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

**PROJECT: CRONK ESTATES III**  
**PROJECT NO.: 2015-14**  
**PROJECT LOCATION: SECTION 1, BLOCK 2, LOT 17.24**  
**PROJECT REPRESENTATIVE: TALCOTT ENGINEERING**  
**REVIEW DATE: 5 AUGUST 2015**  
**MEETING DATE: 6 AUGUST 2015**

1. The Applicant's representative have addressed our previous comments regarding the subject project. The subsurface sanitary sewer disposal system has been revised to provide a 200 foot minimum separation distance.

Respectfully submitted,

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

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Patrick J. Hines  
Principal

# Talcott Engineering

## DESIGN, PLLC

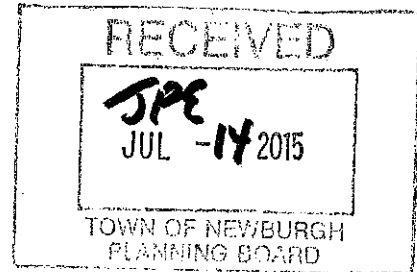
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Town of Newburgh  
Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

July 10, 2015

Attn: John Ewasutyn, Chairman

Re: Project Narrative  
P.B. Project No. 2015-14  
Cronk Estates III  
SBL: 1-2-17.24  
Job No. 14199-GGD



### PROJECT NARRATIVE

Dear John,

Please be advised that Talcott Engineering has prepared revise plans for the above referenced project. Revisions are as follows;

