



**TOWN OF NEWBURGH
PLANNING BOARD**

TECHNICAL REVIEW COMMENTS

PROJECT NAME: PRESTIGE HOMES LOT LINE CHANGE
PROJECT NO.: 24-30
PROJECT LOCATION: SECTION 53, BLOCK 2, LOT 10 & 11
REVIEW DATE: 8 JANUARY 2025
MEETING DATE: 16 JANUARY 2025
PROJECT REPRESENTATIVE: ZEN CONSULTANTS, INC.

1. The project received variances from the ZBA on 26 November 2024. Variances for minimum lot area granted. Project is in the R-1 Zone requiring 40,000 square foot lot proposed, Lot 10 is 18,167 proposed Lot 11 is 20,045 square feet. Zoning Board of Appeals also granted a lot width variance where 150 feet is required 126 was granted.
2. The existing residential structure on the site is identified to be removed prior to issuance of a CO. Planning Board Attorney comments regarding timing for removal of the structure should be received.
3. A sign-off letter has been received from the Highway Superintendent, identifying “after reviewing site plans and doing a site inspection of the driveway locations I have no objections; an I see no sight distance issues”.
4. Dimension of separation distance proposed septic laterals on Tax Lot 11 show the required 10 - foot separation distance from the property line.
5. The trees have been located on the plans. Compliance with the Tree Preservation Ordinance has been documented.
6. Erosion and sediment notes referencing hay bales, as well as hay bale details should be removed. Silt fence should be utilized hay bales are not an acceptable practice.
7. In response to our previous comment regarding potential bat habitat the applicants have identified a note has been added to the plans restricting clearing. This note cannot be located on the plan sheets.

Respectfully submitted,
MHE Engineering, D.P.C.

Patrick J. Hines
Principal
PJH/kmm

Michael W. Weeks, P.E.
Principal

NEW YORK OFFICE

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REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS
(AS SHOWN IN NYS DEPARTMENT OF HEALTH DESIGN HANDBOOK FOR
INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS, ed. 2012)

SYSTEM COMPONENTS	STREAM LAKE		DWELLING	PROPERTY LINE	DRAINAGE DITCH
	WELL OR SUCTION LINE	WATERCOURSE OR WETLAND			
HOUSE SEWER	50' (25' FOR CAST OR PVC W/ O-RING)	25'	3'	10'	---
(WATERTIGHT JOINTS) SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'	20'
DISTRIBUTION BOX	100'	100'	20'	10'	50'
ABSORPTION FIELD	100'	100'	20'	10'	50'
SEEPAGE PIT	150'	100'	20'	10'	50'
DRY WELL (ROOF AND FOOTING)	50'	25'	20'	10'	10'
RAISED OR MOUND SYSTEM	100'	100'	20'	10'	50'
INTERMITTENT SAND FILTER	100'	100'	20'	10'	20'
EVAPOTRANSPIRATION-ABSORPTION SYSTEM	100'	50'	20'	10'	50'
COMPOSTER	50'	50'	20'	10'	10'
SANITARY PRIVY PIT	100'	50'	20'	10'	20'
PRIVY, WATERTIGHT VAULT	50'	50'	20'	10'	10'

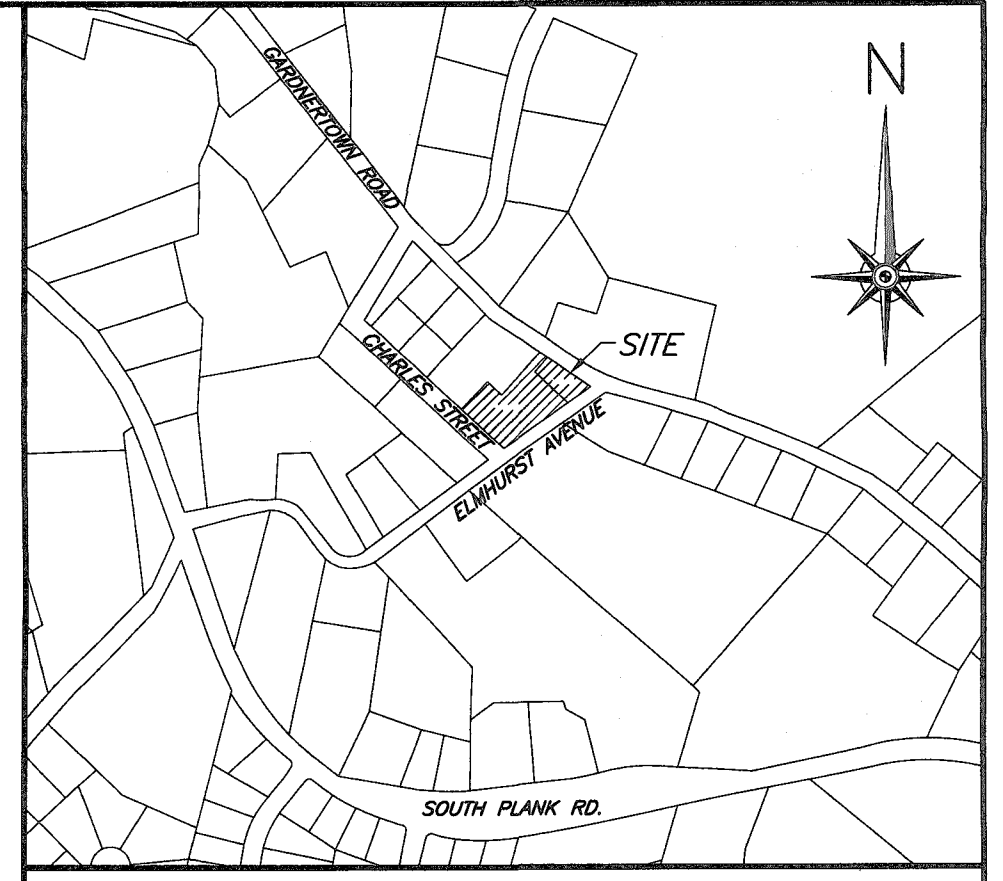
ADDITIONAL SEPARATIONS APPENDIX 75-A. ADDENDUM

1. SEPARATION: WELL TO SWALE, STREAM OR WATERCOURSE - 25'
2. SEPARATION: ABSORPTION FIELD TO HIGH WATER LINE OF A WET POND - 100'
3. SEPARATION: ABSORPTION FIELD TO INTERMITTENT STREAM, DRY WELL, CULVERT OR STORM SEWER (NON-GASKETED PIPE), OR CATCH BASIN - 50'
4. SEPARATION: ABSORPTION FIELD TO CULVERT OR STORM SEWER (GASKETED, TIGHT PIPE) - 35'
5. SEPARATION: ABSORPTION FIELD TO CURTAIN DRAIN - 15'
6. SEPARATION: ABSORPTION FIELD, PITS, EXPANSION AREA, TO TOP OF EMBANKMENT OR STEEP (1 ON 3) SLOPE - 25'
7. SEPARATION: ABSORPTION FIELD TO SOLID CURTAIN DRAIN, ROOF OR FOOTING PIPES, SNOW STORAGE EASEMENT - 10'
8. DRAINAGE PIPES WITHIN 25' OF ANY WELL MUST BE WATERTIGHT
9. SEPARATION: WELL TO CEMETARY PROPERTY LINE - 100'
10. SEPARATION: WELL TO SUBDIVISION BOUNDARY - 50'

