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TOWN OF NEWBURGH **PLANNING BOARD** TECHNICAL REVIEW COMMENTS

PROJECT:

LANDS OF WESTPORT MANAGEMENT

PROJECT NO.:

2015-12

PROJECT LOCATION:

SECTION 47, BLOCK 1, LOT 70

REVIEW DATE:

15 JANUARY 2016 21 JANUARY 2016

MEETING DATE:

PROJECT REPRESENTATIVE: MERCURIO-NORTON-TAROLLI-MARSHALL

- 1. A drainage easement has been added to the outlet pipe of the proposed culvert under Gardnertown Road. Filing of the drainage easement should be a condition of approval.
- 2. Common driveway access and maintenance agreement should be approved by Mike Donnelly's office.
- 3. The Applicant's have provided a narrative description of the potential sewer connection for Lot 1 out to NYS Route 52. Topographic features, flood plains, a stream corridor and distance are technical issues which would have to be overcome to provide that connection. In addition the project is not located within the Sewer District. Based on the above the existing Subsurface Sanitary Sewer Disposal System is proposed to remain.

Respectfully submitted,

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

Patrick J. Hines Principal



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

December 15, 2015

Planning Board Town of Newburgh 308 Gardnertown Road Newburgh, NY 12550 Lawrence J. Marshall, P.E. John Tarolli, P.E., L.S.

JAN 1 1 2016

Re: Job No. 3882

Lands of Westport Management, LLC

Tax Map Parcel: 47-1-70

Town of Newburgh, Gardnertown Road

4-Lot Residential Subdivision

Town of Newburgh Project #2015-12

Dear Board Members:

Enclosed please find the following items in reference to the above-captioned project:

- 1. Twelve (12) copies of the revised Subdivision Plan
- 2. Twelve (12) copies of the Draft Common Driveway Agreement

The following comments are in response to a review by Patrick Hines of McGoey, Hauser, & Edsall Consulting Engineers dated November 30, 2015:

- 1. No response required.
- 2. Note 10 has been added on sheet 1 and a proposed drainage easement has been added for the outlet of the proposed culvert under Gardnertown Road.
- 3. A copy of the Draft Common Driveway Agreement prepared by the applicant's attorney has been included for review.
- 4. No response required.
- 5. No response required.

Development of an on-site sewage disposal system for the ±3.4 acres of the proposed Lot 1 located between Gardnertown Road and NYS Route 52 was addressed in our November 12, 2015 transmittal. While there is an existing public sewer main along the northeasterly side of NYS Route 52, a connection is impractical given site constraints in this area.

Due to the required setbacks in the R-1 zoning district and the locations of the Bushfield Creek and 100-year flood zone, the potentially buildable area is limited to a small portion of the northwesterly corner of the parcel. The elevation in this area is approximately ten (10) feet higher than the existing grade along NYS Route 52 and approximately fifteen (15) feet higher than the existing grade at in the stream. Due to the differences in elevation, as well as the requirement for four (4) feet of cover to prevent freezing, a sewer pump station would be

required to complete the connection. The pump station would need to be equipped with a grinder pump to dispel solids due to the non-continuous slope along the force main. The length of force main required to make the connection through the flood zone is approximately 150 feet. While a connection to the public sewer main may be feasible from a design stand point, there are a number of potential issues that make the development of a public sewer connection impractical at this time. Further, the parcel does not appear to be located within the sewer district. Connection to the main would require annexation into the district or special approval as an outside user.

We are scheduled to appear at the January 21, 2015 meeting for a Public Hearing.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at zpeters@mnt-pc.com.

Sincerely,

Zachary A. Peters, P.E.

ZP/zp Enc.

cc: Westport Management, LLC
Patrick Hines (w/ all enc.)

Michael Donnelly, Esq. (w/ all enc.)

DECLARATION

OF

EASEMENT

AND

MAINTENANCE

AGREEMENT

WHEREAS, Westport Management, LLC, with business offices at 33 South Plank Road, Newburgh, New York 12550, is the owner of that certain premises in the Town of Newburgh, Orange County, New York, designated on the tax rolls of said Town of Newburgh as Section 47, Block 1, Lot 70, and

WHEREAS, there is a certain subdivision map entitled '

revised , said map being duly filed in the Orange County

Clerk's Office on , , as Map # , and said map

subdividing the above premises into four (4) lots. Lot 1 and Lot 4 share a

common drive from each said Lot to and from Gardnertown Road as

depicted and Lot 2 and Lot 3 also share a separate common drive from each
said Lot to and from Gardnertown Road also as depicted.

WHEREAS, it is and will be in the best interests of all present and future owners of these four said vacant Lots to have an understanding and agreement concerning the mutual use of said common driveway area

applicable to each Lot and concerning the sharing of expenses and costs for the maintenance, improvement, and repair of same,

NOW, THEREFORE, by this document, the Declarant does hereby give, grant, and convey to the owner(s) of Lot 1, Lot 2, Lot 3 and Lot 4, on said Map #, an access and use easement and right-of-way over, under and through the common drive and common driveway area as shown on said map, for ingress and egress and the right to install and run utilities to and from each said Lot and Gardertown Road; the common drive and -driveway area for Lots 1 and 4 is described on Schedule A annexed hereto, and the common drive and driveway area for Lots 2 and 3 is described on Schedule B annexed hereto.

The owner(s) of Lot 1 and Lot 4 shall share in the expenses and costs for the maintenance, improvement, and repair of said common drive they use including the fair cost of allocable liability insurance coverage therefor, so as to maintain and keep said common drive safe and in good repair for normal vehicle and pedestrian traffic to and from each said Lot and Gardnertown Road.

The owner(s) of Lot 2 and Lot 3 shall share in the expenses and costs for the maintenance, improvement, and repair of said common drive they use including the fair cost of allocable liability insurance coverage therefor, so as to maintain and keep said common drive safe and in good repair for normal vehicle and pedestrian traffic to and from each said Lot

and Gardertown Road.

The sharing of the above costs as between the two Lot owners for each common drive are to be allocated and determined in the following manner:

The Lot owners share equally the above costs for their common drive but only for that part of the common drive that is used and traveled by both. To the extent that only one Lot owner uses and travels the remaining part of the common drive, then that Lot owner will be solely responsible for the above costs for that remaining part of said common drive only he/she uses.

