



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

PROJECT NAME: MONARCH WOODS SENIOR HOUSING
PROJECT NO.: 19-28
PROJECT LOCATION: SECTION 103, BLOCK 7, LOT 18
SECTION 47, BLOCK 1, LOT 46
REVIEW DATE: 1 JULY 2022
MEETING DATE: 7 JULY 2022
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES, PC

1. The project is before the Board for a Public Hearing for a 102 Unit Senior Housing project proposed within two structures on the site. The previous out-parcel/bank has been removed from the plan based on the wetlands delineation.
2. Status of the New York State Department of Transportation review of the Emergency Vehicle Access Drive should be addressed.
3. Health Department approval for water main extensions with hydrants is required.
4. Comments from the 21 April 2022 Planning Board meeting are outstanding and should be addressed.
5. A Stormwater Facilities Maintenance Agreement will be required.
6. Securities for Stormwater Management, Erosion and Sediment Control and landscaping are required to be posted.
7. A cost estimate for the water main extension is required in order to establish fees.
8. Pre-construction notice for potential impacts to Army Corp of Engineer regulated wetlands is required.
9. Notes should be added to the plans regarding compliance with all sections of Chapter 185-48 as applicable to the project.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

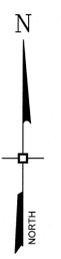
Patrick J. Hines
Principal
PJH/kbw

NEW YORK OFFICE

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

PENNSYLVANIA OFFICE

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

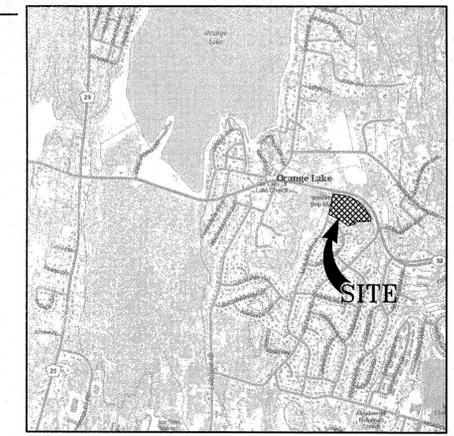


LIST OF DRAWINGS

DRAWING #	TITLE	SHEET #
O-100	OVERALL PLAN	1
C-101	SITE PLAN	2
C-102	GRADING, DRAINAGE PLAN	3
C-103	UTILITIES PLAN	4
C-104	PHASING & EROSION CONTROL PLAN	5
C-105	PHASING PLAN	6
C-106	LIGHTING PLAN	7
C-201	PROFILE	8
C-301	DETAILS	9
C-302	DETAILS	10
C-303	DETAILS	11
C-304	DETAILS	12
C-305	DETAILS	13
C-306	DETAILS	14

LEGEND

	BUILDING LINE
	BUILDING ROOF LINE
	CONCRETE PAD LINE
	CONCRETE HATCH
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	CURB LINE
	DRIVEWAY LINE
	EASEMENT LINE
	FENCE LINES
	PARKING STALL STRIPE
	LAND BANKED PARKING
	PROPERTY LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT LINE
	EDGE OF SIDEWALK LINES
	STRIPING LINE
	EXISTING BUILDING LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING CURB LINE
	EXISTING EDGE OF PAVEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING SILT FENCE LINES
	EXISTING FENCE LINES
	EXISTING GUIDERAIL LINES
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING ROAD CENTERLINE
	EXISTING SEWER MAIN LINES
	EXISTING SEWER SERVICE LINES
	EXISTING SEWER FORCE MAIN LINES
	EXISTING EDGE OF SIDEWALK LINES
	EXISTING STORM DRAIN LINES
	EXISTING LIMIT OF TREE LINES
	EXISTING WATER MAIN LINES
	EXISTING WATER SERVICE LINES
	LIMIT OF ACOE WETLAND
	LIMIT OF NYSDEC WETLAND
	LIMIT OF NYSDEC WETLAND BUFFER LINE
	MUNICIPAL BOUNDARY



LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 103, BLOCK 7, LOT 18
SECTION 47, BLOCK 1, LOT 48
- TOTAL AREA OF SUBJECT PARCEL: 10.5791 ACRES.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS GIS GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- OWNER/APPLICANT: 52 MONARCH DEVELOPMENT, INC.
4171 ALBANY POST ROAD
HYDE PARK, NEW YORK, 12538
- THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE, CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
- DUE TO THE PROXIMITY OF THE PROJECT SITE TO KNOWN NORTHERN LONG-EARED BAT & INDIANA BAT HIBERNACULUM, POTENTIAL ROOST TREES SHALL ONLY BE CUT AND REMOVED DURING KNOWN HIBERNATION MONTHS BETWEEN THE DATES OF NOVEMBER 1ST THROUGH MARCH 31ST, IN ORDER TO AVOID DIRECT ADVERSE IMPACTS TO BOTH SPECIES.
- ALL RESIDENTIAL BUILDINGS WILL BE EQUIPPED WITH AN APPROVED FIRE SPRINKLER SYSTEM.
- BASED ON SENIOR CITIZEN USE, THE PROJECT SHALL PROVIDE EMERGENCY POWER GENERATORS IN THE CASE OF POWER LOSS.

PARKING CALCULATIONS

TOTAL UNIT COUNT:	78 2-BEDROOM UNITS 24 1-BEDROOM UNITS
TOTAL PARKING REQUIRED FOR 1 & 2-BEDROOM UNITS IN B ZONE:	1-BEDROOM: 2.0 SPACES PER DWELLING UNIT 24 UNITS X 2.0 = 48 SPACES 2-BEDROOM: 2.0 SPACES PER DWELLING UNIT 78 UNITS X 2.0 = 156 SPACES
TOTAL PARKING REQUIRED = 204 SPACES	
PROVIDED:	TOTAL PARKING PROVIDED = 204 SPACES
SUMMARY:	200 PARKING SPACES REQUIRED 157 PARKING SPACES PROVIDED 47 BUILDING GARAGE PARKING SPACES

DENSITY CALCULATIONS

TOWN OF NEWBURGH - ZONING DISTRICT B

SENIOR CITIZEN HOUSING [§185-48] (LOT 2)

PARCEL AREA	103-7-18	\$276,845 SF = \$8 35 AC
	47-1-48	\$184,013 SF = \$4 22 AC
TOTAL		\$460,858 SF = \$10 57 AC
NET AREA (TOTAL - 75% WETLAND AREA)		\$10 57 - (0.75x1 06) = \$9 76 AC

UNITS PERMITTED:	24% 1-BEDROOM & 76% 2-BEDROOM
	12-UNITS PER ACRE FOR 1-BEDROOM
	10-UNITS PER ACRE FOR 2-BEDROOM
	(12 UNITS * 9.76 AC * 24) + (10 UNITS * 9.76 AC * 76) = 102.3 UNITS
TOTAL UNITS = 102.3 UNITS	

UNITS PROPOSED:	APARTMENTS: 2 BUILDINGS X (12) 1-BEDROOM UNITS EACH = 24 UNITS 2 BUILDINGS X (30) 2-BEDROOM UNITS EACH = 78 UNITS
TOTAL APARTMENT UNITS PROPOSED = 102 UNITS	

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT B
PROPOSED USE (LOT 1): POTENTIAL BANK (USE §185 ATCH 11)
PROPOSED USE (LOT 2): SENIOR CITIZEN HOUSING (USE §185-48)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	N/A	419,491 SF
LOT WIDTH	N/A	900 FEET
LOT DEPTH	N/A	638 FEET
FRONT YARD	N/A (MONARCH DR) 60 FEET (NYS RTE 52)	40 FEET 64 FEET
REAR YARD	N/A	40 FEET
TRANSITIONAL YARD	75 FEET (ABUTTING RES. ZONE)	75 FEET
SIDE YARD (ONE / BOTH)	N/A	40 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	N/A	46.5 FEET *
LOT BUILDING COVERAGE	N/A	13%
LOT SURFACE COVERAGE	N/A	34%
ONE-BEDROOM AREA	700 SF	840 SF **
TWO-BEDROOM AREA	900 SF	1060 SF ***

* THE TOWN OF NEWBURGH ZBA HAS DETERMINED THAT A HEIGHT VARIANCE IS NOT REQUIRED AND THAT THE PLANNING BOARD HAS JURISDICTION AS PART OF THE SENIOR CITIZEN HOUSING REGULATIONS SECTION 185-48-B.
** ONE-BEDROOM FLOOR AREA VARIANCE REQUIRED.
*** TWO-BEDROOM FLOOR AREA VARIANCE REQUIRED.

- NOTE
- FRONT YARD PER SECTION 185-18 C(4)(B)
 - REAR YARD PER SECTION 185-18 C.(5)(B)(1), BUILDING OVER 40 FT.
 - BUFFER PER SECTION 185-21 D(3)
 - POOL SETBACK PER SECTION 185-43 B
 - REAR YARD PER SECTION 185-18 C.(5)(B)(1), BUILDING UNDER 40 FT.

REPUTED OWNER: BETCHER

TAX MAP ID: 103-7-3
DEED BOOK: 2118, PAGE: 1000
(FILED MAP 2233, LOT 3)

REPUTED OWNER: SIERODZINSKI

TAX MAP ID: 103-7-4
DEED BOOK: 13414, PAGE: 1898
(FILED MAP 2233, LOT 4)

REPUTED OWNER: GUARDIAN 81, INC

TAX MAP ID: 103-7-7
DEED BOOK: 12186, PAGE: 540
(FILED MAP 2233, LOT 7)

REPUTED OWNER: LINDA A. CONTARINO LIVING TRUST

TAX MAP ID: 103-7-6
DEED BOOK: 14444, PAGE: 7
(FILED MAP 2233, LOT 6)

REPUTED OWNER: LEWIS

TAX MAP ID: 103-7-5
DEED BOOK: 14119, PAGE: 296
(FILED MAP 2233, LOT 5)

REPUTED OWNER: OBENG

TAX MAP ID: 103-7-1
DEED BOOK: 12129, PAGE: 1465
(FILED MAP 2233, LOT 1)

REPUTED OWNER: VIRGINIA L. WILSON LIVING TRUST

TAX MAP ID: 103-7-2
DEED BOOK: 12955, PAGE: 671
(FILED MAP 2233, LOT 2)

No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED PER PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1 OF 14
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A
<input type="checkbox"/> OTHER	N/A OF N/A
<input type="checkbox"/> FOR BID	N/A OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

1 inch = 50 ft.

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-CC.COM

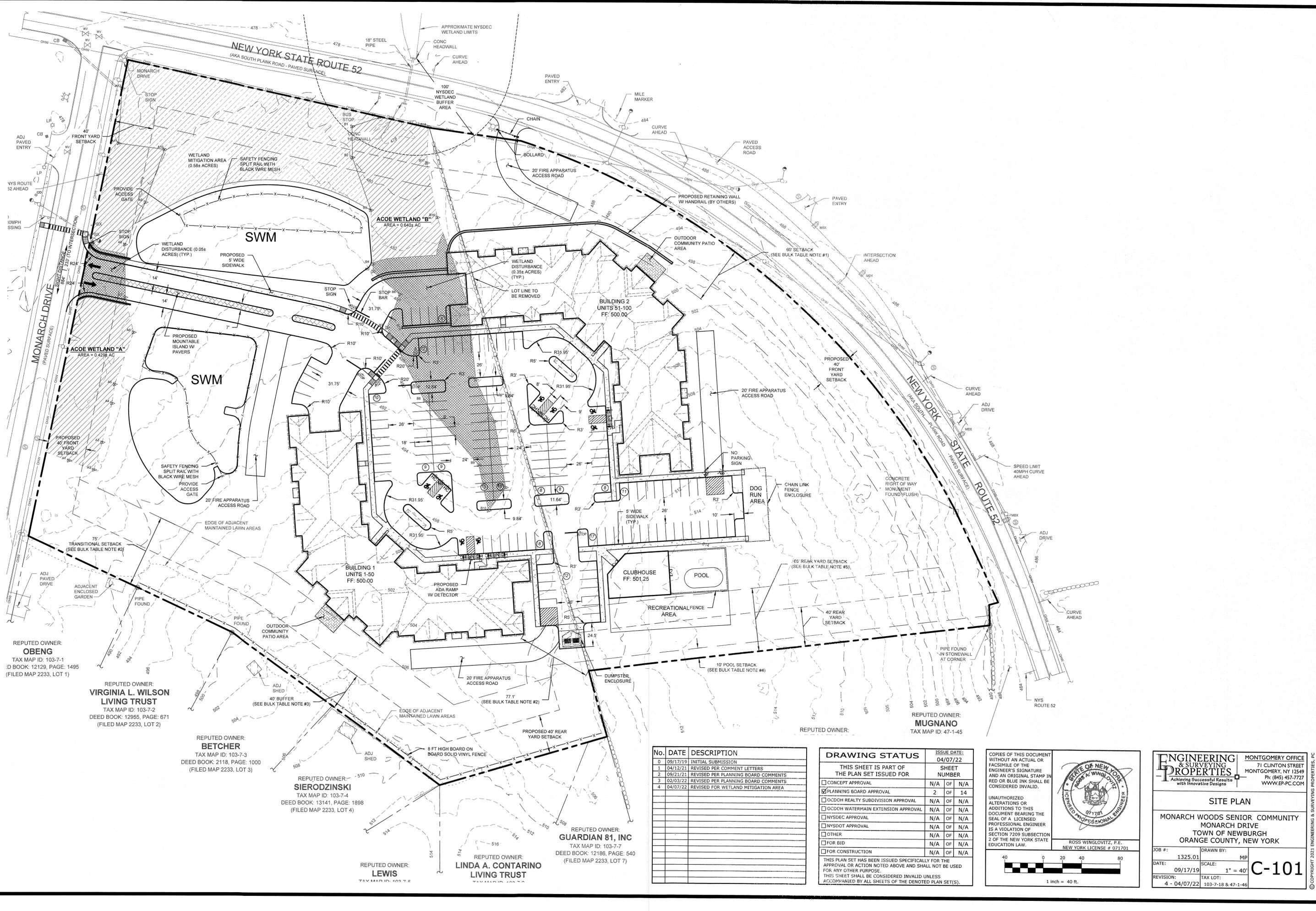
OVERALL PLAN

MONARCH WOODS SENIOR COMMUNITY
MONARCH DRIVE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1325.01
DATE: 09/17/19
REVISION: 4 - 04/07/22

