



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

PROJECT NAME: DRIVANOS- 2 LOT SUBDIVISION/LOT LINE CHANGE
PROJECT NO.: 2024-09
PROJECT LOCATION: SECTION 2, BLOCK 1, LOT 14 & 15
REVIEW DATE: 12 JULY 2024
MEETING DATE: 18 JULY 2024
PROJECT REPRESENTATIVE: ZEN CONSULTANTS

1. Additional survey information has been provided with all lots involved in the lot line and subdivision.
2. Driveway Access and Maintenance Agreement will be required to be filed as a condition of any approvals.
3. Project must be referred to Orange County Planning. Town of Plattekill notification is also required as project is located at the municipal boundary for Town of Plattekill/Town of Newburgh, Ulster County/Orange County.
4. An enlarged section of the driveway has been proposed for emergency vehicle turning. Code Compliance comments on the size of the length and width of the turn-out should be received.
5. Compliance with the Town’s Tree Preservation Ordinance is required while a list of trees has been identified on proposed Lot #2, no indication as to the number of trees proposed to be removed within the limits of disturbance have been identified. Identify limits of disturbance with a Grading Plan including the number and type of trees to be removed must be identified. All types of trees must be identified based on the Tree Preservation regulation, protected significant and specimen tree. A chart should be developed identifying each and the number of each to be removed. This number can be used to calculate percentages permitted by the ordinance.
6. It is unclear as to the source of the topography. Response identifies it has been adjusted to NADV 88, and the information is from Orange County website. Field Surveys or Leder type topography is typically provided for subdivisions.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrick J. Hines
Principal
PJH/kbw

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

ZEN Consultants, Inc.

1662 ROUTE 300, SUITE 138
NEWBURGH, NY 12550
(845) 629-1567 (phone)
23-067

June 23, 2024

Town of Newburgh
Planning Board
308 Gardnertown Road
Newburgh, New York 12550
Attn: Mr. John Ewasutan

Drivanos Subdivision
SBL: 2-1-(14&15)

Dear John,

Based on MHE Consultants review of 04/11/2024 we can offer the following:

1. The project proposes a 2 lot subdivision and a lot line change – *This is understood.*
2. A survey of tax lot in Drivanos must be provided to process the proposed lot line change between tax lot 14 & 15 – *the additional required survey has been completed and details shown on the submitted plans.*
3. Applications and proxies in the name of Quaker Properties, LLC must be submitted. In addition, it appears that there are two owners, Sherry & Scott Drivanos for Tax lot 14. Applications and proxies must be executed by all parties. – *see attached submitted additional paperwork.*
4. A private driveway and maintenance agreement will be required – *this paperwork will be submitted prior to final approval of final maps..*
5. The project is located at the municipal boundary for the Town of Plattekill/Town of Newburgh, Orange/Ulster County Planning Referral is required. Referral to the Town of Plattekill should also be undertaken – *this is understood..*
6. The length of the driveway serving lot #2 may require emergency vehicle turn outs. - *This has been added to the plan at the intersection of the driveway from lot #1 & #2. The site of the entrance to lot #2 driveway has been adjusted to accommodate this requirement.*
7. Compliance with the Town's Tree Preservation Ordinance must be documented – *The trees have been located and added to the plans as requested.*
8. Topography depicted on the plans should be shown in NADV88 elevations, source of the topography should be identified. - *elevations have been adjusted to NADV88, the source of this information is from the Orange County Website.*
9. Lot #1 well and septic are identified as adjoining, however, should just be identified as existing - *This has been adjusted*
10. The area depicted for the septic expansion must be 50% of the size of the designed septic system – *A note to this affect was added to the septic area plan.*

Tom's Landscaping, Ltd
535 Bruyn Turnpike
Wallkill, New York 12589
(845)895-8011 Fax: (845)895-2479
Tfranklin1@hvc.rr.com NYSCNLP #1064

4/28/2024

Zen Design Consultants
6 North Plank Road Suit 3
Newburgh, New York 12550

ATTN: Ken Lytle
RE: Quaker Properties LLC

Dear Ken,

Enclosed is the tree survey done on Quaker Properties parcel at 233 Quaker Street, Newburgh, NY 12550. The trees are tagged with aluminum 1 1/4" tags secured with aluminum nails at approximately 5-6' from ground line.

If I can be of any further assistance, please don't hesitate to contact me.

Respectfully,



Tom Franklin, owner
NYS CNLP # 1064

PROXY

(OWNER) Scott Drivasos, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 235 Quaker St, Walkill, NY 12589

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

233 Quaker St, Walkill, NY 12589

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND KEN LYLE IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 6/23/24

Scott Drivasos
OWNERS SIGNATURE

Scott Drivasos
OWNERS NAME (printed)

Ken Lyle
WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

KEN LYLE
WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

6/23/24
DATED

Scott DRIVANOS
APPLICANT'S NAME (printed)

Scott Drivanos
APPLICANT'S SIGNATURE

PROXY

(OWNER) Quaker Properties, LLC, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 235 QUAKER STREET, WALKHILL, NY 12589

IN THE COUNTY OF Orange

AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 235 QUAKER STREET, WALKHILL, NY 12589

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND KEN LYTLE IS AUTHORIZED TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 06/24/24

Quaker Properties, LLC
~~Sheep M. Drivands~~
OWNERS SIGNATURE

Quaker Properties, LLC
Sheep M. Drivands
OWNERS NAME (printed) OWNER


WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

KEN LYTLE
WITNESS' NAME (printed)

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The applicant hereby acknowledges, consents, and agrees to the above.

06/24/2024
DATED

QUAKER PROPERTIES, LLC
SHERYL DRIVANDS - OWNER
APPLICANT'S NAME (printed)

QUAKER PROPERTIES, LLC

APPLICANT'S SIGNATURE

**REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS
(AS SHOWN IN NYS DEPARTMENT OF HEALTH DESIGN HANDBOOK FOR
INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS, ed. 2012)**

SYSTEM COMPONENTS	STREAM LAKE WATERCOURSE OR WETLAND		DWELLING	PROPERTY LINE	DRAINAGE DITCH
	WELL OR SUCTION LINE	OR RING			
HOUSE SEWER	50' (25' FOR CAST OR PVC W/ O-RING)	25'	3'	10'	---
(WATERTIGHT JOINTS) SEPTIC TANK	50'	50'	3'	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'

ORANGE COUNTY DEPARTMENT OF HEALTH NOTES:

