



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

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**TOWN OF NEWBURGH  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT:** WTF NY LOT LINE CHANGE  
**PROJECT NO.:** 14-07  
**PROJECT LOCATION:** SECTION 2, BLOCK 1, LOTS 42 & 46  
**PROJECT REPRESENTATIVE:** TALCOTT ENGINEERING DESIGN, LLC  
**REVIEW DATE:** 27 MARCH 2014  
**MEETING DATE:** 3 APRIL 2014

1. Project involves the proposed transfer of .6 acres of property between two adjoining lots. Each of the resulting lots will meet the lot area requirements for the existing zone. Tax Lot 42 does not meet the lot width requirements of the RR Zone, which is 200 feet, less than 200 is provided.
2. Buildable area must be depicted on each lot in compliance with zoning regulations.
3. Status of the roadway identified as Griffins Lane should be discussed. It is identified as a right of way, unclear if it is considered an existing private road. Information pertaining to the status of Griffins Lane should be submitted to Mike Donnelly's office for review.
4. Sanitary Sewer System proposed for Lot 46 appears to be a shallow absorption trench system which should be clearly identified on the plans. It is noted the septic design criteria does not identify fill required.
5. A dedication parcel is identified in favor of NYSDOT. NYSDOT's input regarding this should be received.
6. County Planning referral will be required as project fronts on state highway.

Respectfully submitted,

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

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Patrick J. Hines, Associate

REGIONAL OFFICES

- 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

FILE COPY

**Talcott Engineering  
DESIGN, PLLC**

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

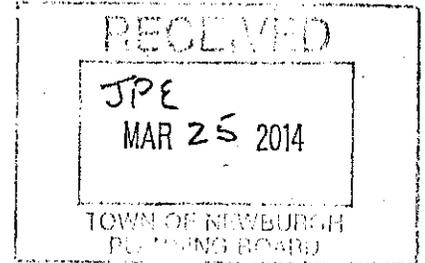
Town of Newburgh  
Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

March 25, 2014

Attn: John Ewasutyn, Chairman

Re: Project Narrative

Town Project No. 2014-~~XX~~07  
WTF NY Inc. Line Change  
979 & 983 NYS Route 32  
SBL: 2-1- 42 & 46  
Job No. 13072-WTF



**PROJECT NARRATIVE**

The proposed project is a lot line change that will transfer 0.55 acres of land from lot 46 to lot 42, both of which are owned by WTF NY Inc (Bob Holmes), the applicant. The two subject parcels total approximately 4.8 acres and are in the RR Zone. Both lots have frontage on "Griffins Lane", a 24' wide ROW that goes to NYS Route 32.

The purpose of this lot line change is to provide lot 42 with the minimum required lot area and a more suitable building envelope. In addition to the lot line change, septic designs have been done for both lots and are shown on project plans. Although improved by the proposed lot line change, lot 42 will require a variance for lot width.

TE has attached 12 Planning Board Applications, 12 sets of plans, and 12 copies of an EAF short form, along with this narrative and checks for the application fees and escrow.

Respectfully yours,

A handwritten signature in dark ink, appearing to be "Charles T. Brown". The signature is written in a cursive style with a long, sweeping underline.

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: 3/25/2014 TOWN FILE NO: 2014-07  
(Application fee returnable with this application)

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

2. Owner of Lands to be reviewed:  
Name Bob Holmes "WTF NY"  
Address PO 483  
Modena, NY 12546  
Phone 845-527-2004

3. Applicant Information (If different than owner):  
Name (same)  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Representative CHARLES T. BROWN, PE  
Phone (845) 569-8400  
Fax (845) 569-4583  
Email TALCOTTDESIGN12@GMAIL.COM

4. Subdivision/Site Plan prepared by:  
Name Talcott Engineering Design PLC  
Address 1 Gardner town Rd  
Newburgh, NY 12550  
Phone/Fax 845-569-8400 / 845-569-4583

5. Location of lands to be reviewed:  
979 and 983 NYS Route 32

6. Zone RR Fire District Plattekill  
Acreage 4.78 School District Wallkill

7. Tax Map: Section 2 Block 1 Lot 42 and 46

8. Project Description and Purpose of Review:

Number of existing lots 2 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) NONE

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 Pres

Date: Feb March 3 '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).