DRAWN BY: MP
SCALE: 1" = 50'
TAX LOT: 103-7-18 & 47-1-46

O-100



REPUTED OWNER:
OBENG
TAX MAP ID: 103-7-1
DEED BOOK: 12129, PAGE: 1495
(FILED MAP 2233, LOT 1)

REPUTED OWNER:
VIRGINIA L. WILSON LIVING TRUST
TAX MAP ID: 103-7-2
DEED BOOK: 12955, PAGE: 671
(FILED MAP 2233, LOT 2)

REPUTED OWNER:
BETCHER
TAX MAP ID: 103-7-3
DEED BOOK: 2118, PAGE: 1000
(FILED MAP 2233, LOT 3)

REPUTED OWNER:
SIERODZINSKI
TAX MAP ID: 103-7-4
DEED BOOK: 13141, PAGE: 1898
(FILED MAP 2233, LOT 4)

REPUTED OWNER:
LEWIS
TAX MAP ID: 103-7-5
DEED BOOK: 12186, PAGE: 1495
(FILED MAP 2233, LOT 5)

REPUTED OWNER:
LINDA A. CONTARINO LIVING TRUST
TAX MAP ID: 103-7-6
DEED BOOK: 12186, PAGE: 1495
(FILED MAP 2233, LOT 6)

REPUTED OWNER:
GUARDIAN 81, INC
TAX MAP ID: 103-7-7
DEED BOOK: 12186, PAGE: 1495
(FILED MAP 2233, LOT 7)

REPUTED OWNER:
MUGNANO
TAX MAP ID: 47-1-45

No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED PER PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		04/07/22
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	2	OF 14
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

1 inch = 40 ft.

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.ER-PC.COM

SITE PLAN

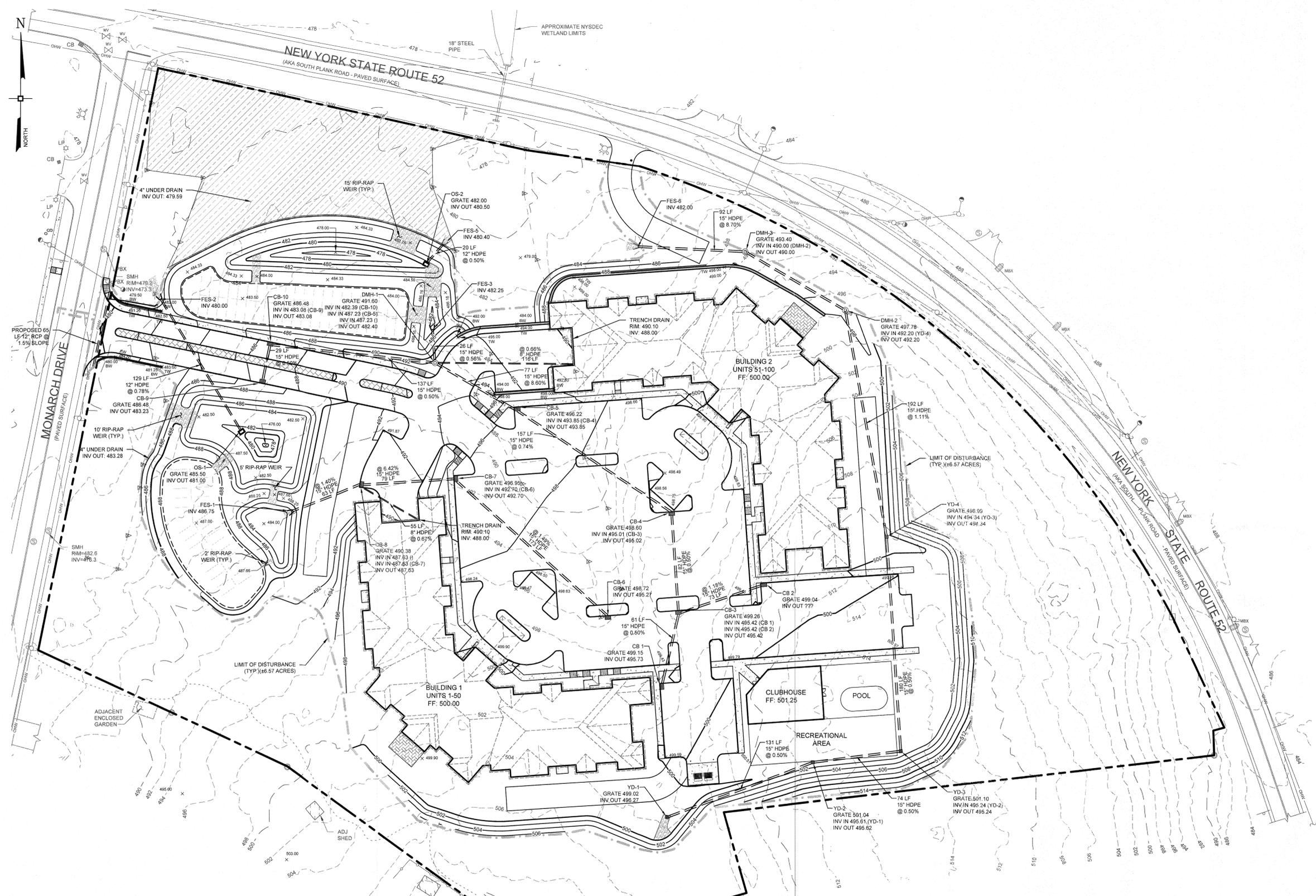
MONARCH WOODS SENIOR COMMUNITY
MONARCH DRIVE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1325.01
DATE: 09/17/19
REVISION: 4 - 04/07/22

DRAWN BY: MP
SCALE: 1" = 40'
TAX LOT: 103-7-18 & 47-1-46

C-101

© COPYRIGHT 2021, ENGINEERING & SURVEYING PROPERTIES, P.C.



No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED PER PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA

DRAWING STATUS	ISSUE DATE:	SHEET NUMBER
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	04/07/22	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	3	OF 14
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (645) 457-7727
WWW.EP-PC.COM

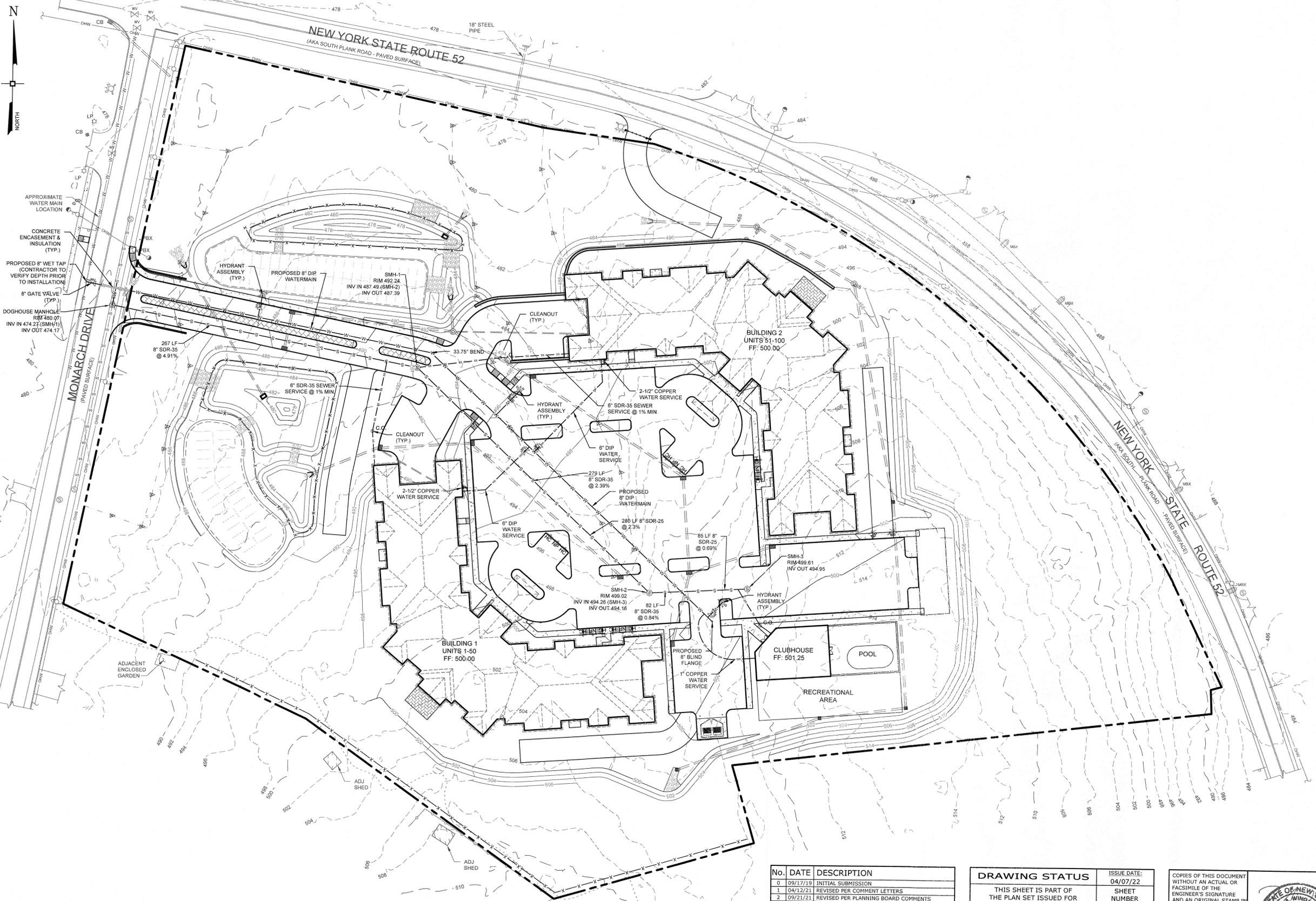
GRADING & DRAINAGE PLAN

MONARCH WOODS SENIOR COMMUNITY
MONARCH DRIVE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1325.01
DATE: 09/17/19
REVISION: 4 - 04/07/22

DRAWN BY: MP
SCALE: 1" = 40'
TAX LOT: 103-7-18 & 47-1-46

C-102



APPROXIMATE WATER MAIN LOCATION
 CONCRETE ENCASEMENT & INSULATION (TYP.)
 PROPOSED 6\"/>

No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED PER PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA

DRAWING STATUS		ISSUE DATE:	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		04/07/22	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF	N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	4	OF	14
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.
 NEW YORK LICENSE # 071701

1 inch = 40 ft.

