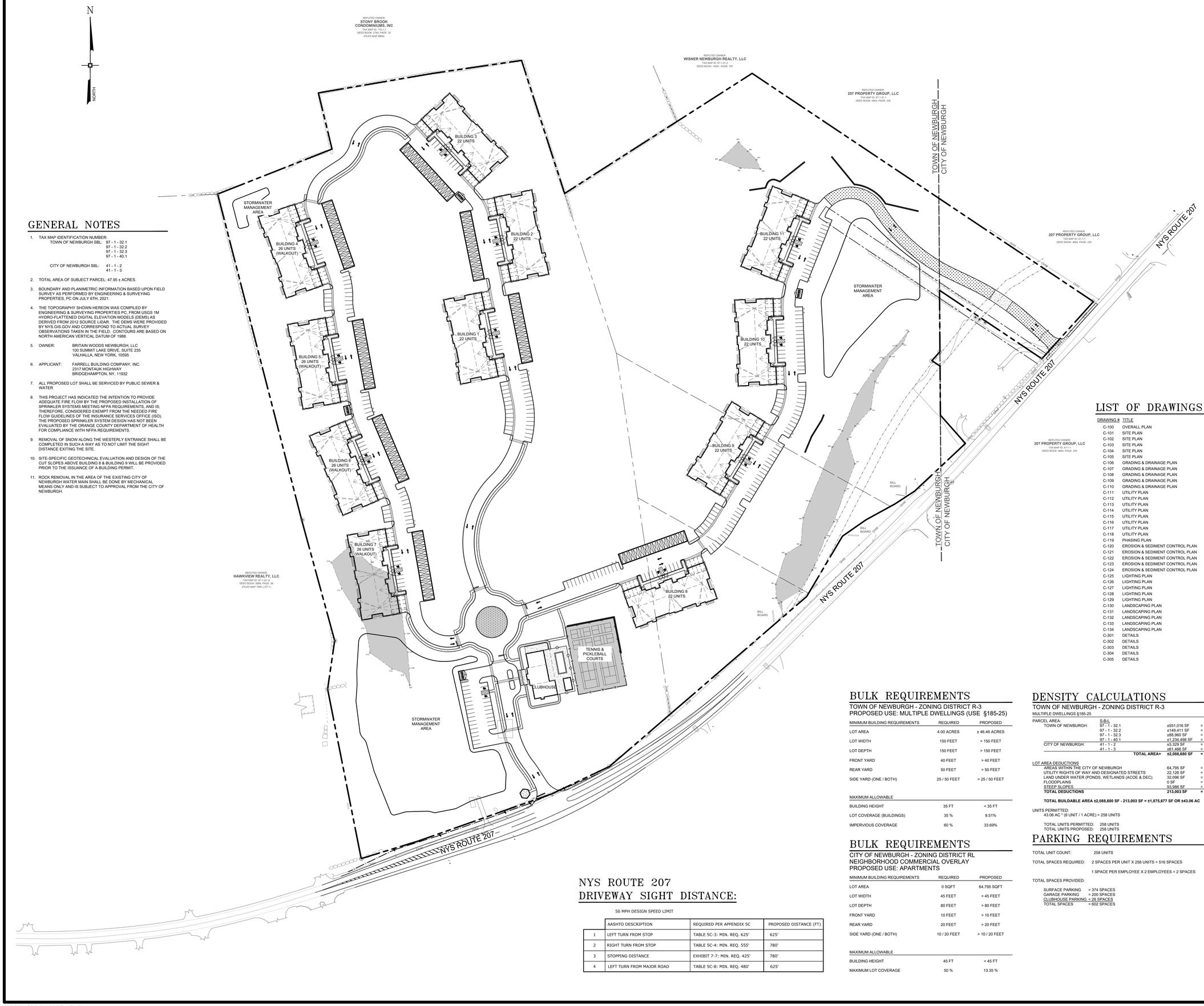
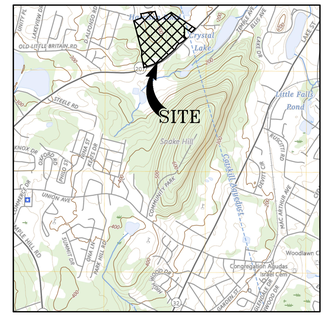




LOCATION MAP

SCALE: 1" = 2,000'

GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER:
   TOWN OF NEWBURGH SBL: 97 - 1 - 32.1
   97 - 1 - 32.2
   97 - 1 - 32.3
   97 - 1 - 40.1
   CITY OF NEWBURGH SBL: 41 - 1 - 2
   41 - 1 - 3
2. TOTAL AREA OF SUBJECT PARCEL: 47.95 ± ACRES.
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES, PC ON JULY 6TH, 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 AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
5. OWNER: BRITAIN WOODS NEWBURGH, LLC
   100 SUMMIT LAKE DRIVE, SUITE 235
   VALHALLA, NEW YORK, 10595
6. APPLICANT: FARRELL BUILDING COMPANY, INC.
   2317 MONTAUK HIGHWAY
   BRIDGEHAMPTON, NY, 11932
7. ALL PROPOSED LOT SHALL BE SERVICED BY PUBLIC SEWER & WATER
8. THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS; THEREFORE, CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
9. REMOVAL OF SNOW ALONG THE WESTERLY ENTRANCE SHALL BE COMPLETED IN SUCH A WAY AS TO NOT LIMIT THE SIGHT DISTANCE EXITING THE SITE.
10. SITE-SPECIFIC GEOTECHNICAL EVALUATION AND DESIGN OF THE CUT SLOPES ABOVE BUILDING 8 & BUILDING 9 WILL BE PROVIDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
11. ROCK REMOVAL IN THE AREA OF THE EXISTING CITY OF NEWBURGH WATER MAIN SHALL BE DONE BY MECHANICAL MEANS ONLY AND IS SUBJECT TO APPROVAL FROM THE CITY OF NEWBURGH.

NYS ROUTE 207 DRIVEWAY SIGHT DISTANCE:

50 MPH DESIGN SPEED LIMIT

	AASHTO DESCRIPTION	REQUIRED PER APPENDIX 5C	PROPOSED DISTANCE (FT)
1	LEFT TURN FROM STOP	TABLE 5C-3: MIN. REQ. 625'	625'
2	RIGHT TURN FROM STOP	TABLE 5C-4: MIN. REQ. 555'	780'
3	STOPPING DISTANCE	EXHIBIT 7-7: MIN. REQ. 425'	780'
4	LEFT TURN FROM MAJOR ROAD	TABLE 5C-8: MIN. REQ. 480'	625'

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT R-3
PROPOSED USE: MULTIPLE DWELLINGS (USE §185-25)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	4.00 ACRES	± 46.46 ACRES
LOT WIDTH	150 FEET	> 150 FEET
LOT DEPTH	150 FEET	> 150 FEET
FRONT YARD	40 FEET	> 40 FEET
REAR YARD	50 FEET	> 50 FEET
SIDE YARD (ONE / BOTH)	25 / 50 FEET	> 25 / 50 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	< 35 FT
LOT COVERAGE (BUILDINGS)	35 %	9.51%
IMPERVIOUS COVERAGE	60 %	33.69%

BULK REQUIREMENTS

CITY OF NEWBURGH - ZONING DISTRICT RL
NEIGHBORHOOD COMMERCIAL OVERLAY
PROPOSED USE: APARTMENTS

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	0 SQFT	64,795 SQFT
LOT WIDTH	45 FEET	> 45 FEET
LOT DEPTH	80 FEET	> 80 FEET
FRONT YARD	10 FEET	> 10 FEET
REAR YARD	20 FEET	> 20 FEET
SIDE YARD (ONE / BOTH)	10 / 20 FEET	> 10 / 20 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	45 FT	< 45 FT
MAXIMUM LOT COVERAGE	50 %	13.35 %

DENSITY CALCULATIONS

TOWN OF NEWBURGH - ZONING DISTRICT R-3
MULTIPLE DWELLINGS §185-25

PARCEL AREA:	S-B-L		
TOWN OF NEWBURGH:	97 - 1 - 32.1	±551,016 SF	= ±12.65 AC
	97 - 1 - 32.2	±149,411 SF	= ±3.43 AC
	97 - 1 - 32.3	±88,960 SF	= ±2.04 AC
	97 - 1 - 40.1	±1,234,498 SF	= ±28.34 AC
CITY OF NEWBURGH:	41 - 1 - 2	±3,329 SF	= ±0.08 AC
	41 - 1 - 3	±61,466 SF	= ±1.41 AC
	TOTAL AREA=	**±2,088,680 SF**	**= ±47.95 AC**

LOT AREA DEDUCTIONS		
AREAS WITHIN THE CITY OF NEWBURGH	64,795 SF	= 1.49 AC
UTILITY RIGHTS OF WAY AND DESIGNATED STREETS	22,126 SF	= 0.51 AC
LAND UNDER WATER (PONDS, WETLANDS (ACOE & DEC)	32,096 SF	= 0.74 AC
FLOODPLAINS	0 SF	= 0.00 AC
STEEP SLOPES	93,986 SF	= 2.16 AC
TOTAL DEDUCTIONS	**213,003 SF**	**= 4.89 AC**

TOTAL BUILDABLE AREA ±2,088,680 SF - 213,003 SF = ±1,875,677 SF OR ±43.06 AC

UNITS PERMITTED:
43.06 AC * (6 UNIT / 1 ACRE) = 258 UNITS

TOTAL UNITS PERMITTED: 258 UNITS
TOTAL UNITS PROPOSED: 258 UNITS

PARKING REQUIREMENTS

TOTAL UNIT COUNT: 258 UNITS

TOTAL SPACES REQUIRED: 2 SPACES PER UNIT X 258 UNITS = 516 SPACES

1 SPACE PER EMPLOYEE X 2 EMPLOYEES = 2 SPACES

TOTAL SPACES PROVIDED:

SURFACE PARKING = 374 SPACES
GARAGE PARKING = 200 SPACES
CLUBHOUSE PARKING = 28 SPACES
TOTAL SPACES = 602 SPACES

LIST OF DRAWINGS

DRAWING #	TITLE	SHEET #
C-100	OVERALL PLAN	1
C-101	SITE PLAN	2
C-102	SITE PLAN	3
C-103	SITE PLAN	4
C-104	SITE PLAN	5
C-105	SITE PLAN	6
C-106	GRADING & DRAINAGE PLAN	7
C-107	GRADING & DRAINAGE PLAN	8
C-108	GRADING & DRAINAGE PLAN	9
C-109	GRADING & DRAINAGE PLAN	10
C-110	GRADING & DRAINAGE PLAN	11
C-111	UTILITY PLAN	12
C-112	UTILITY PLAN	13
C-113	UTILITY PLAN	14
C-114	UTILITY PLAN	15
C-115	UTILITY PLAN	16
C-116	UTILITY PLAN	17
C-117	UTILITY PLAN	18
C-118	UTILITY PLAN	19
C-119	PHASING PLAN	20
C-120	EROSION & SEDIMENT CONTROL PLAN	21
C-121	EROSION & SEDIMENT CONTROL PLAN	22
C-122	EROSION & SEDIMENT CONTROL PLAN	23
C-123	EROSION & SEDIMENT CONTROL PLAN	24
C-124	EROSION & SEDIMENT CONTROL PLAN	25
C-125	LIGHTING PLAN	26
C-126	LIGHTING PLAN	27
C-127	LIGHTING PLAN	28
C-128	LIGHTING PLAN	29
C-129	LIGHTING PLAN	30
C-130	LANDSCAPING PLAN	31
C-131	LANDSCAPING PLAN	32
C-132	LANDSCAPING PLAN	33
C-133	LANDSCAPING PLAN	34
C-134	LANDSCAPING PLAN	35
C-301	DETAILS	36
C-302	DETAILS	37
C-303	DETAILS	38
C-304	DETAILS	39
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☑ PLANNING BOARD APPROVAL	1	OF	40
☐ 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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NEW YORK LICENSE # 071701

80 0 40 80 160
1 inch = 80 ft.

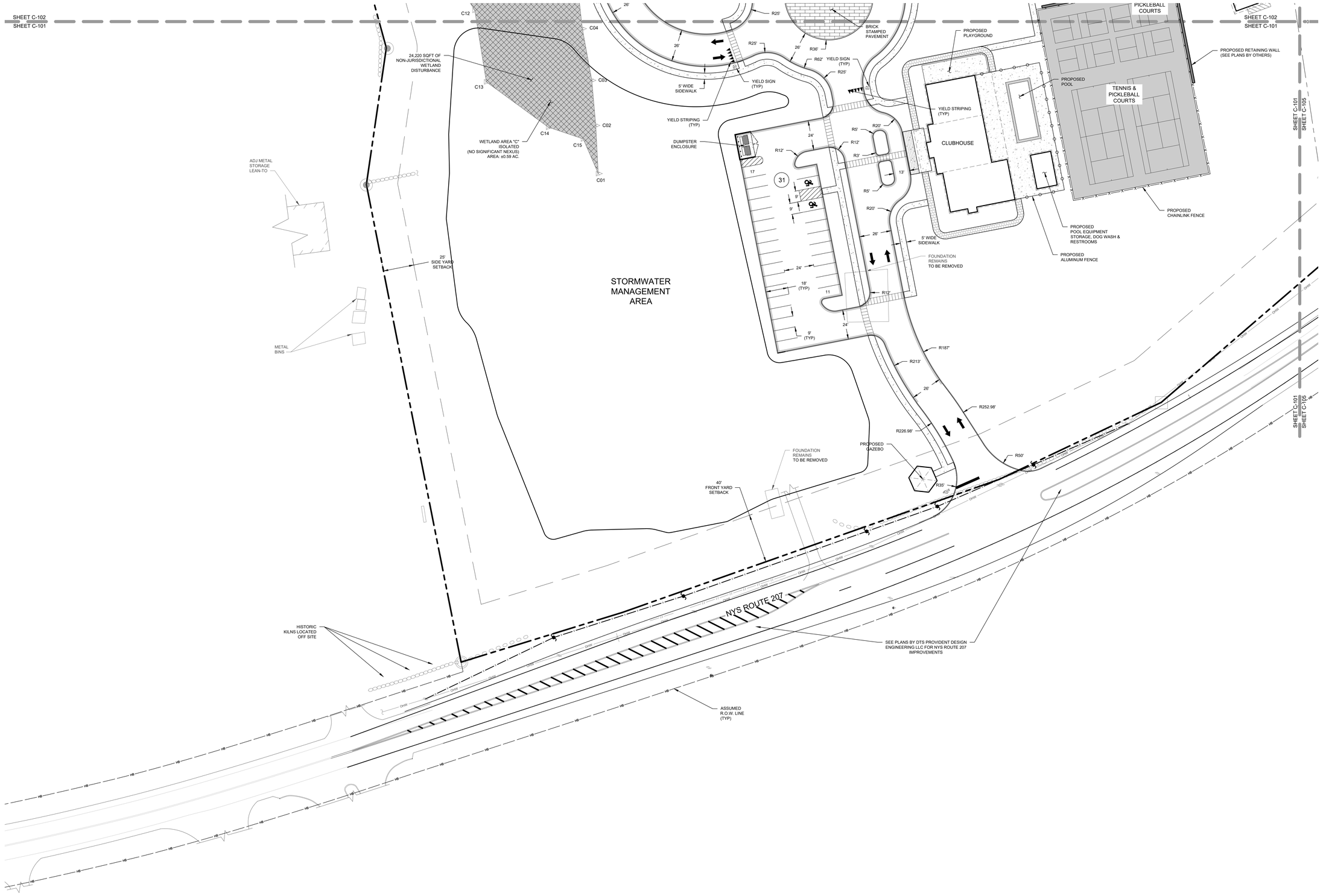
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OVERALL PLAN

BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	O-100
DATE: 12/05/2022	SCALE: 1" = 80'	
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

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- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

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2	03/20/24	REVISED PER DEIS COMMENTS
3	12/18/25	REVISED DETAILS
4	02/11/26	REVISED FOR FEIS SUBMISSION
5	06/29/26	REVISED FOR FEIS SUBMISSION

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☑ PLANNING BOARD APPROVAL	2	OF	40
☐ 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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30 0 15 30 60
1 inch = 30 ft.

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SITE PLAN

BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	
DATE:	SCALE:	C-101
12/05/2022	1" = 30'	
REVISION:	TAX LOT:	
5 - 06/29/2026	VARIOUS	

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REPUTED OWNER:
HAWKVIEW REALTY, LLC
TAX MAP ID: 97-1-33.12
DEED BOOK: 5889, PAGE: 38
(FILED MAP 7585, LOT 1)

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☑ PLANNING BOARD APPROVAL	3	OF	40
☐ 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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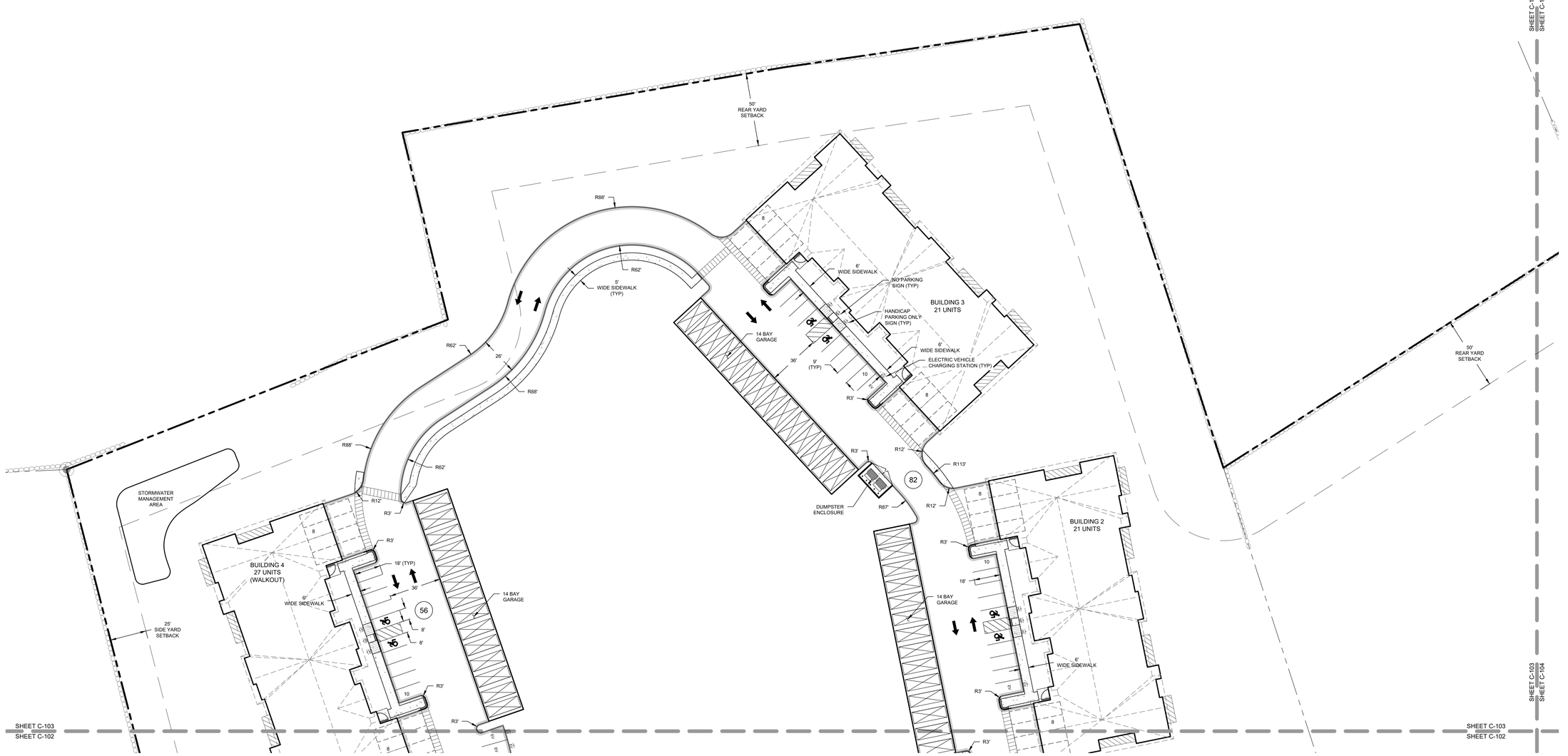
SITE PLAN

BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	C-102
DATE: 12/05/2022	SCALE: 1" = 30'	
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

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REPUTED OWNER:
STONY BROOK CONDOMINIUMS, INC
TAX MAP ID: 110-1-1
DEED BOOK: 2749, PAGE: 32
(FILED MAP 8869)



SHEET C-103
SHEET C-104

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☑ PLANNING BOARD APPROVAL	4	OF	40
☐ 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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TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	
DATE:	SCALE:	C-103
12/05/2022	1" = 30'	
REVISION:	TAX LOT:	
5 - 06/29/2026	VARIOUS	

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SHEET C-103
SHEET C-104

REPUTED OWNER:
WISNER NEWBURGH REALTY, LLC
TAX MAP ID: 97-1-31.2
DEED BOOK: 14041, PAGE: 797

REPUTED OWNER:
207 PROPERTY GROUP, LLC
TAX MAP ID: 97-1-31.1
DEED BOOK: 4844, PAGE: 235

TOWN OF NEWBURGH
CITY OF NEWBURGH

B03
B02
B01
B04
B05
B06
NYSDEC WETLAND AREA "B"
AREA: ±0.07 Ac.

25'
SIDE YARD
SETBACK

ENGINEERED RETAINING
WALL BY OTHERS

R62'
20'
R62'
R12'
PROPOSED
GRASSCRETE
PAVERS
6' WIDE
CONCRETE
SIDEWALK (TYP)
R3'
BUILDING 11
22 UNITS
26'
R387'
30' WIDE
FARM LANE ACCESS
EASEMENT TO BE
EXTINGUISHED
R413'
STORMWATER
MANAGEMENT
AREA
10'
SIDE YARD
SETBACK
APPROXIMATE 20'
WATERMAIN EASEMENT
LOCATION
R563.33'
R537.43'
R12'
R213'
R12'
DUMPSTER
ENCLOSURE
PROPOSED 3-SIDED
STRUCTURAL CONCRETE BOX
SEE NOTE 1
PROPOSED
5' WIDE SIDEWALK
TO BE COORDINATED
WITH THE CITY OF NEWBURGH
10'
FRONT YARD
SETBACK
110
R3'
BUILDING 10
22 UNITS
25'
SIDE YARD
SETBACK
PROPOSED
GRASSCRETE
PAVERS
30' WIDE
FARM LANE ACCESS
EASEMENT TO BE
EXTINGUISHED
10'
SIDE YARD
SETBACK
R30'
PROPOSED
BREAKAWAY
FENCE
APPROXIMATE 20'
WATERMAIN EASEMENT
LOCATION
RELOCATE EXISTING
UTILITY POLE
A14
A13
A15
A12
A16
A11
A17
A10
A18
NYSDEC WETLAND AREA "A"
AREA: ±0.67 AC.
R181'
4' WIDE
TEXTURED
PAVEMENT
R137'
26'
NYS ROUTE 207
ASSUMED
R.O.W. LINE
(TYP)

REPUTED OWNER:
207 PROPERTY GROUP, LLC
TAX MAP ID: 41-1-1
DEED BOOK: 4844, PAGE: 235

SHEET C-103
SHEET C-104
SHEET C-102
SHEET C-104
SHEET C-104
SHEET C-105
SHEET C-102
SHEET C-104
SHEET C-104
SHEET C-105

NOTES:
1. IT IS THE INTENT OF THE PROPOSED STRUCTURAL CONCRETE BOX SECTON TO PROTECT THE CITY OF NEWBURGH WATER AND SEWER LINES THAT TRAVERSE THE EASEMENT. A BUILDING PERMIT WILL BE REQUIRED FOR THIS CROSSING. THE DESIGN OF THE STRUCTURAL CONCRETE BOX SECTION WILL BE PROVIDED TO THE CITY ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2. THE OWNER OF THE PROJECT IS RESPONSIBLE FOR THE MAINTENANCE OF THE STRUCTURAL CONCRETE BOX SECTION CROSSING.

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☑ PLANNING BOARD APPROVAL	5	OF	40
☐ 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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NEW YORK LICENSE # 071701

30 0 15 30 60
1 inch = 30 ft.

