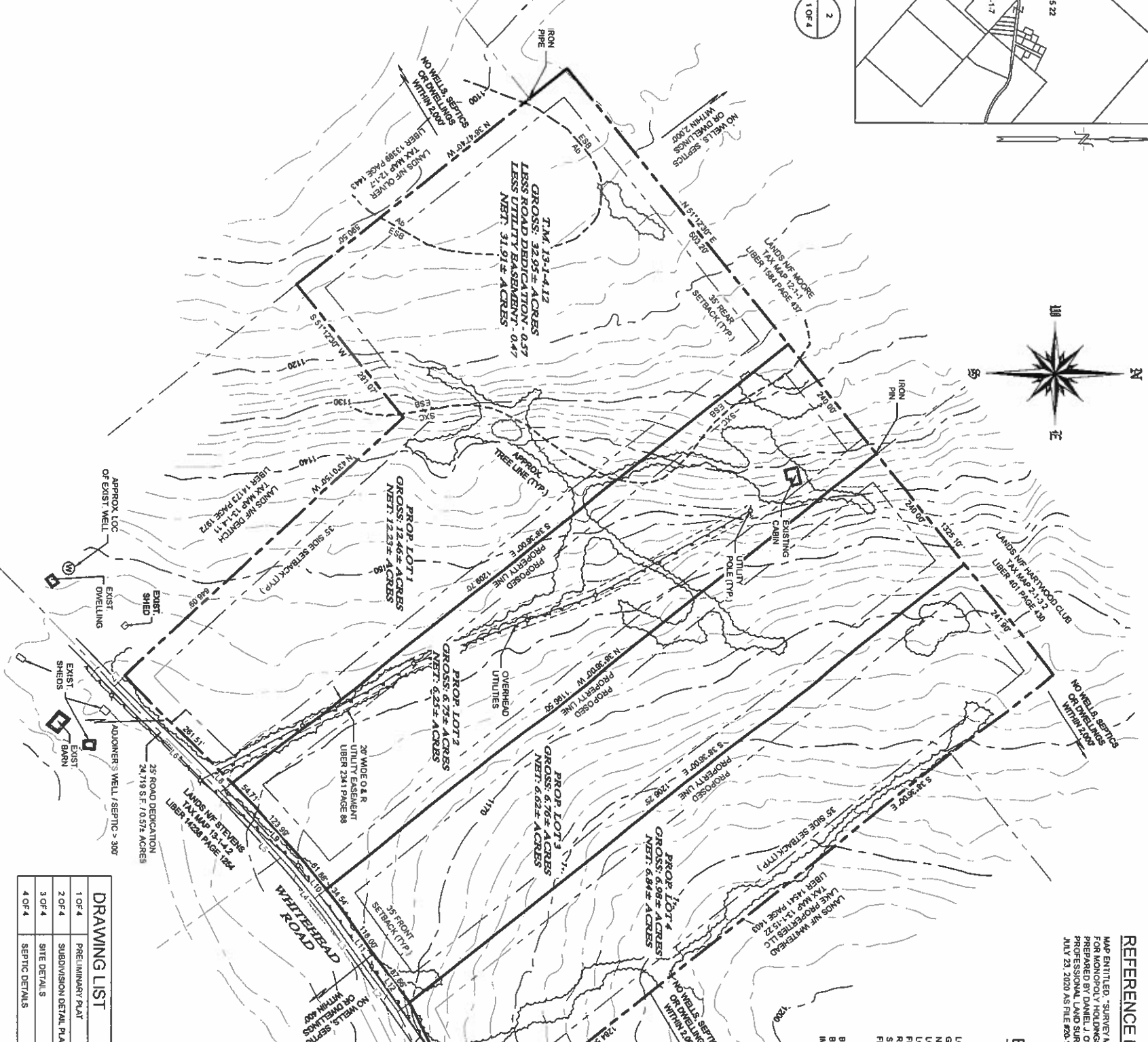


VICINITY MAP
SCALE: 1" = 1,000'
1 OF 4

DISTANCE & BEARING CHART

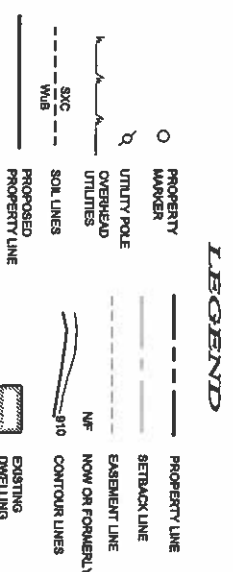
L1	S 63°30'40" W	250.48'
L2	S 63°08'30" W	46.88'
L3	S 64°27'00" W	117.88'
L4	S 61°32'30" W	94.88'
L5	S 47°22'10" W	122.71'
L6	S 44°44'30" W	32.22'
L7	N 43°06'45" W	26.01'
L8	S 45°41'00" W	316.22'
L9	S 47°22'10" W	123.88'
L10	S 61°32'30" W	80.43'
L11	S 64°27'00" W	118.00'
L12	S 63°30'40" W	87.88'
L13	S 63°30'40" W	25.00'
L14	S 83°30'00" E	24.87'



