



**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:** 10 OCTOBER 2024  
**MEETING DATE:** 17 OCTOBER 2024  
**PROJECT REPRESENTATIVE:** ZEN CONSULTANTS, INC.

1. The project proposes a lot line change between two adjoining parcels. One of the parcels contains an existing family residence identified as “to be removed”.
2. Zoning Board of Appeals approval for the lot line change is required as the resulting lots will not meet the minimum R-1 lot area of 40,000 square feet. Tax Lot 10 proposes 18,167 square feet, Tax Lot 11 proposes 20,045 square feet.
3. Tax Lot 11 does not meet minimum lot width of 150 feet, 126 feet is proposed. It is requested that the minimum lot width be depicted on the plan sheet for use by the ZBA.
4. The Planning Board Attorney’s comments regarding the existing residence to be removed should be received regarding assurances that the residence will be removed as part of the proposed lot line change project.
5. Driveway locations must be approved by the Highway Superintendent.
6. Compliance with the Town’s Tree Preservation Ordinance must be documented.
7. Septic system design Data Chart should identify the absorption fields as proprietary Elgin systems.
8. Shallow absorption trench system notes are identified on the plans. Details do not identify shallow absorption trench systems proposed. Soil testing identifies soil acceptable for conventional installations. If shallow absorption trench systems are proposed appropriate details should be added to the plans and a Grading Plan for the shallow absorption trench should be provided.
9. The EAF submitted identifies potential habitat for Indiana Bat species. Tree clearing notes should be added to the plans.

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

Respectfully submitted,

**MHE Engineering, D.P.C.**



Patrick J. Hines  
Principal

PJH/kbw



Michael W. Weeks, P.E.  
Principal

**TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550**

**DATE RECEIVED: \_\_\_\_\_ TOWN FILE NO: \_\_\_\_\_**  
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):  
PRESTIGE HOMES ~~REDEVELOPMENT~~/LOT LINE CHANGE
  
2. Owner of Lands to be reviewed:  
Name LL'S PRESTIGE HOMES, LLC  
Address P.O. BOX 2535  
NEWBURGH, N.Y. 12550  
Phone 914-438-9899
  
3. Applicant Information (If different than owner):  
Name SAME  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Representative \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_
  
4. Subdivision/Site Plan prepared by:  
Name ZEN CONSULTANTS, INC  
Address 1662 ROUTE 300  
SUITE 138  
NEWBURGH, N.Y. 12550  
Phone/Fax 845-629-1567
  
5. Location of lands to be reviewed:  
CORNER OF CHARLES STREET + ELMHURST AVENUE
  
6. Zone R-1 Fire District ORANGE LAKE  
Acreage 0.88 School District NEWBURGH
  
7. Tax Map: Section 53 Block 2 Lot 10 + 11

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots 2  
Lot line change X  
Site plan review \_\_\_\_\_  
Clearing and grading \_\_\_\_\_  
Other \_\_\_\_\_

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) NONE

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature [Signature] Title owner

Date: 5/23/23

**NOTE:** If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

**TOWN OF NEWBURGH PLANNING BOARD**

PRESTIGE HOMES LOT LINE CHANGE  
**PROJECT NAME**

**CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN**

**I. The following items shall be submitted with a COMPLETED Planning Board Application Form.**

1.  Environmental Assessment Form As Required
2.  Proxy Statement
3.  Application Fees
4.  Completed Checklist (Automatic rejection of application without checklist)

**II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.**

1.  Name and address of applicant
2.  Name and address of owner (if different from applicant)
3.  Subdivision or Site Plan and Location
4.  Tax Map Data (Section-Block-Lot)
5.  Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6.  Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7.  Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8.  Date of plan preparation and/or plan revisions
9.  Scale the plan is drawn to (Max 1" = 100')
10.  North Arrow pointing generally up

11. X Surveyor,s Certification
12. X Surveyor's seal and signature
13. X Name of adjoining owners
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. X Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. X Show existing or proposed easements (note restrictions)
20. N/A Right-of-way width and Rights of Access and Utility Placement
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. N/A Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. X Show topographical data with 2 or 5 ft. contours on initial submission

30.  Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31.  If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32.  Number of acres to be cleared or timber harvested
33.  Estimated or known cubic yards of material to be excavated and removed from the site
34.  Estimated or known cubic yards of fill required
35.  The amount of grading expected or known to be required to bring the site to readiness
36.  Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- 
- 
37.  Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- 
- 
38.  List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: WILLIAM J. MOREAU, P.E.  
 Licensed Professional

Date: 10/2/24

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

## **STATEMENT TO APPLICANTS**

### **RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW**

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.



