

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

PROJECT NAME:CROSSROADS CONSTRUCTIONPROJECT NO.:22-15PROJECT LOCATION:UNION AVENUE<br/>SECTION 62, BLOCK 31, LOT 5REVIEW DATE:15 JULY 2022MEETING DATE:21 JULY 2022PROJECT REPRESENTATIVE:ENGINEERING AND SURVEYING PROPERTIES, PC

- 1. The elevation of the 100 Year Floodplain should be identified. Plans referencing Note 5, which does not identify the elevation.
- The Wetland Delineation identifies a 100 ft. adjacent area depicted on Lot 2. The house and grading location are depicted within the 100ft. adjacent area. This should be further clarified. Are wetlands under the jurisdiction of NYSDEC, which require the 100 ft. adjacent area or are they Federal Jurisdictional Wetlands.
- 3. The EAF identifies potential habitat for protected Bat Species. Standard notes have been placed on the plans requiring tree clearing restrictions.
- 4. A survey sheet for the subdivision must be provided, stamped by a NYS Licensed Surveyor.
- 5. A Common Driveway Access and Maintenance Agreement will be required.
- 6. Adjoiner's Notices must be sent per Town Code.
- 7. Highway Superintendent's comments on driveway location should be received.
- A note should be added to the plans requiring staking of the structures and a Plot Plan submitted prior to issuance of a Building Permit as the structure on proposed Lot 1 is located at building setback lines.
- 9. The applicant's representative is requested to explain the off-set of the watermain from the common driveway for Lots 2 & 3.
- 10. The applicants are requested to provide a water pressure calculation for the structures based on the length of the laterals proposed.

#### 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

11. The project will require coverage under the NYSDEC Stormwater Permit as greater than one acre of disturbance is proposed.

Respectfully submitted,

MHE Engineering, D.P.C.

Puter of Almes

Patrick J. Hines Principal

PJH/kbw



Montgomery Office:

71 Clinton Street Montgomery, NY 12549 phone: (845) 457-7727 fax: (845) 457-1899 Warwick Office:

17 River Street Warwick, NY 10990 phone: (845) 986-7737 fax: (845) 986-0245

www.EngineeringPropertiesPC.com

July 1, 2022

Town of Newburgh Planning Board 21 Hudson Valley Professional Plaza Newburgh, NY 12550

ATTN: John Ewasutyn, Chairman

RE: WO 1325.04 PB APPLICATION 2022-15 CROSSROADS CONSTRUCTION & MANAGEMENT LLC UNION AVENUE SUBDIVISION TAX LOT # 62-3-5

Dear Mr. Ewasutyn:

Please find attached 14 copies of the completed application form, SEAF and Subdivision Plan for the proposed application of Crossroads Construction & Management, LLC. Additional copies of the aforementioned documents have been delivered directly to the Planning Board Engineer and Planning Board Attorney. The project is located along Union Avenue. The proposed application is for a subdivision of an existing vacant lot into three (3) new residential lots. Each of the new residential lots will contain a proposed one-family dwelling with proposed septic system and public water. The proposed plan is permitted in the "R3" zoning district in accordance with the following.

Zoning District R3 Use §185 ATCH 9 (C)(1)(c). "Single-family dwellings, not to exceed 1 dwelling unit per lot."

If you have any additional questions and/or comments, please don't hesitate to contact this office.

Sincerely, Engineering & Surveying Properties, PC

Ross Winglovitz, P.E. Principal

cc: Patrick Hines – MHE Dominic Cordisco, Esq. – Drake Loeb

#### TOWN OF NEWBURGH PLANNING BOARD

#### APPLICATION PACKAGE

for

SUBDIVISIONS,

#### SITE PLANS,

#### LOT LINE CHANGES

#### And

#### SPECIAL EXCEPTION USE PERMITS

#### **Procedures and Requirements**

**July 2013** 

TOWN OF NEWBURGH PLANNING BOARD 308 GARDNERTOWN ROAD NEWBURGH, NEW YORK 12550 (845) 564-7804 fax: (845) 564-7802 planningboard@hvc.rr.com

#### TO WHOM IT MAY CONCERN:

This package of information and forms is provided at assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next **AVAILABLE** agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of FOURTEEN (14) sets of FOLDED PLANS for a major or minor subdivision or a site plan must be submitted with a COMPLETED application, and FIFTEEN (15) sets of plans must be submitted if plans need to be submitted to the Town of Newburgh Traffic Consultant. This completed application must include a LONG FORM OR FULL EAF for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a NARRATIVE of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions). Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

