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

PROJECT: HUGGINS II SUBDIVISION & LOT LINE CHANGE
PROJECT NO.: 14-23
PROJECT LOCATION: SECTION 34, BLOCK 2, LOTS 24 & 90
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING
REVIEW DATE: 15 MAY 2015
MEETING DATE: 21 MAY 2015

1. Proof of the ability to access Todd Lane should be provided. An encroachment onto Lands of Romero appears to exist based on a survey.
2. Fifteen foot wide strip at its narrowest point should be reviewed for compliance with Town of Newburgh access to "280A" requirement.
3. Existing well and septic on proposed lot 1 should be depicted.
4. Common driveway access and maintenance agreement must be provided for Planning Board Attorney review.
5. The lot layout and proposed subdivision are significantly different than previously reviewed. A new Public Hearing is required for the change of circumstances.

Respectfully submitted,

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

Patrick J. Hines
Principal

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: HUGGINS II SUBDIVISION				
Project Location (describe, and attach a location map): 7 TODD LANE(34-2-24)				
Brief Description of Proposed Action: A SUBDIVISION TO CREATE ONE ADDITION BUILDING LOT. NEW LOT WILL BE SERVICED BY PRIVATE WELL AND SEPTIC AND WILL BE ACCESSED FROM TODD LANE, A PRIVATE ROAD.				
Name of Applicant or Sponsor: LYNNE SMITH		Telephone: 845-624-2413 E-Mail: l12smith@verizon.net		
Address: 10 SURREY COURT				
City/PO: NANUET	State: NY	Zip Code: 10954		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: PLANNING BOARD			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		10.4 acres		
b. Total acreage to be physically disturbed?		0.5 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.4 acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____ Date: _____		
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

