

FORESTBURGH POND

NYS ROUTE 42

TOWN OF FORESTBURGH

COUNTY OF SULLIVAN

STATE OF NEW YORK

OWNER:

NEW YORK LAND AND LAKES DEVELOPMENT LLC
155 MAIN STREET, SUITE D
ONEONTA, NEW YORK 13820

APPLICANT/DEVELOPER:

NEW YORK LAND AND LAKES
155 MAIN STREET, SUITE D
ONEONTA, NEW YORK 13820

INDEX OF DRAWINGS

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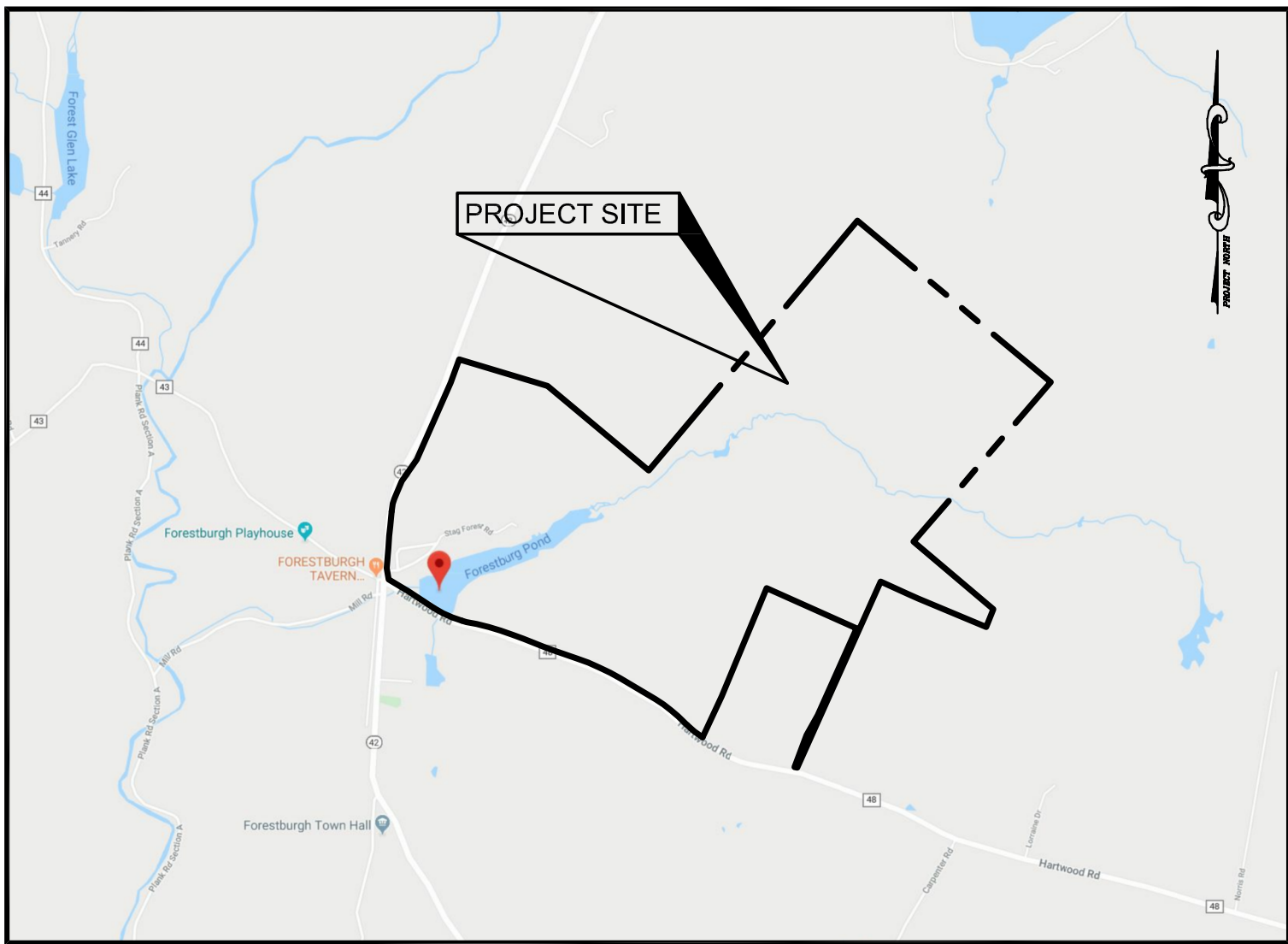
DRAWINGS PREPARED BY


KEYSTONE ASSOCIATES
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC
58 Exchange Street
Binghamton, New York 13901
Phone: 607.722.1100
Fax: 607.722.2515
Email: info@keyscomp.com
www.keyscomp.com

PROJECT NO. 392.12119

JANUARY 10, 2020
REVISED: MARCH 19, 2020
APRIL 10, 2020
JUNE 12, 2020
SEPTEMBER 11, 2020
OCTOBER 13, 2020
MARCH 11, 2021
APRIL 1, 2021

MARK W. PARKER, P.E. LIC. No. 093972
ALTERATIONS NOT CONFORMING TO SECTION 7209, SUBDIVISION 2,
NEW YORK STATE EDUCATION LAW ARE PROHIBITED BY LAW.



LOCATION MAP
SCALE: 1"=2,000'

- LEGEND
- SET 5/8" REBAR CAPPED "KEYSTONE BING NY"
 - ⊕ CONCRETE MONUMENT
 - MONUMENT FOUND AND NOTED
 - ⊙ RAILROAD SPIKE
 - ⊙ STONE PILE
 - POB POINT OF BEGINNING
 - N/F NOW OR FORMERLY
 - TM# TAX MAP NUMBER
 - PROPERTY LINE
 - TAX MAP LINE
 - DEED LINE
 - EASEMENT LINE
 - STONE WALL

- NOTES
- PREMISES SOURCE OF TITLE BEING INST. 2012-2779 RECORDED IN THE SULLIVAN COUNTY CLERK'S OFFICE APRIL 30, 2012.
 - SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE TO THE PROPERTY OR A TITLE REPORT.
 - STAG FOREST ROAD BEING DESCRIBED AS A 10 FOOT RIGHT OF WAY IN INSTRUMENT 2015-912 AND RECORDED ON FEBRUARY 17, 2015.
 - THE OWNER OF LOT 8 WILL BE GRANTED RIGHTS TO USE THE WELL LOCATED ON LOT 6 INCLUDING THE RIGHT TO MAINTAIN AND REPAIR A WATER LINE APPURTENANT THERETO LOCATED ON LOTS 6 & 7; APPROXIMATE LOCATION SHOWN ON MAP; WHICH PROVIDES WATER TO THE HOME LOCATED ON LOT 8.

- REFERENCE DOCUMENT
- NYSOT APPROPRIATION MAP ENTITLED "FORESTBURGH-MONTICELLO STATE HIGHWAY NO. 1708, MAP NO. 171, PARCEL NO. 225 AND 226, ADELINE L. PFEIFER (REPUTED OWNER)" PREPARED BY NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND DATED DECEMBER 21, 1981.
- ADDITIONAL EASEMENTS
- 30 FOOT ROW FOR STAG FOREST ROAD.
 - 10 FOOT DRIVEWAY EASEMENT FOR DAVID & DORIS LIGHT (TM# 30.-2-3).
 - 10 FOOT DRIVEWAY EASEMENT FOR VICTOR & JOAN GRUND (TM# 30.-2-2).
 - 30 FOOT ELECTRIC EASEMENT FOR POWER LINES DRAWN. NO DEED PROVIDED.
 - 30 FOOT ROW FOR WOODLAND DRIVE.

- ① N/F VICTOR A. GRUND
JOAN T. GRUND
L. 856 P. 168
REC. JAN. 16, 2015
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REC. FEB. 17, 2015
TM# 30.-2-5
68 STAG FOREST RD.
- ⑤ N/F JG FORESTBURGH, LLC
INST. 2019-1283
REC. FEB. 22, 2019
TM# 30.-2-1.2
STATE ROUTE 42

- OUT PARCEL 1
48,043 SQ.FT.
1.103± ACRES
- OUT PARCEL 2
82,300 SQ.FT.
1.889± ACRES
- OUT PARCEL 3
C, D & E COMBINED
527,929 SQ.FT.
12.120± ACRES

- N/F JG FORESTBURGH, LLC
INST. 2019-1283
REC. FEB. 22, 2019
TM# 30.-2-1.2
STATE ROUTE 42

- LOT 17
1,462,964 SQ.FT.
33.585± ACRES

- LOT 16
656,803 SQ.FT.
15.078± ACRES

- LOT 15
451,544 SQ.FT.
10.366± ACRES

- LOT 14
328,800 SQ.FT.
7.548± ACRES

- LOT 13
774,758 SQ.FT.
17.786± ACRES

- LOT 12
1,215,279 SQ.FT.
27.899± ACRES

- LOT 11
474,581 SQ.FT.
10.895± ACRES

- LOT 10
442,906 SQ.FT.
10.168± ACRES

- LOT 9
447,189 SQ.FT.
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- LOT 8
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- LOT 7
248,170 SQ.FT.
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- LOT 6
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REFERENCE POINTS FOR OUT PARCELS

THE POINT OF COMMENCEMENT FOR OUT PARCELS 1, 2 AND 3 BEING A CONCRETE MONUMENT AT ITS INTERSECTION WITH THE NORTHEASTERLY BOUNDARY OF HARTWOOD ROAD WITH THE EASTERLY BOUNDARY OF STATE ROUTE 42. THE BEARING AND DISTANCE FROM SAID CONCRETE MONUMENT TO EACH POINT OF BEGINNING IS AS FOLLOWS:

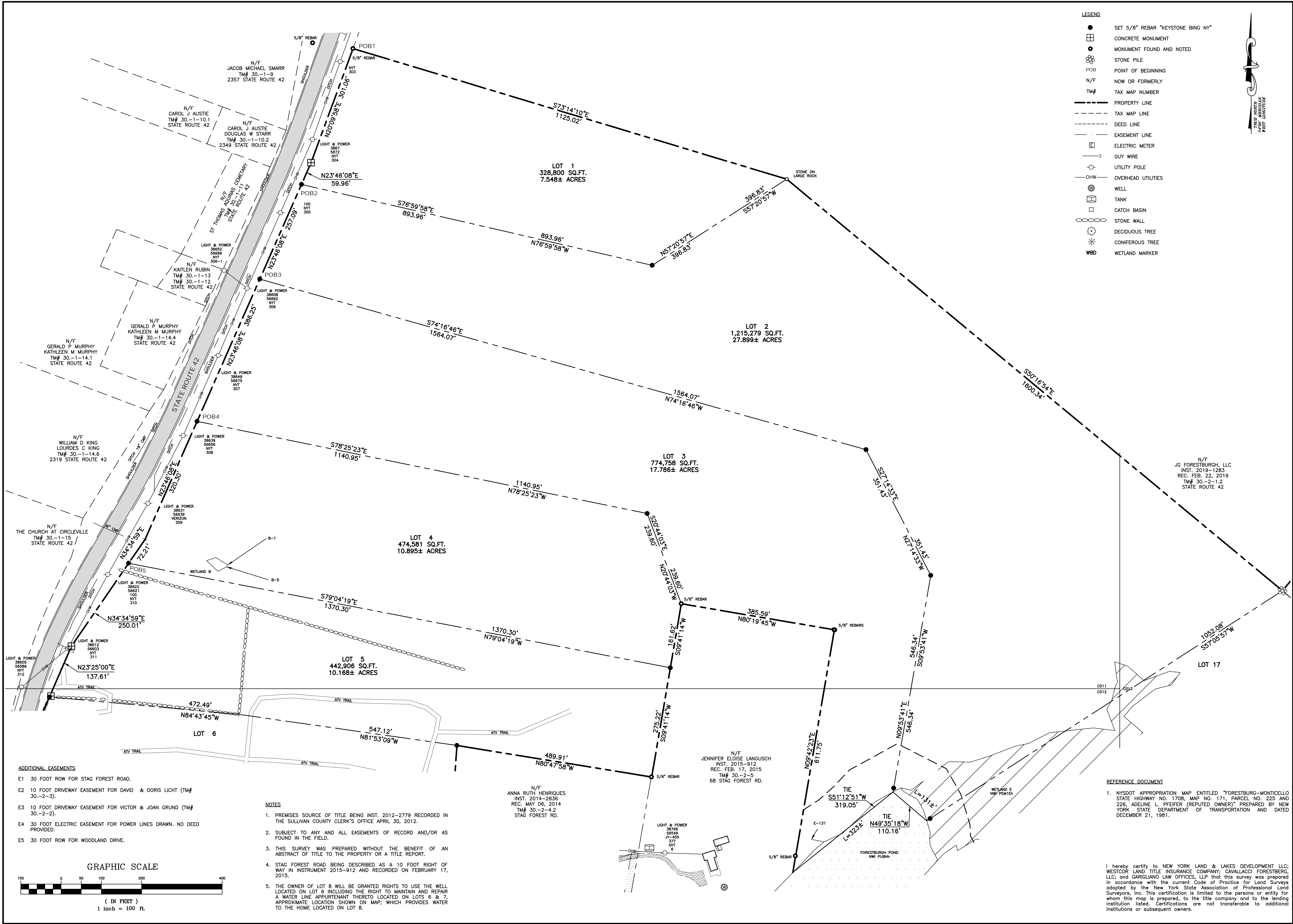
OUT PARCEL 1 - N85°51'05"E, A DISTANCE OF 527.09' TO A POINT.
OUT PARCEL 2 - N73°04'02"E, A DISTANCE OF 793.85' TO A POINT.
OUT PARCEL 3 - N72°42'26"E, A DISTANCE OF 1184.57' FEET TO A POINT.

LINE #	BEARING	DISTANCE
L1	S43°48'12"W	114.69'
L2	S72°39'47"W	49.01'
L3	N81°14'34"W	62.69'
L4	S82°12'29"W	85.43'
L5	S72°55'51"W	162.79'
L6	S80°35'29"W	111.07'
L7	S71°20'45"W	170.96'
L8	N10°56'33"W	220.42'
L9	N04°11'12"E	388.00'
L10	S80°47'58"E	489.91'
L11	N09°41'14"E	436.84'
L12	S80°19'45"E	385.59'
L13	S09°42'23"W	611.75'
L20	S76°17'44"W	56.87'
L21	S69°29'26"W	235.14'
L22	N23°54'18"W	291.86'
L23	N81°07'42"E	354.20'
L24	S10°59'15"E	229.80'
L30	S40°16'34"W	24.42'
L31	S48°50'23"W	92.43'
L32	S51°22'32"W	53.95'
L33	N69°33'17"W	9.03'
L34	N38°58'06"W	89.69'
L35	S84°39'54"W	102.10'
L36	N05°44'54"E	157.70'
L37	N78°31'11"E	194.59'
L38	S26°30'00"E	45.20'
L39	S32°35'15"E	125.13'

WARNING: This is a preliminary map. It is not to be used for any purpose other than for information only. It is not to be used for any purpose other than for information only. It is not to be used for any purpose other than for information only.

REVISIONS

NO.	DATE	DESCRIPTION
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Binghamton, New York 13901
Phone: 607.722.1100
Fax: 607.722.2515
Email: info@keystone.com
www.keystone.com

KEYSTONE ASSOCIATES

ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

ROBERT L. CASEY, P.E., P.S., L.S., L.C., NO. 049462

WARNING:

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Keystone Associates, Architects, Engineers and Surveyors, LLC

7

REVISE PLAT MAPS & NOTES

4/1/21

7

REVISE PLAT MAPS & NOTES

4/1/21

FORESTBURGH POND
NYS ROUTE 42

SULLIVAN COUNTY, NY

PLAT MAP - 1 OF 3

SHEET NO.

C011

PROJECT NO.

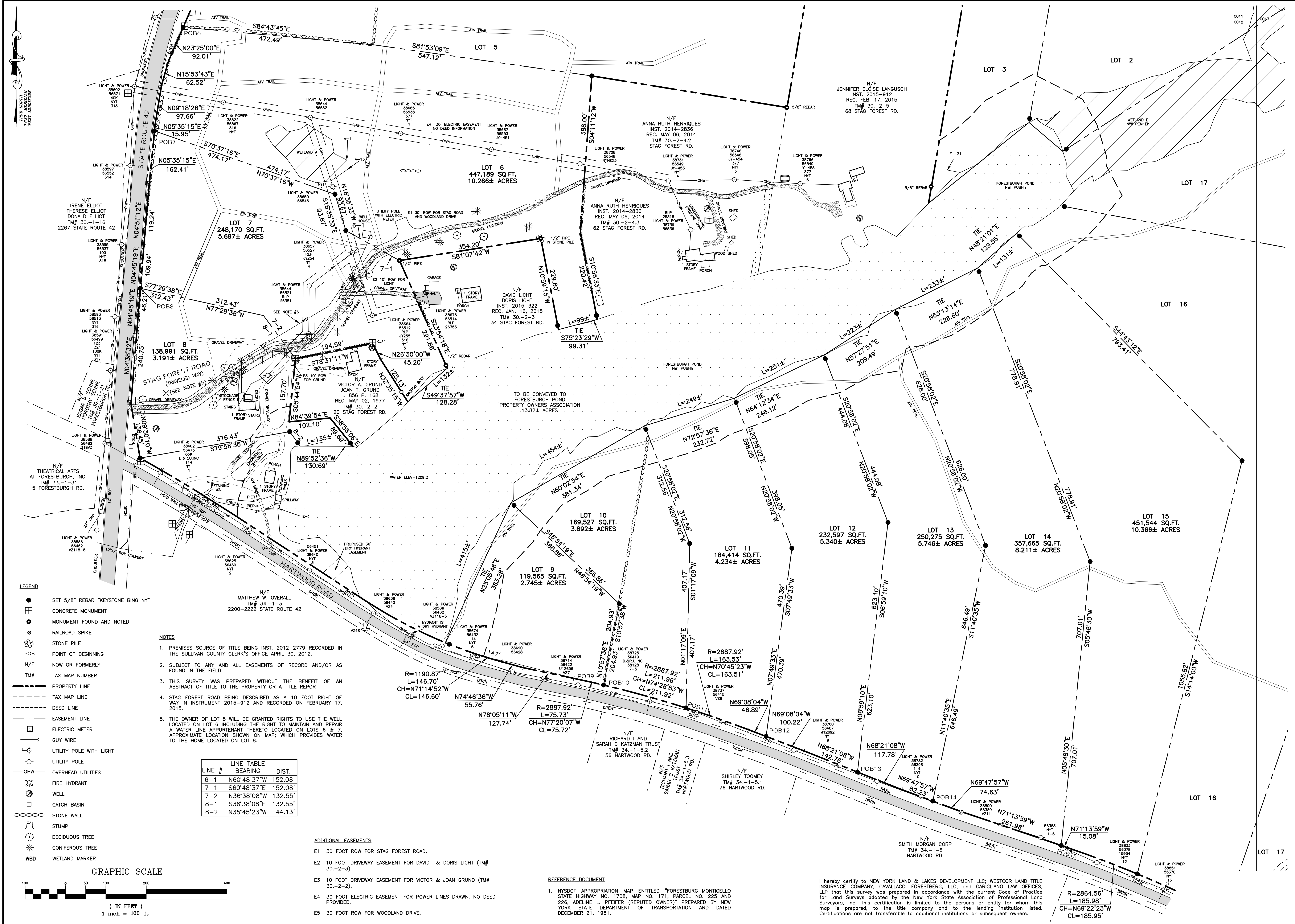
0392.12119

DATE:

01/10/2020

CAD FILE NO.

039212119B-1.DWG



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7 REVISIONS
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7. 10/1/21

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LEGEND

- | | |
|-------|-----------------------------------|
| ● | SET 5/8" REBAR "KEYSTONE BING NY" |
| ○ | MONUMENT FOUND AND NOTED |
| ⊗ | RAILROAD SPIKE |
| ⊗ | STONE PILE |
| POB | POINT OF BEGINNING |
| N/F | NOW OR FORMERLY |
| TM# | TAX MAP NUMBER |
| --- | PROPERTY LINE |
| --- | TAX MAP LINE |
| ⊞ | ELECTRIC METER |
| → | GUY WIRE |
| —○— | UTILITY POLE |
| —OHW— | OVERHEAD UTILITIES |
| ⊙ | SEPTIC |
| ⊕ | POST |
| ○○○○ | STONE WALL |
| WBD | WETLAND MARKER |

NOTES

1. PREMISES SOURCE OF TITLE BEING INST. 2012-2779 RECORDED IN THE SULLIVAN COUNTY CLERK'S OFFICE APRIL 30, 2012.
2. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE TO THE PROPERTY OR A TITLE REPORT.
4. STAG FOREST ROAD BEING DESCRIBED AS A 10 FOOT RIGHT OF WAY IN INSTRUMENT 2015-912 AND RECORDED ON FEBRUARY 17, 2015.
5. THE OWNER OF LOT 8 WILL BE GRANTED RIGHTS TO USE THE WELL LOCATED ON LOT 6 INCLUDING THE RIGHT TO MAINTAIN AND REPAIR A WATER LINE APPURTENANT THERETO LOCATED ON LOTS 6 & 7, ADJACENT TO THE LOCATION SHOWN ON MAP, WHICH PROVIDES WATER TO THE HOME LOCATED ON LOT 8.

