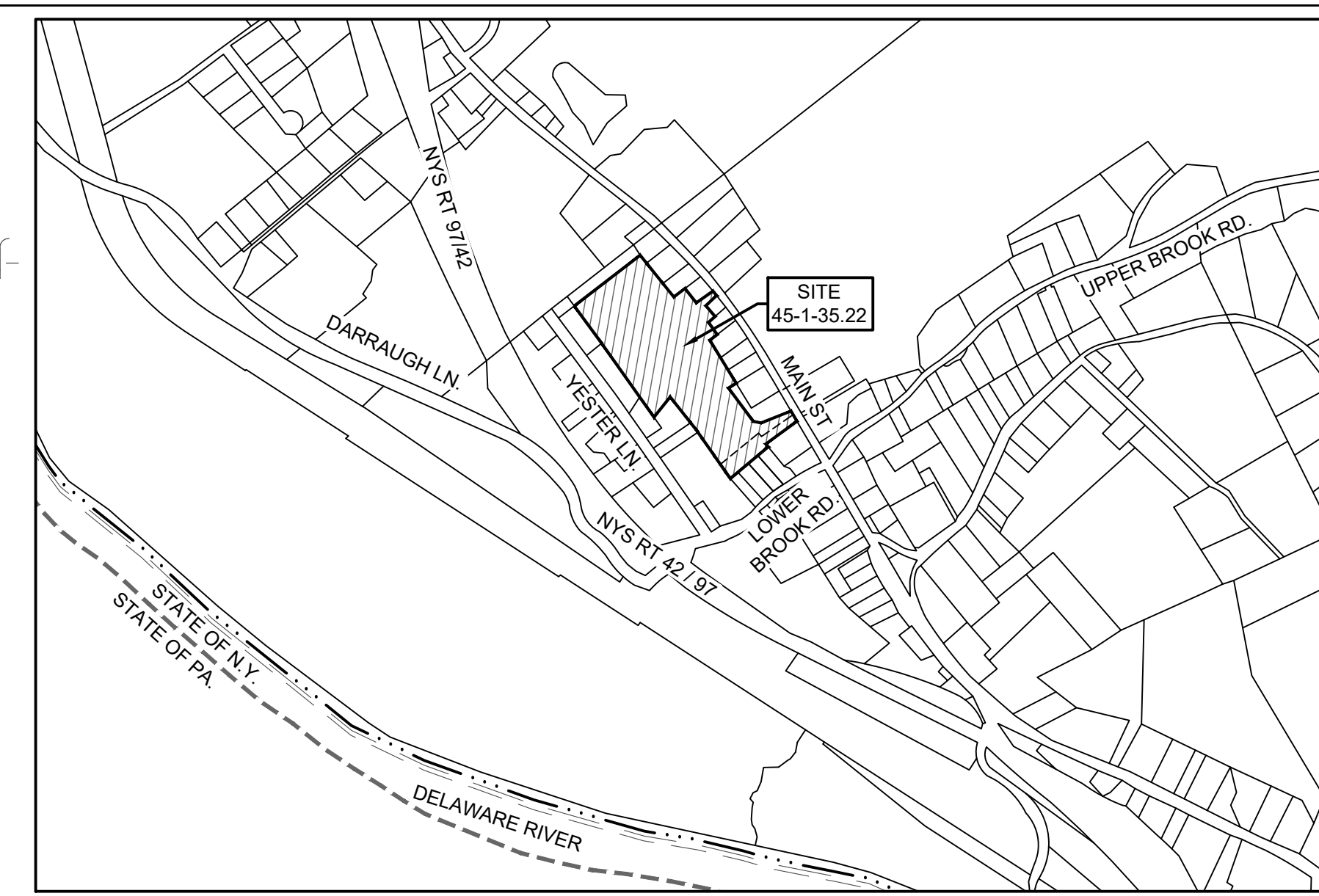


REFERENCE MAP:

MAP ENTITLED, "SURVEY MAP OF LAND PREPARED FOR VINCENT MALZAHN" BY CONRAD, CLOSE & EWALD, PROFESSIONAL LAND SURVEYORS, P.C., DATED AUGUST 22, 2019, AS DRAWING NO. 11484.

LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- R.O.W. TAKING
- SETBACK LINE
- OVERHEAD UTILITIES
- UTILITY POLE
- STREAM
- EXISTING GRAVEL DRIVEWAY
- [Hatched Box] EXISTING BUILDING
- 490 CONTOUR LINES
- EXISTING FENCE
- (W) EXISTING WELL
- Ha Hob SOIL LINES



REF: ORANGE COUNTY TAX MAP

VICINITY MAP

SCALE 1" = 600'

2
1 OF 4

PRELIMINARY PLAT NOTES

1. OWNER OF RECORD: VILLAGE DAIRY FARM, LLC, 220 BOEHLER ROAD, SPARROWBUSH, NY 12780
2. TAX MAP DESIGNATION: SECTION 45 BLOCK 1 LOT 35.22
3. PARCEL ZONED: HM-U (HAMLET MIXED-USE DISTRICT)
4. TOTAL AREA: 345,501 S.F. / 7.93± ACRES
 PROPOSED LOT 1: 23,765 S.F. / 0.55± ACRES
 PROPOSED LOT 2: 319,668 S.F. / 7.34± ACRES
 ROAD DEDICATION: 1,503 S.F. / 0.03± ACRES
 ROAD DEDICATION: 565 S.F. / 0.01± ACRES
5. EXISTING NO. OF LOTS: 1
 PROPOSED NO. OF LOTS: 2
6. ALL KNOWN WELLS AND SEPTICS WITHIN 200 FEET OF THE PROPOSED WELLS AND SEPTICS HAVE BEEN SHOWN.
7. PROPOSED WASTEWATER SYSTEMS FOR THE PROPOSED LOT 2 TO BE SERVICED BY A BELOW GRADE ON-SITE SANITARY DISPOSAL SYSTEM DESIGNED BY A LICENSED ENGINEER AND CONSTRUCTED IN ACCORDANCE WITH THIS DESIGN UNDER REVIEW BY THE ENGINEER IN ACCORDANCE WITH THE ORANGE COUNTY LAWS, RULES AND REGULATIONS.
8. VERIFICATION OF SUITABLE TRENCH BOTTOM SOIL CONDITIONS TO BE MADE BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.
9. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL STAKE OUT THE LOCATION OF THE WELL AND SUBSURFACE WASTEWATER DISPOSAL SYSTEM.
10. SOILS INFORMATION IS BASED ON AVAILABLE DATA FROM THE ORANGE COUNTY GEOLOGICAL INFORMATION SYSTEMS WEBSITE.
11. PROPOSED WATER SUPPLY FOR THE PROPOSED LOT 2 WILL BE PROVIDED BY ON-SITE DRILLED WELL.
12. ALL EROSION CONTROL DEVICES ARE TO BE SET IN PLACE PRIOR TO ANY LAND DISTURBANCE. DURING THE COURSE OF CONSTRUCTION, WHENEVER THE TOWN BUILDING INSPECTOR 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.
13. 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.
14. ALL EMBANKMENTS ARE TO BE GRADED AND SEEDED IMMEDIATELY UPON BEING LAID BACK.
15. STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT DRIVEWAY ENTRANCE ON TOWN ROADS.
16. PARCEL IS LOCATED ENTIRELY IN FLOOD ZONE X PER FEMA MAP NUMBER 36071C0213E, EFFECTIVE 8/03/2009.
17. 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.
18. THE APPROVED PLAT MUST BE FILED IN THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO THE OFFERING OF LOT FOR SALE, AND WITHIN 62 DAYS OF FINAL APPROVAL.
19. THE PURCHASER OF THE NEW LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT SURVEY.
20. THERE ARE NO WETLANDS PER THE NYSDEC ENVIRONMENTAL MAPPER WEBSITE AND THE ORANGE COUNTY GIS WEBSITE.

BULK TABLE REQUIREMENTS:

ZONED DISTRICT: HM-U (HAMLET MIXED USE DISTRICT)

	MINIMUM REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA:	1.0 ACRES	0.55 ACRES**	7.34 ACRES
LOT WIDTH:	200 FEET	80.6± FEET**	874.0± FEET
LOT DEPTH:	200 FEET	366.2± FEET	390.6± FEET
ROAD FRONTAGE:	50 FEET	43.49 FEET**	43.67 FEET**
FRONT YARD:	35 FEET	30.87 FEET**	91.4± FEET
REAR YARD:	35 FEET	30.35 FEET	59.9± FEET
SIDE YARD:	35 FEET	2.3 FEET*	125.5± FEET
FLOOR AREA:	1,000 S.F.	> 1,000 S.F.	> 1,000 S.F.
	MAXIMUM PERMITTED		
BLDG. COVERAGE:	20 %	< 20 %	< 20 %
BLDG. HEIGHT:	35 FEET	< 35 FEET	< 35 FEET

* PRE-EXISTING CONDITION
 ** VARIANCE REQUESTED

THE FOLLOWING VARIANCES WERE GRANTED BY THE TOWN OF DEERPARK ZONING BOARD OF APPEALS ON JANUARY 16, 2025:

1. LOT 1 - LOT AREA (VARIANCE OF 0.45 ACRES)
2. LOT 1 - LOT WIDTH (VARIANCE OF 119.4 FT)
3. LOTS 1 & 2 - ROAD FRONTAGE (VARIANCES OF 6.51 FT AND 6.33 FT)
4. LOT 1 - FRONT YARD SETBACK (VARIANCE OF 25.13 FT)
5. LOT 1 - SIDE YARD SETBACK (VARIANCE OF 32.7')

DRAWING LIST

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

TOWN OF DEERPARK
 PLANNING BOARD APPROVAL

SURVEYOR RESPONSIBILITIES

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 NEW YORK STATE EDUCATION LAW.