REFERENCE MAP:
MAP ENTITLED "SURVEY MAP OF LANDS OF MOORE" PREPARED BY DANIEL COBURN, PROFESSIONAL LAND SURVEYOR, DATED JULY 23, 2008 AS FILE #02-130

BULK TABLE REQUIREMENTS:
ZONED DISTRICT: RR, RURAL RESIDENTIAL

LOT AREA	MINIMUM REQUIREMENTS	EXISTING
1 ACRE	37.94 ACRES	37.94 ACRES
LOT WIDTH	200 FEET	96.54 FEET
LOT DEPTH	200 FEET	119.75 FEET
FRONT YARD	35 FEET	108.14 FEET
REAR YARD	35 FEET	118.14 FEET
SIDE YARD	35 FEET	519.84 FEET
FLOOR AREA	1,000 S.F.	> 1,000 S.F.
BLDG HEIGHT	35 FEET	< 35 FEET
IMP COVERAGE	20 %	< 20 %
	70 %	< 70 %



STATUTORY PLAT NOTES

- OWNER OF RECORD: ELIZABETH A. THOMAS SULLIVAN, 122 BARBER ROAD, PORT JERVIS, NY 12771. APPLICANT: MONOPRY HOLDINGS, LLC, 8 MARLEN LANE, PORT JERVIS, NY 12771.
- TAX MAP DESIGNATION: SECTION 13 BLOCK 1 LOT 4.12
- PARCEL ZONED: RR (RURAL RESIDENTIAL)
- TOTAL AREA (GROSS): 1,455,454 S.F. / 32.86 ACRES. NET: 1,380,320 S.F. / 31.915 ACRES
- EXISTING NO. OF LOTS: 1
- PROPOSED NO. OF LOTS: 4
- PROPOSED LOT 1: GROSS: 54,230 S.F. / 1.24 ACRES. NET: 53,728 S.F. / 1.22 ACRES
- PROPOSED LOT 2: GROSS: 27,250 S.F. / 0.625 ACRES. NET: 27,250 S.F. / 0.625 ACRES
- PROPOSED LOT 3: GROSS: 297,314 S.F. / 6.784 ACRES. NET: 298,306 S.F. / 6.824 ACRES
- PROPOSED LOT 4: GROSS: 304,351 S.F. / 6.962 ACRES. NET: 298,181 S.F. / 6.824 ACRES
- ALL KNOWN WELLS AND SEPTICS WITHIN 200 FEET OF THE PROPOSED WELLS AND SEPTICS HAVE BEEN SHOWN
- PROPOSED WASTEWATER SYSTEMS FOR THE NEW LOTS TO BE SERVICED BY A SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN UNDER REVIEW BY THE ENGINEER IN ACCORDANCE WITH THE ORANGE COUNTY LAWS, RULES AND REGULATIONS
- VERIFICATION OF SURFACE TRENCH BOTTOM SOIL CONDITIONS TO BE MADE BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL STATE OUT THE LOCATION OF THE WELL AND SUBSURFACE WASTEWATER DISPOSAL SYSTEM
- SOILS SHOWN ARE BASED ON AVAILABLE DATA FROM THE ORANGE COUNTY GEOLOGICAL INFORMATION SYSTEMS WEBSITE
- PROPOSED WATER SUPPLY FOR THE NEW LOTS WILL BE PROVIDED BY ON-SITE DRILLED WELLS
- ALL EROSION CONTROL DEVICES ARE TO BE SET IN PLACE PRIOR TO ANY LAND DISTURBANCE. DURING THE COURSE OF CONSTRUCTION WHENEVER THE TOWN ENGINEER AND/OR TOWN ENGINEER DETERMINE THAT ADDITIONAL EROSION CONTROL DEVICES ARE REQUIRED, THEY SHALL BE INSTALLED IMMEDIATELY BY THE DEVELOPER AT NO COST TO THE TOWN.
- DURING THE COURSE OF CONSTRUCTION, WHENEVER THE TOWN HIGHWAY SUPERINTENDENT AND/OR TOWN ENGINEER DETERMINE THAT ADDITIONAL DRAINAGE FACILITIES ARE REQUIRED TO PROVIDE POSITIVE DRAINAGE WITHIN THE RIGHT-OF-WAY OR ADJACENT PROPERTY, THEY SHALL BE INSTALLED BY THE DEVELOPER AT NO COST TO THE TOWN.
- ALL EMBANKMENTS ARE TO BE GRADED AND SEEDS IMMEDIATELY UPON BEING LAID BACK
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT DRIVEWAY ENTRANCES ON TOWN ROADS
- PARCELS NOT LOCATED IN A FLOOD ZONE PER FEMA MAP NUMBER 360710000E EFFECTIVE 8/20/2008
- NO WETLANDS EXIST PER THE NATIONAL WETLANDS ENVIRONMENTAL MAPPER
- PRIOR TO THE INITIATION OF CONSTRUCTION ON ANY BUILDING LOT WHICH GAINS ACCESS FROM A TOWN ROAD, THE APPLICANT WILL BE REQUIRED TO OBTAIN A DRIVEWAY PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT
- THE APPROVED PLAT MUST BE FILED IN THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO THE OFFERING OF LOT FOR SALE AND WITHIN 90 DAYS OF 79% APPROVAL
- THE PURCHASER OF THE NEW LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT SURVEY

