



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

**PROJECT NAME:** GARDNER RIDGE  
**PROJECT NO.:** 2-29  
**PROJECT LOCATION:** GARDNERTOWN ROAD NEAR GIDNEY AVENUE  
SECTION 75, BLOCK 1, LOT 4.12  
**REVIEW DATE:** 28 JULY 2023  
**MEETING DATE:** 3 AUGUST 2023  
**PROJECT REPRESENTATIVE:** DARREN DOCE, P.E.

1. Compliance with the Town of Newburgh Code, Section 172 Tree Preservation must be documented. A Tree Preservation Plan in compliance with the code must be submitted.
2. Response to the Highway Superintendents recently issued comments should be addressed. Sign-off from the Highway Superintendent regarding the Gardnertown Road and Creek Run Road modifications should be provided.
3. Comments from Dominic Cordisco should be received regarding the requirement to re-submit to County Planning for the revised access points.
4. Comments from Dominic Cordisco regarding the circulation of the revised Full Environmental Assessment Form submitted should be received. Revised long form dated 5 June 2022 has been provided.
5. Health Department approval for the water main extensions with hydrants is required.
6. A Flood Plain Development Permit is required for construction of the proposed stormwater improvements within the 100 Year Flood Plain near Gardnertown Road.
7. The access gates should be depicted at the emergency access road. Coordination of access would be Jurisdictional Emergency Services should be undertaken.
8. Updated Town of Newburgh water and sewer system notes must be added to the plans. Copies attached.
9. A Stormwater Facilities Maintenance Agreement will be required to be executed and filed.
10. The drainage pipe crossing between Sanitary Manhole #4 and #5 is not depicted in profile.
11. Sanitary sewer profile between Manholes #10 and #12 identifies HDPE pipe while all others identify PVC pipe.

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12. Label pipe size from newly proposed bio-retention area to outlet Catch Basin D3 to FES.
13. Outlet Structure #1 is not depicted on the Drainage Plans. Size of pipe from the large bio-detention pond from CB-CS is not depicted.
14. Emergency spill way should be provided for the extended detention basin.
15. Show all pipe crossings on the sanitary sewer profiles.
16. The outlet on Catch Basin CB3 is incomplete.
17. Show fencing of all stormwater management Facilities which contain permanent water bodies.
18. Address restricting access along the detention pond maintenance road which follows the sanitary sewer.
19. Label the pipe to the north of the Senior Apartments which bypasses the wetland areas.
20. Proposed bio-retention area north of the Senior Complex should have design details.
21. Sewer line to the rear of buildings #1 and 2 should have rims and inverts.
22. The Planning Boards attention is called to the proposed rip rap slope, stabilization proposed along Gardnertown Road.

Respectfully submitted,

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



Patrick J. Hines  
Principal

PJH/kbw

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

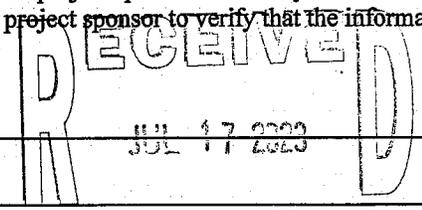
**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**



Name of Action or Project: Site Plan - Gardner Ridge Apartments		
Project Location (describe, and attach a general location map): Gardnertown Road, Town of Newburgh, Orange County, New York		MHE Engineering, D.P.C.
Brief Description of Proposed Action (include purpose or need): Site plan for a 144-unit apartment project consisting of 108 non-senior apartments and 36 senior apartments on a 23.4 acre parcel. The project will also include a proposed recreation building. The project will connect to Town of Newburgh water and sewer. Access to the site will be off of Gardnertown Road. There are proposed off-site roadway improvements consisting of widening Gardnertown Road to provide turning lanes and a realignment of the Gardnertown Road/Creek Run Road intersection.		
Name of Applicant/Sponsor: Gardner Ridge Associates LLC		Telephone: 973 634-0820 E-Mail: emjm64@gmail.com
Address: 134 Fairview Road		
City/PO: Rockaway	State: NJ	Zip Code: 07866
Project Contact (if not same as sponsor; give name and title/role): Same		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Newburgh Town Board Bonus Density	1/19/2016
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town of Newburgh Planning Board Site Plan	1/16/2014
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Newburgh Sewer Flow Acceptance	6/2/2017
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Department of Health Watermain extension	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SPDES General Permit stormwater discharges associated with Construction activity	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
_____	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No

If Yes, what is the zoning classification(s) including any applicable overlay district?

R-3- Residence District

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

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

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

b. What police or other public protection forces serve the project site?

Town of Newburgh

c. Which fire protection and emergency medical services serve the project site?

Cronomer Valley Fire Dept., Newburgh Volunteer Ambulance Corps.

d. What parks serve the project site?

Cronomer Hill Park, Alogonquin Park, Chadwick Lake Park

**D. Project Details**

**D.1. Proposed and Potential Development**

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

b. a. Total acreage of the site of the proposed action? 23.4 acres

b. Total acreage to be physically disturbed? 12.54 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 23.4 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: 18-24 months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

f. Does the project include new residential uses?  Yes  No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	144 units
At completion of all phases	_____	_____	_____	144 units

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No

If Yes,

- i. Total number of structures \_\_\_\_\_
- ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length
- iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No

If Yes,

- i. Purpose of the impoundment: \_\_\_\_\_
- ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_
- iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_
- iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres
- v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

## D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

- i. What is the purpose of the excavation or dredging? \_\_\_\_\_
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
  - Volume (specify tons or cubic yards): \_\_\_\_\_
  - Over what duration of time? \_\_\_\_\_
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_
- iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe. \_\_\_\_\_
- v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres
- vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres
- vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet
- viii. Will the excavation require blasting?  Yes  No
- ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 24,860 gallons/day

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

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

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

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

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

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

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

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

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

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 24,860 gallons/day

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

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

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

Yes  No  
 Yes  No

• Do existing sewer lines serve the project site?  
 • Will a line extension within an existing district be necessary to serve the project?  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 5.22 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 23.4 acres (parcel size)  
 ii. Describe types of new point sources. Curbs/gutters/culverts

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
On-site stormwater management facilities eventually discharging into Gidneytown Creek  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
Gidneytown Creek  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

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iii. Parking spaces: Existing 0 Proposed 308 Net increase/decrease 308

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

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
Widening of Gardnertown Road to provide turning lanes and realignment of the Creek Run Road/Gardnertown Road intersection

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

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

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

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

i. During Construction:		ii. During Operations:	
• Monday - Friday:	<u>7 am to 7 pm</u>	• Monday - Friday:	<u>24/7</u>
• Saturday:	<u>9 am to 5 pm</u>	• Saturday:	<u>24/7</u>
• Sunday:	<u>none</u>	• Sunday:	<u>24/7</u>
• Holidays:	<u>none</u>	• Holidays:	<u>24/7</u>

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
Construction equipment during construction - weekdays 7 am to 7 pm - Saturdays 9 am to 5 pm

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

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n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Street lighting and security lighting - dark sky friendly cut off fixtures.

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

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

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

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

If Yes:

i. Describe proposed treatment(s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

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

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

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

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

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b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	5.22	+5.22
• Forested	22.06	9.52	-12.54
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	1.34	1.34	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawns /landscaping	0	7.32	+7.32

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

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

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

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

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
None

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

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): V00118  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
V0018 - remediation complete  
\_\_\_\_\_

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

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

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 3 to 13 feet

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

c. Predominant soil type(s) present on project site:

ESB, Wd	_____	25 %
SXC, SXD	_____	37 %
CnC	_____	26 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >6 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 75 % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ 25 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 35 % of site  
 10-15%: \_\_\_\_\_ 48 % of site  
 15% or greater: \_\_\_\_\_ 17 % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either i or ii, continue. If No, skip to E.2.i.

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

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

- Streams: Name 862-215 Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 1.34 acres
- Wetland No. (if regulated by DEC) \_\_\_\_\_

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

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 Typical suburban species \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 \_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

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

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

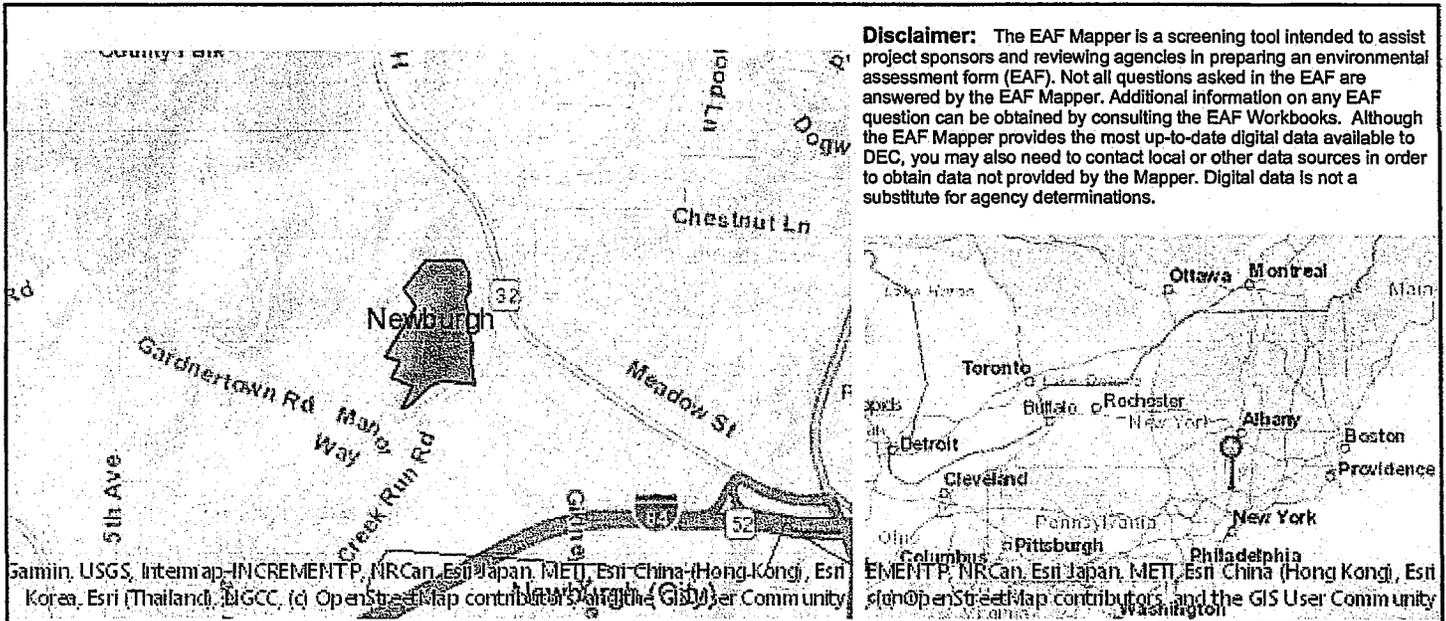
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name Darren C. Doce/Vincent J. Doce Associates Date 6/5/2022

Signature  Title \_\_\_\_\_



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00118
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-215
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes

E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**TOWN OF NEWBURGH**  
**WATER SYSTEM NOTES FOR SITE PLANS**

1. "Construction of potable water utilities and connection to the Town of Newburgh water system requires a permit from the Town of Newburgh Water Department. All work and materials shall conform to the requirements of the NYSDOH and the Town of Newburgh."
2. All water service lines four (4) inches and larger in diameter shall be cement lined class 52 ductile iron pipe conforming to ANSI\AWWA C151\A21.51 for Ductile Iron Pipe, latest revision. Joints shall be either push-on or mechanical joint as required.
3. Thrust restraint of the pipe shall be through the use of joint restraint. Thrust blocks are not acceptable. Joint restraint shall be through the use of mechanical joint pipe with retainer glands. All fittings and valves shall also be installed with retainer glands for joint restraint. Retainer glands shall be EBBA Iron Megalug Series 1100 or approved equal. The use of a manufactured restrained joint pipe is acceptable with prior approval of the Water Department.
4. All fittings shall be cast iron or ductile iron, mechanical joint, class 250 and conform to ANSI\AWWA C110\A21.10 for Ductile and Gray Iron Fittings or ANSI\AWWA C153\A21.53 for Ductile Iron Compact Fittings, latest revision.
5. All valves 4 to 12 inches shall be Resilient Wedge Gate Valves conforming to ANSI\AWWA C509 such as Mueller Model A-2360-23 or approved equal. All gate valves shall open left (counterclockwise).
6. Tapping sleeve shall be mechanical joint such as Mueller H-615 or equal. Tapping valves 4 to 12 inches shall be Resilient Wedge Gate Valves conforming to ANSI\AWWA C509 such as Mueller Model T-2360-19 or approved equal. All tapping sleeves and valves shall be tested to 150 psi minimum; testing of the tapping sleeve and valve must be witnessed and accepted by the Town of Newburgh Water Department prior to cutting into the pipe.

**TOWN OF NEWBURGH**  
**WATER SYSTEM NOTES FOR SITE PLANS**

7. All hydrants shall be Clow-Eddy F-2640 conforming to AWWA Standard C-502, latest revision. All hydrants shall include a 5 ¼ inch main valve opening, two 2 ½ inch diameter NPT hose nozzles, one 4 inch NPT steamer nozzle, a 6 inch diameter inlet connection and a 1 ½ inch pentagon operating nut. All hydrants shall open left (counter-clockwise). Hydrants on mains to be dedicated to the Town shall be Equipment Yellow. Hydrants located on private property shall be Red.
8. All water service lines two (2) inches in diameter and smaller shall be type K copper tubing. Corporation stops shall be Mueller H-15020N for ¾ and 1 inch, Mueller H-15000N or B-25000N for 1 ½ and 2 inch sizes. Curb valves shall be Mueller H-1502-2N for ¾ and 1 inch and Mueller B-25204N for 1 ½ and 2 inch sizes. Curb boxes shall be Mueller H-10314N for ¾ and 1 inch and Mueller H-10310N for 1 ½ and 2 inch sizes.
9. All pipe installation shall be subject to inspection by the Town of Newburgh Water Department. The contractor shall be responsible for coordinating all inspections as required with the Town of Newburgh Water Department.
10. The water main shall be tested, disinfected and flushed in accordance with the Town of Newburgh requirements. All testing, disinfection and flushing shall be coordinated with the Town of Newburgh Water Department. Prior to putting the water main in service satisfactory sanitary results from a certified lab must be submitted to the Town of Newburgh Water Department. The test samples must be collected by a representative of the testing laboratory and witnessed by the Water Department.
11. The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permits shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department.

Original 12-06-96  
Revised 04-24-02  
Revised 01-2015

## **TOWN SEWER SYSTEM NOTES**

1. Construction of sanitary sewer facilities and connection to the Town of Newburgh sanitary sewer system requires a permit from the Town of Newburgh Sewer Department. All construction shall conform to the requirements of the NYSDEC and the Town of Newburgh.
  
2. All sewer pipe installation shall be subject to inspection by the Town of Newburgh Sewer Department. The Contractor shall be responsible for coordinating all inspections as required with the Town of Newburgh Sewer Department.
  
3. All gravity sanitary sewer service lines shall be 4 inches in diameter or larger and shall be SDR-35 PVC pipe conforming to ASTM D-3034-89. Joints shall be push-on with elastomeric ring gasket conforming ASTM D-3212. Fittings shall be as manufactured by the pipe supplier or equal and shall have a bell and spigot configuration compatible with the pipe.
  
4. The sewer main shall be tested in accordance with Town of Newburgh requirements. All testing shall be coordinated with the Town of Newburgh Sewer Department.
  
5. The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permits shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department.

REV	DATE	DESCRIPTION	DRAWN BY
1	6/2/23	REVISED PER TOWN COMMENTS.	M.J.A.
2	7/12/23	REVISED PER CREIGHTON MANNING COMMENT LETTER DATED 6/10/23.	M.J.A.
3	8/23/23	ADDED TURNING TRACKS & RIP RAP TO END SECTIONS.	M.J.A.
4	8/31/23	MODIFIED PER TOWN CONSULTANTS COMMENTS.	M.J.A.
5	6/27/23	REVISED PER TOWN HIGHWAY DEPARTMENT COMMENTS.	M.J.A.
6	7/7/23	REVISED PER TOWN HIGHWAY DEPARTMENT COMMENTS.	M.J.A.

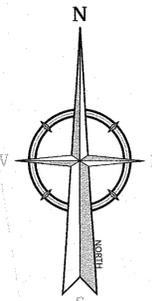
CONCEPTUAL IMPROVEMENT PLAN FOR GARDNER RIDGE ASSOCIATES, LLC

GARDNERTOWN ROAD & CREEK RUN ROAD  
TOWN OF NEWBURGH  
ORANGE COUNTY  
NEW YORK

WESTCHESTER  
400 Columbus Avenue,  
Suite 180E  
Valhalla, NY 10595  
Phone: 914.347.7500  
COLLIERS ENGINEERING & DESIGN, P.C.  
DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

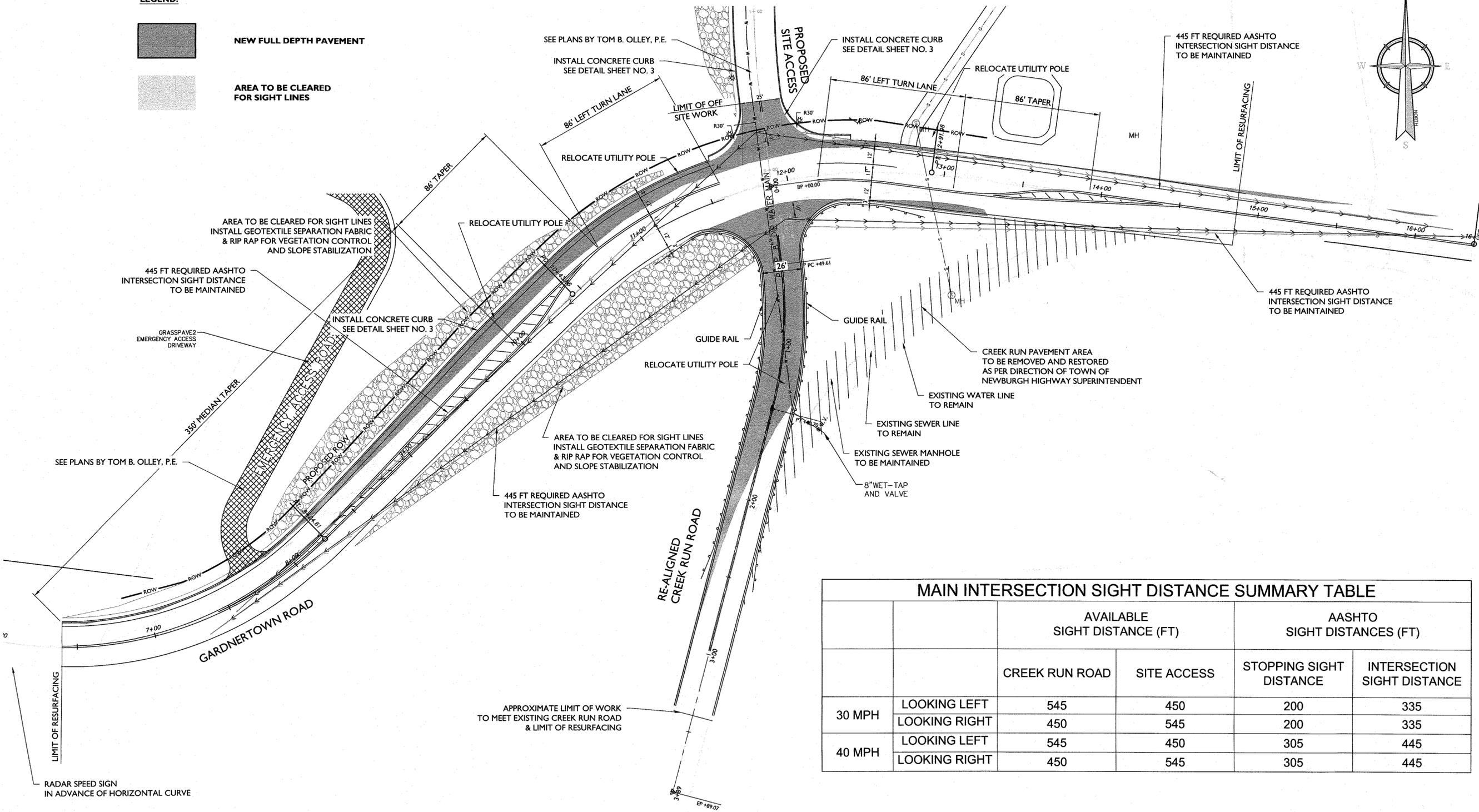
SCALE: AS SHOWN	DATE: 8/27/23	DRAWN BY: M.J.A.	CHECKED BY: P.J.G./A.P.R.
PROJECT NUMBER: 14000375B	DRAWING NAME: R-PL01-EXBT		

CONCEPT PLAN (LAYOUT)



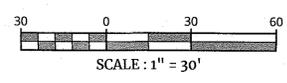
LEGEND:

- NEW FULL DEPTH PAVEMENT
- AREA TO BE CLEARED FOR SIGHT LINES

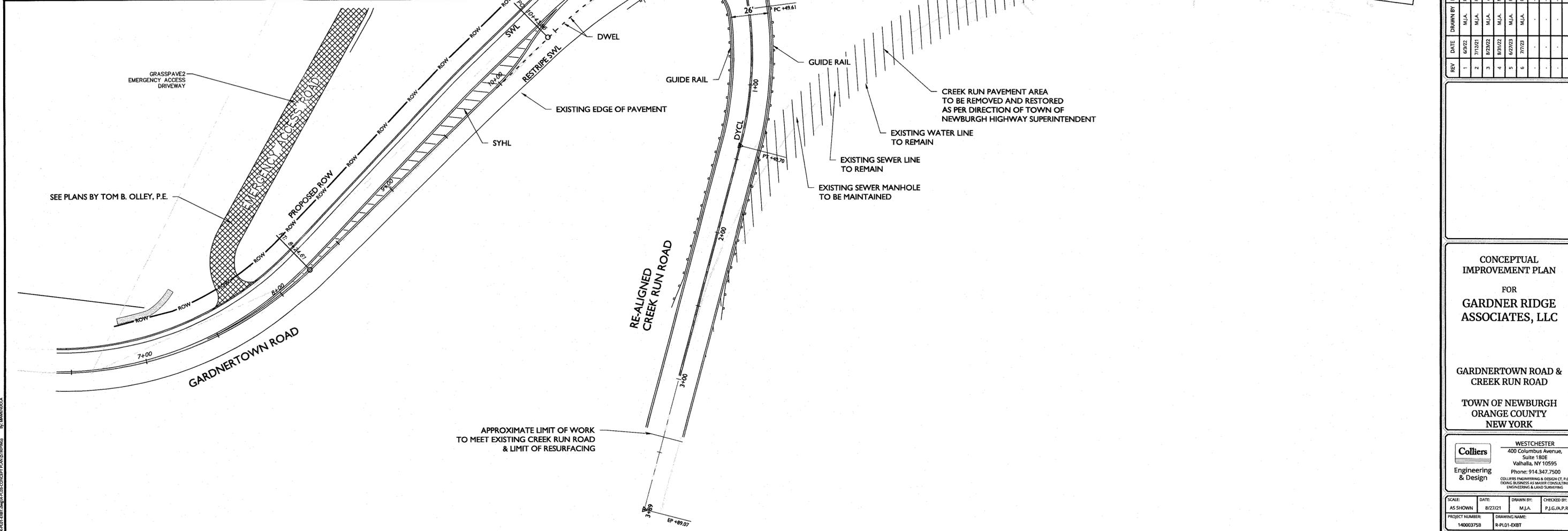
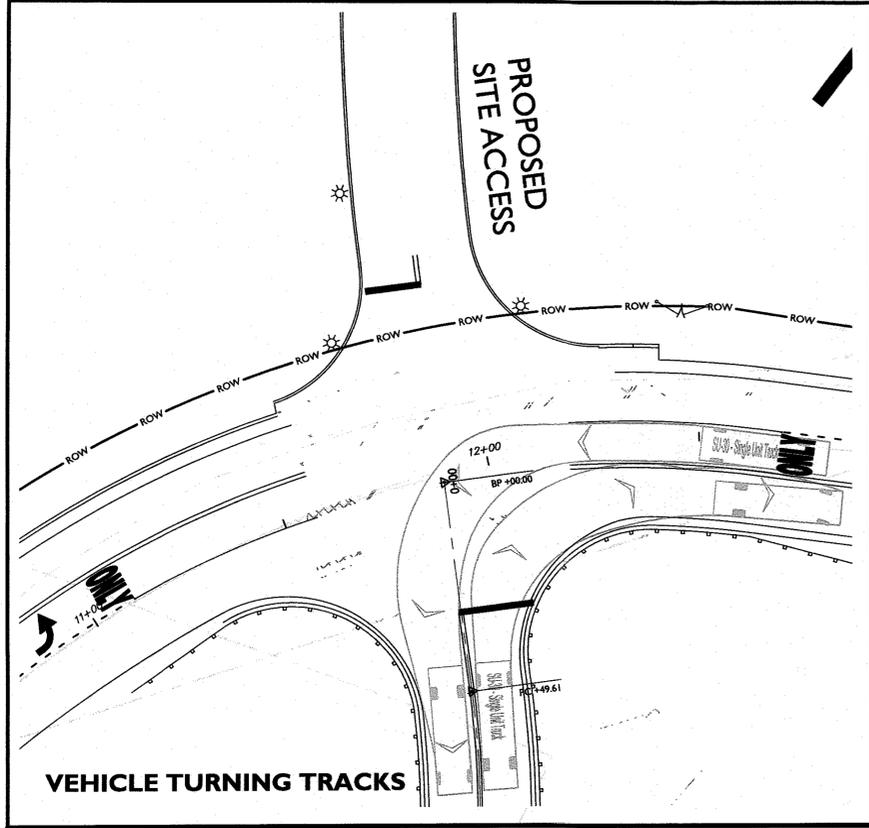
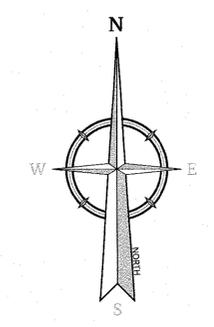


		AVAILABLE SIGHT DISTANCE (FT)		AASHTO SIGHT DISTANCES (FT)	
		CREEK RUN ROAD	SITE ACCESS	STOPPING SIGHT DISTANCE	INTERSECTION SIGHT DISTANCE
30 MPH	LOOKING LEFT	545	450	200	335
	LOOKING RIGHT	450	545	200	335
40 MPH	LOOKING LEFT	545	450	305	445
	LOOKING RIGHT	450	545	305	445

RECEIVED  
JUL 17 2023  
MHE Engineering, D.P.C.







