

# 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

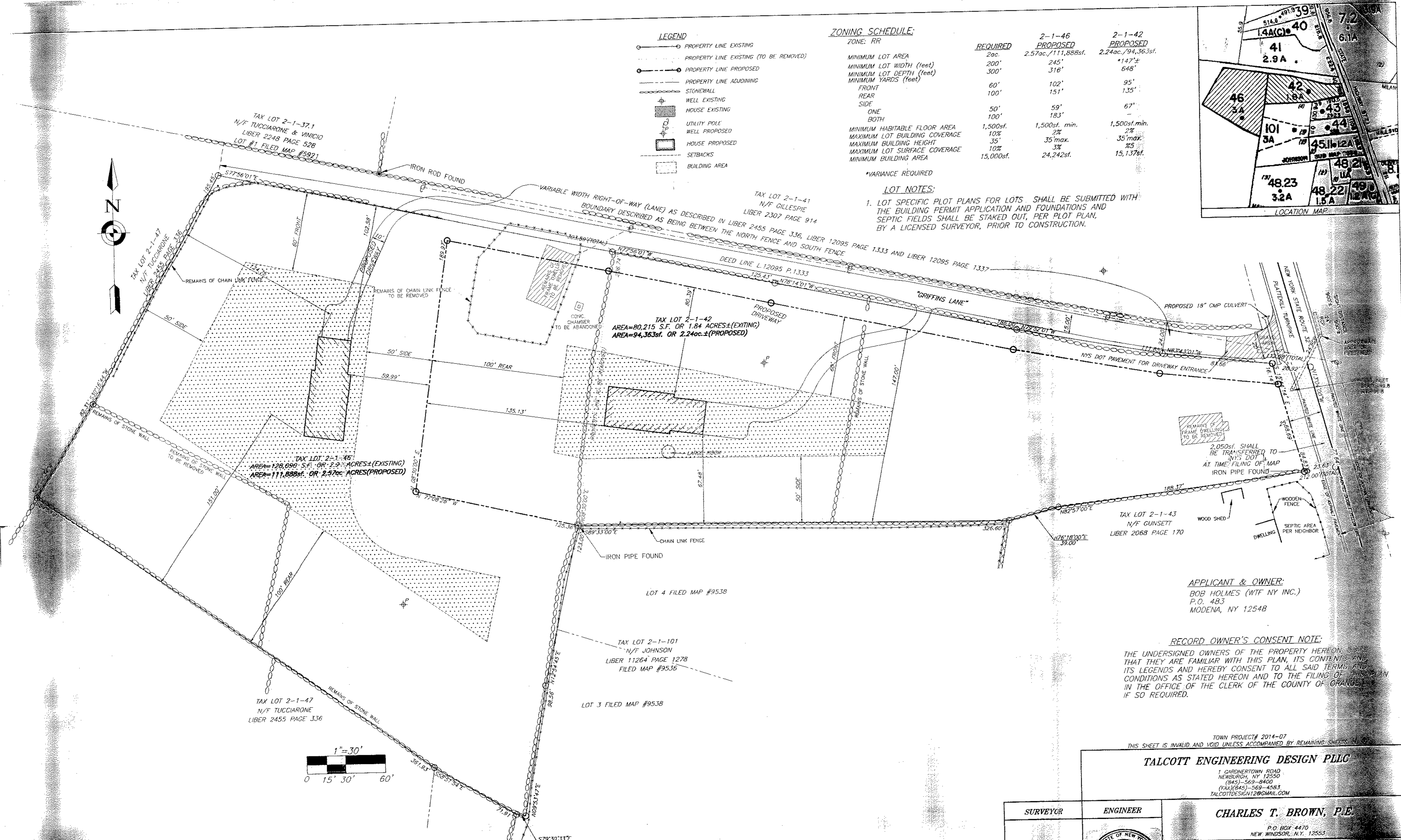
