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

PROJECT: HAMMOND 5 LOT SUBDIVISION
PROJECT NO.: 20-08
PROJECT LOCATION: SECTION 1, BLOCK 1, LOT 63.23
REVIEW DATE: 11 NOVEMBER 2020
MEETING DATE: 19 NOVEMBER 2020
PROJECT REPRESENTATIVE: JONATHAN CELLA, P.E.

1. Plan set should contain a subdivision sheet stamped by the Licensed Land Surveyor.
2. We continue to have a concern with the first 300 feet of the roadway draining towards each of the adjoining properties. Swales are shown at approximately Station 100 which do not exist beyond that location allowing discharge to adjoining property.
3. The stormwater drainage system at the cul-de-sac creates a point discharge which drains towards an adjoining property.
4. Pipe sizes must be depicted on all drainage plans.
5. Sheet 3 of 7 should contain the septic design information including labeling of proposed septic systems, siphon chambers, lineal feet of leech fields and type of absorption system. Inverts for all septic system components should be identified as well. Use of siphon chambers requires adequate grade for functioning of the siphon chambers for two systems requiring dosing.
6. A standard note must be added requiring submission of an As Built plan and certification by a Design Professional of the septic system prior to issuance of a Certificate of Occupancy.
7. Label septic components per each lot. Different septic tank sizes are proposed for various lots.
8. The Stormwater Pollution Prevention Plan provided does not identify an analysis of the pre and post development runoff rates from the site. The report should identify the amount of disturbance and compliance with the Town of Newburgh's Stormwater regulations. No stormwater treatment is identified in the SWPPP or the plan sheets.
9. The private roadway is approximately 600 feet long prior to reaching the first drainage

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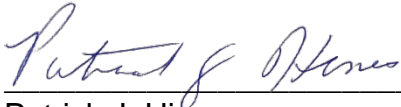


structure. Concentrated stormwater flow from the roadway should be addressed in the private road design such that impacts to adjoining property and open swales of extended length are avoided.

10. It is requested the Applicant's representative evaluate control of the runoff on the project site to the on site wetlands rather than directing runoff to an adjoining property where no point discharge currently exists.
11. Private road access and maintenance agreement must be submitted for the Planning Board Attorney review.
12. Architectural review of the two family residence is required by the Planning Board. Two family residential schematics have been provide. No materials are specified on the plans.

Respectfully submitted,

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



Patrick J. Hines
Principal

PJH/kbw