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

PROJECT: 3 RIDGEVIEW DRIVE SUBDIVISION
PROJECT NO.: 15-34
PROJECT LOCATION: SECTION 98, BLOCK 1, LOT 14.3
PROJECT REPRESENTATIVE: WILLINGHAM ENGINEERING
REVIEW DATE: 29 DECEMBER 2015
MEETING DATE: 7 JANUARY 2016

1. The Applicants representative identifies the existing front yard setback issue on proposed Lot 1 as a pre-existing non-conforming condition. This will require referral through the Zoning Board of Appeals for insufficient front yard setback for the existing lot line, 40 feet is required where 38.7 feet is provided.
2. Lot area summary chart should be revised to identify lot in the R3 Zone.
3. Highway Superintendant's comments on the driveway location should be received.
4. Proposed house location is at the side yard setback. A note should be added to the plans requiring stake out of the structure to be submitted to the Building Department prior to construction.
5. Map note item 7 identifies a road maintenance agreement. Is Ridgeview Drive a private road?
6. Updated Water and Sewer notes should be added to the plans 2015 version should be provided, copy attached. Details of proposed driveways should be added to the plan.

7. Drainage at proposed driveway should be addressed. Pavement replacement detail should be added to the plans for utility connections.

Respectfully submitted,

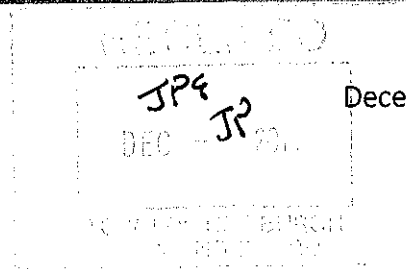
***McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal



willingham
engineering

10 Main Street – Suite 321
New Paltz, NY 12561
T 845.255.0210 F 845.256.8110
www.willinghamengineering.com



December 18, 2015

Mr. John Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

Re: **PB Project #: 2015-34**
3 Ridgeview Drive Subdivision
2 – Lot Subdivision
Town of Newburgh
Minor Subdivision Application

Dear Chairman Ewasutyn:

We are pleased to represent the Applicant Gail MacDonald regarding a proposal for a 2 lot residential subdivision on Ridgeview Drive in the Town of Newburgh. The 0.72 acre lot contains an existing home and is proposed to be subdivided into two 0.36 acre residential lots. The property is served by public water and sewer along Ridgeview Drive.

We have attached the following documents for the Board's review:

- Subdivision Plan S-1 (15 copies)
- Project Narrative (15 copies)
- Short Form EAF (15 copies)
- Subdivision Plan Checklist
- Signed Subdivision Application Form, Fee Acknowledgement, Proxy, Disclaimer Statement & Disclosure Addendum Statement
- Application Fees

Thank you for your consideration of this matter and we look forward to meeting with the Board. Please feel free to contact me at your convenience with any questions.

Sincerely,
Willingham Engineering, PLLC

A handwritten signature in black ink, appearing to read "Andrew Willingham". The signature is fluid and cursive, with a large initial "A" and a long, sweeping tail.

Andrew Willingham, PE
NYS Professional Engineer No. 083984

cc: Gail MacDonald



willingham
engineering

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**3 Ridgeview Drive Subdivision
Town of Newburgh, New York
Planning Board # 2015-34**

**Project Narrative
December 18, 2015**

The 0.72 acre parcel is identified as SBL 98-1-14.3 and the property is zoned R-3 – Residential. The property is located on Ridgeview Drive, which is a Town Road in the Town of Newburgh. The parcel contains a one story single family residence. The Owner of the parcel and Applicant, Gail MacDonald, proposes to subdivide the parcel into two single family residential lots.

Lot 1 will be 0.36 acres in size and will include the existing home. Lot 2 will also be 0.36 acres in size where a new single family residence is proposed. The existing home is tied into water and sewer mains existing along Ridgeview Drive. Lot 2 is proposed to connect to both the water and sewer main, as shown on the Subdivision Plan. No variance are required from the Zoning Board of Appeals for this project.

