

TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT NAME: ROCKET SUBDIVISION

PROJECT NO.: 23-10

PROJECT LOCATION: SECTION 6, BLOCK 1, LOT 59/397 CANDLESTICK HILL ROAD

REVIEW DATE: 15 MARCH 2024 MEETING DATE: 21 MARCH 2024

PROJECT REPRESENTATIVE: ACES SURVEYING, JONATHAN MILLEN, LLS

- 1. The project received numerous variances from the Zoning Board of Appeals on 21 November 2023.
- 2. Property dedications are proposed along the frontage for highway purposes. Legal paperwork should be submitted for review.
- 3. The plan for the subsurface sanitary sewer disposal system serving proposed Lot #2 requires an Engineer stamped plan.
- 4. Highway Superintendents comments on the location of the proposed driveway serving Lot #2 should be received.
- 5. Due to the length of the driveway, an emergency pass-by or turn around area should be proposed in compliance with NYS Fire Code.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrit & Offenes

Patrick J. Hines

Principal

PJH/kbw



ACES

Automated Construction Enhanced Solutions, Inc.

Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting

03/08/24

Town of Newburgh Planning Board 21 Hudson Valley Professional Plaza Newburgh, NY 12550

Attn: John Ewasutyn, Chairman

Re: **PROJECT SUMMARY:**

Type: 2 Lot Subdivision

Owners: Kelly L. Grace and Ryan Rocket

Location: 397 Candlestick Road

Tax Parcel: SBL: 6-1-59

Zoning: AR (per Zoning Map Oct. 22, 2012)

Water & Sewer Service: Private Water and Private Sewer

ACES Project: 22019ROC Town Project: 2023-10

PROJECT NARRATIVE II

The proposed project involves subdividing a single existing residential parcel into two residential lots. The existing parcel is **Zoned AR, Residential.** The bulk zoning requirements for **Lot #1** will need multiple **area variances** for **minimum side yard setbacks** and **minimum lot width** (these are all existing non-conforming conditions). An additional variance will be required for the minimum lot area. As such, there will be an appeal to the Zoning Board of Appeals associated with **Lot #1**.

Lot #1 has two existing residences. There is an existing shared drive that service both. Each residence has their own well and septic system. In the event that either septic system fails there is a note that both wells will need to be abandoned and relocated due to the new construction required in the septic reserve areas. In that event the plan proposes a single new well to provide water service to both residences.

Lot #2 proposes the construction of a single-family residence with a new drive, private well and septic. *Lot* #2 will meet all Zoning requirements. As such, there are no appeals or relief associated with this parcel.

