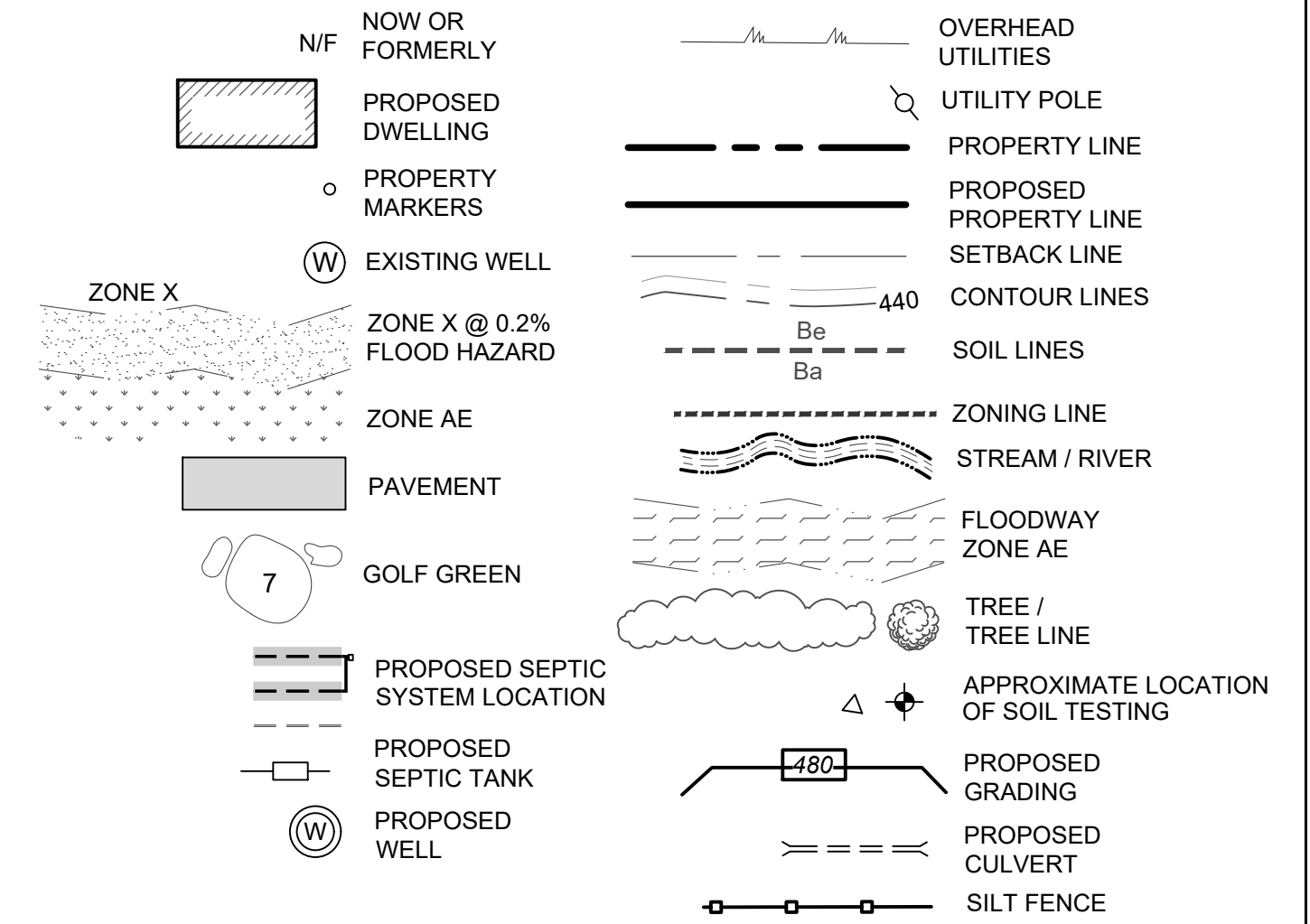


LEGEND



BULK TABLE REQUIREMENTS:

ZONED DISTRICT: NR (NEIGHBORHOOD RESIDENTIAL DISTRICT)

	MINIMUM REQUIREMENTS NR DISTRICT	FUTURE LOT 2	FUTURE LOT 1
LOT AREA:	0.5/1 ACRE*	1.40± ACRES	123.53± ACRES
LOT WIDTH:	100/200 FEET*	410.1± FEET	2797.8± FEET
LOT DEPTH:	100/200 FEET*	153.2± FEET	2551.8± FEET
FRONT YARD:	20/50 FEET*	50.0 FEET	9.3± FEET**
REAR YARD:	20/50 FEET*	63.7 FEET	1715.0± FEET
SIDE YARD:	35 FEET	35.0 FEET	6.7± FEET**

BLDG. HEIGHT:	35 FEET	35 FEET	< 35 FEET
BLDG. COVERAGE:	20 %	20 %	< 20 %

* WITH/WITHOUT COMMUNITY WASTEWATER
** PRE-EXISTING CONDITION

WATER USAGE

PROPOSED SHORT-TERM RENTALS SHALL HAVE 1 BEDROOM EACH.
HYDRAULIC LOADING RATE FOR 1 BEDROOM = 110 GALLONS PER DAY (GPD)
 $8 \times 110 = 880 \text{ GPD}$

THE PREVIOUS CLUBHOUSE HAD A MAXIMUM OCCUPANCY OF 220.
HYDRAULIC LOADING RATE PER OCCUPANT (RESTAURANT) = 35 GPD
 $220 \times 35 = 7,700 \text{ GPD}$

THE PROPOSED DAILY FLOW RATE IS LESS THAN THE EXISTING FLOW;
THE EXISTING WATER SUPPLY AND SANITARY WASTEWATER TREATMENT
SYSTEM ARE SUFFICIENT.

PARKING CALCULATIONS

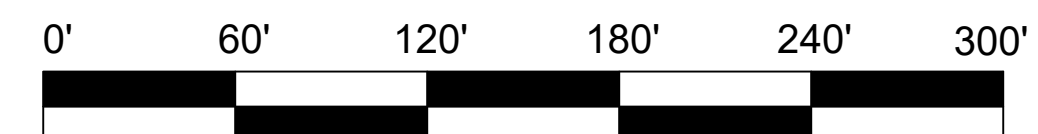
REQUIRED PARKING PER RENTAL = 1 SPACE
8 PARKING SPACES REQUIRED

REQUIRED PARKING PER 250 SF OF COMMERCIAL USE = 1 SPACE
CLUBHOUSE = 5,000 SF±
5,000/250 = 20 SPACES REQUIRED

THE REQUIRED NUMBER OF PARKING SPACES FOR THE PROPOSED USE IS LESS THAN THE REQUIRED NUMBER OF PARKING SPACES FOR THE EXISTING USE; THERE ARE APPROXIMATELY 72 PARKING SPACES. THE EXISTING NUMBER OF PARKING SPACES IS SUFFICIENT.

CLUBHOUSE DETAIL PLAN

SCALE: 1" = 60'



SCALE: 1" = 60'

CARETAKER'S DWELLING DETAIL PLAN

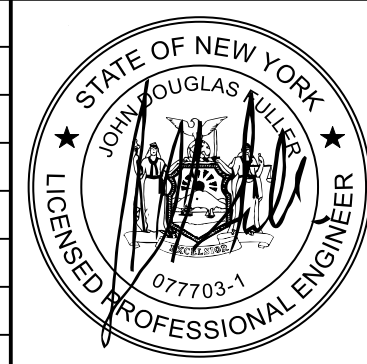
SCALE: 1" = 30'



SCALE: 1" = 30'

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[illegible]

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PORT JERVIS, NY 12771
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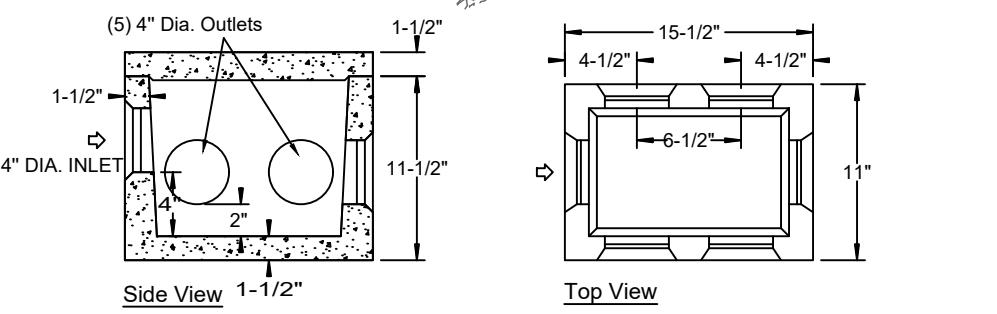
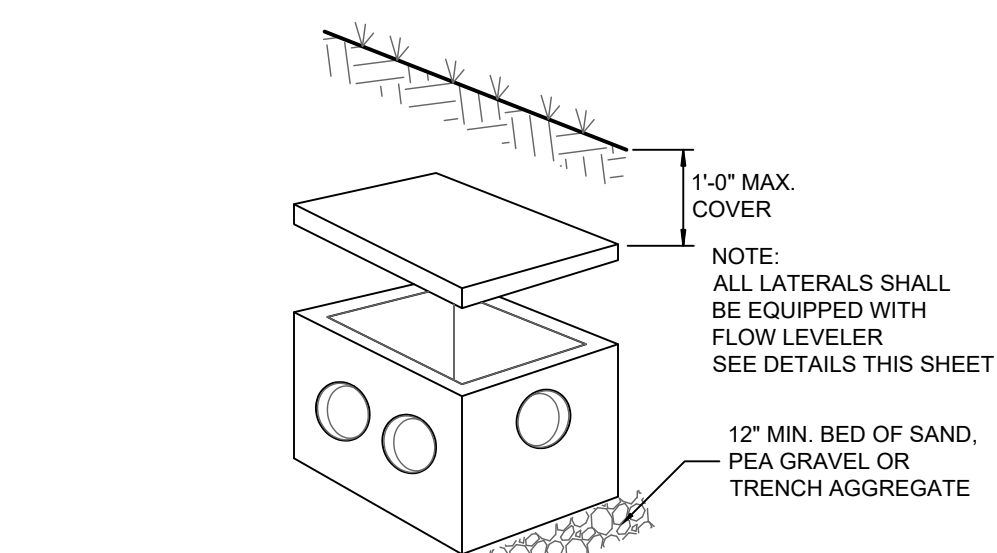
THE LYNX AT RIVER BEND GOLF CLUB
87 NEVERSINK DRIVE
SECTION 54 BLOCK 1 LOT 37
TOWN OF DEERPARK, NY