TOWN: NEWBURGH
R-1
TOTAL ACREAGE: 38,212±

	REQUIRED	53-2-10	53-2-11
MINIMUM LOT AREA	40,000 SF	*18,167 SF	*20,045 SF
MINIMUM YARDS			
FRONT	50'+	50'+	50'+
REAR	40'+	40'+	40'+
SIDE 1	30'+	30'+	30'+
SIDE BOTH	80'+	80'+	80'+
MINIMUM LOT			
WIDTH	150'+	*160'+	*126'+
DEPTH	150'+	150'+	150'+
MAXIMUM BUILD. COVERAGE	10%	<7%	<5%
MAXIMUM HEIGHT	35'	<35'	<35'

*VARIANCES GRANTED 11/26/2024



LOCATION MAP SCALE 1"=2000'

ZEN CONSULTANTS, INC.
1662 ROUTE 300, SUITE 138
NEWBURGH, NEW YORK 12550
(845)-629-1567 (phone)

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- PROPOSED SWALE
- STONE WALL
- PROPOSED WELL
- PROPOSED BUILDING
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PECCOLATION TEST HOLE
- DEEP SOIL TEST HOLE

OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE

APPLICANT/OWNER

LL'S PRESTIGE HOMES, LLC
P.O. BOX 22335
NEWBURGH, NY 12550

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON MARCH 15, 2023. BY W.E. JAMES ENGINEERING & LAND SURVEYING, PLLC.

TOWN CERTIFICATION:

I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWAGE DISPOSAL SYSTEMS DEPICTED ON THIS PLAT HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER.

TOPOGRAPHY NOTE

TOPOGRAPHY FROM FIELD SURVEY
1 EDGEVIEW DRIVE, HACKETTSTOWN, NJ 07840, FLOWN ON 12/03/03.

WELL NOTE:

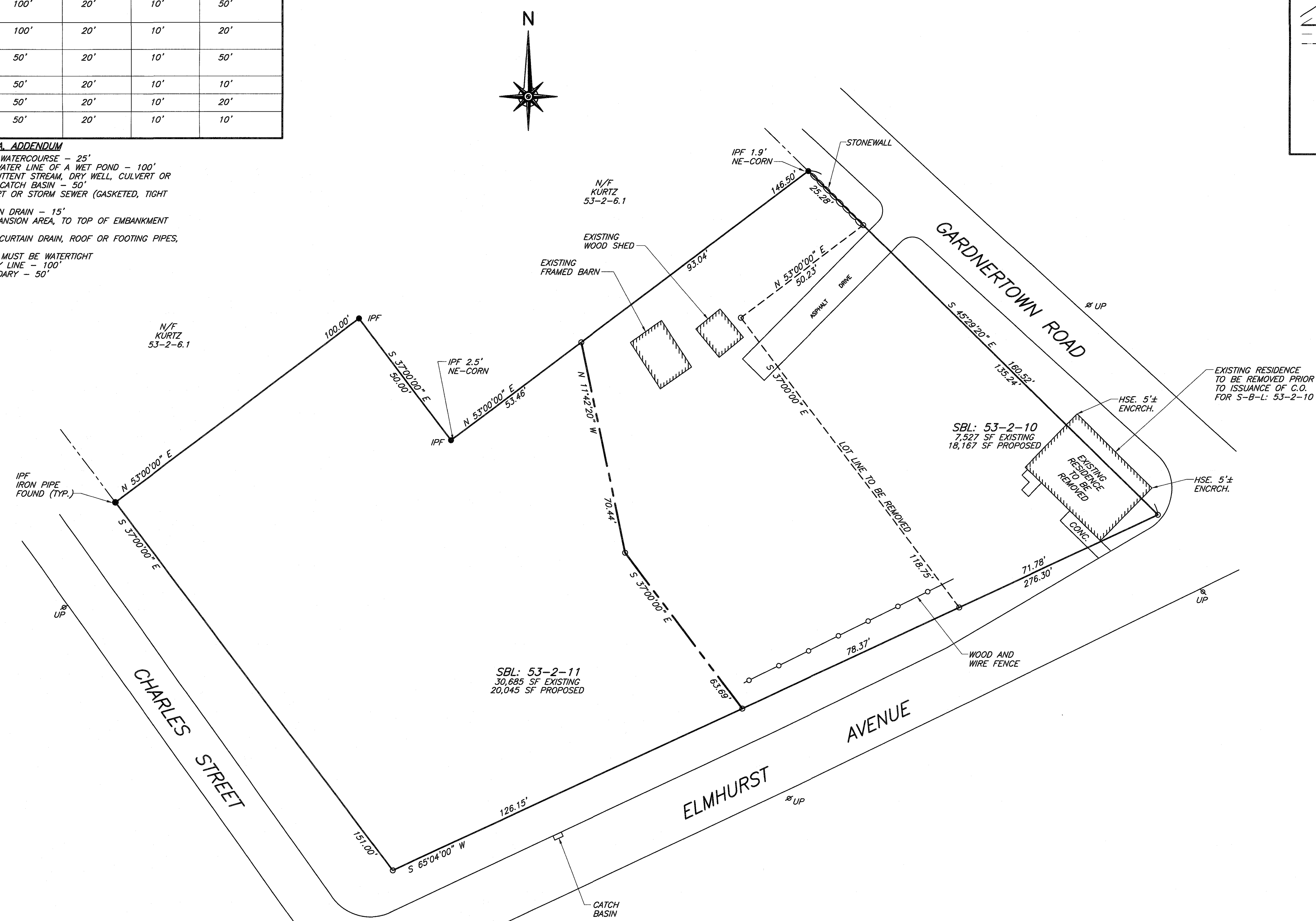
1. INDIVIDUAL WELLS ARE PROPOSED FOR EACH LOT.
2. NO WELLS WITHIN 200' DOWNHILL OR 100' UPHILL OF PROPOSED SEPTIC SYSTEMS.

SEWER NOTE:

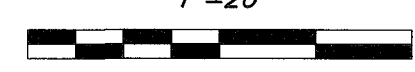
INDIVIDUAL SEPTIC SYSTEMS

SURVEY NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-5416, PAGE-39 RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. REFERENCE: MAP OF HIGH VIEW NEAR ORANGE LAKE-PROPERTY OF FLORA O. BRILL' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 14, 1912 AS MAP #976.



