

TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW

RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

DATE RECEIVED: _____ TOWN FILE NO: 2014-20
(Application fee returnable with this application)

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

2. Owner of Lands to be reviewed:
Name MARGUERITE DICHIARO
Address 2051 ROUTE 300 - APT 2
WALKILL, NY 12589
Phone _____

3. Applicant Information (If different than owner):
Name N/A
Address _____

Representative _____
Phone _____
Fax _____
Email _____

4. Subdivision/Site Plan prepared by:
Name MERCURIO-NORTON-TAROLI-MARSHALL (MNTM)
Address PO BOX 166
PINE BUSH, NY 12566
Phone/Fax 845.744.3620

5. Location of lands to be reviewed:
FOREST ROAD

6. Zone AR Fire District PLATEKILL
Acreage 12.208 School District WALKILL

7. Tax Map: Section 3 Block 1 Lot 35.22

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 3
Lot line change _____
Site plan review X
Clearing and grading _____
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) SEE ATTACHED NARRATIVE

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

Signature *Marguerite M. DiCiccio* Title OWNER
Date: 9/5/14

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

DICHIARO SUBDIVISION
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. X Environmental Assessment Form As Required
2. X Proxy Statement
3. X Application Fees
4. X 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. X Name and address of applicant
2. NA Name and address of owner (if different from applicant)
3. X Subdivision or Site Plan and Location
4. X Tax Map Data (Section-Block-Lot)
5. X 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. X 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. X Date of plan preparation and/or plan revisions
9. X Scale the plan is drawn to (Max 1" = 100')
10. X 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. 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. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. Number of lots including residual lot
24. Show any existing waterways
25. 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. X 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. X Number of acres to be cleared or timber harvested
33. X Estimated or known cubic yards of material to be excavated and removed from the site
34. X Estimated or known cubic yards of fill required
35. X The amount of grading expected or known to be required to bring the site to readiness
36. M/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. X 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.
- APPROXIMATELY 0.05 ACRES FEDERAL WETLAND DISTURBANCE
FOR PROPOSED DRIVEWAY CONSTRUCTION
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: 9/9/14

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.

Prepared (insert date):

Short Environmental Assessment Form


Part 1 - Project Information

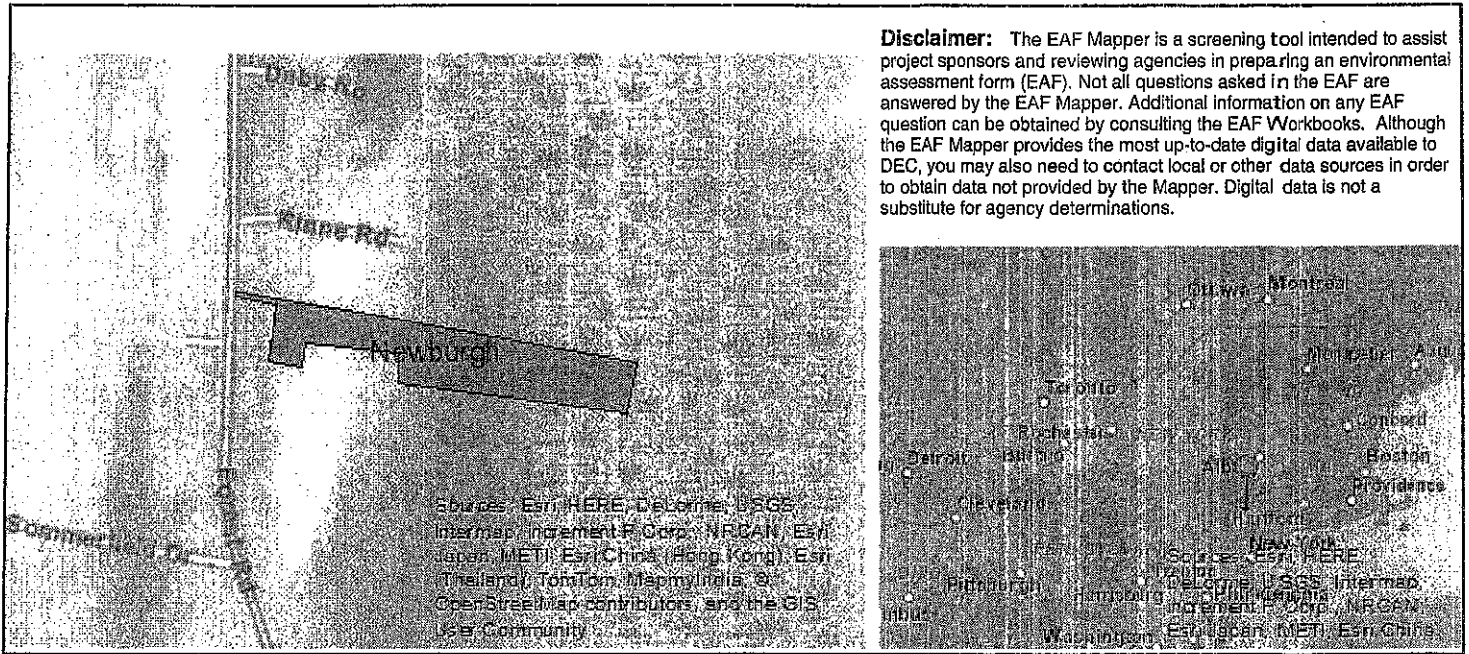
Instructions for Completing

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: DiChiaro Subdivision			
Project Location (describe, and attach a location map): Forest Road, Town of Newburgh, Orange County			
Brief Description of Proposed Action: Proposed three (3) lot residential subdivision, two (2) single-family dwelling lots & one (1) two-family dwelling lot			
Name of Applicant or Sponsor: Marguerite DiChiaro		Telephone: 845-565-2800 ext. 206	
Address: 2051 Route 300 - Apt 2		E-Mail:	
City/PO: Walkkill		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.			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: Orange County DPW - Entrance permit			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		12.208 acres	
b. Total acreage to be physically disturbed?		±2.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.208 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: Marguerite DiChiara Date: 9-5-14</p> <p>Signature:  Project Engineer</p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	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]	Yes
Part 1 / Question 20 [Remediation Site]	No



45 Main Street • P.O. Box 166
Pine Bush, New York 12566
Tel: (845) 744-3620
Fax: (845) 744-3805
Email: mnt-pc@mnt-pc.com

Alphonse Mercurio, L.S.
William G. Norton, L.S. (NY & PA)

John Tarolli, P.E., L.S.

Lawrence J. Marshall, P.E.
Kenneth W. Vriesema, L.S.

Project Narrative

For

DiChiaro Subdivision

Forest Road
Town of Newburgh
Orange County, New York

Prepared for:

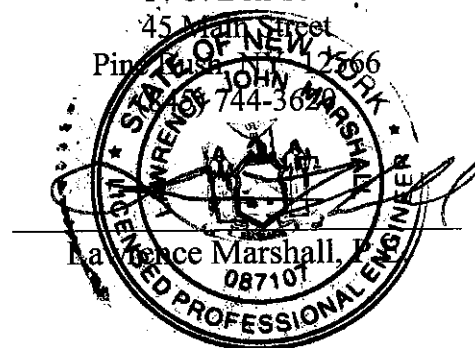
Marguerite DiChiaro
2051 Route 300 – Apt 2
Wallkill, NY 12589
(845) 565-2800 ext. 206

Prepared by:

Mercurio-Norton-Tarolli-Marshall, P.C.

P. O. Box 166

45 Main Street
Pine Bush, NY 12566



Prepared:

August 28, 2014

Project Narrative for
DiChiaro Subdivision

A. Description of Project Site

The DiChiaro Subdivision is a proposed three (3) lot residential subdivision. The project involves the creation of one (1) two-family dwelling lot and two (2) single-family dwelling lots. The project is located on the easterly side of Forest Road in the Town of Newburgh, County of Orange, State of New York. The site is designated as tax map parcel: Section 3, Block 1, Lot 35.22. The project site contains 12.208 acres located in the Rural Agriculture (AR) zoning district. The project parcel is designated as Lot 2 on Filed Map No. 221-92 filed in the Orange County Clerk's Office.

B. Description of the Project

Lots 1 and 3 are proposed single-family residential lots with areas of 99,286 square feet and 332,229 square feet, respectively. Both lots are larger than the 40,000 square foot minimum lot size required for single-family residential lots. Lot 2, the proposed two-family dwelling, has an area of 100,177 square feet, greater than the 100,000 square foot minimum lot size required for two-family residential lots. In accordance with Town of Newburgh Zoning Code, the minimum lot width for Lot 2 is measured at the building line. All proposed lots will meet the required zoning setbacks.

The sizes of the buildable area within the setbacks are: Lot 1 – 15,709 square feet, Lot 2 – 39,242 square feet, and Lot 3 – 52,911 square feet. The buildable area for Lots 1 and 3 exceeds the 10,000 square foot minimum area required for single-family dwellings. The buildable area for Lot 2 exceeds the 17,500 square foot minimum area required for two-family dwellings.

C. Description Proposed Improvements

Lots 1 and 2 will access Forest Road by the existing earthen driveway serving the site. The driveway will be a shared driveway improved in accordance with Town of Newburgh and Orange County Department of Public Works standards. Lot 3 will access Forest Road by a proposed driveway adjacent to the existing driveway. The driveway will be constructed in accordance with Town of Newburgh and Orange County Department of Public Works standards. Due to the configuration of the existing parcel, access and utility easements are proposed over the area of the driveways. The sight distances for the driveways exceed the AASHTO recommended stopping sight distances for the posted speed limit.

The proposed single-family dwellings on Lots 1 and 3 contain four (4) bedrooms. The proposed two-family dwelling contains a three (3) bedroom unit and a two (2) bedroom unit. The proposed dwellings will be served by individual wells and sewage disposal systems. The sewage disposal systems have been designed in accordance with the current Orange County Health Department standards.

Project Narrative for
DiChiaro Subdivision

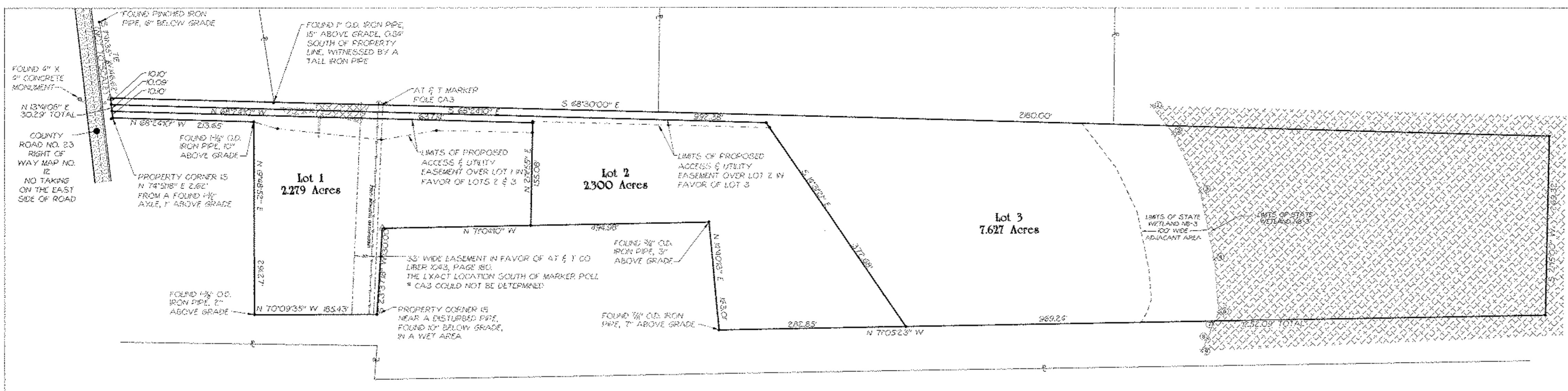
D. Stormwater Management

The total proposed area of disturbance is approximately 2.5 acres. Erosion and sediment control measures will be installed during construction to prevent the transportation of sediment off-site. Silt fencing will be installed below disturbed areas and stabilized construction entrances will be installed at each of the proposed driveway entrances. Erosion and sediment control measures will be maintained at all times during construction.