Short Environmental Assessment Form

Part 1 - Project Information

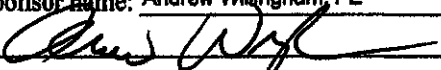
Instructions for Completing

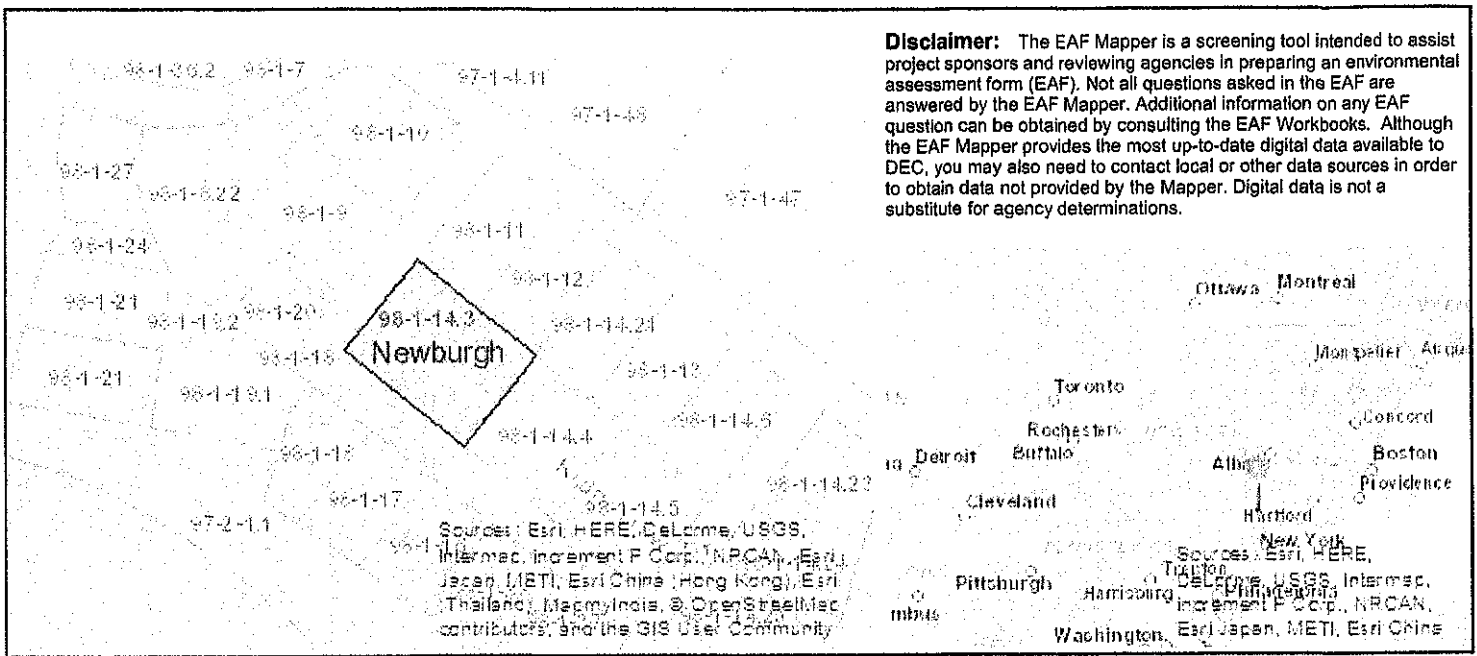
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: 2 Lot Subdivision - 3 Ridgeview Drive			
Project Location (describe, and attach a location map): 3 Ridgeview Drive, Newburgh, NY			
Brief Description of Proposed Action: Subdivide an existing 0.72 residential lot into two residential lots. Existing lot has home on it.			
Name of Applicant or Sponsor: Willingham Engineering, PLLC		Telephone: 845-255-0210	
		E-Mail: awillingham@willinghamengineering.com	
Address: 10 Main Street - Suite 321			
City/PO: New Paltz		State: NY	Zip Code: 12561
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			0.72 acres
b. Total acreage to be physically disturbed?			0.12 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.72 acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES runoff will discharge to roadway. _____			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Andrew Willingham, PE</u></p>	<p>Date: <u>12/18/15</u></p>	
<p>Signature: <u></u></p>		



- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National Register of Historic Places] No
- Part 1 / Question 12b [Archeological Sites] No
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] No
- Part 1 / Question 15 [Threatened or Endangered Animal] Yes
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] No

TOWN OF NEWBURGH PLANNING BOARD

3 RIDGEVIEW DRIVE SUBDIVISION
PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

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

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

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

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

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

30. Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. MA Number of acres to be cleared or timber harvested
33. ___ Estimated or known cubic yards of material to be excavated and removed from the site
34. ___ Estimated or known cubic yards of fill required
35. ___ The amount of grading expected or known to be required to bring the site to readiness
36. Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
NONE
-
37. Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
NONE
-
38. ___ List of property owners within 500 feet of all parcels to be developed (see attached statement).

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

By: 
 Licensed Professional

Date: 12/16/15

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

Prepared (insert date):

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

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

DATE RECEIVED: _____ **TOWN FILE NO:** 2015-34
(Application fee returnable with this application)

1. **Title of Subdivision/Site Plan (Project name):**
3 RIDGEVIEW DRIVE SUBDIVISION

2. **Owner of Lands to be reviewed:**
Name GAIL MACDONALD
Address PO BOX 142
NAGS HEAD NC
Phone (513) 518-4988

3. **Applicant Information (If different than owner):**
Name _____
Address _____

Representative _____
Phone _____
Fax _____
Email _____

4. **Subdivision/Site Plan prepared by:**
Name WILLINGHAM ENGINEERING
Address 10 MAW STREET - SUITE 321
NEW PALTZ, NY 12561

Phone/Fax (845) 255-0210

5. **Location of lands to be reviewed:**
3 RIDGEVIEW DRIVE, NEWBURGH

6. **Zone** R-3 **Fire District** GOOD WILL
Acreeage 0.72 **School District** NEWBURGH

7. **Tax Map: Section** 9B **Block** 1 **Lot** 14.3

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 2
Lot line change _____
Site plan review _____
Clearing and grading _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) NONE

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature Earl MacDonald Title _____

Date: 12/7/2015

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

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

TEE ACKNOWLEDGEMENT

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

GAIL MACDONALD

APPLICANT'S NAME (printed)

Gail MacDonald

APPLICANTS SIGNATURE

12/7/2015

DATE

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

PROXY

(OWNER) GAIL MACDONALD, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 4917 S. Links Drive, Nags Head

IN THE COUNTY OF Dare

AND STATE OF North Carolina

AND THAT HE/SHE IS THE OWNER IN FEE OF 3 RIDGEVIEW

DRIVE - SBL 98-1-14.3

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND ANDREW WILLINGHAM IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 12/7/2015


OWNERS SIGNATURE

Gail MacDonald
OWNERS NAME (printed)


WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

Jason Korieg
WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

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

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

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

12/7/2015

DATED

GAIL MACDONALD

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

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

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

 NONE

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

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

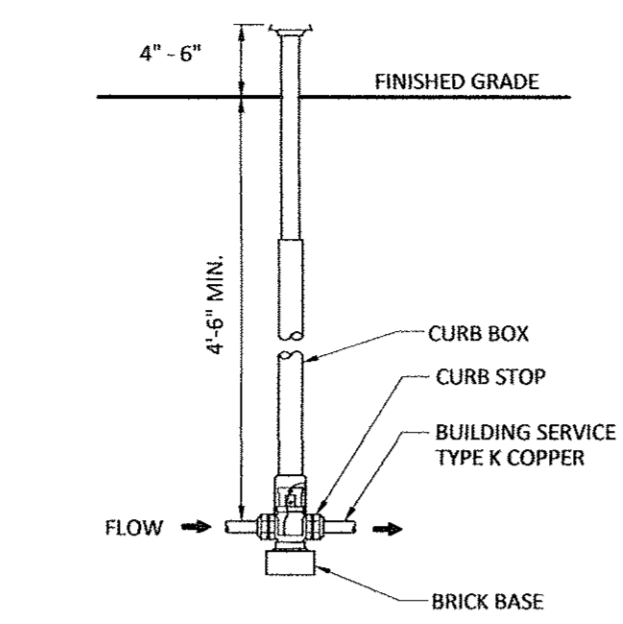
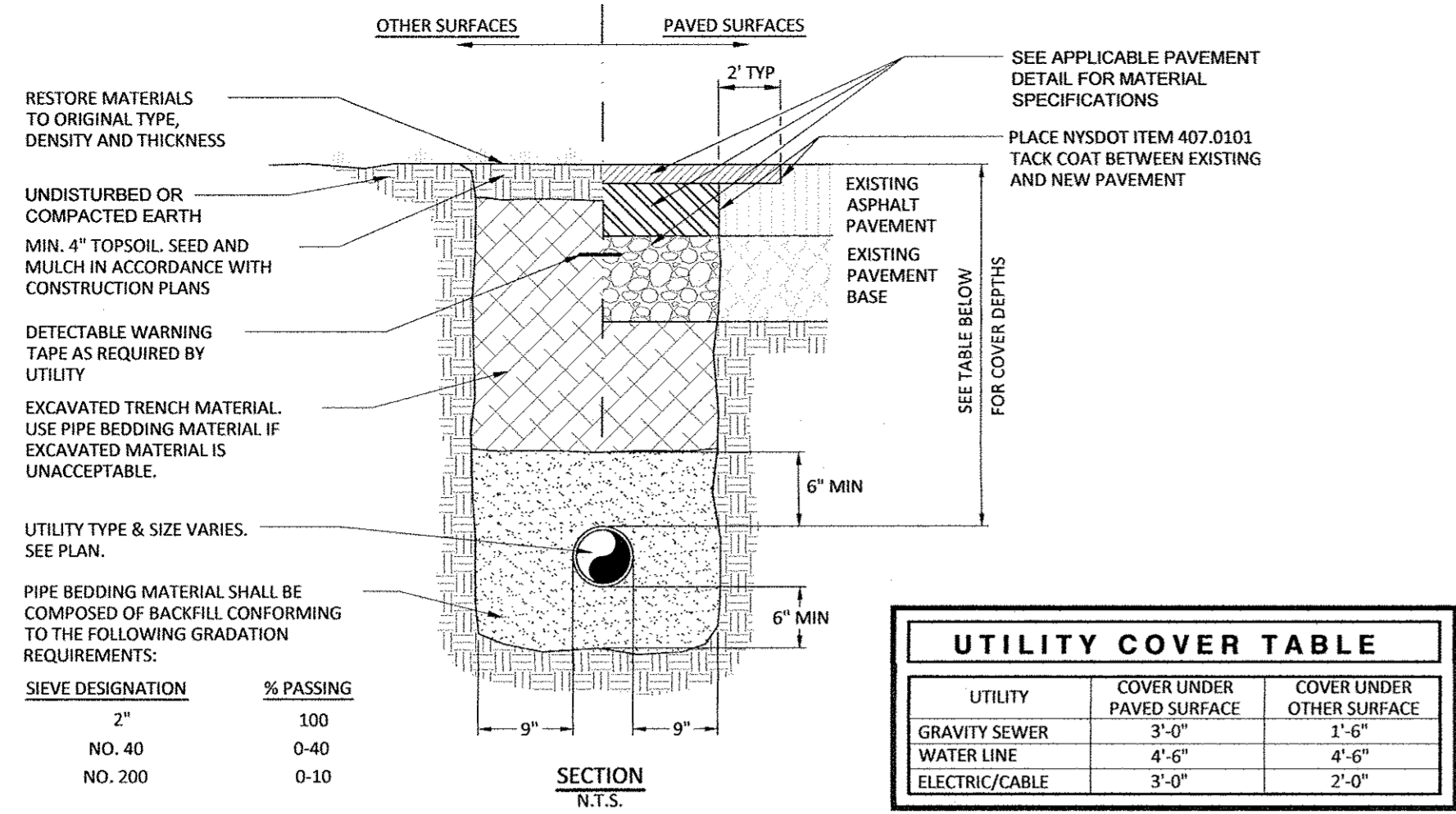
- TOWN BOARD
- PLANNING BOARD
- ZONING BOARD OF APPEALS
- ZONING ENFORCEMENT OFFICER
- BUILDING INSPECTOR
- OTHER

 12/7/2015
DATED

INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT

BY: _____
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)



