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**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT: LANDS OF TARBEN, INC.
PROJECT NO.: 04-43
PROJECT LOCATION: SECTION 6, BLOCK 1, LOT 19 & 21 &
SECTION 17, BLOCK 2, LOT 110
REVIEW DATE: 1 AUGUST 2016
MEETING DATE: 4 AUGUST 2016
PROJECT REPRESENTATIVE: ZEN DESIGN

1. Revisions to the subdivision must be submitted to the Orange County Health Department for review and approval as project previously received Health Department approval.
2. Stormwater Management pond has been revised. Revised Stormwater Management Report should be submitted modeling the revised pond.
3. Cross grading easements should be provided for grading of roadways and grading depicted across lot lines.
4. Mike Donnelly's comments regarding the proposed easement depicted on what is now lot 12, which if dedicated for roadway purposes would segment lot 12 should be received.
5. Lot 16 is depicted as a 1.23 acre parcel. The narrative identifies that lots 14, 15 & 16 were combined into 1 lot.
6. The Planning Board should evaluate the location of the cul de sac which terminates prior to the adjoining lots. The location of the cul-de-sac would prevent future expansions to adjoining lots as it is no longer connected to the adjoining lots based on lot revisions.
7. The grading plans do not depict the driveways. Driveways should be shown on the grading plans.
8. The plans should be updated to include as built conditions for improvements within the roadway. Any changes that resulted during construction should be depicted during the plans.

9. Engineered certifications that storm drainage piping has been constructed of gasketed sealed pipes per the approved County plans should be received.

Respectfully submitted,

***McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal

PJH/kbw

ZEN Design Consultants, Inc.

6 OLD NORTH PLANK ROAD
NEWBURGH, NEW YORK 12550
(845) 629-1567
job# 23078

Tarben Re-submission Letter

PROJECT:

Lands of Tarben Inc. - 15 Lot Subdivision

PROPERTY LOCATION:

Revere Road

SBL:

6-1-(19,21,110)

ZONE:

AR

ACRES:

33 +/- Acres

DESCRIPTION:

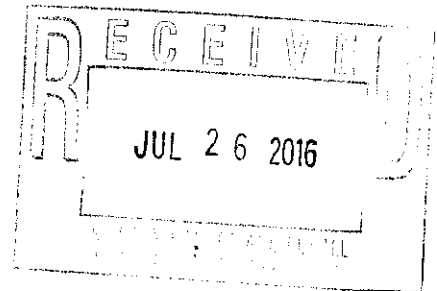
The Tarben subdivision has been before the planning board and when last at the board we received conditional final approval. At that time we decided to go ahead with the construction to reduce the bond amount. We cleared the row, installed the drainage and utilities, installed the curbing and asphalt. All of this has been inspected and accepted by the Town of Newburgh Highway Department and the Town Engineer. The bond amount has been reduced based on what has been completed.

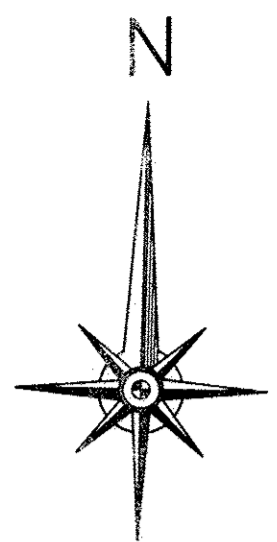
During the construction of the roadway a few other issues have come up and caused us to revise the plan. It has forced us to reduce the number of lots from the proposed 19 lots down to 15 lots because of the following two details.

The parcel owned by Gekakis along the western edge of the subdivision has been removed from this application. This parcel has been held up with the passing of Gus Gekakis. We had to combine lots 12 & 13 into one lot and lots 14, 15 & 16 into one lot.

The parcel owned by Daley along the south eastern edge of the subdivision has also been removed from the application. We had to combine lots 1 & 2 into one lot and adjust the property lines of lots 4 & 5. We had to shift the pond to move it off of the parcel which has been removed from this application.

All other items from the approved plans have remained the same.





LANDS N/F
GEKAKIS
17-2-118

LANDS N/F
GEKAKIS
6-1-18

LANDS N/F
GLAS
6-1-24.1

LANDS N/F
DALEY
6-1-24

LANDS N/F
DALEY
6-1-25.1

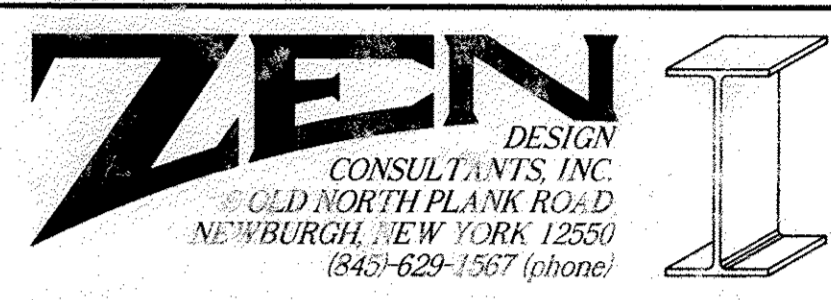
LANDS N/F
CHARLES FAYO
17-2-80

LANDS N/F
WALSH
17-2-118
LOT 1, FM#253-96

LANDS N/F
O'CONNELL
17-2-109
LOT 2, FM#10324



LOCATION MAP SCALE 1"=2000'



OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE, TARBEN INC.

APPLICANT/OWNER

TARBEN INC.
225 STONEYWOOD DRIVE
NEWBURGH, NY 12550
SBL: 6-1-19
SBL: 6-1-21
SBL: 17-2-110

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON FEBRUARY 25, 2004, BY ANTHONY D. VALDINA, LAND SURVEYOR.

TOWN CERTIFICATION:

I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWAGE DISPOSAL SYSTEMS DEPICTED ON THIS PLAN HAVE BEEN OBSERVED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND REGULATIONS PROMULGATED THEREUNDER.

TOPOGRAPHY NOTE

TOPOGRAPHY PROVIDED BY ROBINSON SERIAL SURVEYS, INC. 10/3/03
1. EDGEMOND DRIVE, WCKETTSTOWN, NEW YORK

TOWN EASEMENT NOTE

ROAD LENGTH VARIATION GRANTED BY THE TOWN OF NEWBURGH, 08/01/05.

WETLANDS NOTES:

- 1. WETLANDS DELINEATED ON 02/26/04 BY ERS CONSULTANTS, INC., P.O. BOX 214, BELLEVILLE, NEW YORK 10912
- 2. FUTURE OWNER TO CONTACT THE A.C.O.E. PRIOR TO DISTURBANCE OF WETLANDS.

WELL NOTE:

- 1. INDIVIDUAL WELLS ARE PROVIDED FOR EACH LOT.
- 2. NO WELLS WITH 200' DOWNHILL OR 100' UPHILL OF PROPOSED SEPTIC SYSTEMS.

SEWER NOTE:

INDIVIDUAL SEPTIC SYSTEMS

SURVEY NOTES:

- 1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209, SUBDIVISION 2, OF THE N.Y. STATE EDUCATION LAW.
- 2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR AIR SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
- 3. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, NOT SHOWN HEREON.
- 4. SURVEYED IN ACCORDANCE WITH FILED MAPS, DEEDS, AND PHYSICAL DOCUMENTATION FOUND AT THE TIME OF SURVEY.
- 5. SUBJECT TO ANY STATE OF FACTS REVEALED BY A TITLE REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE # 0316-4, DATED AUGUST 10, 2005.
- 6. FILED MAP REFERENCES:
 - A. REVISION PLAN, LANDS OF CHARLES L. BURNISCH #85-06
 - B. F.A.T. REALTY OF NEWBURGH, FM #10324

- 12. REVISED 06/23/16 PER PROPERTY CHANGES
- 11. REVISED 11/19/08 PER O.C.H.D. COMMENTS
- 10. REVISED 09/29/08 PER O.C.H.D. COMMENTS
- 9. REVISED 08/06/08 PER O.C.H.D. WITNESSED FIELD TESTING
- 8. REVISED 12/10/07 PER O.C.H.D. COMMENTS
- 7. REVISED 10/12/07 PER O.C.H.D. COMMENTS
- 6. REVISED 11/27/06 PER PLANNING BOARD COMMENTS
- 5. REVISED 11/13/06 PER PLANNING BOARD COMMENTS
- 4. REVISED 09/19/06 PER PLANNING BOARD COMMENTS
- 3. REVISED 07/07/06 PER PLANNING BOARD COMMENTS
- 2. REVISED 02/14/06 PER PLANNING BOARD COMMENTS
- 1. REVISED 09/01/05 PER TOWN COMMENTS
- 1. REVISED 05/11/05 PER TOWN BOARD COMMENTS

GENERAL ORANGE COUNTY DEPARTMENT OF HEALTH NOTES:


- 1. INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.
- 2. ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THE TIME. A NEW PLAN SUBMISSION MAY NOT BE REQUIRED TO OBTAIN A TIME EXTENSION.
- 3. THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF PLANS.
- 4. NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
- 5. THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS IN THE AREA OF THE ABSORPTION FIELDS.
- 6. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY, ANY WATER TREATMENT AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION. PRIOR TO OCCUPANCY OF THE HOUSE, THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS ARE SEALED AND TESTED FOR WATER TIGHTNESS.

AGRICULTURAL NOTES:

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURALLY ZONED DISTRICT, IT DOES HAVE ACTIVE FARMING OPERATIONS IN THE VICINITY. BE ADVISED OF THE FOLLOWING:

- 1. THAT FARMING DOES NOT OCCUR ONLY BETWEEN 8:00am AND 5:00pm AND IS DEPENDENT ON MOTHER NATURE; RESIDENTS SHOULD BE AWARE OF NOISE FROM AGRICULTURAL MACHINERY BEING OPERATED IN NEARBY FIELDS IN EARLY MORNING AND EVENING HOURS AND NOISE FROM CROP DRYING FANS WHICH ARE ON 24 HOURS A DAY DURING THE HARVESTING SEASON.
- 2. THAT THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND EQUIPMENT.
- 3. THAT FARM NEIGHBORS VERY OFTEN SPRAY THEIR CROPS WITH PESTICIDES IN ACCORDANCE WITH ACCEPTED PRACTICES REGULATED BY THE NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC NOTIFICATION No. 325, OCTOBER 1988).
- 4. THAT EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THE AREA.
- 5. THAT THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT FIELD, WHICH IS PRIVATE PROPERTY.

PLANS ARE INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY ENTIRE SET (SHEETS 1-11)

SURVEYOR ANTHONY D. VALDINA 	LANDS OF TARBEN INC. 15 LOT SUBDIVISION/LOT LINE CHANGE SURVEY PLAT SBL: 6-1-(19,21) & 17-2-110 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
	DATE 3/1/04	SCALE 1" = 60'	SHEET NUMBER 22379-TAR 1 OF 11

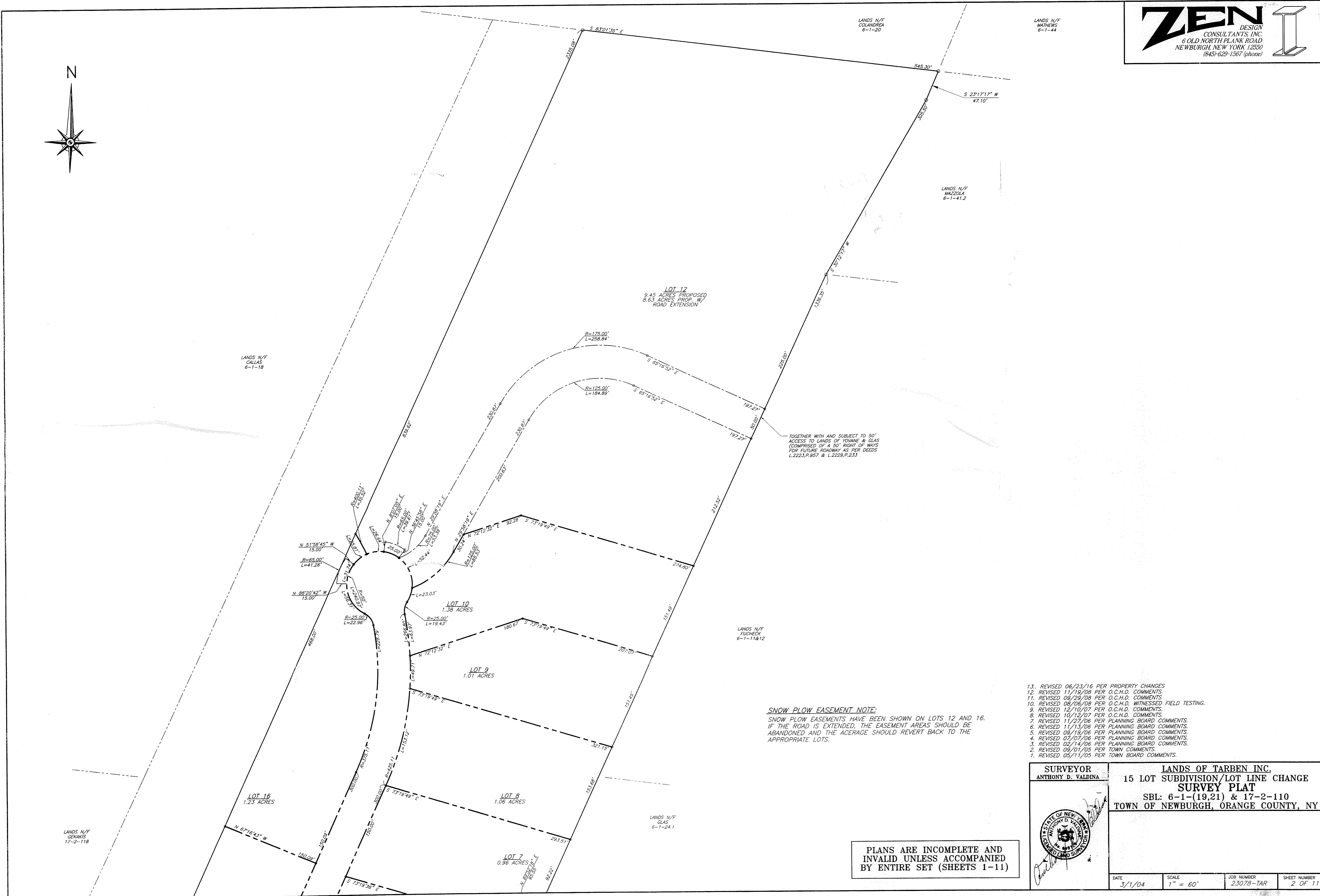
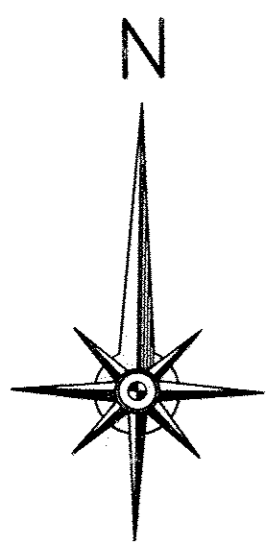
REVERE ROAD

TARBEN WAY

DRAINAGE POND
0.86 ACRES

0.20 ACRES TO BE CONVEYED TO THE TOWN OF NEWBURGH AT THE TIME OF ROAD ACCEPTANCE

0.86 ACRES TO BE CONVEYED TO THE TOWN OF NEWBURGH AT THE TIME OF ROAD ACCEPTANCE




TOGETHER WITH AND SUBJECT TO 50' ACCESS TO LANDS OF YVONNE & GLAS (COMPRISED OF A 50' RIGHT OF WAYS FOR FUTURE ROADWAY AS PER DEEDS L.2223,P.957 & L.2229,P.233

SNOW PLOW EASEMENT NOTE:
 SNOW PLOW EASEMENTS HAVE BEEN SHOWN ON LOTS 12 AND 16. IF THE ROAD IS EXTENDED, THE EASEMENT AREAS SHOULD BE ABANDONED AND THE ACERAGE SHOULD REVERT BACK TO THE APPROPRIATE LOTS.

- 13. REVISED 06/23/16 PER PROPERTY CHANGES
- 12. REVISED 11/19/08 PER O.C.H.D. COMMENTS
- 11. REVISED 09/29/08 PER O.C.H.D. COMMENTS
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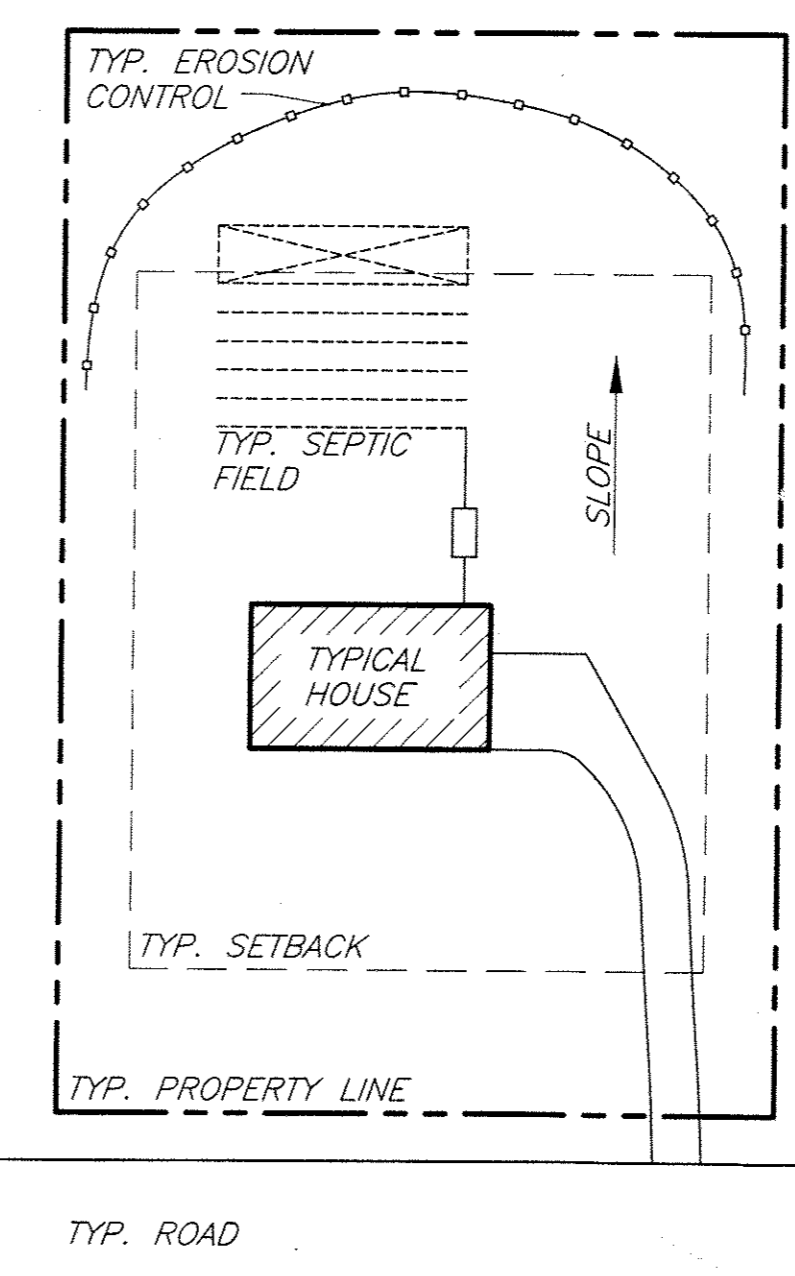
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SURVEYOR ANTHONY D. VALDINA 	LANDS OF TARBEN INC. 15 LOT SUBDIVISION/LOT LINE CHANGE SURVEY PLAT SBL: 6-1-(19,21) & 17-2-110 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
	DATE 3/1/04	SCALE 1" = 60'	JOB NUMBER 23078-TAR