REFERENCE DOCUMENT

1. NYSDOT APPROPRIATION MAP ENTITLED "FORESTBURG-MONTICELLO STATE HIGHWAY NO. 1708, MAP NO. 171, PARCEL NO. 225 AND 226, ADELINE L. PFEIFER (REPUTED OWNER)" PREPARED BY NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND DATED DECEMBER 21, 1981.

ADDITIONAL EASEMENTS

- E1 30 FOOT ROW FOR STAG FOREST ROAD.
- E2 10 FOOT DRIVEWAY EASEMENT FOR DAVID & DORIS LICHT (TM# 30.-2.-3).
- E3 10 FOOT DRIVEWAY EASEMENT FOR VICTOR & JOAN GRUND (TM# 30.-2.-2).
- E4 30 FOOT ELECTRIC EASEMENT FOR POWER LINES DRAWN. NO DEED PROVIDED.
- E5 30 FOOT ROW FOR WOODLAND DRIVE.

LOT 18
7,152,846 SQ.FT.
164.207± ACRES

N/F
MERRIEWOLD CLUB
PROPERTY CO., LLC
INST. 2019-1392
REC. FEB. 27, 2019
TM# 14.-1-5
MERRIEWOLD RD.

WETLAND C

C-25

2

LOT 19
491,455 SQ.FT.
1.980± ACRES

N/F
OOD PRESERVE
ORTH, LLC
T. 2019-927
FEB. 08, 2019
25.-1-1
RTWOOD RD.

N/F
JAMES P. GALLIGAN
L. 1808 P. 396
REC. MAY 23, 1995
TM# 31.-1-1.1
HARTWOOD RD.

(F)
 N/F
 JOAN TOOMEY GRUND
 ELIZABETH GRUND
 INST. 2011-631
 REC. JAN. 31, 2011
 TM# 30.-2-8.2
 185 HARTWOOD RD.

(G) (H)
 N/F
 S. TOOMEY TRUST
 INST. 2008-00042551
 REC. DEC. 17, 2008
 G-TM# 30.-2-8.3
 187 HARTWOOD RD.
 H-TM# 30.-2-8.4

①
N/F
JOHN J. TOOMEY
L. 2198 P. 415
REC. JUNE 28, 2000
TM# 30.-2-12
HARTWOOD RD.

(J)
N/F
ERIN PANZARELLA
INST. 2019-1493
REC. MARCH 01, 201
TM# 30.-2-9
HARTWOOD RD.

(K)
N/F
CHARLES M. VASSALLO
GIFFORD M. BOOTH
INST. 2000-22400629
REC. DEC. 28, 2000
TM# 30.-2-10
219 HARTWOOD RD.

(L)
 N/F
 MARVIN S. RAPPAPORT
 DENISE J. RAPPAPORT
 INST. 1993-16530050
 REC. MARCH 16, 1993
 TM# 30.-2-11
 229 HARTWOOD RD.

(M)
N/F
DANIEL I. O'LEARY, I
TM# 34.-1-9
188 HARTWOOD RD.

(N)
N/F
BRIAN GAGER
FRANCES GAGER
TM# 34.-1-10.2
210 HARTWOOD RD

N/F
MARY B. TOOMEY
L. 445 P. 202
REC. NOV. 06, 1950
TM# 30.-2-8.1
215 HARTWOOD RD.

N29°30'24"E
278.84'

N20°47'33"
415.09'
SEE DETAIL

N/F
JUNCTION PROPERTIES INC
TM# 30.-2-6.1
HARTWOOD RD.

ROAD

GRAPHIC SCALE

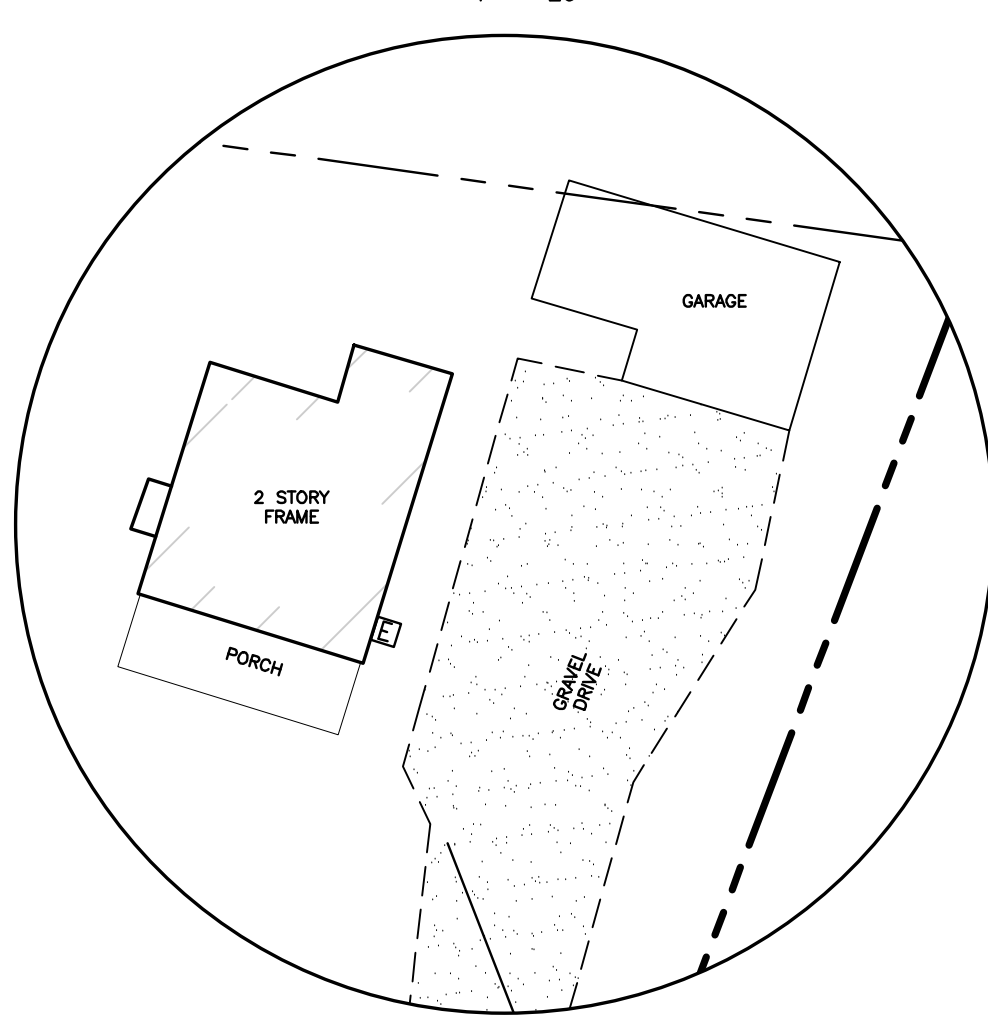


(IN FEET)
1 inch = 300 ft.

LINE	BEARING	DISTANCE
L1	S32°24'45"W	680.46'
L2	N59°24'45"W	185.83'
L3	N32°24'45"E	680.46'
L4	S31°36'25"W	920.51'
L5	N31°36'25"E	920.51'
L6	S67°31'28"E	266.09'
L7	S25°05'39"W	552.24'
L8	N45°53'02"W	152.30'

CURVE	RADIUS CHORD BEARING	LENGTH CHORD LENGTH
C1	R=1448.72' CH=N58°29'52"W	L=46.25' CL=46.25'
C2	R=1448.72' CH=N51°58'44"W	L=283.41' CL=282.96'
C3	R=1181.45' CH=N51°47'04"W	L=243.37' CL=242.94'
C4	R=1448.72' CH=N46°07'45"W	L=12.41' CL=12.40'

DETAIL



I hereby certify that NEW YORK LAND & LAKES DEVELOPMENT, INC., WESTCOST LAND TITLE INSURANCE COMPANY, CAVALLACCI FORESTBERG, LLC and GARILIANO LAW OFFICES, LLP that this survey was prepared in accordance with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. This certification is limited to the persons or entity for whom this map is prepared, to the title company and to the lending institution listed. Certifications are not transferable to additional institutions or subsequent owners.

58 Exchange Street
Binghamton, New York 13901
Phone: 607.722.1100
Fax: 607.722.2515
Email: info@keyscomp.com
www.keyscomp.com



RODNEY L. CAREY, PLS LIC. NO. 049642

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 Keystone Associates
 Architects Engineers
 Surveyors

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7	REVISE PLAT MAPS & NOTES, RELOCATE TURN AROUND.	3/11/10	4/1/10
6	UPDATE CERTIFICATION ON C010, C011, C012, C013	10/13/09	
5	ADD SHOOTING LANE NOTE TO SHEET C120	9/11/10	
4	RELOCATE LOT 5 DRIVEWAY AND DRY HYDRANT	6/12/10	
3	REVIEW REVISIONS	4/10/10	
2	REVIEW REVISIONS	3/19/10	
1	REVIEW REVISIONS		

**FORESTBURGH POND
NYS ROUTE 42**

TOWN OF FORESTBURGH SULLIVAN COUNTY, NY

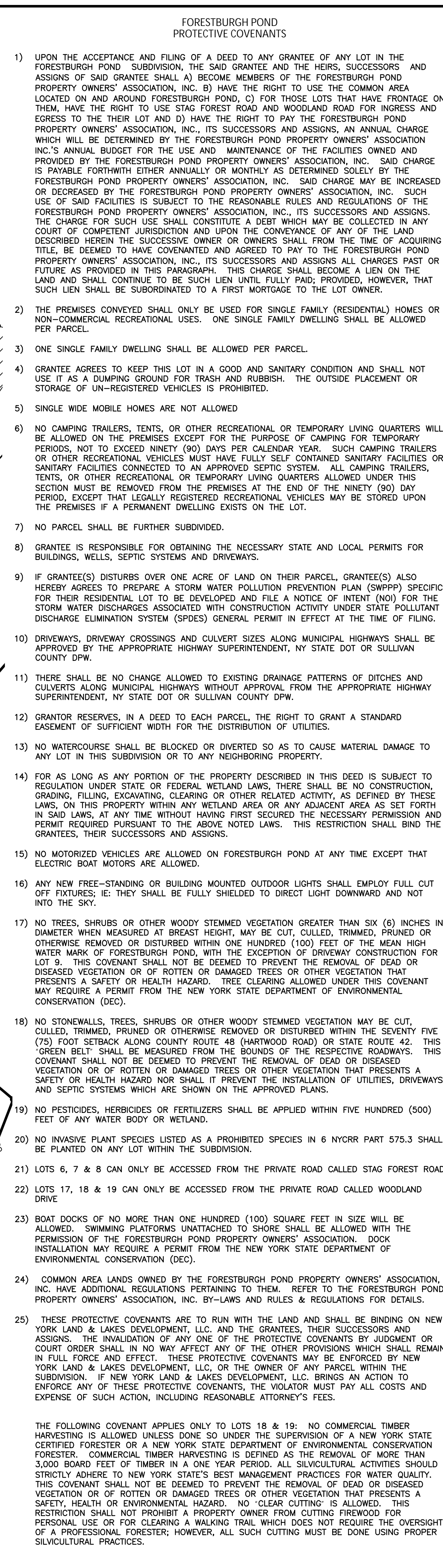
PLAT MAP - 3 OF 3


SHEET NO.
C013

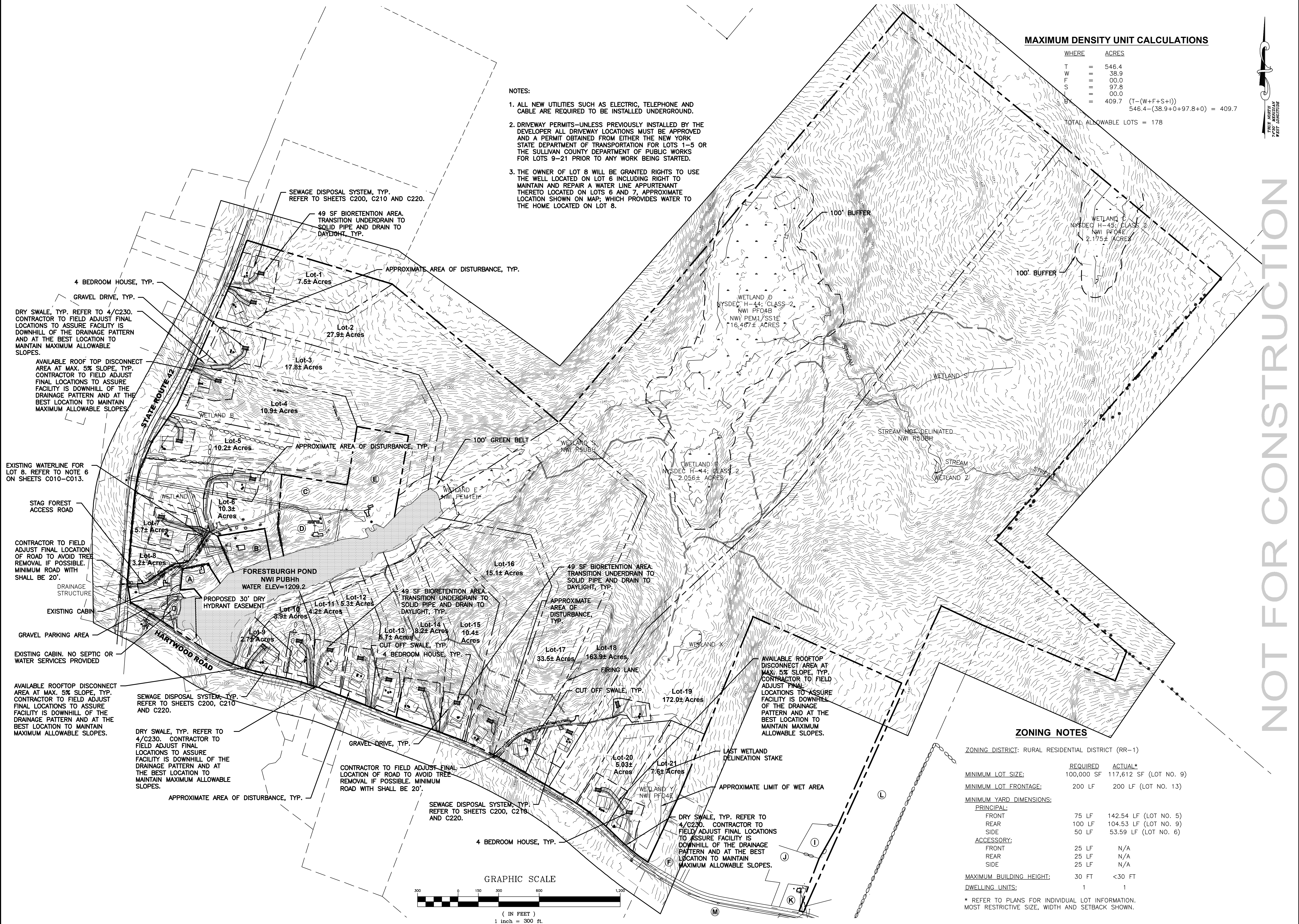
PROJECT NO.
0392.12119

DATE: 01/10/2020

CAD FILE NO.: 039212119B-1.DWG



<p>FORESTBURGH POND</p> <p>NYS ROUTE 42</p> <p>TOWN OF FORESTBURGH</p> <p>SULLIVAN COUNTY, NY</p> <p>PROTECTIVE COVENANTS</p>		<p>SHEET NO. C014</p> <p>PROJECT NO. 0392.12119</p> <p>DATE: 01/10/2020</p>		<p>7. REVERSE PLAT MAPS & NOTES RELOCATE TURN AROUND</p> <p>6. CONSENT OF ADJACENT OWNERS ADJ. CO. 0392.121013</p> <p>5. ADJO. SHOOTING LANE NOTE TO SHEET C120</p> <p>4. RELocate AND RELOCATE SHAW AND DRY ACREAGE</p> <p>3. REVIEW REVISIONS</p> <p>2. REVIEW REVISIONS</p> <p>1. REVIEW REVISIONS</p> <p>NO. REVISIONS AND DESCRIPTIONS</p>		<p>WARNING: 4/1/21 1. A WARNING OF SECTION 209, Subchapter 2, of the New York State Environmental Conservation Law, relating to the creation of a licensed site, is hereby given. The purpose of this notice is to inform the public that the project is being undertaken in a manner that is consistent with the provisions of the law. The project is being undertaken in a manner that is consistent with the provisions of the law. The project is being undertaken in a manner that is consistent with the provisions of the law.</p> <p>© Copyright 2020 Keystone Associates Architects, Engineers, Planners and Surveyors, LLC</p>		<p>8. SIGNED AND SEALED BY ME, THE ARCHITECT, ON THIS 10th DAY OF JANUARY, 2020, IN WASHINGTON, NEW YORK.</p> <p>Phone: 607.722.1100 Fax: 607.722.2515 Email: info@keyscomp.com www.keyscomp.com</p>		<p></p> <p>KEYSTONE ASSOCIATES</p> <p>ARCHITECTS, ENGINEERS AND SURVEYORS, LLC</p>	
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MAXIMUM DENSITY UNIT CALCULATIONS

WHERE	ACRES
T	= 546.4
W	= 38.9
F	= 00.0
S	= 97.8
I	= 00.0
B	= 409.7
$(T-(W+F+S+I))$	
$546.4-(38.9+0+97.8+0) = 409.7$	
TOTAL ALLOWABLE LOTS = 178	

- NOTES:
- ALL NEW UTILITIES SUCH AS ELECTRIC, TELEPHONE AND CABLE ARE REQUIRED TO BE INSTALLED UNDERGROUND.
 - DRIVEWAY PERMITS-UNLESS PREVIOUSLY INSTALLED BY THE DEVELOPER ALL DRIVEWAY LOCATIONS MUST BE APPROVED AND A PERMIT OBTAINED FROM EITHER THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION FOR LOTS 1-5 OR THE SULLIVAN COUNTY DEPARTMENT OF PUBLIC WORKS FOR LOTS 9-21 PRIOR TO ANY WORK BEING STARTED.
 - THE OWNER OF LOT 8 WILL BE GRANTED RIGHTS TO USE THE WELL LOCATED ON LOT 6 INCLUDING RIGHT TO MAINTAIN AND REPAIR A WATER LINE APPURTENANT THERETO LOCATED ON LOTS 6 AND 7, APPROXIMATE LOCATION SHOWN ON MAP; WHICH PROVIDES WATER TO THE HOME LOCATED ON LOT 8.

ZONING NOTES

ZONING DISTRICT: RURAL RESIDENTIAL DISTRICT (RR-1)		
	REQUIRED	ACTUAL*
MINIMUM LOT SIZE:	100,000 SF	117,612 SF (LOT NO. 9)
MINIMUM LOT FRONTAGE:	200 LF	200 LF (LOT NO. 13)
MINIMUM YARD DIMENSIONS:		
PRINCIPAL:		
FRONT	75 LF	142.54 LF (LOT NO. 5)
REAR	100 LF	104.53 LF (LOT NO. 9)
SIDE	50 LF	53.59 LF (LOT NO. 6)
ACCESSORY:		
FRONT	25 LF	N/A
REAR	25 LF	N/A
SIDE	25 LF	N/A
MAXIMUM BUILDING HEIGHT:	30 FT	<30 FT
DWELLING UNITS:	1	1

* REFER TO PLANS FOR INDIVIDUAL LOT INFORMATION. MOST RESTRICTIVE SIZE, WIDTH AND SETBACK SHOWN.

