



**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT NAME:** ROCKWOOD DRIVE, JPJR HOLDINGS, LLC  
**PROJECT NO.:** 11-19  
**PROJECT LOCATION:** SECTION 75, BLOCK 1, LOT 36.2  
**REVIEW DATE:** 25 MARCH 2026  
**MEETING DATE:** 2 APRIL 2026  
**PROJECT REPRESENTATIVE:** HUDSON LAND DESIGN

1. The project was last before the Board in April of 2025. The project proposes 11-lot subdivision with a drainage district parcel. Access to all parcels is via driveways from Rockwood Drive.
2. A revised SWPPP has been provided to this office. The revised SWPPP is dated 12 December 2025. SWPPP is under review by this office.
3. The applicants have crafted the Tree Preservation Plan identified trees within “general area of development”. The areas outside proposed for residential development have not been included in the calculation. This skews the calculation in a conservation manner has no credit has been taken for trees outside the area of development. The Tree Ordinance requires posting of securities for all trees within 15 feet of any proposed grading which are to be removed.
4. The applicants are proposing a tree restitution in the amount of \$840.00 for impacts to one specimen tree. Notes on the plans should be further clarified to determine the calculation.
5. The applicants have provided an email from the New York State Department of Environmental Conservation, Wetlands Biologist dated 11 July 2026. DEC has identified that the project is exempt from current wetland regulation until 2028 as the project previously had a negative declaration issued prior to the new DEC Regulations.
6. The applicants have identified certain comments requiring legal guidance. Dominic Cordisco’s comments on transition from his office representative Steve Gaba should be received.
7. The applicants have provided previous correspondence between the Town of Newburgh and City of Newburgh and a copy of the flow acceptance letter 6 November 2013. This flow acceptance letter remains valid as the number of residential structures remain the same. No further acceptance letter from the City of Newburgh under the intermunicipal agreement is required.

**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

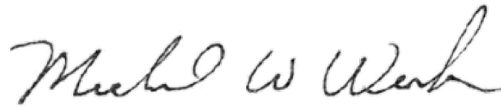
8. Status of the establishment of the drainage district should be addressed by the applicant's representative.
9. Security for stormwater management and erosion and sediment control must be established by the Town Board. The applicant's representative should provide a cost estimate for all stormwater improvements as well as erosion and sediment control on the site.
10. A note has been placed on the plans requiring construction of the stormwater management infrastructure prior to issuance of any building permit on the subject subdivision.
11. Common Driveway and Access Maintenance Agreements are required.
12. The Public Hearing for the subject project was on 19 September 2013.

Respectfully submitted,

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

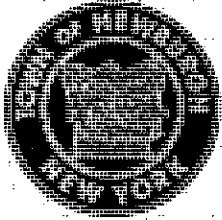


Patrick J. Hines  
Principal



Michael W. Weeks, P.E.  
Principal

PJH/kmm



## **TOWN OF NEWBURGH**

1496 Route 300, Newburgh, New York 12550

September 10, 2013

Mr. Craig Marti, P.E.  
City of Newburgh Engineer  
83 Broadway  
Newburgh, NY 12550

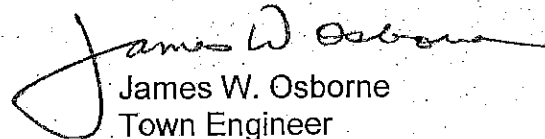
**RE: S \ CROSSROADS SEWER DISTRICT- CITY OF NEWBURGH  
INTERMUNICIPAL AGREEMENT - ROCKWOOD DRIVE S.D.**

Dear Mr. Marti:

As required by the existing Intermunicipal Agreement for Sewage Treatment, I am writing to request approval for 11 new sewer connections for the Rockwood Drive Subdivision. The projected flow of 4840 gallons per day is delineated in the attached letter from Hudson Land Design dated 28 August 2013.

If you have any questions, I am available to discuss them with you.

