



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

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

PROJECT: WTF NY INC.
PROJECT NO.: 14-07
PROJECT LOCATION: SECTION 2, BLOCK 1, LOT 46 & 42
REVIEW DATE: 12 FEBRUARY 2016
MEETING DATE: 18 FEBRAURY 2016
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING DESIGN

1. Plans should bear stamp of licensed surveyor.
2. NYSDOT approval for the driveway access and drainage pipe modification must be received.
3. An offer of dedication to DOT is included in the Lot line and must be approved by DOT.
4. Notes stating existing Griffins Lane entrance to be abandoned should be modified to state "will not be utilized by the 2 lots" subject to this, the area identified to be abandoned is within an adjoining lot, not party to this subdivision.
5. Common driveway access and maintenance agreement should be submitted to Mike Donnelly's office.

Respectfully submitted,

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

Patrick J. Hines
Principal

- LEGEND**
- PROPERTY LINE EXISTING
 - PROPERTY LINE EXISTING (TO BE REMOVED)
 - PROPERTY LINE PROPOSED
 - PROPERTY LINE ADJOINING
 - STONEWALL
 - WELL EXISTING
 - WELL PROPOSED
 - ▨ HOUSE EXISTING
 - ▨ HOUSE PROPOSED
 - SETBACKS
 - ▭ BUILDING AREA

ZONING SCHEDULE:

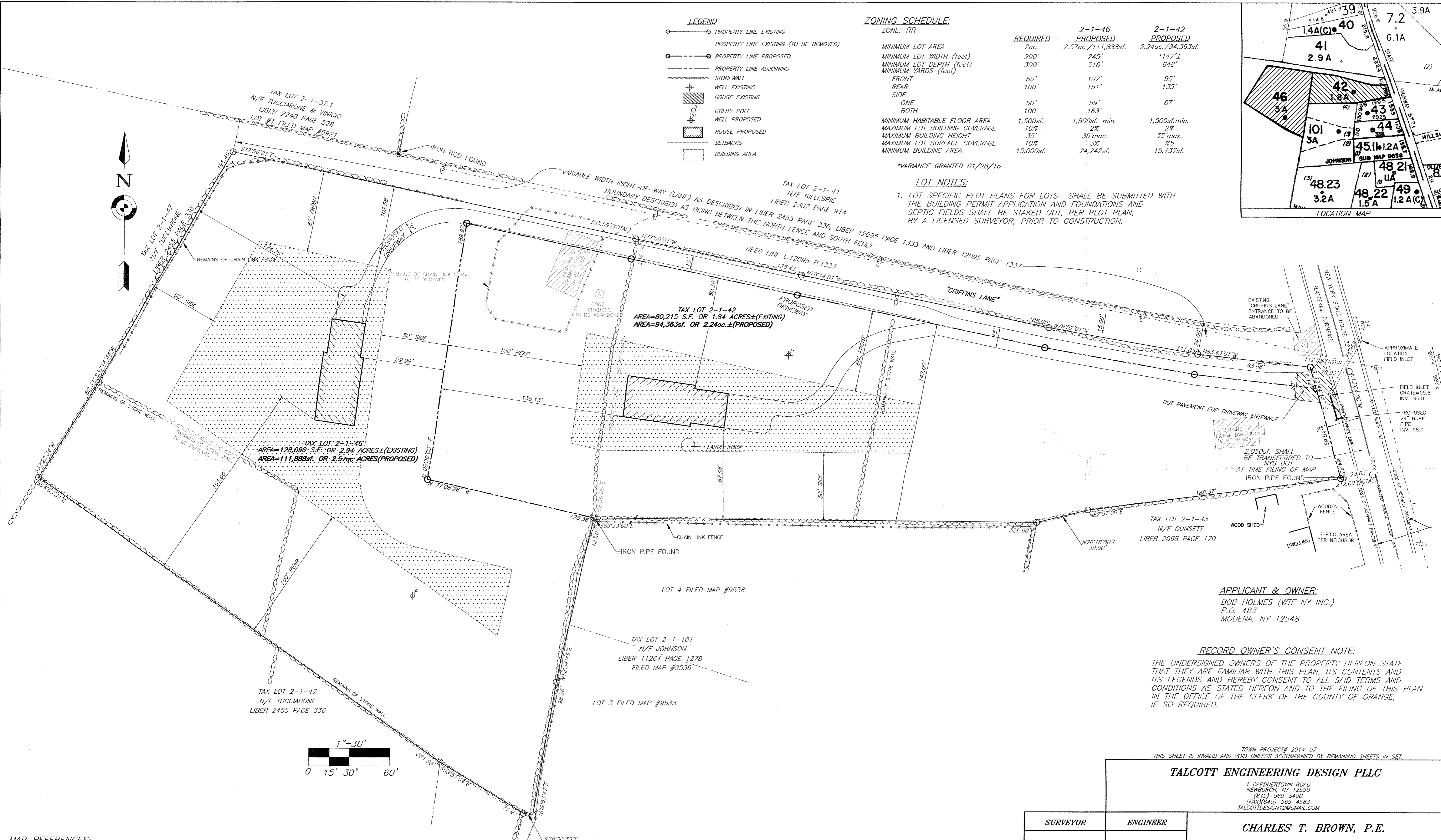
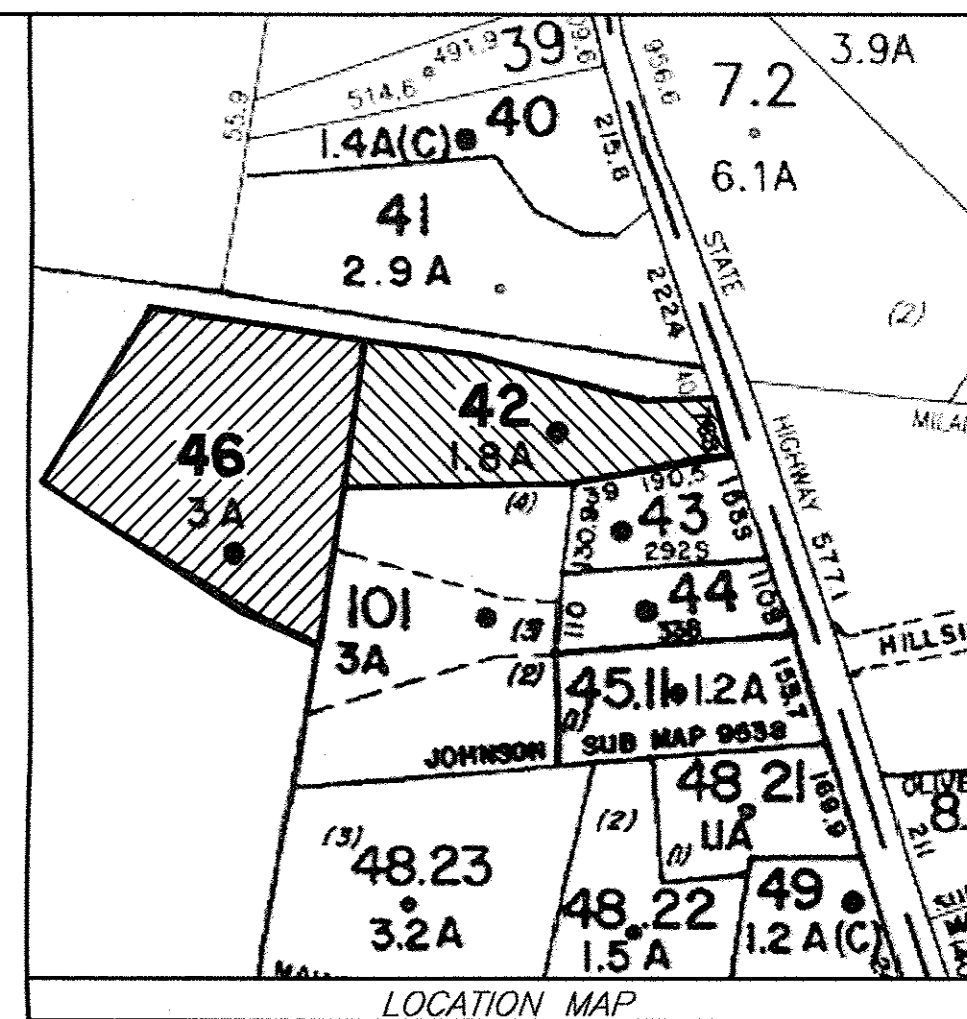
ZONE: RR