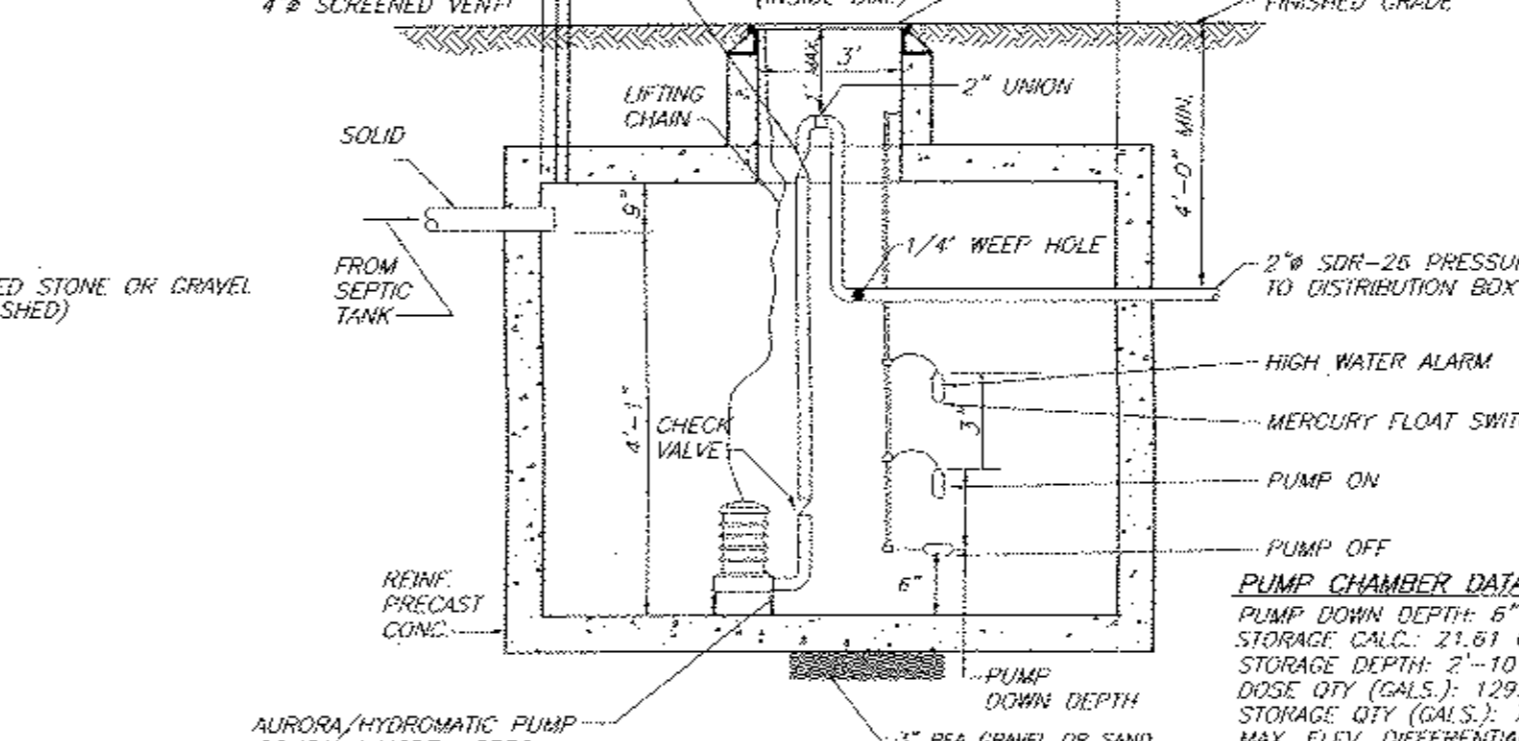
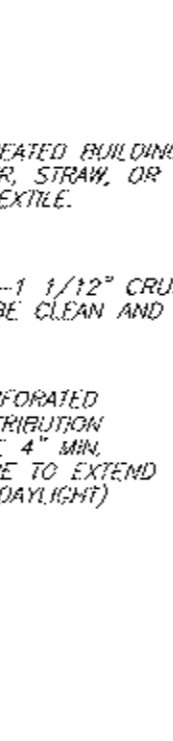
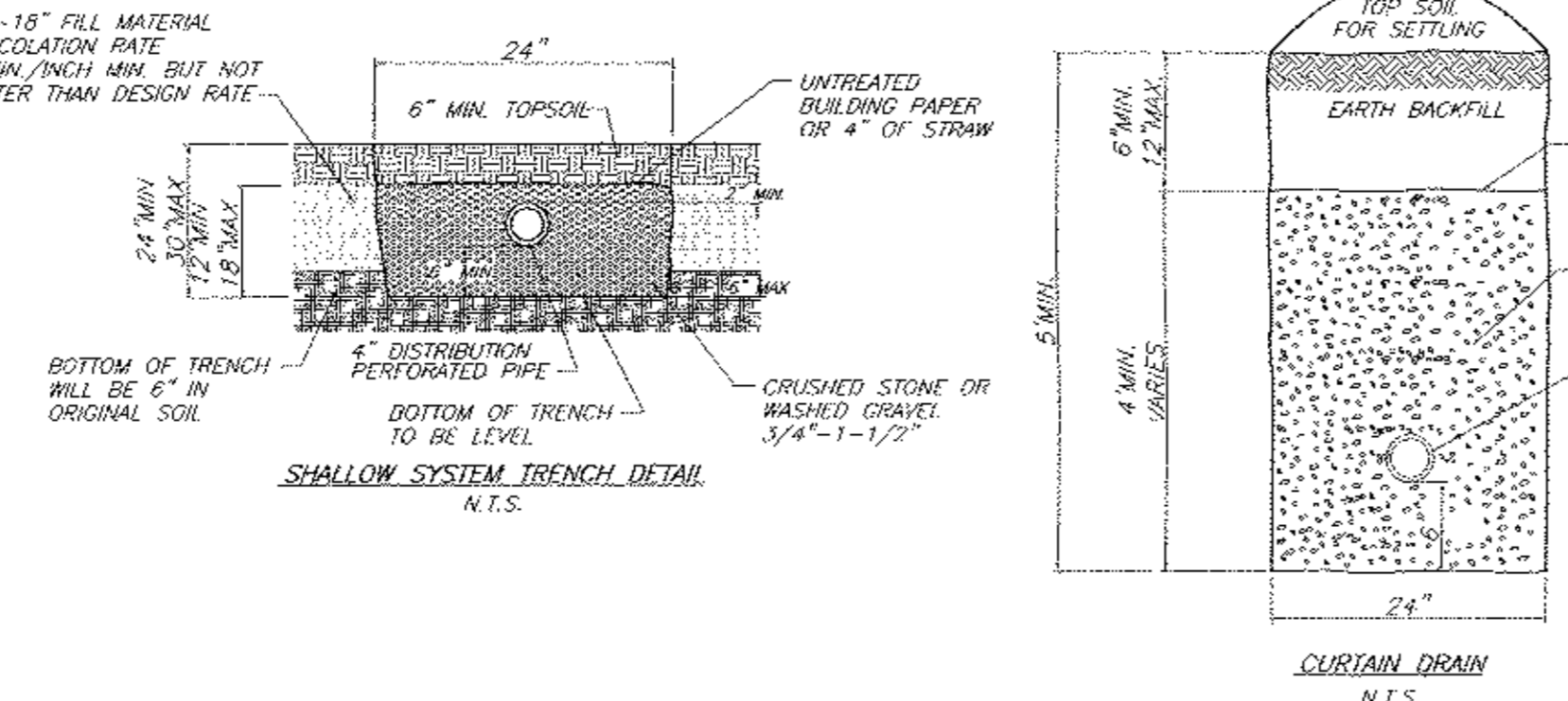
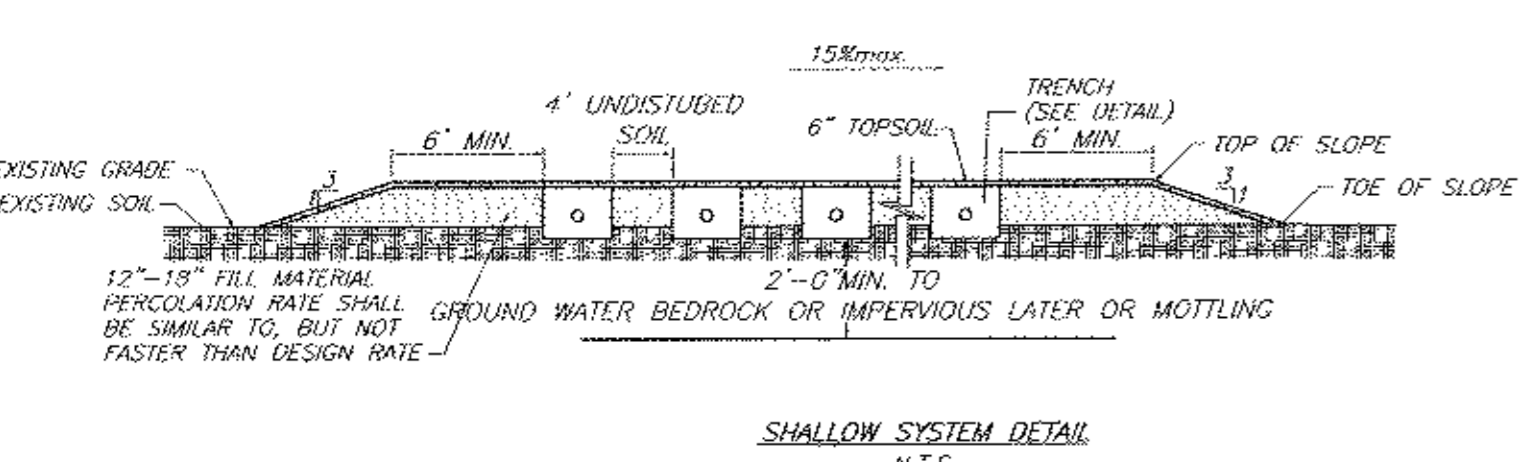
- 1) The date of the previous subdivision is June 1<sup>st</sup> 2012
- 2) Separation distance between the proposed lot 11 SDS and the existing lot #11 well in now 200' min.
- 3) Adjoining lots SDS and wells have been added
- 4) Culvert size on lot #11 is labeled as 15"
- 5) Project will be listed under previous SPDES.
- 6) Existing driveway on cul de sac are now shown.
- 7) Town note requiring asbuit have been added to plans.

TE has prepared and delivered eleven sets of revised plans for delivery to the Planning Board upon your authorization.