TOWN OF NEWBURGH PLANNING BOARD

WTF NY INC.  
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.  N/A 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. N/A Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
- 31. EX 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. 0.9 Number of acres to be cleared or timber harvested
- 33. 0 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. 0 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.

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- 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.

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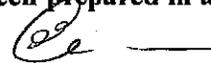


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The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

  
 By: CHARLES T. BRONOV, R.S.  
 Licensed Professional

Date: 2/26/14

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.

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,  
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

  X   NONE

\_\_\_\_\_ **NAME, ADDRESS, RELATIONSHIP OR INTEREST**  
(financial or otherwise)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

- \_\_\_\_\_ **TOWN BOARD**
- \_\_\_\_\_ **PLANNING BOARD**
- \_\_\_\_\_ **ZONING BOARD OF APPEALS**
- \_\_\_\_\_ **ZONING ENFORCEMENT OFFICER**
- \_\_\_\_\_ **BUILDING INSPECTOR**
- \_\_\_\_\_ **OTHER**

  3/3/14    
**DATED**

\_\_\_\_\_ **INDIVIDUAL APPLICANT**

  WTF - NY Inc    
**CORPORATE OR PARTNERSHIP APPLICANT**

BY:   *[Signature]*    
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

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

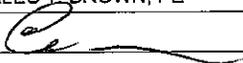
**Instructions for Completing**

**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: LOT LINE CHANGE FOR WTF NY, INC.			
Project Location (describe, and attach a location map): 979 & 983 NYS ROUTE 32			
Brief Description of Proposed Action: MOVE A LOT LINE TO MAKE A NONCONFORMING LOT MORE CONFORMING AND DESIGN OF SEPTIC SYSTEM FOR EACH OF THE TWO LOTS TO MAKE THEM BOTH BUILDABLE			
Name of Applicant or Sponsor: WTF NY, INC, ATTN:BOB HOLMES		Telephone: 845-527-2004 E-Mail: holmesrealestate@gmail.com	
Address: PO BOX 483			
City/PO: MODENA		State: NY	Zip Code: 12548
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.			NO <input type="checkbox"/>
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: DRIVEWAY PERMIT FROM NYS DOT			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		4.73 acres	
b. Total acreage to be physically disturbed?		0.95 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.73 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			



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: <u>CHARLES T. BROWN, PE</u>		Date: <u>2/26/2014</u>
Signature: <u></u>		