SITE PLAN
1"=20'

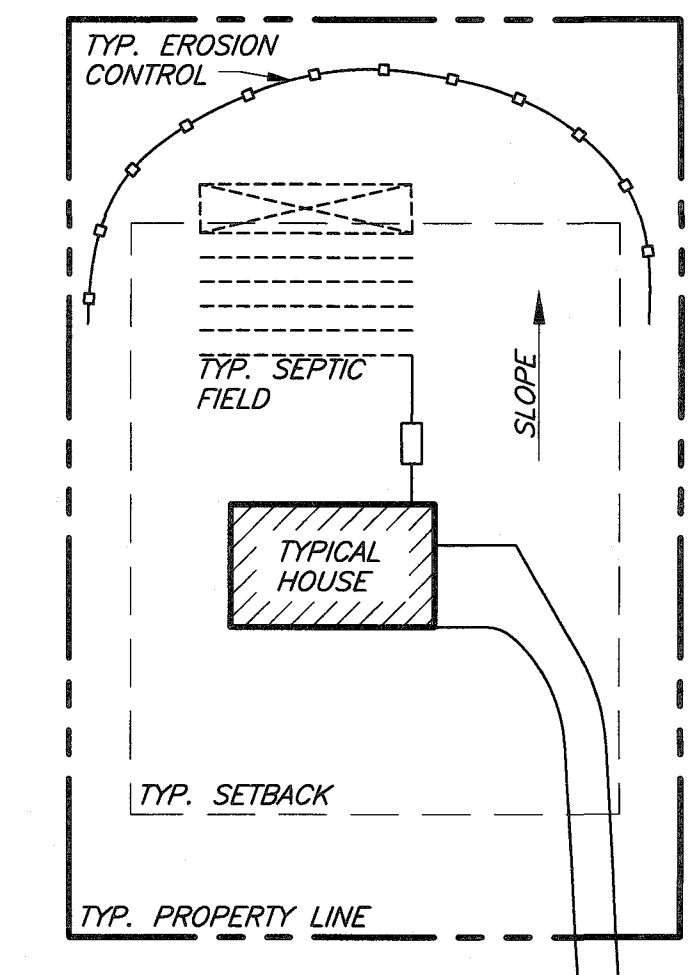


<p>SURVEYOR WILLIAM E. JAMES</p>	<p>ENGINEER WILLIAM J. MOREAU, P.E.</p>	<p>1. REVISED 12/03/2024, REVISED PER PB COMMENTS</p>	
		<p>LANDS OF PRESTIGE HOMES, LLC. LOT LINE CHANGE SURVEY PLAT SBL: 53-2-10 & 11 TOWN OF NEWBURGH, ORANGE CNTY.</p>	
DATE	SCALE	JOB NUMBER	SHEET NUMBER
07/06/24	1" = 20'	23-012-LLE	1 OF 3



EROSION CONTROL STANDARD NOTES

- EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
- SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS FEASIBLE. THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
- THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
- MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.
- WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
- SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCRANCHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
- ALL FILL MATERIAL SHALL BE COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL, FREE OF RUBBISH AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL AND SOFT OR EASILY COMPRESSIBLE MATERIAL.
- FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF ONE HUNDRED PERCENT (100%) OF STANDARD PROCTOR TEST METHOD OR 95% MODIFIED PROCTOR TEST METHOD WITH PROPER MOISTURE CONTROL.
- ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEEDED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
- PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH AT ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE INSTABILITY AND ADVERSE EFFECT ON NEIGHBORING PROPERTY OWNERS.
- THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPTING WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
- ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM THE ENTIRE UPSTREAM DRAINAGE BASIN.
- SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS AERATION OF THE MODULES. ADDITIONAL SAND PLACED ABOVE THE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
- THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS.
- DRAINAGE SYSTEMS, PLANTINGS AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO ENSURE THAT THE FREE FLOW OF WATER IS NOT OBSTRUCTED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.



TYP. ROAD
TYPICAL EROSION CONTROL DETAIL
N.T.S.

NOTE:
1. STRAW BALES OR SILT FENCING ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION. EROSION CONTROL TO BE LOCATED ON THE DOWNHILL SIDE OF DISTURBED LAND. EROSION CONTROL LOCATIONS WILL VARY DEPENDING ON THE DIRECTION OF SLOPE FOR THE INDIVIDUAL LOTS. SEE DETAILS FOR INSTALLATION INSTRUCTIONS.

EXISTING TREE INFORMATION

T42 - 16" WALNUT	T60 - 24" SPRUCE
T43 - 12" WALNUT	T61 - 24" SPRUCE
T44 - 12" WALNUT	T62 - 22" SPRUCE
T45 - 16" SUGAR MAPLE	T63 - 20" SPRUCE
T46 - 16" SUGAR MAPLE	T64 - 18" SPRUCE
T47 - 14" SUGAR MAPLE	T65 - 16" SPRUCE
T48 - 20" RED PINE	T66 - 20" CHERRY
T49 - 14" HEMLOCK	T67 - 18" SPRUCE
T50 - 12" HEMLOCK	T68 - 18" SPRUCE
T51 - 20" HEMLOCK	T69 - 12" SUGAR MAPLE
T52 - 16" SPRUCE	T70 - 12" SUGAR MAPLE
T53 - 14" SUGAR MAPLE	T71 - 12" SUGAR MAPLE
T54 - 16" SUGAR MAPLE	T72 - 12" SUGAR MAPLE
T55 - 14" ELM	T73 - 16" 1/4" SUGAR MAPLE (MULTI)
T56 - 24" SPRUCE	T74 - 22" WALNUT
T57 - 24" SPRUCE	T75 - 18" WALNUT
T58 - 24" SPRUCE	T76 - 16" WALNUT
T59 - 26" SPRUCE	

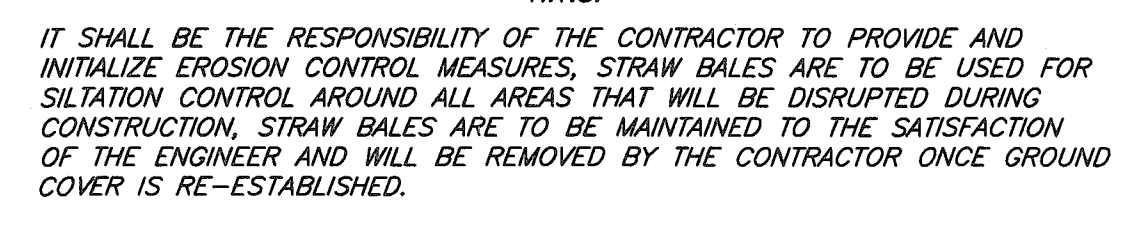
SIGNIFICANT TREE INCHES: 504" SPECIMEN TREE INCHES: 320"
SIGNIFICANT TREE REMOVED: 36" SPECIMEN TREE REMOVED: 146"

TREE IDENTIFICATIONS CONDUCTED BY TOM'S LANDSCAPING, LTD ON DECEMBER 7, 2024 BY TOM FRANKLIN, NYSCLNP #1064.

TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEVELOPMENT ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL AFTER THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE BUILDING ON THE SITE. IN ADDITION TO THE TREE PROTECTION FENCING, A PROTECTIVE SEDIMENTATION FENCE SHALL BE INSTALLED AT THE DRIPLINE OF ALL SIGNIFICANT TREES OR PROTECTED TREES WHICH ARE LOCATED DOWN GRADE OF ANY CLEARING, EXCAVATION AND/OR CONSTRUCTION ACTIVITY.

NOTE:
STRAW BALES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND SHALL BE CHECKED AFTER EVERY RAIN STORM. STRAW BALES ARE TO BE REPLACED AS NECESSARY DUE TO DAMAGE OR WHEN FILLED WITH SILT. SILT TO BE REMOVED IN FRONT OF BALES REGULARLY TO PREVENT EXCESSIVE SOIL BEARING WEIGHT ON THE BALES.

