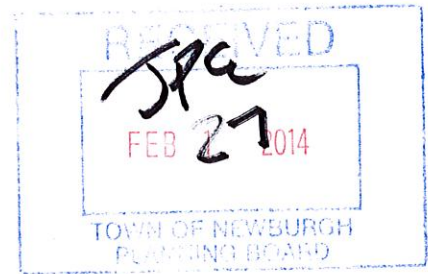


February 23, 2014

To: Town of Newburgh Planning Board
Mr. John P. Ewasutyn, Chairman, and Members of the Board
308 Gardnertown Road
Newburgh, New York 12550



Re.: **Site Plan for Two Family Residence for
G.K.D. Properties, L.L.C.
Town of Newburgh Planning Board Project No. 2013-19)
20 Bauer Lane (S/B/L: 12-1-6)**

Dear Chairman Ewasutyn and Members of the Board:

Please find attached current project plans and existing building elevations for the above referenced project.

In review, this project is an application for site plan approval of a two family residence in the AR zoning district. All features on the subject property are existing, and historically the house has been used as a two family residence without ever receiving required Town approvals. The current owners are making an attempt to rectify this issue and go through proper channels to legalize the two family residence.

This project was last before the Planning Board on 10/17/13, at which time a favorable referral to the Town Zoning Board of Appeals was granted. When we attended the 1/23/14 ZBA meeting, all required area variances for this project were secured. The ZBA decision has been memorialized in recently issued meeting minutes for that night. The application has remained the same and the following minor plan revisions have been made:

1. Town of Newburgh Planning Board Application number has been added to the titleblock.
2. The 1/23/14 date of ZBA approvals has been added to plans below the zoning table on sheet 1.
3. The septic design criteria on sheet 1 has been revised such that it refers to a four bedroom residence as the applicant is not proposing any renovations to the building that would increase the bedroom count.
4. The existing sewage disposal system has been labeled "to remain."
5. The required gradation for the ASTM 33 sand required for construction of an Eljen septic system to be used for the reserve SDS has been provided on sheet 2.

Attached photographs have been provided to meet the architectural review portion of the application, which we feel should be sufficient as the residence is existing and here are no proposed renovations.

At this time we respectfully request that Members of the Board, Town Representatives, and consultants review this submitted material and comment as necessary. Please do not hesitate to contact me with any questions or concerns related to this matter.

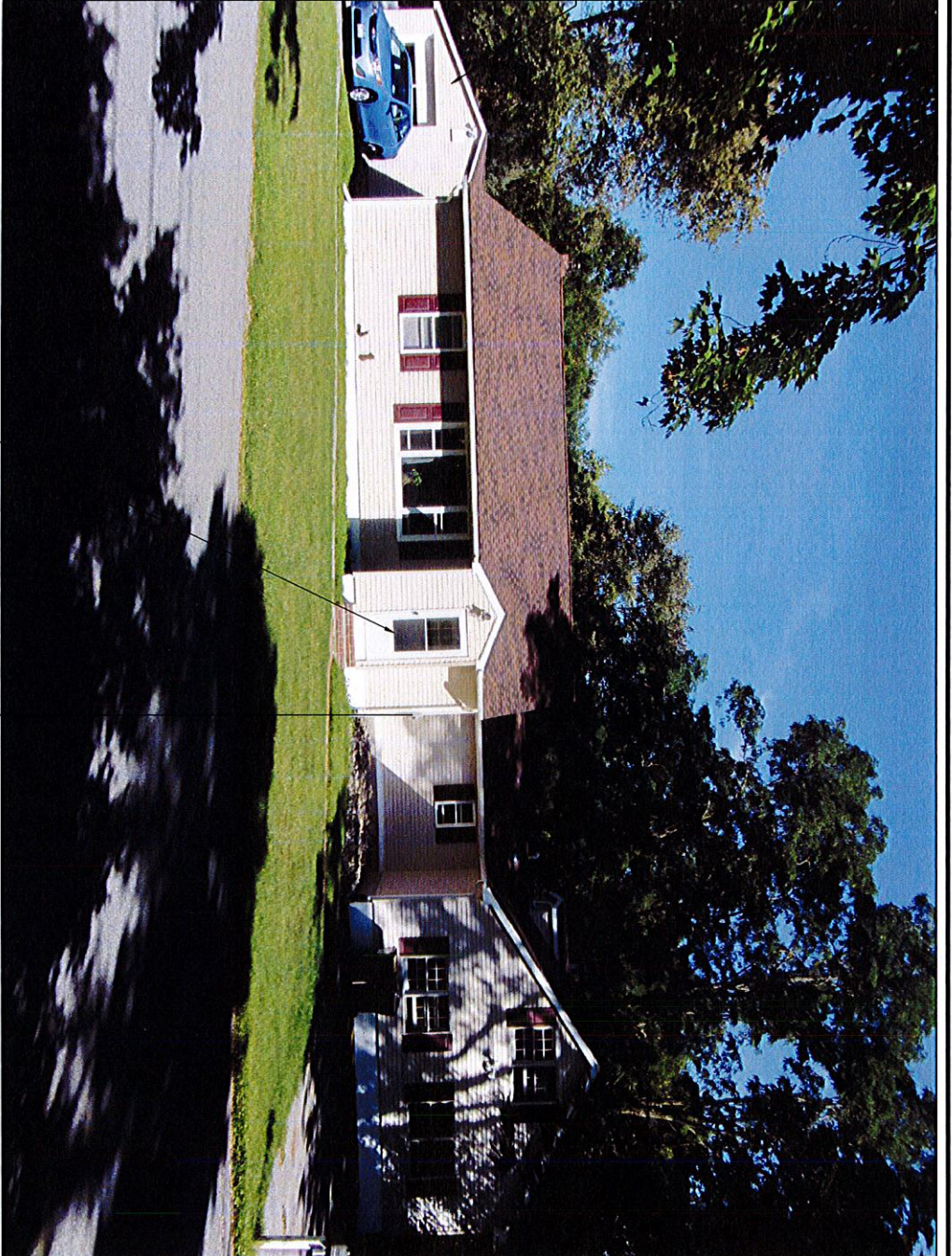
Sincerely:

Jonathan Cella, P.E.

jonathancella@hotmail.com

845-741-0363

EXISTING
DETACHED
GARAGE



APARTMENT # 1
MAIN ENTRANCE

← EXISTING
APARTMENT # 1 → EXISTING
APARTMENT # 2

EXISTING FRONT ELEVATION

TWO FAMILY RESIDENCE FOR
G.K.D. PROPERTIES, L.L.C.
20 BAUER LANE (S/B/L: 12 - 1 - 6)
TOWN OF NEWBURGH, ORANGE COUNTY, NY
(T.O.N. PLANNING BOARD PROJECT No. 2013-19)

JONATHAN CELLA, P.E.

51 HUNT ROAD

WALLKILL, NEW YORK 12589

DATE:
09-22-2013

(845) 741-4363
jonathancell@jncell.com

SHEET NO.:
1 OF 4

APARTMENT # 2
MAIN ENTRANCE



EXISTING RIGHT SIDE ELEVATION

**TWO FAMILY RESIDENCE FOR
G.K.D. PROPERTIES, L.L.C.
20 BAUER LANE (S/B/L: 12 - 1 - 6)
TOWN OF NEWBURGH, ORANGE COUNTY, NY
(T.O.N. PLANNING BOARD PROJECT No. 2013-19)**

JONATHAN CELLA, P.E.