SURVEYOR RESPONSIBILITIES

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7208, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

I HEREBY CERTIFY THAT THIS SUBDIVISIONS BASED ON AN ACCURATE FIELD SURVEY PERFORMED BY THE UNDERSIGNED ON JULY 21, 2023

DATE: _____

NEW YORK STATE P. L. S. LICENSE NO. 049828-1

DRAWING LIST

1 OF 4	PRELIMINARY PLAT
2 OF 4	SUBDIVISION DETAIL PLAN
3 OF 4	SITE DETAIL S
4 OF 4	SEPTIC DETAILS



PRELIMINARY PLAT
SCALE: 1" = 100'

1 OF 4

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7208, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

COPIES OF THIS DOCUMENT WITHOUT A SIGNATURE OF THE SURVEYOR OR AN ORIGINAL IMPRESSED SEAL OR ORIGINAL SIGNATURE OF THE SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.

DATE	REVISION
09/14/20	FOR APPROVAL

JOHN D. FULLER
REG. NO. 87703

JOHN D. FULLER, P.E., P.C.
PINE VIEW SUBDIVISION
76 WHITEHEAD ROAD
SECTION 13 BLOCK 1 LOT 4.12
TOWN OF DEERPARK, NY

DATE: _____

SCALE: AS NOTED

PRELIMINARY PLAT
1 OF 4

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

ELEVATION CHART

	LOT 1	LOT 2	LOT 3	LOT 4
FIRST FLOOR	1158'	1168'	1172'	1182'
SEPTIC TANK (HORIZONTAL)	1153.172' / 1152.42'	1161.172' / 1160.92'	1171.672' / 1171.42'	1180.172' / 1179.92'
EXIST. BOX (HORIZONTAL)	1150.446' / 1150.246'	1158.691' / 1158.446'	1168.391' / 1168.146'	1177.491' / 1177.246'
FIRST LATERAL	1150.246'	1159.446'	1168.146'	1177.246'
LOWEST SEVERABLE ELEVATION	1153.372'	1161.372'	1171.872'	1180.372'