Respectfully yours,

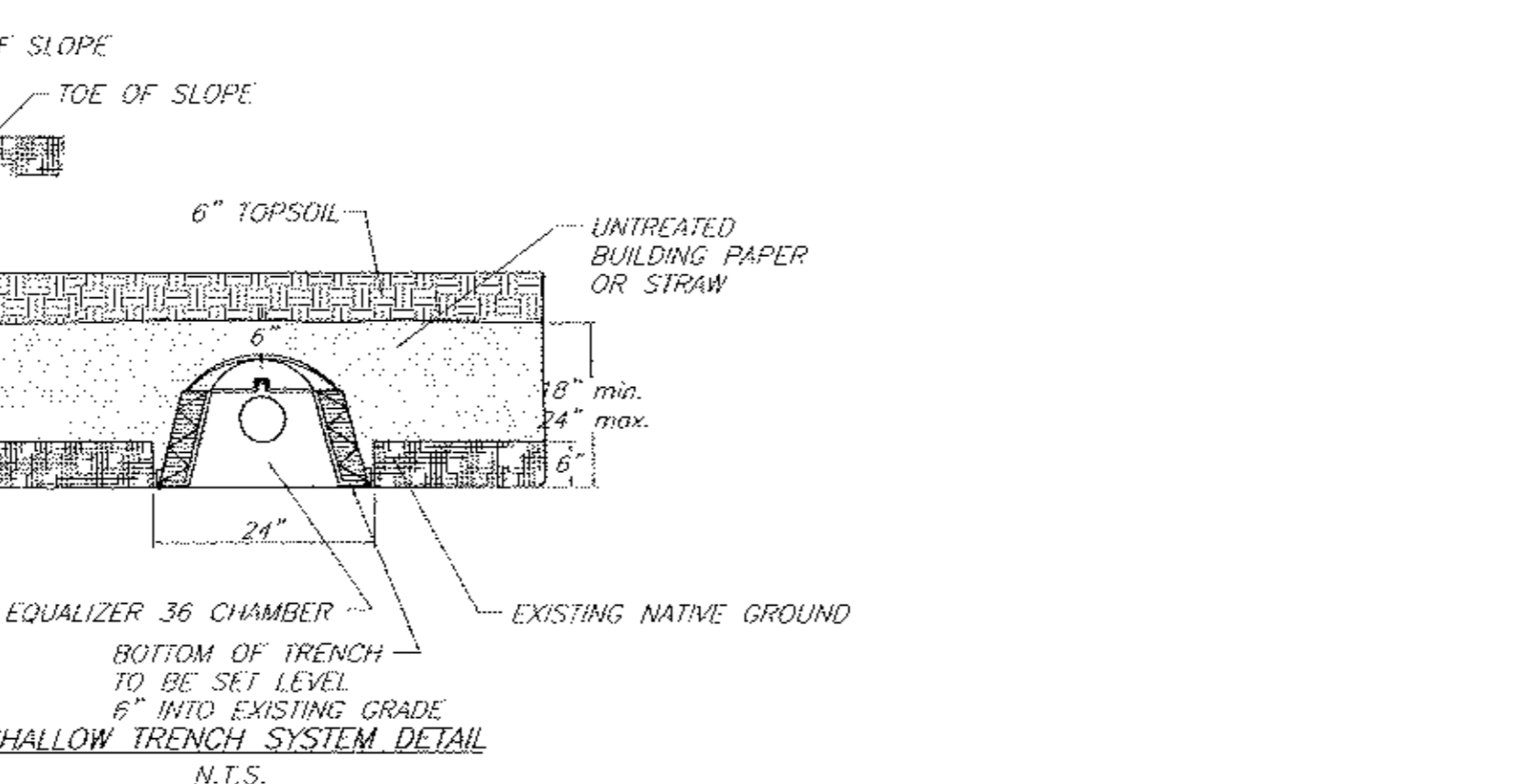
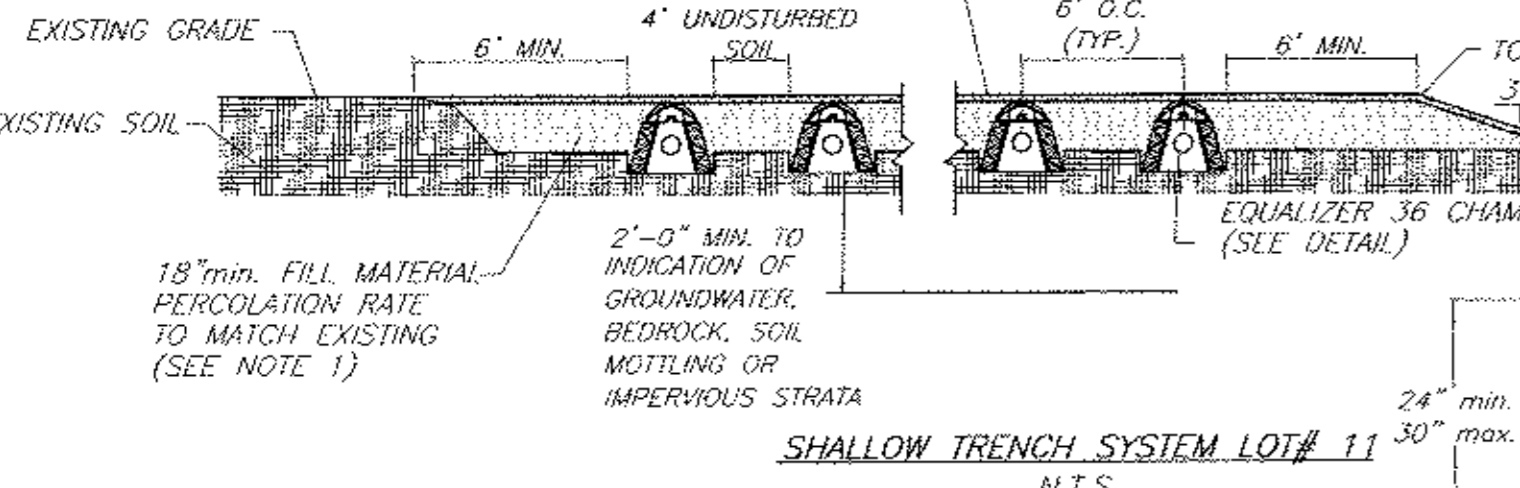
Charles T. Brown, P.E. – President  
Talcott Engineering





**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 FIELDS.
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 NET SOIL.
6. BANK 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 RE-SUBMISSION FOR APPROVAL.
15. HEAVY EQUIPMENT SHALL BE KEPT OFF OF 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 GARAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS RE-DESIGNED TO ACCOMMODATE THESE.
17. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEWAGE 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.



