

**PB#92-09**

**PARKVIEW HOLDING CORP  
NEVER MATERIALIZED**

**SBL 55-1-92.2**

PARKVIEW HOLDING CORP. (92-9)  
2 LOT SUB. (GREVAS & HILDRETH)

*Never Materialized*

*12/22/98*

# General Receipt

12499

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

March 3 1992

Received of David Stoli \$ 50.00  
Twenty and 00 DOLLARS  
For Planning Board Application Fee #92-9

DISTRIBUTION		
FUND	CODE	AMOUNT
CR #1422		50.00

By Pauline M. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

# General Receipt

12500

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

March 3 1992

Received of Town Clerk \$ 300.00  
Three Hundred 00 DOLLARS  
For Planning Board #92-9  
David Stoli (Parkview Holding Corp) Escrow

DISTRIBUTION		
FUND	CODE	AMOUNT
CR #1423		300.00

By Susan Zappala  
Deputy Controller  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

CP 11423	0119	12

Town Clerk  
 Title

## General Receipt

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

12500

Received of Town Clerk March 3 1992  
 \$ 300.00  
Three Hundred 00 DOLLARS  
100

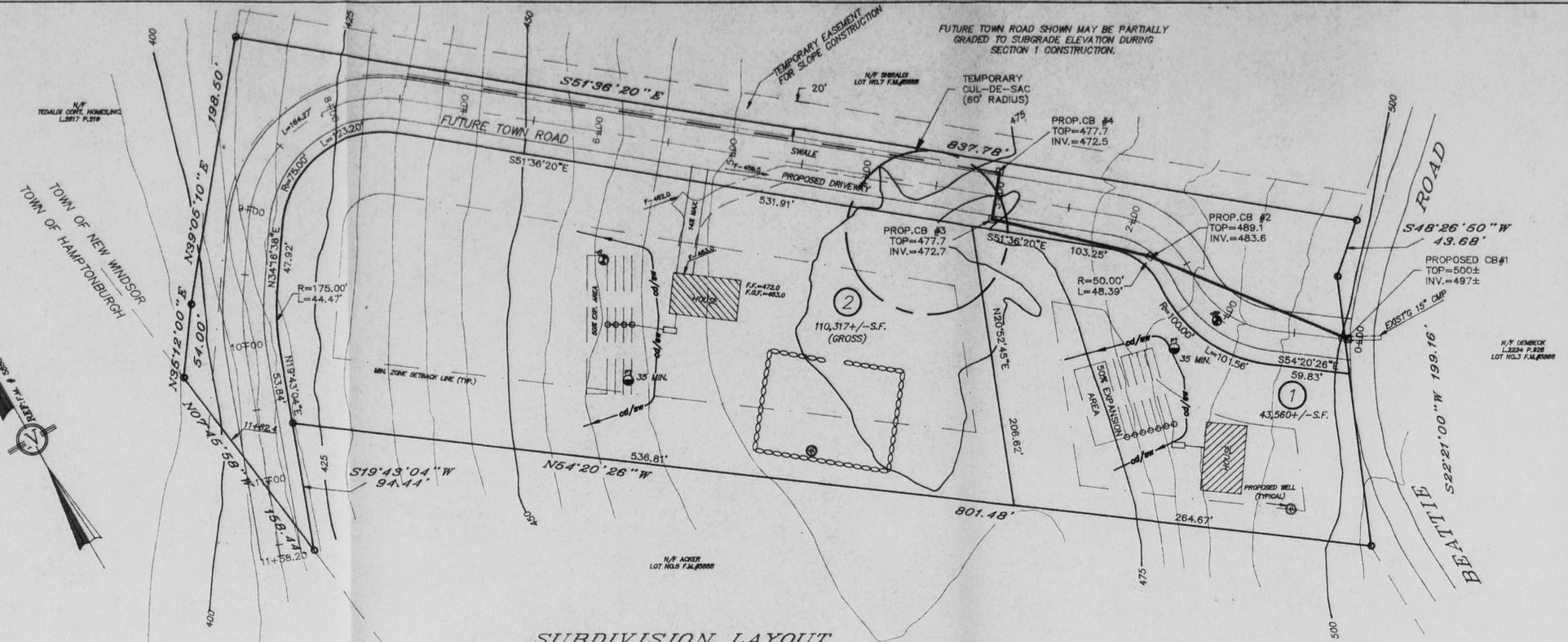
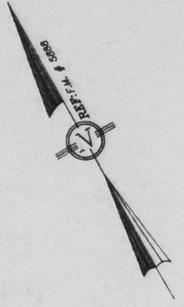
For Planning Board # 92-9  
David Stebbins (Parkview Holding Corp) Escrow

