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Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)

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

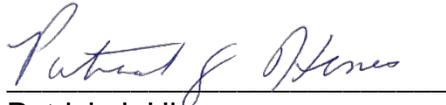
**PROJECT: DORRMANN SUBDIVISION**  
**PROJECT NO.: 21-03**  
**PROJECT LOCATION: SECTION 1, BLOCK 1, LOT 93**  
**REVIEW DATE: 29 JANUARY 2021**  
**MEETING DATE: 4 FEBRUARY 2021**  
**PROJECT REPRESENTATIVE: TALCOTT ENGINEERING**

1. Information pertaining to the existing private roadway, Weaver Road, should be provided.
2. The amount of frontage depicted on Weaver Road for proposed Lot #1 should be identified on the plan.
3. An existing storage trailer is depicted on proposed Lot #2. Storage trailers are not permitted on residential lots.
4. Location of septic system on both lots must be depicted. Separation from adjoining wells on all surrounding parcels must be depicted.
5. A delineation of the Federal Jurisdictional Wetlands on the site should be submitted for the Board's use. Currently all wetland areas are identified as approximate.
6. Information regarding the proposed 23 foot driveway easement to adjoining lot, lands now or formally Stewart, Tax Lot 28.21 should be submitted for the Planning Board Attorney review. It appears that the creation of the easement will permit three houses on a new or extended access drive. A private road may be required based on the three houses utilizing what is identified as a proposed easement.
7. The Planning Board should discuss the topography depicted only on the inset plan. Town subdivision regulations require topography to be depicted on the lot. Town Planning Board would have to issue a waiver if entire site topography is not depicted.
8. Project must be submitted to Orange County Planning Department as project abuts the NYS Thruway.

9. An Adjoiners Notice must be sent for notification of all surrounding land owners within 500 feet of the project.

Respectfully submitted,

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

A handwritten signature in blue ink, appearing to read "Patrick J. Hines", is written over a horizontal line.

Patrick J. Hines  
Principal

PJH/kbw

# Talcott Engineering

## DESIGN, PLLC

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

Town of Newburgh  
Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

January 12, 2021

Attn: John Ewasutyn, Chairman

Re: Project Narrative  
2 Lot Subdivision for Dorrmann  
Weaver Road  
Town Project No. 2021-XX  
S-B-L: 11-1-93  
Job No. 20177-RDR  
Zone: AR

### 2 Lot Subdivision for Dorrmann PROJECT NARRATIVE

The subject parcel is a 30.30 acre lot with an new single family residence, owned by Robert Dorrmann and Fay Ciacci, located on Weaver Road. The property is located in the AR Zone. The existing residence is serviced by on site well and septic and is accessed via Weaver Road, a private road.

The proposal is to subdivide the lot to create one new single family building lot. The new lot will be serviced by on an on site well and septic system.

On your authorization I will deliver 12 sets of prints to you, applications, and EAF Long Forms along with checks for \$550.00 for application fee, \$150.00 for the Public Hearing, and \$2,000.00 for escrow. I will deliver one set to Pat Hines and deliver one set to Dominic Cordisco, Esq.

Respectfully yours,

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

PC; Rob Dorrmann, Owner  
Pat Hines  
Dominic Cordisco

**TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550**

**DATE RECEIVED:** \_\_\_\_\_ **TOWN FILE NO:** \_\_\_\_\_  
(Application fee returnable with this application)

**1. Title of Subdivision/Site Plan (Project name):**

DORRMANN 2 LOT SUBDIVISION

**2. Owner of Lands to be reviewed:**

**Name** ROBERT DORRMANN

**Address** 35 COCOA LANE

NEWBURGH, NY 12550

**Phone** 845-527-2514

**3. Applicant Information (If different than owner):**

**Name** (SAME)

**Address** \_\_\_\_\_

**Representative** Charles T Brown, PE/TALCOTT ENGINEERING

**Phone** 845-569-8400

**Fax** 845-569-4583

**Email** TALCOTTDESIGN12@GMAIL.COM

**4. Subdivision/Site Plan prepared by:**

**Name** TALCOTT ENGINEERING DESIGN, PLLC

**Address** 1 GARDNERTOWN ROAD

NEWBURGH, NY 12550

**Phone/Fax** 845-569-8400/845-569-4583

**5. Location of lands to be reviewed:**

34 WEAVER ROAD

**6. Zone** AR  
**Acreeage** 30.30

**Fire District** CRONOMER VALLEY  
**School District** WALKKILL

**7. Tax Map: Section** 11 **Block** 1 **Lot** 93

**8. Project Description and Purpose of Review:**

Number of existing lots 1      Number of proposed lots 2  
Lot line change N/A  
Site plan review N/A  
Clearing and grading N/A  
Other N/A

