

# Talcott Engineering

## DESIGN, PLLC

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

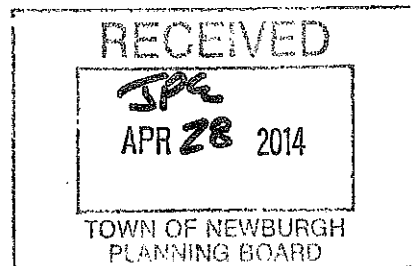
Town of Newburgh  
Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

April 28, 2014

Attn: John Ewasutyn, Chairman

Re: WTF NY Lot Line  
Town Project No. 2014-17  
S-B-L: 2-1-42 & 46  
Job No. 13072-WTF

**FILE COPY**



Dear John:

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

To address Mike Donnelly's Comment;

1. The lot line change has been revised to give the rear lot (lot 46) a 15' wide "pole" to NYS Route 32 for fee access.

Per Pat Hines Comments;

1. The above change modifies the amount of land being transferred and increase the nonconformity of lot width for the front lot (lot 42). We would need a width variance to 145' to achieve the 15,000sf buildable area now required per codes.

2. The buildable area is shown for each lot. Lot 42's area is based on the above.

3. Both lots have rights to use Griffins Lane for access, therefore, the driveways will utilize this Lane. An easement is provided so that Lot 42 can cross the proposed "pole" and access Griffins Lane.

4. The Septic Design Table has been revised.

5. We met with the DOT on April 11<sup>th</sup>. Plans now reflect their field comments, including the entrance widening, extent of pavement and adjusted ROW. Site distance was not an issue.

We are prepared to deliver 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

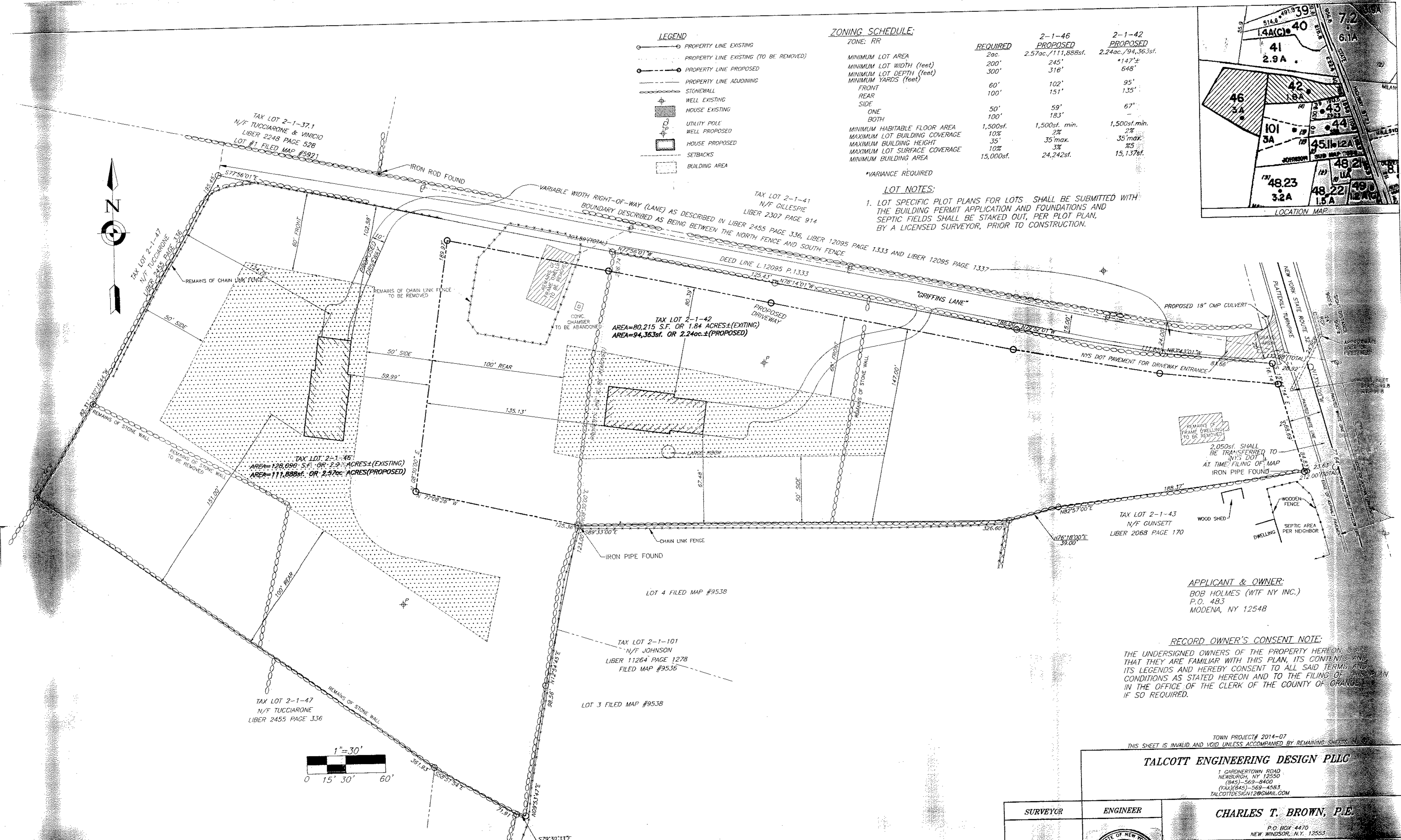
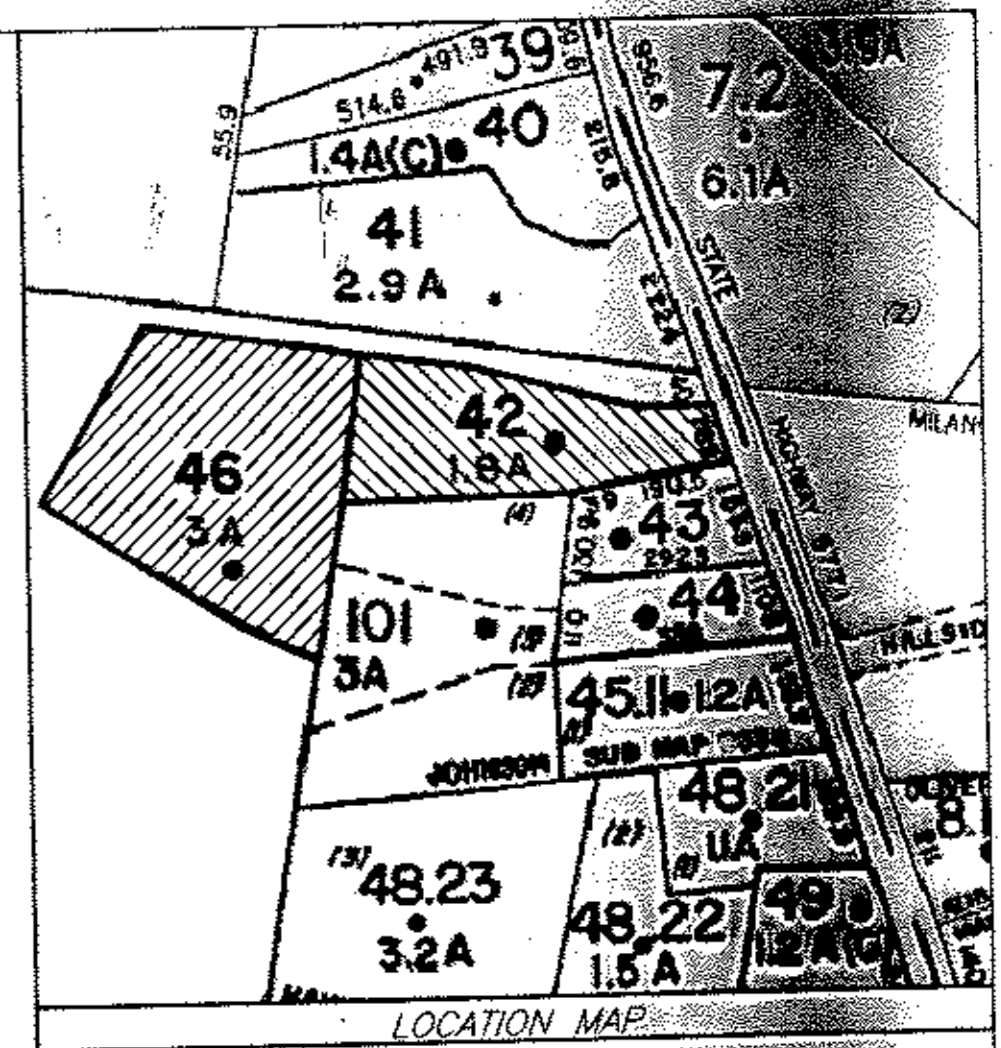
Pc: Bob Holmes, Owner