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KEYSTONE ASSOCIATES
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

FORESTBURGH POND
NYS ROUTE 42
SULLIVAN COUNTY, NY

TOWN OF FORESTBURGH
OVERALL PLAN

SHEET NO.
C050

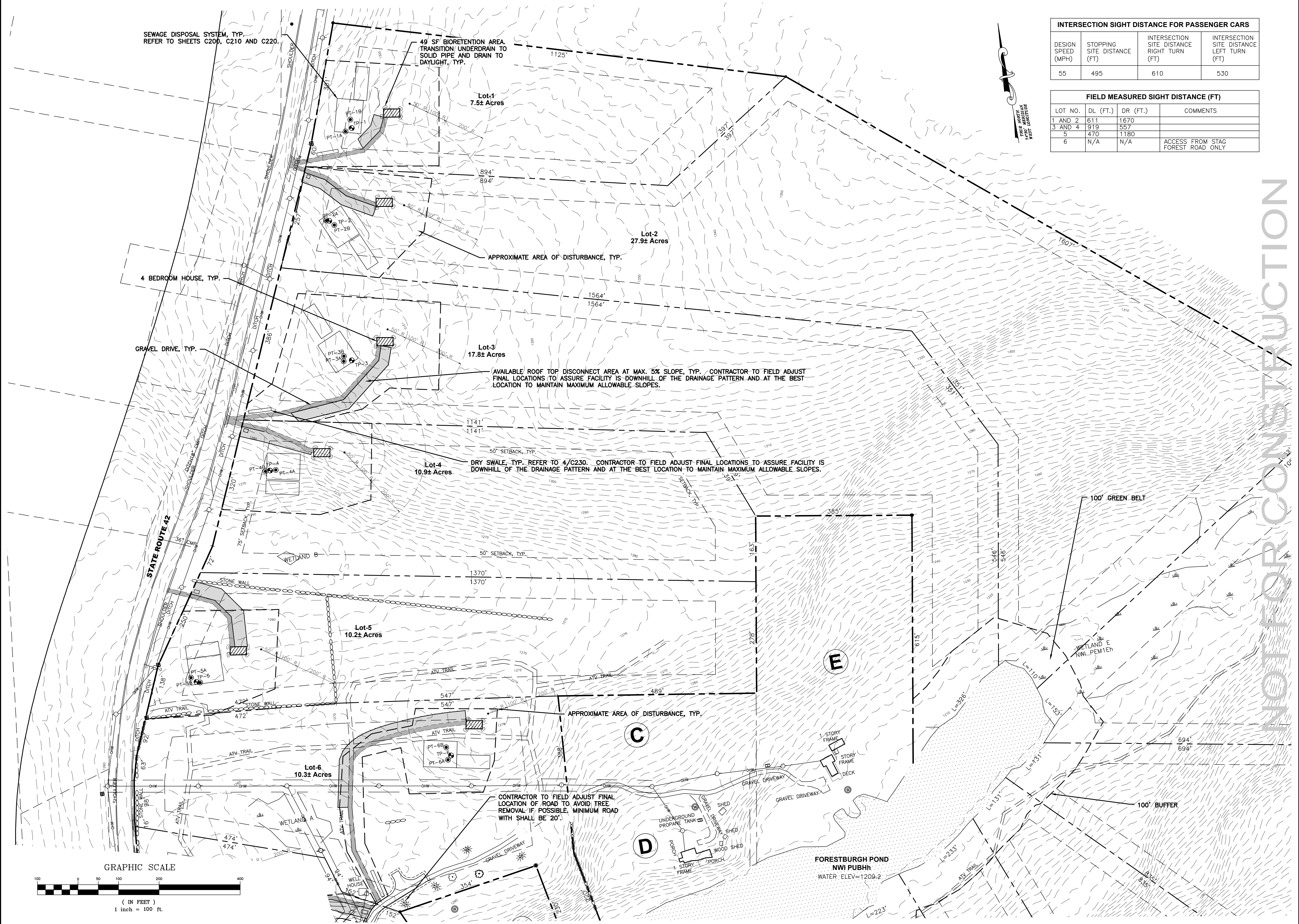
PROJECT NO.
0392.12119

DATE: 01/10/2020

DWG FILE NO. 0392.12119-SITE

WARNINGS:
1. A copy of this drawing shall be filed with the local planning board or zoning board of appeals for review and approval of the proposed project.
2. The owner of the property shall be responsible for obtaining all necessary permits from the appropriate authorities.
3. The owner of the property shall be responsible for obtaining all necessary easements from the appropriate authorities.
4. The owner of the property shall be responsible for obtaining all necessary approvals from the appropriate authorities.
5. The owner of the property shall be responsible for obtaining all necessary approvals from the appropriate authorities.

KEYSTONE ASSOCIATES
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC
2020



SEWAGE DISPOSAL SYSTEM, TYP.
REFER TO SHEETS C200, C210 AND C220.

49 SF BIORETENTION AREA.
TRANSITION/ UNDERDRAIN TO
SOLID PIPE AND DRAIN TO
DAYLIGHT, TYP.

Lot-1
7.5± Acres

Lot-2
27.9± Acres

Lot-3
17.8± Acres

Lot-4
10.9± Acres

Lot-5
10.2± Acres

Lot-6
10.3± Acres

AVAILABLE ROOF TOP DISCONNECT AREA AT MAX. 5% SLOPE, TYP. CONTRACTOR TO FIELD ADJUST
FINAL LOCATIONS TO ASSURE FACILITY IS DOWNHILL OF THE DRAINAGE PATTERN AND AT THE BEST
LOCATION TO MAINTAIN MAXIMUM ALLOWABLE SLOPES.

DRY SWALE, TYP. REFER TO 4/C230. CONTRACTOR TO FIELD ADJUST FINAL LOCATIONS TO ASSURE FACILITY IS
DOWNHILL OF THE DRAINAGE PATTERN AND AT THE BEST LOCATION TO MAINTAIN MAXIMUM ALLOWABLE SLOPES.

APPROXIMATE AREA OF DISTURBANCE, TYP.

CONTRACTOR TO FIELD ADJUST FINAL
LOCATION OF ROAD TO AVOID TREE
REMOVAL IF POSSIBLE. MINIMUM ROAD
WIDTH SHALL BE 20'.

INTERSECTION SIGHT DISTANCE FOR PASSENGER CARS			
DESIGN SPEED (MPH)	STOPPING SITE DISTANCE (FT)	INTERSECTION SITE DISTANCE RIGHT TURN (FT)	INTERSECTION SITE DISTANCE LEFT TURN (FT)
55	495	610	530

FIELD MEASURED SIGHT DISTANCE (FT)			
LOT NO.	DL (FT.)	DR (FT.)	COMMENTS
1 AND 2	611	1670	
3 AND 4	919	557	
5	470	1180	
6	N/A	N/A	ACCESS FROM STAG FOREST ROAD ONLY

TRUE NORTH
MAGNETIC NORTH
MAGNETIC DECLINATION

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

FORESTBURGH POND
NYS ROUTE 42

SULLIVAN COUNTY, NY

TOWN OF FORESTBURGH

LAYOUT PLAN LOTS NO. 1-NO.6

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Email: info@keycomp.com
www.keycomp.com

KEYSTONE
ASSOCIATES
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

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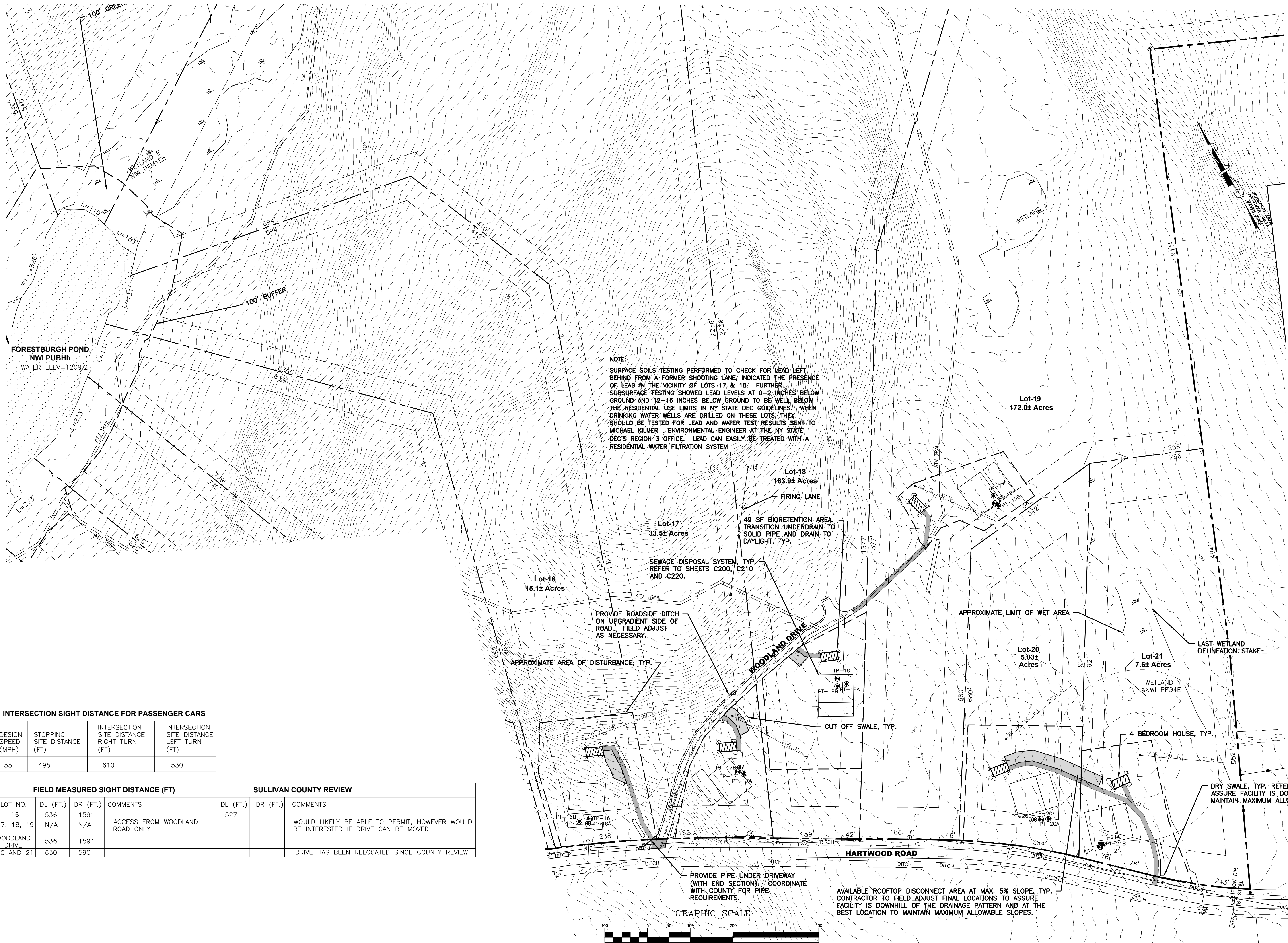
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SHEET NO.
C100

PROJECT NO.
0392.12119

DATE: 01/10/2020

DRAWING NO. 0392.12119-SITE



NOTE:
SURFACE SOILS TESTING PERFORMED TO CHECK FOR LEAD LEFT BEHIND FROM A FORMER SHOOTING LANE, INDICATED THE PRESENCE OF LEAD IN THE VICINITY OF LOTS 17 & 18. FURTHER SUBSURFACE TESTING SHOWED LEAD LEVELS AT 0-2 INCHES BELOW GROUND AND 12-16 INCHES BELOW GROUND TO BE WELL BELOW THE RESIDENTIAL USE LIMITS IN NY STATE DEC GUIDELINES. WHEN DRINKING WATER WELLS ARE DRILLED ON THESE LOTS, THEY SHOULD BE TESTED FOR LEAD AND WATER TEST RESULTS SENT TO MICHAEL KILMER, ENVIRONMENTAL ENGINEER AT THE NY STATE DEC'S REGION 3 OFFICE. LEAD CAN EASILY BE TREATED WITH A RESIDENTIAL WATER FILTRATION SYSTEM

INTERSECTION SIGHT DISTANCE FOR PASSENGER CARS			
DESIGN SPEED (MPH)	STOPPING SITE DISTANCE (FT)	INTERSECTION SITE DISTANCE RIGHT TURN (FT)	INTERSECTION SITE DISTANCE LEFT TURN (FT)
55	495	610	530

FIELD MEASURED SIGHT DISTANCE (FT)				SULLIVAN COUNTY REVIEW		
LOT NO.	DL (FT.)	DR (FT.)	COMMENTS	DL (FT.)	DR (FT.)	COMMENTS
16	536	1591		527		
17, 18, 19	N/A	N/A	ACCESS FROM WOODLAND ROAD ONLY			WOULD LIKELY BE ABLE TO PERMIT, HOWEVER WOULD BE INTERESTED IF DRIVE CAN BE MOVED
WOODLAND DRIVE	536	1591				
20 AND 21	630	590				DRIVE HAS BEEN RELOCATED SINCE COUNTY REVIEW

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FORESTBURGH POND
NYS ROUTE 42
SULLIVAN COUNTY, NY

LAYOUT PLAN LOTS NO. 16-NO. 21

SHEET NO.
C120

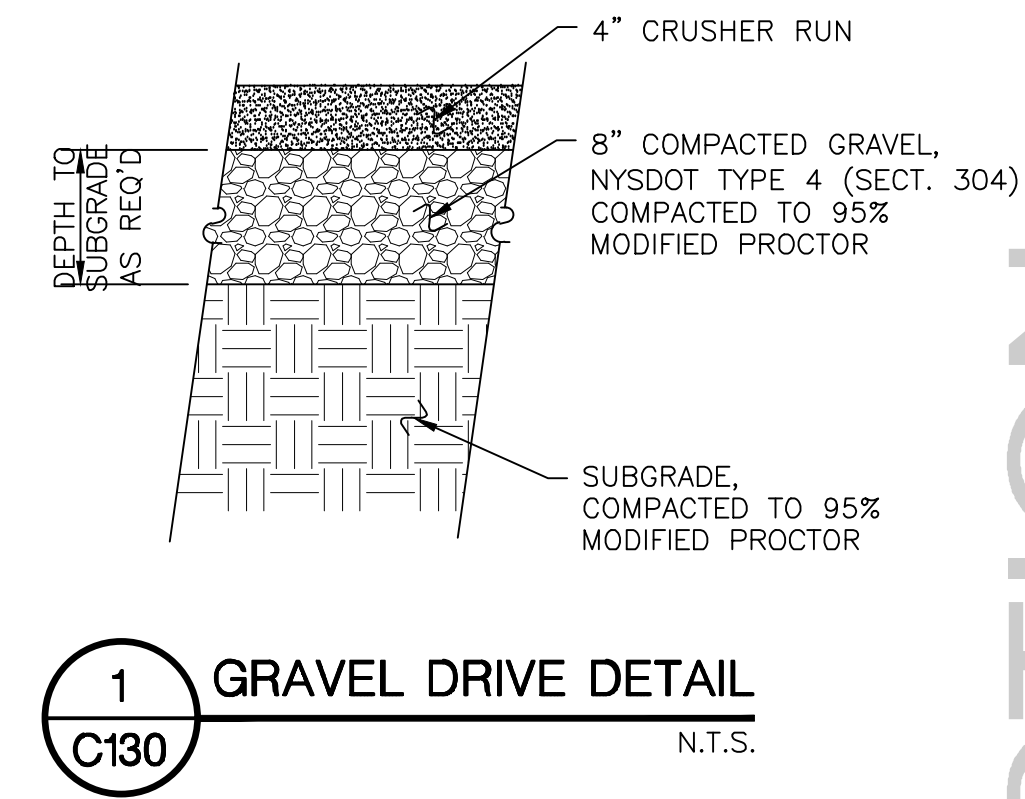
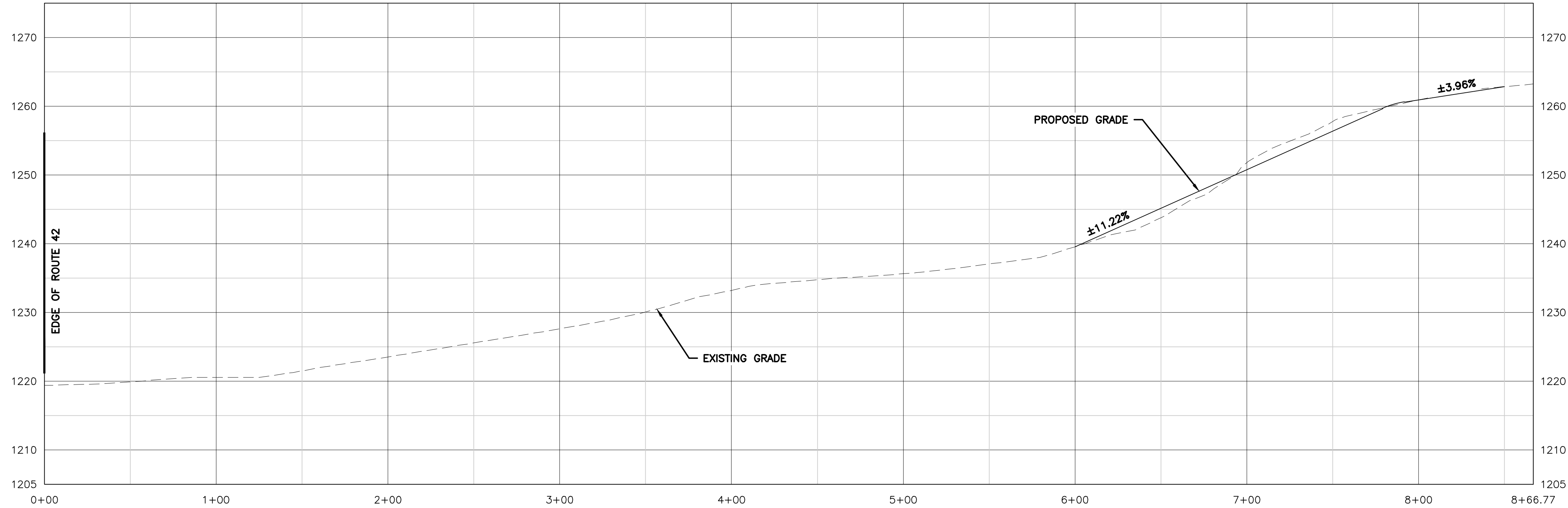
PROJECT NO.
0392.12119

DATE: 01/10/2020

DWG FILE NO. 0392.12119-SITE

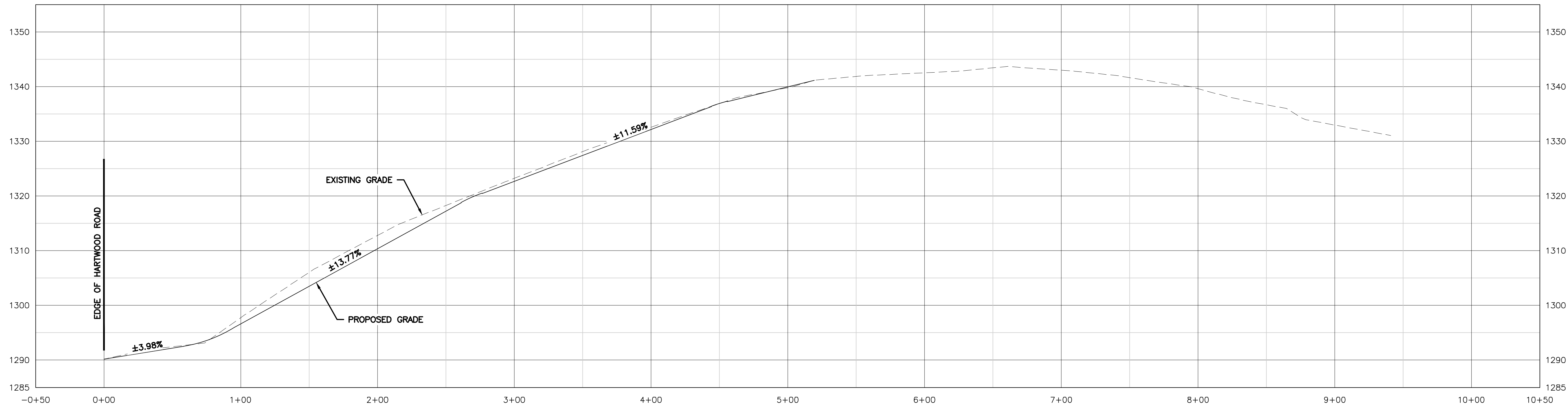
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STAG FOREST ROAD PROFILE

SCALE: HORIZ. 1"=40'
VERT. 1"=10'



WOODLAND DRIVE PROFILE

SCALE: HORIZ. 1"=40'
VERT. 1"=10'

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FORESTBURGH POND
NYS ROUTE 42

