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Principal Emeritus: RICHARD D. McGOEY, P.E. (NY & PA) WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT:THE POLO CLUB SENIOR HOUSINGPROJECT NO.:2018-12PROJECT LOCATION:SECTION 39, BLOCK 1, LOT 1 & 2.12REVIEW DATE:20 MARCH 2020MEETING DATE:16 APRIL 2020PROJECT REPRESENTATIVE:ENGINEERING & SURVEYING PROPERTIES

- **1.** Add Robert Torgersen to the list of consultants.
- 2. Update the document per recent Army Corp Letter received.
- **3.** Section 1.1 and 1.2 does not mention senior housing in the R-3 Zone. Senior housing information should specifically be added regarding the R-3 Zone in Section 1.2.
- 4. Section 1.3: Sanitary Discharge to Surface Water should be included.
- 5. Section 1.3 Potential for Blasting: The potential for blasting is referenced in the document, however no information pertaining to blasting or the amount of blasting required on the site is included in the document. This is the first that blasting has been identified on the site. A section of the document should be included to identify blasting as a potential impact.
- 6. Section 1.4 should identify potential for surface discharge of sanitary sewer effluent.
- **7.** Page 1-10, Number 2: The sanitary sewer route and assessment of any impacts proposed along the proposed routing should be incorporated into the document.
- 8. Page 1-10, Agriculture: Discuss on-site soils with regard to agricultural soil types.
- **9.** Wetlands report should identify mitigation of the wetlands on the site. How wetlands will be mitigated, how they will be constructed, and any potential permit conditions required.
- **10.** Page 1-9, Transportation and Traffic Section does not identify the traffic improvements identified in Section 1.5.
 - Regional Office 111 Wheatfield Drive Suite 1 Milford, Pennsylvania 18337 570-296-2765 •



- **11.** Section 1.5 Transportation identifies vegetation removal along frontage for site distance. How will this impact buffers and screenings previously required for the condominium site plan.
- **12.** Section 1.5 Utilities "Water Saving Devices will decrease effluent flow to the City Sewage Treatment Plant." This statement is not true and should be rewritten for clarity.
- **13.**Section 1.11 Permits and Approvals: Add Health Department for Water System with Hydrants approval.
- **14.** Section 2.2: Add a discussion of the square footage for the 138 unit condominium project versus the 242 apartments currently proposed. Compare building footprints for the 26 unit previous project versus the 21 units currently proposed.
- **15.** Page 2-21 includes a discussion of the general public units. No discussion of these senior units is included. A discussion of the senior units would be appropriate at this location as well. Senior units are restricted to 1,000 square foot maximum size.
- **16.**Section 2.2.5 Senior Housing Density bonus: Provide copies of correspondence identified in the correspondence appendix to be provided.
- 17. Section 2.2.8 Access: Recommend that the Applicant work with Jurisdictional Emergency Responders for access control keyed lock such as a Knox Box, Sentury Lock, or other proprietary product used by the Jurisdictional Fire Department for the emergency access gate rather than relying on manual cutting of the lock for access.
- **18.**Section 3.1.1 Surface Water: This section identifies a wetlands study to be performed by Alpine Environmental Consultants. This should be clarified.
- **19.**Section 3.1.1, page 2-28: Update the "Old NYSDEC Letter" with the new recently received DEC letter for the lead agency circulation.
- **20.** Page 2-29 identifies that they will request a waiver from the DEC for 5-Acres of disturbance. The waiver is issued by the Town of Newburgh as a traditional land use regulated MS4.
- **21.**Page 2-32 identifies 14 days to stabilize sites. Sites with a 5-Acre waiver require stabilization within 7 days. All information pertaining to the 5-Acre waiver should be updated in this section.
- **22.** Page 2-34 identifies an inspection every 7 days or after half inch of rain. This should be revised to requiring two inspections per week, three days apart, based on the waiver request.
- **23.** Page 2-34 should identify the requirement for a stormwater facility maintenance agreement for the operation and maintenance of any stormwater approvals based on water management practices approved on the site.
- 24. Section 3.3 Utilities, Water Supply, Page 2-42 identifies raw water from the aqueduct tap is chlorinated. The Town of Newburgh has a water filter plant on the aqueduct tap, and all water is currently filtered and chlorinated. All sections of the report should be updated.

- **25.** Section 3.3 Utilities, Water Supply, Page 2-42: Update/Confirm the 1996 Water Flow Data identified in the report.
- **26.** Page 2-43 identifies the draft permit has been applied for from the NYSDEC. This draft permit application should be included in the appendix as appropriate.
- **27.** Section 3.5.1 Temporary Construction Impacts, Page 2-49 identifies the use of blasting and other special rock removal techniques. This should be further addressed in this section and in other portions of the SDEIS which references blasting.
- **28.** Section 5.3.2 Fire: Document where the reference data comes from for Fire Department response numbers. Provide a number from the jurisdictional Fire Department in the appendix documenting ability to serve.
- **29.** Section 5.3.3 Ambulance Service: It is understood that the Newburgh Ambulance Corp. utilizes paid staff for many shifts. Please review with Agency, and provide service letter.
- **30.** Section 6.1 Alternatives, Page 2-59 identifies "Requirements Set by Applicant." The requirements set by the Applicant should be specifically identified in the evaluation.
- 31. Table 6.2.1A Comparison of Impacts: Please explain the reduced bedroom count versus the increased sewer and water use between the condominium project in 2009, and the current project in 2020. 2009 water use with 414 bedrooms is identified as less than the current water use for the 384 bedroom count. 71.4 gallons per bedroom versus 97.6 gallons per bedroom. Please identify the source of the hydraulic loading from the bedroom count i.e. Ten States Standards/DEC. Current Ten States Standards identifies a flow higher than identified in the charts.
- **32.** Page 2-60: Discuss the unit count of 126 to 150 identified in the traditional neighborhood design alternative.
- **33.** Appendix B-1: Include all components of the Wetland Report. Currently only a letter from the Wetland Consultant is included. Entire Wetland Report should be incorporated along with any correspondence from outside Agencies.
- 34. Appendix B-2: Include an update to 2019 NYSDEC correspondence.
- **35.** Appendix D-1: Update the Catskill Water Tap discussion regarding chlorination versus the Town's filter plant.
- **36.** Appendix D-2: Sewer document source of the sewer flow rate of 75 gallons per day per person. Typical designs are based on loading per bedroom.
- **37.** Provide additional information on the outside user agreements should one be executed by the Town.

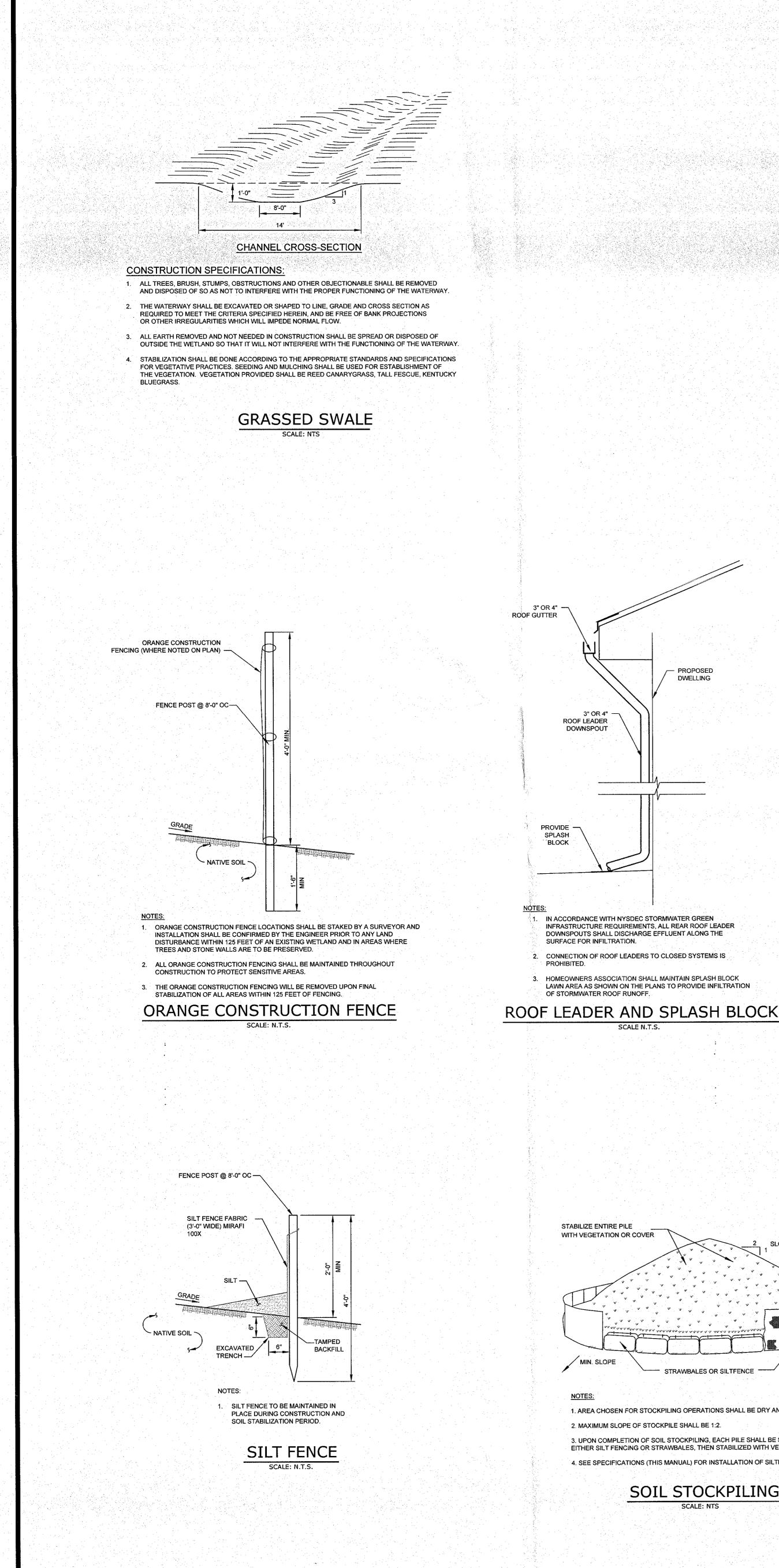
- **38.** Provide mapping of the alternative to routing for sewer impacts, and identify any potential impacts offsite for offsite utility construction, including permanent and temporary traffic impacts, potential wetland crossings, etc.
- **39.** Additional information is to be included regarding design components of the proposed onsite sewage treatment plan. A description of the plant process, components, treatment, and discharge should be provided. Information pertaining to the impacts of the discharge on the receiving stream should be identified. Impacts associated with any disinfection of the effluent should be identified.
- **40.** Traffic studies are under review by the Town's traffic consultant.
- **41.** Stormwater pollution prevention plan is currently under review by MH&E. It is noted that the document references detention ponds in the narrative portions of the project. Project identifies other best management practices including infiltration basins and wet ponds which should be further expanded and discussed in the narrative section of the SDEIS.

Respectfully submitted,

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

Patrick J. Hines Principal

PJH/jc



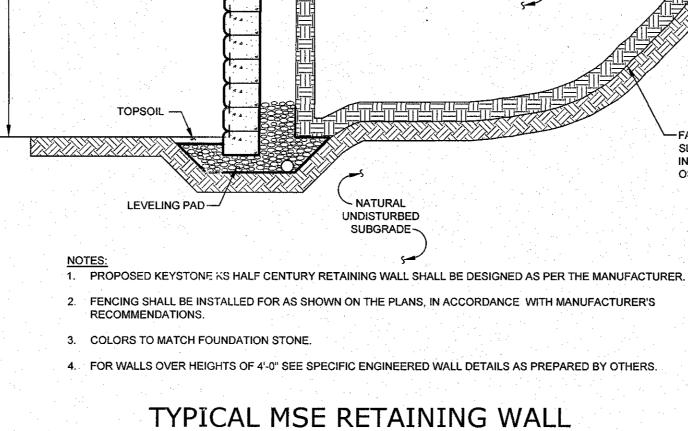
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SOIL STOCKPILING SCALE: NTS

3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED A WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED. 4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE. 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.

SLOPE OR LESS MIN. SLOPE STRAWBALES OR SILTFENCE



SCALE: N.T.S.

WALL BLOCK UNITS SET BACK

4'-0" MAX

1 1/4" PER 8" BLOCK (TYP)

2 FIBERGLASS PINS -

PER BLOCK (TYP)

FINISHED GRADE-

-FACE OF EXCAVATION

SLOPED OR BRACED

IN ACCORDANCE WITH

OSHA REQUIREMENTS

DRAINAGE FILL DESIGN

REINFORCED EARTH FILL

COMPACTED TO 95% OF MODIFIED .

PROCTOR MAXIMUM DENSITY ~

AS PER MANUFACTURE

- PROPOSED

DWELLING

6. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN. STABILIZED CONSTRUCTION ENTRANCE SCALE: NTS

AN APPROVED SEDIMENT TRAPPING DEVICE.

ENTRANCE ROAD

IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED. 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. 5. 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

3. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING 4. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-CF-WAY, THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE

WHERE INGRESS OR EGRESS OCCURS.

2. WIDTH - 35 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

NOTES:

SECTION A-A

SUBGRADE MILLS OR APPROVED EQUAL

POLY-FILTER X FILTER CLOTH AS — COMPACTEI MANUFACTURED BY CARTHAGE

- 6" THICKNESS OF 2" CRUSHED STONE

ROAD PER PLAN

PLAN

SEQUENCE OF CONSTRUCTION ACTIVTY

1. PRE-CONSTRUCTION: NOTIFY APPROPRIATE MUNICIPAL AND UTILITY OFFICIALS 3 DAYS PRIOR TO START OF CONSTRUCTION. 2. CONSTRUCTION STAGING: STAKE OUT LIMIT OF DISTURBANCE. INSTALL SILT

- FENCE DOWN HILL OF PROPOSED CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND STABLIZE CONSTRUCTION ROAD(S). INSTALL TEMPORARY SEDIMENT TRAP. INSTALL PERMANENT/TEMPORARY GRASSED SWALES. 3. CLEARING AND GRUBBING: REMOVE VEGETATION FROM AREA OF CONSTRUCTION. STRIP TOPSOIL AND STOCKPILE IN AREAS SHOWN ON THE PLAN. INSTALL SEDIMENT BARRIERS AROUND AND ESTABLISH TEMPORARY VEGETATION ON TOPSOIL STOCKPILES
- 4. ROUGH GRADING: CUT AND FILL SITE TO APPROXIMATE ELEVATIONS SHOWN ON THE PLAN. IMPLEMENT DUST CONTROL MEASURES AS NECESSARY. ESTABLISH PERMANENT STABLIZATION IN AREAS THAT ARE COMPLETE. ESTABLISH TEMPORARY STABLIZATION ON AREAS THAT WILL BE GRADED AGAIN MORE THAN 21 DAYS FROM LAST DISTURBANCE.
- 5. ROAD/BUILDING CONSTRUCTION AND UTILITY INSTALLATION: FINAL GRADING AND CONSTRUCTION OF ROADWAYS. BUILDING EXCAVATION AND CONSTRUCTION. INSTALL UTILITIES. INSTALL DRAINAGE INLET AND OUTLET. PROTECTION AS EACH INLET/OUTLET IS CONSTRUCTED. ENSURE ALL EROSION CONTROL MEASURES ARE IN WORKING ORDER. 6. FINAL GRADING AND LANDSCAPING: REMOVE TEMPORARY SEDIMENT TRAPS AND INSTALL PERMANENT WATER QUALITY/QUANTITY FACILITIES. COMPLETE FINE GRADING OF SITE. SPREAD TOPSOIL AND PREPARE FOR PERMANENT. SEEDING AND PLANTING. ESTABLISH PERMANENT VEGETATION IN ALL
- REMAINING UNSTABILIZED AREAS. INSTALL ALL SITE LANDSCAPING AND PLANTINGS. 7. POST CONSTRUCTION: UPON STABILIZATION OF THE SITE AND ESTABLISHMENT OF ALL VEGETATION COVER, REMOVE ALL REMAINING TEMPORARY EROSION

CONTROL MEASURES SUCH AS SILT FENCE. REMOVE ALL SILT AND DEBRIS

FROM THE SITE INCLUDING ROADWAYS, CATCH BASINS AND STORM DRAINS.

EROSION AND SEDIMENTATION CONTROL NOTES 1. SITE DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY GRADING AND VEGETATION

- REMOVAL REQUIRED FOR CONSTRUCTION. 2. 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.
- 3. TEMPORARY EROSION CONTROL MEASURES, INCLUDING SILT FENCES AND/OR STRAW BALE DIKES, DRAINAGE STRUCTURES, AND RIP-RAP PROTECTION SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE FOR GRADING AND CONSTRUCTION.
- 4. 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
- 4.1. AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES. 4.2. LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY PH OF 6.0 TO 7.0.
- 4.3. FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED PER SOIL TEST RESULTS OR AT A RATE OF 600 LBS. PER ACRE. 4.4. 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 "AROOSTOOK" WINTER RYE (CEREAL RYE) PER ACRE. 4.5. 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 4.6. ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING,
- UNLESS OTHERWISE APPROVED 4.7. 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.

5. 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. 6. 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

7. ALL STORM INLETS TO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION. 8. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.

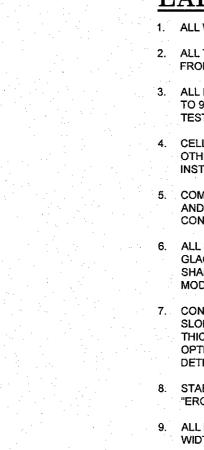
9. MULCH NETTING SUCH AS PAPER, JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED. STAPLE IN PLACE. OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. 10. STABILIZATION OF STEEP SLOPES SHALL BE ACHIEVED BY APPLYING LIME AND FERTILIZER AS

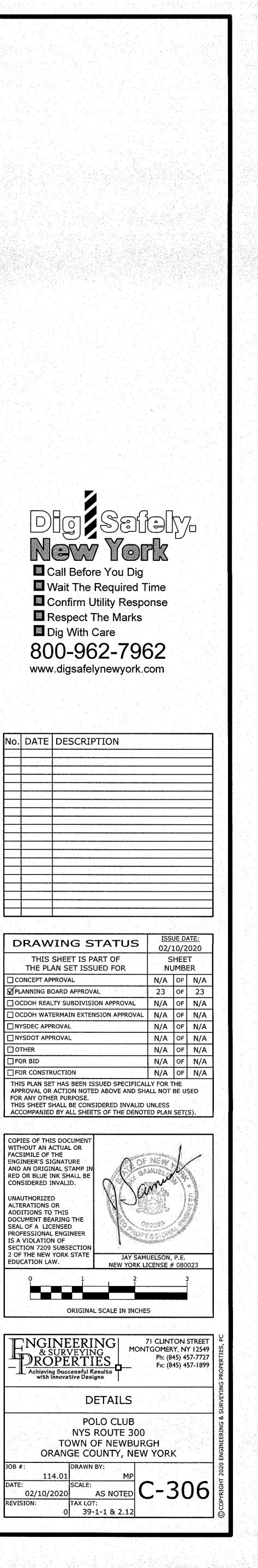
SPECIFIED ABOVE AND SEEDING WITH THE FOLLOWING MIXTURE: MATERIAL PERENNIAL RYE GRASS CROWN VETCH SPREADING FESCUE 11. OPTIMUM SEEDING PERIODS ARE 3/15-6/1 AND 8/1-10/15.