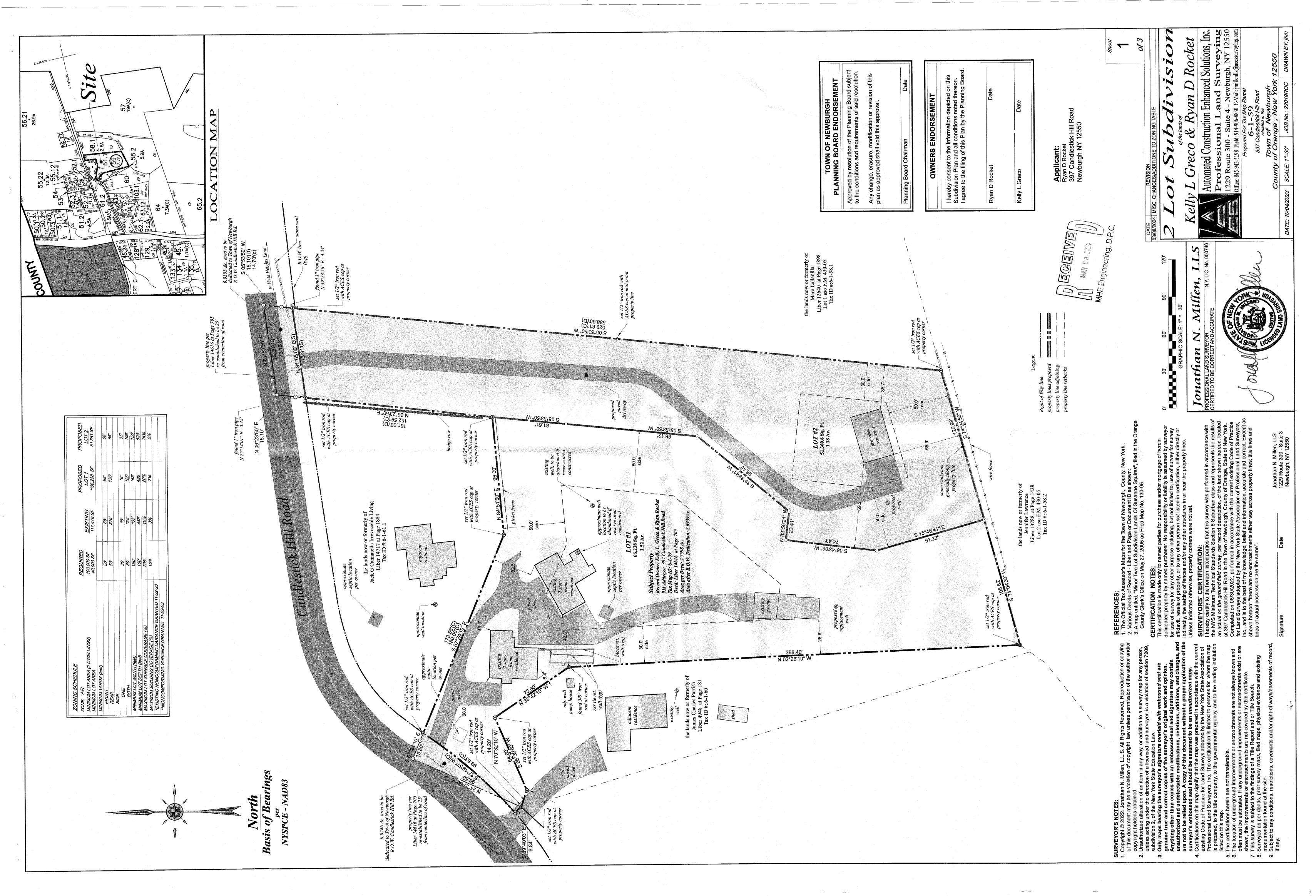
Upon recommendation by the Planning Board for consideration of said variances, the project was presented to the Zoning Board of Appeals and on 11/22/2023 all of the requested variances were granted.

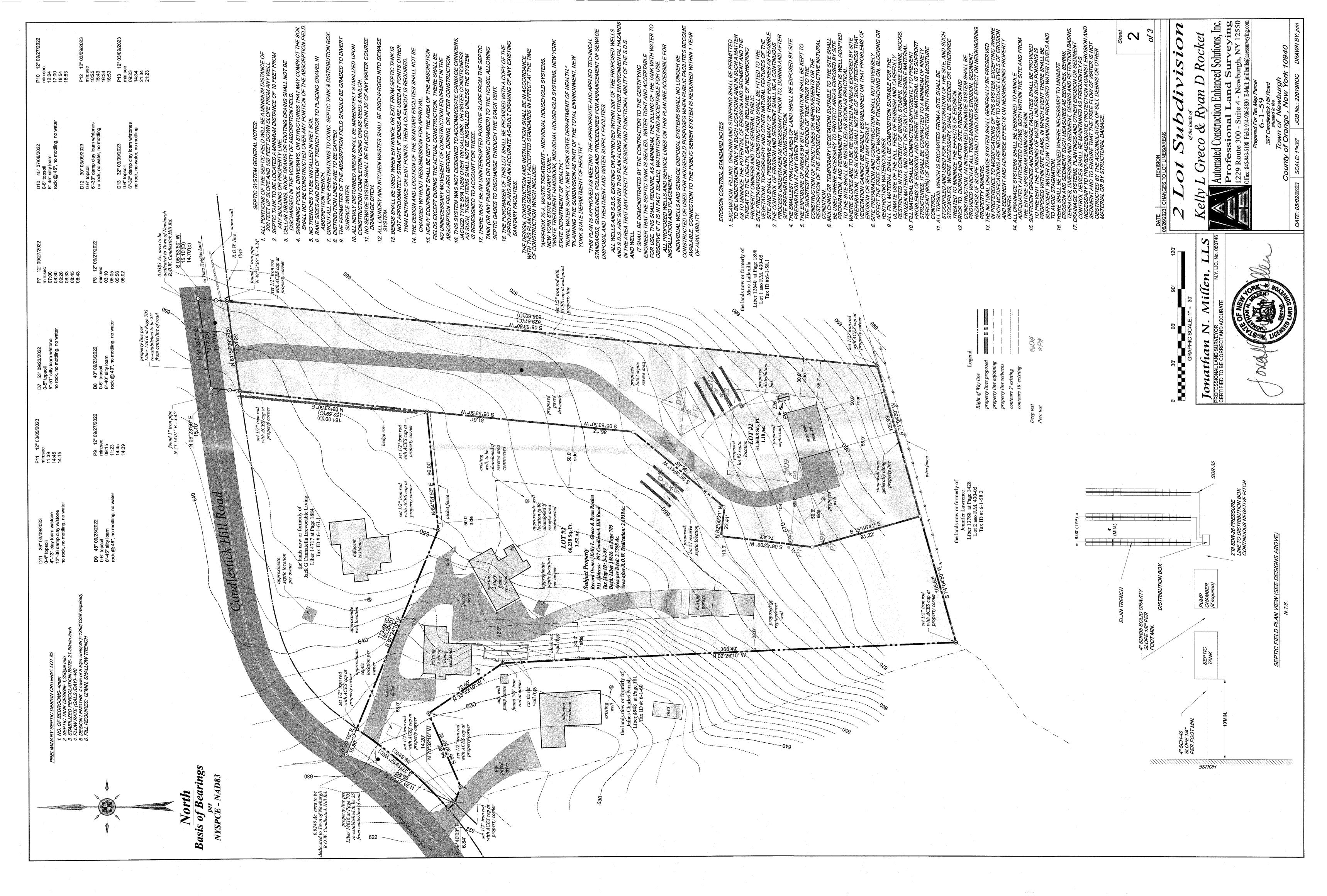
This is our second submittal for review by the Planning Board. Please find attached eleven *Plans Sets*, each consisting of three sheets. All items will be submitted electronically via e-mail to the Town as well as to Pat Hines (Review Engineer) and Dominick Cordisco (Town Attorney).

