



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.**

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

PROJECT NAME: BANNERMAN VIEW SUBDIVISION
PROJECT NO.: 2013-17
PROJECT LOCATION: SECTION 22, BLOCK 4, LOT 6
REVIEW DATE: 30 APRIL 2015
MEETING DATE: 7 MAY 2015
REPRESENTATIVE: TALCOTT ENGINEERING

1. The Applicant's Representative has resolved the water line issue with the Town of Newburgh. Town is permitting the installation of 2 separate water service laterals to serve the proposed lots. This was the last outstanding technical issue on the project. Status of the project's Public Hearing should be addressed. If required, Public Hearing could be scheduled.

Respectfully submitted,

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

Patrick J. Hines
Principal

Talcott Engineering DESIGN, PLLC

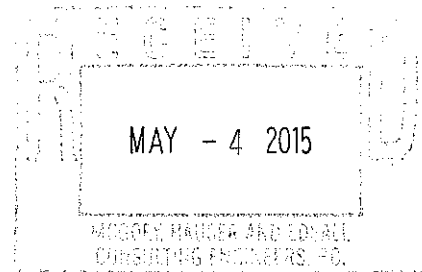
1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550
(845) 569-8400* ~ (fax) (845) 569-4583

Town of Newburgh
Planning Board
308 Gardnertown Road
Newburgh, NY 12550

April 28, 2015

Attn: John Ewasutyn, Chairman

Re: CD Bannerman View Subdivision
Town Project No. 2013-17
S-B-L: 22-4-6
Job No. 13133-CDS



Dear John:

Please be advised that Talcott Engineering has prepared revised subdivision plan set for the above referenced project. Said plan set has been revised to address the following:

General Revisions;

1. The required variances were granted on April 23, 2015.
2. The water main taps are now shown as two individual 1" service line, with no extension of the existing water main, as per John Platt of the Town water Department.

Attached please find 11 site plan sets and to the Code Compliance Building whenever you deem appropriate.

Respectfully yours,

Charles T. Brown, P.E. – President
Talcott Engineering Design

Pc: Carlos Domingues

Pat Hines, PB Engineer w/1 set

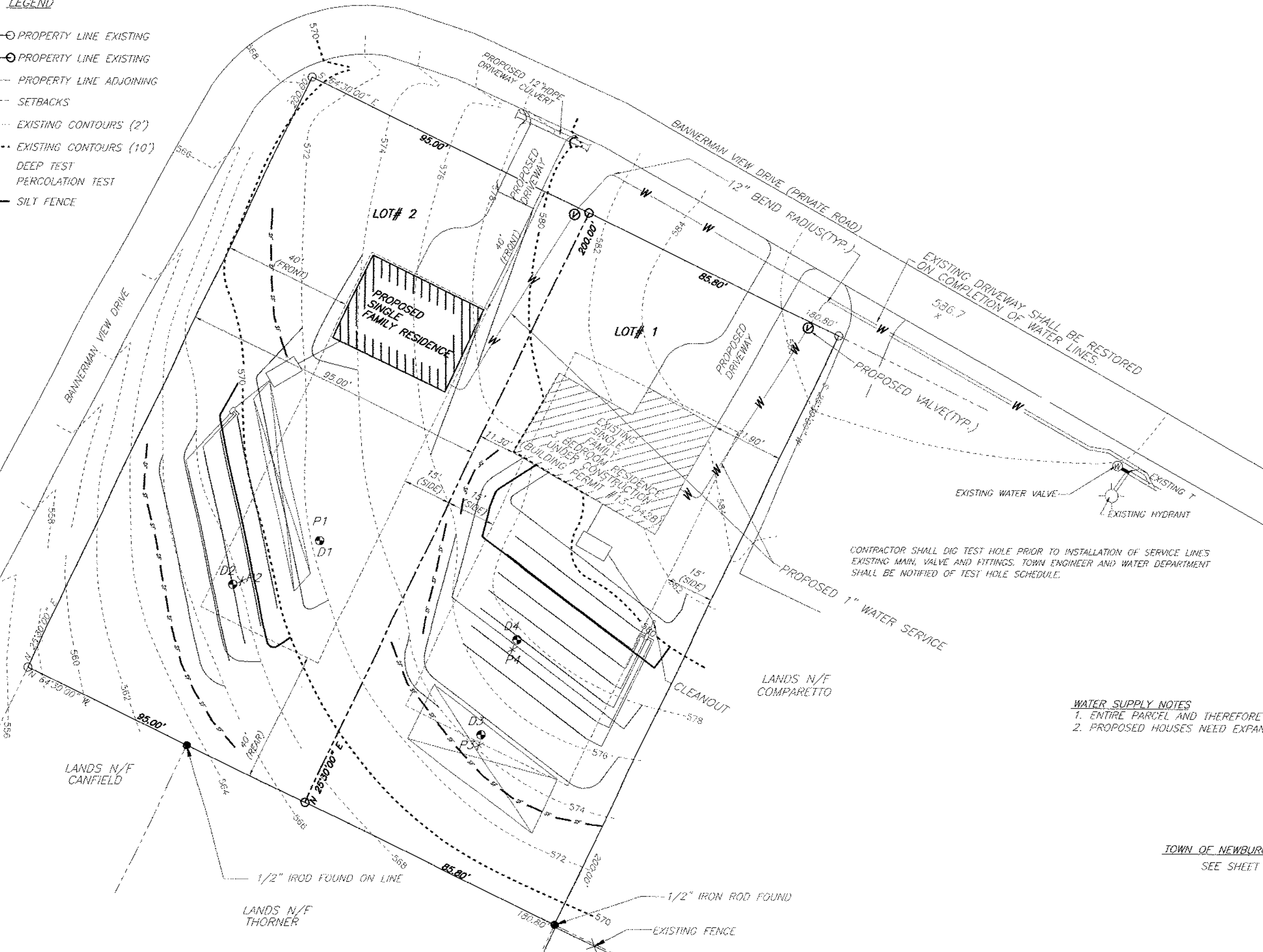
Michael Donnely, Esq w/1 set

MAP REFERENCES:

- ALL EXISTING FEATURES INCLUDING BUILDING, PROPERTY LINES AND ROADS LINES HAVE BEEN OBTAINED PER A SURVEY ENTITLED "12 BANNERMAN VIEW DRIVE" PERFORM BY DARREN J. STRIDIRON, P.L.S. LAST REVISED JULY 31, 2013.
- EXISTING TOPOGRAPHY PERFORMED BY SURVEYOR OF RECORD, SEPTEMBER 2013.

LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- SETBACKS
- - - EXISTING CONTOURS (2')
- - - EXISTING CONTOURS (10')
- DEEP TEST
- * PERCOLATION TEST
- - - SILT FENCE

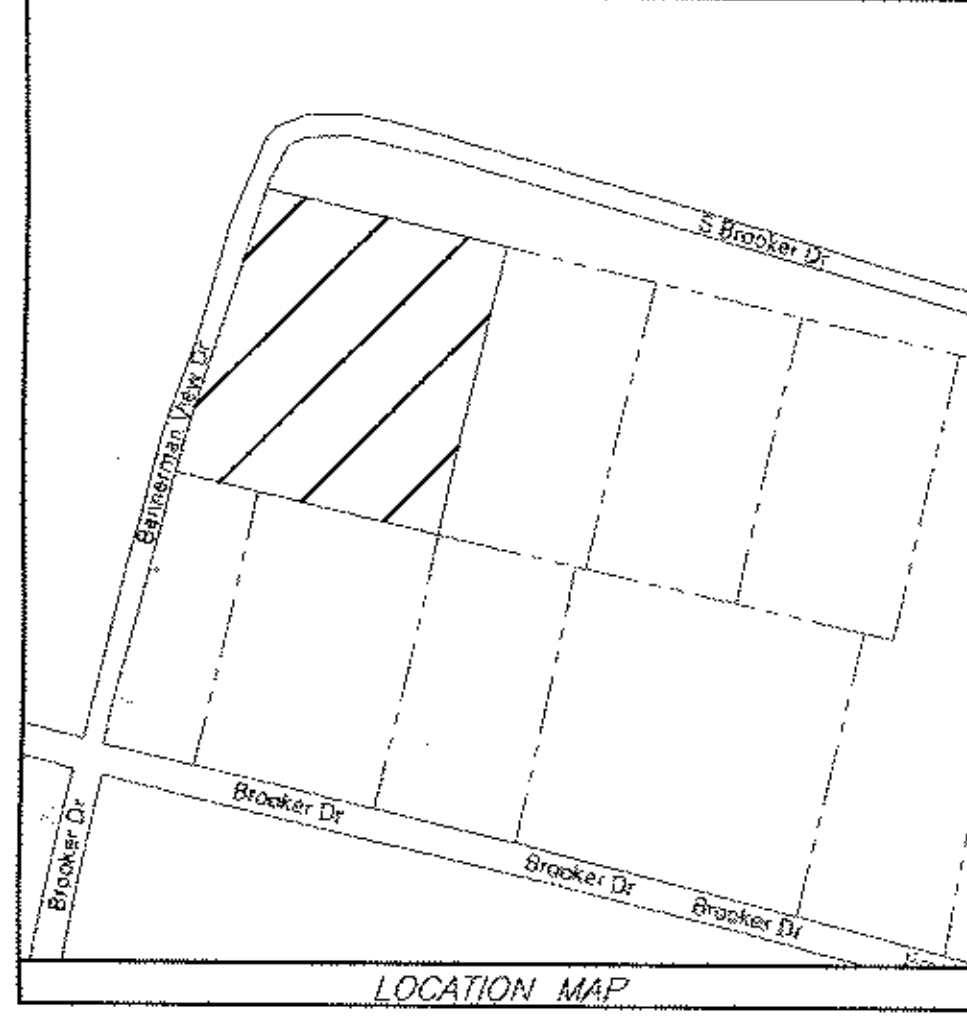


ZONING SCHEDULE

ZONE: R-3

	REQUIRED	LOT#1 PROVIDED	LOT#2 PROVIDED
MINIMUM LOT AREA	15,000 s.f.	17,160sf./0.39ac.	19,000sf./0.43ac.
MINIMUM YARDS (feet)			
FRONT	40'	40'	40'±/40'±
REAR	40'	120'	120'
SIDE			
ONE	15'	11.30'*	16.03'
BOTH	30'	33.2'	N/A
MINIMUM LOT WIDTH (feet)	100'	85.8'*	95.0'*
MINIMUM LOT DEPTH (feet)	125'	200'	200'
MAXIMUM IMPERVIOUS COVERAGE (%)	30%	10% ±	10% ±
LOT BUILDING COVERAGE	15%	8% ±	8% ±
MINIMUM BUILDING AREA	4,500sf.	6,696sf.	4,800sf.
MAXIMUM HEIGHT (feet)	35'	35' MAX.	35' MAX.

* VARIANCES GRANTED 04/24/15



DEEP TEST DATA:

- D1 74" DEEP 8/15/13
0-6" TOPSOIL
6"-20" CLAY LOAM w/GRAVEL
20"-75" TIGHT CLAY LOAM w/GRAVEL
MOTTLING @ 48", NO WATER, NO ROCK
- D2 75" DEEP 8/15/13
0-6" TOPSOIL
6"-21" CLAY LOAM w/GRAVEL
21"-75" TIGHT CLAY LOAM w/GRAVEL
MOTTLING @ 48", WATER @ 36", NO ROCK
- D3 75" DEEP 8/15/13
0-6" TOPSOIL
6"-20" CLAY LOAM w/GRAVEL
20"-75" TIGHT CLAY LOAM w/GRAVEL
MOTTLING @ 32", NO WATER, NO ROCK
- D4 75" DEEP 8/15/13
0-6" TOPSOIL
6"-20" CLAY LOAM w/GRAVEL
20"-75" TIGHT CLAY LOAM w/GRAVEL
MOTTLING @ 32", NO WATER, NO ROCK

SEPTIC DESIGN CRITERIA: LOT#1

- NO. OF BEDROOMS- 3
- SEPTIC TANK DESIGN-1,250 GAL
- STABILIZED PERCOLATION RATE-32 MIN/IN
- FLOW RATE (GALS /DAY)- 330
- DESIGN LENGTHS:
PROVIDE 7 LATERALS @ 48" = 336 L.F. (330 L.F. REQ'D)
- FILL REQUIRED:
SHALLOW TRENCH SYSTEM
(SEE DETAILS SHEET 2 OF 3)

SEPTIC DESIGN CRITERIA: LOT#2

- NO. OF BEDROOMS- 3
- SEPTIC TANK DESIGN-1,250 GAL
- STABILIZED PERCOLATION RATE-18 MIN/IN
- FLOW RATE (GALS /DAY)- 330
- DESIGN LENGTHS:
PROVIDE 5 LATERALS @ 48" = 240 L.F. (236 L.F. REQ'D)
- FILL REQUIRED:
SHALLOW TRENCH SYSTEM
(SEE DETAILS SHEET 2 OF 3)

WATER SUPPLY NOTES

- ENTIRE PARCEL AND THEREFORE PROPOSED LOTS ARE IN THE CONSOLIDATED WATER DISTRICT
- PROPOSED HOUSES NEED EXPANSION TANK/BOOSTER SYSTEM DUE TO SERVICE PRESSURES.

TOWN OF NEWBURGH WATER SERVICE NOTES

SEE SHEET 3 OF 3

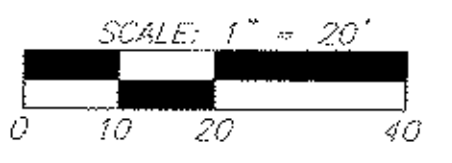
RECORD OWNER'S CONSENT NOTE:

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.

CD & SONS CONSTRUCTION CORP
28 LAKE RD.
SALISBURY MILLS, NY 12577

LOT NOTES:

- LOT SPECIFIC PLOT PLAN FOR LOT 2 SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND FOUNDATION AND SEPTIC FIELD SHALL BE STAKED OUT PER PLOT PLAN BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
- A SURVEY SHALL BE PROVIDED TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT FOR LOT 2 SHOWING THE STAKED LOCATION OF THE PROPOSED FOUNDATION, AND PROPOSED SEPTIC.