DWG TITLE	SITE DETAIL PLANS
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2 OF 4

SCALE	AS NOTED	JOB NO.	3109.001
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- NOTES:**
1. DISTRIBUTION BOXES SHOULD BE INSPECTED ANNUALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.
 2. ALL OUTLET INVERTS TO BE SET AT THE SAME ELEVATION.
 3. OUTLETS MUST BE USED IN A MANNER THAT WILL ALLOW ACCESS TO THE EXPANSION AREA WITHOUT DISTURBING EXISTING PIPING.



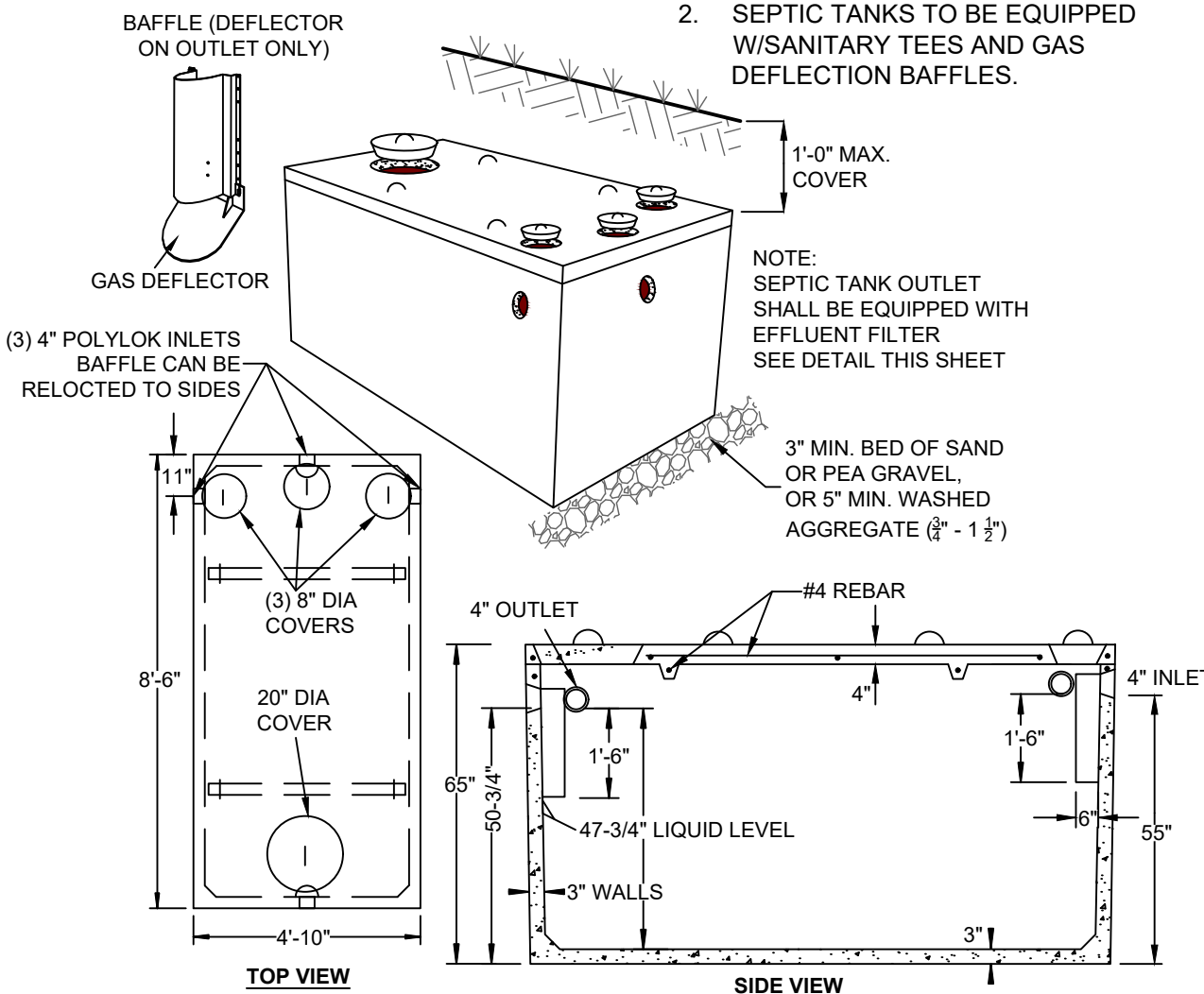
SPECIFICATIONS	PRECAST DISTRIBUTION BOXES MODEL DB-6 / 5-OUTLET BOX
CONCRETE MIN. STRENGTH: 4,000 PSI AT 28 DAYS REINFORCEMENT: FIBER AIR ENTRAINMENT: 5% PIPE CONNECTION: POLYLOK SEAL (PATENTED) LOAD RATING: 300 PSF WEIGHT = 75 LBS	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050

PRECAST DISTRIBUTION BOX DETAIL

SCALE: N.T.S.

NOTES:

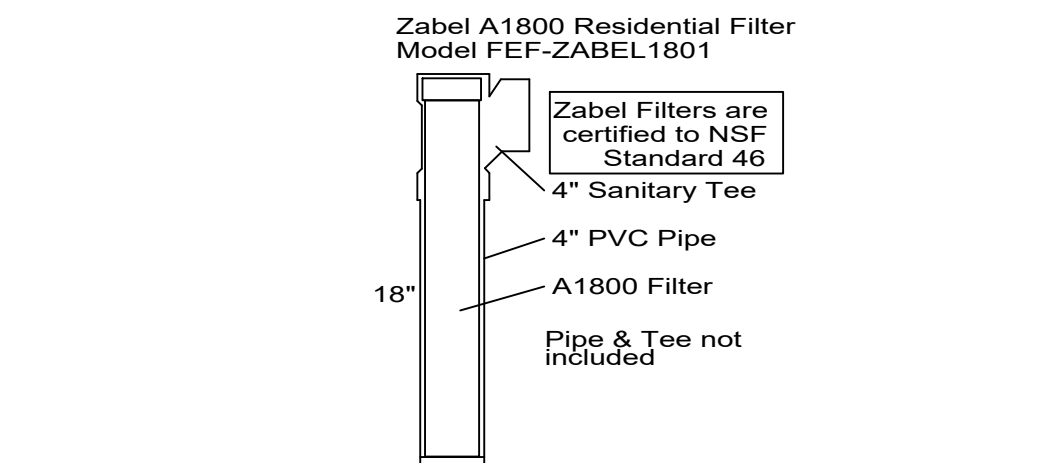
1. SEPTIC TANKS SHOULD BE INSPECTED ANNUALLY AND PUMPED EVERY 2-3 YEARS.
2. SEPTIC TANKS TO BE EQUIPPED W/ SANITARY TEES AND GAS DEFLECTION BAFFLES.