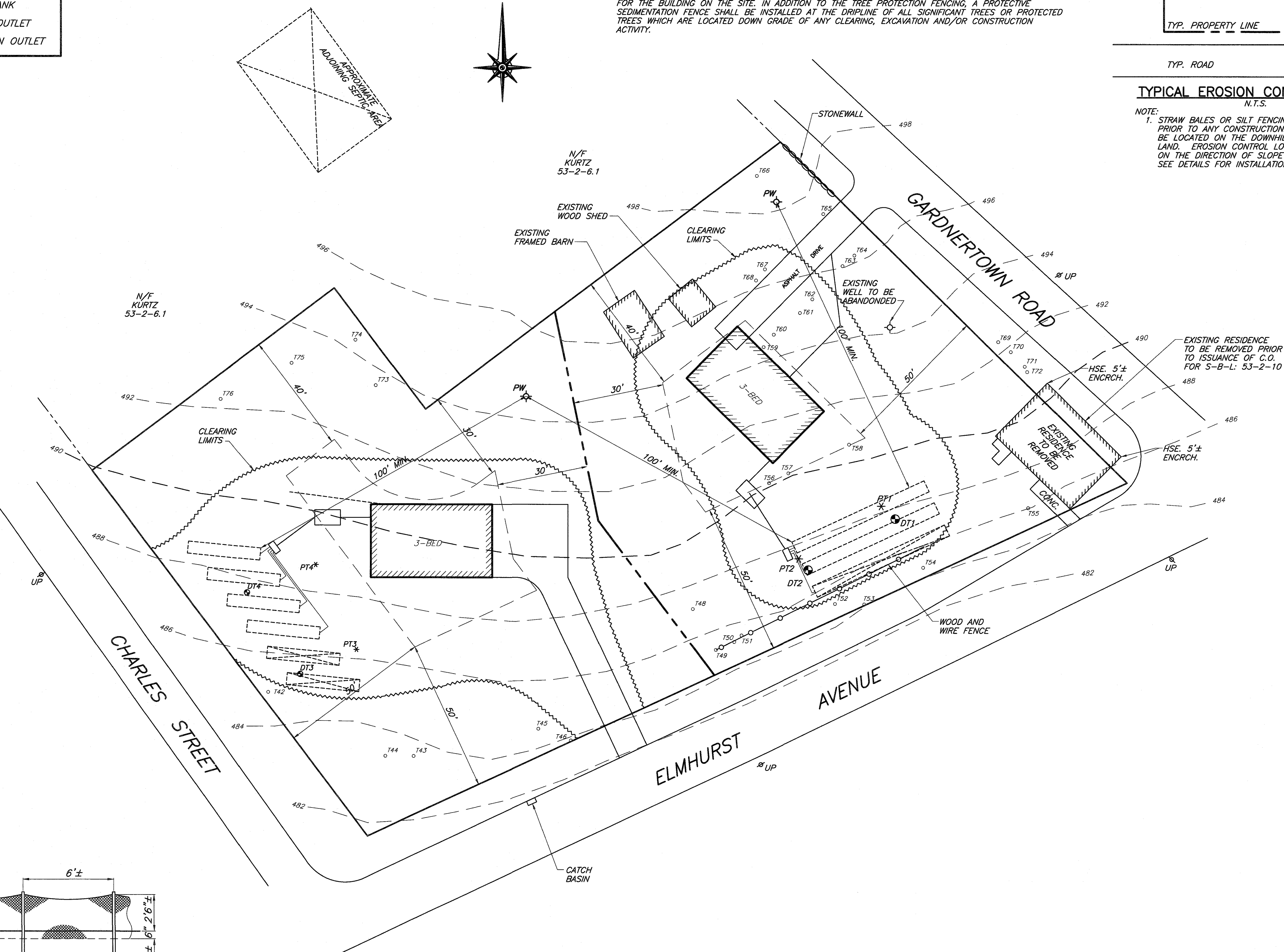
STAKED STRAW BALE PLAN
N.T.S.



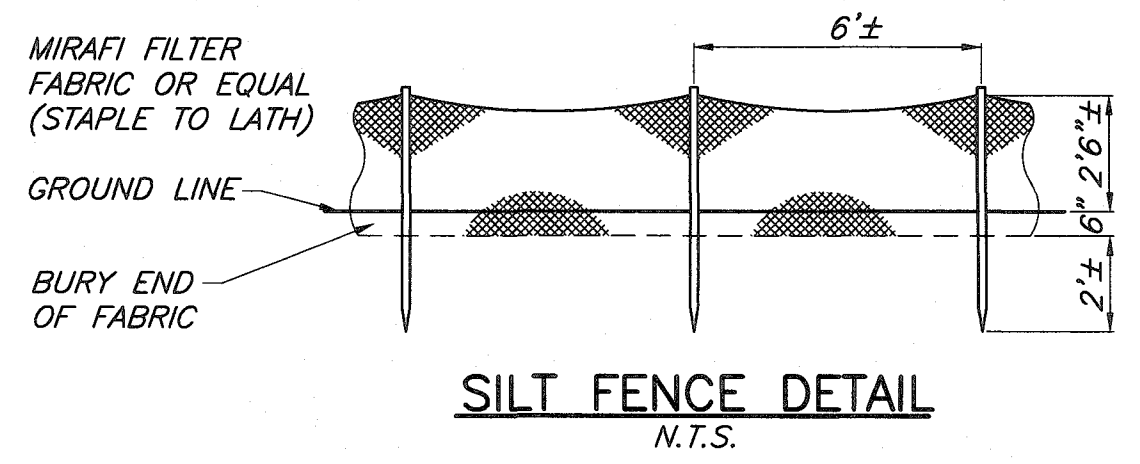
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INITIALIZE EROSION CONTROL MEASURES. STRAW BALES ARE TO BE USED FOR SILTATION CONTROL AROUND ALL AREAS THAT WILL BE DISRUPTED DURING CONSTRUCTION. STRAW BALES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS RE-ESTABLISHED.

LEGEND

- PROPOSED CONTOURS
- CONTOURS
- PROPOSED DRAINAGE SWALE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- FEDERAL WETLANDS
- PROPOSED WELL
- EXISTING WELL
- PROPOSED HOUSE
- PROPOSED CLEANOUT
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PROP. ROOF DRAIN OUTLET
- PROP. FOOTING DRAIN OUTLET



SITE PLAN
1"=20'



SILT FENCE DETAIL
N.T.S.

