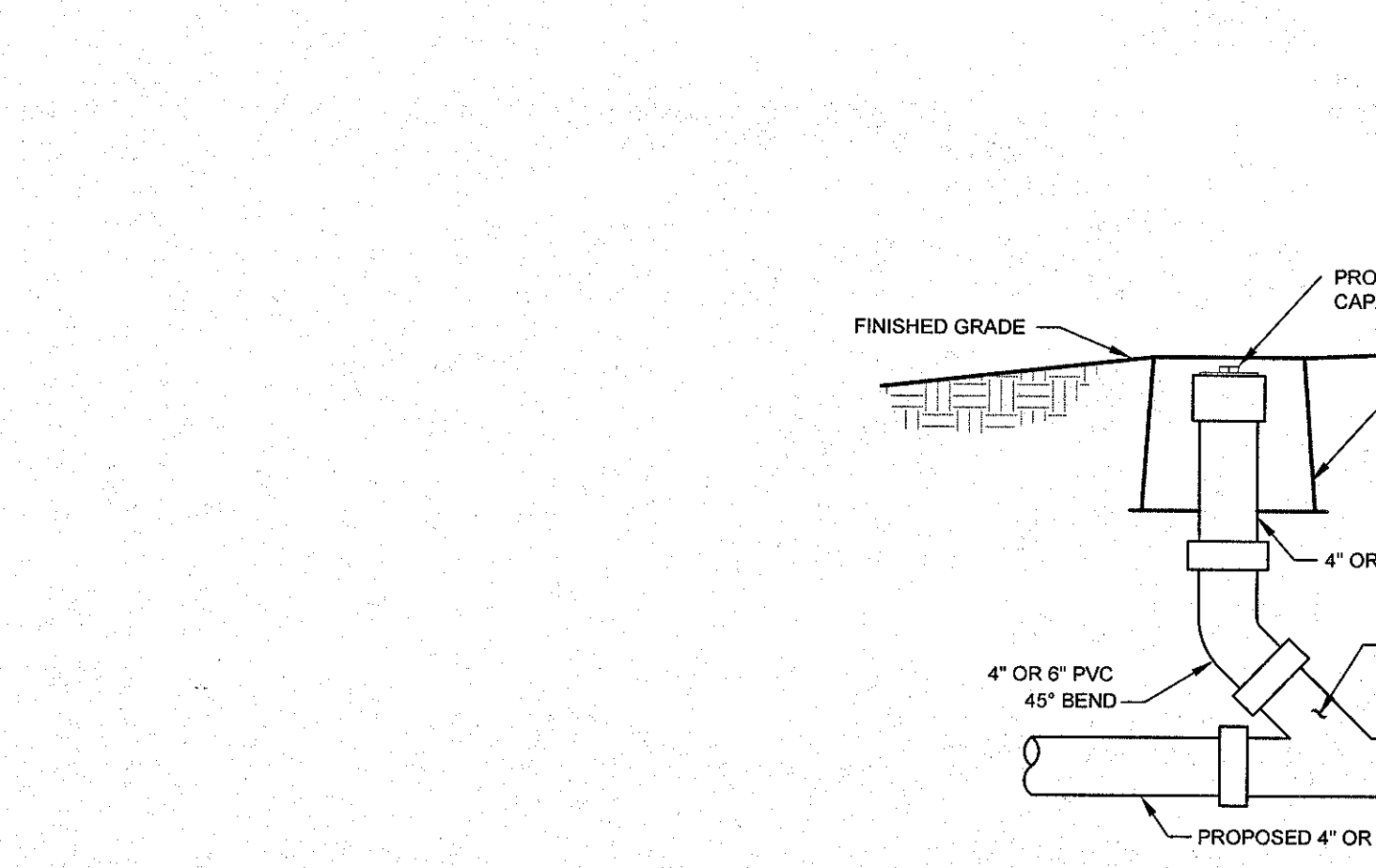


DROP SEWER MANHOLE
SCALE: NTS
(NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL)

SEWER MANHOLE
SCALE: NTS
(NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL)

SEWER & DRAINAGE CROSSING WITH LESS THAN 6" SEPARATION BETWEEN PIPES
SCALE: NTS
(NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL)

SHALLOW DEPTH SEWER MANHOLE
SCALE: NTS
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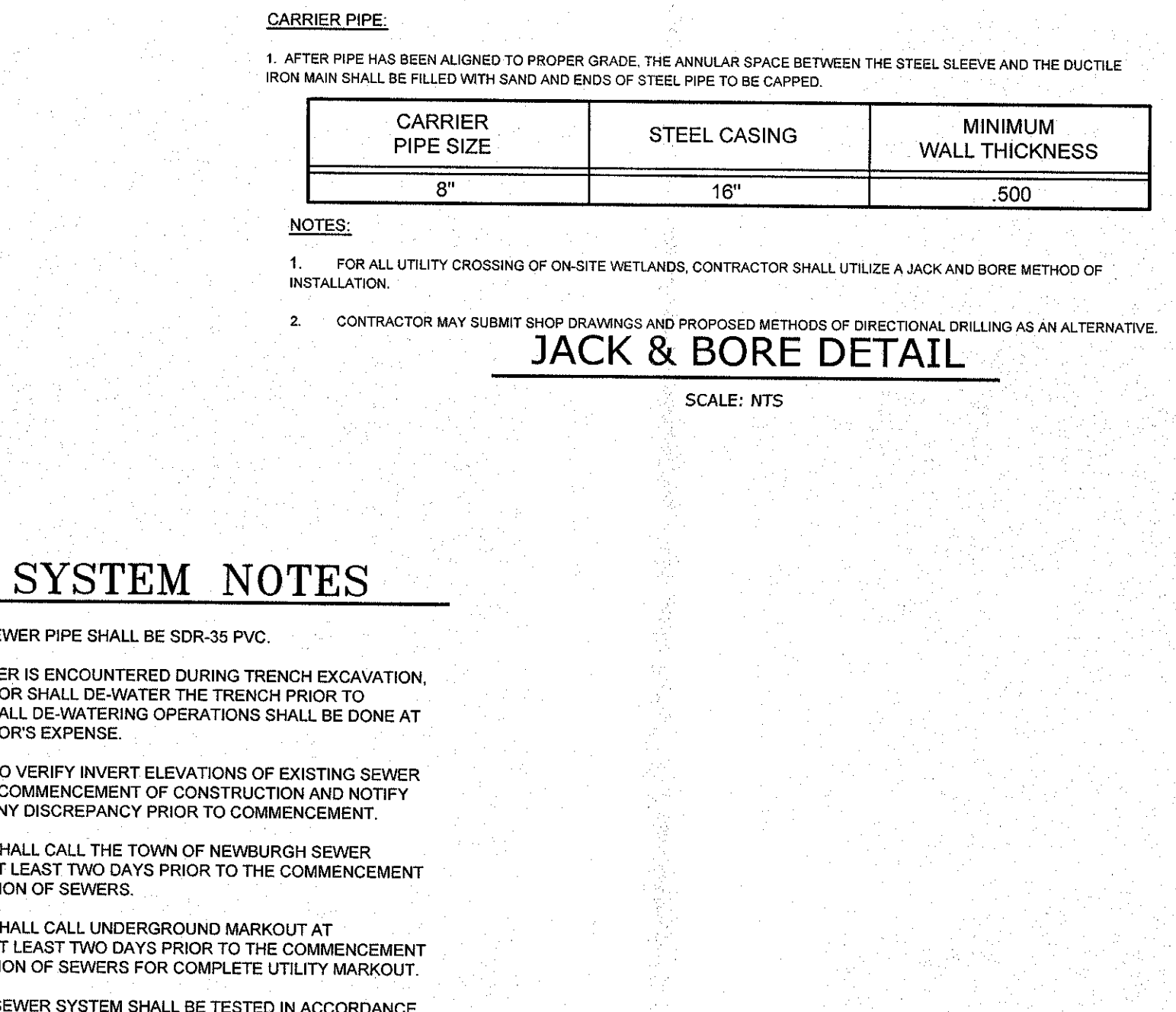
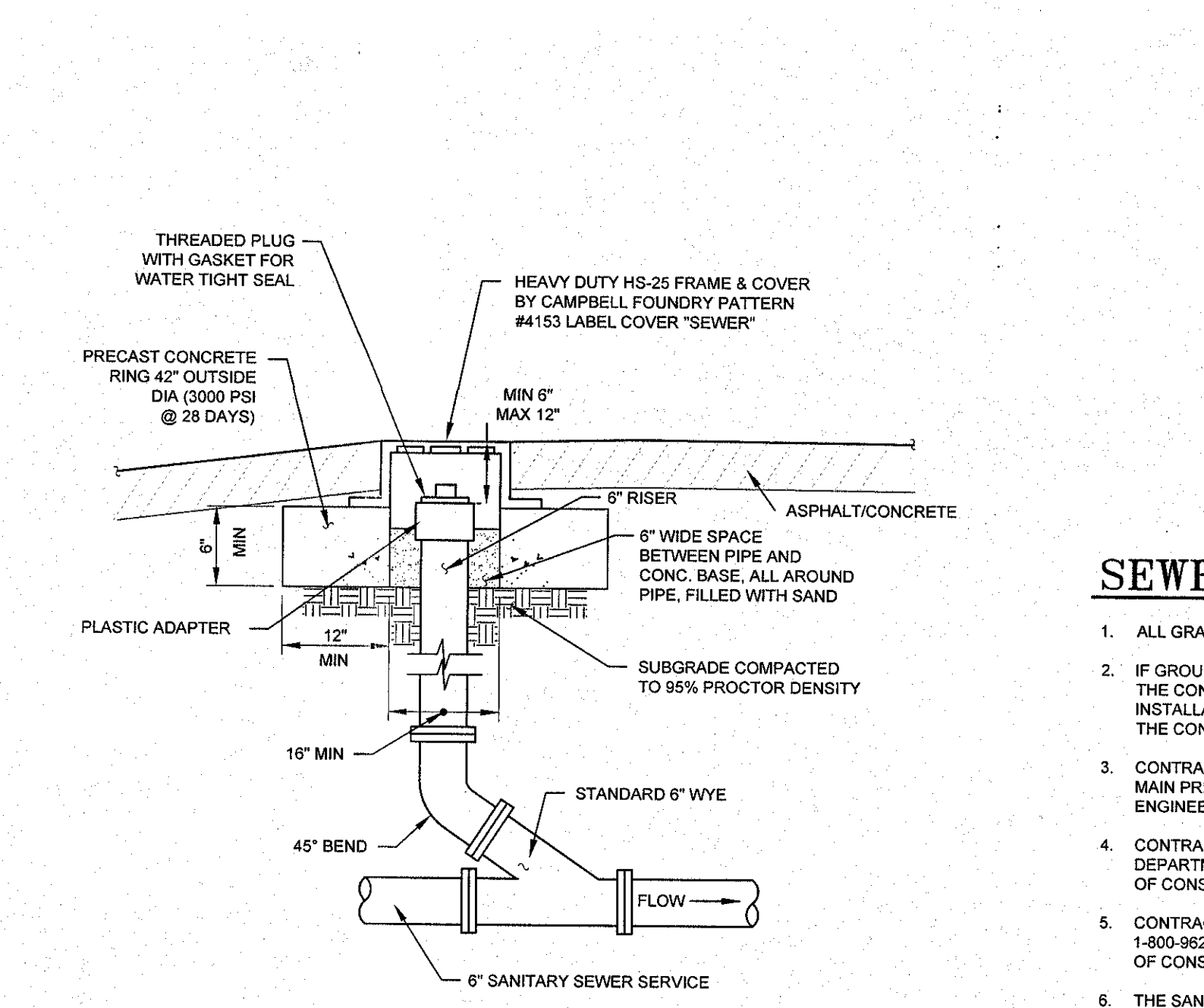
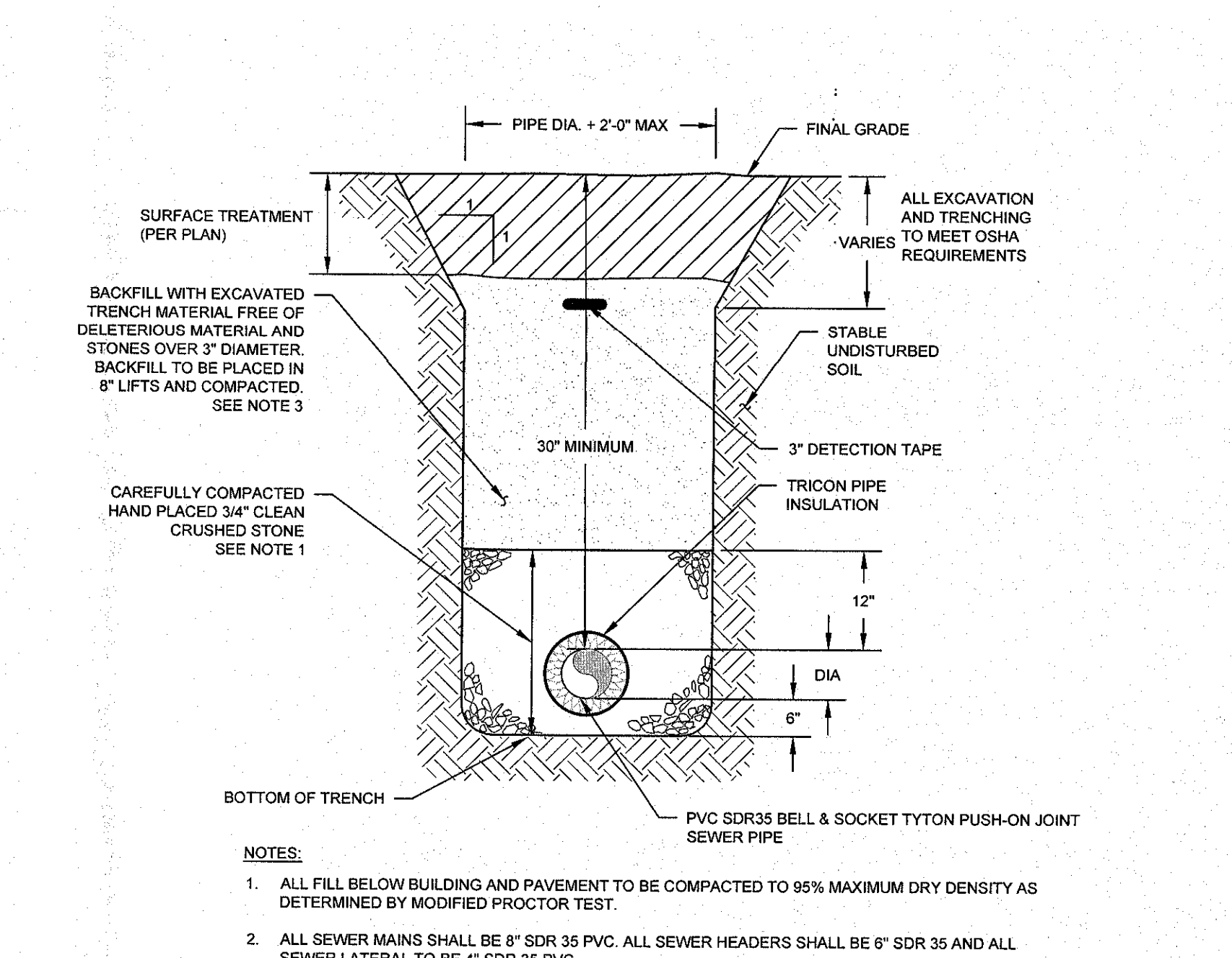
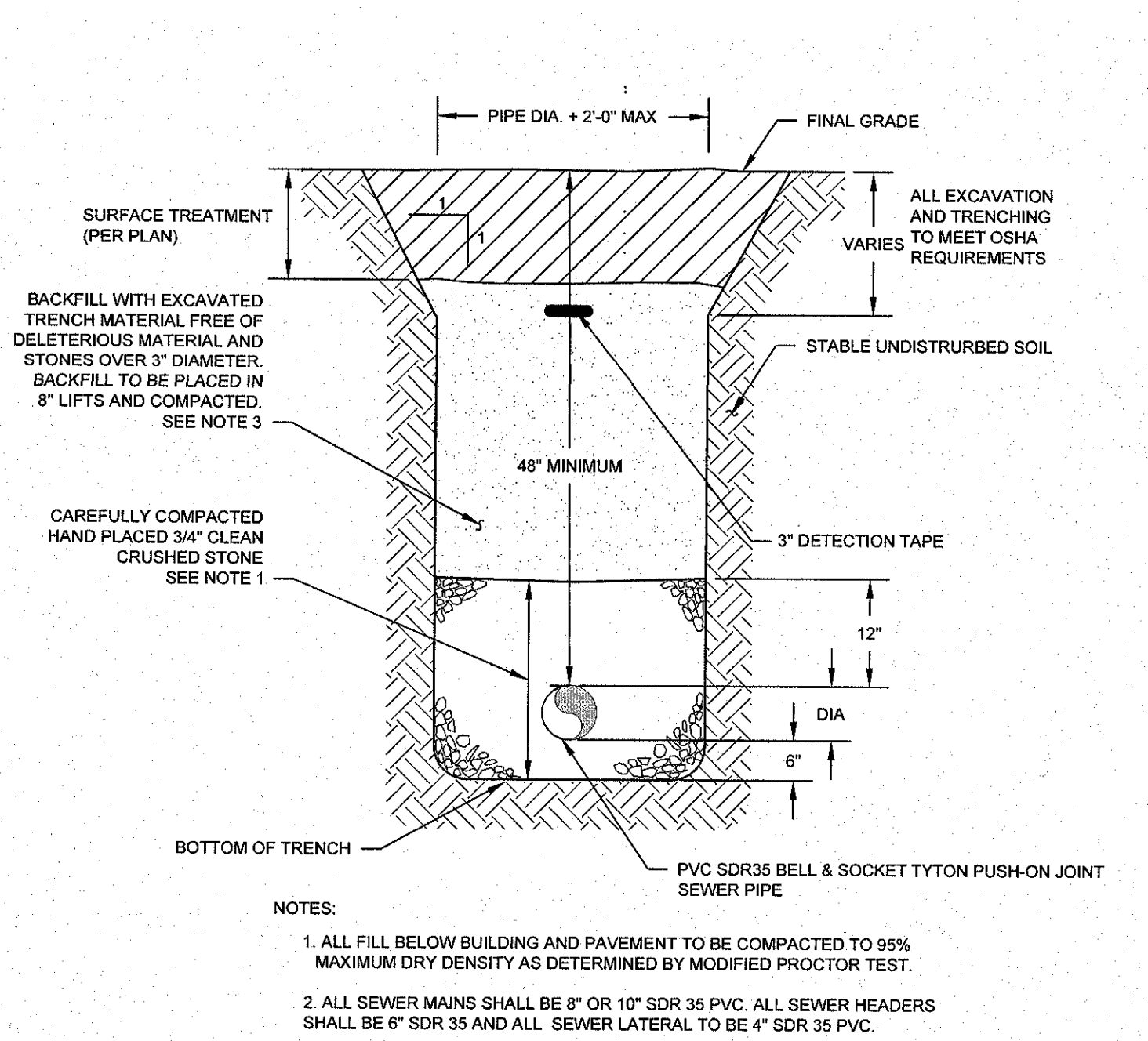


TYPICAL CLEANOUT
SCALE: NONE

SEWER SERVICE CONNECTION
SCALE: NTS

WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NTS

JACK & BORE DETAIL
SCALE: NTS



SEWER PIPE TRENCH
SCALE: NTS

SEWER PIPE TRENCH WITH PIPE INSULATION
SCALE: NTS

TYPICAL CLEANOUT IN PAVED AREA
SCALE: NTS

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OCODH WATERMAIN EXTENSION APPROVAL	N/A OF N/A	
NYSDOT APPROVAL	N/A OF N/A	
NYSDOT APPROVAL	N/A OF N/A	
OTHER	N/A OF N/A	
FOR BID	N/A OF N/A	
FOR CONSTRUCTION	N/A OF N/A	