SPECIFICATIONS	PRECAST SEPTIC TANKS MODEL ST-1000 / 1000 GALLONS
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #4 Rebar, 6x6x10ga. WWM Air Entrainment: 5% Construction Joint: Butyl Rubber Sealant Pipe Connection: Polylok Seal (patented) Weight = 9,500 lbs Load Rating: 300 psf	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050

TYPICAL CONCRETE SEPTIC TANK

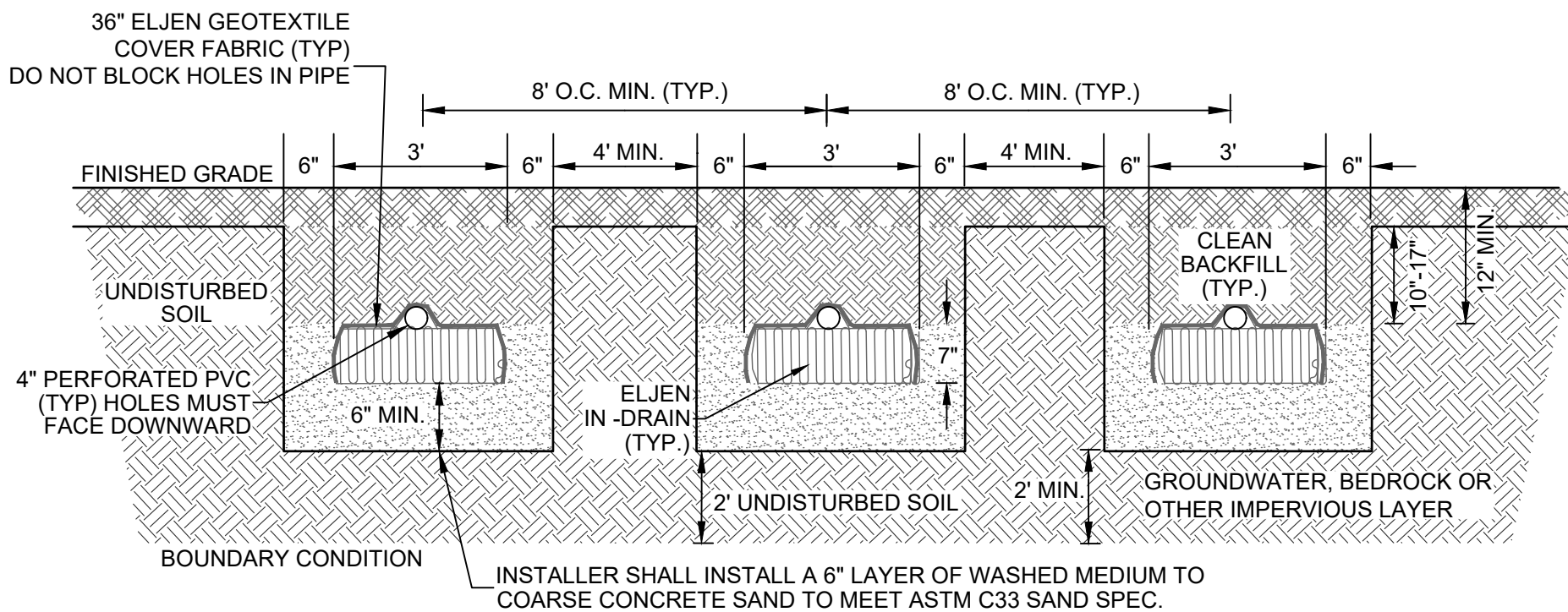
SCALE: N.T.S.



SPECIFICATIONS	SEPTIC TANK OUTLET FILTERS ZABEL & POLYLOK BRANDS
Construction: PVC Plastic Capacities: Zabel A1800 = 800 gpd Zabel A100 = 3000 gpd Polylok PL-122 = 800 gpd / unit (can be connected in series)	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050

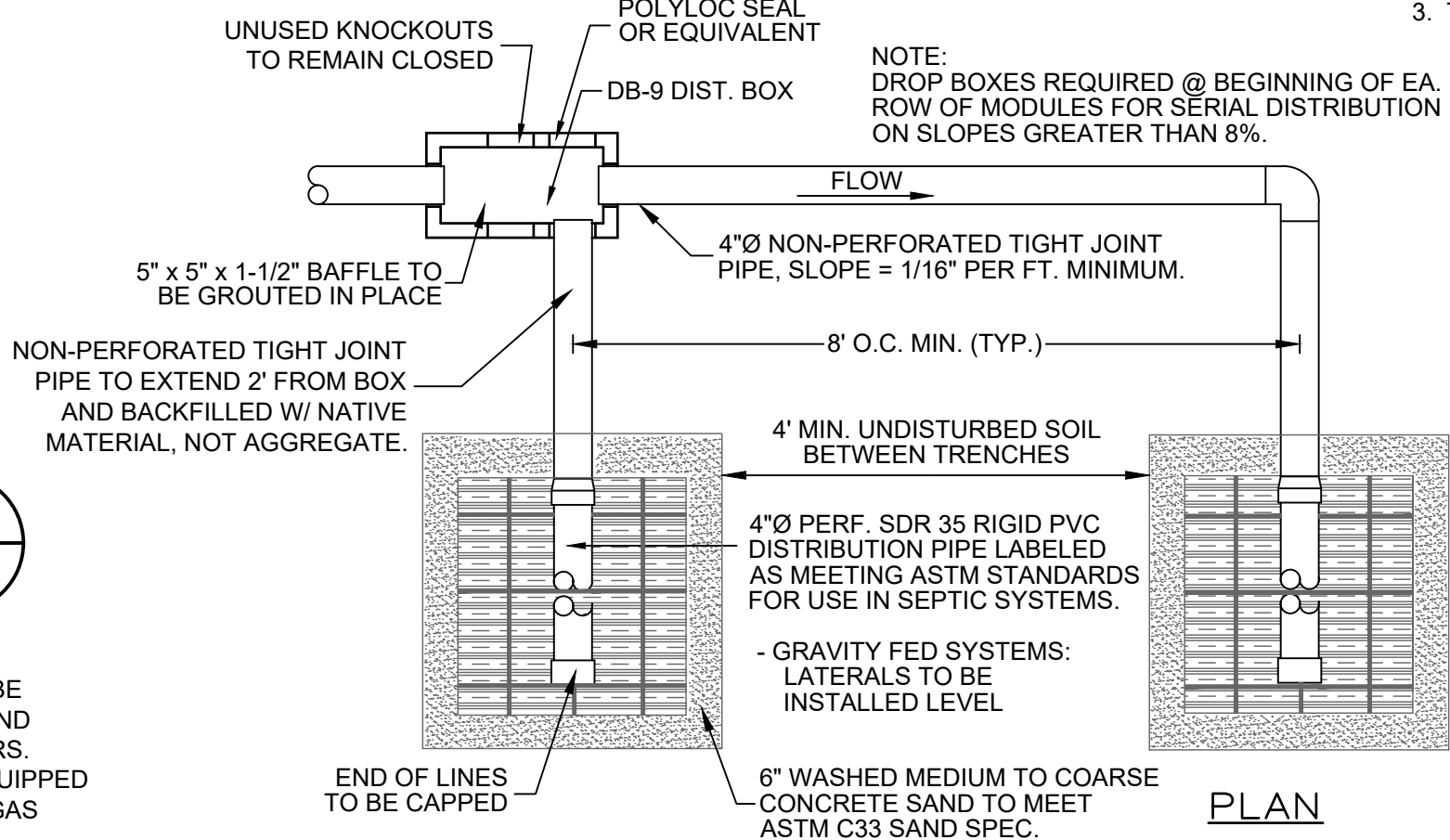
TYPICAL EFFLUENT FILTER FOR SEPTIC TANK

SCALE: N.T.S.



SEE ELJEN IN-DRAIN DESIGN AND INSTALLATION MANUAL THIS SHEET (SEC. 10.0 AND 11.0)

SECTION

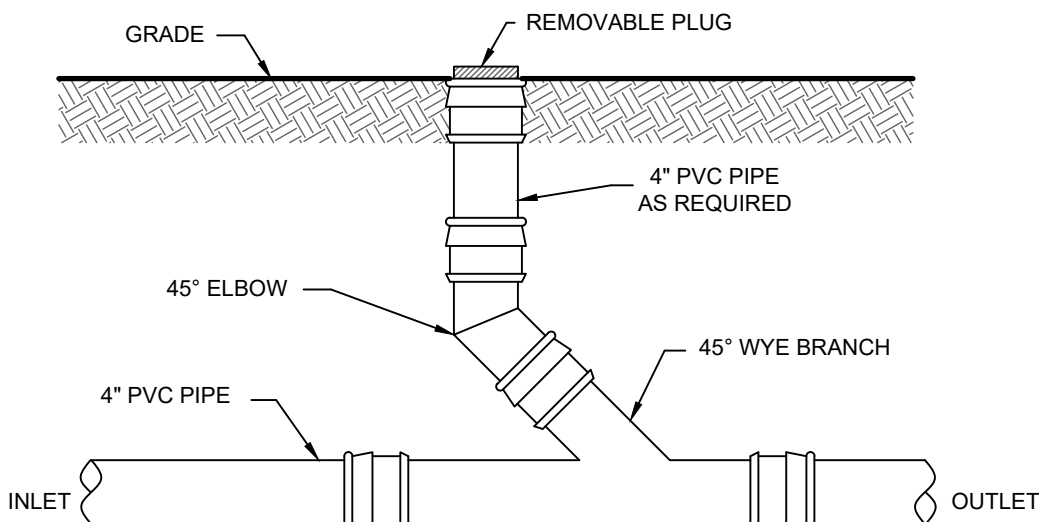


TYPICAL ELJEN SEPTIC TRENCH

SCALE: N.T.S.

