ZONING SCHEDULE

ZONE: R–2 (2–FAMILY)

	REQUIRED	PROVIDED
MINIMUM LOT AREA w/ PUBLIC WATER	50,000sf.	69,696sf.
MINIMUM YARDS (feet)		
FRONT	40'	40' ±
REAR	50'	>300' ±
SIDE		
ONE	25'	25' ±
BOTH	50'	59' ±
MINIMUM LOT WIDTH (feet)	125'	*101'±
MINIMUM LOT DEPTH (feet)	150'	250'±
MAXIMUM SURFACE COVERAGE (%)	50 %	8 %
MAXIMUM LOT BUILDING COVERAGE (%)	25 %	5 %
FLOOR AREA PER DWELLING UNIT (square feet)	900 sf. MIN.	900 sf. MIN.
MAXIMUM HEIGHT HEIGHT (feet)	35' max.	35' max.

*PRE–EXISTING NON CONFORMING, PERMITTED PER SECTION 185– 18–1–1 OF ZONING CODE

SPECIAL NOTES:

1. PROPERTY LINES, PROPOSED FOUNDATIONS, WATER LINE, AND SDS'S SHALL BE STAKED OUT BY LICENSED SURVEYOR, PER PLOT, PLAN PRIOR TO CONSTRUCTION.
2. A COPY OF THE STAKE OUT PLAN SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO POURING FOOTINGS.
3. ON COMPLETION OF THE FOUNDATION, AN AS–BUILT FOUNDATION LOCATION SURVEY, CERTIFIED BY A NYS LICENSED SURVEYOR, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

OWNER / APPLICANT

CARLOS DOMINGUES
28 LAKE RD.
SALISBURY MILS NY 12577

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:

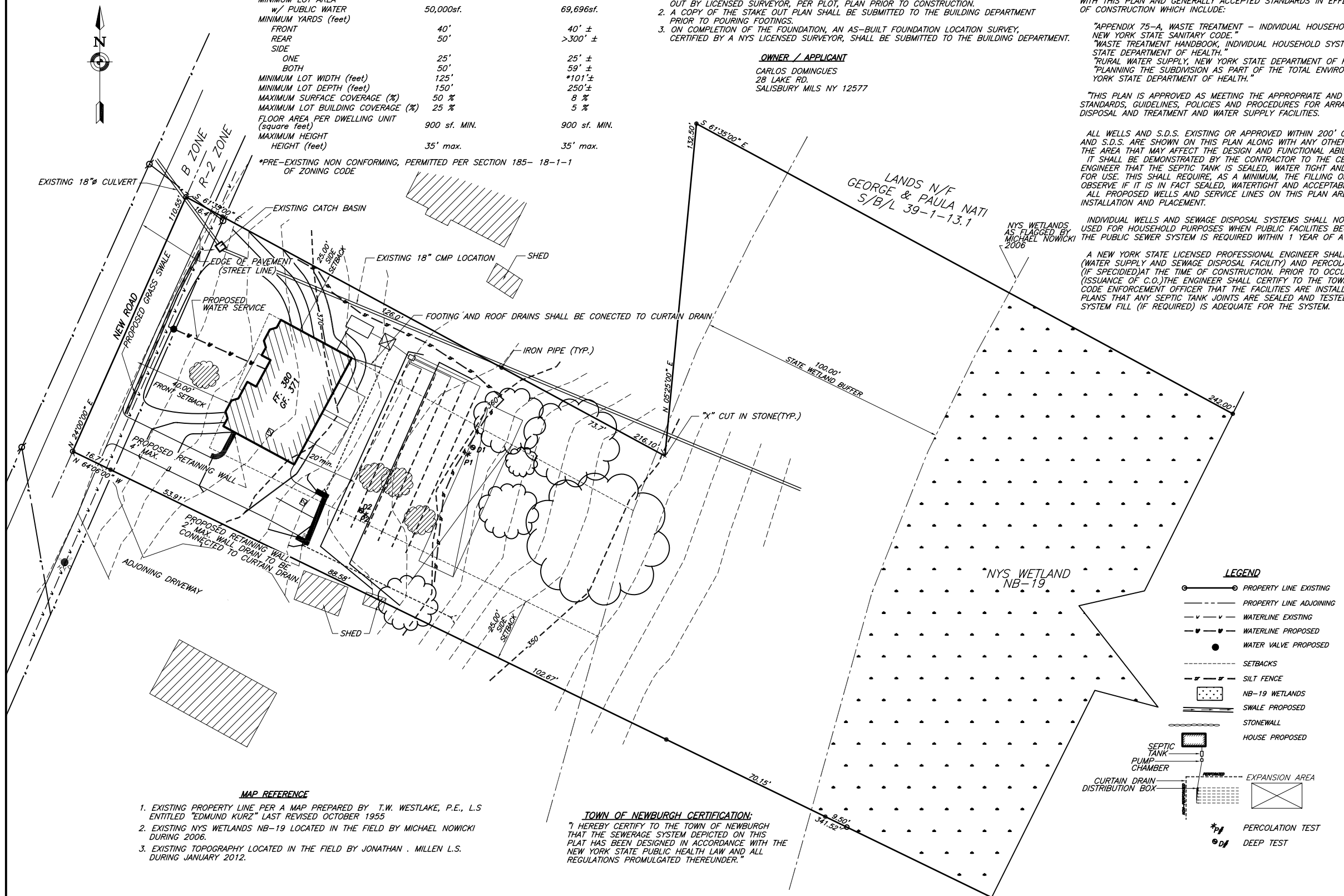
"APPENDIX 75–A, WASTE TREATMENT – INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."
"WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
"RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."
"PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."