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

**9. Easements or other restrictions on property:**

(Describe generally) EASEMENT FOR NYS THRUWAY AUTHORITY

**10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:**

Signature [Handwritten Signature] Title OWNER

Date: 1/5/21

**NOTE:** If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

**TOWN OF NEWBURGH PLANNING BOARD**

**DORRMANN 2 LOT SUBDIVISION**

**PROJECT NAME**

**CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN**

**I. The following items shall be submitted with a COMPLETED Planning Board Application Form.**

1.  Environmental Assessment Form As Required
2.  Proxy Statement
3.  Application Fees
4.  Completed Checklist (Automatic rejection of application without checklist)

**II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.**

1.  Name and address of applicant
2.  N/A Name and address of owner (if different from applicant)
3.  Subdivision or Site Plan and Location
4.  Tax Map Data (Section-Block-Lot)
5.  Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6.  Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7.  N/A Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8.  Date of plan preparation and/or plan revisions
9.  Scale the plan is drawn to (Max 1" = 100')
10.  North Arrow pointing generally up

11.  Surveyor,s Certification
12.  Surveyor's seal and signature
13.  Name of adjoining owners
14.  Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.  N/A Flood plain boundaries
16.  Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17.  Metes and bounds of all lots
18.  Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19.  Show existing or proposed easements (note restrictions)
20.  Right-of-way width and Rights of Access and Utility Placement
21.  N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22.  Lot area (in sq. ft. for each lot less than 2 acres)
23.  Number of lots including residual lot
24.  N/A Show any existing waterways
25.  N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26.  ~~X~~ Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27.  Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28.  Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29.  Show topographical data with 2 or 5 ft. contours on initial submission

30. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. X The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- \_\_\_\_\_
- \_\_\_\_\_
37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- \_\_\_\_\_
- \_\_\_\_\_
38. \_\_\_\_\_ List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: \_\_\_\_\_



Licensed Professional

Date: 1/12/2020

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

**FEE ACKNOWLEDGEMENT**

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

ROBERT DORRMANN

\_\_\_\_\_  
**APPLICANT'S NAME (printed)**

  
\_\_\_\_\_  
**APPLICANT'S SIGNATURE**

1/5/21  
\_\_\_\_\_  
**DATE**

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

**PROXY**

(OWNER) ROBERT DORRMANN, **DEPOSES AND SAYS THAT HE/SHE**

**RESIDES AT** 35 COCOA LANE, NEWBURGH, NY

**IN THE COUNTY OF** ORANGE

**AND STATE OF** NEW YORK

**AND THAT HE/SHE IS THE OWNER IN FEE OF** \_\_\_\_\_

34 WEAVER ROAD, NEWBURGH, NY

**WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING**

**APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH**

**PLANNING BOARD AND** Charles T Brown, PE/TALCOTT ENGINEERING **IS AUTHORIZED**

**TO REPRESENT THEM AT MEETINGS OF SAID BOARD.**

**DATED:** 1/5/21

  
OWNERS SIGNATURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ROBERT DORRMANN  
OWNERS NAME (printed)

  
WITNESS' SIGNATURE

**NAMES OF ADDITIONAL  
REPRESENTATIVES**

Raymond B McKeever  
WITNESS' NAME (printed)

**PLANNING BOARD DISCLAIMER STATEMENT**  
**TO APPLICANTS**

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

1/5/21  
DATED

ROBERT DORRMANN  
APPLICANT'S NAME (printed)

  
APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,  
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

X \_\_\_\_\_ **NONE**

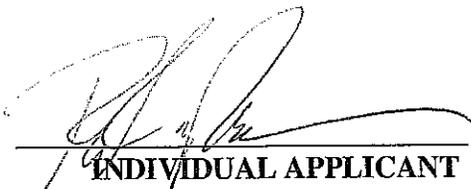
\_\_\_\_\_ **NAME, ADDRESS, RELATIONSHIP OR INTEREST**  
(financial or otherwise)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

