



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

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

**PROJECT: DONNELLY-LESLIE ROAD SUBDIVISION**  
**PROJECT NO.: 20-01**  
**PROJECT LOCATION: SECTION 26, BLOCK 6, LOT 25**  
**REVIEW DATE: 28 FEBRUARY 2020**  
**MEETING DATE: 5 MARCH 2020**  
**PROJECT REPRESENTATIVE: ENGINEERING AND SURVEYING PROPERTIES**

1. The use of the common driveway by three residences requires approval from the Town Board. Typically, the Town Board refers these applicants to the jurisdictional Fire Department for review as well.
2. The Applicants have provided the existing access and maintenance agreement. An updated access and maintenance agreement will be required to be filed for the use of the common driveway.
3. Utility easements will be required for existing and proposed utilities crossing each of the lots.
4. The subsurface sanitary sewer disposal system plans have been revised pursuant to our previous comments.
5. Prior to final approval the subdivision plan bearing the seal of a licensed Land Surveyor must be submitted.
6. A Public Hearing is required. The Planning Board may wish to defer the Public Hearing until the Town Board addresses the three lots on a common driveway.

Respectfully submitted,

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

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Patrick J. Hines  
Principal



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

February 20, 2020

Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550  
ATTN: John Ewasutyn, Chairman

**RE: APPLICATION #2020-01  
DONNELLY-LESLIE ROAD SUBDIVISION  
67 LESLIE ROAD  
TAX LOT # 26-6-25**

Dear Mr. Ewasutyn:

Please find attached 16 copies of the Revised Subdivision Plan for the Donnelly – Leslie Road Subdivision. The plans have been revised per a comment letter prepared by Mcgoey, Hauser and Edsall Consulting Engineers D.P.C. dated January 30, 2020. Below is a comment by comment response;

1. According to our client the Highway Superintendent takes no issue with the access road location, as it is an existing access road. Sight distance for the existing access road have been added to the plan which meet the AASHTO minimum standards for stopping sight distance.
2. There are currently 2 residences utilizing the common driveway. As part of this application the owner of proposed lot 3 on the subdivision plan would be added as a third party to utilize the common driveway.
3. The existing access and maintenance agreement is attached for review. The existing agreement allows for future parties to be added to the agreement. An updated agreement will be provided prior to final approval.
4. The proposed utility easement will be provided to the planning board attorney prior to final approval.
5. The design chart has been revised to indicate the 4 equalizer units for lots 1 & 2 while lot 3 proposes the use of eljen units.
6. The water service detail has been added to the plans.
7. Applicable standard notes for the municipal water have been added to sheet C-2.
8. The bulk table has been revised to indicate R-2 Zone with either public water or public sewer.
9. The lot surface coverage calculations have been revised to indicate a percentage.
10. The lot numbers have been added to the design schedule.
11. The third item is the proposed design of the lot 3 septic system which the plan indicates an eljen system.
12. A realty subdivision plan bearing the seal of the licensed land surveyor will be provided prior to final approval.

13. The design schedule has been revised to indicate 148 linear feet of required eljen units (or 37 eljen mats) in accordance with the eljen design manual. The design provides 160 linear feet of units or (40 eljen mats) which exceeds the minimum required.

If you have any additional questions and/or comments, please don't hesitate to contact this office.

Sincerely,  
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.  
Principal

CC: file

**Bloom & Bloom, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM  
PETER E. BLOOM  
KEVIN D. BLOOM \*  
KATHLEEN L. BLOOM  
\*ALSO ADMITTED IN FLORIDA

530 BLOOMING GROVE TURNPIKE  
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FAX: (845) 561-0978  
E-MAIL: [BLOOMBLOOM@hvc.rr.com](mailto:BLOOMBLOOM@hvc.rr.com)

January 3, 2018

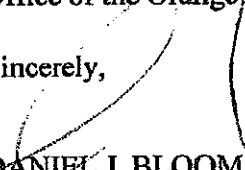
Joseph Saffioti, Esq.  
Saffioti & Anderson  
5031 Route 9W  
Newburgh, New York 12550

**RE: ODELL to QUEALLY**  
**Premise: 10 Fallview Drive, Town of Newburgh, New York**  
**S/B/L: 26-6-26**  
**Our File No: RE-2735**

Dear Mr. Saffioti:

Enclosed herewith please find the original Private Road Maintenance Agreement, dated November 2, 2017 between Russell Ira Odell and Serdar Ozel and Isil Ozel recorded in the Office of the Orange County Clerk on December 7, 2017 in book 14332 at page 1074.

Sincerely,

  
DANIEL J. BLOOM  
DJB/kmp  
Enclosure

PRIVATE ROAD MAINTENANCE AGREEMENT

This Agreement made the 2 day of November 2017, is intended to refer to a Private Driveway known as Fall View Drive (hereinafter the "DRIVEWAY" or "ROAD") in the Town of Newburgh, County of Orange, State of New York, through the lands of RUSSELL IRA O'DELL ~~and MICHELLE O'DELL~~ residing at 10 Fall View Drive, Newburgh, New York 12550 (hereinafter "O'DELL") and SERDAR OZEL and ISIL OZEL residing at 9 Fall View Drive, Town of Newburgh, County of Orange, State of New York 12550 (hereinafter "OZEL"). The aforesaid "O'DELL" premises being described also of the tax map of the Town of Newburgh as Section 26 Block 6 Lot 27 and the "OZEL" premises Section 26 Block 6 Lot 26.

WITNESSETH:

WHEREAS, there exists a private road extending from Fall View Drive in the Town of Newburgh to Leslie Road through the lands of O'DELL and OZEL; and

WHEREAS, the lot owners whose lands are contiguous to said DRIVEWAY will gain access to their driveways on their respective lots by use of said DRIVEWAY from Leslie Road; and

WHEREAS, it is in the best interests of all parties, present and future, that will own the aforesaid lots to have an Agreement, that sets forth the intent to maintain the DRIVEWAY in a passable condition and also sets forth the apportionment of expenses for repairs and maintenance of said road; and

WHEREAS, it is the intention of the undersigned to file this Agreement and to make the provisions of this Agreement binding upon the lot owners set forth hereinabove or any other lot owners that will eventually use the DRIVEWAY;

NOW THEREFORE IT IS HEREBY AGREED AND DECLARED AS FOLLOWS:

1. All owners of the aforesaid lots, will refer to this Agreement in the Deeds conveying title to all lots on the plat and will cause future owners of these lots to assume the obligations under this Agreement.

2. The owners of the respective lots shall meet at least annually to determine what maintenance shall be done on the road for the coming year. The owners shall also agree on a method of determining when contractors shall be requested to perform maintenance on the DRIVEWAY, remove snow or sand when snow or ice conditions prevail.

3. All decisions for maintenance and/or improvement of the DRIVEWAY shall be made with a majority of the lot owners present, and each lot owner shall have an equal vote regardless of the length of road between Leslie Road and his respective driveway.

4. At the first meeting of the lot owners, the initial order of business shall be to elect, by majority vote of those lot owners present, a "manager", who shall chair the first such meeting. Thereafter, the lot owners shall elect an individual to act as the Manager of the road.

5. Each lot owner shall be responsible for maintenance, regardless of whether or not a building permit has issued for the construction of a residence on his/her particular lot.