DISTRIBUTION:

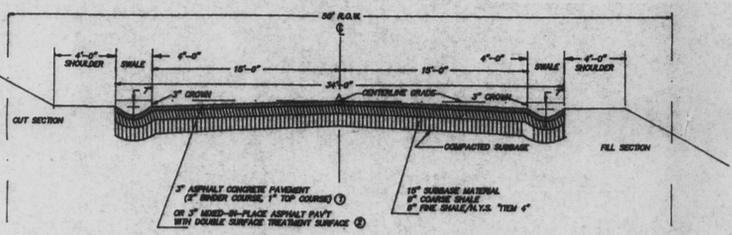
FUND	CODE	AMOUNT
CP 11423		300.00

By Juan Zapata  
Deputy Controller  
 Title

Copy  
 352.00



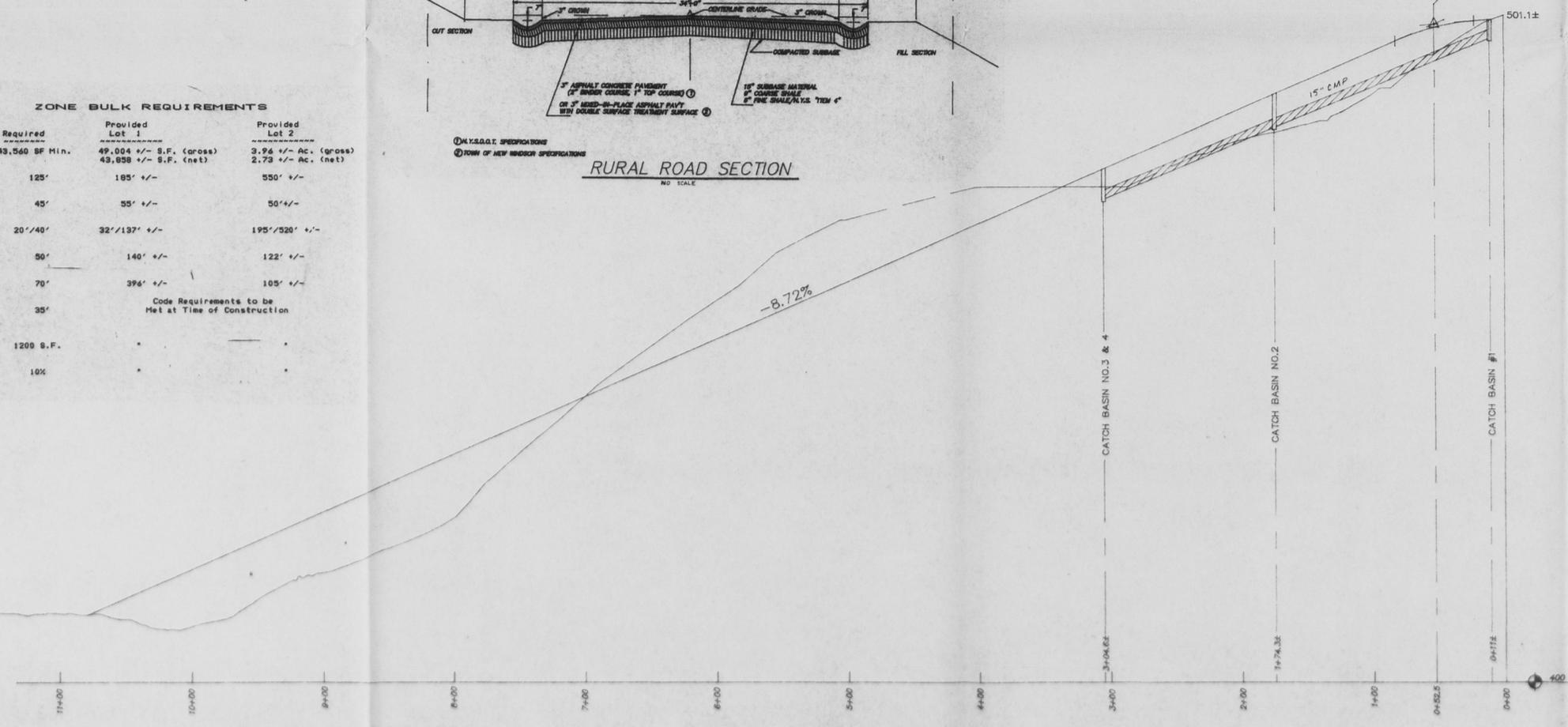
**SUBDIVISION LAYOUT**  
SCALE: 1"=50'



