

CALLAS MINOR 2-LOT SUBDIVISION

CALLAS SUBDIVISION
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

APPLICANT: DAVID AND CORINNE CALLAS
OWNER: DAVID AND CORINNE CALLAS
168 PRESSLER ROAD
WALKKILL, NEW YORK 12586

SECTION: 3, BLOCK: 1, LOT: 144
REFERENCE MAP # 174-96

SITE CIVIL ENGINEER
FINE & ASSOCIATES

ENGINEERING & PLANNING
152 MAIN STREET
GOSHEN, NEW YORK 10924
845-294-1830
845-294-1832 - FAX

SURVEYOR:
HERITAGE LAND SURVEYING, P.C.

P.O. BOX 579
PLATTEKILL, NEW YORK 12568
845-562-4148
845-562-4148 - FAX



DESIGN BASIS (LOT 2):

1. NO OF BEDROOM - 4
2. DAILY FLOW - 520 G.P.D.
3. SEPTIC TANK CAPACITY - 1,250 GAL.
4. STABILIZED PERCOLATION RATE - 25MIN 35 SEC /INCH
5. REQUIRED LENGTH OF ABSORPTION TRENCH:
433 - LINEAL FEET REQUIRED
480 - LINEAL FEET PROVIDED

PERCOLATION DATA:

LOT#2 - 8/22/11

PH1 - 28" DEEP

R1	12:20:15	-	12:31:10	10MIN 55 SEC
R2	12:32:10	-	12:53:45	21MIN 35 SEC
R3	12:54:30	-	1:16:40	22MIN 10 SEC

PH2 - 30" DEEP

R1	1:23:20	-	1:37:20	14MIN 00 SEC
R2	1:38:00	-	1:54:15	16MIN 15 SEC
R3	1:55:45	-	2:21:20	25MIN 35 SEC

DEEP PIT DATA

LOT#2 - 8/22/11

DP #1 - 6'-3" DEEP

0" - 4" TOPSOIL
4" - 20" SILTY LOAM WITH TRACE CLAY
20" - 75" COMPACT TO COARSE CLAYISH SILT WITH TRACE CLAY
NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DP #2 - 6'-6" DEEP

0" - 6" TOPSOIL
6" - 24" SILTY LOAM WITH TRACE CLAY
20" - 75" COMPACT TO COARSE CLAYISH SILT WITH TRACE CLAY
NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

ZONING COMPLIANCE:

ZONING DISTRICT: "AR"
TOTAL AREA: 3,306

ITEM	REQUIRED TWO - FAMILY	LOT #1	REQUIRED SINGLE FAMILY	LOT #2
LOT AREA	100,000 SQ. FT.	101,429 SQ. FT.	40,000 SQ. FT.	42,580 SQ. FT.
LOT WIDTH	200 FT.	268.0'	150 FT.	176.8'
LOT DEPTH	150 FT.	380.1'	150 FT.	275.6'
FRONT YARD	50 FT.	114.7'	50 FT.	160.5'
REAR YARD	40 FT.	61.2'	50 FT.	80.4'
ONE SIDE	30 FT.	36.8'	30 FT.	41.6'
BOTH SIDES	80 FT.	236.1'	80 FT.	93.5'
BLDG. HGT. MAX.	35 FT.	28 FT.	35 FT.	28 FT.
BUILDABLE	5000	<5000	5000	<5000
HABITABLE FL. AREA	900 SQ. FT.	2,650 SQ. FT.	900 SQ. FT.	4,800 SQ. FT.
LOT BLDG. CVG.	20%	1.3%	10%	5.6%
LOT SURFACE CVG.	40%	1.5%	20%	6.0%
MIN. BLD AREA	10,000 SQ. FT.	12,000 SQ. FT.	10,000 SQ. FT.	12,950 SQ. FT.

LIST OF DRAWINGS

NO.	TITLE
1	SUBDIVISION PLAN
2	DETAIL SHEET

NO.	DATE	REVISIONS	CHK BY
1	2/28/12	PLANNING BOARD MTG. 2/16/12	J.F.

