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

**PROJECT: CRONK ESTATES II**  
**PROJECT NO.: 2015-14**  
**PROJECT LOCATION: SECTION 1, BLOCK 2, LOT 17.24**  
**PROJECT REPRESENTATIVE: TALCOTT ENGINEERING**  
**REVIEW DATE: 25 JUNE 2015**  
**MEETING DATE: 2 JULY 2015**

1. Date of filing of the 2012 subdivision should be identified. If filing was within 3 years, project is a major subdivision requiring Orange County Health Department review.
2. The separation distances from the septic on Lot 1 to the adjoining well on existing Lot 7 is less than the 200 foot required. Any deviation from the 200 foot minimum requires Orange County Health Department review and approval.
3. Septic systems on adjoining lots existing or proposed should be depicted on the plans.
4. Culvert size on Lot 11 should be depicted on the plans.
5. Coverage under the existing or previous storm water SPDES permit is required as project will disturb greater than 1 acre under a common development scheme.
6. All driveways onto cul de sac should be depicted on the plans.
7. Town note requiring submission of as built plan and certification for septic system prior to issuance of certificate of occupancy must be added to the plans.

Respectfully submitted,

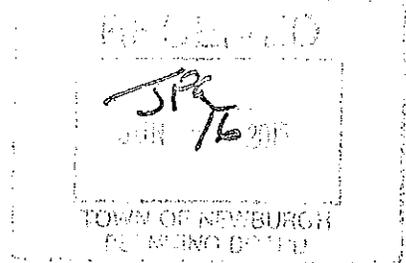
***McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.***

Patrick J. Hines  
Principal

**Talcott Engineering  
DESIGN, PLLC**

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

POT



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

June 16, 2015

Attn: John Ewasutyn, Chairman

Re: Project Narrative  
P.B. Project No. 2015-14  
Cronk Estates III  
SBL: 1-2-17.24  
Job No. 14199-GGD

**FILE COPY**

**PROJECT NARRATIVE**

The project is a re-subdivision of Lot 8 of the Cronk Estates II Subdivision " (Tax Lot 1-2-17.24), which was approved for a single family residence, to create one new single family residential building lot. Both lots will be served by on site wells and in ground septic systems and will be accessed from the existing private road "Peaceful Court".

The subject parcel is in the A-R zone and as proposed, both lots meet the bulk table requirements and minimum buildable areas.

TE has prepared, and delivered 12 Planning Board Applications, 12 sets of plans, and 12 copies of a short EAF along with this narrative and checks for the application fees (\$700.00) and escrow (\$2,500.00).

Respectfully yours,

A handwritten signature in black ink, appearing to be "Charles T. Brown".

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

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: 2015-14  
(Application fee returnable with this application)

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

Cronk Estates III

2. Owner of Lands to be reviewed:

Name FOX CREST HOMES (Mordy Gluck-member)  
Address 15 Madeline Terrace  
Spring Valley NY 10977  
Phone 845-721-3900

3. Applicant Information (If different than owner):

Name (SAME)  
Address \_\_\_\_\_  
\_\_\_\_\_

Representative Talcoff Engineering / CHARLES T. BROWN PE  
Phone (845)-569-8400  
Fax (845)-569-4583  
Email talcoff12@gmail.com

4. Subdivision/Site Plan prepared by:

Name Talcoff Engineering / CHARLES T. BROWN PE  
Address 1 Gardnertown Rd.  
Orange County  
Newburgh NY, 12550  
Phone/Fax (845)-569-8400

5. Location of lands to be reviewed:

Peaceful Court

6. Zone AR Fire District Platte Kill  
Acreage 5.1 School District Wall Kill

7. Tax Map: Section 1 Block 2 Lot 17.24

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 2  
Lot line change \_\_\_\_\_  
Site plan review \_\_\_\_\_  
Clearing and grading \_\_\_\_\_  
Other \_\_\_\_\_

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) 150' buffer (EXISTING)

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

Signature [Signature] Title MEMBER

Date: 6-11-15

**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).

TOWN OF NEWBURGH PLANNING BOARD

Cronk Estates 3  
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.  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.  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.  ~~N/A~~ 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.  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.  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.  Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
- 31. NA 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.  Number of acres to be cleared or timber harvested
- 33.  Estimated or known cubic yards of material to be excavated and removed from the site
- 34.  Estimated or known cubic yards of fill required
- 35.  The amount of grading expected or known to be required to bring the site to readiness
- 36. NA 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.