51 HUNT ROAD

WALLKILL, NEW YORK 12589

DATE:
09-22-2013

(845) 741-0363
jonathancell@icloud.com

SHEET NO.:
2 OF 4



EXISTING REAR ELEVATION

TWO FAMILY RESIDENCE FOR
G.K.D. PROPERTIES, L.L.C.
20 BAUER LANE (S/B/L: 12 - 1 - 6)
TOWN OF NEWBURGH, ORANGE COUNTY, NY
(T.O.N. PLANNING BOARD PROJECT No. 2013-19)

JONATHAN CELLA, P.E.

51 HUNT ROAD

WALLKILL, NEW YORK 12589

DATE:
09-22-2013

(845) 744-0363
jonathancell@earthlink.com

SHEET NO.:
3 OF 4

EXISTING
DETACHED
GARAGE



EXISTING LEFT SIDE ELEVATION

TWO FAMILY RESIDENCE FOR
G.K.D. PROPERTIES, L.L.C.
20 BAUER LANE (S/B/L: 12 - 1 - 6)
TOWN OF NEWBURGH, ORANGE COUNTY, NY
(T.O.N. PLANNING BOARD PROJECT No. 2013-19)

JONATHAN CELLA, P.E.

51 HUNT ROAD

WALLKILL, NEW YORK 12589

DATE:
09-22-2013

(845) 741-0363
jonathancell@barnhill.com

SHEET NO.:
4 OF 4

STANDARD NOTES
 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 15-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE,
 WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, 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 SEWAGE DISPOSAL SYSTEMS EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND SDS ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE SEWAGE DISPOSAL SYSTEM AND WELL.

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, WATER TIGHT 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 OR USED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.

A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY AND SEWAGE DISPOSAL FACILITY) AND PERCOLATION TEST SEPTIC SYSTEM FILL (IF SPECIFIED) AT THE TIME OF CONSTRUCTION PRIOR TO OCCUPANCY OF THE HOUSE (ISSUANCE OF C.O.). THE ENGINEER SHALL CERTIFY TO THE MUNICIPALITY AND THE LOCAL CODE ENFORCEMENT OFFICER, THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS, THAT ANY SEPTIC TANK JOINTS ARE SEALED AND TESTED FOR WATER TIGHTNESS, AND THAT SEPTIC SYSTEM FILL (IF REQUIRED) IS ADEQUATE FOR THE SYSTEM.

TOWN CERTIFICATION
 I HEREBY CERTIFY TO THE TOWN OF NEWBURGH 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."

INSTALLATION NOTE
 ALL CORNERS OF THE SEWAGE DISPOSAL SYSTEM SHALL BE STAKED OUT BY A SURVEYOR PRIOR TO CONSTRUCTION.

- STANDARD NOTES**
- ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UPHILL OR 100 FEET DOWNHILL FROM ANY EXISTING OR PROPOSED WELL.
 - THE SEPTIC TANK SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
 - CELLAR DRAINS, ROOF DRAINS, OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF THE SEWAGE DISPOSAL SYSTEM (SDS).
 - SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
 - NO TRENCHES SHALL BE INSTALLED IN WET SOIL.
 - ALL SIDES AND BOTTOM OF ABSORPTION TRENCHES SHALL BE RAKED PRIOR TO PLACEMENT OF GRAVEL.
 - ALL PIPE PENETRATIONS TO CONCRETE SEPTIC TANK AND DISTRIBUTION BOX SHALL BE GROUDED.
 - DISTRIBUTION LINES SHALL BE CAPPED.
 - THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADE TO DIVERT SURFACE WATER.
 - ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS, SEED, AND MULCH.
 - NO SDS SHALL BE PLACED WITHIN 25 FEET OF ANY DRAINAGE DITCH.
 - ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED TO THE SDS.
 - BENDS SHALL BE USED WHEN THE ENTRANCE OR EXIT FROM THE SEPTIC TANK ARE NOT STRAIGHT. IF BENDS ARE USED AT POINTS OTHER THAN ENTRANCE OR EXIT POINTS A CLEANOUT IS REQUIRED (SEE DETAIL).
 - THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
 - ALL HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELD EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER INSTALLATION.
 - THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARAGE GRINDERS, JACKLIFT TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. THEREFORE, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SDS IS REDESIGNED TO ACCOMMODATE 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.

- RESERVE SEWAGE DISPOSAL SYSTEM DESIGN CRITERIA**
- NUMBER OF BEDROOMS = 4
 - DAILY FLOW RATE = 520 GALLONS PER DAY MAX.
 - SEPTIC TANK REQUIRED = 1,250 GALLONS
 - SEPTIC TANK PROVIDED = 2,000 GALLONS
 - STABILIZED PERCOLATION RATE = 5 MINUTES PER INCH
 - DESIGN PERCOLATION RATE = 8 TO 10 MINUTES PER INCH
 - REQUIRED LENGTH OF ABSORPTION TRENCHES
 2" TRENCHES: 290 L.F. REQUIRED
 4" ELJEN SYSTEM TRENCHES: 97 L.F. REQUIRED
 - PROVIDED LENGTH OF ABSORPTION TRENCHES
 3 ROWS OF (9) 4" ELJEN UNITS = 108 L.F.

- SOIL TEST RESULTS**
- PERCOLATION TEST INFORMATION**
- B1 24" DEEP 08/09/2013
 START 7:33 7:37 7:42
 FINISH 7:37 7:42 7:47
 TIME 003 005 005
 STABILIZED PERC. RATE = 5 MINUTES PER INCH
- B2 24" DEEP 08/09/2013
 START 7:50 7:52 7:55
 FINISH 7:52 7:55 7:58
 TIME 002 003 003
 STABILIZED PERC. RATE = 3 MINUTES PER INCH
- DEEP TEST INFORMATION**
- B3 5'-10" DEEP 09/01/2013
 0-3" TOPSOIL
 5"-70" MEDIUM BROWN LOAM WITH GRAVEL
 NO ROCK, NO WATER, NO MOTTLING
- B2 6'-2" DEEP 09/01/2013
 0-4" TOPSOIL
 4"-74" MEDIUM BROWN LOAM WITH GRAVEL
 NO ROCK, NO WATER, NO MOTTLING

SEPTIC TANK ABANDONEMENT NOTES

- THE EXISTING SEPTIC TANK SHALL BE PUMPED CLEAN BY CERTIFIED COMPANY AND WASTES SHALL BE DISPOSED OF IN CONFORMANCE WITH COUNTY HEALTH DEPARTMENT REGULATIONS.
- THE EXISTING TANK SHALL BE EITHER REMOVED AND DISPOSED OF OFF SITE AT A FACILITY CERTIFIED TO ACCEPT THESE WASTES OR FILLED WITH SAND.

EXISTING SEWAGE DISPOSAL SYSTEM CERTIFICATION
 BASED UPON PREVIOUS PERFORMANCE OF THE EXISTING SEWAGE DISPOSAL SYSTEM, ON SITE SOIL TESTS CONDUCTED, AND THE COUNTY RECORDS SHOWING THAT RESIDENCE IS 4 BEDROOMS, THE EXISTING SEWAGE DISPOSAL SYSTEM IS SUFFICIENT TO HANDLE DAILY FLOWS FOR A 4 BEDROOM RESIDENCE. PLANS INCLUDE DESIGN AND DETAILS FOR A 100% RESERVE AREA WHICH DEMONSTRATE THAT THERE IS SUFFICIENT ON SITE AREA FOR TO REPLACE THE SEPTIC SYSTEM IN THE FUTURE SHOULD THE EXISTING SYSTEM FAIL.