WARNING: IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THESE PLANS IN ANY WAY. IF ALTERATION TO THESE PLANS ARE MADE, THE ALTERATIONS SHALL BE MADE IN ACCORDANCE WITH 145-SUBSECTION 7.209 OF THE NEW YORK STATE EDUCATION LAW.

DESIGN BY: J.F.	DRAWN BY: D.D.	APPROVED BY: J.F.
JOB NO. 11-038	SCALE 1" = 60'-0"	
DATE 1-30-12	REVISION	

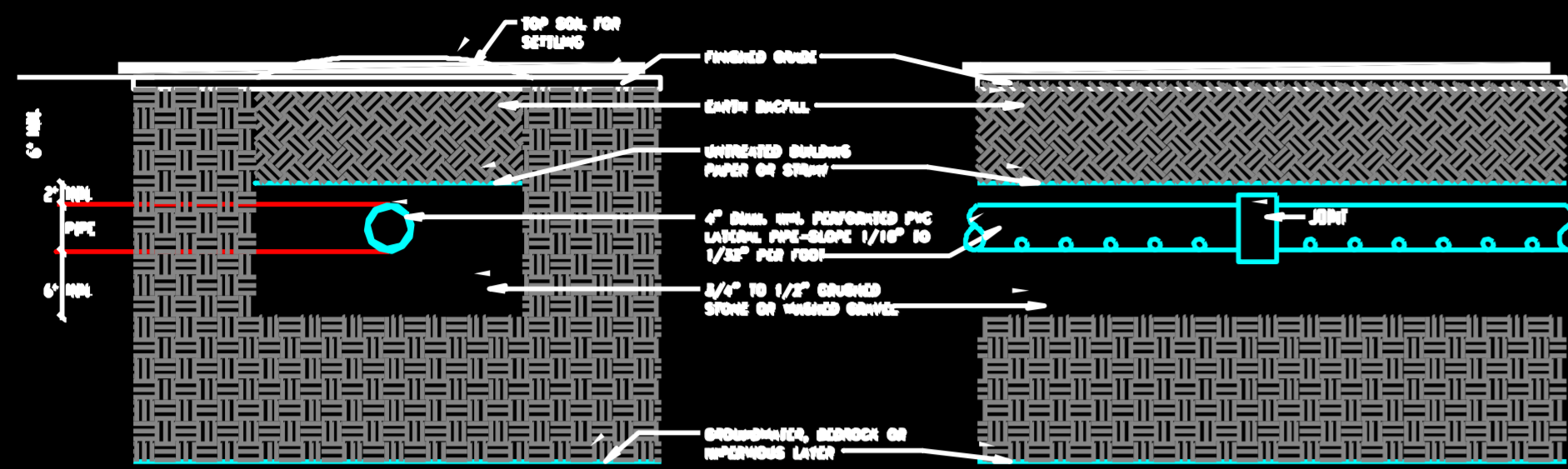
SIGNATURE _____ DATE _____

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CALLAS SUBDIVISION
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
SECTION: 3, BLOCK: 1, LOT: 144
SUBDIVISION PLAN