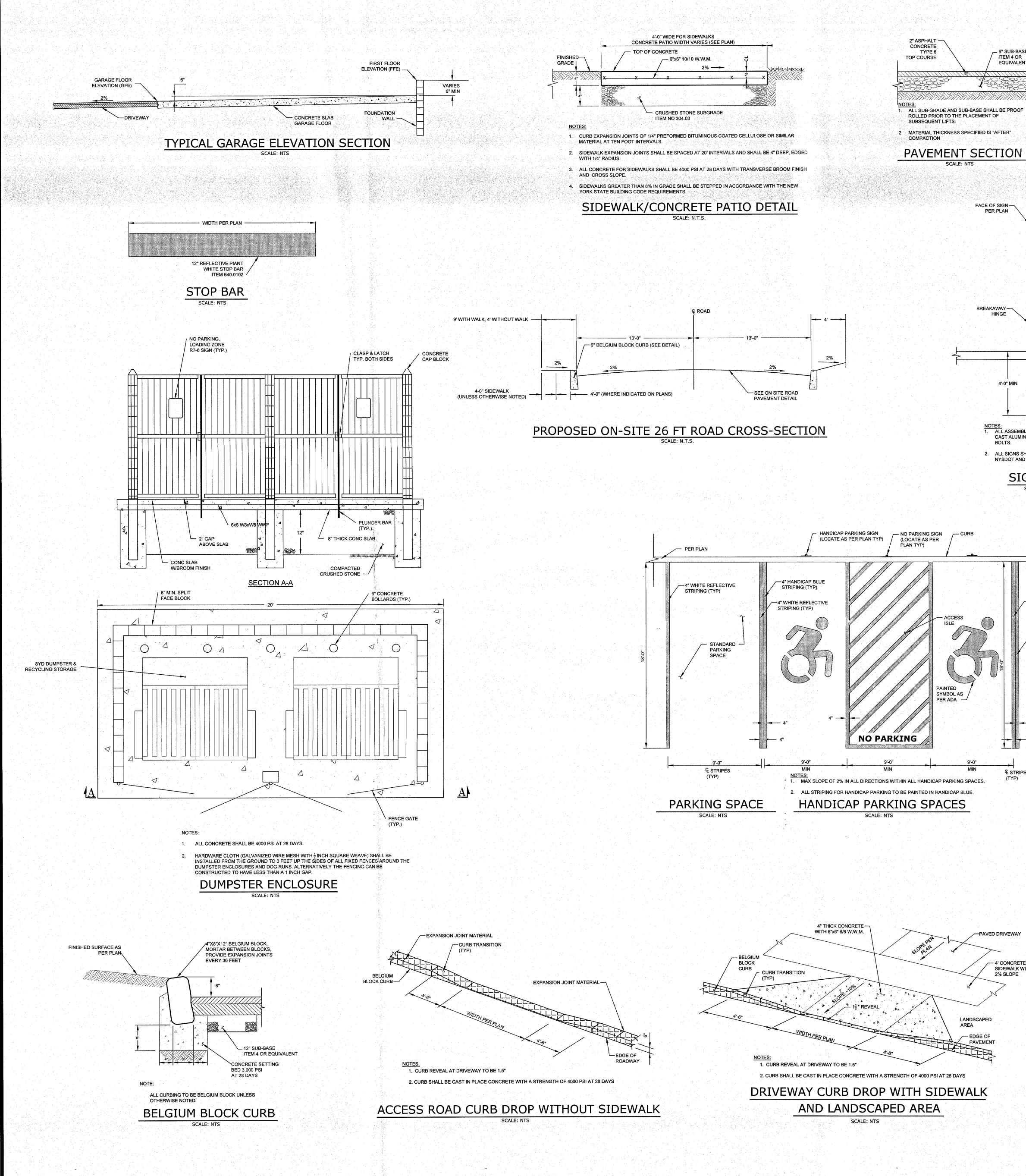
EARTHWORK CONSTRUCTION NOTES

- 1. ALL WORK TO BE PERFORMED TO THE SPECIFICATIONS OF THE TOWN OF NEWBURGH. 2. ALL TOPSOIL, ROOTS, STUMPS AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM ALL CONSTRUCTION AREAS. 3. 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. 4. 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. 5. COMPLETION OF GRADING AND BASIN, BERMS AFTER OCTOBER 15 SHALL REQUIRE MULCHING AND ANCHORING IN ACCORDANCE WITH NOTES ENTITLED "SEDIMENTATION EROSION CONTROL".
- 6. ALL SLOPES IN EXCESS OF 3H:1V SHALL BE CONSTRUCTED WITH LOCALLY AVAILABLE GLACIAL TILL. THE EMBANKMENT FILL SHALL BE PLACED IN SIX-INCHTHICK LIFTS, EACH LIFT SHALL BE PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
- 7. 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.
- 8. STABILIZATION OF POND BERMS, AND ALL SLOPES IN EXCESS OF 3H:1V IN ACCORDANCE WITH "EROSION AND SEDIMENTATION CONTROL NOTES".
- 9. ALL POND OUTLETS SHALL HAVE SEEPAGE CONTROL COLLARS PLACED AT 1/3 AND 2/3 THE WIDTH OF THE EMBANKMENT. 10. SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL REMAIN AS
- PERVIOUS SURFACES. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING: 10.A. APPLY 3 INCHES OF COMPOST OVER SUBSOIL
- 10.B. 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. 10.C. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE
- ARE CLEANED OFF THE SITE. 10.D. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
- 10.E. VEGETATE IN ACCORDANCE WITH LANDSCAPE PLAN.

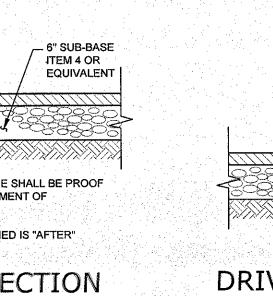
SEED MIXTURE LIST LOWEST ZONE RETENTION BASIN FLOOR SEED MIX, ERNM - 127. SOW RATE: 20 LBS PER ACRE FLOOD PLAIN WILDLIFE MIX, ERNM - 154. SOW RATE: 15 LBS PER ACRE MIDDLE ZONE ALL SEED MIXTURES AVAILABLE FROM ERNST CONSERVATION SEED, www.ernstseed.com, PHONE: (800) 873-3321. DO NOT SUBSTITUTE SEED MIXTURES WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.

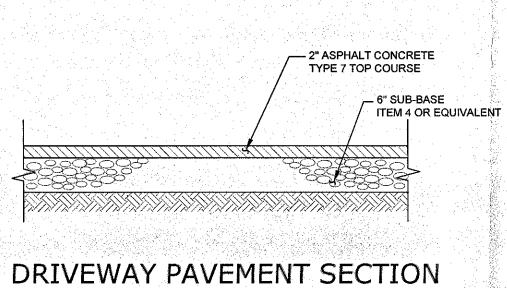




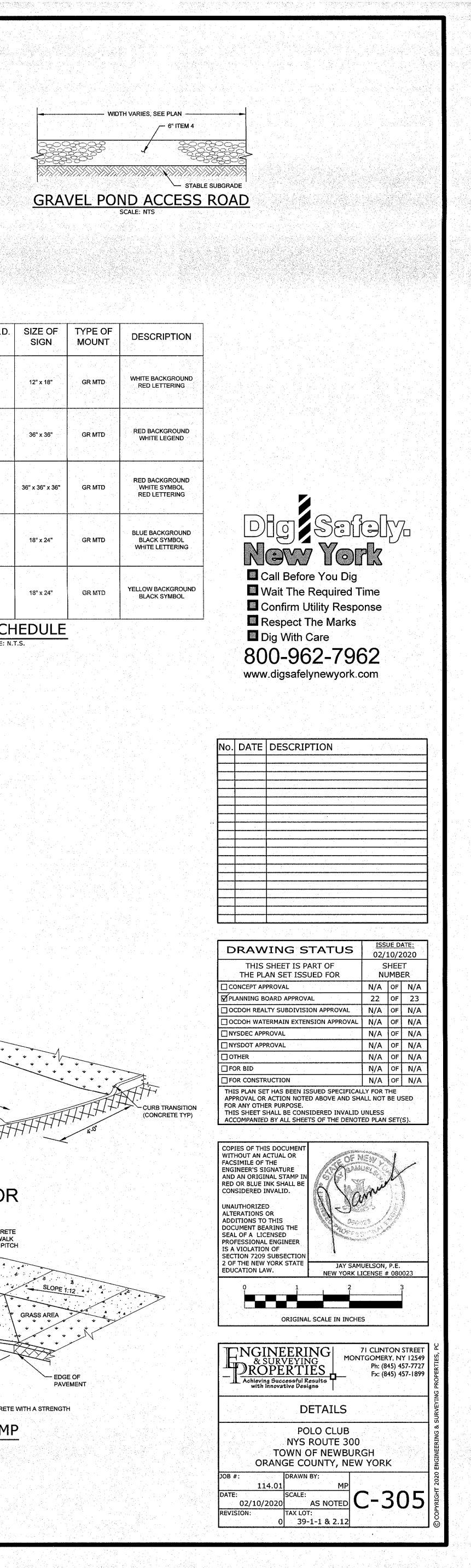


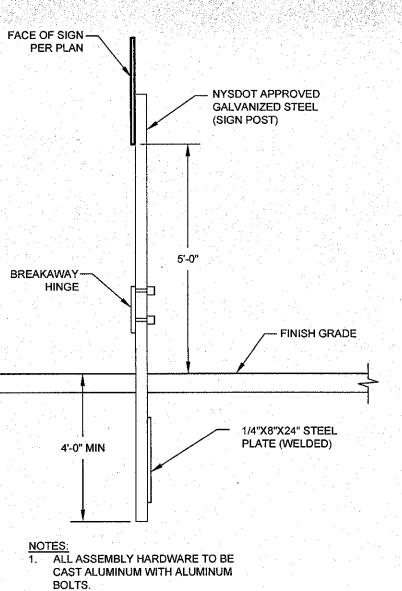
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SCALE: NTS



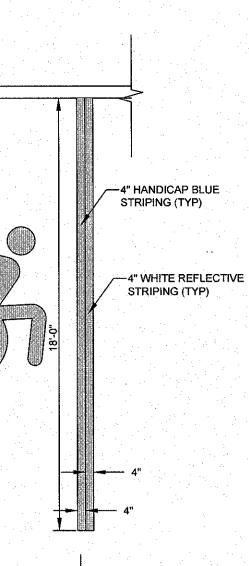


NOTES: 1. ALL ASSEMBLY HARDWARE TO BE CAST ALUMINUM WITH ALUMINUM BOLTS. 2. ALL SIGNS SHALL CONFORM TO ALL NYSDOT AND MUTCD REQUIREMENTS.

SIGN POST SCALE: NTS

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

SIGN SCHEDULE SCALE: N.T.S.



& STRIPE

(TYP)

- 4' CONCRETE

2% SLOPE

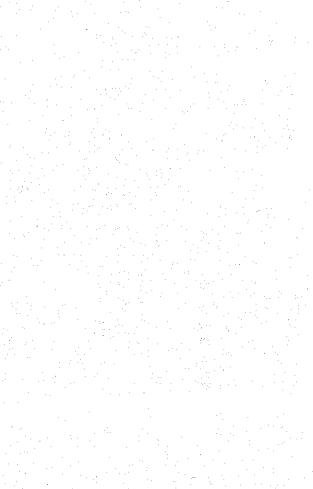
SIDEWALK WITH A

CURB TRANSITION

CURB

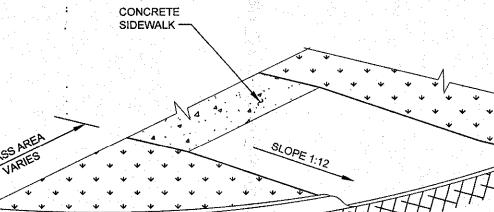
(CONCRETE TYP)

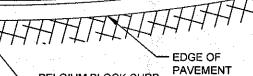
BELGIUM BLOCK-

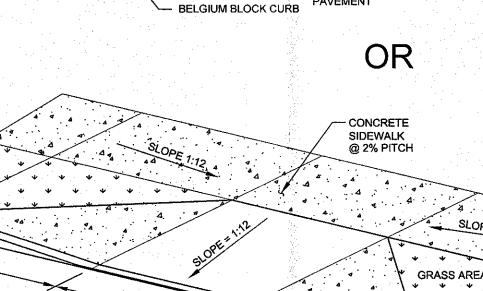


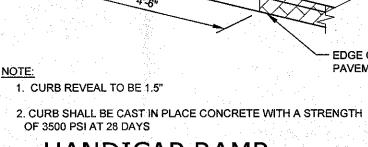
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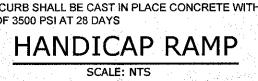


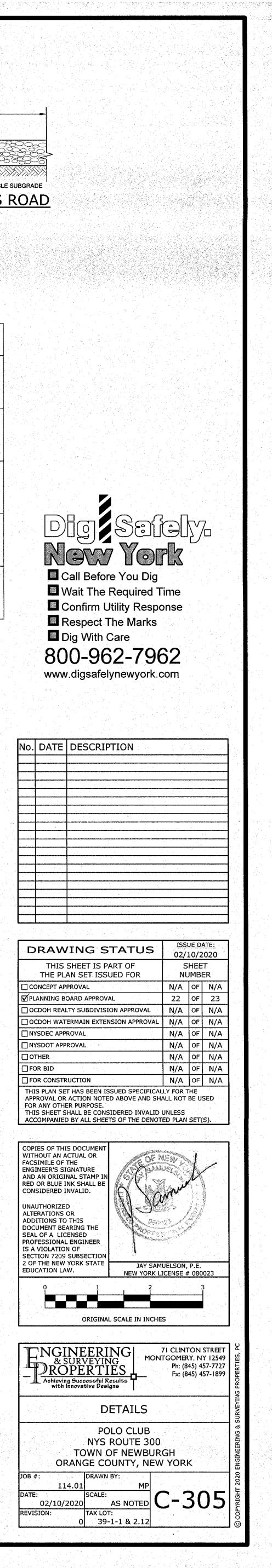


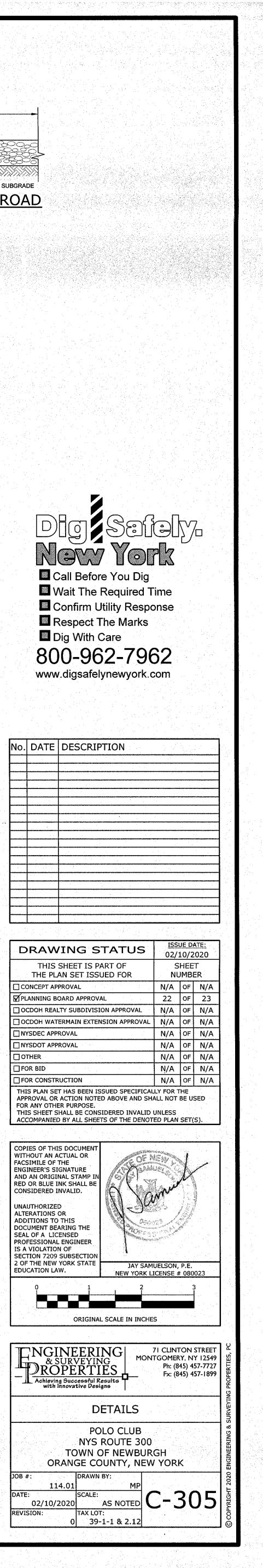


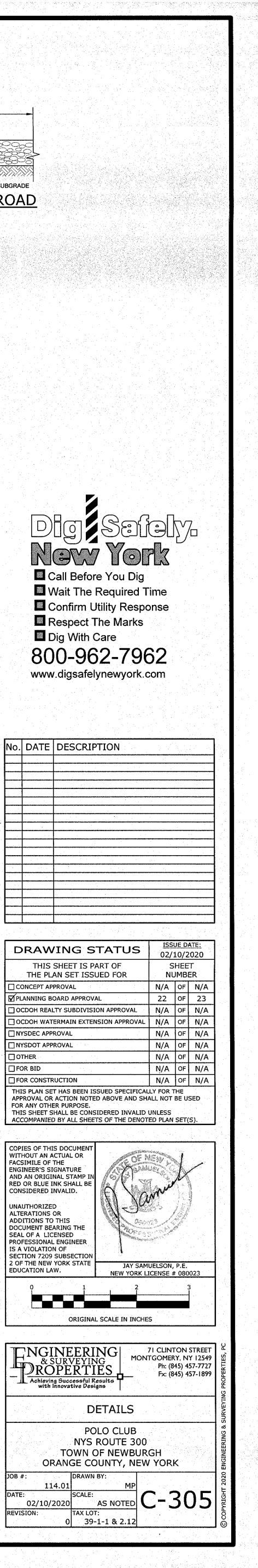


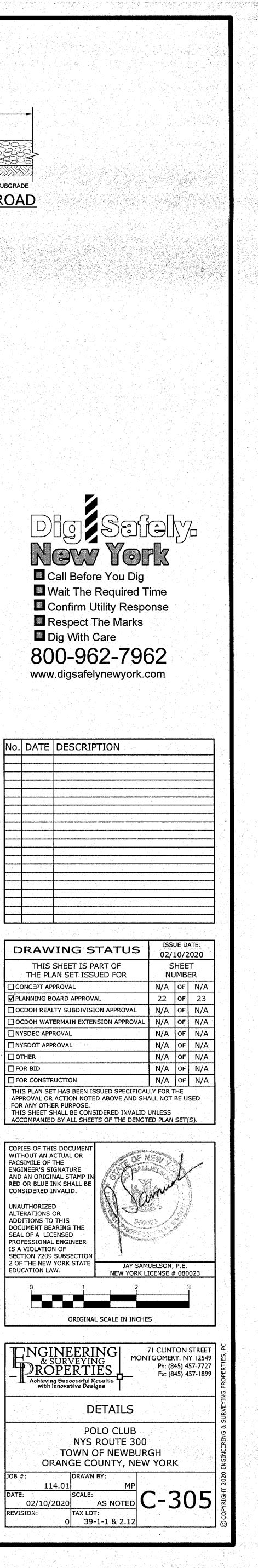
NOTE:



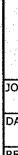




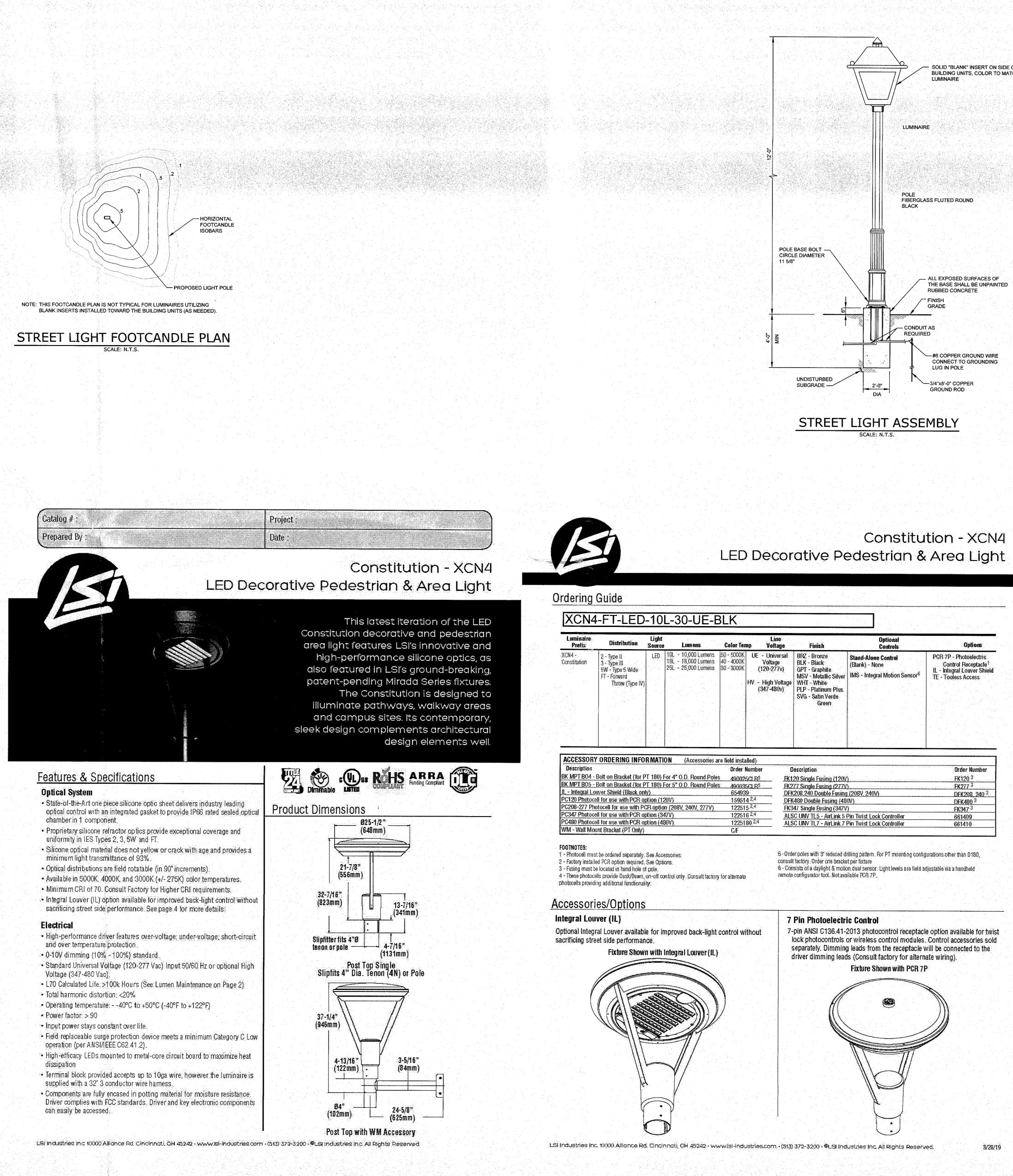


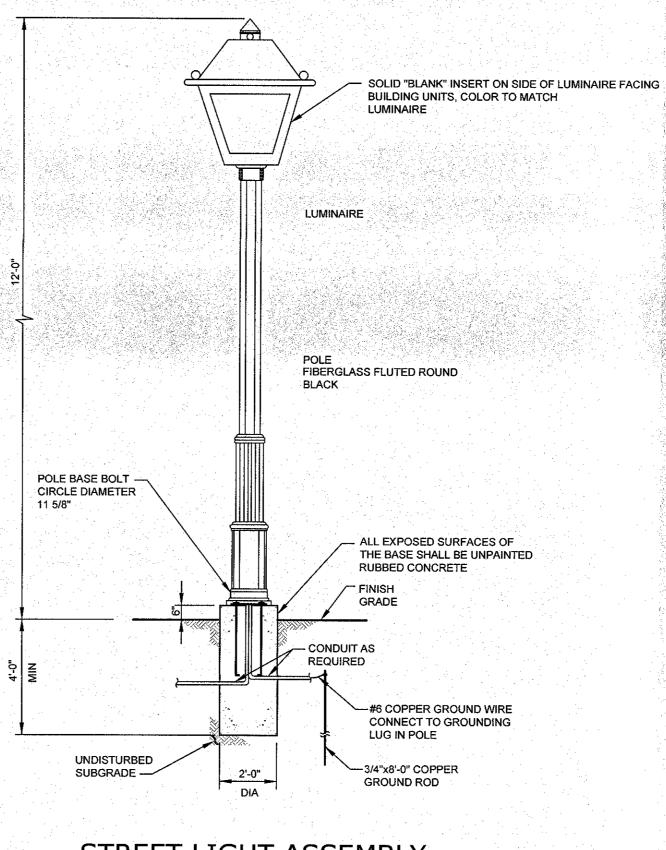




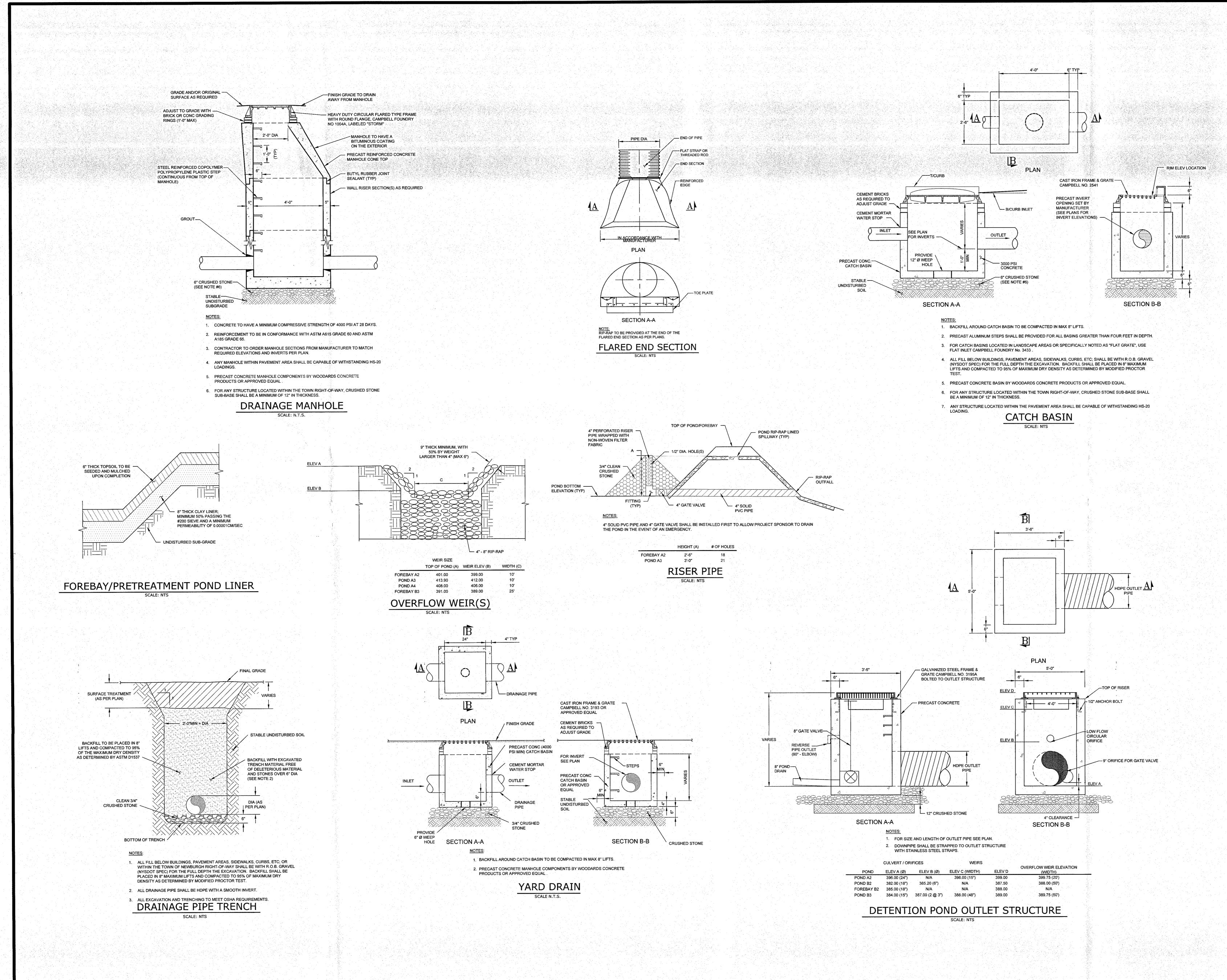


Prepared By

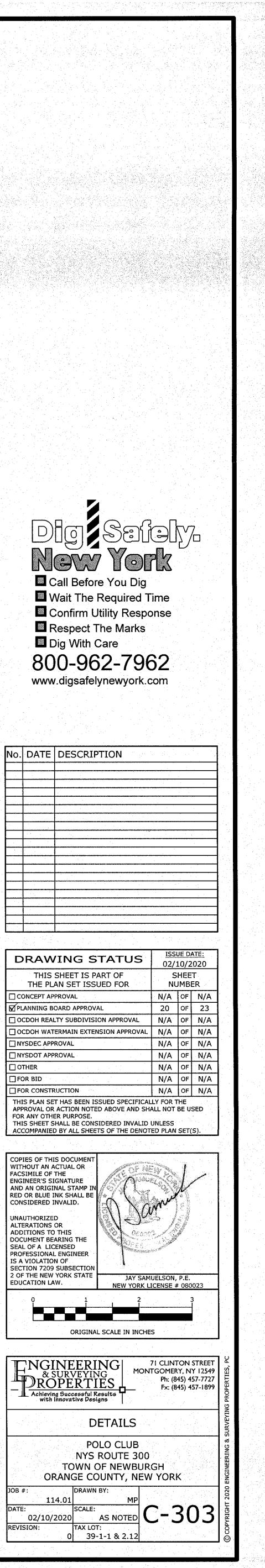


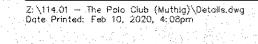


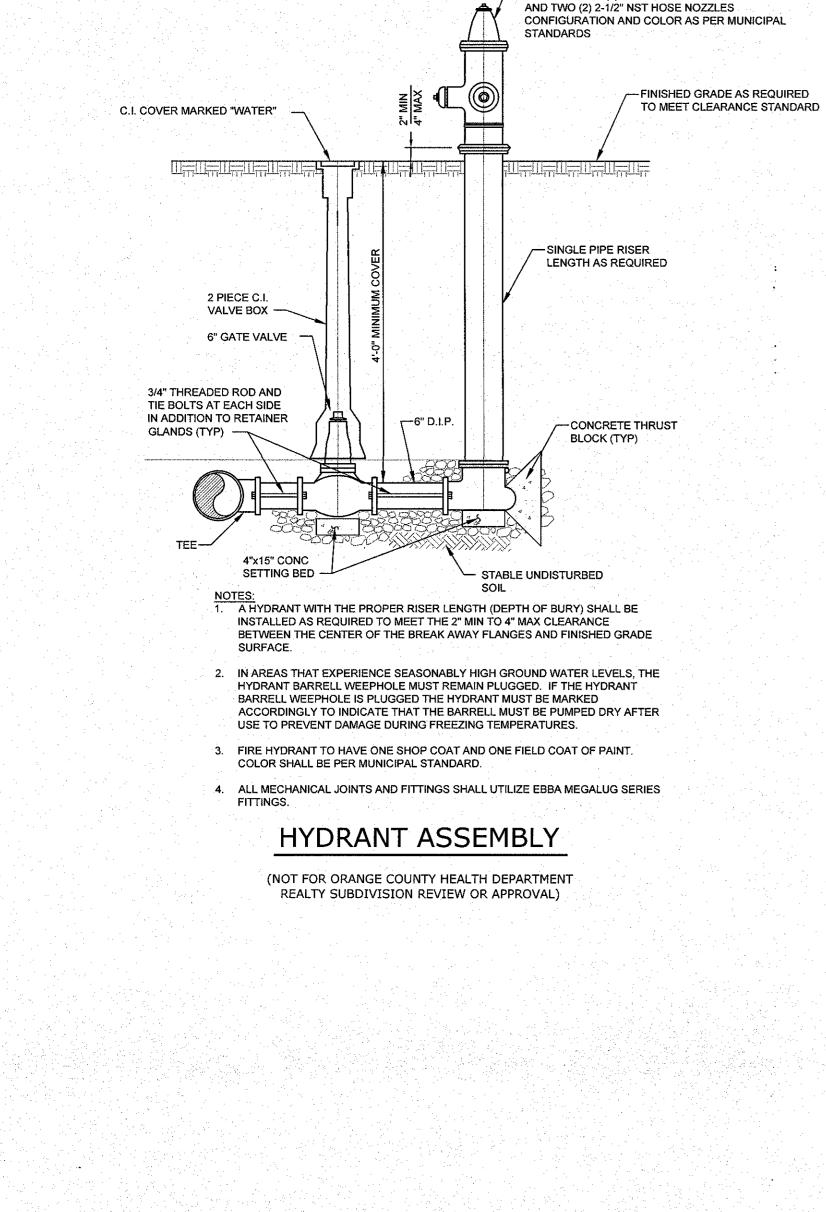
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Achieving Successful Results	FGOMERY, NY 12549 Ph: (845) 457-7727 Fx: (845) 457-1899	SURVEYING PROPERTIES,
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OR STORM DRAIN -

-45° BEND (TYP)

TAPE SURFACE TREATMENT A Standard Standard STABLE VARIES CLASS 52 IRON PIPE OR COURSE CLEAN SAND ~ TYPE COPPER (PER PLAN) BOTTOM OF TRENCH NOTE: 1. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC; SHALL BE WITH R.O.B. GRAVEL (NYSDOT 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. WATER PIPE TRENCH SCALE: NTS (NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REALTY SUBDIVISION REVIEW OR APPROVAL)

250 WITH ONE (1) 4-1/2" NST PUMPER NOZZLE

3" DETECTION

(SEE PLAN)

SEE NOTE 1

BACKFILL WITH EXCAVATED

TRENCH MATERIAL FREE OF

DELETERIOUS MATERIAL AND

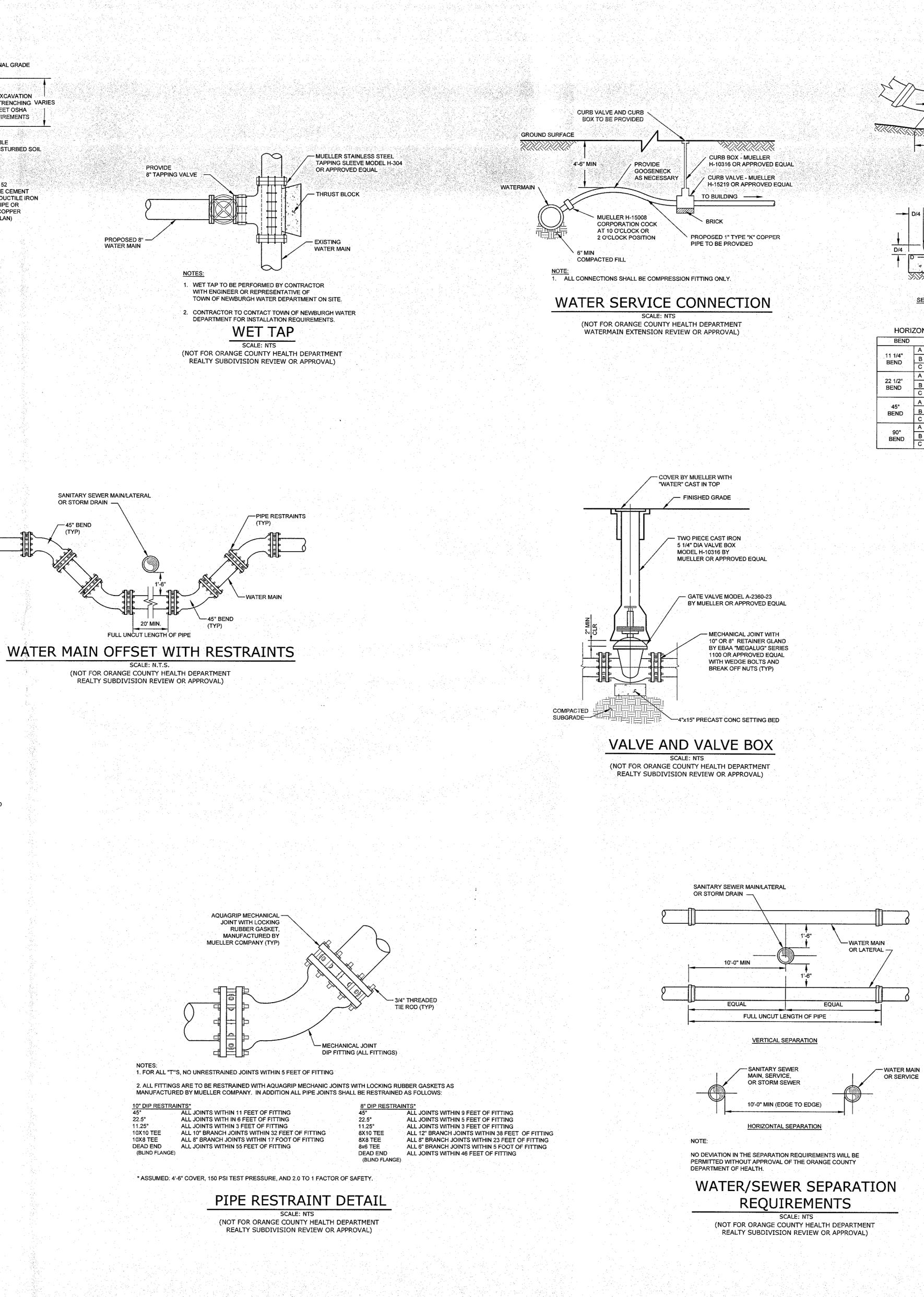
STONES OVER 6" DIAMETER.

BACKFILL TO BE PLACED IN

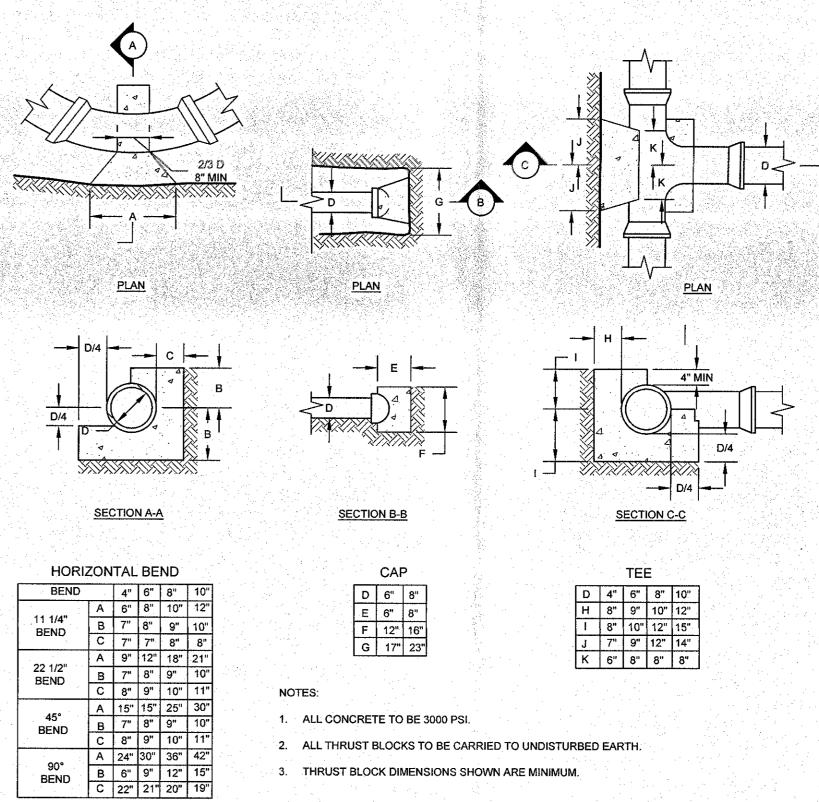
8" LIFTS AND COMPACTED.