	REQUIRED	2-1-46 PROPOSED	2-1-42 PROPOSED
MINIMUM LOT AREA	2ac.	2.57ac./111,888sf.	2.24ac./94,363sf.
MINIMUM LOT WIDTH (feet)	200'	245'	*147'±
MINIMUM LOT DEPTH (feet)	300'	316'	648'
FRONT YARDS (feet)	60'	102'	95'
REAR YARDS (feet)	100'	151'	135'
SIDE YARDS (feet)			
ONE SIDE	50'	59'	67'
BOTH	100'	183'	-
MINIMUM HABITABLE FLOOR AREA	1,500sf.	1,500sf. min.	1,500sf. min.
MAXIMUM LOT BUILDING COVERAGE	10%	2%	2%
MAXIMUM BUILDING HEIGHT	35'	35' max.	35' max.
MAXIMUM LOT SURFACE COVERAGE	10%	3%	2%
MINIMUM BUILDING AREA	15,000sf.	24,242sf.	15,137sf.

*VARIANCE GRANTED 01/28/16

LOT NOTES:

- LOT SPECIFIC PLOT PLANS FOR LOTS SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND FOUNDATIONS AND SEPTIC FIELDS SHALL BE STAKED OUT, PER PLOT PLAN, BY A LICENSED SURVEYOR, PRIOR TO CONSTRUCTION.



APPLICANT & OWNER:
 BOB HOLMES (WTF NY INC.)
 P.O. 483
 MODENA, NY 12548

RECORD OWNER'S CONSENT NOTE:
 THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

MAP REFERENCES:
 1. ALL EXISTING FEATURES, INCLUDING TOPOGRAPHY, BUILDINGS, PROPERTY LINES AND ROADS PER A SURVEY ENTITLED "979 & 983 ROUTE 32" PERFORM BY DARREN J. STRIDIRON, P.L.S., LAST REVISED JANUARY 29 2014.

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED BY ME IN THE FIELD ON JANUARY 29 2014.

SIGNATURE _____ DARREN J. STRIDIRON, PLS
 LICENSE NO. 050487

REV.	DATE	BY	DESCRIPTION
3	01/29/16	R.B.M.	REVISED PER ZBA APPROVAL
2	04/28/14	R.B.M.	REVISED PER PLANNING BOARD COMMENTS
1	04/18/14	R.B.M.	REVISED PER PLANNING BOARD COMMENTS

TOWN PROJECT# 2014-07
 THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

TALCOTT ENGINEERING DESIGN PLLC
 1 GARDINERTOWN ROAD
 NEWBURGH, NY 12550
 (845)-569-8400
 (FAX)(845)-569-4583
 TALCOTTDESIGN12@GMAIL.COM

SURVEYOR	ENGINEER	CHARLES T. BROWN, P.E. P.O. BOX 4470 NEW WINDSOR, N.Y. 12553 LOT LAYOUT LOT LINE CHANGE FOR: WTF NY INC. 979 & 983 ROUTE 32 SBL: 2-1-42&46 TOWN OF NEWBURGH, ORANGE COUNTY, NY
		DATE: 03/25/14 SCALE: 1"=30' JOB NUMBER: 13072-WTF SHEET NUMBER: 1 OF 3

CALL BEFORE YOU DIG... IT'S THE LAW
 WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811

SEPTIC DESIGN CRITERIA: 2-1-46

1. NO. OF BEDROOMS - 4
2. SEPTIC TANK DESIGN - 1,250 GAL
3. STABILIZED PERCOLATION RATE - 38 MIN/IN
4. FLOW RATE (GALS /DAY) - 440
5. DESIGN LENGTHS:
 - 3 BEDROOM: 6 LATERALS @ 55' = 330IF. (330IF. REQUIRED)
 - 4 BEDROOM: 8 LATERALS @ 55' = 440IF. (440IF. REQUIRED)
6. FILL REQUIRED: 18" SHALLOW SYSTEM
7. CURTAIN DRAIN REQUIRED

SEPTIC DESIGN CRITERIA: 2-1-42

1. NO. OF BEDROOMS - 4
2. SEPTIC TANK DESIGN - 1,250 GAL
3. STABILIZED PERCOLATION RATE - 45 MIN/IN
4. FLOW RATE (GALS /DAY) - 440
5. DESIGN LENGTHS:
 - 3 BEDROOM: 6 LATERALS @ 55' = 330IF. (330IF. REQUIRED)
 - 4 BEDROOM: 8 LATERALS @ 55' = 440IF. (440IF. REQUIRED)
6. FILL REQUIRED: NONE
7. CURTAIN DRAIN REQUIRED

SEPTIC CERTIFICATION:

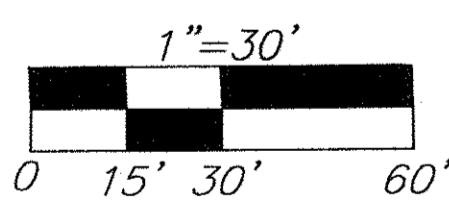
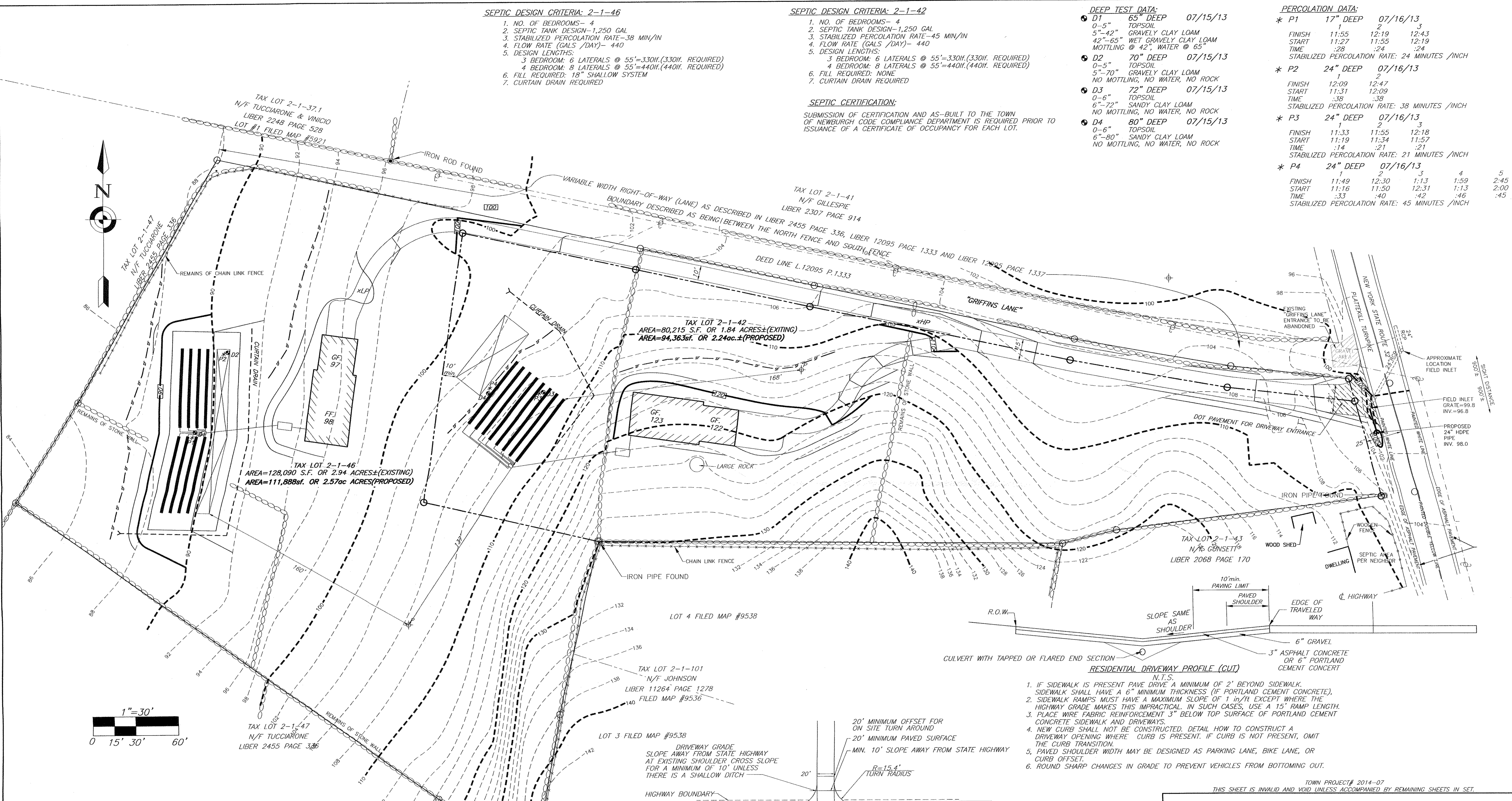
SUBMISSION OF CERTIFICATION AND AS-BUILT TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.