NOTES

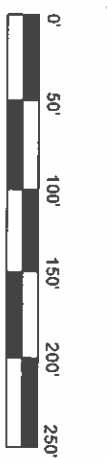
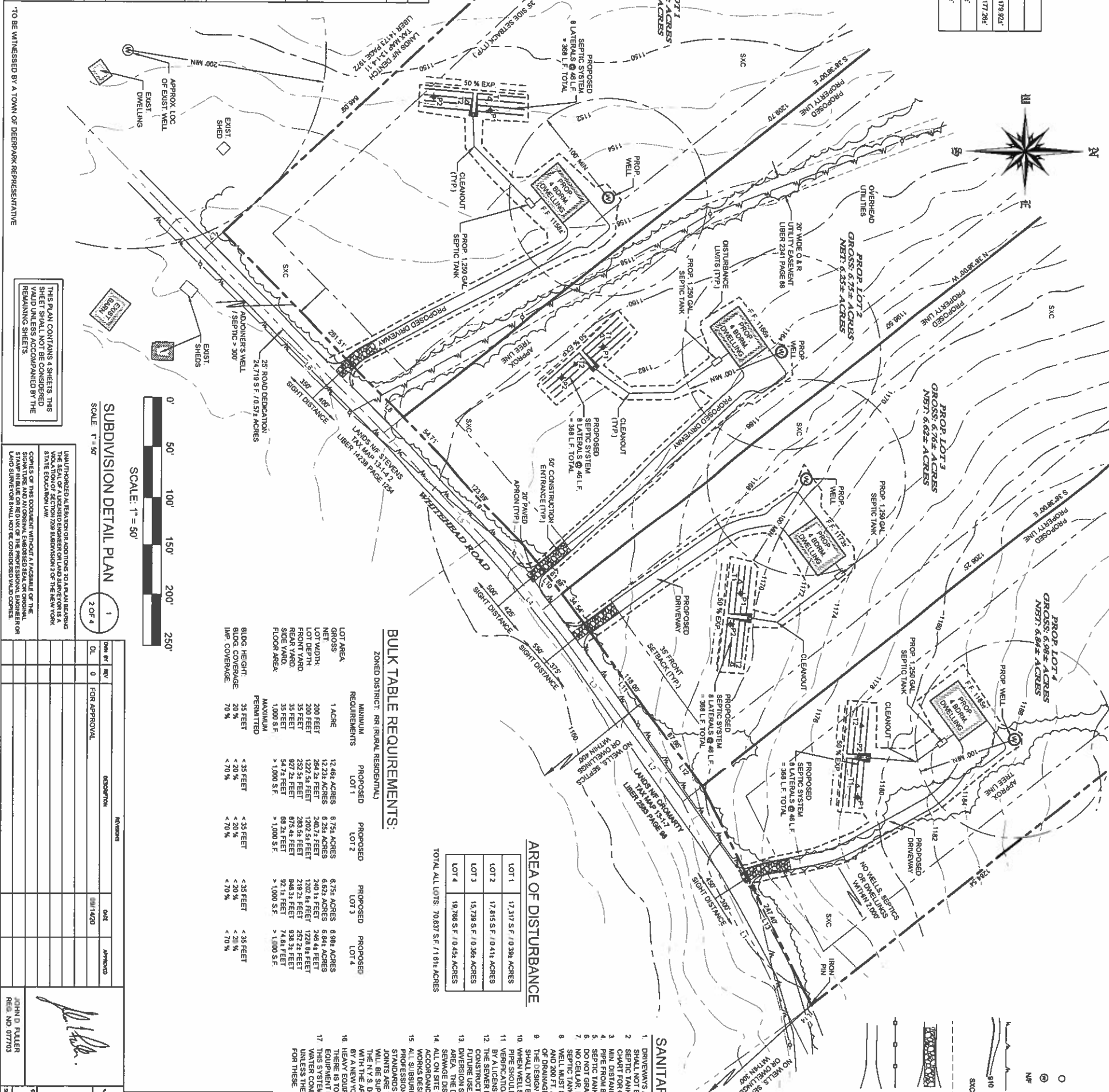
1. ALL DRIVEWAYS SHALL PROVIDE INTERVAL TURNOVEROUNDS.
2. ANY DRIVEWAY OVER 200' IN LENGTH SHALL BE CONSTRUCTED DOWN THE DRIVEWAY.
3. THE DRIVEWAY ENTRANCES SHALL BE PAVED FOR A MINIMUM OF 20 FEET IN LENGTH.
4. CURBSET REQUIREMENTS ARE 15" IN DIAMETER HOPE WITH FLARED END SECTIONS, MINIMUM OF 3 FEET FROM EDGE OF ROAD PAVEMENT.
5. ALL CUT MATERIAL SHALL BE TAKEN AWAY FROM THE DRIVEWAY LOCATION TO AVOID SEDIMENTATION OF THE NEW CONSTRUCTION.
6. ANY FILL SECTIONS SHALL BE COMPACTED TO A 90% PROCTOR.

PERCOLATION TEST RESULTS

DATE	TEST NO.	DEPTH OF HOLE (IN)	STABILIZED RATE (MIN)	DESIGN RATE (MIN)
09/11/20	LOT 1P1	24	13.45	
09/11/20	LOT 1P2	24	27.10	21.30
	LOT 1P3	24		
09/11/20	LOT 1P1	24	9.55	
09/11/20	LOT 1P2	24	12.55	21.30
	LOT 1P3	24		
09/11/20	LOT 1P1	24	16.50	
09/11/20	LOT 1P2	24	16.05	21.30
	LOT 1P3	24		
09/11/20	LOT 1P1	24	11.45	
09/11/20	LOT 1P2	24	20.00	21.30
	LOT 1P3	24		

DEEP PIT TEST RESULTS

LOT	TEST NO.	DEPTH OF HOLE (IN)	STABILIZED RATE (MIN)	DESIGN RATE (MIN)
LOT 1P1	09/11/20	24	13.45	
LOT 1P2	09/11/20	24	27.10	21.30
LOT 1P3	09/11/20	24		
LOT 1P1	09/11/20	24	9.55	
LOT 1P2	09/11/20	24	12.55	21.30
LOT 1P3	09/11/20	24		
LOT 1P1	09/11/20	24	16.50	
LOT 1P2	09/11/20	24	16.05	21.30
LOT 1P3	09/11/20	24		
LOT 1P1	09/11/20	24	11.45	
LOT 1P2	09/11/20	24	20.00	21.30
LOT 1P3	09/11/20	24		



SUBDIVISION DETAIL PLAN

SCALE 1" = 50'

SCALE 1" = 50'

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

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 240-B SUBSECTION 4 OF THE NEW YORK STATE EVIDENCE LAW.

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE OF THE LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID.