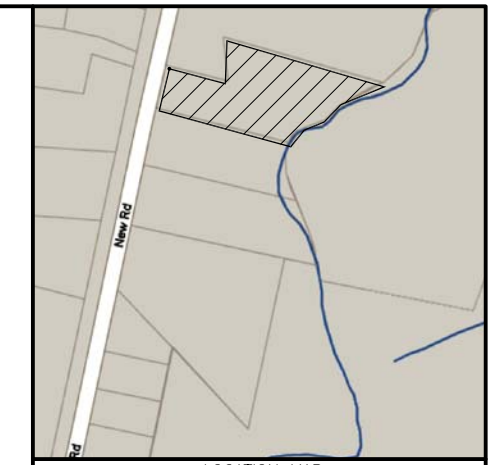
"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES.

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.

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.

A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY AND SEWAGE DISPOSAL FACILITY) AND PERCOLATION TEST SEPTIC SYSTEM FILL (IF SPECIDIED)AT THE TIME OF CONSTRUCTION. PRIOR TO OCCUPANCY OF THE HOUSE, (ISSUANCE OF C.O.)THE ENGINEER SHALL CERTIFY TO THE TOWN OF NEWBURGH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS THAT ANY SEPTIC TANK JOINTS ARE SEALED AND TESTED FOR WATER TIGHTNESS, AND THAT SEPTIC SYSTEM FILL (IF REQUIRED) IS ADEQUATE FOR THE SYSTEM.





LOCATION MAP

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.
19. THE DESIGN ENGINEER WILL BE REQUIRED TO CERTIFY THE COMPLETED DISPOSAL FACILITY.

LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- WATERLINE EXISTING
- WATERLINE PROPOSED
- WATER VALVE PROPOSED
- SETBACKS
- SILT FENCE
- NB–19 WETLANDS
- SWALE PROPOSED
- STONEWALL
- HOUSE PROPOSED
- SEPTIC TANK
- PUMP CHAMBER
- CURTAIN DRAIN DISTRIBUTION BOX
- EXPANSION AREA
- *P# PERCOLATION TEST
- D# DEEP TEST

MAP REFERENCE

1. EXISTING PROPERTY LINE PER A MAP PREPARED BY T.W. WESTLAKE, P.E., L.S ENTITLED "EDMUND KURZ" LAST REVISED OCTOBER 1955
2. EXISTING NYS WETLANDS NB–19 LOCATED IN THE FIELD BY MICHAEL NOWICKI DURING 2006.
3. EXISTING TOPOGRAPHY LOCATED IN THE FIELD BY JONATHAN . MILLEN L.S. DURING JANUARY 2012.