JOHN P. EWASUTYN, Chairman Town of Newburgh Planning Board

#### TOWN OF NEWBURGH APPLICATION FOR SUBDIVISION/SITE PLAN REVIEW

#### RETURN TO: Town of Newburgh Planning Board 308 Gardnertown Road Newburgh, New York 12550

(Ap	oplication fee returnable with this application)
Title of Subdiv	ision/Site Plan (Project name):
	s Construction & Management, LLC - Union Ave Subdivision (PB Application 202)
	( <b>-</b> <u>H</u>
Owner of Land	ls to be reviewed:
Name	Crossroads Construction & Management, LLC
Address	444 South Plank Road, Newburgh, NY 12550
Phone	845-527-3110
	rmation (If different than owner):
Name	
Address	
Dennegentet	
Phone	tive
Fax	
Email	
Linun	
Subdivision/Sit	te Plan prepared by:
Name	Engineering & Surveying Properties, PC
Address	71 Clinton Street
	Montgomery NY, 12549
Phone/Fax	845-457-7727
I HUHG Fax	
Location of lan	nds to be reviewed:
	ie, Newburgh NY
7 ama P2	Fire District Orange Lake Fire District
Zone <u>R3</u>	

8.	Project Description and Purpose of Review:						
	Number of existin	ng lots	1	1.1	_ Number of proposed lots	3	
	Lot line change	N/A					
	Site plan review	N/A	-				
	Clearing and gra	ding _	TBP	25.2			
	Other					- 1 - E	

# PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

- 9. Easements or other restrictions on property: (Describe generally)
- 10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Michael Maher Title Hartan Signature Date:

<u>NOTE:</u> If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

#### TOWN OF NEWBURGH PLANNING BOARD

Crossroads Construction & Management, LLC - Union Ave Subdivision (PB Application 2022-15)

#### **PROJECT NAME**

#### CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Form As Required

- 2. X Proxy Statement
- 3.<u>X</u> Application Fees
- 4. <u>X</u> Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

- 1. X Name and address of applicant
- 2. X Name and address of owner (if different from applicant)
- 3. X Subdivision or Site Plan and Location
- 4. X Tax Map Data (Section-Block-Lot)
- 5. X Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
- 6. X Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
- 7. X Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
- 8. X Date of plan preparation and/or plan revisions
- 9. X Scale the plan is drawn to (Max  $1^{"} = 100^{"}$ )
- 10. X North Arrow pointing generally up

- 11. X Surveyor, s Certification
- **12.** X Surveyor's seal and signature
- **13.** X Name of adjoining owners
- 14. X \_Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
- **15.** <u>X</u> Flood plain boundaries
- 16. X Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
- **17.** <u>X</u> Metes and bounds of all lots
- 18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
- **19.** X Show existing or proposed easements (note restrictions)
- 20. X Right-of-way width and Rights of Access and Utility Placement
- 21. X Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
- 22. X Lot area (in sq. ft. for each lot less than 2 acres)
- 23. X Number of lots including residual lot
- 24. X Show any existing waterways
- 25. X A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
- 26. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature
- 27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
- 28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
- 29. X Show topographical data with 2 or 5 ft. contours on initial submission

- 30. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
- 31.<u>X</u> If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
- 32. X Number of acres to be cleared or timber harvested
- 33. X Estimated or known cubic yards of material to be excavated and removed from the site
- 34. X Estimated or known cubic yards of fill required
- 35. X The amount of grading expected or known to be required to bring the site to readiness
- 36. X Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- 37. X Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- 38. <u>X</u> List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

Bv: Ross Winglovitz, PE

Licensed Professional

Date: 04/07/2022

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

**Prepared** (insert date):

#### STATEMENT TO APPLICANTS

#### **RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW**

The Town of Newburgh Clearing and Grading Control Law requires a separate <u>permit</u> for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may by exempt from the permit application, public hearing, fee and bonding requirements of the law <u>provided</u> the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you many be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

#### TOWN OF NEWBURGH APPLICATION FOR CLEARING AND GRADING

Name of applicant:	Crossroads	s Construc	ction & Man	agement, LLC	
Name of owner on pr	remises:	Crossro	oads Constru	uction & Manage	ement, LLC
Address of owner:	444 South	Plank Roa	ad, Newburg	gh, NY 12550	
Telephone number o	f owner:	845-527-	3110	5. II.	
Telephone number o	f applican	it:	en de la de		n na status
State whether applic		,	ee, agent,		gineer or contractor:
Location of land on v	which proj	posed w	ork will b	e done:	ion Ave Newburgh NY
Section:62	Block: _	3	Lot:	5	Sub. Div.:
Zoning District of Pr	operty: _	R3		Size of Lot	5.804
Area of lot to be clea	red or gra	ided: _	1.10		<u> </u>
Proposed completion	of date:	TBD	)	<i>i</i> ,	
Name of contractor/a	agent, if di	ifferent	than own	er: TBP	and the second
Address:TBP					a ta atti
Telephone number:	TBP				
Date of Planning Boa	ard Appro	oval:			(if required)
I hereby agree to hol	d the Tow	n of Ne	wburgh ł	armless from	n any claims arising
from the proposed a	ctivity.		$\frown$		/ /
Signature of owner:	4		Michael Ma	aher, Partner Da	nte: 4/20/22
TOWN ACTION:					
Examined:				20	-
Approved:				20	_

20 \_\_\_\_\_

Disapproved: \_\_\_\_\_

#### FEE LAW SUMMARY

#### PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

(a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.

