

ANCE
 ELOPMENT WILL DISTURB A TOTAL OF 10,000 S.F. (0.23 ACRES).
 STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 RMIT FDR FOR STORMWATER DISCHARGES FROM
 IVITY PERMIT NO. GP-0-10-001 THE PROPOSED DEVELOPMENT
 A SWPPP SINCE DISTURBANCE IS LESS THAN 1 ACRE.
 PROPOSED DEVELOPMENT DOES NOT REQUIRE ANY PERMANENT
 GEMENT FACILITIES FOR WATER QUALITY OR PEAK DISCHARGES.

12-1-5
 WALTERS
 11332 PAGE 1371

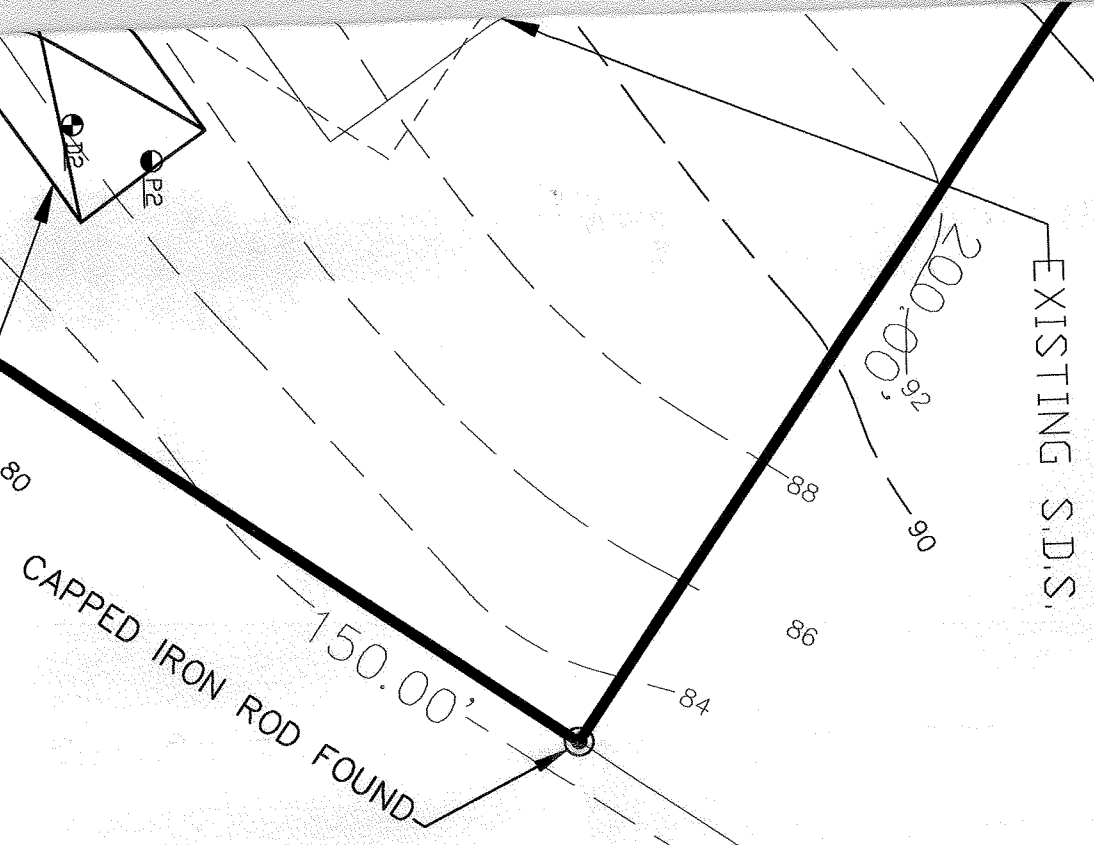
APPROX.
 SEPTIC
 AREA

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

EXISTING SEPTIC TANK
 TO BE ABANDONED
 PROPOSED 2,000 GAL.
 SEPTIC TANK
 EXISTING S.D.S.