ENGINEERING & SURVEYING PROPERTIES
 Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
 71 CLINTON STREET
 MONTGOMERY, NY 12549
 Ph: (845) 457-7727
 WWW.EP-PC.COM

UTILITIES PLAN

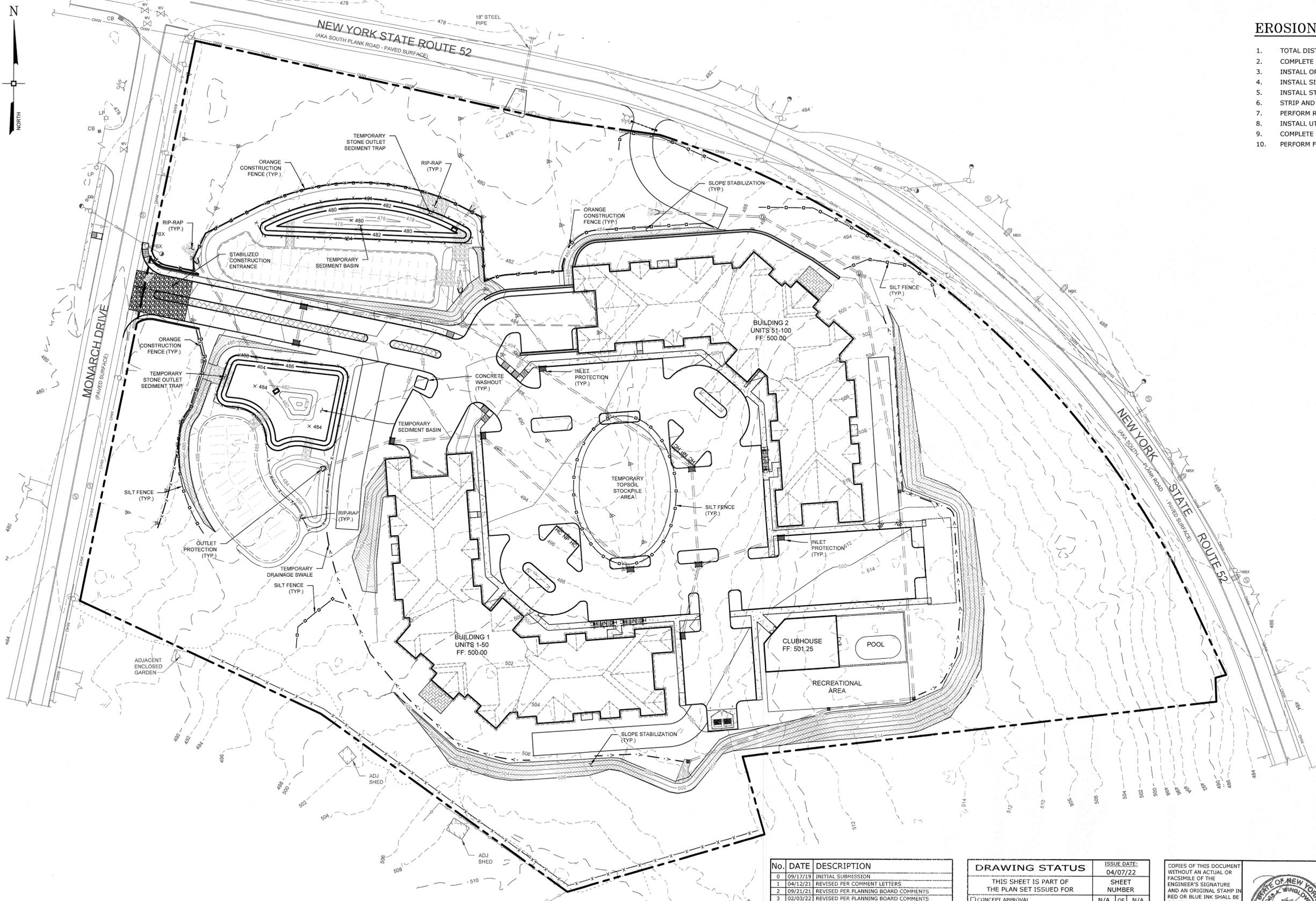
MONARCH WOODS SENIOR COMMUNITY
 MONARCH DRIVE
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

JOB #: 1325.01
 DATE: 09/17/19
 REVISION: 4 - 04/07/22

DRAWN BY: MP
 SCALE: 1" = 40'
 TAX LOT: 103-7-18 & 47-1-46

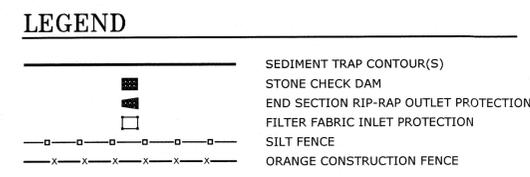
C-103

© COPYRIGHT 2021 ENGINEERING & SURVEYING PROPERTIES, P.C.



EROSION CONTROL NOTES

1. TOTAL DISTURBANCE 6.57± ACRES.
2. COMPLETE ALL TREE CLEARING.
3. INSTALL ORANGE CONSTRUCTION FENCE ALONG LIMIT OF DISTURBANCE.
4. INSTALL SILT FENCE.
5. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
6. STRIP AND STOCKPILE TOPSOIL.
7. PERFORM ROUGH CUTS AND FILLS FOR SITE.
8. INSTALL UTILITIES.
9. COMPLETE SITE ROUGH GRADE.
10. PERFORM FINE GRADING AND STABILIZE ALL DISTURBED AREAS.



No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED PER PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		04/07/22
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	5	OF 14
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

1 inch = 40 ft.

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

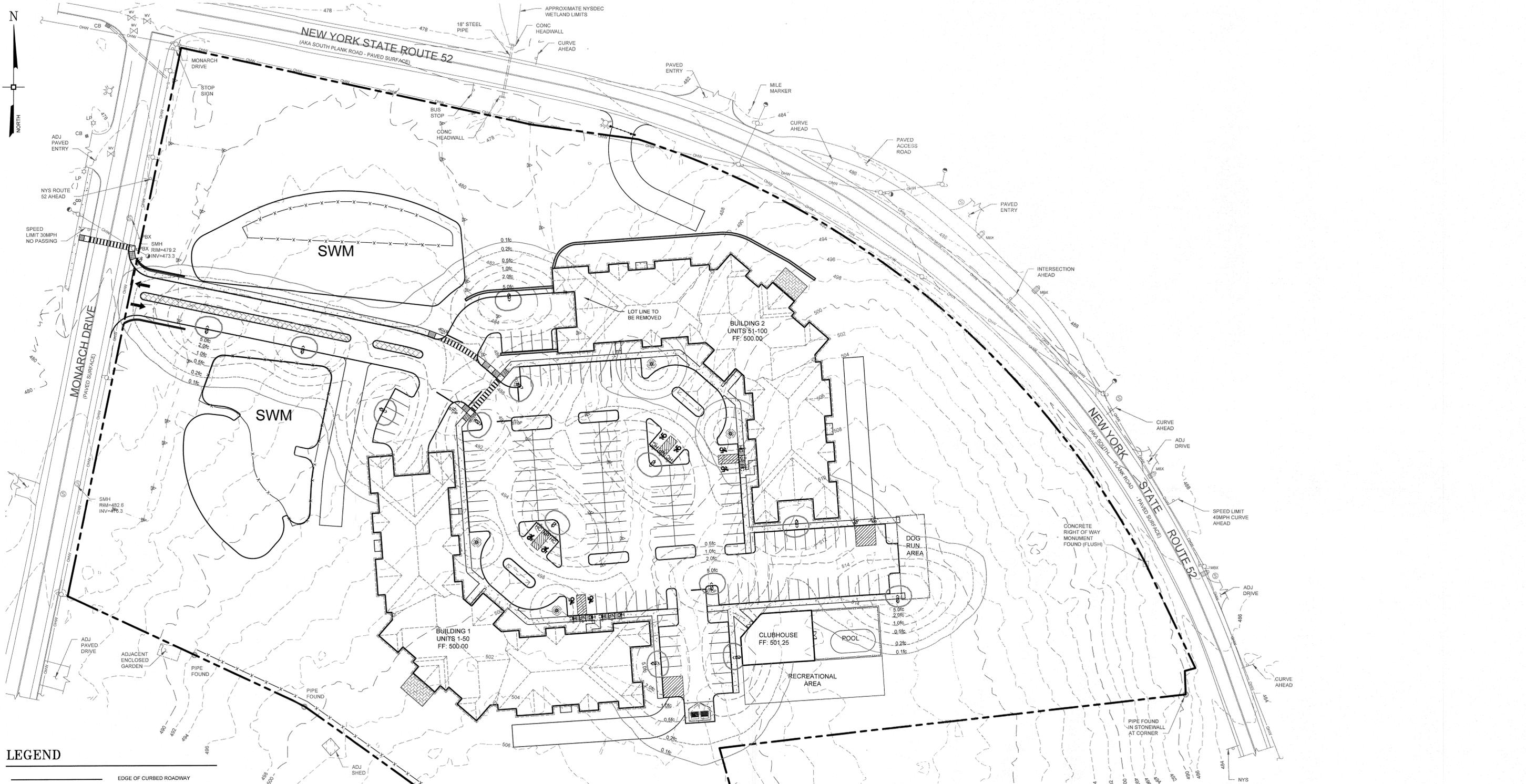
MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

EROSION CONTROL PLAN

MONARCH WOODS SENIOR COMMUNITY
MONARCH DRIVE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1325.01 DRAWN BY: MP
DATE: 09/17/19 SCALE: 1" = 40'
REVISION: 4 - 04/07/22 TAX LOT: 103-7-18 & 47-1-46

C-104



LEGEND

[Symbol]	EDGE OF CURBED ROADWAY
[Symbol]	SIDEWALK
[Symbol]	BUILDING
[Symbol]	RETAINING WALL
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	0.1 FOOTCANDLES
[Symbol]	0.2 FOOTCANDLES
[Symbol]	0.5 FOOTCANDLES
[Symbol]	1 FOOTCANDLE
[Symbol]	2 FOOTCANDLES
[Symbol]	5 FOOTCANDLES

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
[Symbol]	A	4	American Electric Lighting	HTFL-P10-XX-40K-R5-AP-GR	Hartsfield Acorn LED, LED Performance Package P10, 4000 Series CCT, R5 Distribution, Polycarbonate optic, 9" nominal optic	LED	1	HTFL_P10_XX_40K_R5_AP_GR.ies	3,449	0.80	25
[Symbol]	B	11	PacLights	FALC-100-50-LV-T3-AM-BZ	Shoobox LED Series FALC, 5000K, 13,077 Lumens & 100W	LED	1	FALC100-T3.ies	13,077	0.80	100

No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED PER PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	04/07/22
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	7 OF 14
<input type="checkbox"/> OCCOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> OCCOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A
<input type="checkbox"/> OTHER	N/A OF N/A
<input type="checkbox"/> FOR BID	N/A OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

1 inch = 40 ft.

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

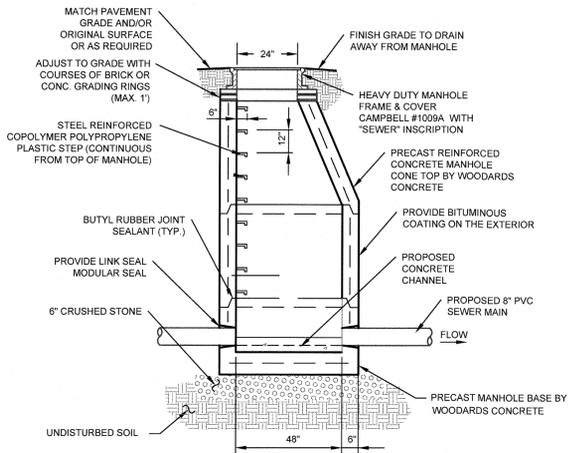
LIGHTING PLAN

MONARCH WOODS SENIOR COMMUNITY
MONARCH DRIVE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1325.01
DATE: 09/17/19
REVISION: 4 - 04/07/22

DRAWN BY: [Blank]
SCALE: 1" = 40'
TAX LOT: 103-7-18 & 47-1-46

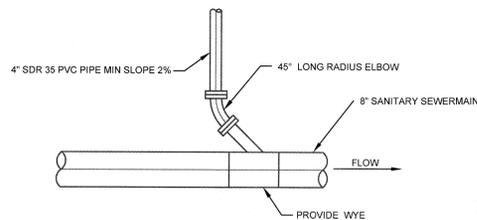
C-106



- NOTES:
1. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.
 2. REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM A185 GRADE 65.
 3. ALL MANHOLES WITHIN PAVEMENT AREAS SHALL BE DESIGNED TO WITHSTAND HS-20 LOADINGS.

SEWER MANHOLE

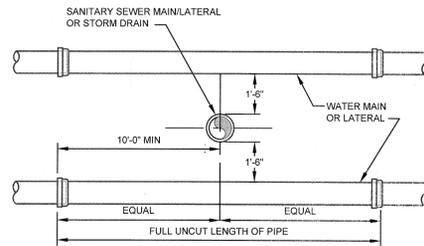
SCALE: NTS



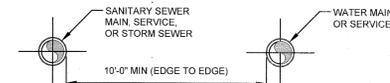
- NOTES:
1. A SEWER CLEANOUT IS REQUIRED EVERY 75' OR LESS ALONG THE SERVICE.

SEWER SERVICE CONNECTION

SCALE: NTS



VERTICAL SEPARATION

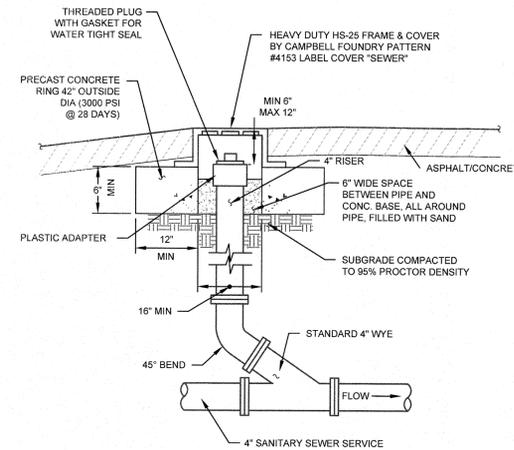


HORIZONTAL SEPARATION

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

WATER/SEWER SEPARATION REQUIREMENTS

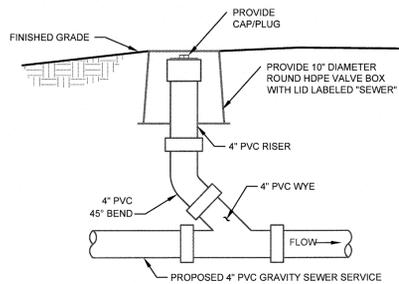
SCALE: NTS



NOTE:
ALL PIPING TO BE PVC SDR 35.