E. Access

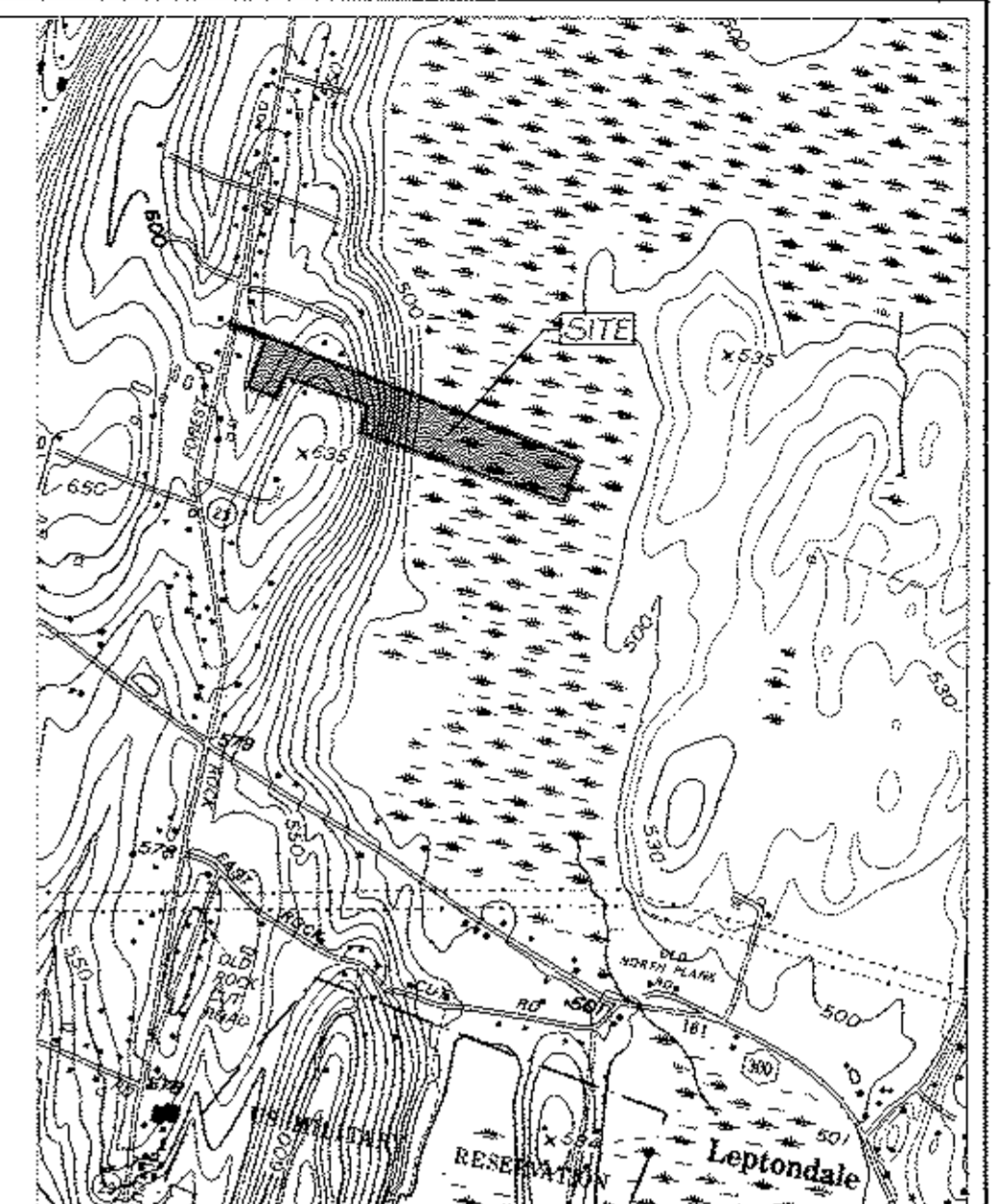
As previously discussed, Lots 1 & 2 will access Forest Road via a shared driveway. The driveway will serve three (3) dwelling units, exceeding the maximum permitted number of serviceable dwelling units on a common driveway as prescribed in §161-4 of the Town Code. The proposed access was presented and approved by the Town of Newburgh Town Board at their January 15, 2014 workshop meeting.

As stated in the December 30, 2013 workshop meeting minutes, the Town Board desired a clause be added to the plans stating further subdivision of the no permitted without access to a private or town road. This clause has been incorporated as note 9 on sheet 1 of the plan set.

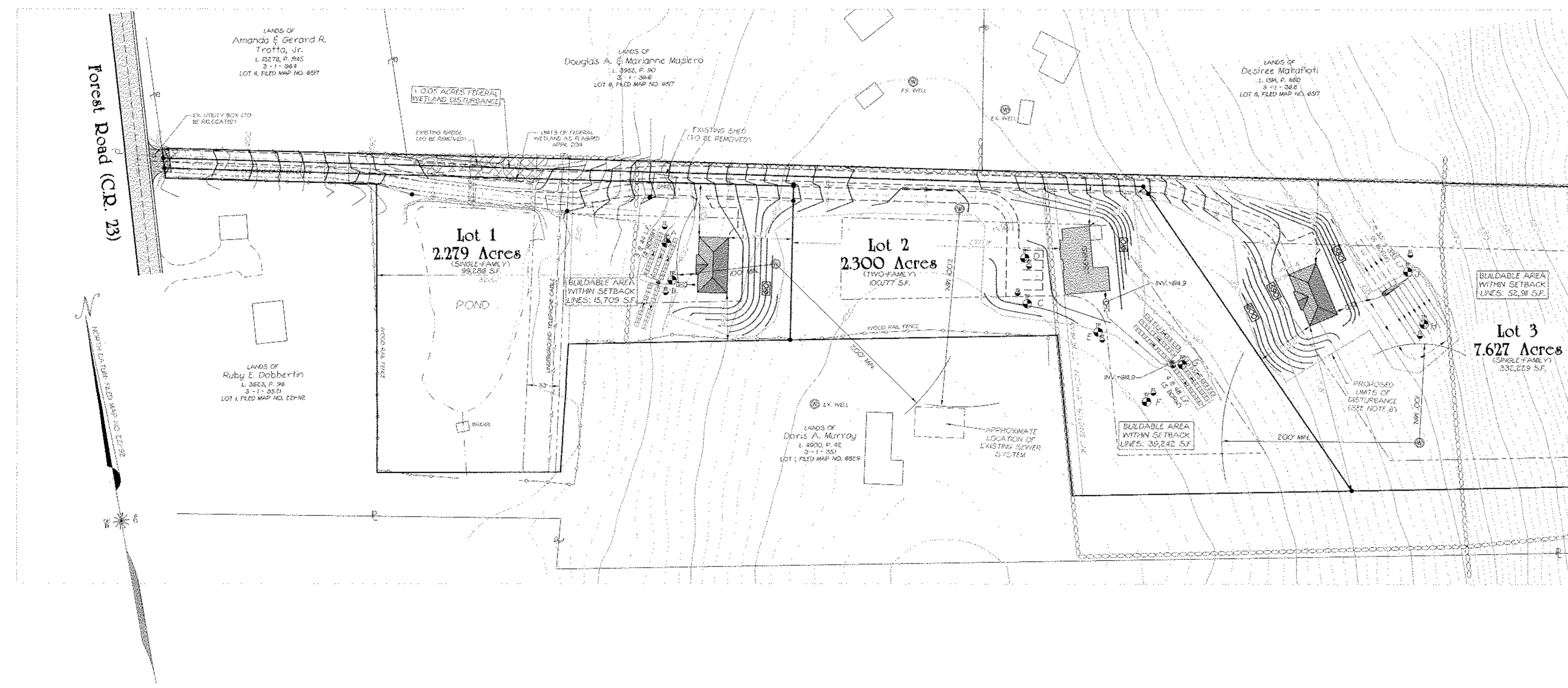


Survey & Subdivision Detail
SCALE: 1" = 100'

- Notes:**
- SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
 - SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF ANY ADJOINING ROADS FOR USE AS A PUBLIC HIGHWAY.
 - SUBJECT TO UTILITY GRANTS OF RECORD.
 - THIS LOT IS INTENDED TO BE LOT 2 AS SHOWN ON A MAP ENTITLED "RUTH DOBBERIN - MNR SUBDIVISION", FILED MAP NO. 223-92.
 - CONTOUR DATA TAKEN FROM AERIAL TOPOGRAPHY PREPARED FOR THE ORANGE COUNTY WATER AUTHORITY IN 2004. TOPOGRAPHY ALONG THE EXISTING DRIVEWAY SUPPLEMENTED DURING THE FIELD SURVEY BY MERCURIO-NORTON-TAROLLI-MARSHALL.
 - ALL ADJACENT WELLS AND SEWAGE DISPOSAL SYSTEMS IMPACTING THE SEPARATION DISTANCES WITHIN 100' AND 200' OF THE PROPOSED WELLS AND SEWAGE DISPOSAL SYSTEMS HAVE BEEN SHOWN.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY SEWERAGE SYSTEM SUBJECT TO THE PROVISIONS OF LOCAL LAW 1, 1989, THE TOWN OF NEWBURGH BUILDING INSPECTOR MUST RECEIVE AN "AS BUILT" PLAN OF SUCH SYSTEM BEARING THE FOLLOWING CERTIFICATION OF A PROFESSIONAL ENGINEER OR OTHER AUTHORIZED DESIGN PROFESSIONAL AS SET FORTH ABOVE: "I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWERAGE SYSTEM DEPICTED ON THIS PLAN HAS BEEN DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER."
 - THE PROPOSED GRADING RESULTS IN APPROXIMATELY 1262 CUBIC YDS. NET CUT. NO EXCAVATED MATERIAL IS ANTICIPATED TO BE REMOVED FROM THE SITE. THE APPROXIMATE AREA OF DISTURBANCE IS 2.5 ACRES.
 - NO FURTHER SUBDIVISION OF THE PROPERTIES IS PERMITTED WITHOUT ACCESS TO A PRIVATE OR TOWN ROAD.



Location Map
SCALE: 1" = 1,000'



Zoning Legend: AR

(SINGLE-FAMILY)	REQUIRE	LOT 1	LOT 2
MINIMUM LOT AREA (TWO-FAMILY)	40,000 SF	58,208 SF	332,222 SF
MINIMUM LOT WIDTH	150'	165.0'	362.8'
MINIMUM LOT DEPTH	150'	420.0'	100.0'
MINIMUM FRONT SETBACK	50'	50'	50'
MINIMUM DECK SETBACK (CONC)	30'	30'	35.0'
MINIMUM SIDE SETBACK (CONC)	30'	30'	258.1'
MINIMUM REAR SETBACK	50'	50'	157.0'
MAXIMUM BUILDING HEIGHT	35'	35.0'	35.0'
MINIMUM FLOOR AREA	300 SF	7900 SF	7900 SF
MAXIMUM LOT BUILDING COVERAGE	30%	18%	0.6%
MAXIMUM LOT SURFACE COVERAGE	20%	7.4%	0.2%

Zoning Legend: AR

(TWO-FAMILY)	REQUIRE	LOT 2
MINIMUM LOT AREA (TWO-FAMILY)	40,000 SF	43,077 SF
MINIMUM LOT WIDTH	150'	386.1'
MINIMUM LOT DEPTH	150'	405.0'
MINIMUM FRONT SETBACK	50'	270.0'
MINIMUM SIDE SETBACK (CONC)	30'	245.2'
MINIMUM SIDE SETBACK (EOTY)	30'	41.7'
MINIMUM REAR SETBACK	50'	67.8'
MAXIMUM BUILDING HEIGHT	35'	33.0'
MINIMUM FLOOR AREA	300 SF	2820 SF
MAXIMUM LOT BUILDING COVERAGE	30%	2.6%
MAXIMUM LOT SURFACE COVERAGE	20%	13.6%

