

**TOWN OF ROTTERDAM  
ZONING BOARD OF APPEALS  
January 15, 2025**

**Workshop 7:00pm – Public Hearings 7:30pm**

**Workshop (2<sup>nd</sup> Floor Conference Room) – 7:00pm**

**Public Hearings (V. Dalton Bambury Hearing Room 2<sup>nd</sup> Floor) – 7:30pm**

- 1) **Hungry Hill Ventures, LLC – 1002 Wedgewood Heights, Rotterdam, NY** Tax Map #59.5-8-8.13 located in the Light Industrial (I-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-79 entitled “Yard Requirements.” The applicants are requesting permission to construct a 12,000 square foot warehouse. **Chapter 270-79** states that the setbacks are not less than 25 feet from any property line. The applicant is requesting to construct the building within 10.5 feet of the rear yard property boundary, which would require a variance of 14.5 feet.
  
- 2) **Brett VanEtten – 2058 Upper Gregg Road – Rotterdam, NY**, Tax Map #28.-2-11.2 located in the Agricultural (A-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code Chapter 270-15 entitled “Accessory uses, buildings and structures.” **Chapter 270-15(c)** states that no accessory structure or building shall exceed fourteen (14) feet in height. The proposed accessory structure is sixteen (16) feet in height, which requires a variance of two (2) feet.

- 1) **Hungry Hill Ventures, LLC – 1002 Wedgewood Heights, Rotterdam, NY** Tax Map #59.5-8-8.13 located in the Light Industrial (I-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-79 entitled “Yard Requirements.” The applicants are requesting permission to construct a 12,000 square foot warehouse. **Chapter 270-79** states that the setbacks are not less than 25 feet from any property line. The applicant is requesting to construct the building within 10.5 feet of the rear yard property boundary, which would require a variance of 14.5 feet.

**SEQR Requirement:** Unlisted Action – 6NYCRR Part 617. See attached Short EAF

**County 239-m Requirement:** County review is required.



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DEC 11 2024  
TOWN OF ROTTERDAM  
PUBLIC WORKS

Town of Rotterdam  
Zoning Board of Appeals  
**AREA VARIANCE APPLICATION**

**PART II**  
TOWN OF ROTTERDAM  
General Information

**All requested information shall be provided and must be filled out in ink or typed for photocopying purposes**

Legal Owner's Name: Hungry Hill Ventures, LLC (Mike Floccuzio)

Mailing Address: 250 Suits Road  
City: Duanesburg State: NY Zip: 12056  
Daytime Phone: 518-813-1864 E-mail: floccuzio88@gmail.com

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: ABD Engineers & Surveyors, LLP

Mailing Address: 411 Union Street  
City: Schenectady State: NY Zip: 12305  
Daytime Phone: 518-377-0315 E-mail: joe@abdeng.com

Project/Proposal Site Area (Acres or sq. ft.): 2.46 AC (107,054 SF)  
Assessor Tax Parcel No.(s) of Proposal Site: ~~59.05-8-8.111~~ 59.5-8-8.13  
Street Address of Proposed Site (if any): 1002 Wedgewood Heights

Adjacent Area Owned or Controlled (Acres or sq. ft.): 1.95 AC  
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 59.5-7-13, 59.05-8-16, 59.5-8-5.2, 5.3, 5.4, 5.1  
Name and Address of All Adjacent Landowners:

NAME: Capital District Mechanical  
ADD: 1000 Wedgewood Heights  
Schenectady, NY 12306

NAME: Michael Ganesh N/F David Scott Tobin  
ADD: 1930 Nicky Drive  
Schenectady, NY 12306

NAME: CSX Transportation, Inc  
ADD: 500 Water Street  
Jacksonville, FL 32202

NAME: \_\_\_\_\_  
ADD: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADD: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADD: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADD: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADD: \_\_\_\_\_

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): \_\_\_\_\_  
Vacant site, used for equipment storage

Existing Zoning Classification: I-1, Light Industrial

LEGAL INFORMATION

**Please attach the deed to the proposed site (REQUIRED)**

Width of Property Fronting on Public Road: 112 feet

Section(s) of the zoning ordinance under which a variance is requested:  
Section 270-79

Purpose for the requested variance: To construct a 12,000 SF warehouse/offices

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:  
Very steep topography on 40% of property and narrow property between adjoiner and railroad.

Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? Yes  No . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

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PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.

The neighborhood consists of other light industrial uses. This use will be similar to the existing uses.

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Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.

It could only be achieved by reducing the size of the building. Because of the shape and topography of the lot, a 12,000 SF building with access to three sides does not fit on the lot without a variance.

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Is your request a substantial variance from the ordinance? Please explain.

The request is for a 15 foot setback variance along the railroad side of the property. The railroad tracks are about 100 feet from the property line, so the variance will not appear to be substantial and cannot be seen by neighbors.

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Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.

Again, the neighborhood along Wedgewood Heights and Consalus Avenue consists of other light industrial uses, one additional building similar in use will not effect the neighborhood.

The property does adjoin two other residential properties across the ravine, but these properties are not developed because of the ravine.

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Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).

The applicant recently completed a similar 12,000 SF warehouse offices on Consalus Avenue and the building is occupied. The owner received many other requests for similar space so it is self created by the desire to have similar space available for future tenants.

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# TOWN OF ROTTERDAM



John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306  
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

## LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER  
INVOLVED

I, Hungry Hill Ventures, LLC (Mike Floccuzio), being duly sworn declare that I am the  
(PROPERTY OWNER)

owner of the property involved in a proposed area variance application request  
before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 59.05-8-8.11

I hereby grant ABD Engineers & Surveyors, LLP and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects  
true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): Michael Floccuzio

Date: 12/11/24

### NOTARY

STATE OF NEW YORK) ss:  
COUNTY OF Schenectady)

SUBSCRIBED AND SWORN to before me this 11<sup>th</sup> day of December, 2024

NOTARY SEAL [Signature]  
Notary Signature

RAYMOND N. INGRAHAM III  
Notary Public, State of New York  
No. 011N6396620  
Qualified in Schenectady County  
Commission Expires Aug. 26, 2027

Notary Public in and for the State of New York  
Residing at: 1416 Curry Rd Schenectady NY 12306  
My appointment expires: Aug 26 2027

# Short Environmental Assessment Form

## Part 1 - Project Information

RECEIVED

DEC 11 2024

TOWN OF ROTTERDAM  
PUBLIC WORKS

### Instructions for Completing

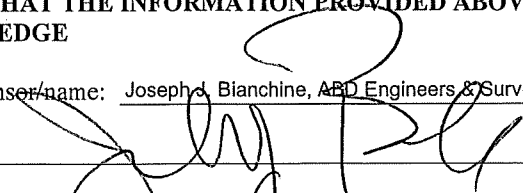
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Hungry Hill Ventures, LLC (Variance)			
Project Location (describe, and attach a location map): 1002 Wedgewood Heights			
Brief Description of Proposed Action: Addition of a 12,000 SF Warehouse with associated grading, drainage, utilities, and landscaping.			
Name of Applicant or Sponsor: Hungry Hill Ventures, LLC		Telephone: 518-813-1864	
		E-Mail: floccuzio88@gmail.com	
Address: 250 Suits Road			
City/PO: Duanesburg		State: NY	Zip Code: 12056
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"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.46 acres	
b. Total acreage to be physically disturbed?		0.9 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.8 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



