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CONSULTING ENGINEERS D.P.C.

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TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT: TARSIO FAMILY SUBDIVISION
PROJECT NO.: 2015-08
PROJECT LOCATION: SECTION 39, BLOCK 1, LOT 21.1
PROJECT REPRESENTATIVE: ZEN DESIGN CONSULTANTS, INC.
REVIEW DATE: 10 JULY 2015
MEETING DATE: 16 JULY 2015

1. The project has received zoning variances for pre-existing non-conforming structures on the site.
2. Sewer flow acceptance letter is required.
3. Common driveway access and maintenance agreements approved by Mike Donnelly's office are required.
4. Confirmation that project is located within the sewer district should be received or outside user status from Town Board is required.
5. Approval from the Orange County Department of Public Works for driveway is required. A conceptual approval has been noted, however, final approval from Orange County DPW is required prior to Planning Board granting final approval.
6. Plans must comply with Orange County DPW standards including all required notes.
7. Project requires a Public Hearing and submission of the complete application to the Orange County Planning Department for 239 review.

Respectfully submitted,

McGoey, Hauser & Edsall
Consulting Engineers, D.P.C.

Patrick J. Hines
Principal

RE-SUBMISSION INFORMATION

PROJECT:

Tarsio Family Limited - Subdivision

PROPERTY LOCATION:

283 Fostertown Road

SBL:

39-1-21.1

ZONE:

R-2 – Residential District

1. Existing barn within front yard along Fostertown Road may require a zoning variance.
A zoning variance has been received for this and for the accessory building size & height.
2. A proposed sewer extension is identified to service lots 1, 2 and 3. NYSDEC approval for sewer main extension is required. Easements in favor of the lots and the Town may be required.
The plans have been changed removing the plan for the sewer extension. Individual sewer lines have been proposed.
3. Sewer flow acceptance letter is required.
This is understood and will be acquired.
4. Lot 1 is served by an existing septic system. Providing sewer on the site will require connection of lot 1 to the sewer line, per Orange County Health Department requirements.
The plans have been changed removing the plan for the sewer extension.
5. Highway Superintendent's comments regarding location of driveways should be received.
Please see attached letter from the Highway Department and the OCDPW.
6. Common driveway access and maintenance agreements for shared driveways on lots 1, 2 and 3 are required. Design of sanitary sewer including rim and inverts, as well as profile should be provided.
Common driveway agreements will be provided. Sewer connection has been revised to individual sewer lines.
7. Sheet 4 of 4 should contain Engineers seal & stamp, rather than Surveyor.
This is understood.
8. 2015 Town of Newburgh Water and Sewer Notes will be required.
The new notes have been added to the plans.
9. Staked hay bale detail should be removed from plans, not an acceptable practice.
This detail has been removed.
10. Limits of disturbance should be identified on the plans including acreage of disturbance to determine if SPDES permit is required.
A line designating the limits of disturbance has been added to the plan.
11. Notes should be added to the plans identifying if parcel is within water and sewer district or if water and sewer district extension is required.
The parcel has been confirmed to be within the water district. Sewer district confirmation shall be provided once received from the town. Once confirmed this will be added to the plans.



ORANGE COUNTY
DEPARTMENT OF PUBLIC WORKS

Christopher R. Viebrock, P.E.
Acting Commissioner

P.O. Box 509, 2455-2459 Route 17M

Goshen, New York 10924-0509

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Steven M. Neuhaus
County Executive

April 20, 2015

Zen Design Consultants, Inc.
6 Old Plank Rd
Newburgh NY 12550
Attn: Ken Lytle

Re: Re: Tarsio Family Subdivision
Plans By: William Moreau.
Date: 10/14/14; Last Revised: 1/5/15
County Route 86 – Fostertown Rd
Sheet No.: 2 of 4 Five Lot Subdivision Plan,
Town of Newburgh, SBL: 39-1-21.1

Dear Mr. Lytle:

Orange County Department of Public Works: Highway Engineering can conceptually accept the location of the driveway entrances for the proposed residential driveways.

We require a full set of site design plans, prepared in conformance with the Policy and Standards of the Orange County Department of Public Works, must be submitted to this department for review and approval under Section 239-f of the General Municipal Law and Section 136 of the Highway Law.

At the time a subdivision is submitted for review, we review all lots for conformance with the current Orange County Department of Public Works Policy and Standards.

If you have any questions, please contact this office at your earliest convenience.