EROSION CONTROL STANDARD NOTES

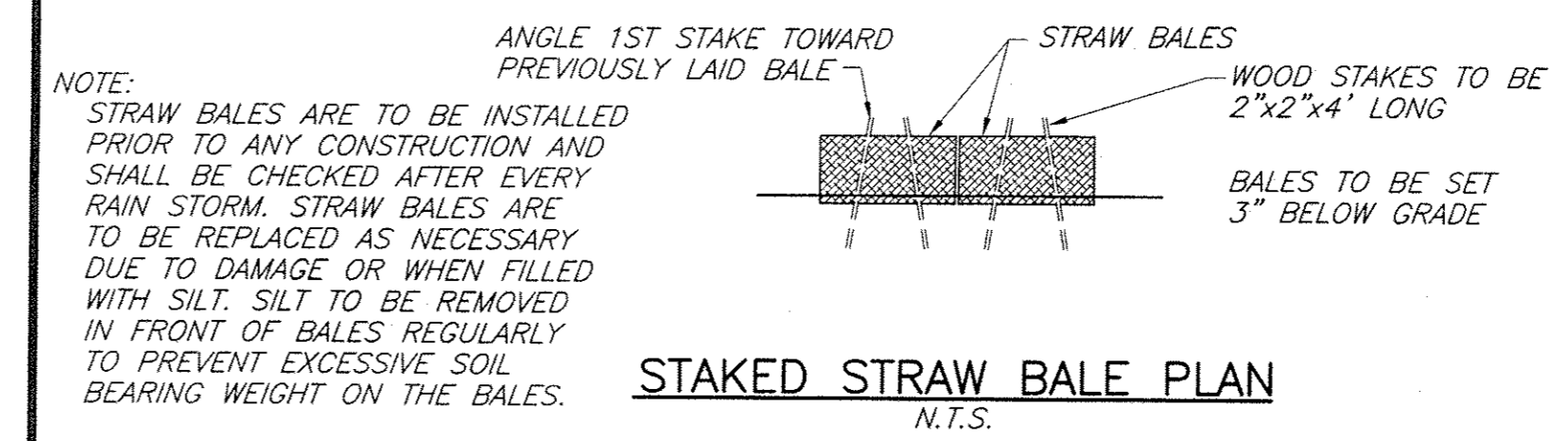
- EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
- SITE PREPARATION 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 FEASIBLE. 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 ENCROACHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
- ALL FILL MATERIAL SHALL BE 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 ONE HUNDRED PERCENT (100%) OF STANDARD PROCTOR TEST METHOD OR 95% MODIFIED PROCTOR TEST METHOD 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 EFFECT 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 THE ENTIRE 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.
- TERRACES 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, PLANTINGS 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.

NOT FOR O.C.H.D. REVIEW OR APPROVAL
(THIS SECTION ONLY)



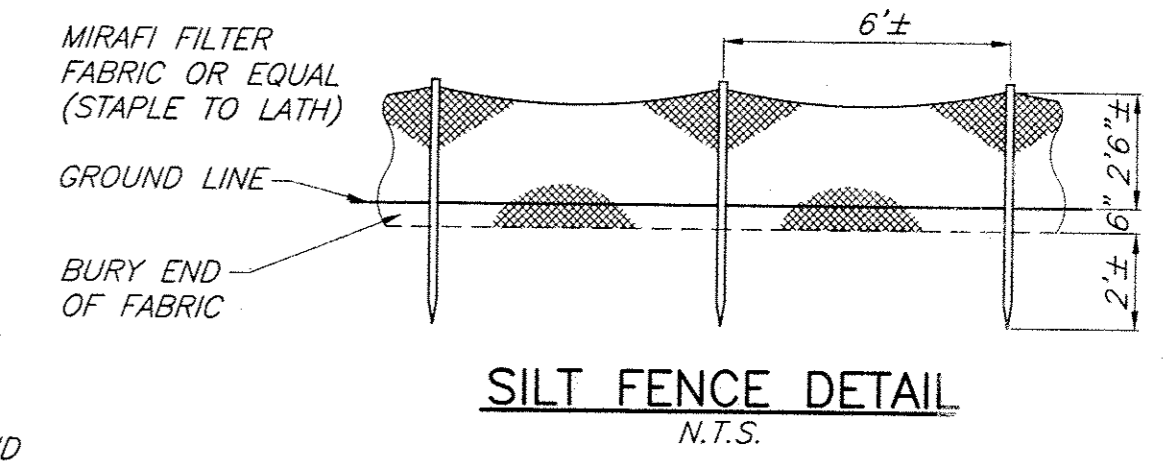
TYPICAL EROSION CONTROL DETAIL
N.T.S.

NOTE:
1. STRAW BALES OR SILT FENCING ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION. EROSION CONTROL TO BE LOCATED ON THE DOWNHILL SIDE OF DISTURBED LAND. EROSION CONTROL LOCATIONS WILL VARY DEPENDING ON THE DIRECTION OF SLOPE FOR THE INDIVIDUAL LOTS. SEE DETAILS FOR INSTALLATION INSTRUCTIONS.



STAKED STRAW BALE PLAN
N.T.S.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INITIALIZE EROSION CONTROL MEASURES. STRAW BALES ARE TO BE USED FOR SILTATION CONTROL AROUND ALL AREAS THAT WILL BE DISRUPTED DURING CONSTRUCTION. STRAW BALES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS REESTABLISHED.



SILT FENCE DETAIL
N.T.S.

ALL SEPTIC SYSTEMS SHOWN HAVE BEEN DESIGNED FOR 4 BEDROOM HOMES UNLESS NOTED. SEE CHART ON SHEET 6 FOR DETAILED INFORMATION.

PLANS ARE INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY ENTIRE SET (SHEETS 1-11)

STORM SEWERS MUST BE CONSTRUCTED OF GASKETED, TIGHT PIPE

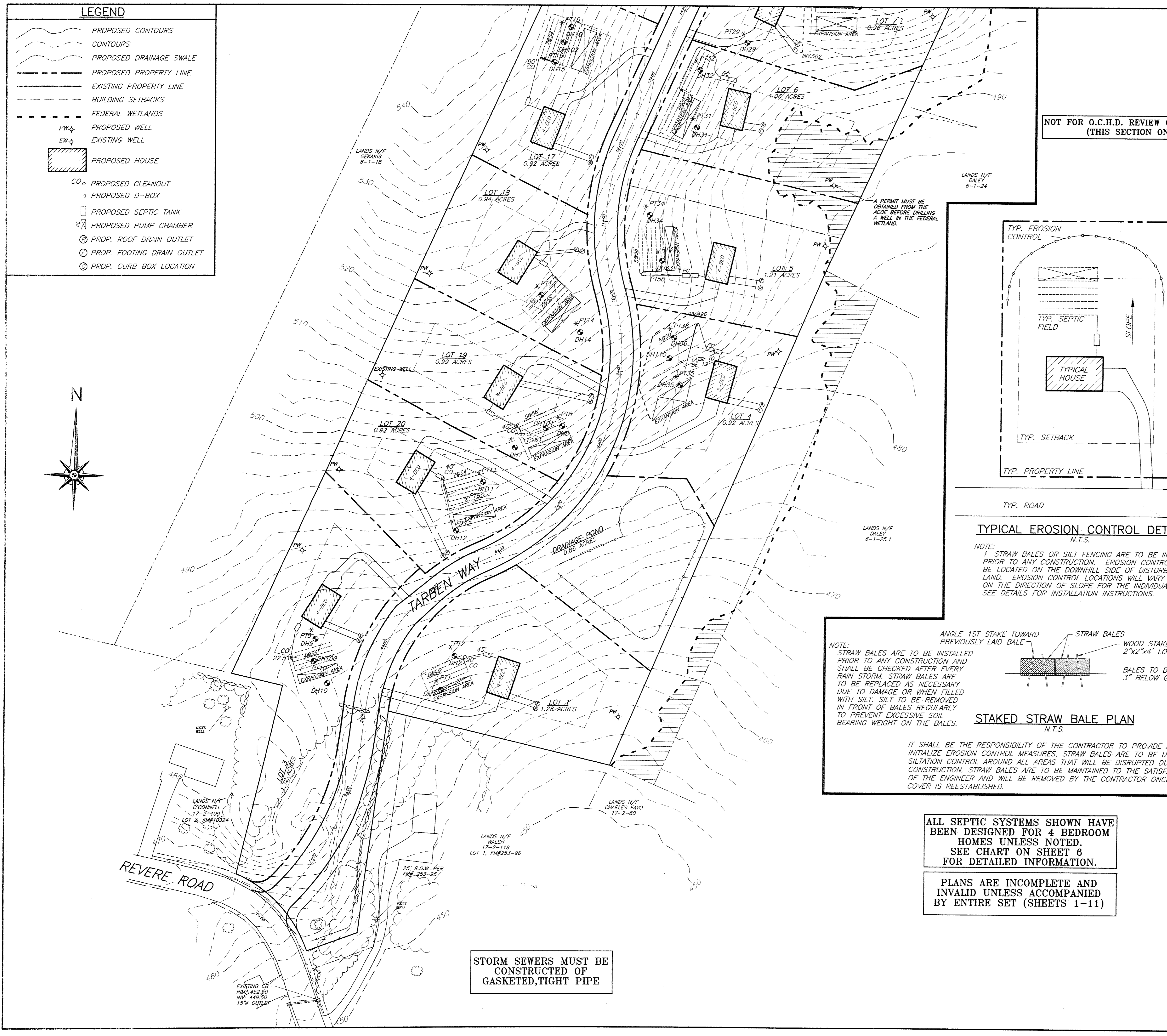
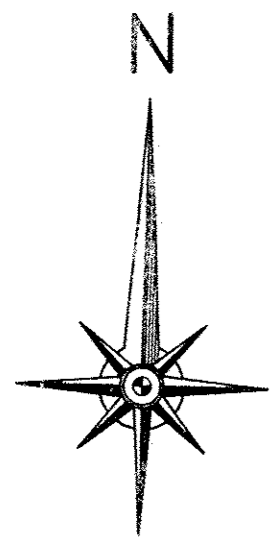
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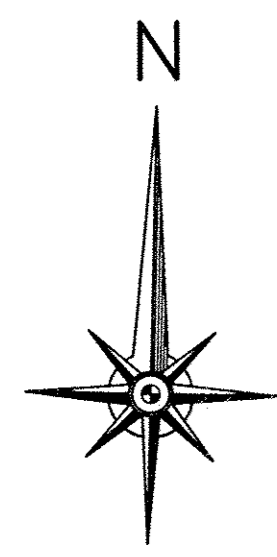
ENGINEER
WILLIAM J. MORBAU, P.E.

LANDS OF TARBEN INC.
15 LOT SUBDIVISION/LOT LINE CHANGE
LAYOUT PLAN - 1
SBL: 6-1-(19,21) & 17-2-110
TOWN OF NEWBURGH, ORANGE COUNTY, NY

LEGEND

- PROPOSED CONTOURS
- CONTOURS
- PROPOSED DRAINAGE SWALE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- FEDERAL WETLANDS
- PROPOSED WELL
- EXISTING WELL
- PROPOSED HOUSE
- PROPOSED CLEANOUT
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PROPOSED PUMP CHAMBER
- PROP. ROOF DRAIN OUTLET
- PROP. FOOTING DRAIN OUTLET
- PROP. CURB BOX LOCATION





**TOWN: NEWBURGH
 ZONE: AR
 TOTAL ACREAGE: 33.2 ±**

	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MINIMUM LOT AREA	40,000 sf	55,610sf	LOT	49,145sf	42,600sf	46,281sf
MINIMUM YARDS						
FRONT	50'	105'		345'	99'	117'
REAR	50'	223'		58'	114'	123'
SIDE 1	30'	45'		52'	47'	45'
SIDE BOTH	80'	97'		107'	111'	99'
MINIMUM LOT WIDTH	150'	150'	NOT A BUILDING LOT	154'	171'	150'
DEPTH	150'	376'		452'	257'	266'
MAXIMUM BUILD. COVERAGE	10%	<10%		<10%	<10%	<10%
MAXIMUM HEIGHT	35'	<35'		<35'	<35'	<35'

LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13
45,956sf	41,6348sf	46,066sf	43,849sf	59,770sf	LOT	411,426sf/ 375,681sf	LOT
71'	61'	94'	165'	199'	NOT A BUILDING LOT	480'	NOT A BUILDING LOT
179'	198'	180'	139'	181'		351'	
45'	46'	48'	44'	39'		221'	
102'	94'	100'	92'	91'		559'	
153'	147'	152'	154'	151'		625'	
290'	293'	303'	375'	326'		881'	
<10%	<10%	<10%	<10%	<10%		<10%	
<35'	<35'	<35'	<35'	<35'		<35'	

LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20
NOT A BUILDING LOT	NOT A BUILDING LOT	53,540sf	40,017sf	40,840sf	43,235sf	40,021sf
		103'	63'	62'	113'	104'
		157'	59'	102'	149'	91'
		40'	54'	55'	49'	49'
		97'	211'	127'	99'	105'
		150'	255'	180'	150'	189'
		486'	150'	172'	285'	244'
		<10%	<10%	<10%	<10%	<10%
		<35'	<35'	<35'	<35'	<35'

TOGETHER WITH AND SUBJECT TO 50' ACCESS TO LANDS OF YOVANE & GLAS (COMPRISED OF A 50' RIGHT OF WAYS FOR FUTURE ROADWAY AS PER DEEDS L.2223,P.957 & L.2229,P.233

ALL SEPTIC SYSTEMS SHOWN HAVE BEEN DESIGNED FOR 4 BEDROOM HOMES UNLESS NOTED. SEE CHART ON SHEET 6 FOR DETAILED INFORMATION.

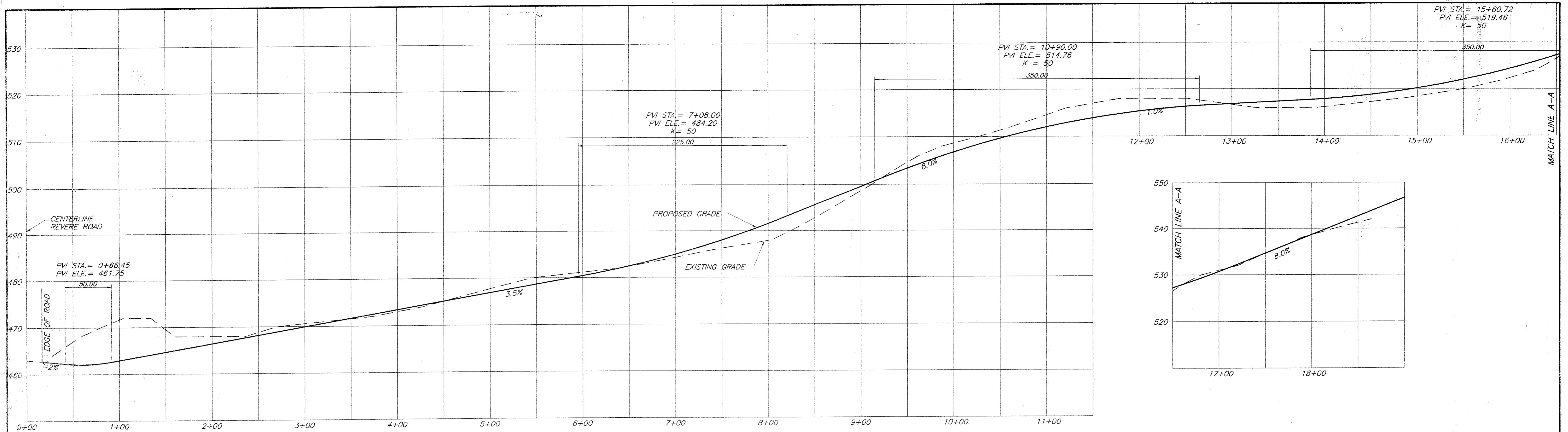
PLANS ARE INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY ENTIRE SET (SHEETS 1-11)

LEGEND

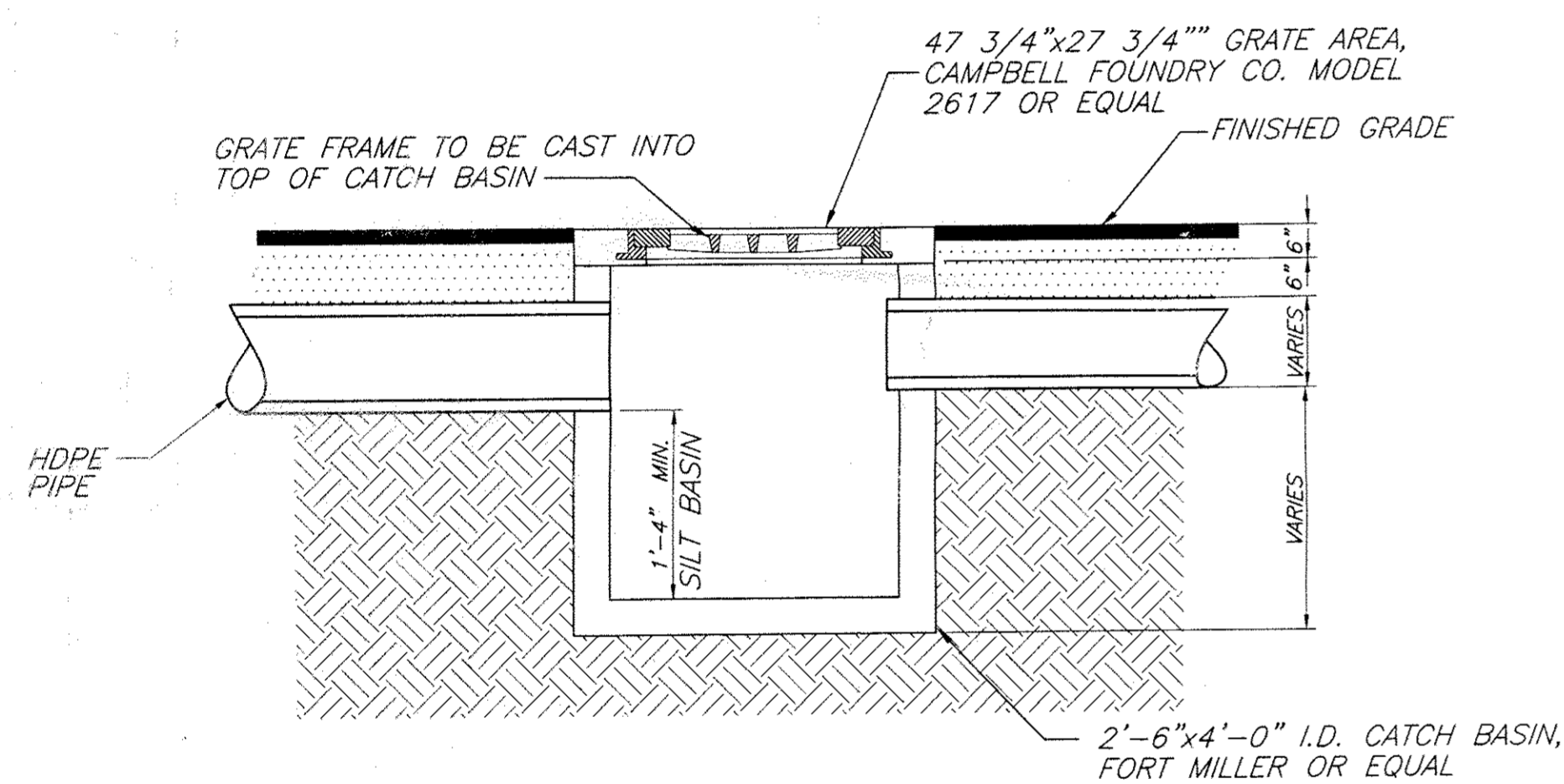
- PROPOSED CONTOURS
- CONTOURS
- PROPOSED DRAINAGE SWALE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- FEDERAL WETLANDS
- PROPOSED WELL
- EXISTING WELL
- PROPOSED HOUSE
- PROPOSED CLEANOUT
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PROPOSED PUMP CHAMBER
- PROP. ROOF DRAIN OUTLET
- PROP. FOOTING DRAIN OUTLET
- PROP. CURB BOX LOCATION

13. REVISED 06/23/16 PER PROPERTY CHANGES
12. REVISED 11/19/08 PER O.C.H.D. COMMENTS
11. REVISED 09/29/08 PER O.C.H.D. COMMENTS.
10. REVISED 08/06/08 PER O.C.H.D. WITNESSED FIELD TESTING.
9. REVISED 12/10/07 PER O.C.H.D. COMMENTS.
8. REVISED 10/12/07 PER O.C.H.D. COMMENTS.
7. REVISED 11/27/06 PER PLANNING BOARD COMMENTS.
6. REVISED 11/13/06 PER PLANNING BOARD COMMENTS.
5. REVISED 09/19/06 PER PLANNING BOARD COMMENTS.
4. REVISED 07/07/06 PER PLANNING BOARD COMMENTS.
3. REVISED 02/14/06 PER PLANNING BOARD COMMENTS.
2. REVISED 09/01/05 PER TOWN COMMENTS.
1. REVISED 05/11/05 PER TOWN BOARD COMMENTS.

