



LOCATION PLAN
1 INCH = 2000 FEET

GENERAL NOTES:

1. TAX MAP DESIGNATION: 51 - 1 - 55.3
2. TOTAL PARCEL AREA: 3.109± ACRES
3. NUMBER OF PROPOSED LOTS : 2 RESIDENTIAL LOTS
4. ZONING DISTRICT: R-1 DISTRICT - TOWN OF NEW WINDSOR
5. LOT #1 TO BE SERVICED BY EXISTING INDIVIDUAL WELL AND SUBSURFACE SEWAGE DISPOSAL SYSTEM. LOT #2 TO BE SERVICED BY PROPOSED INDIVIDUAL WELL AND SUBSURFACE DISPOSAL SYSTEM AS SHOWN ON THIS PLAN.
6. SUBDIVISION WAS GRANTED TWO VARIANCES FROM THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS FOR GROSS LOT AREA ON APRIL 28, 2008.
7. THE PROPOSED NET LOT AREAS ARE CALCULATED WITHOUT INCLUDING THE DEDICATED RIGHT OF WAY AREA FOR SHO GEE COURT.
8. CURRENT NWI AND N.Y.S. DEC WETLAND MAPPING AS PROVIDED BY THE ORANGE COUNTY WATER AUTHORITY DOES NOT INDICATE THE PRESENCE OF REGULATED WETLANDS WITHIN THE BOUNDARY OF THE PROPERTY.
9. THE MAINTENANCE AGREEMENT FOR SHO GEE COURT SHALL BE REVISED TO INCLUDE PROPOSED LOT #2 AND SHALL BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE AND THE TOWN OF NEW WINDSOR CLERK'S OFFICE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. THE PROPOSED DWELLING SHALL BE CONSTRUCTED WITHIN THE DASHED LIMITS OF THE FOUNDATION BOX AS DEPICTED ON THIS PLAN. THE REAR OF THE DWELLING SHALL BE POSITIONED TO BE SIGNIFICANTLY PARALLEL TO BUTLER LANE AS SHOWN ON THIS PLAN. THE REVIEW AND APPROVAL BY THE TOWN OF NEW WINDSOR PLANNING BOARD SHALL BE REQUIRED FOR ANY DWELLING PROPOSED TO BE CONSTRUCTED OUTSIDE OF THE FOUNDATION BOX AS SHOWN ON THIS PLAN.

SURVEY NOTES:

1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. REFERENCES:
 MAP ENTITLED "SUBDIVISION LANDS FOR EDITH MANNONI & JERRY CAIAZZO, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED NOVEMBER 7, 1985, LAST REVISED JULY 10, 1987, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 28, 1987, AS MAP NO. 8558.

 MAP ENTITLED "SUBDIVISION PLAN FOR HAMPTON COURT, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED JUNE 14, 1993, LAST REVISED JANUARY 8, 1995, PREPARED BY LANC & TULLY, ENGINEERING AND SURVEYING, P.C.

 MAP ENTITLED "SUBDIVISION PLAN FOR MARKS, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED JANUARY 17, 1995, LAST REVISED MAY 8, 1995 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 3, 1995, AS MAP NO. 67-95.
4. TOPOGRAPHY SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY LANC & TULLY ENGINEERING AND SURVEY, P.C., WITH CONTOURS BASED ON AN APPROXIMATE U.S.G.S. DATUM.

911 ADDRESSING:

- 22 LOT #1 - 22 SHO GEE COURT
- 16 LOT #2 - 16 SHO GEE COURT

TABLE OF ZONING REQUIREMENTS
TOWN OF NEW WINDSOR - R-1 DISTRICT
(RURAL RESIDENTIAL)

	REQUIRED	PROVIDED LOT #1	PROVIDED LOT #2
MINIMUM			
LOT AREA (GROSS)	80,000 SQ. FT.	64,811± SQ. FT.*	70,603± SQ. FT.*
LOT AREA (NET)	N/A	62,062± SQ. FT.**	64,113± SQ. FT.**
LOT WIDTH	175 FT.	184 FT.	225 FT.
FRONT YARD DEPTH	45 FT.	102 FT.	104 FT.
SIDE YARD	40 FT.	66.6 FT.	79 FT.
BOTH SIDE YARDS	80 FT.	161.6 FT.	166 FT.
REAR YARD	50 FT.	127 FT.	95 FT.
STREET FRONTAGE	70 FT.	90 FT.	205 FT.
LIVABLE FLOOR AREA	1,200 SQ. FT.	1,200± SQ. FT.	1,200± SQ. FT.
MAXIMUM			
BUILDING HEIGHT	35 FT.	35 FT.	35 FT.
DEVELOPMENTAL COVERAGE	20%	12%	12%

*-VARIANCE GRANTED BY THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS FOR GROSS LOT AREA FOR BOTH LOT 1 & LOT 2 ON APRIL 28, 2008.
 **- NET LOT AREA HAS BEEN CALCULATED WITH THE SUBTRACTION OF THE AREA FOR THE RIGHT OF WAY OF SHO GEE COURT

LEGEND:

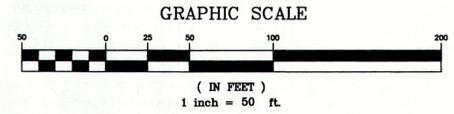
- EXISTING PROPERTY LINE
- EXISTING EASEMENT PRIVATE ROAD BOUNDARY
- - - PROPOSED PROPERTY LINE
- - - PROPOSED BUILDING SETBACK
- - - PROPOSED DRIVEWAY
- EXISTING STONEWALL

RECORD OWNER/APPLICANT:

PETER MOLONEY
 IRENE MOLONEY
 4 SHO GEE CT,
 ROCK TAVERN NY 12575
 L. 5351 P. 129
 51 - 1 - 55.3
 FM 4/7 LOT
 MAP NO. 8558

AREA SUMMARY:

LOT 1	64,811± S.F.	1.488± AC.
LOT 2	70,603± S.F.	1.621± AC.
TOTAL	135,414± S.F.	3.109 ±AC.



CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON SEPTEMBER 13, 2005.

