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TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT:

OPR ASSOCIATES

PROJECT NO.:

17-18

PROJECT LOCATION:

SECTION 3 BLOCK 1 LOT 141

REVIEW DATE:

30 JUNE 2017

MEETING DATE:

6 JULY 2017

PROJECT REPRESENTATIVE: MERCURIO, NORTON, TAROLLI & MARSHALL

1. Response from Orange County Planning is outstanding. Response will time out on July 20, 2017.

Respectfully submitted,

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

Patrick J. Hines **Principal**

PJH/kbw



45 Main Street · P.O. Box 166 Pine Bush, New York 12566

> Tel: (845) 744-3620 Fax: (845) 744-3805

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William G. Norton, L.S. Alphonse Mercurio, L.S.

Lawrence J. Marshall, P.E. John Tarolli, P.E., L.S.

JUN 2 6 2017

Zachary A. Peters, P.E. Kenneth W. Vriesema, L.S.

June 19, 2017

Planning Board Town of Newburgh 308 Gardnertown Road Newburgh, NY 12550

Re: Job No. 2130-2

Lands of OPR Associates
Tax Map Parcels: 3-1-140

Countryman Lane, Town of Newburgh

Town of Newburgh Project #2017-17

Town of Newburgh Project #2017-18

Dear Board Members:

Enclosed please find the following items in reference to Town of Newburgh Project #2017-17, Tax Map Parcel 3-1-140:

1. Fourteen (14) copies of the transmittal letter

Enclosed please find the following items in reference to Town of Newburgh Project #2017-18, Tax Map Parcel 3-1-141:

1. Fourteen (14) copies of the transmittal letter

Eighteen (18) sets of the revised site plan have also been provided with these submissions. The site plan includes the proposed development information for both of the existing parcels.

The following responses are based upon a review by Patrick J. Hines dated May 24, 2017 in reference to Town of Newburgh Project #2017-17:

- 1. Note 3 has been revised to specify the most recent delineation performed by Peter Torgerson on May 5, 2017. The revised plan has been submitted to NYSDEC for approval.
- 2. The Zoning Legend on sheet 1 of the plan set has been revised to specify the minimum buildable area for the project parcel, no portion of the onsite wetland or buffer have been included in the calculation.
- 3. The revised site plan has been submitted to NYSDOT for re-approval of the driveway location.
- 4. The site plan has been revised to more clearly designate the most recent percolation test location.
- 5. Survey note 10 has been modified to specify the lot numbers, as requested.
- 6. Proper notification will be provided for the required public hearing.





The following responses are based upon a review by Patrick J. Hines dated May 24, 2017 in reference to Town of Newburgh Project #2017-18:

- 1. Note 3 has been revised to specify the most recent delineation performed by Peter Torgerson on May 5, 2017. The revised plan has been submitted to NYSDEC for approval.
- 2. The Zoning Legend on sheet 1 of the plan set has been revised to specify the minimum buildable area for the project parcel, no portion of the onsite wetland or buffer have been included in the calculation.
- 3. The revised site plan has been submitted to NYSDOT for re-approval of the driveway location.
- 4. The site plan has been revised to more clearly designate the most recent percolation test location.
- 5. Note 5 has been added to sheet 1 of the plans specifying that the existing shallow well located on Tax Map Parcel 3-1-141 shall be abandoned in accordance with AWWA standards.
- 6. Survey note 10 has been modified to specify the lot numbers, as requested.
- 7. Proper notification will be provided for the required public hearing.

Please place this project on the next available agenda for continued discussion.

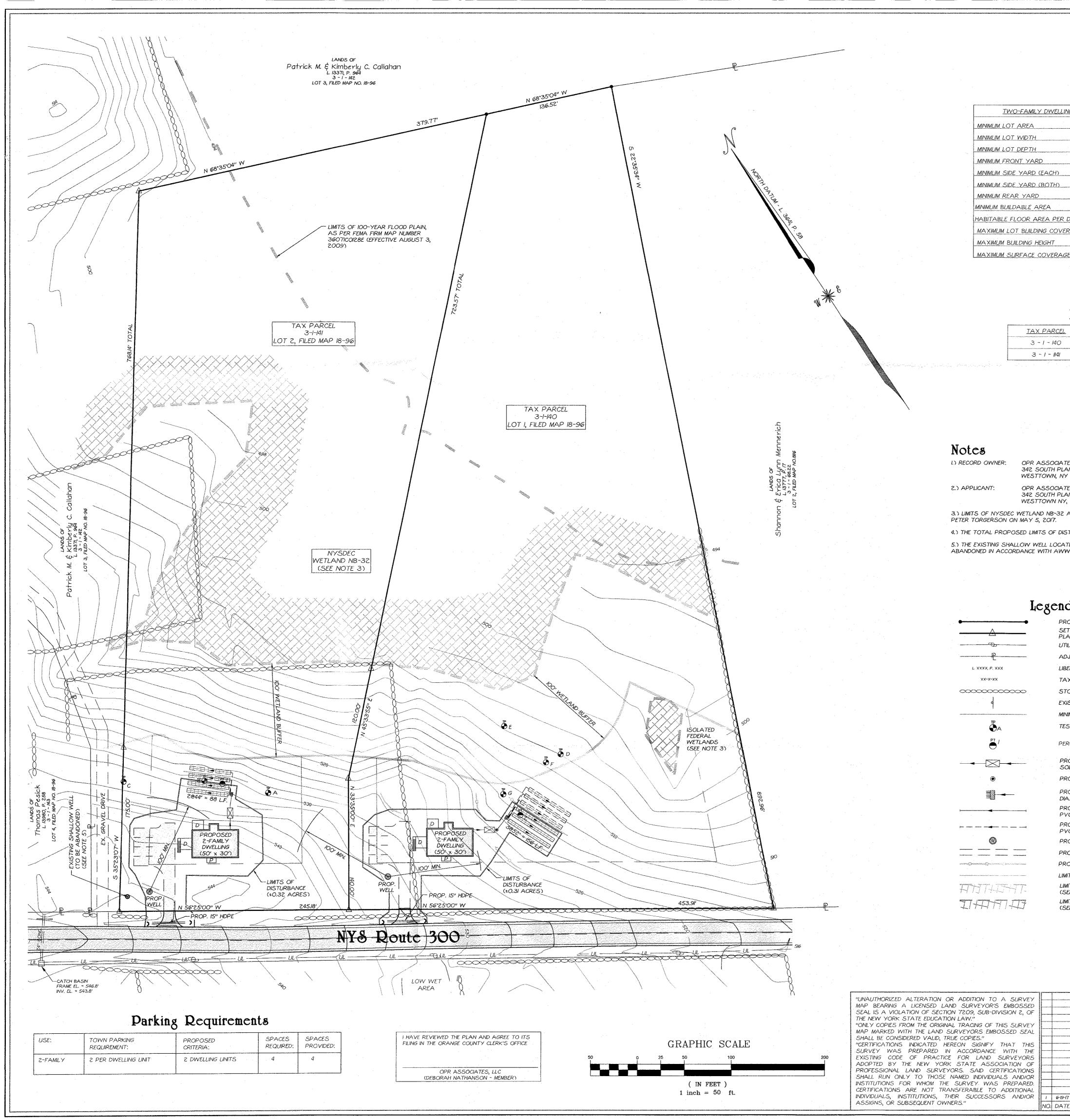
If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at lmarshall@mntm.co.