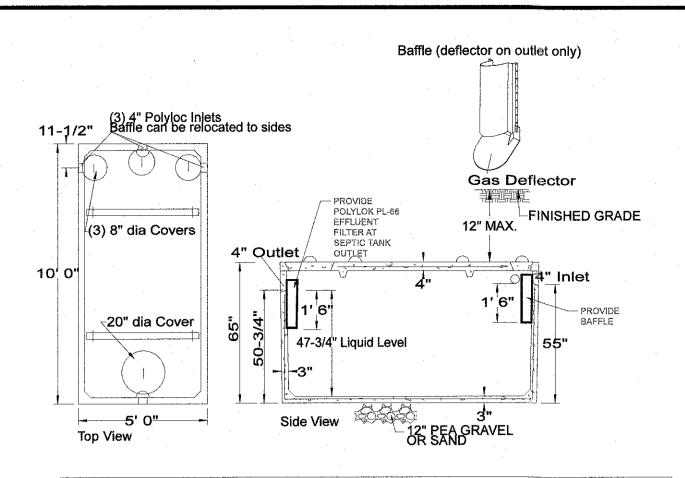
Respectfully Yours,



Office: 845-943-7198 • Field: 914-906-8830 E-Mail: <u>JMillenLLS@acessurveying.com</u> Web:<u>www://acessurveying.com</u>





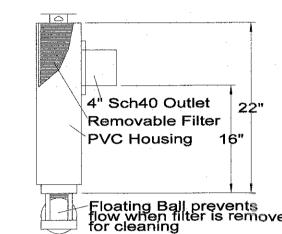


SPECIFICATIONS Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #4 Rebar, 6x6x10ga. WWM Air Entrainment: 5% Construction Joint: Butyl Rubber Sealant Pipe Connection: Polylok Seal (patented) Weight = 9,500 lbs Load Rating: 300 psf