Very Truly Yours,

Mike Carroll
Junior Engineer

Cc: Christopher Viebrock, PE, Acting Commissioner
Joseph Stankavage, PE, Principal Engineer
John Ewas, Planning Board Chairman, Town of Newburgh Planning Board Via Email
Planningboard@townofnewburgh.org



HIGHWAY DEPARTMENT

90 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

TELEPHONE 845-561-2177
FAX 845-561-8987

TODD DEPEW
HIGHWAY SUPERINTENDENT

To: Planning Board

From: Todd Depew Highway Superintendent

Date: April 14, 2015

Re: Tarsio Family Sub Division (Wells Road)

I have visited the proposed subdivision project located along Wells Road. I met with Ken Lytle on site and find that a common driveway located in the middle of the property frontage would be the best for sight distance. This is an acceptable location for the entrance onto Wells Road.

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.

THE TARSIO FAMILY LIMITED

APPLICANT/OWNER
 THE TARSIO FAMILY LIMITED
 28.5 FOSTERTOWN ROAD
 NEWBURGH, NY 12520

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 MAY 14, 2014 BY ANTHONY D. VALDINA, L.S.

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

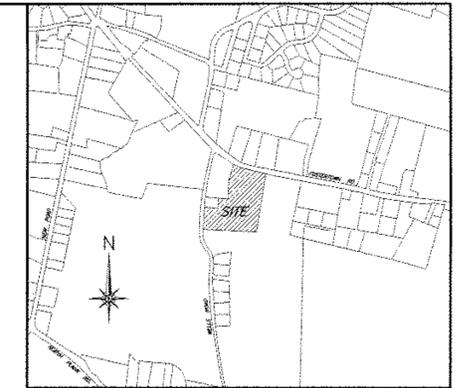
TOPOGRAPHY NOTE
 TOPOGRAPHY PROVIDED BY ANTHONY D. VALDINA, L.S. AND ZEN DESIGN CONSULTANTS, INC.

WELL NOTE:
 TOWN WATER SUPPLY

SEWER NOTE:
 TOWN SEWER & PRIVATE SEPTIC SYSTEM

- SURVEY NOTES:**
1. 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.
 2. 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.
 3. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
 4. SURVEYED IN ACCORDANCE WITH FILED MAPS, DEEDS, AND PHYSICAL MONUMENTATION FOUND AT THE TIME OF SURVEY.
 5. SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN UP TO DATE TITLE ABSTRACT REPORT.

- SPECIAL NOTE:**
1. FUTURE DEVELOPMENT OF THE RESIDENTIAL LOT #1 WILL REQUIRE THE EXTENSION OF MUNICIPAL WATER AND SEWER SERVICE PER TOWN OF NEWBURGH PUBLIC IMPROVEMENT REQUIREMENTS.
 2. ZONING BOARD VARIANCES WERE GRANTED 05/29/2015 FOR THE ITEMS:
 -ACCESSORY STRUCTURE IN FRONT OF THE MAIN STRUCTURE
 -ACCESSORY STRUCTURE EXCEEDING 1,000SF MAX.
 -ACCESSORY STRUCTURE EXCEEDING THE 15' MAX. HEIGHT



LOCATION MAP SCALE 1"=1000'