Sincerely,

Lawrence Marshall, P.E.

LM/rs Enc.

cc: Debbie Nathanson (via email)
Patrick Hines
Michael Donnelly, Esq.



Zoning Legend: AR

TWO-FAMILY DWELLING	REQUIRED	PARCEL 3-1-140	PARCEL 3-1-141
MINIMUM LOT AREA	100,00 SF	6.058 ACRES	5.394 ACRES
MINIMUM LOT WIDTH	200′	±675′	±244′
MINIMUM LOT DEPTH	<i>1</i> 50'	±8 <i>6</i> 2′	±8/3′
MINIMUM FRONT YARD	50′	±58′	±60′
MINIMUM SIDE YARD (EACH)	30′	±43′	±77'
MINIMUM SIDE YARD (BOTH)	80′	±386′	±/92′
MINIMUM REAR YARD	40	±76ľ	±680′
MINIMUM BUILDABLE AREA	17,500 SF	±39,800 SF	±19,000 SF
HABITABLE FLOOR AREA PER DWELLING UNIT	900 SF	±/500 SF	±/500 SF
MAXIMUM LOT BUILDING COVERAGE	%05	±1.0%	±1.0%
MAXIMUM BUILDING HEIGHT	35′	<3 <i>5</i> ′	<35′
MAXIMUM SURFACE COVERAGE	40%	±2%	±2%

Parcel Information

TAX PARCEL	<u>AREA</u>	REFERENCE		
3 - 1 - 140	6.058 ACRES	LOT I, FILED MAP NO. 18-96		
3 - 1 - 1141	5.394 ACRES	LOT 2, FILED MAP NO. 18-96		

Location Map

SCALE: I" = 2,000'

Notes I.) RECORD OWNER:

OPR ASSOCIATES 342 SOUTH PLANK ROAD WESTTOWN, NY 10998

2.) APPLICANT:

OPR ASSOCIATES, LLC 342 SOUTH PLANK ROAD WESTTOWN NY, 10998

3.) LIMITS OF NYSDEC WETLAND NB-32 AND ISOLATED FEDERAL WETLAND AS DELINEATED BY PETER TORGERSON ON MAY 5, 2017.

4.) THE TOTAL PROPOSED LIMITS OF DISTURBANCE IS APPROXIMATELY 0.63 ACRES.

5.) THE EXISTING SHALLOW WELL LOCATED ON TAX MAP PARCEL 3 - 1 - 141 SHALL BE ABANDONED IN ACCORDANCE WITH AWWA STANDARDS.

Legend

пСВС	JIIG
<u>A</u>	PROPERTY LINE & CORNER SET 5/8" IRON ROD WTH PLASTIC I.D. CAP
	UTILITY LINE AND POLE
·	ADJOINER'S PROPERTY LINE
L. XXXX, P. XXX	LIBER OF DEEDS, PAGE
xx-x-xx	TAX MAP DESIGNATION
000000000000000000000000000000000000000	STONE WALL
d	EXISTING SIGN
which Philippin and the shall discuss in the contract of the contract to the contract of the c	MINIMUM ZONING SETBACK
₽ A	TEST PIT LOCATION
PT /	PERCOLATION TESTING LOCATION
	PROPOSED SEPTIC TANK & 4" DIA SOLID WALL PVC SDR35 PIPE
•	PROPOSED SEWER CLEANOUT
	PROPOSED DISTRIBUTION BOX \$ 4" DIA. SOLID WALL PVC SDR35 PIPE
	PROPOSED 4" DIA. PERFORATED PVC SEWER DISTRIBUTOR PIPE
	PROPOSED 4" DIA. PERFORATED PVC SEWER DISTRIBUTOR PIPE
®	PROPOSED SEWER CLEANOUT
	PROPOSED DRIVEWAY
and the second s	PROPOSED SILT FENCE (DETAIL)
	LIMITS OF INYSDEC WETLAND BUFFER
HHHHH-	LIMITS OF NYSDEC WETLAND (SEE NOTE 3)

LIMITS OF FEDERAL WETLAND

REVISION

BY LAWRENCE MARSHALL, PE #087107

(SEE NOTE 3)

NO. DATE

Survey Notes

1.) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE

2.) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF NYS ROUTE 300, FOR USE AS A PUBLIC HIGHWAY.

3.) SUBJECT TO UTILITY GRANTS OF RECORD.