A vote by a majority of voting lot owners herein shall control any decision making or communication needed, and as long as this Agreement affects only two lot owners for each shared drive both lot owners need to agree on any such decision-making relating to the common and shared drive.

The burden of the costs and sharing for the upkeep and maintenance of this access common drive for each Lot owner as set forth above shall be conditioned upon securing a building permit with respect to the Lot or the commencement of work and/or improvement(s) for or upon the Lot, whichever first occurs.

This Declaration and Agreement shall be recorded and shall be deemed a covenant running with the lands and Lots affected hereby, and shall inure to the benefit of, and shall be binding upon, the owner-declarant

herein and all its heirs, distributees, personal representatives, and successors in interest, including all future Lot owners.

WESTPORT MANAGEMENT, LLC (Owner-Declarant)

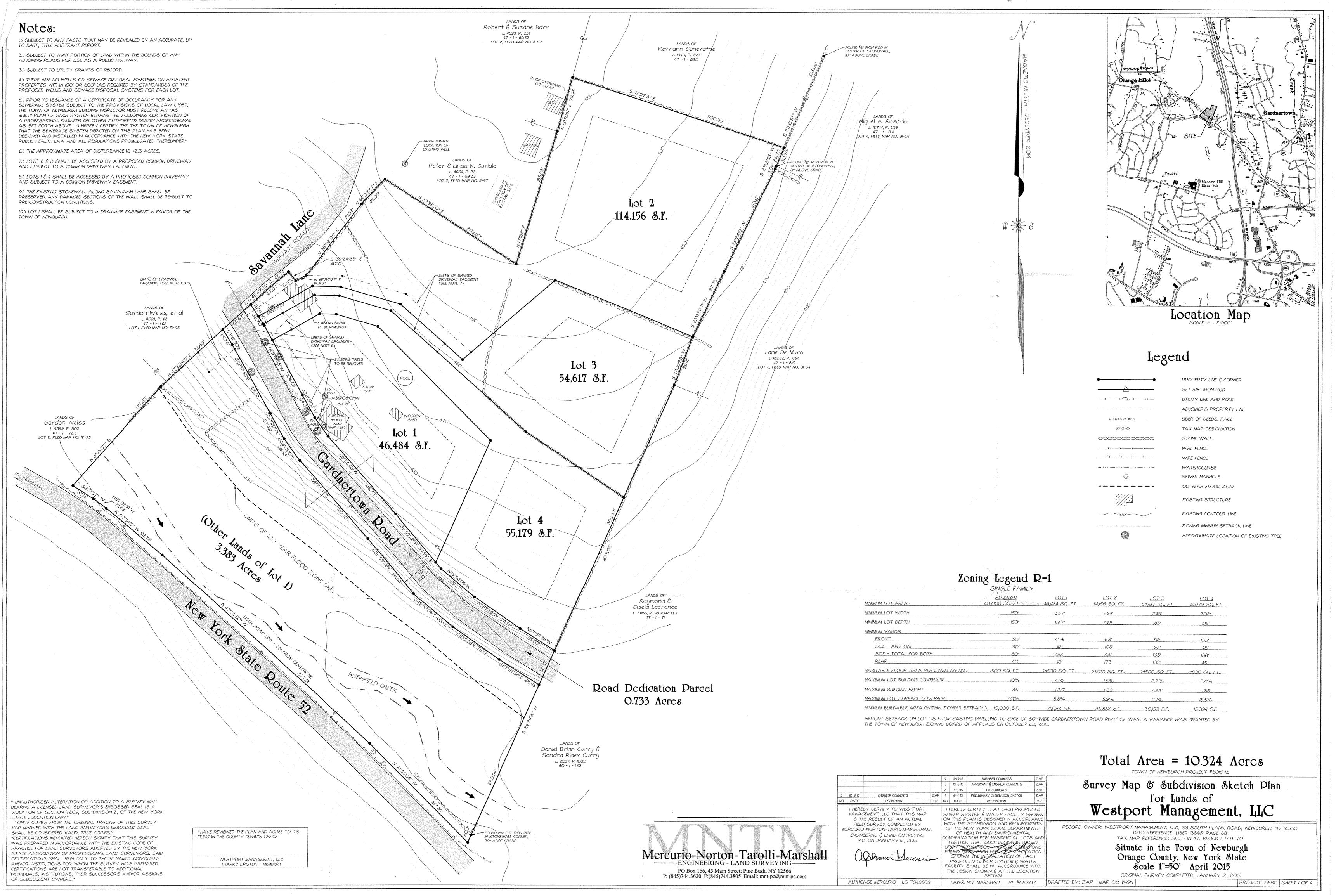
BY: HARRY LIPSTEIN, Sole Member

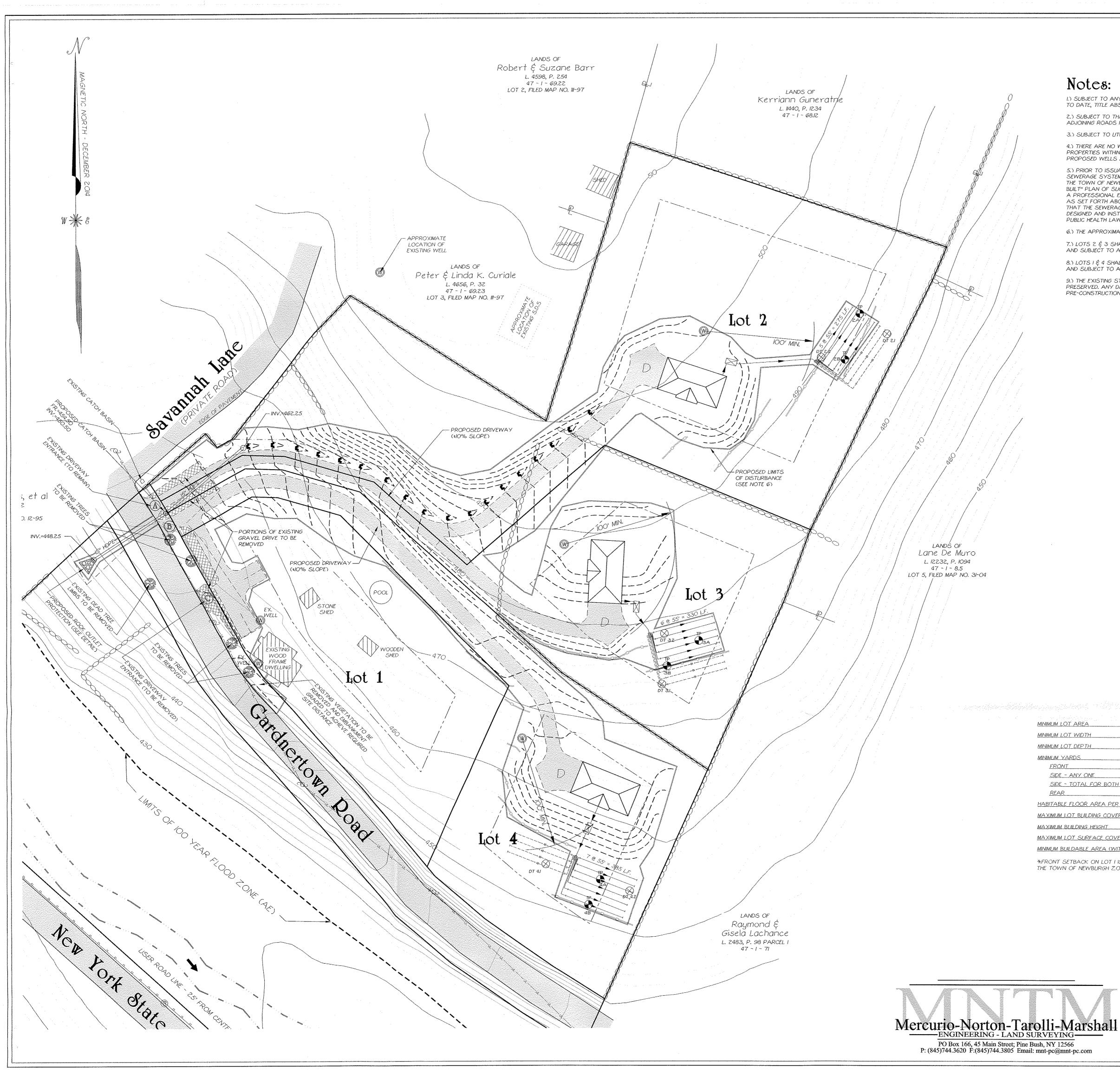
STATE OF NEW YORK, COUNTY OF ORANGE

SS.:

On the , 2015, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared **HARRY LIPSTEIN**, personally known to me or proved to me on the basis of satisfactory evidence to ne the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, that by their signatures on the instrument, the individuals or the person on behalf of which the individuals acted, executed this instrument.

NOTARY PUBLIC





Notes:

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

2.) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF ANY ADJOINING ROADS FOR USE AS A PUBLIC HIGHWAY.

3.) SUBJECT TO UTILITY GRANTS OF RECORD.

4.) THERE ARE NO WELLS OR SEWAGE DISPOSAL SYSTEMS ON ADJACENT

PROPERTIES WITHIN 100' OR 200' (AS REQUIRED BY STANDARDS) OF THE PROPOSED WELLS AND SEWAGE DISPOSAL SYSTEMS FOR EACH LOT.

5.) 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 THE 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."