TOWN OF FORESTBURGH
SULLIVAN COUNTY, NY

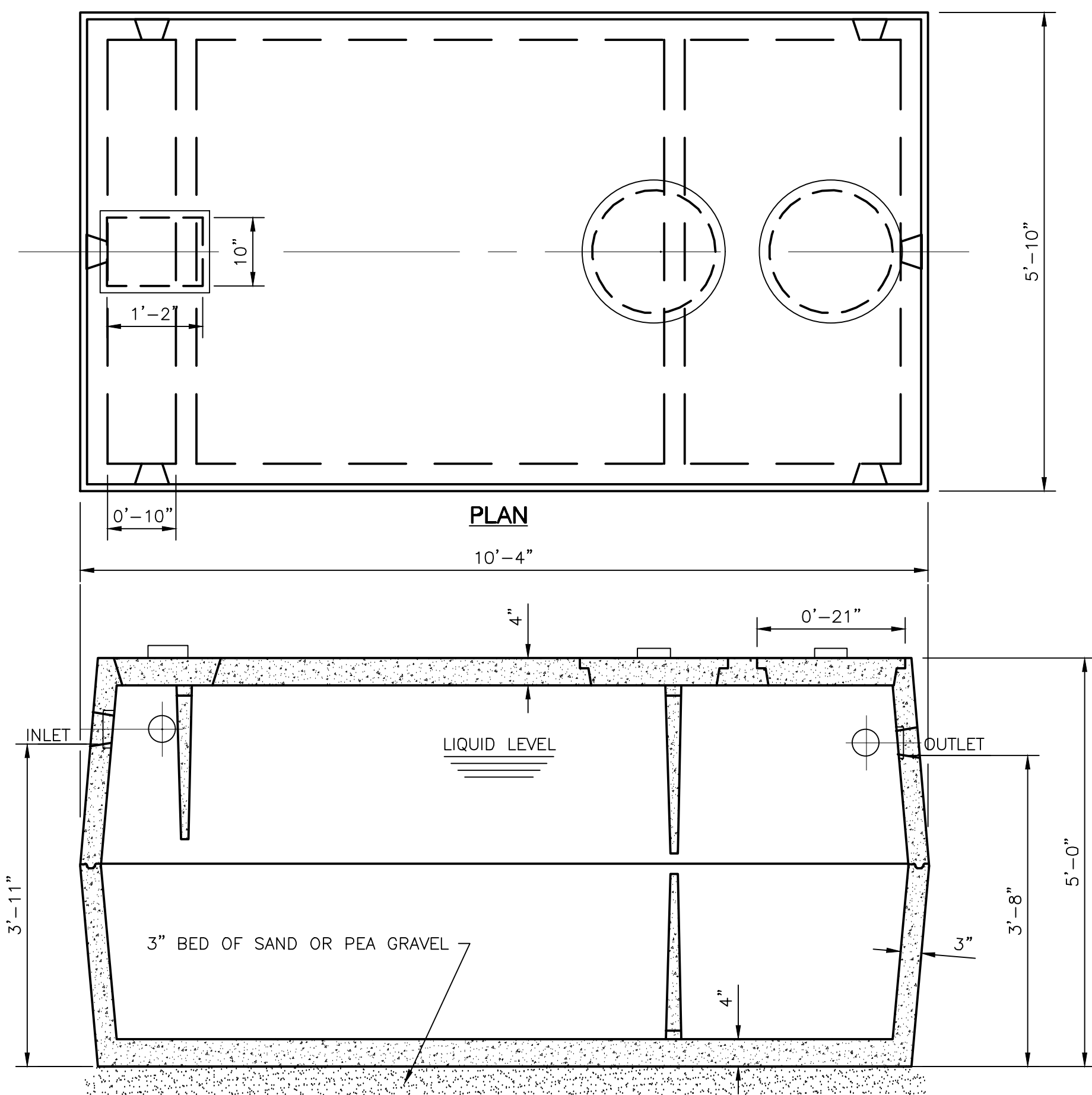
ROAD PROFILES AND DETAIL

SHEET NO.
C130

PROJECT NO.
0392.12119

DATE:
01/10/2020

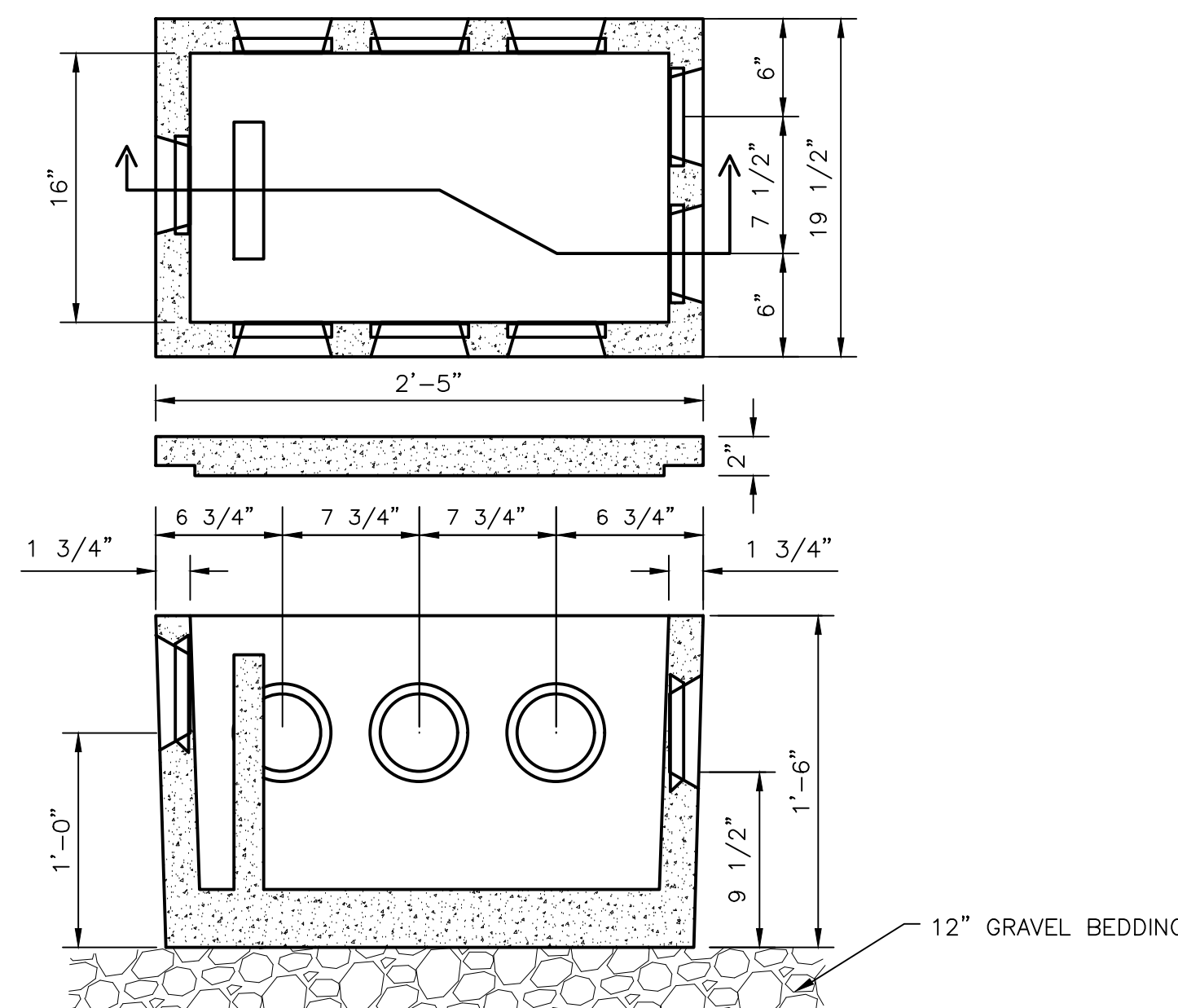
DRAWING FILE NO.:
0392.12119-SITE



SECTION A-A

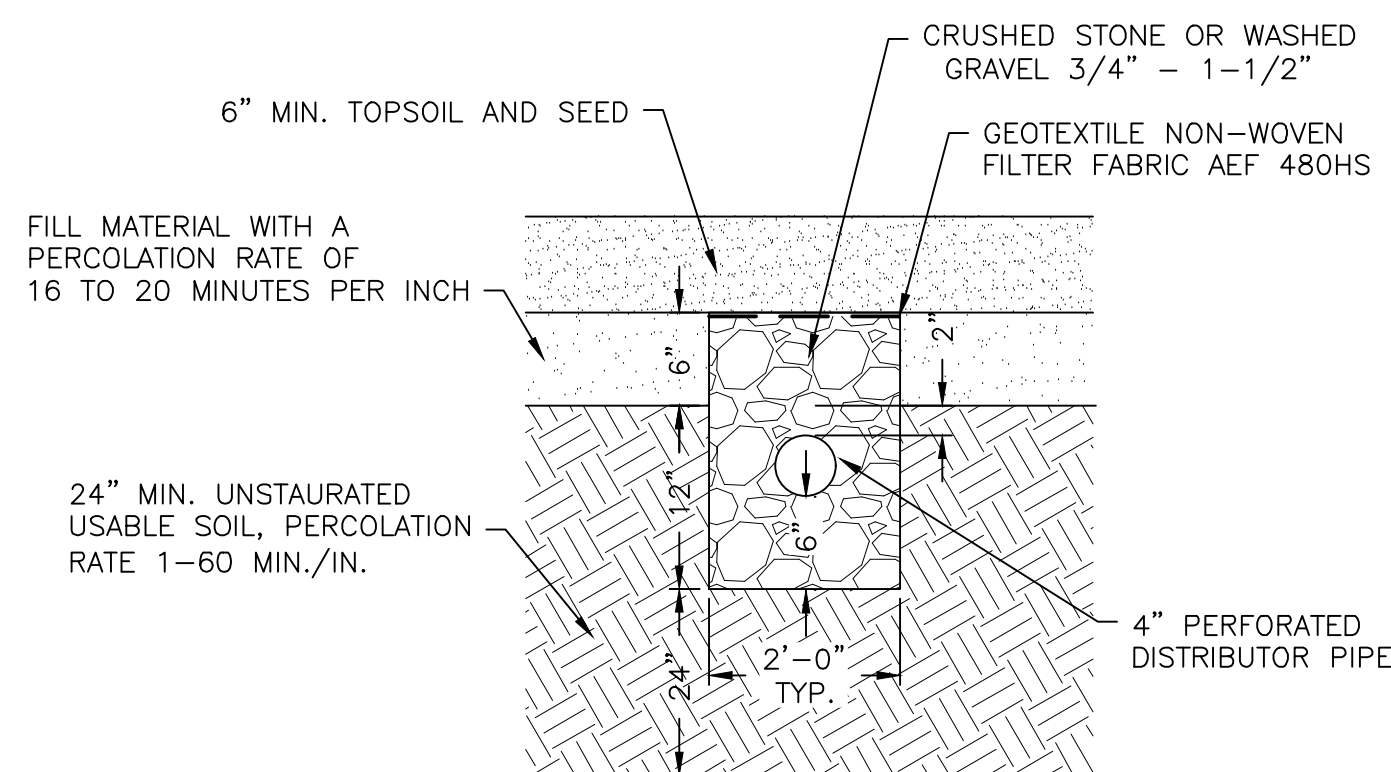
- NOTES:
1. NON-TRAFFIC BEARING DESIGN SHOWN.
 2. USE H-20 LOADING DESIGN WHEN TANK IS PLACE IN TRAFFIC AREAS.
 3. REFER TO THE NOTES REGARDING PRECAST REINFORCED CONCRETE SEPTIC TANKS ON SHEET C210 FOR LIQUID DEPTH, BAFFLE DIMENSIONS, SIZE AND ACCESS RISER AND MISCELLANEOUS TANK SPECIFICATIONS AND REQUIREMENTS. TANKS TO BE PROVIDED BY A QUALIFIED PRECAST CONCRETE MANUFACTURER.

1 1250 GALLON DUAL COMPARTMENT CONCRETE SEPTIC TANK DETAIL
C200 N.T.S.

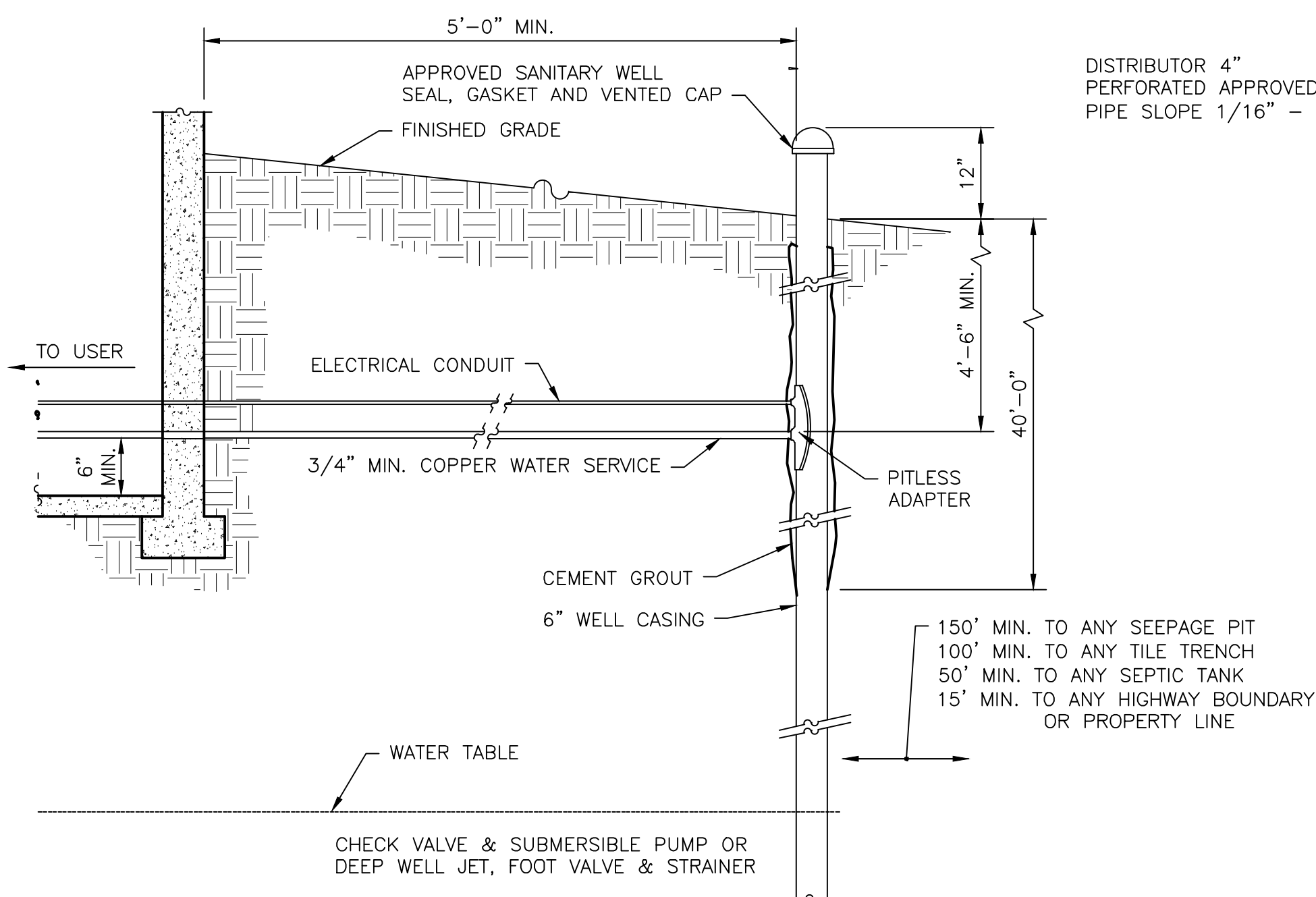


- NOTES:
1. THE DISTRIBUTION BOX SHALL BE LOCATED AND HAVE A REMOVABLE COVER NOT MORE THAN 12 INCHES BELOW GRADE. WHERE, DUE TO SITE CONDITIONS, A DISTRIBUTION BOX MUST BE MORE THAN 12 INCHES BELOW GRADE, AN EXTENSION COLLAR SHALL BE INSTALLED TO HAVE THE COVER WITHIN 12 INCHES OF GRADE.
 2. ALL UNUSED OUTLETS ON THE PROPOSED DISTRIBUTION BOX DEVICES SHALL BE PLUGGED.
 3. SPEED LEVELERS SHALL BE INSTALLED ON EACH OUT LET.
 4. DISTRIBUTION BOXES MUST BE SET ON A 12 INCH BED OF AGGREGATE (3/4 TO 1 1/2 INCHES IN DIAMETER).
 5. CONCRETE FOR DISTRIBUTION BOXES SHALL HAVE A 28 DAY COMPREHENSIVE STRENGTH OF 2,500 PSI.