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- 37. NA 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.

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

By:   
 Licensed Professional

Date: 6/15/15

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 8/11/05  
 STATEMENT TO APPLICANTS

**RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW**

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

**TOWN OF NEWBURGH**  
**APPLICATION FOR CLEARING AND GRADING**

Name of applicant: \_\_\_\_\_

Name of owner on premises: \_\_\_\_\_

Address of owner: \_\_\_\_\_

Telephone number of owner: \_\_\_\_\_

Telephone number of applicant: \_\_\_\_\_

State whether applicant is owner, lessee, agent, architect, engineer or contractor:

\_\_\_\_\_  
Location of land on which proposed work will be done: \_\_\_\_\_

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Sub. Div.: \_\_\_\_\_

Zoning District of Property: \_\_\_\_\_ Size of Lot: \_\_\_\_\_

Area of lot to be cleared or graded: \_\_\_\_\_

Proposed completion of date: \_\_\_\_\_

Name of contractor/agent, if different than owner: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Date of Planning Board Approval: \_\_\_\_\_ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of applicant (if different than owner): \_\_\_\_\_

**TOWN ACTION:**

Examined: \_\_\_\_\_ 20 \_\_\_\_\_

Approved: \_\_\_\_\_ 20 \_\_\_\_\_

Disapproved: \_\_\_\_\_ 20 \_\_\_\_\_

## **FEE LAW SUMMARY**

### **PENDING APPLICATIONS**

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

### **SEVERABILITY**

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

### **EFFECTIVE DATE:**

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

**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.

*Morley Gluck*

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



\_\_\_\_\_  
**APPLICANTS SIGNATURE**

*6-11-15*

\_\_\_\_\_  
**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) Mordy Gluck, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 15 Madeline Ter. Spring Valley 10977  
IN THE COUNTY OF Rockland  
AND STATE OF N.Y.

AND THAT HE/SHE IS THE OWNER IN FEE OF LOT 3, PRICESFULL COURT  
5/13/0 1-2-1724 Fay B 158-12

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND CHARLES T. BRONN/ACCOTT <sup>ON 6/13/15</sup> IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 6/15/15

  
OWNERS SIGNATURE

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

Mordy Gluck  
OWNERS NAME (printed)

  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

Charles T. Bronn  
WITNESS' NAME (printed)

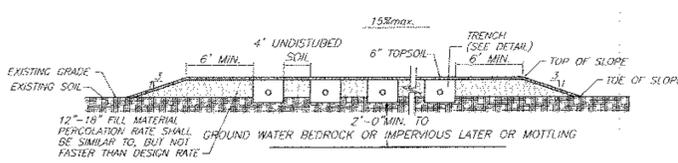
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

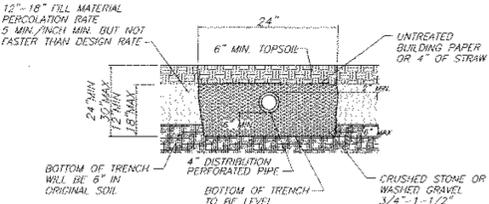
**PRINT**



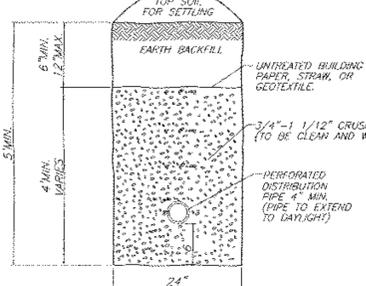


SHALLOW SYSTEM DETAIL  
N.T.S.

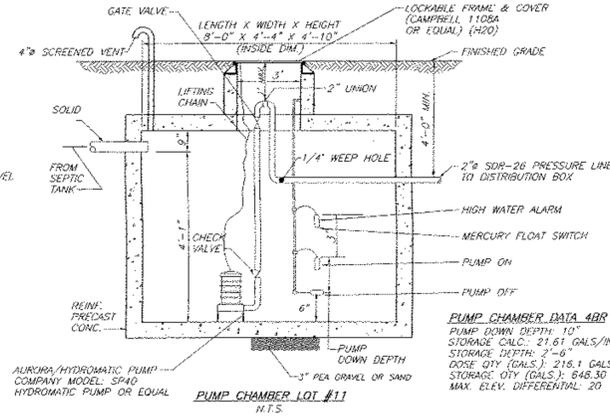
- NOTES:  
 1. BOTTOM OF ALL TRENCHES SHALL NOT BE ABOVE ORIGINAL USABLE SOIL.  
 2. MAXIMUM DEPTH OF USABLE FILL PLUS 6" OF TOPSOIL SHALL NOT EXCEED .50".  
 3. MAXIMUM COVER OVER TRENCH AGGREGATE SHALL NOT EXCEED 12".



