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

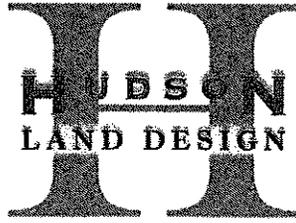
PROJECT: POND VIEW 2 LOT SUBDIVISION
PROJECT NO.: 14-19
PROJECT LOCATION: SECTION 10, BLOCK 1, LOT 50
REVIEW DATE: 26 MARCH 2015
MEETING DATE: 2 APRIL 2015
REPRESENTATIVE: HUDSON LAND DESIGN

1. Plans are before the board based on revisions required by the NYS Department of Transportation regarding the driveway access to NYS Route 32. Separation distances from driveways were required to be increased such that property line modifications were required.
2. The well location of proposed lot 1 has been revised, however, it still needs the separation distances from the subsurface sanitary sewer disposal systems.
3. Planning Board should determine if resubmission of the plan to County Planning is required based on the geometric changes and the lot line and revised driveway locations.

Respectfully submitted,

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

Patrick J. Hines
Principal

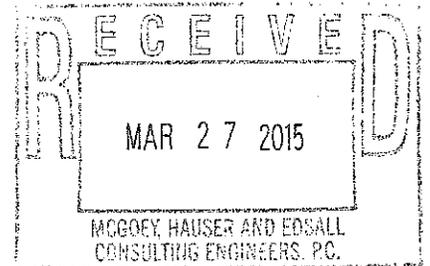


*Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com*

March 24, 2015

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

Re: Pond View Minor 2 Lot Subdivision
921-965 State Route 32
Tax ID: 10-1-50 (\pm 10.21 acre)
T. of Newburgh Project 2014-19



Dear Chairman Ewasutyn & Planning Board Members:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the subdivision drawings in accordance with comments received from the NYSDOT which has resulted in the need to move both driveways slightly to the south. In order to meet NYSDOT required separation distances from property lines, the property line between proposed Lot 1 and 2 has been moved 25 feet to the south. As a result, the proposed house location on Lot 1 has moved slightly to the south as well. In accordance with Condition #1 of the Conditional Approval which states "Should the NYSDOT require changes in either the location or configuration from what is shown on the plans (or in drainage) the applicant must return to the planning board for further review", we are providing revised plans for planning board review prior to Chairman signature.

The grading for the driveways and drainage swales have been revised accordingly; however, the post developed drainage patterns and runoff rates have not been affected by the change. The proposed Lot dimensions and sizes have also been revised based upon the re-located property line.

Please find the attached:

- Ten (10) copies of the Subdivision Plan Set (3 sheets per set);

We respectfully request to be placed on your next available agenda to discuss the final details of the project with you. We have received a verbal approval from Siby Zachariah of the NYSDOT based upon the latest changes to the plans, and expect to have it in writing by the meeting date. If the approval letter is received beforehand, we will send a copy to your attention. Copies of the revised plans are being mailed directly to Patrick Hines and Mike Donnelly, Esq., per your request.