6. All maintenance expenses of said DRIVEWAY shall be borne by the lot owners equally.

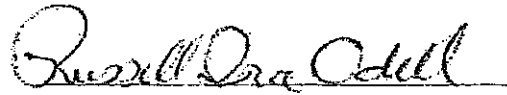
7. The Manager of the DRIVEWAY shall receive notification of any sums that may be due and owing from the owners of the participating lots for the maintenance of the road. Upon receipt of an invoice for an expense of the road, the Manager shall immediately notify the respective owners of the total amount of the invoice and their proportionate share of the expense. Within five (5) days of the receipt of this notification, the respective lot owner shall forthwith deliver a check made payable to the contractor to the Manager, who in turn shall contribute his share of the expense and forward all checks to the contractor in full satisfaction of this obligation.

8. In the event one of the lot owners fails to forward his proportionate share of the expenses within five (5) days as set forth above, the Manager shall be authorized to forward the portion of the invoice that has been paid to the Contractor with a statement setting forth the proportionate share that remains unpaid and the lot owner that has not paid his share. The lot owner who has not paid his proportionate share shall subject his real property to the lien of the Contractor as if he had executed the Contract for the performance of the work. For the purpose of this Agreement and declaration, each lot owner that is affected by this Agreement hereby gives his authorization and by accepting a Deed to the respective lot does hereby accept the condition that a majority vote for the performance of work and the acts of the Manager in carrying out the directive of the lot owners shall be done by the Manager as an Agent of the lot owners and the lot owners consent to his actions and agree to be bound by them.

9. Unless otherwise agreed among the lot owners, it is hereby declared that in the event that accumulation of snow exceeds four (4) inches in depth, as the average depth, the Manager is authorized to engage a Contractor to remove the snow from the right-of-way without further authorization from the lot owners.

10. All lot owners agree that the DRIVEWAY shall always be maintained so as to be passable by ordinary passenger vehicle and this shall include any "potholes" that exceed four (4) inches in depth and grading the road when the difference in elevation of all portions of the traveled area exceeds six (6) inches.

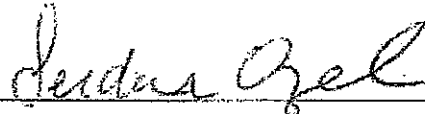
11. Any disputes that may arise under this Agreement shall be submitted for resolution to a single arbitrator through the American Arbitration Association and the prevailing party(ies) shall be awarded reasonable attorneys fees as well as the costs of the Arbitration.



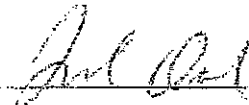
RUSSELL IRA O'DELL

---

~~MICHELLE O'DELL~~



SERDAR OZEL



ISIL OZEL





### BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT R-2 (WITH EITHER PUBLIC WATER OR PUBLIC SEWER)

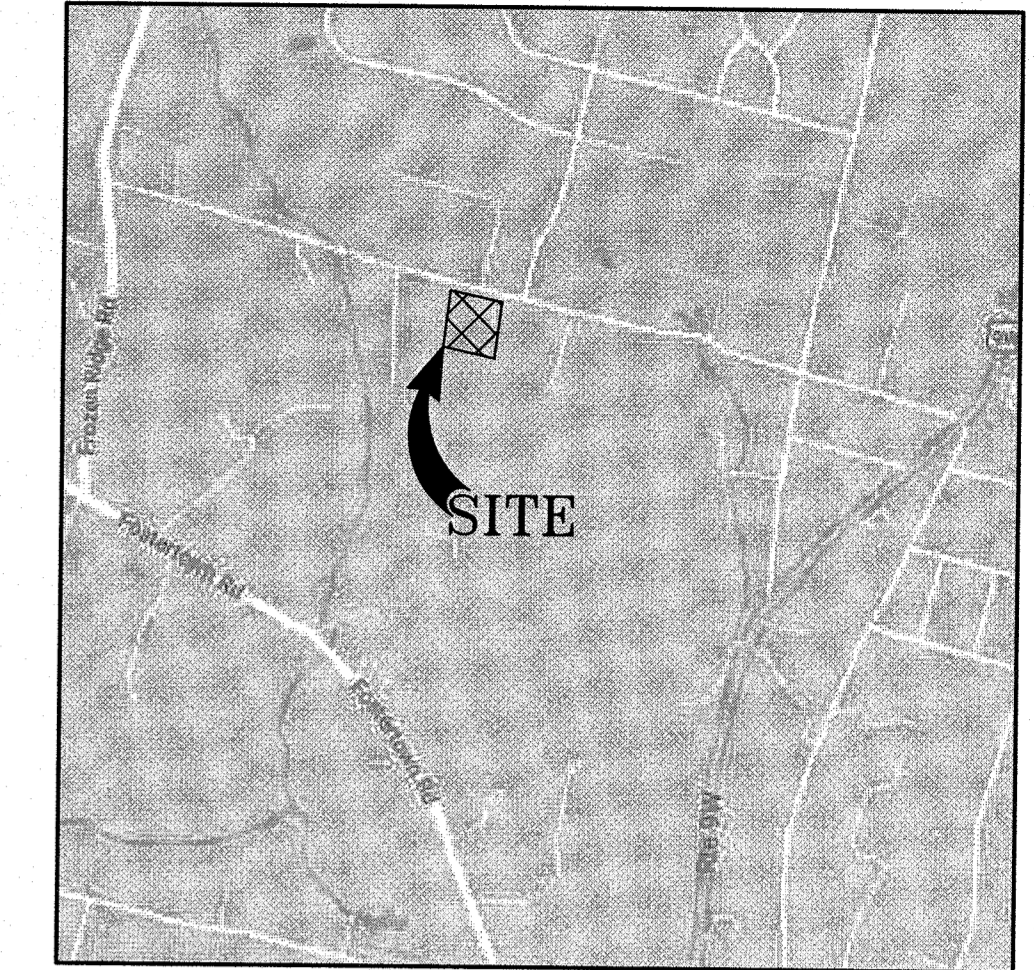
MINIMUM BUILDING REQUIREMENTS	REQUIRED	LOT 1	LOT 2	LOT 3
LOT AREA	17,500 SF	6,588 SF	25,693 SF	33,299 SF
LOT DEPTH	125 FEET	257.8 FEET	198.2 FEET	331.1 FEET
LOT WIDTH	100 FEET	232.8 FEET	100 FEET	100 FEET
FRONT YARD	40 FEET	89.5 FEET	88.4 FEET	195.7 FEET
REAR YARD	40 FEET	121.9 FEET	134.3 FEET	101.8 FEET
SIDE YARD (ONE/BOTH)	15/30 FEET	29.8/136.1 FEET	24/56 FEET	24/56 FEET
LIVABLE FLOOR AREA	900 SF	2,297 SF	1,320 SF	1,320 SF

MAXIMUM ALLOWABLE	LOT 1	LOT 2	LOT 3	
MAXIMUM LOT BUILDING COVERAGE	15%	3.5%	6.6%	4.0%
MAXIMUM LOT SURFACE COVERAGE	30%	15.1%	11.9%	15.8%

### GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTIONS, 26 BLOCK 6, LOT 25
- TOTAL AREA OF SUBJECT PARCEL: 2.744± ACRES.
- BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES PC ON SEPTEMBER 7, 2019.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2014 SOURCE LEAD. 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 1985.
- OWNER/APPLICANT: LEWIS DONNELLY  
67 LESLIE ROAD  
NEWBURGH, NEW YORK 12550
- PROPOSED NUMBER OF LOTS: 3
- ALL PROPOSED LOT SHALL BE SERVICED BY PUBLIC WATER AND INDIVIDUAL SEPTICS.
- WATER SERVICE SIZE AND MATERIAL TO BE PROVIDED IN ACCORDANCE WITH TOWN OF NEWBURGH WATER DEPARTMENT REQUIREMENTS.