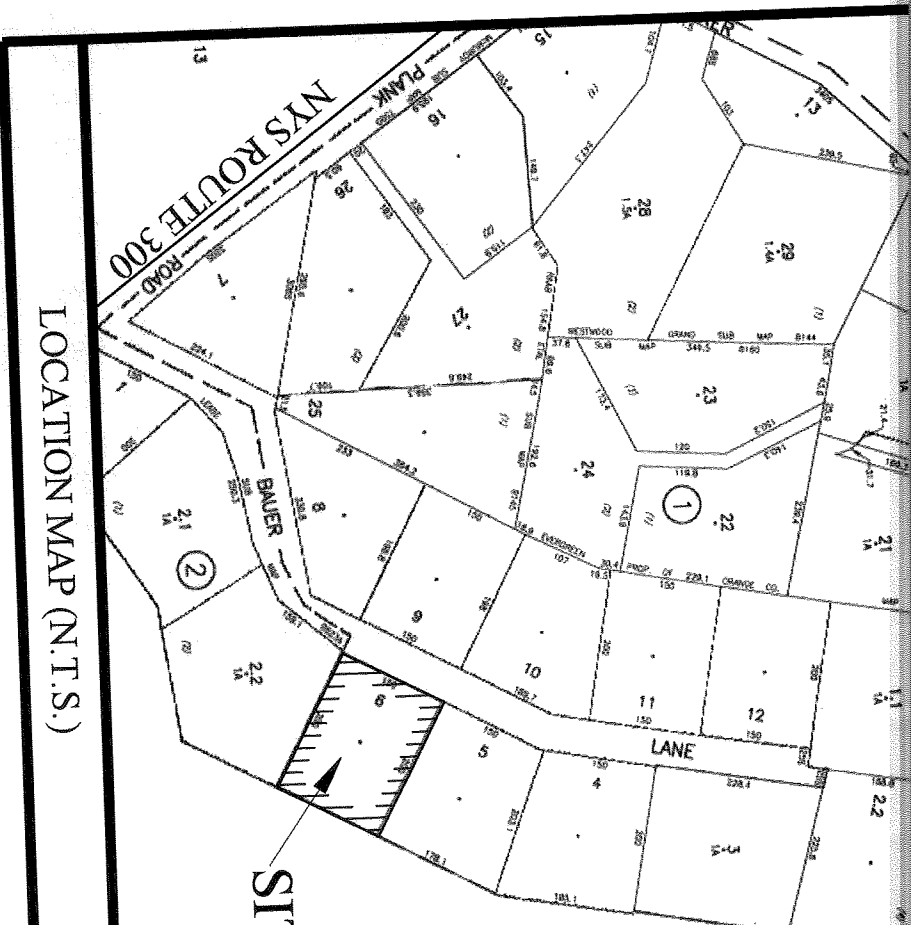
TAX LOT 11-1-22.2
 NORTH PLANK DEVELOPMENT COMPANY LLC
 LIBER 5049 PAGE 243

N/F NORTH PLANK



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



LOCATION MAP (N.T.S.)

LEGEND
 PROPERTY LINE EXISTING
 PROPERTY LINE ADJOINING
 SETBACKS
 EXISTING CONTOUR 2'
 EXISTING CONTOUR 10'

EXISTING SEPTIC
 UTILITY POLE
 EXISTING WELL

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

OWNER _____ D.

RECORD OWNER
 G.K.D. PROPERTIES, LLC
 C/O GEORGE KEYSER
 26 ADAMS DRIVE
 MONTGOMERY, NEW YORK 12549

APPLICANT
 G.K.D. PROPERTIES, LLC
 C/O GEORGE KEYSER
 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)