 (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

#### **SEVERABILITY**

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

#### **EFFECTIVE DATE:**

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

#### FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Crossroads Construction & Management, LLC **APPLICANT'S NAME (printed)** Michael Maher, Partner

**APPLICANTS SIGNATURE** 

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

#### PROXY

Crossroads Construction & Management, LLC

(OWNER) \_\_\_\_\_, DEPOSES AND SAYS THAT HE/SHE

**RESIDES AT** 444 South Plank Road, Newburgh

IN THE COUNTY OF Orange

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF Union Ave Newburgh NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Engineering & Surveying Properties IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 04/20/22

**OWNERS SIGNATURE** 

Michael Maher, Partner Crossroads Construction & Management, LLC

**OWNERS NAME** (printed)

Inn

WITNESS' SIGNATURE

Reuben Buck

WITNESS' NAME (printed)

NAMES OF ADDITIONAL REPRESENTATIVES

#### PLANNING BOARD DISCLAIMER STATEMENT **TO APPLICANTS**

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

Crossroads Construction & Management, LLC **APPLICANT'S NAME** (printed)

Michael Maher, Partner

**APPLICANT'S SIGNATURE** 

#### DISCLOSURE ADDENDUM STATEMENT TO APPLICATION, PETITION AND REQUEST

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

NONE

NAME, ADDRESS, RELATIONSHIP OR INTEREST (financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

	TOWN BOARD
X	PLANNING BOARD
	ZONING BOARD OF APPEALS
	ZONING ENFORCEMENT OFFICER
· · · · · · · · · · · · · · · · · · ·	<b>BUILDING INSPECTOR</b>
	OTHER

#### INDIVIDUAL APPLICANT

Crossroads Construction & Management, LLC

CORPORATE OR PARTNERSHIP APPLICANT

Michael Maher BY: (Partner) (Vice-Pres.) (Pres.) (Sec.) (Treas.)

#### AGRICULTURAL NOTE

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots (1) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

(1) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

#### AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

 Name and address of the applicant:
 Crossroads Construction & Management, LLC

 444 South Plank Road, Newburgh, NY 12550

**Description of the proposed project:** <u>Three lot subdivision of existing lot with associated subsurface</u> septic systems and public water

Location of the proposed project: Union Ave Newburgh NY

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: <u>None</u>

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.

Michael Maher, Partner

**APPLICANT'S SIGNATURE** 

20,

DATE

#### ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

## Not Applicable

### ARCHITECTURAL REVIEW FORM TOWN OF NEWBURGH PLANNING BOARD

DATE: \_\_\_\_\_

NAME OF PROJECT:

The applicant is to submit in writing the following items prior to signing of the site plans.

**EXTERIOR FINISH** (skin of the building):

Type (steel, wood, block, split block, etc.)

#### COLOR OF THE EXTERIOR OF BUILDING:

ACCENT TRIM:

Location: \_\_\_\_\_
Color: \_\_\_\_\_

Type (material): \_\_\_\_\_

PARAPET (all roof top mechanicals are to be screened on all four sides):

**ROOF:** 

Type (gabled, flat, etc.):	
Material (shingles, metal, tar & sand, etc.): _	
Color:	

#### WINDOWS/SHUTTERS:

Color (also trim if different):

Туре: \_\_\_\_\_

#### **DOORS:**

Color:	
Type (if different than standard door entrée):	

SIGN:

Color: \_\_\_\_\_

Material:

Square footage of signage of site: \_\_\_\_\_

Please print name and title (owner, agent, builder, superintendent of job, etc.)

Signature

#### LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

### Short Environmental Assessment Form Part 1 - Project Information

#### **Instructions for Completing**

**Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information		
Name of Action or Project:		
Project Location (describe, and attach a location map):		
Brief Description of Proposed Action:		
Name of Applicant or Sponsor:	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan administrative rule, or regulation?	, local law, ordinance,	NO YES
If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to		nat
2. Does the proposed action require a permit, approval or funding from an If Yes, list agency(s) name and permit or approval:	y other government Agency?	NO YES
<ul><li>3. a. Total acreage of the site of the proposed action?</li><li>b. Total acreage to be physically disturbed?</li><li>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</li></ul>	acres	
4. Check all land uses that occur on, are adjoining or near the proposed acti	on:	
5. Urban Rural (non-agriculture) Industrial Comm	mercial Residential (subu	rban)
☐ Forest Agriculture Aquatic Other □ Parkland	r(Specify):	