- LEGEND**
- PROPERTY LINE EXISTING
  - PROPERTY LINE EXISTING (TO BE REMOVED)
  - PROPERTY LINE PROPOSED
  - PROPERTY LINE ADJOINING
  - STONEWALL
  - ⊕ WELL EXISTING
  - ⊕ WELL PROPOSED
  - ⊕ UTILITY POLE
  - ⊕ HOUSE EXISTING
  - ⊕ HOUSE PROPOSED
  - SETBACKS
  - ▭ BUILDING AREA

**ZONING SCHEDULE:**  
ZONE: RR

	REQUIRED	2-1-46 PROPOSED	2-1-42 PROPOSED
MINIMUM LOT AREA	2ac.	2.57ac./111,888sf.	2.24ac./94,363sf.
MINIMUM LOT WIDTH (feet)	200'	245'	*147'±
MINIMUM LOT DEPTH (feet)	300'	316'	648'
MINIMUM YARDS (feet)			
FRONT	60'	102'	95'
REAR	100'	151'	135'
SIDE			
ONE	50'	59'	67'
BOTH	100'	183'	
MINIMUM HABITABLE FLOOR AREA	1,500sf.	1,500sf. min.	1,500sf. min.
MAXIMUM LOT BUILDING COVERAGE	10%	2%	2%
MAXIMUM BUILDING HEIGHT	35'	35' max.	35' max.
MAXIMUM LOT SURFACE COVERAGE	10%	3%	2%
MINIMUM BUILDING AREA	15,000sf.	24,242sf.	15,137sf.

**LOT NOTES:**  
1. LOT SPECIFIC PLOT PLANS FOR LOTS 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.



**APPLICANT & OWNER:**  
BOB HOLMES (WTF NY INC.)  
P.O. 483  
MODENA, NY 12548

**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.

TOWN PROJECT# 2014-07  
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  
(FAX)(845)-569-4583  
TALCOTTDDESIGN12@GMAIL.COM

<b>SURVEYOR</b>	<b>ENGINEER</b>	<b>CHARLES T. BROWN, P.E.</b>
		P.O. BOX 4470 NEW WINDSOR, N.Y. 12553
<b>LOT LAYOUT</b>		
<b>LOT LINE CHANGE FOR:</b> <b>WTF NY INC.</b>		
<b>979 &amp; 983 NYS ROUTE 32 SBL. 2-</b> <b>TOWN OF NEWBURGH, ORANGE COUNTY</b>		
DATE: 03/25/14	SCALE: 1"=30'	JOB NUMBER: 13072-WTF

**REVISIONS**

REV.	DATE	BY	DESCRIPTION
2	04/28/14	R.B.M.	REVISED PER PLANNING BOARD COMMENTS
1	04/18/14	R.B.M.	REVISED PER PLANNING BOARD COMMENTS

**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 JANUARY 29 2014.  
DARREN J. STRIDIRON, PLS  
LICENSE NO. 050487  
SIGNATURE

**MAP REFERENCES:**  
EXISTING FEATURES, INCLUDING TOPOGRAPHY, BUILDINGS, PROPERTY LINES AND ROADS PER SURVEY DATED AND ENTITLED "979 & 983 ROUTE 32" PERFORM BY DARREN J. STRIDIRON, P.L.S., LAST REVISED JANUARY 29 2014.  
**CALL BEFORE YOU DIG... IT'S THE LAW**  
BEFORE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST VERIFY THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU DIG OR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811

**SEPTIC DESIGN CRITERIA: 2-1-46**

1. NO. OF BEDROOMS- 4
2. SEPTIC TANK DESIGN-1,250 GAL
3. STABILIZED PERCOLATION RATE-38 MIN/IN
4. FLOW RATE (GALS /DAY)- 440
5. DESIGN LENGTHS:  
3 BEDROOM: 6 LATERALS @ 55'=330ft.(330ft. REQUIRED)  
4 BEDROOM: 8 LATERALS @ 55'=440ft.(440ft. REQUIRED)
6. FILL REQUIRED: 18" SHALLOW SYSTEM
7. CURTAIN DRAIN REQUIRED

**SEPTIC DESIGN CRITERIA: 2-1-42**

1. NO. OF BEDROOMS- 4
2. SEPTIC TANK DESIGN-1,250 GAL
3. STABILIZED PERCOLATION RATE-45 MIN/IN
4. FLOW RATE (GALS /DAY)- 440
5. DESIGN LENGTHS:  
3 BEDROOM: 6 LATERALS @ 55'=330ft.(330ft. REQUIRED)  
4 BEDROOM: 8 LATERALS @ 55'=440ft.(440ft. REQUIRED)
6. FILL REQUIRED: NONE
7. CURTAIN DRAIN REQUIRED