LOCATION MAP

### DEEP TEST HOLE RESULTS

TEST HOLE #	DATE	DEPTH	DESCRIPTION
TP 1	11/26/19	0' - 8' 8' - 24' 24' - 48' 48' - 72'	TOP SOIL TAN SILTY LOAM WITH LOTS OF SHALE BROWN SILTY CLAY LOAM WITH POCKETS OF SHALE BROWN GRAVELLY SILTY CLAY, MOTTLING @ 54'
TP 2	11/26/19	0' - 4' 4' - 42' 42' - 72'	TOP SOIL BROWN GRAVEL SILTY LOAM WITH COBBLE BROWN GRAVELLY SILTY CLAY
TP 3	11/26/19	0' - 4' 4' - 24' 24' - 48' 48' - 72'	TOP SOIL TAN SILTY LOAM BROWN SILTY CLAY LOAM WITH POCKETS OF SHALE BROWN SILTY CLAY LOAM
TP 4	11/26/19	0' - 4' 4' - 24' 24' - 72'	TOP SOIL TAN SILTY LOAM TAN SILTY CLAY LOAM WITH POCKETS OF SHALE
TP 5	11/26/19	0' - 12' 12' - 36' 36' - 80'	TOP SOIL TAN SILTY LOAM BROWN SILTY CLAY LOAM WITH POCKETS OF SHALE SEEPAGE @ 48'
TP 6	11/26/19	0' - 32' 32' - 54' 54' - 60' 60' - 96'	TOP SOIL TAN SILTY LOAM BROWN SILTY CLAY LOAM WITH POCKETS OF SHALE SEEPAGE AT 48', WATER AT 60'

No.	DATE	DESCRIPTION
1	02/18/20	REVISED PER PE ENGINEER COMMENTS 01/30/2020

### PERCOLATION TEST RESULTS

PERC HOLE #	PERC HOLE DEPTH	PERC HOLE DIA	TIME	PERCOLATION TEST RUNS - STOPWATCH USED FOR ALL TESTS (TIME FOR 1" DROP IN WATER LEVEL)	STABILIZED RATE
11/26/19 PT-1	24"	10"	FINISH		11 MIN
			START	STOPWATCH USED FOR TIMED INTERVALS	
			TIME	00:09:50 00:10:04 00:10:57	
11/26/19 PT-2	24"	10"	FINISH		34 MIN
			START	STOPWATCH USED FOR TIMED INTERVALS	
			TIME	00:30:02 00:32:41 00:33:05	
11/26/19 PT-3	24"	10"	FINISH		6 MIN
			START	STOPWATCH USED FOR TIMED INTERVALS	
			TIME	00:04:17 00:04:49 00:05:23 00:05:49	
11/26/19 PT-4	24"	10"	FINISH		7 MIN
			START	STOPWATCH USED FOR TIMED INTERVALS	
			TIME	00:04:21 00:05:26 00:06:10 00:06:23	
11/26/19 PT-5	24"	10"	FINISH		22 MIN
			START	STOPWATCH USED FOR TIMED INTERVALS	
			TIME	00:12:21 00:19:16 00:20:48 00:21:34	
11/26/19 PT-6	24"	10"	FINISH		14 MIN
			START	STOPWATCH USED FOR TIMED INTERVALS	
			TIME	00:13:37 00:13:57 00:13:44	

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	02/18/2020
<input type="checkbox"/> CONCEPT APPROVAL	SHEET NUMBER
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1 OF 2
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A
<input type="checkbox"/> OTHER	N/A OF N/A
<input type="checkbox"/> FOR BID	N/A OF N/A
<input type="checkbox"/> 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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UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

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

### SEPTIC SYSTEM DESIGN SCHEDULE

LOT	NUMBER OF BEDROOMS	STABILIZE PERC RATE (min)	FLOW RATE (GPD)	APPLICATION RATE (GPD/Sq. ft.)	REQUIRED AREA (Sq. ft.)	REQUIRED ABSORPTION FIELD LENGTH (ft) (BASED UPON 2' WIDE TRENCH)	REQUIRED FIELD LENGTH BASED USING QUIK4 EQUALIZER CHAMBERS (25% REDUCTION)	REQUIRED ABSORPTION FIELD LENGTH FOR AN ELIEN ABSORPTION TRENCH	PROPOSED ABSORPTION FIELD LENGTH (ft)
LOT 1	4	14	440	0.80	550	275	207	N/A	55 UNITS = 220 EQ. LF.
LOT 2	4	7	440	1.00	440	220	165	N/A	44 UNITS = 176 EQ. LF.
LOT 3	4	34	440	0.50	880	440	N/A	148	40 MATS = 160 EQ. LF.

**ENGINEERING & SURVEYING PROPERTIES**  
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**SUBDIVISION PLAN**

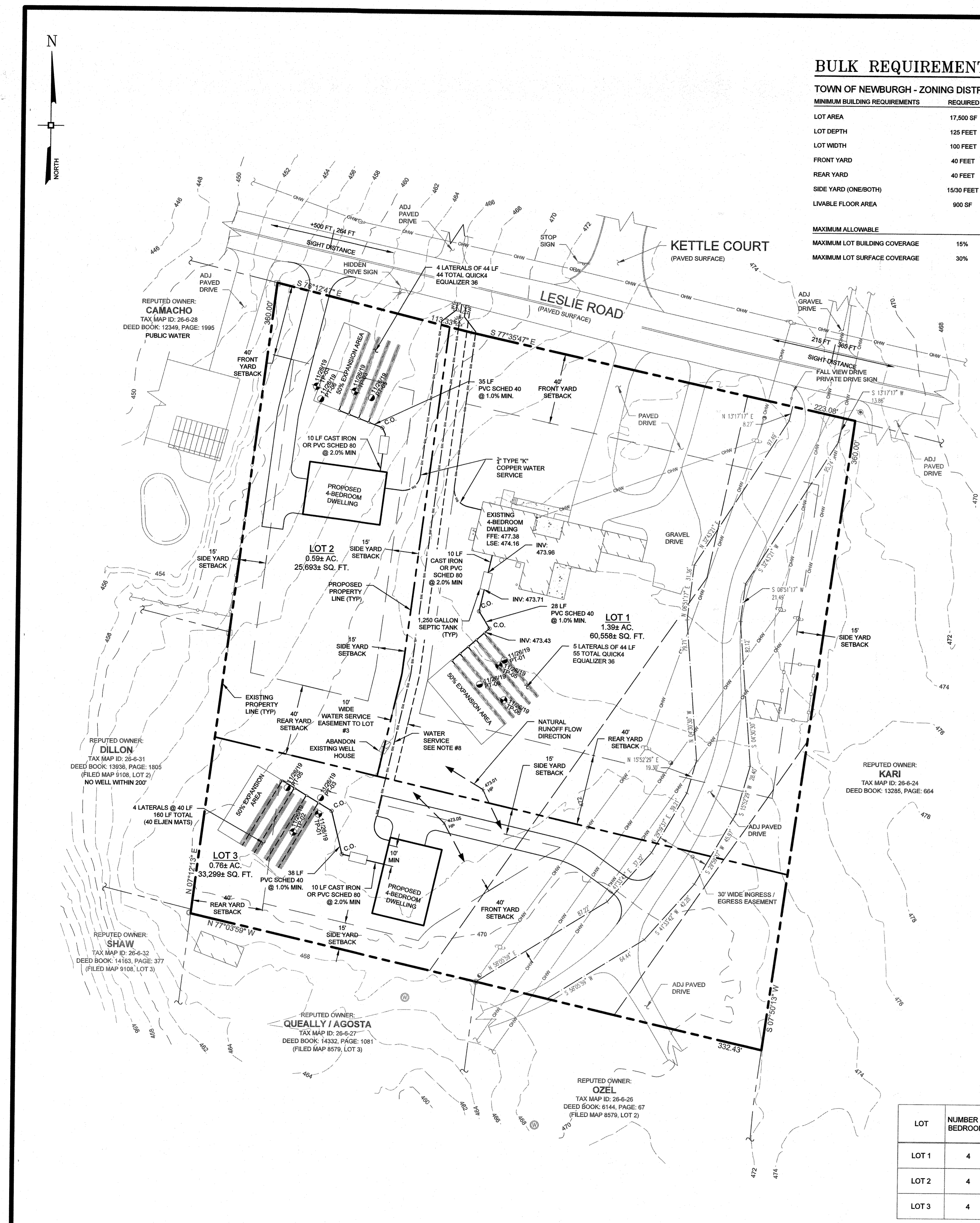
DONNELLY  
67 LESLIE ROAD  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

