

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 10824
845-294-1830
845-294-1832 - FAX

SURVEYOR:
HERITAGE LAND SURVEYING, P.C.
P.O. BOX 578
PLATTICK, NEW YORK 12568
845-242-4148
845-242-4148 - FAX



SUBDIVISION PLAN

PERCOLATION DATA:

LOT#2 - 8/22/11

PH1 - 28" DEEP

R1 12:30:15 - 12:31:10 10MIN 55 SEC
R2 12:32:10 - 12:33:45 21MIN 35 SEC
R3 12:34:30 - 11:18:40 22MIN 10 SEC

PH2 - 50" DEEP

R1 12:52:20 - 1:57:20 14MIN 00 SEC
R2 1:58:00 - 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 - 8'-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 - 8'-8" DEEP

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

ZONING COMPLIANCE:

ZONING DISTRICT: "AR"
TOTAL AREA: 3,506

| ITEM | REQUIRED | LOT #1 | LOT #2 |
|--------------------|----------------|-----------------|----------------|
| LOT AREA | 40,000 SQ. FT. | 101,429 SQ. FT. | 42,590 SQ. FT. |
| LOT WIDTH | 150 FT. | 186.1' | 180.0' |
| LOT DEPTH | 150 FT. | 380.1' | 275.8' |
| FRONT YARD | 50 FT. | 114.3' | 180.5' |
| REAR YARD | 50 FT. | 61.2' | 80.4' |
| ONE SIDE | 30 FT. | 36.8' | 41.6' |
| BOTH SIDES | 80 FT. | 236.1' | 95.5' |
| BLDG. HGT. MAX. | 35 FT. | 28 FT. | 28 FT. |
| BUILDABLE | 9000 | <9000 | <9000 |
| HABITABLE FL. AREA | 900 SQ. FT. | 2,850 SQ. FT. | 4,800 SQ. FT. |
| LOT SLDG. CVD. | 10% | 1.3% | 5.5% |
| LOT SURFACE CVD. | 20% | 1.5% | 0.0% |
| MIN. BLD. AREA | 10,000 SQ. FT. | 12,000 SQ. FT. | 12,850 SQ. FT. |

LOCATION PLAN

LIST OF DRAWINGS

| NO. | TITLE |
|-----|------------------|
| 1 | SUBDIVISION PLAN |
| 2 | DETAIL SHEET |

| NO. | DATE | REVISION | CHK BY |
|-----|------|----------|--------|
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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 MAKE ANY CHANGES TO THESE PLANS OR TO ALTER OR TO ADD TO THESE PLANS. ANY SUCH ALTERATIONS SHALL BE MADE IN ACCORDANCE WITH 145-SUBSECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

