



REPUTED OWNER:
RIDGEBURY FARMS
TAX MAP ID: 21-1-2.11
DEED BOOK: 4197, PAGE: 242
(FILED MAP 201-00, LOT 1)

REPUTED OWNER:
RIDGEBURY FARMS
TAX MAP ID: 21-1-2.13
DEED BOOK: 4197, PAGE: 242
(FILED MAP 201-00, LOT 3)

REPUTED OWNER:
GEARY
TAX MAP ID: 21-1-17.11
BOOK: 13309, PAGE: 1
FILED MAP 9765, LOT 1)

REPUTED OWNER:
BENJAMIN
TAX MAP ID: 21-1-17.13
DEED BOOK: 11530, PAGE: 903
(FILED MAP 9765, LOT 3)

REPUTED OWNER:
PRIETO
TAX MAP ID: 21-1-20.41
DEED BOOK: 12526, PAGE: 1436
(FILED MAP 168-06, LOT 1)

BULK REQUIREMENTS

TOWN OF WAWAYANDA - ZONING DISTRICT AR

MAXIMUM ALLOWABLE

GENERAL NOTES

3. TAX MAP IDENTIFICATION NUMBER: 21.1-C.2.15
4. BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM A MAP ENTITLED RIDGEFERRY FARMS 2 SUBDIVISION AS PREPARED BY ROGER FERRIS ENGINEERING AND SURVEYING, FILED AS MAP 201-00 WITH THE ORANGE COUNTY CLERK.
5. OWNER/APPLICANT: RIDGEFERRY FARMS
C/O ALAN WOLPERT
2000 MARCUS AVE. SUITE 1W5
LAKE SUCCESS, NEW YORK 11042
6. PROPOSED NUMBER OF LOTS: 8
7. ALL THE COMMON DRIVE ON LOTS 5 & 6 SHALL BE PASSED IN ITS ENTIRETY.
8. ALL LOTS SHALL BE SERVED BY INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND INDIVIDUAL WELLS.
9. ALL KNOWN EXISTING WELLS AND SEPTIC SYSTEMS WITHIN 200' OF THE PROPOSED WELLS AND SEPTIC SYSTEMS ARE SHOWN ON THE PLAN.
10. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED.
11. ALL ON SITE SEWAGE DISPOSAL SYSTEMS MUST BE DESIGNED, LAID OUT IN THE FIELD, SUPERVISED AND INSPECTED DURING CONSTRUCTION AND CERTIFIED AS COMPLETE TO THE TOWN ENFORCEMENT IN ACCORDANCE WITH THE APPROVED PLANS AND NEW YORK STATE STANDARDS BY A PROFESSIONAL ENGINEER LICENSED IN NEW YORK STATE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. AN AS BUILT MAP OF THE SEWAGE DISPOSAL SYSTEM SHALL BE PREPARED AND SUBMITTED TO THE TOWN CODE ENFORCEMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
13. NO PART OF THIS PARCEL BEING DEVELOPED LIES IN A PUBLIC WATER SUPPLY WATERSHED.
14. RECREATION FEE NOTE:
EACH RESIDENTIAL, INDUSTRIAL AND COMMERCIAL SUBDIVISION AND SITE PLAN SHALL CONTRIBUTE RECREATIONAL FEES CALCULATED ON THE BASIS OF THE GROSS FLOOR AREA OF NEW CONSTRUCTION RESULTING FROM THE NEW SUBDIVISION AND SITE PLANS.
15. DUE TO THE PROXIMITY OF THE PROJECT SITE TO A KNOWN INDIANA BAT HIBERNACULUM, POTENTIAL INDIANA BAT ROOST TREES SHALL ONLY BE CUT AND REMOVED DURING KNOWN HIBERNATION MONTHS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST.
16. AN INDIVIDUAL LOT PLAN SHOWING PROPOSED BUILDING FOOTPRINT, WELL LOCATIONS, SEPTIC DESIGN, GRADING & EROSION CONTROL SHALL BE SUBMITTED WITH EACH BUILDING PERMIT APPLICATION.
17. FEDERAL WETLANDS WERE DELINEATED BY MARK ANDRYSZAK CONSULTING ON OCTOBER 20, 1999.

LEGEND

6F ■ 286.25

EF - 278 25

455.7

 A
 B

5CO10

SCALE: 1" = 1000

DRAWING STATUS		ISSUE DATE: 07/10/18	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
☐ CONCEPT APPROVAL	N/A	OF	N/A
☒ PLANNING BOARD APPROVAL	1	OF	10
☐ OCOOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCOOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).			

