



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.**

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
PATRICK J. HINES

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

PROJECT: PEAK SUMMIT SUBDIVISION
PROJECT NO.: 16-13
PROJECT LOCATION: SECTION 17, BLOCK 1, LOT 40.2
REVIEW DATE: 11 NOVEMBER 2016
MEETING DATE: 17 NOVEMBER 2016
PROJECT REPRESENTATIVE: ZEN DESIGN

1. Status of the road name with the Town of Newburgh Town Board should be addressed.
2. County Planning circulation was sent on 6 September 2016. Status of Orange County review should be addressed.
3. The Applicants representative have revised the common driveway and location of the houses on the site to reduce the amount of disturbance on the site. Previously the amount of disturbance was approaching the 1 acre threshold for the need for a Stormwater SPDES permit. Re-location of the houses have reduced the potential impacts to below the permit threshold.
4. Any approvals should be conditioned on receipt of an Orange County Department of Public Works highway access permit.
5. Common driveway access and maintenance agreement approval from Mike Donnelly's office is required.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

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.

PEAK SUMMIT ENTERPRISES, INC.

APPLICANT/OWNER
 PEAK SUMMIT ENTERPRISES, INC.
 6 OLD NORTH PLANK ROAD
 NEWBURGH, NY 12550

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 JUNE 7, 2016 BY ANTHONY D. VALDINA, L.S.

TOWN CERTIFICATION:
 I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWAGE DISPOSAL SYSTEMS DEPICTED ON THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER."

ADJOINING SEPTIC WELL AND TOPOGRAPHY:
 PROVIDED BY REFERENCED FILED MAPS

WELL NOTE:
 PRIVATE WELL

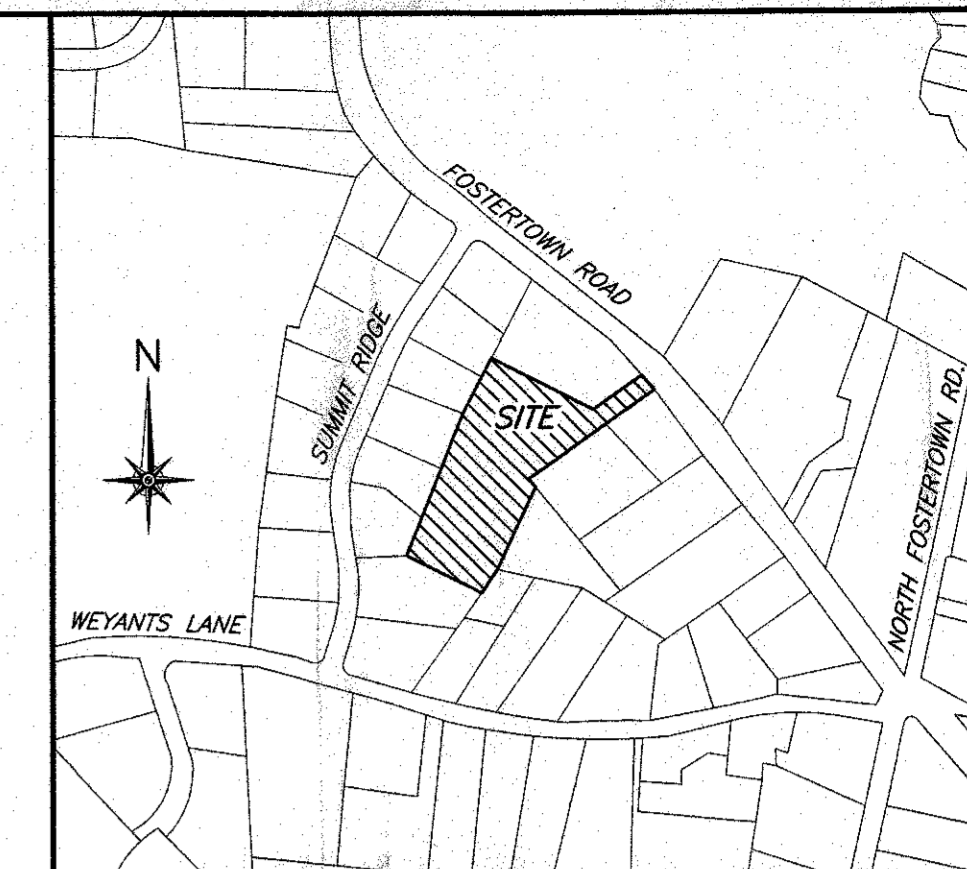
SEWER NOTE:
 PRIVATE SEPTIC SYSTEM

SURVEY NOTES:

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE N.Y. STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
- SURVEYED IN ACCORDANCE WITH FILED MAPS, DEEDS, AND PHYSICAL MONUMENTATION FOUND AT THE TIME OF SURVEY.
- SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN UP TO DATE TITLE ABSTRACT REPORT.
- TOPOGRAPHY AS SHOWN TAKEN FROM MAP REFERENCE #4.

MAP REFERENCES:

- A MAP ENTITLED "SUMMIT RIDGE-SECTION A" FILED IN THE ORANGE COUNTY CLERK'S OFFICE 02/20/1970 AS MAP #2498.
- A MAP ENTITLED "SUMMIT RIDGE-SECTION B" FILED IN THE ORANGE COUNTY CLERK'S OFFICE 08/05/1970 AS MAP #2547.
- A MAP ENTITLED "ROBERT & MARLENE JORDY" FILED IN THE ORANGE COUNTY CLERK'S OFFICE 11/24/1976 AS MAP #3930.
- A MAP ENTITLED "BARRY WHITE" FILED IN THE ORANGE COUNTY CLERK'S OFFICE 02/13/2009 AS MAP #41-09.



LOCATION MAP SCALE 1"=1000'

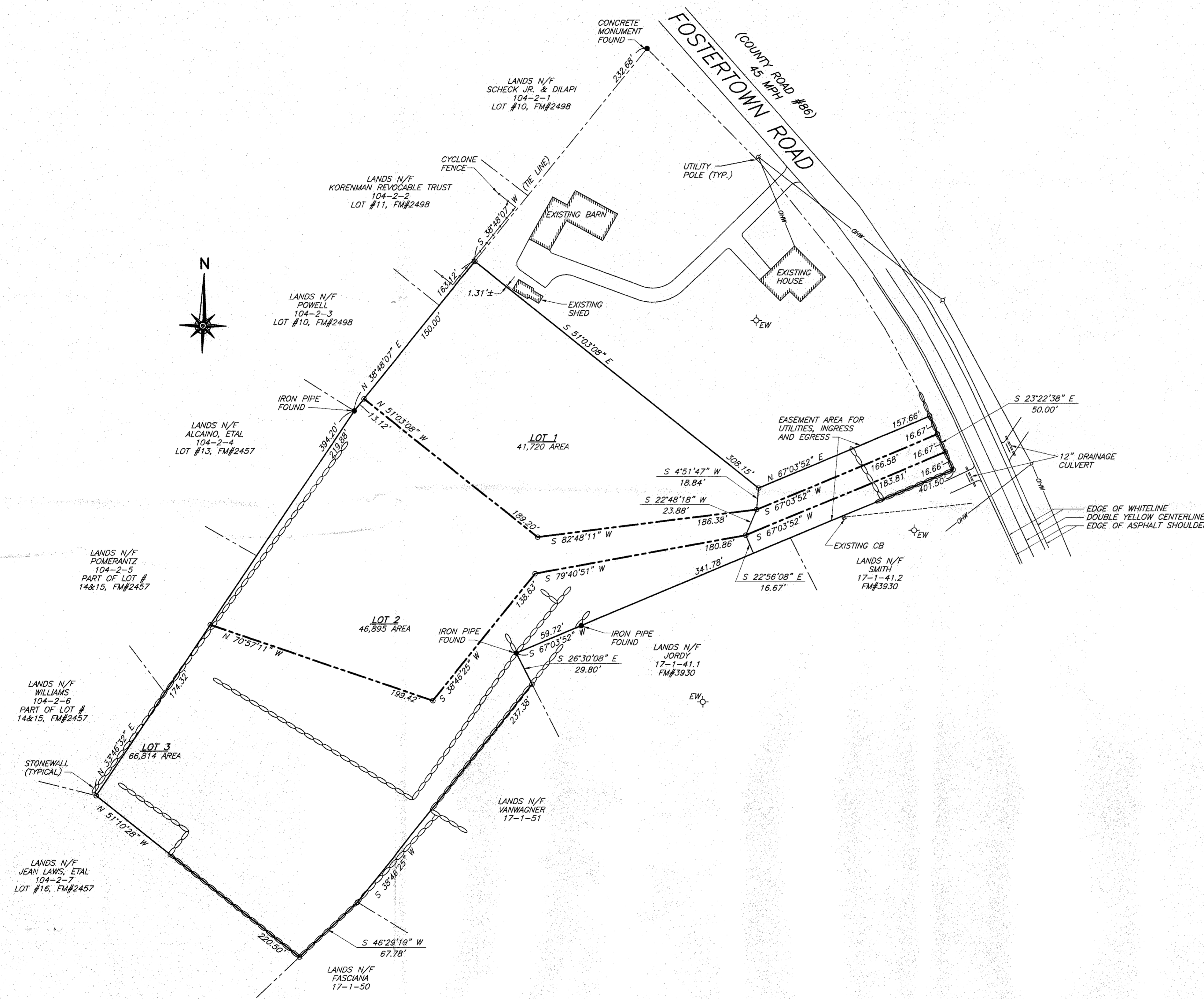


LEGEND

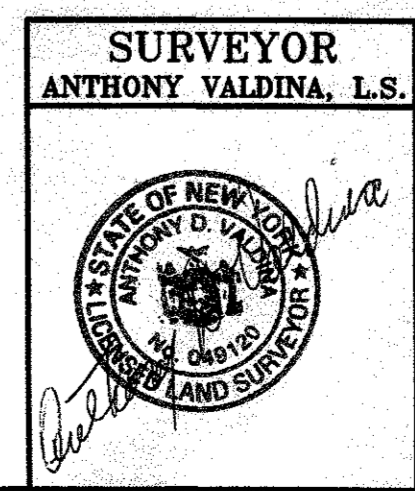
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- EXISTING WELL
- PROPOSED HOUSE
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PROP. ROOF DRAIN OUTLET
- PROP. FOOTING DRAIN OUTLET

