

**ZONING SCHEDULE**

ZONE: R-2 (2-FAMILY)	REQUIRED	PROVIDED
MINIMUM LOT AREA	50,000sf	69,696sf
MINIMUM YARDS (feet)	40'	40' ±
FRONT SETBACK	50'	>300' ±
ONE SIDE	25'	25' ±
BOTH	50'	50' ±
MINIMUM LOT WIDTH (feet)	125'	*101' ±
MINIMUM LOT DEPTH (feet)	150'	250' ±
MINIMUM SURFACE COVERAGE (%)	50 %	8 %
MINIMUM LOT BUILDING COVERAGE (%)	25 %	5 %
FLOOR AREA PER DWELLING UNIT (square feet)	900 sf. MIN.	900 sf. MIN.
MAXIMUM HEIGHT (feet)	35' max.	35' max.

\*PRE-EXISTING NON CONFORMING, PERMITTED PER SECTION 185-18-1-1 OF ZONING CODE

**SPECIAL NOTES:**

- PROPERTY LINES, PROPOSED FOUNDATIONS, WATER LINE AND SPS'S SHALL BE STAKED
- A COPY OF THE STAKE OUT PLAN SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO POURING FOOTINGS.
- ON COMPLETION OF THE FOUNDATION, AN AS-BUILT FOUNDATION LOCATION SURVEY, CERTIFIED BY A NYS LICENSED SURVEYOR, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

