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e-mail: mheny@mhepc.com

Principal Emeritus:

RICHARD D. McGOEY, P.E. (NY & PA)

TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT: THE POLO CLUB

PROJECT NO.: 18-12

PROJECT LOCATION: SECTION 39, BLOCK 1, LOT 1 & 2.12

REVIEW DATE: 30 APRIL 2021 MEETING DATE: 6 MAY 2020

PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES

1. The project was circulated to Orange County Planning for the required 239 Review. County Planning comments were received containing one binding comment as follows:

As a condition of local planning board approval we recommend the Applicant be required to obtain from the NYS Department of Environmental Conservation for construction of a private on-site sewage treatment plant or approval from the Town of Newburgh to purchase sewer capacity through an outside user agreement and connect to the Town's previously approved Plattekill Trunk Line Sewer Project.

The project must receive approval from the NYS Department of Environmental Conservation for a State Pollution Discharge Elimination System Permit for the proposed on-site sewage treatment plant. The Town of Newburgh previously approved Plattekill Turnpike Trunk Line does not exist and is not currently proposed for construction by the Town of Newburgh. County comments also had advisory comments which the Board may choose to address.

- 2. The State Environmental Quality Review Act for the project was closed out upon issuance of findings prepared by the Planning Board as Lead Agency. No further environmental review of the project is required.
- 3. Several outside agencies are required to issue permits, including the NYS Department of Transportation for access and utilities. The Orange County Department of Health watermain extension with hydrants approval, the US Army Corps of Engineers Federal Wetland Permit and Mitigation approval, Town Board final approval of the Senior Bonus Density. Any preliminary approval resolution considered by the Planning Board should address the above referenced outside agency approvals.

Respectfully submitted,

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

Patrick J. Hines

Principal

PJH/kbw



APPLICATION SUMMARY

TOWN OF NEWBURGH 21 HUDSON VALLEY PROFESSIONAL PLAZA NEWBURGH, NY 12550

Application No: 21-0065

File Date: 01/25/2021

SEC-BLK-LOT: 39-1-1

Location: 1582 Route 300

Acreage:

Zoned:

Application for:

Clear Trees.

Type:

Owner: Jayne Weinberg

Address: 56 Far Horizons Drive Newburgh, NY 12550

Phone: 845-629-5534

Owner: Spruce Creek LLC

Address: 1655 Route 300 Newburgh, NY 12550

Phone:

Notify: Spruce Creek, LLC

Phone: 845-629-5534

Receipt(s):



www.EngineeringPropertiesPC.com 71 Clinton Street Montgomery, NY 12549 phone: (845) 457-7727 fax: (845) 457-1899

January 22, 2021

Town of Newburgh Building Department 308 Gardnertown Road Newburgh, NY 12550 ATTN: Gerry Canfield, Code Enforcement Officer

RE: POLO CLUB –CLEARING PERMIT TOWN OF NEWBURGH

Dear Gerry:

Attached hereto is an application for a clearing permit for the Polo Club project and a fee for \$150. As you are aware the time of year tree clearing restrictions to protect bat habitat limits us to clearing from November 1st thru March 31st. We would like to process a clearing permit with the planning board so that we may clear the trees prior to March 31st. If you could please refer this to the Planning Board for their February 4th meeting it would be appreciated.

If you need any additional information, please don't hesitate to contact this office.

Sincerely,

Engineering & Surveying Properties, PC

Ross Winglovitz, P.E.

Principal



Town of Newburgh

Clearing & Grading Permit Application

and the state of t	21 Hudson Valley P	rofessional Plaza	- +1=0 000011112
Date Received Compliance Lamp	Newburgh, NY 12550 Phone: (845)564-7801 Fax: (845)564-7802		Fee: \$ 50-0000
Date Received Conc Compilance Stamp			Receipt #: <u>19577</u>
ob Location: <u>1582 Route 300</u> ,	(Please I Newburgh, NY 12550	Print)	
S.B.L.: <u>39-1-1, 2.12</u> Cons	struction Cost:To be	e determined	(OFFICE USE ONLY)
OWNER:	APPLICANT? Y / N	CONTRACTOR:	APPLICANT? Y / N
Spruce Creek, LLC		To be determi	ned
ADDRESS:	······································	ADDRESS:	
5 Emerson Terrace			
CITY/STATE/ZIP:		CITY/STATE/ZIP:	
Highland, NY 12528			
PHONE:		PHONE:	FAX:
845-629-5534			
CONTACT EMAIL:		CONTACT EMAIL:	
david.meadowcreek@gn	nail.com		
SIZE OF LOT:		ZONING DISTRICT:	
36.23 acres		R-3	
PROPOSED DATE/TIME OF COMPLETION:			
To be determined		•	
DATE OF PLANNING BOARD APPROVAL (I	F REQUIRED):		
SUBDIVISION NAME (IF REQUIRED):			
Polo Club			

\$150.00 FOR APPLICATION \$50.00 PRIOR BUILT FEE RESIDENTIAL \$200.00 PRIOR BUILT FEE COMMERCIAL

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of Owner

Date

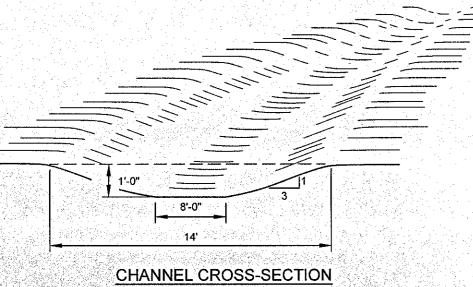
Permit #: 21-0065

Clearing and Grading Permit Application (Con't)

State the nature and purpose of the proposed activity:	Plans are already on file with the Planning Board
	Polo Club Senior Housing, No. 2018-12

- ☑ Drawings showing the boundaries of the parcel will be conducted
- A plan showing the areas proposed to be cleared, filled or graded or subjected to timber harvesting and nature of the vegetation affected.
- ☑ An erosion control plan
- Documentation regarding permit status with the New York State Department of Environmental Conservation permit required must be in effect prior to the Town's issuance of a permit
- Plans must show the type of vegetation to be destroyed by the proposed activities along with the planned disposition of the material
- Drainage computations prior to site preparation and after site preparation may be required
- - o Clearing 21.81 Acreage
 - o Excavation N/A Cubic Yards
 - o Filling N/A Cubic Yards
 - o Grading N/A Acreage

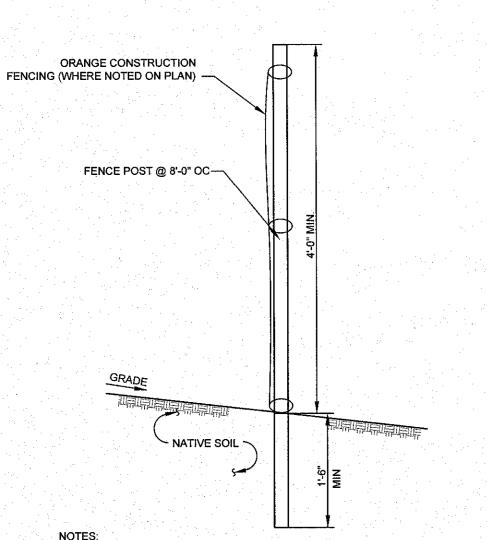
Status	Date	
Examined		
Approved		
Disapproved	1/26/21	
Л	et To Y.B.	GFC_



- CONSTRUCTION SPECIFICATIONS:
- AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY. 2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.

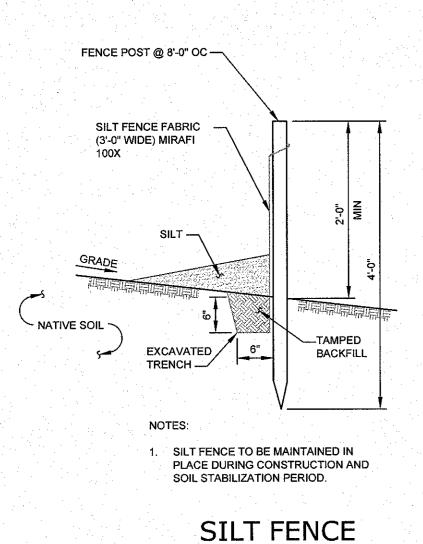
1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL BE REMOVED

- 3. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF OUTSIDE THE WETLAND SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
- 4. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARDS AND SPECIFICATIONS FOR VEGETATIVE PRACTICES. SEEDING AND MULCHING SHALL BE USED FOR ESTABLISHMENT OF THE VEGETATION. VEGETATION PROVIDED SHALL BE REED CANARYGRASS, TALL FESCUE, KENTUCKY



- 1. 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.
- 2. ALL ORANGE CONSTRUCTION FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO PROTECT SENSITIVE AREAS.
- 3. THE ORANGE CONSTRUCTION FENCING WILL BE REMOVED UPON FINAL STABILIZATION OF ALL AREAS WITHIN 125 FEET OF FENCING.

ORANGE CONSTRUCTION FENCE



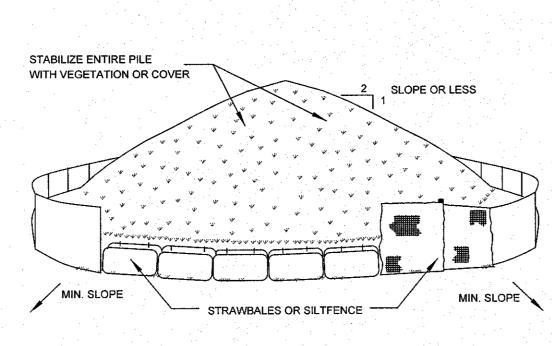
3" OR 4" -ROOF GUTTER - PROPOSED DWELLING ROOF LEADER ... DOWNSPOUT PROVIDE -BLOCK 1. IN ACCORDANCE WITH NYSDEC STORMWATER GREEN INFRASTRUCTURE REQUIREMENTS, ALL REAR ROOF LEADER DOWNSPOUTS SHALL DISCHARGE EFFLUENT ALONG THE SURFACE FOR INFILTRATION.

2. CONNECTION OF ROOF LEADERS TO CLOSED SYSTEMS IS

OF STORMWATER ROOF RUNOFF.

3. HOMEOWNERS ASSOCIATION SHALL MAINTAIN SPLASH BLOCK LAWN AREA AS SHOWN ON THE PLANS TO PROVIDE INFILTRATION

ROOF LEADER AND SPLASH BLOCK

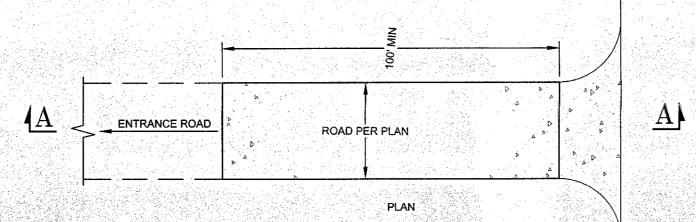


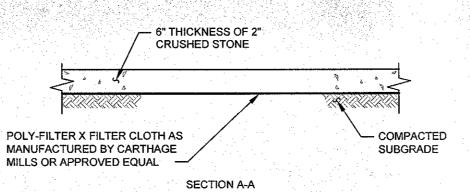
NOTES: 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE. 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.

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.

SOIL STOCKPILING

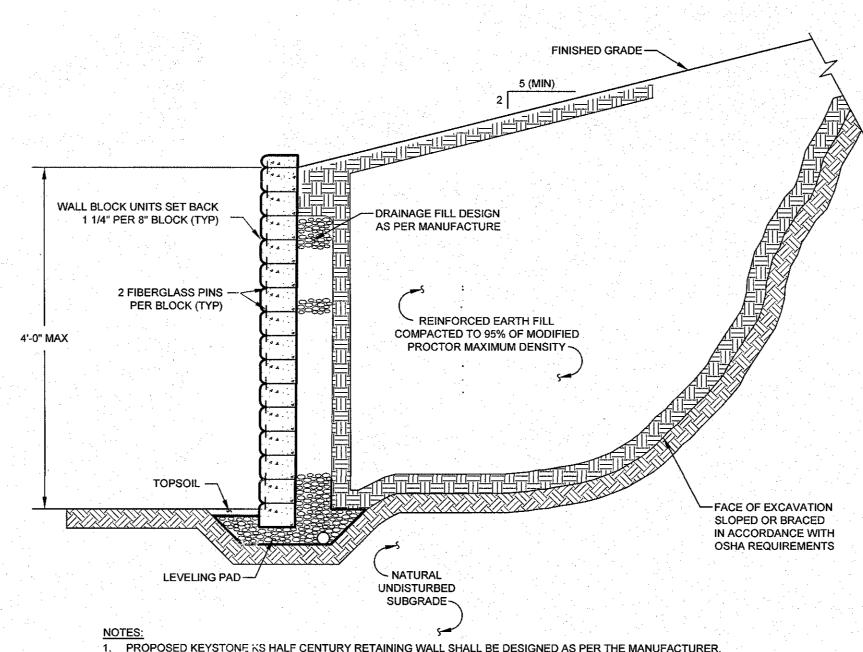




1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

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

STABILIZED CONSTRUCTION ENTRANCE



1. PROPOSED KEYSTONE KS HALF CENTURY RETAINING WALL SHALL BE DESIGNED AS PER THE MANUFACTURER.

- 2. FENCING SHALL BE INSTALLED FOR AS SHOWN ON THE PLANS, IN ACCORDANCE WITH MANUFACTURER'S
- RECOMMENDATIONS. COLORS TO MATCH FOUNDATION STONE.
- 4. FOR WALLS OVER HEIGHTS OF 4'-0" SEE SPECIFIC ENGINEERED WALL DETAILS AS PREPARED BY OTHERS.

TYPICAL MSE RETAINING WALL

SEQUENCE OF CONSTRUCTION ACTIVTY

VEGETATION ON TOPSOIL STOCKPILES

- 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
- 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
- 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

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.

OR OTHER MULCH ANCHORING TOOLS TO A DEPTH OF 3". MULCH ANCHORING TOOLS SHALL BE

- 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
- 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
- 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
- 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
- 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
- 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.

AIR AND COMPOST INTO SUB-SOILS.

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
	MIDDLE ZONE	FLOOD PLAIN WILDLIFE MIX, ERNM - 154. SOW RATE: 15 LBS PER ACRE
:	1	ILABLE FROM ERNST CONSERVATION SEED, www.ernstseed.com, PHONE: (800) 873-3321. DO NOT SUBSTITUTE T APPROVAL FROM LANDSCAPE ARCHITECT.



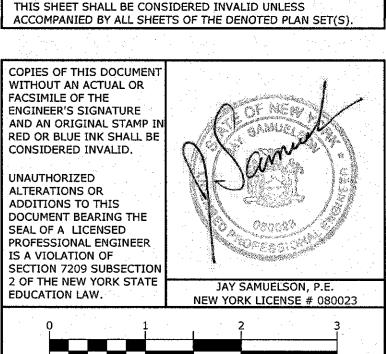
No. DATE DESCRIPTION

FOR CONSTRUCTION

FOR ANY OTHER PURPOSE.

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			SHEET IS PART OF AN SET ISSUED FOR		HEE IMBI	
	□ co	ONCEPT AP	PROVAL	N/A	OF.	N/A
	☑ PL	ANNING BO	DARD APPROVAL	23	OF	23
	OCDOH REALTY SUBDIVISION APPROVAL				OF	N/A
	□ 00	DOH WAT	N/A	OF	N/A	
	□ NY	SDEC APP	ROVAL	N/A	OF	N/A
	C 100	SDOT APP	NI/A	OF.	N/A	

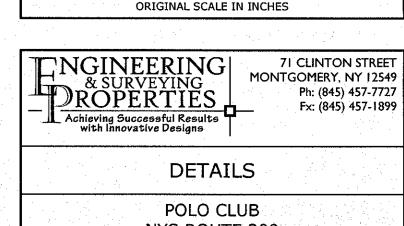
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED.