REV	DATE	DRAWN BY	DESCRIPTION
1	6/22/22	M.J.A.	REVISED PER TOWN COMMENTS.
2	7/12/21	M.J.A.	REVISED PER CREIGHTON MANNING COMMENT LETTER DATED 6/10/22.
3	8/22/22	M.J.A.	ADDED TURNING TRACKS & REF MAP TO END SECTIONS.
4	8/27/22	M.J.A.	MODIFIED PER TOWN CONSULTANTS COMMENTS.
5	6/27/23	M.J.A.	REVISED PER TOWN HIGHWAY DEPARTMENT COMMENTS.
6	7/7/23	M.J.A.	REVISED PER TOWN HIGHWAY DEPARTMENT COMMENTS.

CONCEPTUAL IMPROVEMENT PLAN  
FOR  
GARDNER RIDGE ASSOCIATES, LLC

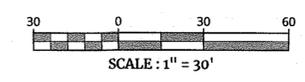
GARDNERTOWN ROAD & CREEK RUN ROAD  
TOWN OF NEWBURGH  
ORANGE COUNTY  
NEW YORK

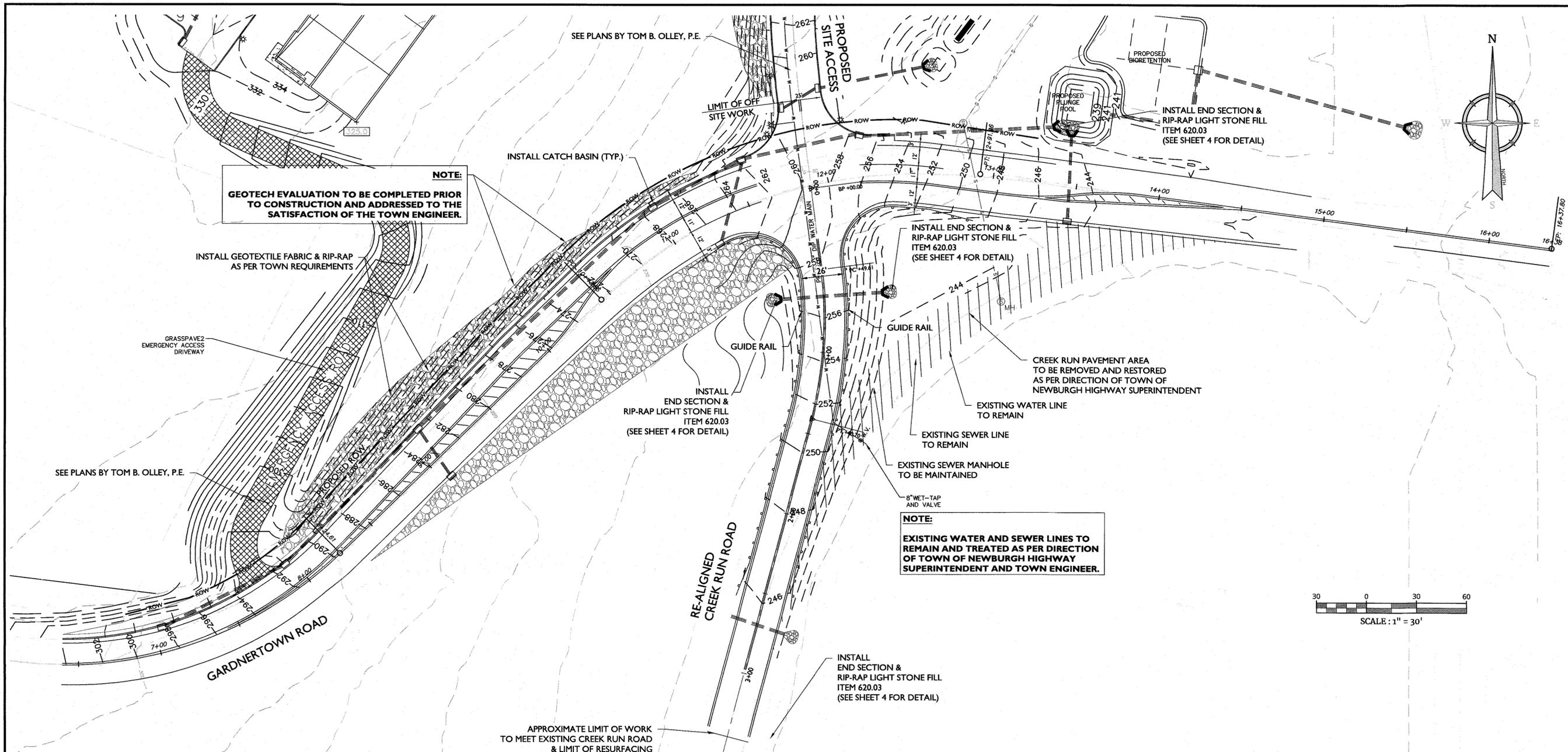
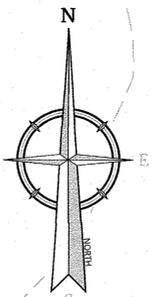
WESTCHESTER  
400 Columbus Avenue,  
Suite 150E  
Valhalla, NY 10595  
Phone: 914.347.7500  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
DOING BUSINESS AS MASER CONSULTANTS  
ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN	DATE: 8/27/21	DRAWN BY: M.J.A.	CHECKED BY: P.J.G./A.P.R.
PROJECT NUMBER: 140003758	DRAWING NAME: R-PL01-EXBT		

SHEET TITLE:  
**CONCEPT PLAN (STRIPING)**

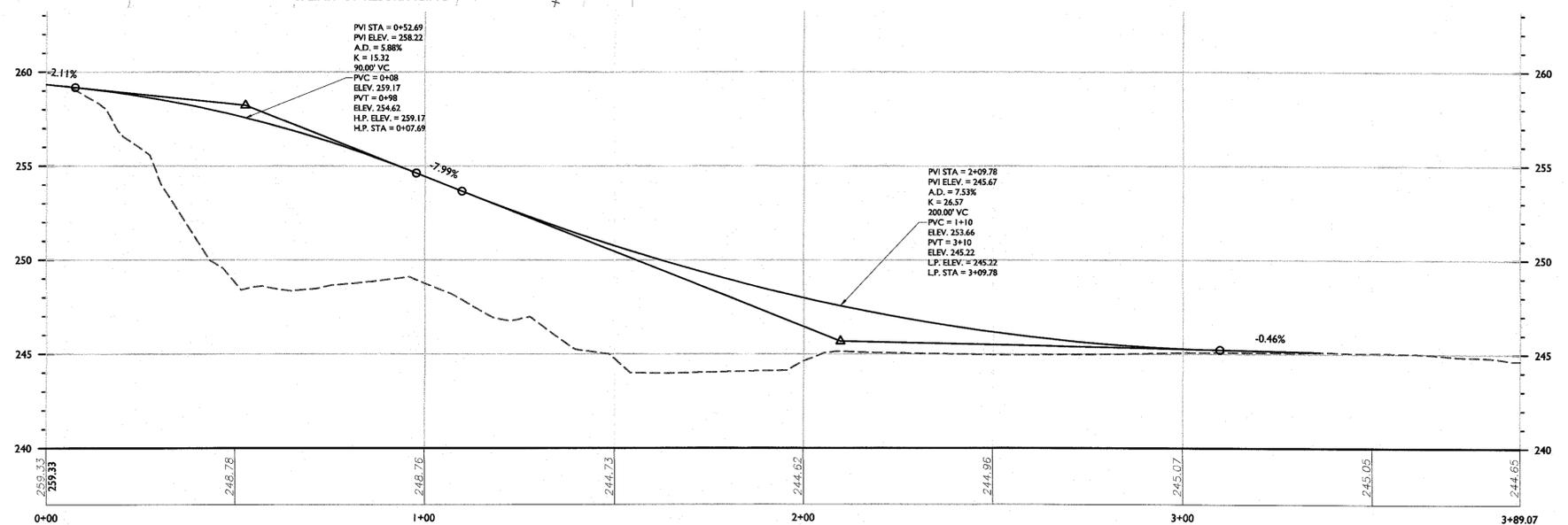
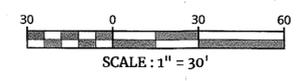
SHEET NUMBER:  
**3 of 8**





**NOTE:**  
GEOTECH EVALUATION TO BE COMPLETED PRIOR TO CONSTRUCTION AND ADDRESSED TO THE SATISFACTION OF THE TOWN ENGINEER.

**NOTE:**  
EXISTING WATER AND SEWER LINES TO REMAIN AND TREATED AS PER DIRECTION OF TOWN OF NEWBURGH HIGHWAY SUPERINTENDENT AND TOWN ENGINEER.



**PROFILE OF REALIGNED CREEK RUN ROAD - NEW**  
HORIZONTAL : 1" = 20'  
VERTICAL : 1" = 4'

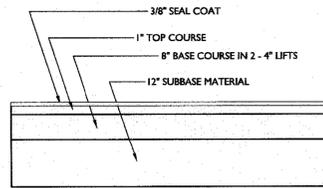
**CONCEPTUAL IMPROVEMENT PLAN**  
FOR  
**GARDNER RIDGE ASSOCIATES, LLC**  
  
**GARDNERTOWN ROAD & CREEK RUN ROAD**  
  
**TOWN OF NEWBURGH ORANGE COUNTY NEW YORK**

**Colliers** Engineering & Design  
WESTCHESTER  
400 Columbus Avenue, Suite 180E  
Valhalla, NY 10595  
Phone: 914.347.7500  
COLLIERS ENGINEERING & DESIGN, P.C.  
ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN  
DATE: 8/27/21  
PROJECT NUMBER: 140003750  
DRAWING NAME: R-PL01-538T  
DRAWN BY: M.J.A.  
CHECKED BY: P.J.G./A.P.R.

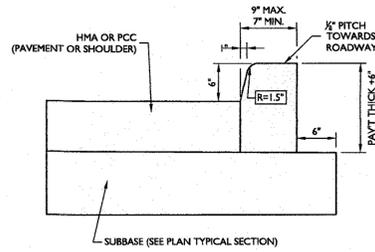
SHEET TITLE:  
**CONCEPT PLAN (GRADING)**

SHEET NUMBER:  
**4 of 8**



**TOWN OF NEWBURGH  
FULL DEPTH PAVEMENT DETAIL**

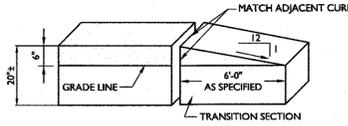
NOT TO SCALE GNRL-DTLS-STND-GRID XX/XX/XX



**TYPE VF6 CURB**

PER NYS DOT STANDARD SHEET 609-01

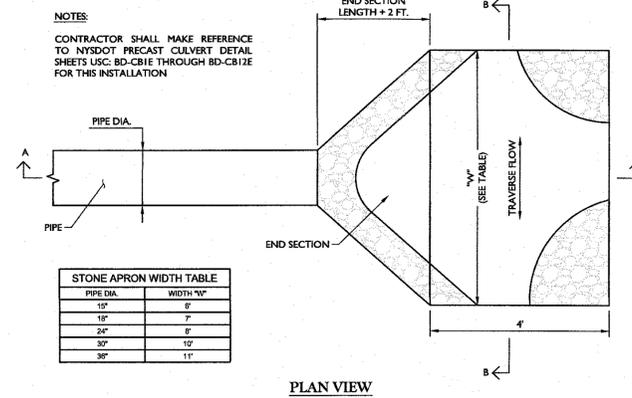
NOT TO SCALE NYDT-CURB-1000 08/04/21



**CURB TRANSITION**

PER NYS DOT STANDARD SHEET 609-01

NOT TO SCALE NYDT-CURB-1200 01/09/14

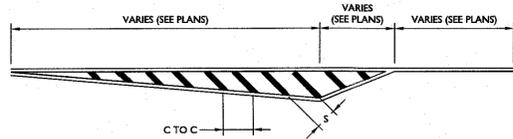


**STONE LINED APRON**

NYDT-STRM-1100

NOT TO SCALE

11/01/17

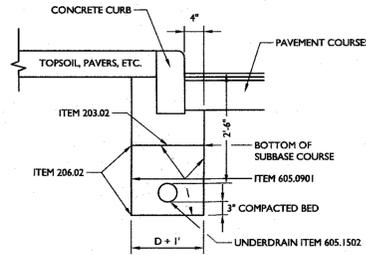


**HATCHED ISLAND DETAIL**

FOR ADDITIONAL STRIPING DETAILS SEE NYS DOT STANDARD SHEET 685-01 DATED 09/02/13

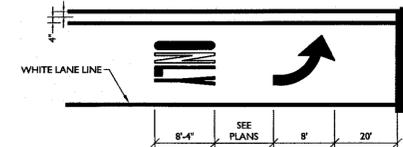
PER NYS DOT STANDARD SHEET 685-01 (SHEET 1 OF 9)

NOT TO SCALE NYDT-MRKG-1101 05/02/13



**UNDERDRAIN WITH CURB**

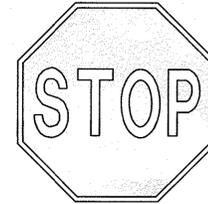
NOT TO SCALE NYDT-CURB-1400 11/01/17



**TYPICAL LEFT TURN LANE STRIPING**

PER NYS DOT STANDARD SHEET 685-01 (SHEET 6 OF 9)

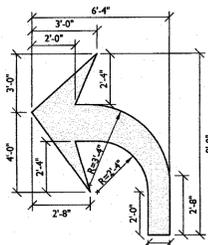
NOT TO SCALE NYDT-MRKG-1100 05/02/13



**STOP SIGN**

**STOP SIGN**

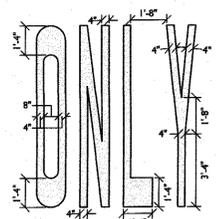
NOT TO SCALE NYDT-SIGN-1000 05/02/13



**TURNING ARROW**

PER NYS DOT STANDARD SHEET 685-01 (SHEET 8 OF 9)

NOT TO SCALE NYDT-MRKG-1200 05/02/13



**"ONLY" LETTERS**

PER NYS DOT STANDARD SHEET 685-01 (SHEET 8 OF 9)

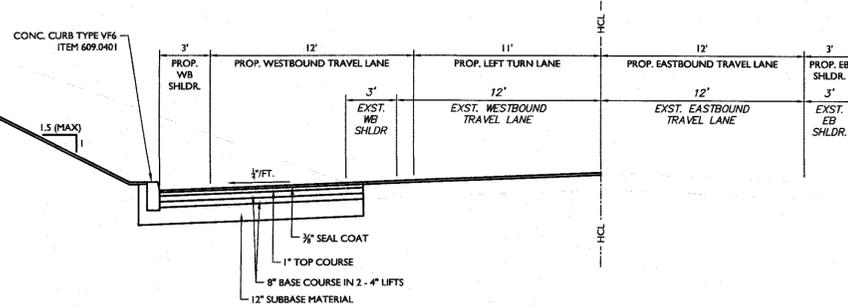
NOT TO SCALE NYDT-MRKG-1201 05/02/13

**TYPICAL SECTION NOTES**

- STRAIGHT TACK COAT SHALL BE APPLIED BETWEEN EACH ASPHALT COURSE/LIFT.
- WHERE CONCRETE PAVEMENT IS LOCATED UNDER ASPHALT OVERLAY AND IS LOCATED WITHIN 3 FT. OF THE PROPOSED WIDENING SECTION, THE WIDENING SHALL EXTEND TO LIMIT OF CONCRETE PAVEMENT.
- WHERE POSSIBLE SUBBASE MATERIAL SHALL BE DAYLIGHTED TO EMBANKMENT SIDE SLOPES.
- AS PER SECTION 610.3.10, IN THE ABSENCE OF 1 INCH OF RAINFALL WITHIN 5 CONSECUTIVE CALENDAR DAYS THE CONTRACTOR SHALL WATER ALL TURF, WILDFLOWERS, SOD AND PLANTING BEDS ONCE A WEEK TO A DEPTH OF 1 INCH UNDER ITEM 610.19. IN ADDITION AS PER SECTION 610.3.12, THE CONTRACTOR SHALL MOW ALL TURF ESTABLISHMENT AREAS TO A HEIGHT OF 5 INCHES WHEREVER GROWTH REACHES 8 INCHES FOR THE DURATION OF THE CONTRACT UNDER ITEM 619.21. CLIPPINGS SHALL BE LEFT IN PLACE.
- TRILING AND LEVELING COURSE MAY BE REQUIRED TO ACHIEVE UNIFORM CROSS SLOPE. CONTRACTOR SHALL VERIFY IF SUCH NEED IS REQUIRED AND CONFER WITH E.L.C. PRIOR TO COMMENCEMENT OF PAVING OPERATIONS.
- ASPHALT PAVEMENT JOINT ADHESIVE SHALL BE USED BETWEEN VERTICAL FACES FOR ALL JOINTS ON SURFACE COURSE SUCH AS LONGITUDINAL, TRANSVERSE, CURBS OR OTHER JOINTS.

ITEM	DESCRIPTION
203.02	UNCLASSIFIED EXCAVATION AND DISPOSAL EMBANKMENT IN PLACE
203.03	CAST-IN-PLACE CONCRETE CURB TYPE VF6
609.0401	TURF ESTABLISHMENT (ROADSIDE)
610.1601	PLACING TOPSOIL - ROADSIDE
610.1402	

ITEM	DESCRIPTION
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610.1402	



**GARDNERTOWN ROAD - TYPICAL SECTION**



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REV	DATE	DESCRIPTION	DRAWN BY
1	6/2/21	REVISED PER TOWN COMMENTS.	M.J.A.
2	7/1/21	REVISED PER CIRCULATION WARNING COMMENT LETTER DATED 6/10/21.	M.J.A.
3	8/2/21	ADDED TURNING TRACES & RAMP TO END SECTION.	M.J.A.
4	8/31/21	MODIFIED PER TOWN CONSULTANTS COMMENTS.	M.J.A.
5	9/27/21	REVISED PER TOWN HIGHWAY DEPARTMENT COMMENTS.	M.J.A.
6	7/7/23	REVISED PER TOWN HIGHWAY DEPARTMENT COMMENTS.	M.J.A.

CONCEPTUAL IMPROVEMENT PLAN FOR GARDNER RIDGE ASSOCIATES, LLC

GARDNERTOWN ROAD & CREEK RUN ROAD TOWN OF NEWBURGH ORANGE COUNTY NEW YORK

WESTCHESTER 400 Columbus Avenue, Suite 180E Valhalla, NY 10595 Phone: 914.347.7500

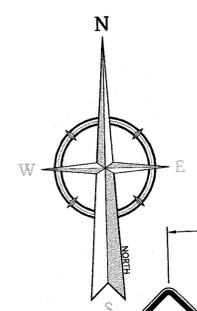
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AS SHOWN	8/27/21	M.J.A.	P.J.G./A.P.R.

PROJECT NUMBER: 140003758 DRAWING NAME: R-PL01-EXBT

SHEET TITLE: DETAILS

SHEET NUMBER: 5 of 8

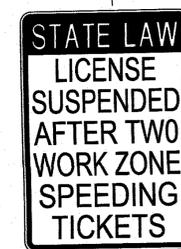
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



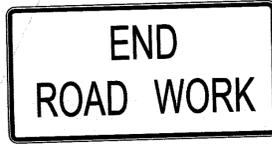
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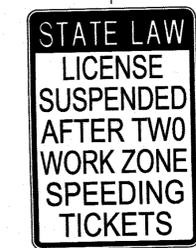
W20-1  
(36"x36")



NYR9-11  
(24"x36")



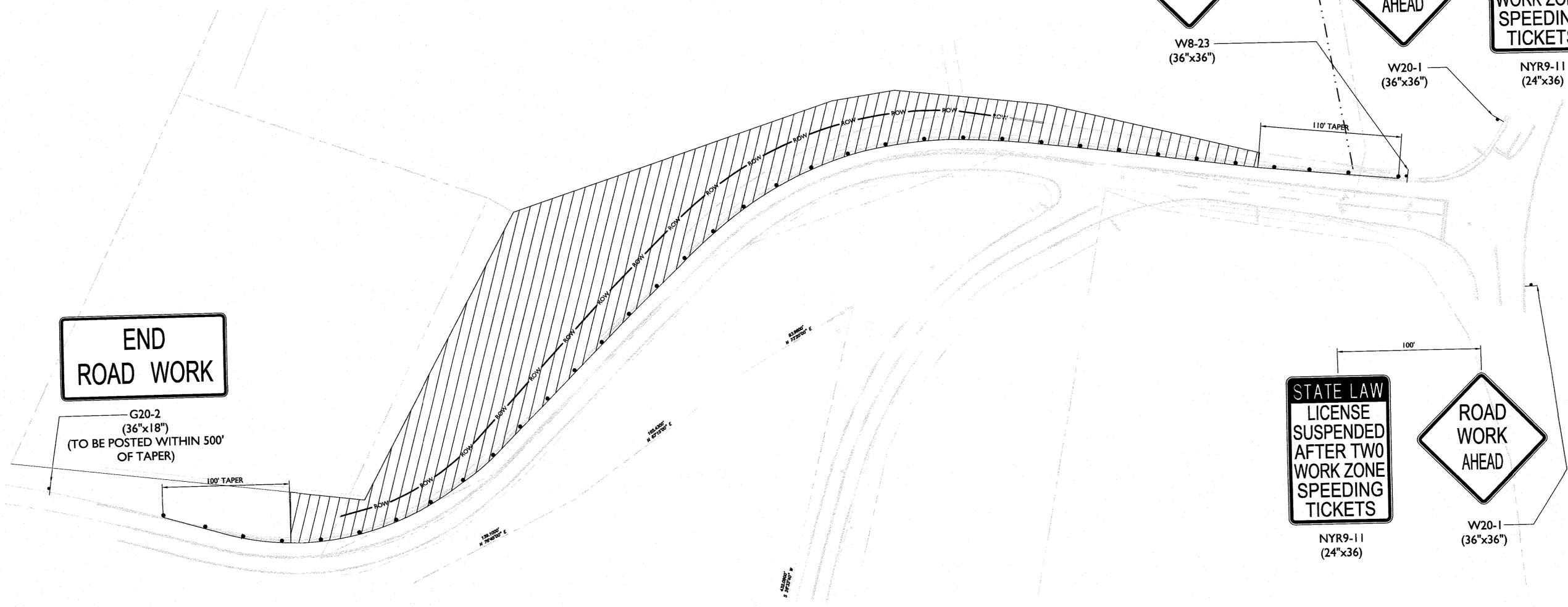
G20-2  
(36"x18")  
(TO BE POSTED WITHIN 500'  
OF TAPER)



NYR9-11  
(24"x36")



W20-1  
(36"x36")



REV	DATE	DRAWN BY	DESCRIPTION
1	6/2/22	M.J.A.	REVISED PER TOWN COMMENTS.
2	7/1/23	M.J.A.	REVISED PER TOWN COMMENTS. LETTER DATED 6/10/22.
3	8/2/22	M.J.A.	REVISED PER TOWN COMMENTS. LETTER DATED 6/10/22.
4	8/1/22	M.J.A.	ADDED TURNING TRACIS & RIP RAP TO END SECTIONS.
5	6/27/23	M.J.A.	MODIFIED PER TOWN CONSULTANTS COMMENTS.
6	7/7/23	M.J.A.	REVISED PER TOWN HIGHWAY DEPARTMENT COMMENTS.