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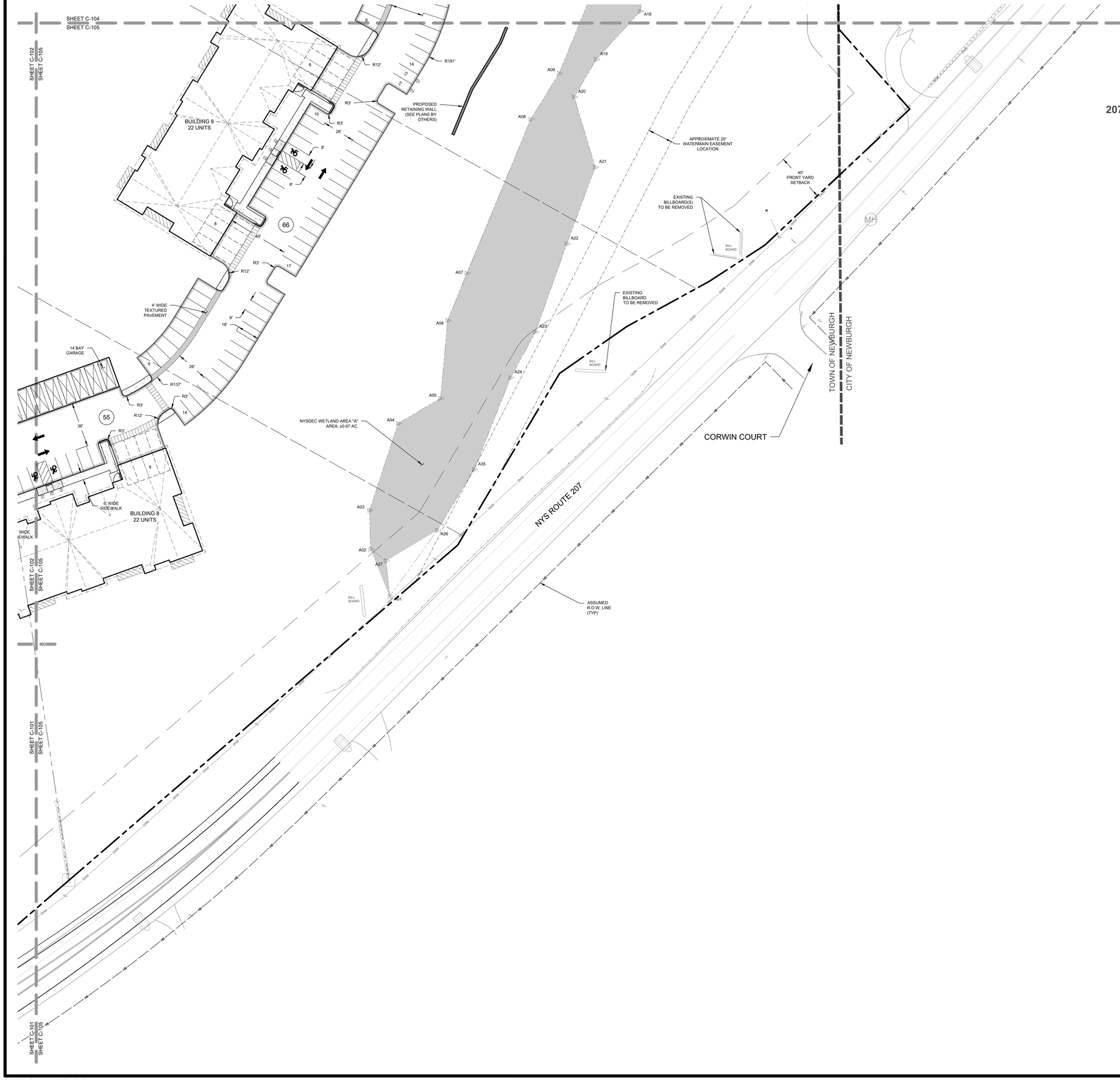
SITE PLAN

BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	
DATE:	SCALE:	C-104
12/05/2022	1" = 30'	
REVISION:	TAX LOT:	
5 - 06/29/2026	VARIOUS	

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Date Printed: Jun 25, 2026, 2:10pm



REPUTED OWNER:
207 PROPERTY GROUP, LLC
TAX MAP ID: 41-1-1
DEED BOOK: 4844, PAGE: 235

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1	09/18/23	PREPARED FOR PB SUBMISSION
2	03/20/24	REVISED PER DEIS COMMENTS
3	12/18/25	REVISED DETAILS
4	02/11/26	REVISED FOR FEIS SUBMISSION
5	06/29/26	REVISED FOR FEIS SUBMISSION

DRAWING STATUS	ISSUE DATE: 06/29/2026		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	6	OF	40
☐ 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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NEW YORK LICENSE # 071701

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ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	C-105
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NOTES:

1. ROCK REMOVAL IN THE VICINITY OF THE CITY OF NEWBURGH WATER TRANSMISSION MAINS AND SEWER MAIN IS TO BE BY MECHANICAL MEANS ONLY AND SUBJECT TO APPROVAL FROM THE CITY OF NEWBURGH
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5	06/29/26	REVISED FOR FEIS SUBMISSION

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☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	7	OF	40
☐ 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
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☐ FOR CONSTRUCTION	N/A	OF	N/A

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GRADING & DRAINAGE PLAN

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NEW YORK STATE ROUTE 207
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ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
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DATE:	SCALE:	C-106
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Date Printed: Jun 25, 2026, 10:29am



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☑ PLANNING BOARD APPROVAL	8	OF	40
☐ 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
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☐ FOR CONSTRUCTION	N/A	OF	N/A

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NEW YORK LICENSE # 071701

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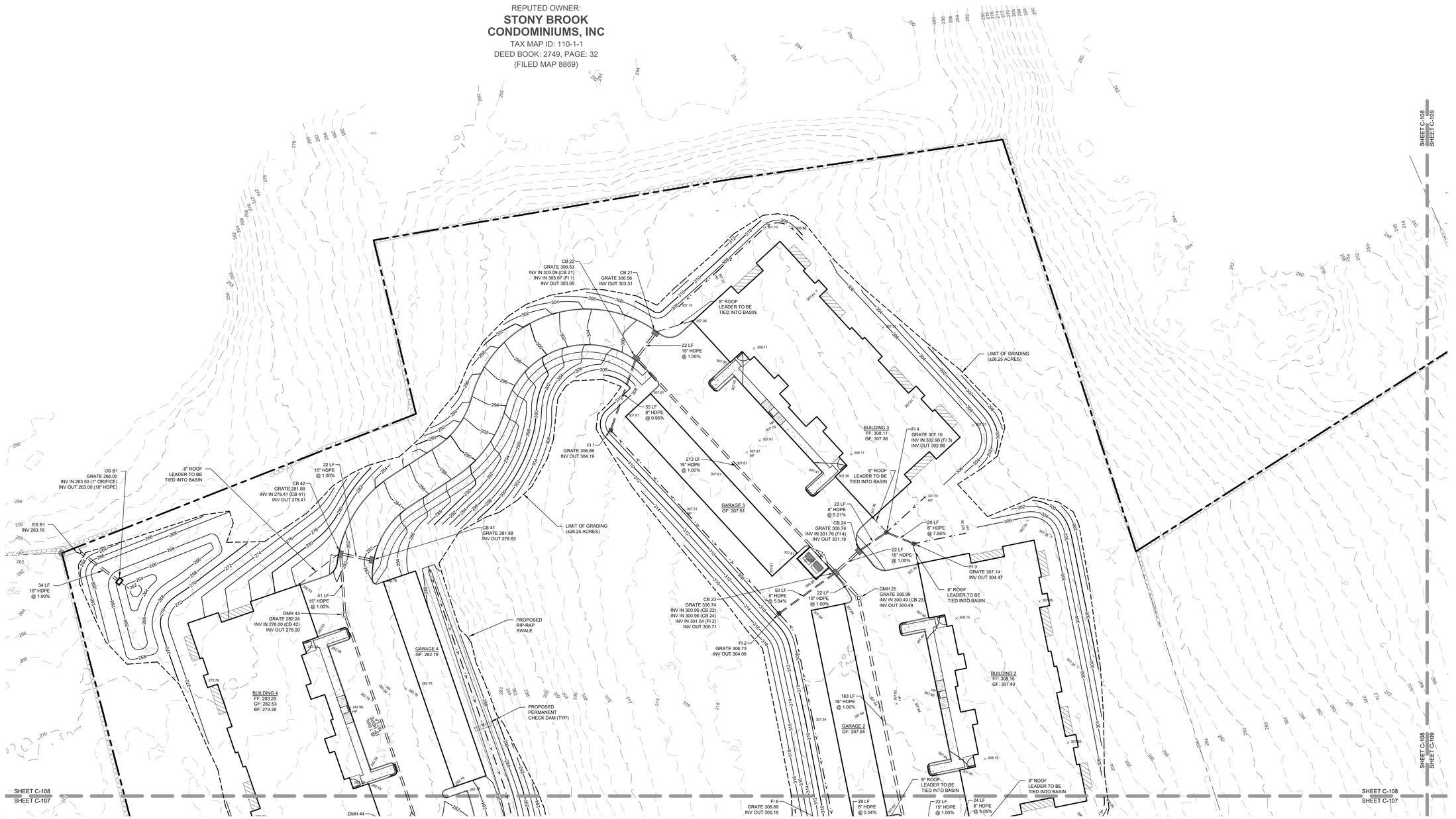
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ORANGE COUNTY, NEW YORK

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1146.01	ZS	
DATE:	SCALE:	C-107
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REPUTED OWNER:
STONY BROOK CONDOMINIUMS, INC
TAX MAP ID: 110-1-1
DEED BOOK: 2749, PAGE: 32
(FILED MAP 8869)



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☑ PLANNING BOARD APPROVAL	9	OF	40
☐ 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
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GRADING & DRAINAGE PLAN

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NEW YORK STATE ROUTE 207
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JOB #:	1146.01	DRAWN BY:	ZS
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REPUTED OWNER:
WISNER NEWBURGH REALTY, LLC
TAX MAP ID: 97-1-31.2
DEED BOOK: 14041, PAGE: 797

REPUTED OWNER:
207 PROPERTY GROUP, LLC
TAX MAP ID: 97-1-31.1
DEED BOOK: 4844, PAGE: 235

REPUTED OWNER:
207 PROPERTY GROUP, LLC
TAX MAP ID: 41-1-1
DEED BOOK: 4844, PAGE: 235

TOWN OF NEWBURGH
CITY OF NEWBURGH

LIMIT OF GRADING (±26.25 ACRES)
LIMIT OF GRADING (±26.25 ACRES)
ES & LEVEL SPREADER INV 195.37
64 LF 36" HDPE @ 1.00%
DMH A2 GRATE 201.00 INV IN 196.00 (OS A1) INV OUT 196.00
119 LF 36" HDPE @ 17.21%
CB 15 GRATE 230.04 INV OUT 226.79
CB 16 GRATE 230.04 INV IN 226.57 (CB 15) INV OUT 226.57
DMH A1 GRATE 229.83 INV IN 217.48 (OS A1) INV IN 216.48 (OS W) INV IN 218.98 (6" PVC) INV OUT 216.48
OS A1 GRATE 228.33 INV IN 218.00 (1" ORIFICE) INV OUT 218.00 (24" HDPE)
57 LF 36" HDPE @ 6.46%
CB W GRATE 229.00 INV OUT 224.00
ES 6 INV 254.05
25 LF 18" HDPE @ 1.75%
APPROXIMATE 20' WATERMAIN EASEMENT LOCATION
CB 18 GRATE 228.07 INV IN 224.49 (CB 17) INV OUT 224.49
22 LF 15" HDPE @ 1.14%
CB 17 GRATE 228.60 INV OUT 224.74
APPROXIMATE 20' WATERMAIN EASEMENT LOCATION
ASSUMED R.O.W. LINE (TYP)
NYS ROUTE 207
B01 B02 B03 B04 B05 B06
24 LF 18" HDPE @ 0.92%
8" ROOF LEADER TO BE TIED INTO BASIN
CB 13 GRATE 247.37 INV IN 239.40 (CB 11) INV OUT 239.40
92 LF 18" HDPE @ 20.45%
ES 7 INV 222.00
ES 8 INV 222.00
113 LF 19" HDPE @ 4.64%
CB 14 GRATE 248.11 INV IN 239.18 (CB 13) INV OUT 239.18
FOREBAY A1-B
FES B9 & LEVEL SPREADER INV 241.35
151 LF 24" HDPE @ 1.00%
BUILDING 11 FF: 248.93 GF: 248.18
227 LF 18" HDPE @ 1.00%
52 LF 24" HDPE @ 1.00%
DETENTION BASIN A1
CB 12 GRATE 248.29 INV OUT 242.14
FES B8 INV 242.86
8" ROOF LEADER TO BE TIED INTO BASIN
FI 19 GRATE 247.93 INV OUT 243.87
8" ROOF LEADER TO BE TIED INTO BASIN
27 LF 8" HDPE @ 8.24%
CB 11 GRATE 247.54 INV IN 241.92 (CB 9) INV IN 241.92 (CB 12) INV IN 242.45 (FI 19) INV OUT 241.67
BIO-RETENTION A1-A
206 LF 6" PVC @ 2.28%
INV 223.67
LIMIT OF GRADING (±26.25 ACRES)
FOREBAY A1-A
215 LF 15" HDPE @ 1.00%
PROPOSED RIP-RAP SWALE
BUILDING 10 FF: 248.93 GF: 248.18
PROPOSED PERMANENT CHECK DAM (TYP)
ES 5 INV 219.07
CB 9 GRATE 247.54 INV IN 244.07 (CB 10) INV IN 244.64 (FI 18) INV OUT 244.07
22 LF 15" HDPE @ 1.00%
FI 17 GRATE 247.56 INV OUT 245.86
87 LF 6" HDPE @ 1.02%
FI 18 GRATE 247.82 INV IN 244.97 (FI 17) INV OUT 244.97
8" ROOF LEADER TO BE TIED INTO BASIN
31 LF 8" HDPE @ 1.07%
217 LF 24" HDPE @ 10.39%
CB 10 GRATE 247.54 INV OUT 244.29
BUILDING 9 FF: 252.10 GF: 251.35
A10 A11 A12 A13 A14 A15 A16 A17 A18

SHEET C-108
SHEET C-109
SHEET C-107
SHEET C-109
SHEET C-108
SHEET C-109
SHEET C-107
SHEET C-109
SHEET C-108
SHEET C-110
SHEET C-109
SHEET C-110

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☑ PLANNING BOARD APPROVAL	10	OF	40
☐ 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
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NEW YORK LICENSE # 071701

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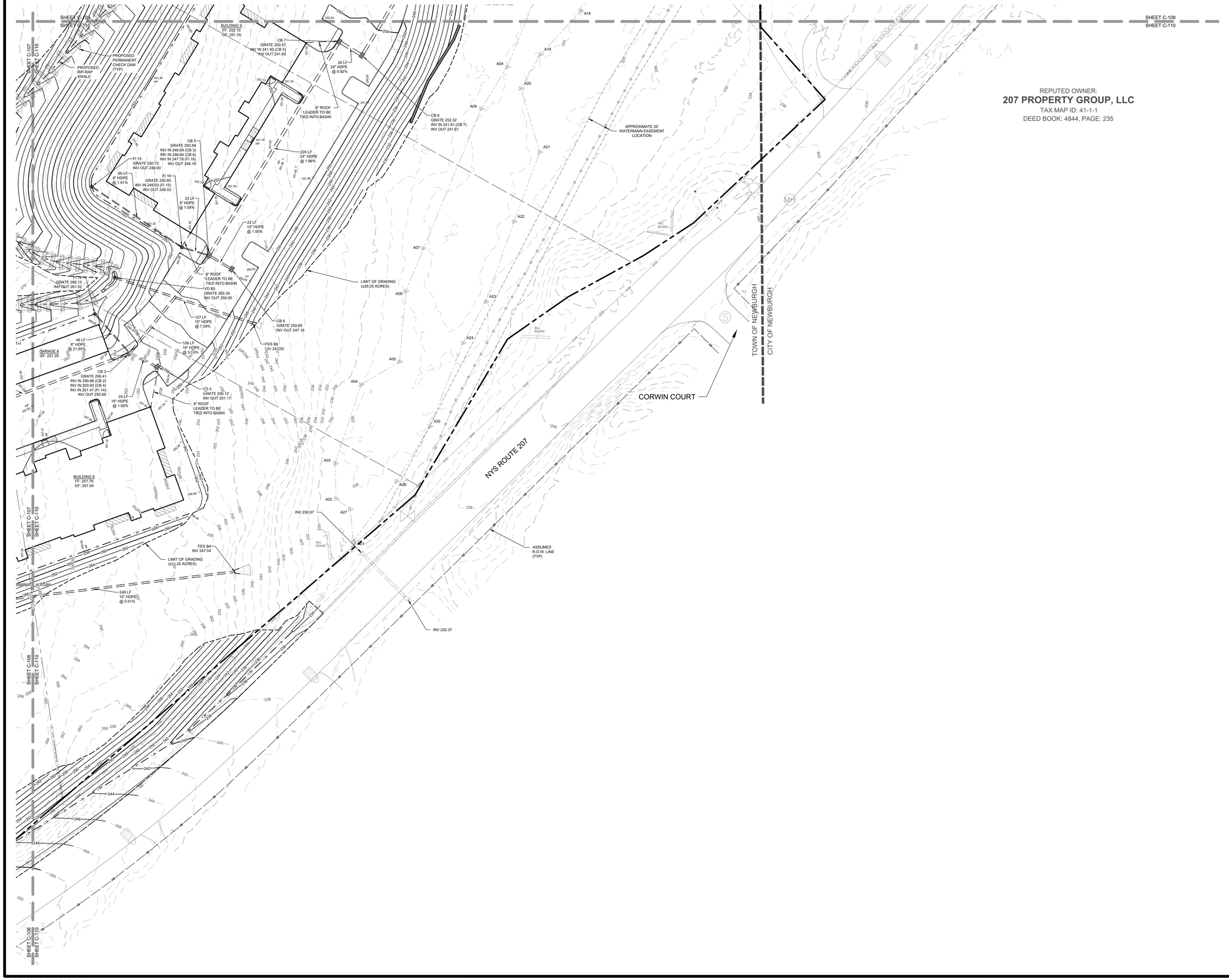
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ORANGE COUNTY, NEW YORK

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Date Printed: Jun 25, 2026, 10:31am



REPUTED OWNER:
207 PROPERTY GROUP, LLC
TAX MAP ID: 41-1-1
DEED BOOK: 4844, PAGE: 235

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☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
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☐ 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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UTILITY PLAN

BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	
DATE:	SCALE:	C-111
12/05/2022	1" = 30'	
REVISION:	TAX LOT:	
5 - 06/29/2026	VARIOUS	

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Z:\1146.01 - Britain Woods\1146.01 - Site Plan.dwg
Date Printed: Jun 25, 2026, 10:54am

SHEET C-113
SHEET C-112

SHEET C-113
SHEET C-112

SHEET C-112
SHEET C-114

SHEET C-112
SHEET C-114

SHEET C-112
SHEET C-115

SHEET C-112
SHEET C-115

SHEET C-112
SHEET C-111

SHEET C-112
SHEET C-111

141 LF
8" SDR-35
@ 0.33%

BUILDING 4
LSE: 268.20

11.25°
BEND

11.25°
BEND

SMH 19
RIM 268.59
INV IN 267.40 (SMH 18)
INV OUT 267.30

260 LF
8" SDR-35
@ 0.58%

4" DIP
WATER SERVICE

6" SDR-35
SEWER SERVICE
@ 2.00% MIN.

BUILDING 5
LSE: 266.88

HYDRANT
ASSEMBLY
(TYP)

22.5°
BEND

SMH 20
RIM 266.99
INV IN 265.80 (SMH 19)
INV OUT 265.70

8" DIP
WATERMAIN
(TYP)

4" DIP
WATER SERVICE

218 LF
8" SDR-35
@ 0.55%

6" SDR-35
SEWER SERVICE
@ 2.00% MIN.

BUILDING 6
LSE: 265.37

11.25°
BEND

SMH 21
RIM 272.05
INV IN 264.49 (SMH 20)
INV OUT 264.39

C09

C10

C11

4" DIP
WATER SERVICE

C08

BUILDING 7
LSE: 264.07

240 LF
8" SDR-35
@ 0.51%

6" SDR-35
SEWER SERVICE
@ 2.00% MIN.

C06

45°
BEND 35

SMH 22
RIM 271.54
INV IN 263.18 (SMH 21)
INV OUT 263.08

C04

C12

45°
BEND

SMH 3
RIM 307.12
INV IN 300.65 (SMH 2)
INV OUT 300.55

6" SDR-35
SEWER SERVICE
@ 2.00% MIN.

BUILDING 1
LSE: 301.05

212 LF
8" SDR-35
@ 0.51%

4" DIP
WATER SERVICE

8" DIP
WATERMAIN
(TYP)

11.25°
BEND

SMH 4
RIM 306.49
INV IN 299.47 (SMH 3)
INV OUT 299.37

126 LF
8" SDR-35
@ 1.03%

SMH 5
RIM 303.08
INV IN 298.08 (SMH 4)
INV OUT 297.98

45°
BEND

HYDRANT
ASSEMBLY
(TYP)

187 LF
8" SDR-35
@ 9.75%

SMH 6
RIM 285.75
INV IN 279.75 (SMH 5)
INV OUT 279.65

45°
BEND

149 LF
8" SDR-35
@ 7.82%

SMH 7
RIM 275.51
INV IN 268.00 (SMH 6)
INV OUT 267.90

SMH 8
RIM 274.71
INV IN 266.41 (SMH 7)
INV OUT 266.31

11.25°
BEND

26 LF
8" SDR-35
@ 5.74%

12X8X8
TEE

12X12X8
TEE

22.5°
BEND

22.5°
BEND

229 LF
8" SDR-35
@ 4.31%

127 LF
8" SDR-35
@ 4.27%

SMH 9
RIM 273.19
INV IN 260.89 (SMH 8)
INV IN 260.89 (SMH 23)
INV OUT 260.79

8" DIP
WATERMAIN
(TYP)

FORCEMAIN
FITTING MANHOLE
WITH CLEANOUT
(TYP)

SMH 10
RIM 256.62
INV IN 250.92 (SMH 9)
INV OUT 250.82

6" SDR-21
FORCEMAIN

BUILDING 8
LSE: 250.87

REPUTED OWNER:
HAWKVIEW REALTY, LLC
TAX MAP ID: 97-1-33.12
DEED BOOK: 5889, PAGE: 38
(FILED MAP 7585, LOT 1)

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- Call Before You Dig
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- Respect The Marks
- Dig With Care

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No.	DATE	DESCRIPTION
1	09/18/23	PREPARED FOR PB SUBMISSION
2	03/20/24	REVISED PER DEIS COMMENTS
3	12/18/25	REVISED DETAILS
4	02/11/26	REVISED FOR FEIS SUBMISSION
5	06/29/26	REVISED FOR FEIS SUBMISSION

DRAWING STATUS	ISSUE DATE: 06/29/2026		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	13	OF	40
☐ 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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30 0 15 30 60
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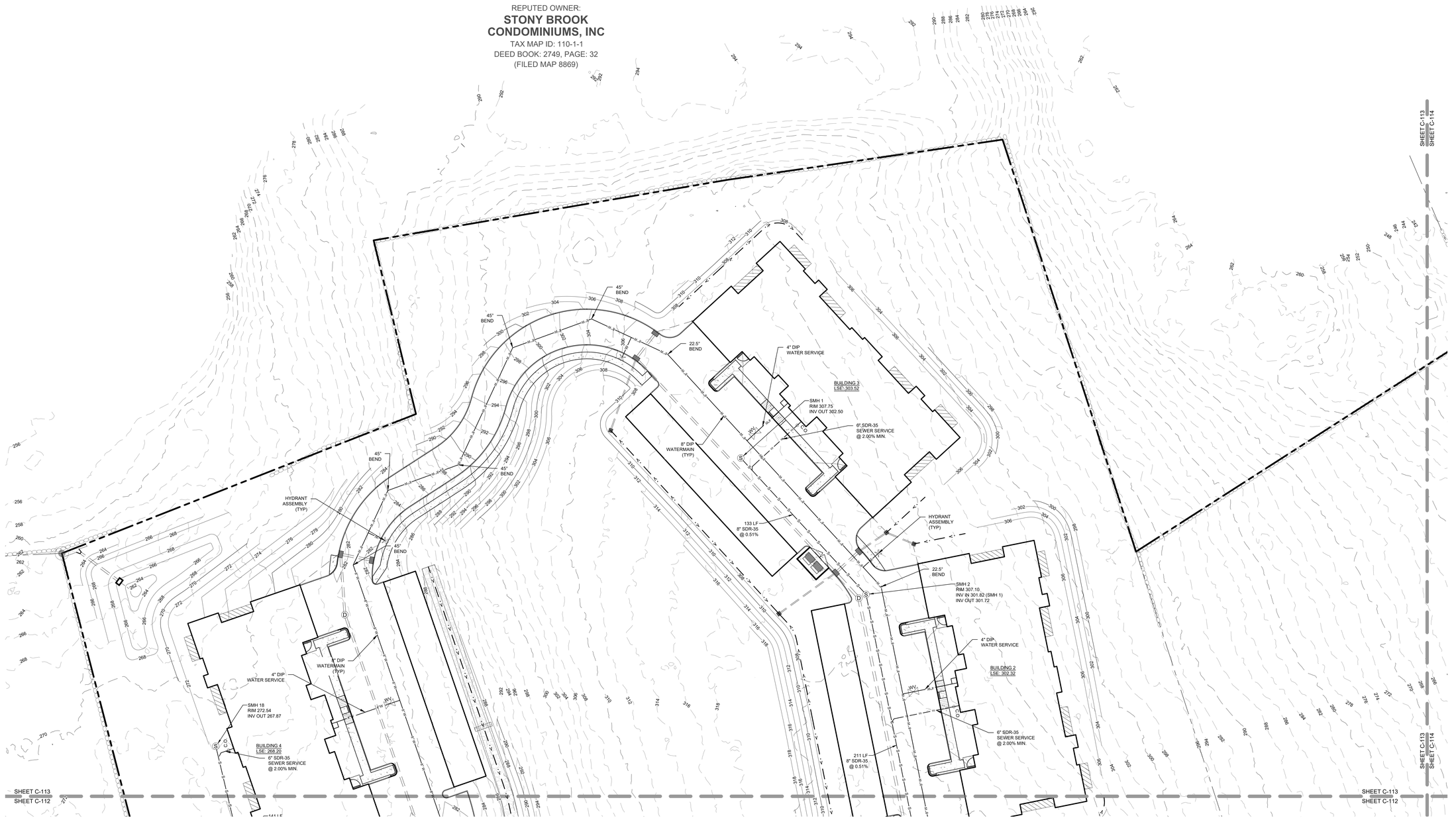
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NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	C-112
DATE: 12/05/2022	SCALE: 1" = 30'	
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

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Z:\1146.01 – Britain Woods\1146.01 – Site Plan.dwg
Date Printed: Jun 25, 2026, 10:33am

REPUTED OWNER:
STONY BROOK CONDOMINIUMS, INC
TAX MAP ID: 110-1-1
DEED BOOK: 2749, PAGE: 32
(FILED MAP 8869)



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5	06/29/26	REVISED FOR FEIS SUBMISSION

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THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	14	OF	40
☐ 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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30 0 15 30 60
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TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	C-113
DATE: 12/05/2022	SCALE: 1" = 30'	
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

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REPUTED OWNER:
WISNER NEWBURGH REALTY, LLC
TAX MAP ID: 97-1-31.2
DEED BOOK: 14041, PAGE: 797

REPUTED OWNER:
207 PROPERTY GROUP, LLC
TAX MAP ID: 97-1-31.1
DEED BOOK: 4844, PAGE: 235

REPUTED OWNER:
207 PROPERTY GROUP, LLC
TAX MAP ID: 41-1-1
DEED BOOK: 4844, PAGE: 235

TOWN OF NEWBURGH
CITY OF NEWBURGH

SHEET C-113
SHEET C-114

PROPOSED BACKUP GENERATOR
PROPOSED PUMP STATION

SMH 17
RIM 247.94
INV IN 233.39 (SMH 16)
INV OUT 233.39

6" SDR-35 SEWER SERVICE @ 2.00% MIN.