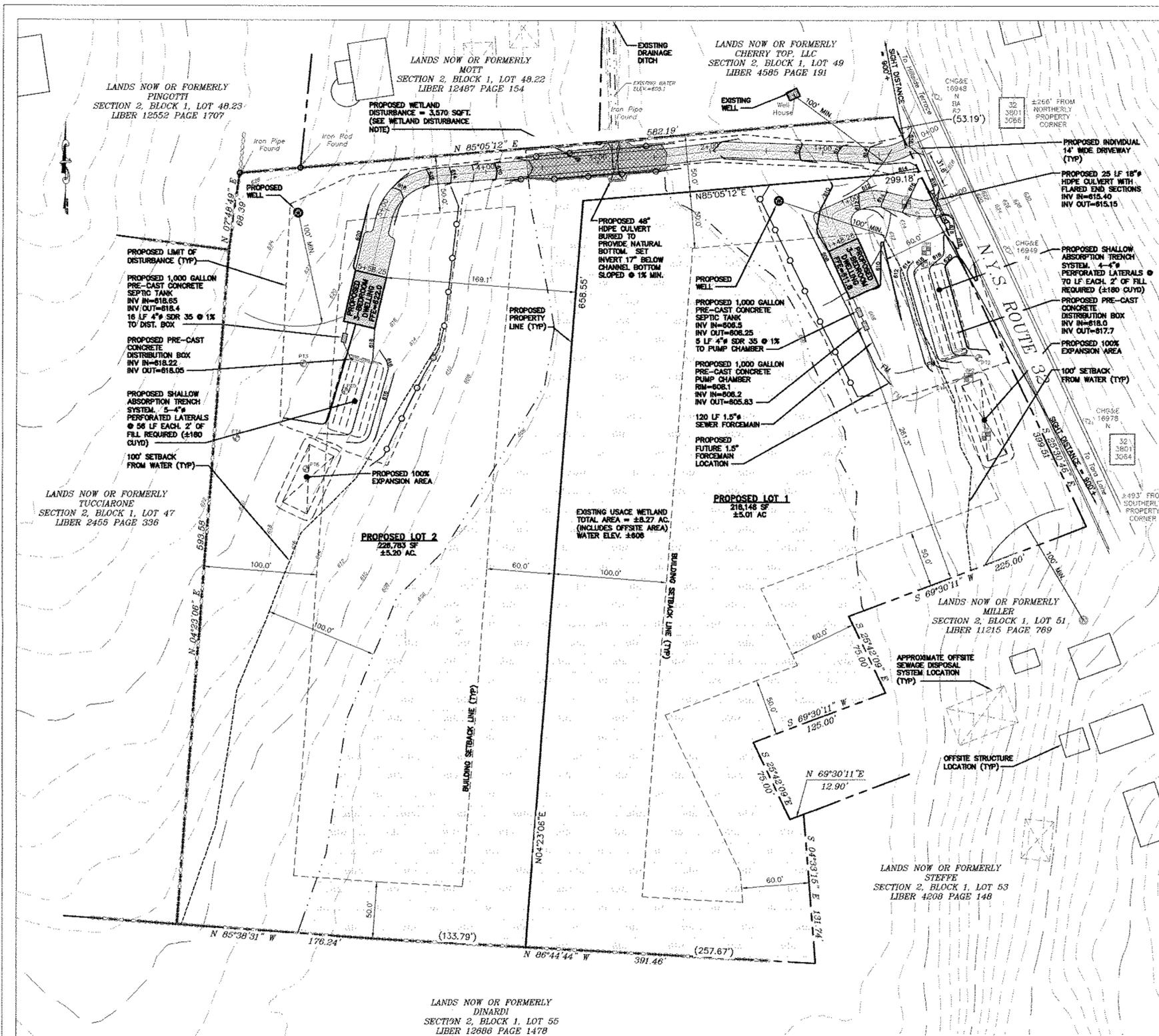
Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Solo Group, LLC (w/attachments)
HV Realty Services (w/ attachments)
Daniel G. Koehler, P.E. (HLD File)



PROJECT INFORMATION:

PARCEL OWNER:	SOLD GROUP, LLC, PO BOX 1000, WOODBURY, NY 11797
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	921-965 NYS ROUTE 32, NEWBURGH, NY
TAX PARCEL ID:	2-1-50
PARCEL AREA:	±10.20-ACRE
WATER SUPPLY:	INDIVIDUAL WELL
SEWAGE DISPOSAL:	SEWAGE DISPOSAL SYSTEM