DEEP TEST DATA:

- | | | |
|--------------------------------|----------|----------|
| D1 | 65" DEEP | 07/15/13 |
| 0-5" TOPSOIL | | |
| 5"-42" GRAVELLY CLAY LOAM | | |
| 42"-65" WET GRAVELLY CLAY LOAM | | |
| MOTTLING @ 42" WATER @ 65" | | |
| D2 | 70" DEEP | 07/15/13 |
| 0-5" TOPSOIL | | |
| 5"-70" GRAVELLY CLAY LOAM | | |
| NO MOTTLING, NO WATER, NO ROCK | | |
| D3 | 72" DEEP | 07/15/13 |
| 0-6" TOPSOIL | | |
| 6"-72" SANDY CLAY LOAM | | |
| NO MOTTLING, NO WATER, NO ROCK | | |
| D4 | 80" DEEP | 07/15/13 |
| 0-6" TOPSOIL | | |
| 6"-80" SANDY CLAY LOAM | | |
| NO MOTTLING, NO WATER, NO ROCK | | |

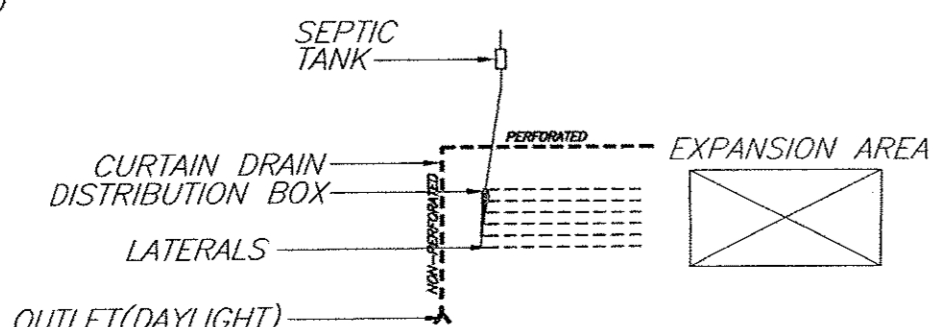
PERCOLATION DATA:

- | | | | | | |
|---|----------|----------|---|---|---|
| * P1 | 17" DEEP | 07/16/13 | 1 | 2 | 3 |
| FINISH 11:55 12:19 12:43 | | | | | |
| START 11:27 11:55 12:19 | | | | | |
| TIME .28 .24 .24 | | | | | |
| STABILIZED PERCOLATION RATE: 24 MINUTES /INCH | | | | | |
| * P2 | 24" DEEP | 07/16/13 | 1 | 2 | 3 |
| FINISH 12:09 12:47 | | | | | |
| START 11:31 12:09 | | | | | |
| TIME .38 .38 | | | | | |
| STABILIZED PERCOLATION RATE: 38 MINUTES /INCH | | | | | |
| * P3 | 24" DEEP | 07/16/13 | 1 | 2 | 3 |
| FINISH 11:33 11:55 12:18 | | | | | |
| START 11:19 11:34 11:57 | | | | | |
| TIME .14 .21 .21 | | | | | |
| STABILIZED PERCOLATION RATE: 21 MINUTES /INCH | | | | | |
| * P4 | 24" DEEP | 07/16/13 | 1 | 2 | 3 |
| FINISH 11:49 12:30 1:13 | | | | | |
| START 11:16 11:50 12:31 | | | | | |
| TIME .33 .42 .46 | | | | | |
| STABILIZED PERCOLATION RATE: 45 MINUTES /INCH | | | | | |



LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE EXISTING (TO BE REMOVED)
- PROPERTY LINE PROPOSED
- PROPERTY LINE ADJOINING
- STONEMALL
- WELL EXISTING
- HOUSE EXISTING
- UTILITY POLE
- WELL PROPOSED
- HOUSE PROPOSED
- EXISTING CONTOURS (2')
- EXISTING CONTOURS (10')
- CONTOURS PROPOSED (2')
- CONTOURS PROPOSED (10')
- EASEMENT
- SILT FENCE
- PERCOLATION TEST
- DEEP TEST



1. IF SIDEWALK IS PRESENT PAVE DRIVE A MINIMUM OF 2' BEYOND SIDEWALK. SIDEWALK SHALL HAVE A 6" MINIMUM THICKNESS (IF PORTLAND CEMENT CONCRETE).
2. SIDEWALK RAMPS MUST HAVE A MAXIMUM SLOPE OF 1 in/ft EXCEPT WHERE THE HIGHWAY GRADE MAKES THIS IMPRACTICAL. IN SUCH CASES, USE A 15' RAMP LENGTH.
3. PLACE WIRE FABRIC REINFORCEMENT 3" BELOW TOP SURFACE OF PORTLAND CEMENT CONCRETE SIDEWALK AND DRIVEWAYS.
4. NEW CURB SHALL NOT BE CONSTRUCTED. DETAIL HOW TO CONSTRUCT A DRIVEWAY OPENING WHERE CURB IS PRESENT. IF CURB IS NOT PRESENT, OMIT THE CURB TRANSITION.
5. PAVED SHOULDER WIDTH MAY BE DESIGNED AS PARKING LANE, BIKE LANE, OR CURB OFFSET.
6. ROUND SHARP CHANGES IN GRADE TO PREVENT VEHICLES FROM BOTTOMING OUT.

