

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](mailto: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: NEWBURGH PARK ASSOCIATES(NPA) SITE PLAN**  
**PROJECT NO.: 17-03**  
**PROJECT LOCATION: SECTION 89, BLOCK 1, LOT 19.22**  
**REVIEW DATE: 30 OCTOBER 2020**  
**MEETING DATE: 5 NOVEMBER 2020**  
**PROJECT REPRESENTATIVE: ZEN DESIGN CONSULTANT, INC.**

1. Revised plan shows a retaining wall crossing the parcel between the two parcels owned by the subject project.
2. Rims and inverts of all drainage pipes should be depicted including, the 24 inch drainage pipe, existing drainage pipe at the driveway access, and the drainage pipe crossing NYS Route 747.
3. Top of wall, base of wall elevations should be depicted at various locations along all proposed retaining walls.
4. The Zoning Bulk Table should be addressed where the 25 foot from NYS Route 84 is depicted. Did Variance also provide for the 25 foot front yard separation from the corner lot?
5. The Use of the site should be further identified as a drive up window is now proposed. Use seems to be a motor vehicle service station in accordance with Section 185-28.
6. Compliance with Section 185-28 should be documented. Check location of gasoline storage facilities in association with the side yard at the corner lot.
7. It would appear the drive thru is a fast food service. It is only permitted in the IB Zone in association with shopping centers, theatres and Office / Research.
8. Status of the Orange County Health Department approval for the subsurface sanitary sewer disposal system should be addressed.

9. Notes pertaining to requiring design for all retaining walls proposed, stamped by a NYS Licensed Professional required at Building Permit.
10. The pick-up window area of the building does not appear to have a canopy or cover. This should be addressed.
11. Truck turning template for the fueling trucks should be identified on the site plan.
12. Future submissions should identify a site landscaping plan.
13. Guide rails should be identified on areas where retaining walls drop off to lower grades.
14. Plans should be submitted to the New York City Department of Environmental Protection for review as they are an adjoining land owner for the Catskill Aqueduct property.
15. A parking calculation should be identified on the plans in the Bulk Table.
16. The building will be required to be sprinklered. Provisions for a sprinkler system are required and or a waiver sought from the Building Department.
17. It is noted the site is proposed to have a well which would be considered a Community Water System and require approval from the Orange County Health Department.
18. Signage on the site should be addressed in future submissions.
19. The survey identifies the southerly portion of the site abutting Interstate 84 however the site abuts the ramps for Interstate 84. The survey should be further detailed to show the location of the ramps and intersection with NYS Route 747. Pavement marking, striping and other NYSDOT details within 747 should be depicted on the plans.
20. Stormwater management facilities should be addressed on the site. The site would be considered a stormwater hotspot based on NYSDEC regulations for Service Stations.