UTILITY COVER TABLE		
UTILITY	COVER UNDER PAVED SURFACE	COVER UNDER OTHER SURFACE
GRAVITY SEWER	3'-0"	1'-6"
WATER LINE	4'-6"	4'-6"
ELECTRIC/CABLE	3'-0"	2'-0"

- NOTES:**
1. ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED IN MAX. 6" LIFTS, TO 95% STANDARD PROCTOR DENSITY.
 2. REMOVE ALL NON-DURABLE PARTICLES, ORGANIC MATTER AND STONES LARGER THAN 1.5" FROM BACKFILL.
 3. BOTTOM OF TRENCH WILL BE FLAT AND LEVEL WITH NO LARGE STONES OR UNSTABLE SOILS PRESENT.
 4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
 5. ALL UNDERGROUND UTILITY INSTALLATIONS SHALL MEET SPECIFICATIONS PER FUNCTIONAL UTILITY COMPANY.
 6. TRENCH SPECIFICATIONS SHALL BE SUBJECT TO CHANGE PER SPECIFIC SITE DESIGN CONSIDERATIONS.

2 UTILITY TRENCH DETAIL
SCALE: N.T.S.

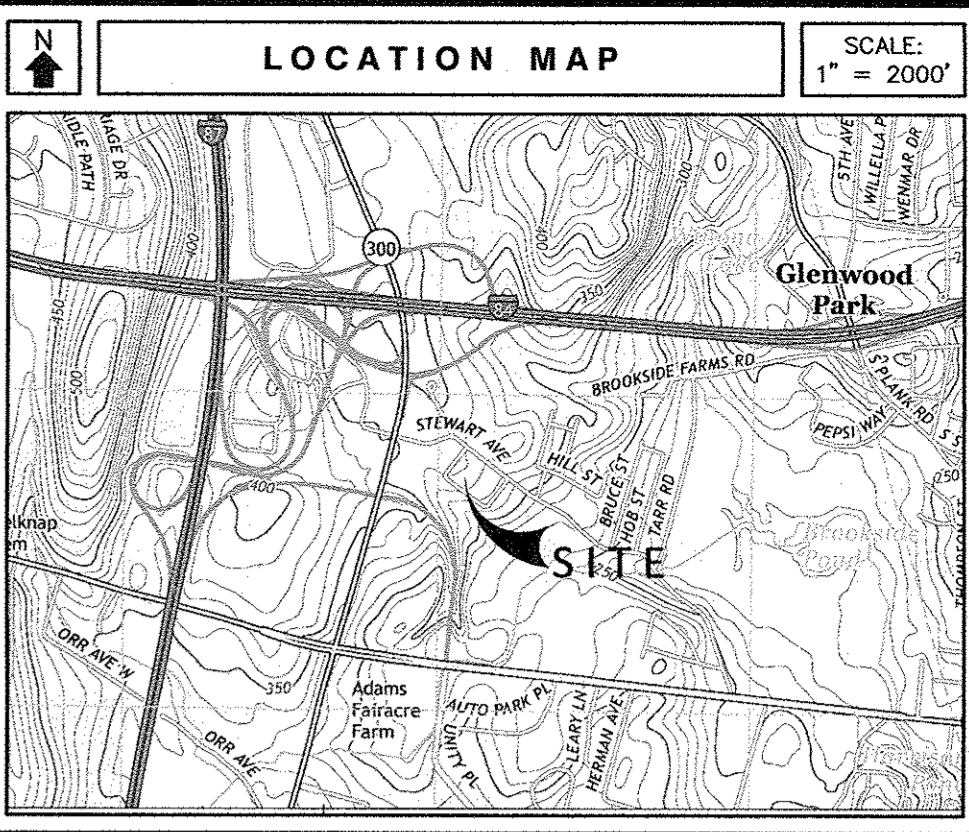
LEGEND

- NO PHYSICAL BOUNDS
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ADJACENT PROPERTY LINE
- EXISTING BUILDING
- EXISTING UTILITY POLE & OVERHEAD LINE
- EXISTING WOODEN PRIVACY FENCE
- EXISTING LIGHT POST
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER MAIN
- EXISTING APPLE TREE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- PROPOSED HOUSE
- PROPOSED GRAVITY SANITARY SEWER LINE
- PROPOSED WATER LINE SERVICE
- PROPOSED DRIVEWAY