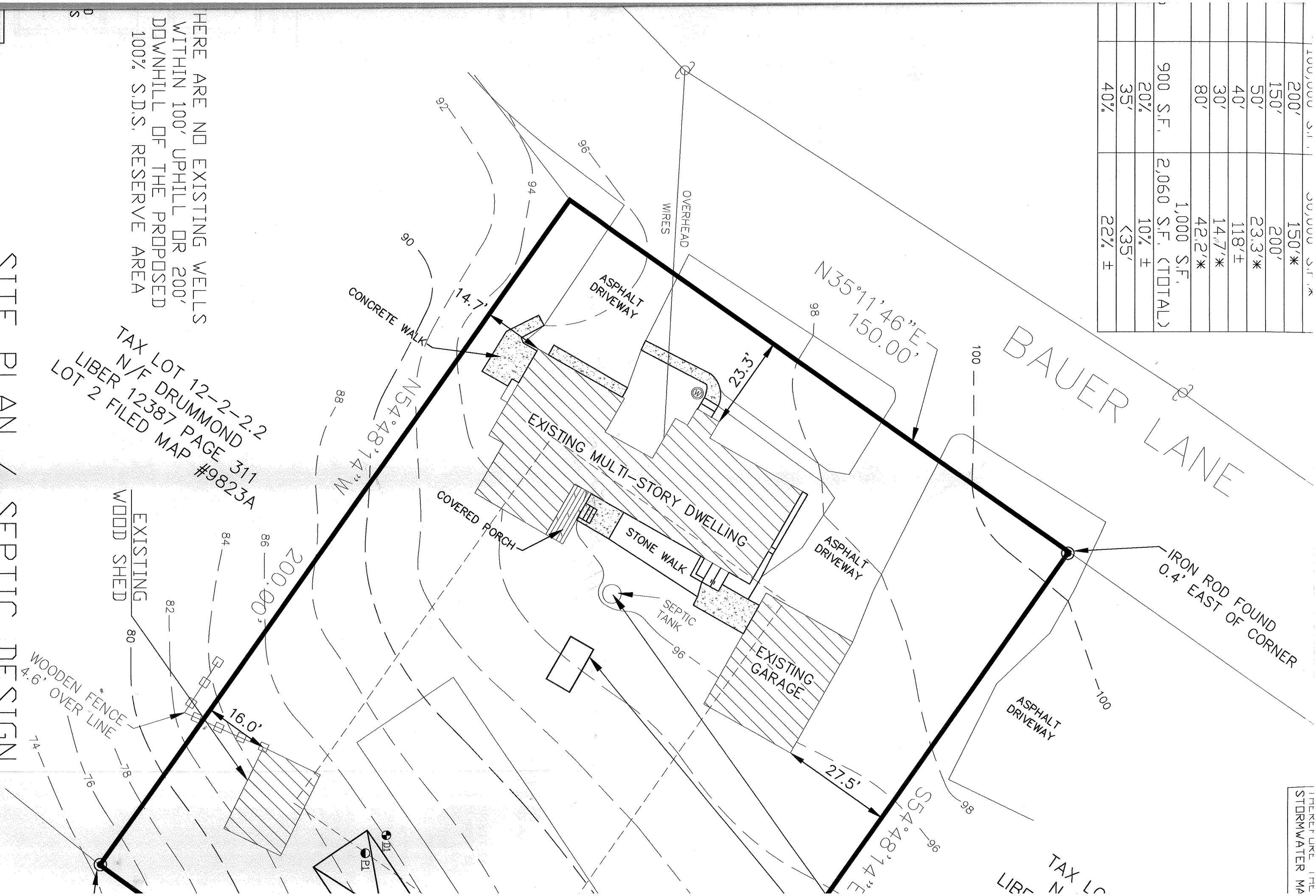
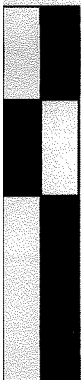
100,000 S.F.	150'*
200,000 S.F.	200'
300,000 S.F.	23.3'*
400,000 S.F.	118'±
500,000 S.F.	14.7'*
600,000 S.F.	42.2'*
900 S.F.	1,000 S.F.
20%	2,060 S.F. (TOTAL)
35'	10% ±
40%	<35'
	22% ±

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

TAX LOT 12-2-2.2
N/F DRUMMOND
LIBER 12387 PAGE 311
LOT 2 FILED MAP #9823A

SITE PLAN / SEPTIC DESIGN

SCALE: 1" = 20'



TAX LOT
LIBER N

THE REFERENCE TO THE
STORMWATER MA

"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 R 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 TH 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 I IN FACT SEALED, WATERTIGHT 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 TH 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 PLAT 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

1. ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTNACE OF 200 FEET UPHILL OR 100 FEET DOWNHILL FROM ANY EXISTING OR PROPOSED WELL.
2. THE SEPTIC TANK SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE
3. CELLAR DRAINS, ROOF DRAINS, OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF THE SEWAGE DISPOSAL SYSTEM (SDS).
4. SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
5. NO TRENCHES SHALL BE INSTALLED IN WETV SOIL.
6. ALL SIDES AND BOTDM OF ABSORPTION TRENCHES SHALL BE RAKED PRIOR TO PLACEMENT OF GRAVEL.
7. ALL PIPE PENETRATIONS TO CONCRETE SEPTIC TANK AND DISTRIBUTION BOX SHALL BE GROUTED.
8. DISTRIBUTION LINES SHALL BE CAPPED.
9. THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADE TO DIVERT SURFACE WATER.
10. ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS, SEED, AND MULCH.
11. NO SDS SHALL BE PLACED WITHIN 35 FEET OF ANY DRAINAGE DITCH.
12. ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED TO THE SDS.
13. 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).
14. THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
15. 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.
16. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. THEREFORE, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SDS IS REDESIGNED TO ACCOMMODATE THESE.
17. 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.
18. 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

1. NUMBER OF BEDROOMS = 4.
2. DAILY FLOW RATE = 520 GALLONS PER DAY MAX.
3. SEPTIC TANK REQUIRED = 1,250 GALLONS
4. SEPTIC TANK PROVIDED = 2,000 GALLONS
5. STABILIZED PERCOLATION RATE = 5 MINUTES PER INCH
6. DESIGN PERCOLATION RATE = 8 TO 10 MINUTES PER INCH
7. 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

PERCOLATION TEST INFORMATION	DATE
P1 24" DEEP	08/09/2013
START 7:33	7:37
FINISH 7:37	7:42
TIME 0:03	0:05
STABILIZED PERC. RATE = 5 MINUTES PER INCH	

P2 24" DEEP 08/09/2013

START 7:50	7:52	7:55
FINISH 7:52	7:55	7:58
TIME 0:02	0:03	0:03
STABILIZED PERC. RATE = 3 MINUTES PER INCH		

DEEP TEST INFORMATION

LOT AREA (SQUARE FEET)
LOT WIDTH (FEET)
LOT DEPTH (FEET)
FRONT YARD (FEET)
REAR YARD (FEET)
1 SIDE YARD (FEET)
BOTH SIDE YARDS (FEET)
HABITABLE FLOOR AREA DWELLING UNIT (SQUARE FEET)
LOT BUILDING COVERED AREA (SQUARE FEET)
BUILDING HEIGHT (FEET)
LOT SURFACE COVERED AREA (SQUARE FEET)

