

Talcott Engineering

DESIGN, PLLC.

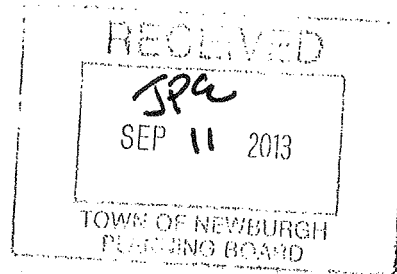
1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550
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Town of Newburgh
Planning Board
308 Gardnertown Road
Newburgh, NY 12550

September 11, 2013

Attn: John Ewasutyn, Chairman

Re: Project Narrative
C.D. Bannerman View Subdivision
Lands of C.D. & Sons Construction Corp.
S-B-L: 22-4-6
Job No. 13133-CDS



PROJECT NARRATIVE

The subject parcel is a 0.82 acre tract located at 12 Bannerman View Drive, a private road (at the bend). Said private road runs from Brooker Drive to South Brooker Drive. The parcel is located in a Residential (R-3) Zoning District.

The 2 foot interval contours demonstrate topography of moderate slopes which breaks southwesterly from a high point at the northeasterly property corner. All of S-B-L 22-4-6 soil is moderately well drained.

The applicant, Carlos Domingues of C.D. & Sons Construction Corp. proposes subdividing his existing 0.82 acre parcel into 2 lots, creating 1 new lot served by town water and sanitary disposal system. . All necessary soil testing has been done by Talcott Engineering for the new in-ground sanitary disposal system for Lot No. 2. The soil is MdB-Manderin gravelly silt loam soils. Proposed lots are as follows;

Lot No.1	Existing 3 Bedroom House (under construction)	17,160 sq ft proposed	0.39 acres
Lot No.2	Proposed 3 Bedroom House	19,000 sq ft proposed	0.43 acres

The lots will need minor area variances.

Enclosed are 12 sets of project plans, 12 applications, 12 EAFs, along with a fee check for \$700.00 and an escrow check for \$2,000.00.

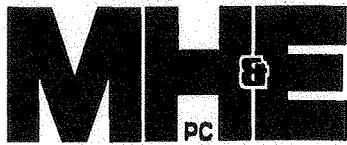
If you have any questions or concerns, please do not hesitate to contact me at the above number.

Sincerely,

A handwritten signature in dark ink, appearing to be "Charles T. Brown", written over a horizontal line.

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

P.C.- Carlos Domingues



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

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WILLIAM J. HAUSER, P.E. (NY, NJ & PA)
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**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: C.D. BANNERMAN VIEW SUBDIVISION
PROJECT NO.: 13-17
PROJECT LOCATION: SECTION 22, BLOCK 4, LOT 6
PROJECT REPRESENTATIVE: TALCOTT ENGINEERING
REVIEW DATE: 16 SEPTEMBER 2013
MEETING DATE: 19 SEPTEMBER 2013

1. Variances for the proposed subdivision will be required including Lot 1, one side yard, minimum lot width, Lot 2, minimum lot width.
2. Location of proposed water line connection should be depicted. Town of Newburgh Water System notes are required.
3. Subsurface sanitary sewer disposal system designs will be required.
4. Existing topography should be depicted on plans.
5. Separation from adjoining wells must be identified.

Respectfully submitted,

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

Patrick J. Hines, Associate

REGIONAL OFFICES

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