ALL EXCAVATION AND TRENCHING VARIES TO MEET OSHA REQUIREMENTS UNDISTURBED SOIL DOUBLE CEMENT LINED DUCTILE IRON

— DIA.+2'-0" — 🗕 - FINAL GRADE



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THRUST BLOCK SCALE: NTS (NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REALTY SUBDIVISION REVIEW OR APPROVAL)

ADEQUATE.

WATER SYSTEM NOTES

CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER AND SEWER UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. 2. CONTRACTOR TO CALL UNDERGROUND MARK-OUT AT LEAST 2 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT 1-800-962-7962 FOR COMPLETE UTILITIES MARKOUT. 3. CONTRACTOR TO CONTACT TOWN OF NEWBURGH WATER DEPARTMENT AT (845) 564-7813 AT LEAST 2 DAYS PRIOR TO CONSTRUCTION. 4. WATER MAIN 4" OR LARGER TO BE CLASS 52 BITUMINOUS COATED DOUBLE CEMENT LINED DUCTILE IRON PIPE.

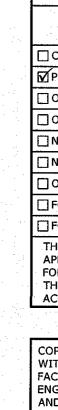
5. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DEVIATION FROM HORIZONTAL OR VERTICAL ALIGNMENTS WITH REGARDS TO EXISTING UTILITIES BEFORE PROCEEDING. 6. A CERTIFIED AS BUILT MAP OF THE WATER SYSTEM IMPROVEMENTS SHALL BE PROVIDED TO

THE TOWN OF NEWBURGH WATER DEPARTMENT BY A LICENSED DESIGN PROFESSIONAL. 7. ALL APARTMENT UNITS AND THE CLUBHOUSE ARE TO BE INDIVIDUALLY METERED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS,

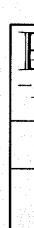
8. ALL PIPE, FIXTURES AND FITTINGS MUST COMPLY WITH THE FEDERAL "SAFE DRINKING WATER ACT", SECTION 1417 WHICH REQUIRES ALL SURFACES IN CONTACT WITH POTABLE WATER CONTAIN NO MORE THAN 0.25% LEAD BY WEIGHT.

9. THE TOWN OF NEWBURGH COMMISSIONER OF PUBLIC WORKS OR HIS DESIGNATED REPRESENTATIVE MUST BE INFORMED OF ANY HYDROSTATIC OR BACTERIOLOGICAL TESTING TO PERMIT THE TESTING TO BE WITNESSED. 10. THE TOWN OF NEWBURGH COMMISSIONER OR PUBLIC WORKS OR HIS DESIGNATED

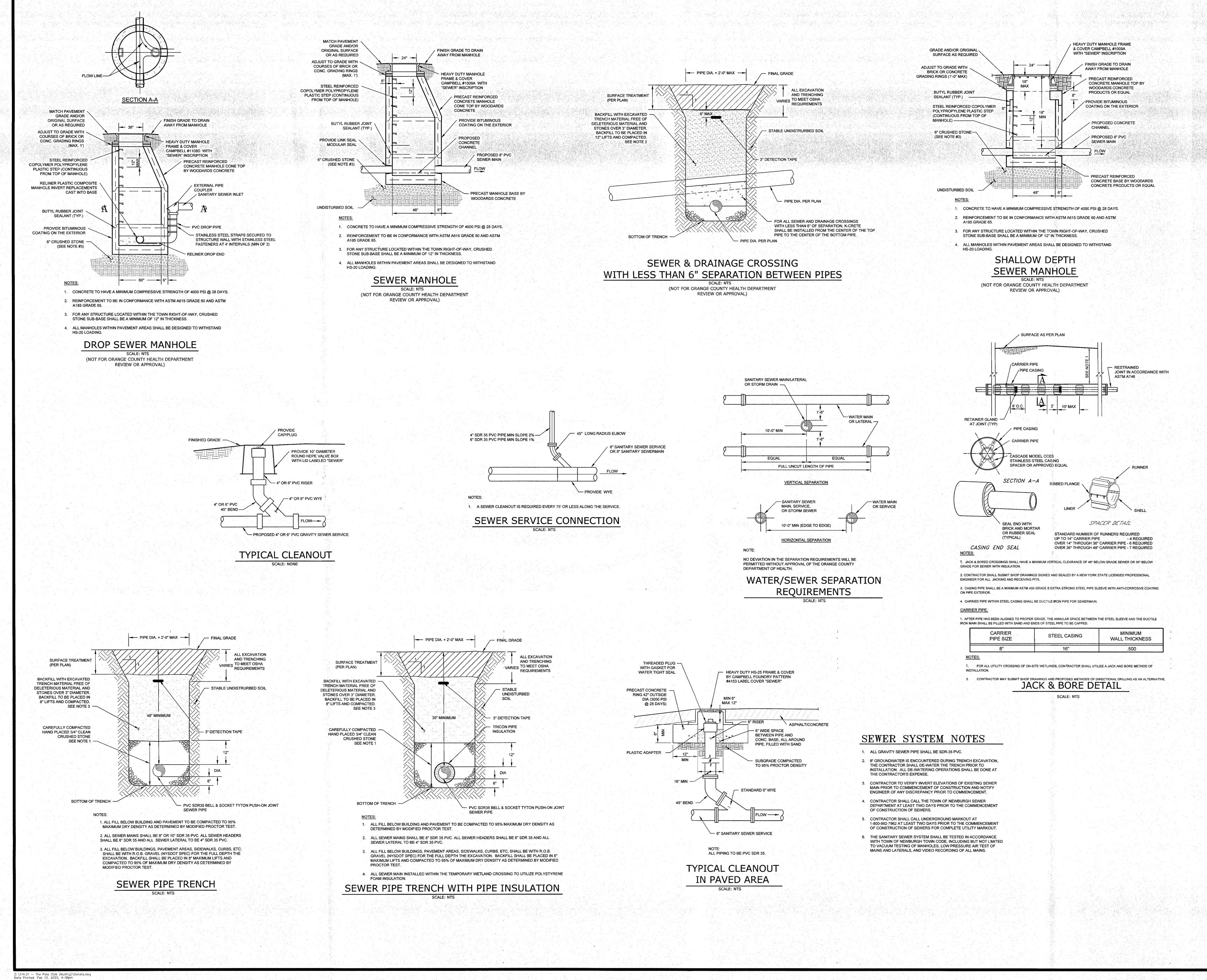
REPRESENTATIVE MUST ACCEPT HYDROSTATIC AND BACTERIOLOGICAL TEST RESULTS AS

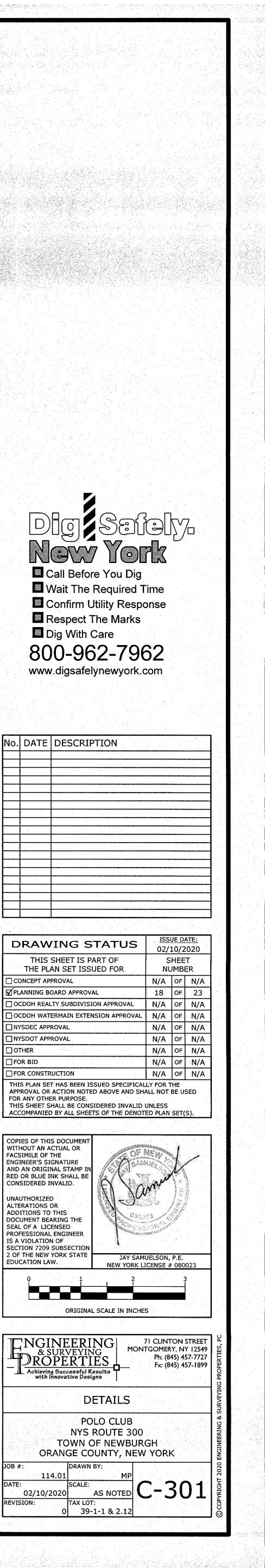


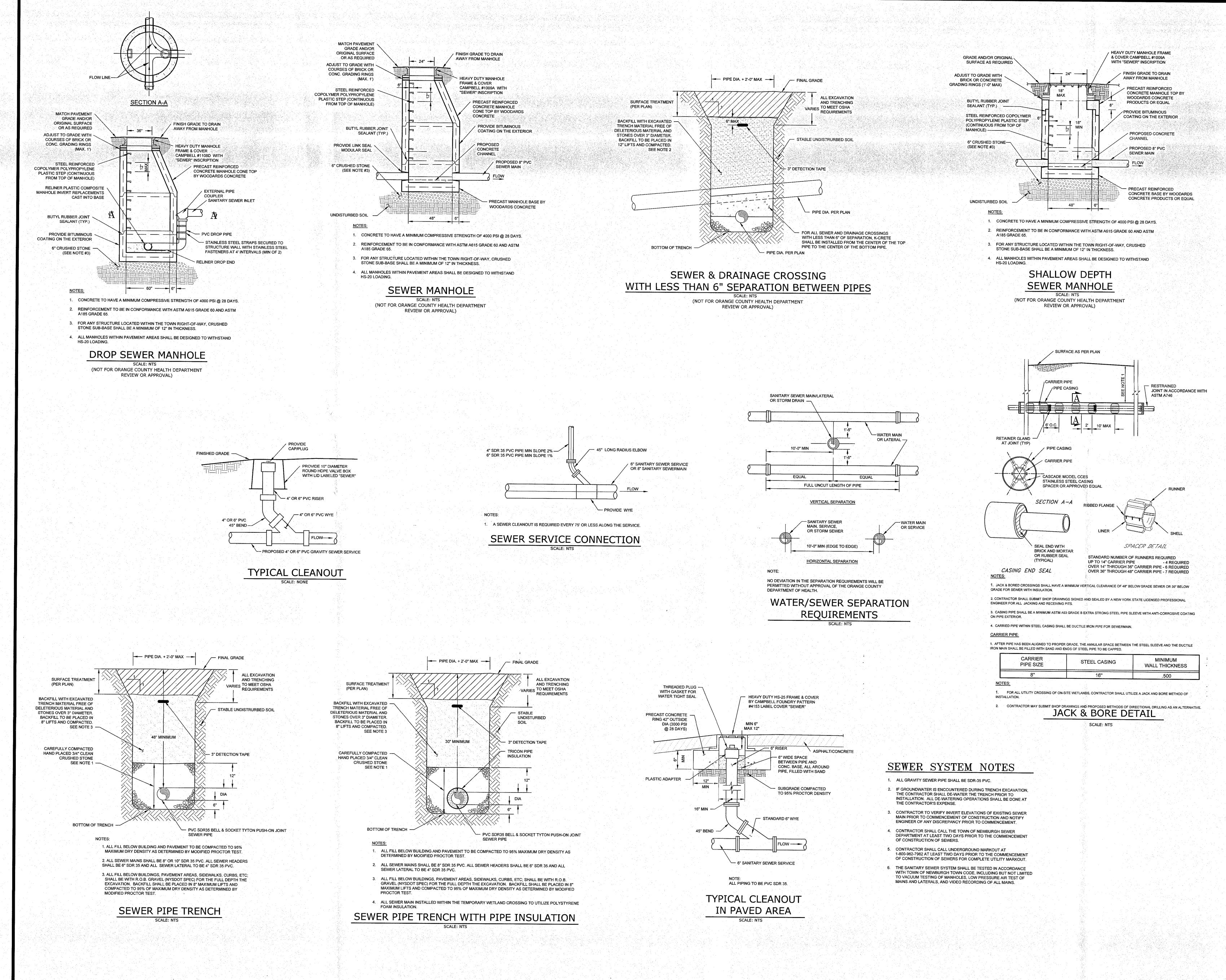




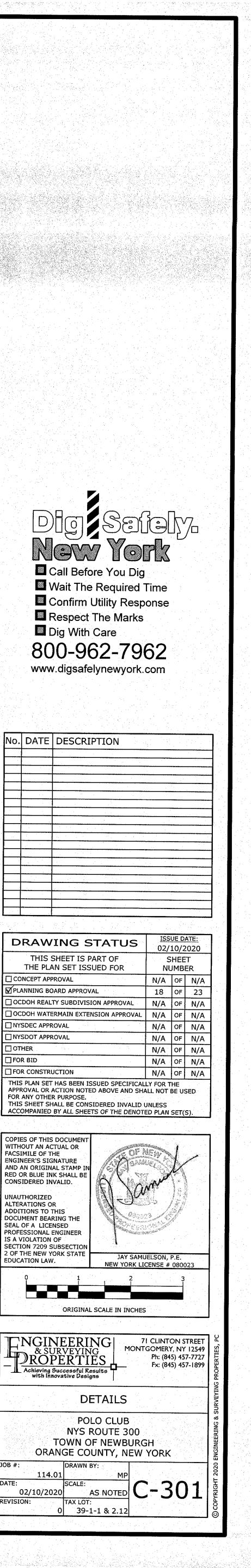
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Call Before You Dig		
Wait The Required Time		
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800-962-7962 www.digsafelynewyork.com		
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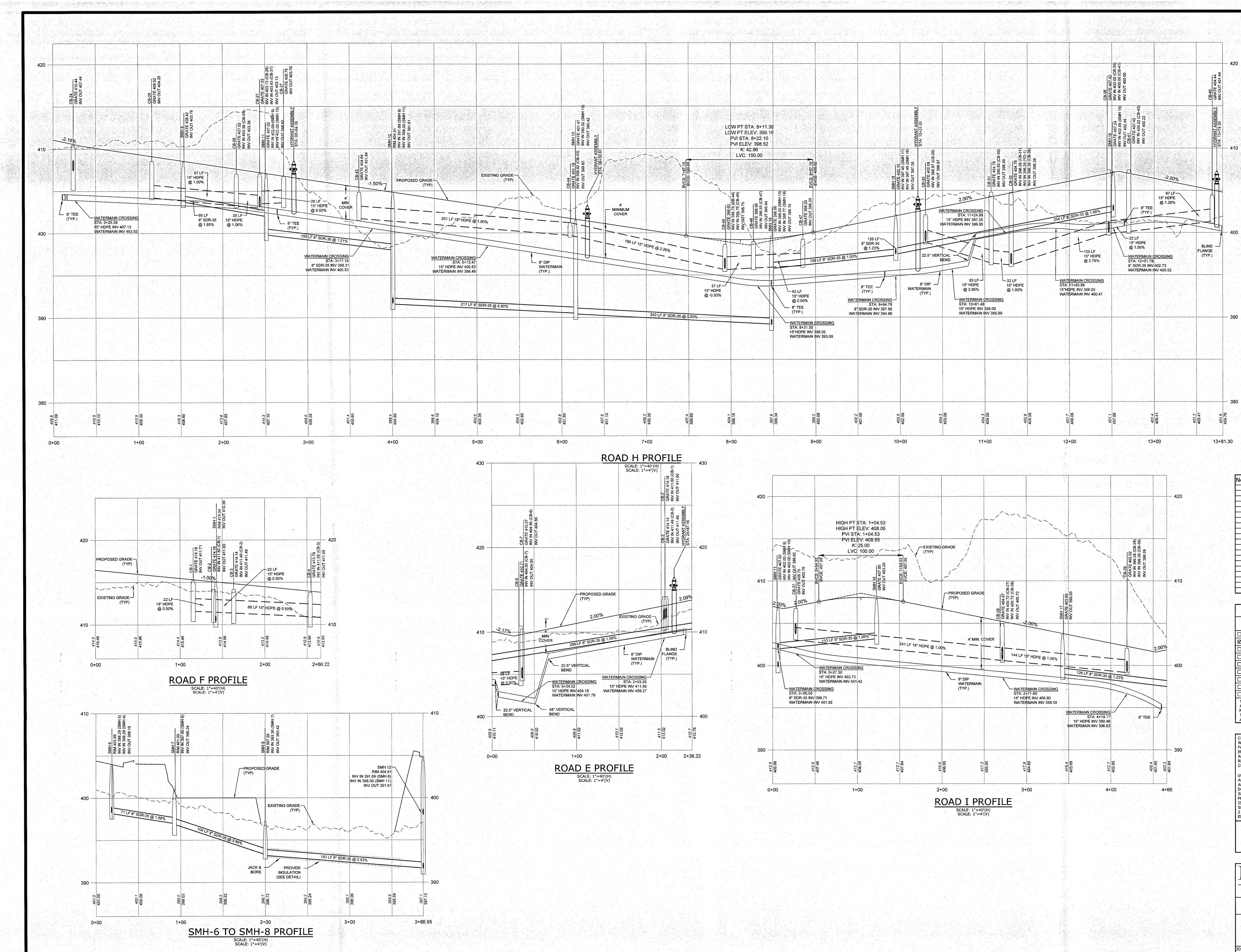






