



**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: 11 APRIL 2025
MEETING DATE: 17 APRIL 2025
PROJECT REPRESENTATIVE: HERITAGE LAND SURVEYING, P.C. / DARREN STRIDIRON, PLS

1. The waterline details must conform to the Town of Newburgh's standards. Typical water service details are provided for the applicants use.
2. Previous comments issued by this office have been addressed.
3. Project is before the Board for a Public Hearing. Substantive comments from the public should be addressed by the applicant's representative.

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'.

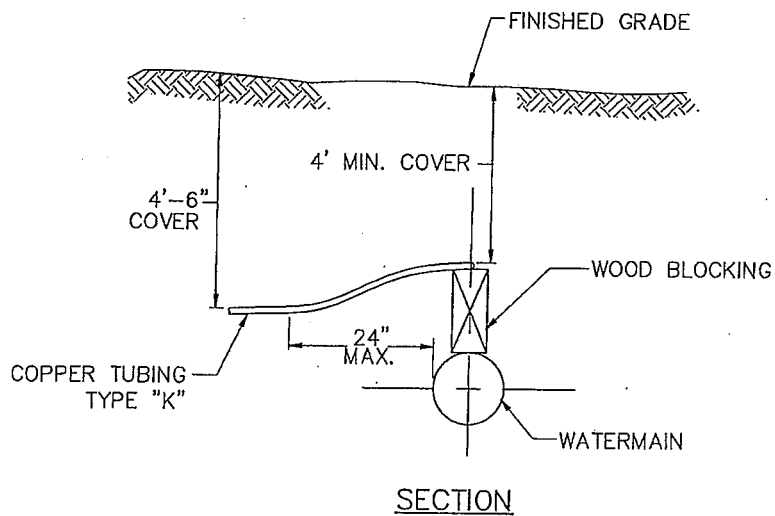
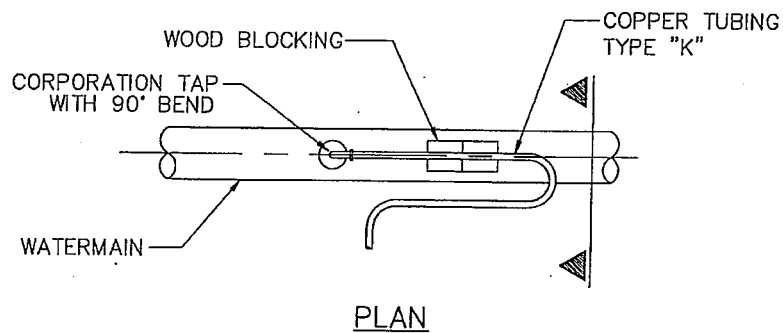
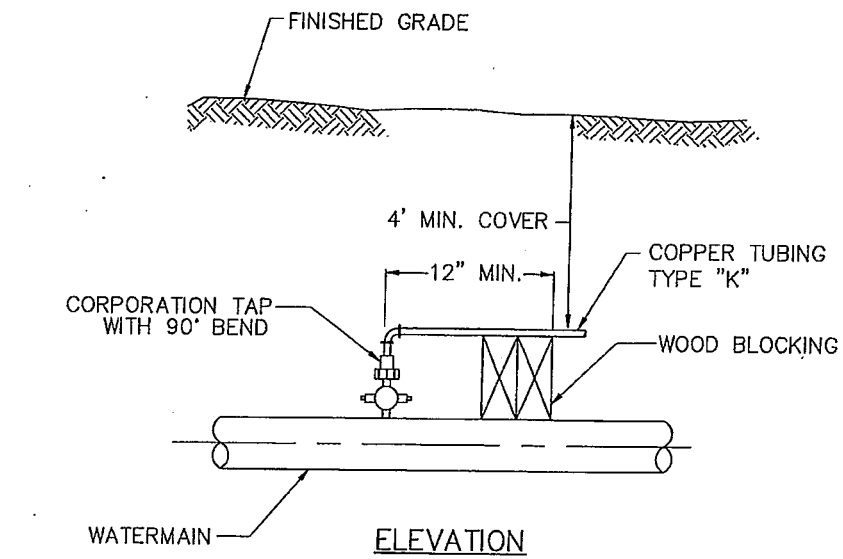
Michael W. Weeks, P.E.
Principal