Legend

- PROPERTY LINE & CORNER
- PROPOSED EASEMENT
- ADJOINERS PROPERTY LINE
- LINER OF DEEDS, PAGE
- TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
- EX. UTILITY POLE & LINE
- DEEP SOIL TEST LOCATION & NUMBER
- PERCOLATION SOIL TEST LOCATION & NUMBER
- EXISTING STRUCTURE
- WATERCOURSE
- EXISTING CONTOUR LINE
- ZONING MINIMUM SETBACK LINE
- PROPOSED DISTRIBUTION BOX & 4" DIA. SOLID WALL PVC SDR35 PIPE
- PROPOSED "ELLEN" IN-DRAIN SYSTEM (SEE DETAIL)
- PROPOSED "ELLEN" IN-DRAIN FOR SEWER REPLACEMENT OR EXPANSION AREA
- PROPOSED WELL LOCATION
- PROPOSED 4" DIA. PERFORATED PVC SEWER DISTRIBUTOR PIPE
- PROPOSED 4" DIA. PERFORATED PVC DISTRIBUTOR PIPE FOR SEWER EXPANSION AREA
- PROPOSED SEPTIC TANK & 4" DIA. SOLID WALL PVC SDR35 PIPE
- LIMITS OF HYDRO WETLAND
- WETLAND FLAG NUMBER
- PROPOSED DRIVE
- PROPOSED SET FENCE (SEE DETAIL)
- PROPOSED CONSTRUCTION ENTRANCE (SEE DETAIL)
- PROPOSED COUNTY ROAD ENTRANCE IMPROVEMENTS

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
"ONLY COPIES FROM THE ORIGINAL TRACINGS OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID. TRUE COPIES."
CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

