



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 & CT)
PATRICK J. HINES
LYLE R. SHUTE, P.E. LEED-AP (NY, NJ, PA)

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: LANDS OF ZAZONE – REQUEST FOR EXTENSION
PROJECT NO.: 04-29
PROJECT LOCATION: SECTION 20, BLOCK 1, LOT 24
REVIEW DATE: 27 FEBRUARY 2020
MEETING DATE: 5 MARCH 2020
PROJECT REPRESENTATIVE: PIETRZAK & PFAU

1. The project received original conditional final approval in May of 2010. Numerous extensions have been provided to date.
2. The status of all outstanding permits including but not limited to NYSDEC Stormwater Permit, Orange County Department of Health Watermain Extension Permit, Orange County Department of Public Works Access Permit, and Orange County Septic System Permits should be addressed.
3. Status of the bonding for landscaping, stormwater, and roadway improvements should be addressed.
4. During previous extension requests it was identified the Planning Board would schedule a final public hearing prior to issuing additional approvals for the project. More than a decade has passed since the original public hearings for the project and significant changes to ownership of property in the vicinity of the projects may have occurred.

Respectfully submitted,

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

Patrick J. Hines
Principal

Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

Planning Board - Request for Extension & Agency Approval Checklist					
Project Name: <u>Lands of Zazon</u> Town of Newburgh Project No: <u>2004-29</u>					
Please list all required agency approvals and number of submittals that have been sent to each agency.					
Agency	Permit/Approval Required?	Type of Permit Required?	Total Submittals Made	Last Submittal Date	Approval Date
New York State Department of Environmental Conservation	x	NOI	1	2/17/2011	3/9/2011
New York State Department of Transportation	N/A				
Orange County Department of Health	x	WM Extension Realty Subd.	3 6	10/23/2007 11/16/2009	11/7/2007 11/21/2009
Orange County Department of Public Works					7/17/2005
Orange County Department of Planning					
United States Army Corp of Engineers					
Town of Newburgh Town Board (Drainage/Water)	Drainage Dist.				7/21/2008
Town of Newburgh Road Name:					
Landscape Bond	Landscape Cost Est.				12/15/2008
Stormwater Bond					
Other Specify:	Const. Cost Est.				12/21/2009
Other Specify:					
Other Specify:					

What is the date of the original Preliminary Approval? March 2, 2006

What is the date of the original Conditional Final Approval (if applicable)? May 20, 2010

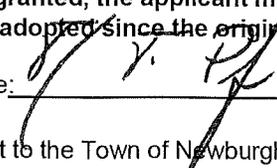
Has the Applicant received previous extensions? Yes

When does the current approval expire? March, 2020

Reason for requesting extension? Applicant to discuss w/PB

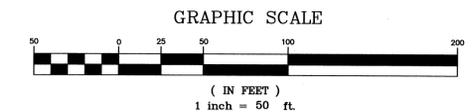
How long is the Applicant requesting an extension for? 2 - 90 day extension

**** If an extension is granted, the applicant must comply with all applicable laws and regulations that may have been adopted since the original approval date or during any extension periods****

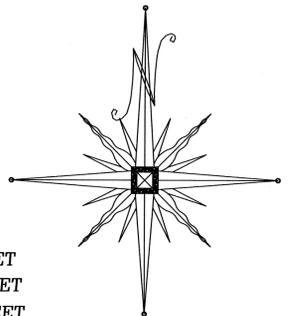
Signature:  Date: February 21, 2019

* All extensions are subject to the Town of Newburgh Planning Board's review of required permits & approvals.*

LANDS OF ZAZON



SCALE 1" = 2000'



PLAN INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	SURVEY SHEET
3	GRADING SHEET
4	UTILITY SHEET
5	TREE LOCATION SHEET
6	EROSION CONTROL SHEET
7	DETAILS SHEET
8	DETAILS/PROFILE SHEET
9	LANDSCAPE PLAN
10	LANDSCAPE DETAILS

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- PROPOSED DWELLING
- STONE WALL TO REMAIN
- STONE WALL TO BE REMOVED

RECORD OWNER/APPLICANT

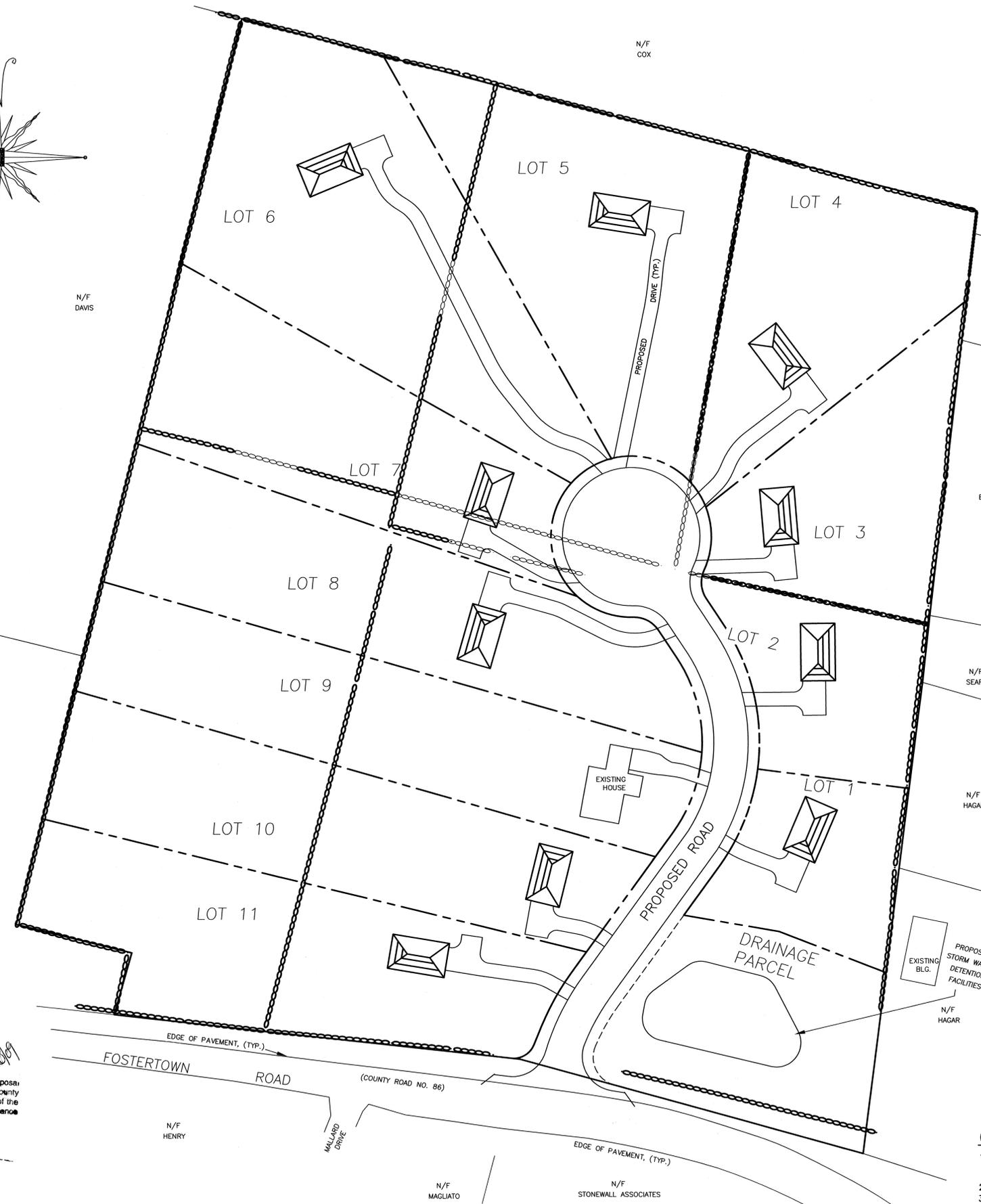
JOSEPH ZAZON,
S&E CONSTRUCTION
5 SUHL LANE
MONSEY, NY 10952

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 LAW PROMULGATED THEREUNDER.

SIGNATURE _____ DATE _____

I HEREBY CERTIFY THAT I HAVE REVIEWED AND CONCUR WITH THE INFORMATION PRESENTED ON THIS PLAT,

OWNERS SIGNATURE _____ DATE _____



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 NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
- CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS UNDERGROUND IMPROVEMENTS MAY EXIST WHICH WERE NOT LOCATED AT THE TIME OF THIS SURVEY.
- SUBJECT TO AN UP TO DATE AND ACCURATE TITLE REPORT.
- SUBJECT TO ANY EASEMENTS OR AGREEMENTS IF ANY.
- SUBJECT TO ANY RIGHTS, TITLE, OR INTEREST BY OTHERS TO PROPERTY IN AND/OR ALONG THE ROADWAYS SHOWN HEREON.
- TOPOGRAPHY BASED ON A SURVEY PREPARED BY PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC.
- ALL INTERIOR FEATURES MAY NOT BE SHOWN OR VISIBLE AT THE TIME OF THIS SURVEY.
- TOTAL AREA OF PARCEL: 13.56± ACRES
- PARCEL IS LOCATED IN THE R-2 ZONING DISTRICT.
- TOTAL NUMBER OF PROPOSED RESIDENTIAL BUILDING LOTS: 11
- ALL LOTS TO BE SERVED BY INDIVIDUAL SEPTIC.
- TAX MAP DESIGNATION: SECTION 20 BLOCK 1 LOT 24.
- PARCEL IS LOCATED WITHIN THE NEWBURGH CENTRAL SCHOOL DISTRICT.
- PARCEL IS LOCATED OUTSIDE ANY 100 YEAR FLOOD PLAINS.
- A ROAD AGREEMENT IS TO BE FILED W/ COUNTY CLERKS OFFICE PRIOR TO CONSTRUCTION.
- ALL UTILITIES TO BE UNDER GROUND.
- ALL SEWAGE DISPOSAL SYSTEMS AND WELLS WITHIN 200' OF THE PROJECT HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS.
- INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN ONE YEAR OF AVAILABILITY.
- ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO FIVE YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF FINAL PLANS.
- NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
- 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).
- THERE ARE NO N.Y.S.D.E.C. WETLANDS ON THE PARCEL. FEDERAL WETLANDS HAVE BEEN DELINEATED AND MAPPED IN ACCORDANCE WITH A.C.O.E. REGULATIONS.
- THIS PROJECT DOES NOT FALL INTO A PUBLIC WATER SUPPLY WATER SHED.
- FOR EACH RESIDENCE, PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY, THE SEPTIC SYSTEM SHALL BE INSPECTED AND A MAP SHALL BE PREPARED BY A LICENSED DESIGN PROFESSIONAL FOR SUBMISSION TO THE CODE ENFORCEMENT OFFICER.
- THE CLEARING LIMIT AREAS SHALL BE CLEARLY MARKED IN THE FIELD (WITH PROTECTIVE FENCING) BEFORE COMMENCEMENT OF ANY SITE WORK. THE AREAS SO MARKED SHALL PROVIDE SUFFICIENT ARE TO PROTECT THE ROOT SYSTEMS OF THE TREES TO BE PROTECTED. IF THESE LIMITS ARE VIOLATED, THE DEVELOPER OR LOT OWNER SHALL BE REQUIRED TO PROVIDE ADDITIONAL OR REPLACEMENT LANDSCAPING OF EQUIVALENT BASAL AREA.

BULK REQUIREMENTS

ZONE R-2 (RESIDENTIAL DISTRICT)
USE GROUP-ONE FAMILY DETACHED DWELLINGS
(WITHOUT PUBLIC SEWER)

	MIN. REQUIRED	PROVIDED
LOT AREA (SF)	17,500	>17,500
LOT WIDTH (FT.)	100	>100
LOT DEPTH (FT.)	125	>125
FRONT SETBACK (FT.)*	40	>40
REAR SETBACK (FT.)	40	>40
SIDE SETBACK (FT.)	15	>15
TOTAL SIDE SETBACK (FT.)	30	>30
MAX. PERMITTED		
BLDG. COVERAGE (%)	15	<15
LOT COVERAGE (%)	30	<30
BLDG. HEIGHT (FT.)	35	<35
* FRONT YARD SET BACK ALONG FOSTER TOWN ROAD	60	<60

AREA=590,807± sq.ft.
=13.56± acres

ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS NOTES:

- NO SITE PREPARATION OR CONSTRUCTION SHALL COMMENCE UNTIL A VALID PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF THE HIGHWAY LAW
- NO PLANTING SHALL HAVE THE DRIP EDGE PROJECT WITHIN THE COUNTY R.O.W.
- NO SIGNS SHALL BE PLACED OR PROJECT INTO THE COUNTY R.O.W.

