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

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TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT:	**LANDS OF MANN (FORMERLY MARTIN)**
PROJECT NO.:	**15-09**
PROJECT LOCATION:	**SECTION 2, BLOCK 2, LOT 22.1**
REVIEW DATE:	**13 JUNE 2016**
MEETING DATE:	**16 JUNE 2016**
PROJECT REPRESENTATIVE:	**HERITAGE LAND SURVEYING**

1. Zoning Board of Appeals granted a variance for pre existing non conforming lot front yard set back on the existing parcel.
2. Project identifies a proposed gratuitous dedication to the Town of Newburgh for Highway purposes. Documentation of this should be provided as a condition.
3. A note should be added to the septic plans requiring that prior to a Certificate of Occupancy a certification and as built map be submitted to the Code Enforcement Office.
4. Driveway location should receive approval by the Highway Superintendent.
5. It is noted that the subsurface sanitary sewer disposal system is designed to support a 3 bedroom maximum house.
6. A well detail should be depicted on the detail sheets.
7. A driveway culvert should be depicted at the proposed drive for lot 1.
8. A public hearing is required for the subdivision.

Respectfully submitted,

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

Patrick J. Hines
Principal

Heritage Land Surveying, P.C.
P.O. Box 579
Plattekill, NY 12568

Darren J. Stridiron, P.L.S.
(845)562-4148 office
(845)566-1416 fax

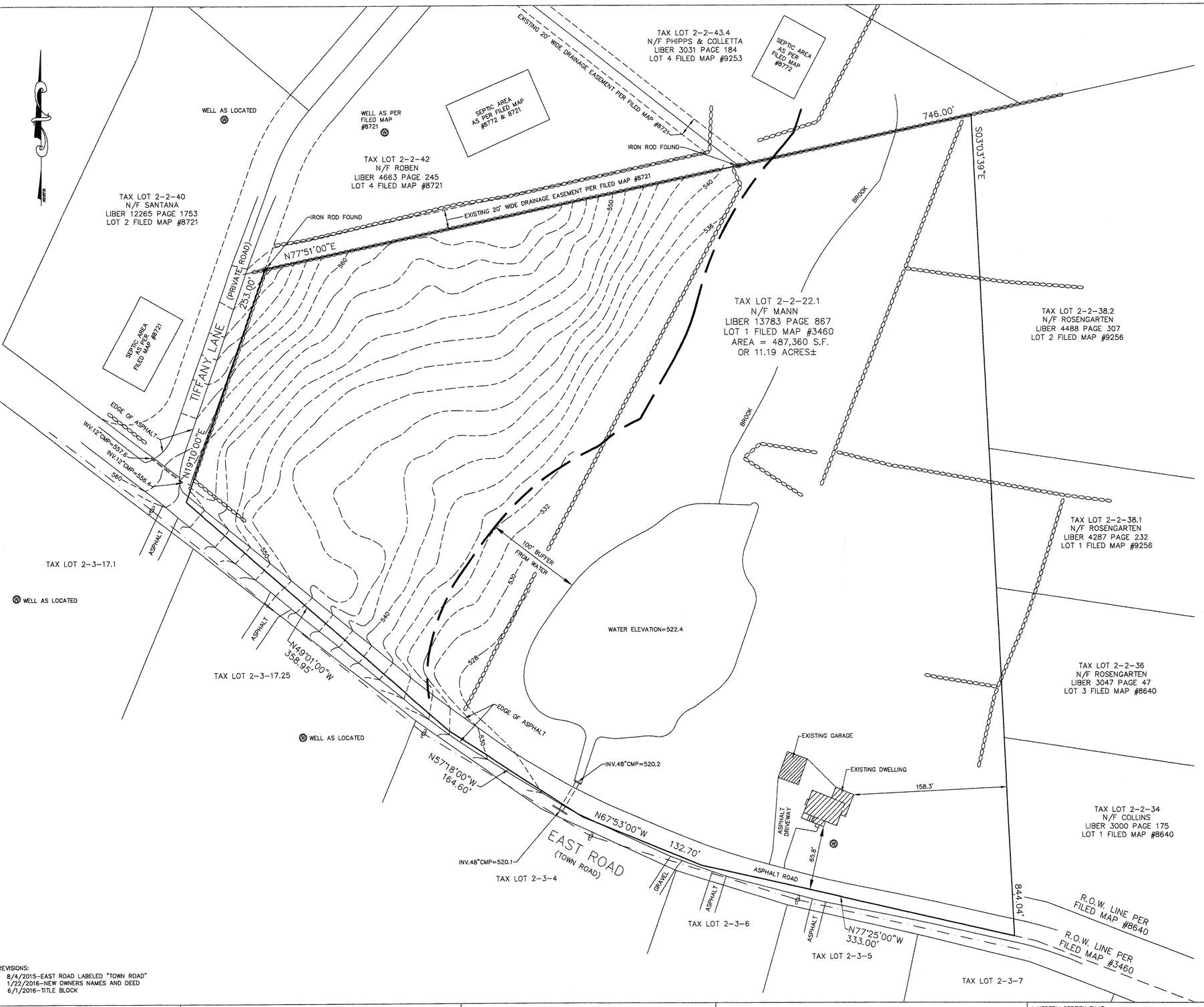
Planning Board Project Number 2015-09

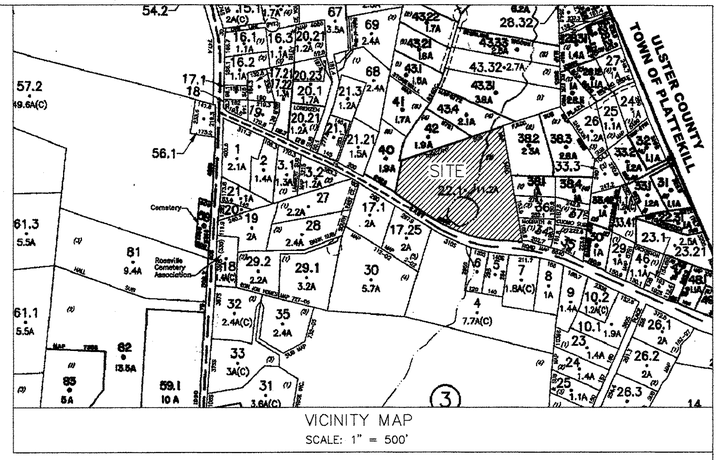
Proposed 2 Lot Subdivision – Lands of Mann
Address : 37 East Road, Town of Newburgh
Tax lot : 2-2-22.1
Owners : Daniel & Christy Mann

The original owners of this property were Martin, Burkett and Weingarden and during the course of the project preparation the land was sold to the Mann family. This project is located on the northerly side of East Road at the intersection of Tiffany Lane (private road). The parcel is a residential property and has acreage of 11.19 acres. The current zoning is RR and the existing and proposed use is single family residence.