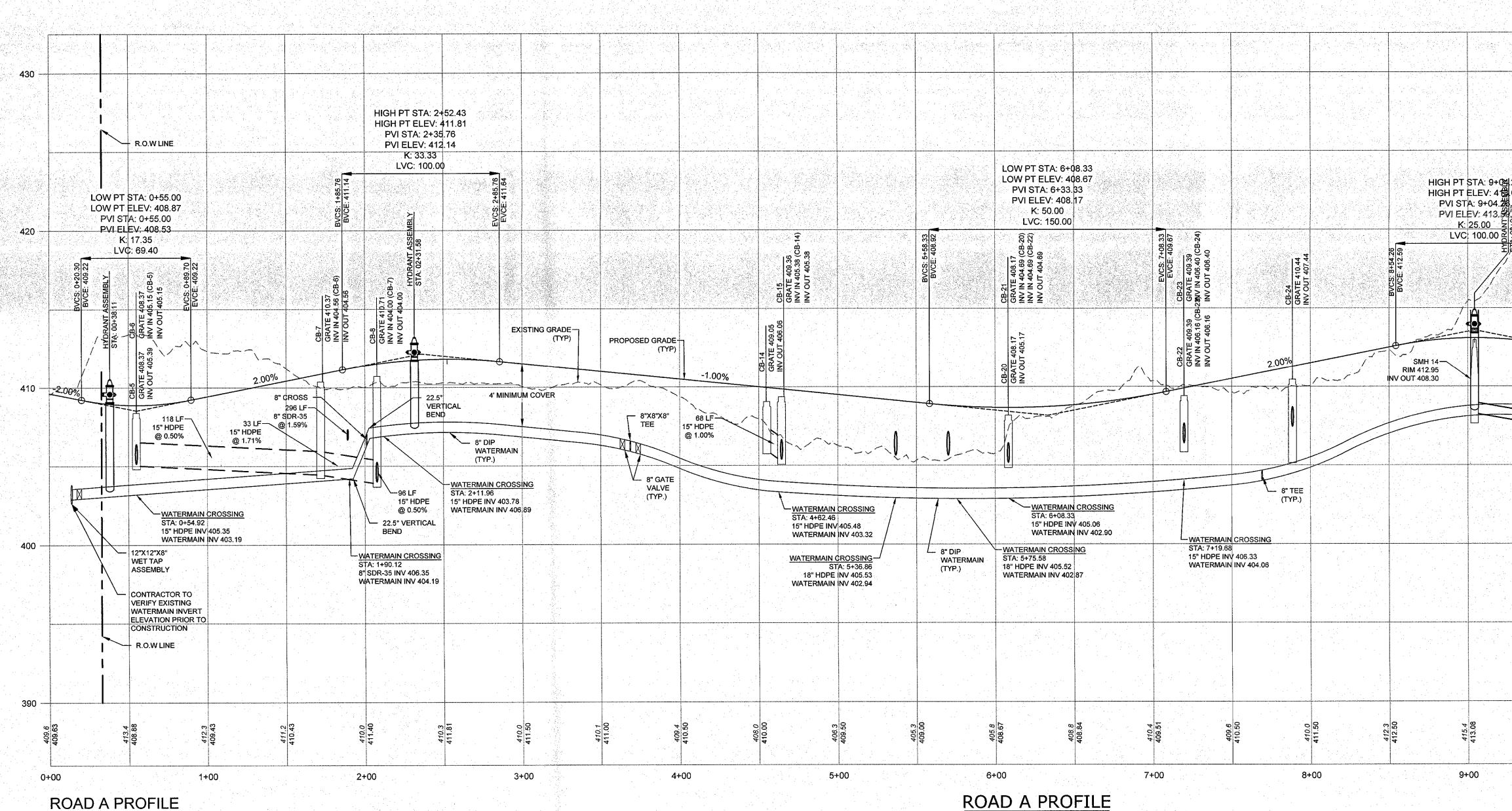
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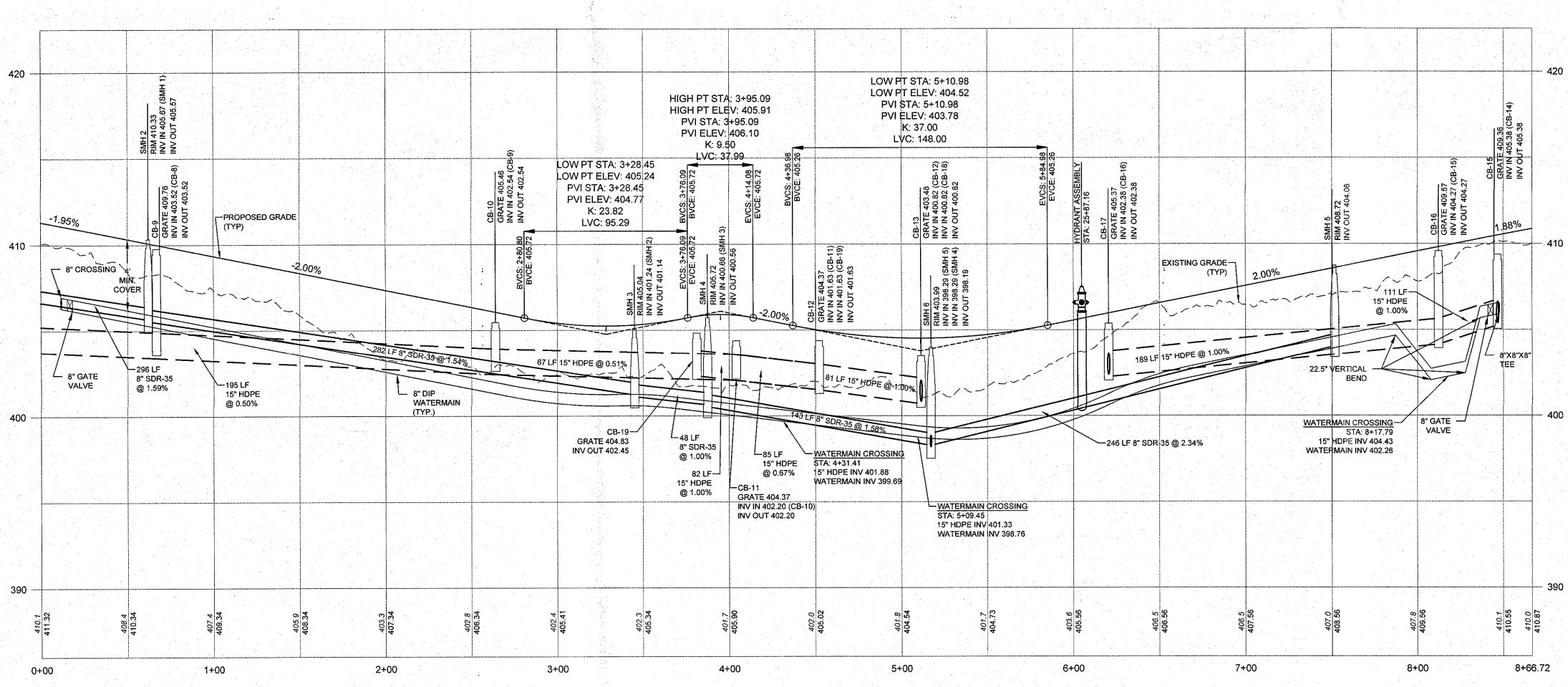


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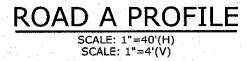
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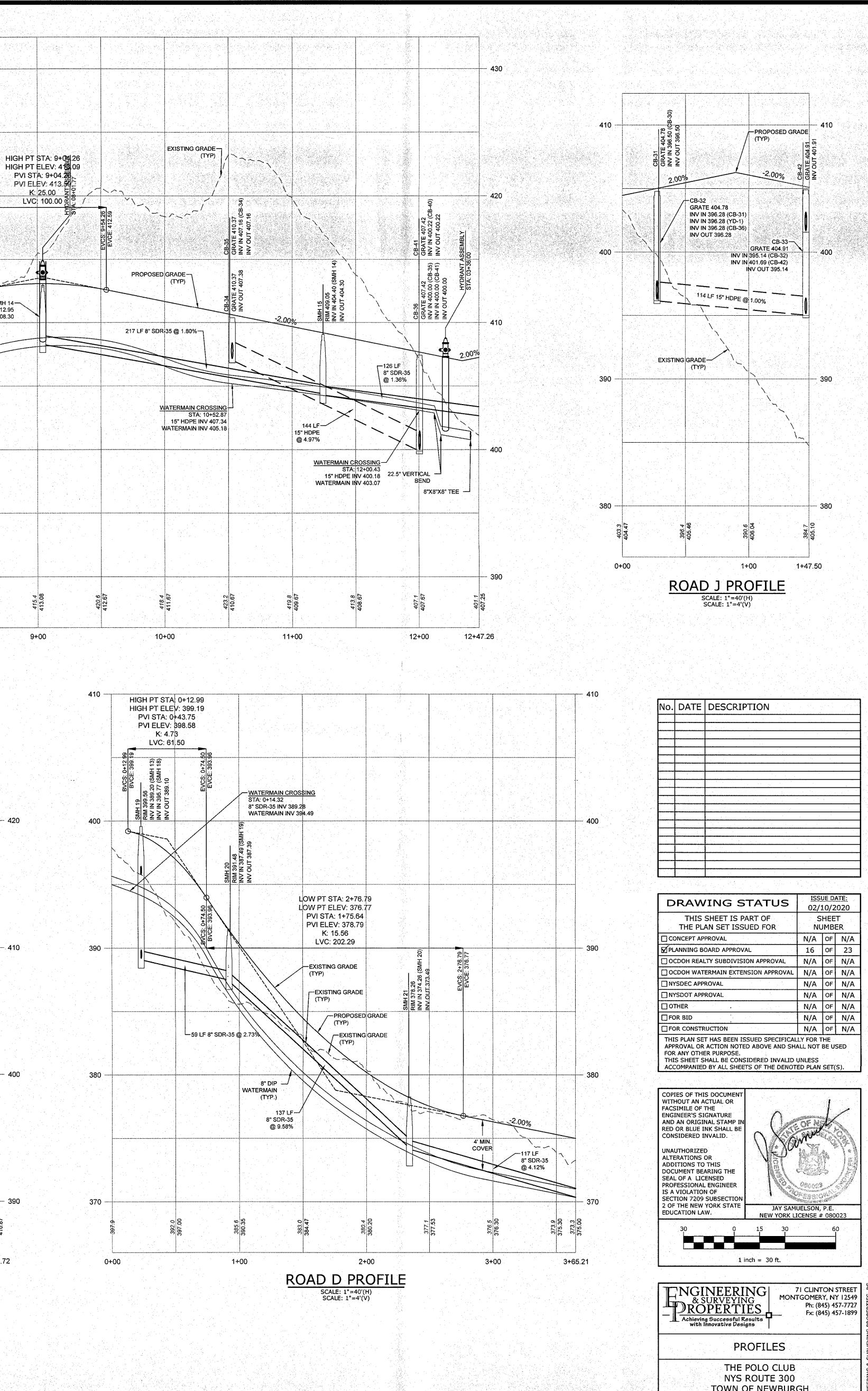
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ROAD B PROFILE SCALE: 1"=40'(H) SCALE: 1"=4'(V)

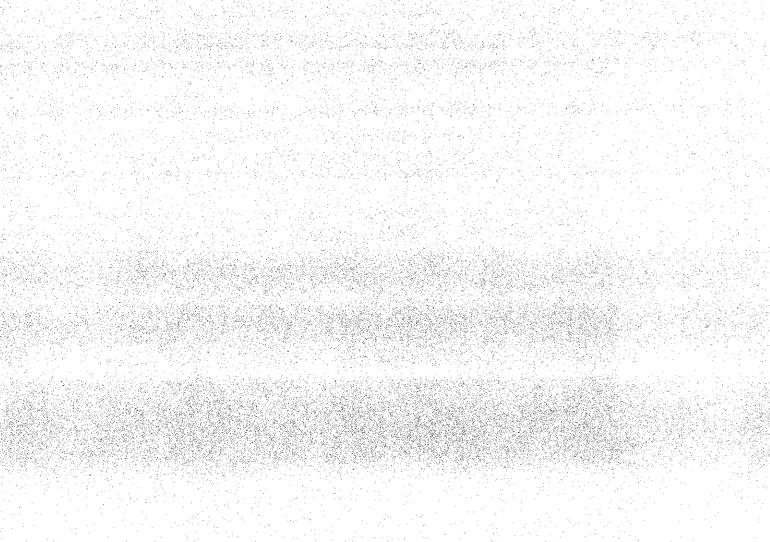


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ORANGE COUNTY, NEW YORK					
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JOB #:



TYPICAL SITE DETAILED PLANT LIST
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 12-UNIT
 16-UNIT
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Z: \114.01 — The Polo Club (Muthig)\Site Plan.dwg Date Printed: Feb 24, 2020, 11:14am

15-18" HT SHADBLOW SERVICEBERRY 2 1/2-3" CAL OCTOBER GLORY MAPLE 8-10' CLUMP AUTUMN GOLD GINKGO 2 1/2-3" CAL
 GJ
 3
 24
 JUNIPERUS CHINENSIS

 LB
 4
 4
 LINDERA BENZOIN
 OLD GOLD JUNIPER 5 GAL SPICEBUSH #4 CAN CONTAINER PA - 3 3 PICEA ABIES 6' HT MIN NORWAY SPRUCE PS 4 - PRUNUS SERRULATA 2 - 2 1/2" CAL KWANSAN CHERRY 2 - 2 1/2" CAL PY 4 3 3 PYRUS CALLERYANA