DATE	DESCRIPTION	INITIALS
12/5/08	AS PER 12/4/08 PLANNING BOARD MEETING	TBE
11/26/08	AS PER 11/25/08 WORKSHOP MEETING	KW
11/14/08	AS PER TOWN ENGINEER COMMENTS	TBE
6/23/08	AS PER OCHD COMMENTS DATED 5/8/08	TBE
2/28/08	AS PER OCHD COMMENTS DATED 2/8/08	TBE
12/26/07	AS PER OCHD COMMENTS DATED 10/26/07	GNF
9/4/07	GENERAL REVISIONS	MGF
9/12/05	AS PER 07/6/05 DRAINAGE COMMENTS	TBE
5/20/05	AS PER 09/29/04 CONSULTANT LETTERS	TBE
9/28/04	AS PER 08/04 CONSULTANT LETTERS	TBE
7/20/04	AS PER 03/04 CONSULTANT LETTERS	TBE
4/1/04	ORIGINAL PREPARATION DATE	JS

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSSETT, NEW YORK 10924
(914) 294-0606

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(914) 798-4848

LANDS OF ZAZON
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
SUBDIVISION COVER SHEET

DRAWING TITLE SECTION 20 BLOCK 1 LOT 24

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
1 OF 8	1 OF 1	1 OF 10

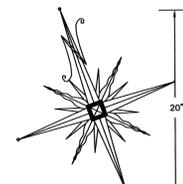
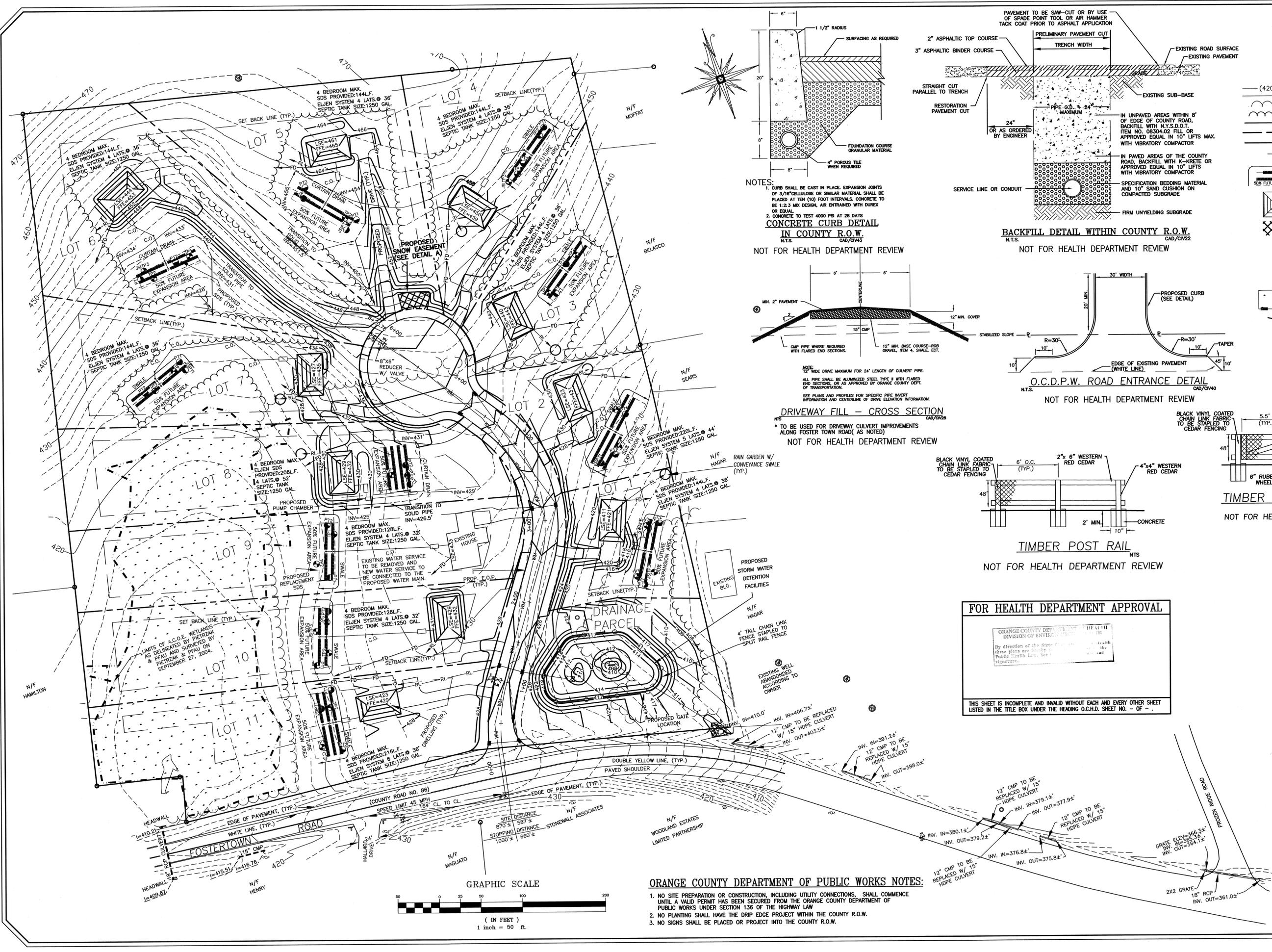
SCALE 1"=50' CAD REFERENCE 2315300V PROJECT NUMBER 23153.01

ORANGE COUNTY DEPARTMENT OF PUBLIC HEALTH
FOR HEALTH DEPARTMENT APPROVAL
DIVISION OF ENVIRONMENTAL HEALTH

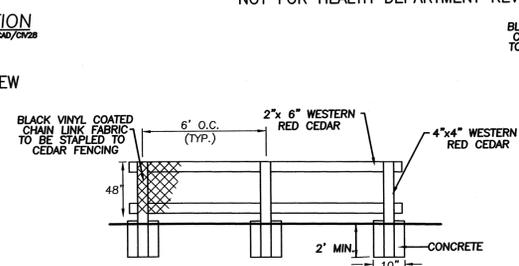
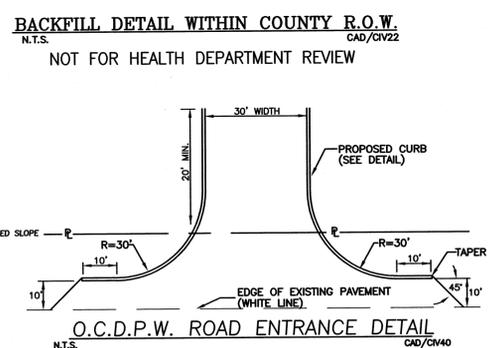
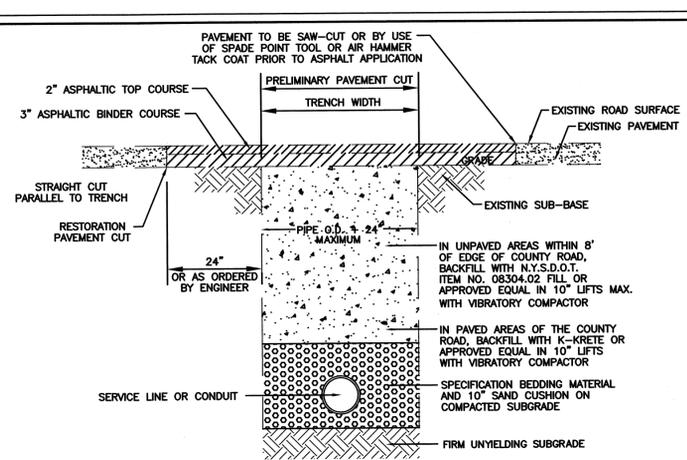
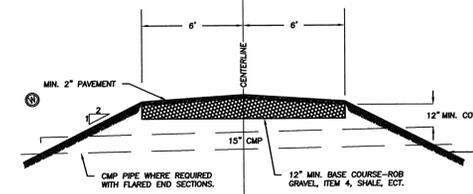
This is to certify that the proposed arrangements for water supply and sewage disposal for the realty subdivision in accordance with plans on file in the office of the County Department of Health are hereby approved. Consent is hereby given to the filing of the map on which this endorsement appears in the office of the County Clerk in accordance with the provisions of Section 1117 of the Public Health Law.

11/26/09
ASSISTANT COMMISSIONER
[Signature]

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. - OF -



CONCRETE CURB DETAIL
 IN COUNTY R.O.W.
 N.T.S. CAD/GV43
 NOT FOR HEALTH DEPARTMENT REVIEW



LEGEND

	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING SIGN
	EXISTING HEAD WALL
	EXISTING UTILITY POLE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING TREE LINE
	PROPOSED TREE LINE & LIMITS OF PROJECT DISTURBANCE
	PROPOSED GRADE
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED 1250 GAL. SEPTIC TANK
	PROPOSED ELJEN SDS
	PROPOSED DWELLING
	PROP. 20'x30' SNOW STORAGE AREA
	STABILIZED W/ GRASS COVER & CURB CUT
	PROPOSED STORM WATER CATCH BASIN
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	A.C.O.E. WETLANDS
	RAIN GARDEN W/ CONVEYANCE SWALE
	TEST PIT LOCATION
	PERCOLATION TEST LOCATION
	EXISTING WELL

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS
 DIVISION OF ENVIRONMENTAL HEALTH

By direction of the State Health Officer, the following plans are hereby approved for the Health Department's use as shown on the attached plans.

DATE: 00/00/00

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4/1/04	ORIGINAL PREPARATION DATE	JS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

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 GOSHEN, NEW YORK 10924
 (845) 294-0908

2 HAMILTON AVENUE
 MONTICELLO, NEW YORK 12701
 (845) 798-6666

LANDS OF ZAZON
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

PROJECT TITLE: GRADING SHEET
 SECTION 20 BLOCK 1 LOT 24

DRAWING TITLE: UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. 3 OF 6 D.E.C. SHEET NO. N/A OF # DRAWING NUMBER 3 OF 10

SCALE: 1"=50' CAD REFERENCE: 23153GRADE PROJECT NUMBER: 23153.01

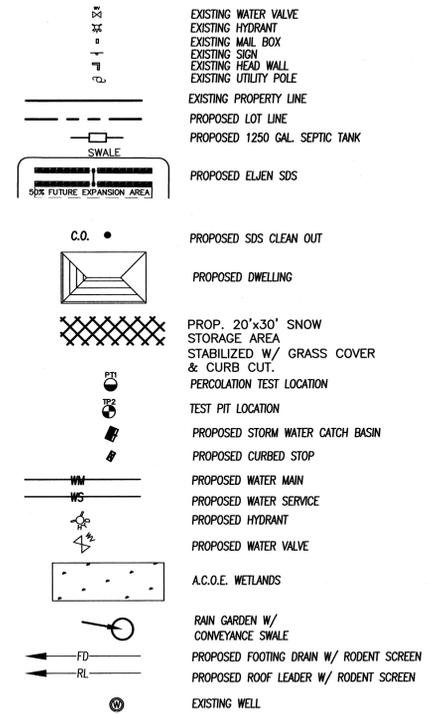
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TOWN OF NEWBURGH WATER SYSTEM NOTES

- 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 REVISIONS 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 RESTRAINTS 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 REVISIONS FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA 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 FOR LATEST REVISIONS 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 SERVICES LINES TWO (2) INCHES AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR 1/2 INCH AND 1 INCH, MUELLER H-15000 OR B-25000 FOR 1 1/2 FOR 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1501-2 FOR 1/2 AND 1 INCH AND MUELLER B-25204 FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10312 FOR 1/2 AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 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, DISINFECTING 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.
- DISINFECTING OF ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH AWWA C-651 - ANNA LATEST REVISION STANDARDS.
- ALL WATER MAINS SHALL BE 8", CLASS 52, DUCTILE IRON PIPE, UNLESS OTHERWISE NOTED.

LEGEND



FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

By direction of the State Commissioner of Health these plans are hereby approved pursuant to the Public Health Law. See first sheet for date and signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. - - -

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MAP CHECK DATE: 01/00/00 INITIALED BY: --

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GOSDEN, NEW YORK 10824
(945) 294-0006

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 706-6646

MICHAEL P. CERRIAMI P.L.S.
P.L.S. LICENSE NO. 09688
P.L.S. LICENSE NO. 09689
R.P.L.S. LICENSE NO. 55095

THOMAS A. PIETRZAK P.E., P.L.S.
P.E. LICENSE NO. 09688
P.L.S. LICENSE NO. 09689
R.P.L.S. LICENSE NO. 55095

LANDS OF ZAZON
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

UTILITY SHEET
SECTION 20 BLOCK 1 LOT 24

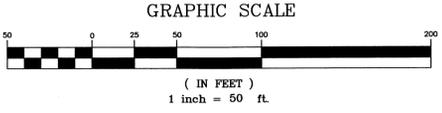
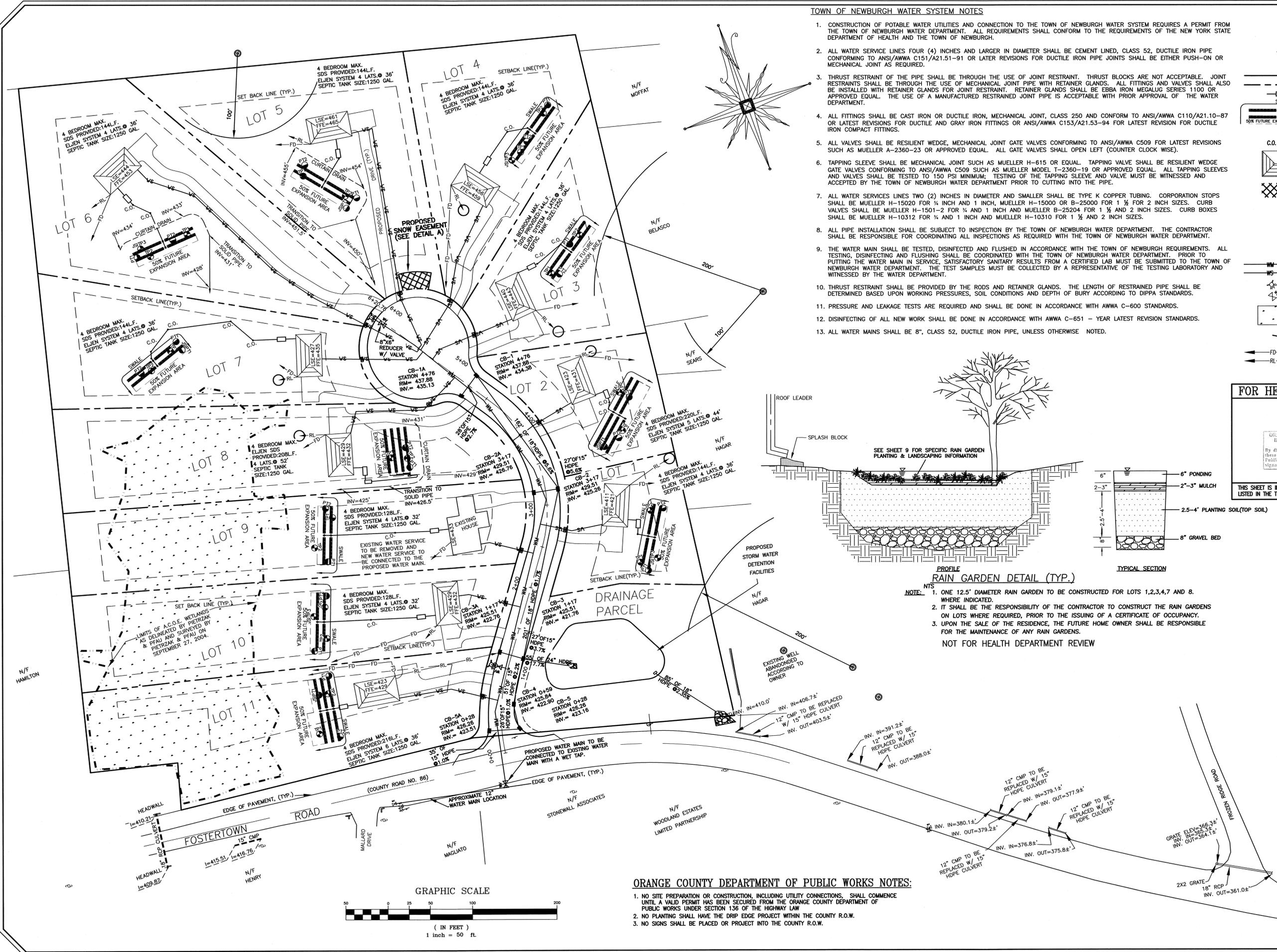
DRAWING TITLE