4 EIGHT OUTLET PRECAST CONCRETE DISTRIBUTION BOX DETAIL
C200 N.T.S.

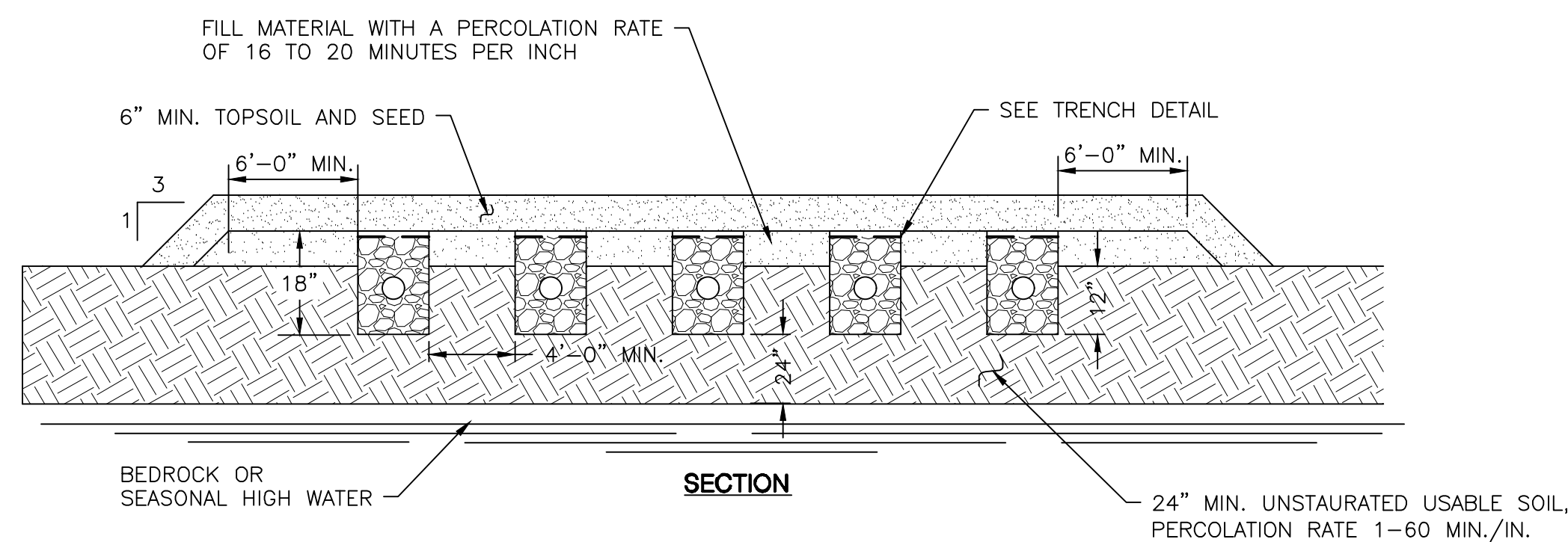


2 TRENCH DETAIL
C200 N.T.S.

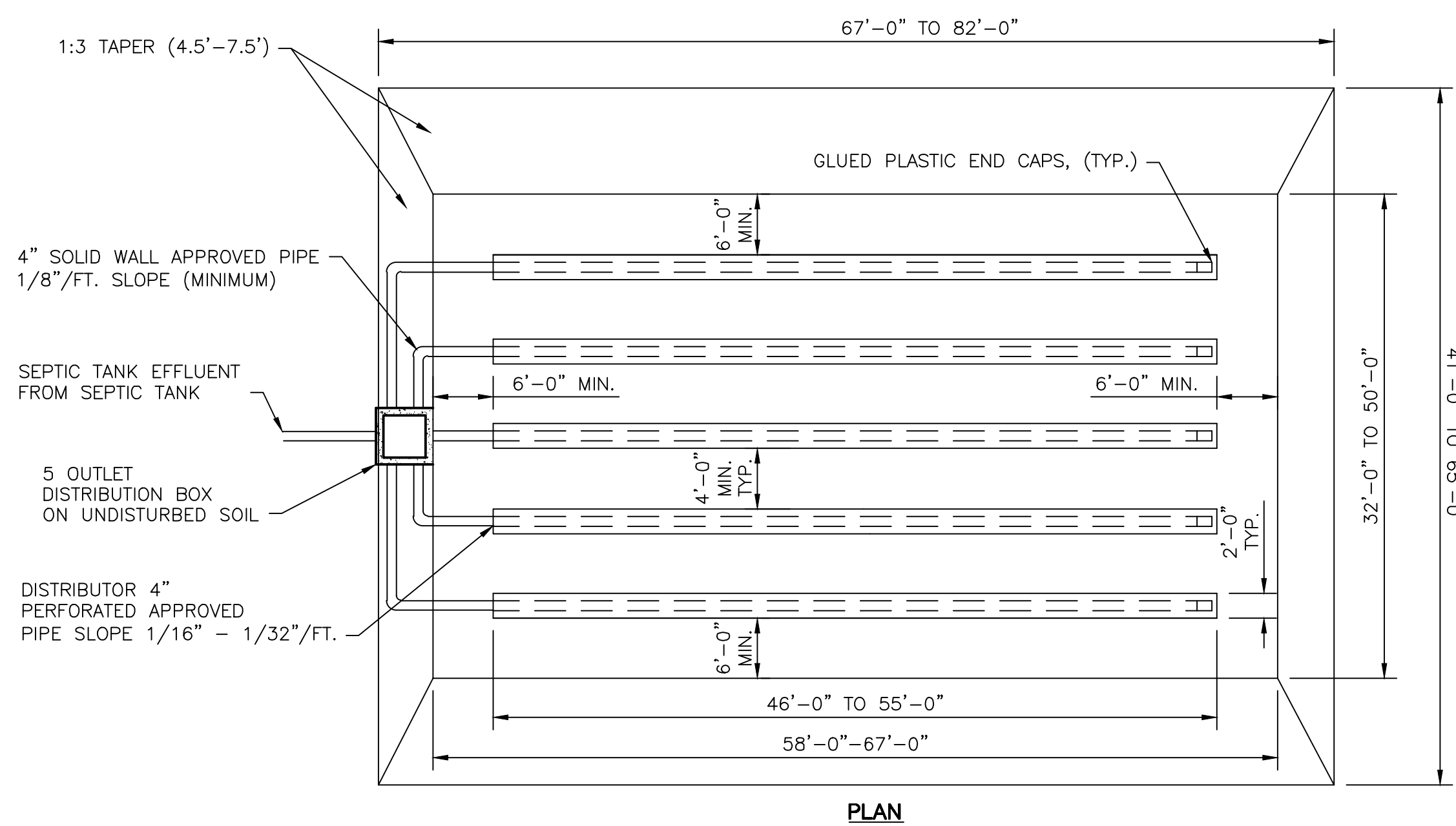


5 WATER WELL DETAIL
C200 N.T.S.

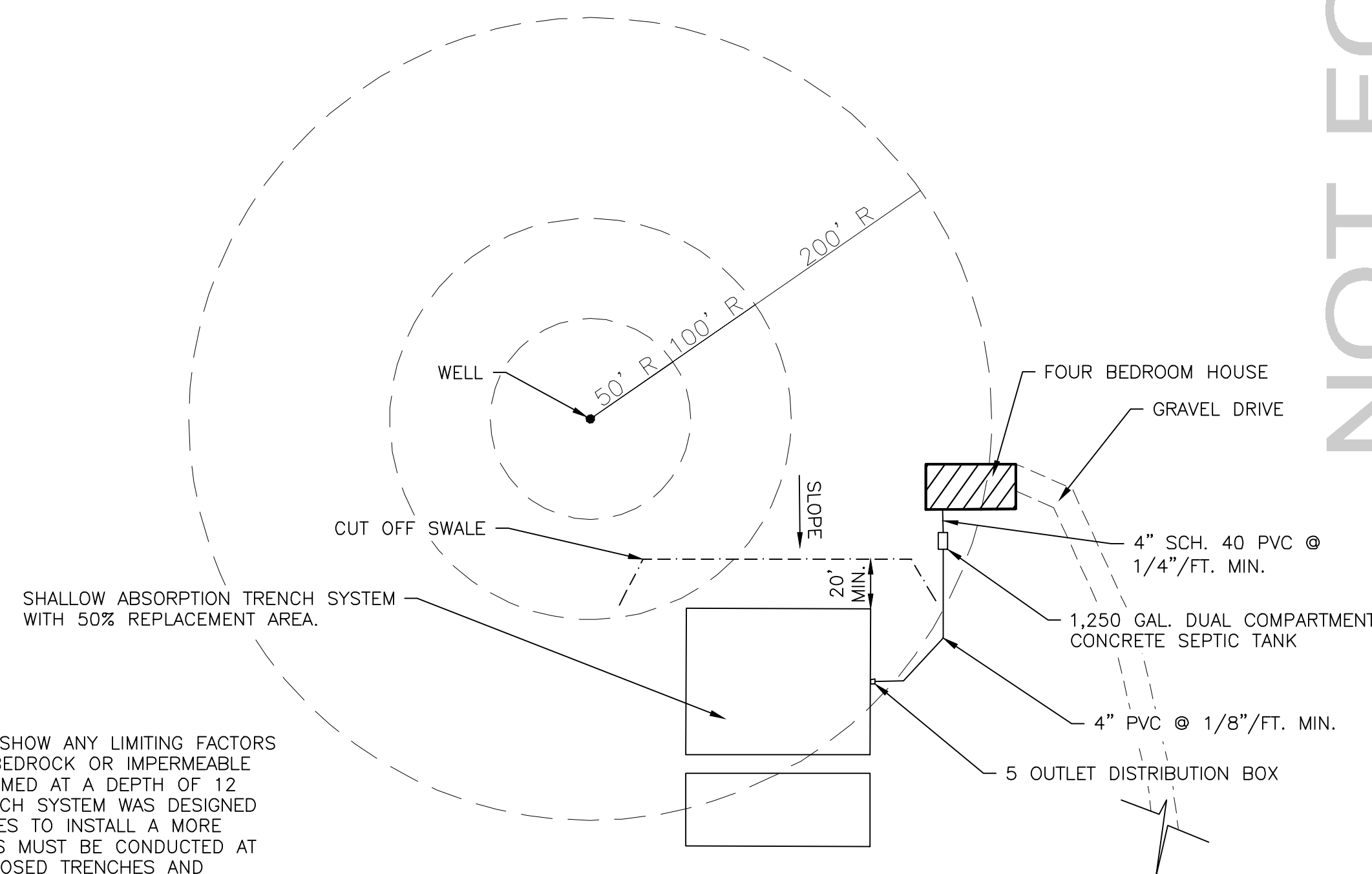
- NOTE:
1. DEEP TEST CUTS FOR EACH SITE DO NOT SHOW ANY LIMITING FACTORS SUCH AS GROUNDWATER, SOIL MOTTING, BEDROCK OR IMPERMEABLE STRATA. PERCOLATION TESTS WERE PERFORMED AT A DEPTH OF 12 INCHES AND A SHALLOW ABSORPTION TRENCH SYSTEM WAS DESIGNED FOR EACH LOT. IF A HOME OWNER CHOOSES TO INSTALL A MORE CONVENTIONAL SYSTEM, PERCOLATION TESTS MUST BE CONDUCTED AT THE DEPTH OF THE BOTTOM OF THE PROPOSED TRENCHES AND SYSTEM REDESIGNED BY A NYS PROFESSIONAL ENGINEER. FURTHER, IF THE LOCATION OF SYSTEM IS MOVED A DISTANCE GREATER THAN 200 FEET FROM THE SYSTEM SHOWN ON THE PLANS NEW PERCOLATION TESTS AND DESIGN FOR THAT LOCATION WILL BE REQUIRED.



- NOTES:
1. BOTTOM OF TRENCHES SHALL BE PLACED ON ORIGINAL USEABLE SOIL.
 2. USEABLE FILL SHOULD HAVE A PERCOLATION RATE SIMILAR TO BUT NOT FASTER THAN THE USEABLE SOIL PERCOLATION RATE.
 3. MAXIMUM DEPTH OF USEABLE FILL PLUS SIX INCHES OF TOPSOIL SHALL NOT EXCEED 30 INCHES.
 4. TRENCH BOTTOMS SHALL BE LEVEL. TRENCHES SHALL BE PARALLEL TO GROUND CONTOURS.
 5. ON SLOPED SITES, A DIVERSION SWALE SHALL BE CONSTRUCTED UPHILL FROM THE FILL TO PREVENT SURFACE RUNOFF FROM ENTERING THE FILL.
 6. EXTEND FILL AT LAST SIX FEET BEYOND ENDS OF TRENCHES BEFORE STARTING 1 ON 3 EDGES OF FILL.
 7. HEAVY EQUIPMENT SHALL BE KEPT OUT OF THE ABSORPTION AREA.
 8. FILL MATERIAL IS CAREFULLY PLACED WITHIN THE ABSORPTION AREA.



3 SHALLOW ABSORPTION TRENCH SYSTEM
C200 N.T.S.



6 TYPICAL SEWAGE DISPOSAL SYSTEM LAYOUT
C200 N.T.S.

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FORESTBURGH POND
NYS ROUTE 42

SULLIVAN COUNTY, NY

TOWN OF FORESTBURGH

SEWAGE DISPOSAL SYSTEM DETAILS

SHEET NO.
C200

PROJECT NO.
0392.121119

DATE:
01/10/2020

DWG FILE NO.:
0392.121119-SITE

WARNING:

1. A 1/4" SECTION OF DESIGN 7/10/19

2. A 1/4" SECTION OF DESIGN 7/10/19

3. A 1/4" SECTION OF DESIGN 7/10/19

4. A 1/4" SECTION OF DESIGN 7/10/19

5. A 1/4" SECTION OF DESIGN 7/10/19

6. A 1/4" SECTION OF DESIGN 7/10/19

7. A 1/4" SECTION OF DESIGN 7/10/19

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9. A 1/4" SECTION OF DESIGN 7/10/19

10. A 1/4" SECTION OF DESIGN 7/10/19

11. A 1/4" SECTION OF DESIGN 7/10/19

12. A 1/4" SECTION OF DESIGN 7/10/19

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14. A 1/4" SECTION OF DESIGN 7/10/19

15. A 1/4" SECTION OF DESIGN 7/10/19

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18. A 1/4" SECTION OF DESIGN 7/10/19

19. A 1/4" SECTION OF DESIGN 7/10/19

20. A 1/4" SECTION OF DESIGN 7/10/19

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SHALLOW ABSORPTION TRENCHES

GENERAL INFORMATION

SHALLOW ABSORPTION TRENCHES ARE CONSTRUCTED PARALLEL TO GROUND CONTOURS WITH THE BOTTOM AS LEVEL AS POSSIBLE AND LOCATED AT OR BELOW ORIGINAL GROUND SURFACE LEVEL. THESE SYSTEMS MAY BE USED WHERE SITES CONTAIN AT LEAST TWO FEET BUT LESS THAN FOUR FEET OF PERMEABLE SOIL (I.E., ONE TO 60 MINUTES PER INCH PERCOLATION RATE). DIVERSION OF SURFACE RUNOFF AROUND THE FILL AREA BY MEANS OF DITCHING/BERMING IS REQUIRED UPHILL OF ALL SLOPED SITES. HEAVY EQUIPMENT SHALL NOT ENTER THE ABSORPTION AREA. FILL MATERIAL SHALL HAVE APPROXIMATELY THE SAME PERCOLATION RATE AS THE UNDERLYING PERMEABLE SOIL. FILL MATERIAL, INCLUDING A SIX INCH TOPSOIL LAYER, SHALL NOT BE MORE THAN 30 INCHES ABOVE ORIGINAL GRADE, SHALL EXTEND AT LEAST SIX FEET HORIZONTALLY FROM AND AT THE SAME DEPTH AS THE TRENCH SIDEWALL IN FILL, AND SHALL HAVE A MAXIMUM SLOPE OF ONE VERTICAL TO THREE HORIZONTAL AT THE EDGE TO INTERSECT WITH THE ORIGINAL GROUND SURFACE. A CONVENTIONAL ABSORPTION FIELD SYSTEM (I.E., TRENCHES WITH DISTRIBUTION LINES AND AGGREGATE) IS CONSTRUCTED IN THE FILL AND ORIGINAL SOIL, FILL MORE PERMEABLE THAN THE ON-SITE PERMEABLE SOIL SHALL NOT BE UTILIZED TO AVOID SHORT-CIRCUITING OF WASTEWATER TO THE SURFACE OF THE GROUND.

SITE REQUIREMENTS

THESE SYSTEMS ARE USED WHERE THERE IS AT LEAST TWO FEET BUT LESS THAN FOUR FEET OF USABLE SOIL. VERTICAL SEPARATION DISTANCES BETWEEN TRENCH BOTTOMS AND BOUNDARY CONDITIONS (I.E., BEDROCK, GROUND WATER, AND IMPERMEABLE STRATA). IN ADDITION, THE HORIZONTAL SEPARATION DISTANCES NOTED IN TABLE 2 SHALL BE MET.

DESIGN CRITERIA

A MINIMUM TWO FEET SEPARATION MUST BE MAINTAINED BETWEEN THE BOTTOM OF EACH TRENCH AND ALL BOUNDARY CONDITIONS (I.E., BEDROCK, GROUND WATER, AND IMPERMEABLE STRATA). THE BOTTOM OF EACH TRENCH MUST NOT BE ABOVE THE ORIGINAL GROUND SURFACE AND SHOULD PREFERABLY BE AT LEAST SIX INCHES BELOW ORIGINAL GRADE. AT LEAST TWO PERCOLATION TESTS SHALL BE PERFORMED WITHIN THE PROPOSED ABSORPTION AREA WITH THE BOTTOM OF THE TEST HOLES AT THE DEPTH OF THE PROPOSED TRENCHES OR AT SIX INCHES BELOW GRADE IF THE BOTTOM OF THE PROPOSED TRENCHES WILL BE BETWEEN GRADE AND SIX INCHES BELOW GRADE. THE SLOWEST PERCOLATION RATE OBSERVED SHALL BE USED TO DESIGN THE ABSORPTION FACILITY. FILL MATERIAL SHALL HAVE A PERMEABILITY SIMILAR TO BUT NOT MORE PERMEABLE THAN THE UNDERLYING IN SITU USABLE SOIL. THE DEPTH OF FILL MATERIAL, INCLUDING A SIX INCH TOPSOIL LAYER, SHALL NOT EXCEED 30 INCHES ABOVE THE ORIGINAL GROUND ELEVATION. A CONVENTIONAL ABSORPTION FIELD SYSTEM (I.E., TRENCHES WITH DISTRIBUTION LINES AND AGGREGATE) IS DESIGNED AND CONSTRUCTED IN THE FILL AND ORIGINAL SOIL. PERCOLATION TEST RESULTS OF THE IN SITU FILL MATERIAL (I.E., AT THE BORROW PIT) SHALL BE USED TO ASSURE THAT THE PERMEABILITY OF THE FILL MATERIAL IS COMPATIBLE WITH THE ON-SITE SOIL PERMEABILITY.

CONSTRUCTION

GENERALLY, SITES WITH LARGE TREES, NUMEROUS SMALL TREES, OR LARGE BOULDERS ARE UNSUITABLE FOR A SHALLOW ABSORPTION TRENCH SYSTEM BECAUSE OF THE DIFFICULTY IN PREPARING THE SITE AND THE REDUCED INFILTRATION AREA BENEATH THE SYSTEM. IN AREAS WHICH ARE SUITABLE, ALL TREES AND STUMPS SHALL BE CUT AT GRADE AND REMOVED. OTHER VEGETATION (I.E., BRUSH, VINES, WEEDS, GRASS) SHALL BE CUT AS CLOSE TO GRADE AS POSSIBLE AND REMOVED. ALL LEAVES, LIMBS AND BOULDERS ABOVE GRADE SHALL ALSO BE REMOVED. ROOT STRUCTURE BELOW GRADE SHOULD NOT BE REMOVED. ROTOTILLING OR SOIL SCARIFICATION WITH CONSTRUCTION EQUIPMENT IS NOT RECOMMENDED.

HEAVY EQUIPMENT SHALL BE KEPT OUT OF THE ABSORPTION AREA. GRADE STAKES MAY BE USED TO DELINEATE THE LIMITS OF FILL AND PREVENT OVER-EXCAVATION OF ABSORPTION TRENCHES. FILL MATERIAL SHALL BE CAREFULLY PLACED WITHIN THE ABSORPTION AREA. THE EDGE OF THE FILL MATERIAL SHALL BE TAPERED FROM AT LEAST SIX FEET BEYOND ANY TRENCH TO ORIGINAL GRADE AT A SLOPE NO GREATER THAN ONE VERTICAL TO THREE HORIZONTAL. ON SLOPED SITES A DIVERSION DITCH OR BERM SHALL BE CONSTRUCTED ON THE UPHILL, SIDE OF THE FILL MATERIAL TO PREVENT SURFACE RUNOFF FROM ENTERING THE FILL. THE SHALLOW ABSORPTION TRENCH SYSTEM IS CONSTRUCTED IN THE FILL MATERIAL AND UPON OR IN EXISTING IN SITU SOIL. CONSTRUCTION OF TRENCHES AT LEAST SIX INCHES INTO EXISTING IN SITU SOIL IS PREFERRED TO UTILIZE A STABILIZED SIDEWALL INFILTRATIVE SURFACE.

DISTRIBUTION DEVICES

GENERAL INFORMATION

SEPTIC TANK OR AEROBIC UNIT EFFLUENT IS USUALLY CONVEYED TO MULTIPLE ABSORPTION FACILITIES (I.E., LATERALS). FOR THE TREATMENT SYSTEM TO FUNCTION PROPERLY THE SEPTIC TANK/AEROBIC UNIT EFFLUENT MUST BE EQUALLY DISTRIBUTED TO EACH LATERAL UTILIZING PROPERLY DESIGNED DISTRIBUTION DEVICES. SEVERAL TYPES OF DISTRIBUTION DEVICES MAY BE USED TO PERFORM THIS FUNCTION. DISTRIBUTION BOXES ARE MOST COMMONLY USED CONJUNCTION WITH ABSORPTION FIELDS. DISTRIBUTION BOXES MAY BE USED ON SLOPED SITES PROVIDED THE INVERTS OF THE OUTLETS ARE ALL AT THE SAME ELEVATION AND THE FIRST TEN FEET OF OUTLET LINES HAVE THE SAME SLOPE OR SPEED LEVELERS ARE USED. DROP MANHOLES WITH DISTRIBUTION LINES TO ABSORPTION TRENCHES AND SERIAL DISTRIBUTORS WITH ELBOW SECTIONS MAY BE USED WITH SERIAL ABSORPTION TRENCHES ON MODERATE TO STEEP SLOPES.

GRAVITY DISTRIBUTION

THE MAXIMUM LENGTH OF ABSORPTION LINES USED IN CONJUNCTION WITH GRAVITY DISTRIBUTION SHALL BE 60 FEET. GRAVITY PERFORATED DISTRIBUTION LINES SHALL BE INSTALLED WITH A SLOPE OF 1/16 TO 1/32 INCH PER FOOT. THE INVERTS OF PERFORATED DISTRIBUTION LINES SHALL NOT BE INSTALLED DEEPER THAN 24 INCHES BELOW GRADE.

DISTRIBUTION BOX

A DISTRIBUTION BOX IS USED TO EVENLY DISTRIBUTE SETTLED SEWAGE TO SUBSURFACE ABSORPTION LATERALS. DISTRIBUTION BOXES SHOULD BE INSPECTED ANNUALLY TO ASSURE THAT: (A) ALL OUTLET INVERTS ARE AT THE SAME ELEVATION; (B) EXCESSIVE SOLIDS ARE NOT FLOWING OUT OF THE SEPTIC TANK OR AERATION UNIT; AND, (C) ANY REQUIRED BAFFLE IS IN PLACE AS DESIGNED. FOR ACCESSIBILITY, IT IS NECESSARY THAT THE DISTRIBUTION BOX BE LOCATED AND HAVE A REMOVABLE COVER NOT MORE THAN 12 INCHES BELOW GRADE. WHERE, DUE TO SITE CONDITIONS, A DISTRIBUTION BOX MUST BE MORE THAN 12 INCHES BELOW GRADE, AN EXTENSION COLLAR SHALL BE INSTALLED TO HAVE THE COVER WITHIN 12 INCHES OF GRADE. THE LOCATION OF DISTRIBUTION BOX COVERS SHOULD BE IDENTIFIED BY INSTALLING A LOCATION STAKE FROM GRADE TOWARD THE COVER. SUCH STAKES PERMIT RAPID LOCATION FOR INSPECTION/MAINTENANCE WITH MINIMAL LANDSCAPE DISTURBANCE.

TO MINIMIZE FROST ACTION AND REDUCE THE POSSIBILITY OF MOVEMENT ONCE INSTALLED, DISTRIBUTION BOXES MUST BE SET ON A BED OF SAND OR PEA GRAVEL AT LEAST 12 INCHES DEEP. A 12 INCH BED OF AGGREGATE (3/4 TO 1 1/2 INCHES IN DIAMETER) MAY BE USED IN-LIEU-OF THE REQUIRED 12 INCH BED OF SAND OR PEA GRAVEL IF SPEED REVELERS ARE USED ON ALL OUTLETS. THE DROP BETWEEN INLET AND OUTLET INVERTS SHALL BE AT LEAST TWO INCHES. A BAFFLE IS REQUIRED AT THE INLET SIDE OF THE BOX WHEN THE SLOPE OF THE PIPE FROM THE SEPTIC TANK TO THE BOX EXCEEDS 1/2 INCH PER FOOT OR WHEN SIPHON DOSING IS USED. A PARTIALLY TRUNCATED SHORT SANITARY TEE WITH THE BASE TOWARD THE INLET OPEN OR CONTAINING PERFORATIONS MAY BE USED AS A BAFFLE SINCE IT MINIMIZES SHORT-CIRCUITING AND ENABLES ABSORPTION FIELD GASES TO FLOW BACK TO THE SEPTIC TANK AND THENCE UP THE SOIL STACK. WHEN SUCH SHORT SANITARY TEES ARE USED, A MINIMUM OF ONE INCH CLEARANCE BETWEEN THE UNDERSIDE OF THE DISTRIBUTION BOX COVER AND THE TOP OF THE SANITARY TEE SHALL BE PROVIDED TO PERMIT VENTING OF ABSORPTION FACILITY GASES.

THE INVERTS OF BOX OUTLETS SHALL BE AT LEAST TWO INCHES ABOVE THE BOTTOM OF THE BOX TO PREVENT SHORT-CIRCUITING AND REDUCE SOLIDS CARRY-OVER. USE OF ADJUSTABLE OUTLET REVELERS IS RECOMMENDED IN DISTRIBUTION BOXES. DISTRIBUTION BOXES MAY BE CONSTRUCTED IN PLACE OR PURCHASED PREFABRICATED. WHEN CONCRETE IS USED TO CONSTRUCT BOXES, IT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAY SET. PREFABRICATED BOXES MAY BE CONSTRUCTED OF CONCRETE, FIBERGLASS, OR PLASTIC. THE BOXES SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS IN ADDITION TO THE ABOVE-NOTED REQUIREMENTS.

NON-PERFORATED PIPE SHALL BE USED TO CONNECT THE DISTRIBUTION BOX TO THE ABSORPTION FACILITY. THE NON-PERFORATED PIPE SHALL HAVE A MINIMUM SLOPE OF 1/32 INCH PER FOOT AND BE OF TIGHT JOINT CONSTRUCTION ON UNDISTURBED EARTH OR PROPERLY BEDDED THROUGHOUT ITS LENGTH.

PRECAST REINFORCED CONCRETE SEPTIC TANKS

- A) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 POUNDS PER SQUARE INCH (PSI) AT 28 DAYS SET; 3,000 PSI CONCRETE IS RECOMMENDED.
- B) WALL THICKNESS SHALL BE A MINIMUM OF THREE INCHES UNLESS THE DESIGN HAS BEEN CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AS COMPLYING WITH ALL APPROPRIATE REQUIREMENTS FOR THIN-WALL CONSTRUCTION. ALL WALLS, FLOOR, ROOF, AND ACCESS COVERS SHALL CONTAIN REINFORCING TO ASSURE SUPPORT FOR 300 PSF.
- C) ALL JOINTS SHALL BE SEALED SUCH THAT THE TANK IS WATERTIGHT.
- D) TANKS WITH A JOINT BELOW THE LIQUID LEVEL MUST BE TESTED FOR WATERTIGHTNESS PRIOR TO BACKFILLING.