SURVEYOR REFERENCE

I HEREBY CERTIFY THAT THIS MAP OR PLAN 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 SEARCH.

DARREN J. STRIDIRON, P.L.S.

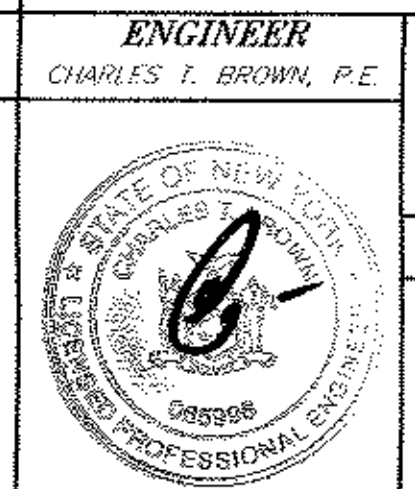
PERCOLATION DATA:

* P1 12" DEEP 8/15/13	1	2	3	4
FINISH	12:04	12:13	12:24	12:36
START	11:57	12:05	12:14	12:26
TIME	:07	:08	:10	:10
STABILIZED PERCOLATION RATE: 10 MINUTES /INCH				
* P2 12" DEEP 08/15/13	1	2	3	4
FINISH	1:33	1:51	2:09	
START	1:19	1:33	1:51	
TIME	:14	:18	:18	
STABILIZED PERCOLATION RATE: 18 MINUTES /INCH				
* P3 12" DEEP 8/15/13	1	2	3	4
FINISH	12:34	12:33	12:43	12:56
START	12:17	12:24	12:33	12:46
TIME	:07	:09	:10	:10
STABILIZED PERCOLATION RATE: 10 MINUTES /INCH				
* P4 12" DEEP 8/15/13	1	2	3	4
FINISH	12:44	1:09	1:41	2:14
START	12:27	12:45	1:09	1:42
TIME	:17	:24	:32	:32
STABILIZED PERCOLATION RATE: 32 MINUTES /INCH				

TOWN PROJECT #13-17
THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

TALCOTT ENGINEERING DESIGN PLLC

1 GARDNERTOWN ROAD
NEWBURGH, NY 12550
(845)-569-8400
(845)-569-4383
TALCOTTDESIGN12@GMAIL.COM



CHARLES T. BROWN, P.E.

P.O. BOX 4470
NEW WINDSOR, N.Y. 12553

LOT LAYOUT
2 LOT SUBDIVISION ENTITLED:
CD BANNERMAN VIEW DRIVE SUBDIVISION
BANNERMAN VIEW DRIVE (S/B/L: 22-4-6)
TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

REV.	DATE	BY	DESCRIPTION
13	04/27/13	RBM	REVISED WATER LINES & NOTES
12	03/09/13	RBM	REVISED WATER LINES & NOTES
11	11/21/14	RBM	REVISED WATER LINES & NOTES
10	11/12/14	RBM	REVISED WATER LINES & NOTES
9	03/25/14	RBM	REVISED WATER LINES & NOTES
8	03/07/14	RBM	REVISED WATER LINES & NOTES
7	01/27/14	RBM	REVISED WATER LINES
6	01/20/14	RBM	REVISED WATER LINES
5	12/18/13	RBM	REVISED WATER LINES
4	11/07/13	RBM	REVISED WATER LINES
3	10/30/13	RBM	REVISED PER ZBA AND PB COMMENTS
2	10/02/13	RBM	ZBA SUBMISSION
1	09/25/13	RBM	REVISED PER SURVEY

SURVEYOR
ENGINEER
CHARLES T. BROWN, P.E.

DATE	SCALE	JOB NUMBER	SHEET NUMBER
09/09/13	1"=20'	13133-CDS	1 OF 3

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

SEPTIC SYSTEM GENERAL NOTES:

1. ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY WELL.
2. SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
3. CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF ABSORPTION FIELD.
4. SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
5. NO TRENCHES TO BE INSTALLED IN WET SOIL.
6. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
7. GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION BOX.
8. DISTRIBUTION LINES ARE TO BE CAPPED.
9. THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER.
10. ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS SEED & MULCH.
11. NO SEWAGE SYSTEM SHALL BE PLACED WITHIN 35' OF ANY WATER COURSE DRAINAGE DITCH.
12. ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE SYSTEM.
13. 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.
14. THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
15. 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.
16. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE 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.
17. 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.
18. 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.

STANDARD NOTES:

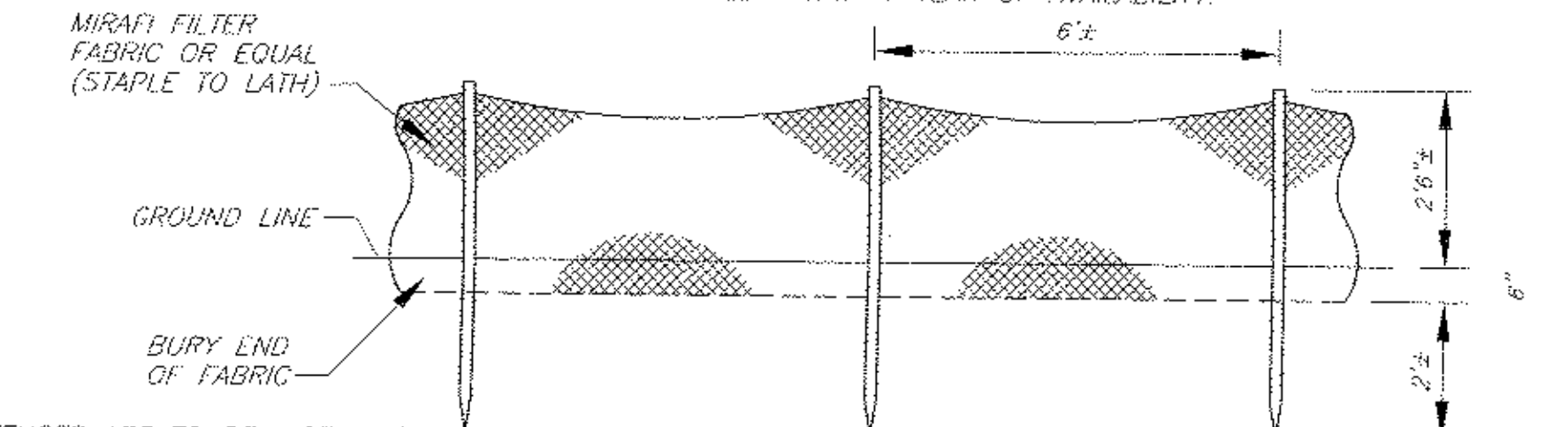
THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

- "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."