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape	<u>-</u> ?	NO	YES
o. Is the proposed action consistent with the predominant character of the existing built of natural fandscape			
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify:			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
<ul><li>b. Are public transportation services available at or near the site of the proposed action?</li></ul>			
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or distr	ict	NO	YES
which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	10		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
□Shoreline □ Forest Agricultural/grasslands Early mid-successional		
Wetland 🗆 Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	VEC
Federal government as threatened or endangered?	NO	YES
16. Is the project site located in the 100-year flood plan?	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)?		
If Yes, explain the purpose and size of the impoundment:		
10. Use the site of the managed estimates and estimine managers have the location of an estimate should estimate	NO	VEG
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:		
II Tes, describe		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE	L ST OF	
MY KNOWLEDGE		
Engineer		
Applicant/sponsor/name: Date:		
Signature:Title:		
$\mathcal{V}$		

#### **EAF Mapper Summary Report**



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

	aher – 1183 n 30, 2022,	Multifamily	\1325.04 -	Subdivision	Plan.dwg



NEWBURGH PB #2022-15



PROPERTY LINE EDGE OF PAVEMENT LINE SEPTIC SYSTEM LATERALS BUILDING SETBACK LINES MAJOR CONTOUR LINE MINOR CONTOUR LINE EXISTING BUILDING LINE EXISTING MAJOR CONTOUR LINE EXISTING MINOR CONTOUR LINE EXISTING EDGE OF PAVEMENT LINE EXISTING FENCE LINES ADJACENT PROPERTY LINE EXISTING PROPERTY LINE PERC TEST LOCATION DEEP TEST HOLE LOCATION SIGN & POST SEWER CLEANOUT UTILITY POLE WETLAND FLAG LOCATION AND DESIGNATION GARAGE FLOOR ELEVATION FIRST FLOOR ELEVATION LOWEST SEWERABLE ELEVATION 6 HOLE DROP BOX 1250 GALLON SEPTIC TANK

BUILDING LINE

DRIVEWAY LINE EASEMENT LINE

BUILDING ROOF LINE



\_\_\_\_\_

\_\_X\_\_\_X\_\_\_X\_\_\_X\_\_\_X\_\_\_\_X\_\_\_\_

<sub>О</sub> С.О.

\_\_\_\_

C WLF-25

GFE = XXX.X

FFE = XXX.X

LSE = XXX.X







# GENERAL NOTES

- 1. TAX MAP IDENTIFICATION NUMBER: SECTION 62 BLOCK 3 LOT 5
- 2. TOTAL AREA OF SUBJECT PARCEL: 5.804± ACRES.

- - 7. OWNER / APPLICANT: CROSSROADS CONSTRUCTION & MANAGEMENT, LLC 444 SOUTH PLANK ROAD NEWBURGH, NY 12550

# BULK REQUIREMENTS

DODIN IND GOIND								
TOWN OF NEWBURGH - ZON PROPOSED USE: SINGLE-FAN								
MINIMUM BUILDING REQUIREMENTS REQUIRED LOT 1 LOT 2 LOT 3								
LOT AREA	15,000 SF	18,072 SF	61,948 SF	172,812 SF				
LOT WIDTH	100 FEET	128.3 FEET	192.5 FEET	510.8 FEET				
LOT DEPTH	125 FEET	177.4 FEET	250.4 FEET	437.6 FEET				
FRONT YARD	40 FEET	41.0 FEET	57.5 FEET	70.6 FEET				
REAR YARD	40 FEET	60.1 FEET	260.1 FEET	313.2 FEET				
SIDE YARD (ONE / BOTH)	15 / 30 FEET	16.0 / 77.7 FEET	36.8 / 83.2 FEET	43.7 / 406.9 FEET				
HABITABLE FLOOR AREA	900 SF	1,500 SF	1,500 SF	1,500 SF				
MAXIMUM ALLOWABLE								
LOT BUILDING COVERAGE	15 %	8.3 %	2.4 %	0.8 %				
LOT SURFACE COVERAGE	30 %	17.8 %	6.6 %	2.4 %				
BUILDING HEIGHT	35 FEET	< 35 FEET	< 35 FEET	< 35 FEET				

3. BOUNDARY INFORMATION BASED UPON A MAP ENTITLED "BOUNDARY & WETLAND SURVEY OF THE LANDS OF CROSSROADS CONSTRUCTION & MANAGEMENT, LLC" PREPARED BY JONATHAN N. MILLEN, L.L.S. DATED AUGUST 2021. 4. 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. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

5. APPROXIMATE SIZE AND LOCATION OF FEMA 100-YEAR FLOODPLAIN TAKEN FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, ORANGE COUNTY, COMMUNITY: TOWN OF NEWBURGH, NUMBER 36071C0137E, PANEL NUMBER 137 OF 630, EFFECTIVE DATE AUGUST 3, 2009.