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JAY SAMUELSON, P.E.
NEW YORK LICENSE # 0880223

ORIGINAL SCALE IN INCHES

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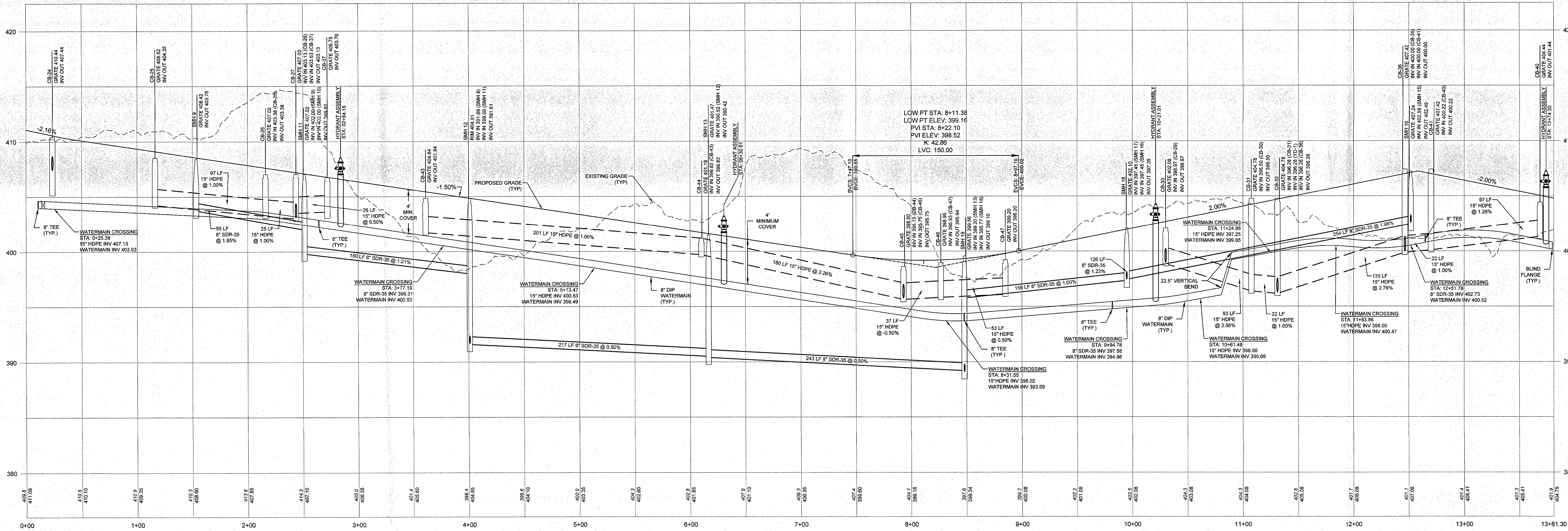
DETAILS

POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

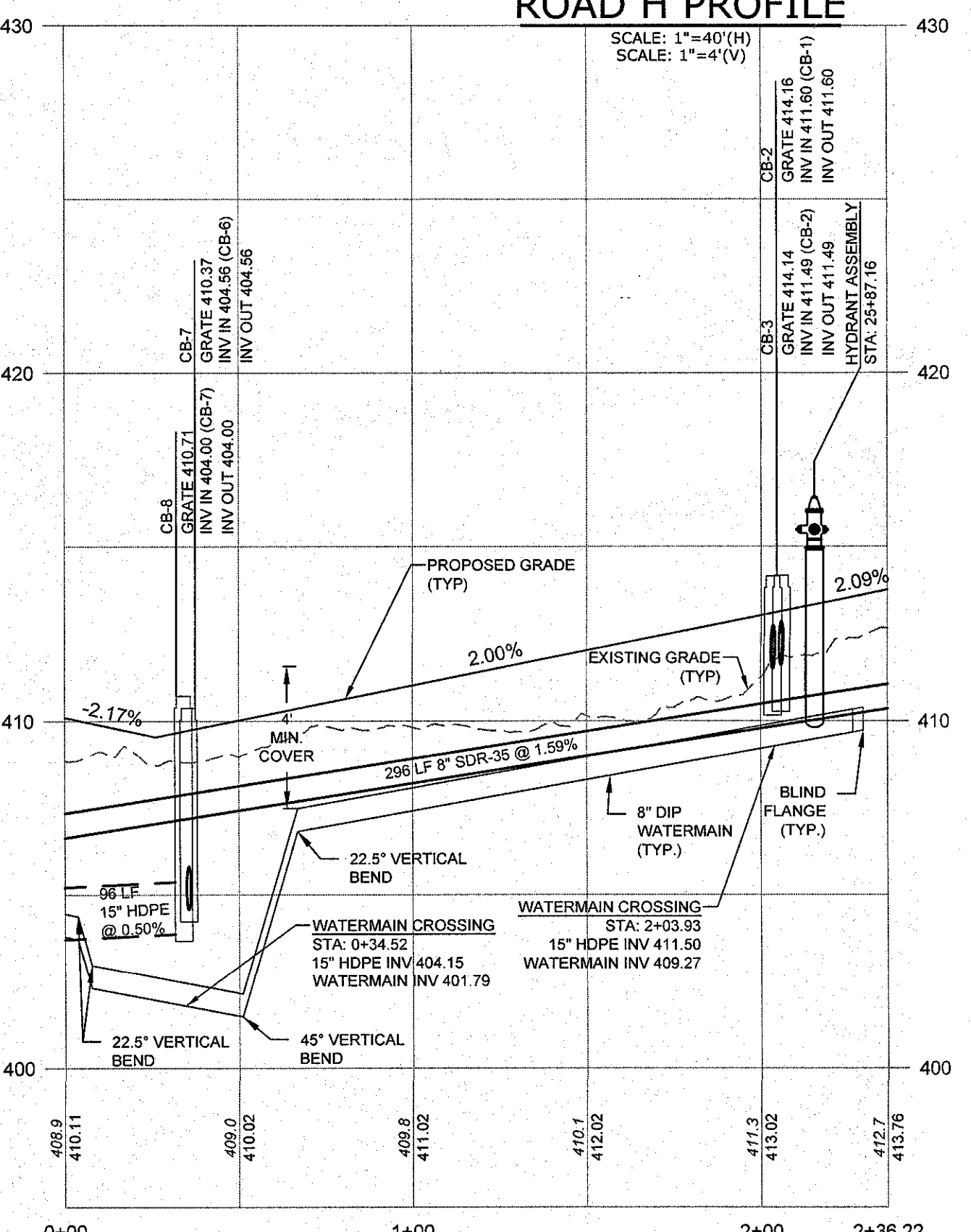
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DATE:	02/10/2020	SCALE:	AS NOTED
REVISION:	0	TAX LOT:	39-1-1 & 2.12

C-301

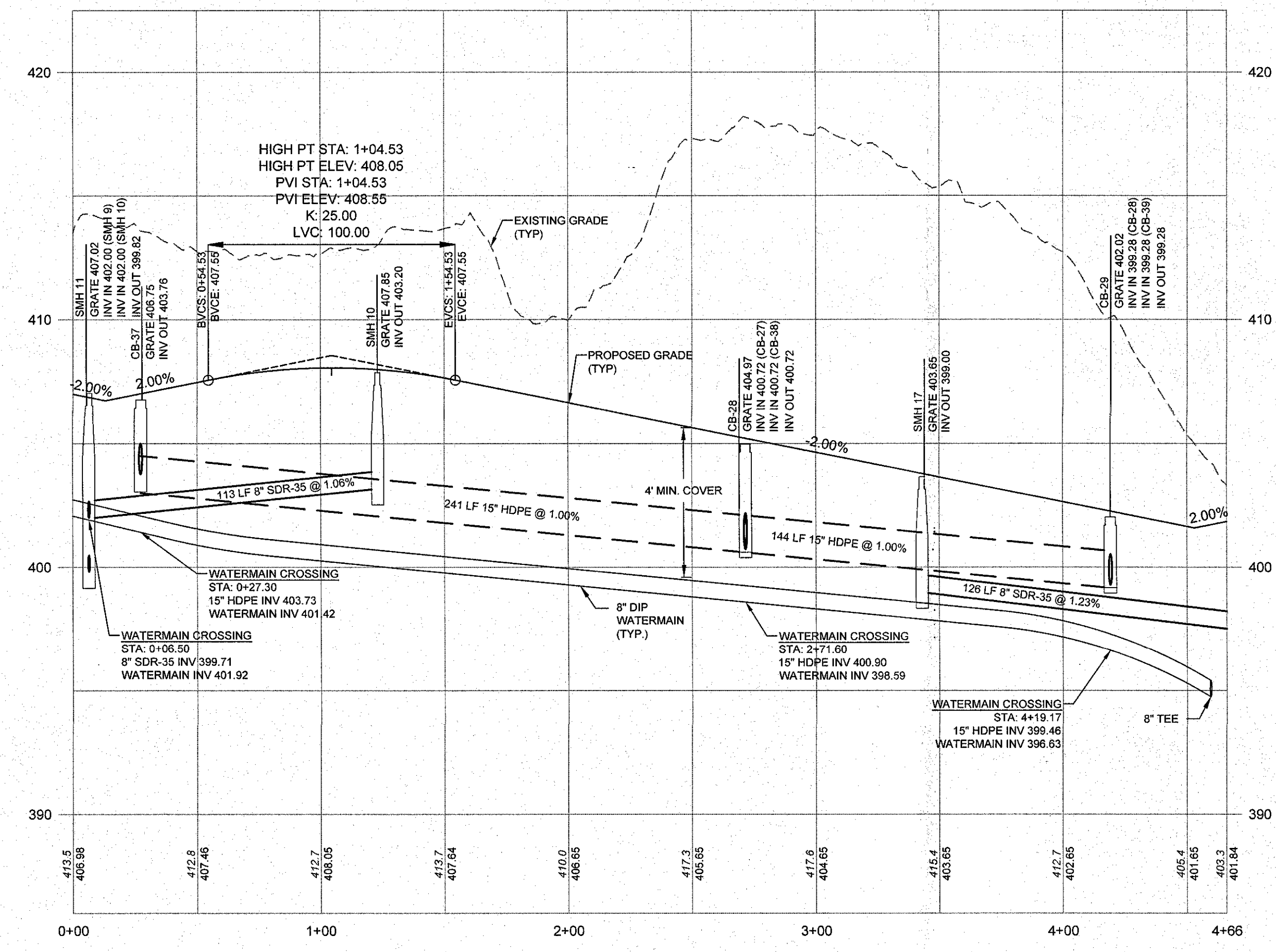
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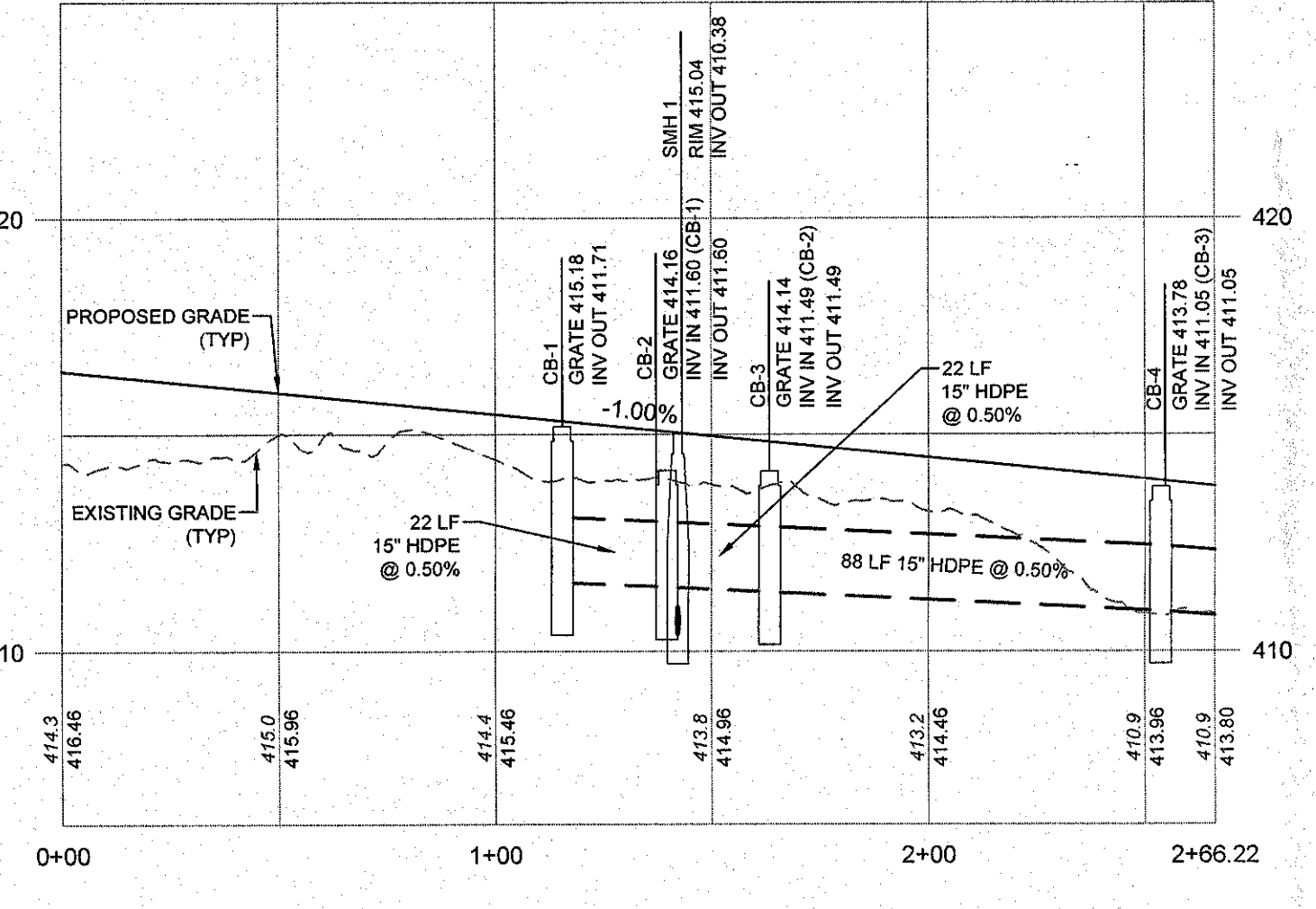
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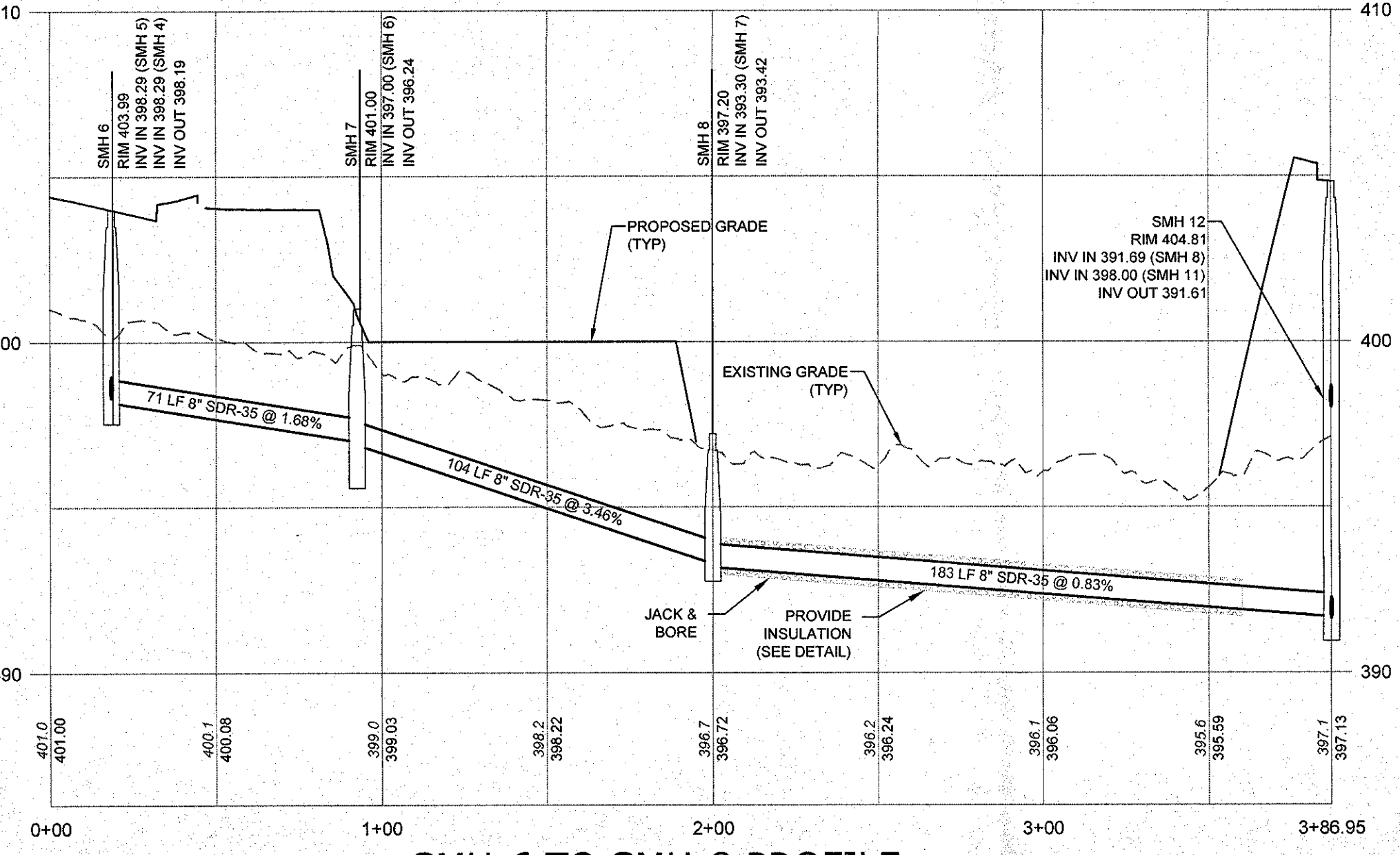
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SCALE: 1"=4'(V)



ROAD I PROFILE
SCALE: 1"=40'(H)
SCALE: 1"=4'(V)



ROAD F PROFILE
SCALE: 1"=40'(H)
SCALE: 1"=4'(V)



SMH-6 TO SMH-8 PROFILE
SCALE: 1"=40'(H)
SCALE: 1"=4'(V)

No.	DATE	DESCRIPTION

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<input type="checkbox"/> PLANNING BOARD APPROVAL	17	OF 23
<input type="checkbox"/> OCCOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
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<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
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JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080023

30 0 15 30 60
1 inch = 30 ft.