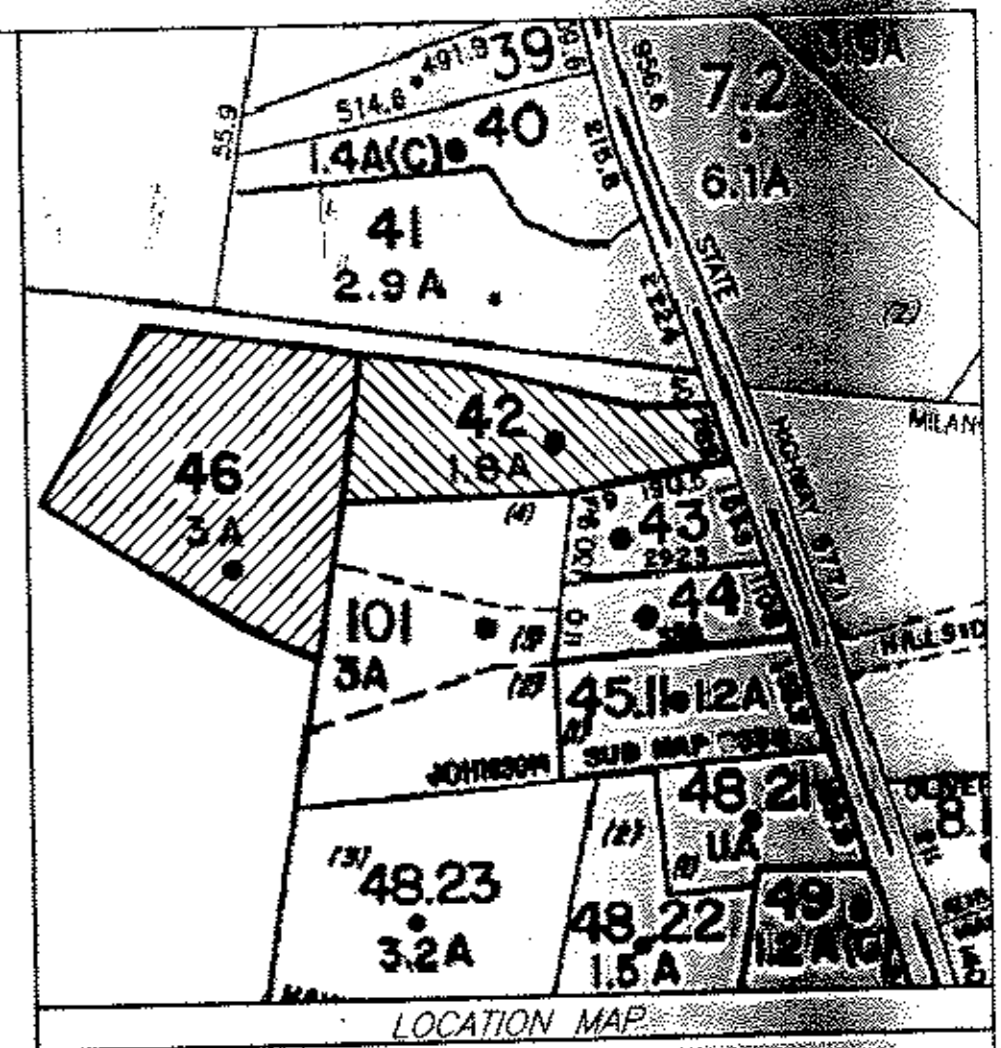
Pc: Bob Holmes, Owner