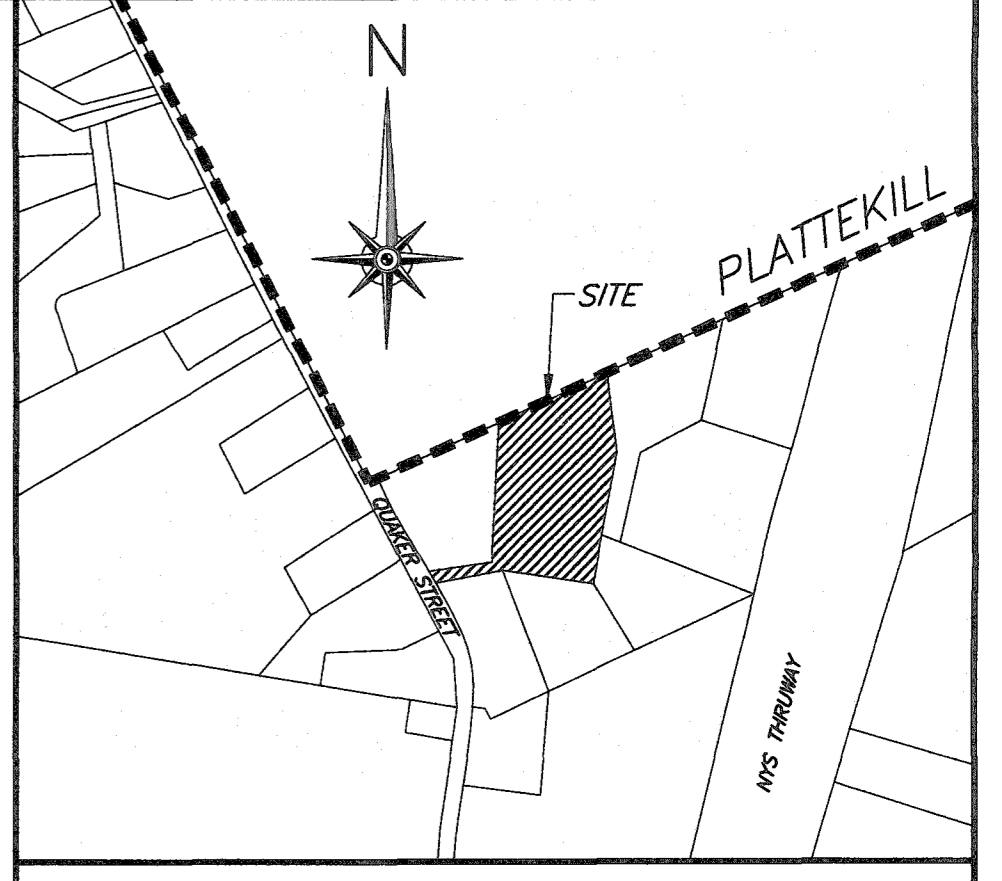
- A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY, ANY WATER TREATMENT AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION. PRIOR TO OCCUPANCY OF THE HOUSE, THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS ARE SEALED AND TESTED FOR WATER TIGHTNESS. A COPY OF THE NYSDEC WELL COMPLETION REPORT MUST ALSO BE PROVIDED.
- THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS IN THE AREA OF THE ABSORPTION FIELDS.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 200 FT. OF THIS PROJECT HAVE BEEN LOCATED AND SHOWN ON THE PLANS.
- 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.
- 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.
- THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF FINAL PLANS.
- DIG SAFELY NEW YORK MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION (DIAL 811 OR WWW.DIGSAFELYNEWYORK.COM).

AGRICULTURAL NOTES:

- THIS SUBDIVISION IS LOCATED IN AN AGRICULTURALLY ZONED DISTRICT. IT DOES HAVE ACTIVE FARMING OPERATIONS IN THE VICINITY. BE ADVISED OF THE FOLLOWING:
- THAT FARMING DOES NOT OCCUR ONLY BETWEEN 8:00am AND 5:00pm AND IS DEPENDENT ON MOTHER NATURE. RESIDENTS SHOULD BE AWARE OF NOISE FROM AGRICULTURAL MACHINERY BEING OPERATED IN NEARBY FIELDS IN EARLY MORNING AND EVENING HOURS AND NOISE FROM CROP DRYING FANS WHICH ARE ON 24 HOURS A DAY DURING THE HARVESTING SEASON.
 - THAT THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND EQUIPMENT.
 - THAT FARM NEIGHBORS VERY OFTEN SPRAY THEIR CROPS WITH PESTICIDES IN ACCORDANCE WITH ACCEPTED PRACTICES REGULATED BY THE NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC NOTIFICATION No. 325, OCTOBER 1988).
 - THAT EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THE AREA.
 - THAT THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT FIELD, WHICH IS PRIVATE PROPERTY.

TOWN: NEWBURGH
ZONE: AR
TOTAL ACREAGE: 3.24±

	REQUIRED	LOT #1	LOT #2
MINIMUM LOT AREA	0.92 AC	1.55 AC	1.55 AC
MINIMUM YARDS			
FRONT	50'	75'+	166'+
REAR	50'	106'+	105'+
SIDE 1	30'	35'+	47'+
SIDE BOTH	80'	115'+	119'+
MINIMUM LOT WIDTH	150'	150'+	150'+
DEPTH	150'	255'+	254'+



LEGEND

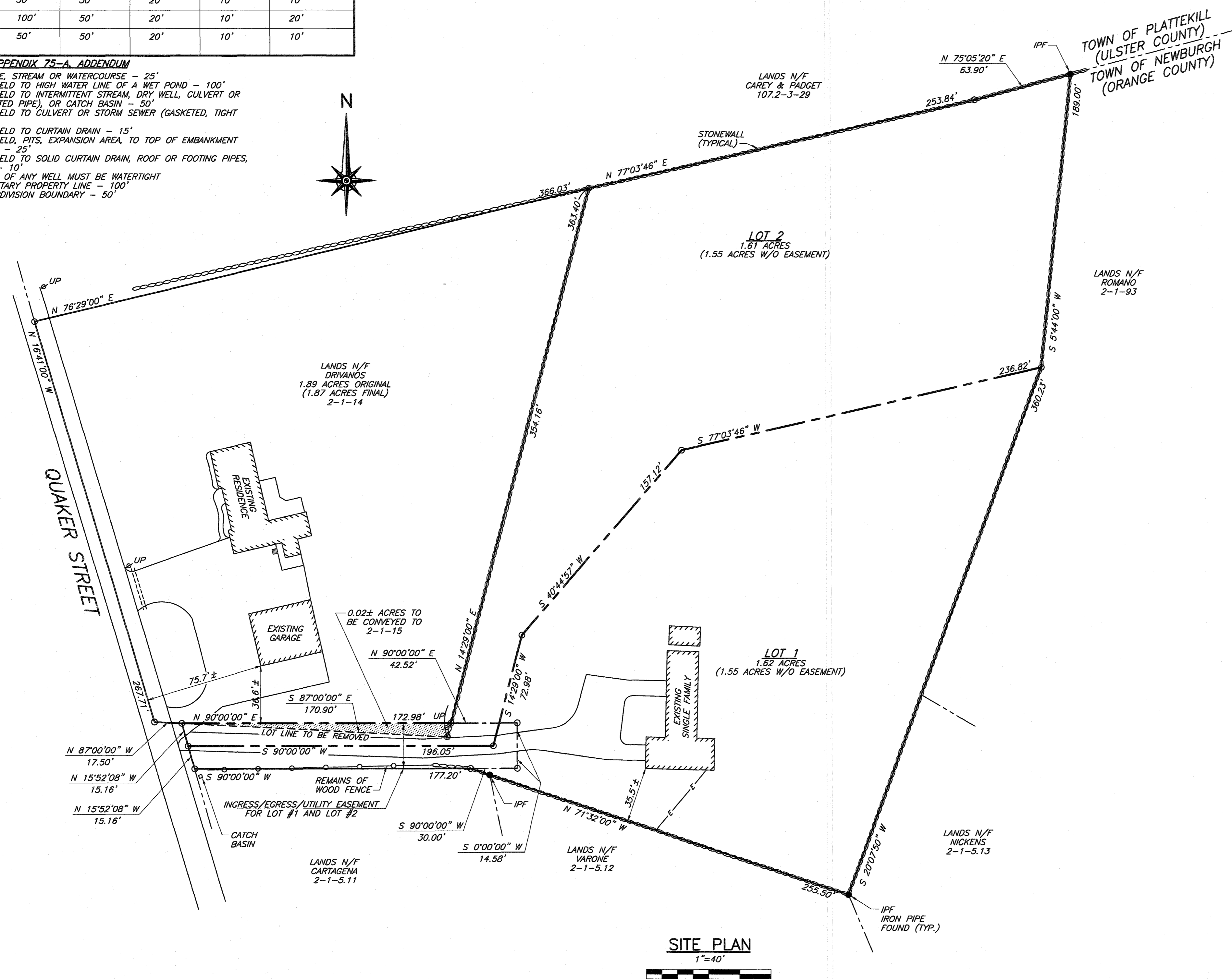
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- PROPOSED SWALE
- STONE WALL
- PROPOSED WELL
- PROPOSED BUILDING
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- * PERCOLATION TEST HOLE
- o DEEP SOIL TEST HOLE