The proposed action is a 2 Lot Subdivision where the parcel with the existing dwelling and pond will have 8.54 acres. The vacant, wooded lot will have a proposed acreage of 2.01 acres. There will be a gratuitous dedication to the County of Orange of 0.64 acres along the northerly side of East Road (County Road 14). All proposed construction will take place over 200 feet from the existing pond. The lot with the existing dwelling will have no changes proposed but is currently within the front yard setback as a pre-existing condition. The Zoning board of Appeals granted a variance for the front yard setback at its latest meeting on May 26, 2016. I currently do not have the copy of the decision but was present at the meeting and witnessed the unanimous vote.

JPC
JUN - 14 2016
TOWN OF NEWBURGH
PLANNING BOARD





NOTES:

1. DARREN J. STRIDIRON, P.L.S.
   155 PRESSLER ROAD
   WALLKILL, NEW YORK 12589
   OWNER: DANIEL & CHRISTY MANN
   37 EAST ROAD
   WALLKILL, NEW YORK 12589
2. LOCATION OF SITE: 37 EAST ROAD
   WALLKILL, NEW YORK 12589
3. TAX LOT : SECTION 2 BLOCK 2 LOT 22.1
4. ZONE : RR
5. NUMBER OF EXISTING LOTS : 1
6. NUMBER OF PROPOSED LOTS : 2
7. THIS PLAN WAS BASED ON AN ACTUAL FIELD SURVEY COMPLETED BY ME, DARREN J. STRIDIRON, P.L.S. ON JULY 29, 2014.
8. DEED OF RECORD : LIBER 13783 PAGE 867

REVISIONS:
8/4/2015-EAST ROAD LABELED "TOWN ROAD"
1/22/2016-NEW OWNERS NAMES AND DEED
6/1/2016-TITLE BLOCK

DATUM: ASSUMED

0 1 2 3
ORIGINAL SIZE IN INCHES

LEGEND

- DENOTES EXISTING CONTOUR LINE
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING OVERHEAD WIRES
- (W) DENOTES WELL (EXISTING OR AS PER RECORD DOCUMENT)
- DENOTES EXISTING STONE WALL

OWNERS CONSENT

WE, DANIEL & CHRISTY MANN, OWNERS OF 37 EAST ROAD, HAVE REVIEWED THESE PLANS AND CONCUR WITH ALL ITEMS THEREON.