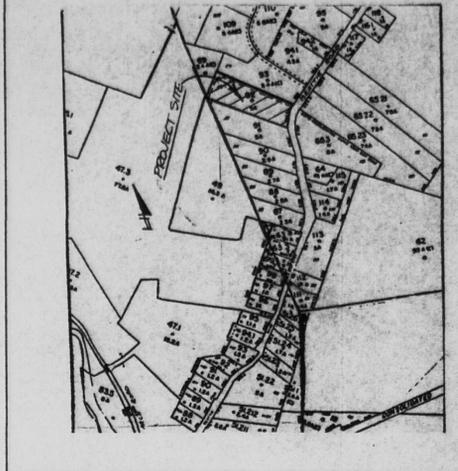
**RURAL ROAD SECTION**  
NO SCALE

**ZONE BULK REQUIREMENTS**

	Required	Provided Lot 1	Provided Lot 2
Lot Area:	43,560 SF Min.	49,004 +/- S.F. (gross) 43,858 +/- S.F. (net)	3.96 +/- Ac. (gross) 2.73 +/- Ac. (net)
Lot Width:	125'	185' +/-	350' +/-
Front Yard Set Back:	45'	55' +/-	50' +/-
Side Yard Set Back:	20'/40'	32'/137' +/-	195'/520' +/-
Rear Yard Set Back:	50'	140' +/-	122' +/-
Street Frontage:	70'	396' +/-	105' +/-
Max. Bldg. Height:	35'	Code Requirements to be Met at Time of Construction	
Min. Livable Floor Area:	1200 S.F.		
Devel. Coverage:	10%		



**ROAD PROFILE**  
SCALE: 1"=50' HORIZ., 1"=10' VERT.



**LOCATION PLAN** 1"=800'+/-

- NOTES**
- Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 55, Block 1, Lot 92.2. Said Lot being Lot No. 6 as shown on a map entitled "Red Maples", said map having been filed in the Orange County Clerk's Office as Map No. 5888, having been revised by a plan entitled "William J. Acker, Dolores Acker and Henry Van Luesen and Gerald Fiedelholz' Lot-Line Change, said plan having been filed in the Orange County Clerk's Office on 28 September 1990 as Map No. 10032, Deed of Record: Liber 3566 Page 7.
  - OWNER/APPLICANT: Parkview Holding Corp., P.O. Box 398, Tallman, NY 10982
  - TOTAL PARCEL AREA: 5.08 Acres
  - NUMBER OF LOTS: Two (2)
  - SANITARY SEWAGE DISPOSAL AND WATER SUPPLY: Individual Systems
  - Topographic information shown hereon was taken from Filed Map No. 5888.
  - PARCEL ZONE: R-1 (Single Family Homes)
  - Percolation tests shown were observed December 1987 and October 1991. Deep test pits shown were observed on 14 October 1991.
  - Sanitary systems shown are sized for three (3) bedroom houses, which is the maximum to be permitted on the lots shown.
  - Sanitary systems and wells must be constructed at the locations shown, and in accordance with the designed layout.
  - Unauthorized alteration or addition to this plan is a violation of Section 7209 (2) of the New York State Education Law.
  - Prepared pursuant to Section 7208 (n) of the New York State Education Law.

**CERTIFICATION**  
I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 29 April 1992 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc. and is, to the best of my knowledge and belief, correct.