6.) THE APPROXIMATE AREA OF DISTURBANCE IS ±2.4 ACRES.

7.) LOTS 2. \$ 3 SHALL BE ACCESSED BY A PROPOSED COMMON DRIVEWAY AND SUBJECT TO A COMMON DRIVEWAY EASEMENT.

8.) LOTS I & 4 SHALL BE ACCESSED BY A PROPOSED COMMON DRIVEWAY AND SUBJECT TO A COMMON DRIVEWAY EASEMENT.

9.) THE EXISTING STONEWALL ALONG SAVANNAH LANE SHALL BE PRESERVED. ANY DAMAGED SECTIONS OF THE WALL SHALL BE RE-BUILT TO PRE-CONSTRUCTION CONDITIONS.

Legend

L XXXX, P. XXX -----x----x-----x-----x

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

_____ ______

PROPERTY LINE & CORNER SET 5/8" IRON ROD UTILITY LINE AND POLE ADJOINER'S PROPERTY LINE

LIBER OF DEEDS, PAGE TAX MAP DESIGNATION STONE WALL WIRE FENCE WIRE FENCE

> WATERCOURSE SEWER MANHOLE 100 YEAR FLOOD ZONE

EXISTING STRUCTURE EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE ZONING MINIMUM SETBACK LINE PROPOSED WELL LOCATION

PROPOSED HOUSE LOCATION

PROPOSED DRIVEWAY LOCATION APPROXIMATE LOCATION OF EXISTING TREE

PERCOLATION SOILS TEST LOCATION AND NUMBER PROPOSED 4" DIA. PERFORATED PVC SEWER DISTRIBUTOR PIPE

PROPOSED SEPTIC TANK È 4" DIA SOLID WALL PVC SDR35 PIPE

DEEP SOILS TEST LOCATION

PROPOSED SILT FENCE (SEE DETAIL) PROPOSED CHECK DAM (SEE DETAIL)

Driveway Sight Distance Table

		•	
	GARDNERTOWN	N ROAD POSTED SP	EED LIMIT; 30 MPH
	AASHTO MINIMUM S	IGHT DISTANCE FOR	POSTED SPEED: 200'
LOCATION	SIGHT LINE	DISTANCE	NOTES
Α	1	480′	LIMITED DUE TO HORIZONTAL CURVATURE IN GARDNERTOWN ROAD
/	ک	±305′	* CLEARING É GRADING AT EXISTING BUILDING REQUIRED
R	ı	500′	LIMITED DUE TO HORIZONTAL CURVATURE IN GARDNERTOWN ROAD
	2	±300′	* CLEARING É GRADING AT EXISTING BUILDING REQUIRED
C	1	585'	LIMITED DUE TO HORIZONTAL CURVATURE IN GARDNERTOWN ROAD
· I	2	130'	LIMITED BY BUSHES & EMBANKMENT AT

Zoning Legend R-1

<u>REQUIRED</u> 40,000 SQ. FT. LOT 2 MINIMUM LOT AREA MINIMUM LOT WIDTH MINIMUM LOT DEPTH MINIMUM YARDS FRONT SIDE - ANY ONE SIDE - TOTAL FOR BOTH >1500 SQ. FT. ≥1500 SQ. FT. MAXIMUM LOT BUILDING COVERA MAXIMUM BUILDING HEIGHT MAXIMUM LOT SURFACE COVERAGE 35,852 S.F.