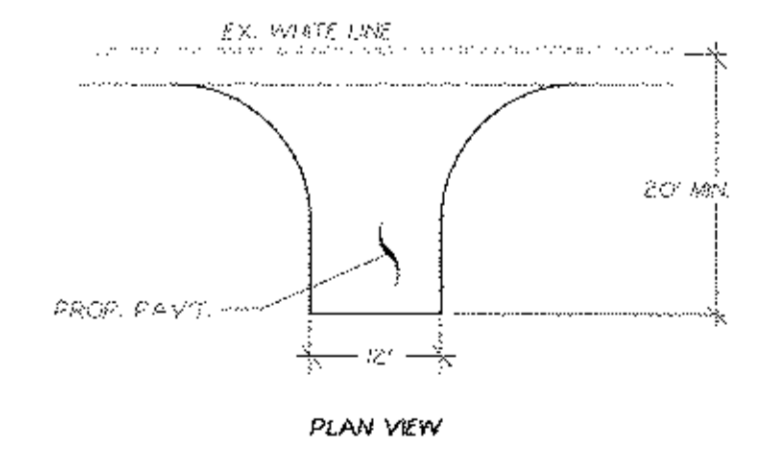
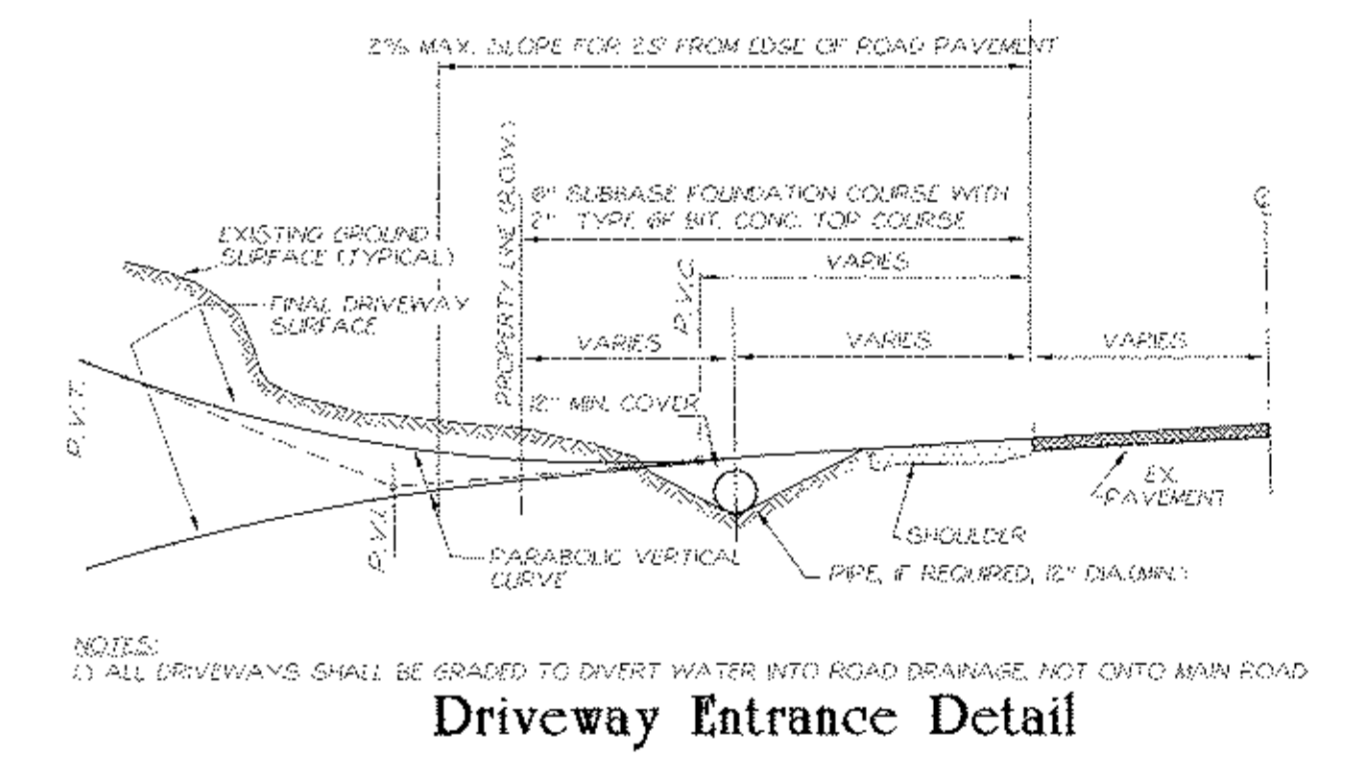
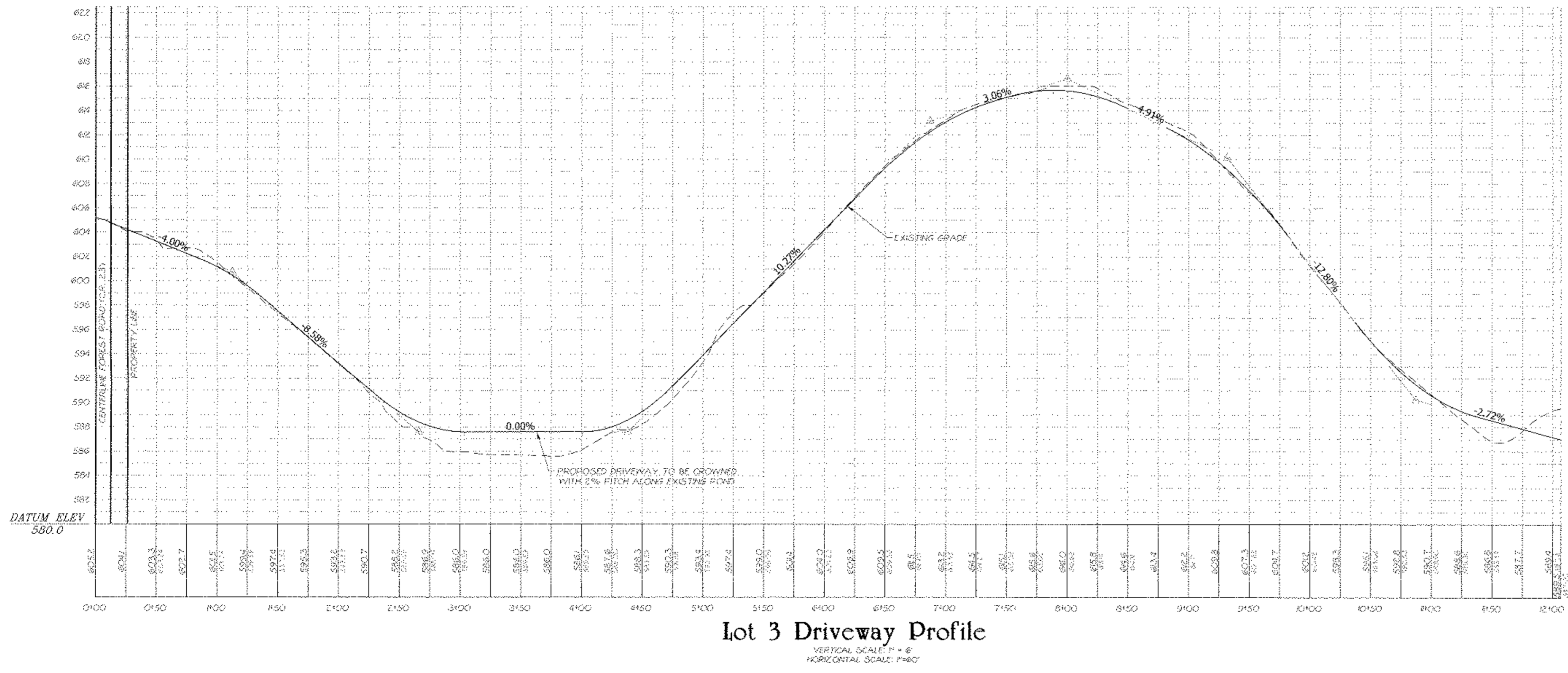
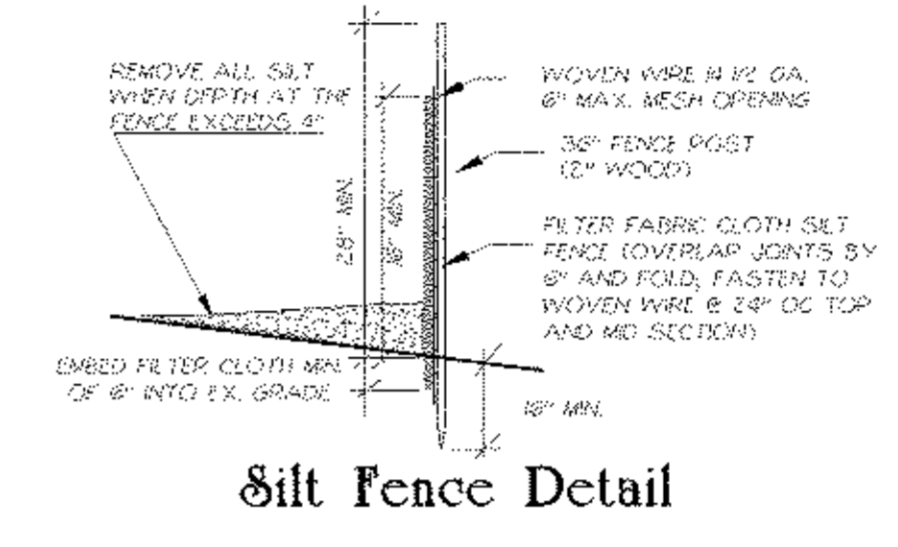
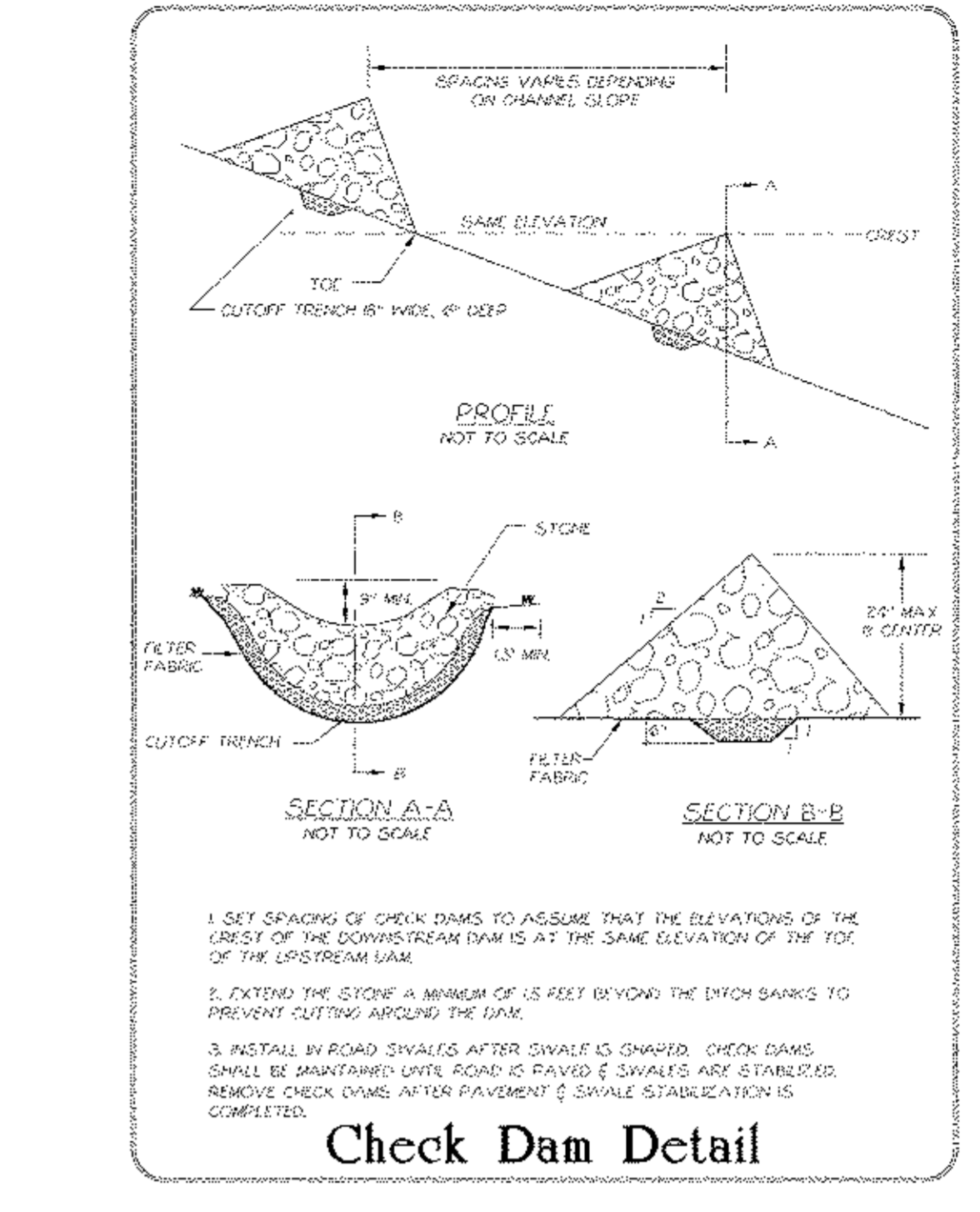
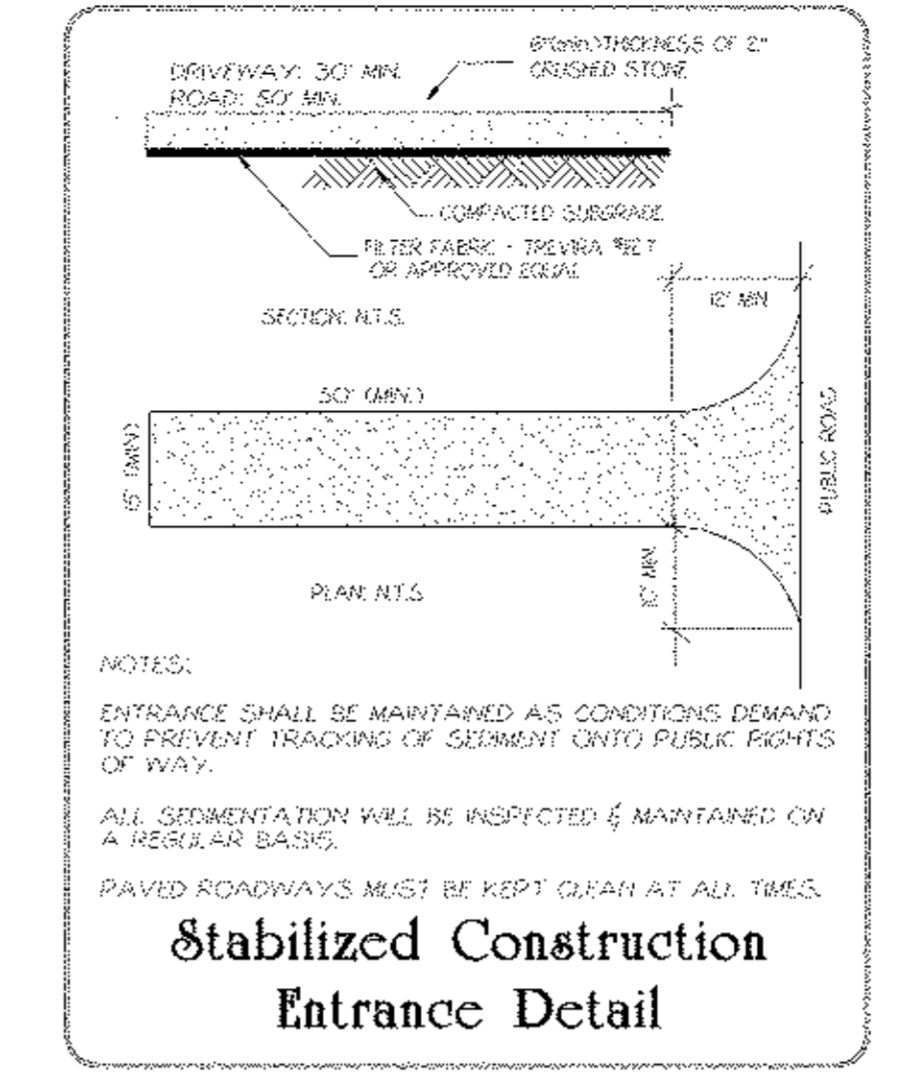
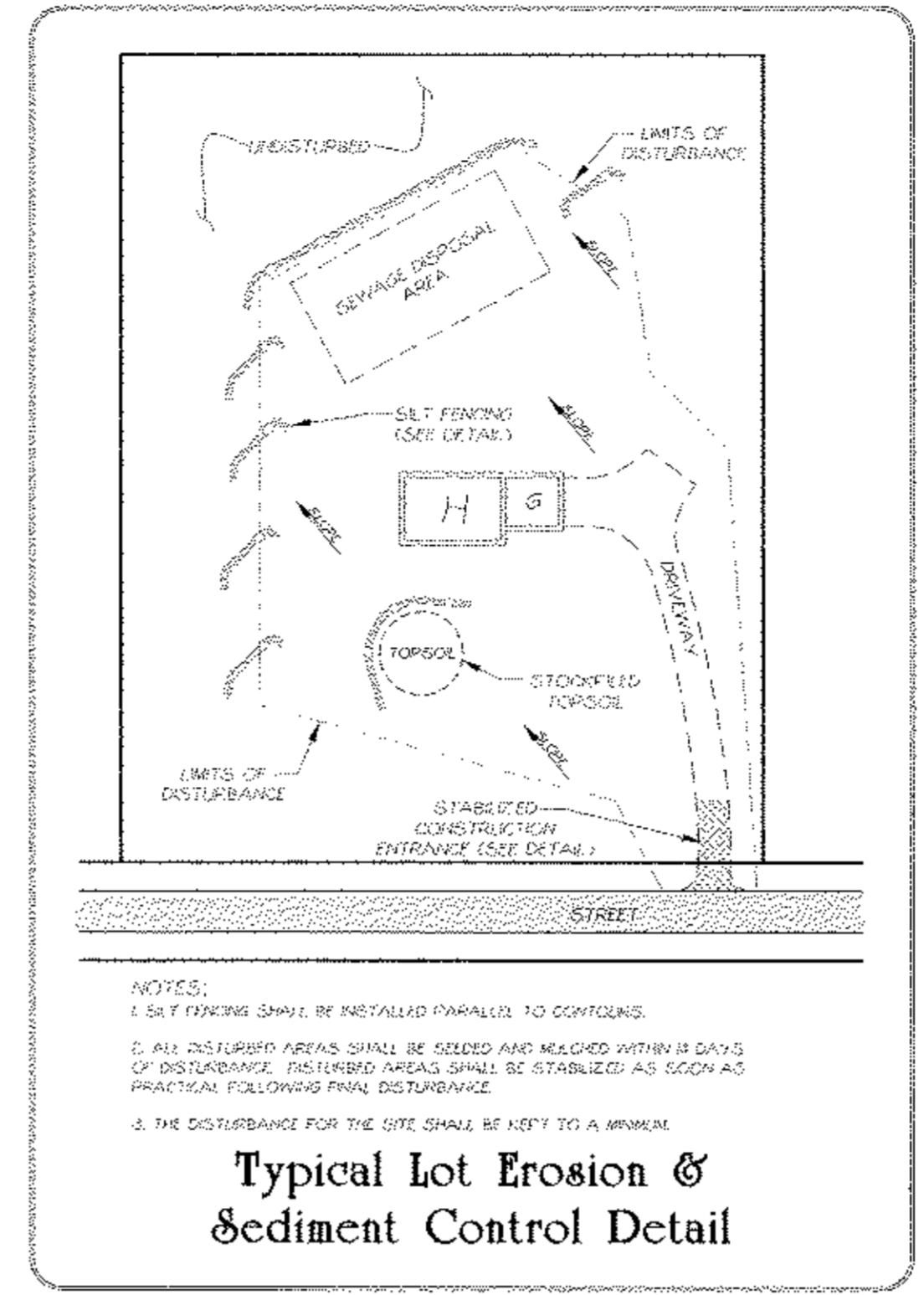
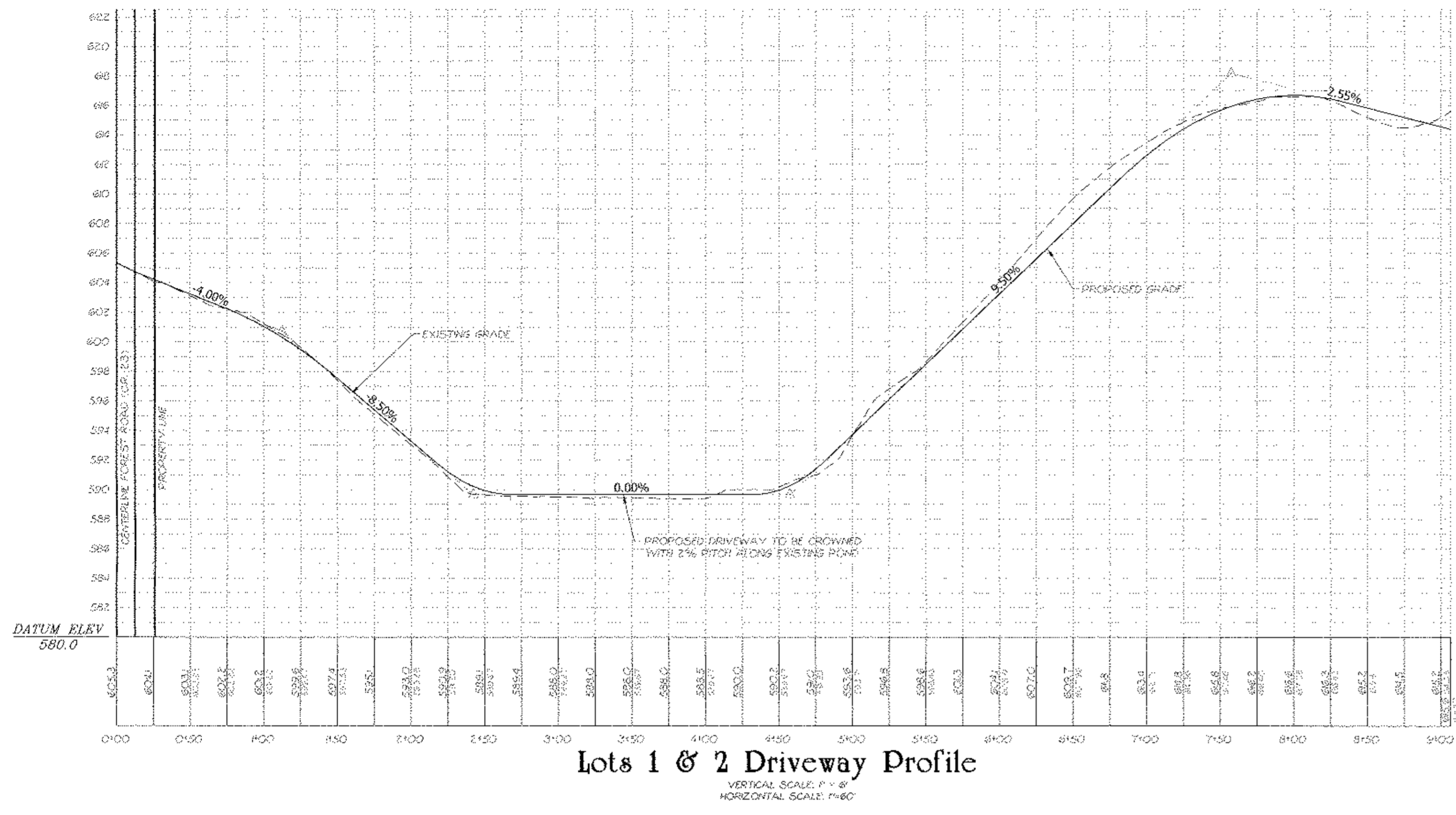
NYSDEC Freshwater Wetland Boundary Validation
THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THIS PLAN ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND 1B-S AS DETERMINED BY MERCEURIO, MARGUERITE DICHARO, L.S., IN APRIL 2014.
100 STAFF: _____ SURVEYOR/ENGINEER: _____
DATE: _____ SEAL: _____
WETLAND BOUNDARY DELINEATIONS AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REMAIN VALID FOR TEN YEARS UNLESS EXISTING EXEMPT ACTIVITIES, AREA HYDROLOGY, OR LAND USE PRACTICES CHANGE (I.E. AGRICULTURE, TO RESIDENTIAL). AFTER TEN YEARS THE BOUNDARY MUST BE REEVALUATED BY DEC STAFF. REEVALUATION MAY INCLUDE A NEW DELINEATION AND SURVEY OF THE WETLAND BOUNDARY.
ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 400 FEET OF THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