**OWNERS CONSENT:**  
I have reviewed this plan and find it acceptable.  
*William J. Acker*  
OWNER

**PLANNING BOARD APPROVAL**  
SUPERSEDED PLAN  
FILE FOR RECORD PURPOSES ONLY  
*Never Materialized*  
P.B.# 92-9



<b>Grevas &amp; Hildreth</b> LAND SURVEYORS P.C. 33 QUANBARK AVENUE, NEW WINDSOR, NEW YORK 12553 315-583-9800-9807		<b>PLAN FOR:</b> <b>PARKVIEW HOLDING CORP.</b>	
DATE	DESCRIPTION	ACADESTROPH	TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK
2/18/92	GENERAL REVISIONS	Drawn: SRG	
3/23/92	GENERAL REVISIONS	Checked:	
5/5/92	REVISED TO FINAL	Scale: As Shown	
3/18/92	REVEAL PLUG COMMENTS OF 5/13/92	Date: 30 Jan '92	
10/21/92	GENERAL REVISIONS	Job No: 87-235	
8/4/92	REVISED ROAD LOCATION		

DESIGN CRITERIA LOT NO. 1  
 Percolation Test Performed December 1987 and October 1991  
 Stabilized Percolation Rate: 35 Min.  
 Number of Bedrooms: 3  
 Design Flow Rate: 390 Gallons Per Day  
 Absorptive Rate: 0.5 Gallons Per Day/S.F.  
 Absorptive Trench: 390 Linear Feet Required  
 392 Linear Feet Provided

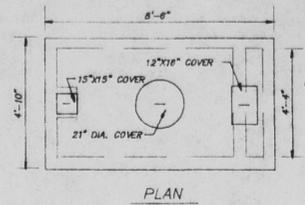
Deep Test Pit Observation: 14 October 1991  
 1' Topsoil  
 7' Damp Sandy Loam With Some Clay and Cobbles. Water Intrusion and Moist Soil at 4' +/-  
 No Rock at 8'

DESIGN CRITERIA LOT NO. 2  
 Percolation Test Performed December 1987 and October 1991  
 Stabilized Percolation Rate: 35 Min.  
 Number of Bedrooms: 3  
 Design Flow Rate: 390 Gallons Per Day  
 Absorptive Rate: 0.5 Gallons Per Day/S.F.  
 Absorptive Trench: 390 Linear Feet Required  
 392 Linear Feet Provided

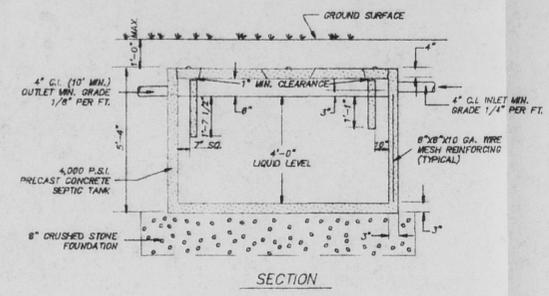
Deep Test Pit Observation: 14 October 1991  
 1' Topsoil  
 3' Dry Sandy Loam with Some Clay and Cobbles. Moist Soil at 4' +/-  
 4' Damp Clayey Loam with Some Cobbles  
 No Rock or Groundwater at 8'

**SANITARY SEWAGE DISPOSAL SYSTEM NOTES**

- Sanitary Sewage Disposal Systems must be constructed in the locations shown, unless additional satisfactory soils tests are performed by a N.Y.S. LICENSED DESIGN PROFESSIONAL.
- There are no existing wells or sanitary systems on adjoining properties within the N.Y.S. DEPARTMENT OF HEALTH SEPARATION REQUIREMENTS.
- All equipment and its installation shall be in accordance with the Approved Plans and subject to the inspection and approval of all applicable local and Governmental Agencies having jurisdiction including the following:  
 NEW YORK STATE DEPARTMENT OF HEALTH  
 TOWN OF NEW WINDSOR SEWER DEPARTMENT
- Precast concrete septic tank capacity shown hereon is minimum.
- Lateral outlets from Distribution Boxes shall be solid-wall pipe for a distance of two (2) feet from the distribution boxes.
- Minimum separations required from septic disposal system:  
 Property line: 10'  
 Wells: Upgrade from San. Syst.: 100'  
 Downgrade from San. Syst.: 200'  
 House to absorp. syst.: 20'  
 House to septic tank: 10'  
 Surf. water to absorp. syst.: 100'  
 Septic tank to well: 50'
- Precast concrete structures as manufactured by:  
 Woodard Concrete Products, Inc. Fairview Block Supply Corp.  
 Bullville, New York 68 Violet Avenue  
 Poughkeepsie, NY  
 or approved equal.
- Cellar, roof, footing drains to be diverted from sanitary system areas.
- Surface water shall be diverted from sanitary system areas and wells.
- Water softener recharge waste shall not be discharged to the sewage disposal system. A separate disposal system for that waste is required.