DESIGN AND INSTALLATION

THE FOLLOWING GENERAL REQUIREMENTS APPLY TO ALL SEPTIC TANKS REGARDLESS OF CONSTRUCTION MATERIAL:

- A) A MINIMUM LIQUID DEPTH OF 30 INCHES. THE MAXIMUM DEPTH FOR DETERMINING THE ALLOWABLE DESIGN VOLUME OF A TANK SHALL BE 60 INCHES. DEEPER TANKS PROVIDE EXTRA SLUDGE STORAGE BUT NO CREDITS GIVEN TOWARD DESIGN VOLUME.
- B) THE MINIMUM DISTANCE BETWEEN THE INLET AND OUTLET SHALL BE SIX FEET. ALL TANK SHALL MEET THE MINIMUM SURFACE AREA REQUIREMENT FOR THE SPECIFIC DESIGN VOLUME IN TABLE 3. THE EFFECTIVE LENGTH OF RECTANGULAR TANKS SHOULD NOT BE LESS THAN TWO OR GREATER THAN FOUR TIMES THE EFFECTIVE WIDTH.
- C) TANKS MUST BE WATERTIGHT, CONSTRUCTED OF DURABLE MATERIAL, AND NOT SUBJECT TO EXCESSIVE CORROSION, DECAY, FROST DAMAGE, OR CRACKING. WHEN INSTALLED, THE TOP OF ALL TANKS SHALL BE ABLE TO SUPPORT AT LEAST 300 POUNDS PER SQUARE FOOT (PSF).
- D) TANK ACCESS COVERS AND MANHOLE COVERS SHALL BE WITHIN 12 INCHES OF FINAL GRADE TO PERMIT INSPECTION AND MAINTENANCE. TANKS SHALL HAVE AT LEAST ONE MANHOLE OPENING AND VISUAL ACCESS OPENINGS ABOVE THE INLET AND OUTLET BAFFLES. A MANHOLE OPENING MAY REPLACE A VISUAL ACCESS OPENING. TANKS WITH A LIQUID DEPTH OF 48 INCHES OR MORE SHALL HAVE A TOP OPENING WITH A MINIMUM OF 20 INCHES IN THE SHORTEST DIMENSION TO ALLOW ENTRY INTO THE TANK. TANKS WITH A LIQUID DEPTH LESS THAN 48 INCHES SHALL HAVE A TOP OPENING THAT IS AT LEAST 12 INCHES IN THE SHORTEST DIMENSION. WHEN THE TOP OF A SEPTIC TANK IS MORE THAN 12 INCHES BELOW FINAL GRADE, WATERTIGHT EXTENSION COLLARS SHALL BE USED TO BRING ACCESS COVERS AND MANHOLE COVERS WITHIN 12 INCHES OF FINAL GRADE. SEPTIC TANK ACCESS COVERS LOCATED AT OR ABOVE GRADE SHOULD BE LOCKABLE TO PREVENT ENTRY BY UNAUTHORIZED PERSONS, ESPECIALLY CHILDREN.
- E) TANKS SHALL HAVE INLET AND OUTLET BAFFLES, SANITARY TEES OR OTHER DEVICES TO PREVENT THE PASSAGE OF FLOATING SOLIDS AND TO MINIMIZE DISTURBANCE OF SETTLED SLUDGE OR FLOATING SCUM BY SEWAGE ENTERING AND LEAVING THE TANK. OUTLET DESIGNS INCORPORATING GAS BUBBLE DEFLECTION (I.E., GAS DEFLECTION BAFFLES) ARE STRONGLY RECOMMENDED TO MINIMIZE SOLIDS LOADING OF THE ABSORPTION SYSTEM. INLET AND OUTLET BAFFLES SHALL EXTEND A MINIMUM OF 12 INCHES AND 14 INCHES, RESPECTIVELY, BELOW THE LIQUID LEVEL IN TANKS WITH A LIQUID DEPTH OF LESS THAN 40 INCHES, AND 16 AND 18 INCHES, RESPECTIVELY, IN TANKS WITH A LIQUID DEPTH OF 40 INCHES OR GREATER. THE HORIZONTAL DISTANCE BETWEEN THE OUTLET BAFFLE AND THE OUTLET SHALL NOT EXCEED SIX INCHES. BAFFLES SHALL BE CONSTRUCTED OF A DURABLE MATERIAL NOT SUBJECT TO EXCESSIVE CORROSION, DECAY, OR CRACKING. INCREASING THE DIAMETER OF THE VERTICAL SECTION OF OUTLET SANITARY TEES TO MORE THAN FOUR (4) INCHES IS RECOMMENDED TO DECREASE UPFLOW VELOCITY AND POTENTIAL DISCHARGE OF SUSPENDED SOLIDS TO THE ABSORPTION SYSTEM.
- F) THERE SHALL BE A MINIMUM OF ONE INCH CLEARANCE BETWEEN THE UNDERSIDE OF THE ROOF OF THE TANK AND THE TOP OF ALL BAFFLES, AND/OR TEES TO PERMIT VENTING OF TANK GASES. MULTI-CHAMBER AND MULTI-TANK SYSTEMS SHALL ALSO BE DESIGNED TO PERMIT VENTING OF TANK GASES.

TANKS SHALL BE PLACED ON AT LEAST A THREE-INCH BED OF SAND OR PEA GRAVEL. THIS WILL PROVIDE FOR PROPER LEVELING AND BEARING. A FIVE-INCH BED OF AGGREGATE (3/4 TO 1-1/2 INCHES IN DIAMETER) MAY BE USED IN-LIEU-OF THE REQUIRED THREE INCH BED OF SAND OR PEA GRAVEL. ANY ADDITIONAL INSTRUCTIONS PROVIDED BY THE TANK MANUFACTURER SHALL ALSO BE FOLLOWED.
- G) THERE SHALL BE A MINIMUM DROP IN ELEVATION OF TWO INCHES BETWEEN THE INVERTS (BOTTOM OF INSIDE OF PIPE) OF THE INLET AND OUTLET PIPES.
- H) GARBAGE GRINDERS. AN ADDITIONAL 250 GALLONS OF CAPACITY AND SEVEN SQUARE FEET OF SURFACE AREA ARE REQUIRED WHEN A GARBAGE GRINDER CAN REASONABLY BE EXPECTED AT THE TIME OF CONSTRUCTION OR IN THE FUTURE. A GAS DEFLECTION BAFFLE OR OTHER ACCEPTABLE OUTLET MODIFICATION (E.G., GAS BAFFLES) AND A DUAL COMPARTMENT TANK OR TWO TANKS IN SERIES MUST ALSO BE PROVIDED.
- I) SEPTIC TANKS MAY BE FORCED TOWARD THE GROUND SURFACE DURING CLEANING OR DEWATERING OPERATIONS IF THEY HAVE BEEN INSTALLED WITHIN THE GROUND WATER ZONE. THIS IS CAUSED BY THE BUOYANCY EFFECT OF THE DISPLACED VOLUME OF THE TANK. SEPTIC TANKS SHOULD NOT BE COMPLETELY DEWATERED IF GROUND WATER LEVELS ARE SIGNIFICANTLY HIGHER THAN THE BOTTOM OF THE TANK UNLESS SAID TANKS ARE PROPERLY ANCHORED. TANKS CONSTRUCTED OF FIBERGLASS, PLASTIC, OR STEEL ARE MORE LIKELY TO FLOAT THAN REINFORCED CONCRETE TANKS BECAUSE OF THEIR LIGHTER WEIGHT PER GIVEN VOLUME.
- J) SPECIAL CARE MUST BE TAKEN IN BEDDING THE HOUSE SEWER, SEPTIC TANK, AND OUTLET LINE TO PREVENT UNEVEN SETTLEMENT AND POSSIBLE CRACKING OR RUPTURE WHERE THE INLET AND OUTLET LINES CONNECT TO THE SEPTIC TANK.

TABLE 2
REQUIRED SEPARATION DISTANCES FROM
WASTEWATER SYSTEM COMPONENTS

SYSTEM COMPONENTS	WELL OR SUCTION LINE	TO STREAM, LAKE WATERCOURSE OR WETLAND	DWELLING	PROPERTY LINE	DRAINAGE DITCH OR RAIN GARDENS
HOUSE SEWER (WATERTIGHT JOINTS)	25' IF CAST IRON OR PVC WITH O-RING JOINTS, 50' OTHERWISE	25'	3'	10'	10'
SEPTIC TANK, DOSING TANK WATERTIGHT ETU	50'	50'	10'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'	20'
ABSORPTION FIELD	100'	100'	20'	10'	20'
RAISED SYSTEM OR MOUND	100'	100'	20'	10'	20'
INTERMITTENT SAND FILTER (C)	100'	100'	20'	10'	20'

GENERAL NOTES

- ALL WORK SHALL CONFORM TO NYSDOH REGULATIONS AND STANDARDS.
- ALL WORK SHALL BE INSPECTED AND CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER OR HIS REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKEOUT.
- ALL AREAS WITHIN OR OUTSIDE THE EXISTING EASEMENTS OR ANY CONTRACT LIMITS DESIGNATED, THAT ARE DISTURBED BY CONTRACTORS OPERATIONS SHALL BE RESTORED AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL CALL DIG SAFELY NY TWO WORKING DAYS BEFORE DIGGING. 1-800-962-7962 NON-MEMBERS MUST BE CONTACTED SEPARATELY.
- THERE ARE NO GUARANTEE THAT ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES WHETHER FUNCTIONAL OR ABANDONED, WITHIN THE PROJECT AREA ARE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING WORK AND SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM THIS WORK.
- KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION WORK PERFORMED PRIOR TO FINAL APPROVAL OF ALL PLANS AND SECURING OF ALL PERMITS AND FILING OF ALL MAPS.
- CONTRACTOR TO COMPLY WITH ALL O.S.H.A. AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION. (PROPER SHORING, ETC.).
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS. ANY ELEVATION DISCREPANCIES WHICH WILL AFFECT THE WORK REQUIRED AS PART OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.

DESIGN BASIS: FOR ALL SYSTEMS (BASED ON ASSUMED 4 BEDROOMS)

- A) AVERAGE DAILY WATER USAGE: (SEE TABLE 1) 4 BEDROOM (440 GPD)
- B) SEPTIC TANK SIZE: (SEE TABLE 3) 4 BEDROOM (1250 GAL.)
- C) PERCOLATION TEST DATA: *
- REFER TO SHEET C220
- D) SHALLOW ABSORPTION TRENCHES
- REFER TO SHEET C220
- E) TEST PIT DATA: *
- REFER TO SHEET C220

* PERCOLATION TESTS AND TEST CUT PERFORMED IN NOVEMBER 18, 2019 BY KEYSTONE ASSOCIATES, ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

TABLE I

DESIGN FLOWS FOR VARIOUS HOUSEHOLD PLUMBING FIXTURES

PLUMBING FIXTURES	DESIGN FLOWS GPD PER BEDROOM
WATER SAVING FIXTURES (POST 1991) 1.6 GPF MAX. WATER CLOSETS AND 3.0 GPM MAX. FAUCETS/SHOWERHEADS	110

TABLE 3

MINIMUM SEPTIC TANK CAPACITIES		
NUMBER OF BEDROOMS 1, 2, OR 3	MINIMUM TANK CAPACITY (GALLONS)	MINIMUM LIQUID SURFACE AREA (SQ. FT.)
4	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.

FORESTBURGH POND

NYS ROUTE 42

TOWN OF FORESTBURGH

SULLIVAN COUNTY, NY

SEWAGE DISPOSAL SYSTEM NOTES

58 Exchange Street
Binghamton, New York 13901
Phone: 607.722.1100
Fax: 607.722.2515
Email: info@keystonemp.com
www.keystonemp.com



WARNING:
It is a violation of Section 77(1)(b) of the Environmental Conservation Law to place any structure, including a septic tank, in a wetland or floodplain without a permit from the New York State Department of Environmental Conservation. It is also a violation of Section 77(1)(b) of the Environmental Conservation Law to place any structure, including a septic tank, in a wetland or floodplain without a permit from the New York State Department of Environmental Conservation.
2020
Keystone Associates
Architects, Engineers and Surveyors, LLC

SHEET NO.

C210

PROJECT NO.

0392.12119

DATE: 01/10/2020

DRAW FILE NO. 0392.12119-SITE

DESIGN BASIS: LOT NO. 1

- A) PERCOLATION TEST DATA: *
PERC. TEST 1A: 8 MIN./IN. @ 12"
PERC. TEST 1B: 7 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 0.90 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/0.90 GPD/SF = 489 SF
ABSORPTION AREA PROPOSED: 5 TRENCHES (2' WIDE)(49' LONG) = 490 SF
- C) TEST PIT DATA:
0-4" TOPSOIL AND LEAF LITTER COVER
4"-19" REDDISH BROWN FINE SILTY SAND AND SOME GRAVEL
19"-33" GRAY FINE SILTY SAND AND SOME GRAVEL
33"-72" COBBLES, PLATEY
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 2

- A) PERCOLATION TEST DATA:
PERC. TEST 2A: 19 MIN./IN. @ 12"
PERC. TEST 2B 11 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 0.70 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/0.70 GPD/SF = 629 SF
ABSORPTION AREA PROPOSED: 6 TRENCHES (2' WIDE)(53' LONG) = 636 SF
- C) TEST PIT DATA:
0-7" TOPSOIL AND LEAF LITTER COVER
7"-13" REDDISH BROWN FINE SILTY SAND AND SOME GRAVEL
13"-28" GRAY FINE SILTY SAND AND SOME GRAVEL
28"-72" COBBLES TO BOTTOM
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 3

- A) PERCOLATION TEST DATA:
PERC. TEST 3A: 11 MIN./IN. @ 12"
PERC. TEST 3B: 6 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 0.80 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/0.80 GPD/SF = 550 SF
ABSORPTION AREA PROPOSED: 5 TRENCHES (2' WIDE)(55' LONG) = 550 SF
- C) TEST PIT DATA:
0-7" TOPSOIL AND LEAF LITTER COVER
7"-14" REDDISH BROWN FINE SILTY SAND AND SOME GRAVEL
14"-35" GRAY FINE SILTY SAND AND GRAVEL
35"-60" COBBLES AND FINE SILTY SAND AND GRAVEL
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 4

- A) PERCOLATION TEST DATA:
PERC. TEST 4A: 4 MIN./IN/@ 12"
PERC. TEST 4B: 6 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 1.00 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/1.00 GPD/SF = 440 SF
ABSORPTION AREA PROPOSED: 4 TRENCHES (2' WIDE)(55' LONG) = 440 SF
- C) TEST PIT DATA:
0-7" TOPSOIL AND LEAF LITTER COVER
7"-13" REDDISH BROWN FINE SILTY SAND AND SOME GRAVEL
13"-33" GRAY FINE SILTY SAND AND GRAVEL
33"-64" DENSE COBBLE LAYER, PLATEY
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 5

- A) PERCOLATION TEST DATA:
PERC. TEST 5A: 9 MIN./IN. @ 12"
PERC. TEST 5B: 10 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 0.90 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/0.90 GPD/SF = 489 SF
ABSORPTION AREA PROPOSED: 5 TRENCHES (2' WIDE)(49' LONG) = 490 SF
- C) TEST PIT DATA:
0-7" TOPSOIL AND LEAF LITTER COVER
7"-13" REDDISH BROWN FINE SILTY SAND AND SOME GRAVEL
13"-30" GRAY FINE SILTY SAND AND GRAVEL
30"-72" GRAY FINE SILTY SAND AND GRAVEL W/ DENSE COBBLE LAYER, PLATEY
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 6

- A) PERCOLATION TEST DATA:
PERC. TEST 6A: 10 MIN./IN. @ 12"
PERC. TEST 6B: 44 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 0.50 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/0.50 GPD/SF = 880 SF
ABSORPTION AREA PROPOSED: 8 TRENCHES (2' WIDE)(55' LONG) = 880 SF
- C) TEST PIT DATA:
0-7" TOPSOIL WITH MOSS COVER
7"-18" REDDISH BROWN FINE SILTY SAND AND SOME GRAVEL
18"-72" GRAY COURSE SAND AND GRAVEL W/ SOME SILT TO BOTTOM
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 7

- A) PERCOLATION TEST DATA:
PERC. TEST 7A: 55 MIN./IN. @ 30"
PERC. TEST 7B: 16 MIN./IN. @ 12"
PERC. TEST 7C: 28 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 0.60 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/0.60 GPD/SF = 735 SF
ABSORPTION AREA PROPOSED: 7 TRENCHES (2' WIDE)(53' LONG) = 742 SF
- C) TEST PIT DATA:
0-7" TOPSOIL WITH MOSS COVER
7"-18" REDDISH BROWN FINE SILTY SAND AND SOME GRAVEL
18"-72" GRAY COURSE SAND AND GRAVEL W/ SOME SILT TO BOTTOM
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 8
OMITTED

DESIGN BASIS: LOT NO. 9

- A) PERCOLATION TEST DATA:
PERC. TEST 9A: 4 MIN./IN. @ 12"
PERC. TEST 9B: 11 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 0.80 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/0.80 GPD/SF = 550 SF
ABSORPTION AREA PROPOSED: 5 TRENCHES (2' WIDE)(55' LONG) = 550 SF
- C) TEST PIT DATA:
0-7" TOPSOIL AND LEAF LITTER COVER
7"-19" LIGHT BROWN, FINE SANDY SILT
19"-30" GRAY FINE SILTY SAND AND SOME GRAVEL
30"-66" COBBLES
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 10

- A) PERCOLATION TEST DATA:
PERC. TEST 10A: 5 MIN./IN. @ 12"
PERC. TEST 10B: 12 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 0.80 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/0.80 GPD/SF = 550 SF
ABSORPTION AREA PROPOSED: 5 TRENCHES (2' WIDE)(55' LONG) = 550 SF
- C) TEST PIT DATA:
0-7" TOPSOIL AND LEAF LITTER COVER
7"-15" REDDISH BROWN FINE SANDY SILT AND COBBLES
15"-72" GRAY FINE SILTY SAND AND COBBLES
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 11

- A) PERCOLATION TEST DATA:
PERC. TEST 11A: 4 MIN./IN. @ 12"
PERC. TEST 11B: 6 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 1.00 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/1.00 GPD/SF = 440 SF
ABSORPTION AREA PROPOSED: 4 TRENCHES (2' WIDE)(55' LONG) = 440 SF
- C) TEST PIT DATA:
0-5" TOPSOIL AND LEAF LITTER COVER
5"-10" REDDISH BROWN FINE SANDY SILT AND COBBLES
10"-48" GRAY FINE SILTY SAND AND GRAVEL WITH COBBLES AND BOULDERS
48"-60" BOULDERS
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 12

- A) PERCOLATION TEST DATA:
PERC. TEST 12A: 8 MIN./IN. @ 12"
PERC. TEST 12B: 1:30 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 0.90 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/0.90 GPD/SF = 489 SF
ABSORPTION AREA PROPOSED: 5 TRENCHES (2' WIDE)(49' LONG) = 490 SF
- C) TEST PIT DATA:
0-3" TOPSOIL AND LEAF LITTER COVER
3"-13" REDDISH BROWN FINE SANDY SILT AND COBBLES
13"-25" GRAY FINE SILTY SAND AND GRAVEL WITH COBBLES
25"-64" COBBLES AND BOULDERS
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 13

- A) PERCOLATION TEST DATA:
PERC. TEST 13A: 2 MIN./IN. @ 12"
PERC. TEST 13B: 14 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 0.80 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/0.80 GPD/SF = 550 SF
ABSORPTION AREA PROPOSED: 5 TRENCHES (2' WIDE)(55' LONG) = 550 SF
- C) TEST PIT DATA:
0-5" TOPSOIL AND LEAF LITTER COVER
5"-14" REDDISH BROWN FINE SANDY SILT, COBBLES, DAMP
14"-60" LIGHT BROWN SILTY SAND AND GRAVEL SOME COBBLES, DAMP
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 14

- A) PERCOLATION TEST DATA:
PERC. TEST 14A: 3 MIN./IN. @ 12"
PERC. TEST 14B: 3 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 1.20 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/1.20 GPD/SF = 367 SF
ABSORPTION AREA PROPOSED: 4 TRENCHES (2' WIDE)(46' LONG) = 368 SF
- C) TEST PIT DATA:
0-6" TOPSOIL AND LEAF LITTER COVER
6"-13" REDDISH BROWN, FINE SANDY SILT SOME GRAVEL
13"-33" LIGHT BROWN SILTY SAND AND GRAVEL
33"-72" LIGHT BROWN SILTY SAND AND GRAVEL WITH SOME COBBLES
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 15

- A) PERCOLATION TEST DATA:
PERC. TEST 15A: 6 MIN./IN. @ 12"
PERC. TEST 15B: 3 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 1.00 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/1.00 GPD/SF = 440 SF
ABSORPTION AREA PROPOSED: 4 TRENCHES (2' WIDE)(55' LONG) = 440 SF
- C) TEST PIT DATA:
0-5" TOPSOIL AND LEAF LITTER COVER
5"-10" REDDISH BROWN COURSE SAND WITH SOME SILT
10"-72" BROWN COURSE SAND WITH SOME SILT
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 16

- A) PERCOLATION TEST DATA:
PERC. TEST 16A: 5 MIN./IN. @ 12"
PERC. TEST 16B: 5 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 1.20 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/1.20 GPD/SF = 367 SF
ABSORPTION AREA PROPOSED: 4 TRENCHES (2' WIDE)(46' LONG) = 368 SF
- C) TEST PIT DATA:
0-5" TOPSOIL AND LEAF LITTER COVER
5"-17" REDDISH BROWN FINE SANDY SILT AND GRAVEL
17"-24" LIGHT BROWN SANDY SILT AND GRAVEL
24"-72" LIGHT BROWN SANDY SILT AND GRAVEL WITH SOME COBBLES
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 17