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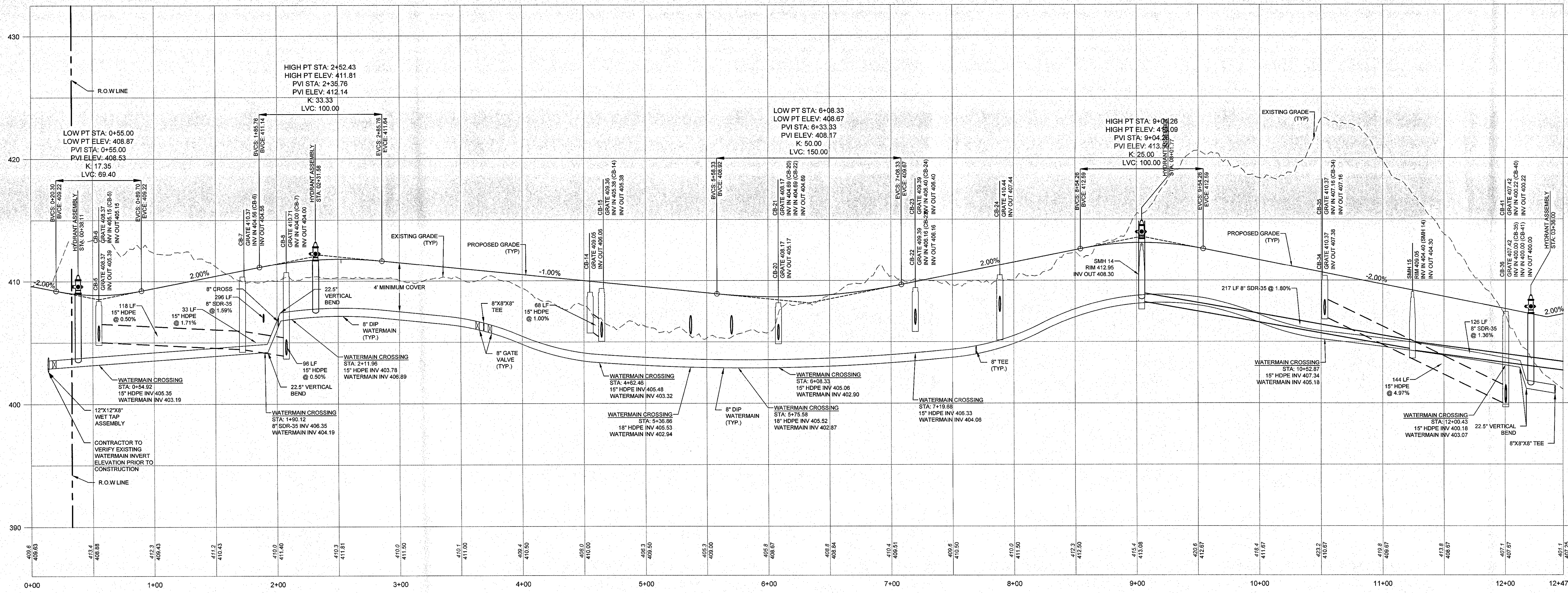
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PROFILES

THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114.01 DRAWN BY: MP
DATE: 02/10/2020 SCALE: AS NOTED
REVISION: TAX LOT: 39-1-1 & 2.12

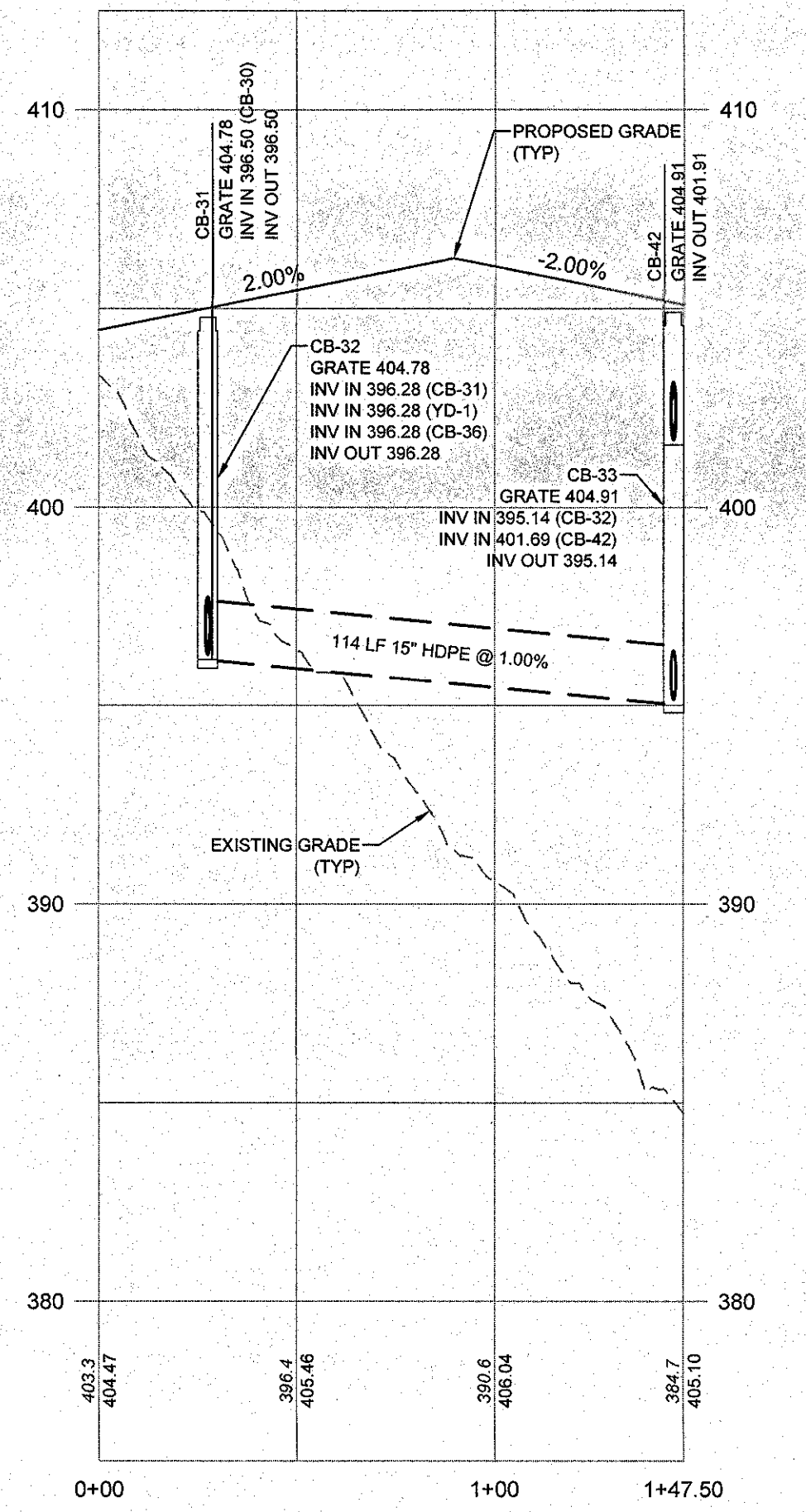
C-202



ROAD A PROFILE

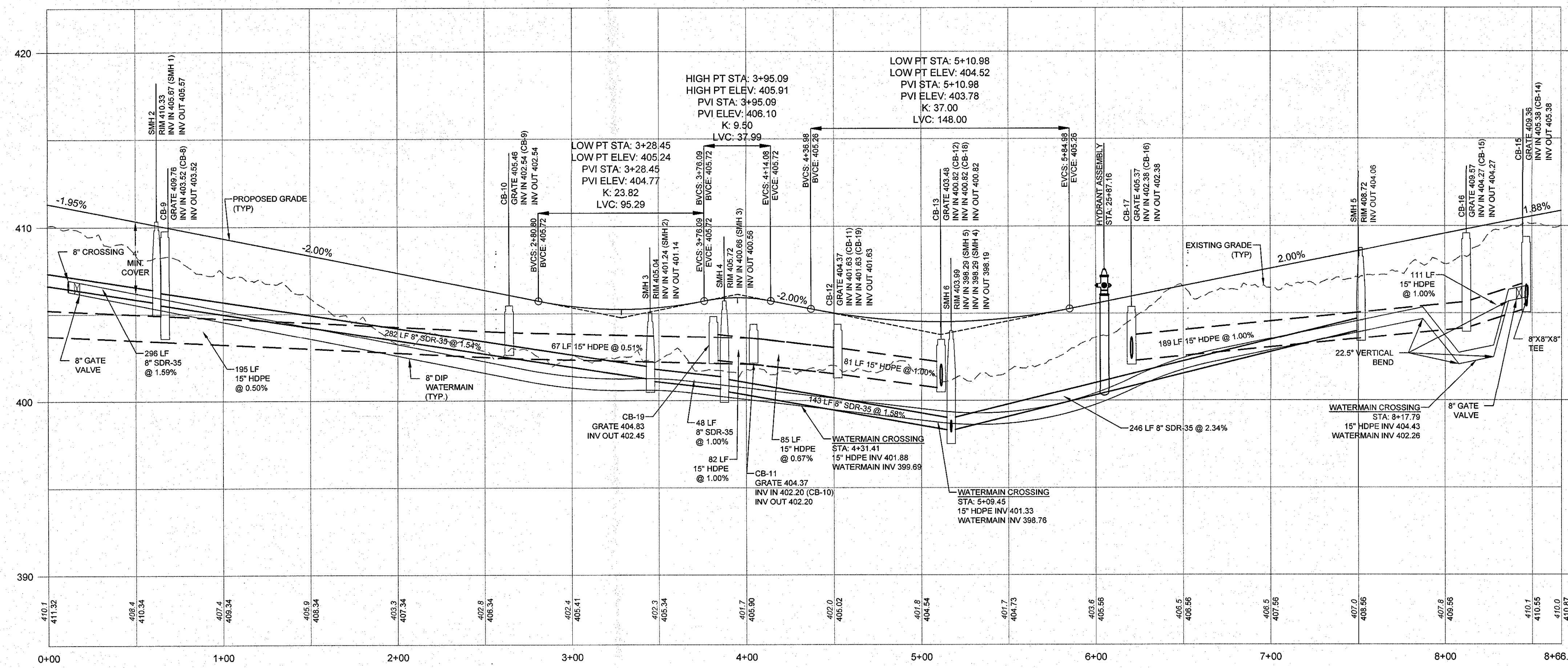
ROAD A PROFILE

SCALE: 1"=40'(H)
SCALE: 1"=4'(V)



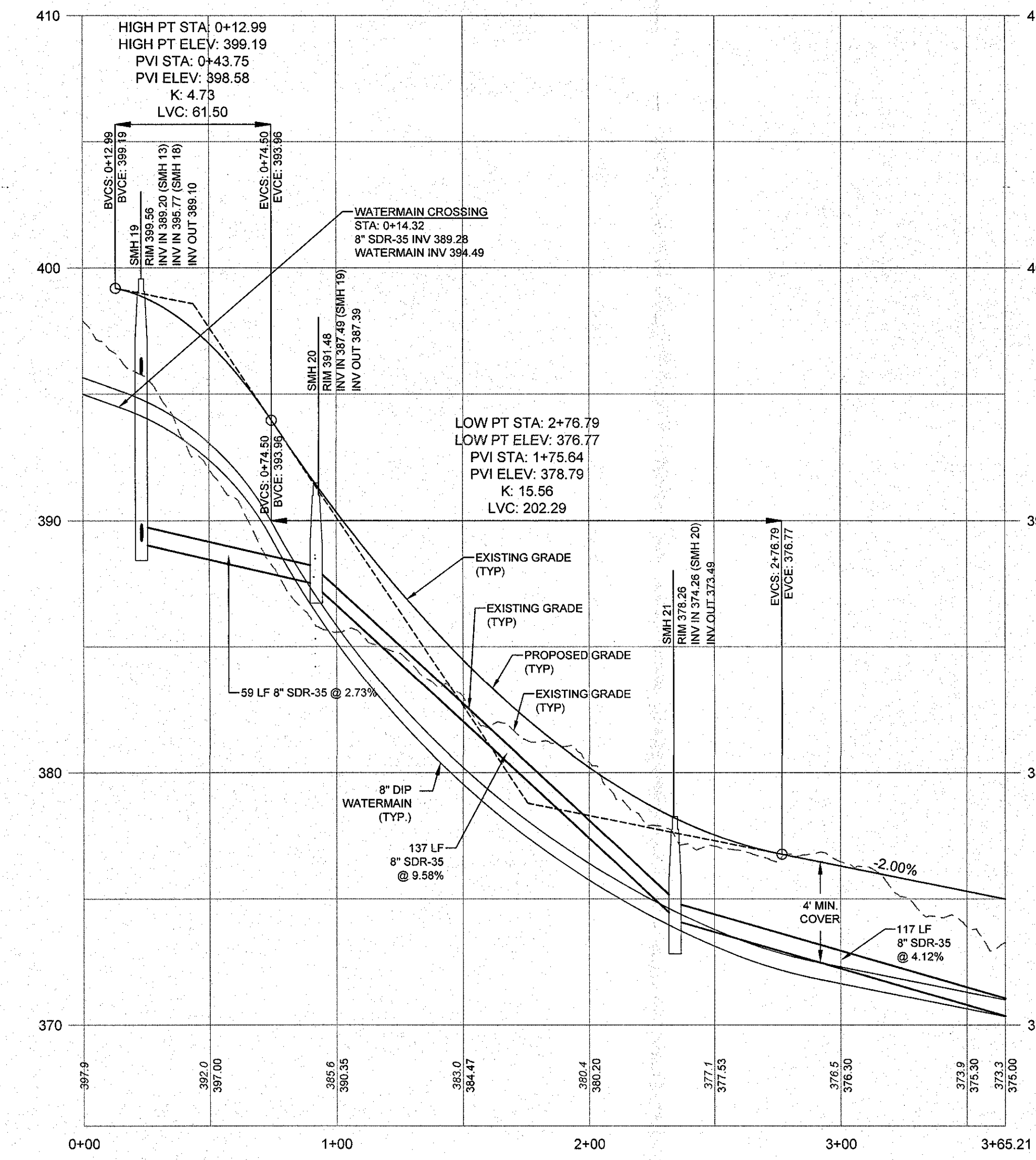
ROAD J PROFILE

SCALE: 1"=40'(H)
SCALE: 1"=4'(V)



ROAD B PROFILE

SCALE: 1"=40'(H)
SCALE: 1"=4'(V)



ROAD D PROFILE

SCALE: 1"=40'(H)
SCALE: 1"=4'(V)

No.	DATE	DESCRIPTION

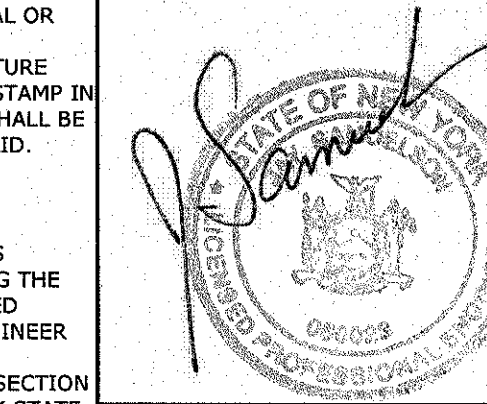
DRAWING STATUS

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER
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<input type="checkbox"/> PLANNING BOARD APPROVAL	16 OF 23
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
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<input type="checkbox"/> OTHER	N/A OF N/A
<input type="checkbox"/> FOR BID	N/A OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A

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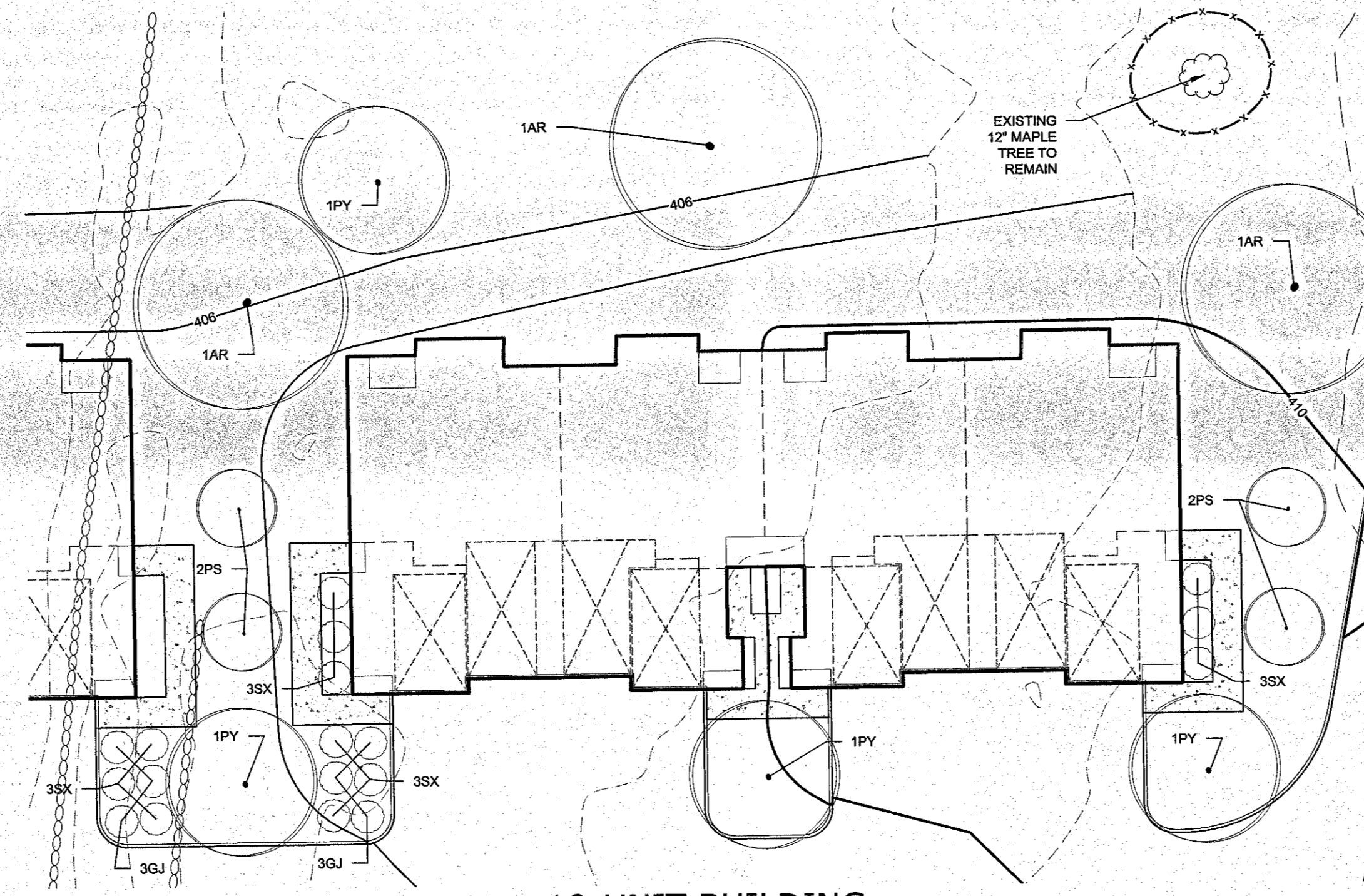
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MONTGOMERY, NY 12549
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Fc: (845) 457-1899