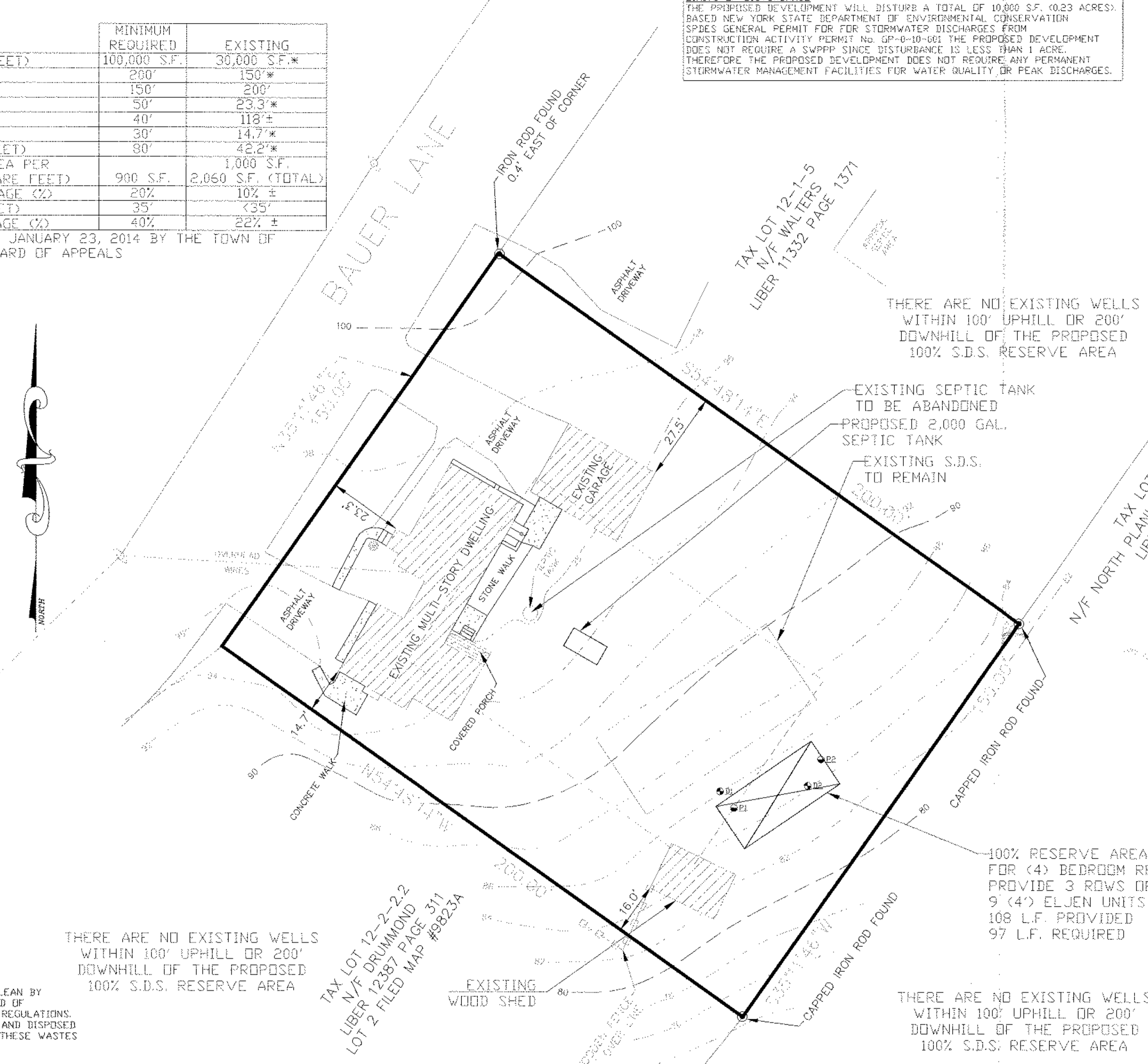
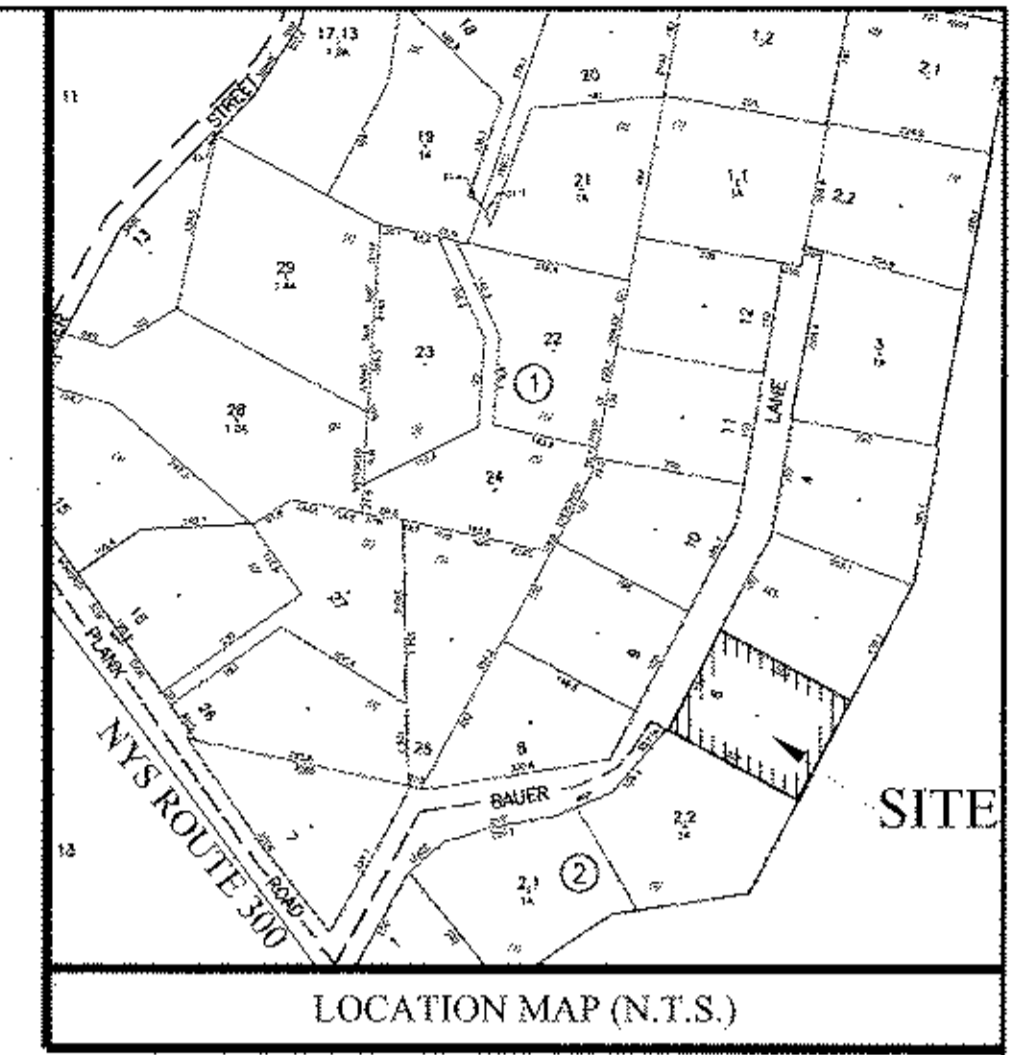
JONATHAN CELLA, P.E. G.K.D. PROPERTIES, L.L.C. NO. 085069

