



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS D.P.C.

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**TOWN OF NEWBURGH  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT: DIXON 2 LOT SUBDIVISION**  
**PROJECT NO.: 14-15**  
**PROJECT LOCATION: SECTION 3, BLOCK 1, LOT 103.31**  
**PROJECT REPRESENTATIVE: TALCOTT ENGINEERING**  
**REVIEW DATE: 10 JULY 2014**  
**MEETING DATE: 17 JULY 2014**

1. The existing lot does not contain a 50 foot fee ownership strip to the County roadway. A portion of the existing access is constricted due to existing lot geometry. Mike Donnelly's comments regarding the Town lot 280A should be received. It is noted that the existing driveway access would not be shared by the proposed lot layout in all locations.
2. The subdivision would create a condition where 3 lots would utilize an existing driveway. If the above referenced comment can be overcome, permission from the Town Board for 3 lots on a common drive would also be required.
3. It appears that the existing well on Lot 1 will be lost through subdivision and that the new proposed well for Lot 2 will be located on Lot 1. This should be clarified.

Respectfully submitted,

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

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Patrick J. Hines  
Associate

REGIONAL OFFICES

• 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •

FILE COPY

# 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

June 30, 2014

Attn: John Ewasutyn, Chairman



Re: Project Narrative  
Town Project No. 2014-15  
Dixon Subdivision II  
SBL: 3-1-103.31  
Job No. 13074-PIE

## PROJECT NARRATIVE

The project is a two lot subdivision of a 6.85 AC parcel at 85 Forest Road, in the AR zone, owned by Kimberly and Percy Dixon. The parcel currently contains a single family residence in which the owners reside. The proposal would create one new residential building lot for a single family residence serviced by a proposed well on site sewerage disposal system (SDS).

The proposed residence would be accessed via the existing common driveway to Forest Road. A waiver from the Town Board, permitting three houses on a common driveway, would be required before project approval.

It should be noted that the parcel contains 2.61 acres of federal wetland, therefore, further subdivision, beyond the current proposal, is not possible. Project plans include the above referenced wetland, as field staked and surveyed, field topo and SDS design.

Attached please find 12 Planning Board Applications, 12 sets of plans, and 12 copies of a Full EAF along with this narrative and checks for the application fees and escrow.

Respectfully yours,

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

Pc: Percy Dixon

17. July Agenda  
2ND ITEM

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: 6/30/14 TOWN FILE NO: 2014-15  
(Application fee returnable with this application)

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

2. Owner of Lands to be reviewed:  
Name Percy and Kimberly Dixon  
Address 85 Forest Road  
Wallkill, NY 12589  
Phone \_\_\_\_\_

3. Applicant Information (If different than owner):  
Name Percy + Kimberly Dixon  
Address 185 Forest Rd,  
Wallkill, ny 12589

Representative Talcott Engineering Design PLLC.  
Phone 845-569-8100  
Fax 845-569-4583  
Email talcottdesign2@gmail.com

4. Subdivision/Site Plan prepared by:  
Name Talcott Engineering Design  
Address 1 Gardnertown Rd  
Newburgh, NY 12550  
Phone/Fax 845-569-8100/845-569-4583

5. Location of lands to be reviewed:  
85 Forest Rd

6. Zone AR Fire District plattekill  
Acreage 6.84 School District Wallkill

7. Tax Map: Section 3 Block 1 Lot 10331

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) Common driveway

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 owner

Date: may 22, 14

**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

Dixon Subdivision II  
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.  ~~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. \_\_\_ 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. NA 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. 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.  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. N/A 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: 6/23/11

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.

Kimberly Dixon  
**APPLICANT'S NAME (printed)**

  
**APPLICANTS SIGNATURE**

May 22, 14  
**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**

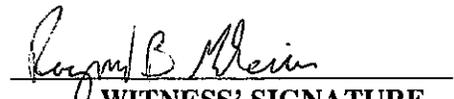
(OWNER) Percy and Kimberly Dixon, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 85 Forest Road  
IN THE COUNTY OF Orange  
AND STATE OF NY  
AND THAT HE/SHE IS THE OWNER IN FEE OF 85 Forest Road

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 Design IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: May 27 14

  
OWNERS SIGNATURE

Kimberly Dixon  
OWNERS NAME (printed)

  
WITNESS' SIGNATURE

Raymond B McKeiver  
WITNESS' NAME (printed)

NAMES OF ADDITIONAL  
REPRESENTATIVES

**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.

May 22 2014  
DATED

Kimberly Diven  
APPLICANT'S NAME (printed)