DATE	REV.	DESCRIPTION	REVISION	DATE	APPROVAL
01/14/20	0	FOR APPROVAL			

JOHN D. FULLER
REG. NO. 07703

JOHN D. FULLER, P.E., P.C.
4 SOUTH STREET
PORT JERVIS, NY 12771
(909) 528-1538

PINE VIEW SUBDIVISION
76 WHITEHEAD ROAD
SECTION 13 BLOCK 1 LOT 4 12
TOWN OF DEERPARK, NY

SUBDIVISION DETAIL PLAN 2 OF 4

BULK TABLE REQUIREMENTS:

REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4
LOT AREA	1.0 ACRE	6.75± ACRES	6.75± ACRES	6.98± ACRES
GROSS	12.45± ACRES	6.75± ACRES	6.75± ACRES	6.98± ACRES
NET	12.23± ACRES	6.52± ACRES	6.52± ACRES	6.74± ACRES
LOT WIDTH	264.2± FEET	240.2± FEET	240.2± FEET	246.4± FEET
LOT DEPTH	1227.5± FEET	1202.5± FEET	1202.5± FEET	1228.8± FEET
FRONT YARD	35 FEET	252.5± FEET	252.5± FEET	252.2± FEET
REAR YARD	35 FEET	67.2± FEET	67.2± FEET	93.8± FEET
SIDE YARD	35 FEET	68.2± FEET	68.2± FEET	74.8± FEET
FLOOR AREA	1,000 S.F.	> 1,000 S.F.	> 1,000 S.F.	> 1,000 S.F.
MAXIMUM PERMITTED				
BLDG HEIGHT	< 35 FEET	< 35 FEET	< 35 FEET	< 35 FEET
BULK COVERAGE	< 20%	< 20%	< 20%	< 20%
IMP. COVERAGE	< 70%	< 70%	< 70%	< 70%

TOTAL ALL LOTS: 70.837 S.F. / 1.014 ACRES

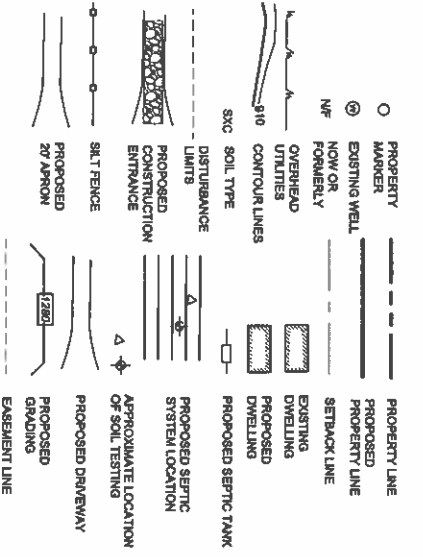
AREA OF DISTURBANCE

LOT	AREA
LOT 1	12,317 S.F. / 0.28 ACRES
LOT 2	17,815 S.F. / 0.41 ACRES
LOT 3	15,739 S.F. / 0.36 ACRES
LOT 4	19,786 S.F. / 0.45 ACRES

SANITARY NOTES

1. DRIVEWAYS AND OTHER STRUCTURES WHICH MAY COMPACT THE SOILS SHALL NOT BE CONSTRUCTED ON TOP OF ABSORPTION FIELD.
2. SEPTIC TANKS TO BE REINFORCED CONCRETE. SEE SANITARY REG. CHART FOR CAPACITY.
3. SEPTIC TANKS TO BE CONSTRUCTED TO ABSORPTION FIELD IN 30' FROM BOUNDING TO BE STRAIGHT.
4. SEPTIC TANK INLETS TO BE OPPOSITE OUTLETS.
5. PIPE FROM BUILDING TO BE SEPTIC TANK TO BE STRAIGHT.
6. DO NOT GRADE IN AREA TO BE USED FOR ABSORPTION FIELD.
7. NO CELLAR, FOOTING OR ROOF DRAINS SHALL DISCHARGE INTO SEPTIC TANKS OR DRAIN FIELDS.
8. WELL MUST BE AT LEAST 100 FT AWAY FROM LOWER THE FIELD, AND 200 FT AWAY FROM HIGHER THE FIELD IN THE DIRECT LINE.
9. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER) SHALL NOT BE CHANGED.
10. WHEN WELLS ARE WITHIN 25' OF THE FOOTING DRAIN, THE DISCHARGE PIPE SHOULD BE WATER TIGHT.
11. VERIFICATION OF SUITABLE TRENCH BOTTOM SOIL CONDITIONS TO BE MADE BY A LICENSED PROFESSIONAL ENGINEER.
12. CONSTRUCTION OF SEPTIC SYSTEM SHALL BE DESIGNED, LOCATED AND CONSTRUCTED TO ALLOW FOR A 50% EXPANSION CAPABILITY FOR FUTURE USE.
13. DIVERSION SWALES TO BE LOCATED UPHILL FROM THE SEWAGE DISPOSAL AREA. THE DIVERSION SWALES ARE TO DIVERSE RUNOFF AWAY FROM THE SEWAGE DISPOSAL AREA AND WATER SUPPLY FACILITIES SHALL BE BUILT IN ACCORDANCE WITH DESIGN STANDARDS FOR WASTEWATER TREATMENT FACILITIES.
14. ALL ON SITE SANITATION AND WATER SUPPLY FACILITIES SHALL BE BUILT IN ACCORDANCE WITH DESIGN STANDARDS FOR WASTEWATER TREATMENT FACILITIES.
15. ALL SURFACE SANITARY SYSTEMS ARE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE LATEST EDITION STANDARDS OF THE N.Y.S. DEPT. OF HEALTH STANDARDS. SEPTIC TANK JOINTS ARE TO BE SEALED AND TESTED FOR WATER TIGHTNESS. CONSTRUCTION WILL BE SUPERVISED, INSPECTED AND CERTIFIED BY THE TOWN OFFICIALS AND THE N.Y.S. DEPARTMENT OF HEALTH STANDARDS AS COMPLETE IN ACCORDANCE WITH THE TRENCHING AND EXCAVATION DESIGN STANDARDS.
16. HEAVY EQUIPMENT SHALL BE KEPT OFF THE ABSORPTION FIELD AREA.
17. THERE IS TO BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT BEFORE, DURING OR AFTER CONSTRUCTION.
18. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARAGE GRINDERS, WATER CONDITIONERS, AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SEWAGE DISPOSAL SYSTEMS REDESIGNED TO ACCOMMODATE FOR THESE.