- LEGEND**
- PROPERTY LINE EXISTING
  - - - - - PROPERTY LINE EXISTING (TO BE REMOVED)
  - PROPERTY LINE PROPOSED
  - - - - - PROPERTY LINE ADJOINING
  - STONEWALL
  - WELL EXISTING
  - HOUSE EXISTING
  - UTILITY POLE
  - WELL PROPOSED
  - 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**  
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(845)-569-8400  
(FAX)(845)-569-4583  
TALCOTTDESIGN12@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:**

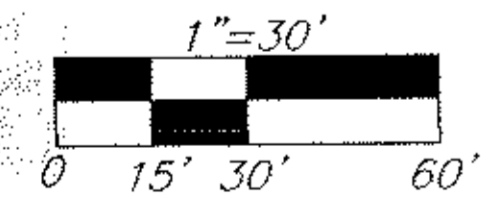
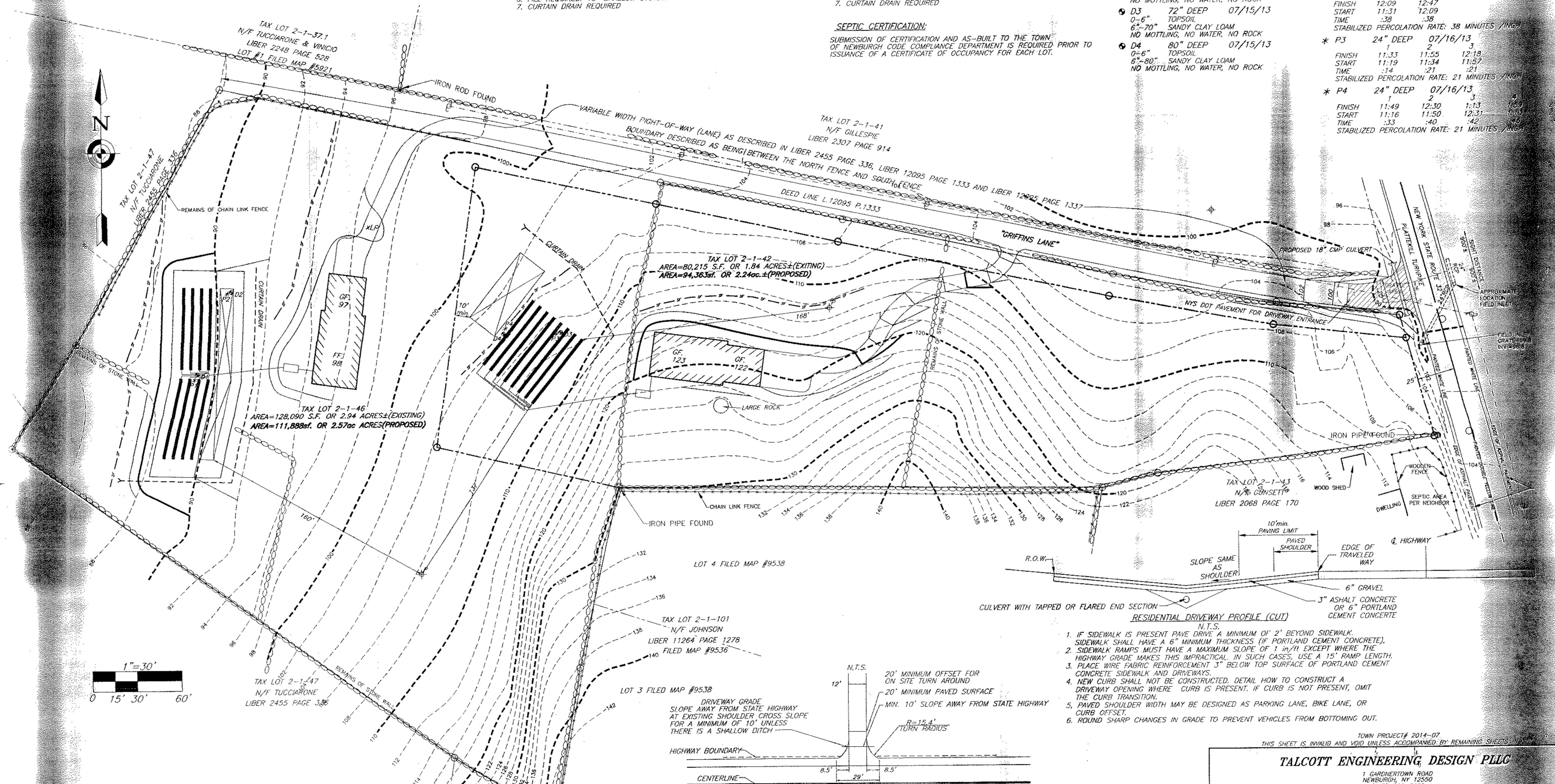
SUBMISSION OF CERTIFICATION AND AS-BUILT TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.