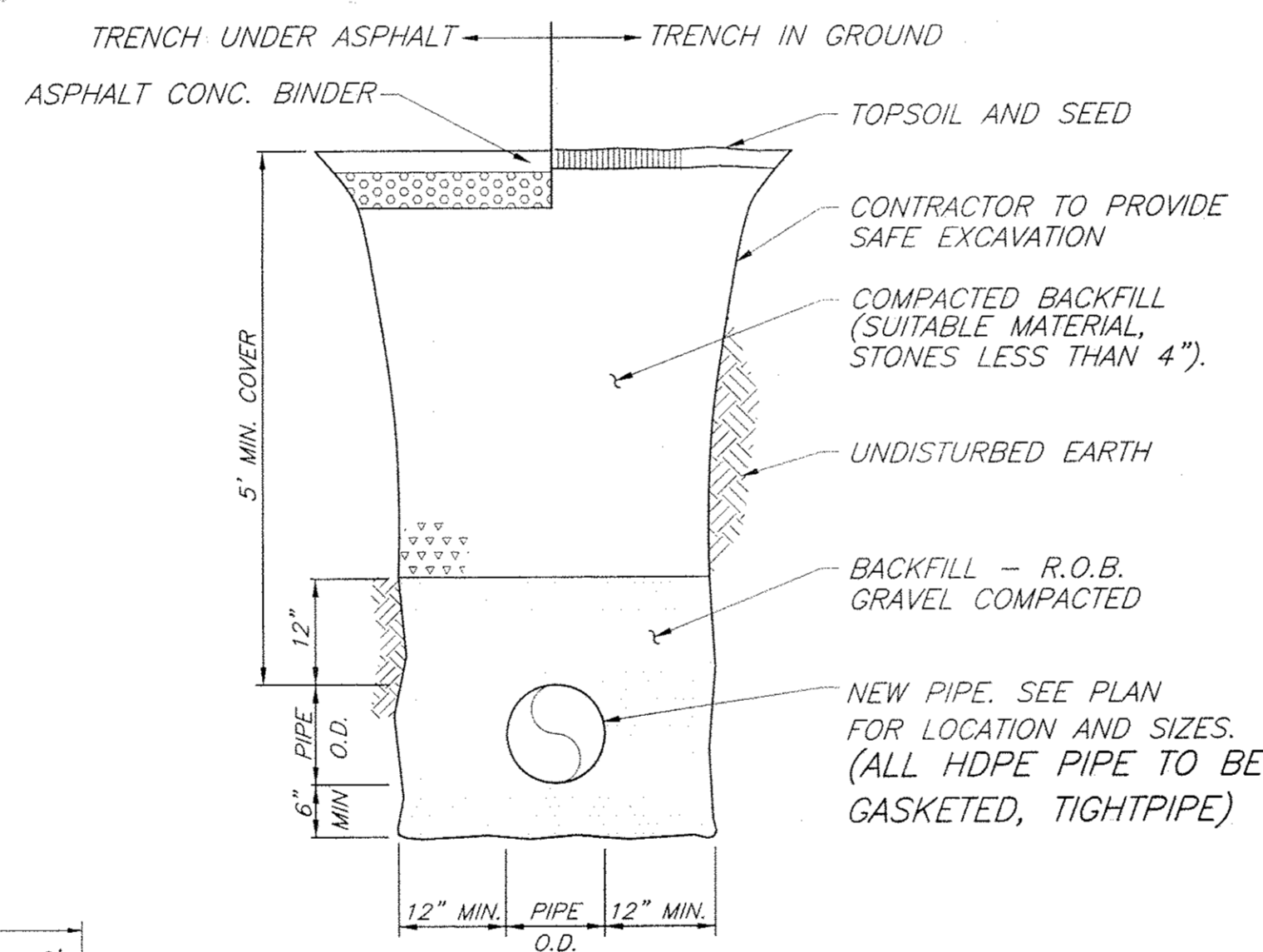
	ENGINEER WILLIAM J. MOREAU, P.E.	LANDS OF TARBEN INC. 15 LOT SUBDIVISION/LOT LINE CHANGE LAYOUT PLAN - 2 SBL: 6-1-(19,21) & 17-2-110 TOWN OF NEWBURGH, ORANGE COUNTY, NY	
	DATE 3/1/04	SCALE 1" = 60'	JOB NUMBER 23075-TAR



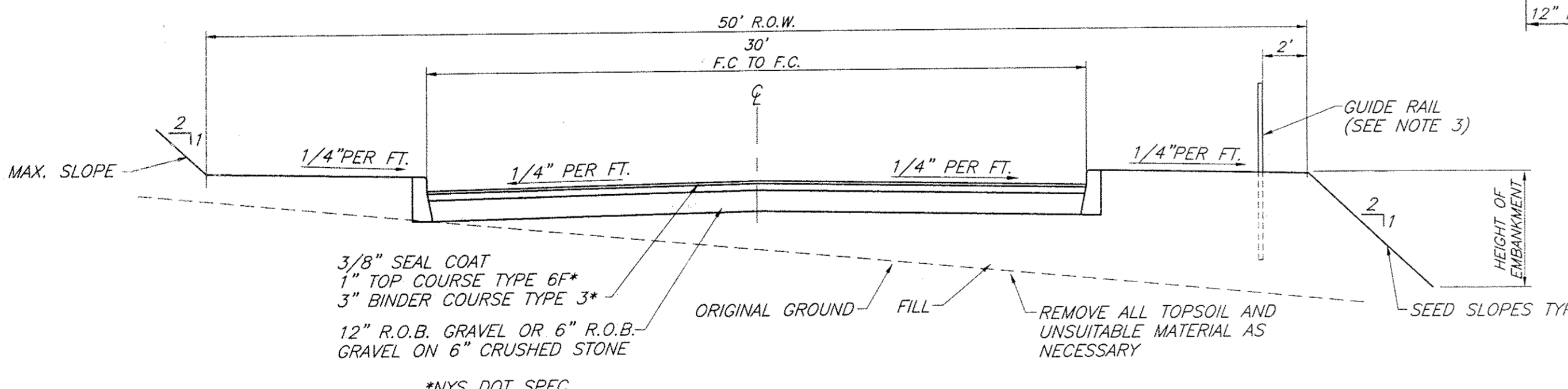
TARBEN WAY PROPOSED ROAD PROFILE
 HORIZONTAL SCALE - 1"=50'
 VERTICAL SCALE - 1"=10'



TYPICAL CATCH BASIN DETAIL
 NOT TO SCALE

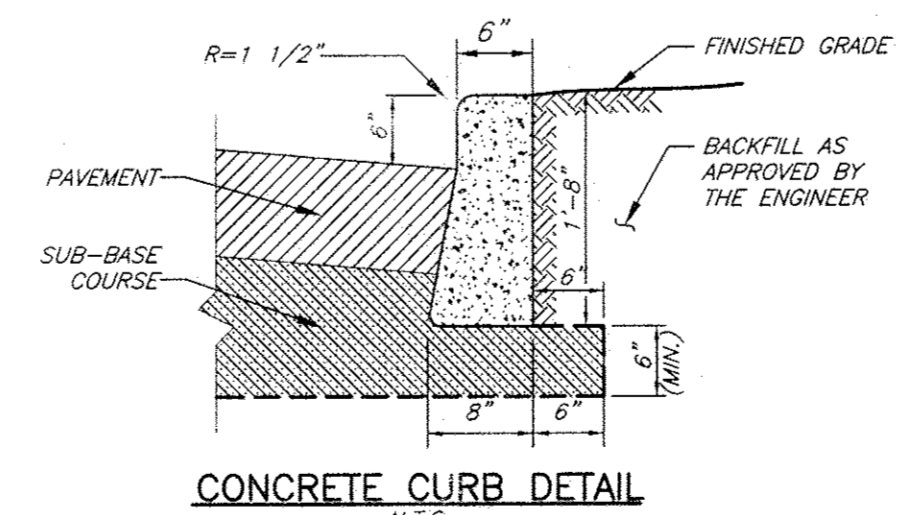


TYPICAL PIPE TRENCH DETAIL
 NOT TO SCALE

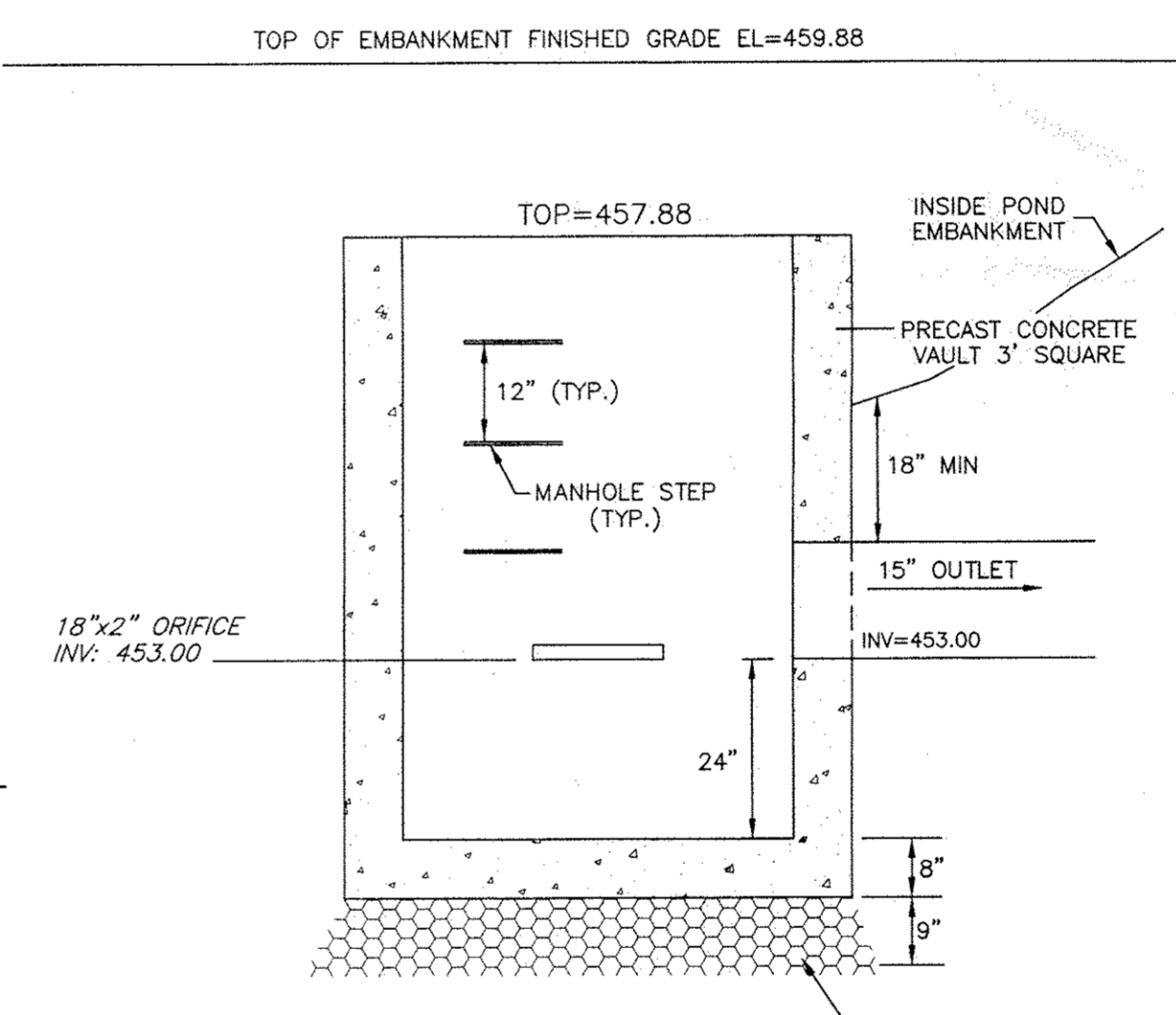


TYPICAL SECTION - MINOR RESIDENTIAL ROAD WITH CURBS
 N.T.S.

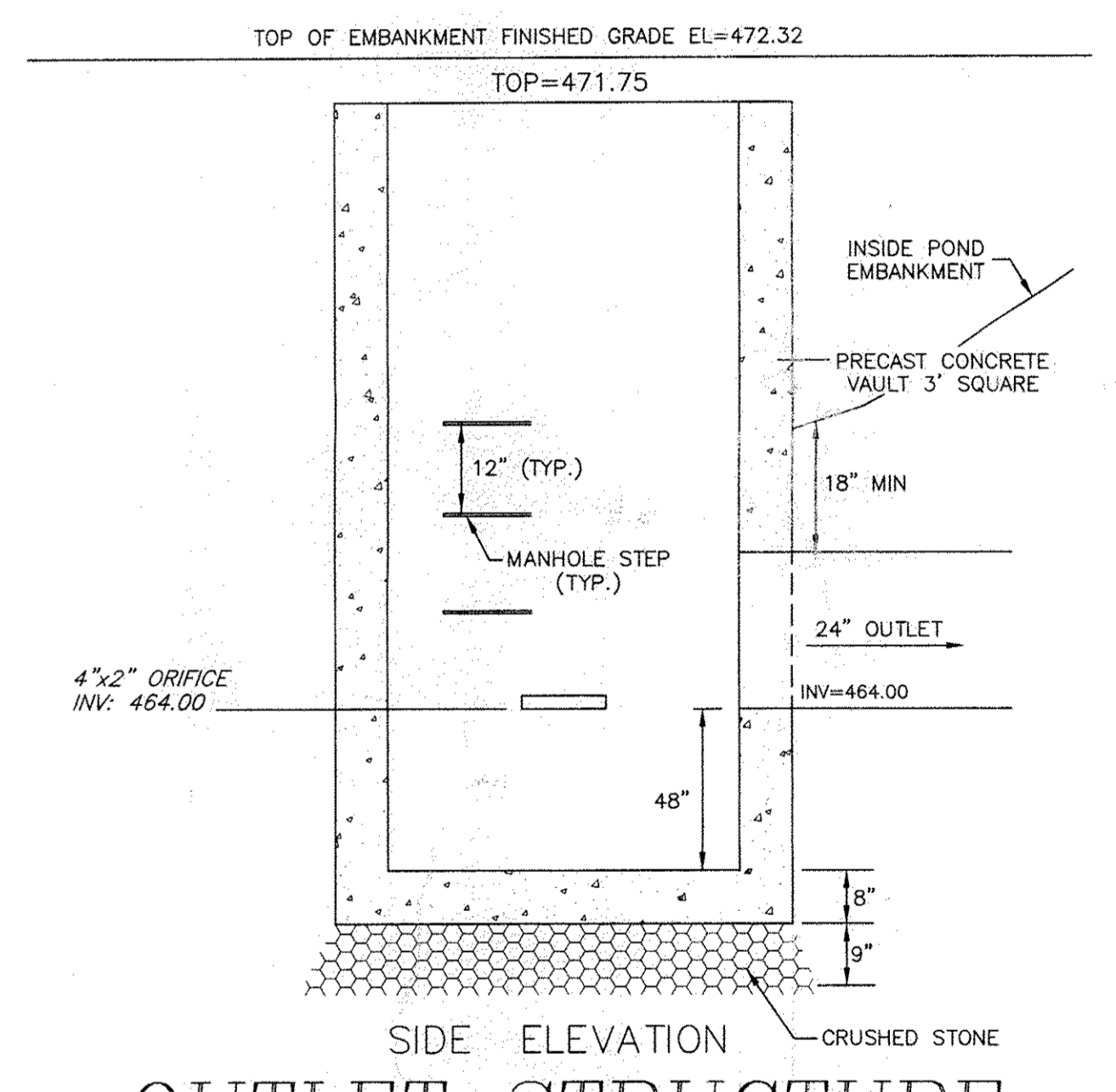
- MINOR RESIDENTIAL ROAD NOTES:**
- REFER TO SECTION 14 "CONSTRUCTION SPECIFICATIONS" FOR ALL PAVEMENT AND SUBBASE REQUIREMENTS.
 - LIGHTPOLES, WHEN REQUIRED WILL BE LOCATED AS DIRECTED BY THE TOWN ENGINEER AND TOWN SUPERINTENDENT OF HIGHWAYS.
 - GUIDERAIL IS TO BE INSTALLED IN ACCORDANCE WITH NYS DOT SPECIFICATIONS AND SECTION 15A OF THE TOWN OF NEWBURGH ROAD SPECIFICATIONS.
 - SIDEWALKS, WHEN REQUIRED WILL BE 2' INSIDE OF THE RIGHT-OF-WAY. REFER TO SECTION 10 OF THE TOWN OF NEWBURGH ROAD SPECIFICATIONS.



- CONCRETE CURB NOTES:**
- ALL CONSTRUCTION AND MATERIALS USED TO FORM THE CURB SHALL MEET THE REQUIREMENTS OF SECTION 14K OF THE TOWN OF NEWBURGH ROAD SPECIFICATIONS.
 - DETAILS OF PRECAST CONCRETE CURB AND STONE CURB ARE TO BE SUBMITTED TO THE TOWN ENGINEER AND THE TOWN SUPERINTENDENT OF HIGHWAYS FOR ACCEPTANCE.



OUTLET STRUCTURE POND #2
 N.T.S.