6. WETLAND BOUNDARY AS PER FIELD DELINEATION BY CERTIFIED BIOLOGIST MICHAEL NOWICKI OF ECOLOGICAL SOLUTIONS, LLC AND FIELD LOCATED BY ENGINEERING & SURVEYING PROPERTIES, PC ON JUNE 24, 2021.

8. THE PROPOSED LOT SHALL BE SERVICED BY AN INDIVIDUAL SEPTIC SYSTEM AND PUBLIC WATER.

9. DUE TO THE PROXIMITY OF THE PROJECT SITE TO KNOWN INDIANA BAT HIBERNACULUM, POTENTIAL ROOST TREES SHALL ONLY BE CUT AND REMOVED DURING KNOWN HIBERNATION MONTHS BETWEEN THE DATES OF OCTOBER 1ST THROUGH MARCH 31ST, IN ORDER TO AVOID DIRECT ADVERSE IMPACTS TO THE SPECIES.

10. CONTRACTOR TO FIELD LOCATE EXISTING WATER MAIN PRIOR TO INSTALLATION OF PROPOSED WATER SERVICE LINE.



LOCATION MAP SCALE: 1" = 2000'

No.	DATE	DESCRIPTION

DRAWING STA		JEDA		
		04/04/22		
THIS SHEET IS PART THE PLAN SET ISSUED		SHEET NUMBER		
		N/A	OF	N/A
PLANNING BOARD APPROVAL		1 1	OF	5
OCDOH REALTY SUBDIVISION		-	<u> </u>	
	-	N/A	OF	N/A
	IN APPROVAL	N/A	OF	N/A
		N/A	OF	N/A
		N/A	OF	N/A
		N/A	OF	N/A
FOR BID		N/A	OF	N/A
FOR CONSTRUCTION		N/A	OF	N/A
FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDER ACCOMPANIED BY ALL SHEETS C			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	ZA	, , , , ,	/	7
SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.	ROSS WIN NEW YORK LI			

ORIGINAL SCALE IN INCHES **C**NGINEERING MONTGOMERY OFFICE 71 CLINTON STREET <u>RÖPERTIES</u> MONTGOMERY, NY 12549 Ph: (845) 457-7727 Achieving Successful Results with Innovative Designs WWW.EP-PC.COM OVERALL & SUBDIVISION PLANS CROSSROADS CONSTRUCTION & MANAGEMENT LLC UNION AVENUE TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK JOB #: DRAWN BY 1325.04 as noted C-10104/04/22 TAX LOT: EVISION 62-3-5



## TOWN OF NEWBURGH PLANNING BOARD APPROVAL BOX

Z:\1325.04 — Maher — 1183 Union Ave Multifamily\1325.04 — Subdivision Plan.dwg Date Printed: Jun 30, 2022, 2:32pm

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NEWBURGH PB #2022-15

No.	DATE	DESCRIPTION

DRAWING STATUS	<u>ISSUE DATE:</u> 04/04/22				
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER				
CONCEPT APPROVAL	N/A	OF	N/A		
PLANNING BOARD APPROVAL	2	OF	5		
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		
NYSDOT 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).					



TAX LOT:

62-3-5

REVISION:

# SEPTIC SYSTEM DESIGN SCHEDULE

LOT #	NUMBER OF BEDROOMS		FLOW RATE (GPD)	APPLICATION RATE (GPD/Sq. ft.)	REQUIRED AREA (Sq. ft.)	REQUIRED ABSORPTION FIELD LENGTH (ft) (ELJEN)	PROPOSED ABSORPTION FIELD LENGTH (ft)
1	4	4	440	1.20	366.7	62	2 LATERALS @ 32' 16 TOTAL ELJEN MATS
2	4	11	440	0.80	550.0	92	3 LATERALS @ 32' 24 TOTAL ELJEN MATS
3	4	32	440	0.50	880.0	147	3 LATERALS @ 52' 39 TOTAL ELJEN MATS

