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CONSULTING ENGINEERS D.P.C.

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

PROJECT: 11 OLD BALMVILLE ROAD
PROJECT NO.: 2018-18
PROJECT LOCATION: SECTION 84, BLOCK 5, LOT 26
REVIEW DATE: 31 JANUARY 2019
MEETING DATE: 7 FEBRUARY 2019
PROJECT REPRESENTATIVE: PITINGARO & DOETSCH

1. Response comment #15 is incomplete. A review of the revised Stormwater Management plan and report continue to identify an invert for the stormwater detention facility below existing grades. The lowest topographic elevation on the site is 192 while the discharge is identified as 190 in the stormwater management report. Future submissions should label the invert on the plans.
2. Bioretention area detail continues to be located on the plan.
3. Existing site water and sewer utilities will continue to remain as they are in the current state with no changes to the utility services.
4. The Applicant's representative requested to evaluate the fence detail for the detention pond. Detail identifies a 6 ft. fence with 3 strands of barbwire on top. Typical detention pond fencing is 4 ft. black vinyl coated chain linked fence.

5. The response letter identifies at item #10 that the storm distribution use for the SWPPP has been corrected as requested. The associated calculation has been revised as necessary. The stormwater model in the revised report continues to use a Type II storm. The Town of Newburgh is located in a Type III area.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/LCR

.....

January 24, 2019

John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

Subject: 11 Old Balmville Road

Dear Chairman Ewasutyn:

Attached are revised plans for the above mentioned project. Copies are being provided directly to the Board's Consultants. We ask that you place this matter on the February 7, 2019 Planning Board Agenda.

The following are responses to each Consultants' comments regarding our November 2018 submission. Our responses correspond directly to the numbered comments in each referenced review.

In response to MHE Technical Review Comments, dated November 30, 2018 we offer the following:

1. The plan set now includes a lighting plan. New lighting is limited to the rear parking areas of the site.
2. The parking calculations have been revised and are now based on square footage to be utilized throughout the existing structure. The parking calculations are now tabulated and are coordinated with specific areas of the existing building and their proposed use.
3. The applicant's architectural and construction professionals met with the Town's Building Department on December 11, 2018 to discuss the building renovations and the fire suppression system requirements. Subsequent to this meeting, the project professionals were contacted by the Town of Newburgh Building Department and informed that fire suppression would not be required for the building.
4. We are now in receipt of the Board's Landscape Architect comments and have addressed those comments independently below. With respect to MHE comments regarding landscaping, additional landscaping for the rear parking area and stormwater basin have been incorporated into the revised plan set.
5. The dumpster enclosure location was revised; a detail for the enclosure has been provided.
6. Catch Basin #4 has been corrected.
7. The discharge of Catch Basin #4 was modified as noted above and was also adjusted per the new layout.

-
8. Chain link fencing is now provided around the stormwater basin; a detail for the fencing has been provided.
 9. The Tax ID identified in the SWPPP has been corrected as requested.
 10. The Storm Distribution used for the SWPPP has been corrected as requested. The associated calculation has been revised as necessary.
 11. A bioretention area was previously contemplated for the project but not included in the final design. This element has been removed from the SWPPP.
 12. The soil identification in the SWPPP and mapping have been revised for consistency.
 13. The plan and stormwater model now include a sediment forebay.
 14. The pre-development soils mapping is now correctly identified as Soil Group C.
 15. The discharge of the stormwater basin has been modified and is not at elevation...
 16. The discharge enters the existing swale adjacent to the state right-of-way. This discharge point is consistent with the pre-development scenario and discharge rates will be maintained below peak pre-development rates.

In response to Creighton Manning Comments, dated December 5, 2018, we offer the following:

1. Comment noted.
2. The parking tabulation based on the building square footage and uses has been added to the plan set. The tabulation accounts for incidental meeting space use of the "Living Room" area within the building.
3. The parking area has been modified to include the landscaped islands with displaced parking relocated as suggested.

In response to KALA Memo, dated December 19, 2018 we offer the following:

1. The plans now include the addition of four (4) specimen trees along the entrance and exit of the drive within the areas scheduled for disturbance to augment those specimen trees which exist.
2. The proposed boxwood hedge specified has been revised to Green Velvet, Buxus Sempervirens as suggested.
3. The proposed lavender specified has been revised to Catnip, Nepeta Faassenii, Pursian Blue as suggested.
4. The applicant had intentionally left this area free of planting and would prefer to maintain this as open. The landscaping, including additional landscaping added throughout the project site, will generally satisfy the landscape requirements for the project.
5. Comment noted. Rhododendrons will be included in a coordinated fashion with Cotoneasters in front.
6. Comment noted. Additional plantings will be considered during the landscaping installation.
7. The large tree to the south of the building is now indicated as to be removed.

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8. The proposed Kwanzan Cherry trees specified have been replaced by Aurora Dogwood as suggested. Kwanzan Cherry trees were included in the more open area adjacent to the parking area.
 9. The proposed pear trees specified have been replaced by Gold Rain flowering trees. They have been moved slightly away from the building to allow larger growth without impact to the building.
 10. The stormwater basin area is now shown with appropriate plantings.
 11. The rear parking area now includes landscaping consistent with that suggested for the front of the building.
 12. Groundcover within the planting areas is now specified; the remaining areas shall be lawn and are indicated as such.
 13. The plant listing table has been modified to include the appropriate sizing of all plants to be installed.
 14. The planting details and required notes have been added to the plans.
 15. A landscape bond will be prepared for review once all landscape designs have been found acceptable.

Please contact me at 845.703.8140 or at pitingaro@panddengineers.com, should you have any further questions.

Very truly yours,



Jason A. Pitingaro, PE
President

JAP/lk

Enc.

G:\Team Drives\Engineering\Private\180018 - Balmville (Witcon)\01 - Admin\Ewasutyn-Responses To Consultants Comments To Nov 2018 Submission.Docx