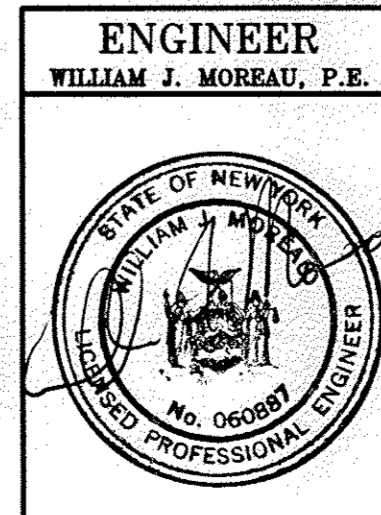


OUTLET STRUCTURE POND #1
 N.T.S.

- REVISED 06/23/16 PER PROPERTY CHANGES
- REVISED 11/19/08 PER O.C.H.D. COMMENTS
- REVISED 08/28/08 PER O.C.H.D. COMMENTS
- REVISED 06/06/08 PER O.C.H.D. WITNESSED FIELD TESTING
- REVISED 12/10/07 PER O.C.H.D. COMMENTS
- REVISED 10/12/07 PER O.C.H.D. COMMENTS
- REVISED 11/27/06 PER PLANNING BOARD COMMENTS
- REVISED 11/13/06 PER PLANNING BOARD COMMENTS
- REVISED 09/19/06 PER PLANNING BOARD COMMENTS
- REVISED 07/07/06 PER PLANNING BOARD COMMENTS
- REVISED 02/14/06 PER PLANNING BOARD COMMENTS
- REVISED 08/01/05 PER TOWN COMMENTS
- REVISED 05/11/05 PER TOWN BOARD COMMENTS

NOT FOR O.C.H.D. REVIEW OR APPROVAL

PLANS ARE INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY ENTIRE SET (SHEETS 1-11)



LANDS OF TARBEN INC.
 15 LOT SUBDIVISION/LOT LINE CHANGE
ROAD PROFILE & MISC. DETAILS
 SBL: 6-1-(19,21) & 17-2-110
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
3/1/04	1" = 50'	23079-TAR	5 OF 11

SEPTIC SYSTEM DESIGN DATA:

	LOT #1	LOT #2	DRAINAGE POND LOT	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8	LOT #9	LOT #10	LOT #11	LOT #12
PERCOLATION DATA *	PT1 24" DEEP STABILIZED RATE- 03:17 MIN/INCH PT2 24" DEEP STABILIZED RATE- 04:48 MIN/INCH			PT35 24" DEEP STABILIZED RATE- 11:08 MIN/INCH PT36 24" DEEP STABILIZED RATE- 11:04 MIN/INCH	PT33 24" DEEP STABILIZED RATE- 01:14 MIN/INCH PT34 24" DEEP STABILIZED RATE- 11:22/04	PT31 24" DEEP STABILIZED RATE- 14:57 MIN/INCH PT32 24" DEEP STABILIZED RATE- 14:42 MIN/INCH	PT29 12" DEEP STABILIZED RATE- 16:23 MIN/INCH PT30 12" DEEP STABILIZED RATE- 08:32 MIN/INCH	PT50 24" DEEP STABILIZED RATE- 11:43 MIN/INCH PT51 24" DEEP STABILIZED RATE- 12:16 MIN/INCH	PT27 24" DEEP STABILIZED RATE- 21:51 MIN/INCH PT28 24" DEEP STABILIZED RATE- 02:25 MIN/INCH	PT25 24" DEEP STABILIZED RATE- 01:25 MIN/INCH PT26 24" DEEP STABILIZED RATE- 05:58 MIN/INCH		PT39 24" DEEP STABILIZED RATE- 11:52 MIN/INCH PT40 24" DEEP STABILIZED RATE- 07:23 MIN/INCH
DEEP PIT DATA	DH1 4'-0" DEEP 10/20/04 0'-7" DARK BROWN TOPSOIL 7'-30" CLAYSH LOAM 32'-48" SANDY LOAM MOTTLING @ 48" DH2 4'-0" DEEP 10/20/04 0'-10" DARK BROWN TOPSOIL 10'-28" GRAVELLY LOAM MOTTLING @ 48"			DH35 4'-0" DEEP 10/21/04 0'-3" TOPSOIL 3'-40" GRAVELLY LOAM 40'-48" GRAY CLAY MOTTLING @ 40" DH36 5'-5" DEEP 10/21/04 0'-8" TOPSOIL 8'-58" GRAVELLY CLAY LOAM 56'-65" CLAY LOAM W/ MOTTLING MOTTLING @ 56" *DH110 7'-2" DEEP 06/19/08 0'-3" TOPSOIL 3'-86" GRAVELLY SANDY LOAM	DH33 4'-7" DEEP 10/21/04 0'-4" TOPSOIL 4'-55" GRAVELLY LOAM ROCK @ 32" DH34 4'-10" DEEP 10/21/04 0'-7" TOPSOIL 7'-58" GRAVELLY LOAM	DH31 5'-1" DEEP 10/21/04 0'-4" TOPSOIL 4'-16" CLAY LOAM 16'-61" GRAVELLY LOAM DH32 4'-5" DEEP 10/21/04 0'-5" TOPSOIL 5'-53" GRAVELLY CLAY LOAM	DH29 2'-8" DEEP 10/21/04 0'-10" DARK BROWN TOPSOIL 10'-32" CLAY LOAM ROCK @ 32" DH30 4'-0" DEEP 10/21/04 0'-3" TOPSOIL 3'-48" CLAY LOAM *DH111 8'-8" DEEP 06/20/08 0'-3" TOPSOIL 3'-36" MOTTLED CLAY LOAM 36'-104" CLAY LOAM W/ RIPABLE SHALE *DH112 6'-6" DEEP 06/20/08 0'-3" TOPSOIL 3'-24" CLAY LOAM 24'-78" GRAVELLY CLAY LOAM BOULDERS & COBBLES THRU-OUT	DH28 5'-8" DEEP 10/21/04 0'-6" TOPSOIL 6'-26" CLAY LOAM 26'-68" GRAVELLY LOAM DH29 5'-3" DEEP 10/21/04 0'-4" TOPSOIL 4'-32" CLAY LOAM 32'-61" GRAVELLY LOAM *DH109 7'-6" DEEP 06/19/08 0'-3" TOPSOIL 3'-90" SANDY GRAVELLY LOAM	DH27 5'-8" DEEP 10/21/04 0'-3" TOPSOIL 3'-85" CLAYSH LOAM DH28 5'-3" DEEP 10/21/04 0'-7" TOPSOIL 7'-63" GRAVELLY CLAY LOAM *DH108 7'-10" DEEP 06/19/08 0'-12" TOPSOIL 12'-32" CLAY LOAM W/ GRAVEL 6'-94" CLAY LOAM W/ GRAVEL	DH25 5'-1" DEEP 10/21/04 0'-3" TOPSOIL 3'-28" CLAY LOAM 28'-61" GRAVELLY LOAM *DH106 7'-10" DEEP 06/19/08 0'-17" TOPSOIL 17'-41" MOTTLED CLAY 41'-94" SANDY CLAY LOAM MOTTLING @ 17" *DH107 7'-8" DEEP 06/19/08 0'-12" TOPSOIL 12'-26" CLAY LOAM TRACE MOTT. 26'-92" SANDY LOAM W/ GRAVEL		DH39 5'-4" DEEP 10/22/04 0'-6" TOPSOIL 6'-64" CLAY LOAM DH40 6'-0" DEEP 10/22/04 0'-3" TOPSOIL 3'-72" CLAY LOAM *DH104 7'-8" DEEP 06/19/08 0'-13" TOPSOIL 13'-38" SAND GRAVEL 38'-72" FINE SAND W/ MOTTLING MOTTLING @ 72"
DESIGN DATA	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 520 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 5 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 162 L.F. REQ'D (4BDRM)- 217 L.F. PROVD-4 @ 55" = 220 L.F. 6.) FILL REQUIRED- NONE			1.) NO OF BEDROOMS - 3(MAX) 2.) DAILY FLOW - 390 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,000 GAL. 4.) STABILIZED PERCOLATION RATE- 12 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 244 L.F. REQ'D (4BDRM)- N/A PROVD-5 @ 58" = 250 L.F. 6.) FILL REQUIRED- NONE 7.) PUMP CHAMBER REQUIRED 8.) CURTAIN DRAIN REQUIRED	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 520 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 10 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 244 L.F. REQ'D (4BDRM)- 290 L.F. PROVD-5 @ 58" = 290 L.F. 6.) FILL REQUIRED- NONE 7.) PUMP CHAMBER REQUIRED	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 520 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 15 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 244 L.F. REQ'D (4BDRM)- 325 L.F. PROVD-6 @ 55" = 330 L.F. 6.) FILL REQUIRED- NONE 7.) PUMP CHAMBER REQUIRED	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 520 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 17 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 279 L.F. REQ'D (4BDRM)- 372 L.F. PROVD-7 @ 54" = 378 L.F. 6.) FILL REQUIRED- NONE 7.) PUMP CHAMBER REQUIRED	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 520 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 13 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 244 L.F. REQ'D (4BDRM)- 325 L.F. PROVD-6 @ 55" = 330 L.F. 6.) FILL REQUIRED- NONE 7.) PUMP CHAMBER REQUIRED	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 520 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 14 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 244 L.F. REQ'D (4BDRM)- 325 L.F. PROVD-8 @ 55" = 440 L.F. 6.) FILL REQUIRED- NONE 7.) PUMP CHAMBER REQUIRED	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 520 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 14 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 244 L.F. REQ'D (4BDRM)- 325 L.F. PROVD-8 @ 55" = 330 L.F. 6.) FILL REQUIRED- NONE 7.) PUMP CHAMBER REQUIRED	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 520 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 43 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 390 L.F. REQ'D (4BDRM)- 520 L.F. PROVD-9 @ 58" = 522 L.F. 6.) FILL REQUIRED- NONE 7.) PUMP CHAMBER REQUIRED	
	LOT #13	LOT #14	LOT #15	LOT #16	LOT #17	LOT #18	LOT #19	LOT #20	LOT #21			
PERCOLATION DATA *				PT17 30" DEEP STABILIZED RATE- 14:51 MIN/INCH PT18 30" DEEP STABILIZED RATE- 18:06 MIN/INCH	PT15 24" DEEP STABILIZED RATE- 17:34 MIN/INCH PT16 24" DEEP STABILIZED RATE- 12:53 MIN/INCH	PT13 24" DEEP STABILIZED RATE- 12:32 MIN/INCH PT14 24" DEEP STABILIZED RATE- 01:57 MIN/INCH	PT7 24" DEEP STABILIZED RATE- 01:37 MIN/INCH PT8 24" DEEP STABILIZED RATE- 08:28 MIN/INCH	PT11 24" DEEP STABILIZED RATE- 02:11 MIN/INCH PT12 24" DEEP STABILIZED RATE- 06:20 MIN/INCH	PT9 24" DEEP STABILIZED RATE- 15 MIN/INCH PT10 24" DEEP STABILIZED RATE- 7 MIN/INCH			
DEEP PIT DATA				DH17 5'-2" DEEP 10/21/04 0'-4" TOPSOIL 4'-62" GRAVELLY CLAY LOAM DH18 5'-4" DEEP 10/21/04 0'-6" TOPSOIL 6'-28" CLAY LOAM 28'-64" GRAVELLY LOAM	DH15 5'-0" DEEP 10/21/04 0'-8" TOPSOIL 8'-31" CLAY LOAM 31'-60" GRAVELLY LOAM BEDROCK @ 60" DH16 5'-4" DEEP 10/21/04 0'-5" TOPSOIL 5'-30" CLAY LOAM 30'-64" SANDY GRAVELLY LOAM BEDROCK @ 64" *DH102 8'-0" DEEP 06/19/08 0'-12" TOPSOIL 12'-100" SILTY SAND W/ GRAVEL AND COBBLES	DH13 5'-4" DEEP 10/21/04 0'-8" TOPSOIL 8'-34" CLAY LOAM 34'-64" GRAVELLY LOAM DH14 5'-1" DEEP 10/21/04 0'-6" TOPSOIL 6'-61" GRAVELLY CLAY LOAM	DH7 4'-4" DEEP 10/20/04 0'-8" DARK BROWN TOPSOIL 8'-28" CLAYSH LOAM 28'-62" SANDY GRAVELLY LOAM DH8 4'-0" DEEP 10/20/04 0'-7" DARK BROWN TOPSOIL 7'-48" CLAYSH LOAM MOTTLING @ 48" *DH101 8'-0" DEEP 06/19/08 0'-10" TOPSOIL 10'-84" SANDY GRAVELLY LOAM W/ STONE COBBLES 84'-96" FINE SAND W/ GRAVEL	DH11 5'-0" DEEP 10/21/04 0'-8" TOPSOIL 8'-32" CLAY LOAM 32'-60" SANDY GRAVELLY LOAM DH12 5'-5" DEEP 10/21/04 0'-8" TOPSOIL 8'-40" CLAY LOAM 40'-85" GRAVELLY CLAY LOAM	DH9 5'-3" DEEP 10/21/04 0'-10" DARK BROWN TOPSOIL 10'-63" CLAY LOAM DH10 4'-4" DEEP 10/21/04 0'-12" DARK BROWN TOPSOIL 12'-32" CLAY LOAM BEDROCK @ 52" *DH100 8'-0" DEEP 06/19/08 0'-14" TOPSOIL 14'-96" SANDY CLAY LOAM W/ SMALL STONES & COBBLES MOTTLING @ 72", BOULDER @ 36"			
DESIGN DATA				1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 520 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 20 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 279 L.F. REQ'D (4BDRM)- 372 L.F. PROVD-7 @ 54" = 378 L.F. 6.) FILL REQUIRED- NONE	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 520 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 15 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 279 L.F. REQ'D (4BDRM)- 372 L.F. PROVD-7 @ 54" = 378 L.F. 6.) FILL REQUIRED- NONE	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 520 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 13 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 244 L.F. REQ'D (4BDRM)- 325 L.F. PROVD-6 @ 55" = 330 L.F. 6.) FILL REQUIRED- NONE	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 520 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 8 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 217 L.F. REQ'D (4BDRM)- 325 L.F. PROVD-5 @ 58" = 290 L.F. 6.) FILL REQUIRED- NONE	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 520 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 17 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 279 L.F. REQ'D (4BDRM)- 372 L.F. PROVD-7 @ 54" = 378 L.F. 6.) FILL REQUIRED- NONE	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 520 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 15 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (3BDRM)- 244 L.F. REQ'D (4BDRM)- 325 L.F. PROVD-6 @ 55" = 330 L.F. 6.) FILL REQUIRED- NONE			

NOT A BUILDING LOT

DRAINAGE POND LOT

NOT A BUILDING LOT

NOT A BUILDING LOT

NOT A BUILDING LOT

NOT A BUILDING LOT

* = WITNESSED BY ORANGE COUNTY DEPARTMENT OF HEALTH

REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS (AS SHOWN IN NYS DEPARTMENT OF HEALTH DESIGN HANDBOOK FOR INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS, ed. 1996)

SYSTEM COMPONENTS	WELL OR SUCTION LINE	STREAM, LAKE OR WETLAND	DWELLING	PROPERTY LINE	DRAINAGE DITCH
HOUSE SEWER	50' (25' FOR CAST OR PVC W/ 0-RING)	25'	3'	10'	---
(WATERTIGHT JOINTS) SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'	20'
DISTRIBUTION BOX	100'	100'	20'	10'	50'
ABSORPTION FIELD	100'	100'	20'	10'	50'
SEEPAGE PIT	150'	100'	20'	10'	50'
DRY WELL (ROOF AND FOOTING)	50'	25'	20'	10'	10'
RAISED OR MOUND SYSTEM	100'	100'	20'	10'	50'
INTERMITTENT SAND FILTER	100'	100'	20'	10'	20'
EVAPOTRANSPIRATION-ABSORPTION SYSTEM	100'	50'	20'	10'	50'
COMPOSTER	50'	50'	20'	10'	10'
SANITARY PRIVY PIT	100'	50'	20'	10'	20'
PRIVY, WATERTIGHT VAULT	50'	50'	20'	10'	10'

SEPTIC SYSTEM GENERAL NOTES:

- ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY WELL.
- SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
- CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF ABSORPTION FIELD.
- NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
- NO TRENCHES TO BE INSTALLED IN WET SOIL.
- RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
- GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION BOX.
- DISTRIBUTION LINE ARE TO BE CAPPED.
- THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER.
- ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS SEED & MULCH.
- NO SEWAGE SYSTEM SHALL BE PLACED WITHIN 100' OF ANY WATER COURSE OR 50' OF ANY DRAINAGE DITCH.
- ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE SYSTEM.
- BENDS SHALL BE USED WHEN ENTRANCE OR EXIT FROM SEPTIC TANK IS NOT APPROXIMATELY STRAIGHT. IF BENDS ARE USED AT POINTS OTHER THAN ENTRANCE OR EXIT POINTS, THEN A CLEANOUT IS REQUIRED.
- THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDUCE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
- THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI, HOT SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR 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, INCLUDING HYDRO WELL COMPLETION REPORT. THE PURCHASER SHALL ALSO BE ADVISED OF ANY ROUTINE OR SPECIAL MAINTENANCE PROCEDURES THAT MAY BE NECESSARY. (REFER TO PAGES 58-61 OF THE HYDRO DESIGN HANDBOOK FOR RECOMMENDED ROUTINE OPERATION AND MAINTENANCE ITEMS).
- THE DESIGN ENGINEER WILL BE REQUIRED TO CERTIFY THE COMPLETED DISPOSAL FACILITY WITH AN AS-BUILT DRAWING SUBMITTED TO THE TOWN PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED.
- SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.
- PUMP STATIONS/DOSING CHAMBERS SHOULD BE INSPECTED PERIODICALLY BY A PROPERLY TRAINED PERSON FOR PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING AND ANY OTHER PHYSICAL DAMAGE.
- DISTRIBUTION BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 300' OF THE PROPERTY HAVE BEEN LOCATED AND ARE SHOWN ON PLANS.

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 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."
"WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
"RURAL WATER SUPPLY, 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."

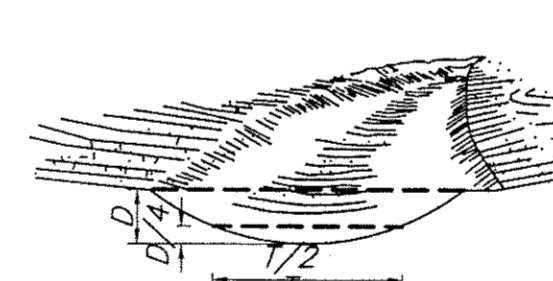
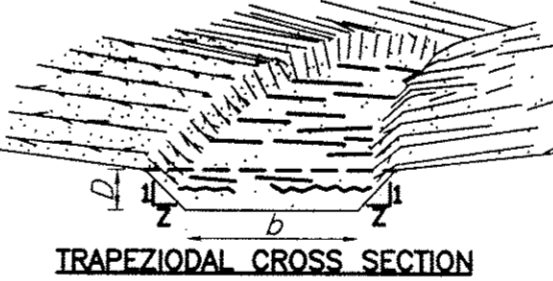
ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER 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, WATERTIGHT AND ACCEPTABLE FOR USE.

ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.

TRENCH BOTTOMS TO BE SET LEVEL AND PARALLEL TO EXISTING CONTOURS.

COUNTY CERTIFICATION:

"THE PROPOSED SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE 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."