Respectfully,

  
James W. Osborne  
Town Engineer

JWO/id

Attachment

cc: W. Booth, Supervisor  
M. Taylor, Attorney  
J. Ewasutyn, P.B. Chairman  
P. Hines, MH&E  
J. Bodendorf, Hudson Land Design



# CITY OF NEWBURGH

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Office of the Engineer  
83 Broadway, Newburgh, New York 12550  
(845)569-7446/Fax(845)569-7349  
[www.cityofnewburgh-ny.gov](http://www.cityofnewburgh-ny.gov)

Craig M. Marti, PE  
City Engineer  
[cmarti@cityofnewburgh-ny.gov](mailto:cmarti@cityofnewburgh-ny.gov)

November 6, 2013

Mr. James W. Osborne, PE  
Town Engineer  
Town of Newburgh  
1496 Route 300  
Newburgh, NY 12550

Re: Crossroads S.D. – City of Newburgh  
Intermunicipal Sewer Agreement  
Rockwood Drive S.D.

Dear Mr. Osborne;

Pursuant to the terms and conditions of the City of Newburgh – Town of Newburgh Intermunicipal Sewer Agreement dated May 6, 2004, permission is hereby granted for the connection of referenced project to the Town's sewer collection system. The projected flow of 4840 gpd will be allocated toward the 3.8 million gallons per day capacity as regulated in the Agreement.

Please advise this office when the initial flow from this project will commence.

If you have any questions regarding this approval, please contact this office at your convenience.

Very truly yours,

Craig M. Marti, PE  
City Engineer

CM/nf

cc: Joe Sagnis, Severn Trent Services  
City of Newburgh Engineering and Archives  
John P. Ewasutyn, Chairman, Tow of Newburgh Planning Board  
J. Bodendorf, Hudson Land Design  
P.Hines, MH&E

## Daniel G. Koehler, P.E.

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**From:** Fraatz, Michael R (DEC) <Michael.Fraatz@dec.ny.gov>  
**Sent:** Friday, July 11, 2025 1:36 PM  
**To:** Daniel G. Koehler, P.E.  
**Cc:** Michael A. Bodendorf, P.E.  
**Subject:** RE: Rockwood Subdivision

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Dan,

Yes, you are correct. I see the project has a neg dec from 2013 so if that is still valid than this project is exempt from the new regulations until 2028. Let me know if you need anything else, thanks.

### Michael Fraatz

Biologist, Bureau of Ecosystem Health

#### New York State Department of Environmental Conservation

21 S. Putt Corners Rd, New Paltz, NY 12561

P: (845) 256-3057 | [michael.fraatz@dec.ny.gov](mailto:michael.fraatz@dec.ny.gov)

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**From:** Daniel G. Koehler, P.E. <dkoehler@hudsonlanddesign.com>  
**Sent:** Friday, July 11, 2025 12:35 PM  
**To:** Fraatz, Michael R (DEC) <Michael.Fraatz@dec.ny.gov>  
**Cc:** Michael A. Bodendorf, P.E. <mbodendorf@hudsonlanddesign.com>  
**Subject:** Rockwood Subdivision

You don't often get email from [dkoehler@hudsonlanddesign.com](mailto:dkoehler@hudsonlanddesign.com). [Learn why this is important](#)

**ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.**

Mr. Fraatz,

Attached please find correspondence we used to approach the planning board for a re-approval of a small residential subdivision project in the Town of Newburgh, Orange County, NY. I understand from my business partner, copied herein, that you are the main point of contact for Orange County regarding NYS Wetlands. I am also attaching the Plat associated with the project, which is located at the northwest corner of the intersection of Chestnut Lane and Rockwood Drive, and is further identified as Tax ID 75-1-36.2.

The letter talks about the history of the project, and summarizes some of the reasons for delay – the biggest being the formation of the drainage district and legal documents, but also the uncertainty surrounding the pandemic is of note. We have focused on the legal portion, and the applicant approached the planning board for the re-approval, and was heard at the April 3, 2025 meeting. The issue of the new wetland regulations was discussed. So, we are reaching out to you directly with the attached letter that includes the two previous resolutions of conditional final approval, and also notes the negative declaration that was issued. Our understanding is that projects with a SEQR determination prior to the January 1, 2025 implementation of the wetlands law are not subject to the new regulations.

