

LOCATION PLAN  
1"=750'

**LEGEND**

- PROPERTY LINE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- OVERHEAD WIRES
- EXISTING SETBACK LINE
- EXISTING PAVED SWALE
- STONE WALL
- EXISTING WATER MAIN
- PERC TEST HOLE
- DEEP TEST PIT
- UTILITY POLE WITH OVERHEAD WIRES
- GUY POLE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SILT FENCE
- PROPOSED UNDERGROUND UTILITIES
- PROPOSED CLEAN WATER SWALE
- LIMITS OF DISTURBANCE
- PROPOSED ELIEN SDS LATERAL

ATTACHMENT B  
Village of Tuxedo Park  
SITE PLAN TABLE - MINIMUM DATA REQUIREMENTS

ZONING DISTRICT	A4	XXX
	G-0	
	RLP-0	XXX

VILLAGE CODE CATEGORY	VILLAGE CODE SECTION	CURRENT ALLOWANCE	EXISTING CONDITION	PROPOSED CONDITION	EXISTING NON CONFORMING	VARIANCE REQUESTED	
						FEET	PERCENT
LOT AREA	100-8	2 AC.	4 AC.	NO CHANGE	-	-	-
ROAD FRONTAGE	100-8	250	895	NO CHANGE	-	-	-
FRONT YARD SETBACK	100-8	75	N/A	165	-	-	-
REAR YARD SETBACK	100-8	50	N/A	69	-	-	-
SIDE YARD SETBACK	100-8	50	N/A	120+	-	-	-
FOOTPRINT G. FLOOR TOTAL	100-8	1200 MIN.	N/A	4,125	-	-	-
DECKS/PORCHES	100-9	25% CF AREA	N/A	0	-	-	-
LOT COVERAGE	100-11	25% MAX	0%	7.9%	-	-	-
DRIVEWAY SIGHT DIST.	100-18B	250 FT.	TBD	TBD	-	-	-
DRIVEWAY-ADJ. LOT LINES	100-21	10 FT.	N/A	60+	-	-	-
SLOPE (>20%)	100-12	75% MAX	41	41	-	-	-
RIDGELINE	100-13	YES	YES	OUTSIDE	-	-	-
DISTANCE TO LAKE	100-8	100	700+	700+	-	-	-
LAKE FRONTAGE	100-8	N/A	N/A	N/A	-	-	-
ACCESSORY USE BLDG.	100-48C 7C	N/A	N/A	N/A	-	-	-
FENCES ROAD	100-18	N/A	N/A	N/A	-	-	-
FENCES PROP. LINE	100-18	N/A	N/A	N/A	-	-	-
DRIVEWAY WIDTH	100-21	14 FT.	N/A	12	-	-	-
BUILDING HEIGHT	100-10	70 (50RLP-0)	N/A	TBD	-	-	-
PARKING	100-6C	2-5 SPACES	N/A	3	-	-	-
OTHER	-	-	-	-	-	-	-

**GENERAL NOTES:**

- PARCEL OF LAND TO BE DEVELOPED IS LOCATED IN THE VILLAGE OF TUXEDO PARK, SECTION 106 BLOCK 1 LOTS 65.
- TOTAL AREA OF PARCEL: 4.0± ACRES.
- PARCELS ARE LOCATED IN THE A4 AND RLP-0 ZONING DISTRICT.
- PROJECT TO BE SERVED BY INDIVIDUAL WELL AND SEWAGE DISPOSAL SYSTEMS.
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED.
- ALL UTILITIES ARE TO BE CONSTRUCTED UNDERGROUND.
- PROPOSED LIMITS OF CLEARING ARE TO BE MARKED IN THE FIELD PRIOR TO ANY CLEARING OR SITE WORK COMMENCES.
- TOTAL AREA OF DISTURBANCE PROPOSED IS 40,000± SQUARE FEET
- EXISTING SIGHT DISTANCES HAVE BEEN MEASURED IN ACCORDANCE WITH CURRENT AASHTO PRACTICES AND ARE TO BE IMPROVED BY CLEARING OF VEGETATION WITHIN THE RIGHT-OF-WAY.
- RIDGELINE PRECIPICE OVERLAY SHOWN ON THIS MAP AS DEPICTED ON VILLAGE MAPPING PROVIDED TO THIS OFFICE BY H2M

**SURVEY NOTES:**

- 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.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
- CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS UNDERGROUND IMPROVEMENTS MAY EXIST WHICH WERE NOT LOCATED AT THE TIME OF THIS SURVEY.
- SUBJECT TO ANY RIGHTS, TITLE, OR INTEREST BY OTHERS TO PROPERTY IN/AND OR ALONG THE ROADWAYS SHOWN HEREON.
- SUBJECT TO AN UP TO DATE AND ACCURATE TITLE REPORT
- SUBJECT TO ANY EASEMENTS AND AGREEMENTS, IF ANY.
- THERE ARE NO SEWER OR WATER MAINS IN THE ADJOINING ROAD FRONTAGE OF THE SITE. THE NEAREST SEWER MAIN IS LOCATED IN EAST LAKE ROAD.

APPLICANT \_\_\_\_\_ (SECTION/BLOCK/LOT)  
 \_\_\_\_\_ (SIGNATURE OF ENGINEER OR ARCHITECT)  
 \_\_\_\_\_ (FIRM)  
 \_\_\_\_\_ (DATE)

**RECORD OWNER/APPLICANT**  
 SUSAN M. & KEVIN F. NIBLO  
 15 CASTLE HILL LANE  
 WEST NYACK, NY 10994

**ENGINEER'S CERTIFICATION**

THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN(S) ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT(S) AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

DATE	DESCRIPTION	INITIALS
01/31/12	AS PER PLANNING BOARD MEETING	RAM
12/07/11	AS PER PLANNING BOARD MEETING	RAM
07/13/11	SITE PLAN PREPARATION	RAM
06/23/11	ORIGINAL PREPARATION DATE	RAM

MAP CHECK DATE: 00/00/00 INITIALED BY: --

**PIETRZAK & PFAU**  
 ENGINEERING & SURVEYING, PLLC  
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 2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 786-4848

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 MICHAEL P. CROGGAN P.L.S. LICENSE NO. 060328  
 VINCENT A. PIETRZAK P.E. P.L.S. 1280@AP  
 P.E. LICENSE NO. 078808 P.L.S. LICENSE NO. 060075  
 N.Y.P.L.S. LICENSE NO. 35386