SHALLOW SYSTEM TRENCH DETAIL  
N.T.S.



CURTAIN DRAIN  
N.T.S.



PUMP CHAMBER DATA 4BR  
 PUMP DOWN DEPTH: 10"  
 STORAGE CAP.: 21.61 GALS/IN  
 STORAGE DEPTH: 2'-6"  
 DOSE QTY (GALS.): 215.1 GALS.  
 STORAGE QTY (GALS.): 948.36 GALS.  
 MAX. ELEV. DIFFERENTIAL: 20"

- PUMP CHAMBER NOTES:  
 1. CONTRACTOR SHALL DETERMINE LENGTHS OF REQUIRED ELECTRICAL CABLE AND AVAILABLE VOLTAGE PRIOR TO ORDERING EQUIPMENT.  
 2. ALL WIRING SHALL CONFORM TO NATIONAL ELECTRICAL CODE & LOCAL CODE REQUIREMENTS.  
 3. THE POWER AND CONTROL WIRING SHALL BE MADE DIRECTLY TO THE CONTROL PANEL WITHOUT AND OUTSIDE SPLICES. CONTROL PANEL TO BE LOCATED INSIDE BASEMENT OF HOUSE AUDIBLE ALARMS AND FLASHING LIGHT.  
 4. A N.Y.S. PROFESSIONAL ENGINEER MUST CERTIFY TO THE CONSTRUCTION OF THE SYSTEM.  
 5. QUANTITY DOSED IS BASED UPON 75% OF 4" PIPE AND 100% OF FORCE MAIN.  
 6. QUANTITY STORED IS BASED UPON (1) DAYS FLOW MINIMUM.  
 7. AS-BUILT MUST SHOW FORCE MAIN LOCATION.

4BR DOSING QUANTITY  
 FORCE MAIN: 167' X 0.163GAL/LF = 27.22 GAL.  
 LATS.: 75X X 384LF X 0.653GAL/LF = 188.06 GAL.  
 TOTAL: 215.28 GAL.

PUMP CHAMBER DATA 3BR  
 PUMP DOWN DEPTH: 8"  
 STORAGE CAP.: 21.61 GALS/IN  
 STORAGE DEPTH: 2'-8"  
 DOSE QTY (GALS.): 172.88 GALS.  
 STORAGE QTY (GALS.): 691.52 GALS.  
 MAX. ELEV. DIFFERENTIAL: 20"

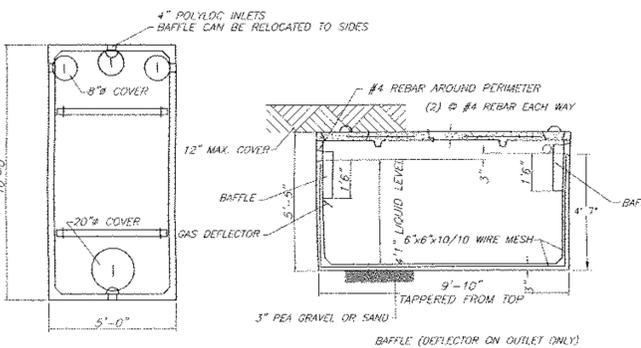
3BR DOSING QUANTITY  
 FORCE MAIN: 167' X 0.163GAL/LF = 27.22 GAL.  
 LATS.: 75X X 288LF X 0.653GAL/LF = 141.05 GAL.  
 TOTAL: 168.27 GAL.

- 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. 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. MAKE SURE SIDING 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 GARAGE 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 FOR 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.

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.

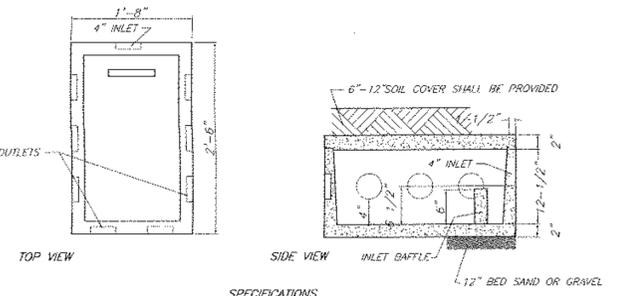
ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AS A MINIMUM, THE FILING 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.