ELJEN N.Y. DESIGN & INSTALL MANUAL NOTES:

1. THIS DESIGN AND CONSTRUCTION REQUIREMENT COMPLIES WITH APPENDIX 75-A AND LOCAL HEALTH DEPARTMENT REGULATIONS.
2. THIS DESIGN COMPLIES WITH AND MUST BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT ELJEN NEW YORK DESIGN AND INSTALLATION MANUAL.
3. THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE DISPOSAL.
4. THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENER.
5. ORGANIC MATERIAL THAT CAN RESTRICT FLOW MUST BE REMOVED FOR RAISED BEDS. THE SOIL MUST BE SCARIFIED TO PROVIDE DEEP CHANNELS FOR THE SAND. A PLOWED INTERFACE ON CONTOUR IS RECOMMENDED TO PREPARE THE SOIL FOR FILL PLACEMENT.
6. SCARIFY ANY SMEARED SUBSOIL PRIOR TO FILL PLACEMENT.
7. FILL MATERIAL SHALL MEET OR EXCEED STATE OF NEW YORK CODE REQUIREMENTS. ALL FILL MATERIAL SHALL BE CLEAN BANK RUN SAND, FREE OF TOPSOIL, HUMUS, AND "DREDGING" DIRECTLY BENEATH THE GSF SYSTEM.
8. ASTM C33 SPECIFIED SAND WITH LESS THAN 10% PASSING A #100 SIEVE AND LESS THAN 5% PASSING A #200 SIEVE SHALL BE PLACED BELOW AND AROUND THE GSF MODULES, WITH 6 INCHES MINIMUM UNDERNEATH AND 6 INCHES MINIMUM SURROUNDING THE GSF MODULES IN TRENCH CONFIGURATIONS. IN BED SYSTEMS, USE 6 INCHES MINIMUM UNDERNEATH THE MODULES WITH 12 INCHES MINIMUM BETWEEN MODULE ROWS AND 12 INCHES MINIMUM AROUND THE PERIMETER OF THE MODULES.
9. ELJEN PROVIDED GEOTEXTILE COVER FABRIC SHALL PROVIDE PROPER TENSION AND ORIENTATION OF THE FABRIC AROUND THE SIDES OF THE PERFORATED PIPE ON TOP OF THE GSF MODULES. FABRIC SHOULD BE NEITHER TOO LOOSE, NOR TOO TIGHT. THE CORRECT TENSION OF THE COVER FABRIC IS SET BY:
 - SPREADING THE COVER FABRIC OVER THE TOP OF THE MODULE AND DOWN BOTH SIDES OF THE MODULE WITH THE COVER FABRIC TENTED OVER THE TOP OF THE PERFORATED DISTRIBUTION PIPE.
 - PLACE SHOVEL FULLS OF SPECIFIED SAND DIRECTLY OVER THE PIPE AREA ALLOWING THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDES OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.
10. BACKFILL MATERIAL SHALL BE CLEAN WITH NO ROOTS OR STONES LARGER THAN 2 INCHES IN ANY DIMENSION TO A MINIMUM DEPTH OF 8 INCHES OVER THE GSF MODULES AND FINAL COVER FOR VEGETATION OF 4 INCHES TO 6 INCHES OF CLEAN LOAM.
11. ANY SYSTEM WHICH IS MORE THAN 18 INCHES BELOW FINISH GRADE AS MEASURED FROM THE TOP OF THE MODULE SHALL BE VENTED.



TYPICAL CLEANOUT DETAIL

SCALE: N.T.S.

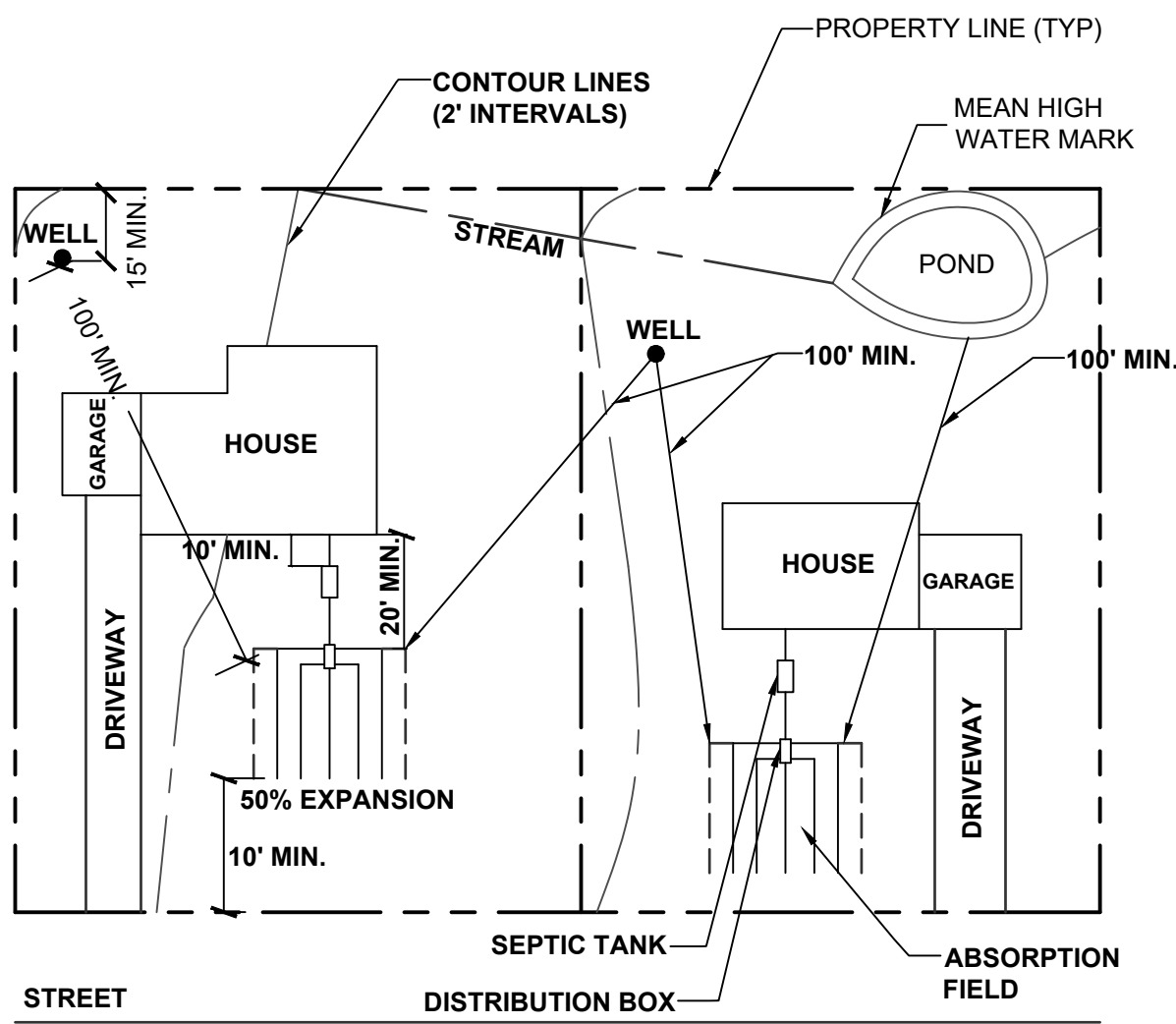
THIS PLAN CONTAINS 4 SHEETS. THIS SHEET SHALL NOT BE CONSIDERED VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

NOTES:

1. TRENCHES SHALL NOT BE INSTALLED IN WET SOIL.
2. THE SIDES AND BOTTOM OF TRENCHES MUST BE RAKED.
3. THE ENDS OF THE LATERALS MUST BE CAPPED.

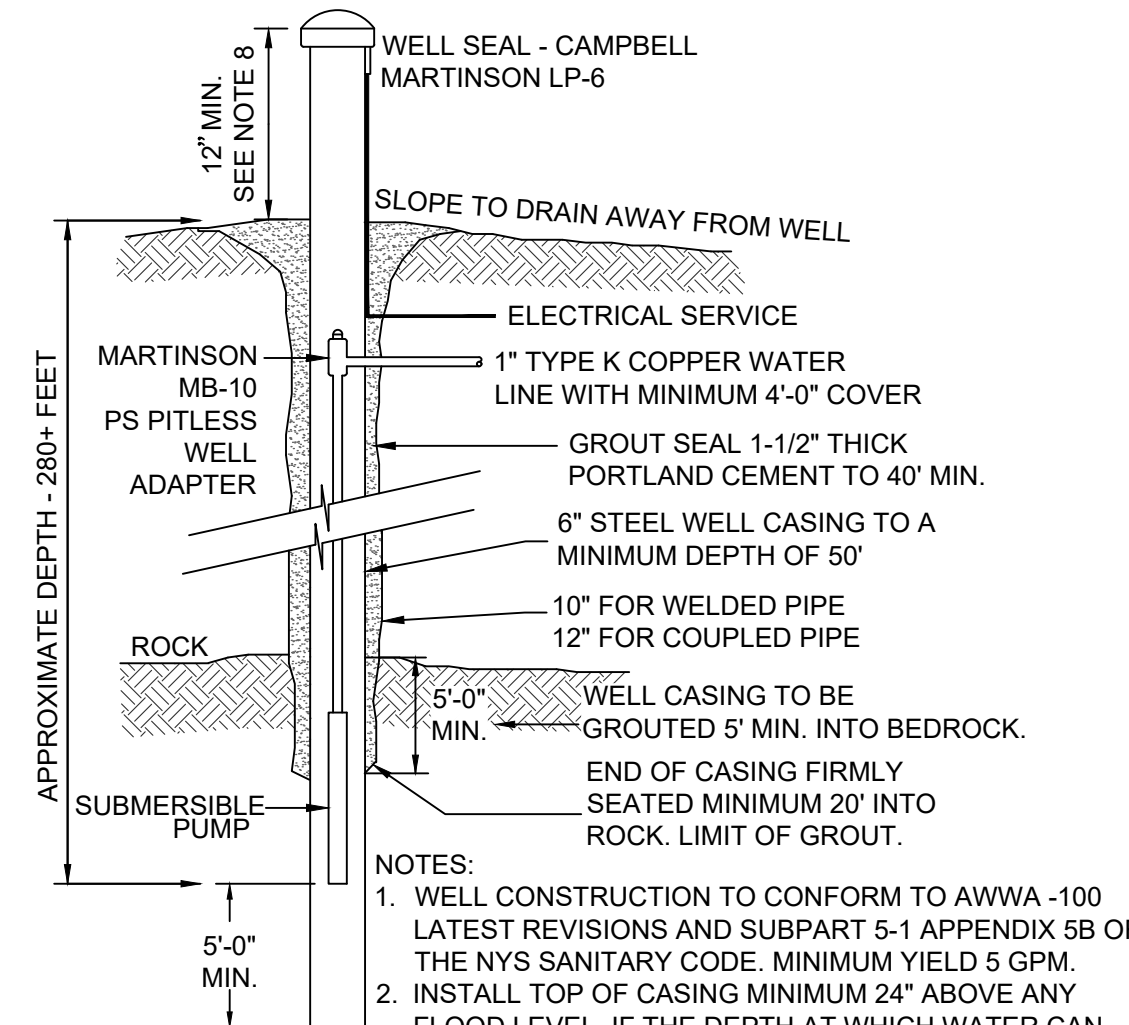
SIEVE SIZE	SIEVE SQUARE OPENING SIZE	SPECIFICATION PERCENT PASSING (WET SIEVE)
0.375	9.5 MM	100
NO. 4	4.75 MM	95 - 100
NO. 8	2.36 MM	80 - 100
NO. 16	1.18 MM	50 - 85
NO. 30	600 µm	25 - 60
NO. 50	300 µm	5 - 30
NO. 100	150 µm	0 - 10
NO. 200	75 µm	0 - 5