**TOWN OF NEWBURGH**  
**APPLICATION FOR CLEARING AND GRADING**

Name of applicant: LL'S PRETTIGE HOMES, LLC

Name of owner on premises: SAME

Address of owner: P.O. BOX 2535, NEWBURGH, N.Y. 12550

Telephone number of owner: 914-438-9899

Telephone number of applicant: SAME

State whether applicant is owner, lessee, agent, architect, engineer or contractor:

OWNER

Location of land on which proposed work will be done: CORNER OF

CHARLES STREET + ELMHURST AVENUE

Section: 53 Block: 2 Lot: 10+11 Sub. Div.: N/A

Zoning District of Property: \_\_\_\_\_ Size of Lot: 0.88 ACRES

Area of lot to be cleared or graded: 0.5 ACRES

Proposed completion of date: TBD

Name of contractor/agent, if different than owner: OWNER

Address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Date of Planning Board Approval: \_\_\_\_\_ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner:  Date: 5/23/23

Signature of applicant (if different than owner): \_\_\_\_\_

**TOWN ACTION:**

Examined: \_\_\_\_\_ 20 \_\_\_\_\_

Approved: \_\_\_\_\_ 20 \_\_\_\_\_

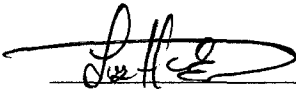
Disapproved: \_\_\_\_\_ 20 \_\_\_\_\_

**FEE ACKNOWLEDGEMENT**

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Luis Lema.

**APPLICANT'S NAME (printed)**



**APPLICANTS SIGNATURE**

5/23/23

**DATE**

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

**PROXY**

(OWNER) LL'S PRESTIGE HOMES, LLC, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 3 Noah Pl Newburgh NY 12550  
IN THE COUNTY OF ORANGE  
AND STATE OF NEW YORK  
AND THAT HE/SHE IS THE OWNER IN FEE OF SBL: 53-2-(10+11)

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
PLANNING BOARD AND KEN LITTLE IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 10/2/24

[Signature]  
OWNERS SIGNATURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Luis lema  
OWNERS NAME (printed)

[Signature]  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

KEN LITTLE  
WITNESS' NAME (printed)

**PLANNING BOARD DISCLAIMER STATEMENT**  
**TO APPLICANTS**

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

5/23/23  
DATED

Luis Lema  
APPLICANT'S NAME (printed)

  
APPLICANT'S SIGNATURE

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

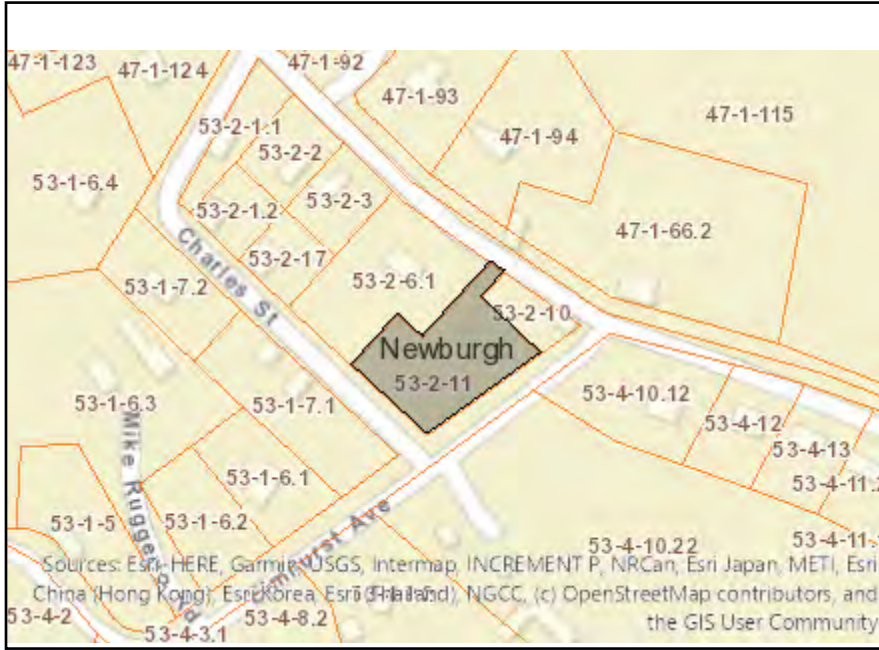
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Prestige Homes Lot Line Change			
Project Location (describe, and attach a location map): corner of Charles Street & Elmhurst Avenue			
Brief Description of Proposed Action: Lot line change between (2) parcels to create (2) residential building lots.			
Name of Applicant or Sponsor: LL's Prestige Homes, LLC		Telephone: 914-438-9899	
Address: P.O. Box 2535		E-Mail:	
City/PO: Newburgh		State: New York	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: ZBA Variances		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.88 acres			
b. Total acreage to be physically disturbed? _____ 0.50 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.88 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Individual private wells _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Individual private septic system _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Ken Lytle</u> Date: <u>10/02/2024</u>		
Signature: _____ Title: _____		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