PROFILES

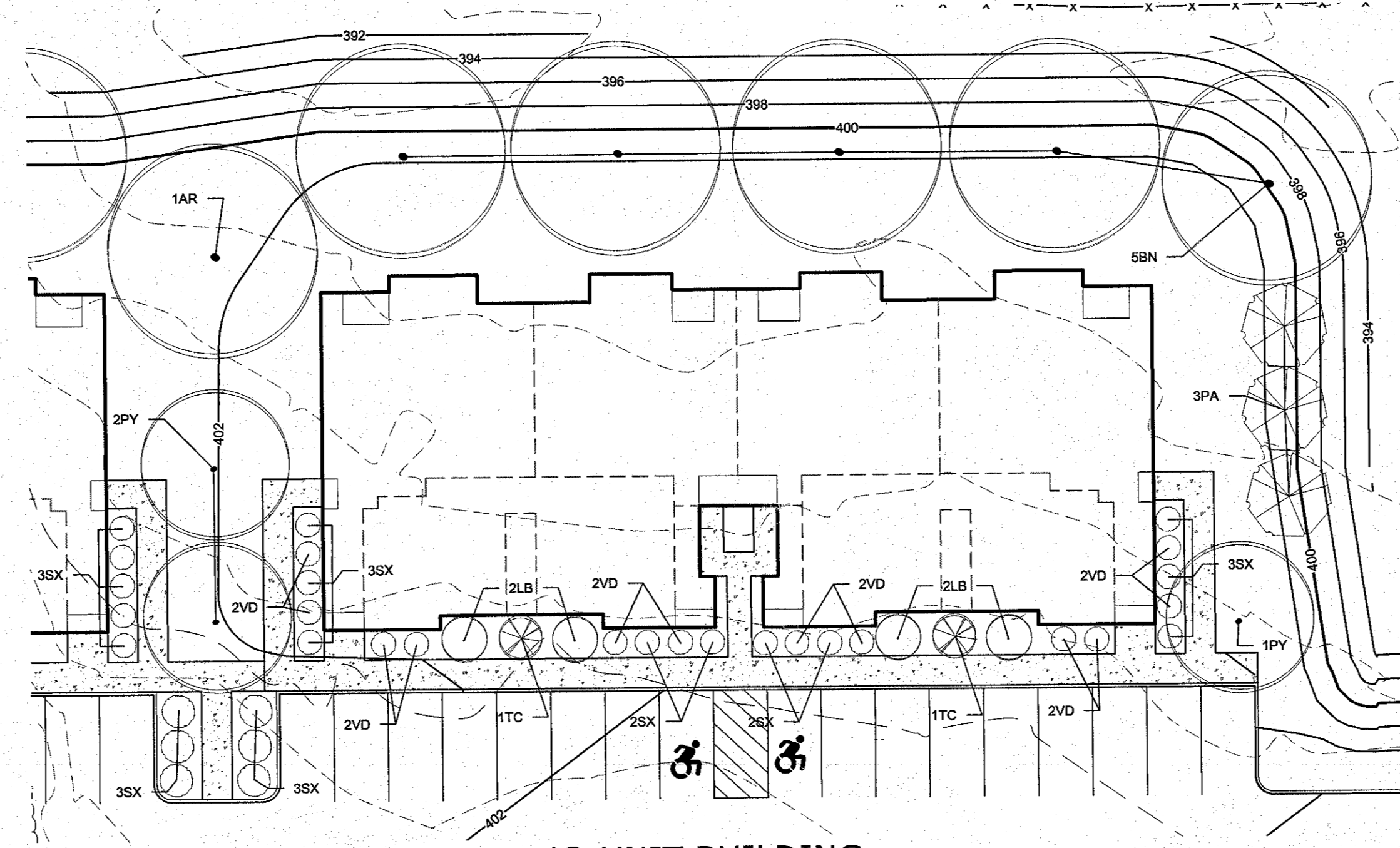
THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	114.01	DRAWN BY:	MP
DATE:	02/10/2020	SCALE:	AS NOTED
REVISION:	0	FAX LOT:	39-1-1 & 2.12

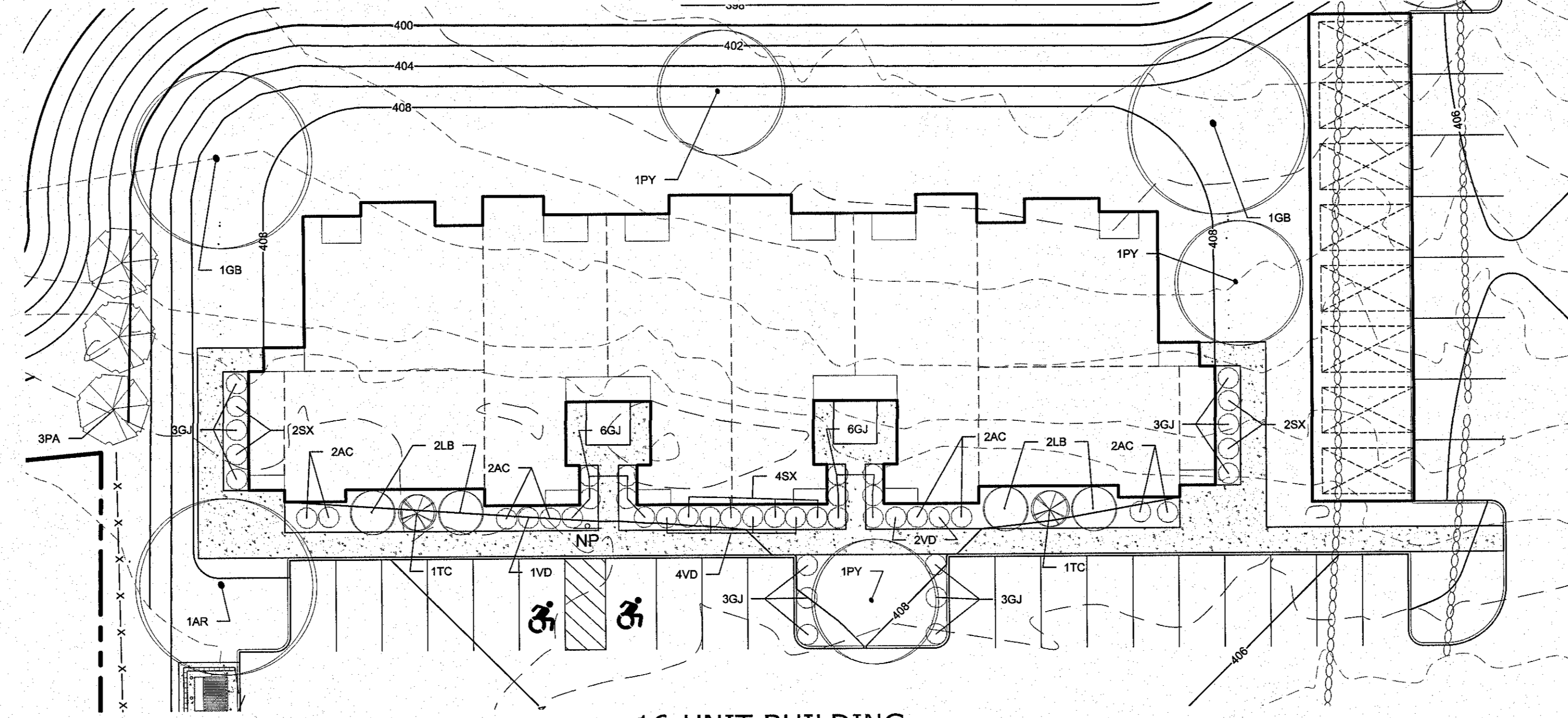
C-201



10-UNIT BUILDING
SCALE: 1"=20'



12-UNIT BUILDING
SCALE: 1"=20'



16-UNIT BUILDING
SCALE: 1"=20'

No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/10/2020
	SHEET NUMBER	
<input type="checkbox"/>	CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	15 OF 23
<input type="checkbox"/>	OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/>	OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYS DOT APPROVAL	N/A OF N/A
<input type="checkbox"/>	OTHER	N/A OF N/A
<input type="checkbox"/>	FOR BID	N/A OF N/A
<input type="checkbox"/>	FOR CONSTRUCTION	N/A OF N/A

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NEW YORK LICENSE # 080023

TYPICAL SITE DETAILED PLANT LIST							
SYM	10-UNIT QTY (TYP.)	12-UNIT QTY (TYP.)	16-UNIT QTY (TYP.)	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	REMARKS
AC	-	-	9	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	15-18" HT	
AR	3	1	1	ACER RUBRUM	OCTOBER GLORY MAPLE	2 1/2-3' CAL	
BN	-	5	-	BETULA NIGRA	HERITAGE BIRCH	8-10' CLUMP	
GB	-	-	2	GINKGO BILOBA	AUTUMN GOLD GINKGO	2 1/2-3' CAL	
GJ	3	-	24	JUNIPERUS CHINENSIS	OLD GOLD JUNIPER	5 GAL	
LB	-	4	4	LINDERA BENZON	SPICEBUSH	#4 CAN CONTAINER	
PA	-	3	3	PICEA ABIES	NORWAY SPRUCE	9" HT MIN	
PS	4	-	-	PRUNUS SERRULATA	KWANSAN CHERRY	2 - 2 1/2' CAL	
PY	4	3	3	PYRUS CALLERYANA	AIRSTOCRAT PEAR	2 - 2 1/2' CAL	
SK	9	13	9	SPIRAEA X BUMALDA	ANTHONY WATERER SPIRAEA	15-18" HT	
TC	-	-	2	TILLIA CORDATA	GREENSPIRE LINDEN	2 - 2 1/2' CAL	
VD	-	12	7	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	18-24" CONTAINER	

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TYPICAL BUILDING LANDSCAPE PLANS

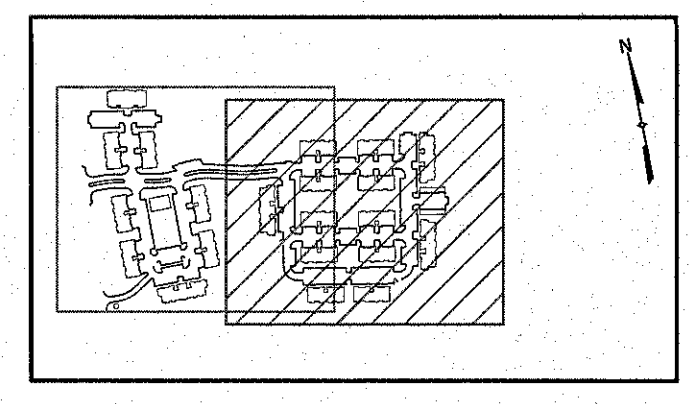
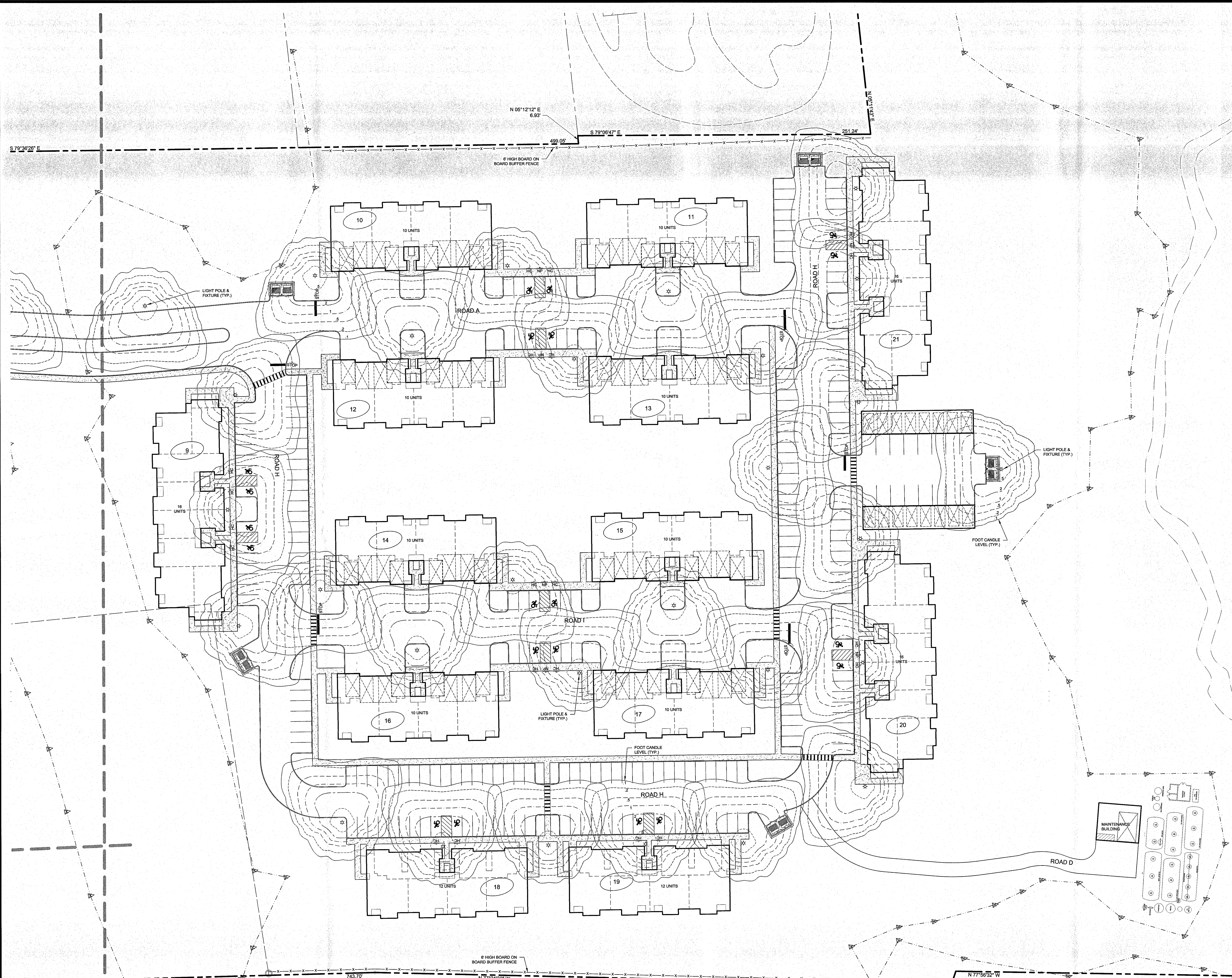
THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114.01
DATE: 02/10/2020
REVISION: 0

DRAWN BY: MP
SCALE: 1"=30'

TAX LOT: 39-1-1 & 2.12

C-114



KEY MAP

No.	DATE	DESCRIPTION

DRAWING STATUS			ISSUE DATE: 02/10/2020
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF	N/A
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<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A

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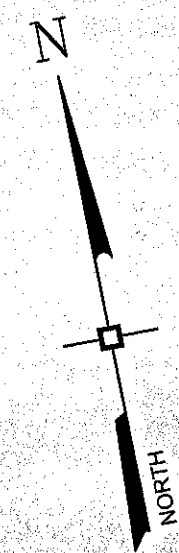
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LIGHTING PLAN

THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

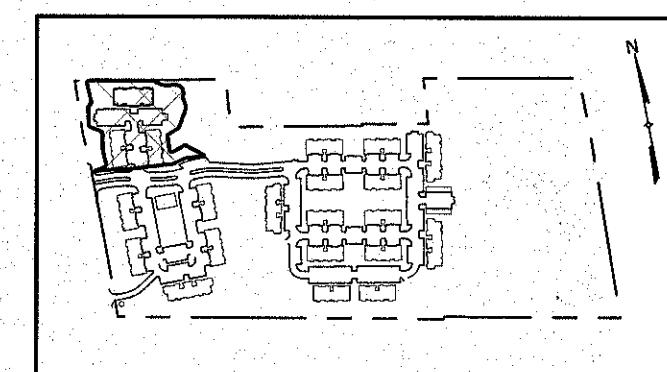
JOB #:	114.01	DRAWN BY:	MP
DATE:	02/10/2020	SCALE:	1"=30'
REVISION:	0	TAX LOT:	39-1-1 & 2.12

C-113

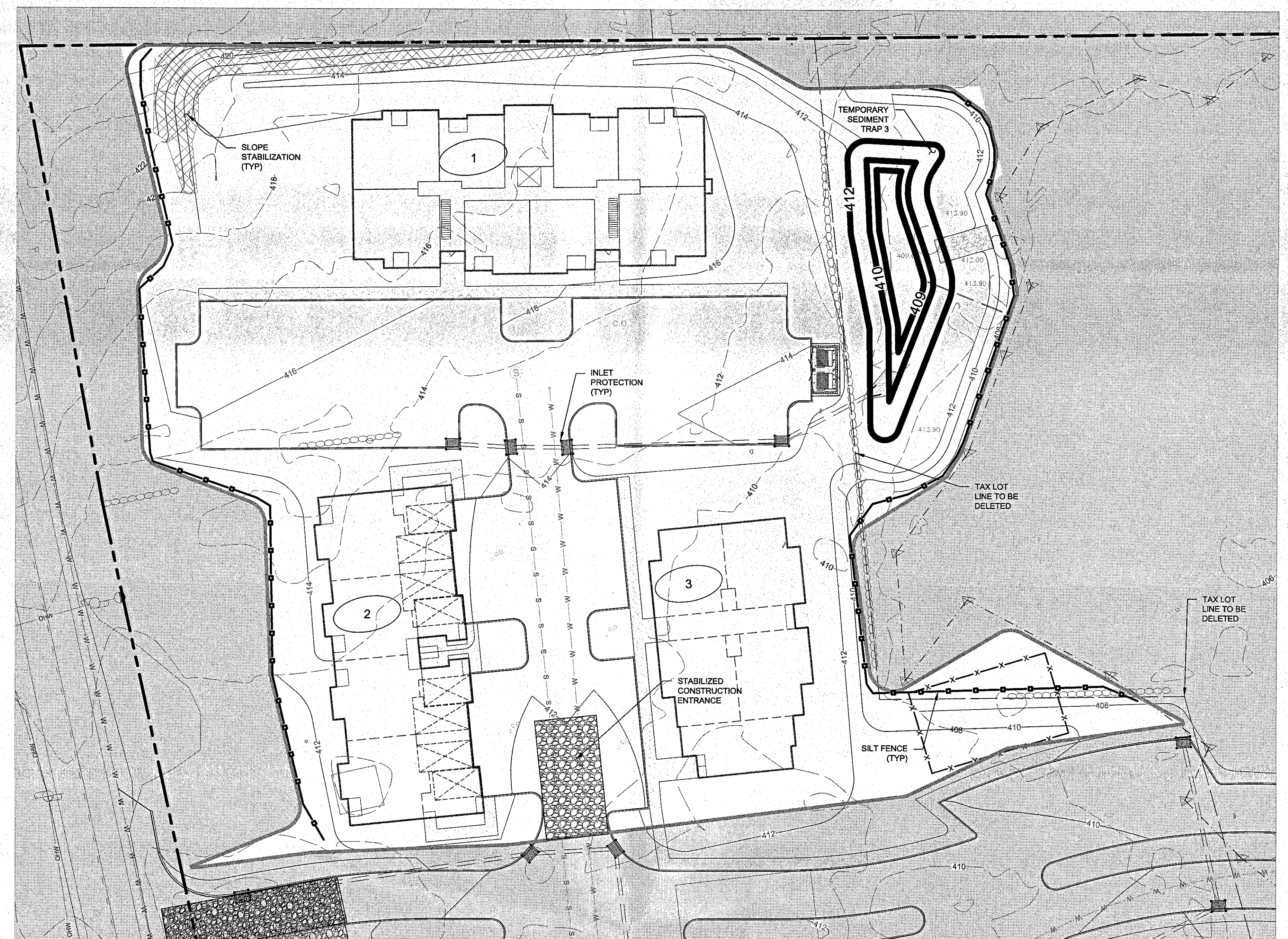


PHASE 3 NOTES

1. PHASE 3 TOTAL DISTURBANCE 2.4 ACRES
2. COMPLETE ALL TREE CLEARING
3. INSTALL ORANGE CONSTRUCTION FENCE (IF ANY).
4. INSTALL SILT FENCE.
5. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
6. STRIP AND STOCKPILE TOPSOIL.
7. PERFORM ROUGH CUTS AND FILLS FOR ROAD.
8. INSTALL UTILITIES.
9. COMPLETE ROAD ROUGH GRADE.
10. PERFORM FINE GRADING AND STABILIZE ALL DISTURBED AREAS.



KEY MAP



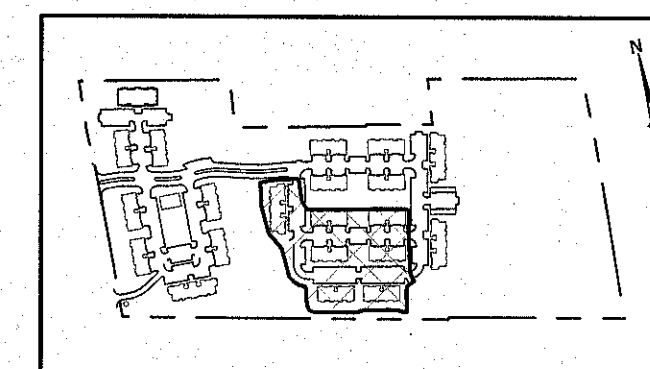
PHASE 3



PHASE 2B

PHASE 2B NOTES

1. PHASE 2B TOTAL DISTURBANCE 4.5+ ACRES
2. COMPLETE ALL TREE CLEARING.
3. INSTALL ORANGE CONSTRUCTION FENCE (IF ANY).
4. INSTALL SILT FENCE.
5. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
6. STRIP AND STOCKPILE TOPSOIL.
7. PERFORM ROUGH CUTS AND FILLS FOR ROAD.
8. INSTALL UTILITIES.
9. COMPLETE ROAD ROUGH GRADE.
10. PERFORM FINE GRADING AND STABILIZE ALL DISTURBED AREAS.