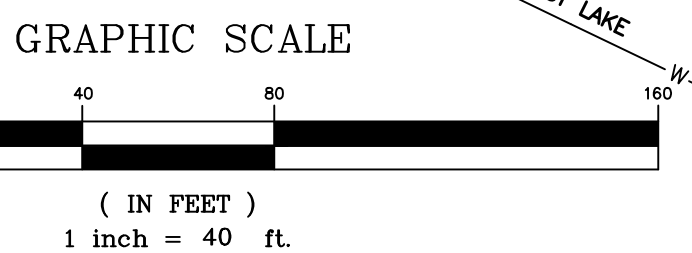
**LANDS OF NIBLO**  
 VILLAGE OF TUXEDO PARK  
 COUNTY OF ORANGE, NEW YORK

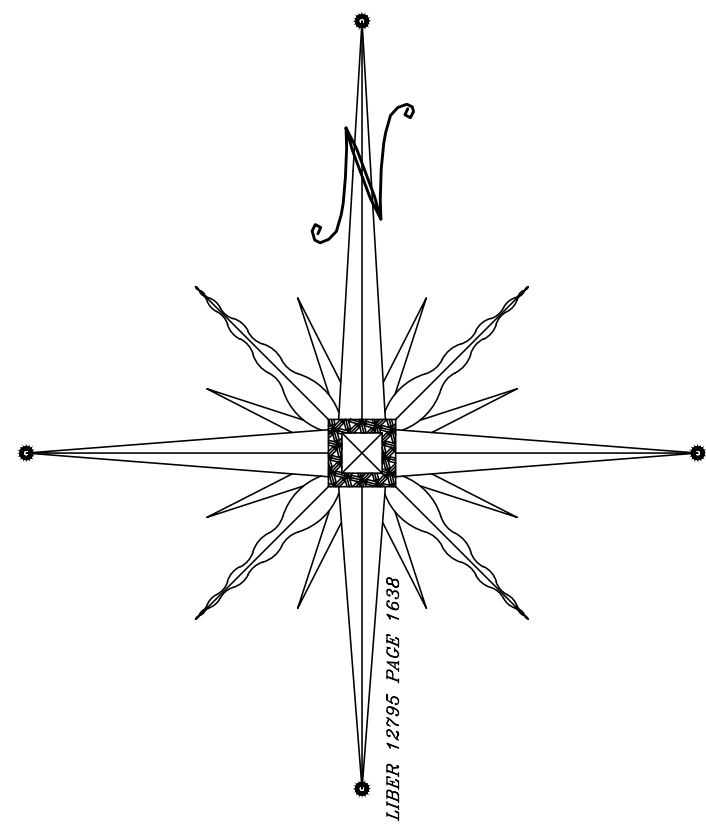
PROJECT TITLE  
**COVER SHEET**  
 SECTION 106, BLOCK 1, LOT 65

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. # OF # D.E.C. SHEET NO. # OF # DRAWING NUMBER # OF #  
 SCALE 1"=40' CAD REFERENCE 11110 ENGG PROJECT NUMBER 11110.01





N/F  
**KHURANA & REZWI**  
106-1-64

N/F  
**MADDEN**  
106-1-63

N/F  
**VAN DER LEE**  
106-1-60.2

N/F  
**BAUER & FELDSTEIN**  
106-1-66.22

**LEGEND**

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- - - PROPOSED ELJEN SDS LATERAL

ELJEN SDS DESIGN FOR:  
3 BEDROOM MAXIMUM  
REQUIRED: 109 L.F.  
PROVIDED:  
3 LATS. @ 48' 144 L.F. TOTAL  
SEPTIC TANK SIZE: 1250 GAL.

STONE RET. WALL  
DESIGN BY OTHERS  
TW:656' BW:652'

STONE RET. WALL  
DESIGN BY OTHERS  
TW:662' BW:658'

10" DRYWELL  
MHRIM:657.5'  
INV(0):654.5'  
INV(1):654.0'  
BOT:651.0'  
2x2 INLET  
TOP:659.0'  
INV:658.0'

**3 BEDROOM MAX**  
FFF: 665.5'  
GFF: 664.5'  
BFF: 656.5'

DAYLIGHT  
INV:647.0

TRANSITION TO SOLID PIPE  
INV:648.0

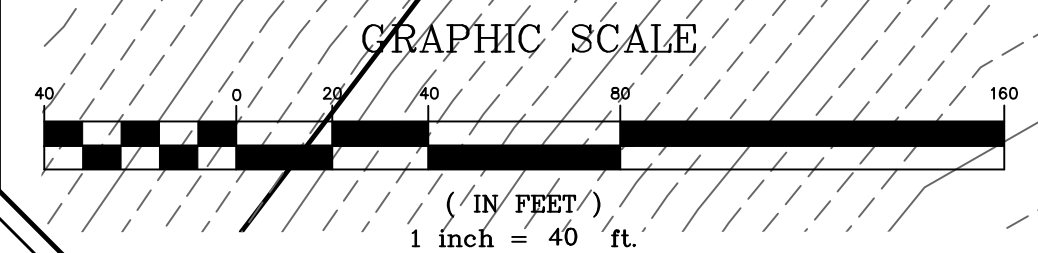
**50% EXPANSION AREA**

10" DRYWELL IN SERIES  
RM:663.5'  
INV(0):660.5'  
INV(1):660.0'  
BOT:657.0'

10" DRYWELL IN SERIES  
RM:663.5'  
INV(0):661.0'  
INV(1):660.5'  
BOT:657.5'

3/4" x 4" SOLID  
PVC ROOF COLLECTOR

250 GALLON  
HEAVY DUTY  
SEPTIC TANK



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N.Y.P.L.S. LICENSE NO. 35396

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**LANDS OF NIBLO**

VILLAGE OF TUXEDO PARK  
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE  
**SITE PLAN**  
SECTION 106, BLOCK 1, LOT 65

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. # OF #	D.E.C. SHEET NO. # OF #	DRAWING NUMBER # OF #
		2 OF 4

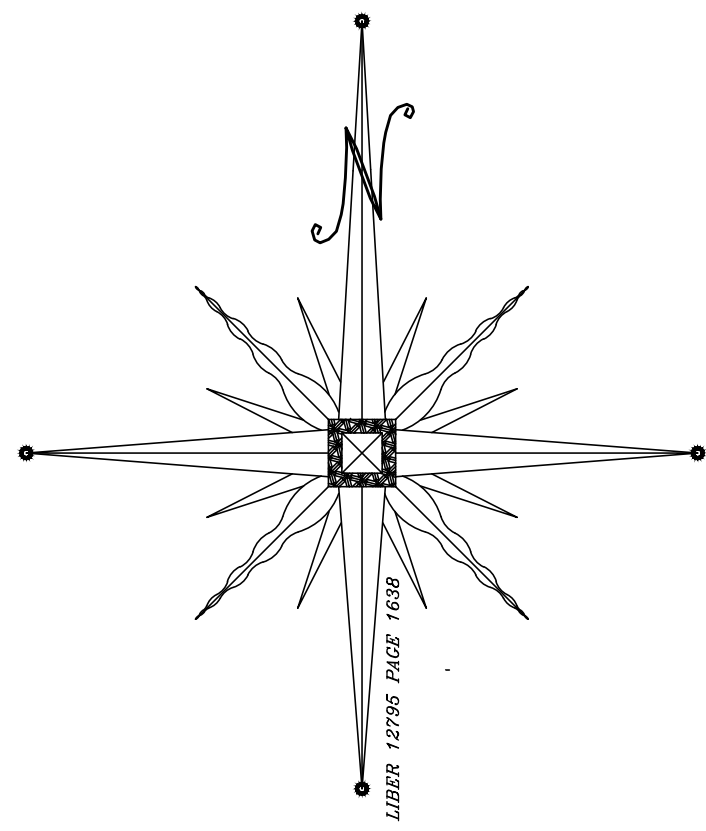
SCALE 1"=20'

CAD REFERENCE 11110 ENGG	PROJECT NUMBER 11110.01
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SUSAN M. & KEVIN F. NIBLO  
15 CASTLE HILL LANE  
WEST NYACK, NY 10994

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106-1-63

EAST LAKE RD.  
935± FEET

GRASSSED SEDIMENT TRAP NO. 1  
0.75 ACRE DRAINAGE AREA  
3,100 cu.ft. PROVIDED  
2,700 cu.ft. REQUIRED

RESERVED  
90% EXPANSION AREA

SOIL STOCK

STABILIZED ENTRANCE  
(SEE DETAIL)

CLEAN WATER DIVERSION

PROPOSED WELL

**CONSTRUCTION SPECIFICATIONS**

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE DIVERSION.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
  - A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY DIVERSIONS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE DIVERSION DURING THE ESTABLISHMENT OF THE VEGETATION.
  - B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER SEC., THE DIVERSION SHALL BE STABILIZED WITH SOIL WITH SEEDING PROTECTED BY JUTE OR EXCELLENT MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSIONS OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.

U.S. DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

**CONSTRUCTION SPECIFICATIONS**

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SURFACE SETTLEMENT, SUBSISTENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONCRETE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPILL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

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**CONSTRUCTION SPECIFICATIONS**

DEBRIS FROM SLOPE ABOVE IS CAUGHT BY STEPS

CUT STEPS WITH DRAINAGE TO BACK, AVOID LOW SPOTS.