CONCEPTUAL IMPROVEMENT PLAN FOR GARDNER RIDGE ASSOCIATES, LLC

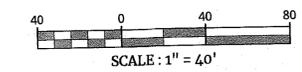
GARDNERTOWN ROAD & CREEK RUN ROAD  
 TOWN OF NEWBURGH  
 ORANGE COUNTY  
 NEW YORK

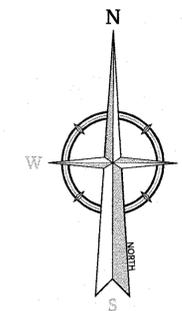
WESTCHESTER  
 400 Columbus Avenue,  
 Suite 150E  
 Valhalla, NY 10595  
 Phone: 914.347.7500  
 COLLIERS ENGINEERING & DESIGN, P.C.  
 DOING BUSINESS AS MASER CONSULTANTS  
 ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN	DATE: 8/27/23	DRAWN BY: M.J.A.	CHECKED BY: P.J.G./A.P.R.
PROJECT NUMBER: 14002375B	DRAWING NAME: R-PL02-EXIST-WZTC		

SHEET TITLE: WORK ZONE TRAFFIC CONTROL GARDNERTOWN RD WB SHOULDER CLOSURE

SHEET NUMBER: 6 of 8





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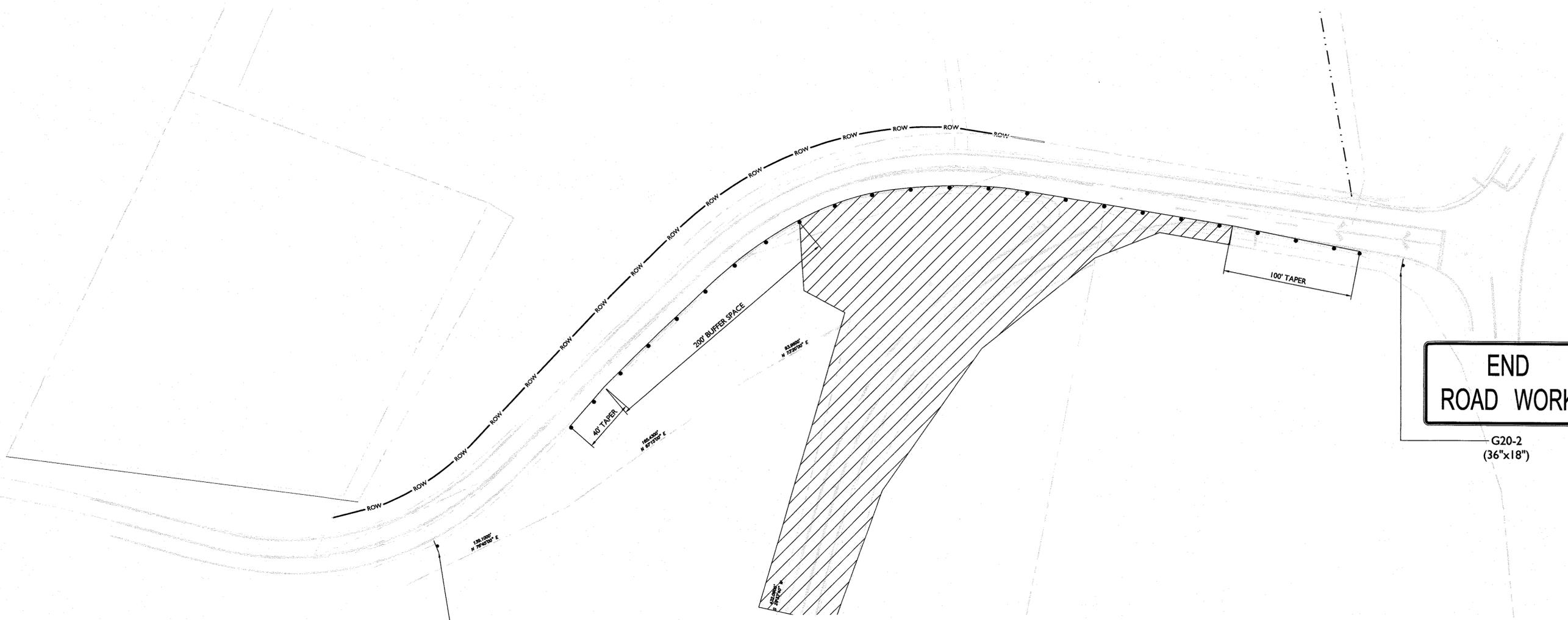
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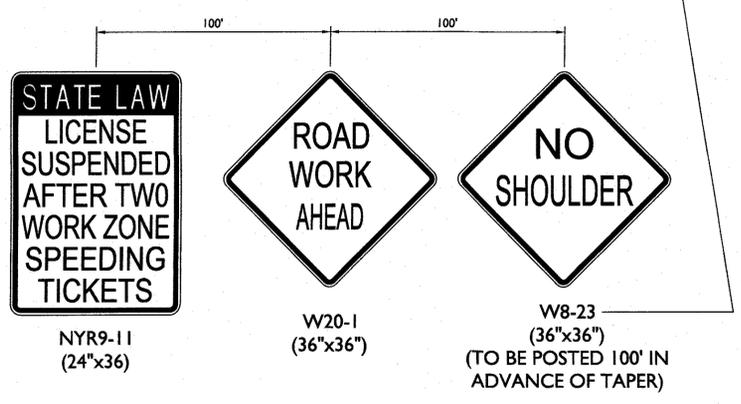
Know what's below. Call before you dig. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	DRAWN BY
1	6/9/22	REVISED PER TOWN COMMENTS.	M.J.A.
2	7/12/21	REVISED PER CREGHTON MANNING COMMENT LETTER DATED 6/10/22.	M.J.A.
3	8/23/22	ADDED TURNING TRACKS & RIP RAY TO END SECTIONS.	M.J.A.
4	8/31/22	MODIFIED PER TOWN CONSULTANT'S COMMENTS.	M.J.A.
5	6/27/23	REVISED PER TOWN HIGHWAY DEPARTMENT COMMENTS.	M.J.A.
6	7/7/23	REVISED PER TOWN HIGHWAY DEPARTMENT COMMENTS.	M.J.A.

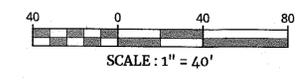


**END ROAD WORK**

G20-2  
(36"x18")



**NOTE:**  
SEE SHEET 7 OR 7 FOR DETOUR PLAN DURING CLOSURE OF CREEK RUN ROAD



CONCEPTUAL IMPROVEMENT PLAN  
FOR  
GARDNER RIDGE ASSOCIATES, LLC  
GARDNERTOWN ROAD & CREEK RUN ROAD  
TOWN OF NEWBURGH  
ORANGE COUNTY  
NEW YORK

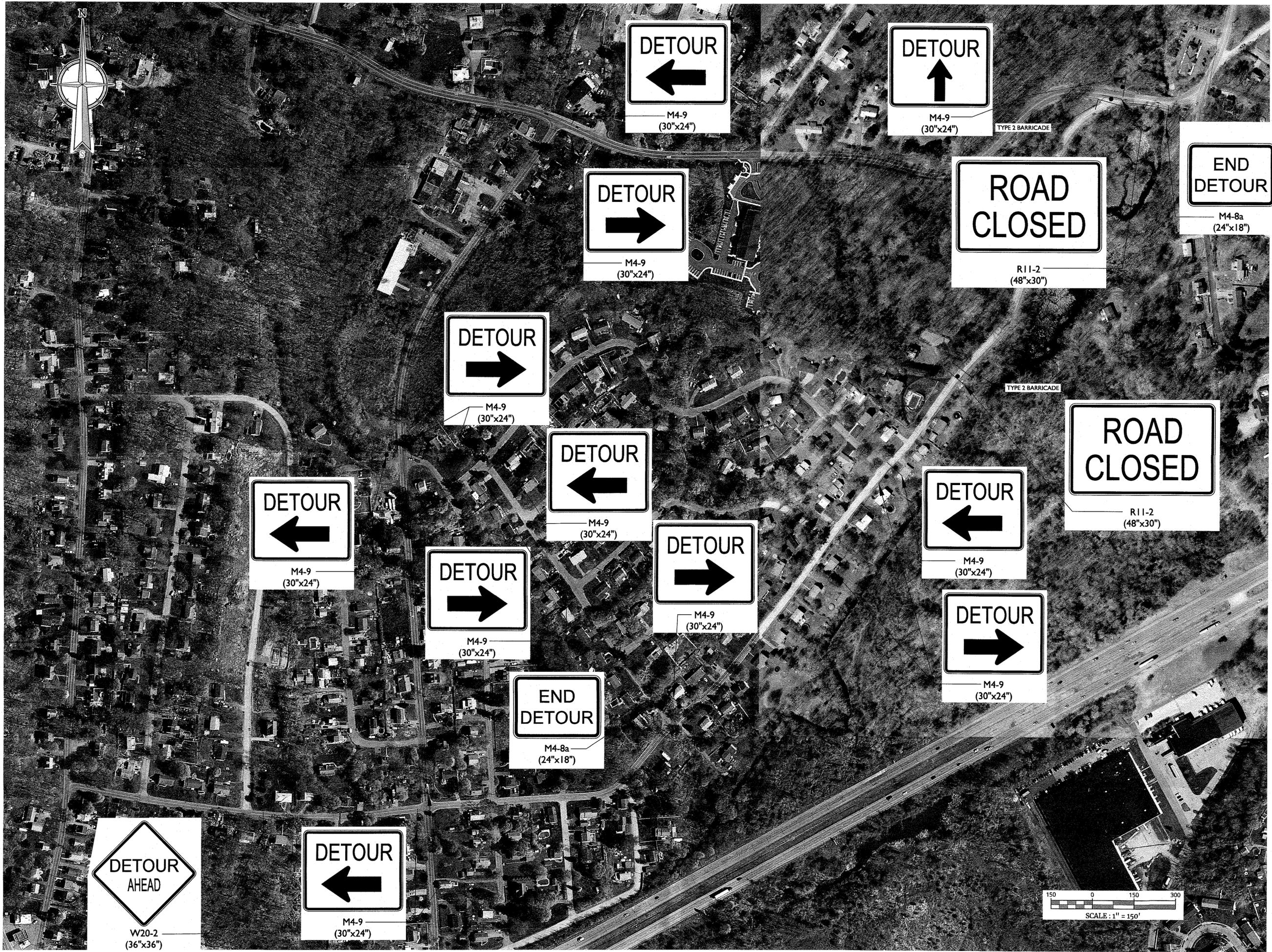
WESTCHESTER  
400 Columbus Avenue,  
Suite 180E  
Valhalla, NY 10595  
Phone: 914.347.7500  
COLLIERS ENGINEERING & DESIGN, C.T. P.C.  
FORMERLY KNOWN AS MASER CONSULTING  
ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	8/27/21	M.J.A.	P.J.G./A.P.R.
PROJECT NUMBER:	DRAWING NAME:		
14000375B	R-PL02-EXBT-WZTC		

SHEET TITLE:  
**WORK ZONE TRAFFIC CONTROL GARDNERTOWN RD EB SHOULDER CLOSURE**

SHEET NUMBER:  
**7 of 8**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



REV	DATE	DESCRIPTION	DRAWN BY	DATE	DATE	DATE	DATE	DATE	DATE
1	6/9/22	REVISED PER DIRECTION MARKING COMMENT LETTER DATED 6/10/22.	M.J.A.						
2	7/12/21	REVISED PER DIRECTION MARKING COMMENT LETTER DATED 6/10/22.	M.J.A.						
3	9/2/22	ADDED TURNING TRACKS & RIP PAV TO END SECTIONS.	M.J.A.						
4	9/1/22	MODIFIED PER TOWN CONSULTANTS COMMENTS.	M.J.A.						
5	9/27/23	REVISED PER TOWN HIGHWAY DEPARTMENT COMMENTS.	M.J.A.						
6	7/7/23	REVISED PER TOWN HIGHWAY DEPARTMENT COMMENTS.	M.J.A.						

CONCEPTUAL  
IMPROVEMENT PLAN  
FOR  
GARDNER RIDGE  
ASSOCIATES, LLC  
GARDNERTOWN ROAD &  
CREEK RUN ROAD  
TOWN OF NEWBURGH  
ORANGE COUNTY  
NEW YORK

**Colliers** WESTCHESTER  
400 Columbus Avenue,  
Suite 1805  
Valhalla, NY 10595  
Phone: 914.347.7500  
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SCALE AS SHOWN	DATE: 8/27/21	DRAWN BY: M.J.A.	CHECKED BY: P.J.C./A.P.R.
PROJECT NUMBER: 14000375B	DRAWING NAME: R-PL02-EXBT-WZTC		

SHEET TITLE:  
WORK ZONE TRAFFIC CONTROL  
CREEK RUN ROAD SHORT TERM  
CLOSURE DETOUR PLAN

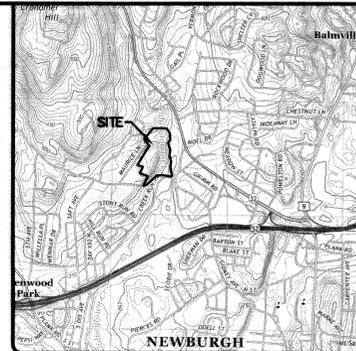
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# SITE PLAN

# GARDNER RIDGE APARTMENTS

## GARDNERTOWN ROAD

### TOWN OF NEWBURGH, ORANGE COUNTY, NY



LOCATION MAP  
NEWBURGH QUADRANGLE  
SCALE: 1"=2000'

JANUARY 28, 2016  
REVISED JULY 6, 2023

**DENSITY CALCULATIONS:**

TOTAL PARCEL AREA = 23.4± AC.  
 LESS WETLANDS, EASEMENTS/R.O.W.s = 7.4± AC.  
 100-YR FLOODPLANS AND SLOPES 25% OR GREATER =  
 USEABLE AREA = 16.0± AC.

MULTIPLE FAMILY DWELLINGS MAXIMUM ALLOWABLE DENSITY= 6 DU/ACRE  
 ALLOWABLE NUMBER OF UNITS= 96 DWELLING UNITS

DENSITY BONUS FOR PROJECTS CONSISTING OF SENIOR CITIZEN MULTIPLE DWELLING UNITS AND NON-SENIOR CITIZEN MULTIPLE DWELLING UNITS:  
 MAXIMUM DENSITY= 9 DU/ACRE  
 MAXIMUM ALLOWABLE UNITS= 144 UNITS  
 BONUS UNITS = 144 UNITS - 96 UNITS = 48 UNITS  
 SENIOR HOUSING UNITS REQUIRED = 48 UNITS/2 = 24 UNITS

TOTAL UNITS PROPOSED = 144 UNITS  
 BONUS UNITS PROPOSED = 144 UNITS - 96 UNITS = 48 UNITS  
 SENIOR HOUSING UNITS REQUIRED = 48 BONUS UNITS/2 = 24 UNITS  
 NON-SENIOR APARTMENTS PROPOSED = 108 UNITS  
 SENIOR HOUSING PROPOSED = 36 UNITS

**PARKING CALCULATIONS:**

108 NON-SENIOR APARTMENTS  
 SPACES REQUIRED (2 SPACES/DU REQ.)= 216 SPACES

SPACES PROVIDED:  
 GARAGES = 60 SPACES  
 DRIVEWAY = 60 SPACES  
 PARKING LOT SPACES = 101 SPACES

NON-SENIOR APARTMENTS: SPACES PROPOSED = 221 SPACES

36 SENIOR HOUSING APARTMENTS  
 SPACES REQUIRED (2 SPACES/DU REQ.)= 72 SPACES

SPACES PROVIDED:  
 PARKING LOT SPACES = 72 SPACES

CLUBHOUSE  
 SPACES PROVIDED = 9 SPACES

TOTAL PARKING PROVIDED: 307 SPACES

ACCESSIBLE PARKING SPACES (NYS BUILDING CODE SECTION 1106):  
 SPACES REQUIRED 301 - 400 SPACES = 8 SPACES  
 SPACES PROVIDED: 16 SPACES

PROVISIONS SHALL BE PLACED IN EACH LEASE AGREEMENT THAT REQUIRES EACH TENANT WITH A GARAGE TO MAINTAIN THAT GARAGE FOR THE PURPOSE OF PARKING A VEHICLE.

**SHEET INDEX**

SHEET NO.	DESCRIPTION
CS	COVER SHEET
1	EXISTING CONDITIONS
2	OVERALL SITE PLAN
3	LAYOUT & DIMENSION PLAN
4	GRADING PLAN
5	ROCK REMOVAL PLAN
6	UTILITY PLAN
7	EROSION & SEDIMENT CONTROL PLAN
8	ROAD PROFILES
9	ROAD PROFILES
10	SANITARY SEWER PROFILES
11	SITE DETAILS
12	WATER DETAILS
13	SEWER DETAILS
14	DRAINAGE DETAILS
15	EROSION CONTROL DETAILS

**RECORD OWNER**

GARDNER RIDGE ASSOCIATES  
 134 FAIRVIEW ROAD  
 ROCKAWAY, NJ 07866

**CONSULTING ENGINEER**

THOMAS B. OLLEY, PE, PLLC  
 152 ORANGE AVENUE  
 WALDEN, NY 12586  
 CONTACT: THOMAS B. OLLEY, PE  
 (845) 778-5638

**SURVEYOR:**

MARTIN F. ANTHONISEN JR., PLS  
 1422 LONG MEADOW ROAD,  
 TUXEDO, NY

**NOTES:**

1. SENIOR CITIZEN UNITS ARE LIMITED TO 1000 S.F. MAXIMUM IN ACCORDANCE WITH TOWN OF NEWBURGH ZONING CODE SECTION 185-4b (4).
2. SENIOR CITIZEN UNITS SHALL BE DESIGNED AND CONSTRUCTED FOR THE NEEDS OF SENIORS AND IS SUBJECT TO THE MANAGEMENT OR OTHER LEGAL RESTRICTIONS THAT REQUIRE ALL UNITS DESIGNATED AS SENIOR CITIZEN HOUSING UNITS TO BE OCCUPIED BY PERSONS 55 YEARS OF AGE OR OLDER. NOTWITHSTANDING THE FOREGOING, ADULTS UNDER 55 YEARS OF AGE AND CHILDREN MAY RESIDE IN THE UNITS WHERE:
  - 2.1. THE ADULT IS THE SPOUSE OF A PERSON 55 YEARS OF AGE OR OLDER;
  - 2.2. THE ADULT'S PRESENCE IS ESSENTIAL FOR THE PHYSICAL CARE OF A PERSON 55 YEARS OF AGE OR OLDER;
  - 2.3. THE MINOR CHILDREN ARE RESIDING WITH THEIR PARENT, PARENTS OR LEGAL GUARDIANS WHERE THEIR PARENT, PARENTS OR LEGAL GUARDIANS ARE 55 YEARS OF AGE OR OLDER, AND THE MINOR CHILDREN RESIDING THEREIN ARE UNDER A PHYSICAL OR OTHER DISABILITY AND CANNOT CARE FOR THEMSELVES.



REV.	DATE	DESCRIPTION
1	3/15/16	ENGINEERS COMMENTS
2	5/30/17	ENGINEERS COMMENTS
3	6/7/17	ENGINEERS COMMENTS
5	9/6/22	CONSULTANT COMMENTS
6	7/6/23	EMERGENCY ACCESS AND DRAINAGE REVISIONS



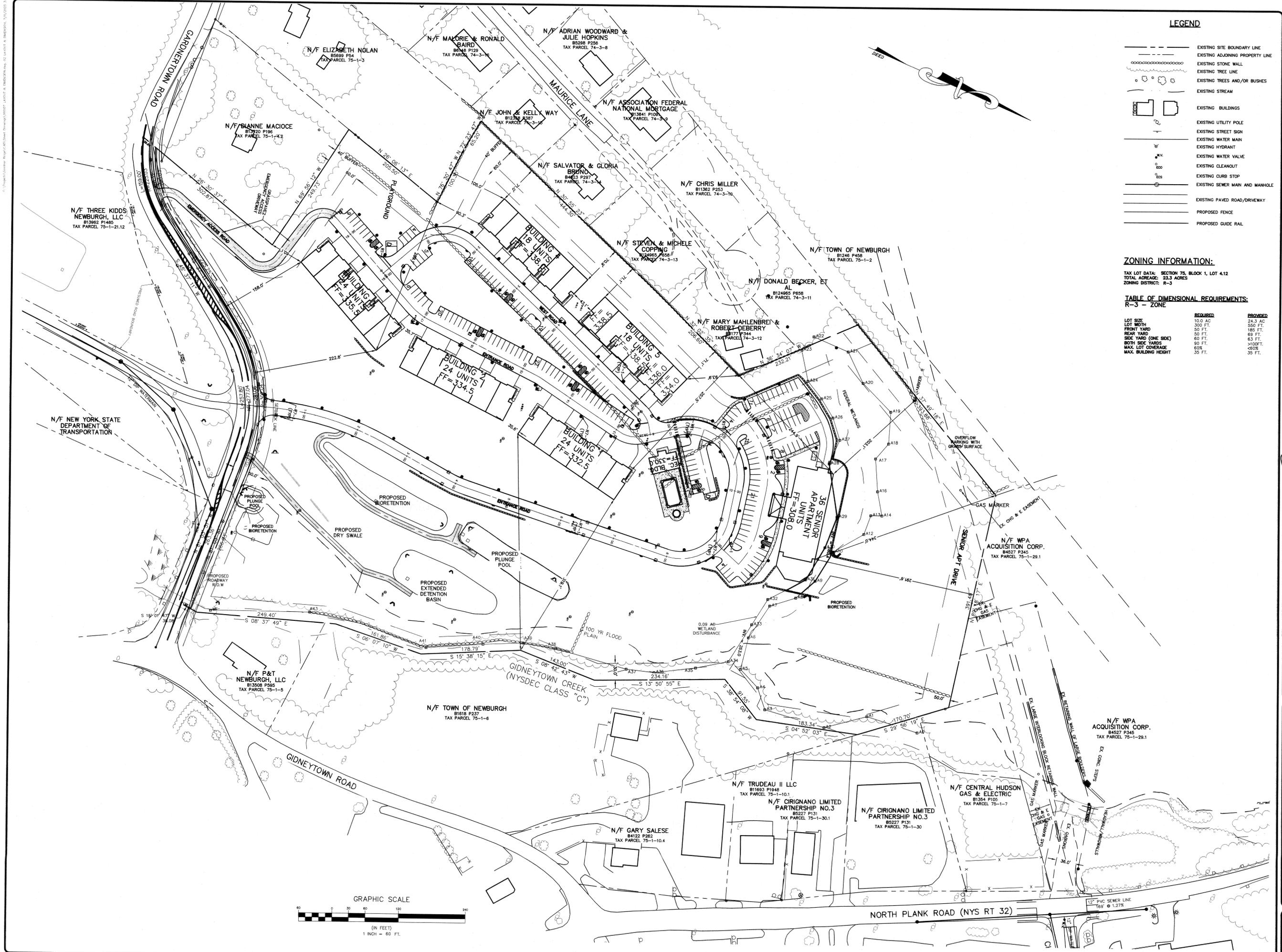
**THOMAS B. OLLEY, PE, PLLC.**  
 ENGINEERS AND PLANNERS  
 152 ORANGE AVENUE  
 WALDEN, NY 12586  
 PHONE: 845-778-5638  
 FAX: 845-778-1877

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EXISTING CONDITIONS  
**GARDNER RIDGE**  
**GARDNERTOWN ROAD**  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.  
**CS**  
 DATE: JANUARY 28, 2016  
 FILE NO.