LOCATION MAP SCALE 1"=2000'

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

ADDITIONAL SEPARATIONS APPENDIX 75-A, ADDENDUM

- SEPARATION: WELL TO SWALE, STREAM OR WATERCOURSE - 25'
- SEPARATION: ABSORPTION FIELD TO HIGH WATER LINE OF A WET POND - 100'
- SEPARATION: ABSORPTION FIELD TO INTERMITTENT STREAM, DRY WELL, CULVERT OR STORM SEWER (NON-GASKETED PIPE), OR CATCH BASIN - 50'
- SEPARATION: ABSORPTION FIELD TO CULVERT OR STORM SEWER (GASKETED, TIGHT PIPE) - 35'
- SEPARATION: ABSORPTION FIELD TO CURTAIN DRAIN - 15'
- SEPARATION: ABSORPTION FIELD, PITS, EXPANSION AREA, TO TOP OF EMBANKMENT OR STEEP (1 ON 3) SLOPE - 25'
- SEPARATION: ABSORPTION FIELD TO SOLID CURTAIN DRAIN, ROOF OR FOOTING PIPES, SNOW STORAGE EASEMENT - 10'
- SEPARATION: WELLS WITHIN 25' OF ANY WELL MUST BE WATERTIGHT
- SEPARATION: WELL TO CEMETARY PROPERTY LINE - 100'
- SEPARATION: WELL TO SUBDIVISION BOUNDARY - 50'



OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREOF STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREOF AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE _____ SIGNATURE _____
APPLICANT/OWNER **APPLICANT/OWNER**
 SCOTT & SHERI DRIVANOS QUAKER PROPERTIES, LLC
 235 QUAKER STREET 235 QUAKER STREET
 NEWBURGH, NY 12550 NEWBURGH, NY 12550

BOUNDARY ADJOINING INFORMATION:
 MAP ENTITLED "SHATTEN & TIRADO-MEDINA SUBDIVISION", FILED IN THE ORANGE COUNTY CLERK'S OFFICE 12/31/1991 AS MAP #10444
 MAP ENTITLED "PLAN TO CONVERT EXISTING BARN TO 2-FAMILY DWELLING", PREPARED BY OICLE LAND SURVEYING, P.C., DATED 11/29/2017.

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

WELL NOTE:
 1. INDIVIDUAL WELLS ARE PROPOSED FOR EACH LOT.
 2. NO WELLS WITHIN 200' DOWNHILL OR 100' UPHILL OF PROPOSED SEPTIC SYSTEMS.

SEWER NOTE:
 INDIVIDUAL SEPTIC SYSTEMS

SURVEY 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. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREOF.
 4. SURVEYED IN ACCORDANCE WITH FILED MAPS, DEEDS, AND PHYSICAL MONUMENTATION FOUND AT THE TIME OF SURVEY.

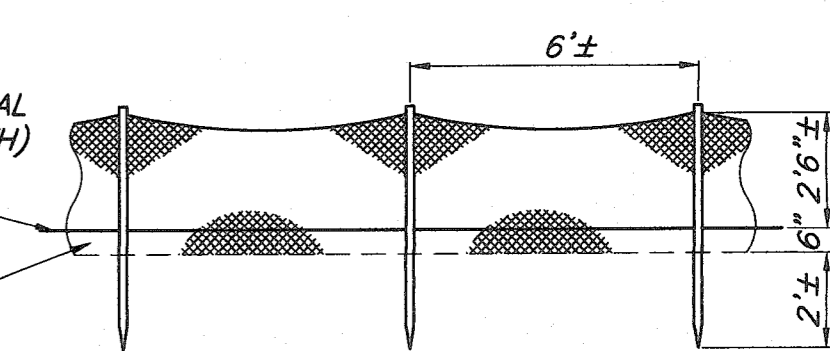
I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON MAY 31, 2024 AND JUNE 03, 2024. BY ANTHONY D. VALDINA, LAND SURVEYOR.

SITE PLAN
1"=40'

SURVEYOR ANTHONY D. VALDINA	ENGINEER WILLIAM J. MORREAU, P.E.	LANDS OF QUAKER PROPERTIES, LLC 2 LOT SUBDIVISION SURVEY PLAT SBL: 2-1-15 TOWN OF NEWBURGH, ORANGE CNTY.
DATE 02/08/24	SCALE 1" = 40'	JOB NUMBER 23-067-SDR
		SHEET NUMBER 1 OF 3

EROSION CONTROL STANDARD NOTES

- EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
- SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS FEASIBLE.
- THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
- THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
- MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.
- WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
- SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCRUSTING ON, BLOCKING OR RESTRICTING WATERCOURSES.
- FILL MATERIAL SHALL BE COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL, FREE OF RUBBISH AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL AND SOFT OR EASILY COMPRESSIBLE MATERIAL. FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF ONE HUNDRED PERCENT (100%) OF STANDARD PROCTOR TEST METHOD OR 95% MODIFIED PROCTOR TEST METHOD WITH PROPER MOISTURE CONTROL.
- ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEEDED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
- PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH AT ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE INSTABILITY AND ADVERSE EFFECT ON NEIGHBORING PROPERTY OWNERS.
- THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPTING WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
- ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM THE ENTIRE UPSTREAM DRAINAGE BASIN.
- SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS PROPOSED WITHIN SITE PLANS, IN WHICH EVENT THERE SHALL BE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
- THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS. DRAINAGE SYSTEMS, PLANTINGS AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO ENSURE THAT THE FREE FLOW OF WATER IS NOT OBSTRUCTED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.



SILT FENCE DETAIL
N.T.S.

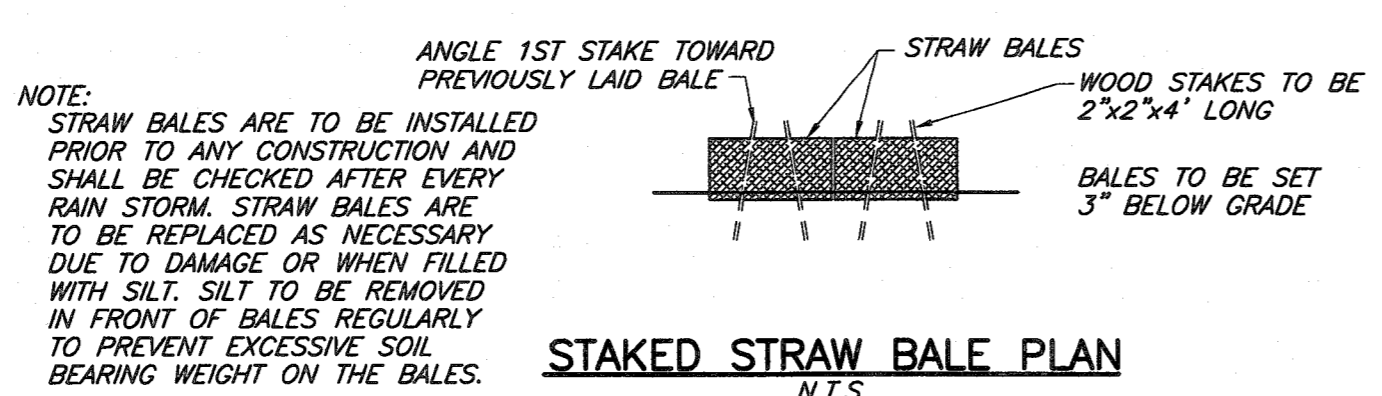
1. REVISED AS PER PLANNING BOARD COMMENTS

