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

**PROJECT: HUGGINS II SUBDIVISION & LOT LINE CHANGE**  
**PROJECT NO.: 14-23**  
**PROJECT LOCATION: SECTION 34, BLOCK 2, LOTS 24 & 90**  
**PROJECT REPRESENTATIVE: TALCOTT ENGINEERING**  
**REVIEW DATE: 26 NOVEMBER 2014**  
**MEETING DATE: 4 DECEMBER 2014**

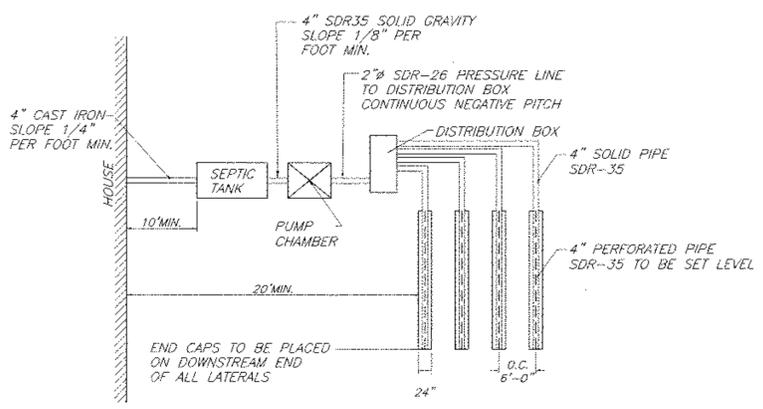
1. Plans have been revised to eliminate the previously proposed flag lot extension from lot 1 to Cocoa Lane. The previous flag lot extension would have enabled re-subdivision of lot 1.
2. The Cocoa Lane private road access and maintenance agreement should be submitted for Mike Donnelly's review allowing the additional lot to utilize the private roadway.
3. Orange County Planning has responded with a local determination, no advisory comments.

Respectfully submitted,

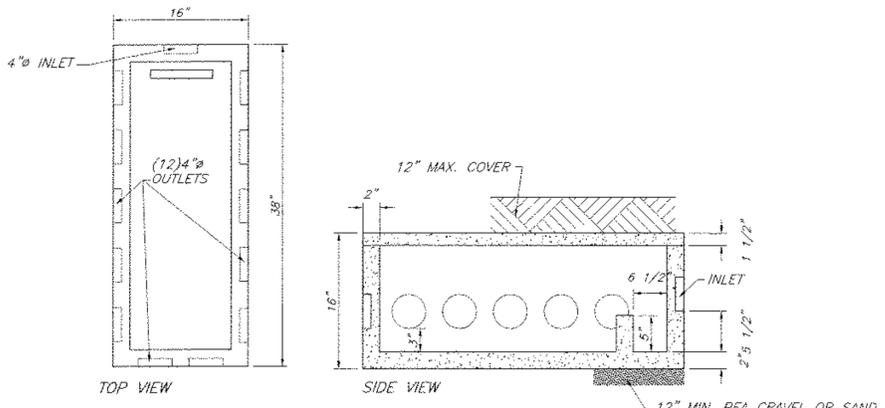
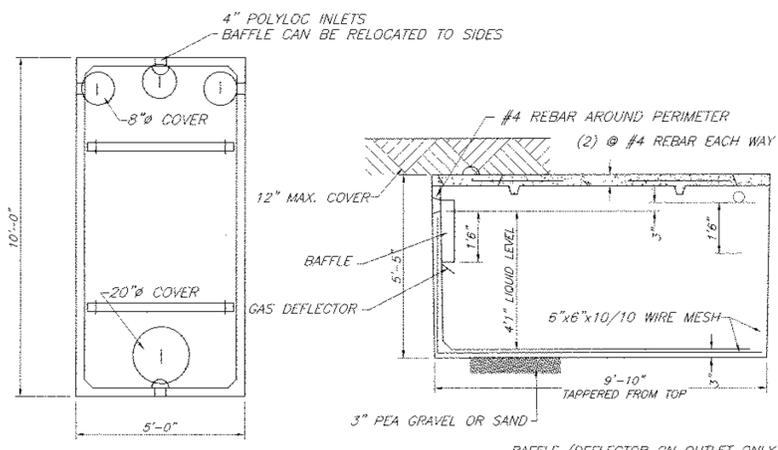
***McGoey, Hauser & Edsall  
Consulting Engineers, D.P.C.***

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Patrick J. Hines  
Principal



TYPICAL PLAN VIEW  
N.T.S.