OWNER DATE

I HEREBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

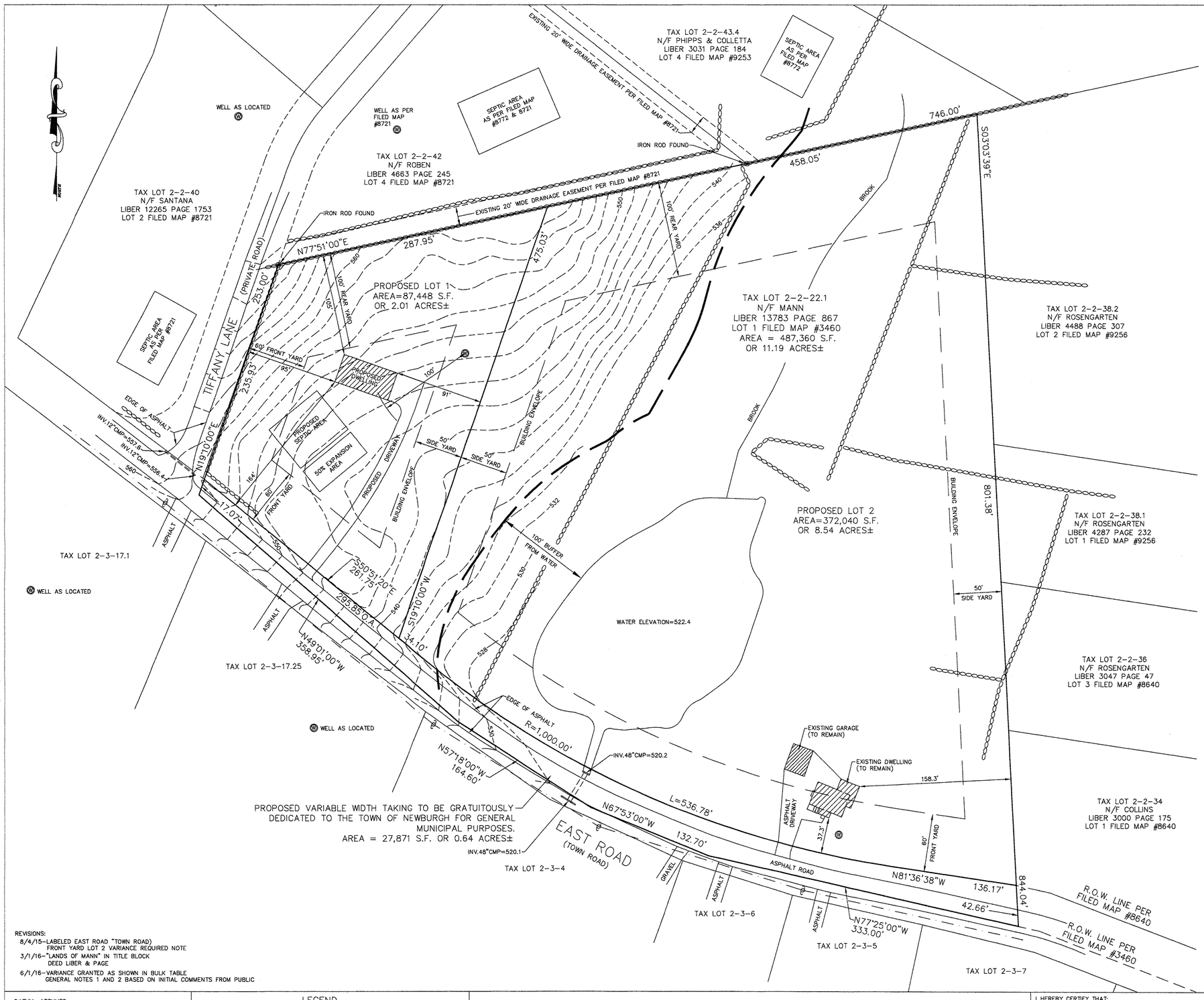
DARREN J. STRIDIRON, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE No. 050487