\_\_\_\_\_ **TOWN BOARD**  
X \_\_\_\_\_ **PLANNING BOARD**  
\_\_\_\_\_ **ZONING BOARD OF APPEALS**  
\_\_\_\_\_ **ZONING ENFORCEMENT OFFICER**  
\_\_\_\_\_ **BUILDING INSPECTOR**  
\_\_\_\_\_ **OTHER**

1/12/20  
DATED

  
INDIVIDUAL APPLICANT

\_\_\_\_\_  
**CORPORATE OR PARTNERSHIP APPLICANT**

BY: \_\_\_\_\_  
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

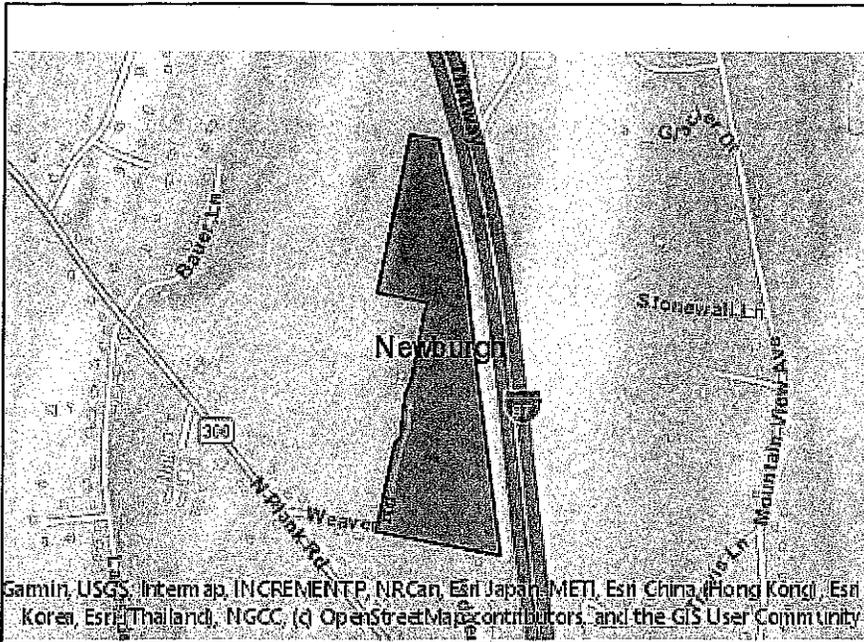
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

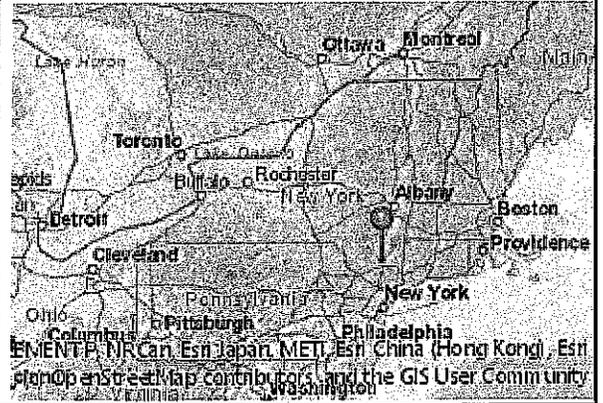
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project:		TED # 20177-RDR	
DORRMAN 2 LOT SUBDIVISION			
Project Location (describe, and attach a location map):			
34 WEAVER ROAD, TOWN OF NEWBURGH, NY			
Brief Description of Proposed Action:			
SUBDIVIDE AN EXISTING 30.30 ACRE PARCEL CONTAINING AN EXISTING SINGLE FAMILY RESIDENCE TO CREAT ONE NEW BUILDING LOT FOR A NEW SINGLE FAMILY RESIDENCE.			
Name of Applicant or Sponsor:		Telephone: 845-527-2514	
ROBERT DORRMANN		E-Mail: FDNYHARLEMHEART@AOL.COM	
Address:			
35 COCOA LANE			
City/PO:		State:	Zip Code:
NEWBURGH		NY	12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		30.30 acres	
b. Total acreage to be physically disturbed?		0.50 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		30.30 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ ON SITE WELL	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ ON SITE SUBSURFACE SEWERAGE DISPOSAL SYSTEM	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	