**PUMP CHAMBER NOTES:**

1. CONTRACTOR SHALL DETERMINE LENGTHS OF REQUIRED ELECTRICAL CABLE AND AVAILABLE VOLTAGE PRIOR TO ORDERING EQUIPMENT.
2. ALL WIRING SHALL CONFORM TO NATIONAL ELECTRICAL CODE & LOCAL CODE REQUIREMENTS.
3. THE POWER AND CONTROL WIRING SHALL BE MADE INDIRECTLY TO THE CONTROL PANEL WITHOUT AND OUTSIDE SPLICES. CONTROL PANEL TO BE LOCKED INSIDE BASEMENT OF HOUSE. AUDIBLE ALARMS AND FLASHING LIGHT.
4. A N.Y.S. PROFESSIONAL ENGINEER MUST CERTIFY TO THE CONSTRUCTION OF THE SYSTEM.
5. QUANTITY Dosed IS BASED UPON 75% OF 4" PIPE AND 100% OF FORCE MAIN.
6. QUANTITY STORED IS BASED UPON (1) DAYS FLOW MINIMUM.
7. AS-BUILT MUST SHOW FORCE MAIN LOCATION.

**3BR DOSING QUANTITY**

PUMP DOWN DEPTH: 6'  
 STORAGE CALC: 21.61 GALS/IN  
 STORAGE DEPTH: 2'-10"  
 DOSE QTY (GALS.): 129.66 GALS.  
 STORAGE QTY (GALS.): 734.74 GALS.  
 MAX. ELEV. DIFFERENTIAL: 28'

**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 25-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE,"  
 "GREEN BOOK, RESIDENTIAL ON-SITE WASTEWATER TREATMENT SYSTEMS, DESIGN HANDBOOK 2012,"  
 "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH,"  
 "PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."