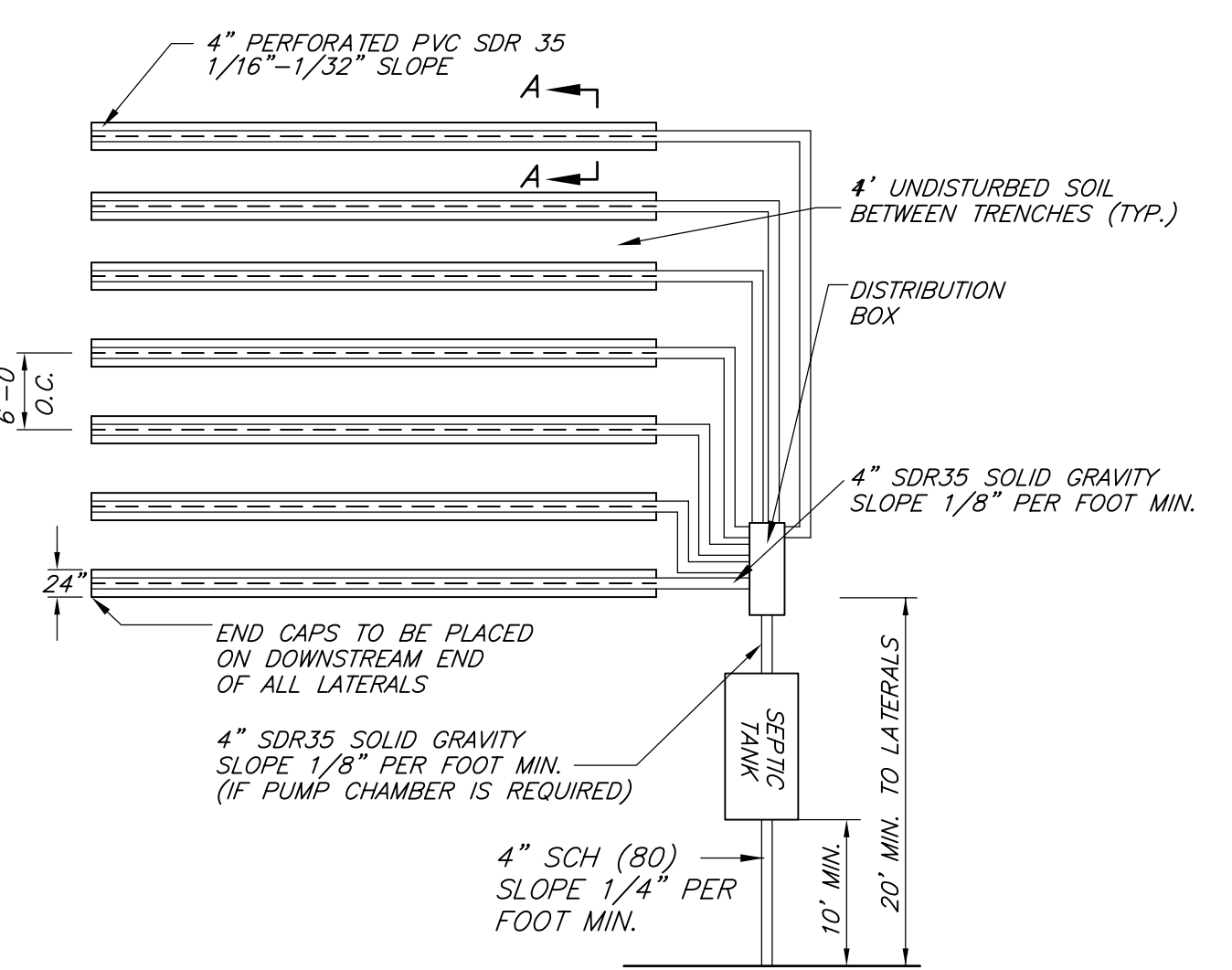
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



