



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

PROJECT NAME: LANDS OF COX
PROJECT NO.: 24-38
PROJECT LOCATION: WENMAR DRIVE
SECTION 73, BLOCK 2, LOTS 82
REVIEW DATE: 12 MARCH 2025
MEETING DATE: 20 MARCH 2025
PROJECT REPRESENTATIVE: HERITAGE LAND SURVEYING, P.C. / DARREN STRIDIRON, PLS

1. Adjoiners Notices have been sent.
2. A note has been added to the plans requiring stake out in the field and submission of a plot plan to Town of Newburgh Code Compliance Department due to proximity of the proposed structures to require building setback lines.
3. Water service details should be modified as the detail identifies polyethene water lines with compression fittings. Water service lines must be Type K Copper and only flared fittings are permitted by Town of Newburgh code.
4. The applicant's representatives have identified that the project will disturb 0.7 +/- acres of property. Less than 1 acre disturbance is exempt from obtaining NYSDEC Construction Stormwater Permit. Limits of disturbance should be staked in the field.
5. A review of the Short EAF does not identify any potential significant environmental impacts. It is noted that the proposed subdivision will be served by municipal water and sewer.
6. Project is before the Planning Board for discussion of scheduling a Public Hearing.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/kmm

A handwritten signature in blue ink, appearing to read 'Michael W. Weeks'.

Michael W. Weeks, P.E.
Principal

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

REFERENCES:

1. TOWN OF NEWBURGH TAX MAP SECTION 73.
2. DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:
L.14616 P.616
L.4021 P.302
L.12952 P.1775
L.3492 P.194
L.14169 P.1263
L.3629 P.8
3. MAPS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:
#67-10

BULK TABLE

ZONE: R3		LOT 1	LOT 2
MINIMUM:			
LOT AREA	12,500 S.F.	15,205 S.F.	24,246 S.F.
LOT WIDTH	85 FEET	120 FEET	200 FEET
LOT DEPTH	100 FEET	128 FEET	113 FEET
FRONT YARD	40 FEET	42 FEET	40.4 FEET
REAR YARD	40 FEET	42.8 FEET	40.4 FEET
ONE SIDE YARD	15 FEET	22 FEET	15.5 FEET
BOTH SIDE YARDS	30 FEET	62 FEET	33.4 FEET
MAXIMUM:			
LOT BUILDING COVERAGE	15%	11%	6%
BUILDING HEIGHT	35 FEET	<35 FEET	<35 FEET
LOT SURFACE COVERAGE	30%	20%	12%

NOTES:

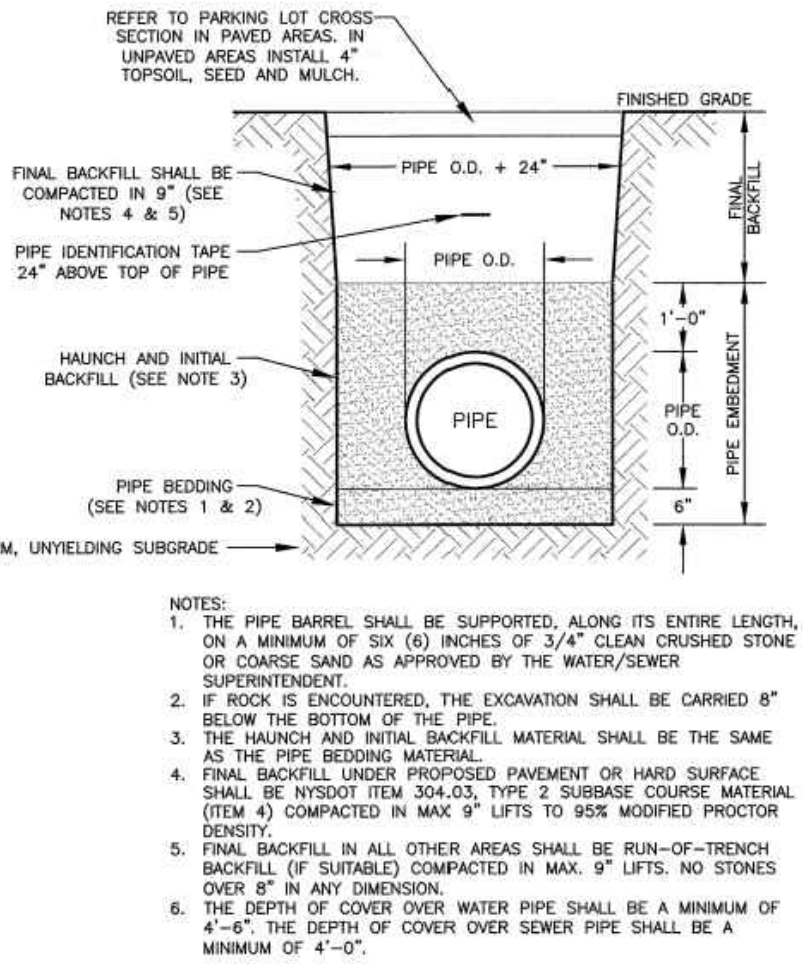
1. ZONING DISTRICT : R3
2. CURRENT USE - VACANT
3. PROPOSED USE - SINGLE FAMILY DETACHED DWELLING
4. RECORD OWNER - JOSHUA R. COX AND JESSICA A. COX
8 BLUE JAY DRIVE
NEWBURGH, NY 12550
5. APPLICANT - JOSHUA R. COX
6. TOTAL AREA OF ALL PARCELS - 0.91 ACRES±
7. THE BOUNDARY SHOWN HEREON WAS PREPARED BY ME AND BASED ON FIELDWORK COMPLETED BY ME, DARREN STRIDIRO, ON APRIL 23, 2024.
8. A TURN-AROUND AREA MUST BE PROVIDED ON LOTS WITH DRIVEWAYS HAVING SIGHT DISTANCES LESS THAN 300' TO ALLOW VEHICLES TO ENTER THE TOWN ROAD IN A FORWARD DIRECTION.
9. ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
10. THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL.
11. THE DESIGN AND LOCATIONS OF SANITARY FACILITIES (WATER SERVICES AND SEWER SYSTEMS) SHALL NOT BE CHANGED FROM THAT INDICATED ON THESE DRAWINGS.
12. THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES. THE PURCHASER SHALL ALSO BE ADVISED OF ANY ROUTINE OR SPECIAL MAINTENANCE PROCEDURES THAT MAY BE NECESSARY (REFER TO PAGES 56-81 OF THE NYSDOH DESIGN HANDBOOK FOR RECOMMENDED ROUTINE OPERATIONS AND MAINTENANCE ITEMS).
13. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY, ANY WATER TREATMENT, AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION, PRIOR TO OCCUPANCY OF THE HOUSE. THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS, AND THAT ANY JOINTS ARE SEALED AND TESTED FOR WATERTIGHTNESS.
14. PRIOR TO EXCAVATING FOR THE FOUNDATION OR POURING CONCRETE, A NYS LICENSED LAND SURVEYOR SHALL STAKEOUT THE FOUNDATION LOCATION AND SUBMIT A CERTIFIED SURVEY OF SAID LOCATION TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT.
15. ANY BUILDING PERMIT APPLICATION MAY BE REFERRED TO THE PLANNING BOARD BY THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT FOR ARCHITECTURAL REVIEW BOARD APPROVAL IF THE PROPOSAL FOR THE LOT DOES NOT MEET THE REQUIREMENTS AND SPECIFIC CRITERIA OF SECTION 185-59(E) OF THE TOWN OF NEWBURGH ZONING CODE.

LANDSCAPE NOTES:

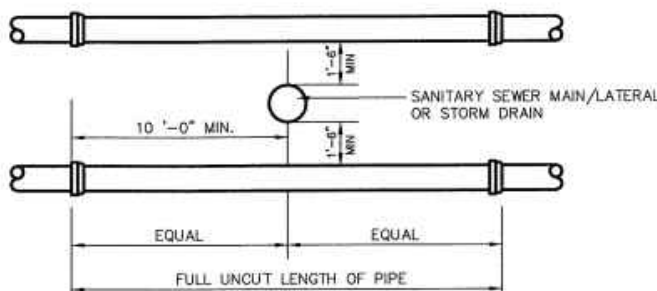
1. ALL PLANTS SHALL CONFORM TO THE GUIDELINES SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK.
2. THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST, AND HE SHOULD DETERMINE THE EXACT LOCATION OF SAID UTILITIES PRIOR TO STARTING WORK. DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. NO TREE SHALL BE PLANTED WITHIN TEN FEET OF AN UNDERGROUND UTILITY.
4. MULCHED RINGS SHALL BE PROVIDED AROUND TREE PLANTINGS.
5. ON ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY NOT USED FOR ROADWAYS OR PLANTED WITH STREET TREES, THE CONTRACTOR SHALL INSTALL 6" MINIMUM OF TOPSOIL/COMPOST MIX, SEED AND MULCH.
6. ALL PLANTS SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE MISSING, MORE THAN 25% DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT APPEAR UNHEALTHY OR UNSIGHTLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES. ANY TREE THAT LOSES THE MAIN LEADER SHALL BE REPLACED. PLANT MATERIAL SHALL BE INSPECTED BY THE TOWN OF NEWBURGH'S LANDSCAPE CONSULTANT UPON COMPLETION OF WORK AND DURING EVERY GROWING SEASON FOR TWO YEARS. PLANTS THAT NEED REPLACEMENT SHALL BE NOTED ON AN INSPECTION REPORT, AND MUST BE REPLACED BY THE OWNER OR LANDSCAPE CONTRACTOR WITHIN TWO MONTHS OF THE RECEIPT OF THE INSPECTION REPORT, OR WITHIN TWO MONTHS FROM THE NEXT FOLLOWING GROWING SEASON.
7. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE TOWN OF NEWBURGH'S LANDSCAPE ARCHITECTURAL CONSULTANT.