TOWN: NEWBURGH
ZONE: R2
TOTAL ACREAGE: 3.58±

SINGLE FAMILY				
	REQUIRED	LOT #1	LOT #2	LOT #3
MINIMUM LOT AREA	40,000sf	41,720sf	46,895sf	66,814sf
MINIMUM YARDS				
FRONT	50'	57'	50'	120'
REAR	40'	53'	67'	79'
SIDE 1	30'	73'	79'	102'
SIDE BOTH	80'	163'	163'	191'
MINIMUM LOT				
WIDTH	150'	250'	194'	207'
DEPTH	150'	150'	164'	245'

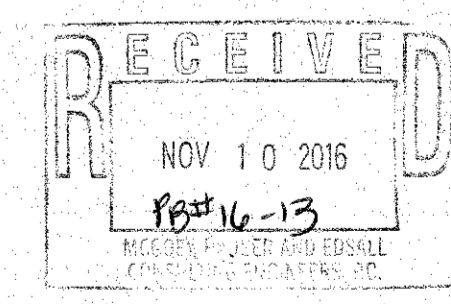


COUNTY HIGHWAY NOTE:
 "NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF THE HIGHWAY LAW."



PEAK SUMMIT ENTERPRISES, INC.
3 LOT SUBDIVISION
SURVEY PLAT
FOSTERTOWN ROAD, SBL: 17-1-40.2
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
07/30/2016	1" = 50'	15-035-KAL	1 OF 4



2. REVISED 11/05/2016 AS PER PLANNING BOARD COMMENTS
 1. REVISED 09/18/2016 AS PER PLANNING BOARD COMMENTS

LEGEND

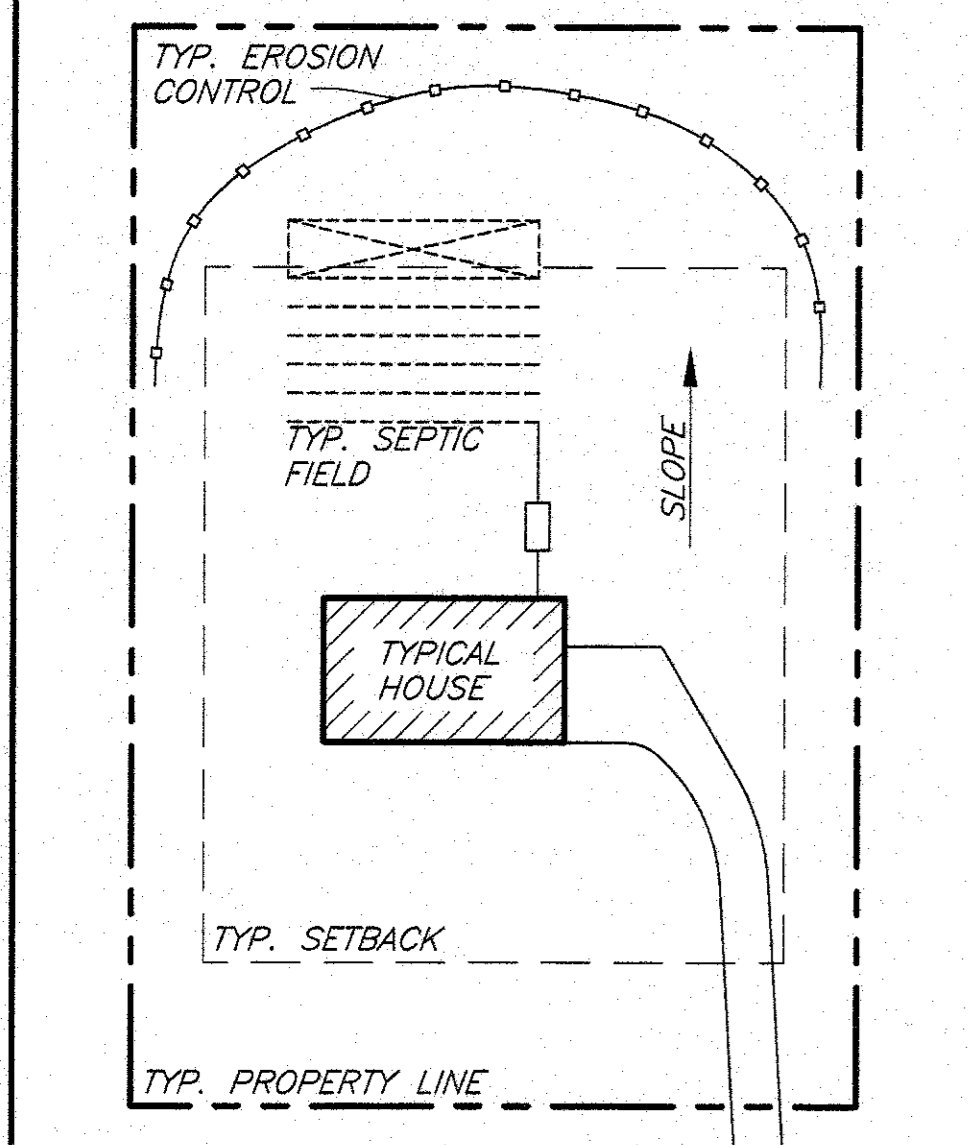
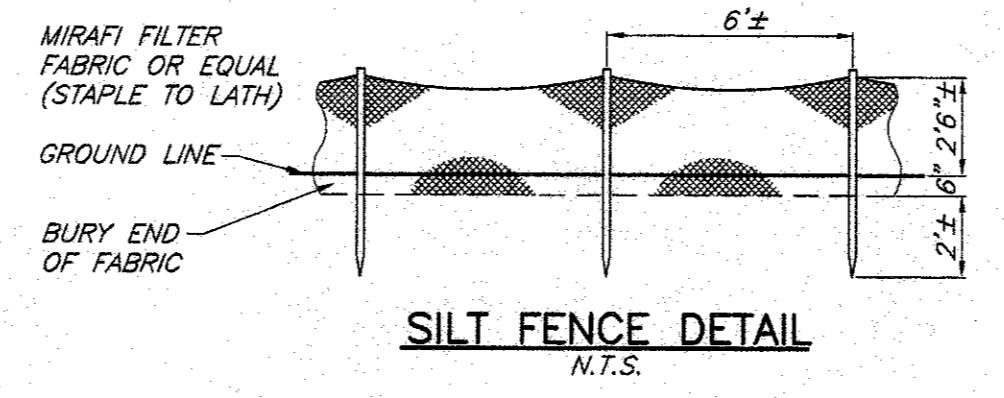
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- EXISTING WATER SERVICE
- PROPOSED WATER SERVICE
- EXISTING WELL
- PROPOSED HOUSE
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PROP. ROOF DRAIN OUTLET
- PROP. FOOTING DRAIN OUTLET
- PROP. CURB BOX LOCATION

EROSION CONTROL STANDARD NOTES

1. 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.
2. 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.
3. THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
4. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
5. 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 OF THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
6. 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.
7. WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
8. SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCRUSTING ON, BLOCKING OR RESTRICTING WATERCOURSES.
9. 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.
10. 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.
11. 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.
12. 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 SOIL INSTABILITY AND ADVERSE EFFECT ON NEIGHBORING PROPERTY OWNERS.
13. 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.
14. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM THE ENTIRE UPSTREAM DRAINAGE BASIN.
15. 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.
16. THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS.
17. 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.