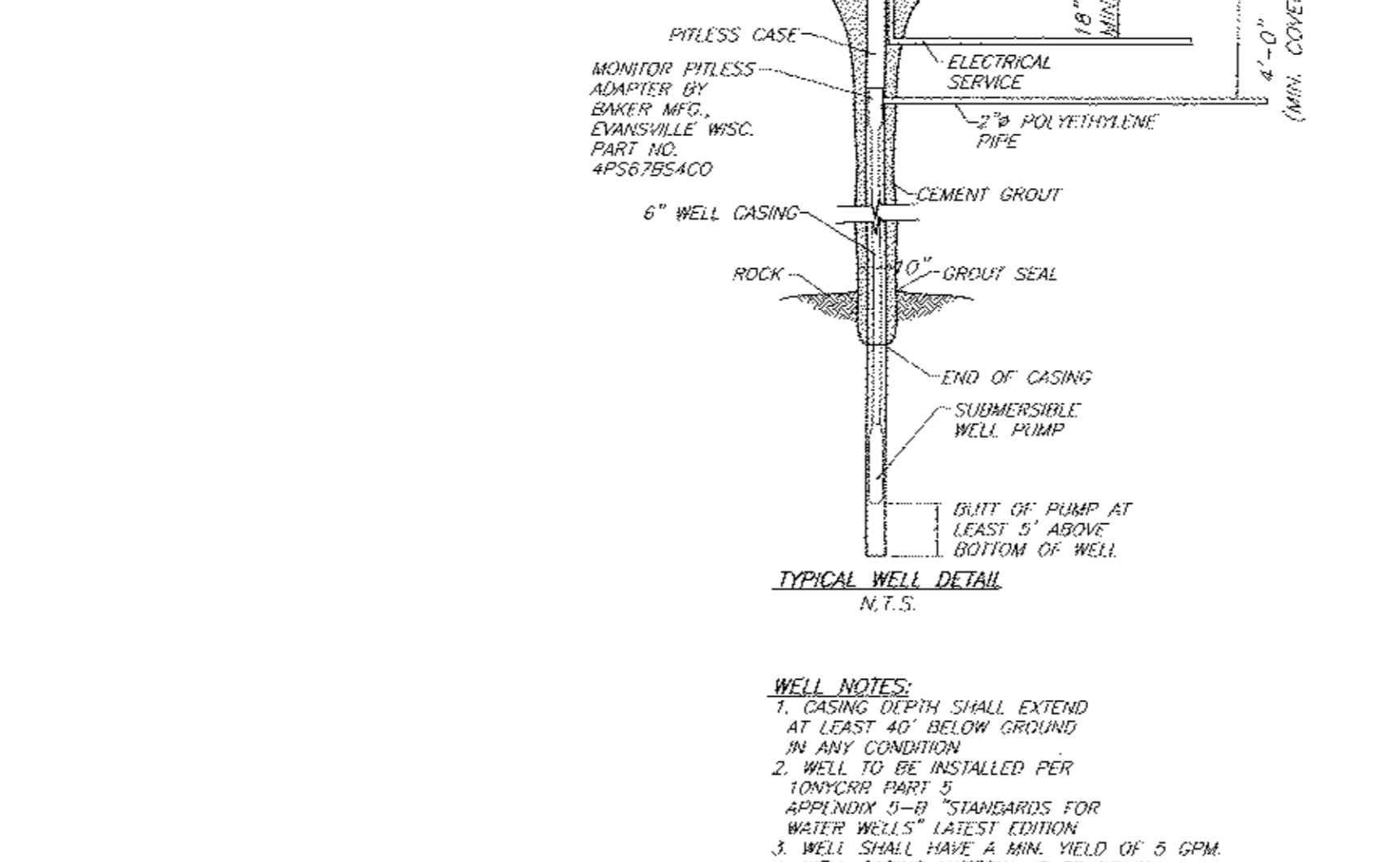
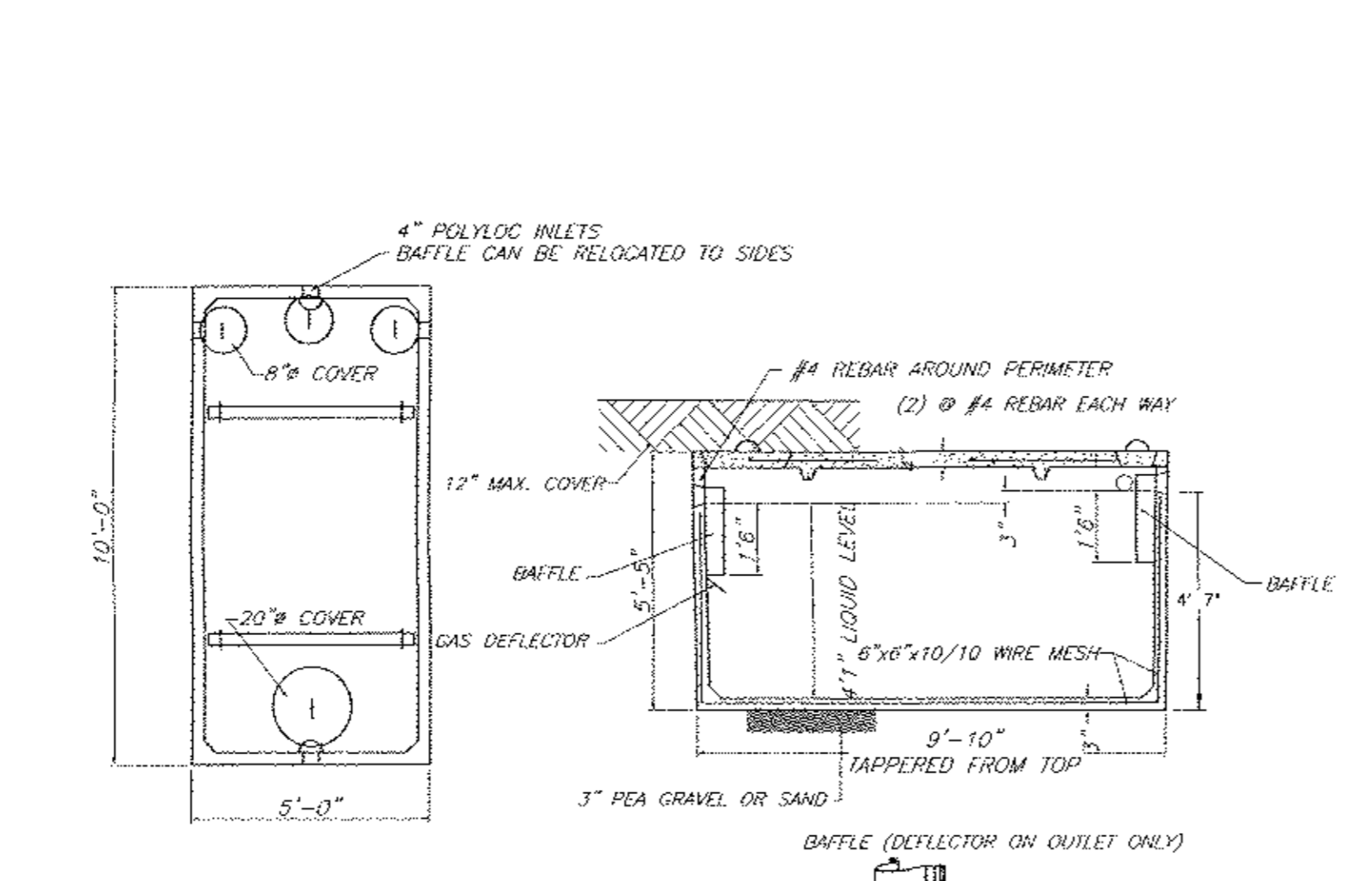
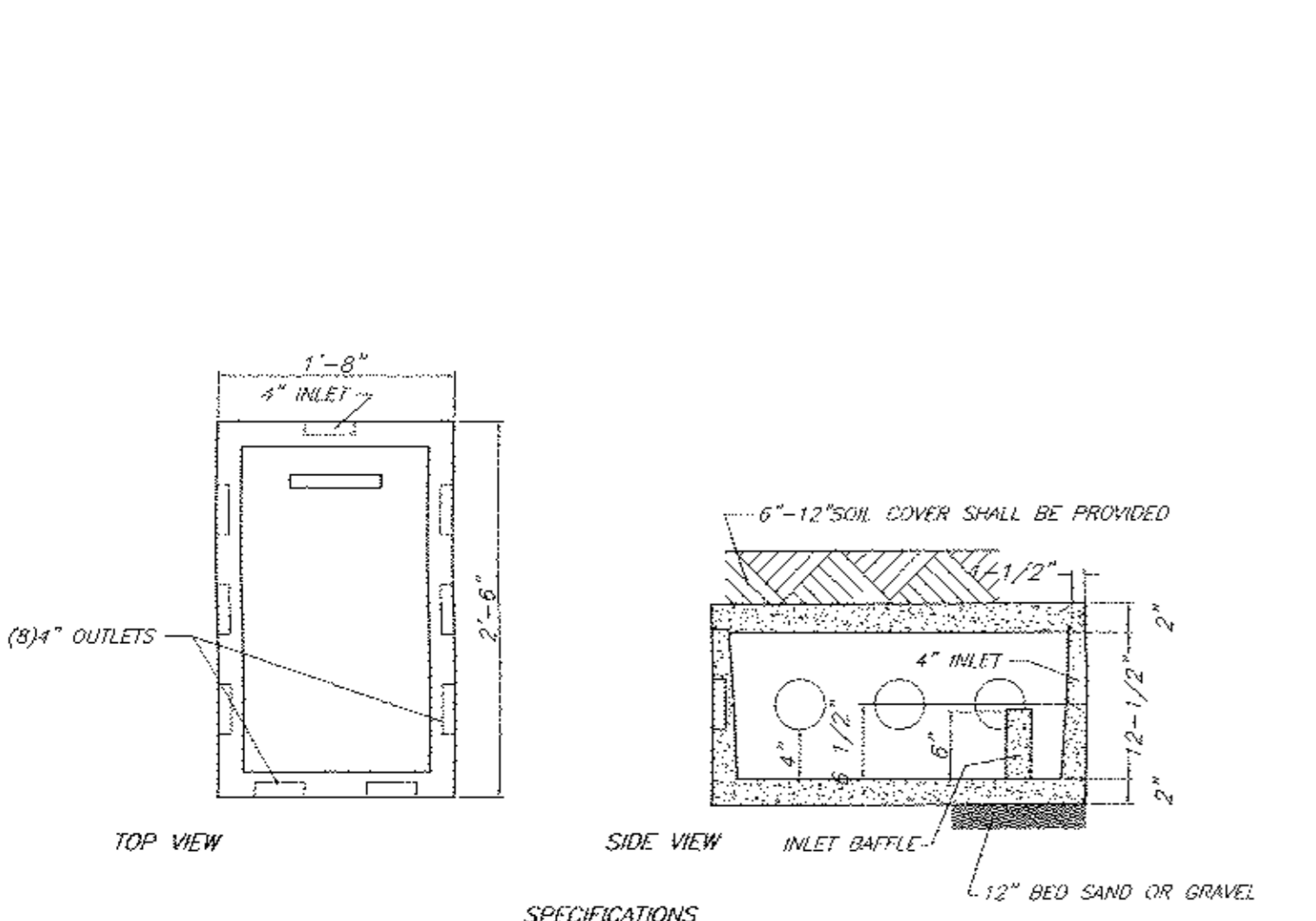