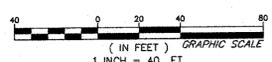
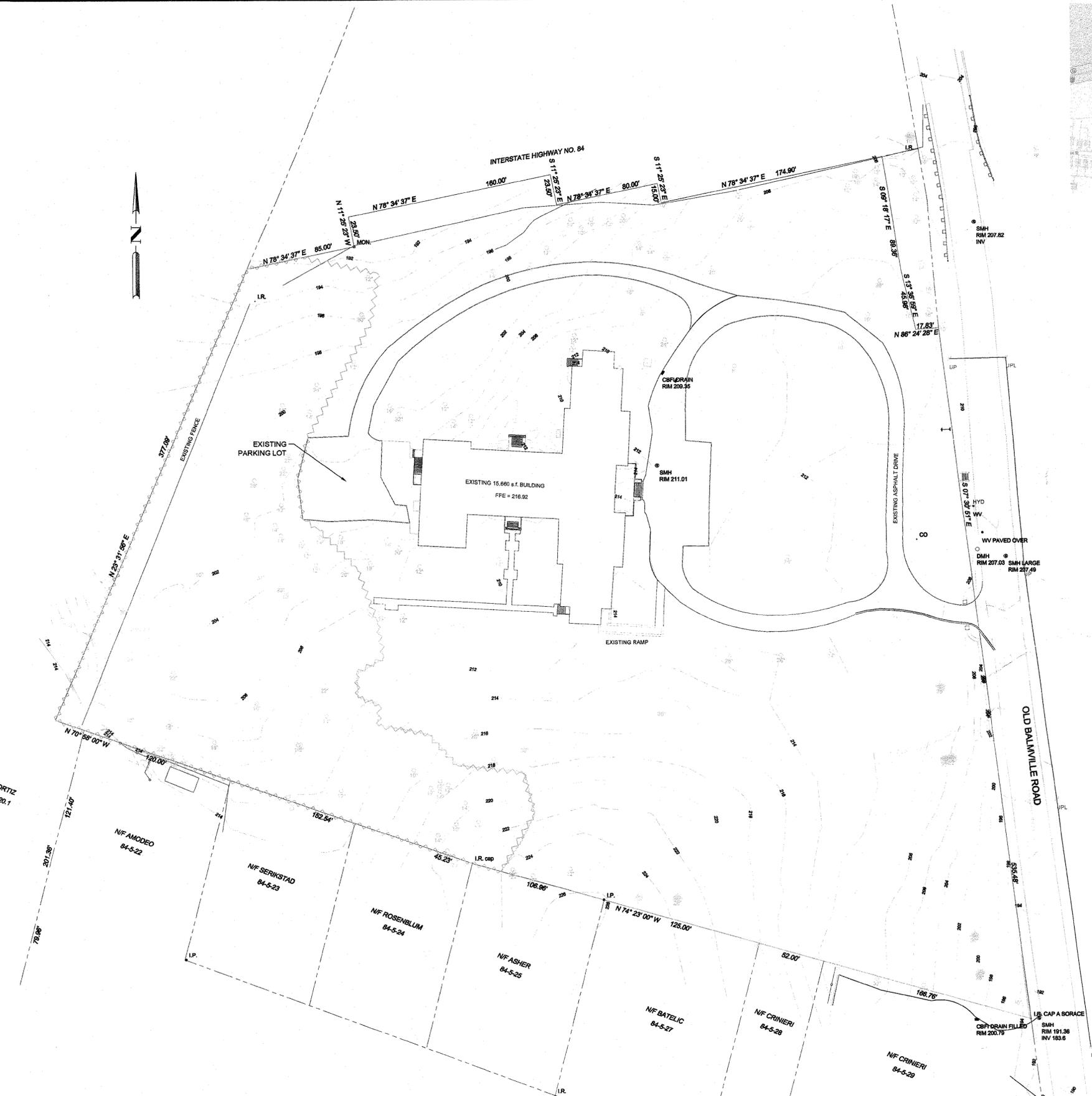
NOTES:

1. PARCEL TAX ID TOWN OF NEWBURGH SECTION 84, BLOCK 5, LOT 26
2. SCHOOL DISTRICT: NEWBURGH
3. ZONING DISTRICT: PROF. OFFICE OVERLAY
4. EXISTING USE: NURSING FACILITY
5. PROJECT AREA: 6.6± AC OR 287,496 SQ FT
6. SITE PLAN BASED ON SURVEY PREPARED BY CIVIL TEC ENGINEERING AND SURVEYING, P.C. ENTITLED SURVEY MAP FOR 11-15 BALMVILLE RD DATED 6/22/18

RECORD OWNER/APPLICANT
 C/O FOCUSED WEALTH MGT.
 216 ROUTE 299
 HIGHLAND, NEW YORK 12528



LOCATION MAP
NTS



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REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

DATE OF ISSUE: 4/28/18
 DRAWN BY: JAP
 DESIGNED BY: JAP
 CHECKED BY: JAP
 APPROVED BY: JAP

Pitingaro & Doetsch
 Consulting Engineers, P.C.
 15 Industrial Drive, Suite 2, Middletown NY 10941
 (845) 703-8140

EXISTING CONDITIONS
 FOR
 11 OLD BALMVILLE ROAD
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.
 1 OF 8



DESIGN FLOWS

WATER USAGE: 15 GPD X 80 EMPLOYEES
= 1,200 GPD

SEWAGE USAGE: 15 GPD X 80 EMPLOYEES
= 1,200 GPD

PARKING

MAIN BUILDING LOWER LEVEL OFFICE SPACE:
9,040 s.f. X 1 SPACE/200 s.f. = 46 SPACES

MAIN BUILDING UPPER LEVEL OFFICE SPACE:
9,040 s.f. X 1 SPACE/200 s.f. = 46 SPACES

REAR BUILDING OFFICE SPACE:
1800 s.f. X 1 SPACE/200 s.f. = 9 SPACES

CONFERENCE AREA:
1200 s.f. X 1 SPACE/200 s.f. = 6 SPACES

TOTAL PARKING: 107 SPACES

SIZE: 18 FT. X 9 FT.

PROPOSED USE:

- PROFESSIONAL OFFICE
- BASED ON TOWN OF NEWBURGH LOCAL LAW OF 2018 ADOPTED AUGUST 13, 2018

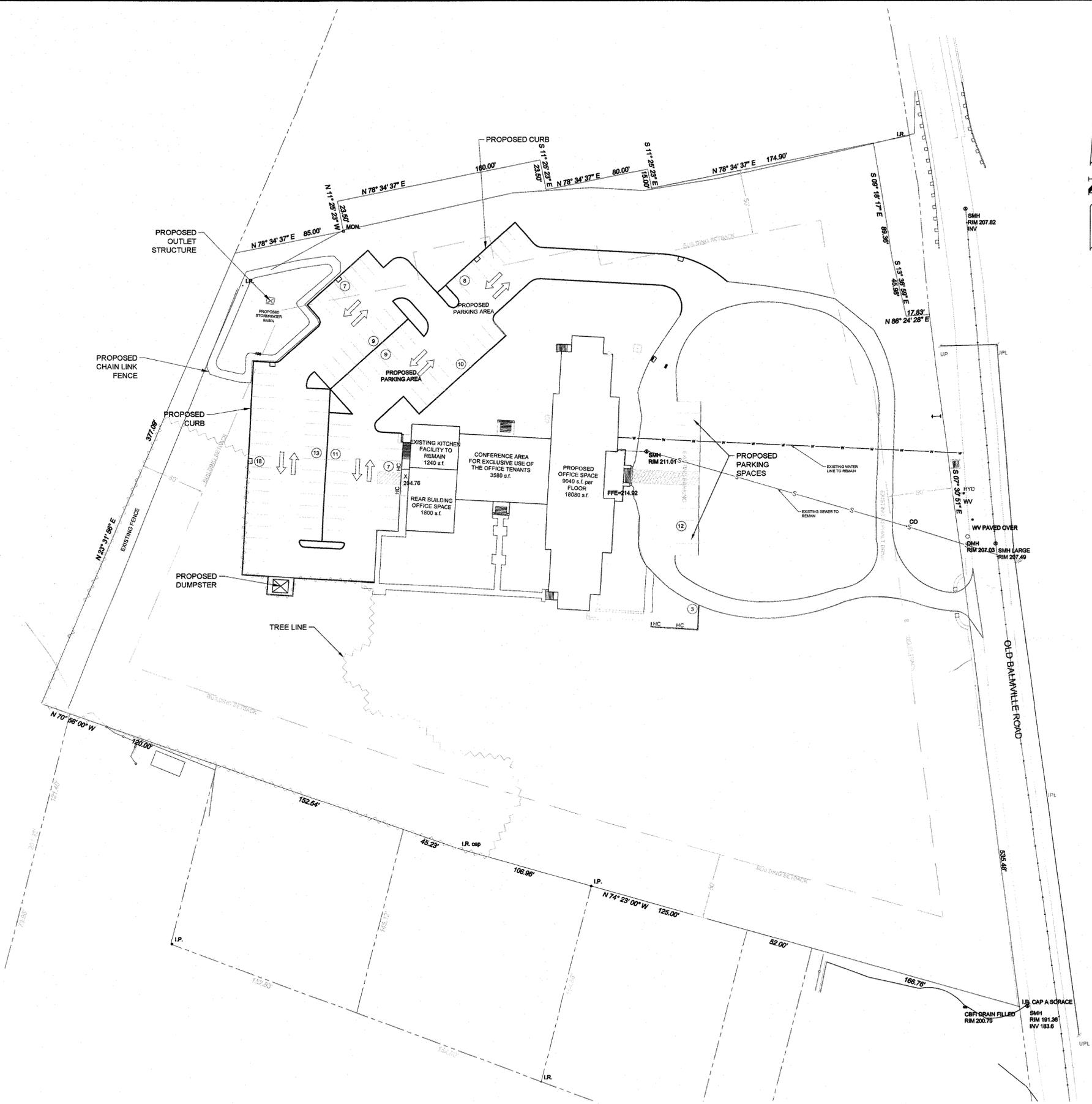
DIMENSIONAL STANDARDS

(CHAPTER 164-41.1.F OF THE TOWN CODE)

REQUIREMENT	REQUIRED OR ALLOWED	PROPOSED
MIN. LOT AREA	40,000 s.f.	6.60 AC
MIN. LOT WIDTH	150 ft.	377.09 FT.
MIN. LOT DEPTH	200 ft.	520.52 FT.
MIN. FRONT YARD	50 ft.	227.12 FT.
MIN. REAR YARD	50 ft.	177.12 FT.
MIN. 1 SIDE YARD	50 ft.	119.94 FT.
MIN BOTH SIDE YARDS	100 ft.	317.63 FT.
MAX. LOT BUILDING COVERAGE	20 ft.	5.45%
MAX. BUILDING HEIGHT	35 ft.	EXISTING
MAX. LOT SURFACE COVERAGE	50%	21.64%

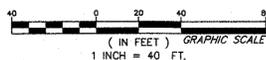
PROPOSED LANDSCAPING:

- TOTAL REQUIRED LANDSCAPED AREA: 2,240 SF
- PROPOSED LANDSCAPE AREA: 11,480 SF



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REV	DATE	DESCRIPTION	OWN BY	DES BY	CHK BY	APP BY
1	1/7/18	SURFACE AREA COVERAGE/LANDSCAPING AREA	KGW	JAP	JAP	JAP
	4/28/18	DATE OF ISSUE	JAP	JAP	JAP	JAP
		DESIGNED BY	JAP	CHECKED BY	JAP	APPROVED BY
			JAP		JAP	

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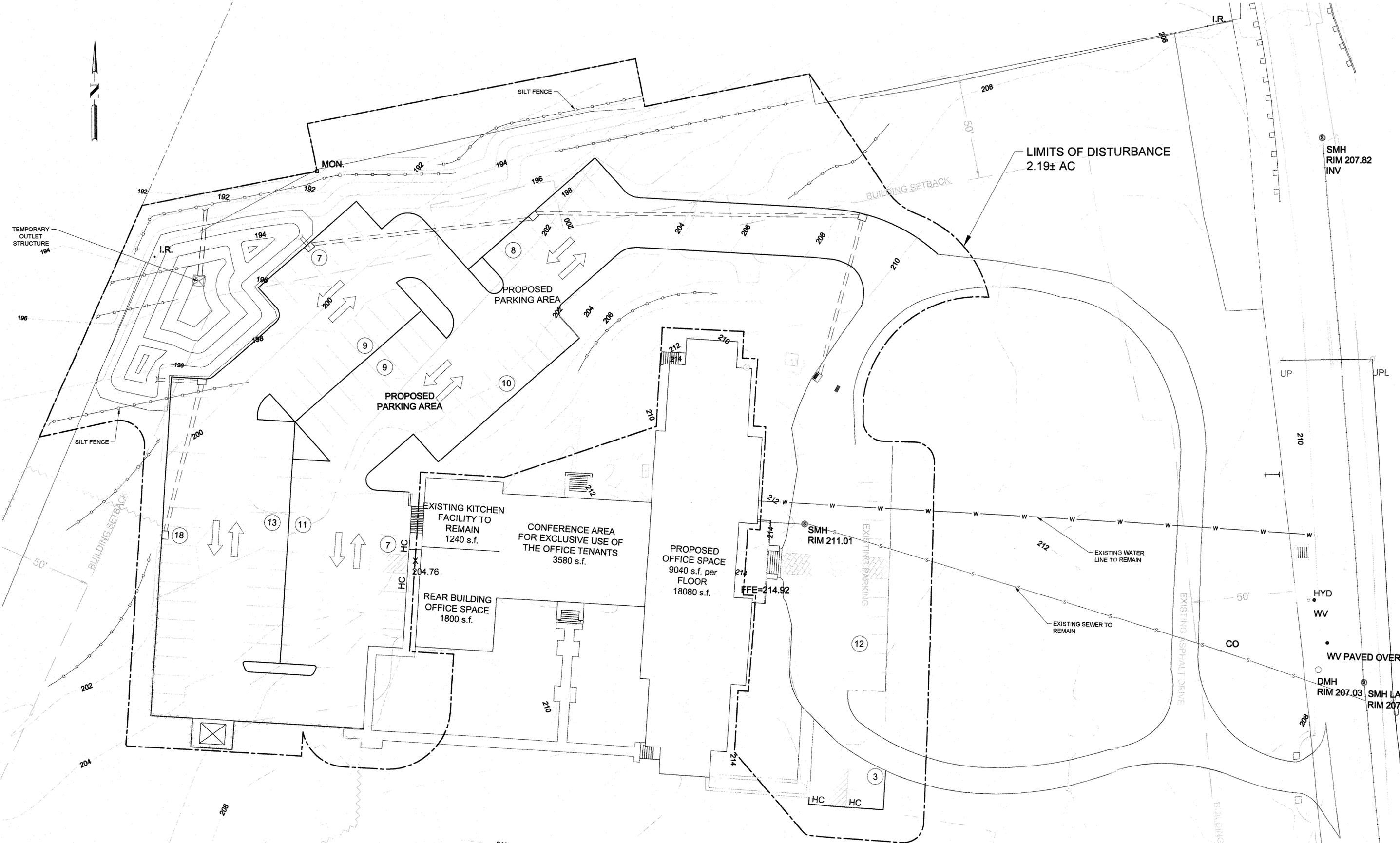
SITE PLAN
FOR
11 OLD BALMVILLE ROAD
TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.
2 OF 8