4.) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY SEWERAGE SYSTEM SUBJECT TO THE PROVISIONS OF LOCAL LAW I, 1989, THE TOWN OF NEWBURGH BUILDING INSPECTOR MUST RECEIVE AN "AS BUILT" PLAN OF SUCH SYSTEM BEARING THE FOLLOWING CERTIFICATION OF A PROFESSIONAL ENGINEER OR OTHER AUTHORIZED DESIGN PROFESSIONAL AS SET FORTH ABOVE: "I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWERAGE SYSTEM DEPICTED ON THIS PLAN HAS BEEN DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER."

5.) TOPOGRAPHY MARCH, 1995

6.) APPROPRIATION PARCELS SHOWN ON NYS ROUTE 300, STATE HIGHWAY NO. 161, ARE SHOWN ON MAPS ON FILE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND ARE RECORDED IN LIBER 1535 OF DEEDS, PAGES 472, 473, 475, 476, 479 AND 486, L. 1491, P. 387 & L. 1487, P. 491 RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.

7.) UNLABELED, OFF-PREMISES STRUCTURES ARE TAKEN FROM A MAP PREPARED BY LANC & TULLY, ENGINEERING AND SURVEYING, P.C., ENTITLED "TOPOGRAPHY SURVEY PREPARED FOR ALMAC DEVELOPMENT CORPORATION", DATED OCTOBER I, 1986.

8.) PROPOSED DRIVEWAY GRADES SHALL NOT EXCEED 15%.

9.) THE FOLLOWING SHALL BE ADDED TO EACH DEED FOR THE LOTS SHOWN: "FOR AS LONG AS ANY PORTION OF THE PROPERTY DESCRIBED IN THIS DEED IS SUBJECT TO REGULATION UNDER ARTICLE 24 (THE FRESHWATER WETLANDS ACT) OF THE ENVIRONMENTAL CONSERVATION LAW OF THE STATE OF NEW YORK (ECL), THERE SHALL BE NO CONSTRUCTION, GRADING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY AS DEFINED BY ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW ON THIS PROPERTY WITHIN THE FRESHWATER WETLAND AREA OR 100' ADJACENT AREA AS SHOWN ON THE FINAL SUBDIVISION PLAT AT ANY TIME WITHOUT HAVING FIRST SECURED THE NECESSARY PERMISSION AND PERMIT REQUIRED PURSUANT TO THE ABOVE NOTED ARTICLE 24. THIS RESTRICTION SHALL BIND THE GRANTEE'S THEIR SUCCESSORS AND ASSIGNS AND SHALL BE EXPRESSLY SET FORTH IN ALL SUBSEQUENT DEEDS TO THIS PROPERTY."

IO.) THESE PARCELS ARE KNOWN AND DESIGNATED AS LOT NUMBERS I & 2 ON A MAP ENTITLED "SURVEY & SUBDIVISION MAP (4 LOTS) OF LANDS OF ALBERT & LUCY MICHELUCCI" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NUMBER 18-96 AND IS SUBJECT TO ALL NOTES AND DETAILS AS SHOWN ON SAID FILED MAP.

II.) THIS MAP IS BASED ON A FIELD SURVEY COMPLETED IN MARCH, 1995.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND NB-32 AS DELINEATED BY PETER TORGERSON ON MAY 5, 2017

DEC STAFF: ______ SURVEYOR/ENGINEER: _____WILLIAM NORTON, LS

WETLAND BOUNDARY DELINEATIONS AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REMAIN VALID FOR FIVE (5) YEARS UNLESS EXISTING EXEMPT ACTIVITIES, AREA HYDROLOGY, OR LAND USE PRACTICES CHANGE (E.G. AGRICULTURAL TO RESIDENTIAL). AFTER FIVE (5) YEARS THE BOUNDARY MUST BE REVALIDATED BY DEC STAFF. REVALIDATION MAY INCLUDE A NEW DELINEATION AND SURVEY OF THE WETLAND

ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 100 FEET OF THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

TOWN OF NEWBURGH PROJECT #2017-17 (TAX MAP PARCEL: 3-1-140) TOWN OF NEWBURGH PROJECT #2017-18 (TAX MAP PARCEL: 3-1-141)

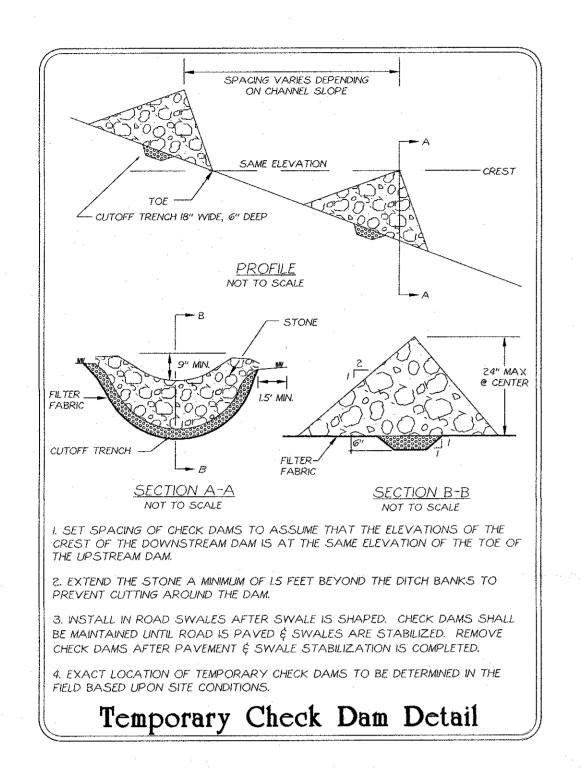
OPR Associates, LLC

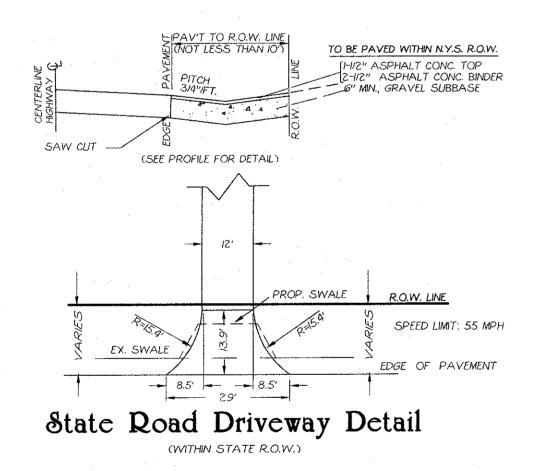
RECORD OWNER: OPR ASSOCIATES, LLC

TAX MAP REFERENCE: SECTION 3, BLOCK I, LOTS 140 & 141

Mercurio-Norton-Tarolli-Marshall PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566 P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