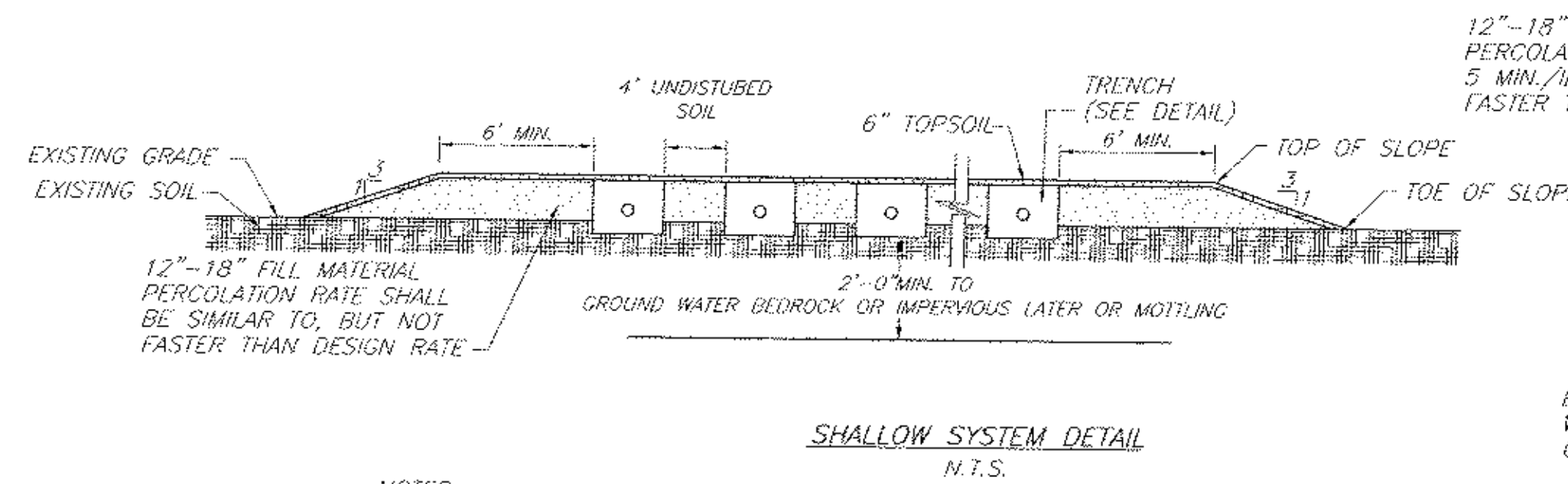
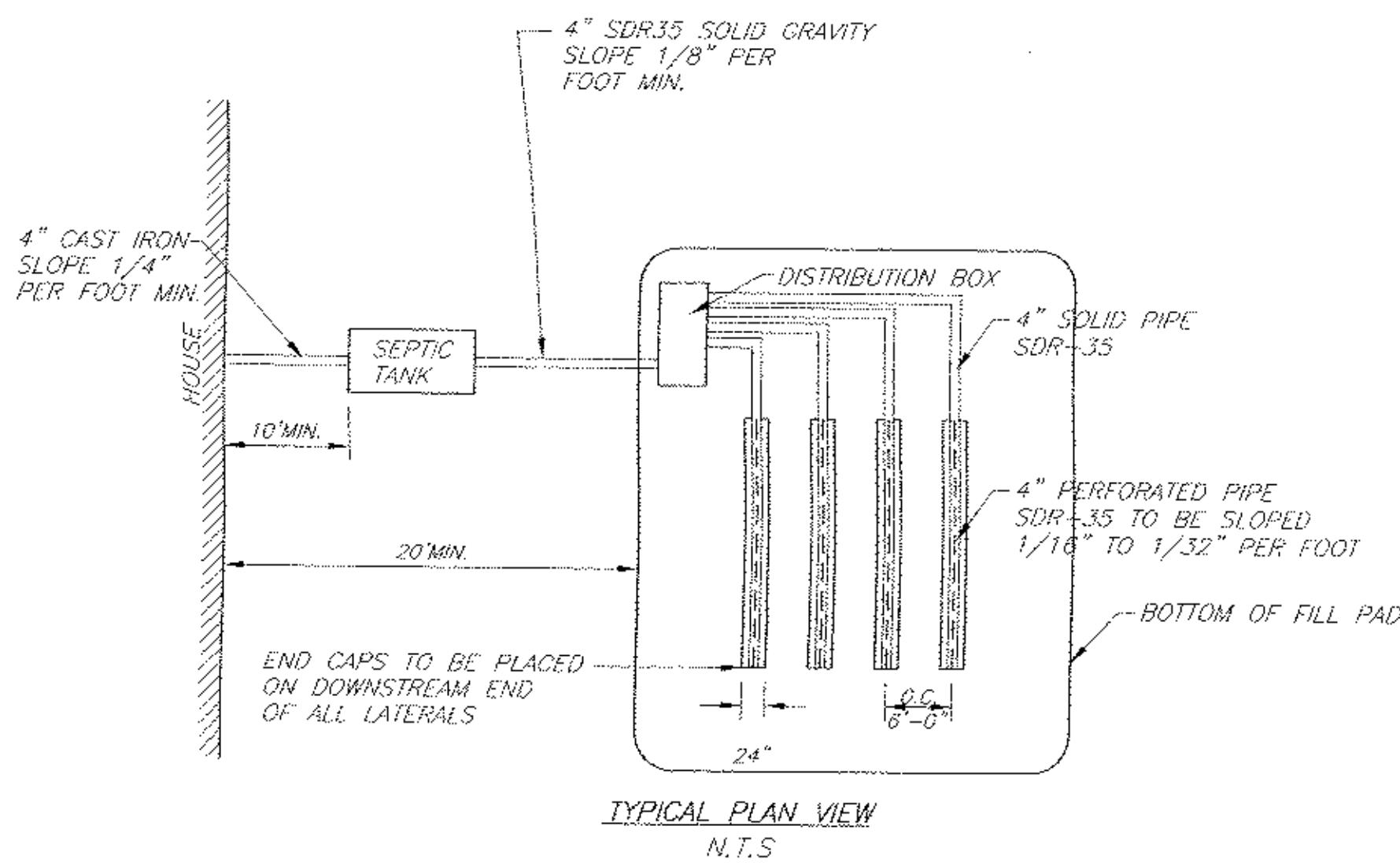
ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER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