ASTM C33 SAND SPEC.



TYPICAL LOT DIMENSIONS

SCALE: N.T.S.



TYPICAL 6" WELL

SCALE: N.T.S.

WATER SYSTEM NOTES

1. WELL CONSTRUCTION SHALL CONFORM TO THE MINIMUM STANDARDS SET FORTH BY THE N.Y.S. DEPARTMENT OF HEALTH FOR RURAL WATER SUPPLY SUBPART 5-1 APPENDIX 5-B.
2. SOFTENING OF HARD WATER SHOULD BE CONSIDERED ONLY IF EXCESSIVE HARDNESS IS FOUND. (GREATER THAN 150 MG/L).
3. THE LOCATION OF WELLS AND SEPTIC FIELDS SHALL NOT BE CHANGED.
4. FOOTING DRAINS WITHIN 25 FEET OF A WELL SHALL BE WATERTIGHT.
5. WELLS MUST BE INSTALLED AT LEAST 100 FEET FROM ALL SEPTIC SYSTEMS AND 200 FEET FROM ANY SEPTIC SYSTEM WHICH IS UPHILL FROM THE WELL.
6. WELL CASING IS TO BE INSTALLED 20 FEET INTO IMPERVIOUS BEDROCK.
7. IF THE DEPTH AT WHICH WATER MAY ENTER THE WELL IS LESS THAN 50', EITHER THERE MUST BE A MINIMUM OF 50' OF PROPERLY GROUTED CASING INSTALLED OR SEPARATIONS MUST BE INCREASED BY 50% IN ACCORDANCE WITH APPENDIX 5-B, TABLE 1, NOTE 1.
8. HEIGHT OF WELL CASING MUST BE 12" MIN. ABOVE FINISHED GRADE AND 24" MIN. ABOVE THE 100 YEAR FLOOD LEVEL.

NOTES:

1. ALL LATERALS IN USE SHALL BE EQUIPPED WITH A FLOW LEVELER.
2. FLOW LEVELERS SHALL NOT COMPENSATE FOR MORE THAN 1 1/4" DIFFERENCE IN LATERAL INVERT ELEVATIONS. THE DISTRIBUTION BOX SHALL BE RELEVELLED AND THE FLOW LEVELERS READJUSTED.
3. THE DISTRIBUTION BOX SHALL BE CHECKED 6-12 MONTHS AFTER INSTALLATION AND THE FLOW LEVELERS SHALL BE READJUSTED IF NECESSARY.

FLOW LEVELER

SCALE: N.T.S.

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MINIMUM SEPARATION DISTANCE (FEET) FROM

	WELL OR SUCTION LINE (e)(g)	TO STREAM, LAKE, WATERCOURSE, WETLAND OR WET POND (b)	PROPERTY DWELLING	DRAINAGE DITCH OR RAINGARDENS (h)
HOUSE SEWER (WATERTIGHT JOINTS)	25' IF C.I. 50' OTHERWISE	25'	3'	10'
SEPTIC TANK, DOSING TANK OR WATERTIGHT ETU	50'	50'	10'	10'
EFFLUENT LINE TO DIST./DROP BOX	50'	50'	10'	10'
DISTRIBUTION/DROP BOX	100'	100'	20'	20'
SEEPAGE PIT	150' (a)	100'	20'	20'
DRY WELL (ROOF AND FOOTING)	50'	25'	20'	20'
RAISED OR MOUND SYSTEM (c)(d)	100'(a)	100'	20'	20'
INTERMITTENT SAND FILTER (d)	100' (a)(f)	100'(f)	20'	20'
NON-WATERBORNE SYSTEMS W/OFFSITE RESIDUAL DISPOSAL	50'	50'	20'	10'
NON-WATERBORNE SYSTEMS W/ONSITE DISCHARGE	100'	50'	20'	20'
WELL		25'		
ABSORPTION FIELD (c)(d)	100' (a)	100'	20'	50'
ABSORPTION FIELD (CONT.)	35'	50'	100'	50'

- (a) WHEN WASTEWATER TREATMENT SYSTEMS ARE LOCATED UPGRADE AND IN THE DIRECT PATH OF SURFACE WATER DRAINAGE TO A WELL, THE CLOSEST PART OF THE TREATMENT SYSTEM SHALL BE AT LEAST 200 FEET AWAY FROM THE WELL MEAN HIGH WATER MARK. WETLAND OR WATERCOURSE DETERMINATIONS SHOULD BE ADDRESSED WITH THE LHD OR OTHER AGENCY HAVING JURISDICTION AND THE APPLICABLE NYSDEC REGIONAL OFFICE.
 - (b) FOR ALL SYSTEMS INVOLVING THE PLACEMENT OF FILL MATERIAL, SEPARATION DISTANCES ARE MEASURED FROM THE TOE OF SLOPE OF THE FILL, EXCEPT FOR SOME SHALLOW ABSORPTION TRENCH SYSTEMS AS DESCRIBED IN SECTION 9.12.2 OF THE OCHD DESIGN HANDBOOK.
 - (c) SEPARATION DISTANCES SHALL ALSO BE MEASURED FROM THE EDGE OF THE DESIGNATED ADDITIONAL USEABLE AREA (i.e., RESERVE AREA), WHEN AVAILABLE.
 - (d) THE CLOSEST PART OF THE WASTEWATER TREATMENT SYSTEM SHALL BE LOCATED AT LEAST TEN (10) FEET FROM ANY WATER SERVICE LINE (e.g., PUBLIC WATER SUPPLY MAIN, PUBLIC WATER SERVICE LINE OR RESIDENTIAL WELL WATER SERVICE LINE).
 - (e) WHEN INTERMITTENT SAND FILTERS ARE DESIGNED TO BE WATERTIGHT AND COLLECT ALL EFFLUENT, THE SEPARATION DISTANCE CAN BE REDUCED TO 50 FEET.
 - (f) THE LISTED WATER WELL SEPARATION DISTANCES FROM CONTAMINANT SOURCES SHALL BE INCREASED BY 50% WHENEVER AQUIFER WATER ENTERS THE WATER WELL AT LESS THAN 50 FEET BELOW GRADE. IF A 50% INCREASE CANNOT BE ACHIEVED, THEN THE GREATEST POSSIBLE INCREASE IN SEPARATION DISTANCE SHALL BE PROVIDED WITH SUCH ADDITIONAL MEASURES AS NEEDED TO PREVENT CONTAMINATION.
 - (g) WHEN INTERMITTENT SAND FILTERS ARE DESIGNED TO BE WATERTIGHT AND COLLECT ALL EFFLUENT, THE SEPARATION DISTANCE CAN BE REDUCED TO 50 FEET.
 - (h) RECOMMENDED: USE SITE EVALUATION TO AVOID OWTs SHORT-CIRCUITING TO THE SURFACE OR GRONDWATER AND TO MINIMIZE IMPACTS ON OWTs FUNCTIONALITY.
- EMBANKMENT OR VERY STEEP SLOPE:** IT IS RECOMMENDED THAT SYSTEM COMPONENTS BE LOCATED A MINIMUM OF 25 FEET AND ABSORPTION FIELD BE LOCATED A MINIMUM OF 50 FEET FROM AN EMBANKMENT OR VERY STEEP SLOPE. MAXIMIZE SEPARATION DISTANCES AND USE SITE EVALUATION TO AVOID SHORT-CIRCUITING TO SURFACE (BREAKOUT OR SEEPAGE).
- SWIMMING POOLS (ABOVE OR BELOW GROUND):** IT IS RECOMMENDED THAT SYSTEM COMPONENTS BE LOCATED A MINIMUM OF 20 FEET AND THE ABSORPTION FIELD BE LOCATED A MINIMUM OF 35 FEET FROM SWIMMING POOLS. MAXIMIZE SEPARATION DISTANCES AND USE SITE EVALUATION TO MINIMIZE IMPACTS ON OWTs ACCESSIBILITY AND FUNCTIONALITY.