PETER MOLONEY
 IRENE MOLONEY

 Rodney C. Knutson, L.S.
 RODNEY C. KNUTSON, L.S.
 NEW YORK STATE LICENSE NO. 50276

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
 P.O. Box 887, Rt. 207
 Goshen, N.Y. 10924
 (845) 294-9700

SUBDIVISION PLAN
PREPARED FOR

MOLONEY
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Date: MARCH 15, 2006
 Revisions:
 OCTOBER 23, 2006
 JUNE 18, 2007
 DECEMBER 19, 2007
 JUNE 9, 2008
 SEPTEMBER 18, 2008
 APRIL 6, 2009

Drawn By: AC/JQ
 Checked By: RK/JOR
 Scale: 1" = 50'
 Tax Map No.: 51 - 1 - 55.3
 Drawing No.: B - 05 - 0104 - 01

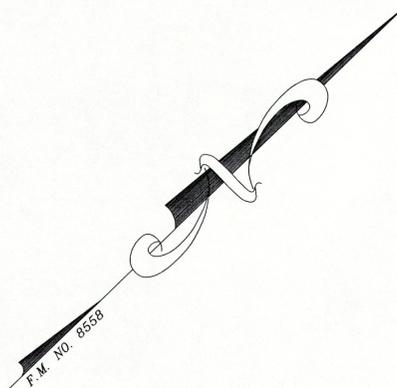
07-231



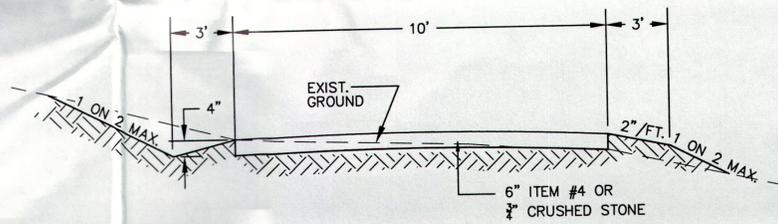
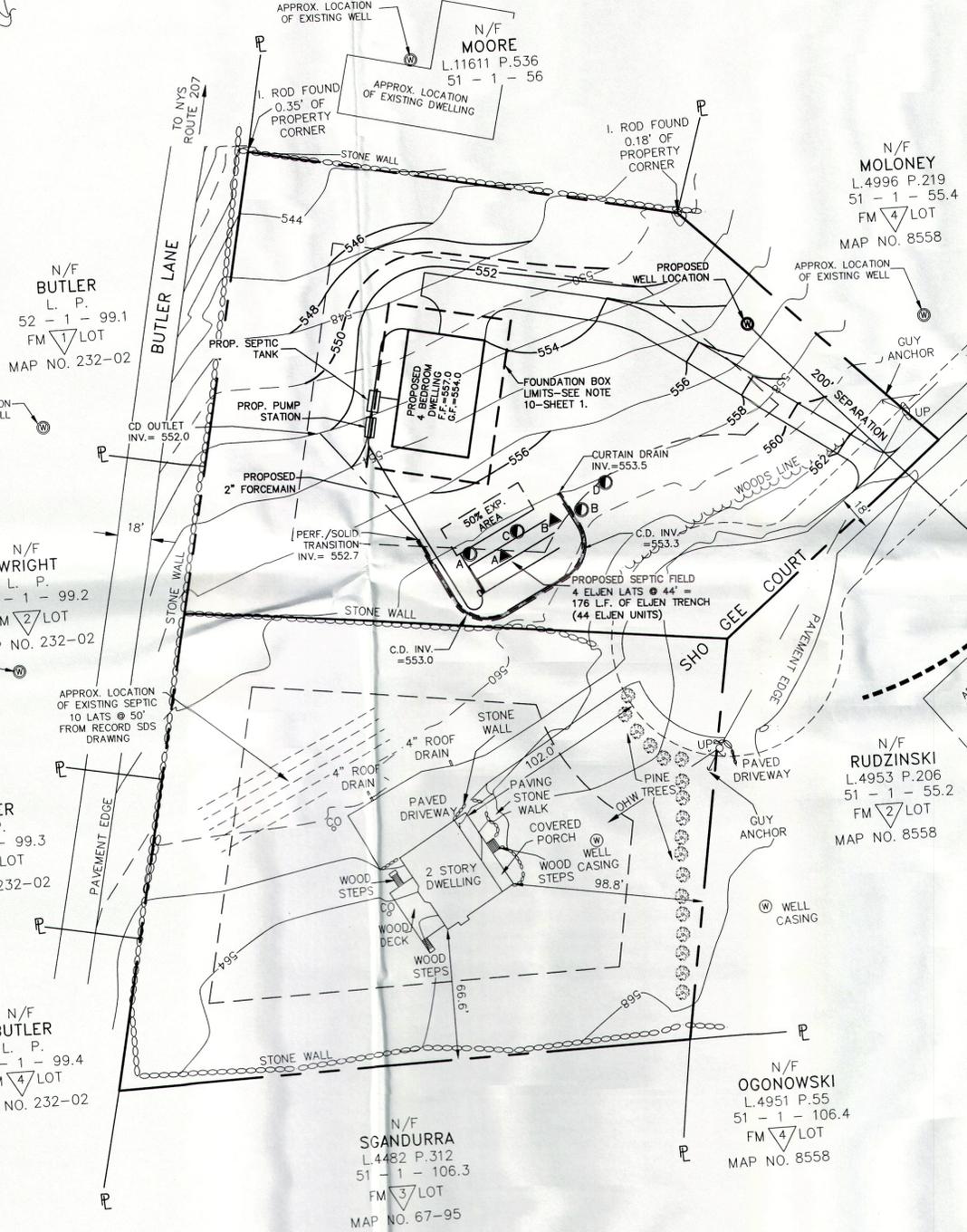
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F.M. NO. 8558



TYPICAL DRIVEWAY DETAIL
NOT TO SCALE

LEGEND:

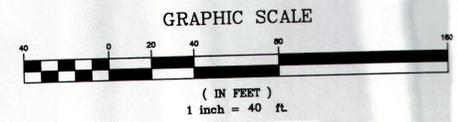
- EXISTING PROPERTY LINE
- EXISTING CONTOURS MINOR/MAJOR
- EXISTING EASEMENT PRIVATE ROAD BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED DRIVEWAY
- PROPOSED SEPTIC LATERALS