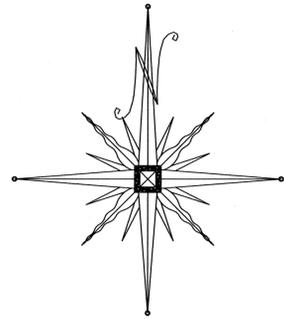
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO 4 OF 8	D.E.C. SHEET NO N/A OF #	DRAWING NUMBER 4 OF 10
SCALE 1"=50'	CAD REFERENCE 2315JUTILITY	PROJECT NUMBER 23153.01

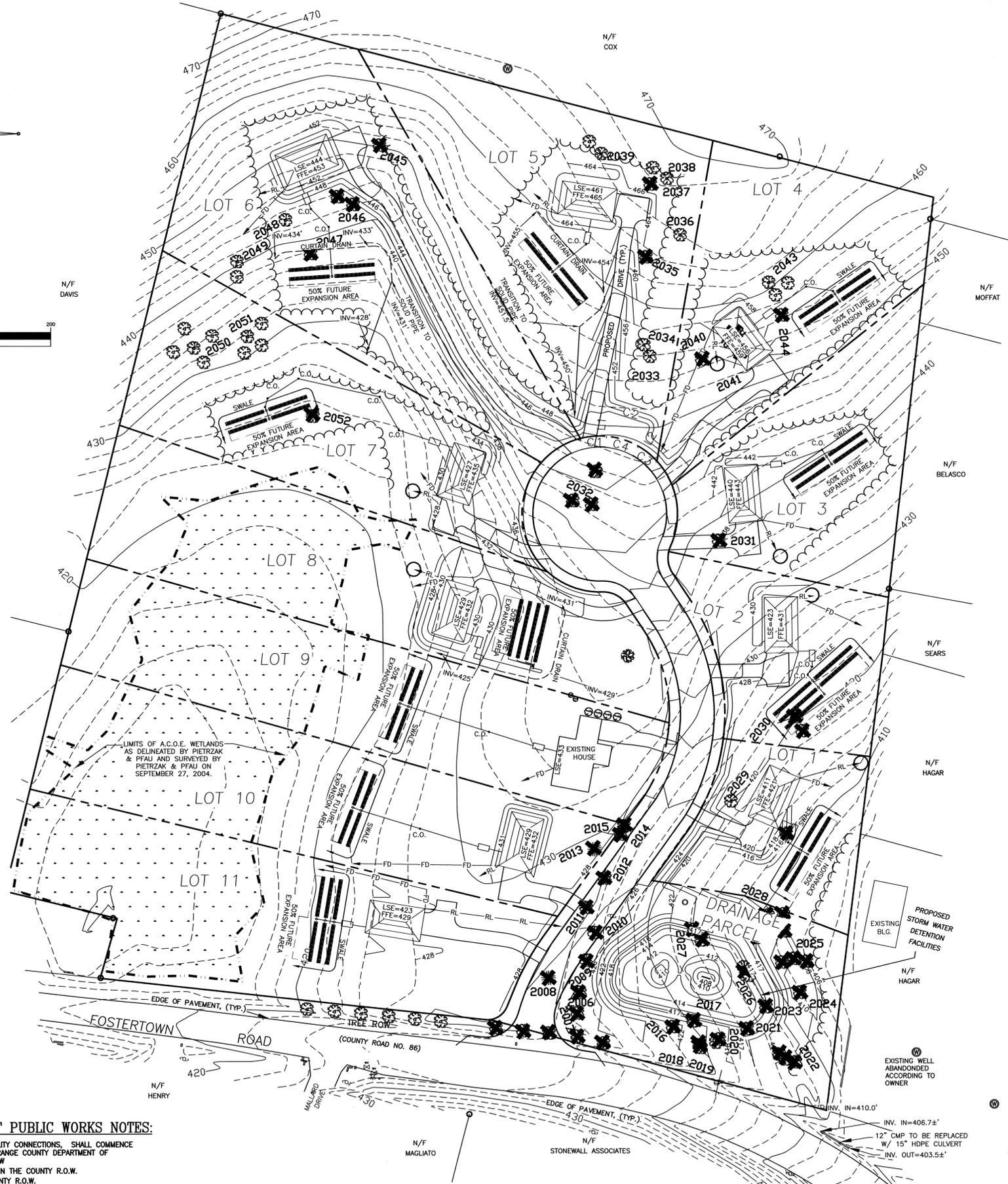
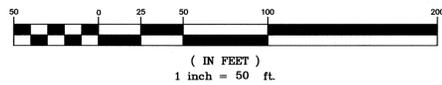
ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS NOTES:

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- NO SIGNS SHALL BE PLACED OR PROJECT INTO THE COUNTY R.O.W.





GRAPHIC SCALE



TREES TO BE REMOVED	POINT NUMBER*	TREE DESCRIPTION
TO BE REMOVED	2006	28" DBH SUGAR MAPLE
TO BE REMOVED	2007	26" DBH SUGAR MAPLE
TO BE REMOVED	2008	40" DBH NORWAY SPRUCE
TO BE REMOVED	2009	30" DBH SUGAR MAPLE
TO BE REMOVED	2010	42" DBH SUGAR MAPLE
TO BE REMOVED	2011	44" DBH WHITE PINE
TO BE REMOVED	2012*	TWIN 30" DBH MAPLES
TO BE REMOVED	2013	26" DBH NORWAY SPRUCE
TO BE REMOVED	2014	36" DBH SUGAR MAPLE
TO BE REMOVED	2015	50" DBH WHITE OAK
TO BE REMOVED	2016	24" DBH SUGAR MAPLE
TO BE REMOVED	2017	18" DBH SUGAR MAPLE
TO BE REMOVED	2018	14" DBH SUGAR MAPLE
TO BE REMOVED	2019	14" DBH BLACK OAK
TO BE REMOVED	2020*	TWIN 24" DBH BASSWOOD
TO BE REMOVED	2021	17" DBH BLACK CHERRY
TO BE REMOVED	2022*	12", 14", AND 15" DBH SUGAR MAPLE
TO BE REMOVED	2023	17" DBH SUGAR MAPLE
TO BE REMOVED	2024	19" DBH SUGAR MAPLE
TO BE REMOVED	2025*	12", 15", AND 16" DBH SUGAR MAPLE
TO BE REMOVED	2026*	TWIN 17" DBH SUGAR MAPLES
TO BE REMOVED	2027*	17" AND 19" DBH BLACK WALNUT
TO BE REMOVED	2028*	(6) 16-20" DBH SUGAR MAPLES
TO BE REMOVED	2029	18" DBH BLACK WALNUT
TO BE REMOVED	2030*	17" AND 19" DBH BLACK WALNUT
TO BE REMOVED	2031	20" DBH BLACK WALNUT
TO BE REMOVED	2032*	16" AND 17" DBH BLACK CHERRY & 19" DBH BLACK WALNUT
2033		18" DBH RED OAK
2034		20" DBH RED OAK
2035		15" DBH RED OAK
2036		15" DBH BLACK OAK
2037		18" DBH TULIP POPLAR
2038*		15" AND 17" DBH RED OAK
2039*		18" AND 20" DBH RED OAK
2040		16" DBH BLACK OAK
2041		16" DBH RED OAK
2042		19" DBH RED OAK
2043*		(3) 16" DBH BLACK OAK
2044		17" DBH RED OAK
2045		17" DBH BLACK WALNUT
2046*		(2) 17" DBH SUGAR MAPLES
2047		24" DBH SUGAR MAPLE
2048		18" DBH BLACK OAK
2049*		18" AND 23" DBH BLACK OAKS
2050*		(5) BLACK OAK 14-24" DBH
2051		(4) BLACK OAK 14-20" DBH
2052		18" DBH BLACK WALNUT

* DENOTES TREE CLUSTER

LEGEND

- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING MAIL BOX
- EXISTING SIGN
- EXISTING HEAD WALL
- EXISTING UTILITY POLE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED GRADE
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- PROPOSED 1250 GAL. SEPTIC TANK
- PROPOSED SDS
- 50% EXPANSION
- PROPOSED DWELLING
- PROP. 20'x30' SNOW STORAGE AREA
- STABILIZED W/ GRASS COVER & CURB CUT.
- PROPOSED STORM WATER CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- A.C.O.E. WETLANDS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

DATE	DESCRIPTION	INITIALS
12/5/08	AS PER 12/4/08 PLANNING BOARD MEETING	TBE
11/26/08	AS PER 11/25/08 WORKSHOP MEETING	KW
11/14/08	AS PER TOWN ENGINEER COMMENTS	TBE
12/26/07	AS PER OCHD COMMENTS DATED 10/26/07	GNF
6/26/07	GENERAL REVISIONS	MGF
9/12/05	AS PER 07/6/05 DRAINAGE COMMENTS	TBE
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7/20/04	AS PER 03/04 CONSULTANT LETTERS	TBE
4/1/04	ORIGINAL PREPARATION DATE	JS

DATE	DESCRIPTION	INITIALS
MAP CHECK DATE: 00/00/00	INITIALED BY: --	

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

282 GOSWICK AVENUE, SUITE A
GOSHEN, NEW YORK 10884
(845) 294-0808

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4848

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW YORK
LICENSE NO. 076506
P.L.S. LICENSE NO. 050605
R.A.P.L.S. LICENSE NO. 28389

12/26/08

LANDS OF ZAZON
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

PROJECT TITLE

TREE LOCATION SHEET

SECTION 20 BLOCK 1 LOT 24

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 2090, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NO.
N/A OF #	N/A OF #	5 OF 10

SCALE: 1"=50'

CAD REFERENCE: 23153ECATREE

PROJECT NUMBER: 23153.01

ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS NOTES:

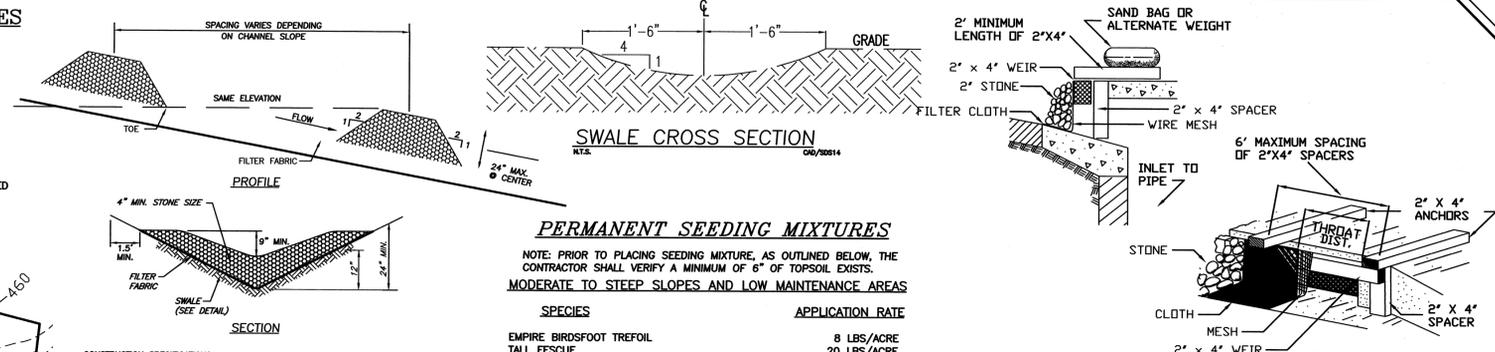
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TREE PROTECTION NOTES:

- SURVEY AND MARK THE CLEARING LIMIT LINE.
- INSTALL ORANGE SAFETY FENCING ALONG THE CLEARING LINE.
- WHEREVER INDIVIDUAL SPECIMEN TREES SHALL BE PRESERVED, INSTALL SAFETY FENCING ALONG OR OUTSIDE OF THE DRIP LINE OF THE TREE CANOPY.
- THERE SHALL BE NO STORAGE OF EQUIPMENT OR MATERIALS INSIDE CLEARING LIMITS.
- NO EQUIPMENT IS PERMITTED WITHIN CLEARING LIMITS.
- THE FENCING SHOULD REMAIN IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- ANY TREES CLEARED WITHOUT AUTHORIZATION WITHIN PROTECTED AREAS SHALL BE REPLACED WITH A TREE EQUAL TO THE BASEL AREA OF THE TREE PREVIOUSLY REMOVED.
- IF IT IS NECESSARY TO CLEAR OR REMOVE TREES WITHIN THE PROTECTED AREAS, WRITTEN PERMISSION FROM THE TOWN OF NEWBURGH MUST BE RECEIVED PRIOR TO THE REMOVAL.

GENERAL EROSION CONTROL NOTES

- CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS OR DRAINAGE SWALES EXCEPT BY MEANS OF BRIDGES AND CULVERTS OR OTHER APPROVED METHODS.
- WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
- ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.
- WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL OF THE ATTACHED DRAWINGS.