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& SURVEYING
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with Innovative Designs

OVERALL PLAN

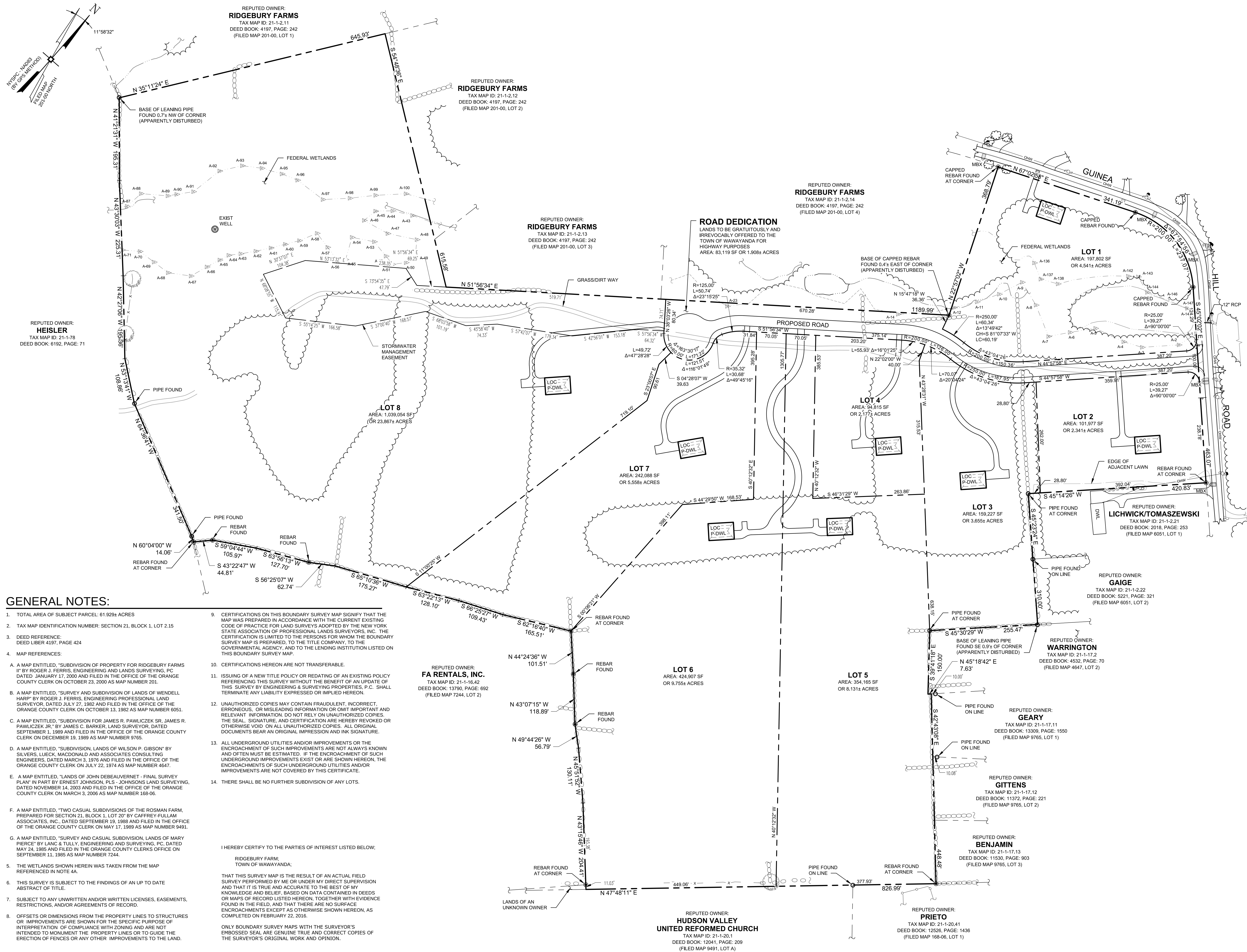
RIDGEBURY FARMS SUBDIVISION
GUINEA HILL ROAD
TOWN OF WAWAYANDA
ORANGE COUNTY, NEW YORK

JOB #:	990.02	DRAWN BY:	ML	O-100
DATE:	10/06/15	SCALE:	1" = 150'	
REVISION:	3 - 07/10/18	TAX LOT:	21-1-2.15	

AGRICULTURAL MAP NOTES:

IT IS THE POLICY OF THE STATE OF NEW YORK AND THE TOWN OF WAYWADENA TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER PRODUCTS AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL DISTRICT AND THAT FARMING ACTIVITIES ARE THE MAIN LAND USE OCCURRING WITHIN THE DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ACTIVITIES:

1. THAT FARMING DOES NOT ONLY OCCUR BETWEEN 8:00 A.M. AND 5:00 P.M. AND IS DEPENDENT ON NATURE, RESIDENTS SHOULD BE AWARE OF NOISE FROM AGRICULTURAL MACHINERY BEING OPERATED IN NEWBURY FROM MORNING AND EVENING HOURS AND NOISE FROM CROP DRYING FANS WHICH ARE RUN 24 HOURS A DAY DURING THE HARVESTING SEASON.
2. THAT THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND EQUIPMENT.
3. THAT FARM NEIGHBORS VERY OFTEN SPRAY THEIR CROPS WITH PESTICIDES IN ACCORDANCE WITH ACCEPTED PRACTICES REGULATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. (D.E.C. NOTIFICATION LAW 325, OCT. 1988).
4. THAT EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THIS AREA.
5. THAT THEIR ARE DANGERS OF LETTING CHILDREN AND PETS RUN INTO ADJACENT FIELDS AND DAMAGE PROPERTY. THAT RESIDENCES FOR SEASONAL FARM LABORERS ARE AN ACCESSORY USE TO FARMING ACTIVITIES IN THE AGRICULTURAL ZONES.
6. BE ADVISED OF THE POSSIBLE NUISANCE OF BLOWING DUST AND BLACK DIRT CAUSED BY WINDSTORMS IN THIS AREA.



LEGEND

- | | |
|--|--------------------------|
| | PROPERTY LINE |
| | ADJOINING PROPERTY LINE |
| | EDGE OF ROAD |
| | CURB LINE |
| | STONEWALL |
| | BARBED WIRE FENCE |
| | CHAINLINK FENCE |
| | STOCKADE FENCE |
| | OVERHEAD WIRE |
| | DRAINAGE COURSE |
| | DRAINAGE PIPE |
| | UTILITY POLE |
| | GUY ANCHOR |
| | PIPE FOUND |
| | REBAR FOUND |
| | MAILBOX |
| | SIGN (TYPE NOTED) |
| | WETLAND DELINEATION FLAG |

RECORD OWNER
AND APPLICANT:

RIDGEBURY FARM
 C/O ALAN B. WOLPERT
 8000 MARCUS AVENUE, SUITE 1W
 LAKE SUCCESS, NY 11042

[illegible]

DRAWING STATUS		ISSUE DATE: 07/10/18	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
☐ CONCEPT APPROVAL	N/A	OF	N/A
☒ PLANNING BOARD APPROVAL	2	OF	10
☐ OCOOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCOOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

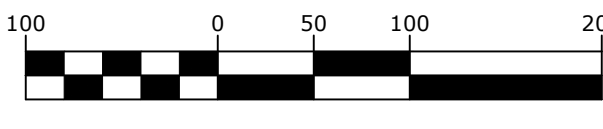
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THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

A COPY OF THIS DOCUMENT
WITHOUT A PROPER
APPLICATION OF THE
LICENSED PROFESSIONAL
LAND SURVEYOR'S
EMBOSSED SEAL SHOULD
BE ASSUMED TO BE AN
UNAUTHORIZED COPY.

UNAUTHORIZED
ALTERATION OR ADDITION
TO A SURVEY MAP BEARING
A LICENSED PROFESSIONAL
LAND SURVEYOR'S SEAL IS
A VIOLATION OF SECTION
7209, SUB-DIVISION 2, OF
THE NEW YORK STATE
EDUCATION LAW.

BRIAN D. BABCOCK, L.S.
NEW YORK STATE LICENSE # 050830



1 inch = 100 ft.

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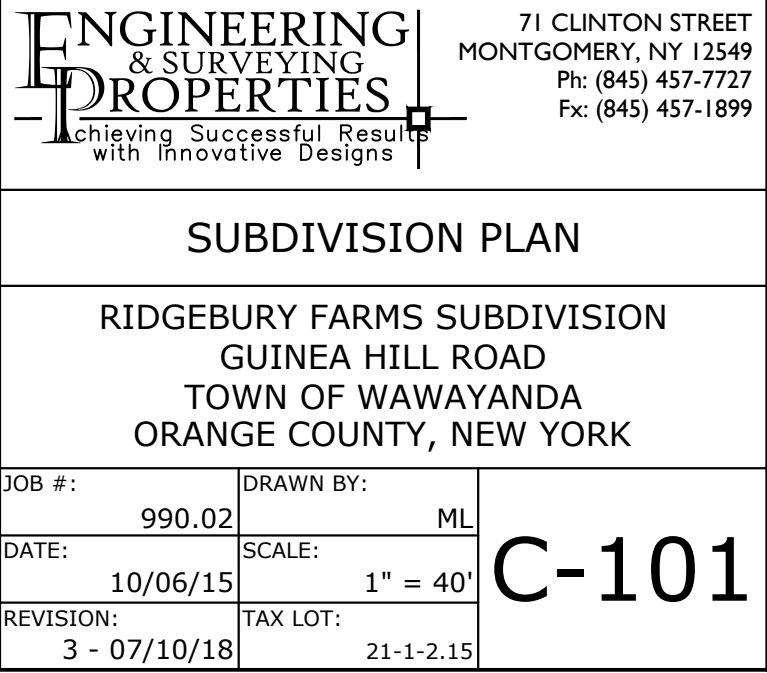
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
Fx: (845) 457-1899