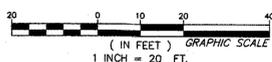


TEMPORARY
OUTLET
STRUCTURE
194



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SILT FENCE



REV	DATE	DESCRIPTION	DNW BY	DES BY	CHK BY	APP BY
1	4/28/18	DATE OF ISSUE	JAP	JAP	JAP	JAP
		DESIGNED BY	JAP	JAP	JAP	JAP
		CHECKED BY	JAP	JAP	JAP	JAP
		APPROVED BY	JAP	JAP	JAP	JAP

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EROSION AND SEDIMENT CONTROL PLAN
FOR
11 OLD BALMVILLE ROAD
TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.
4 OF 8

OLDBA

PARKING

MAIN BUILDING LOWER LEVEL OFFICE SPACE:
9,040 s.f. X 1 SPACE/200 s.f. = 46 SPACES

MAIN BUILDING UPPER LEVEL OFFICE SPACE:
9,040 s.f. X 1 SPACE/200 s.f. = 46 SPACES

REAR BUILDING OFFICE SPACE:
1800 s.f. X 1 SPACE/200 s.f. = 9 SPACES

CONFERENCE AREA:
1200 s.f. X 1 SPACE/200 s.f. = 6 SPACES

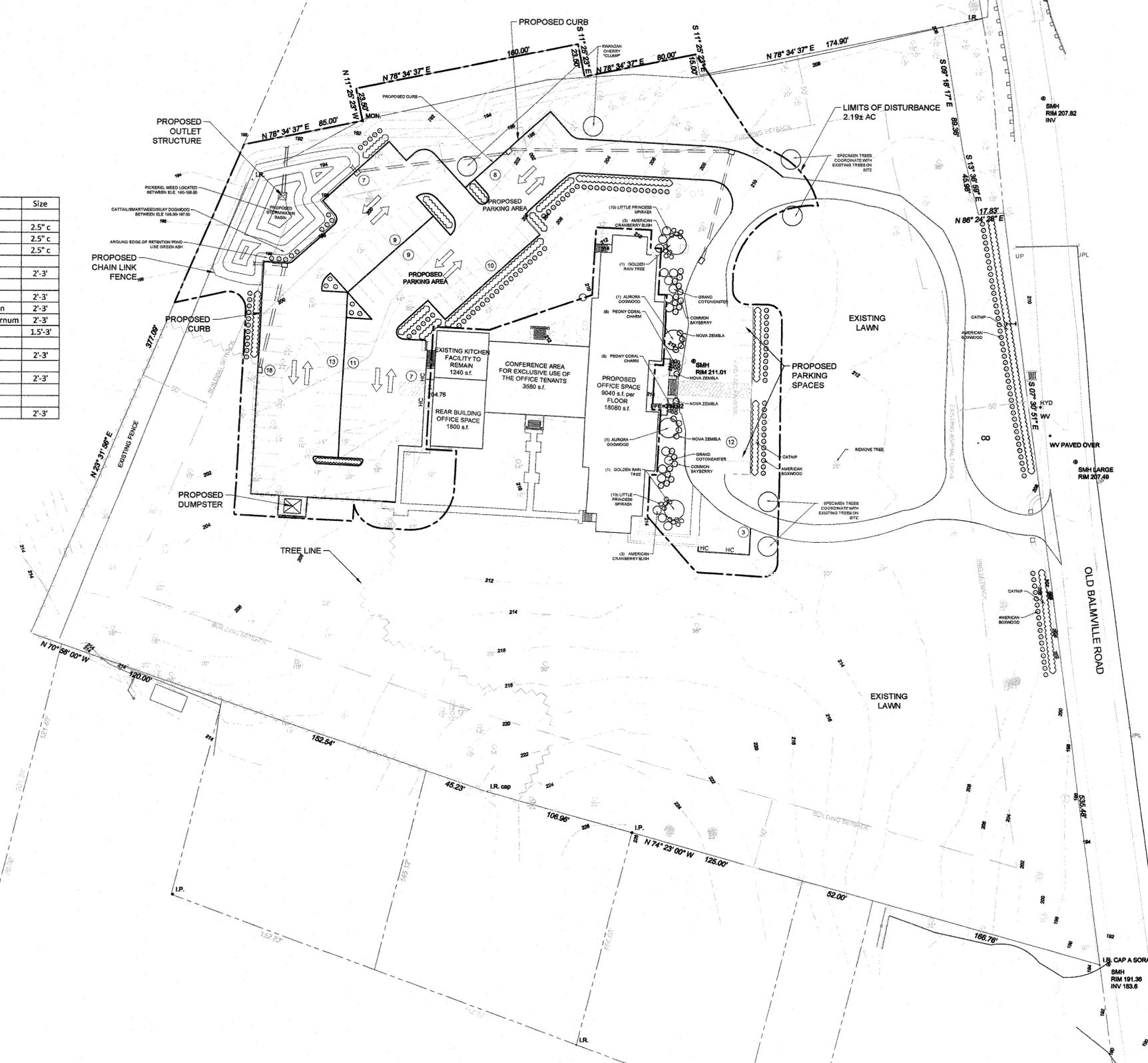
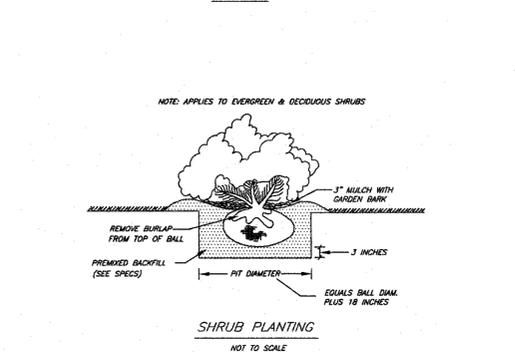
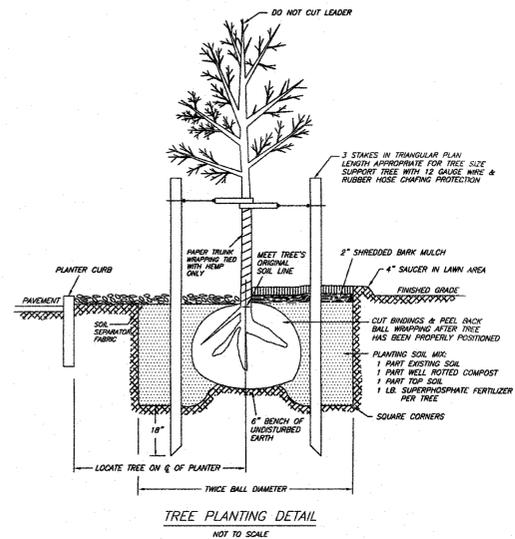
TOTAL PARKING: 107 SPACES

SIZE: 18 FT. X 9 FT.