JOB #: 1246.04  
DATE: 12/20/19  
REVISION: 1 - 02/18/2020

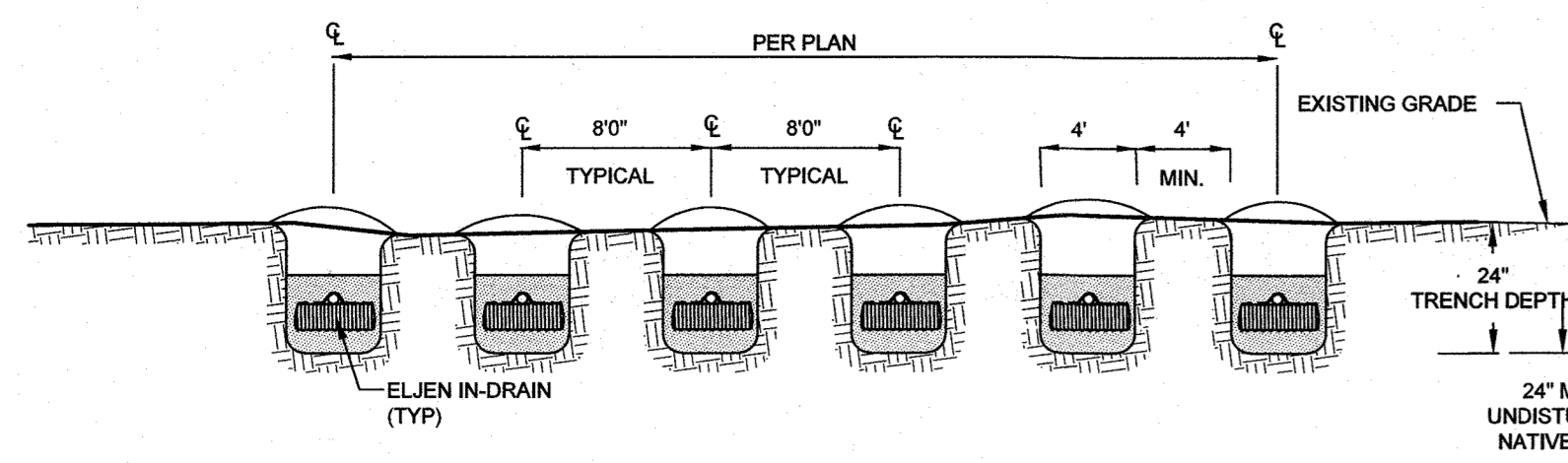
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TAX LOT: 26-6-25

**C-1**

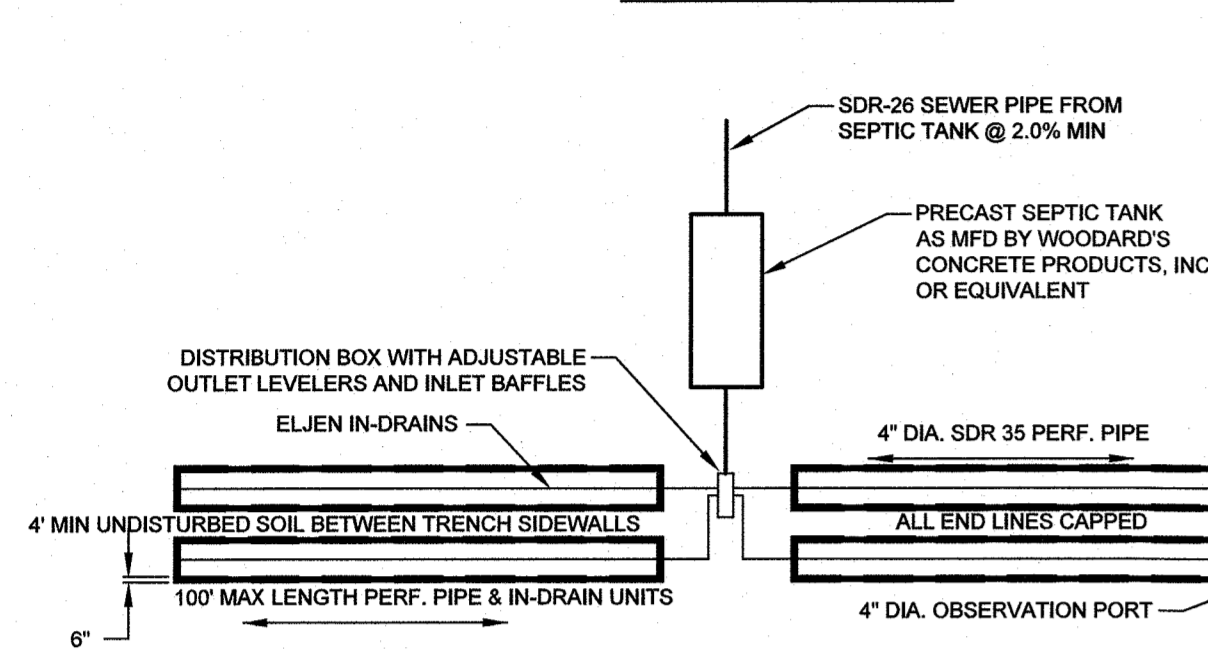
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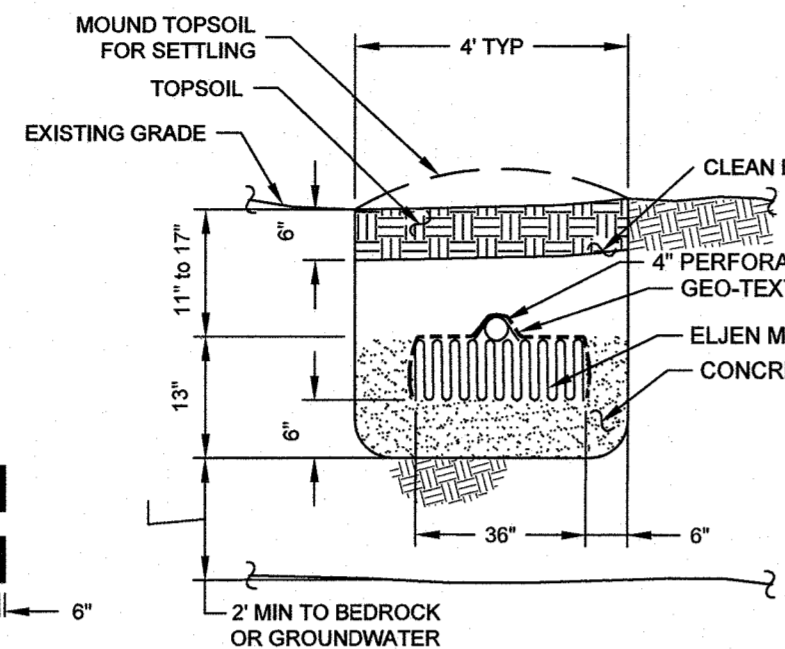
2-11246.04 - Donnelly - Leslie Rd Subdivision/Division Plan.dwg  
Date Printed: Feb 20, 2020, 9:33am