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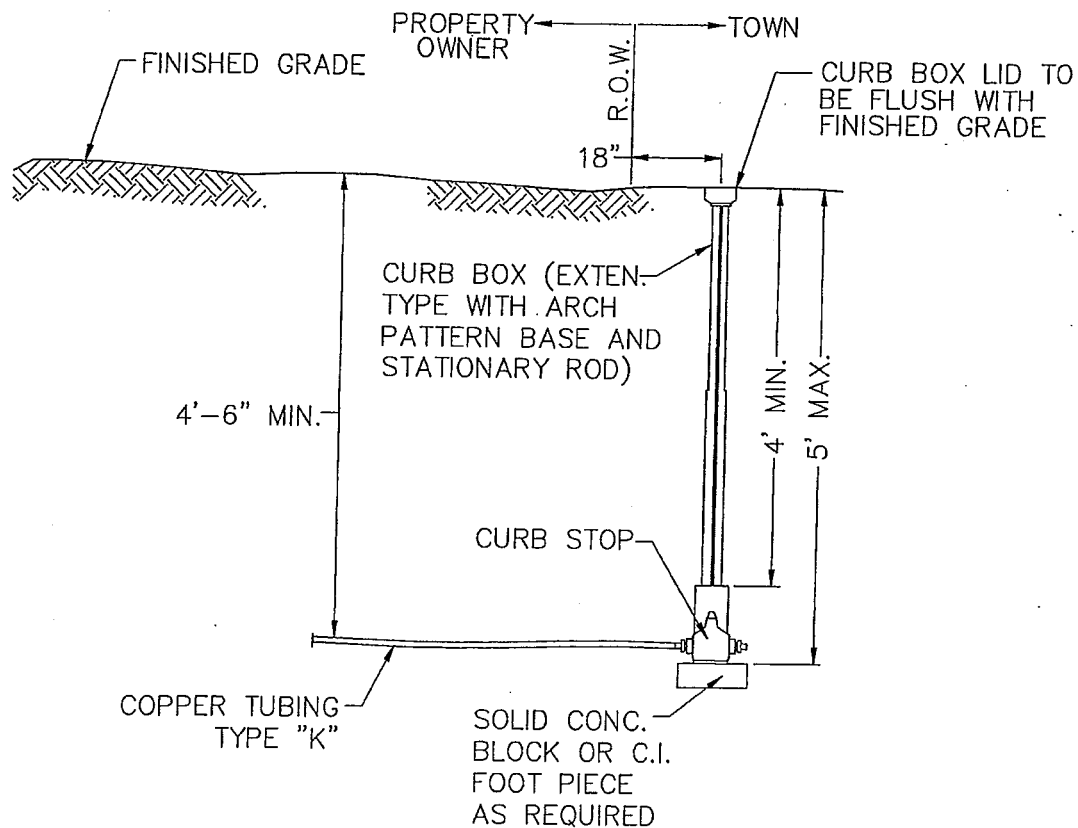
TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS

WATER SERVICE TAP

DATE: NOVEMBER 2001

BY: CLD

NO SCALE



NOTE: PROPOSED LOCATIONS OF CURB BOXES TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION.

TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS

WATER SERVICE CURB BOX

DATE: NOVEMBER 2001

BY: CLD

NO SCALE

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

NOTES:

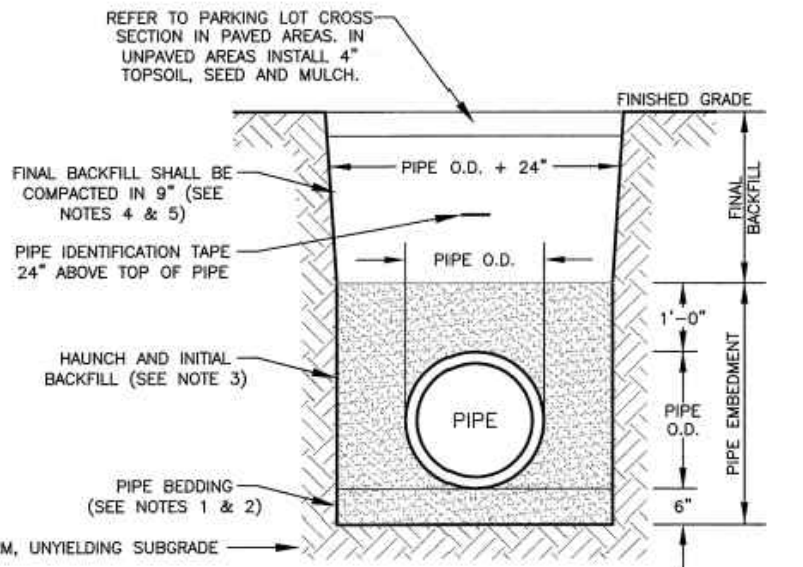
1. ZONING DISTRICT : R3
2. CURRENT USE - VACANT
3. PROPOSED USE - SINGLE FAMILY DETACHED DWELLING
4. RECORD OWNER - JOSHUA R. COX AND JESSICA A. COX
8 BLUE JAY DRIVE
NEWBURGH, NY 12550
5. APPLICANT - JOSHUA R. COX
6. TOTAL AREA OF ALL PARCELS - 0.91 ACRES±
7. THE BOUNDARY SHOWN HEREON WAS PREPARED BY 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 LOSTS 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.

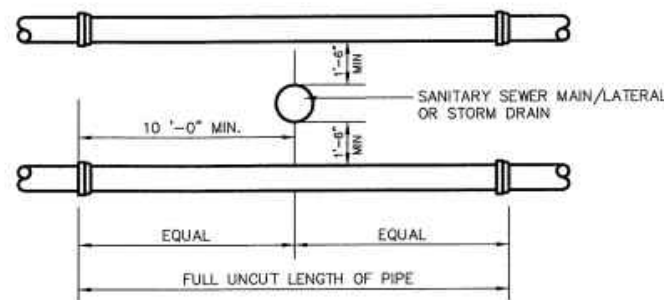
LEGEND

Ø	DENOTES EXISTING UTILITY POLE
WV	DENOTES EXISTING WATER VALVE
207.54	DENOTES EXISTING SPOT GRADE
208	DENOTES EXISTING CONTOUR LINE
— W — W — W —	DENOTES EXISTING WATER MAIN
— HC —	DENOTES PROPOSED SEWER CONNECTION
— WC —	DENOTES PROPOSED WATER CONNECTION
— PSC —	DENOTES PROPOSED SEWER CONNECTION
— PWS —	DENOTES PROPOSED WATER SERVICE
P-UTIL	DENOTES PROPOSED UTILITIES



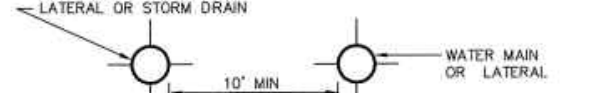
- NOTES:
- THE PIPE BARREL SHALL BE SUPPORTED, ALONG ITS ENTIRE LENGTH, ON A MINIMUM OF SIX (6) INCHES OF 3/4" CLEAN CRUSHED STONE OR COARSE SAND AS APPROVED BY THE WATER/SEWER SUPERINTENDENT.
 - IF ROCK IS ENCOUNTERED, THE EXCAVATION SHALL BE CARRIED 8" BELOW THE BOTTOM OF THE PIPE.
 - THE HAUNCH AND INITIAL BACKFILL MATERIAL SHALL BE THE SAME AS THE PIPE BEDDING MATERIAL.
 - FINAL BACKFILL UNDER PROPOSED PAVEMENT OR HARD SURFACE SHALL BE NYSDOH ITEM 3A-23, TYPE 2 SUBBASE COURSE MATERIAL (ITEM 4) COMPACTED IN MAX 9" LIFTS TO 95% MODIFIED PROCTOR DENSITY.
 - FINAL BACKFILL IN ALL OTHER AREAS SHALL BE RUN-OF-TRENCH BACKFILL (IF SUBBASE) COMPACTED IN MAX 9" LIFTS. NO STONES OVER 8" IN ANY DIMENSION.
 - THE DEPTH OF COVER OVER WATER PIPE SHALL BE A MINIMUM OF 4'-6". THE DEPTH OF COVER OVER SEWER PIPE SHALL BE A MINIMUM OF 4'-0".