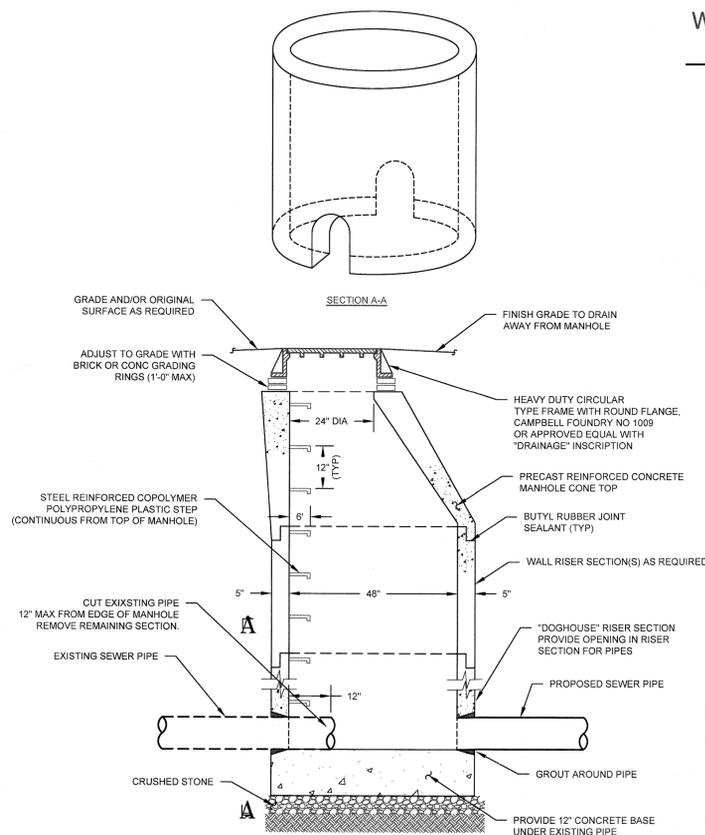
TYPICAL CLEANOUT IN PAVED AREA

SCALE: NTS



TYPICAL CLEANOUT

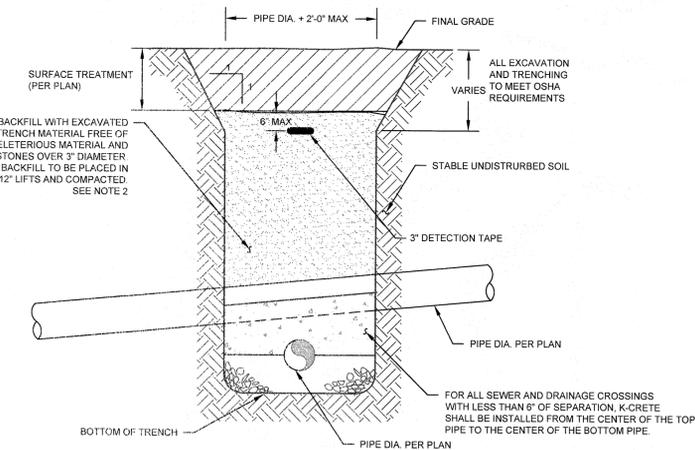
SCALE: NONE



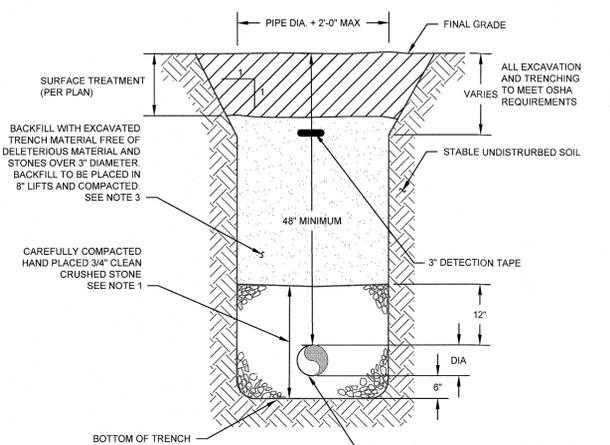
- NOTES:
1. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
 2. REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM A185 GRADE 65.
 3. CONTRACTOR TO ORDER MANHOLE SECTIONS FROM MANUFACTURER TO MATCH REQUIRED ELEVATIONS AND INVERTS PER PLAN.
 4. MANHOLE CONSTRUCTION TO BE CAPABLE OF WITHSTANDING H-20 LOADINGS.
 5. PRECAST CONCRETE MANHOLE COMPONENTS BY FORT MILLER OR EQUAL.
 6. FOR INSTALLATION: FIRST EXCAVATE AROUND EXISTING SEWER PIPE, THEN POUR THE BASE FOR THE DOGHOUSE MANHOLE. SET THE MANHOLE WALLS OVER THE POURED BASE. GROUT ALL SEAMS THEN CUT THE EXISTING PIPE INSIDE OF THE DOGHOUSE MANHOLE.

DOGHOUSE MANHOLE

SCALE: N.T.S.



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



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

SEWER PIPE TRENCH

SCALE: NTS

SEWER SYSTEM NOTES

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

GENERAL UTILITY NOTES

1. THE LOCATION AND SIZE OF EXISTING DRAINAGE FACILITIES ARE FROM SURVEYS, FIELD RECONNAISSANCE OR PLANS OF RECORD. ALL FACILITIES WHICH ARE TO REMAIN OR BE MODIFIED FOR REUSE SHALL BE FIELD VERIFIED AS TO ACTUAL LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE OWNER'S FIELD REPRESENTATIVE FOR RESOLUTION.
2. THE CONTRACTOR SHALL REFER TO THE BUILDING MECHANICAL AND PLUMBING PLANS FOR THE EXACT LOCATIONS AND INVERTS OF ALL BUILDING SERVICE CONNECTIONS.
3. ALL UTILITY STRUCTURE CASTINGS SHALL BE ADJUST AS NECESSARY TO BE FLUSH WITH PROPOSED FINISHED GRADE.
4. CONTRACTOR TO CALL UFPO AT LEAST 2 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT 1-800-962-7962 FOR COMPLETE UTILITIES MARKOUT.
5. CONTRACTOR TO CONTACT TOWN OF NEWBURGH WATER DEPARTMENT AT (845) 564-7813 AT LEAST 2 DAYS PRIOR TO CONSTRUCTION.
6. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER & WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTION AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER & WATER DEPARTMENT.

Dig Safely. New York
Call 811
before you dig

No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED PER PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		04/07/22
	SHEET NUMBER	
<input type="checkbox"/>	CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	9 OF 14
<input type="checkbox"/>	OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/>	OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/>	NYS DOT APPROVAL	N/A OF N/A
<input type="checkbox"/>	OTHER	N/A OF N/A
<input type="checkbox"/>	FOR BID	N/A OF N/A
<input type="checkbox"/>	FOR CONSTRUCTION	N/A OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

ORIGINAL SCALE IN INCHES

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
PH: (845) 457-7727
WWW.EP-PC.COM

DETAILS

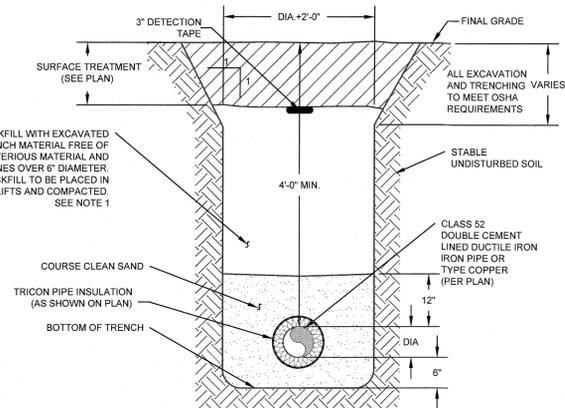
MONARCH WOODS SENIOR COMMUNITY
MONARCH DRIVE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1325.01
DATE: 09/17/19
REVISION: 4 - 04/07/22

DRAWN BY: MP
SCALE: AS NOTED
TAX LOT: 103-7-18 & 47-1-46

C-301

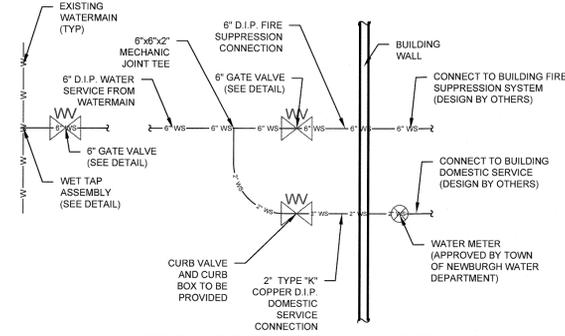
© COPYRIGHT 2021 ENGINEERING & SURVEYING PROPERTIES, P.C.



NOTE:
1. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC. SHALL BE WITH R.O.B. GRAVEL (NYS DOT SPEC) FOR THE FULL DEPTH OF THE EXCAVATION. BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.

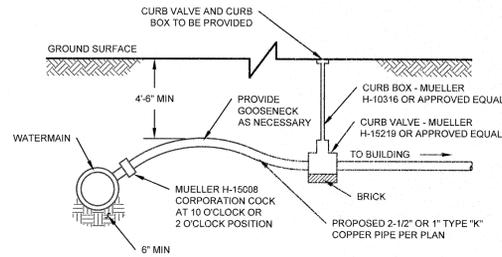
WATER PIPE TRENCH

SCALE: NTS



WATER SERVICE CONNECTIONS

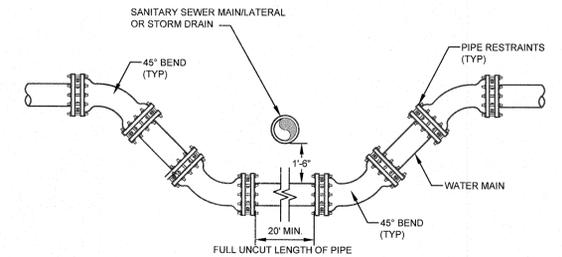
SCALE: NTS



NOTE:
1. ALL CONNECTIONS SHALL BE COMPRESSION FITTING ONLY.

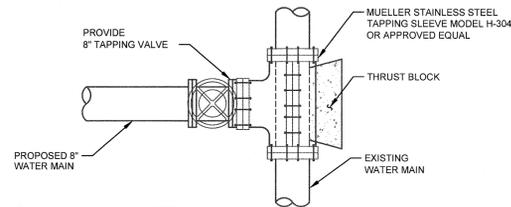
WATER SERVICE CONNECTION

SCALE: NTS



WATER MAIN OFFSET WITH RESTRAINTS

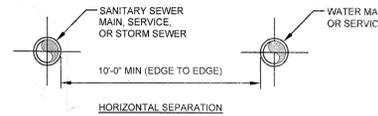
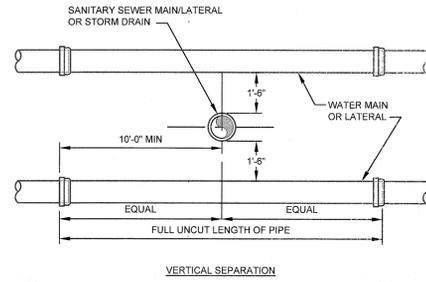
SCALE: N.T.S.



NOTES:
1. WET TAP TO BE PERFORMED BY CONTRACTOR WITH ENGINEER OR REPRESENTATIVE OF TOWN OF NEWBURGH WATER DEPARTMENT ON SITE.
2. CONTRACTOR TO CONTACT TOWN OF NEWBURGH WATER DEPARTMENT FOR INSTALLATION REQUIREMENTS.

WET TAP

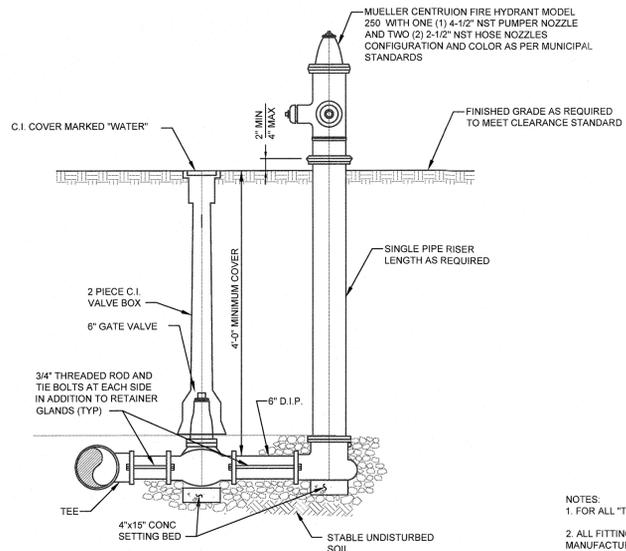
SCALE: NTS



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

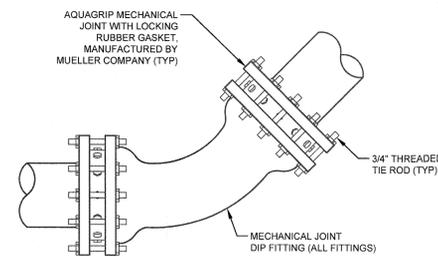
WATER/SEWER SEPARATION REQUIREMENTS

SCALE: NTS



NOTES:
1. A HYDRANT WITH THE PROPER RISER LENGTH (DEPTH OF BURY) SHALL BE INSTALLED AS REQUIRED TO MEET THE 2' MIN TO 4' MAX CLEARANCE BETWEEN THE CENTER OF THE BREAK AWAY FLANGES AND FINISHED GRADE SURFACE.
2. IN AREAS THAT EXPERIENCE SEASONABLY HIGH GROUND WATER LEVELS, THE HYDRANT BARRELL WEEPHOLE MUST REMAIN PLUGGED. IF THE HYDRANT BARRELL WEEPHOLE IS PLUGGED THE HYDRANT MUST BE MARKED ACCORDINGLY TO INDICATE THAT THE BARRELL MUST BE PUMPED DRY AFTER USE TO PREVENT DAMAGE DURING FREEZING TEMPERATURES.
3. FIRE HYDRANT TO HAVE ONE SHOP COAT AND ONE FIELD COAT OF PAINT. COLOR SHALL BE PER MUNICIPAL STANDARD.
4. ALL MECHANICAL JOINTS AND FITTINGS SHALL UTILIZE EBBA MEGALUG SERIES FITTINGS.