**A-A - TILE FIELD ABSORPTION TRENCH WITH ELJEN SYSTEM**



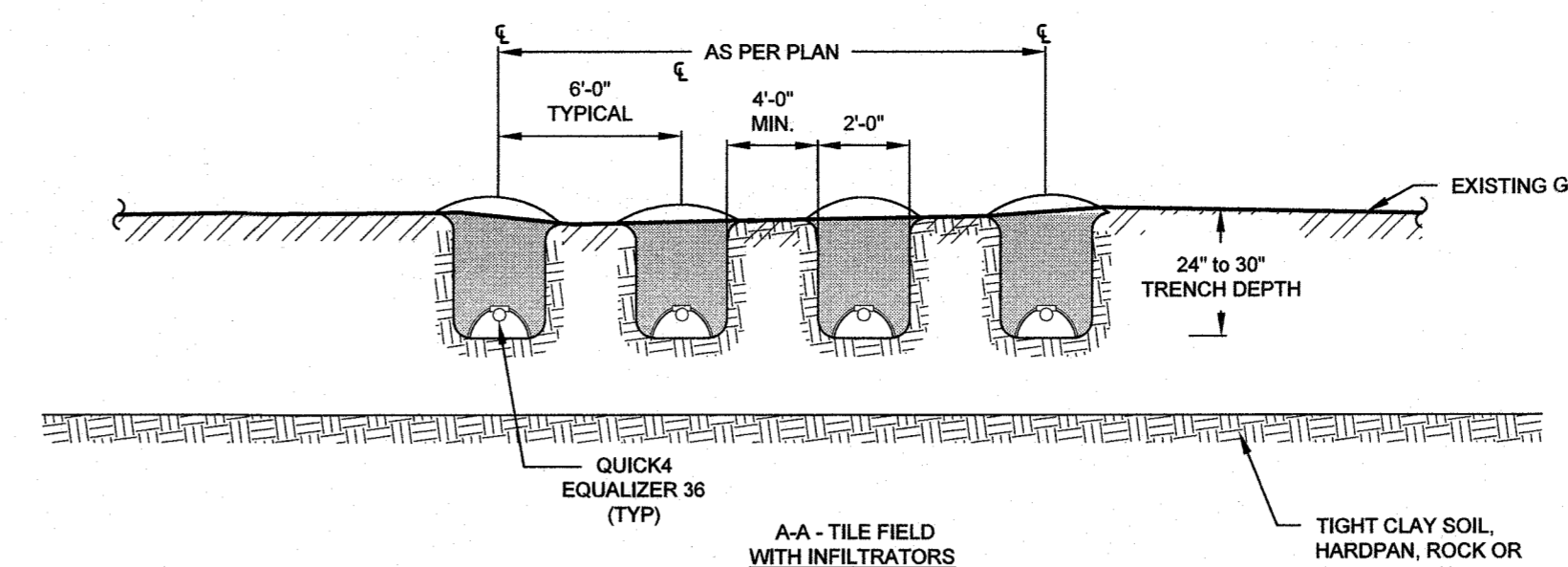
**PLAN VIEW ELJEN IN-DRAIN SYSTEM**



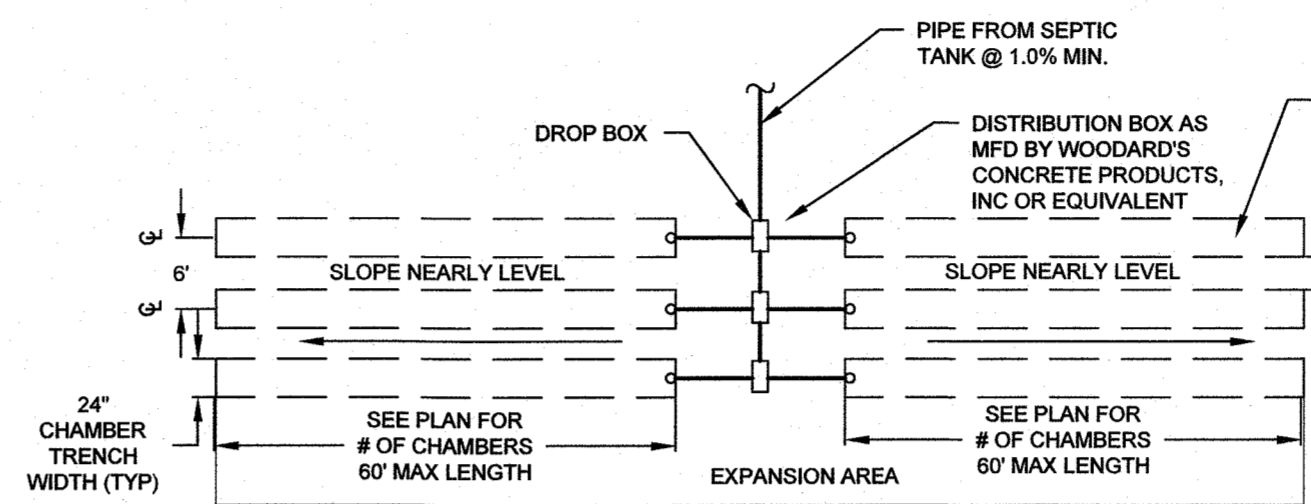
**TYPICAL ELJEN TRENCH SECTION**

**NOTES:**

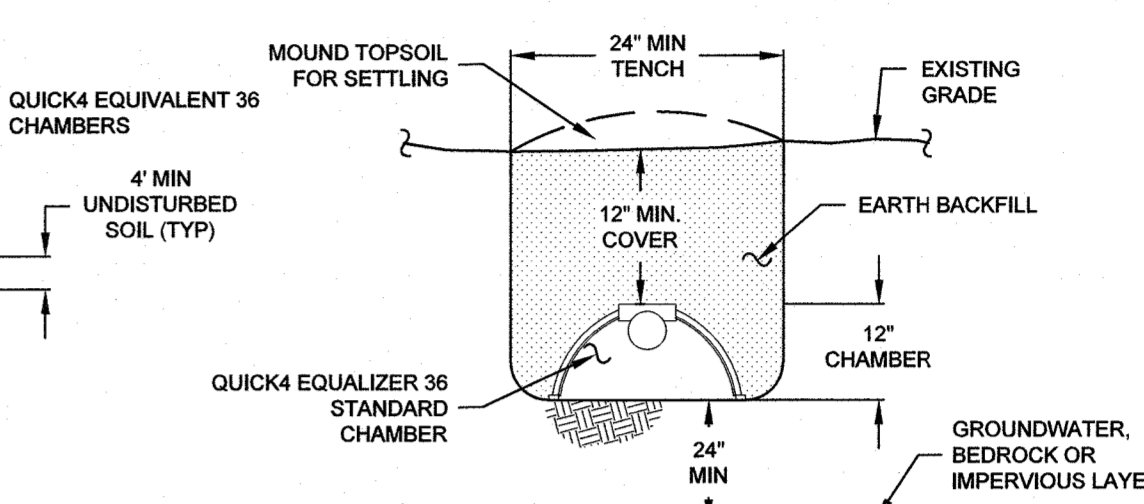
- SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE HOUSE.
- THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELDS.
- GARBAGE GRINDERS AND/OR JACUZZI TYPE SPA TUBS OVER 100 GALLONS ARE NOT PERMITTED WITHOUT THE SYSTEM BEING REDESIGNED AND REAPPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.
- CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF THE TILE FIELDS OR WELLS.
- SWIMMING POOLS, DRIVEWAYS AND/OR STRUCTURES THAT MAY COMPACT THE SOIL ARE NOT TO BE CONSTRUCTED OVER TILE FIELDS.
- ASPHALTIC SEALS SHALL BE MAINTAINED BETWEEN THE SEPTIC TANK, AND ALL PIPES AND COVERS.
- NO TRENCHES TO BE INSTALLED IN WET SOIL.
- RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
- GROUT ALL PIPE PENETRATIONS INTO AND OUT OF ANY DISTRIBUTION OR DROP BOX.
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS, DESIGN HANDBOOK", LATEST EDITION, AND APPENDIX 75-A OF THE NEW YORK STATE DEPARTMENT OF HEALTH.
- ABSORPTION TRENCH PIPE TO BE CAPPED AT END.
- ABSORPTION SYSTEM TO BE LOCATED A MINIMUM DISTANCE OF 20 FEET FROM ANY DWELLING UNIT.
- SEPTIC TANK JOINTS MUST BE SEALED AND TESTED FOR WATERTIGHTNESS.