**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**

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

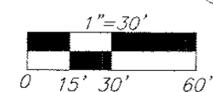
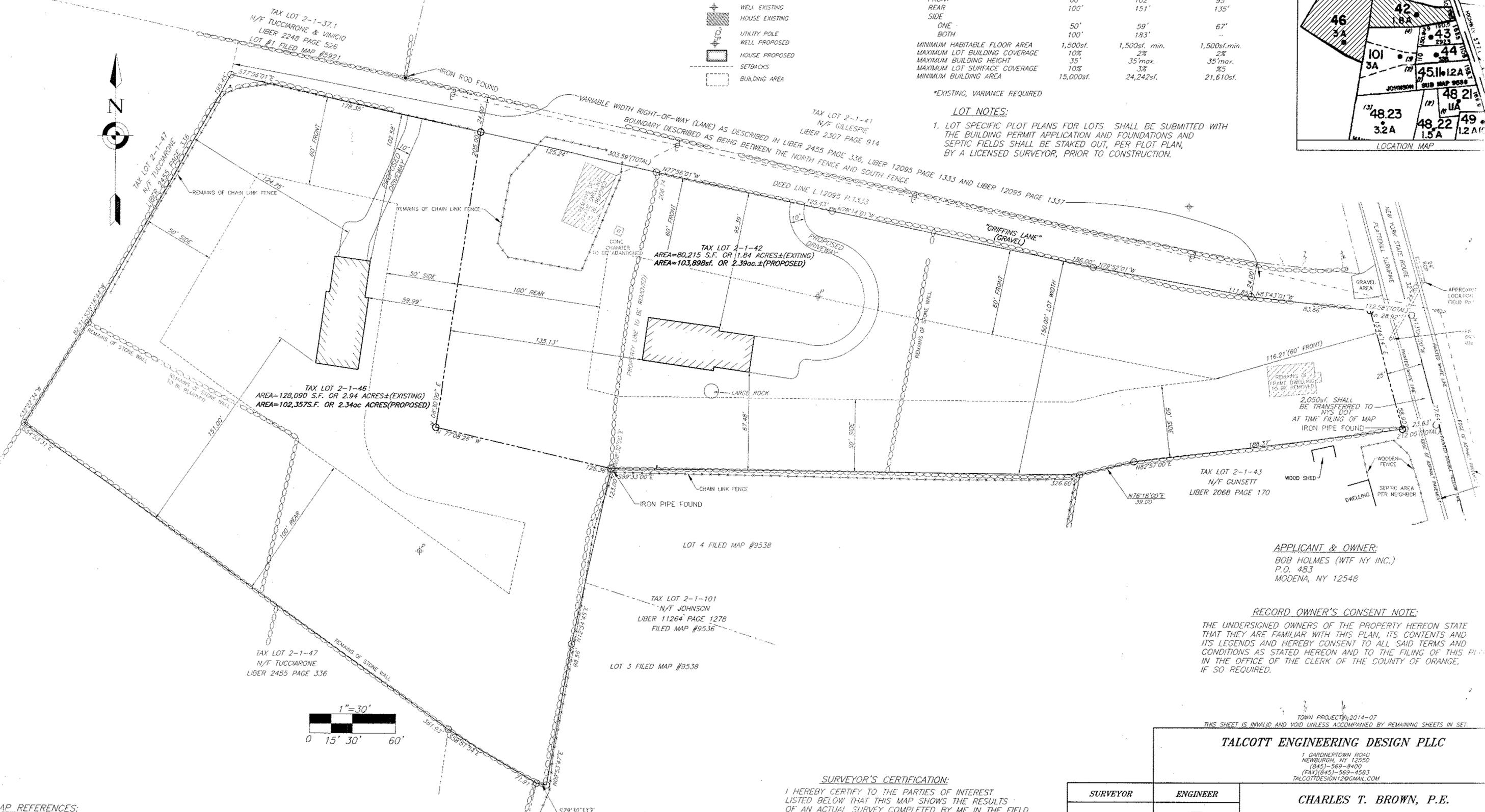
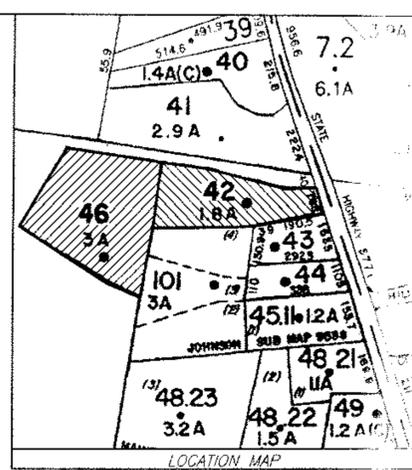
**ZONING SCHEDULE:**  
ZONE: RR

	REQUIRED	2-1-46 PROPOSED	2-1-42 PROPOSED
MINIMUM LOT AREA	2ac.	2.34ac./102,357sf.	2.39ac./103,898sf.
MINIMUM LOT WIDTH (feet)	200'	245'	*150'±
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%	3%
MINIMUM BUILDING AREA	15,000sf.	24,242sf.	21,610sf.

\*EXISTING, VARIANCE REQUIRED

**LOT NOTES:**

- 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 GARDINERTOWN ROAD  
NEWBURGH, NY 12550  
(845)-569-8400  
(FAX) (845)-569-4583  
TALCOTTEDESIGN12@GMAIL.COM

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

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

**LOT LAYOUT**

**LOT LINE CHANGE FOR:  
WTF NY INC.**

**979 & 983 NYS ROUTE 32 SBL: 2-1-42&46  
TOWN OF NEWBURGH, ORANGE COUNTY, NY**

DATE: 03/25/14 SCALE: 1"=30' JOB NUMBER: 13072-WTF SHEET NUMBER: 1 OF 3

**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.

SIGNATURE: \_\_\_\_\_ DARREN J. STRIDIRON, PLS  
LICENSE NO. 050487

**REVISIONS**

REV. NO.	DATE	BY	DESCRIPTION

**MAP REFERENCES:**  
1. ALL EXISTING FEATURES, INCLUDING TOPOGRAPHY, BUILDINGS, PROPERTY LINES AND ROADS PER A SURVEY 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**

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 YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS AND COSTLY-- 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: NONE