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

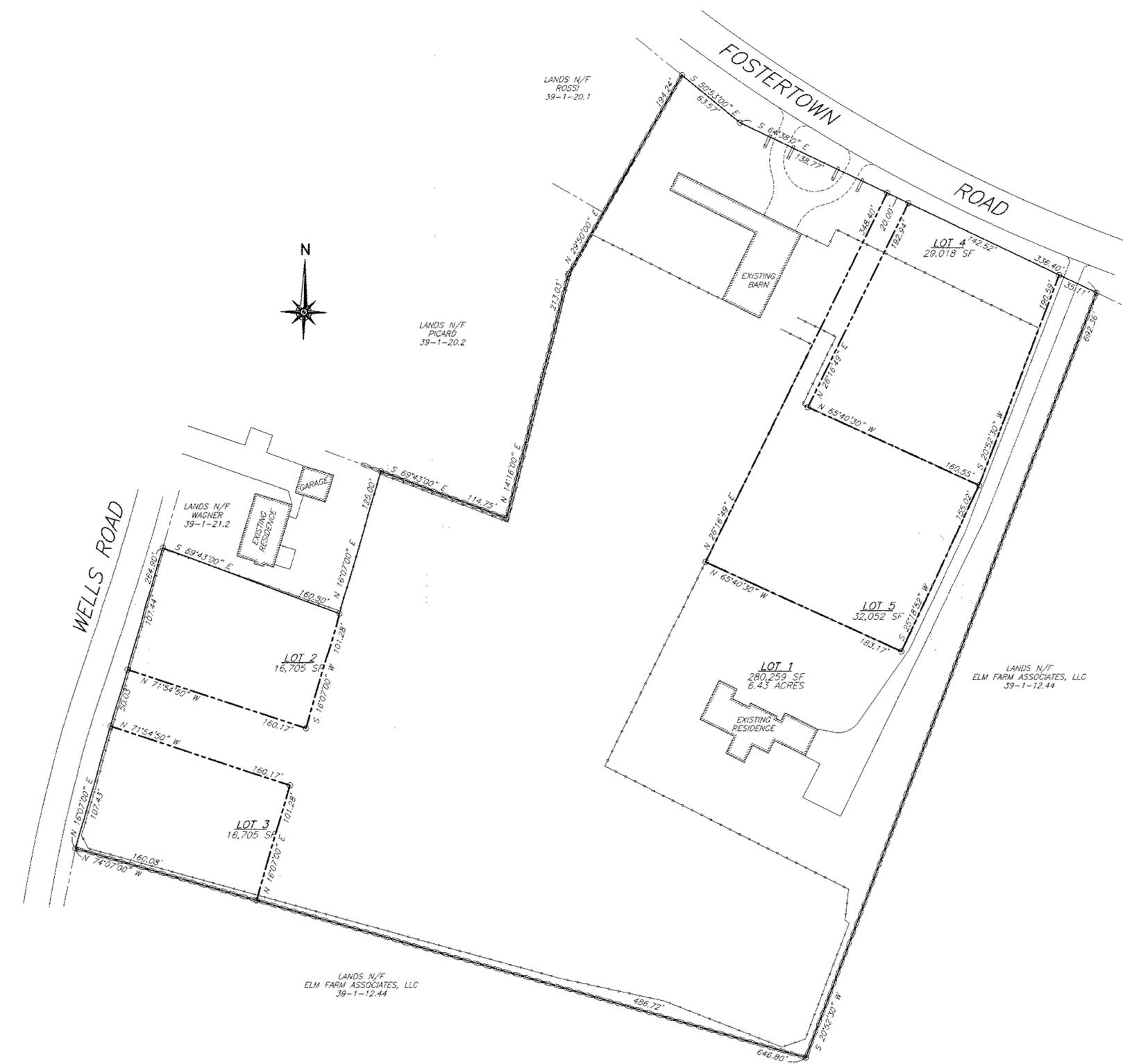
TOWN: NEWBURGH
 ZONE: R2 W/ TOWN WATER ONLY
 TOTAL ACREAGE: 8.60±

	REQUIRED	LOT #1	LOT #4	LOT #5
MINIMUM LOT AREA	17,500sf	280,259sf	29,018sf	32,052sf
MINIMUM YARDS				
FRONT	40'	40'+	40'+	40'+
REAR	40'	40'+	40'+	40'+
SIDE 1	15'	15'+	15'+	15'+
SIDE BOTH	30'	30'+	30'+	30'+
MINIMUM LOT WIDTH	100'	200'+	142'+	180'+
DEPTH	125'	690'+	190'+	384'+

TOWN: NEWBURGH
 ZONE: R2 W/ TOWN WATER & SEWER
 TOTAL ACREAGE: 8.60±

	REQUIRED	LOT #2	LOT #3
MINIMUM LOT AREA	15,000sf	16,705sf	16,705sf
MINIMUM YARDS			
FRONT	40'	40'	40'
REAR	40'	40'	40'
SIDE 1	15'	15'	15'
SIDE BOTH	30'	30'	30'
MINIMUM LOT WIDTH	100'	107'+	107'+
DEPTH	125'	160'+	160'+

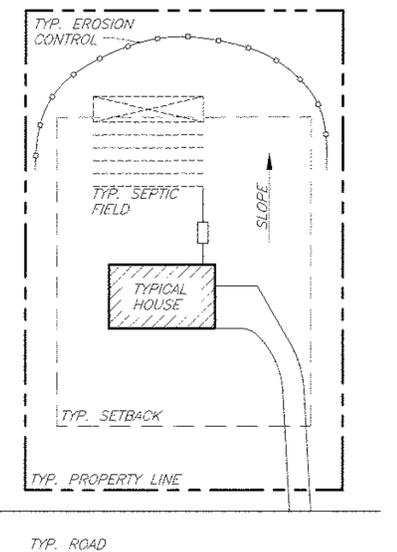
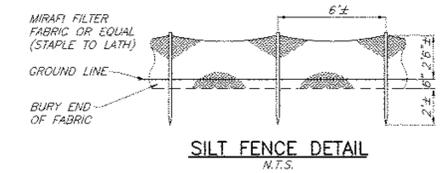
SURVEYOR ANTHONY VALDINA, L.S.	ENGINEER WILLIAM MOREAU, P.E.	TARSIO FAMILY SUBDIVISION 5 LOT SUBDIVISION SURVEY PLAT SBL: 39-1-21.1 TOWN OF NEWBURGH, ORANGE COUNTY, NY
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1. REVISED 05/15/2015 PER PLANNING BOARD COMMENTS & ZBA APPROVAL