PERMANENT SEEDING MIXTURES

NOTE: PRIOR TO PLACING SEEDING MIXTURE, AS OUTLINED BELOW, THE CONTRACTOR SHALL VERIFY A MINIMUM OF 6" OF TOPSOIL EXISTS. MODERATE TO STEEP SLOPES AND LOW MAINTENANCE AREAS

SPECIES	APPLICATION RATE
EMPIRE BIRDSFOOT TREFLOIL	8 LBS/ACRE
TALL FESCUE	20 LBS/ACRE
RYEGRASS	5 LBS/ACRE

GENERAL RECREATION AREAS AND LAWNS

SPECIES	APPLICATION RATE
SUNNY SITES (WELL, MODERATELY WELL AND SOMEWHAT POORLY DRAINED SOILS)	
65% KENTUCKY BLUEGRASS BLEND	85-114 LBS/ACRE
20% PERENNIAL RYEGRASS	26-35 LBS/ACRE
15% FINE FESCUE	19-26 LBS/ACRE
SUNNY DROUGHTY SITES (SOMEWHAT EXCESSIVELY TO EXCESSIVELY DRAINED SOILS)	
65% FINE FESCUE	114-143 LBS/ACRE
15% PERENNIAL RYEGRASS	26-33 LBS/ACRE
20% KENTUCKY BLUEGRASS BLEND	35-44 LBS/ACRE

SPECIES	APPLICATION RATE
SHADY DRY SITES (WELL TO SOMEWHAT POORLY DRAINED SOILS)	
80% SHADE TOLERANT KENTUCKY BLUEGRASS BLEND	105-138 LBS/ACRE
20% PERENNIAL RYEGRASS	25-37 LBS/ACRE
SHADY WET SITES (SOMEWHAT POOR TO POORLY DRAINED SOILS)	
70% ROUGH BLUEGRASS	60-91 LBS/ACRE
80% SHADE TOLERANT KENTUCKY BLUEGRASS BLEND	25-39 LBS/ACRE

CONSTRUCTION SPECIFICATIONS:

1. STONE WILL BE ON A FILTER FABRIC FOUNDATION TO THE LINES GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LARGER APPROPRIATE.
5. ENSURE THAT CHANNEL APERTURES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

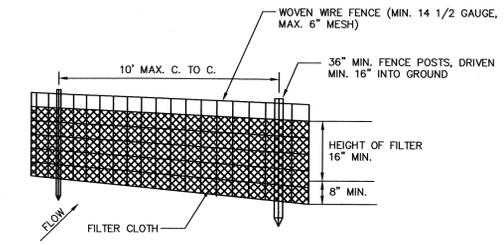
CHECK DAM DETAIL

EROSION CONTROL MAINTENANCE REQUIREMENTS

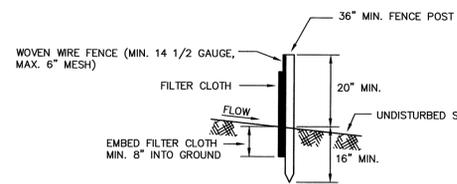
- THE MAINTENANCE OF EROSION CONTROL DEVICES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE JOB SUPERINTENDENT WILL MONITOR THE CONDITION OF ALL THE DEVICES. CLEAN OR REPLACE STRUCTURES AS CLIMATIC CONDITIONS REQUIRE. THE DEVELOPER WILL ALSO BE SUBJECT TO THE DIRECTIVE OF THE DESIGN ENGINEER AND TOWN REPRESENTATIVES TO INCLUDE TOWN ENGINEER, HIGHWAY SUPERINTENDENT AND BUILDING INSPECTOR.
- GENERAL CONTRACTOR AND ALL CONTRACTORS SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED PLANS AND MAY BE SUBJECT TO ADDITIONAL EROSION CONTROL REQUIREMENTS AS CONDITIONS MAY ARISE IN THE FIELD OR AS DIRECTED BY THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE APPROVED PLANS, MANUFACTURER'S RECOMMENDATIONS AS DIRECTED BY THE DESIGN ENGINEER AND TOWN REPRESENTATIVES INCLUDING TOWN ENGINEER, HIGHWAY SUPERINTENDENT AND BUILDING INSPECTOR.
- NO EROSION CONTROL STRUCTURES SHALL BE REMOVED UNTIL ALL WORK UPSTREAM THEREOF HAS BEEN COMPLETED, INCLUDING STABILIZATION AND APPROVED BY THE DESIGN ENGINEER AND TOWN REPRESENTATIVES.
- ALL CONSTRUCTION EQUIPMENT SHALL HAVE PROPERLY SIZED MAINTAINED MUFFLERS.
- ALL CONSTRUCTION EQUIPMENT SHALL BE TURNED OFF WHEN NOT IN USE.

STREAMS, DRAINAGE SWALES AND EMBANKMENTS

- FILTER FABRIC IS TO BE MIRAFI 140 AS MANUFACTURED BY THE CELANESE CORPORATION OR APPROVED EQUAL.
- EROSION MATTING IS TO BE ENKAMAT TYPE 7010 AS MANUFACTURED BY THE AMERICAN ENKA COMPANY OR EQUAL.
- STABILIZATION FABRIC IS TO BE G.T.F. 150 EXXON GEOTEXTILE FABRIC AS MANUFACTURED BY THE EXXON CHEMICAL COMPANY OR EQUAL.
- ALL CONSTRUCTION ACTIVITIES IN OR EXISTING AROUND DRAINAGE SWALES OR WETLANDS ARE TO BE PROVIDED WITH TEMPORARY EROSION CONTROL STRUCTURES AS SHOWN IN DETAIL. LOCATED IMMEDIATELY DOWNSTREAM FROM SUCH ACTIVITY. THESE STRUCTURES ARE TO BE IN PLACE AS SHOWN PRIOR TO THE START OF ANY UPSTREAM CONSTRUCTION ACTIVITY.
- CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES ARE TO BEGIN WITH THE FARTHEST DOWNSTREAM (THE SILT FENCE) AND THENCE PROCEEDING UPSTREAM.
- AFTER CONSTRUCTION, OR AS DIRECTED BY THE ENGINEER, THE TEMPORARY EROSION CONTROL STRUCTURES ARE TO BE REMOVED IN REVERSE ORDER WITH THE MOST UPSTREAM STRUCTURE REMOVED FIRST AND THENCE PROCEEDING DOWNSTREAM TO THE SILT FENCE.
- ALL TEMPORARY EROSION CONTROL STRUCTURES ARE TO BE LEFT IN PLACE MAINTAINED AND NEEDED UNTIL ALL WORK UPSTREAM THEREOF HAS BEEN COMPLETED AND ALL RELATED CONTROL STRUCTURES HAVE BEEN REMOVED.
- ALL EMBANKMENTS TO BE GRADED AND SEEDING IMMEDIATELY UPON BEING LAID BACK.
- STABILIZATION OF THE SWALES WILL INCLUDE SEEDING OR STRAW MULCH ON SLOPES LESS THAN 5% AND JUTE NETTING OR EQUAL ON SLOPES EXCEEDING 5%.
- TOPSOIL AND/OR EARTH STOCKPILE SHALL BE LOCATED OUTSIDE OF EXISTING DRAINAGE SWALES, WETLANDS AND ADJACENT AREAS. SILT FENCES WILL BE PLACED ALONG THE TOE OF THE PILES AND THESE PILES SHALL RECEIVE TEMPORARY SEEDING.



PERSPECTIVE



SECTION

- NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION
 3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE

FILTER FABRIC CHECK DAM DETAIL

N.T.S. CAD/EC1

CONSTRUCTION AND EROSION CONTROL SEQUENCE

- MEASURES WILL BE TAKEN TO PREVENT SOIL EROSION DURING PROJECT CONSTRUCTION. ALL FRESHLY DISTURBED AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN A PERIOD OF FOURTEEN (14) DAYS WILL BE STABILIZED BY TEMPORARY SEEDING.
- ALL DISTURBED AREAS WILL BE MINIMIZED IN SIZE AND SPECIAL CARE WILL BE TAKEN AS TO THEIR LOCATION WITH PROXIMITY TO OTHER FACILITIES. SPECIFICALLY, THE FOLLOWING MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION:
- A. ORANGE COLORED PLASTIC SAFETY CONSTRUCTION FENCING SHALL BE PLACED ALONG THE LIMITS OF DISTURBANCE, AS SHOWN ON THE GRADING PLAN (SHEET 3 OF 10) OF THIS SHEET SET, THROUGHOUT THE PROJECT PARCEL PRIOR TO THE COMMENCEMENT OF THE FOLLOWING EROSION CONTROL ITEMS.
 - B. A SEDIMENTATION BARRIER CONSISTING OF A FILTER FABRIC CHECK DAM WILL BE PLACED THROUGHOUT THE SITE. PLACEMENT IS SHOWN ON THE EROSION CONTROL PLAN (ALSO SEE STREAM, DRAINAGE SWALES, AND EMBANKMENTS NOTE.)
 - C. CREATE DIVERSION SWALES TO DIVERT OFF-SITE WATER PRIOR TO ENTERING THE SITE. INSTALL A CRUSHED STONE VEHICLE WHEEL CLEANING BLANKET WHERE THE CONSTRUCTION ACCESS ROAD INTERSECTS FOSTERTOWN ROAD, ROUGH GRADE PROPOSED ENTRANCE ROAD, AND INSTALL CATCH BASINS W/ TEMP. INLET PROTECTION.
 - D. AFTER VEGETATION IS CLEARED FROM AREAS TO BE GRADED, FILLED, OR EXCAVATED, TOPSOIL WILL BE STRIPPED FROM ALL AREAS TO BE DISTURBED. THE TOPSOIL WILL BE STOCKPILED AND STABILIZED WITH A TEMPORARY RYE GRASS COVER. AREAS ARE PLANNED ONLY TO BE CLEARED PRIOR TO CONSTRUCTION ACTIVITY.
 - E. ROUGH EXCAVATION OF THE PROPOSED STORM WATER DETENTION POND AND OUTLET SHALL BE PERFORMED. UPON COMPLETION OF ROUGH EXCAVATION OF DETENTION POND, OUTER SLOPES SHALL IMMEDIATELY BE STABILIZED WITH PERMANENT SEEDING MIXTURES, MULCH AND JUTE NETTING, AS SPECIFIED IN THE SEEDING SCHEDULE. AFTER GRADING, BERMS AND SWALES WILL BE CREATED TO DIVERT RUNOFF FROM NEWLY GRADED AREAS TO DETENTION POND, PREVENTING EROSION UNTIL GROUND COVER HAS DEVELOPED. INSTALL TEMPORARY INLET PROTECTION MEASURES AS DRAINAGE INFRASTRUCTURE IS COMPLETED.
 - F. ANY AREA WHICH WILL BE UNIMPROVED FOR 20 DAYS OR MORE WILL BE SEEDING WITH A TEMPORARY RYE GRASS MIXTURE. BARS WILL BE CONSTRUCTED AT SUITABLE INTERVALS (VARIES DEPENDING ON SLOPE) ALONG ROUGH OR GRADED ROADWAY TO CONVEY STORMWATER TO RETENTION POND
 - G. AFTER AREAS ADJACENT TO ROADS HAVE BEEN GRADED AND PERMANENT VEGETATIVE COVER HAS BEEN INSTALLED AND ESTABLISHED, THE SEDIMENT FILTERS ON STORM DRAINAGE INLET WILL BE REMOVED.
 - H. AFTER CONSTRUCTION IS COMPLETED, TEMPORARY DIVERSION SWALES WILL BE REMOVED. STOCKPILED TOPSOIL WILL BE SPREAD TO FINISH GRADES AND PERMANENT LAWNS AND LANDSCAPING WILL BE ESTABLISHED. REMOVE SILT FENCING IN REVERSE ORDER INSTALLED.
 - I. ALL NEWLY SEEDING VEGETATIVE COVER ON ALL DISTURBED AREAS OF THE SITE WILL BE MAINTAINED. WASHOUTS OR IMPROPERLY GROWING AREAS WILL BE CORRECTED AS THEY OCCUR.