N/A OF N/A

N/A OF N/A

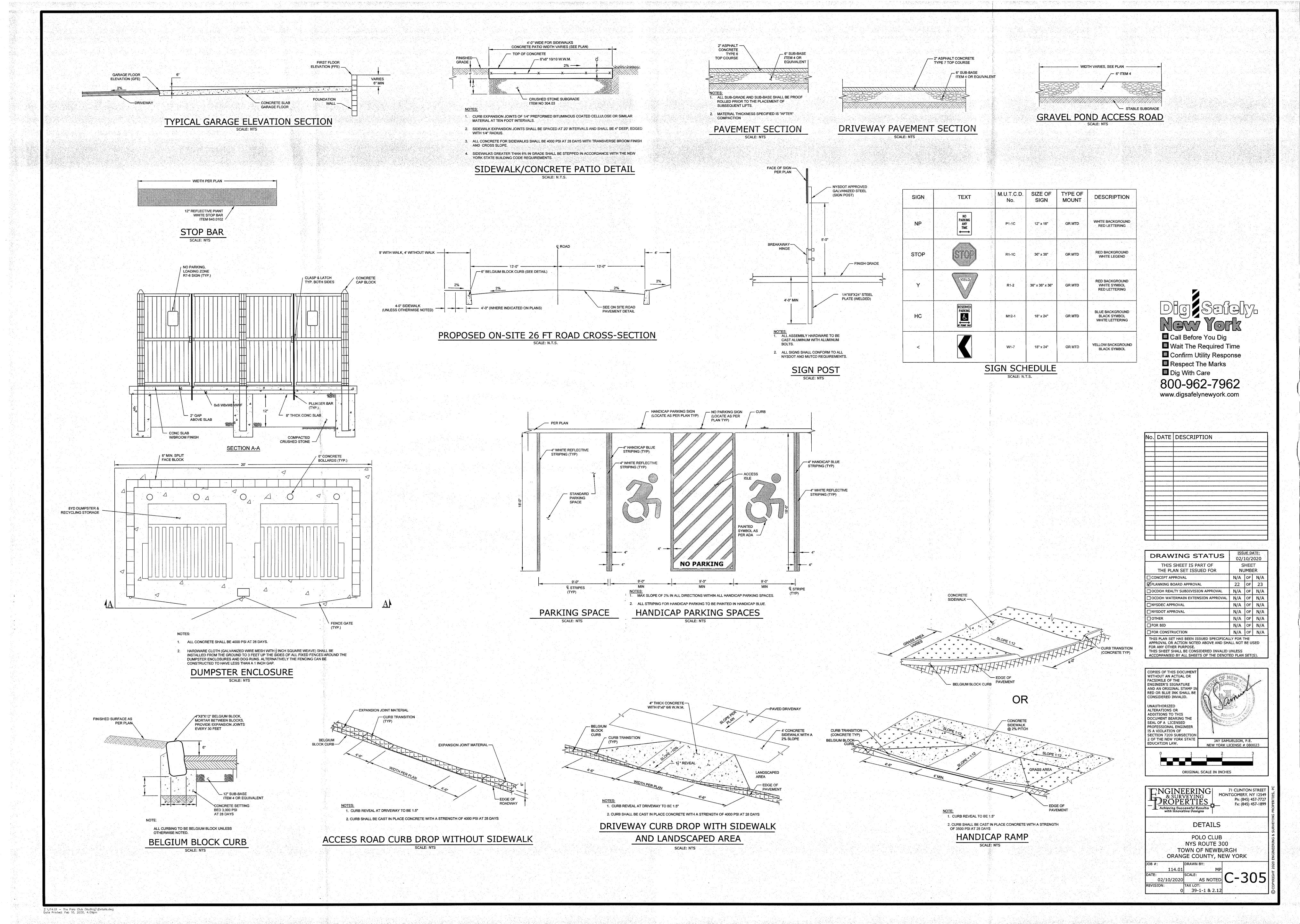
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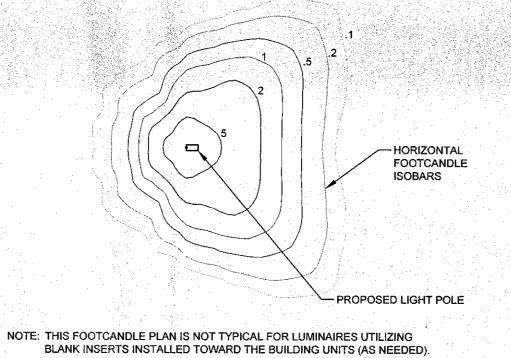


NYS ROUTE 300 TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

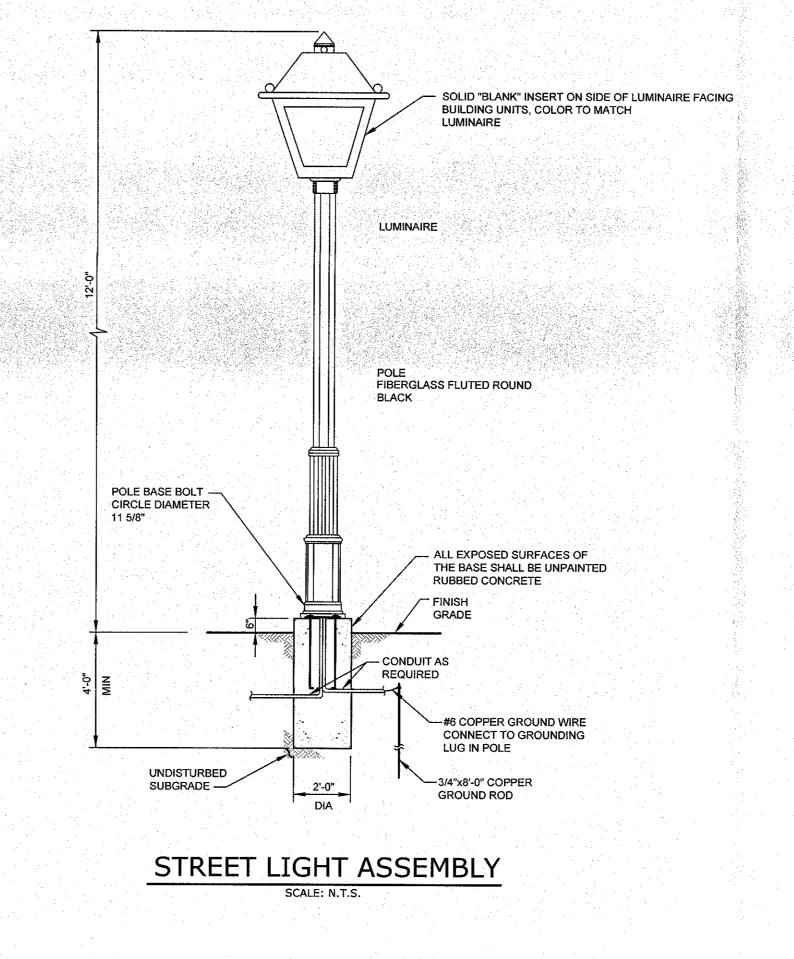
39-1-1 & 2.12

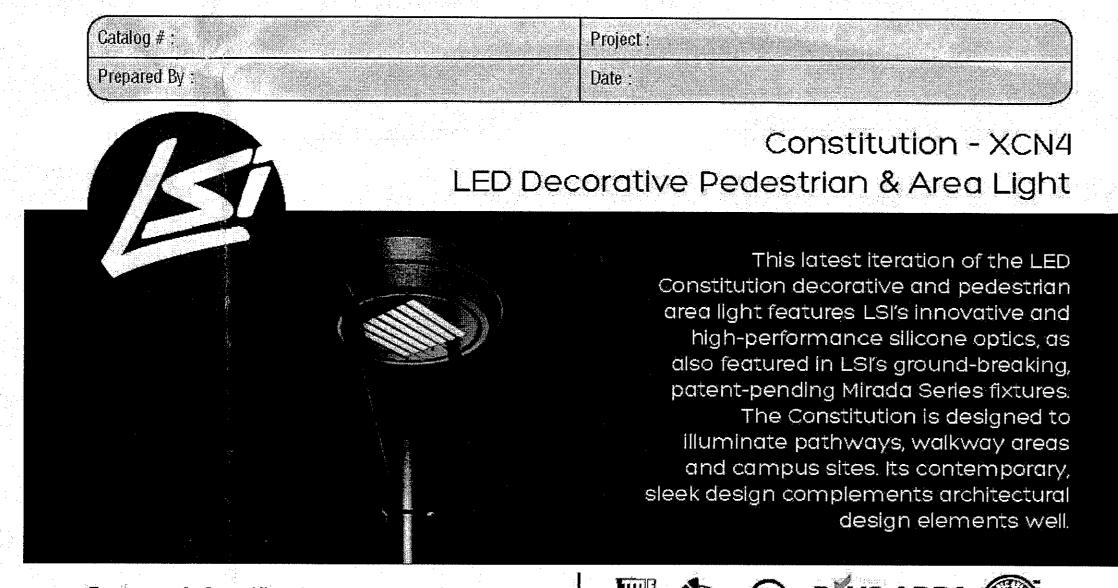
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STREET LIGHT FOOTCANDLE PLAN





Product Dimensions

Ø25-1/2" (648mm)

21-7/8" (556mm)

32-7/16" (823mm)

37-1/4" (946mm)

4-13/16"

(625mm)

Slipfitter fits 4"0

tenon or pole 4-7/16"

Features & Specifications

Optical System

 State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.

- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3,5W and FT.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Optical distributions are field rotatable (in 90° increments). * Available in 5000K, 4000K, and 3000K (+/- 275K) color temperatures. • Minimum CRI of 70. Consult Factory for Higher CRI requirements.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 4 for more details

Electrical

- * High-performance driver features over-voltage; under-voltage; short-circuit and over temperature protection. • 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac) • L70 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2) • Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- ◆ Power factor: > 90 Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low
- operation (per ANSI/IEEE C62.41.2). High-efficacy LEDs mounted to metal-core circuit board to maximize heat
- Terminal block provided accepts up to 10ga wire, however the luminaire is supplied with a 32' 3 conductor wire harness. • Components are fully encased in potting material for moisture resistance
- Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

LSI Industries Inc 10000 Alliance Rd. Cincinnati, OH 45242 · www.isi-industries.com · (513) 372-3200 · CLSI Industries Inc. All Rights Reserved



Constitution - XCN4 LED Decorative Pedestrian & Area Light

Ordering Guide

XCN4-FT-LED-10L-30-UE-BLK

			•			
Luminaire Prefix	Distribution	Light Source	Lumens	Line oltage Finish	Optional Controls	Options
XCN4 - Constitution	2 - Type II 3 - Type III 5W - Type 5 Wide FT - Forward	1	OL - 10,000 Lumens 8L - 18,000 Lumens 5L - 25,000 Lumens	niversal BRZ - Bronze tage BLK - Black 277v) GPT - Graphit MSV - Metalli	(Blank) - None	PCR 7P - Photoelectric Control Receptacle [†] IL - Integral Louver Shield TE - Tooless Access
	Throw (Type IV)			h Voltage WHT - White 480v) PLP - Platinu SVG - Satin V	m Plus	
				Gree		

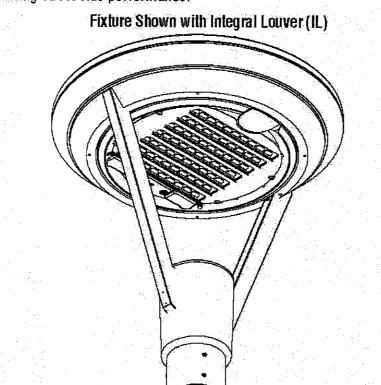
ACCESSORY ORDERING INFORMATION (Accessories are	field installed)		
Description	Order Number	Description	Order Number
BK MPT BO4 - Bolt on Bracket (for PT 180) For 4" O.D. Round Poles	490025CLR5	FK120 Single Fusing (120V)	FK120 ³
BK MPT BO5 - Bolt on Bracket (for PT 180) For 5" O.D. Round Poles	490035CLR ⁵	FK277 Single Fusing (277V)	FK277 ³
IL - Integral Louver Shield (Black only)	654939	DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240
PC120 Photocell for use with PCR option (120V)	15951424	DFK480 Double Fusing (480V)	DFK480 ³
PG208-277 Photocell for use with PCR option (208V, 240V, 277V)	122515 ^{2,4}	FK347 Single Fusing (347V)	FK347 ⁻³
PC347 Photocell for use with PCR option (347V)	122516 ^{2,4}	ALSC UNV TL5 - AirLink 5 Pin Twist Lock Controller	661409
PC480 Photocell for use with PCR option (480V)	1225180 ^{2,4}	ALSC UNV TL7 - AirLink 7 Pin Twist Lock Controller	661410
WM - Wall Mount Bracket (PT Only)	C/F		

1 - Photocell must be ordered separately. See Accessories. 2 - Factory installed PCR option required. See Options

3 - Fusing must be located in hand hole of pole. 4 - These photocells provide Dusk/Dawn, on-off control only. Gonsult factory for alternate photocells providing additional functionality:

Accessories/Options Integral Louver (IL)

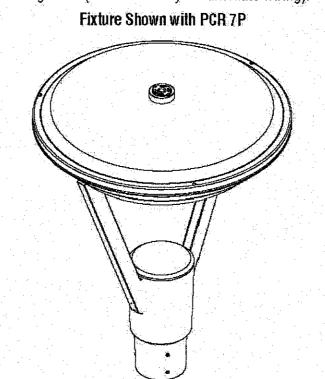
Optional Integral Louver available for improved back-light control without sacrificing street side performance.



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

6-Order poles with 3" reduced drilling pattern. For PT mounting configurations other than D180, consult factory. Order one bracket per fixture 6-Consists of a daylight & motion dual sensor. Light levels are field adjustable via a handheld remote configurator tool. Not available PCR 7P.



LSI Industries Inc. 10000 Alliance Rd. Cincinnati, CH 45242 · www.isi-industries.com · (513) 372-3200 · OLSI Industries Inc. All Rights Reserved.

3/28/19



Call Before You Dig Wait The Required Time Confirm Utility Response Respect The Marks Dig With Care