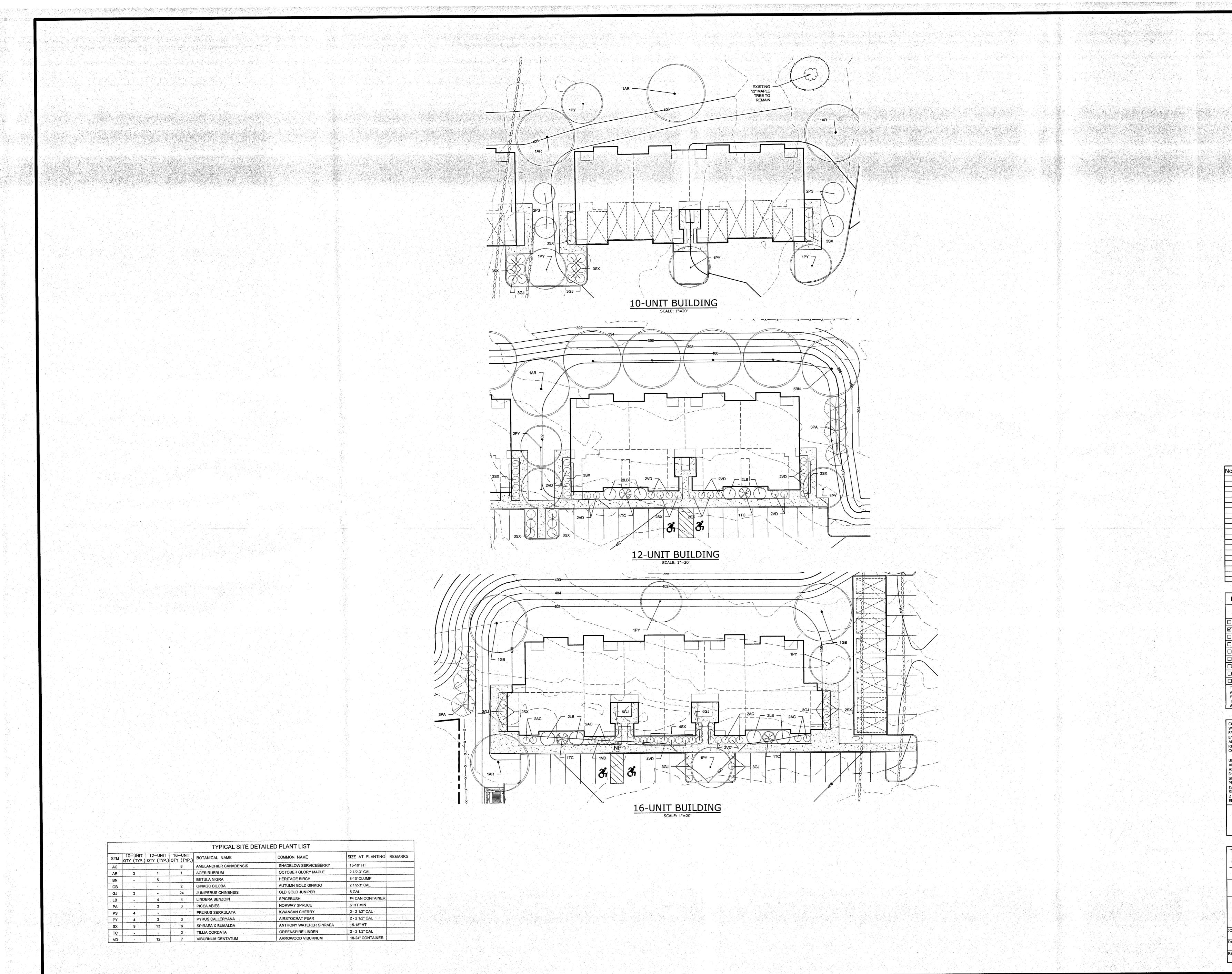
AIRSTOCRAT PEAR ANTHONY WATERER SPIRAEA GREENSPIRE LINDEN ARROWOOD VIBURNUM

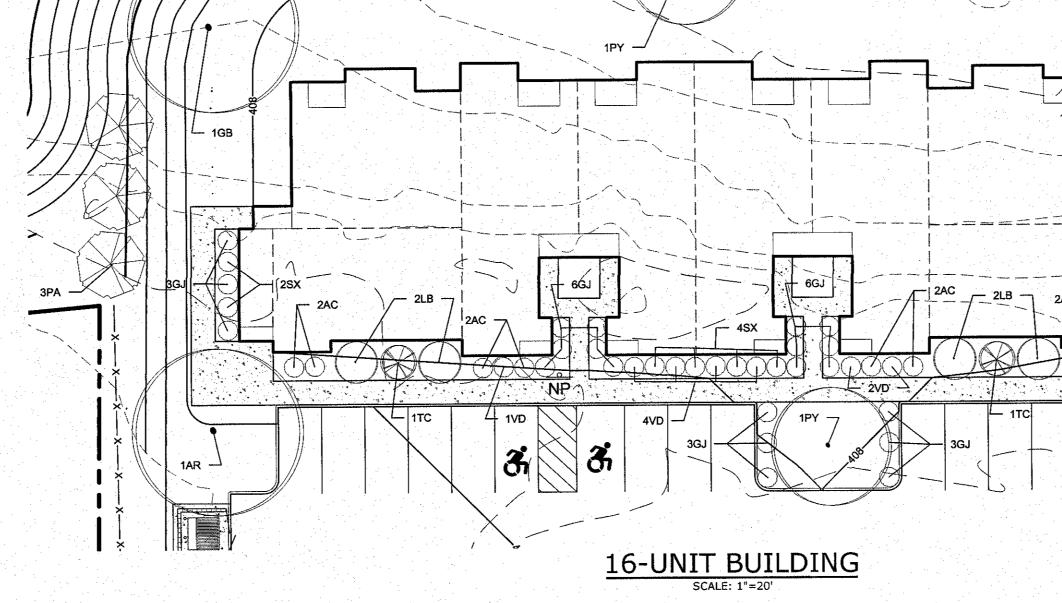
SIZE AT PLANTING REMARKS

15-18" HT

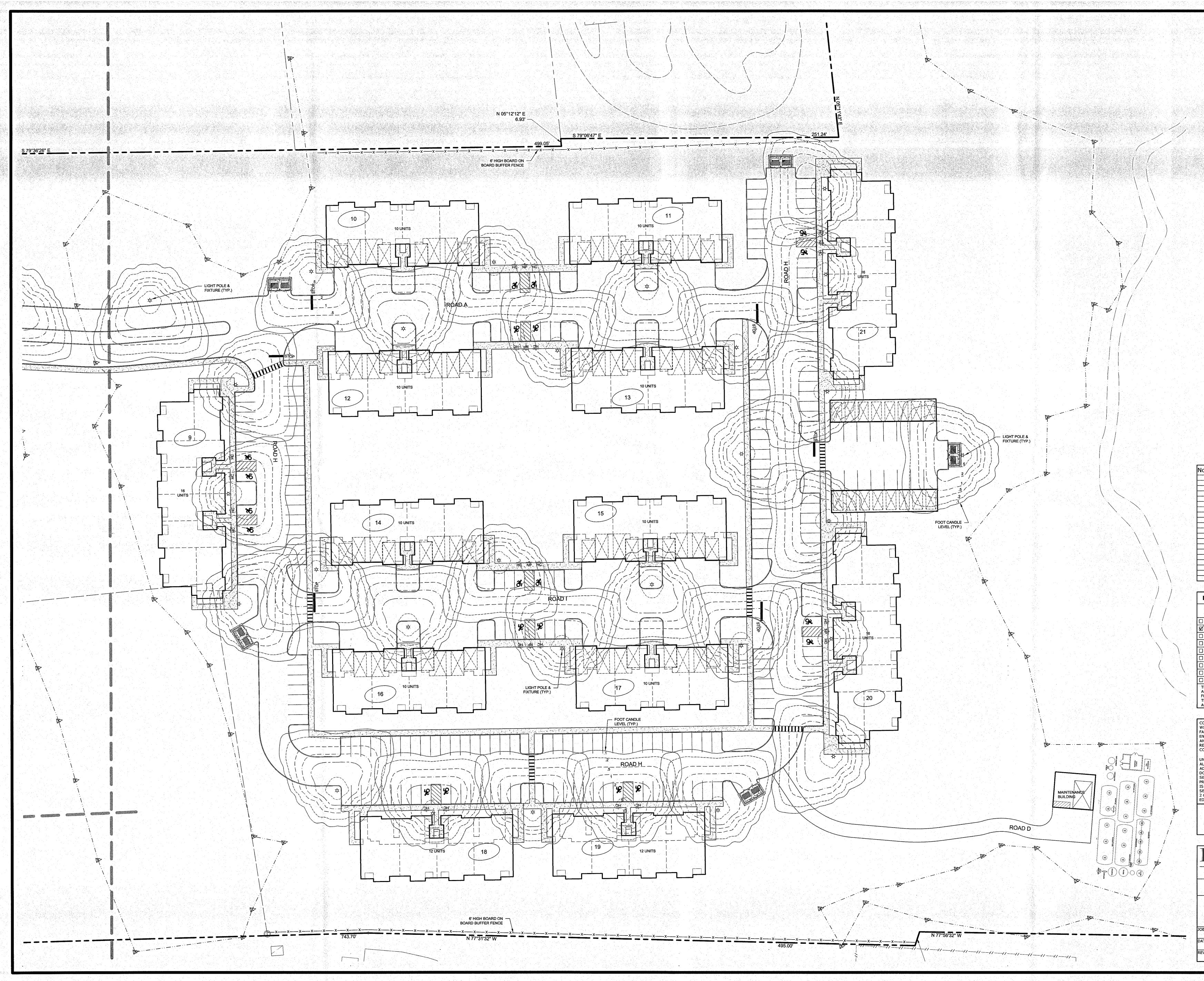
2 - 2 1/2" CAL

18-24" CONTAINER

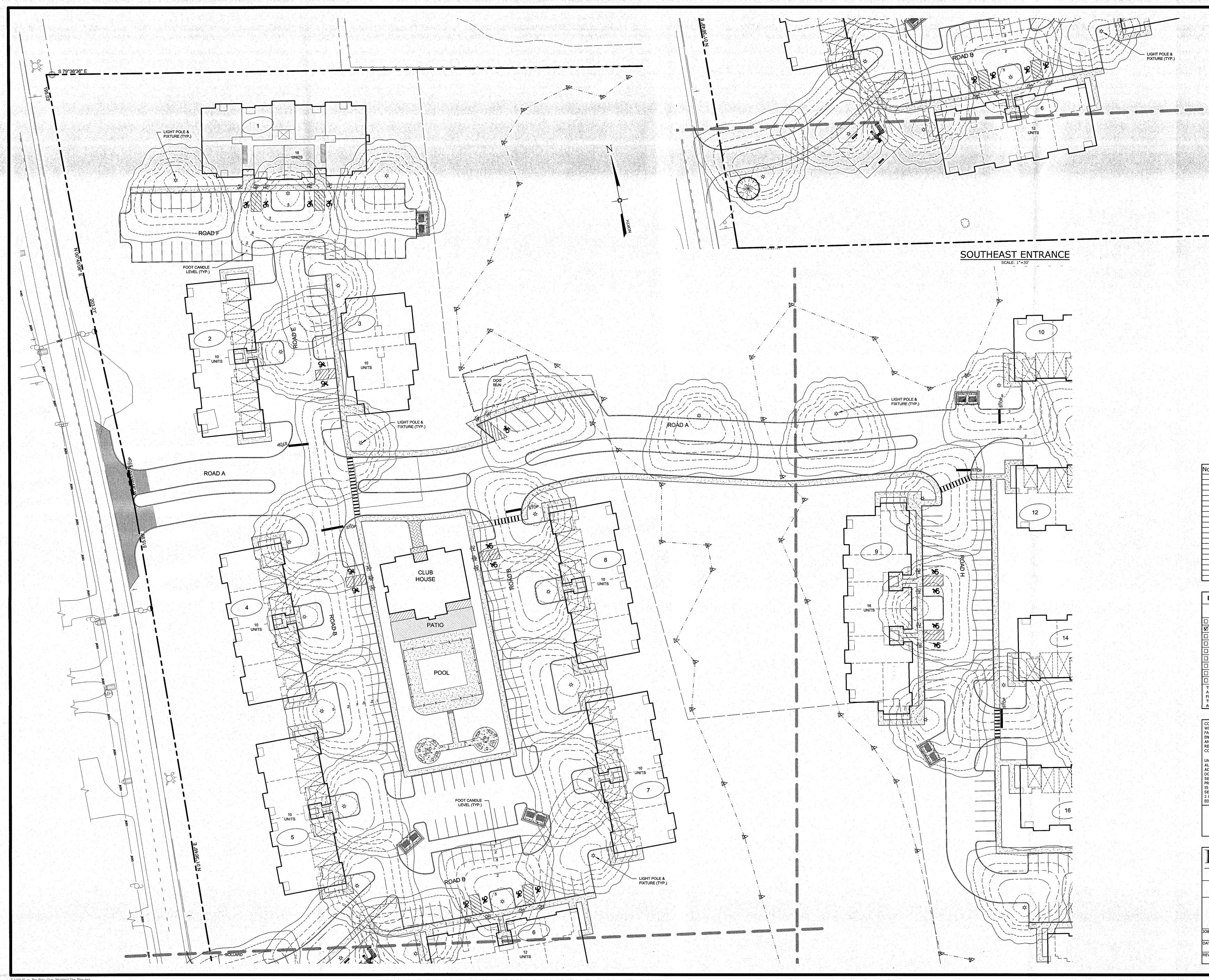




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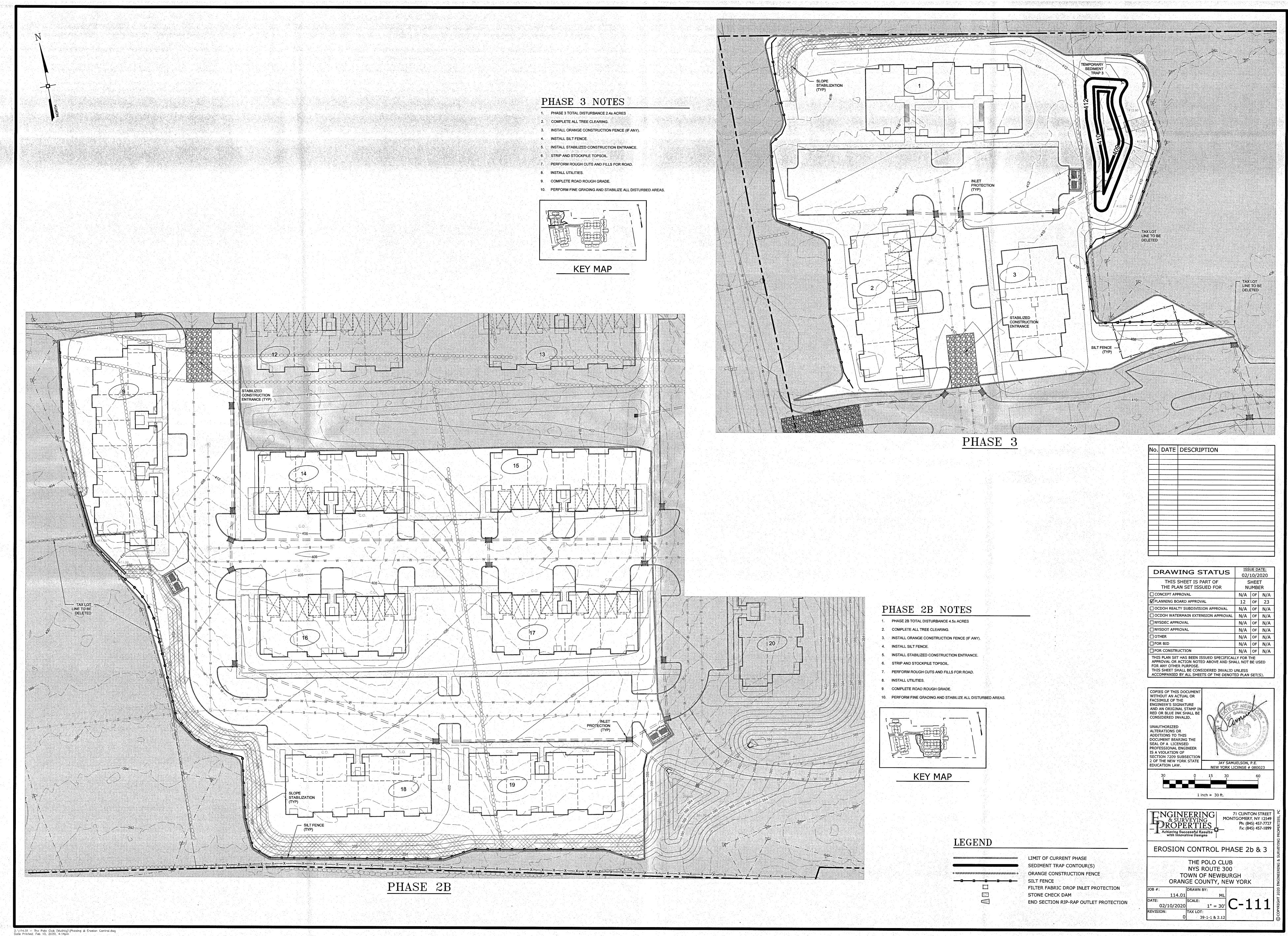
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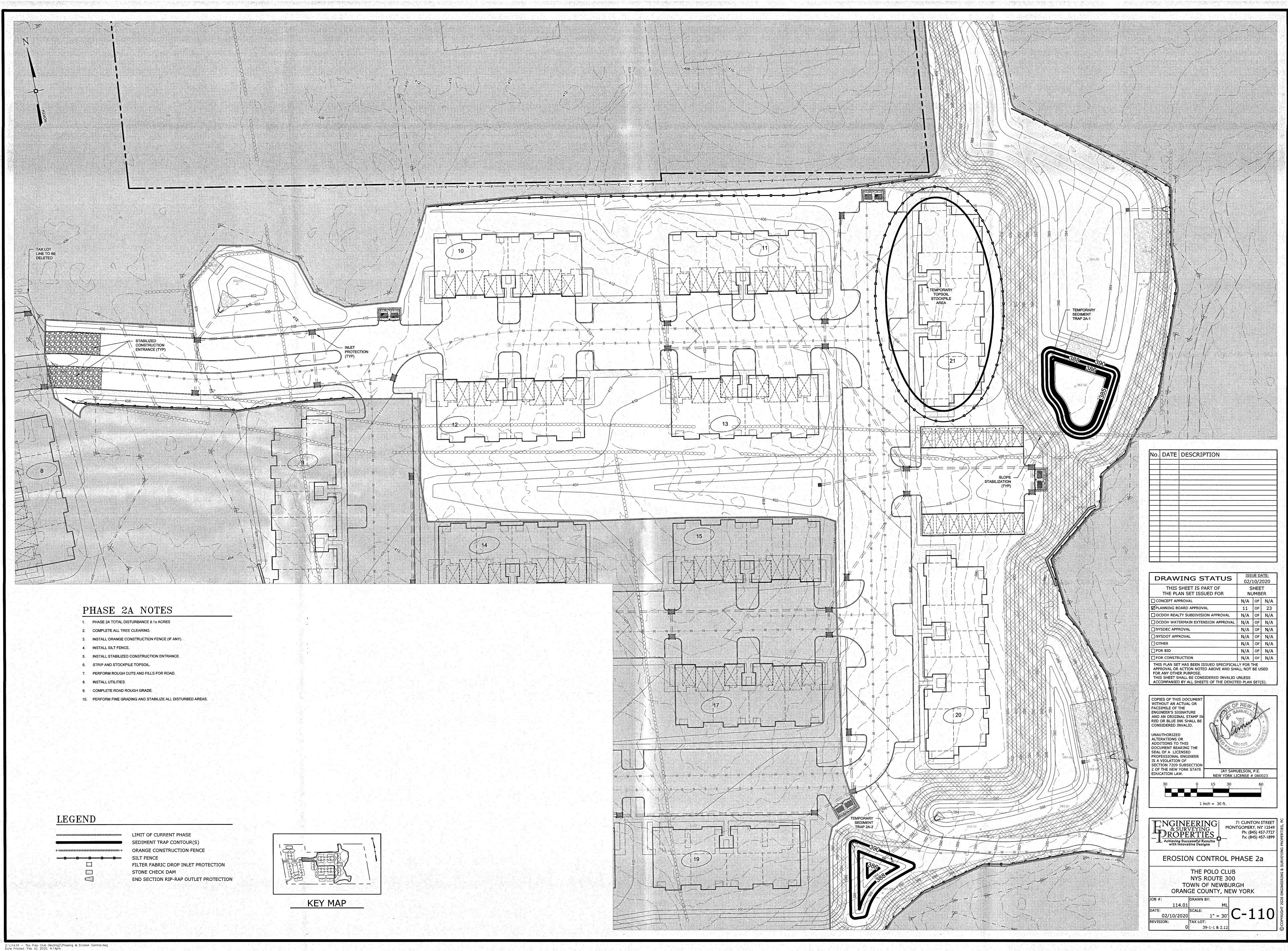


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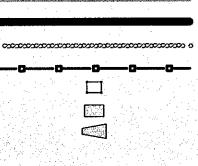
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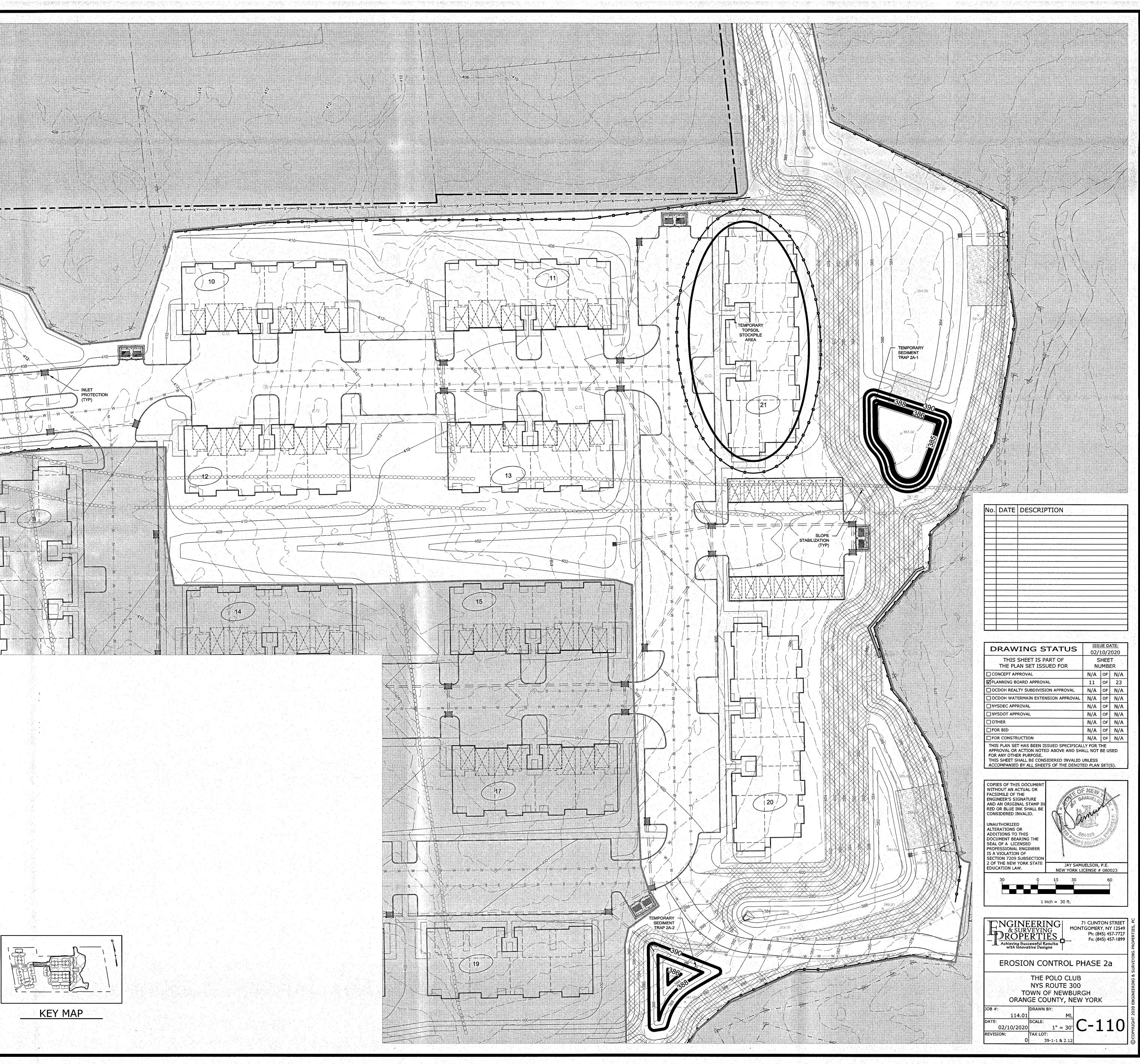
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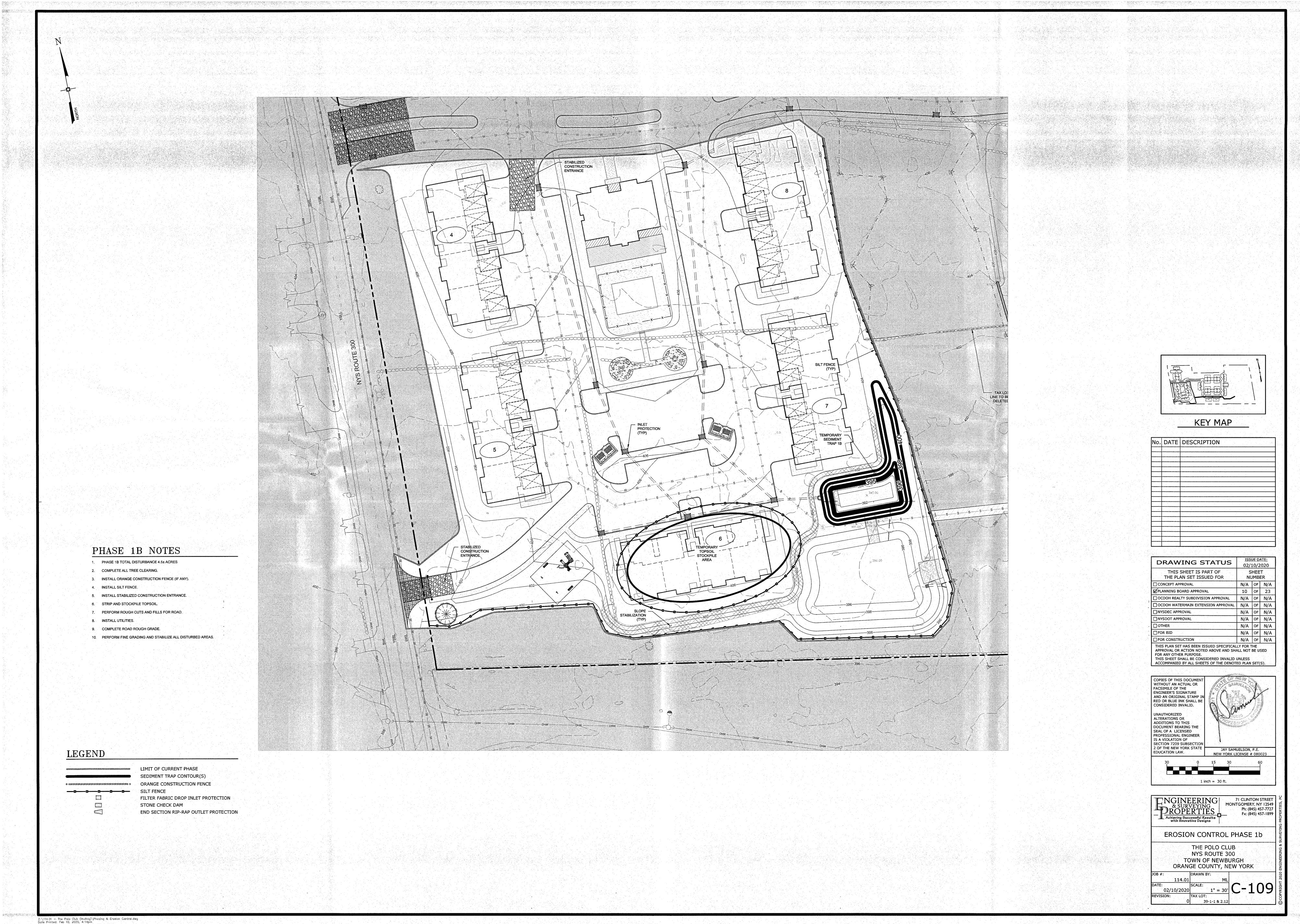