**OWNER / APPLICANT**  
CARLOS DOMINGUES  
28 LAKE RD.  
SAUSBURRY MILLS NY 12577

**STANDARD NOTES:**

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

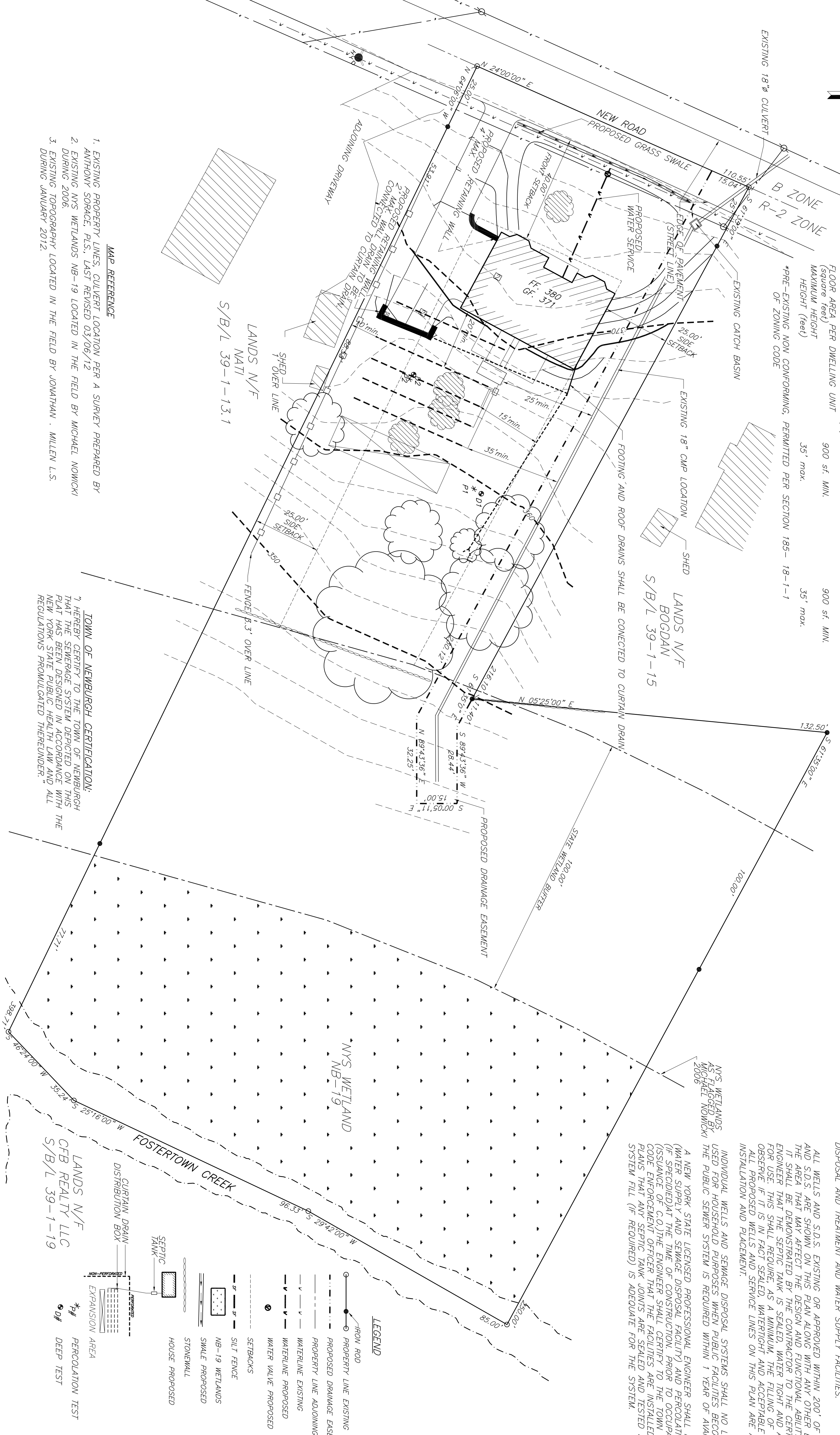
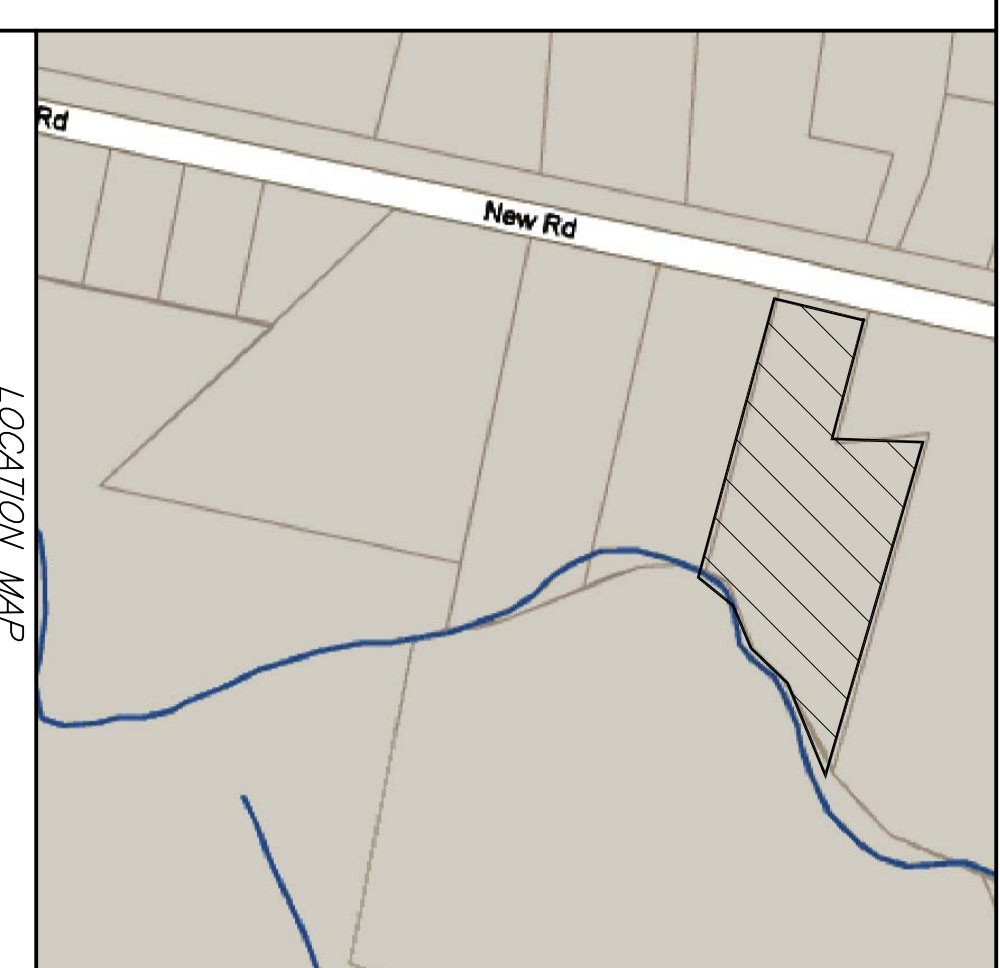
- \*APPENDIX 75-4 WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE.
- \*STATE DEPARTMENT OF HEALTH, "INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
- \*TRIAL WATER SUPPLY NEW YORK STATE DEPARTMENT OF HEALTH, "PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."

"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."

ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. IF THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE, THE ENGINEER SHALL CERTIFY TO THE TOWN OF NEWBURGH AND THE LOCAL PLANS AND ENGINEERING DEPARTMENT THAT THE PROPOSED WELLS AND S.D.S. ARE INSTALLED AND STAKED FOR WATER TIGHTNESS, AND THAT SEPTIC SYSTEM FILL (IF REQUIRED) IS ADEQUATE FOR THE SYSTEM.

INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.

A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY AND SEWAGE DISPOSAL FACILITY) AND PERCOLATION TEST SEPTIC SYSTEM FILL (IF SPECIFIED) AT THE TIME OF CONSTRUCTION PRIOR TO OCCUPANCY OF THE HOUSE. (ISSUANCE OF C.O.D.) THE ENGINEER SHALL CERTIFY TO THE TOWN OF NEWBURGH AND THE LOCAL PLANS AND ENGINEERING DEPARTMENT THAT THE PROPOSED WELLS AND S.D.S. ARE INSTALLED AND STAKED FOR WATER TIGHTNESS, AND THAT SEPTIC SYSTEM FILL (IF REQUIRED) IS ADEQUATE FOR THE SYSTEM.