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

**SPECIFICATIONS**

CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS

REINFORCEMENT- 6"x6"10GA. WIRE MESH

AIR ENTRAPMENT- 5%

PIPE CONNECTION- POLYLOC SEAL (PATENTED)

LOAD RATING- 300PSF WEIGHT= 325 LBS.

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

**SPECIFICATIONS**

CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS

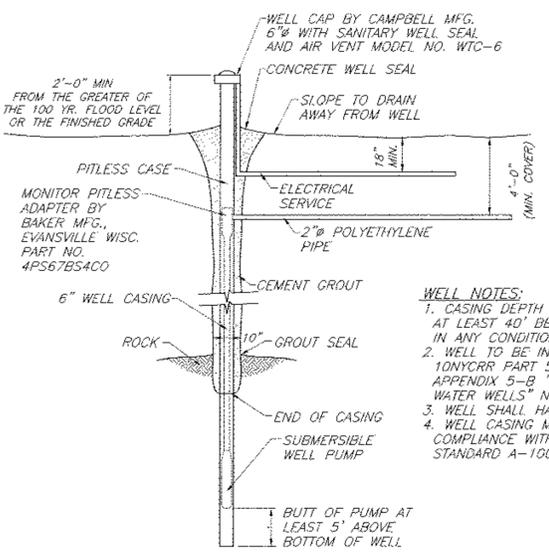
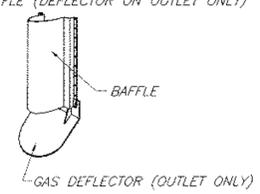
REINFORCEMENT- 6"x6"10GA. WWF, #4 REBAR

AIR ENTRAPMENT- 5%

CONSTRUCTION JOINT- BUTYL RUBBER - BASE CEMENT

PIPE CONNECTION- POLYLOC SEAL (PATENTED)

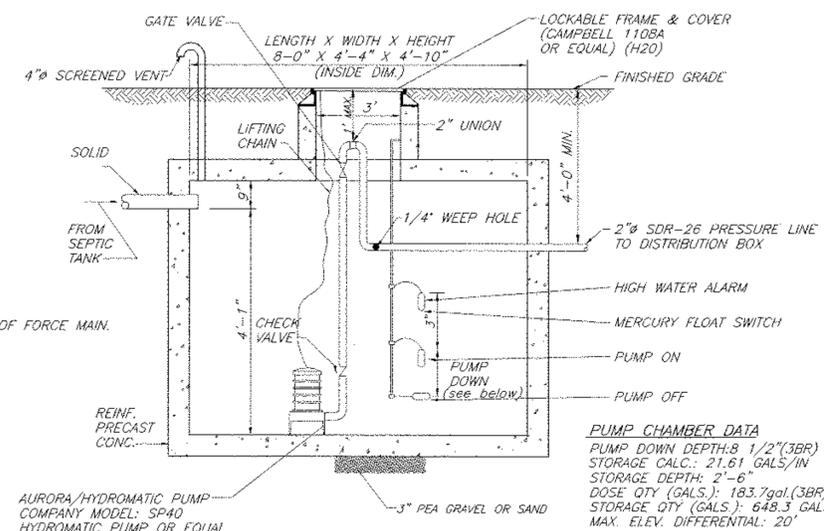
LOAD RATING- 300PSF WEIGHT = 9,500LBS



**WELL NOTES:**

- CASING DEPTH SHALL EXTEND AT LEAST 40' BELOW GROUND IN ANY CONDITION
- WELL TO BE INSTALLED PER 10NYCRR PART 5 APPENDIX 5-B "STANDARDS FOR WATER WELLS" NOV. 2005 EDITION
- WELL SHALL HAVE A MIN. YIELD OF 5 GPM.
- WELL CASING MATERIAL IS TO BE IN COMPLIANCE WITH AWWA STANDARD A-100, LATEST VERSION.