*FRONT SETBACK ON LOT I IS FROM EXISTING DWELLING TO EDGE OF 50'-WIDE GARDNERTOWN ROAD RIGHT-OF-WAY. A VARIANCE WAS GRANTED BY THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS ON OCTOBER 22, 2015.

ENGINEER COMMENTS I HEREBY CERTIFY THAT EACH PROPOSED SEWER SYSTEM & WATER FACILITY SHOWN ON THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE NEW YORK STATE DEPARTMENTS OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS AN FURTHER THAT SUCH DESIGN IS BASED JPON ACTUAL SOIL AND SITE THE DESIGN SHOWN & AT THE LOCATION

LAWRENCE MARSHALL PE #087107

Subdivision Detail Plan for Lands of Westport Management, LLC

TOWN OF NEWBURGH PROJECT #2015-12

RECORD OWNER: WESTPORT MANAGEMENT, LLC; 33 SOUTH PLANK ROAD; NEWBURGH, NY 12550 DEED REFERENCE: LIBER 1384G, PAGE 88 TAX MAP REFERENCE: SECTION 47, BLOCK I, LOT 70

Situate in the Town of Newburgh Orange County, New York State Scale 1"=40' April 2015

DRAFTED BY: ZAP MAP CK: WGN

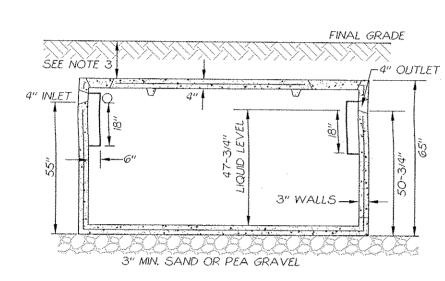
PROJECT: 3882 SHEET 2 OF 4

Deep Soils Testing Results

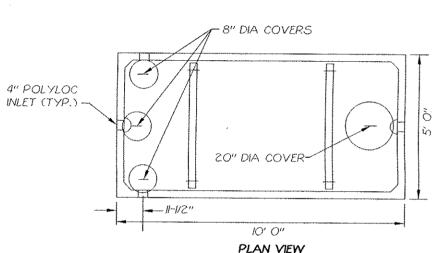
TEST HOLE #	4.1	4.2	3./	3.2	2.1	2.2
TESTING DATE:	07-30-15	07-30-15	07-30-15	07-30-15	07-30-15	07-30-15
TESTER:	RTS RTS		RTS	RTS	RTS	RTS
DEEP TEST SOIL LOG (NO WATER OR ROCK UNLESS SO NOTED)	O' TOPSOIL I' SANDY SILT 3' SIGHTLY PACKED 5' SANDY SILT LOAM 6' 72" 8' SMALL STONES	O' TOPSOIL I' SANDY SILT 3' SANDY TIGHTLY PACKED S' SANDY SILT LOAM 6' 72" 7' SMALL STONES	O' TOPSOIL I' - IZ" - SANDY SILT LOAM 4' - 48" - TIGHTLY PACKED SANDY SILT LOAM 6' - 72" - TOPSOIL SMALL STONES	O' TOPSOIL I' SANDY SILT LOAM 3' 36" PACKED SANDY SILT FORMING TO SANDY SILT S' PACKED SANDY SILT TOAM WITH BOULDERS 6' LOAM WITH BOULDERS 7' LARGE ROCK 7' 8'	O' TOPSOIL I' 2' SANDY SILT LOAM 4' 5' 772" LARGE ROCK 7' 8' SOME	0' TOPSOIL 1' SANDY SILT 3' LOAM 4' - 5' - 72" - 7' - 8' SMALL
NOTES:	THROUGHOUT	THROUGHOUT	THROUGHOUT		BOULDERS	STONES THROUGHOUT

Percolation Testing Results

TEST	HOLE #	2A	2B	3A	3B	4A	4B
TESTING DATE: DEPTH / TESTER:		07-14-2015	07-14-2015	07-14-2015	07-14-2015	07-14-2015	07-14-2015
		24" - KW					
S 4 %	RUN I ELAPSED TIME:	12:00	6:56	14:12	4:59	20:17	17:14
RESULT ED WITH A	RUN 2 ELAPSED TIME:	13:56	9:00	15:50	12:30	26:40	20:22
PERCOLATION TEST RE (ALL TESTING COMPLETED) STOPWATCH & ELAPSED ARE IN MINUTES)	RUN 3 ELAPSED TIME:	14:19	9:43	16:11	14:50	29:10	21:20
	RUN 4 ELAPSED TIME:				15:21	30:17	
	RUN 5 ELAPSED TIME:						
	RUN 6 ELAPSED TIME:						
	RUN 7 ELAPSED TIME:						
	STABILIZED RATE:	14;19	9:43	16:11	15:21	30:17	21:20



CROSS SECTION VIEW



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

2, INLET BAFFLE CAN BE RELOCATED TO THE SIDE.

