



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

PROJECT NAME: CBPS REALTY INC.
PROJECT NO.: 2021-13
PROJECT LOCATION: SECTION 34, BLOCK 2, LOT 29.1
REVIEW DATE: 14 JANUARY 2022
MEETING DATE: 20 JANUARY 2022
PROJECT REPRESENTATIVE: LANC & TULLY ENGINEERING

1. A detailed plan has been submitted identifying items which were discussed during a Technical Work Session. The full build out of the project has been depicted on the plans. Extensive retaining walls are proposed on the site. Top and bottom wall elevations should be specified on future submissions. Materials for the retaining walls should be identified.
2. One hundred foot buffer has been proposed along the east property line.
3. NYSDOT approval for the site access drive will be required.
4. Orange County Planning submission will be required upon submission of detailed plans.
5. Lighting on the site should be addressed in future submissions.
6. A Stormwater Pollution Prevention Plan is required to be prepared for the site. Stormwater management facility is depicted along the western property line. Concern regarding point discharge to the adjoining property owners should be addressed.
7. Is project required to obtain coverage under a Multi-Sector General Stormwater Permit? If so, this should be addressed in the SWPPP prepared for the project.
8. The project is proposed to be served by a well. Recent 2020 Building Code Section P2602 identifies that any building or premise where plumbing fixtures are installed shall be connected to a public water supply. This comment should be addressed with the Town Code Enforcement Office. Jim Campbell's comments regarding the installation of the well within the water district should be received.
9. The design of the subsurface sanitary sewer disposal system must be provided.
10. Two Types of retaining wall are depicted on the plans. Type of retaining wall should be depicted on the plan sheets in all locations.
11. It is noted a fence appears on the Site Plan. Details of the fence should be included on the plans.

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhpa@mhepc.com

12. Any drainage facilities proposed to convey runoff to the treatment areas should be depicted on plans. Bio-retention areas are required to be protected with some form of pre-treatment for sediment.
13. A revised Long Form EAF should be submitted to incorporate changes to the plan including the limits of disturbance at 12.5 acres. Project is a Type I Action.
14. Landscaping Plans should be provided for the site and also to address the requirement to screen outdoor storage.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

PJH/kbw

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal
John Lenc, P.E., L.S.
Arthur R. Tully, P.E.

December 29, 2021

Mr. John Ewasutyn, Chairman
Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

RE: Application for Site Plan
CBPS Realty, LLC
NYS Route 32 – SBL: 34-2-29.1
Town Application # 2021-13

Dear Chairman Ewasutyn,

On behalf of the applicant, CBPS Realty, LLC, enclosed please find Fourteen (14) copies of the following materials for review at the next available Planning Board agenda:

- Site Plan entitled "CBPS Realty, LLC" last revised December 29, 2021 as prepared by Lenc and Tully, P.C.

The application was last before the Planning Board for conceptual site plan discussion in August 2021. There were numerous questions raised by the Planning Board during the site plan review and a consultant work session was held to review site plan in August 2021. The site plan has been revised based upon consultation with the applicant and the discussions at the meeting with the Town Consultants.

The subject property is located along NYS Route 32 about a ½ mile southeast from the intersection of NYS Route 32 and NYS Route 300. The property is currently vacant and is 15.14 acres in size located within the IB zoning district. The site plan proposes a one story 1,500 sf an office building for the property to be serviced by onsite well and septic system. It is proposed to have 8 parking spaces as required by code for the office area. It is anticipated that two employees will staff the office during working hours between 7am and 4pm Monday through Saturday.

The applicant proposes to utilize the remainder of the property for the storage and processing of materials for the applicant's current landscape business. The storage and processing of materials at this location will include the following:

1. Unfinished Soil material stockpile area that will be screened with an onsite screener to produce topsoil. The topsoil will be stockpiled within a covered containment area.
2. Tree stumps, limbs and wooded debris stockpile for processing into mulch. The mulch will then be stockpiled into individual containment areas depending on color.
3. Clean fill materials (concrete, brick, rock, etc.) will be stockpiled and then processed through an onsite crusher to make stone. The stone will then be stockpiled within a containment area.
4. Millings from the applicant's paving shall be stockpiled on site.

The application proposes to store equipment on the site. The equipment shall consist of tandem dump trucks, backhoe, bobcat, loader, excavators, skid steers, paver and smaller dump trucks as is currently used for the applicant's business. These vehicles will also be used at the site for the above material processing. A list of the equipment and vehicles has been included on the site plan in the form of a note. The site plan also proposes the make, model and location for the screener, wood chipper and crusher.

The site plan has been revised to present a full build out of the property and what may be anticipated for the greatest extent of the proposed use. It is proposed to disturb approximately 12.5 acres of the property for the proposed operations. The stockpile areas have been updated to be the following volumes:

1. The raw material stockpiles will vary in size but will be no larger than the following:
 - a. Topsoil – 5,000 yds
 - i. Finished product containment area of 1,700 yds
 - b. Stone – 10,000 yds
 - i. Finished product containment area of 1,800 yds
 - c. Mulch – 10,000 yds.
 - i. Finished product containment area for each color 1,500 yds
 - d. Millings – 5,800 yds
(All stockpile areas are a maximum of 8 ft high)

If you require any additional information or have any questions, please do not hesitate to contact our office. Our office looks forward to presenting this application at the next available Planning Board agenda.

Sincerely,

LANC & TULLY, P.C.



John Queenan, P.E.

Enc.

CC: Pat Hines, MH&E
Dominic Cordisco, Esq.
Ken Wersted.CME – Via Email



LOCATION PLAN
1 INCH = 1,000 FEET

OUTDOOR STORAGE NOTES:

- NO STORAGE OF MATERIALS OR PRODUCTS SHALL BE ALLOWED WITHIN THE FRONT YARD AND SHALL NOT BE CLOSER THAN 10 FEET TO ANY SIDE OR REAR LOT LINE OR 50 FEET FROM A SIDE OR REAR LOT LINE ADJACENT TO A RESIDENCE DISTRICT OR LOT IN RESIDENTIAL USE.
- ALL OUTDOOR STORAGE AREAS SHALL BE APPROPRIATELY SCREENED WITH LANDSCAPING SO AS TO PROVIDE AN OPAQUE SIGHT BARRIER AT LEAST 8 FT IN HEIGHT. THE MATERIALS STORED CANNOT EXCEED THE HEIGHT OF THE BARRIER.
- NO STORAGE AREA SHALL OCCUPY MORE THAN 30% OF THE SIDE OR REAR YARD.