- A) PERCOLATION TEST DATA:
PERC. TEST 17A: 25 MIN./IN. @ 12"
PERC. TEST 17B: 26 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 0.60 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/0.60 GPD/SF = 735 SF
ABSORPTION AREA PROPOSED: 7 TRENCHES (2' WIDE)(53' LONG) = 742 SF
- C) TEST PIT DATA:
0-5" TOPSOIL WITH LEAF LITTER COVER
5"-17" REDDISH BROWN FINE SANDY SILT AND GRAVEL
17"-24" LIGHT BROWN SANDY SILT AND GRAVEL
24"-72" LIGHT BROWN SANDY SILT AND GRAVEL WITH COBBLES
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 18

- A) PERCOLATION TEST DATA:
PERC. TEST 18A: 5 MIN./IN. @ 12"
PERC. TEST 18B: 5 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 1.20 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/1.20 GPD/SF = 367 SF
ABSORPTION AREA PROPOSED: 4 TRENCHES (2' WIDE)(46' LONG) = 368 SF
- C) TEST PIT DATA:
0-5" TOPSOIL AND LEAF LITTER COVER
5"-11" REDDISH BROWN, FINE SANDY SILT AND GRAVEL
11"-33" LIGHT BROWN SANDY SILT AND GRAVEL
33"-65" LIGHT BROWN SANDY SILT AND GRAVEL WITH COBBLES
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 19

- A) PERCOLATION TEST DATA:
PERC. TEST 19A: 16 MIN./IN. @ 12"
PERC. TEST 19B: 16 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 0.70 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/0.70 GPD/SF = 629 SF
ABSORPTION AREA PROPOSED: 6 TRENCHES (2' WIDE)(53' LONG) = 636 SF
- C) TEST PIT DATA:
0-5" TOPSOIL AND LEAF LITTER COVER
5"-10" REDDISH BROWN FINE SANDY SILT AND GRAVEL, DAMP
10"-23" LIGHT BROWN SANDY SILT AND GRAVEL
23"-72" REDDISH BROWN FINE SILTY SAND AND GRAVEL, SOME COBBLES
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 20

- A) PERCOLATION TEST DATA:
PERC. TEST 20A: 6 MIN./IN. @ 12"
PERC. TEST 20B: 5 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 1.00 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/1.00 GPD/SF = 440 SF
ABSORPTION AREA PROPOSED: 4 TRENCHES (2' WIDE)(55' LONG) = 440 SF
- C) TEST PIT DATA:
0-5" TOPSOIL AND LEAF LITTER COVER
5"-18" REDDISH BROWN FINE SANDY SILT AND GRAVEL
18"-72" LIGHT BROWN SANDY SILT AND GRAVEL WITH COBBLES
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

DESIGN BASIS: LOT NO. 21

- A) PERCOLATION TEST DATA:
PERC. TEST 21A: 1:30 MIN./IN. @ 12"
PERC. TEST 21B: 9 MIN./IN. @ 12"
- B) SHALLOW ABSORPTION TRENCHES
APPLICATION RATE: 0.90 GPD/SF
ABSORPTION AREA REQUIRED: 440 GPD/0.90 GPD/SF = 489 SF
ABSORPTION AREA PROPOSED: 5 TRENCHES (2' WIDE)(49' LONG) = 490 SF
- C) TEST PIT DATA:
0-8" TOPSOIL AND LEAF LITTER COVER
8"-17" REDDISH BROWN FINE SANDY SILT AND GRAVEL
17"-25" LIGHT BROWN SANDY SILT AND GRAVEL
25"-72" LIGHT BROWN SANDY SILT AND GRAVEL AND COBBLES
- NO BEDROCK, GROUNDWATER OR MOTTLING ENCOUNTERED.

NOTE:

- PERCOLATION TESTS AND TEST CUTS PERFORMED ON OCTOBER 28, 2019 AND OCTOBER 29, 2019 BY KEYSTONE ASSOCIATES, ARCHITECTS, ENGINEERS AND SURVEYORS, LLC.
- PERCOLATION TEST RESULTS SHOWN INDICATE SLOWEST PERCOLATION RATE OBTAINED FROM MULTIPLE TESTS CONDUCTED FOR EACH LOT.
- ALL LAYOUTS SHOWN ON PLANS ARE BASED ON GRAVITY FLOW OF WASTEWATER FROM HOMES TO SEWAGE DISPOSAL SYSTEMS. IF SYSTEM IS LOCATED WHERE GRAVITY FLOW IS NOT PROVIDED IT WILL REQUIRE THE USE OF A SEWAGE PUMP STATION WHICH WILL REQUIRE DESIGN AND SUBMISSION TO TOWN OF FORESTBURGH BUILDING DEPARTMENT.

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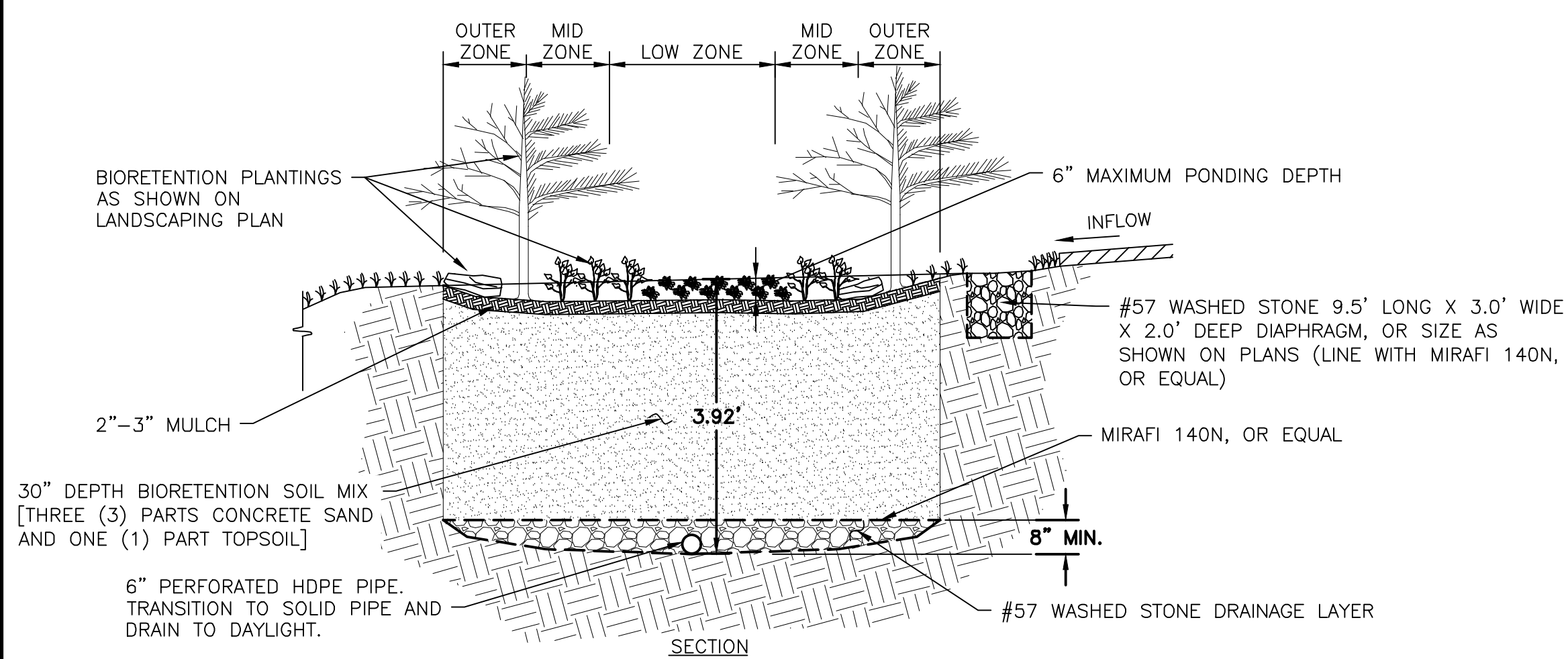


NOT FOR CONSTRUCTION

WARNING: It is a violation of Section 7709 of the Environmental Conservation Law to use any drawing or plan for any project unless it is approved by the appropriate regulatory agency. It is the responsibility of the user of this drawing to obtain all necessary permits and approvals from the appropriate regulatory agency. The user of this drawing assumes all liability for any and all consequences resulting from the use of this drawing.									
1	2	3	4	5	6	7	8	9	10
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1	2	3	4	5	6	7	8	9	10
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1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10

FORESTBURGH POND NYS ROUTE 42		SULLIVAN COUNTY, NY	
TOWN OF FORESTBURGH		SEWAGE DISPOSAL SYSTEM DESIGN BASIS	

SHEET NO. C220	
PROJECT NO. 0392.12119	
DATE:	01/10/2020
DRAW FILE NO:	0392.12119-SITE



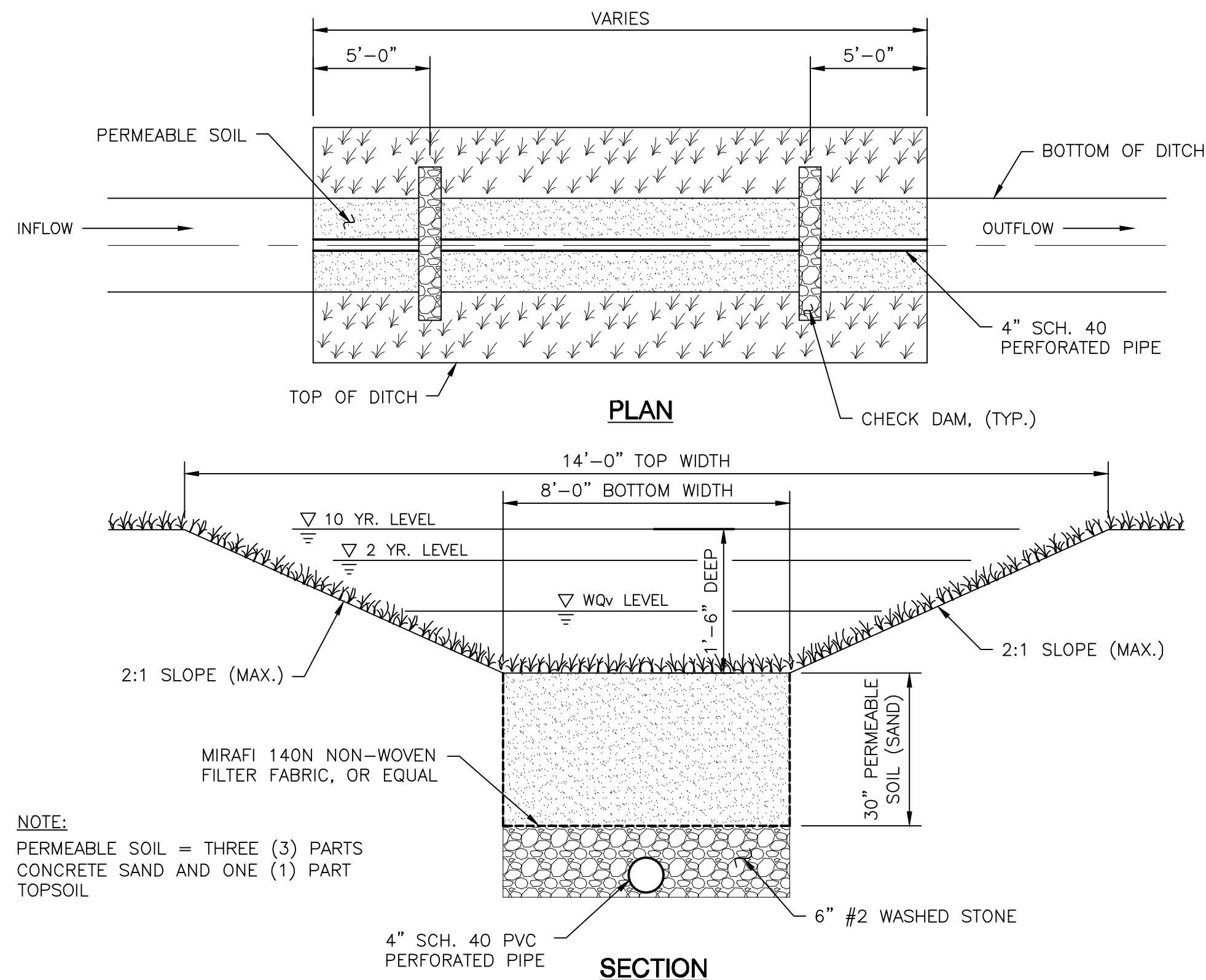
SUGGESTED PLANT LIST:

LOW ZONE	MID ZONE	OUTER ZONE
HERBACEOUS (PLANTED APPROXIMATELY 2.5' ON CENTER)	ARROW ARUM (PELTANDRA VIRGINICA)	
	BLUE FLAG IRIS (IRIS VERSICOLOR)	
	BLUE JOINT (CALAMAGROTIS CANADENSIS)	
	BROOMSEDGE (ANDROPOGON VIRGINICUS)	
	CARDINAL FLOWER (LOBELIA CARDINALIS)	CARDINAL FLOWER (LOBELIA CARDINALIS)
	COMMON THREE-SQUARE (SCIRPUS PUNGENS)	
	FOWL MANNAGRASS (GLYCERIA STRIATA)	
	HARDSTEM BULRUSH (SCIRPUS ACUTUS)	
	LIZARD'S TAIL (SAURURUS CERNUUS)	
	PICKERELWEED (PONTEDERIA CORDATA)	
	REDTOP (AGROSTIS ALBA)	REDTOP (AGROSTIS ALBA)
	RICE CUTGRASS (LEERSIA ORYZOIDES)	
	SEDGES (CAREX SPP.)	
	SOFT RUSH (JUNCUS EFFUSUS)	SOFT RUSH (JUNCUS EFFUSUS)
	SPATTERDOCK (NUPHAR LUTEUM)	
	SWITCHGRASS (PANICUM VIRGATUM)	SWITCHGRASS (PANICUM VIRGATUM)
	SWEET FLAG (ACORUS CALAMUS)	

NOTES:
- CHOOSE PLANTINGS FROM THE ABOVE LIST TO RESEMBLE A RANDOM AND NATURAL SYSTEM AND TO ESTABLISH A DIVERSE, DENSE PLANT COVER TO TREAT STORM WATER RUNOFF AND WITHSTAND URBAN STRESSES FROM INSECT AND DISEASE INFESTATIONS, DROUGHT, TEMPERATURE, WIND AND EXPOSURE.

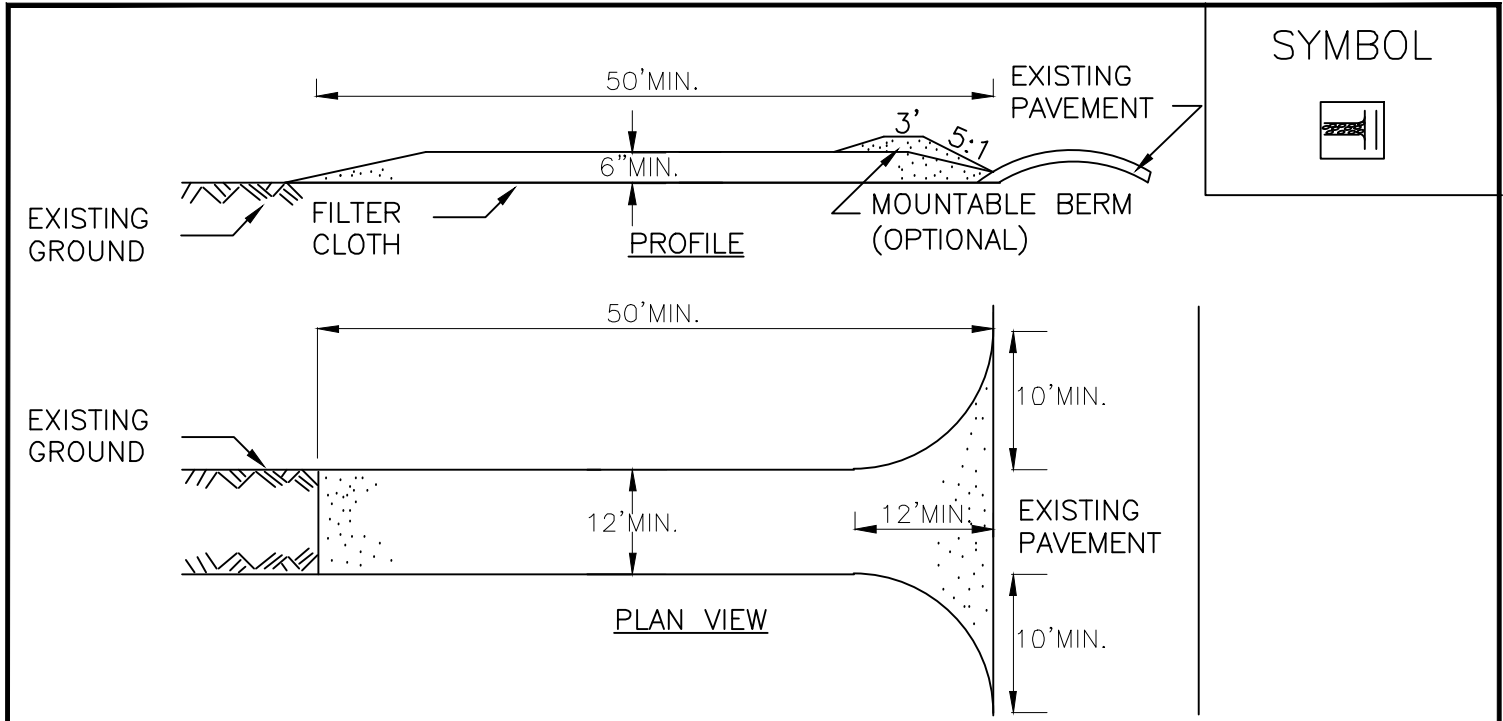
1 BIORETENTION DETAIL

N.T.S.



4 DRYSWALE DETAIL

N.T.S.



CONSTRUCTION SPECIFICATIONS

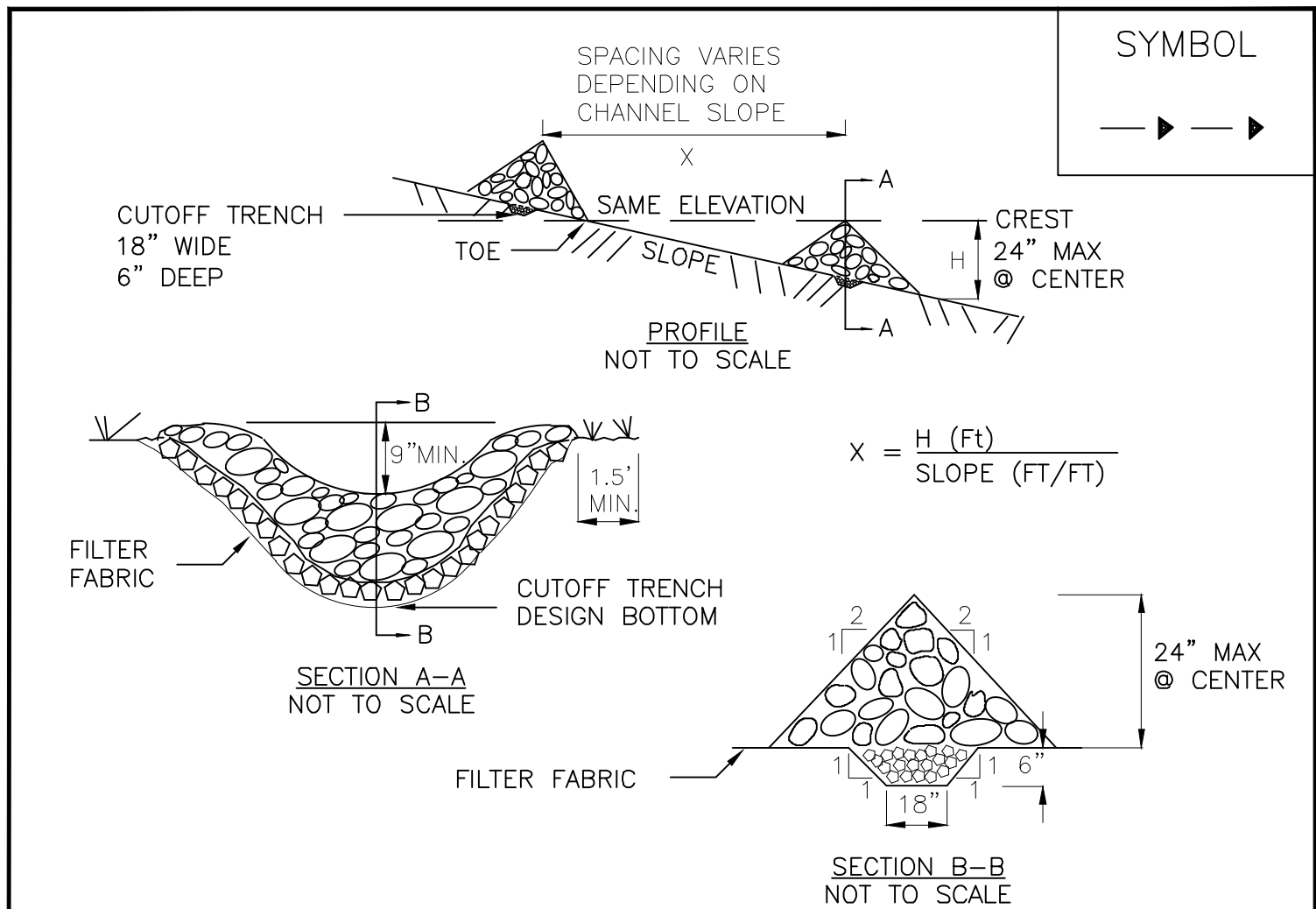
- STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH 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 A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ACCESS

2 STABILIZED CONSTRUCTION ACCESS

N.T.S.