- SITE SPECIFIC NOTES:**
- THE PROPOSED SEWAGE DISPOSAL SYSTEM COMPONENTS SHALL BE SET SUCH THAT GRAVITY FLOW IS ACHIEVED TO ALL COMPONENTS UP TO AND INCLUDING PUMP STATIONS.
 - THE PROJECT DOES NOT LIE WITHIN A PUBLIC WATER SUPPLY SOURCE WATERSHED.
 - ALL PROPOSED SIGHT DISTANCE MEASUREMENTS FOR 55 M.P.H MEET OR EXCEED TOWN OF NEWBURGH, NYS DOT AND THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS", LATEST EDITION, WHICH ARE THE FOLLOWING:
SLSD LEFT = 610'
SLSD RIGHT = 610'
SSD = 495'
 - THE MEASURED SLSD RIGHT AND SLSD LEFT ARE TAKEN FROM THE CENTERLINE OF THE OUTBOUND LANE OF THE DRIVEWAY, 14.4' IN FROM THE EDGE OF PAVEMENT. SLSD EYE HEIGHT IS 42". TSD EYE HEIGHT 42", SSD EYE HEIGHT IS 42", AND OBJECT/BRAKE LIGHT HEIGHT IS 24".
 - THE MEASURED SLSD RIGHT AND SLSD LEFT FOR EACH DRIVEWAY IS IN EXCESS OF 900 FEET. THE MEASURED SSD AND TSD IS IN EXCESS OF 900 FEET.
 - THE CONTRACTOR SHALL OBTAIN A DRIVEWAY PERMIT FROM THE NYS DOT PRIOR TO CONSTRUCTION OF THE DRIVEWAY FOR EACH LOT.

SEWAGE DISPOSAL SYSTEM DESIGN NOTES:

SEWAGE DISPOSAL SYSTEM DESIGNS BASED ON 3 BEDROOM RESIDENTIAL DWELLING MAX. DESIGN FLOW IS BASED UPON NEW STANDARD FIXTURES. THESE INCLUDE: 1.5 GPF MAX TOILET, 3.0 GPM MAX. FAUCETS/SHOWERHEADS. DESIGN FLOW = 380 GPD (3 BEDROOMS @ 130 GPD/BEDROOM).

NO FOOTING OR ROOF DRAINS, WATER SOFTENER BACKWASHES, SHALL BE ALLOWED TO ENTER THE SYSTEM.

NO KITCHEN SINK GARBAGE DISPOSAL SYSTEMS ARE PLANNED OR INCLUDED IN THE DESIGN.

THE PROPOSED SEPTIC TANK SIZE IS 1,000 GALLONS, WHICH MEETS THE REQUIREMENTS AS SET FORTH BY THE ORANGE COUNTY DEPARTMENT OF HEALTH (OCDOH) FOR THE DESIGN FLOW.

ALL UTILITY LINES IN THE VICINITY OF THE PROPOSED CONSTRUCTION SHALL BE CLEARLY MARKED OUT PRIOR TO ANY GROUND-BREAKING.

SEWAGE DISPOSAL SYSTEM SHALL NOT BE INSTALLED IN FROZEN OR WET SOILS.

MAP REFERENCES:

- REFERENCE IS HEREBY MADE TO A BOUNDARY SURVEY ENTITLED "SURVEY FOR SCHOONMAKER HOMES" AS PREPARED BY DANIEL YANOSH, L.S., DATED JULY 14, 2014.
- "2" CONTOUR TOPOGRAPHIC INFORMATION TAKEN FROM ORANGE COUNTY AERIAL TOPOGRAPHIC MAPS, AND VERIFIED "A" GROUND SURVEY IN OCTOBER, 2014 BY DANIEL YANOSH, L.S.
- ADJACENT WELL AND SEPTIC LOCATIONS, WETLAND BOUNDARY AND WATER EDGE ARE SHOWN PER UPDATED SURVEY IN OCTOBER 2014.

WETLAND DISTURBANCE NOTES:

- INSTALLATION OF LOT 2 DRIVEWAY WILL RESULT IN 3,570 SQ. FT. (0.082 AC.) OF DISTURBANCE/FILL TO THE WETLAND. THE DISTURBANCE IS LESS THAN 0.10 AC.; THEREFORE, NO PERMIT FROM THE USACE IS REQUIRED.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED ON JULY 6, 2014, AND CERTIFIED TO THE APPLICANT ON JULY 14, 2014.