KEY MAP

LEGEND

- LIMIT OF CURRENT PHASE
- SEDIMENT TRAP CONTOUR(S)
- ▬ ORANGE CONSTRUCTION FENCE
- ▬ SILT FENCE
- FILTER FABRIC DROP INLET PROTECTION
- STONE CHECK DAM
- END SECTION RIP-RAP OUTLET PROTECTION

No.	DATE	DESCRIPTION

DRAWING STATUS	ISSUE DATE
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	12 OF 23
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<input type="checkbox"/> OCCOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A
<input type="checkbox"/> OTHER	N/A OF N/A
<input type="checkbox"/> FOR BID	N/A OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A

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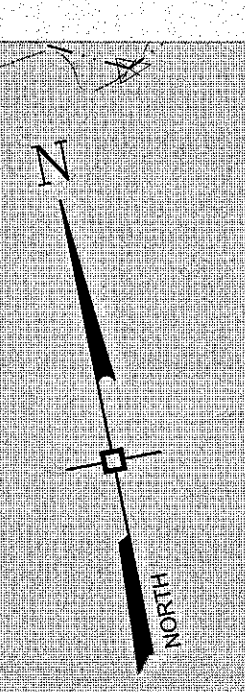
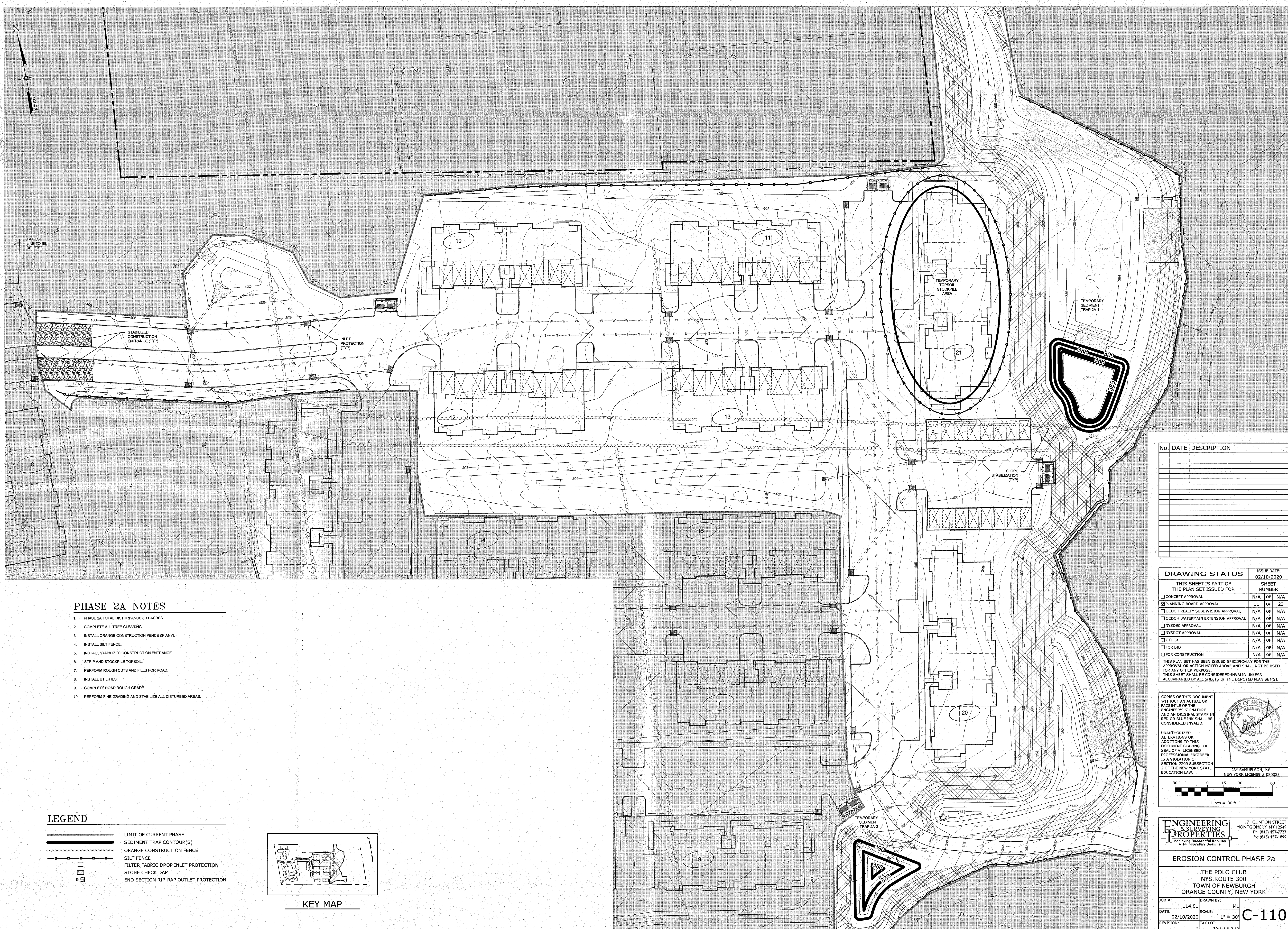
EROSION CONTROL PHASE 2b & 3

THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114-01 DRAWN BY: ML
DATE: 02/10/2020 SCALE: 1" = 30'
REVISION: 0 TAX LOT: 39-1-1 & 2.12

C-111

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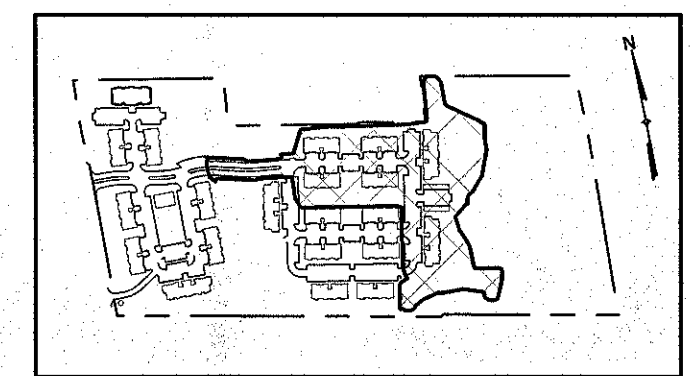


PHASE 2A NOTES

1. PHASE 2A TOTAL DISTURBANCE 8.1± ACRES
2. COMPLETE ALL TREE CLEARING.
3. INSTALL ORANGE CONSTRUCTION FENCE (IF ANY).
4. INSTALL SILT FENCE.
5. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
6. STRIP AND STOCKPILE TOPSOIL.
7. PERFORM ROUGH CUTS AND FILLS FOR ROAD.
8. INSTALL UTILITIES.
9. COMPLETE ROAD ROUGH GRADE.
10. PERFORM FINE GRADING AND STABILIZE ALL DISTURBED AREAS.

LEGEND

- LIMIT OF CURRENT PHASE
- SEDIMENT TRAP CONTOUR(S)
- ORANGE CONSTRUCTION FENCE
- SILT FENCE
- FILTER FABRIC DROP INLET PROTECTION
- STONE CHECK DAM
- END SECTION RIP-RAP OUTLET PROTECTION



KEY MAP

No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/10/2020
	SHEET NUMBER	
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<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	11 OF 23	
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<input type="checkbox"/> FOR BID	N/A OF N/A	
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A	

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1 inch = 30 ft.

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EROSION CONTROL PHASE 2a

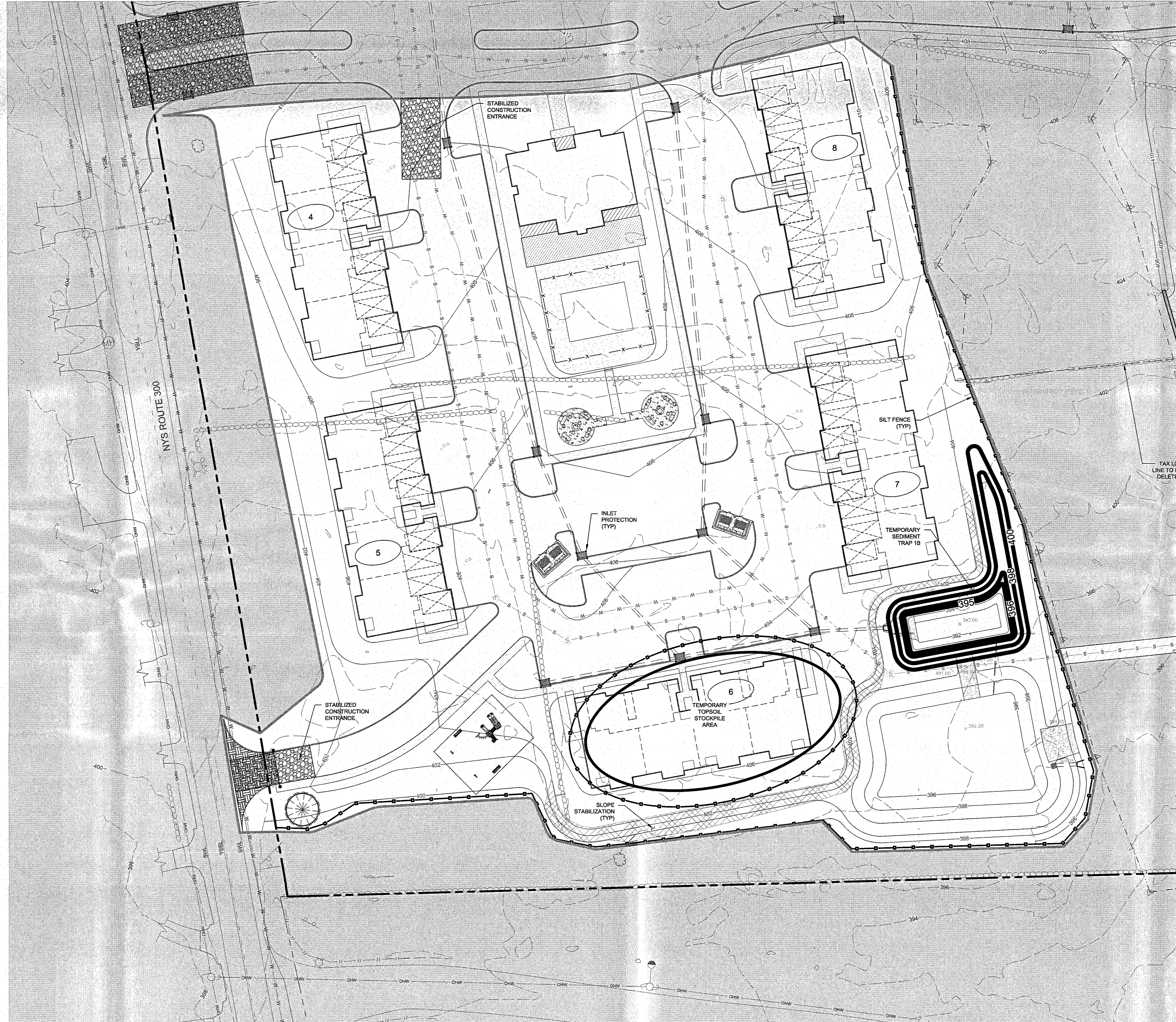
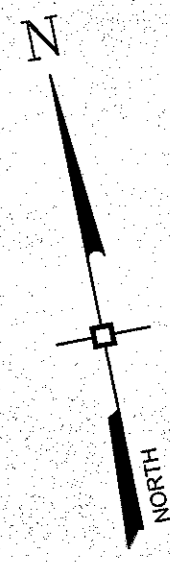
THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114.01
DATE: 02/10/2020
REVISION: 0

DRAWN BY: ML
SCALE: 1" = 30'
TAX LOT: 39-1-1 & 2.12

C-110

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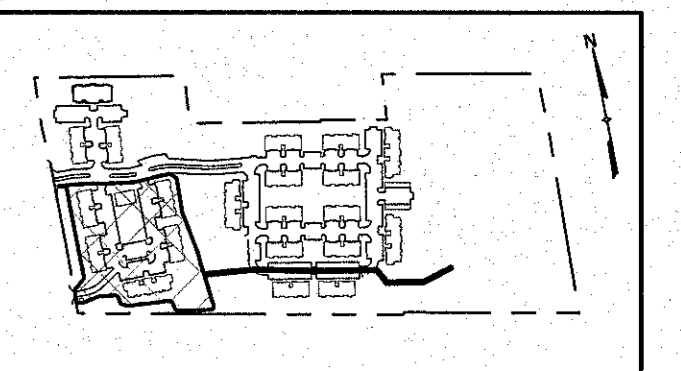


PHASE 1B NOTES

1. PHASE 1B TOTAL DISTURBANCE 4.58 ACRES
2. COMPLETE ALL TREE CLEARING.
3. INSTALL ORANGE CONSTRUCTION FENCE (IF ANY).
4. INSTALL SILT FENCE.
5. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
6. STRIP AND STOCKPILE TOPSOIL.
7. PERFORM ROUGH CUTS AND FILLS FOR ROAD.
8. INSTALL UTILITIES.
9. COMPLETE ROAD ROUGH GRADE.
10. PERFORM FINE GRADING AND STABILIZE ALL DISTURBED AREAS.

LEGEND

- LIMIT OF CURRENT PHASE
- SEDIMENT TRAP CONTOUR(S)
- ORANGE CONSTRUCTION FENCE
- SILT FENCE
- FILTER FABRIC DROP INLET PROTECTION
- STONE CHECK DAM
- END SECTION RIP-RAP OUTLET PROTECTION



KEY MAP

No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER
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<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	10	OF 23
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<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A

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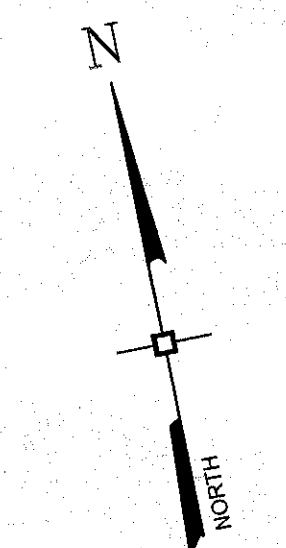
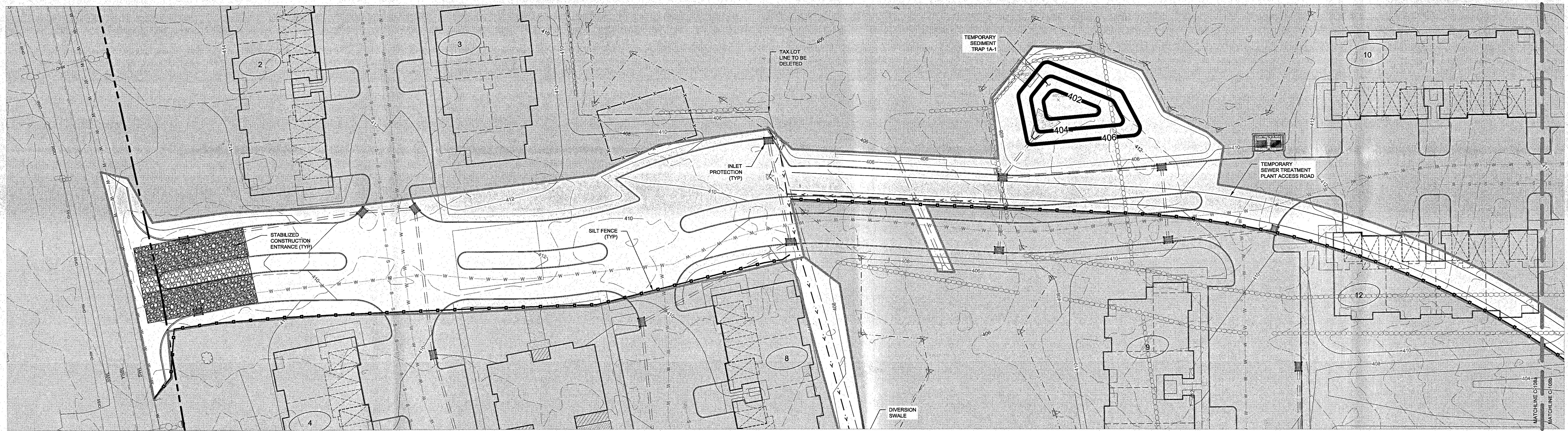
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EROSION CONTROL PHASE 1b

THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114.01 DRAWN BY: ML
DATE: 02/10/2020 SCALE: 1" = 30'
REVISION: 0 TAX LOT: 39-1 & 2.12

C-109

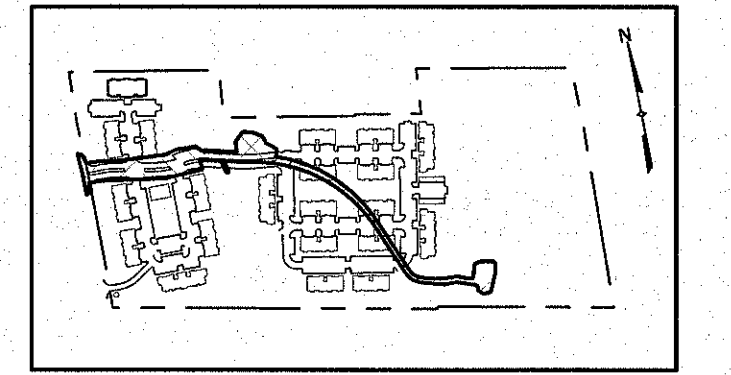
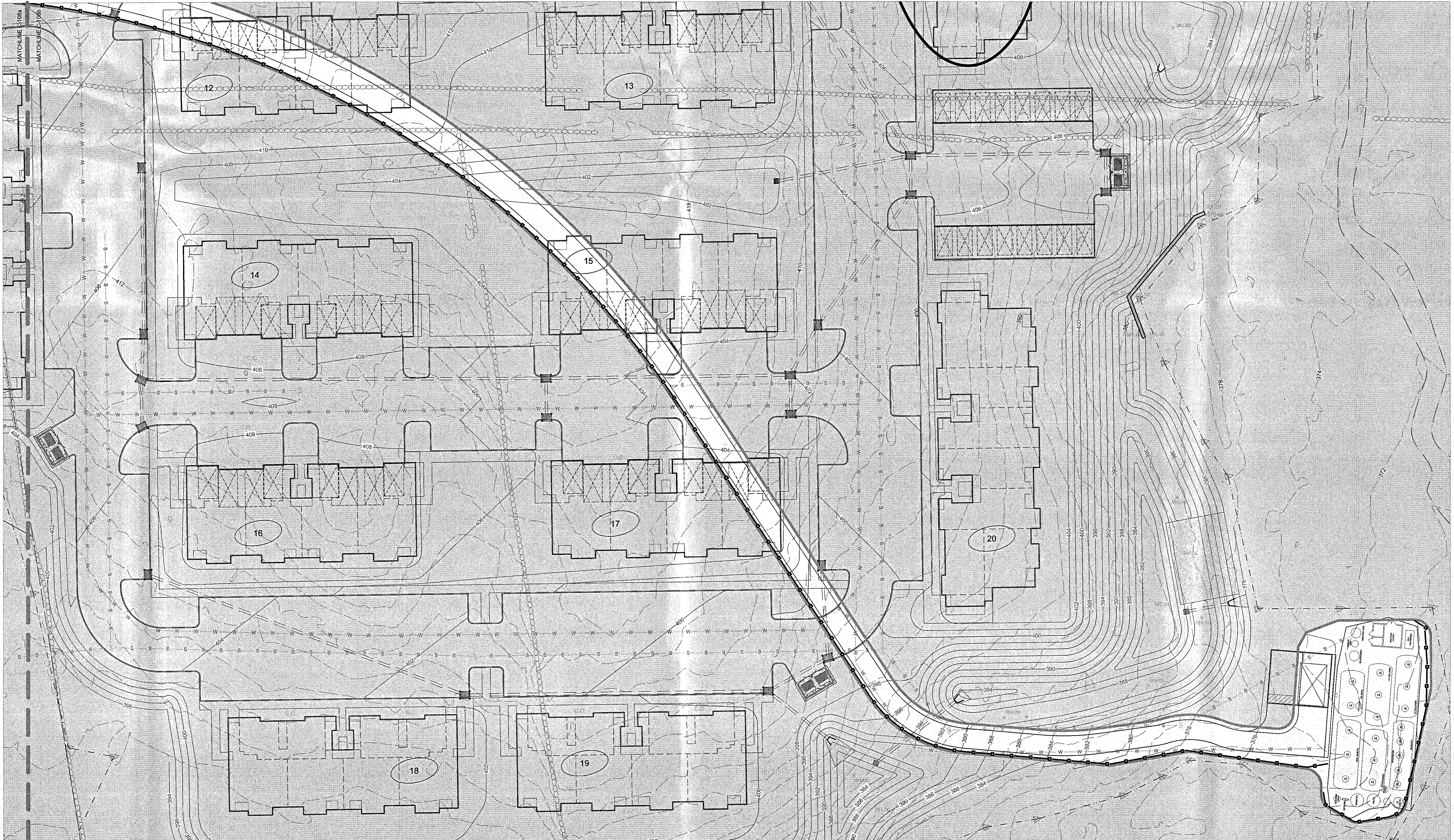


PHASE 1A NOTES

1. PHASE 1A TOTAL DISTURBANCE 2.44 ACRES
2. COMPLETE ALL TREE CLEARING.
3. INSTALL ORANGE CONSTRUCTION FENCE (IF ANY).
4. INSTALL SILT FENCE.
5. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
6. STRIP AND STOCKPILE TOPSOIL.
7. INSTALL SWALE WITH CHECK DAMS TO TEMPORARY LEVEL SPREADER.
8. PERFORM ROUGH CUTS AND FILLS FOR ROAD.
9. INSTALL UTILITIES.
10. COMPLETE ROAD ROUGH GRADE.
11. PERFORM FINE GRADING AND STABILIZE ALL DISTURBED AREAS.