07-231

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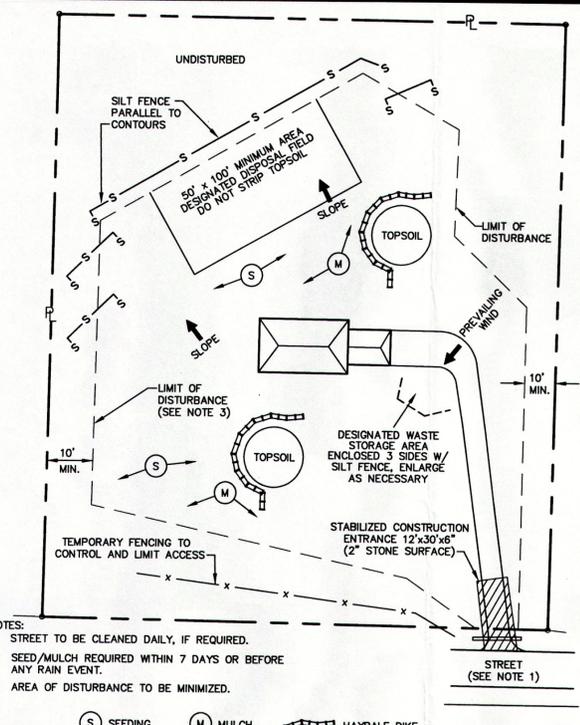
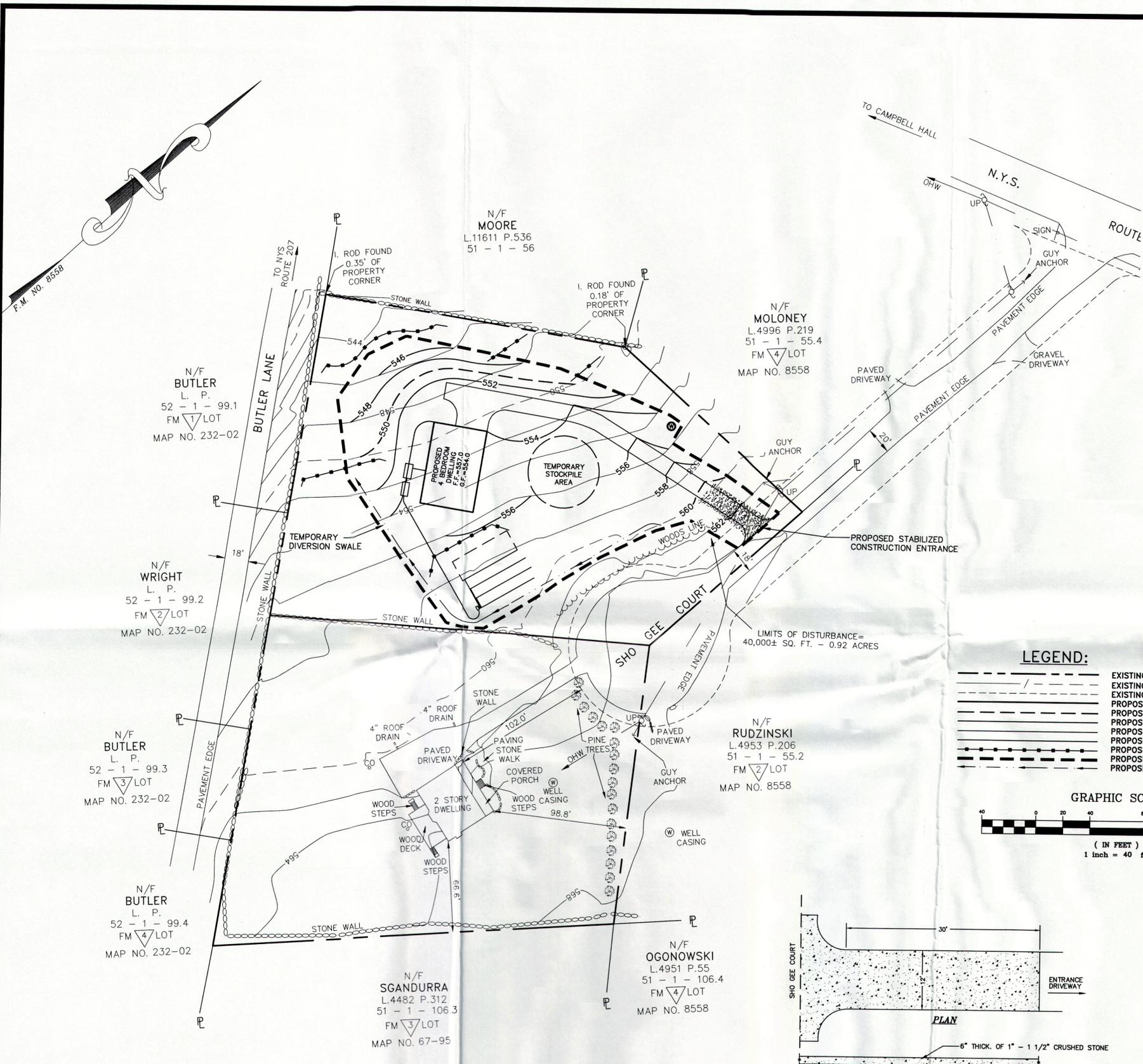
LANC & TULLY ENGINEERING AND SURVEYING, P.C.		P.O. Box 687, Rt. 207 Gothen, N.Y. 10924 (845) 294-3700	
GRADING AND UTILITY PLAN PREPARED FOR			
MOLONEY TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK		Date: MARCH 15, 2006 Revision: OCTOBER 23, 2006 JUNE 18, 2007 DECEMBER 19, 2007 JUNE 9, 2008 SEPTEMBER 18, 2008 APRIL 6, 2009	
		Drawing No.: A-05-0104-02	
Drawn By: AC/JQ	Checked By: JOR	Scale: 1" = 40'	Tax Map No.: 51-1-55.3



