



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

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
PATRICK J. HINES

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

PROJECT: MANN SUBDIVISION
PROJECT NO.: 16-02
PROJECT LOCATION: SECTION 28, BLOCK 1, LOT 12.1
REVIEW DATE: 1 AUGUST 2016
MEETING DATE: 4 AUGUST 2016
PROJECT REPRESENTATIVE: MASER CONSULTING

1. A subdivision sheet depicting meets and bounds for all proposed lots stamped by surveyor should be incorporated into the plans.
2. Capacity of the existing 12 inch pipe within Lakeside Road should be evaluated based on diversion from the proposed project roadway to the Town's collection system.
3. Note 10 on the Utility plan should be revised to require a copy of the As Built plan as well as certification be submitted to the code enforcement officer prior to certificate of occupancy for any lot.
4. Additional information regarding the percolation test performed on the site should be provided. The septic system design table identifies preliminary field data. Shallow absorption systems are identified however a limiting layer is not identified in the soil profiles. Depth of percolation testing performed should be identified on the chart. Chart should clarify that the lot numbers are the design percolation while the following numbers are the stabilized percolation test results.
5. The Town of Newburgh private road pavement section detail should be added to the plans. Current detail only shows 2 inches of type 3 dense binder.

Respectfully submitted,

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

Patrick J. Hines
Principal



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

555 Hudson Valley Ave., Suite 101
New Windsor, NY 12553
T: 845.564.4495
F: 845.352-2611
www.maserconsulting.com

July 27, 2016

VIA HAND DELIVERY

JUL 27 2016

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

Re: Mann Subdivision
PB #2016-02
Town of Newburgh, Orange County, New York
MC Project No. 15001767A

Dear Mr. Ewasutyn:

Below please find our responses to comments from McGoey, Hauser & Edsall, in a letter dated February 4, 2016. The comments have been repeated here for clarity.

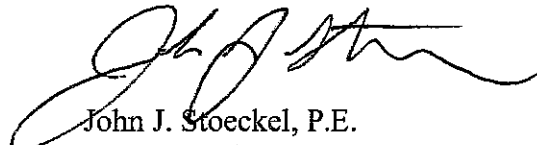
- Comment 1. The Applicant should discuss with the Town Highway Superintendent whether the proposed short cul-de-sac would be better served as a private road rather than a Town owned and maintained roadway considering its length.
- Response 1. Based upon a telephone conversation with Highway Superintendent Todd Depew the roadway is now proposed to be a private road. The plans have been modified for a private road and right-of-way.
- Comment 2. Stormwater Management is identified as to be provided on the site, however no Stormwater Management facilities are depicted in the sketch plan.
- Response 2. A Stormwater Pollution Prevention Plan (SWPPP) for Erosion Control has been prepared and submitted for review. Based upon the scope of the project, and the requirements under the SPDES General Permit for Construction Activity (GP-0-15-002), a SWPPP that only includes erosion and sediment controls is needed. However, green infrastructure and water quality improvement strategies have been implemented to maximize retention of low flow storm events. These include the flat, grassed swales along the proposed roadway, reduction of clearing and grading, and soil restoration techniques will be utilized in the project construction.
- Comment 3. The asphalt driveways identified to be removed should have a leader also identifying the easterly most driveway on Lot 1, leaving one driveway off the propose roadway to serve Lot 1.

Customer Loyalty *through* Client Satisfaction

- Response 3. The plans clearly call for the existing easterly most portion of the driveway on Lot 1 to be removed and only a single driveway access for Lot 1 is proposed as requested.
- Comment 4. The proposed lots meet the Bulk requirements for the R-1 Zone.
- Response 4. Comment noted.
- Comment 5. Future comments will be provided upon submission of detailed engineered plans.
- Response 5. Detailed subdivision plans have been prepared and submitted under this cover for further review by the Board and Consultant's.

Very truly yours,

MASER CONSULTING P.A.