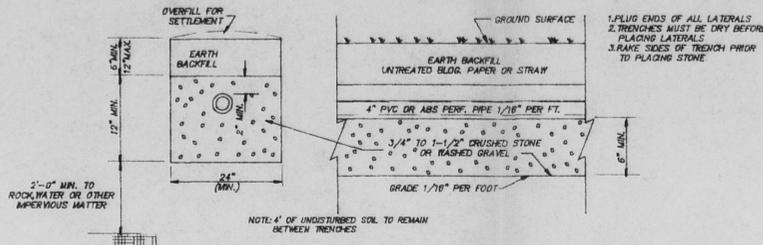
PLAN



SECTION

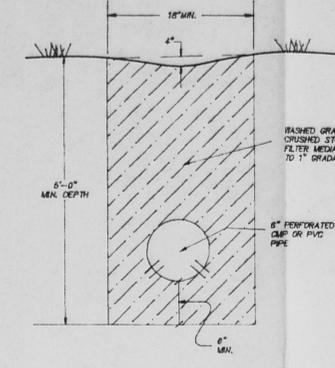
SEPTIC TANK DETAILS, 1000 GAL.

NO SCALE



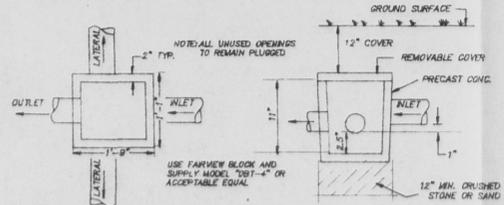
ABSORPTION TRENCH DETAILS

NO SCALE



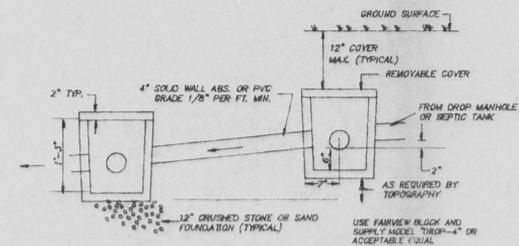
CURTAIN DRAIN DETAIL

NO SCALE



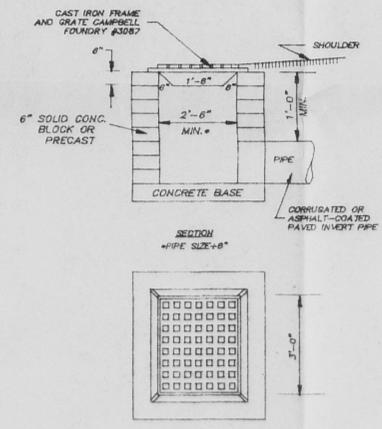
DISTRIBUTION BOX DETAILS

NO SCALE



DROP MANHOLE DETAIL

NO SCALE



CATCH BASIN DETAILS

NO SCALE

**CERTIFICATION**  
 COUNTY OF ORANGE Local Law # 1 of 1989  
 I hereby certify that the Water and Sewer Systems shown on this plan were designed in accordance with the Standard and Requirements promulgated by the N.Y.S. Departments of Health and Environmental Conservation for residential lots as amended from time to time, and further that such design is based on actual soil and site conditions found upon such lot at the design location at the time of design.



Grevas & Hildreth, P.C. 30 QUANCE AVENUE, NEW WINDSOR, NEW YORK 12550 TEL: 518-535-1087		PLAN FOR: <b>PARKVIEW HOLDING CORP.</b> ORANGE COUNTY, NEW YORK	
DATE	DESCRIPTION	DATE	DESCRIPTION
2/24/92	GENERAL REVISIONS	Drawn: EG/96	
5/5/92	REVISED TO FINAL	Checked: M/96	
		Date: 30 Jun 92	
		Job No: 87-230	

**CONSTRUCTION DETAILS**