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



- NOTES:
- POSITION MIDPOINTS OF SEWER & WATER PIPE LENGTHS AT THE POINT OF CROSSING
 - SEPARATIONS APPLY TO WATER SERVICE LINES AS WELL AS WATER MAINS
 - VERTICAL SEPARATION BETWEEN STORM DRAINAGE AND SEWER TO BE 0'-6" MINIMUM

VERTICAL SEPARATION
N.T.S.

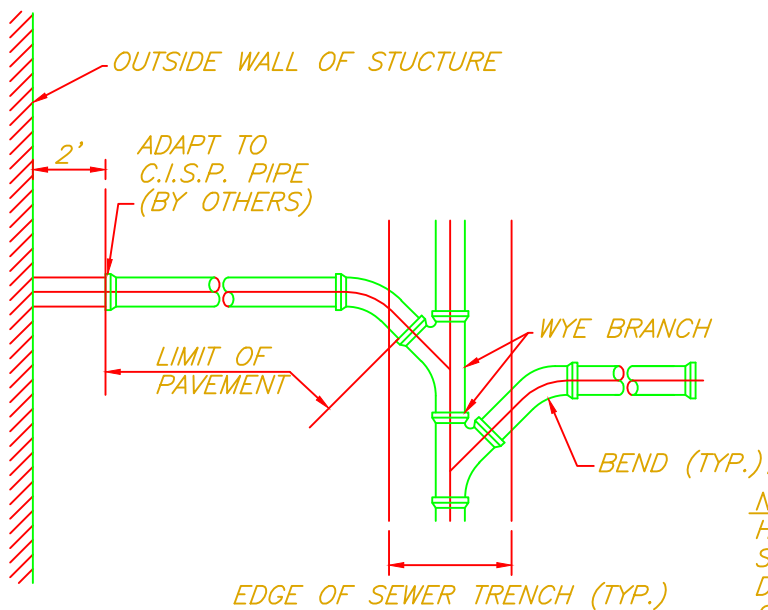


- NOTES:
- ANY DEVIATION FROM THE MINIMUM HORIZONTAL & VERTICAL SEPARATION DISTANCES MUST SPECIFICALLY BE APPROVED BY ENGINEER
 - SEPARATIONS APPLY TO WATER SERVICE LINES AS WELL AS WATER MAINS
 - WHERE IT IS IMPOSSIBLE TO MAINTAIN THE REQUIRED 10' SEPARATION THE SEWER SHALL BE CONSTRUCTED OF MECHANICAL JOINT D.I. PIPE, PRESSURE TESTED TO 150 PSI PRIOR TO BACKFILLING.

HORIZONTAL SEPARATION
N.T.S.

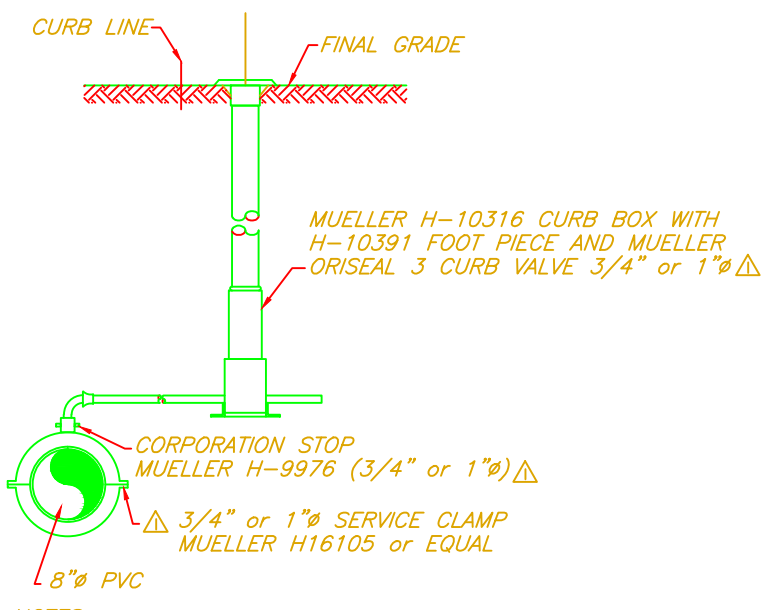
THE SEPARATION REQUIREMENT SHALL CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES, CODES, RULES, REGULATIONS AND LAWS AS THEY APPLY. ANY DEVIATION FROM THE ABOVE SEPARATION REQUIREMENTS SHALL REQUIRE WRITTEN APPROVAL FROM THE ORANGE COUNTY DEPARTMENT OF HEALTH.