LEGEND

- LIMIT OF CURRENT PHASE
- SEDIMENT TRAP CONTOUR(S)
- ORANGE CONSTRUCTION FENCE
- SILT FENCE
- FILTER FABRIC DROP INLET PROTECTION
- STONE CHECK DAM
- END SECTION RIP-RAP OUTLET PROTECTION



KEY MAP

No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER
<input type="checkbox"/>	CONCEPT APPROVAL	N/A OF N/A
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<input type="checkbox"/>	NYSOT APPROVAL	N/A OF N/A
<input type="checkbox"/>	OTHER	N/A OF N/A
<input type="checkbox"/>	FOR BID	N/A OF N/A
<input type="checkbox"/>	FOR CONSTRUCTION	N/A OF N/A

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JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080023

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Fz: (845) 457-1899

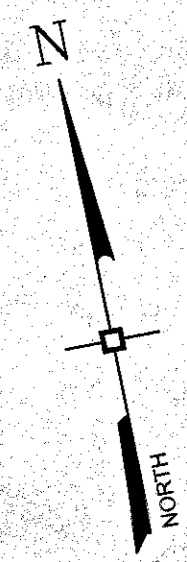
EROSION CONTROL PHASE 1a

THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114.01 DRAWN BY: ML
DATE: 02/10/2020 SCALE: 1" = 60'
REVISION: 0 TAX LOT: 39-1-1 & 2.12

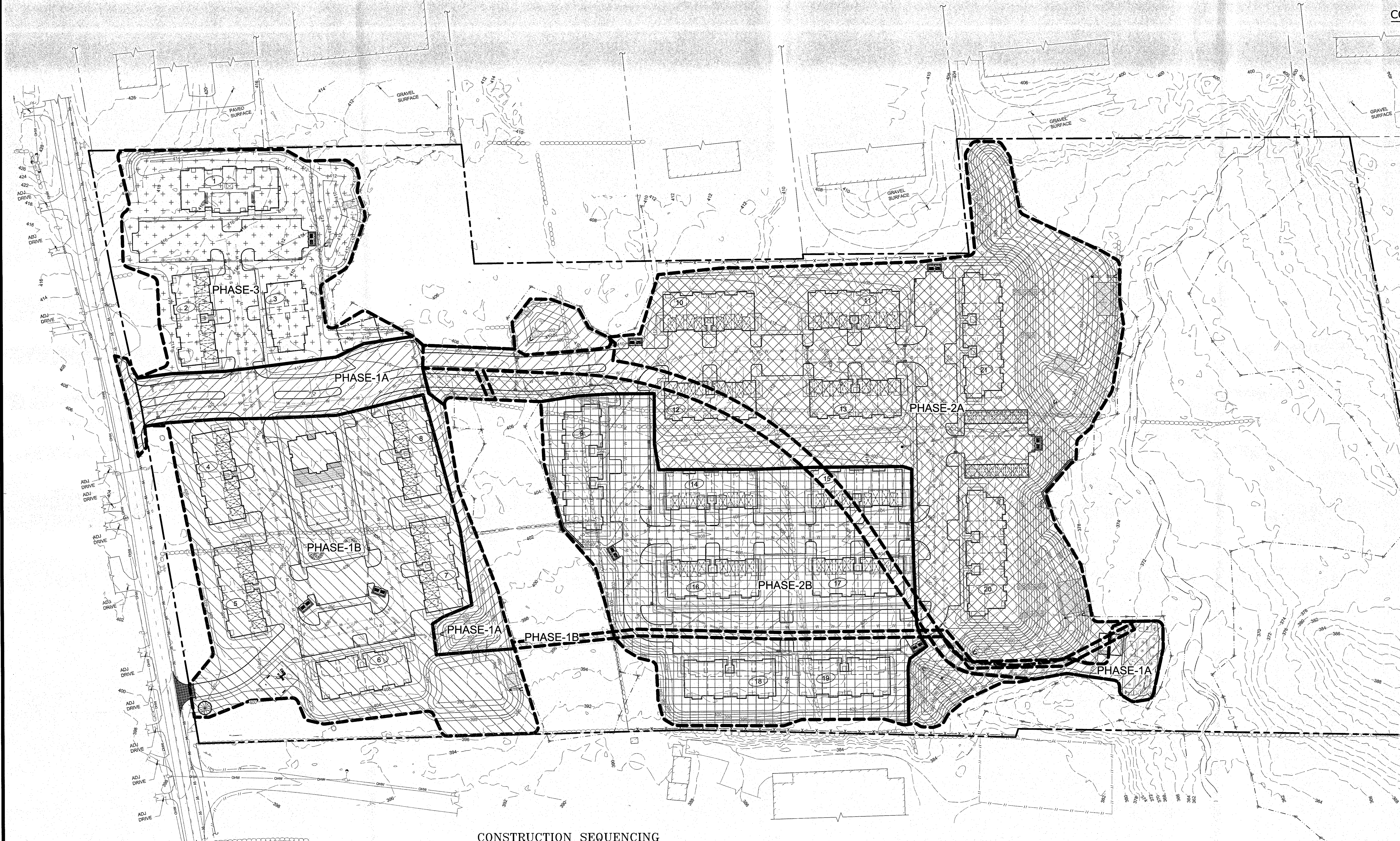
C-108

© 114.01 - The Polo Club (Nashua) Phasing & Erosion Control.dwg
Date Printed: Feb 10, 2020, 4:13PM



CONSTRUCTION PHASING LEGEND

- 1A
- 1B
- 2A
- 2B
- 3



No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/10/2020
	SHEET NUMBER	
<input type="checkbox"/>	CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	8 OF 23
<input type="checkbox"/>	OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/>	OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYSDOT APPROVAL	N/A OF N/A
<input type="checkbox"/>	OTHER	N/A OF N/A
<input type="checkbox"/>	FOR BID	N/A OF N/A
<input type="checkbox"/>	FOR CONSTRUCTION	N/A OF N/A

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NEW YORK LICENSE # 080023

1 inch = 60 ft.

CONSTRUCTION SEQUENCING

PHASE	ROAD NAME (STATION)	UNIT NUMBERS
PHASE 1	PHASE 1A: ROAD A (0+00 - 4+75) PHASE 1B: ROAD B (0+00 - END)	4 - 8
PHASE 2	PHASE 2A: ROAD A (4+75 - END) ROAD H (0+25 - END) PHASE 2B: ROAD H (0+00 - 5+25) ROAD I (0+00 - END)	9 - 21
PHASE 3	PHASE 3: ROAD E (0+00 - END) ROAD F (0+00 - END)	1 - 3

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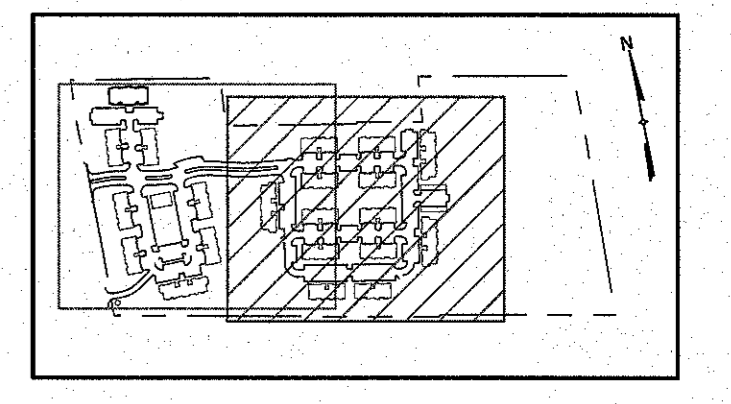
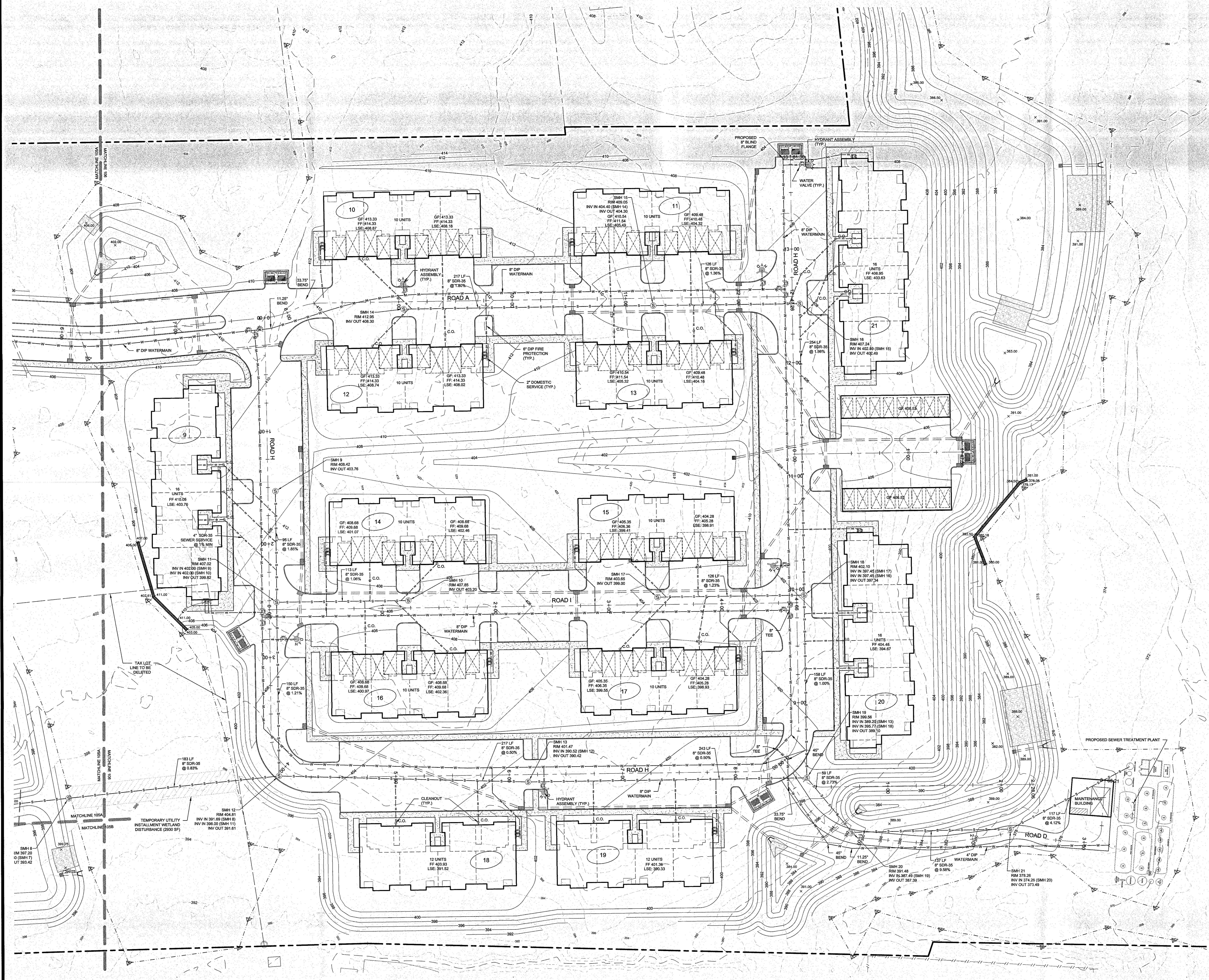
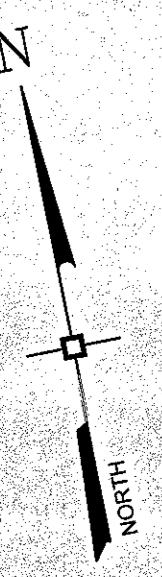
PHASING PLAN

THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114-01 DRAWN BY: ML
DATE: 02/10/2020 SCALE: 1" = 60'
REVISION: 0 TAX LOT: 39-1-1 & 2.12

C-107

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KEY MAP

No.	DATE	DESCRIPTION

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<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A	SHEET NUMBER
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	7 OF 23	
<input type="checkbox"/> OCCDH REALTY SUBDIVISION APPROVAL	N/A OF N/A	
<input type="checkbox"/> OCCDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A	
<input type="checkbox"/> OTHER	N/A OF N/A	
<input type="checkbox"/> FOR BID	N/A OF N/A	
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A	
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ACHIEVING SUCCESSFUL RESULTS WITH INNOVATIVE DESIGN

UTILITY PLAN

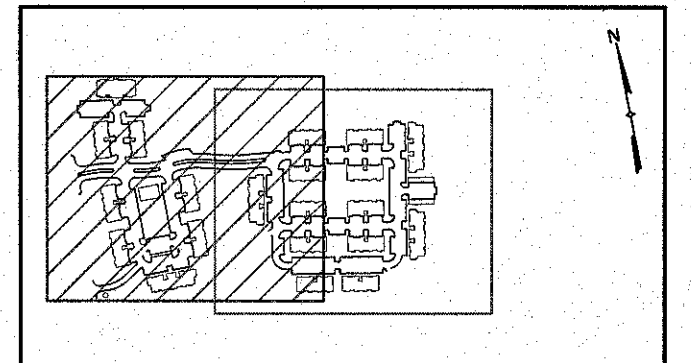
THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114.01
DATE: 02/10/2020
REVISION: 0

DRAWN BY: MP
SCALE: 1"=30'
TAX LOT: 39-1-1 & 2.12

C-106

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KEY MAP

SOUTHEAST ENTRANCE
SCALE: 1"=30'

No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/10/2020
<input type="checkbox"/> CONCEPT APPROVAL		N/A OF N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL		6 OF 23
<input type="checkbox"/> OCCDH REALTY SUBDIVISION APPROVAL		N/A OF N/A
<input type="checkbox"/> OCCDH WATERMAIN EXTENSION APPROVAL		N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL		N/A OF N/A
<input type="checkbox"/> NYS DOT APPROVAL		N/A OF N/A
<input type="checkbox"/> OTHER		N/A OF N/A
<input type="checkbox"/> FOR BID		N/A OF N/A
<input type="checkbox"/> FOR CONSTRUCTION		N/A OF N/A

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1" = 30'

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UTILITY PLAN

THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114.01
DATE: 02/10/2020
REVISION: 0

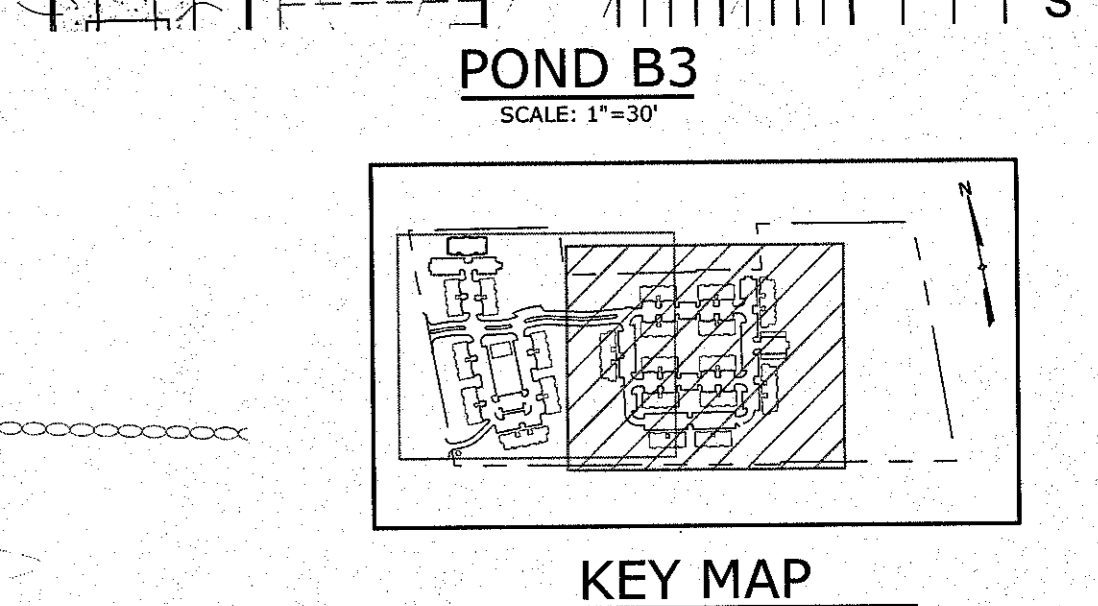
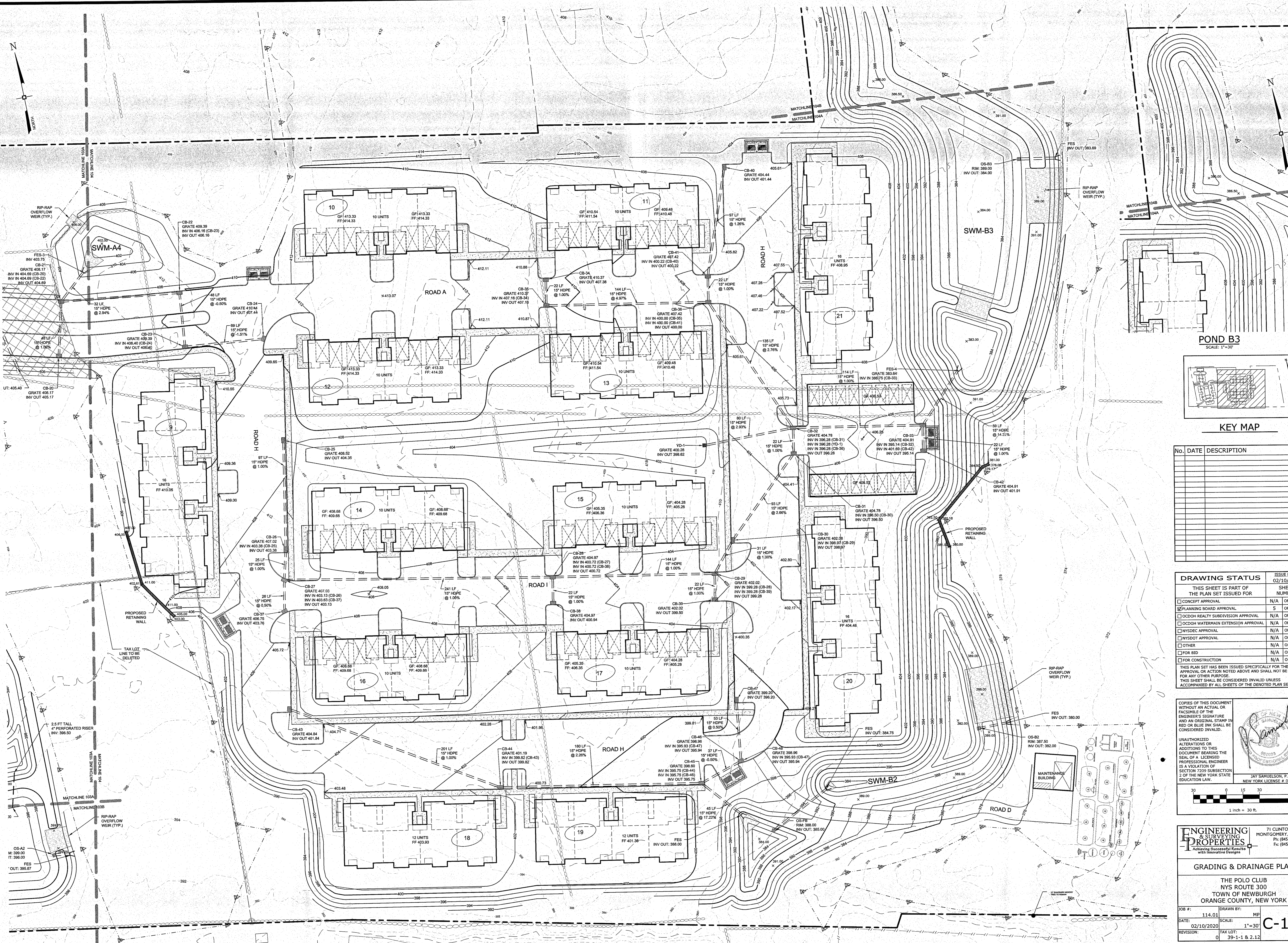
DRAWN BY: MP
SCALE: 1"=30'

TAX LOT: 39-1-1 & 2.12

C-105

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12/14/20 - The Polo Club, NYS Route 300, Orange County, New York
Date Printed: Feb 24, 2020, 2:35pm



No.	DATE	DESCRIPTION

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	02/10/2020
<input type="checkbox"/> CONCEPT APPROVAL	
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	5 OF 23
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	
<input type="checkbox"/> NYSDEC APPROVAL	
<input type="checkbox"/> NYS DOT APPROVAL	
<input type="checkbox"/> OTHER	
<input type="checkbox"/> FOR BID	
<input type="checkbox"/> FOR CONSTRUCTION	

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NEW YORK LICENSE # 080023

30 0 15 30 60
1 inch = 30 ft.