DANIEL P. YANOSH, NYSLS # 49561

OWNER:
SOLD GROUP, LLC
PO BOX 1000
WOODBURY, NY 11797

APPLICANT:
HV REALTY SERVICES (GERALD CASESA)
219 ROUTE 32
SUITE 101
CENTRAL VALLEY, NEW YORK 10917

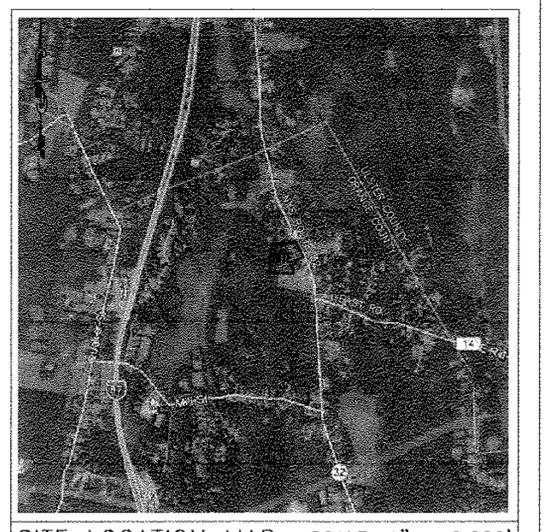
OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

MATTHEW SOLOF _____ DATE _____

POND VIEW SUBDIVISION
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH, NEW YORK, ON THE _____ DAY OF _____ 20____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____ 20____ BY _____

_____ CHAIRMAN



LEGEND

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- SETBACK LINE
- EXISTING STONE WALL
- 600' EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER EDGE
- 100' WATER SETBACK LINE
- FM FM PROPOSED SEWER FORCEMAIN
- LIMIT OF DISTURBANCE
- PROPOSED WELL
- EXISTING WETLAND
- PROPOSED WETLAND DISTURBANCE AREA

SCHEDULE OF REGULATIONS (RR RESERVOIR ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	2 ACRES MIN	±5.01 AC.	5.20 AC.
LOT WIDTH:	200 FEET MINIMUM	424 FEET	694 FEET
LOT DEPTH:	300 FEET MINIMUM	±385 FEET	±350 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	60 FEET MINIMUM	74.5 FEET	189.1 FEET
SIDE YARD:	50 FEET MINIMUM	53.6 FEET	94.1 FEET
BOTH SIDE YARDS:	100 FEET MINIMUM	314.9 FEET	628.8 FEET
REAR YARD:	100 FEET MINIMUM	206.6 FEET	106.4 FEET
BUILDING COVERAGE:	MAX 10%	<3%	1%
MAXIMUM BUILDING HEIGHT:	35 FEET	<35 FEET	<35 FEET
LOT SURFACE COVERAGE:	10%	4%	2%
HABITABLE FLOOR AREA:	1,500 SQUARE FEET	>1,500 S.F.	>1,500 S.F.

**FINAL SUBDIVISION PLAN
POND VIEW**

921-965 NYS ROUTE 32
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
TAX ID: 2-1-50
SCALE: 1" = 50'
JULY 31, 2014

HUDSON LAND DESIGN

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6637

SEAL
JON D. BODENDORF, P.E.
NYS LICENSE NO. 076245
DANIEL G. KOEHLER, P.E.
NYS LICENSE NO. 082716

SHEET: 1 OF 3

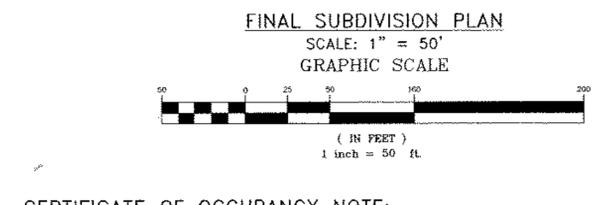
DEEP TEST HOLE TABLE:

DEEP TEST HOLE RESULTS ESTABLISHED ON 5/2/14

DT1: 3" TOPSOIL, 3"-33" SILTY CLAY LOAM, 33"-36" SHALE AND SEEPAGE
DT2: 3" TOPSOIL, 3"-30" SILTY CLAY LOAM, SHALE AND SEEPAGE AT 30"
DT3: 3" TOPSOIL, 3"-40" SILTY CLAY LOAM, 40" SHALE AND SEEPAGE
DT4: (IN SPOILS PILE) 3" TOPSOIL, 3"-72" SILTY CLAY LOAM, (NO BEDROCK, NO WATER, NO MOTTLING)

SUBSURFACE INVESTIGATION:

THE SUBSURFACE CONDITIONS IN THE VICINITY OF THE PROPOSED SEWAGE DISPOSAL SYSTEM WERE INVESTIGATED BY HUDSON LAND DESIGN. TEST LOCATIONS WERE SURVEY LOCATED BY DANIEL YANOSH, L.S., OCTOBER, 2014.