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EROSION AND SEDIMENT CONTROL NOTES AND CONSTRUCTION SEQUENCING

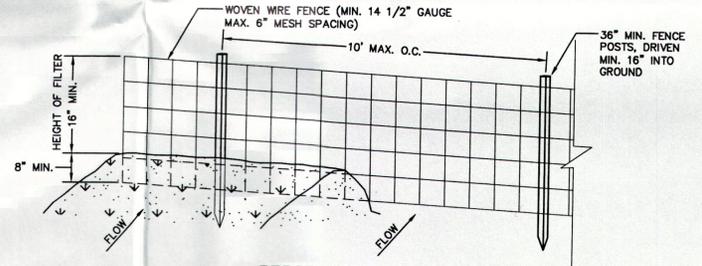
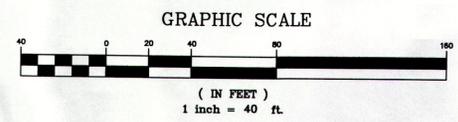
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT ALL DRIVEWAY LOCATIONS WHERE SHOWN ON THE PLAN.
- INSTALL SEDIMENT BARRIERS/SWALES/DITCHES/DIKES AT DOWN-SLOPE AREAS FROM ALL PROPOSED GRADING OPERATIONS, AND INSTALL OTHER SEDIMENTATION AND EROSION CONTROL STRUCTURES OR MEASURES AS SHOWN ON THE DRAWINGS.
- LAND DISTURBANCE SHALL BE LIMITED TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT. NO MORE THAN FIVE (5) ACRES OF UNPROTECTED SOIL SHALL BE DISTURBED AT ONE TIME. PREVIOUS EARTHWORK SHALL BE STABILIZED AS SPECIFIED BEFORE ADDITIONAL AREA IS EXPOSED.
- CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, THEN STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYEGRASS COVER AS SPECIFIED BELOW (SEE NOTE 7), AND ERECT A SILT FENCE AROUND THE STOCKPILE.
- PROTECT ALL TREES WHICH ARE TO REMAIN AND WHICH ARE IN OR NEAR CONSTRUCTION AREAS AS DIRECTED IN THE FIELD WITH SNOW FENCING PLACED AROUND THE TREE TRUNK. PLACE SNOW FENCING AT THE DRILL LINE SURROUNDING TREES, IF POSSIBLE, OR TO MAINTAIN A MINIMUM DIAMETER OF 10 FEET AROUND TREES. WHERE FENCING MUST BE PLACED CLOSER THAN THE DRIP LINE, PLACE 4 INCHES OF WOOD CHIPS OVER ROOT ZONE TO EXTEND TO THE DRIP LINE. MAINTAIN THIS WOOD CHIP PROTECTION FOR THE DURATION OF CONSTRUCTION.
- INSTALL SEDIMENT BARRIERS AND SWALES, OR MODIFY SEDIMENT CONTROL MEASURES INSTALLED IN #2 ABOVE AND MAINTAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION AND ALL PAVEMENTS ARE PAVED.
- SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 14 DAYS OR MORE AND WHICH WILL NOT BE UNDER CONSTRUCTION WITHIN 14 DAYS WITH TEMPORARY RYEGRASS COVER, AS FOLLOWS (METHOD OF SEEDING IS OPTIONAL):
 - LOOSEN SEEDBED BY DISCING TO A 4" DEPTH.
 - SEED WITH 6 LBS PER ACRE PERENNIAL OR ANNUAL RYEGRASS.
 - MULCH WITH 100-200 BALES PER ACRE OF BLOWN AND CHOPPED BOUND IN PLACE WITH 2000 LBS PER ACRE CELLULOSE FIBER MULCH, AND WITH AN APPROVED TACKIFIER BINDER.
- IF CONSTRUCTION IS SUSPENDED OR COMPLETED, ALL DISTURBED AREAS SHALL BE SEED AND MULCHED IMMEDIATELY. ALL SLOPES STEEPER THAN ONE ON THREE (V/H) AND PERIMETER TRENCHES AND TRAP EMBANKMENTS SHALL, ON COMPLETION, BE IMMEDIATELY STABILIZED WITH TEMPORARY SEEDING AND MULCHING.
- AFTER COMPLETION OF SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED WITH PERMANENT LAWN MIX AS FOLLOWS:
 - LIME TOPSOIL TO PH 6.0.
 - FERTILIZE WITH 20 LBS PER 1000 SQ. FT. OF 5-10-10, 50% WATER SOLUBLE NITROGEN FERTILIZER.
 - SEED WITH 5 LBS PER 1000 SQ. FT. OF THE FOLLOWING MIXTURE, OR OTHER MIXTURE APPROVED BY THE LANDSCAPE ARCHITECT: 40% JAMESTOWN CHEWINGS FESCUE, 40% BARON KENTUCKY BLUEGRASS AND 20% YORKTOWN PERENNIAL RYEGRASS.
 - MULCH AS DESCRIBED FOR TEMPORARY SEEDING (NOTE 8 ABOVE).
 - FERTILIZE 4 WEEKS AFTER GERMINATION WITH 10 LBS 20-10-10 FERTILIZER PER 1000 SQ. FT.
- DURING THE PROGRESS OF CONSTRUCTION, MAINTAIN ALL SEDIMENT TRAPS, BARRIERS, AND FILTERS AS NECESSARY TO PREVENT THEIR BEING CLOGGED UP WITH SEDIMENT.
- AFTER PAVEMENTS ARE INSTALLED AND PERMANENT VEGETATIVE COVER AND PLANTINGS ARE ESTABLISHED, REMOVE SEDIMENT BARRIERS AND SEED THOSE DISTURBED AREAS.
- MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
- STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, TO DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
- DURING CONSTRUCTION, ALL STRUCTURES SHOULD BE INSPECTED WEEKLY AND AFTER EVERY RAIN. REMOVE ACCUMULATED SEDIMENT AND STOCKPILE AND STABILIZE IN AN AREA NOT SUBJECT TO FURTHER EROSION.

TYPICAL LOT EROSION AND SEDIMENT CONTROL PRACTICES
NOT TO SCALE

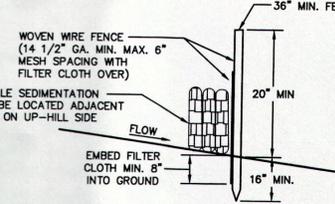
VEGETATIVE STABILIZATION

- ALL VEGETATIVE PLANTING ON AREAS WHICH HAVE BEEN DISTURBED AND ARE FINISH GRADED SHALL BE INSPECTED AFTER EACH RAIN EVENT. PLANTING (OR SEEDING) SHALL BE MAINTAINED IN A VIABLE CONDITION TO STABILIZE THE SOIL AND TO PREVENT SOIL EROSION. RESTORE ALL SITE PLANTING AND/OR SEEDING WHICH HAS BEEN DAMAGED TO A VIABLE CONDITION.
- IF VEGETATIVE STABILIZATION HAS BEEN DAMAGED FROM STORM WATER EROSION, CORRECT UPSTREAM CONDITIONS WHICH CAUSED THE EROSION. CHECK DAMS MAY BE REQUIRED IN DRAINAGE WAYS, AND STONE OUTFALL APRONS MAY BE REQUIRED TO BE REPAIRED AT STORM WATER OUTLETS.