LEGEND

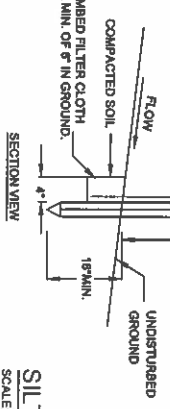
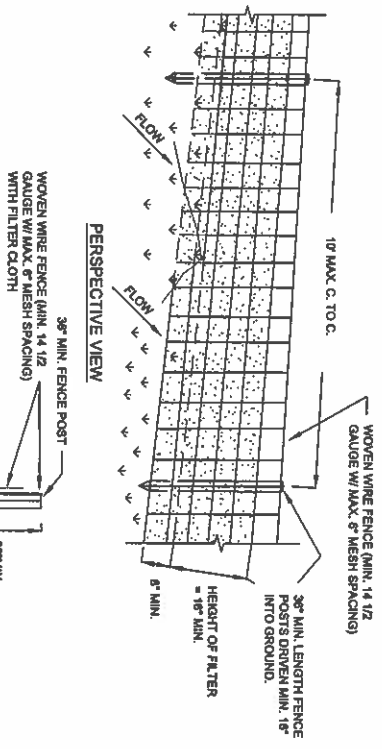


EROSION & SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS, SILT FENCE, HAY BARRIERS, ETC. SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST OF THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILT FENCE AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PERMANENT.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPAIRED AND/OR REBUILT EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UP-SLOPE ARE STABILIZED BY TOP.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO 1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST USE TEMPORARY MULCH (DOMINANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. THE TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FULLY GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO SITE AND REGRADED ONTO OPEN AREAS.
10. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.

SEEDING AND MULCHING SPECIFICATIONS

TEMPORARY STABILIZATION:	
TYPE	RATE
SEED ANNUAL FRYE GRASS	1 LB/1,000 SQ FT
MULCH HAY	3.0 TONS/ACRE
LIME AGRICULTURAL GRADE LIMESTONE	1.0 TONS/ACRE
FERTILIZER 10-20-10	50 LBS/ACRE
PERMANENT STABILIZATION:	
TYPE	RATE
SEED PERENNIAL FRYE GRASS (20%)	0.42 LB/SQ 1000 SQ FT
SEED REDTOP (50%)	0.35 LB/SQ 1000 SQ FT
ORCHARD GRASS (30%)	1.4 LB/SQ 1000 SQ FT
MULCH HAY	3.0 TONS/ACRE
LIME AGRICULTURAL GRADE LIMESTONE	6.0 TONS/ACRE
FERTILIZER 10-20-10	1,000 LBS/ACRE



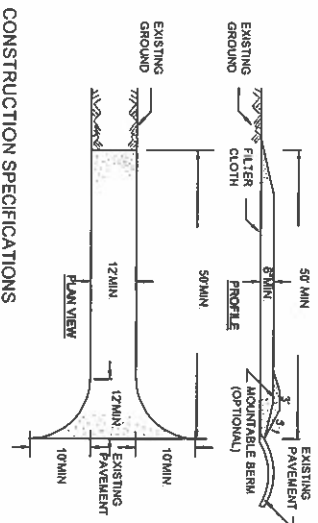
CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "V" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 2' AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. 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, MIRAFL 100X, STABILINKA 1140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOPAR, ENVORFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

SCALE N T S

1
3 OF 4



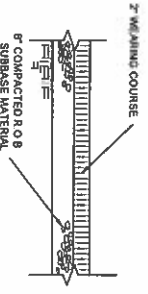
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE = USE #2 STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH = NOT LESS THAN FIFTY (50) FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS = NOT LESS THAN SIX (6) INCHES.
4. 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.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. 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.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR PILING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SHALLED DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONSTRUCTION ENTRANCE

SCALE N T S

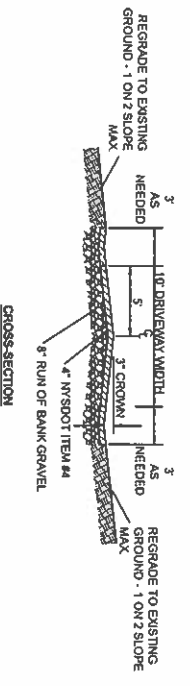
2
3 OF 4



PAVING DETAIL (APRON)

SCALE N T S

4
3 OF 4



DRIVEWAY CONSTRUCTION

SCALE: N. T. S.