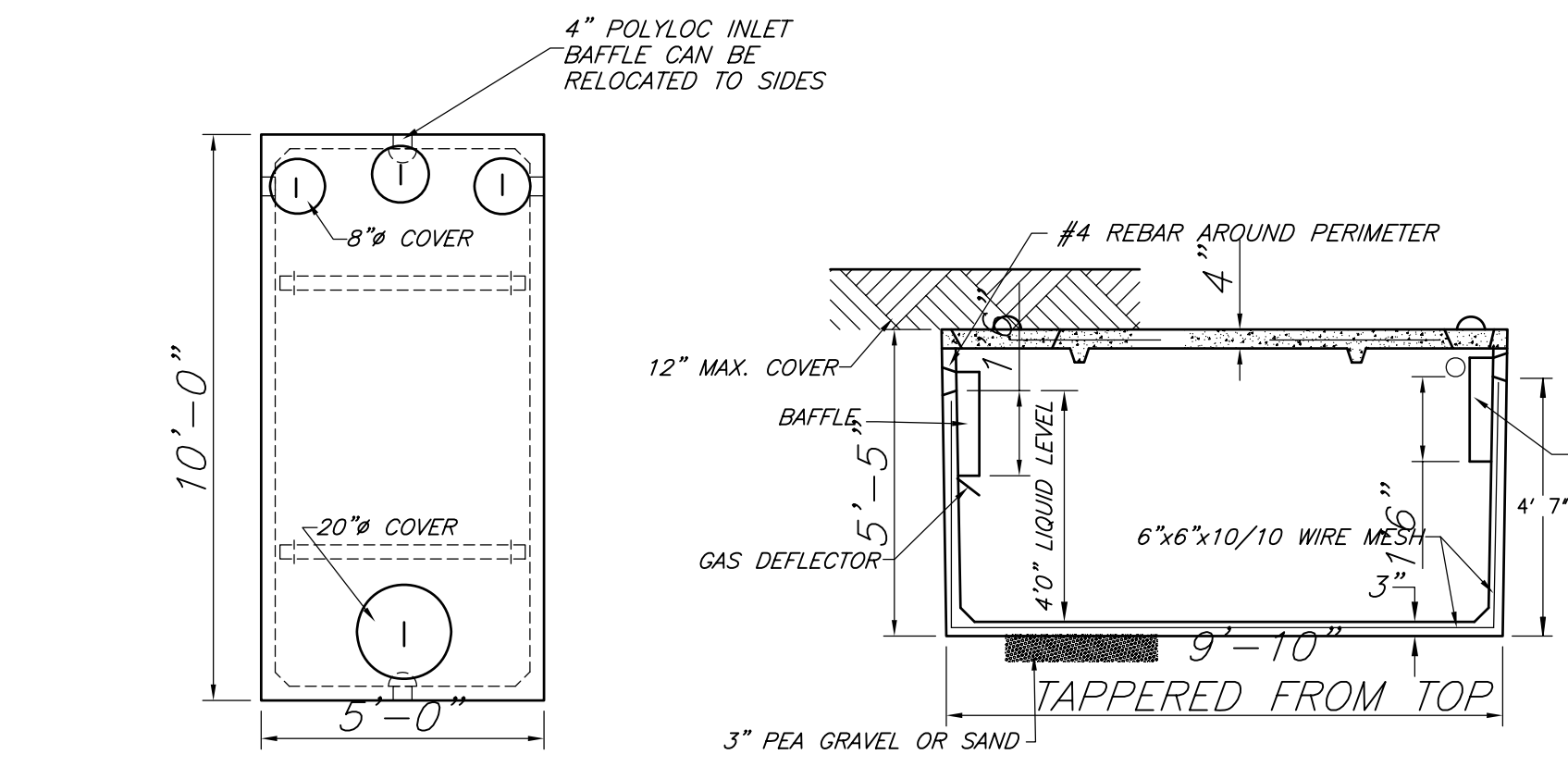
**SEPTIC SYSTEM DESIGN DATA:**

	S-B-L: 53-2-10	S-B-L: 53-2-11
<b>PERCOLATION DATA *</b>	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
<b>DEEP PIT DATA</b>	DT1 56" DEEP 02/23/23 0'-4" TOPSOIL 4'-20" SANDY LOAM 20"-56" GRAVELLY LOAM NO ROCK, MOTTLING OR WATER DT2 52" DEEP 02/23/23 0'-8" TOPSOIL 8'-24" SANDY LOAM 24"-52" 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 DT4 80" DEEP 02/23/23 0'-6" TOPSOIL 6'-42" SANDY LOAM 42"-80" GRAVELLY LOAM NO ROCK OR MOTTLING WATER @ 80"
<b>DESIGN DATA</b>	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- REQ'D (3BDRM) - 92 L.F. PROVD - 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- REQ'D (3BDRM) - 92 L.F. PROVD - 4 @ 24 = 96 L.F. 6) FILL REQUIRED - NONE

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



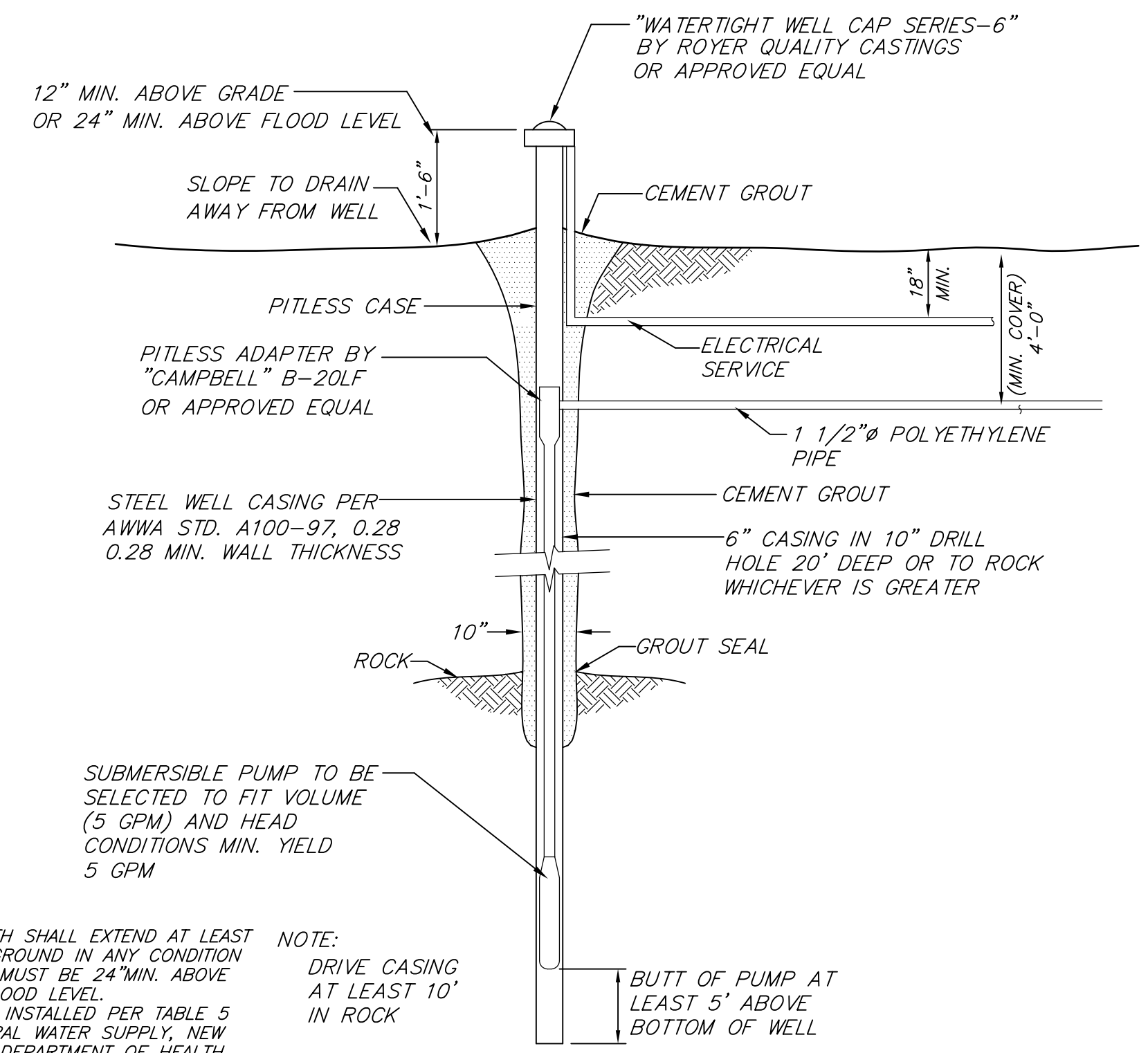
**TYPICAL PLAN VIEW**  
N.T.S.