HYDRANT ASSEMBLY (TYP)

BUILDING 11
LSE: 235.06

6" SDR-21 FORCEMAIN

8" DIP WATERMAIN (TYP)

177 LF 6" SDR-35 @ 1.00%

4" DIP WATER SERVICE

SMH 16
RIM 247.83
INV IN 235.25 (SMH 15)
INV OUT 235.15

22.5° BEND

45 LF 8" SDR-35 @ 1.07%

SMH 15
RIM 247.90
INV IN 235.83 (SMH 14)
INV OUT 235.73

226 LF 8" SDR-35 @ 3.04%

BUILDING 10
LSE: 238.69

8" DIP WATER MAIN (TYP)

FORCEMAIN FITTING MANHOLE WITH CLEANOUT (TYP)

SMH 14
RIM 248.94
INV IN 242.80 (SMH 13)
INV OUT 242.70

APPROXIMATE 20' WATERMAIN EASEMENT LOCATION

APPROXIMATE 20' WATERMAIN EASEMENT LOCATION

NYS ROUTE 207

ASSUMED R.O.W. LINE (TYP)

SHEET C-112
SHEET C-114

SHEET C-114
SHEET C-115

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- Respect The Marks
- Dig With Care

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5	06/29/26	REVISED FOR FEIS SUBMISSION

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☑ PLANNING BOARD APPROVAL	15	OF	40
☐ 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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NEW YORK LICENSE # 071701

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1 inch = 30 ft.

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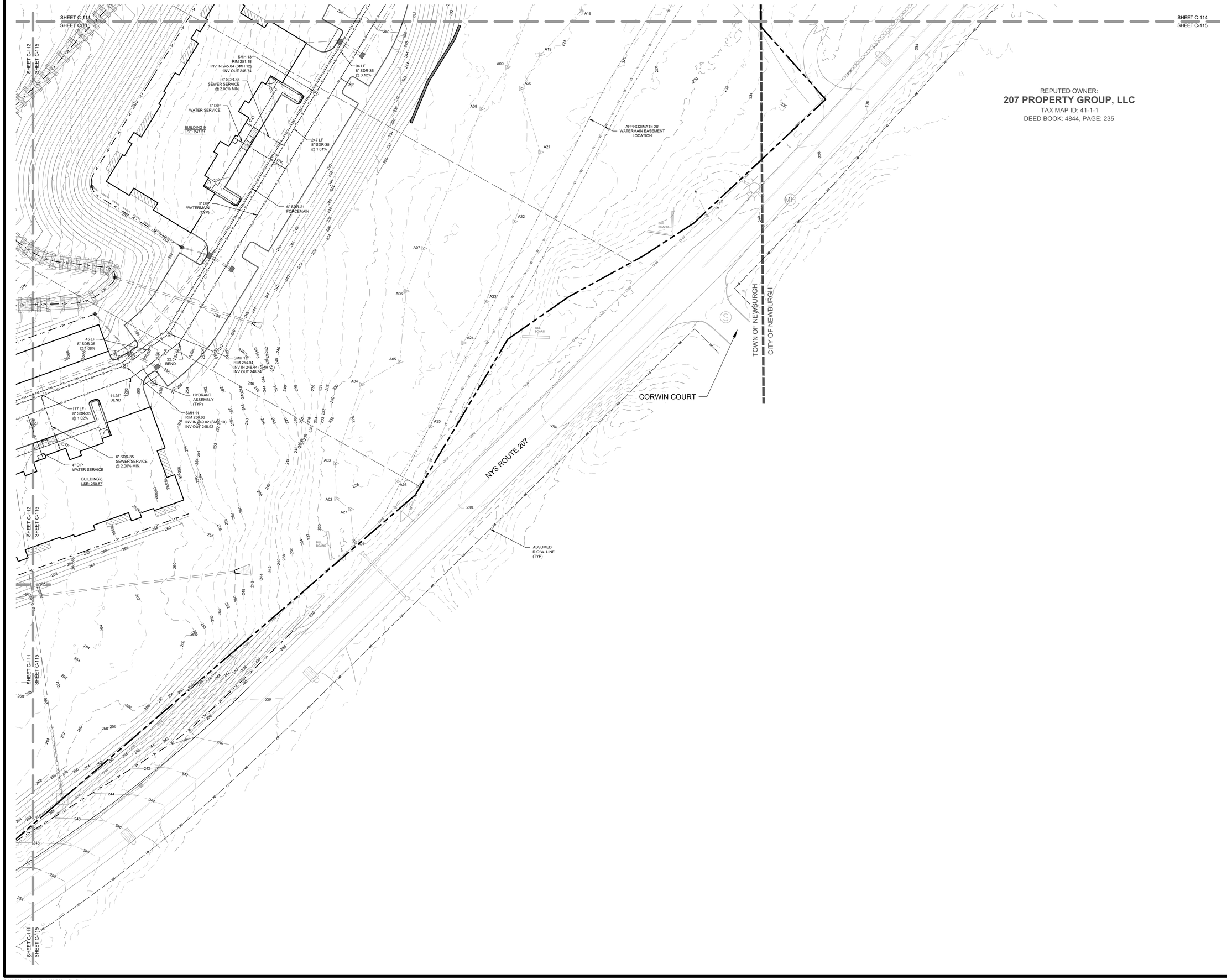
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JOB #:	DRAWN BY:	
1146.01	ZS	
DATE:	SCALE:	C-114
12/05/2022	1" = 30'	
REVISION:	TAX LOT:	
5 - 06/29/2026	VARIOUS	

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REPUTED OWNER:
207 PROPERTY GROUP, LLC
TAX MAP ID: 41-1-1
DEED BOOK: 4844, PAGE: 235

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☑ PLANNING BOARD APPROVAL	16	OF	40
☐ 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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NEW YORK LICENSE # 071701

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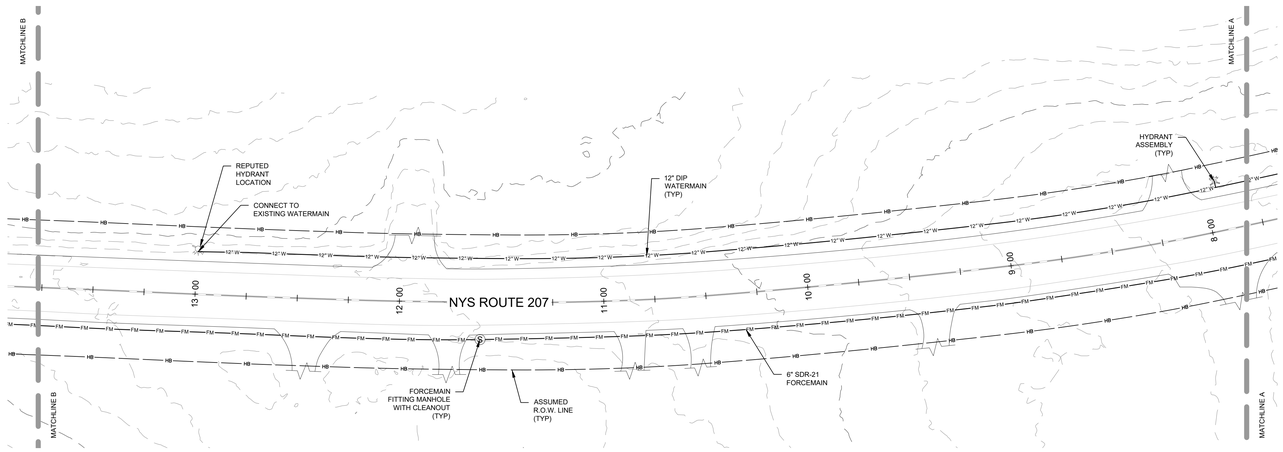
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UTILITY PLAN

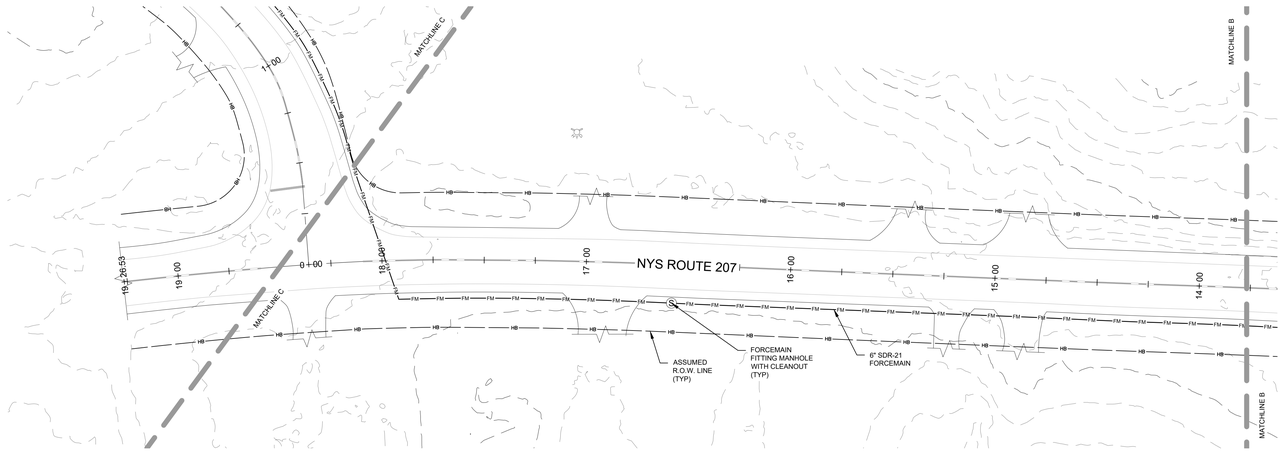
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TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	
DATE:	SCALE:	C-115
12/05/2022	1" = 30'	
REVISION:	TAX LOT:	
5 - 06/29/2026	VARIOUS	

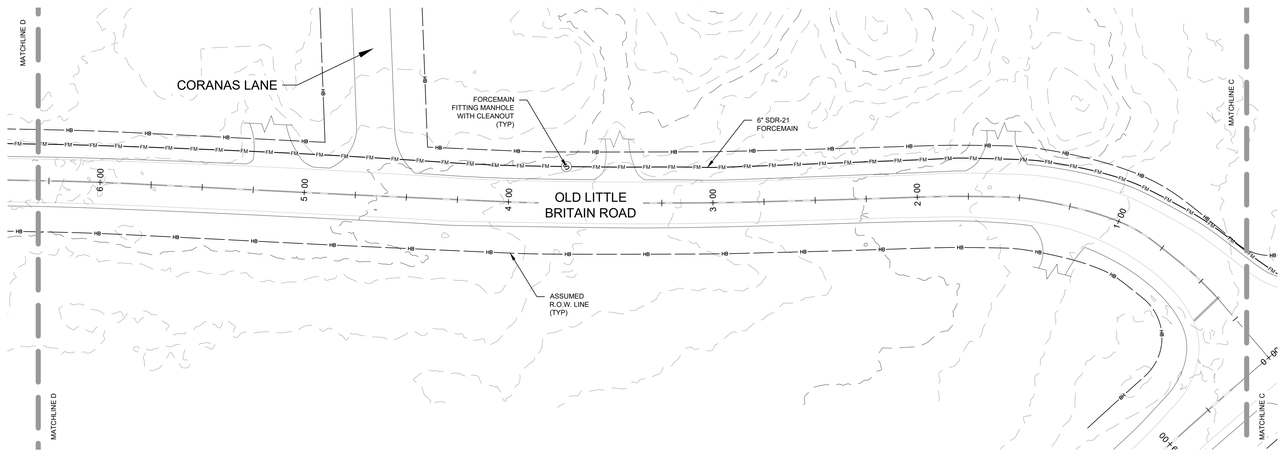
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NYS ROUTE 207 OFFSITE UTILITIES
STA 7+83 TO 13+76
SCALE: 1"=30'



NYS ROUTE 207 OFFSITE UTILITIES
STA 13+76 TO 19+26
SCALE: 1"=30'



OLD LITTLE BRITAIN ROAD OFFSITE UTILITIES
STA 00+00 TO 6+30
SCALE: 1"=30'

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☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	17	OF	40
☐ 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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NEW YORK LICENSE # 071701

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1 inch = 30 ft.

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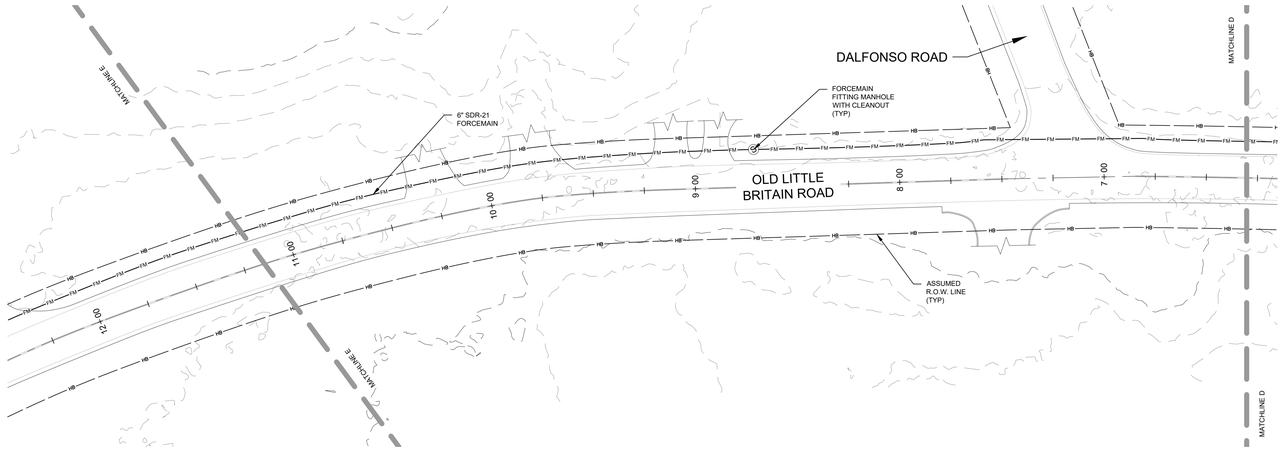
UTILITY PLAN

BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	C-116
DATE: 12/05/2022	SCALE: 1" = 30'	
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

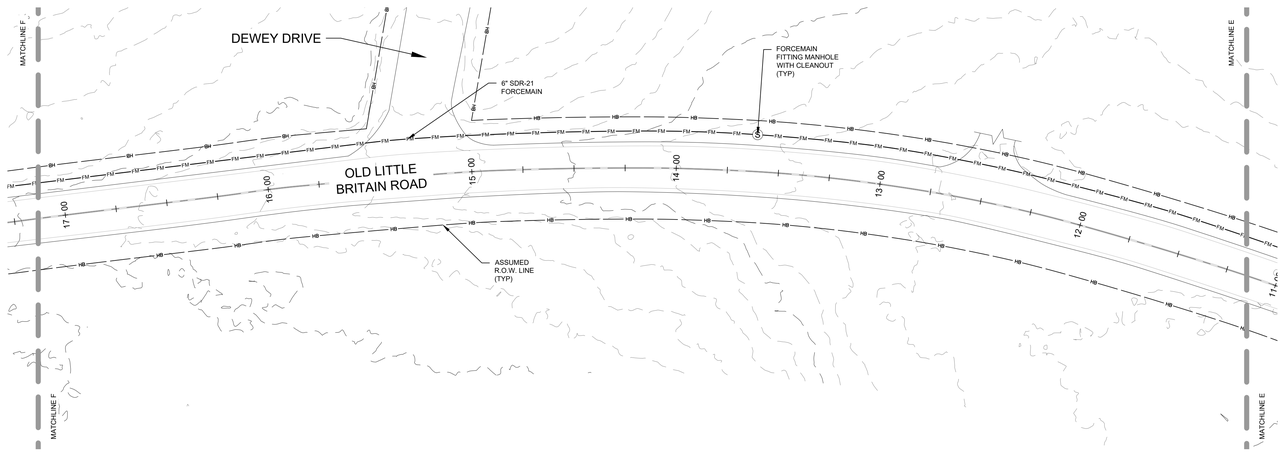
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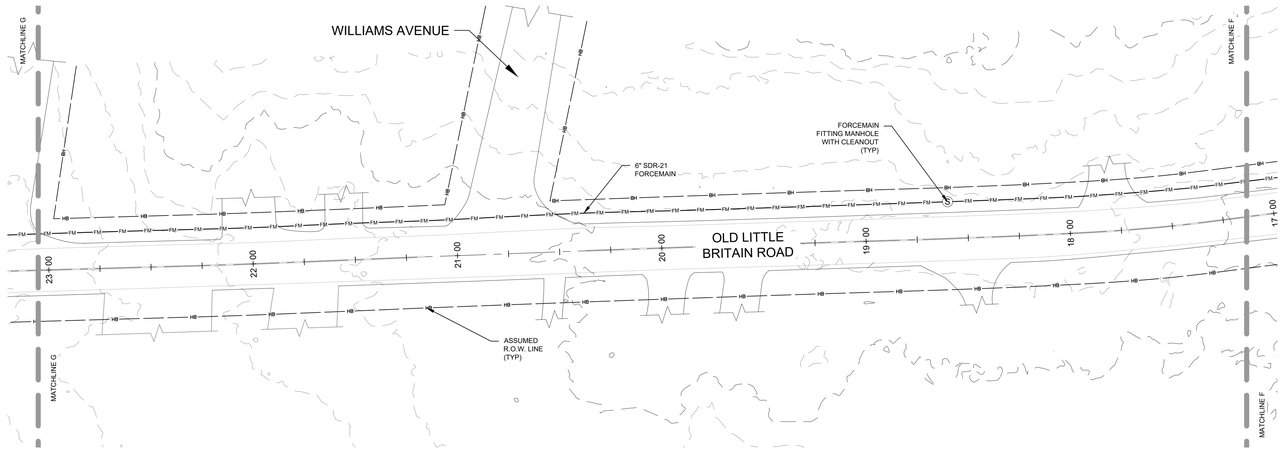
OLD LITTLE BRITAIN ROAD OFFSITE UTILITIES
STA 6+30 TO 11+14

SCALE: 1"=30'



OLD LITTLE BRITAIN ROAD OFFSITE UTILITIES
STA 11+83 TO 17+13

SCALE: 1"=30'



OLD LITTLE BRITAIN ROAD OFFSITE UTILITIES
STA 17+13 TO 23+05

SCALE: 1"=30'

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- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

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No.	DATE	DESCRIPTION
1	09/18/23	PREPARED FOR PB SUBMISSION
2	03/20/24	REVISED PER DEIS COMMENTS
3	12/18/25	REVISED DETAILS
4	02/11/26	REVISED FOR FEIS SUBMISSION
5	06/29/26	REVISED FOR FEIS SUBMISSION

DRAWING STATUS	ISSUE DATE: 06/29/2026		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	18	OF	40
☐ 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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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

30 0 15 30 60

1 inch = 30 ft.

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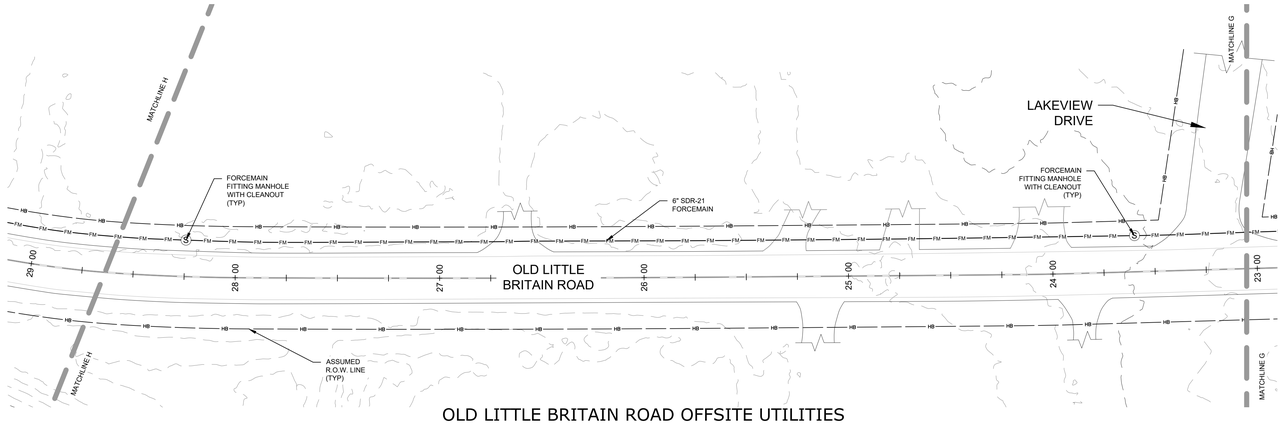
MONTGOMERY OFFICE
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MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

UTILITY PLAN

BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

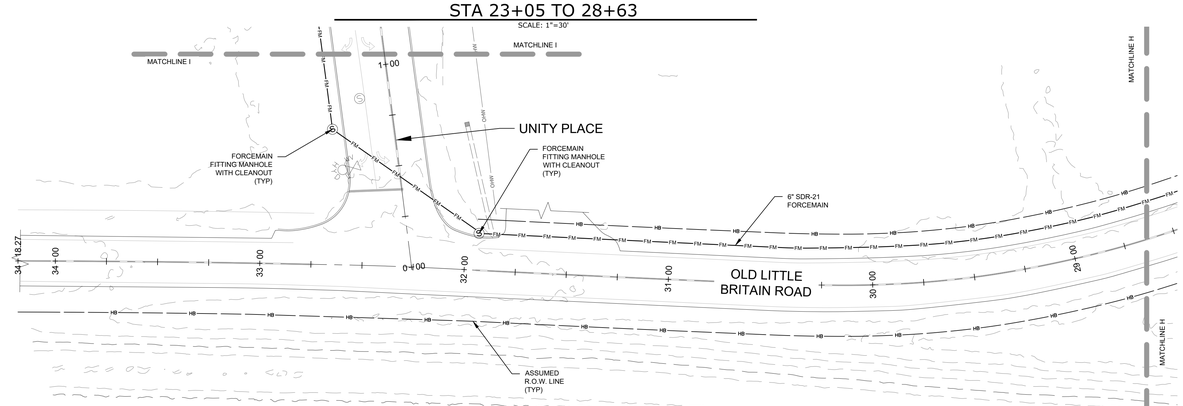
JOB #:	DRAWN BY:	
1146.01	ZS	
DATE: 12/05/2022	SCALE: 1" = 30'	C-117
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

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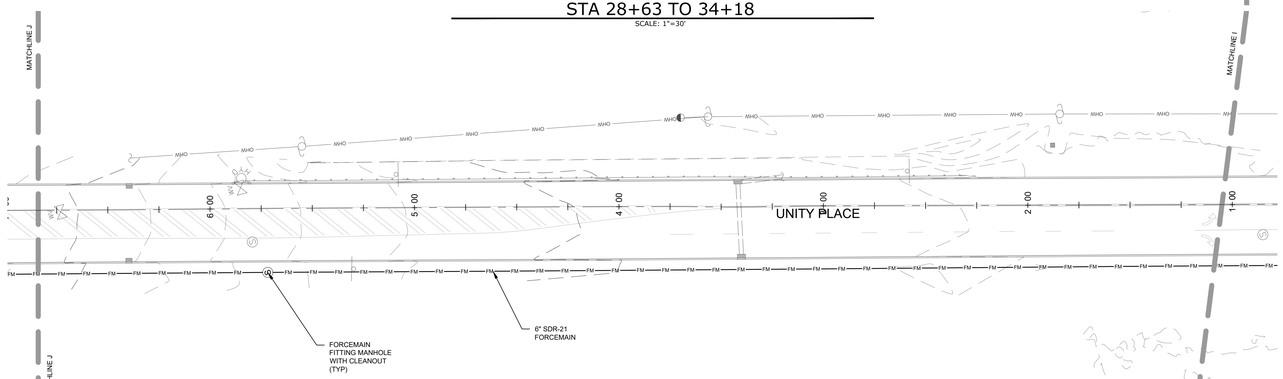
OLD LITTLE BRITAIN ROAD OFFSITE UTILITIES
STA 23+05 TO 28+63

SCALE: 1"=30'



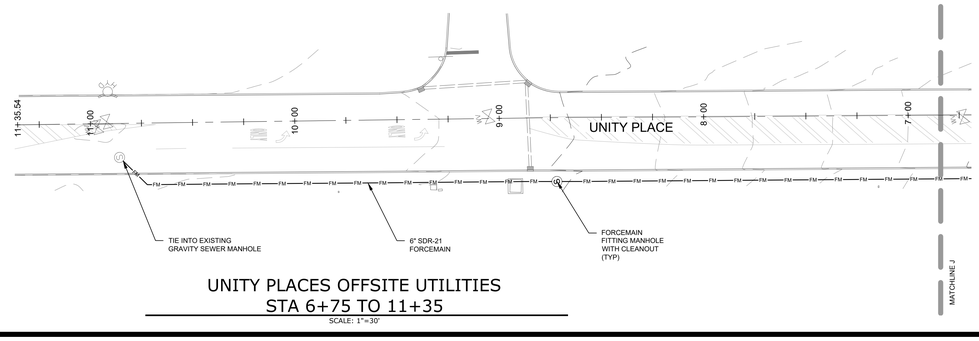
OLD LITTLE BRITAIN ROAD OFFSITE UTILITIES
STA 28+63 TO 34+18

SCALE: 1"=30'



UNITY PLACES OFFSITE UTILITIES
STA 1+00 TO 6+75

SCALE: 1"=30'



UNITY PLACES OFFSITE UTILITIES
STA 6+75 TO 11+35

SCALE: 1"=30'

UDIG·NY
SAFE DIGGING STARTS HERE
- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

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No.	DATE	DESCRIPTION
1	09/18/23	PREPARED FOR PB SUBMISSION
2	03/20/24	REVISED PER DEIS COMMENTS
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5	06/29/26	REVISED FOR FEIS SUBMISSION

DRAWING STATUS	ISSUE DATE: 06/29/2026		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	19	OF	40
☐ 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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NEW YORK LICENSE # 071701

30 0 15 30 60
1 inch = 30 ft.