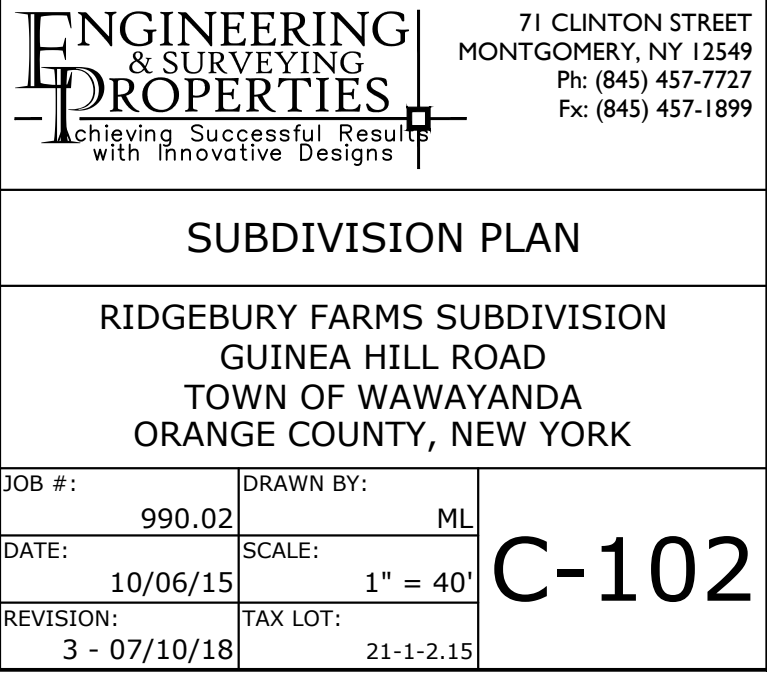
REALTY SUBDIVISION

RIDGEBURY FARMS
GUINEA HILL ROAD
TOWN OF WAWAYANDA
ORANGE COUNTY, NEW YORK

JOB #:	990.02	DRAWN BY:	BDB	S-2
DATE:	02/26/16	SCALE:	1" = 100'	
REVISION:	3 - 07/10/18	TAX LOT:	22-1-2.15	

S-2





 ENGINEERING & SURVEYING PROPERTIES, INC. achieving Successful Results with Innovative Designs	71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 Fx: (845) 457-1899	
	SUBDIVISION PLAN	
RIDGEBURY FARMS SUBDIVISION GUINEA HILL ROAD TOWN OF WAWAYANDA ORANGE COUNTY, NEW YORK		
JOB # : DATE:	DRAWN BY: SCALE:	ML 1" = 40' C-103
REVISION: 3 - 07/10/18	TAX LOT: 21-1-2.15	