  
APPLICANT'S SIGNATURE



**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

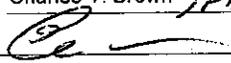
**Instructions for Completing**

**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: DIXON SUBDIVISION II			
Project Location (describe, and attach a location map): 85 Forest Rd Newburgh, NY			
Brief Description of Proposed Action: Proposed subdivision of a existing lot. Existing has access to Forest rd through a common driveway and has a private well and septic system. The proposed lot will also access Forest rd through a common driveway and use a separate well and septic system. Their will be no impact or disturbance to the Federal wetlands located on the project.			
Name of Applicant or Sponsor: Percy & Kimberly Dixon		Telephone: 845-561-6995	
		E-Mail:	
Address: 85 Forest rd			
City/PO: Walkill		State: NY	Zip Code: 12589
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			<b>NO</b>
			<b>YES</b>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<b>NO</b>
			<b>YES</b>
3.a. Total acreage of the site of the proposed action?		_____ 6.84 acres	
b. Total acreage to be physically disturbed?		_____ 0.36 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 6.84 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?  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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: <u>Federal wetland</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" 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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ <u>private well</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ <u>private septic</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Charles T. Brown <i>IPF</i>	Date: 06/13/14	
Signature: 		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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**

**ZONING SCHEDULE**

ZONE: AR	REQUIRED	LOT #1	LOT #2
		PROPOSED	PROPOSED
MINIMUM LOT AREA	0.92ac (40,000sf.)	105,521 sf.	193,278sf.
MINIMUM LOT WIDTH (feet)	150'	295'	348'
MINIMUM LOT DEPTH (feet)	150'	357'	472'
MINIMUM YARDS (feet)			
FRONT	50'	110'	51'
REAR	50'	82'	391'
SIDE			
ONE	30'	121'	31'
BOTH	80'	258'	279'
MINIMUM HABITABLE FLOOR AREA	900sf.	> 900sf.	> 900sf.
MAXIMUM LOT BUILDING COVERAGE	10%	3%	1%
MAXIMUM BUILDING HEIGHT	35'	35' max.	35' max.
MAXIMUM LOT SURFACE COVERAGE	20%	18%	4%
MINIMUM BUILDING AREA	10,000sf.	46,267sf.	25,799sf.

**LOT #2 NOTES**

1. LOT SPECIFIC PLOT PLANS FOR LOT #2 SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND FOUNDATION AND SEPTIC FIELDS SHALL BE STAKED OUT, PER PLOT PLAN, BY A LICENSED SURVEYOR, PRIOR TO CONSTRUCTION.

**MAP REFERENCES:**

1. ALL EXISTING FEATURES, INCLUDING TOPOGRAPHY, BUILDINGS, PROPERTY LINES AND ROADS PER A SURVEY ENTITLED "PERCY DIXON & KIMBERLY DIXON" PERFORM BY MARGARET M. HILLRIEGEL, P.L.S., LAST REVISED ON AUGUST 7, 2013.
2. EXISTING FEDERAL WETLAND BOUNDARY FLAGGED BY BIOLOGIST MIKE NOWICKI AND LOCATED BY MARGARET M. HILLRIEGEL, P.L.S., DURING JULY 2013.

**SEPTIC SYSTEM GENERAL NOTES:**

1. ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY BUILDING OR PROPERTY LINE.
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 BE DISCHARGED IN THE VICINITY OF ABSORPTION FIELD.
4. SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY BE CONSTRUCTED SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE SEPTIC FIELD.
5. NO TRENCHES TO BE INSTALLED IN WET SOIL.
6. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING CURTAIN ABSORPTION TRENCH.
7. GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION LINES ARE TO BE CAPPED.
8. DISTRIBUTION LINES ARE TO BE CAPPED.
9. THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO 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 DRAINAGE DITCH.
12. ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEPTIC SYSTEM.
13. BENDS SHALL BE USED WHEN ENTRANCE OR EXIT FROM SEPTIC TANK NOT APPROXIMATELY STRAIGHT. IF BENDS ARE USED AT POINTS OTHER THAN ENTRANCE OR EXIT POINTS, THEN A CLEANOUT IS REQUIRED AT EACH BEND.
14. THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL 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 OVER THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION.
16. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARAGE JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER COOLERS, 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 SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
18. THE PURCHASER OF THIS LOT SHALL BE PROVIDED WITH AN APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF 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 ENVIRONMENTAL DESIGN, NEW YORK STATE DEPARTMENT OF HEALTH."

"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLICABLE STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENTS FOR WASTE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."

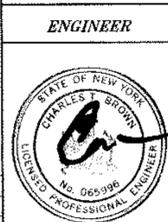
ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED SEPTIC SYSTEM SHALL BE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL FEATURES IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE SEPTIC SYSTEM. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING 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 AND OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE TO THE INSTALLATION AND PLACEMENT.

INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE USED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. IF THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY, THE INSTALLATION AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE PUBLIC HEALTH CODE.