**SEPTIC CERTIFICATION:**

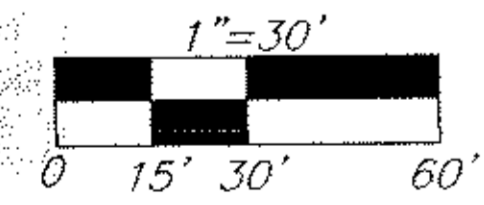
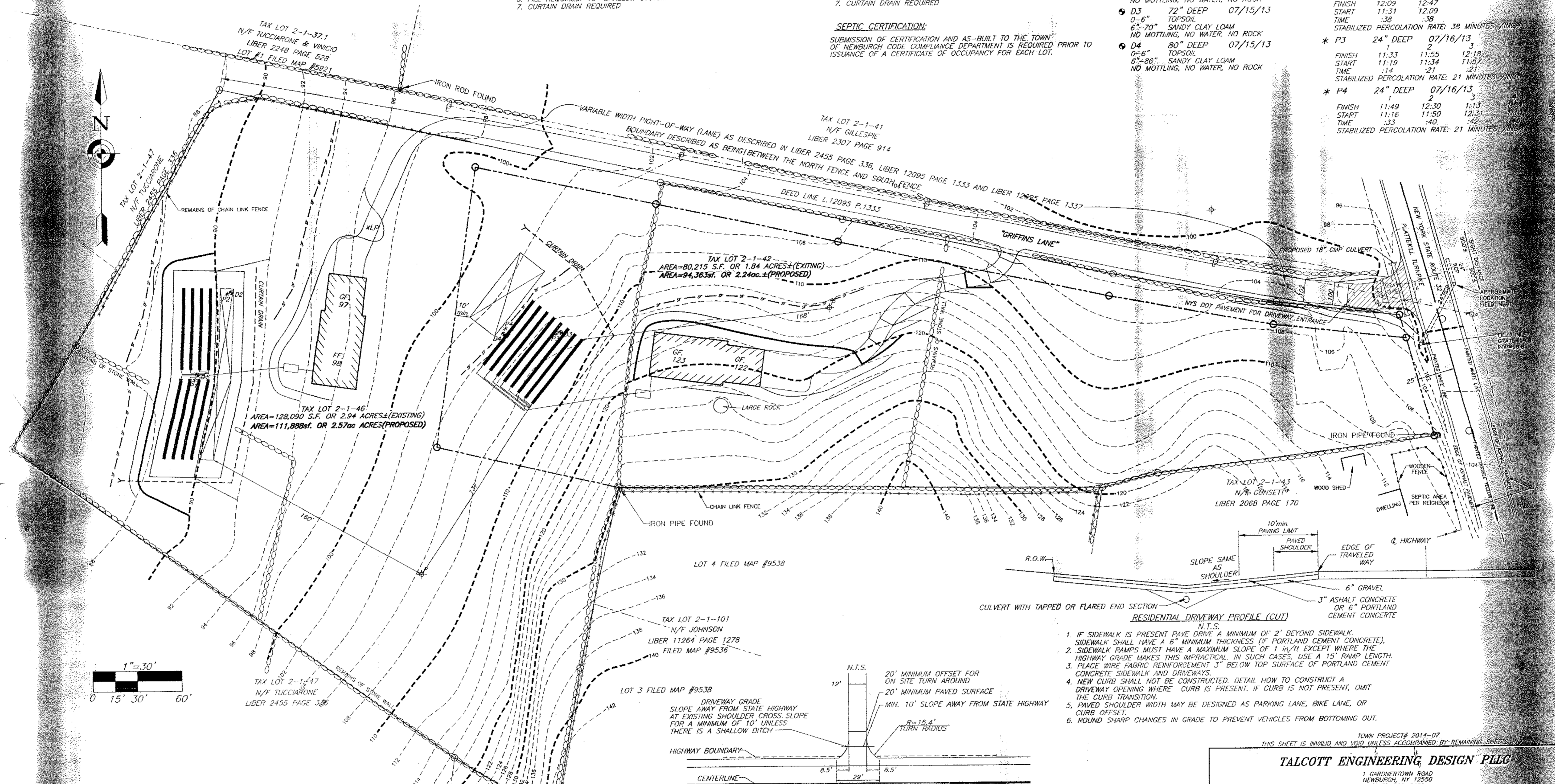
SUBMISSION OF CERTIFICATION AND AS-BUILT TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.

**DEEP TEST DATA:**

- D1 65" DEEP 07/15/13  
0-5" TOPSOIL  
5"-42" GRAVELLY CLAY LOAM  
42"-65" WET GRAVELLY CLAY LOAM  
MOTTLING @ 42", WATER @ 65"
- D2 70" DEEP 07/15/13  
0-5" TOPSOIL  
5"-70" GRAVELLY CLAY LOAM  
NO MOTTLING, NO WATER, NO ROCK
- D3 72" DEEP 07/15/13  
0-6" TOPSOIL  
6"-70" SANDY CLAY LOAM  
NO MOTTLING, NO WATER, NO ROCK
- D4 80" DEEP 07/15/13  
0-6" TOPSOIL  
6"-80" SANDY CLAY LOAM  
NO MOTTLING, NO WATER, NO ROCK

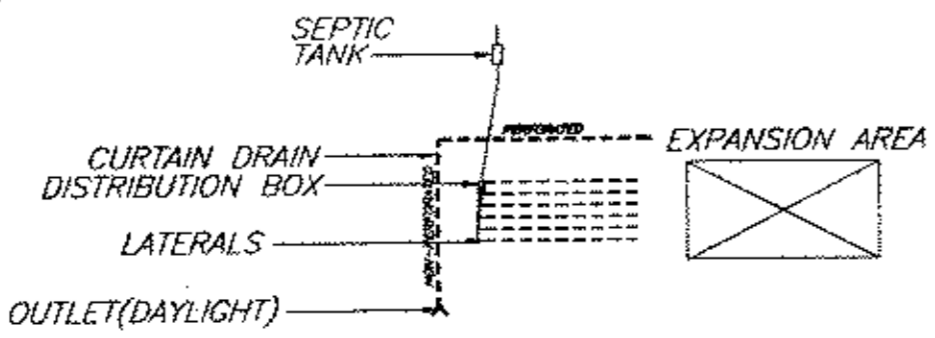
**PERCOLATION DATA:**

TEST	DATE	FINISH	START	TIME	STABILIZED PERCOLATION RATE
* P1	07/16/13	11:55	12:19	12:43	24 MINUTES /INCH
* P2	07/16/13	12:09	12:47	11:31	38 MINUTES /INCH
* P3	07/16/13	11:33	11:55	12:18	21 MINUTES /INCH
* P4	07/16/13	11:49	12:30	1:13	21 MINUTES /INCH



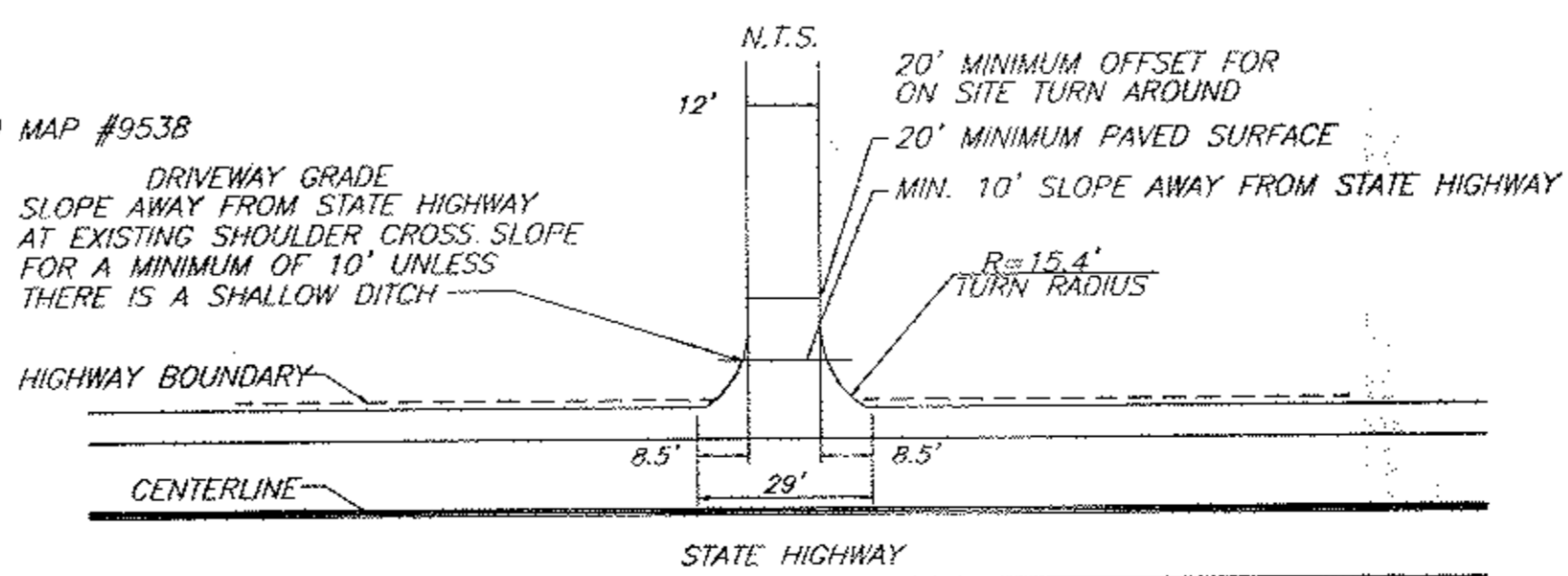
**LEGEND**

—	PROPERTY LINE EXISTING	- - -	EXISTING CONTOURS (2')
- - -	PROPERTY LINE EXISTING (TO BE REMOVED)	- - -	EXISTING CONTOURS (10')
- - -	PROPERTY LINE PROPOSED	- - -	CONTOURS PROPOSED (2')
- - -	PROPERTY LINE ADJOINING	- - -	CONTOURS PROPOSED (10')
- - -	EASEMENT	- - -	PERCOLATION TEST
- - -	SILT FENCE	- - -	DEEP TEST