SYSTEM INSTALLATION GUIDELINES

- IMPORTANT GENERAL GUIDELINES**
- REFERENCE APPENDIX 75-A AND LOCAL HEALTH DEPARTMENT REGULATIONS FOR DESIGN AND CONSTRUCTION REQUIREMENTS.
 - PLACE THE 7-INCH TALL GEOTEXTILE SAND FILTER MODULES ON TOP OF A 6 INCHES MINIMUM LEVEL SURFACE OF ASTM C33 SPECIFIED SAND WITH LESS THAN 10% PASSING A #100 SIEVE AND LESS THAN 5% PASSING A #200 SIEVE. YOU MUST USE THE SPECIFIED SAND AS LISTED ON PAGE 4 OF THIS MANUAL TO ENSURE PROPER SYSTEM OPERATION.
 - SPECIFIED SAND PLACED ALONG BOTH SIDES AND ACROSS THE TOP OF THE GSF MODULE ENSURES AERATION OF THE MODULES. ADDITIONAL SAND PLACED ABOVE THE MODULE IS RECOMMENDED TO MAINTAIN OXYGEN TRANSFER TO THE SYSTEM.
 - USE THE PROVIDED WIRE CLAMPS TO SECURE THE APPROVED PERFORATED 4-INCH DIAMETER DISTRIBUTION PIPE SDR 35 OR EQUIVALENT TO THE TOP OF EACH GSF MODULES.
 - COVER THE TOPS AND SIDES OF THE MODULES ALONG THE ENTIRE LENGTH OF EACH ROW WITH ELJEN GEOTEXTILE COVER FABRIC PRIOR TO BACKFILLING WITH SPECIFIED SAND.
 - WHERE THE PERCOLATION RATE EXCEEDS 30 MINUTES-PER-INCH OR THE SOIL TEXTURE IS FINER, THE SYSTEM SHOULD BE BUILT FROM ONE END TO THE OTHER TO AVOID ANY COMPACTION OF THE SOIL BY THE EXCAVATOR.
 - WHEN BACKFILLING THE INSTALLATION WITH NATIVE SOIL, STONES 2 INCHES OR LARGER MUST BE REMOVED.
 - FINISH BY GRADING THE AREA TO DIVERT STORM WATER RUNOFF AWAY FROM THE SYSTEM.
 - DO NOT DRIVE BACKHOE WHEELS OVER GSF MODULES WITH LESS THAN 12 INCHES OF COVER OVER THE DISTRIBUTION PIPE. DRIVING OR PAVING OVER THE GEOTEXTILE SAND FILTER AREA IS PROHIBITED. FOR SHALLOW INSTALLATIONS, LIGHT-WEIGHT TRACK-MOUNTED MACHINES ARE BEST FOR SETTING THE FINAL GRADE. IT IS ALSO PERMISSIBLE TO BACK-BLADE THE SOIL TO SET FINAL MINIMUM COVER. PERIMETER LANDSCAPE TIMBERS ARE ALSO RECOMMENDED TO LOCATE THE SHALLOW BEDS, THEREBY KEEPING VEHICLES OFF THE SYSTEM.
 - SEEDING AND STABILIZING THE SOIL COVER IS REQUIRED TO PROTECT THE SYSTEM FROM SOIL EROSION.
 - WHERE THE ELEVATION OF THE SURFACE EXCEEDS THE NATURAL GRADE, A BLOCK OR LANDSCAPE TIMBER FRAME OR SLOPING SOIL TOE AT A 3:1 GRADE CAN BE USED TO HELP ELIMINATE SOIL EROSION AND SUPPORT MAINTENANCE OF THE STABILIZING GRASS COVER ADJACENT TO THE GSF SYSTEM.
 - FOR PUMPED SYSTEMS, PROVIDE A WELL ANCHORED DISTRIBUTION BOX WITH A VELOCITY REDUCTION TEE OR BAFFLE.
 - VENTING OF SYSTEMS IS REQUIRED WHEN THERE IS MORE THAN 18 INCHES OF COVER MATERIAL AS MEASURED FROM THE TOP OF THE MODULE TO FINISHED GRADE. LOCATE VENT AT THE DISTAL (FAR) END OF THE TRENCH OR BED.