**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

**SEPTIC CERTIFICATION:**

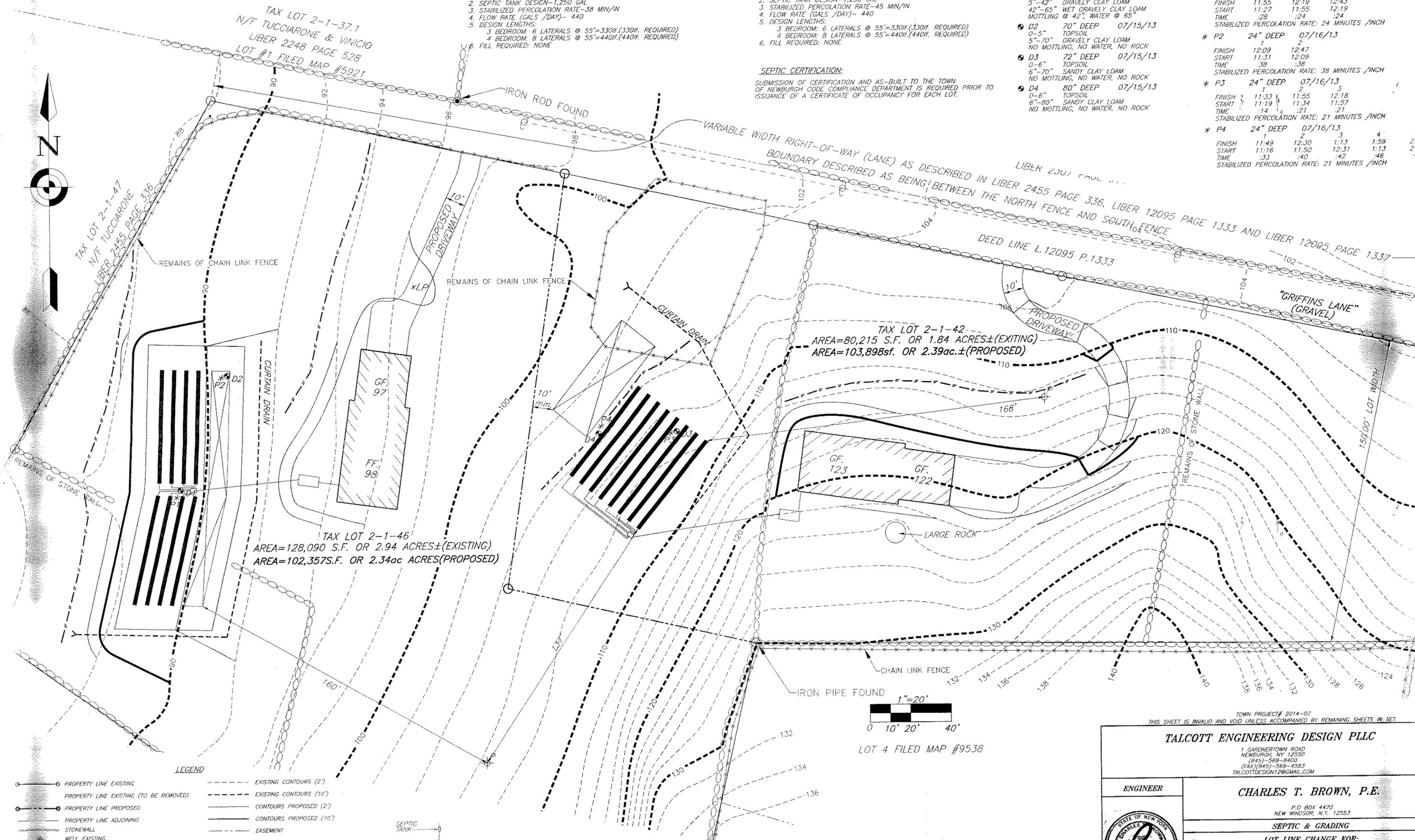
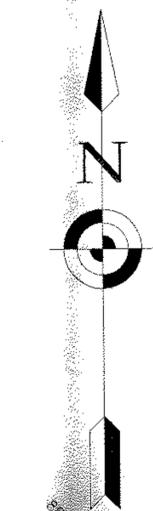
SUBMISSION OF CERTIFICATION AND AS-BUILT TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.