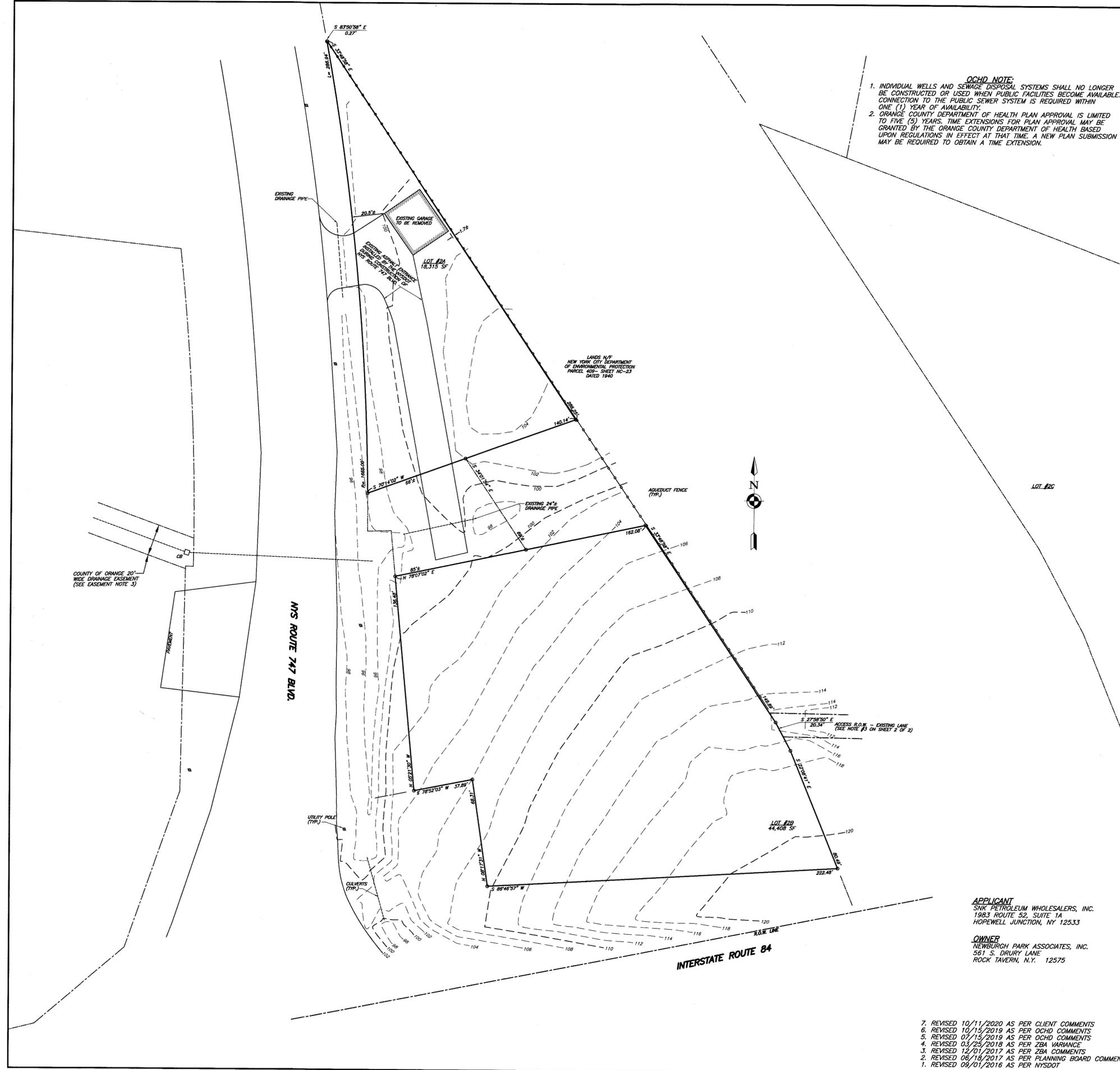
Respectfully submitted,

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

---

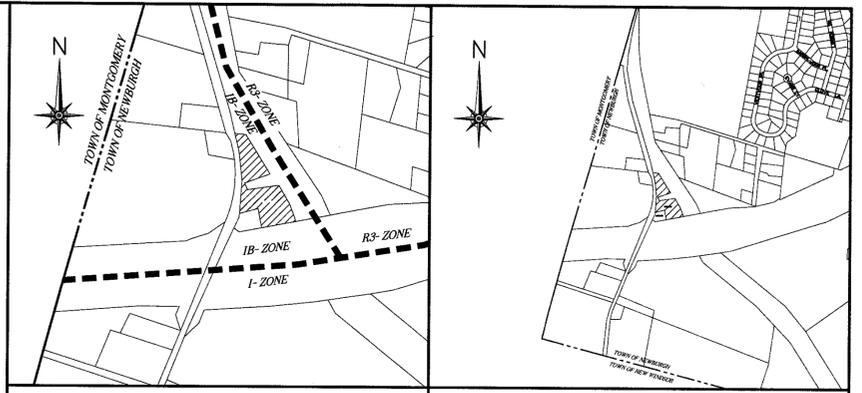
Patrick J. Hines  
Principal

PJH/kbw



**OCHD NOTE:**

1. INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN ONE (1) YEAR OF AVAILABILITY.
2. ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO FIVE (5) YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.



LOCATION MAP SCALE 1"=500'

LOCATION MAP SCALE 1"=1000'

**LEGEND**

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- PROPOSED SWALE
- STONE WALL
- PROPOSED WELL
- PROPOSED BUILDING
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PROP. FOOTING DRAIN OUTLET
- REGULATORY TEST HOLE
- DEEP SOIL TEST HOLE

**ZEN CONSULTANTS, INC.**  
 1662 ROUTE 300, SUITE 138  
 NEWBURGH, NEW YORK 12550  
 (845) 629-1367 (phone)

**SBL: 89-1-19.22**  
**TOWN OF NEWBURGH**  
**ZONE: IB, INDUSTRIAL BUSINESS (SCHEDULE 80(2))**  
**TOTAL AREA EXISTING: 62,723-SF**

	REQUIRED	PROPOSED
MINIMUM LOT AREA (sf)	40,000	62,723
MINIMUM YARDS		
FRONT (747 BLVD)	*60'	**21.8'
FRONT (NYS ROUTE 84)	*60'	25.0'
REAR	60'	34.7'
SIDE (BUILDING)	50'	78'
SIDE (NORTH CANOPY)	50'	**30'
SIDE (SOUTH CANOPY)	50'	25'
MINIMUM LOT		
WIDTH	150'	200'+
DEPTH	150'	200'+
BUILDING COVERAGE	40%	5%
LOT SURFACE COVERAGE	80%	57%

\* FRONT YARD SETBACK SHALL BE 60' BASED ON 185-18C (#4)(c).  
 \*\* VARIANCE GRANTED 12/28/2017

- 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. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE CO., 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.
  4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
  5. SURVEYED IN ACCORDANCE WITH DEEDS, FILED MAPS, AND PHYSICAL MONUMENTATION FOUND AT THE TIME OF SURVEY.
  6. SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN UP TO DATE TITLE ABSTRACT REPORT.

- FILED MAP REFERENCES:**
1. MAP ENTITLED "ISTVAN MOLNAR & ELIZABETH MOLNAR" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 8765 ON 03/17/1988.
  2. MAP ENTITLED "CATHERINE WEDDELL" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 5591 ON 08/10/1989.
  3. MAP ENTITLED "THOMAS D. WEDDELL" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 5261 ON 05/15/1980.
  4. MAP ENTITLED "JAMES & SYLVIA BITTLES" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 80-98 ON 05/04/1998.

- HIGHWAY TAKING REFERENCES:**
1. HIGHWAY TAKING MAP FOR RECONSTRUCTION OF INTERSTATE ROUTE 503, MAP 777 - PARCEL 1158
  2. HIGHWAY TAKING MAP FOR CONSTRUCTION OF INTERSTATE ROUTE 503-1-6.2, MAP 679 - PARCELS 1051, 1052, 1053, 1054 & 1055.
  3. HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE (CO. ROAD NO. 54) MAP 27- PARCELS 27 & 28.
  4. ORANGE COUNTY TAKINGS FOR DRURY LANE, L.1244, P.233
  5. HIGHWAY TAKING MAPS FOR THE RECONSTRUCTION OF DRURY LANE MAP 38, PARCEL 39 & 40.

- EASEMENT & LEASE REFERENCES:**
1. TEMPORARY EASEMENT MAP 29- PARCEL 29
  2. AT&T EASEMENT, L.1047, P.377
  3. ORANGE COUNTY DRAINAGE EASEMENT, L.2476, P.149
  4. OIL & GAS LEASES, L.2057, P.1134 & L.2216, P.570

- NOTES:**
1. LOT 2B & 2C HAVE RIGHT OF ACCESS THRU LOT 2A FOR INGRESS AND EGRESS TO DRURY LANE.
  2. LOT 2A & 2B SUBJECT TO THE RIGHT OF LOT 2C FOR INGRESS AND EGRESS TO DRURY LANE.
  3. TOGETHER WITH A RIGHT OF WAY IN FAVOR OF LOT 2C AS SHOWN FOR INGRESS AND EGRESS OVER LANDS OF NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SHOWN ON A MAP OF PARCEL 409, SHEET #NC-23, DATED 1940.