Would you kindly advise if this applies to this project?

Thank you very much. Looking forward to hearing from you, and can also be available for a call if need be.  
Dan



**Daniel G. Koehler, P.E.**

*Hudson Land Design*

*Professional Engineering, P.C.*

174 Main Street, Beacon, NY 12508

13 Chambers Street, Newburgh, NY 12550

Phone: 845.440.6926

Direct Line: 845.765.8955

[DKoehler@HudsonLandDesign.com](mailto:DKoehler@HudsonLandDesign.com)

[www.HudsonLandDesign.com](http://www.HudsonLandDesign.com)

JPJR HOLDINGS, LLC  
MAJOR RESIDENTIAL SUBDIVISION

CHESTNUT LANE AND ROCKWOOD DRIVE  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

PARCEL INFORMATION:

TAX ID: 75-1-36.2  
TOTAL LOT AREA: ±8.8 ACRES  
R3 ZONING DISTRICT



AREA MAP SCALE: 1" = 400'

OWNER/APPLICANT:

JPJR HOLDINGS, LLC  
1456 ROUTE 55  
LAGRANGEVILLE, NY 12540

PROJECT ENGINEER:

HUDSON LAND DESIGN  
PROFESSIONAL ENGINEERING P.C.  
174 MAIN STREET  
BEACON, NEW YORK 12508  
PH: 845-440-6926  
F: 845-440-6637

PROJECT SURVEYOR:

TEC LAND SURVEYING  
PROFESSIONAL LAND SURVEYOR P.L.L.C.  
176 MAIN STREET  
BEACON, NEW YORK 12508  
PH: 845-445-6590  
F: 845-445-6591

DRAWING INDEX

- SHEET 1: COVER SHEET (CV-1)  
SHEET 2: EXISTING CONDITIONS PLAN (XC-1)  
SHEET 3: GRADING AND UTILITY PLAN (GU-1)  
SHEET 4: EROSION AND SEDIMENT CONTROL PLAN (ESC-1)  
SHEET 5: CONSTRUCTION DETAILS (CD-1)  
SHEET 6: CONSTRUCTION DETAILS (CD-2)  
SHEET 7: CONSTRUCTION DETAILS (CD-3)

SHEET 1 OF 1: SUBDIVISION PLAT (PL-1) (BY TEC LAND SURVEYING)

| PROJECT INFORMATION:  |                                                                 |
|-----------------------|-----------------------------------------------------------------|
| PARCEL OWNER:         | JPJR HOLDINGS, 1456 ROUTE 55, LAGRANGEVILLE, NY 12540           |
| ENGINEER OF RECORD:   | HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508       |
| SURVEYOR OF RECORD:   | THOMAS CERCHIARA, L.S. 176 MAIN STREET, BEACON NY 12508         |
| PROJECT LOCATION:     | NORTH PLANK ROAD (NYS RTE 52), CHESTNUT LANE AND ROCKWOOD DRIVE |
| TAX PARCEL ID:        | 75-1-36.2                                                       |
| PARCEL AREA:          | ±8.8-ACRE                                                       |
| ZONING DISTRICT:      | R3 (RESIDENTIAL) ZONING DISTRICT                                |
| TOTAL PROPOSED LOTS:  | ELEVEN                                                          |
| POTABLE WATER SUPPLY: | TOWN OF NEWBURGH WATER                                          |
| SEWAGE DISPOSAL:      | CITY OF NEWBURGH SEWER                                          |