**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

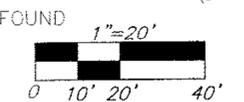
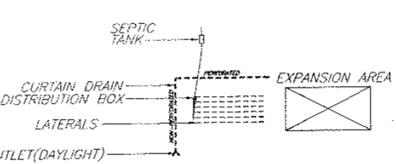
**PERCOLATION DATA:**

TEST	DATE	1	2	3	4	5	6
* P1	17" DEEP 07/16/13	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	12:09	12:47				
		START	11:31	12:09			
		TIME	:38	:38			
		STABILIZED PERCOLATION RATE: 38 MINUTES /INCH					
* P3	24" DEEP 07/16/13	11:33	11:55	12:18			
		START	11:19	11:34	11:57		
		TIME	:34	:21	:21		
		STABILIZED PERCOLATION RATE: 21 MINUTES /INCH					
* P4	24" DEEP 07/16/13	11:49	12:30	1:13	1:59	2:45	3:31
		START	11:16	11:50	12:31	1:13	1:59
		TIME	:33	:40	:42	:46	: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')
	STONEWALL		EASEMENT
	WELL EXISTING		SILT FENCE
	HOUSE EXISTING		PERCOLATION TEST
	UTILITY POLE		DEEP TEST
	WELL PROPOSED		
	HOUSE PROPOSED		



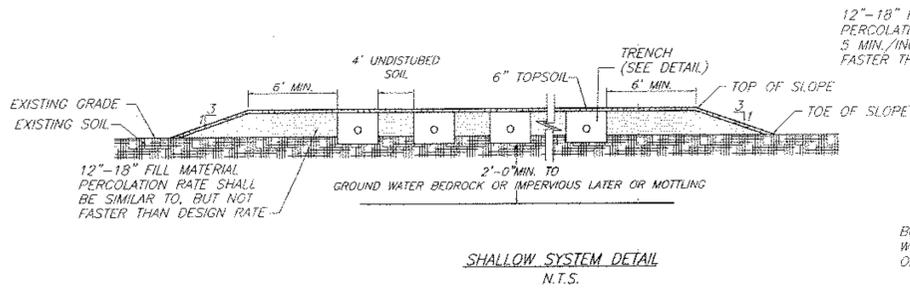
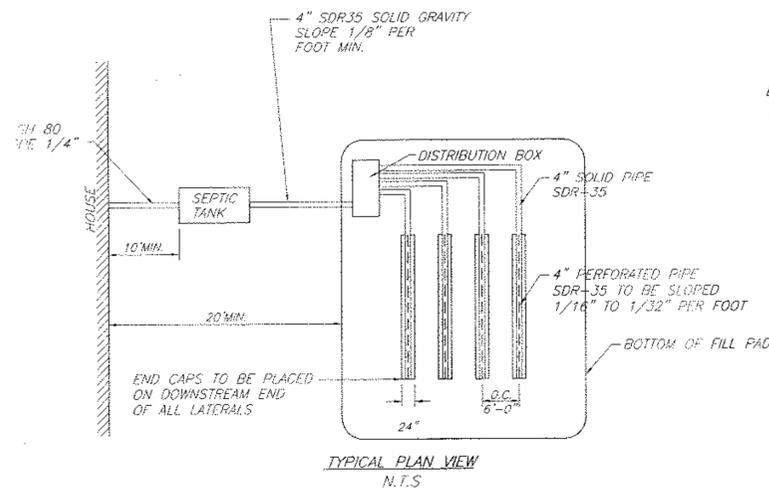
**REVISIONS**

REV.	DATE	BY	DESCRIPTION

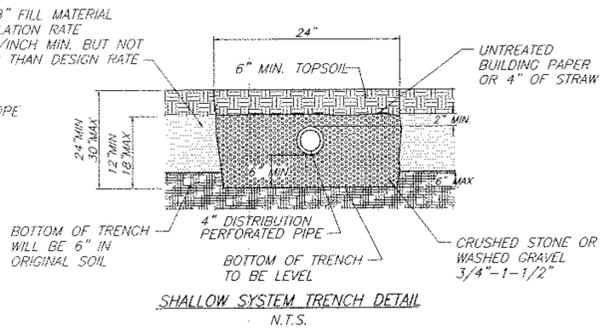
TOWN PROJECT# 2014-07  
THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

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ENGINEER	<b>CHARLES T. BROWN, P.E.</b> P.O. BOX 4470 NEW WINDSOR, N.Y. 12553		
SEPTIC & GRADING			
LOT LINE CHANGE FOR: <b>WTF NY INC.</b> 979 & 983 NYS ROUTE 32 SBL: 2-1-42&46 TOWN OF NEWBURGH, ORANGE COUNTY, NY			
DATE 03/25/14	SCALE 1"=20'	JOB NUMBER 13072-WTF	SHEET NUMBER 2 OF 3