ZONING INFORMATION:
 AR DISTRICT
 2-FAMILY DWELLING

	MINIMUM REQUIRED	EXISTING
LOT AREA (SQUARE FEET)	100,000 S.F.	30,000 S.F.*
LOT WIDTH (FEET)	200'	150'
LOT DEPTH (FEET)	150'	200'
FRONT YARD (FEET)	50'	23.3'
REAR YARD (FEET)	40'	118'±
1 SIDE YARD (FEET)	30'	14.7'
BOTH SIDE YARDS (FEET)	80'	42.2'*
HABITABLE FLOOR AREA PER DWELLING UNIT (SQUARE FEET)	900 S.F.	2,060 S.F. (TOTAL)
LOT BUILDING COVERAGE (%)	20%	10%±
BUILDING HEIGHT (FEET)	35'	<35'
LOT SURFACE COVERAGE (%)	40%	22%±

*VARIANCES GRANTED JANUARY 23, 2014 BY THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS

LIMITS OF DISTURBANCE
 THE PROPOSED DEVELOPMENT WILL DISTURB A TOTAL OF 10,000 S.F. (0.23 ACRES). BASED NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY PERMIT NO. GP-0-10-001 THE PROPOSED DEVELOPMENT DOES NOT REQUIRE A SWPPP SINCE DISTURBANCE IS LESS THAN 1 ACRE. THEREFORE THE PROPOSED DEVELOPMENT DOES NOT REQUIRE ANY PERMANENT STORMWATER MANAGEMENT FACILITIES FOR WATER QUALITY OR PEAK DISCHARGES.



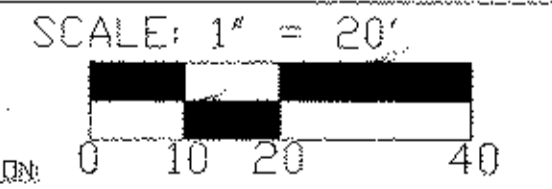
THERE ARE NO EXISTING WELLS WITHIN 100' UPHILL OR 200' DOWNHILL OF THE PROPOSED 100% S.D.S. RESERVE AREA

THERE ARE NO EXISTING WELLS WITHIN 100' UPHILL OR 200' DOWNHILL OF THE PROPOSED 100% S.D.S. RESERVE AREA

100% RESERVE AREA FOR (4) BEDROOM RESIDENCE PROVIDE 3 ROWS OF 9 (4) ELJEN UNITS 108 L.F. PROVIDED 97 L.F. REQUIRED

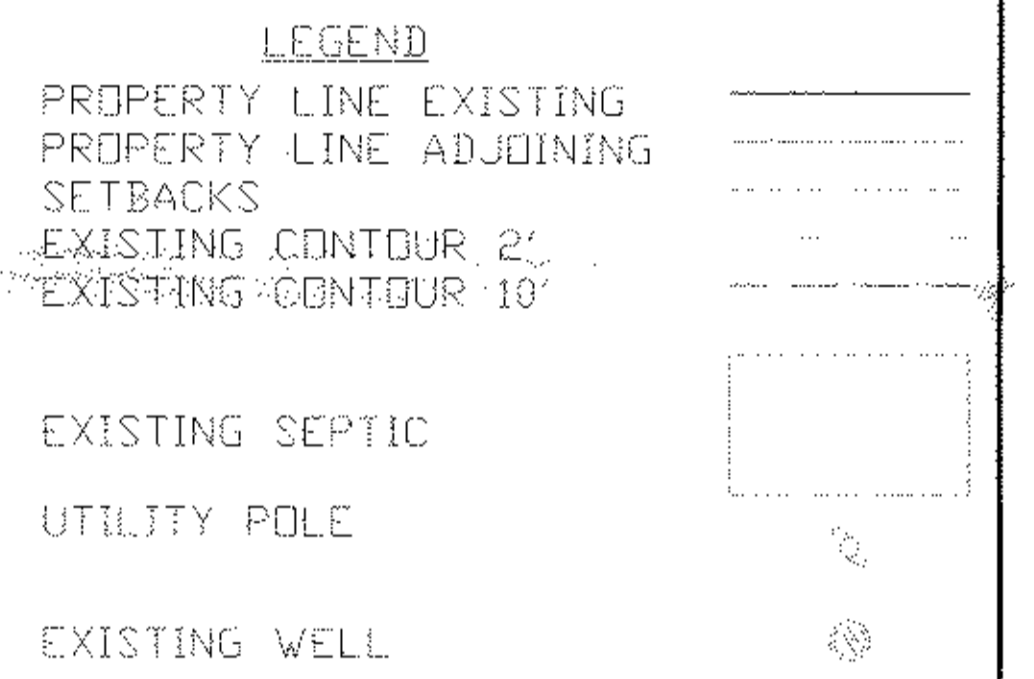
THERE ARE NO EXISTING WELLS WITHIN 100' UPHILL OR 200' DOWNHILL OF THE PROPOSED 100% S.D.S. RESERVE AREA

SITE PLAN / SEPTIC DESIGN



SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS MAP OR PLAN IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN. ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN. ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN. ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN. UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209a OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

DARREN STRIDIRON, P.L.S. N.Y.S. P.E. LIC. NO. 050487
 JONATHAN CELLA, P.E. N.Y.S. P.E. LIC. NO. 085069



I HEREBY AGREE, UPON REVIEW, THAT THIS MAP MEETS MY APPROVAL AND IS CONCURRENT WITH MY INTENT.