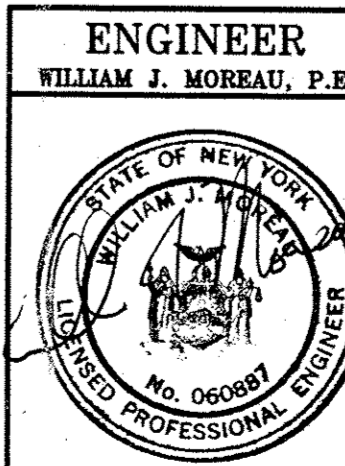
GRASS-LINED SWALE N.T.S.

CONSTRUCTION SPECIFICATIONS

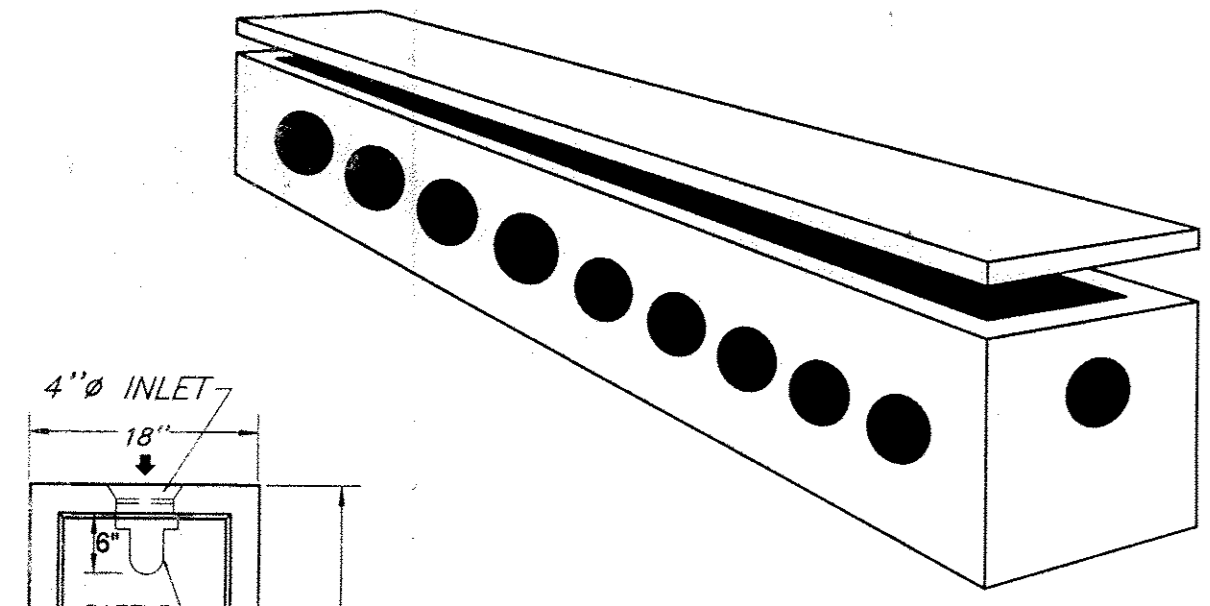
- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
- THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
- FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
- ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
- STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATION FOR VEGETATIVE PRACTICES.
 - FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY WATERWAYS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE WATERWAY DURING THE ESTABLISHMENT OF THE VEGETATION.
 - FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER SEC., THE WATERWAY SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCELSIOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.
 - STRUCTURAL - VEGETATIVE PROTECTION SUBSURFACE DRAIN FOR BASE FLOW SHALL BE CONSTRUCTED AS SHOWN ON THE STANDARD DRAWING AND AS SPECIFIED IN THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN.

PLANS ARE INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY ENTIRE SET (SHEETS 1-11)

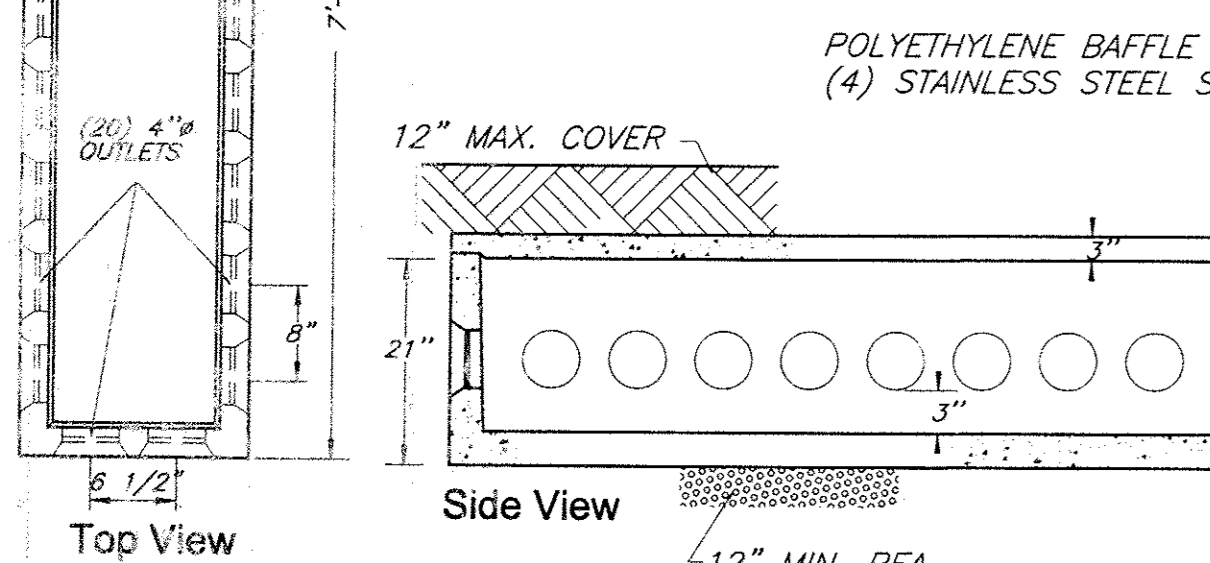
- REVISED 06/23/16 PER PROPERTY CHANGES
- REVISED 11/19/08 PER O.C.H.D. COMMENTS
- REVISED 08/25/08 PER O.C.H.D. COMMENTS
- REVISED 08/06/08 PER O.C.H.D. WITNESSED FIELD TESTING.
- REVISED 12/10/07 PER O.C.H.D. COMMENTS.
- REVISED 10/12/07 PER O.C.H.D. COMMENTS.
- REVISED 11/27/06 PER PLANNING BOARD COMMENTS.
- REVISED 11/13/06 PER PLANNING BOARD COMMENTS.
- REVISED 09/19/06 PER PLANNING BOARD COMMENTS.
- REVISED 07/07/06 PER PLANNING BOARD COMMENTS.
- REVISED 02/14/06 PER PLANNING BOARD COMMENTS.
- REVISED 09/01/05 PER TOWN BOARD COMMENTS.



LANDS OF TARBEN INC.
15 LOT SUBDIVISION/LOT LINE CHANGE
SEPTIC TESTS RESULTS
SBL: 6-1-(19,21) & 17-2-110
TOWN OF NEWBURGH, ORANGE COUNTY, NY

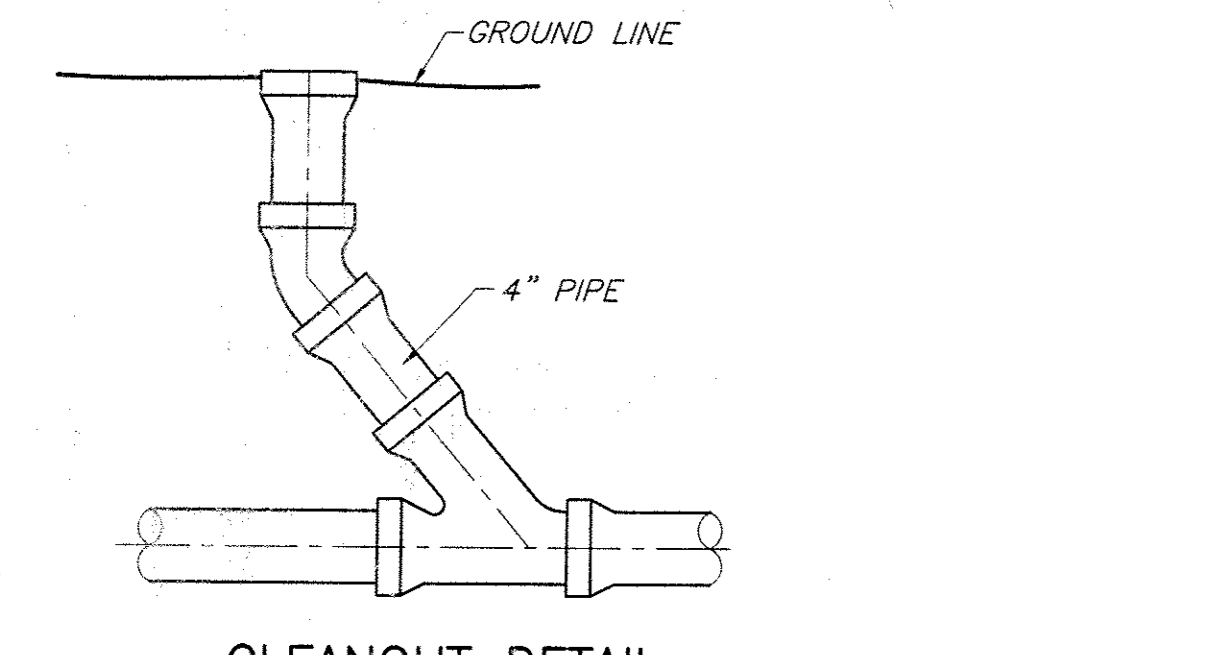


NOTES:
1. OUTLETS ARE TO BE SET AT THE SAME ELEVATION AND FLOW EQUALIZERS ARE REQUIRED
2. OUTLETS MUST BE USED IN A MANNER THAT WILL ALLOW ACCESS TO THE EXPANSION AREA WITHOUT DISTURBING EXISTING PIPING

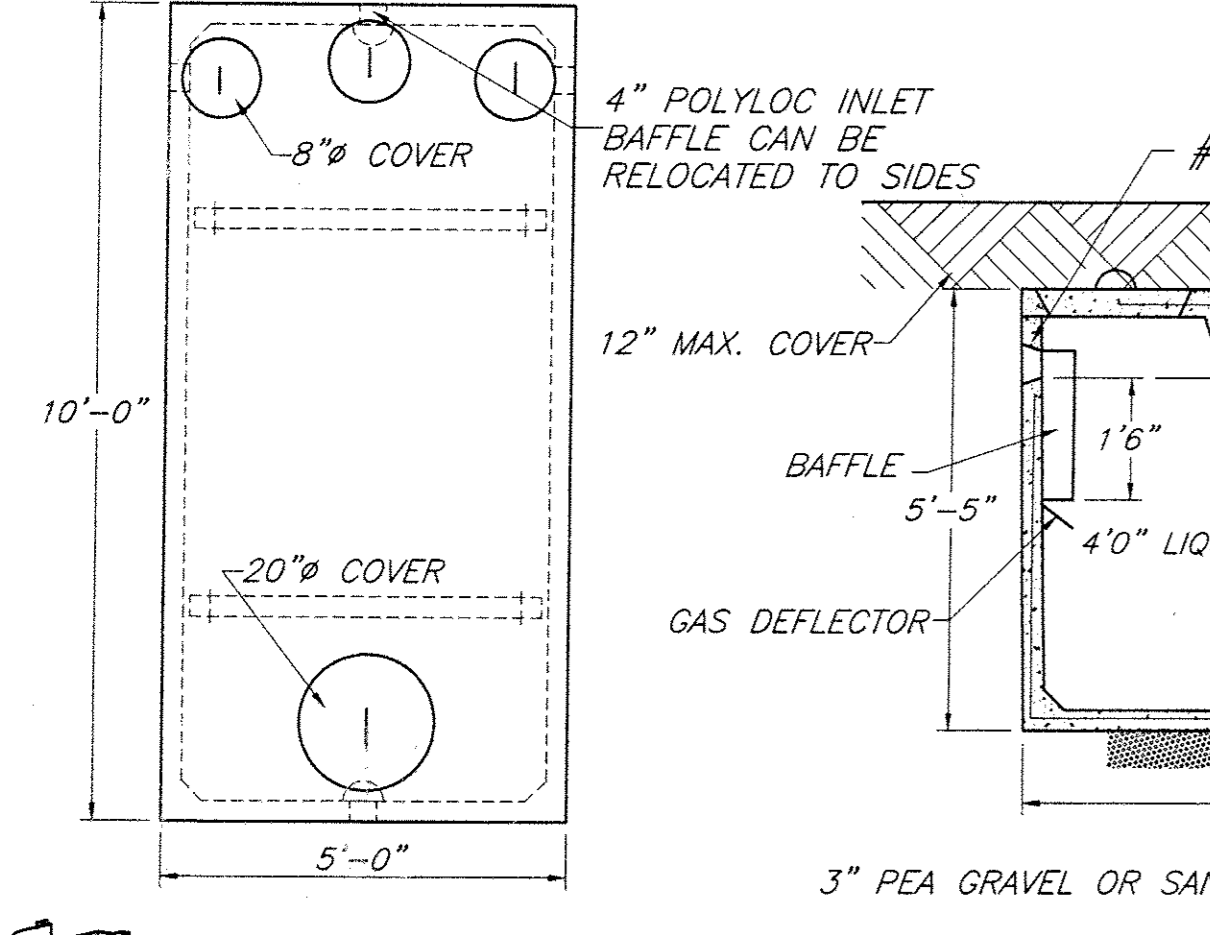


WOODARD'S PRECAST DISTRIBUTION BOX MODEL DB-20 / 20 OUTLETS W/BAFFLE
Concrete Min. Strength: 4,000 psi at 28 days
Reinforcement: #4 Rebar, 10 ga. Wire Mesh
Air Entrainment: 5%
Pipe Connection: Polylok Seal (patented)
Load Rating: 300 psf
Weight: Box = 1,400 lbs, Lid = 400 lbs

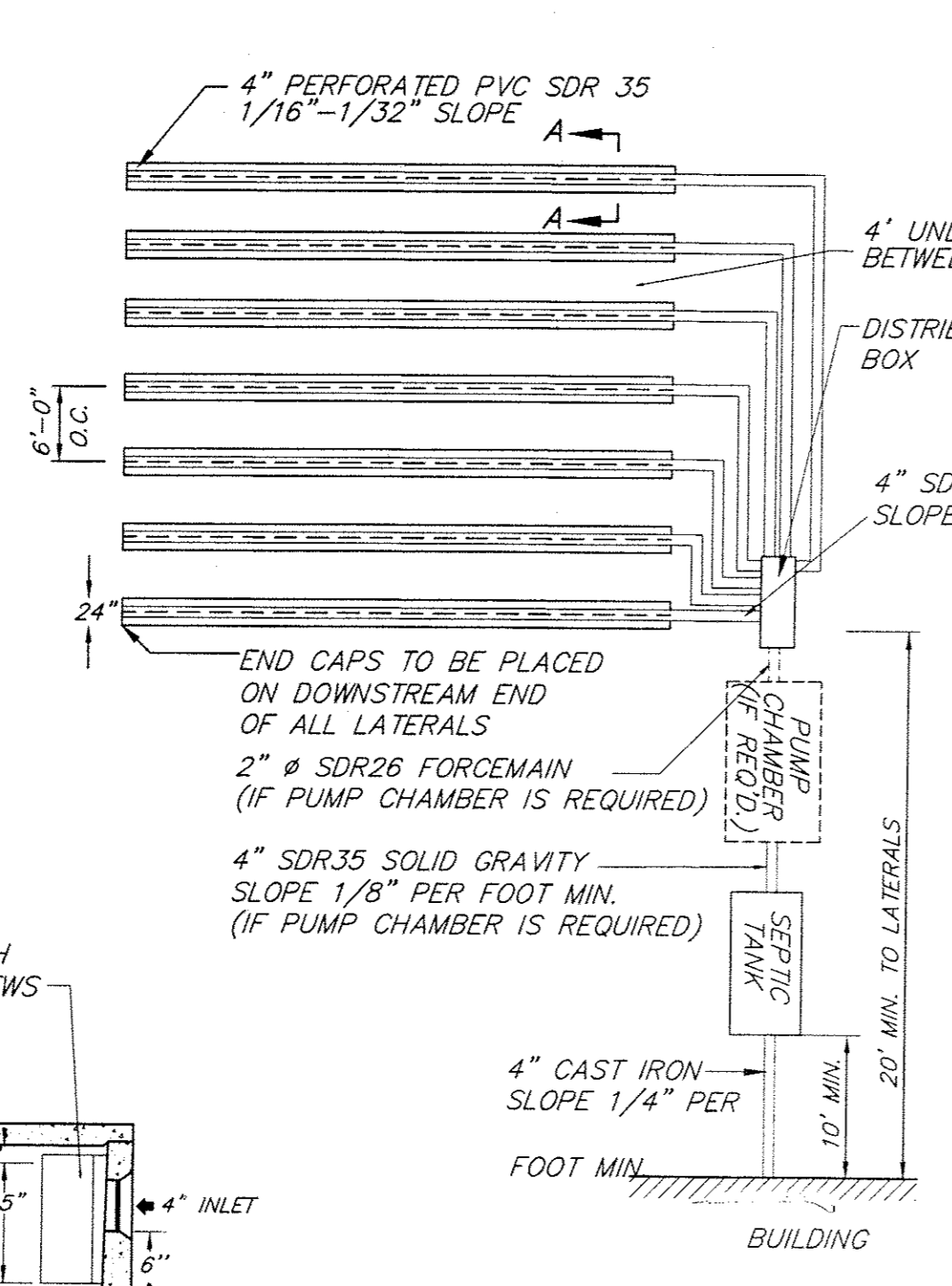
20-HOLE DISTRIBUTION BOX
*NOTE: USE DB-20 ON LOT 14 ONLY
N.T.S.