SITE PLAN SHEET INDEX:

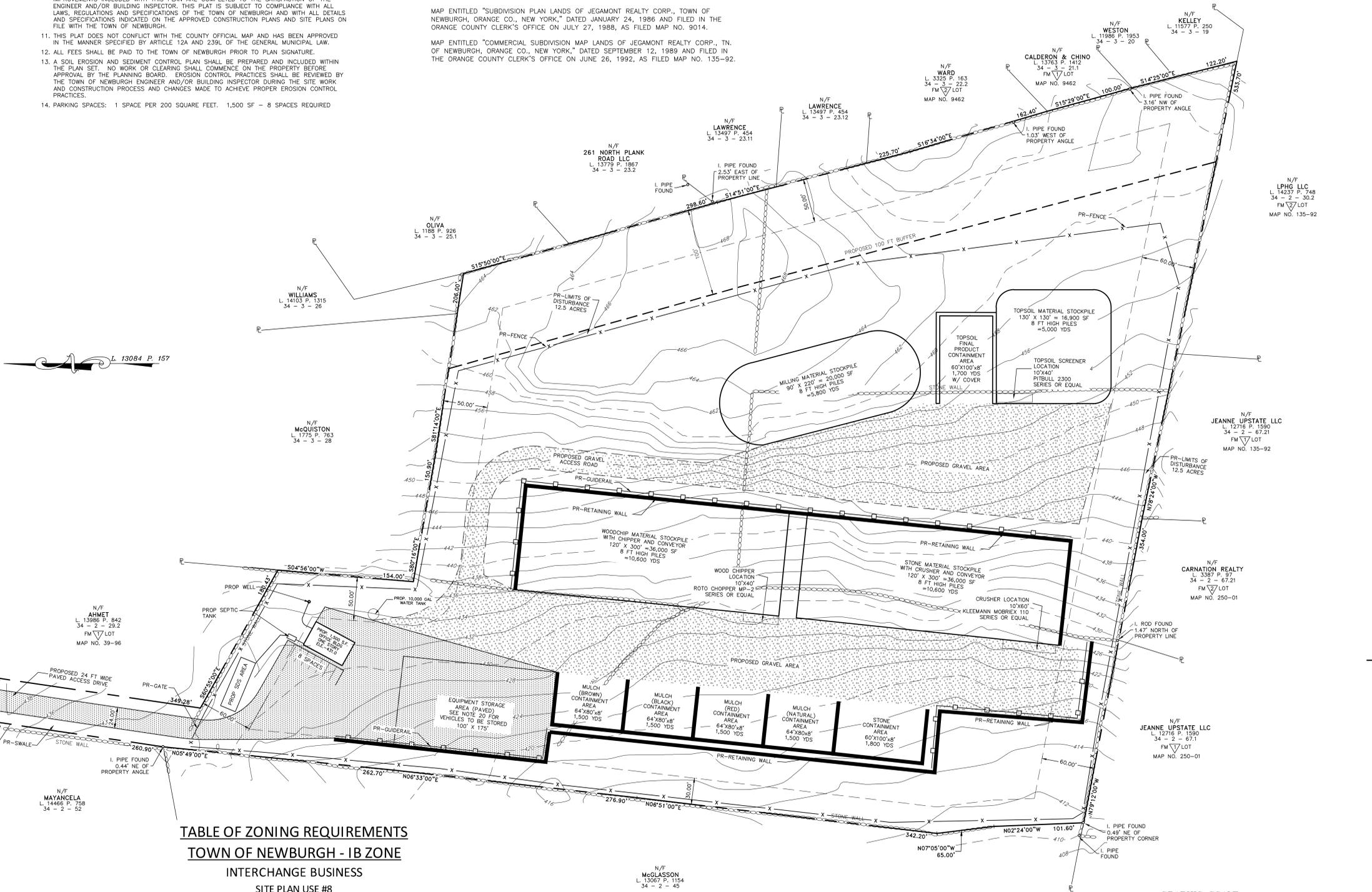
- SITE PLAN
- EXISTING CONDITIONS
- GRADING & UTILITY PLAN
- EROSION CONTROL PLAN
- CONSTRUCTION DETAILS 1
- CONSTRUCTION DETAILS 2

GENERAL NOTES:

- TAX MAP DESIGNATION: SECTION 34, BLOCK 2, LOT 29.1
- TOTAL AREA: 15.14± ACRES
- DEED REFERENCE: LIBER 13084 PAGE 157 OF DEEDS AS RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.
- ZONING DISTRICT: IB INTERCHANGE BUSINESS
- FIRE DISTRICT: CRONOMER VALLEY FD
- SCHOOL DISTRICT: NEWBURGH SCHOOL DISTRICT
- ALL HORIZONTAL AND VERTICAL CONTROL DATA ON THE PROJECT SHALL BE PROVIDED BY A LICENSED SURVEYOR.
- ALL PROPERTY CORNERS SHALL BE MARKED WITH 1/2" IRON RODS.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME AS ALL OFF-SITE PUBLIC IMPROVEMENTS INCLUDED WITH THIS PLAN ARE COMPLETED TO THE SATISFACTION OF THE ENGINEER AND/OR BUILDING INSPECTOR. THIS PLAN IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE TOWN OF NEWBURGH AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE PLANS ON FILE WITH THE TOWN OF NEWBURGH.
- THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY ARTICLE 12A AND 239L OF THE GENERAL MUNICIPAL LAW.
- ALL FEES SHALL BE PAID TO THE TOWN OF NEWBURGH PRIOR TO PLAN SIGNATURE.
- A SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED AND INCLUDED WITHIN THE PLAN SET. NO WORK OR CLEARING SHALL COMMENCE ON THE PROPERTY BEFORE APPROVAL BY THE PLANNING BOARD. EROSION CONTROL PRACTICES SHALL BE REVIEWED BY THE TOWN OF NEWBURGH ENGINEER AND/OR BUILDING INSPECTOR DURING THE SITE WORK AND CONSTRUCTION PROCESS AND CHANGES MADE TO ACHIEVE PROPER EROSION CONTROL PRACTICES.
- PARKING SPACES: 1 SPACE PER 200 SQUARE FEET. 1,500 SF = 8 SPACES REQUIRED