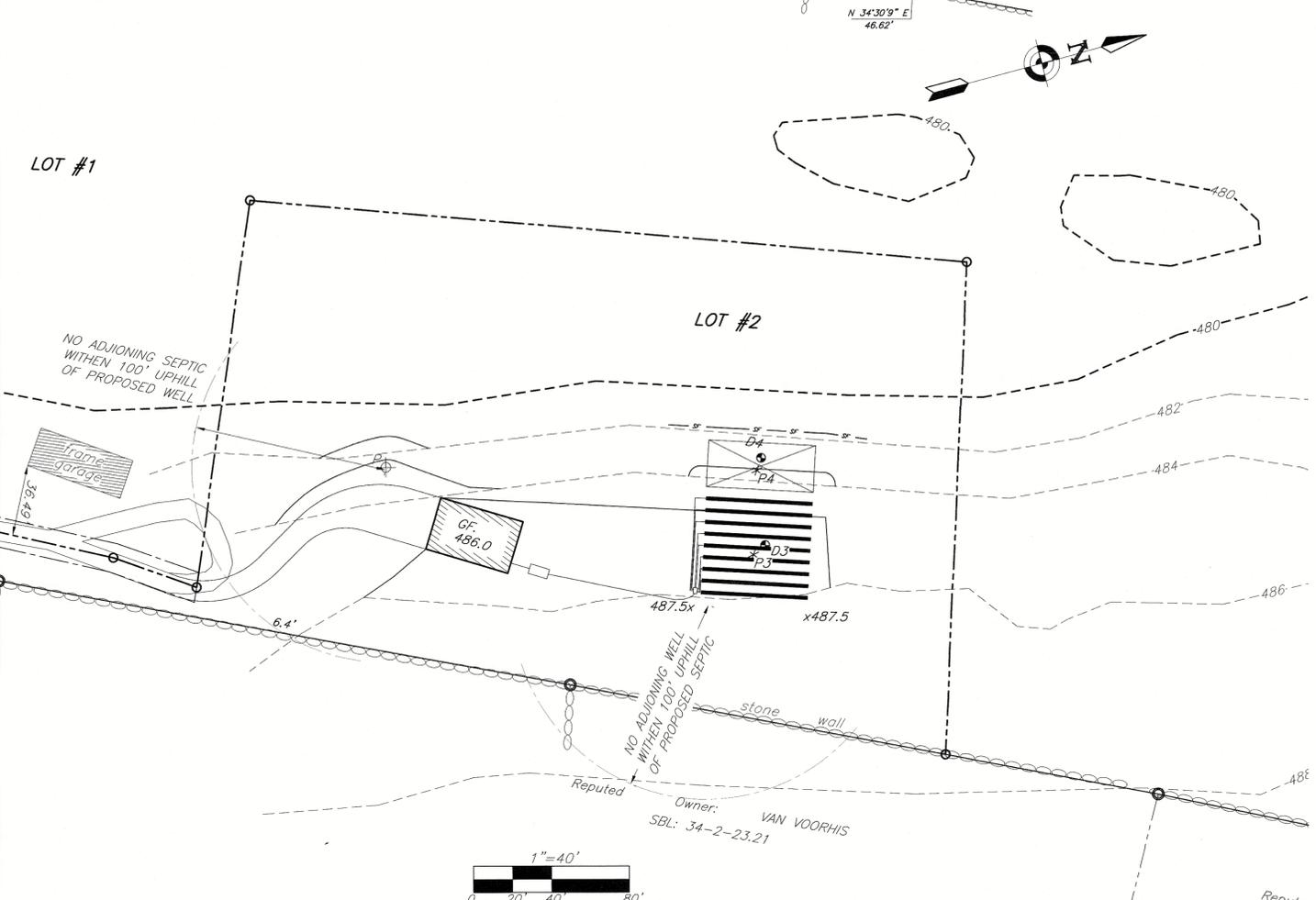
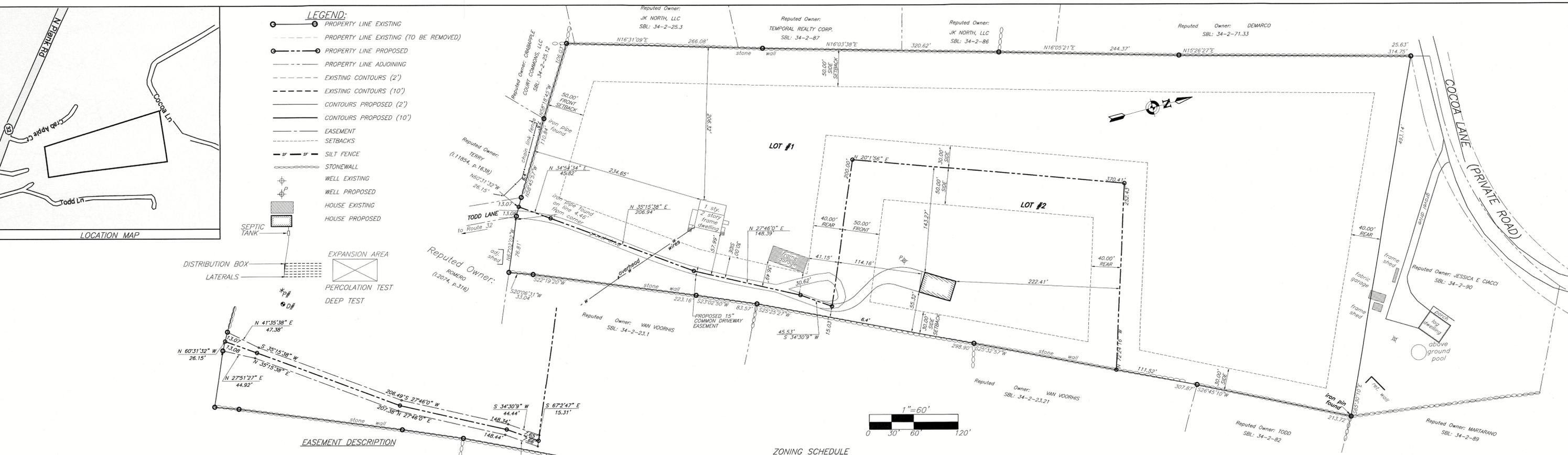
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT



CALL BEFORE YOU DIG... IT'S THE LAW
 WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG. TOLL FREE, 811

ZONING SCHEDULE

ZONE: R-2

	REQUIRED	LOT #1 PROVIDED	LOT #2 PROVIDED
MINIMUM LOT AREA	40,000sf.	343,612sf. (7.89ac.)	108,796sf. (2.50ac.)
MINIMUM LOT WIDTH (feet)	150'	335'±	220'±
MINIMUM LOT DEPTH (feet)	150'	872'±	381'±
MINIMUM YARDS (feet)			
FRONT	50'	234'	114'
REAR	40'	160'	222'
SIDE			
ONE	30'	57'	55'
BOTH	80'	263'	193'
MAXIMUM LOT BUILDING COVERAGE	15%	4%	2%
MAXIMUM BUILDING HEIGHT	35'	35'max.	35'max.
MAXIMUM LOT SURFACE COVERAGE	30%	6%	6%
MINIMUM BUILDING AREA	10,000sf.	212,371sf.	52,208sf.