- PROVIDE 30' OF SOLID PIPE PRIOR TO START OF PERFORATED ABSORPTION PIPE AND BE BACKFILLED WITH NATIVE MATERIAL.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE DWELLING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- DROP BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.
- 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. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDESIRED COMPACTION THAT COULD RESULT IN A CHANGE OF ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
- ALL UNUSED OUTLETS WILL BE PLUGGED AND SEALED WITH AN ASPHALTIC MATERIAL OR EQUIVALENT.
- A MINIMUM OF 4' OF UNDISTURBED SOIL MUST BE AVAILABLE BETWEEN TRENCHES.



**A-A - TILE FIELD WITH INFILTRATORS**



**PLAN VIEW INFILTRATOR SYSTEM**



**TYPICAL TRENCH SECTION**

**ABSORPTION TILE FIELD OVERALL PLAN**

SCALE: N.T.S.

**ABSORPTION TILE FIELD OVERALL PLAN**

SCALE: N.T.S.

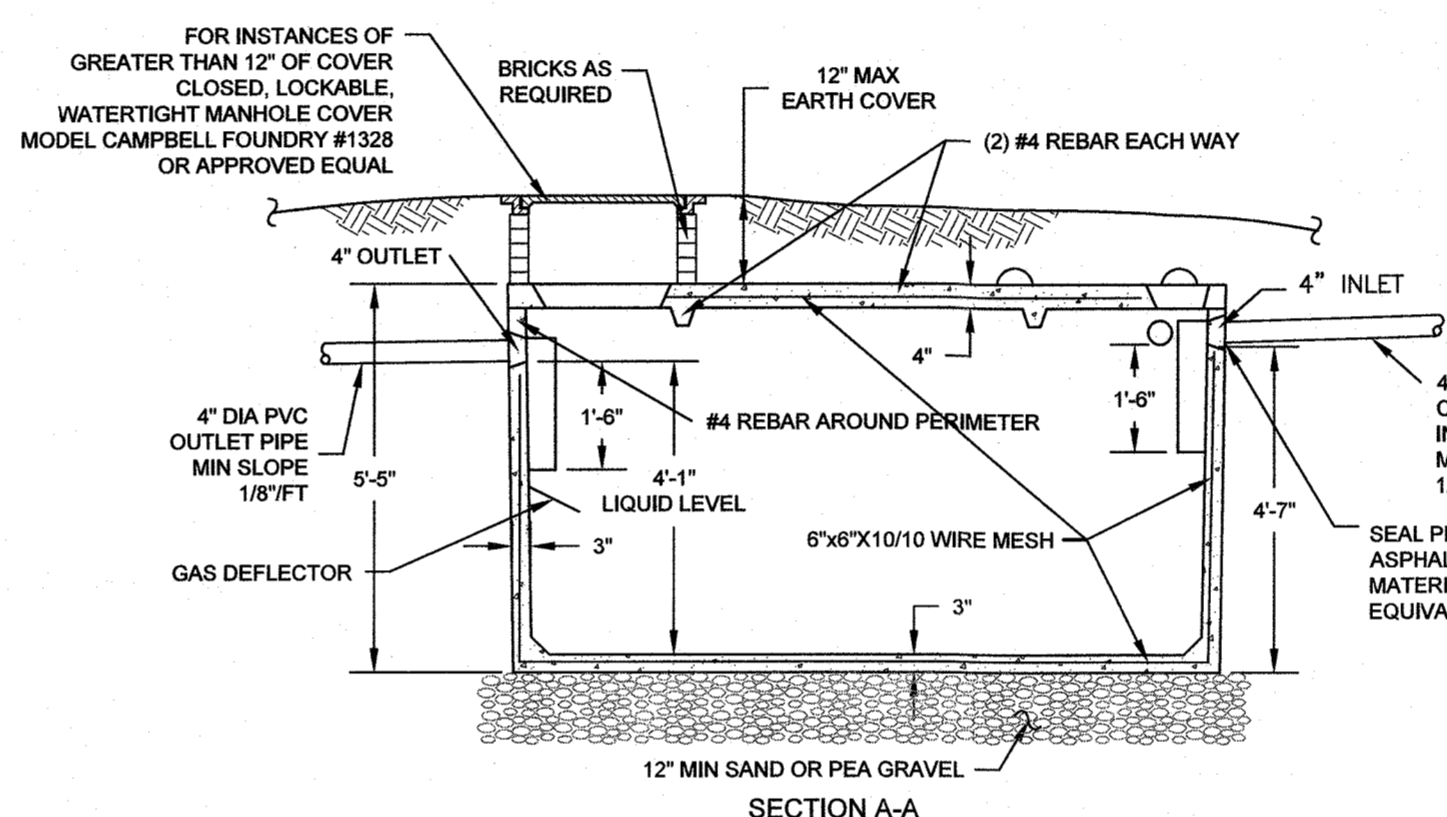
SYSTEM COMPONENTS	WELL (f) OR SUCTION LINE	STREAM, LAKE, WATERCOURSE (d), OR DEC WETLAND	DWELLING	PROPERTY LINE	DRAINAGE DITCH(D), (g)
HOUSE SEWER	50'	25'	3'	10'	-
SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO D-BOX	50'	50'	10'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'	20'
ABSORPTION FIELD	100' (a)	100'	20'	10'	50'
SEEPAGE PIT	150' (a)	100'	20'	10'	50'
DRY WELL (ROOF & FOOTING)	50'	25'	20'	10'	50'
RAISED OR MOUND SYSTEM (c)	100' (a)	100'	20'	10'	50'
INTERMITTENT SAND FILTER (c)	100' (a)	100'	20'	10'	50'
EVAPOTRANSPIRATION-ABSORPTION SYSTEM (c)	100' (a)	50'	20'	10'	50'
COMPOSTER	50'	50'	20'	10'	10'
SANITARY PRIVY PIT	100'	50'	20'	10'	20'
PRIVY, WATERTIGHT VAULT	50'	50'	20'	10'	10'