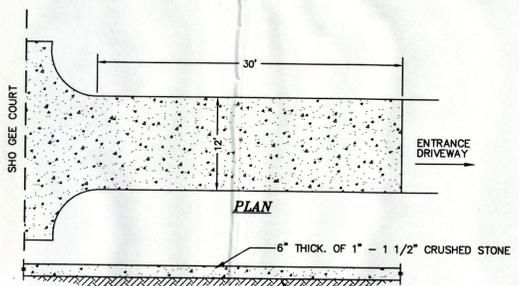
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 - PROPOSED CONTOUR MINOR
 - PROPOSED DRIVEWAY
 - PROPOSED SEPTIC LATERALS
 - PROPOSED SILT FENCING
 - PROPOSED LIMITS OF DISTURBANCE
 - PROPOSED TEMPORARY DIVERSION SWALE



PERSPECTIVE VIEW



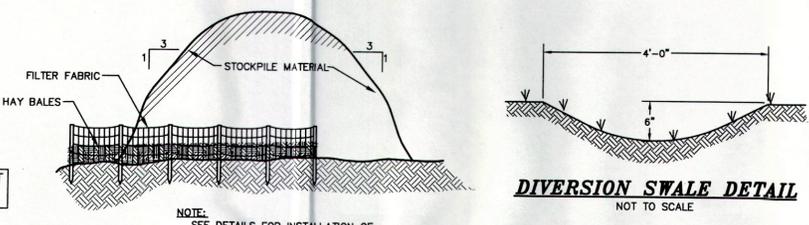
SILTATION FENCE
NOT TO SCALE



SECTION

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTE: ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY.



TYPICAL STOCKPILE DETAIL
NOT TO SCALE



DIVERSION SWALE DETAIL
NOT TO SCALE

THIS EROSION CONTROL PLAN SHALL BE USED FOR EROSION CONTROL METHODS AND LOCATIONS ONLY. DO NOT USE THIS PLAN FOR BUILDING, PAVED AREA UTILITY LOCATIONS, ETC.

THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR THE CONSTRUCTION AND MAINTENANCE OF THE MEASURES AS DETAILED ON THIS PLAN.

TWO WORKING DAYS BEFORE YOU DIG CALL
1-800-962-7962
UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION

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APPROVAL GRANTED BY TOWN OF NEW WINDSOR
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(845) 294-3700

SEDIMENT & EROSION CONTROL PLAN AND DETAILS PREPARED FOR
MOLONEY
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Date: MARCH 15, 2006
Revisions:
OCTOBER 23, 2006
JUNE 18, 2007
DECEMBER 19, 2007
JUNE 9, 2008
SEPTEMBER 18, 2008
APRIL 6, 2009

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A-05-0104-02

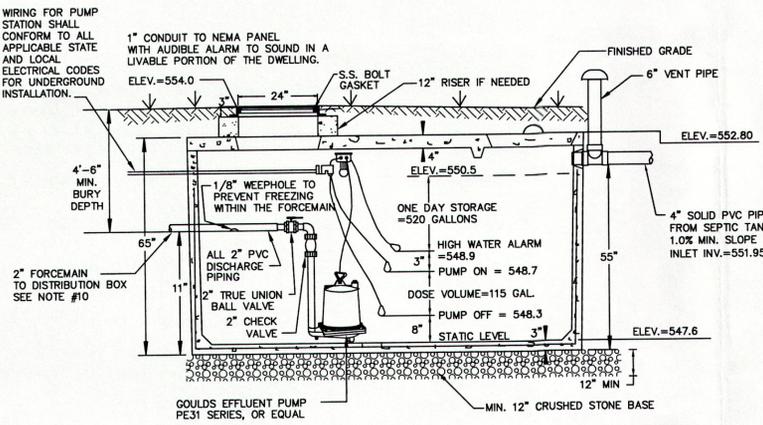
REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS

SEWAGE DISPOSAL SYSTEM NOTES:

SYSTEM COMPONENTS	WELL (f) OR SUCTION LINE	TO STREAM, LAKE WATER COURSE(b), OR WETLAND	DWELLING	PROPERTY LINE	DRAINAGE DITCHES(d)
HOUSE SEWER (WATERTIGHT JOINTS)	25' IF CAST IRON OR PVC WITH O-RING JOINTS, 50' OTHERWISE	25'	3'	10'	-
SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'	50'
ABSORPTION FIELD	100'(a)	100'	20'	10'	50'
SEEPAGE PIT	150'(a)	100'	20'	10'	50'
DRY WELL (ROOF AND FOOTING)	50'	25'	20'	10'	10'
RAISED OR MOUND SYSTEM (c)	100'(a)	100'	20'	10'	50'
INTERMITTENT SAND FILTER (c)	100'(a)	100'	20'	10'	50'
EVAPOTRANSPIRATION-- ABSORPTION SYSTEM (c)	100'(a)	50'	20'	10'	50'
COMPOSTER	50'	50'	20'	10'	10'
SANITARY PRIVY PIT	100'	50'	20'	10'	50'
PRIVY, WATERTIGHT VAULT	50'	50'	20'	10'	10'

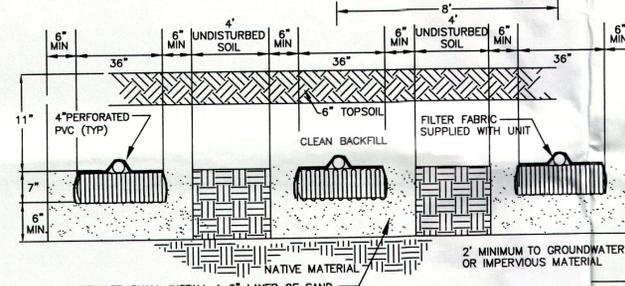
- (a) WHEN SEWAGE TREATMENT SYSTEMS ARE LOCATED IN COARSE GRAVEL OR UPGRADE AND IN THE GENERAL PATH OF DRAINAGE TO A WELL, THE CLOSEST PART OF THE TREATMENT SYSTEM SHALL BE AT LEAST 200 FEET AWAY FROM THE WELL.
- (b) MEAN HIGH WATER MARK
- (c) FOR ALL SYSTEMS INVOLVING THE PLACEMENT OF FILL MATERIAL, SEPARATION DISTANCES ARE MEASURED FROM THE TOE OF SLOPE OF THE FILL.
- (d) ANY WATER SERVICE LINE UNDER PRESSURE (I.E., PUBLIC WATER SUPPLY MAIN, HOUSEHOLD SERVICE LINE, WELL TO HOUSEHOLD SERVICE LINE) LOCATED WITHIN TEN FEET OF ANY ABSORPTION FIELD, SEEPAGE PIT OR SANITARY PRIVY SHALL BE INSTALLED INSIDE A LARGER DIAMETER WATER MAIN TO PROTECT THE POTABLE WATER SYSTEM.
- (e) ANY WATER SERVICE LINE UNDER PRESSURE (I.E., PUBLIC WATER SUPPLY MAIN, HOUSEHOLD SERVICE LINE, WELL TO HOUSEHOLD SERVICE LINE) CROSSING A SEWER SHALL BE INSTALLED WITH ONE FULL LENGTH OF WATER MAIN CENTERED ABOVE THE SEWER SO BOTH WATER CONNECTING JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. SECTION 8.6 OF THE GULMBR RECOMMENDED STANDARDS FOR WATER WORKS, SHALL BE FOLLOWED FOR SEPARATION OF THE WATER MAINS, SANITARY SEWERS AND STORM SEWERS.
- (f) THE MINIMUM SEPARATION DISTANCE BETWEEN A SEPTIC TANK AND A COMMUNITY TYPE PUBLIC WATER SUPPLY WELL SHALL BE 100 FEET. DISTRIBUTION BOXES AND ABSORPTION FACILITIES (E.G., ABSORPTION TRENCHES/BEDS, SEEPAGE PITS, RAISED SYSTEMS, MOUND SYSTEMS, ETC.) SHOULD BE LOCATED AT LEAST 200 FEET FROM COMMUNITY TYPE PUBLIC WATER SUPPLY WELLS.
- (g) RECOMMENDED SEPARATION DISTANCES.