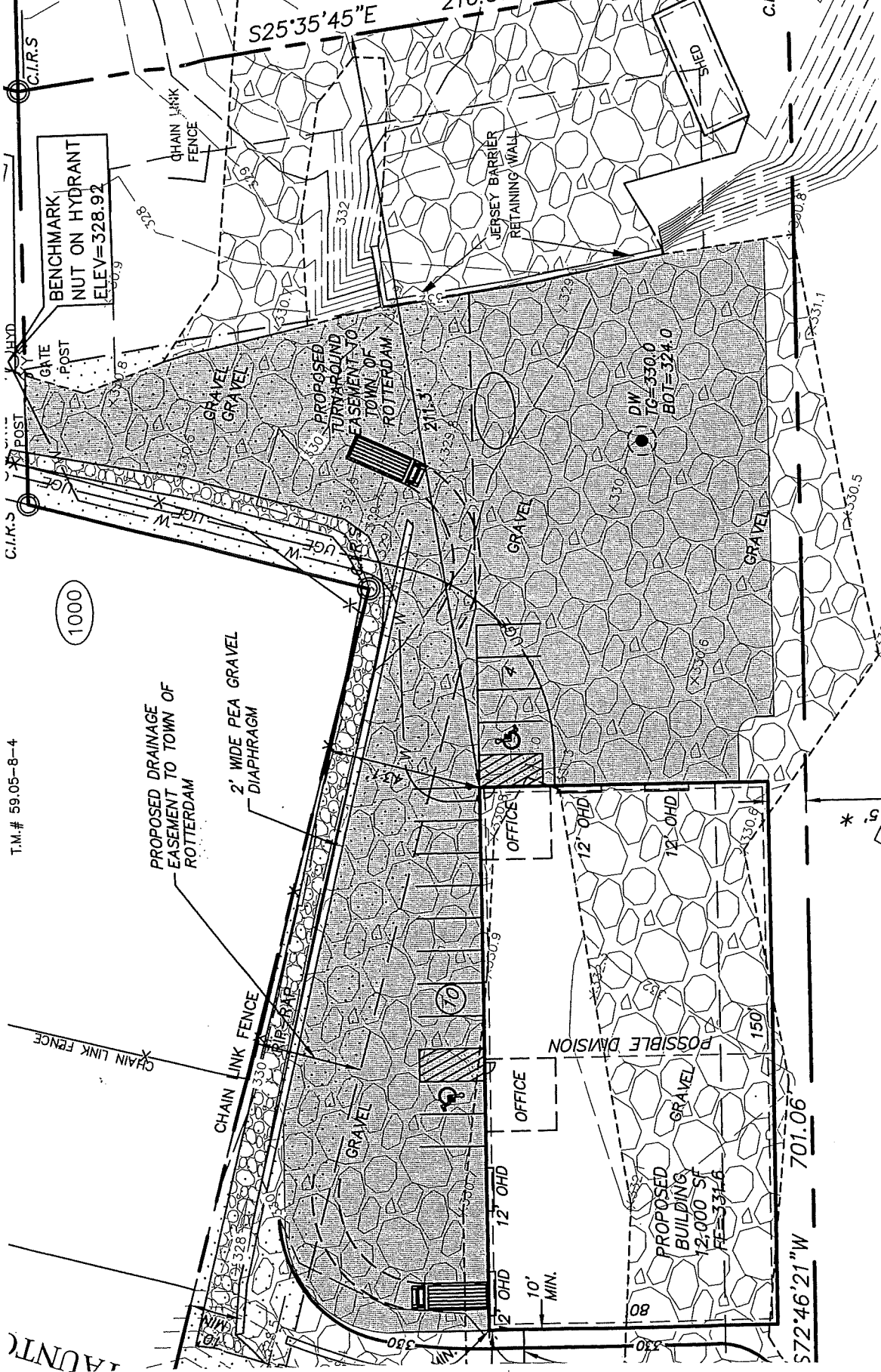
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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: _____	NO	YES	
	<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 services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Septic System _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" 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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" 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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Joseph J. Bianchine, ABD Engineers &amp; Surveyors, LLP</u> Date: <u>December 11, 2024</u> Signature: <u></u> Title: <u>Partner</u>		

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



T.M.# 59.05-8-4

1000

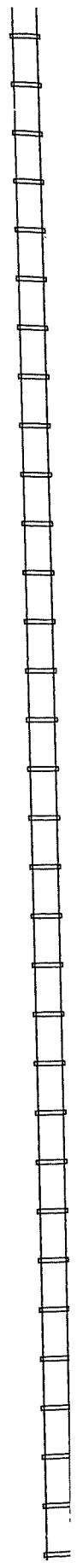
LANDS N/F  
CSX TRANSPORTATION, INC

X.330.3

X.330.1

X.330.2

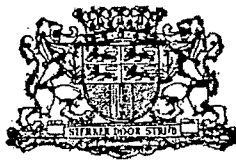
X.330.6



- 2) **Brett VanEtten – 2058 Upper Gregg Road – Rotterdam, NY**, Tax Map #28.-2-11.2 located in the Agricultural (A-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code Chapter 270-15 entitled “Accessory uses, buildings and structures.” **Chapter 270-15(c)** states that no accessory structure or building shall exceed fourteen (14) feet in height. The proposed accessory structure is sixteen (16) feet in height, which requires a variance of two (2) feet.