LEGEND

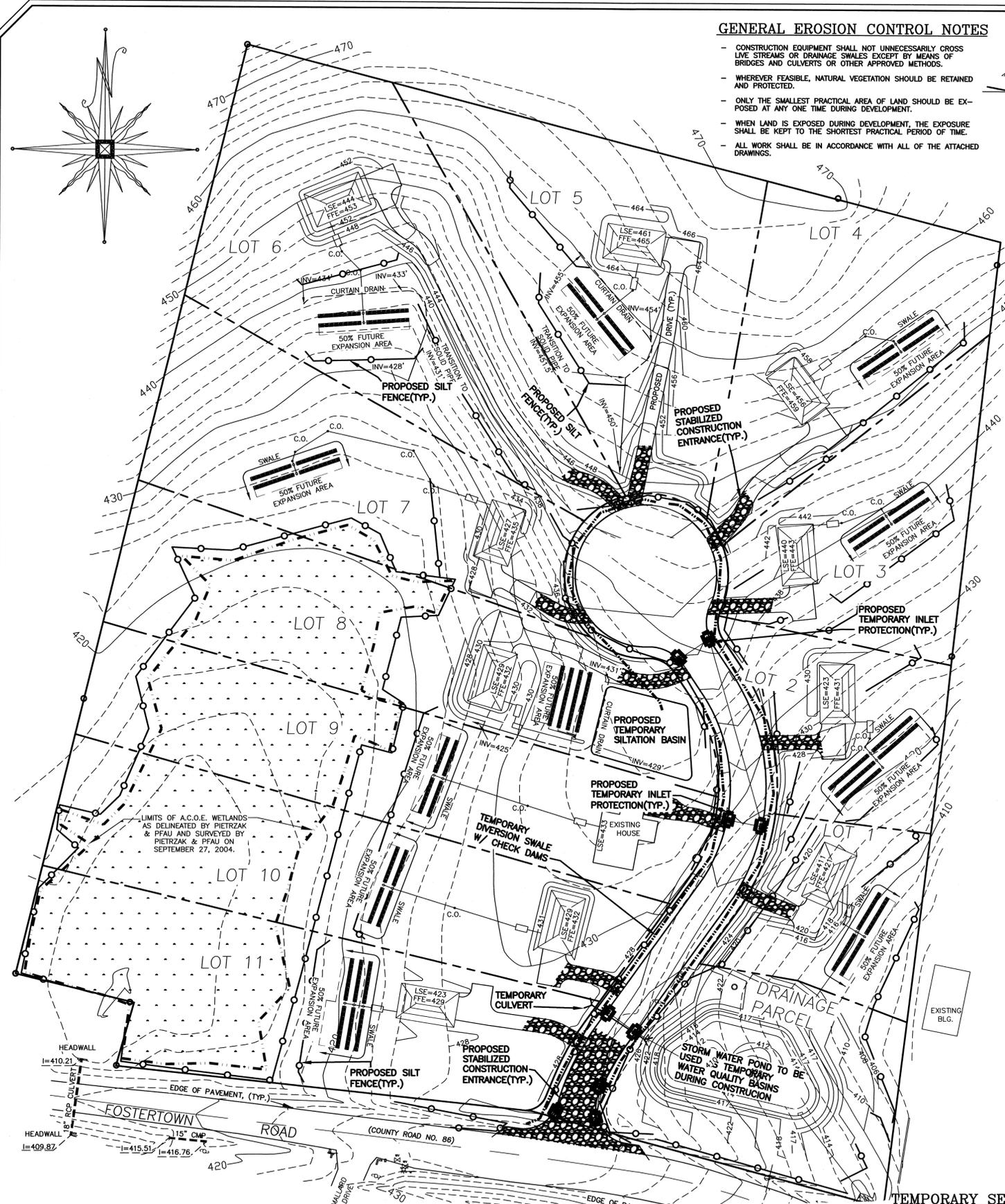


TEMPORARY SEEDING SCHEDULE

- SEED**
1. TEMPORARY SEEDING SEASON: MARCH 1 TO JUNE 15 AUGUST 15 TO SEPT. 15
 2. SEEDING: 4 LBS. ANNUAL (OR PERENNIAL) RYE/1000 SF. FERTILIZING: 16 LBS. 10-20-10 COMMERCIAL FERTILIZER/1000 SF.
 3. ANCHOR W/ CUTBACK ASPHALT MEDIUM CURING 80 LBS. SALT HAY OR STRAW/1000 SF. (MC-250 OR MC-800 @ 363 GAL./ACRE)
- MULCH**
- STRAW, WOOD CHIPS, OR APPROVED FABRICS MAYBE USED AS MULCH
 - STRAW MULCH CAN BE APPLIED BY MECHANICAL BLOWERS OR BY HAND TO PRODUCE A LOOSE LAYER 3/4" THICK
 - WOOD CHIPS SHALL BE SPREAD EVENLY OVER THE DISTURBED AREA TO A THICKNESS OF 2"
 - GENERALLY, 3 TONS OF MULCH PER ACRE ARE SUFFICIENT
 - STRAW MULCH SHALL BE FINE GRADE

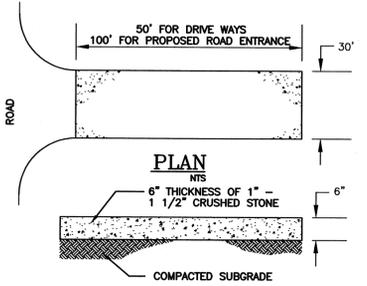
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CURB DROP INLET PROTECTION

1. FILTER FABRIC SHALL HAVE AN EDS OF 40-85.
 2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
 3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" x 4" WEIR.
 4. THE WEIR SHALL BE SECURELY NAILED TO 2" x 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
 5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" x 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.
- MAXIMUM DRAINAGE AREA 1 ACRE



SECTION

N.T.S.

- NOTES:
1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC R.O.W.
 2. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHERE A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. THE BLANKET SHALL BE COMPOSED OF 6" DEPTH OF 1 1/2" CRUSHED STONE. SHALL BE AT LEAST 30' x 50' AND SHALL BE PLACED ON COMPACTED SUB-GRADE.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

DATE	DESCRIPTION	INITIALS
12/5/08	AS PER 12/4/08 PLANNING BOARD MEETING	TBE
11/26/08	AS PER 11/25/08 WORKSHOP MEETING	KW
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MAP CHECK DATE: 00/00/00 INITIALED BY: --

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ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
COSEBURN, NEW YORK 10824
(914) 284-0008

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4000

LANDS OF ZAZON
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

PROJECT TITLE

EROSION CONTROL SHEET

SECTION 20 BLOCK 1 LOT 24

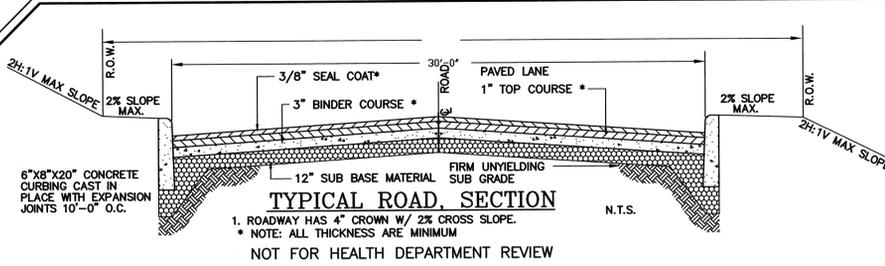
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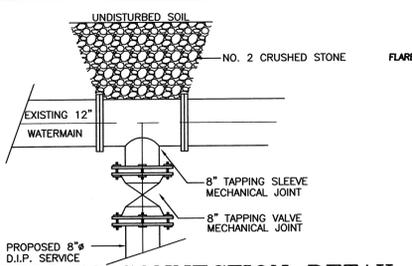
O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF #	N/A OF #	6 OF 10

SCALE: 1"=50'

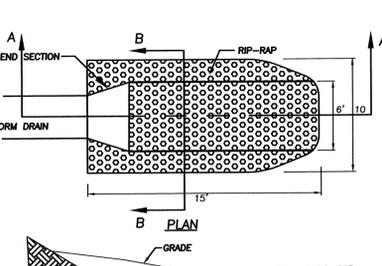
CAD REFERENCE	PROJECT NUMBER
23153EC&T&E	23153.01



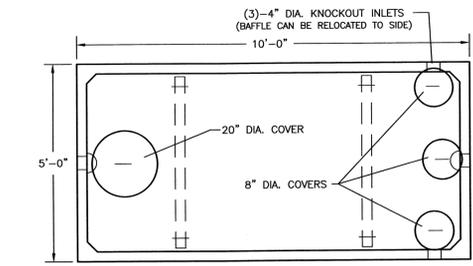
TYPICAL ROAD SECTION
N.T.S.
1. ROADWAY HAS 4\"/>



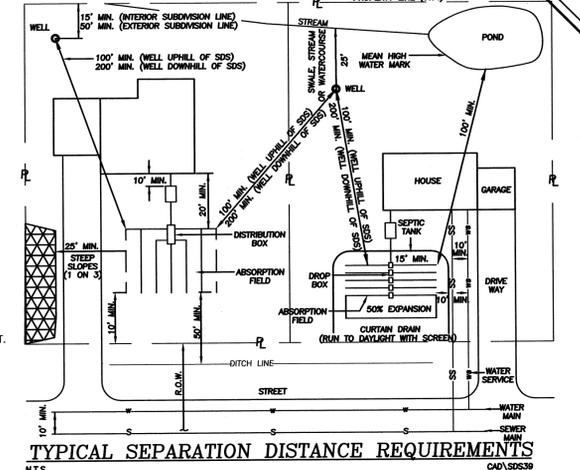
WATERMAIN CONNECTION DETAIL
NOT FOR HEALTH DEPARTMENT REVIEW
NOTE: THE CONTRACTOR SHALL FIELD VERIFY THE ACTUAL SIZE OF EXISTING WATERMAIN.



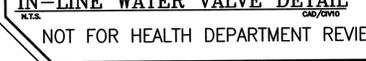
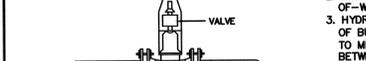
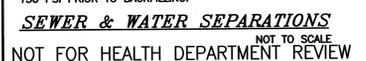
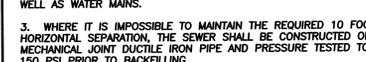
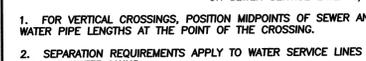
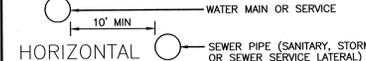
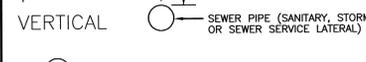
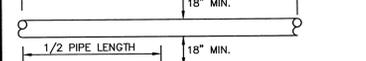
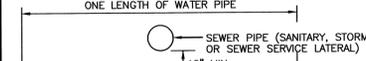
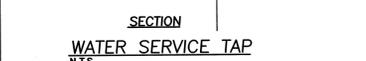
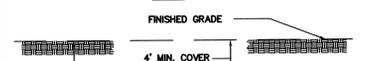
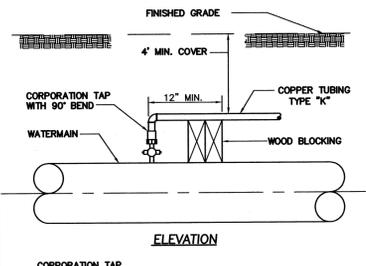
RIP-RAP OUTLET DETAIL
N.T.S. CAD/EC6



1250 GALLON SEPTIC TANK DETAIL
N.T.S. CAD/SE16E0023

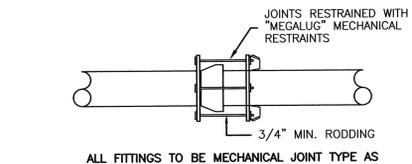


TYPICAL SEPARATION DISTANCE REQUIREMENTS
N.T.S. CAD/SDS39

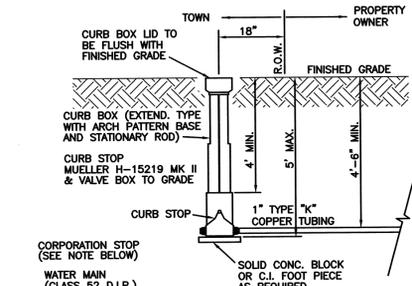


HYDRANT LINE CONNECTION DETAIL
N.T.S.
NOT FOR HEALTH DEPARTMENT REVIEW

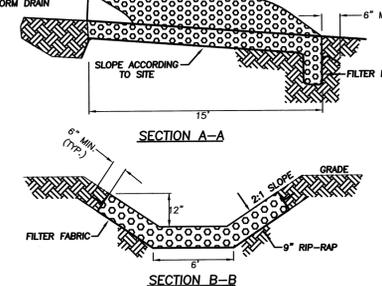
WATER SERVICE SHUTOFF SOLENOID
(FOR LOT #8 ONLY)
N.T.S.
NOT FOR HEALTH DEPARTMENT REVIEW



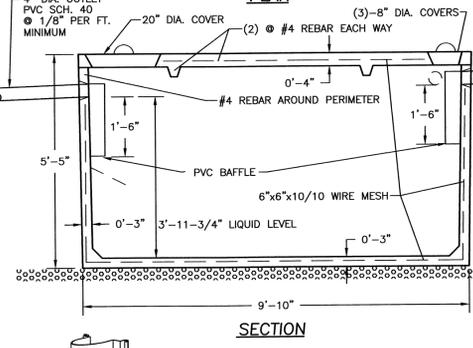
PIPE RESTRAINT DETAIL
N.T.S.
NOT FOR HEALTH DEPARTMENT REVIEW



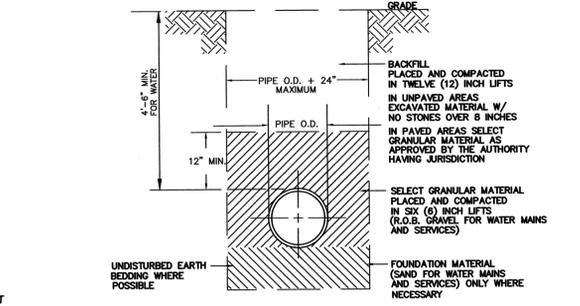
WATER SERVICE CURB BOX DETAIL
N.T.S.
NOT FOR HEALTH DEPARTMENT REVIEW



RIP-RAP OUTLET DETAIL
N.T.S. CAD/EC6

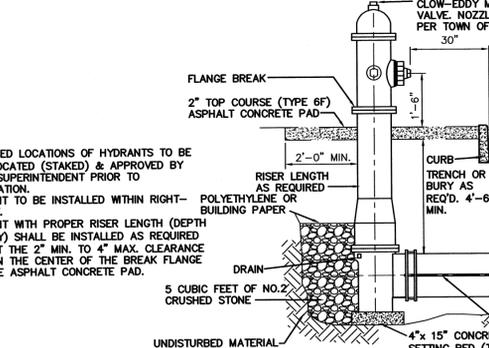


1250 GALLON SEPTIC TANK DETAIL
N.T.S. CAD/SE16E0023



PIPE BEDDING & BACKFILL DETAIL
NOT FOR HEALTH DEPARTMENT REVIEW

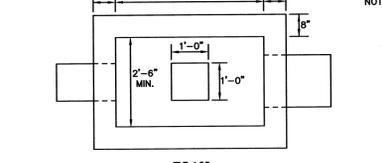
WATERMAIN REDUCER W/ VALVE
N.T.S.
NOT FOR HEALTH DEPARTMENT REVIEW



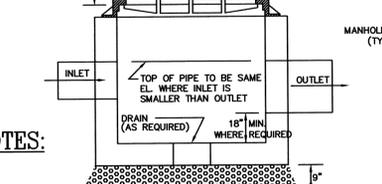
WATERMAIN REDUCER W/ VALVE
N.T.S.
NOT FOR HEALTH DEPARTMENT REVIEW

ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS NOTES:

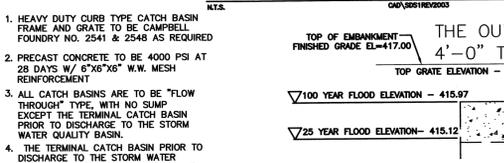
1. NO SITE PREPARATION OR CONSTRUCTION SHALL COMMENCE UNTIL A VALID PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF THE HIGHWAY LAW.
2. NO PLANTING SHALL HAVE THE DRIP EDGE PROJECT WITHIN THE COUNTY R.O.W.
3. NO SIGNS SHALL BE PLACED OR PROJECT INTO THE COUNTY R.O.W.