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

**TALCOTT ENGINEERING DESIGN PLLC**

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



**ENGINEER**  
 CHARLES T. BROWN, P.E.

P.O. BOX 4470  
 NEW WINDSOR, N.Y. 12553

**SUBDIVISION**

PROPOSED SUBDIVISION ENTITLED  
 "DIXON SUBDIVISION"  
 85 FOREST ROAD (COUNTY ROAD)  
 SBL 3-1-10313, LOT #3 FM# 42-94  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE: 05/27/14 SCALE: 1"=50' JOB NUMBER: 13074-PIE

**REVISIONS**

REV.	DATE	BY	DESCRIPTION

**APPLICANT:**

PERCY & KIMBERLY DIXON  
 35 FOREST ROAD  
 WALLKILL, NY 12589

**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.

**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 AUGUST 7, 2013.

MARGARET M. HILLRIEGEL  
 LICENSE NO. 50253

PERCY & KIMBERLY DIXON  
 35 FOREST ROAD  
 WALLKILL, NY 12589

LANDS NOW OR FORMERLY  
 DALE DUPUIS & CHRISTINA RIEDEL  
 SECTION 3, BLOCK 1, LOT 9.3  
 DEED LIBER 12028 PAGE 275  
 95 FOREST ROAD  
 LOT # 3 ON  
 FILED MAP # 42-01

LANDS NOW OR FORMERLY  
 SCOTT D. & CAROLINE M. GOLL  
 SECTION 3, BLOCK 1, LOT 9.1  
 DEED LIBER 12281 PAGE 1431  
 93 FOREST ROAD  
 LOT # 1 ON  
 FILED MAP # 42-01

LANDS NOW OR FORMERLY  
 WAYNE T. LOUPE and  
 JEANETTE H. LAMB  
 SECTION 3, BLOCK 1, LOT 103.32  
 DEED LIBER 12407 PAGE 364  
 89 FOREST ROAD  
 LOT # 4 ON  
 FILED MAP # 956-05

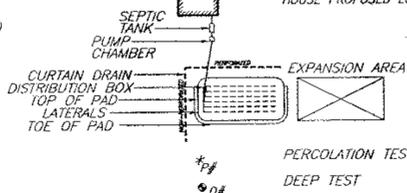
LANDS NOW OR FORMERLY  
 CARL & JEAN GOPIE  
 SECTION 3, BLOCK 1, LOT 103.30  
 DEED LIBER 11450 PAGE 1631  
 87 FOREST ROAD  
 LOT 1 ON  
 FILED MAP # 42-94

LANDS NOW OR FORMERLY  
 DOUGLAS POTTER  
 SECTION 3, BLOCK 1, LOT 103.2  
 DEED LIBER 4627 PAGE 95  
 83 FOREST ROAD  
 LOT 2 ON  
 FILED MAP # 42-94

LANDS NOW OR FORMERLY  
 AMY E. & JAMES W. FRISBIE  
 SECTION 3, BLOCK 1, LOT 156  
 DEED LIBER 12958 PAGE 613  
 4 LIRA STREET  
 LOT 6 ON  
 FILED MAP # 670-07

**LEGEND**

- PROPERTY LINE EXISTING
- PROPERTY LINE PROPOSED
- - - - - PROPERTY LINE ADJOINING
- - - - - EXISTING CONTOURS (2')
- - - - - EXISTING CONTOURS (10')
- - - - - CONTOURS PROPOSED (2')
- - - - - CONTOURS PROPOSED (10')
- - - - - EASEMENT
- - - - - SETBACKS
- - - - - SILT FENCE
- WETLANDS



**SEPTIC DESIGN CRITERIA: LOT#2**

1. NO. OF BEDROOMS- 3max.
2. SEPTIC TANK DESIGN-1,250 GAL
3. STABILIZED PERCOLATION RATE-43 MIN/IN
4. FLOW RATE (GALS /DAY)- 330.
5. LATERAL LENGTHS: PROVIDE 4 LATERALS @ 86' = 344ft. (330ft. REQ'D)
6. TRENCH REQUIRED: 18 min. SHALLOW TRENCH SYSTEM.
7. PUMP CHAMBER REQUIRED

**PERCOLATION DATA: LOT 2**

DEPTH	11/18/13	11/15/13
12" DEEP	2.02	2.30
18" DEEP	1.32	1.59
24" DEEP	.28	.36
STABILIZED PERCOLATION RATE: 43 MINUTES / INCH		

**PERCOLATION DATA: LOT#2**

DEPTH	11/15/13	11/18/13
12" DEEP	1.59	2.30
18" DEEP	1.36	1.59
24" DEEP	.23	.31
STABILIZED PERCOLATION RATE: 37 MINUTES / INCH		

**PERCOLATION TEST DATA: LOT#2**

DEPTH	11/15/13	11/18/13
72" DEEP	1.59	2.30
TOPSOIL	1.36	1.59
CLAY LOAM	.23	.31
PERCOLATION RATE @ 4'		

**SEPTIC CERTIFICATION:**

UPON SUBMISSION OF CERTIFICATION AND AS-BUILT TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT IS REQUIRED PRIOR TO RECEIVING OF A CERTIFICATE OF OCCUPANCY FOR LOT #2.

**TOWN CERTIFICATION:**

I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE PROPOSED SEWAGE DISPOSAL SYSTEMS DEPICTED ON THIS PLAN 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 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