PERCOLATION TEST RESULTS

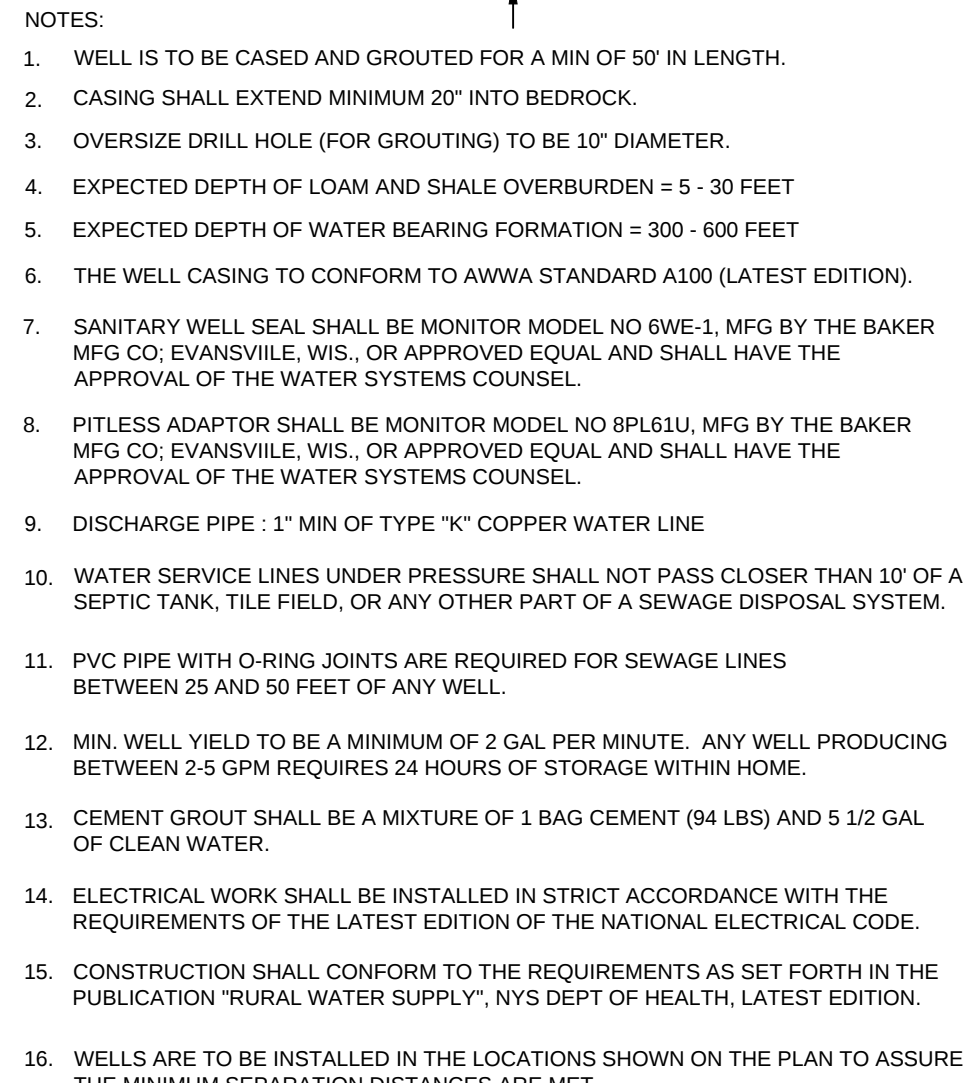
LOT #	PERC HOLE #	PERC HOLE DEPTH	PERC HOLE DIA	TIME	PERCOLATION TEST RUNS - STOPWATCH USED FOR ALL TESTS (TIME FOR 1" DROP IN WATER LEVEL)								STABILIZED RATE
1	06/14/16 PT-01	24"	12"	FINISH									33 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS								
				TIME	00:15:21	00:22:48	00:29:01	00:30:41	00:32:31				
1	06/14/16 PT-02	24"	12"	FINISH									5 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS								
				TIME	00:03:08	00:03:53	00:04:15						
1	06/16/16 JSI-PT-01	24"	12"	FINISH									14 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS								
				TIME	00:09:36	00:14:09	00:14:22						
2	06/18/15 PT-01	25"	12"	FINISH									2 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS								
				TIME	00:00:45	00:01:38	00:01:51	00:01:59					
2	07/15/15 PT-02	24"	12"	FINISH									29 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS								
				TIME	00:24:50	00:27:10	00:28:01						
2	06/09/16 JSI-PT-04	24"	12"	FINISH									28 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS								
				TIME	00:05:34	00:10:14	00:14:10	00:17:26	00:20:32	00:24:06	00:26:23	00:27:16	
3	06/18/15 PT-06	24"	12"	FINISH									2 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS								
				TIME	00:00:41	00:01:02	00:01:17	00:01:24					
3	07/15/15 PT-03	24"	12"	FINISH									5 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS								
				TIME	00:03:20	00:04:30	00:04:50						
3	06/09/16 JSI-PT-02	24"	12"	FINISH									10 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS								
				TIME	00:04:51	00:08:54	00:09:18						
4	06/30/15 PT-03	26"	12"	FINISH									6 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS								
				TIME	00:04:57	00:05:23	00:05:49						
4	07/15/15 PT-05	25"	12"	FINISH									5 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS								
				TIME	00:03:10	00:03:16	00:04:16	00:04:24					
4	06/08/16 JSI-PT-05	25"	12"	FINISH									17 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS								
				TIME	00:12:01	00:16:03	00:16:50						