**SEQR Requirement:** Type 2 Listed Action – 6NYCRR Part 617

**County 239-m Requirement:** County review is not required.



*Town of Rotterdam*  
*Zoning Board of Appeals*  
**AREA VARIANCE APPLICATION**

RECEIVED

DEC 30 2024

TOWN OF ROTTERDAM  
 PUBLIC WORKS

**PART II**

TOWN OF ROTTERDAM  
 General Information

**All requested information shall be provided and must be filled out in ink or typed  
 for photocopying purposes**

Legal Owner's Name: Brett Van Etten  
 Mailing Address: 2058 Upper Gregg road  
 City: Schenectady State: NY Zip: 12306  
 Daytime Phone: (518) 429-4976 E-mail: BrettVanEtten@gmail.com

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Daytime Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Project/Proposal Site Area (Acres or sq. ft.): 15.86 AC  
 Assessor Tax Parcel No.(s) of Proposal Site: 28.00 - 2 - 11.2  
 Street Address of Proposed Site (if any): 2058 Upper Gregg road

Adjacent Area Owned or Controlled (Acres or sq. ft.): \_\_\_\_\_  
 Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: \_\_\_\_\_  
 Name and Address of All Adjacent Landowners:

NAME: <u>VanEtten</u> ADD: _____ TM <u>28.00-1-17</u>	NAME: <u>Willey</u> ADD: _____ TM <u>28.00-1-16</u>
NAME: <u>Pennacchia</u> ADD: _____ TM <u>28.00-2-12</u>	NAME: <u>Leguerrin</u> ADD: _____ TM <u>28.00-2-15.1</u>
NAME: <u>Young</u> ADD: _____ TM <u>28.00-2-11.9</u>	NAME: <u>Popolitzro</u> ADD: _____ TM <u>28.00-1-18</u>
NAME: _____ ADD: _____	NAME: _____ ADD: _____

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): \_\_\_\_\_

Home with well and septic, pond, driveway

Existing Zoning Classification: Residential

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: 700'

Section(s) of the zoning ordinance under which a variance is requested:  
270 - 15 - B

Purpose for the requested variance: Height limit for shed is 14', proposed structure will be ~16' tall.

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:

steep pitch of roof requires height to be taller

Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? Yes \_\_\_\_\_ No X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.

The design of this shed has a steeper pitch to allow for snow to shed off and allow for a specific appearance. This design is more beautiful for the space.

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.

The height is very close to the required height. If the roof pitch is too shallow, there may not be good snow shedding. Otherwise the walls would have to be very short which will impede its usefulness in storing tall items, which would defeat the purpose of the structure.

Is your request a substantial variance from the ordinance? Please explain.

No, I am only requiring an extra 2 feet of height to allow for the roof pitch. The area proposed is quite a large location and will blend nicely with the area surrounding.

Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.

This proposed structure will actually be safer in terms of snow management, and the overall change is very small over the limit.

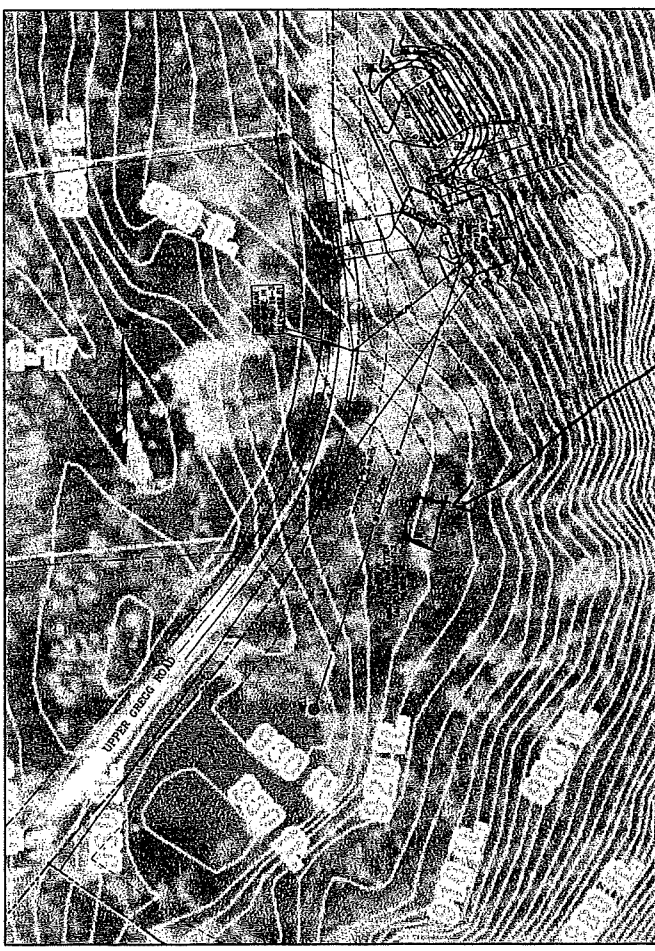
Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).