| SCHEDULE OF REGULATIONS (R3 RESIDENTIAL ZONING DISTRICT) AND LOT CONFORMANCE TABLE: |                        |             |             |             |             |             |             |             |             |             |             |             |
|-------------------------------------------------------------------------------------|------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| PARAMETER                                                                           | REQUIREMENT            | LOT #1      | LOT #2      | LOT #3      | LOT #4      | LOT #5      | LOT #6      | LOT #7      | LOT #8      | LOT #9      | LOT #10     | LOT #11     |
| LOT AREA:                                                                           | 12,500 SQUARE FEET MIN | 22,179 S.F. | 16,274 S.F. | 15,505 S.F. | 30,553 S.F. | 16,522 S.F. | 17,423 S.F. | 29,919 S.F. | 46,618 S.F. | 23,664 S.F. | 39,499 S.F. | 91,411 S.F. |
| LOT WIDTH:                                                                          | 85 FEET MINIMUM        | 133.5 FEET  | 108.5 FEET  | 98 FEET     | 133.3 FEET  | 110 FEET    | 100 FEET    | 154 FEET    | 250 FEET    | 135 FEET    | 205 FEET    | 313 FEET    |
| LOT DEPTH:                                                                          | 100 FEET MINIMUM       | 111 FEET    | 150 FEET    | 150 FEET    | 167.1 FEET  | 150 FEET    | 144.5 FEET  | 151 FEET    | 133 FEET    | 128 FEET    | 104 FEET    | 230 FEET    |
| YARD SETBACKS (RESIDENTIAL USE):                                                    |                        |             |             |             |             |             |             |             |             |             |             |             |
| FRONT YARD:                                                                         | 40 FEET MINIMUM        | 58.5 FEET   | 64.3 FEET   | 64.8 FEET   | 67.4 FEET   | 55 FEET     | 55 FEET     | 40 FEET     | 44.6 FEET   | 44.7 FEET   | 40 FEET     | 40 FEET     |
| SIDE YARD:                                                                          | 15 FEET MINIMUM        | 30.9 FEET   | 20.9 FEET   | 17.4 FEET   | 28.4 FEET   | 19 FEET     | 15.5 FEET   | 45.5 FEET   | 52.3 FEET   | 29.4 FEET   | 64.3 FEET   | 95.7 FEET   |
| BOTH SIDE YARDS:                                                                    | 30 FEET MINIMUM        | 83.5 FEET   | 58.4 FEET   | 53.1 FEET   | 86.3 FEET   | 60 FEET     | 64.6 FEET   | 109 FEET    | 199.6 FEET  | 99.1 FEET   | 164 FEET    | 300.9 FEET  |
| REAR YARD:                                                                          | 40 FEET MINIMUM        | 40 FEET     | 55.7 FEET   | 55.2 FEET   | 76.9 FEET   | 65.2 FEET   | 62.5 FEET   | 81.4 FEET   | 80.6 FEET   | 53.3 FEET   | 65.4 FEET   | 168.2 FEET  |
| BUILDING COVERAGE:                                                                  | 4%                     | 11%         | 11%         | 11%         | 11%         | 12%         | 12%         | 3%          | 6%          | 3%          | 35%         | 15%         |
| MAXIMUM BUILDING HEIGHT:                                                            | 35 FEET                | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    |
| LOT SURFACE COVERAGE:                                                               | 30%                    | 12%         | 21%         | 21%         | 23%         | 21%         | 19%         | 9%          | 10%         | 11%         | 18%         | 3%          |
| HABITABLE FLOOR AREA:                                                               | 900 SQUARE FEET        | >900 S.F.   | >900 S.F.   | >900 S.F.   | >900 S.F.   | >900 S.F.   | >900 S.F.   | >900 S.F.   | >900 S.F.   | >900 S.F.   | >900 S.F.   | >900 S.F.   |
| BUILDABLE AREA:                                                                     | 3,750 SQUARE FEET      | 3,850 S.F.  | 5,490 S.F.  | 5,125 S.F.  | 8,880 S.F.  | 3,850 S.F.  | 3,830 S.F.  | 5,545 S.F.  | 5,765 S.F.  | 4,470 S.F.  | 4,755 S.F.  | 15,300 S.F. |

THE STORMWATER MANAGEMENT PARCEL IS 35,541 SQ FT IN AREA.