CERTIFICATE OF OCCUPANCY NOTE:

1. PRIOR TO ISSUANCE OF A C.O. FOR EACH LOT, AN AS-BUILT PLAN CERTIFIED BY A LICENSED DESIGN PROFESSIONAL SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

PERC TEST TABLE:

PERC TESTS 1-4 ESTABLISHED ON 5/2/14 & 5/3/14
PERC TESTS 4-5 ESTABLISHED ON 10/10/14 & 10/11/14

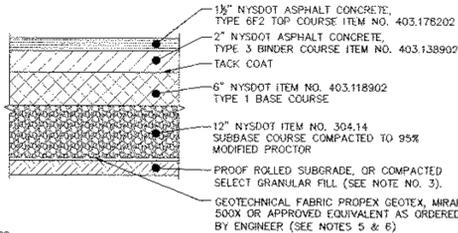
PT1: 16" DEEP: 10 min/in; 15 min/in; 16 min/in; 17 min/in; 18 min/in; 20 min/in; 20 min/in
PT2: 16" DEEP: 7 min/in; 13 min/in; 16 min/in; 17 min/in; 18 min/in; 20 min/in; 20 min/in
PT3: 30" DEEP: 16 min/in; 17 min/in; 18 min/in; 19 min/in; 20 min/in; 20 min/in; 20 min/in
PT4: 30" DEEP: 14 min/in; 17 min/in; 19 min/in; 20 min/in; 20 min/in; 20 min/in
PT5: 30" DEEP: 10 min/in; 11 min/in; 11 min/in; 11 min/in; 11 min/in; 2
PT6: 30" DEEP: 11 min/in; 11 min/in; 12 min/in; 12 min/in; 12 min/in; 12 min/in

Dig Safely. New York
800-962-7962
www.digsafelynewyork.org

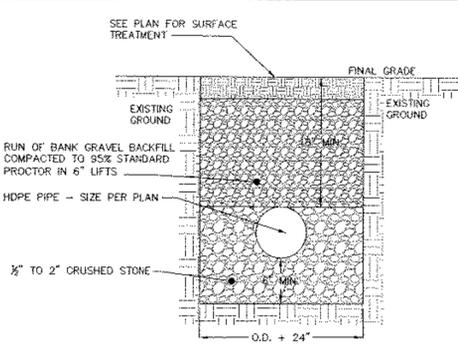
Call Before You Dig
 Wait The Required Time
 Confirm Utility Response
 Respect The Marks
 Dig With Care

NO.	DATE	DESCRIPTION	BY
1	10/30/14	PER PLANNING BOARD COMMENTS	MAB
2	01/19/15	PER NYS DOT COMMENTS	MAB
3	01/23/15	PER NYS DOT COMMENTS	MAB
4	03/06/16	PER NYS DOT COMMENTS	MAB

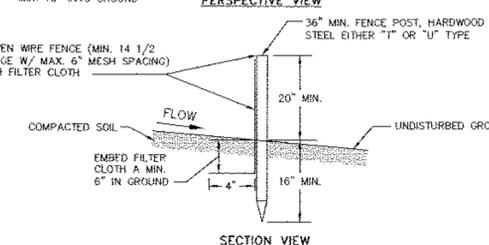
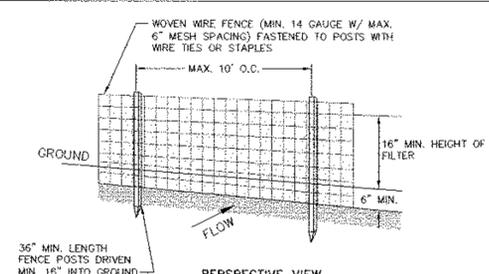
DRAWN BY: MAB CHECKED BY: JDB JOB NO.: 2014-005