SURVEY NOTES:

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCES:
MAP ENTITLED "MAP AND SUBDIVISION FOR MARIO COLANDREA, TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.," DATED AUGUST 25, 1995 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 11, 1996, AS FILED MAP NO. 39-96.
MAP ENTITLED "LOT LINE CHANGE MAP LANDS OF WILLIAM R. HENRY & R & v REALTY, LLC, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK," DATED JULY 18, 2001, REVISED AUGUST 21, 2001 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON SEPTEMBER 25, 2001, AS FILED MAP NO. 205-01.
MAP ENTITLED "SUBDIVISION PLAN LANDS OF JEGAMONT REALTY CORP., TOWN OF NEWBURGH, ORANGE CO., NEW YORK," DATED JANUARY 24, 1986 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 27, 1988, AS FILED MAP NO. 9014.
MAP ENTITLED "COMMERCIAL SUBDIVISION MAP LANDS OF JEGAMONT REALTY CORP., TN. OF NEWBURGH, ORANGE CO., NEW YORK," DATED SEPTEMBER 12, 1989 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 26, 1992, AS FILED MAP NO. 135-92.



**TABLE OF ZONING REQUIREMENTS
TOWN OF NEWBURGH - IB ZONE
INTERCHANGE BUSINESS
SITE PLAN USE #8**

MINIMUM	REQUIRED	PROVIDED
LOT AREA	40,000 SF	15.14 ACRES
LOT WIDTH	150 FT.	>150 FT.
LOT DEPTH	150 FT.	>150 FT.
FRONT YARD	50 FT.	50 FT.
REAR YARD	60 FT.	60 FT.
SIDE YARD (ONE)	30 FT.	30 FT.
SIDE YARD (BOTH)	80 FT.	80 FT.
MAXIMUM		
BUILDING HEIGHT	MAX. HGT. 40 FT.	N/A
LOT BUILDING COVERAGE	40%	N/A
SURFACE COVERAGE	80%	35±%

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EDGE OF PAVEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.



AREA:
15.141± AC.

RECORD OWNERS:

SALVATOR D. COLANDREA, LISA J. COLANDREA,
GARY M. COLANDREA AND VICKI A. MACKEY
560 LAKESIDE ROAD
NEWBURGH, NY 12550

34 - 2 - 29.1
L. 13084 P. 157
FM LOT
MAP NO. 39-96

APPLICANT:

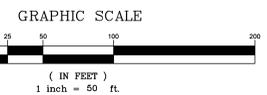
CPBS REALTY LLC
208 SOUTH PLANK ROAD
NEWBURGH, NY 12550

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 19, 2021.

CPBS REALTY, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
WALDEN SAVINGS BANK, ISADA, ATMA
SALVATORE D. COLANDREA
GARY M. COLANDREA,
VICKI A. MACKEY
LISA J. COLANDREA

BY: RODNEY C. KNOWLTON, L.S.
NEW YORK STATE LICENSE NO. 50276



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LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

**SITE PLAN
PREPARED FOR**

CBPS REALTY, LLC

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

DATE: MAY 5, 2021
REVISIONS:
JULY 28, 2021
DECEMBER 23, 2021

Drawn By: JW
Checked By: [Blank]
Scale: 1" = 50'
Tax Map No.: 34-2-29.1
Drawing No.: C30
A-21-0047-01

NOTES:

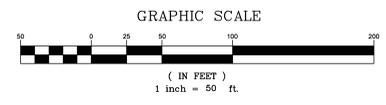
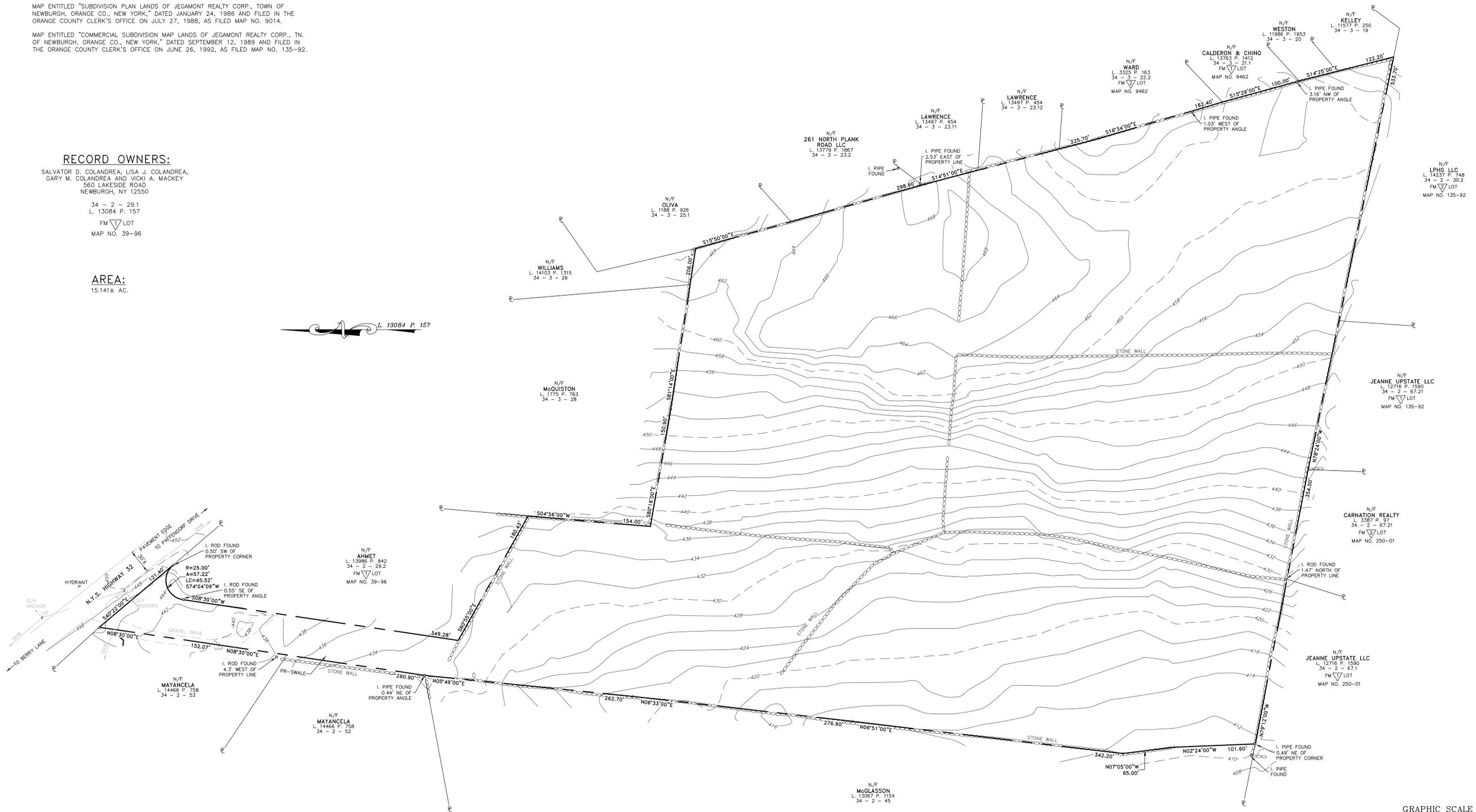
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BY: RODNEY C. KNOWLTON, L.S.
 NEW YORK STATE LICENSE NO. 50276