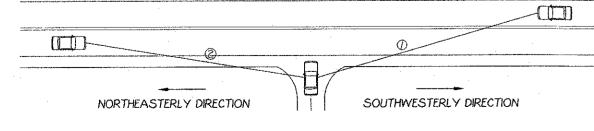
DEED REFERENCE: LIBER 14203, PAGE 1064 TOWN OF NEWBURGH COUNTY OF ORANGE STATE OF NEW YORK DATE: MAY 2017 DRAFTED BY: RTS PROJECT: 2130-2

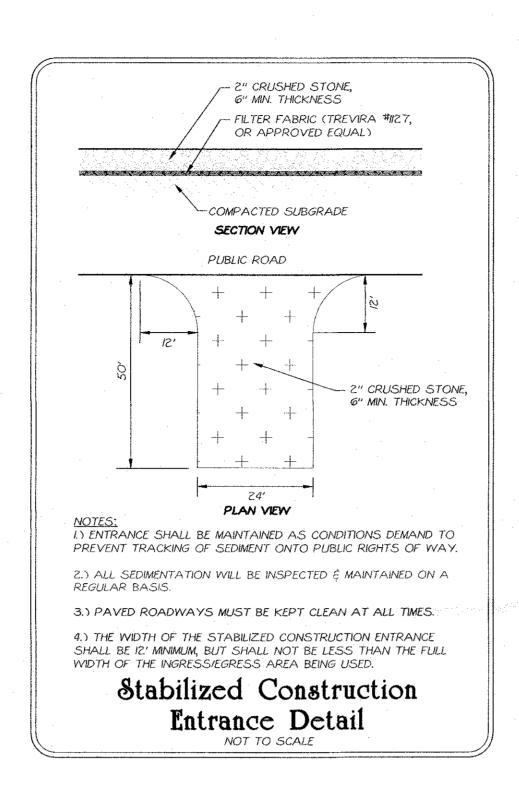


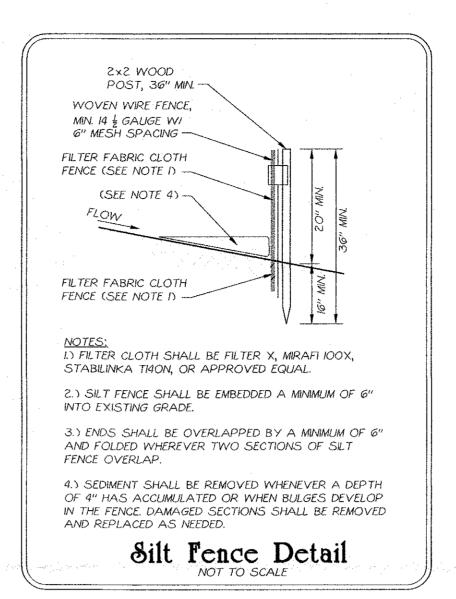


Sight Distance Table

*BASED UP	ON FIELD ASS	ESMENT	NYS ROUTE 300 SPEED LIMIT: 55 MPH				
LOCATION	SIGHT LINE	DISTANCE	NOTES				
3-1-140	1	>800′	-				
	2	>800′	-				
3-1-141	1 .	>800′	-				
	2	>800′	7				