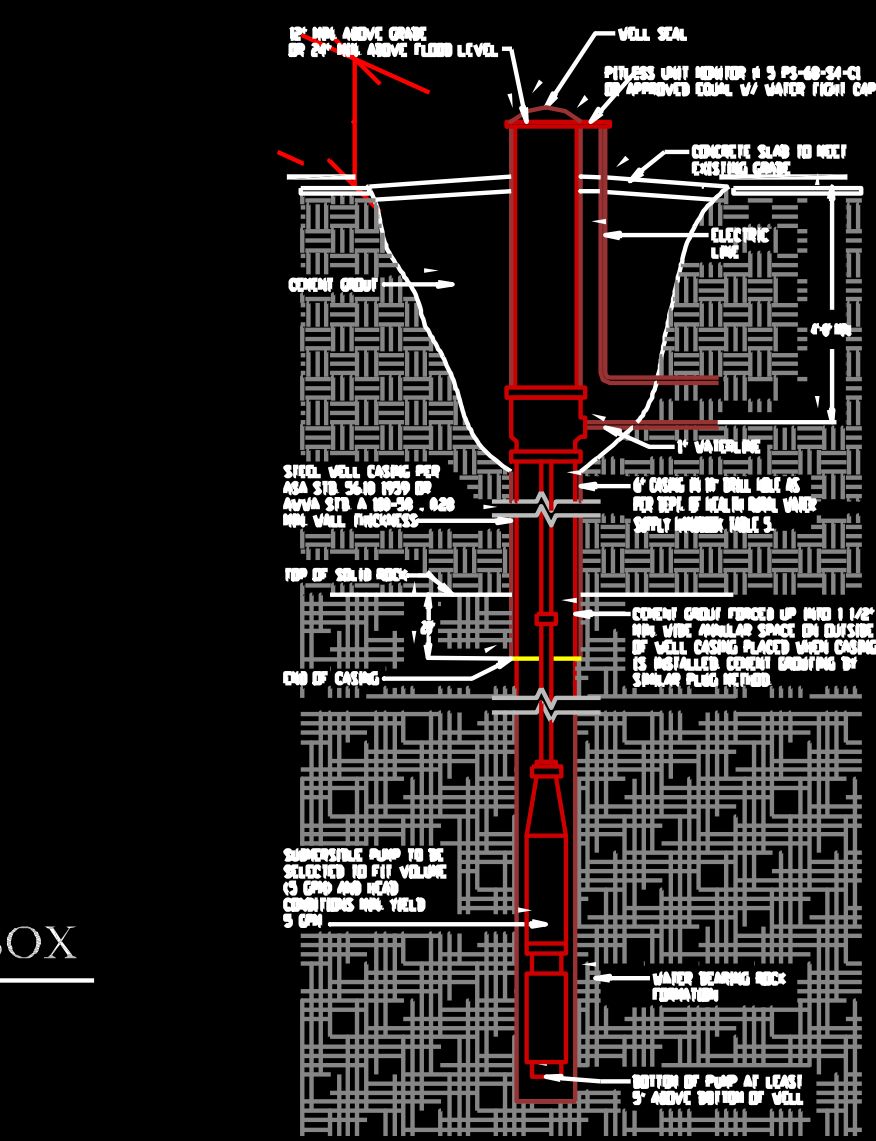
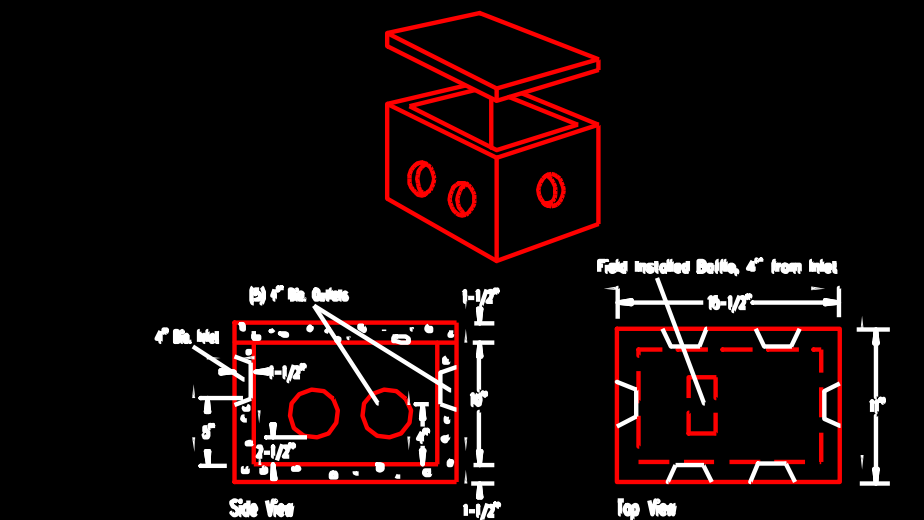
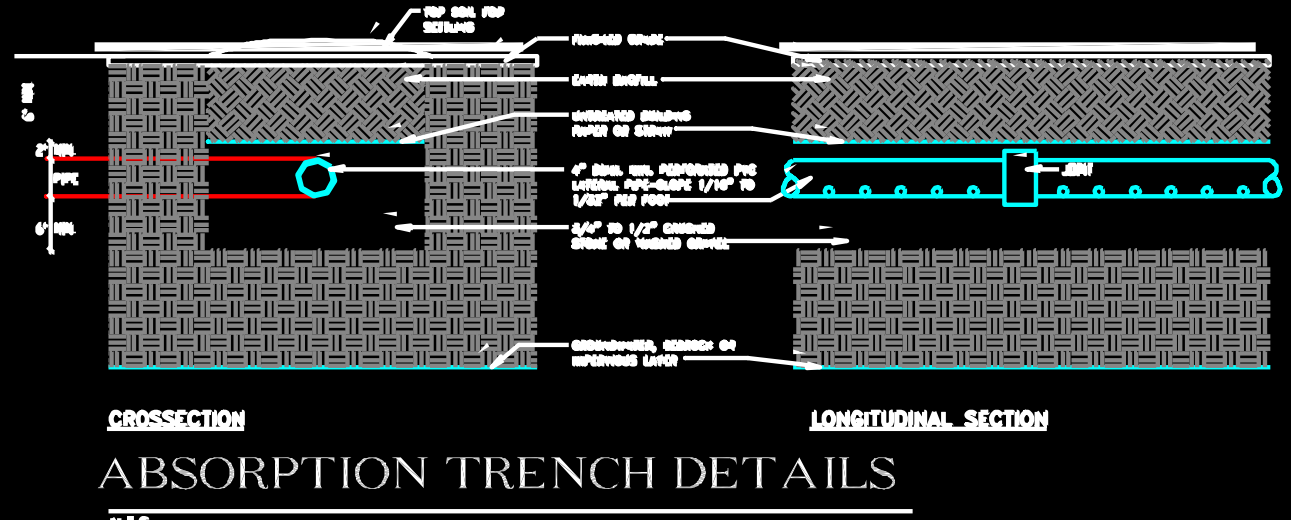
| DESIGN BY: | DRAWN BY: | APPROVED BY: |
|------------|-------------|--------------|
| J.F. | D.D. | J.F. |
| JOB NO. | SCALE | |
| 11-038 | 1" = 80'-0" | |
| DATE | REVISION | |
| 1-30-12 | | |

