



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

**PROJECT NAME:** GRADOS SUBDIVISION  
**PROJECT NO.:** 23-7  
**PROJECT LOCATION:** SECTION 66, BLOCK 3, LOT 18  
**REVIEW DATE:** 28 JULY 2023  
**MEETING DATE:** 3 AUGUST 2023  
**PROJECT REPRESENTATIVE:** RAMSEY LAND SURVEYING /NEVILLE RAMSEY, PLS

1. The applicant's representatives have addressed our previous comments.
2. No securities are required for this two- lot subdivision accessing existing Town roadways.
3. Location of the driveways has been approved by the Highway Superintendent's. Culverts will be required to be coordinated with Highway Superintendent upon application for Driveway Permit.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in dark ink, appearing to read 'Patrick J. Hines', is written over a light blue horizontal line.

Patrick J. Hines  
Principal  
PJH/kbw

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
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**RAMSAY LAND SURVEYING, P.C.**  
PROFESSIONAL LAND SURVEYORS-PLANNERS

3024 RADCLIFF AVENUE  
BRONX, NEW YORK 10469

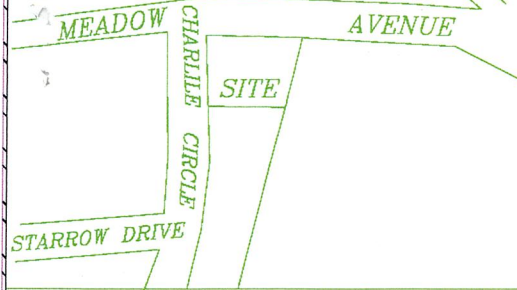


**ZONING REGULATIONS:**

ITEM	REQUIRED	LOT 1	LOT 2
LOT AREA	12,500 SQ.FT.	17,909.21	17,897.33
LOT WIDTH	85 FT.	115.92 FT.	95.73 FT.
LOT DEPTH	100 FT.	154.50 FT.	154.50 FT.
FRONT YARD	40 FT.	42.99 FT.	43.83 FT.
REAR YARD	40 FT.	47.92 FT.	80.88 FT.
SIDE YARD	15 FT.	44.00 FT.	17.76 FT.
BOTH SIDE YARD	30 FT.	102.5 FT.	66.06 FT.
BUILDING LOT COVERAGE	15%	13.7%	13.7%
MAXIMUM HEIGHT	35 FT.	35 FT.	35 FT.
SURFACE LOT COVERAGE	30%	17%	13%