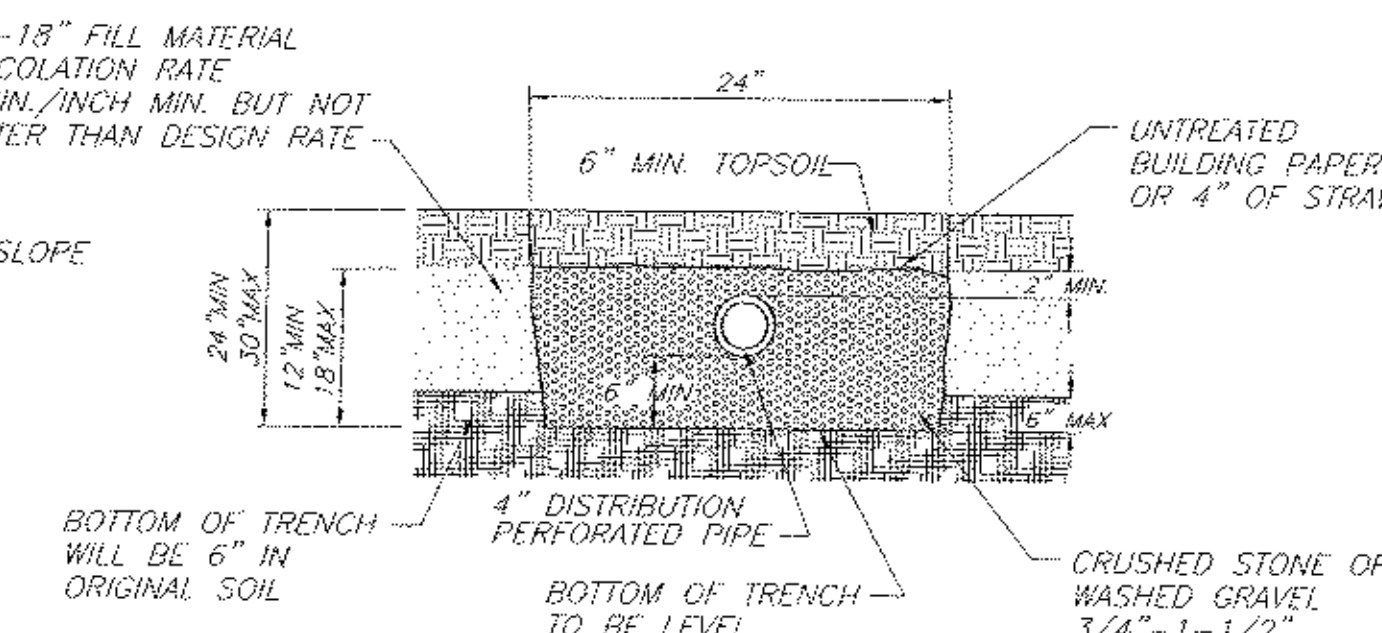


NOTE:
SILT FENCES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND SHALL BE CHECKED AFTER EVERY RAIN STORM. SILT FENCES ARE TO BE REPLACED AS NECESSARY DUE TO DAMAGE OR WHEN FILLED WITH SILT. SILT IS TO BE REMOVED IN FRONT OF FENCES REGULARLY TO PREVENT EXCESSIVE SOIL BEARING WEIGHT ON THE FENCES.

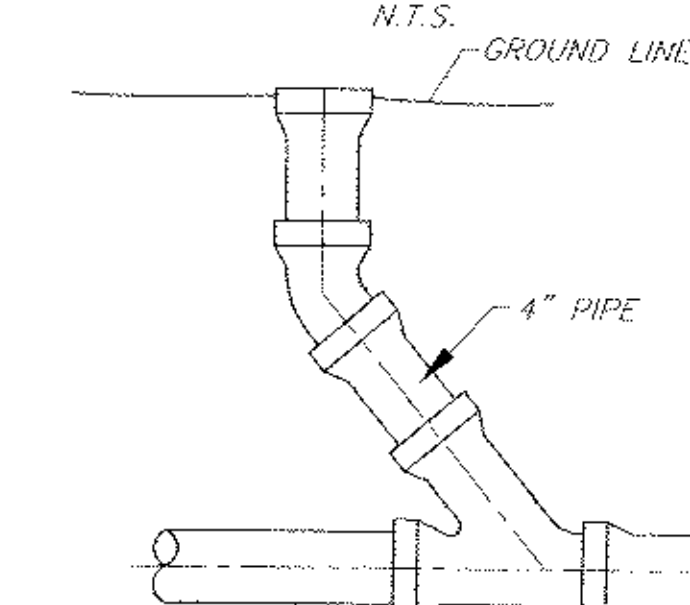
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INITIALIZE EROSION CONTROL MEASURES. SILT FENCES ARE TO BE USED FOR SILTATION CONTROL AROUND ALL AREAS THAT WILL BE DISRUPTED DURING CONSTRUCTION. SILT FENCES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY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



- NOTES:**
1. BOTTOM OF ALL TRENCHES SHALL NOT BE ABOVE ORIGINAL USABLE SOIL
 2. MAXIMUM DEPTH OF USABLE FILL PLUS 6" OF TOPSOIL SHALL NOT EXCEED 30"
 3. MAXIMUM COVER OVER TRENCH AGGREGATE SHALL NOT EXCEED 12"



SHALLOW SYSTEM TRENCH DETAIL
N.T.S.



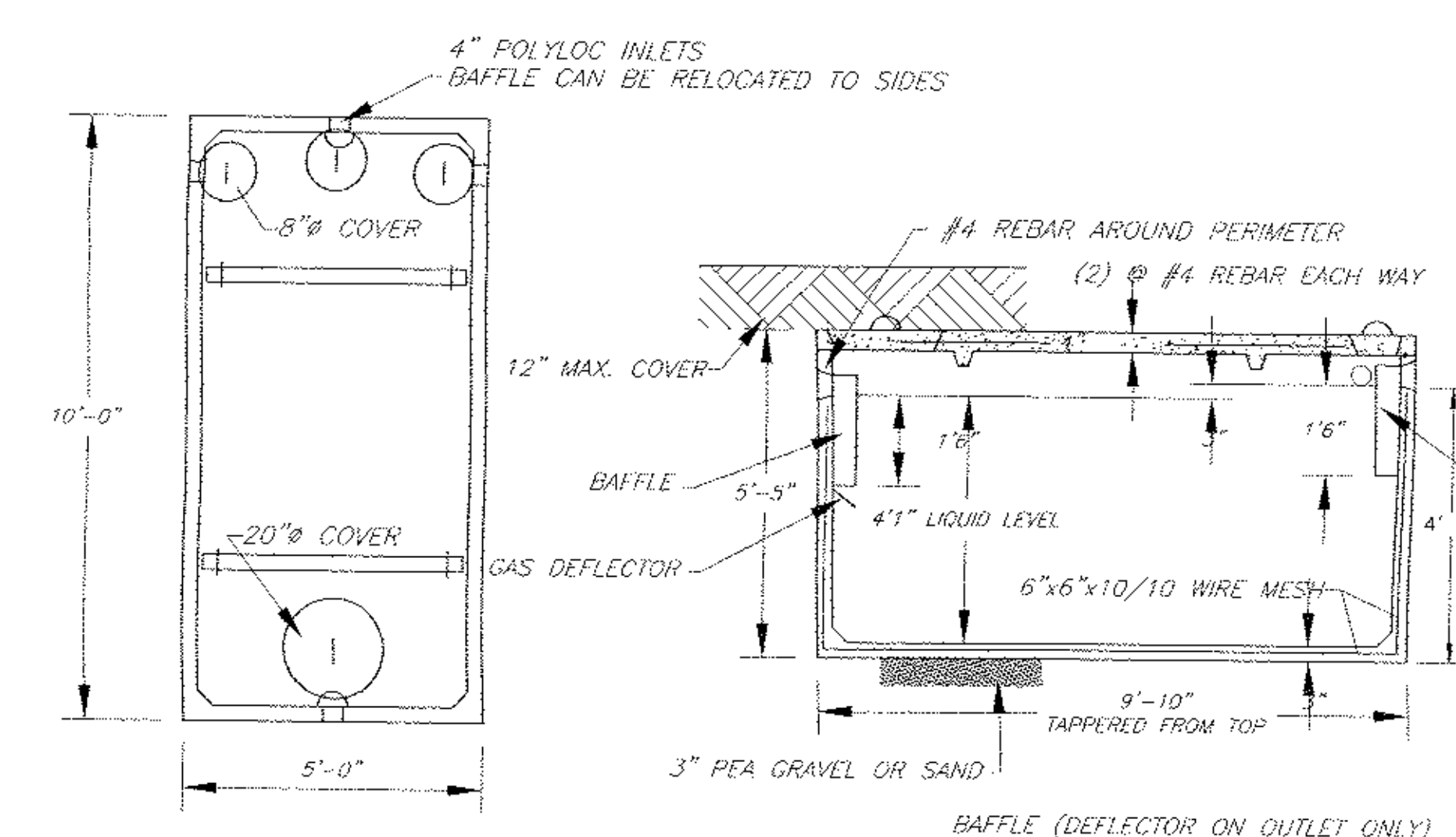
CLEANOUT DETAIL
N.T.S.