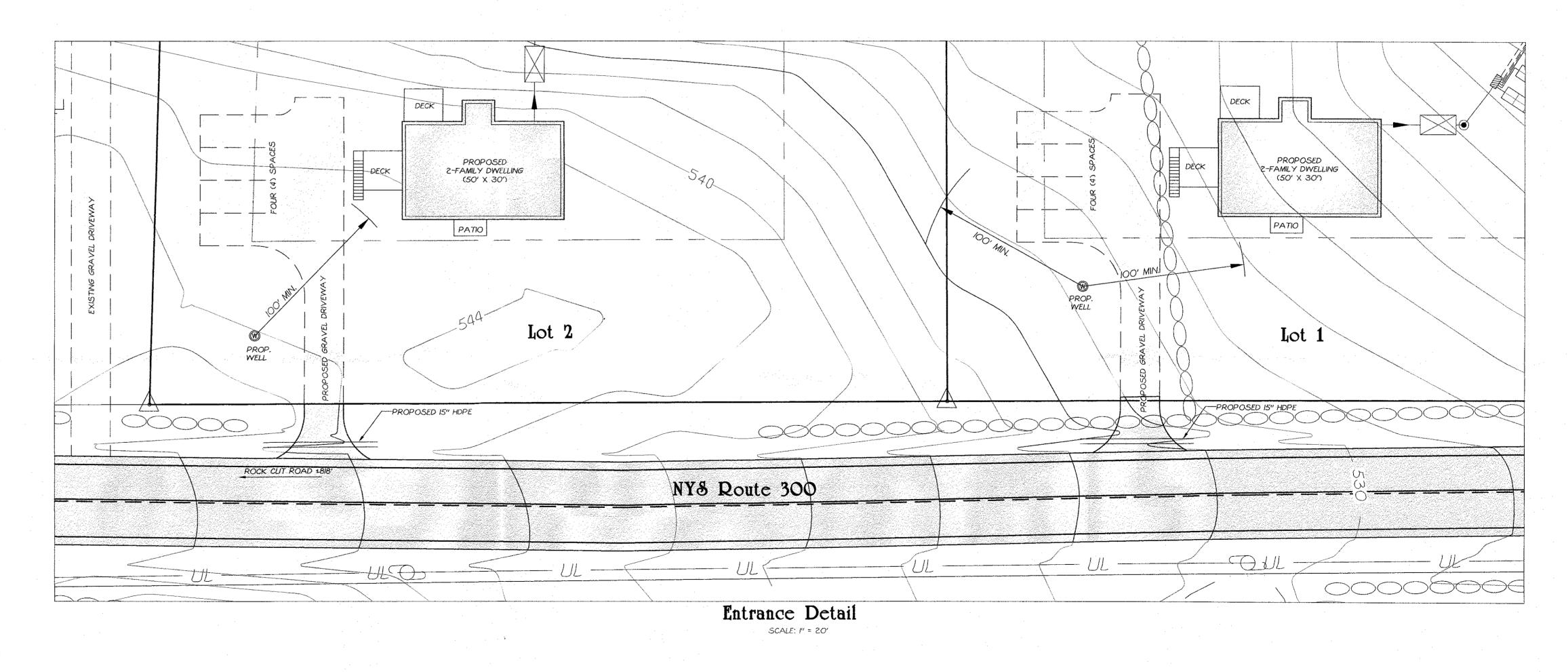




Erosion & Sediment Control Notes:

I.) DUST CONTROL SHALL BE PROVIDED IN TIMES OF DRY WEATHER. AREAS SHALL BE SPRAYED WITH WATER TO PREVENT DUST FROM TRANSFERRING TO ADJACENT PROPERTIES.

2.) ALL DISTURBED AREAS NOT STABILIZED WITH IMPERVIOUS COVER SHALL BE TOPSOILED & SEEDED.



"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW." "ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES." "CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR 1 6-19-17 ENGINEER'S COMMENTS ASSIGNS, OR SUBSEQUENT OWNERS." NO. DATE REVISION BY LAWRENCE MARSHALL, PE #087107

TOWN OF NEWBURGH PROJECT #2017-17 (TAX MAP PARCEL: 3-1-140)
TOWN OF NEWBURGH PROJECT #2017-18 (TAX MAP PARCEL: 3-1-141)

Site Plan

one for OPR Associates, LLC

Mercurio-Norton-Tarolli-Marshall
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744,3620 F: (845)744,3805 MNTM@MNTM.CO

TAX MAP REFERENCE:

SECTION 3, BLOCK I, LOTS 140 \$ 141

DEED REFERENCE:
LIBER 14203, PAGE 1064

TOWN OF NEWBURGH

COUNTY OF ORANGE

STATE OF NEW YORK

DATE: MAY 2017 SHEET

RECORD OWNER:

DRAFTED BY: RTS

PROJECT: 2/30-2

OPR ASSOCIATES, LLC

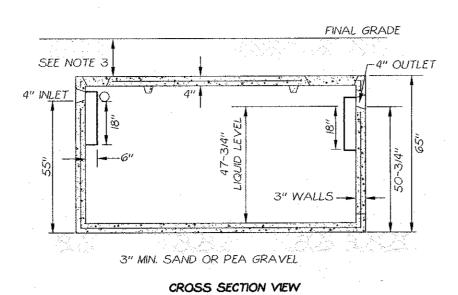
Deep Soils Testing Results

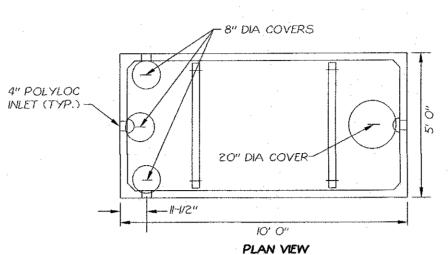
TEST HOLE # TESTING DATE:	A I-17-95	B 1-17-95	C	D	E	F	G
TESTING DATE:	1-17-95	1-17-95	1.17.05	1			
		, , , ,	1-17-95	1-17-95	1-17-95	I - 17-95	1-17-95
TESTER:	JT	JT	JT	JT	JT	JT .	JT
DEEP TEST SOIL LOG (NO WATER OR ROCK UNLESS SO NOTED)	0' TOPSOIL I' BROWN 2' SILT LOAM 2' BROWN 4' GRANULAR 5'	0' TOPSOIL 1' - TOPSOIL 2' - BROWN SILT LOAM 4' - 5' - 72" - 7' - 8' - 8'	0' TOPSOIL I' - 12" BROWN 2' SILT LOAM 3' - 36" 4' BROWN SILTY BANK RUN 5' GRAVEL 6' - 72" 7' - 8'	O' TOPSOIL I' BROWN 2' SILT LOAM, SOME CLAY LOAM 3' - 36" 4' BROWN GRANULAR 5' GRANULAR 5' CLAY LOAM 6' - 72" 7' 8'	0' TOPSOIL 1' BROWN 2' SILT LOAM 2' BROWN - GRANULAR 4' SILT LOAM - WATER @ 3' 5' 6' 8' 8'	0' TOPSOIL 1' BROWN 2' SILT LOAM 2' SROWN 4' GRANULAR 5' GRANULAR 5'	O' TOPSOIL I' BROWN 2' SILT LOAM 24" 3' BROWN 4' GRANULAR SILT LOAM 5' 7' 7' 7' 8'

Percolation Testing Results

TEST	HOLE #	Α	В	С	F	G	· }	2
TESTI	NG DATE:	1-18-95	1-18-95	1-18-95	1-18-95	1-18-95	3-20-17	3-20-17
DEPTH	H / TESTER:	24" - AM	24" - RTS	24" - RTS				
TS 4.0	RUN I ELAPSED TIME:	6	5	2	28	6	1:18	1:17
KESULIS ED WITH A ED TIMES	RUN 2 ELAPSED TIME:	6	8	3	28	8	1:38	1:28
PERCOLATION TEST RE (ALL TESTING COMPLETED STOPWATCH & ELAPSED ARE IN MINUTES)	RUN 3 ELAPSED TIME:	8	10	3	34	IZ	1:52	1:31
	RUN 4 ELAPSED TIME:	8	10		34	13	2:01	
	RUN 5 ELAPSED TIME:							
	RUN 6 ELAPSED TIME:							
	RUN 7 ELAPSED TIME:							
•	STABILIZED RATE:	8	10	3	34	13	2:01	1:31

-WATER TIGHT WELL CAP (AMERICAN GRANBY WELL CAP, WC SERIES OR





I. ALL PIPE JOINTS (INLET & OUTLET PIPES) SHALL BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.

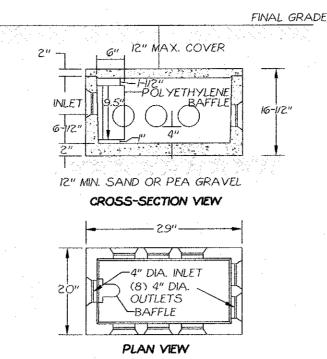
2. INLET BAFFLE CAN BE RELOCATED TO THE SIDE.