- EXCEPTION REFERENCES:**
1. STATE OF NEW YORK NOTICES OF APPROPRIATION
    - A. L.1867, P.462
    - B. L.1788, P.99
    - C. L.1788, P.100
    - D. L.1885, P.1065
    - E. L.1897, P.128
  2. EXCEPTIONS IN L.3600, P.186
    - A. ANDREW C. & MILDRED SMITH, L.958, P.572
    - B. ARTHUR D. & DORIS M. AGOR, L.958, P.575
    - C. WILLIAM J. & ROSALIE E. HEITZMAN, L.1354, P.138
    - D. ROBERT MAZZARELLA & CAROLE H. CLARKSON, L.1713, P.542
    - E. GEORGE HUISS, JR. & JOHN R. HORTON, JR., L.1912, P.654
    - F. CAROLE H. MAZZARELLA, L.1940, P.461

**APPLICANT**  
 SNK PETROLEUM WHOLESALERS, INC.  
 1983 ROUTE 52, SUITE 1A  
 HOPEWELL JUNCTION, NY 12533

**OWNER**  
 NEWBURGH PARK ASSOCIATES, INC.  
 561 S. DRURY LANE  
 ROCK TAVERN, N.Y. 12575

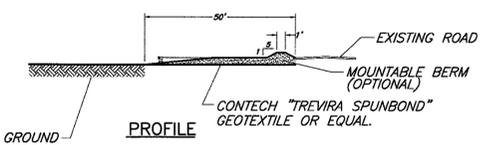
7. REVISED 10/11/2020 AS PER CLIENT COMMENTS
6. REVISED 10/15/2019 AS PER OCHD COMMENTS
5. REVISED 07/15/2019 AS PER OCHD COMMENTS
4. REVISED 03/25/2018 AS PER ZBA VARIANCE
3. REVISED 12/01/2017 AS PER ZBA COMMENTS
2. REVISED 06/18/2017 AS PER PLANNING BOARD COMMENTS
1. REVISED 09/01/2016 AS PER NYSDOT

<b>SURVEYOR</b> ANTHONY D. VALDINA	<b>ENGINEER</b> WILLIAM J. MOREAU	<b>PROPOSED SITE PLAN</b> <b>NEWBURGH PARK ASSOCIATES, INC.</b> <b>EXISTING SITE PLAN</b> <b>SBL: 89-1-19.22</b> <b>TOWN OF NEWBURGH, ORANGE COUNTY, NY</b>	
		DATE	7/7/2016
		SCALE	1"=30'
		JOB NUMBER	15-008-PMU
		SHEET NUMBER	1 OF 5



**REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS**  
(AS SHOWN IN NYS DEPARTMENT OF HEALTH DESIGN HANDBOOK FOR INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS, ed. 1998)

SYSTEM COMPONENTS	STREAM, LAKE, WATERCOURSE		DWELLING	PROPERTY LINE	DRAINAGE DITCH
	WELL OR SUCTION LINE	OR WETLAND			
HOUSE SEWER	50' (25' FOR CAST OR PVC W/ O-RING)	25'	3'	10'	---
(WATERTIGHT JOINTS) SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'	20'
DISTRIBUTION BOX	100'	100'	20'	10'	50'
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'	20'
EVAPOTRANSPIRATION-ABSORPTION SYSTEM	100'	50'	20'	10'	50'
COMPOSTER	50'	50'	20'	10'	10'
SANITARY PRIVY PIT	100'	50'	20'	10'	20'
PRIVY, WATERTIGHT VAULT	50'	50'	20'	10'	10'

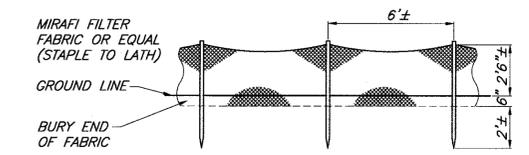


ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.

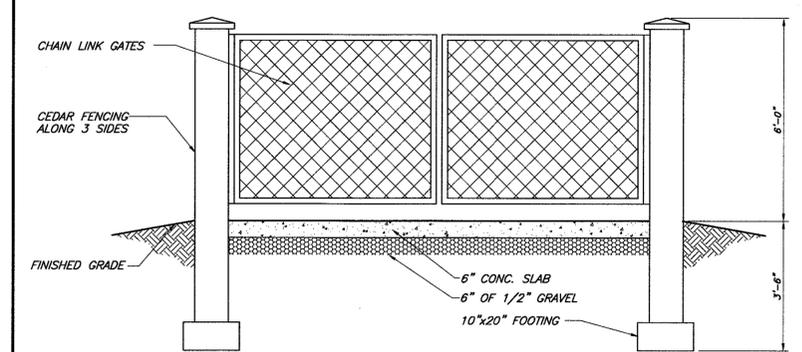
A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6" DEPTH OF 1"-1 1/2" CRUSHED STONE, WILL BE AT LEAST 30' x 50' AND SHOULD BE PLACED ON COMPACTED SUB-GRADE AND SHALL BE MAINTAINED.

ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE DISCHARGE POINTS BECOME OPERATIONAL.

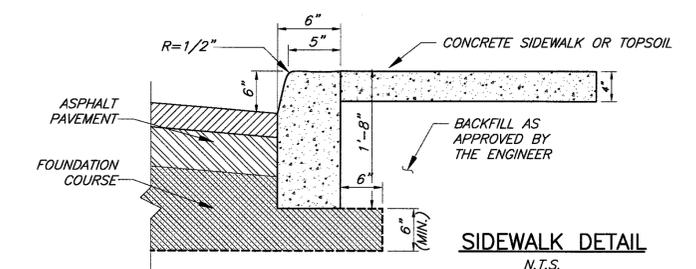
**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.