**WOODARD'S 1250gal. SEPTIC TANK OR EQUAL**  
N.T.S.

**SPECIFICATIONS**  
CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS  
REINFORCEMENT- 6"x6" LOGS, W.W.F., #4 REBAR  
AIR ENTRAPMENT- 5%  
CONSTRUCTION JOINT- BUTYL RUBBER - BASE CEMENT  
PIPE CONNECTION- POLYLOC SEAL (PATENTED)  
LOAD RATING- 300PSF WEIGHT = 9,500LBS

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
#8	2.36 mm	80.0-100.0
#16	1.18 mm	50.0-85.0
#30	600 um	25.0-60.0
#50	300 um	5.0-30.0
#100	150 um	< 10.0
#200	75 um	< 5.0



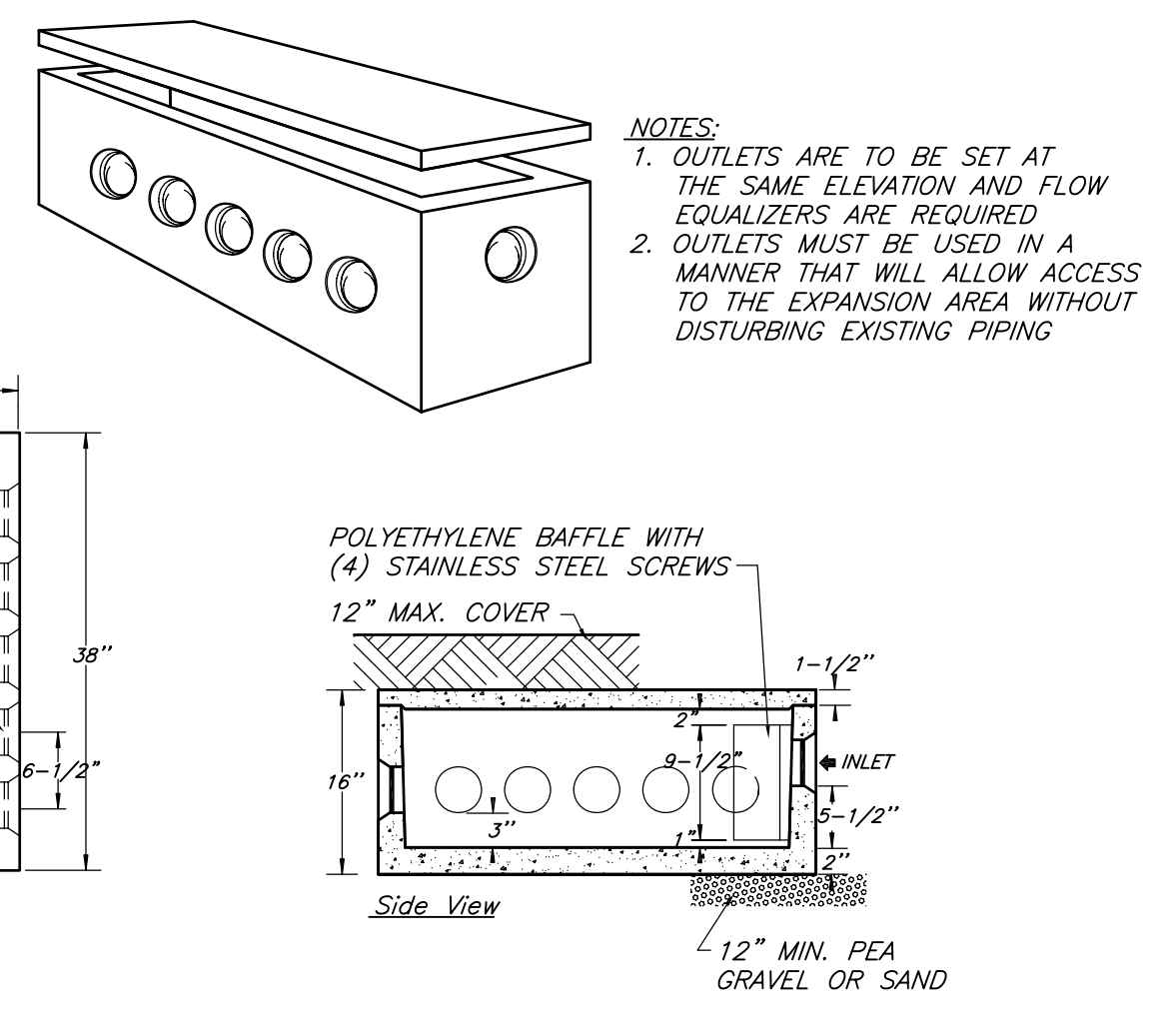
**WELL DETAIL**  
N.T.S.