HERITAGE LAND SURVEYING, P.C.
P.O. BOX 579 PLATTEKILL, NEW YORK 12568
TEL (845)562-4148, FAX (845)562-4148, e-mail: heritagesurvey@hotmail.com

EXISTING CONDITIONS PLAN

LANDS OF MANN
LOCATED AT
37 EAST ROAD
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

Date	Work Order	Drawing No.	SHEET
2/22/15	2014-038	2014-038EX	1/5
Scale 1"= 50'			



ZONE: RR USE: SINGLE FAMILY DWELLING	BULK TABLE		
MINIMUM REQUIRED	ZONING TABLE	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA	2 ACRES	2.02 ACRES	8.61 ACRES
LOT WIDTH	200 FEET	246 FEET	600 FEET
LOT DEPTH	300 FEET	350 FEET	670 FEET
FRONT YARD	60 FEET	95 FEET	37.3 FEET *
REAR YARD	100 FEET	105 FEET	599 FEET
1 SIDE YARD	50 FEET	91 FEET	158.3 FEET
BOTH SIDE YARDS	100 FEET	N/A	583.5 FEET
HABITABLE FLOOR AREA PER DWELLING UNIT	1500 S.F.	>1500 S.F.	1681 S.F.
MAXIMUM PERMITTED			
LOT BUILDING COVERAGE	10%	2%	1%
BUILDING HEIGHT	35 FEET	<35 FEET	25 FEET
LOT SURFACE COVERAGE	10%	6%	2%

* DENOTES VARIANCE GRANTED AT THE TOWN OF NEWBURGH ZONING BOARD MEETING ON 5/26/2016.

GENERAL NOTES:

1. THERE SHALL BE NO ACCESS TO PROPOSED LOT 1 FROM TIFFANY LANE. THE ONLY PERMITTED ACCESS IS OFF OF EAST ROAD.
2. DURING CONSTRUCTION, NO PARKING OF ANY VEHICLES ARE PERMITTED ON ANY PORTION OF TIFFANY LANE.

Ⓦ WELL AS LOCATED

REVISIONS:
8/4/15–LABELED EAST ROAD "TOWN ROAD"
FRONT YARD LOT 2 VARIANCE REQUIRED NOTE
3/1/16–"LANDS OF MANN" IN TITLE BLOCK
DEED LIBER & PAGE
6/1/16–VARIANCE GRANTED AS SHOWN IN BULK TABLE
GENERAL NOTES 1 AND 2 BASED ON INITIAL COMMENTS FROM PUBLIC

DATUM: ASSUMED

0 1 2 3
ORIGINAL SIZE IN INCHES

LEGEND

- DENOTES EXISTING CONTOUR LINE
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING OVERHEAD WIRES
- Ⓦ DENOTES WELL (EXISTING OR AS PER RECORD DOCUMENT)
- DENOTES EXISTING STONE WALL

I HEREBY CERTIFY THAT:
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PROPOSED CONDITIONS PLAN

LANDS OF MANN
LOCATED AT
37 EAST ROAD
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

Date	Work Order	Drawing No.	SHEET
2/2/15	2014-038	2014-038LAY	2/5
Scale 1"= 50'			

TAX LOT 2-2-40
N/F SANTANA
LIBER 12265 PAGE 1753
LOT 2 FILED MAP #8721

IRON ROD FOUND

EXISTING 20' WIDE DRAINAGE EASEMENT

N77°51'00"E
287.95'

475.03'

253.00'

(PRIVATE ROAD)

TIFFANY LANE

PROPOSED LOT 1
AREA=87,448 S.F.
OR 2.01 ACRES±

100' REAR YARD

SEPTIC AREA AS PER FILED MAP #8721

60' FRONT YARD

235.93'

LSE 553

PROPOSED DWELLING

100'

55'

20' MIN

EDGE OF ASPHALT

N19°10'00"E

"CMP=557.6
INV.12"CMP=556.4

TP3
PT3

TP1
PT1

50% EXPANSION AREA

PROPOSED DRIVEWAY

50' SIDE YARD

50' SIDE YARD

BUILDING ENVELOPE

17.07'

ASPHALT

60' FRONT YARD

S50°51'20"E
261.75'

295.85 O.A.

S19°10'00"W
34.10'

ASPHALT

N49°01'00"W
358.95'

TAX LOT 2-3-17.25

WELL AS LOCATED

WATER ELEVATION=522.4

100' BUFFER FROM WATER

EDGE OF ASPHALT
R=1,000.00'

N57°18'00"W
164.60'

INV.48"CMP=520.2

PROPOSED VARIABLE WIDTH TAKING TO BE GRATUITOUSLY

550
560
540
536
532
530
528

NOTES:

1. No driveway or paved area may be constructed over effluent disposal area.

2. Divert surface runoff away from effluent disposal area.

3. All household wastes (laundry, sink, etc.) shall be discharged into sewage disposal system. Roof, floor, footing drains, and water softener back-wash must be excluded from sewage disposal system.