**SILT FENCE DETAIL**  
N.T.S.



**DUMPSTER ENCLOSURE DETAIL**  
N.T.S.

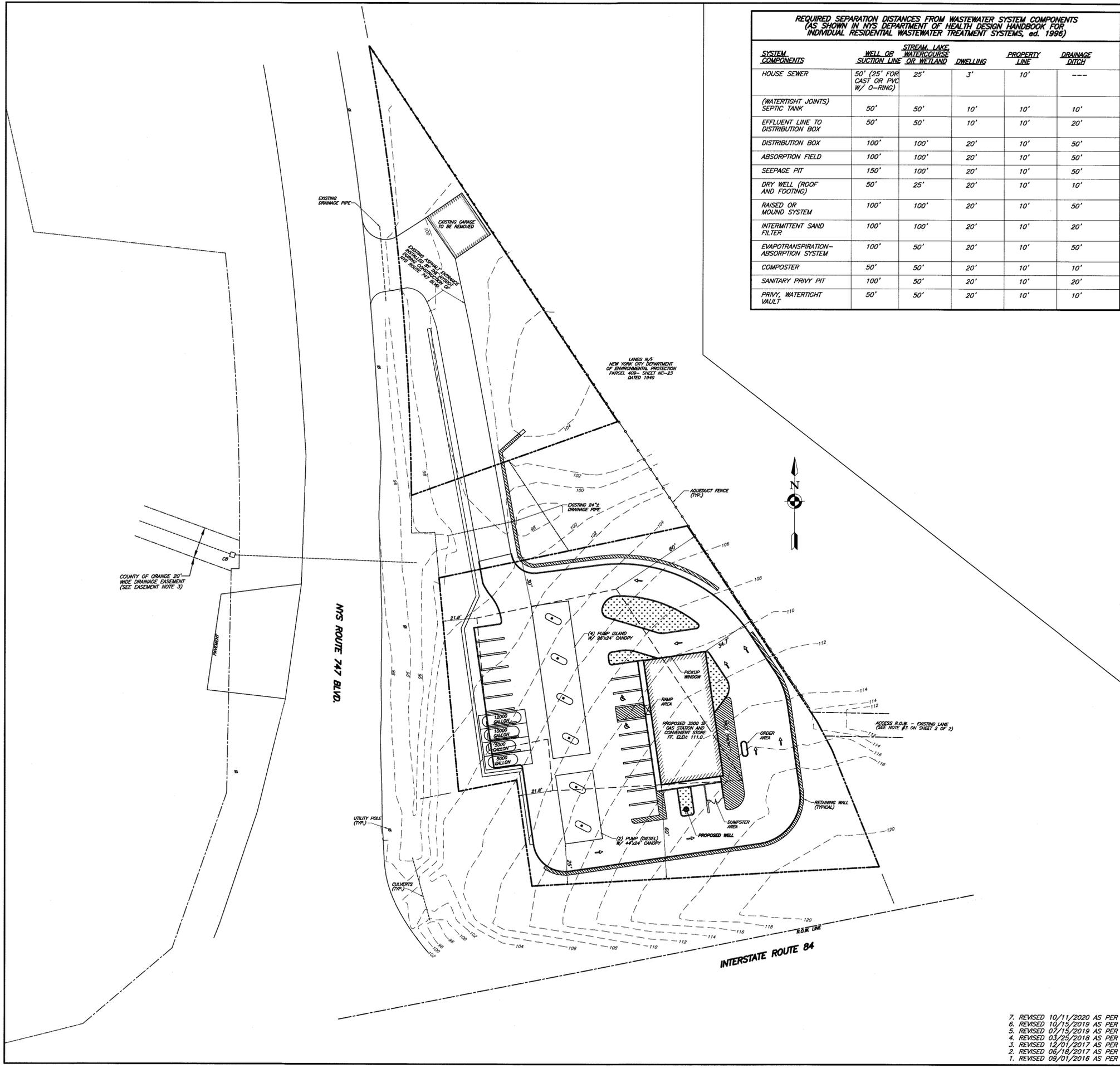


**SIDEWALK DETAIL**  
N.T.S.

**PARKING SCHEDULE**  
 REQUIRED: 1 SPACE/150 SQFT  
 3200sf/150= 22 SPACES  
 PROVIDED: 22 SPACES INCLUDING 2 HANDICAPPED  
 PROVIDED: 12 SPACES AT PUMPS

NOT FOR OCHD REVIEW OR APPROVAL

<b>ENGINEER</b> WILLIAM J. MORREAU 	<b>PROPOSED SITE PLAN</b> <b>NEWBURGH PARK ASSOCIATES, INC.</b> <b>PROPOSED SITE PLAN</b> SBL: 89-1-19.22 TOWN OF NEWBURGH, ORANGE COUNTY, NY	
	DATE 7/7/2016	SCALE 1"=30'
		SHEET NUMBER 2 OF 5



- 7. REVISED 10/11/2020 AS PER CLIENT COMMENTS
- 6. REVISED 10/15/2019 AS PER OCHD COMMENTS
- 5. REVISED 07/15/2019 AS PER OCHD COMMENTS
- 4. REVISED 03/25/2018 AS PER 284 VARIANCE
- 3. REVISED 12/01/2017 AS PER 284 COMMENTS
- 2. REVISED 06/16/2017 AS PER PLANNING BOARD COMMENTS
- 1. REVISED 09/01/2016 AS PER NYS DOT





**SEPTIC SYSTEM DESIGN DATA:**

PERCOLATION DATA *	PH-1 24" DEEP 2/2/18 STABILIZED RATE-16 MIN/INCH
	PH-2 24" DEEP 2/2/18 STABILIZED RATE-14 MIN/INCH
	PH-3 24" DEEP 6/17/19 STABILIZED RATE-25 MIN/INCH
	PH-4 24" DEEP 6/17/19 STABILIZED RATE-28 MIN/INCH
	PH-5 24" DEEP 8/29/19 STABILIZED RATE-3.03 MIN/INCH
DEEP PIT DATA	DI-1 12" DEEP 02/01/16 0'-12" TOPSOIL 12" TO ASPHALT
	DI-2 4'-0" DEEP 02/01/16 0'-6" TOPSOIL 6'-48" SILT LOAM (TIGHT) NO WATER OR MOTTLING
	DI-3 4'-0" DEEP 02/01/16 0'-3" TOPSOIL 3'-36" GRAVELLY LOAM (TIGHT) 36"-72" CLAY LOAM MOTTLING @ 48"
	DI-4 5'-0" DEEP 02/01/16 0'-12" TOPSOIL 12'-60" CLAY LOAM NO WATER OR MOTTLING
	DI-5 5'-0" DEEP 02/01/16 0'-12" TOPSOIL 12'-80" CLAY LOAM NO WATER OR MOTTLING
	DI-6 5'-0" DEEP 06/17/19 0'-6" TOPSOIL 6'-30" GRAVELLY LOAM 30'-80" CLAY LOAM NO WATER OR MOTTLING
	DI-7 5'-0" DEEP 06/17/19 0'-9" TOPSOIL 9'-28" GRAVELLY LOAM 28'-80" CLAY LOAM NO WATER OR MOTTLING