# PERCOLATION TEST RESULTS

LOT #	PERC HOLE #	PERC HOLE DEPTH	PERC HOLE DIA	TIME		STOPWAT	DLATION TEST F CH USED FOR A 1" DROP IN WA	ALL TESTS	STABLIZED RATE		
				FINISH							
1	09/22/21 PT-04	24"	8"	START	STOP	STOPWATCH USED FOR TIMED INTERVALS			4 MIN		
	1 1-04			TIME	00:02:17	00:02:42	00:02:59	00:03:16			
				FINISH							
2	2 06/11/21 PT-02 24"		8"	START	STOP	WATCH USED F	OR TIMED INTE	RVALS	11 MIN		
	11-02			TIME	00:06:34	00:10:01	00:10:59				
				FINISH							
2	09/22/21 PT-03	24" 8'	24" 8"		START	STOP	STOPWATCH USED FOR TIMED INTERVALS			3 MIN	
	11-05			TIME	00:01:07	00:01:37	00:01:54	00:02:05			
				FINISH							
3	09/22/21 PT-02	1 24"	24" 8"	START	STOP	STOPWATCH USED FOR TIMED INTERVALS		RVALS	32 MIN		
	11-02			TIME	00:20:12	00:30:02	00:31:42				
				FINISH							
3	10/19/21 PT-01	1 74"	24" 8	24" 8"	24" 8"		STOP	WATCH USED F	OR TIMED INTE	RVALS	8 MIN
				TIME	00:05:55	00:07:02	00:07:36				

# DEEP TEST HOLE RESULTS

LOT #	TEST HOLE #	DATE	DEPTH	DESCRIPTION
1	TP-01	09/22/21	0" - 6" 6" - 96"	TOPSOIL TAN, SILTY, SANDY LOAM WITH LARGE COBBLE
2	TP-03	09/22/21	0" - 6" 6" - 96"	TOPSOIL TAN, SILTY, SANDY LOAM WITH LARGE COBBLE
2	TP-04	09/22/21	0" - 6" 6" - 96"	TOPSOIL TAN, SILTY, SANDY LOAM WITH LARGE COBBLE
3	TP-05	09/22/21	0" - 6" 6" - 18" 18" - 96"	TOPSOIL TAN, SILTY, SANDY LOAM TAN, SILTY, CLAY LOAM WITH LARGE COBBLE
3	TP-06	09/22/21	0" - 6" 6" - 18" 18" - 60" 60" - 96"	TOPSOIL TAN, SILTY, SANDY LOAM TAN, SILTY, CLAY LOAM WITH LARGE COBBLE TAN, SILTY, SANDY, CLAY LOAM WITH LARGE COBBLE





YEARS.

TOWN OF NEWBURGH PLANNING BOARD APPROVAL BOX

NEWBURGH PB #2022-15



— 15 1/2" —

✓ FIELD INSTALLED BAFFLE



\_ 12" MAX EARTH COVER

- (2) #4 REBAR EACH WAY



CAPPED PIPE













	ISS	JE D	ATE:			
DRAWING STATUS	04/04/22					
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	-	SHEET UMBER				
CONCEPT APPROVAL	N/A	OF	N/A			
PLANNING BOARD APPROVAL	3	OF	5			
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			
NYSDOT 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			
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IS SHEET SHALL BE CONSIL ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).







## PUMP STATION CALCULATIONS

#### PUMP VOLUME CALCULATIONS: 64 LF x (3.14)(.33)<sup>2</sup> / 4 = 5.5 CF x 7.48 GAL/CF = 41 GALLONS (TILE FIELD)

82 LF x (3.14)(.08)<sup>2</sup>/4 = 0.4 CF x 7.48 GAL/CF = 3 GALLONS (FORCE MAIN) ELEVATION BETWEEN PUMP OFF TO PUMP ON TRY 2" OR 0.17' 8.0 FT x 4.33 FT x 0.17 FT = 5.8 CF = 43 GAL 43 GAL / (41 + 3) GAL = 98%

#### 24 HOUR STORAGE CALCULATIONS:

24 HOUR STORAGE = 440 GAL / 7.48 GAL/CF = 58.8 CF 24 HOUR STORAGE HEIGHT = 58.8 CF / (8.0 FT x 4.33 FT) = 0.17 FT24 HOUR STORAGE AVAILABLE TO INVERT IN = 3.24 FT

#### NOTES:

- GT 750, W/ (2) 24" DIA COVERS OR APPROVED EQUAL 2. CONCRETE - 4.000 PSI AT 28 DAYS 3. REINFORCEMENT - WWM, #4 REBAR
- CONSTRUCTION JOINT TO BE SEALED WITH BUTYL RUBBER SEALANT 5. CONTROL PANEL AS MFG. GOULDS PUMPS, INC. MODEL SES SERIES CUSTOMIZED CONTROL PANEL-NEMA 1 SIMPLEX CONTROLLER WITH ALARM. CONTROL PANEL IS TO BE MOUNTED INDOORS AND
- WIRED TO CIRCUIT BREAKER. 6. ALL ELECTRICAL WORK SHALL MEET WITH THE NATIONAL ELECTRICAL CODE LATEST EDITION PUMP STATION(S) SHOULD BE INSPECTED PERIODICALLY BY A PROPERLY TRAINED PERSON FOR