**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.

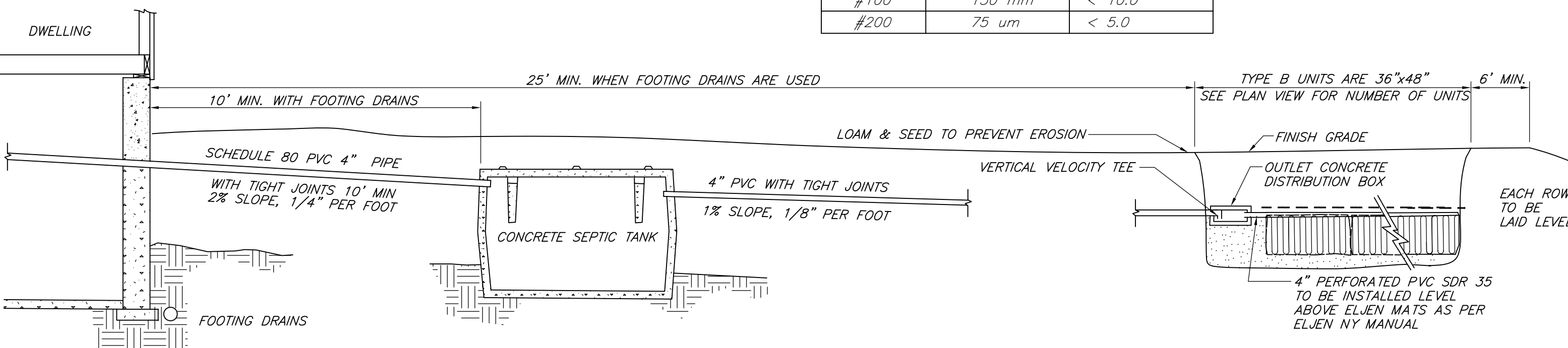
**NOTE:**

DRIVE CASING AT LEAST 10' IN ROCK



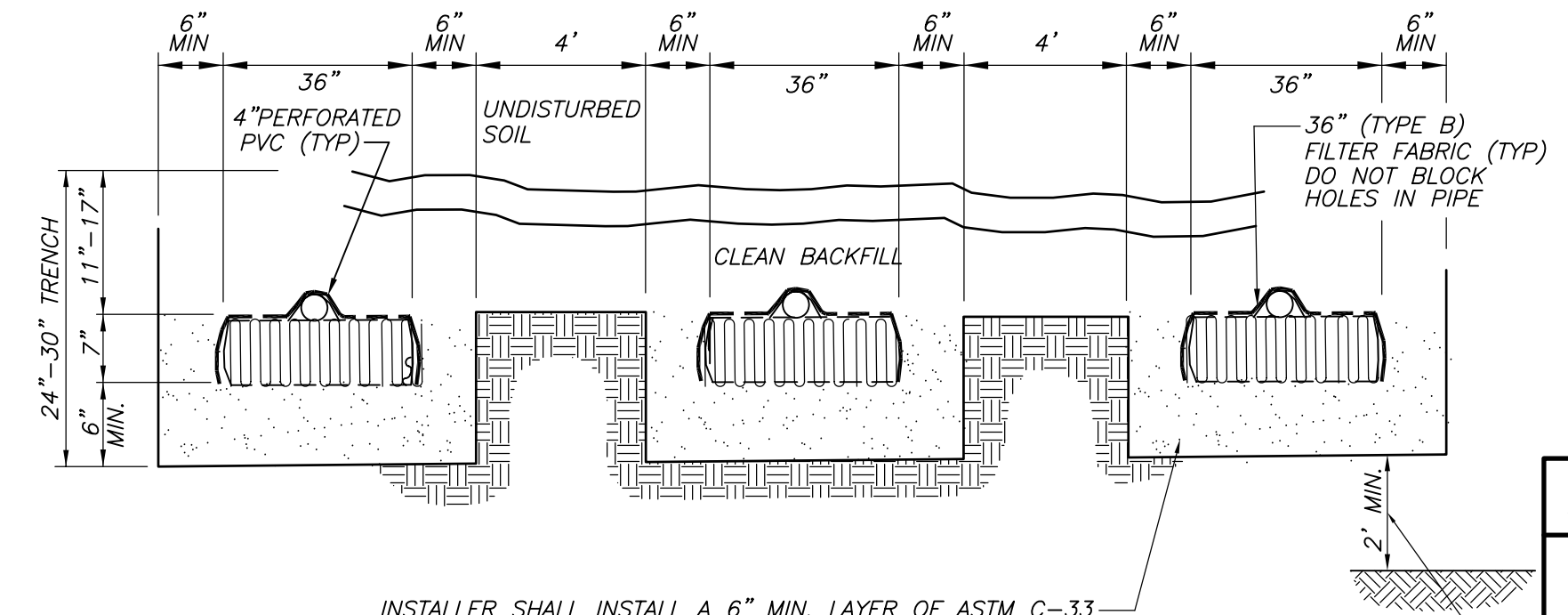
**WOODARD'S 12-HOLE DISTRIBUTION BOX**  
N.T.S.