I HEREBY CERTIFY THAT THIS SUBDIVISION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE UNDERSIGNED ON AUGUST 22, 2019.

DATE:
 RAYMOND J. CLOSE, NEW YORK STATE P. L. S. LICENSE NO. 49042

REVISIONS				
DWN BY	REV	DESCRIPTION	DATE	APPROVED
DO	0	FOR APPROVAL	12/20/24	
HSF	1	ZONING VARIANCES GRANTED	02/25/25	



JOHN D. FULLER
 REG. NO. 077703

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

JOHN D. FULLER, P.E., P.C.
 VILLAGE DAIRY FARM, LLC SUBDIVISION
 47 MAIN STREET
 SECTION 45 BLOCK 1 LOT 35.22
 TOWN OF DEERPARK, NY

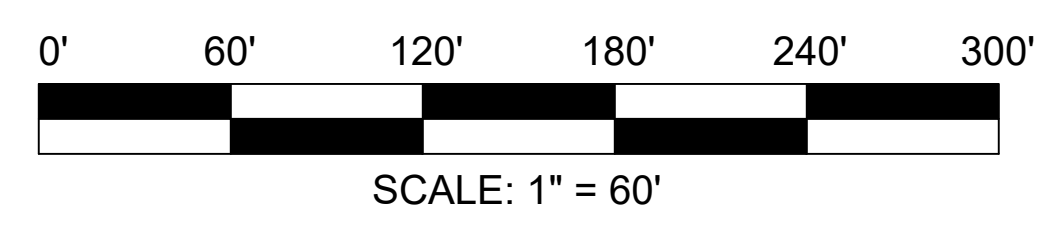
DWG TITLE: **PRELIMINARY PLAT**
 DWG NO.: **1 OF 4**
 SCALE: AS NOTED
 JOB NO.: 3100.001

BEARING / DIST. CHART

REF.	BEARING	DIST.
L1	S 39°40'00" E	232.49'
L2	N 52°24'00" E	57.91'
L3	S 39°35'36" E	78.00'
L4	N 54°29'14" E	115.23'
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2	DROUILLARD	45-1-3	14474 - 1279
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4	OLVER	45-1-5	15488 - 41
5	HULSE	45-1-6	15277 - 319
6	HULSE	45-1-35.1	15277 - 319
7	HULSE	45-1-7	14560 - 1195
8	SAYERS	45-1-8	12583 - 1562
9	JAMES	45-1-9	14432 - 1555
10	GUTZEIT	45-1-10	14390 - 641
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12	KEHLENBECK	45-1-12	12791 - 1760
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14	HERTEL	45-1-15	5305 - 78
15	OSTERHOUT	45-1-16	15389 - 307
16	MYERS	45-1-17	12295 - 1872
17	RICKER	45-1-18.2	15408 - 1172
18	GALLAGHER	45-1-30.2	15273 - 784
19	MACEACHERN	45-1-26	2602 - 227
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22	ZERNHELT	45-1-33.12	NO DEED LISTED



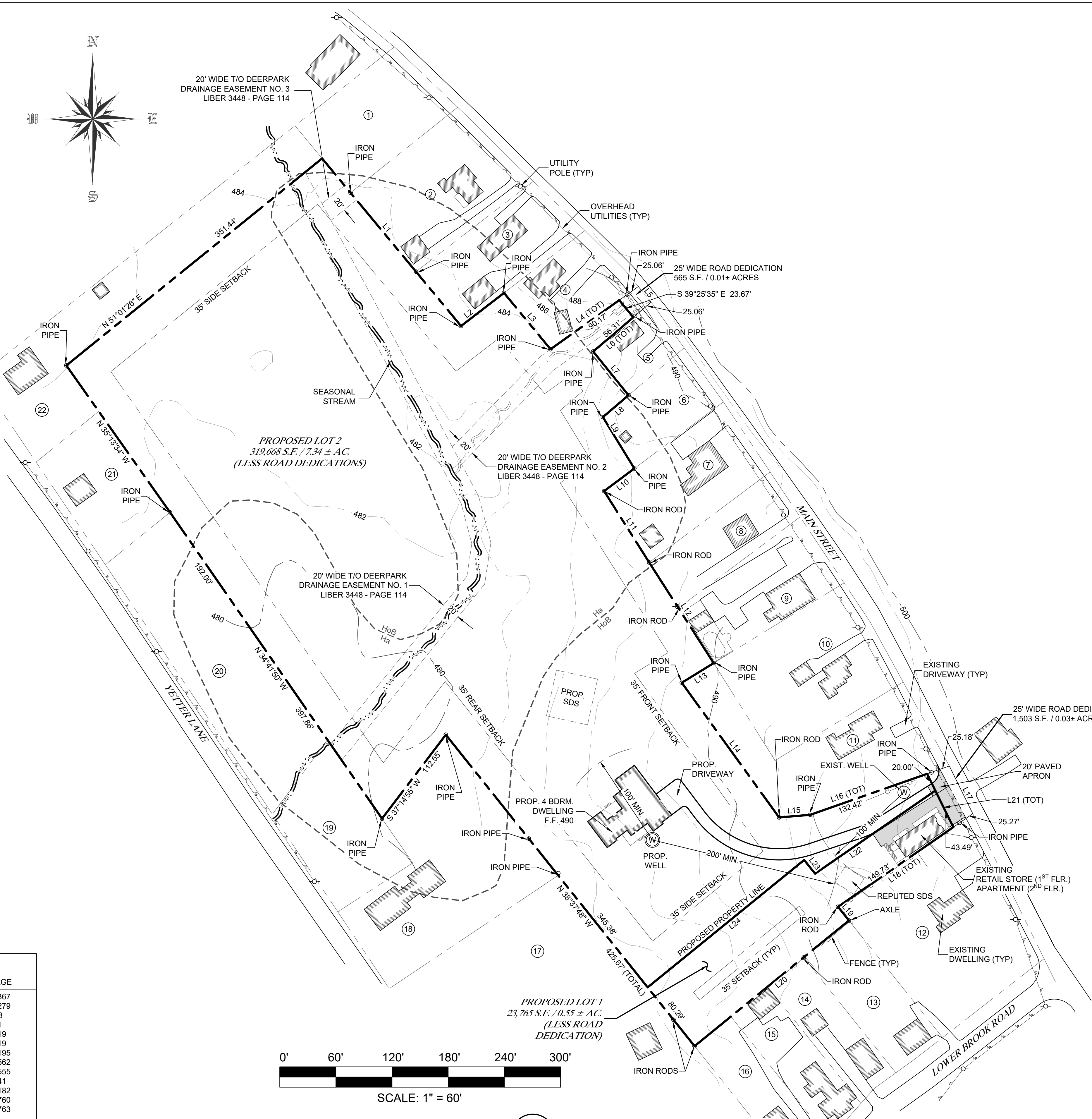
PRELIMINARY PLAT
 SCALE: 1" = 60'

1
1 OF 4

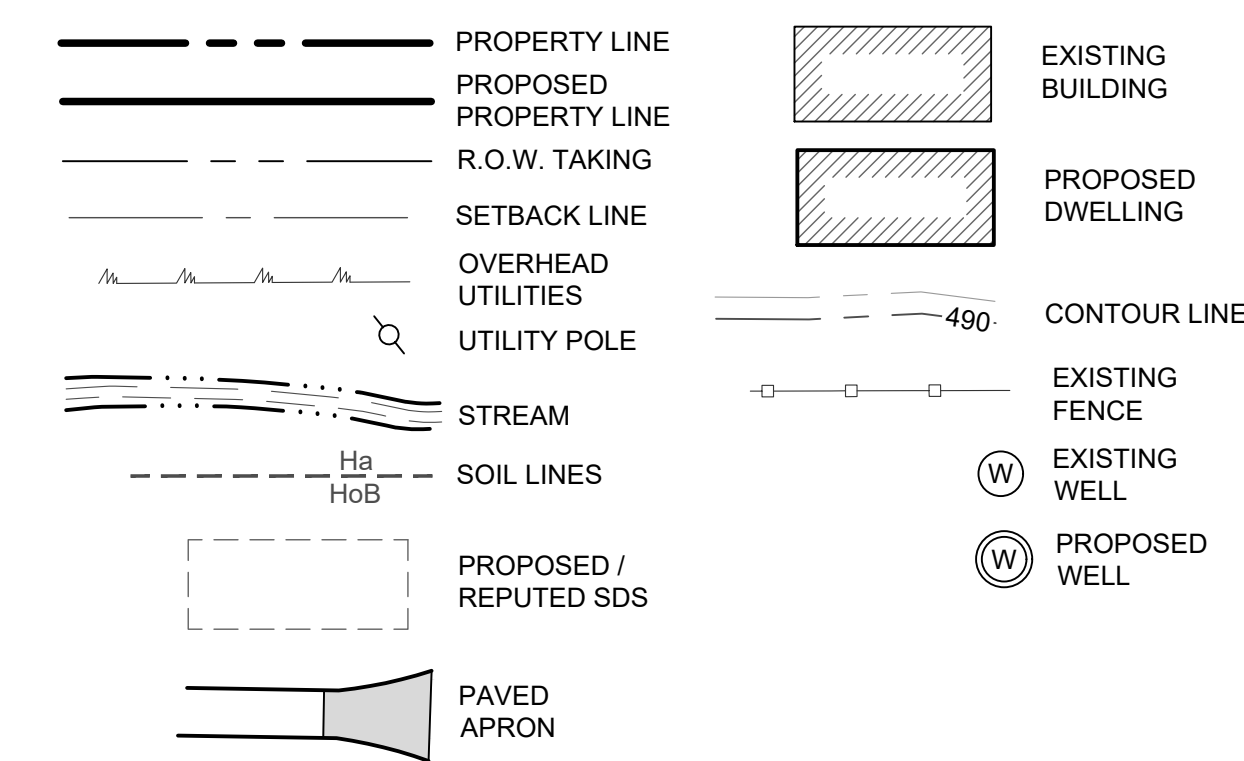
THIS PLAN CONTAINS 4 SHEETS. THIS SHEET SHALL NOT BE CONSIDERED VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