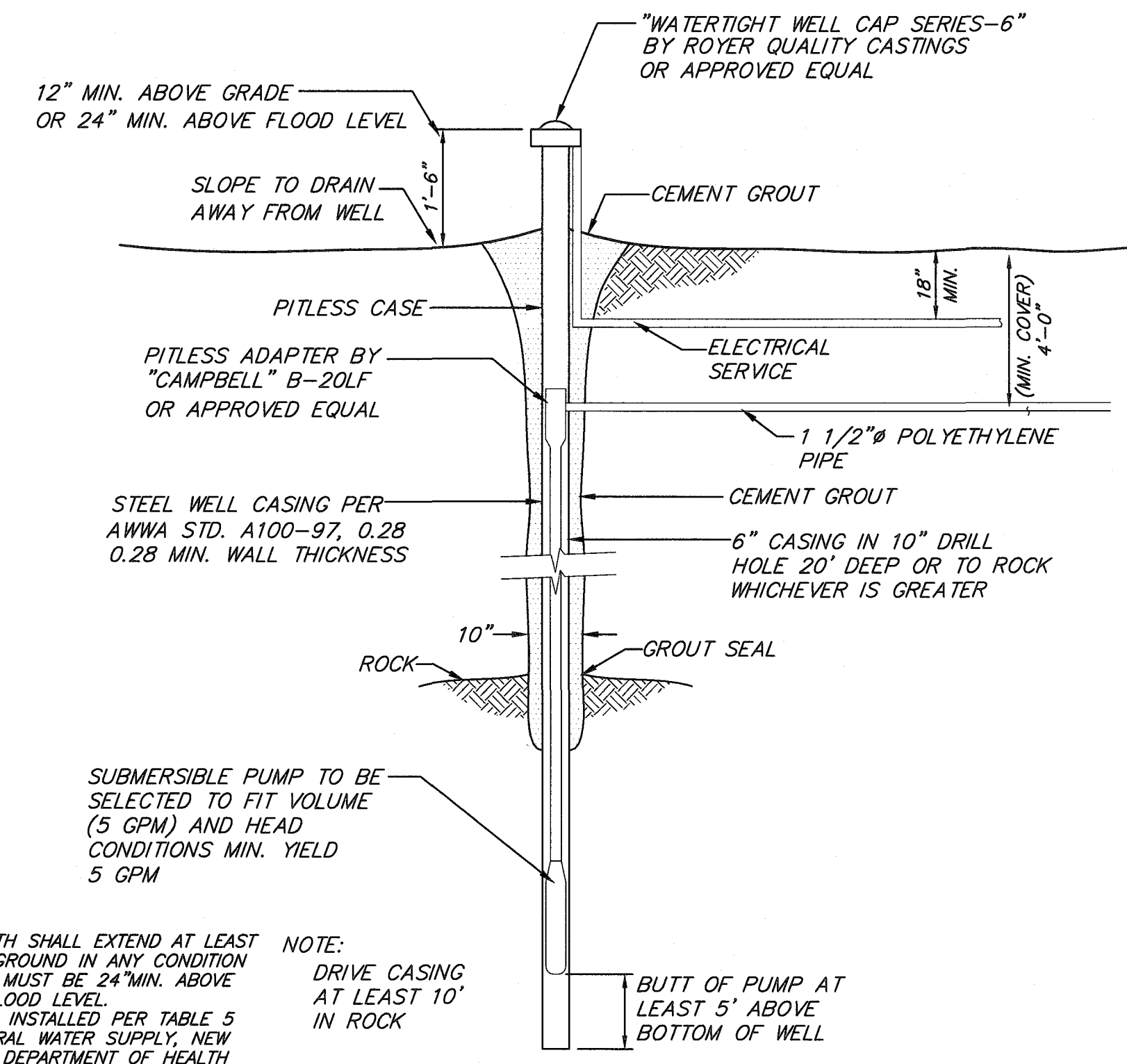
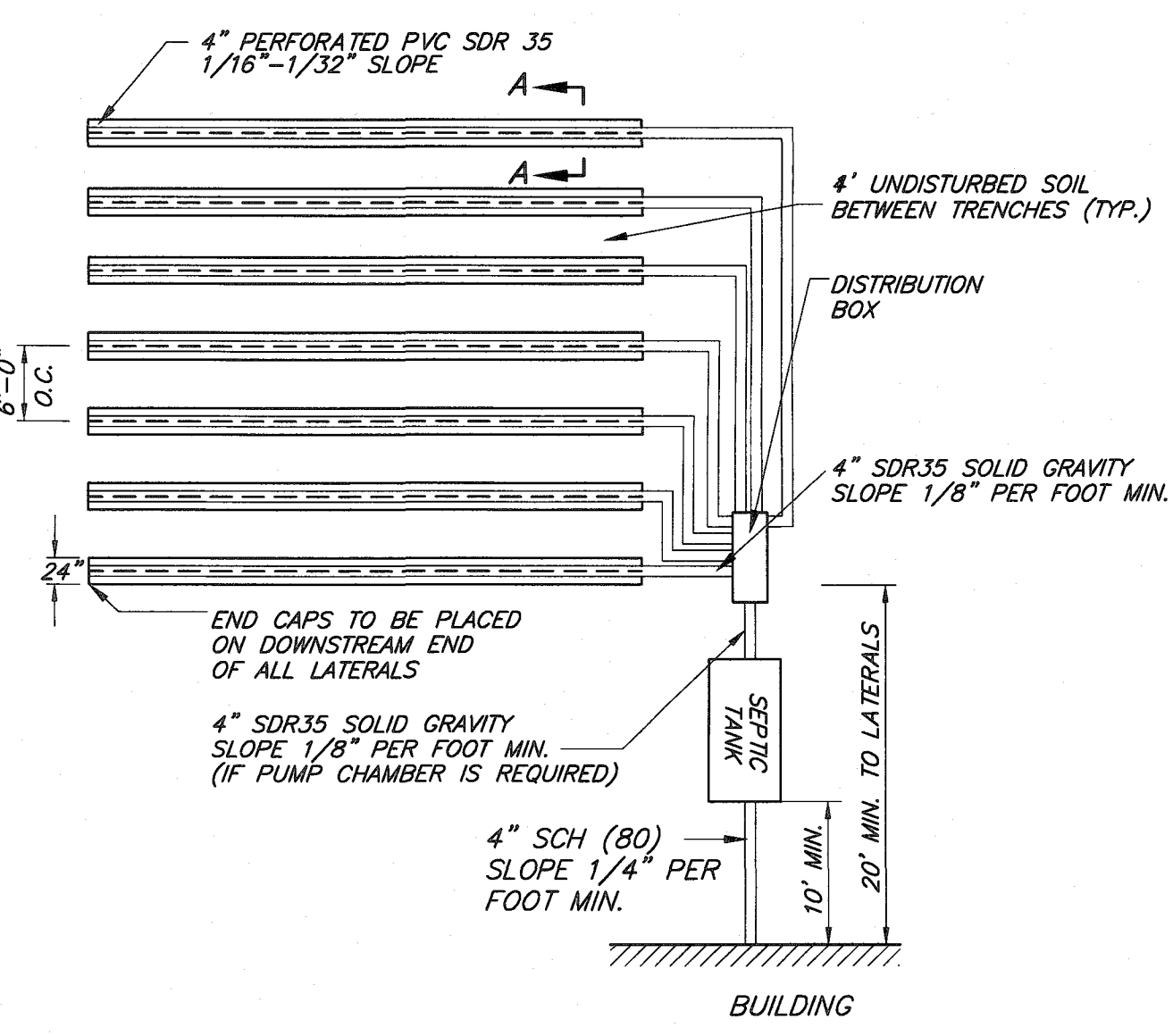
1. REVISED 12/03/2024, REVISED PER PB COMMENTS

ENGINEER WILLIAM J. MORREAU, P.E. 	LANDS OF PRESTIGE HOMES, LLC. LOT LINE CHANGE LAYOUT PLAN SBL: 53-2-10 & 11 TOWN OF NEWBURGH, ORANGE CNTY.		
	DATE 07/06/24	SCALE 1" = 20'	JOB NUMBER 23-012-LLE

SEPTIC SYSTEM DESIGN DATA:

	S-B-L: 53-2-10	S-B-L: 53-2-11
PERCOLATION DATA *	PT1 24" DEEP 02/12/24 STABILIZED RATE- 13 MIN/INCH PT2 24" DEEP 02/12/24 STABILIZED RATE- 23 MIN/INCH	PT3 24" DEEP 02/12/24 STABILIZED RATE- 27 MIN/INCH PT4 24" DEEP 02/12/24 STABILIZED RATE- 3 MIN/INCH
DEEP PIT DATA	DT1 56" DEEP 02/23/23 0'-4" TOPSOIL 4"-20" SANDY LOAM 20"-56" GRAVELLY LOAM NO ROCK, MOTTLING OR WATER	DT3 67" DEEP 02/23/23 0'-5" TOPSOIL 5"-16" SANDY LOAM 16"-42" GRAVELLY LOAM 42"-67" R.O.B. NO ROCK, MOTTLING OR WATER
DESIGN DATA	1) NO OF BEDROOMS - 3(MAX) 2) DAILY FLOW - 330 G.P.D. 3) SEPTIC TANK CAPACITY - 1,250 GAL. 4) STABILIZED PERCOLATION RATE- 23 MIN/INCH 5) ABSORPTION FIELD LENGTH- PROPRIETARY ELJEN SYSTEM REQ'D (3BDRM) - 92 L.F. PROV'D - 4 @ 24" = 96 L.F. 6) FILL REQUIRED - NONE	1) NO OF BEDROOMS - 3(MAX) 2) DAILY FLOW - 330 G.P.D. 3) SEPTIC TANK CAPACITY - 1,250 GAL. 4) STABILIZED PERCOLATION RATE- 27 MIN/INCH 5) ABSORPTION FIELD LENGTH- PROPRIETARY ELJEN SYSTEM REQ'D (3BDRM) - 92 L.F. PROV'D - 4 @ 24" = 96 L.F. 6) FILL REQUIRED - NONE

*LOW FLOW FIXTURES TO BE USED PER O.C.H.D. REGULATIONS.