REF#	QTY.	DESCRIPTION &
1	1	ELECTRICAL JUNCTION BOX - A8-1J
2	1	STAINLESS STEEL FLOAT BRACKET -
3	3	MERCURY FLOAT SWITCH - A2K23
4	1	GOULDS 3885 SUBMERSIBLE EFFLUE
5	1	10' LIFT CABLE - ACBL-10
6	1	1" UNION - FUNION-2
7	1	1" BALL VALVE - FBALLVALVE-2
8	1	1" FLAP CHECK VALVE - FFLAPCHECK
9	1	1" NPT THREADED ADAPTER - FMA-2
10	1	GOULDS SIMPLEX CONTROL PANEL

## PUMP STATION CALCULATIONS

PUMP VOLUME CALCULATIONS: 156 LF x (3.14)(.33)<sup>2</sup>/4 = 13.3 CF x 7.48 GAL/CF = 100 GALLONS (TILE FIELD) 37 LF x (3.14)(.08)<sup>2</sup> / 4 = 0.2 CF x 7.48 GAL/CF = 1 GALLONS (FORCE MAIN) ELEVATION BETWEEN PUMP OFF TO PUMP ON TRY 4.25" OR 0.35' 8.0 FT x 4.33 FT x 0.35 FT = 12.3 CF = 92 GAL 92 GAL / (100 + 1) GAL = 91%

#### 24 HOUR STORAGE CALCULATIONS:

24 HOUR STORAGE = 440 GAL / 7.48 GAL/CF = 58.8 CF 24 HOUR STORAGE HEIGHT = 58.8 CF / (8.0 FT x 4.33 FT) = 1.70 FT 24 HOUR STORAGE AVAILABLE TO INVERT IN = 3.06 FT

#### NOTES:

- GT 750, W/ (2) 24" DIA COVERS OR APPROVED EQUAL 2. CONCRETE - 4,000 PSI AT 28 DAYS
- . REINFORCEMENT WWM, #4 REBAR 4. CONSTRUCTION JOINT TO BE SEALED WITH BUTYL RUBBER SEALANT 5. CONTROL PANEL AS MFG. GOULDS PUMPS, INC. MODEL SES SERIES CUSTOMIZED CONTROL PANEL-
- WIRED TO CIRCUIT BREAKER. 6. ALL ELECTRICAL WORK SHALL MEET WITH THE NATIONAL ELECTRICAL CODE LATEST EDITION 7. PUMP STATION(S) SHOULD BE INSPECTED PERIODICALLY BY A PROPERLY TRAINED PERSON FOR
- PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING AND ANY PHYSICAL DAMAGE.

REF#	QTY.	DESCRIPTION &
1	1	ELECTRICAL JUNCTION BOX - A8-1J
2	1	STAINLESS STEEL FLOAT BRACKET -
3	3	MERCURY FLOAT SWITCH - A2K23
4	1	GOULDS 3885 SUBMERSIBLE EFFLUE
5	1	10' LIFT CABLE - ACBL-10
6	1	1" UNION - FUNION-2
7	1	1" BALL VALVE - FBALLVALVE-2
8	1	1" FLAP CHECK VALVE - FFLAPCHECK
9	1	1" NPT THREADED ADAPTER - FMA-2
10	1	GOULDS SIMPLEX CONTROL PANEL V

#### TOWN OF NEWBURGH PLANNING BOARD APPROVAL BOX

NEWBURGH PB #2022-15





1. PRECAST CONCRETE PUMP CHAMBER AS MFG. BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL

NEMA 1 SIMPLEX CONTROLLER WITH ALARM. CONTROL PANEL IS TO BE MOUNTED INDOORS AND





SCALE: N.T.S.

- 1,000 GAL PRECAST PUMP CHAMBER

No. DATE DESCRIPTION

DRAWING STATUS		ISSUE DATE:			
	04	/04/	22		
THIS SHEET IS PART OF	S	HEE	Т		
THE PLAN SET ISSUED FOR	NU	JMB	ER		
CONCEPT APPROVAL	N/A	OF	N/A		
PLANNING BOARD APPROVAL	4	OF	5		
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		
NYSDOT 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).					