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LEGEND



GENERAL NOTES

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VILLAGE DAIRY FARM, LLC
220 BOEHMLER ROAD
SPARROWBUSH, NY 12780
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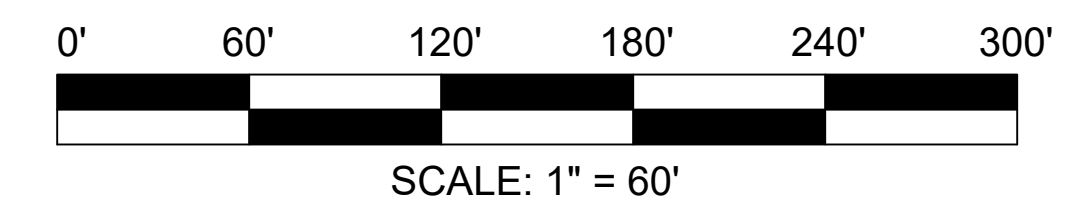
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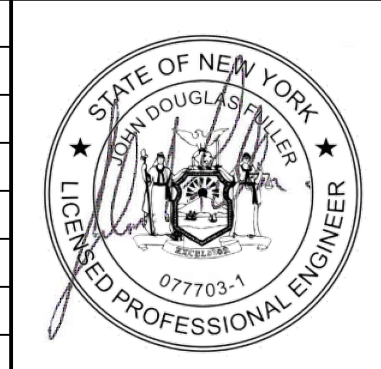


SUBDIVISION PLAN
SCALE: 1" = 60"
1
2 OF 4

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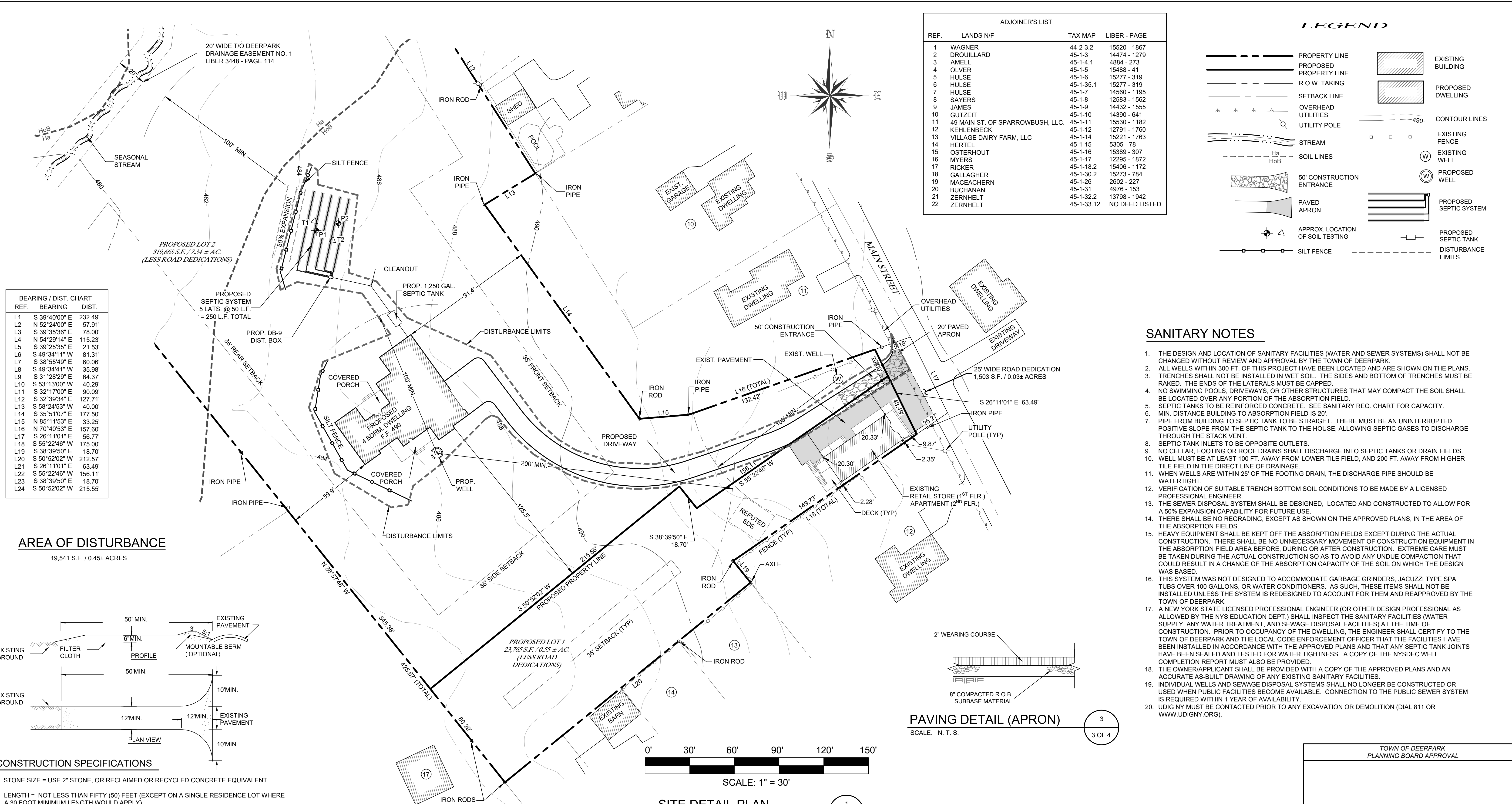
TOWN OF DEERPARK
PLANNING BOARD APPROVAL

JOHN D. FULLER, P.E., P.C. 4 SOUTH STREET
PORT JERVIS, NY 12771
(845) 856-1536

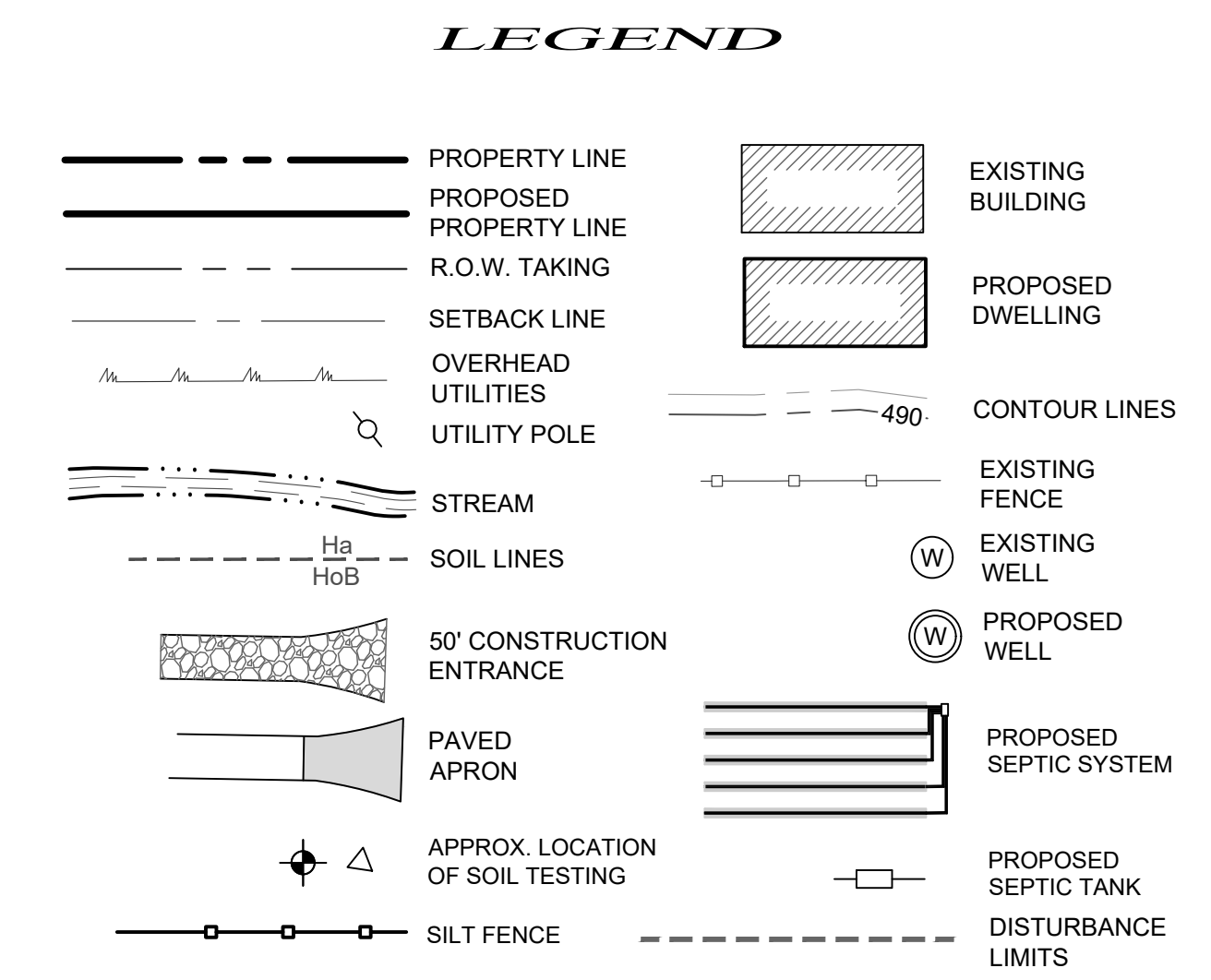
VILLAGE DAIRY FARM, LLC SUBDIVISION
47 MAIN STREET
SECTION 45 BLOCK 1 LOT 35.22
TOWN OF DEERPARK, NY