LOT #	PERC HOLE #	PERC HOLE DEPTH	PERC HOLE DIA	TIME	PERCOLATION TEST RUNS - STOPWATCH USED FOR ALL TESTS (TIME FOR 1" DROP IN WATER LEVEL)							STABILIZED RATE
5	06/26/15 PT-03	24"	8"	FINISH								7 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS							
				TIME	00:03:47	00:06:15	00:06:35					
5	07/16/15 PT-01	24"	8"	FINISH								19 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS							
				TIME	00:02:46	00:04:22	00:06:15	00:09:05	00:17:46	00:18:44		
5	06/08/16 JSI-PT-01	24"	8"	FINISH								11 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS							
				TIME	00:07:53	00:10:01	00:10:53					
6	06/18/15 PT-05	25"	12"	FINISH								2 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS							
				TIME	00:00:46	00:00:56	00:01:06	00:01:09				
6	07/16/15 PT-02	26"	8"	FINISH								5 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS							
				TIME	00:02:29	00:04:10	00:04:30					
6	06/08/16 JSI-PT-02	26"	8"	FINISH								4 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS							
				TIME	00:02:42	00:03:17	00:03:32					
7	06/26/15 PT-02	24"	12"	FINISH								7 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS							
				TIME	00:05:31	00:05:46	00:06:15					
7	07/17/15 PT-04	24"	12"	FINISH								45 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS							
				TIME	00:29:32	00:43:12	00:44:59					
7	06/08/16 JSI-PT-04	24"	12"	FINISH								8 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS							
				TIME	00:08:21	00:08:44	00:07:01	00:07:30				
8	06/18/15 PT-04	24"	11"	FINISH								3 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS							
				TIME	00:01:06	00:01:34	00:01:59	00:02:10				
8	07/17/15 PT-02	24"	12"	FINISH								37 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS							
				TIME	00:17:04	00:34:26	00:36:16					
8	06/09/16 JSI-PT-01	24"	12"	FINISH								57 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS							
				TIME	00:24:27	00:35:21	00:54:25	00:56:10				

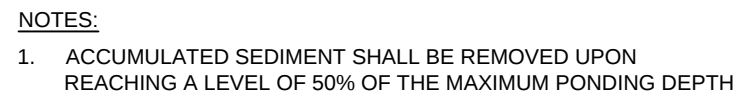
DEEP TEST HOLE RESULTS

LOT #	TEST HOLE #	DATE	DEPTH	DESCRIPTION
1	TP JSI-1	06/28/16	0'-4" 4'-36" 36'-72" 72'-84"	TOPSOIL TAN SILTY LOAM WITH COBBLES BROWN SILTY CLAY LOAM WITH MOTTLING BROWN SILTY SANDY LOAM NO BEDROCK, NO GROUNDWATER, MOTTLING @42"
			0'-4" 4'-40" 40'-60" 60'-84"	TOPSOIL TAN SILTY LOAM WITH COBBLE BROWN SILTY CLAY LOAM WITH MOTTLING BROWN SILTY CLAY LOAM NO BEDROCK, NO GROUNDWATER, MOTTLING @46"
2	TP 17	07/17/15	0'-6" 6'-28" 28'-66" 66'-96"	TOPSOIL TAN SILTY LOAM TAN SILTY CLAY LOAM WITH COBBLES BROWN SILTY CLAY LOAM WITH COBBLES AND SOME GRAVEL NO BEDROCK, NO GROUNDWATER, MOTTLING @ 46"
			0'-10" 10'-40" 40'-98"	TOPSOIL BROWN SANDY LOAM WITH COBBLES BROWN SILTY LOAM - VERY GRAVELLY WITH COBBLES NO BEDROCK, SEEPAGE @ 60', MOTTLING @ 38"
2	JSI-TP 07	06/08/16	0'-10" 10'-36" 36'-84"	TOPSOIL SILTY LOAM SILTY CLAY LOAM, POCKETS OF MOTTLING NO BEDROCK, NO GROUNDWATER, MOTTLING @ 48"
			0'-4" 4'-40" 40'-96"	TOPSOIL TAN SILTY LOAM TAN SILTY CLAY LOAM WITH POCKETS OF MOTTLING AND COBBLE NO BEDROCK, NO GROUNDWATER, MOTTLING @53', POCKET OF SHALE @ 64"
3	TP 14	07/17/15	0'-4" 4'-48" 48'-96"	TOPSOIL TAN SILTY LOAM WITH COBBLES TAN SILTY CLAY LOAM WITH COBBLES AND POCKETS OF RIPPLEABLE SHALE NO BEDROCK, NO GROUNDWATER, MOTTLING @ 50"
			0'-8" 8'-40" 40'-84"	TOPSOIL TAN SILTY LOAM WITH COBBLES TAN SILTY LOAM WITH CLAY WITH COBBLES NO BEDROCK, NO GROUNDWATER, NO MOTTLING
4	TP 07	07/17/15	0'-6" 6'-54" 54'-96"	TOPSOIL TAN SILTY LOAM WITH COBBLES TAN SILTY SANDY LOAM WITH COBBLES NO BEDROCK, NO GROUNDWATER, NO MOTTLING
			0'-6" 6'-48" 48'-96"	TOPSOIL TAN SILTY LOAM WITH COBBLES TAN SILTY CLAY LOAM WITH COBBLES NO BEDROCK, NO GROUNDWATER, NO MOTTLING

