



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

**PROJECT NAME:** UNITY PLACE WAREHOUSE  
**PROJECT NO.:** 21-29  
**PROJECT LOCATION:** NORTHWEST CORNER OF OLD LITTLE BRITAIN RD. & UNITY WAY  
SECTION 95, BLOCK 2, LOT 14.1 & 19.12  
**REVIEW DATE:** 15 JULY 2022  
**MEETING DATE:** 21 JULY 2022  
**PROJECT REPRESENTATIVE:** BROOKER ENGINEERING

1. A lot consolidation is required prior to any approvals. Easement issue must be resolved prior to the Planning Board issuing any approvals.
2. Project was circulated to the Orange County Planning Department on 1 July 2022. Time frame for review has not expired.
3. The Newburgh Flow Acceptance letter is required. This office will process the Flow Acceptance letter having received the hydraulic loading from the applicants engineer.
4. Detail for the water line/ fire service is attached to these comments.
5. Standard notes for water and sewer are attached.
6. The applicants have requested to defer the sanitary sewer pump station design until the Planning Board completes its SEQRA review. This may delay any preliminary approvals by the Board.
7. Highway Superintendent's comments on the access drives should be received.
8. SWPPP comments will be provided under a separate memo.
9. Cost estimates for stormwater management and landscaping must be approved by the Town Board.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines  
Principal

PJH/kbw

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**TOWN OF NEWBURGH**  
**WATER SYSTEM NOTES FOR SITE PLANS**

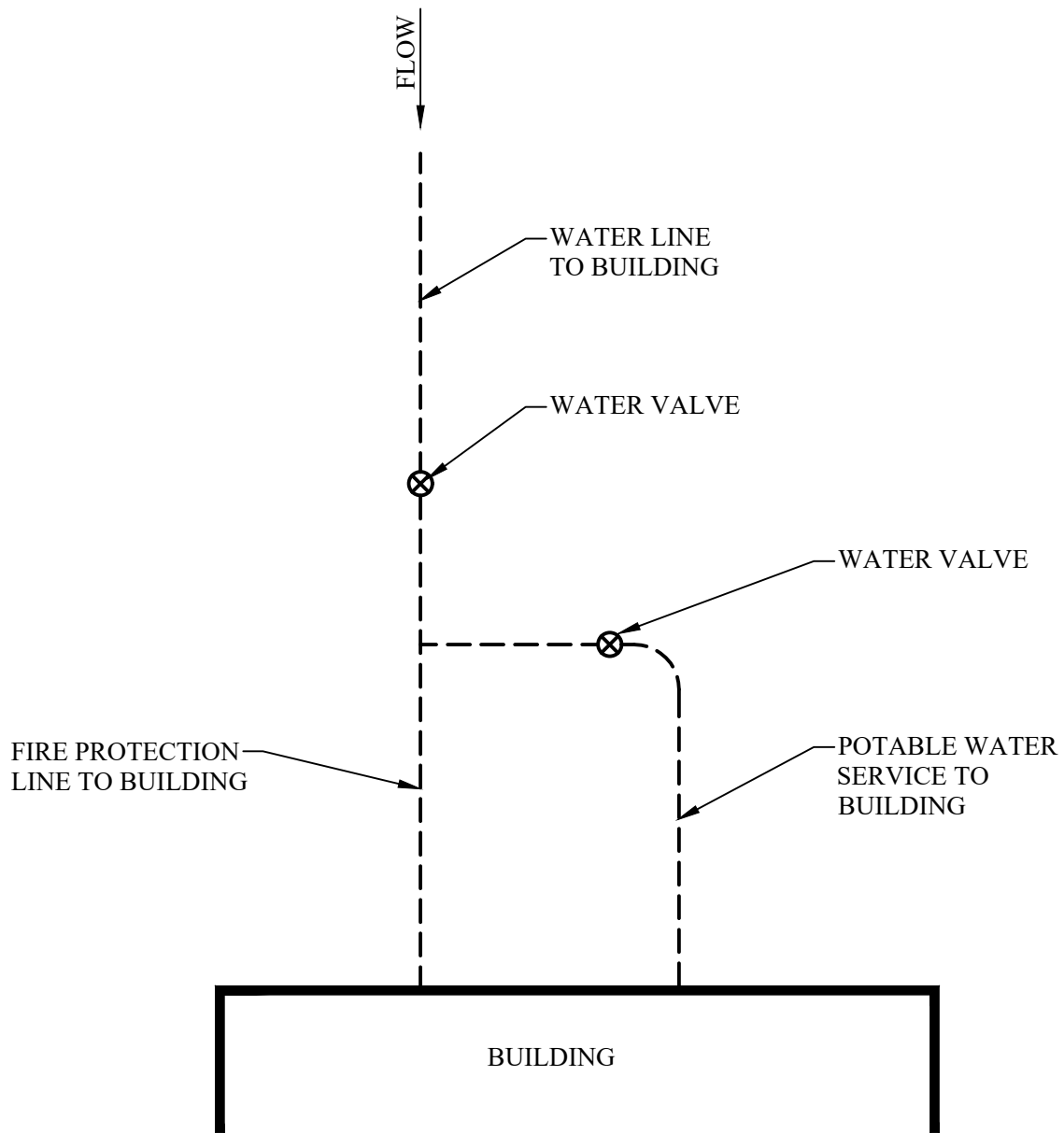
1. "Construction of potable water utilities and connection to the Town of Newburgh water system requires a permit from the Town of Newburgh Water Department. All work and materials shall conform to the requirements of the NYSDOH and the Town of Newburgh."
2. All water service lines four (4) inches and larger in diameter shall be cement lined class 52 ductile iron pipe conforming to ANSI\AWWA C151\A21.51 for Ductile Iron Pipe, latest revision. 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 also 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 ANSI\AWWA C110\A21.10 for Ductile and Gray Iron Fittings or ANSI\AWWA C153\A21.53 for Ductile Iron Compact Fittings, latest revision.
5. All valves 4 to 12 inches shall be Resilient Wedge Gate Valves conforming to ANSI\AWWA C509 such as Mueller Model A-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 ANSI\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 Town of Newburgh Water Department prior to cutting into the pipe.