HYDRANT ASSEMBLY



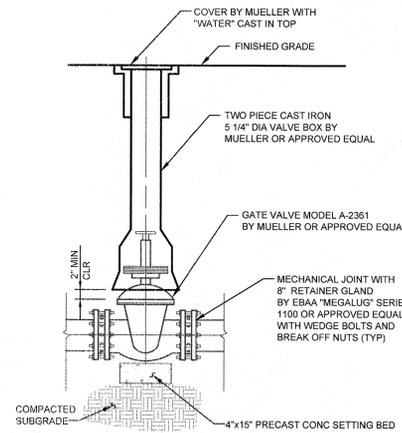
NOTES:
1. FOR ALL "T"s, NO UNRESTRAINED JOINTS WITHIN 5 FEET OF FITTING
2. ALL FITTINGS ARE TO BE RESTRAINED WITH AQUAGRIP MECHANIC JOINTS WITH LOCKING RUBBER GASKETS AS MANUFACTURED BY MUELLER COMPANY. IN ADDITION ALL PIPE JOINTS SHALL BE RESTRAINED AS FOLLOWS:

10" DIP RESTRAINTS*		8" DIP RESTRAINTS*	
45°	ALL JOINTS WITHIN 11 FEET OF FITTING	45°	ALL JOINTS WITHIN 9 FEET OF FITTING
22.5°	ALL JOINTS WITHIN 6 FEET OF FITTING	22.5°	ALL JOINTS WITHIN 5 FEET OF FITTING
11.25°	ALL JOINTS WITHIN 3 FEET OF FITTING	11.25°	ALL JOINTS WITHIN 3 FEET OF FITTING
10X10 TEE	ALL 10" BRANCH JOINTS WITHIN 32 FEET OF FITTING	8X10 TEE	ALL 12" BRANCH JOINTS WITHIN 38 FEET OF FITTING
10X8 TEE	ALL 8" BRANCH JOINTS WITHIN 17 FOOT OF FITTING	8X8 TEE	ALL 8" BRANCH JOINTS WITHIN 23 FEET OF FITTING
DEAD END (BLIND FLANGE)	ALL JOINTS WITHIN 55 FEET OF FITTING	8X6 TEE	ALL 6" BRANCH JOINTS WITHIN 5 FOOT OF FITTING
8" DIP RESTRAINTS*		DEAD END (BLIND FLANGE)	ALL JOINTS WITHIN 48 FEET OF FITTING
45°	ALL JOINTS WITHIN 8 FEET OF FITTING		
22.5°	ALL JOINTS WITHIN 4 FEET OF FITTING		
11.25°	ALL JOINTS WITHIN 2 FEET OF FITTING		
6X10 TEE	ALL 10" BRANCH JOINTS WITHIN 54 FEET OF FITTING		
6X8 TEE	ALL 6" BRANCH JOINTS WITHIN 23 FEET OF FITTING		
DEAD END (BLIND FLANGE)	ALL JOINTS WITHIN 32 FEET OF FITTING		

* ASSUMED: 4'-6" COVER, 150 PSI TEST PRESSURE, AND 2.0 TO 1 FACTOR OF SAFETY.

PIPE RESTRAINT DETAIL

SCALE: NTS



VALVE AND VALVE BOX

SCALE: NTS

No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED PER PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	04/07/22
CONCEPT APPROVAL	N/A OF N/A
PLANNING BOARD APPROVAL	10 OF 14
OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
NYSDEC APPROVAL	N/A OF N/A
NYS DOT APPROVAL	N/A OF N/A
OTHER	N/A OF N/A
FOR BID	N/A OF N/A
FOR CONSTRUCTION	N/A OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

0 1 2 3
ORIGINAL SCALE IN INCHES

Dig Safely. New York
Call 811
before you dig

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

DETAILS

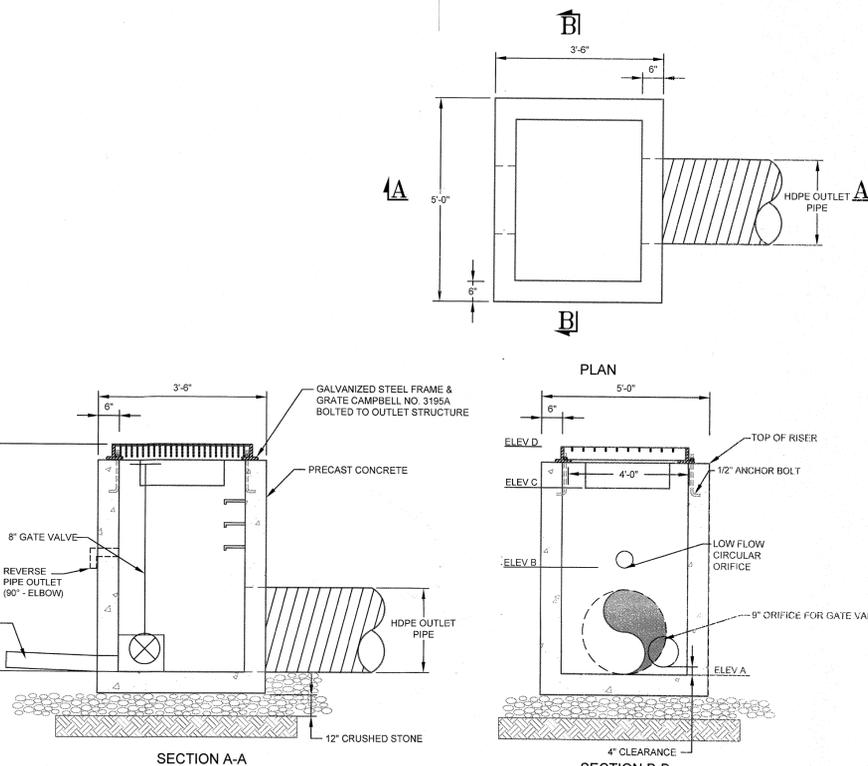
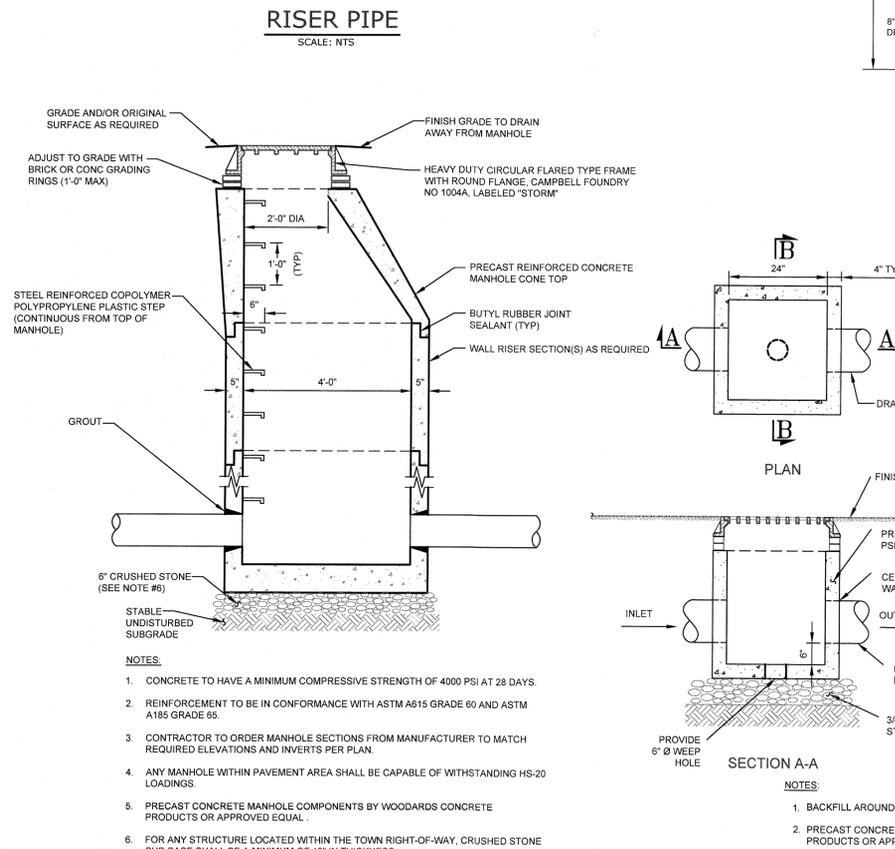
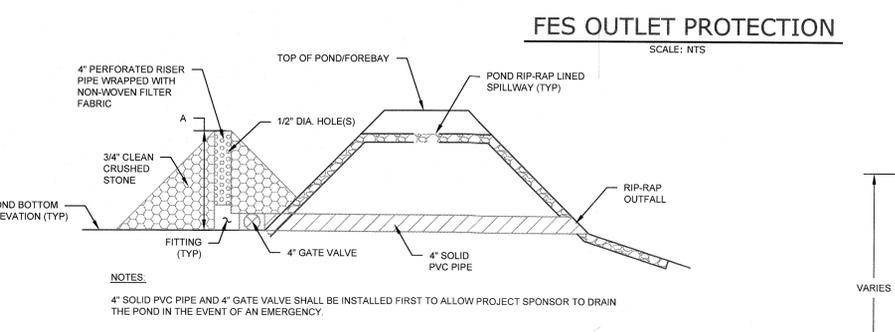
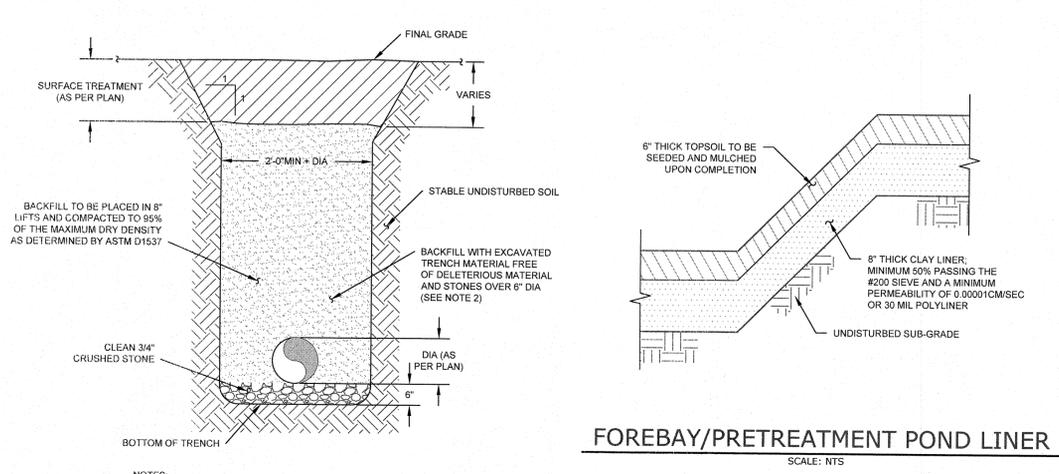
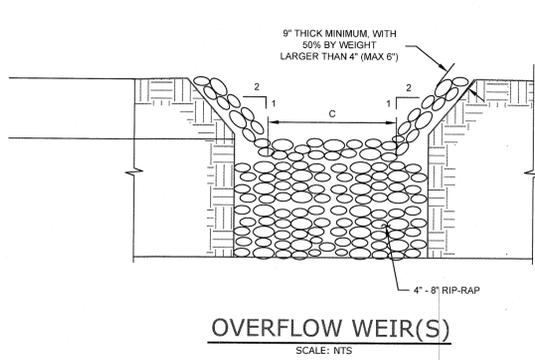
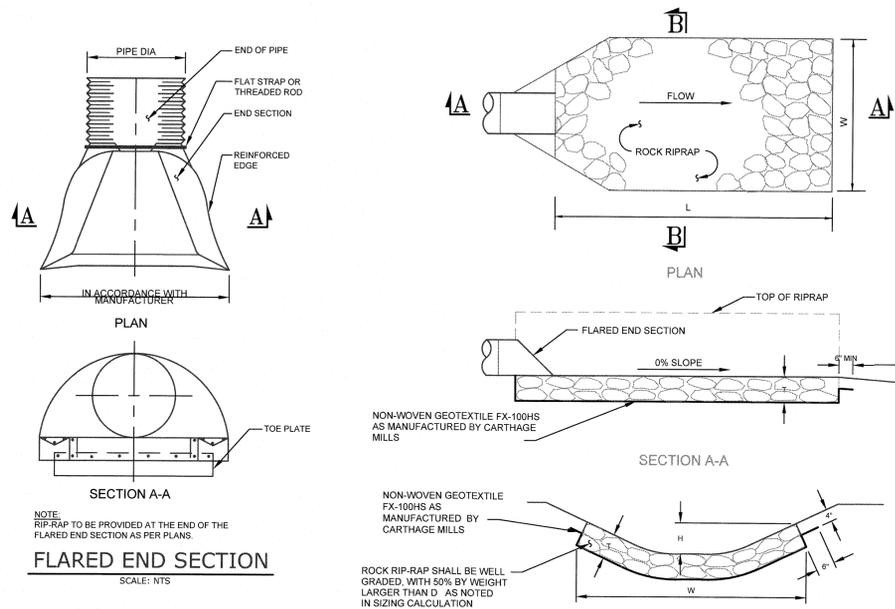
MONARCH WOODS SENIOR COMMUNITY
MONARCH DRIVE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1325.01
DATE: 09/17/19
REVISION: 4 - 04/07/22