SITE

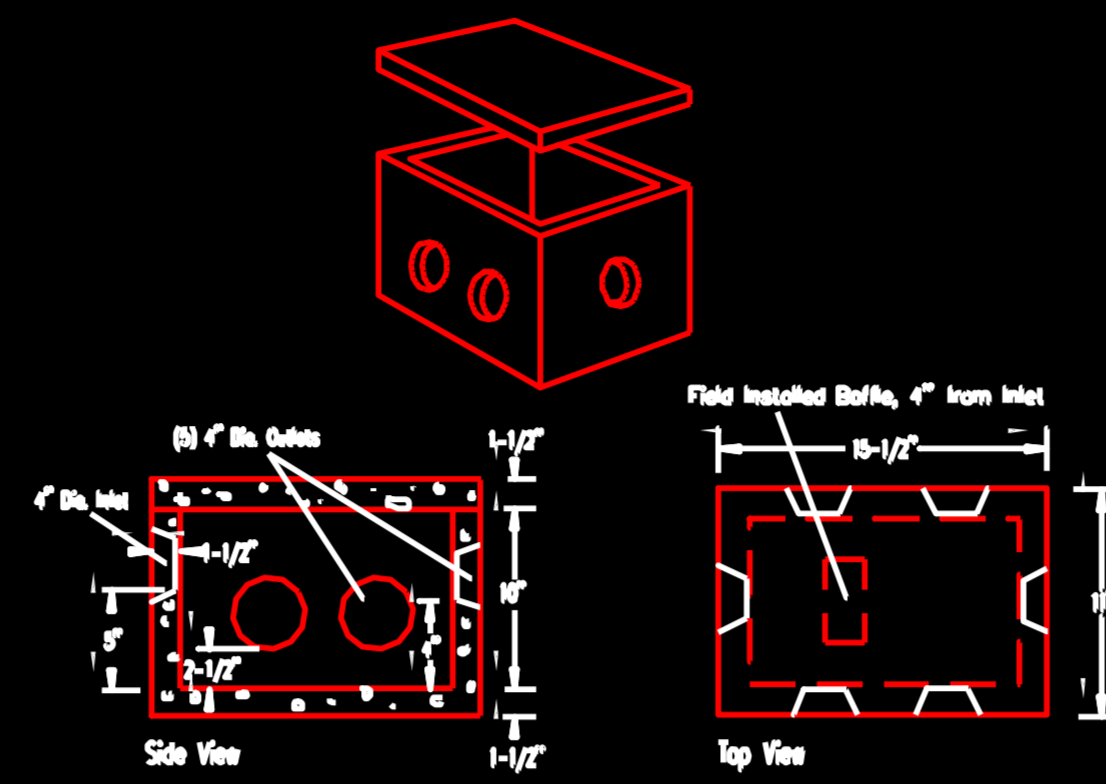
LOCATION PLAN



CROSSSECTION LONGITUDINAL SECTION

ABSORPTION TRENCH DETAILS

N.T.S.