PRECAST SEPTIC TANKS MODEL ST-1250 / 1250 GALLONS

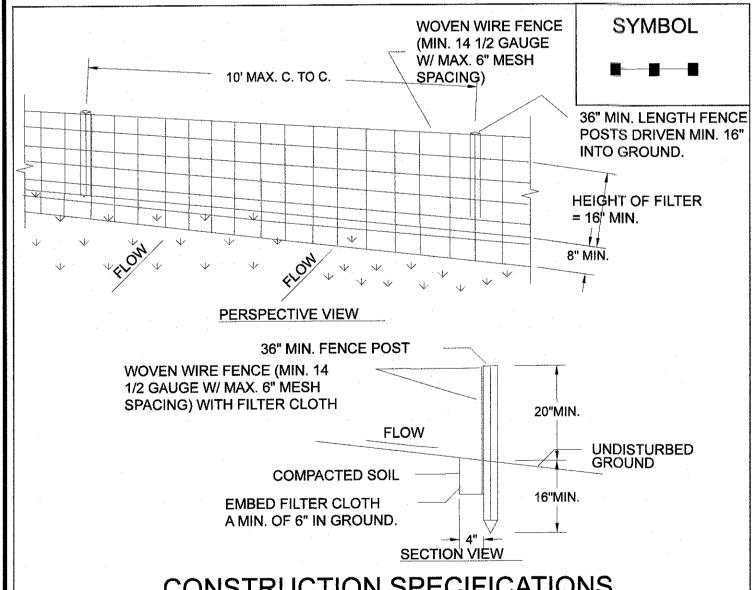
Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050

1,250 GALLON SEPTIC TANK



Polylok PL-68 (OR NSF46 CERTIFIED APPROVED EQUAL)





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.

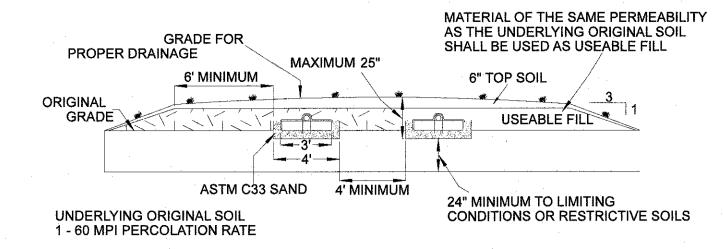
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

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.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE



VEGETATIVE COVER TOPSOIL **CLEAN BACKFILL CLEAN BACKFILL** MINIMUM NATIVE SOIL/ UNDISTURBED SOIL ASTM C33 SAND **ASTM C33 SAND** >= 24" ELJEN UNITS 8'-0" O.C. (TYP.)

EXISTING

10'MIN.

-- EXISTING

10'MIN.

STABILIZED

CONSTRUCTION

ENTRANCE

PAVEMENT

MOUNTABLE BERM

(OPTIONAL)

PAVEMENT -

HIGH GROUND WATER / ROCK / MOTTLING

PROFILE

PLAN VIEW

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

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

5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING

6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CON-

STRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH

STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

U.S. DEPARTMENT OF AGRICULTURE

NATURAL RESOURCES CONSERVATION SERVICE

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

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

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH

CONSTRUCTION SPECIFICATIONS

FILTER

CLOTH

A 30 FOOT MINIMUM LENGTH WOULD APPLY).

3. THICKNESS - NOT LESS THAN SIX (6) INCHES.

EXISTING

GROUND

EXISTING

GROUND

SYMBOL

ENTRANCE TO SITE.

MUST BE REMOVED IMMEDIATELY.

OF STONE.

ASTM C33 SAND SPECIFICATION SIEVE **SPECIFICATION SQUARE** PERCENT PASSING SIEVE SIZE **OPENING SIZE** (WET SIEVE) 0.375" 100.0 - 100.0 9.5 mm 4.75mm 95.0 - 100.0 2.36 mm 80.0 - 100.0 #16 50.0 - 85.0 1.18 mm #30 600 um 25.0 - 60.0 300 um 5.0 - 30.0 #100 150 um < 10.0 #200 75 um < 5.0

GEOTEXTILE FABRIC

TOPSOIL

CLEAN BACKFILL

ASTM C33 SAND

ELJEN SYSTEM TRENCH

CROSS SECTION DETAIL N.T.S.

ELJEN SYSTEM

VENTING REQUIRED

MEASURESED FROM

WHEN MORE THAN

18" OF COVER AS

THE TOP OF THE MODULE TO

FINISHED GRADE

ELJEN SYSTEM CROSS SECTION DETAIL & NOTES: N.T.S

1. THIS DESIGN AND CONSTRUCTION REQUIREMENT COMPLIES WITH APPENDIX 75-A AND LOCAL HEALTH DEPARTMENT

REGULATIONS 2. THIS DESIGN COMPLIES WITH AND MUST BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT ELJEN NEW YORK DESIGN AND INSTALLATION MANUAL

3. THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE DISPOSAL

4. THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENER 5. ORGANIC MATERIAL THAT CAN RESTRICT FLOW MUST BE REMOVED FOR RAISED BEDS. THE SOIL MUST BE SCARIFIED TO PROVIDE DEEP CHANNELS FOR THE SAND. A PLOWED INTERFACE ON CONTOUR IS RECOMMENDED

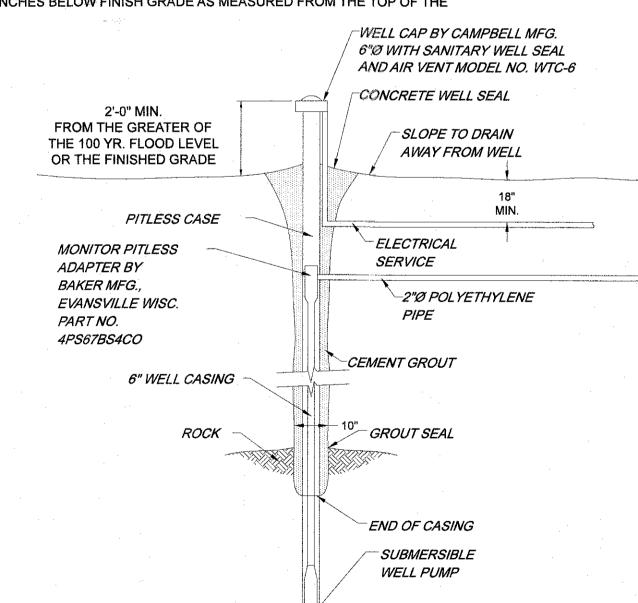
TO PREPARE THE SOIL FOR FILL PLACEMENT 6. SCARIFY ANY SMEARED SUBSOIL PRIOR TO FILL PLACEMENT.

7. FILL MATERIAL SHALL MEET OR EXCEED STATE OF NEW YORK CODE REQUIREMENTS. ALL FILL MATERIAL SHALL BE CLEAN BANK RUN SAND, FREE OF TOPSOIL ,HUMUS, AND "DREDGING" DIRECTLY BENEATH THE GSF SYSTEM. 8. ASTM C33 SPECIFIED SAND WITH LESS THAN 10% PASSING A #100 SIEVE AND LESS THAN 5% PASSING A #200 SIEVE SHALL BE PLACE BELOW AND AROUND THE GSF MODULES, WITH 6 INCHES MINIMUM UNDERNEATH AND 6 INCHES MINIMUM SURROUNDING THE GSF MODULES IN TRENCH CONFIGURATIONS. IN BED SYSTEMS, USE 6 INCHES MINIMUM UNDERNEATH THE MODULES WITH 12 INCHES MINIMUM BETWEEN MODULE ROWS AND 12 INCHES MINIMUM AROUND THE PERIMETER OF THE MODULES.

9. ELJEN PROVIDED GEOTEXTILE COVER FABRIC SHALL PROVIDE PROPER TENSION AND ORIENTATION OF THE FABRIC AROUND THE SIDES OF THE PERFORATED PIPE ON TOP OF THE GSF MODULES. FABRIC SHOULD BE NEITHER TOO LOOSE, NOR TOO TIGHT. THE CORRECT TENSION OF THE COVER FABRIC IS SET BY:SPREADING THE COVER FABRIC OVER THE TOP OF THE MODULE AND DOWN BOTH SIDES OF THE MODULE WITH THE COVER FABRIC FENTED OVER THE TOP OF THE PERFORATED DISTRIBUTION PIPE. PLACE SHOVEL FULL'S OF SPECIFIED SAND DIRECTLY OVER THE PIPE AREA ALLOWING THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDES OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.

10. BACKFILL MATERIAL SHALL BE CLEAN WITH NO ROOTS OR STONES LARGER THAN 2 INCHES IN ANY DIMENSION TO A MINIMUM DEPTH OF 8 INCHES OVER THE GSF MODULES AND FINAL COVER FOR VEGETATION OF 4 INCHES TO 6 INCHES OF CLEAN LOAM.