**LEGEND**

- EXISTING SITE BOUNDARY LINE
- - - EXISTING ADJOINING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING TREES AND/OR BUSHES
- EXISTING STREAM
- EXISTING BUILDINGS
- EXISTING UTILITY POLE
- EXISTING STREET SIGN
- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING CLEANOUT
- EXISTING CURB STOP
- EXISTING SEWER MAIN AND MANHOLE
- EXISTING PAVED ROAD/DRIVEWAY
- PROPOSED FENCE
- PROPOSED GUIDE RAIL

**ZONING INFORMATION:**

TAX LOT DATA: SECTION 75, BLOCK 1, LOT 4.12  
 TOTAL ACRES: 23.3 ACRES  
 ZONING DISTRICT: R-3

**TABLE OF DIMENSIONAL REQUIREMENTS:**  
 R-3 - ZONE

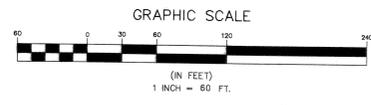
	REQUIRED	PROVIDED
LOT SIZE	10.0 AC	24.3 AC
LOT WIDTH	300 FT.	550 FT.
FRONT YARD	50 FT.	185 FT.
REAR YARD	50 FT.	69 FT.
SIDE YARD (ONE SIDE)	60 FT.	63 FT.
BOTH SIDE YARDS	90 FT.	>100 FT.
MAX. LOT COVERAGE	60%	<60%
MAX. BUILDING HEIGHT	35 FT.	35 FT.

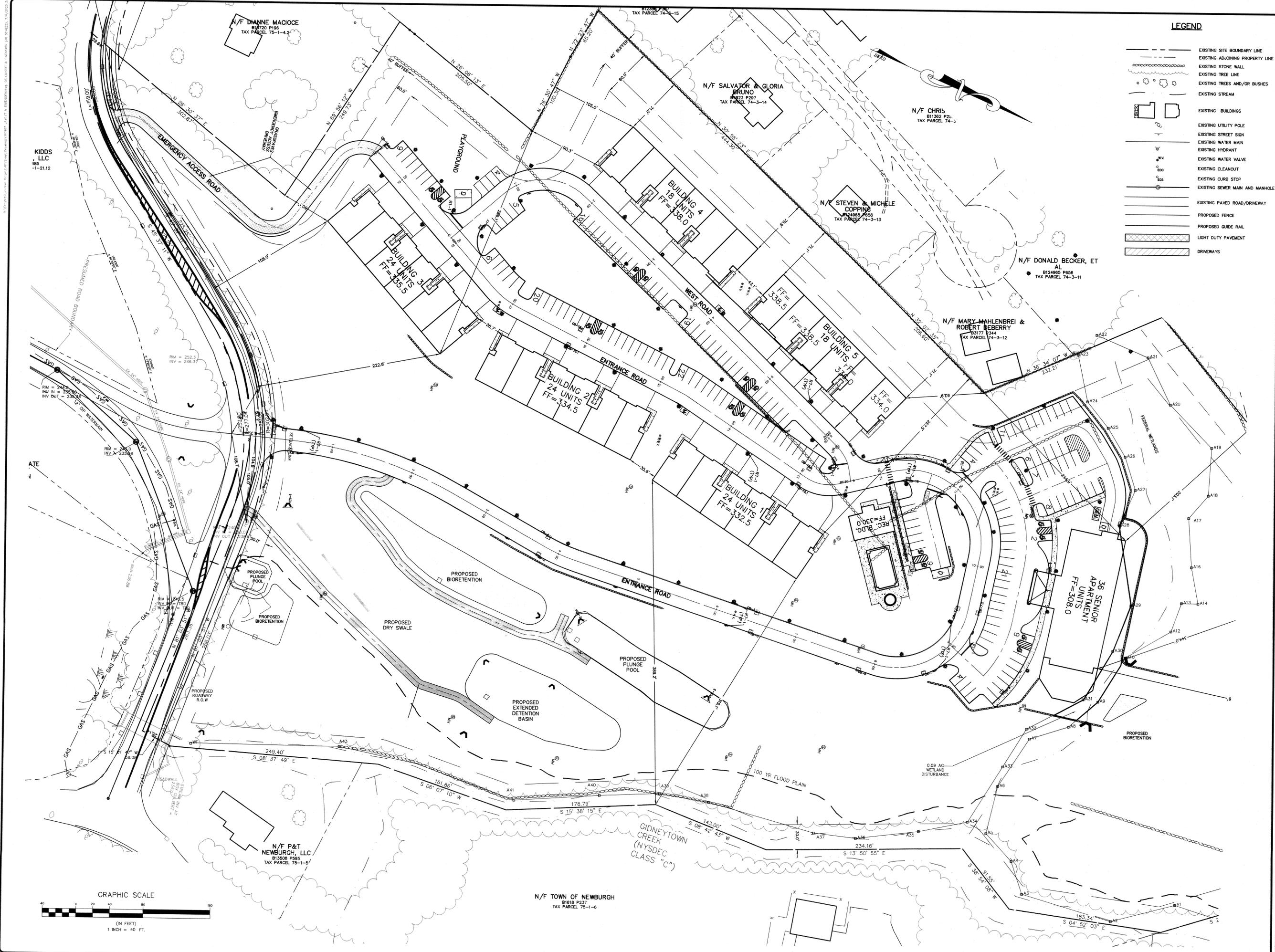
NO.	DATE	REVISION	BY
1	3/15/18	ENGINEERS COMMENTS	MS
2	5/17/17	ENGINEERS COMMENTS	MS
3	6/9/22	LAYOUT REVISION	TBO
4	9/9/22	CONSULTANT COMMENTS	TBO
5	9/9/22	EMERGENCY ACCESS AND DRAINAGE REVISIONS	TBO
6	7/9/23	EMERGENCY ACCESS AND DRAINAGE REVISIONS	TBO



**THOMAS B. OLLEY, PE, P.L.L.C.**  
 ENGINEERS AND PLANNERS  
 42 ORANGE AVENUE  
 WALDEN, NY 12586  
 PHONE: 845 787-5887  
 FAX: 845 778-8717

**OVERALL SITE PLAN**  
**GARDNER RIDGE**  
 GARDNERTOWN ROAD  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY





**LEGEND**

- EXISTING SITE BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING TREES AND/OR BUSHES
- EXISTING STREAM
- EXISTING BUILDINGS
- EXISTING UTILITY POLE
- EXISTING STREET SIGN
- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING CLEANOUT
- EXISTING CURB STOP
- EXISTING SEWER MAIN AND MANHOLE
- EXISTING PAVED ROAD/DRIVEWAY
- PROPOSED FENCE
- PROPOSED GUIDE RAIL
- LIGHT DUTY PAVEMENT
- DRIVEWAYS

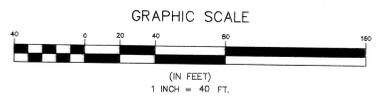
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1	3/15/18	ENGINEERS COMMENTS
2	9/17/17	ENGINEERS COMMENTS
3	6/21/17	ENGINEERS COMMENTS
4	6/8/17	LAYOUT REVISION
5	7/6/17	ENGINEERS COMMENTS
6	7/6/17	EMERGENCY ACCESS AND DRAINAGE REVISIONS

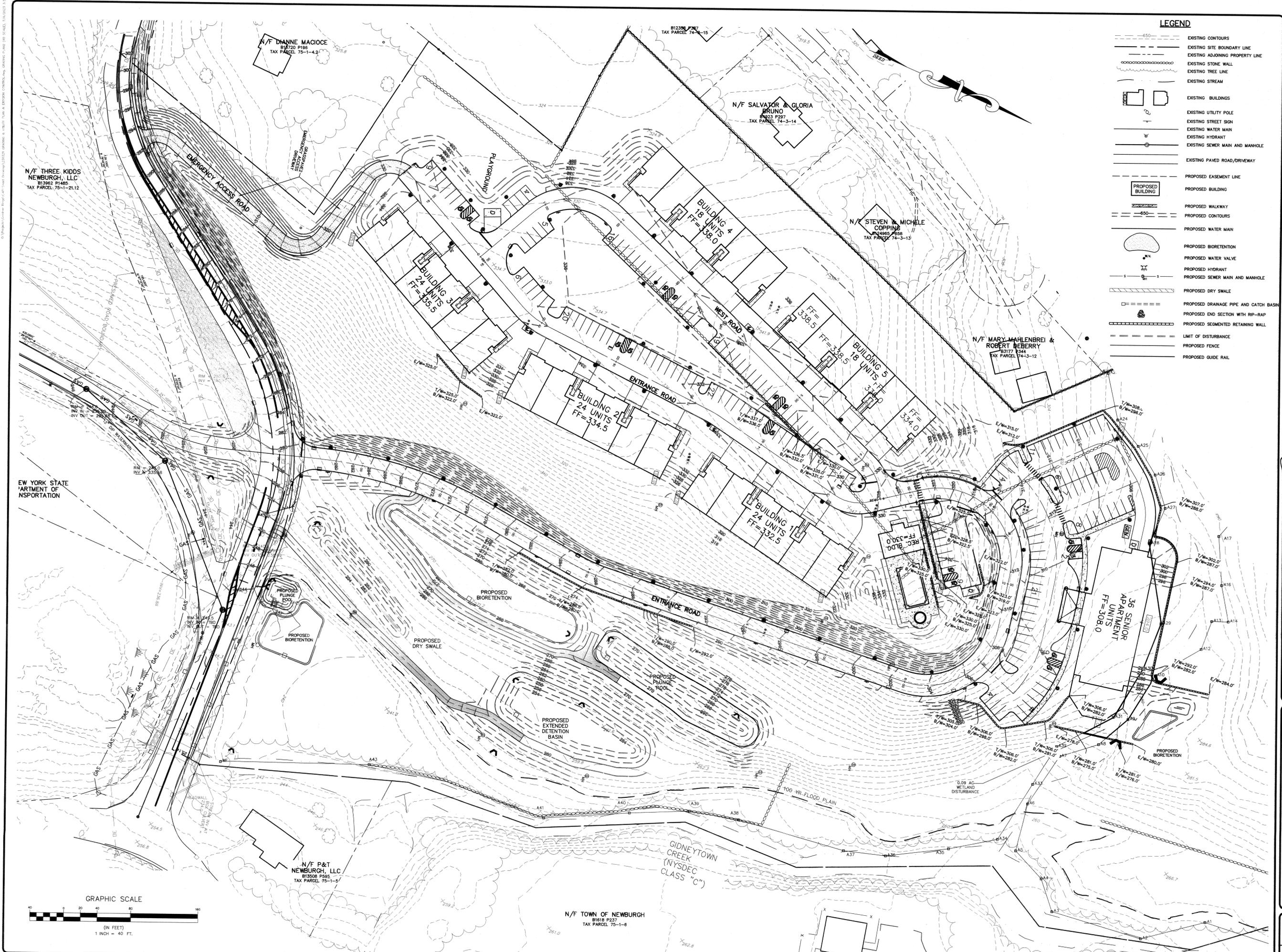


**THOMAS B. OLLEY, P.E., PLLC.**  
 ENGINEERS AND PLANNERS  
 157 ORANGE AVENUE  
 WALKERVILLE, NY 12881  
 PHONE: 518 738 7928  
 FAX: 518 738 7927

LAYOUT & DIMENSION  
**GARDNER RIDGE**  
**GARDNER TOWN ROAD**  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.  
**3 OF 15**  
 DATE: JANUARY 28, 2016  
 FILE NO.





**LEGEND**

- 650 --- EXISTING CONTOURS
- EXISTING SITE BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING STREAM
- EXISTING BUILDINGS
- EXISTING UTILITY POLE
- EXISTING STREET SIGN
- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING SEWER MAIN AND MANHOLE
- EXISTING PAVED ROAD/DRIVEWAY
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED WALKWAY
- 650 --- PROPOSED CONTOURS
- PROPOSED WATER MAIN
- PROPOSED BIORETENTION
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED SEWER MAIN AND MANHOLE
- PROPOSED DRY SWALE
- PROPOSED DRAINAGE PIPE AND CATCH BASIN
- PROPOSED END SECTION WITH RIP-RAP
- PROPOSED SEGMENTED RETAINING WALL
- LIMIT OF DISTURBANCE
- PROPOSED FENCE
- PROPOSED GUIDE RAIL

REV.	DATE	DESCRIPTION
1	3/15/18	ENGINEERS COMMENTS
2	5/20/17	ENGINEERS COMMENTS
3	6/2/17	ENGINEERS COMMENTS
4	8/6/17	LAYOUT REVISION
5	9/6/17	CONSULTANT COMMENTS
6	3/28/18	ADDED EMERGENCY ACCESS
7	3/8/18	EMERGENCY ACCESS AND DRAINAGE REVISIONS



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GRADING PLAN  
**GARDNER RIDGE**  
 GARDNERTOWN ROAD  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

N/F THREE KIDS  
 NEWBURGH, LLC  
 B13952 P1485  
 TAX PARCEL 75-1-21.12

N/F DIANNE MACIOCE  
 B17220 P186  
 TAX PARCEL 75-1-4.2

B12306 P287  
 TAX PARCEL 74-3-15

N/F SALVATOR & GLORIA  
 BRUNO  
 B4233 P297  
 TAX PARCEL 74-3-14

N/F STEVEN & MICHELE  
 COPPING  
 B4495 P655  
 TAX PARCEL 74-3-13

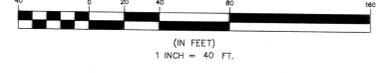
N/F MARY MAHLENBREI &  
 ROBERT DEBERRY  
 B3177 P344  
 TAX PARCEL 74-3-12

NEW YORK STATE  
 DEPARTMENT OF  
 TRANSPORTATION

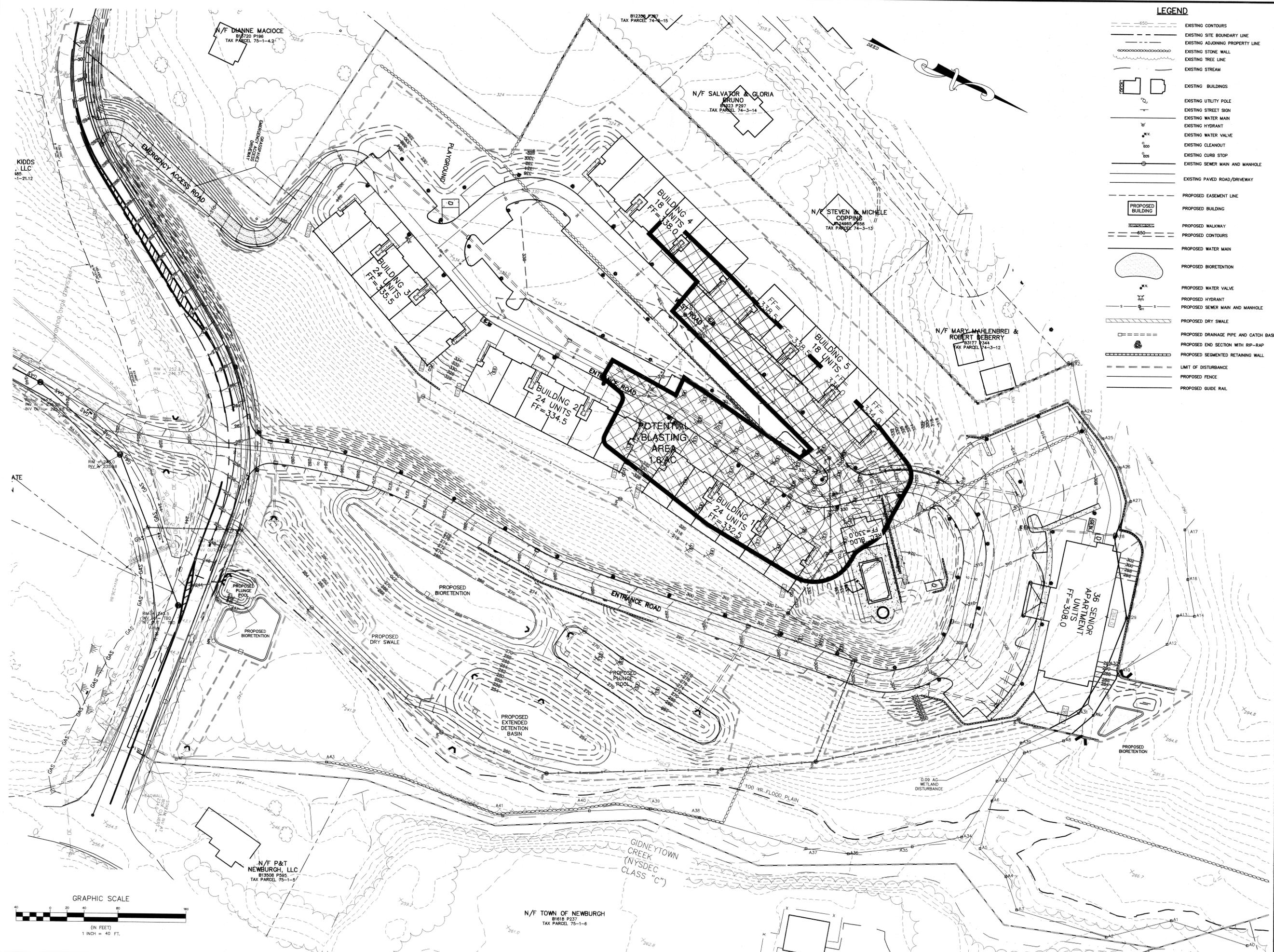
N/F P&T  
 NEWBURGH, LLC  
 B13508 P595  
 TAX PARCEL 75-1-5

N/F TOWN OF NEWBURGH  
 B1618 P237  
 TAX PARCEL 75-1-6

**GRAPHIC SCALE**

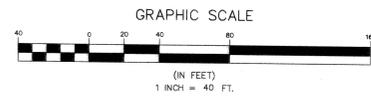


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**LEGEND**

	EXISTING CONTOURS
	EXISTING SITE BOUNDARY LINE
	EXISTING ADJOINING PROPERTY LINE
	EXISTING STONE WALL
	EXISTING TREE LINE
	EXISTING STREAM
	EXISTING BUILDINGS
	EXISTING UTILITY POLE
	EXISTING STREET SIGN
	EXISTING WATER MAIN
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING CLEANOUT
	EXISTING CURB STOP
	EXISTING SEWER MAIN AND MANHOLE
	EXISTING PAVED ROAD/DRIVEWAY
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING
	PROPOSED WALKWAY
	PROPOSED CONTOURS
	PROPOSED WATER MAIN
	PROPOSED BIORETENTION
	PROPOSED WATER VALVE
	PROPOSED HYDRANT
	PROPOSED SEWER MAIN AND MANHOLE
	PROPOSED DRY SWALE
	PROPOSED DRAINAGE PIPE AND CATCH BASIN
	PROPOSED END SECTION WITH RIP-RAP
	PROPOSED SEGMENTED RETAINING WALL
	LIMIT OF DISTURBANCE
	PROPOSED FENCE
	PROPOSED GUIDE RAIL



NO.	DATE	DESCRIPTION
1	3/15/16	ENGINEERS COMMENTS
2	5/20/17	ENGINEERS COMMENTS
3	5/20/17	LAYOUT REVISION
4	6/2/22	CONSLTANT COMMENTS
5	9/2/22	EMERGENCY ACCESS AND DRAINAGE REVISIONS
6	7/2/23	EMERGENCY ACCESS AND DRAINAGE REVISIONS

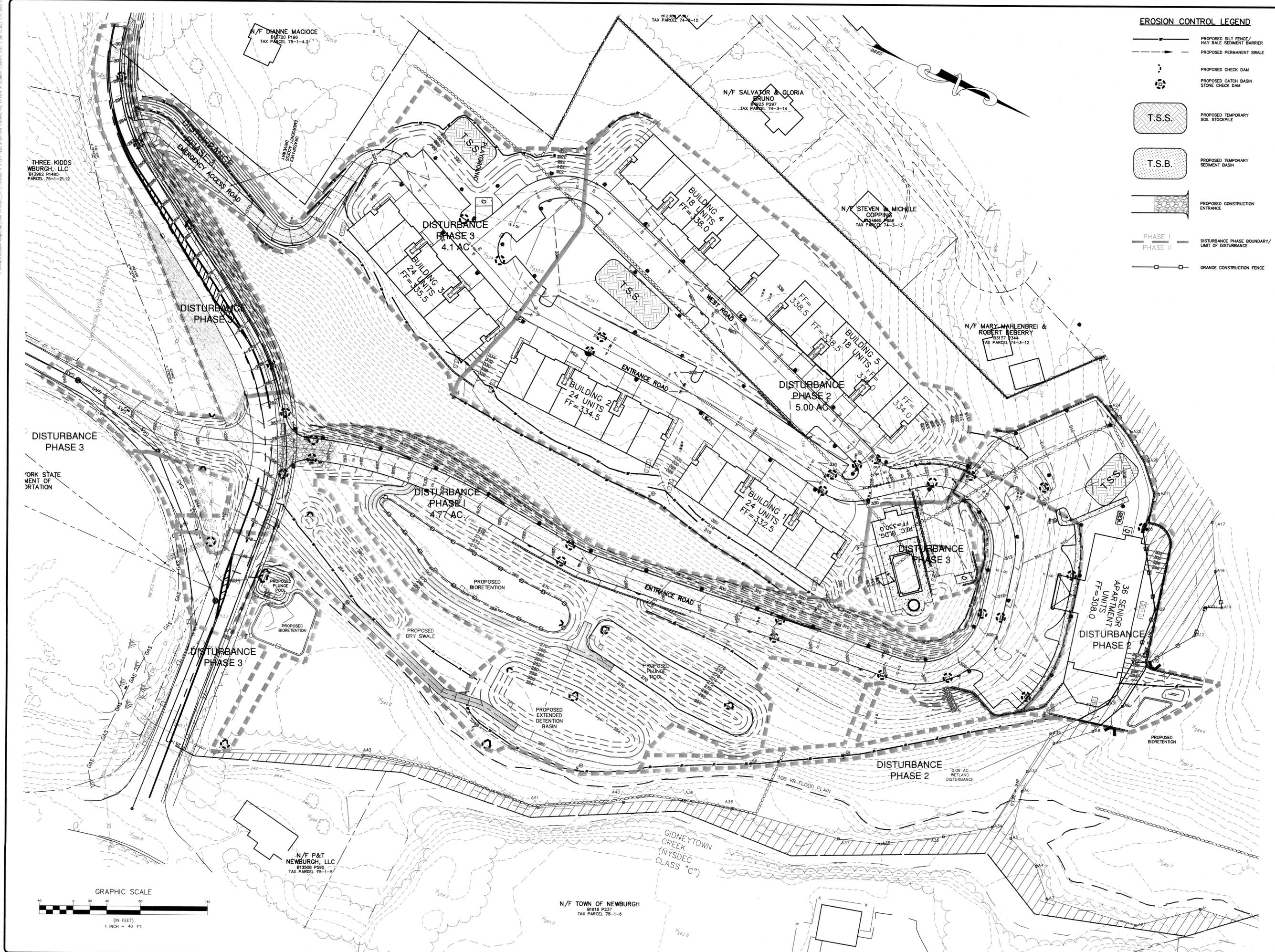


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ROCK REMOVAL PLAN  
**GARDNER RIDGE**  
 GARDNERTOWN ROAD  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY