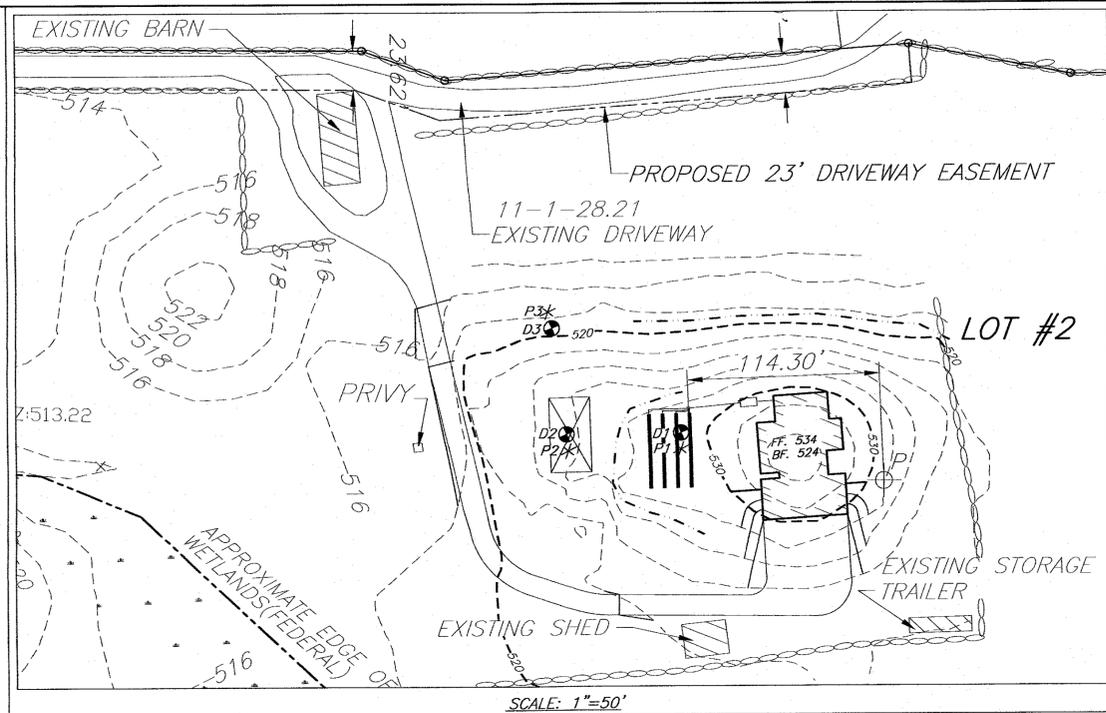


**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

ZONING SCHEDULE	REQUIRED	PROPOSED LOT #1	PROPOSED LOT #2
ZONE: AR			
MINIMUM LOT AREA	40,000sf	210,377sf/4.8ac	1,109,233sf/24.46ac
MINIMUM YARDS (feet)			
FRONT	50'	109'	50'
REAR	50'	555'	2,385'
SIDE			
ONE	30'	54'	30'
BOTH	80'	121'	80'
MINIMUM LOT WIDTH (feet)	150'	214'	280'
MINIMUM LOT DEPTH (feet)	150'	714'	150'
MAXIMUM HEIGHT	35'	<35'	<35'



**DEEP TEST**

- D1 69" DEEP 08/17/2020  
0-9" TOP SOIL  
9"-69" SANDY LOAM  
NO ROCK, NO WATER, NO MOTTLING
- D2 60" DEEP 08/17/2020  
0-9" TOP SOIL  
9"-60" CLAY LOAM  
NO ROCK, NO WATER, NO MOTTLING
- D3 44" DEEP 08/17/2020  
0-9" TOP SOIL  
9"-44" CLAY LOAM  
NO ROCK, NO WATER, NO MOTTLING
- D4 63" DEEP 08/17/2020  
0-9" TOP SOIL  
9"-63" CLAY LOAM  
NO ROCK, NO WATER, NO MOTTLING