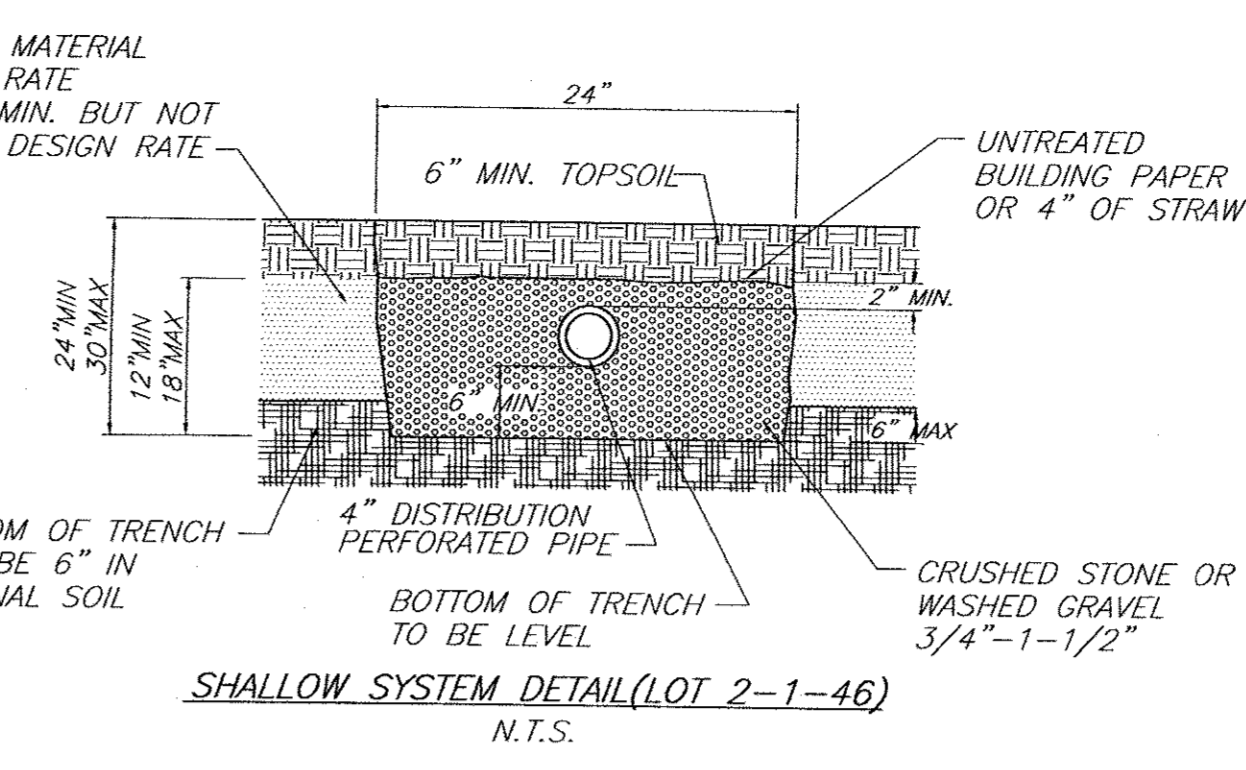
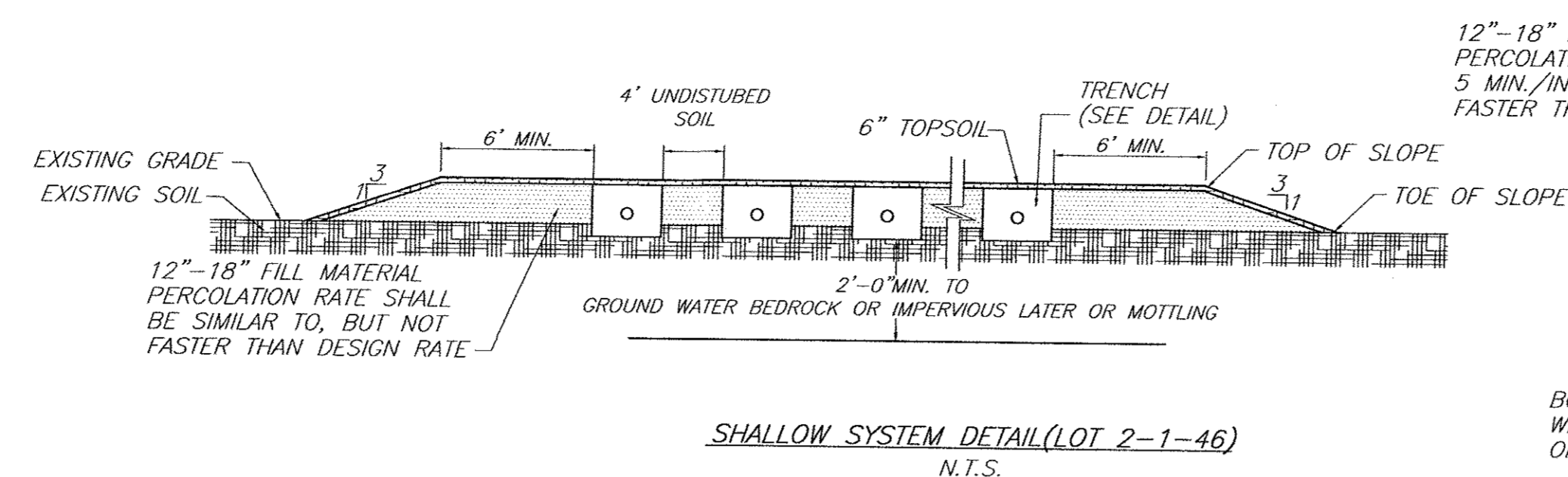
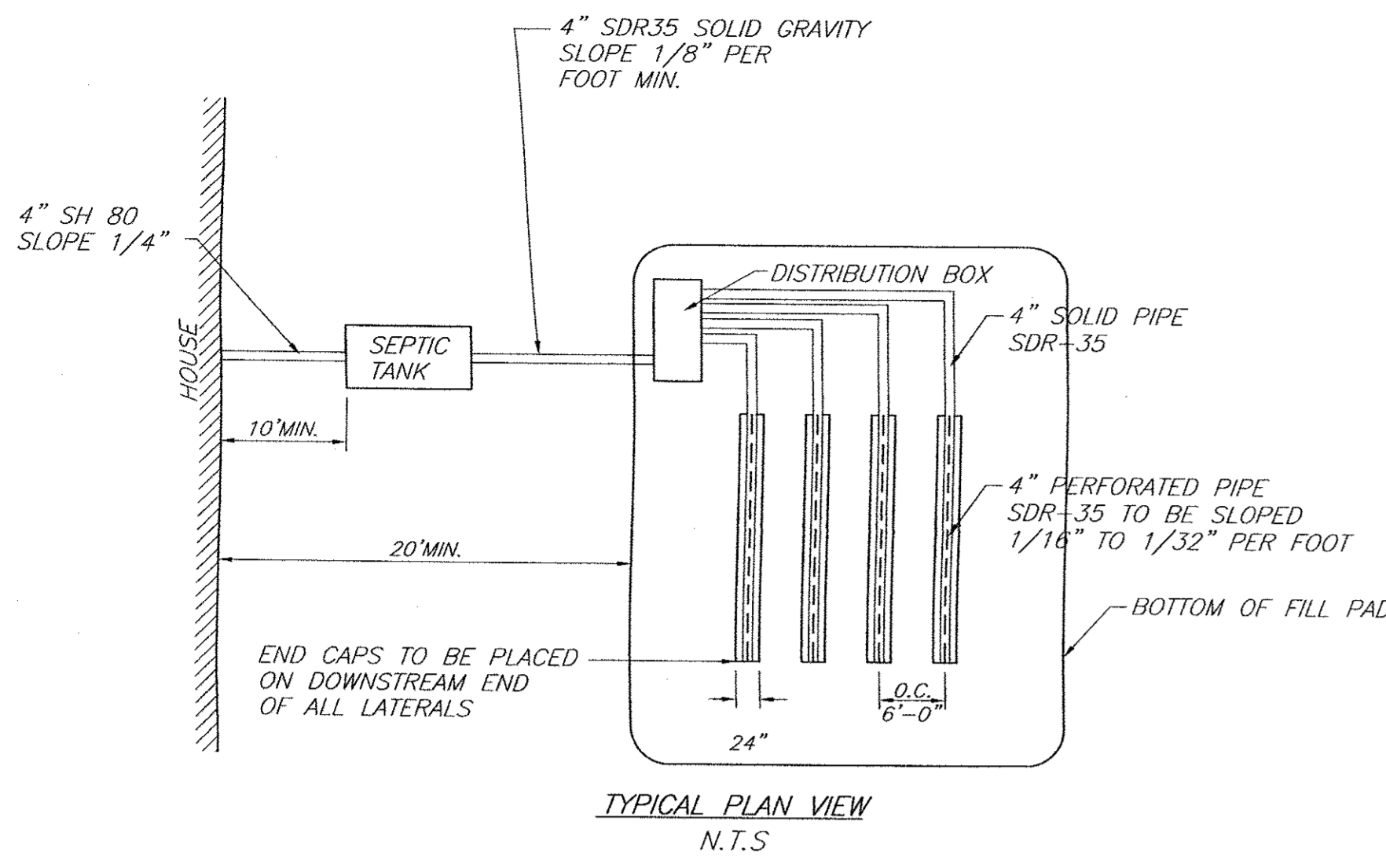
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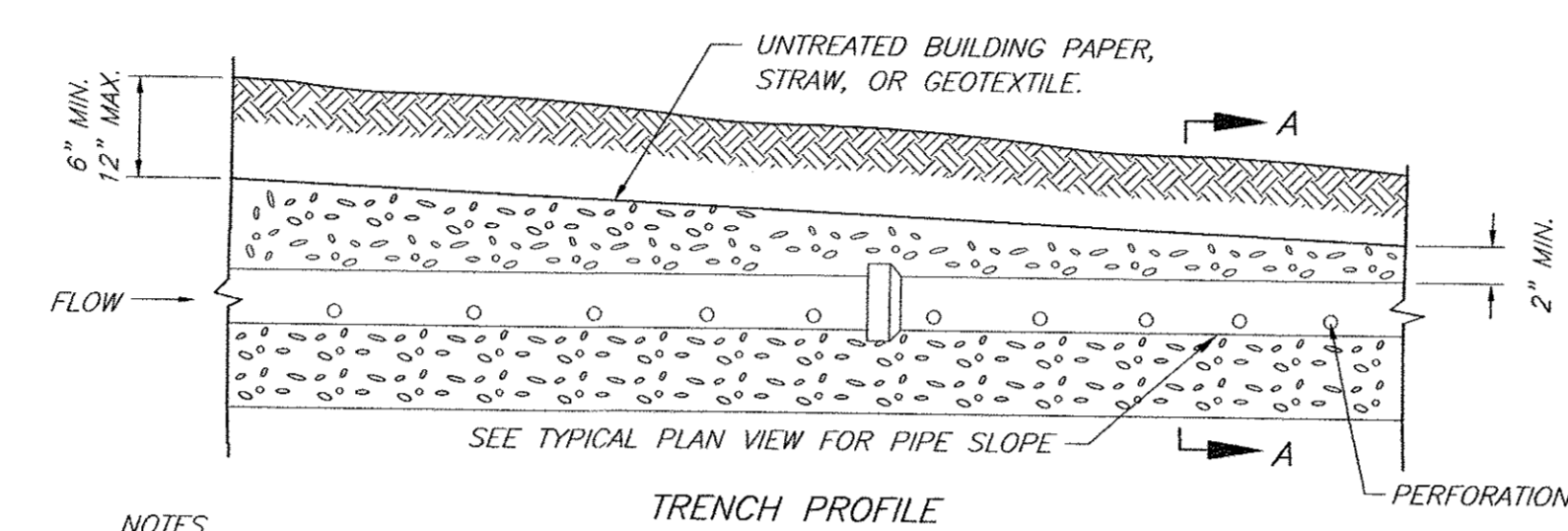
1 GARDNERTOWN ROAD
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ENGINEER	CHARLES T. BROWN, P.E.		
	P.O. BOX 4470	NEW WINDSOR, N.Y. 12553	
SEPTIC & GRADING			
LOT LINE CHANGE FOR:			
WTF NY INC.			
979 & 983 NYS ROUTE 32 SBL: 2-1-42&46			
TOWN OF NEWBURGH, ORANGE COUNTY, NY			
DATE	SCALE	JOB NUMBER	SHEET NUMBER
03/25/14	1"=30'	13072-WTF	2 OF 3