**RESIDENTIAL DRIVEWAY PROFILE (CUT)**

1. IF SIDEWALK IS PRESENT PAVE DRIVE A MINIMUM OF 2' BEYOND SIDEWALK. SIDEWALK SHALL HAVE A 6" MINIMUM THICKNESS (IF PORTLAND CEMENT CONCRETE).
2. SIDEWALK RAMP MUST HAVE A MAXIMUM SLOPE OF 1 IN/11 EXCEPT WHERE THE HIGHWAY GRADE MAKES THIS IMPRACTICAL. IN SUCH CASES, USE A 15' RAMP LENGTH.
3. PLACE WIRE FABRIC REINFORCEMENT 3" BELOW TOP SURFACE OF PORTLAND CEMENT CONCRETE SIDEWALK AND DRIVEWAYS.
4. NEW CURB SHALL NOT BE CONSTRUCTED. DETAIL HOW TO CONSTRUCT A DRIVEWAY OPENING WHERE CURB IS PRESENT. IF CURB IS NOT PRESENT, OMIT THE CURB OFFSET.
5. PAVED SHOULDER WIDTH MAY BE DESIGNED AS PARKING LANE, BIKE LANE, OR CURB OFFSET.
6. ROUND SHARP CHANGES IN GRADE TO PREVENT VEHICLES FROM BOTTOMING OUT.



**RESIDENTIAL DRIVEWAY DETAIL**

POLICY SECTION 5.2 PERMIT INSPECTOR MUST EXERCISE DISCRETION TO DETERMINE IF EXISTING SHOULDER IS IN:  
 A) SATISFACTORY CONDITION WITH BITUMINOUS MATERIAL - PERMITTEE SHALL SQUARE OFF SHOULDER AND PAVE UP TO THE BITUMINOUS SURFACE.  
 B) UNSATISFACTORY CONDITION OR GRAVEL SHOULDERS - PERMITTEE SHALL REMOVE EXISTING SHOULDER MATERIAL AND PAVE UP TO THE TRAVEL LANE EDGE. THE PORTION OF DRIVEWAY WITHIN THE SHOULDER AREA SHALL BE PAVED WITH ASPHALT MATERIAL ONLY.

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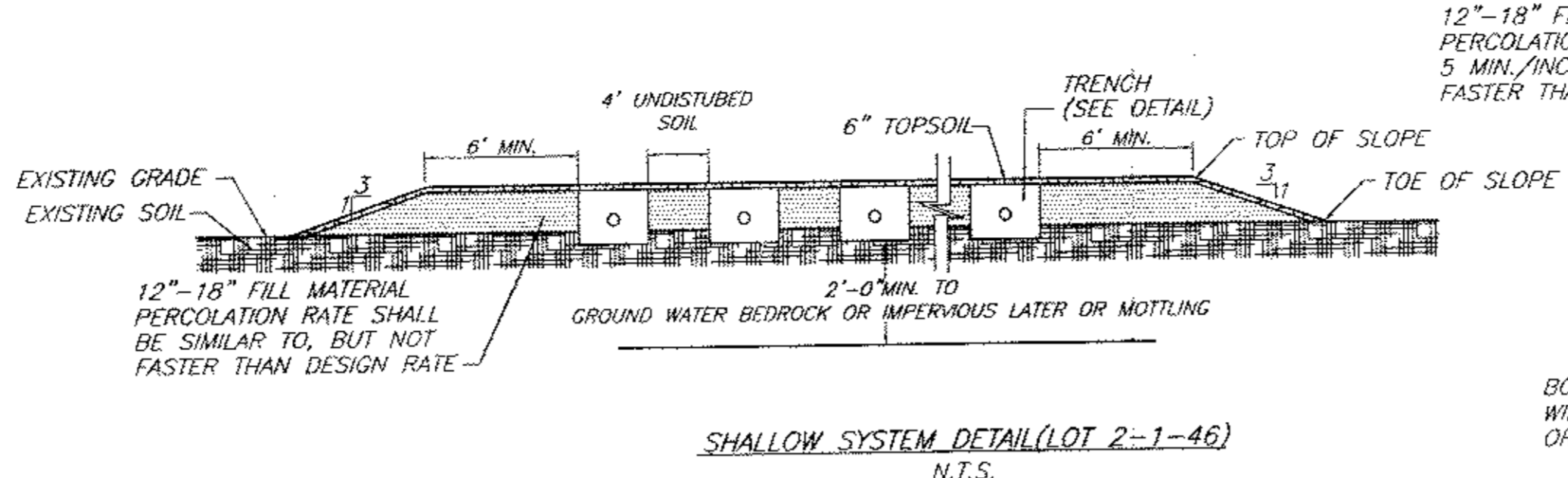
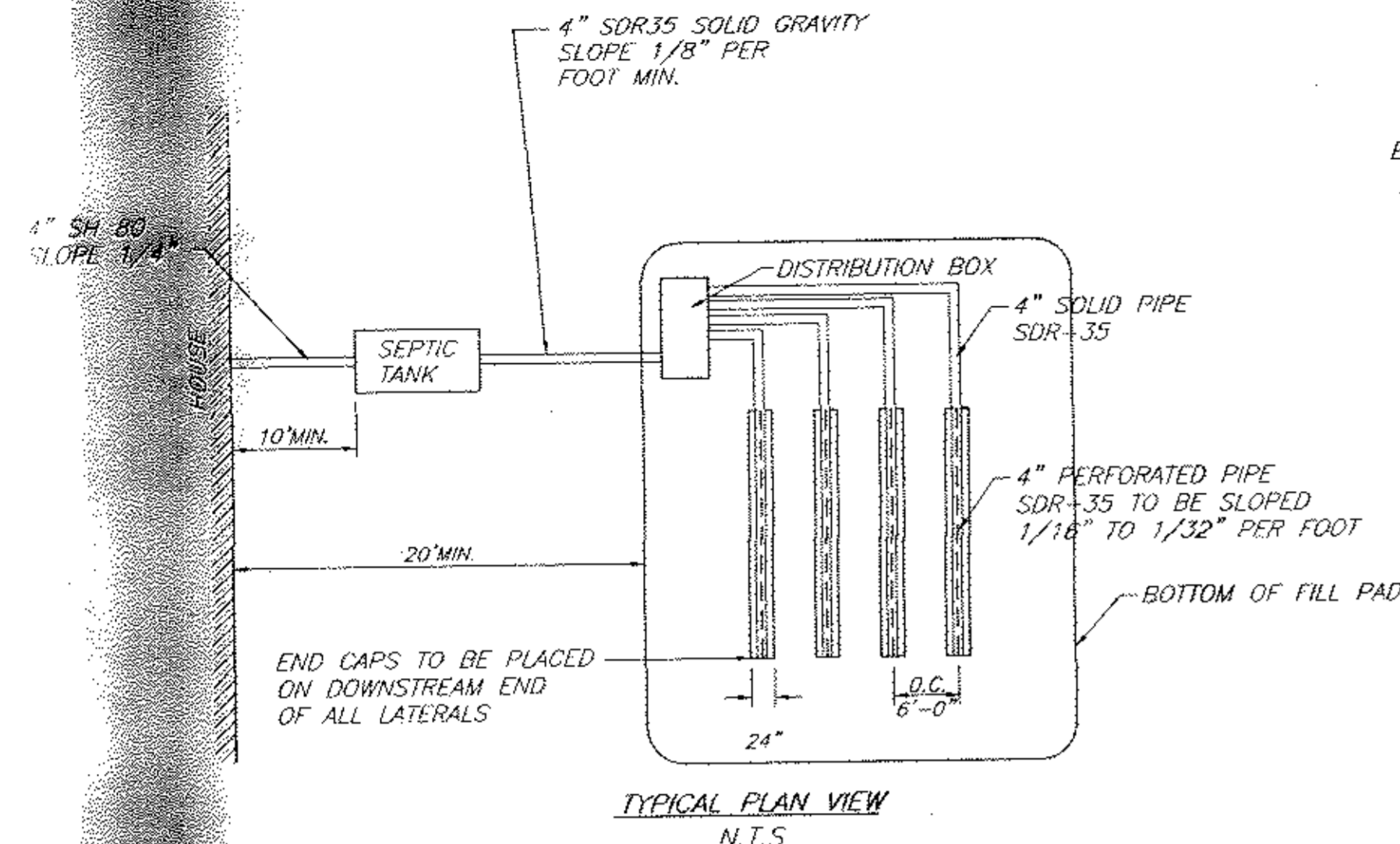
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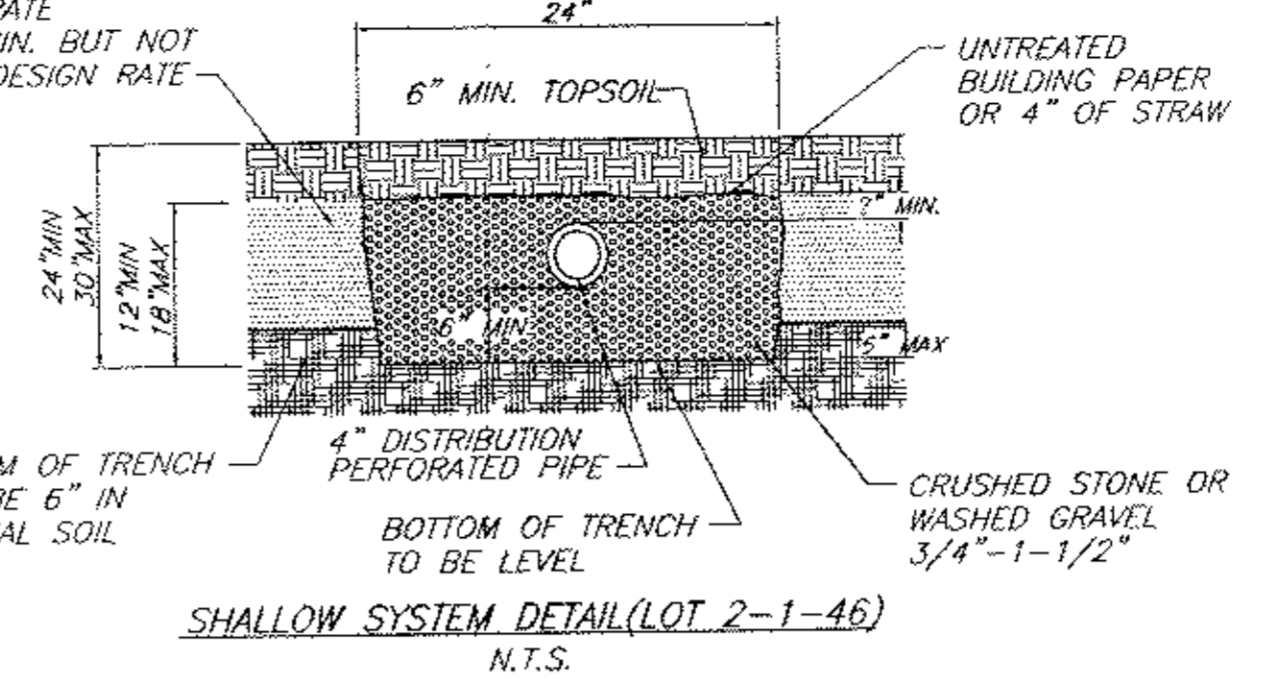
**SEPTIC & GRADING**  
**LOT LINE CHANGE FOR**  
**WTF NY INC.**  
 879 & 883 NYS ROUTE 32 SBL 2  
 TOWN OF NEWBURGH, ORANGE COUNTY