ZONING INFORMATION

ZONE: R-3
CURRENT USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

ITEM	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2
MINIMUM LOT AREA	12,500 SF	15,837 SF	15,544 SF
MINIMUM LOT WIDTH	85'	100'	100'
MINIMUM LOT DEPTH	100'	158'	155'
MINIMUM FRONT YARD	40'	38.7' (1)	47'
MINIMUM REAR YARD	40'	47'	78'
MINIMUM SIDE YARD	15'	15'	15'
MINIMUM BOTH SIDE YARDS	30'	N/A	49'
HABITABLE FLOOR AREA PER DU	900 SF	>900 SF	>900 SF
LOT BUILDING COVERAGE	15%	12%	10%
BUILDING HEIGHT	35'	<35'	<35'
LOT SURFACE COVERAGE	30%	21%	15%

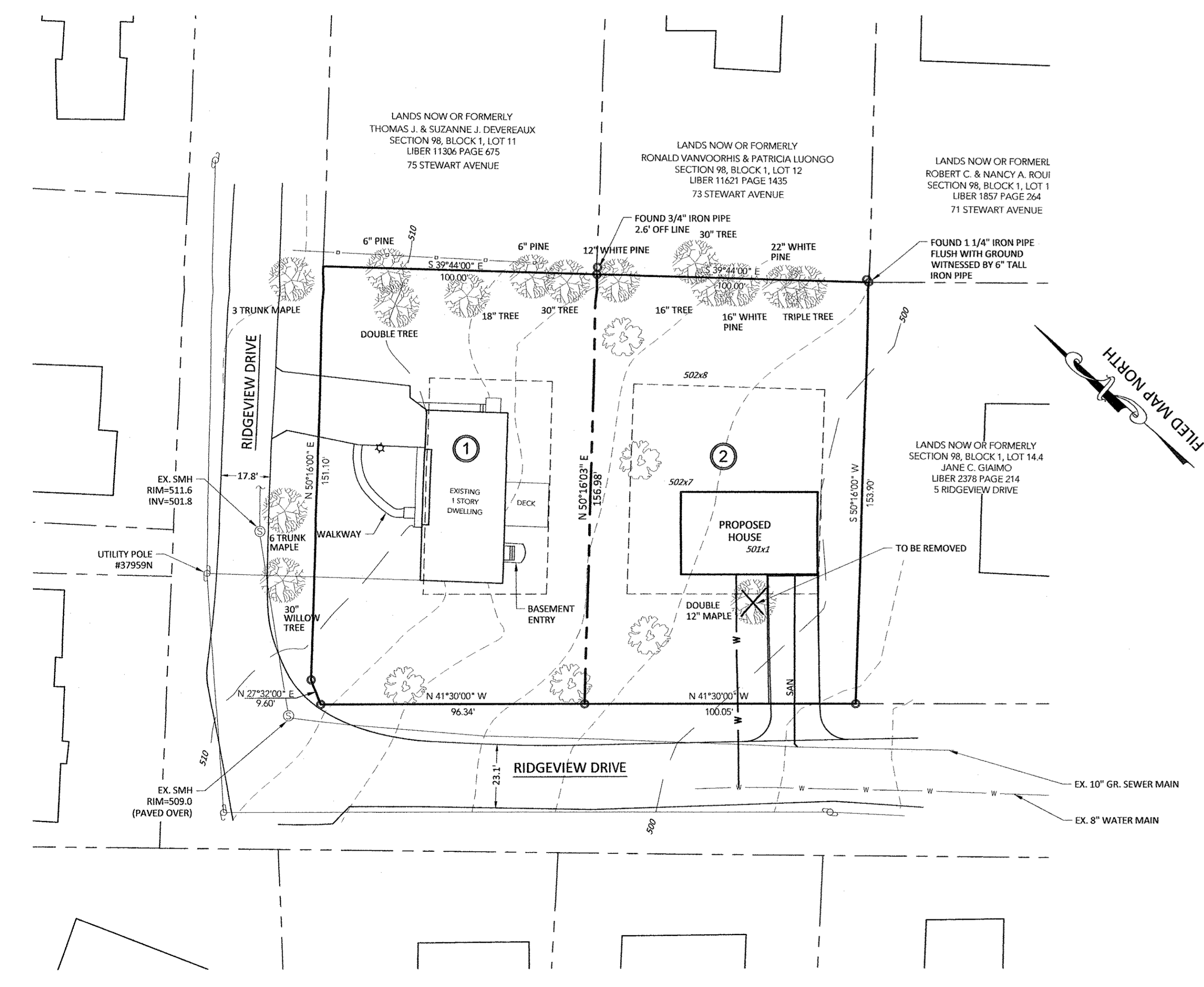


PROPERTY INFORMATION

SECTION-BLOCK-LOT: 98-1-14.3
PARCEL AREA: 0.720 ACRES
ZONING DISTRICT: R-3 RESIDENTIAL
OWNER/APPLICANT: GAIL MACDONALD, PO BOX 142, NAGS HEAD, NC 27959

LOT AREA SUMMARY

LOT #	AREA (S.F.)	AREA (ACRES)
1	15,836.9	0.36
2	15,544.4	0.36
TOTAL	31,381.3 sf	0.720 ac



1 SUBDIVISION MAP
SCALE: 1" = 30'

MAP NOTES

1. BOUNDARY SURVEY INCLUDING EXISTING SITE FEATURES TAKEN FROM FROM MAP ENTITLED "SURVEY PLAT FOR LAND OF GAIL MACDONALD AND MARIE MACDONALD LIFE ESTATE" PREPARED BY MARGARET M. HILLRIEGEL DATED NOVEMBER 5, 2015.
2. BEING SHOWN AS LOT #1 ON A MAP ENTITLED "PROPOSED SUBDIVISION LANDS OF LULU A. TUTTLE", DATED SEPTEMBER 8, 1977, REVISED SEPTEMBER 9, 1977 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 12, 1977 AS MAP NUMBER 4287.
3. TOPOGRAPHY BASED ON AN ASSUMED DATUM AND ACTUAL FIELD LOCATION.
4. SURVEY AS PER DEEDS, FILED MAPS, MONUMENTATION FOUND AND PHYSICAL EVIDENCE.
5. TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON OCTOBER 30, 2015.
6. ADJACENT PROPERTY LINES AND ADJACENT STRUCTURE LOCATIONS ADDED BY WILLINGHAM ENGINEERING PER AVAILABLE GIS MAPPING AND AERIAL IMAGES.
7. A ROAD MAINTENANCE AGREEMENT IS TO BE FILED IN THE COUNTY CLERK'S OFFICE WHERE APPLICABLE.