<p>ENGINEER WILLIAM J. MORRAU, P.E.</p>	<p>LANDS OF QUAKER PROPERTIES, LLC 2 LOT SUBDIVISION LAYOUT PLAN SBL: 2-1-15 TOWN OF NEWBURGH, ORANGE CNTY.</p>
	<p>DATE: 02/08/24 SCALE: 1" = 40' JOB NUMBER: 23-067-SDR SHEET NUMBER: 2 OF 3</p>

EXISTING TREE INFORMATION

T55 - 18" NORWAY MAPLE	T76 - 16" RED MAPLE
T56 - 24" WHITE PINE	T77 - 16" PIN OAK
T57 - 24" RED MAPLE	T78 - 18" RED MAPLE
T58 - 22" WHITE OAK	T79 - 28" PIN OAK
T59 - 40" RED MAPLE	T80 - 18" RED MAPLE
T60 - 26" PIN OAK	T81 - 18" PIN OAK
T61 - 38" WHITE PINE	T82 - 24" PIN OAK
T62 - 20" BLACK CHERRY	T83 - 20" PIN OAK
T63 - 16" RED MAPLE	T84 - 18" RED OAK
T64 - 24" PIN OAK	T85 - 18" RED OAK
T65 - 32" PIN OAK	T86 - 14" RED MAPLE
T66 - 18" BLACK CHERRY	T87 - 16" BLACK CHERRY
T68 - 16" RED MAPLE	T88 - 22" RED OAK
T69 - 18" RED MAPLE	T89 - 20" PIN OAK
T70 - 20" RED MAPLE	T90 - 18" PIN OAK
T71 - 28" PIN OAK	T91 - 16" RED MAPLE
T72 - 20" PIN OAK	T92 - 28" RED MAPLE
T73 - 22" PIN OAK	T93 - 22" RED MAPLE
T74 - 22" PIN OAK	T94 - 18" RED MAPLE
T75 - 16" PIN OAK	

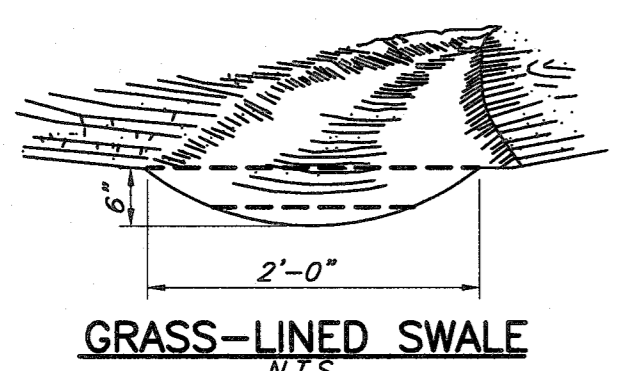
TREE IDENTIFICATIONS CONDUCTED BY TOM'S LANDSCAPING, LTD ON APRIL 28, 2024 BY TOM FRANKLIN, NYSCLP #1064.



IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INITIALIZE EROSION CONTROL MEASURES. STRAW BALES ARE TO BE USED FOR SILTATION CONTROL AROUND ALL AREAS THAT WILL BE DISRUPTED DURING CONSTRUCTION. STRAW BALES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS RE-ESTABLISHED.

LEGEND

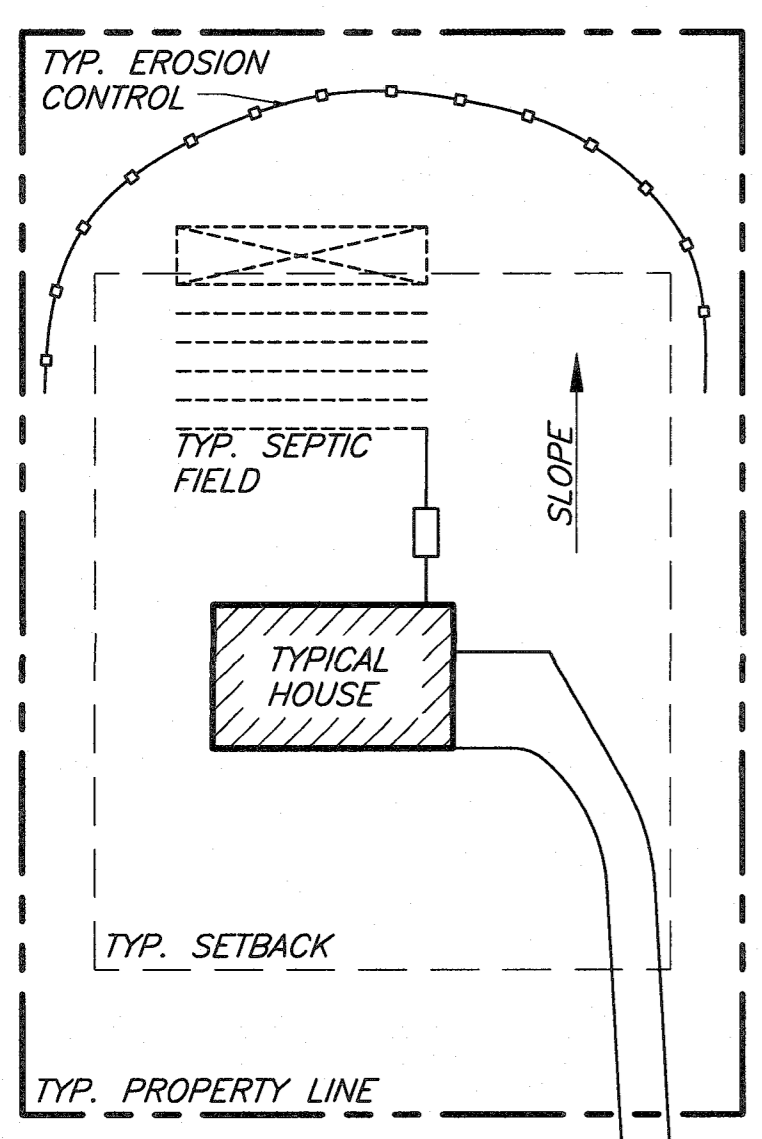
- PROPOSED CONTOURS
- CONTOURS
- PROPOSED DRAINAGE SWALE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- FEDERAL WETLANDS
- PROPOSED WELL
- EXISTING WELL
- PROPOSED HOUSE
- PROPOSED CLEANOUT
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PROP. ROOF DRAIN OUTLET
- PROP. FOOTING DRAIN OUTLET



GRASS-LINED SWALE
N.T.S.

