

Development Feasibility Report

6 Mulberry Street Village of Rhinebeck

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Project Description

The project site has the address of 6 Mulberry Street in the Village of Rhinebeck. The parcel is 1.44 acres and located in the RB35 Zoning District. The site was previously used as a school. The unoccupied school building and parking lot remain on the property. The owner is proposing a 5-Lot subdivision. The existing school structure will be re-purposed into a multi-unit dwelling. Each lot will be served by the public water supply and private on-site septic systems.

On-Site Soils

The Soil properties of each lot is an important factor in the development potential of a property. The draining capability of the soils determine the required size of the septic systems. Based on the Soil Map provided by USDA and the Natural Resources Conservation Service (NRCS), the on-site soils are Dutchess-Cardigan (DwC) complex and Haven-Urban Land (Hf). Both of these soils are well-drained and provide significant depth to groundwater and bedrock.





Percolation Testing

Percolation testing was performed by Hildenbrand Engineering on each proposed lot location. The tests holes were dug to a depth of 28” to 30”. All holes were presoaked on March 22, 2022. On March 23, 2022 the percolation testing was performed per Dutchess County Health Dept Standards. The results are summarized in the table below:

Lot #1	2.0 min/inch
Lot #2	3.0 min/inch
Lot #3	1.0 min/inch
Lot #4	2.0 min/inch
Lot #5	4.0 min/inch

No deep testing was performed. Deep tests will be coordinated with the Dutchess County Health Dept when an official Application is prepared. Based on historic test results and on-site soil properties, it appears each lot will have adequate depth to groundwater/bedrock to support a conventional septic system.

Septic sizing

Based on the percolation testing results, a 3-bedroom house will require 138 linear feet of conventional absorption trench, 105 linear feet of infiltration chambers for both the primary and reserve treatment areas.

Lot 3 will include a multiple unit building totaling 17 bedrooms. This building will require 780 linear feet of conventional absorption trench, 585 linear feet of infiltration chambers, in both the primary and reserve areas.

Conclusion

Based on the information obtained from the available mapping a field testing, it is our opinion that the on-site soils can support the proposed development of the project. As of this date, no formal submission has been made to the Village or County for review.