LEGEND

	DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING WATER VALVE
	DENOTES EXISTING SPOT GRADE
	DENOTES EXISTING CONTOUR LINE
	DENOTES EXISTING WATER MAIN
	DENOTES PROPOSED SEWER CONNECTION
	DENOTES PROPOSED WATER CONNECTION
	DENOTES PROPOSED SEWER CONNECTION
	DENOTES PROPOSED WATER SERVICE
	DENOTES PROPOSED UTILITIES



WATER & SEWER BEDDING & BACKFILL DETAIL
N.T.S.



VERTICAL SEPARATION
N.T.S.

HORIZONTAL SEPARATION
N.T.S.

SANITARY SEWER/WATER/STORM DRAINAGE
SEPARATION REQUIREMENTS
N.T.S.

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

LANDSCAPE NOTES

LEGEND

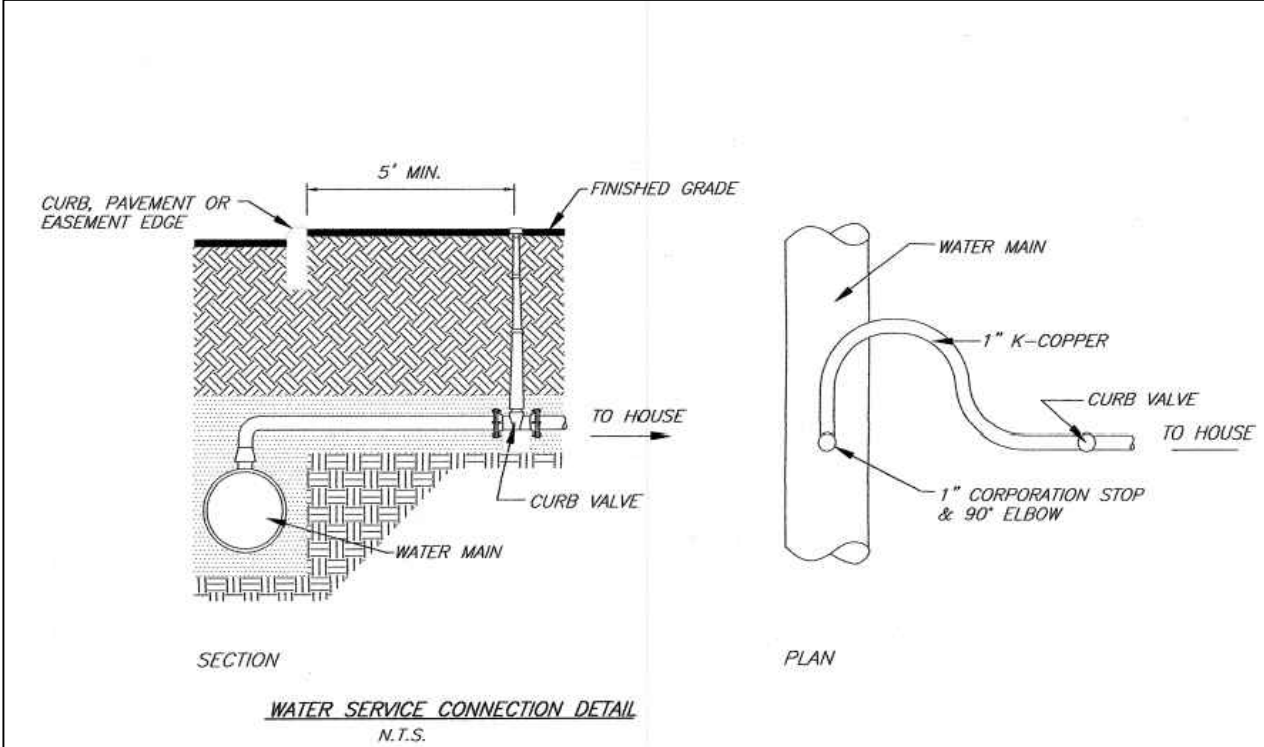
LANDSCAPE NOTES

LEGEND

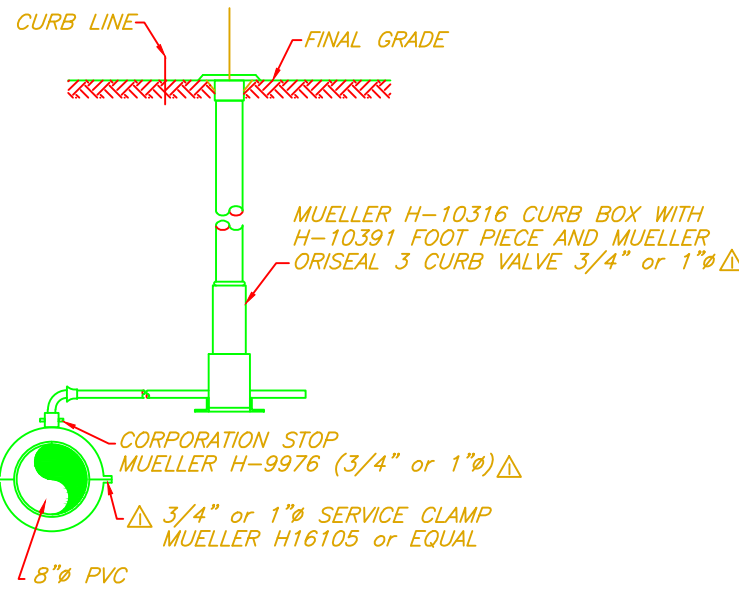
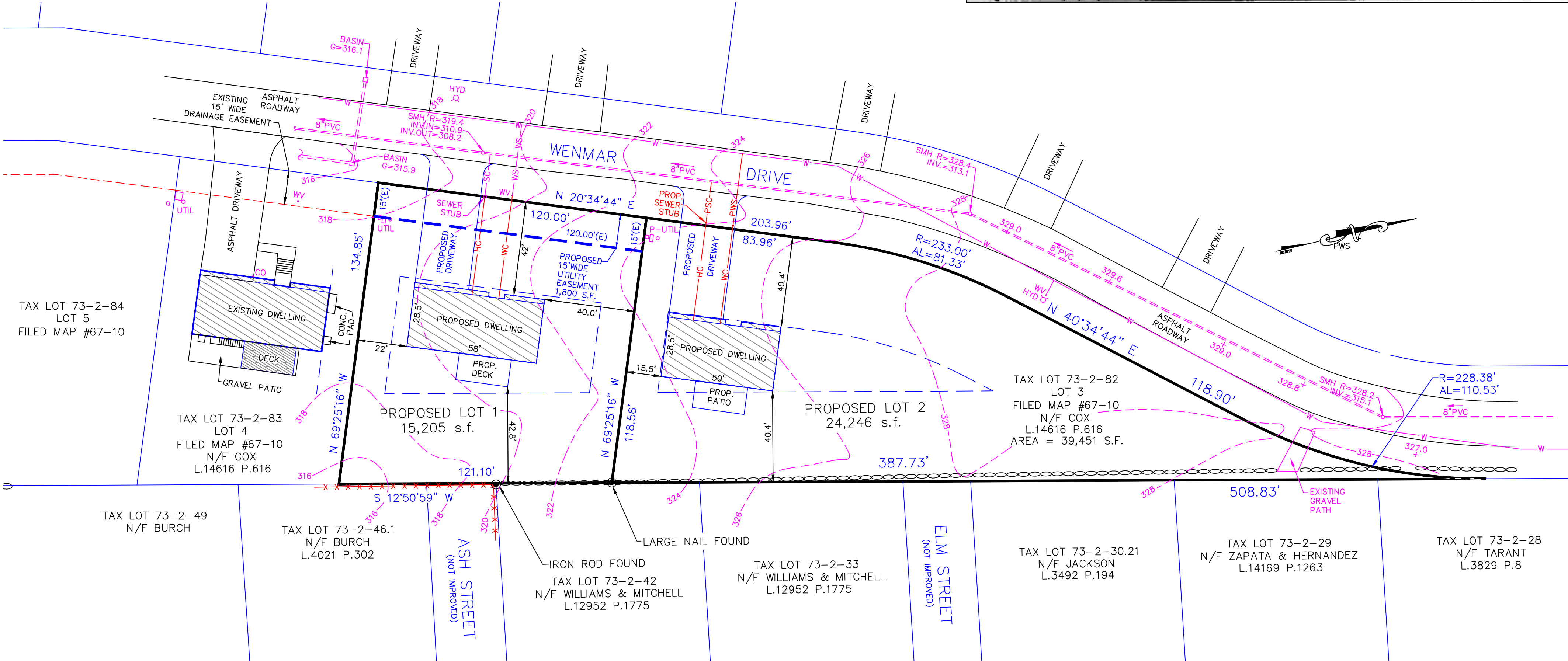
LANDSCAPE NOTES