ELJEN SANITARY REQUIREMENT CHART

LOT NO.	PERC. RATE (MIN.)	TRENCH MIN. WIDTH INCHES	LENGTH OF TILE FIELD FOR ELJEN SEPTIC SYSTEM			
			REQUIRED (LIN. FT.)	PROVIDED (L.F.)	2 BR.	4 BR.
FUTURE LOT 2	1-5	48	40	60	80	
	6-7	48	40	60	80	2 ROWS @ 20 L.F. = 40 L.F. TOTAL PROVIDED
	8-10	48	41	62	82	
	11-15	48	46	69	92	
	16-20	48	53	79	105	
	21-30	48	62	92	123	
	31-45	48	74	110	147	
	46-60	48	82	123	163	
SIZE OF SEPTIC TANK REQUIRED (GAL.)			1000	1000	1250	

NOTE: DESIGN BASED ON 110 GPD PER BEDROOM

MINIMUM SEPTIC TANK CAPACITIES

NUMBER OF BEDROOMS	MINIMUM TANK CAPACITY (GALLONS)	MINIMUM LIQUID SURFACE AREA (SQ.FT.)
1, 2, OR 3	1,000	27
4	1,250	34
5	1,500	40
6	1,750	47

NOTE: TANK SIZE REQUIREMENTS FOR MORE THAN SIX BEDROOMS SHALL BE CALCULATED BY ADDING 250 GALLONS AND SEVEN SQUARE FEET OF SURFACE AREA FOR EACH ADDITIONAL BEDROOM. A GARBAGE GRINDER SHALL BE CONSIDERED EQUIVALENT TO AN ADDITIONAL BEDROOM FOR DETERMINING TANK SIZE. A HOT TUB/SPA SHOULD BE CONSIDERED EQUIVALENT TO AN ADDITIONAL BEDROOM FOR DETERMINING TANK SIZE.

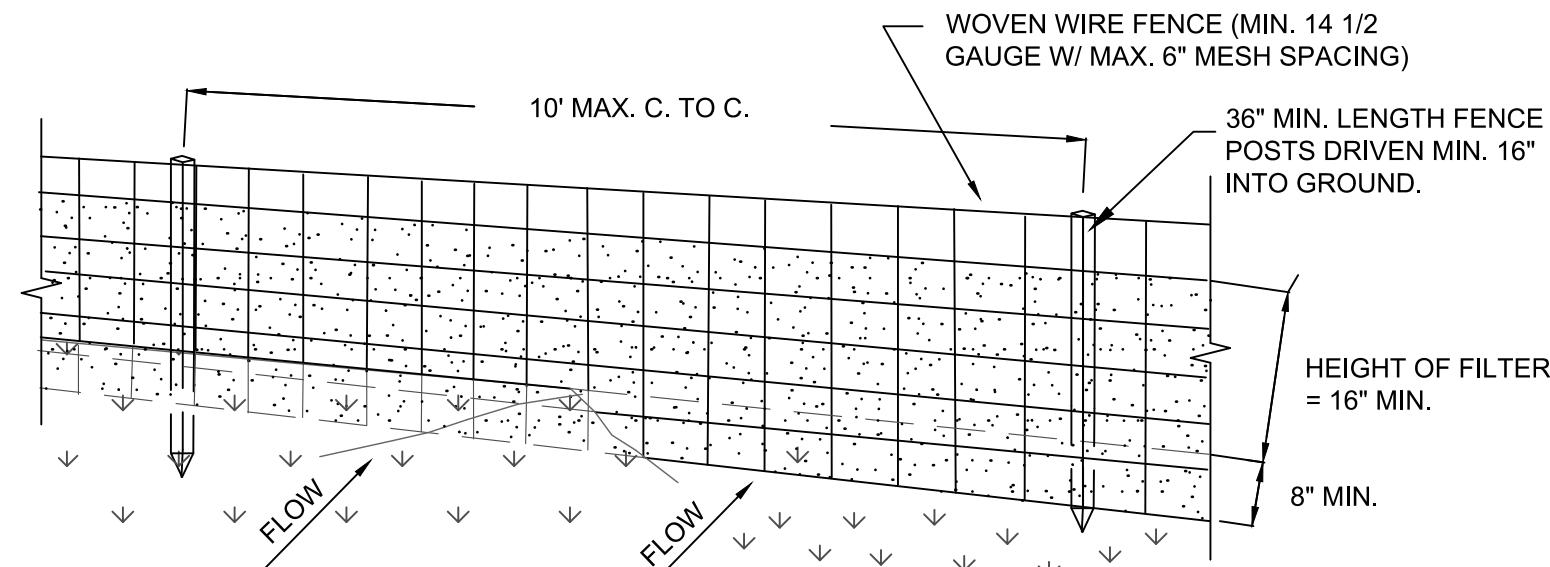
WATER SAVING FIXTURES NOTES

1. THE USE OF POST 1994 WATER SAVING FIXTURES ARE REQUIRED IN THE DWELLING.
2. POST 1994 WATER SAVING FIXTURES SHALL BE AS DEFINED IN "INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEM, DESIGN HANDBOOK", NEW YORK STATE DEPARTMENT OF HEALTH, 2012 ED., TABLE 1-DESIGN FLOWS FOR VARIOUS HOUSEHOLD PLUMBING.
3. WATER SAVING PLUMBING FIXTURES SHALL BE DEFINED AS FOLLOWS:
 - A) 1.6 GAL PER FLUSH WATER CLOSETS.
 - B) 2.5 GPM MAX. FAUCETS / SHOWERHEADS.

TOWN OF DEERPARK PLANNING BOARD APPROVAL	
4 SOUTH STREET PORT JERVIS, NY 12771 (845) 856-1536	
JOHN D. FULLER, P.E., P.C.	
THE LYNX AT RIVER BEND GOLF CLUB 87 NEVERSINK DRIVE SECTION 54 BLOCK 1 LOT 37 TOWN OF DEERPARK, NY	
DWG TITLE	DWG NO.
SEPTIC DETAILS	3 OF 4
SCALE	AS NOTED
JOB NO.	3109.001



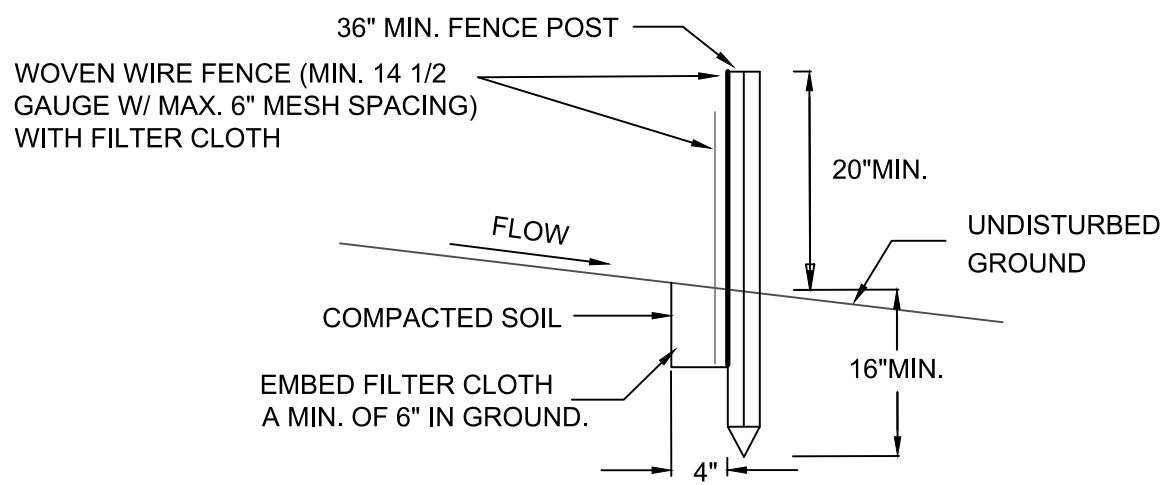
JOHN D. FULLER
REG. NO. 077703



PERSPECTIVE VIEW

CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFT 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