STAIR-STEPPING CUT SLOPES

GROOVE BY CUTTING FURROWS ALONG THE CONTOUR. IRREGULARITIES IN THE SOIL SURFACE CATCH RAINWATER AND RETAIN LEAF, FERTILIZER AND SEED.

GROOVING SLOPES

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**CONSTRUCTION SPECIFICATIONS**

DITCH OR DIVERSION TO PREVENT SURFACE FLOW

GRADE 2-3%

6" MIN.

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**CONSTRUCTION SPECIFICATIONS**

EXISTING PAVEMENT

EXISTING GROUND

EXISTING PAVEMENT

PLAN VIEW

U.S. DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE  
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**CONSTRUCTION SPECIFICATIONS**

1. VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE AREA.
2. MINIMUM CREST WIDTH SHALL BE 4 x DRAINAGE AREA.
3. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
4. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
6. THE SEDIMENT TRAP SHALL BE REMOVED AND AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
7. ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.

MINIMUM DRAINAGE AREA 8 ACRES

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**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 "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
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, HEAVY TUCK, STABILIZED TUCK, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOTAP, ENVOFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**LANDS OF NIBLO**  
VILLAGE OF TUXEDO PARK  
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE  
**EROSION CONTROL**  
SECTION 106, BLOCK 1, LOT 65

DRAWING TITLE

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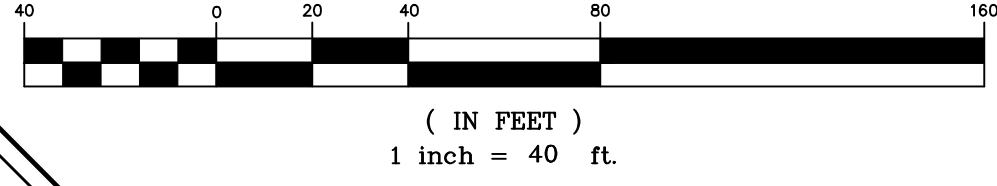
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SCALE: 1"=20'