**SPECIFICATIONS**  
CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS  
REINFORCEMENT- 6"x6" LOGS, W.W.F., #4 REBAR  
AIR ENTRAPMENT- 5%  
CONSTRUCTION JOINT- BUTYL RUBBER - BASE CEMENT  
PIPE CONNECTION- POLYLOC SEAL (PATENTED)  
LOAD RATING- 300PSF WEIGHT = 325LBS



**TYPICAL SECTION OF ELJEN IN-DRAIN SYSTEM**  
N.T.S.

- 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.



**TRENCH CROSS SECTION FOR ELJEN SYSTEM**  
N.T.S.

**REQUIRED NOTES ON DESIGN PLANS**

- THIS DESIGN AND CONSTRUCTION REQUIREMENT COMPLIES WITH APPENDIX 75-A AND LOCAL HEALTH DEPARTMENT REGULATIONS.
- THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE DISPOSAL.
- THIS SYSTEM IS NOT DESIGNED FOR USE WITH A WATER SOFTENER.
- ORGANIC MATERIAL THAT CAN RESTRICT FLOW MUST BE REMOVED FOR RAISED BEDS. THE SOIL MUST BE SCARIFIED TO PROVIDE DEEP CHANING 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 ?ORDDING? 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 PLACE BELOW AND AROUND THE GSF MODULES, WITH 6 INCHES MINIMUM UNDERNEATH AND 6 INCHES MINIMUM SURROUNDING THE GSF MODULES IN TRENCH CONFIGURATIONS. IN BED SYSTEMS, USE 6 INCHES 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 TIGHT, NOR TOO LOOSE. 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 TO 6 INCHES OF CLEAN LOAM.
- ANY SYSTEM WHICH IS MORE THAN 18 INCHES BELOW FINISH GRADE AS MEASURED FROM THE TOP OF THE MODULE SHALL BE VENTED.

**SHALLOW TRENCH SYSTEM INSTALLATION INSTRUCTIONS**

ALL SHALLOW TRENCH SYSTEMS REQUIRE FILL TO COVER AND PROTECT THE MODULES AS THE BASE OF THE TRENCH IS LESS THAN 24 INCHES DEEP. TRENCHES ARE NORMALLY EXCAVATED AFTER THE FILL HAS BEEN PLACED OVER THE ABSORPTION FIELD AREA. THE BASE OF THE TRENCHES MUST BE EXCAVATED INTO THE NATIVE SOIL.