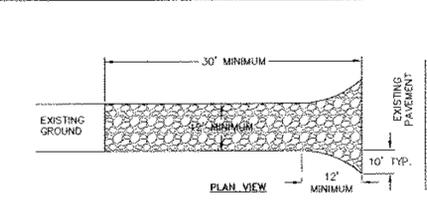
- NOTES:**
1. THE DRIVEWAY ENTRANCE SHALL BE PAVED A MINIMUM OF 10 FEET FROM THE HIGHWAY EDGE OF PAVEMENT, OR TO THE RIGHT OF WAY LINE - WHICHEVER IS GREATER. THE DRIVEWAY MAY TRANSITION TO GRAVEL THEREAFTER.
 2. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYS DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002 OR LATEST EDITION.
 3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.
 4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.
 5. GEOTECHNICAL FABRIC SHALL BE PROVIDED IN AREAS WHERE SUB-SOILS MAY MIGRATE INTO SUB-BASE MATERIAL AS ORDERED BY THE ENGINEER.
 6. BIAXIAL GEOTEXTILE REINFORCEMENT SHALL BE USED IN THE AREA OF THE WETLAND CROSSING BETWEEN STATION 2+25 AND 3+75 OF THE PROPOSED LOT 2 DRIVEWAY. BIAXIAL GEOTEXTILE SHALL BE FURNISHED BY PROPEX OR APPROVED EQUAL.



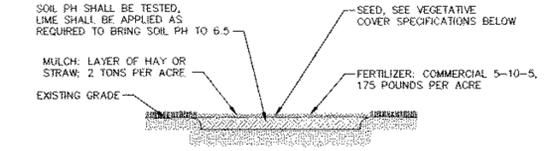
- NOTES:**
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.



- NOTES:**
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 2. 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, MIRAFL 1000, STABILINKA T140N OR APPROVED EQUAL.
 3. PREFABRICATED UNITS SHALL BE GEOTEX, ENVIROFENCE OR APPROVED EQUAL.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

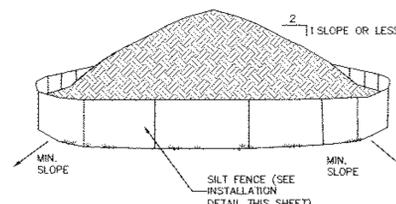


- NOTES:**
- 1) STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - 2) LENGTH - NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.
 - 3) THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - 4) WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
 - 5) GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - 6) SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - 7) MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - 8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - 9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



- NOTES:**
1. THIS DETAIL IS NOT FOR OGDH REVIEW OR APPROVAL.
 2. TOPSOIL, SEED, MULCH, AND FERTILIZER DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
 3. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS: 65% KENTUCKY BLUE GRASS BLEND, 20% PERENNIAL RYEGRASS, 15% FINE FESCUE. 114 POUNDS PER ACRE, 35 POUNDS PER ACRE, 25 POUNDS PER ACRE, 175 POUNDS PER ACRE.
 4. SEED MIXTURE FOR USE IN SHADY AREAS: 80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS, 20% FINE FESCUE. 138 POUNDS PER ACRE, 37 POUNDS PER ACRE, 175 POUNDS PER ACRE, 175 POUNDS PER ACRE.
 5. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
 6. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20% TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

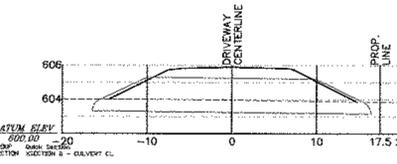
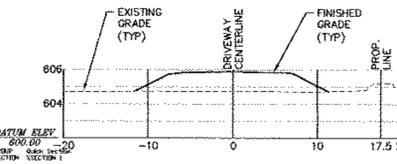
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



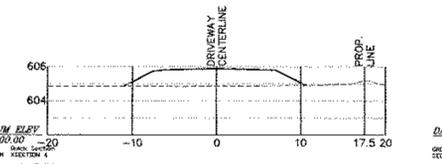
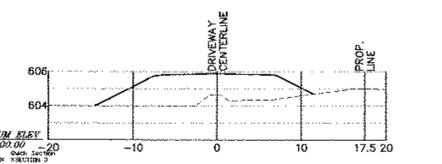
- NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