- THE DESIGN AND LOCATION OF THE SANITARY FACILITIES (WELL AND SEPTIC SYSTEM) SHALL NOT BE CHANGED UNLESS APPROVED BY TOWN OF NEW WINDSOR AND DESIGN ENGINEER.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 200' OF THIS SITE HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS WHERE OBSERVED.
- THERE IS NO REGRADING ALLOWED IN THE AREA OF ABSORPTION FIELD. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE TIE FIELD EXCEPT FOR THE ACTUAL CONSTRUCTION OF THE TRENCHES. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT 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.
- NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES WHICH MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
- THE SEWAGE DISPOSAL SYSTEM WAS NOT DESIGNED TO ACCOMMODATE JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR GARAGE GRINDERS. AS SUCH, THESE ITEMS SHALL NOT BE USED UNLESS THE SEWAGE DISPOSAL SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM, AND REAPPROVED BY THE TOWN OF NEW WINDSOR.
- THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES. (THE OWNER/APPLICANT SHALL ALSO BE ADVISED OF ANY ROUTINE OR SPECIAL MAINTENANCE PROCEDURES THAT MAY BE NECESSARY. REFER TO PAGES 58-61 OF THE NYSODH DESIGN HANDBOOK FOR RECOMMENDED ROUTINE OPERATION AND MAINTENANCE ITEMS).
- THE INDIVIDUAL WELL AND SEWAGE TREATMENT SYSTEM SHALL NOT BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN ONE YEAR OF ITS AVAILABILITY.
- BOULDERS ON SURFACE OF THE GROUND TO BE CLEARED AWAY PRIOR TO CONSTRUCTION OF SEWAGE DISPOSAL SYSTEM.
- ALL TREES SHALL BE REMOVED FROM THE TIE FIELD AREA PRIOR TO CONSTRUCTION.
- NO LATERALS UNDER DRIVEWAY OR PAVED AREA.
- ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE DISPOSAL SYSTEM.
- NO CELLAR, FOOTING, OR ROOF DRAINS SHALL BE DISCHARGED INTO SEWAGE DISPOSAL SYSTEM.
- SANITARY FACILITIES (WELLS, ANY WATER TREATMENT, AND SEWAGE DISPOSAL FACILITIES) SHALL BE INSPECTED AT THE TIME OF CONSTRUCTION BY A N.Y.S. LICENSED PROFESSIONAL ENGINEER WHO SHALL PRIOR TO OCCUPANCY SUPPLY WRITTEN CERTIFICATION TO 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 WATERTIGHTNESS.
- AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK TO THE HOUSE MUST BE MAINTAINED TO ALLOW VENTING OF SEWER GASES THROUGH THE STACK VENT.
- THE SEWAGE DISPOSAL SYSTEM IS DESIGNED TO ACCOMMODATE UP TO A FOUR BEDROOM DWELLING UNLESS OTHERWISE STATED.
- ROOF DRAINS SHALL BE DIRECTED AWAY FROM SEWAGE DISPOSAL SYSTEM.
- SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.
- PUMP STATIONS/DOSING CHAMBERS SHOULD BE INSPECTED PERIODICALLY BY A PROPERLY TRAINED PERSON FOR PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING AND ANY PHYSICAL DAMAGE.



- NOTES:**
- CONCRETE PRECAST PUMP CHAMBER BY WOODARD'S CONCRETE PRODUCTS, INC., BULLVILLE, N.Y. OR EQUAL.
 - PRECAST CHAMBER TO MEET H-20 LOADING SPECIFICATIONS.
 - CONTROL PANEL TO BE AUTOMATED CONTROL SYSTEMS SF11 NEMA 1 ENCLOSURE OR EQUAL.
 - ELECTRICAL EQUIPMENT IN WELLS OR IN ENCLOSED SPACES WHERE EXPLOSIVE GASES MAY ACCUMULATE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE FOR CLASS 1, DIVISION 1, GROUPS C AND D LOCATIONS. THERE SHALL BE NO ELECTRICAL SPLICES, JUNCTION BOXES OR CONNECTIONS OF ANY KIND IN SEWAGE WET WELLS OF ANY NEC RATING.
 - ALL JOINTS SHALL BE CAULKED.
 - AN ASPHALTIC SEAL SHALL BE APPLIED BETWEEN CONTACT SURFACES OF BASE AND RISER SECTIONS, WHERE APPLICABLE.
 - THE REQUIRED DOSE VOLUME = 115 GALLONS
 - ALL COVERS SHALL BE LOCKABLE AND WATERTIGHT.
 - ALL NEC REQUIREMENTS SHALL BE MET FOR THE PUMP STATION ELECTRICAL COMPONENTS.
 - THE FORCE MAIN MUST MAINTAIN A POSITIVE SLOPE BACK TO THE PUMP STATION TO ALLOW THE EFFLUENT TO DRAIN BACK INTO THE PUMP CHAMBER AFTER EACH PUMPING CYCLE.