4	JSI-TP 05	06/08/16	0'-5" 5'-36" 36'-80" 86'-90"	TOPSOIL TAN SILTY LOAM TAN SILTY CLAY LOAM WITH COBBLES BROWN SILTY CLAY LOAM WITH GRAVEL AND COBBLES NO BEDROCK, NO GROUNDWATER, NO MOTTLING
5	TP 03	07/16/15	0'-4" 4'-36" 36'-96"	TOPSOIL TAN SILTY LOAM TAN SILTY CLAY LOAM WITH COBBLES NO BEDROCK, NO GROUNDWATER, NO MOTTLING
5	TP 04	07/16/15	0'-4" 4'-60" 60'-96"	TOPSOIL TAN SILTY LOAM BROWN SILTY CLAY LOAM WITH COBBLES @ 60" NO BEDROCK, NO GROUNDWATER, MOTTLING @ 60"
5	JSI-TP 01	06/08/16	0'-6" 6'-26" 26'-60" 60'-84"	TOPSOIL LIGHT BROWN SILTY LOAM TAN SILTY CLAY LOAM TAN SILTY CLAY LOAM WITH POCKETS OF MOTTLING NO BEDROCK, NO GROUNDWATER, MOTTLING @ 64"
6	TP 05	07/16/15	0'-4" 4'-42" 42'-64" 64'-96"	TOPSOIL TAN SILTY LOAM BROWN TAN SILTY LOAM WITH COBBLES BROWN SILTY CLAY LOAM WITH COBBLES NO BEDROCK, NO GROUNDWATER , MOTTLING @ 60"
6	TP 06	07/16/15	0'-4" 4'-46" 46'-72" 72'-96"	TOPSOIL TAN SILTY LOAM TAN SILT LOAM WITH COBBLES BROWN SILTY CLAY LOAM WITH COBBLES NO BEDROCK, NO GROUNDWATER, NO MOTTLING
6	JSI-TP 02	06/08/16	0'-4" 4'-24" 24'-92"	TOPSOIL TAN SILTY LOAM TAN SILTY CLAY LOAM WITH SMALL COBBLES NO BEDROCK, NO GROUNDWATER, NO MOTTLING
7	TP 03	07/17/15	0'-6" 6'-36" 36'-96"	TOPSOIL TAN SILTY LOAM TAN SILTY CLAY LOAM WITH COBBLES @ 84" NO BEDROCK, NO GROUNDWATER, NO MOTTLING
7	TP 04	07/17/15	0'-6" 6'-54" 54'-96"	TOPSOIL TAN SILTY LOAM TAN SILTY CLAY LOAM WITH COBBLES @ 84" NO BEDROCK, NO GROUNDWATER, NO MOTTLING
7	JSI-TP 04	06/08/16	0'-9" 8'-52" 52'-80"	TOPSOIL TAN SILTY LOAM TAN SILTY LOAM WITH COBBLES NO BEDROCK, NO GROUNDWATER, NO MOTTLING
8	TP 01	07/17/15	0'-6" 6'-56" 56'-96"	TOPSOIL TAN SILTY LOAM WITH COBBLES TAN SILTY CLAY LOAM WITH COBBLES NO BEDROCK, NO GROUNDWATER , NO MOTTLING
8	TP 02	07/17/15	0'-6" 6'-54" 54'-96"	TOPSOIL TAN SILTY LOAM WITH COBBLES TAN SILTY CLAY LOAM WITH COBBLES NO BEDROCK, NO GROUNDWATER, NO MOTTLING



SCALE: NTS



SCALE: NTS



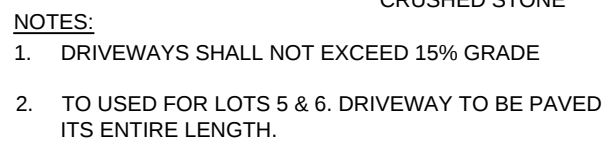
NOTES:

- a. WHEN SEWAGE TREATMENT SYSTEMS ARE LOCATED IN COARSE GRAVEL OR UPGRADE AND IN THE GENERAL PATH OF 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
- c. FOR ALL SYSTEMS INVOLVING THE PLACEMENT OF FILL MATERIAL, SEPARATION DISTANCES ARE MEASURED FROM THE TOE OF SLOPE OF THE FILL.
- d. ANY WATER SERVICE LINE UNDER PRESSURE (i.e. PUBLIC WATER SUPPLY MAIN, HOUSEHOLD SERVICE LINE, WELL TO HOUSEHOLD SERVICE LINE) LOCATED WITHIN 10 FEET OF ANY ABSORPTION FIELD, SEEPAGE PIT OR SANITARY PRIVY SHALL BE INSTALLED INSIDE A LARGER DIAMETER WATER MAIN TO PROTECT THE POTABLE WATER SUPPLY.
- e. ANY WATER SERVICE LINE UNDER PRESSURE (i.e. PUBLIC WATER SUPPLY MAIN, HOUSEHOLD SERVICE LINE, WELL TO HOUSEHOLD SERVICE LINE) CROSSING A SEWER SHALL BE INSTALLED WITH ONE FULL LENGTH OF WATER MAIN CENTERED ABOVE THE SEWER SO THAT BOTH WATER CONNECTING JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. SECTION 8.6 OF THE GULNBUR RECOMMENDED STANDARD SPECIFICATIONS SHALL BE FOLLOWED FOR SEPARATION OF WATER MAINS, SANITARY SEWERS AND STORM SEWERS.
- f. THE MINIMUM SEPARATION DISTANCE BETWEEN A SEPTIC TANK AND COMMUNITY OR PUBLIC WATER SUPPLY WELL SHALL BE 100 FEET. DISTRIBUTION BOXED AND ABSORPTION FIELDS (e.g., I AND C) MUST BE AT LEAST 200 FEET FROM THE COMMUNITY TYPE PUBLIC WATER SUPPLY WELLS