**SEPTIC SYSTEM GENERAL NOTES:**

- ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY WELL.
- SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
- CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF ABSORPTION FIELD.
- NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
- NO TRENCHES TO BE INSTALLED IN WET SOIL.
- RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
- GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION BOX.
- DISTRIBUTION LINE ARE TO BE CAPPED.
- THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER.
- ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS SEED & MULCH.
- NO SEWAGE SYSTEM SHALL BE PLACED WITHIN IN 35' OF ANY WATER COURSE DRAINAGE DITCH.
- 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 CONSTRUCTION SO AS TO AVOID ANY UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THESE.
- 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 OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
- THE DESIGN ENGINEER WILL BE REQUIRED TO CERTIFY THE COMPLETED DISPOSAL FACILITY WITH AN AS-BUILT DRAWING SUBMITTED TO THE TOWN PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED.
- THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF ABSORPTION FIELDS.
- SEPTIC TANKS SHALL BE INSPECTED PERIODICALLY PUMPED EVERY 2-3 YEARS
- DISTRIBUTION BOXES/DROP BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.
- A NYS LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES AT THE TIME OF CONSTRUCTION. 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.

**REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS (AS SHOWN IN NYS DEPARTMENT OF HEALTH DESIGN HANDBOOK FOR INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS, ed. 1996)**

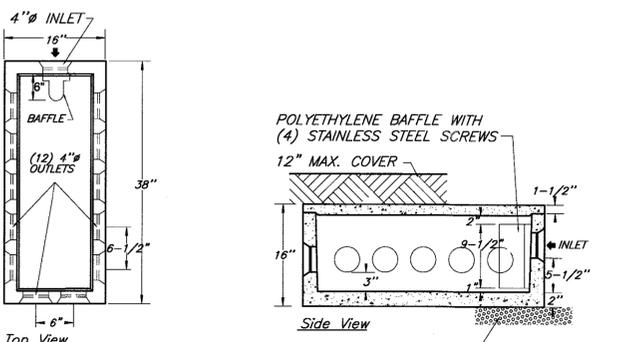
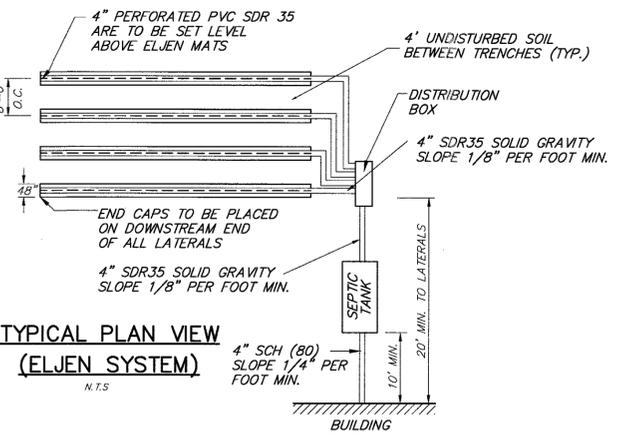
SYSTEM COMPONENTS	WELL OR SUCTION LINE	STREAM LAKE WATERCOURSE OR WETLAND	DWELLING	PROPERTY LINE	DRAINAGE DITCH
HOUSE SEWER	50' (25' FOR CAST OR PVC W/ O-RING)	25'	3'	10'	---
(WATERTIGHT JOINTS) SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'	20'
DISTRIBUTION BOX	100'	100'	20'	10'	50'
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'	20'
EVAPOTRANSPIRATION-ABSORPTION SYSTEM	100'	50'	20'	10'	50'
COMPOSTER	50'	50'	20'	10'	10'
SANITARY PRIVY PIT	100'	50'	20'	10'	20'
PRIVY, WATERTIGHT VAULT	50'	50'	20'	10'	10'

DESIGN RATE (GPD/SF): 3,200 SF  
 BUILDING SIZE TOTAL (GAS STATION) 400 GPD  
 APPLICATION RATE (400/TOILET) TOTAL 400 GPD

LOW FLOW FIX.-20% REDUCTION -80 GPD  
 TOTAL 320 GPD

SEPTIC TANK DESIGN:  
 GALLONS: (320x 1.5)=480 GAL.  
 TANK SIZE PROV'D: 1250 GAL.

SYSTEM DESIGN:  
 GALLONS PER DAY: 320 GPD  
 PERCOLATION RATE: 28 MIN/IN.  
 APPLICATION RATE: 0.60 GPD/SF.  
 SQ. FT. REQUIRED: 534 SF  
 FT. OF TRENCH: 89 LF. REQ'D  
 PROV'D 96 LF - 2@48"

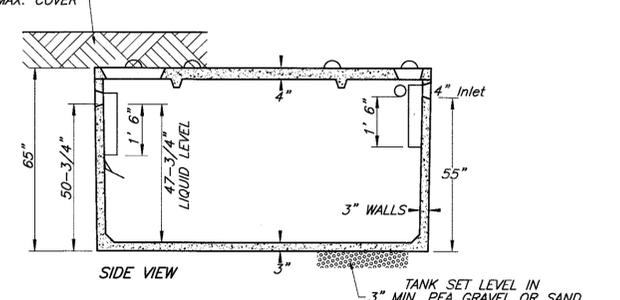
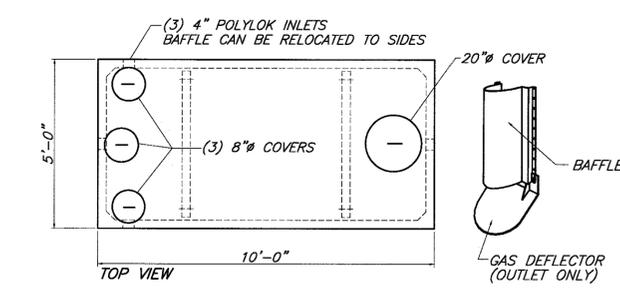