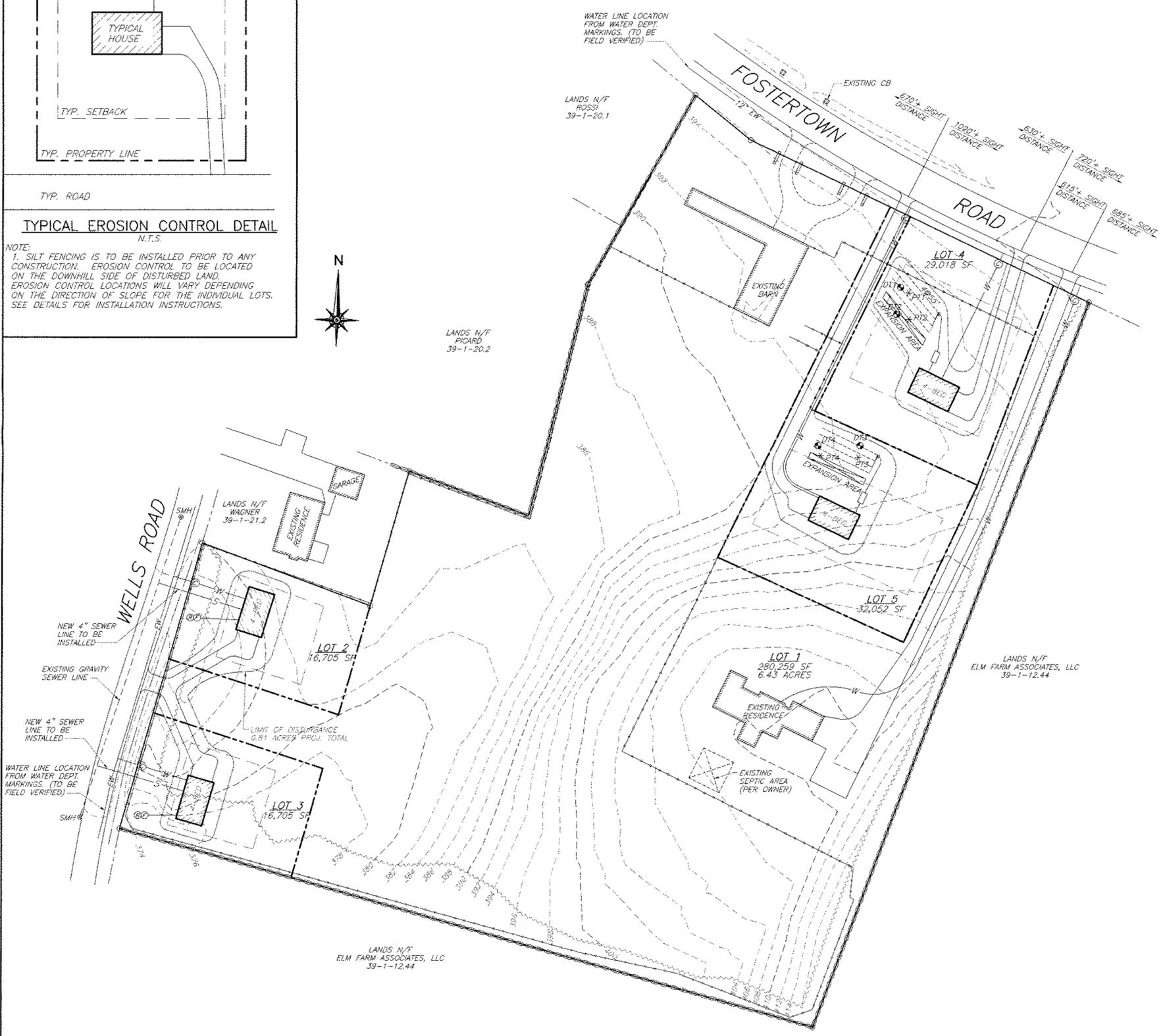
LEGEND

- 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



TYPICAL EROSION CONTROL DETAIL
 N.T.S.