TO BE INSTALLED BEFORE BEND AT ALL BEND LOCATIONS AND AT EVERY 75' OF STRAIGHT PIPE. (DO NOT USE WITH PUMP CHAMBER)



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

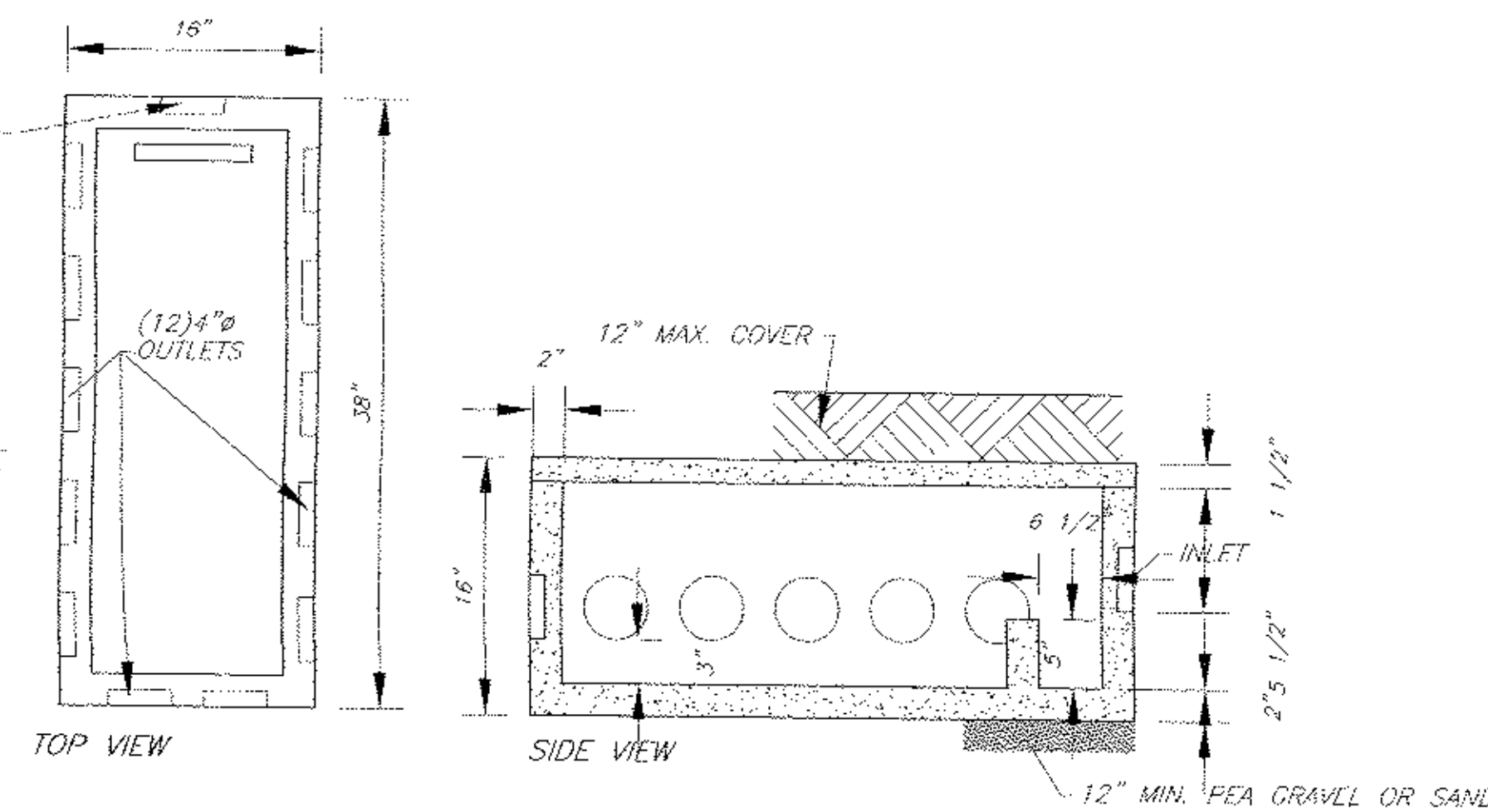
WOODARD'S SPEED LEVELER FSL-4
N.T.S.