DWG TITLE: **SUBDIVISION PLAN** DWG NO.: **2 OF 4**

SCALE: AS NOTED JOB NO.: 3100.001

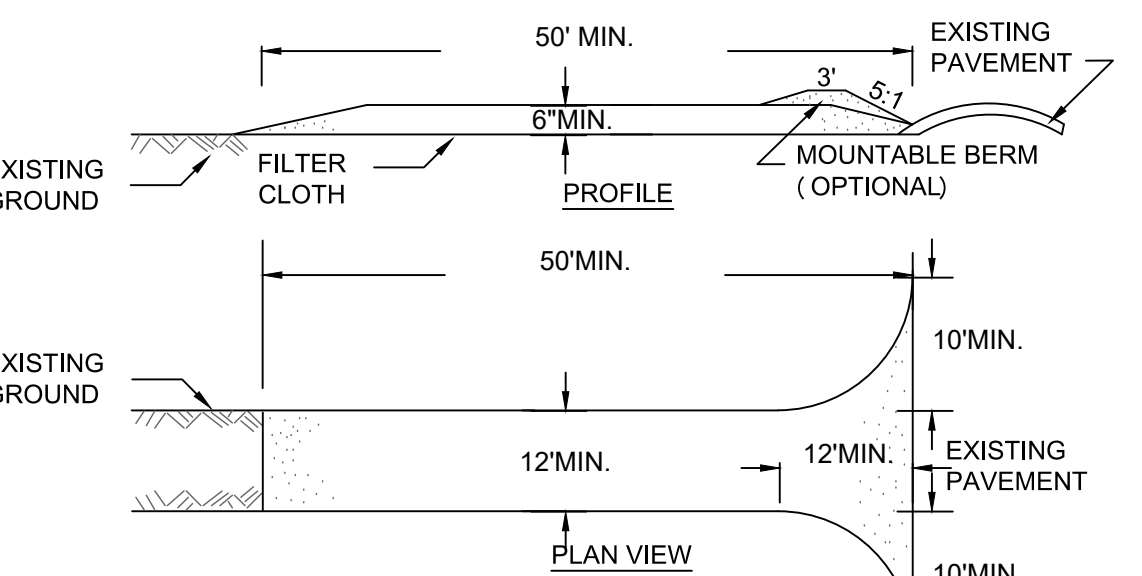


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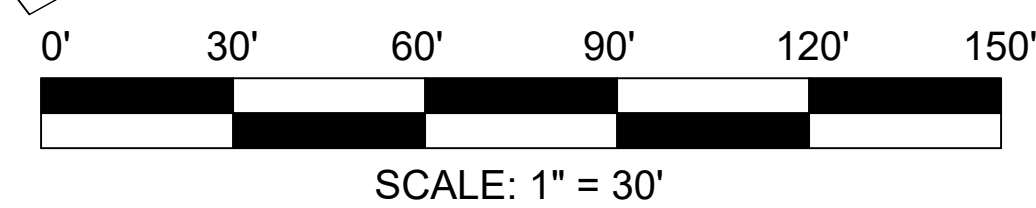
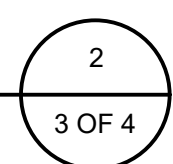
AREA OF DISTURBANCE
19,541 S.F. / 0.45± ACRES



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.



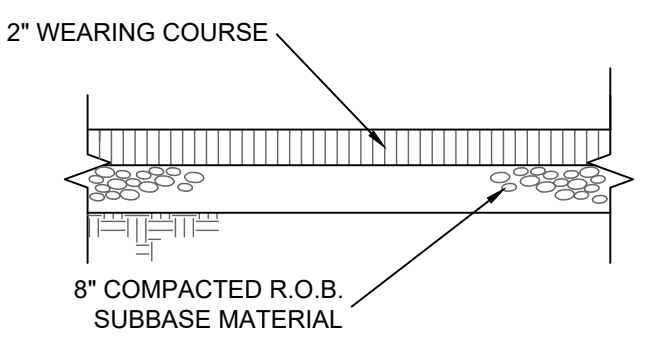
SITE DETAIL PLAN
SCALE: 1" = 30'

SOIL TESTING HAS NOT YET BEEN PERFORMED. THE SEPTIC SYSTEM DESIGN IS BASED ON THE TYPICAL SOIL CHARACTERISTICS OF THE HOB SOILS FOUND IN THE AREA OF THE PROPOSED SEPTIC SYSTEM. PERCOLATION AND DEEP PIT TESTING SHALL BE PERFORMED TO CONFIRM THE DESIGN RATE.

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PAVING DETAIL (APRON)
SCALE: N. T. S.

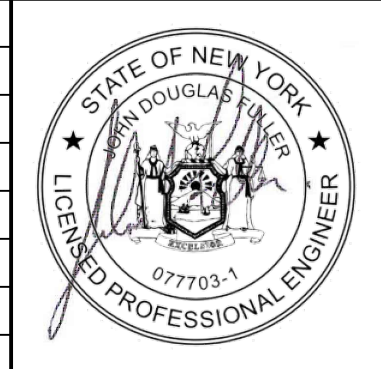


SANITARY NOTES

- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED WITHOUT REVIEW AND APPROVAL BY THE TOWN OF DEERPARK.
- ALL WELLS WITHIN 300 FT. OF THIS PROJECT HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS.
- TRENCHES SHALL NOT BE INSTALLED IN WET SOIL. THE SIDES AND BOTTOM OF TRENCHES MUST BE RAKED. THE ENDS OF THE LATERALS MUST BE CAPPED.
- NO SWIMMING POOLS, DRIVEWAYS, OR OTHER STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
- SEPTIC TANKS TO BE REINFORCED CONCRETE. SEE SANITARY REQ. CHART FOR CAPACITY.
- MIN. DISTANCE BUILDING TO ABSORPTION FIELD IS 20'.
- PIPE FROM BUILDING TO SEPTIC TANK TO BE STRAIGHT. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- SEPTIC TANK INLETS TO BE OPPOSITE OUTLETS.
- NO CELLAR, FOOTING OR ROOF DRAINS SHALL DISCHARGE INTO SEPTIC TANKS OR DRAIN FIELDS.
- WELL MUST BE AT LEAST 100 FT. AWAY FROM LOWER TILE FIELD, AND 200 FT. AWAY FROM HIGHER TILE FIELD IN THE DIRECT LINE OF DRAINAGE.
- WHEN WELLS ARE WITHIN 25' OF THE FOOTING DRAIN, THE DISCHARGE PIPE SHOULD BE WATERTIGHT.
- VERIFICATION OF SUITABLE TRENCH BOTTOM SOIL CONDITIONS TO BE MADE BY A LICENSED PROFESSIONAL ENGINEER.
- THE SEWER DISPOSAL SYSTEM SHALL BE DESIGNED, LOCATED AND CONSTRUCTED TO ALLOW FOR A 50% EXPANSION CAPABILITY FOR FUTURE USE.
- THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELDS.
- HEAVY EQUIPMENT SHALL BE KEPT OFF 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 AND REAPPROVED BY THE TOWN OF DEERPARK.
- A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER (OR OTHER DESIGN PROFESSIONAL AS ALLOWED BY THE NYS EDUCATION DEPT.) SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY, ANY WATER TREATMENT, AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION. PRIOR TO OCCUPANCY OF THE DWELLING, THE ENGINEER SHALL CERTIFY TO THE TOWN OF DEERPARK AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED AND TESTED FOR WATER TIGHTNESS. A COPY OF THE NYSDEC WELL COMPLETION REPORT MUST ALSO BE PROVIDED.
- THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
- 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 1 YEAR OF AVAILABILITY.
- UDIG NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION (DIAL 811 OR WWW.UDIGNY.ORG).