MAP REFERENCES:

- REFERENCE IS HEREBY MADE TO A SURVEY ENTITLED "SURVEY OF PROPERTY PREPARED FOR JPJR HOLDINGS LLC," AS PREPARED BY THOMAS CERCHIARA, L.S., DATED APRIL 14, 2011. ALL EXISTING FEATURES AS SHOWN ON THE PARCEL WERE TAKEN FROM THE SURVEY MAP.
- 2" CONTOUR TOPOGRAPHIC INFORMATION TAKEN FROM ORANGE COUNTY AERIAL TOPOGRAPHIC MAPS.

SITE SPECIFIC NOTES:

- THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS. BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE ACTUAL LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
- THE CONTRACTOR SHALL CONTACT THE TOWN OF NEWBURGH WATER AND SEWER DEPARTMENT TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
- THE PROPOSED LOTS SHALL BE SERVED BY THE TOWN OF NEWBURGH MUNICIPAL WATER AND CITY OF NEWBURGH MUNICIPAL SEWER SERVICES.
- THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF NEWBURGH WATER DEPARTMENT REQUIREMENTS.
- ROCKWOOD DRIVE LANE CLOSURE FOR SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS.
- ELECTRIC SERVICE FOR THE PROPOSED HOUSES SHALL BE UNDERGROUND (IF AVAILABLE), OR CONNECTED TO THE NEAREST OVERHEAD CONNECTION POINT.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE TOWN OF NEWBURGH BUILDING DEPARTMENT.

DRAINAGE DISTRICT NOTE:

LOTS #1 THROUGH #11 ARE LOCATED WITHIN THE BOUNDARIES OF THE JPJR HOLDINGS, LLC SUBDIVISION DRAINAGE DISTRICT OF THE TOWN OF NEWBURGH (THE LIMITS OF THE SUBDIVISION ARE EQUAL TO THE LIMITS OF THE DRAINAGE DISTRICT), AND ARE SUBJECT TO ANNUAL BENEFIT ASSESSMENT FOR THE COSTS OF MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE DISTRICT FACILITIES AND IMPROVEMENTS, INSURANCE AND ADMINISTRATION. THE TOWN BOARD OF THE TOWN OF NEWBURGH HAS AUTHORITY TO REGULATE THE CONSTRUCTION OF ALL PRIVATE DRAINS AND STORM SEWERS IN THE DRAINAGE DISTRICT, AND TO PRESCRIBE THE MANNER IN WHICH STORM SEWER CONNECTIONS SHALL BE MADE.

COMMON DRIVEWAY NOTE:

FOR ALL PROPOSED COMMON DRIVEWAYS, THE DRIVEWAYS ARE TO BE CONSTRUCTED AS DEPICTED ON THESE PLANS. FOR EACH COMMON DRIVEWAY, SHOULD DEVELOPMENT OF THE LOT THAT IS CLOSER TO ROCKWOOD DRIVE OCCUR BEFORE THE LOT THAT IS FURTHER AWAY, THE DRIVEWAY MUST BE CONSTRUCTED A MINIMUM OF 25' BEYOND THE COMMON PORTION OF THE DRIVEWAY TO FACILITATE FUTURE CONSTRUCTION ACTIVITIES.

HOUSE CONSTRUCTION NOTE:

PRIOR TO CONSTRUCTION OF ANY HOUSE, A PLOT PLAN MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. ONCE APPROVED, THE FOUNDATION MUST BE STAKED BY A LICENSED LAND SURVEYOR TO ENSURE THAT ALL MINIMUM SETBACK DIMENSIONS ARE MAINTAINED DURING CONSTRUCTION.

BUILDING PERMIT NOTE:

NO BUILDING PERMIT SHALL BE ISSUED UNTIL STORMWATER IMPROVEMENTS IDENTIFIED ON THE PLANS, INCLUDING STORMWATER MANAGEMENT FACILITIES AND THE DRAINAGE SWALE ALONG ROCKWOOD DRIVE, HAVE BEEN INSTALLED.

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED BY TEC LAND SURVEYING P.C. AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED APRIL 14, 2011.