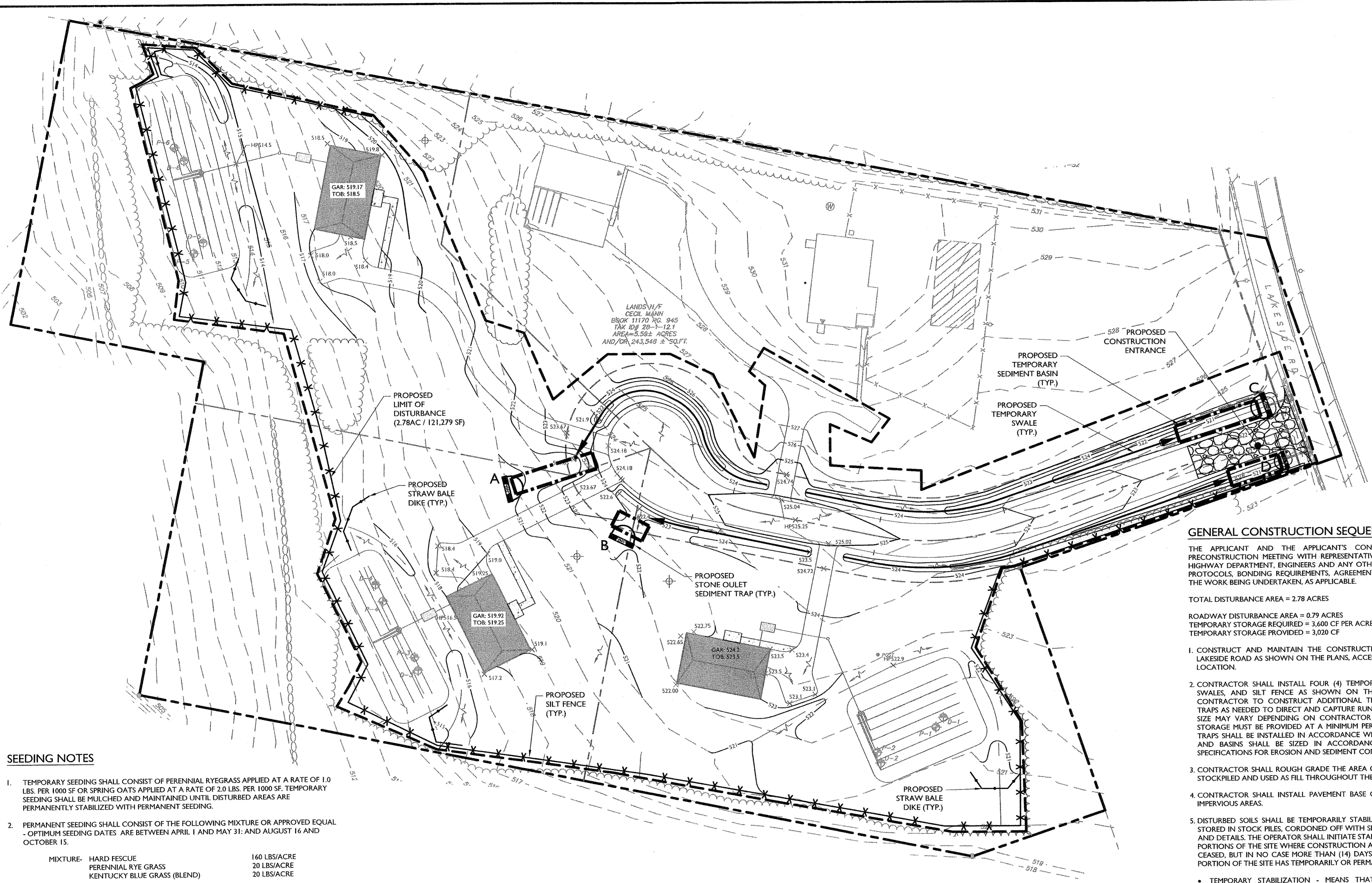
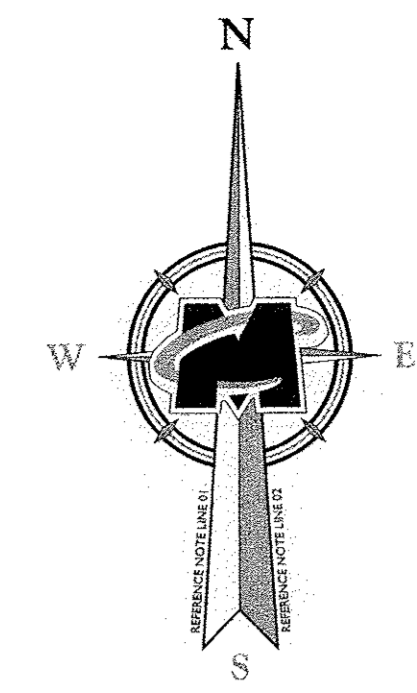