4. No sewage disposal system shall be located within 100 feet of the top of the bank of any water course or within 20 feet of any drainage ditch.

5. Sewage disposal system shall be constructed in the exact location shown on the site plan.

6. No garbage grinder will be installed.

7. Tank and pump chamber sized and installed per design.

8. Place pea gravel or crushed stone under precast concrete sections per plan. If tops of these sections are more than 12" below grade, manhole extension collars should be installed to bring access openings to within 12" of finished grade.

9. Fertilize, seed, and mulch all disturbed areas as soon as possible to minimize erosion.

10. All distribution trenches shall be dug to a depth of approximately 18-24 inches (penetrate native soil by 6-8 inches in shallow trench systems). These treches shall be spaced six feet on center. Trenches shall be parallel to the original contours.

11. Shallow Trench Systems: Usable fill shall have a percolation rate similar to, but not faster than the native soil and shall be 18" in depth at the shallowest point. Fill shall be placed and allowed to settle naturally.

12. System is not to be installed in wet soils or during rainstorms.

13. Water shall be supplied from an individual well located as shown on the site plan and is to be installed in accordance with "Table 5" of the New York State Department of Health "Rural Water Supply" publication 1995 edition.

14. Heavy equipment shall be kept off the effluent disposal area following installation of the sewage disposal system.

15. Prior to backfilling a construction inspection by the cose compliance officer shall be conducted to determine that construction at the time of inspection was completed in general conformance with the approved plans (if applicable).

16. Upon completion a P.E. shall certify in writing that the proposed sewage disposal system was installed in accordance with the approved plan.

17. Speed levelers to be installed in D-box to aid in even distribution.

18. Materials:
House to septic tank - 4" Sch. 80 PVC or CI/DI, slope 1/4" per foot. No bends greater than 45d and cleanouts shall be provided every 75' and at every 45d bend.
Septic tank to DBox - 4" SDR 35, slope 1/8" per foot.
DBox to laterals - 4" PVC schedule 30 solid pipe, slope 1/8" per foot.
Laterals - 4" PVC schedule 30 perforated pipe, slope 1/32"-1/16" per foot.

O.C. HEALTH DEPARTMENT NOTES:

1. There shall be no regrading, except as shown on the approved plans, in the area of the absorption fields.

2. There must be an uninterrupted positive slope from the septic tank (or any pumping or dosing chamber) to the building, allowing spetic gases to discharge through the stack vent.

3. The owner/applicant shall be provided with a copy of the approved plans and an accurate as-built drawing of any existing sanitary facilities. The owner/applicant shall also be advised of any routine or special maintenance procedures that may be necessary (refer to pages 58-61 of the NYSDOH Design Handbook for recommended routine operation and maintenance items).

4) Individual sewage disposal shall no longer be constructed or used when public facilities become available.

5) A New York State licensed professional engineer shall inspect the sanitary facilities (water supply, any treatment, and sewage disposal facilities) at the time of construction. Prior to occupancy of the building, the engineer shall certify to the local code enforcement officer that the facilities are installed in accordance with the approved plans and that any septic tank joints are sealed and tested for water-tightness.

General Notes:

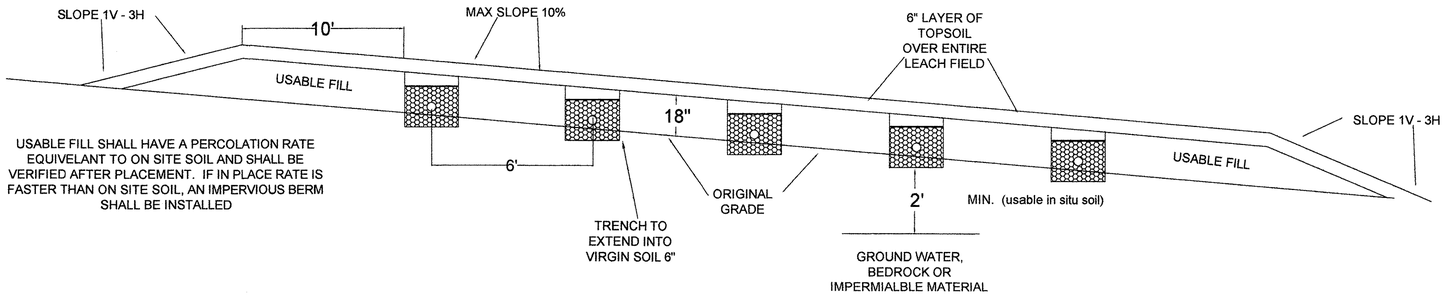
Plans are not valid unless signed and sealed by Engineer. Photocopies are not valid. Unathorized alterations of this plan is a violation of the NYS Education Law, section 7209(2). All plans remain the property of Feeney Engineering.

FEENEY ENGINEERING
20 Alta Drive
Newburgh, NY 12550
(845) 590 - 5543

LANDS OF MANN
37 EAST RD
TOWN OF NEWBURGH

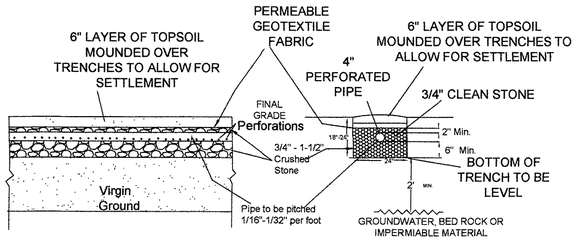
SDS LAYOUT
LOT 1

Date:12-15-14
Job:2014-09



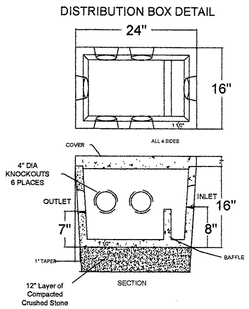
SHALLOW TRENCH LEACH FIELD DETAIL

(SCHEMATIC), FOR GENERAL REFERENCE ONLY
SCALE---------- None



TYPICAL TRENCH DETAIL - GRAVITY

(SCHEMATIC), FOR GENERAL REFERENCE ONLY
SCALE---------- None



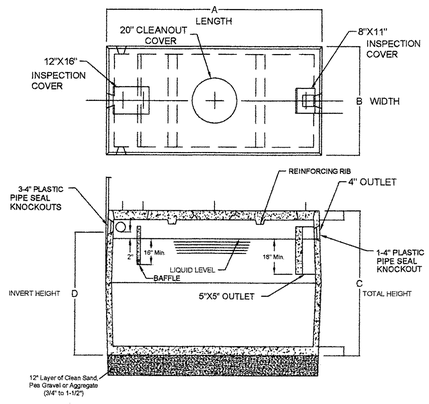
5 OUTLET DISTRIBUTION BOX DETAIL

(SCHEMATIC), FOR GENERAL REFERENCE ONLY
SCALE---------- None

TEST PIT LOG AND DESIGN DATA

Test Pit No.	Depth	Description	Ground Water/ Rock Level	Perc. Hole No. (Depth)	Start Time	End Time	Stabilized Perc Rate (Min/in.)	Design Data (1996 Res. Westewater Handbook)	
TP-1	0"-8" 8"-40" 40"	Very Dk Brown Topsoil Clayey Gravel with 8-12" boulders Rock	Rock 40"	PT-1 (24")	0 0 0	0:7:45 0:9:58 0:10:02	7:45 9:58 10:02	No. Bedrooms Exp. Flow Rate	3 130
								Garbage Disp. Exp. Flow Rate	No 0
								Whirlpool Tub Exp. Flow Rate	No 0
TP-2	0"-10" 10"-38" 38"	Very Dk Brown Topsoil Clayey Gravel Rock	Rock 38"	PT-2 (24")	0 0 0	0:6:19 0:6:47 0:6:50	6:19 6:47 6:50	Total Max. Rate Design Perc. Rate	390 15m/in
								Trench Req'd Trench Prov'd (5@50')	244 250
								Tank Size	1000