REVISIONS			
REV.	DATE	BY	DESCRIPTION
3	01/29/16	RBM	REVISED PER ZBA APPROVAL
2	04/28/14	RBM	REVISED PER PLANING BOARD COMMENTS
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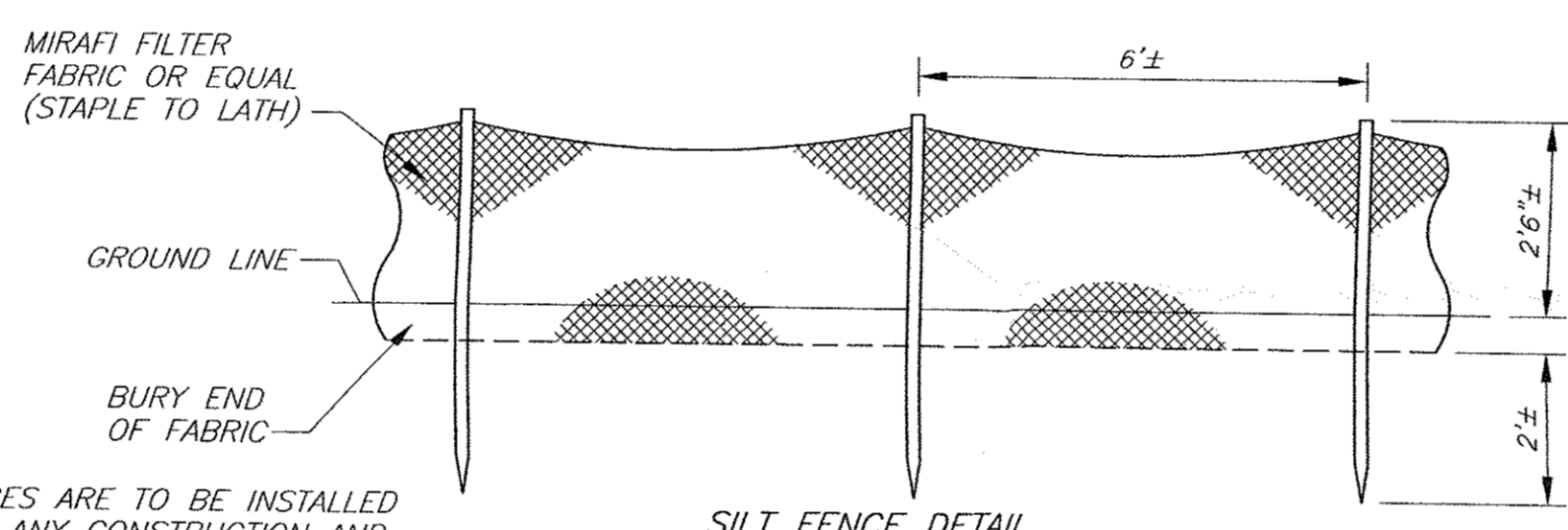


NOTES:
1. BOTTOM OF ALL TRENCHES SHALL NOT BE ABOVE ORIGINAL USABLE SOIL.
2. MAXIMUM DEPTH OF USABLE FILL PLUS 6" OF TOPSOIL SHALL NOT EXCEED 30".
3. MAXIMUM COVER OVER TRENCH AGGREGATE SHALL NOT EXCEED 12".