CAD REFERENCE: 11110 ENGG

PROJECT NUMBER: 11110.01

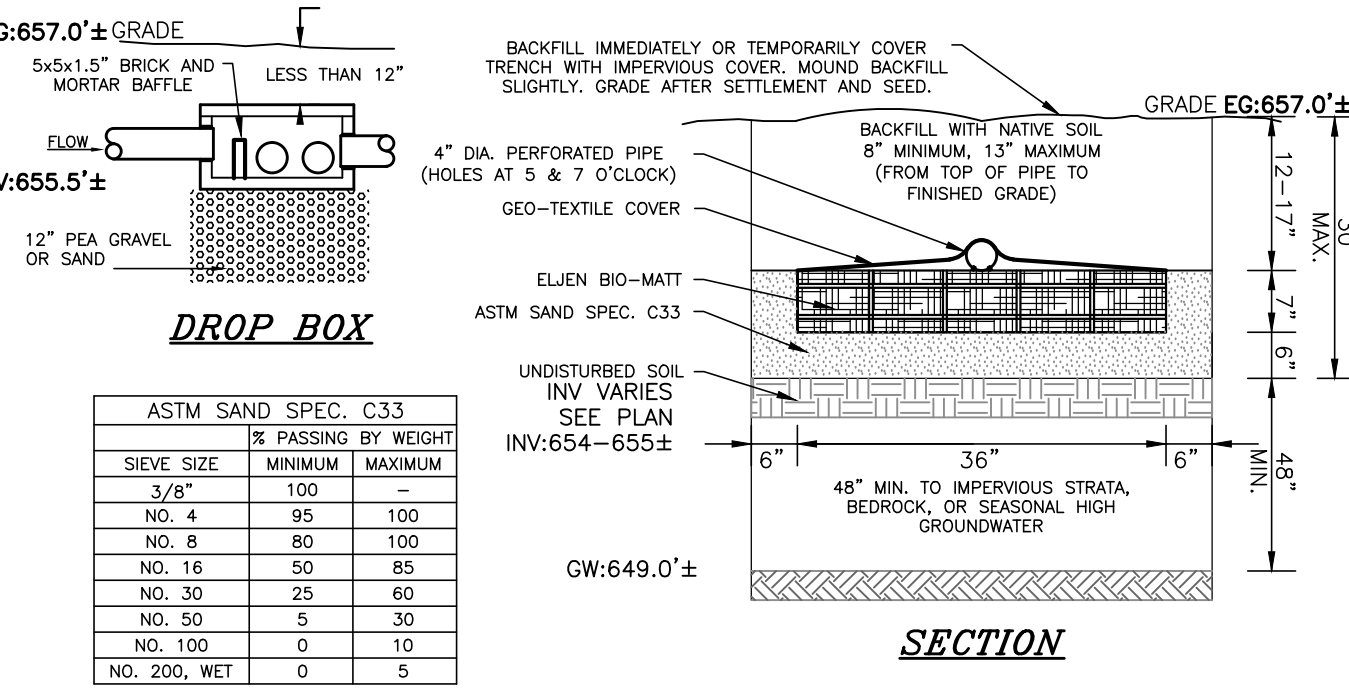
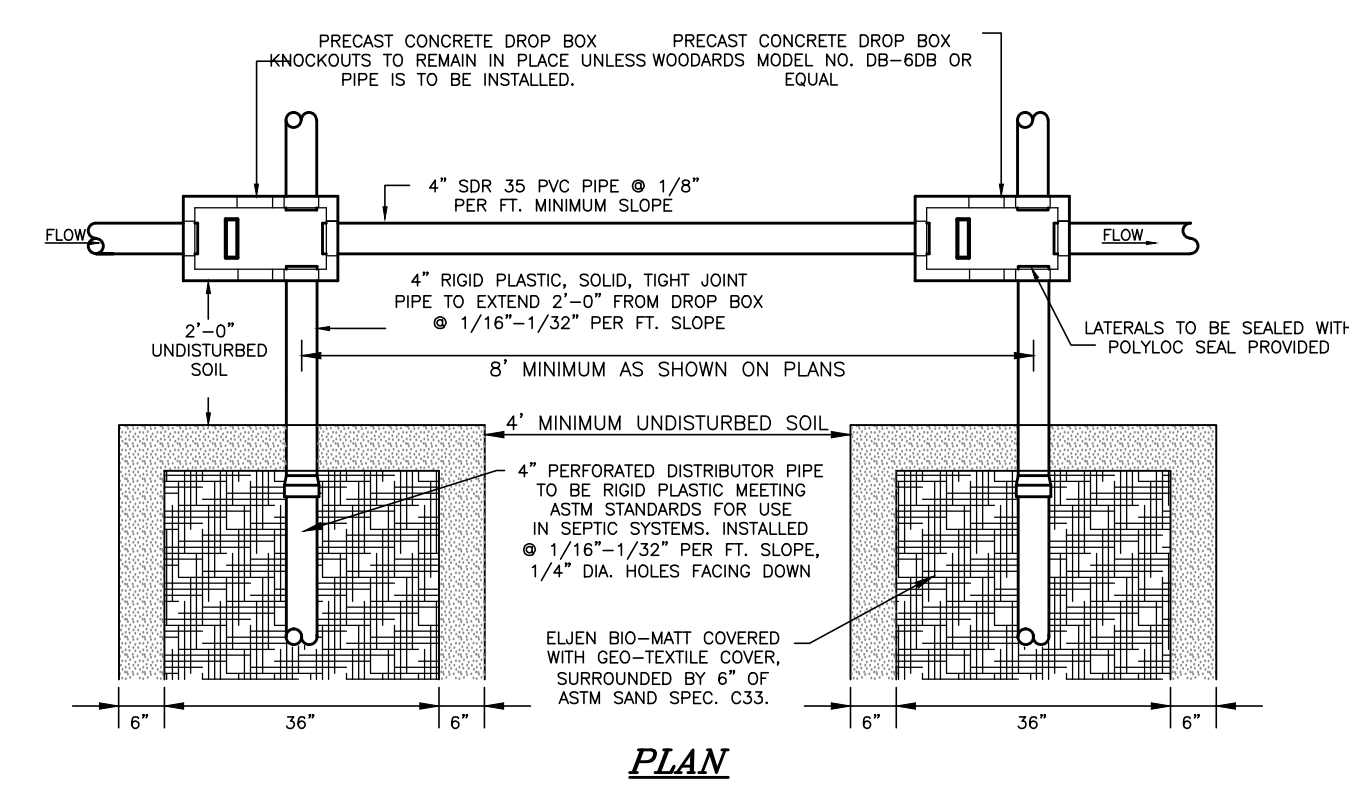
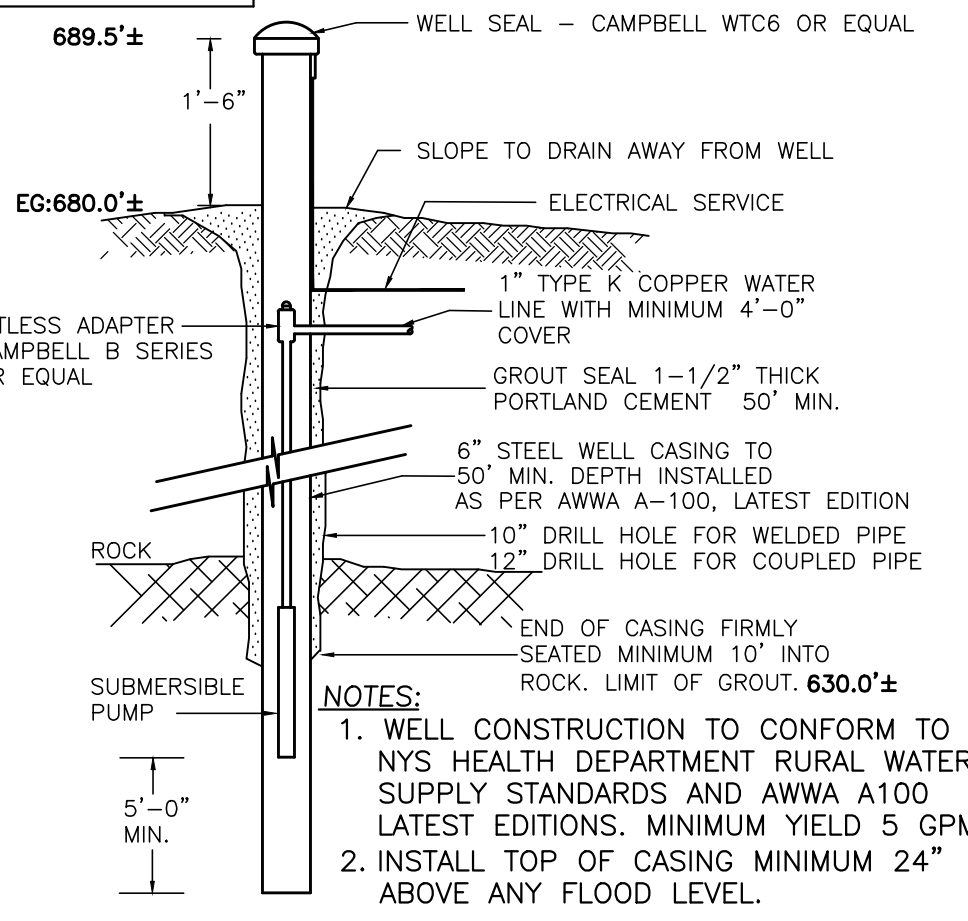
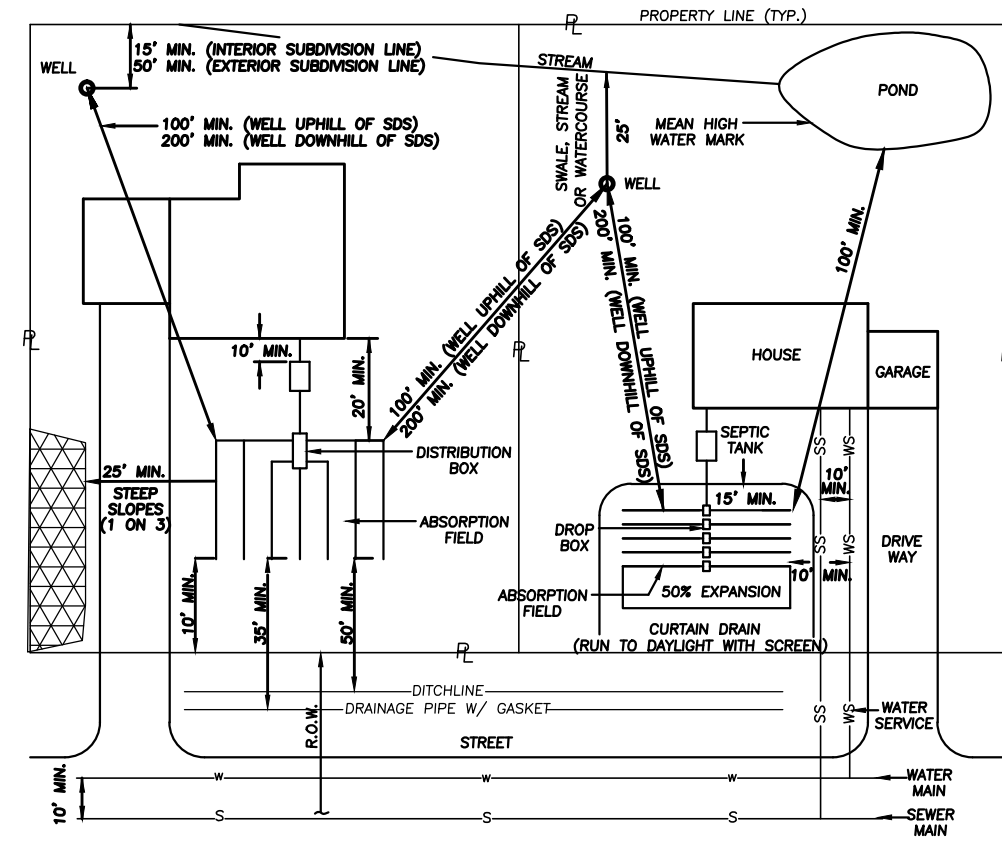
GRAPHIC SCALE



**SCHEDULE OF SANITARY VALUES (SEPTIC SYSTEM DESIGN)**

LOT NO.	DEEP PIT NO. 1 RESULTS	DEEP PIT NO. 2 RESULTS	PERC RATE STABILIZED	DESIGN RATE	APPLICATION RATE	TOTAL FLOW RATE (GPD)	TRENCH WIDTH (FT)	REQUIRED TOTAL LINEAR FEET	SEPTIC TANK SIZE (GAL)	LINEAR FEET OF TRENCH (FT)
1	0"-14" TOPSOIL 14"-80" GRAVELLY SANDY LOAM WITH COBBLES NO BEDROCK NO GROUNDWATER	0"-4" TOPSOIL 4"-30" SILTY LOAM 30"-76" SAND AND GRAVELLY LOAM MOTTLING @48" NO BEDROCK NO GROUNDWATER	PT1 STABILIZED @ 23 MIN PT2 STABILIZED @ 16 MIN PT3 STABILIZED @ 6 MIN	21-30	0.60	390	6	390/6=65 65/0.60=109 L.F.	1,250 HD	109 L.F.
	DEEP PIT NO. A RESULTS	DEEP PIT NO. B RESULTS								
	0"-6" TOPSOIL 6"-96" SANDY LOAM WITH COBBLES NO BEDROCK SEEPAGE @ 94" MOTTLING @ 36"	0"-8" TOPSOIL 8"-86" SANDY LOAM NO BEDROCK NO SEEPAGE MOTTLING @ 36"								
	DEEP PIT NO. C RESULTS	DEEP PIT NO. D RESULTS								
	0"-12" TOPSOIL 12"-40" SANDY GRAVELLY LOAM 40"-60" MOTTLED CLAY WITH GRAVEL 60"-66" MOTTLED SILTY CLAY LOAM NO BEDROCK NO GROUNDWATER	0"-6" TOPSOIL 6"-78" SANDY LOAM MOTTLING @60" NO BEDROCK NO GROUNDWATER								
	DEEP PIT NO. E RESULTS	DEEP PIT NO. F RESULTS								
	0"-11" TOPSOIL 11"-84" SANDY LOAM WITH COBBLES NO BEDROCK NO GROUNDWATER MOTTLING @ 34"	0"-9" TOPSOIL 9"-72" SANDY LOAM WITH COBBLES LEDGE @ 72"± NO BEDROCK NO GROUNDWATER								