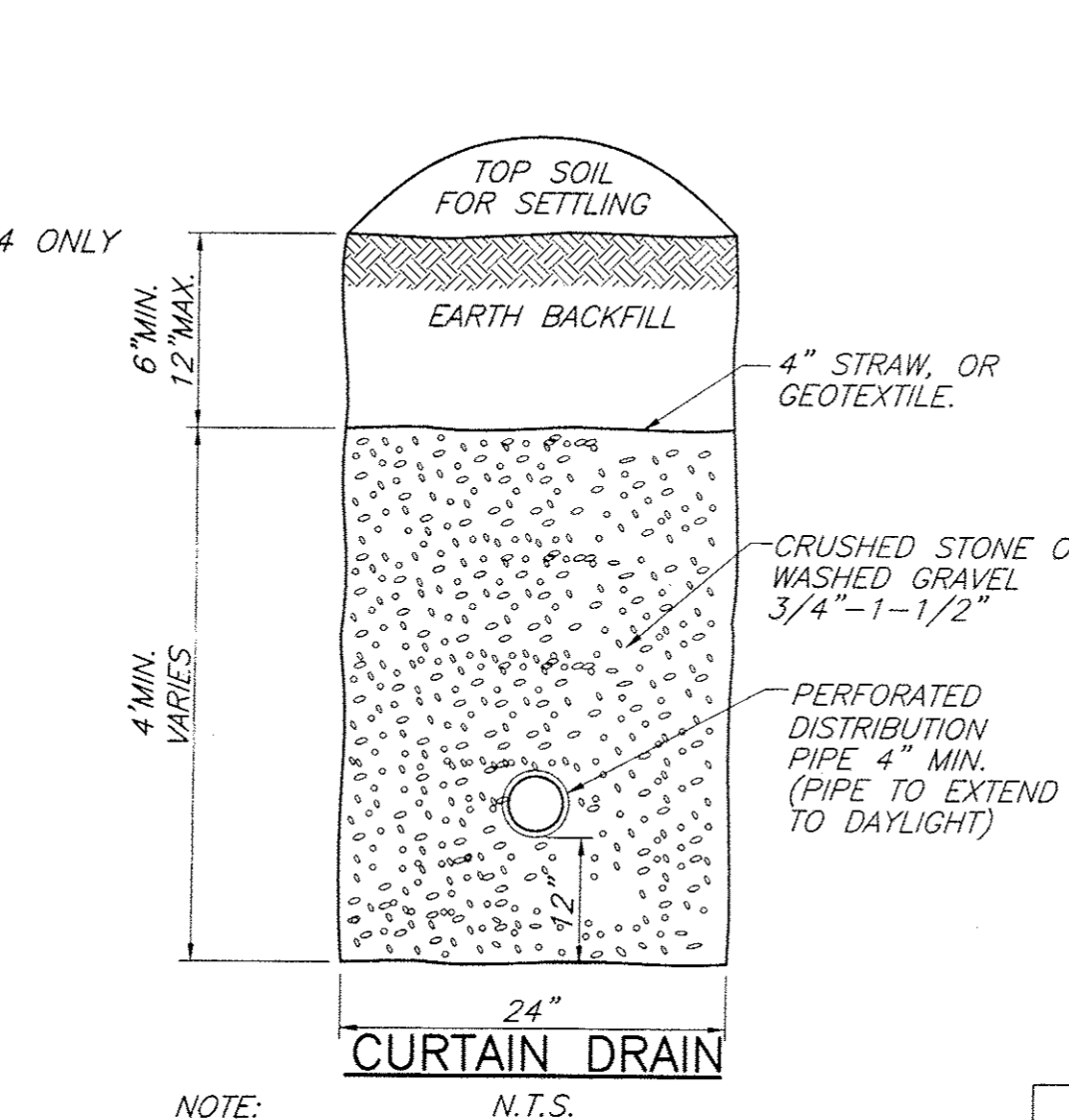
CLEANOUT DETAIL
N.T.S.
1. TO BE INSTALLED BEFORE BEND AT ALL BEND LOCATIONS.
2. TO BE INSTALLED WHERE PIPE DEFLECTION EXCEEDS 15" AT INTERSECTION WITH CONCRETE TANKS



WOODARD'S 1250gal. SEPTIC TANK OR EQUAL
N.T.S.
SPECIFICATIONS
CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS
REINFORCEMENT- 6"x6"10GA. WWF, #4 REBAR
AIR ENTRAPMENT- 5%
CONSTRUCTION JOINT- BUTYL RUBBER - BASE CEMENT
PIPE CONNECTION- POLYLOC SEAL (PATENTED)
LOAD RATING- 300PSF WEIGHT = 9,500LBS

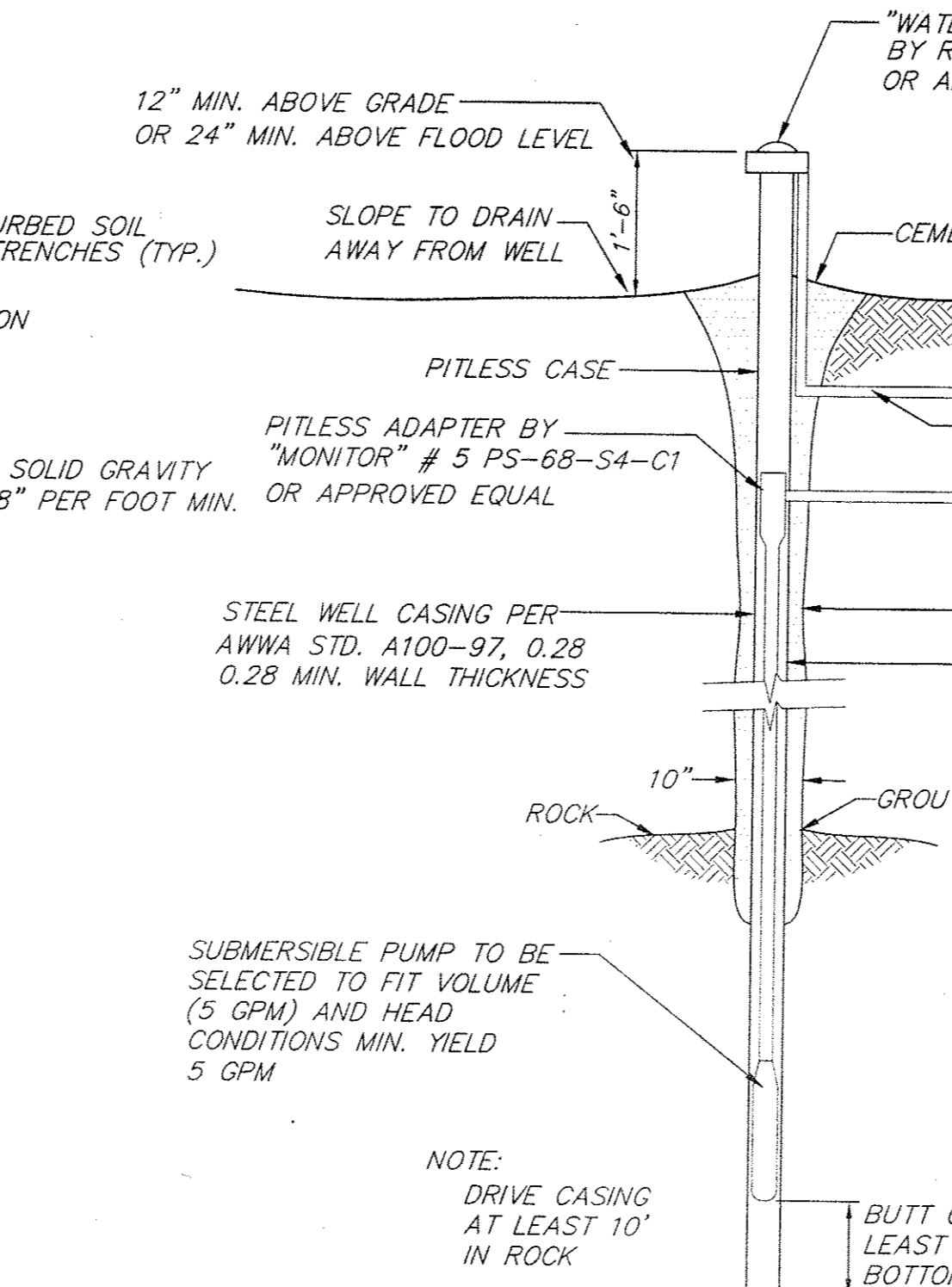


TYPICAL PLAN VIEW
N.T.S.

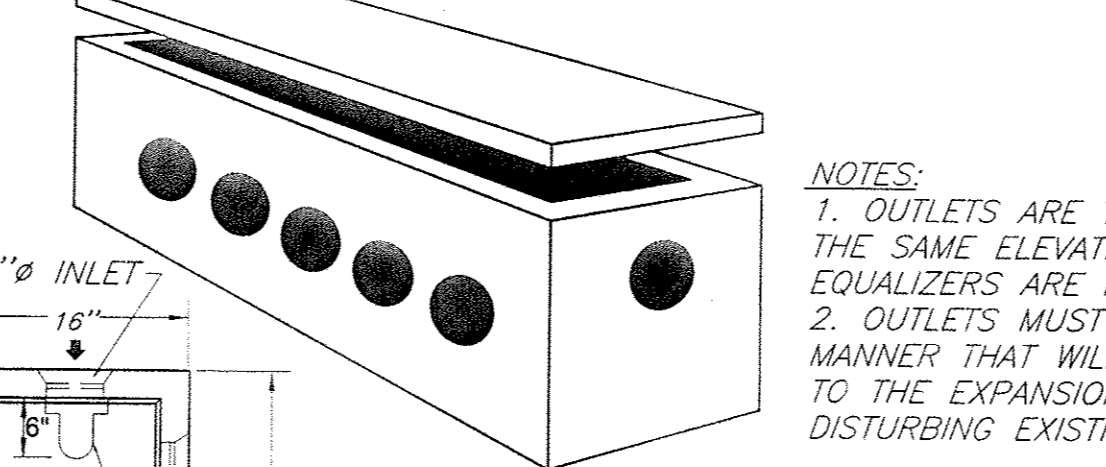


CURTAIN DRAIN
N.T.S.

NOTE:
1. OUTLET TO BE SCREENED TO PREVENT ANIMAL ENTRY.
2. MINIMUM PIPE SLOPE TO BE 0.4%.
3. PERFORATED PIPE TO BE INSTALLED UP TO END OF SDS FIELD. SOLID PIPE TO BE USED TO EXTEND TO DAYLIGHT.



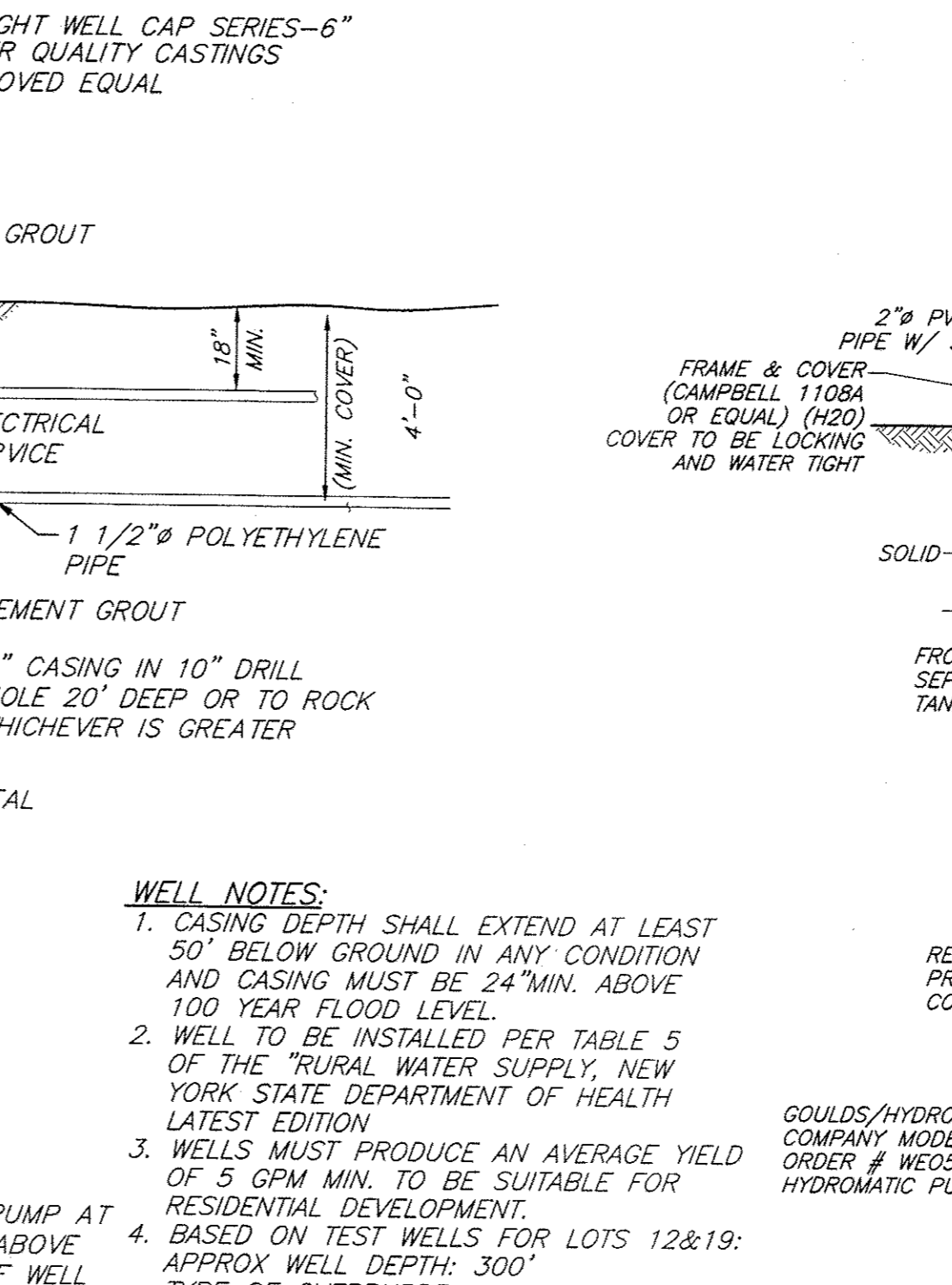
WELL DETAIL
N.T.S.



12-HOLE DISTRIBUTION BOX
N.T.S.

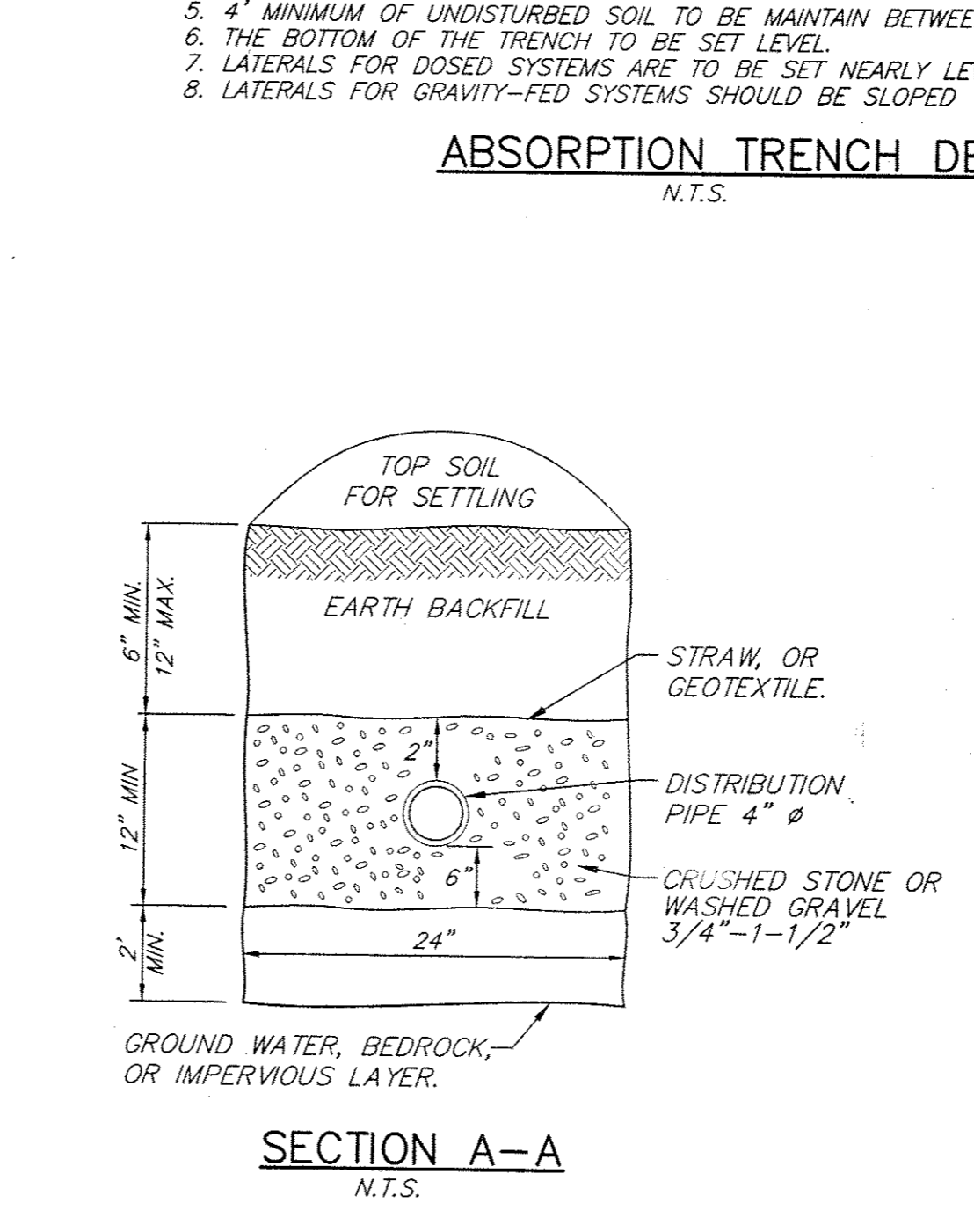
WOODARD'S PRECAST DISTRIBUTION BOX MODEL DB-12 / 12 OUTLETS W/BAFFLE
Concrete Min. Strength: 4,000 psi at 28 days
Reinforcement: Fiber, 10ga. wire mesh
Air Entrainment: 5%
Pipe Connection: Polylok Seal (patented)
Load Rating: 300 psf
Weight = 325 lbs

*NOTE: SOME LOTS MAY REQUIRE A DB-20 SEE DESIGN CHART FOR TOTAL NUMBER OF LATERALS REQUIRED.

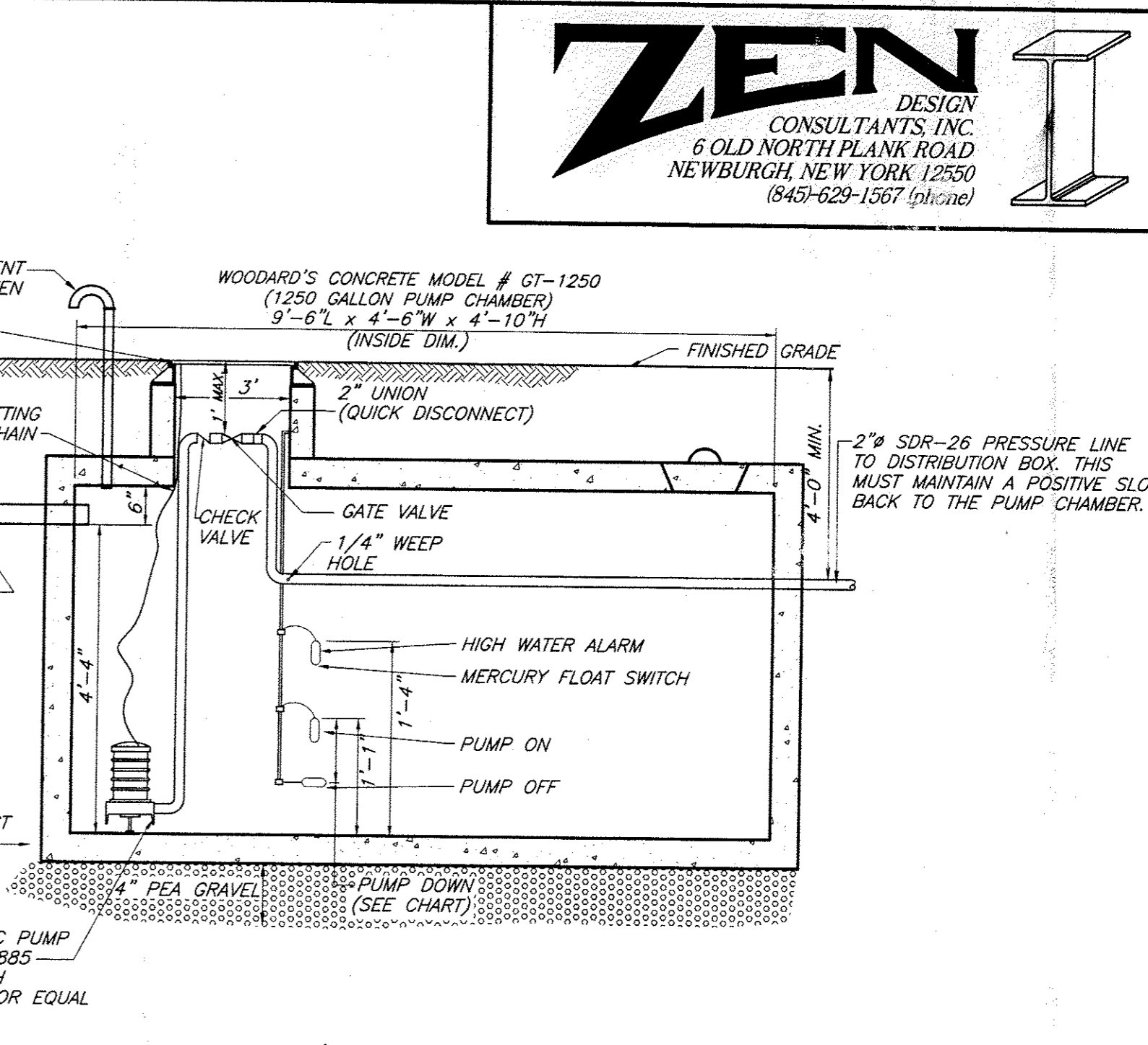


ABSORPTION TRENCH DETAIL
N.T.S.