PERCOLATION DATA:

TEST	DEPTH	DATE	RESULTS
* P3	12" DEEP	04/23/15	43 MINUTES / INCH
* P4	12" DEEP	04/23/15	48 MINUTES / INCH
• D3	93" DEEP	08/06/14	0-73" SANDY LOAM 73-93" SILTY LOAM NO ROCK, NO MOTTLING, NO WATER
• D4	84" DEEP	08/06/14	0-43" SANDY GRAVELLY LOAM 43-84" SILT CLAY LOAM WITH STONES NO ROCK, NO MOTTLING, NO WATER

SEPTIC DESIGN CRITERIA: LOT#2

- NO. OF BEDROOMS - 4
- SEPTIC TANK DESIGN - 1,250 GAL
- STABILIZED PERCOLATION RATE - 48 MIN/IN
- FLOW RATE (GALS / DAY) - 440
- DESIGN LENGTHS:
 3BR: PROVIDE 8 LATERALS @ 55' = 385 L.F. (367 L.F. REQ'D)
 4BR: PROVIDE 9 LATERALS @ 55' = 495 L.F. (489 L.F. REQ'D)

ROAD MAINTENANCE

- LOT# 2 SHALL JOIN INTO THE ROAD MAINTENANCE AGREEMENT FOR TODD LANE

LOT NOTES:

- LOT SPECIFIC PLOT PLAN FOR LOT 2 SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND FOUNDATIONS AND SEPTIC FIELDS SHALL BE STAKED OUT, PER PLOT PLAN, BY A LICENSED SURVEYOR, PRIOR TO CONSTRUCTION.
- SUBMISSION OF CERTIFICATION AND AS-BUILT TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR LOT 2.
- LOTS 1 & 2 MEET THE DIMENSIONS REQUIREMENTS FOR TWO FAMILY HOMES, HOWEVER NO TWO FAMILY HOMES ARE PROPOSED AT THIS TIME. A TWO FAMILY ON ANY LOT REQUIRES SITE PLAN APPROVAL AND ARCHITECTURAL APPROVAL BY THE TOWN OF NEWBURGH PLANNING BOARD.

REVISIONS

REV.	DATE	BY	DESCRIPTION
2	05/06/15	RBM	REVISED LOT LAYOUT
1	11/07/14	RBM	REVISED PER PB MEETING

APPLICANT:
 LYNNE SMITH
 6 SURREY COURT
 NANUET, NY 10954

RECORD OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

ARTHUR HUGGINS (SBL: 34-2-24)
 7 TODD LANE
 NEWBURGH, NY 12550

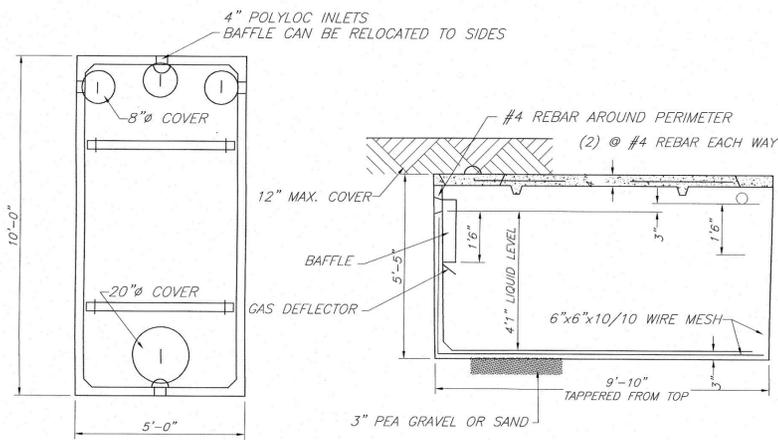
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED BY ME IN THE FIELD ON OCTOBER 16, 2014.

SIGNATURE _____ HOWARD WEEDEN PLS
 LICENSE NO. 049967

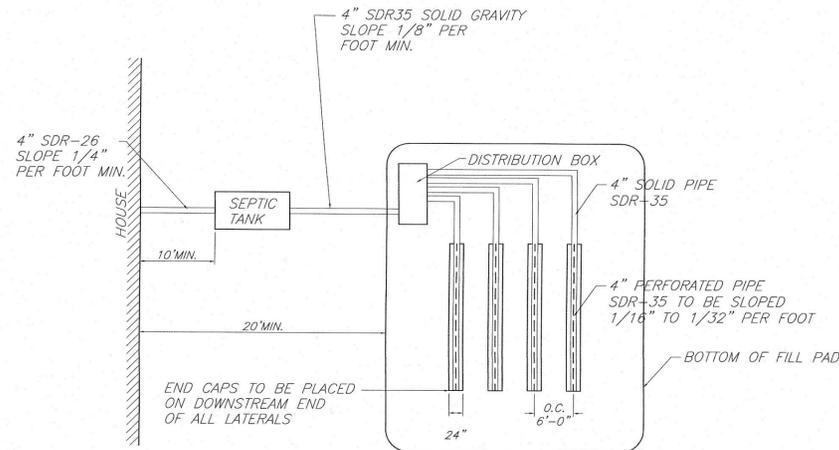
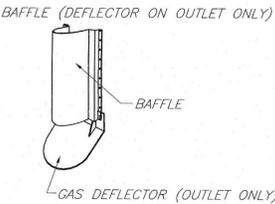
TOWN PROJECT#2014-23
 THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