Original 12-06-96  
Revised 04-24-02  
Revised 01-2015

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**WATER SYSTEM NOTES FOR SITE PLANS**

7. All hydrants shall be Clow-Eddy F-2640 conforming to AWWA Standard C-502, latest revision. All hydrants shall include a 5 ¼ inch main valve opening, two 2 ½ inch diameter NPT hose nozzles, one 4 inch NPT steamer nozzle, a 6 inch diameter inlet connection and a 1 ½ inch pentagon operating nut. All hydrants shall open left (counter-clockwise). Hydrants on mains to be dedicated to the Town shall be Equipment Yellow. Hydrants located on private property shall be Red.
8. All water service lines two (2) inches in diameter and smaller shall be type K copper tubing. Corporation stops shall be Mueller H-15020N for ¾ and 1 inch, Mueller H-15000N or B-25000N for 1 ½ and 2 inch sizes. Curb valves shall be Mueller H-1502-2N for ¾ and 1 inch and Mueller B-25204N for 1 ½ and 2 inch sizes. Curb boxes shall be Mueller H-10314N for ¾ and 1 inch and Mueller H-10310N for 1 ½ and 2 inch sizes.
9. All pipe installation shall be subject to inspection by the Town of Newburgh Water Department. The contractor shall be responsible for coordinating all inspections as required with the Town of Newburgh Water Department.
10. The water main shall be tested, disinfected and flushed in accordance with the Town of Newburgh requirements. All testing, disinfection and flushing shall be coordinated with the Town of Newburgh Water Department. Prior to putting the water main in service satisfactory sanitary results from a certified lab must be submitted to the Town of Newburgh Water Department. The test samples must be collected by a representative of the testing laboratory and witnessed by the Water Department.
11. The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permits shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department.

Original 12-06-96  
Revised 04-24-02  
Revised 01-2015



NOTE:  
 VALVING MUST BE ARRANGED SO THAT  
 POTABLE WATER IS TERMINATED IF  
 FIRE PROTECTION LINE IS TURNED OFF.

**TOWN OF NEWBURGH FIRE PROTECTION**  
**FLOW TO BLDG. CONNECTION DETAIL**

X  
 XXX

SCALE: N.T.S.