COUNTY ROAD NOTE:
NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 156 OF THE HIGHWAY LAW.
I HAVE REVIEWED THE PLAN AND AGREE TO ITS PLANS IN THE COUNTY CLERK'S OFFICE.
MARGUERITE DICHARO
COUNTY

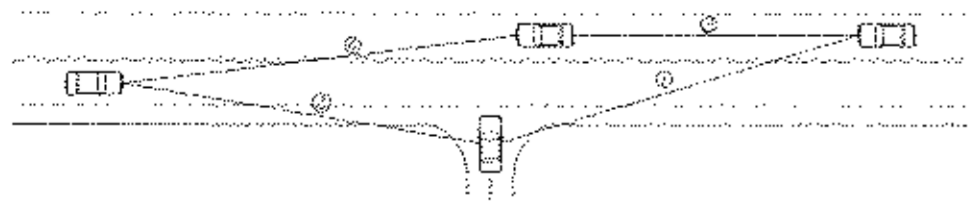
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO Box 166, 45 Main Street Pine Bush, NY 12566
P: (845)744.3620 F:(845)744.3805 Email: mnt-pe@mnt-pe.com

NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	APR 3, 2014	DESIGN	ALPHONSE MERCURIO	1	APR 3, 2014	DESIGN	LAWRENCE MARSHALL

Total Area = 12.208 Acres
Survey Map, Subdivision, & Site Plan
for lands of
Marguerite DiChiaro
RECORD OWNER: MARGUERITE DERALMA (AKA MARGUERITE DI CHIARO), 609 ROUTE 300 - APT A, WALL KILL, NY 12559
DEED REFERENCE: LIBRA 18024, PAGE 155
TAX MAP REFERENCE: SECTION 3, BLOCK 1, LOT 3572
Situate in the Town of Newburgh
Orange County, New York State
Scale: 1" = 60' April 3, 2014
RECORDED BY: ZAP | MAP CHECK: _____ | PROJECT: 3720 | SHEET 1 OF 3



FOREST ROAD POSTED SPEED LIMIT: 65 MPH		
SIGHT LINE	DISTANCE	NOTES
1	> 1,000'	
2	> 1,000'	
3	> 1,000'	
4	> 1,000'	



MNTM
 Mercurio-Norton-Tarolli-Marshall
 ENGINEERING - LAND SURVEYING
 PO Box 166, 45 Main Street, Pine Bush, NY 12566
 P: (845)744.3620 F: (845)744.3805 Email: mnt-pe@mnt-nc.com

Detail Sheet
 for Lands of
Marguerite DiChiaro

RECORD OWNER: MARGUERITE DEPALMA (AKA MARGUERITE DI CHIARO), 2051 ROUTE 300 - APT. A, WALLKILL, NY 12588
 DEED REFERENCE: LIBER 1802A, PAGE 155
 TAX MAP REFERENCE: SECTION 5, BLOCK 1, LOT 36.22
 Situate in the Town of Newburgh
 Orange County, New York State
 April 2014

DATE: _____ BY: _____
 DATE: _____ BY: _____

LAWRENCE MARSHALL PE #087927 DRAFTED BY: ZAH PROJECT: STED SHEET 2 OF 3

Deep Soils Testing Results

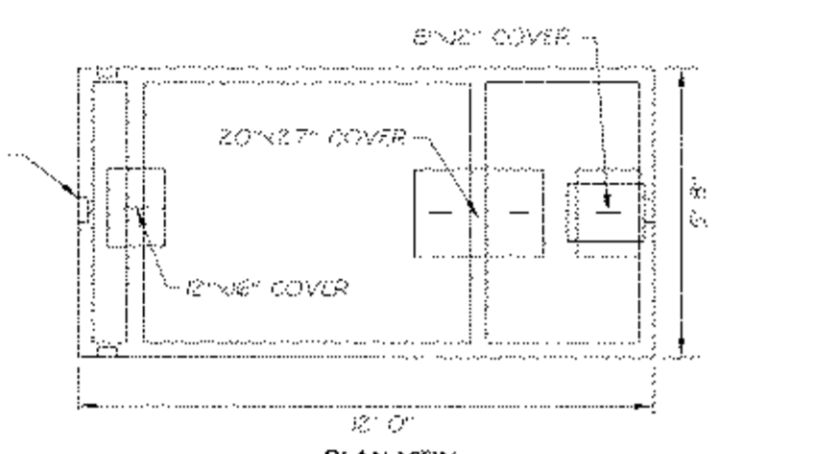
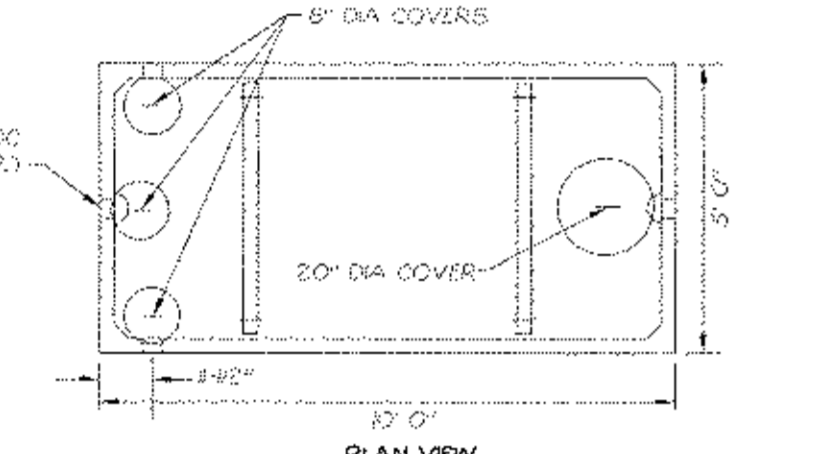
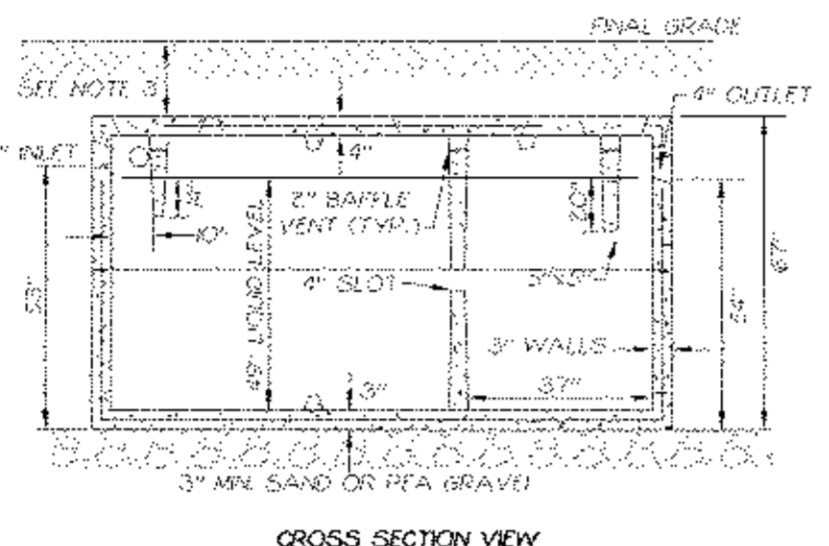
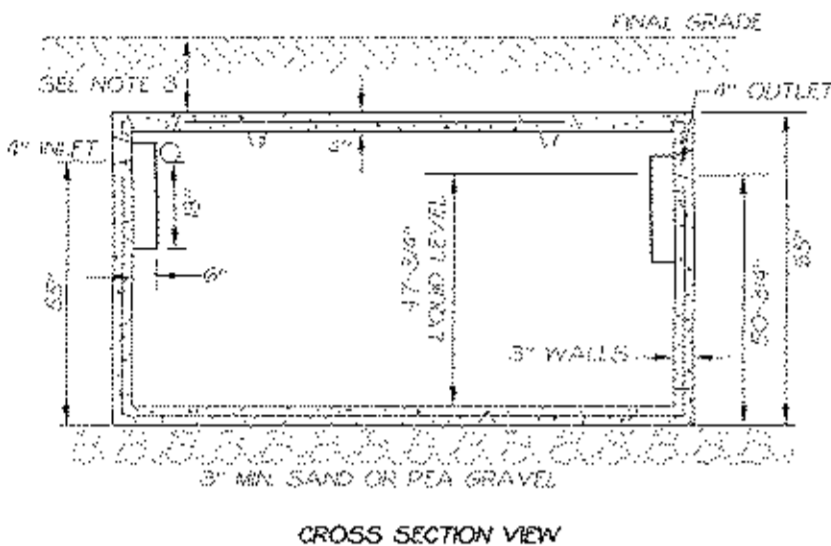
TEST HOLE #	A	B	C	D	E	F	G
TESTING DATE:	08-27-13	08-27-13	08-27-13	08-27-13	08-27-13	08-27-13	08-27-13
TESTER:	ZAP	ZAP	ZAP	ZAP	ZAP	ZAP	ZAP
DEEP TEST SOIL LOG NO WATER OR ROCK UNLESS SO NOTED	0' TOPSOIL	0' TOPSOIL	0' TOPSOIL	0' TOPSOIL	0' TOPSOIL	0' TOPSOIL	0' TOPSOIL
	1' GRAVELLY SILT LOAM	1' GRAVELLY SILT LOAM	1' GRAVELLY SILT LOAM	1' SANDY LOAM	1' SANDY LOAM	1' SANDY SILT LOAM	1' SANDY SILT LOAM
	2' CLAYEY SILT LOAM	2' SILT LOAM	2' GRAVELLY SILT LOAM	2' SILT LOAM	2' SILT LOAM	2' SILT LOAM	2' SILT LOAM
	3' CLAYEY SILT LOAM	3' SILT LOAM	3' GRAVELLY SILT LOAM	3' SILT LOAM	3' SILT LOAM	3' SILT LOAM	3' SILT LOAM
	4' CLAYEY SILT LOAM	4' SILT LOAM	4' GRAVELLY SILT LOAM	4' SILT LOAM	4' SILT LOAM	4' SILT LOAM	4' SILT LOAM
	5' CLAYEY SILT LOAM	5' SILT LOAM	5' GRAVELLY SILT LOAM	5' SILT LOAM	5' SILT LOAM	5' SILT LOAM	5' SILT LOAM
	6' CLAYEY SILT LOAM	6' SILT LOAM	6' GRAVELLY SILT LOAM	6' SILT LOAM	6' SILT LOAM	6' SILT LOAM	6' SILT LOAM
	7' CLAYEY SILT LOAM	7' SILT LOAM	7' GRAVELLY SILT LOAM	7' SILT LOAM	7' SILT LOAM	7' SILT LOAM	7' SILT LOAM
NOTES:	N/WEEP @ 45°	N/NO W/MI	N/NO R/W/M	N/NO R/W/M	N/NO R/W/M	N/NO R/W/M	N/NO R/W/M