**GENERAL NOTES:**

- A. APPLICANT: GRADOS CESAR  
1 AMBER DRIVE  
NEWBURGH, NY 12550
- B. PROPERTY ADDRESS: 1 CHARLILE CIRCLE  
TOWN OF NEWBURGH, NY 12550
- C. ALL CONSTRUCTION DEBRIS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROVED MANNER.
- D. ALL WORK SHALL CONFORM TO THE NEW YORK STATE FIRE PREVENTION AND BUILDING CODE AND ALL REQUIREMENTS SPECIFIED IN THE CODE SHALL BE ADHERED TO AS IF THEY WERE CALLED FOR OR SHOWN ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH ON THESE DRAWINGS CAN BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY THE CODE.
- E. THESE DRAWINGS ARE REFERENCE DOCUMENTS ONLY. DO NOT SCALE DRAWINGS.
- F. THE DIMENSIONS ON THESE PLANS ARE DESIGN DIMENSIONS. FIELD DIMENSIONS SHOWN WERE TAKEN PRIOR TO DEMOLITION. PRIOR TO FRAMING, VERIFY ALL DIMENSIONS FOR ACCURACY. NOTIFY ENGINEER OF ANY INCONSISTENCIES.
- G. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS, LABOR AND ITEMS NECESSARY TO COMPLETE ALL WORK AS DESCRIBED IN THESE SPECIFICATIONS AND THE PROJECT DRAWINGS.
- H. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL BUILDING PERMITS REQUIRED IN CONNECTION WITH THE CONSTRUCTION.
- I. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPPORT, BRACING, SHORING, NEEDLING, ETC. OF NEW CONSTRUCTION AS WILL BE REQUIRED FOR THE SAFE INSTALLATION OF NEW CONSTRUCTION AND THE COMPLETE PROTECTION OF PUBLIC OWNERS, WORKERS AND PROPERTY. TOTAL RESPONSIBILITY IN THIS REGARD SHALL REST WITH THE CONTRACTOR.
- J. CONTRACTOR AND ITS SUBCONTRACTOR SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE AND MUNICIPAL LAWS, CODES AND ORDINANCES.
- K. PRIOR TO COMMENCEMENT OF CONSTRUCTION, ALL WORK SHALL BE COORDINATED WITH THE OWNER AND BUILDING DEPARTMENT OFFICIALS. CONFLICTS IN ACTUAL SITE CONDITIONS AND INFORMATION, DIMENSIONS AND DETAILS SHOWN ON THE PLANS SHALL BE IMMEDIATELY DIRECTED TO THE ENGINEER'S OFFICE PRIOR TO PROCEEDING WITH CONSTRUCTION WORK.
- L. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING HIS CONTRACT BID.
- M. BUILDING OCCUPANCY: ONE FAMILY RESIDENCE
- O. CONTRACTOR SHALL PROVIDE ROOF GUTTERS & LEADERS AS REQUIRED. ALL LEADERS SHALL CONNECT TO EXISTING SITE DRAINAGE SYSTEM TO THE APPROVAL OF THE BUILDING DEPARTMENT.
- P. WITH BOTH PUBLIC SEWER AND PUBLIC TOWN WATER SYSTEMS



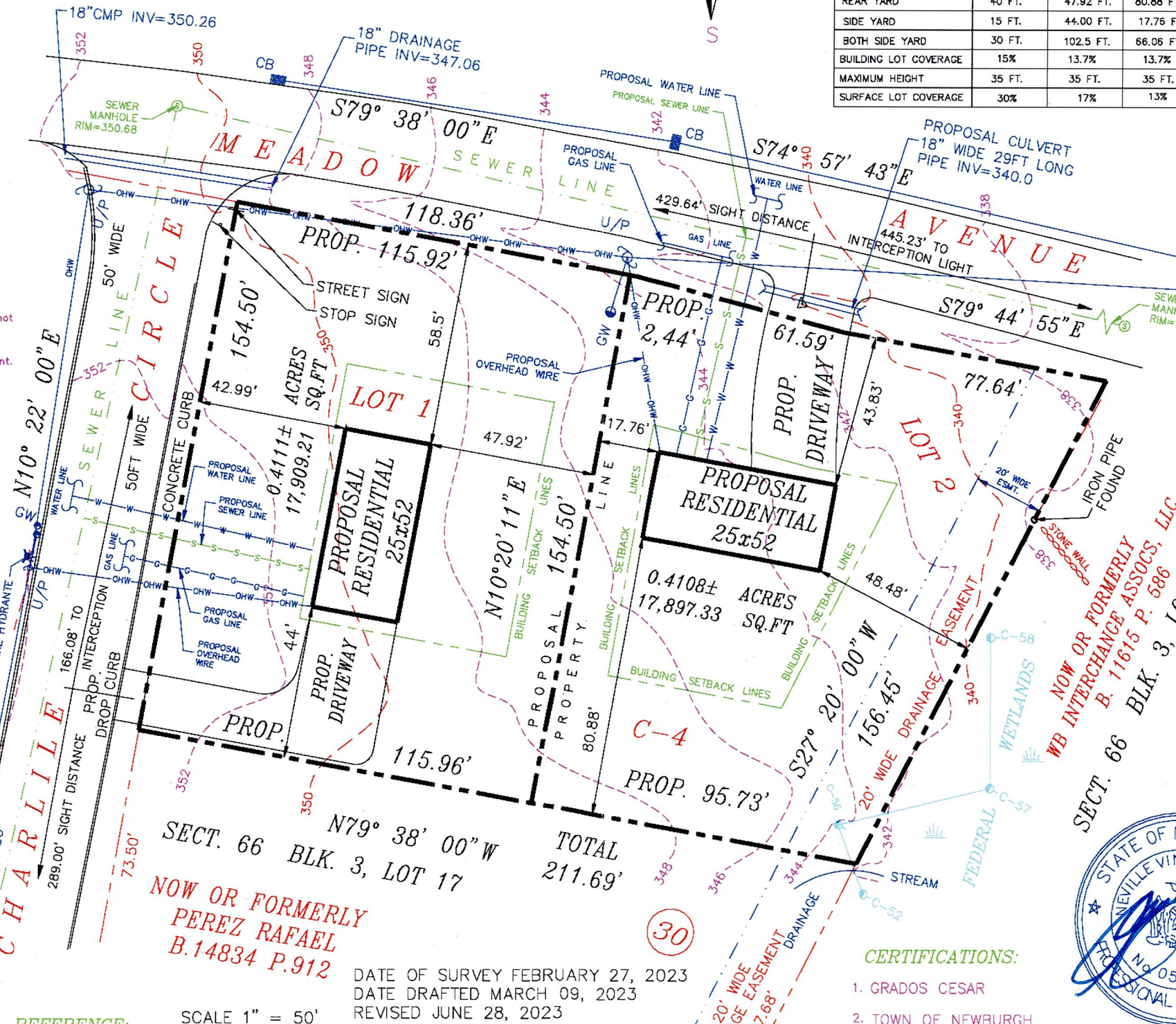
LOCATION MAP SCALE = N.T.S.