SURVEYOR 	ENGINEER 	TALCOTT ENGINEERING DESIGN PLLC 1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX) (845)-569-4583 TALCOTTDDESIGN12@GMAIL.COM	
		SUBDIVISION AND LOT LINE CHANGE ENTITLED HUGGINS II 7 TODD LN (34-2-24) TOWN OF NEWBURGH, ORANGE COUNTY, NY	
DATE	SCALE	JOB NUMBER	SHEET NUMBER
10/22/14	AS NOTED	14082-LYS	1 OF 2

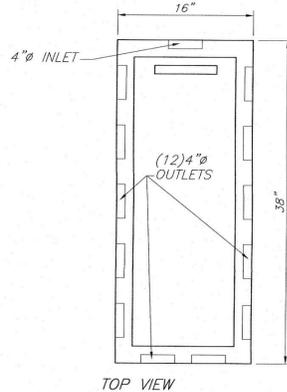


WOODARD'S 1250gal. SEPTIC TANK OR EQUAL
N.T.S.

SPECIFICATIONS	
CONCRETE MINIMUM STRENGTH-	4,000 PSI AT 28 DAYS
REINFORCEMENT-	6"x6"10GA. WWF, #4 REBAR
AIR ENTRAPMENT-	5%
CONSTRUCTION JOINT-	BUTYL RUBBER - BASE CEMENT
PIPE CONNECTION-	POLYLOC SEAL (PATENTED)
LOAD RATING-	300PSF WEIGHT = 9,500LBS

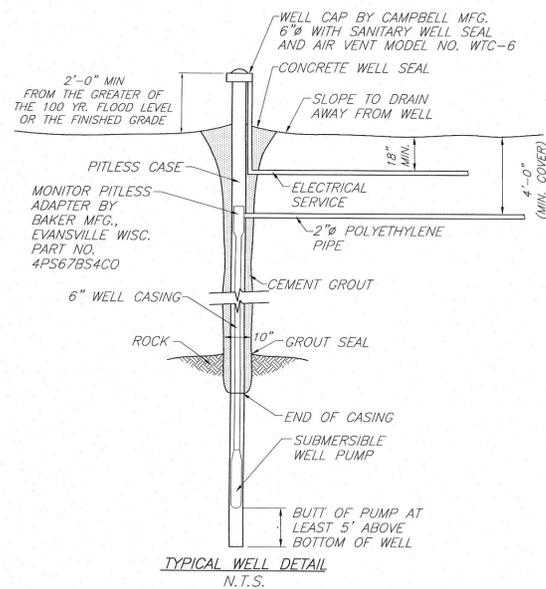


TYPICAL PLAN VIEW
N.T.S.



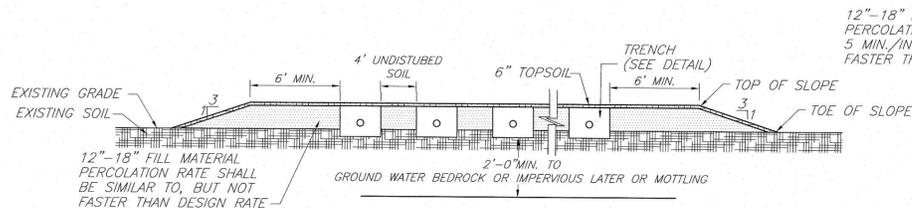
WOODARD'S 12 OUTLET DISTRIBUTION BOX OR EQUAL
N.T.S.

SPECIFICATIONS	
CONCRETE MINIMUM STRENGTH-	4,000 PSI AT 28 DAYS
REINFORCEMENT-	6"x6"10GA. WIRE MESH
AIR ENTRAPMENT-	5%
PIPE CONNECTION-	POLYLOC SEAL (PATENTED)
LOAD RATING-	300PSF WEIGHT = 325 LBS.