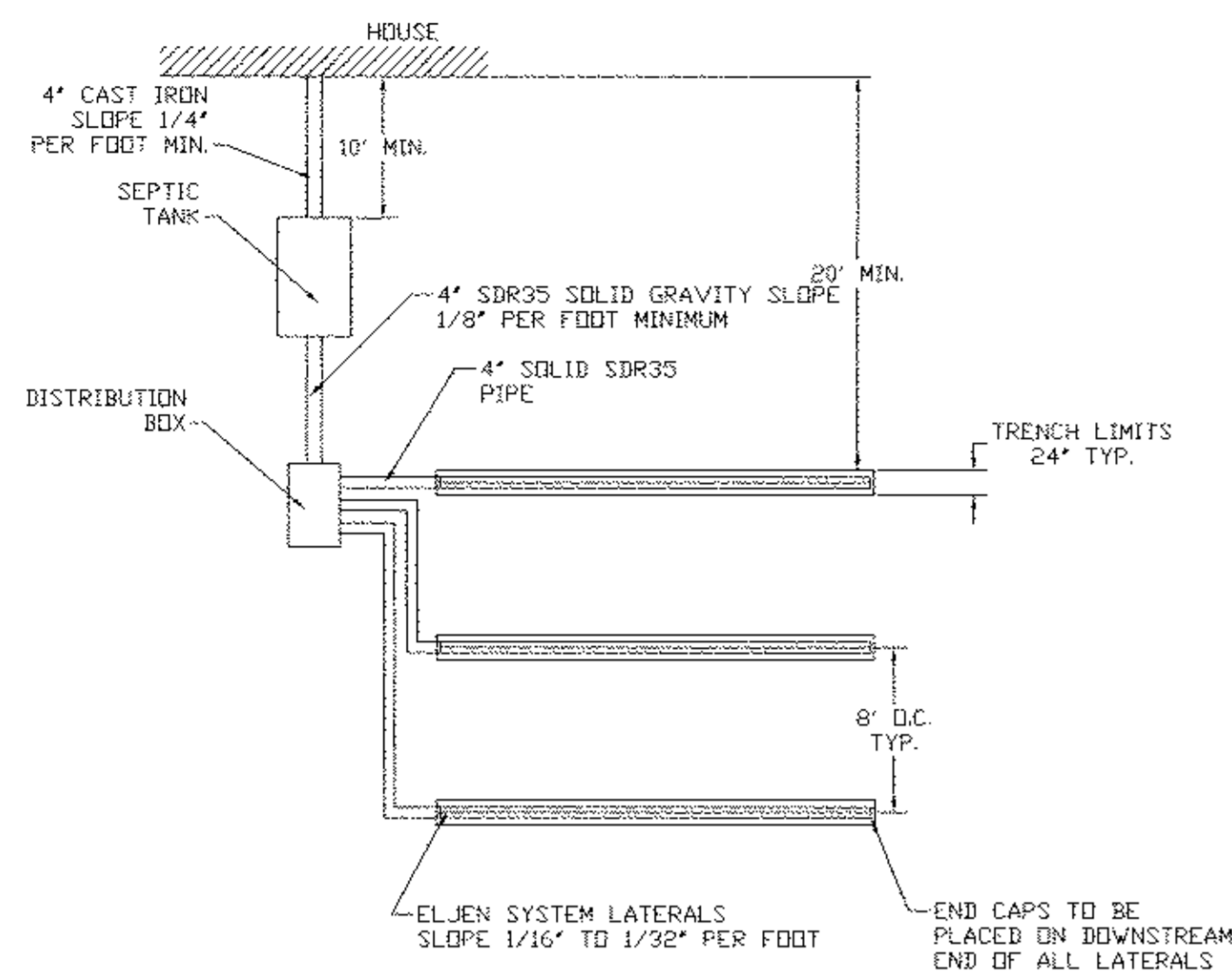
OWNER: G.K.D. PROPERTIES, L.L.C. C/O GEORGE KEVER 26 ADAMS DRIVE MONTGOMERY, NEW YORK 12549
 DATE: _____
 APPLICANT: G.K.D. PROPERTIES, L.L.C. C/O GEORGE KEVER 26 ADAMS DRIVE MONTGOMERY, NEW YORK 12549

SURVEY AND SEPTIC DESIGN
 TWO FAMILY RESIDENCE FOR:
 G.K.D. PROPERTIES, L.L.C.
 20 BAUER LANE (S/B/L: 12-1-6)
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 (T.O.N. PLANNING BOARD PROJECT NUMBER 2013-19)

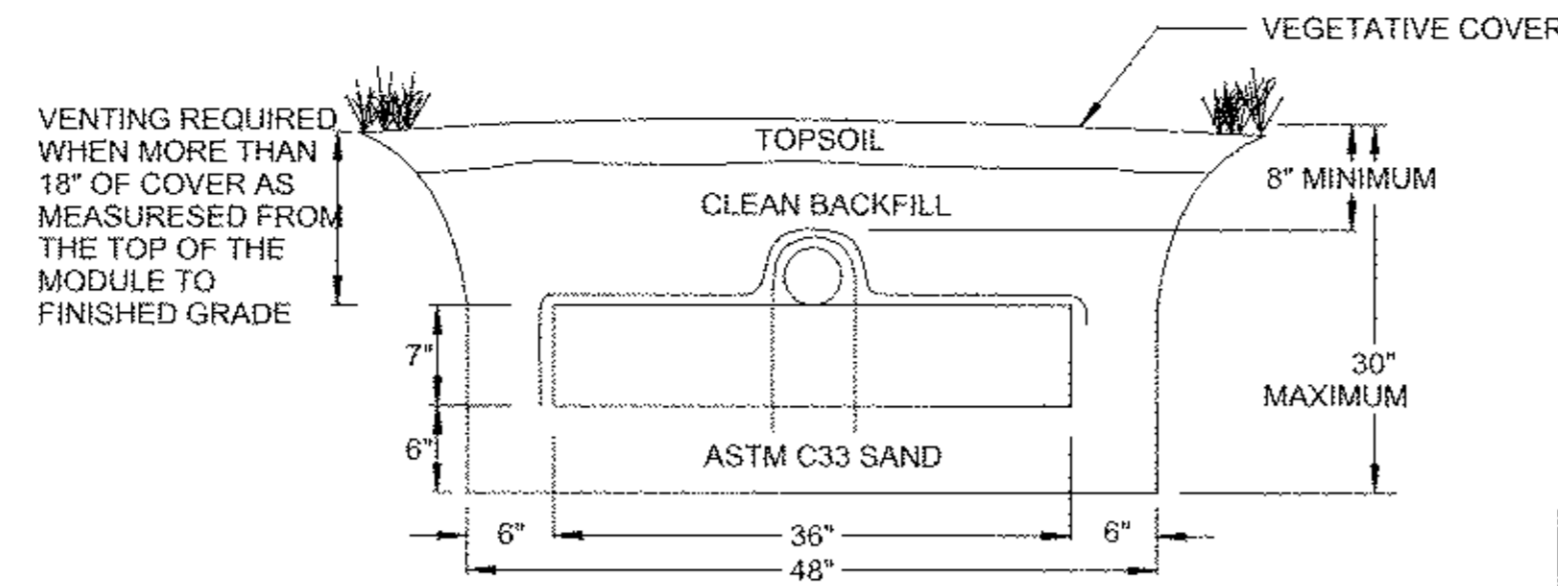
JONATHAN CELLA, P.E.
 51 HUNT ROAD
 WALKKILL, NEW YORK 12589

DATE: 08-12-2013
 SCALE: AS NOTED
 SHEET NO.: 1 OF 2

REVISIONS:
 1. 09/22/2013: FOR TOWN PLANNING BOARD SUBMISSION
 2. 10/30/2013: FOR TOWN ZBA SUBMISSION
 3. 02/23/2014: FOR TOWN PLANNING BOARD RESUBMISSION