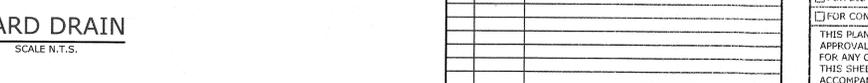
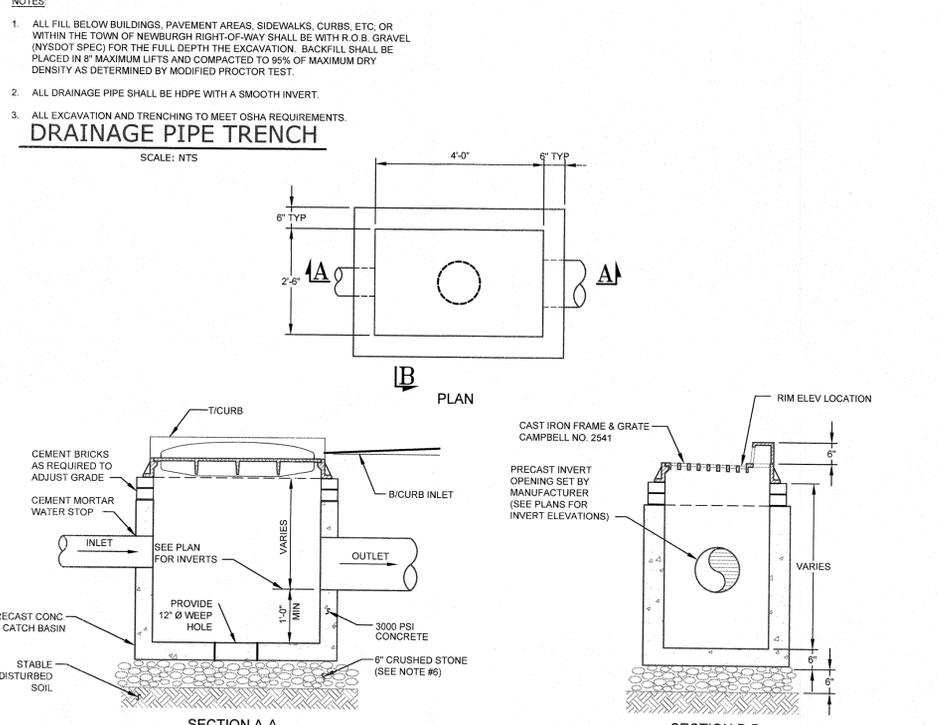
DRAWN BY: MP
SCALE: AS NOTED
TAX LOT: 103-7-18 & 47-1-46

C-302

© COPYRIGHT 2021 ENGINEERING & SURVEYING PROPERTIES, P.C.



POND	CULVERT / ORIFICES		WEIRS		OVERFLOW WEIR ELEVATION	
	ELEV A (Ø)	ELEV B (Ø)	ELEV C (WIDTH)	ELEV D	ELEV D (WIDTH)	ELEV D (WIDTH)
A2 FOREBAY	N/A	N/A	N/A	N/A	487.66 (5)	
B2 FOREBAY	N/A	N/A	N/A	N/A	484.50 (5)	
POND A2	481.00 (8')	481.00 (3 @ 3')	484.00 (36')	485.50	487.25 (10')	
POND B2	480.50 (8')	480.50 (3 @ 3')	N/A	482.00	482.75 (15')	



Dig Safely. New York
Call 811
before you dig

No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED PER PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		04/07/22
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A	SHEET NUMBER
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	11 OF 14	
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A OF N/A	
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYSDC APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYSDOT APPROVAL	N/A OF N/A	
<input type="checkbox"/> OTHER	N/A OF N/A	
<input type="checkbox"/> FOR BID	N/A OF N/A	
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A	

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

ORIGINAL SCALE IN INCHES

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

DETAILS

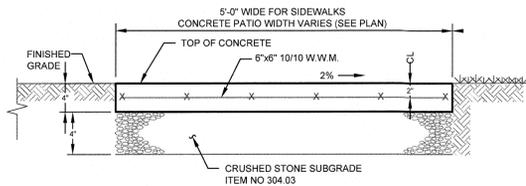
MONARCH WOODS SENIOR COMMUNITY
MONARCH DRIVE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1325.01
DATE: 09/17/19
REVISION: 4 - 04/07/22

DRAWN BY: MP
SCALE: AS NOTED
TAX LOT: 103-7-18 & 47-1-46

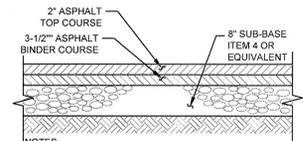
C-303

© COPYRIGHT 2021 ENGINEERING & SURVEYING PROPERTIES, P.C.



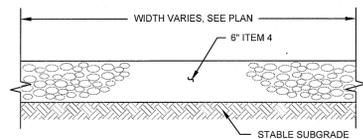
- NOTES:**
1. CURB EXPANSION JOINTS OF 1/4" PREFORMED BITUMINOUS COATED CELLULOSE OR SIMILAR MATERIAL AT TEN FOOT INTERVALS.
 2. SIDEWALK EXPANSION JOINTS SHALL BE SPACED AT 20' INTERVALS AND SHALL BE 4" DEEP, EDGED WITH 1/4" RADIUS.
 3. ALL CONCRETE FOR SIDEWALKS SHALL BE 4000 PSI AT 28 DAYS WITH TRANSVERSE BROOM FINISH AND CROSS SLOPE.
 4. SIDEWALKS GREATER THAN 8% IN GRADE SHALL BE STEPPED IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE REQUIREMENTS.

SIDEWALK/CONCRETE PATIO DETAIL
SCALE: N.T.S.

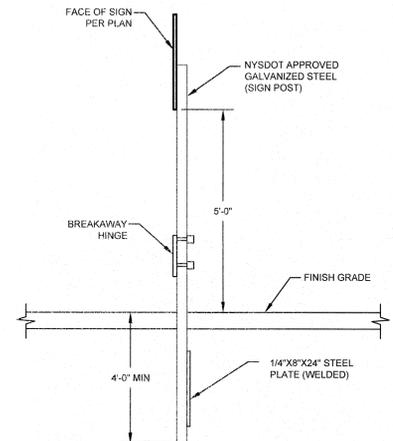


- NOTES:**
1. ALL SUB-GRADE AND SUB-BASE SHALL BE PROOF ROLLED PRIOR TO THE PLACEMENT OF SUBSEQUENT LIFTS.
 2. MATERIAL THICKNESS SPECIFIED IS "AFTER" COMPACTION.

ON-SITE PAVEMENT SECTION
SCALE: N.T.S.



GRAVEL ACCESS ROAD
SCALE: N.T.S.

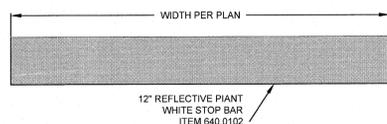


- NOTES:**
1. ALL ASSEMBLY HARDWARE TO BE CAST ALUMINUM WITH ALUMINUM BOLTS.
 2. ALL SIGNS SHALL CONFORM TO ALL NYSDOT AND MUTCD REQUIREMENTS.

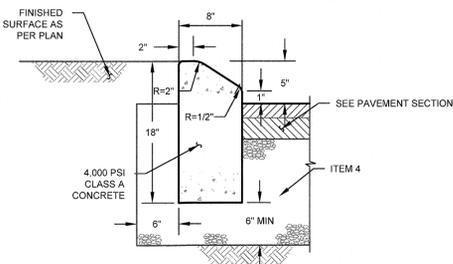
SIGN POST
SCALE: N.T.S.

SIGN	TEXT	M.U.T.C.D. No.	SIZE OF SIGN	TYPE OF MOUNT	DESCRIPTION
NP		P1-1C	12" x 18"	GR MTD	WHITE BACKGROUND RED LETTERING
STOP		R1-1C	36" x 36"	GR MTD	RED BACKGROUND WHITE LEGEND
HC		M12-1	18" x 24"	GR MTD	BLUE BACKGROUND BLACK SYMBOL WHITE LETTERING

SIGN SCHEDULE
SCALE: N.T.S.

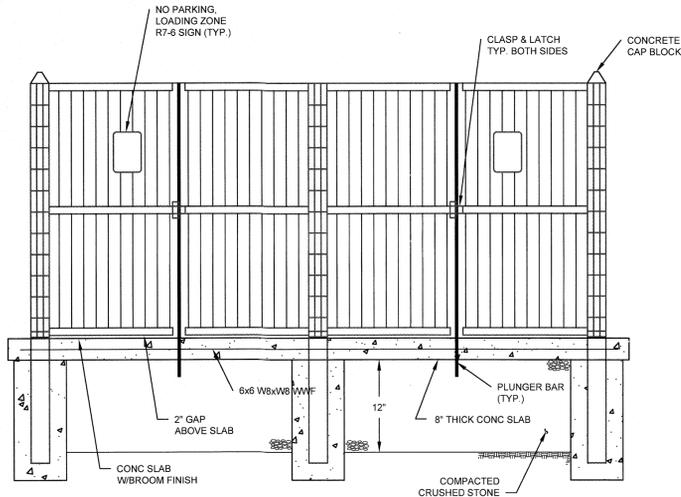


STOP BAR
SCALE: N.T.S.

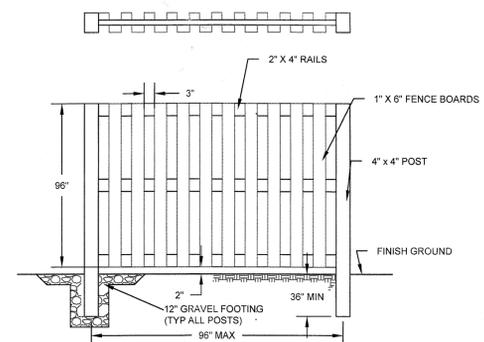


- NOTES:**
1. CURB SHALL BE CAST IN PLACE AT ATMOSPHERIC TEMPERATURES ABOVE 40° FAHRENHEIT.
 2. EXPANSION JOINTS OF 1/4" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10' (TEN) FOOT INTERVALS.
 3. TEMPORARY FORM SUPPORTS SHALL BE REMOVED DURING CONCRETE POUR.

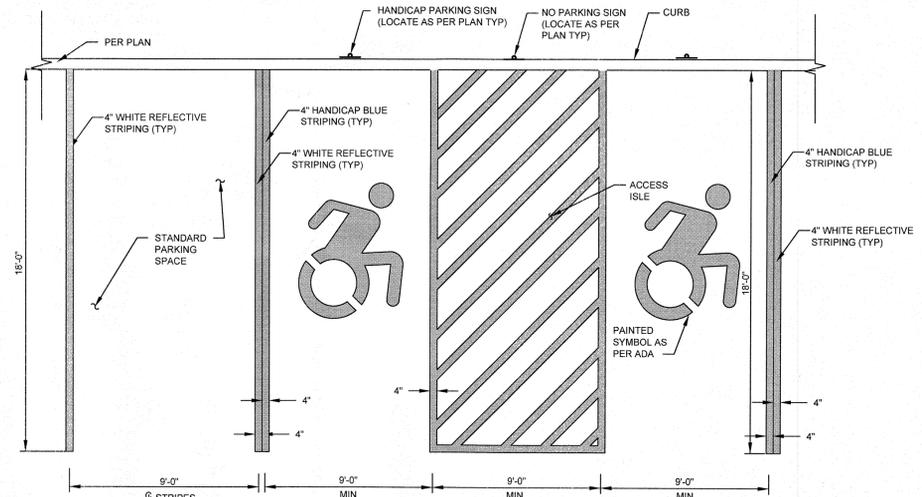
MOUNTABLE CONCRETE CURB
SCALE: N.T.S.



SECTION A-A



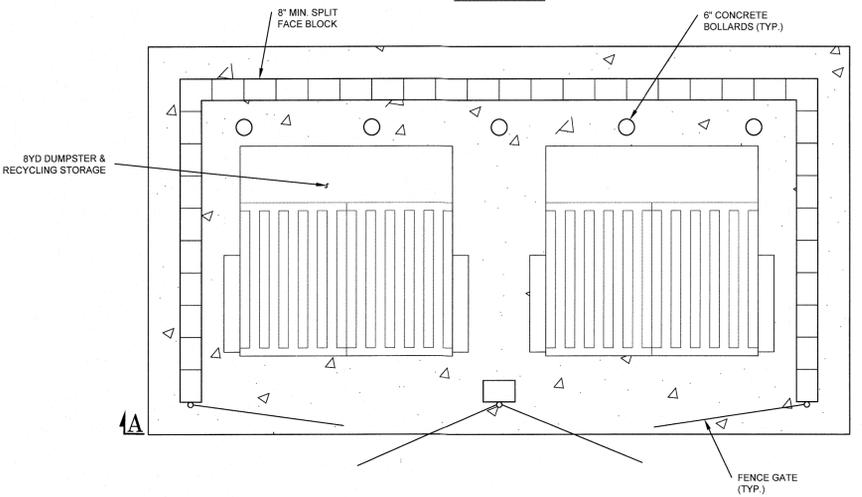
BOARD-ON-BOARD FENCE
SCALE: N.T.S.