PRECAST PUMP CHAMBER TANK (1,250 GAL.)
NOT TO SCALE



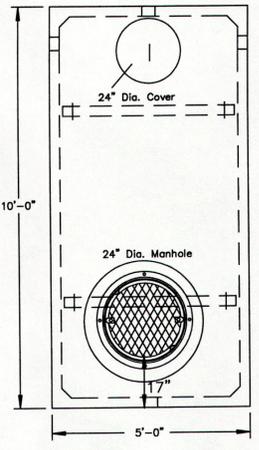
- INSTALLER SHALL INSTALL A 6\"/>

NOTES:

 - DO NOT INSTALL TRENCHES IN WET SOIL. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL/CONCRETE SAND.
 - END OF ALL DISTRIBUTION PIPES MUST BE PLUGGED.
 - TRENCHES TO BE INSTALLED PARALLEL WITH EXISTING CONTOURS WITH SPACING OF ABSORPTION TRENCHES TO BE A MINIMUM OF 8 FEET ON CENTER WITH A MINIMUM OF 4 FEET OF UNDISTURBED SOIL BETWEEN TRENCHES.
 - ALL TRENCHES ARE TO HAVE IDENTICAL NUMBER OF ELJEN UNITS.
 - NO SYSTEM IS TO BE CONSTRUCTED ON GROUND WITH A SLOPE IN EXCESS OF 15%.
 - THE TRENCH BOTTOM SHALL BE LEVEL. IN GRAVITY SYSTEMS SLOPE PERFORATED PIPE 1/32\"/>
 - ALL PIPE PERFORATIONS MUST FACE DOWN.

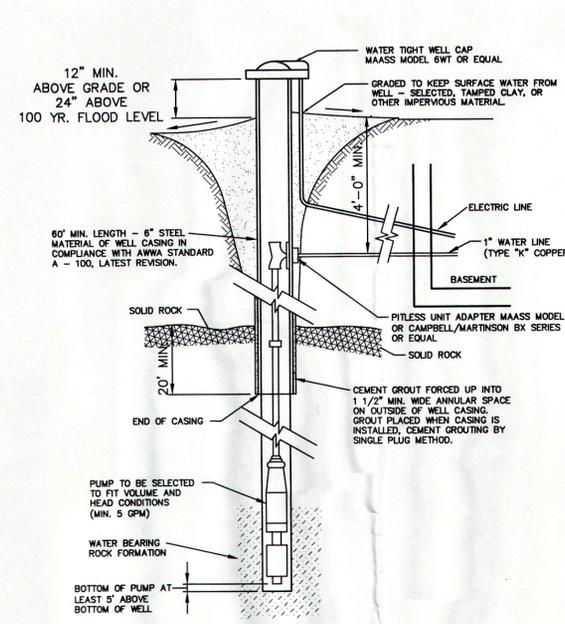
SIEVE SIZE	PERCENT PASSING BY WEIGHT	
	MINIMUM	MAXIMUM
3/8 INCH	100	100
NO. 4	90	100
NO. 8	75	100
NO. 16	50	85
NO. 30	25	60
NO. 50	10	30
NO. 100	1	10
NO. 200 (WET)	0	3

TYPICAL ELJEN TRENCH CROSS SECTION
NOT TO SCALE

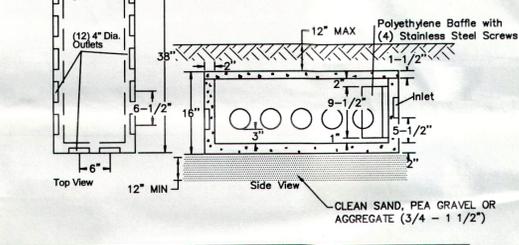
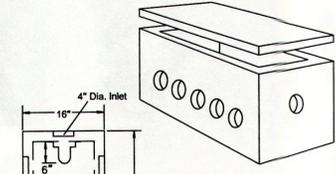


SPECIFICATIONS

Concrete Min. Strength: 4,000 psi at 28 days
Reinforcement: #3 Rebar, 6x6x10/10 WWM
Air Entrainment: 5%
Construction Joint: Butyl Rubber Sealant
Pipe Connection: Polylok Seal (patented)
Weight = varies
Load Rating: 300 psf



TYPICAL WELL DETAIL
NOT TO SCALE
MINIMUM 5 GPM WELL YIELD



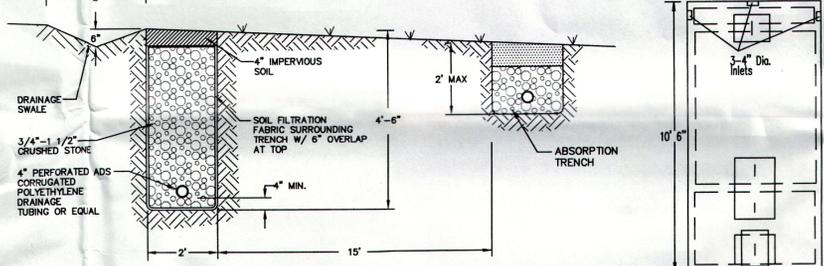
SPECIFICATIONS

Concrete Min. Strength: 4,000 psi at 28 days
Reinforcement: Fiber, 10ga. wire mesh
Air Entrainment: 5%
Pipe Connection: Polylok Seal (patented)
Load Rating: 300 psf
Weight = 325 lbs

PRECAST DISTRIBUTION BOXES
MODEL DB-12/12 OUTLETS W/Baffle
Woodard's Concrete Products, Inc.
629 Lybalt Road, Bullville, NY 10915
(845) 361-3471 / Fax 361-1050

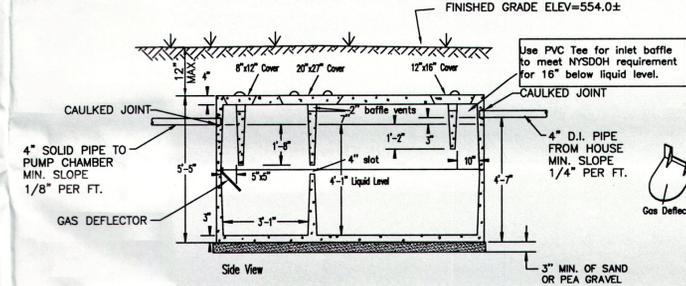
CENTRAL DISTRIBUTION BOX
NOT TO SCALE

- NOTES:**
- PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUAL.
 - 4\"/>
 - PRECAST DISTRIBUTION BOX BY WOODARD'S CONCRETE PRODUCTS, INC. NO. DB-12 OR EQUAL.
 - CONCRETE TO BE A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS.
 - FLOW EQUALIZERS ARE REQUIRED FOR ALL OUTLETS IN USE.
 - ALL OUTLETS MUST BE USED IN A MANNER THAT WILL ALLOW ACCESS TO THE EXPANSION AREA WITHOUT DISTURBING EXISTING PIPING.
 - AN INLET Baffle IS REQUIRED TO BE INSTALLED WITH THE DISTRIBUTION BOX.