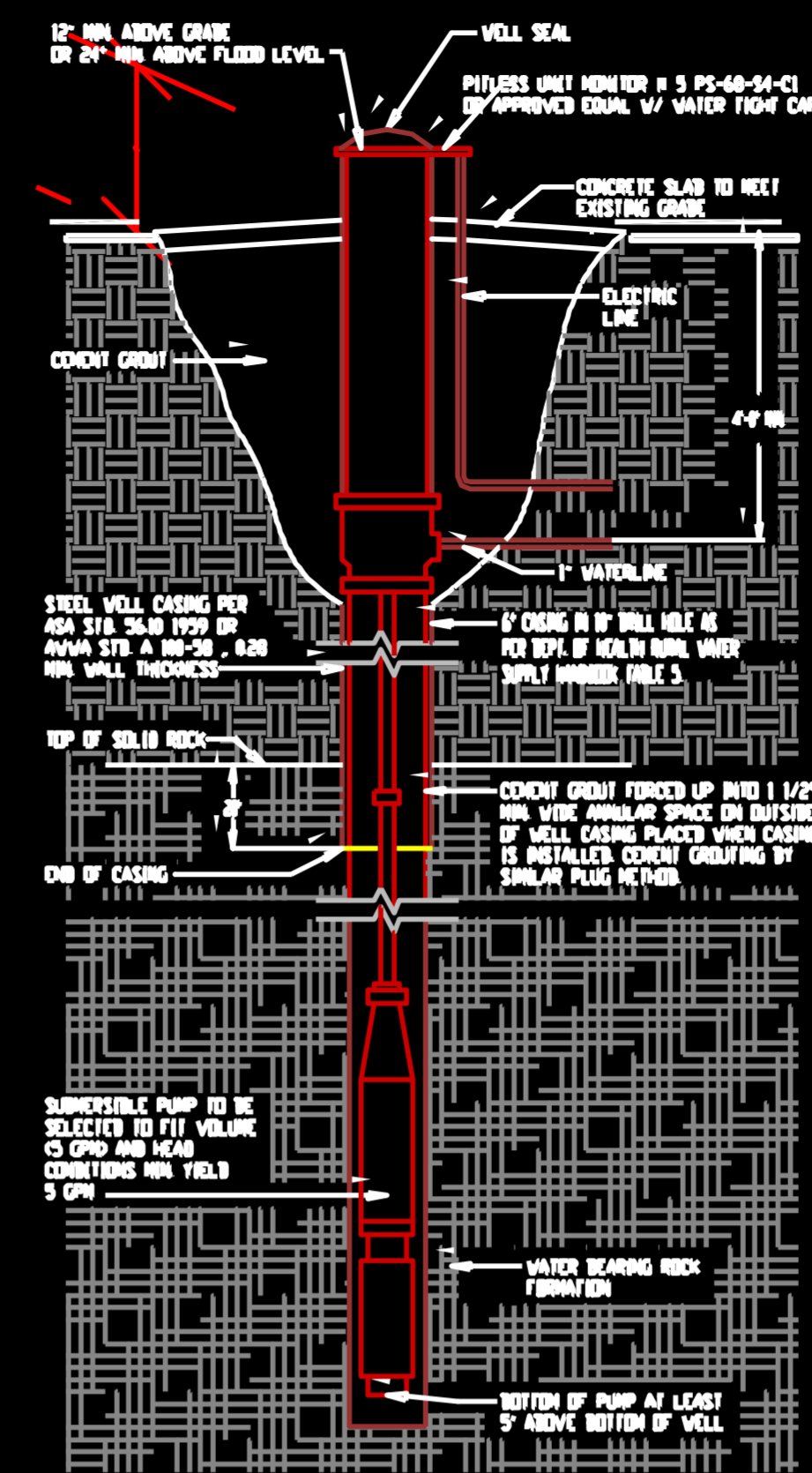


SPECIFICATIONS	
Concrete Minimum Strength:	4,000 psi at 28 days
Reinforcement:	Fiber
Air Entrainment:	5%
Pipe Connection:	Polylok Seal (patented)
Load Rating:	300 psi Weight = 75 lbs

PRECAST DISTRIBUTION BOXES	
MODEL:	DB-6DB / 6 OUTLET DROP BOX

WOODARD DB-6DB DISTRIBUTION BOX

N.T.S.