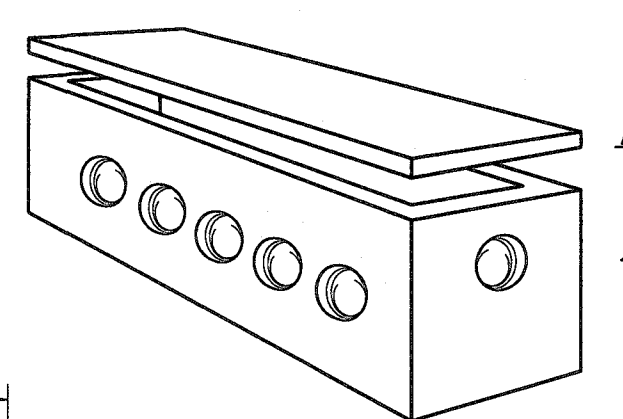


WELL NOTES:

- CASING DEPTH SHALL EXTEND AT LEAST 50' BELOW GROUND IN ANY CONDITION AND CASING MUST BE 24" MIN. ABOVE 100 YEAR FLOOD LEVEL.
- WELL TO BE INSTALLED PER TABLE 5 OF THE "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH LATEST EDITION"
- WELLS MUST PRODUCE AN AVERAGE YIELD OF 5 GPM MIN. TO BE SUITABLE FOR RESIDENTIAL DEVELOPMENT.

NOTE: DRIVE CASING AT LEAST 10' IN ROCK

NOTES:
1. OUTLETS ARE TO BE SET AT THE SAME ELEVATION AND FLOW EQUALIZERS ARE REQUIRED
2. OUTLETS MUST BE USED IN A MANNER THAT WILL ALLOW ACCESS TO THE EXPANSION AREA WITHOUT DISTURBING EXISTING PIPING



WOODARDS 12-HOLE DISTRIBUTION BOX
N.T.S.

SPECIFICATIONS

CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS
REINFORCEMENT- 6"x6" TOGA WWF, #4 REBAR
AIR ENTRAPMENT- 5%
CONSTRUCTION JOINT- BUTYL RUBBER - BASE CEMENT
PIPE CONNECTION- POLYLOC SEAL (PATENTED)
LOAD RATING- 300PSF WEIGHT = 32LSBS

ASTM C33 SAND SPECIFICATION

SIEVE SIZE	SIEVE SQ. OPNG. SIZE	SPEC. % PASSING (WET SIEVE)
0.375"	9.5 mm	100.0-100.0
#4	4.75 mm	95.0-100.0
#16	2.36 mm	80.0-100.0
#30	1.18 mm	50.0-85.0
#50	300 um	5.0-30.0
#100	150 um	< 10.0
#200	75 um	< 5.0

REQUIRED NOTES ON DESIGN PLANS

- THIS DESIGN AND CONSTRUCTION REQUIREMENT COMPLIES WITH APPENDIX 75-A AND LOCAL HEALTH DEPARTMENT REGULATIONS.
- THIS DESIGN COMPLIES WITH AND MUST BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT ELJEN NEW YORK DESIGN AND INSTALLATION MANUAL.
- THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE DISPOSAL.
- THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENER.
- ORGANIC MATERIAL THAT CAN RESTRICT FLOW MUST BE REMOVED FOR RAISED BEDS. THE SOIL MUST BE SCARIFIED TO PROVIDE FOR THE SAND. A FLOWED INTERFACE ON CONTOUR IS RECOMMENDED TO PREPARE THE SOIL FOR FILL PLACEMENT.
- SCARIFY ANY SMEARED SUBSOIL PRIOR TO FILL PLACEMENT.
- FILL MATERIAL SHALL MEET OR EXCEED STATE OF NEW YORK CODE REQUIREMENTS. ALL FILL MATERIAL SHALL BE CLEAN BANK RUN SAND, FREE OF TOPSOIL, HUMUS, AND PREGROUND? DIRECTLY BENEATH THE GSF SYSTEM.
- ASTM C33 SPECIFIED SAND WITH LESS THAN 10% PASSING A #100 SIEVE AND LESS THAN 5% PASSING A #200 SIEVE SHALL BE PLACED BELOW AND AROUND THE GSF MODULES, WITH 6 INCHES MINIMUM UNDERNEATH AND 8 INCHES MINIMUM SURROUNDING THE GSF MODULES IN TRENCH CONFIGURATIONS. IN BED SYSTEMS MINIMUM UNDERNEATH THE MODULES WITH 12 INCHES MINIMUM BETWEEN MODULE ROWS AND 12 INCHES MINIMUM AROUND THE PERIMETER OF THE MODULES.
- ELJEN PROVIDED GEOTEXTILE COVER FABRIC SHALL PROVIDE PROPER TENSION AND ORIENTATION OF THE FABRIC AROUND THE SIDES OF THE PERFORATED PIPE ON TOP OF THE GSF MODULES. FABRIC SHOULD BE NEITHER TOO LOOSE, NOR TOO TIGHT. THE CORRECT TENSION OF THE COVER FABRIC IS SET BY: * SPREADING THE COVER FABRIC OVER THE TOP OF THE MODULE AND DOWN BOTH SIDES OF THE MODULE WITH THE COVER FABRIC TIGHTENED OVER THE TOP OF THE PERFORATED DISTRIBUTION PIPE. * PLACE SHOVEL FULLS OF SPECIFIED SAND DIRECTLY OVER THE PIPE AREA ALLOWING THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDES OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.
- BACKFILL MATERIAL SHALL BE CLEAN WITH NO ROOTS OR STONES LARGER THAN 2 INCHES IN ANY DIMENSION TO A MINIMUM DEPTH OF 8 INCHES OVER THE GSF MODULES AND FINAL COVER FOR VEGETATION OF 4 INCHES OF CLEAN LOAM OR SAND. IN TRENCHES 18 INCHES OR DEEPER THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDES OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.
- ANY SYSTEM WHICH IS MORE THAN 18 INCHES BELOW FINISH GRADE AS MEASURED FROM THE TOP OF THE MODULE SHALL BE VENTED.

SEPTIC SYSTEM GENERAL NOTES:

- ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY WELL.
- SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
- CEILING DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF ABSORPTION FIELD.
- NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
- NO TRENCHES TO BE INSTALLED IN WET SOIL.
- RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
- GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION BOX.
- DISTRIBUTION LINE ARE TO BE CAPPED.
- THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER.
- ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS SEED & MULCH.
- NO SEWAGE SYSTEM SHALL BE PLACED WITH IN 35' OF ANY WATER COURSE DRAINAGE DITCH.
- ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE SYSTEM.
- BENDS SHALL BE USED WHEN ENTRANCE OR EXIT FROM SEPTIC TANK IS NOT APPROXIMATELY STRAIGHT. IF BENDS ARE USED AT POINTS OTHER THAN ENTRANCE OR EXIT POINTS, THEN A CLEANOUT IS REQUIRED.
- THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING CONSTRUCTION AS TO AVOID ANY UNLIEU COMPACTATION THAT COULD RESULT IN A CHANCE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
- THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THESE.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
- THE DESIGN ENGINEER WILL BE REQUIRED TO CERTIFY THE COMPLETED DISPOSAL FACILITY WITH AN AS-BUILT DRAWING SUBMITTED TO THE TOWN PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED.
- THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF ABSORPTION FIELDS.
- SEPTIC TANKS SHALL BE INSPECTED PERIODICALLY PUMPED EVERY 2-3 YEARS
- DISTRIBUTION BOXES/DROP BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.
- A NYS LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES AT THE TIME OF CONSTRUCTION. THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED AND TESTED FOR WATER TIGHTNESS.