TOWN OF NEWBURGH CERTIFICATION:

"I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWERAGE SYSTEM DEPICTED ON THIS PLAT HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER."

DEEP TEST DATA:

D1 6'–8" DEEP 08/23/11
0–8" TOPSOIL
8"–80" GRAVELLY CLAY LOAM
NO WATER, NO BEDROCK

D2 6'–3" DEEP 08/23/11
0–8" TOPSOIL
8"–75" CLAY LOAM W/ GRAVEL
WATER @ 72"
NO BEDROCK, NO MOTTLING

PERCOLATION DATA:

* P1 24" DEEP 08/23/11

	1	2	3	4
FINISH	12:35	12:42	12:52	1:02
START	12:31	12:35	12:43	12:53
TIME	0:04	0:07	0:09	0:09

STABILIZED PERCOLATION RATE: 09 MINUTES /INCH

* P2 24" DEEP 08/23/11

	1	2	3
FINISH	2:05	2:40	3:15
START	1:34	2:06	2:41
TIME	0:31	0:34	0:34

STABILIZED PERCOLATION RATE: 34 MINUTES /INCH

SEPTIC DESIGN CRITERIA:

1. NO. OF BEDROOMS– 4
2. SEPTIC TANK DESIGN–1,250 GAL
3. STABILIZED PERCOLATION RATE–34 MINUTES/INCH
4. FLOW RATE (GALS /DAY)– 520
5. DESIGN LENGTHS:
   6 ROWS OF 17 UNITS = 390 L.F. (390 L.F. REQ'D) *

* SEWAGE DISPOSAL SYSTEMS MUST BE CONSTRUCTED USING THE "QUICK 4 EQUALIZER 36" AS MANUFACTURED BY INFILTRATOR SYSTEMS. SEE INFILTATOR SYSTEMS NOTES THIS PAGE AND SYSTEM DETAILS ON SHEET 2.

INFILTRATOR SYSTEM NOTES:

1. ALL SEPTIC SYSTEMS SHALL BE CONSTRUCTED USING INFILTRATOR SYSTEMS "QUICK4 EQUALIZER 36" IN PLACE OF PIPE, STONE AND GRAVEL.
2. THESE UNITS SHALL BE INSTALLED IN STRICT CONFORMANCE TO THE MANUFACTURER'S SPECIFICATIONS.
3. THE NEW YORK STATE AND ORANGE COUNTY HEALTH DEPARTMENTS HAVE REDUCED THE REQUIRED TRENCH LENGTH BY 25% FOR S.D.S's. THAT UTILIZE THE "QUICK 4 EQUALIZER 36" AS MANUFACTURED BY INFILTRATORS, INC.. ONLY THIS PRODUCT WILL BE ACCEPTED FOR CONSTRUCTION OF THE 6 BEDROOM SEPTIC SYSTEM DEPICTED ON THIS MAP.

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, 1 800 272–4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1 800 962–7962(IN ALL OTHER AREAS OF THE STATE.)

REVISIONS

REV.:	DATE:	BY:	DESCRIPTION:
1	01/31/12	R.B.M.	PER TOWN COMMENTS

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

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(845)–569–8400
(FAX)(845)–569–4583
TALCOTTDESIGN12@GMAIL.COM

ENGINEER

CHARLES T. BROWN, P.E.
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NEW WINDSOR, N.Y. 12553

SITE PLAN FOR:
CARLOS DOMINGUES
NEW ROAD, S/B/L: 39–1–14
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
12/23/11	1"=40'	11114–CDS	1 OF 3