Percolation Testing Results

TEST HOLE #	A	B	C	E	F	G	H	J	
TESTING DATE:	08-27-13	08-27-13	08-27-13	08-27-13	08-27-13	08-27-13	05-12-14	05-12-14	
TESTER:	ZAP	ZAP	ZAP	ZAP	ZAP	ZAP	LEON	LEON	
PERCOLATION TEST RESULTS FULL TESTING COMPLETED IN STOPWATCH ELAPSED TIME (MINUTES)	RUN 1 ELAPSED TIME:	14:00	6:1	40:39	2:00	21:45	2:13	5:21	21:33
	RUN 2 ELAPSED TIME:	20:26	5:15	44:10	2:39	23:23	2:59	9:17	21:45
	RUN 3 ELAPSED TIME:	2:00	6:30	49:37	2:30	23:48	30:50	12:53	22:17
	RUN 4 ELAPSED TIME:		6:58					13:01	
	RUN 5 ELAPSED TIME:							14:32	
	RUN 6 ELAPSED TIME:							16:58	
	RUN 7 ELAPSED TIME:							15:28	
	STABILIZED RATE:	2:00	6:56	49:37	2:30	20:46	30:45	15:28	22:17

General Notes:

- PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
- ALL OUTLET PIPES (GOLD WALL) LEAVE DISTRIBUTION BOX AT SAME ELEVATION ON A MINIMUM SLOPE OF 1/8" PER FOOT UP TO A DISTRIBUTOR LATERAL.
- SEWAGE DISPOSAL SYSTEMS LOCATED OF NECESSITY UPGRADE IN THE GENERAL PATH OF DRAINAGE TO A WELL MUST BE SPACED 200' OR MORE AWAY.
- NO DRIVEWAY, ROADWAY, PARKING AREA OR ABOVE GROUND SWIMMING POOL IS TO BE CONSTRUCTED OVER ANY PORTION OF THE SYSTEM. HEAVY EQUIPMENT SHALL BE KEPT OUT OF THE ABSORPTION FIELD AREA.
- ALL TREES, STUMPS, BRUSH, WEEDS, ETC. SHALL BE CUT AT GRADE AND REMOVED. ALL LEAVES, LIMBS, STONESTACKS AND BOULDERS ABOVE GRADE SHALL BE CAREFULLY REMOVED WITHOUT DISTURBING THE EXISTING TOPSOIL.
- PERCOLATION RATE OF UNDISTURBED VIRGIN SOIL SHALL BE BETWEEN 1 - 40 MINUTES PER INCH IN A 12" DEEP TEST HOLE.
- MAXIMUM SLOPE OF EXISTING GROUND IN RAISED SYSTEM AREA SHALL BE 15% OR LESS. SITE SOILS SHALL BE LEFT UNDISTURBED PRIOR TO PLACEMENT OF FILL.
- NO BASINMENT FIXTURES ARE PERMITTED WITHOUT A SPECIAL DESIGN FOR SEWAGE DISPOSAL.
- NO COMPONENT PART OF ANY SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED OR MAINTAINED WITHIN 100' OF ANY SPRING, RESERVOIR, BROOK, MARSH OR ANY OTHER BODY OF WATER.
- NO ROOF, CELLAR, OR FOOTING DRAINS ARE TO BE DISCHARGED IN THE SEWAGE DISPOSAL SYSTEM.
- SLOPE BETWEEN SEPTIC TANK AND THE BUILDING SHALL BE POSITIVE AND UNINTERFERED, AS TO ALLOW SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- A OVERSIGHT SWALE SHALL BE CONSTRUCTED ON THE UPHILL SIDE OF THE SEWAGE DISPOSAL SYSTEM (UPHILL FROM THE POINT WHERE THE FILL MEETS THE EXISTING GRADE TO PREVENT SURFACE RUNOFF FROM ENTERING THE FILL AREA. THE TOPSOIL SURFACE OF THE FILL SHALL BE GRADED TO ENHANCE RUNOFF OF PRECIPITATION.
- SO AS TO AVOID ANY UNNECESSARY COMPACTION, HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE TRENCH EXCEPT FOR THE ACTUAL CONSTRUCTION OF THE FIELD. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE AREA OF THE PROPOSED FIELD, BEFORE, DURING AND AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING ACTUAL CONSTRUCTION SO AS TO AVOID AND UNNECESSARY COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.



- NOTES:
- ALL PIPE JOINTS (INLET & OUTLET PIPES) SHALL BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
 - INLET BAFFLE CAN BE RELOCATED TO THE SIDE.
 - IF COVER EXCEEDS 12", A RISER MUST BE USED TO ALLOW ACCESS.

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 - IF COVER EXCEEDS 12", A RISER MUST BE USED TO ALLOW ACCESS.

CONCRETE MINIMUM STRENGTH: 4000 P.S.I. AT 28 DAYS
STEEL REINFORCEMENT: 6" X 6" X10 G.A. STEEL WIRE MESH
REBAR AROUND PERIMETER
CONSTRUCTION JOINT: SEALED WITH BUTYL RUBBER CEMENT

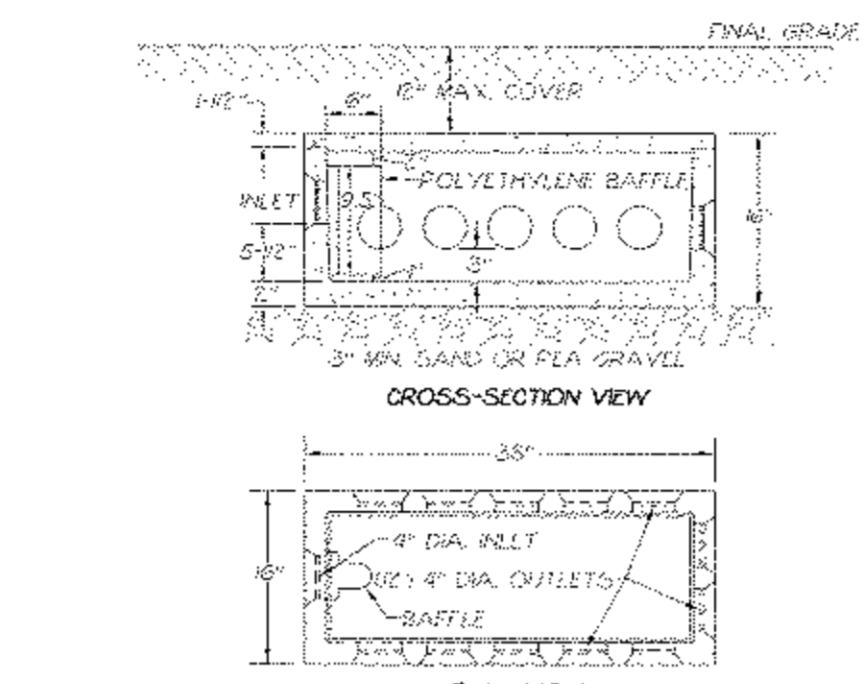
CONCRETE MINIMUM STRENGTH: 4000 P.S.I. AT 28 DAYS
STEEL REINFORCEMENT: 6" X 6" X10 G.A. STEEL WIRE MESH
REBAR AROUND PERIMETER
CONSTRUCTION JOINT: SEALED WITH BUTYL RUBBER CEMENT
PIPE CONNECTION: POLYURETHANE SEAL (PAINTED)
LOAD RATING: 300 P.S.F.

Typical Precast 1250 Gallon Concrete Septic Tank

AS MANUFACTURED BY "WOODARDS CONCRETE PRODUCTS, INC.", BULLVILLE, NY.
MODEL ST-1250 (OR APPROVED EQUAL)
NOT TO SCALE

Typical Precast 1500 Gallon Concrete Septic Tank

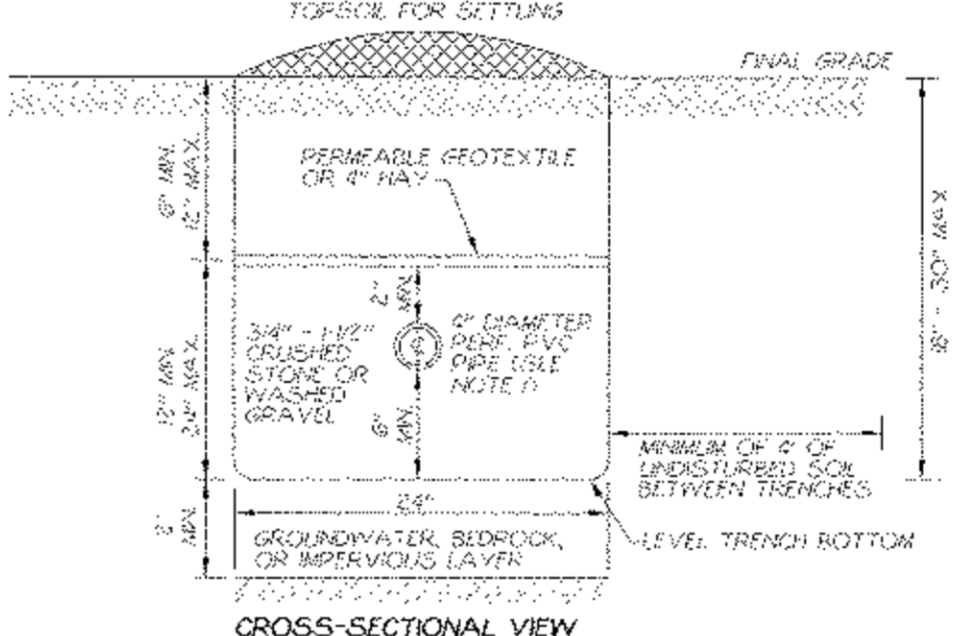
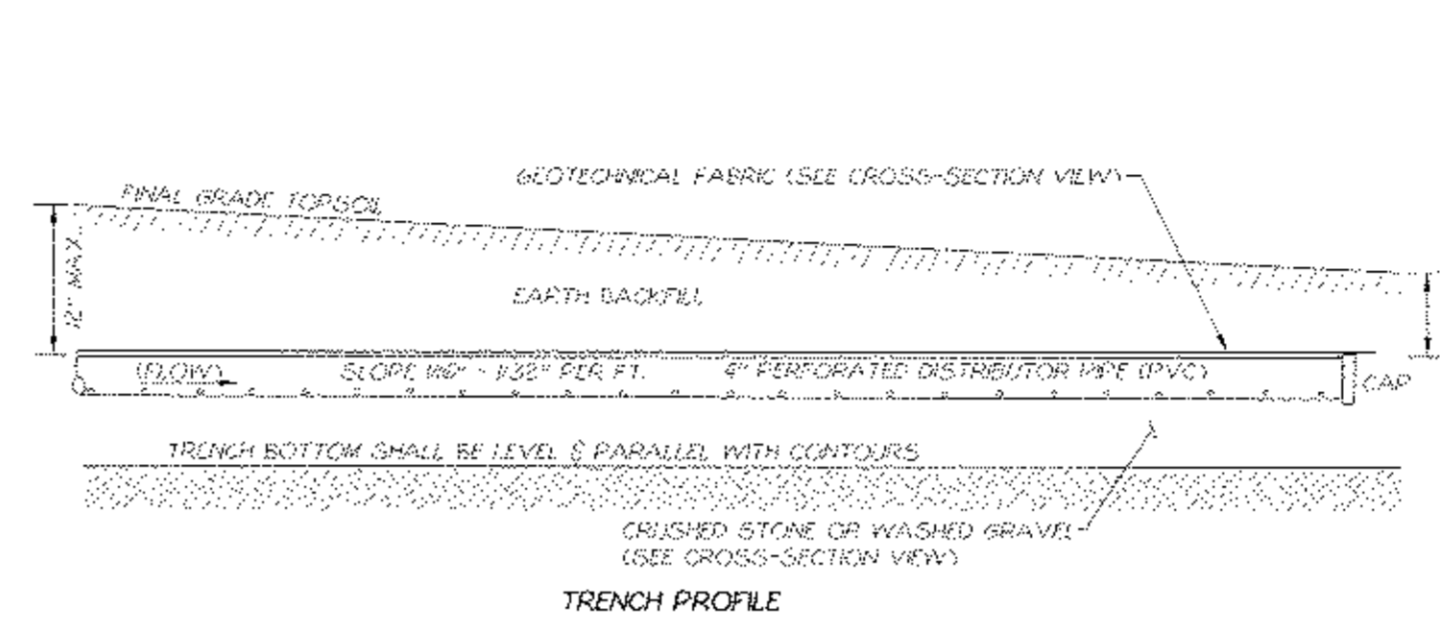
AS MANUFACTURED BY "WOODARDS CONCRETE PRODUCTS, INC.", BULLVILLE, NY.
MODEL ST-1500 (OR APPROVED EQUAL)
NOT TO SCALE



- DISTRIBUTION BOX NOTES:
- THE FIRST 10' OF ALL LINES LEAVING THE DISTRIBUTION BOX SHALL BE LAID AT IDENTICAL SLOPE. FLOW EQUALIZERS SHALL BE USED TO ASSURE EQUAL FLOW TO EACH OUTLET PIPE. YEARLY CHECKING AND ADJUSTMENT IS RECOMMENDED.
 - ALL PIPE JOINTS (INLET & OUTLET) SHALL BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
 - FLOW EQUALIZERS MUST BE USED.
 - OUTLET INVERTS SHALL BE SET AT THE SAME ELEVATION.
 - OUTLETS MUST BE LAID IN A MANNER TO ALLOW ACCESS TO THE NECESSARY NUMBER OF OUTLETS FOR THE EXPANSION AREA WITHOUT DISTURBING THE INITIAL SYSTEM.