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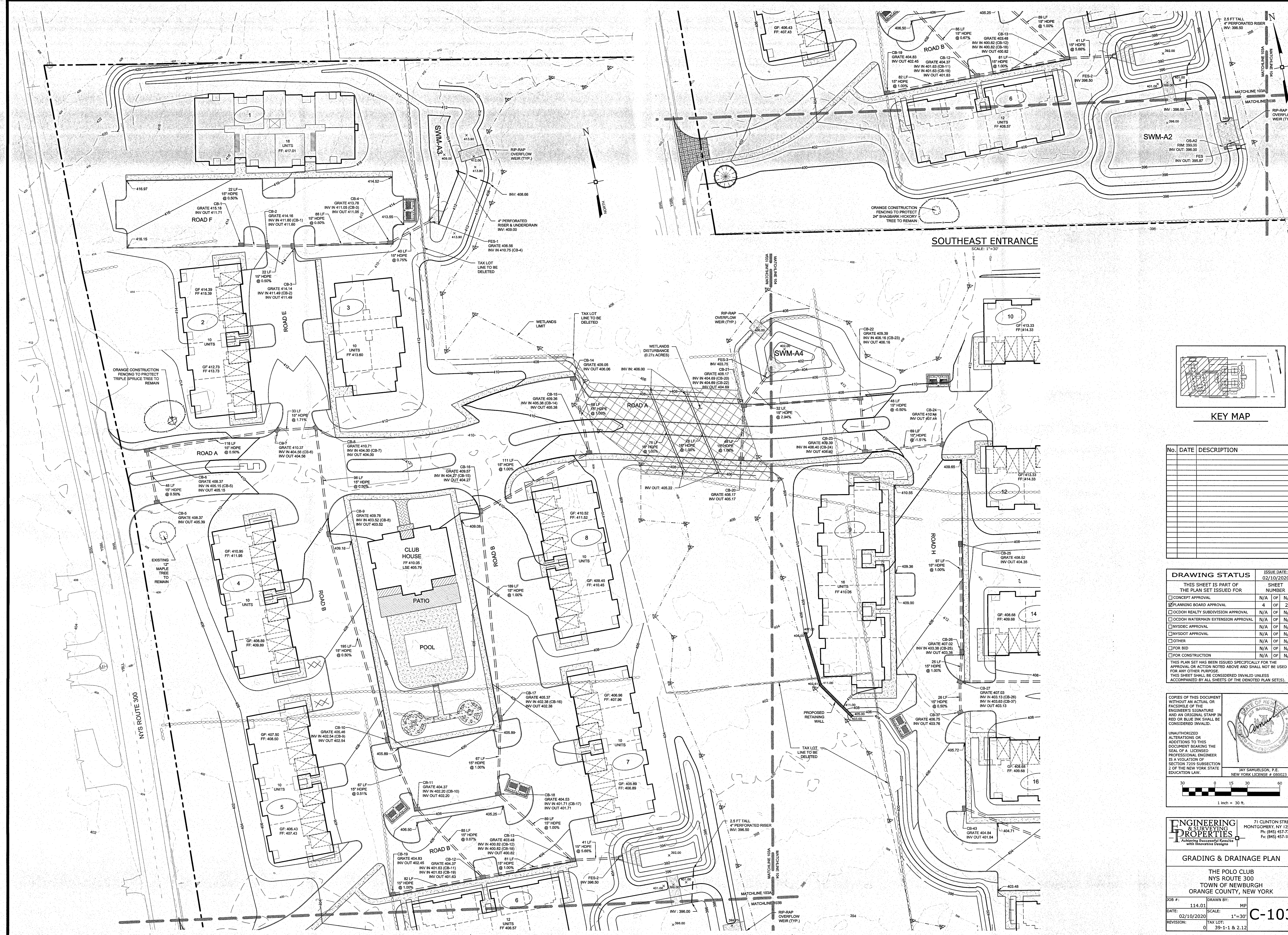
GRADING & DRAINAGE PLAN

THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

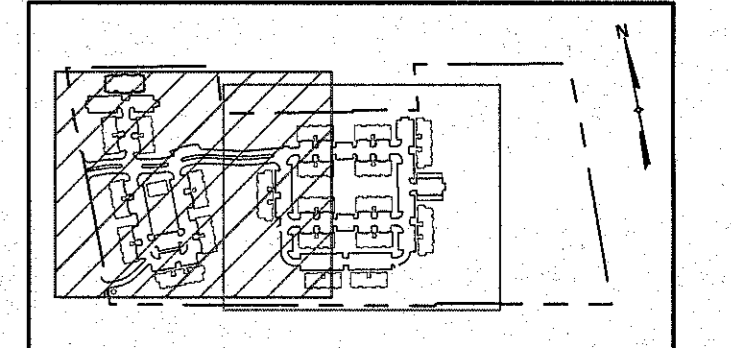
JOB #:	114.01	MP
DATE:	02/10/2020	SCALE: 1"=30'
REVISION:	TAX LOT: 39-1-1 & 2.12	0

C-104

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SOUTHEAST ENTRANCE
SCALE: 1"=30'



KEY MAP

No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/10/2020
<input type="checkbox"/> CONCEPT APPROVAL		N/A OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	4 OF 23	
<input type="checkbox"/> OCOOH REALTY SUBDIVISION APPROVAL		N/A OF N/A
<input type="checkbox"/> OCOOH WATERMAIN EXTENSION APPROVAL		N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL		N/A OF N/A
<input type="checkbox"/> NYSDOT APPROVAL		N/A OF N/A
<input type="checkbox"/> OTHER		N/A OF N/A
<input type="checkbox"/> FOR BID		N/A OF N/A
<input checked="" type="checkbox"/> FOR CONSTRUCTION		N/A OF N/A

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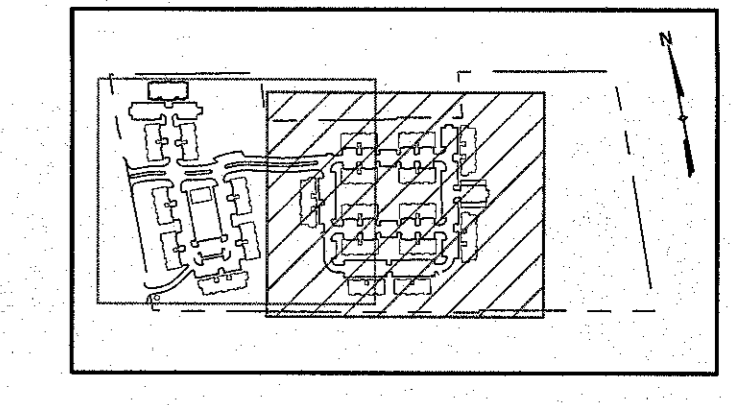
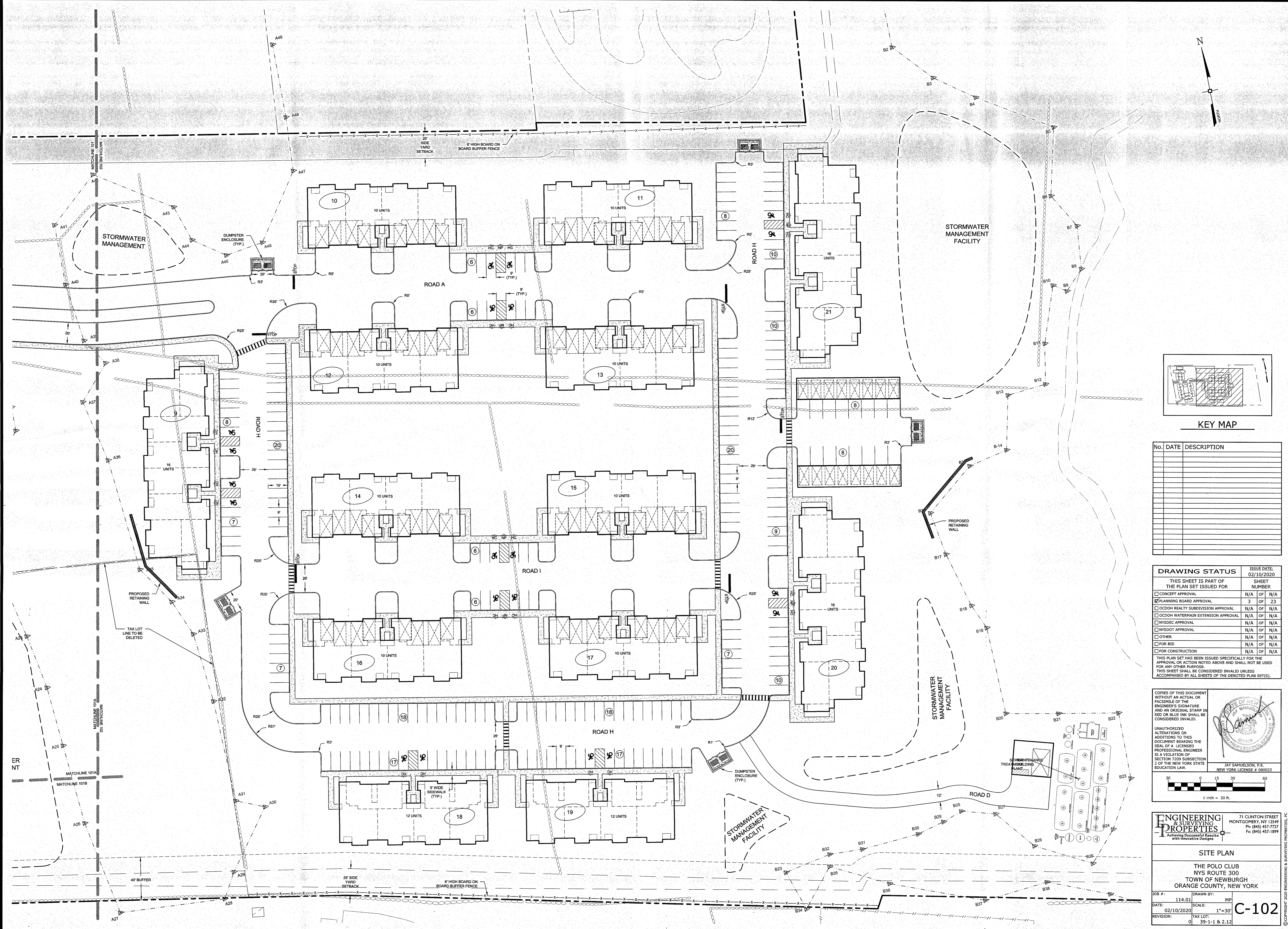
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MONTGOMERY, NY 12549
PR: (845) 457-7727
FX: (845) 457-1899

GRADING & DRAINAGE PLAN

THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114.01 DRAWN BY: MP
DATE: 02/10/2020 SCALE: 1"=30'
REVISION: TAX LOT: 0 39-1-1 & 2.12

C-103



No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	3	OF 23
<input type="checkbox"/> OCDOR REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OCDOR WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A

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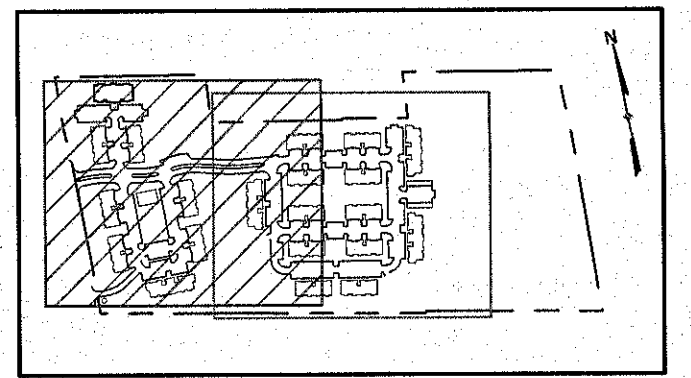
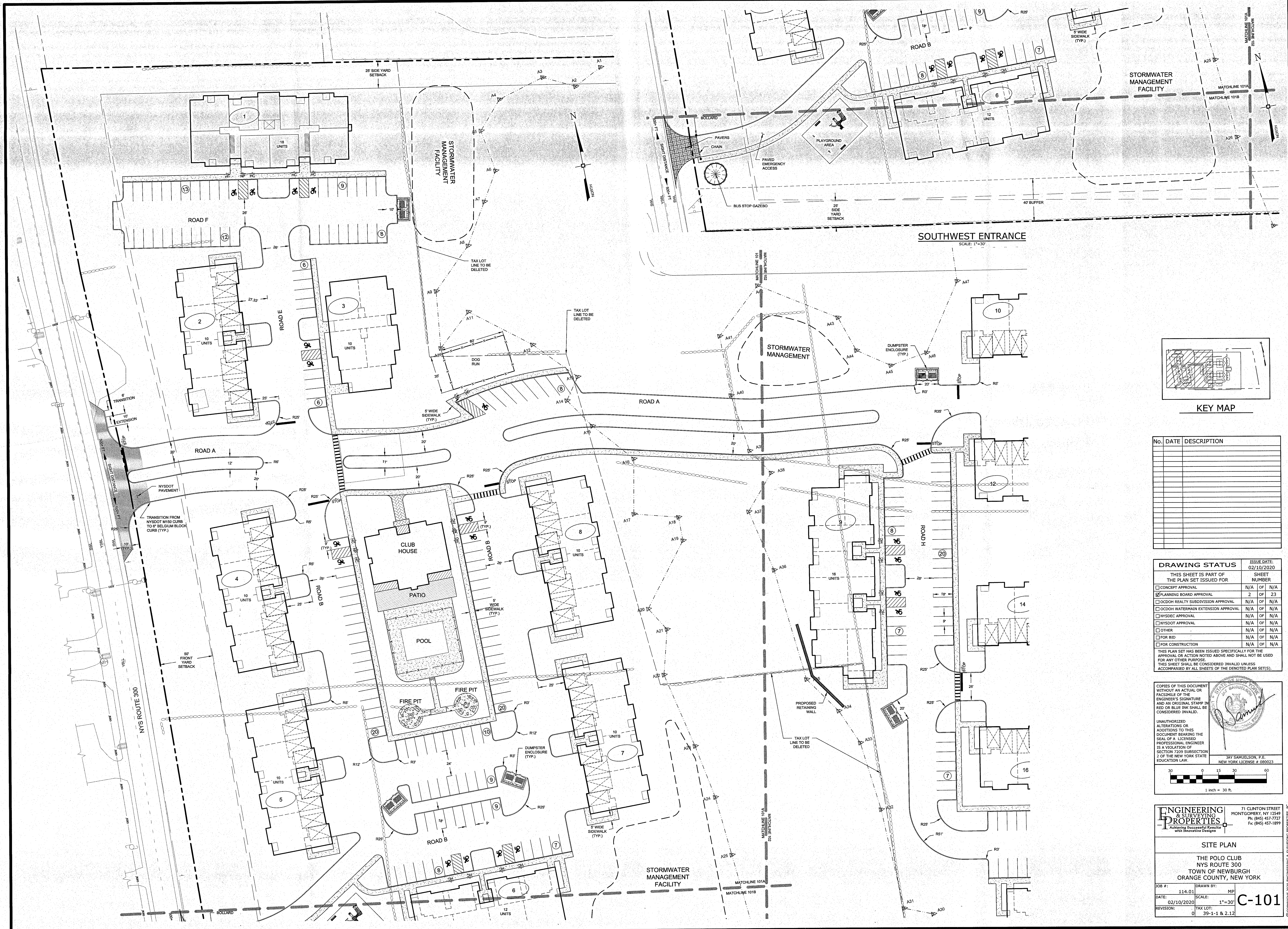
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71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
F: (845) 457-1899

SITE PLAN

THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 114.01 DRAWN BY: MP
DATE: 02/10/2020 SCALE: 1" = 30'
REVISION: 0 TAX LOT: 39-1-1 & 2.12

C-102



KEY MAP

No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR:		02/10/2020
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A	SHEET NUMBER
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	2 OF 23	
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A OF N/A	
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A	
<input type="checkbox"/> OTHER	N/A OF N/A	
<input type="checkbox"/> FOR BID	N/A OF N/A	
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A	

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NEW YORK LICENSE # 080023

1 inch = 30 ft.