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Dig Safely. New York before you dig



# SOIL RESTORATION NOTES

	Table 5.3 Soil Restoration Requirements						
Type of Soil Disturbance	Soil Restora	tion Requirement	Comments/Examples				
No soil disturbance	Restoration not	permitted	Preservation of Natural Features				
Minimal soil disturbance R	estoration not req	uired	Clearing and grubbing				
Areas where topsoil is stripped only - no change in grade	HSG A &BHSG C&Dapply 6 inchesAerate* and apply 6of topsoilinches of topsoil		Protect area from any ongoing construction activities.				
	HSG A &B	HSG C & D					
Areas of cut or fill	Aerate and apply 6 inches of topsoil Apply full Soil Restoration **						
Heavy traffic areas on site (especially in a zone 5-25 feet around buildings but not within a 5 foot perimeter around foundation walls)	Apply full Soil compaction and enhancement)	Restoration (de- compost					
Areas where Runoff Reduction and/or Infiltration practices are applied	Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.		Keep construction equipment from crossing these areas. To protect newly installed practice from any ongoing construction activities construct a single phase operation fence area				
Redevelopment projects	Soil Restoration redevelopment where existing i be converted to	projects in areas mpervious area will					



\*\* Per "Deep Ripping and De-compation, DEC 2008"







25.04 — Maher — 1183 Union Ave Multifamily\1325.04 — Subdivision Plan.dwa Date Printed: Jun 30, 2022, 2:32pm





## **GRASSED SWALE** SCALE: N.T.S.

3. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE 4. FILL SHALL BE COMPACTED AS NEEDED IN CONSTRUCTION TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED WATERWAY.

ORANGE CONSTRUCTION

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 NORMA

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL





SCALE: N.T.S.



NOTES:

AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED A WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR





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

- REMOVAL REQUIRED FOR CONSTRUCTION. CONSTRUCTION
- VEGETATION.
- 3.1. AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES.
- 3.2. LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY PH OF 6.0 TO 7.0. 3.3. FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED PER SOIL TEST RESULTS OR AT
- A RATE OF 600 LBS. PER ACRE
- 30 LBS. RYEGRASS (ANNUAL OR PERENNIAL) PER ACRE. DURING THE WINTER, USE 100 LBS.
- CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) PER ACRE.

- 8 LBS EMPIRE BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER 20 LBS TALL FESCUE PER ACRE <u>PLUS</u> 2 LBS REDTOP OR 5 LBS RYEGRASS (PERENNIAL) PER ACRE
- UNLESS OTHERWISE APPROVED. 3.7. ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF
- PULLED ACROSS SLOPES ALONG TOPOGRAPHIC CONTOURS.
- 5. TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE DRAINAGE
- 6. ALL STORM INLETS TO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION.
- 7. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
- 8. 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.
- SPECIFIED ABOVE AND SEEDING WITH THE FOLLOWING MIXTURE: BS./ACRE

PERENNIAL RYE GRASS CROWN VETCH SPREADING FESCUE

- 10. OPTIMUM SEEDING PERIODS ARE 3/15-6/1 AND 8/1-10/15.
- UNDERGROUND FACILITY.
- DISTURBED AT ANYONE TIME

# SEQUENCE OF CONSTRUCTION ACTIVITY

- 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 DOWNHILL OF PROPOSED CONSTRUCTION. INSTALL ORANGE CONSTRUCTION FENCING ALONG THE LIMITS OF DISTURBANCE. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S). 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 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. DRIVEWAY / BUILDING CONSTRUCTION AND UTILITY INSTALLATION: FINAL GRADING AND CONSTRUCTION OF DRIVEWAYS. BUILDING EXCAVATION AND
- CONSTRUCTION. INSTALL UTILITIES. ENSURE ALL EROSION CONTROL MEASURES ARE IN WORKING ORDER.
- 6. FINAL GRADING AND LANDSCAPING: 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. 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

2. 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

3. 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

3.4. 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:

3.5. PERMANENT SEEDING SHALL BE APPLIED ON 4" MIN TOPSOIL AT THE FOLLOWING RATE: PER ACRE PLUS

3.6. ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING,

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

4. 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.

PERMANENTLY STABILIZED AND GROUND COVER IS COMPLETELY REESTABLISHED. FOLLOWING STABILIZATION, TEMPORARY MEASURES SHALL BE REMOVED TO AVOID INTERFERENCE WITH

9. STABILIZATION OF STEEP SLOPES SHALL BE ACHIEVED BY APPLYING LIME AND FERTILIZER AS

11. ALL UPSTREAM SITE WORK AND STABILIZATION SHALL OCCUR BEFORE CONNECTING UNDERGROUND DETENTION/INFILTRATION FACILITY TO PREVENT ANY ERODED SEDIMENTS FROM ENTERING

12. IN ACCORDANCE WITH THE NYSDEC SPDES GP 0-20-001, THERE SHALL BE NO MORE THAN 5 ACRES

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

### EARTHWORK CONSTRUCTION NOTES 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.
- 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

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

3. 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.

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.

No.	DATE	DESCRIPTION

<b></b>	ISSI			
DRAWING STATUS	<u>ISSUE DATE:</u> 04/04/22			
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER			
CONCEPT APPROVAL	N/A	OF	N/A	
PLANNING BOARD APPROVAL	5	OF	5	
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	
NYSDOT 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).