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

REVISIONS				
DWN BY	REV	DESCRIPTION	DATE	APPROVED
DO	0	FOR APPROVAL	12/20/24	
HSF	1	ZONING VARIANCES GRANTED	02/25/25	



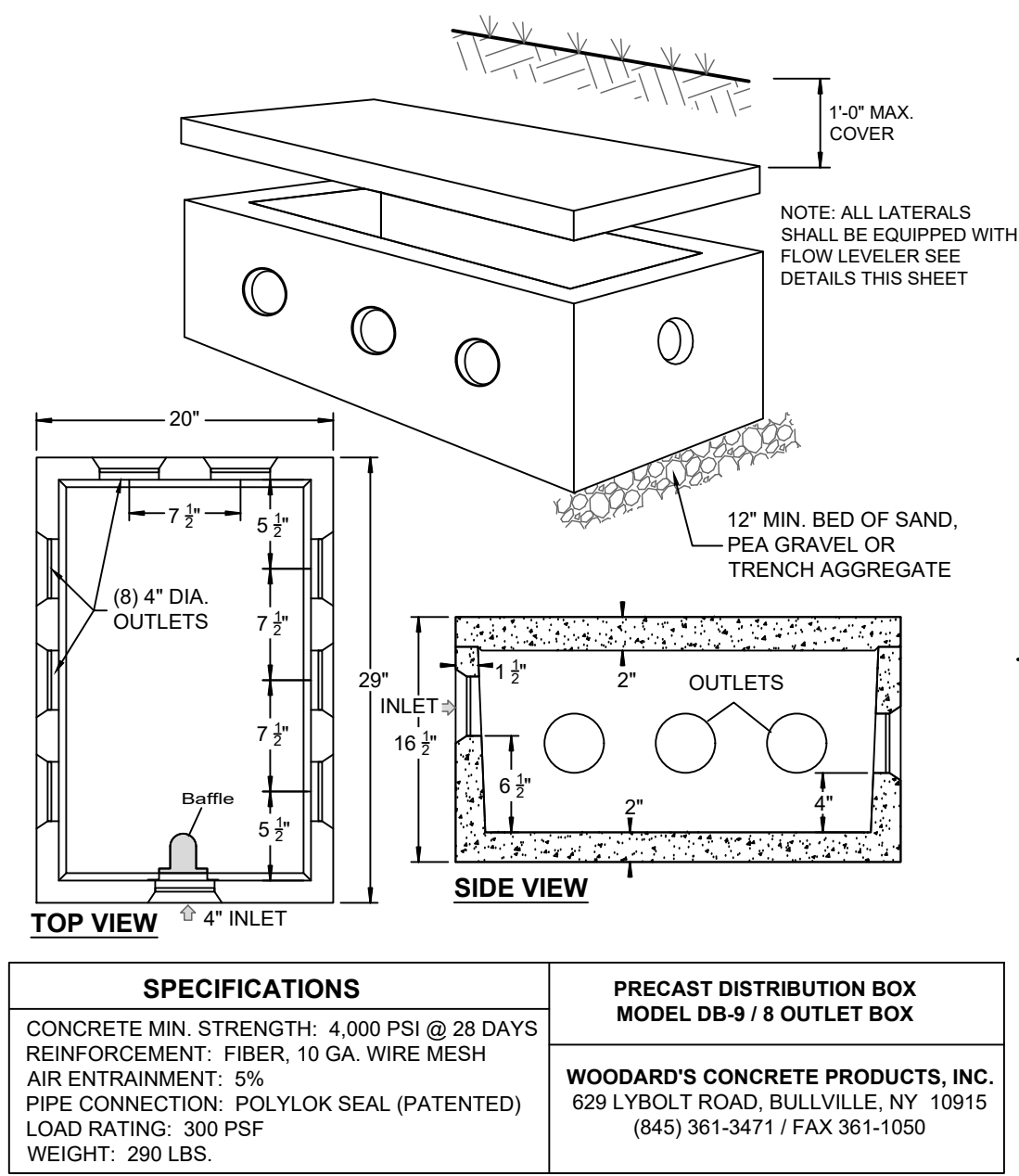
JOHN D. FULLER
REG. NO. 077703

TOWN OF DEERPARK
PLANNING BOARD APPROVAL

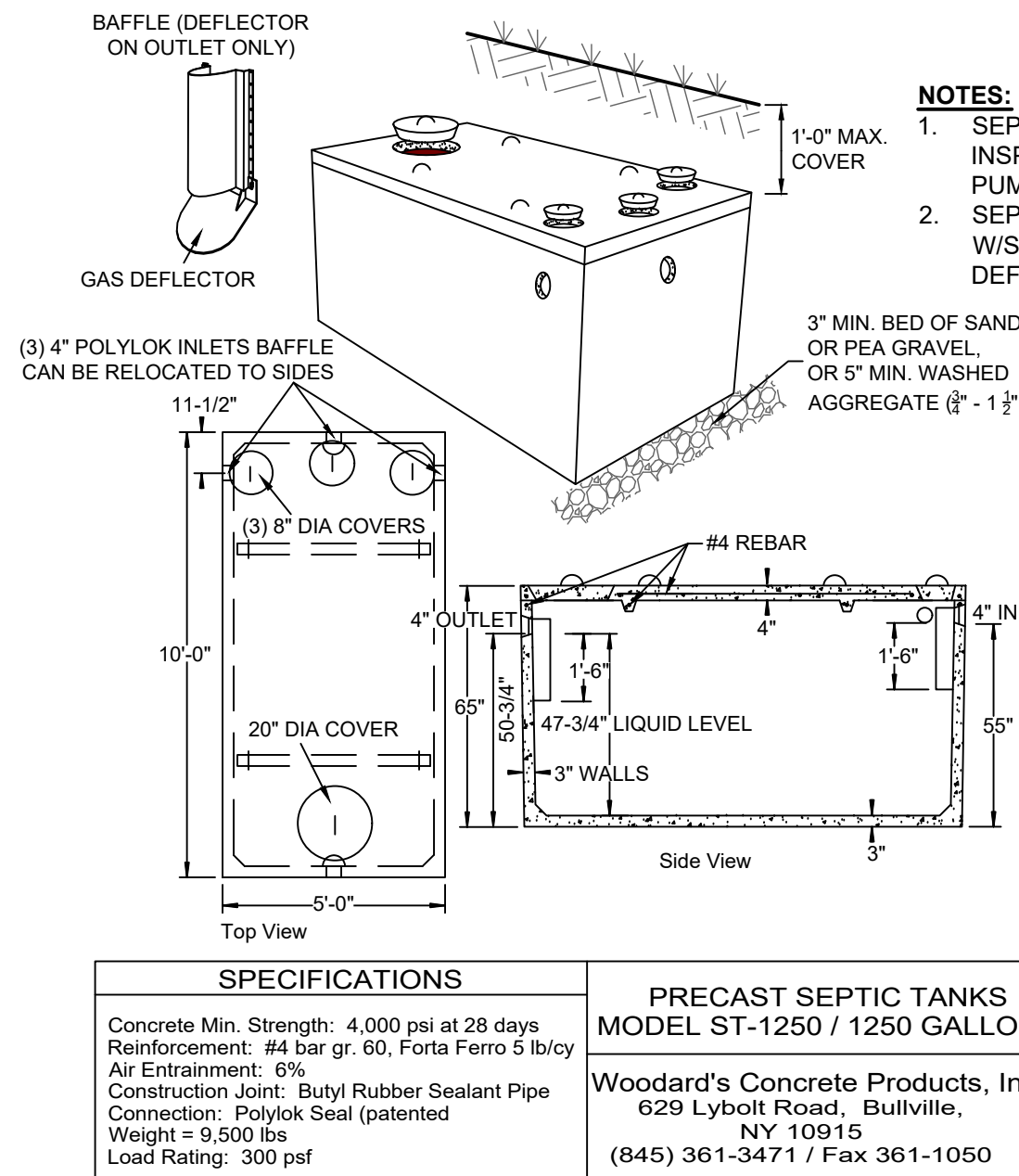
4 SOUTH STREET
JOHN D. FULLER, P.E., P.C. PORT JERVIS, NY 12771
(845) 856-1536

VILLAGE DAIRY FARM, LLC SUBDIVISION
47 MAIN STREET
SECTION 45 BLOCK 1 LOT 35.22
TOWN OF DEERPARK, NY

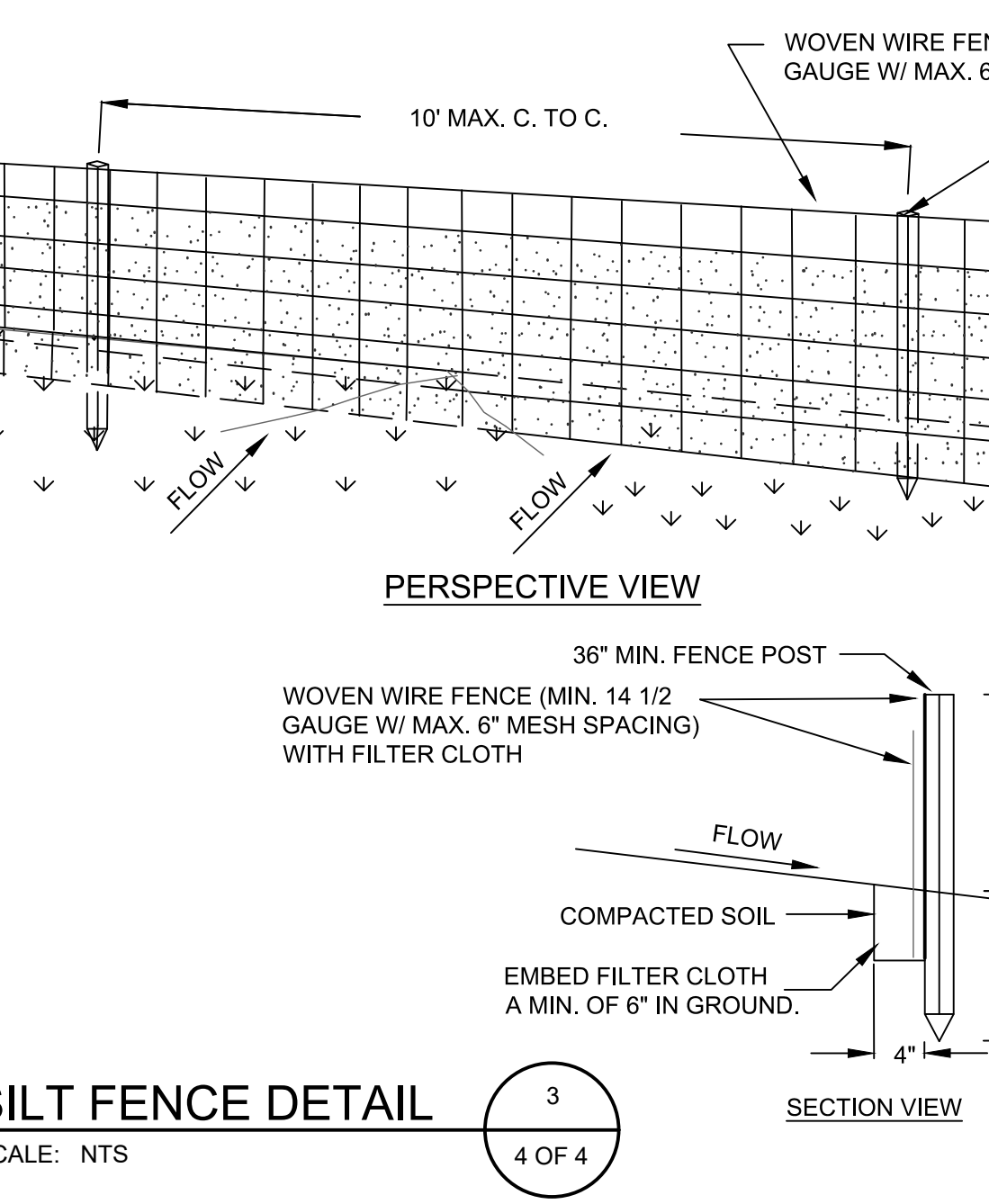
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SCALE: AS NOTED | JOB NO.: 3100.001