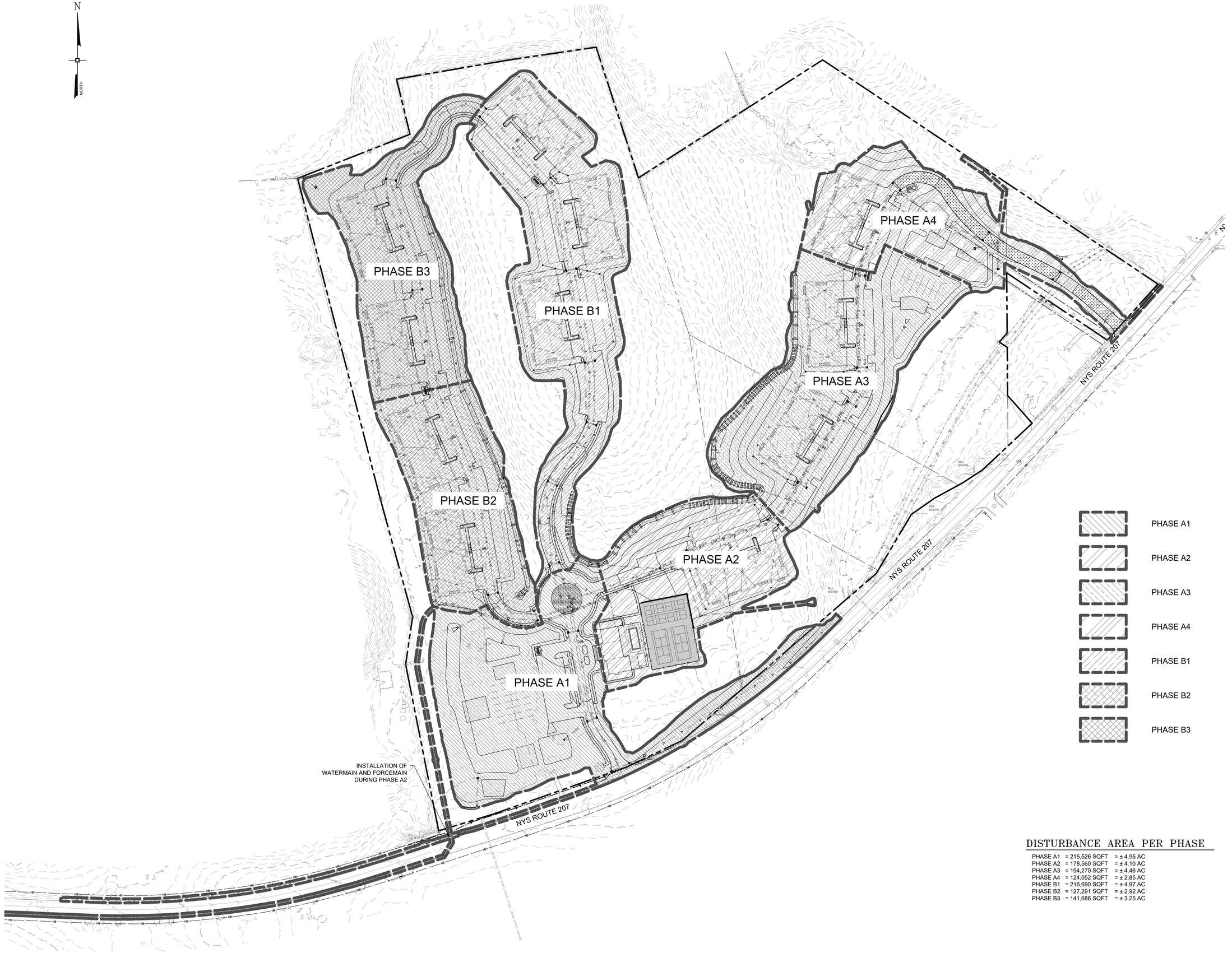
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UTILITY PLAN

BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	
DATE:	SCALE:	C-118
12/05/2022	1" = 30'	
REVISION:	TAX LOT:	
5 - 06/29/2026	VARIOUS	

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PHASE A1

PHASE A2

PHASE A3

PHASE A4

PHASE B1

PHASE B2

PHASE B3

DISTURBANCE AREA PER PHASE

PHASE A1	= 215,526 SQFT	= ± 4.95 AC
PHASE A2	= 178,560 SQFT	= ± 4.10 AC
PHASE A3	= 194,270 SQFT	= ± 4.46 AC
PHASE A4	= 124,052 SQFT	= ± 2.85 AC
PHASE B1	= 216,690 SQFT	= ± 4.97 AC
PHASE B2	= 127,291 SQFT	= ± 2.92 AC
PHASE B3	= 141,686 SQFT	= ± 3.25 AC

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☑ PLANNING BOARD APPROVAL	20	OF	40
☐ 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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80 0 40 80 160
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PHASING PLAN

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JOB #: 1146.01	DRAWN BY: ZS	C-119
DATE: 12/05/2022	SCALE: 1" = 80'	
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

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5	06/29/26	REVISED FOR FEIS SUBMISSION

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☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	21	OF	40
☐ 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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30 0 15 30 60
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JOB #:	DRAWN BY:	
1146.01	ZS	C-120
DATE: 12/05/2022	SCALE: 1" = 30'	
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

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Z:\1146.01 - Britain Woods\1146.01 - Site Plan.dwg
Date Printed: Jun 25, 2026, 10:54am



REPUTED OWNER:
HAWKVIEW REALTY, LLC
TAX MAP ID: 97-1-33.12
DEED BOOK: 5889, PAGE: 38
(FILED MAP 7585, LOT 1)

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- Confirm Utility Response
- Respect The Marks
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DRAWING STATUS	ISSUE DATE: 06/29/2026		
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☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	22	OF	40
☐ 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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30 0 15 30 60
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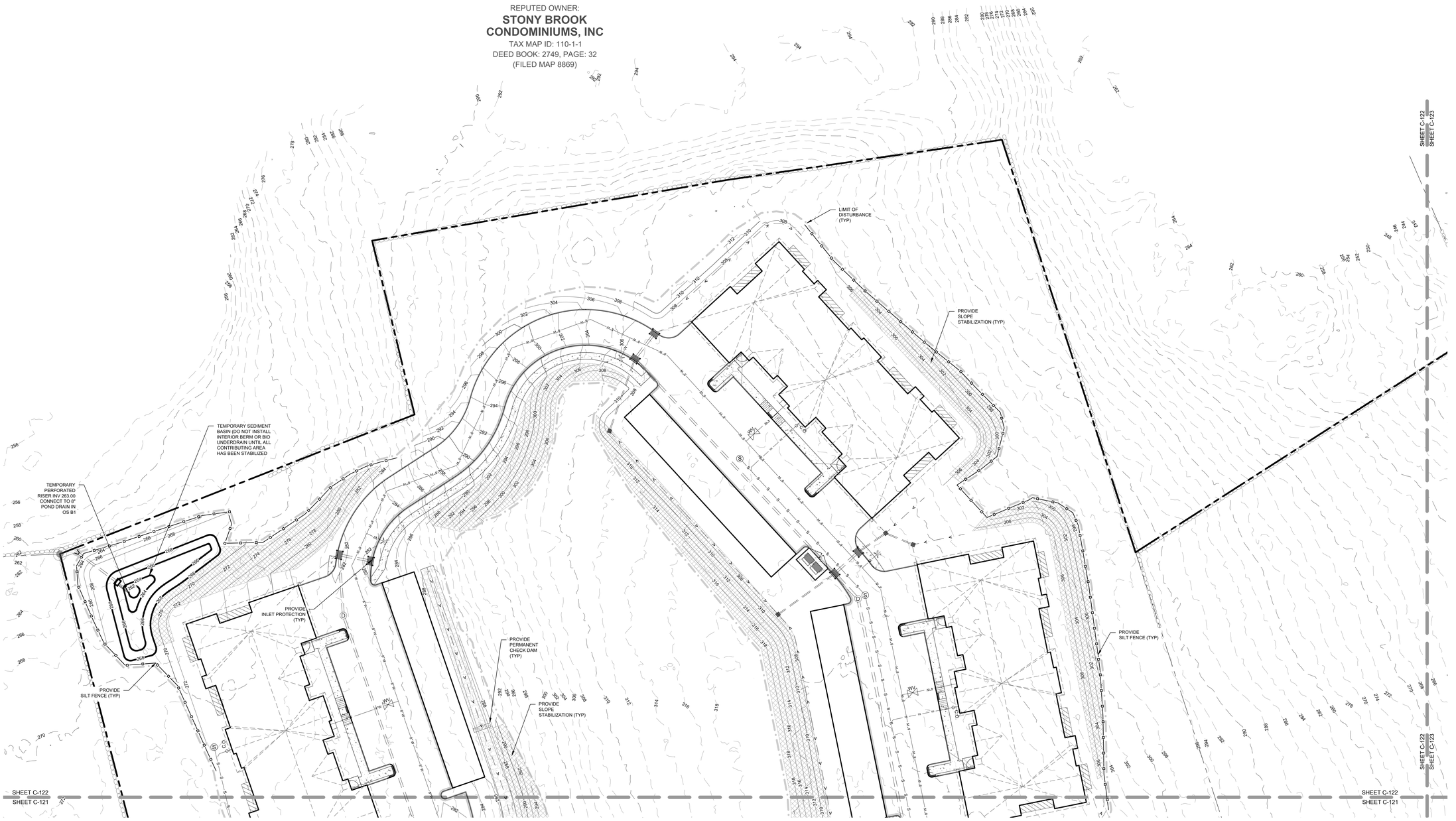
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NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	1146.01	DRAWN BY:	ZS
DATE:	12/05/2022	SCALE:	1" = 30'
REVISION:	5 - 06/29/2026	TAX LOT:	VARIOUS

C-121

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REPUTED OWNER:
STONY BROOK CONDOMINIUMS, INC
TAX MAP ID: 110-1-1
DEED BOOK: 2749, PAGE: 32
(FILED MAP 8869)



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- Respect The Marks
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☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	23	OF	40
☐ 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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NEW YORK LICENSE # 071701

30 0 15 30 60
1 inch = 30 ft.

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NEW YORK STATE ROUTE 207
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ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	C-122
DATE: 12/05/2022	SCALE: 1" = 30'	
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

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REPUTED OWNER:
WISNER NEWBURGH REALTY, LLC
TAX MAP ID: 97-1-31.2
DEED BOOK: 14041, PAGE: 797

REPUTED OWNER:
207 PROPERTY GROUP, LLC
TAX MAP ID: 97-1-31.1
DEED BOOK: 4844, PAGE: 235

REPUTED OWNER:
207 PROPERTY GROUP, LLC
TAX MAP ID: 41-1-1
DEED BOOK: 4844, PAGE: 235

TOWN OF NEWBURGH
CITY OF NEWBURGH

NYS ROUTE 207

SHEET C-122
SHEET C-123
SHEET C-121
SHEET C-124

PROVIDE SILT FENCE (TYP)
PROVIDE SLOPE STABILIZATION (TYP)
LIMIT OF DISTURBANCE (TYP)
PROVIDE INLET PROTECTION (TYP)
PROVIDE PERMANENT CHECK DAM (TYP)
PROVIDE SILT FENCE (TYP)
TEMPORARY SEDIMENT BASIN (DO NOT INSTALL INTERIOR BERM OR BIO UNDERDRAIN UNTIL ALL CONTRIBUTING AREA HAS BEEN STABILIZED
TEMPORARY PERFORATED RISER INV 221.00
PRIOR TO CONSTRUCTION LOCATION OF THE EXISTING CITY OF NEWBURGH UTILITIES SHALL BE LOCATED
EXISTING PUBLIC UTILITIES SHALL BE PROTECTED DURING CONSTRUCTION
ASSUMED R.O.W. LINE (TYP)

B01 B02 B03 B04 B05 B06
A10 A11 A12 A13 A14 A15 A16 A17 A18

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- Dig With Care

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☑ PLANNING BOARD APPROVAL	24	OF	40
☐ 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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30 0 15 30 60
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NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	
DATE:	SCALE:	C-123
12/05/2022	1" = 30'	
REVISION:	TAX LOT:	
5 - 06/29/2026	VARIOUS	

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SHEET C-123
SHEET C-124

SHEET C-121
SHEET C-124

PROVIDE PERMANENT CHECK DAM (TYP)

PROVIDE SLOPE STABILIZATION (TYP)

PROVIDE SILT FENCE (TYP)

PROVIDE INLET PROTECTION (TYP)

LIMIT OF DISTURBANCE (TYP)

PROVIDE SLOPE STABILIZATION (TYP)

PROVIDE CHECK DAM (TYP)

SHEET C-120
SHEET C-124

SHEET C-121
SHEET C-124

SHEET C-120
SHEET C-124

REPUTED OWNER:
207 PROPERTY GROUP, LLC
TAX MAP ID: 41-1-1
DEED BOOK: 4844, PAGE: 235

TOWN OF NEWBURGH
CITY OF NEWBURGH

CORWIN COURT

NYS ROUTE 207

ASSUMED R.O.W. LINE (TYP)

BILL BOARD

MH

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- Respect The Marks
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3	12/18/25	REVISED DETAILS
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☑ PLANNING BOARD APPROVAL	25	OF	40
☐ 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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NEW YORK LICENSE # 071701

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BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	C-124
DATE: 12/05/2022	SCALE: 1" = 30'	
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

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No.	DATE	DESCRIPTION
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2	03/20/24	REVISED PER DEIS COMMENTS
3	12/18/25	REVISED DETAILS
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5	06/29/26	REVISED FOR FEIS SUBMISSION

DRAWING STATUS	ISSUE DATE: 06/29/2026		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	26	OF	40
☐ 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
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LIGHTING SCHEDULE

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	LAMP	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE	DESCRIPTION
	A	13	AMERICAN LIGHTING ELECTRIC	ATB0 P205 R4 3K	LED	1	13679	0.90	102	AUTOBAHN SMALL P205 PACKAGE ROADWAY TYPE IV 3000K
	B	7	AMERICAN LIGHTING ELECTRIC	ATB0 P205 R3 3K HSS	LED	1	12198	0.90	102	AUTOBAHN SMALL P205 PACKAGE ROADWAY TYPE III 3000K HOUSE SIDE SHIELD
	C	24	AMERICAN LIGHTING ELECTRIC	ATB0 P205 R5 3K	LED	1	9783	0.92	70	AUTOBAHN SMALL P205 PACKAGE ROADWAY TYPE V 3000K

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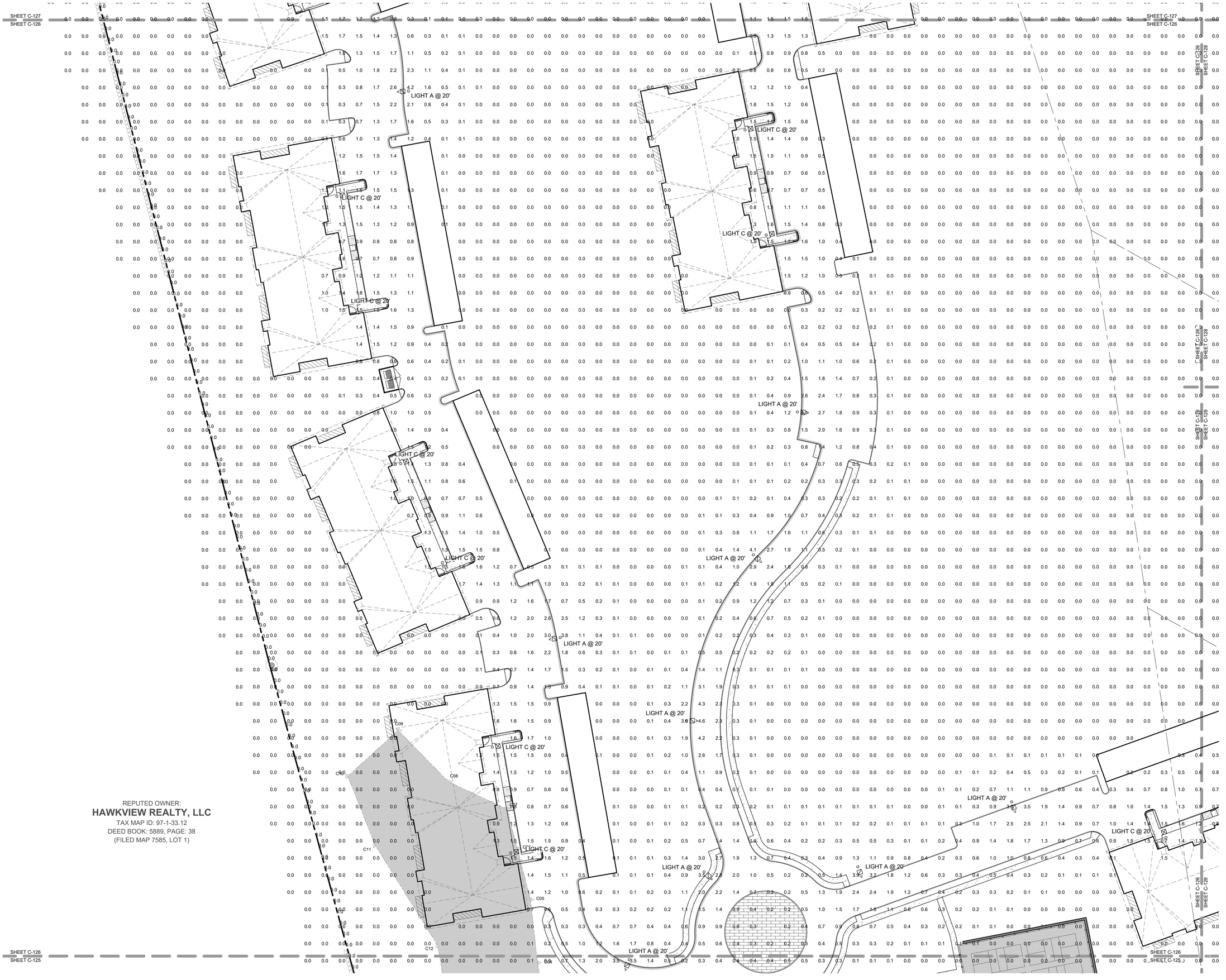
LIGHTING PLAN

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ORANGE COUNTY, NEW YORK

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Z:\1146.01 - Britain Woods\1146.01 - Site Plan.dwg
Date Printed: Jun 25, 2026, 10:41am



REPUTED OWNER:
HAWKVIEW REALTY, LLC
TAX MAP ID: 97-1-33.12
DEED BOOK: 5889, PAGE: 38
(FILED MAP 7585, LOT 1)

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☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
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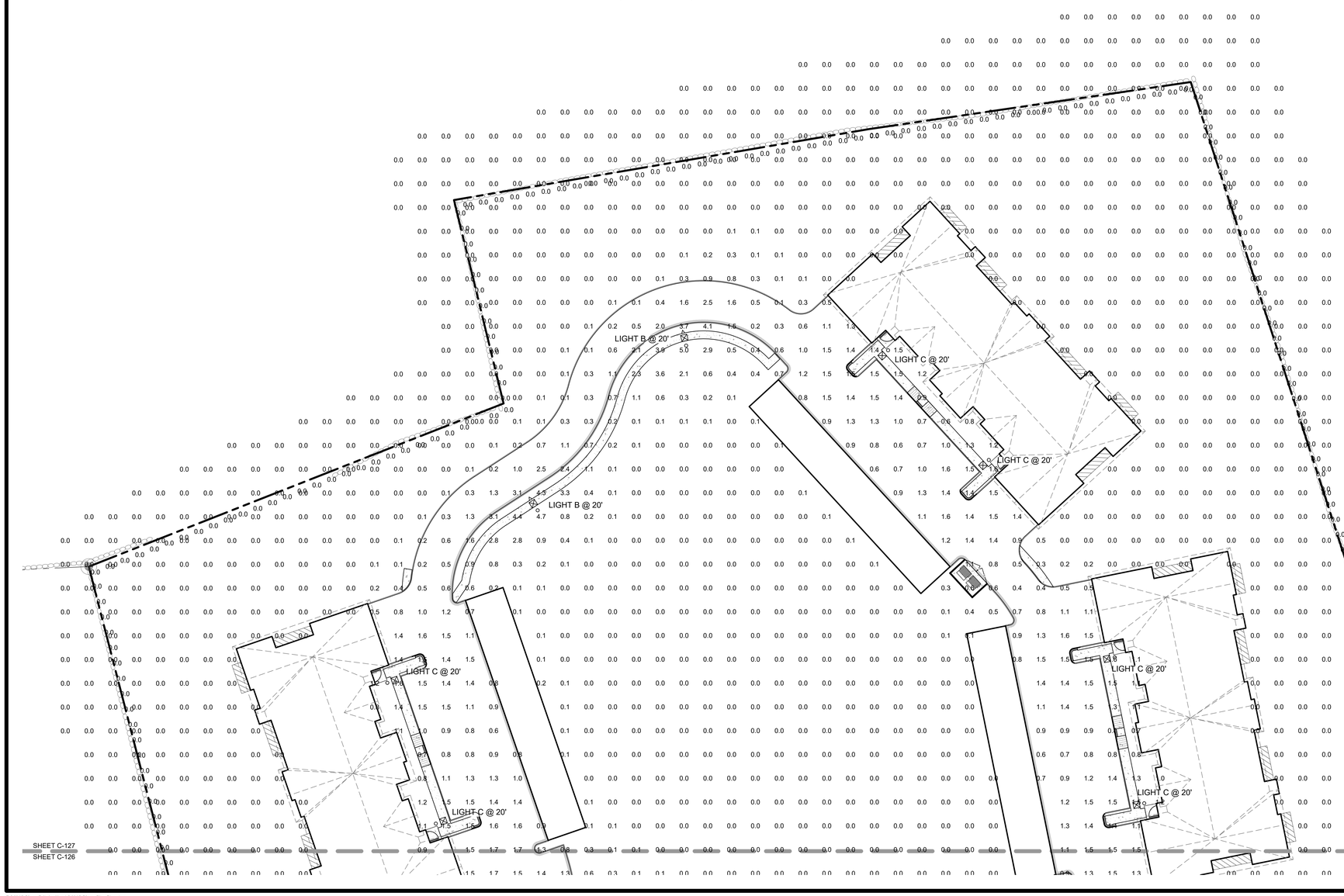
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C-126

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REPUTED OWNER:
STONY BROOK CONDOMINIUMS, INC
TAX MAP ID: 110-1-1
DEED BOOK: 2749, PAGE: 32
(FILED MAP 8869)



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☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
☐ NYSDEC APPROVAL	N/A	OF N/A
☐ NYSDOT APPROVAL	N/A	OF N/A
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☐ FOR BID	N/A	OF N/A
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JOB #:	DRAWN BY:	
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REPUTED OWNER:
WISNER NEWBURGH REALTY, LLC
TAX MAP ID: 97-1-31.2
DEED BOOK: 14041, PAGE: 797

REPUTED OWNER:
207 PROPERTY GROUP, LLC
TAX MAP ID: 97-1-31.1
DEED BOOK: 4844, PAGE: 235

REPUTED OWNER:
207 PROPERTY GROUP, LLC
TAX MAP ID: 41-1-1
DEED BOOK: 4844, PAGE: 235

TOWN OF NEWBURGH
CITY OF NEWBURGH

LIGHT A @ 20'
LIGHT B @ 20'
LIGHT C @ 20'

NYS ROUTE 207

ASSUMED R.O.W. LINE (TYP)