ENGINEERING & SURVEYING PROPERTIES
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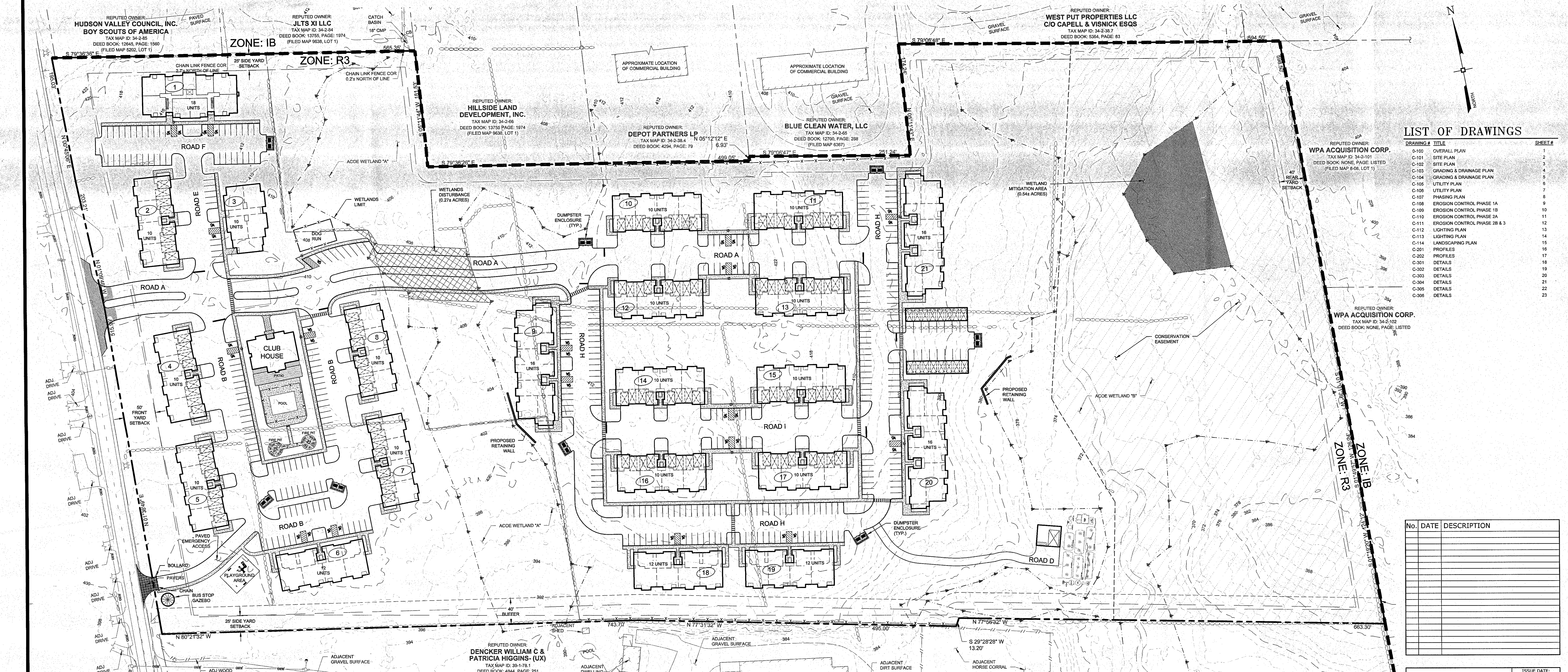
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
F: (845) 457-1899

SITE PLAN

THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	114.01	DRAWN BY:	MP
DATE:	02/10/2020	SCALE:	1"=30'
REVISION:	TAX LOT: 0		
	39-1-1 & 2.12		

C-101



LIST OF DRAWINGS

DRAWING #	TITLE	SHEET #
0-100	OVERALL PLAN	1
C-101	SITE PLAN	2
C-102	SITE PLAN	3
C-103	GRADING & DRAINAGE PLAN	4
C-104	GRADING & DRAINAGE PLAN	5
C-105	UTILITY PLAN	6
C-106	UTILITY PLAN	7
C-107	PHASING PLAN	8
C-108	EROSION CONTROL PHASE 1A	9
C-109	EROSION CONTROL PHASE 1B	10
C-110	EROSION CONTROL PHASE 2A	11
C-111	EROSION CONTROL PHASE 2B & 3	12
C-112	LIGHTING PLAN	13
C-113	LIGHTING PLAN	14
C-114	LANDSCAPING PLAN	15
C-201	PROFILES	16
C-202	PROFILES	17
C-301	DETAILS	18
C-302	DETAILS	19
C-303	DETAILS	20
C-304	DETAILS	21
C-305	DETAILS	22
C-306	DETAILS	23

No.	DATE	DESCRIPTION

OVERALL PLAN
SCALE: 1"=60'

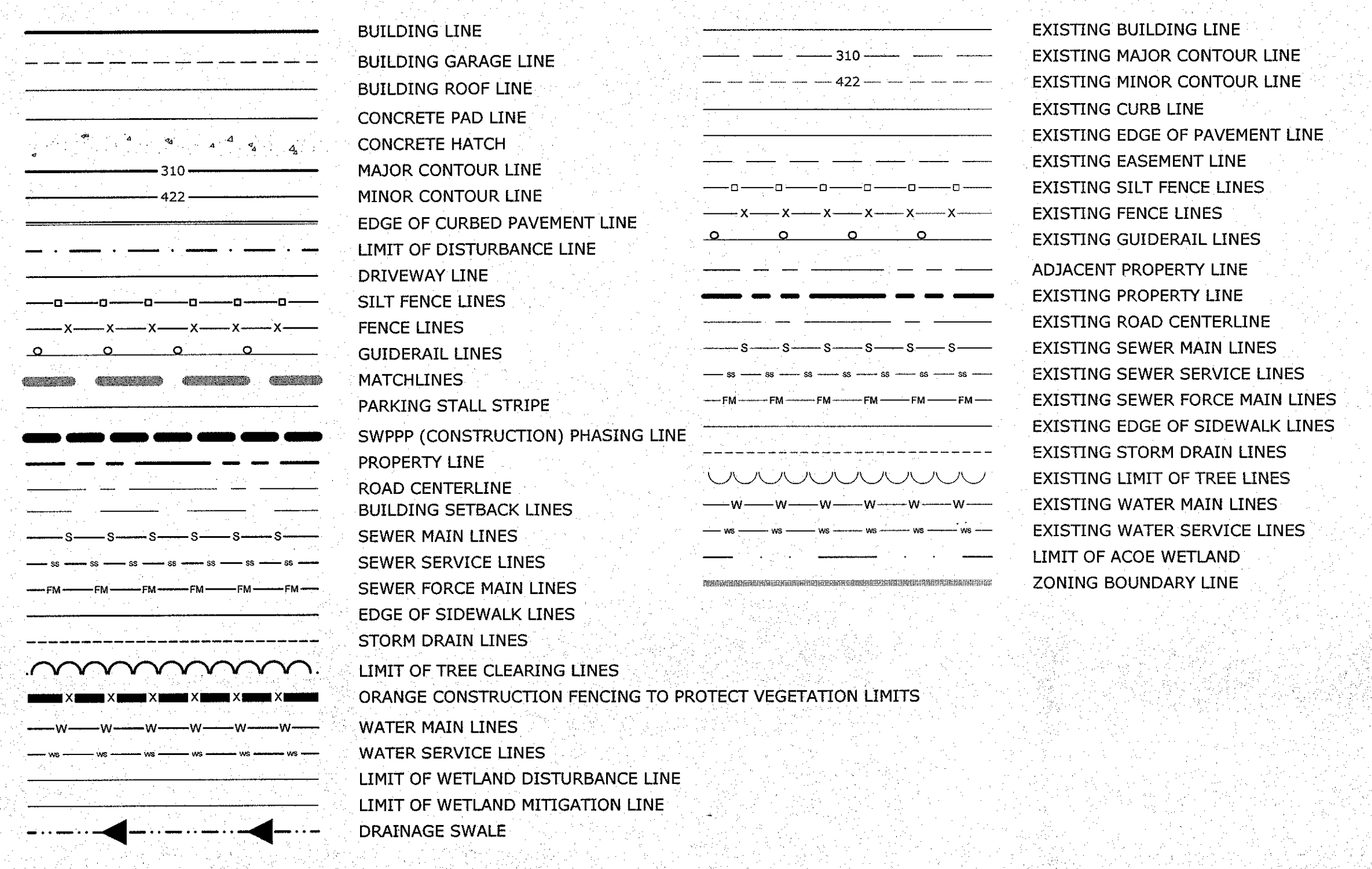
BULK REQUIREMENTS

MINIMUM BUILDING REQUIREMENTS	TOWN OF NEWBURGH - ZONING DISTRICT R-3	
	REQUIRED	PROPOSED
LOT AREA	174,240 SF	\$1,576,241 SF
LOT WIDTH	150 FEET	>943 FEET
LOT DEPTH	150 FEET	>1,861 FEET
FRONT YARD	40 FEET	>40 FEET
REAR YARD	50 FEET	>50 FEET
SIDE YARD (ONE/BOTH)	25/50 FEET	>25/50 FEET
LIVABLE FLOOR AREA	900 SF	>900 SF
MAXIMUM ALLOWABLE		
LOT BUILDING COVERAGE	35 %	69 %
MAXIMUM BUILDING HEIGHT	35 FT	\$ 35 FT
LOT SURFACE COVERAGE	60 %	27.2 %

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 39, BLOCK 1, LOTS 1, & 2, 12
- OWNER: SPRUCE CREEK LLC
66 FAR HORIZONS DRIVE
NEWBURGH, NY 12550
- APPLICANT: MEADOW CREEK DEVELOPMENT, LLC
66 FAR HORIZONS DRIVE
NEWBURGH, NY 12550
- PROPOSED NUMBER OF UNITS: 242
- AREA = 536.23 AC
- ALL PROPOSED UNITS SHALL BE SERVICED BY TOWN OF NEWBURGH WATER AND AN ON-SITE PRIVATE SEWER TREATMENT PLANT.
- BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED UPON AN ACTUAL FIELD SURVEY AS PERFORMED BY TESTONE ENGINEERING & SURVEYING, P.C. ON 2/24/03. ACOE WETLANDS DELINEATED BY ALPINE ENVIRONMENTAL CONSULTANTS IN AUGUST 2003 AND JURISDICTIONAL DETERMINATION ISSUED ON JANUARY 28, 2006.
- CONSERVATION EASEMENT TO BE FILED IN ORANGE COUNTY CLERKS OFFICE PROHIBITING ANY FURTHER DEVELOPMENT IN ACCORDANCE WITH NYSDC STORMWATER GREEN INFRASTRUCTURE PRACTICE & REQUIREMENTS.

LEGEND



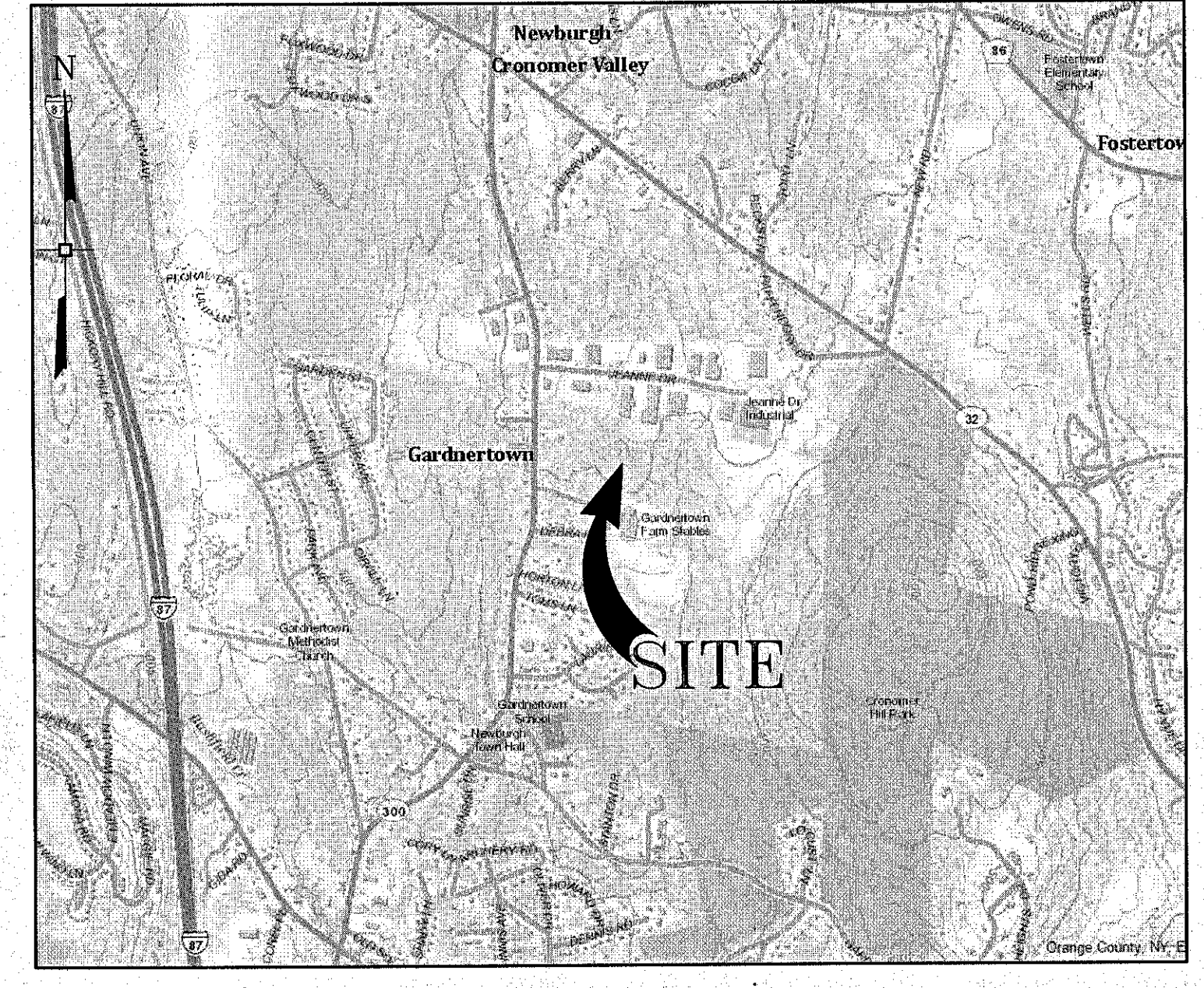
PARKING CALCULATION

TOTAL UNIT COUNT: 242 UNITS
TOTAL PARKING REQUIRED:
2 SPACES PER UNIT x 242 UNITS = 484 SPACES REQUIRED
PROVIDED:
SURFACE PARKING = 404 SPACES
CLUBHOUSE PARKING = 50 SPACES
GARAGE PARKING = 130 SPACES
SUMMARY:
484 PARKING SPACES REQUIRED
584 PARKING SPACES PROVIDED

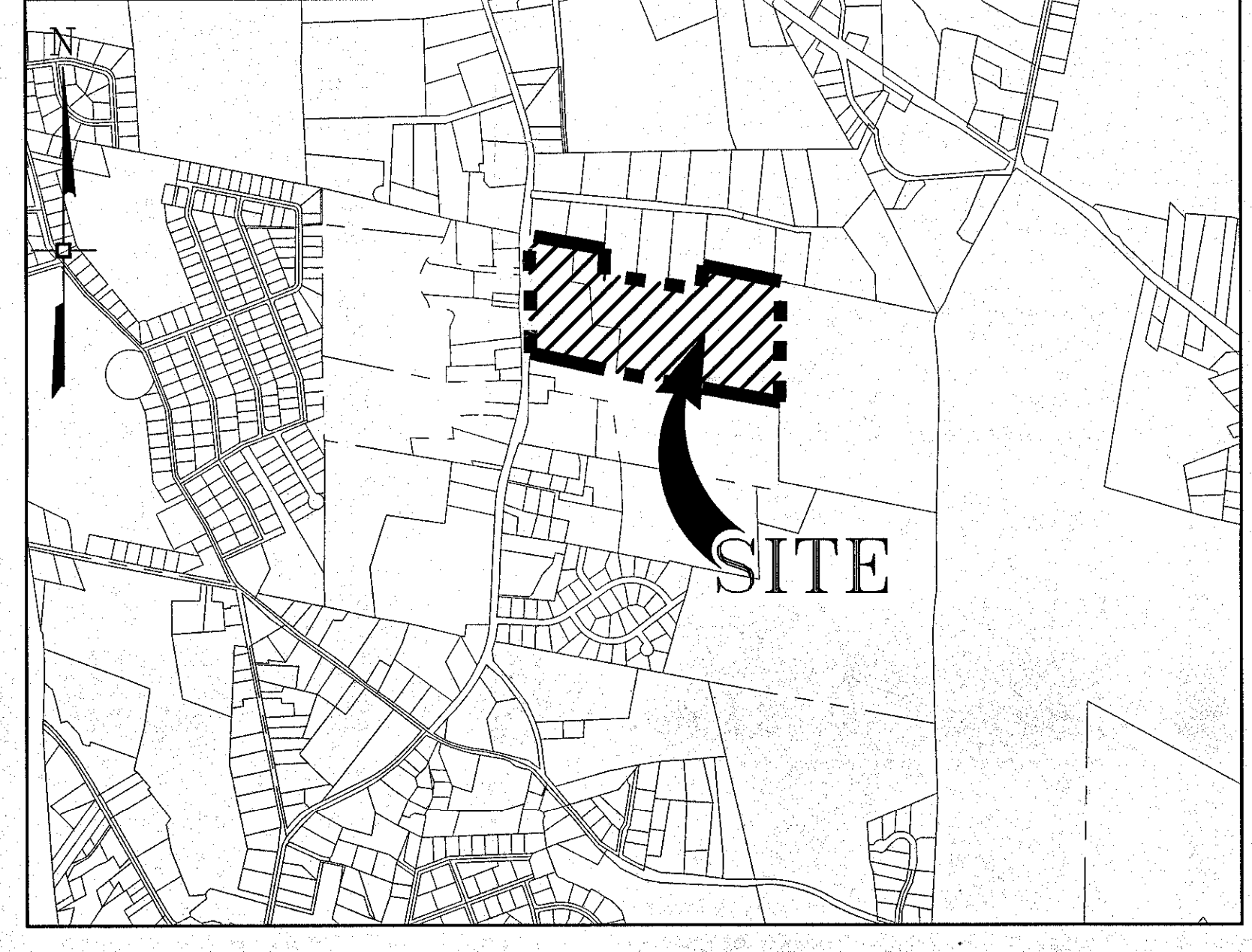
DENSITY CALCULATION

TOWN OF NEWBURGH - ZONING DISTRICT R-3
MINIMUM BUILDING REQUIREMENTS
LOT AREA: 1,576,241 SF = 36.23 AC
LOT AREA DEDUCTIONS:
ACOE WETLANDS: 402,643 SF = 9.243 AC
UNITS PERMITTED:
(36.23 AC - 9.24 AC) * 9 UNITS = 242.91 UNITS
BASE DENSITY: 26.99 AC * 6 UNITS = 161.94 UNITS
BONUS DENSITY: 26.99 AC * 3 UNITS = 80.97 UNITS
UNITS PROPOSED:
14 BUILDINGS X 10 UNITS EACH = 140 UNITS
3 BUILDINGS X 12 UNITS EACH = 36 UNITS
1 BUILDING X 18 UNITS EACH = 18 UNITS
3 BUILDINGS X 16 UNITS EACH = 48 UNITS
TOTAL PROPOSED = 242 UNITS
*NOTE: A MINIMUM OF 27 UNITS (IF OF BONUS DENSITY) WILL BE DEDICATED TO SENIOR CITIZEN HOUSING

LOCATION MAP



TAX MAP



DRAWING STATUS

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	ISSUE DATE:	SHEET NUMBER
<input type="checkbox"/> CONCEPT APPROVAL	02/10/2020	1 OF 23
<input type="checkbox"/> PLANNING BOARD APPROVAL		N/A OF N/A
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL		N/A OF N/A
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL		N/A OF N/A
<input type="checkbox"/> HYSDC APPROVAL		N/A OF N/A
<input type="checkbox"/> NYSDOT APPROVAL		N/A OF N/A
<input type="checkbox"/> OTHER		N/A OF N/A
<input type="checkbox"/> FOR BID		N/A OF N/A
<input type="checkbox"/> FOR CONSTRUCTION		N/A OF N/A

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JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080023
1 inch = 60 ft.

ENGINEERING PROPERTIES REC
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MAR 3 2020
SITE PLAN
MCDEEY, HAUSER, AND FOSCALI
THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
JOB #: 114.01 MP
DATE: 02/10/2020 SCALE: 1"=60'
REVISION: 0 TAX LOT: 39-1.1 & 2.12