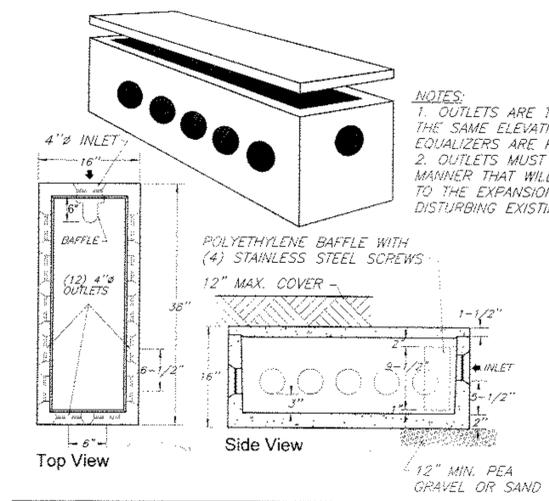
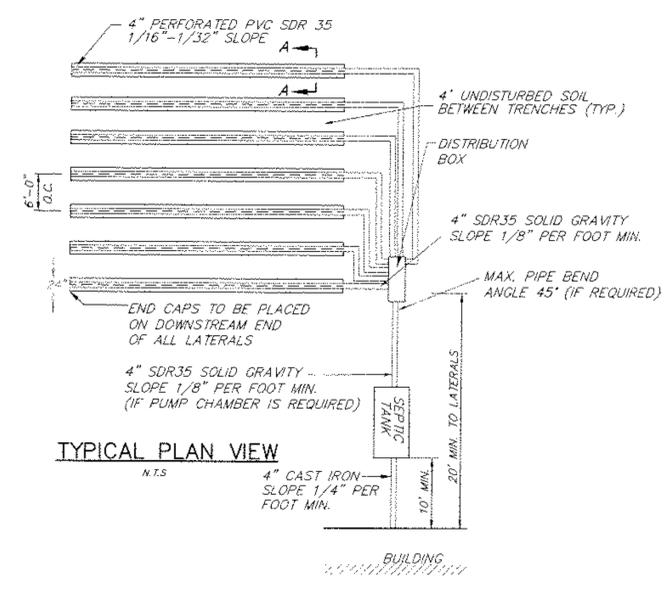
NOTE:
 1. SILT FENCING IS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION. EROSION CONTROL TO BE LOCATED ON THE DOWNHILL SIDE OF DISTURBED LAND. EROSION CONTROL LOCATIONS WILL VARY DEPENDING ON THE DIRECTION OF SLOPE FOR THE INDIVIDUAL LOTS. SEE DETAILS FOR INSTALLATION INSTRUCTIONS.



EROSION CONTROL STANDARD NOTES

1. EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY 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 REGULARLY 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 ENCRUACHING 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 SLOPE 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.

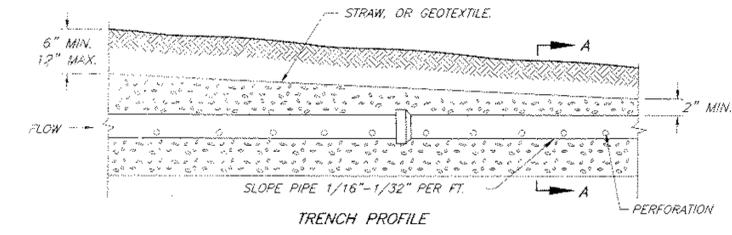
ENGINEER WILLIAM MOREAU, P.E.		TARSIO FAMILY SUBDIVISION	
		5 LOT SUBDIVISION	
		LOT LAYOUT	
		SBL: 39-1-21.1	
		TOWN OF NEWBURGH, ORANGE COUNTY, NY	
DATE	SCALE	JOB NUMBER	SHEET NUMBER
10/14/2014	1" = 50'	14-004-TAR	2 OF 4



**WOODARD'S PRECAST DISTRIBUTION BOX
MODEL DB-12/12 OUTLETS W/BAFFLE**
Concrete Min. Strength: 4,000 psi at 28 days
Reinforcement: Fiber, 10ga. wire mesh
Air Entrapment: 5%
Pipe Connection: Polylok Seal (patented)
Load Rating: 300 psf
Weight = 325 lbs

12-HOLE DISTRIBUTION BOX
N.T.S.