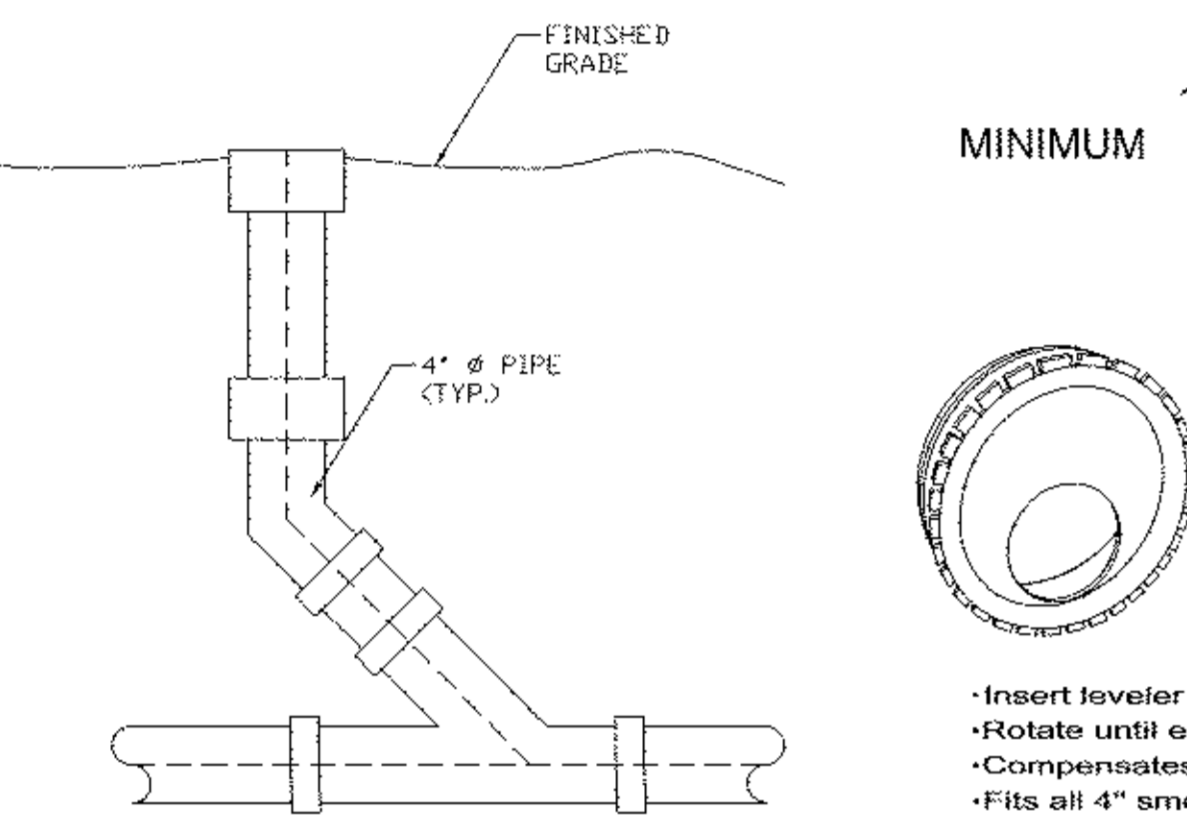


SEPTIC SYSTEM PLAN VIEW (N.T.S.)



ASTM C33 SAND GRADATION

SIEVE	% PASSING
3/8"	100 %
# 4	95 TO 100 %
# 8	80 TO 100 %
# 16	50 TO 85 %
# 30	25 TO 85 %
# 50	5 TO 30 %
# 100	0 TO 10 %
PAN	0 %



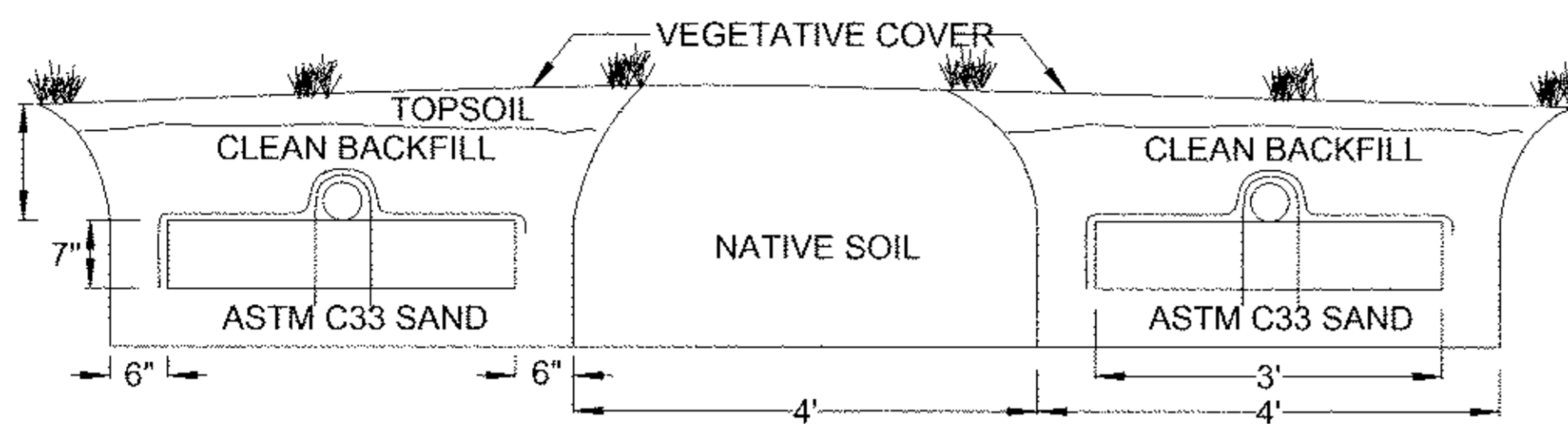
CLEANOUT DETAIL (N.T.S.)

CLEANOUTS SHALL BE INSTALLED BEFORE ALL PIPE BENDS BETWEEN THE SEPTIC TANK AND DISTRIBUTION BOX AND OR AT EVERY 75' OF STRAIGHT PIPE.
CLEANOUTS SHALL NOT BE USED WITH PUMP CHAMBERS.

- Insert leveler in the end of all outlet pipes in the distribution box.
- Rotate until effluent enters all outlets equally.
- Compensates for up to 1-1/4" difference in pipe end elevations.
- Fits all 4" smooth wall and corrugated pipes.

SPECIFICATIONS	SPEED LEVELER FSL-4
Construction: Plastic	Woodard's Concrete Products, Inc. 629 Lybott Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050

SPEED LEVELER DETAIL (N.T.S.)