NOTE:
1. DO NOT INSTALL TRENCHES IN WET SOIL
2. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
3. ENDS OF ALL DISTRIBUTION PIPES MUST BE PLUGGED.
4. TRENCHES TO BE 6" MINIMUM ON CENTER.
5. 4" MINIMUM OF UNDISTURBED SOIL TO BE MAINTAIN BETWEEN TRENCHES.
6. THE BOTTOM OF THE TRENCH TO BE SET LEVEL.
7. LATERALS FOR DOSED SYSTEMS ARE TO BE SET NEARLY LEVEL.
8. LATERALS FOR GRAVITY-FED SYSTEMS SHOULD BE SLOPED 1/16"-1/32" PER FT.



SECTION A-A
N.T.S.



WOODARD'S GT 1250 PUMP CHAMBER (LOTS #4, 5, 6, 10, 12 ONLY)
N.T.S.

PUMP CHAMBER NOTES:
1. CONTRACTOR SHALL DETERMINE LENGTHS OF REQUIRED ELECTRICAL CABLE AND AVAILABLE VOLTAGE PRIOR TO ORDERING EQUIPMENT.
2. ALL WIRING SHALL CONFORM TO NATIONAL ELECTRICAL CODE & LOCAL CODE REQUIREMENTS.
3. THE POWER AND CONTROL WIRING SHALL BE MADE DIRECTLY TO THE CONTROL PANEL WITHOUT AND OUTSIDE SPLICES. AUDIBLE ALARMS AND FLASHING LIGHT.
4. A N.Y.S. PROFESSIONAL ENGINEER MUST CERTIFY TO THE CONSTRUCTION OF THE SYSTEM.
5. QUANTITY DOSED IS BASED UPON 75% OF 4" PIPE AND ASSUMED 50" 2" FORCE MAIN.
6. QUANTITY STORED IS BASED UPON (2) DAYS FLOW.
7. AS-BUILT MUST SHOW FORCE MAIN LOCATION.
8. NO ELECTRICAL CONNECTION OR SPLICES TO BE INSIDE OF TANK

LOT #4 PUMP CHAMBER DATA
PUMP DOWN DEPTH: 5'
STORAGE DEPTH: 3'-0"
DOSE QTY (GALS.): 133
STORAGE QTY (GALS.): 948
MAX. ELEV. DIFFERENTIAL: 20'

LOT #5 PUMP CHAMBER DATA
PUMP DOWN DEPTH: 5.5'
STORAGE DEPTH: 3'-0"
DOSE QTY (GALS.): 147
STORAGE QTY (GALS.): 948
MAX. ELEV. DIFFERENTIAL: 20'

LOT #6 PUMP CHAMBER DATA
PUMP DOWN DEPTH: 7'
STORAGE DEPTH: 3'-0"
DOSE QTY (GALS.): 167
STORAGE QTY (GALS.): 948
MAX. ELEV. DIFFERENTIAL: 20'

LOT #10 PUMP CHAMBER DATA
PUMP DOWN DEPTH: 6'
STORAGE DEPTH: 3'-0"
DOSE QTY (GALS.): 187
STORAGE QTY (GALS.): 985
MAX. ELEV. DIFFERENTIAL: 20'

LOT #12 PUMP CHAMBER DATA
PUMP DOWN DEPTH: 10'
STORAGE DEPTH: 3'-0"
DOSE QTY (GALS.): 267
STORAGE QTY (GALS.): 985
MAX. ELEV. DIFFERENTIAL: 20'

PLANS ARE INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY ENTIRE SET (SHEETS 1-11)

13. REVISED 06/23/16 PER PROPERTY CHANGES
12. REVISED 11/19/08 PER O.C.H.D. COMMENTS
11. REVISED 9/29/08 PER O.C.H.D. COMMENTS
10. REVISED 9/06/08 PER O.C.H.D. WITNESSED FIELD TESTING.
9. REVISED 12/10/07 PER O.C.H.D. COMMENTS.
8. REVISED 10/12/07 PER O.C.H.D. COMMENTS.
7. REVISED 11/27/06 PER PLANNING BOARD COMMENTS.
6. REVISED 11/13/06 PER PLANNING BOARD COMMENTS.
5. REVISED 09/19/06 PER PLANNING BOARD COMMENTS.
4. REVISED 07/07/06 PER PLANNING BOARD COMMENTS.
3. REVISED 02/14/06 PER PLANNING BOARD COMMENTS.
2. REVISED 09/01/05 PER TOWN COMMENTS.
1. REVISED 05/11/05 PER TOWN BOARD COMMENTS.

ENGINEER
WILLIAM J. MOREAU, P.E.

LANDS OF TARBEN INC.
15 LOT SUBDIVISION/LOT LINE CHANGE
MISC DETAILS - 1
SBL: 6-1-(19,21) & 17-2-110
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE: 9/14/04
SCALE: NTS
JOB NUMBER: 23078-TAR
SHEET NUMBER: 7 OF 11

CLEARING NOTES:

1. THE CLEARING LIMIT SHALL BE SURVEYED AND EROSION CONTROL FENCING AND TREE FENCING SHALL BE INSTALLED BEFORE THE START OF CONSTRUCTION.
2. ADDITIONAL LANDSCAPE NOTES ARE LOCATED ON THE LANDSCAPE PLAN PAGES.

CATCH BASIN SCHEDULE

CATCH BASIN #	RIM ELEV.	INV. IN	FROM	INV. IN	FROM	INV. OUT	OUT TO	PIPE LENGTH, SIZE & SLOPE
CB7	504.00	500.00	CB5	-----	-----	500.00	CB8	22 LF-30" @ 2.0%
CB8	504.00	499.56	CB7	-----	-----	499.56	CB10	230 LF-24" @ 7.5%
CB9	486.25	-----	-----	-----	-----	482.69	CB10	22 LF-15" @ 2.0%
CB10	486.25	482.25	CB8	482.25	CB9	473.34	ES(PD1)	97 LF-24" @ 1.0%
		473.34	CB12	-----	-----	-----	-----	-----
ES	-----	-----	-----	-----	-----	472.37	-----	-----
CB11	478.13	-----	-----	-----	-----	474.57	CB12	22 LF-18" @ 2.0%
CB12	478.13	474.13	CB11	-----	-----	474.13	CB10	158 LF-18" @ 0.5%
CB13	469.44	-----	-----	-----	-----	466.44	CB14	22 LF-18" @ 2.0%
CB14	469.44	466.00	CB13	-----	-----	466.00	CB16	246 LF-18" @ 3.1%
CB15	461.25	-----	-----	-----	-----	458.81	CB16	22 LF-18" @ 2.0%
CB16	461.25	458.37	CB14	458.37	CB15	457.77	ES(PD2)	30 LF-24" @ 2.0%
ES	-----	-----	-----	-----	-----	457.77	-----	-----

LEGEND

- PROPOSED CONTOURS
- CONTOURS
- PROPOSED DRAINAGE SWALE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- FEDERAL WETLANDS
- PROPOSED WELL
- EXISTING WELL
- PROPOSED HOUSE
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PROPOSED PUMP CHAMBER
- PROP. ROOF DRAIN OUTLET
- PROP. FOOTING DRAIN OUTLET
- PROP. CURB BOX LOCATION

13. REVISED 06/23/16 PER PROPERTY CHANGES
12. REVISED 11/19/08 PER O.C.H.D. COMMENTS
11. REVISED 09/29/08 PER O.C.H.D. COMMENTS
10. REVISED 08/06/08 PER O.C.H.D. WITNESSED FIELD TESTING.
9. REVISED 12/10/07 PER O.C.H.D. COMMENTS.
8. REVISED 10/12/07 PER O.C.H.D. COMMENTS.
7. REVISED 11/27/06 PER PLANNING BOARD COMMENTS.
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5. REVISED 09/19/06 PER PLANNING BOARD COMMENTS.
4. REVISED 07/07/06 PER PLANNING BOARD COMMENTS.
3. REVISED 02/14/06 PER PLANNING BOARD COMMENTS.
2. REVISED 09/01/05 PER TOWN COMMENTS.
1. REVISED 05/11/05 PER TOWN BOARD COMMENTS.

 ENGINEER WILLIAM J. MOREAU, P.E.	LANDS OF TARBEN INC. 15 LOT SUBDIVISION/LOT LINE CHANGE GRADING & DRAINAGE PLAN- 1 SBL: 6-1-(19,21) & 17-2-110 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
	DATE	SCALE	JOB NUMBER
3/1/04	1" = 60'	2307B-TAR	SHEET NUMBER
			8 of 11

NOT FOR O.C.H.D. REVIEW OR APPROVAL

PLANS ARE INCOMPLETE AND
 INVALID UNLESS ACCOMPANIED
 BY ENTIRE SET (SHEETS 1-11)



LANDS N/F MAZZOLA 6-1-41.2

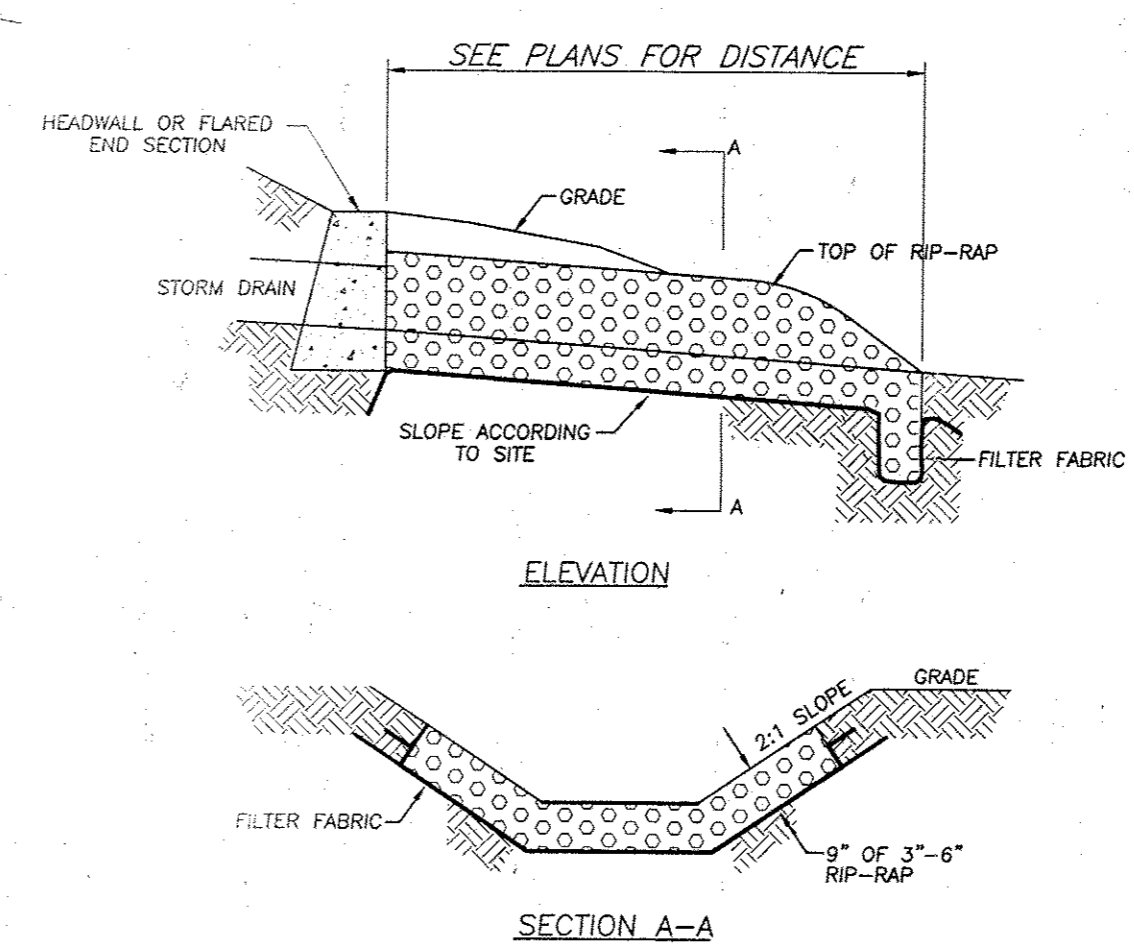
CLEARING NOTES:

1. THE CLEARING LIMIT SHALL BE SURVEYED AND EROSION CONTROL FENCING AND TREE FENCING SHALL BE INSTALLED BEFORE THE START OF CONSTRUCTION.
2. ADDITIONAL LANDSCAPE NOTES ARE LOCATED ON THE LANDSCAPE PLAN PAGES.

CATCH BASIN SCHEDULE									
CATCH BASIN #	RIM ELEV.	INV. IN	FROM	INV. IN	FROM	INV. OUT	OUT TO	PIPE LENGTH, SIZE & SLOPE	
CB1	536.00					532.00	CB2	22 LF-15" @ 2.0%	
CB2	536.00	531.56	CB1			531.56	CB4	235 LF-18" @ 6.7%	
CB3	519.75	515.37	CB4			515.37	CB5	338 LF-24" @ 1.0%	
CB4	519.75	515.81	CB2			515.81	CB3	22' LF-18" @ 2.0%	
CB5	515.00	511.99	CB3	511.99	CB6	511.99	CB7	228 LF-24" @ 5.3%	
CB6	515.00					512.43	CB5	22 LF-15" @ 2.0%	

LEGEND

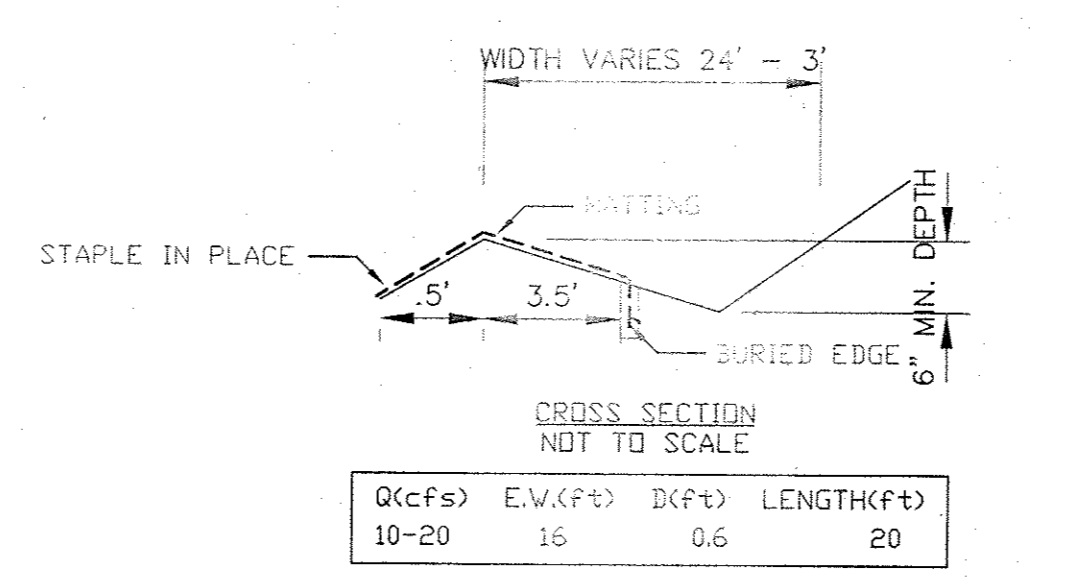
- PROPOSED CONTOURS
- CONTOURS
- PROPOSED DRAINAGE SWALE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- FEDERAL WETLANDS
- PROPOSED WELL
- EXISTING WELL
- PROPOSED HOUSE
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PROPOSED PUMP CHAMBER
- PROP. ROOF DRAIN OUTLET
- PROP. FOOTING DRAIN OUTLET
- PROP. CURB BOX LOCATION



RIP RAP OUTLET PROTECTION
 N.T.S.

NOT FOR O.C.H.D. REVIEW OR APPROVAL

PLANS ARE INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY ENTIRE SET (SHEETS 1-11)



LEVEL SPREADER DETAIL
 NOT TO SCALE

1. THE MATTING SHOULD BE A MINIMUM OF 4FT. WIDE EXTENDING 6 INCHES OVER THE LIP AND BURIED 6 INCHES DEEP IN A VERTICAL TRENCH ON THE LOWER EDGE. THE UPPER EDGE SHOULD BUTT AGAINST SMOOTHLY CUT SOD AND BE SECURELY HELD IN PLACE WITH CLOSELY SPACED HEAVY DUTY WIRE STAPLES AT LEAST 12 INCHES IN LENGTH.
2. ENSURE THAT THE LIP IS LEVEL TO UNIFORMLY SPREAD DISCHARGE.
3. THE LIP SHALL BE CONSTRUCTED ON UNDISTURBED SOIL NOT FILL.
4. A 20 FOOT TRANSITION SECTION WILL BE CONSTRUCTED FROM THE DIVERSION CHANNEL TO THE SPREADER TO SMOOTHLY BLEND THE DIFFERENT DIMENSION AND GRADES.
5. THE RUNOFF DISCHARGE WILL BE OUTLETED ONTO A STABILIZED VEGETATED SLOPE NOT EXCEEDING 10%.
6. SEED AND MULCH THE DISTURBED AREA IMMEDIATELY AFTER CONSTRUCTION.

ENGINEER
 WILLIAM J. MORREAU, P.E.