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

SPECIFICATIONS

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



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

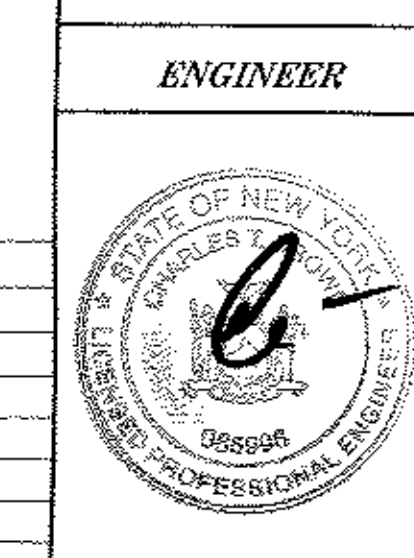
SPECIFICATIONS

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

TOWN PROJECT #13-17
THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

TALCOTT ENGINEERING DESIGN PLLC

1 GARDNERTOWN ROAD
NEWBURGH, NY 12550
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TALCOTTDESIGN12@GMAIL.COM



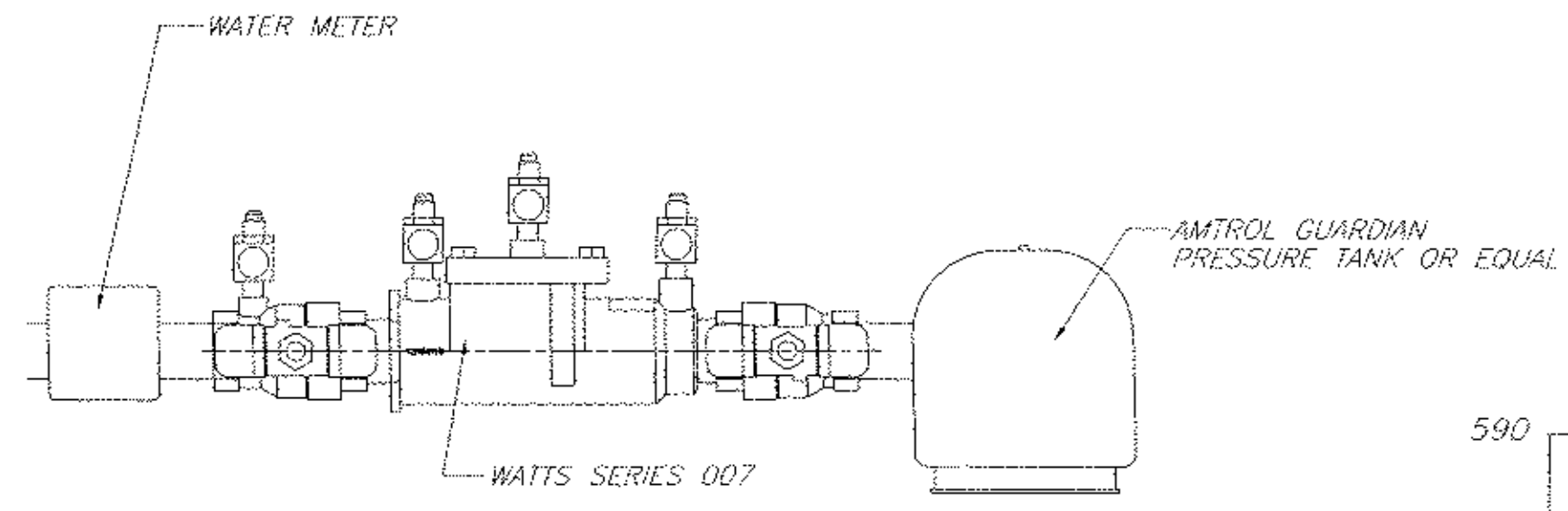
ENGINEER
CHARLES T. BROWN, P.E.

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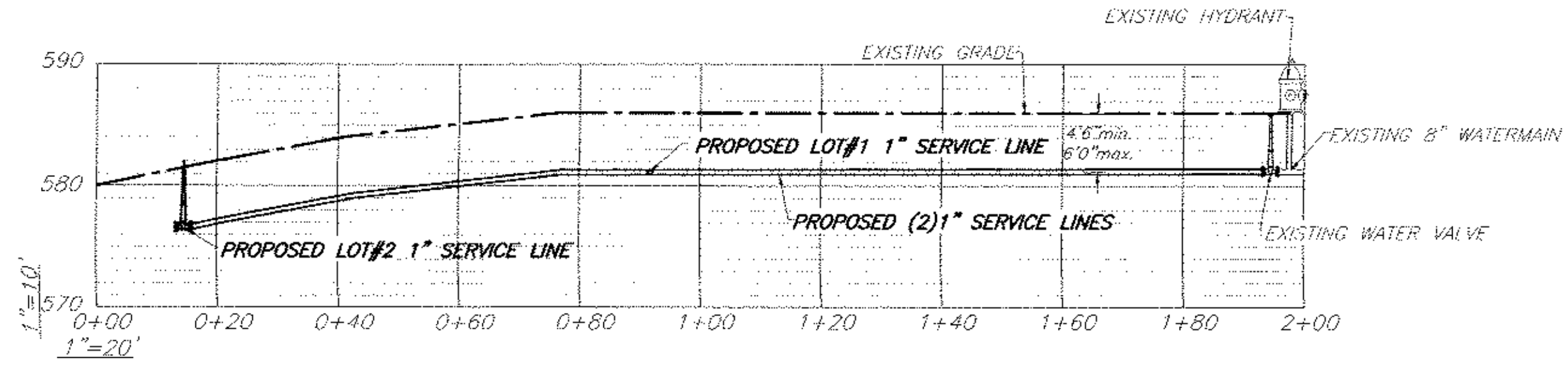
SEPTIC DETAILS
2 LOT SUBDIVISION ENTITLED:
CD BANNERMAN VIEW DRIVE SUBDIVISION
BANNERMAN VIEW DRIVE (S/B/L: 22-4-6)
TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

REV.	DATE	BY	DESCRIPTION
6	04/27/19	R.B.M.	REVISED WATER LINES & NOTES
5	03/09/15	R.B.M.	REVISED WATER LINES & NOTES
4	11/21/14	R.B.M.	REVISED WATER LINES & NOTES
3	11/12/14	R.B.M.	REVISED WATER LINES & NOTES
2	03/29/14	R.B.M.	REVISED WATER LINES & NOTES
1	12/18/13	R.B.M.	REVISED WATER LINES

DATE: 10/02/15 SCALE: 1"=20' JOB NUMBER: 13075TW-CDS SHEET NUMBER: 2 OF 3

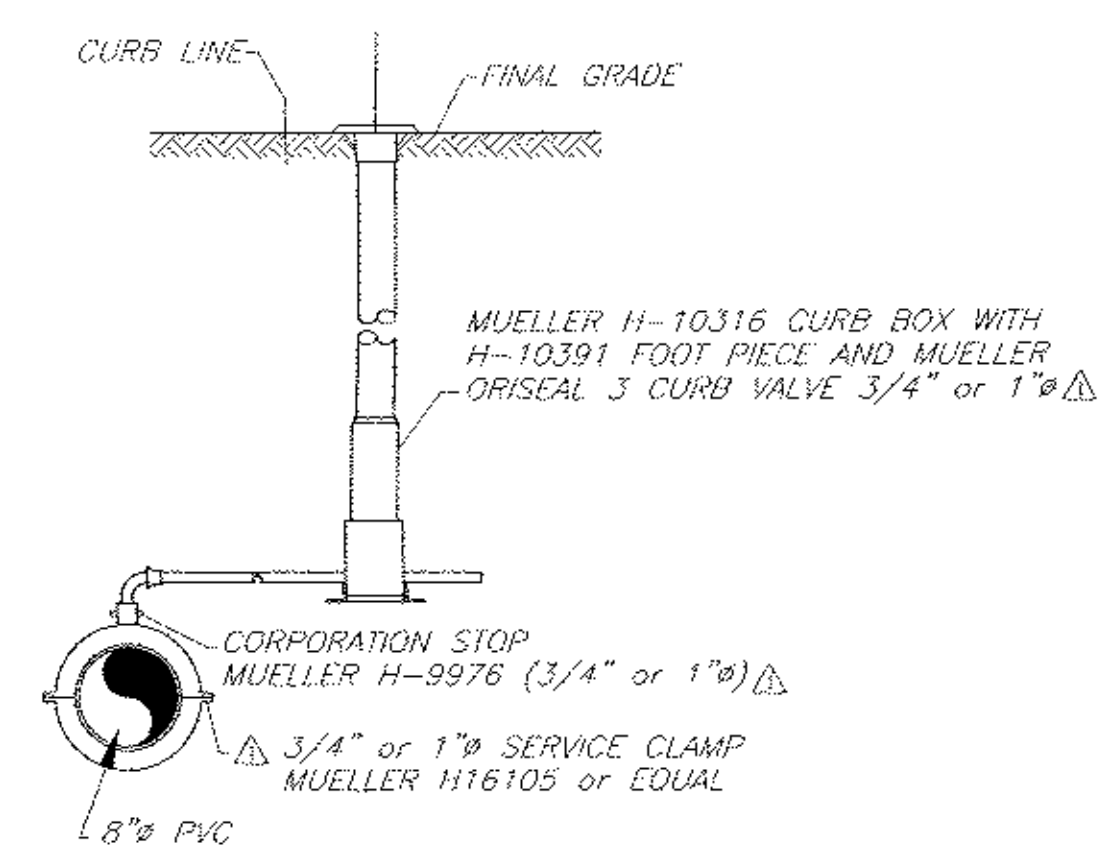


WATTS SERIES 007 DOUBLE CHECK VALVE ASSEMBLY (1")
N.T.S.