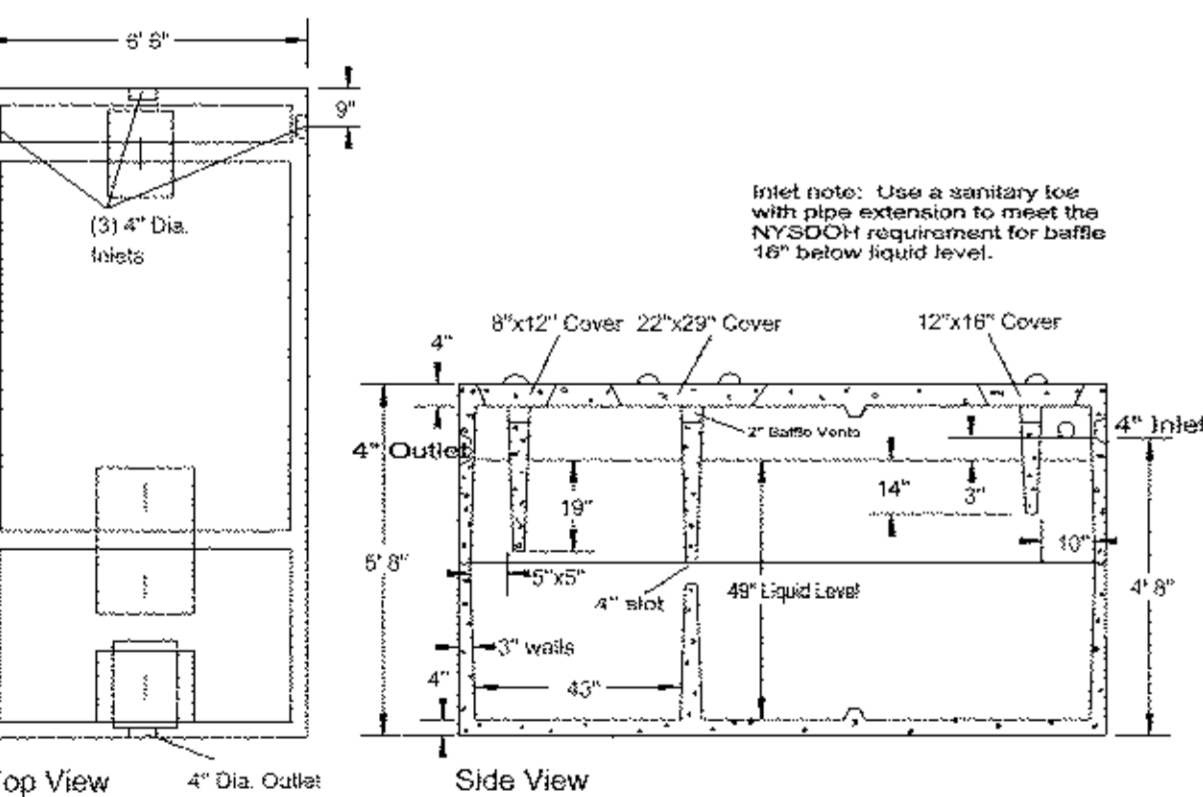


TEMPORARY VEGETATION NOTES

- TEMPORARY VEGETATION SHALL BE USED TO PROTECT AREAS IN EXCESS OF 1/2 ACRE EXPOSED FOR PERIODS OF TWO (2) WEEKS BEFORE OR DURING DEVELOPMENT.
- FIFTY (50) LBS OF NITROGEN, 50 LBS OF APPROVED GRAIN SEED AND 2 TONS OF HAY MULCH PER ACRE OR
- ON AREAS THAT WILL BE EXPOSED FOR SHORT PERIODS OF TIME AND WHERE WEATHER CONDITIONS ARE CONDUCTIVE TO AIRBORNE SAND, TRAPS TO CONTROL SUCH SAND SHALL BE INSTALLED AS DIRECTED.
- ON AREAS SUCH AS TEMPORARY ROADWAYS, WHEN DRY CONDITIONS PREVAIL, THE CONTRACTOR SHALL BE REQUIRED TO APPLY WATER OR CALCIUM CHLORIDE AS REQUIRED TO PREVENT DUST DURING CONSTRUCTION ACTIVITIES.

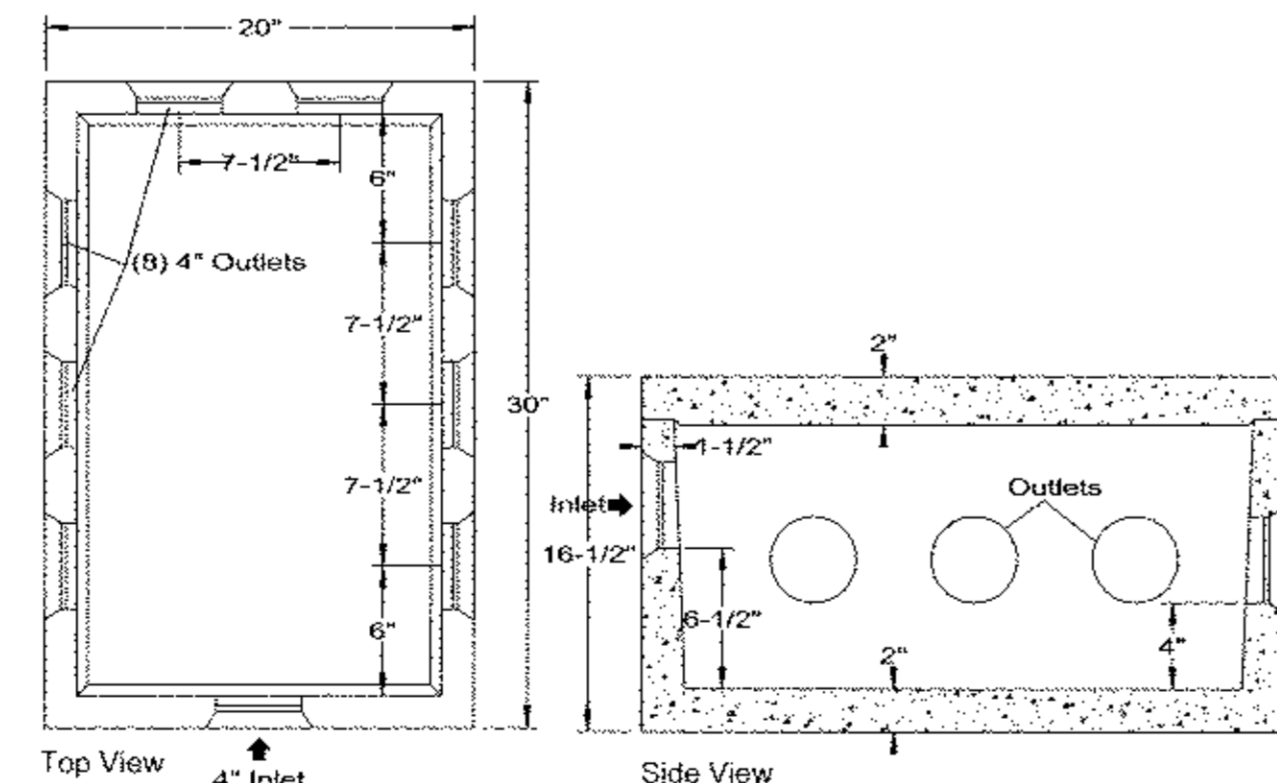
EROSION CONTROL STANDARD NOTES

- EXCAVATION, FILLING, GRADING, AND STRIPPING ACTIVITIES SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
- SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY, AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS POSSIBLE.
- THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
- THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
- MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.
- WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
- SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCRUSTING OR BLOCKING OR RESTRICTING WATERCOURSES.
- ALL FILL MATERIAL SHALL BE OF COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL, FREE OF RUBBISH, AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL, AND SOFT OR EASILY COMPRESSIBLE MATERIAL.
- FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF STANDARD PROCTOR WITH PROPER MOISTURE CONTROL.
- ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEEDED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
- PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH AT ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE INSTABILITY, AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
- THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPTING WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
- ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM UPSTREAM DRAINAGE BASIN.
- SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS PROPOSED WITHIN SITE PLANS, IN WHICH EVENT THERE SHALL BE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
- THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS.
- DRAINAGE SYSTEMS, PLAN TABLES AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO ENSURE THAT THE FREE FLOW OF WATER IS NOT OBSTRUCTED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.



SPECIFICATIONS	PRECAST SEPTIC TANKS MODEL ST-2000 / 2000 GALLONS
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #4 Rebar, 6x6x10ga. WWM Air Entrainment: 5% Construction Joint: Butyl Rubber Sealant Pipe Connection: Polylok Seal (patented) Weight = 13,100 lbs Load Rating: 300 psf	Woodard's Concrete Products, Inc. 629 Lybott Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 Page 5A 12/10/09