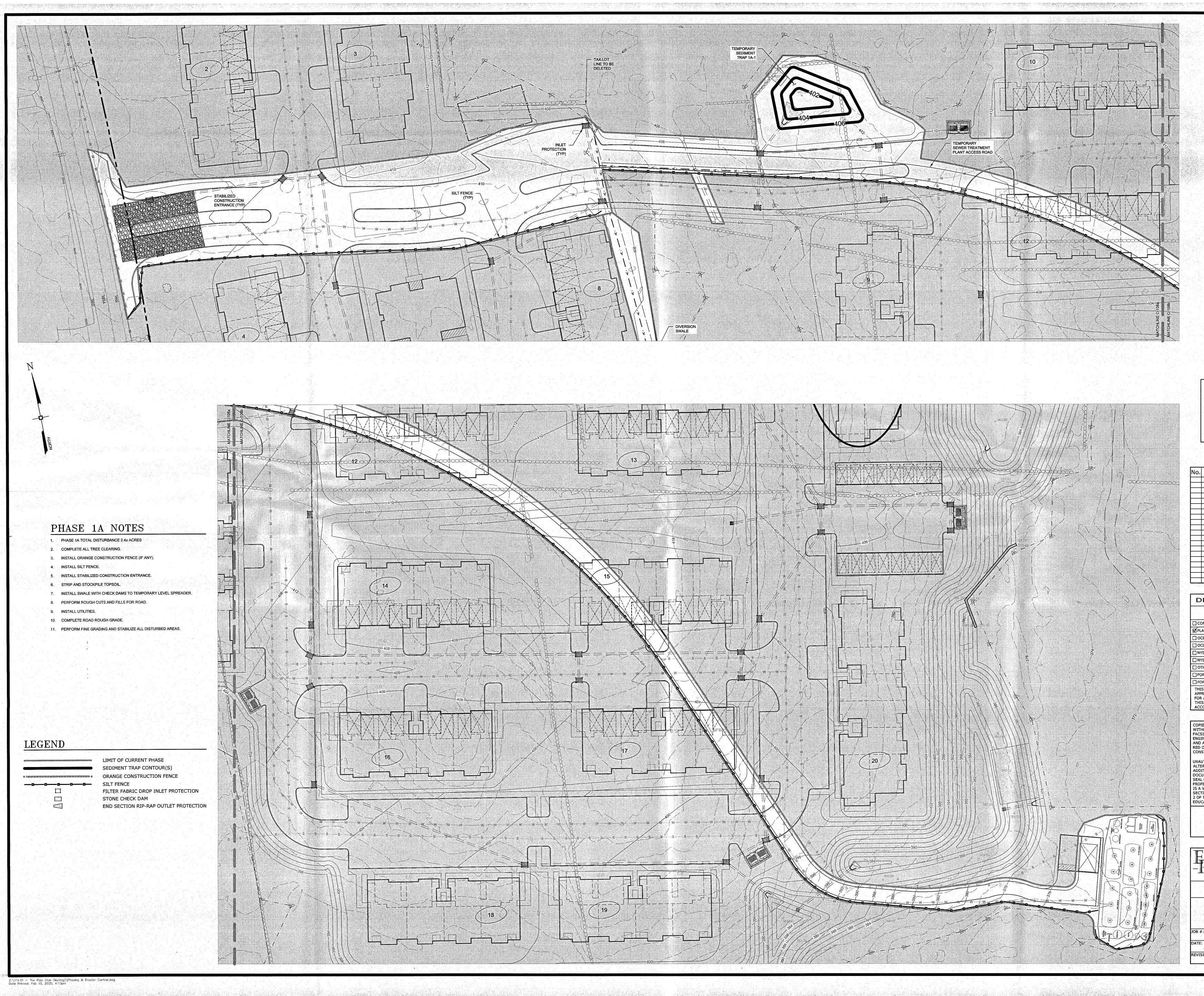




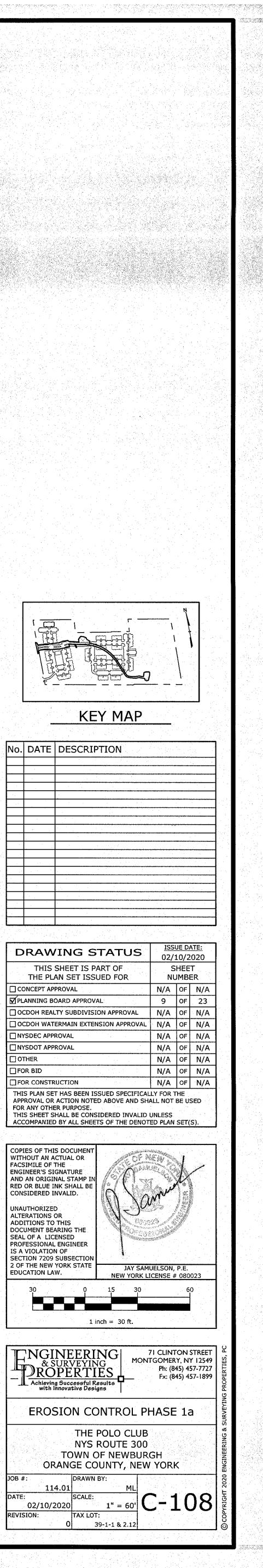


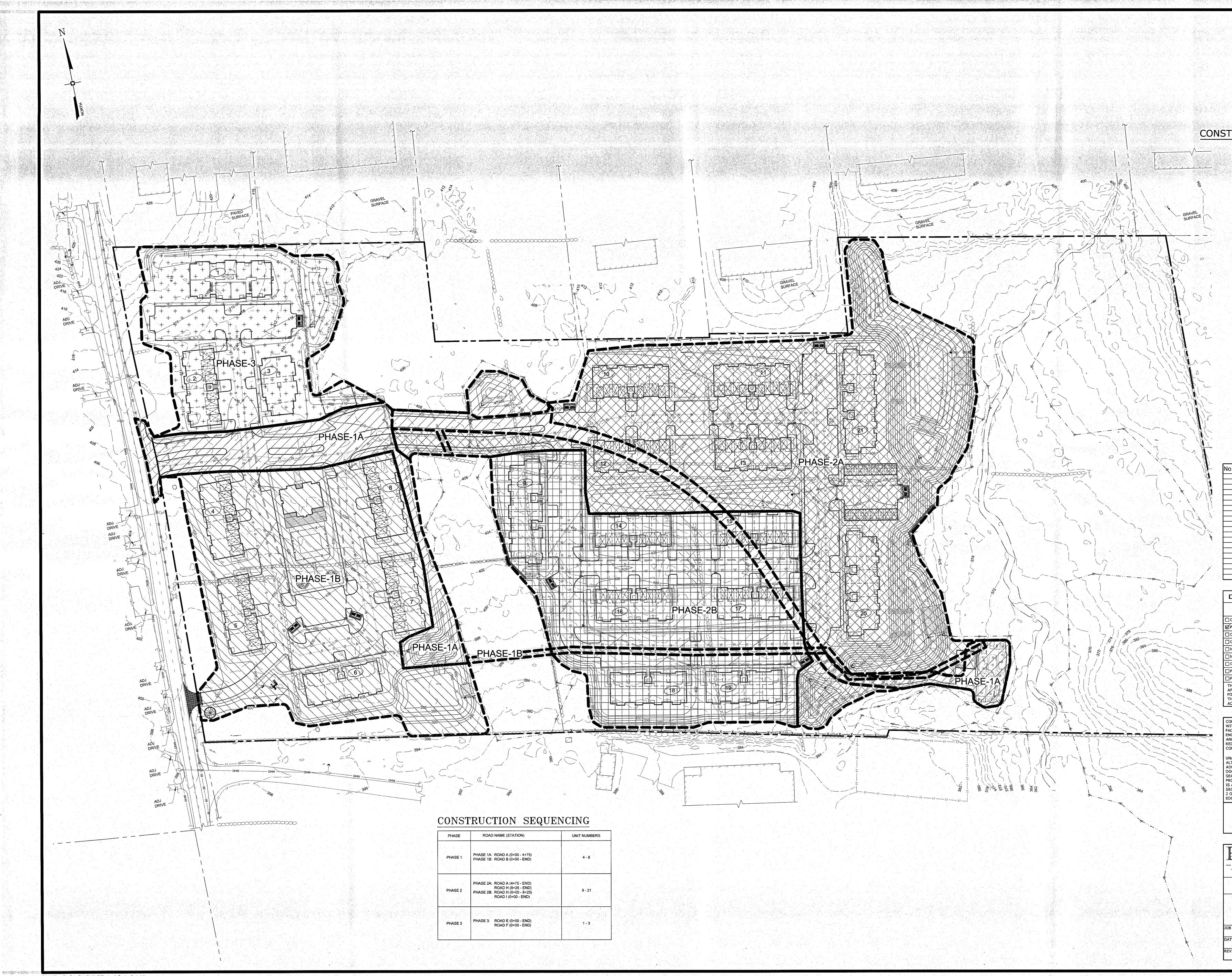






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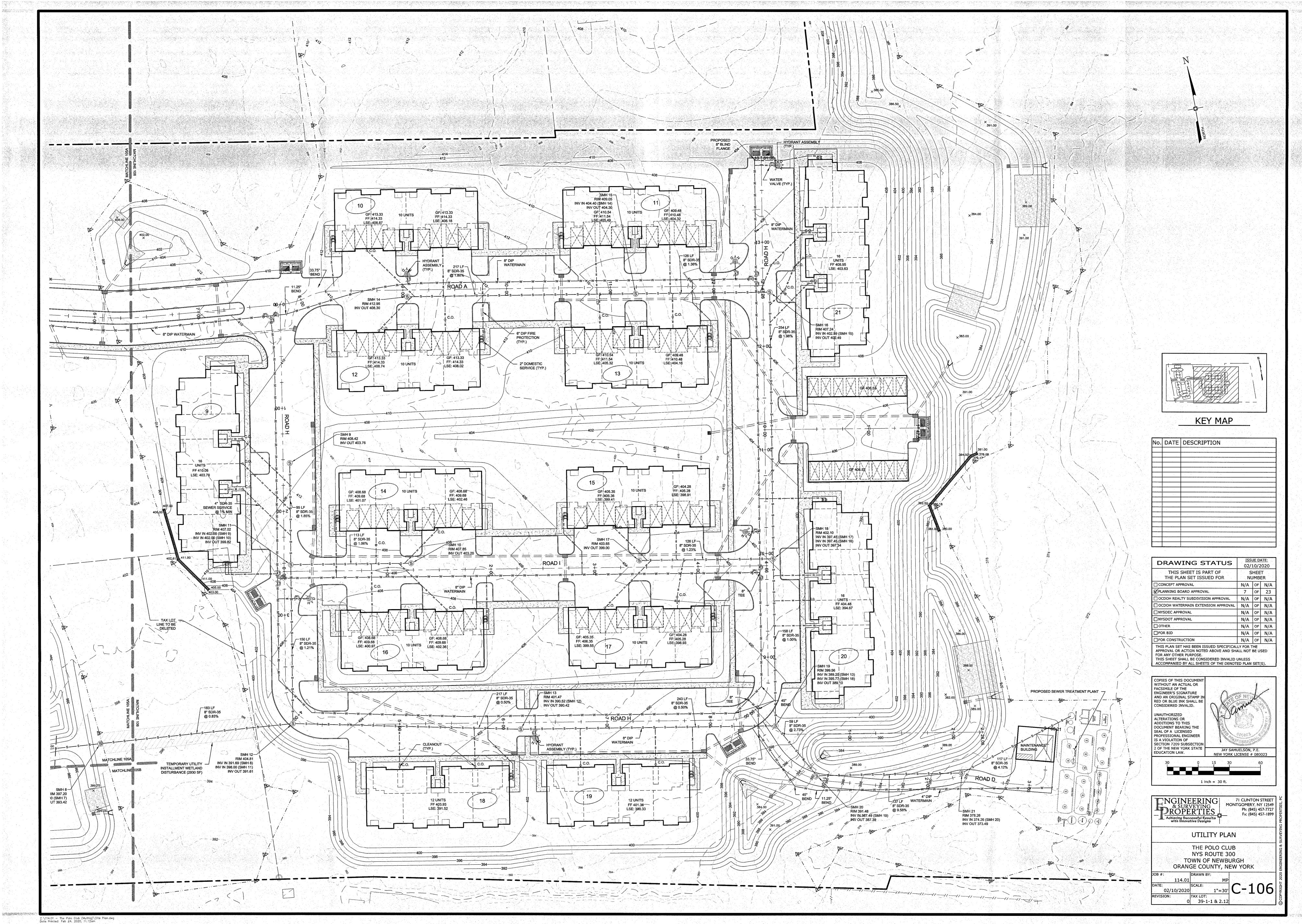