3
3 OF 4

THIS PLAN CONTAINS 4 SHEETS. THIS SHEET IS TO BE CONSIDERED VALID UNLESS INDICATED OTHERWISE BY THE REMAINING SHEETS.

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF THE PROFESSIONAL ETHICS OF THE NEW YORK STATE EDUCATION LAW.
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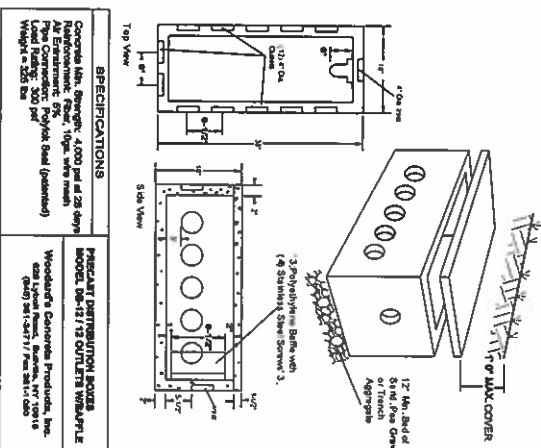
DATE	REVISION	APPROVED
DL	0	FOR APPROVAL

JOHN D. FULLER, P.E., P.C.
450 SOUTH STREET
PORT JENNYS, NY 12771
(845) 868-1528

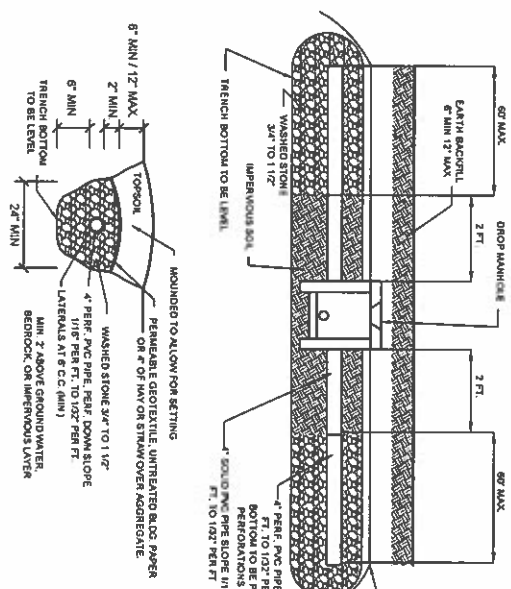
PINE VIEW SUBDIVISION
SECTION 13 BLOCK 1 LOT 4.12
TOWN OF DEERPARK, NY

DATE: AS NOTED

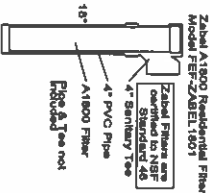
3 OF 4



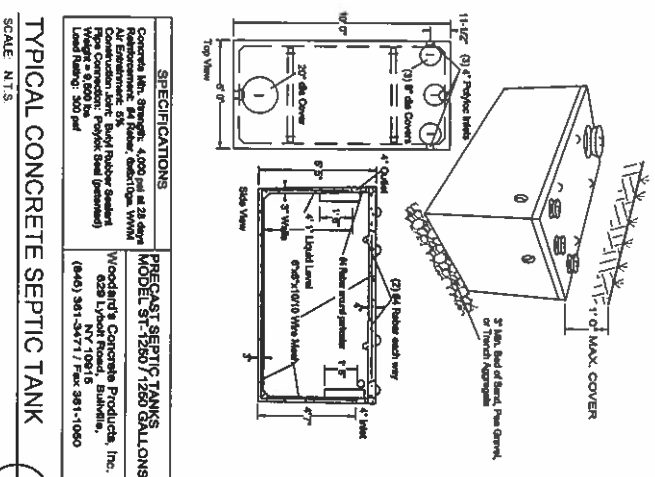
PRECAST DISTRIBUTION BOX DETAIL
SCALE: N.T.S. 1 OF 4



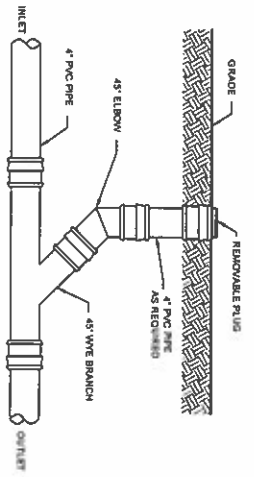
TYPICAL SEPTIC TRENCH
SCALE: N.T.S. 3 OF 4