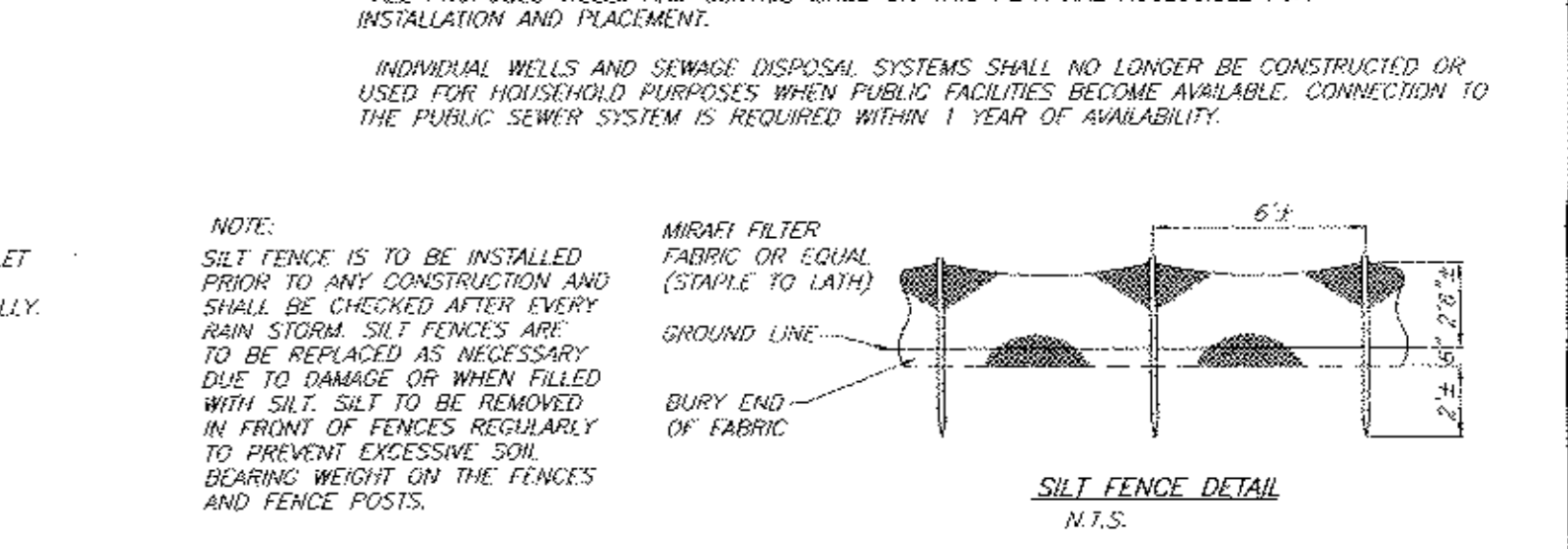
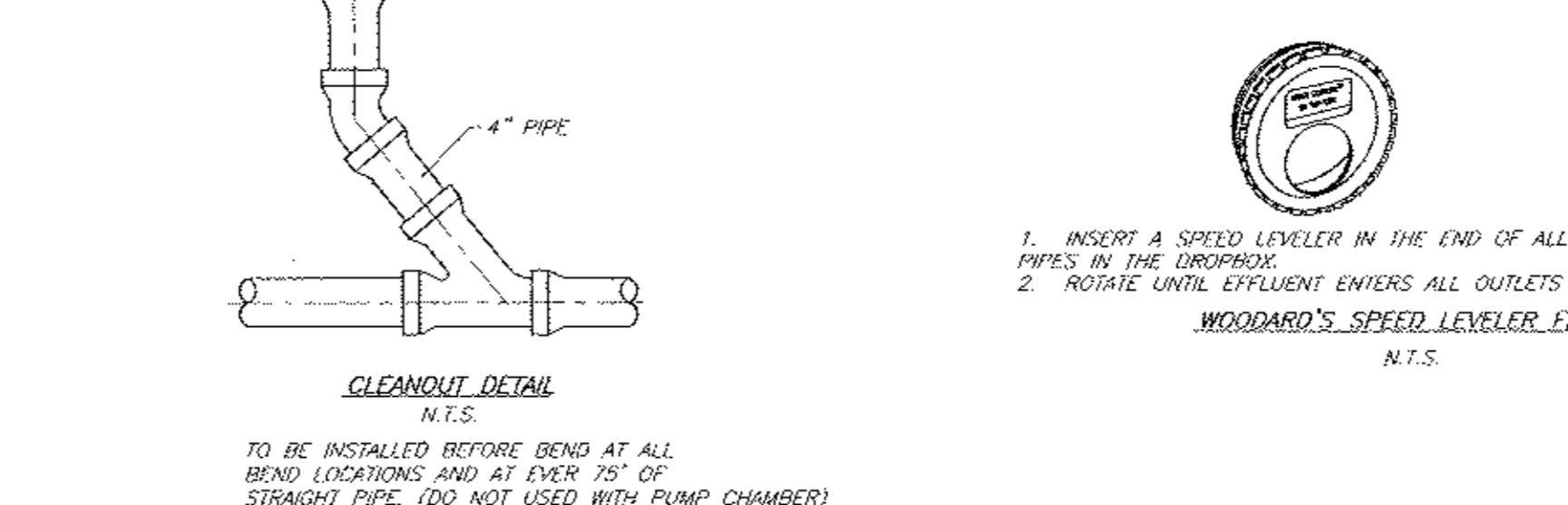
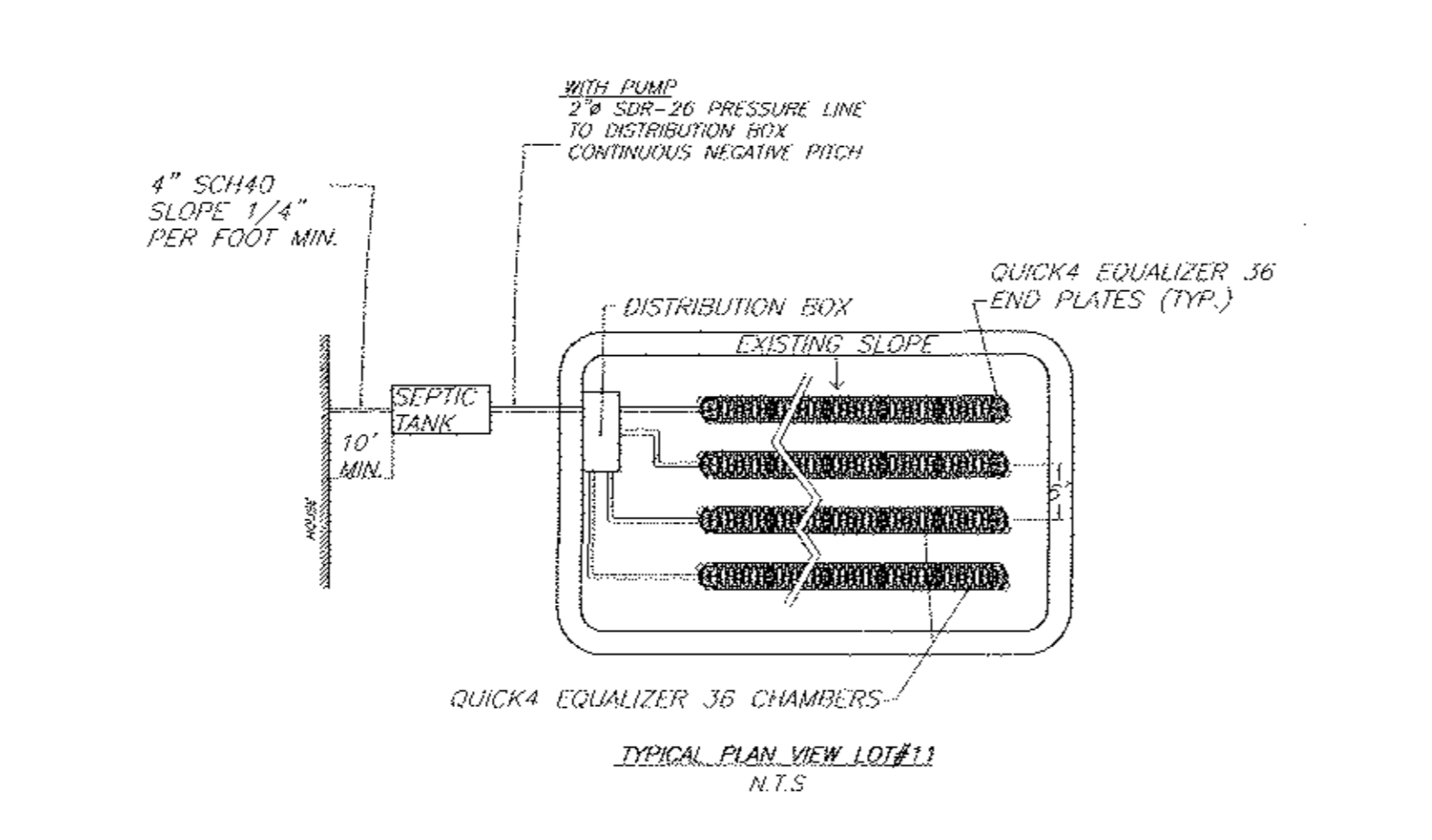