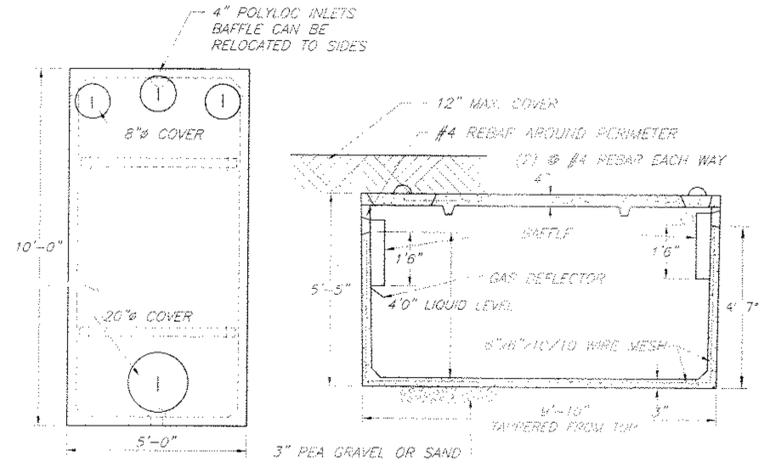
PRE-CAST STRUCTURE NOTE
A MAXIMUM OF 15\"/>



- NOTE:
- DO NOT INSTALL TRENCHES IN WET SOIL.
 - RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
 - ENDS OF ALL DISTRIBUTION PIPES MUST BE PLUGGED.
 - TRENCHES TO BE 6\"/>

**REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS
(AS SHOWN IN NYS DEPARTMENT OF HEALTH DESIGN HANDBOOK FOR
INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS, ed. 1596)**

SYSTEM COMPONENTS	WELL OR SUCTION LINE (OR W/ELAND)	STREAM, LAKE OR WATERCOURSE	PROPERLY DWELLING	PROPERTY LINE	DRAINAGE DITCH
HOUSE SEWER	50' (25' FOR CAST OR PVC W/ O-RING)	25'	3'	10'	---
(WATERTIGHT JOINTS) SLEPTIC 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'
EVAPORATION-CONDENSATION SYSTEM	100'	50'	20'	10'	50'
COMPOSTER	50'	50'	20'	10'	10'
SANITARY PRIVY PIT	100'	50'	20'	10'	20'
PIVOT, WATERTIGHT VAULT	50'	50'	20'	10'	10'

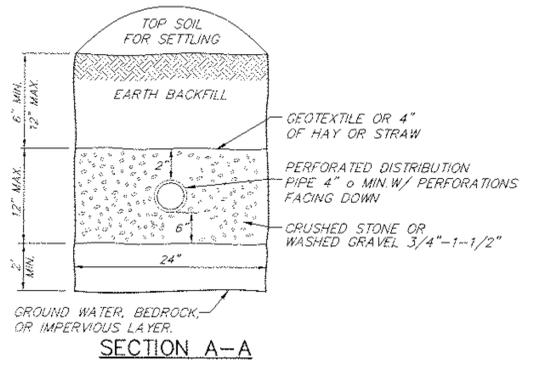


WOODARD'S 1250gdl. SEPTIC TANK OR EQUAL
N.T.S.

SPECIFICATIONS
CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS
REINFORCEMENT- 6"x6"10GA. WWF, #4 REBAR
AIR ENTRAPMENT- 5%
CONSTRUCTION JOINT- BUTYL RUBBER - BASE CEMENT
PIPE CONNECTION- POLYLOK SEAL (PATENTED)
LOAD RATING- 300PSF WEIGHT = 9,500LBS

	LOT #4	LOT #5
PERCOLATION DATA *	PT1 24" DEEP 4/4/15 STABILIZED RATE- 6 MIN/INCH PT2 24" DEEP 4/4/15 STABILIZED RATE- 2 MIN/INCH	PT3 24" DEEP 4/4/15 STABILIZED RATE- 4 MIN/INCH PT4 24" DEEP 4/4/15 STABILIZED RATE- 2 MIN/INCH
DEEP PIT DATA	DT1 60" DEEP 4/3/15 0'-10" TOPSOIL 10'-22" GRAVELLY LOAM 22'-60" R.O.B. NO ROCK OR WATER DT2 60" DEEP 4/3/15 0'-8" TOPSOIL 8'-20" LIGHT BROWN LOAM 20'-60" GRAVELLY LOAM NO ROCK OR WATER	DT3 60" DEEP 4/3/15 0'-9" TOPSOIL 9'-60" GRAVELLY LOAM NO ROCK OR WATER DT4 60" DEEP 4/3/15 0'-6" TOPSOIL 6'-60" GRAVELLY LOAM NO ROCK OR WATER
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- 6 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (4BDRM) - 220 L.F. PROV'D-4 @ 55' = 220 L.F. 6.) FILL REQUIRED- NONE	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 440 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL. 4.) STABILIZED PERCOLATION RATE- 4 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (4BDRM) - 220 L.F. PROV'D-4 @ 55' = 220 L.F. 6.) FILL REQUIRED- NONE

- SEPTIC SYSTEM GENERAL NOTES:**
- ALL PORTIONS OF THE SEPTIC 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 FOR 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 UNDESIRED COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
 - 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 THEM AND REAPPROVED BY THE ORANGE COUNTY HEALTH DEPARTMENT.
 - 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 NYSOEH 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 ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER 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.
 - ORANGE COUNTY DEPARTMENT OF HEALTH ACCEPTANCE IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH, BASED UPON DEVELOPMENTS, FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.