CONSTRUCTION SPECIFICATIONS

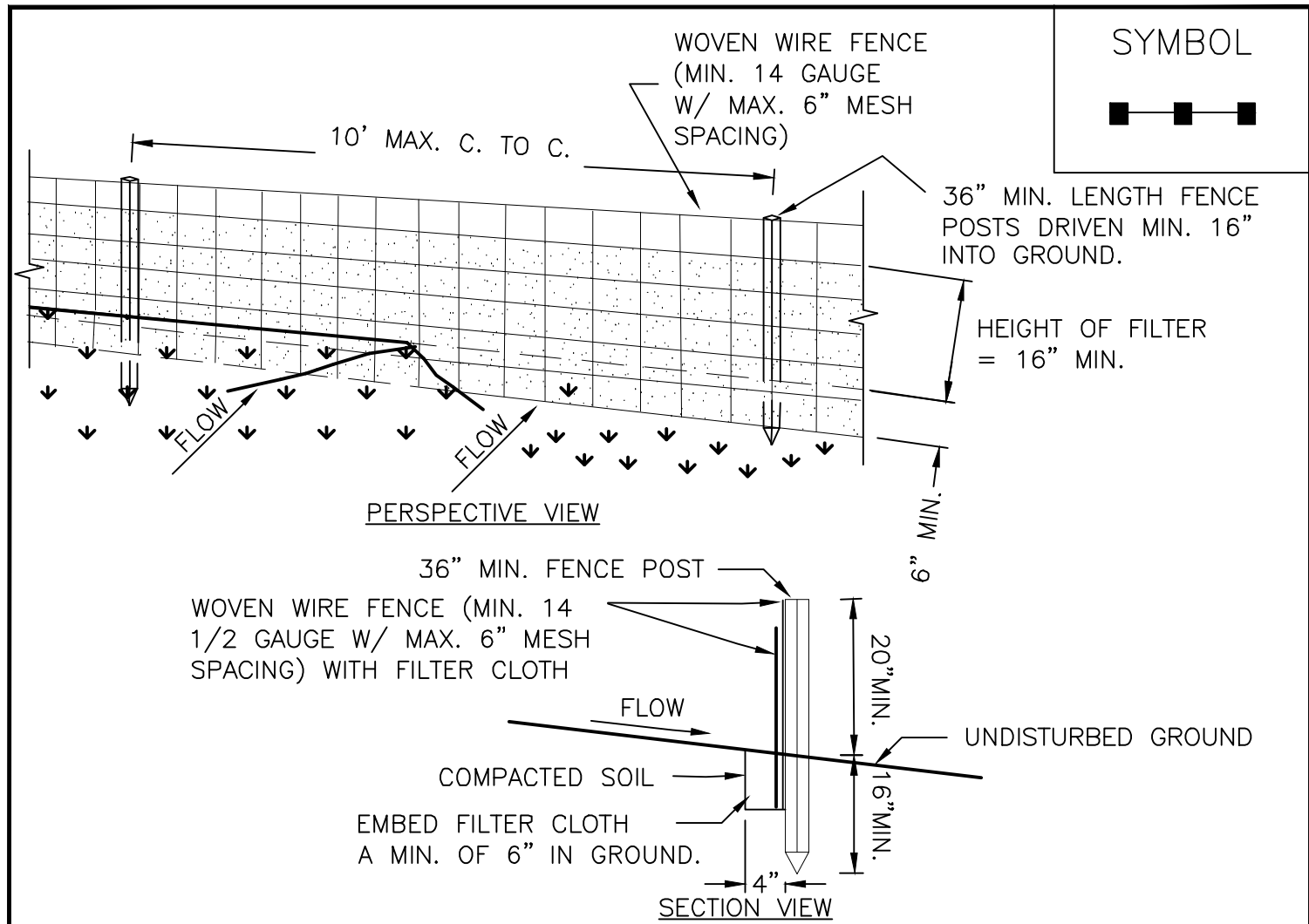
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

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

CHECK DAM

5 CHECK DAM DETAIL

N.T.S.



CONSTRUCTION SPECIFICATIONS

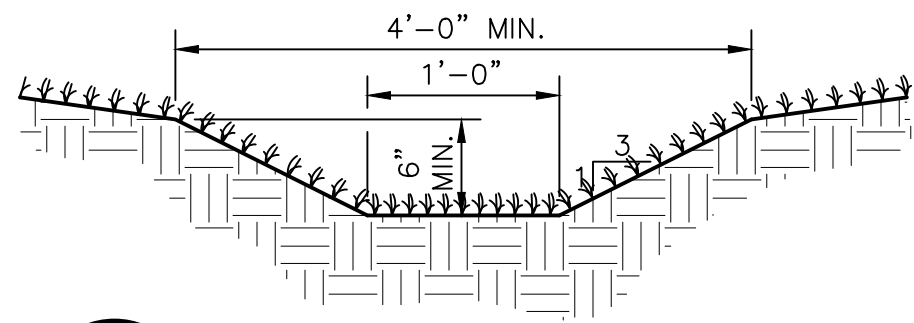
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH 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, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOTEX, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

3 SILT FENCE

N.T.S.



6 CUTOFF SWALE DETAIL

N.T.S.

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www.keystone.com

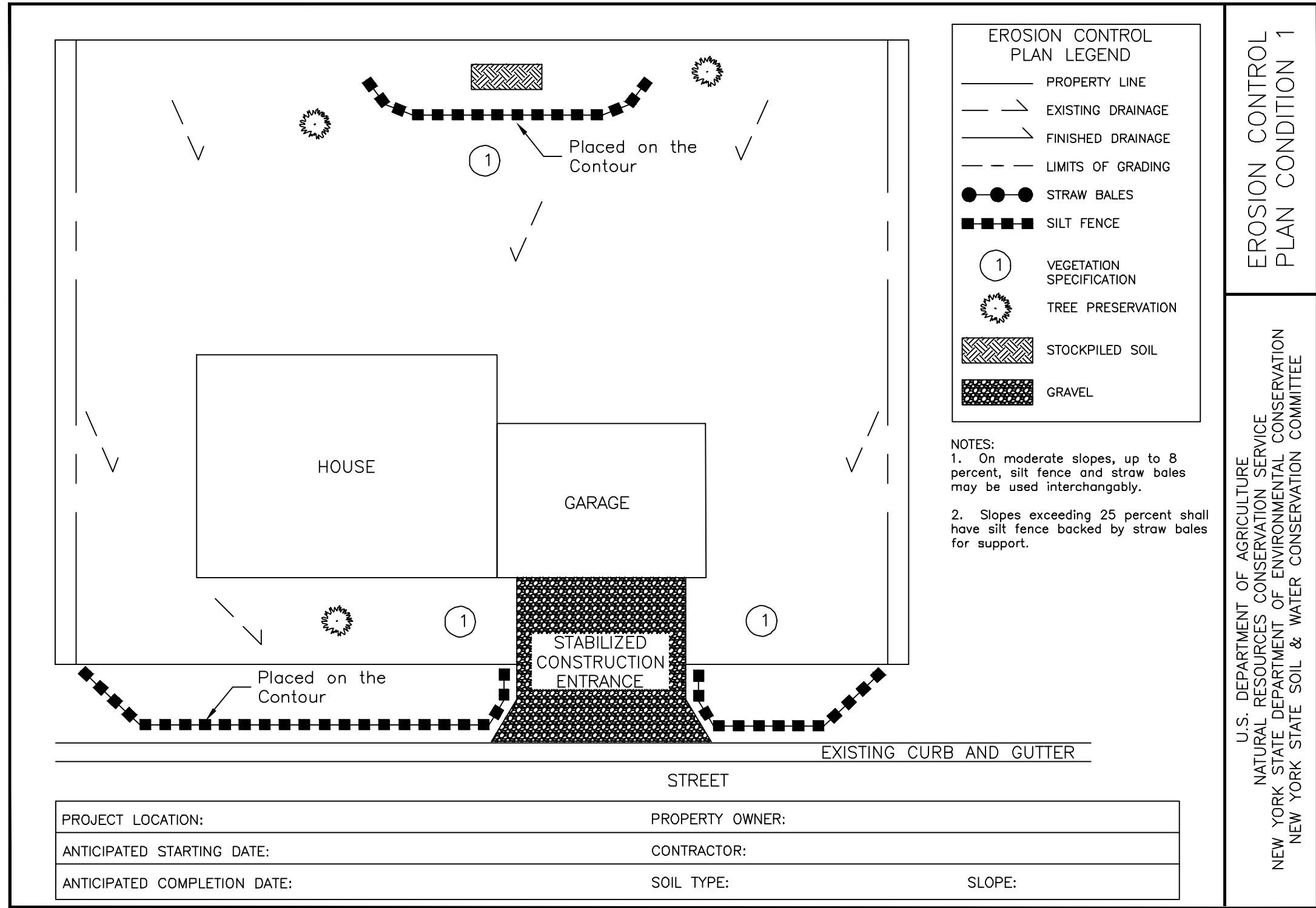
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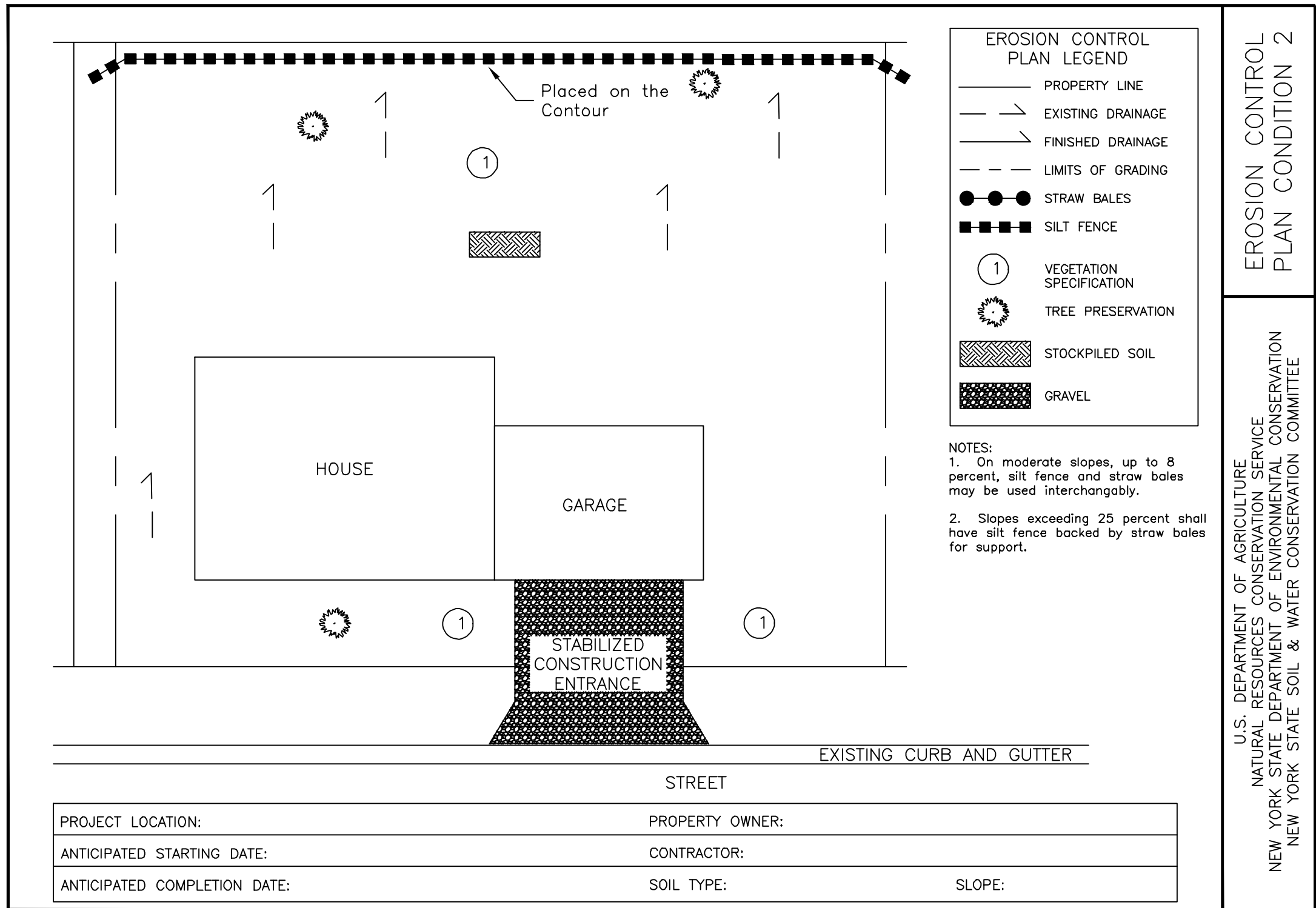
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8	01/10/2020	ISSUED FOR PERMIT
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FORESTBURGH POND
NYS ROUTE 42
SULLIVAN COUNTY, NY
TOWN OF FORESTBURGH
STORMWATER DETAILS

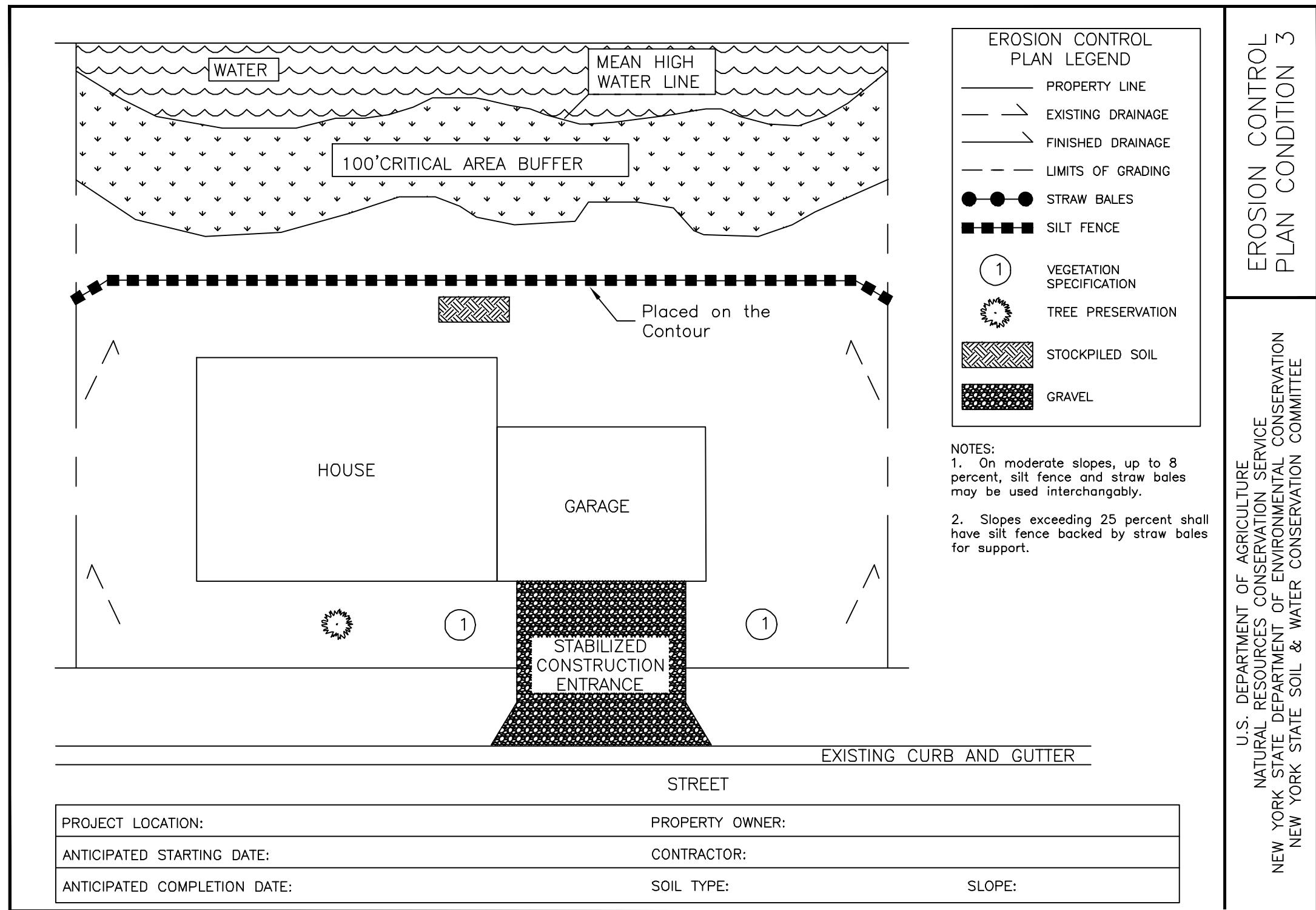
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01/10/2020
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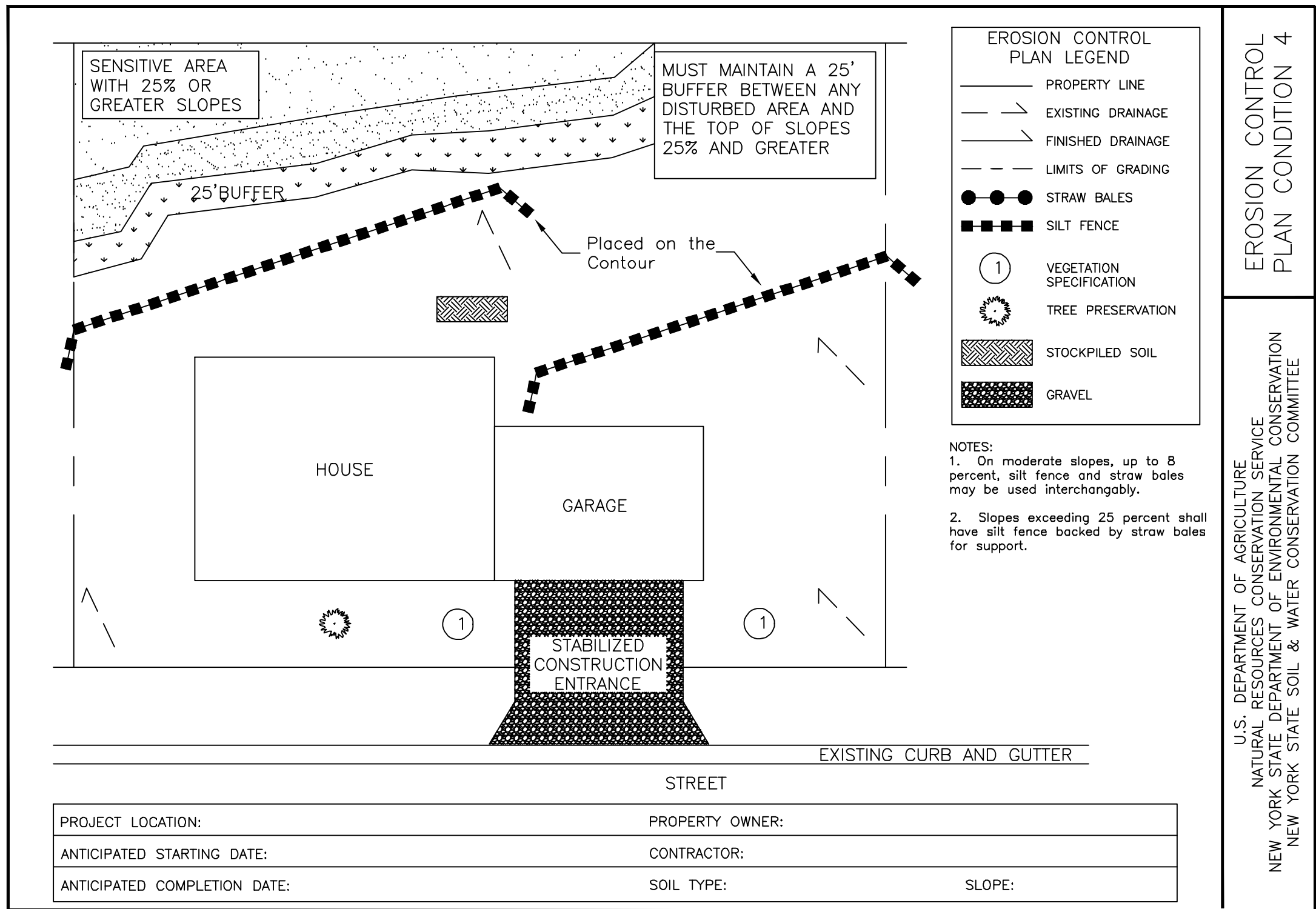
1 INDIVIDUAL HOME TYPICAL EROSION CONTROL PLAN CONDITION 1
C240 N.T.S.



2 INDIVIDUAL HOME TYPICAL EROSION CONTROL PLAN CONDITION 2
C240 N.T.S.



3 INDIVIDUAL HOME TYPICAL EROSION CONTROL PLAN CONDITION 3
C240 N.T.S.



4 INDIVIDUAL HOME TYPICAL EROSION CONTROL PLAN CONDITION 4
C240 N.T.S.

NOT FOR CONSTRUCTION