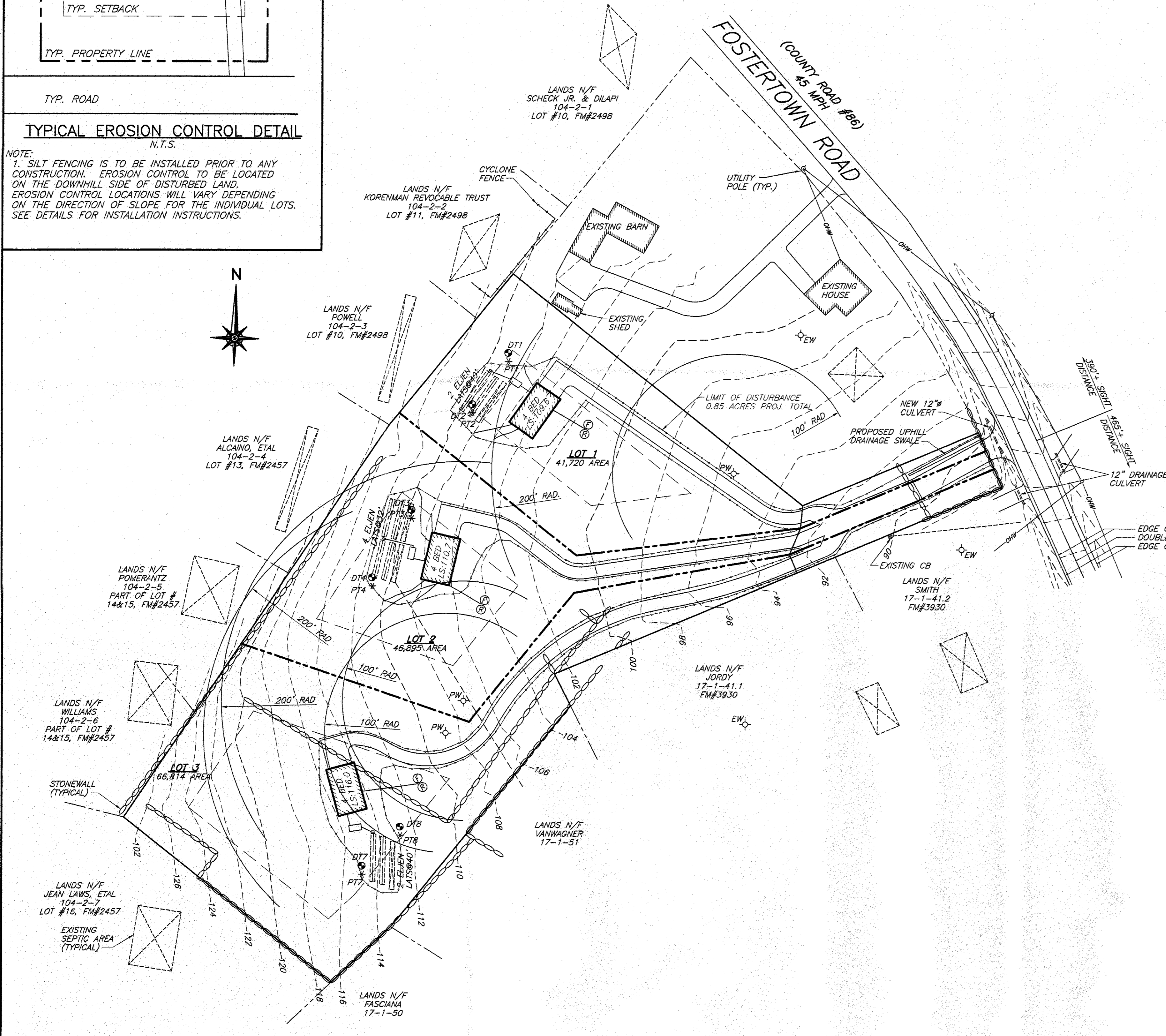
OCDPW NOTES

- 1. BACKFILL MATERIALS:**
 - ALL BACKFILL IS REQUIRED TO BE PLACED AND COMPACTED IN 12" LIFTS MAXIMUM.
 - PROVIDE CROSS SECTION DETAILS FOR BACKFILL REQUIREMENTS WITHIN THE ASPHALT, WITHIN 8 FEET OF THE EDGE OF PAVEMENT, AND 8 FEET BEYOND FROM THE EDGE OF PAVEMENT.
 - DRY A CRETE SHALL BE USED AT ALL ROAD CROSSING (TOWN ROADS), COMMERCIAL ENTRANCES, AND ALL TRENCHES WITHIN ASPHALT OR AS DIRECTED BY ORANGE COUNTY INSPECTOR.
 - ITEM NO. 4: ITEM 304.12 SUBBASE COURSE TYPE 2 IS REQUIRED TO BE USED AS BACKFILL FROM EDGE OF PAVEMENT OUT EIGHT FEET.
 - EXCAVATED MATERIAL IS ALLOWED TO BE USED AS BACKFILL MATERIAL BEYOND 8' FROM THE EDGE OF PAVEMENT. NO BOULDERS/ROCKS OVER 6 INCHES ARE ALLOWED TO BE USED AS BACKFILL.
 - MATERIAL TICKETS ARE REQUIRED TO BE PROVIDED TO THE ORANGE COUNTY INSPECTOR ON A DAILY BASIS FOR ALL MATERIAL USED IN THE COUNTY RIGHT OF WAY.
- 2. COMPACTION:**
 - ALL OF THE NECESSARY MEANS ARE REQUIRED TO BE ON SITE TO PROPERLY COMPACT ALL TRENCHES OR EARTHWORK WITHIN THE COUNTY RIGHT OF WAY ON A DAILY BASIS.
 - VIBRATORY TRENCH ROLLER, PRIMARY COMPACTION EQUIPMENT.
 - JUMPING JACK COMPACTOR; SECONDARY COMPACTION EQUIPMENT FOR USE IN TIGHT AREAS, WHERE THE VIBRATORY TRENCH ROLLER CANNOT BE USED.
 - ASPHALT ROLLER IS REQUIRED TO COMPACT ASPHALT FOR ANY PAVING INSTALLED IN THE COUNTY RIGHT OF WAY.
- 3. ASPHALT RESTORATION:**
 - ALL PAVEMENT IS REQUIRED TO BE RESTORED ON A DAILY BASIS.
 - RAGGED TRENCH EDGES MUST SAW CUT PRIOR TO ANY PAVING (TEMPORARY OR PERMANENT).
 - IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE 5" OF BINDER COURSE FLUSH WITH THE EXISTING PAVEMENT SURFACE THROUGHOUT THE DURATION OF THE PROJECT. FINAL ASPHALT RESTORATION IS TO BE COMPLETED AT THE COMPLETION OF THE PROJECT.
 - ALL TEMPORARY ASPHALT IS REQUIRED TO BE FIVE (5) INCHES THICK AND PLACED IN TWO (2) LIFTS OF 2 1/2 INCHES.
 - ALL EDGES OF EXISTING ASPHALT ARE REQUIRED TO BE SWEEPED AND TACK COATED PRIOR TO PAVING.
 - ALL ASPHALT IS REQUIRED TO BE SAW CUT PARALLEL OR PERPENDICULAR TO THE TRENCH OR TO THE EXISTING ASPHALT. NO RAGGED EDGES ARE ACCEPTABLE.
 - ALL SAW CUTTING IS REQUIRED TO BE PERFORMED PRIOR TO PLACING ASPHALT BINDER.
 - MILLING OUT THE JAGGED EDGES ON THE TOP COURSE OR FINAL ASPHALT IS NOT ACCEPTABLE BY ORANGE COUNTY.
 - ALL ASPHALT JOINTS ARE REQUIRED TO BE CRACK SEALED UPON COMPLETING FINAL PAVING.
- 4. LANDSCAPING:**
 - NO PLANTINGS (SHUBS/TREES) OR LANDSCAPING FEATURES (GATES, FENCES, STONE PILLARS, STONE WALLS, SIGNS, ETC.) SHALL BE PLACED WITHIN THE COUNTY RIGHT OF WAY.
 - ALL DISTURBED AREAS ARE TO BE GRADED, SEEDED, AND STRAWED ON A DAILY BASIS.
 - ALL TREES AND DRIP LINES ARE REQUIRED TO BE COMPLETELY OUTSIDE OF THE COUNTY RIGHT OF WAY.
- 5. MONUMENTATION:**
 - WHERE A PARCEL ABUTTING THE COUNTY HIGHWAY IS SUBDIVIDED, THE OWNER/APPLICANT SHALL BE REQUIRED TO PROVIDE PERMANENT MONUMENTATION OF THE HIGHWAY BOUNDARY IN A MANNER ACCEPTABLE TO THE COMMISSIONER OF PUBLIC WORKS OR HIS REPRESENTATIVE. MONUMENTATION SHALL BE INSTALLED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN NEW YORK STATE.
 - PRECAST SURVEY CONCRETE MONUMENTS ARE REQUIRED TO BE INSTALLED AT ALL PROPERTY CORNERS ADJACENT TO THE COUNTY RIGHT OF WAY. THE PRECAST MONUMENT IS REQUIRED TO HAVE THE PROPERTY CORNER SCRIBED IN THE SURFACE OF THE CONCRETE MONUMENT.
- 6. GENERAL NOTES:**
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS, GUIDE RAILS, GUIDE POSTS, CULVERT PIPES, MAILBOXES, HEADWALLS, ETC. WHICH MUST BE REMOVED FOR CONSTRUCTION. CONTRACTOR SHALL REINSTALL ANY REMOVED ITEMS ON A DAILY BASIS. ANY ITEMS DAMAGED BY REMOVAL OR REINSTALLATION SHALL BE REPLACED, REINSTALLED, BY THE CONTRACTOR WITH A NEW ITEM.
 - NO UTILITY WORK (WATER, SEWER, STORM DRAINAGE) IS ALLOWED TO BE PERFORMED BETWEEN NOVEMBER 15 AND MARCH 15 WITHIN THE COUNTY RIGHT OF WAY.
 - NO TRACK EQUIPMENT IS ALLOWED ON THE COUNTY ROAD WITHOUT PLACING MATS, FLYWOOD, TREES, ETC. TO PROTECT THE ASPHALT ROAD.
 - NO OPEN TRENCHES ARE ALLOWED TO REMAIN OPEN OVER NIGHT. ALL OPEN TRENCHES ARE REQUIRED TO BE BACK FILLED ON A DAILY BASIS.
 - NO ROAD PLATES ARE ALLOWED TO BE USED OVERNIGHT. ROAD PLATES ARE ONLY ALLOWED TO BE USED DURING DAILY OPERATIONS TO MAINTAIN TRAFFIC ON THE ROADWAY ROADWAY AND AT RESIDENTIAL COMMERCIAL DRIVEWAYS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER COORDINATION WITH HOMEOWNERS AND BUSINESSES TO ENSURE THAT THEY CAN ENTER AND EXIT THEIR DRIVEWAYS DURING THE COURSE OF DAY TO DAY OPERATIONS.
- 7. MAINTENANCE AND PROTECTION OF TRAFFIC:**
 - PROVIDE NOTES THAT ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ORANGE COUNTY REQUIREMENTS. THE FOLLOWING SIGNS ARE REQUIRED TO BE PLACED IN EACH DIRECTION TO PERFORM THE WORK PER THE APPROVED PLANS: ROAD WORK 500 FT, ROAD WORK 1000 FT, ROAD WORK 500 FT, ONE LANE ROAD AHEAD, FLAGGER SYMBOL ON EACH APPROACH WHEN TAKING A TRAVEL LANE.
 - WHEN WORK IS PERFORMED ON THE SHOULDER THE FOLLOWING SIGNS ARE REQUIRED: ROAD WORK 1500 FT, ROAD WORK 1000 FT, ROAD WORK 500 FT, NO SHOULDER. FLAGGER SYMBOLS ARE REQUIRED TO BE AVAILABLE FOR A NO SHOULDER WORK ZONE IN CASE FLAGGERS ARE USED TO DIRECT TRAFFIC.
 - THE MORE STRINGENT SIGN REQUIREMENTS OF ORANGE COUNTY SUPERSEDE ANY MUTCD REQUIREMENTS.
 - ALL CONSTRUCTION SIGNAGE SHALL BE INSTALLED AND IN PLACE PRIOR ANY WORK STARTING. ALL CONSTRUCTION SIGNAGE IS REQUIRED TO MEET THE REQUIREMENTS AS PER THE "NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND NYS SUPPLEMENT LATEST EDITION AND REVISIONS. THE CONSTRUCTION SIGNAGE SHALL BE INSTALLED ON BREAKAWAY POSTS OR ON WIND-MASTERS AND COVERED AND UNCOVERED ON A DAILY BASIS. THE CONTRACTOR MUST HAVE ALL THE NECESSARY CONSTRUCTION SIGNS TO PERFORM THE WORK SAFELY. I.E. ADDITIONAL SIGNAGE: ONE LANE ROAD AHEAD, FLAGGER SYMBOL, IF A LANE HAS TO BE CLOSED TO PERFORM WORK.
 - THE MORE STRINGENT SIGN REQUIREMENTS OF ORANGE COUNTY SUPERSEDE ANY MUTCD REQUIREMENTS.
 - ALL CONSTRUCTION SIGNAGE IS REQUIRED TO BE 730-05.02 - ASTM TYPE III (CLASS B) AS PER NYS STANDARD SPECIFICATIONS: CONSTRUCTION AND MATERIALS. HI-INTENSITY REFLECTIVE SHEETING, OFTEN REFERRED TO AS HIGH INTENSITY. IT IS RECOMMENDED FOR HIGHWAY SIGNS, CONSTRUCTION SIGNS, DELINEATORS, AND OTHER WORK ZONE DEVICES. WORK ZONE IS REQUIRED TO BE PROPERLY DELINEATED WITH CONES OR CONSTRUCTION BARRIERS.
 - ORANGE COUNTY RESERVES THE RIGHT TO PRECLUDE ALL WORK AND LANE CLOSURES DURING ANY INCLEMENT WEATHER OR OTHER UNFORESEEN CIRCUMSTANCES (I.E. WET, ICY CONDITIONS, REDUCED VISIBILITY, TRAFFIC ACCIDENTS ON STATE, COUNTY, TOWN OR VILLAGE ROAD, OR OTHER EMERGENCIES).
 - NO LANES CLOSURES WILL BE PERMITTED FROM 12 NOON PRIOR TO A HOLIDAY AND UNTIL 10 AM THE DAY AFTER THE HOLIDAY.
 - FLAGGERS SHALL NOT CONTROL MORE THAN ONE APPROACH AT ANYTIME THROUGHOUT THE DURATION OF THE WORK ZONE. ADDITIONAL FLAGGERS ARE REQUIRED TO CONTROL ALL APPROACHES IN A WORK ZONE.
 - EIGHTEEN (18) INCH STOP AND SLOW PADDLES ARE REQUIRED TO DIRECT TRAFFIC.
 - TWO WAY RADIOS ARE REQUIRED FOR FLAGGERS TO COMMUNICATE WITH EACH OTHER.
- 8. OSHA REQUIREMENTS: MUST BE ADHERED TO AT ALL TIMES. I.E.**
 - SHORING:**
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING ANY TRENCH OR EXCAVATION THAT IS GREATER THAN 5 FEET DEEP OR WHICH, IN THE OPINION OF THE OCDPW INSPECTOR IN THE FIELD, POSSES A DANGER TO THE CONTRACTOR PERSONNEL ON THE JOB. THE CONTRACTOR HAS THE OPTION OF USING A PREFABRICATED SHORING SYSTEM, INSTALLING A TIMBER-CONSTRUCTED SYSTEM AS PER OSHA SPECIFICATIONS OR A TIMBER SYSTEM DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER. NO OTHER SHORING SYSTEM WILL BE APPROVED FOR USE ON THIS PROJECT.