9. RECOMMENDED SEPARATION DISTANCES

ADDITIONAL SEPARATION REQUIREMENTS

1. WELL TO SWALE, WATERCOURSE OR STREAM - 25'
2. ABSORPTION FIELD TO OPEN DRAINAGE, CULVERT, OR STORM SEWER(NON-GASKETED PIPE) OR CATCH BASIN - 50'
3. ABSORPTION FIELD TO CULVERT OF STORM SEWER (GASKETED, TIGHT PIPE) - 35'
4. ABSORPTION FIELD TO CURTAIN DRAIN - 15'
5. ABSORPTION FIELD, PITS, EXPANSION AREA, TO TOP OF EMBANKMENT OR STEEP (1 ON 3) SLOPES - 25'
6. DRAINAGE PIPES WITHIN 25' OF ANY WELL MUST BE WATERTIGHT
7. WELL TO CEMETERY PROPERTY LINE - 100'



SCALE: N.T.S.



SWALE LOCATION	D	W	X
ROADSIDE	24"	24"	2
DRIVEWAY(S)	12"	12"	3

CONSTRUCTION SPECIFICATIONS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
2. THE WATERWAY 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. 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 WATERWAY.
4. FILL SHALL BE COMPACTED AS NEEDED IN CONSTRUCTION TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED WATERWAY.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
 - 5.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 WATERWAY DURING THE ESTABLISHMENT OF THE VEGETATION.
 - 5.B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT/PER SEC., THE WATERWAY SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCELSOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.
6. FOR A SWALES IN EXCESS OF 8% GRADE, THE SWALE MUST BE LINED WITH RIPRAP OR RIBBON GRADE.

SCALE: N.T.S.



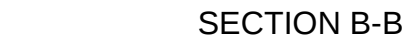
1. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC. SHALL BE WITH R.O.B. GRAVEL (NYSDOT SPEC) FOR THE FULL DEPTH THE EXCAVATION BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.
2. ALL DRAINAGE PIPE SHALL BE HDPE WITH A SMOOTH INVERT.
3. ALL EXCAVATION AND TRENCHING TO MEET OSHA REQUIREMENTS.

SCALE: NTS



1. STREET TREES SHALL NOT BE PLANTED WITHIN THE RIGHT-OF-WAY. ALL TREES TO BE REMOVED WITHIN THE RIGHT-OF-WAY.
2. MINIMUM 15" CULVERT TO BE PROVIDED AT ALL DRIVEWAYS.
3. SWALE TO BE PAVED IN AREAS IN EXCESS OF 6%.

SCALE: NTS



POND	ELEV A	ELEV B (DIA.)	ELEV C	ELEV D	DIM "E" (WIDTH)
A1	514.00	516.00 (4")	516.50	518.00	2'-0" (3 SIDES)

SCALE: NTS



NOTE:
RIP-RAP TO BE PROVIDED AT THE END OF THE
FLARED END SECTION AS PER PLANS.

SCALE: NTS

DRAWING STATUS		ISSUE DATE: 07/10/18	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
☐ CONCEPT APPROVAL	N/A	OF	N/A
☒ PLANNING BOARD APPROVAL	9	OF	10
☐ OGDOR REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OGDOR WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

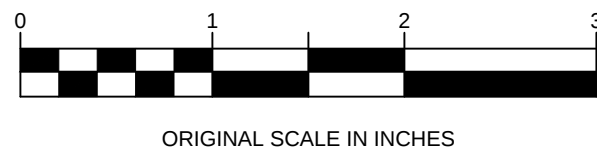
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DETAILS

RIDGEBURY FARMS SUBDIVISION
GUINEA HILL ROAD
TOWN OF WAWAYANDA
ORANGE COUNTY, NEW YORK

JOB #:	990.02	DRAWN BY:	ML	C-302
DATE:	11/17/15	SCALE:	AS NOTED	
REVISION:	3 - 07/10/18	TAX LOT:	21-1-2.15	