**NOTES:**

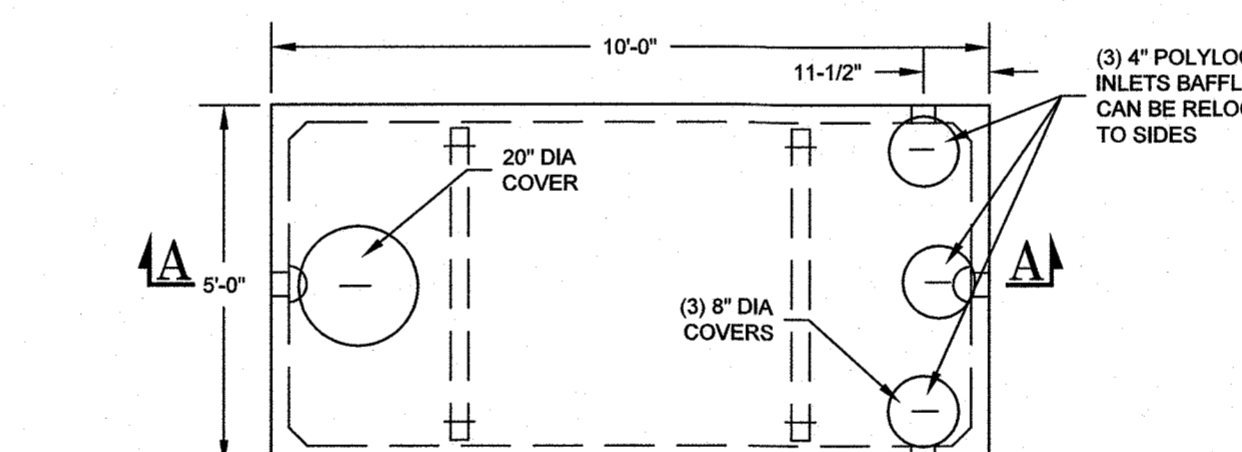
- WHEN SEWAGE TREATMENT SYSTEMS ARE LOCATED IN COARSE GRAVEL OR UPGRADE AND IN THE GENERAL PATH OF DRAINAGE TO A WELL, THE CLOSEST PART OF THE TREATMENT SYSTEM SHALL BE AT LEAST 200 FEET AWAY FROM THE WELL.
  - MEAN HIGH WATER MARK
  - FOR ALL SYSTEMS INVOLVING THE PLACEMENT OF FILL MATERIAL, SEPARATION DISTANCES ARE MEASURED FROM THE TOE OF SLOPE OF THE FILL
  - ANY WATER SERVICE LINE UNDER PRESSURE (i.e. PUBLIC WATER SUPPLY MAIN, HOUSEHOLD SERVICE LINE, WELL TO HOUSEHOLD SERVICE LINE) LOCATED WITHIN 10 FEET OF ANY ABSORPTION FIELD, SEEPAGE PIT OR SANITARY PRIVY SHALL BE INSTALLED INSIDE A LARGER DIAMETER WATER MAIN TO PROTECT THE POTABLE WATER SUPPLY
  - ANY WATER SERVICE LINE UNDER PRESSURE (i.e. PUBLIC WATER SUPPLY MAIN, HOUSEHOLD SERVICE LINE, WELL TO HOUSEHOLD SERVICE LINE) CROSSING A SEWER SHALL BE INSTALLED WITH ONE FULL LENGTH OF WATER MAIN CENTERED ABOVE THE SEWER SO BOTH WATER CONNECTING JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. SECTION 8.6 OF THE GLUMRB RECOMMENDED STANDARDS FOR WATER WORKS, SHALL BE FOLLOWED FOR SEPARATION OF WATER MAINS, SANITARY SEWERS AND STORM SEWERS
  - THE MINIMUM SEPARATION DISTANCE BETWEEN A SEPTIC TANK AND COMMUNITY TYPE PUBLIC WATER SUPPLY WELL SHOULD BE 100 FEET. DISTRIBUTION BOXES AND ABSORPTION FACILITIES (e.g., LOCATED AT LEAST 200 FEET FROM THE COMMUNITY TYPE PUBLIC WATER SUPPLY WELLS
- RECOMMENDED SEPARATION DISTANCES**  
**ADDITIONAL SEPARATION REQUIREMENTS**
- WELL TO SWALE, WATERCOURSE OR STREAM - 25'
  - ABSORPTION FIELD TO OPEN DRAINAGE, CULVERT, OR STORM SEWER (NON-GASKETED PIPE) OR CATCH BASIN - 50'
  - ABSORPTION FIELD TO CULVERT OF STORM SEWER (GASKETED, TIGHT PIPE) - 35'
  - ABSORPTION FIELD TO CURTAIN DRAIN - 15'
  - ABSORPTION FIELD, PITS, EXPANSION AREA, TO TOP OF EMBANKMENT OR STEEP (1 ON 3) SLOPES - 25'
  - DRAINAGE PIPES WITHIN 25' OF ANY WELL MUST BE WATERTIGHT
  - WELL TO CEMETERY PROPERTY LINE - 100'

**WATER SYSTEM NOTES:**

- 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.
- ALL WATER SERVICE LINE TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR 1/2 AND 1 INCH, MUELLER H-15000 OR B-25000 FOR 1/4 OR 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-15012 FOR 1/2 AND 1 INCH AND MUELLER B-25204 FOR 1/4 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10312 FOR 1/2 AND 1 INCH AND MUELLER H-10310 FOR 1/4 AND 2 INCH SIZES.
- 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.