**WOODARDS 12-HOLE DISTRIBUTION BOX**  
N.T.S.

**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 = 325LBS

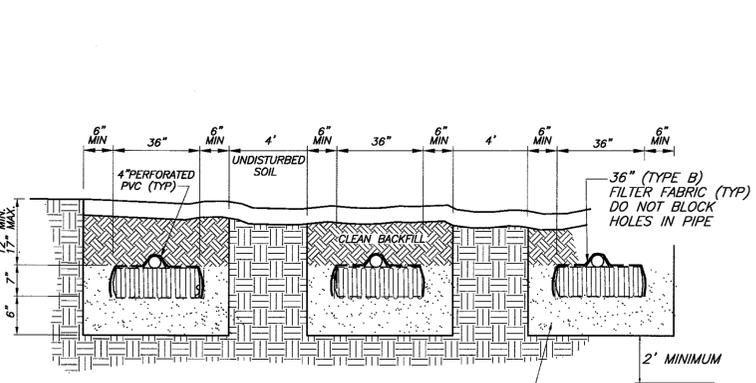
**NOTES:**  
 1. OUTLETS ARE TO BE SET AT THE SAME ELEVATION AND FLOW EQUALIZERS ARE REQUIRED  
 2. OUTLETS MUST BE USED IN A MANNER THAT WILL ALLOW ACCESS TO THE EXPANSION AREA WITHOUT DISTURBING EXISTING PIPING

- NOTE:**
- FLOW EQUALIZERS ARE REQUIRED ON ALL OUTLETS
  - ALL OUTLETS MUST BE SET AT THE SAME ELEVATION
  - OUTLETS MUST BE USED IN A MANNER THAT WILL ALLOW ACCESS TO THE EXPANSION AREA WITHOUT DISTURBING EXISTING PIPING.

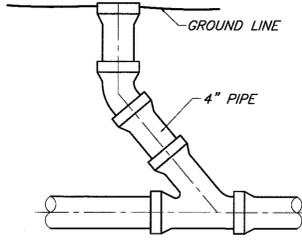


**SPECIFICATIONS**  
 CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS  
 REINFORCEMENT: #4 BAR GR. 60, FORTA FERRO 5 LB/CY  
 AIR ENTRAPMENT- 6%  
 CONSTRUCTION JOINT: BUTYL RUBBER SEALANT  
 PIPE CONNECTION- POLYLOK SEAL (PATENTED)  
 H2O LOADING ON REQUEST

**WOODARD ST-1250 SEPTIC TANK OR EQUAL**  
N.T.S.



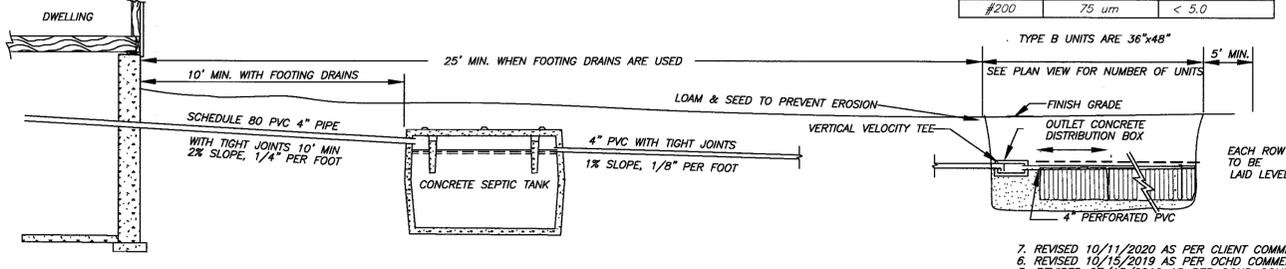
INSTALLER SHALL INSTALL A 6" LAYER OF WASHED SAND MEETING ASTM C33 SPECIFICATIONS. SEE ELJEN IN-DRAIN DESIGN AND INSTALLATION MANUAL FOR DETAILS.  
**TRENCH CROSS SECTION FOR ELJEN SYSTEM**  
N.T.S.



- CLEANOUT DETAIL**  
N.T.S.
- TO BE INSTALLED EVERY 75' (MIN.) & AT BENDS OF 45° OR GREATER.
  - TO BE INSTALLED BEFORE BEND AT ALL BEND LOCATIONS.
  - TO BE INSTALLED WHERE PIPE DEFLECTION EXCEEDS 15' AT INTERSECTION WITH CONCRETE TANKS
  - TO BE INSTALLED AT 90° BENDS IN THE EFFLUENT LINE BETWEEN THE SEPTIC TANK AND D-BOX. WHERE POSSIBLE (2) 45° BENDS ARE TO BE INSTALLED WITH A MINIMUM OF 2' OF SOLID PIPE BETWEEN THE BENDS.

**ASTM C33 SAND SPECIFICATION**

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



**TYPICAL SECTION OF ELJEN IN-DRAIN SYSTEM**  
N.T.S.

**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:  
 "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."  
 "PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."  
 "DESIGN STANDARDS FOR WASTE TREATMENT WATER WORKS- 1988"  
 "NEW YORK STATE DEPARTMENT OF HEALTH AND ORANGE COUNTY DEPARTMENT OF HEALTH POLICIES, PROCEDURES AND STANDARDS."

"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.