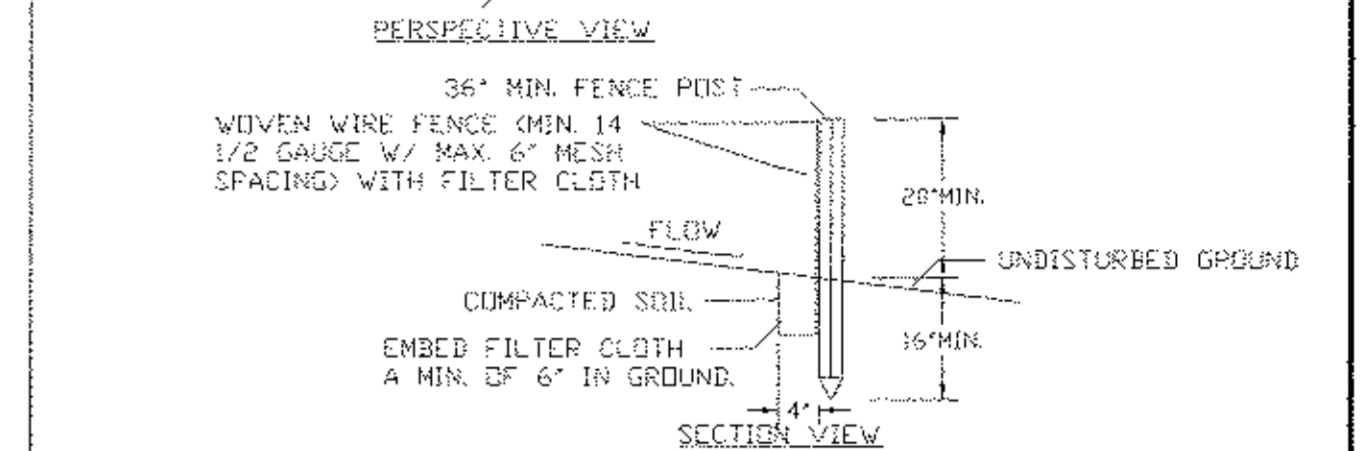
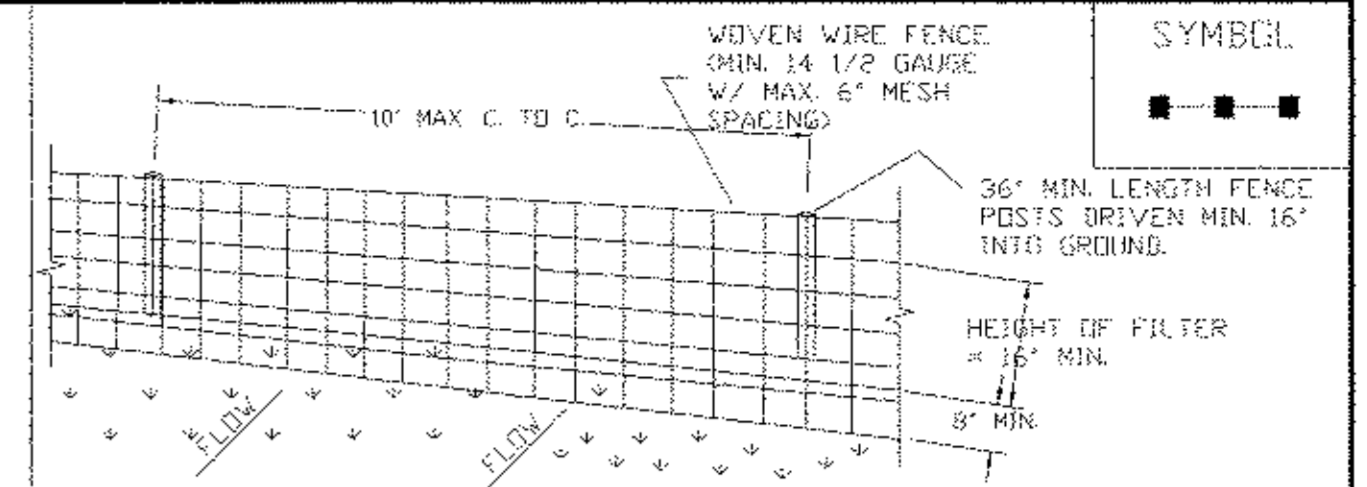
www.woodardsconcrete.com



SPECIFICATIONS	PRECAST DISTRIBUTION BOXES MODEL DB-9 / 8 OUTLET BOX
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: Fiber, 10ga. wire mesh Air Entrainment: 5% Pipe Connection: Polylok Seal (patented) Load Rating: 300 psf Weight = 290 lbs	Woodard's Concrete Products, Inc. 629 Lybott Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050

DISTRIBUTION BOX DETAIL (N.T.S.)

2,000 GALLON SEPTIC TANK (N.T.S.)

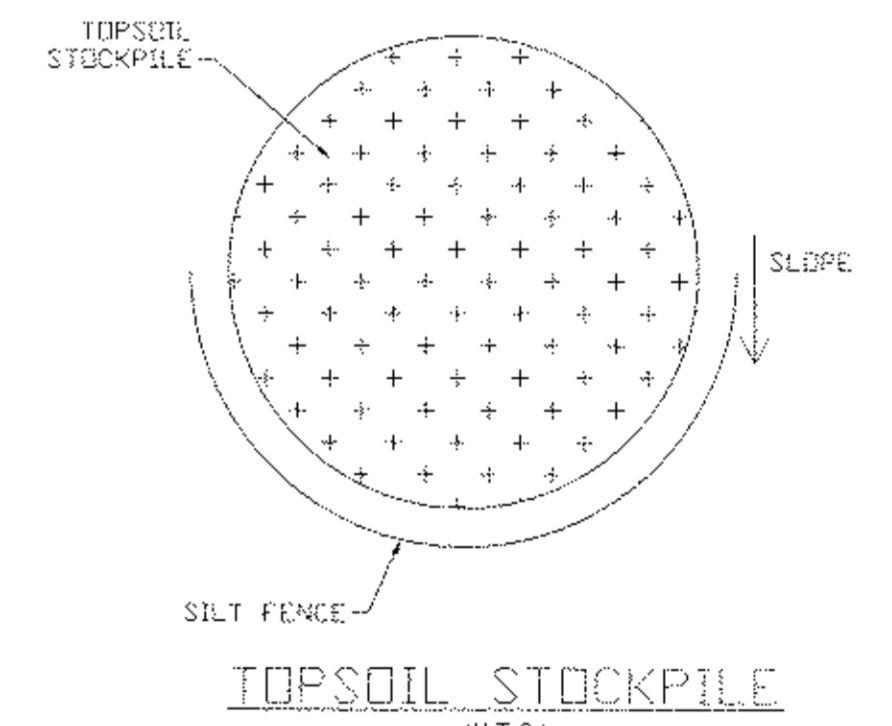


CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFL 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOTEX, ENVIRONMENT, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE



SEPTIC AND EROSION CONTROL DETAILS

TWO FAMILY RESIDENCE FOR:
G.K.D. PROPERTIES, L.L.C.
20 BAUER LANE (S/B/L: 12-1-6)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
(T.O.N. PLANNING BOARD PROJECT NUMBER 2013-19)

JONATHAN CELLA, P.E.
51 HUNT ROAD

DATE: WALLKILL, NEW YORK 12589
08-12-2013 (845) 741-0565
jon@cello.com

SCALE: AS NOTED DRAWN BY: JIC

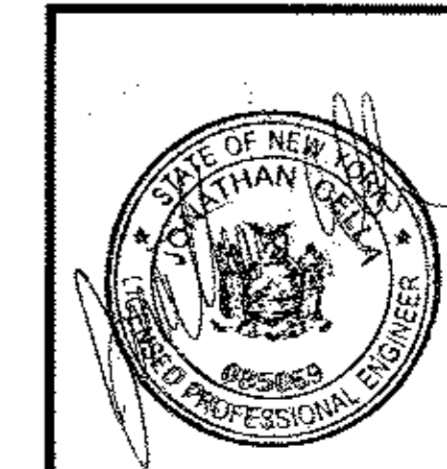
SHEET NO.: 2 OF 2

REVISIONS:

1. 09/23/2013: FOR TOWN PLANNING BOARD SUBMISSION

2. 10/30/2013: FOR TOWN ZBA SUBMISSION

3. 02/23/2014: FOR TOWN PLANNING BOARD RESUBMISSION



JONATHAN CELLA, P.E.
N.Y.S. P.E. LIC. NO. 085069