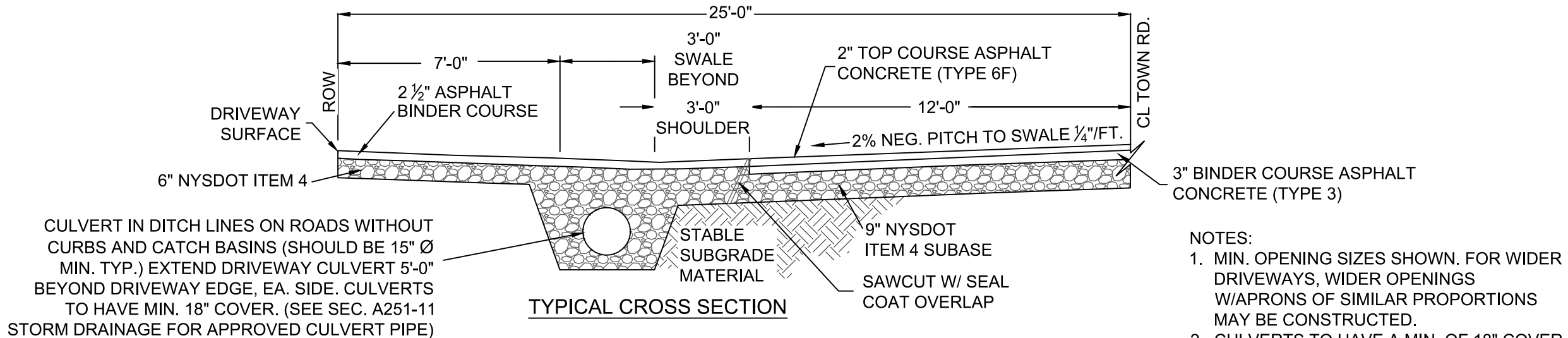


SECTION VIEW

SILT FENCE DETAIL

SCALE: NTS

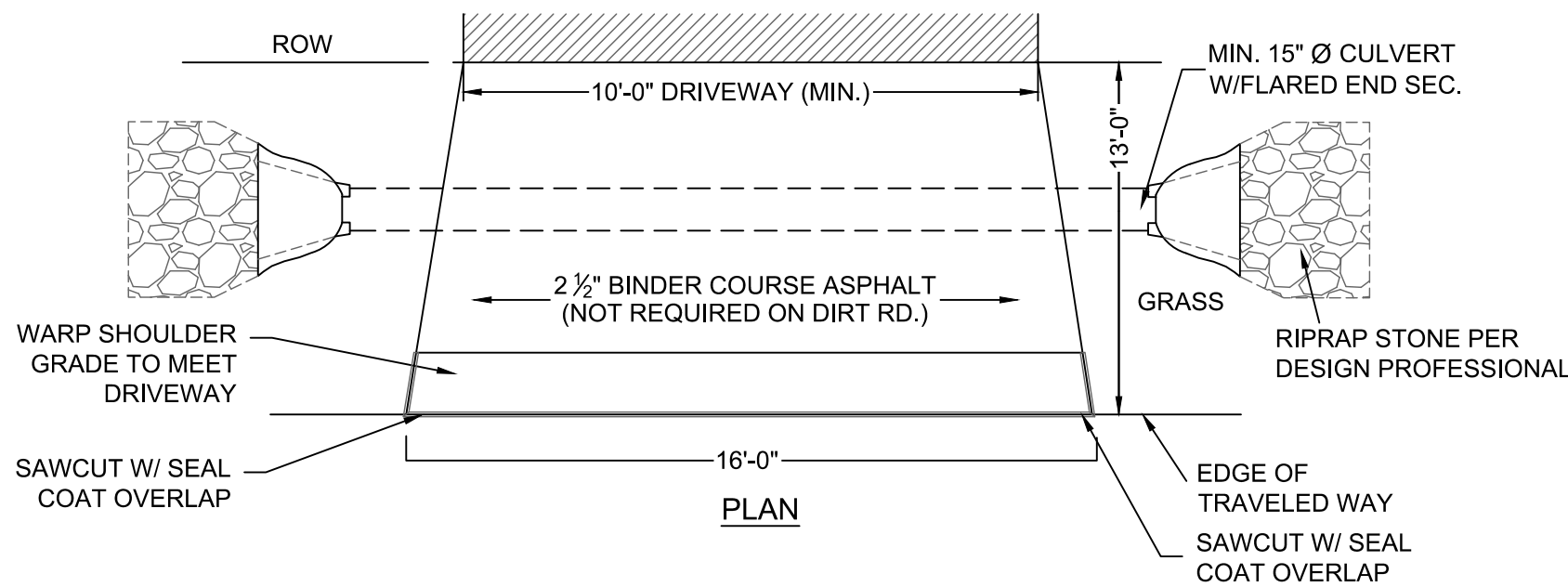
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4 OF 4



TYPICAL CROSS SECTION

NOTES:

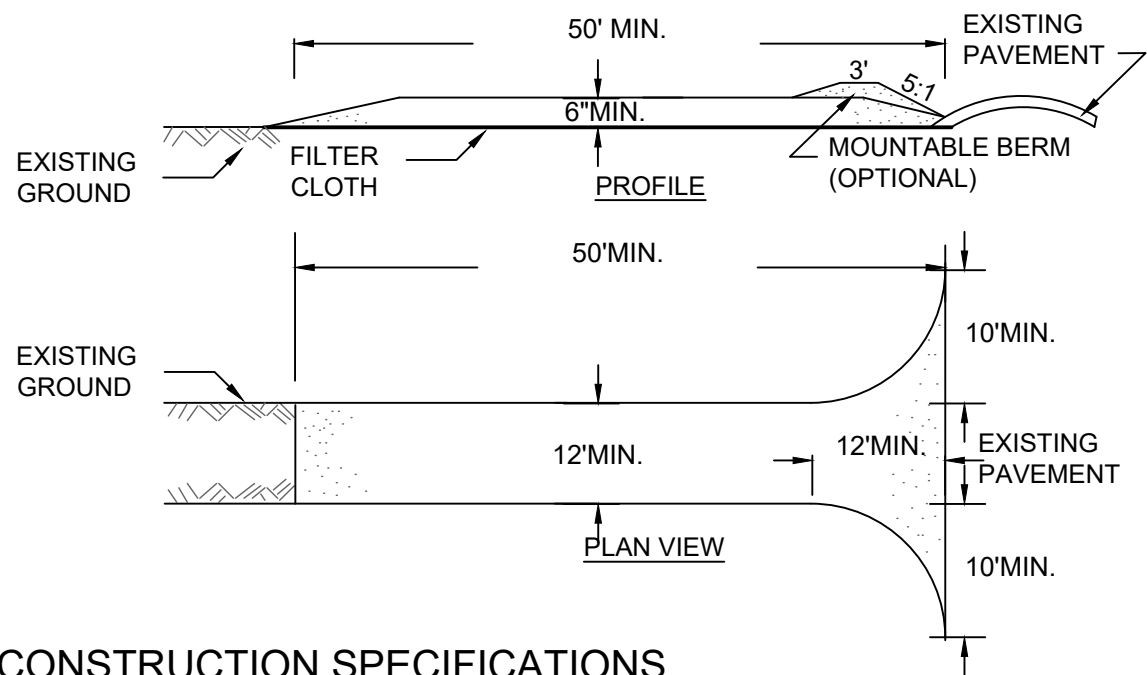
- MIN. OPENING SIZES SHOWN. FOR WIDER DRIVEWAYS, WIDER OPENINGS W/APRONS OF SIMILAR PROPORTIONS MAY BE CONSTRUCTED.
- CULVERTS TO HAVE A MIN. OF 18" COVER.
- THE APPLICANT SHALL PERFORM ROW GRADING IMPROVEMENTS ALONG THE TOWN ROAD FRONTAGE OF THE PROPERTY (BETWEEN THE EDGE OF PAVEMENT/SHOULDER AND THE ROW LINE), INCLUDING (BUT NOT LIMITED TO) CUTTING/TRIMMING OF TREES AND VEGETATION, REMOVAL OF STONE WALLS AND REGRADING OF ROADSIDE SWALES. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE TOWN HIGHWAY SUPERVISOR AND COMMISSIONER OF PUBLIC WORKS.



TYPICAL DRIVEWAY ENTRANCE ON ALTERNATE RURAL STREET

SCALE: NONE

2
4 OF 4



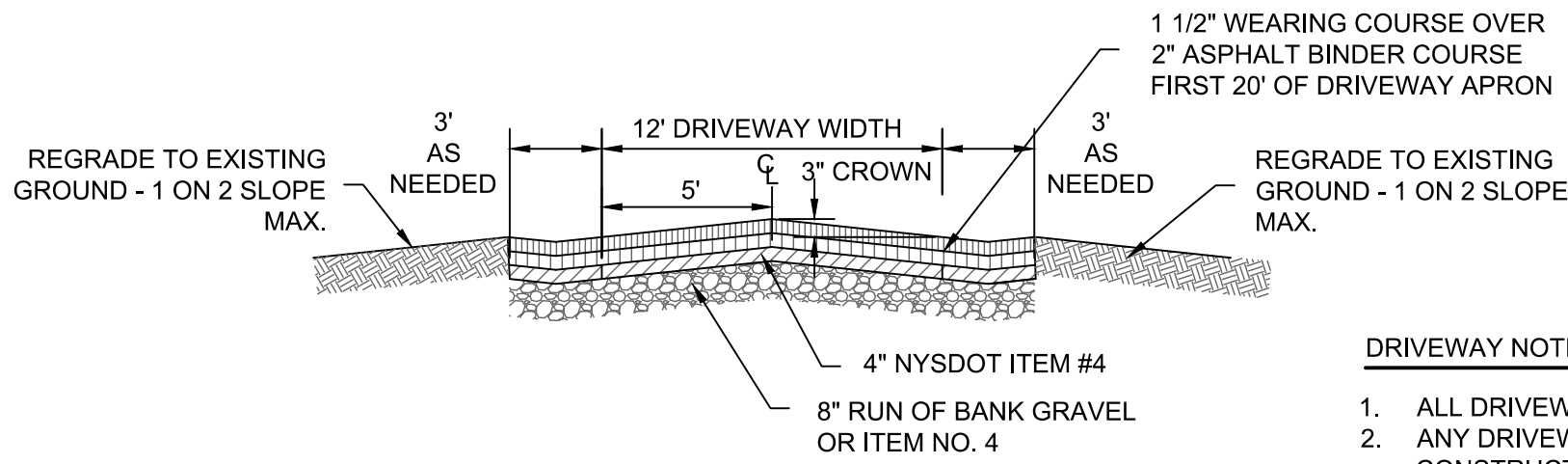
CONSTRUCTION SPECIFICATIONS

- STONE SIZE = USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH = NOT LESS THAN FIFTY (50) FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS = NOT LESS THAN SIX (6) INCHES.
- WIDTH = TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR. TWENTY-FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONSTRUCTION ENTRANCE