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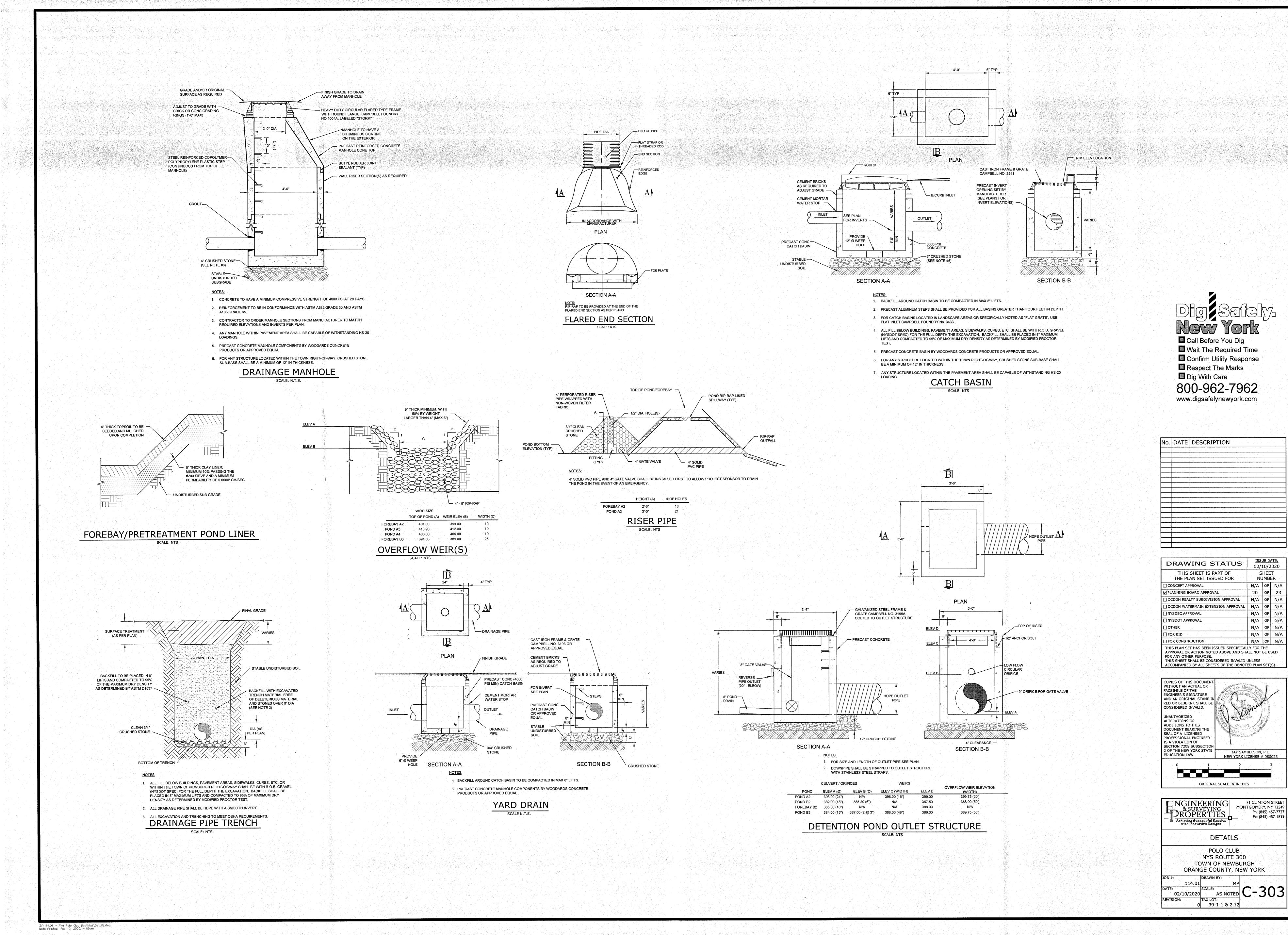
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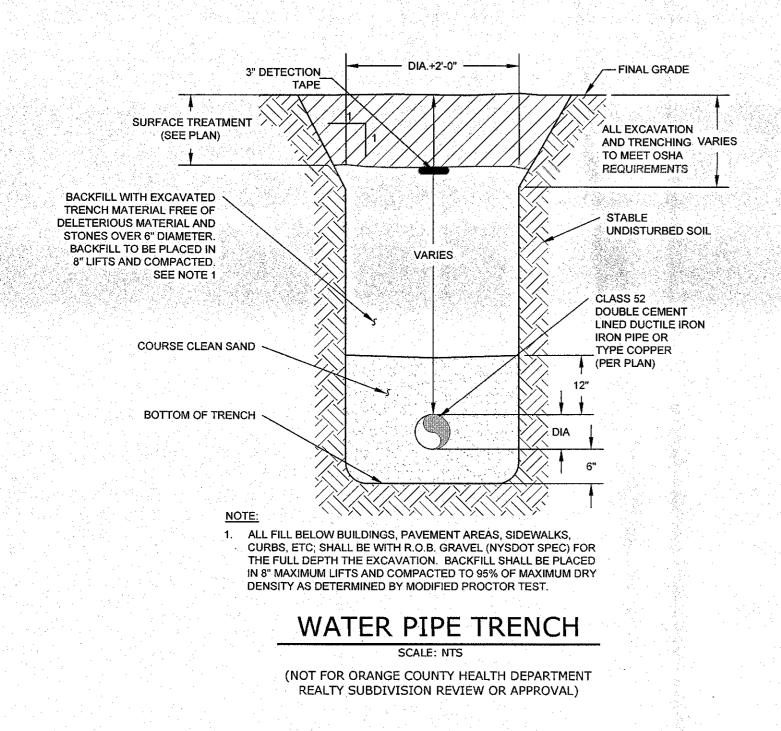
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☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	21	OF	- 23
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
□NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A
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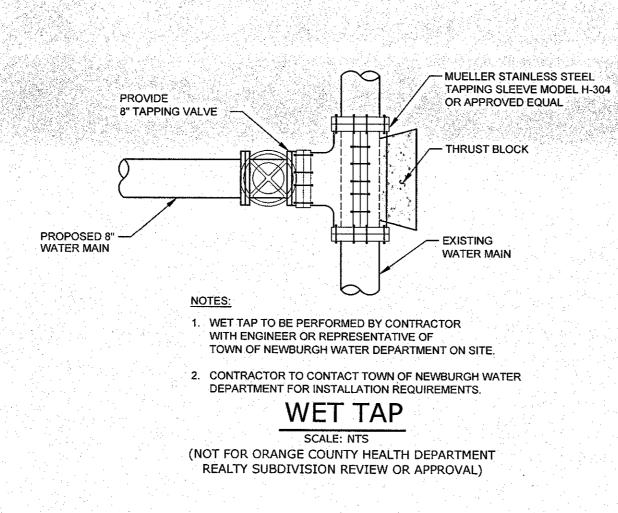
COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE	
EDUCATION LAW.	JAY SAMUELSON, P.E. NEW YORK LICENSE # 080023
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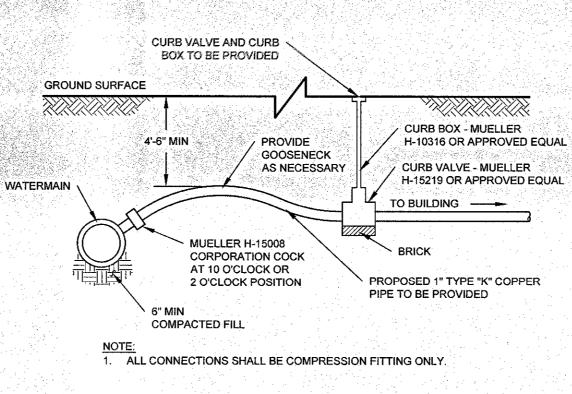
DROPE	EERING VEYING IRTIES Cessful Results tive Designs	71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 Fx: (845) 457-1899
	DETAILS	• ************************************
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DATE: 02/10/2020	SCALE: AS NOTEI	C-304
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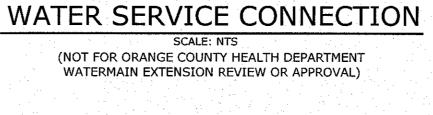
39-1-1 & 2.12

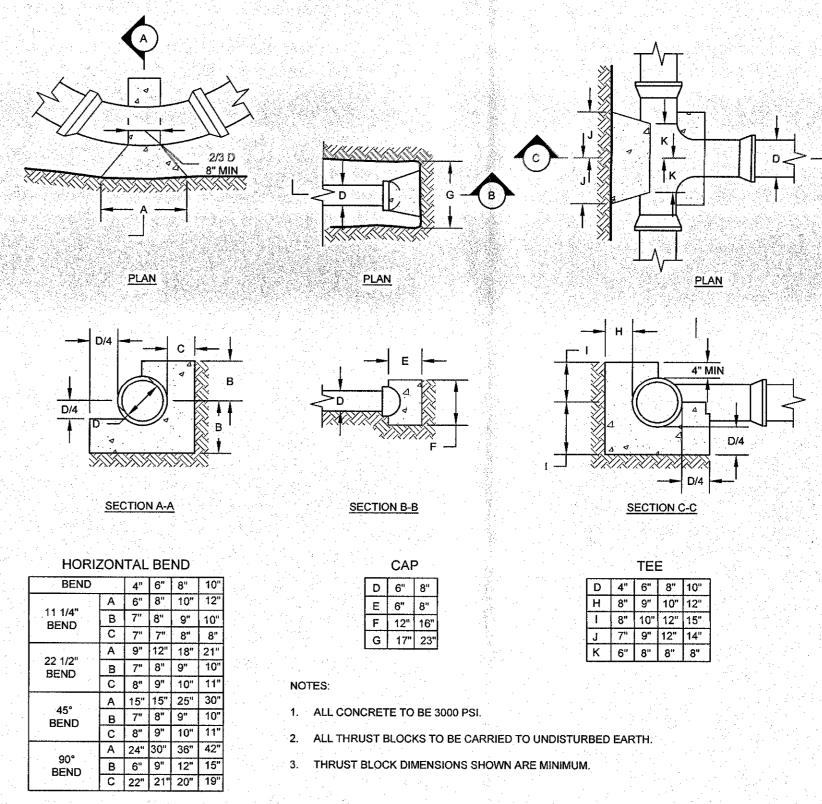








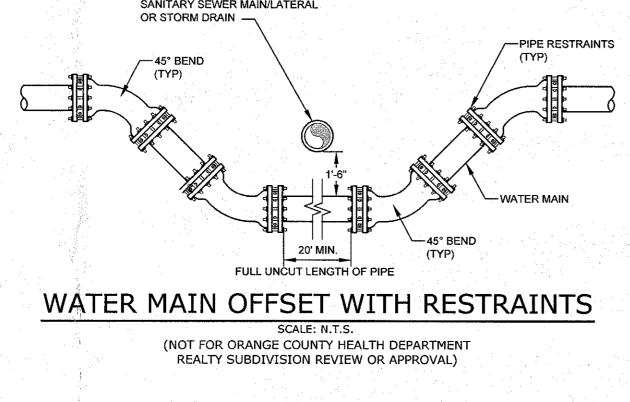


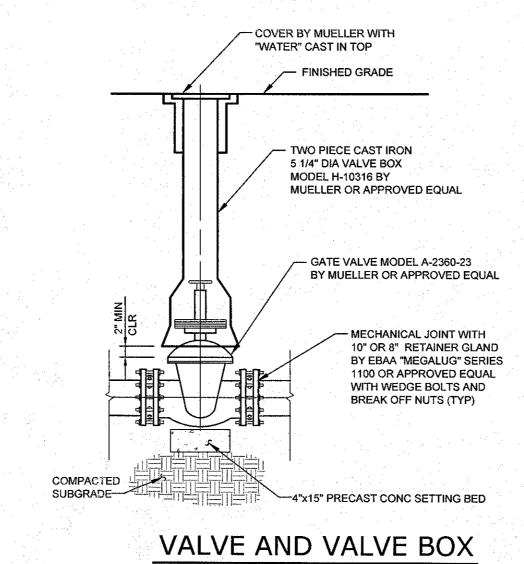


THRUST BLOCK

(NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REALTY SUBDIVISION REVIEW OR APPROVAL)

SANITARY SEWER MAIN/LATERAL OR STORM DRAIN -WATER MAIN OFFSET WITH RESTRAINTS (NOT FOR ORANGE COUNTY HEALTH DEPARTMENT





(NOT FOR ORANGE COUNTY HEALTH DEPARTMENT

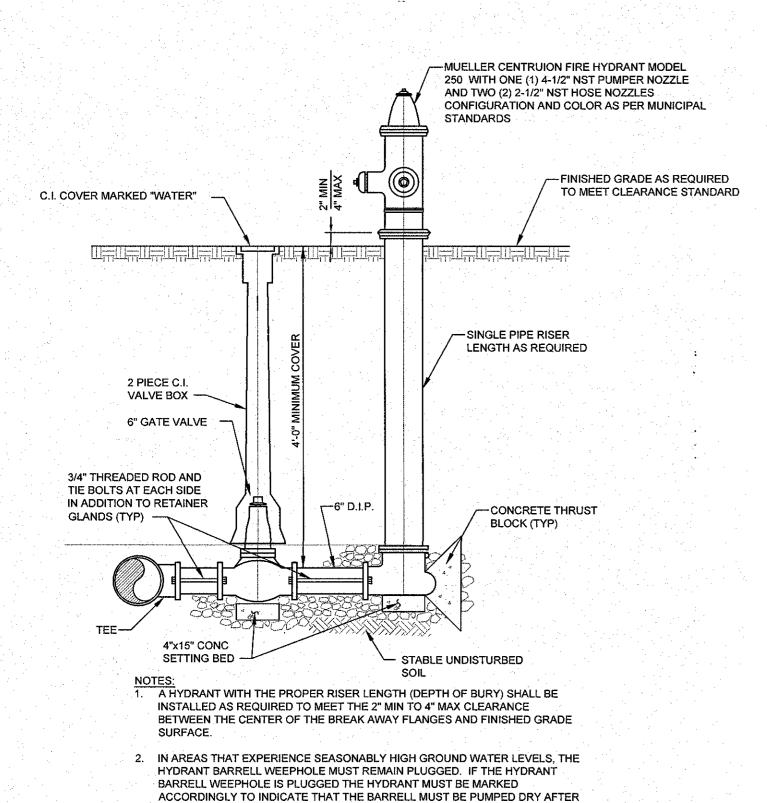
REALTY SUBDIVISION REVIEW OR APPROVAL)

SANITARY SEWER MAIN/LATERAL

OR STORM DRAIN -



- 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



USE TO PREVENT DAMAGE DURING FREEZING TEMPERATURES.

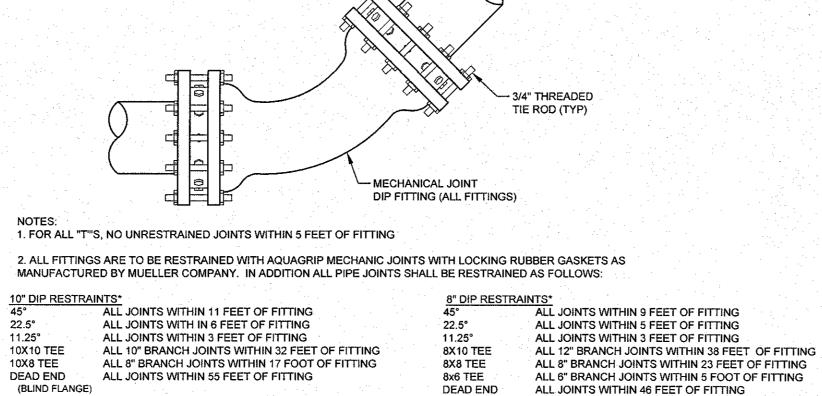
COLOR SHALL BE PER MUNICIPAL STANDARD.

3. FIRE HYDRANT TO HAVE ONE SHOP COAT AND ONE FIELD COAT OF PAINT.

HYDRANT ASSEMBLY

(NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REALTY SUBDIVISION REVIEW OR APPROVAL)

4. ALL MECHANICAL JOINTS AND FITTINGS SHALL UTILIZE EBBA MEGALUG SERIES



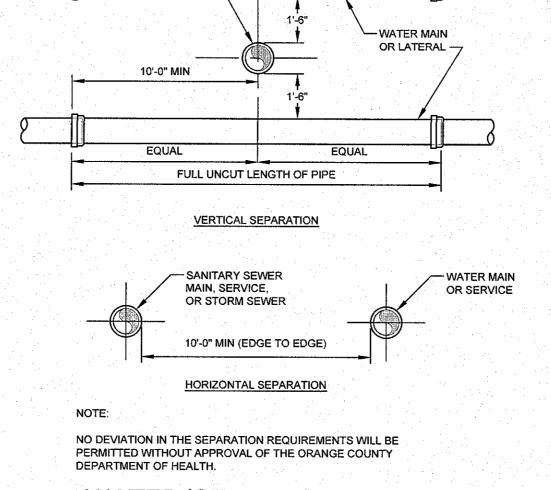
* ASSUMED: 4'-6" COVER, 150 PSI TEST PRESSURE, AND 2.0 TO 1 FACTOR OF SAFETY.

PIPE RESTRAINT DETAIL

AQUAGRIP MECHANICAL -JOINT WITH LOCKING

RUBBER GASKET. MANUFACTURED BY MUELLER COMPANY (TYP)

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



WATER/SEWER SEPARATION REQUIREMENTS

No. DATE DESCRIPTION

Call Before You Dig

Respect The Marks

Dig With Care

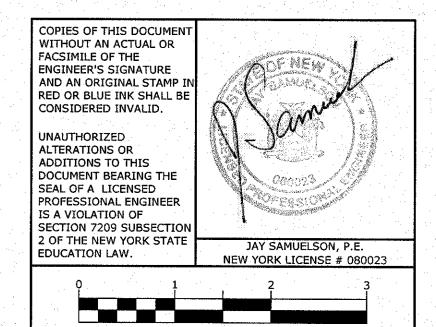
Wait The Required Time

Confirm Utility Response

800-962-7962

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	DRAWING STATUS	ISSUE DATE:			
	DRAWING STATUS	02/:	020		
 28	THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		HEE JMB	1.1	
	CONCEPT APPROVAL	N/A	OF	N/A	
	☑PLANNING BOARD APPROVAL	19	OF	23.	
	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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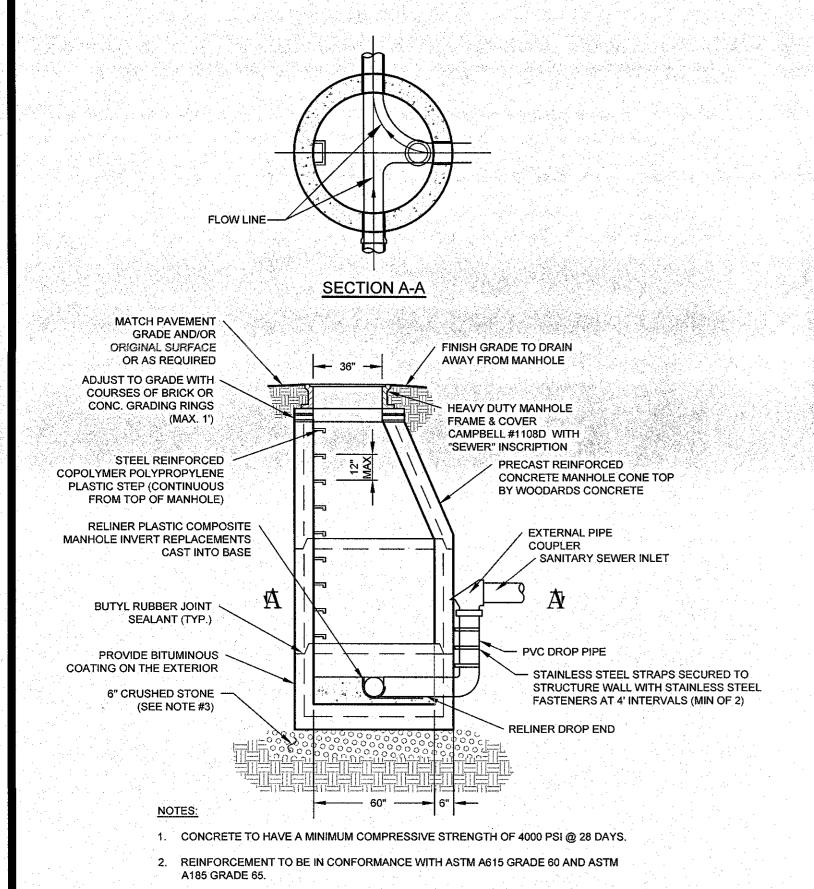
71 CLINTON STREET MONTGOMERY, NY 12549 & SURVEYING
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ORIGINAL SCALE IN INCHES

TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK E: AS NOTED C-302 02/10/2020 39-1-1 & 2.12

NYS ROUTE 300

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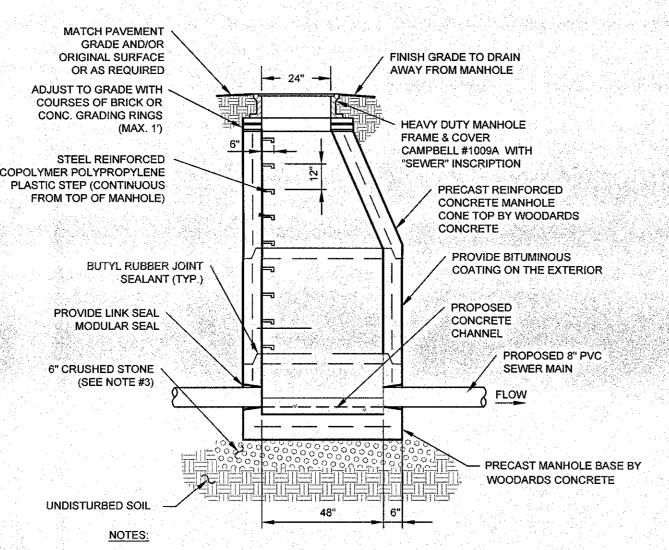


3. FOR ANY STRUCTURE LOCATED WITHIN THE TOWN RIGHT-OF-WAY, CRUSHED STONE SUB-BASE SHALL BE A MINIMUM OF 12" IN THICKNESS.