**EROSION CONTROL LEGEND**

- PROPOSED SILT FENCE/  
HAY BALE SEDIMENT BARRIER
- PROPOSED PERMANENT SWALE
- PROPOSED CHECK DAM
- PROPOSED CATCH BASIN/  
STONE CHECK DAM
- PROPOSED TEMPORARY  
SOIL STOCKPILE
- PROPOSED TEMPORARY  
SEDIMENT BASIN
- PROPOSED CONSTRUCTION  
ENTRANCE
- PHASE I  
PHASE II DISTURBANCE PHASE BOUNDARY/  
LIMIT OF DISTURBANCE
- ORANGE CONSTRUCTION FENCE

THREE KIDS  
WBURGH, LLC  
B13962 P1485  
PARCEL 75-1-21.12

N/F DIANNE MACIOCE  
B16720 P198  
TAX PARCEL 75-1-4.2

B12258 P204  
TAX PARCEL 74-3-15

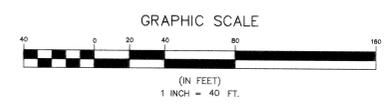
N/F SALVATOR & GLORIA  
BRUNO  
B123 P287  
TAX PARCEL 74-3-14

N/F STEVEN & MICHELE  
COPPING  
B14865 P658  
TAX PARCEL 74-3-13

N/F MARY MAHLENBREI &  
ROBERT BEBERRY  
B17172 P244  
TAX PARCEL 74-3-12

N/F P&T  
NEWBURGH, LLC  
B13508 P995  
TAX PARCEL 75-1-5

N/F TOWN OF NEWBURGH  
B1616 P637  
TAX PARCEL 75-1-6



REV.	DATE	DESCRIPTION	BY
6	7/6/23	EMERGENCY ACCESS AND DRAINAGE REVISIONS	TBD
5	6/9/22	CONSULTANT COMMENTS	TBD
4	6/9/22	LAYOUT REVISION	TBD
3	5/20/22	ENGINEERS COMMENTS	MIS
2	5/20/22	ENGINEERS COMMENTS	MIS
1	3/15/18	ENGINEERS COMMENTS	MIS



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WALDEN, NY 12586  
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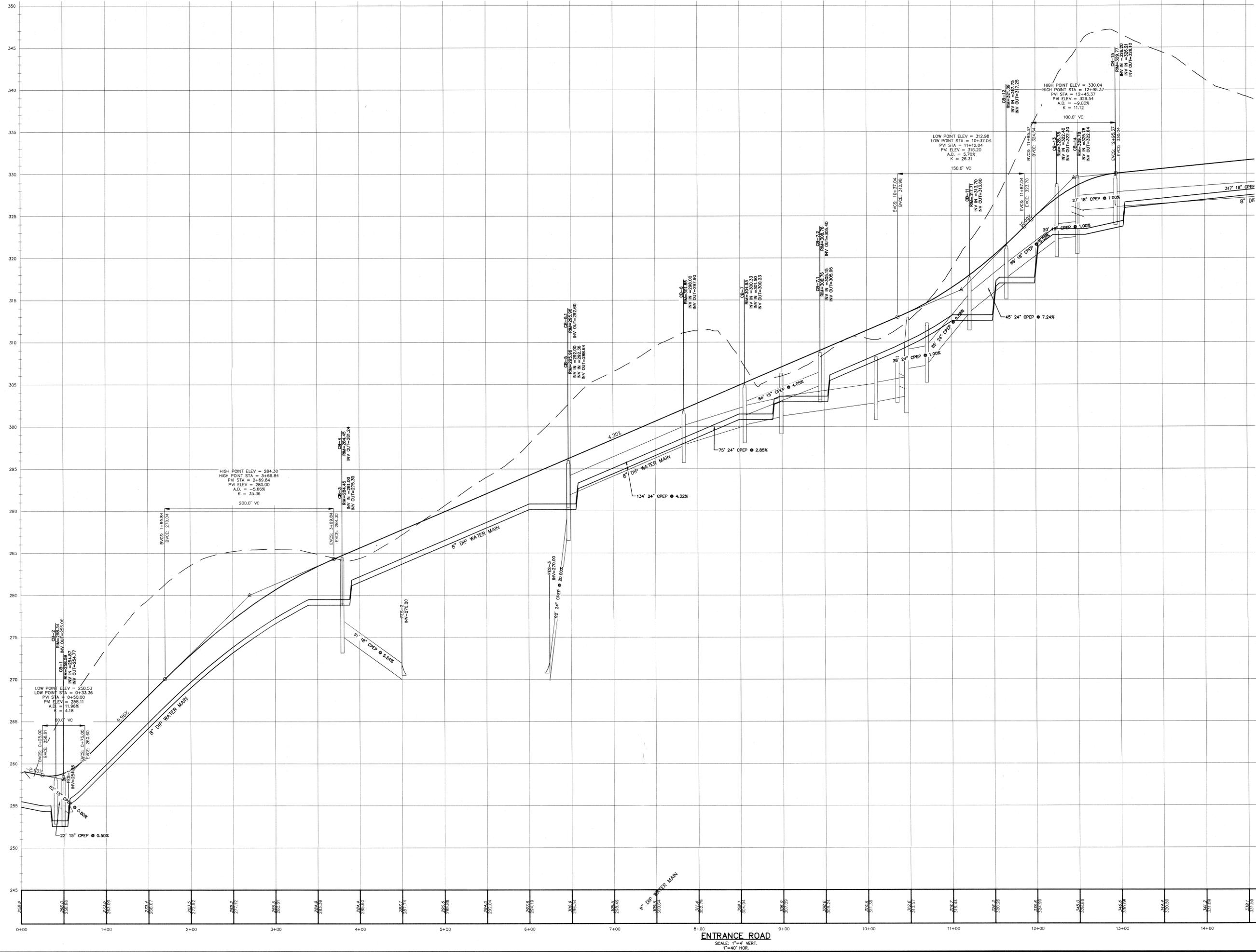
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EROSION & SEDIMENT CONTROL PLAN  
**GARDNER RIDGE**  
GARDNERTOWN ROAD  
TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.  
**7 OF 15**

DATE: JANUARY 28, 2016  
FILE NO.

C:\Projects\Orange Ridge\Drawings\Road Profiles\Road Profiles.dwg, 7/1/2016 1:52:28 PM



ENTRANCE ROAD  
SCALE: 1"=4' VERT.  
1"=40' HOR.

REV.	DATE	DESCRIPTION
6	7/6/23	EMERGENCY ACCESS AND DRAINAGE REVISIONS
5	9/8/22	CONSULTANT COMMENTS
4	9/7/22	LAYOUT REVISIONS
3	6/1/22	ENGINEERS COMMENTS
2	5/30/21	ENGINEERS COMMENTS
1	3/15/16	ENGINEERS COMMENTS

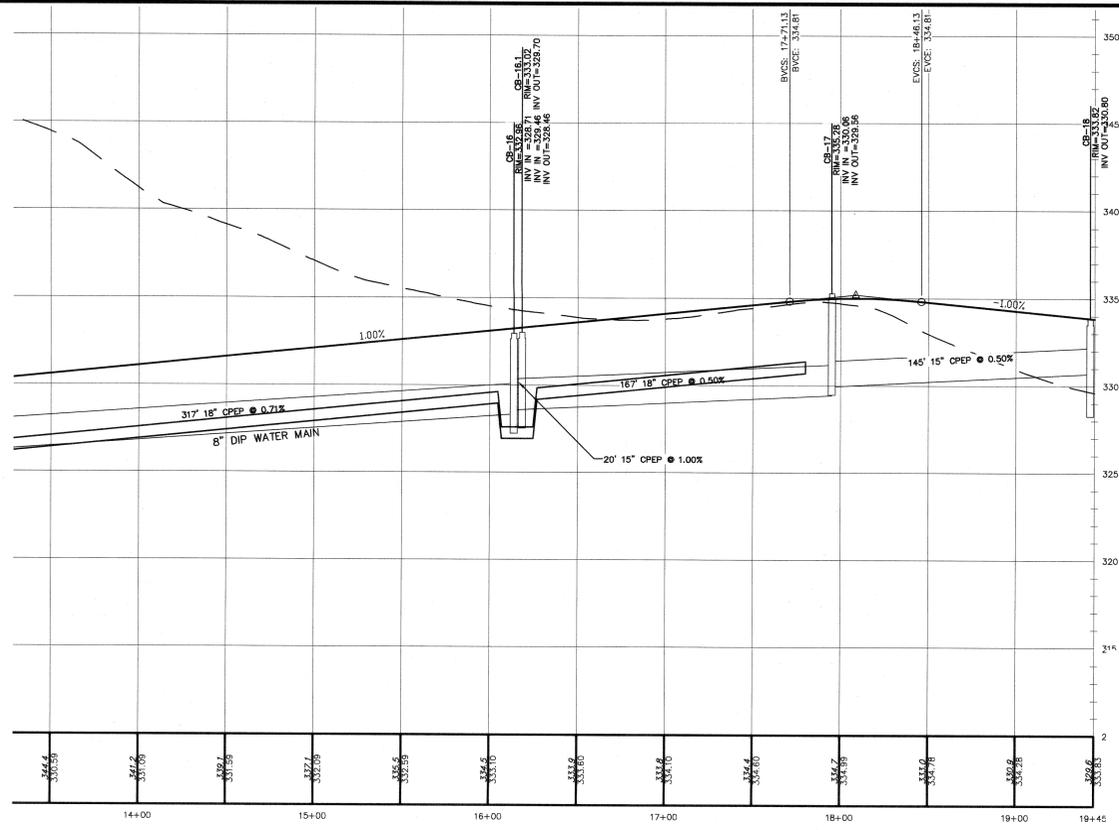


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WALDEN, NY 12686  
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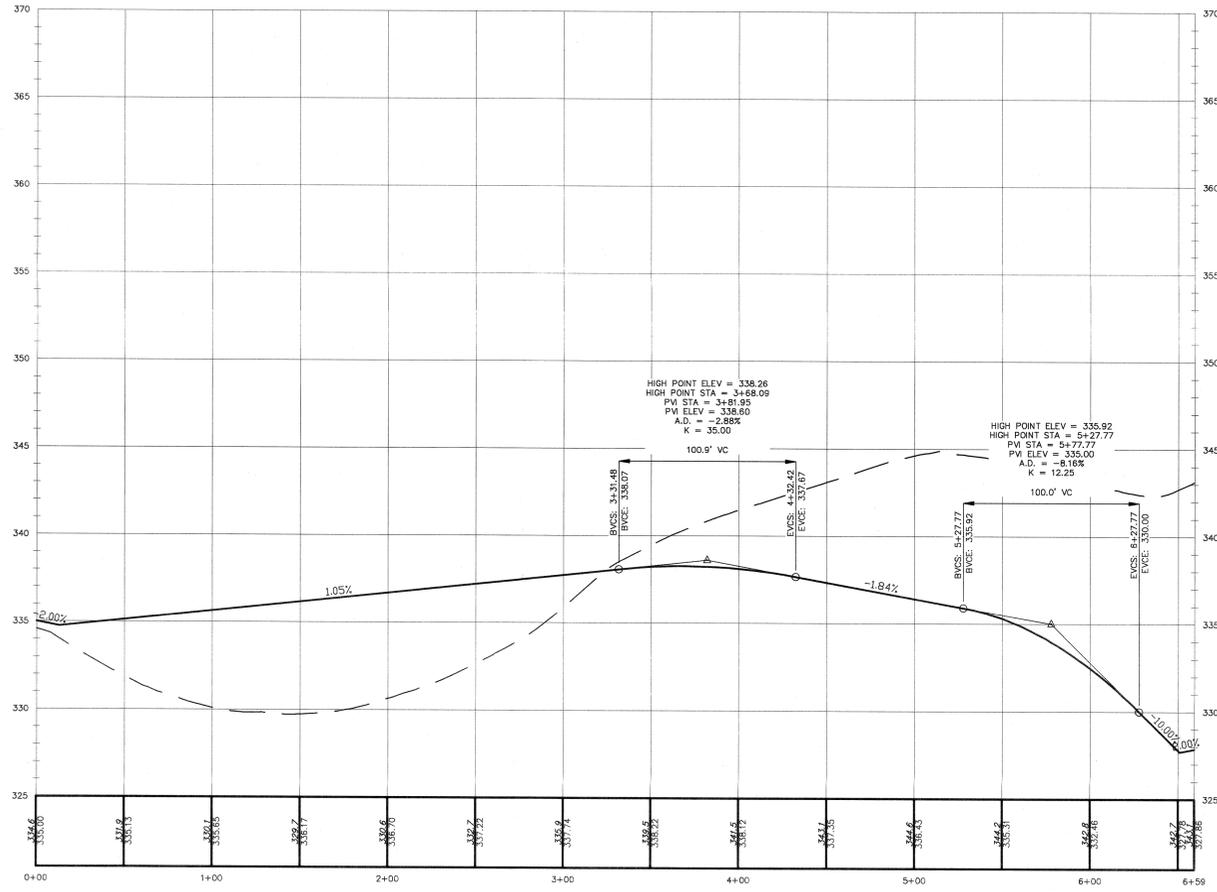
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ROAD PROFILES  
**GARDNER RIDGE**  
GARDNERTOWN ROAD  
TOWN OF NEWBURGH, ORANGE COUNTY, NY

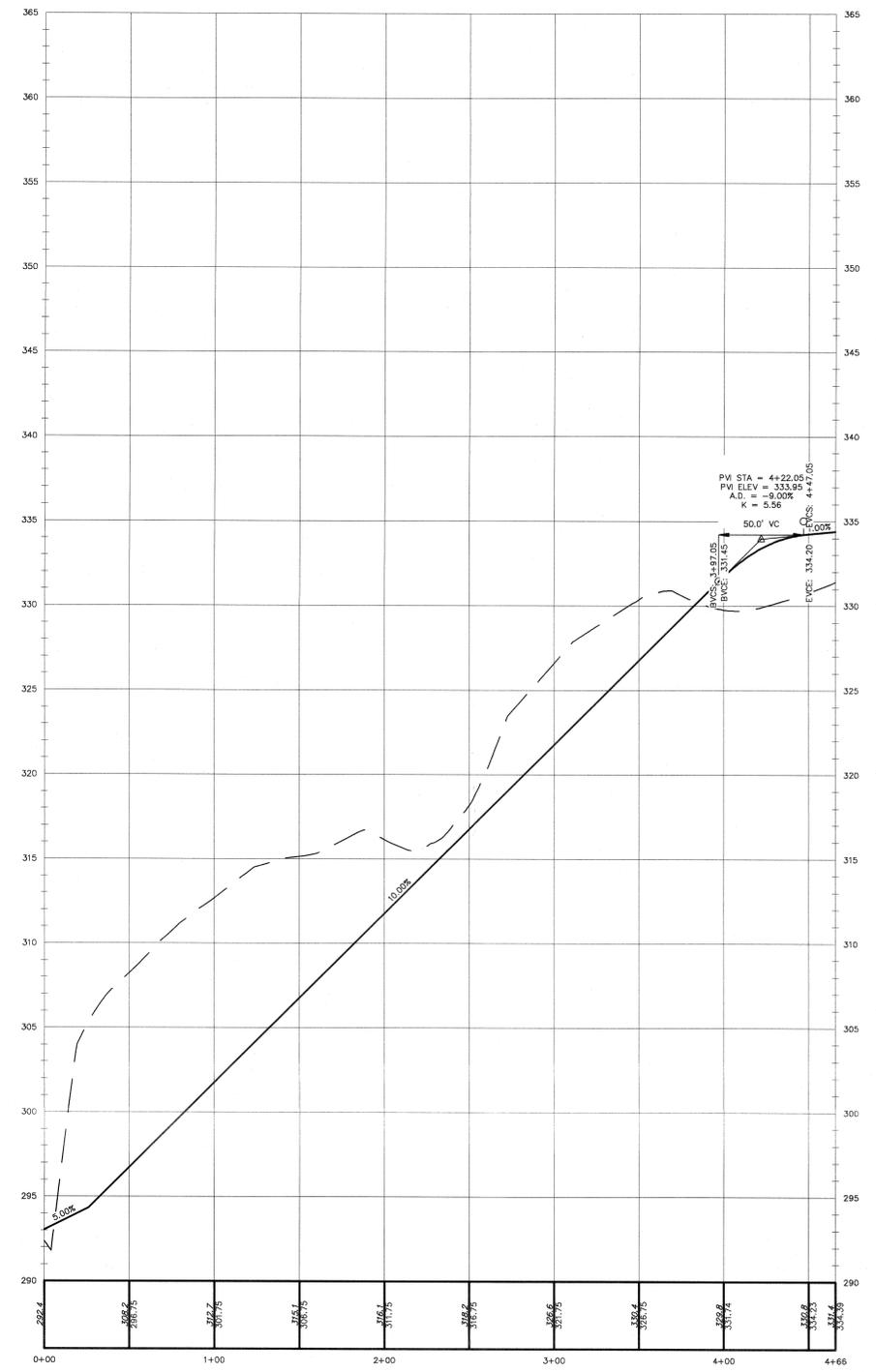
C:\Projects\Orange Ridge\Orange Ridge.dwg (1/28/16) 3:52:41 PM



**ENTRANCE ROAD (2)**  
SCALE: 1"=4' VERT.  
1"=40' HOR.



**WEST ROADWAY**  
SCALE: 1"=4' VERT.  
1"=40' HOR.



**EMERGENCY ACCESS DRIVE**  
SCALE: 1"=4' VERT.  
1"=40' HOR.

REV.	DATE	DESCRIPTION
1	3/15/16	ENGINEERS COMMENTS
2		
3	9/21/17	ENGINEERS COMMENTS
4	9/21/17	CONSULTANT COMMENTS
5	9/21/17	CONSULTANT COMMENTS
6	7/8/23	EMERGENCY ACCESS AND DRAINAGE REVISIONS

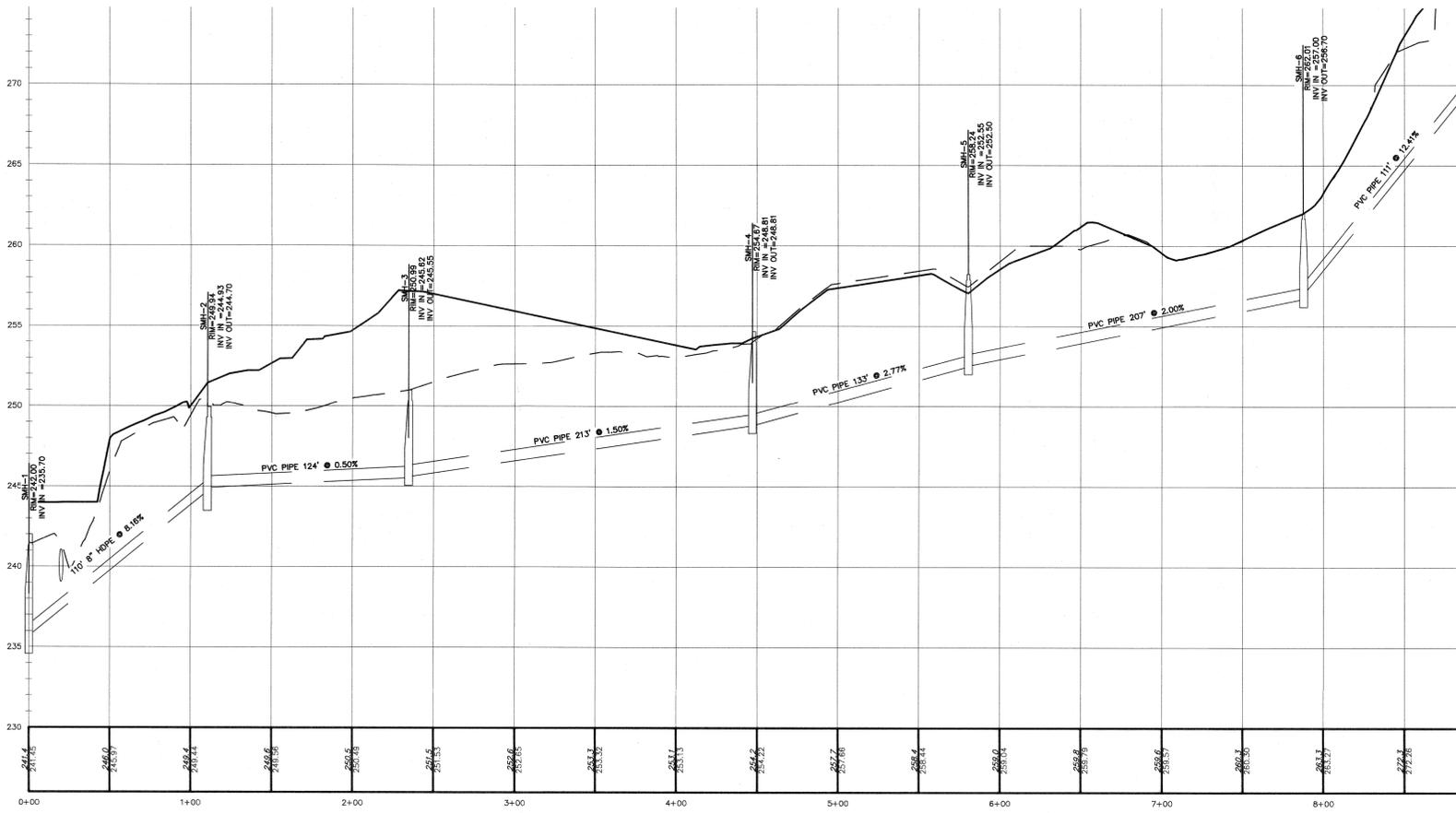


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FAX: 848 78-877

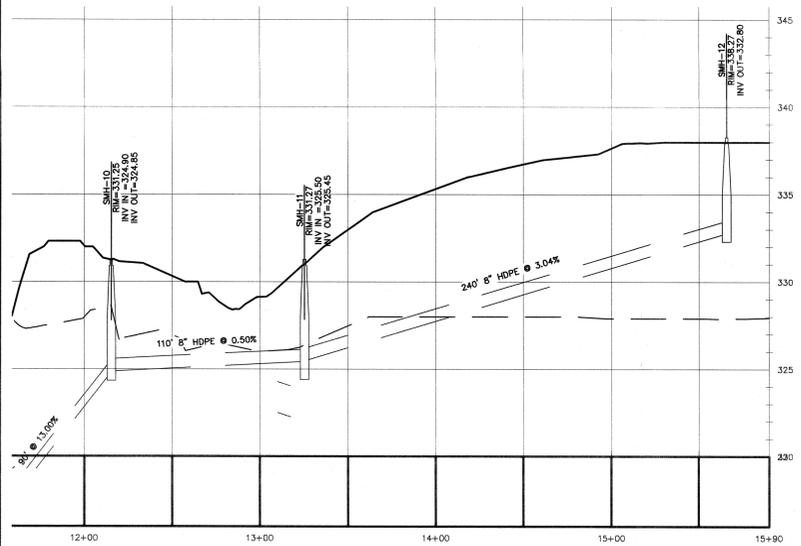
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ROAD PROFILES  
**GARDNER RIDGE**  
**GARDNERTOWN ROAD**  
TOWN OF NEWBURGH, ORANGE COUNTY, NY