**PERCOLATION TEST**

* P2	24" DEEP	08/17/2020	1	2	3	4	5	6
RUN			12:46	15:07	16:20	17:07	19:20	19:36
STABILIZED PERCOLATION RATE: 19 MINUTES / INCH								

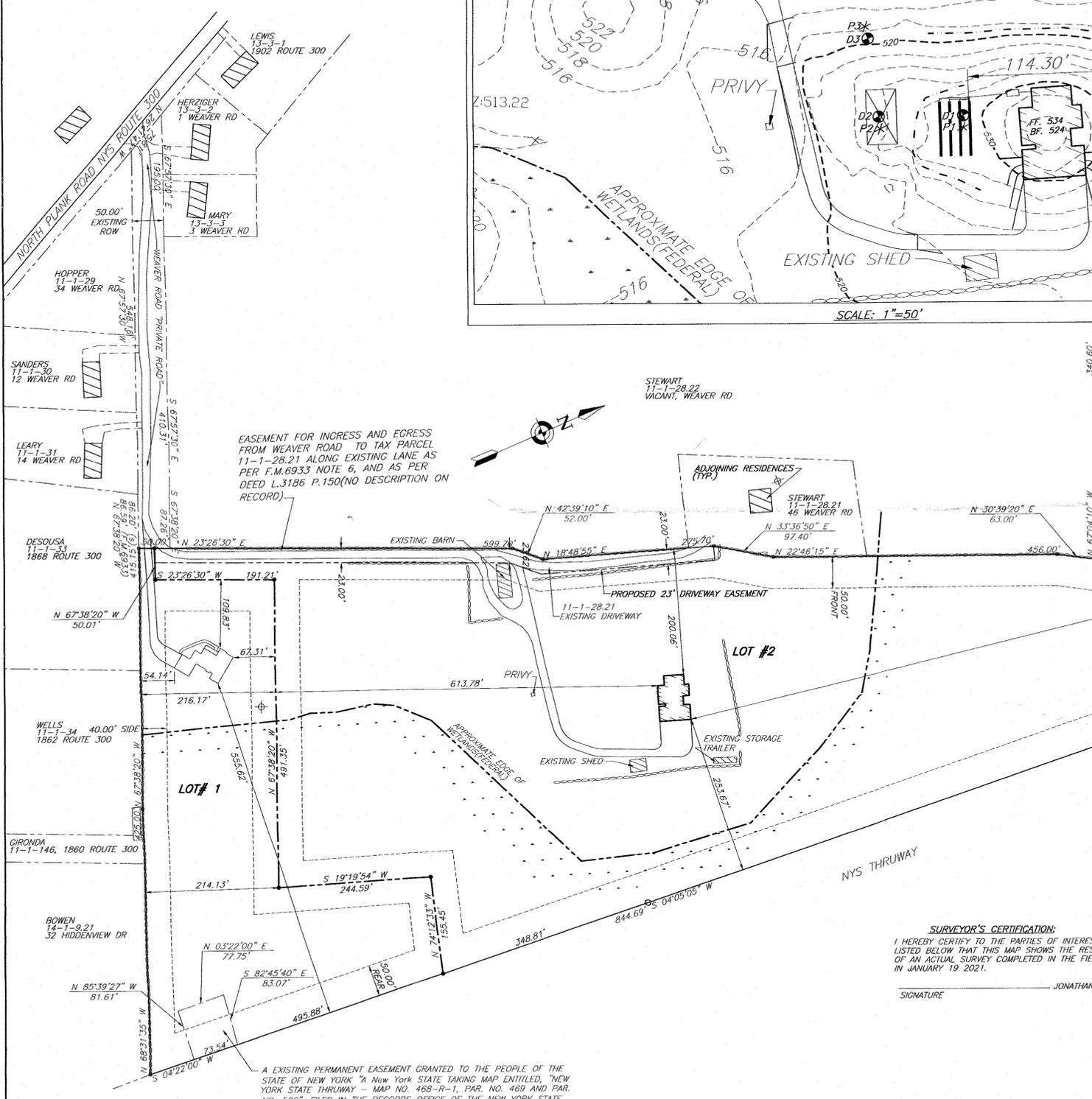
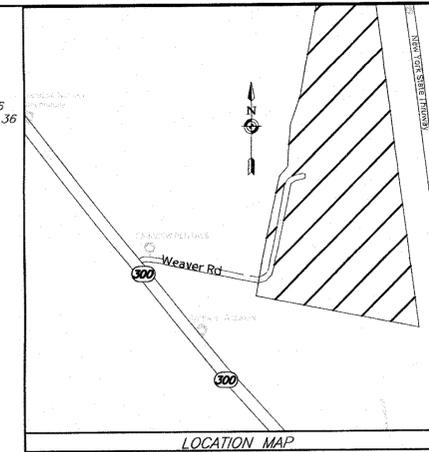
* P3	24" DEEP	08/17/2020	1	2	3
RUN			20:34	30:26	30:57
STABILIZED PERCOLATION RATE: 30 MINUTES / INCH					