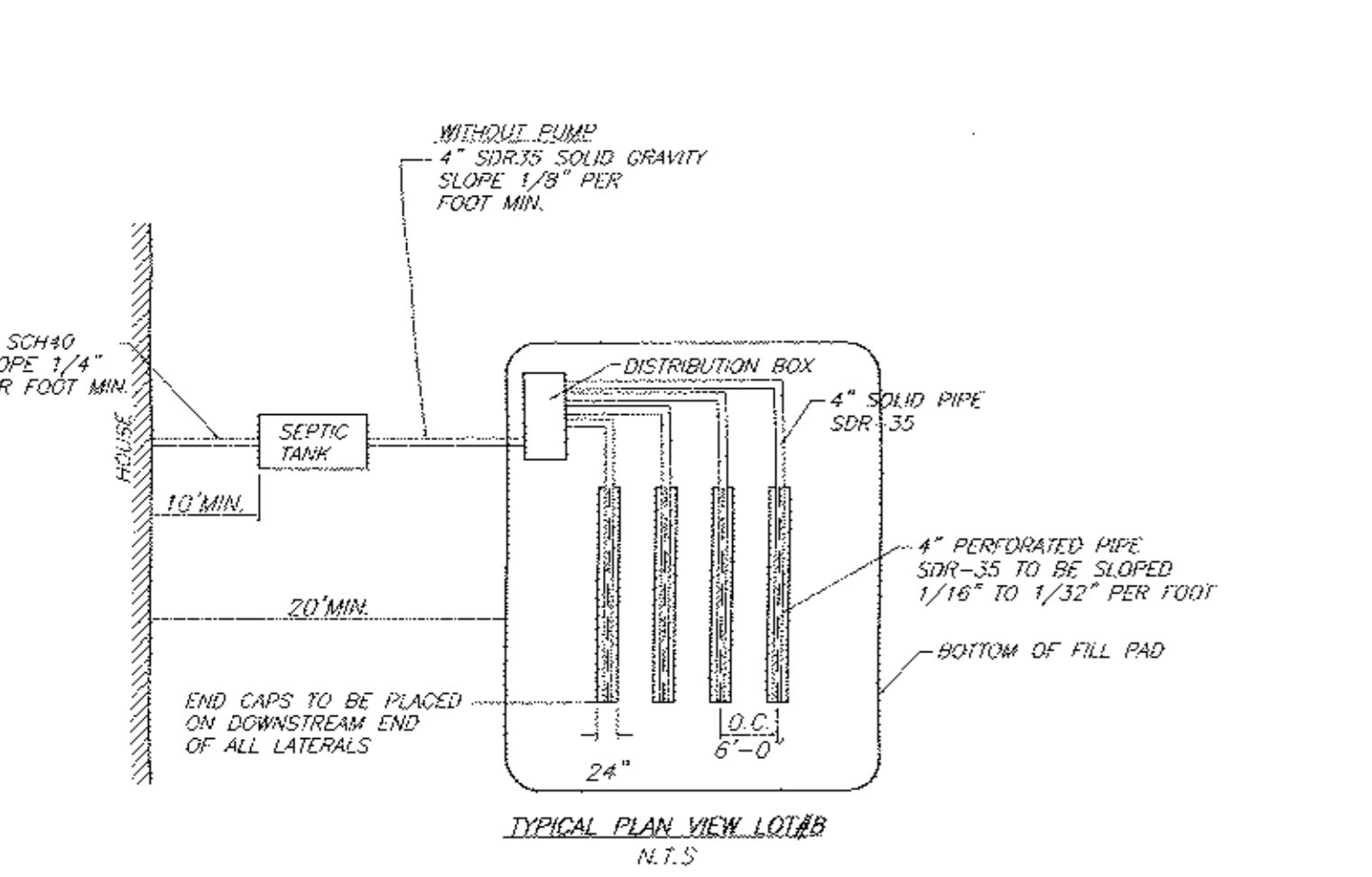
"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."