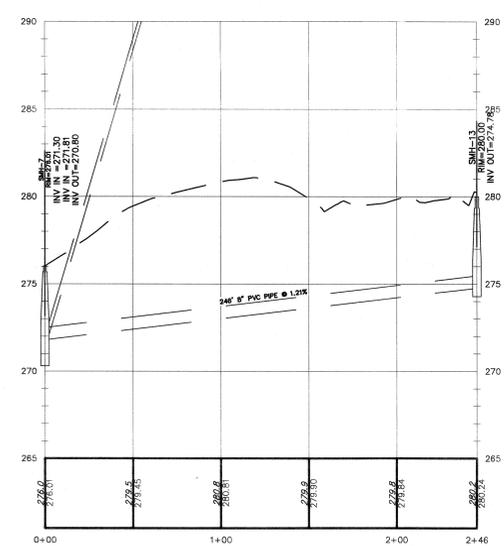
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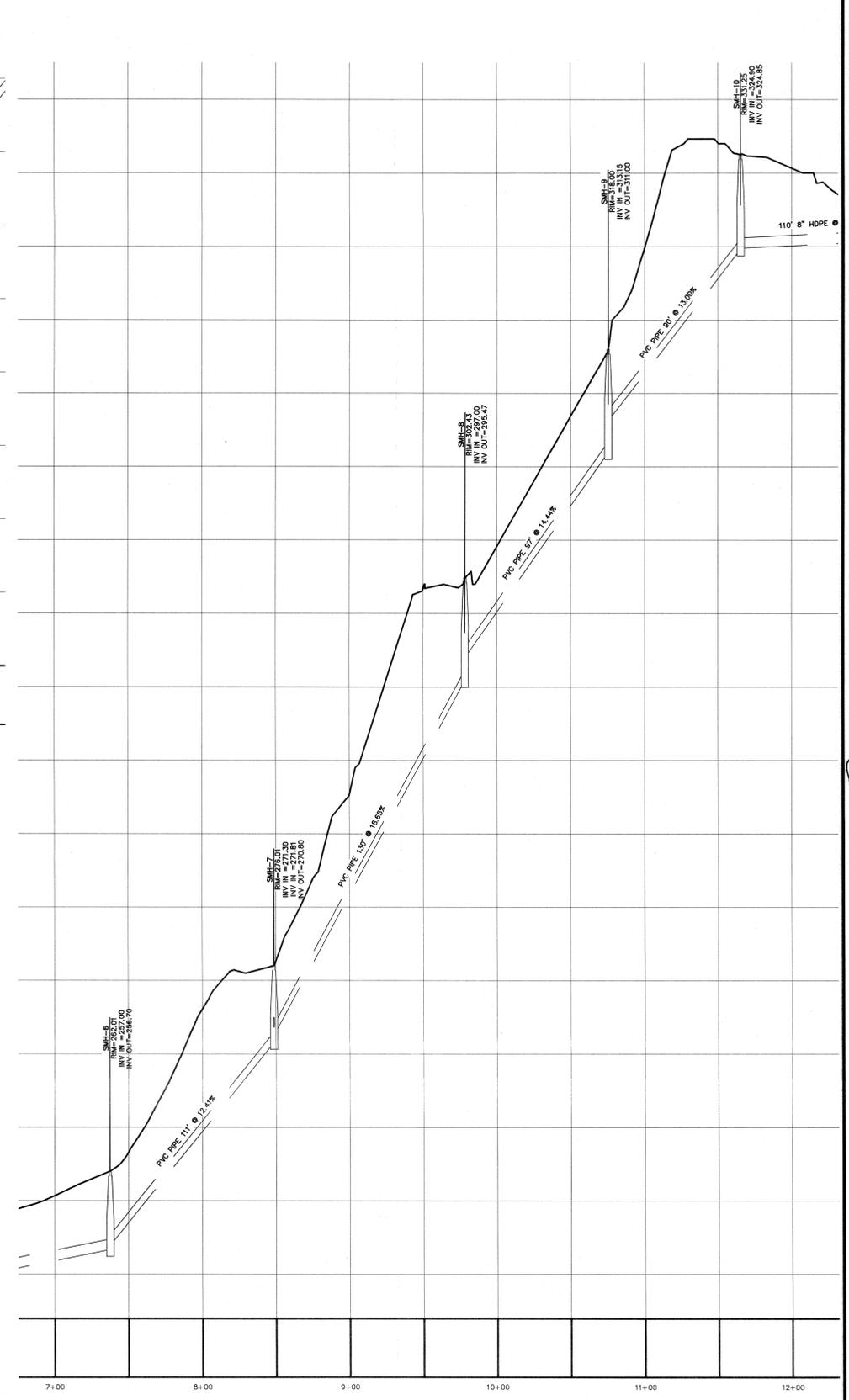
**SANITARY SEWER PROFILE**  
 SCALE: 1"=4' VERT.  
 1"=40' HOR.



**SANITARY SEWER PROFILE**  
 SCALE: 1"=4' VERT.  
 1"=40' HOR.



**SANITARY SEWER PROFILE**  
 SCALE: 1"=4' VERT.  
 1"=40' HOR.



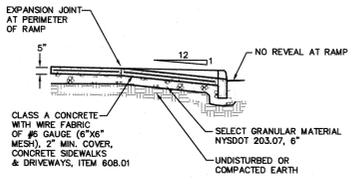
**SANITARY SEWER PROFILE**  
 SCALE: 1"=4' VERT.  
 1"=40' HOR.

REV	DATE	DESCRIPTION
1	3/15/16	ENGINEERS COMMENTS
2	5/30/17	ENGINEERS COMMENTS
4	6/9/22	LAYOUT REVISION
5	6/9/22	CONSULTANT COMMENTS
6	7/6/23	EMERGENCY ACCESS AND DRAINAGE REVISIONS

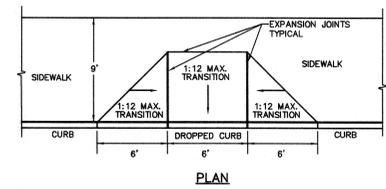


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ROAD PROFILES  
**GARDNER RIDGE**  
**GARDNERTOWN ROAD**  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY



**PEDESTRIAN RAMP - SECTION**  
NOT TO SCALE

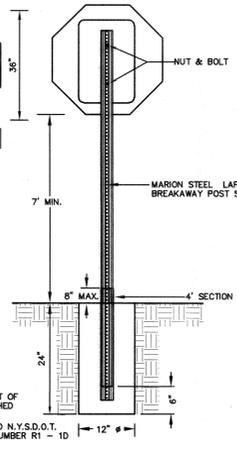
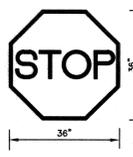


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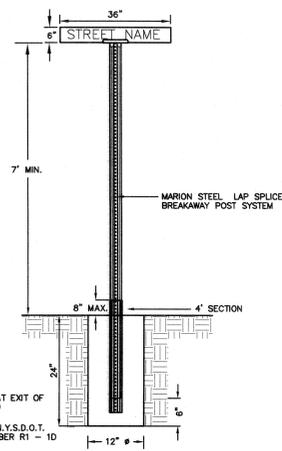


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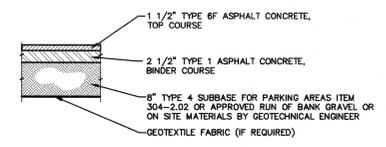
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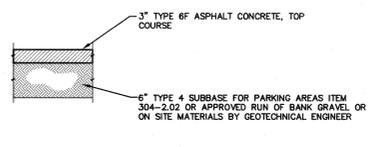
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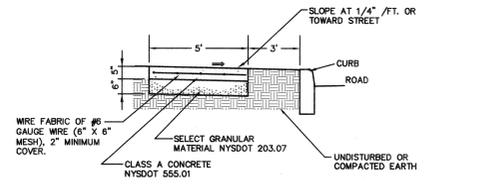
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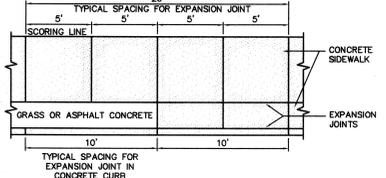
**LIGHT DUTY PAVEMENT**  
NOT TO SCALE



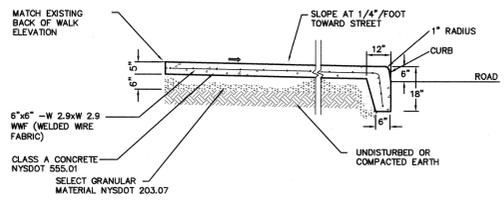
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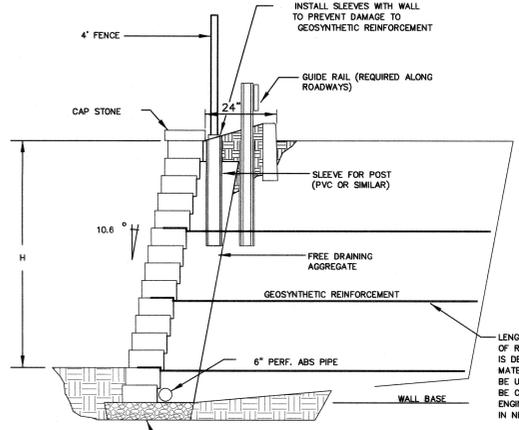
**CONCRETE SIDEWALK**  
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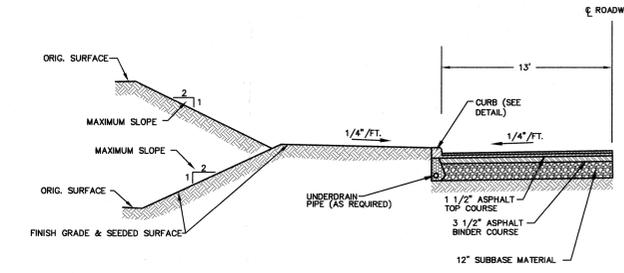
**CONCRETE SIDEWALK AND CURB - PLAN OF SCORING AND EXPANSION JOINTS**  
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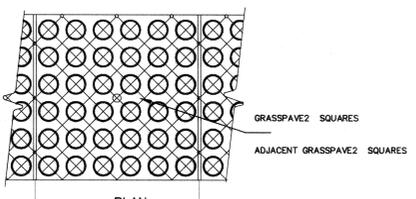
**CONCRETE SIDEWALK WITH INTEGRAL CURB**  
NOT TO SCALE



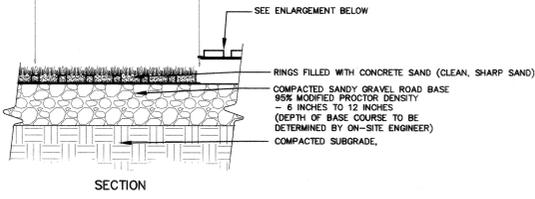
**SEGMENTAL RETAINING WALL WITH GUIDE RAIL & FENCE**  
NOT TO SCALE



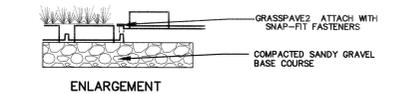
**TYPICAL ROAD CROSS SECTION**  
NOT TO SCALE



**PLAN**

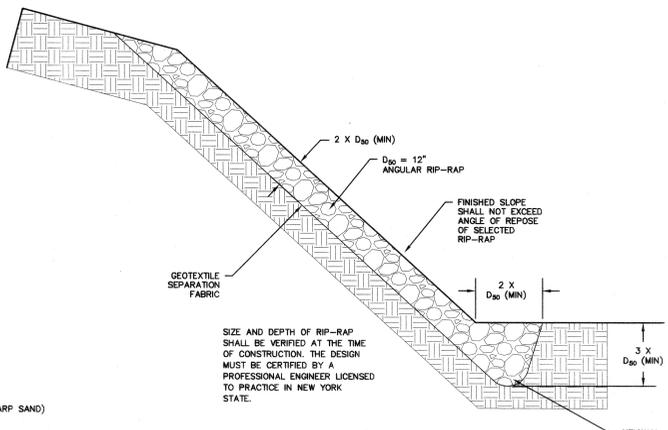


**SECTION**

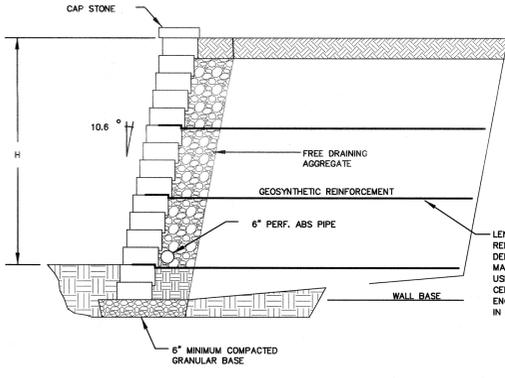


**ENLARGEMENT**

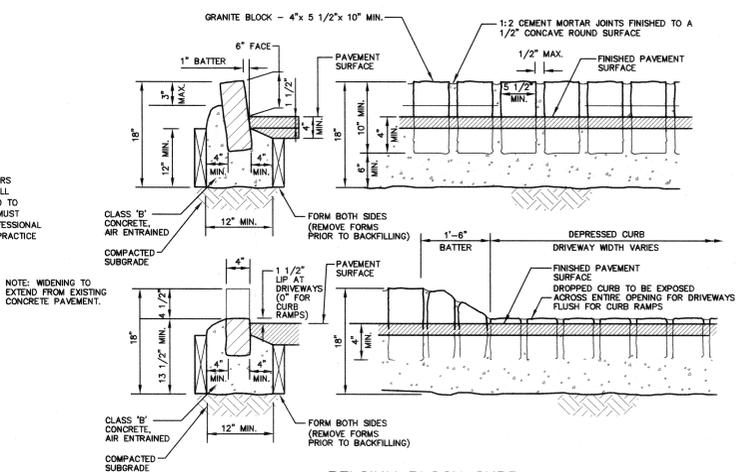
**TYPICAL GRASSPAVE2 DETAIL**  
NOT TO SCALE



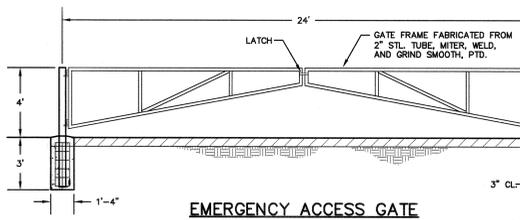
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NOT TO SCALE



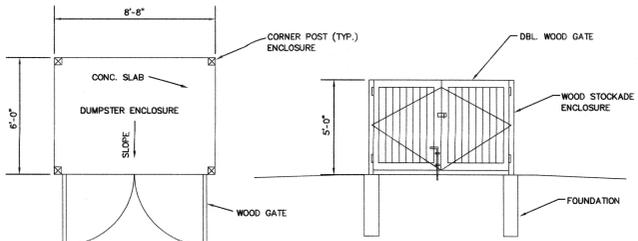
**SEGMENTAL RETAINING WALL**  
NOT TO SCALE



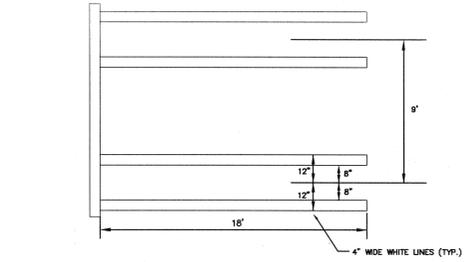
**BELGIUM BLOCK CURB**  
NOT TO SCALE



**EMERGENCY ACCESS GATE**  
NOT TO SCALE



**DETAIL OF DUMPSTER ENCLOSURE**  
NOT TO SCALE



**PARKING SPACE MARKING DETAIL**  
SCALE: 1/8\"/>



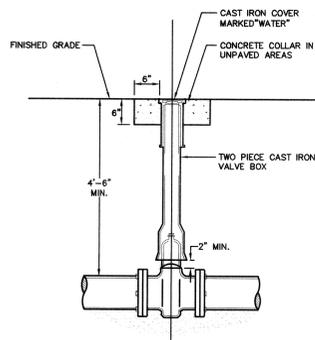
CALL BEFORE YOU DIG, DRILL OR BLAST  
NO LESS THAN TWO WORKING DAYS NOTICE  
**IT'S THE LAW!**

NO.	DATE	DESCRIPTION	BY
1	3/15/18	ENGINEERS COMMENTS	MS
2	5/27/17	NO REVISIONS	MS
3	6/6/23	LAYOUT REVISION	MS
4	6/6/23	CONSUANT COMMENTS	MS
5	9/6/23	EMERGENCY ACCESS AND DRAINAGE REVISIONS	TRD
6	7/6/23	EMERGENCY ACCESS AND DRAINAGE REVISIONS	TRD



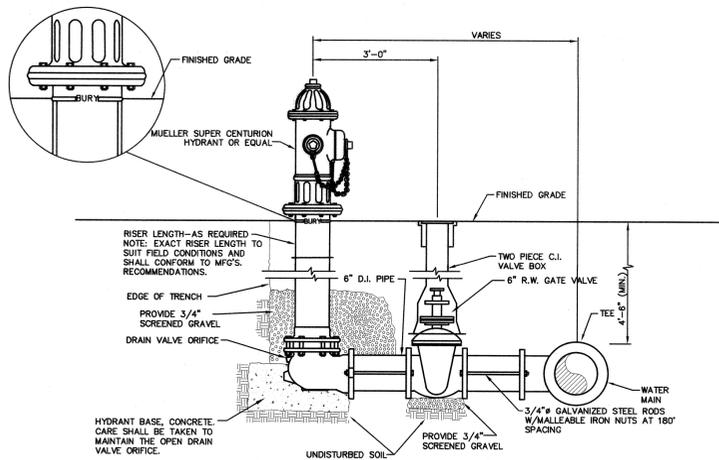
**THOMAS B. OLLEY, PE, P.L.L.C.**  
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WALDEN, NY 12586  
PHONE: (609) 778-5338  
FAX: (609) 778-5177

**SITE DETAILS**  
**GARDNER RIDGE**  
**GARDNERTOWN ROAD**  
TOWN OF NEWBURGH, ORANGE COUNTY, NY

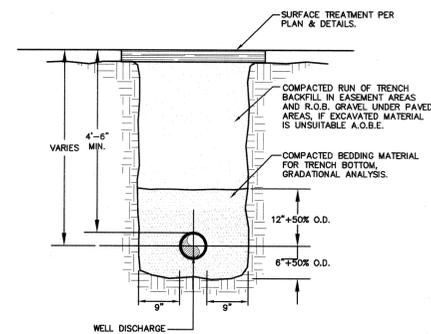


- NOTES:**
- NON-RISING STEM RESILIENT WEDGE GATE VALVE, OPERATING DIRECTION AND MODEL TO CONFORM WITH WATER DEPARTMENT STANDARDS.
  - IF VALVE IS TO BE RODDED, PROVIDE VALVE WITH RODDING FLANGES OR EYEBOLTS. (2) 3/4" GALVANIZED STEEL RODS WITH MALIBALE IRON NUTS AT 180" SPACING SHALL BE USED FOR RODDING VALVES.

**GATE VALVE DETAIL**  
NOT TO SCALE

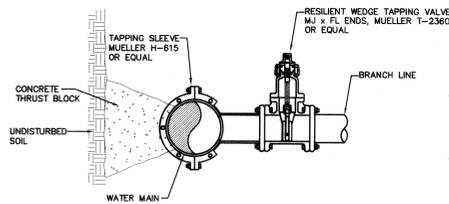


**HYDRANT DETAIL**  
NOT TO SCALE

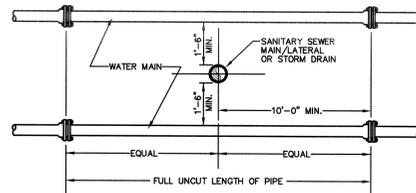


- NOTES:**
- PIPE BEDDING SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND GRADED FROM FINE TO COARSE PARTICLES, OR A GRADED MIXTURE OF CRUSHED STONE OR CRUSHED GRAVEL. BEDDING MATERIAL OR STONE GRADATIONS USED SHALL BE APPROVED BY THE ENGINEER.
  - INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND WATER SERVICE PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING.
  - THE PROPOSED WATERMANS SHALL BE INSTALLED WITH A MINIMUM COVER OF 4.5 FEET AND SHALL BE CEMENT LINED DUCTILE IRON, CLASS 52.
  - SHEETING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

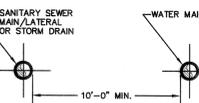
**WATER PIPE TRENCH DETAIL**  
NOT TO SCALE



**WET TAP DETAIL**  
NOT TO SCALE



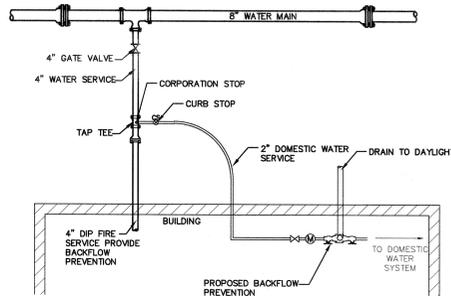
**VERTICAL SEPARATION**



**HORIZONTAL SEPARATION**

- NOTE:**
- NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DEPARTMENT OF HEALTH.

**SANITARY/STORM SEWER-WATER MAIN SEPARATION DETAIL**  
NOT TO SCALE



**NOTE:**

- SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND BUILDING.
- CORPORATION STOP SHALL BE MANUFACTURED BY MUELLER CO. OR EQUAL.
- BACKFLOW PREVENTION IS NEEDED ON WATER SERVICES CONNECTIONS AND SHOULD BE APPROVED WITH THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH WATER DEPARTMENT.

**WATER SERVICE CONNECTION DETAIL**  
NOT TO SCALE

PIPE SIZE (INCHES)	FITTING					
	90'	45'	22 1/2'	TEE	INLINE VALVE	DEAD END (SEE NOTE 3)
12"	2	1	1	4	4	4
10"	2	1	1	4	4	4
8"	2	1	1	3	3	3
6"	1	1	1	2	2	2

- NOTE:**
- LENGTH OF PIPE TO BE RESTRAINED IS LENGTH FOR EACH SIDE OF THE FITTING, I.E., FOR A 6" PIPE A 90° BEND SHALL BE RESTRAINED 2 LENGTHS ON EACH SIDE OF THE BEND.
  - JOINTS ARE TO BE RESTRAINED TYPE USING RESTRAINED GLANDS OR THE RODS, IN ACCORDANCE WITH THE LENGTHS SHOWN IN THE TABLE ABOVE.
  - DEAD ENDS MUST BE FULLY BACKFILLED BEFORE PRESSURE TESTING AND MUST HAVE BLOCKING (CONCRETE BLOCK) TO UNDISTURBED TRENCH WALL.
  - THIS TABLE IS FOR COMPACTED R.O.B. GRAVEL PIPE BEDDING BELOW THE PIPE TO ONE FOOT ABOVE THE PIPE (AWWA TYPE 4 OR 5 LAYING CONDITIONS).

**TOWN OF NEWBURGH WATER SYSTEM NOTES**

- \*CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDOH AND THE TOWN OF NEWBURGH.
- ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-91 FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
- THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON MEGALLOY SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10-87 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53-94 FOR DUCTILE IRON COMPACT FITTINGS.
- ALL VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE).
- TAPPING SLEEVES SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING PIPE.
- ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-10320 FOR 3/4 AND 1 INCH, MUELLER H-15000 OR B-25000 FOR 1 1/2 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1501-2 FOR 3/4 AND 1 INCH AND MUELLER B-25004 FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10312 FOR 3/4 AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 AND 2 INCH SIZES.
- HYDRANTS SHALL BE CLOW-EDDY F 2840 MEETING THE FOLLOWING REQUIREMENTS:
  - ONE 4-1/2 INCH PLUMBER NOZZLES;
  - TWO 2-1/2 INCH HOSE NOZZLES;
  - NOZZLE THREADS SHALL BE NST;
  - OPEN LEFT (COUNTER-CLOCKWISE);
  - 6 INCH INLET WITH 5-1/4 INCH MAIN VALVE;
  - PAINTED EQUIPMENT YELLOW; AND
  - 1-1/2 INCH PENTAGON OPERATING NUTS.
- ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
- THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE TOWN OF NEWBURGH WATER DEPARTMENT.