TYPICAL EROSION CONTROL DETAIL
 N.T.S.

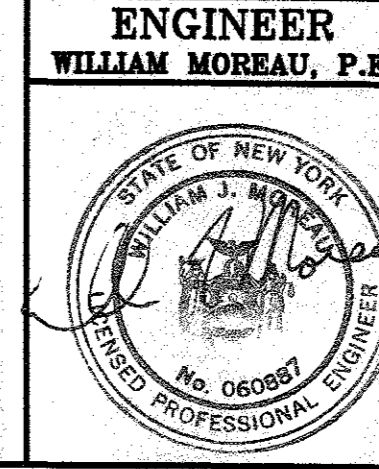
NOTE:
 1. SILT FENCING IS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION. EROSION CONTROL TO BE LOCATED ON THE DOWNHILL SIDE OF DISTURBED LAND. EROSION CONTROL LOCATIONS WILL VARY DEPENDING ON THE DIRECTION OF SLOPE FOR THE INDIVIDUAL LOTS. SEE DETAILS FOR INSTALLATION INSTRUCTIONS.



EDGE OF WHITELINE
 DOUBLE YELLOW CENTERLINE
 EDGE OF ASPHALT SHOULDER

COUNTY HIGHWAY NOTE:
 TWO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF THE HIGHWAY LAW.

2. REVISED 11/05/2016 AS PER PLANNING BOARD COMMENTS
 1. REVISED 09/18/2016 AS PER PLANNING BOARD COMMENTS



ENGINEER
 WILLIAM MORRAU, P.E.

PEAK SUMMIT ENTERPRISES, INC.
 3 LOT SUBDIVISION
 LOT LAYOUT
 FOSTERTOWN ROAD, SBL: 17-1-40.2
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
07/30/2016	1" = 50'	15-035-KAL	2 OF 4

SEPTIC SYSTEM DESIGN DATA:

	LOT #1-INGROUND	LOT #2-INGROUND	LOT #3-INGROUND
PERCOLATION DATA *	PT1 24" DEEP STABILIZED RATE- 02/01/16 03 MIN/INCH PT2 24" DEEP STABILIZED RATE- 02/01/16 05 MIN/INCH	PT3 24" DEEP STABILIZED RATE- 02/01/16 18 MIN/INCH PT4 24" DEEP STABILIZED RATE- 02/01/16 22 MIN/INCH	PT7 24" DEEP STABILIZED RATE- 02/01/16 04 MIN/INCH PT8 24" DEEP STABILIZED RATE- 02/01/16 05 MIN/INCH
DEEP PIT DATA	DT1 4'-2" DEEP 02/01/16 0'-6" TOPSOIL 6"-12" SANDY LOAM 12"-50" LOAM W/ SHALE DT2 4'-6" DEEP 02/01/16 0'-3" TOPSOIL 3"-24" SANDY LOAM 24"-54" LOAM W/ SHALE	DT3 4'-0" DEEP 02/01/16 0'-3" TOPSOIL 3"-48" SANDY LOAM DT4 4'-0" DEEP 02/01/16 0'-10" TOPSOIL 10"-24" GRAVELLY LOAM 24"-48" LIGHT BROWN LOAM	DT7 4'-4" DEEP 02/01/16 0'-3" TOPSOIL 3"-12" SILTY LOAM 12"-48" GRAVELLY LOAM DT8 4'-4" DEEP 02/01/16 0'-6" TOPSOIL 6"-18" SILTY LOAM 18"-52" GRAVELLY LOAM
DESIGN DATA	1.) NO OF BEDROOMS - 4 (MAX) 2.) DAILY FLOW - 440 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 5 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (4BDRM)- 80 L.F. PROV'D-2 @ 40'= 80 L.F. (ELJEN SEPTIC SYSTEM)	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 440 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 22 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (4BDRM)- 122 L.F. PROV'D-4 @ 32'= 128 L.F. (ELJEN SEPTIC SYSTEM)	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 440 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 5 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (4BDRM)- 80 L.F. PROV'D-2 @ 40'= 80 L.F. (ELJEN SEPTIC SYSTEM)