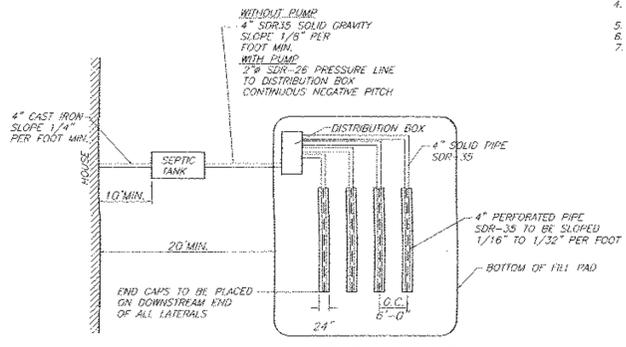
WOODWARD'S 1250gal SEPTIC TANK OR EQUAL  
N.T.S.

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

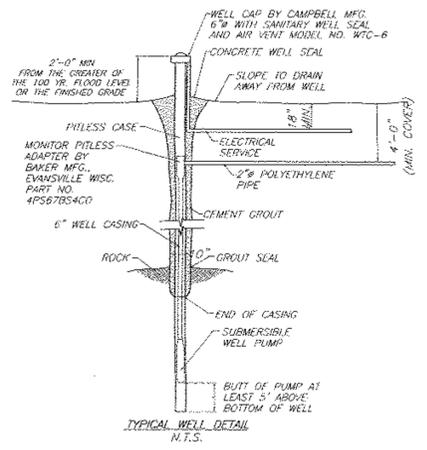


WOODWARD'S PRECAST 8 OUTLET DISTRIBUTION BOX  
N.T.S.

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 LB

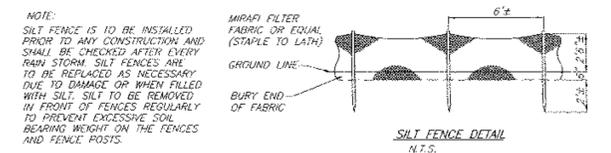


SHALLOW SYSTEM TYPICAL PLAN VIEW  
N.T.S.



TYPICAL WELL DETAIL  
N.T.S.

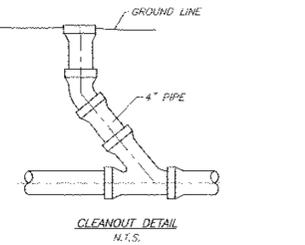
- WELL NOTES:  
 1. CASING DEPTH SHALL EXTEND AT LEAST 46" BELOW GROUND IN ANY CONDITION.  
 2. WELL TO BE INSTALLED PER 10NYCRR PART 5, APPENDIX 5-B STANDARDS FOR WATER WELLS' LATEST EDITION.  
 3. WELL SHALL HAVE A MIN. YIELD OF 5 GPM.  
 4. WELL CASING MATERIAL IS TO BE IN COMPLIANCE WITH AWWA STANDARD 4-100, LATEST VERSION.



SILT FENCE DETAIL  
N.T.S.

NOTE:  
 SILT FENCE IS 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 SLT. SLT TO BE REMOVED IN FRONT OF FENCES REGULARLY TO PREVENT EXCESSIVE SOIL BEARING WEIGHT ON THE FENCES AND FENCE POSTS.

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



CLEANOUT DETAIL  
N.T.S.

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

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

REV.	DATE	BY	DESCRIPTION

ENGINEER  
**TALCOTT ENGINEERING DESIGN PLLC**  
 1 GARDNERTOWN ROAD  
 NEWBURGH, NY 12550  
 (845)-369-8400  
 (FAX) (845)-563-4583  
 TALCOTTDESIGN12@GMAIL.COM

PROPOSED SUBDIVISION ENTITLED  
**CRONK ESTATES III**  
 PEACEFUL COURT, SBL 1-2-17.24, LOT#8, FM# 164-12  
 TOWN OF NEWBURGH ORANGE COUNTY NY

DATE: 06/10/15  
 SCALE: AS NOTED  
 JOB NUMBER: 14199-GGD  
 SHEET NUMBER: 2 OF 2

PLANNING BOARD# 2015-##  
 THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.