" (MIN.) WATERLINE, PIPE TO

NYS BUILDING OR RESIDENTIAL

PROPOSED BUILDING OR

SEWER RESERVE AREA

PROPOSED SEWAGE DISPOSAL SYSTEM*

BOX

4" PERFORATED

DISTRIBUTOR PIPE

4" SCH. 40 OR CAST

IRON SOLID WALL

PIPE AT 1/4" PER FOOT (MIN.) SLOPE-

4" PVC SOLID WALL PIPE AT 1/8" PER

FOOT (MIN.) SLOPE-

DISTRIBUTOR PIPE

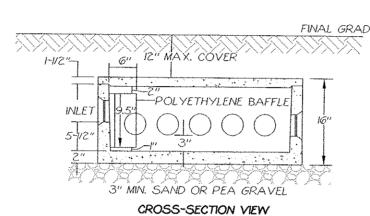
CONFIRM TO ANSI / NSF 61 &

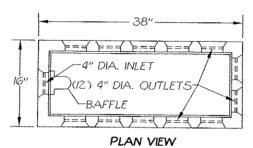
PROPOSED WELL (1) 3. IF COVER EXCEEDS 12", A RISER MUST BE USED TO ALLOW ACCESS. CONCRETE MINIMUM STRENGTH: 4,000 P.S.I. AT 28 DAYS STEEL REINFORCEMENT: 6" X 6" XIO GA. STEEL WIRE MESH #4 REBAR AROUND PERIMETER

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)

15' MIN.





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

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

3) FLOW EQUALIZERS MUST BE USED.

SYSTEM COMPONENTS

HOUSE SEWER (WATERTIGHT JOINTS)

EFFLUENT LINE TO DISTRIBUTION BOX

DRY WELL (ROOF & FOOTING)

RAISED OR MOUND SYSTEM (C)

(B) MEAN HIGH WATER MARK.

TOE OF THE SLOPE OF THE FILL.

(D) RECOMMENDED SEPARATION DISTANCES.

(E) UNLESS CAST IRON OR PVC WITH O-RING JOINTS IS UTILIZED, THEN 25'.

SEPTIC TANK

DISTRIBUTION BOX

ABSORPTION FIELD

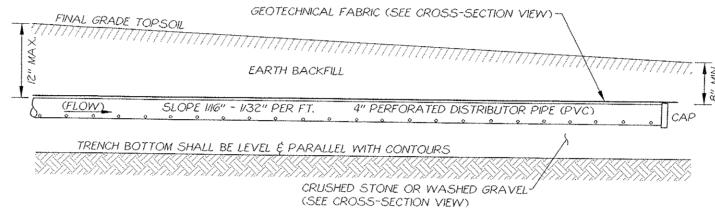
SEEPAGE PIT

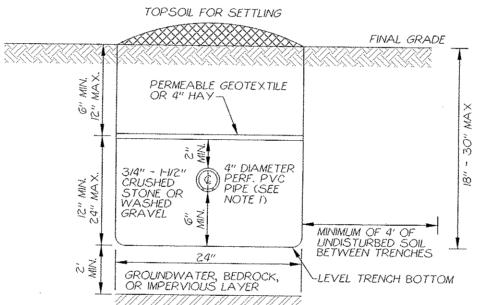
4) OUTLET INVERTS SHALL BE SET AT THE SAME ELEVATION.

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-IZ (OR APPROVED EQUAL) NOT TO SCALE





1) DISTRIBUTION PIPE SHALL BE INSTALLED WITH PIPE PERFORATIONS FACING DOWN. 2) DO NOT INSTALL TRENCHES IN WET SOIL. TRENCH SIDES AND BOTTOMS SHALL BE

3) THE END OF EACH LATERAL SHALL BE CAPPED.

Absorption Trench Detail

TRENCH PROFILE

CROSS-SECTIONAL VIEW

RAKED PRIOR TO INSTALLATION OF GRAVEL.

NOTE: THE DIVERSION SWALE SHALL BE SEEDED & MULCHED IMMEDIATELY

Diversion Swale Detail

Well Construction Data

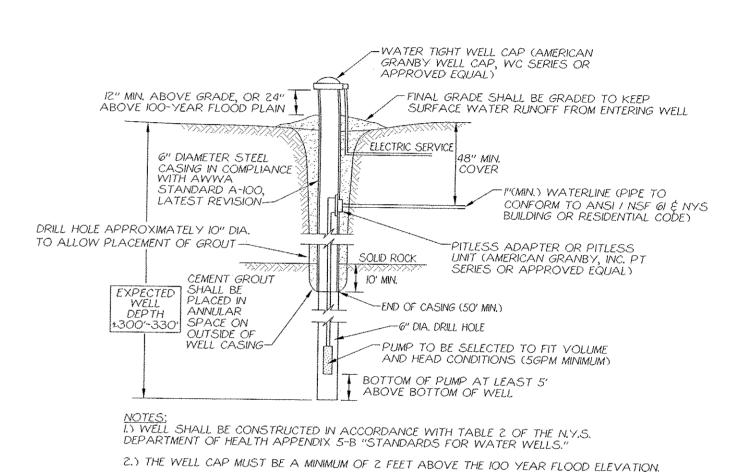
WATER-BEARING FORMATION	OVER BURDEN	OVERSIZE DRILLHOLE FOR GROUT (I)		WELL DIA.			MIN.	
		DIA.	MIN. DEPTH	CASED PORTION	UNCASED PORTION	MIN. WELL SCREEN DIA.	- CASING LENGTH OR DEPTH	CONSTRUCTION CONDITIONS (I)
5 CREVICED, SHATTERED OR OTHERWISE FRACTURED SHALE, LIMESTONE, IGNEOUS METAMORPHIC OR SIMILAR ROCK TYPES OR SANDSTONE.	CLAY, HARDPAN, TILL, SHALE, OR SIMILAR MATERIAL TO A DEPTH OF 19' OR MORE.	CASING SIZE +4" FOR GRAVITY SIZE +2" FOR PRESSURE (4,5,6)	50'	G" MIN.	6" PREF.	NA	50'	CASING SHALL BE FIRMLY SEATED IN ROCK. ANNULAR SPACE AROUND CASING SHALL BE GROUTED.

I) IN THER CASE OF A FLOWING ARTESIAN WELL, ATTEMPTS SHOULD BE MADE TO INSTALL AND SEAL THE WELL IN A MANNER THAT PROTECTS THE ARTESIAN AQUIFER, PREVENTS EROSION OF OVERLYING GEOLOGIC MATERIALS, AND CONFINES THE FLOW WITHIN THE WELL CASING, GIVING DUE CONSIDERATION TO PRACTICALITY, COST, AND SAFETY.