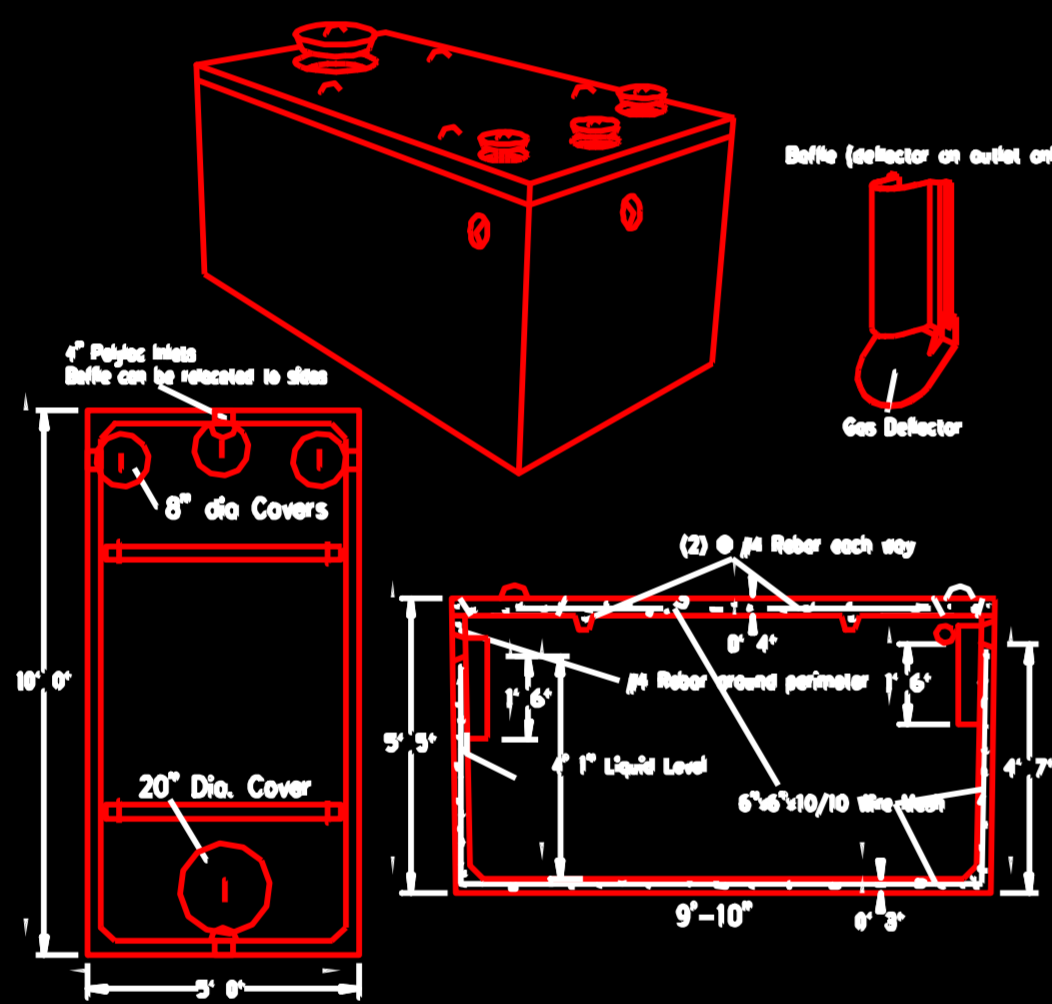


WELL DETAIL

NOT TO SCALE

GENERAL NOTES:

1. ALL WORK IN THE CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM IS TO BE DONE UNDER THE SUPERVISION AND APPROVAL OF A LIC. PROF. ENGINEER.
2. ALL MATERIALS USED IN THE CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM ARE TO BE APPROVED BY THE GOV'T AGENCIES HAVING JURISDICTION AND THE SUPERVISING ENGINEER.
3. UTILIZE PRECAST CONCRETE SEPTIC TANK ONLY.
4. DISTRIBUTION BOX SHALL BE CONCRETE.
5. 4" SOLID TIGHT JOINT PIPE SHALL BE USED BETWEEN SEPTIC TANK AND POINT OF DISTRIBUTION.
6. 4" PERFORATED PIPE SHALL BE LAID WITH PERFORATIONS TO SIDE OF DITCH.
7. ALL SEWER LINES SHALL BE INSTALLED HAVING THE FOLLOWING MIN. SLOPES 2% FROM BUILDING TO SEPTIC TANK (1/4"/FT) 1% FROM SEPTIC TANK TO DISTRIBUTION BOX (1/8"/FT) AND .5% FOR LEACHING PIPES.
8. CARE SHALL BE TAKEN NOT TO DRIVE VEHICLES OR CONSTRUCTION EQUIPMENT OVER ANY PORTION OF THE DISPOSAL SYSTEM.
9. DO NOT ALLOW CELLAR, FOOTING AND ROOF DRAINS TO DISCHARGE OVER THE LEACHING FIELD.
10. MINIMUM WELL SEPARATIONS FROM LEACH FIELD: 100' FROM WELLS AT GRADE OR UP SLOPE. 200' FROM WELLS DOWNGRADE.
11. CONTRACTOR INSURE INSTALLATION AS PER SPECIFICATIONS.
12. THERE WILL BE NO REGRADING OR COMPACTING IN THE AREA OF THE PROPOSED TILE FIELD. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE TILE FIELD EXCEPT FOR THE ACTUAL CONSTRUCTION OF THE FIELD. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE TILE FIELD AREA BEFORE, DURING OR AFTER CONSTRUCTION.
13. SANITARY FACILITIES ARE NOT TO BE RELOCATED OR REDESIGNED WITHOUT REVIEW BY THE TOWN OF NEWBURGH.
14. CONSTRUCTION OF THE SANITARY FACILITIES SHALL BE PERFORMED UNDER THE GUIDANCE OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN NEW YORK STATE. CERTIFICATION THAT THE INSTALLATION WAS MADE IN ACCORDANCE WITH APPROVED PLANS WILL BE MADE TO THE ORANGE COUNTY OFFICE OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER. THE CERTIFICATION SHALL INCLUDE THAT THE SEPTIC TANK JOINTS HAVE BEEN SEALED AND TESTED FOR WATERTIGHTNESS AND THAT THE TANK WAS INSTALLED IN ACCORDANCE WITH APPENDIX 75-A.
15. NO DRIVEWAY SHALL BE PLACED OVER ANY PORTION OF THE TILE FIELD.
16. TOILETS OR SINKS IN THE BASEMENT MAY REQUIRE SPECIAL DESIGN AND APPROVAL.
17. ANY CHANGE IN DIRECTION OF SOLID TILE SEWAGE PIPE WILL REQUIRE A CLEANOUT.
18. THE SEWAGE DISPOSAL SYSTEM IS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS. GARBAGE GRINDER ARE NOT PERMITTED UNLESS THE DESIGN IS REVISED.
19. THE TOWN OF NEWBURGH SANITARY REVIEW ENGINEER MUST BE CONTACTED 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION TO SCHEDULE A REVIEW OF THE INSTALLATION.
20. THE ENGINEER SHALL CERTIFY TO THE CONSTRUCTION OF THE PROPOSED SANITARY DISPOSAL SYSTEMS AND WELL LOCATIONS AND SHALL SUBMIT "AS BUILT" PLANS TO THE TOWN PRIOR TO AN APPLICATION FOR A C O O.