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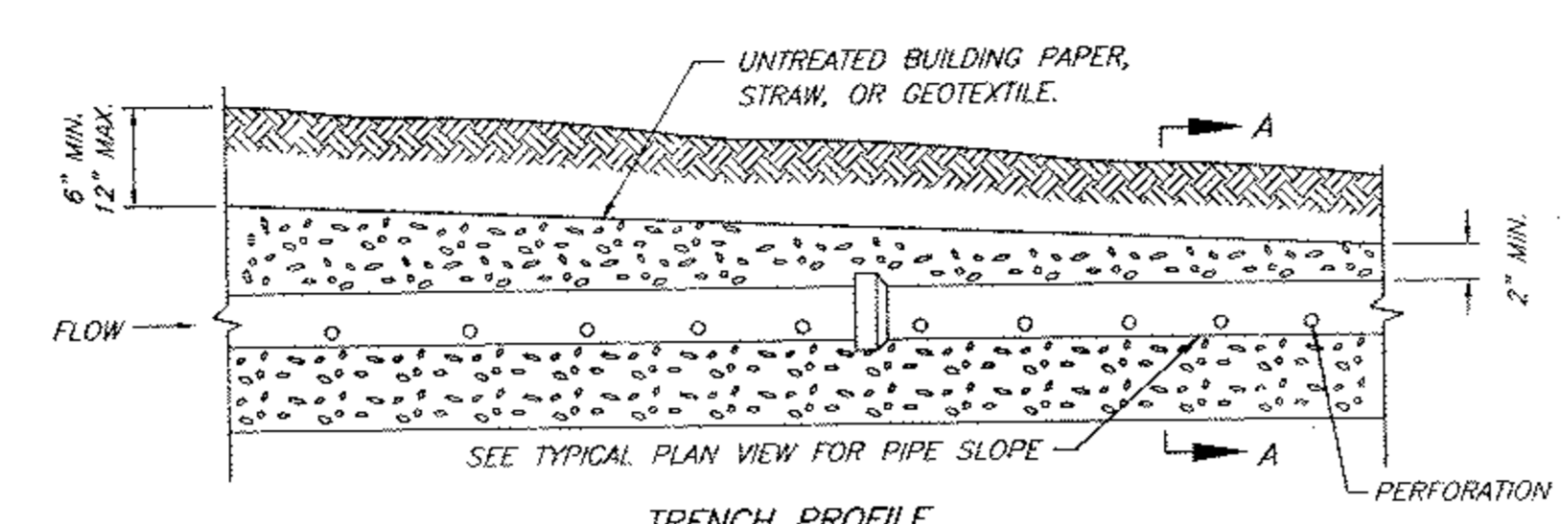