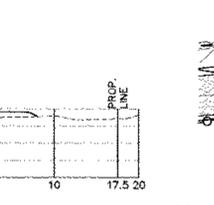
DRIVEWAY ENTRANCE SECTION DETAIL
NOT TO SCALE



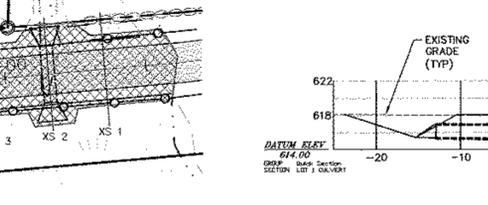
STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



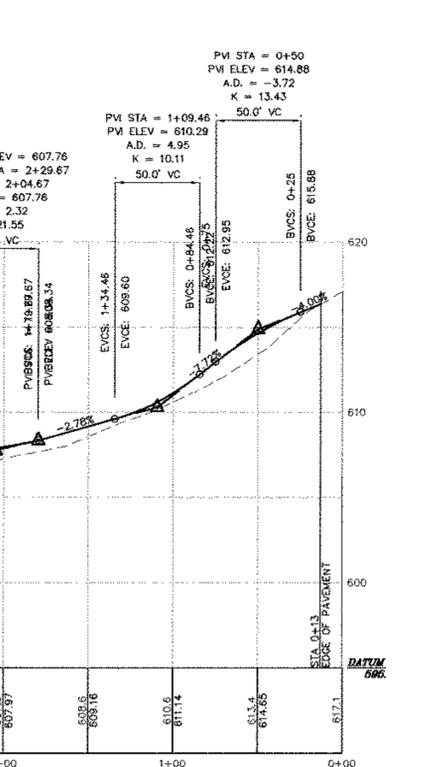
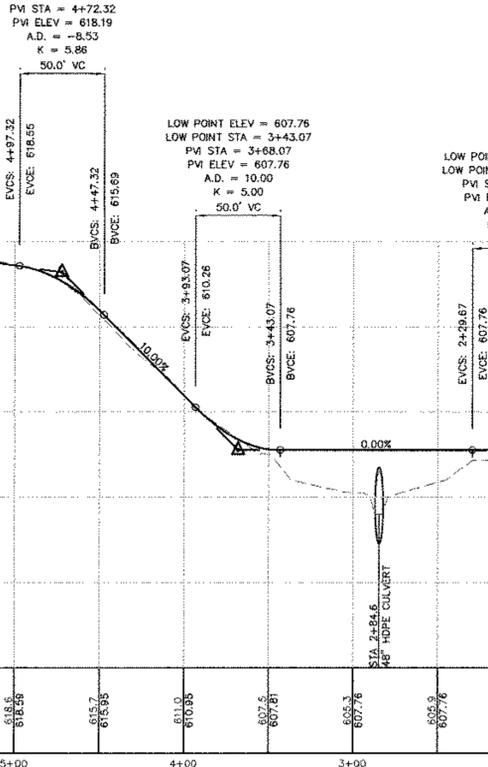
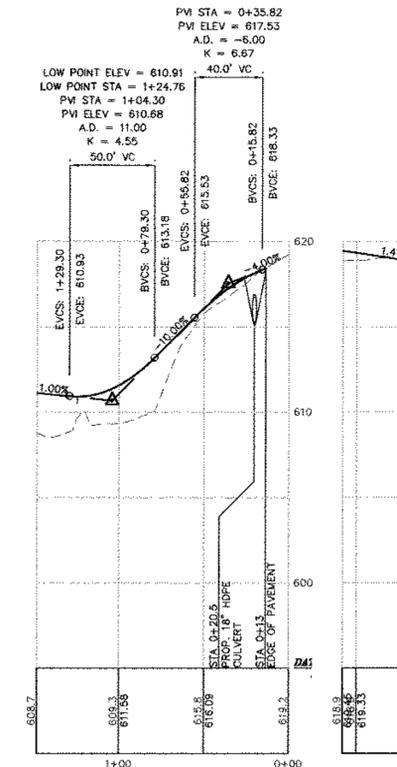
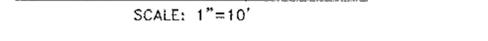
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