THOMAS E. CERCHIARA, JR., NYSLLS #050732

SEAL

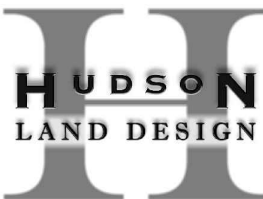
JOHN PAGE JR.

DATE

CHAIRMAN



SEAL



HUDSON LAND DESIGN  
PROFESSIONAL ENGINEERING P.C.  
174 MAIN ST., BEACON, NEW YORK 12508  
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550  
PH: 845-440-6926

COVER SHEET

JPJR HOLDINGS, LLC

NORTH PLANK ROAD, CHESTNUT LANE & ROCKWOOD DRIVE  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
TAX ID: 75-1-36.2

JOB #: 2010-028

DATE: 5/1/2011

SCALE: AS SHOWN

TITLE: CV-1

SHEET: 1 OF 7

LEGEND

|  |                             |
|--|-----------------------------|
|  | EXISTING TREE               |
|  | EXISTING TREE TO BE REMOVED |
|  | PROPOSED TREE PROTECTION    |
|  | EXISTING SEWER              |
|  | EXISTING UTILITY POLE       |
|  | EXISTING FIRE HYDRANT       |
|  | EXISTING GAS VALVE          |
|  | EXISTING DRAINAGE STRUCTURE |
|  | EXISTING ROCK OUTCROP       |
|  | EXISTING TELEPHONE BOX      |
|  | EXISTING WATER VALVE        |
|  | EXISTING TREE LINE          |
|  | EXISTING GAS PIPE           |
|  | EXISTING DRAIN PIPE         |
|  | EXISTING SEWER PIPE         |
|  | EXISTING WATER LINE         |
|  | EXISTING F.M. LOT LINE      |
|  | EXISTING ADJOINER LINE      |
|  | EXISTING PROPERTY LINE      |
|  | EXISTING MAJOR CONTOUR      |
|  | EXISTING MINOR CONTOUR      |
|  | EXISTING OVERHEAD WIRE      |
|  | EXISTING BUILDING           |

EXISTING WELL NOTES:

1. THERE ARE NO EXISTING WELLS WITHIN 200' OF THE PROPERTY.

EASEMENT NOTE:

1. PER FILED MAP #3658, THE CENTRAL HUDSON EASEMENT IS AT LEAST PARTIALLY A DRAINAGE EASEMENT. THE EXISTING DRAINAGE COURSE/STREAM THAT RUNS GENERALLY ALONG THE WESTERN PROPERTY LINE SHALL NOT BE ALTERED AS A RESULT OF THE PROPOSED DEVELOPMENT.

WETLAND NOTE:

1. PER EMAIL CORRESPONDENCE ON JULY 11, 2026 WITH MICHAEL FRAATZ, BIOLOGIST, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC), THIS PROJECT IS EXEMPT FROM NYSDEC WETLANDS REGULATION UNTIL 2028. CONTACT THE NYSDEC REGARDING WETLAND DELINEATION FOR ANY CONSTRUCTION ACTIVITY THAT COMMENCES OR CONTINUES INTO 2028.

PROTECTED TREE TABLE:

| ID | DESCRIPTION | TBR |
|----|-------------|-----|
| C1 | 60" OAK     | YES |

SPECIMEN TREE TABLE:

| ID  | DESCRIPTION  | TBR |
|-----|--------------|-----|
| B1  | 26" MAPLE    | YES |
| B2  | 26" SYCAMORE | YES |
| B3  | 26" MAPLE    | YES |
| B4  | 20" UNKNOWN  | YES |
| B5  | 32" OAK      | YES |
| B6  | 24" OAK      | YES |
| B7  | 20" OAK      | NO  |
| B8  | 38" OAK      | NO  |
| B9  | 26" TWIN OAK | NO  |
| B10 | 20" OAK      | YES |
| B11 | 20" OAK      | YES |
| B12 | 26" OAK      | NO  |
| B13 | 20" OAK      | NO  |
| B14 | 22" OAK      | NO  |
| B15 | 36" OAK      | NO  |
| B16 | 24" OAK      | NO  |
| B17 | 24" OAK      | NO  |
| B18 | 22" UNKNOWN  | YES |