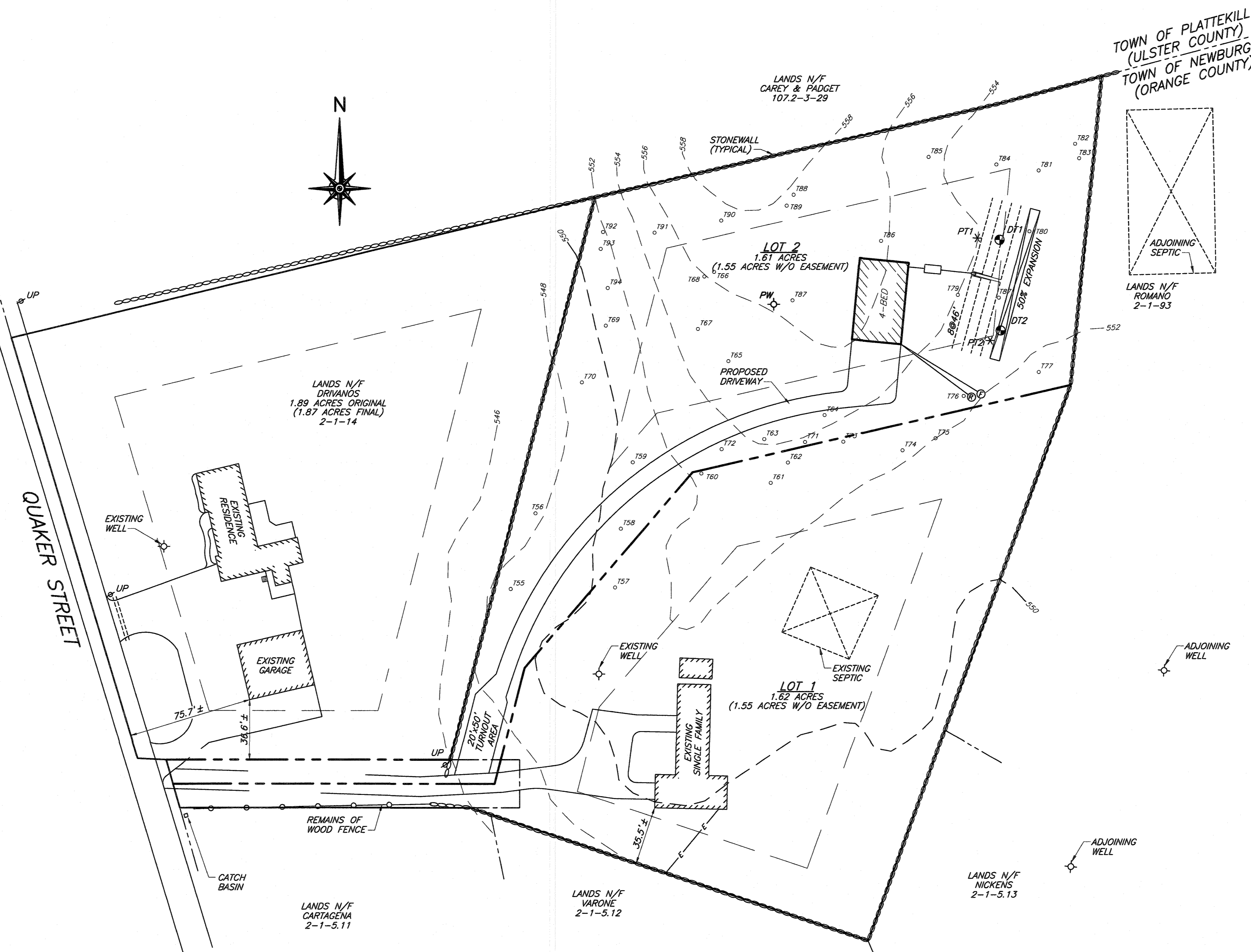
CONSTRUCTION SPECIFICATIONS

- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
- THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
- FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
- ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
- STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
 - FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY WATERWAYS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE WATERWAY DURING THE ESTABLISHMENT OF THE VEGETATION.
 - FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER SEC., THE WATERWAY SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCESSIVE MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.
- STRUCTURAL - VEGETATIVE PROTECTION.
 - SUBSURFACE DRAIN FOR BASE FLOW SHALL BE CONSTRUCTED AS SHOWN ON THE STANDARD DRAWING AND AS SPECIFIED IN THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN.
 - A SURFACE WATER DIVERSION SWALE MUST BE INSTALLED ABOVE THE ABSORPTION AREA AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
 - THERE MUST BE SUFFICIENT GRADE TO DRAIN ALL SURFACE WATER AWAY FROM ABSORPTION AREA.
 - THE SWALE MUST NOT CROSS OVER ANY ABSORPTION LATERAL.
- THIS SWALE SHALL BE INSTALLED ABOVE THE ABSORPTION AREA ON ALL LOTS.



TYPICAL EROSION CONTROL DETAIL
N.T.S.

NOTE:
1. STRAW BALES OR SILT FENCING ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION. EROSION CONTROL TO BE LOCATED ON THE DOWNHILL SIDE OF DISTURBED LAND. EROSION CONTROL LOCATIONS WILL VARY DEPENDING ON THE DIRECTION OF SLOPE FOR THE INDIVIDUAL LOTS. SEE DETAILS FOR INSTALLATION INSTRUCTIONS.

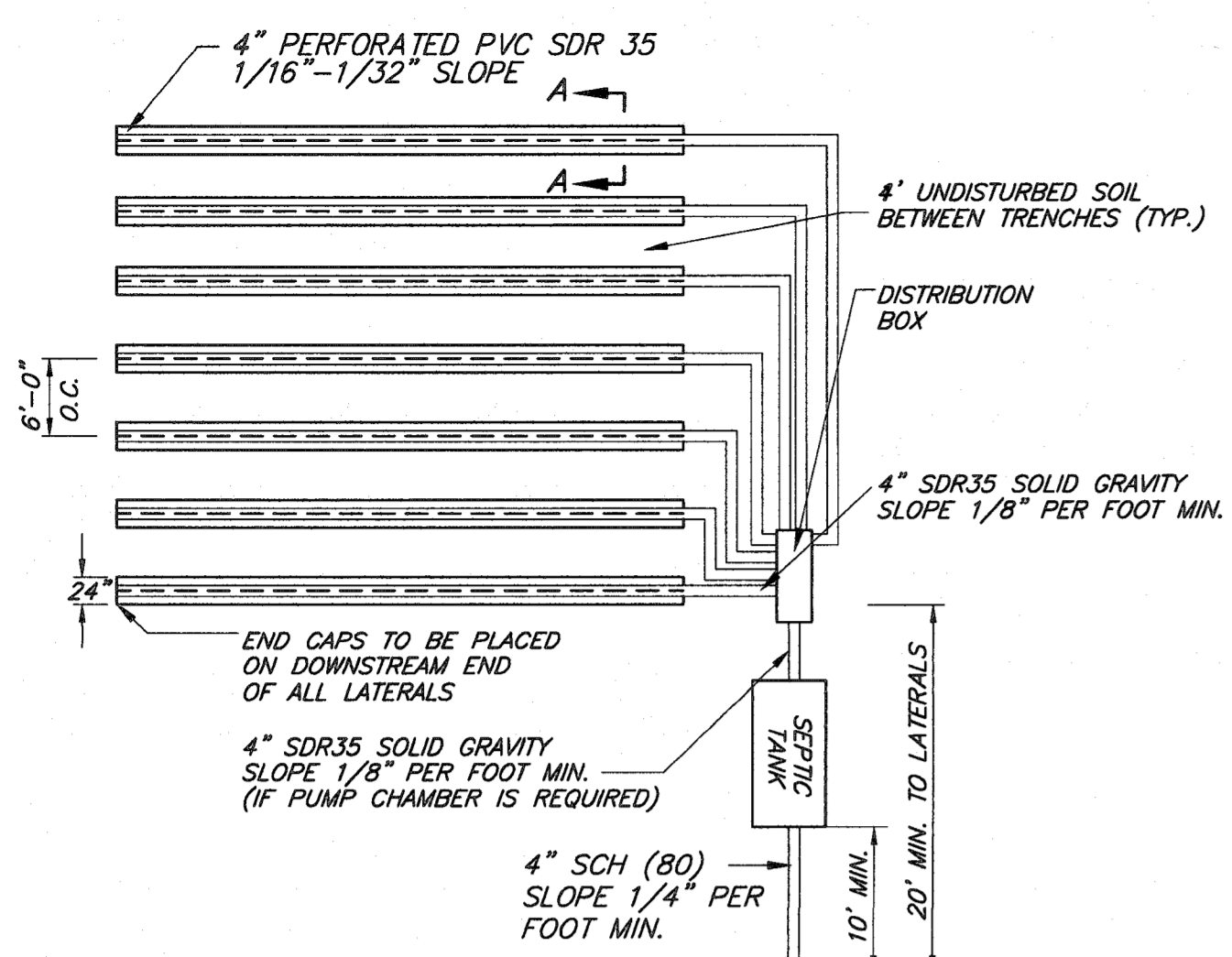


SITE PLAN
1"=40"