**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

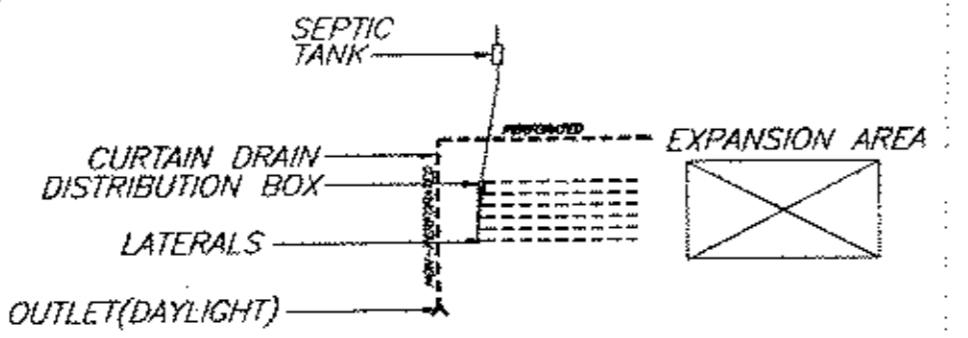
**PERCOLATION DATA:**

* P1	17" DEEP	07/16/13	1	2	3
FINISH	11:55	12:19	12:43		
START	11:27	11:55	12:19		
TIME	.28	.24	.24		
STABILIZED PERCOLATION RATE: 24 MINUTES /INCH					
* P2	24" DEEP	07/16/13	1	2	3
FINISH	12:09	12:47			
START	11:31	12:09			
TIME	.38	.38			
STABILIZED PERCOLATION RATE: 38 MINUTES /INCH					
* P3	24" DEEP	07/16/13	1	2	3
FINISH	11:33	11:55	12:18		
START	11:19	11:34	11:57		
TIME	.14	.21	.21		
STABILIZED PERCOLATION RATE: 21 MINUTES /INCH					
* P4	24" DEEP	07/16/13	1	2	3
FINISH	11:49	12:30	1:13	1:59	
START	11:16	11:50	12:31	1:15	
TIME	.33	.40	.42	.45	
STABILIZED PERCOLATION RATE: 21 MINUTES /INCH					



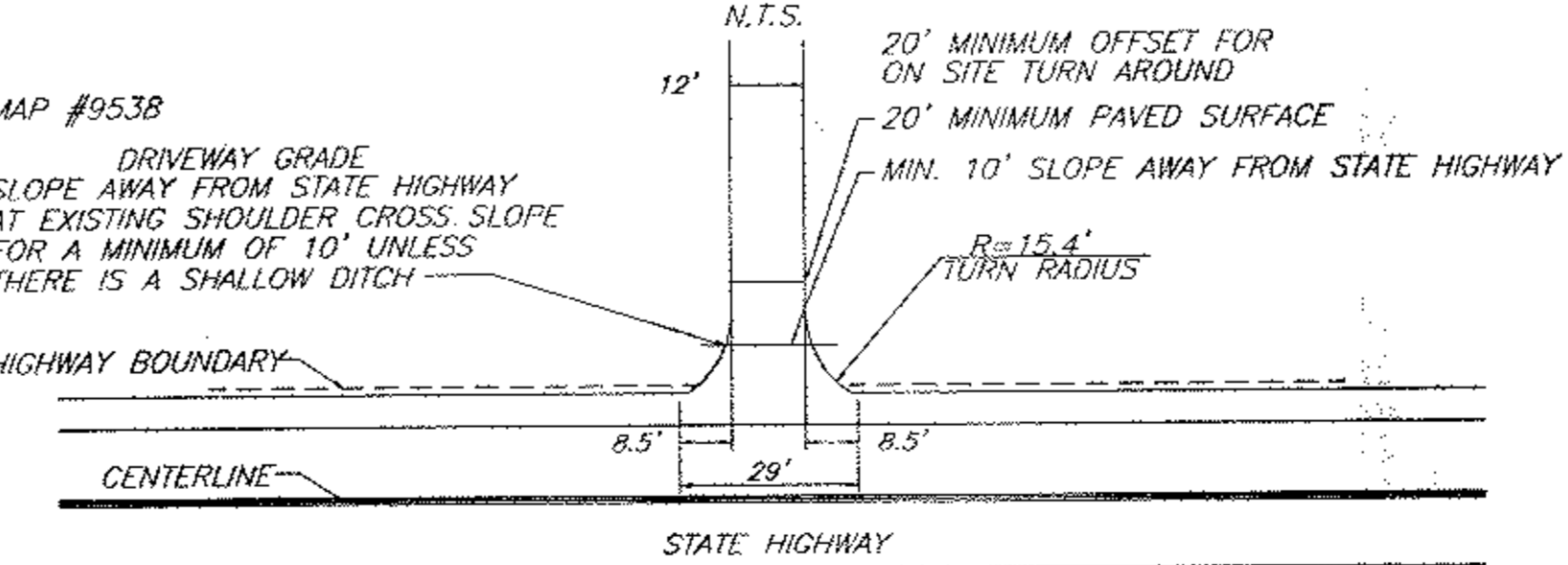
**LEGEND**

—	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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	<b>SEPTIC &amp; GRADING</b>
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