SHEET C-127
SHEET C-128
SHEET C-129

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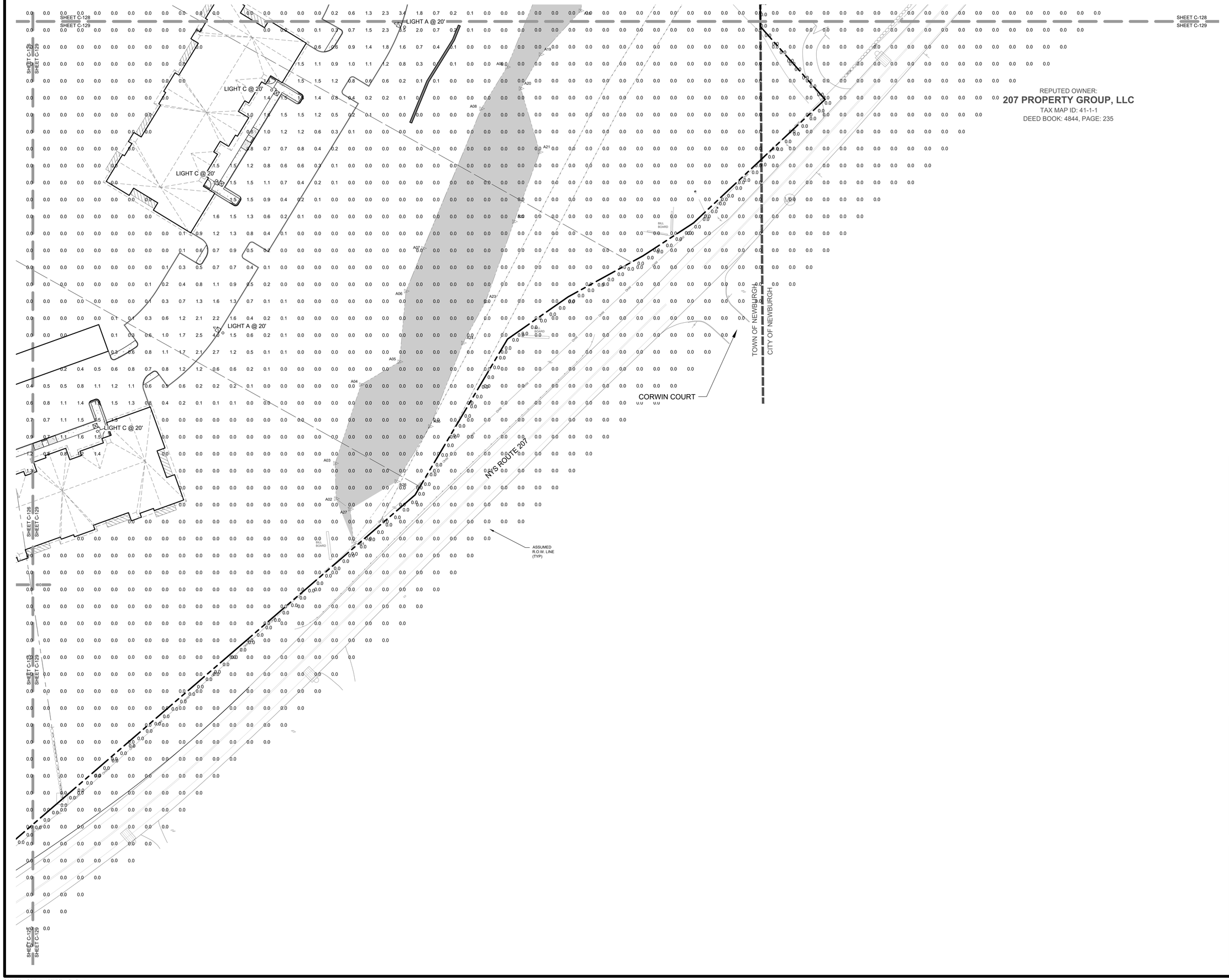
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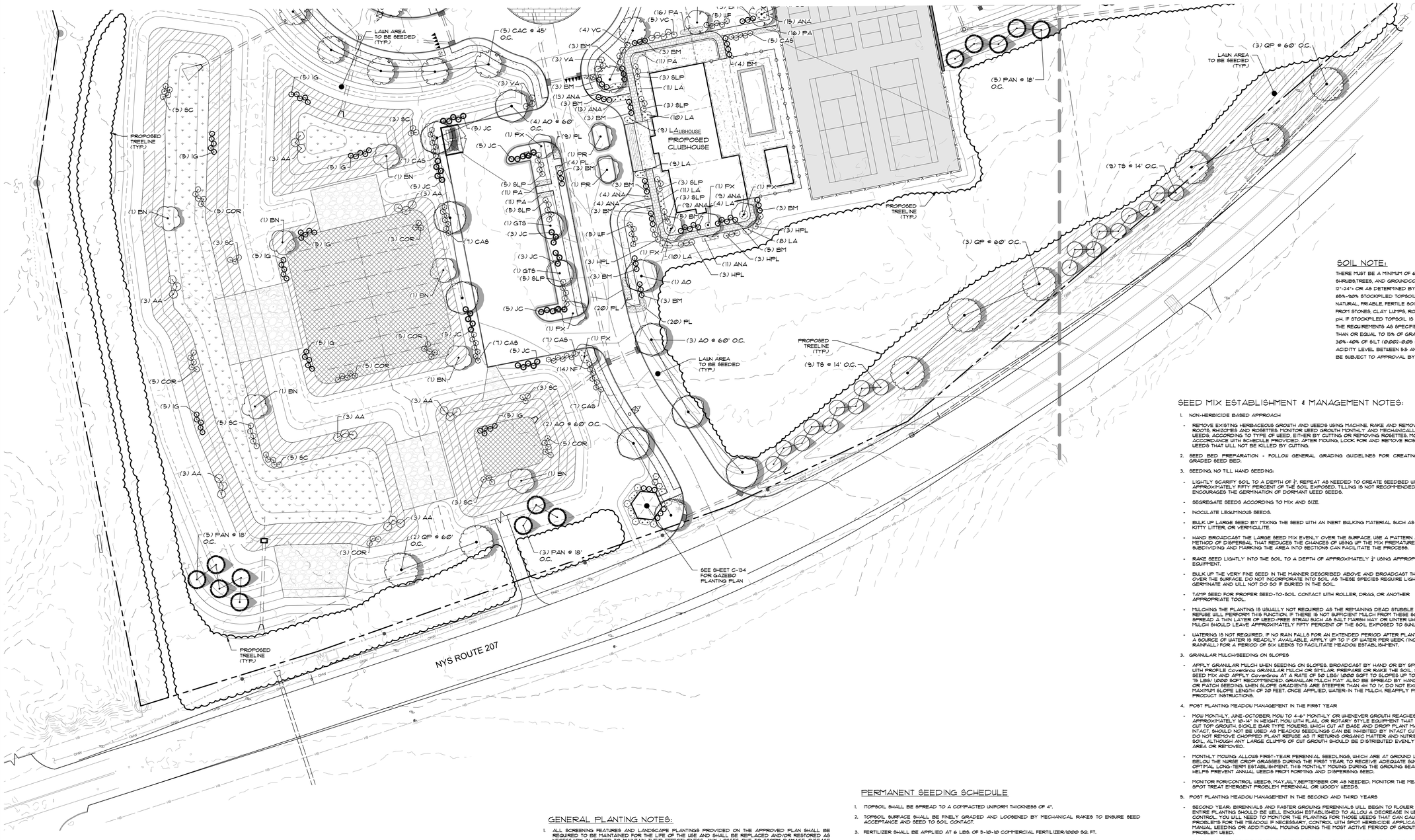
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LIGHTING PLAN

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JOB #:	DRAWN BY:	
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DATE:	SCALE:	C-129
12/05/2022	1" = 30'	
REVISION:	TAX LOT:	
5 - 06/29/2026	VARIOUS	

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SOIL NOTE:

THERE MUST BE A MINIMUM OF 6" TOPSOIL COMPOST MIX IN LAWN AREAS AND A MINIMUM OF 24" IN AREAS WITH SHRUBS,TREES, AND GROUNDCOVERS. SCARIFY OR DIG ALL PROPOSED PLANTING AREAS TO A DEPTH OF 12"-24"+ OR AS DETERMINED BY PROJECT LANDSCAPE ARCHITECT. TOPSOIL-COMPOST MIX SHALL CONSIST OF 85%-90% STOCKPILED TOPSOIL (IF AVAILABLE) AND 10%-15% WELL-ROTTED COMPOST. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE SOIL, CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY, REASONABLY FREE FROM STONES, CLAY LUMPS, ROOTS AND OTHER FOREIGN MATTER, WITH AN ACIDITY LEVEL BETWEEN 5.5 AND 7 pH. IF STOCKPILED TOPSOIL IS NOT AVAILABLE, USE PURCHASED TOPSOIL IN SUFFICIENT QUANTITY TO COMPLETE THE REQUIREMENTS AS SPECIFIED. SITE SOIL SHALL MEET THE FOLLOWING PARTICLE SIZE DISTRIBUTIONS: LESS THAN OR EQUAL TO 15% OF GRAVEL (PARTICLE SIZE GREATER THAN 2.00 mm.), 40%-60% OF SAND (0.05-2mm), 30%-40% OF SILT (0.002-0.05 mm); AND 10%-25% CLAY (0.002 mm) AND 10%-15% WELL-ROTTED COMPOST WITH AN ACIDITY LEVEL BETWEEN 5.5 AND 7.0 pH. PERCENTAGES ARE BY WEIGHT. TOPSOIL AND PURCHASED SOIL SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT.

SEED MIX ESTABLISHMENT & MANAGEMENT NOTES:

1. NON-HERBICIDE BASED APPROACH
   - REMOVE EXISTING HERBACEOUS GROUTH AND WEEDS USING MACHINE, RAKE AND REMOVE VISIBLE ROOTS, RHIZOMES AND ROSETTES. MONITOR WEED GROUTH MONTHLY AND MECHANICALLY REMOVE WEEDS, ACCORDING TO TYPE OF WEED, EITHER BY CUTTING OR REMOVING ROSETTES. MOW IN ACCORDANCE WITH SCHEDULE PROVIDED. AFTER MOWING, LOOK FOR AND REMOVE ROSETTES OF WEEDS THAT WILL NOT BE KILLED BY CUTTING.
2. SEED BED PREPARATION - FOLLOW GENERAL GRADING GUIDELINES FOR CREATING A FINELY GRADED SEED BED.
3. SEEDING, NO TILL HAND SEEDING:
   - LIGHTLY SCARIFY SOIL TO A DEPTH OF 1". REPEAT AS NEEDED TO CREATE SEEDBED WITH APPROXIMATELY FIFTY PERCENT OF THE SOIL EXPOSED. TILLING IS NOT RECOMMENDED AS IT ENCOURAGES THE GERMINATION OF DORMANT WEED SEEDS.
   - SEGREGATE SEEDS ACCORDING TO MIX AND SIZE.
   - INOCULATE LEGUMINOUS SEEDS.
   - BULK UP LARGE SEED BY MIXING THE SEED WITH AN INERT BULKING MATERIAL SUCH AS SAW DUST, KITTY LITTER, OR VERMICULITE.
   - HAND BROADCAST THE LARGE SEED MIX EVENLY OVER THE SURFACE. USE A PATTERN AND METHOD OF DISPERSAL THAT REDUCES THE CHANCES OF USING UP THE MIX PREMATURELY. SUBDIVIDING AND MARKING THE AREA INTO SECTIONS CAN FACILITATE THE PROCESS.
   - RAKE SEED LIGHTLY INTO THE SOIL TO A DEPTH OF APPROXIMATELY 1" USING APPROPRIATE EQUIPMENT.
   - BULK UP THE VERY FINE SEED IN THE MANNER DESCRIBED ABOVE AND BROADCAST THIS MIX OVER THE SURFACE. DO NOT INCORPORATE INTO SOIL AS THESE SPECIES REQUIRE LIGHT TO GERMINATE AND WILL NOT DO SO IF BURIED IN THE SOIL.
   - TAMP SEED FOR PROPER SEED-TO-SOIL CONTACT WITH ROLLER, DRAG, OR ANOTHER APPROPRIATE TOOL.
   - MULCHING THE PLANTING IS USUALLY NOT REQUIRED AS THE REMAINING DEAD STUBBLE AND PLANT REFUSE WILL APPROPRIATELY PERFORM THIS FUNCTION. IF THERE IS NOT SUFFICIENT MULCH FROM THESE SOURCES, SPREAD A THIN LAYER OF WEED-FREE STRAW SUCH AS SALT MARSH HAY OR WINTER WHEAT STRAW. MULCH SHOULD LEAVE APPROXIMATELY FIFTY PERCENT OF THE SOIL EXPOSED TO SUNLIGHT.
   - WATERING IS NOT REQUIRED. IF NO RAIN FALLS FOR AN EXTENDED PERIOD AFTER PLANTING AND IF A SOURCE OF WATER IS READILY AVAILABLE, APPLY 1" UP TO 1" OF WATER PER WEEK (INCLUDING RAINFALL) FOR A PERIOD OF SIX WEEKS TO FACILITATE MEADOW ESTABLISHMENT.
3. GRANULAR MULCH/SEEDING ON SLOPES
   - APPLY GRANULAR MULCH WHEN SEEDING ON SLOPES. BROADCAST BY HAND OR BY SPREADER WITH PROFILE Covergrow GRANULAR MULCH OR SIMILAR. PREPARE OR RAKE THE SOIL, SPREAD SEED MIX AND APPLY Covergrow AT A RATE OF 50 LBS/ 1000 SQFT TO SLOPES UP TO 3:1H,V AND 75 LBS/ 1000 SQFT RECOMMENDED. GRANULAR MULCH MAY ALSO BE SPREAD BY HAND FOR SPOT OR PATCH SEEDING. WHEN SLOPE GRADIENTS ARE STEEPER THAN 4H TO V, DO NOT EXCEED MAXIMUM SLOPE LENGTH OF 20 FEET. ONCE APPLIED, WATER-IN THE MULCH. REAPPLY PER PRODUCT INSTRUCTIONS.
4. POST PLANTING MEADOW MANAGEMENT IN THE FIRST YEAR
   - MOW MONTHLY, JUNE-OCTOBER. MOW TO 4-6" MONTHLY OR WHENEVER GROUTH REACHES APPROXIMATELY 10-14" IN HEIGHT. MOW WITH FLAIL OR ROTARY STYLE EQUIPMENT THAT WILL CHOP CUT TOP GROUTH. SICKLE BAR TYPE MOWERS, WHICH CUT AT BASE AND DROP PLANT MATERIAL INTACT, SHOULD NOT BE USED. AS MEADOW SEEDLINGS CAN BE INHIBITED BY INTACT CUT MATERIAL. DO NOT REMOVE CHOPPED PLANT REFUSE AS IT RETURNS ORGANIC MATTER AND NUTRIENTS TO THE SOIL, ALTHOUGH ANY LARGE CLUMPS OF CUT GROUTH SHOULD BE DISTRIBUTED EVENLY OVER THE AREA OR REMOVED.
   - MONTHLY MOWING ALLOWS FIRST-YEAR PERENNIAL SEEDLINGS, WHICH ARE AT GROUND LEVEL BELOW THE NURSE CROP GRASSES DURING THE FIRST YEAR, TO RECEIVE ADEQUATE SUNLIGHT FOR OPTIMAL LONG-TERM ESTABLISHMENT. THIS MONTHLY MOWING DURING THE GROWING SEASON ALSO HELPS PREVENT ANNUAL WEEDS FROM FORMING AND DISPERSING SEED.
   - MONITOR FOR/CONTROL WEEDS. MAY,JULY-SEPTEMBER OR AS NEEDED. MONITOR THE MEADOW AND SPOT TREAT EMERGENT PROBLEM PERENNIAL OR WOODY WEEDS.
5. POST PLANTING MEADOW MANAGEMENT IN THE SECOND AND THIRD YEARS
   - SECOND YEAR: BIRENNIALS AND FASTER GROWING PERENNIALS WILL BEGIN TO FLOWER AND THE ENTIRE PLANTING SHOULD BE WELL ENOUGH ESTABLISHED TO ALLOW A DECREASE IN WEED CONTROL. YOU WILL NEED TO MONITOR THE PLANTING FOR THOSE WEEDS THAT CAN CAUSE PROBLEMS FOR THE MEADOW. IF NECESSARY, CONTROL WITH SPOT HERBICIDE APPLICATION, MANUAL WEEDING OR ADDITIONAL MOWING DURING THE MOST ACTIVE PERIOD OF GROUTH OF THE PROBLEM WEED.
   - THIRD AND SUBSEQUENT YEARS: NATIVE MEADOW PLANTS SHOULD BE FAIRLY DOMINANT AND ABLE TO RESIST WEED INVASION WITH MINIMAL MANAGEMENT. MAINTENANCE CONSISTS OF A SINGLE MOWING IN LATE FALL OR EARLY SPRING AND PERIODIC MONITORING.

GENERAL PLANTING NOTES:

1. ALL SCREENING FEATURES AND LANDSCAPE PLANTINGS PROVIDED ON THE APPROVED PLAN SHALL BE REQUIRED TO BE MAINTAINED FOR THE LIFE OF THE USE AND SHALL BE REPLACED AND/OR RESTORED AS NECESSARY IN ORDER TO MAINTAIN THEIR EFFECTIVENESS. ANY LOSSES DUE TO STORM DAMAGE, DISEASE OR OTHER FACTORS SHALL BE REPLACED IN KIND WITHIN A PERIOD NOT MORE THAN SIX MONTHS AND THIS REQUIREMENT SHALL BE CONDITION OF ALL COMMERCIAL SITE PLAN APPROVALS AND ALL RELATED CERTIFICATES OF OCCUPANCY.
2. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF PROJECT PLANTING. DEAD, DYING, UNHEALTHY AND/OR PLANTS IN POOR CONDITION SHALL BE REPLACED IN THE SAME PLANTING SEASON THAT THE LANDSCAPE ARCHITECT HAS DEEMED THE PLANT UNACCEPTABLE. PLANTINGS THAT REQUIRE REPLACEMENT SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. EXISTING VEGETATION AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE TOPSOILED AND SEEDED UPON COMPLETION OF WORK.
4. NEW PLANTING ROOT BALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING THE PLANT.
5. ALL PLANTINGS SHOWN ON APPROVED SITE DEVELOPMENT PLAN OR SPECIAL PERMIT PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION AND PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT GROWING SEASON.
6. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
7. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND OBTAIN AS-BUILT INFORMATION. DRAWINGS WERE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED OF ANY DISCREPANCIES.
8. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE IN WRITING PRIOR TO INITIATING OPERATIONS.
9. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
10. CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
11. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
12. ALL TREES PLANTED IN LAWN AREA SHALL RECEIVE A 4' DIAMETER MULCH RING AT A DEPTH OF 4".
13. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
14. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER AND COMPLETE INSTRUCTIONS.

PERMANENT SEEDING SCHEDULE

1. ITOPSOIL SHALL BE SPREAD TO A COMPACTED UNIFORM THICKNESS OF 4".
2. TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSENED BY MECHANICAL RAKES TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT.
3. FERTILIZER SHALL BE APPLIED AT 6 LBS. OF 5-10-10 COMMERCIAL FERTILIZER/1000 SQ. FT.
4. SEEDING SHALL BE INSTALLED AT 5 LBS/1000 SQ. FT. OF:
   - 60% KENTUCKY BLUE GRASS
   - 20% CHEWINGS FESCUE
   - 20% PERENNIAL RYE

PLANTING SCHEDULE

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

STORMWATER MANAGEMENT PLANTINGS:

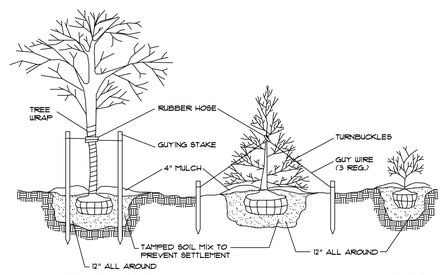
LOWEST ZONE / AQUATICS AREA:
ROTAMOGETON PECTINATUS, CERATOPHYLLUM DEMERSUM, ELODEA CANADENSIS, VALLISNARIA AMERICANA, GLYCERIA PALLIDA, MYOSOTIS LAXA, LEERSIA ORYZOIDES, POLYGONUM AMPHIBIUM, NYMPHEA ODORATA, NUPHAR ADVENA.
1 LB PER 1,000 SF.

PERMANENT GRASS MIX

DRAW DOWN ZONE/ EMERGENT AREA:
NORTHEAST WETLAND NATIVE WILDFLOWER MIX
1 LB PER 1,000 SF.

NORTHEAST WETLAND GRASS SEED MIX
1 LB PER 3,000 SF.

- AS MANUFACTURED BY SOUTHERN TIER CONSULTING, INC. WEST CLARKSVILLE, NEW YORK



PLANTING & GUYING DETAIL
SCALE: NTS

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THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	31	OF	40
☐ 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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REGISTERED LANDSCAPE ARCHITECT STEVEN T. ESPOSITO NO. 001169 STATE OF NEW YORK

STEVEN T. ESPOSITO, R.L.A.
NEW YORK LICENSE # 001169

30 0 15 30 60
1 inch = 30 ft.

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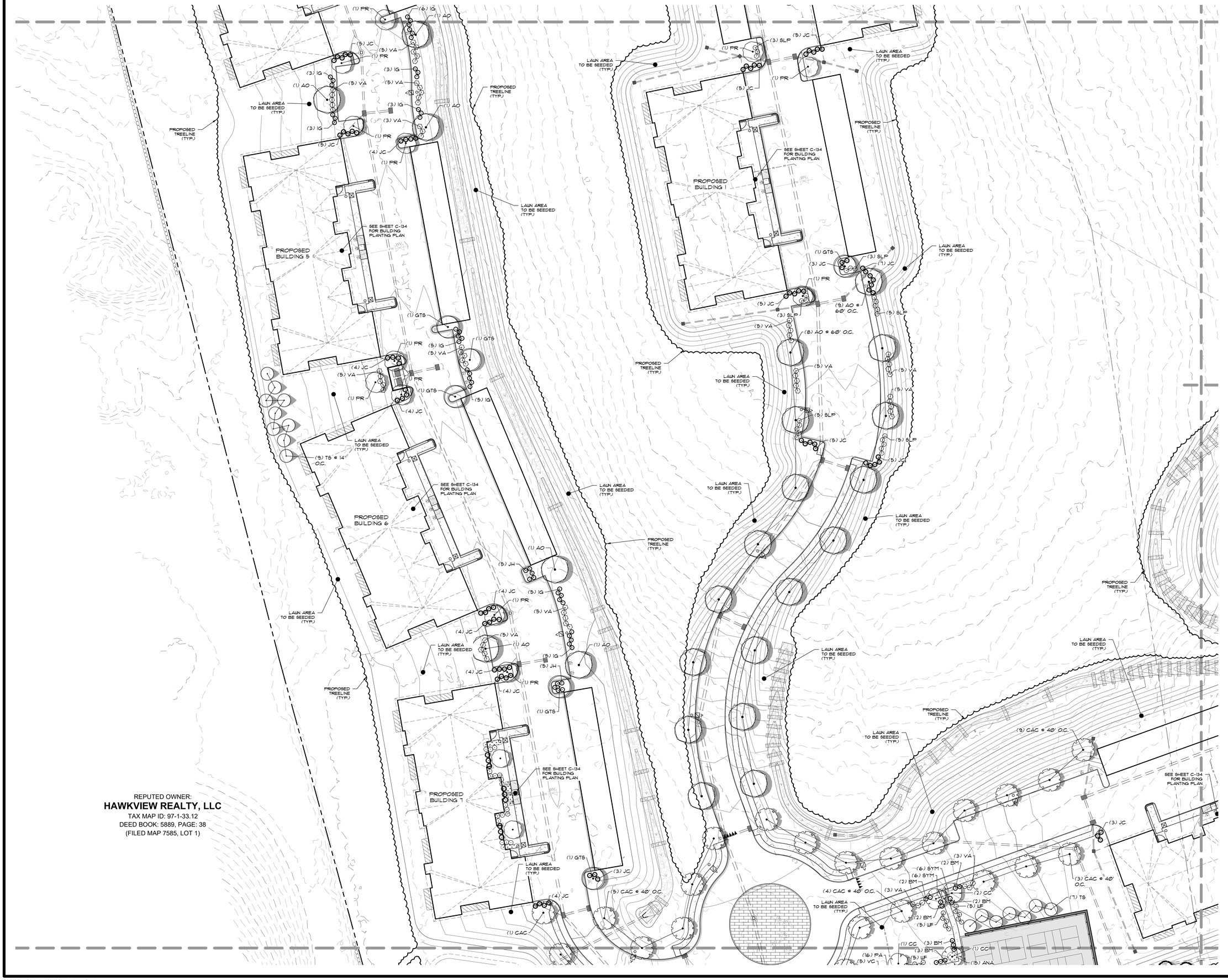
LANDSCAPE PLAN

BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:
1146.01	ZS
DATE:	SCALE:
12/05/2022	AS SHOWN
REVISION:	TAX LOT:
5 - 06/29/2026	VARIOUS

C-130

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REPUTED OWNER:
HAWKVIEW REALTY, LLC
TAX MAP ID: 97-1-33.12
DEED BOOK: 5889, PAGE: 38
(FILED MAP 7585, LOT 1)

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☐ NYSDOT APPROVAL	N/A	OF	N/A
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REGISTERED LANDSCAPE ARCHITECT
STEVEN T. ESPOSITO
NO. 001169
STATE OF NEW YORK

STEVEN T. ESPOSITO, R.L.A.
NEW YORK LICENSE # 001169

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1 inch = 30 ft.

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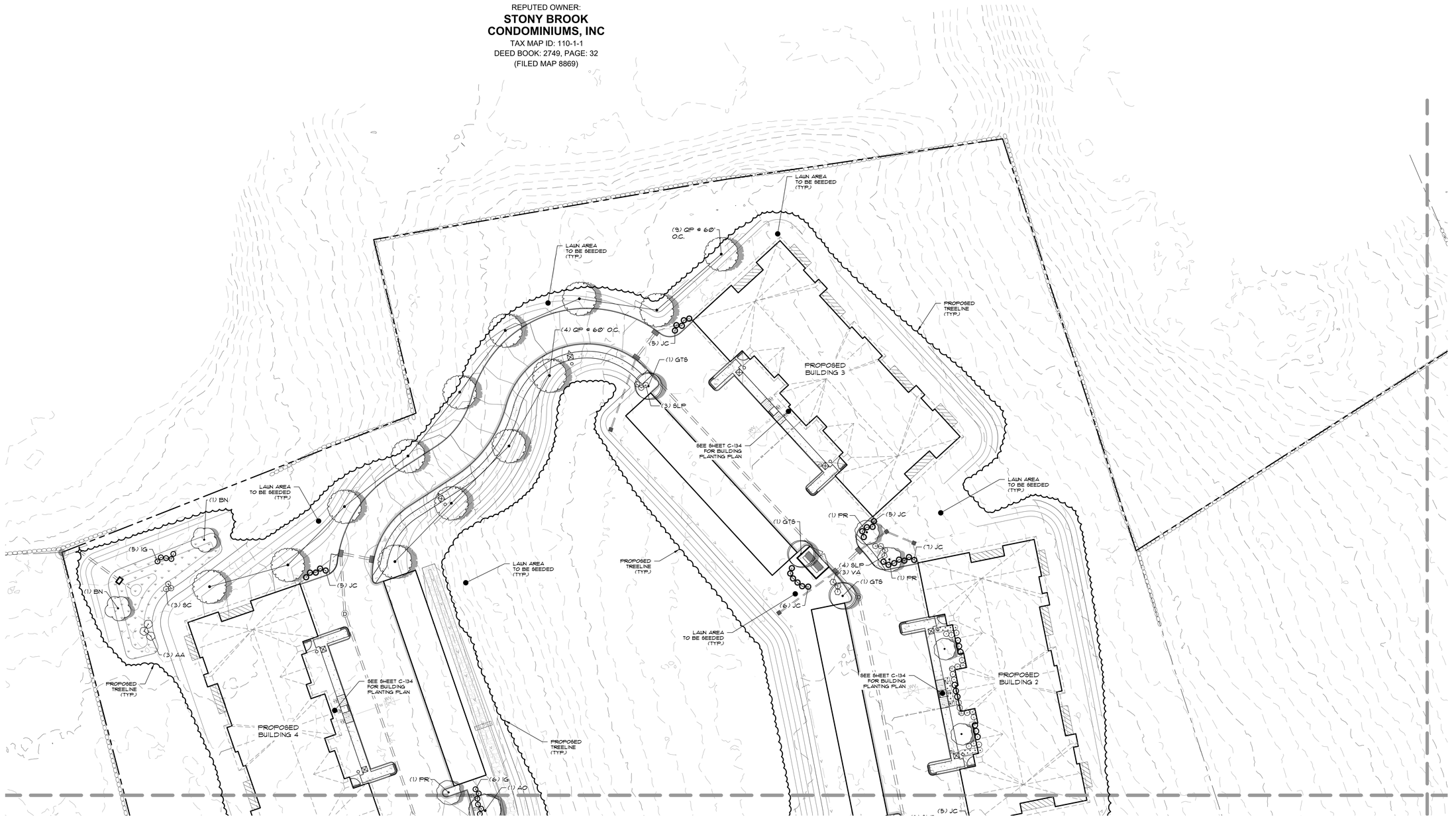
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DATE: 12/05/2022	SCALE: AS SHOWN	C-131
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

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REPUTED OWNER:
STONY BROOK CONDOMINIUMS, INC
TAX MAP ID: 110-1-1
DEED BOOK: 2749, PAGE: 32
(FILED MAP 8869)