- 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, SANITARY CODE, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
 - "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.

ENGINEER WILLIAM MOREAU, P.E.	TARSIO FAMILY SUBDIVISION 5 LOT SUBDIVISION SEPTIC SYSTEM DESIGN DATA SBL: 39-1-21.1 TOWN OF NEWBURGH, ORANGE COUNTY, NY
DATE 10/14/2014	SCALE 1" = 50'
JOB NUMBER 14-004-TAR	SHEET NUMBER 3 OF 4

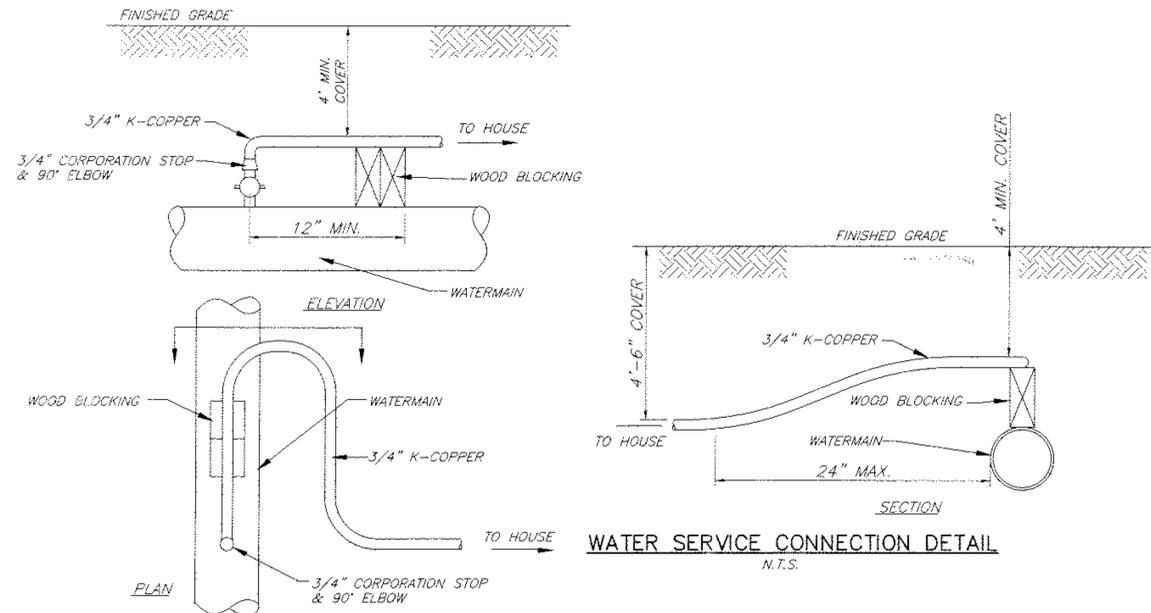
1. REVISED 05/15/2015 PER PLANNING BOARD COMMENTS & ZBA APPROVAL

**TOWN OF NEWBURGH
WATER SYSTEM NOTES:**

- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH.
- ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED, CLASS 52, DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-91 OR LATER REVISION FOR DUCTILE IRON PIPE JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
- THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON MEGALUG SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10-87 OR LATEST REVISION FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWA C153/A21.53-94 FOR LATEST REVISION FOR DUCTILE IRON COMPACT FITTINGS.
- ALL VALVES SHALL BE RESILIENT WEDGE, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C509 OR LATEST REVISION SUCH AS MUELLER A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTER CLOCK WISE).
- TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVE SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM; TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
- ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR 1/2 AND 1 INCH, MUELLER H-15000 OR B-25000 FOR 1 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1501-2 FOR 1/2 AND 1 INCH AND MUELLER B-25204 FOR 1 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10312 FOR 1/2 AND 1 INCH AND MUELLER H-10310 FOR 1 AND 2 INCH SIZES.
- ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
- THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE, SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
- THRUST RESTRAINT SHALL BE PROVIDED BY THE RODS AND RETAINER GLANDS. THE LENGTH OF RESTRAINED PIPE SHALL BE DETERMINED BASED UPON WORKING PRESSURES, SOIL CONDITIONS AND DEPTH OF BURY ACCORDING TO DIPPA STANDARDS.
- PRESSURE AND LEAKAGE TESTS ARE REQUIRED AND SHALL BE DONE IN ACCORDANCE WITH AWWA C-600 STANDARDS.
- DISINFECTION OF ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH AWWA C-651 - YEAR OF LATEST REVISION STANDARDS.
- ALL WATER MAINS SHALL BE 8" CLASS 52, DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
- THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.