TYPICAL WELL DETAIL  
N.T.S.



PUMP CHAMBER  
N.T.S.

**DOSING QUANTITY (3 BEDROOM)**

FORCE MAIN: 280' X 0.163GAL/LF = 45.64 GAL.

LATS.: 75% X 280LF X 0.653GAL/LF = 137.13 GAL.

182.77 GAL. TOTAL

**DOSING QUANTITY (4 BEDROOM)**

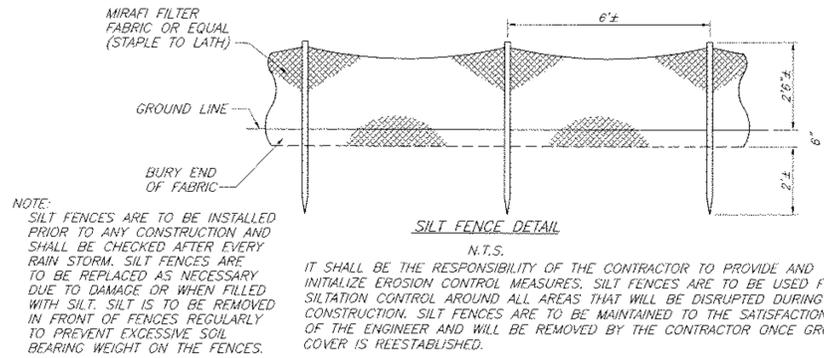
FORCE MAIN: 280' X 0.163GAL/LF = 45.64 GAL.

LATS.: 75% X 336LF X 0.653GAL/LF = 164.56 GAL.

210.20 GAL. TOTAL

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

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



REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:
1	11/07/14	RBM	REVISED PER PB MEETING

- 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.
  - SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT 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 LINES 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.

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."
- "WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
- "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.

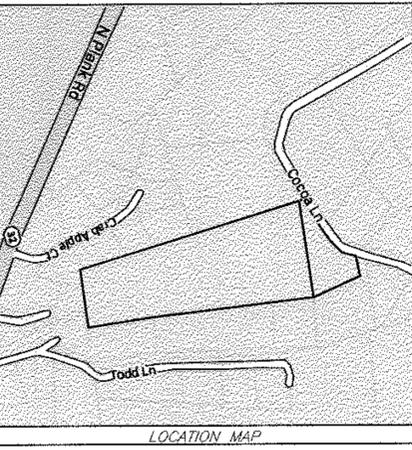
INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.