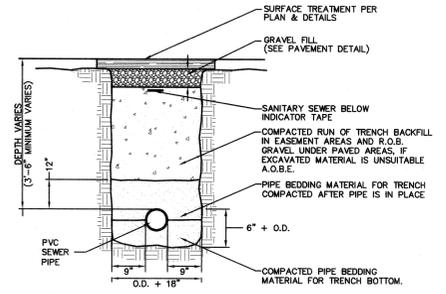
REV.	DATE	DESCRIPTION
1	3/15/16	ENGINEERS COMMENTS
2	6/21/17	ENGINEERS COMMENTS
3	6/21/17	ENGINEERS COMMENTS
4	6/21/17	LAYOUT REVISION
5	9/6/22	CONSULTANT COMMENTS
6	7/6/23	EMERGENCY ACCESS AND DRAINAGE REVISIONS



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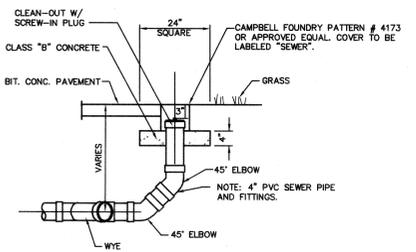
WATER DETAILS  
**GARDNER RIDGE GARDNERTOWN ROAD**  
TOWN OF NEWBURGH, ORANGE COUNTY, NY

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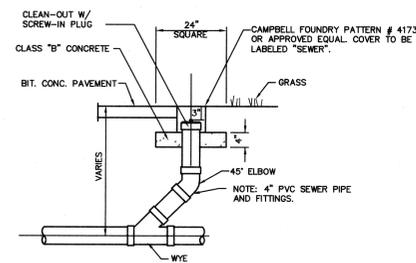


- NOTES:**
- PIPE BEDDING MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL FREE OF SOFT NONDURABLE PARTICLES, ORGANIC MATERIALS AND THIN OR ELONGATED PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:
- | SIeve DESIGNATION | % PASSING |
|-------------------|-----------|
| 2"                | 100       |
| 1"                | 95 - 100  |
| 1/4"              | 0 - 15    |
| No. 40            | 0 - 5     |
- BEDDING MATERIAL SHALL BE STOCKPILED.
  - INSTALL CONTINUOUS PLASTIC UNDERGROUND WARNING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND SANITARY SERVICE PIPING. LOCATE 12 INCHES BELOW FINISHED GRADE. DIRECTLY OVER PIPING. IN PAVEMENT AREAS PLACE TAPE UNDER FOUNDATION COURSE.

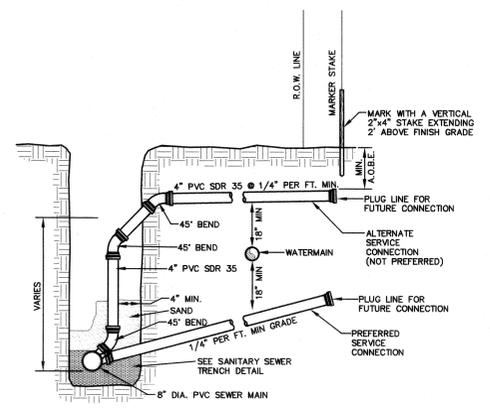
**SEWER PIPE TRENCH DETAIL**  
NOT TO SCALE



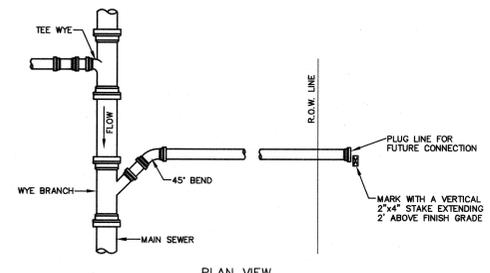
**SANITARY SEWER CLEANOUT AT BEND**  
NOT TO SCALE



**SANITARY SEWER CLEANOUT INLINE**  
NOT TO SCALE



**SECTION VIEW**



**PLAN VIEW**

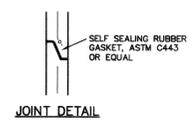
**SEWER LATERAL CONNECTION DETAIL**  
NOT TO SCALE

**SANITARY SEWER NOTES:**

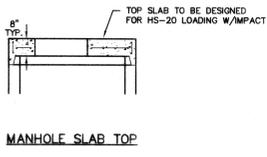
- ALL SANITARY GRAVITY PIPE SHALL BE SDR 35 PVC UNLESS OTHERWISE NOTED. ALL SANITARY SEWER MAINS AND SERVICE LATERALS SHALL BE SEPARATED FROM THE WATER MAINS AND WATER SERVICE CONNECTIONS BY A DISTANCE OF AT LEAST 18 FEET HORIZONTALLY OR 6 INCHES VERTICALLY IF HORIZONTAL SEPARATION IS NOT POSSIBLE.
- ALL NEW SANITARY SEWER LINES SHALL PASS A LOW PRESSURE AIR TEST AND ALL NEW SANITARY SEWER MANHOLES SHALL PASS HYDROSTATIC TESTS OR VACUUM TESTING.
- ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE 24" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER".
- ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE MUNICIPAL SEWER SUPERINTENDENT PRIOR TO BACKFILLING.
- THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:
  - "NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND ULSTER COUNTY DEPARTMENT OF HEALTH POLICIES, PROCEDURES AND STANDARDS."
  - "ORANGE COUNTY DEPARTMENT OF HEALTH SANITARY CODE."
  - "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, 2014," GULMERS.
  - "DESIGN STANDARDS FOR WASTEWATER TREATMENT WORKS, 2014," NYSDEC.
- ALL WELLS AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WATER AND SEWAGE UTILITIES ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER KNOWN ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE WATER AND SEWAGE UTILITIES.
- NO CELLAR, ROOF OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SEWAGE SYSTEM.

**TOWN OF NEWBURGH SANITARY SEWER SYSTEM NOTES:**

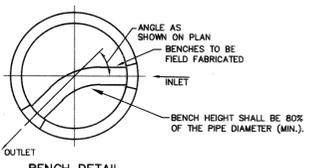
- CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
- ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
- ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-B9. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND 'SPIGOT' CONFIGURATION COMPATIBLE WITH THE PIPE.
- THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
- THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.



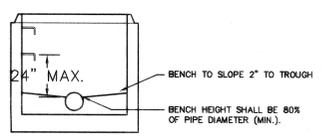
**JOINT DETAIL**



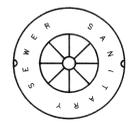
**MANHOLE SLAB TOP**



**BENCH DETAIL**



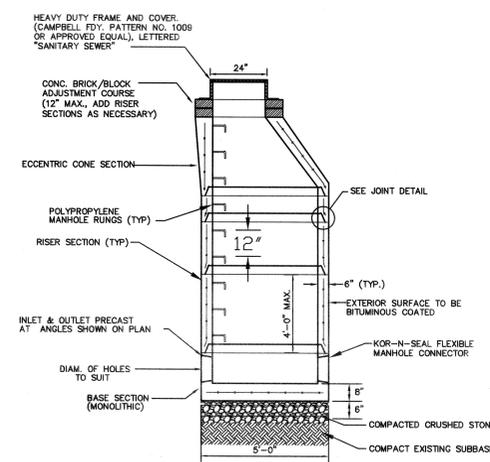
**TROUGH DETAIL**



**SANITARY MANHOLE LID DETAIL**  
NOT TO SCALE

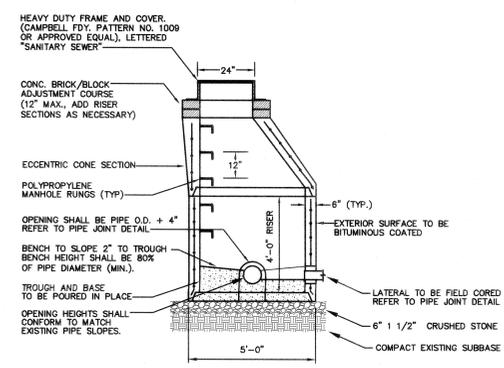
**NOTES:**

- INVERTS SHALL BE POURED IN PLACE.
- REINFORCEMENT FOR ALL COMPONENTS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN NEW YORK STATE. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. STRUCTURE SHALL BE DESIGNED FOR HS-20 VEHICULAR LOADING WITH 25% IMPACT LOAD.
- COMPRESSION STRENGTH OF CONCRETE SHALL BE 4000 P.S.I. AT 28 DAYS IN CONFORMANCE WITH A.S.T.M. C-478-88.
- THE TROUGH (BENCH) SHALL PROVIDE A SMOOTH SWEET BETWEEN INLET AND OUTLET. A HALF PIPE MAY BE USED FOR STRAIGHT RUNS ONLY.
- THE MANHOLE EXTERIOR SHALL RECEIVE TWO COATS OF BITUMINOUS.
- FRAME AND COVER SHALL BE DESIGNED FOR HS-20 VEHICLE LOADING AND 25% IMPACT LOAD. FRAMES AND COVERS TO BE INSTALLED WITHIN A FLOOD PLAN SHALL BE WATER TIGHT (CAMPBELL FDY. NO. 1502 OR EQUAL).
- REFER TO PLANS FOR ELEVATIONS AND ANGLES OF PIPES AND FOR RIM ELEVATIONS.
- MANHOLE FRAMES ARE TO BE SET AT THE SAME GRADE AS THE ADJOINING PAVEMENT OR GROUND SURFACE.

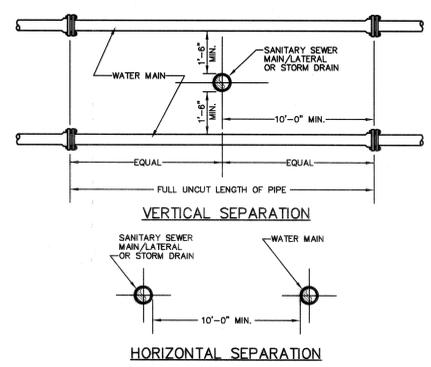


**PRECAST MANHOLE**

**PRECAST MANHOLE DETAILS**  
NOT TO SCALE



**DOGHOUSE MANHOLE DETAIL**  
NOT TO SCALE



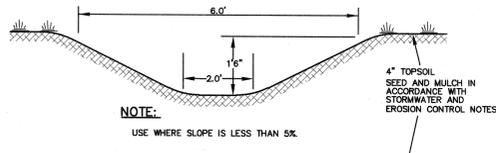
- NOTE:**
- NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DEPARTMENT OF HEALTH.

**SANITARY/STORM SEWER-WATER MAIN SEPARATION DETAIL**  
NOT TO SCALE

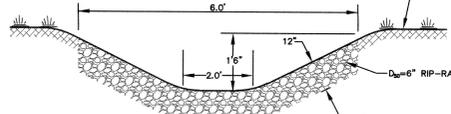
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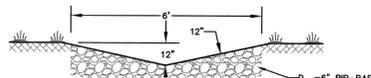
SANITARY SEWER DETAILS  
**GARDNER RIDGE**  
**GARDNERTOWN ROAD**  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY



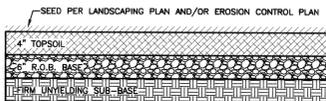
**NOTE:**  
USE WHERE SLOPE IS LESS THAN 5%.



**NOTE:**  
USE WHERE SLOPE IS 5% OR GREATER.  
**OPEN DITCH SECTION**  
NOT TO SCALE

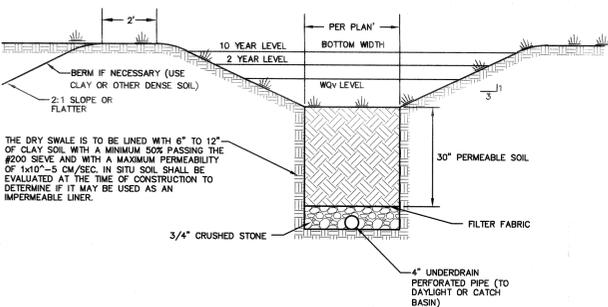


**RIP-RAP SWALE DETAIL**  
NOT TO SCALE

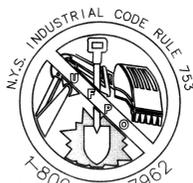


**STORMWATER MANAGEMENT BASIN ACCESS DRIVE DETAIL**  
NOT TO SCALE

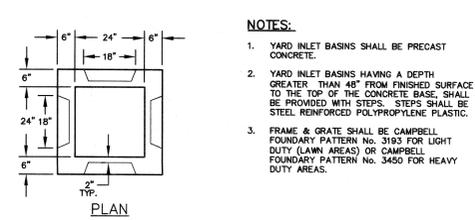
**STORMWATER MANAGEMENT BASIN ACCESS DRIVE DETAIL**  
NOT TO SCALE



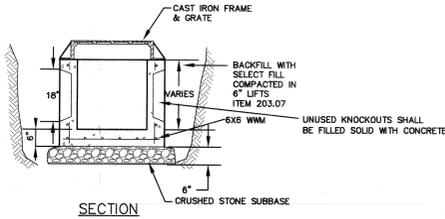
**NOTE:**  
USE WHERE SLOPE IS 4% OR LESS.  
**DRY SWALE DETAIL**  
NOT TO SCALE



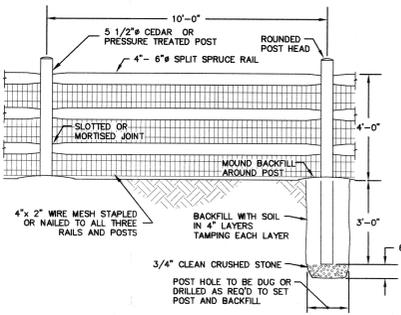
CALL BEFORE YOU DIG - DRILL OR BLAST  
NO LESS THAN TWO WORKING DAYS NOTICE  
**IT'S THE LAW!**



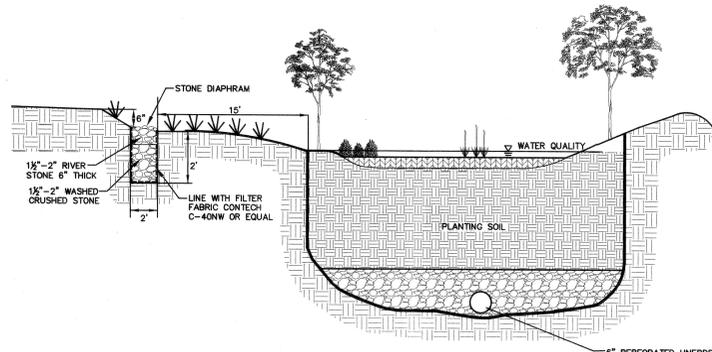
**NOTES:**  
1. YARD INLET BASINS SHALL BE PRECAST CONCRETE.  
2. YARD INLET BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS. STEPS SHALL BE STEEL REINFORCED POLYPROPYLENE PLASTIC.  
3. FRAME & GRATE SHALL BE CAMPBELL FOUNDRY PATTERN NO. 3193 FOR LIGHT DUTY (LAWN AREAS) OR CAMPBELL FOUNDRY PATTERN NO. 3450 FOR HEAVY DUTY AREAS.



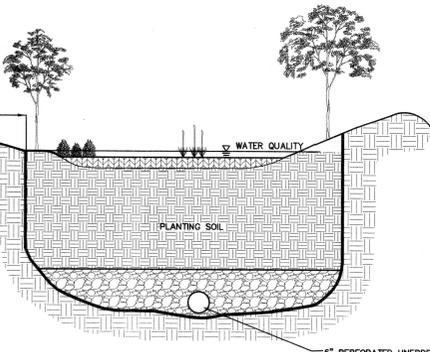
**YARD INLET BASIN**  
NOT TO SCALE



**SPLIT RAIL FENCE WITH WIRE MESH**  
NOT TO SCALE



**STORMWATER MANAGEMENT BASIN OUTLET STRUCTURE**  
NOT TO SCALE



**BIORETENTION SYSTEM DETAIL**  
NOT TO SCALE

**PLANTING SOIL SPECIFICATIONS**

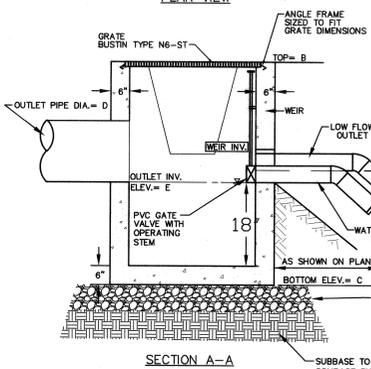
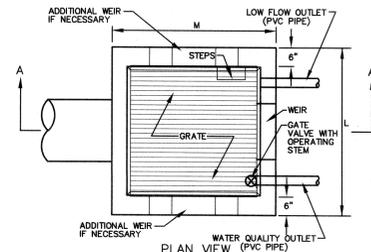
PARAMETER	VALUE
PH RANGE	5.2 TO 7.00
ORGANIC MATTER	1.5 TO 4.0%
MAGNESIUM	35 LBS. PER ACRES, MINIMUM
PHOSPHORUS (P205)	75 LBS. PER ACRES, MINIMUM
POTASSIUM (K2O)	85 LBS. PER ACRES, MINIMUM
SOLUBLE SALTS	≤500 PPM
CLAY	10 TO 25%
SILT	30 TO 55%
SAND	35 TO 60%

**NOTES:**  
1. THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (SHOULD CONTAIN A MINIMUM 35 TO 60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 25% BY VOLUME.  
2. SOILS SHOULD FALL WITHIN THE SM OR ML CLASSIFICATIONS OF THE UNITED SOIL CLASSIFICATION SYSTEM (USCS).  
3. A PERMEABILITY OF AT LEAST 1.0 FT PER DAY (0.5"/HR) IS REQUIRED.  
4. THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER.  
5. THE SOILS SHOULD BE FREE OF BRUSH OR SEEDS FROM NOXIOUS WEEDS.  
6. PLACEMENT OF THE PLANTING SOILS SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET).  
7. TYPICAL PLANT LIST FOR 200 S.F. INFILTRATION BIORETENTION BASIN  
SHRUBS (18 SHRUBS PLANTED 5' ± ON CENTER, 2'-3' HT.)  
ARROWWOOD  
WINTER BERRY  
RED OSIER DOGWOOD  
HERBACEOUS PLANTS (HP) (51 PLANTS PLANTED 2.5' ± ON CENTER, 1 QUART CONT.)  
CUTLEAF CONE FLOWER  
WOLF GRASS  
NEW ENGLAND ASTER  
SPOTTED JOE PYE WEED  
PICKEREL WEED  
CARDINAL FLOWER  
COMMON RUSH  
TREES (2 TREES PLANTED 10' ± ON CENTER, 1.5" CAL.)  
ACER RUBRUM 'OCTOBER GLORY' TM  
CERES CANADENSIS  
GLEITZIA TRICANTHOS INERMIS  
PLATANUS OCCIDENTALIS  
TILIA CORDATA 'GREENSPIRE'

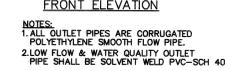
8. ADJUST NUMBER OF PLANTS AND DIMENSIONS AS REQUIRED FOR VARYING IMPERVIOUS AREAS.

**OUTLET STRUCTURE TABLE**

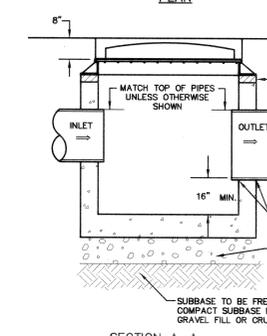
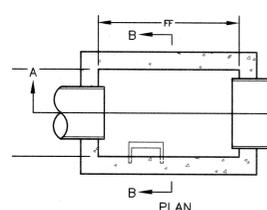
OUTLET STRUCTURE DIMENSIONS	OUTLET
A. STRUCTURE HEIGHT (ITEM B - ITEM C)	A
B. TOP GRATE ELEVATION	258.5
C. STRUCTURE BOTTOM ELEVATION	253.5
D. OUTLET PIPE DIAMETER (IN.)	24"
E. OUTLET PIPE INVERT ELEVATION	254.0
F. WEIR CREST WIDTH (FT.)	2.0'
G. WEIR TOP WIDTH (FT.)	2.8'
H. WEIR CREST INVERT ELEVATION	256.0'
I. NUMBER OF WEIRS	1
J. WATER QUALITY OUTLET INVERT ELEVATION	N/A
K. WATER QUALITY OUTLET DIAMETER (IN.)	N/A
L. LOW FLOW OUTLET INVERT ELEVATION	254.0
M. LOW FLOW OUTLET DIAMETER (IN.)	18"
N. STRUCTURE LENGTH	5'
O. STRUCTURE WIDTH	5'
P. POND BOTTOM ELEVATION	254.0
Q. TOP OF BERM	260.0



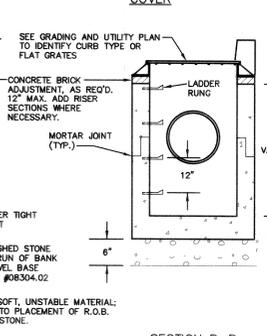
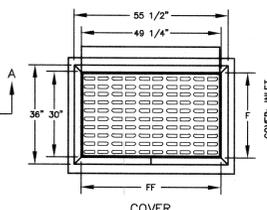
**NOTES:**  
1. ALL OUTLET PIPES ARE CORRUGATED POLYETHYLENE SMOOTH FLOW PIPE.  
2. LOW FLOW & WATER QUALITY OUTLET PIPE SHALL BE SOLVENT WELD PVC-SCH 40



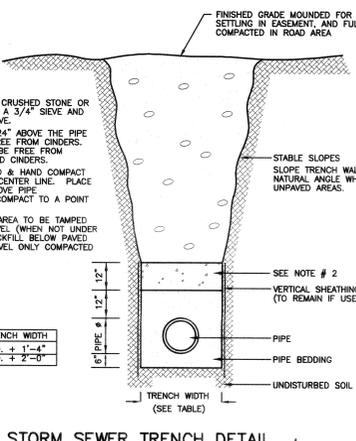
**STORMWATER MANAGEMENT BASIN OUTLET STRUCTURE**  
NOT TO SCALE



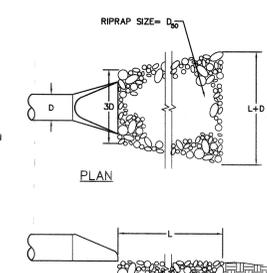
**STANDARD CATCH BASIN DETAILS**  
NOT TO SCALE



**NOTES:**  
1. CATCH BASIN SHALL BE PRECAST CONCRETE, DESIGNED FOR H-20 VEHICULAR LOADING AND 25% IMPACT.  
2. FRAME AND COVER SHALL BE DESIGNED FOR H-20 VEHICULAR LOADING AND 25% IMPACT.  
3. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION (FF) FOR H-20 VEHICULAR LOADING.  
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.  
5. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.  
6. SUMP SHALL BE 16".



**STORM SEWER TRENCH DETAIL**  
NOT TO SCALE



**PIPE OUTLET PROTECTION DETAIL**  
NOT TO SCALE

**OUTLET PROTECTION TABLE**

D (IN)	D <sub>50</sub> (IN)	L (FT) *
12	4	8
15	4	10
18	6	10
24	6	12
30	8	18
36	8	18
42	10	27
48	12	33

\* FOR LOW TAIL WATER CONDITIONS (I.E. NO PLUNGE POOL OR OTHER DEEP TAIL WATER)

**NOTES:**  
1. RIP RAP DEPTH SHALL BE 2 TIMES D<sub>50</sub>  
2. RIP RAP APRON LENGTH AND WIDTH PER CHART UNLESS OTHERWISE SHOWN ON PLAN.