PARKING SPACE
SCALE: N.T.S.

HANDICAP PARKING SPACES
SCALE: N.T.S.

- NOTES:**
1. MAX SLOPE OF 2% IN ALL DIRECTIONS WITHIN ALL HANDICAP PARKING SPACES.
 2. ALL STRIPING FOR HANDICAP PARKING TO BE PAINTED IN HANDICAP BLUE.



- NOTES:**
1. ALL CONCRETE SHALL BE 4000 PSI AT 28 DAYS.
 2. HARDWARE CLOTH (GALVANIZED WIRE MESH WITH 1 INCH SQUARE WEAVE) SHALL BE INSTALLED FROM THE GROUND TO 3 FEET UP THE SIDES OF ALL FIXED FENCES AROUND THE DUMPSTER ENCLOSURES AND DOG RUNS. ALTERNATIVELY THE FENCING CAN BE CONSTRUCTED TO HAVE LESS THAN A 1 INCH GAP.

DUMPSTER ENCLOSURE
SCALE: N.T.S.

Dig Safely. New York
Call 811
before you dig

No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED PER PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA

DRAWING STATUS		ISSUE DATE:	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		04/07/22	
	SHEET NUMBER		
<input type="checkbox"/>	CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	12	OF 14
<input type="checkbox"/>	OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/>	OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/>	NYSDC APPROVAL	N/A	OF N/A
<input type="checkbox"/>	NYSDOT APPROVAL	N/A	OF N/A
<input type="checkbox"/>	OTHER	N/A	OF N/A
<input type="checkbox"/>	FOR BID	N/A	OF N/A
<input type="checkbox"/>	FOR CONSTRUCTION	N/A	OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

0 1 2 3
ORIGINAL SCALE IN INCHES

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

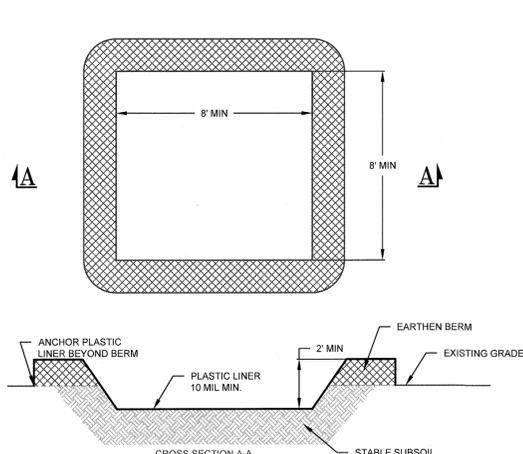
DETAILS

MONARCH WOODS SENIOR COMMUNITY
MONARCH DRIVE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1325.01
DATE: 09/17/19
REVISION: 4 - 04/07/22

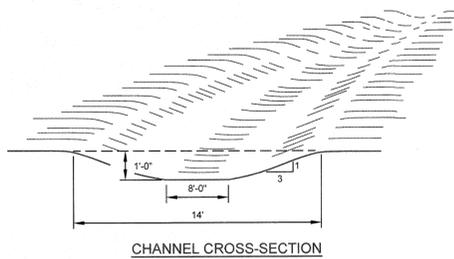
DRAWN BY: MP
SCALE: AS NOTED
TAX LOT: 103-7-18 & 47-1-46

C-304



- NOTE:**
1. PLASTIC LINER SHALL BE INSPECTED DAILY TO ENSURE THAT THERE ARE NO HOLES OR TEARS. IF ANY HOLES OR TEARS ARE FOUND THE LINER SHALL BE REPLACED AND CLEANED IMMEDIATELY. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
 2. WASHOUT FACILITY SHALL BE LOCATED A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS OR OTHER SURFACE WATERS.
 3. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF.
 4. DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL.

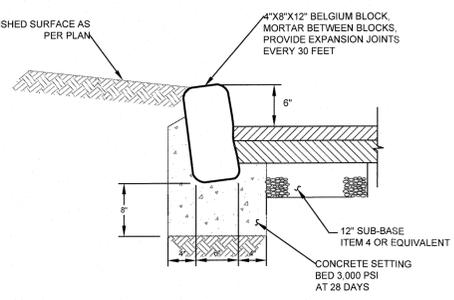
CONCRETE WASHOUT
SCALE: N.T.S.



CHANNEL CROSS-SECTION

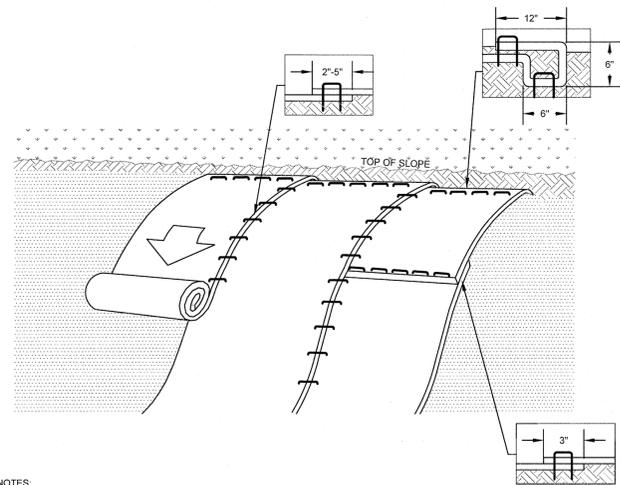
- CONSTRUCTION SPECIFICATIONS:**
1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
 2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
 3. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF OUTSIDE THE WETLAND SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
 4. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARDS AND SPECIFICATIONS FOR VEGETATIVE PRACTICES. SEEDING AND MULCHING SHALL BE USED FOR ESTABLISHMENT OF THE VEGETATION. VEGETATION PROVIDED SHALL BE REED CANARYGRASS, TALL FESCUE, KENTUCKY BLUEGRASS.

GRASSED SWALE
SCALE: N.T.S.



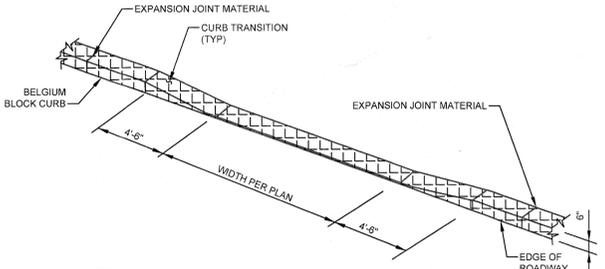
- NOTE:**
- ALL ON-SITE CURBING TO BE BELGIUM BLOCK

BELGIUM BLOCK CURB
SCALE: N.T.S.



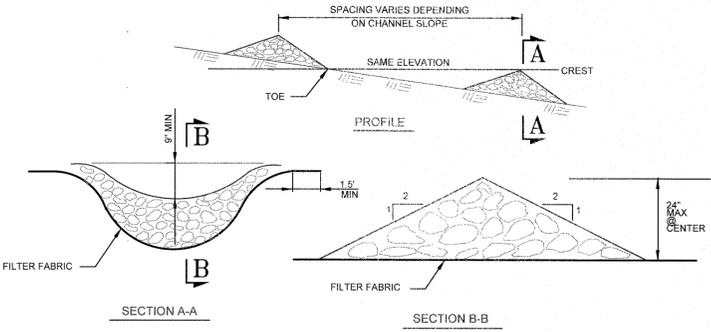
- NOTES:**
1. ROLLED EROSION CONTROL PRODUCT (RECP'S) SHALL BE USED ON ALL CONSTRUCTED SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL.
 2. PREPARATION OF THE SOIL INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY RECP'S.
 3. INSTALL RECP - NORTH AMERICAN GREEN BIONET S150BN OR APPROVED EQUAL. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACE APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
 4. ROLL THE RECP'S DOWN THE SLOPE OR HORIZONTALLY ACROSS THE SLOPE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE PRODUCT'S STAPLE PATTERN GUIDE.
 5. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" TO 5" OVERLAP DEPENDING ON RECP'S TYPE.
 6. CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS THE ENTIRE RECP'S WIDTH.

SLOPE STABILIZATION (ROLLED EROSION CONTROL PRODUCT)
SCALE: N.T.S.



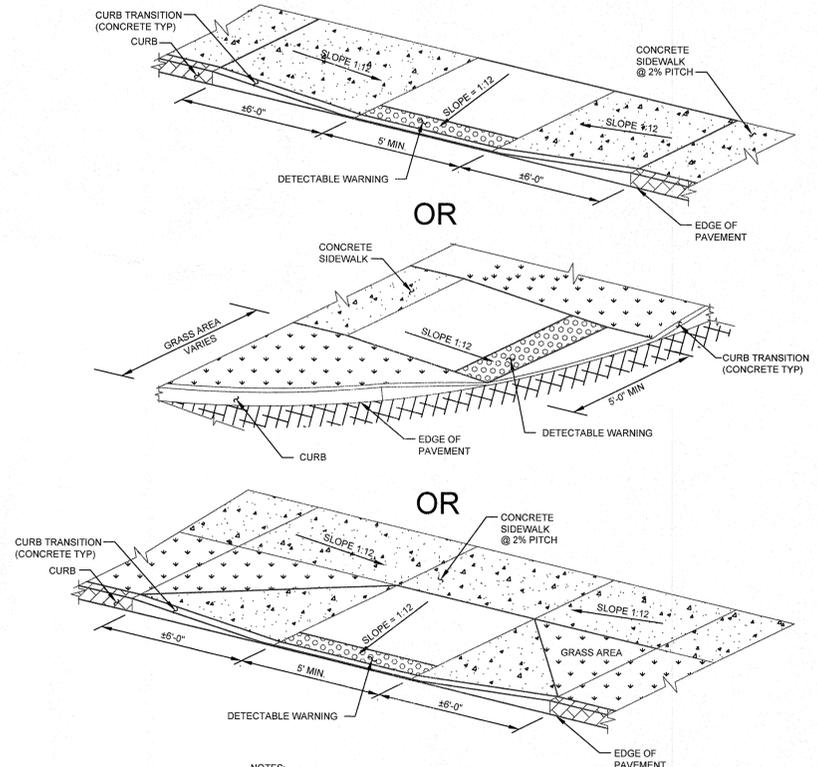
- NOTES:**
1. CURB REVEAL AT DRIVEWAY TO BE 1.5"
 2. CURB SHALL BE CAST IN PLACE CONCRETE WITH A STRENGTH OF 4000 PSI AT 28 DAYS

ACCESS ROAD CURB DROP WITHOUT SIDEWALK
SCALE: N.T.S.



- CONSTRUCTION SPECIFICATIONS:**
1. STONE SHALL BE MAXIMUM SIZE OF 12" WITH 50 TO 100 PERCENT BY WEIGHT LARGER THAN 5" AND 0 TO 10 PERCENT SMALLER THAN 12".
 2. FILTER FABRIC SHALL BE POLY-FILTER X CLOTH AS MANUFACTURED BY CARTHAGE MILLS
 3. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION AT LOCATIONS SHOWN ON THE PLAN.
 4. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION AS THE TOE OF THE UPSTREAM DAM.
 5. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
 6. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 7. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES

STONE CHECK DAM
SCALE: N.T.S.



- NOTES:**
1. ALL SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT ADA STANDARDS.
 2. CURB SHALL BE CAST IN PLACE CONCRETE WITH A STRENGTH OF 4,000 PSI AT 28 DAYS

HANDICAP RAMP
SCALE: N.T.S.