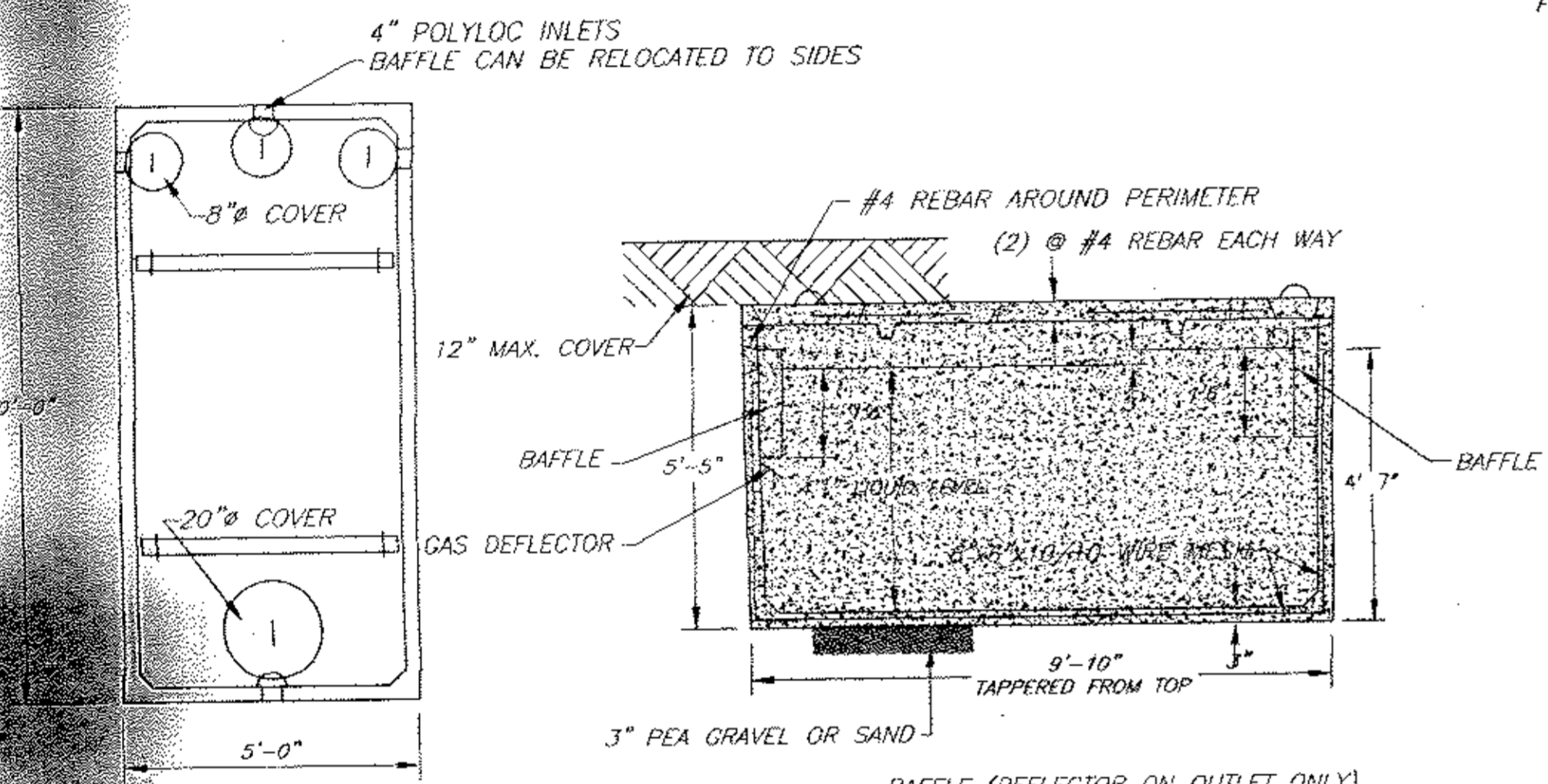
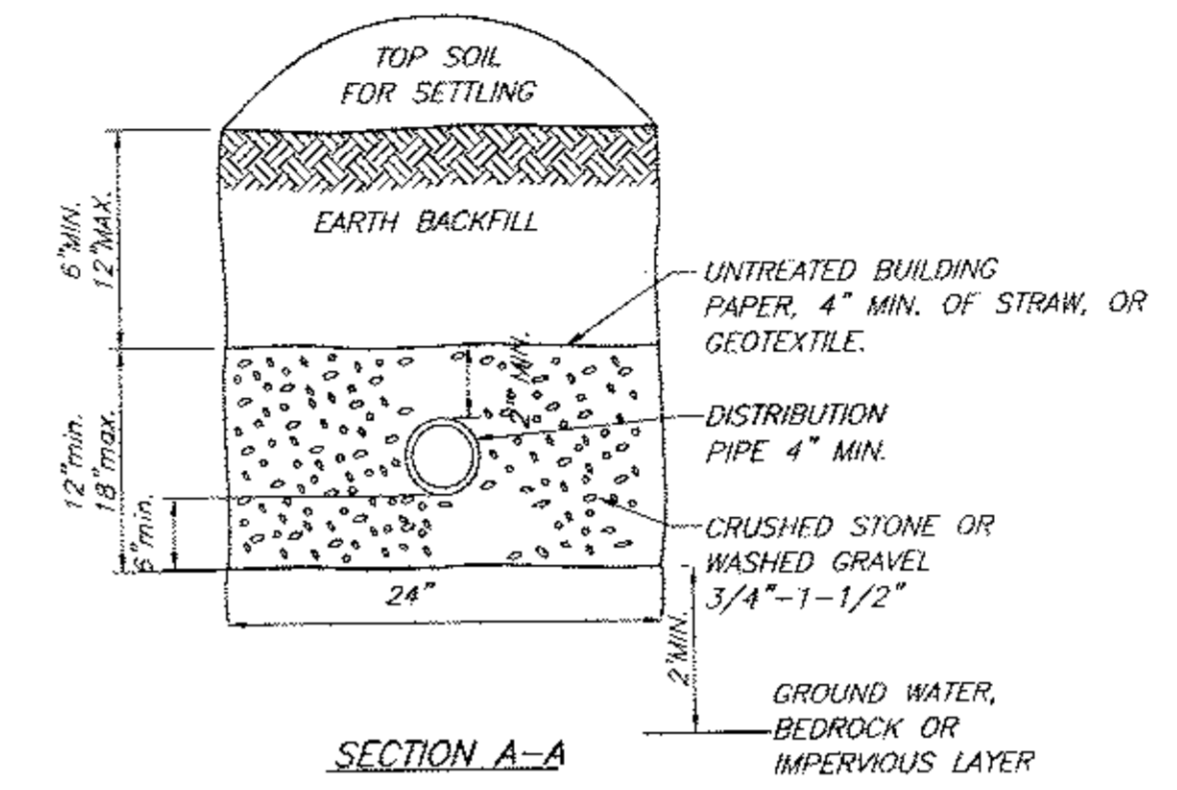
NOTES:  
 1. BOTTOM OF ALL TRENCHES SHALL NOT BE ABOVE ORIGINAL USABLE SOIL.  
 2. MAXIMUM DEPTH OF USABLE FILL PLUS 6\"/>



- 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. ANY BUILDING OR PROPERTY LINE 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.