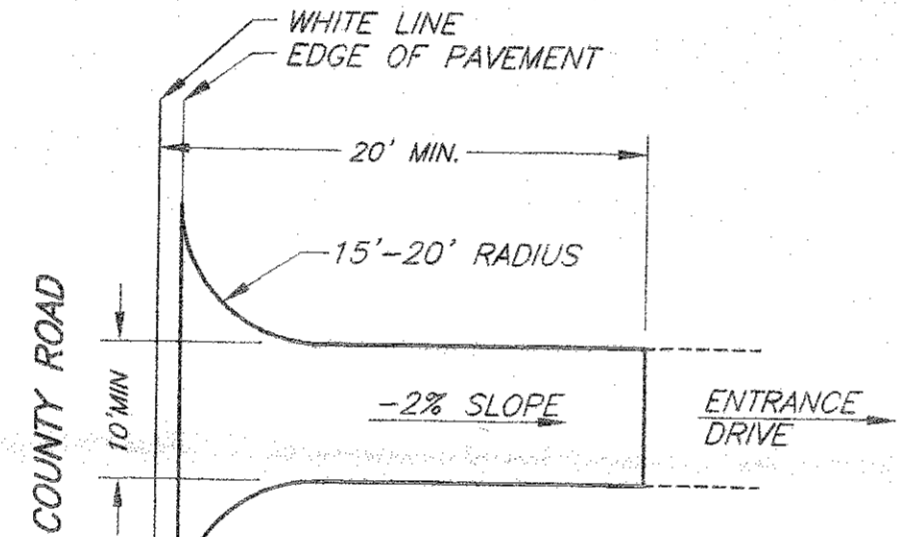


GENERAL OCDPW NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS, GUIDE RAILS, GUIDE POSTS, CULVERT PIPES, MAILBOXES, HEADWALLS, ETC. WHICH MUST BE REMOVED FOR CONSTRUCTION. CONTRACTOR SHALL REINSTALL ANY REMOVED ITEMS ON A DAILY BASIS.
- ANY ITEMS DAMAGED BY REMOVAL OR REINSTALLATION SHALL BE REPLACED AND REINSTALLED BY THE CONTRACTOR WITH A NEW ITEM.
- NO UTILITY WORK (WATER, SEWER, STORM DRAINAGE) IS ALLOWED TO BE PERFORMED BETWEEN NOVEMBER 15 AND MARCH 15 WITHIN THE COUNTY RIGHT OF WAY.
- NO TRACK EQUIPMENT IS ALLOWED ON THE COUNTY ROAD WITHOUT PLACING MATS, PLYWOOD, TIRES, ETC. TO PROTECT THE ASPHALT ROAD.
- NO OPEN TRENCHES ARE ALLOWED TO REMAIN OPEN OVER NIGHT. ALL OPEN TRENCHES ARE REQUIRED TO BE BACKFILLED ON A DAILY BASIS.
- NO ROAD PLATES ARE ALLOWED TO BE USED OVERNIGHT. ROAD PLATES ARE ONLY ALLOWED TO BE USED DURING DAILY OPERATIONS TO MAINTAIN TRAFFIC ON THE ROADWAY AND AT RESIDENTIAL AND/OR COMMERCIAL DRIVEWAYS. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER COORDINATION WITH HOMEOWNERS AND BUSINESSES TO ENSURE THAT THEY CAN ENTER AND EXIT THEIR DRIVEWAYS DURING THE COURSE OF DAY TO DAY OPERATIONS.

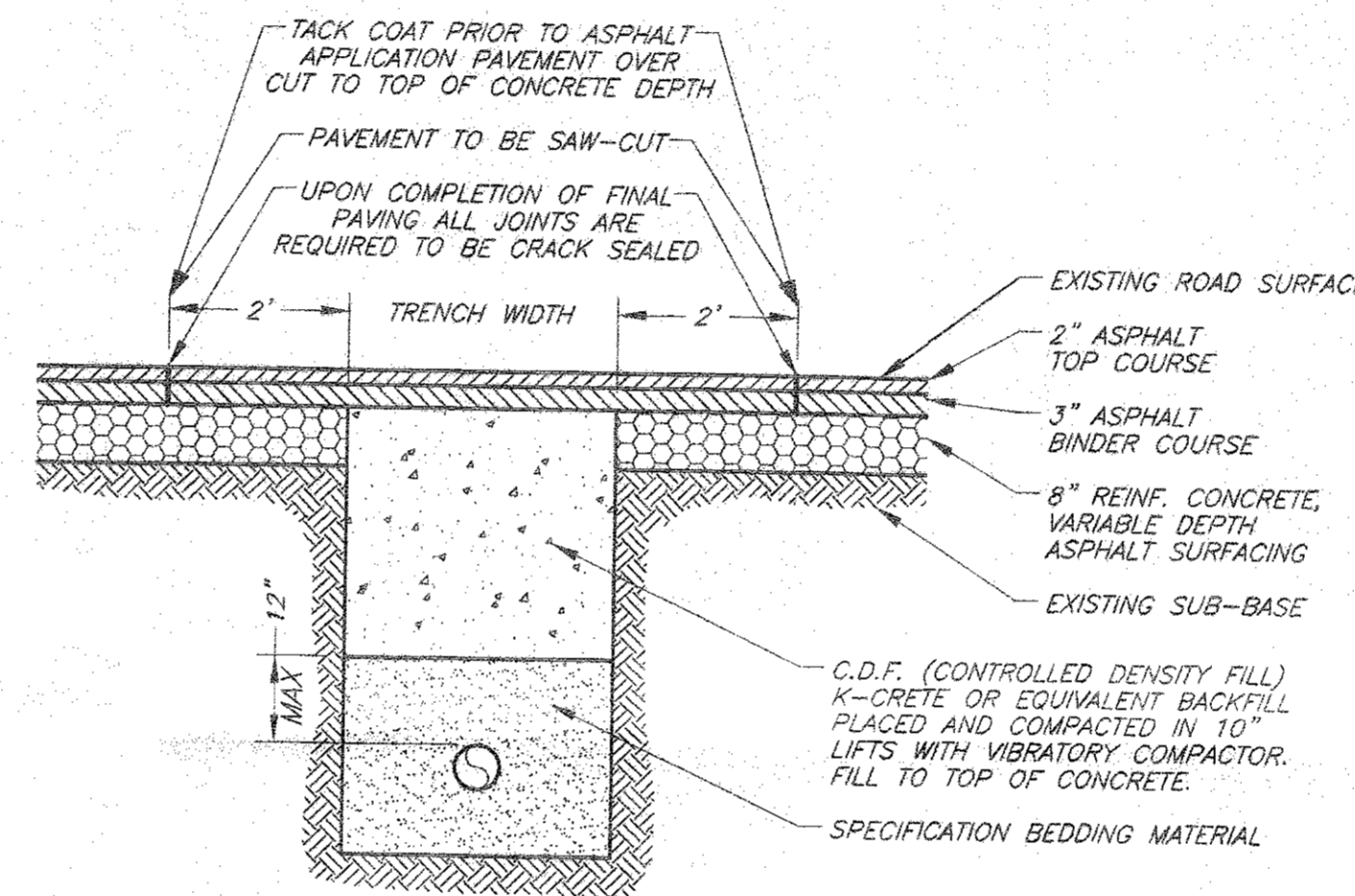
SEPTIC SYSTEM GENERAL NOTES:

- 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 WITH IN 100' OF ANY WATER COURSE OR 50' OF DRAINAGE DITCH. THIS DISTANCE IS TO BE MEASURED FROM THE TOE OF ANY FILL PLACED.
- 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 TO THE TOWN OF NEWBURGH FOR REVIEW AND 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 UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
- THE SEWAGE DISPOSAL SYSTEMS WERE NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS OR JACUZZI TYPE SPA TUBS OVER 100 GALLONS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOMMODATE THEM.
- 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 EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES. THE PURCHASER SHALL ALSO BE ADVISED OF ANY ROUTINE OR SPECIAL MAINTENANCE PROCEDURES THAT MAY BE NECESSARY (REFER TO PAGES 58-61 OF THE NYSDOH DESIGN HANDBOOK FOR RECOMMENDED ROUTINE OPERATION AND MAINTENANCE ITEMS).
- A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER (OR OTHER DESIGN PROFESSIONAL AS ALLOWED BY THE NYS EDUCATION DEPT.) SHALL INSPECT THE SANITARY FACILITIES (WATER, ANY TREATMENT AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION. PRIOR TO OCCUPANCY OF THE DWELLING, THE ENGINEER SHALL CERTIFY TO THE TOWN OF NEWBURGH THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED AND TESTED FOR WATER TIGHTNESS.



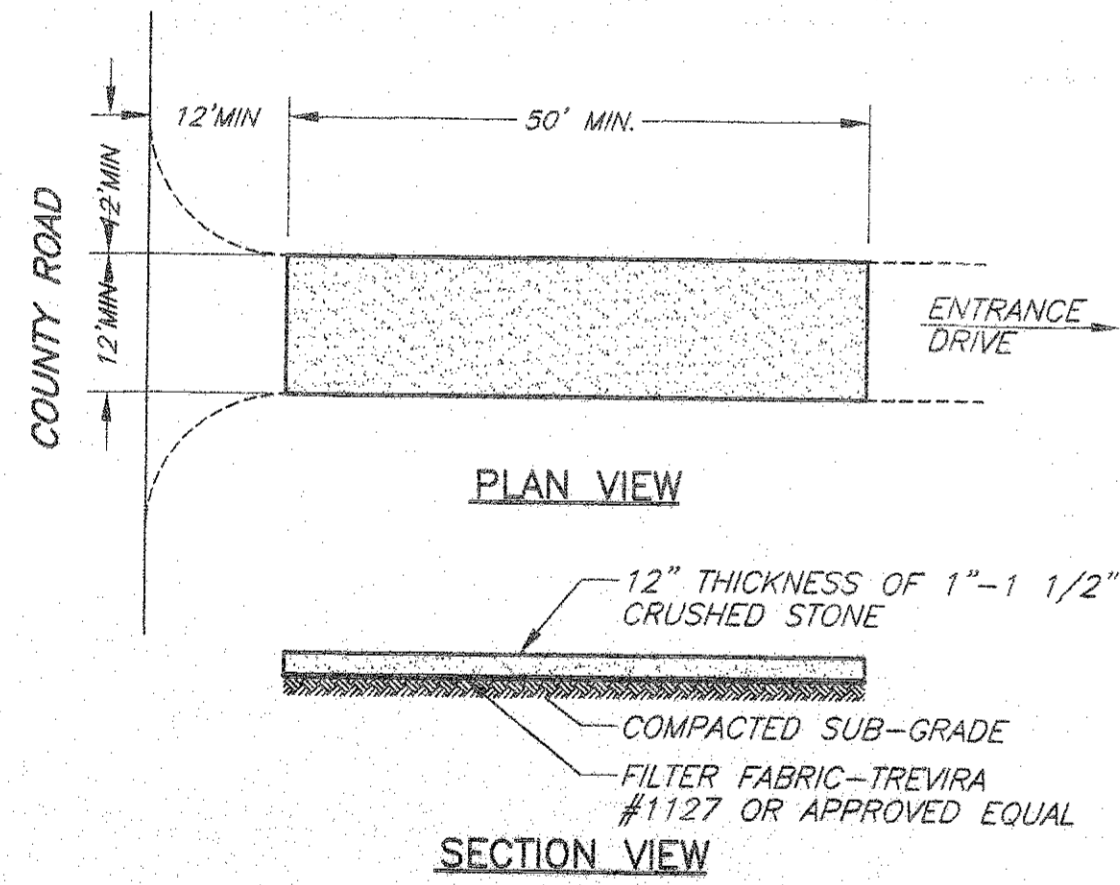
COUNTY DRIVEWAY ENTRANCE
N.T.S.