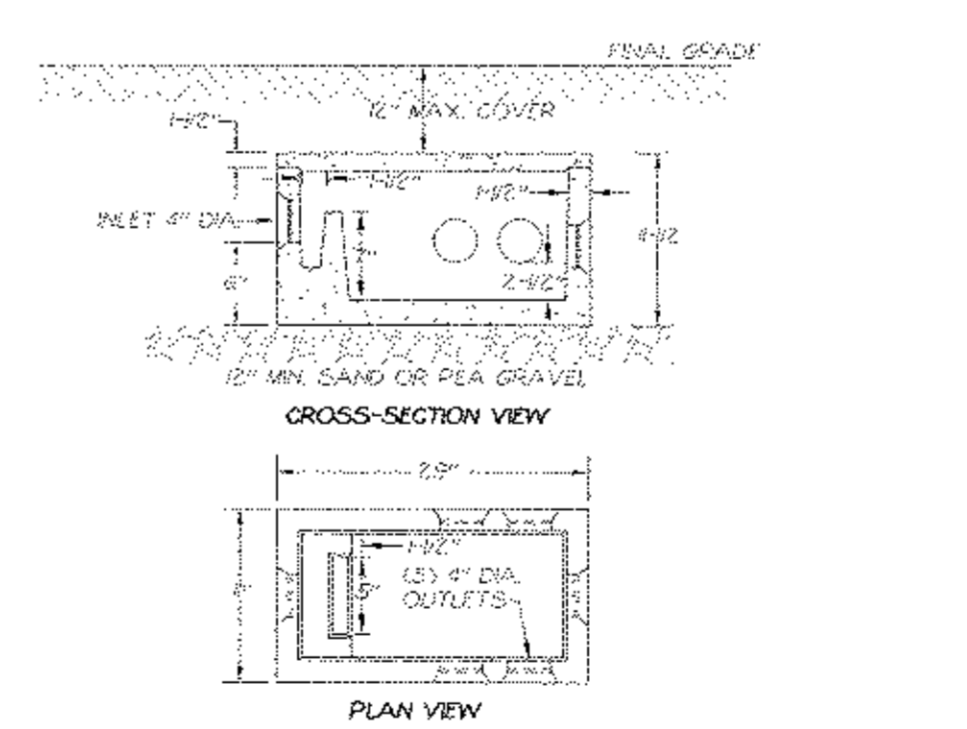
Typical Precast Concrete Distribution Box

AS MANUFACTURED BY "WOODARDS CONCRETE PRODUCTS, INC.", BULLVILLE, NY.
MODEL DB-12 (OR APPROVED EQUAL)
NOT TO SCALE



- NOTES:
- DISTRIBUTION PIPE SHALL BE INSTALLED WITH PIPE PERFORATIONS FACING DOWN.
 - DO NOT INSTALL TRENCHES IN WET SOIL. TRENCH SIDES AND BOTTOMS SHALL BE BAKED PRIOR TO INSTALLATION OF GRAVEL.
 - THE END OF EACH LATERAL SHALL BE CAPPED.

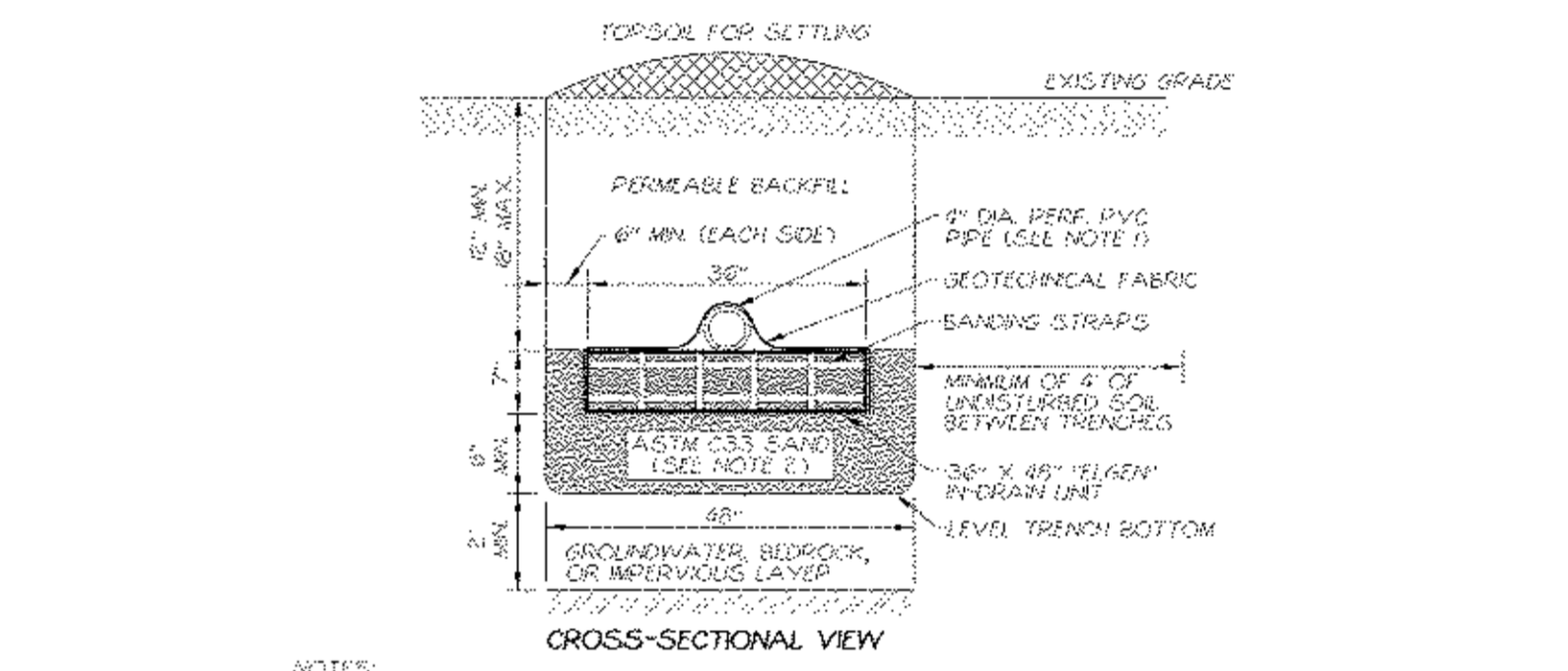
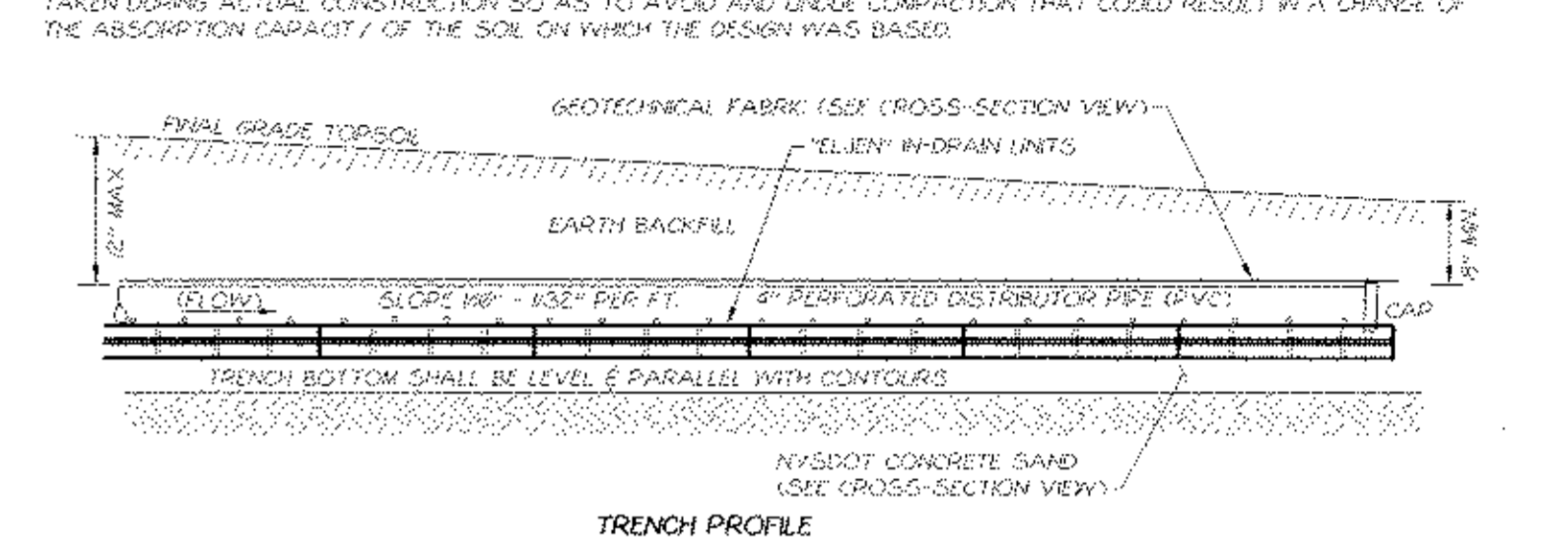
Absorption Trench Detail



- NOTE: THE FIRST 10' OF ALL LINES LEAVING THE DISTRIBUTION BOX SHALL BE LAID AT IDENTICAL SLOPE. FLOW EQUALIZERS SHALL BE USED TO ASSURE EQUAL FLOW TO EACH OUTLET PIPE. YEARLY CHECKING AND ADJUSTMENT IS RECOMMENDED.
- NOTE: ALL PIPE JOINTS (INLET & OUTLET PIPES) SHALL BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
- NOTE: FLOW EQUALIZERS MUST BE USED (SEE NOTE 12)