PROPOSED LANDSCAPING:

- TOTAL LANDSCAPING AREA: 2236.80 SF
- PROPOSED LANDSCAPING AREA: 3233.50 SF

Type	KEY	QTY	Botanical Name	Common Name	Size
Deciduous trees	Ps	2	Cornus "Rutban" Aurora	Aurora Dogwood	2.5" c
	Pc	2	Pyrus Callervana "Whitehouse"	Golden Rain Tree	2.5" c
	Ps	2	Prunus Serrulata "Kwanzan"	Kwanzan Cherry	2.5" c
Evergreen Tree	Bw	58	Buxus Microphylla	Cultivar Winter Gem	2'-3'
Evergreen Shrubs	Mb	26	Myrica Pennsylvanica	Common Bayberry	2'-3'
	Rh	8	Rhododendron "Nova Zembla"	Nova Zembla Rhododendron	2'-3'
	Ea	8	Viburnum Trilobum	American Cranberry Bush Viburnum	2'-3'
	La	128	Nepeta Faassenii	Pursian Blue Catnip	1.5'-3'
Deciduous Shrubs	Sj	20	Spiraea Japonica	Little Princess Spiraea	2'-3'
Ground Cover	Ch	110	Cotoneaster Horizontalis	Grand Cotoneaster	2'-3'
Perennial	Pc	16	Paeonia Lactiflora	Peony Coral Charm	2'-3'



PLANTING SCHEDULE:

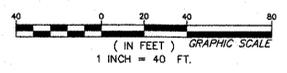
TREES & SHRUBS	SPRING PLANTING	FALL PLANTING
EVERGREEN	APRIL - JUNE 30	SEPT. 1 - OCT. 15
DECIDUOUS	MARCH 1 - JUNE 30	OCT. 1 - DEC. 1

GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND OBTAIN AS-BUILT INFORMATION. DRAWING WERE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE IN WRITING PRIOR TO INITIATING OPERATIONS.
- REFER TO PLANTING DETAIL, PLANTING AND GROUNDCOVERS SCHEDULES FOR INSTALLATION OF NEW TREES AND SHRUBS.
- THE CONTRACTOR SHALL TAG AND NUMBER ALL PLANT MATERIAL TO BE RELOCATED. THE CONTRACTOR SHALL FULLY ASSIST AND COORDINATE THIS WORK WITH THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO INITIATING FIELD DIGGING OF THE TREES.
- LOCATIONS OF RELOCATED PLANT MATERIAL ARE APPROXIMATED ON THE DRAWING. EXACT LOCATIONS OF RELOCATED PLANT MATERIAL WILL BE CLARIFIED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE ON SITE.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- NEW PLANTING ROOTS BALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING THE PLANT.
- TYPICALLY, SHRUB AND GROUNDCOVER PLANTING ARE SHOWN AS MASS PLANTINGS BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
- CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- SHRUB MASS PLANTING ALONG ROADWAYS AND ENTRY LANDSCAPING AREAS TO RECEIVE ADDITIONAL LANDSCAPE AND FLORAL PLANTING CHOSEN BY THE DEVELOPER AND/OR TENANT TO FURTHER ENHANCE AND CUSTOMIZE THE OVERALL APPEARANCE OF THE PROPERTY.
- ALL TREES PLANTED IN LAWN AREA SHALL RECEIVE A 3' DIAMETER MULCH RING AT A DEPTH OF 3" AS PER THE SPECIFICATIONS.
- ALL EXISTING TREES PLANTED IN LAWN AREA SHALL RECEIVE A MINIMUM 5' DIAMETER MULCH RING OR TO THE LIMIT OF THE ADJACENT LAWN AREA AT A DEPTH OF 3" AS PER THE SPECIFICATIONS.
- EXISTING VEGETATION AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE TOPSOILED AND SEEDED UPON COMPLETION OF WORK.
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE IN THE EVENT OF QUANTITY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF PROJECT PLANTING. DEAD, DYING, UNHEALTHY AND/OR PLANTS IN POOR CONDITION SHALL BE REPLACED IN THE SAME PLANTING SEASON THAT THE LANDSCAPE ARCHITECT HAS DEEMED THE PLANT UNACCEPTABLE. PLANTINGS THAT REQUIRE REPLACEMENT SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANTINGS SHOWN ON APPROVED SITE DEVELOPMENT PLAN OR SPECIAL PERMIT PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF USE AND PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING THE GROWING SEASON.