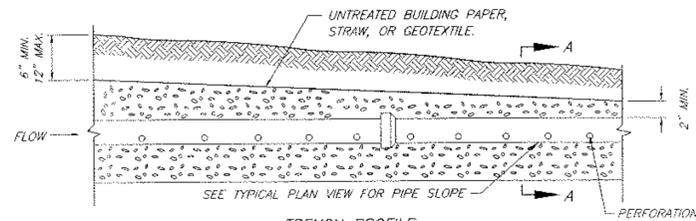


NOTES:  
 1. BOTTOM OF ALL TRENCHES SHALL NOT BE ABOVE ORIGINAL USABLE SOIL.  
 2. MAXIMUM DEPTH OF USABLE FILL PLUS 6" OF TOPSOIL SHALL NOT EXCEED 30".  
 3. MAXIMUM COVER OVER TRENCH AGGREGATE SHALL NOT EXCEED 12".

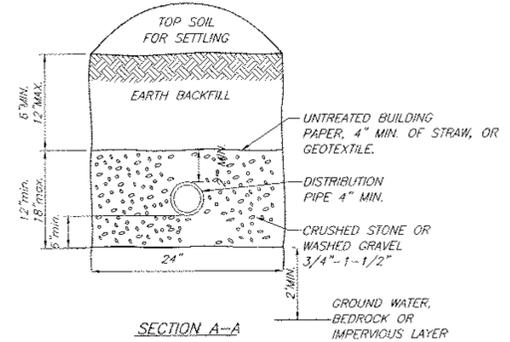


**SEPTIC SYSTEM GENERAL NOTES:**

- 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.



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.



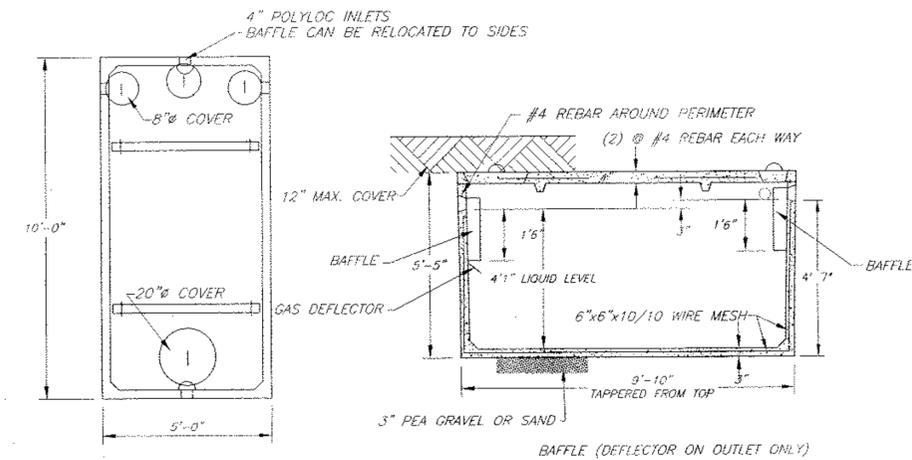
THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

- "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 WELLS. 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.

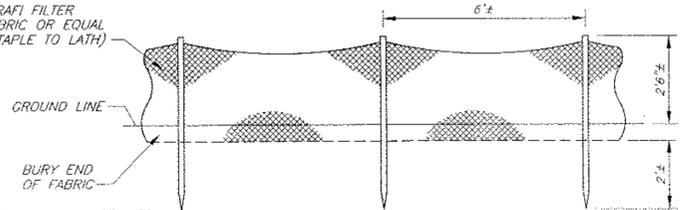
INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.



WOODARD'S 1,250gal. 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- POLYLOK SEAL (PATENTED)  
 LOAD RATING- 300PSF WEIGHT = 9,500LBS

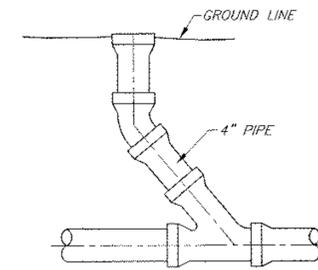
ABSORPTION TRENCH DETAIL N.T.S.