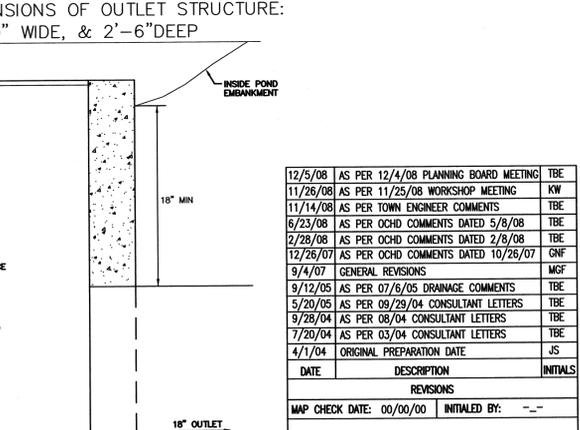
PRECAST CONCRETE CURB INLET DETAIL
N.T.S. CAD/GV14



PRECAST CONCRETE CURB INLET DETAIL
N.T.S. CAD/GV14

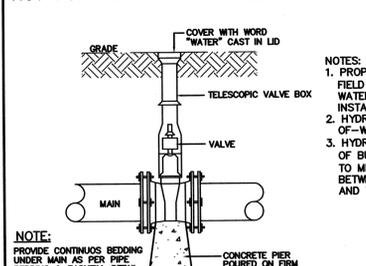


CONCRETE CURB DETAIL
N.T.S. CAD/GV15



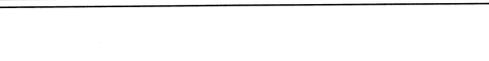
OUTLET STRUCTURE DETAIL
N.T.S. CAD/GV29

SEWER & WATER SEPARATIONS
NOT TO SCALE
NOT FOR HEALTH DEPARTMENT REVIEW

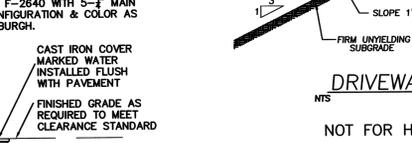


SEWER & WATER SEPARATIONS
NOT TO SCALE
NOT FOR HEALTH DEPARTMENT REVIEW

IN-LINE WATER VALVE DETAIL
N.T.S. CAD/GV10

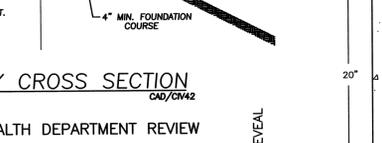


DRIVEWAY CROSS SECTION
N.T.S. CAD/GV42



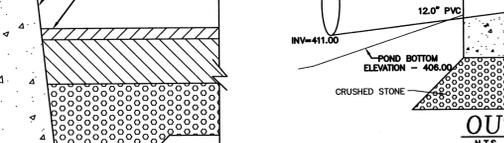
DRIVEWAY CROSS SECTION
N.T.S. CAD/GV42

CURB CUT DETAIL
N.T.S. CAD/GV13



CURB CUT DETAIL
N.T.S. CAD/GV13

CONCRETE CURB DETAIL
N.T.S. CAD/GV15



CONCRETE CURB DETAIL
N.T.S. CAD/GV15

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0068
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-4646

LANDS OF ZAZON
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE: **DETAILS SHEET**
DRAWING TITLE: **SECTION 20 BLOCK 1 LOT 24**

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF THE PUBLIC HEALTH LAW. See first sheet for date and signature.

O.C.H.D. SHEET NO. 5 OF 6 D.E.C. SHEET NO. 7 OF 10 DRAWING NUMBER 23153C0V CAD REFERENCE 23153C0V PROJECT NUMBER 23153.01

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

By direction of the State Commissioner of Health these plans are hereby approved pursuant to the Public Health Law. See first sheet for date and signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. - OF -

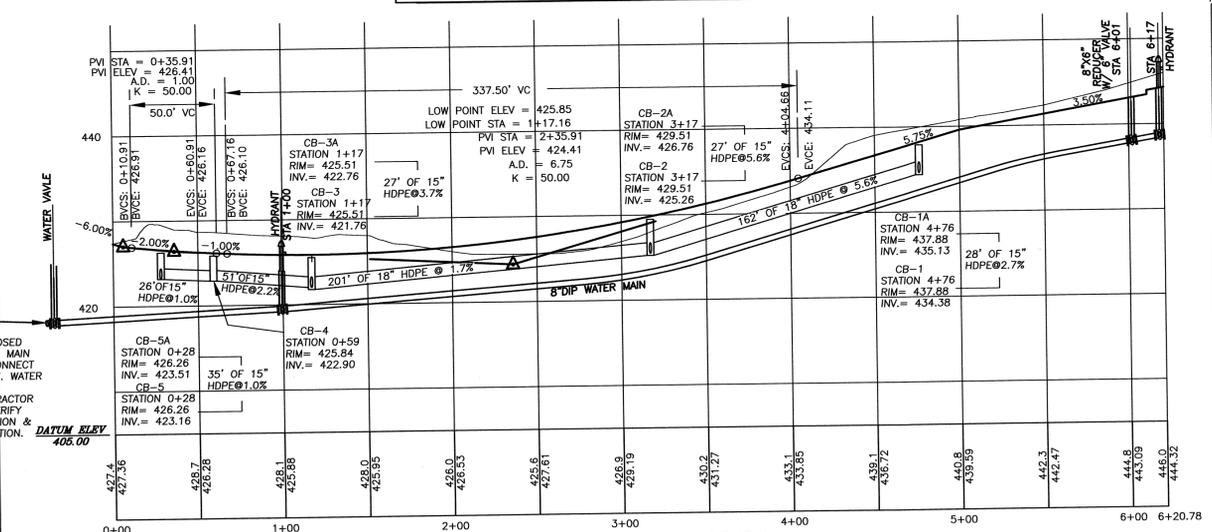
SOIL TEST RESULTS & SEPTIC SYSTEM DESIGN

LOT #	DEEP TEST PIT #1 RESULTS	DEEP TEST PIT #2 RESULTS	JSI DEEP TEST PIT #3 RESULTS	STABILIZED PERC RATE	SEPTIC SYSTEM DESIGN SYSTEM DESIGN BASED ON 355 GPD
1	0-12" TOPSOIL - ROOT MASS 12-36" SANDY SILT W/ COBBLES & GRAVEL	0-11" TOPSOIL & ROOT MASS 11-64" SANDY SILT W/ GRAVEL, COB & TRACE BOULDER 64-74" SILT W/ GRAVEL, COB & BOULDER	0-8" TOPSOIL 8"-30" SILT LOAM W/ COBBLES AND STONES	PT1: 5 MIN. DEPTH: 24" PT2: 4 MIN. DEPTH: 24"	ELEJEN TYPE B" SEPTIC DESIGNED FOR: 4 BEDROOM MAXIMUM # ELEJEN UNITS REQUIRED: 21 # LATS. @ 36", 144 L.F. TOTAL SEPTIC TANK SIZE: 1250 GAL.
2	NO SEPTAGE BEHIND @ 24" NO BEDROCK	0-12" TOPSOIL 12-32" LIGHT BROWN SILT LOAM W/ COB, GRAVEL & BOULDERS	NO SEPTAGE NO BEDROCK	PT1: 12 MIN. DEPTH: 24" PT2: 35 MIN. DEPTH: 24" PT3: 16 MIN. DEPTH: 24"	ELEJEN TYPE B" SEPTIC DESIGNED FOR: 4 BEDROOM MAXIMUM # ELEJEN UNITS REQUIRED: 52 # ELEJEN UNITS PROVIDED: 55 5 LATS. @ 44", 220 L.F. TOTAL SEPTIC TANK SIZE: 1250 GAL.
3	NO SEPTAGE NO BEDROCK	0-11" TOPSOIL-ROOT MASS 11-86" SANDY SILT LOAM W/ COBBLES AND TRACE BOULDERS	0-12" TOPSOIL 12-70" GRAVELLY SILT LOAM W/ COBS, BOULDER	PT1: 3 MIN. DEPTH: 24" PT2: 10 MIN. DEPTH: 24"	ELEJEN TYPE B" SEPTIC DESIGNED FOR: 4 BEDROOM MAXIMUM # ELEJEN UNITS REQUIRED: 28 # LATS. @ 36", 144 L.F. TOTAL SEPTIC TANK SIZE: 1250 GAL.
4	NO SEPTAGE BEHIND @ 40" NO BEDROCK	0-12" TOPSOIL-ROOT MASS 12-36" GRAVELLY SILT LOAM W/ COBBLES & LEDGE ROCK 36-80" FRACTURED SHALE W/ COB, BOULDER & LEDGE ROCK	0-11" TOPSOIL 11-42" SILT LOAM 42-89" SILT W/ SAND, COBBLES, AND STONES	PT1: 10 MIN. DEPTH: 24" PT2: 8 MIN. DEPTH: 24"	ELEJEN TYPE B" SEPTIC DESIGNED FOR: 4 BEDROOM MAXIMUM # ELEJEN UNITS REQUIRED: 28 # ELEJEN UNITS PROVIDED: 36 4 LATS. @ 36", 144 L.F. TOTAL SEPTIC TANK SIZE: 1250 GAL.
5	NO SEPTAGE BEHIND @ 64" NO BEDROCK	0-12" TOPSOIL 12-24" BOULDERS W/ SILTY GRAVELLY LOAM	0-9" TOPSOIL 9"-53" SILT LOAM W/ GRAVEL & COBS, BOULDERS	PT1: 3 MIN. DEPTH: 24" PT2: 14 MIN. DEPTH: 24"	ELEJEN TYPE B" SEPTIC DESIGNED FOR: 4 BEDROOM MAXIMUM # ELEJEN UNITS REQUIRED: 31 # ELEJEN UNITS PROVIDED: 36 4 LATS. @ 36", 144 L.F. TOTAL SEPTIC TANK SIZE: 1250 GAL.
6	NO SEPTAGE NO BEDROCK	0-8" TOPSOIL 8"-26" LIGHT BROWN MOTTLED SILT LOAM W/ GRAVEL/SAND 26-30" COBBLE GRAVEL W/ SILT LOAM 30-70" SANDY GRAVEL / SEPTAGE @ 70"	0-9" TOPSOIL 9"-78" SILT LOAM W/ STONES, COBBLES, AND BOULDERS	PT1: 3 MIN. DEPTH: 24" PT2: 14 MIN. DEPTH: 24"	ELEJEN TYPE B" SEPTIC DESIGNED FOR: 4 BEDROOM MAXIMUM # ELEJEN UNITS REQUIRED: 31 # ELEJEN UNITS PROVIDED: 36 4 LATS. @ 36", 144 L.F. TOTAL SEPTIC TANK SIZE: 1250 GAL.
7	NO SEPTAGE NO BEDROCK	0-9" TOPSOIL 9"-63" SILT LOAM W/ GRAVEL & COBS, BOULDERS	0-10" TOPSOIL 10"-36" SILT LOAM W/ GRAVEL & COBS, 36-80" SANDY SILT W/ BOULDERS, GRAVEL & COBS.	PT1: 28 MIN. DEPTH: 24" PT2: 10 MIN. DEPTH: 24"	ELEJEN TYPE B" SEPTIC DESIGNED FOR: 4 BEDROOM MAXIMUM # ELEJEN UNITS REQUIRED: 41 # ELEJEN UNITS PROVIDED: 52 4 LATS. @ 52", 208 L.F. TOTAL SEPTIC TANK SIZE: 1250 GAL.
8	NO SEPTAGE NO BEDROCK	0-10" TOPSOIL 10"-73" SILT LOAM W/ GRAVEL & COBS, TRACE BOULDERS	0-8" TOPSOIL 8"-34" SILT LOAM W/ GRAVEL 34-77" GRAVELLY SILT LOAM SOME BOULDER	PT1: 3 MIN. DEPTH: 24" PT2: 4 MIN. DEPTH: 24"	ELEJEN TYPE B" SEPTIC DESIGNED FOR: 4 BEDROOM MAXIMUM # ELEJEN UNITS REQUIRED: 21 # ELEJEN UNITS PROVIDED: 32 4 LATS. @ 32", 128 L.F. TOTAL SEPTIC TANK SIZE: 1250 GAL.
9	NO SEPTAGE NO BEDROCK	0-8" TOPSOIL 8"-36" SILT LOAM W/ GRAVEL & COBS 36-80" GRAVELLY LOAM W/ COBS 80-80" GRAVELLY LOAM W/ BOULDERS	0-11" TOPSOIL 11"-36" GRAVELLY SILT LOAM W/ COBS 36-80" SANDY SILT LOAM	PT1: 3 MIN. DEPTH: 24" PT2: 4 MIN. DEPTH: 24"	ELEJEN TYPE B" SEPTIC DESIGNED FOR: 4 BEDROOM MAXIMUM # ELEJEN UNITS REQUIRED: 21 # ELEJEN UNITS PROVIDED: 32 4 LATS. @ 32", 128 L.F. TOTAL SEPTIC TANK SIZE: 1250 GAL.
10	NO SEPTAGE NO BEDROCK	0-8" TOPSOIL 8"-24" GRAVELLY SILT LOAM W/ COBS AND SOME BOULDERS 24-72" GRAVELLY LOAM W/ COBS AND SOME BOULDERS	0-8" TOPSOIL 8"-24" SILT LOAM W/ GRAVEL 24-70" FRACTURED SHALE SILT SAND LOAM W/ BOULDERS	PT1: 3 MIN. DEPTH: 24" PT2: 5 MIN. DEPTH: 24"	ELEJEN TYPE B" SEPTIC DESIGNED FOR: 4 BEDROOM MAXIMUM # ELEJEN UNITS REQUIRED: 21 # ELEJEN UNITS PROVIDED: 32 4 LATS. @ 32", 128 L.F. TOTAL SEPTIC TANK SIZE: 1250 GAL.
11	NO SEPTAGE NO BEDROCK	0-8" TOPSOIL 8"-40" SANDY SILT LOAM W/ COBBLE 40-79" GRAVELLY LOAM W/ FRACTURED SHALE	0-7" TOPSOIL 7"-25" SILT LOAM W/ GRAVEL & COBS 25-76" BROWN SILT LOAM W/ GRAVEL & COBS	PT1: 28 MIN. DEPTH: 24" PT2: 2 MIN. DEPTH: 24" PT3: 2 MIN. DEPTH: 24"	ELEJEN TYPE B" SEPTIC DESIGNED FOR: 4 BEDROOM MAXIMUM # ELEJEN UNITS REQUIRED: 41 # ELEJEN UNITS PROVIDED: 54 6 LATS. @ 36", 216 L.F. TOTAL SEPTIC TANK SIZE: 1250 GAL.