3. IF COVER EXCEEDS 12", A RISER MUST BE USED TO ALLOW ACCESS.

CONCRETE MINIMUM STRENGTH: 4,000 P.S.I. AT 28 DAYS STEEL REINFORCEMENT: 6" X 6" XIO GA. STEEL WIRE MESH #4 REBAR AROUND PERIMETER CONSTRUCTION JOINT: SEALED WITH BUTYL RUBBER CEMENT

Typical Precast 1,250 Gallon Concrete Septic Tank

AS MANUFACTURED BY "WOODARDS CONCRETE PRODUCTS, INC.", BULLVILLE, N.Y. MODEL ST-1250 (OR APPROVED EQUAL) NOT TO SCALE



DISTRIBUTION BOX NOTES: I) FLOW EQUALIZERS SHALL BE USED TO ENSURE EQUAL FLOW TO EACH OUTLET PIPE. YEARLY CHECKING AND ADJUSTMENT IS

2) ALL PIPE JOINTS (INLET & OUTLET) SHALL BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT

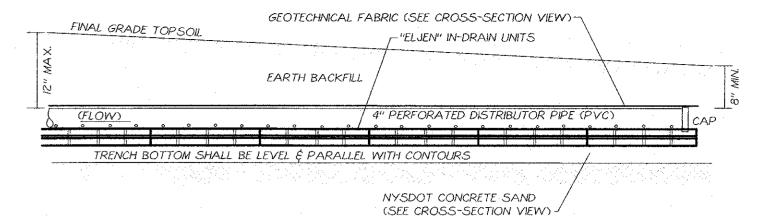
3) FLOW EQUALIZERS MUST BE USED.

4) OUTLET INVERTS SHALL BE SET AT THE SAME ELEVATION. 5) OUTLETS MUST BE USED IN A MANNER TO ALLOW ACCESS TO THE NECESSARY NUMBER OF OUTLETS FOR THE EXPANSION

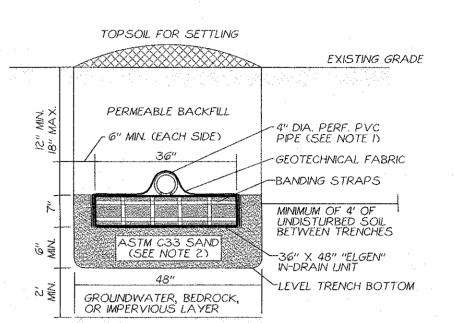
AREA WITHOUT DISTURBING THE INITIAL SYSTEM.

Typical Precast Concrete Distribution Box

AS MANUFACTURED BY "WOODARDS CONCRETE PRODUCTS, INC.", BULLVILLE, N.Y." MODEL DB-9 (OR APPROVED EQUAL) NOT TO SCALE



TRENCH PROFILE



CROSS-SECTIONAL VIEW

I.) DISTRIBUTION PIPE SHALL BE INSTALLED WITH PIPE PERFORATIONS FACING DOWN

2.) "ELJEN" SAND SHALL MEET ALL THE SPECIFICATIONS FOR ASTM C33 SAND AS FOLLOWS:

	PERCENT PASSING BY WEIGHT					
SIEVE SIZE	MINIMUM	MAXIMUM				
3/8"	100	May May May				
NO.4	95	100				
NO.8	80	100				
NO.16	50.	85				
NO.30	25	60				
NO.50	5	30				
NO.100	0	10				
NO.200(WET)	0	5				

3.) DO NOT INSTALL TRENCHES IN WET SOIL. TRENCH SIDES AND BOTTOMS SHALL BE RAKED PRIOR TO INSTALLATION OF SAND.

4.) THE END OF EACH LATERAL SHALL BE CAPPED.

5.) LATERALS SHALL BE SLOPED ING" - 1/32" PER FOOT FOR GRAVITY SYSTEMS. LATERALS SHALL BE INSTALLED LEVEL FOR PUMPED OR DOSED SYSTEMS.

6.) LATERALS SHALL BE INSTALLED 8 FEET ON CENTER, MINIMUM.

"Eljen" In-Drain Absorption Trench Detail

General Notes:

1) PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.

2) ALL 4" OUTLET PIPES (SOLID WALL) LEAVE DISTRIBUTION BOX AT SAME ELEVATION ON A MINIMUM SLOPE OF 1/8" PER FOOT UP TO A DISTRIBUTOR LATERAL.

3) SEWAGE DISPOSAL SYSTEMS LOCATED OF NECESSITY UPGRADE IN THE GENERAL PATH OF DRAINAGE TO A WELL MUST BE SPACED 200' OR MORE AWAY.

4) NO DRIVEWAY, ROADWAY, PARKING AREA OR ABOVE GROUND SWIMMING POOL IS TO BE CONSTRUCTED OVER ANY PORTION OF THE SEWER SYSTEM. HEAVY EQUIPMENT SHALL BE KEPT OUT OF THE ABSORPTION FIELD AREA.

5) ALL DISTRIBUTOR LINES (PERFORATED) SHALL BE OF EQUAL LENGTH.