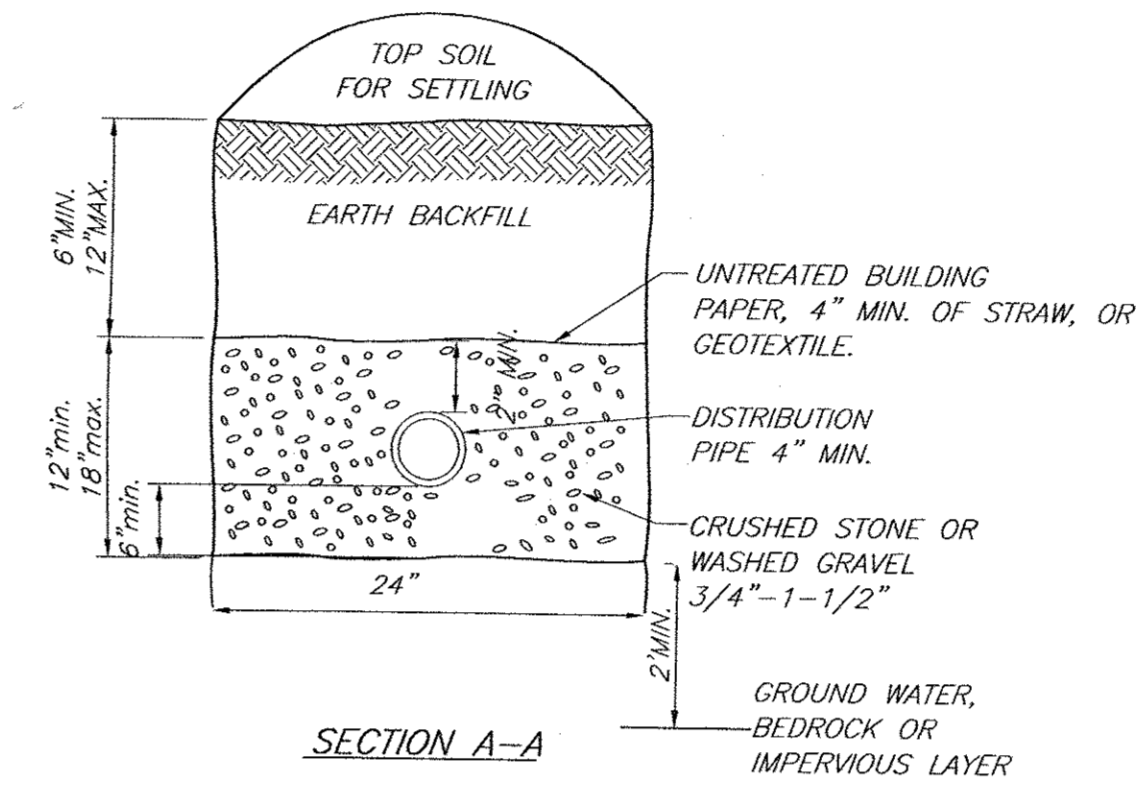
NOTES:
DO NOT INSTALL TRENCHES IN WET SOIL.
RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
END OF ALL DISTRIBUTION PIPES MUST BE PLUGGED.
BOTTOM OF TRENCH TO BE LEVEL.

ABSORPTION TRENCH DETAIL
N.T.S.



NOTE:
SILT FENCES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND SHALL BE CHECKED AFTER EVERY RAIN STORM. SILT FENCES ARE TO BE REPLACED AS NECESSARY DUE TO DAMAGE OR WHEN FILLED WITH SILT. SILT IS TO BE REMOVED IN FRONT OF FENCES REGULARLY TO PREVENT EXCESSIVE SOIL BEARING WEIGHT ON THE FENCES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INITIALIZE EROSION CONTROL MEASURES. SILT FENCES ARE TO BE USED FOR SILTATION CONTROL AROUND ALL AREAS THAT WILL BE DISRUPTED DURING CONSTRUCTION. SILT FENCES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS REESTABLISHED.



- SEPTIC SYSTEM GENERAL NOTES:**
1. ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY WELL.
 2. SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
 3. CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF ABSORPTION FIELD.
 4. SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
 5. NO TRENCHES TO BE INSTALLED IN WET SOIL.
 6. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
 7. GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION BOX.
 8. DISTRIBUTION LINES ARE TO BE CAPPED.
 9. THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER.
 10. ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS SEED & MULCH.
 11. NO SEWAGE SYSTEM SHALL BE PLACED WITHIN 35' OF ANY WATER COURSE DRAINAGE DITCH.
 12. ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE SYSTEM.
 13. BENDS SHALL BE USED WHEN ENTRANCE OR EXIT FROM SEPTIC TANK IS NOT APPROXIMATELY STRAIGHT. IF BENDS ARE USED AT POINTS OTHER THAN ENTRANCE OR EXIT POINTS, THEN A CLEANOUT IS REQUIRED.
 14. THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
 15. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION.
 16. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THESE.
 17. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
 18. THE PURCHASER OF THIS LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

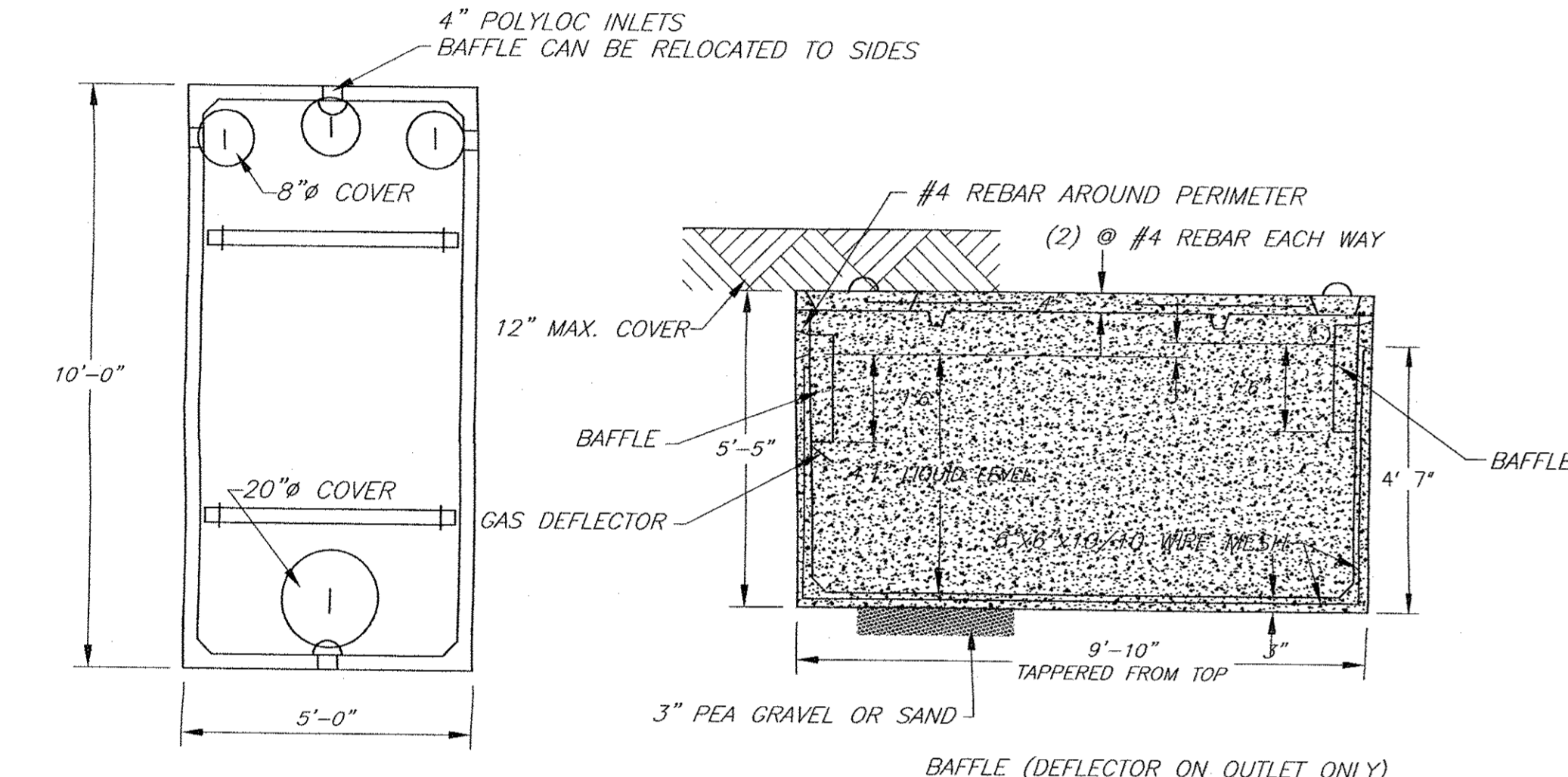
- "APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."
- "WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
- "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."
- "PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."