**WATER SYSTEM NOTES FOR SITE PLANS:**

- "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 NYSDOH and the Town of Newburgh."
- 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.
- 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.
- 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.
- 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).
- 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-2350-19 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.
- All hydrants shall be Clow-Eddy F-2640 conforming to AWWA Standard C 502, latest revision. All hydrants shall include a 5/8 inch main valve opening, two 2 1/2 inch diameter NPT hose nozzles, one 4 inch NPT steamer nozzle, a 6 inch diameter inlet connection and a 1 1/2 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.
- 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 1 1/2 and 2 inch sizes. Curb valves shall be Mueller B-25204N for 1 1/2 and 2 inch sizes. Curb boxes shall be Mueller H-10314N for 1 1/2 and 2 inch and Mueller H-10310N for 1 1/2 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.
- 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.
- 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.

**TOWN SEWER SYSTEM NOTES**

- Construction of sanitary sewer facilities and connection to the Town of Newburgh sanitary sewer system 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.
- All sewer pipe 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.
- 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.
- The sewer main shall be tested in accordance with Town of Newburgh requirements. All testing shall be coordinated with the Town of Newburgh Sewer Department.
- 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.



THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON AND OR THE ORGANIZATION FOR WHOM THIS SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE SUCCESSORS AND OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY STAMPED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.



**GRADOS  
SUBDIVISION PLAN  
OF**

1 CHARLILE CIRCLE  
SITUATED IN THE,  
TOWN OF NEWBURGH  
ORANGE COUNTY

STATE OF NEW YORK

Received 6 July 23

**REFERENCE:**

- TOWN OF NEWBURGH TAX MAP SECTION 66
- MAP FILED IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS LOT NO. C-4 ON A CERTAIN MAP ENTITLED, "LAUREL CREST SUBDIVISION", MADE BY HERBERT L. KARTIGANER, P.E., LS, DATED 2/13/64, REVISED 11/06/64 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK 11/25/64 AS FILED MAP NO. 2091.
- WETLANDS BOUNDARY VALIDATION SHOWN BY OTHER. FLAG LOCATED ON FIELD SURVEY.

SCALE 1" = 50'

DATE OF SURVEY FEBRUARY 27, 2023  
DATE DRAFTED MARCH 09, 2023  
REVISED JUNE 28, 2023

NOW OR FORMERLY  
PEREZ RAFAEL  
B.14834 P.912

NEVILLE V. RAMSAY, PROFESSIONAL LAND SURVEYOR  
NEW YORK STATE LICENSE No. 050294-1