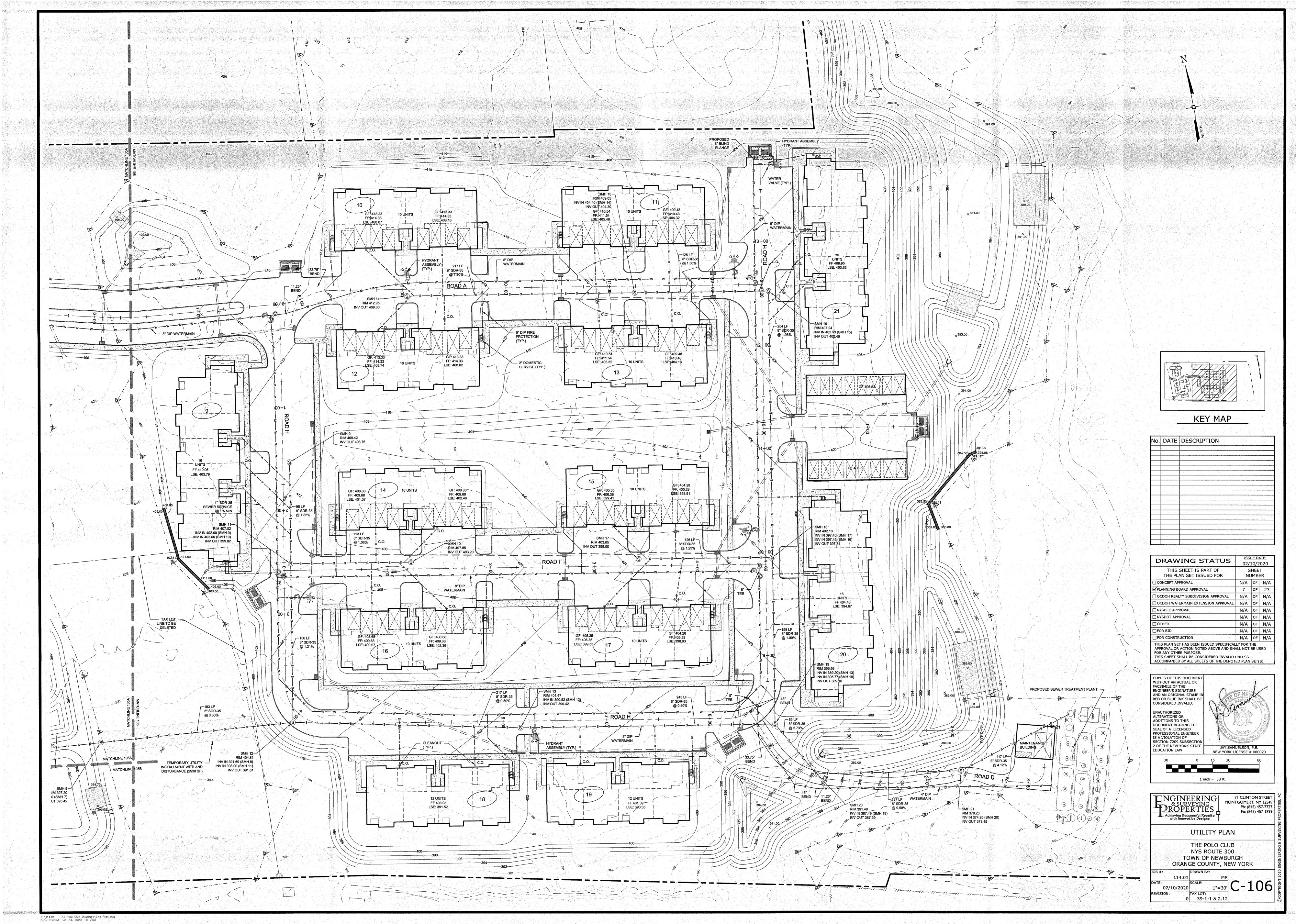


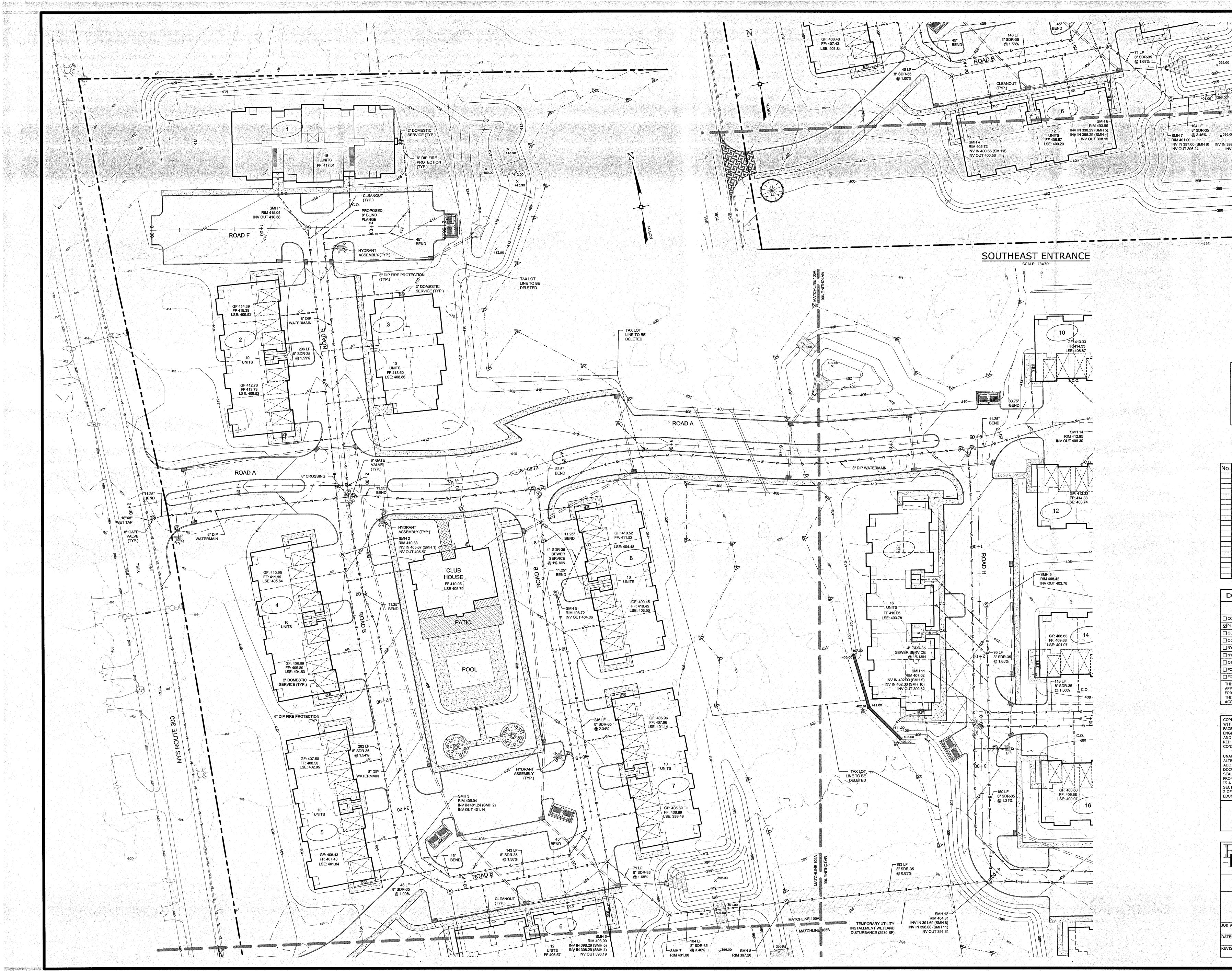
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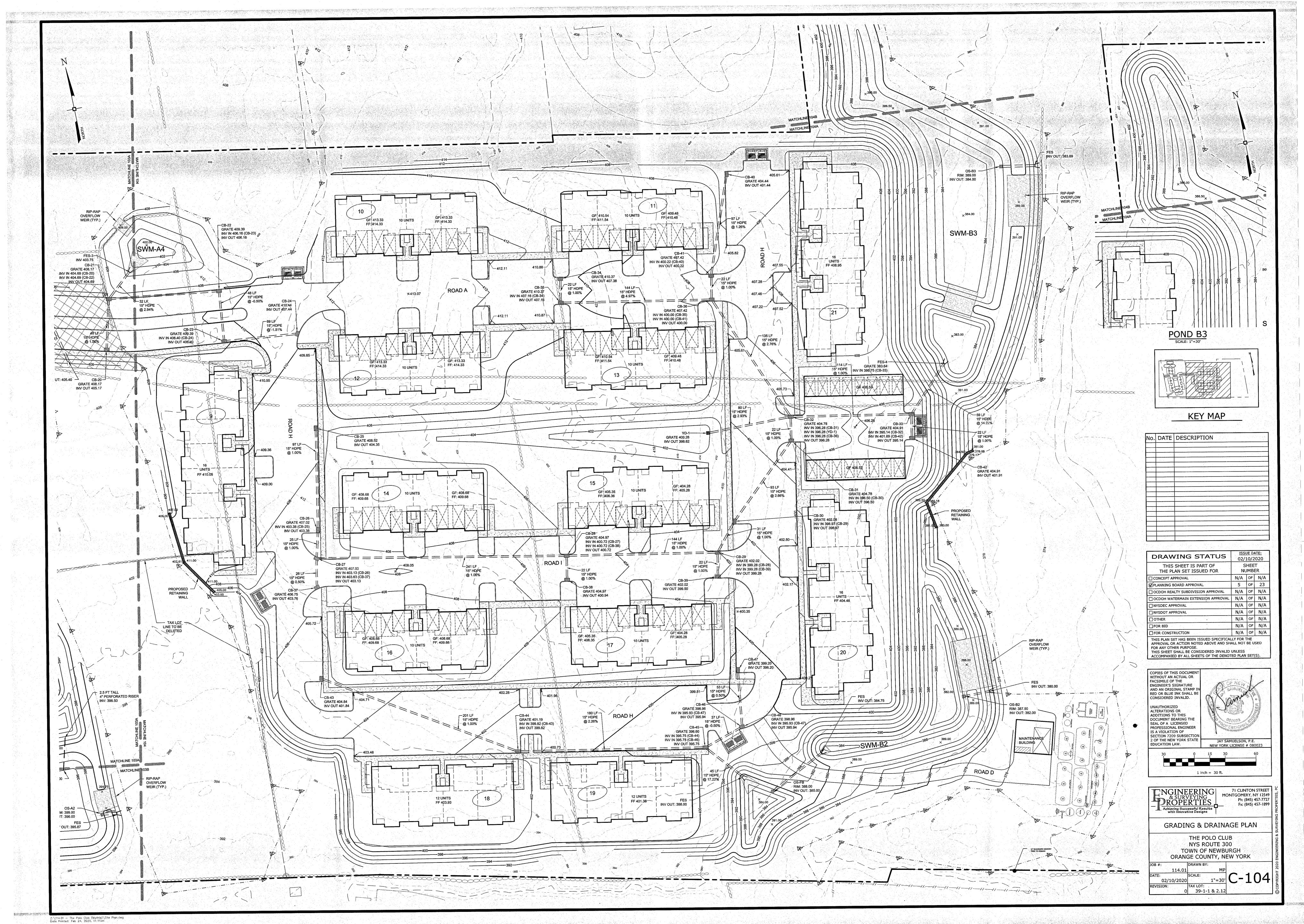


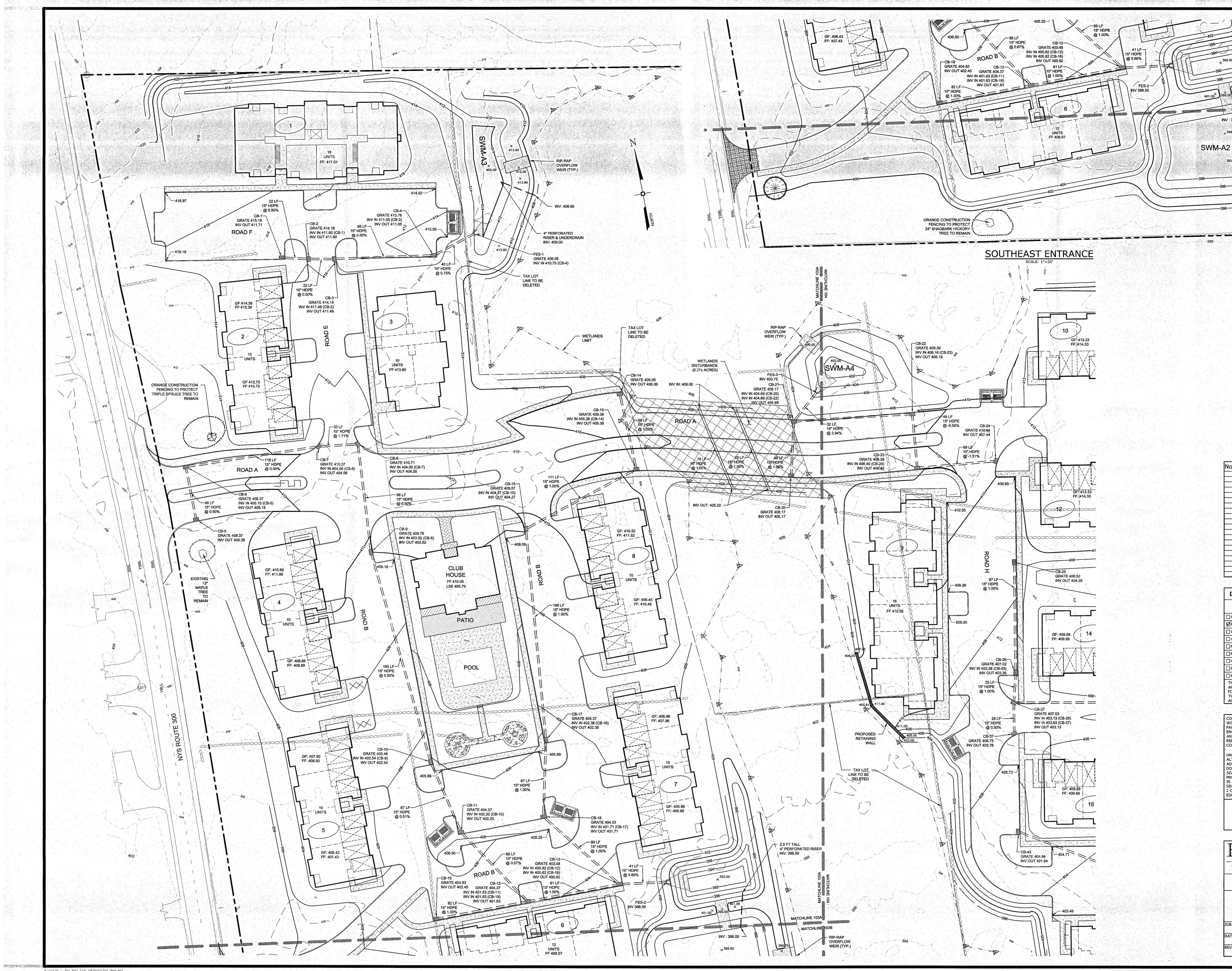




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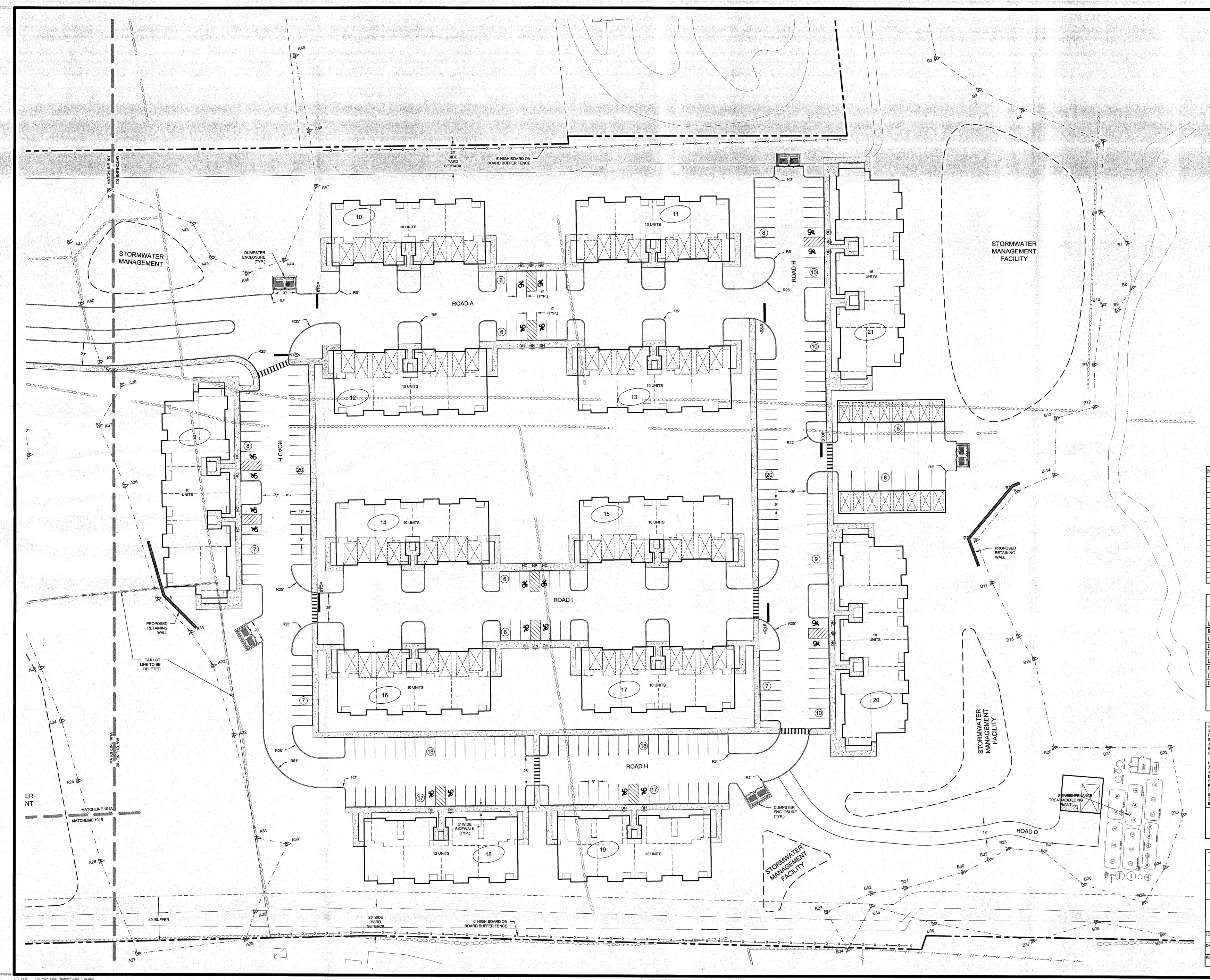




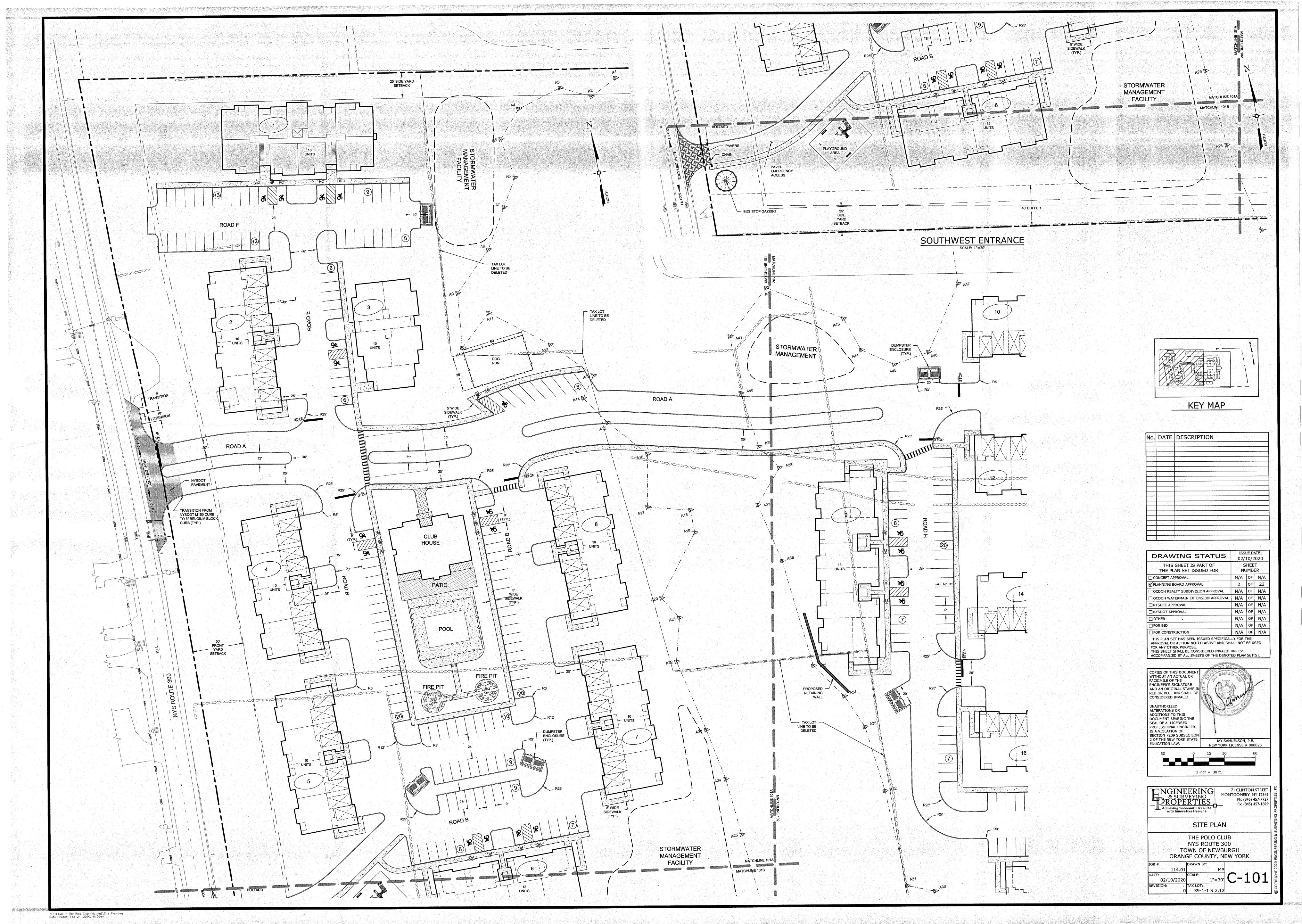
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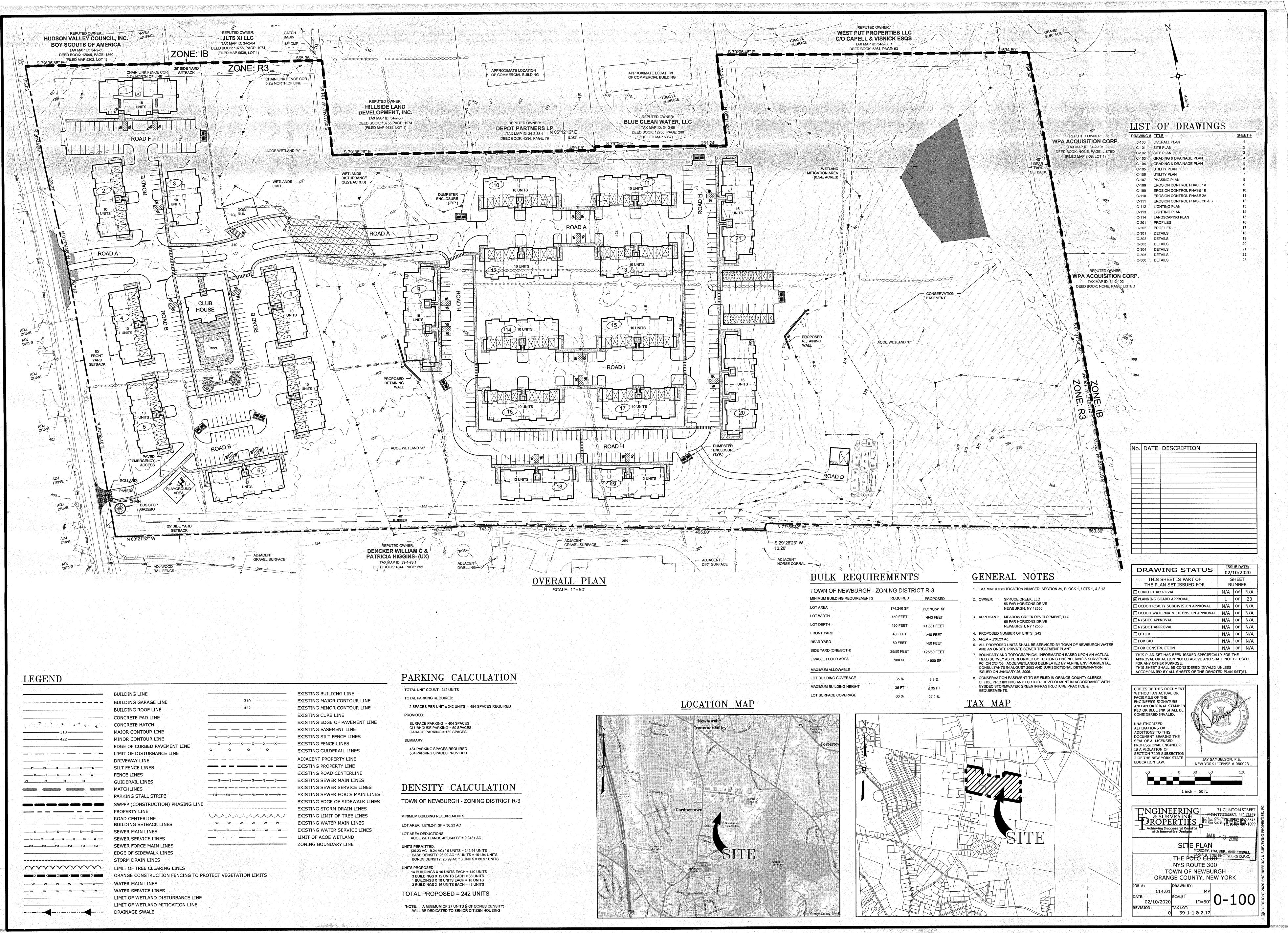
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