

HYDROIC WETLANDS NR-21
AS DELINEATED BY DOUG
GAUGLER ON 03/07/13

LEGEND	
	PROPOSED HOUSE
	PROPOSED CONTOURS
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING WETLAND SERVICE
	PROPOSED WATER SERVICE
	PROPOSED STORM DRAIN
	PROPOSED CURTAIN DRAIN
	STONE WALL
	EXISTING WELL

ZEN
DESIGN
CONSULTANTS INC.
6 OLD N. PLANK RD. #103
NEWBURGH, NEW YORK 12550
(845-369-1567 (office phone))

COUNTY CERTIFICATION:

THE PROPOSED SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE DESIGN IS BASED UPON THE ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

TOWN CERTIFICATION:

THE TOWN OF NEWBURGH HAS BEEN ADVISED THAT THE SEWAGE DISPOSAL SYSTEM DEPICTED ON THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER.

TOPOGRAPHY NOTE

TOPOGRAPHY PROVIDED BY ZEN DESIGN CONSULTANTS, INC.

DRIVEWAY NOTES:

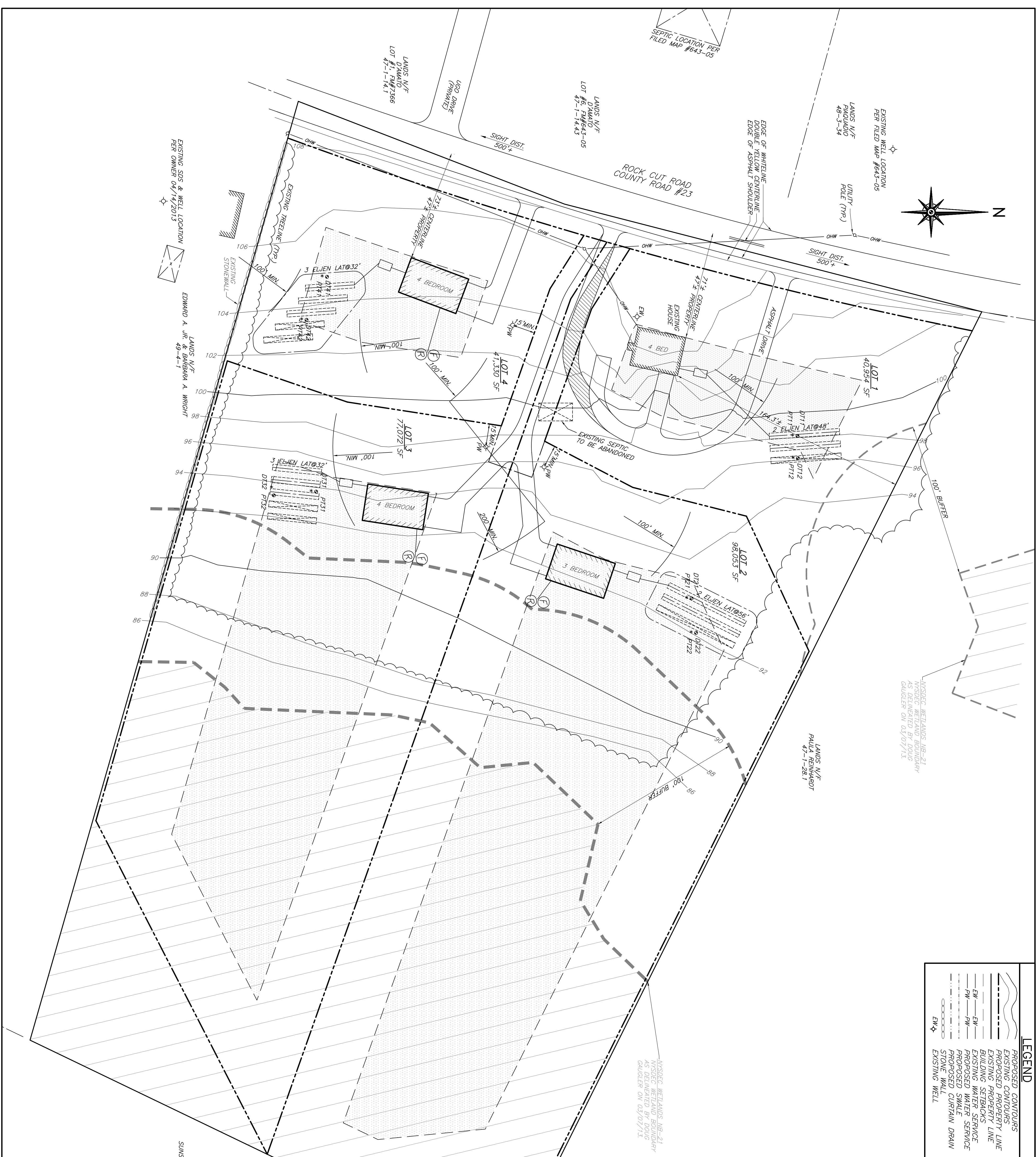
LOT #1 (EXISTING HOME) WILL CONTINUE TO USE THE NORTHERLY MOST EXISTING DRIVEWAY. SOME MODIFICATIONS TO THE END OF THE DRIVEWAY (INSIDE THE LOT) AS SHOWN ON THE PLAN WILL BE INSTALLED AT THE TIME OF CONSTRUCTION. THE LOT AS SHOWN ON THE PLAN WILL BE ABANDONED. THE DRIVEWAY SHOWN TO BE ABANDONED PRIOR TO LOT #2 & LOT #3 WILL SHARE A COMMON DRIVEWAY WHICH IS PROPOSED TO HAVE A 30" INGRESS/EGRESS/UTILITY EASEMENT AROUND IT. THE EXISTING SOUTHERLY DRIVEWAY WILL BE USED FOR THIS ENTRANCE. NEW DRIVEWAY INSTALLED AS SHOWN ON THE PLAN. THE DRIVEWAY ENTRANCE SHALL MEET THE REQUIREMENTS OF THE ORANGE COUNTY HIGHWAY DEPARTMENT DESIGN AND CONSTRUCTION STANDARDS.

EXISTING SEPTIC SYSTEM

THE EXISTING SEPTIC SYSTEM PROPERTY HAS AN EXISTING SPS SYSTEM IN PLACE. WE ARE PROPOSING A NEW SYSTEM BE INSTALLED ALONG WITH A PROPER SEPTIC TANK TO MEET THE CURRENT ORANGE COUNTY HEALTH DEPARTMENT GUIDELINES. THE EXISTING SEPTIC SYSTEM IS TO BE ABANDONED AND THE NEW SYSTEM INSTALLED PRIOR TO THE SINKING OF THE FINAL PLAN.

PROPOSED HOUSE LOCATIONS

THE PROPOSED BUILDING LOCATIONS SHALL BE SINKED OUT PRIOR TO CONSTRUCTION.



WILLIAM J. MOREAU, P.E.
ENGINEER

GIBSON ESTATES
4 LOT SUBDIVISION
SITE PLAN
ROCK CUT ROAD, SBL: 47-1-28.2
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	03/28/2013	SCALE	1"=30'	JOB NUMBER	J-3-002-BEC	SHEET NUMBER	2 OF 4
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2. REVISED 06/28/2013 PER ZONING BOARD APPROVAL, 06/27/2013.
1. REVISED 05/21/2013 PER PLANNING BOARD COMMENTS 05/16/2013.