- ALL EDGES OF THE NEW INSTALLED PAVED APRON ARE REQUIRED TO BE BACKED UP WITH ITEM #4 OR TOPSOILED, SEEDED AND STRAWED.
- ALL DISTURBED AREAS ARE REQUIRED TO BE SEEDED AND STRAWED ON A DAILY BASIS.
- SUBBASE MATERIAL IS REQUIRED TO ME NYS ITEM #4 NO. 304.12 TYPE 2 (CRUSHED STONE).



OCDPW TRENCH DETAIL
N.T.S.

- NOTES:
- ASPHALT REPAIRS ARE REQUIRED TO BE FLUSH WITH EXISTING ASPHALT.
 - CRACK SEAL ALL JOINTS UPON COMPLETED PAVING.

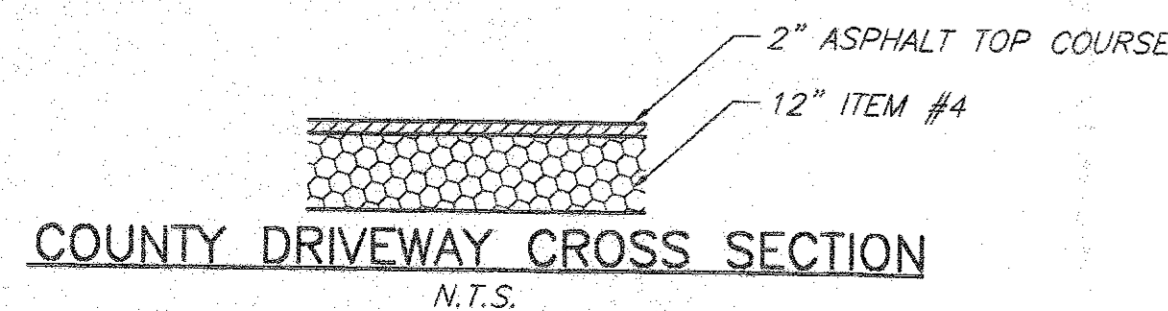


NOTE: ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC R.O.W.

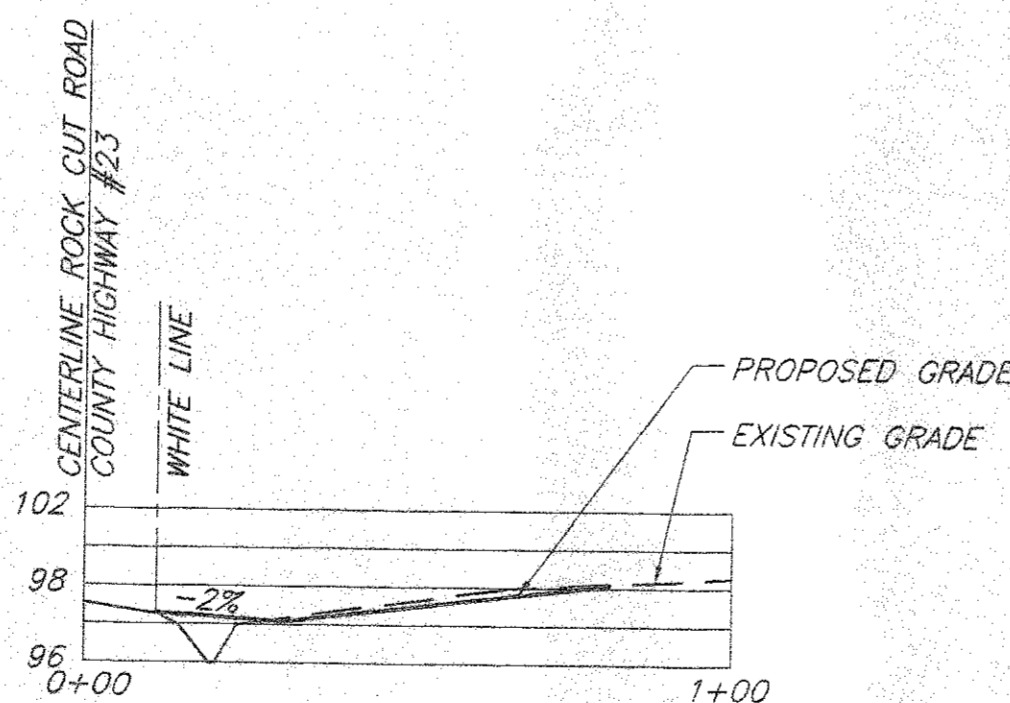
- ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
- A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6" DEPTH OF 1"-1 1/2" CRUSHED STONE, WILL BE AT LEAST 12' x 50' AND SHOULD BE PLACED ON COMPACTED SUB-GRADE AND SHALL BE MAINTAINED.
- ALL DRIVEWAYS MUST BE STABILIZED WITH 1"-1 1/2" CRUSHED STONE OR SUB-BASE PRIOR TO INDIVIDUAL HOME CONSTRUCTION.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL CATCH BASIN INLETS WILL BE PROTECTED WITH A CRUSHED STONE OR HAYBALE FILTER (FILTER DETAILS APPEAR ON PLAN).
- ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE DISCHARGE POINTS BECOME OPERATIONAL.
- ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES MUST BE DETAILED ON THE PLAN. SEE SECTION VII. (SOIL EROSION & SEDIMENT CONTROL), PAGE 14.

COUNTY STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



N.T.S.



DRIVEWAY PROFILE
HORIZONTAL SCALE- 1"=30'
VERTICAL SCALE- 1"=10'

COUNTY SPECIAL DRIVEWAY NOTE:

THE PROPOSED COMMON DRIVEWAY, SHALL BE PAVED 15' WIDE FOR 50' MEASURED FROM THE EDGE OF THE WHITE LINE. THIS AREA MUST HAVE 12" ITEM #4 SUBBASE AND 2" ASPHALT TOP COURSE.

COUNTY HIGHWAY NOTE:

"NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF THE HIGHWAY LAW."

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."

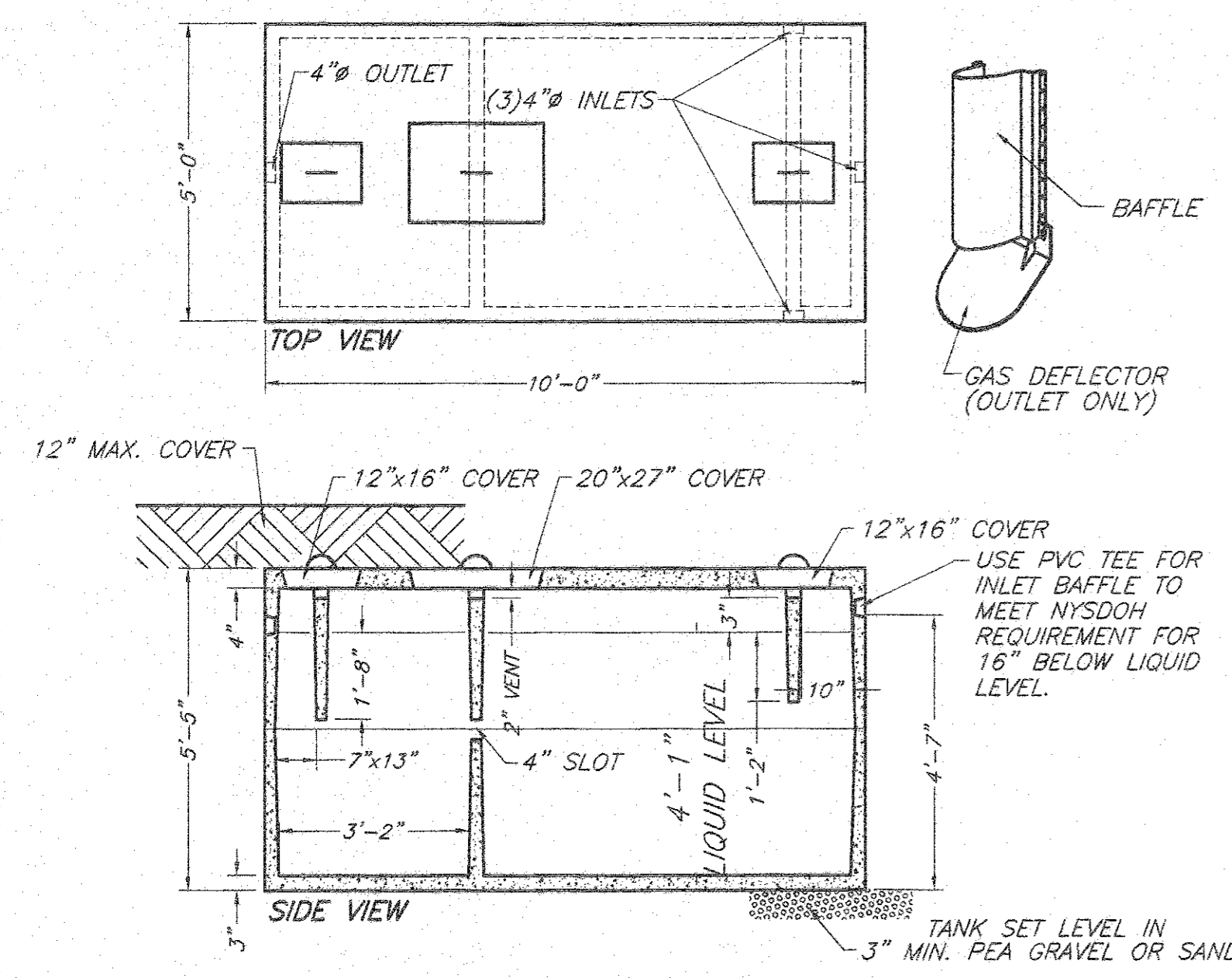
"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."