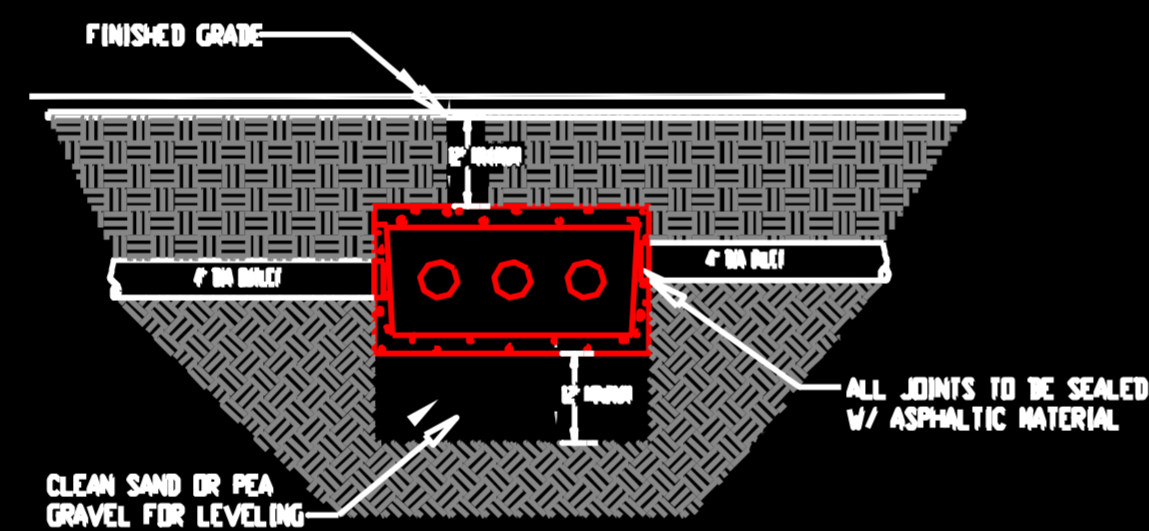


SPECIFICATIONS	
Concrete Minimum Strength:	4,000 psi at 28 days
Reinforcement:	5"x6" @ 10" W/ 2# Mesh, #3 Rebar
Air Entrainment:	5%
Construction Joint:	Butyl Rubber Sealant
Pipe Connection:	Polylok Seal (patented)
Load Rating:	300 psi Weight = 9,500 lbs