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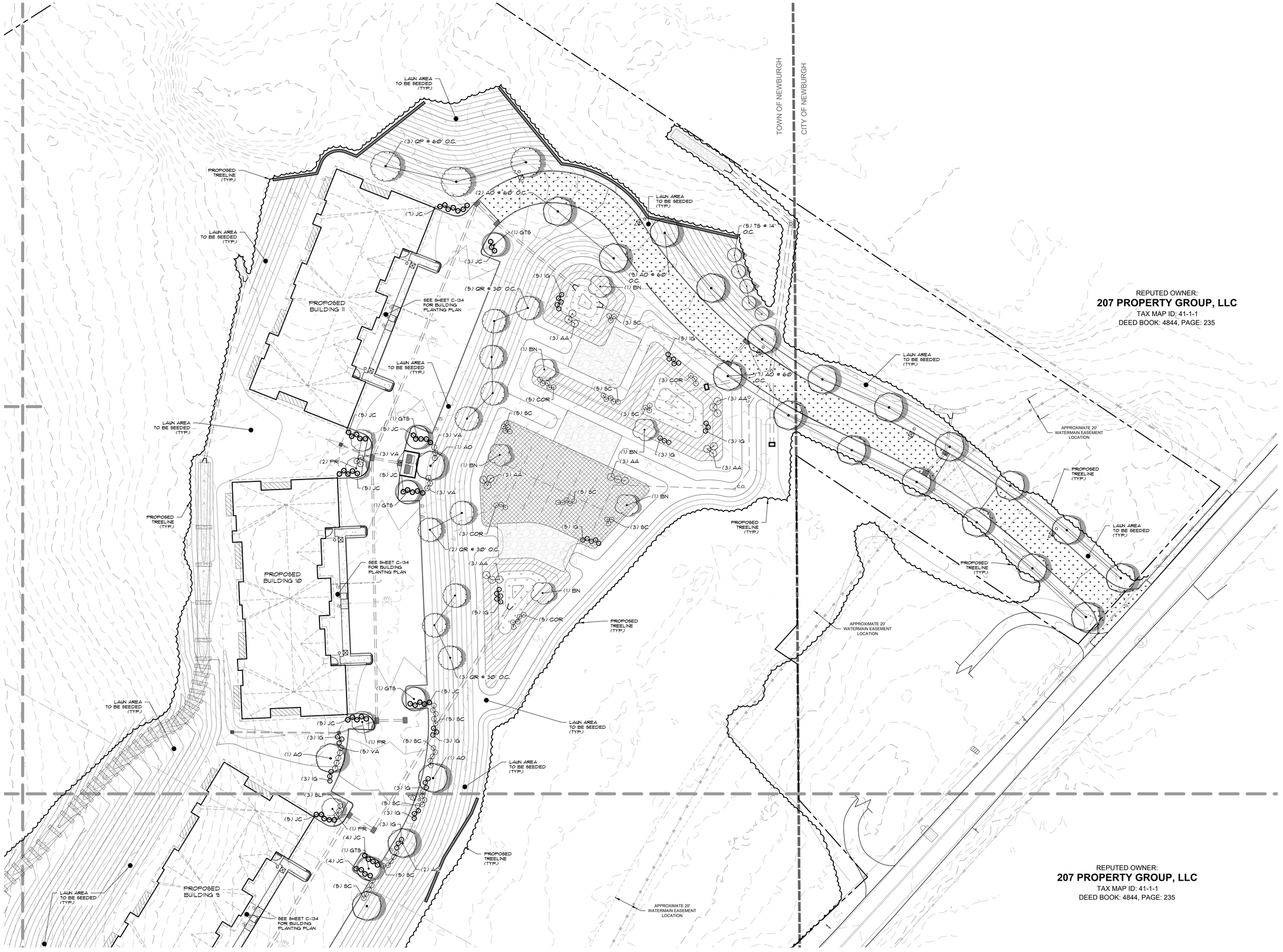
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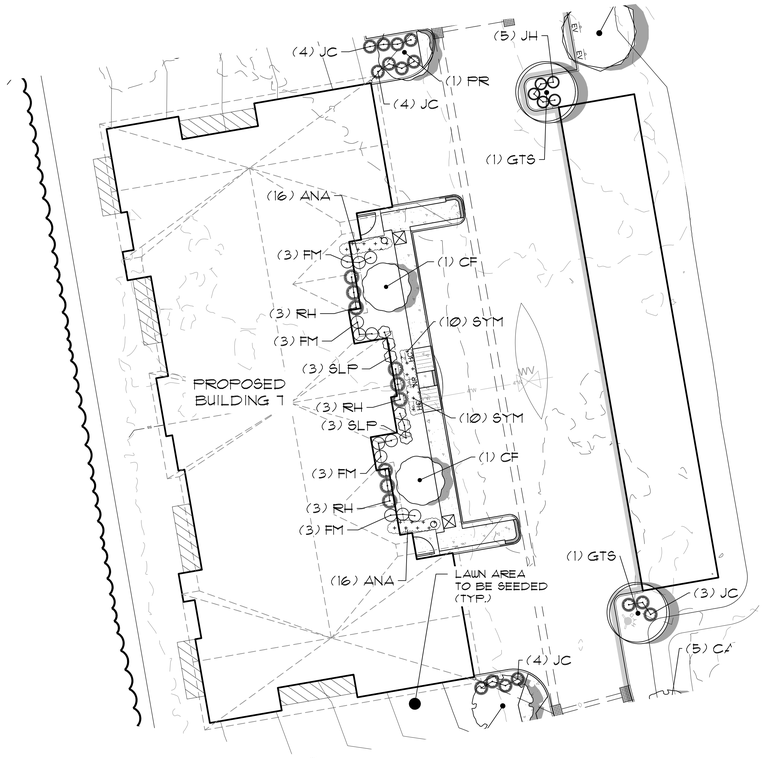
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SITE PLANTING SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
DECIDUOUS TREES					
	AO	Acer rubrum 'October Glory' / October Glory Red Maple	3"-3-1/2" Cal.	62	B&B
	BN	Betula nigra / River Birch	14#-16# Ht.	15	B&B
	CAC	Carpinus caroliniana / American Hornbeam	3"-3-1/2" Cal.	27	B&B
	CC	Cercis canadensis / Eastern Redbud	2-1/2"-3" Cal.	4	B&B
	CF	Cornus florida / Flowering Dogwood	12#-14# Ht.	26	B&B
	GTS	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	3"-3-1/2" Cal.	17	B&B
	PR	Prunus subhirtella 'Autumnalis' / Autumn Flowering Cherry	2-1/2"-3" Cal.	23	B&B
	PX	Prunus x yedoensis / Yoshino Cherry	2-1/2"-3" Cal.	6	B&B
	QP	Quercus palustris / Pin Oak	3"-3-1/2" Cal.	24	B&B
	QR	Quercus rubra / Red Oak	3"-3-1/2" Cal.	10	B&B
EVERGREEN TREES					
	PAN	Picea abies / Norway Spruce	7#-8# Ht.	13	B&B
	TS	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	6#-7# Ht.	45	B&B

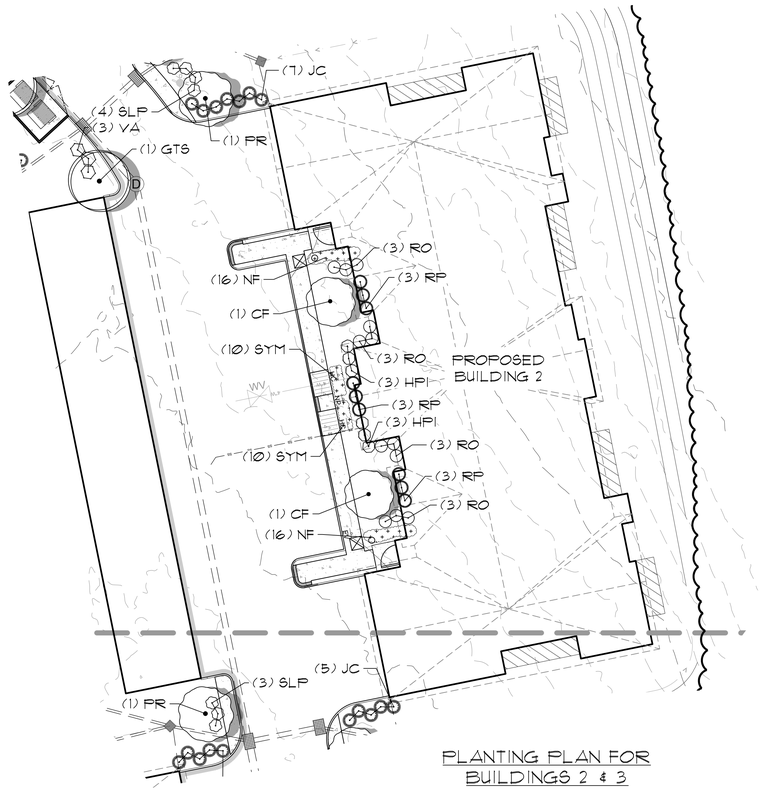
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
DECIDUOUS SHRUBS						
	AA	Amelanchier canadensis / Shadblow Serviceberry	30"-34"	72" o.c.	42	B&B
	CAS	Cornus alba 'Sibirica' / Redbark Tatarian Dogwood	30"-34"	48" o.c.	40	B&B
	COR	Cornus amomum / Silky Dogwood	30"-34"	48" o.c.	47	CONT.
	FM	Fothergilla major 'Mount Airy' / Mount Airy Fothergilla	30"-34"	48" o.c.	108	B&B
	HPI	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	24"-30"	48" o.c.	18	CONT.
	HPL	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	30"-34"	48" o.c.	12	CONT.
	PV	Philadelphus x virginalis 'Snowwhite Fantasy' / Snowwhite Fantasy Mockorange	30"-34"	60" o.c.	4	CONT.
	RO	Rubus odoratus / Flowering Raspberry	30"-34"	48" o.c.	30	CONT.
	SC	Sambucus canadensis / American Elderberry	30"-34"	48" o.c.	94	CONT.
	SLP	Spiraea x bumalda 'Little Princess' / Little Princess Spirea	24"-30"	48" o.c.	124	B&B
	VA	Viburnum acerifolium / Mapleleaf Viburnum	30"-34"	54" o.c.	96	CONT.
	VC	Viburnum carlesii / Koreanspice Viburnum	30"-34"	54" o.c.	9	B&B
	WF	Weigela florida 'Red Prince' / Red Prince Weigela	24"-30"	48" o.c.	20	CONT.
EVERGREEN SHRUBS						
	BM	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	30"-34"	48" o.c.	61	CONT.
	BS	Buxus sempervirens / Common Boxwood	30"-34"	48" o.c.	6	B&B
	IG	Ilex glabra / Inkberry Holly	34"-36"	48" o.c.	139	B&B
	JC	Juniperus chinensis 'Gold Coast' / Gold Coast® Juniper	30"-34"	54" o.c.	230	CONT.
	JH	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	24"-30"	48" o.c.	10	CONT.
	RH	Rhododendron x 'Nova Zembla' / Nova Zembla Rhododendron	34"-36"	60" o.c.	54	B&B
	RP	Rhododendron x 'P.J.M.' / PJM Rhododendron	30"-34"	54" o.c.	27	B&B
GRASSES						
	PA	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	2 gal.	24" o.c.	65	
	PL	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal.	24" o.c.	53	
	SSL	Schizachyrium scoparium / Little Bluestem	1 gal.	24" o.c.	11	
PERENNIALS						
	ANA	Aster novae-angliae / New England Aster	1 gal.	24" o.c.	398	
	LA	Lavandula angustifolia / English Lavender	1 gal.	24" o.c.	72	
	NF	Nepeta x faassenii / Catmint	1 gal.	24" o.c.	145	
	SYM	Symphyotrichum laeve / Smooth Aster	1 gal.	24" o.c.	272	



PLANTING PLAN FOR BUILDINGS 1 & 4-11

20 0 10 20 40

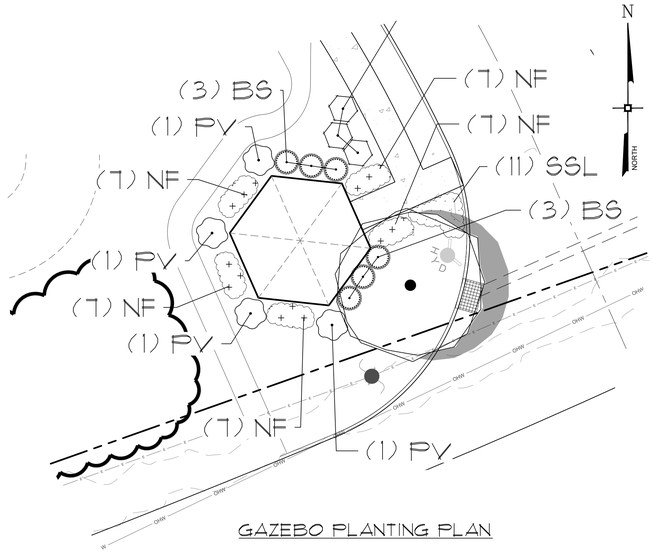
1 inch = 20 ft.



PLANTING PLAN FOR BUILDINGS 2 & 3

20 0 10 20 40

1 inch = 20 ft.



GAZEBO PLANTING PLAN

10 0 5 10 20

1 inch = 10 ft.

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☐ 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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REGISTERED LANDSCAPE ARCHITECT STEVEN T. ESPOSITO NO. 001169 STATE OF NEW YORK

STEVEN T. ESPOSITO, R.L.A.
NEW YORK LICENSE # 001169

30 0 15 30 60

1 inch = 30 ft.

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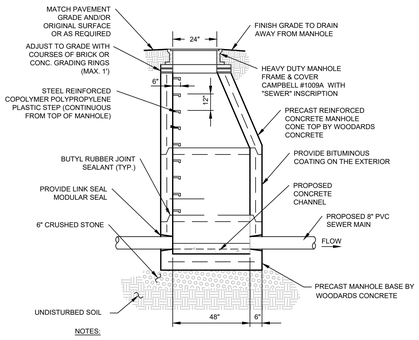
LANDSCAPE PLAN

BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	1146.01	DRAWN BY:	ZS
DATE:	12/05/2022	SCALE:	AS SHOWN
REVISION:	5 - 06/29/2026	TAX LOT:	VARIOUS

C-134

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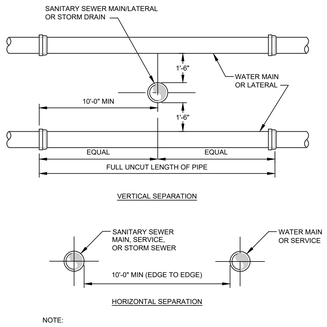


NOTES:

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

SEWER MANHOLE

SCALE: NTS

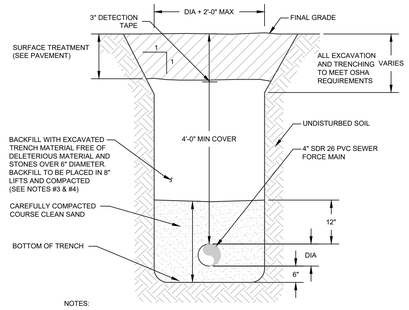


NOTE:

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

WATER/SEWER SEPARATION REQUIREMENTS

SCALE: NTS

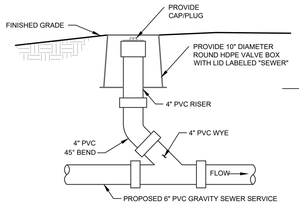


NOTES:

1. ALL EXCAVATION AND TRENCHING TO MEET OSHA REQUIREMENTS.
2. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC; SHALL BE WITH R.O.B. GRAVEL (NYSDOT SPEC) FOR THE FULL DEPTH THE EXCAVATION. BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.
3. ALL FILL WITHIN PAVED LIMITS OF TOWN OF NEWBURGH RIGHT-OF-WAY SHALL BE FILLED WITH FULL DEPTH K-CRETE, OR APPROVED EQUAL.
4. EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE MUNICIPAL ENGINEER.

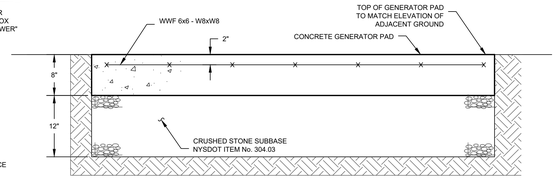
FORCE MAIN TRENCH

SCALE: NTS



TYPICAL CLEANOUT

SCALE: NONE

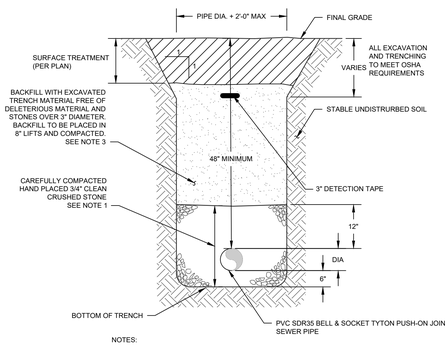


NOTES:

1. ALL CONCRETE SHALL BE 4000 PSI AT 28 DAYS WITH BROOM FINISH.
2. LENGTH AND WIDTH OF THE GENERATOR PAD AS REQUIRED BY GENERATOR MANUFACTURER.

CONCRETE GENERATOR PAD

SCALE: N.T.S.

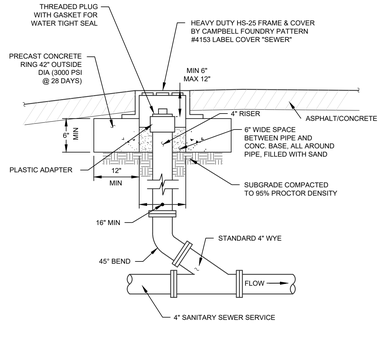


NOTES:

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

SEWER PIPE TRENCH

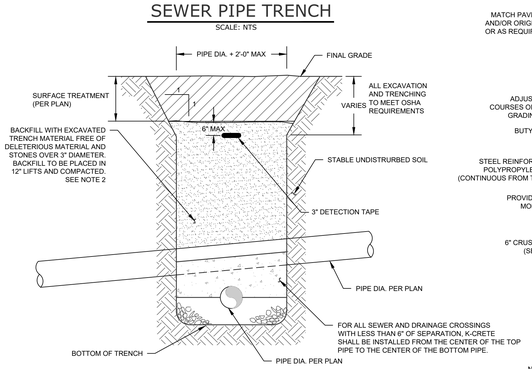
SCALE: NTS



NOTE:
ALL PIPING TO BE PVC SDR 35.

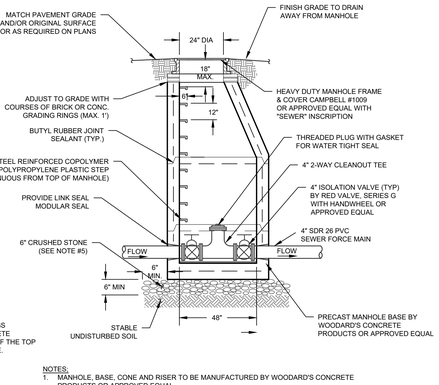
TYPICAL CLEANOUT IN PAVED AREA

SCALE: NTS



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

SCALE: NTS



NOTES:

1. MANHOLE, BASE, CONE AND RISER TO BE MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS OR APPROVED EQUAL.
2. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS
3. CONCRETE REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND AND ASTM A185 GRADE 65
4. CONTRACTOR TO ORDER MANHOLE SECTIONS FROM MANUFACTURER TO MATCH REQUIRED ELEVATIONS AND INVERTS PER PLAN.
5. FOR ANY STRUCTURE LOCATED WITHIN THE TOWN RIGHT-OF-WAY, CRUSHED STONE SUB-BASE SHALL BE A MINIMUM OF 12" IN THICKNESS.
6. ANY STRUCTURE LOCATED WITHIN THE PAVEMENT AREA SHALL BE CAPABLE OF WITHSTANDING HS-20 LOADING.

FORCEMAIN FITTING MANHOLE

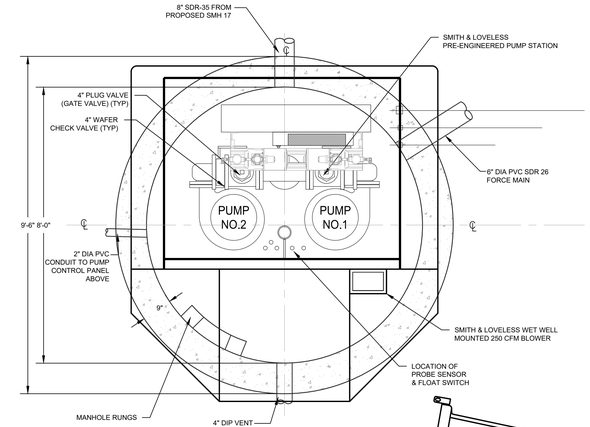
SCALE: NTS

SEWER SYSTEM NOTES

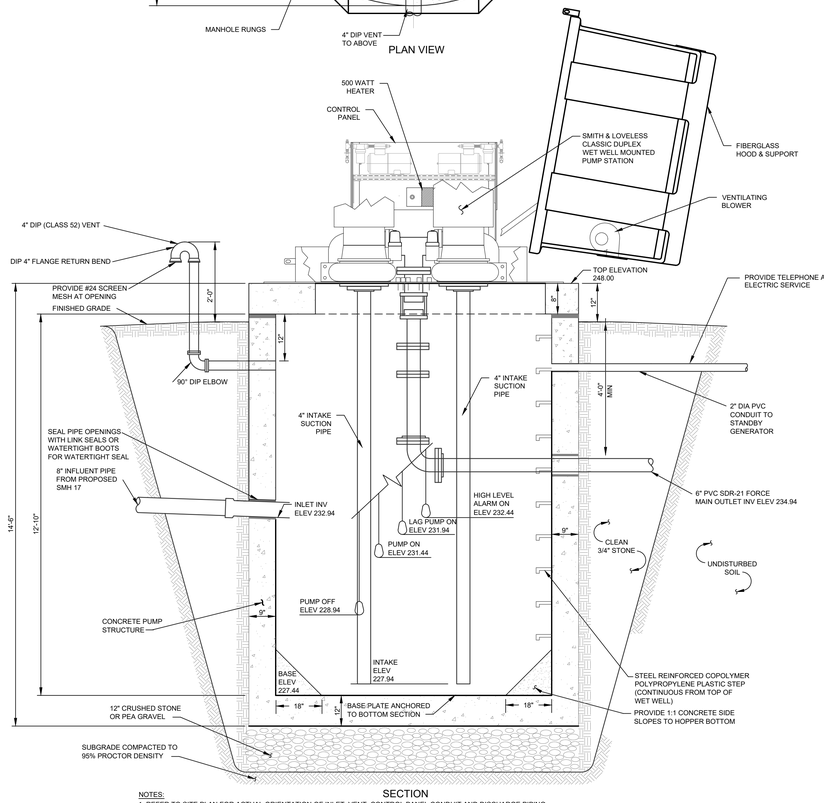
1. ALL GRAVITY SEWER PIPE SHALL BE SDR-35 PVC.
2. IF GROUNDWATER IS ENCOUNTERED DURING TRENCH EXCAVATION, THE CONTRACTOR SHALL DE-WATER THE TRENCH PRIOR TO INSTALLATION. ALL DE-WATERING OPERATIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR TO VERIFY INVERT ELEVATIONS OF EXISTING SEWER MAIN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

GENERAL UTILITY NOTES

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



PLAN VIEW



SECTION

NOTES:

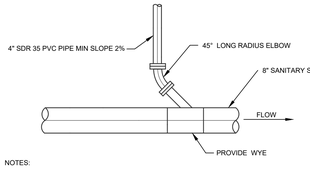
1. REFER TO SITE PLAN FOR ACTUAL ORIENTATION OF INLET, VENT, CONTROL PANEL CONDUIT AND DISCHARGE PIPING.
2. THICKNESS SHOWN ARE MINIMUM. PUMP STATION CONCRETE REINFORCEMENT TO BE DESIGNED BY THE MANUFACTURER.
3. BACK-UP POWER SHALL BE PROVIDED BY STAND-BY-GENERATOR WITH ENCLOSURE. THE GENERATOR SHALL BE EQUIPPED WITH AN AUTOMATIC TRANSFER SWITCH AS MANUFACTURED BY GENERAC POWER SYSTEMS OR APPROVED EQUAL. THE GENERATOR SHALL BE AS MANUFACTURED BY GENERAC POWER SYSTEMS MODEL QT100 OR APPROVED EQUAL.
4. SPECIFICATIONS FOR THE SEWER PUMP STATION, TRANSFER SWITCH AND GENERATOR ARE LOCATED WITHIN SEWER REPORT.

SEWER PUMP STATION

SCALE: N.T.S.