The desired roof pitch will not be within the height restrictions if normal wall heights are used. I want a normal wall height for storage purposes.

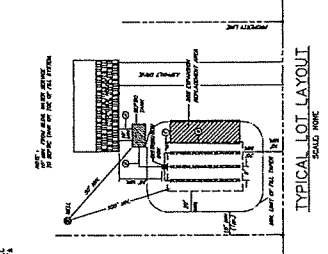
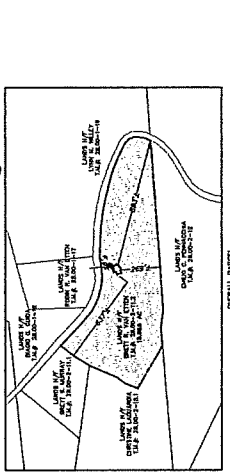




*Handwritten scribbles and notes on the left margin.*

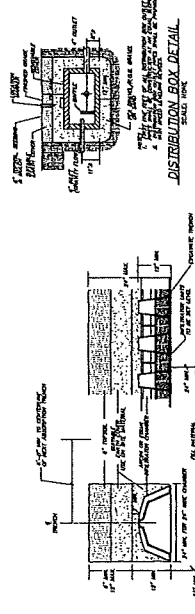


**SITE PLAN**  
1" = 50' SCALE



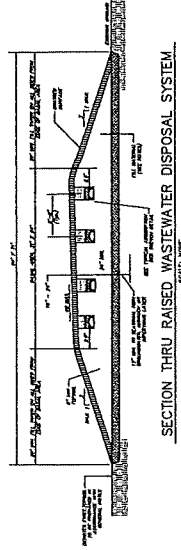
**TYPICAL LOT LAYOUT**  
SCALE: 1" = 100'

**RAISED BED WASTEWATER DISPOSAL SYSTEM DETAILS**

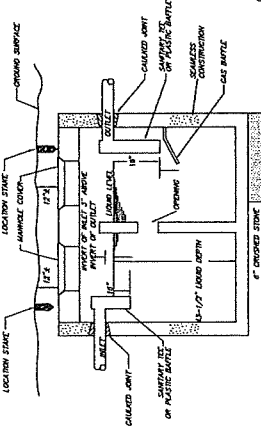


**WASTEWATER DISPOSAL SYSTEM COMPONENT NOTES:**

1. THE RAISED BED SYSTEM SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS.
2. THE RAISED BED SHALL BE CONSTRUCTED OF 12" CONCRETE BLOCKS WITH 2" REINFORCING BARS.
3. THE RAISED BED SHALL BE 12" HIGH AND 12" WIDE.
4. THE RAISED BED SHALL BE FILL WITH 1/2" GRAVEL.
5. THE RAISED BED SHALL BE COVERED WITH 1/2" GRAVEL.
6. THE RAISED BED SHALL BE COVERED WITH 1/2" GRAVEL.
7. THE RAISED BED SHALL BE COVERED WITH 1/2" GRAVEL.
8. THE RAISED BED SHALL BE COVERED WITH 1/2" GRAVEL.
9. THE RAISED BED SHALL BE COVERED WITH 1/2" GRAVEL.
10. THE RAISED BED SHALL BE COVERED WITH 1/2" GRAVEL.