"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."

ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AS A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE.

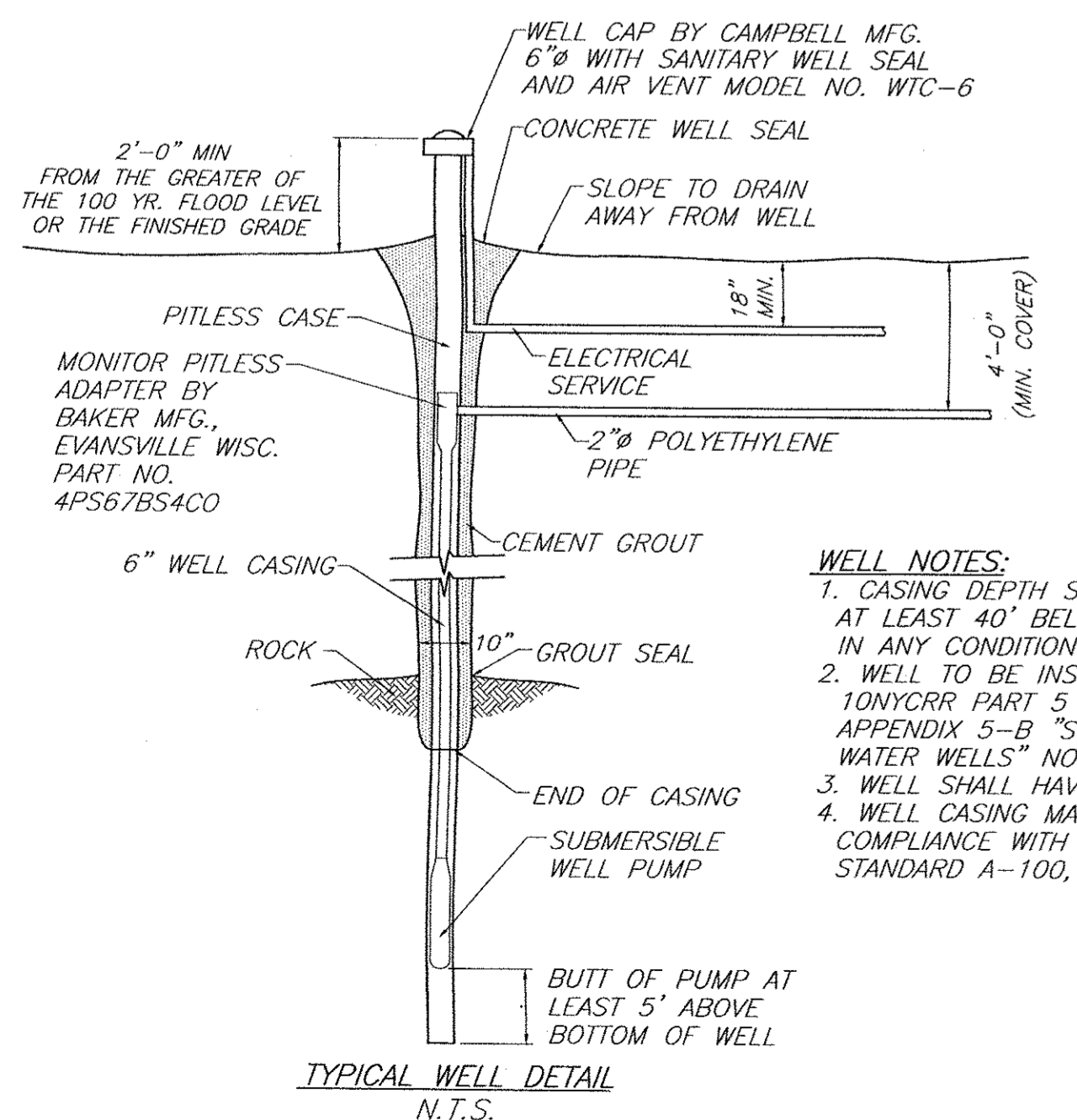
ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.

INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.