SEPTIC TANK ABANDONMENT NOTES

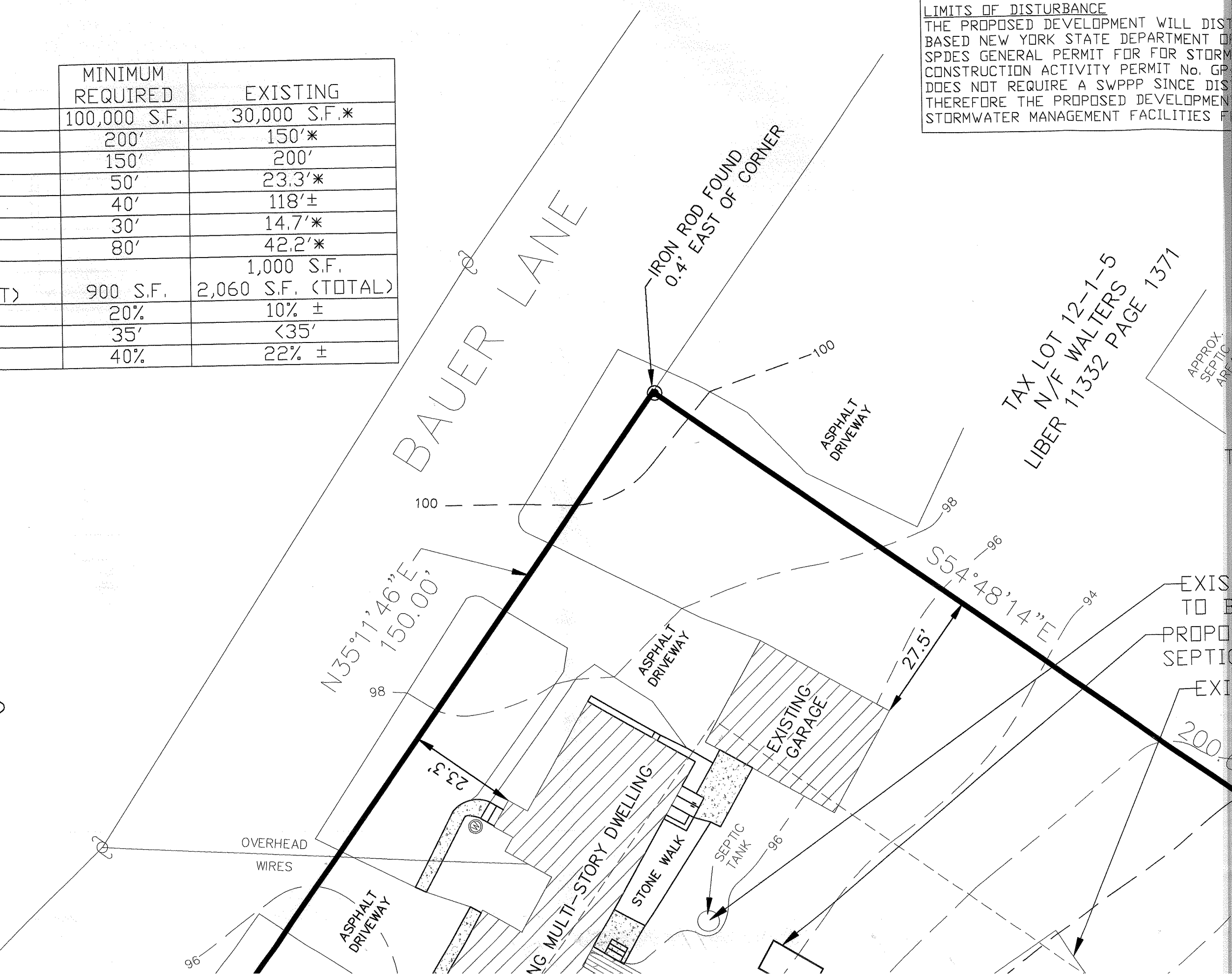
1. THE EXISTING SEPTIC TANK SHALL BE PUMPED CLEAN AND THE EXISTING COMPANY AND WASTES SHALL BE DISPOSED IN CONFORMANCE WITH COUNTY HEALTH DEPARTMENT REGULATIONS.
2. THE EXISTING TANK SHALL BE EITHER REMOVED OR LEFT IN PLACE AT A FACILITY CERTIFIED TO ACCEPT THE TANK OR FILLED WITH SAND.

EXISTING SEWAGE DISPOSAL SYSTEM CERTIFICATION
BASED UPON PREVIOUS PERFORMANCE OF THE EXISTING SEWAGE DISPOSAL SYSTEM, ON SITE SOIL TESTS CONDUCTED AT THE EXISTING RESIDENCE SHOWING THAT RESIDENCE IS 4 B

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.	1,000 S.F. 2,060 S.F. (TOTAL)
LOT BUILDING COVERAGE (%)	20%	10% ±
BUILDING HEIGHT (FEET)	35'	<35'
LOT SURFACE COVERAGE (%)	40%	22% ±

LIMITS OF DISTURBANCE
 THE PROPOSED DEVELOPMENT WILL DISTURB
 BASED NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 SPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITY PERMIT No. GP-100-95
 DOES NOT REQUIRE A SWPPP SINCE DISTURBANCE IS LESS THAN 5,000 SQ. FT.
 THEREFORE THE PROPOSED DEVELOPMENT DOES NOT REQUIRE THE PROPOSED DEVELOPMENT
 STORMWATER MANAGEMENT FACILITIES