LOT 2 DRIVEWAY CROSS SECTIONS AT WETLAND CROSSING
SCALE: 1"=10'



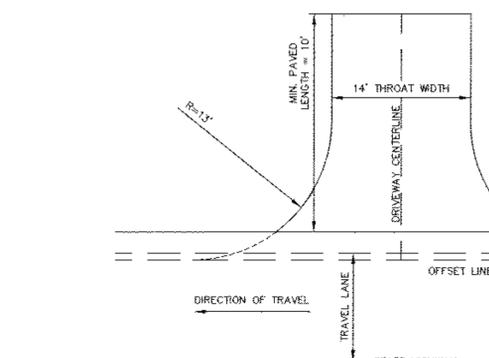
LOT 2 DRIVEWAY CROSS SECTIONS AT WETLAND CROSSING
SCALE: 1"=10'



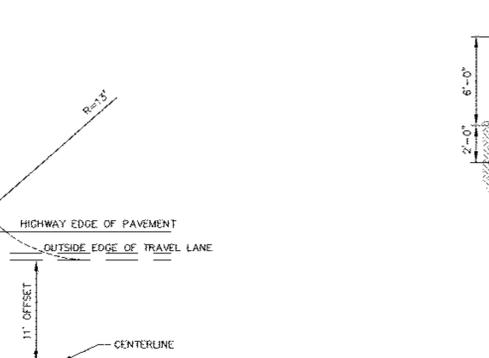
LOT 1 DRIVEWAY PROFILE
SCALE: 1"=5'V
1"=50'H

LOT 2 DRIVEWAY PROFILE
SCALE: 1"=5'V
1"=50'H

LOT 2 DRIVEWAY CROSS SECTION PLAN VIEW
SCALE: 1"=30'



LOT 1 DRIVEWAY CULVERT PROFILE
SCALE: 1"=10'



- NOTES:**
1. REFER TO PAVEMENT SECTION DETAIL FOR PAVEMENT REQUIREMENTS WITHIN RIGHT OF WAY.
 2. GRADE DRIVEWAY AWAY FROM HIGHWAY AT SAME PITCH AS EXISTING PAVED SHOULDER FOR A MINIMUM DISTANCE OF 10'.
 3. DRIVEWAY CULVERT AS REQUIRED BY NYS DOT. MIN. DIAMETER IS 18", END SECTIONS ARE REQUIRED.
 4. CUT/FILL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL (2:1). NYS DOT SHALL EVALUATE CUT/FILL SLOPES FOR ACCEPTABILITY.
 5. DRIVEWAY THROAT WIDTH SHALL BE 14' FEET MINIMUM FOR 30 FEET FROM EDGE OF PAVEMENT. THE WIDTH MAY TAPER DOWN TO 10 FEET MIN. THEREAFTER.
 6. ENTRANCE DETAIL IS IN ACCORDANCE WITH THE NYS DOT HIGHWAY DESIGN MANUAL, CHAPTER 5, APPENDIX 5A - FIGURE 5A-3 & FIGURE 5A-4, DATED JANUARY 15, 2015, AND NYS DOT STANDARD SHEET 608-03 "RESIDENTIAL AND MINOR COMMERCIAL DRIVEWAYS" DATED JANUARY 1, 2015.

NYS DOT TYPE 1 RESIDENTIAL DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

DRAWN BY: MAB		CHECKED BY: JDB		JOB NO.: 2014-005	
REVISIONS:					
NO.	DATE	DESCRIPTION	BY		
1	10/30/14	PER PLANNING BOARD COMMENTS	MAB		
2	01/13/15	PER NYS DOT COMMENTS	MAB		
3	01/23/15	NO CHANGE	MAB		
4	03/06/15	PER NYS DOT COMMENTS	MAB		

SITE AND EROSION & SEDIMENT CONTROL DETAILS
POND VIEW

921-965 NYS ROUTE 32
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
TAX ID: 10-1-50
SCALE: 1" = 50'
JULY 31, 2014



HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6637



SEAL
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NYS LICENSE NO. 076245
DANIEL G. KOHLER, P.E.
NYS LICENSE NO. 082716
SHEET: 2 OF 3