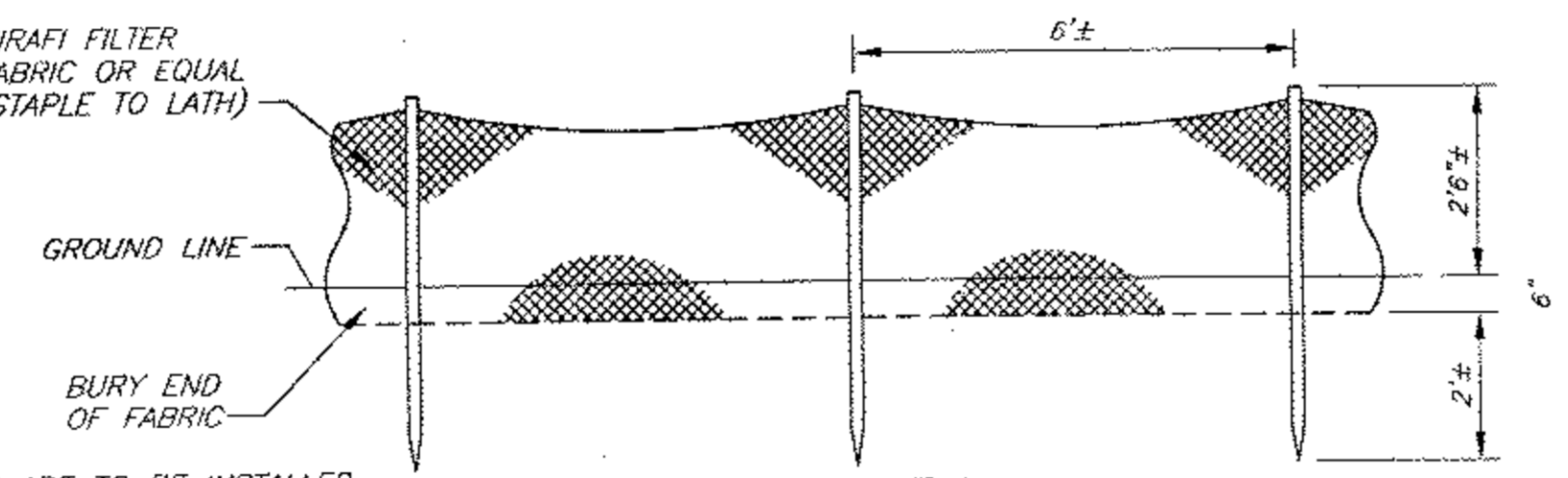


NOTES:  
 DO NOT INSTALL TRENCHES IN WET SOIL.  
 RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.  
 END OF ALL DISTRIBUTION PIPES MUST BE PLUGGED.  
 BOTTOM OF TRENCH TO BE LEVEL.



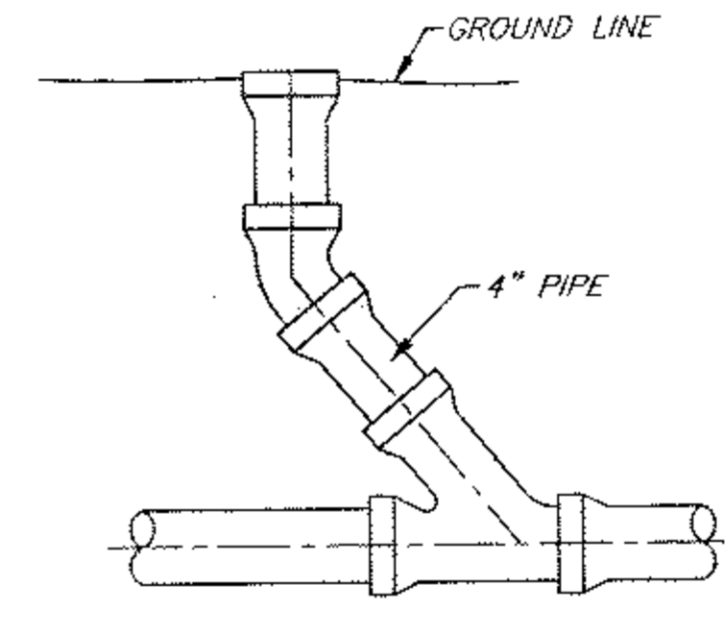
**SPECIFICATIONS**  
 CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS  
 REINFORCEMENT- 6"x6"10GA. WWF, #4 REBAR  
 AIR ENTRAPMENT- 5%  
 CONSTRUCTION JOINT- BUTYL RUBBER - BASE CEMENT  
 PIPE CONNECTION- POLYLOK SEAL (PATENTED)  
 LOAD RATING- 300PSF WEIGHT = 9,500LBS

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

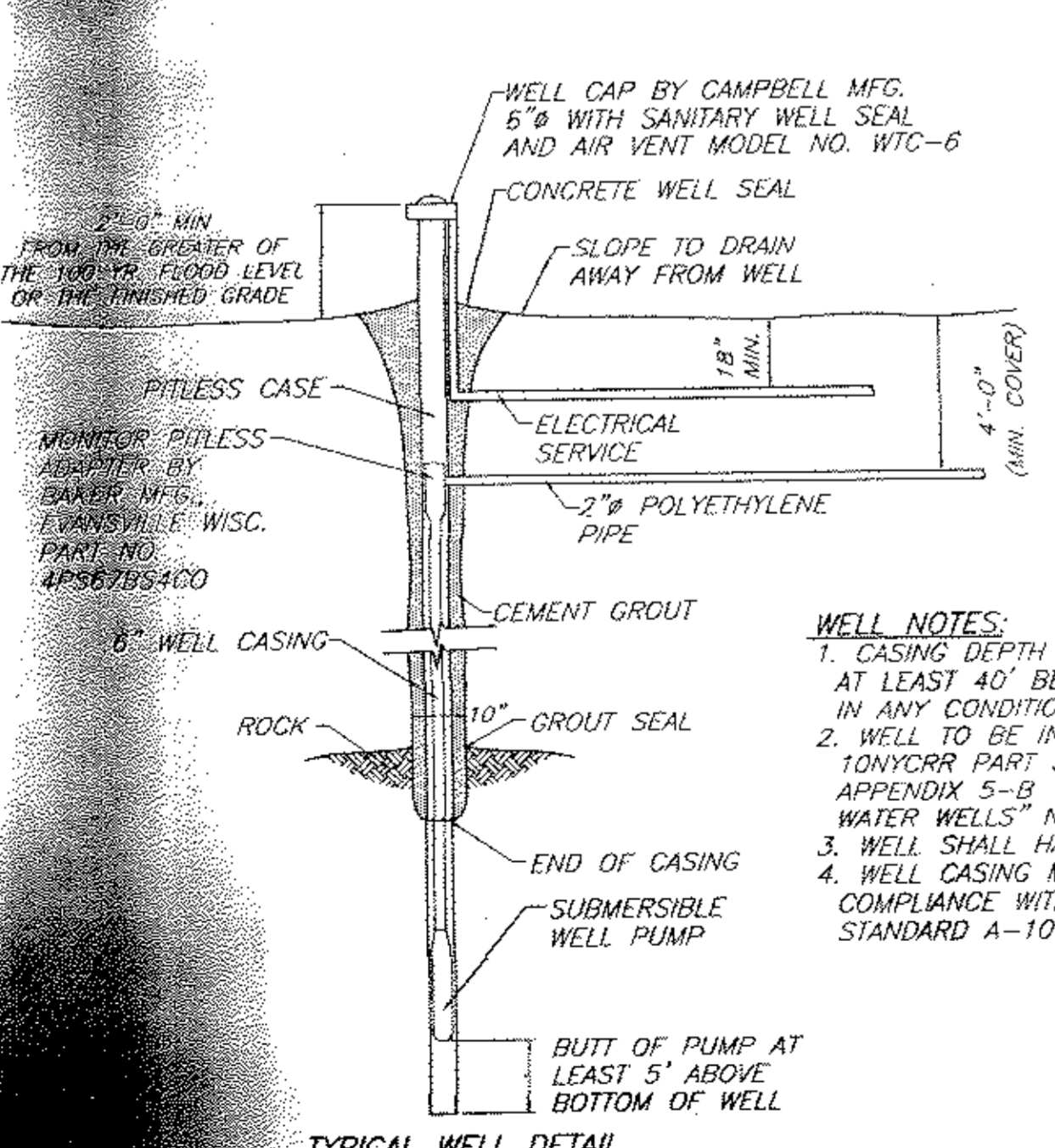


NOTE:  
 SILT FENCES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND SHALL BE CHECKED AFTER EVERY RAIN STORM. SILT FENCES ARE TO BE REPLACED AS NECESSARY DUE TO DAMAGE OR WHEN FILLED WITH SILT. SILT IS TO BE REMOVED IN FRONT OF FENCES REGULARLY TO PREVENT EXCESSIVE SOIL BEARING WEIGHT ON THE FENCES.