TAX LOT 12-1-5
 N/F WALTERS
 LIBER 11332 PAGE 1371

APPROX.
 SEPTIC
 AREA

EXISTING
 TO BE
 PROPOSED
 SEPTIC
 EXISTING

200.0

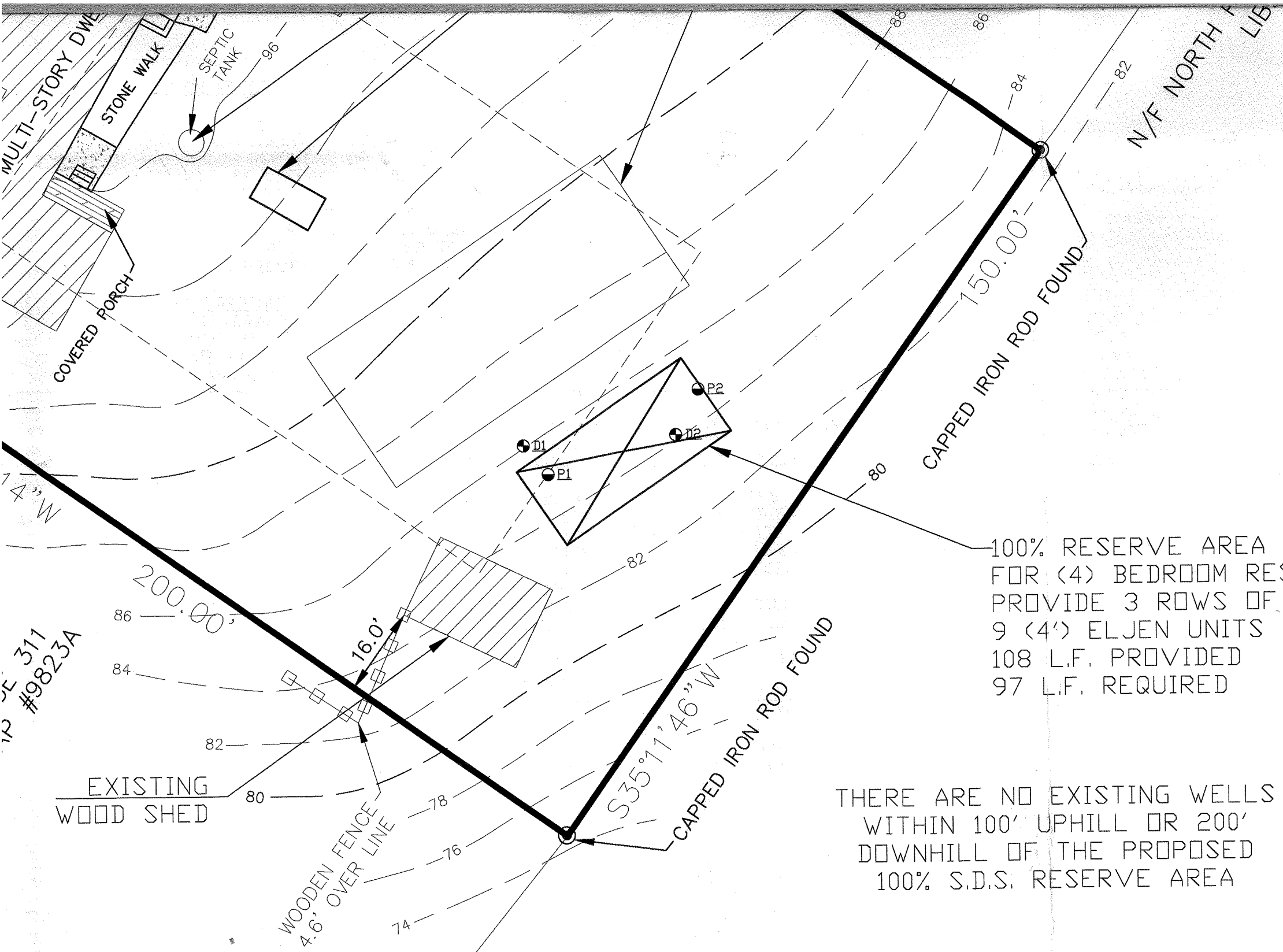
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LEGEND

- PROPERTY LINE EXISTING _____
- PROPERTY LINE ADJOINING _____
- SETBACKS _____
- EXISTING CONTOUR 2' _____
- EXISTING CONTOUR 10' _____
- EXISTING SEPTIC 
- UTILITY POLE 
- EXISTING WELL 

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

OWNER _____ DATE _____

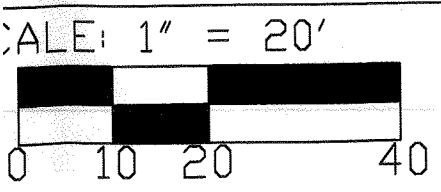
RECORD OWNER
 G.K.D. PROPERTIES, LLC
 C/O GEORGE KEYER
 26 ADAMS DRIVE
 MONTGOMERY, NEW YORK 12549