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 REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH 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/A21.51-91 OR LATER REVISION FOR DUCTILE IRON PIPE 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/A21.10-87 OR LATEST REVISION FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWA C153/A21.53-94 FOR LATEST REVISION FOR DUCTILE IRON COMPACT FITTINGS.
5. ALL VALVES SHALL BE RESILIENT WEDGE, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C509 OR LATEST REVISION SUCH AS MUELLER A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTER CLOCK WISE).
6. TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVE 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 WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15030 FOR 1/2 AND 1 INCH, MUELLER H-15000 OR B-25000 FOR 1 1/2 OR 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-3501-2 FOR 1/2 AND 1 INCH AND MUELLER B-25204 FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10312 FOR 1/2 AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 AND 2 INCH SIZES.
8. 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.
9. THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. 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.
10. THRUST RESTRAINT SHALL BE PROVIDED BY THE RODS AND RETAINER GLANDS. THE LENGTH OF RESTRAINED PIPE SHALL BE DETERMINED BASED UPON WORKING PRESSURES, SOIL CONDITIONS AND DEPTH OF BURY ACCORDING TO DIPPA STANDARDS.
11. PRESSURE AND LEAKAGE TESTS ARE REQUIRED AND SHALL BE DONE IN ACCORDANCE WITH AWWA C-600 STANDARDS.
12. DISINFECTION OF ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH AWWA C-651 - YEAR OF LATEST REVISION STANDARDS.
13. ALL WATER MAINS SHALL BE 8", CLASS 52, DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.