PUMP STATION SPECIFICATIONS

1. PUMPS SHALL BE CAPABLE OF DELIVERING A MINIMUM OF 176 GALLONS PER MINUTE AGAINST A TOTAL DYNAMIC HEAD OF 110.8 FEET. PUMPS SHALL BE WET WELL MOUNTED NON-CLOG TYPE AS MANUFACTURED BY SMITH AND LOVELESS MODEL 4B2D, 1760 RPM, THREE PHASE OR APPROVED EQUAL. PUMPS SHALL COME WITH AN 18 MONTH WARRANTY FROM DATE OF MANUFACTURE AND A 12 MONTH WARRANTY FROM DATE OF INSTALLATION.
2. PUMP CHAMBER SHALL BE A DUPLEX SYSTEM WITH PUMPS ALTERNATING IN SEQUENCE. UPON THE LIQUID LEVEL REACHING THE PUMP ON ELEVATION, PUMP NO. 1 WILL ENGAGE AND PUMP THE EFFLUENT OUT OF THE PUMP STATION UNTIL THE PUMP OFF ELEVATION IS REACHED AT WHICH TIME THE PUMP WILL DISENGAGE. THE SAME SITUATION SHALL OCCUR WHEN THE PUMP ON ELEVATION IS REACHED AGAIN EXCEPT THAT PUMP NO. 2 WILL ENGAGE AND PUMP NO. 1 WILL REMAIN IDLE. IF THE LAG PUMP ON ELEVATION IS REACHED, BOTH PUMPS SHALL ENGAGE. THE HIGH LEVEL ALARM WILL ACTIVATE WHEN THE HIGH LEVEL ALARM ON LEVEL IS REACHED. THE PUMP CHAMBER MANHOLE SHALL BE 8.0 FOOT IN DIAMETER AND HAVE AN 12-INCH THICK BASE, 8-INCH TOP AND 7-INCH MINIMUM THICK CONCRETE WALLS. CONCRETE SHALL BE AT LEAST 4000 PSI AT 28 DAYS AND BE REINFORCED IN ACCORDANCE WITH ASTM A615 - GRADE 60 AND ASTM A185 -GRADE 65. THE CHAMBER SHALL BE AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL. THE TOP ACCESS COVER SECTION SHALL BE AS MANUFACTURED BY PRECAST CONCRETE SALES OR APPROVED EQUAL AND HAVE A 5'-0" DIAMETER OPENING FOR PUMP STATION MOUNTING.
3. THE CONTROL PANEL, VISUAL AND AUDIO ALARMS SHALL BE MOUNTED ALONG WITH THE PUMP ON THE TOP OF THE WET WELL. THE CONTROL PANEL SHALL BE EQUIPPED WITH AN OPTIONAL GFI RECEPTACLE. LIQUID LEVELS SHALL BE CONTROLLED BY FLOAT SWITCHES FOR ALL CONDITIONS AND BE CONNECTED TO THE PUMP CONTROL PANEL WITHOUT A SPLICE. THE FLOAT SWITCHES SHALL BE LOCATED AWAY FROM INLET PIPE TO AVOID TURBULENCE.
4. ALL INTERIOR PIPING AND FITTINGS WITHIN THE PUMP STATION SHALL BE FLANGED DUCTILE IRON PIPE. A CHECK VALVE AND GATE VALVE ASSEMBLY SHALL BE PROVIDED ON EACH DISCHARGE LINE WITHIN THE WET WELL. IN ADDITION THE TWO DISCHARGE LINES SHALL BE JOINED INTO A SINGLE FORCE MAIN. ALL CHECK VALVES AND GATE VALVES SHALL BE FLANGED AS MANUFACTURED BY SMITH & LOVELESS OR APPROVED EQUAL.



NOTES:

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

SEWER SERVICE CONNECTION

SCALE: NTS

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- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

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No.	DATE	DESCRIPTION
1	09/18/23	PREPARED FOR PB SUBMISSION
2	03/20/24	REVISED PER DEIS COMMENTS
3	12/18/25	REVISED DETAILS
4	02/11/26	REVISED FOR FEIS SUBMISSION
5	06/29/26	REVISED FOR FEIS SUBMISSION

DRAWING STATUS	ISSUE DATE: 06/29/2026		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	36	OF	40
☐ 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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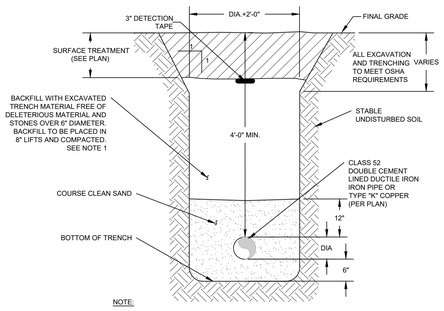
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DETAILS

BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	
DATE: 12/05/2022	SCALE: AS NOTED	C-301
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

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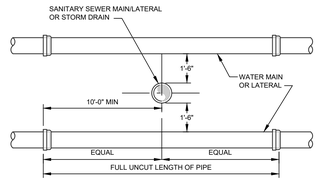


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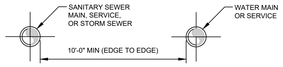
1. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC. SHALL BE WITH R.O.B. GRAVEL (NYSDOT SPEC) FOR THE FULL DEPTH THE EXCAVATION. BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.

WATER PIPE TRENCH

SCALE: NTS



VERTICAL SEPARATION



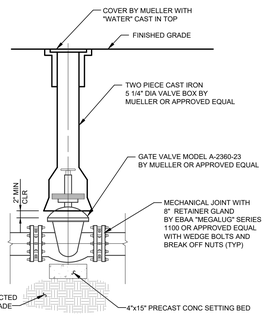
HORIZONTAL SEPARATION

NOTE:

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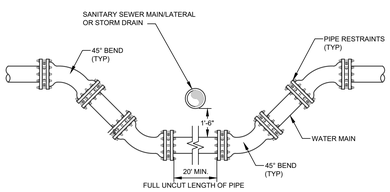
WATER/SEWER SEPARATION REQUIREMENTS

SCALE: NTS



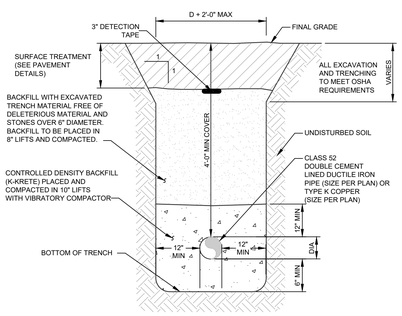
VALVE AND VALVE BOX

SCALE: NTS



WATER MAIN OFFSET WITH RESTRAINTS

SCALE: N.T.S.

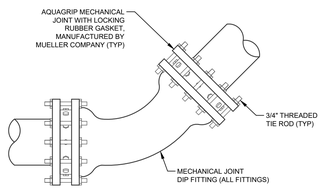


NOTES:

1. EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE MUNICIPAL ENGINEER.
2. ALL EXCAVATION AND TRENCHING TO MEET OSHA REQUIREMENTS.
3. K-KRETE OR EQUIVALENT BACKFILL PLACED AND COMPACTED IN 10" LIFTS WITH VIBRATORY COMPACTOR.
4. THE COST FOR THE ADDITIONAL EXCAVATION, PLACING OF AND OTHER INCIDENTAL EXPENSES NECESSARY TO ENCASE THE PIPE IN CONCRETE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE MASONRY (CLASS B). MEASUREMENTS FOR PAYMENT UNDER THIS ITEM SHALL BE LIMITED TO THOSE DIMESIONS SHOWN ON DETAILS.

WATER PIPE TRENCH WITH ENCASEMENT

SCALE: NTS



NOTES:

1. FOR ALL "T"S, NO UNRESTRAINED JOINTS WITHIN 5 FEET OF FITTING

2. ALL FITTINGS ARE TO BE RESTRAINED WITH AQUAGRIP MECHANIC JOINTS WITH LOCKING RUBBER GASKETS AS MANUFACTURED BY MUELLER COMPANY. IN ADDITION ALL PIPE JOINTS SHALL BE RESTRAINED AS FOLLOWS:

12" DIP RESTRAINTS*

45°	ALL JOINTS WITHIN 14 FEET OF FITTING
22.5°	ALL JOINTS WITH IN 7 FEET OF FITTING
11.25°	ALL JOINTS WITHIN 34FEET OF FITTING
12X8 TEE	ALL 8" BRANCH JOINTS WITHIN 19 FOOT OF FITTING

8" DIP RESTRAINTS*

45°	ALL JOINTS WITHIN 9 FEET OF FITTING
22.5°	ALL JOINTS WITHIN 5 FEET OF FITTING
11.25°	ALL JOINTS WITHIN 3 FEET OF FITTING
8X10 TEE	ALL 12" BRANCH JOINTS WITHIN 38 FEET OF FITTING
8X8 TEE	ALL 8" BRANCH JOINTS WITHIN 23 FEET OF FITTING
8x6 TEE	ALL 6" BRANCH JOINTS WITHIN 5 FOOT OF FITTING
DEAD END (BLIND FLANGE)	ALL JOINTS WITHIN 46 FEET OF FITTING

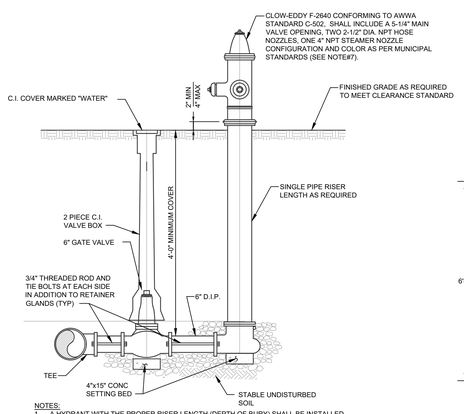
6" DIP RESTRAINTS*

45°	ALL JOINTS WITHIN 8 FEET OF FITTING
22.5°	ALL JOINTS WITHIN 4 FEET OF FITTING
11.25°	ALL JOINTS WITHIN 2 FEET OF FITTING
6X10 TEE	ALL 10" BRANCH JOINTS WITHIN 54 FEET OF FITTING
6X6 TEE	ALL 6" BRANCH JOINTS WITHIN 23 FEET OF FITTING
DEAD END (BLIND FLANGE)	ALL JOINTS WITHIN 32 FEET OF FITTING

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

PIPE RESTRAINT DETAIL

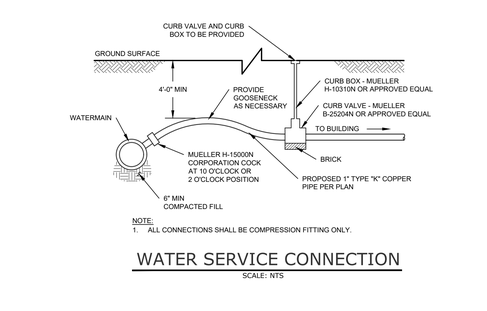
SCALE: NTS



NOTES:

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

HYDRANT ASSEMBLY



NOTES:

1. FLOW METER READ OUT TO BE REMOTELY MOUNTED IN PUMP STATION CONTROL PANEL. PROVIDE CONDUIT, WIRING, ETC. FOR FUNCTIONAL SYSTEM.

METER PIT

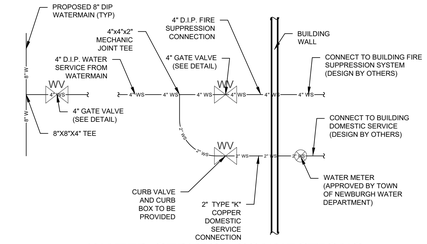
SCALE: 1" = 1'

NOTE:

1. ALL CONNECTIONS SHALL BE COMPRESSION FITTING ONLY.

WATER SERVICE CONNECTION

SCALE: NTS

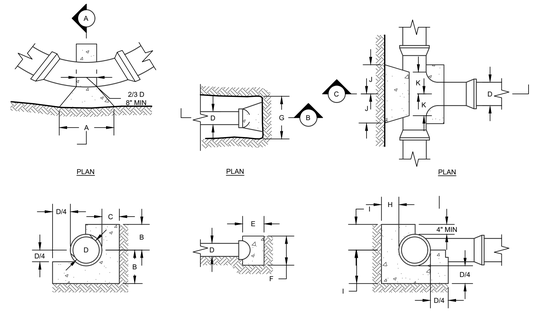


WATER SERVICE CONNECTIONS

SCALE: NTS

TOWN OF NEWBURGH WATER SYSTEM NOTES

1. CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE OCDOH AND THE TOWN OF NEWBURGH.
2. ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51 FOR DUCTILE IRON PIPE, LATEST REVISION. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
3. THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON MEGALUG SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
4. ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53 FOR DUCTILE IRON COMPACT FITTINGS, LATEST REVISION.
5. ALL VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE).
6. TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
7. ALL HYDRANTS SHALL BE CLOW-EDDY F-2640 CONFORMING TO AWWA STANDARD C-502, LATEST REVISION. ALL HYDRANTS SHALL INCLUDE A 5 ¼ INCH MAIN VALVE OPENING, TWO 2 ½ INCH DIAMETER NPT HOSE NOZZLES, ONE 4 INCH NPT STEAMER NOZZLE, A 6 INCH DIAMETER INLET CONNECTION AND A 1 ½ INCH PENTAGON OPERATING NUT. ALL HYDRANTS SHALL OPEN LEFT (COUNTER-CLOCKWISE). HYDRANTS ON MAINS TO BE DEDICATED TO THE TOWN SHALL BE EQUIPMENT YELLOW. HYDRANTS LOCATED ON PRIVATE PROPERTY SHALL BE RED.
8. ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020N FOR ¾ AND 1 INCH, MUELLER H-15000N OR B-25000N FOR 1 ½ AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1502-2N FOR ¾ AND 1 INCH AND MUELLER B-25204N FOR 1 ½ AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10314N FOR ¾ AND 1 INCH AND MUELLER H-10310N FOR 1 ½ AND 2 INCH SIZES.
9. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
10. THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS AND IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS C651-14 EXCEPT THAT THE "TABLET METHOD" DESCRIBED IN SECTION 4.3 OF C-651-14 SHALL NOT BE USED. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
11. THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.
12. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER AND SEWER UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
13. CONTRACTOR TO UDIG NY BY DIALING 811 OR AT WWW.UDIGNY.ORG AT LEAST 2 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR COMPLETE UTILITIES MARKOUT.
14. CONTRACTOR TO CONTACT TOWN OF NEWBURGH WATER DEPARTMENT AT (845) 564-7813 AT LEAST 2 DAYS PRIOR TO CONSTRUCTION.
15. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DEVIATION FROM HORIZONTAL OR VERTICAL ALIGNMENTS WITH REGARDS TO EXISTING UTILITIES BEFORE PROCEEDING.
16. 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.
17. ALL APARTMENT UNITS AND THE CLUBHOUSE ARE TO BE INDIVIDUALLY METERED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS.
18. 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.
19. 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.
20. THE TOWN OF NEWBURGH COMMISSIONER OR PUBLIC WORKS OR HIS DESIGNATED REPRESENTATIVE MUST ACCEPT HYDROSTATIC AND BACTERIOLOGICAL TEST RESULTS AS ADEQUATE.



HORIZONTAL BEND

BEND		4"	6"	8"	10"	12"
11 1/4° BEND	A	18"	18"	24"	30"	33"
	B	12"	12"	18"	24"	24"
	C	12" MIN.				
22 1/2° BEND	A	18"	18"	24"	30"	33"
	B	12"	12"	18"	24"	24"
	C	12" MIN.				
45° BEND	A	24"	24"	30"	36"	45"
	B	18"	18"	24"	30"	33"
	C	12" MIN.				
90° BEND	A	30"	30"	42"	54"	66"
	B	24"	24"	30"	36"	42"
	C	12" MIN.				

CAP

D	6"	8"	10"	12"
E	6"	8"	10"	12"
F	12"	16"	20"	24"
G	17"	23"	29"	34"

TEE

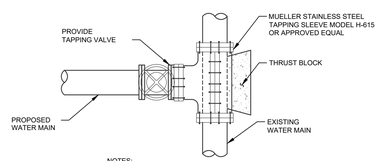
D	4"	6"	8"	10"	12"
H	8"	9"	10"	12"	14"
I	8"	10"	12"	15"	18"
J	7"	9"	12"	14"	16"
K	6"	8"	8"	8"	10"

NOTES:

1. ALL CONCRETE TO BE 3000 PSI.
2. ALL THRUST BLOCKS TO BE CARRIED TO UNDISTURBED EARTH.
3. THRUST BLOCK DIMENSIONS SHOWN ARE MINIMUM.

THRUST BLOCK

SCALE: NTS



NOTES:

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

WET TAP

SCALE: NTS

UDIG-NY
SAFE DIGGING STARTS HERE
- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

Dial: 811
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No.	DATE	DESCRIPTION
1	09/18/23	PREPARED FOR PB SUBMISSION
2	03/20/24	REVISED PER DEIS COMMENTS
3	12/18/25	REVISED DETAILS
4	02/11/26	REVISED FOR FEIS SUBMISSION
5	06/29/26	REVISED FOR FEIS SUBMISSION

DRAWING STATUS	ISSUE DATE: 06/29/2026	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER	
☐ CONCEPT APPROVAL	N/A	OF N/A
☑ PLANNING BOARD APPROVAL	37	OF 40
☐ 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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THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

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

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ORIGINAL SCALE IN INCHES

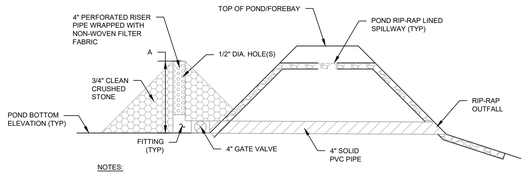
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DETAILS

BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1146.01	DRAWN BY: ZS	
DATE: 12/05/2022	SCALE: AS NOTED	C-302
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

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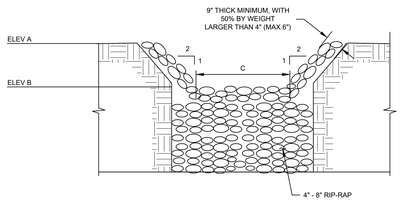


NOTES:

4" SOLID PVC PIPE AND 4" GATE VALVE SHALL BE INSTALLED FIRST TO ALLOW PROJECT SPONSOR TO DRAIN THE POND IN THE EVENT OF AN EMERGENCY.

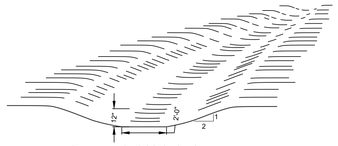
RISER PIPE

SCALE: NTS



OVERFLOW WEIR(S)

SCALE: NTS



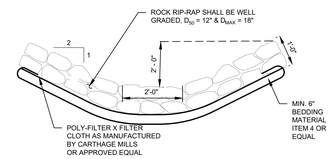
CHANNEL CROSS-SECTION

CONSTRUCTION SPECIFICATIONS:

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
4. FILL SHALL BE COMPACTED AS NEEDED IN CONSTRUCTION TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED WATERWAY.
5. WATERWAY SHALL BE SEEDED AND STABILIZED JUTE OR EXCELSIOR MATTING UNTIL THE VEGETATION IS ESTABLISHED.

GRASSED SWALE

SCALE: N.T.S.

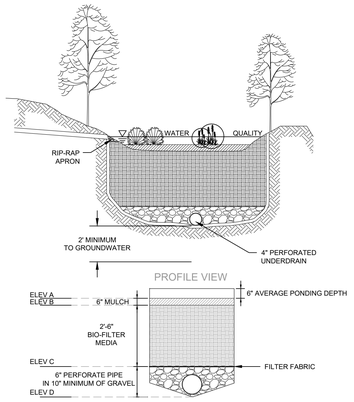


INSTALLATION NOTES:

1. THE FOUNDATION AREA SHALL BE CLEARED OF TREES, STUMPS, ROOTS, SOD, LOOSE ROCK, OR OTHER OBJECTIONABLE MATERIAL.
2. THE CROSS-SECTION SHALL BE EXCAVATED TO THE NEAT LINES AND GRADES SHOWN ON THE PLANS. OVER EXCAVATED AREAS SHALL BE BACKFILLED WITH MOIST SOIL COMPACTED TO THE DENSITY OF THE SURROUNDING MATERIAL.
3. FILTER, BEDDING AND ROCK RIP-RAP SHALL BE PLACED TO LINE AND GRADE IN THE MANNER SPECIFIED.
4. NO ABRUPT DEVIATIONS FROM DESIGN GRADE OR HORIZONTAL ALIGNMENT SHALL BE PERMITTED.
5. CONSTRUCTION OPERATIONS SHALL BE DONE IN SUCH A MANNER THAT EROSION, AIR AND WATER POLLUTION WILL BE MINIMIZED AND HELD WITHIN LEGAL LIMITS. ALL DISTURBED AREAS SHALL BE VEGETATED OR OTHERWISE PROTECTED AGAINST SOIL EROSION.

RIP-RAP SWALE CROSS-SECTION

SCALE: N.T.S.



TYPICAL SECTION

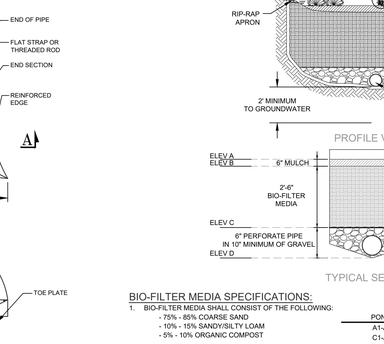
BIO-FILTER MEDIA SPECIFICATIONS:

1. BIO-FILTER MEDIA SHALL CONSIST OF THE FOLLOWING:
   - 75% - 85% COARSE SAND
   - 10% - 15% SANDY/SILTY LOAM
   - 5% - 10% ORGANIC COMPOST
2. MEDIA SHALL BE THOROUGHLY MIXED ON SITE PRIOR TO PLACEMENT IN BIO-FILTER FACILITY.

POND	ELEV A	ELEV B	ELEV C	ELEV D
A1-A	227.50	227.00	224.50	223.67
C1-A	264.50	264.00	261.50	260.67

BIORETENTION FACILITY

SCALE: NTS

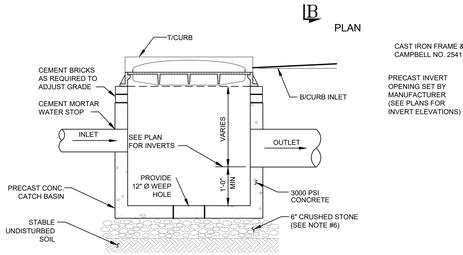


SECTION A-A

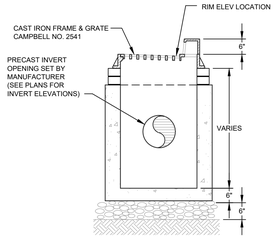
NOTE:
RIP-RAP TO BE PROVIDED AT THE END OF THE FLARED END SECTION AS PER PLANS.

FLARED END SECTION

SCALE: NTS



SECTION A-A



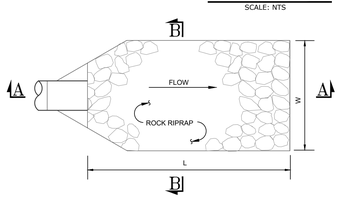
SECTION B-B

NOTES:

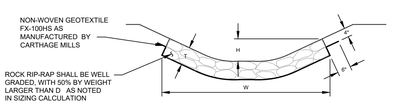
1. BACKFILL AROUND CATCH BASIN TO BE COMPACTED IN MAX 8" LIFTS.
2. PRECAST ALUMINUM STEPS SHALL BE PROVIDED FOR ALL BASINS GREATER THAN FOUR FEET IN DEPTH.
3. FOR CATCH BASINS LOCATED IN LANDSCAPE AREAS OR SPECIFICALLY NOTED AS "FLAT GRATE", USE FLAT INLET CAMPBELL FOUNDRY No. 3433 .
4. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC; SHALL BE WITH R.O.B. GRAVEL (NYSDOT SPEC) FOR THE FULL DEPTH THE EXCAVATION. BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.
5. PRECAST CONCRETE BASIN BY WOODARDS CONCRETE PRODUCTS OR APPROVED EQUAL.
6. FOR ANY STRUCTURE LOCATED WITHIN THE TOWN RIGHT-OF-WAY, CRUSHED STONE SUB-BASE SHALL BE A MINIMUM OF 12" IN THICKNESS.
7. ANY STRUCTURE LOCATED WITHIN THE PAVEMENT AREA SHALL BE CAPABLE OF WITHSTANDING HS-20 LOADING.

CATCH BASIN

SCALE: NTS



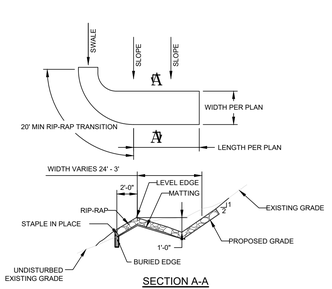
SECTION A-A



SECTION B-B

FES OUTLET PROTECTION

SCALE: NTS



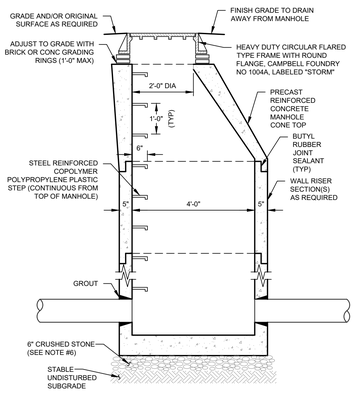
SECTION A-A

CONSTRUCTION SPECIFICATIONS

1. THE MATTING SHOULD BE A MINIMUM OF 4FT. WIDE EXTENDING 2'-0" OVER THE LIP AND BURIED 6 INCHES DEEP IN A VERTICAL TRENCH ON THE LOWER EDGE. THE UPPER EDGE SHOULD BUTT AGAINST SMOOTHLY CUT SOD AND BE SECURELY HELD IN PLACE WITH D_{50} = 6" RIP-RAP.
2. ENSURE THAT THE LIP IS LEVEL TO UNIFORMLY SPREAD DISCHARGE.
3. THE LIP SHALL BE CONSTRUCTED ON UNDISTURBED SOIL NOT FILL.
4. A 20 FOOT RIP-RAP SWALE TRANSITION SECTION WILL BE CONSTRUCTED FROM THE DIVERSION CHANNEL TO THE SPREADER TO SMOOTHLY BLEND THE DIFFERENT DIMENSION AND GRADES.
5. THE RUNOFF DISCHARGE WILL BE OUTLETED ONTO A STABILIZED VEGETATED SLOPE NOT EXCEEDING 10%.
6. SEED AND MULCH THE DISTURBED AREA IMMEDIATELY AFTER CONSTRUCTION.

LEVEL FLOW DISSIPATER

SCALE: NTS

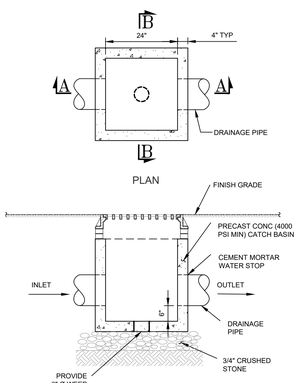


NOTES:

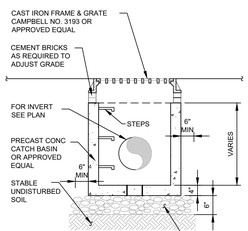
1. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
2. REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM A185 GRADE 65.
3. CONTRACTOR TO ORDER MANHOLE SECTIONS FROM MANUFACTURER TO MATCH REQUIRED ELEVATIONS AND INVERTS PER PLAN.
4. ANY MANHOLE WITHIN PAVEMENT AREA SHALL BE CAPABLE OF WITHSTANDING HS-20 LOADINGS.
5. PRECAST CONCRETE MANHOLE COMPONENTS BY WOODARDS CONCRETE PRODUCTS OR APPROVED EQUAL.
6. FOR ANY STRUCTURE LOCATED WITHIN THE TOWN RIGHT-OF-WAY, CRUSHED STONE SUB-BASE SHALL BE A MINIMUM OF 12" IN THICKNESS.

