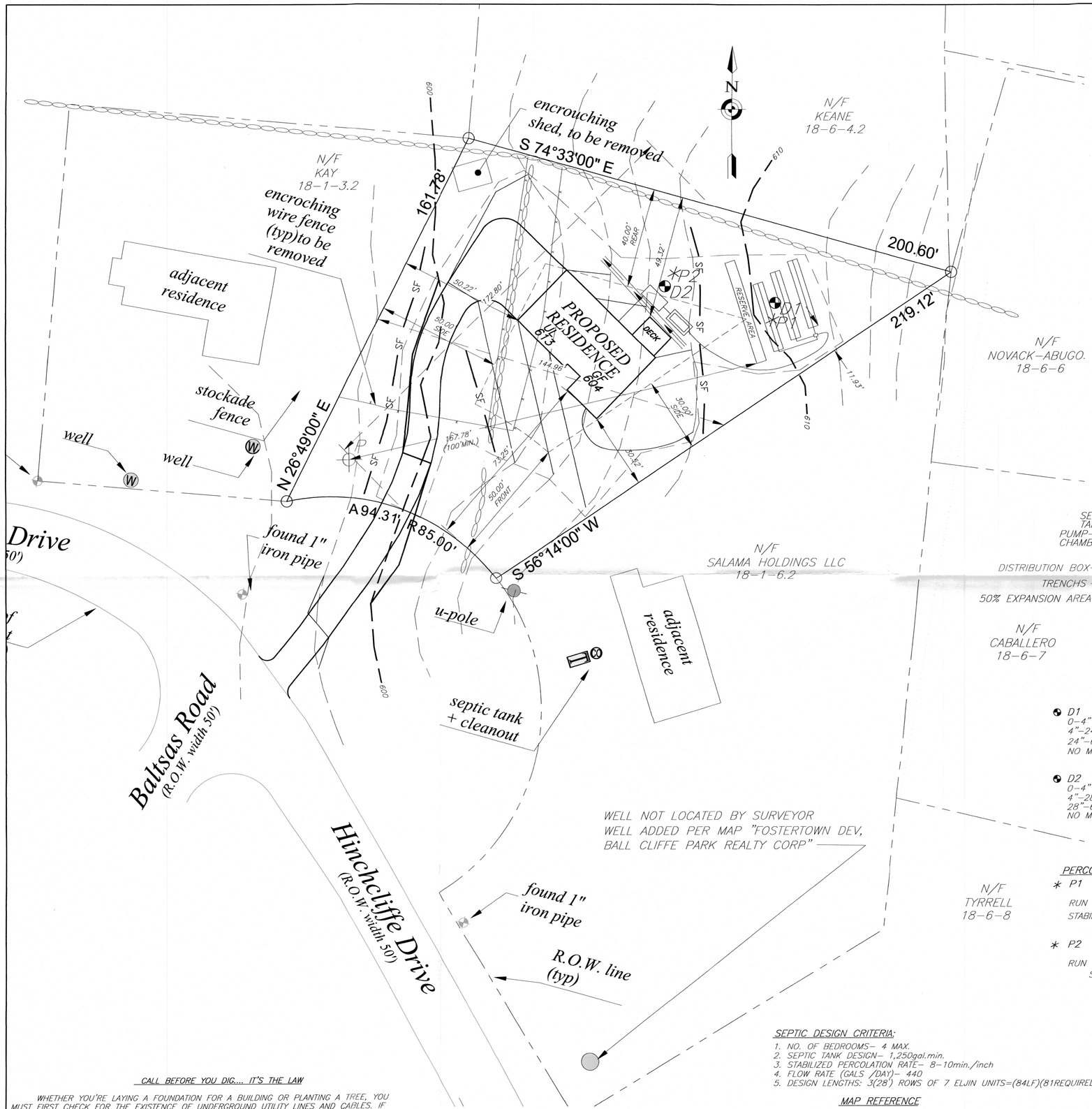
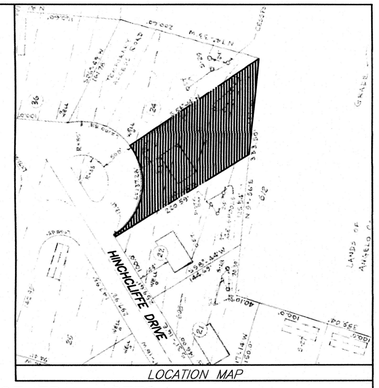