**TOWN OF NEWBURGH
SEWER SYSTEM NOTES:**

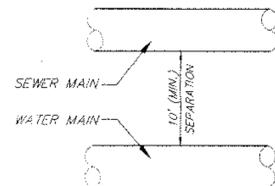
- CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
- ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
- ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
- THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
- THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.



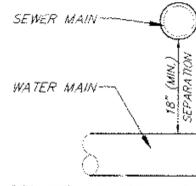
WATER SERVICE CONNECTION DETAIL
N.T.S.

SEWER - WATER SEPARATION NOTES

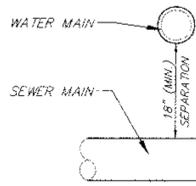
- WHEN IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL OR VERTICAL SEPARATION AS SHOWN, THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN, AND SHALL BE PRESSURE TESTED TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING.



WATER - SEWER HORIZONTAL SEPARATION DETAIL
N.T.S.



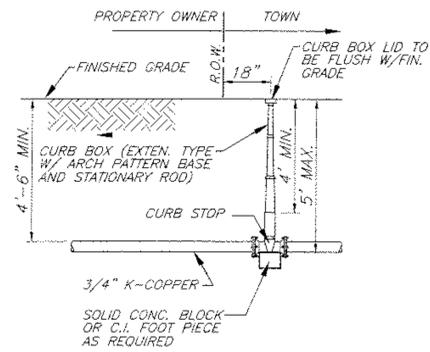
SEWER OVER WATER VERTICAL SEPARATION DETAIL
N.T.S.



WATER OVER SEWER VERTICAL SEPARATION DETAIL
N.T.S.

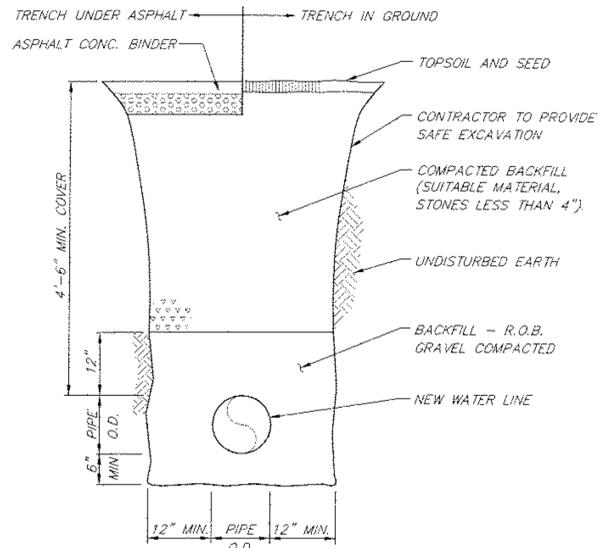
WATER OVER SEWER SEPARATION NOTES

- ONE FULL LENGTH OF SEWER PIPE SHALL BE INSTALLED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN AS POSSIBLE (10' MIN.).
- CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR EXISTING WATER MAIN OVER THE ENTIRE TRENCH WIDTH TO PREVENT DAMAGE TO THE WATER MAIN.
- WATER TIGHT JOINTS WHERE WATERLINES ARE CROSSED ABOVE OR BELOW.
- FULL LENGTH OF PIPE MUST BE CENTERED ON CROSSING



NOTE: PROPOSED LOCATIONS OF CURB BOXES TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION.

WATER SERVICE CURB BOX
N.T.S.



TYPICAL WATER TRENCH
N.T.S.

1. REVISED 05/15/2015 PER PLANNING BOARD COMMENTS & ZBA APPROVAL

ENGINEER WILLIAM MOREAU, P.E.	TARSIO FAMILY SUBDIVISION 5 LOT SUBDIVISION MISC. DETAILS SBL: 39-1-21.1 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
DATE 10/14/2014	SCALE 1" = 50'	JOB NUMBER 14-004-TAR	SHEET NUMBER 4 OF 4