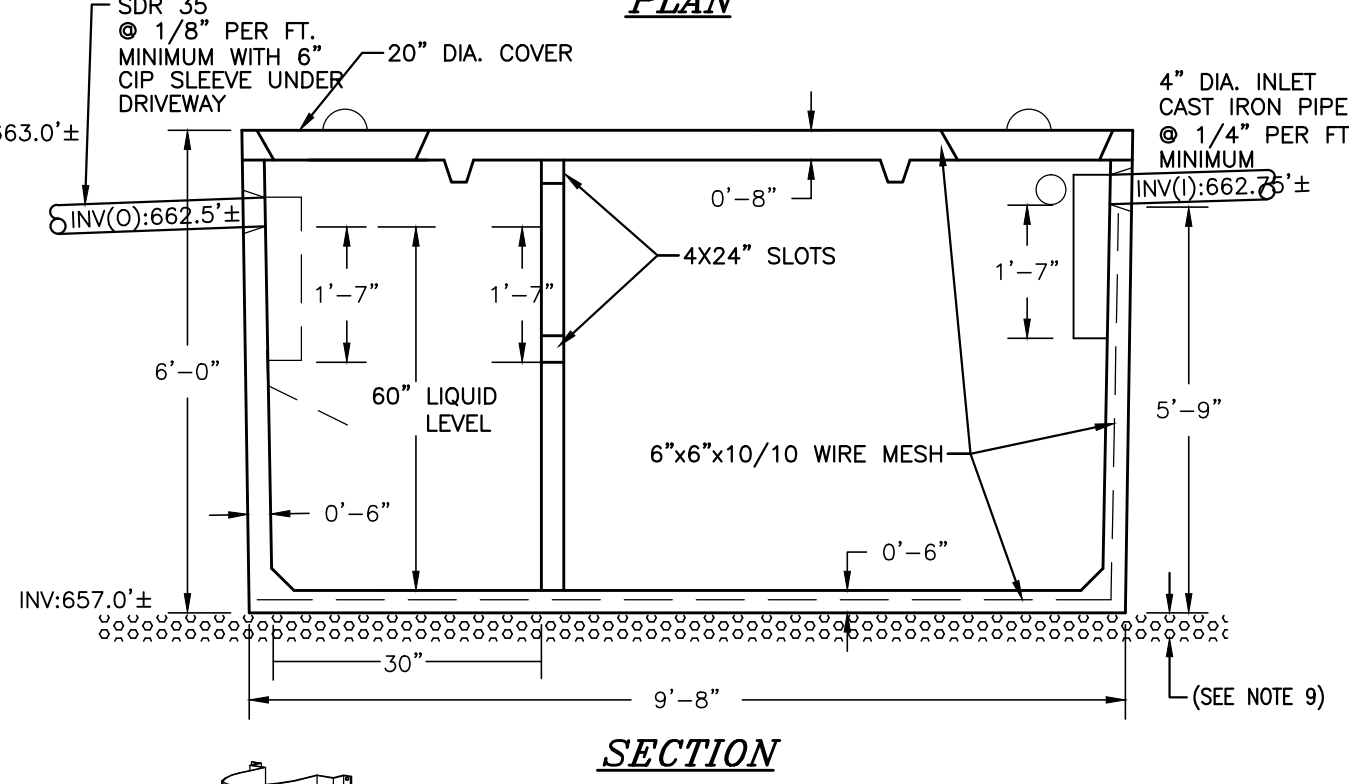
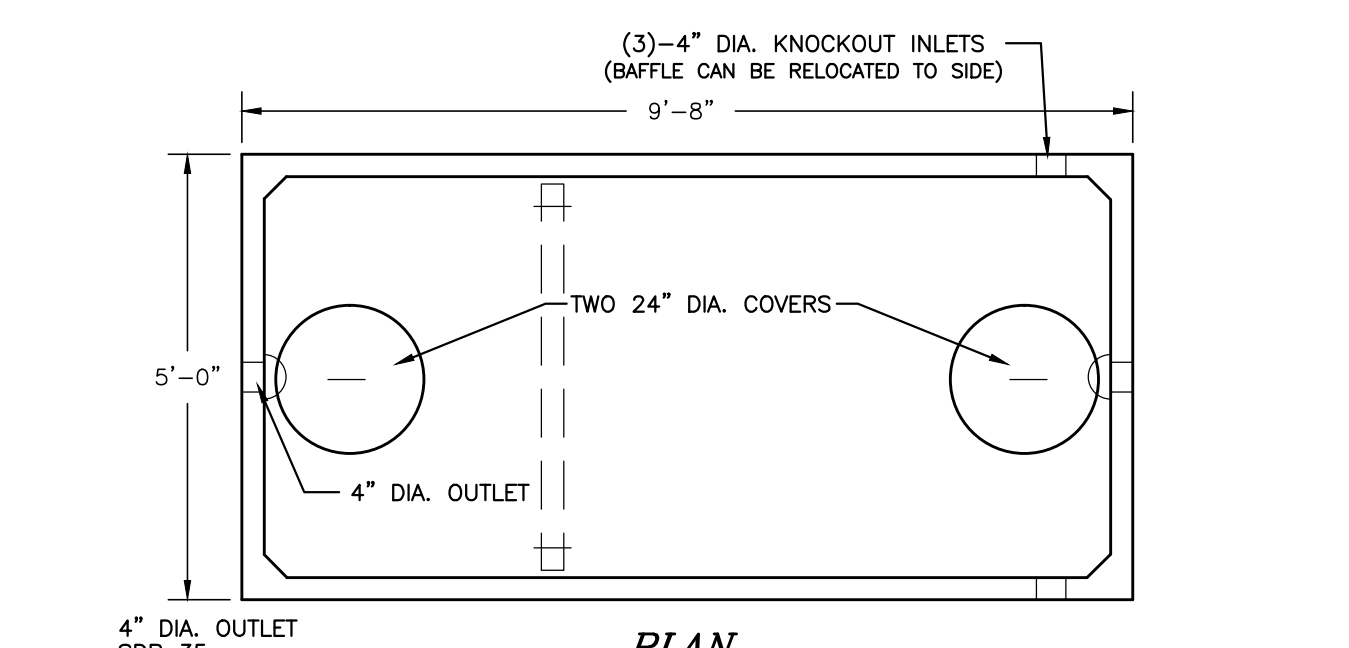
**TYPICAL SEPARATION DISTANCE REQUIREMENTS**  
N.T.S. CAD/SDS39



SEIVE SIZE	MINIMUM	MAXIMUM
3/8"	100	100
NO. 4	95	100
NO. 8	80	100
NO. 16	50	85
NO. 30	25	60
NO. 50	5	30
NO. 100	0	10
NO. 200, WET	0	5