LANDS OF TARBEN INC.
15 LOT SUBDIVISION/LOT LINE CHANGE
GRADING & DRAINAGE PLAN-2
 SBL: 6-1-(19,21) & 17-2-110
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

LEGEND

- PROPOSED CONTOURS
- CONTOURS
- PROPOSED DRAINAGE SWALE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- FEDERAL WETLANDS
- PROPOSED WELL
- EXISTING WELL
- PROPOSED HOUSE
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PROPOSED PUMP CHAMBER
- PROP. ROOF DRAIN OUTLET
- PROP. FOOTING DRAIN OUTLET
- PROP. CURB BOX LOCATION

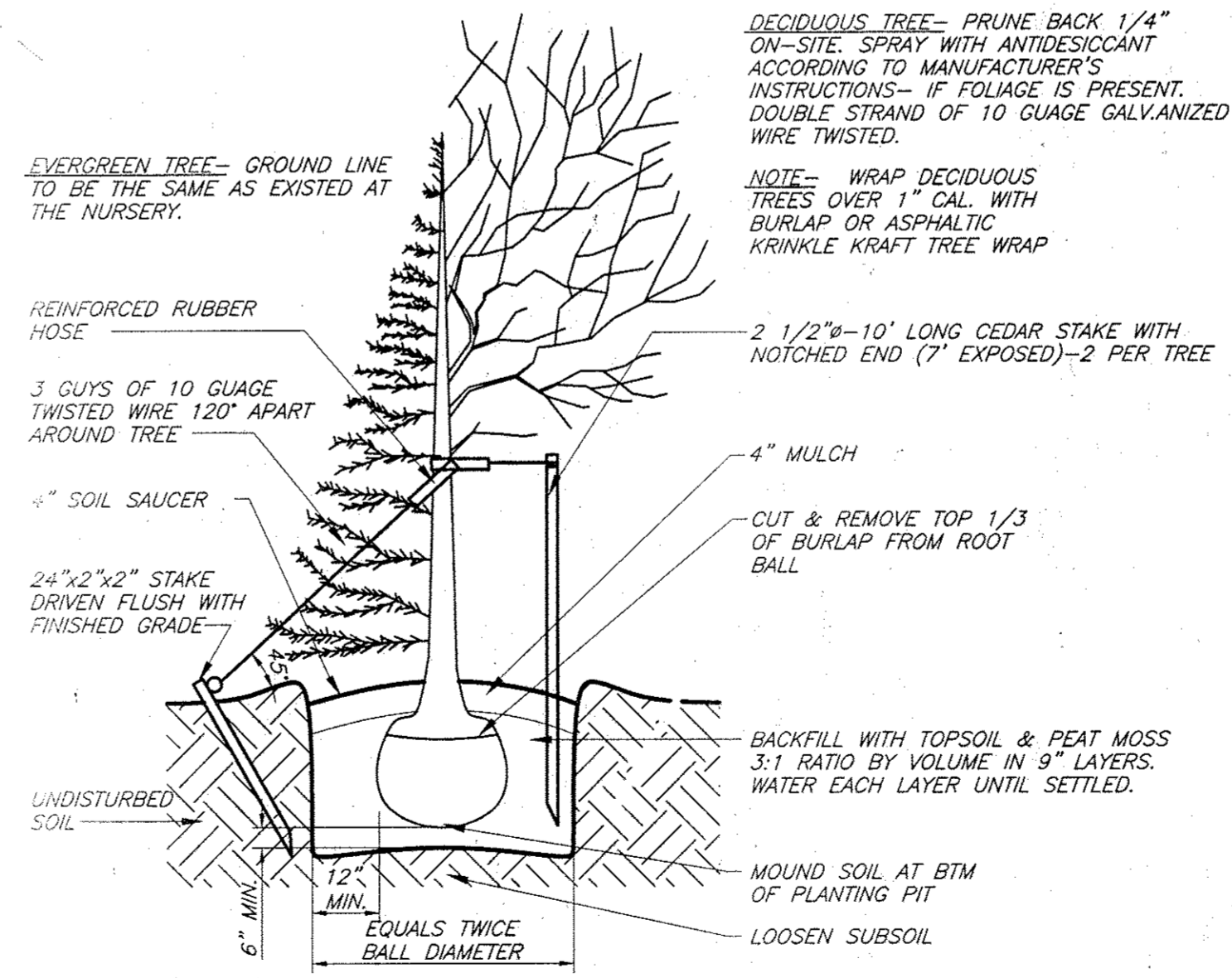
LANDSCAPING CHART

QTY (#)	LOT (#)	SM. PND. I.G. PND.	COMMON NAME	SPACING
BASE OF POND (BARE ROOT PLANTS)				
6	102		DUCKWEED	2'-6"
6	102		BUSHY BEARDGRASS	2'-6"
6	102		ARROW ARUM	2'-6"
6	102		SWEET FLAG	2'-6"
SIDES OF POND				
10	31		SPECKLED ALDER	10'-0"
10	31		RED CHOKE BERRY	10'-0"
10	31		LARCH TAMARACK	10'-0"
10	31		BLACK WILLOW	10'-0"
STREET TREES (MIXED)				
47			SUGAR MAPLE	40'-0"
48			RED OAK	40'-0"

NUMBER	SPECIES	DIA.	CONDITION
2	RED OAK	24"	GOOD, SOME DEAD WOOD
3	RED OAK	18"	SLIGHT LEAN, GOOD
5	RED OAK	20"	GOOD, SOME DEAD WOOD
6	RED OAK	22"	GOOD TREE
7	RED OAK	36"	MULTI-TRUNK, GOOD
9	RED OAK	26"	GOOD TREE
10	RED OAK	18"	GOOD TREE
11	RED OAK	22"	SOME ROT IN TRUNK
12	WHITE OAK	20"	HOLLOW LEAN, POOR
13	BURR OAK	22"	GOOD TREE
14	RED OAK	18"	NICE TREE
15	RED OAK	24"	BUTT ROT, LEAN
16	BEECH	16"	MULTI-STEM
17	RED OAK	22"	GOOD TREE
18	HICKORY	18"	GOOD TREE
19	WHITE OAK	18"	NICE YOUNG TREE
20	RED OAK	18"	DEADWOOD
22	BEECH	18"	WOUND AT BASE
23	SUGAR MAPLE	20"	LARGE SPLIT IN TRUNK
24	SUGAR MAPLE	16"	NICE YOUNG TREE
25	HICKORY	18"	GOOD TREE
26	RED OAK	16"	GOOD TREE
27	SUGAR MAPLE	18"	GOOD TREE
30	RED OAK	18"	SOME DEADWOOD
31	RED OAK	18"	GOOD, SOME DEADWOOD
33	BEECH	20"	SPECIMEN TREE
34	BEECH	20"	NICE TREE, LEAN
35	RED OAK	18"	GOOD, SOME DEADWOOD
36	BURR OAK	18"	GOOD TREE
37	RED OAK	20"	FAIR, SOME CRACKS
39	RED OAK	18"	GOOD, LEAN
40	BLACK BIRCH	18"	GOOD TREE
41	RED OAK	18"	GOOD TREE
42	WHITE PINE	24"	SPECIMEN TREE
43	ROCK OAK	18"	LEAN, OK
44	BLACK BIRCH	18"	NICE TREE
45	RED OAK	18"	GOOD TREE
46	RED OAK	21"	MULTI-STEM, GOOD
47	RED OAK	24"	LEAN, OK
48	RED OAK	22"	SOME DEADWOOD
49	SUGAR MAPLE	16"	NICE TREE
50	SUGAR MAPLE	16"	NICE TREE
51	WHITE OAK	18"	GOOD TREE
52	WHITE OAK	18"	GOOD TREE
53	WHITE OAK	20"	SPECIMEN TREE
54	RED OAK	18"	GOOD TREE
55	TULIP	18"	TRIPLE TRUNK
56	HEMLOCK	16"	GOOD TREE
57	HEMLOCK	18"	GOOD TREE
58	BLACK BIRCH	18"	NICE TREE
59	SYCAMORE	18"	GOOD TREE
60	SYCAMORE	22"	SPECIMEN TREE
61	SYCAMORE	20"	SPECIMEN TREE
62	RED OAK	16"	ONE-SIDED
63	WHITE OAK	18"	GOOD TREE
64	RED OAK	18"	SLIGHT LEAN
65	TULIP	20"	GOOD TREE
66	TULIP	16"	GOOD TREE
67	SYCAMORE	18"	GOOD TREE
68	TULIP	18"	SOME ROT
69	HICKORY	16"	GOOD TREE
70	RED OAK	26"	MULTI-STEM, GOOD
71	RED OAK	16"	GOOD TREE
72	RED OAK	16"	GOOD TREE
73	BLACK BIRCH	18"	NICE TREE
74	RED OAK	18"	NICE TREE
75	BEECH	18"	SPECIMEN TREE
76	RED OAK	18"	MULTI-STEM, OK
77	TULIP	20"	GOOD TREE
78	RED OAK	16"	GOOD TREE
79	BEECH	18"	SPECIMEN TREE
80	RED OAK	18"	SMALL SCAR ON TRUNK
81	RED OAK	16"	SOME DEADWOOD
83	RED OAK	18"	GOOD TREE
84	RED OAK	20"	GOOD TREE
85	RED OAK	21"	SPECIMEN TREE
86	RED OAK	18"	SOME DEADWOOD

LANDSCAPING NOTES:

- CARE SHOULD BE TAKEN TO PRESERVE TREES OF 15" OR LARGER, WHERE POSSIBLE.
- ALL PLANTS SHALL CONFORM TO GUIDELINES SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK.
- ALL DISTURBED AREAS SHOULD BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL. EXISTING TOPSOIL SHOULD BE STRIPPED AND STOCKPILED TO BE USED FOR FINISH GRADING.
- ALL PLANTS SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS.
- PLANTS THAT ARE MISSING OR ARE MORE THAN 25% DEAD SHOULD BE REPLACED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS ON THESE PLANS. THIS ALSO INCLUDES PLANTS THAT APPEAR UNHEALTHY OR HAVE LOST THEIR SHAPE. ANY TREE THAT LOOSES ITS MAIN LEADER SHALL BE REPLACED.
- PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECTURAL CONSULTANT FOR THE TOWN OF NEWBURGH UPON COMPLETION OF WORK AND DURING EVERY GROWING SEASON FOR A PERIOD OF TWO YEARS. PLANTS THAT NEED REPLACEMENT SHALL BE NOTED ON AN INSPECTION REPORT AND MUST BE REPLACED WITHIN TWO MONTHS OF THE RECEIPT OF THE INSPECTION REPORT OR WITHIN TWO MONTHS FROM THE NEXT FOLLOWING GROWING SEASON.
- THE CLEARING LIMIT SHALL BE SURVEYED AND EROSION CONTROL FENCING AND TREE FENCING SHALL BE INSTALLED BEFORE THE START OF CONSTRUCTION.



STREET TREE PLANTING DETAIL

NOTE: TREES TO BE SPACED ALONG ROADSIDE AT NO MORE THAN 40' O.C. TREES TO HAVE A MIN. CALIPER OF 2". TREE SPECIES TO BE A COMBINATION OF THE FOLLOWING:
1. SUGAR MAPLE
2. RED OAK

NOT FOR O.C.H.D. REVIEW OR APPROVAL

PLANS ARE INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY ENTIRE SET (SHEETS 1-11)

TREE LOCATION NOTES:

- TREE LOCATIONS AND INVENTORY BY HUDSON VALLEY HORTICULTURAL SERVICES INC., 19 WINDWOOD DRIVE, NEWBURGH, NY 12550 ON 12/17/2005.
- MISSING NUMBERS IN TREE LIST REFER TO CONTROL POINTS THAT WERE USED FOR LOCATION PURPOSES.

- REVISED 06/23/16 PER PROPERTY CHANGES
- REVISED 11/19/08 PER O.C.H.D. COMMENTS
- REVISED 09/28/08 PER O.C.H.D. COMMENTS
- REVISED 08/06/08 PER O.C.H.D. WITNESSED FIELD TESTING.
- REVISED 12/10/07 PER O.C.H.D. COMMENTS
- REVISED 10/12/07 PER O.C.H.D. COMMENTS
- REVISED 11/23/06 PER PLANNING BOARD COMMENTS
- REVISED 11/13/06 PER PLANNING BOARD COMMENTS
- REVISED 08/19/06 PER PLANNING BOARD COMMENTS
- REVISED 07/07/06 PER PLANNING BOARD COMMENTS
- REVISED 02/14/06 PER PLANNING BOARD COMMENTS
- REVISED 08/01/05 PER TOWN COMMENTS
- REVISED 05/11/05 PER TOWN BOARD COMMENTS

ENGINEER
WILLIAM J. MORREAU, P.E.

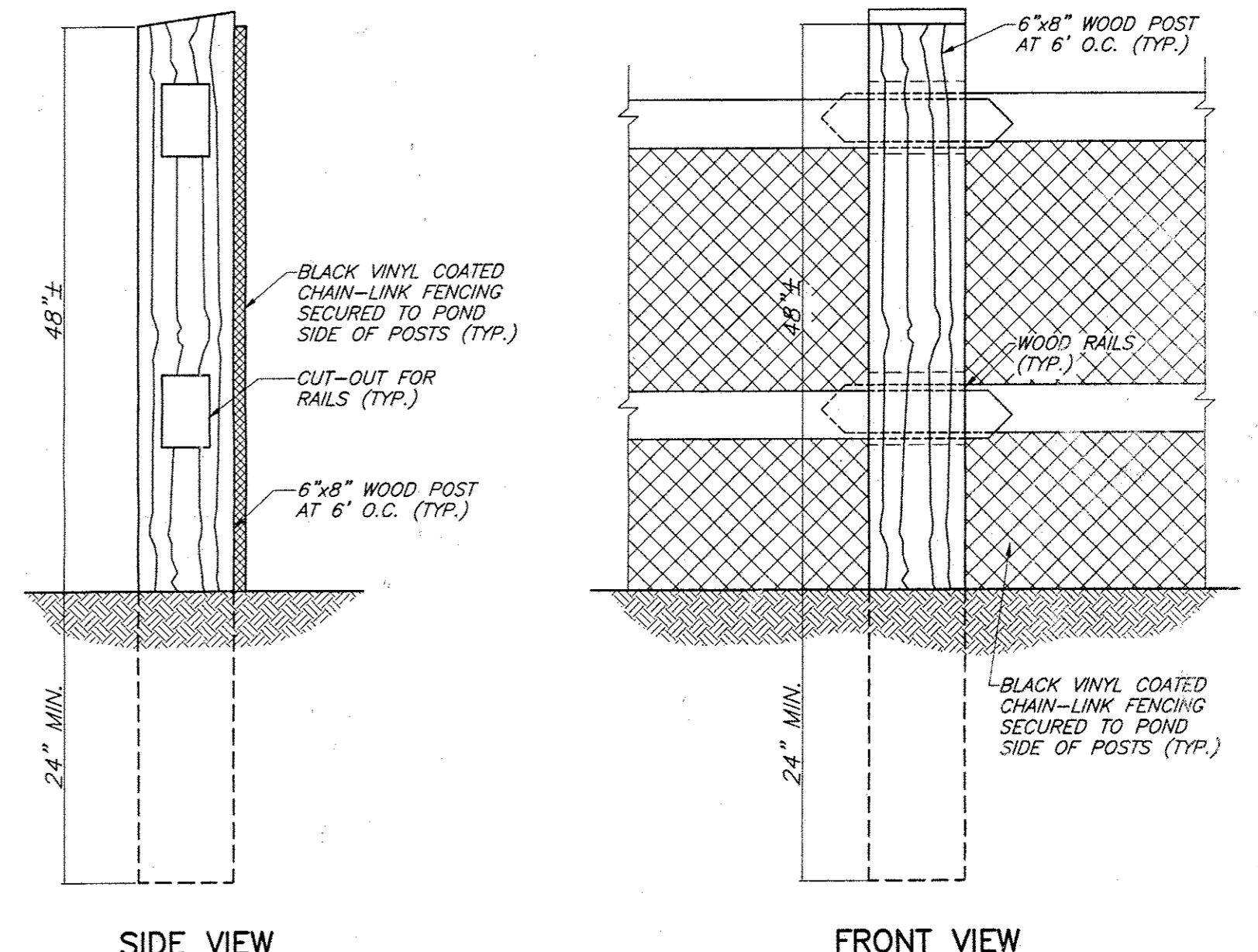
LANDS OF TARBEN INC.
15 LOT SUBDIVISION/LOT LINE CHANGE
LANDSCAPING PLAN- 1
SBL: 6-1-(19,21) & 17-2-110
TOWN OF NEWBURGH, ORANGE COUNTY, NY

PERFORMANCE SECURITY NOTE:

A. 1. Pursuant to 185-57 (L), together with 163-9 (B) [incorporated therein by reference], as well as 185-50 (D), this approval shall be subject to the applicant posting, with the Town Clerk, a performance security, in an amount to be fixed by the town board upon recommendation of the town's landscape consultant in order to secure timely completion and appropriate maintenance of the landscaping improvements depicted on the plans, satisfactory to the Town Board, Town Engineer and Town Attorney as to form, sufficiency, manner of execution and surety. The performance security shall recite that all improvements secured thereby shall be completed within three year(s) of this approval and maintained for a period of two years thereafter. The Town's Landscape Architect, is hereby authorized to periodically inspect the site in order to insure compliance with this condition. A separate inspection fee in an amount in accordance with Section 104-2 (G)(6) shall be submitted and deposited in an escrow account to cover the cost of the Town's Landscape Architect services. The applicant shall be required to pay the required landscaping security to the town before any building permit for any building or structure within the subdivided lands is issued. The amount of the landscape security may be adjusted (upon recommendation of the Town's landscape consultant) if, due to changes in the market pricing of the required landscape materials, warrants. The applicant shall be required to pay the required landscaping inspection fee in the amount of \$1,000 to the town before the plans are signed.



LEGEND	
	PROPOSED CONTOURS
	CONTOURS
	PROPOSED DRAINAGE SWALE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	BUILDING SETBACKS
	FEDERAL WETLANDS
	PROPOSED WELL
	EXISTING WELL
	PROPOSED HOUSE
	PROPOSED D-BOX
	PROPOSED SEPTIC TANK
	PROPOSED PUMP CHAMBER
	PROP. ROOF DRAIN OUTLET
	PROP. FOOTING DRAIN OUTLET
	PROP. CURB BOX LOCATION



WOOD SPLIT-RAIL FENCE DETAIL
N.T.S.

NOT FOR O.C.H.D. REVIEW OR APPROVAL

PLANS ARE INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY ENTIRE SET (SHEETS 1-11)

- 13. REVISED 06/23/16 PER PROPERTY CHANGES
- 12. REVISED 11/19/08 PER O.C.H.D. COMMENTS
- 11. REVISED 09/29/08 PER O.C.H.D. COMMENTS
- 10. REVISED 08/06/08 PER O.C.H.D. WITNESSED FIELD TESTING
- 9. REVISED 12/10/07 PER O.C.H.D. COMMENTS
- 8. REVISED 10/12/07 PER O.C.H.D. COMMENTS
- 7. REVISED 11/27/06 PER PLANNING BOARD COMMENTS
- 6. REVISED 11/13/06 PER PLANNING BOARD COMMENTS
- 5. REVISED 09/19/06 PER PLANNING BOARD COMMENTS
- 4. REVISED 07/07/06 PER PLANNING BOARD COMMENTS
- 3. REVISED 02/14/06 PER PLANNING BOARD COMMENTS
- 2. REVISED 09/01/05 PER TOWN COMMENTS
- 1. REVISED 05/11/05 PER TOWN BOARD COMMENTS

	ENGINEER WILLIAM J. MOREAU, P.E.	LANDS OF TARBEN INC. 15 LOT SUBDIVISION/LOT LINE CHANGE LANDSCAPING PLAN-2 SBL: 6-1-(19,21) & 17-2-110 TOWN OF NEWBURGH, ORANGE COUNTY, NY
	DATE: 3/1/04 SCALE: 1" = 60' JOB NUMBER: 23078-TAR SHEET NUMBER: 11 OF 11	