11. ANY SYSTEM WHICH IS MORE THAN 18 INCHES BELOW FINISH GRADE AS MEASURED FROM THE TOP OF THE MODULE SHALL BE VENTED.



WELL NOTES:

1. CASING DEPTH SHALL EXTEND AT LEAST 40' BELOW GROUND IN ANY CONDITION

2. WELL TO BE CONSTRUCTED PER NYSDOH APPENDIX 5B "STANDARDS FOR WATER WELL" LATEST EDITION

3. WELL SHALL HAVE A MIN. YIELD OF 5 GPM. 4. WELL CASING MATERIAL IS TO BE IN COMPLIANCE WITH AWWA



VEGETATIVE COVER

8" MINIMUM

MAXIMUM

7-1/2"5-1/2"

SPECIFICATIONS

Air Entrainment: 5% Load Rating: 300 psf

Concrete Min. Strength: 4,000 psi at 28 days

Weight = 290 lbs Reinforcement: Fiber, 10ga.

wire mesh Pipe Connection: Polylok Seal

(8) 4" Outlets

Top View

Insert leveler in the end of all outlet pipes in the distribution box. Rotate until effluent enters all outlets Compensates for up to 1-1/4" difference in pipe end

Fits all 4" smooth wall and corrugated pipes.

SPECIFICATIONS Construction: Plastic

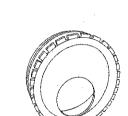
FSL-4 SPEED LEVELER Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville,

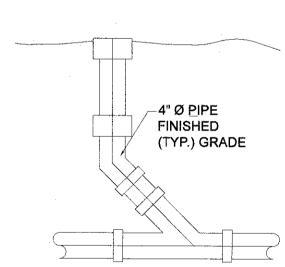
Jonathan N. Millen, LLS

N.Y. LIC. No. 050746

PROFESSIONAL LAND SURVEYOR CERTIFIED TO BE CORRECT AND ACCURATE

NY 10915 (845) 361-3471 / Fax 361-1050 SPEED LEVELER DETAIL N.T.S.





6" MIN.

12" MAX.

__1-1/2"

Side View-

DISTRIBUTION BOX DETAIL

DISTRIBUTION BOX NOTES:

N.T.S.

AT THE

SAME LEVEL.

OUTLETS IN

WILL ALLOW

DISTURBING

EXISTING PIPING.

FINISHED GRADE

FIELD INSTALLED

OF D-BOX INLET

CONCRETE BAFFLE XTENDED TO CENTERLINE

1. ALL OUTLET INVERT ELEVATIONS MUST BE SET

2. FLOW EQUALIZERS ARE REQUIRED ON ALL

3. OUTLETS MUST BE USED IN A MANNER THAT

ACCESS TO THE EXPANSION AREA WITHOUT

Outlets

PRECAST DISTRIBUTION BOXES MODEL DB-9 / 8 OUTLET BOX

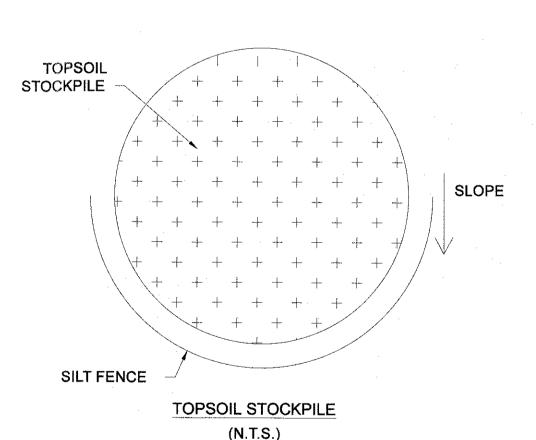
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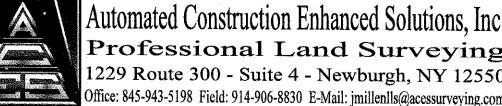
CLEANOUT DETAIL

N.T.S. CLEANOUTS SHALL BE INSTALLED BEFORE ALL PIPE BENDS BETWEEN THE SEPTIC TANK AND DISTRIBUTION BOX AND OR AT EVERY 75' OF STRAIGHT PIPE. CLEANOUTS SHALL NOT BE USED WITH PUMP CHAMBERS.



2 Lot Subdivision

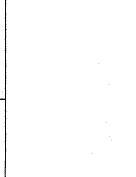
Kelly L Greco & Ryan D Rocket



Prepared For Tax Map Parcel 6-1-59 397 Candlestick Hill Road situated in the Town of Newburgh

County of Orange , New York 10940

DATE: 06/30/2022 | SCALE: 1"=30' | JOB No.: 22019ROC | DRAWN BY: jnm



(MIN. COVER) BUTT OF PUMP AT LEAST 5' ABOVE BOTTOM OF WELL TYPICAL WELL DETAIL N.T.S.

STANDARD A-100, LATEST VERSION.