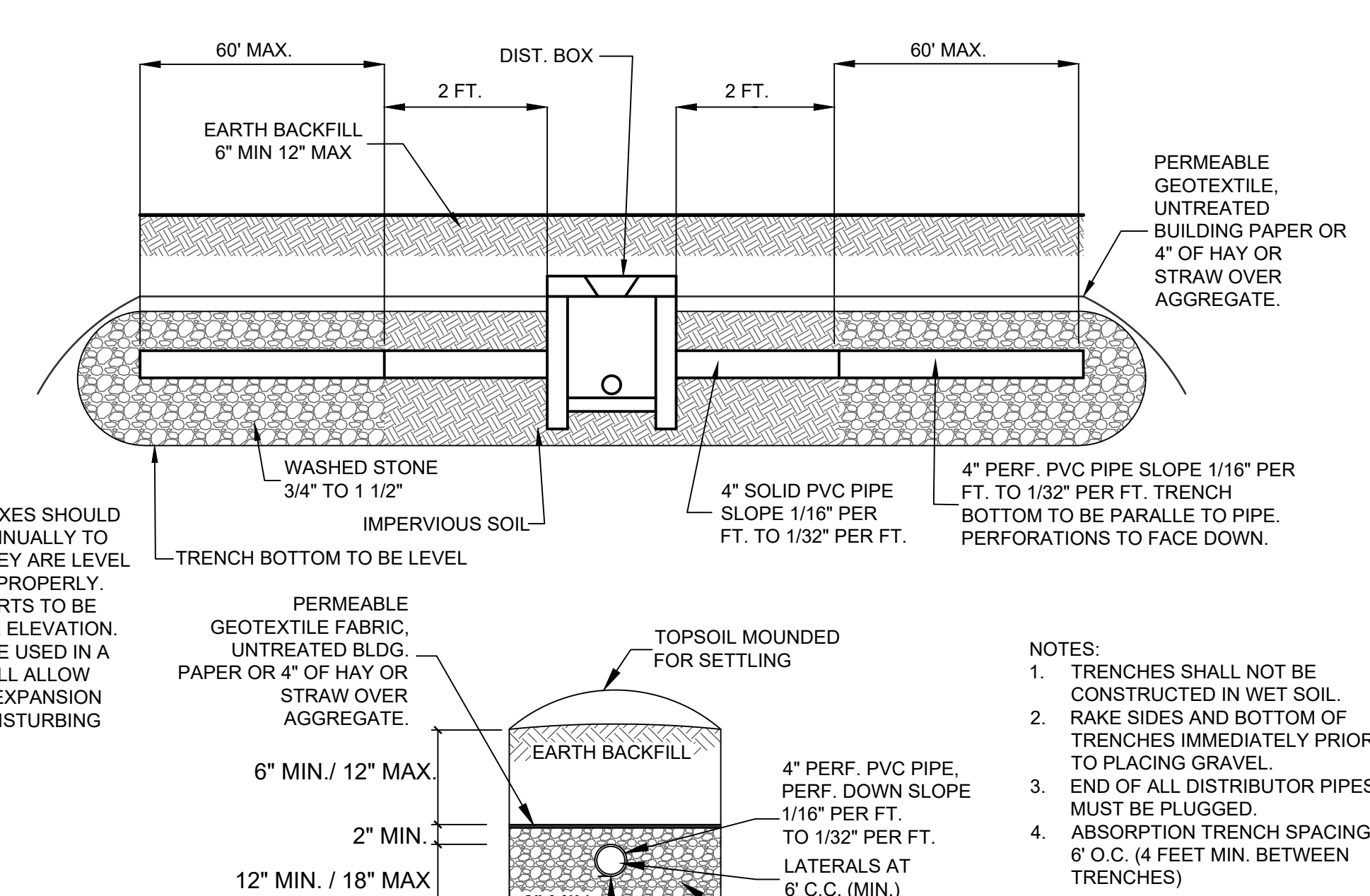
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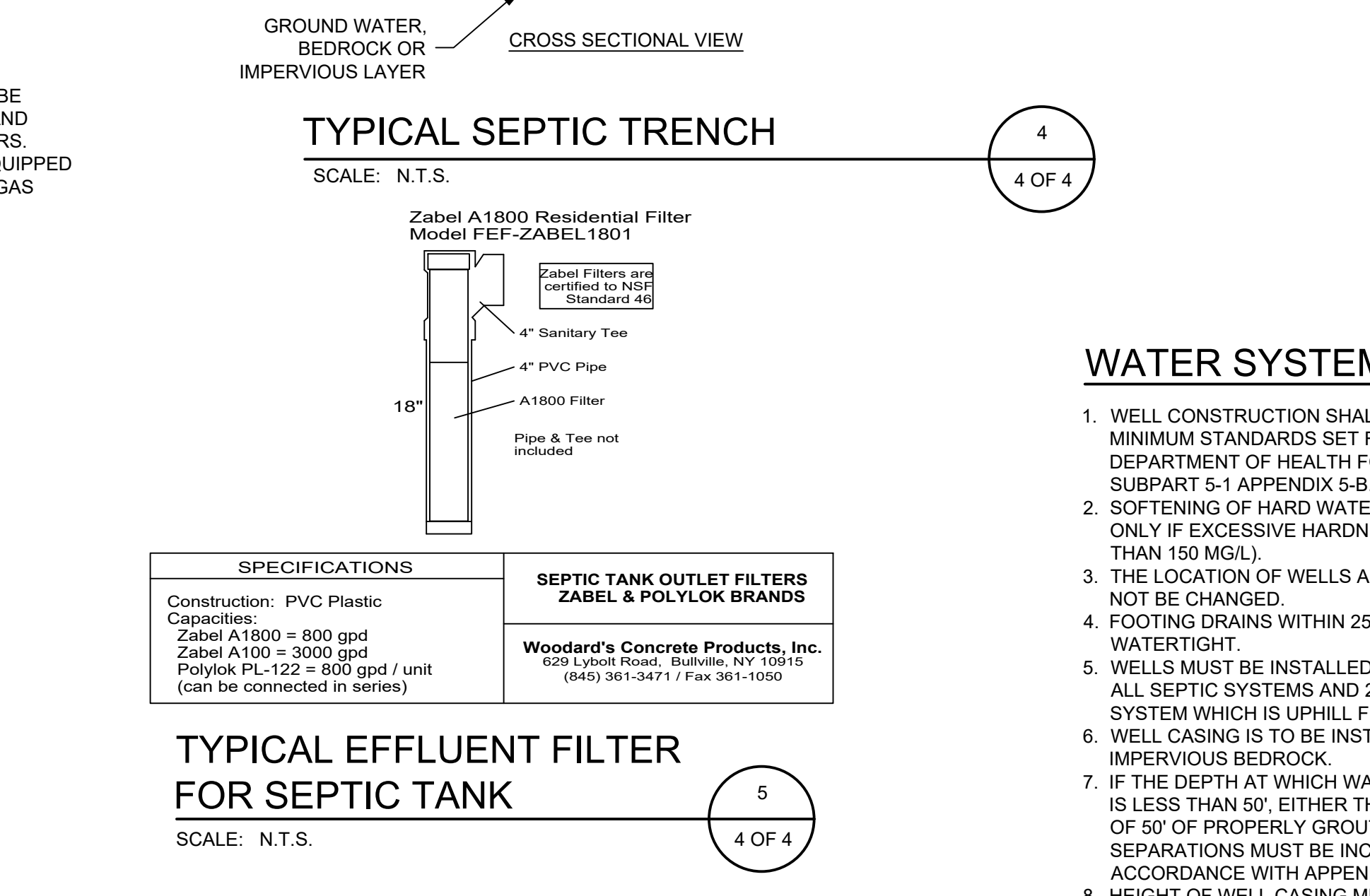
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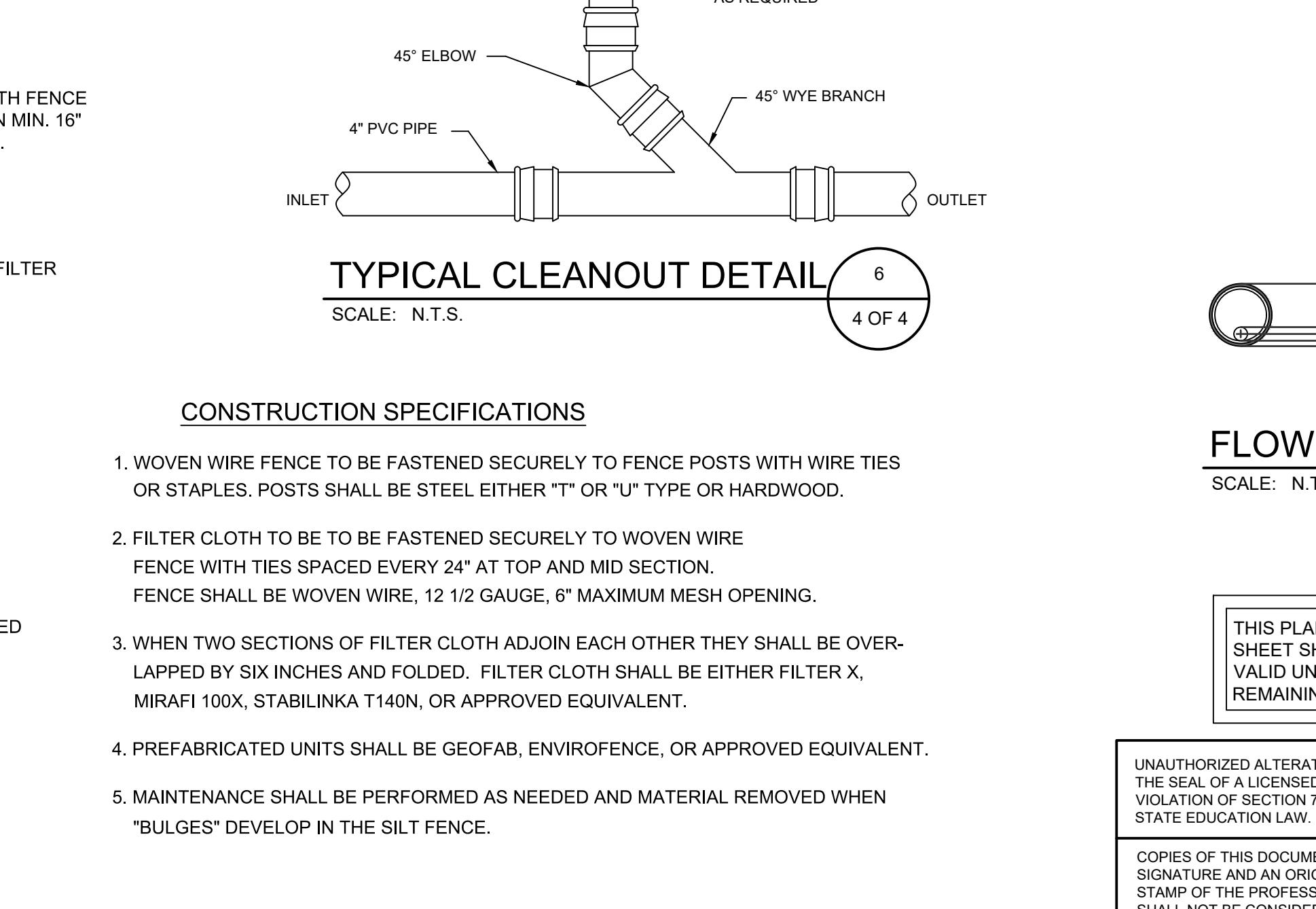
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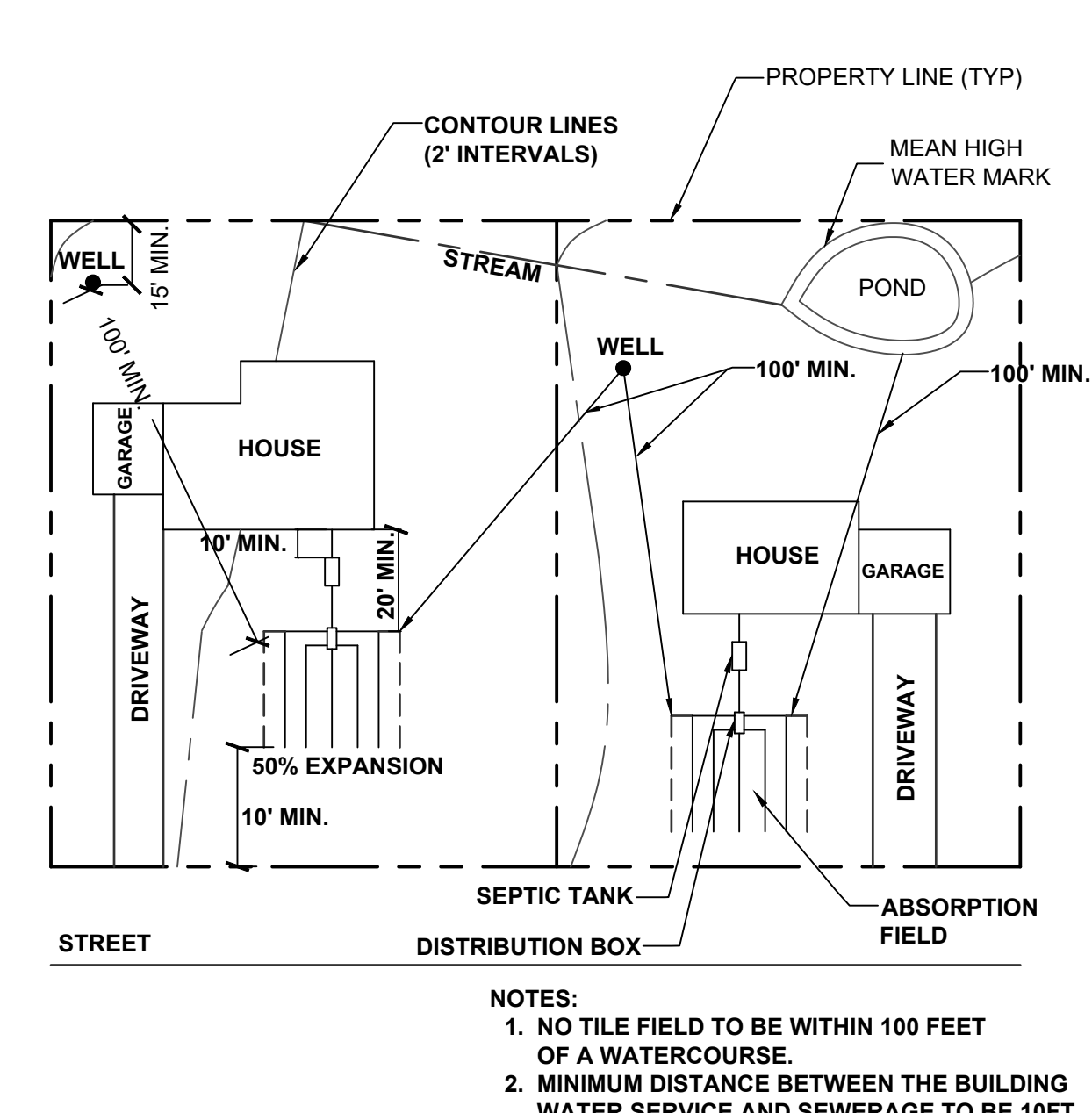
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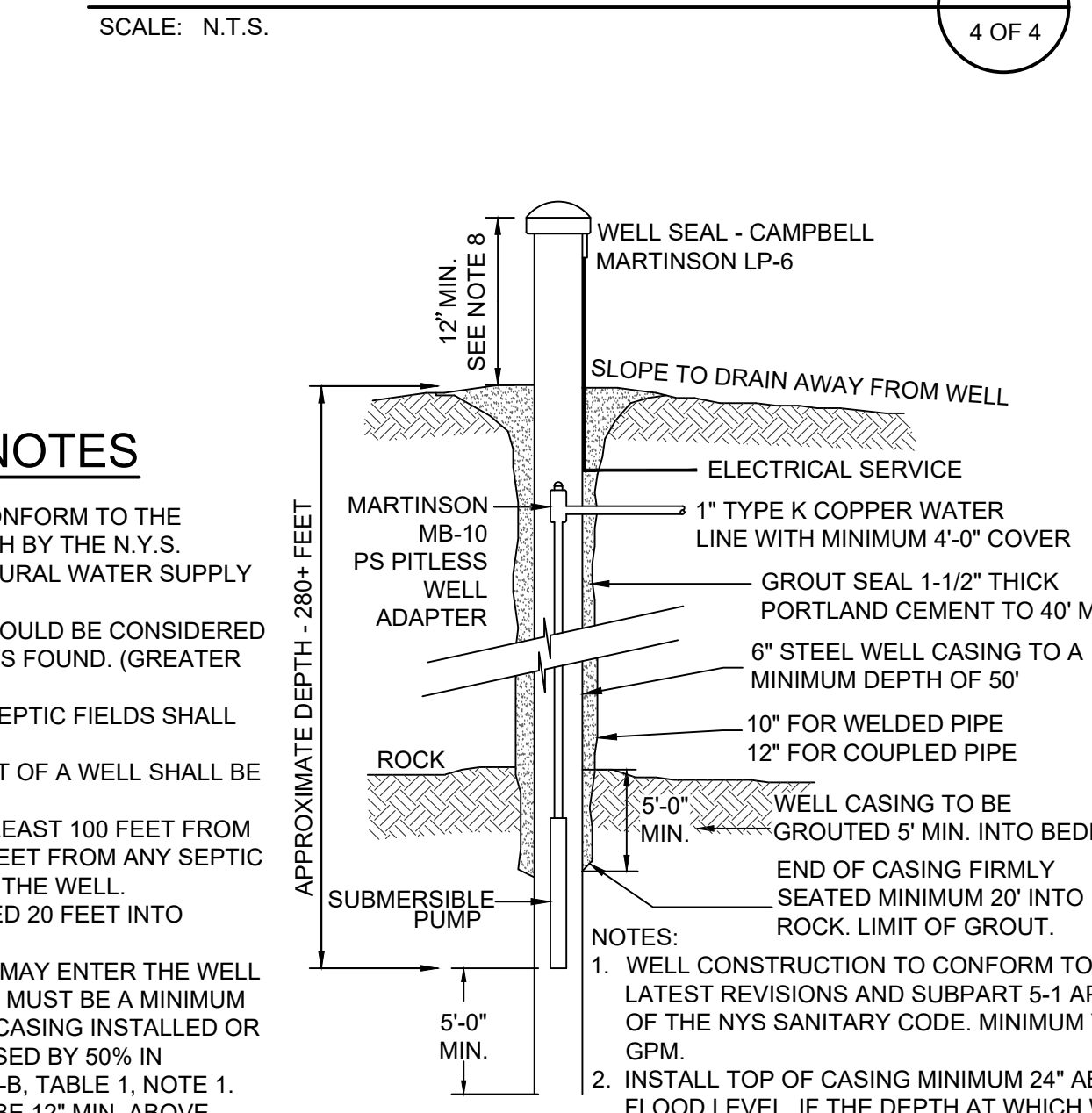
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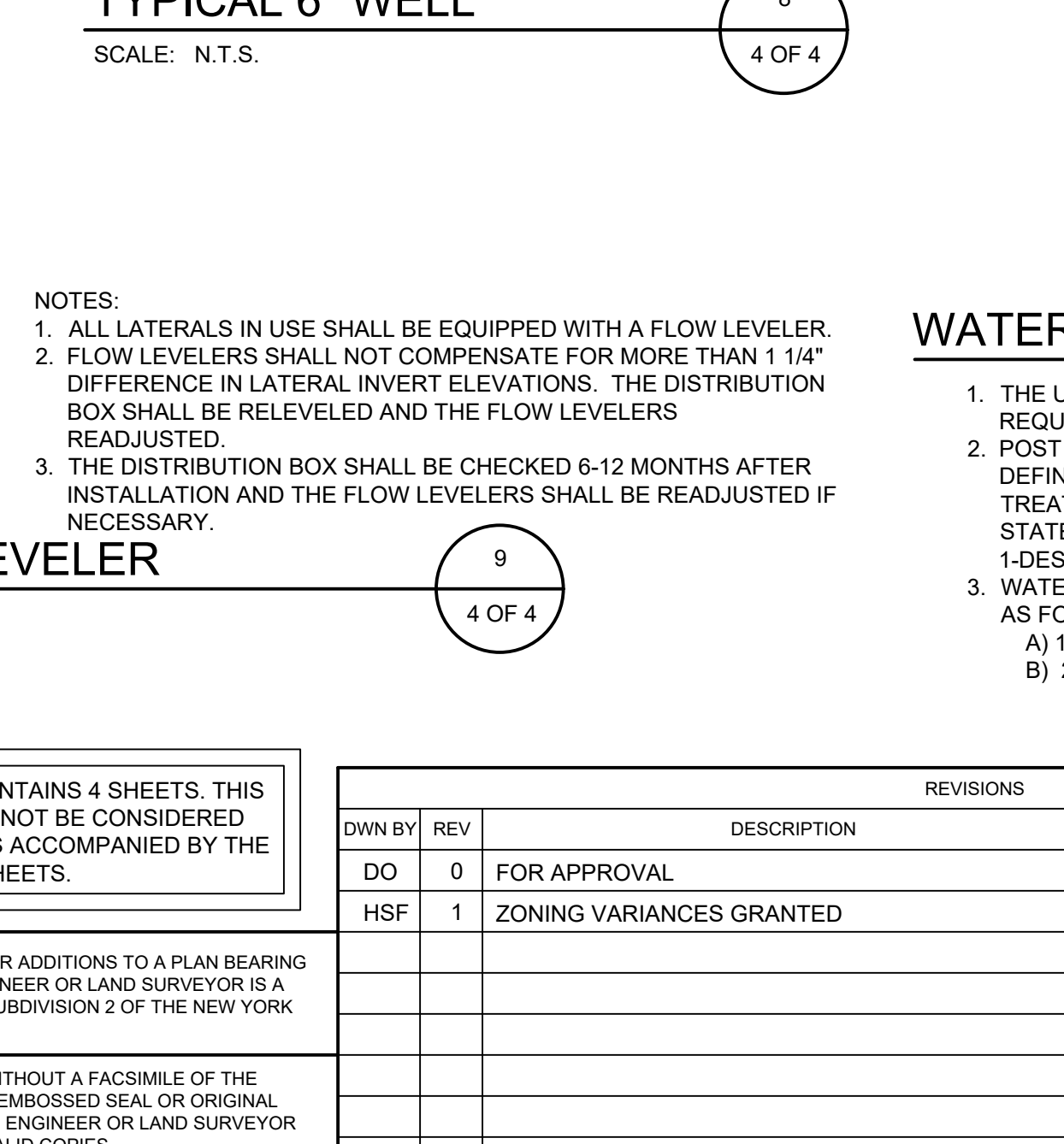
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MINIMUM SEPARATION DISTANCE (FEET) FROM