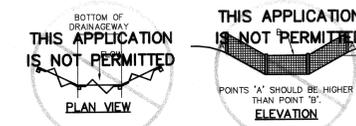
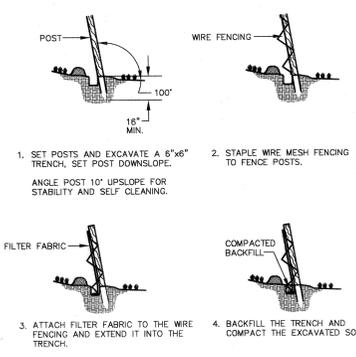
NO.	DATE	DESCRIPTION
1	3/15/18	ENGINEERS COMMENTS
2	3/15/18	ENGINEERS COMMENTS
3	6/27/17	ENGINEERS COMMENTS
4	9/6/17	ENGINEERS COMMENTS
5	9/6/17	CONSLTANT COMMENTS
6	7/6/13	EMERGENCY ACCESS AND DRAINAGE REVISIONS



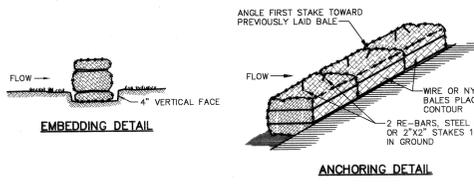
**THOMAS B. OLLEY, P.E., P.L.L.C.**  
ENGINEERS AND PLANNERS  
120 ORANGE AVENUE  
WALDEN, NY 12086  
PHONE: (518) 786-5889  
FAX: (518) 786-8107

STORM DRAINAGE DETAILS  
**GARDNER ROAD**  
**GARDNERTOWN ROAD**  
TOWN OF NEWBURGH, ORANGE COUNTY, NY  
SHEET NO.  
**14 OF 15**  
DATE: JANUARY 28, 2016  
FILE NO.

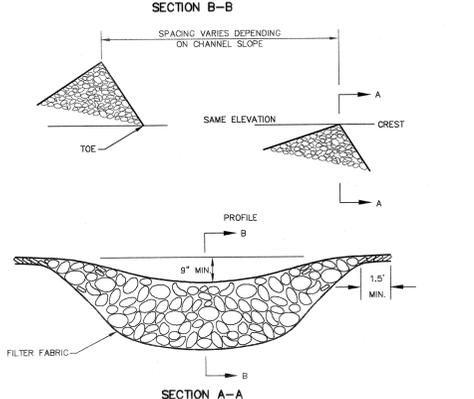
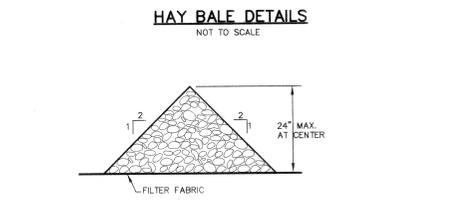
1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



**PLACEMENT AND CONSTRUCTION OF A SILT FENCE BARRIER**  
NOT TO SCALE

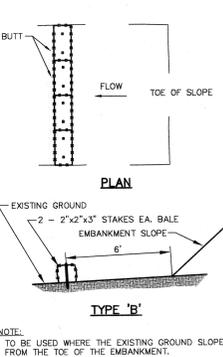


- CONSTRUCTION SPECIFICATIONS**
- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
  - EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4"
  - BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
  - INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
  - HAYBALES SHALL BE PLACED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.

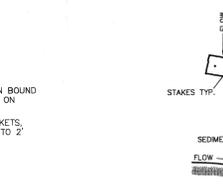


- CONSTRUCTION SPECIFICATIONS**
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION.
  - SET SPACING OF CHECK DAMS TO ESTABLISH THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
  - EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
  - PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
  - ENSURE THAT CHANNEL APPEARANCES SUCH AS CURVED ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
  - USE GRADED STONE 2 TO 15 INCHES IN SIZE (NYS-DOT LIGHT STONE FILL MEETS THESE REQUIREMENTS).

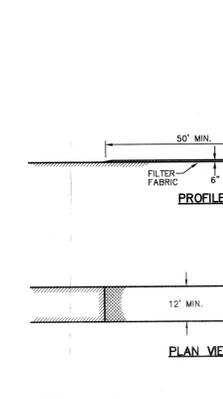
**CHECK DAM DETAILS**  
NOT TO SCALE



**HAY BALE CHECK DAM**  
NOT TO SCALE

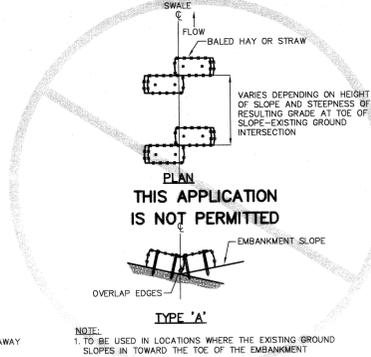


- CONSTRUCTION ENTRANCE NOTES**
- SURFACE SHALL BE 2" CRUSHED STONE OR RECLAIMED/RECYCLED CONCRETE.
  - THE MINIMUM LENGTH SHALL BE 50 FEET (30' FOR A SINGLE RESIDENCE LOT).
  - THE TRACKING PAD SHALL BE A MINIMUM OF 6" DEEP STONE.
  - THE MINIMUM WIDTH SHALL BE 12 FEET.
  - A FILTER FABRIC SHALL BE PLACED UNDER THE ENTRANCE PRIOR TO PLACEMENT OF THE STONE (CONTECH C-40NW OR EQUAL).
  - SURFACE WATER SHALL BE DIVERTED AWAY FROM THE CONSTRUCTION ENTRANCE THROUGH THE USE OF DIVERSION SWALES AND BIRDS. IF PILING IS NOT FEASIBLE, THEN A MOUNTABLE BERM WITH 5:1 SLOPES SHALL BE USED.
  - THE STABILIZED CONSTRUCTION ENTRANCE SURFACE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD OR SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. PERIODIC TOP DRESSING WITH ADDITIONAL STONE WILL BE NEEDED AS CONDITIONS DEMAND. REPAIR AND CLEAN ALL MEASURES USED TO TRAP SEDIMENT AND SEDIMENT THAT IS TRANSPORTED ON TO THE PUBLIC RIGHT OF WAY (IN ANY MANNER) MUST BE REMOVED IMMEDIATELY.

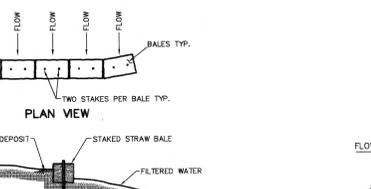


- CONSTRUCTION ENTRANCE NOTES**
- FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
  - WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
  - WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" x 4" WEIR.
  - THE WEIR SHALL BE SECURELY NAILED TO 2" x 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
  - THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" x 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.
  - MAXIMUM DRAINAGE AREA 1 ACRE

**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

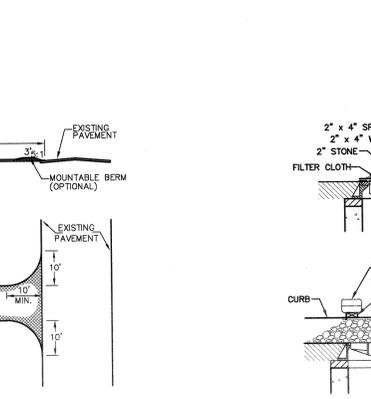


**STONE CHECK DAMS**  
NOT TO SCALE



- SEDIMENT CONTROL STRUCTURES**
- SEDIMENT CONTROL STRUCTURES SHALL BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME. BUFFER AREAS OF VEGETATION SHALL BE LEFT WHERE POSSIBLE. THE SITE, INCLUDING PAUL ROADS AND ACCESS ROADS, CAN BE SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. THE FOLLOWING SPRAY ADHESIVES CAN BE USED ON MINERAL SOILS:

| MATERIAL        | WATER DILUTION | TYPE OF NOZZLE |
|-----------------|----------------|----------------|
| ACRYLIC POLYMER | 9:1            | COARSE SPRAY   |
| LATEX EMULSION  | 12.5:1         | FINE SPRAY     |
| RESIN IN WATER  | 4:1            | FINE SPRAY     |

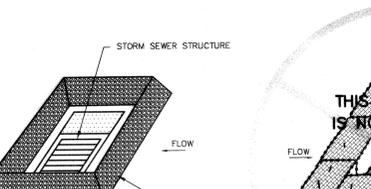


- EROSION CONTROL BLANKET**  
NOT TO SCALE
- TEMPORARY DIVERSION SWALES WILL BE INSTALLED IMMEDIATELY UPSTREAM OF AREAS SCHEDULED TO BE DISTURBED FOR THE PURPOSE OF DIVERTING STORMWATER. SWALES SHALL BE MAINTAINED UNTIL THE REGRADED SITE IS STABILIZED WITH PERMANENT SEEDING.
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  - SILT FENCE SILT FENCES SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED ABOVE, AROUND TOPSOIL STOCKPILE AREAS, AT THE BASE OF ALL DISTURBED SLOPES, AND AT INTERVALS NECESSARY TO PREVENT CONCENTRATION OF FLOW.
  - VEGETATION PROTECTION LIMIT SOIL PLACEMENT OVER EXISTING TREES AND SHRUB ROOTS TO A MAXIMUM OF 3 INCHES. USE SOILS WITH LOAMY TEXTURES AND GOOD STRUCTURE. CONSTRUCT STURDY FENCES, WOOD OR STEEL BARRIERS, OR OTHER PROTECTIVE DEVICES TO SURROUND AND PROTECT SENSITIVE OR VALUABLE VEGETATION FROM CONSTRUCTION EQUIPMENT. PLACE BARRIERS FAR ENOUGH FROM TREES SO THAT TALL EQUIPMENT SUCH AS BACKHOES AND DUMP TRUCKS DO NOT DAMAGE TREE BRANCHES.
  - CONSTRUCTION LIMITS SHOULD BE IDENTIFIED AND CLEARLY MARKED TO EXCLUDE EQUIPMENT. IT IS STRONGLY RECOMMENDED THAT CONSTRUCTION FENCING BE UTILIZED TO PROTECT AREAS THAT ARE NOT TO BE DISTURBED. OBSTRUCTIVE AND BROKEN BRANCHES SHOULD BE PRUNED PROPERLY. EXISTING VEGETATION SHOULD BE PRESERVED WHERE ATTAINABLE.
  - LAND GRADING FINISH LAND SURFACES WILL BE GRADED AS INDICATED ON THE PLANS. AT A MAXIMUM, NO MORE THAN 5 ACRES OF UNPROTECTED SOIL SHOULD BE EXPOSED AT ANY ONE TIME. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL. REMOVE TREES, VEGETATION, ROOTS, OR OTHER UNACCEPTABLE MATERIAL. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER ORGANIC MATERIAL. FROZEN MATERIAL SHALL NOT BE PLACED IN THE FILL NOR SHALL THE FILL MATERIAL BE PLACED ON A FROZEN FOUNDATION. UNLESS OTHERWISE NOTED, PROVIDE TEMPORARY VEGETATION BY SEEDING BARE SOIL WITHIN 7 DAYS OF EXPOSURE UNLESS CONSTRUCTION WILL BEGIN WITHIN 14 DAYS. IF CONSTRUCTION IS SUSPENDED, ALL AREAS SHALL BE SEEDING AND MULCHED IMMEDIATELY. FINISH GRADING SHALL BE COMPLETED SO AS TO PREVENT WATER FROM STANDING ON THE SURFACE OF LAWNS FOR MORE THAN 24 HOURS AFTER THE END OF A RAINFALL. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION WILL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED, NON-SODDED AREAS. STOCKPILES SHALL BE SEEDING IN ACCORDANCE WITH THESE PLANS. AREAS THAT ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF THREE INCHES PRIOR TO PLACEMENT OF TOPSOIL.
  - DUST CONTROL 15 MPH CONSTRUCTION ZONE SPEED LIMIT SIGNS SHALL BE ERRECTED IN ALL AREAS WHERE DUSTLESS SURFACES HAVE NOT BEEN CONSTRUCTED. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME. BUFFER AREAS OF VEGETATION SHALL BE LEFT WHERE POSSIBLE. THE SITE, INCLUDING PAUL ROADS AND ACCESS ROADS, CAN BE SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. THE FOLLOWING SPRAY ADHESIVES CAN BE USED ON MINERAL SOILS:

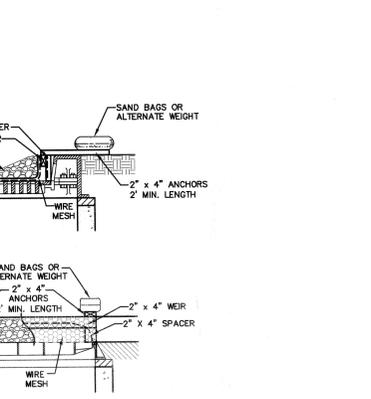
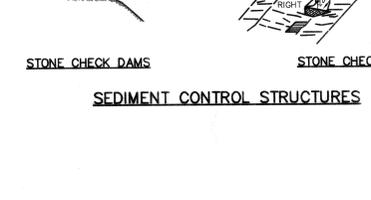
**EROSION CONTROL BLANKET**  
NOT TO SCALE



**HAY BALE INSTALLATION AT CATCH BASINS**  
NOT TO SCALE

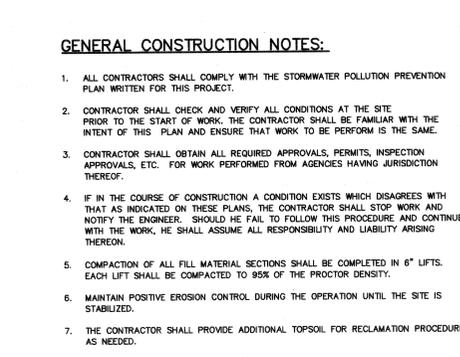


- STONE CHECK DAMS**  
NOT TO SCALE
- USE GRADED STONE 3/4" TO 2 INCHES IN SIZE (NYS-DOT LIGHT STONE FILL MEETS THESE REQUIREMENTS).

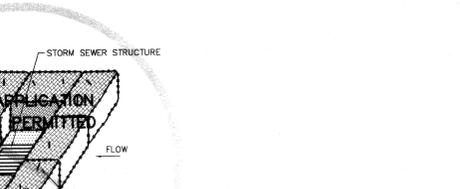


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  - STABILIZED CONSTRUCTION ENTRANCE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE(S) SHALL BE INSTALLED IMMEDIATELY ADJACENT TO THE EXISTING PAVEMENT. DURING WET WEATHER IT MAY BE NECESSARY TO WASH VEHICLE TIRES AT THIS LOCATION. THE ENTRANCE SHALL BE GRADED OFF SO THAT RUNOFF WILL BE DIRECTED TO AN EXISTING CATCH BASIN AND AWAY FROM THE PAVEMENT. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING CATCH BASINS.
  - SILT FENCE SILT FENCES SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED ABOVE, AROUND TOPSOIL STOCKPILE AREAS, AT THE BASE OF ALL DISTURBED SLOPES, AND AT INTERVALS NECESSARY TO PREVENT CONCENTRATION OF FLOW.
  - VEGETATION PROTECTION LIMIT SOIL PLACEMENT OVER EXISTING TREES AND SHRUB ROOTS TO A MAXIMUM OF 3 INCHES. USE SOILS WITH LOAMY TEXTURES AND GOOD STRUCTURE. CONSTRUCT STURDY FENCES, WOOD OR STEEL BARRIERS, OR OTHER PROTECTIVE DEVICES TO SURROUND AND PROTECT SENSITIVE OR VALUABLE VEGETATION FROM CONSTRUCTION EQUIPMENT. PLACE BARRIERS FAR ENOUGH FROM TREES SO THAT TALL EQUIPMENT SUCH AS BACKHOES AND DUMP TRUCKS DO NOT DAMAGE TREE BRANCHES.
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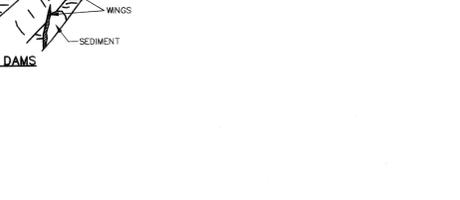
**EROSION CONTROL BLANKET**  
NOT TO SCALE



**HAY BALE INSTALLATION AT CATCH BASINS**  
NOT TO SCALE

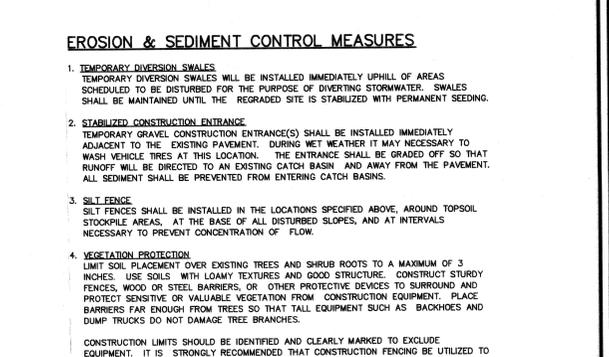


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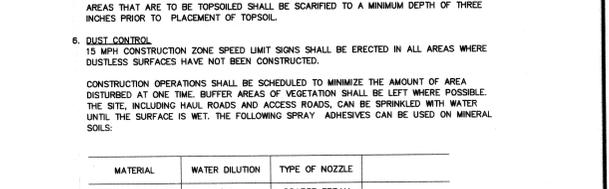


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  - CONSTRUCTION LIMITS SHOULD BE IDENTIFIED AND CLEARLY MARKED TO EXCLUDE EQUIPMENT. IT IS STRONGLY RECOMMENDED THAT CONSTRUCTION FENCING BE UTILIZED TO PROTECT AREAS THAT ARE NOT TO BE DISTURBED. OBSTRUCTIVE AND BROKEN BRANCHES SHOULD BE PRUNED PROPERLY. EXISTING VEGETATION SHOULD BE PRESERVED WHERE ATTAINABLE.
  - LAND GRADING FINISH LAND SURFACES WILL BE GRADED AS INDICATED ON THE PLANS. AT A MAXIMUM, NO MORE THAN 5 ACRES OF UNPROTECTED SOIL SHOULD BE EXPOSED AT ANY ONE TIME. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL. REMOVE TREES, VEGETATION, ROOTS, OR OTHER UNACCEPTABLE MATERIAL. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER ORGANIC MATERIAL. FROZEN MATERIAL SHALL NOT BE PLACED IN THE FILL NOR SHALL THE FILL MATERIAL BE PLACED ON A FROZEN FOUNDATION. UNLESS OTHERWISE NOTED, PROVIDE TEMPORARY VEGETATION BY SEEDING BARE SOIL WITHIN 7 DAYS OF EXPOSURE UNLESS CONSTRUCTION WILL BEGIN WITHIN 14 DAYS. IF CONSTRUCTION IS SUSPENDED, ALL AREAS SHALL BE SEEDING AND MULCHED IMMEDIATELY. FINISH GRADING SHALL BE COMPLETED SO AS TO PREVENT WATER FROM STANDING ON THE SURFACE OF LAWNS FOR MORE THAN 24 HOURS AFTER THE END OF A RAINFALL. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION WILL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED, NON-SODDED AREAS. STOCKPILES SHALL BE SEEDING IN ACCORDANCE WITH THESE PLANS. AREAS THAT ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF THREE INCHES PRIOR TO PLACEMENT OF TOPSOIL.
  - DUST CONTROL 15 MPH CONSTRUCTION ZONE SPEED LIMIT SIGNS SHALL BE ERRECTED IN ALL AREAS WHERE DUSTLESS SURFACES HAVE NOT BEEN CONSTRUCTED. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME. BUFFER AREAS OF VEGETATION SHALL BE LEFT WHERE POSSIBLE. THE SITE, INCLUDING PAUL ROADS AND ACCESS ROADS, CAN BE SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. THE FOLLOWING SPRAY ADHESIVES CAN BE USED ON MINERAL SOILS:

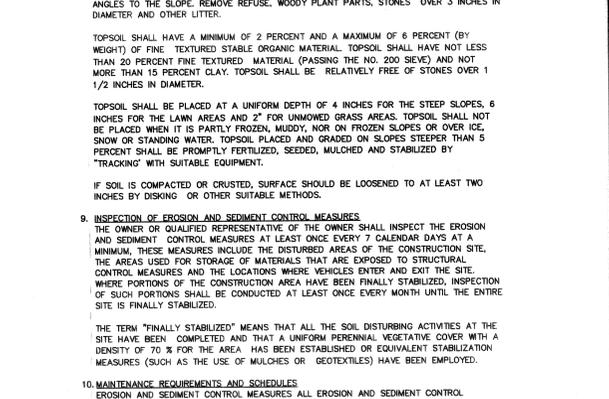
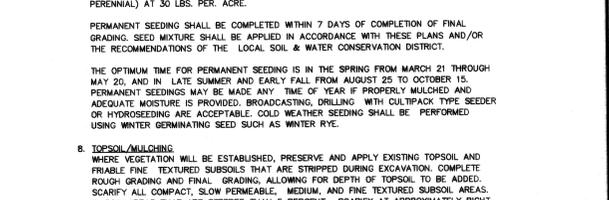
**EROSION CONTROL BLANKET**  
NOT TO SCALE



**HAY BALE INSTALLATION AT CATCH BASINS**  
NOT TO SCALE



- STONE CHECK DAMS**  
NOT TO SCALE
- USE GRADED STONE 3/4" TO 2 INCHES IN SIZE (NYS-DOT LIGHT STONE FILL MEETS THESE REQUIREMENTS).



- EROSION CONTROL BLANKET**  
NOT TO SCALE
- TEMPORARY DIVERSION SWALES WILL BE INSTALLED IMMEDIATELY UPSTREAM OF AREAS SCHEDULED TO BE DISTURBED FOR THE PURPOSE OF DIVERTING STORMWATER. SWALES SHALL BE MAINTAINED UNTIL THE REGRADED SITE IS STABILIZED WITH PERMANENT SEEDING.
  - STABILIZED CONSTRUCTION ENTRANCE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE(S) SHALL BE INSTALLED IMMEDIATELY ADJACENT TO THE EXISTING PAVEMENT. DURING WET WEATHER IT MAY BE NECESSARY TO WASH VEHICLE TIRES AT THIS LOCATION. THE ENTRANCE SHALL BE GRADED OFF SO THAT RUNOFF WILL BE DIRECTED TO AN EXISTING CATCH BASIN AND AWAY FROM THE PAVEMENT. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING CATCH BASINS.
  - SILT FENCE SILT FENCES SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED ABOVE, AROUND TOPSOIL STOCKPILE AREAS, AT THE BASE OF ALL DISTURBED SLOPES, AND AT INTERVALS NECESSARY TO PREVENT CONCENTRATION OF FLOW.
  - VEGETATION PROTECTION LIMIT SOIL PLACEMENT OVER EXISTING TREES AND SHRUB ROOTS TO A MAXIMUM OF 3 INCHES. USE SOILS WITH LOAMY TEXTURES AND GOOD STRUCTURE. CONSTRUCT STURDY FENCES, WOOD OR STEEL BARRIERS, OR OTHER PROTECTIVE DEVICES TO SURROUND AND PROTECT SENSITIVE OR VALUABLE VEGETATION FROM CONSTRUCTION EQUIPMENT. PLACE BARRIERS FAR ENOUGH FROM TREES SO THAT TALL EQUIPMENT SUCH AS BACKHOES AND DUMP TRUCKS DO NOT DAMAGE TREE BRANCHES.
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**EROSION CONTROL BLANKET**  
NOT TO SCALE

| NO. | DATE    | REVISIONS                              | BY  |
|-----|---------|--|-----|
| 1   | 7/16/23 | EMERGENCY AREAS AND DRAINAGE REVISIONS | TBO |
| 2   | 9/19/22 | CONSULTANT COMMENTS                    | TBO |
| 3   | 6/17/22 | LAYOUT REVISIONS                       | TBO |
| 4   | 5/10/22 | ENGINEERS COMMENTS                     | US  |
| 5   | 5/10/17 | ENGINEERS COMMENTS                     | US  |
| 6   | 3/15/16 | ENGINEERS COMMENTS                     | BY  |

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 FAX: (646) 781-8107

EROSION AND SEDIMENT CONTROL DETAILS  
**GARDNER RIDGE**  
 GARDNERTOWN ROAD  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.  
**15 OF 15**  
 DATE: JANUARY 28, 2016  
 FILE NO.