4. ALL MANHOLES WITHIN PAVEMENT AREAS SHALL BE DESIGNED TO WITHSTAND

DROP SEWER MANHOLE

(NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL)

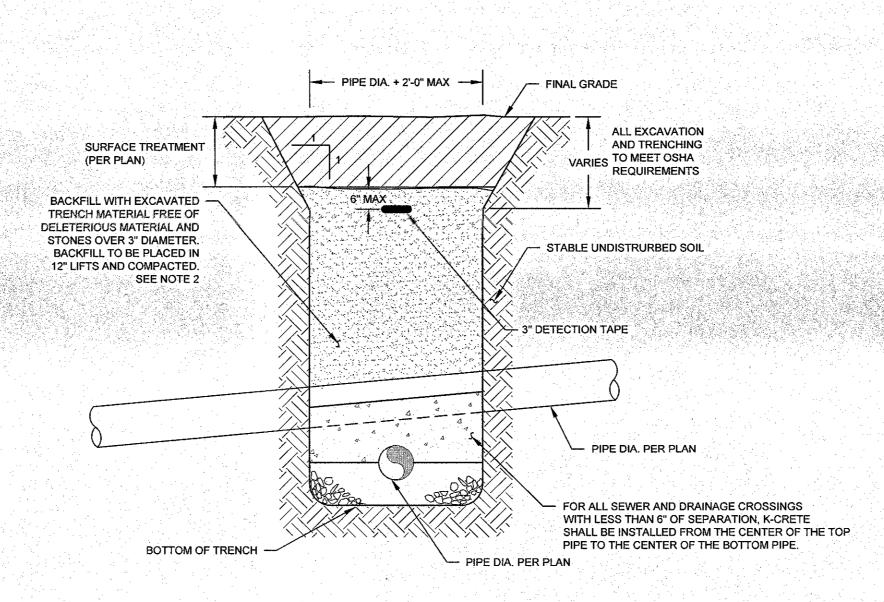


1. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS. REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM A185 GRADE 65.

3. FOR ANY STRUCTURE LOCATED WITHIN THE TOWN RIGHT-OF-WAY, CRUSHED STONE SUB-BASE SHALL BE A MINIMUM OF 12" IN THICKNESS.

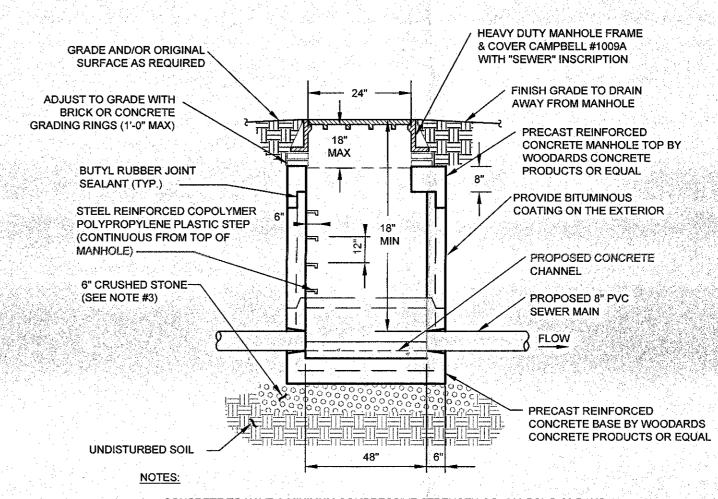
4. ALL MANHOLES WITHIN PAVEMENT AREAS SHALL BE DESIGNED TO WITHSTAND HS-20 LOADING.

> SEWER MANHOLE (NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL)



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

(NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL)



1. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.

2. REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM

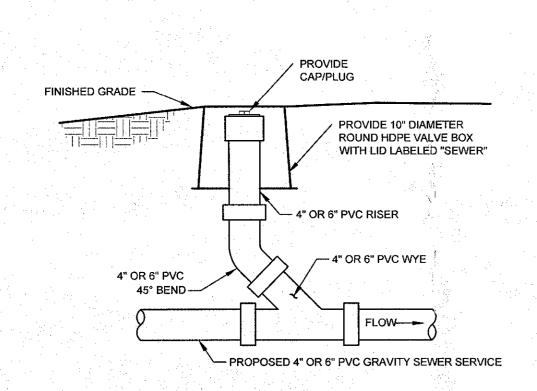
3. FOR ANY STRUCTURE LOCATED WITHIN THE TOWN RIGHT-OF-WAY, CRUSHED

STONE SUB-BASE SHALL BE A MINIMUM OF 12" IN THICKNESS.

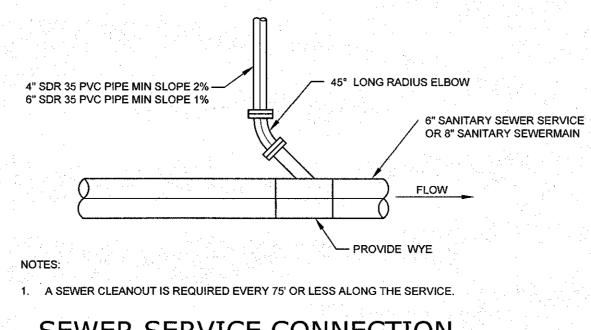
4. ALL MANHOLES WITHIN PAVEMENT AREAS SHALL BE DESIGNED TO WITHSTAND HS-20 LOADING.

SHALLOW DEPTH **SEWER MANHOLE** (NOT FOR ORANGE COUNTY HEALTH DEPARTMENT

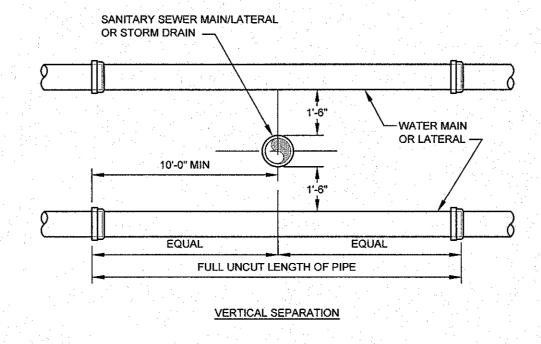
REVIEW OR APPROVAL)

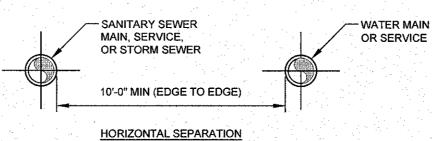


TYPICAL CLEANOUT
SCALE: NONE



SEWER SERVICE CONNECTION

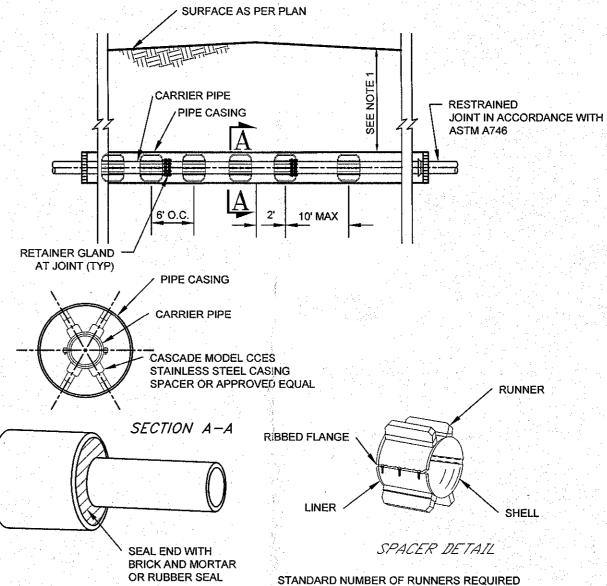




NOTE: NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE

PERMITTED WITHOUT APPROVAL OF THE ORANGE COUNTY DEPARTMENT OF HEALTH.

WATER/SEWER SEPARATION



(TYPICAL) UP TO 14" CARRIER PIPE OVER 14" THROUGH 36" CARRIER PIPE - 6 REQUIRED CASING END SEAL OVER 36" THROUGH 48" CARRIER PIPE - 7 REQUIRED

1. JACK & BORED CROSSINGS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 48" BELOW GRADE SEWER OR 30" BELOW GRADE FOR SEWER WITH INSULATION.

- 4 REQUIRED

2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER FOR ALL. JACKING AND RECEIVING PITS. 3. CASING PIPE SHALL BE A MINIMUM ASTM A53 GRADE B EXTRA STRONG STEEL PIPE SLEEVE WITH ANTI-CORROSIVE COATING

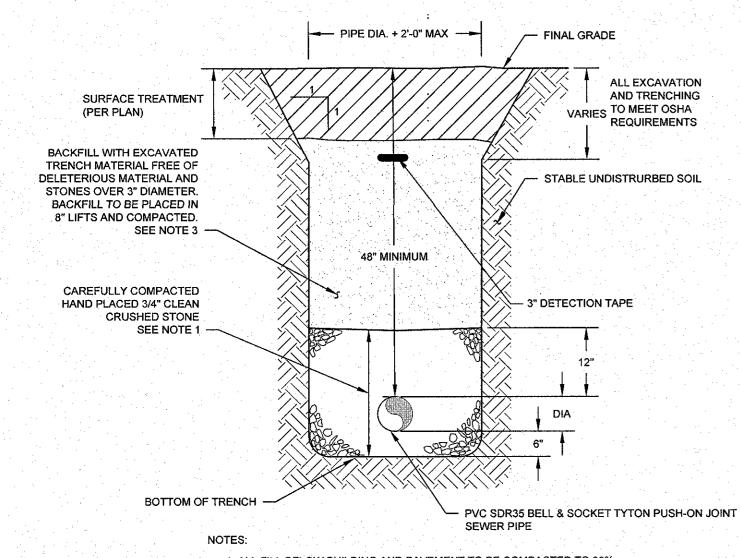
ON PIPE EXTERIOR. 4. CARRIED PIPE WITHIN STEEL CASING SHALL BE DUCTILE IRON PIPE FOR SEWERMAIN.

CARRIER PIPE: 1. AFTER PIPE HAS BEEN ALIGNED TO PROPER GRADE, THE ANNULAR SPACE BETWEEN THE STEEL SLEEVE AND THE DUCTILE

IRON MAIN SHALL BE FILLED WITH SAND AND ENDS OF STEEL PIPE TO BE CAPPED. MINIMUM STEEL CASING PIPE SIZE WALL THICKNESS

NOTES: FOR ALL UTILITY CROSSING OF ON-SITE WETLANDS, CONTRACTOR SHALL UTILIZE A JACK AND BORE METHOD OF

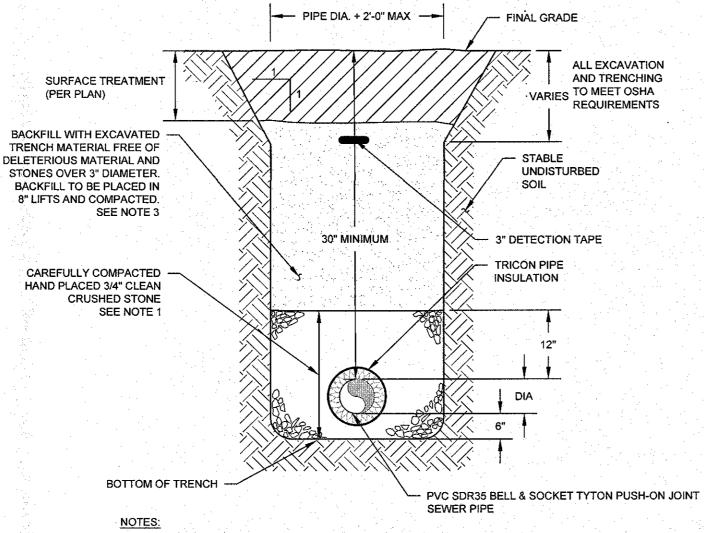
CONTRACTOR MAY SUBMIT SHOP DRAWINGS AND PROPOSED METHODS OF DIRECTIONAL DRILLING AS AN ALTERNATIVE. JACK & BORE DETAIL



. ALL FILL BELOW BUILDING AND PAVEMENT TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST. 2. ALL SEWER MAINS SHALL BE 8" OR 10" SDR 35 PVC. ALL SEWER HEADERS SHALL BE 6" SDR 35 AND ALL SEWER LATERAL TO BE 4" SDR 35 PVC. 3. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC; SHALL BE WITH R.O.B. GRAVEL (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

SEWER PIPE TRENCH

MODIFIED PROCTOR TEST.



ALL FILL BELOW BUILDING AND PAVEMENT TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY AS

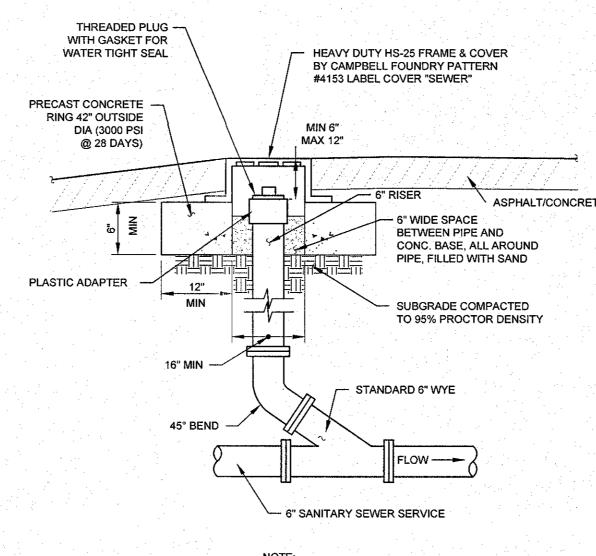
DETERMINED BY MODIFIED PROCTOR TEST. 2. ALL SEWER MAINS SHALL BE 8" SDR 35 PVC. ALL SEWER HEADERS SHALL BE 6" SDR 35 AND ALL

SEWER LATERAL TO BE 4" SDR 35 PVC.

3. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC; SHALL BE WITH R.O.B. GRAVEL (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

4. ALL SEWER MAIN INSTALLED WITHIN THE TEMPORARY WETLAND CROSSING TO UTILIZE POLYSTYRENE

SEWER PIPE TRENCH WITH PIPE INSULATION



ALL PIPING TO BE PVC SDR 35.