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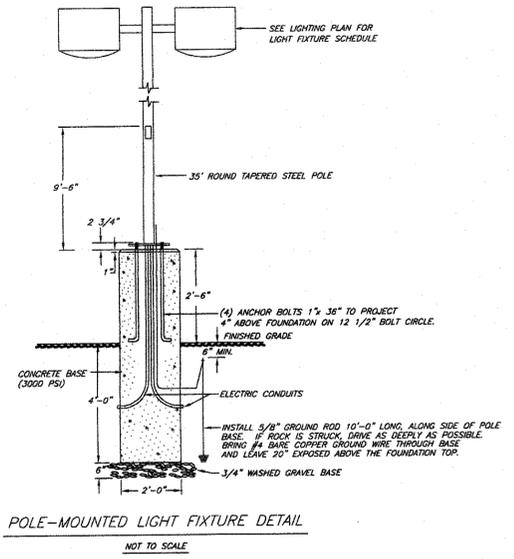
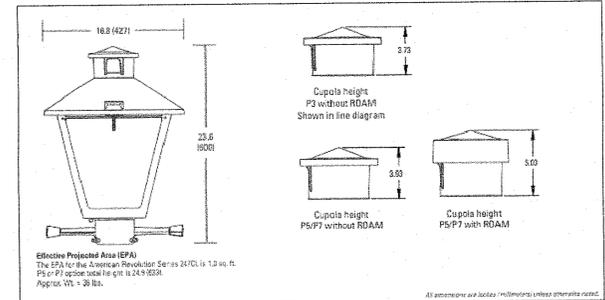
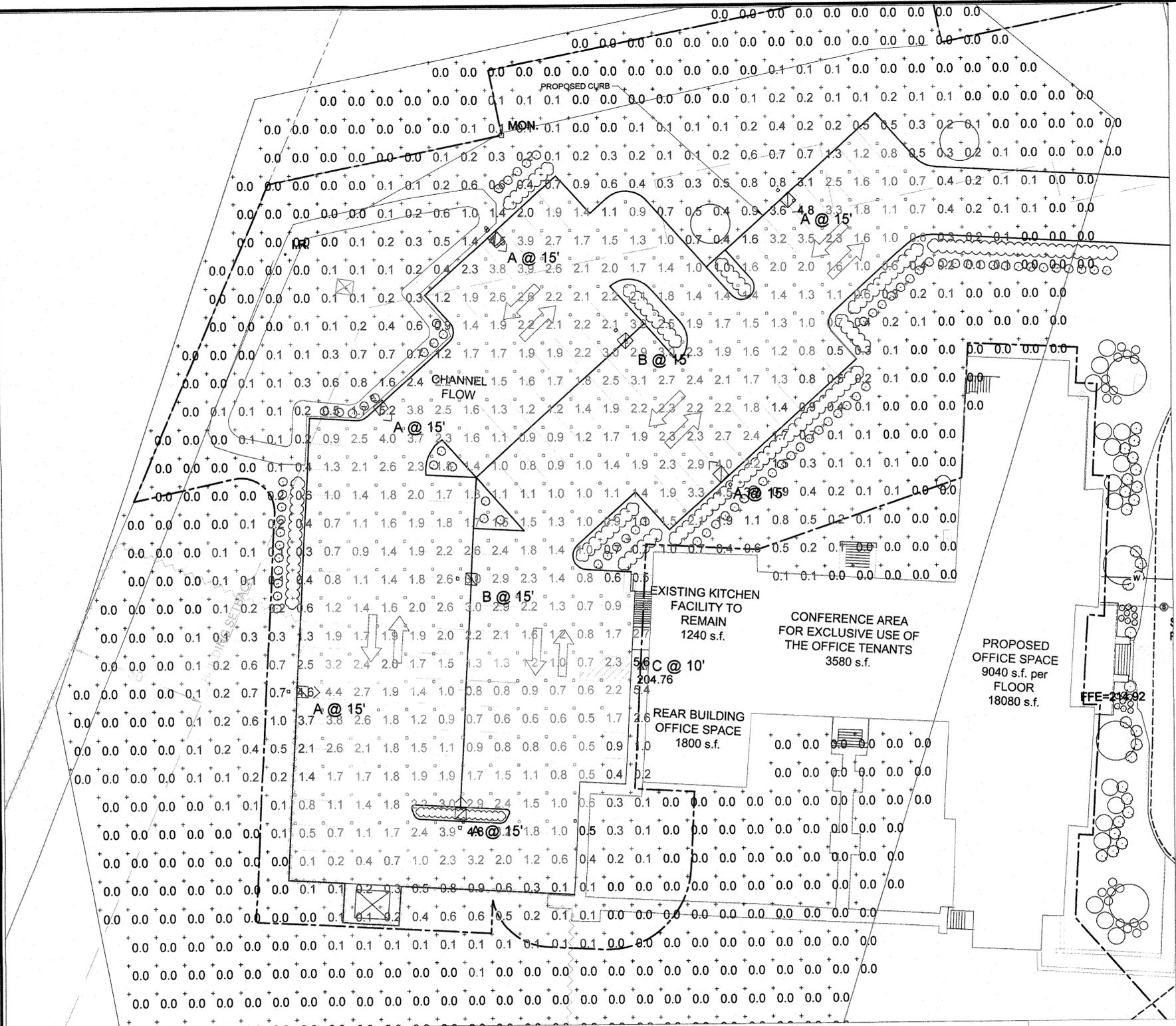


REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
1	1/7/19	PLANT TABLE EDITS, LANDSCAPING NOTES	KGW	JAP	JAP	JAP
2	4/28/18	DESIGNED BY	JAP	CHECKED BY	JAP	APPROVED BY

Pitingaro & Doetsch
Consulting Engineers, P.C.
15 Industrial Drive, Suite 2, Middletown NY 10941
(845) 703-8140

LANDSCAPING PLAN
FOR
11 OLD BALMVILLE ROAD
TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.
5 OF 8



Luminaire Locations						
No.	Label	X	Y	Z	MH	Orientation
12	A	0.47	49.88	15.00	15.00	93.00
13	A	29.91	153.25	15.00	15.00	142.21
14	A	58.39	-5.94	15.00	15.00	3.22
15	A	157.47	121.14	15.00	15.00	317.56
19	A	175.34	225.70	15.00	15.00	134.86
20	A	71.64	212.41	15.00	15.00	138.98
9	B	64.45	88.41	15.00	15.00	94.00
10	B	120.19	172.22	15.00	15.00	137.19
4	C	127.18	57.14	10.00	10.00	272.16

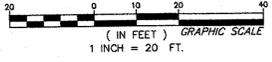
Note
 1. Readings shown are based on a total LLF of as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
 2. Please refer to the "Plan View" for mounting heights.
 3. Product information can be obtained at www.Holophane.com

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Summary	□	1.8 fc	4.8 fc	0.5 fc	9.6:1	3.6:1
Spill Light Summary	+	0.7 fc	5.6 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⊠	A	6	American Electric Lighting	ATB0 20BLEDE10 XXXXX R4 4K/5K	ATB0 SERIES LED 1000MA TYPE 4 4000K/5000K CCT	LED Array	1	ATB0_20BLED E10_XXXXX_R 4_4K_5K.ies	8569	0.96	72
⊠	B	2	American Electric Lighting	ATB0 20BLEDE10 XXXXX R5 4K/5K	ATB0 SERIES LED 1000MA TYPE 5 4000K/5000K CCT	LED Array	1	ATB0_20BLED E10_XXXXX_R 5_4K_5K.ies	8879	0.96	71
⊠	C	1	American Electric Lighting	247CL 10LEDE10 XXXX 4K R3	247CL American Revolution Deluxe LED Full cutoff with 10LED, 4K with R3 distribution	LED	1	247CL_10LEDE 10_XXXX_4K_R3.ies	3646	0.96	39

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REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
1	1/7/19	LIGHTING DETAILS	KGW	JAP	JAP	JAP

DATE OF ISSUE: 4/28/18
 DRAWN BY: JAP
 DESIGNED BY: JAP
 CHECKED BY: JAP
 APPROVED BY: JAP

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EROSION AND SEDIMENT CONTROL PLAN
 FOR
 11 OLD BALMVILLE ROAD
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.
 6 OF 8