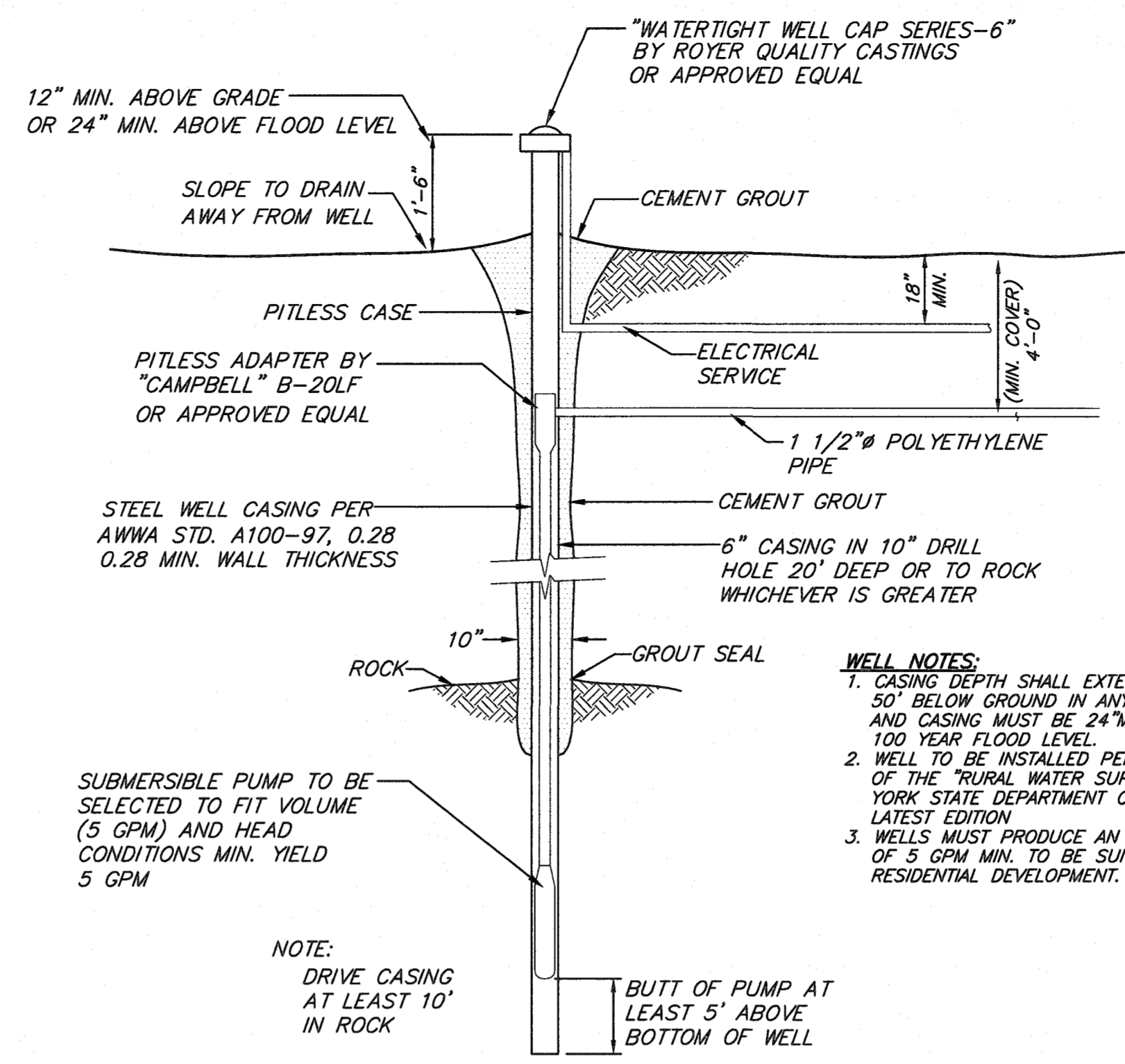
SEPTIC SYSTEM DESIGN DATA:

LOT #2	
PERCOLATION DATA ✕	PT1 24" DEEP 11/21/23 STABILIZED RATE- 2 MIN/INCH
	PT2 24" DEEP 11/21/23 STABILIZED RATE- 22 MIN/INCH
DEEP PIT DATA ⊕	DT1 54" DEEP 11/21/23 0'-12" TOPSOIL 12"-24" GRAVELLY CLAY LOAM 24"-54" GRAVELLY LOAM COBBLES NO ROCK OR MOTTLING NO WATER
	DT2 52" DEEP 11/21/23 0'-6" TOPSOIL 6"-52" GRAVELLY LOAM NO ROCK OR MOTTLING NO WATER
DESIGN DATA	1.) NO OF BEDROOMS - 4(MAX) 2.) DAILY FLOW - 440 G.P.D. 3.) SEPTIC TANK CAPACITY - 1,250 GAL.
	4.) STABILIZED PERCOLATION RATE- 22 MIN/INCH 5.) ABSORPTION FIELD LENGTH- REQ'D (39DRM) - 275 L.F. REQ'D (48DRM) - 367 L.F. PROVIDE @ 48" = 368 L.F. 6.) FILL REQUIRED - NONE

*LOW FLOW FIXTURES TO BE USED PER O.C.H.D. REGULATIONS.



TYPICAL PLAN VIEW
N.T.S.



- WELL NOTES:**
- CASING DEPTH SHALL EXTEND AT LEAST 50' BELOW GROUND IN ANY CONDITION AND CASING MUST BE 24" MIN. ABOVE 100 YEAR FLOOD LEVEL.
 - WELL TO BE INSTALLED PER TABLE 5 OF THE RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH LATEST EDITION.
 - WELLS MUST PRODUCE AN AVERAGE YIELD OF 5 GPM MIN. TO BE SUITABLE FOR RESIDENTIAL DEVELOPMENT.

NOTE:
DRIVE CASING AT LEAST 10' IN ROCK

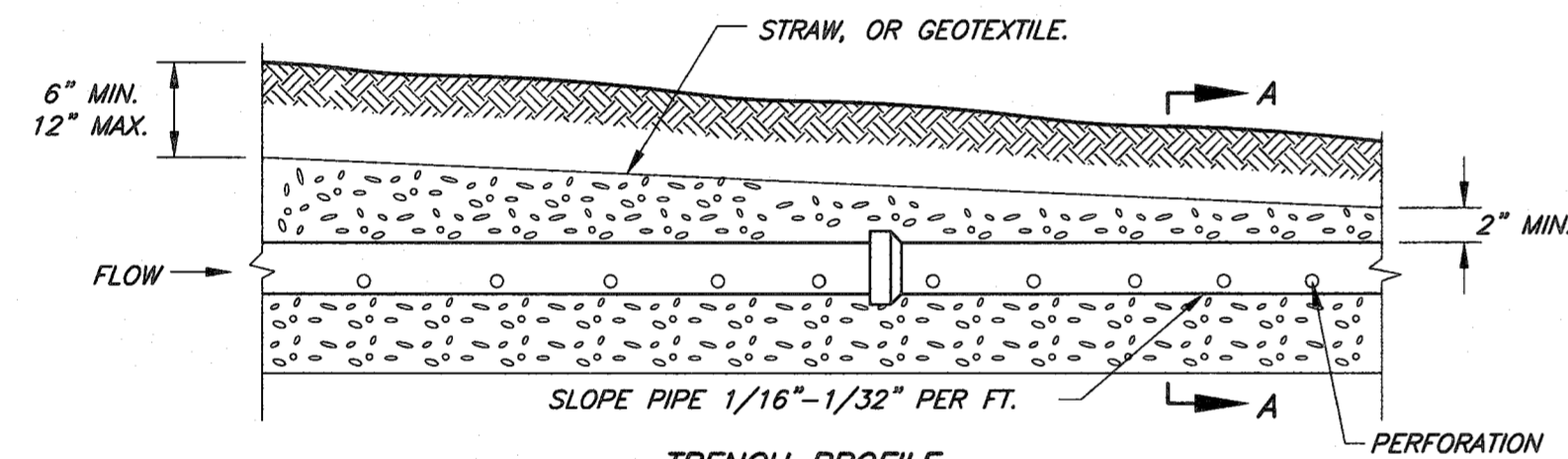
WELL DETAIL
N.T.S.