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.

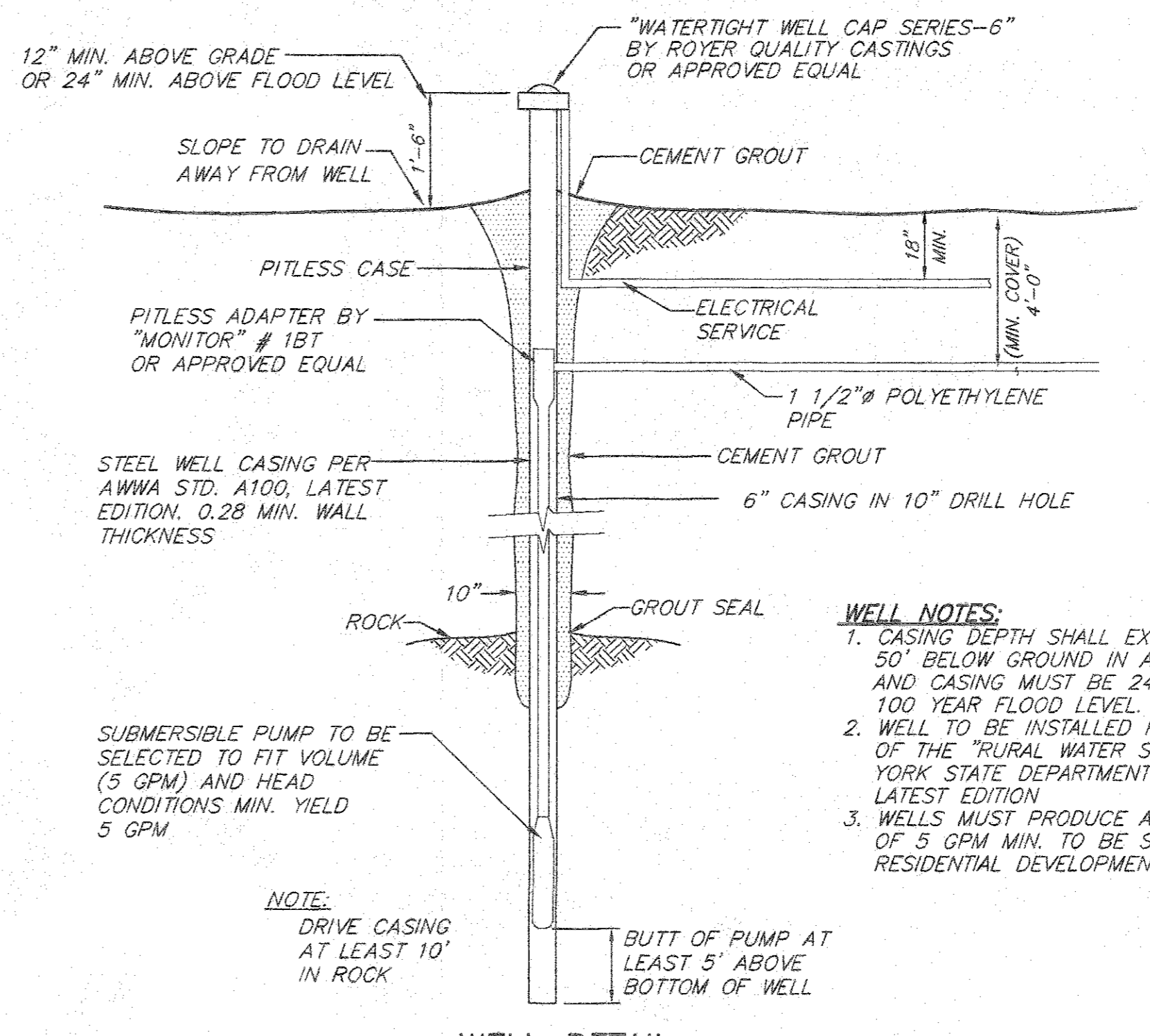
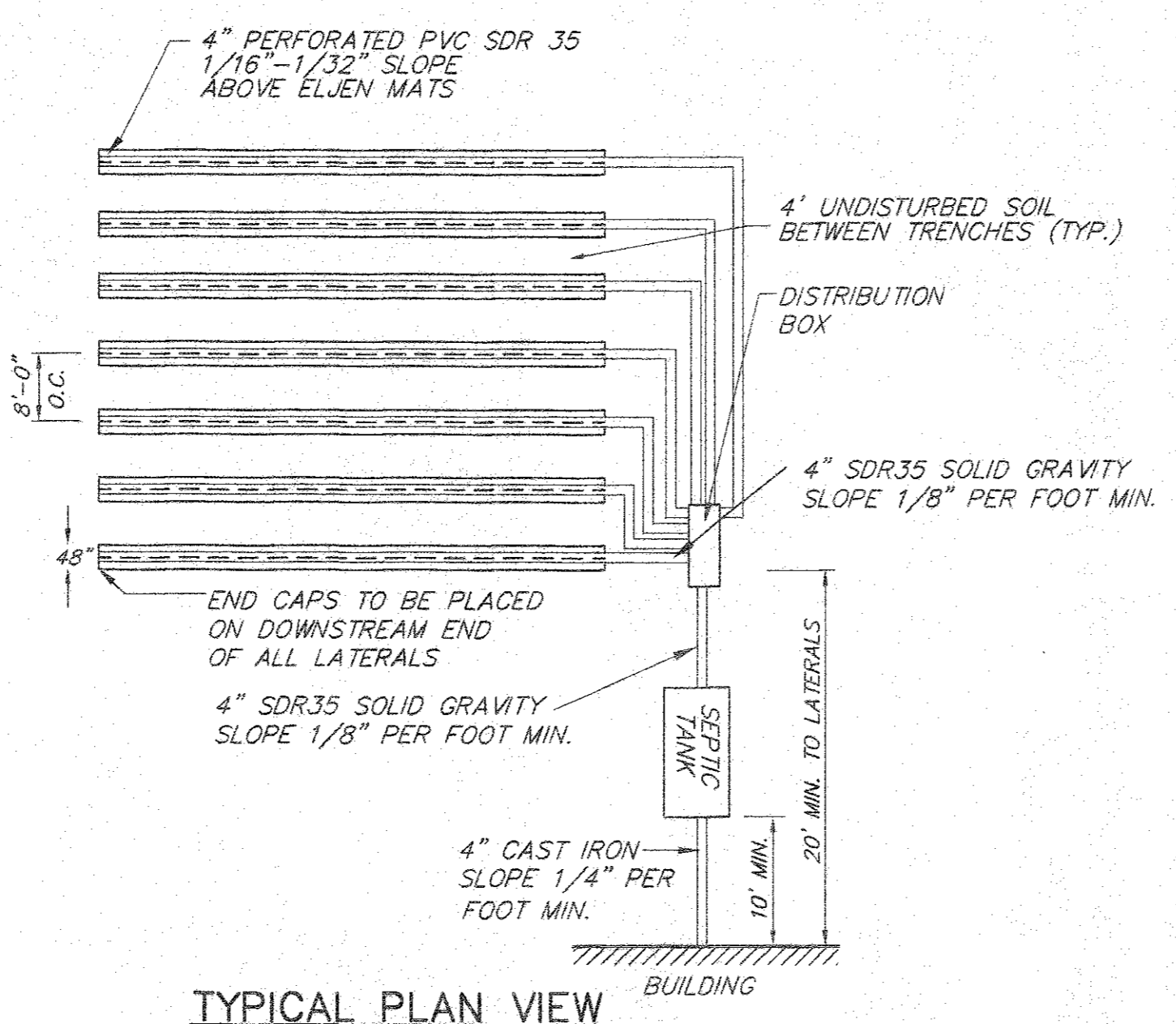
- REVISED 11/05/2016 AS PER PLANNING BOARD COMMENTS
- REVISED 09/18/2016 AS PER PLANNING BOARD COMMENTS

	ENGINEER WILLIAM MOREAU, P.E.	PEAK SUMMIT ENTERPRISES, INC. 3 LOT SUBDIVISION MISC. DETAILS FOSTERTOWN ROAD, SBL: 17-1-40.2 TOWN OF NEWBURGH, ORANGE COUNTY, NY
	DATE: 07/30/2016 SCALE: N.T.S. JOB NUMBER: 15-035-KAL SHEET NUMBER: 3 OF 4	