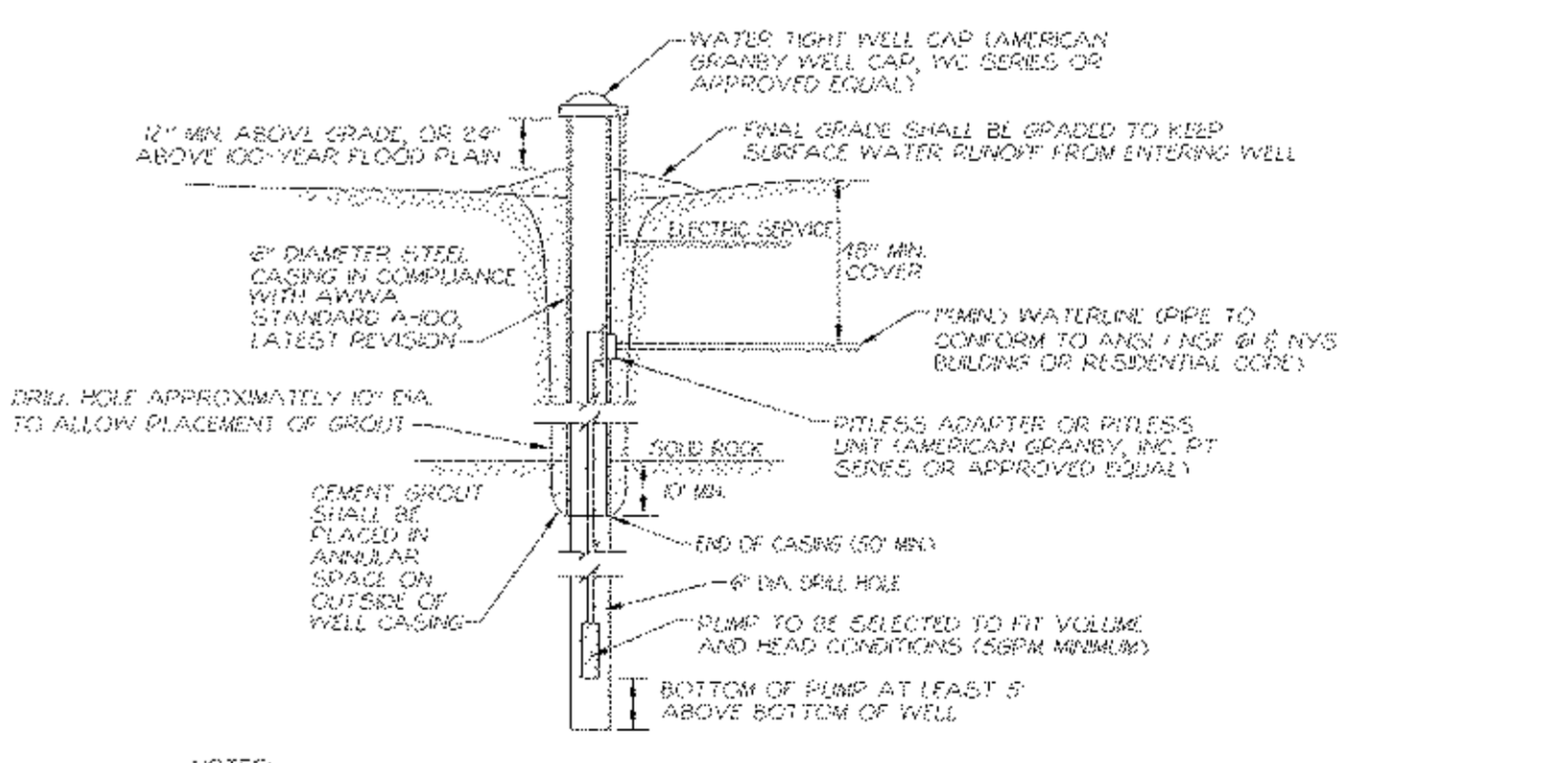
Typical Precast Concrete Distribution Box

AS MANUFACTURED BY "WOODARDS CONCRETE PRODUCTS, INC.", BULLVILLE, NY.
MODEL DB-6 (OR APPROVED EQUAL)
NOT TO SCALE



- NOTES:
- DISTRIBUTION PIPE SHALL BE INSTALLED WITH PIPE PERFORATIONS FACING DOWN.
 - ELIEN SAND SHALL MEET ALL THE SPECIFICATIONS FOR ASTM D50 SAND AS FOLLOWS:
- | SEIVE SIZE | PERCENT PASSING BY WEIGHT |
|------------|---------------------------|
| NO. 10 | 100 |
| NO. 20 | 100 |
| NO. 40 | 95 |
| NO. 60 | 85 |
| NO. 80 | 75 |
| NO. 100 | 60 |
| NO. 200 | 30 |
| NO. 425 | 10 |
| NO. 600 | 5 |
| NO. 850 | 2 |
| NO. 1060 | 1 |
| NO. 1490 | 0 |
| NO. 2000 | 0 |
- DO NOT INSTALL TRENCHES IN WET SOIL. TRENCH SIDES AND BOTTOMS SHALL BE BAKED PRIOR TO INSTALLATION OF SAND.
 - THE END OF EACH LATERAL SHALL BE CAPPED.

"Eljen" In-Drain Absorption Trench Detail



- NOTES:
- WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH TABLE 2 OF THE N.Y.S. DEPARTMENT OF HEALTH APPENDIX S-B "STANDARDS FOR WATER WELLS."
 - THE WELL CAP MUST BE A MINIMUM OF 2 FEET ABOVE THE 100 YEAR FLOOD ELEVATION.

Well Detail

Well & Sewage Disposal System Details for lands of Marguerite DiChiaro

RECORD OWNER: MARGUERITE DI CHIARO (AKA MARGUERITE DI CHIARO), 205 ROUTE 300 - APT A, WALLKILL, NY 12589
DEED REFERENCE: L18B 13064, PAGE 155
TAX MAP REFERENCE: SECTION 3, BLOCK 107, 35.22
Situate in the Town of Newburgh
Orange County, New York State
April 2014

NO. DATE DESCRIPTION BY

LAWRENCE MARSHALL PE #08797 DRAFTED BY: ZAP PROJECT: 3730 SHEET 3 OF 3

Sewage Disposal System Requirements

LOT NUMBER	DESIGN CAPACITY PERCOLATION RATE (GPD)	TYPE OF SYSTEM	DESIGN FLOW RATE (GPD)	MIN. LENGTH OF ABSORPTION TRENCH (L.F.)	PROPOSED LENGTH OF ABSORPTION TRENCH (L.F.)	SEWAGE DISPOSAL SYSTEM DESIGN	SEPTIC TANK SIZE (GALLONS)
1	1250	ED	440	123	137	5 ROWS @ 24"	1250
2	883	ED	330	150	160	4 ROWS @ 48 L.F.	1250
3	2277	LID	440	367	385	7 ROWS @ 55 L.F.	1250

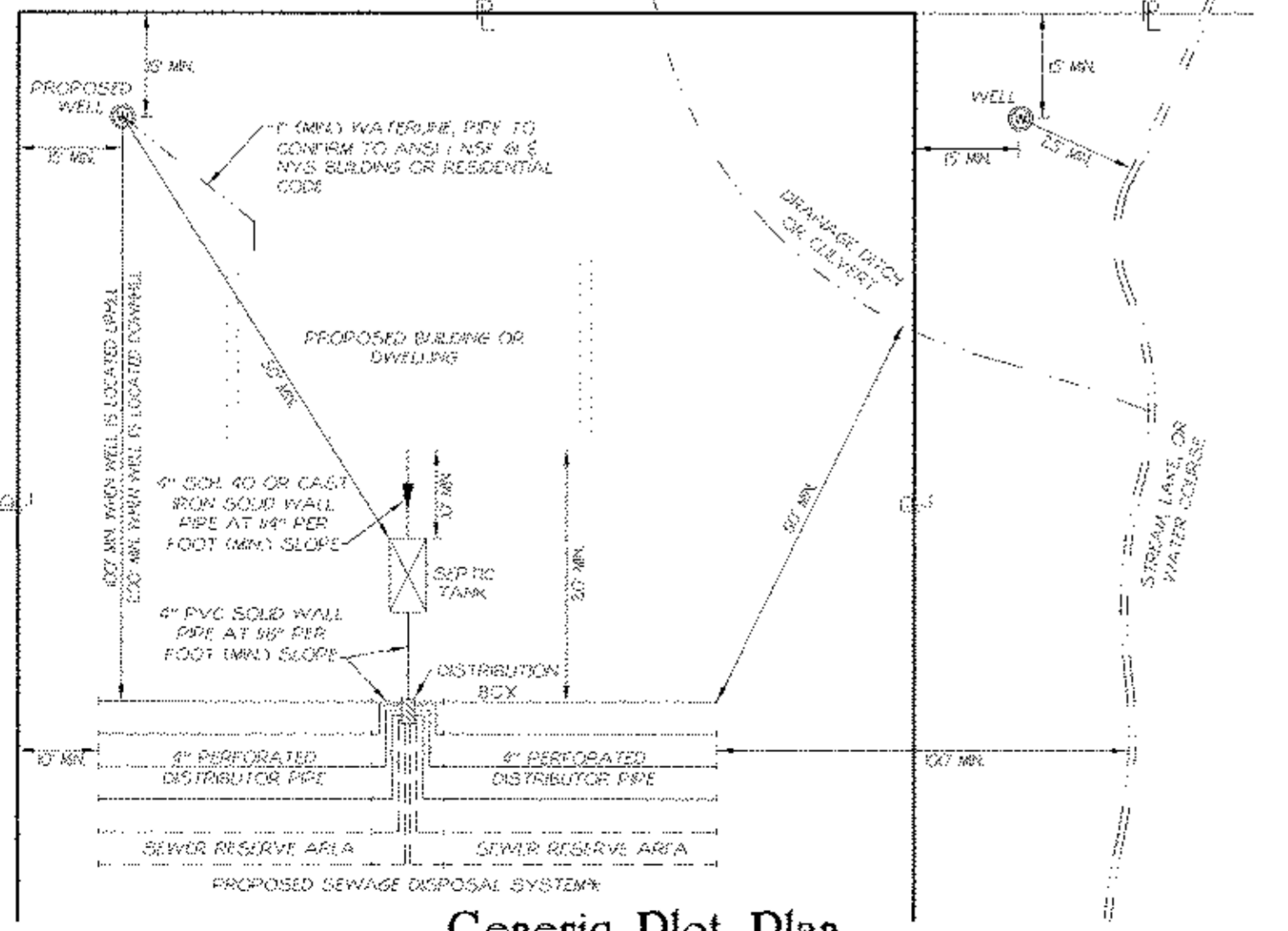
1/2" A.T. = ABSORPTION TRENCH SYSTEM
L.I.D. = "ELIEN" IN-DRAIN ABSORPTION TRENCH SYSTEM
1/2" T.W. = TWO-FAMILY DWELLING ON LOT 2 CONTAINS A THREE (3) BEDROOM UNIT AND A TWO (2) BEDROOM UNIT

FEATURES	WELL OR SUCTION LINE	STREAM LAKE, OR WATERCOURSE (L.F.)	DWELLING	PROPERTY LINE	DRAINAGE DITCH (L.F.)
HOUSE SEWER (WATER-TIGHT JOINTS)	50 (1)	25	3'	4'	12'
SEPTIC TANK	50	50	10'	10'	12'
EFFLUENT LINE TO DISTRIBUTION BOX	50	50	10'	10'	12'
DISTRIBUTION BOX	100	100	10'	10'	50'
ABSORPTION FIELD	100 (A)	150	10'	10'	50'
SEWAGE PIP	150 (A)	100	10'	10'	50'
DRY WELL (ROOF & FOOTING)	50	25	10'	10'	50'
RAISED OR MIXED SYSTEM (C)	100 (A)	100	10'	10'	50'

- WHEN SEWAGE TREATMENT SYSTEMS ARE LOCATED IN COARSE GRAVEL OR UPGRADE AND IN THE GENERAL PATH OF DRAINAGE TO A WELL, THE CLOSEST PART OF THE TREATMENT SYSTEM SHALL BE AT LEAST 100' AWAY FROM THE WELL.
- MEAN HIGH WATER MARK.
- FOR ALL SYSTEMS INVOLVING THE PLACEMENT OF FILL MATERIAL, SEPARATION DISTANCES ARE MEASURED FROM THE TOE OF THE SLOPE OF THE FILL.
- RECOMMENDED SEPARATION DISTANCES.
- UNLESS CAST IRON OR PIVC WITH O-RINGS JOINTS IS UTILIZED, THEN 25'.

Minimum Separation Distances From Existing Or Proposed Features

FOR ORANGE COUNTY - AS PER NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION "RESIDENTIAL ON-SITE WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK", 2008 EDITION



* THE GENERIC PLOT PLAN IS INTENDED FOR ILLUSTRATION PURPOSES ONLY. FOR SPECIFIC DESIGN INFORMATION ON THE PROPOSED SEWAGE DISPOSAL SYSTEM, SEE THE SEWAGE DISPOSAL SYSTEM REQUIREMENTS TABLE, DETAILS, AND NOTES ON THIS SHEET.

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