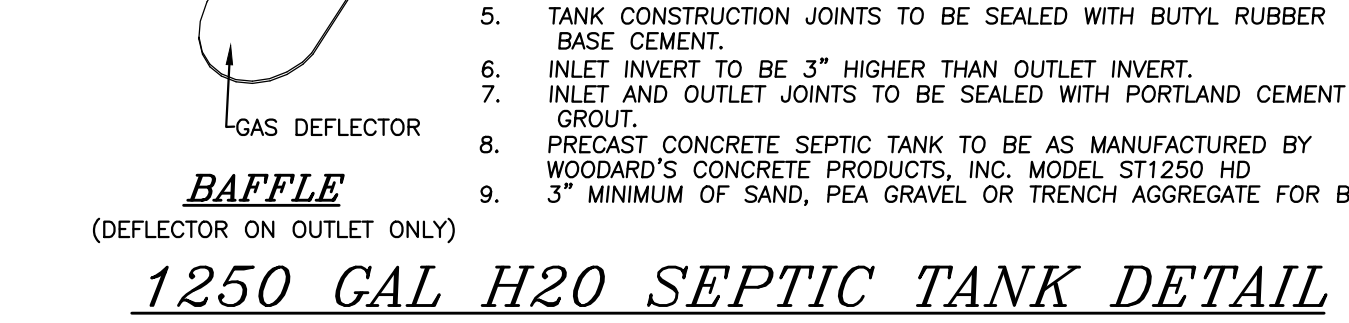
- NOTES:**
1. ABSORPTION FIELDS SHALL NOT BE BUILT UNDER DRIVEWAYS, PARTS OF BUILDINGS, OR UNDER ABOVE GROUND POOLS, OR OTHER AREAS SUBJECT TO HEAVY LOADINGS.
  2. THE SAND BEDDING SHALL BE COVERED WITH THE GEOTEXTILE FABRIC PROVIDED WITH EACH UNIT.
  3. TRENCHES SHALL NOT BE CONSTRUCTED IN WET SOIL.
  4. SIDES AND BOTTOM OF TRENCH SHALL BE RAKED IMMEDIATELY PRIOR TO PLACING SAND.
  5. THE END OF ALL DISTRIBUTOR PIPES SHALL BE PLUGGED.
  6. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE FIELD EXCEPT FOR ACTUAL CONSTRUCTION OF TRENCH. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE AREA OF THE PROPOSED FIELD, BEFORE OR AFTER CONSTRUCTION.
  7. DISTRIBUTION LATERALS SHALL BE SLOPED AT 1/16"-1/32" PER FOOT.
  8. ABSORPTION TRENCH BOTTOM TO BE SET LEVEL.
  9. DISTRIBUTION LATERALS ARE TO BE SET WITH PERFORATIONS FACING DOWN.

**ELJEN-IN-DRAIN SYSTEM DROP BOX/ABSORPTION TRENCH DETAIL**



- NOTES:**
1. SEPTIC TANK TO BE INSTALLED A MINIMUM OF TEN (10) FEET FROM BUILDING FOUNDATION.
  2. LOCATION STAKE TO BE SET IN GROUND DIRECTLY ABOVE THE INLET END COVER.
  3. SEPTIC TANK TO BE COVERED WITH EARTH TO A MINIMUM DEPTH OF 6" AND A MAXIMUM DEPTH OF 12".
  4. PRECAST CONCRETE TO REACH 4000 PSI STRENGTH @ 28 DAYS. TANK CONSTRUCTION JOINTS TO BE SEALED WITH BUTYL RUBBER BASE CEMENT.
  5. INLET INVERT TO BE 3" HIGHER THAN OUTLET INVERT.
  6. PRECAST CONCRETE SEPTIC TANK TO BE AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL ST1250 HD.
  7. 3" MINIMUM OF SAND, PEA GRAVEL OR TRENCH AGGREGATE FOR BEDDING.