John J. Stoeckel, P.E.
Project Engineer

ABF/jm

Enclosures

cc: Cecil Mann
Pat Hines
Mike Donnelly
File



GENERAL CONSTRUCTION SEQUENCE

THE APPLICANT AND THE APPLICANT'S CONTRACTOR ARE REQUIRED TO ATTEND A PRECONSTRUCTION MEETING WITH REPRESENTATIVES FROM THE TOWN BUILDING DEPARTMENT, HIGHWAY DEPARTMENT, ENGINEERS AND ANY OTHER PARTIES DEEMED NECESSARY TO REVIEW ALL PROTOCOLS, BONDING REQUIREMENTS, AGREEMENTS AND THE SEQUENCE AND SCHEDULING OF THE WORK BEING UNDERTAKEN, AS APPLICABLE.

TOTAL DISTURBANCE AREA = 2.78 ACRES
 ROADWAY DISTURBANCE AREA = 0.79 ACRES
 TEMPORARY STORAGE REQUIRED = 3,600 CF PER ACRE DISTURBED = 2,858 CF
 TEMPORARY STORAGE PROVIDED = 3,020 CF

- CONSTRUCT AND MAINTAIN THE CONSTRUCTION ENTRANCE AND STAGING AREA OFF OF LAKESIDE ROAD AS SHOWN ON THE PLANS, ACCESSING THE PROJECT SITE FROM THE DESIGNATED LOCATION.
- CONTRACTOR SHALL INSTALL FOUR (4) TEMPORARY SEDIMENT TRAPS, TEMPORARY DIVERSION SWALES, AND SILT FENCE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. CONTRACTOR TO CONSTRUCT ADDITIONAL TEMPORARY DIVERSION SWALES AND SEDIMENT TRAPS AS NEEDED TO DIRECT AND CAPTURE RUNOFF FROM DISTURBED AREAS. LOCATIONS AND SIZE MAY VARY DEPENDING ON CONTRACTOR SCHEDULE AND APPROACH BUT 3,600 CF OF STORAGE MUST BE PROVIDED AT A MINIMUM PER ACRE OF UPSTREAM DISTURBANCE. SEDIMENT TRAPS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND DETAILS. SEDIMENT TRAPS AND BASINS SHALL BE SIZED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL MANUAL.
- CONTRACTOR SHALL ROUGH GRADE THE AREA OF PROPOSED ROAD. THE EXCESS SOIL SHALL BE STOCKPILED AND USED AS FILL THROUGHOUT THE SITE.
- CONTRACTOR SHALL INSTALL PAVEMENT BASE COURSE AS SOON AS PRACTICAL TO STABILIZE IMPERVIOUS AREAS.
- DISTURBED SOILS SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICAL AND MATERIALS STORED IN STOCK PILES, CORDONED OFF WITH SILT FENCE PER THE APPROPRIATE SPECIFICATIONS AND DETAILS. THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - TEMPORARY STABILIZATION - MEANS THAT EXPOSED SOIL HAS BEEN COVERED WITH MATERIAL(S) AS SET FORTH IN THE TECHNICAL STANDARD, NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO PREVENT THE EXPOSED SOIL FROM ERODING. THE MATERIALS CAN INCLUDE, BUT ARE NOT LIMITED TO, MULCH, SEED AND MULCH, AND EROSION CONTROL MATS (E.G. JUTE TWISTED YARN, EXCELSIOR WOOD FIBER MATS). STABILIZATION SHALL BE MAINTAINED PER SPDES GENERAL PERMIT FOR STORMWATER RUNOFF FROM CONSTRUCTION ACTIVITY, GP-0-15-002 OR AS AMENDED.
- CONTRACTOR SHALL BEGIN CONSTRUCTION ON PROPOSED HOUSES. AFTER COMPLETION OF EACH HOME EXTERIOR, GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
- THE PROJECT SITE MUST MEET FINAL STABILIZATION CRITERIA PRIOR TO REMOVING ALL EROSION AND SEDIMENT CONTROL DEVICES AND CLOSING OUT THE PROJECT. LITTER AND CONSTRUCTION DEBRIS SHALL BE REMOVED AS PRACTICAL THROUGHOUT THE LIFE OF THE PROJECT.
 - FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED; OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.
- UPON FINAL STABILIZATION BEING MET, CONTRACTOR SHALL CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE NECESSARY, REQUIRED AND/OR REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM. THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