- MAP REFERENCE**
- EXISTING PROPERTY LINES, CURVEPT LOCATION PER A SURVEY PREPARED BY ANTHONY SORACE, PLS. LAST REVISED 03/06/12
  - EXISTING NYS WETLANDS NB-19 LOCATED IN THE FIELD BY MICHAEL NOWICKI DURING 2008.
  - EXISTING TOPOGRAPHY LOCATED IN THE FIELD BY JONATHAN MILLEN L.S. DURING JANUARY 2012.

**TOWN OF NEWBURGH CERTIFICATION:**

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

**DEEP TEST DATA:**

D1	6'-8" DEEP	08/23/11
0-8"	TOPSOIL	
8-80"	GRAVELLY CLAY LOAM	
	NO WATER, NO BEDROCK	

**PERCOLATION DATA:**

* P1	24" DEEP	08/23/11	1	2:05	2:40	3:15
			2	1:34	2:06	2:41
			3	0:31	0:34	0:34

**SEPTIC DESIGN CRITERIA:**

- NO. OF BEDROOMS - 4
- SEPTIC TANK DESIGN - 1,250 GAL
- STABILIZED PERCOLATION RATE - 34 MINUTES/INCH
- FLOW RATE (GALS /DAY) - 520
- DESIGN LENGTHS:
  - MAIN - 4 ROWS OF 11 ELIEN UNITS(44) = 44 units total. (44units REC'D) \*
  - EXPANSION - 2 ROWS OF 11 ELIEN UNITS(44) = 22 units total. (22units REC'D) \*

**DEEP TEST DATA:**

D2	6'-3" DEEP	08/23/11
0-8"	TOPSOIL	
8-75"	CLAY LOAM W/ GRAVEL	
	WATER @ 73"	
	NO BEDROCK, NO MOTTLING	

**PERCOLATION DATA:**

* P2	24" DEEP	08/23/11	1	2:05	2:40	3:15
			2	1:34	2:06	2:41
			3	0:31	0:34	0:34

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**LEGEND**

- IRON ROD
- PROPOSED LINE EXISTING
- PROPOSED DRAINAGE EASEMENT
- PROPERTY LINE ADJOINING
- WATERLINE EXISTING
- WATERLINE PROPOSED
- WATER VALVE PROPOSED
- SETBACKS
- SILT FENCE
- NB-19 WETLANDS
- SMALL PROPOSED
- STONEWALL
- HOUSE PROPOSED
- PERCOLATION TEST
- DEEP TEST

**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.
- 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.
- RAVE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
- DISTRIBUTION LINES ARE TO BE CARPETED.
- THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER AWAY FROM THE ABSORPTION FIELD.
- 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. IF THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE, THE ENGINEER SHALL CERTIFY TO THE TOWN OF NEWBURGH AND THE LOCAL PLANS AND ENGINEERING DEPARTMENT THAT THE PROPOSED WELLS AND S.D.S. ARE INSTALLED AND STAKED FOR WATER TIGHTNESS, AND THAT SEPTIC SYSTEM FILL (IF REQUIRED) IS ADEQUATE FOR THE SYSTEM.
- INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.
- A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY AND SEWAGE DISPOSAL FACILITY) AND PERCOLATION TEST SEPTIC SYSTEM FILL (IF SPECIFIED) AT THE TIME OF CONSTRUCTION PRIOR TO OCCUPANCY OF THE HOUSE. (ISSUANCE OF C.O.D.) THE ENGINEER SHALL CERTIFY TO THE TOWN OF NEWBURGH AND THE LOCAL PLANS AND ENGINEERING DEPARTMENT THAT THE PROPOSED WELLS AND S.D.S. ARE INSTALLED AND STAKED FOR WATER TIGHTNESS, AND THAT SEPTIC SYSTEM FILL (IF REQUIRED) IS ADEQUATE FOR THE 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 BEING DRAINAGE DURING CONSTRUCTION.
- IF THE ABSORPTION FIELD AREA BEING DRAINAGE DURING CONSTRUCTION IS SUCH THAT THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOMMODATE THESE ITEMS.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- THE PURCHASER OF THIS LOT 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.

**TALCOTT ENGINEERING DESIGN PLLC**

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(745) 643-5583  
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**CHARLES T. BROWN, P.E.**  
P.O. BOX 4420  
NEW WINDSOR, N.Y. 12553

**STYS PLAN FOR:**  
**CARLOS DOMINGUES**  
NEW ROAD, S/B/L. 39-1-14  
TOWN OF NEWBURGH, ORANGE COUNTY, NY

REVISIONS	REL.	DATE	BY:	DESCRIPTION:
2	03/12/12	R.A.M.	PER TOWN COMMENTS	
1	01/21/12	R.A.M.	PER TOWN COMMENTS	

DATE	12/23/11	SCALE	1"=20'	DWG NUMBER	1114-CDS	SHEET NUMBER	1 OF 3
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WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 1.800.272-4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1.800.962-2922 (IN ALL OTHER AREAS OF THE STATE).

CALL BEFORE YOU DIG... IT'S THE LAW