LANC & TULLY ENGINEERING AND SURVEYING, P.C.	P.O. Box 687, Rt. 207 Goshen, N.Y. 10924 (845) 294-3700
	DATE: MARCH 24, 2021 REVISION: DECEMBER 23, 2021
EXISTING CONDITIONS PREPARED FOR CBPS REALTY, LLC	
TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK	
Drawn By: JW Checked By: Scale: 1" = 50' Tax Map No.: 34 - 2 - 29.1	Drawing No.: C30 A- 21 - 0047 - 01

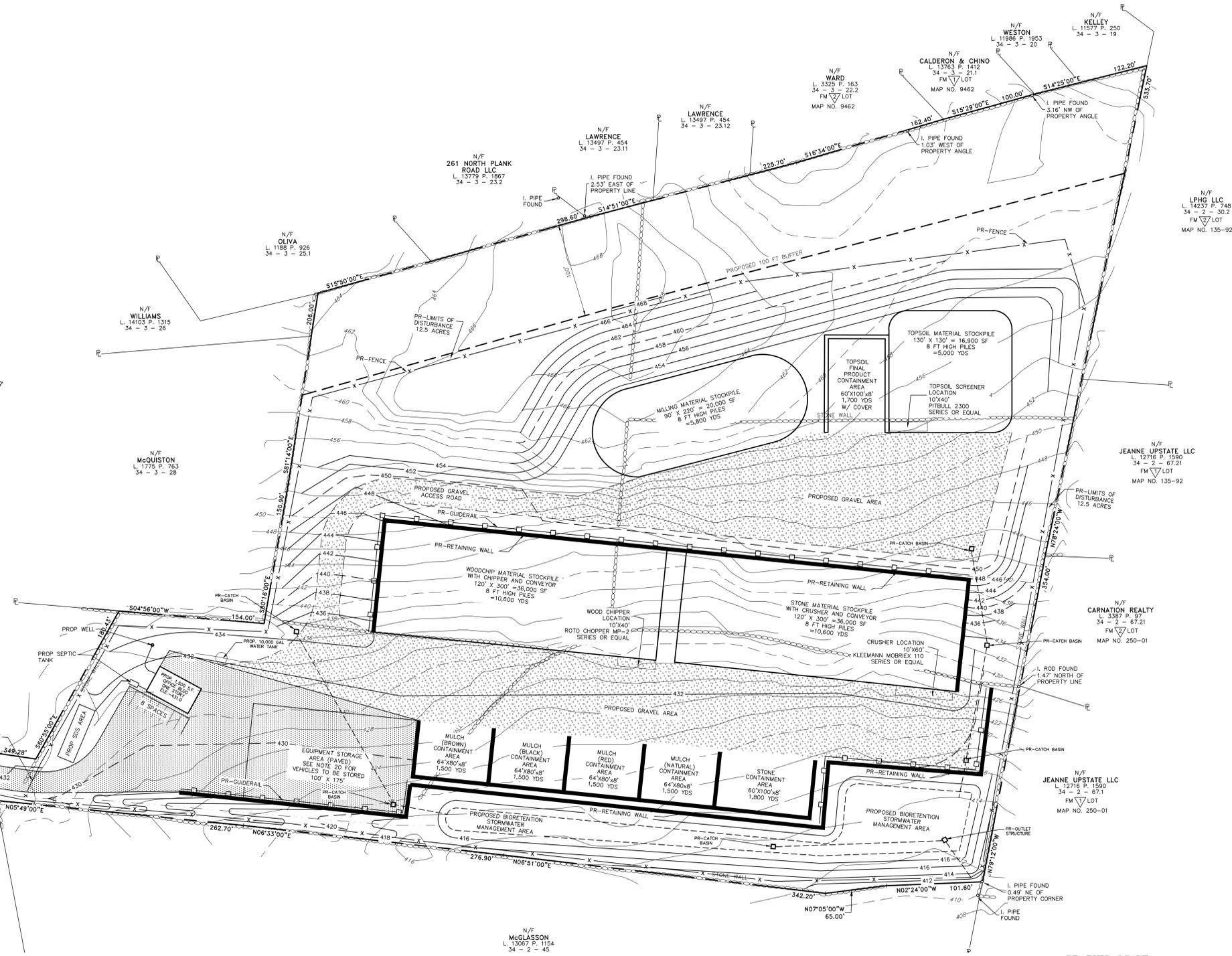
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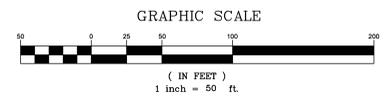
NOTES:

- ALL HORIZONTAL AND VERTICAL CONTROL DATA ON THE PROJECT SHALL BE PROVIDED BY A LICENSED SURVEYOR.
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL ONLY BE CHANGED BY A LICENSED PROFESSIONAL ENGINEER WITH REVIEW AND APPROVAL FROM THE TOWN OF MONROE BUILDING DEPARTMENT.
- A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER (OR OTHER DESIGN PROFESSIONAL AS ALLOWED BY THE NYS EDUCATION DEPARTMENT) SHALL INSPECT THE SANITARY FACILITIES AT THE TIME OF CONSTRUCTION. THE ENGINEER SHALL CERTIFY TO THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.
- NO SITE PREPARATION OR CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITTING AND APPROVALS HAVE BEEN OBTAINED AND THE APPROVED CLEARING LIMIT BOUNDARY HAS BEEN DELINEATED WITH CONSTRUCTION FENCING THROUGHOUT THE SITE.
- MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH: NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2008, AS SUPPLEMENTED. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS. CURRENT PREVAILING UTILITY COMPANY AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- GAS, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
- TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT TOP COURSE.
- UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
- STORM SEWER PIPING SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) N-12 OR APPROVED EQUAL AS NOTED. PROPER PIPE COVERAGE PER MANUFACTURER'S SPECIFICATIONS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- WATERMAIN AND SERVICE PIPING SHALL BE CLASS 52 DUCTILE IRON PIPING.
- TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD, LATEST REVISION).
- THE BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE TO WITHIN A ONE FOOT TOLERANCE. FINAL BUILDING FOOTPRINT DIMENSIONS SHALL BE FURNISHED ON THE ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS AND REQUIREMENTS OF THIS SITE PLAN.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED FROM RESPECTIVE INVOLVED AGENCIES HAVE BEEN OBTAINED AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO THEIR SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIAL, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
- LANC & TULLY ENGINEERING AND SURVEYING, P.C. WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LANC & TULLY ENGINEERING AND SURVEYING, P.C. SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT LANC & TULLY ENGINEERING AND SURVEYING, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. LANC & TULLY ENGINEERING AND SURVEYING, P.C. WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. LANC & TULLY ENGINEERING AND SURVEYING, P.C. WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OF CORRELATED ITEMS NOT RECEIVED.
- NEITHER THE PROFESSIONAL ACTIVITIES OF LANC & TULLY ENGINEERING AND SURVEYING, P.C., NOR THE PRESENCE OF LANC & TULLY ENGINEERING AND SURVEYING, P.C. OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF HIS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. LANC & TULLY ENGINEERING AND SURVEYING, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. LANC & TULLY ENGINEERING AND SURVEYING, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE DESIGN ENGINEER AND TOWN BUILDING DEPARTMENT AND/OR TOWN ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENAL TIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER, ENGINEER, AND MUNICIPALITY HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.
- THESE CONSTRUCTION NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.
- THE FOLLOWING VEHICLES AND EQUIPMENT SHALL BE STORED ON THE SITE:
 A. EXCAVATOR
 B. BACKHOE
 C. TANDEM DUMP TRUCK(S)
 D. PAVER
 E. TRAILERS
 F. LOADER
 G. SKID STEER
 H. BOROAT
 I. HYDROVAC
 J. MINI EXCAVATOR
 K. MINI DUMP TRUCKS



LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EDGE OF PAVEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED GRAVEL AREA



RECORD OWNERS:

SALVATOR D. COLANDREA, LISA J. COLANDREA,
 GARY M. COLANDREA AND VICKI A. MACKAY
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 NEWBURGH, NY 12550

34 - 2 - 29.1
 L 13084 P. 157
 FM LOT
 MAP NO. 39-96

AREA:
 15.141± AC.

APPLICANT:

CPBS REALTY LLC
 208 SOUTH PLANK ROAD
 NEWBURGH, NY 12550

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<p>LANC & TULLY ENGINEERING AND SURVEYING, P.C.</p>	<p>P.O. Box 687, Rt. 207 Goshen, N.Y. 10924 (845) 294-3700</p>	Date: MAY 5, 2021
		<p>Revision: JULY 28, 2021</p>
<p>GRADING AND UTILITY PLAN PREPARED FOR</p>		
<p>CBPS REALTY, LLC</p>		
<p>TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK</p>		
<p>Drawn By: JW</p>	<p>Checked By:</p>	<p>Scale: 1" = 50' Tax Map No: 34 - 2 - 29.1 Drawing No: A-21 - 0047 - 01</p>

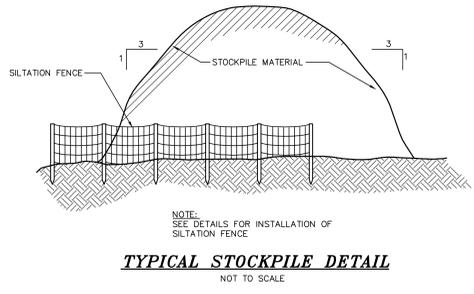
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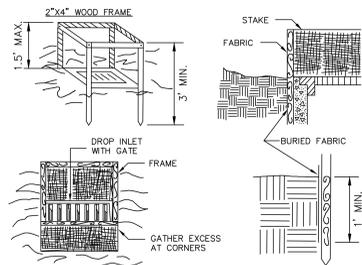
EROSION AND SEDIMENT CONTROL NOTES AND SPECIFICATIONS

- ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
- STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.
- SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 15 DAYS OR MORE AND WHICH WILL NOT BE UNDER CONSTRUCTION WITHIN 30 DAYS WITH TEMPORARY REGRASS COVER, AS FOLLOWS (METHOD OF SEEDING IS OPTIONAL):
 - LOOSEN SEEDBED BY DISCING TO A 4" DEPTH.
 - SEED WITH SUMMER - PERENNIAL OR ANNUAL RYEGRASS AT 30 LBS PER ACRE FALL/WINTER - AROOSTOOK WINTER RYE AT 100 LBS PER ACRE
 - MULCH WITH 2 TONS PER ACRE OF BLOWN AND CHOPPED HAY.
- WHERE NOTED ON THE PLAN, AND ON SLOPES GREATER THAN OR EQUAL TO 3:1, PROVIDE SOIL STABILIZATION MATTING.
 - LIME TOPSOIL TO pH 6.0.
 - FERTILIZE WITH 600 LBS PER ACRE OF 5-10-10.
 - SEED MIXTURE: 10¢ PER ACRE CREEPING RED FESCUE, 10¢ PER ACRE PERENNIAL RYE GRASS
 - MULCH AS DESCRIBED FOR TEMPORARY SEEDING (NOTE 15C ABOVE).
- DURING THE PROGRESS OF CONSTRUCTION, AND ESPECIALLY AFTER RAIN EVENTS, MAINTAIN ALL SEDIMENT TRAPS, BARRIERS, AND FILTERS AS NECESSARY TO PREVENT THEIR BEING CLOGGED WITH SEDIMENT. RE-STABILIZE ANY AREAS THAT MAY HAVE ERODED.
- MAINTAIN ALL SEEDING AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
- MAINTAIN COPIES OF THE CONSTRUCTION LOGBOOK, STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTICE OF INTENT (NOI), PERMITS, AND SITE PLANS ON-SITE AT ALL TIMES DURING CONSTRUCTION.
- A RAIN GAUGE WILL BE MAINTAINED ON-SITE AT ALL TIMES. READINGS SHALL BE TAKEN ON A DAILY BASIS AND LOGGED.



TYPICAL STOCKPILE DETAIL
NOT TO SCALE

L 13084 P. 157



CONSTRUCTION SPECIFICATIONS

- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

FILTER FABRIC DROP INLET PROTECTION
NOT TO SCALE

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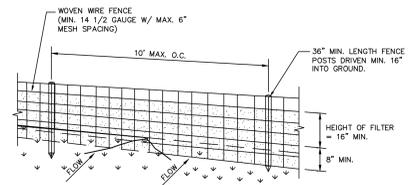


NOTE: ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY.

INSTALLATION NOTES:

- STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
- FILTER CLOTH - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

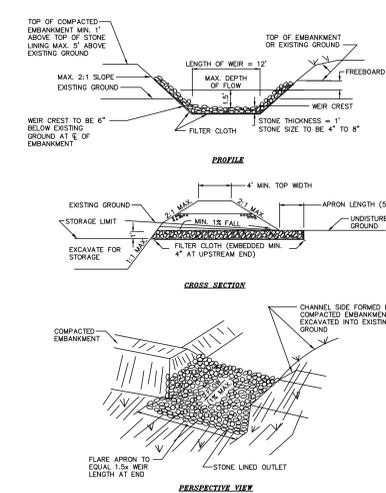


CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" OR "1 1/2" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER-X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOTAF, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

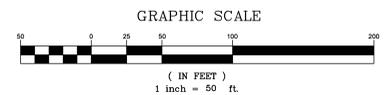
SILTATION FENCE
NOT TO SCALE

TEMPORARY RIP-RAP OUTLET SEDIMENT TRAP
NOT TO SCALE



TEMPORARY RIP-RAP OUTLET SEDIMENT TRAP CONSTRUCTION SPECIFICATIONS

- THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
- THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE CONSTRUCTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE FIVE (5) FEET, MEASURED AT CENTERLINE OF EMBANKMENT.
- ALL FILL SLOPES SHALL BE 2:1 OR FLATTER, BUT SLOPES 1:1 OR FLATTER.
- ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF EMBANKMENT.
- REQUIRE STORAGE SHALL BE LEAST CUBIC FEET PER ACRE OF DRAINAGE AREA. STORAGE AREA PROVIDED SHALL BE FIGURED BY COMPUTING THE VOLUME AVAILABLE BEHIND THE OUTLET CHANNEL UP TO AN ELEVATION OF ONE (1) FOOT BELOW THE LEVEL WEIR CREST.
- FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE (1) FOOT WITH SECTION NEAREST THE ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
- STONE USED IN THE OUTLET CHANNEL SHALL BE FOUR (4) TO EIGHT (8) INCH RRAP. TO PROVIDE A FILTERING EFFECT, A LAYER OF FILTER CLOTH SHALL BE EMBEDDED ONE (1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 THE DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
- THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- DRAINAGE AREA FOR THIS PRACTICE IS LIMITED TO 15 ACRES OR LESS.
- A 2" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN TEMPORARY SEDIMENT TRAP AND PROPOSED BIO RETENTION AREA TO PREVENT OVERWATERING OF BIO RETENTION AREA. TEMPORARY SEDIMENT BASH SHALL BE LINED WITH AN IMPERMEABLE LINER TO PREVENT SEEDIMINATION.
- PRIOR TO CONSTRUCTION OF BIORETENTION AREAS, THE ACCUMULATED SEDIMENT MUST BE EXCAVATED FROM TEMPORARY SEDIMENT TRAPS IN A MANNER THAT PREVENTS COMPACTION OF THE UNDERLYING SOILS.



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(845) 294-3700

EROSION AND SEDIMENT CONTROL PLAN
PREPARED FOR
CBPS REALTY, LLC

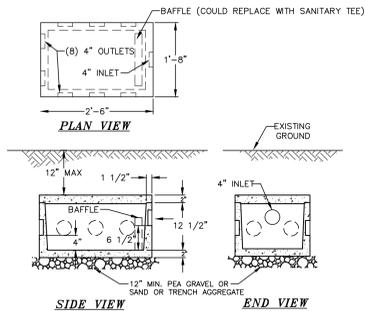
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

DATE: MAY 5, 2021
REVISION: JULY 28, 2021
DECEMBER 23, 2021

Drawn By: JW
Checked By:
Scale: 1" = 50'
Tax Map No.: 34-2-29.1
Drawing No.: C30
A-21-0047-01

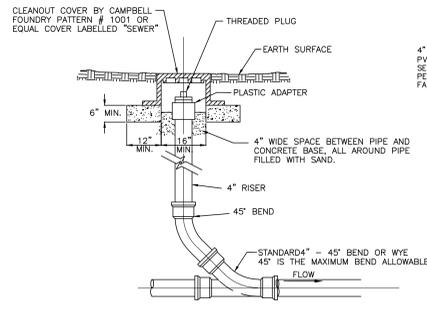
REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS

SYSTEM COMPONENTS	WELL (f) OR SUCTION LINE	TO STREAM, LAKE WATER COURSE(b), OR WETLAND	DWELLING	PROPERTY LINE	DRAINAGE DITCH(b)(g)
HOUSE SEWER (WATERTIGHT JOINTS)	25' IF CAST IRON OR PVC WITH O-RING JOINTS, 50' OTHERWISE	25'	3'	10'	-
SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'	35'
ABSORPTION FIELD	100'(a)	100'	20'	10'	50'
SEEPAGE PIT	150'(a)	100'	20'	10'	50'
DRY WELL (ROOF AND FOOTING)	50'	25'	20'	10'	50'
RAISED OR MOUND SYSTEM (c)	100'(a)	100'	20'	10'	50'
INTERMITTENT SAND FILTER (c)	100'(a)	100'	20'	10'	50'
EVAPOTRANSPIRATION--ABSORPTION SYSTEM (c)	100'(a)	50'	20'	10'	50'
COMPOSTER	50'	50'	20'	10'	10'
SANITARY PRIVY PIT	100'	50'	20'	10'	35'
PRIVY, WATERTIGHT VAULT	50'	50'	20'	10'	10'

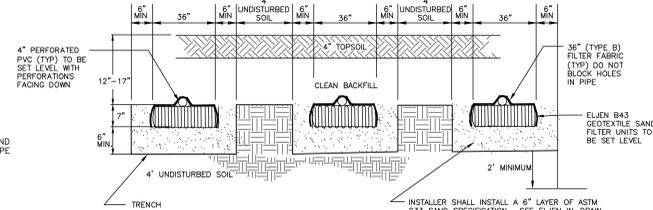


- NOTES:**
- PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUAL.
 - 4" OUTLET PIPES LEAVE BOX AT SAME ELEVATION ON A SLOPE OF 1/8" PER FOOT MIN. TO LEACHING CHAMBER.
 - PRECAST DISTRIBUTION BOX BY WOODARD'S CONCRETE PRODUCTS, INC. NO. DB-9 OR EQUAL.
 - 4" Ø OUTLET PIPES TO BE PVC SDR 35.
 - CONCRETE TO BE A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS.
 - SPEED LEVELERS TO BE USED ON ALL OUTLETS TO ENSURE EQUAL DISTRIBUTION.

PRE-CAST DISTRIBUTION BOX
NOT TO SCALE



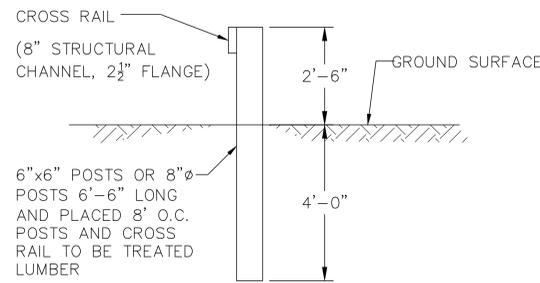
CLEANOUT DETAIL
NOT TO SCALE



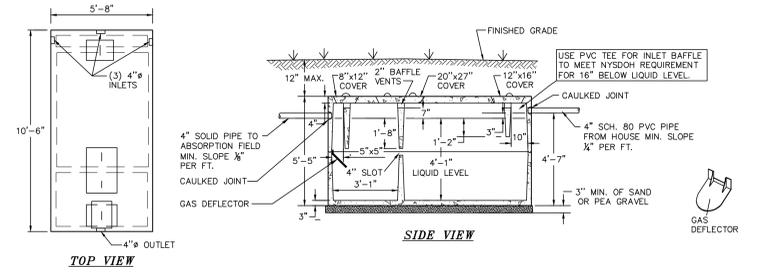
SIEVE SIZE	PERCENT PASSING BY WEIGHT	
	MINIMUM	MAXIMUM
3/8" RICH	100	100
NO. 4	95	100
NO. 8	80	100
NO. 16	50	85
NO. 30	25	50
NO. 50	5	20
NO. 100	0	10
NO. 200 (MET)	0	5

TYPICAL "ELJEN" TRENCH CROSS SECTION DETAIL
NOT TO SCALE

- WHEN SEWAGE TREATMENT SYSTEMS ARE LOCATED IN COARSE GRAVEL OR UPGRADE AND IN THE GENERAL PATH OF DRAINAGE TO A WELL, THE CLOSEST PART OF THE TREATMENT SYSTEM SHALL BE AT LEAST 200 FEET AWAY FROM THE WELL.
- MEAN HIGH WATER MARK
- FOR ALL SYSTEMS INVOLVING THE PLACEMENT OF FILL MATERIAL, SEPARATION DISTANCES ARE MEASURED FROM THE TOE OF SLOPE OF THE FILL.
- ANY WATER SERVICE LINE UNDER PRESSURE (I.E., PUBLIC WATER SUPPLY MAIN, HOUSEHOLD SERVICE LINE, WELL TO HOUSEHOLD SERVICE LINE) LOCATED WITHIN TEN FEET OF ANY ABSORPTION FIELD, SEEPAGE PIT OR SANITARY PRIVY SHALL BE INSTALLED INSIDE A LARGER DIAMETER WATER MAIN TO PROTECT THE POTABLE WATER SYSTEM.
- ANY WATER SERVICE LINE UNDER PRESSURE (I.E., PUBLIC WATER SUPPLY MAIN, HOUSEHOLD SERVICE LINE, WELL TO HOUSEHOLD SERVICE LINE) CROSSING A SEWER SHALL BE INSTALLED WITH ONE FULL LENGTH OF WATER MAIN CENTERED ABOVE THE SEWER SO BOTH WATER CONNECTING JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. SECTION 8.6 OF THE GLUMRB RECOMMENDED STANDARDS FOR WATER WORKS, SHALL BE FOLLOWED FOR SEPARATION OF THE WATER MAINS, SANITARY SEWERS AND STORM SEWERS.
- THE MINIMUM SEPARATION DISTANCE BETWEEN A SEPTIC TANK AND A COMMUNITY TYPE PUBLIC WATER SUPPLY WELL SHOULD BE 100 FEET. DISTRIBUTION BOXES AND ABSORPTION FACILITIES (E.G., ABSORPTION TRENCHES/BEDS, SEEPAGE PITS, RAISED SYSTEMS, MOUND SYSTEMS, ETC.) SHOULD BE LOCATED AT LEAST 200 FEET FROM COMMUNITY TYPE PUBLIC WATER SUPPLY WELLS.
- RECOMMENDED SEPARATION DISTANCES.