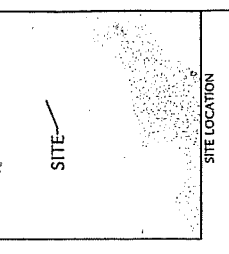
**SECTION THRU RAISED WASTEWATER DISPOSAL SYSTEM**  
SCALE: 1" = 100'



**PLAN VIEW**  
SCALE: 1" = 100'

**GUARDIAN 1,000\* GAL. SEPTIC TANK**  
**PRECAST CONCRETE SEPTIC TANK DETAIL**

\*1,250 GALLON IF GARBAGE GRINDER OR HOT TUB IS INSTALLED  
\*1,500 GALLON IF GARBAGE GRINDER AND HOT TUB IS INSTALLED



**WASTEWATER DISPOSAL SYSTEM COMPONENT NOTES:**

1. THE RAISED BED SYSTEM SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS.
2. THE RAISED BED SHALL BE CONSTRUCTED OF 12" CONCRETE BLOCKS WITH 2" REINFORCING BARS.
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9. THE RAISED BED SHALL BE COVERED WITH 1/2" GRAVEL.
10. THE RAISED BED SHALL BE COVERED WITH 1/2" GRAVEL.

**GENERAL NOTES:**

1. THE RAISED BED SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS.
2. THE RAISED BED SHALL BE CONSTRUCTED OF 12" CONCRETE BLOCKS WITH 2" REINFORCING BARS.
3. THE RAISED BED SHALL BE 12" HIGH AND 12" WIDE.
4. THE RAISED BED SHALL BE FILL WITH 1/2" GRAVEL.
5. THE RAISED BED SHALL BE COVERED WITH 1/2" GRAVEL.
6. THE RAISED BED SHALL BE COVERED WITH 1/2" GRAVEL.
7. THE RAISED BED SHALL BE COVERED WITH 1/2" GRAVEL.
8. THE RAISED BED SHALL BE COVERED WITH 1/2" GRAVEL.
9. THE RAISED BED SHALL BE COVERED WITH 1/2" GRAVEL.
10. THE RAISED BED SHALL BE COVERED WITH 1/2" GRAVEL.

**RAISED BED SEPTIC SYSTEM**  
**LANDS N/F VAN ETTEN**  
**UPPER GREGG ROAD**

ENGINEERS, LLP  
1000 W. 10TH STREET  
SARASOTA, FL 34236  
941-555-1111

DATE: JUNE 10, 2020  
SHEET: 0024 OF 0025

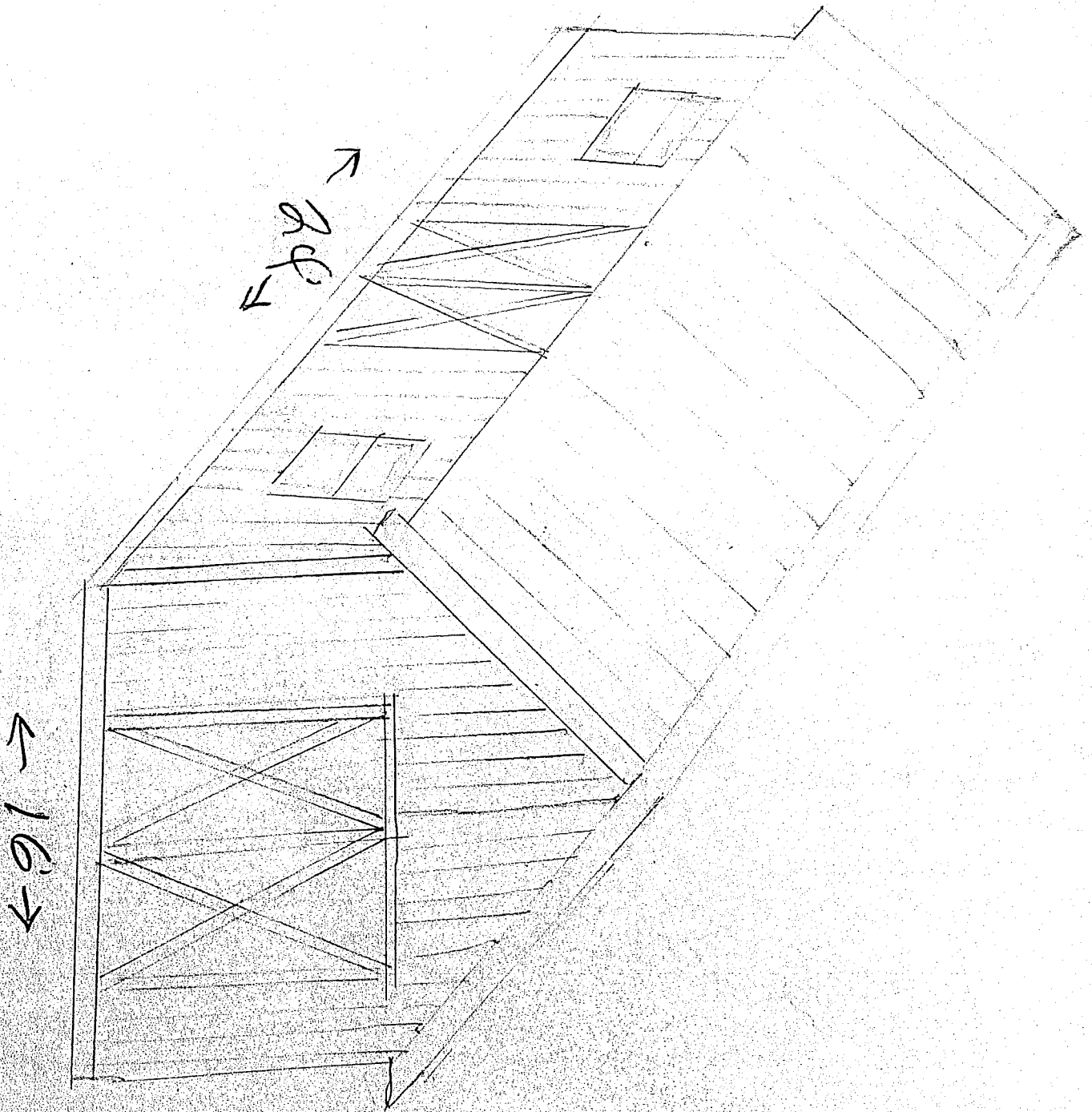
**RAISED WASTEWATER DISPOSAL SYSTEM REQUIREMENTS**