APPLICANT
 G.K.D. PROPERTIES, LLC
 C/O GEORGE KEYER
 26 ADAMS DRIVE
 MONTGOMERY, NEW YORK 12549

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

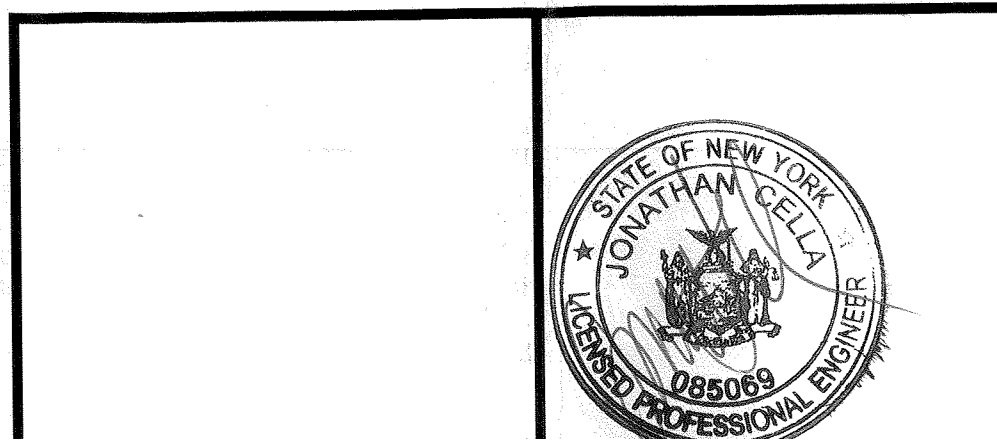
THERE ARE NO EXISTING WELLS WITHIN 100' UPHILL OR 200' DOWNHILL OF THE PROPOSED 100% S.D.S. RESERVE AREA

SEPTIC DESIGN



UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
 RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
 OF EASEMENTS ON THE GROUND ARE SHOWN.
 GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A
 CERTIFICATION OF THE NEW YORK STATE EDUCATION LAW.



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 WALLKILL, NEW YORK 12589		
DATE: 08-12-2013	(845) 741-0363 jonathancell@hotmai.com	DRAWN BY: JJC
SCALE: AS NOTED		SHEET NO. : 1 OF 2

12. ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED TO THE SDS.
13. 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).
14. THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
15. 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.
16. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. THEREFORE, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SDS IS REDESIGNED TO ACCOMMODATE THESE.
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RESERVE SEWAGE DISPOSAL SYSTEM DESIGN CRITERIA

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4. SEPTIC TANK PROVIDED = 2,000 GALLONS
5. STABILIZED PERCOLATION RATE = 5 MINUTES PER INCH
6. DESIGN PERCOLATION RATE = 8 TO 10 MINUTES PER INCH
7. REQUIRED LENGTH OF ABSORPTION TRENCHES
 - 2' TRENCHES: 290 L.F. REQUIRED
 - 4' ELJEN SYSTEM TRENCHES: 97 L.F. REQUIRED
7. PROVIDED LENGTH OF ABSORPTION TRENCHES
 - 3 ROWS OF (9) 4' ELJEN UNITS = 108 L.F.

SOIL TEST RESULTS

PERCOLATION TEST INFORMATION

● P1	24" DEEP	08/09/2013
START	7:33	7:37 7:42
FINISH	7:37	7:42 7:47
TIME	0:03	0:05 0:05
STABILIZED PERC. RATE = 5 MINUTES PER INCH		

● P2	24" DEEP	08/09/2013
START	7:50	7:52 7:55
FINISH	7:52	7:55 7:58
TIME	0:02	0:03 0:03
STABILIZED PERC. RATE = 3 MINUTES PER INCH		

DEEP TEST INFORMATION

- D1 5'-10" DEEP 09/01/2013
 - 0-5" TOPSOIL
 - 5"-70" MEDIUM BROWN LOAM WITH GRAVEL
 - NO ROCK, NO WATER, NO MOTTLING
- D2 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

1. THE EXISTING SEPTIC TANK SHALL BE PUMPED CLEAN BY CERTIFIED COMPANY AND WASTES SHALL BE DISPOSED OF IN CONFORMANCE WITH COUNTY HEALTH DEPARTMENT REGULATION
2. 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. (N.Y.S. P.E. LIC. NO. 085069)



Full Plans Available

At ZBA

Office for viewing

308 Gardnertown Rd