	TO STREAM, LAKE, WATERCOURSE, WETLAND OR WET POND (b)	PROPERTY LINE	DRAINAGE DITCH OR RAIN GARDENS (b)(g)(h)		
HOUSE SEWER (WATERTIGHT JOINTS)	25' IF C.I. OR PVC W/ O-RING JOINTS, 50' OTHERWISE	25'	3'	10'	10'
SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO DIST. BOX	50'	50'	10'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'	50'
SEEPAGE PIT	150' (a)	100'	20'	10'	50'
DRY WELL (ROOF AND FOOTING)	50'	25'	20'	10'	50'
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'	20'
PRIVY, WATERTIGHT VAULT	50'	50'	20'	10'	10'
WELL (i)		25'			
ABSORPTION FIELD	100' (a)	100'	20'	10'	50'
ABSORPTION FIELD (CONT.)					
	CULVERT OR STORM SEWER (GASKETED, TIGHT PIPE)	CURTAIN DRAIN	TOP OF EMBANKMENT OR STEEP SLOPE (1 ON 3)	SOLID CURTAIN DRAIN, ROOF OR FOOTING PIPES, SNOW STORAGE EASEMENT	TO INTERMITTENT STREAM, DRY WELL, CULVERT STORM SEWER (NON-GASKETED PIPE) OR CATCH BASIN
	35'	15'	25'	10'	50'
					50'
					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.
(b) 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.
(c) 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 HANDBOOK.
(d) SEPARATION DISTANCES SHALL ALSO BE MEASURED FROM THE EDGE OF THE DESIGNATED ADDITIONAL USEABLE AREA (I.E., RESERVE AREA), WHEN AVAILABLE.
(e) 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).
(f) WHEN INTERMITTENT SAND FILTERS ARE DESIGNED TO BE WATERTIGHT AND COLLECT ALL EFFLUENT, THE SEPARATION DISTANCE CAN BE REDUCED TO 50 FEET.
(g) 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.
(h) RECOMMENDED: USE SITE EVALUATION TO AVOID OWTS SHORT-CIRCUITING TO THE SURFACE OR GROUNDWATER AND TO MINIMIZE IMPACTS ON OWTS FUNCTIONALITY.
(i) DRAINAGE PIPES WITHIN 25' OF ANY WELL MUST BE WATERTIGHT.