- 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 WITH IN 100' OF ANY WATER COURSE OR 50' OF ANY 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 OCHD REVIEW AND 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 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 WAS BASED.
 - THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE 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 & REAPPROVED BY THE OCHD.
 - 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, INCLUDING NYSDOH WELL COMPLETION REPORT. THE PURCHASER SHALL ALSO BE ADVISED OF ANY ROUTINE OR SPECIAL MAINTENANCE PROCEDURES THAT MAY BE NECESSARY. (REFER TO PAGES 58-61 OF THE NYSDOH DESIGN HANDBOOK FOR RECOMMENDED ROUTINE OPERATION AND MAINTENANCE ITEMS).
 - 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.
 - SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.
 - DISTRIBUTION BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.

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:

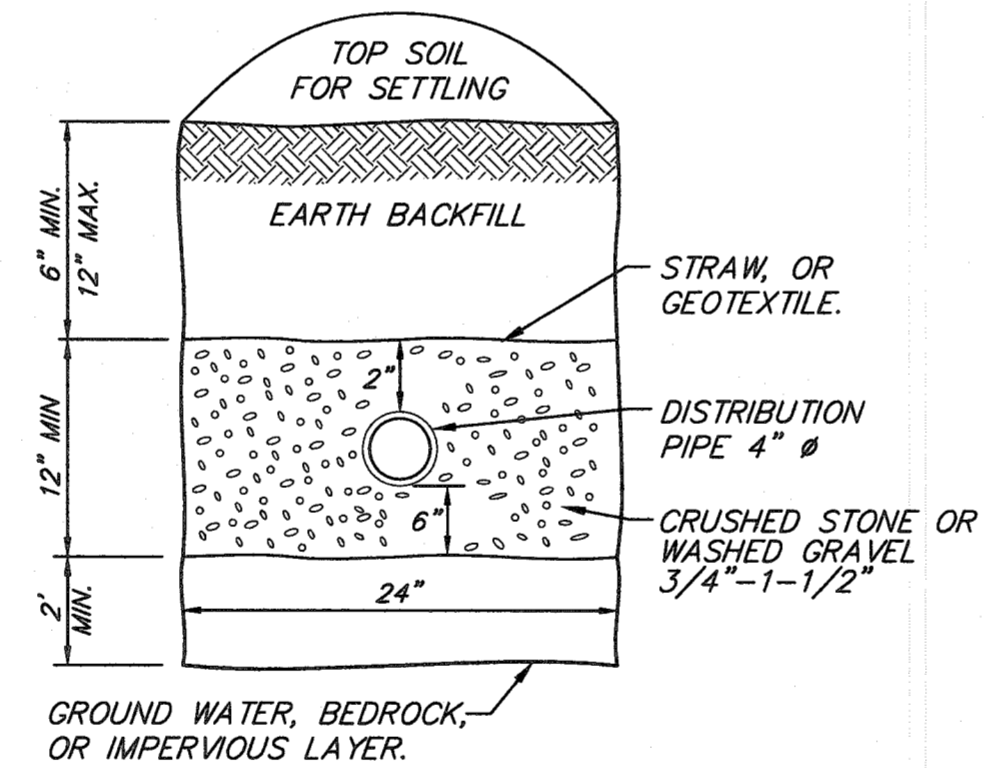
"APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."
"WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
"RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."
"PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT,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



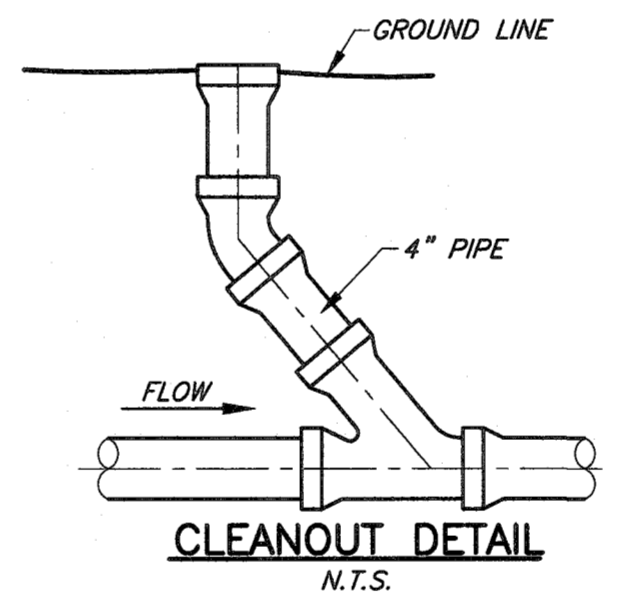
- NOTE:**
- DO NOT INSTALL TRENCHES IN WET SOIL.
 - RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
 - ENDS OF ALL DISTRIBUTION PIPES MUST BE PLUGGED.
 - TRENCHES TO BE 6" MINIMUM ON CENTER.
 - 4" MINIMUM OF UNDISTURBED SOIL TO BE MAINTAIN BETWEEN TRENCHES.
 - THE BOTTOM OF THE TRENCH TO BE SET LEVEL.
 - LATERALS FOR Dosed SYSTEMS ARE TO BE SET NEARLY LEVEL.
 - LATERALS FOR GRAVITY-FED SYSTEMS SHOULD BE SLOPED 1/16"-1/32" PER FT.

ABSORPTION TRENCH DETAIL
N.T.S.