TYPICAL CLEANOUT IN PAVED AREA

SEWER SYSTEM NOTES

1. ALL GRAVITY SEWER PIPE SHALL BE SDR-35 PVC.

2. IF GROUNDWATER IS ENCOUNTERED DURING TRENCH EXCAVATION, THE CONTRACTOR SHALL DE-WATER THE TRENCH PRIOR TO INSTALLATION. ALL DE-WATERING OPERATIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

3. CONTRACTOR TO VERIFY INVERT ELEVATIONS OF EXISTING SEWER MAIN PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO COMMENCEMENT.

4. CONTRACTOR SHALL CALL THE TOWN OF NEWBURGH SEWER DEPARTMENT AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF SEWERS.

5. CONTRACTOR SHALL CALL UNDERGROUND MARKOUT AT

OF CONSTRUCTION OF SEWERS FOR COMPLETE UTILITY MARKOUT. 6. THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH TOWN CODE, INCLUDING BUT NOT LIMITED TO VACUUM TESTING OF MANHOLES, LOW PRESSURE AIR TEST OF

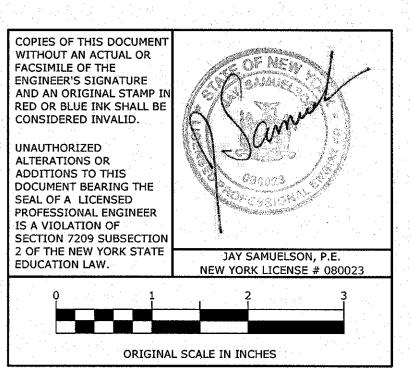
MAINS AND LATERALS, AND VIDEO RECORDING OF ALL MAINS.

1-800-962-7962 AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT

Wait The Required Time Confirm Utility Response Respect The Marks Dig With Care 800-962-7962 www.digsafelynewyork.com

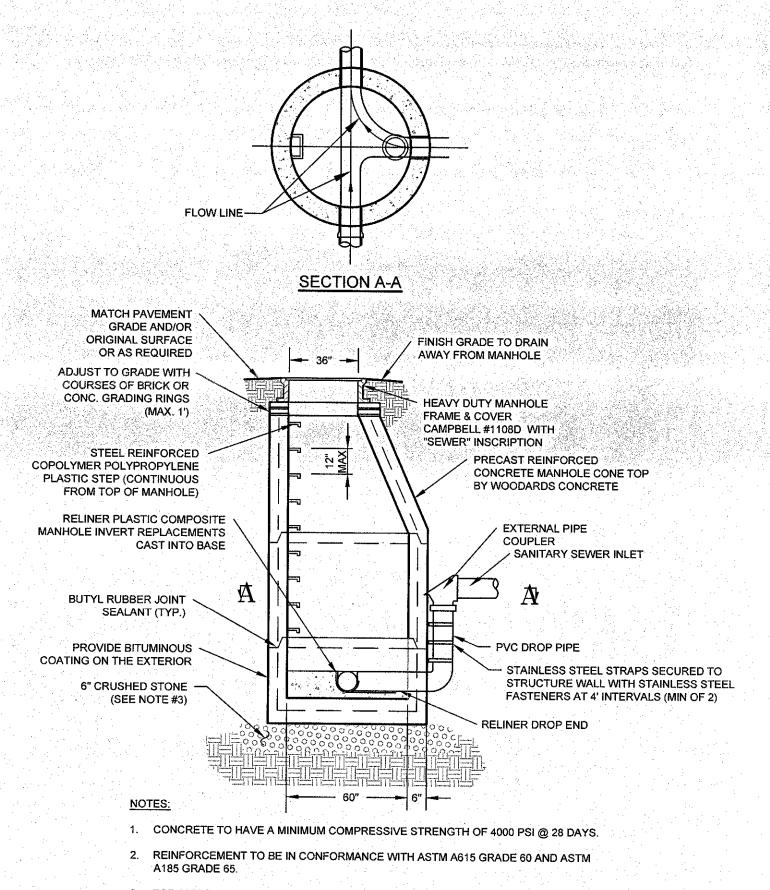
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☑ PLANNING BOARD APPROVAL	18	OF	23
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
NYSDEC APPROVAL	N/A	OF	N/A
NYSDOT APPROVAL	N/A	OF	N/A
OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICAL APPROVAL OR ACTION NOTED ABOVE AND SHAFOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID ACCOMPANIED BY ALL SHEETS OF THE DENOT	ALL NOT	BE U	



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02/10/2020	AS NOTED	C-OUT	YRI
REVISION: 0	TAX LOT: 39-1-1 & 2.12		©COPYRIGHT 2020

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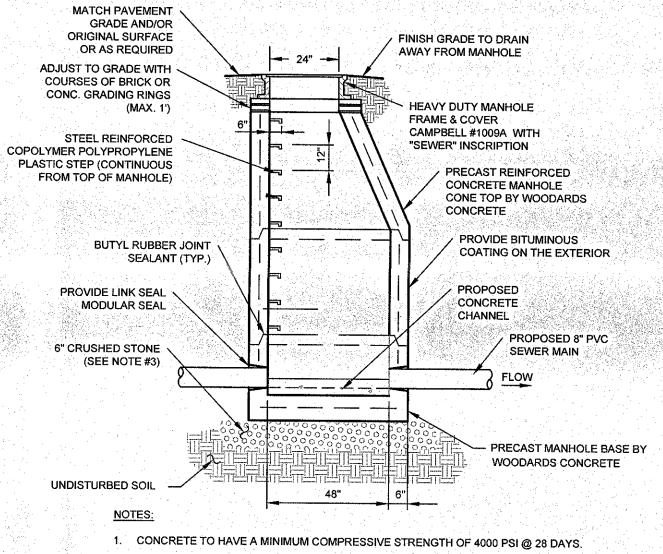


- 3. FOR ANY STRUCTURE LOCATED WITHIN THE TOWN RIGHT-OF-WAY, CRUSHED
- STONE SUB-BASE SHALL BE A MINIMUM OF 12" IN THICKNESS.

4. ALL MANHOLES WITHIN PAVEMENT AREAS SHALL BE DESIGNED TO WITHSTAND

DROP SEWER MANHOLE

(NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL)



- 2. REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM
- 3. FOR ANY STRUCTURE LOCATED WITHIN THE TOWN RIGHT-OF-WAY, CRUSHED STONE SUB-BASE SHALL BE A MINIMUM OF 12" IN THICKNESS.
- 4. ALL MANHOLES WITHIN PAVEMENT AREAS SHALL BE DESIGNED TO WITHSTAND **SEWER MANHOLE**

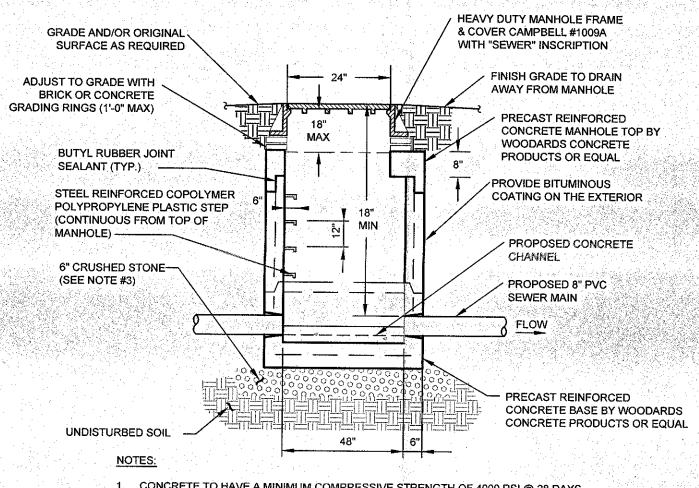
(NOT FOR ORANGE COUNTY HEALTH DEPARTMENT

REVIEW OR APPROVAL)

PIPE DIA. + 2'-0" MAX ---ALL EXCAVATION SURFACE TREATMENT AND TRENCHING VARIES TO MEET OSHA (PER PLAN) REQUIREMENTS BACKFILL WITH EXCAVATED -TRENCH MATERIAL FREE OF DELETERIOUS MATERIAL AND STONES OVER 3" DIAMETER. BACKFILL TO BE PLACED IN STABLE UNDISTRURBED SOIL 12" LIFTS AND COMPACTED. SEE NOTE 2 3" DETECTION TAPE - PIPE DIA. PER PLAN FOR ALL SEWER AND DRAINAGE CROSSINGS WITH LESS THAN 6" OF SEPARATION, K-CRETE SHALL BE INSTALLED FROM THE CENTER OF THE TOP PIPE TO THE CENTER OF THE BOTTOM PIPE. BOTTOM OF TRENCH -

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

(NOT FOR ORANGE COUNTY HEALTH DEPARTMENT **REVIEW OR APPROVAL)**



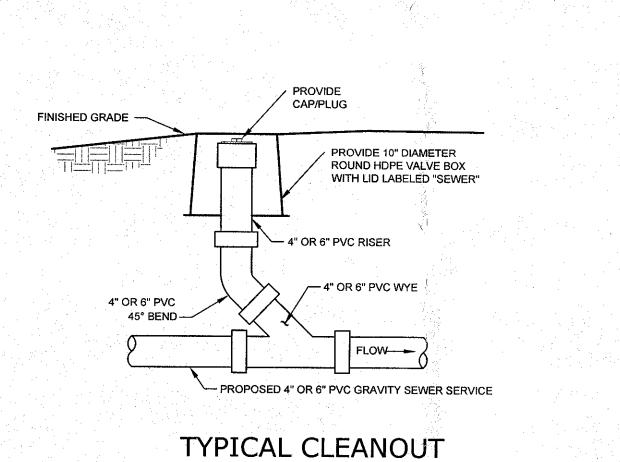
1. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.

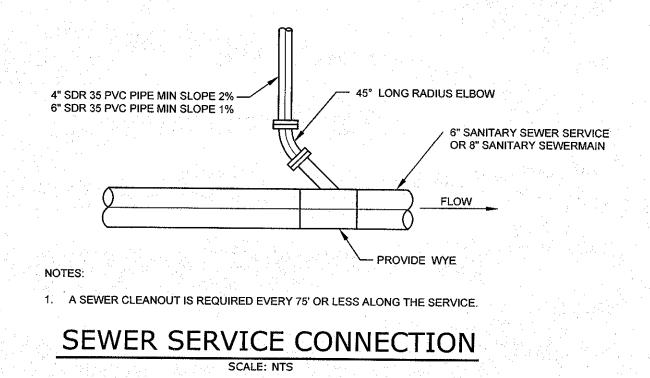
- 2. REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM A185 GRADE 65.
- 3. FOR ANY STRUCTURE LOCATED WITHIN THE TOWN RIGHT-OF-WAY, CRUSHED STONE SUB-BASE SHALL BE A MINIMUM OF 12" IN THICKNESS.
- 4. ALL MANHOLES WITHIN PAVEMENT AREAS SHALL BE DESIGNED TO WITHSTAND HS-20 LOADING.

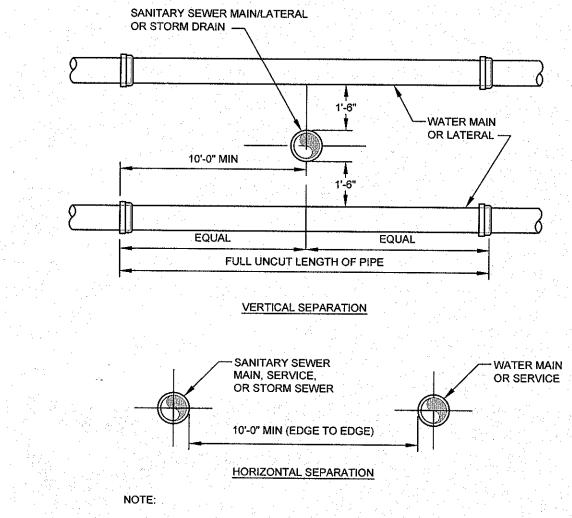
SHALLOW DEPTH SEWER MANHOLE

SCALE: NTS (NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL)

SURFACE AS PER PLAN

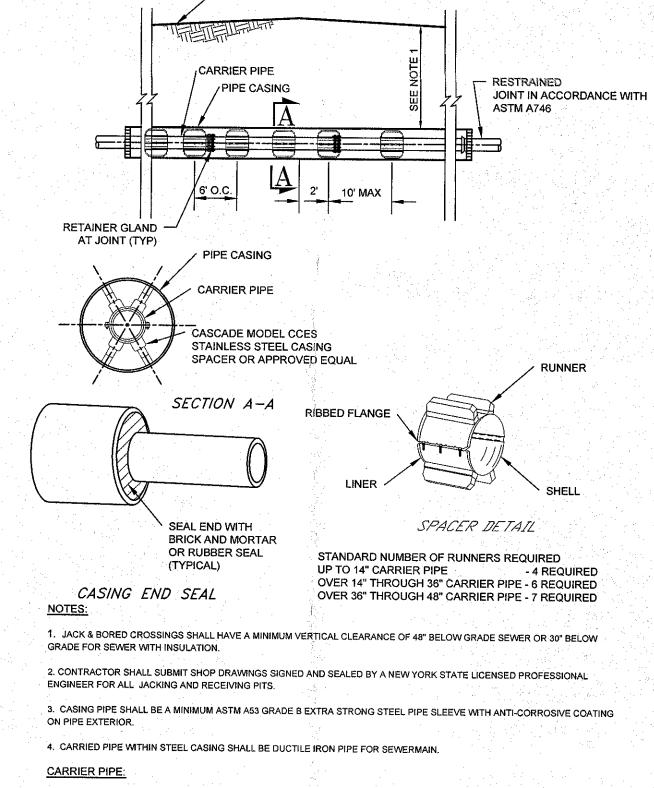






PERMITTED WITHOUT APPROVAL OF THE ORANGE COUNTY WATER/SEWER SEPARATION REQUIREMENTS

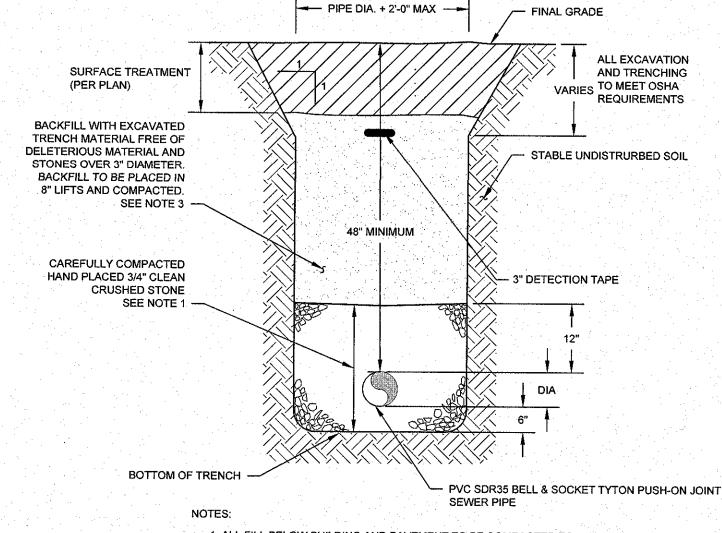
NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE



1. AFTER PIPE HAS BEEN ALIGNED TO PROPER GRADE, THE ANNULAR SPACE BETWEEN THE STEEL SLEEVE AND THE DUCTILE IRON MAIN SHALL BE FILLED WITH SAND AND ENDS OF STEEL PIPE TO BE CAPPED. MINIMUM STEEL CASING PIPE SIZE WALL THICKNESS

1. FOR ALL UTILITY CROSSING OF ON-SITE WETLANDS, CONTRACTOR SHALL UTILIZE A JACK AND BORE METHOD OF 2. CONTRACTOR MAY SUBMIT SHOP DRAWINGS AND PROPOSED METHODS OF DIRECTIONAL DRILLING AS AN ALTERNATIVE.

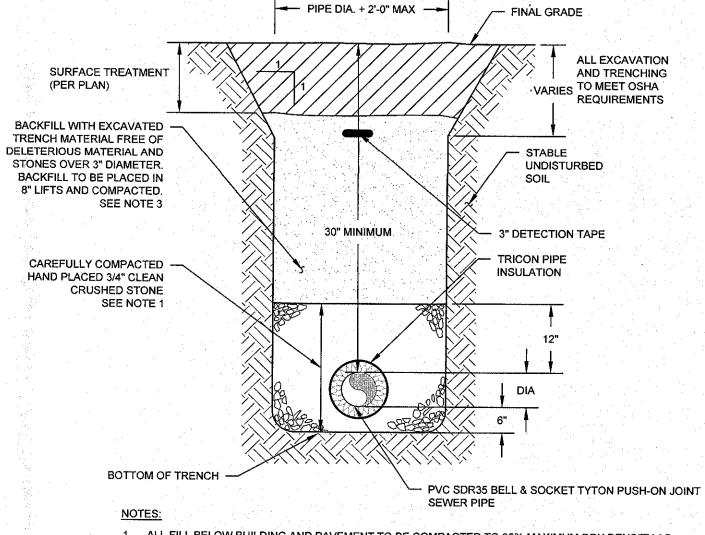
JACK & BORE DETAIL SCALE: NTS



1. ALL FILL BELOW BUILDING AND PAVEMENT TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST 2. ALL SEWER MAINS SHALL BE 8" OR 10" SDR 35 PVC. ALL SEWER HEADERS SHALL BE 6" SDR 35 AND ALL SEWER LATERAL TO BE 4" SDR 35 PVC. 3. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC; SHALL BE WITH R.O.B. GRAVEL (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

SEWER PIPE TRENCH

MODIFIED PROCTOR TEST.