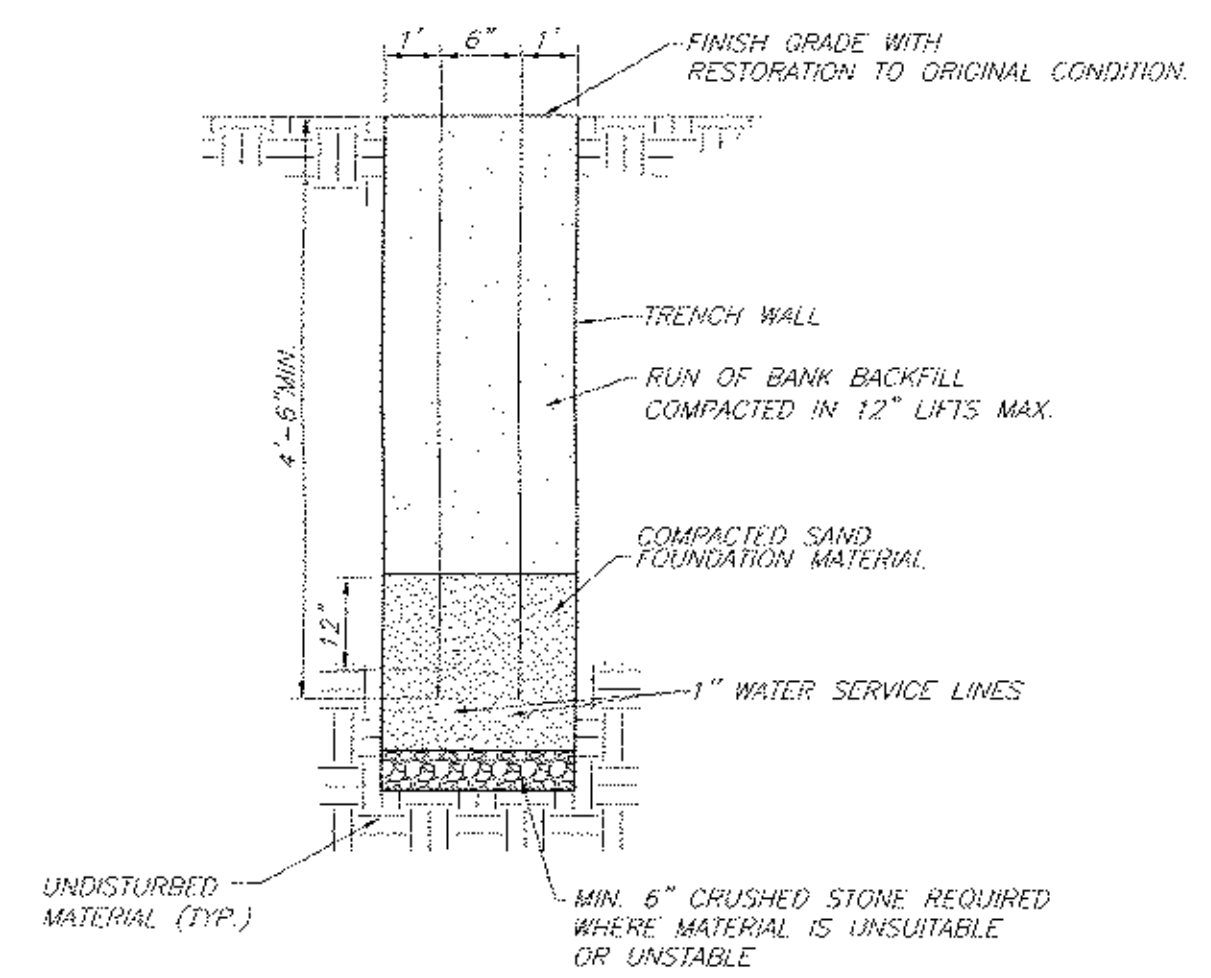
NOTE: CONTRACTOR SHALL DIG TEST HOLE PRIOR TO MAIN EXTENSION TO VERIFY EXISTING MAIN, VALVE AND FITTINGS. TOWN ENGINEER AND WATER DEPARTMENT SHALL BE NOTIFIED OF TEST HOLE SCHEDULE.

WATER LINE PROFILE
N.T.S.



- 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 NSF-PW APPROVED FOR POTABLE WATER USE. TO BE PLACED AT 4'-6" MIN. DEPTH.
 - PROVIDED SLEEVES WHERE CURB BOX LIP WILL BE SET IN CONCRETE
 - THE FOLLOWING ACCESSORIES SHALL BE PROVIDED TO THE OWNER:
 - SIX (6) SPARE LIDS w/ PLUG (MUELLER 89981)
 - TWO (2) PENTAGON KEYS (MUELLER H-10323)
 - TWO (2) SHUT-OFF KEYS (MUELLER H-10321)

CURB STOP DETAIL
N.T.S.



NOTE: MAXIMUM DEPTH OF COVER NOT TO EXCEED 6' WITHOUT APPROVAL OF THE TOWN WATER SUPERINTENDENT.

WATER SERVICE TRENCH EXCAVATION AND BACKFILL (OUTSIDE PAVEMENT)
N.T.S.

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 NYSDDM 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 ANSI/AWWA C151/A21.51-91 FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
- THRUST RESTRIANT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRIANT 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 ANSI/AWWA C110/A21.10-87 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53-94 FOR DUCTILE IRON COMPACT FITTINGS.
- 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).
- 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 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 B-25204 FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE 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.

REV.	DATE	BY	DESCRIPTION
7	04/27/15	R.B.M.	REVISED WATER LINES & NOTES
6	03/09/15	R.B.M.	REVISED WATER LINES & NOTES
5	11/21/14	R.B.M.	REVISED WATER LINES & NOTES
4	11/12/14	R.B.M.	REVISED WATER LINES & NOTES
3	03/25/14	R.B.M.	REVISED WATER LINES & NOTES
2	03/07/14	R.B.M.	REVISED WATER LINES & NOTES
1	12/18/13	R.B.M.	REVISED WATER LINES

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET

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ENGINEER	CHARLES T. BROWN, P.E.
	P.O. BOX 4470 NEW WINDSOR, N.Y. 12553
WATER DETAILS	
2 LOT SUBDIVISION ENTITLED:	
CD BANNERMAN VIEW DRIVE SUBDIVISION	
BANNERMAN VIEW DRIVE (S/B/L: 22-4-6)	
TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK	
DATE 10/02/13	SCALE AS NOTED
JOB NUMBER 13133CDS	SHEET NUMBER 3 OF 3