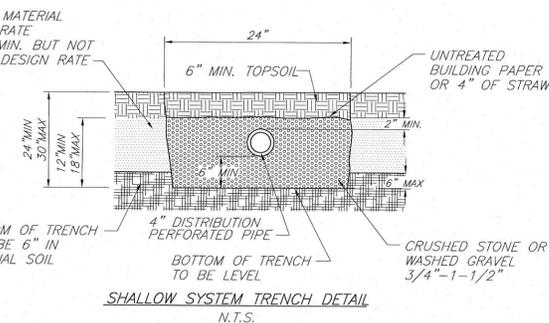
WELL NOTES:

- CASING DEPTH SHALL EXTEND AT LEAST 40" BELOW GROUND IN ANY CONDITION
- WELL TO BE INSTALLED PER 10NYCRR PART 5 APPENDIX 5-B "STANDARDS FOR WATER WELLS" NOV. 2005 EDITION
- WELL SHALL HAVE A MIN. YIELD OF 5 GPM.
- WELL CASING MATERIAL IS TO BE IN COMPLIANCE WITH AWWA STANDARD A-100, LATEST VERSION.



NOTES:

- BOTTOM OF ALL TRENCHES SHALL NOT BE ABOVE ORIGINAL USABLE SOIL
- MAXIMUM DEPTH OF USABLE FILL PLUS 6" OF TOPSOIL SHALL NOT EXCEED 30"
- MAXIMUM COVER OVER TRENCH AGGREGATE SHALL NOT EXCEED 12"



- INSERT A SPEED LEVELER IN THE END OF ALL OUTLET PIPES IN THE DROPBOX.
- ROTATE UNTIL EFFLUENT ENTERS ALL OUTLETS EQUALLY.

WOODARD'S SPEED LEVELER FSL-4
N.T.S.

SEPTIC SYSTEM GENERAL NOTES:

- ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY WELL.
- SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
- CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF ABSORPTION FIELD.
- SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
- NO TRENCHES TO BE INSTALLED IN WET SOIL.
- RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
- GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION BOX.
- DISTRIBUTION LINES ARE TO BE CAPPED.
- THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER.
- ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS SEED & MULCH.
- NO SEWAGE SYSTEM SHALL BE PLACED WITHIN 35' OF ANY WATER COURSE DRAINAGE DITCH.
- ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE SYSTEM.
- BENDS SHALL BE USED WHEN ENTRANCE OR EXIT FROM SEPTIC TANK IS NOT APPROXIMATELY STRAIGHT. IF BENDS ARE USED AT POINTS OTHER THAN ENTRANCE OR EXIT POINTS, THEN A CLEANOUT IS REQUIRED.
- THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION.
- THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THESE.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- THE PURCHASER OF THIS LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.

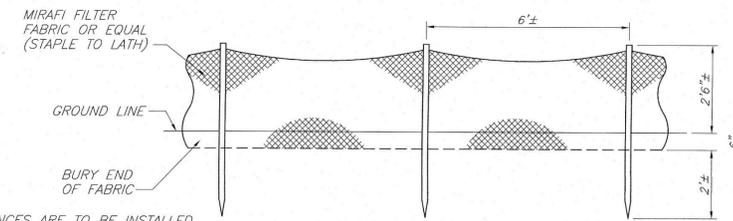
THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

- "APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."
- "WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
- "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."
- "PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."

"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."

ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AS A MINIMUM, THE FILING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.

INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.



NOTE: SILT FENCES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND SHALL BE CHECKED AFTER EVERY RAIN STORM. SILT FENCES ARE TO BE REPLACED AS NECESSARY DUE TO DAMAGE OR WHEN FILLED WITH SILT. SILT IS TO BE REMOVED IN FRONT OF FENCES REGULARLY TO PREVENT EXCESSIVE SOIL BEARING WEIGHT ON THE FENCES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INITIALIZE EROSION CONTROL MEASURES. SILT FENCES ARE TO BE USED FOR SILTATION CONTROL AROUND ALL AREAS THAT WILL BE DISRUPTED DURING CONSTRUCTION. SILT FENCES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS REESTABLISHED.

TOWN PROJECT# 2014-23
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	ENGINEER TALCOTT ENGINEERING DESIGN PLLC 1 GARDINERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM
	SUBDIVISION AND LOT LINE CHANGE ENTITLED HUGGINS II 7 TODD LN (34-2-24) TOWN OF NEWBURGH, ORANGE COUNTY, NY
DATE: 10/22/14 SCALE: AS NOTED JOB NUMBER: 14082-LYS SHEET NUMBER: 2 OF 2	CHARLES T. BROWN, P.E.

REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:
2	05/06/15	RBM	REVISED PER PB MEETING
1	11/07/14	RBM	REVISED PER PB MEETING