**SECTION A-A**

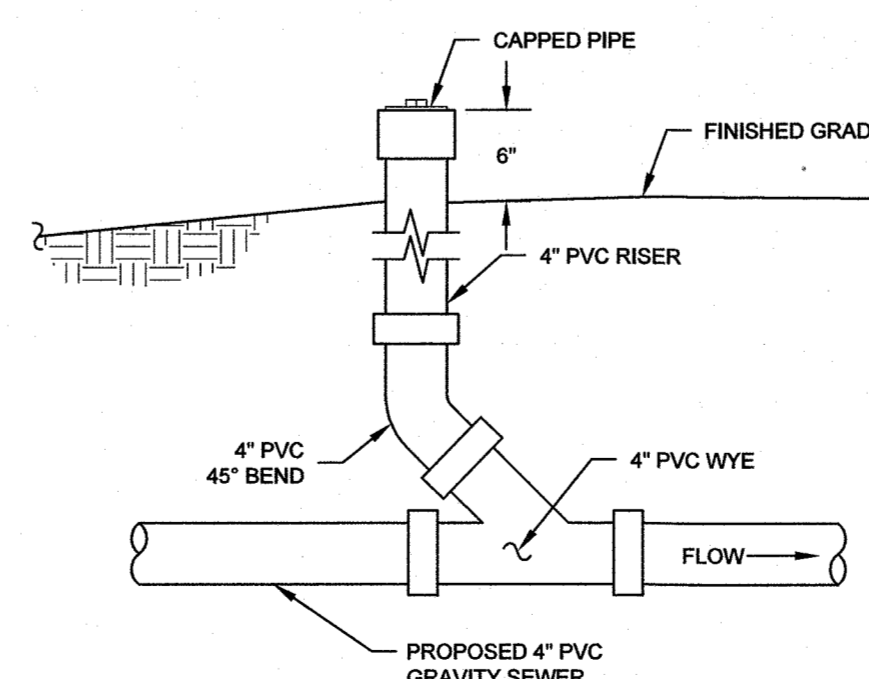


**NOTES:**

- PRECAST CONC. SEPTIC TANK AS MFG. BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL ST 1250, OR APPROVED EQUAL.
- CONCRETE - 4,000 PSI AT 28 DAYS.
- REINFORCEMENT - 6" x 6" x 10 GA WIRE MESH.
- SECTIONS TO BE SEALED WITH BUTYL RUBBER BASE CEMENT.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK, OR ANY PUMPING OR DOSING CHAMBER, TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.

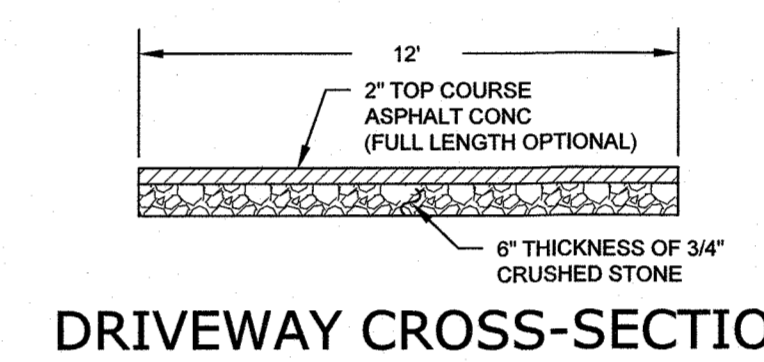
**1250 GAL SEPTIC TANK**

SCALE: NTS  
(FOR 4-BEDROOM HOUSE)



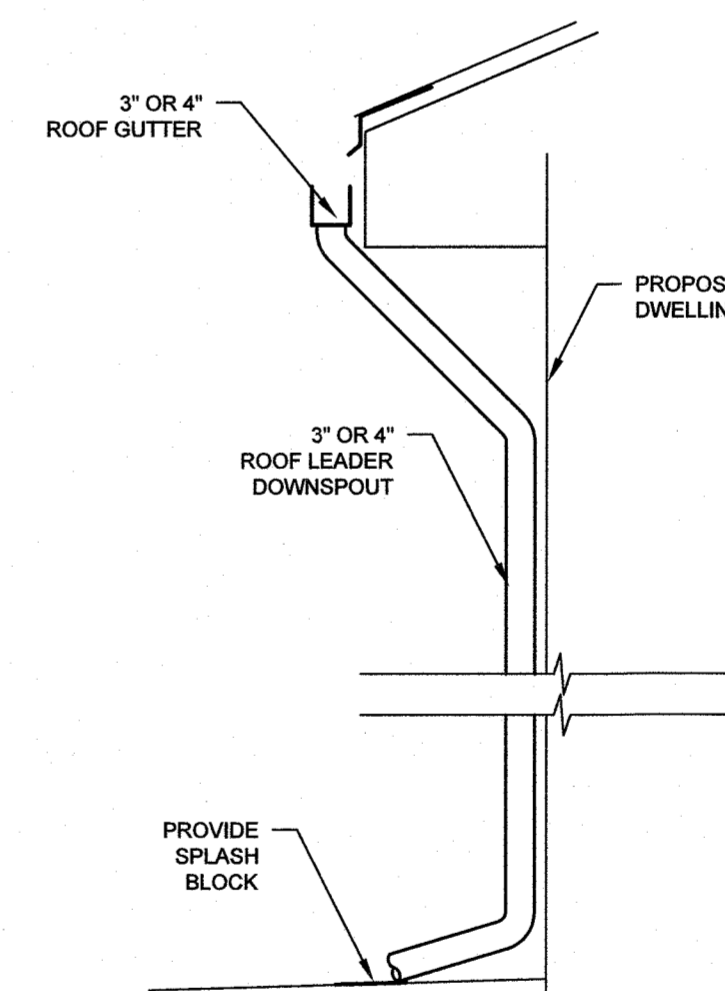
**TYPICAL CLEANOUT**

SCALE: N.T.S.



**DRIVEWAY CROSS-SECTION**

SCALE: N.T.S.



**NOTES:**

- IN ACCORDANCE WITH NYSDEC STORMWATER GREEN INFRASTRUCTURE REQUIREMENTS, ALL ROOF LEADER DOWNSPOUTS SHALL DISCHARGE EFFLUENT ALONG THE SURFACE FOR INFILTRATION.
- CONNECTION OF ROOF LEADERS TO CLOSED SYSTEMS IS PROHIBITED.
- HOMEOWNERS SHALL MAINTAIN SPLASH BLOCK LAWN AREA AS SHOWN ON THE PLANS TO PROVIDE INFILTRATION OF STORMWATER ROOF RUNOFF.

**ROOF LEADER AND SPLASH PAD**

SCALE N.T.S.

No.	DATE	DESCRIPTION
1	02/18/20	REVISED PER PB ENGINEER COMMENTS 01/30/2020

DRAWING STATUS		ISSUE DATE:	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/18/2020	
		SHEET NUMBER	
<input type="checkbox"/>	CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	2	OF 2
<input type="checkbox"/>	OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/>	OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/>	NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/>	NYS DOT APPROVAL	N/A	OF N/A
<input type="checkbox"/>	OTHER	N/A	OF N/A
<input type="checkbox"/>	FOR BID	N/A	OF N/A
<input type="checkbox"/>	FOR CONSTRUCTION	N/A	OF N/A

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

1 inch = 30 ft.

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**SUBDIVISION PLAN**

DONNELLY  
67 LESLIE ROAD  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

JOB #: 1246.04  
DATE: 12/20/19  
REVISION: 1 - 02/18/2020

DRAWN BY: ZS  
SCALE: 1" = 30'  
TAX LOT: 26-6-25

**C-2**