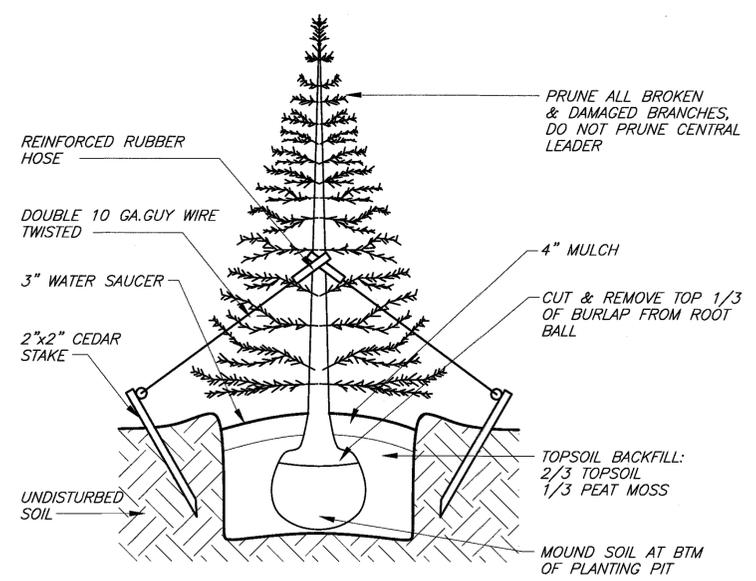
**COUNTY CERTIFICATION:**

"THE PROPOSED SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM 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. THE DESIGN IS BASED UPON THE ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN."

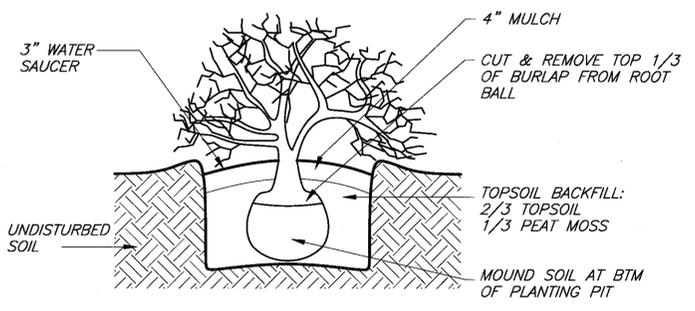
**TOWN CERTIFICATION:**

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

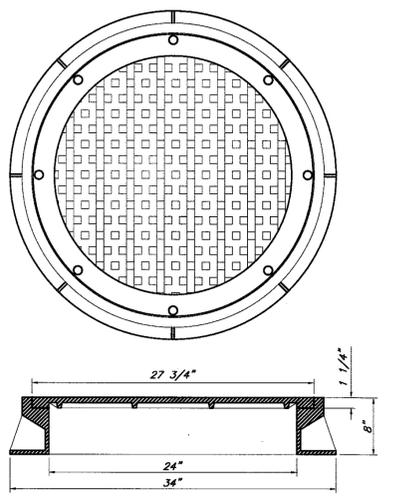
<b>ENGINEER</b> WILLIAM J. MORREAU 	<b>PROPOSED SITE PLAN</b> <b>NEWBURGH PARK ASSOCIATES, INC.</b> <b>SEPTIC DETAILS</b> <b>SBL: 89-1-19.22</b> <b>TOWN OF NEWBURGH, ORANGE COUNTY, NY</b>		
	DATE: 7/7/2016	SCALE: 1"=30'	JOB NUMBER: 15-008-PMU



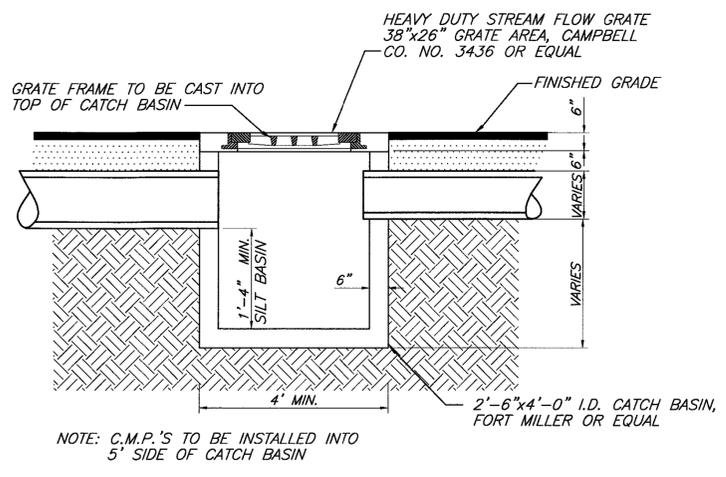
**TREE PLANTING DETAIL**  
 NO SCALE



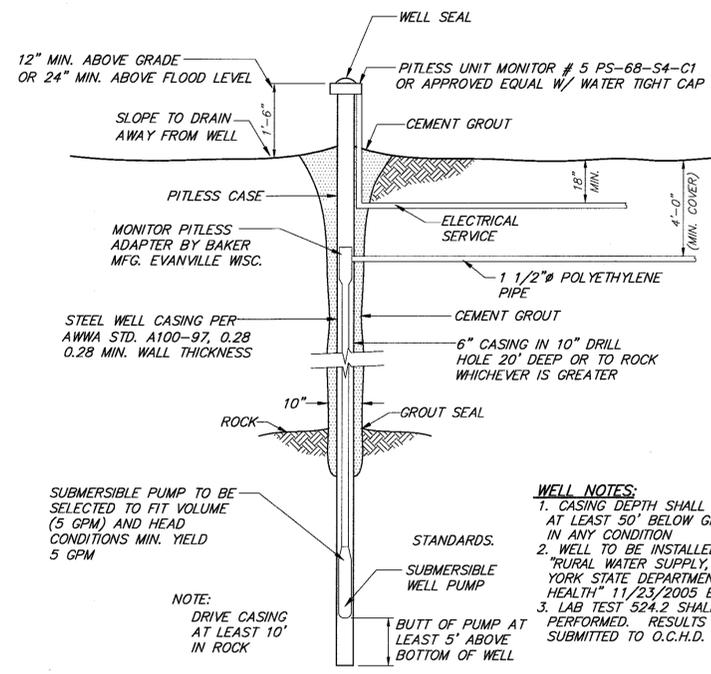
**SHRUB PLANTING DETAIL**  
 NO SCALE



**CAMPBELL FOUNDRY CO. HEAVY DUTY BOLTED WATERTIGHT FRAME & COVER OR EQUAL**  
 N.T.S.  
 (FOR SEPTIC TANK & PUMP CHAMBER)