**LOT#2 SEPTIC DESIGN CRITERIA:**

1. NO. OF BEDROOMS- 4
2. SEPTIC TANK DESIGN-1,250 GAL
3. STABILIZED PERCOLATION RATE- 31-45 MIN
4. FLOW RATE (GALS /DAY)- 440
5. DESIGN LENGTHS: 4 ROWS OF 11 ELJEN UNITS(40'ROWS)

**TOWN OF NEWBURGH CERTIFICATION:**

"I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWERAGE SYSTEM DEPICTED ON THIS PLAT HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER."



**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

**MAP REFERENCE:**

1. EXISTING PROPERTY LINES AND EASEMENTS PER A SUBDIVISION MAP ENTITLED "WEAVER" FILED IN ORANGE COUNTY AS FM# 69.33
2. EXISTING PROPERTY LINES AND EASEMENTS PER A SUBDIVISION MAP ENTITLED "CICHOSKI" FILED IN ORANGE COUNTY AS FM# 9.323

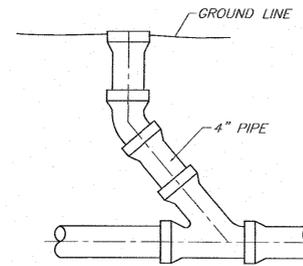
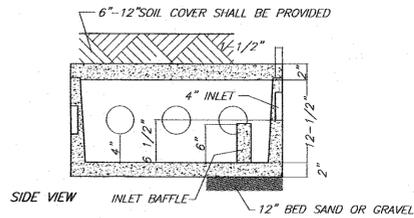
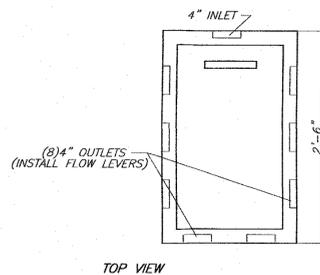
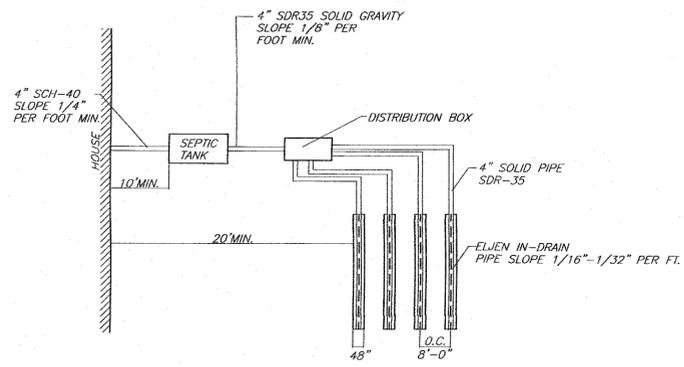
REVISIONS			
REV.	DATE	BY	DESCRIPTION

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

<b>SURVEYOR</b>	<b>ENGINEER</b>	<b>TALCOTT ENGINEERING DESIGN PLLC</b> 1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM
CHARLES T. BROWN, P.E.	CHARLES T. BROWN, P.E.	