TOWN OF NEWBURGH WATER SERVICE NOTES

1. CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE T.O.N. WATER SYSTEM REQUIRES A PERMIT FROM THE T.O.N. WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDOH AND THE T.O.N. WATER DEPARTMENT.
2. ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSII/AWWA C151/A21.51-91 FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
3. 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 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.
4. ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSII/AWWA C110/A21.10-87 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSII/AWWA C151/A21.53-94 FOR DUCTILE IRON COMPACT FITTINGS.
5. ALL VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSII/AWWA C509 SUCH AS MUELLER MODEL H-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE).
6. 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 ANSII/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 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 T.O.N. WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
7. ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR 3/4 AND 1 INCH, MUELLER H-15000 OR B-25000 FOR 1 1/2 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-10314 FOR 3/4 AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 AND 2 INCH SIZES.
8. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE T.O.N. WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE T.O.N. WATER DEPARTMENT.
9. THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE T.O.N. REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE T.O.N. WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE T.O.N. WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.

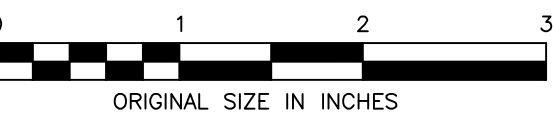


WATER SERVICE CONNECTION DETAIL
N.T.S.



- NOTES:
1. ALL WATER SERVICE LINES TO BE VERY HIGH MOLECULAR WEIGHT POLYETHYLENE (PE 3408) w/COPPER COMPRESSION TYPE (MUELLER 110, OR EQUAL) FITTINGS. PIPE SHALL BE NOT-PW APPROVED FOR POTABLE WATER USE; TO BE PLACED AT 4'-6" MIN. DEPTH.
2. PROVIDED SLEEVES WHERE CURB BOX UP WILL BE SET IN CONCRETE.
3. THE FOLLOWING ACCESSORIES SHALL BE PROVIDED TO THE OWNER:
- a. SIX (6) SPARE LIDS w/PLUG (MUELLER 89981)
- b. TWO (2) PENTAGON KEYS (MUELLER H-10323)
- c. TWO (2) SHUT-OFF KEYS (MUELLER H-10321)

CURB STOP DETAIL
N.T.S.



DATUM: NAVD 88



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 7208b OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE REPORT.

Darren Stridiron
DARREN J. STRIDIRO, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE NO. 050487

OWNERS ENDORSEMENT:

I, THE UNDERSIGNED HAVE REVIEWED THE CONTENTS OF THIS MAP AND HEREBY CONCUR WITH ALL THE TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP.

OWNER: JOSHUA R. COX
8 BLUE JAY DRIVE
NEWBURGH, NY 12550

OWNER: JESSICA A. COX
8 BLUE JAY DRIVE
NEWBURGH, NY 12550

TAX LOT: SECTION 73 BLOCK 2 LOT 82

HERITAGE LAND SURVEYING, P.C.

155 PRESSLER ROAD WALKILL, NEW YORK 12589
TEL (845)234-2310 e-mail: heritagesurvey@hotmail.com

PROPOSED TWO LOT SUBDIVISION

LANDS OF COX - WENMAR DRIVE
LOCATED AT
TAX LOT 73-2-82
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

Date 11/12/24	Work Order	Drawing No.	SHEET
Scale 1" = 30'	2023-WENMAR	SKETCH	1