4) PRESSURE PLACEMENT INCLUDES METHODS OF GROUT PLACEMENT USING PUMPS AND TREMIE TUBES OR USING GROUT DISPLACEMENT THROUGH THE CASING, OR OTHERWISE FROM THE BOTTOM UP AROUND THE CASING, WITH ONE OR MORE DRILLABLE PLUGS. WHEN PRESSURE PLACEMENT IS USED WITH A BOREHOLE DIAMETER OF ONLY 2" GREATER THAN THE CASING DIAMETER. GRAVITY PLACEMENT INCLUDES ANY METHOD THAT RELIES ON GRAVITY TO DRAW GROUT, EITHER DRY OR AS A SLURRY, DOWN INTO THE ANNULAR SPACE BETWEEN THE CASING AND BOREHOLE OR BETWEEN AN INNER CASING AND OUTER CASING.

5) FOR WELLS CONSTRUCTED BY CABLE TOOL, HOLLOW ROD, JETTING, OR OTHER DRILLING METHOD WHERE THE PERMAENT CASING IS DRIVEN, AND WHERE NEITHER TEMPORARY CASING NOR AN OVERSIZE BOREHOLE ARE USED, DRY DRIVEN GROUT METHODS USING GRANULAR BENTONITE MAY BE USED. THESE METHODS USE CONTINUOUS FEEDING OF GRANULAR BENTONITE INTO A STARTER HOLE OR CONTINUOUS MOUNDING AROUND THE CASING AS THE CASING IS DRIVEN, COLLAR FLARED JOINTS OR WELD BEADS EXTENDING BEYOND THE OUTSIDE DIAMETER OF THE PERMANENT CASING SHALL BE USED WITH SUFFICIENT SPACING TO ENSURE THAT THE GROUT SEAL IS CONTINUOUS AND ETENDS DOWNWARD INTO THE SATURATED ZONE (I.E., BENEATH THE WATER TABLE).

6) THE OVERSIZED BOREHOLE FOR GROUT PLACEMENT SHOULD BE AS DEEP AS NECCESSARY, BASED UPON LOCAL HYDROGEOLOGIC CONDITIONS AND POTENTIAL CONTAMINANT SOURCES, TO PREVENT CONTAMINATION FROM ENTERING THE WELL. GROUT SHOULD BE PLACED ALONG THE FULL LENGTH OF CASING, PARTICULARLY WHERE THE PRESENCE OF NON-CAVING UNCONSOLIDATED MATERIALS, COARSE GRAVEL, OR CREVICED, SHATTERED, OR FRACTURED ROCK MAY RESULT IN PATHWAYS OF CONTAMINATION TO A WELL WATER SYSTEM. WHERE THIS IS NOT FEASIBLE BECAUSE OF PRACTIALITY, COST OR SAFETY, GROUT SHALL BE PLACED AT LEAST TO A MINIMUM DEPTH OF 19 FEET. SEE NOTE 1.



Well Detail

General Notes:

I) 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

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.

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

5) ALL DISTRIBUTOR LINES (PERFORATED) SHALL BE OF EQUAL LENGTH (60' MAX.).

10) ALL STEEL TANKS SHALL BE UL - 70 APPROVED.

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.

II) NO ROOF, CELLAR OR FOOTING DRAINS ARE TO BE DISCHARGED IN THE SEWAGE DISPOSAL SYSTEM.

IZ) SPEED LEVELERS SHALL BE USED FOR SYSTEMS WHOSE SIDE SLOPES ARE BETWEEN 10-15% AND ARE RECOMMENDED FOR ALL SYSTEMS 13) 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 VENT.

14) HOUSE 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.

Sewage Disposal System Dequirements

			0000	Dioposi	. Oyo	cm Recqui	гешенс		
LOT NUMBER	NUMBER OF BEDROOMS	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
2	4	440	1,250	DB-IZ	A.T.	14:19	275	275	5 ROWS @ 55 L.F.
3	4	440	1,250	DB-IZ	A.T.	16:11	3/5	330	6 ROWS @ 55 L.F.
4	4	440	1,250	DB-IZ	A. <i>T</i> .	30:17	367	385	
	<u> </u>						<i>.</i>] 505	7 ROWS @ 55 L.F.

* A.T. = ABSORPTION TRENCH SYSTEM

I HEREBY CERTIFY THAT EACH PROPOSED SEWER SYSTEM É WATER FACILITY SHOWN ON THIS PLAN IS DESIGNED IN ACCORDANCE VITH THE STANDARDS AND REQUIREMENTS OF THE NEW YORK STATE DEPARTMENTS OF HEALTH AND ENVIRONMENTAL ONSERVATION FOR RESIDENTIAL LOTS AND URTHER THAT SUCH DESIGN IS BASED PROPOSED SETVER SYSTEM & WATER FACILITY SHALL BE IN ACCORD'ANCE WITH THE DESIGN SHOWN & AT THE LOCATION

TOWN OF NEWBURGH PROJECT #2015-12 Well & Sewage Disposal System Detail for Lands of Westport Management, LLC

RECORD OWNER: WESTPORT MANAGEMENT, LLC; 33 SOUTH PLANK ROAD; NEWBURGH, NY 12550 DEED REFERENCE: LIBER 13846, PAGE 88 TAX MAP REFERENCE: SECTION 47, BLOCK I, LOT 70

Situate in the Town of Newburgh Orange County, New York State April 2015

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 REQUIREMENTS TABLE, DETAILS, AND NOTES ON THIS SHEET.

ALL DRAINAGE PIPES WITHIN 25 FEET OF ANY WELL SHALL BE WATERTIGHT INTERMITTENT STREAM, DRY WELL, CULVERT OR STORM CURTAIN TOP OF EMBANKMENT CULVERT OR STORM SEWER DRAIN OR STEEP (I ON 3) SEWER (GASKETED, (NON-GASKETED PIPE), OR CATCH BASIN TIGHT PIPE) ABSORPTION FIELD Minimum Separation Distances From Existing Or Proposed Features

SWALE, STREAM, CEMETERY SUBDIVISION

LINE

100'

PROPERTY BOUNDARY

FOR ORANGE COUNTY - AS PER NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION "RESIDENTIAL ONSITE WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK", 2012 EDITION & ORANGE COUNTY POLICY & STANDARDS LAST REVISED SEPTEMBER 2014

MINIMUM SEPARATION DISTANCES FROM EXISTING OR PROPOSED FEATURES

WELL OR STREAM, LAKE, OR

SUCTION LINE WATERCOURSE (B)

(A) WHEN SEWAGE TREATMENT SYSTEMS ARE LOCATED IN COARSE GRAVEL OR UPGRADE AND IN THE GENERAL PATH OF DRAINAGE TO A WELL, THE CLOSEST PART OF THE TREATMENT SYSTEM SHALL BE AT LEAST 200' AWAY FROM THE WELL.