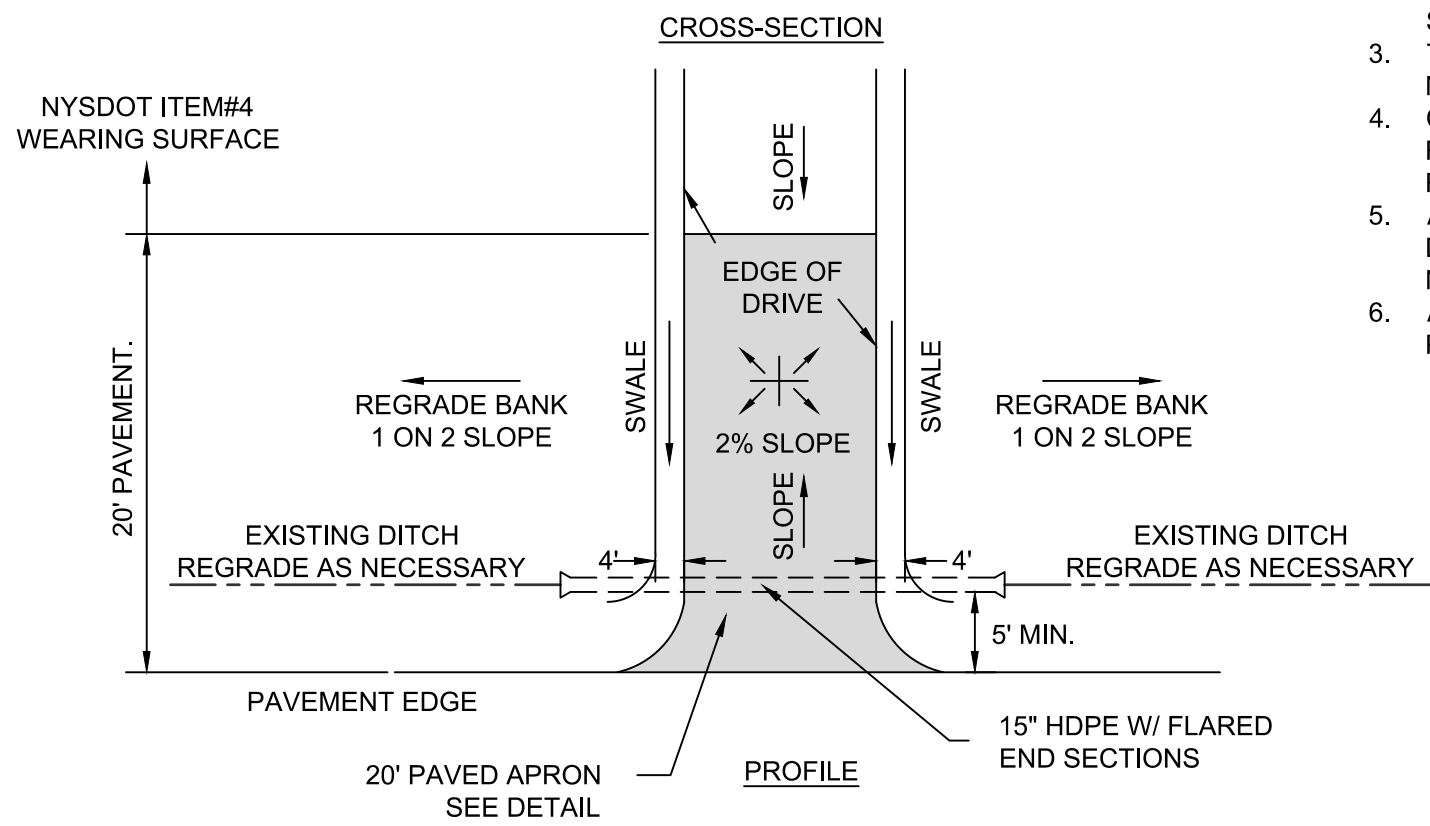
SCALE: N. T. S.

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DRIVEWAY NOTES

- ALL DRIVEWAYS SHALL PROVIDE INTERNAL TURN-AROUNDS.
- ANY DRIVEWAY OVER 200' IN LENGTH SHALL BE CONSTRUCTED SO THAT NO SURFACE OR DRIVEWAY SURFACE WATER RUNS DOWN THE DRIVEWAY.
- THE DRIVEWAY ENTRANCES SHALL BE PAVED FOR A MINIMUM OF 20 FEET IN LENGTH.
- CULVERT REQUIREMENTS ARE 15" IN DIAMETER HDPE WITH FLARED END SECTIONS, MINIMUM OF 5 FEET FROM EDGE OF ROAD PAVEMENT.
- ALL CUT MATERIAL SHALL BE TAKEN AWAY FROM THE DRIVEWAY LOCATION TO AVOID SEDIMENTATION OF THE NEW CONSTRUCTION.
- ANY FILL SECTIONS SHALL BE COMPACTED TO A 70% PROCTOR.



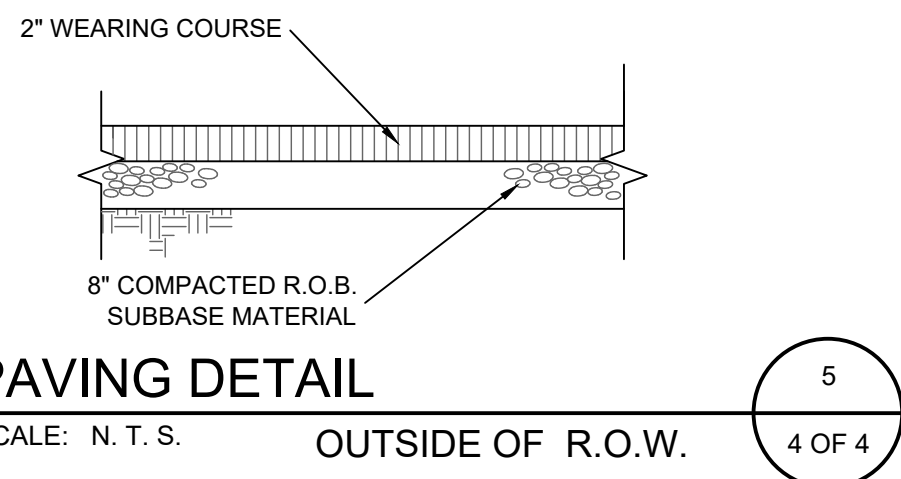
CROSS-SECTION

PROFILE

DRIVEWAY CONSTRUCTION

SCALE: N. T. S.

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PAVING DETAIL

SCALE: N. T. S.

OUTSIDE OF R.O.W.

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SEEDING AND MULCHING SPECIFICATIONS

TEMPORARY STABILIZATION:

SEED	TYPE	RATE
MULCH	ANNUAL RYE GRASS	1 LB/1,000 SQ FT
LIME	HAY	3.0 TONS/ACRE
FERTILIZER	AGRICULTURAL GRADE LESTONE	1.0 TONS/ACRE
	10-20-10	50 LBS./ACRE

PERMANENT STABILIZATION:

SEED	TYPE	RATE
MULCH	PERENNIAL RYE GRASS (20%)	0.45 LBS/1,000 SQ FT
LIME	REDTOP (50%)	0.35 LBS/1,000 SQ FT
FERTILIZER	ORCHARD GRASS (30%)	1.4 LBS/1,000 SQ FT
	HAY	3.0 TONS/ACRE
	AGRICULTURAL GRADE LESTONE	6.0 TONS/ACRE
	10-20-10	1,000 LBS./ACRE

TOWN OF DEERPARK
PLANNING BOARD APPROVAL

JOHN D. FULLER, P.E., P.C.

4 SOUTH STREET
PORT JERVIS, NY 12771
(845) 856-1536

THE LYNX AT RIVER BEND GOLF CLUB
87 NEVERSINK DRIVE
SECTION 54 BLOCK 1 LOT 37
TOWN OF DEERPARK, NY

DWG TITLE

CONSTRUCTION DETAILS

DWG NO.

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SCALE AS NOTED

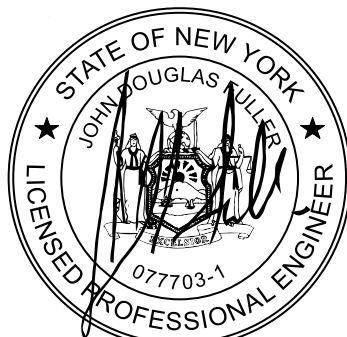
JOB NO. 3109.001

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REVISIONS			
DWN BY	REV	DESCRIPTION	DATE
DO	0	FOR APPROVAL	07/14/2025



JOHN D. FULLER
REG. NO. 077703