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.

**SHALLOW TRENCH SYSTEM NOTES:**

1. USABLE FILL SHOULD HAVE A PERCOLATION RATE SIMILAR TO BUT NOT FASTER THAN THE USABLE SOIL PERCOLATION RATE.
2. MAXIMUM DEPTH OF USABLE FILL PLUS SIX INCHES OF TOPSOIL SHALL NOT EXCEED 30".
3. TRENCH BOTTOMS SHALL BE LEVEL. TRENCHES SHALL BE PARALLEL TO GROUND CONTOURS.
4. ON SLOPED SITES, A DIVERSION DITCH SHALL BE CONSTRUCTED UPHILL FROM THE FILL TO PREVENT EROSION.
5. FILL SHALL EXTEND AT LEAST 5.5" BEYOND ENDS OF TRENCHES BEFORE STARTING 1 ON 3 EDGES OF FILL.



**WELL NOTES:**

1. CASING DEPTH SHALL EXTEND AT LEAST 40' BELOW GROUND IN ANY CONDITION.
2. WELL TO BE INSTALLED PER TONYCRU PART 5.
3. APPENDIX 9-B "STANDARDS FOR WATER WELLS" LATEST EDITION.
4. WELL CASING MATERIAL IS TO BE IN COMPLIANCE WITH ANRMA STANDARD A-100, LATEST VERSION.

**SPECIFICATIONS**

WOODWARD'S PRECAST #6 OUTLET DISTRIBUTION BOX N.T.S.

CONCRETE MINIMUM STRENGTH - 4,000 PSI AT 28 DAYS  
 REINFORCEMENT - FIBER  
 AIR ENTRAPMENT - 5%  
 PIPE CONNECTION - POLYLOC SEAL (PATENTED)  
 LOAD RATING - 300 PSF WEIGHT - 290 LBS

**SPECIFICATIONS**

WOODWARD'S 1250GAL SEPTIC TANK OR EQUIV N.T.S.

CONCRETE MINIMUM STRENGTH - 4,000 PSI AT 28 DAYS  
 REINFORCEMENT - 6"x6" O.C. WWF, #4 REBAR  
 AIR ENTRAPMENT - 5%  
 CONSTRUCTION JOINT - BUTYL RUBBER - BASE CEMENT  
 PIPE CONNECTION - POLYLOC SEAL (PATENTED)  
 LOAD RATING - 300PSF WEIGHT - 290LBS

**REVISIONS**

REV.	DATE	BY	DESCRIPTION
1	07/09/15	R.B.M.	PER PLANNING BOARD COMMENTS

PLANNING BOARD# 2015-14  
 THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

**ENGINEER**

**TALCOTT ENGINEERING DESIGN PLLC**

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 (FAX) (845)-569-4583  
 TALCOTTDESIGN12@GMAIL.COM

**PROPOSED SUBDIVISION ENTITLED**  
**CROCK ESTATES III**  
**PEACEFUL COURT, SBL 1-2-17.24, LOT#8, FM# 164-12**  
**TOWN OF NEWBURGH ORANGE COUNTY NY**

DATE: 06/10/15  
 SCALE: AS NOTED  
 JOB NUMBER: 14199-GGD  
 SHEET NUMBER: 2 OF 2