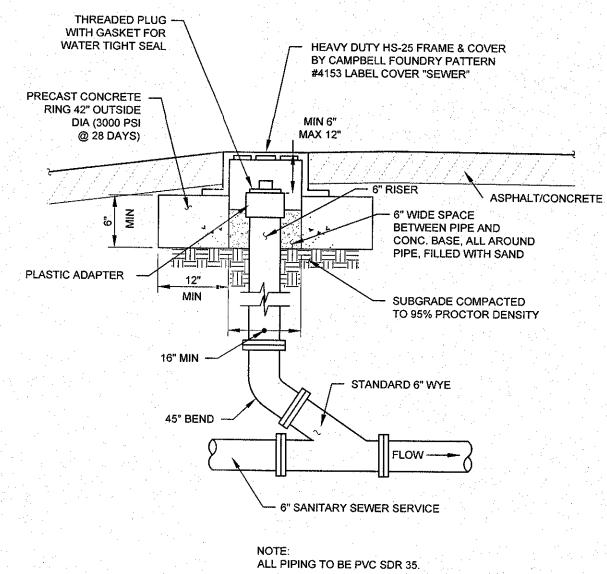


1. ALL FILL BELOW BUILDING AND PAVEMENT TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY AS

2. ALL SEWER MAINS SHALL BE 8" SDR 35 PVC. ALL SEWER HEADERS SHALL BE 6" SDR 35 AND ALL SEWER LATERAL TO BE 4" SDR 35 PVC. 3. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC; SHALL BE WITH R.O.B. GRAVEL (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

4. ALL SEWER MAIN INSTALLED WITHIN THE TEMPORARY WETLAND CROSSING TO UTILIZE POLYSTYRENE

SEWER PIPE TRENCH WITH PIPE INSULATION



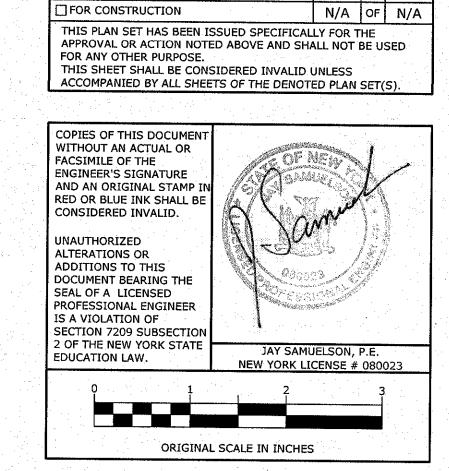
TYPICAL CLEANOUT IN PAVED AREA SCALE: NTS

SEWER SYSTEM NOTES

1. ALL GRAVITY SEWER PIPE SHALL BE SDR-35 PVC.

OF CONSTRUCTION OF SEWERS.

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



Call Before You Dig

Respect The Marks

Dig With Care

No. DATE DESCRIPTION

DRAWING STATUS

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR

OCDOH REALTY SUBDIVISION APPROVAL

OCDOH WATERMAIN EXTENSION APPROVAL | N/A OF N/A

CONCEPT APPROVAL

NYSDEC APPROVAL

NYSDOT APPROVAL

FOR BID

PLANNING BOARD APPROVAL

NUMBER

N/A OF N/A

18 OF 23

N/A OF N/A

Wait The Required Time

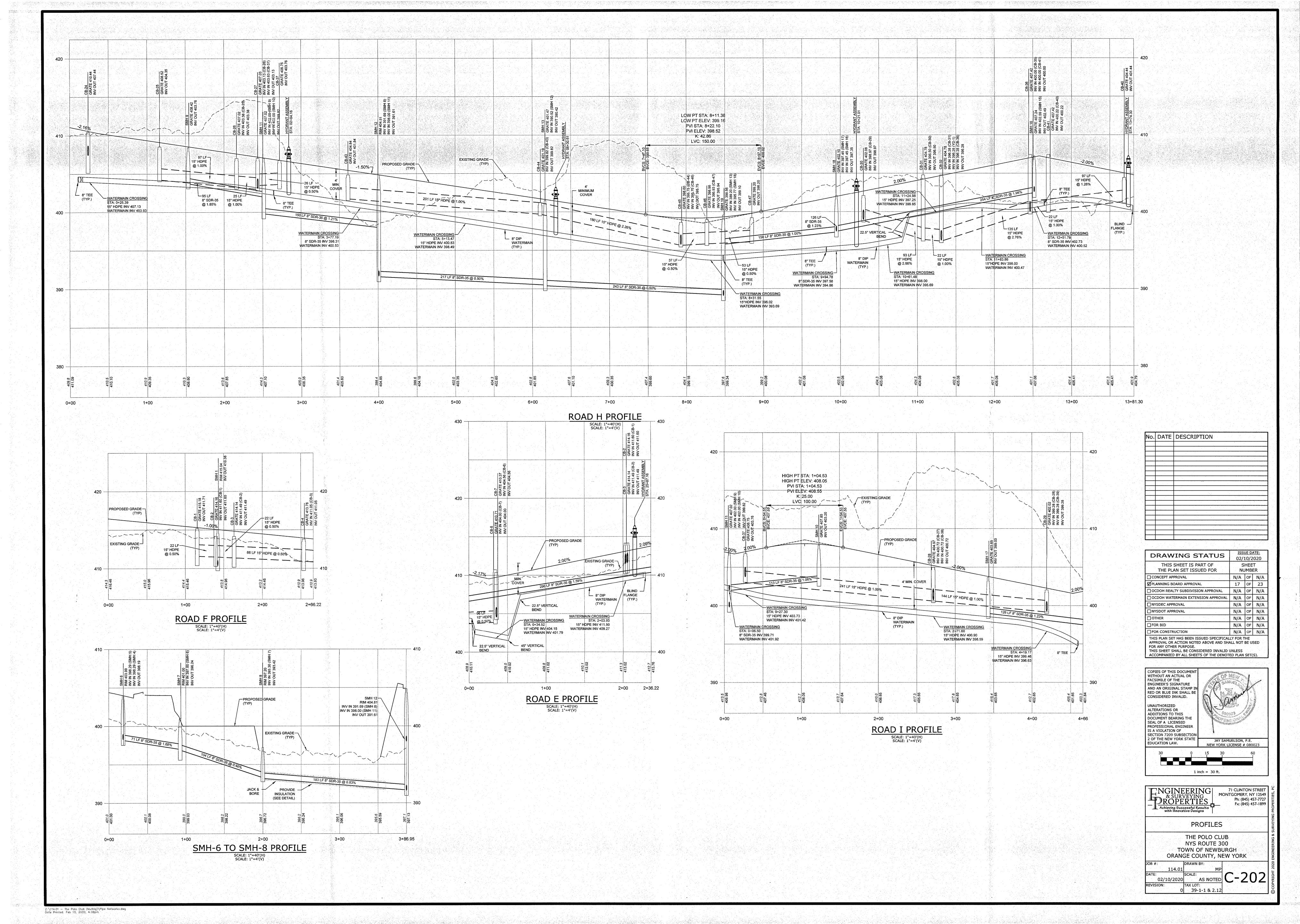
Confirm Utility Response

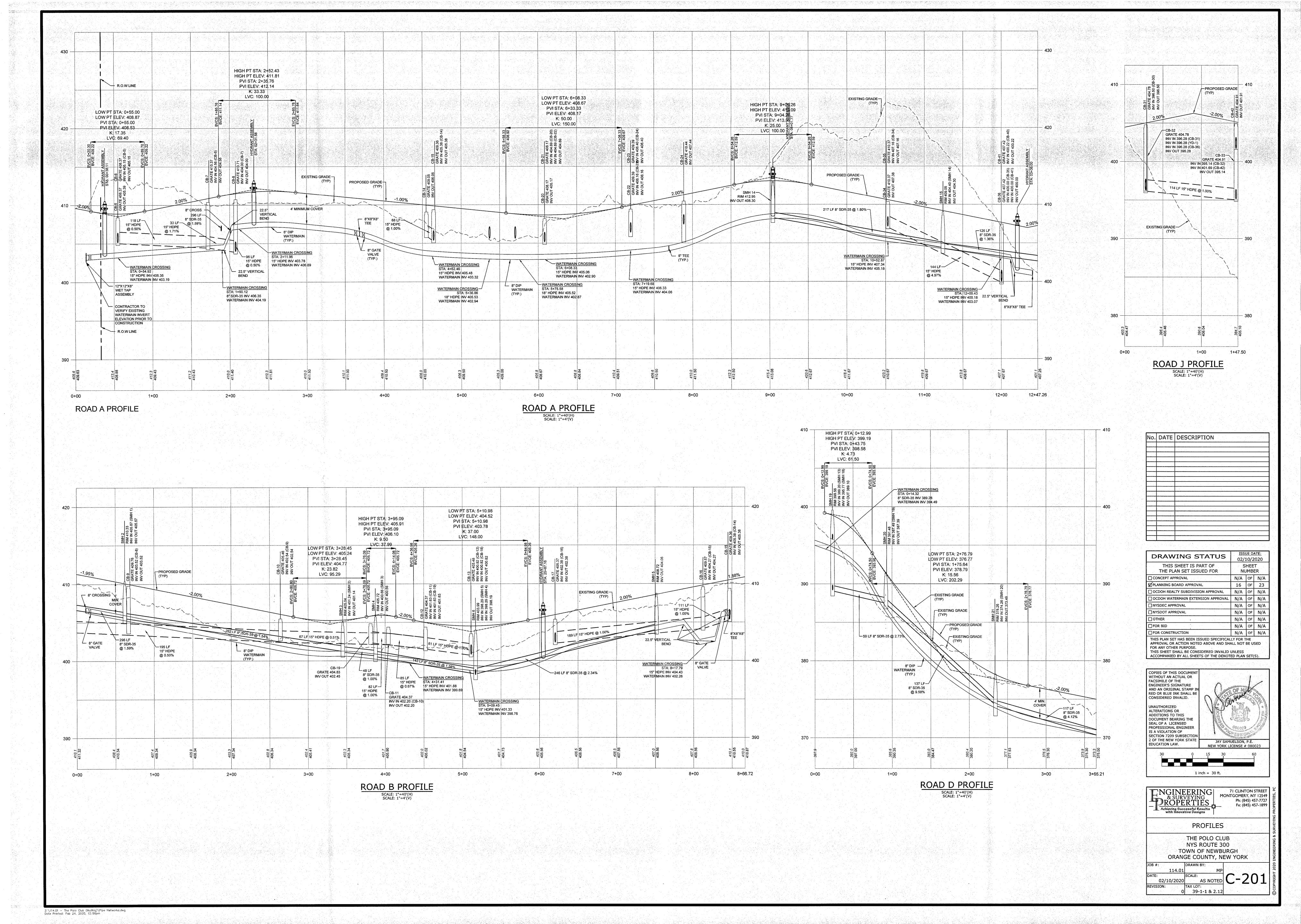
800-962-7962

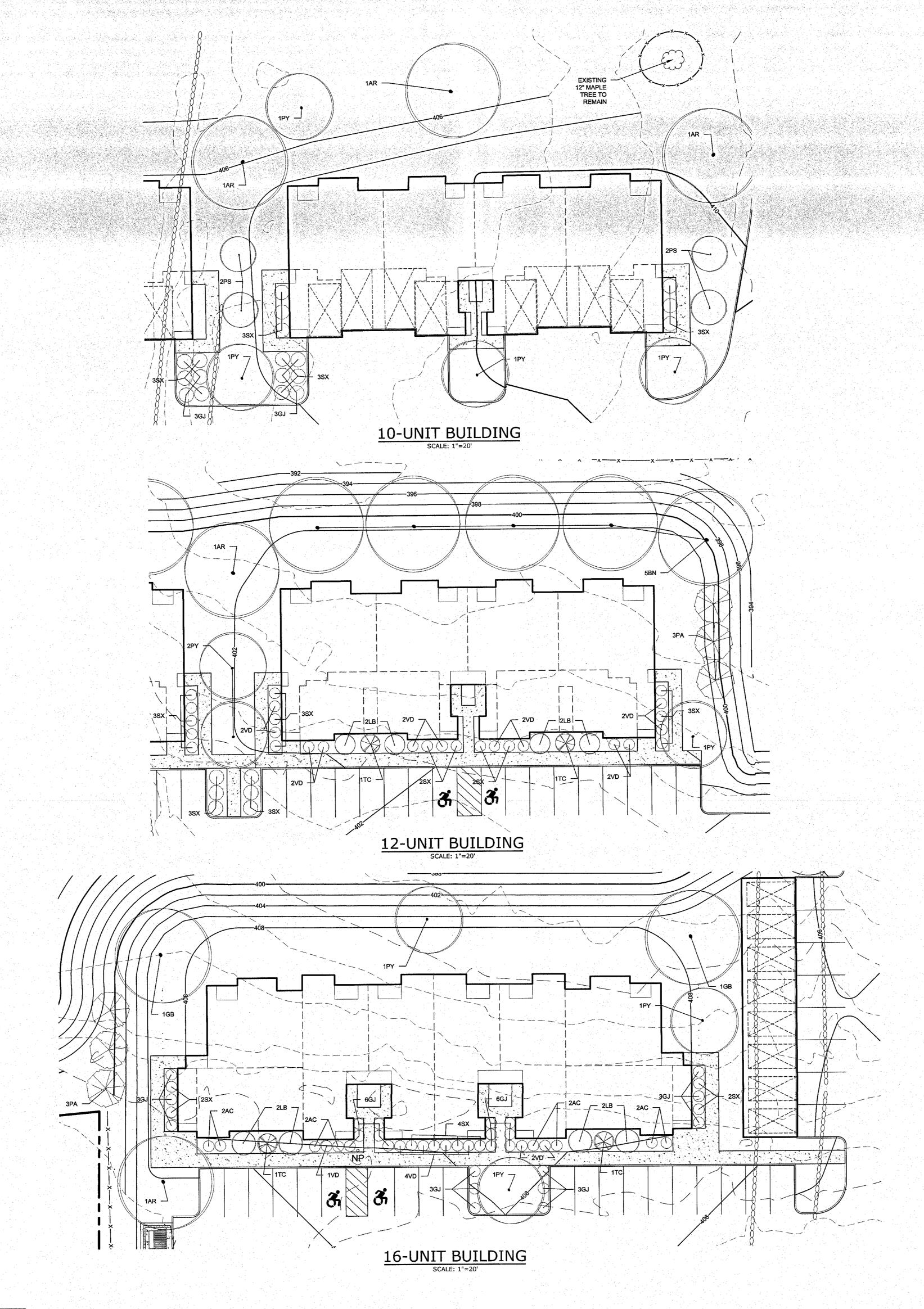
www.digsafelynewyork.com

	ROPE 2	EERING VEYING ERTIES cessful Results ctive Designs	71 CLINTON STREE 1ONTGOMERY, NY 1254 Ph: (845) 457-772 Fx: (845) 457-189
		DETAILS	
		POLO CLUB NYS ROUTE 3 OWN OF NEWB GE COUNTY, N	00 URGH
	JOB #; 114.01	DRAWN BY:	
	DATE: 02/10/2020	SCALE: AS NOTED	C-301
	REVISION: 0	TAX LOT: 39-1-1 & 2.12	
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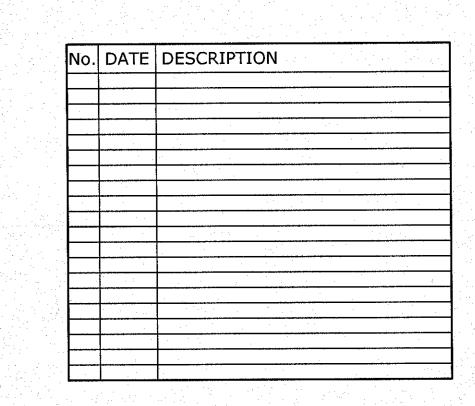
Z:\114.01 — The Polo Club (Muthig)\Details.dwg Date Printed: Feb 10, 2020, 4:08pm