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



P.V.C. HOUSE CONNECTIONS
N.T.S.

NOTE:
HOUSE CONNECTION TRENCH SAME AS SEWER TRENCH, SEE DETAIL THIS PAGE. LAY ALL HOUSE CONNECTIONS @ 1/4"/ft. min. WITH 4'-0" MIN. COVER, UNLESS OTHERWISE DIRECTED BY ENGINEER.



- NOTES
- 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.
 - PROVIDED SLEEVES WHERE CURB BOX UP WILL BE SET IN CONCRETE
 - 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)

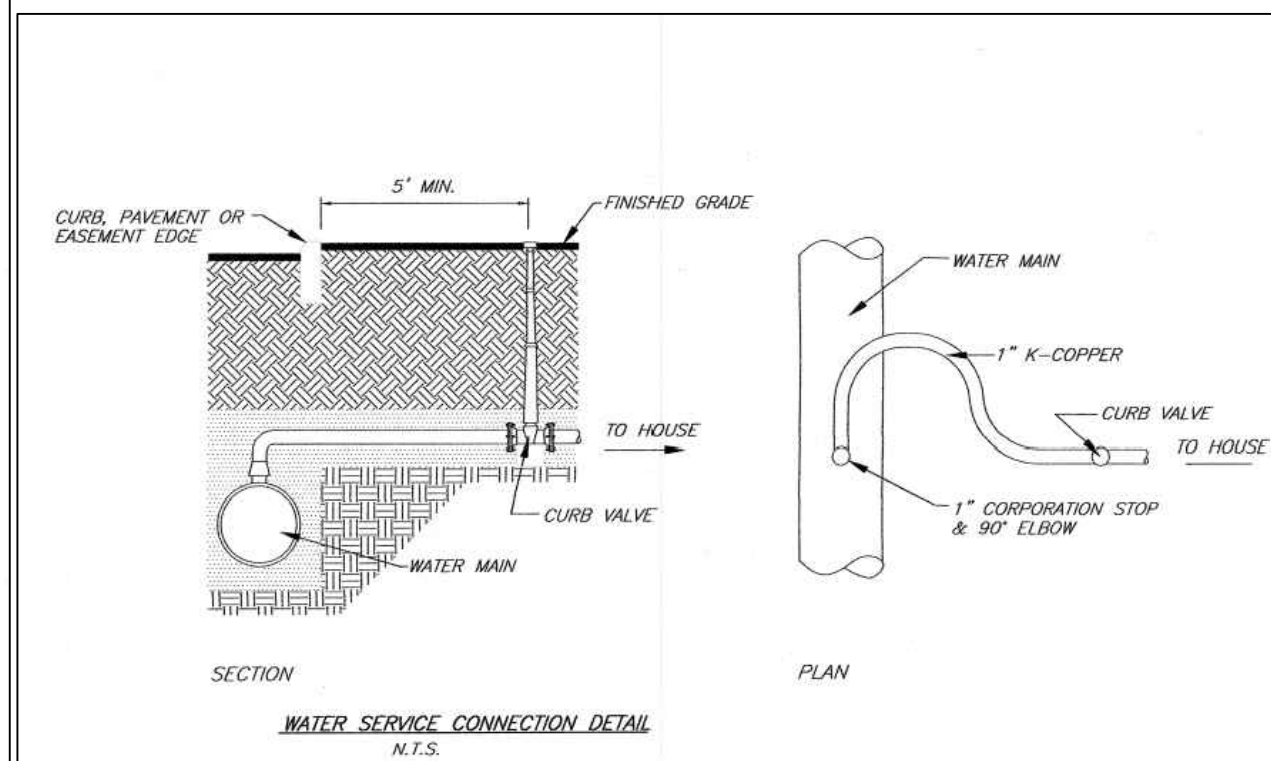
CURB STOP DETAIL
N.T.S.