SITE INVESTIGATION PERFORMED 9/14/07 AND 11/3/07



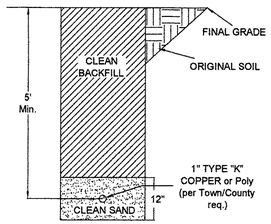
LIQUID CAPACITY	A LENGTH	B WIDTH	C HEIGHT	D INLET INVERT	WEIGHT (LBS)
750 REGULAR	102"	58"	52"	43"	6600
750 XL	96"	72"	48"	37"	6600
1000 REGULAR	102"	68"	64"	55"	8000
1000 XL	96"	72"	68"	46"	8000
1250 REGULAR	86"	72"	80"	59"	10000
1500 REGULAR	96"	72"	76"	66"	12000

NOTES:
1. CONCRETE: 4000 PSI AFTER 28 DAYS
2. REINFORCING: 6X6/10X10 W.W.M. & FIBERS
3. HEAVY DUTY SEPTIC TANK TOPS REINFORCED WITH 5/8" REBAR @12" O.C. EACH WAY.
4. KEYED JOINT SEALED WITH BUTYL RUBBER
5. EXCAVATION MUST BE AT LEAST 12" WIDER AND LONGER THAN TANK SIZE.

As Manufactured By Woodards Concrete

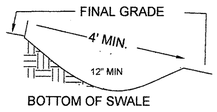
SEPTIC TANK DETAIL

(SCHEMATIC), FOR GENERAL REFERENCE ONLY
SCALE---------- None



WATER SERVICE DETAIL

(SCHEMATIC), FOR GENERAL REFERENCE ONLY
SCALE---------- None



TYPICAL SWALE DETAIL

(SCHEMATIC), FOR GENERAL REFERENCE ONLY
SCALE---------- None

SEPARATION DISTANCES

	Septic Tank	Absorption Fields	Seepage Pits	Sewer Line
Drilled Well - Public	100	200	200	50(a)
Drilled Well - Private	50	100	150	50(a)
Dug Well	75	150	150	50(a)
Water Line (Pressure)	10	10	10	10(b)
Water Line (Suction)	50	100	150	50(a)
Foundation	10	20	20	-
Surface Water	50	100	100	25
Open Drainage	25	35 (c)	35 (c)	25
Culvert (Tight Pipe)	25	35	35	10
Culvert Opening	25	50	50	25
Catch Basin	25	50	50	-
Interceptor Dram	25	35 (c)	35 (c)	25
Swimming Pool - In-Ground	20	35	50	10
Reservoir	50 (d)	100 (d)	100 (d)	50(a)
Property Line	10	10	10	10
Top of Embankment or Steep Slope	25	25	25	25

a) 25 feet, if cast or ductile iron pipe when pipe is below frost zones, with tight joints and is not subject to settling.
b) Water (pressure) and sewer lines may be in the same trench if water line is placed on an undisturbed bench or shelf so that the bottom of the water main is at least 18 inches higher than the top of the sewer and the sewer is not subject to settling, vibration, superimposed loads, or frost action.
c) If bottom of drain is above finished grade at leaching facility; otherwise 50 feet.
d) For a public water supply reservoir, 100 feet to septic tank and 200 feet to absorption field or seepage pit.

General Notes:

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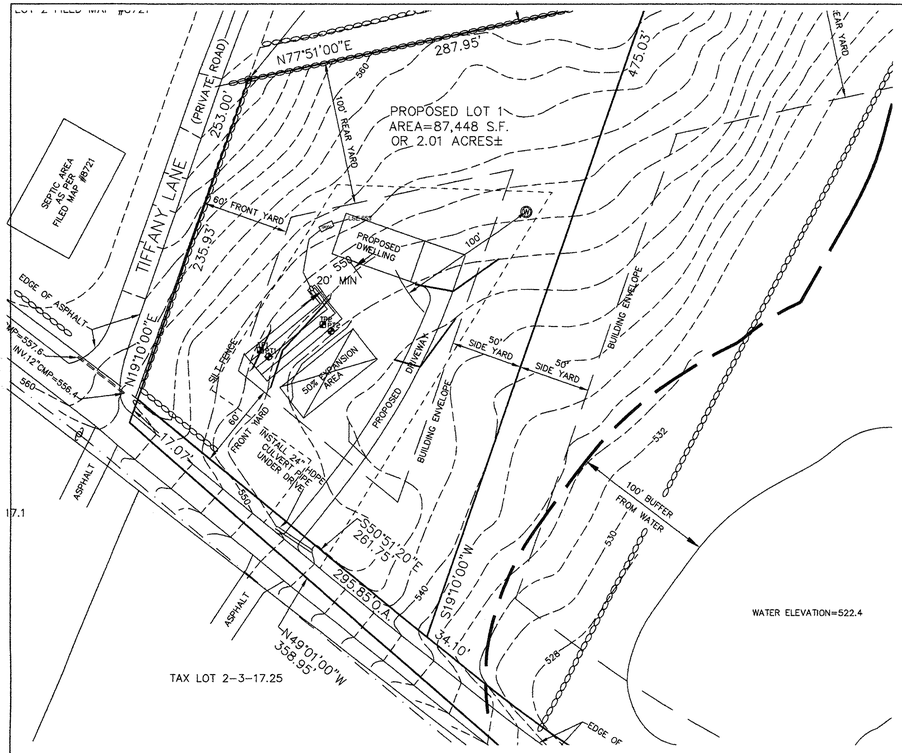
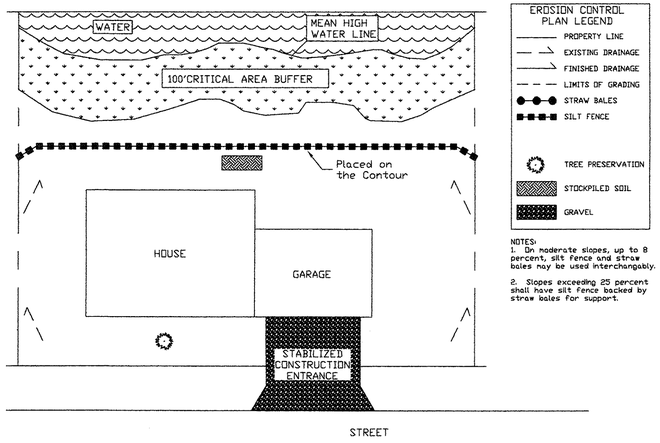
LANDS OF MANN
37 EAST RD
TOWN OF NEWBURGH

SDS DETAILS
LOT 1

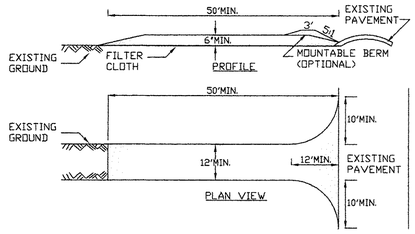
Date: 12-15-14
Job: 2014-09





NOTES:
1. On moderate slopes, up to 8 percent, silt fence and straw bales may be used interchangably.
2. Slopes exceeding 25 percent shall have silt fence backed by straw bales for support.

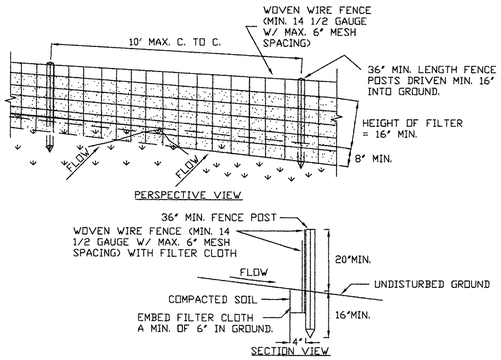
TYPICAL EROSION AND SEDIMENT CONTROL PLAN



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

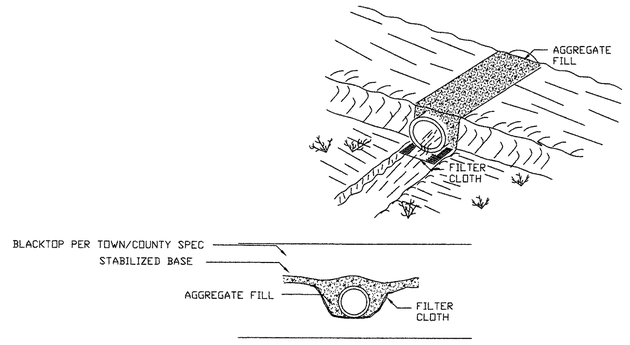
STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL



DRIVEWAY CULVERT

General Notes:

Plans are not valid unless signed and sealed by Engineer. Photocopies are not valid. Unathorized alterations of this plan is a violaton of the NYS Education Law, section 7209 (2). All plans remain the property of Feeney Engineering.

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LANDS OF MANN
37 EAST RD
TOWN OF NEWBURGH

GRADING AND EROSION CONTROL LOT 1

Date:12-15-14
Job:2014-09