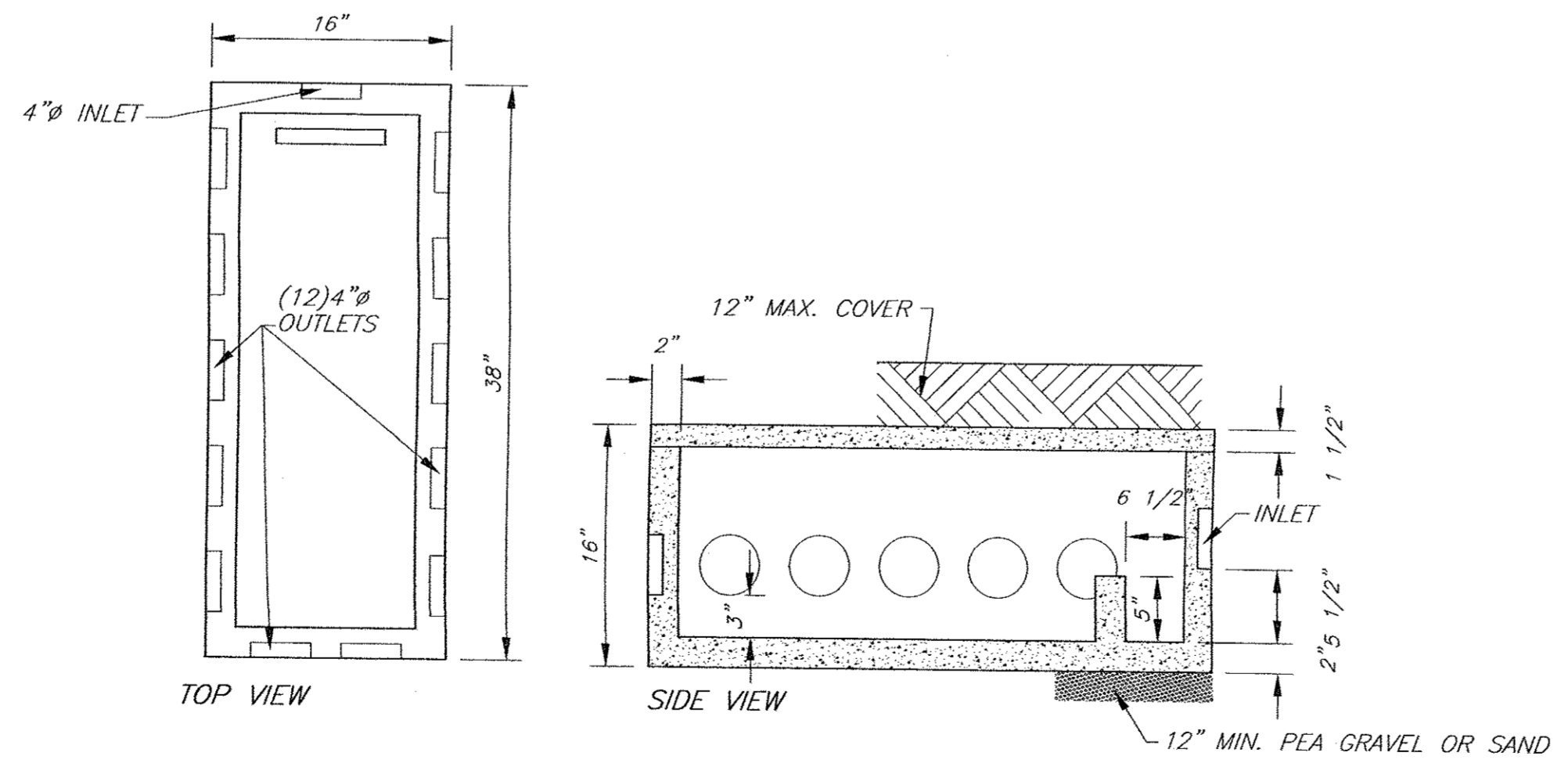


WOODARD'S 1,250gal. SEPTIC TANK OR EQUAL
N.T.S.

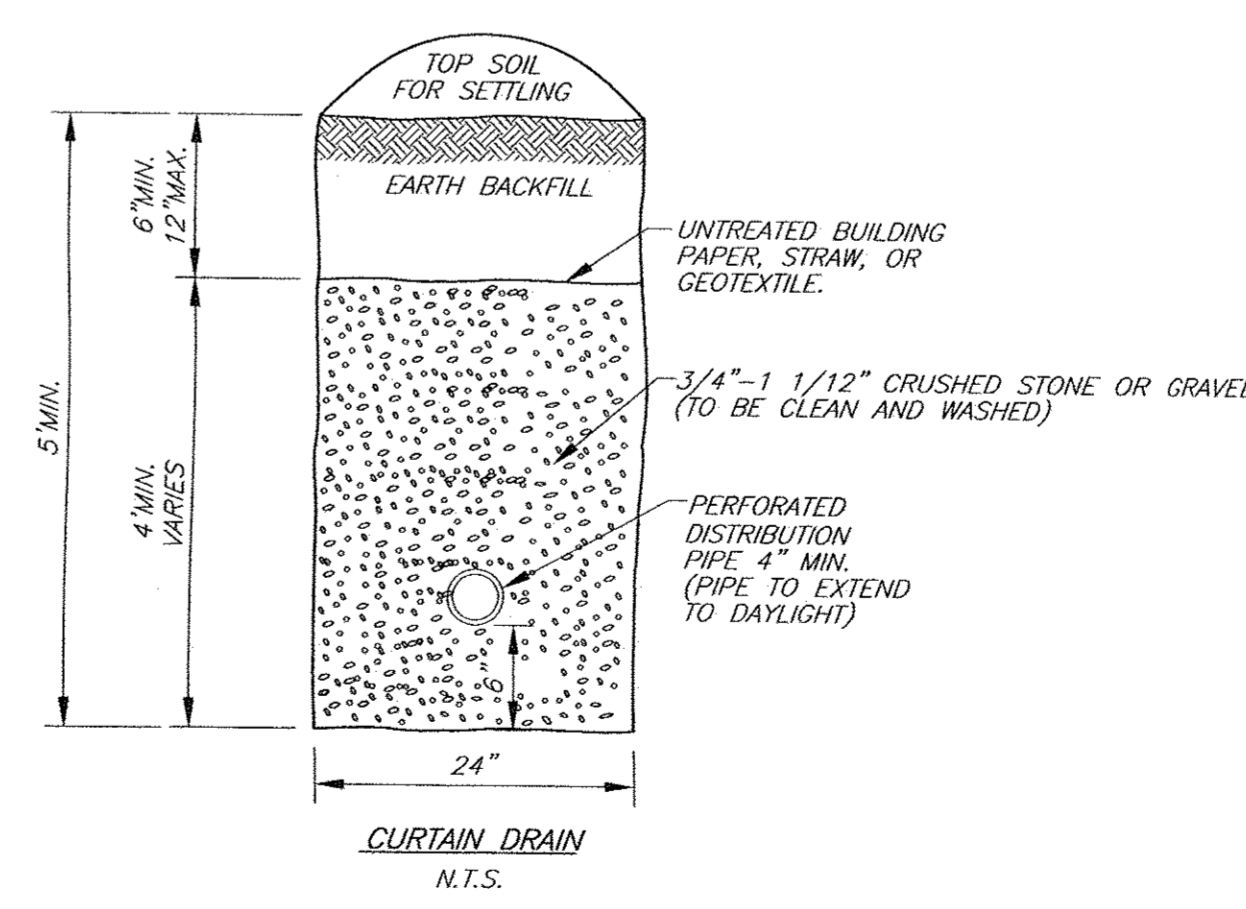
SPECIFICATIONS
CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS
REINFORCEMENT- 6"x6"10GA. WWF, #4 REBAR
AIR ENTRAPMENT- 5%
CONSTRUCTION JOINT- BUTYL RUBBER - BASE CEMENT
PIPE CONNECTION- POLYLOK SEAL (PATENTED)
LOAD RATING- 300PSF WEIGHT = 9,500LBS



WELL NOTES:
1. CASING DEPTH SHALL EXTEND AT LEAST 40' BELOW GROUND IN ANY CONDITION.
2. WELL TO BE INSTALLED PER 10NYCRR PART 5 APPENDIX 5-B "STANDARDS FOR WATER WELLS" NOV. 2005 EDITION.
3. WELL SHALL HAVE A MIN. YIELD OF 5 GPM.
4. WELL CASING MATERIAL IS TO BE IN COMPLIANCE WITH AWWA STANDARD A-100, LATEST VERSION.



SPECIFICATIONS
CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS
REINFORCEMENT- 6"x6"10GA. WIRE MESH
AIR ENTRAPMENT- 5%
PIPE CONNECTION- POLYLOK SEAL (PATENTED)
LOAD RATING- 300PSF WEIGHT = 325 LBS.



1. INSERT A SPEED LEVELER IN THE END OF ALL OUTLET PIPES IN THE DROPBOX.
2. ROTATE UNTIL EFFLUENT ENTERS ALL OUTLETS EQUALLY.

WOODARD'S SPEED LEVELER FSL-4
N.T.S.

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ENGINEER
CHARLES T. BROWN, P.E.

P.O. BOX 4470
NEW WINDSOR, N.Y. 12553

SEPTIC DETAILS

LOT LINE CHANGE FOR:
WTF NY INC.
979 & 983 NYS ROUTE 32 SBL: 2-1-42&46
TOWN OF NEWBURGH, ORANGE COUNTY, NY

REV.	DATE	BY	DESCRIPTION
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SHEET NUMBER: 3 OF 3