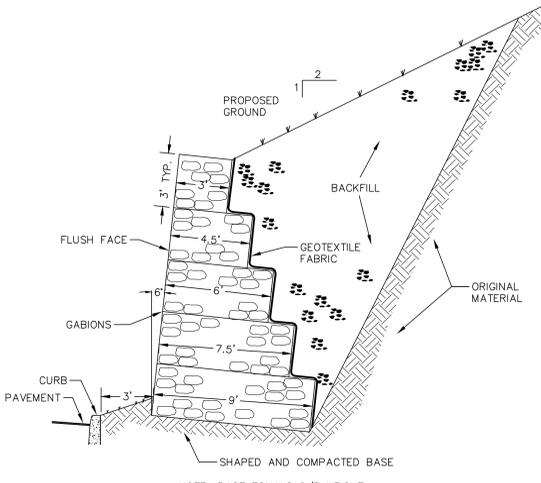
GUIDE RAIL DETAIL
NOT TO SCALE



SPECIFICATIONS		PRECAST SEPTIC TANKS MODEL ST-1500 / 1500 GALLONS
CONCRETE MINIMUM STRENGTH: 4,000 PSI AT 28 DAYS		Woodard's Concrete Products, Inc. 629 Lybott Road, Bullville, NY 10915 (845) 383-9478 / Fax 845-383-1000 Page 4A
REINFORCEMENT: 6"x6" 10GA. WIRE MESH, #3 REBAR		
AIR ENTRAINMENT: 5%		
CONSTRUCTION JOINT: BUTYL RUBBER SEALANT		
PIPE CONNECTION: POLYLOK SEAL (PATENTED)		
LOAD RATING: 300 PSF WEIGHT = 10,600 LBS		

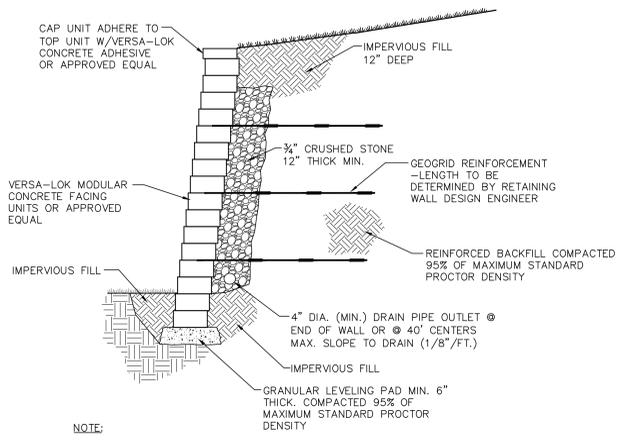
- NOTES:**
- CONCRETE SEPTIC TANK BY TO BE ST-1500 CONCRETE SEPTIC TANK BY WOODARD'S CONCRETE PRODUCTS, INC., BULLVILLE, N.Y. OR EQUAL.
 - AN ASPHALTIC SEAL SHALL BE APPLIED BETWEEN CONTACT SURFACES OF MANHOLE COVERS, INSPECTION COVERS, AND CLEANOUT COVERS.
 - CONCRETE MIN. STRENGTH: 4,000 PSI @ 28 DAYS.
 - STEEL REINFORCEMENT: 6"x6" 10GA. STEEL WIRE MESH.
 - ALL JOINTS TO BE CAULKED.

1,500 GAL. CONCRETE SEPTIC TANK
NOT TO SCALE



- NOTE:** BASE EQUALS 2/3 HEIGHT
- WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - CONTRACTOR TO PROVIDE ACTUAL WALL DESIGN SIGNED AND SEALED BY NEW YORK STATE LICENSED ENGINEER FOR REVIEW AND APPROVAL PRIOR TO WALL CONSTRUCTION.

TYPICAL CROSS SECTION GABION RETAINING WALL
NOT TO SCALE

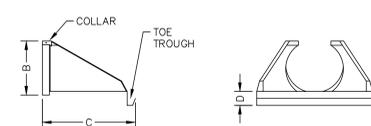


- NOTE:**
- WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - CONTRACTOR TO PROVIDE ACTUAL WALL DESIGN SIGNED AND SEALED BY NEW YORK STATE LICENSED ENGINEER FOR REVIEW AND APPROVAL PRIOR TO WALL CONSTRUCTION.

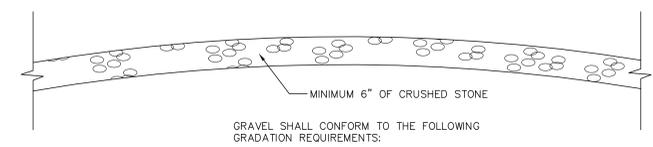
TYPICAL SECTION-REINFORCED RETAINING WALL
NOT TO SCALE

DIMENSION	PIPE DIAMETER					
	10/12	15	18	24	30	36
A	42	41	49	59.5	88	88
B	14.5	19	22	28	36	43
C	33	34	43	48	63.5	66.5
D	6	6	6	6	6	6

NOTE: ALL MEASUREMENTS IN INCHES

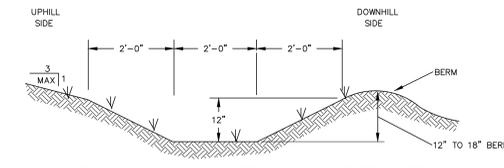


HDPE FLARED END SECTION
NOT TO SCALE



SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1/4"	30-65
NO 200	10-20

GRAVEL AREA DETAIL
NOT TO SCALE



BERM WITH SWALE DETAIL
NOT TO SCALE

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Goshen, N.Y. 10924
(845) 294-3700

Date: MAY 5, 2021
Revision: JULY 28, 2021
DECEMBER 23, 2021

CONSTRUCTION DETAILS 2
PREPARED FOR

CBPS REALTY, LLC

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

Drawn By: JW
Checked By: N.T.S.
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