DRAINAGE MANHOLE

SCALE: N.T.S.



SECTION A-A



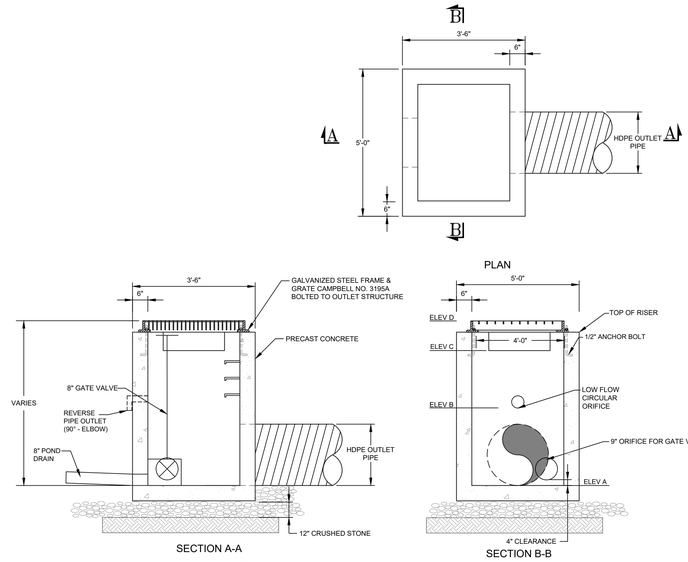
SECTION B-B

NOTES:

1. BACKFILL AROUND CATCH BASIN TO BE COMPACTED IN MAX 8" LIFTS.
2. PRECAST CONCRETE MANHOLE COMPONENTS BY WOODARDS CONCRETE PRODUCTS OR APPROVED EQUAL .

YARD DRAIN

SCALE N.T.S.



SECTION A-A

NOTES:

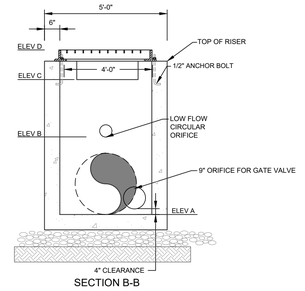
1. FOR SIZE AND LENGTH OF OUTLET PIPE SEE PLAN.
2. DOWNPIPE SHALL BE STRAPPED TO OUTLET STRUCTURE WITH STAINLESS STEEL STRAPS.

POND	CULVERT / ORIFICES ELEV A (Ø)	ELEV B (Ø)	WEIRS ELEV C (WIDTH)	ELEV D	OVERFLOW WEIR ELEVATION (WIDTH)
A1-A FOREBAY	N/A	N/A	N/A	N/A	227.50 (50')
A1-B FOREBAY	N/A	N/A	N/A	N/A	228.50 (50')
A1-A BIO-BASIN	N/A	N/A	N/A	N/A	228.50 (50')
A1 DET. BASIN	218.00 (24")	218.00 (1")	N/A	228.33	N/A
B1 DET. BASIN	263.00 (18")	263.50 (3")	N/A	266.00	N/A
C1-A FOREBAY	N/A	N/A	N/A	N/A	264.50 (50')
C1-B FOREBAY	N/A	N/A	N/A	N/A	264.75 (50')
C1-A BIO BASIN	N/A	N/A	N/A	N/A	265.50 (50')
C1 DET. BASIN	258.00 (24")	258.50 (3")	N/A	263.00	265.83 (50')

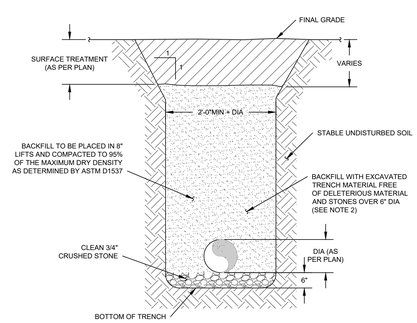
POND OUTLET STRUCTURE

SCALE: NTS

PLAN



SECTION B-B



NOTES:

1. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC; OR WITHIN THE TOWN OF NEWBURGH RIGHT-OF-WAY SHALL BE WITH R.O.B. GRAVEL (NYSDOT SPEC) FOR THE FULL DEPTH THE EXCAVATION. BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.
2. ALL DRAINAGE PIPE SHALL BE HDPE WITH A SMOOTH INVERT.
3. ALL EXCAVATION AND TRENCHING TO MEET OSHA REQUIREMENTS.

DRAINAGE PIPE TRENCH

SCALE: NTS

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- Wait The Required Time
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No.	DATE	DESCRIPTION
1	09/18/23	PREPARED FOR PB SUBMISSION
2	03/20/24	REVISED PER DEIS COMMENTS
3	12/18/25	REVISED DETAILS
4	02/11/26	REVISED FOR FEIS SUBMISSION
5	06/29/26	REVISED FOR FEIS SUBMISSION

DRAWING STATUS	ISSUE DATE: 06/29/2026		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	38	OF	40
☐ 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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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

0 1 2 3
ORIGINAL SCALE IN INCHES

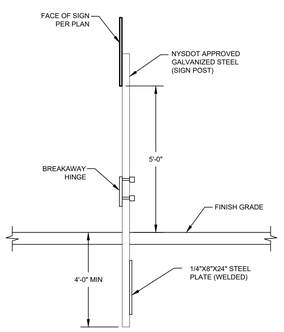
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DETAILS

BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
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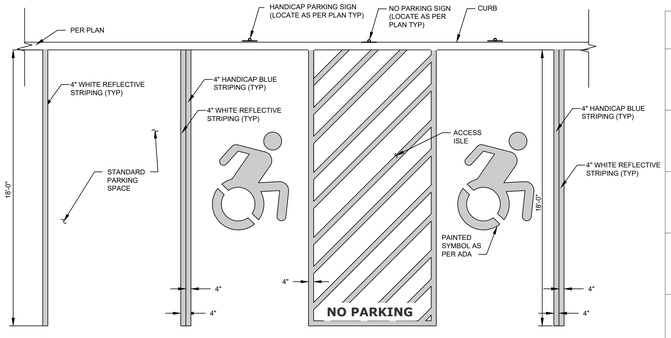
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1146.01	ZS	
DATE: 12/05/2022	SCALE: AS NOTED	C-303
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

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

SIGN POST
SCALE: NTS



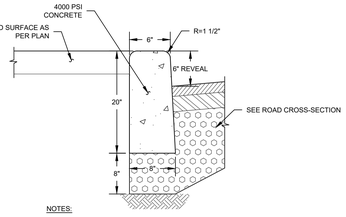
PARKING SPACE
SCALE: NTS

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

HANDICAP PARKING SPACES
SCALE: NTS

SIGN	TEXT	M.U.T.C.D. No.	SIZE OF SIGN	TYPE OF MOUNT	DESCRIPTION
FD	FIRE DEPT. ACCESS ONLY	N/A	12" x 18"	GR MTD	WHITE BACKGROUND RED LETTERING
NP	NO PARKING ANY TIME	P1-1C	12" x 18"	GR MTD	WHITE BACKGROUND RED LETTERING
STOP	STOP	R1-1C	36" x 36"	GR MTD	RED BACKGROUND WHITE LEGEND
HC	RESERVED PARKING	M12-1	18" x 24"	GR MTD	BLUE BACKGROUND BLACK SYMBOL WHITE LETTERING
YD	YIELD	R1-2	24" x 24"	GR MTD	WHITE BACKGROUND RED SYMBOL, RED LETTERING

SIGN SCHEDULE
SCALE: N.T.S.

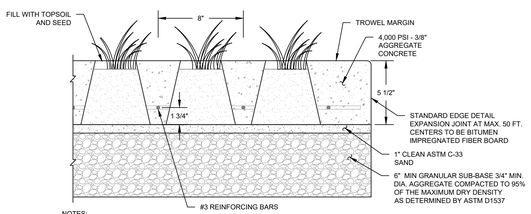


NOTES:

1) CURB SHALL BE CAST IN PLACE.

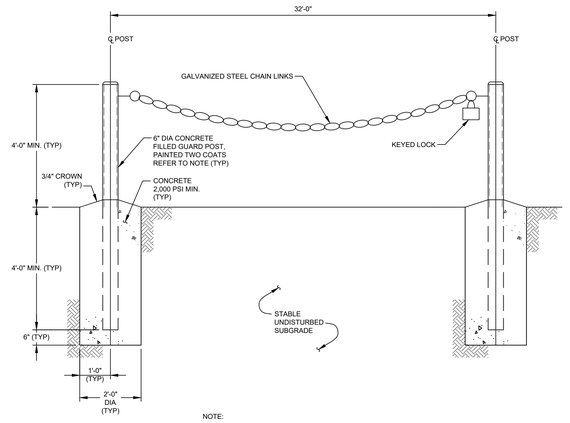
2) EXPANSION JOINTS OF 1/2" PREFORMED BITCOATED CELLULOSE OR SIMILIAR MATERIAL SHALL BE PLACED AT 20 FOOT INTERVALS AND WHERE REQUIRED(i.e. AT CURB BOXES, CATCHBASINS, ETC.).

CONCRETE CURB
SCALE: NTS



NOTES:
1. EMERGENCY ACCESS ROAD SHALL UTILIZE GRASSCRETE SUSTAINABLE PAVING SYSTEM, LLC OR APPROVED EQUAL.
2. CONCRETE MIX SHALL COMPLY WITH "MIX 1" PER MANUFACTURERS RECOMMENDATION WITH A SLUMP BETWEEN 6"-8".
3. 1" POLYETHYLENE FOAM WITH POLYETHYLENE SEALANT SHALL BE USED AS AN EXPANSION JOINT WITH 90 FEET MAXIMUM SPACING.

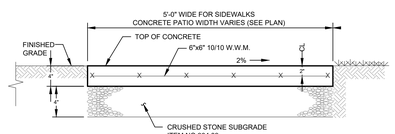
GRASSCRETE PAVING SYSTEM EMERGENCY ACCESS
SCALE: NTS



NOTE:

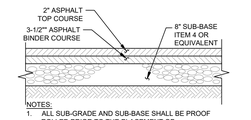
PAINT COATING SHALL BE RUST-OLEUM INDUSTRIAL ENAMEL, SAFETY YELLOW, MODEL #0944 OR ACCEPTABLE EQUAL.

BREAK AWAY FENCE
SCALE: NTS



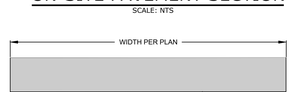
NOTES:
1. CURB EXPANSION JOINTS OF 1/4" PREFORMED BITUMINOUS COATED CELLULOSE OR SIMILAR MATERIAL AT TEN FOOT INTERVALS.
2. SIDEWALK EXPANSION JOINTS SHALL BE SPACED AT 20' INTERVALS AND SHALL BE 4" DEEP, EDGED WITH 1/4" RADIUS.
3. ALL CONCRETE FOR SIDEWALKS SHALL BE 4000 PSI AT 28 DAYS WITH TRANSVERSE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

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



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

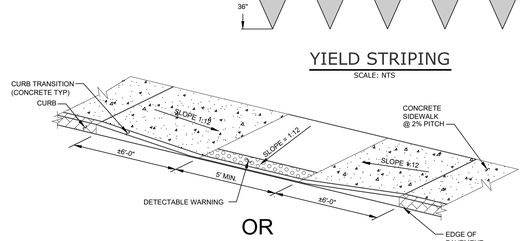
ON-SITE PAVEMENT SECTION
SCALE: NTS



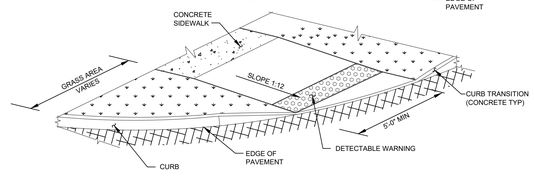
STOP BAR
SCALE: NTS



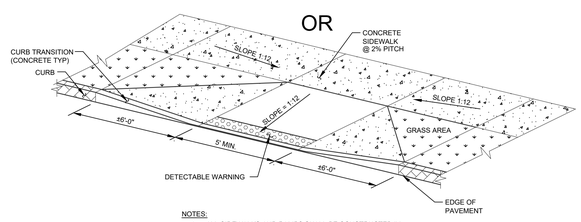
YIELD STRIPING
SCALE: NTS



OR

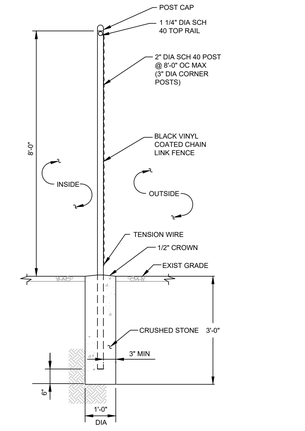


OR



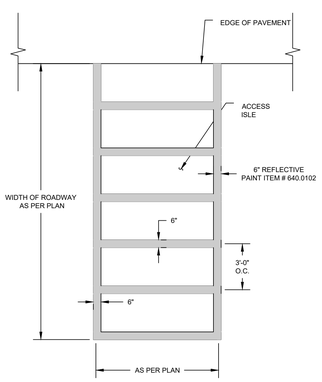
NOTES:
1. ALL SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT ADA STANDARDS.
2. CURB SHALL BE CAST IN PLACE CONCRETE WITH A STRENGTH OF 4,000 PSI AT 28 DAYS

HANDICAP RAMP
SCALE: NTS



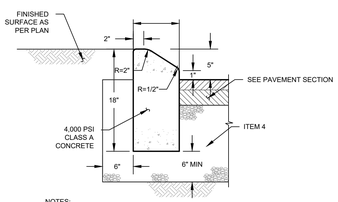
NOTES:
1. CHAIN LINK FENCE HEIGHT PER PLAN.

FENCE DETAIL
SCALE: N.T.S.



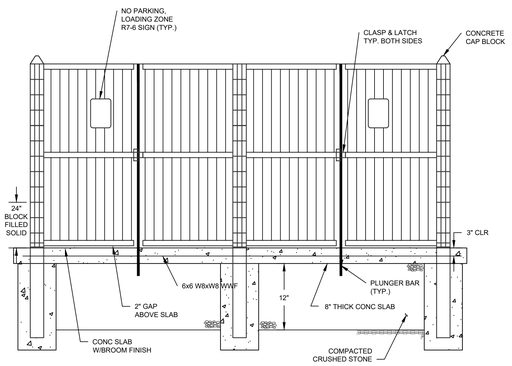
NOTE:
ITEM NUMBERS REFER TO NYSDOT SPECIFICATIONS.

PEDESTRIAN CROSSWALK
SCALE: N.T.S.

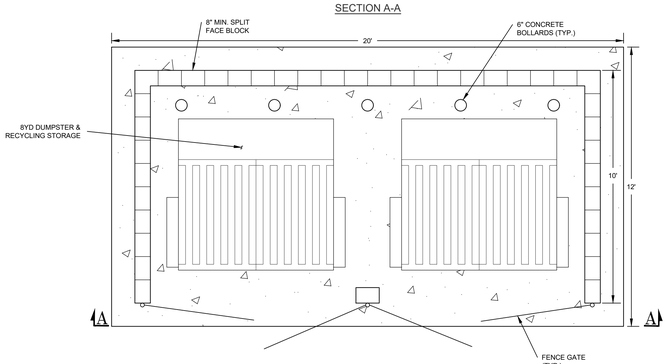


NOTES:
1. CURB SHALL BE CAST IN PLACE AT ATMOSPHERIC TEMPERATURES ABOVE 40° FAHRENHEIT.
2. EXPANSION JOINTS OF 1/4" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACE AT 10 (TEN) FOOT INTERVALS.
3. TEMPORARY FORM SUPPORTS SHALL BE REMOVED DURING CONCRETE POUR.

MOUNTABLE CONCRETE CURB
SCALE: N.T.S.

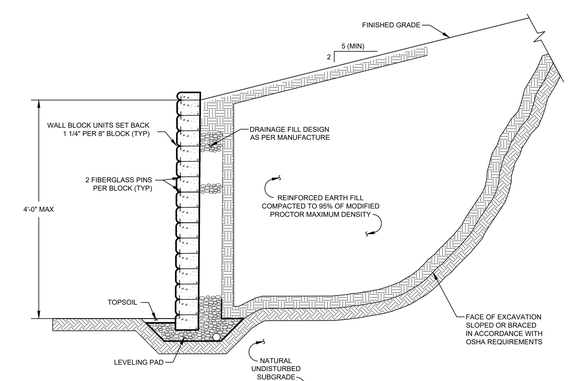


SECTION A-A



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

DUMPSTER ENCLOSURE
SCALE: NTS



NOTES:
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.
3. 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
SCALE: N.T.S.

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No.	DATE	DESCRIPTION
1	09/18/23	PREPARED FOR PB SUBMISSION
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4	02/11/26	REVISED FOR FEIS SUBMISSION
5	06/29/26	REVISED FOR FEIS SUBMISSION

DRAWING STATUS	ISSUE DATE: 06/29/2026
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER
☐ CONCEPT APPROVAL	N/A OF N/A
☑ PLANNING BOARD APPROVAL	39 OF 40
☐ 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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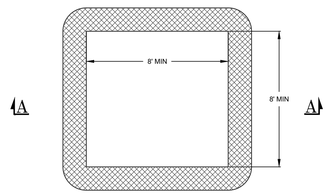
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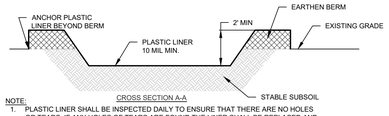
DETAILS

BRITAIN WOODS
NEW YORK STATE ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1146.01	ZS	
DATE: 12/05/2022	SCALE: AS NOTED	C-304
REVISION: 5 - 06/29/2026	TAX LOT: VARIOUS	

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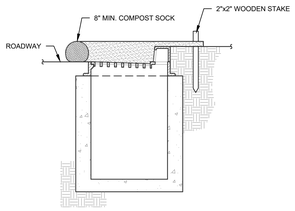


NOTE:

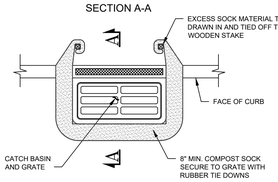
1. PLASTIC LINER SHALL BE INSPECTED DAILY TO ENSURE THAT THERE ARE NO HOLES OR TEARS. IF ANY HOLES OF TEARS ARE FOUND THE LINER SHALL BE REPLACED AND CLEANED IMMEDIATELY. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
2. WASHOUT FACILITY SHALL BE LOCATED A MINIMUM OF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

CONCRETE WASHOUT

SCALE: N.T.S.



SECTION A-A

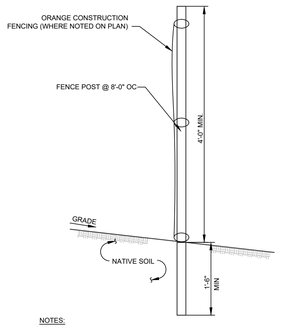


NOTES:

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

INLET PROTECTION

SCALE: NTS

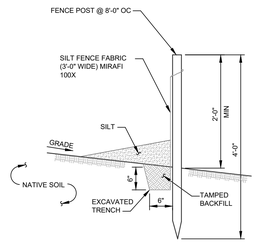


NOTES:

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

SCALE: N.T.S.

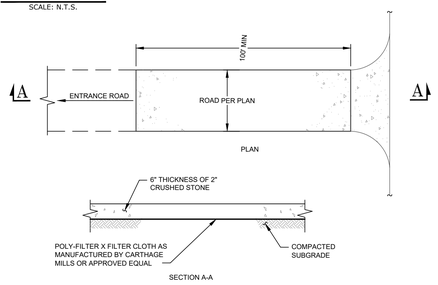


NOTES:

1. SILT FENCE TO BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.

SILT FENCE

SCALE: N.T.S.



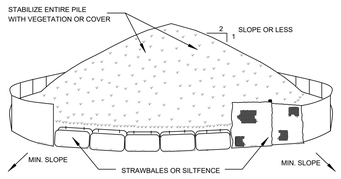
SECTION A-A

NOTES:

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.
5. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
6. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS

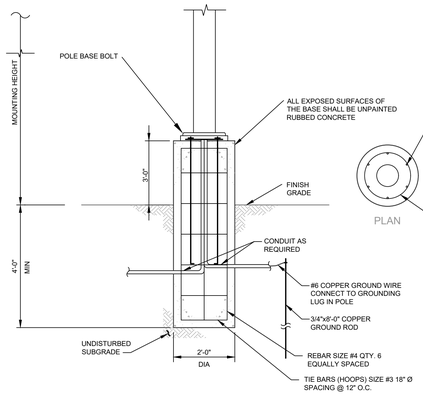


NOTES:

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.

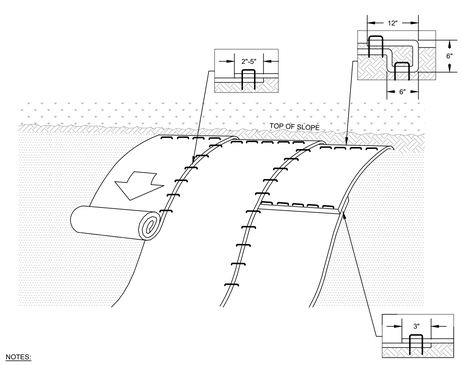
SOIL STOCKPILING

SCALE: NTS



LIGHT POLE BASE

SCALE: NTS

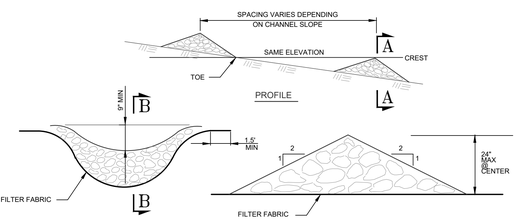


NOTES:

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

SLOPE STABILIZATION (ROLLED EROSION CONTROL PRODUCT)

SCALE: NTS



CONSTRUCTION SPECIFICATIONS:

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

STONE CHECK DAM

SCALE: NTS

SEQUENCE OF CONSTRUCTION ACTIVTY

1. PRE-CONSTRUCTION: NOTIFY APPROPRIATE MUNICIPAL AND UTILITY OFFICIALS 3 DAYS PRIOR TO START OF CONSTRUCTION.
2. CONSTRUCTION STAGING: STAKE OUT LIMIT OF DISTURBANCE. INSTALL SILT FENCE DOWN HILL OF PROPOSED CONSTRUCTION. INSTALL ORANGE CONSTRUCTION FENCING ALONG THE LIMITS OF DISTURBANCE INSTALL STABILIZED CONSTRUCTION ENTRANCE AND STABLIZE CONSTRUCTION ROAD(S). INSTALL TEMPORARY SEDIMENT TRAP. INSTALL PERMANENT/TEMPORARY GRASSED SWALES.
3. CLEARING AND GRUBBING: REMOVE VEGETATION FROM AREA OF CONSTRUCTION. STRIP TOPSOIL AND STOCKPILE IN AREAS SHOWN ON THE PLAN. INSTALL SEDIMENT BARRIERS AROUND AND ESTABLISH TEMPORARY VEGETATION ON TOPSOIL STOCKPILES.
4. ROUGH GRADING: CUT AND FILL SITE TO APPROXIMATE ELEVATIONS SHOWN ON THE PLAN. IMPLEMENT DUST CONTROL MEASURES AS NECESSARY. ESTABLISH PERMANENT STABILIZATION 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. TEMPORARY EROSION CONTROL MEASURES, INCLUDING SILT FENCES AND/OR STRAW BALE DIKES, SEDIMENT BASIN, TEMPORARY DIVERSION SWALE DRAINAGE STRUCTURES, AND RIP-RAP PROTECTION SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE FOR GRADING AND CONSTRUCTION.
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 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.
   - 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: 30 LBS. RYEGRASS (ANNUAL OR PERENNIAL) PER ACRE. DURING THE WINTER, USE 100 LBS. CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) PER ACRE.
   - 3.5. 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.
   - 3.6. ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE APPROVED.
   - 3.7. ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD FIBER MULCH PER ACRE WITH A HYDROSEEDER, OR TUCKING THE MULCH WITH SMOOTH DISCS OR OTHER MULCH ANCHORING TOOLS TO A DEPTH OF 3". MULCH ANCHORING TOOLS SHALL BE PULLED ACROSS SLOPES ALONG TOPOGRAPHIC CONTOURS.
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.
5. TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED AND GROUND COVER IS COMPLETELY REESTABLISHED. FOLLOWING STABILIZATION, TEMPORARY MEASURES SHALL BE REMOVED TO AVOID INTERFERENCE WITH DRAINAGE.
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.
9. STABILIZATION OF STEEP SLOPES SHALL BE ACHIEVED BY APPLYING LIME AND FERTILIZER AS SPECIFIED ABOVE AND SEEDING WITH THE FOLLOWING MIXTURE:

MATERIAL	LBS./ACRE
PERENNIAL RYE GRASS	30
CROWN VETCH	12
SPREADING FESCUE	25

10. OPTIMUM SEEDING PERIODS ARE 3/15-6/1 AND 8/1-10/15.
11. ALL UPSTREAM SITE WORK AND STABILIZATION SHALL OCCUR BEFORE CONNECTING UNDERGROUND DETENTION/INFILTRATION FACILITY TO PREVENT ANY ERODED SEDIMENTS FROM ENTERING UNDERGROUND FACILITY.
12. IN ACCORDANCE WITH THE NYSDEC SPDES GP 0-25-001, THERE SHALL BE NO MORE THAN 5 ACRES DISTURBED AT ANYONE TIME.

SOIL RESTORATION NOTES

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

* Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.

** Per "Deep Ripping and De-compaction Guidelines", NYSDEC 2008

EARTHWORK CONSTRUCTION NOTES

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

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1	09/18/23	PREPARED FOR PB SUBMISSION
2	03/20/24	REVISED PER DEIS COMMENTS
3	12/18/25	REVISED DETAILS
4	02/11/26	REVISED FOR FEIS SUBMISSION
5	06/29/26	REVISED FOR FEIS SUBMISSION

DRAWING STATUS	ISSUE DATE: 06/29/2026		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	40	OF	40
☐ 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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DATE:	SCALE:	C-305
12/05/2022	AS NOTED	
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5 - 06/29/2026	VARIOUS	

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