- NOTES:**
- CURTAIN DRAIN TO BE INSTALLED UPHILL AND ALONG THE SIDES OF THE ABSORPTION FIELD WHERE REQUIRED AS SHOWN ON THESE PLANS.
 - PLACE SOIL FILTRATION FABRIC ALONG BOTTOM AND SIDES OF TRENCH. PLACE 4\"/>
 - TRANSITION FROM PERFORATED TO SOLID PVC MAY BE MADE ADJACENT TO THE LAST LATERAL INSTALLED.
 - CLEANOUTS TO BE INSTALLED FLUSH WITH FINISHED GRADE AT LOCATIONS SHOWN ON PLAN.
 - END OF SOLID PVC CURTAIN DRAIN OUTLET TO BE SCREENED.
 - SWALES AND CURTAIN DRAIN DISCHARGES TO BE DIRECTED AWAY FROM ABSORPTION FIELD.

CURTAIN DRAIN DETAIL
NOT TO SCALE



- NOTES:**
- CONCRETE SEPTIC TANK BY TO BE ST-1500 CONCRETE SEPTIC TANK BY WOODARD'S CONCRETE PRODUCTS, INC., BULLVILLE, N.Y. OR EQUAL.
 - AN ASPHALTIC SEAL SHALL BE APPLIED BETWEEN CONTACT SURFACES OF MANHOLE COVERS, INSPECTION COVERS, AND CLEANOUT COVERS.
 - CONCRETE MIN. STRENGTH: 4,000 PSI @ 28 DAYS.
 - STEEL REINFORCEMENT: 6\"/>
 - ALL JOINTS TO BE CAULKED.

1,500 GAL. CONCRETE SEPTIC TANK
NOT TO SCALE

(C) PERCOLATION TEST RESULTS AND SEPTIC SYSTEM DESIGN

A, B - TESTS COMPLETED ON MAY 10, 2006 BY LANC AND TULLY ENGINEERING.
C, D - TESTS COMPLETED ON NOVEMBER 20, 2007 BY LANC AND TULLY ENGINEERING AND WITNESSED BY TOWN OF NEW WINDSOR PLANNING BOARD ENGINEER.

DEPTH OF ALL TESTS	STABILIZED PERC. RATE (MIN./IN.)			
	A	B	C	D
24\"/>				

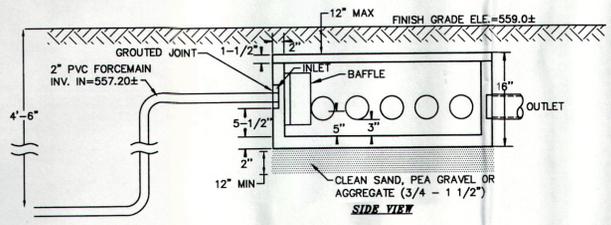
DESIGN FLOW: 4 BEDROOM @ 130 GPD = 520 GPD
TOTAL DESIGN FLOW: 520 GPD
DESIGN PERCOLATION RATE: 31-45 MINUTES/INCH
DESIGN APPLICATION RATE: 0.50 GAL/DAY/SQUARE FOOT
ABSORPTION FIELD ELJEN TRENCH REQUIRED: 174 L.F. (BASED ON 4\"/>

(A) DEEP TEST RESULTS

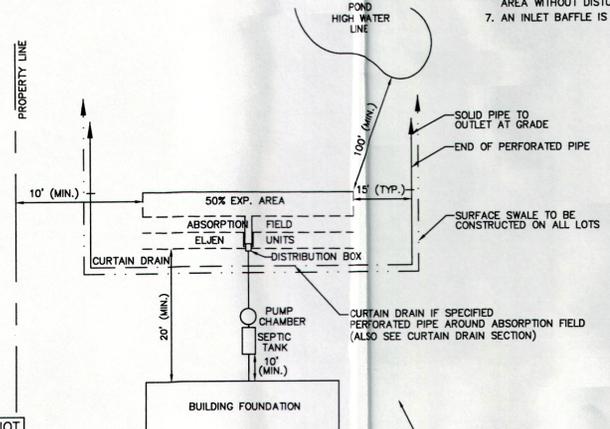
A, B - TESTS COMPLETED ON NOVEMBER 20, 2007 BY LANC AND TULLY ENGINEERING AND WITNESSED BY TOWN OF NEW WINDSOR PLANNING BOARD ENGINEER.

GROUND LEVEL	A		B	
	TOPSOIL	10'	TOPSOIL	12'
1'	SILT LOAM WITH COBBLES	10'	SILT LOAM WITH COBBLES	28'
2'	GRAVEL & COBBLES	36'	SILT LOAM WITH SOME CLAY	80'
3'	SILT LOAM WITH CLAY POCKETS & STONES	72'	GW SEEPAGE @ 20\"/>	

FORCEMAIN CONNECTION DETAIL
NOT TO SCALE



- NOTES:**
- PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUAL.
 - 4\"/>
 - PRECAST DISTRIBUTION BOX BY WOODARD'S CONCRETE PRODUCTS, INC. NO. DB-12 OR EQUAL.
 - CONCRETE TO BE A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS.
 - FLOW EQUALIZERS ARE REQUIRED FOR ALL LATERALS.
 - ALL OUTLETS MUST BE USED IN A MANNER THAT WILL ALLOW ACCESS TO THE EXPANSION AREA WITHOUT DISTURBING EXISTING PIPING.
 - AN INLET Baffle IS REQUIRED TO BE INSTALLED WITH THE DISTRIBUTION BOX.



TYPICAL SEPTIC SYSTEM LAYOUT
NOT TO SCALE

EACH SHEET SHALL BE CONSIDERED INVALID IF NOT ACCOMPANIED BY ALL OTHER SHEETS IN THE SET.

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APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 12 2009
By: [Signature]
Town Engineer

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
P.O. Box 807, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

SEWAGE DISPOSAL SYSTEM DESIGN AND CONSTRUCTION DETAILS PREPARED FOR

MOLONEY
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

DATE: MARCH 15, 2008
REVISIONS:
OCTOBER 23, 2006
JUNE 18, 2007
DECEMBER 18, 2007
JUNE 9, 2008
SEPTEMBER 18, 2008
APRIL 6, 2009

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Checked By: JOR
Scale: N.T.S.
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