PRECAST SEPTIC TANKS	
MODEL:	ST-1250 / 1250 GALLONS

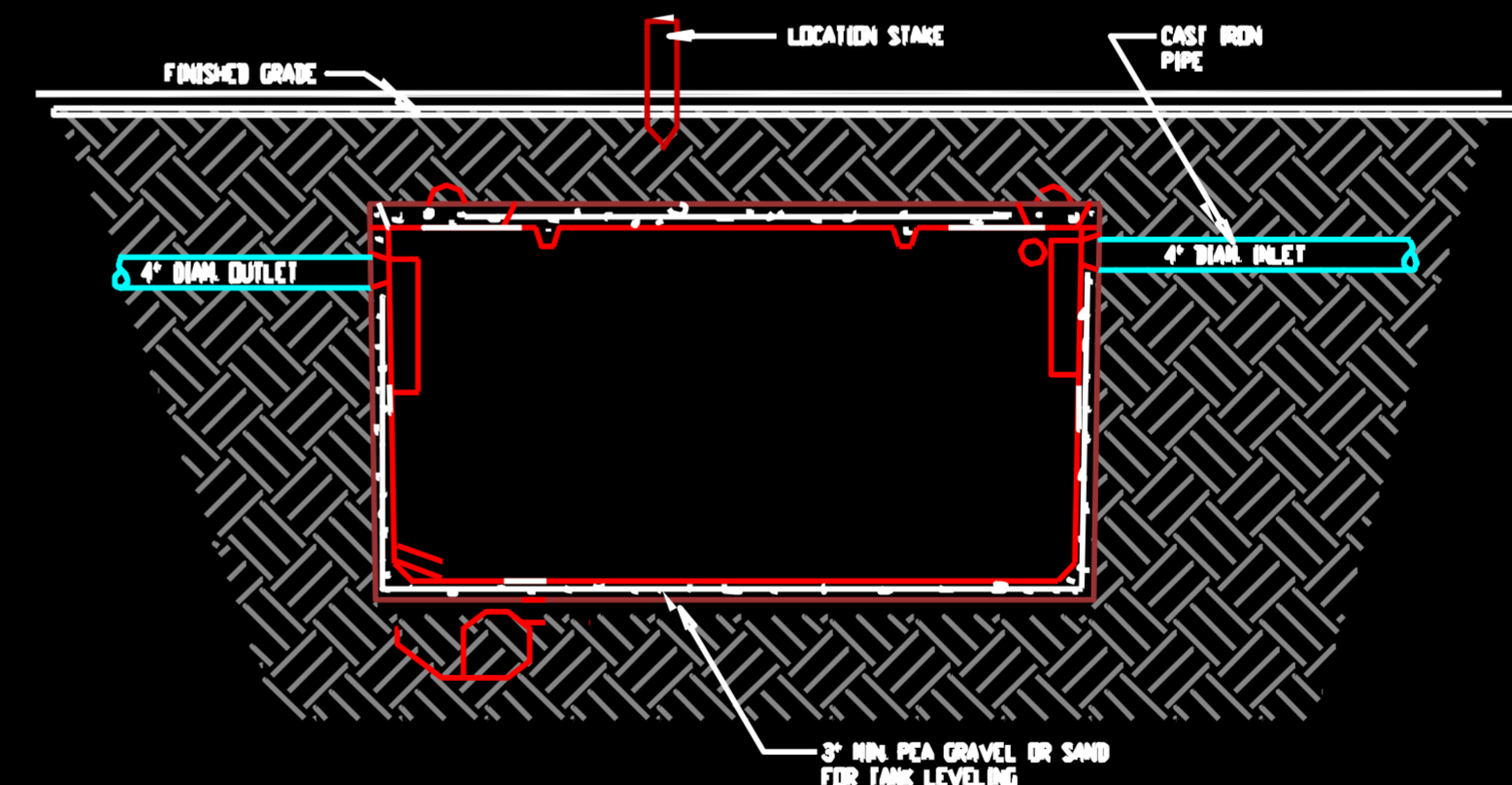
1,250 GALLON SEPTIC TANK

N.T.S.



DIST. BOX INSTALLATION DETAIL

N.T.S.



SEPTIC TANK INSTALLATION DETAIL

SCALE: 1/2"=1'-0"

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