(C) FOR ALL SYSTEMS INVOLVING THE PLACEMENT OF FILL MATERIAL, SEPARATION DISTANCES ARE MEASURED FROM THE

OR WATERCOURSE

50′

100'

50' (E)

50'

100'

100' (A)

150' (A)

50'

100' (A)

PROPERTY DRAINAGE

DITCH (B) (G)

20'

LINE

10'

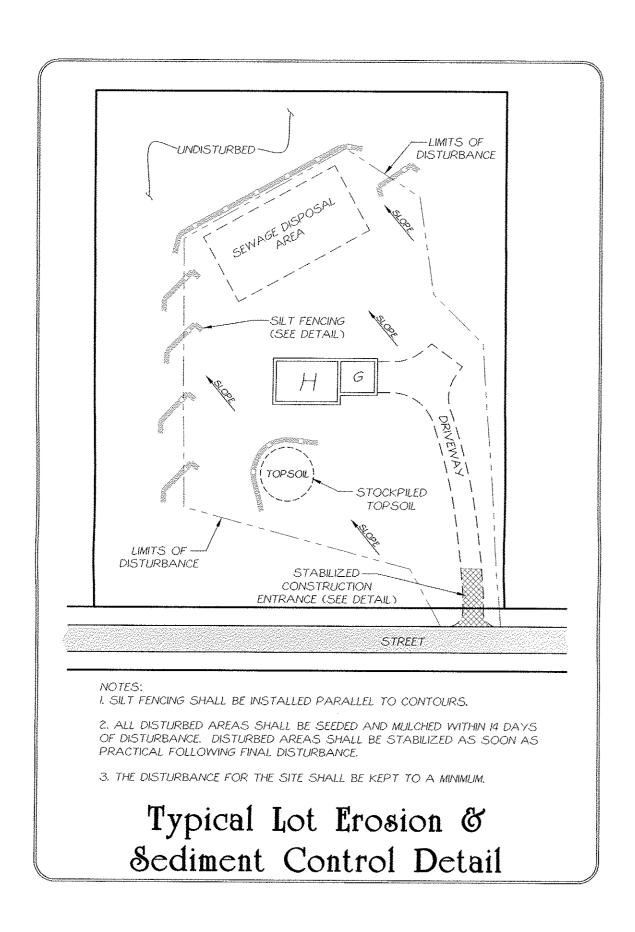
DWELLING

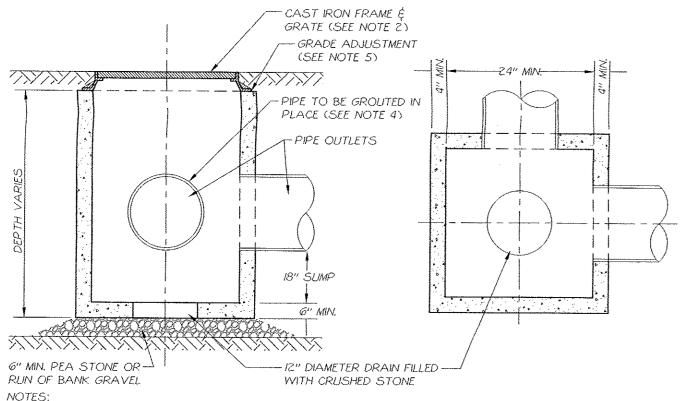
20'

Mercurio-Norton-Tarolli-Marshal -ENGINEERING - LAND SURVEYING-PO Box 166, 45 Main Street; Pine Bush, NY 12566

P: (845)744.3620 F:(845)744.3805 Email: mnt-pc@mnt-pc.com LAWRENCE MARSHALL PE #087107 DRAFTED BY: ZAP MAP CK: -

PROJECT: 3882 SHEET 3 OF 4





<u>NOTES:</u> I) BASINS SHALL HAVE A MINIMUM OF HZO LOADING STRENGTH.

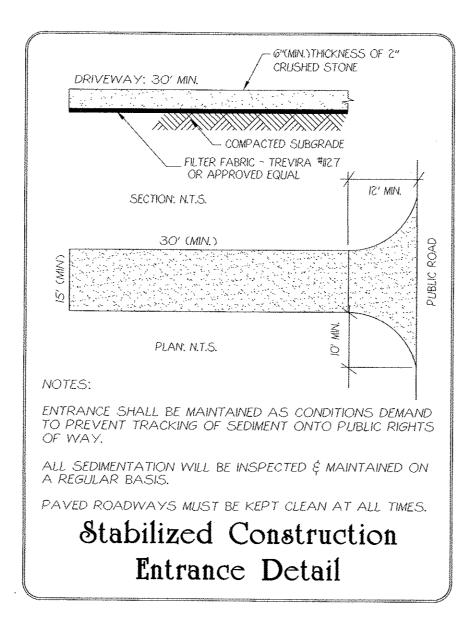
2) CAST IRON FRAME AND GRATE SHALL BE ABLE TO WITHSTAND H2O LOADING. GRATES SHALL BE BICYCLE GRATES. OPENINGS SHALL BE A MINIMUM OF 24" DIAMETER OR 24"X24" RECTANGULAR OPENING.

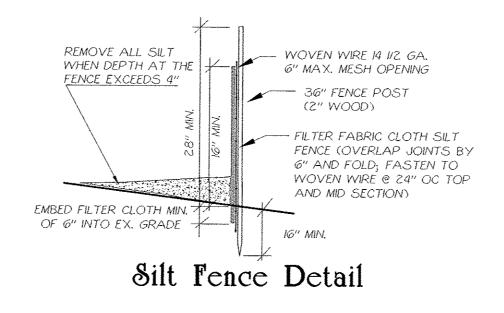
3) STEPS SHALL BE PROVIDED 12" ON CENTER WHEN DEPTH OF BASIN EXCEEDS 4'-O''.