EMBANKMENT OR VERY STEEP SLOPE: IT IS RECOMMENDED THAT SYSTEM COMPONENTS BE LOCATED A MINIMUM OF 25 FEET AND THE 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.

SANITARY REQUIREMENT CHART

LOT NO.	PERC. RATE (MIN.)	TRENCH MIN. WIDTH (INCHES)	LENGTH OF TILE FIELD REQUIRED (LIN. FT.)		
			3 BR.	4 BR.	5 BR.
	1-5	24	138	184	230
	6-7	24	165	220	275
T.M. 45-1-35.22	8-10	24	184	245	306
	11-15	24	207	275	344
	16-20	24	236	315	393
	21-30	24	275	367	459
	31-45	24	330	440	550*
	46-60	24	367	489	612*
SIZE OF SEPTIC TANK REQUIRED (GAL.)			1000	1250	

NOTE: DESIGN BASED ON 110 GPD PER BEDROOM * DOSING OR ALTERNATE DESIGN REQUIRED

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.

TOWN OF DEERPARK PLANNING BOARD APPROVAL

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VILLAGE DAIRY FARM, LLC SUBDIVISION
47 MAIN STREET
SECTION 45 BLOCK 1 LOT 35.22
TOWN OF DEERPARK, NY

DWG. TITLE: **SEPTIC DETAILS** DWG. NO.: **4 OF 4**

SCALE: AS NOTED JOB NO. 3100.001

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REVISIONS

DWN BY	REV	DESCRIPTION	DATE	APPROVED
DO	0	FOR APPROVAL	12/20/24	
HSF	1	ZONING VARIANCES GRANTED	02/25/25	

STATE OF NEW YORK
DOUGLAS
LICENSED PROFESSIONAL ENGINEER
07703-1

JOHN D. FULLER
REG. NO. 07703