SURVEYOR CERTIFICATION

I HEREBY DECLARE THIS MAP TO BE PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE OF THE NEW YORK STATE ASSOCIATION OF LAND SURVEYORS, ADOPTED OCTOBER, 1966 AND REVISED THROUGH JANUARY 23, 1993.

MARGARETE HILLRIEGEL, L.S., LIC. #050253 DATE

TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION.

ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL.

PLANNING BOARD CHAIRMAN DATE

OWNERS ENDORSEMENT

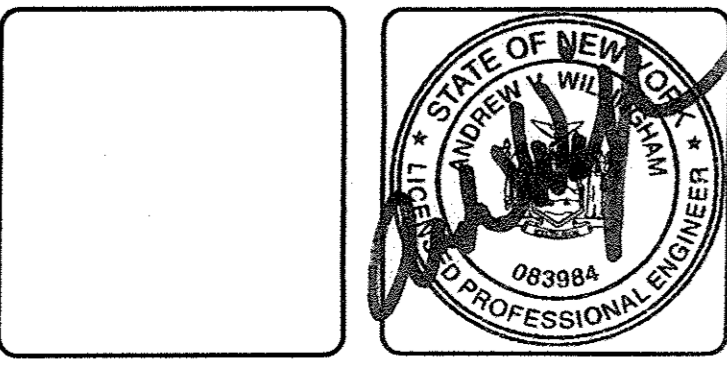
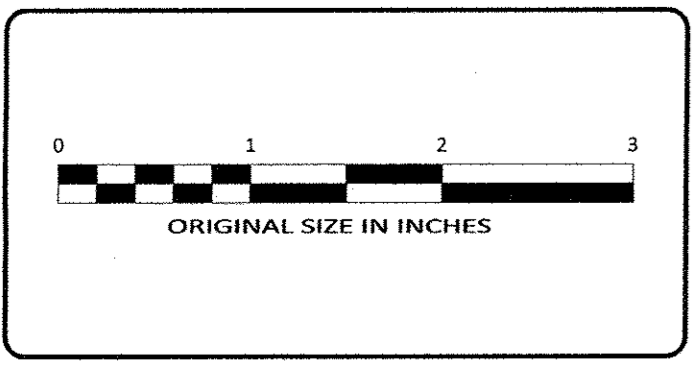
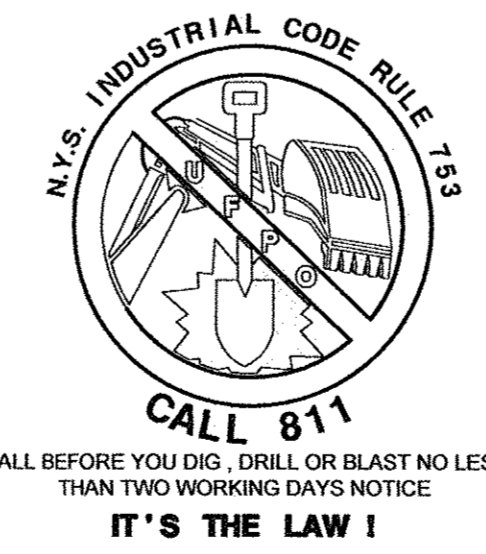
I HEREBY CONSENT TO THE INFORMATION DEPICTED ON THIS SITE PLAN AND ALL CONDITIONS NOTED THEREON AND I AGREE TO THE FILING OF THIS PLAN BY THE PLANNING BOARD.

OWNER (SIGNATURE) DATE

BY: (PRINT NAME AND TITLE)

TOWN OF NEWBURGH - SANITARY SEWER SYSTEM NOTES

1. CONSTRUCTION OF SANITARY SEWER FACILITIES REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
2. ALL SEWER FACILITY INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
3. ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.



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UNDER ARTICLE 145 (ENGINEERING), SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW, IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED SURVEYOR. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER AND/OR SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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REV	DATE	DESCRIPTION

SUBDIVISION PLAT

3 RIDGEVIEW DRIVE SUBDIVISION

3 RIDGEVIEW DRIVE
TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

DRAWN BY	CHECKED BY
AVW	SCALE
DATE	AS SHOWN
12/18/2015	PROJECT NO.
15032	SHEET NO.
S-1	