6) ALL TREES TO BE CUT & REMOVED FROM SEWAGE DISPOSAL AREA IN A MANNER THAT WILL NOT DISTURB THE VIRGIN SOIL LAYER.

7) MAXIMUM GROUND SLOPE OF TILE FIELD AREA SHALL NOT EXCEED 15%.

8) NO BASEMENT FIXTURES ARE PERMITTED WITHOUT A SPECIAL DESIGN FOR SEWAGE DISPOSAL.

9) NO COMPONENT PART OF ANY SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED OR MAINTAINED WITHIN 100' OF ANY SPRING, RESERVOIR, BROOK, MARSH OR ANY OTHER BODY OF WATER.

IO) NO ROOF, CELLAR OR FOOTING DRAINS ARE TO BE DISCHARGED IN THE SEWAGE DISPOSAL SYSTEM. ID FLOW EQUALIZERS SHALL BE USED FOR SYSTEMS WHOSE SIDE SLOPES ARE BETWEEN 10-15% AND ARE RECOMMENDED FOR ALL SYSTEMS

12) SLOPE BETWEEN SEPTIC TANK OR PUMPING CHAMBER AND THE HOUSE SHALL BE POSITIVE AND UNINTERRUPTED, AS TO ALLOW SEPTIC GASSES TO DISCHARGE THROUGH THE STACK

3) THE SEWER PIPE RUNNING FROM THE HOUSE TO THE SEPTIC TANK MUST BE LAID ON SUITABLY COMPACTED EARTH OR VIRGIN SOIL WITH THE FIRST WATERTIGHT JOINT LOCATED AT LEAST 3' FROM THE HOUSE. THE PIPE SHALL BE SCH 80 PVC OR CAST IRON.

14) THE DESIGN AND LOCATION OF SANITARY FACILITIES (WELL, SEPTIC TANK, AND LEACH FIELD) SHALL NOT BE CHANGED. ANY RELOCATION OF THE SEPTIC SYSTEMS OR WELLS SHOWN, TO

AREAS OTHER THAN AS SHOWN ON THE APPROVED PLANS, MUST BE APPROVED BY THE DESIGN ENGINEER.

15) ALL WELLS AND SEPTIC SYSTEMS THAT IMPACT SEPARATION DISTANCES FOR THE PROPOSED WELLS AND SEPTIC SYSTEMS ARE SHOWN ON THE PLANS.

16) THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELDS.

17) HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN LOAD WAS BASED.

18) THIS SYSTEM WAS NOT DESIGNED TO ACCOMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM.

19) 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, INCLUDING A COPY OF THE NYSDEC WELL COMPLETION REPORT.

20) SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.

21) DISTRIBUTION BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.

Sewage Disposal System Requirements

	NO. OF BDRMS	DESIGN FLOW RATE (GPD)	SEPTIC TANK SIZE (GALLONS)	DISTRIBUTION BOX MODEL NUMBER	TYPE OF SYSTEM *	DESIGN STABILIZED PERCOLATION RATE (MIN.)	MIN. LENGTH OF ABSORPTION TRENCH (L.F.)	PROPOSED LENGTH OF ABSORPTION TRENCH (L.F.)	SEWAGE DISPOSAL SYSTEM DESIGN
-	4	440	1,250	DB-9	E.I.D.	31-45	147	156	3 ROWS @ 52 L.F.
	4	440	1,250	DB-9	E.I.D.	8-10	82	88	2 ROWS @ 44 L.F.

* E.I.D. = "ELGEN" IN-DRAIN GRAVELLESS ABSORPTION TRENCH SYSTEM ** THE RESERVE SYSTEM DESIGN IS THE SAME AS THE PRIMARY SYSTEM

TOWN OF NEWBURGH PROJECT #2017-17 (TAX MAP PARCEL: 3-1-140)

TOWN OF NEWBURGH PROJECT #2017-18 (TAX MAP PARCEL: 3-1-141)

Well & Sewage Disposal System Details for OPR Associates, LLC

SECTION 3, BLOCK I, LOT 140 \$ 141 DEED REFERENCE: TOWN OF NEWBURGH COUNTY OF ORANGE

RECORD OWNER:

OPR ASSOCIATES, LLC

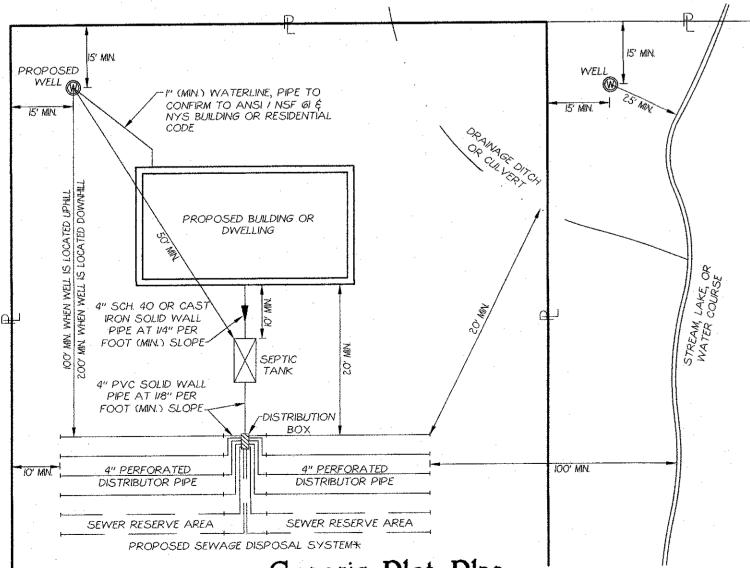
TAX MAP REFERENCE:

Mercurio-Norton-Tarolli-Marshall PO BOX 166: 45 MAIN STREET: PINE BUSH, NY 12566

FINAL GRADE SHALL BE GRADED TO KEEP 18" MIN. ABOVE GRADE, OR 24" SURFACE WATER RUNOFF FROM ENTERING WELL ABOVE 100-YEAR FLOOD PLAIN 6" DIAMETER STEEL CASING IN COMPLIANCE WITH AWWA - I"(MIN.) WATERLINE (PIPE TO STANDARD A-100. CONFORM TO ANSI I NSF 61 & NYS LATEST REVISION-DRILL HOLE APPROXIMATELY 10" DIA. PITLESS ADAPTER OR PITLESS TO ALLOW PLACEMENT OF GROUT-UNIT CAMERICAN GRANBY, INC. PT. SERIES OR APPROVED EQUAL) IO' MIN. CEMENT GROUT -END OF CASING (50' MIN.) ANNULAR SPACE ON -6" DIA. DRILL HOLE OUTSIDE OF -PUMP TO BE SELECTED TO FIT VOLUME AND HEAD CONDITIONS (5GPM MINIMUM) BOTTOM OF PUMP AT LEAST 5' ABOVE BOTTOM OF WELL

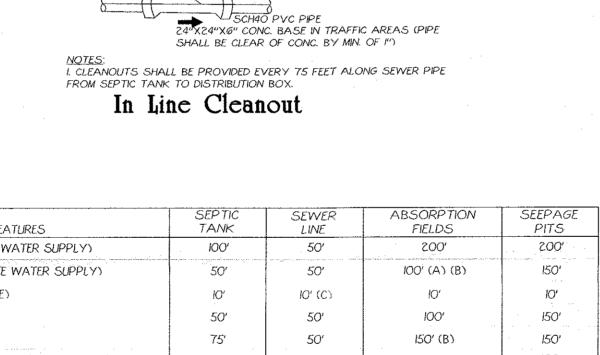
> NOTES:
> 1.) WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH TABLE 2 OF THE N.Y.S. DEPARTMENT OF HEALTH APPENDIX 5-B "STANDARDS FOR WATER WELLS." 2.) THE WELL CAP MUST BE A MINIMUM OF 2 FEET ABOVE THE 100 YEAR FLOOD ELEVATION.

Well Detail



REQUIREMENTS TABLE, DETAILS, AND NOTES ON THIS SHEET.

Generic Plot Plan * THE 'GENERIC PLOT PLAN' IS INTENDED FOR ILLUSTRATION PURPOSES ONLY. FOR SPECIFIC DESIGN INFORMATION ON THE PROPOSED SEWAGE DISPOSAL SYSTEM, SEE THE SEWAGE DISPOSAL SYSTEM



-CAST IRON FRAME & COVER

4" PVC SDR-35 PIPE

∕45° BEND

PVC THREADED PLUG & ADAPTER

STANDARD WYE

FEATURES	TANK	LINE	FIELDS	PITS
DRILLED WELL (PUBLIC WATER SUPPLY)	100'	50′	200,	200'
DRILLED WELL (PRIVATE WATER SUPPLY)	50′	50'	100' (A) (B)	150'
WATERLINE (PRESSURE)	lO'	10' (C)	10'	10'
WATERLINE (SUCTION)	50'	50'	100'	150'
DUG WELL I SPRING	75'	50'	150' (B)	150'
SURFACE WATER	50'	25'	100'	100'
RESERVOIR (PRIVATE WATER SUPPLY)	50' (D)	50 (A)	100' (D)	100' (D)
RESERVOIR (PUBLIC WATER SUPPLY)	50' (D)	50 (A)	100' (D)	100' (D)
OPEN DRAINAGE DIVERSION	25'	25′	50' (D)	50' (D)
STORMWATER MANAGEMENT - INFILTRATION	25'	25'	50′	50'
STORMWATER MANAGEMENT - SURFACE DISCHARGE	50'	25'	100'	100'
CULVERT (TIGHT PIPE)	25′	10'	35'	35'
CULVERT OPENING	25′	2.5′	50'	50'
CATCH BASIN	25′		50′	50'
SWIMMING POOL (IN-GROUND)	20′	10'	35'	50'
FOUNDATION	10'		50'	20'
PROPERTY LINE	10'	10'	10'	10'
TOP OF EMBANKMENT I STEEP SLOPE	25'	25'	50'	50'
WETLAND (NYSDEC)	100'	100'	100'	100'

(A) IF THE ABSORPTION FIELD IS LOCATED IN GRAVEL SOILS, THEN 200; SEPARATION.

(B) WHEN WASTEWATER TREATMENT SYSTEMS ARE LOCATED UP-GRADIENT AND IN THE DIRECT PATH OF SURFACE RUNOFF TO A WELL, THE CLOSEST PART OF THE SYSTEM SHOULD BE AT LEAST 200' AWAY FROM THE WELL.

(C)WATER (PRESSURE) AND SEWER LINES MAY BE IN THE SAME TRENCH OF WATER LINE IS PLACED ON AN UNDISTURBED BENCH OR SHELF SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" HIGHER THAN THE TOP OF THE SEWER MAIN, AND THE SEWER MAIN IS NOT SUBJECT TO SETTLING, VIBRATION, SUPERIMPOSED LOADS, OR FROST ACTION.

(C) IF BOTTOM OF DRAIN IS ABOVE FINISHED GRADE AT LEACHING FACILITY; OTHERWISE 50'.

(D) REFER TO LOCAL WATERSHED RULES AND REGULATIONS FOR POSSIBLE SUPERSEDING SPECIFICATIONS.

(F) FOR ALL SYSTEMS INVOLVING THE PLACEMENT OF FILL MATERIAL, SEPARATION DISTANCES ARE MEASURED FROM THE TOE OF THE SLOPE OF THE FILL.

Minimum Separation Distances From Existing Or Proposed Features

AS PER NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION "DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", PUBLISHED MARCH 5, 2014

THE NEW YORK STATE EDUCATION LAW." "ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES." "CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED.

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY

MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED

SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR

ASSIGNS, OR SUBSEQUENT OWNERS."

ENGINEER'S COMMENT

REVISION

LAWRENCE MARSHALL PE #087107

JBER 1423. BLOCK 1064 STATE OF NEW YORK DATE: MAY 2017 DRAFTED BY: RTS P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO PROJECT: 2/30-2