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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: DOMINGUES SUBDIVISION HICKORY HILL ROAD
PROJECT NO.: 11-17
PROJECT LOCATION: SECTION 47 BLOCK 1 LOT 64.22
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING
REVIEW DATE: 6 JANUARY 2012
MEETING DATE: 7 JANUARY 2012

1. A proposed private road with 15% grades is shown on the site. Runoff from this roadway is directed directly to the town road. Construction of the private roadway requires compliance with town of Newburgh Storm Water Management requirements including provisions for water quality and water quantity control from the project.
2. The applicants are requested to evaluate the private road grades, including location of driveways, cul-de-sacs with regard to the steep slope proposed.
3. Retaining wall is identified as two foot max. while grading depicts the retaining wall much higher than the identified two feet. Design of the retaining wall should be provided as well as details of how the retaining wall will be constructed along the common property line with the adjoining parcel. A stone wall currently is identified at the common property line which should be preserved as portions of the wall are owned by the adjoining lot.
4. Information pertaining to the location of the subsurface sanitary sewer disposal system on lot 47-1-63 should be provided. Source of the information should be provided.
5. Notes should be added to the plans requiring stakeout of the proposed wells as they are located at minimum setbacks from property lines.
6. Highway superintendent's comments regarding private road and driveway locations should be received.

Respectfully submitted,

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

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Associate

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