**PROPOSED 2 LOT SUBDIVISION ENTITLED "DORMANN SUBDIVISION"**  
 WEAVER ROAD, SBL: 11-1-93  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE: 01/06/2021	SCALE: 1"=100'	JOB NUMBER: 20177-RDR	SHEET NUMBER: 1 OF 2
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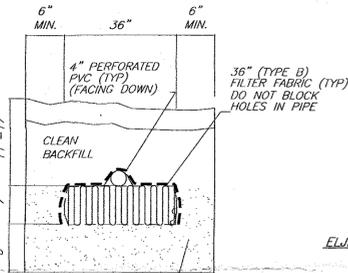
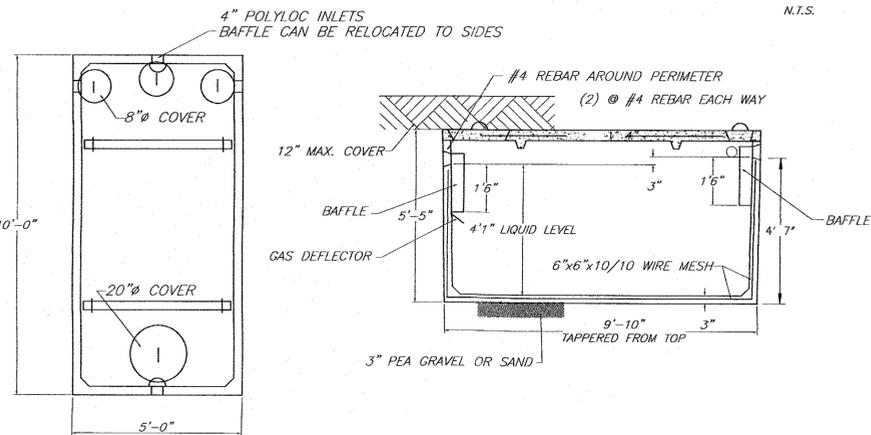


**CLEANOUT DETAIL**  
N.T.S.  
TO BE INSTALLED BEFORE BEND AT ALL BEND LOCATIONS AND AT EVERY 75' OF STRAIGHT PIPE. (DO NOT USE WITH PUMP CHAMBER)

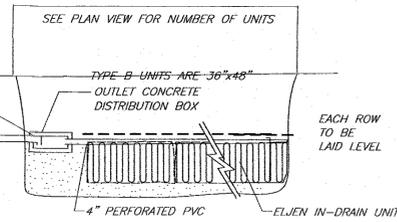
1. INSERT A SPEED LEVELER IN THE END OF ALL OUTLET PIPES IN THE DROPBOX.  
2. ROTATE UNTIL EFFLUENT ENTERS ALL OUTLETS EQUALLY.  
**WOODARD'S SPEED LEVELER FSL-4**  
N.T.S.

**WOODARD'S PRECAST 8 OUTLET DISTRIBUTION BOX**  
N.T.S.  
**SPECIFICATIONS**  
CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS  
REINFORCEMENT- FIBER  
AIR ENTRAPMENT- 5%  
PIPE CONNECTION: POLYLOK SEAL (PATENTED)  
LOAD RATING- 300 PSF WEIGHT- 290 lbs

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.



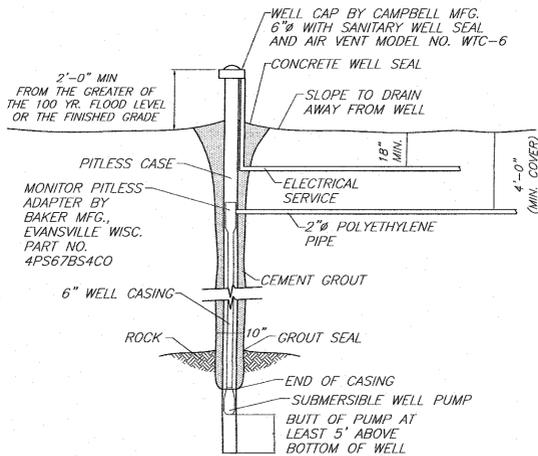
**ELJEN IN-DRAIN SYSTEM CROSS SECTION**  
N.T.S.



**ELJEN IN-DRAIN SYSTEM**  
N.T.S.

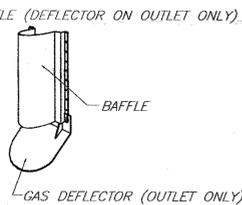
**WOODARD'S 1250gal. SEPTIC TANK OR EQUAL**  
N.T.S.