TOWN PROJECT# 2014-23  
THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

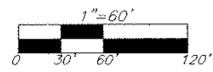
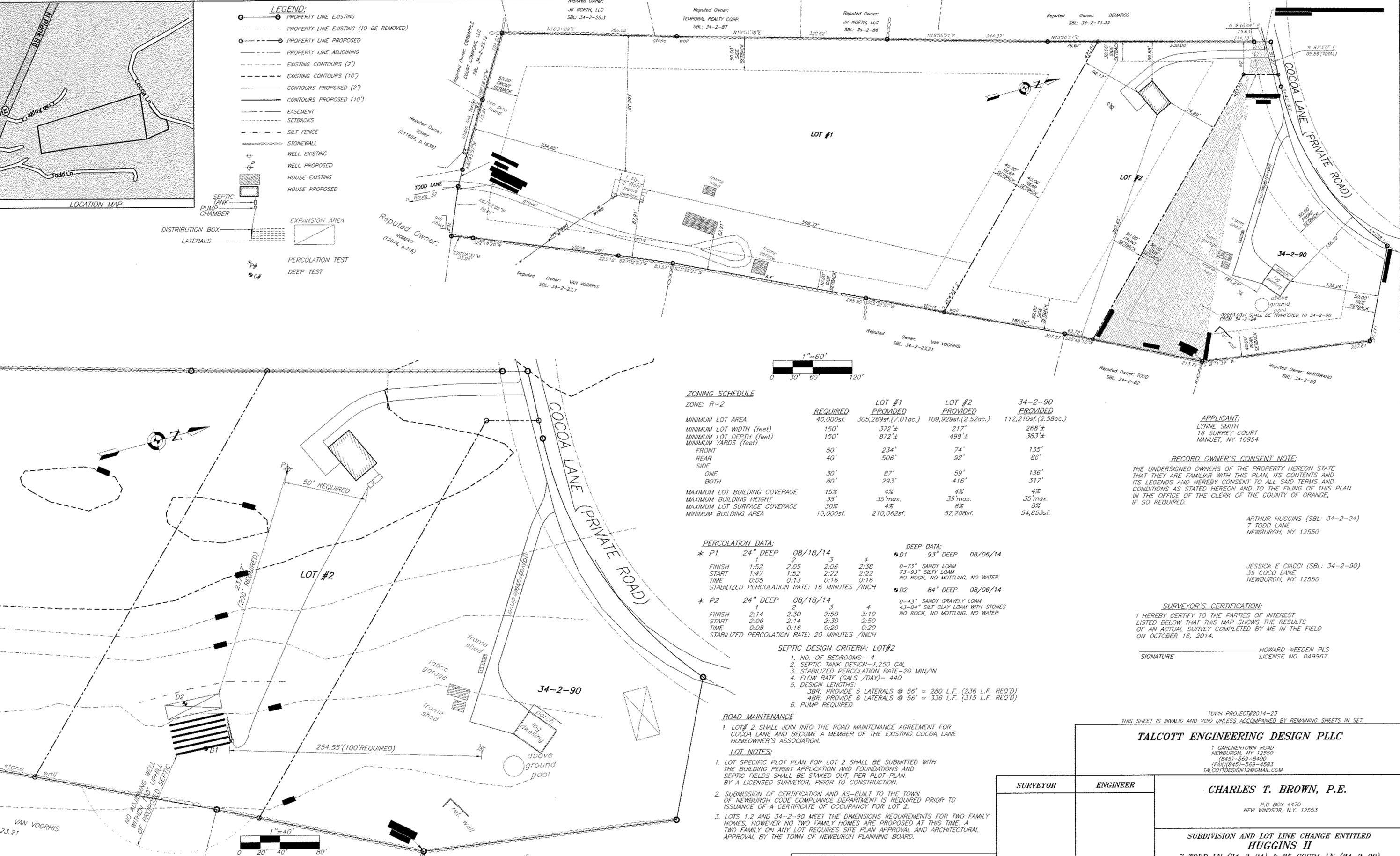
**TALCOTT ENGINEERING DESIGN PLLC**

1 GARDNERTOWN ROAD  
NEWBURGH, NY 12550  
(845)-369-8400  
(FAX)(845)-569-4583  
TALCOTTDESIGN12@GMAIL.COM

ENGINEER	CHARLES T. BROWN, P.E.		
	P.O. BOX 4470 NEW WINGSOR, N.Y. 12553		
SUBDIVISION AND LOT LINE CHANGE ENTITLED <b>HUGGINS II</b>			
7 TODD LN (34-2-24) & 35 COCOA LN (34-2-90) TOWN OF NEWBURGH, ORANGE COUNTY, NY			
DATE	SCALE	JOB NUMBER	SHEET NUMBER
10/22/14	AS NOTED	14082-LYS	2 OF 2



- LEGEND:**
- PROPERTY LINE EXISTING
  - PROPERTY LINE EXISTING (TO BE REMOVED)
  - PROPERTY LINE PROPOSED
  - EXISTING CONTOURS (2')
  - EXISTING CONTOURS (10')
  - CONTOURS PROPOSED (2')
  - CONTOURS PROPOSED (10')
  - - - EASEMENT
  - - - SETBACKS
  - - - SILT FENCE
  - STONEWALL
  - ⊕ WELL EXISTING
  - ⊕ WELL PROPOSED
  - ▭ HOUSE EXISTING
  - ▭ HOUSE PROPOSED
  - SEPTIC TANK
  - PUMP CHAMBER
  - DISTRIBUTION BOX
  - LATERALS
  - EXPANSION AREA
  - PERCOLATION TEST DEEP TEST