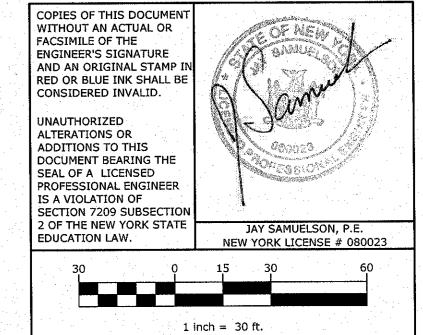




				TYPICAL SITE DETAILED	PLANT LIST	•		
SYM	10-UNIT QTY (TYP.)	12-UNIT QTY (TYP.)	16-UNIT QTY (TYP.)	BOTANICAL NAME	COMMON NAME		SIZE AT PLANTING	REMARKS
AC	-	-	8	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY		15-18" HT	. · ·
AR	3	1	1	ACER RUBRUM	OCTOBER GLORY MAPLE		2 1/2-3" CAL	····
BN	-	5	-	BETULA NIGRA	HERITAGE BIRCH		8-10' CLUMP	
GB	_	-	2	GINKGO BILOBA	AUTUMN GOLD GINKGO		2 1/2-3" CAL	
GJ	3	_	24	JUNIPERUS CHINENSIS	OLD GOLD JUNIPER	-	5 GAL	
LB	_	4	4	LINDERA BENZOIN	SPICEBUSH	: .	#4 CAN CONTAINER	
PA	_	3	3	PICEA ABIES	NORWAY SPRUCE		6' HT MIN	
PS	4		•	PRUNUS SERRULATA	KWANSAN CHERRY		2 - 2 1/2" CAL	
PY	4	3	3	PYRUS CALLERYANA	AIRSTOCRAT PEAR	7 -	2 - 2 1/2" CAL	
SX	9	13	8	SPIRAEA X BUMALDA	ANTHONY WATERER SPIRAEA	: -	15-18" HT	
TC	 	_	2	TILLIA CORDATA	GREENSPIRE LINDEN	:	2 - 2 1/2" CAL	
VD		12	7	VIBURNUM DENTATUM	ARROWOOD VIBURNUM		18-24" CONTAINER	



DDAMING CTATUS	ISSUE DATE:				
DRAWING STATUS	02/10/2020				
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER				
☐ CONCEPT APPROVAL	N/A	OF	N/A		
PLANNING BOARD APPROVAL	.15	OF	23		
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 SPECIFICAL APPROVAL OR ACTION NOTED ABOVE AND SH. FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID ACCOMPANIED BY ALL SHEETS OF THE DENOT	ALL NOT UNLESS	BE U			



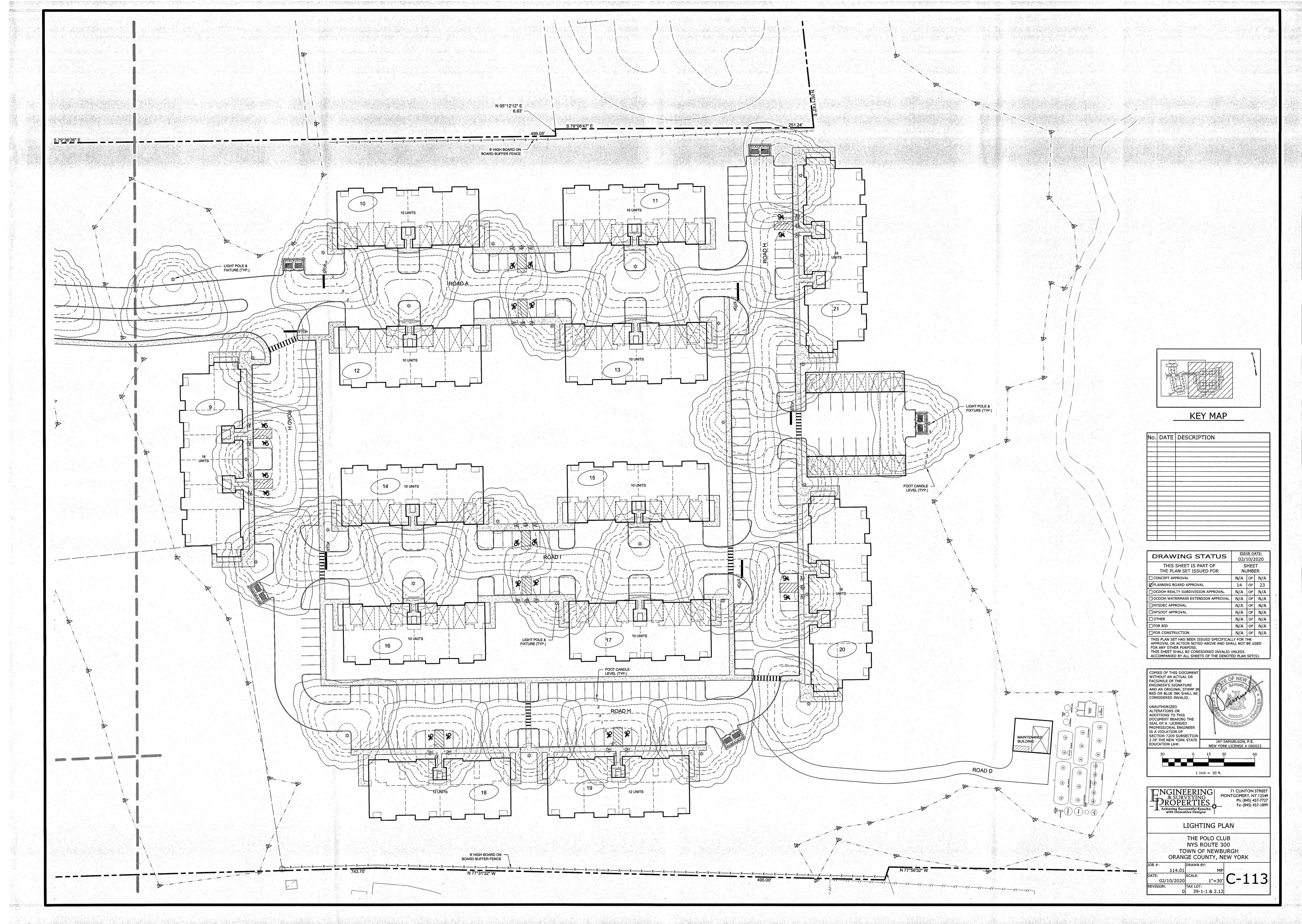
ROPERTIES Achieving Successful Results with Innovative Designs	71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 Fx: (845) 457-1899

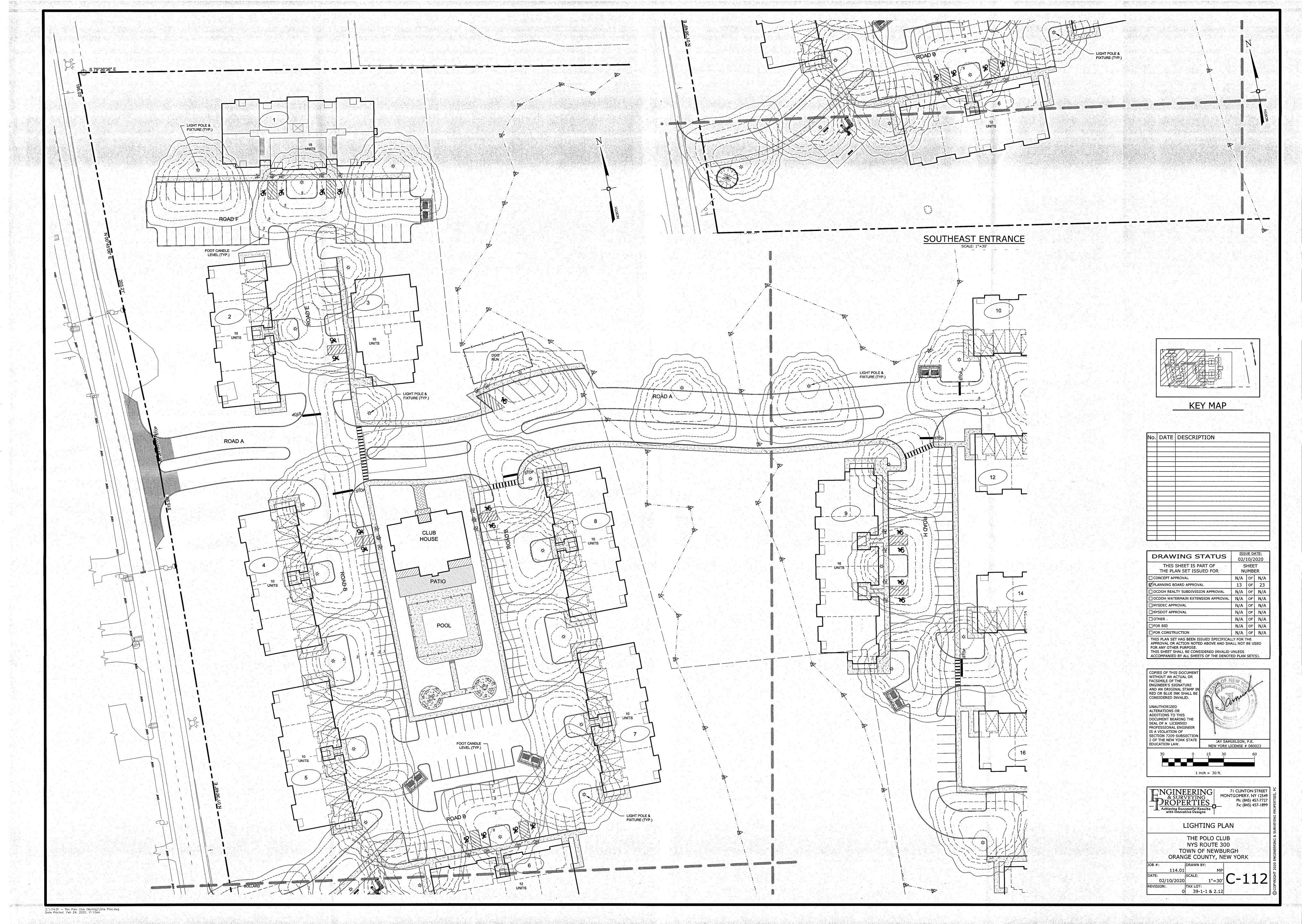
TYPICAL BUILDING LANDSCAPE
PLANS

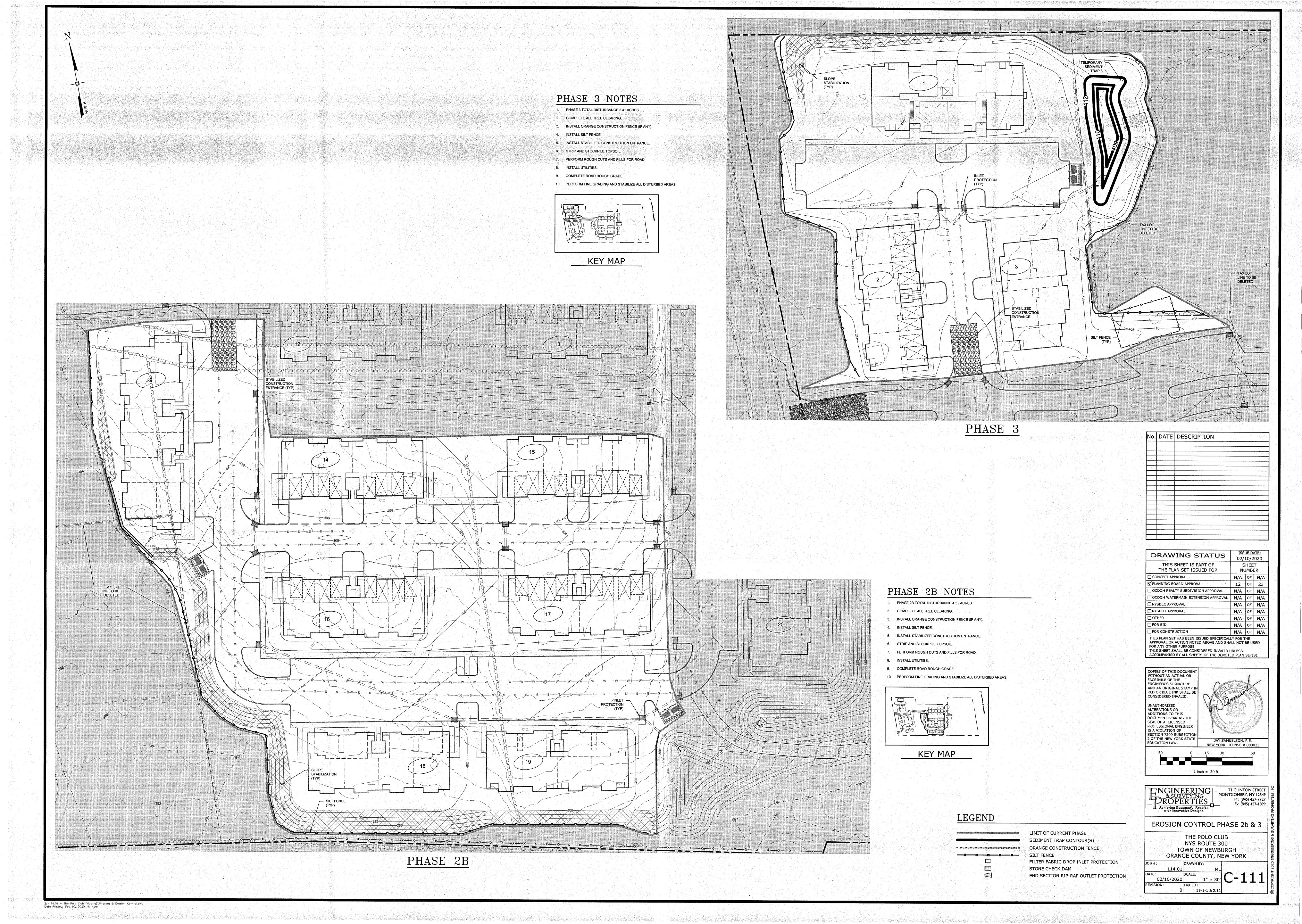
THE POLO CLUB
NYS ROUTE 300
TOWN OF NEWBURGH