- NOTES:
- PERCOLATION TESTS WERE PERFORMED ON 6/14,15,17&20/05 BY PIETRZAK AND PFAU, PLLC.
 - DEEP PIT TESTS WERE PERFORMED ON 6/22/05 BY PIETRZAK AND PFAU, PLLC.
 - ALL PERCOLATION TESTS WERE PERFORMED AT A DEPTH OF 24".
 - JSI PERCOLATION AND DEEP PIT TESTS WERE PERFORMED ON 5/14/08 BY PIETRZAK AND PFAU, PLLC, AND WITNESSED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.

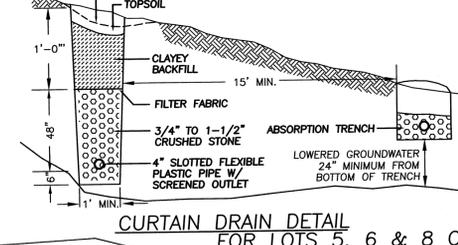
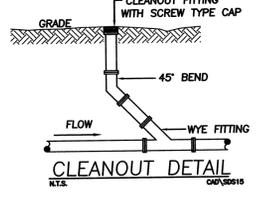
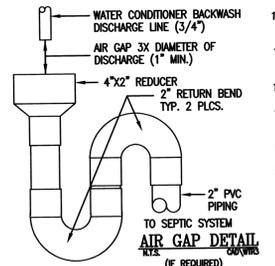
ENGINEER'S CERTIFICATION

THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN(S) ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT(S) AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

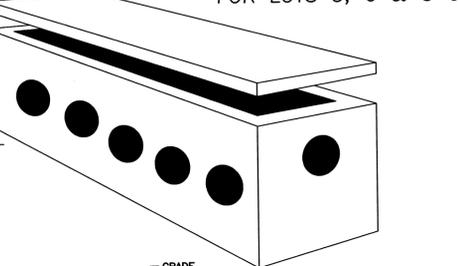
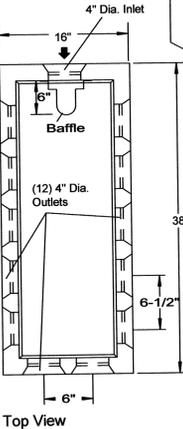
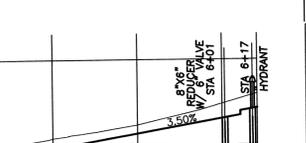


GENERAL NOTES - SEWAGE SYSTEMS

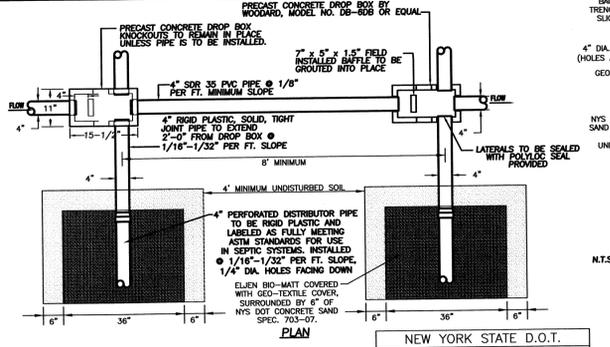
- SEPTIC SYSTEMS TO CONFORM TO THE MINIMUM REQUIREMENTS OF THE N.Y.S. HEALTH DEPARTMENT STANDARDS/CODES FOR INDIVIDUAL DISPOSAL SYSTEMS, APPENDIX 75-A, AND THE AUTHORITY HAVING JURISDICTION.
- THE SANITARY FACILITIES ON THESE PLANS SHALL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS, AT THE TIME OF CONSTRUCTION, BY A LICENSED PROFESSIONAL ENGINEER. WRITTEN CERTIFICATION TO THAT EFFECT SHALL BE SUBMITTED TO THE COUNTY HEALTH DEPARTMENT AND THE LOCAL BUILDING CODE ENFORCEMENT OFFICER PRIOR TO OCCUPANCY, AND SHALL INDICATE THAT ANY JOINTS HAVE BEEN SEALED AND TESTED IN ACCORDANCE WITH APPENDIX 75-A AND THE MANUFACTURER'S INSTRUCTIONS.
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED.
- ALL PERCOLATION TESTS TAKEN AT 24" - 30" UNLESS OTHERWISE NOTED.
- SEPTIC SYSTEM DESIGNS ARE BASED ON THE SLOWEST PERCOLATION RATE FOUND WITHIN THE AREA OF THE SYSTEM.
- LAUNDRY WASTE IS TO BE DISCHARGED INTO THE SEPTIC SYSTEM.
- HOUSE SEWER AND SEWER RUNS SHALL NOT EXCEED 75' BETWEEN POINTS OF POSSIBLE CLEANOUT. AT LEAST ONE CLEAN OUT IS TO BE PROVIDED. BENDS ARE TO BE AVOIDED BUT WHERE REQUIRED AN ADDITIONAL CLEAN-OUT SHALL BE INSTALLED.
- THE MAXIMUM LENGTH OF ABSORPTION LINES USED IN CONJUNCTION WITH GRAVITY DISTRIBUTION SHALL BE 60 FEET.
- THE MAXIMUM LENGTH OF ABSORPTION LINES USED IN CONJUNCTION WITH PRESSURE DISTRIBUTION OR DOSING SHALL BE 100 FEET.
- FOOTING DRAINS ARE NOT TO DISCHARGE INTO THE SEPTIC SYSTEM. FOOTING DRAINS ARE TO DISCHARGE INTO THE STORMWATER SYSTEM WHERE POSSIBLE.
- UNLESS OTHERWISE INDICATED ON THESE PLANS, INDIVIDUAL SEPTIC TANKS ARE NOT DESIGNED TO ACCOMMODATE GARAGE GRINDERS.
- TRENCHES SHALL NOT BE CONSTRUCTED IN WET SOILS.
- SIDES AND BOTTOM OF TRENCHES SHALL BE RAKED IMMEDIATELY PRIOR TO PLACING SAND.
- THE END OF ALL DISTRIBUTOR PIPES SHALL BE PLUGGED.
- 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 AREA OF THE PROPOSED FIELD BEFORE, DURING AND AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNLIE COMPACT THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
- THERE IS NO REGRADING ALLOWED IN THE AREA OF THE ABSORPTION FIELD
- NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES WHICH MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD
- THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARAGE GRINDERS, OR "JACUZZI" TYPE SPA TUBS OVER 100 GALLONS, AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SDS IS REDESIGNED TO ACCOUNT FOR THEM AND REAPPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.
- 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.
- BUILDING SEWERS ARE TO BE CAST IRON OR SCHEDULE 80 PVC FOR THE ENTIRE LENGTH, MINIMUM SLOPE 2%.
- 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 ROUTING OR SPECIAL MAINTENANCE PROCEDURES THAT MAY BE NECESSARY (REFER TO PAGES 58-61 OF THE DESIGN HANDBOOK FOR RECOMMENDED ROUTINE OPERATION AND MAINTENANCE ITEMS).



SWALE CROSS SECTION

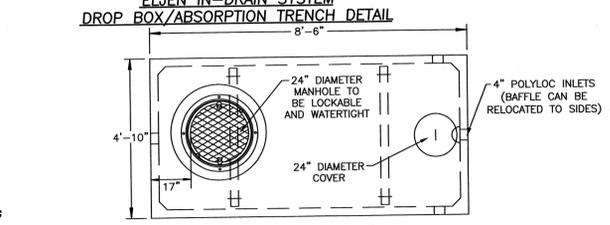


- NOTES:
- DISTRIBUTION BOX TO BE AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL NO. DB-12 OR APPROVED EQUAL.
 - CONCRETE TO TEST 4000 PSI AT 28 DAYS.
 - ALL OUTLETS NOT USED SHALL REMAIN PLUGGED.
 - BOX TO BE INSTALLED WITH A MIN. 6" AND MAX. 12" EARTH COVER.
 - BOX TO BE INSTALLED ON 12" MIN OF SAND, PEA GRAVEL, OR TRENCH AGGREGATE.
 - THE FIRST 10' OF ALL PIPE LEAVING DISTRIBUTION BOX SHALL BE LAID AT EQUAL SLOPES.
 - PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUAL.
 - INVERT ELEVATIONS OF ALL OUTLET PIPES TO BE EQUAL.
 - THE USE OF FLOW EQUALIZERS/LEVELERS IS REQUIRED.
 - INSUL-SEAL 2" x 20" INSULATED PVC SCH 40 PIPE, OR APPROVED EQUAL, WILL BE USED TO PREVENT FREEZING OF THE FORCE MAIN TO A MINIMUM DEPTH OF 4' BELOW GRADE.
 - INSUL-SEAL 2" x 20" INSULATED PVC SCH 40 PIPE, OR APPROVED EQUAL, WILL BE USED TO PREVENT FREEZING OF THE FORCE MAIN TO A MINIMUM DEPTH OF 4' BELOW GRADE.
 - OUTLET PIPES SHALL BE INSTALLED IN A MANNER THAT WILL ALLOW ACCESS TO THE EXPANSION AREA WITHOUT DISTURBING EXISTING PIPING.



NEW YORK STATE D.O.T. CONCRETE SAND SPEC. 703-07

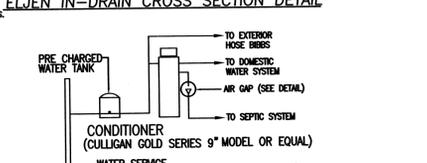
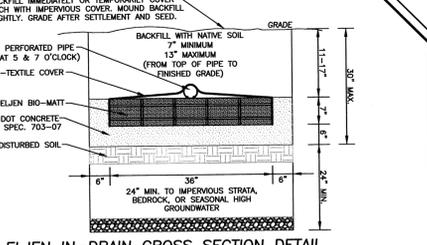
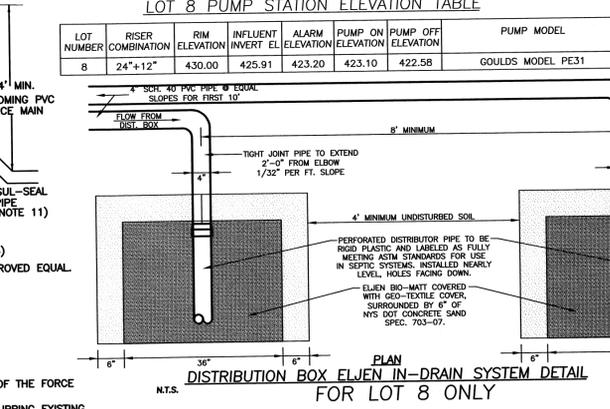
SIEVE SIZE	% PASSING BY WEIGHT	MINIMUM	MAXIMUM
3/8"	100	-	-
NO. 4	90	100	-
NO. 8	75	100	-
NO. 16	50	85	-
NO. 30	25	60	-
NO. 50	10	30	-
NO. 100	1	10	-
NO. 200	1	0	3



- NOTES:
- PUMP STATION CHAMBER TO BE PRECAST CONCRETE, AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC., MODEL NUMBER GT-1000 OR APPROVED EQUAL. CONCRETE AND REINFORCEMENT AS PER ASTM C478-BOX.
 - ELECTRICAL EQUIPMENT IN WET WELLS OR IN ENCLOSED SPACES WHERE EXPLOSIVE GASES MAY ACCUMULATE SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE FOR CLASS, DIVISION 1, GROUP C OR D LOCATIONS. THERE SHALL BE NO ELECTRICAL SPLICES, JUNCTION BOXES, OR CONNECTIONS OF ANY KIND RATING IN A SEWER WET WELL.
 - HIGH WATER ALARM SYSTEM SENSOR SHALL BE INTERLOCKED WITH A SOLENOID ON THE WATER SERVICE LINE SO THAT ADDITIONAL WATER CANNOT BE USED UNTIL HIGH WATER ALARM STATUS HAS BEEN REMOVED.
 - AUDIBLE HIGH WATER ALARM IS TO BE LOCATED WITHIN THE PROPOSED DWELLING.
 - FLOAT BRACKET IS TO CONNECT TO A 6x6x6 WATER TIGHT JUNCTION BOX THROUGH A WATER TIGHT SEAL IN THE PUMP CHAMBER TANK. A 1-1/4" CONDUIT IS TO RUN FROM THE JUNCTION BOX TO THE CONTROL IN THE BUILDING. SAID 6x6x6 WATER TIGHT JUNCTION BOX IS TO BE LOCATED OUTSIDE OF THE PUMP CHAMBER.
 - THE 1 1/2" SCH. 40 PVC FORCE MAIN MUST MAINTAIN A CONTINUOUS POSITIVE SLOPE TO THE DISTRIBUTION BOX.

LOT 8 PUMP STATION ELEVATION TABLE

LOT NUMBER	RISER ELEVATION	INFLUENT ELEVATION	ALARM ELEVATION	PUMP ON ELEVATION	PUMP OFF ELEVATION	PUMP MODEL	A DIMENSION
8	24" x 12"	430.00	425.91	423.20	423.10	GOULDS MODEL PE31	12"



NOTE: THE INSTALLATION IS OPTIONAL AT THE DISCRETION OF THE HOMEOWNER, AND IS ONLY TO BE CONSIDERED IF WATER HARDNESS PROVES TO BE IN EXCESS OF 150 MG/L, OR IRON LEVELS ARE IN EXCESS OF 0.3 MG/L (MAXIMUM CONTAMINANT LEVEL). REMOVING HARDNESS AND/OR IRON BY ION EXCHANGE INCREASES THE SODIUM CONTENT OF WATER AT A RATE OF 46 MG/L OF SODIUM FOR EACH 100 MG/L (6 GRAINS/GAL) OF HARDNESS REMOVED. IF INSTALLED, IT MUST BE ACCORDING TO THIS APPROVED DESIGN.