**ZONING SCHEDULE**

ZONE: R-2

	REQUIRED	LOT #1 PROVIDED	LOT #2 PROVIDED	34-2-90 PROVIDED
MINIMUM LOT AREA	40,000sf.	305,269sf. (7.01ac.)	109,929sf. (2.52ac.)	112,210sf. (2.58ac.)
MINIMUM LOT WIDTH (feet)	150'	372'±	217'	268'±
MINIMUM LOT DEPTH (feet)	150'	872'±	499'±	383'±
MINIMUM YARDS (feet)				
FRONT	50'	234'	74'	135'
REAR	40'	506'	92'	86'
SIDE				
ONE	30'	87'	59'	136'
BOTH	80'	293'	416'	317'
MAXIMUM LOT BUILDING COVERAGE	15%	4%	4%	4%
MAXIMUM BUILDING HEIGHT	35'	35' max.	35' max.	35' max.
MAXIMUM LOT SURFACE COVERAGE	30%	4%	8%	8%
MINIMUM BUILDING AREA	10,000sf.	210,062sf.	52,208sf.	54,853sf.

**PERCOLATION DATA:**

TEST	DEPTH	DATE	RESULTS
* P1	24" DEEP	08/18/14	STABILIZED PERCOLATION RATE: 16 MINUTES / INCH
* P2	24" DEEP	08/18/14	STABILIZED PERCOLATION RATE: 20 MINUTES / INCH
• D1	93" DEEP	08/06/14	0-73" SANDY LOAM; 73-93" SILTY LOAM; NO ROCK, NO MOTTLING, NO WATER
• D2	84" DEEP	08/06/14	0-43" SANDY GRAVELLY LOAM; 43-84" SILT CLAY LOAM WITH STONES; NO ROCK, NO MOTTLING, NO WATER

**SEPTIC DESIGN CRITERIA: LOT#2**

- NO. OF BEDROOMS- 4
- SEPTIC TANK DESIGN-1,250 GAL
- STABILIZED PERCOLATION RATE-20 MIN/IN
- FLOW RATE (GALS /DAY)- 440
- DESIGN LENGTHS:  
3BR: PROVIDE 5 LATERALS @ 56' = 280 L.F. (236 L.F. REQ'D)  
4BR: PROVIDE 6 LATERALS @ 56' = 336 L.F. (315 L.F. REQ'D)
- PUMP REQUIRED

**ROAD MAINTENANCE**

- LOT #2 SHALL JOIN INTO THE ROAD MAINTENANCE AGREEMENT FOR COCOA LANE AND BECOME A MEMBER OF THE EXISTING COCOA LANE HOMEOWNER'S ASSOCIATION.

**LOT NOTES:**

- LOT SPECIFIC PLOT PLAN FOR LOT 2 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.
- 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 LOT 2.
- LOTS 1,2 AND 34-2-90 MEET THE DIMENSIONS REQUIREMENTS FOR TWO FAMILY HOMES, HOWEVER NO TWO FAMILY HOMES ARE PROPOSED AT THIS TIME. A TWO FAMILY ON ANY LOT REQUIRES SITE PLAN APPROVAL AND ARCHITECTURAL APPROVAL BY THE TOWN OF NEWBURGH PLANNING BOARD.

**APPLICANT:**  
LYNNE SMITH  
16 SURREY COURT  
NANUET, NY 10954

**RECORD OWNER'S CONSENT NOTE:**

THE UNDERSIGNED OWNERS OF THE PROPERTY HERON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HERON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

ARTHUR HIGGINS (SBL: 34-2-24)  
7 TODD LANE  
NEWBURGH, NY 12550

JESSICA E CIACCI (SBL: 34-2-90)  
35 COCO LANE  
NEWBURGH, NY 12550

**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 OCTOBER 16, 2014.

SIGNATURE \_\_\_\_\_ HOWARD WEEDEN PLS  
LICENSE NO. 049967

TOWN PROJECT#2014-23  
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<b>TOWN OF NEWBURGH, ORANGE COUNTY, NY</b>			
DATE	SCALE	JOB NUMBER	SHEET NUMBER
10/22/14	AS NOTED	14082-LYS	1 OF 2

**REVISIONS**

REV.	DATE	BY	DESCRIPTION
1	11/07/14	RBM	REVISED PER PB MEETING

**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