SEEDING NOTES

- TEMPORARY SEEDING SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED AT A RATE OF 1.0 LBS. PER 1000 SF OR SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1000 SF. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING.
- PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL - OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31; AND AUGUST 16 AND OCTOBER 15.

MIXTURE- HARD FESCUE	160 LBS/ACRE
PERENNIAL RYE GRASS	20 LBS/ACRE
KENTUCKY BLUE GRASS (BLEND)	20 LBS/ACRE
MIXTURE- TALL FESCUE	160 LBS/ACRE
PERENNIAL RYE GRASS (BLEND)	20 LBS/ACRE
KENTUCKY BLUE GRASS (BLEND)	20 LBS/ACRE

LOT PHASING CONSTRUCTION SEQUENCES

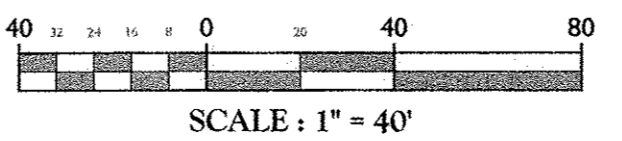
- CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AROUND PERIMETER OF CONSTRUCTION LIMITS. SILT FENCING SHALL BE INSTALLED AS SHOWN ON EROSION CONTROL PLAN.
- CONTRACTOR TO ENTER THE SITE FROM LAKESIDE ROAD.
- CONTRACTOR SHALL CLEAR TREES AND VEGETATION AS NECESSARY TO CONSTRUCT PROPOSED LOTS. CONTRACTOR SHALL GRUB STUMPS AS NECESSARY TO CONSTRUCT PROPOSED LOTS.
- INSTALL ALL TEMPORARY STONE OULET SEDIMENT TRAPS AND TEMPORARY SWALES IN SUBSEQUENT PHASES AS INDICATED ON THE EROSION CONTROL PLAN.
- CONTRACTOR SHALL BRING THE GRADES FOR THE PROPOSED BUILDINGS AND DRIVEWAYS TO PROPOSED ELEVATIONS. ONCE THE SOIL IN THIS AREA IS BROUGHT TO GRADE, IT SHALL BE TEMPORARILY STABILIZED THROUGH HYDROSEEDING AND/OR MULCHING, UNTIL PERMANENT STABILIZATION IS ACHIEVED (I.E. SOD, SEEDING, BUILDING FOUNDATIONS, BASE COURSE ASPHALT).

THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- STONE OULET SEDIMENT TRAP
- TEMPORARY SWALE
- STRAW BALE DIKE
- CONSTRUCTION LIMIT LINE
- TEMPORARY SEDIMENT BASIN

THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY



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DATE	DESCRIPTION

ANDREW B. FETHERSTON
 NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

MINOR SUBDIVISION PLAN
 FOR **CECIL MANN**
 SECTION 28
 BLOCK 1
 LOT 12.1
 TOWN OF NEWBURGH
 COUNTY OF ORANGE
 STATE OF NEW YORK

NEW WINDSOR OFFICE
 555 Hudson Valley Avenue
 Suite 101
 New Windsor, NY 12553
 Phone: 845.564.4495
 Fax: 845.567.1025

SCALE: AS SHOWN DATE: 07/26/14 DRAWN BY: JAP CHECKED BY: JS
 PROJECT NUMBER: 15001767A DRAWING NAME: C-SECC
 SHEET TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**
 SHEET NUMBER: 07 of 09