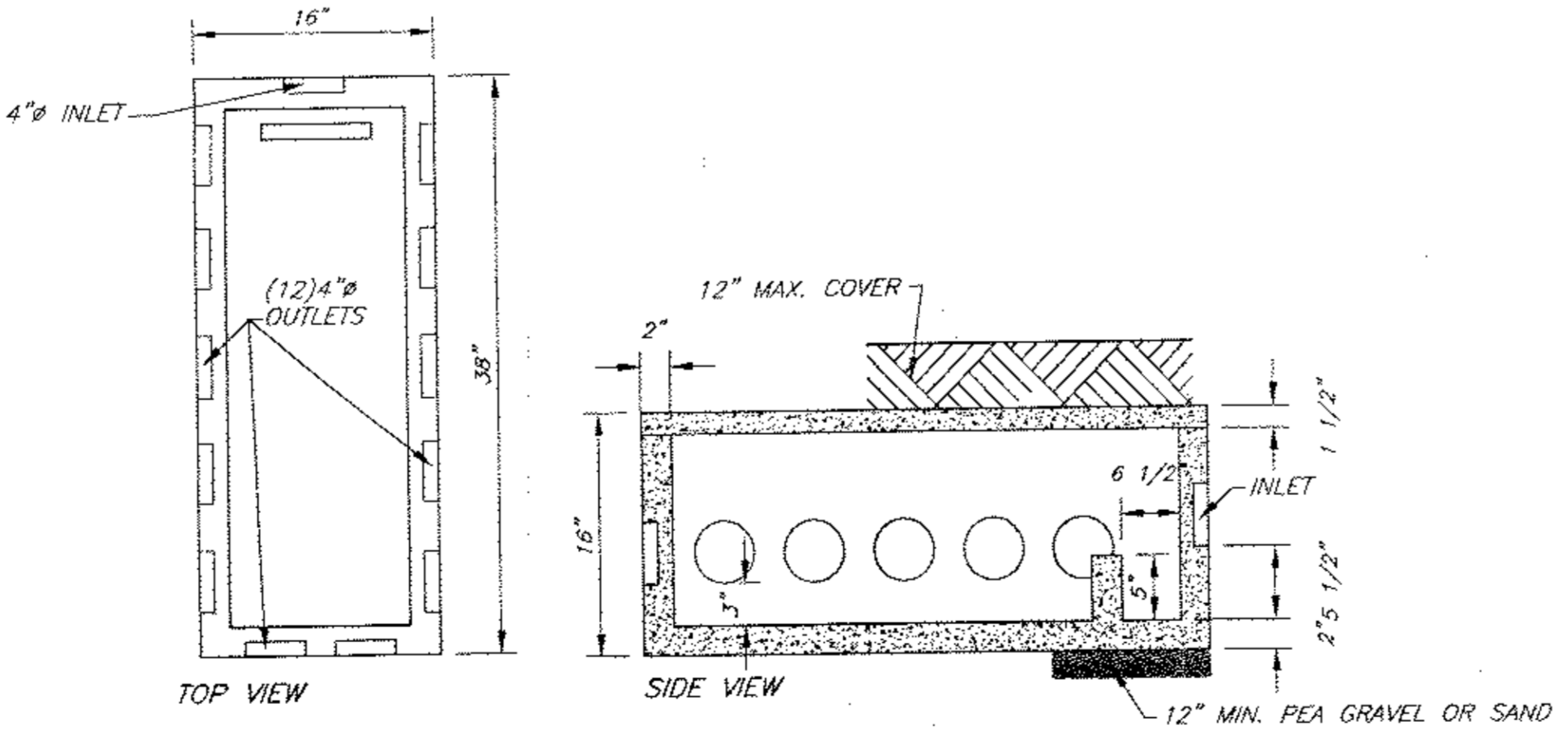
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INITIALIZE EROSION CONTROL MEASURES. SILT FENCES ARE TO BE USED FOR SILTATION CONTROL AROUND ALL AREAS THAT WILL BE DISRUPTED DURING CONSTRUCTION. SILT FENCES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY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



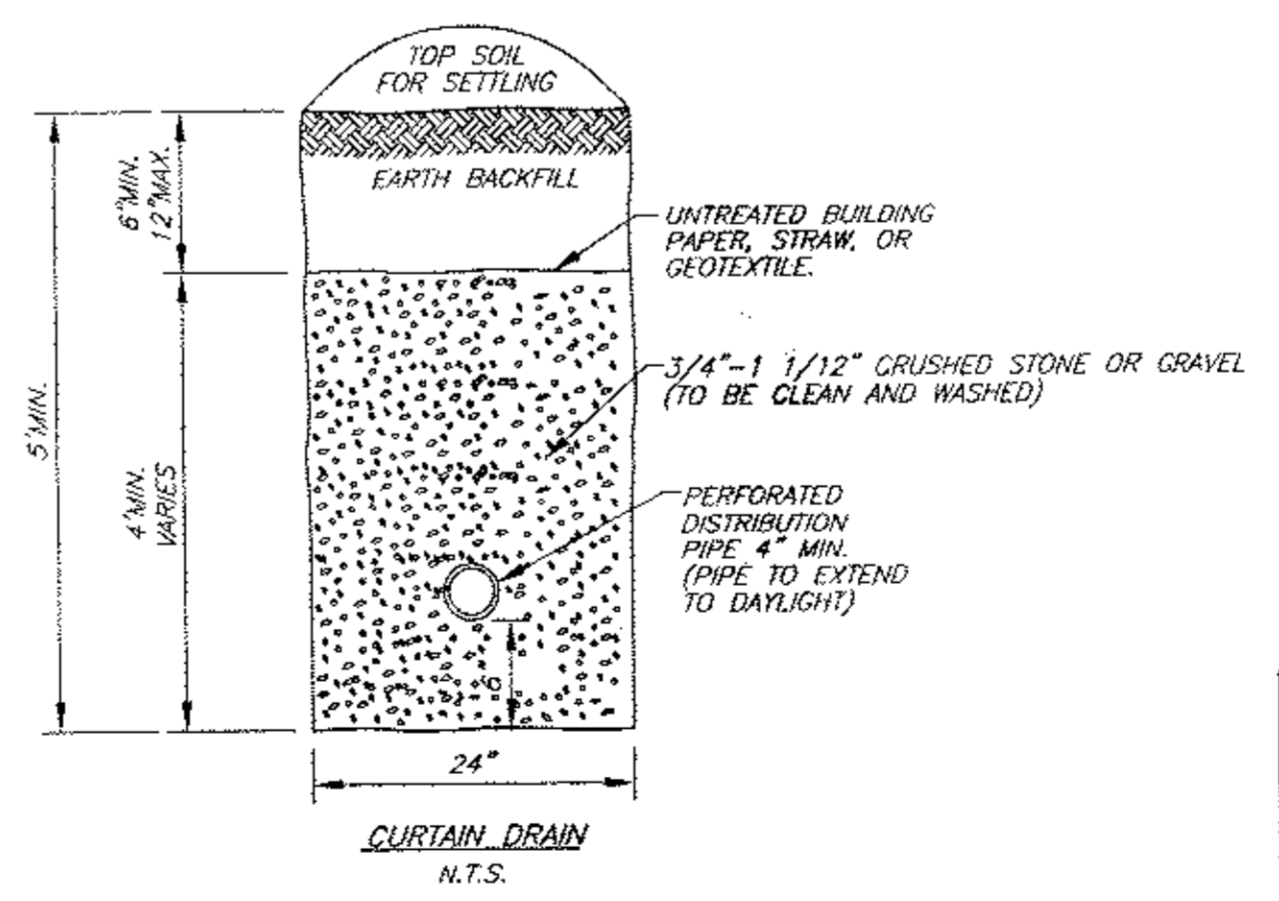
TO BE INSTALLED BEFORE BEND AT ALL BEND LOCATIONS AND AT EVER 75' OF STRAIGHT PIPE. (DO NOT USED WITH PUMP CHAMBER)



**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" NOV. 2005 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.



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



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

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

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