**BAFFLE**  
(DEFLECTOR ON OUTLET ONLY)

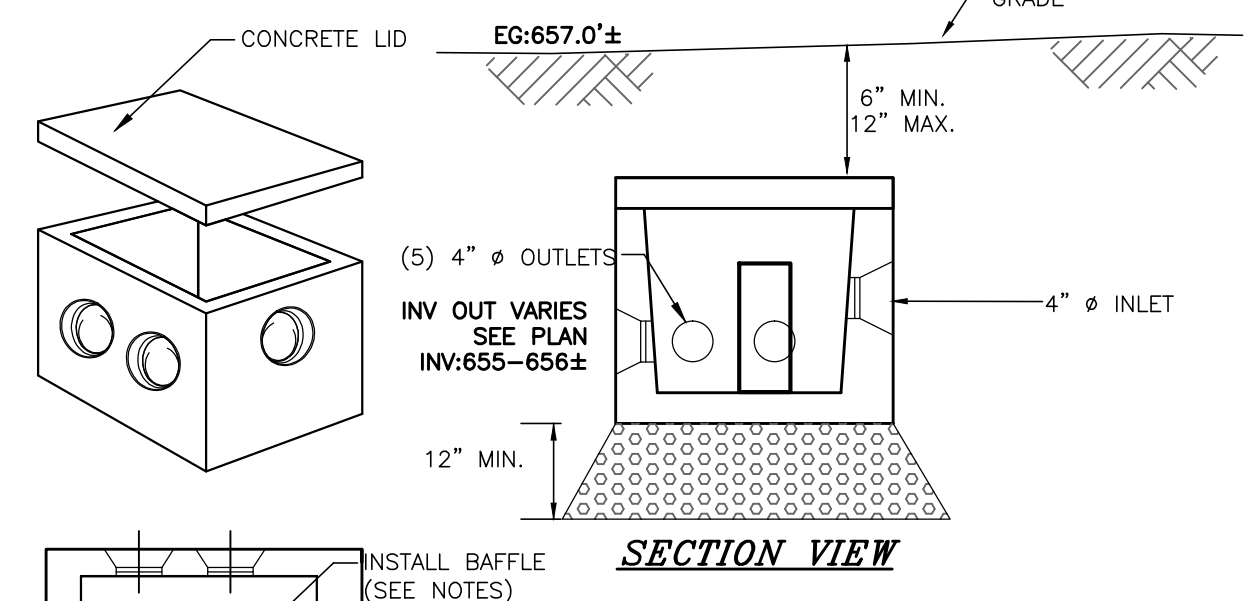


**1250 GAL H2O SEPTIC TANK DETAIL**

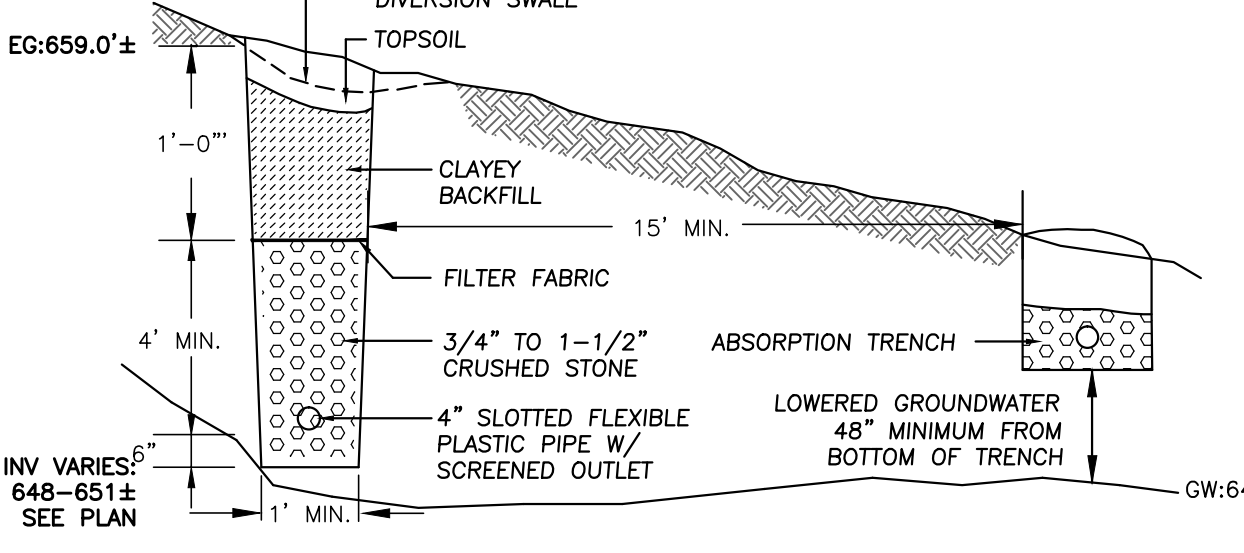
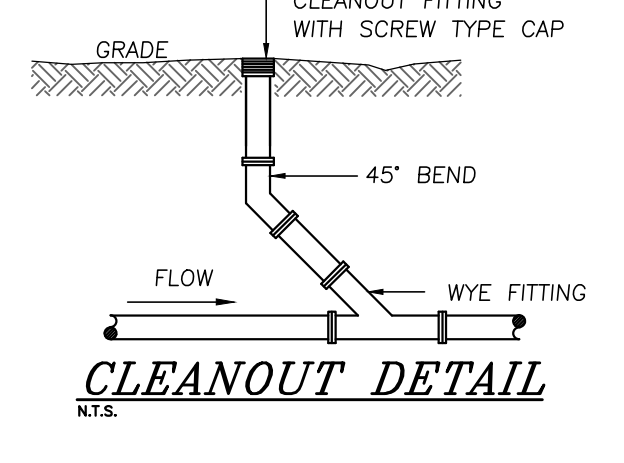
- GENERAL NOTES - SEWAGE SYSTEMS**
1. SEPTIC SYSTEMS TO CONFORM TO THE MINIMUM REQUIREMENTS OF THE N.Y.S. HEALTH DEPARTMENT STANDARDS/CODES FOR INDIVIDUAL DISPOSAL SYSTEMS, APPENDIX 75-A, AND THE AUTHORITY HAVING JURISDICTION.
  2. THE SANITARY FACILITIES ON THESE PLANS SHALL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS, AT THE TIME OF CONSTRUCTION, BY A LICENSED PROFESSIONAL ENGINEER, WRITTEN CERTIFICATION TO THAT EFFECT SHALL BE SUBMITTED TO THE COUNTY HEALTH DEPARTMENT AND THE LOCAL BUILDING CODE ENFORCEMENT OFFICER PRIOR TO OCCUPANCY, AND SHALL INDICATE THAT ANY JOINTS HAVE BEEN SEALED AND TESTED FOR WATER TIGHTNESS AND THAT THE TANK IS INSTALLED IN ACCORDANCE WITH APPENDIX 75-A AND THE MANUFACTURERS INSTRUCTIONS.
  3. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED.
  4. ALL PERCOLATION TESTS TAKEN AT 24" - 30" UNLESS OTHERWISE NOTED.
  5. SEPTIC SYSTEM DESIGNS ARE BASED ON THE SLOWEST PERCOLATION RATE FOUND WITHIN THE AREA OF THE SYSTEM.
  6. LAUNDRY WASTE IS TO BE DISCHARGED INTO THE SEPTIC SYSTEM.
  7. HOUSE SEWER AND SEWER RUNS SHALL NOT EXCEED 75' BETWEEN POINTS OF POSSIBLE CLEANOUT. AT LEAST ONE CLEANOUT IS TO BE PROVIDED. BENDS ARE TO BE AVOIDED BUT WHERE REQUIRED AN ADDITIONAL CLEAN-OUT SHALL BE INSTALLED.
  8. THE MAXIMUM LENGTH OF ABSORPTION LINES USED IN CONJUNCTION WITH GRAVITY DISTRIBUTION SHALL BE 60 FEET.
  9. THE MAXIMUM LENGTH OF ABSORPTION LINES USED IN CONJUNCTION WITH PRESSURE DISTRIBUTION OR DOSING SHALL BE 100 FEET.
  10. FOOTING DRAINS ARE NOT TO DISCHARGE INTO THE SEPTIC SYSTEM. FOOTING DRAINS ARE TO DISCHARGE INTO THE STORMWATER SYSTEM WHERE POSSIBLE.
  11. UNLESS OTHERWISE INDICATED ON THESE PLANS, INDIVIDUAL SEPTIC TANKS ARE NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS.
  12. TRENCHES SHALL NOT BE CONSTRUCTED IN WET SOILS.
  13. SIDES AND BOTTOM OF TRENCHES SHALL BE RAKED IMMEDIATELY PRIOR TO PLACING SAND.
  14. THE END OF ALL DISTRIBUTOR PIPES SHALL BE PLUGGED.
  15. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE FIELD EXCEPT FOR THE ACTUAL CONSTRUCTION OF THE FIELD. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE AREA OF THE PROPOSED FIELD BEFORE, DURING AND AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDESIRABLE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
  16. THERE IS NO REGRADING ALLOWED IN THE AREA OF THE ABSORPTION FIELD.
  17. NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES WHICH MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
  18. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, OR "JACUZZI" TYPE SPA TUBS OVER 100 GALLONS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SDS IS REDESIGNED TO ACCOUNT FOR THEM AND REAPPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.
  19. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
  20. BUILDING SEWERS ARE TO BE CAST IRON OR SCHEDULE 80 PVC FOR THE ENTIRE LENGTH, MINIMUM SLOPE 2%.
  21. THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES. THE PURCHASER SHALL ALSO BE ADVISED OF ANY ROUTING OR SPECIAL MAINTENANCE PROCEDURES THAT MAY BE NECESSARY. (REFER TO PAGES 58-61 OF THE NYSDOH DESIGN HANDBOOK FOR RECOMMENDED ROUTING OPERATION AND MAINTENANCE ITEMS).

**GENERAL NOTES - WATER SYSTEMS**

1. WELL CONSTRUCTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE N.Y.S. HEALTH DEPARTMENT STANDARDS.
2. TREATMENT FOR HARDNESS SHOULD BE CONSIDERED ONLY IF EXCESSIVE HARDNESS IS FOUND (GREATER THAN 150 MG/L) IN EACH INDIVIDUAL WELL.
3. SEPTIC FIELDS AND WELLS ARE NOT TO BE RELOCATED.
4. FOOTING DRAINS WITHIN 25 FEET OF A WELL MUST BE WATER TIGHT.
5. WELLS TO BE INSTALLED 100 FEET FROM ANY SEPTIC SYSTEM, AND 200 FEET FROM SEPTIC SYSTEMS WHICH ARE UPHILL FROM THE WELL.
6. WELL CASING IS TO BE INSTALLED 10 FEET INTO IMPERVIOUS BEDROCK.
7. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY AND ANY WATER TREATMENT) AT THE TIME OF CONSTRUCTION. PRIOR TO OCCUPANCY OF THE HOUSE, THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY HEALTH DEPARTMENT AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC JOINTS ARE SEALED AND TESTED FOR WATER TIGHTNESS.