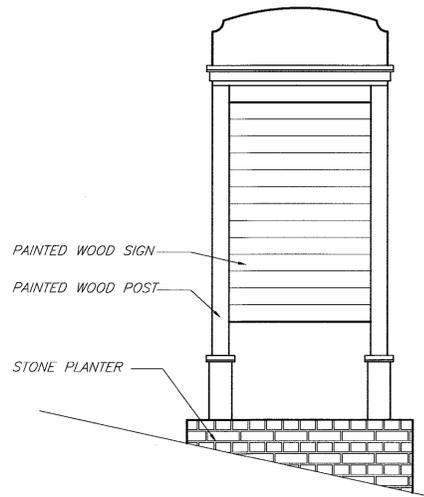
**TYPICAL CATCH BASIN DETAIL**  
 NOT TO SCALE



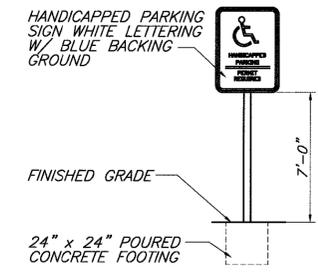
**WELL NOTES:**  
 1. CASING DEPTH SHALL EXTEND AT LEAST 50' BELOW GROUND IN ANY CONDITION  
 2. WELL TO BE INSTALLED PER "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH" 11/23/2005 EDITION.  
 3. LAB TEST 524.2 SHALL BE PERFORMED. RESULTS TO BE SUBMITTED TO O.C.H.D.

NOTE: DRIVE CASING AT LEAST 10' IN ROCK

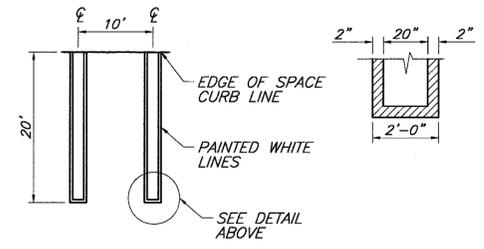
**WELL DETAIL**  
 N.T.S.



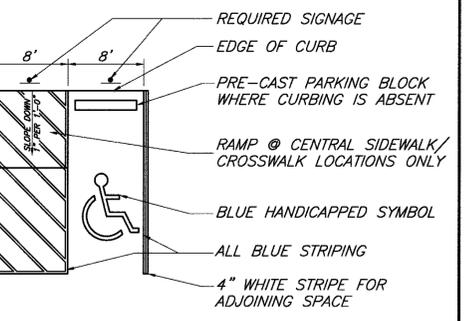
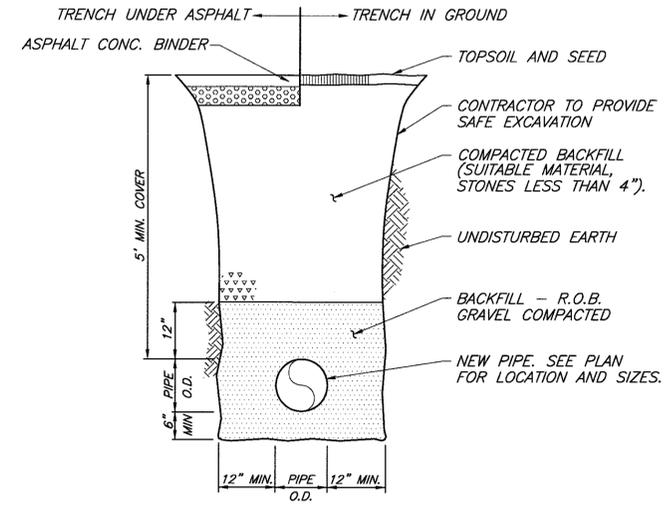
**SIGN DETAIL**  
 NOT TO SCALE



**HANDICAP SIGN DETAIL**  
 NO SCALE

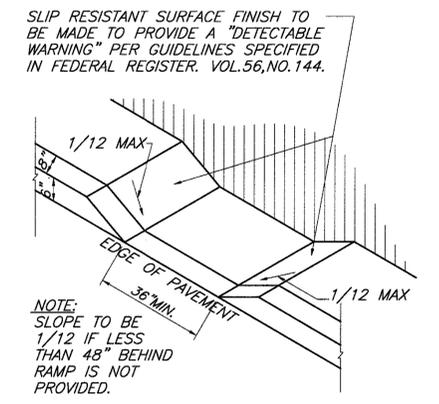


**PARKING SPACE DETAIL**  
 NO SCALE



**NOTES:**  
 1. SIGN TO BE INSTALLED IN FRONT OF THE CROSS-HATCHED ACCESS LANE OF THE HANDICAPPED PARKING SPACE. THE SIGN MUST READ "NO PARKING ANY TIME"  
 2. ALL STRIPING TO BE BLUE IN COLOR (U.O.N.)

**HANDICAP PARKING SPACE DETAIL**  
 NO SCALE



NOTE: SLOPE TO BE 1/12 IF LESS THAN 48" BEHIND RAMP IS NOT PROVIDED.

**DEPRESSED CURB DETAIL FOR HANDICAP RAMP**  
 NO SCALE

NOT FOR OCHD REVIEW OR APPROVAL

ENGINEER WILLIAM J. MOREAU 	PROPOSED SITE PLAN NEWBURGH PARK ASSOCIATES, INC. MISC. DETAILS SBL: 89-1-19.22 TOWN OF NEWBURGH, ORANGE COUNTY, NY			
	DATE	SCALE	JOB NUMBER	SHEET NUMBER
7/7/2016	1"=30'	15-008-PMU	5 OF 5	

- 7. REVISED 10/11/2020 AS PER CLIENT COMMENTS
- 6. REVISED 10/15/2019 AS PER OCHD COMMENTS
- 5. REVISED 07/15/2019 AS PER OCHD COMMENTS
- 4. REVISED 03/28/2018 AS PER ZBA VARIANCE
- 3. REVISED 12/01/2017 AS PER ZBA COMMENTS
- 2. REVISED 06/16/2017 AS PER PLANNING BOARD COMMENTS
- 1. REVISED 09/01/2016 AS PER NYSDOT