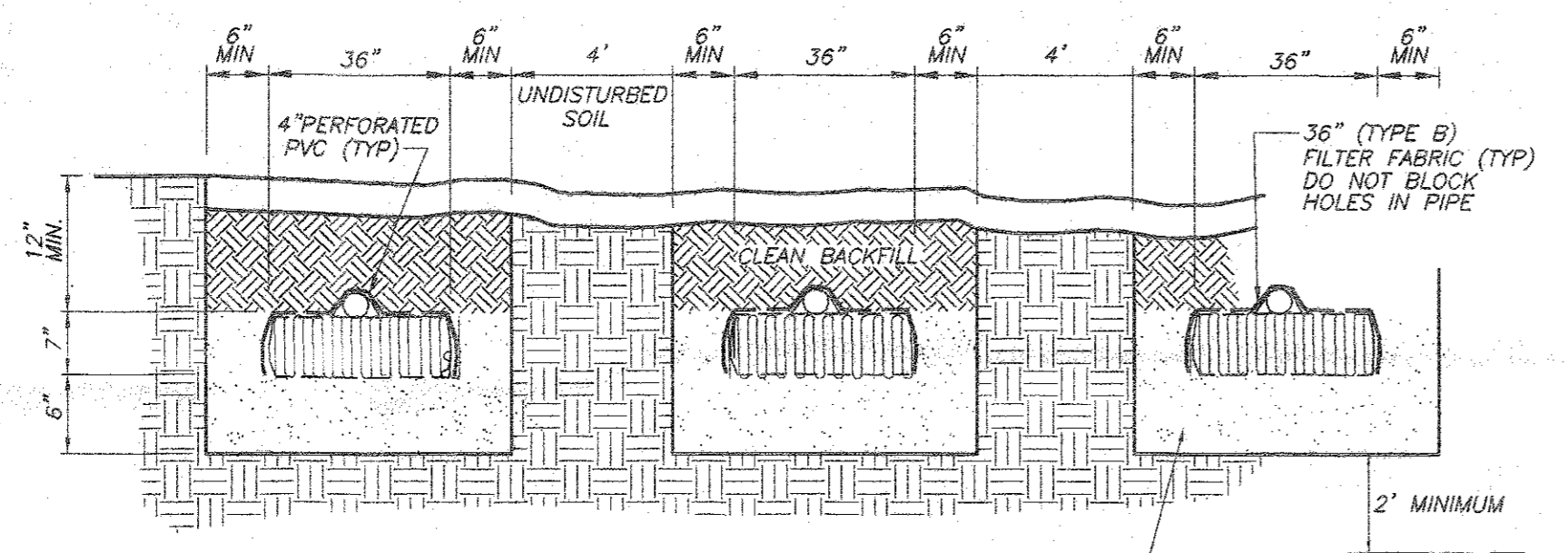


SPECIFICATIONS
 CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS
 REINFORCEMENT- 6"x6" 10GA. WWF, #3 REBAR
 AIR ENTRAPMENT- 5%
 CONSTRUCTION JOINT- BUTYL RUBBER - BASE CEMENT
 PIPE CONNECTION- POLYLK SEAL (PATENTED)
 H2O LOADING ON REQUEST

WOODARD 1250gal. SEPTIC TANK OR EQUAL
 N.T.S.



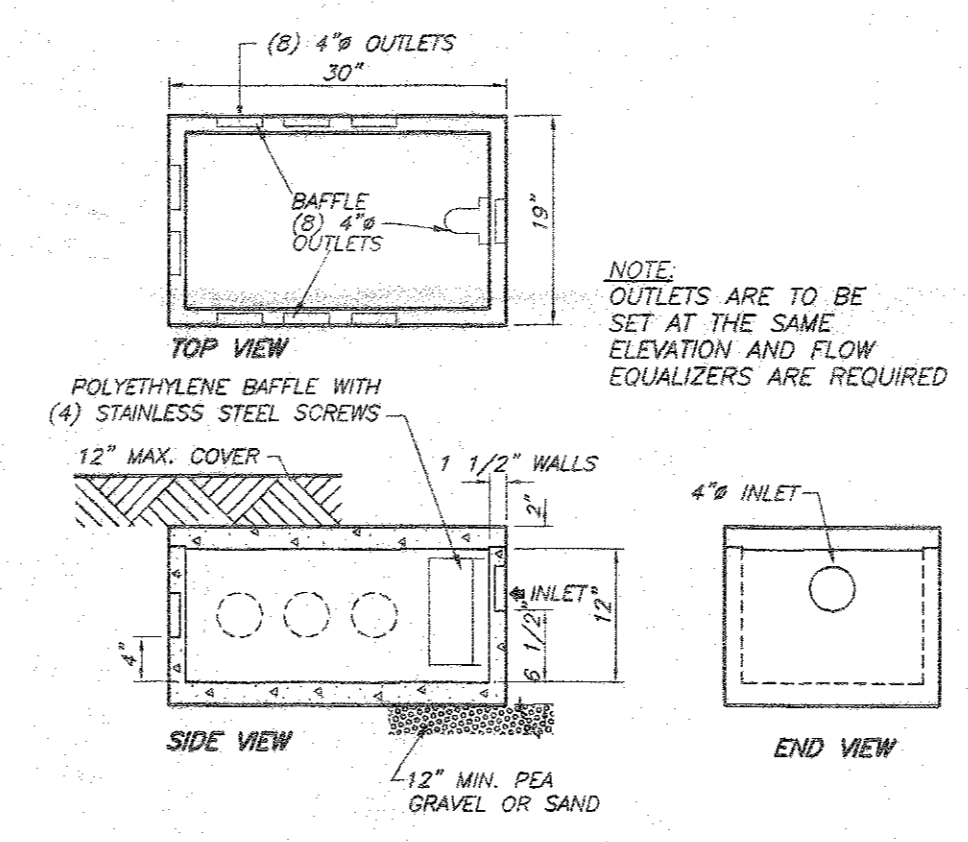
WELL NOTES:
 1. CASING DEPTH SHALL EXTEND AT LEAST 50' BELOW GROUND IN ANY CONDITION AND CASING MUST BE 24" MIN. ABOVE 100 YEAR FLOOD LEVEL.
 2. WELL TO BE INSTALLED PER TABLE 5 OF THE "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH LATEST EDITION.
 3. WELLS MUST PRODUCE AN AVERAGE YIELD OF 5 GPM MIN. TO BE SUITABLE FOR RESIDENTIAL DEVELOPMENT.



INSTALLER SHALL INSTALL A 6" LAYER OF WASHED MEDIUM TO COURSE CONCRETE SAND OR EQUIV. SEE ELJEN IN-DRAIN DESIGN AND INSTALLATION MANUAL FOR DETAILS

ASTM C33 SAND SPECIFICATION

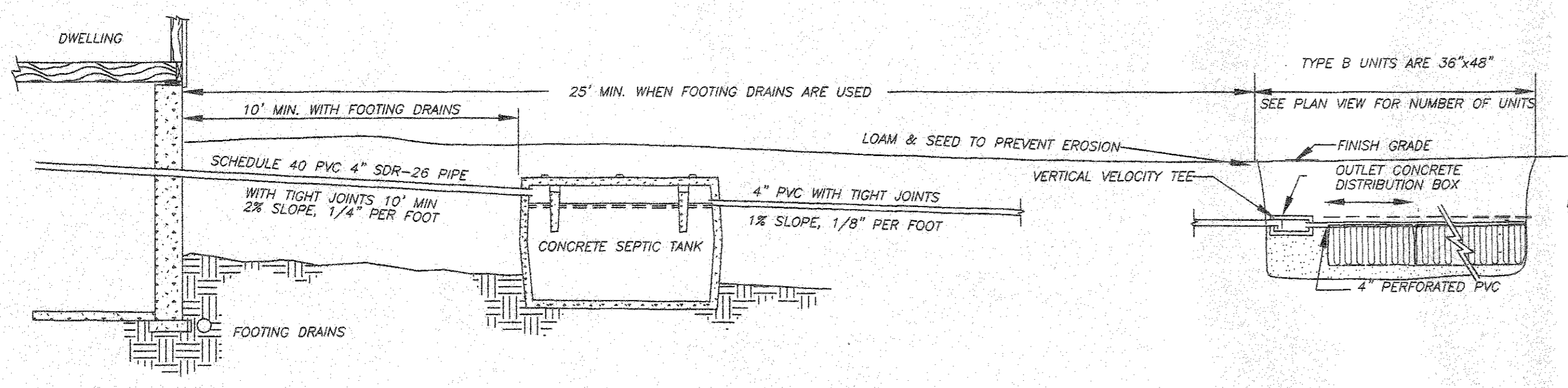
SIEVE SIZE	SIEVE SQ. OPNG. SIZE	SPEC. % PASSING (WET SIEVE)
0.375"	9.5 mm	100.0-100.0
#4	4.75 mm	95.0-100.0
#8	2.36 mm	80.0-100.0
#16	1.18 mm	50.0-85.0
#30	600 um	25.0-60.0
#50	300 um	5.0-30.0
#100	150 um	< 10.0
#200	75 um	< 5.0



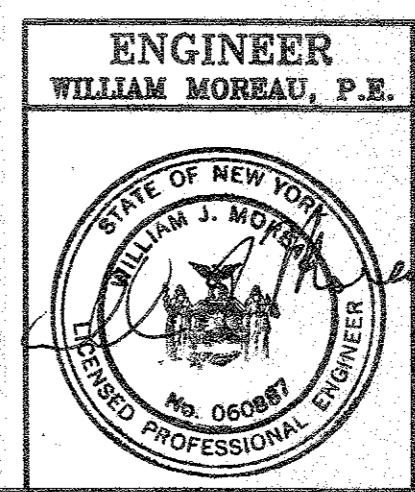
SPECIFICATIONS
 CONCRETE MIN. STRENGTH: 4,000 PSI AT 28 DAYS
 REINFORCEMENT: FIBER 10GA. WIRE MESH
 AIR ENTRAPMENT: 5%
 PIPE CONNECTION: POLYLK SEAL (PATENTED)
 LOAD RATING: 300 PSF

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 WATERCOURSE OR WETLAND	DWELLING	PROPERTY LINE	DRAINAGE DITCH
HOUSE SEWER	50' (25' FOR CAST OR PVC W/ O-RING)	25'	3'	10'	---
(WATERTIGHT JOINTS) SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'	20'
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'	50'
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'



COUNTY HIGHWAY NOTE:
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ENGINEER
 WILLIAM MOREAU, P.E.

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 3 LOT SUBDIVISION
SEPTIC DETAILS
 FOSTERTOWN ROAD, SBL: 17-1-40.2
 TOWN OF NEWBURGH, ORANGE COUNTY, NY