- REFERENCE APPENDIX 75-A AND LOCAL HEALTH DEPARTMENT REGULATIONS FOR DESIGN AND CONSTRUCTION REQUIREMENTS. CAREFULLY LAYOUT THE SYSTEM COMPONENTS TO MAINTAIN THE REQUIRED SETBACKS FROM THE PROPERTY BOUNDARY, HOME, SYSTEM COMPONENTS, WATER SYSTEMS (ONSITE AND NEIGHBORING PROPERTY), AND OTHER TOPOGRAPHIC BOUNDARIES. DEFINE THE LOCATION AND ELEVATION OF THE TRENCH BASED ON LIMITING CONDITIONS SUCH AS BEDROCK OR SEASONAL HIGH WATER TABLE ELEVATION. SET THE SEPTIC TANK OUTLET ELEVATION AND PIPE GRADES REQUIRED TO MAINTAIN FLOW TO EACH COMPONENT.
- PREPARE THE SITE ACCORDING TO APPENDIX 75-A AND LOCAL REGULATIONS. DO NOT INSTALL A SYSTEM ON SATURATED GROUND OR WET SOILS THAT CAN SMEAR DURING EXCAVATION. KEEP HEAVY MACHINERY OFF CLAY SOILS USED FOR THE GSF SYSTEM AS WELL AS DOWN-SLOPE FROM THE SYSTEM WHERE SOIL STRUCTURE IS CRITICAL FOR ABSORPTION AND DRAINAGE OF THE TREATED EFFLUENT.
- PLAN ALL DRAINAGE REQUIREMENTS ABOVE (UP-SLOPE) OF THE SYSTEM. SET SOIL GRADES TO ENSURE THAT STORM WATER DRAINAGE AND GROUND WATER IS DIVERTED AWAY FROM THE ABSORPTION AREA ONCE THE SYSTEM IS COMPLETE.
- PLOW OR SCARIFY SOIL SURFACE USING TEETH OF THE BUCKET RUNNING PERPENDICULAR TO THE SLOPE. MAXIMIZE DEEP CRACKS AND SOIL STRUCTURE AND AVOID SMEARING THE SOIL. AVOID IMPACTION OF THE SCARIFIED SURFACE BY PLACING FILL MATERIAL UPSLOPE AND PUSHING THE FILL MATERIAL OVER THE SCARIFIED SURFACE USING A LIGHT WEIGHT TRACK MACHINE, OR LADLE THE FILL IN PLACE WITH THE EXCAVATOR STAYING OFF THE BED AND STAYING UPSLOPE FROM THE FILL AREA. SET THE ELEVATION OF THE FILL MATERIAL 2 FEET ABOVE THE PLANNED TRENCH BASE ELEVATION AND THE SIDE SLOPES FOR DRAINAGE WITH A 3:1 GRADE.
- EXCAVATE THE TRENCH THROUGH THE FILL MATERIAL AND INTO THE NATIVE SOIL AT THE DESIGN ELEVATION. SCARIFY THE RECEIVING LAYER TO MAXIMIZE THE INTERFACE BETWEEN THE NATIVE SOIL AND SPECIFIED SAND.
- MINIMIZE WALKING IN THE TRENCH PRIOR TO PLACEMENT OF THE SPECIFIED SAND TO AVOID SOIL COMPACTION.
- PLACE SPECIFIED SAND IN TRENCH. REFER TO PAGE 4 FOR MORE INFORMATION ON THE SPECIFIED SAND SPECIFICATION. THE COMPACTED HEIGHT BELOW THE GSF MODULE MUST BE 6 INCHES MINIMUM.
- A HAND TAMPER IS SUFFICIENT TO STABILIZE THE SAND BELOW THE GSF MODULES. SET A LEVEL SURFACE FOR EACH ROW OF MODULES ON THE SURFACE OF THE SPECIFIED SAND USING A 2-INCH X 4-INCH BOARD AND CARPENTERS LEVEL OR A LASER BEFORE PLACING THE MODULES.
- PLACE GSF MODULES WITH THE SINGLE PIECE OF CUSPATED CORE IN EACH GEOTEXTILE CORRUGATION AND THE PAINTED STRIPE FACING UP, END TO END ON TOP OF THE SPECIFIED SAND.
- PROVIDE DISTRIBUTION BOX(ES) INSTALLED IN ACCORDANCE WITH APPENDIX 75-A AND LOCAL REGULATIONS. INSTALL FLOW EQUALIZERS IN A GRAVITY FED DISTRIBUTION BOX. USE SPEED LEVELERS TO EQUALIZE DISTRIBUTION BETWEEN LINES IN DOSED DISTRIBUTION BOX DESIGNS.
- USE 4-INCH SDR-35 OR EQUIVALENT SOLID WALL PIPE FROM THE DISTRIBUTION BOX TO THE PERFORATED PIPE ABOVE THE GSF MODULES.
- CENTER 4-INCH SDR-35 OR EQUIVALENT PERFORATED DISTRIBUTION PIPE LENGTHWISE OVER MODULES WITH ORIFICES AT THE 5 & 7 O'CLOCK POSITIONS.
- SECURE DISTRIBUTION PIPE TO GSF MODULES USING ONE ELJEN WIRE CLAMP PER MODULE. POSITION LEGS OF WIRE CLAMP ON BOTH SIDES OF THE PERFORATED PIPE. PUSH CLAMP ENDS STRAIGHT DOWN INTO UP-FACING CORE, THROUGH THE FABRIC AND INTO THE UNDERLYING SAND.
- INSTALL THE MANUFACTURER SUPPLIED COVER FABRIC. COVER FABRIC PLACEMENT REQUIRES SETTING THE TENSION AND ORIENTATION OF THE FABRIC AROUND THE SIDES OF THE PERFORATED PIPE ON TOP OF THE GSF MODULES. IF THE FABRIC IS TOO TIGHT, IT BLOCKS THE EFFLUENT FROM ORAINING INTO THE MODULES. IF THE FABRIC IS TOO LOOSE, IT COULD TEAR IF PUNCTURED BY A SHARP OBJECT AND ALLOW SOIL AND SAND TO FALL INTO THE OPEN CORRUGATIONS OF THE MODULES. 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.
  - ANCHOR THE COVER FABRIC BY PLACING SPECIFIED SAND ALONG THE SIDES AND UP TO THE TOP OF THE MODULE AND WALK IT IN TO ENSURE THE COVER FABRIC IS SECURE IN PLACE.
- COMPLETE BACKFILL WITH LOAM TO 12 INCHES MINIMUM OVER THE GSF MODULES. BACKFILL EXCEEDING 18 INCHES REQUIRES VENTING AT THE DISTAL (FAR) END OF THE MODULE ROW. FILL SHOULD BE CLEAN, POROUS, AND DEVOID OF LARGE ROCKS. FILL SHALL HAVE A PERCOLATION RATE OF 5 TO 30 MINUTES PER INCH. DO NOT USE WHEELED EQUIPMENT OVER THE SYSTEM. A LIGHT TRACK MACHINE MAY BE USED WITH CAUTION, AVOIDING CRUSHING OR SHIFTING OF PIPE ASSEMBLY. BACKFILL FROM THE UPSLOPE SIDE. MAINTAIN ADEQUATE FILL DEPTH BELOW A LIGHT WEIGHT TRACK MACHINE TO AVOID CRUSHING OR DISTURBING THE DISTRIBUTION PIPES ABOVE THE MODULES. ENSURE FILL EXTENSION AREAS ARE IN ACCORDANCE WITH APPENDIX 75-A REGULATIONS. 16. FINISH GRADE TO PREVENT SURFACE PONDING. DIVERT SURFACE RUNOFF AND SEED LOAM TO PROTECT FROM EROSION.

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