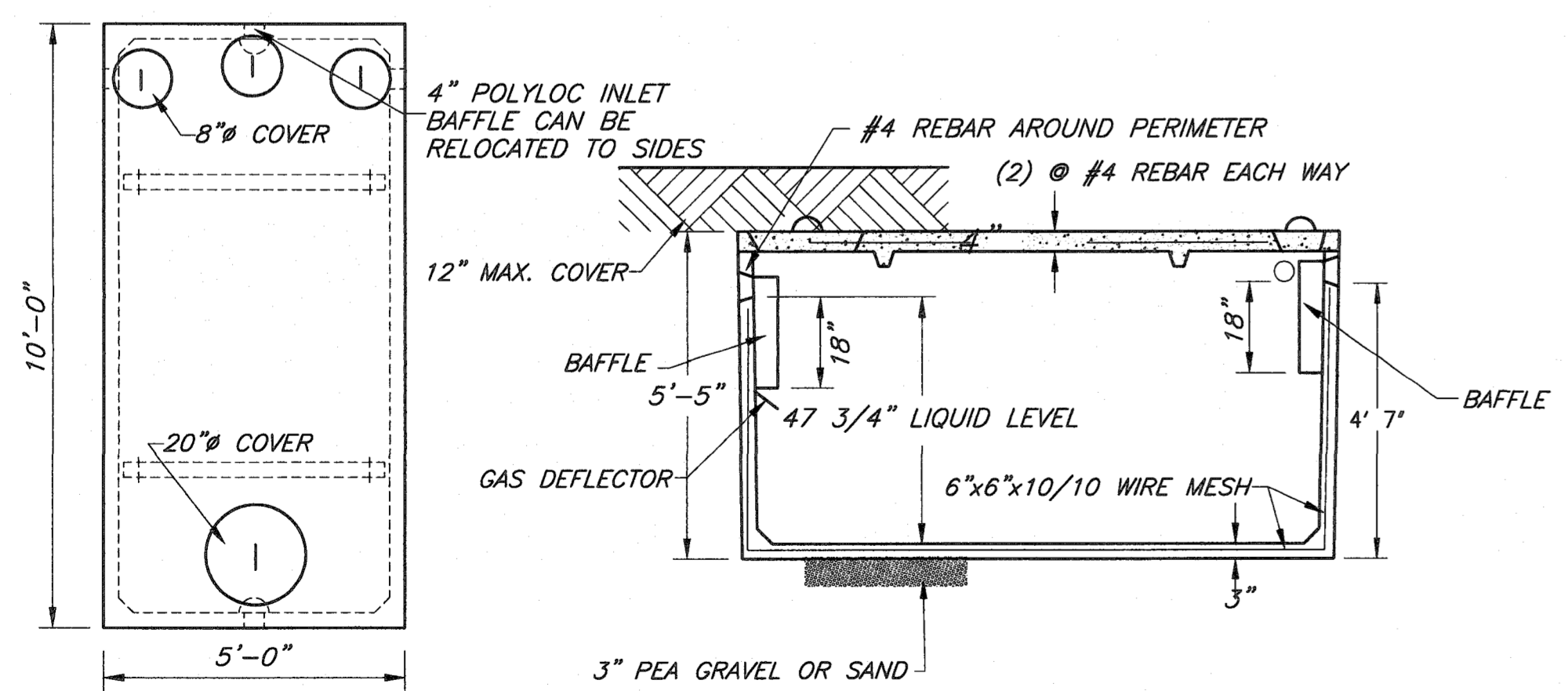
GROUND WATER, BEDROCK, OR IMPERVIOUS LAYER.

SECTION A-A
N.T.S.



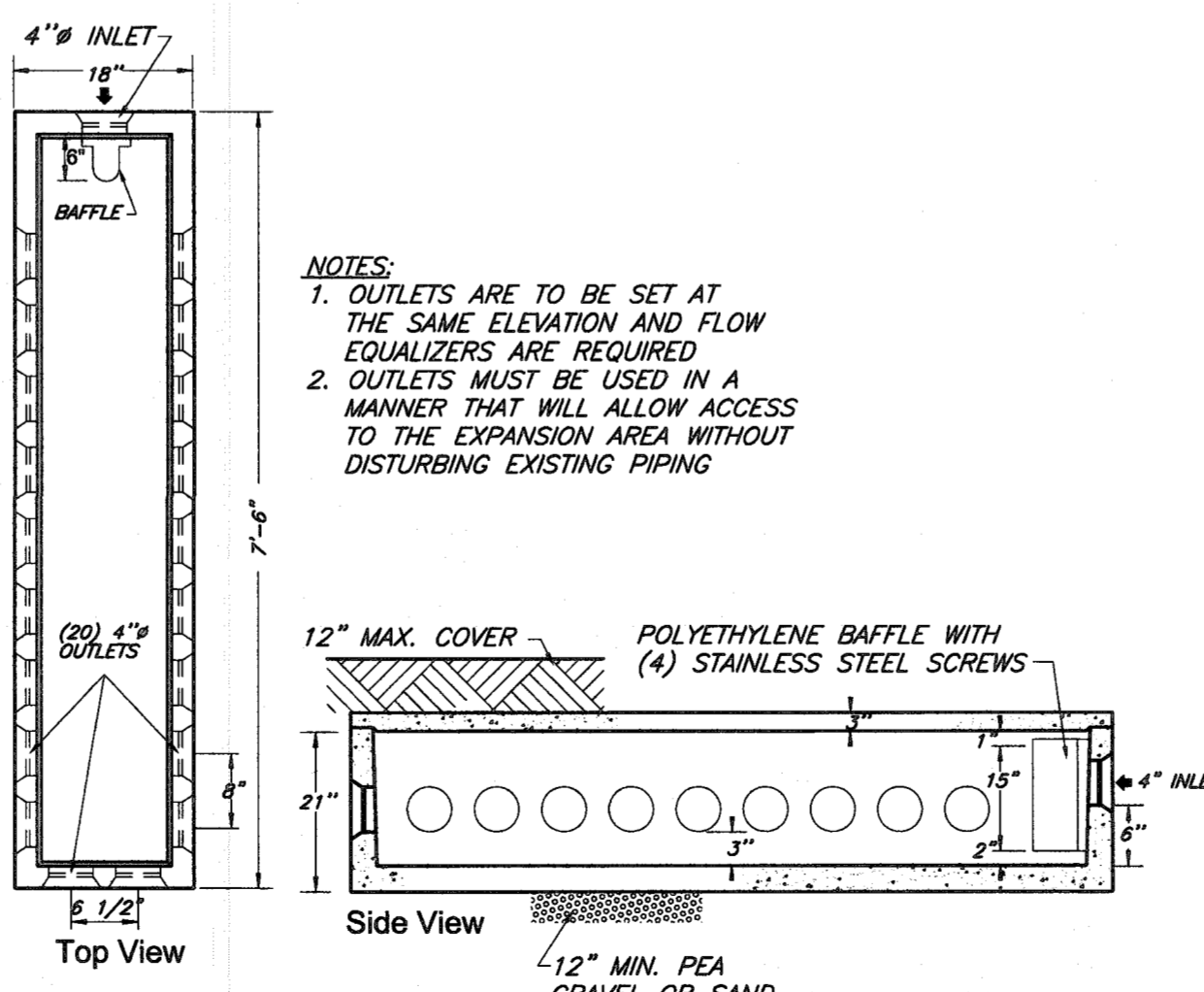
CLEANOUT DETAIL
N.T.S.

- TO BE INSTALLED BEFORE BEND AT ALL BEND LOCATIONS.
- TO BE INSTALLED WHERE PIPE DEFLECTION EXCEEDS 15" AT INTERSECTION WITH CONCRETE TANKS



WOODARD'S 1250gal. SEPTIC TANK OR EQUAL
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- POLYLOC SEAL (PATENTED)
LOAD RATING- 300PSF WEIGHT = 9,500LBS



WOODARD'S PRECAST DISTRIBUTION BOX
MODEL DB-20 / 20 OUTLETS W/BAFFLE
Concrete Min. Strength: 4,000 psi at 28 days
Reinforcement: #4 Rebar, 10 ga. Wire Mesh
Air Entrapment: 5%
Pipe Connection: Polylok Seal (patented)
Load Rating: 300 psf
Weight: Box = 1,400 lbs, Lid = 400 lbs

20-HOLE DISTRIBUTION BOX
N.T.S.

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

1. REVISED AS PER PLANNING BOARD COMMENTS

<p>SURVEYOR ANTHONY D. VALDINA</p>	<p>LANDS OF QUAKER PROPERTIES, LLC 2 LOT SUBDIVISION MISC DETAILS SBL: 2-1-15 TOWN OF NEWBURGH, ORANGE CNTY.</p>		
	<p>DATE 02/08/24</p>	<p>SCALE 1" = 40'</p>	<p>JOB NUMBER 23-067-SDR</p>