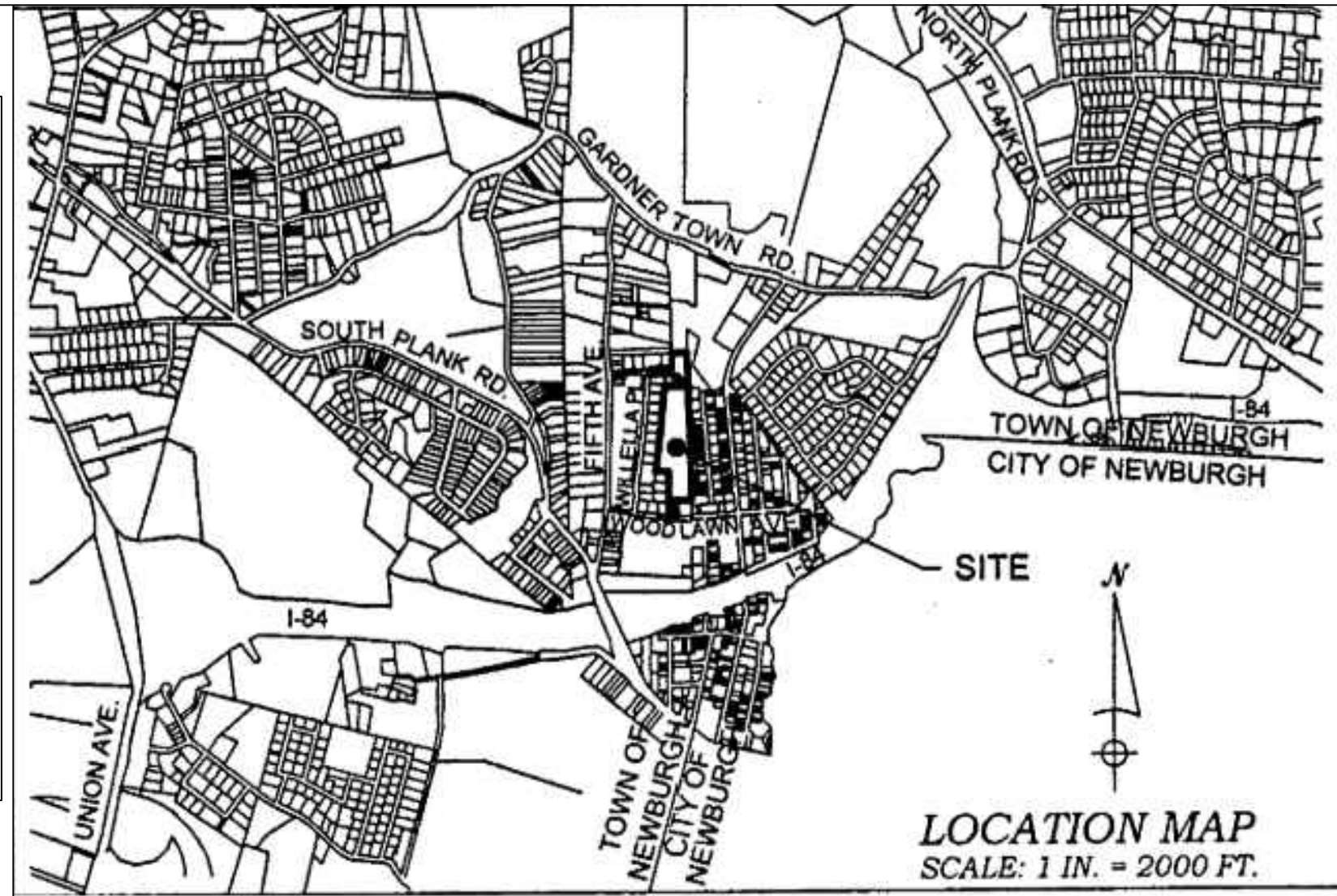
DATUM: NAVD 88

TOWN OF NEWBURGH WATER SERVICE NOTES

- 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.
- 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. 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.
- 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.
- 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).
- 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.
- 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-1502-2 FOR 3/4" AND 1" INCH AND MUELLER H-25024 FOR 1 1/2" AND 2" INCH SIZES. MUELLER H-10314 FOR 3/4" AND 1" INCH AND MUELLER H-10310 FOR 1 1/2" AND 2" INCH SIZES.
- 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.
- 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.



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



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 REPORT.

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