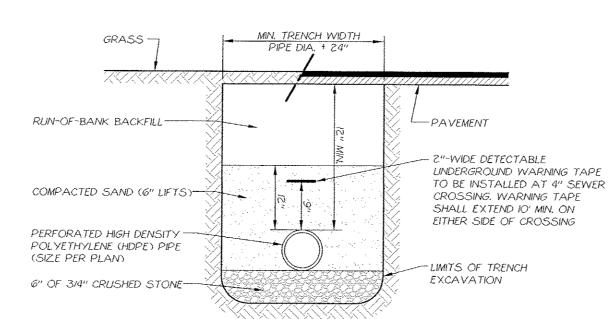
4) CONNECTIONS BETWEEN BASIN AND PIPE SHALL BE MADE BY FILLING THE SPACE AROUND EACH PIPE WITH MORTAR FOR CONCRETE MASONRY, CONCRETE GROUTING MATERIAL, OR CONCRETE REPAIR MATERIAL.

5) GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF UP TO 2.5" SHALL BE MADE WITH BEDDING MATERIAL MEETING THE REQUIREMENTS OF MORTAR FOR CONCRETE MASONRY, CONCRETE GROUTING MATERIALS OR CONCRETE REPAIR MATERIAL. GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF UP TO 6" SHALL BE MADE WITH COMBINATION OF PRECAST CONCRETE PAVERS AND BEDDING MATERIALS. GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF UP TO 12" SHALL BE MADE WITH CAST-IN-PLACE CONCRETE OR A COMBINATION OF PRECAST CONCRETE ADJUSTMENT ELEMENTS AND BEDDING MATERIALS.

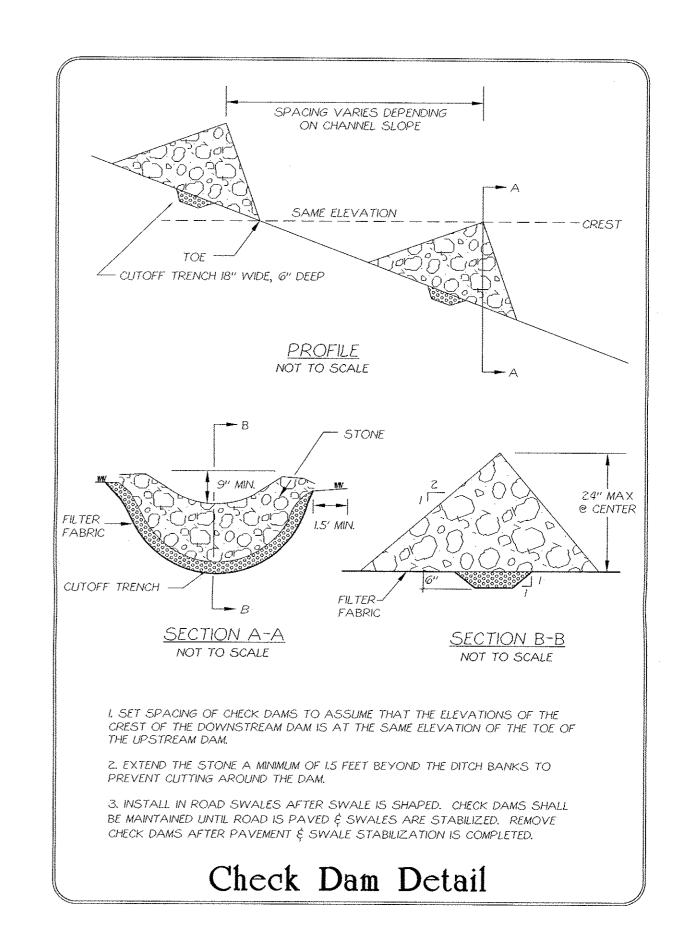
Typical Catch Basin Detail

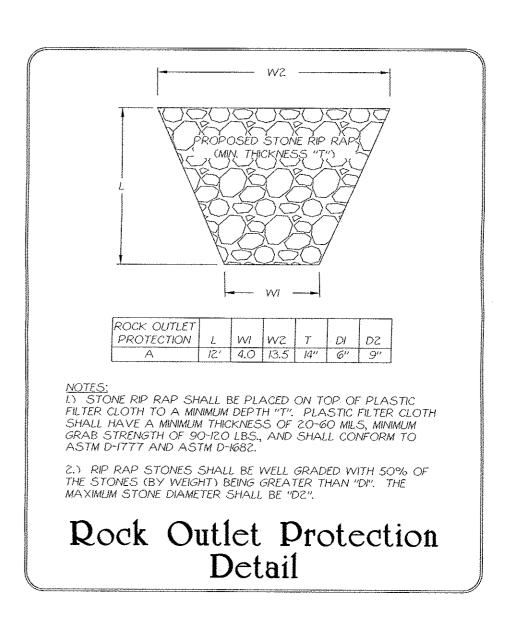


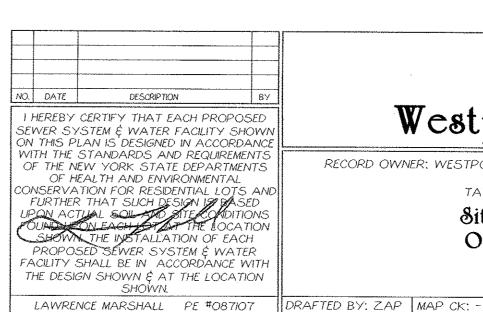




Typical Storm Sewer Trench Detail







Detail Sheet
for Lands of
Westport Management, LLC

TOWN OF NEWBURGH PROJECT #2015-12

RECORD OWNER: WESTPORT MANAGEMENT, LLC; 33 SOUTH PLANK ROAD; NEWBURGH, NY 12550
DEED REFERENCE: LIBER 13846, PAGE 88
TAX MAP REFERENCE: SECTION 47, BLOCK I, LOT 70

Situate in the Town of Newburgh
Orange County, New York State
April 2015

PROJECT: 3882 SHEET 4 OF 4

Mercurio-Norton-Tarolli-Marshall

ENGINEERING - LAND SURVEYING

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