ZONING SCHEDULE

ZONE: R-2	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000SF	*23,077SF
MINIMUM LOT WIDTH (feet)	150'	*140'
MINIMUM LOT DEPTH (feet)	150'	170'
MINIMUM YARDS (feet)		
FRONT	50'	73'
REAR	40'	49'
SIDE		
ONE	30'	30'
BOTH	80'	80'
MAXIMUM LOT BUILDING COVERAGE	15%	7%
MAXIMUM LOT SURFACE COVERAGE	30%	20%
MAXIMUM BUILDING HEIGHT	35'	<35'

* EXISTING NON CONFORMING, VARIANCE REQUIRED



LOCATION MAP

LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- EXISTING CONTOURS (2')
- EXISTING CONTOURS (10')
- CONTOURS PROPOSED (2')
- CONTOURS PROPOSED (10')
- SF — SILT FENCE
- STONEWALL
- SWALE
- WELL EXISTING
- P — WELL PROPOSED
- HOUSE EXISTING
- HOUSE PROPOSED

SEPTIC TANK
PUMP CHAMBER
DISTRIBUTION BOX
TRENCHS
50% EXPANSION AREA

*P# — PERCOLATION TEST
D# — DEEP TEST

DEEP TEST

D1 — 64" DEEP — 05/24/2021
0-4" TOPSOIL
4"-24" GRAVELY LOAM
24"-64" CLAY LOAM W/ GRAVEL
NO MOTTLING, NO WATER, NO ROCK

D2 — 64" DEEP — 05/24/2021
0-4" TOPSOIL
4"-28" GRAVELY LOAM
28"-64" CLAY LOAM W/GRAVEL
NO MOTTLING, NO WATER, NO ROCK

PERCOLATION TEST

* P1 — 24" DEEP — 05/26/2021

	1	2	3
RUN	18:17	19:00	20:23

STABILIZED PERCOLATION RATE: 21 MINUTES /INCH

* P2 — 24" DEEP — 05/26/2021

	1	2	3	4	5
RUN	2:09	3:10	4:05	5:12	6:20

STABILIZED PERCOLATION RATE: 7 MINUTES /INCH

SEPTIC SYSTEM GENERAL NOTES:

1. ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY WELL.
2. SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE 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 ABSORPTION FIELD.
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 TO BE INSTALLED IN WET SOIL.
6. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
7. GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION BOX.
8. DISTRIBUTION LINES ARE TO BE CAPPED.
9. THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER.
10. ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS SEED & MULCH.
11. NO SEWAGE SYSTEM SHALL BE PLACED WITHIN 35' OF ANY WATER COURSE DRAINAGE DITCH.
12. ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE SYSTEM.
13. 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.
14. THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
15. 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.
16. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE 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.
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.

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.

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 SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

SEPTIC DESIGN CRITERIA:

1. NO. OF BEDROOMS- 4 MAX.
2. SEPTIC TANK DESIGN- 1,250gal.min.
3. STABILIZED PERCOLATION RATE- 8-10min./inch
4. FLOW RATE (GALS /DAY)- 440
5. DESIGN LENGTHS: 3(28') ROWS OF 7 ELJIN UNITS=(84LF)(81REQUIRED)

MAP REFERENCE

EXISTING PROPERTY LINES PER A SURVEY PERFORMED BY JONATHAN N. MILLEN, LLS PERFORMED APRIL 2021

CALL BEFORE YOU DIG.... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY- TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811

REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:
1	10/19/21	RBM	ZONING BOARD APPLICATION

ENGINEER

STATE OF NEW YORK · CHARLES T. BROWN · 065996 · LICENSED PROFESSIONAL ENGINEER

CHARLES T. BROWN,P.E.

TALCOTT ENGINEERING DESIGN PLLC
1 GARDNERTOWN ROAD
NEWBURGH, NY 12550
(845)-569-8400
(FAX)(845)-569-4583
TALCOTTDESIGN12@GMAIL.COM

SITE PLAN FOR
MOSSGARDEN PROPERTIES LLC
HINCLIFFE DRIVE, SBL: 18-1-4.2
TOWN OF NEWBURGH, ORANGE COUNTY NY 12550

DATE	SCALE	JOB NUMBER	SHEET NUMBER
08/26/2021	1"=20'	21133-MMR	1 OF 1