SIGNATURE _____ DATE _____

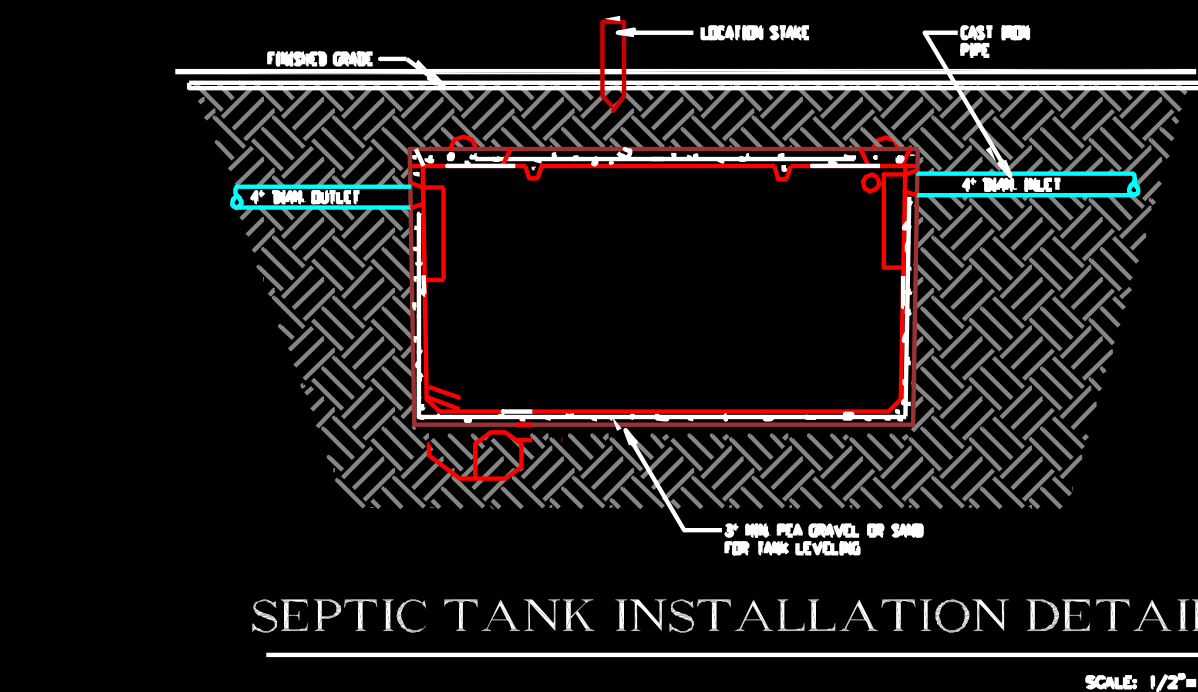
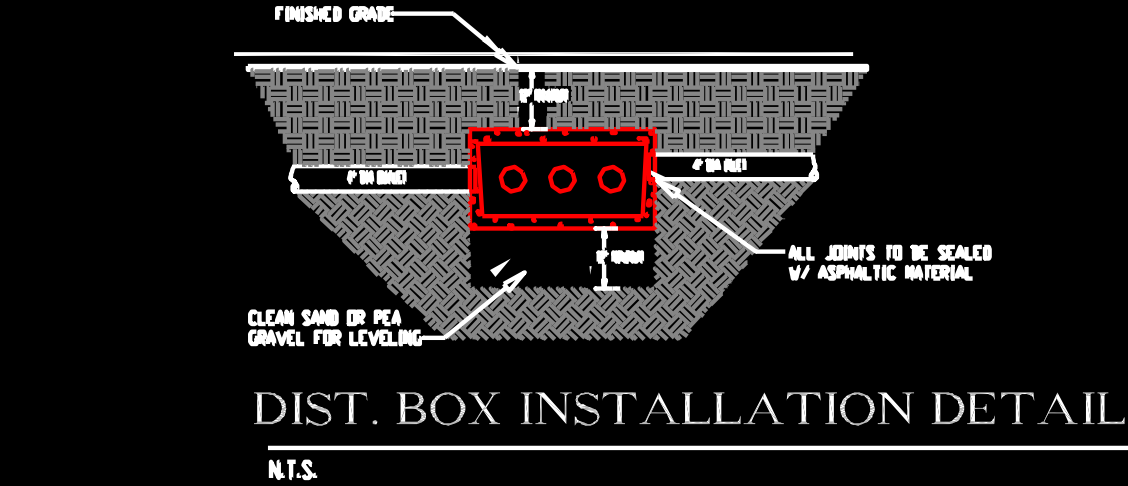
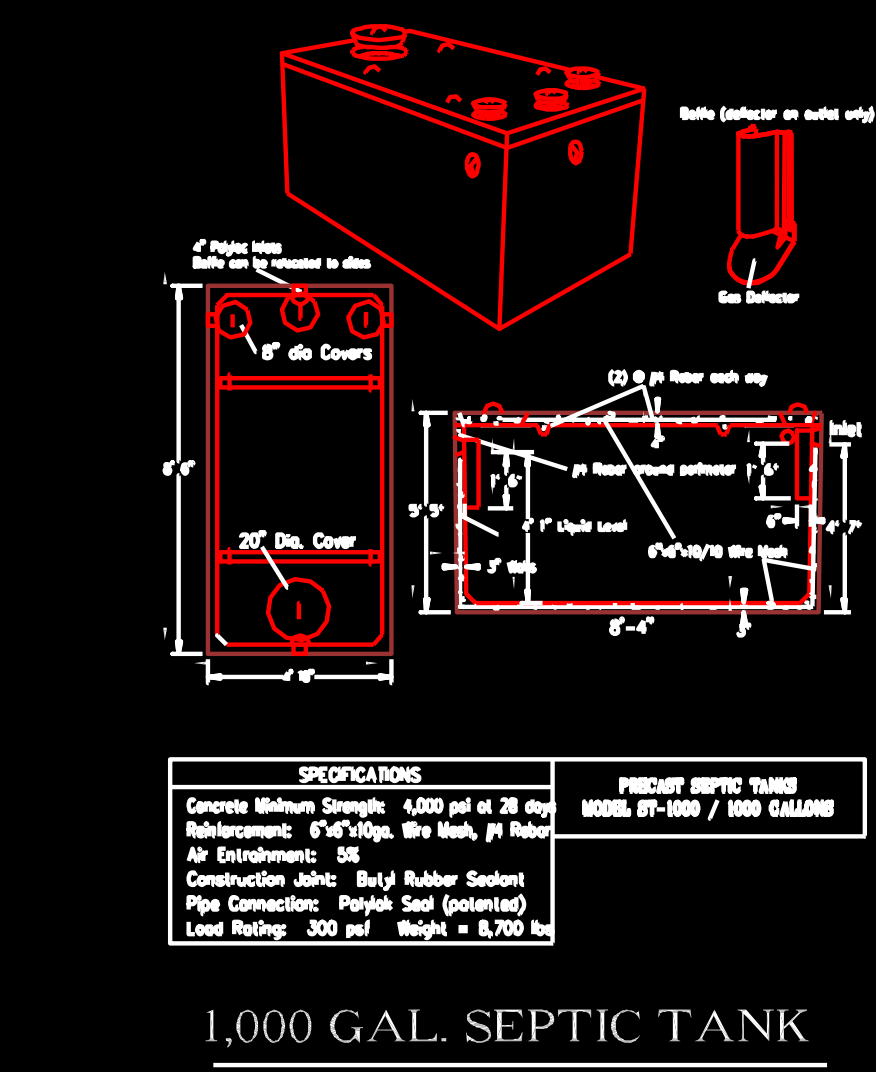
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CALLAS SUBDIVISION
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SECTION: 3, BLOCK: 1, LOT: 144
SUBDIVISION PLAN

1
SHEET 1 OF 2



- ### 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 GOVT. AGENCIES HAVING JURISDICTION AND THE SUPERVISING ENGINEER.
 3. UTILIZE PRECAST CONCRETE SEPTIC TANK ONLY.
 4. DISTRIBUTION BOX SHALL BE CONCRETE.
 5. 4" SOLID TRIGHT 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 BUILDINGS 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 CELLARS, FOOTINGS 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 REBARRING 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 SUPERVISION 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 WATER-TIGHTNESS 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 GARAGE OWNERS. GARAGE OWNERS 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 OF C.



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SHEET 2 OF 2