TYPICAL EFFLUENT FILTER FOR SEPTIC TANK
SCALE: N.T.S. 4 OF 4

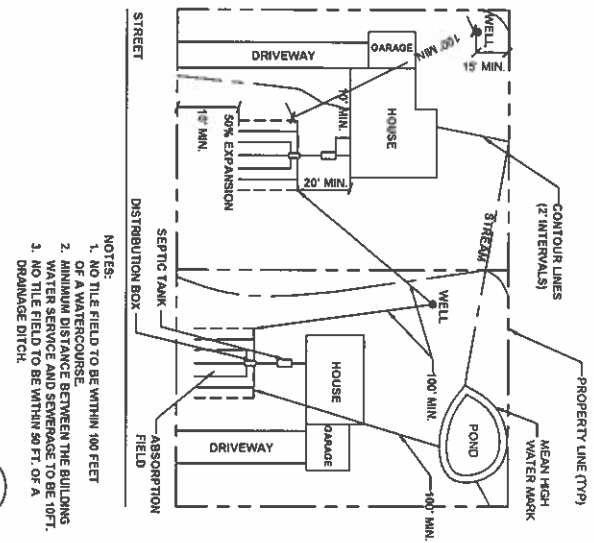


TYPICAL CONCRETE SEPTIC TANK
SCALE: N.T.S. 2 OF 4

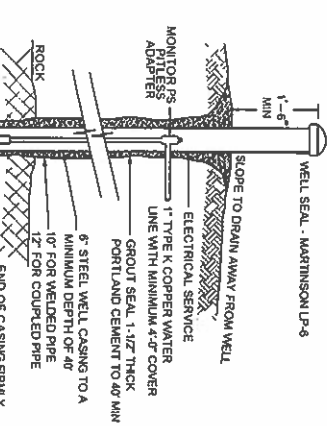


TYPICAL CLEANOUT DETAIL
SCALE: N.T.S. 5 OF 4

TYPICAL LOT DIMENSIONS
SCALE: N.T.S. 6 OF 4



MINIMUM SEPARATION DISTANCE (FEET) FROM
SCALE: N.T.S. 6 OF 4



TYPICAL 6" WELL
SCALE: N.T.S. 7 OF 4

WATER SAVING FIXTURES NOTES
1. THE USE OF POST 1991 WATER SAVING FIXTURES ARE REQUIRED IN THE DWELLING.
2. POST 1991 WATER SAVING FIXTURES SHALL BE AS DEFINED IN INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEM DESIGN HANDBOOK, NEW YORK STATE DEPARTMENT OF HEALTH, 1998 ED. TABLE 1 DESIGN ROOMS FOR VARIOUS HOUSEHOLD RUMBLING.
3. WATER SAVING FIXTURES SHALL BE DEFINED AS FOLLOWS:
A) 1.0 GPM PER FLUSH WATER CLOSERS
B) 3.0 GPM MAX. FAUCETS, SHOWERHEADS

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.
2. SOFTENING OF HARD WATER SHOULD BE CONSIDERED ONLY IF EXCESSIVE HARDNESS IS FOUND (GREATER THAN 150MG/L).
3. THE LOCATION OF WELLS AND SEPTIC FIELDS SHALL NOT BE CHANGED.
4. FOOTING DRAINS WITHIN 25 FEET OF A WELL SHALL BE WATER TIGHT.
5. WELLS MUST BE INSTALLED AT LEAST 100 FEET FROM ALL SEPTIC SYSTEMS AND 200 FEET FROM ANY SEPTIC SYSTEM WHICH IS UPFALL FROM THE WELL.
6. WELL CASINGS IS TO BE INSTALLED 20 FEET INTO IMPERVIOUS BEDROCK.



FLOW LEVELER
SCALE: N.T.S. 8 OF 4

MINIMUM SEPTIC TANK CAPACITIES

LOT NO.	PREC. RATE (MIN)	TRENCH MAN WIDTH (INCHES)	LENGTH OF TILE FIELD (FT)	4 BEDROOM
1-5	1.5	24	72 BR 3 BR 4 BR	
6-10	2.0	24	96 BR 3 BR 4 BR	
11-15	2.5	24	120 BR 3 BR 4 BR	
16-20	3.0	24	144 BR 3 BR 4 BR	
21-25	3.5	24	168 BR 3 BR 4 BR	
26-30	4.0	24	192 BR 3 BR 4 BR	
31-35	4.5	24	216 BR 3 BR 4 BR	
36-40	5.0	24	240 BR 3 BR 4 BR	
41-45	5.5	24	264 BR 3 BR 4 BR	
46-50	6.0	24	288 BR 3 BR 4 BR	
SIZE OF SEPTIC TANK (REQUIRED GALL.)			1000	1250

MINIMUM SEPTIC TANK CAPACITIES
NOTE: DESIGN BASED ON 130 GPD PER BEDROOM
NOTE: TANK SIZE REQUIREMENTS FOR MORE THAN SIX BEDROOMS SHALL BE DETERMINED BY THE TOWN OF DEERPARK PLANNING BOARD APPROVAL.
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DATE	REVISION	DESCRIPTION
09/14/20		

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SEPTIC DETAILS
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