DESIGN PARAMETER	REQUIREMENT	DESIGN VALUE
DESIGN FLOW RATE	3.0 GPM	3.0 GPM
DESIGN TRENCH WIDTH	12" MIN	12" MIN
DESIGN TRENCH DEPTH	12" MIN	12" MIN
DESIGN TRENCH LENGTH	12' MIN	12' MIN
DESIGN TRENCH FILL	1/2" GRAVEL	1/2" GRAVEL
DESIGN TRENCH COVER	1/2" GRAVEL	1/2" GRAVEL
DESIGN TRENCH SPACING	12' MIN	12' MIN
DESIGN TRENCH SLOPE	1% MIN	1% MIN
DESIGN TRENCH MATERIAL	12" CONCRETE BLOCK	12" CONCRETE BLOCK
DESIGN TRENCH REINFORCEMENT	2" REINFORCING BARS	2" REINFORCING BARS
DESIGN TRENCH FINISH	1/2" GRAVEL	1/2" GRAVEL
DESIGN TRENCH DRAINAGE	1/2" GRAVEL	1/2" GRAVEL
DESIGN TRENCH PROTECTION	1/2" GRAVEL	1/2" GRAVEL
DESIGN TRENCH MAINTENANCE	1/2" GRAVEL	1/2" GRAVEL
DESIGN TRENCH INSULATION	1/2" GRAVEL	1/2" GRAVEL
DESIGN TRENCH VENTING	1/2" GRAVEL	1/2" GRAVEL
DESIGN TRENCH CLEANING	1/2" GRAVEL	1/2" GRAVEL
DESIGN TRENCH REPAIR	1/2" GRAVEL	1/2" GRAVEL
DESIGN TRENCH REPLACEMENT	1/2" GRAVEL	1/2" GRAVEL
DESIGN TRENCH REMOVAL	1/2" GRAVEL	1/2" GRAVEL

**SOIL DATA:** PERFORMED BY A&B ENGINEERS LLP 6/15/20 AND WITNESSED BY SHERBOURNE COUNTY DEPARTMENT OF HEALTH.

**SOIL TYPE:** BROWN TROPICAL 0"-18" BROWN SILTY CLAY LOAM 18"-48" SILTY CLAY W/ ROOTS 48" - 60" SILTY CLAY W/ ROOTS 60" - 90"

**P.T. 1:** 1" IN 30 MINUTES @ 12"  
**P.T. 2:** 1" IN 5 MINUTES @ 12"



Van Etten 2058 Upper Gregg