Dig Safely. New York
Call 811
before you dig

No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED PER PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	04/07/22
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	13 OF 14
<input type="checkbox"/> O'CONNOR REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> O'CONNOR WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A OF N/A
<input type="checkbox"/> OTHER	N/A OF N/A
<input type="checkbox"/> FOR BID	N/A OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

0 1 2 3
ORIGINAL SCALE IN INCHES

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

DETAILS

MONARCH WOODS SENIOR COMMUNITY
MONARCH DRIVE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1325.01
DATE: 09/17/19
REVISION: 4 - 04/07/22

DRAWN BY: MP
SCALE: AS NOTED
TAX LOT: 103-7-18 & 47-1-46

C-305

EROSION AND SEDIMENTATION CONTROL NOTES

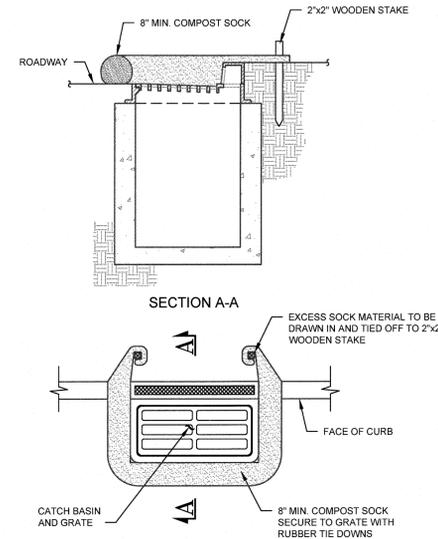
- SITE DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY GRADING AND VEGETATION REMOVAL REQUIRED FOR CONSTRUCTION.
- TEMPORARY EROSION CONTROL MEASURES, INCLUDING SILT FENCES AND/OR STRAW BALE DIKES, SEDIMENT BASIN, TEMPORARY DIVERSION SWALE DRAINAGE STRUCTURES, AND RIP-RAP PROTECTION SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE FOR GRADING AND CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF VEGETATION.
 - AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES.
 - LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY PH OF 6.0 TO 7.0.
 - FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED PER SOIL TEST RESULTS OR AT A RATE OF 600 LBS. PER ACRE.
 - DISTURBED AREAS WHICH WILL REMAIN TEMPORARILY FALLOW FOR PERIODS GREATER THAN 30 DAYS SHALL BE SEEDED AT THE FOLLOWING RATE TO PRODUCE TEMPORARY GROUND COVER: 30 LBS. RYEGRASS (ANNUAL OR PERENNIAL) PER ACRE. DURING THE WINTER, USE 100 LBS. CERTIFIED "ARCOSTOCK" WINTER RYE (CEREAL RYE) PER ACRE.
 - PERMANENT SEEDING SHALL BE APPLIED ON 4" MIN TOPSOIL AT THE FOLLOWING RATE:
 - 8 LBS EMPIRE BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER PER ACRE PLUS
 - 20 LBS TALL FESCUE PER ACRE PLUS
 - 2 LBS REDTOP OR 5 LBS RYEGRASS (PERENNIAL) PER ACRE
 - ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE APPROVED.
 - ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD FIBER MULCH PER ACRE WITH A HYDROSEEDER, OR TUCKING THE MULCH WITH SMOOTH DISCS OR OTHER MULCH ANCHORING TOOLS TO A DEPTH OF 3". MULCH ANCHORING TOOLS SHALL BE PULLED ACROSS SLOPES ALONG TOPOGRAPHIC CONTOURS.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DRAINAGE STRUCTURES SHALL BE INSPECTED FOLLOWING EVERY RAIN EVENT, AND MAINTENANCE AND REPAIRS SHALL BE PERFORMED PROMPTLY TO MAINTAIN PROPER FUNCTION. TRAPPED SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A PROTECTED AREA IN A PROPER MANNER WHICH WILL NOT RESULT IN EROSION.
- TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED AND GROUND COVER IS COMPLETELY REESTABLISHED. FOLLOWING STABILIZATION, TEMPORARY MEASURES SHALL BE REMOVED TO AVOID INTERFERENCE WITH DRAINAGE.
- ALL STORM INLETS TO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION.
- SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
- MULCH NETTING SUCH AS PAPER, JUTE, EXCELISOR, COTTON OR PLASTIC MAY BE USED. STAPLE IN PLACE. OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
- STABILIZATION OF STEEP SLOPES SHALL BE ACHIEVED BY APPLYING LIME AND FERTILIZER AS SPECIFIED ABOVE AND SEEDING WITH THE FOLLOWING MIXTURE:

MATERIAL	LBS/ACRE
PERENNIAL RYE GRASS	30
CROWN VETCH	12
SPREADING FESCUE	25
- OPTIMUM SEEDING PERIODS ARE 3/15-8/1 AND 8/1-10/15.
- ALL UPSTREAM SITE WORK AND STABILIZATION SHALL OCCUR BEFORE CONNECTING UNDERGROUND DETENTION/INFILTRATION FACILITY TO PREVENT ANY ERODED SEDIMENTS FROM ENTERING UNDERGROUND FACILITY.
- IN ACCORDANCE WITH THE NYSDEC SPDES GP 0-20-001, THERE SHALL BE NO MORE THAN 5 ACRES DISTURBED AT ANYONE TIME.

SOIL RESTORATION NOTES

Type of Soil Disturbance	Soil Restoration Requirement	Comments / Examples
No Soil Disturbance	Restoration not permitted	Preservation of Natural Features
Minimal Soil Disturbance	Restoration not required	Clearing and Grubbing
Areas where topsoil is stripped only - NO change in grade.	HSG A & B Apply 6" of topsoil	HSG C & D Aerate* and apply 6" of topsoil
Areas of cut or fill	HSG A & B Aerate* and apply 6" of topsoil	HSG C & D Apply full Soil Restoration**
Heavy traffic areas on site (especially in a zone 5'-25' around buildings, but not within the 5' perimeter around the foundation walls)	Apply full Soil Restoration** (de-compaction and compost enhancement)	
Areas where Runoff Reduction and/or Infiltration Practices are applied.	Restoration not required, but maybe applied to enhance the reduction specified for appropriate practices	Keep construction equipment from crossings these areas. To protect newly installed practice from any ongoing construction activities construct a single phase operation fence area.
Areas where existing impervious area will be converted to pervious area	Soil restoration is required on redevelopment projects. Apply full Soil Restoration** (de-compaction and compost enhancement)	

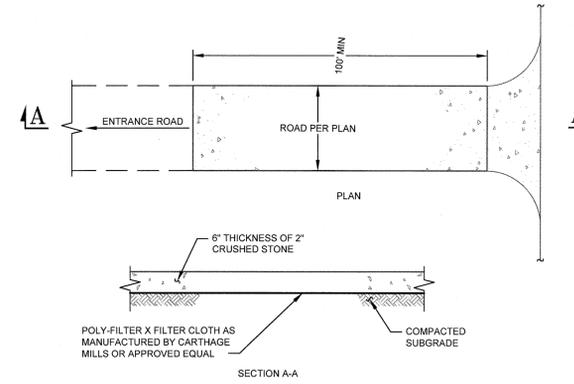
* Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.
 ** Per "Deep Ripping and De-compaction Guidelines", NYSDEC 2008



- NOTES:**
- COMPOST SOCK BY FILTREXX SILTSOCK 8" DIAMETER, OR APPROVED EQUAL.
 - ALL MATERIAL AND FILTER MEDIA FILL TO MEET MANUFACTURER'S SPECIFICATIONS.
 - SEDIMENT SHALL BE REMOVED AND THE COMPOST SOCK REPAIRED OR REPLACED WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE SOCK. REMOVED SEDIMENT SHALL BE DISPOSED OF IN A SUITABLE MANNER.
 - THE COMPOST SOCK SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
 - CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
 - THE COMPOST SOCK SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE TRIBUTARY DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

INLET PROTECTION

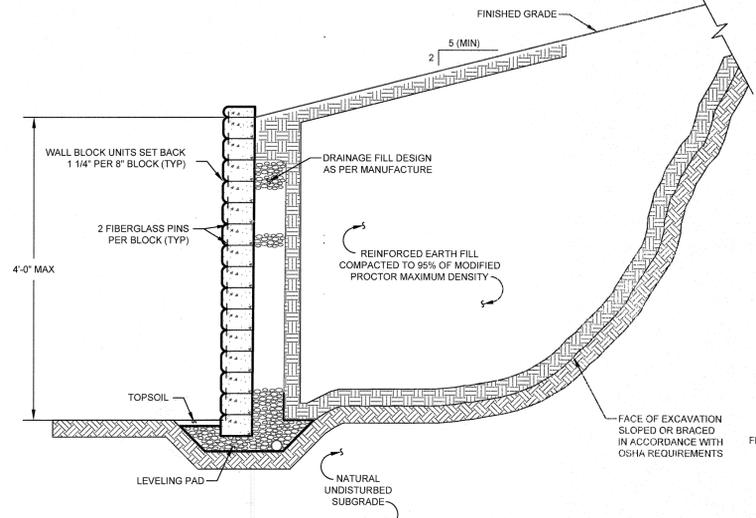
SCALE: N.T.S.



- NOTES:**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - WIDTH - 35 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

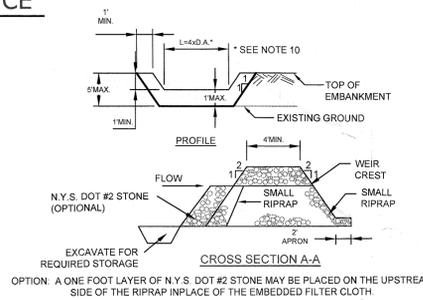
SCALE: N.T.S.



- NOTES:**
- PROPOSED KEYSTONE KS HALF CENTURY RETAINING WALL SHALL BE DESIGNED AS PER THE MANUFACTURER'S RECOMMENDATIONS.
 - FENCING SHALL BE INSTALLED FOR AS SHOWN ON THE PLANS, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - COLORS TO MATCH FOUNDATION STONE.
 - FOR WALLS OVER HEIGHTS OF 4'-0" SEE SPECIFIC ENGINEERED WALL DETAILS AS PREPARED BY OTHERS.

TYPICAL MSE RETAINING WALL

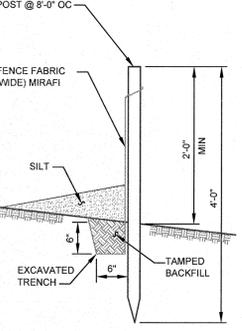
SCALE: N.T.S.



- CONSTRUCTION SPECIFICATIONS**
- AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
 - THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
 - ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
 - THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1" THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
 - SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
 - THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
 - CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
 - THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED. MAXIMUM DRAINAGE AREA 5 ACRES.
 - LOCATION OF TRAP(S) TO BE DETERMINED IN THE FIELD BY EROSION & SEDIMENT CONTROL INSPECTOR.
 - THE LENGTH (FEET) OF THE OUTLET STRUCTURE SHALL BE EQUAL TO FOUR (4) TIMES THE DRAINAGE AREA (ACRES).

TEMPORARY STONE OUTLET SEDIMENT TRAP

NOT TO SCALE



- NOTES:**
- SILT FENCE TO BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.

SILT FENCE

SCALE: N.T.S.

EARTHWORK CONSTRUCTION NOTES

- ALL WORK TO BE PERFORMED TO THE SPECIFICATIONS OF THE TOWN OF NEWBURGH.
- ALL TOPSOIL, ROOTS, STUMPS AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM ALL CONSTRUCTION AREAS.
- ALL FILL FOR POND CONSTRUCTION, BELOW BUILDINGS AND PAVEMENT TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
- CELLAR, ROOF AND FOOTING DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM OR OTHER FREE-FLOWING OUTLET AT A MINIMUM SLOPE OF 0.5%. FOOTING DRAIN SHALL BE INSTALLED BENEATH BOTTOM OF FOOTING.
- COMPLETION OF GRADING AND BASIN BERMS AFTER OCTOBER 15 SHALL REQUIRE MULCHING AND ANCHORING IN ACCORDANCE WITH NOTES ENTITLED "SEDIMENTATION EROSION CONTROL".
- ALL SLOPES IN EXCESS OF 3H:1V SHALL BE CONSTRUCTED WITH LOCALLY AVAILABLE GLACIAL TILL. THE EMBANKMENT FILL SHALL BE PLACED IN SIX-INCH THICK LIFTS. EACH LIFT SHALL BE PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
- CONSTRUCT POND EMBANKMENT WITH LOCALLY AVAILABLE GLACIAL TILL WITH 3H:1V SIDE SLOPES OR AS NOTED ON PLAN. THE EMBANKMENT FILL SHALL BE PLACED IN A SIX-INCH THICK CONTINUOUS LAYER OVER THE ENTIRE LENGTH EACH LIFT SHALL BE PLACED AT OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
- STABILIZATION OF POND BERMS, AND ALL SLOPES IN EXCESS OF 3H:1V IN ACCORDANCE WITH "EROSION AND SEDIMENTATION CONTROL NOTES".
- ALL POND OUTLETS SHALL HAVE SEEPAGE CONTROL COLLARS PLACED AT 1/3 AND 2/3 THE WIDTH OF THE EMBANKMENT.
- SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL REMAIN AS PERVIOUS SURFACES. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING:
 - APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
 - TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.
 - ROCK-PICK UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
 - APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
 - VEGETATE IN ACCORDANCE WITH LANDSCAPE PLAN.

No.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS
2	09/21/21	REVISED PER PLANNING BOARD COMMENTS
3	02/03/22	REVISED PER PLANNING BOARD COMMENTS
4	04/07/22	REVISED FOR WETLAND MITIGATION AREA

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	04/07/22
CONCEPT APPROVAL	N/A OF N/A
PLANNING BOARD APPROVAL	14 OF 14
OCDDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
OCDDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
NYSDEC APPROVAL	N/A OF N/A
NYS DOT APPROVAL	N/A OF N/A
OTHER	N/A OF N/A
FOR BID	N/A OF N/A
FOR CONSTRUCTION	N/A OF N/A

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

0 1 2 3
ORIGINAL SCALE IN INCHES

ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

DETAILS

MONARCH WOODS SENIOR COMMUNITY
MONARCH DRIVE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1325.01
DATE: 09/17/19
REVISION: 4 - 04/07/22

DRAWN BY: MP
SCALE: AS NOTED
TAX LOT: 103-7-18 & 47-1-46

C-306

Dig Safely. New York
Call 811
before you dig

ORANGE CONSTRUCTION FENCE

SCALE: N.T.S.

- NOTES:**
- ORANGE CONSTRUCTION FENCE LOCATIONS SHALL BE STAKED BY A SURVEYOR AND INSTALLATION SHALL BE CONFIRMED BY THE ENGINEER PRIOR TO ANY LAND DISTURBANCE WITHIN 125 FEET OF AN EXISTING WETLAND AND IN AREAS WHERE TREES AND STONE WALLS ARE TO BE PRESERVED.
 - ALL ORANGE CONSTRUCTION FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO PROTECT SENSITIVE AREAS.
 - THE ORANGE CONSTRUCTION FENCING WILL BE REMOVED UPON FINAL STABILIZATION OF ALL AREAS WITHIN 125 FEET OF FENCING.