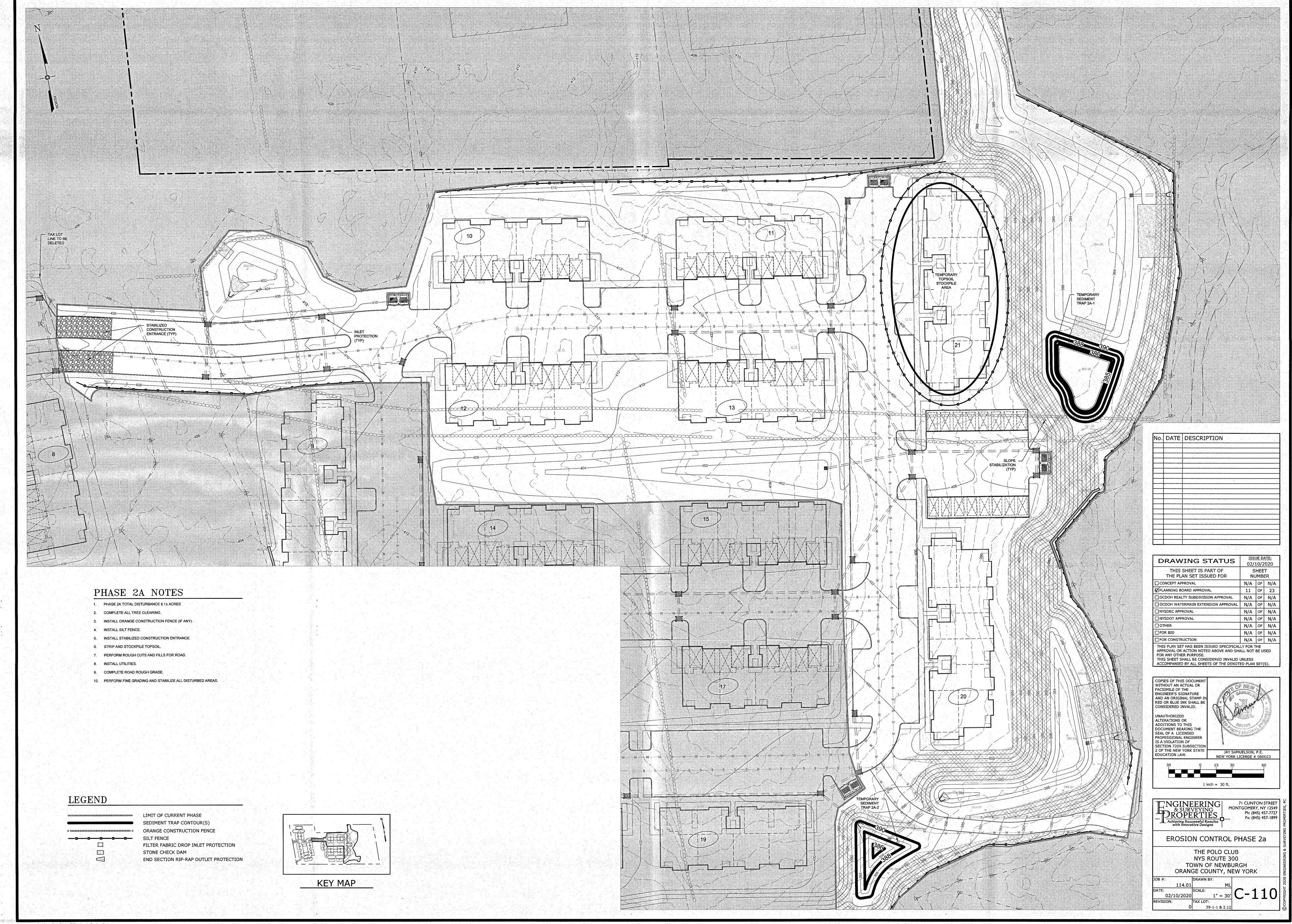
ORANGE COUNTY, NEW YORK

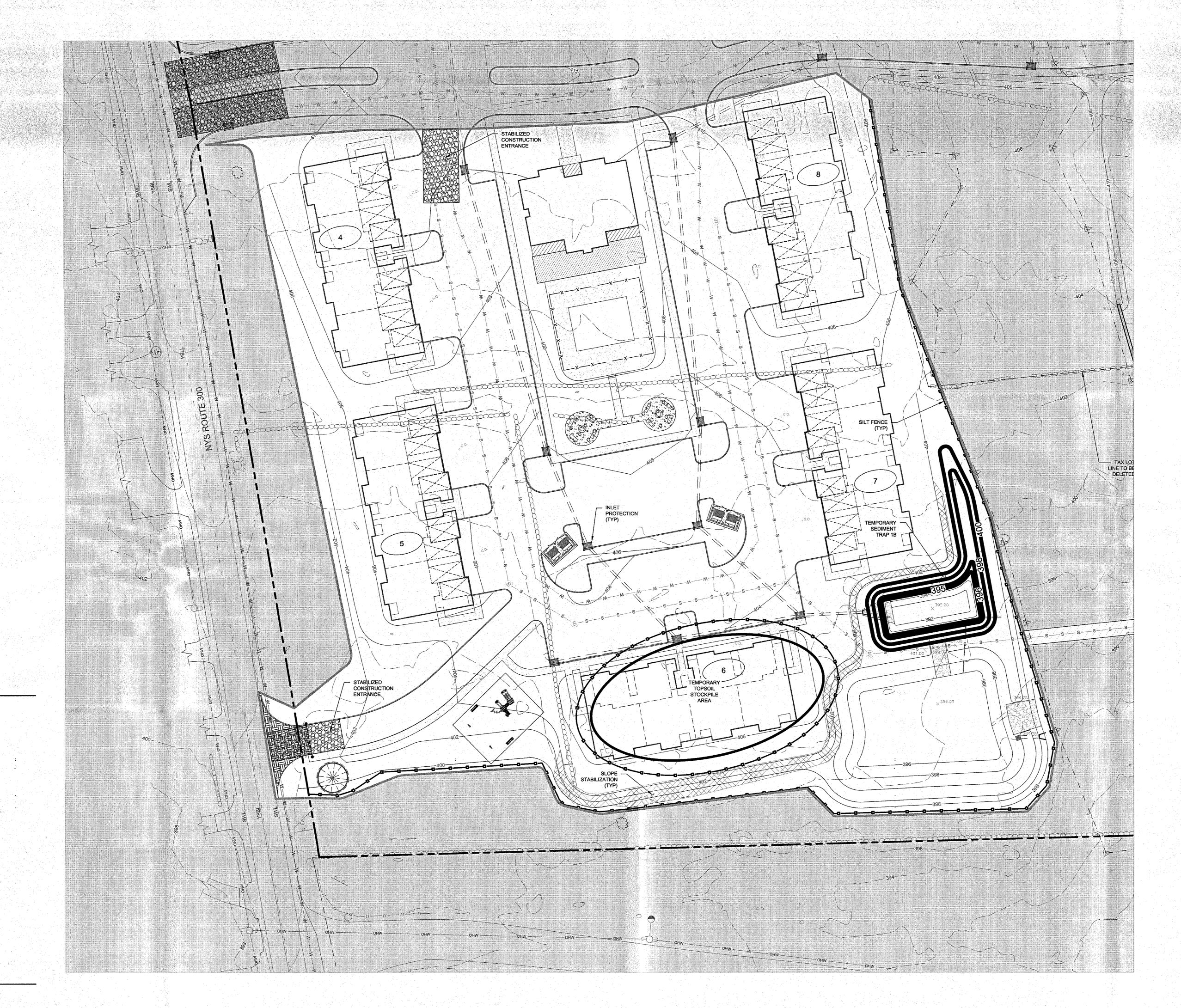
JOB #: DRAWN BY:
114.01 MP
DATE: SCALE:
02/10/2020 1"=30'
REVISION: TAX LOT:
0 39-1-1 & 2.12











PHASE 1B NOTES

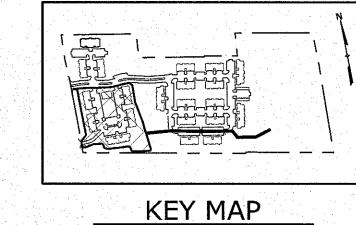
- 1. PHASE 1B TOTAL DISTURBANCE 4.5± ACRES
- 2. COMPLETE ALL TREE CLEARING.
- 3. INSTALL ORANGE CONSTRUCTION FENCE (IF ANY).4. INSTALL SILT FENCE.

5. INSTALL STABILIZED CONSTRUCTION ENTRANCE.

- 6. STRIP AND STOCKPILE TOPSOIL.
- 7. PERFORM ROUGH CUTS AND FILLS FOR ROAD.
- 8. INSTALL UTILITIES.
- 9. COMPLETE ROAD ROUGH GRADE.
- 10. PERFORM FINE GRADING AND STABILIZE ALL DISTURBED AREAS.

LEGEND

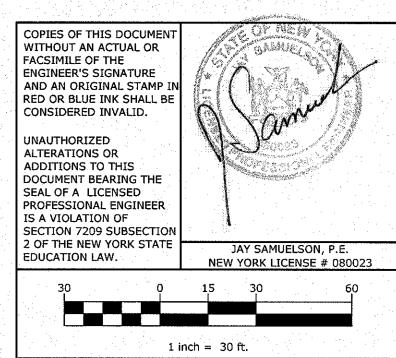
LIMIT OF CURRENT PHASE
SEDIMENT TRAP CONTOUR(S)
ORANGE CONSTRUCTION FENCE
SILT FENCE
FILTER FABRIC DROP INLET PROTECTION
STONE CHECK DAM
END SECTION RIP-RAP OUTLET PROTECTION

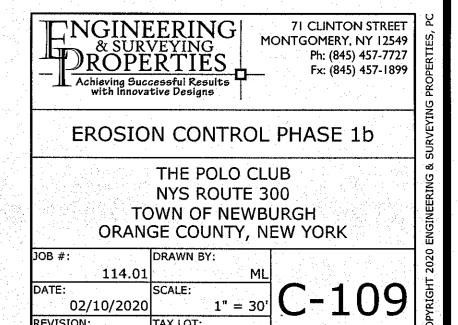


No. DATE DESCRIPTION

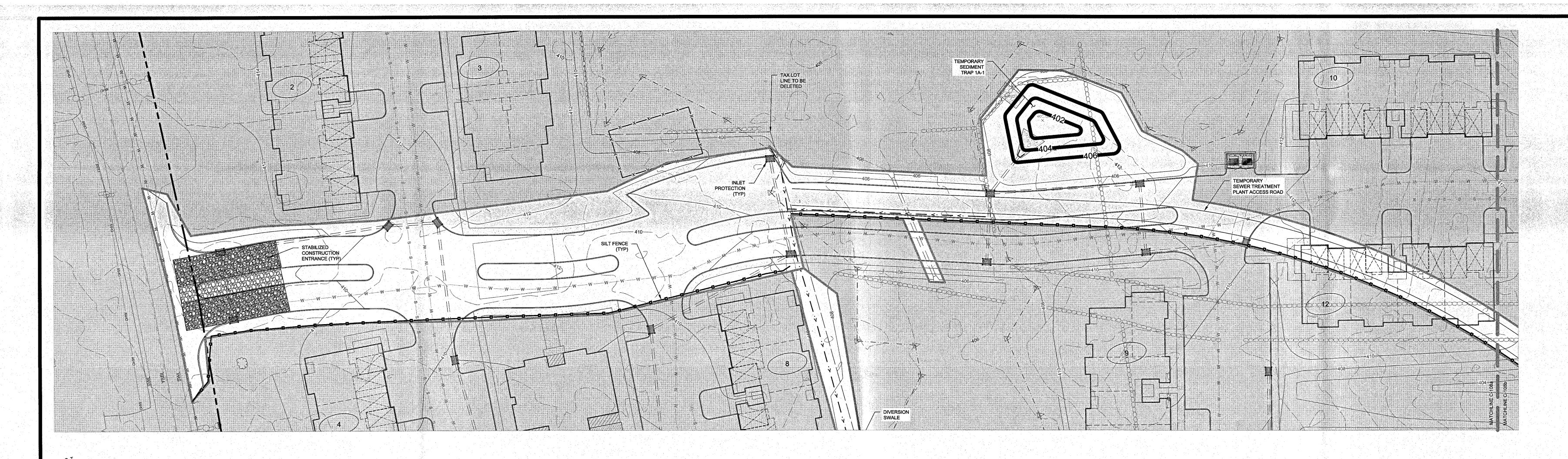
DRAWING STATUS ISSUE DATE:

	DRAWING STATUS	02/:	10/2	020
	THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	S NU	T ≣R	
	CONCEPT APPROVAL	N/A	OF	N/A
	☑ PLANNING BOARD APPROVAL	10	OF.	23
	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
A.	☐ FOR CONSTRUCTION	N/A	OF	N/A
	THIS PLAN SET HAS BEEN ISSUED SPECIFICAL APPROVAL OR ACTION NOTED ABOVE AND SHAFOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID ACCOMPANIED BY ALL SHEETS OF THE DENOT	ALL NOT	BE U	
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39-1-1 & 2.12





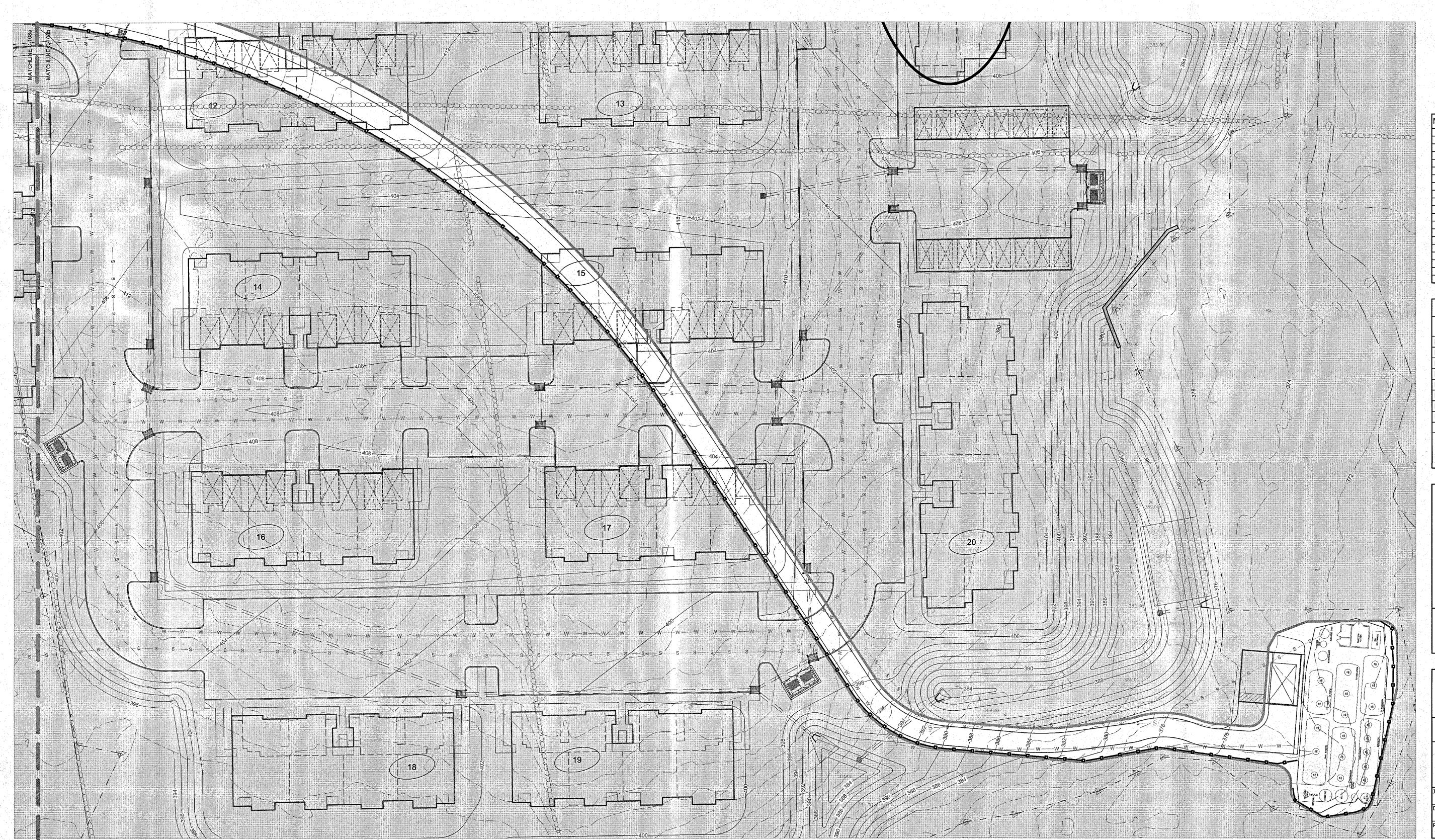
PHASE 1A NOTES

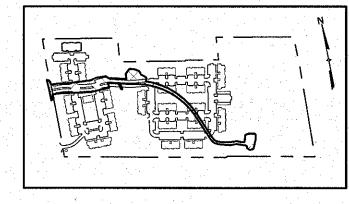
- 1. PHASE 1A TOTAL DISTURBANCE 2.4± ACRES
- 2. COMPLETE ALL TREE CLEARING. INSTALL ORANGE CONSTRUCTION FENCE (IF ANY).
- 5. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- 6. STRIP AND STOCKPILE TOPSOIL. 7. INSTALL SWALE WITH CHECK DAMS TO TEMPORARY LEVEL SPREADER.
- 8. PERFORM ROUGH CUTS AND FILLS FOR ROAD.
- 9. INSTALL UTILITIES.
- 10. COMPLETE ROAD ROUGH GRADE.
- 11. PERFORM FINE GRADING AND STABILIZE ALL DISTURBED AREAS.



7.2 LIMIT OF CURRENT PHASE ORANGE CONSTRUCTION FENCE

FILTER FABRIC DROP INLET PROTECTION STONE CHECK DAM END SECTION RIP-RAP OUTLET PROTECTION

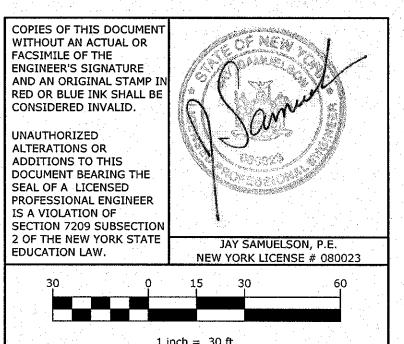


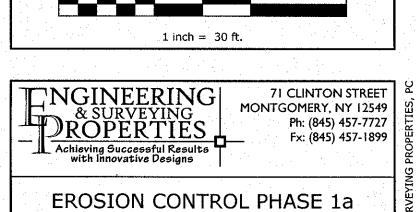


KEY MAP

	No.	DATE	DESCRIPTION
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DRAWING STATUS		<u>ATE:</u> .020		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	_	HEE JMBI		
CONCEPT APPROVAL	N/A	OF	N/A	
PLANNING BOARD APPROVAL	9	OF	. 23	
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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THE POLO CLUB NYS ROUTE 300 TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK 1" = 60' C-108

02/10/2020