35 GALLONS PER BACKWASH AS PER CULLIGAN SPECIFICATION
CALCULATE SDS AS 1 WASH PER DAY
ALL LOTS: 35 GAL/BACKWASH/DAY

WATER CONDITIONER SCHEMATIC AND DESIGN TABLES

FOR HEALTH DEPARTMENT APPROVAL

NEW YORK STATE DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. - OF -

DATE	DESCRIPTION	INITIALS
12/5/08	AS PER 12/4/08 PLANNING BOARD MEETING	TBE
11/26/08	AS PER 11/25/08 WORKSHOP MEETING	KW
11/14/08	AS PER TOWN ENGINEER COMMENTS	TBE
6/23/08	AS PER OCHD COMMENTS DATED 5/8/08	TBE
2/28/08	AS PER OCHD COMMENTS DATED 2/8/08	TBE
12/26/07	AS PER OCHD COMMENTS DATED 10/26/07	GNF
9/4/07	GENERAL REVISIONS	MGF
9/12/05	AS PER 07/8/05 DRAINAGE COMMENTS	TBE
5/20/05	AS PER 09/29/04 CONSULTANT LETTERS	TBE
9/28/04	AS PER 03/04 CONSULTANT LETTERS	TBE
7/20/04	AS PER 03/04 CONSULTANT LETTERS	TBE
4/1/04	ORIGINAL PREPARATION DATE	JS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10824
(845) 294-0088

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-0466

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

LANDS OF ZAZON
TOWN OF NEWBURGH
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
SUBDIVISION DETAILS/PROFILE
DRAWING TITLE SECTION 20 BLOCK 1 LOT 24

O.C.H.D. SHEET NO. 6 OF 6 D.E.C. SHEET NO. 8 OF 10 DRAWING NUMBER 2315300V PROJECT NUMBER 23153.01

LANDSCAPE NOTES:

- REFER TO PLANTING DETAIL, PLANTING AND GROUNDCOVERS SCHEDULES FOR INSTALLATION OF NEW TREES AND SHRUBS.
- THE CONTRACTOR SHALL TAG AND NUMBER ALL PLANT MATERIAL TO BE RELOCATED. THE CONTRACTOR SHALL FULLY ASSIST AND COORDINATE THIS WORK WITH THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO INITIATING FIELD DIGGING THE TREES.
- LOCATIONS OF RELOCATED PLANT MATERIAL ARE APPROXIMATED ON THE DRAWINGS. EXACT LOCATIONS OF RELOCATED PLANT MATERIAL WILL BE CLARIFIED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE ON SITE.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- NEW PLANTING ROOT BALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING THE PLANT.
- TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTINGS BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
- CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- SHRUB MASS PLANTINGS ALONG ROADWAYS AND ENTRY LANDSCAPING AREAS TO RECEIVE ADDITIONAL LANDSCAPE AND FLORAL PLANTING CHOSEN BY THE DEVELOPER AND/OR TENANT TO FURTHER ENHANCE AND CUSTOMIZE THE OVERALL APPEARANCE OF THE PROPERTY.
- ALL TREES PLANTED IN LAWN AREA SHALL RECEIVE A 3' DIAMETER MULCH RING AT A DEPTH OF 3" AS PER THE SPECIFICATIONS.
- ALL EXISTING TREES PLANTED IN LAWN AREA SHALL RECEIVE A MINIMUM 5' DIAMETER MULCH RING OR TO THE LIMIT OF THE ADJACENT LAWN AREA AT A DEPTH OF 3" AS PER THE SPECIFICATIONS.
- EXISTING VEGETATION AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE TOPSOILED AND SEEDING UPON COMPLETION OF WORK.
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- ALL PLANTS SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE MISSING, MORE THAN 25% DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT APPEAR UNHEALTHY OR UNSIGHTLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES. ANY TREE THAT LOOSES THE MAIN LEADER SHALL BE REPLACED. PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECTURAL CONSULTANT FOR THE TOWN OF NEWBURGH UPON COMPLETION OF WORK AND DURING EVERY GROWING SEASON FOR TWO YEARS. PLANTS THAT NEED REPLACEMENT SHALL BE NOTED ON AN INSPECTION REPORT AND MUST BE REPLACED WITHIN TWO MONTHS OF RECEIPT OF THE INSPECTION REPORT OR WITHIN TWO MONTHS FROM THE NEXT FOLLOWING GROWING SEASON.
- ALL PLANTINGS SHOWN ON APPROVED SITE DEVELOPMENT PLAN OR SPECIAL PERMIT PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF USE AND PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING THE GROWING SEASON.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR NURSERY STOCK SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN IN THEIR MOST RECENT EDITION.
- ANY DETERMINATION OF "EQUAL" SUBSTITUTION SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.

PLANTING SCHEDULE:

TREES & SHRUBS	SPRING PLANTING	FALL PLANTING
EVERGREEN	APRIL 1 - JUNE 30	SEPT 1 - OCT. 15
DECIDUOUS	MARCH 1 - JUNE 30	OCT. 1 - DEC. 1

PERMANENT SEEDING SCHEDULE:

- TOPSOIL SHALL BE SPREAD TO A COMPACTED UNIFORM THICKNESS OF 6".
- TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSENED BY MECHANICAL RAKES TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT.
- FERTILIZER SHALL BE APPLIED AT 6 LBS. OF 5-10-10 COMMERCIAL FERTILIZER/1000 SQ. FT.
- SEEDING SHALL BE INSTALLED AT 5 LBS/1000 SQ. FT. OF:
 - 60% KENTUCKY BLUE GRASS
 - 20% CHEWINGS FESCUE
 - 20% PERENNIAL RYE

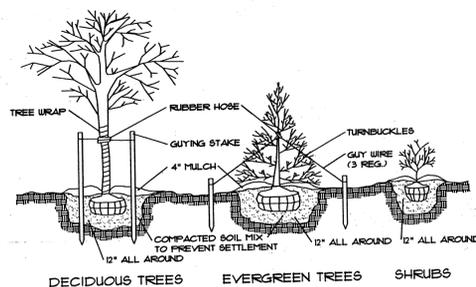
RETENTION/DETENTION POND PLANTINGS:

- LOWEST ZONE:**
 - PONTEDERIA CORDATA, PICKLEWEED
 - SCIRPUS FUNGENS, COMMON THREE-SQUARE
 - TYPHA SPP., CATTAIL
 - VALLISNERIA AMERICANA, WILD CELERY
- MIDDLE ZONE:**
 - CAREX LACUSTRIS, LAKEBANK SEDGE
 - SAGITTARIA LATIFOLIA, DUCK POTATO
 - SCIRPUS CYPERNUS, WOOL GRASS
 - SCIRPUS VALIDUS, SOFT-STEM BULRUSH
- HIGHEST ZONE:**
 - DESCHAPSIA CAESPITOSA, TUFTED HAIRGRASS
 - GLYCERIA STRIATA, FOWL MANNAGRASS
 - JUNCUS EFFUSUS, SOFT RUSH
 - PANICUM VIRGATUM, SWITCH GRASS

RETENTION/DETENTION PLANTING SCHEDULE:

- EACH ZONE CONSISTS OF FOUR SPECIES TO BE PLANTED USING EITHER 1 1/2" PLUGS AND/OR SEED.
- THE PLUGS FOR EACH ZONE SHALL BE RANDOMLY MIXED AND PLANTED WITH AN APPROXIMATE SPACING OF 2'-6" ON CENTER.
- THE SEEDING FOR EACH ZONE SHALL CONSIST OF EQUAL PARTS PER SPECIES AND BROADCAST OVER ITS RESPECTIVE AREA AT A RATE OF 1 POUND PER 2,000 SQ.FT.
- AN OVERLAP OF SPECIES FROM ONE ZONE TO THE NEXT WILL NOT EXCEED 3'-6", ALLOWING FOR INTERGRATION BETWEEN THE INDIVIDUAL ZONES.
- NORTHEAST WETLAND DIVERSITY MIX SHALL BE BROADCAST OVER BASIN AREAS AT A RATE OF 2 POUNDS PER ACRE INTERMIXED WITH PLUGS AND/OR SEEDING SPECIFIED ABOVE, AS MANUFACTURED BY:

SOUTHERN TIER CONSULTING, INC.
2101-A ROUTE 305, P.O. BOX 30
WEST CLARKSVILLE, NY 14786
WWW.SOUTHERNTIERCONSULTING.COM



1 PLANTING & GUYING DETAIL
2/3 N.T.S.

PLANTS LIST:

TYPE	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Deciduous Trees	Ar	8	Acer rubrum "Red Sunset"	Red Sunset Maple	3"-3-1/2" c	B4B
	Bp	6	Betula nigra	River Birch	14'-16' hgt	B4B
	Cc	10	Cercis canadensis	Eastern Redbud	2-1/2"-3" c	B4B
	Qp	13	Quercus palustris "Sovereign"	Sovereign Pin Oak	3"-3-1/2" c	B4B
Evergreen Trees	Np	20	Picea Abies	Norway Spruce	7' - 8' hgt	B4B
Deciduous Shrubs	Ac	1	Amelanchier canadensis	Shadblow Serviceberry	30"-34"	B4B
	Fi	12	Forsythia x intermedia	Spring Glory Forsythia	34"-36"	B4B
	Iv	43	Ilex verticillata "Red Sprite"	Red Sprite Holly	24"-30"	Container
	Sd	13	Cornus amomium	Silky Dogwood	30"-34"	B4B
	Ss	6	Rhus typhina	Staghorn Sumac	30"-34"	B4B
	Vd	18	Viburnum dentatum	Arrowwood Viburnum	30"-34"	Container
Perennials	Mb	54	Monarda didyma	Oswego Tea	18" oc	1 gal.
Grasses	Cs	72	Carex stipata	Tussock Sedge	18" oc	1 gal.

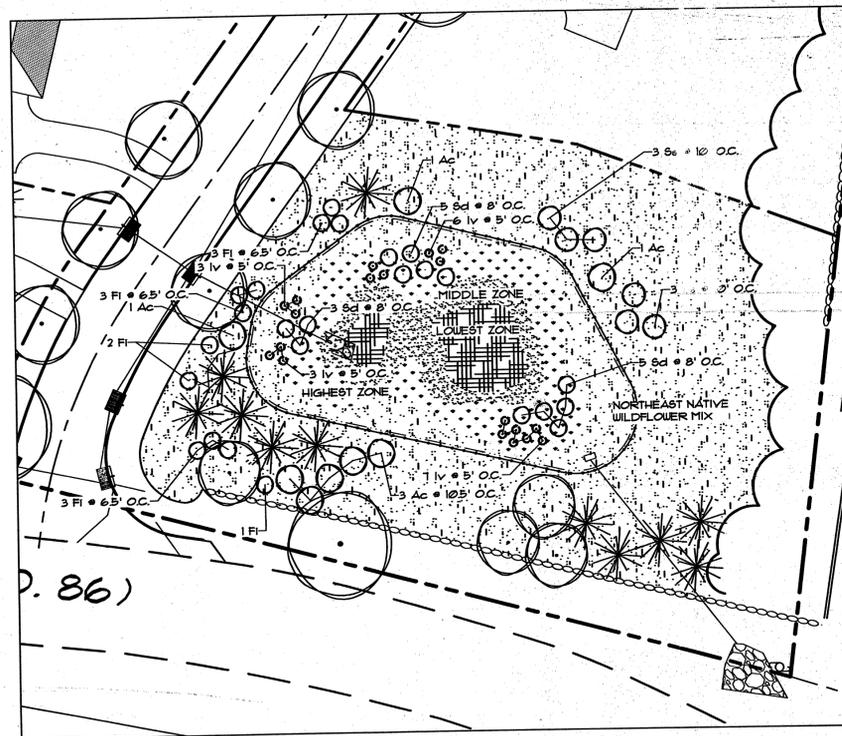
GENERAL NOTES:

- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND OBTAIN AS-BUILT INFORMATION. DRAWINGS WERE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE IN WRITING PRIOR TO INITIATING OPERATIONS.
- FOR DIMENSIONS OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFE CONDITIONS AT ALL TIMES.



BEFORE YOU DIG, DRILL OR BLAST!
CALL US TOLL FREE
1-800-962-1962
NY INDUSTRIAL CODE RULE 153 REQUIRES NO LESS THAN TWO WORKING DAYS NOTICE, BUT NOT MORE THAN TEN DAYS NOTICE.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 1209 (2) OF THE NYS EDUCATION LAW. THIS DRAWING IS ONE IN A SET OF DRAWINGS AND IS INCOMPLETE AND INVALID WHEN IT IS SEPARATED FROM THE SET.



RETENTION BASIN PLANTINGS

SCALE: 1" = 30'

Date	Description
12/05/08	PER 12/04/08 PLANNING BOARD MEETING
12/10/08	PER TOWN LANDSCAPE ARCHITECT'S COMMENTS
1/14/09	PER TOWN ENGINEER'S COMMENTS
03/28/09	Date of Origin
	Description

Revisions

ESPOSITO & ASSOCIATES
262 Greenwich Avenue
Goshen NY, 10924

STEVEN ESPOSITO
Landscape Architect
License No. 001169
Date: 12/05/08

LANDS OF ZAZON
TOWN OF NEWBURGH

Project Title: Tax Map: Sec. --, Blk. --, Lot --

LANDSCAPE DETAILS

Drawing Title:

Unauthorized alteration or addition to a plan bearing a Licensed Land Surveyor's or Professional Engineer's seal is a violation of section 1209, subdivision 2 of the NY State Educational Law.

Scale: 1" = 30'	Drawing No.: 10 of 10	Project No.: 2010121
CAD Reference: -----dug	O.C.H. Sheet No.: of	D.E.C. Sheet No.: of