SILT FENCE DETAIL N.T.S.

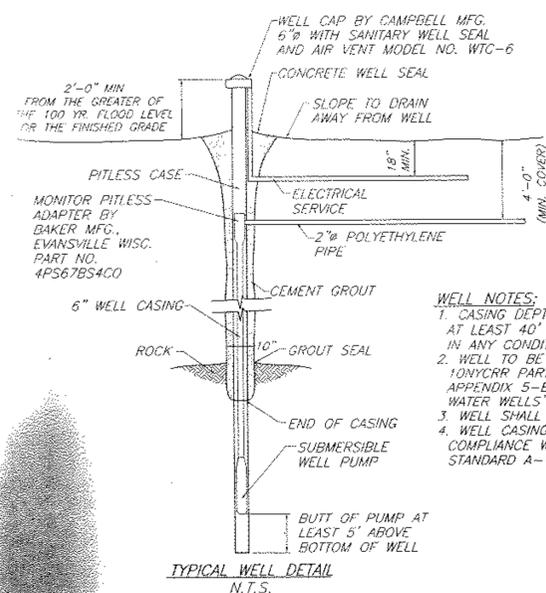
NOTE:  
 SILT FENCES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND SHALL BE CHECKED AFTER EVERY RAIN STORM. SILT FENCES ARE TO BE REPLACED AS NECESSARY DUE TO DAMAGE OR WHEN FILLED WITH SILT. SILT IS TO BE REMOVED IN FRONT OF FENCES REGULARLY TO PREVENT EXCESSIVE SOIL BEARING WEIGHT ON THE FENCES.

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.



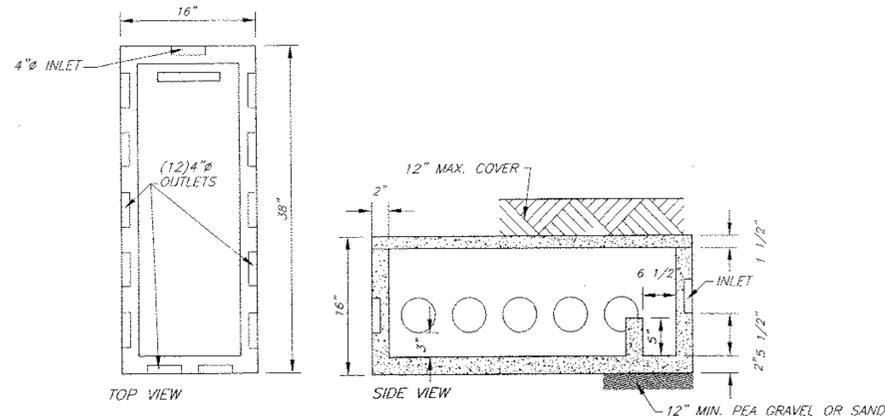
CLEANOUT DETAIL N.T.S.

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



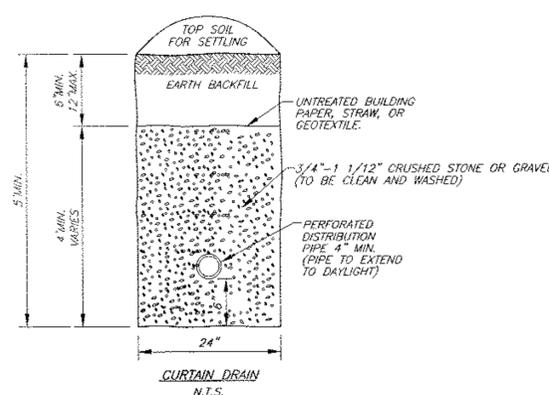
TYPICAL WELL DETAIL N.T.S.

**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.



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- POLYLOK SEAL (PATENTED)  
 LOAD RATING- 300PSF WEIGHT = 325 LBS.



CURTAIN DRAIN N.T.S.



- 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.

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

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**ENGINEER**  
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**SEPTIC DETAILS**  
**LOT LINE CHANGE FOR:**  
**WTF NY INC.**  
 979 & 983 NYS ROUTE 32 SBL: 2-1-42&48  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

**REVISIONS**

REV.	DATE	BY	DESCRIPTION

DATE: 03/25/14 SCALE: AS NOTED JOB NUMBER: 13072-WTF SHEET NUMBER: 3 OF 3