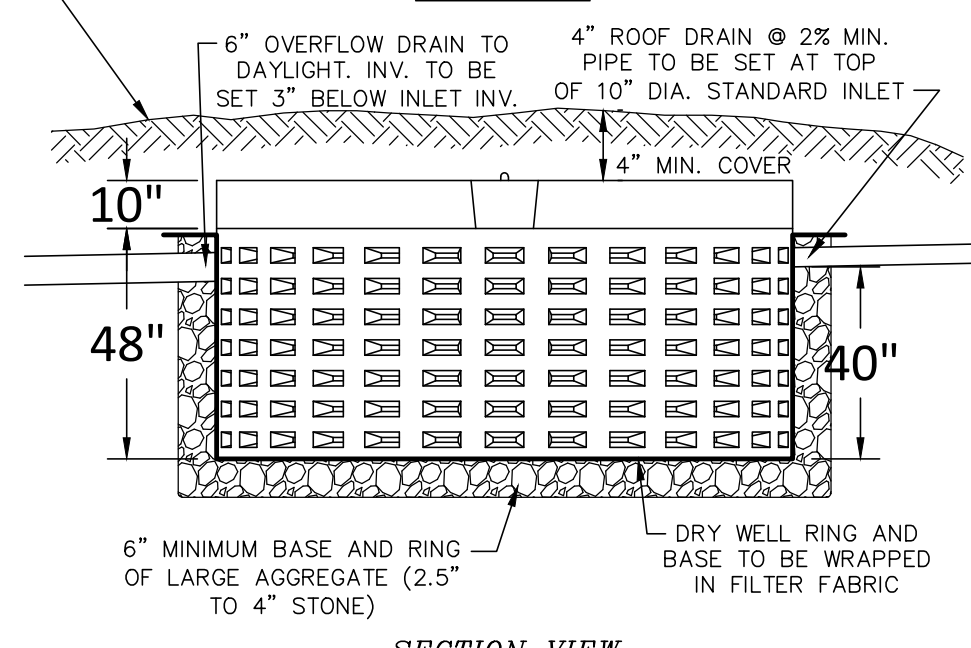
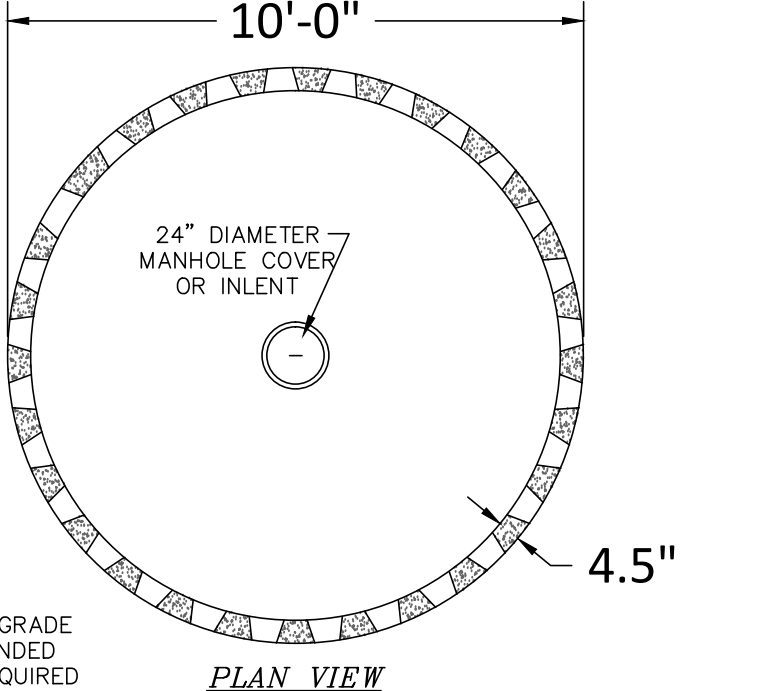


- NOTES:**
1. DROP BOX TO BE AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL NO. DB-6DB OR APPROVED EQUAL.
  2. PRECAST KNOCKOUTS NOT USED SHALL REMAIN IN PLACE.
  3. BOX TO BE INSTALLED ON 12" MIN. OF SAND, PEA GRAVEL, OR TRENCH AGGREGATE AND COVERED WITH 6"-12" OF EARTH.
  4. A BRICK AND MORTAR BAFFLE IS TO BE INSTALLED IN THE FIELD BY THE CONTRACTOR 4" FROM INLET END.
  5. PIPE JOINTS TO BE SEALED WITH POLYLOK SEAL.



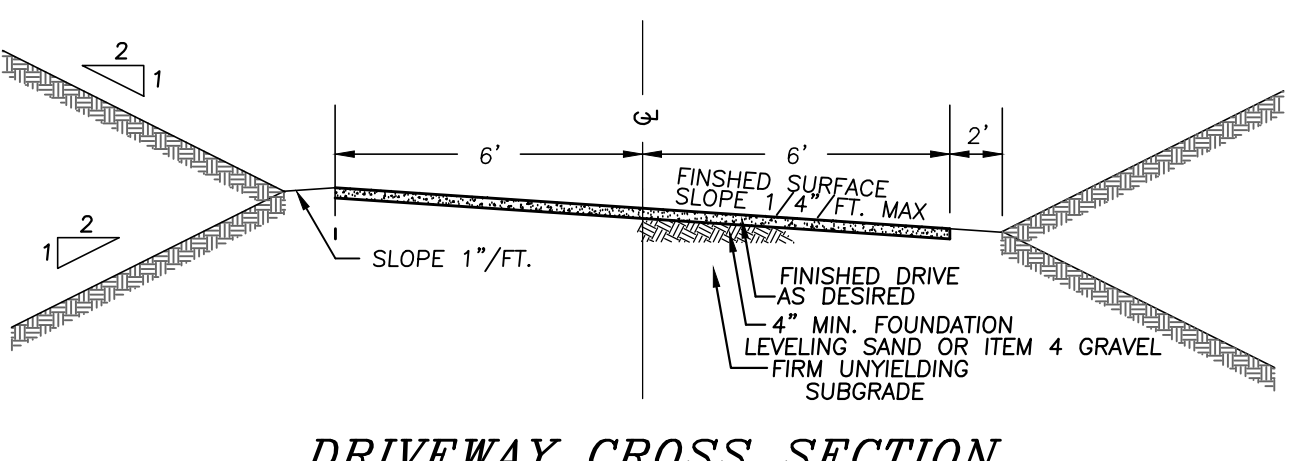
- NOTES:**
1. SOLID PIPE MUST BE KEPT 10' FROM ANY ABSORPTION TRENCH AND BE BACKFILLED WITH NATIVE MATERIAL.
  2. MINIMUM SLOPE OF THE PIPE IS TO BE 0.4%.
  3. PERFORATED PIPE IS TO BE USED IN ALL AREAS UP SLOPE OF THE INDICATED TRANSITION POINTS.
  4. OUTLETS SHALL BE SCREENED.

**CURTAIN DRAIN DETAIL**  
N.T.S.



- NOTES:**
1. DRY WELL TO BE WOODARD'S CONCRETE PRODUCTS, INC. MODEL DW-4x10/1400 GALLONS OR APPROVED EQUAL.
  2. CONCRETE MINIMUM STRENGTH: 4,000 PSI AT 28 DAYS.
  3. CONCRETE DRY WELL TO MEET H2O LOADING REQUIREMENTS.
  4. MAINTENANCE OF EACH INDIVIDUAL DRY WELL SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE LOT OWNER.

**PRECAST 10' DIAMETER DRY WELL DETAIL**



**DRIVEWAY CROSS SECTION**  
N.T.S.

DATE	DESCRIPTION	INITIALS
01/31/12	AS PER PLANNING BOARD MEETING	RAM
12/07/11	AS PER PLANNING BOARD MEETING	RAM
07/13/11	SITE PLAN PREPARATION	RAM
06/23/11	ORIGINAL PREPARATION DATE	RAM

**PIETREZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC  
282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0606  
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 798-4848

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P.E. LICENSE NO. 078898 P.L.S. LICENSE NO. 060075  
N.Y.P.L.S. LICENSE NO. 35386

**LANDS OF NIBLO**  
VILLAGE OF TUXEDO PARK  
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE  
**DETAILS SHEET**  
SECTION 106, BLOCK 1, LOT 65

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 1209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NO.
# OF #	# OF #	# OF #

SCALE AS NOTED 11110 ENGR  
CAD REFERENCE PROJECT NUMBER 11110.01