STORMWATER MANAGEMENT IMPLEMENTATION SCHEDULE

1. MARK THE LIMITS OF SITE DISTURBANCE.
2. BUILD THE INITIAL STABILIZED CONSTRUCTION ENTRANCE AT SITE ROAD AND ENTRANCES.
3. CONSTRUCT MAY BALE AND SALT FENCES AS NEEDED TO PROTECT ON-SITE AND OFF-SITE AREAS AND PROPOSED DISTURBED SITE AREAS FROM ON-SITE STORM WATER RUNOFF.
4. CONSTRUCT THE STORMWATER MANAGEMENT BASINS, WITH PERMANENT INLET & OUTLET PIPES, TEMPORARY OUTLET RISERS AND THE (RIP-RAP) OUTLETS.
5. CONSTRUCT SECTIONS OF THE MAIN STREET CUL-DE-SAC (IF APPLICABLE).
6. CONSTRUCT CATCH BASINS, UTILITY PIPING AND OTHER APPURTENANCES.
7. CONSTRUCT THE DRIVEWAY STABILIZED CONSTRUCTION ENTRANCE FOR EACH LOT, AS ENCOUNTERED.
8. STABILIZE INITIAL SOIL DISTURBANCE AREAS WITHIN 7 TO 14 DAYS OF SOIL EXPOSURE.
9. CONSTRUCT THE HOUSES, DRIVEWAYS, etc.
10. FINAL GRASS LAWN AND OTHER AREAS FINAL SEEDING AND STABILIZATION.
11. REMOVE ANY CONSTRUCTION AND DEMOLITION DEBRIS FROM THE SITE.
12. DRY SWALES FOR EACH LOT SHALL BE CONSTRUCTED ONLY AFTER MOST OF THE CONTRIBUTORY AREA IS VEGETATIVELY STABILIZED.

TEMPORARY STABILIZATION OF EXPOSED SOILS

1. APPLICATIONS - WITHIN 7-14 DAYS:
ON GRADED OR CLEARED AREAS, NOT IN FINISHED CONDITION, WHICH ARE SUBJECT TO EROSION WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT WHICH CAN BE STABILIZED WITH A MULCH COVER.
2. SITE PREPARATION:
A. PRIOR TO MULCHING, INSTALL NEEDED EROSION CONTROL PRACTICES.
B. FINAL GRADING IS NOT REQUIRED PRIOR TO MULCHING.
C. LOOSEN THE SOIL IN COMPACTED OR CRUSTED AREAS TO AT LEAST 2" BEFORE MULCHING.
3. MULCHING:
APPLY UNROTTED STRAW, HAY OR SALT HAY AT 2.0 TONS PER ACRE (50 lbs. PER 1000 SQ.FT.) AND ANCHOR IN PLACE WITH AN ANCHORING TORN OR MULCH TIE-DOWN NETTING. MULCH MATERIALS SHALL BE RELATIVELY FREE OF WEED SEEDS, SPREAD STRAW OR HAY OVERLAP.

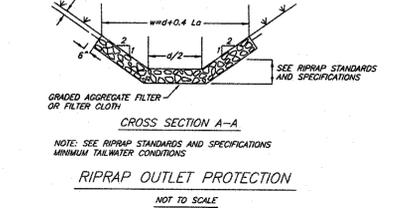
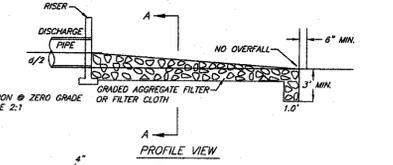
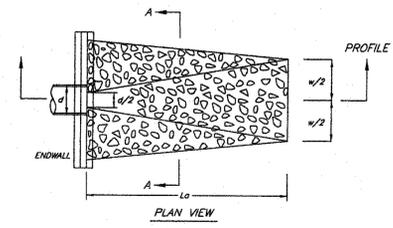
SEEDING PERMANENT VEGETATIVE COVER

1. APPLICATIONS - WITHIN 7-14 DAYS:
ON GRADED OR CLEARED AREAS WHICH ARE SUBJECT TO EROSION WHERE SEEDING WILL HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER.
2. METHODS AND MATERIALS:
A. SITE PREPARATION:
GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, ANCHORING AND MAINTENANCE.
SCARIFY ALL COMPACTED SOIL AREAS BEFORE APPLYING TOPSOIL.
B. SEEDBED PREPARATION:
1. LIKE TOPSOIL TO pH 6.5 UNLESS THE NATURAL SOIL IS ABOVE pH 6.0.
2. APPLY FERTILIZER UNIFORMLY OVER THE AREA AS FOLLOWS:
FOR GRASS MIXTURE AREAS (LOW MAINTENANCE) APPLY 400 lbs. PER ACRE OF 10-20-20, OR EQUAL.
3. MIX THE LIME AND FERTILIZER WITH THE TOP 3" OF SOIL. PLANTING SITES SHALL BE REASONABLY SMOOTH, THE SOIL MOIST BUT NOT WET; AND THE FINAL SURFACE FREE OF CONCRETE, CLAY LUMPS, TRASH, COARSE PLANT PARTS AND STONES OVER 1 1/2" IN DIAMETER.
3. SEEDING:
1. DO NOT USE WET SEED OR SEED WHICH IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE.
2. SOW SEED USING A SPREADER OR SEEDING MACHINE. DO NOT SEED WHEN WIND VELOCITY EXCEEDS 5 mph. DISTRIBUTE SEED EVENLY OVER ENTIRE AREA BY SOWING EQUAL QUANTITY IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. SEED AT A RATE OF 50 POUNDS PER ACRE.
3. RAKE SEED LIGHTLY OVER TOP 1/8" OF SOIL. ROLL LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY.
4. PROTECT SEEDING AREAS AGAINST EROSION BY SPREADING STRAW MULCH AFTER COMPLETION OF SEEDING OPERATIONS.
4. GRASS MATERIALS:
1. GRASS SEED:
PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA.
2. SEEDING MIXTURE SHALL CONTAIN NOT LESS THAN:
ANNUAL RYE GRASS (10%)
PERENNIAL RYE GRASS (10%)
KENTUCKY BLUE GRASS (20%)
ALTA FESCUE (10%)

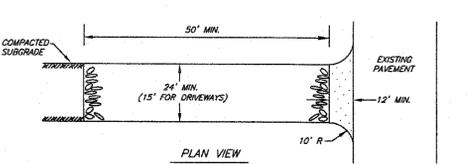
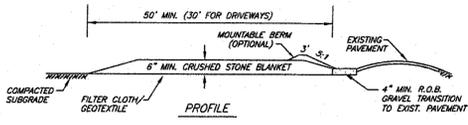
STABILIZATION OF TOPSOIL STOCKPILE

ALL TOPSOIL STOCKPILES WILL BE COVERED WITH A POLYPROPYLENE FILM WEIGHTED DOWN WITH OLD TIRES, OR APPROVED EQUAL.
A HAYBALE BARRIER SHALL BE CONSTRUCTED AROUND THE TOPSOIL STOCKPILE.