**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



**TYPICAL WELL DETAIL**  
N.T.S.

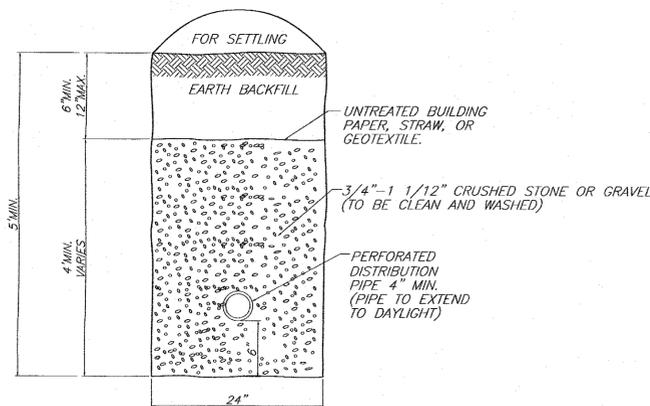
**WELL NOTES:**  
1. CASING DEPTH SHALL EXTEND AT LEAST 40' BELOW GROUND IN ANY CONDITION.  
2. WELL TO BE INSTALLED PER 10NYCRR PART 5 APPENDIX 5-B "STANDARDS FOR WATER WELLS" LATEST EDITION.  
3. WELL SHALL HAVE A MIN. YIELD OF 5 GPM.  
4. WELL CASING MATERIAL IS TO BE IN COMPLIANCE WITH AWWA STANDARD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



BOTTOM OF TRENCH TO BE LEVEL

INSTALLER SHALL INSTALL A 6" LAYER ASTM C33 SAND WITH LESS THAN 10% PASSING #100 SIEVE AND LESS THAN 5% PASSING #200 SIEVE LISTED BELOW IS A CHART OUTLINING THE SIEVE REQUIREMENT FOR THE SPECIFIED SAND AS REQUIRED BY ELJEN.

SIEVE SIZE	SIEVE SQUARE OPENING SIZE	SPECIFICATIONS PERCENT PASSING (WET SIEVE)
0.375"	9.5mm	100.0-100.0
#4	4.75mm	95.0-100.0
#8	2.36mm	80.0-100.0
#16	1.18mm	50.0-85.0
#30	600um	25.0-60.0
#50	300um	5.0-30.0
#100	150um	<10.0
#200	75um	<5.0



**CURTAIN DRAIN**  
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.
- NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL 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 LINE 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 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.
- 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.
- A SEPTIC SYSTEM CERTIFICATION SHALL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO RECEIVING A CERTIFICATION OF OCCUPANCY (C.O.)

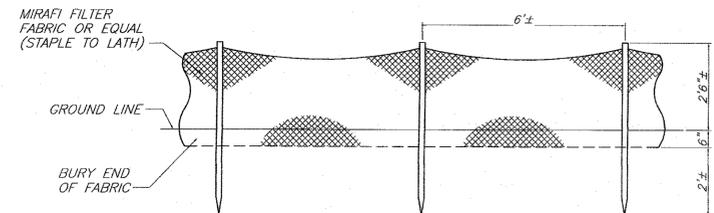
**STANDARD NOTES:**

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."
- "GREEN BOOK: RESIDENTIAL ONSITE 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, WATERTIGHT AND ACCEPTABLE FOR USE. ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT. TRENCH BOTTOMS TO BE SET LEVEL AND PARALLEL TO EXISTING CONTOURS.



**SILT FENCE DETAIL**  
N.T.S.

**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.

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

	<b>ENGINEER</b> <b>TALCOTT ENGINEERING DESIGN PLLC</b> 1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4383 TALCOTTDESIGN12@GMAIL.COM
	<b>PROPOSED 2 LOT SUBDIVISION ENTITLED "DORRMANN SUBDIVISION"</b> <b>WEAVER ROAD, SBL: 11-1-93</b> <b>TOWN OF NEWBURGH, ORANGE COUNTY, NY</b>
DATE: 01/06/2021 SCALE: NTS JOB NUMBER: 20177-RDR SHEET NUMBER: 2 OF 2	

REV.	DATE	BY	DESCRIPTION