STANDARD NOTES:

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

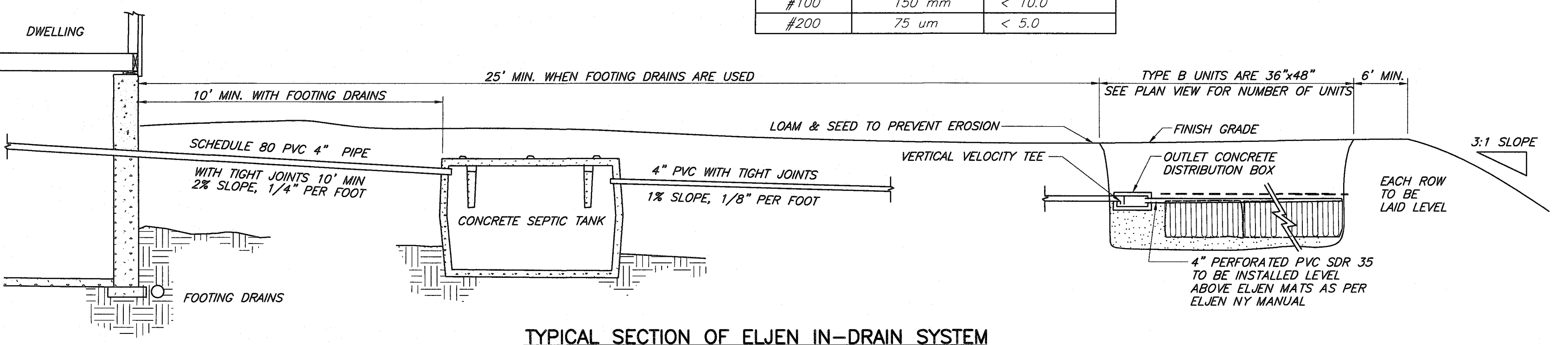
"RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH,"
"PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."
"DESIGN STANDARDS FOR WASTE TREATMENT WATER WORKS- 1988"
"NEW YORK STATE DEPARTMENT OF HEALTH AND ORANGE COUNTY DEPARTMENT OF HEALTH POLICIES, PROCEDURES AND STANDARDS."

"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES.

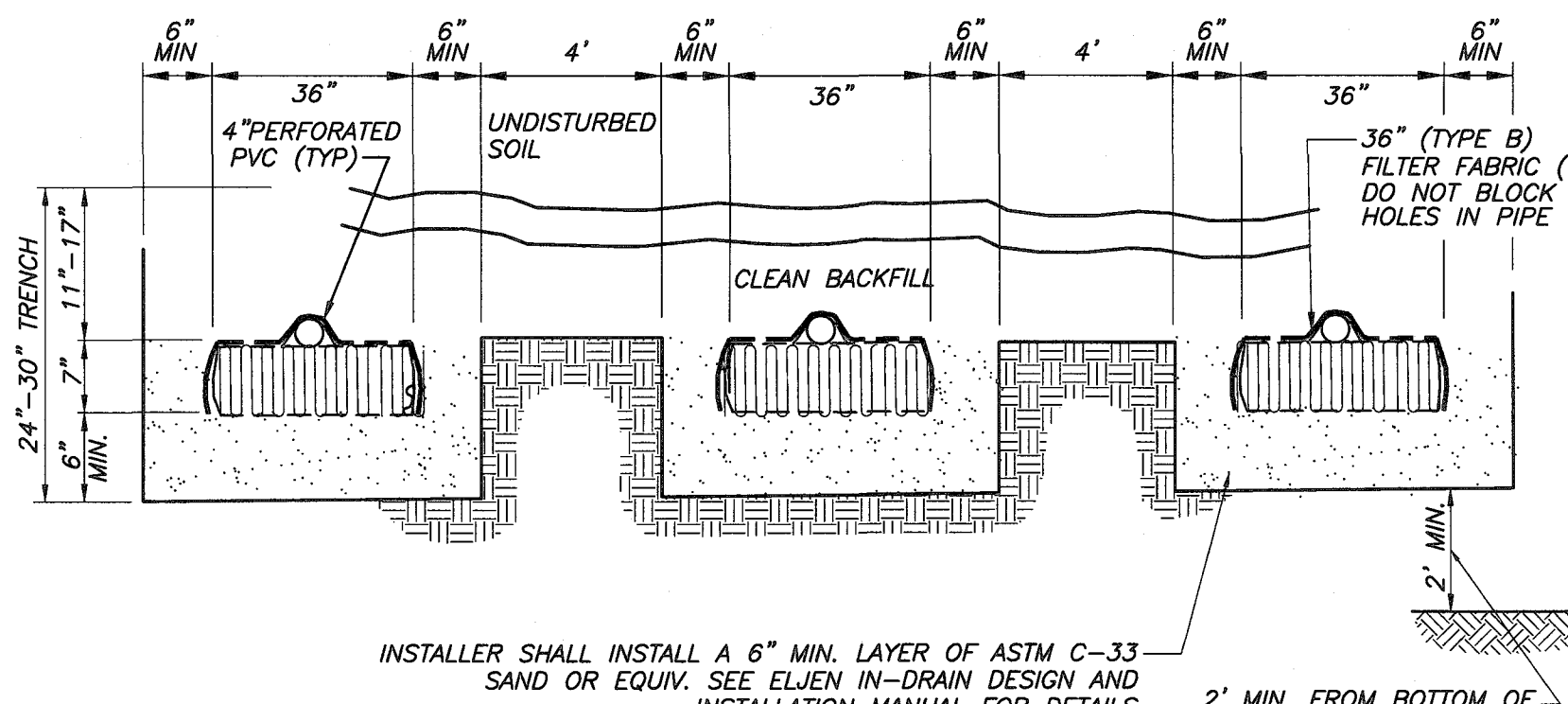
ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. THIS PLAN ALSO REQUIRES AS A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT. TRENCH BOTTOMS TO BE SET PARALLEL TO EXISTING CONTOURS.

NOTES:

- INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.
- SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.
- DISTRIBUTION BOXES / DROP BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.



- NOTES:**
- INLET AND OUTLET JOINTS TO SEPTIC TANK ARE TO BE SEALED WITH A NON-SHRINK MORTAR.
 - DESIGNER SHALL BE NOTIFIED OF ANY CONDITIONS CONTRARY TO THOSE DEPICTED ON THIS PLAN.



INSTALLER SHALL INSTALL A 6" MIN. LAYER OF ASTM C-33 SAND OR EQUIV. SEE ELJEN IN-DRAIN DESIGN AND INSTALLATION MANUAL FOR DETAILS

2" MIN. FROM BOTTOM OF TRENCH TO BEDROCK, GROUND WATER OR IMPERVIOUS LAYER

ENGINEER
WILLIAM J. MORRAU, P.E.

LANDS OF PRESTIGE HOMES, LLC.
LOT LINE CHANGE
MISC DETAILS
SBL: 53-2-10 & 11
TOWN OF NEWBURGH, ORANGE CNTY.

1. REVISED 12/03/2024, REVISED PER PB COMMENTS

DATE 07/06/24 SCALE N.T.S. JOB NUMBER 23-012-LLE SHEET NUMBER 3 OF 3