BASIN OUTLETS	
	BASIN 1
d	2'
d/2	1'
Lo	16'
w	18'
w/2	9'
D ₉₀	8"

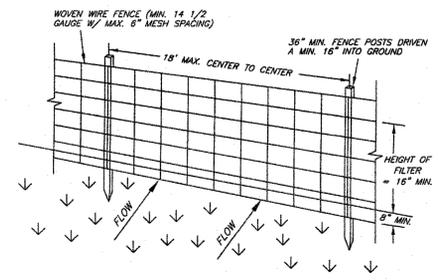


RIPRAP OUTLET PROTECTION
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

- NOTES:**
1. THE WHEEL-CLEANING BLANKET SHALL BE A MINIMUM 6" DEPTH OF 1" - 1 1/2" CRUSHED STONE, AT LEAST 24" X 50" (FOR STREETS) AND SHOULD BE PLACED ON COMPACTED SUB-GRADE.
 2. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE FIRED ACROSS THE ENTRANCE. IF FIRING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
 3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 4. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



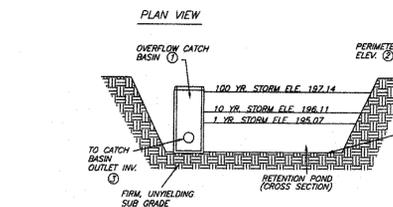
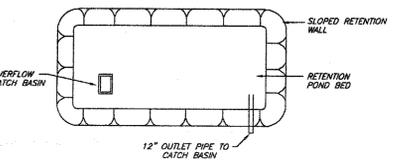
- NOTES:**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH IS TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
 5. THE SILT FENCE MAY BE PLACED ADJACENT TO THE HAYBALE FENCE. THE HAYBALE FENCE SHOULD BE LOCATED ON THE DISTURBED SIDE OF THE FILTER FENCE.
- (POSTS: STEEL, EITHER "U" OR "I" TYPE OR 2" HARDWOOD)
(FILTER CLOTH: FILTER X; MIRAFT 1500; STABILINK 1140N OR APPROVED EQUAL)
(PREFABRICATED UNIT: GEOTAB; ENWOFENCE OR APPROVED EQUAL)

CONSTRUCTION SPECIFICATIONS

SILT FENCE FABRIC: THE FABRIC SHALL MEET THE FOLLOWING SPECIFICATIONS:

FABRIC PROPERTIES	MINIMUM ACCEPTABLE VALUE	TEST METHOD
DRAP TENSILE STRENGTH (LBS)	90	ASTM D1682
ELONGATION AT FAILURE (%)	50	ASTM D1682
PUNCTURE STRENGTH (PSI)	40	ASTM D751 (MODIFIED)
SLURRY FLOW RATE (GAL/MIN/FT)	0.3	VIRGINIA (DOT VIM-51)
EQUVALENT OPENING SIZE	40-80	US STD. SIEVE
ULTRAVIOLET RADIATION STABILITY %	90	ASTM G-26

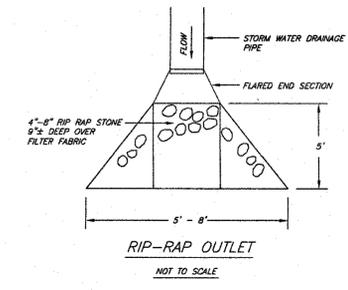
SILT FENCE BARRIER
NOT TO SCALE



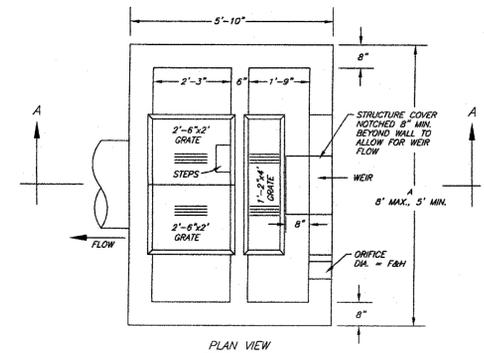
BIORETENTION DATA TABLE
(ALL ELEVATIONS/DIMENSIONS IN FEET)

No.	DESCRIPTION	ELEVATION
(1)	TOP OF OVERFLOW CATCH BASIN	197
(2)	PERIMETER BERM ELEVATION	198
(3)	OUTLET INVERT TO CATCH BASIN	191
(4)	BOTTOM OF RETENTION POND	190

BIORETENTION AREA DETAIL
NOT TO SCALE

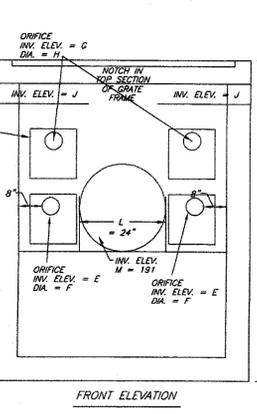
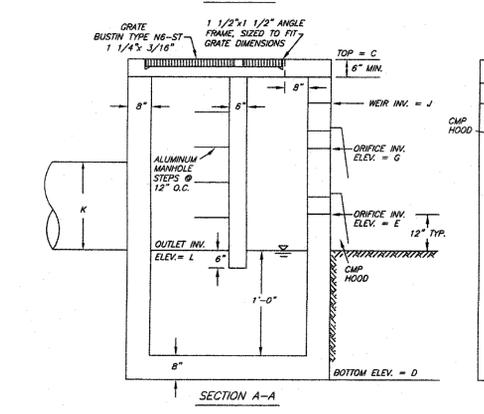


RIP-RAP OUTLET
NOT TO SCALE



CONTROL STRUCTURE DIMENSIONS

DIM.	DESCRIPTION	CS 1
	TYPE	1
A	STRUCTURE WIDTH (FT.)	6'-4"
B	STRUCTURE HEIGHT (FT.)	7"
C	TOP GRATE ELEV.	197
D	STRUCTURE BOTTOM ELEV.	190
E	ORIFICE INVERT ELEV.	191.75
F	ORIFICE DIA. IN.	4"
G	ORIFICE INVERT ELEV.	193.50
H	ORIFICE DIA. IN.	12"
I	WEIR CREST WIDTH (IN.)	18"
J	WEIR TOP WIDTH (IN.)	18"
K	WEIR CREST INVERT ELEV.	195.50
L	OUTLET PIPE DIA. (IN.)	24"
M	OUTLET PIPE INVERT ELEV.	191



OUTLET CONTROL STRUCTURE - TYPE 1
FOR STORMWATER MANAGEMENT POND
NOT TO SCALE

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REV	DATE	DESCRIPTION	OWN	DES	CHK	APP
1	1/7/19	INVERT ELEVATIONS	KGW	JAP	JAP	JAP

DATE OF ISSUE: 4/28/18
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DRAINAGE DETAILS
FOR
11 OLD BALMVILLE ROAD
TOWN OF NEWBURGH, ORANGE COUNTY, NY