SIGNIFICANT TREE TABLE:

| ID  | DESCRIPTION     | TBR |
|-----|-----------------|-----|
| A1  | 16" SYCAMORE    | YES |
| A2  | 16" TWIN OAK    | YES |
| A3  | 16" ASH         | YES |
| A4  | 14" TWIN OAK    | NO  |
| A5  | 16" OAK         | YES |
| A6  | 14" OAK         | NO  |
| A7  | 18" UNKNOWN     | NO  |
| A8  | 18" OAK         | YES |
| A9  | 16" MAPLE       | NO  |
| A10 | 14" OAK         | NO  |
| A11 | 14" OAK         | NO  |
| A12 | 18" OAK         | YES |
| A13 | 16" OAK         | YES |
| A14 | 18" OAK         | NO  |
| A15 | 14" TWIN OAK    | NO  |
| A16 | 18" UNKNOWN     | NO  |
| A17 | 14" ASH         | YES |
| A18 | 16" TWIN OAK    | YES |
| A19 | 16" OAK         | NO  |
| A20 | 14" OAK         | NO  |
| A21 | 14" MAPLE       | NO  |
| A22 | 16" UNKNOWN     | NO  |
| A23 | 18" MAPLE       | NO  |
| A24 | 18" OAK         | YES |
| A25 | 14" TWIN OAK    | NO  |
| A26 | 18" OAK         | YES |
| A27 | 18" OAK         | YES |
| A28 | 18" OAK         | YES |
| A29 | 14" OAK         | NO  |
| A30 | 16" ASH         | YES |
| A31 | 18" OAK         | NO  |
| A32 | 14" OAK         | NO  |
| A33 | 16" OAK         | NO  |
| A34 | 14" OAK         | NO  |
| A35 | 14" MAPLE       | NO  |
| A36 | 16" OAK         | YES |
| A37 | 14" OAK         | NO  |
| A38 | 16" UNKNOWN     | YES |
| A39 | 16" TULIP       | YES |
| A40 | 14" OAK         | YES |
| A41 | 14" UNKNOWN     | NO  |
| A42 | 16" OAK         | YES |
| A43 | 14" OAK         | YES |
| A44 | 14" OAK         | YES |
| A45 | 16" BIRCH       | NO  |
| A46 | 16" BIRCH       | YES |
| A47 | 16" BIRCH       | NO  |
| A48 | 16" OAK         | NO  |
| A49 | 18" OAK         | NO  |
| A50 | 16" TWIN OAK    | YES |
| A51 | 14" TWIN LOCUST | NO  |
| A52 | 16" TULIP       | NO  |
| A53 | 18" OAK         | YES |
| A54 | 16" OAK         | YES |
| A55 | 14" TULIP       | NO  |

TREE REMOVAL NOTES:

1. THIS PLAN IDENTIFIES TREES WITHIN THE GENERAL AREA OF DEVELOPMENT. THE TABLES ON THIS SHEET ARE INTENDED TO SHOW THE TREES IDENTIFIED AS SIGNIFICANT, SPECIMEN OR PROTECTED, AS DEFINED IN TOWN CODE 172-2.
2. THIS PLAN DOES NOT INCLUDE TREES OUTSIDE OF THE GENERAL AREA OF DEVELOPMENT. CREDIT IS NOT SOUGHT FOR TREES TO REMAIN OUTSIDE OF THE GENERAL AREA OF DEVELOPMENT. IN ADDITION, NO CREDIT IS SOUGHT FOR ANY DEAD, DISEASED OR DAMAGED TREES.
3. SIGNIFICANT TREES ARE DEFINED AS: ANY HEALTHY TREE, THAT IS NOT AN INVASIVE SPECIES, MEASURING 14 INCHES OR LARGER IN DIAMETER AT DBH AND THAT DEVELOPS A CANOPY FOR DECIDUOUS TREES AND MEASURING 10 INCHES OR LARGER IN DIAMETER AT DBH FOR ALL OTHER TREES. WITHIN THE GENERAL AREA OF DEVELOPMENT, THERE ARE 55 TREES THAT MEET THIS DEFINITION, TOTALING 866 INCHES OF TREE DBH. THE PLAN CALLS FOR REMOVAL OF 420 INCHES OF TREE DBH, OR 48.5%, WHICH DOES NOT EXCEED THE THRESHOLD ESTABLISHED BY TOWN CODE 172-4(6).
4. SPECIMEN TREES ARE DEFINED AS: ANY TREE WITH A TRUNK DIAMETER THAT EQUALS OR EXCEEDS 20 INCHES AT DBH WITH A SOUND TRUNK SHOWING NO EXTENSIVE DECAY OR HOLLOW, WITH LESS THAN 20% RADIAL TRUNK DIEBACK AND NO MAJOR INSECT OR PATHOLOGICAL PROBLEM OF SUCH SPECIES AS ACHIEVES A CANOPY SPREAD OF 40 OR MORE FEET IN DIAMETER UPON MATURITY. WITHIN THE GENERAL AREA OF DEVELOPMENT, THERE ARE 18 TREES THAT MEET THIS DEFINITION, TOTALING 452 INCHES OF TREE DBH. THE PLAN CALLS FOR REMOVAL OF 216 INCHES OF TREE DBH, OR 47.8%, WHICH DOES NOT EXCEED THE THRESHOLD ESTABLISHED BY TOWN CODE 172-4(6).
5. PROTECTED TREES ARE DEFINED AS: ANY TREE HAVING A SIZE (CIRCUMFERENCE, HEIGHT AND SPREAD) EQUAL TO OR GREATER THAN 50% OF THE SIZE IDENTIFIED ON THE NEW YORK BIG TREE CHAMPIONS LIST FOR SUCH TREE SPECIES. WITHIN THE GENERAL AREA OF DEVELOPMENT, THERE IS 1 TREE THAT MEETS THIS DEFINITION, TOTALING 60 INCHES OF TREE DBH. THE PLAN CALLS FOR PRESERVING THE TREE, HOWEVER THERE IS AN ENCROACHMENT INTO THE CRITICAL ROOT ZONE AS DEFINED BY TOWN CODE. AS SUCH, DESPITE CALLING FOR THE TREE TO BE PRESERVED, THE APPLICANT IS WILLING TO PROVIDE RESTITUTION PER TOWN CODE 172-6(6)(4) REQUIRES RESTITUTION OF THE REMOVAL TIMES 2 TIMES \$8 PER 2, OR \$480.
6. REFER TO DETAILS FOR TREE PROTECTION. ALL TREES TO REMAIN LOCATED DOWNHILL OF GRADING ACTIVITIES SHALL ALSO BE PROTECTED WITH SEDIMENTATION FENCE INSTALLED AT THE DRIP LINE. TREE PROTECTIONS SHALL REMAIN IN PLACE FROM PRIOR TO CONSTRUCTION COMMENCING THROUGH ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

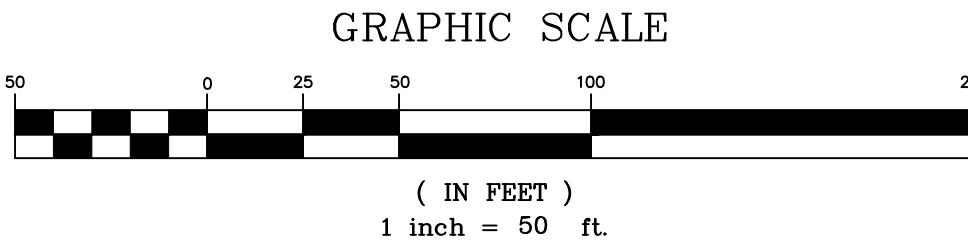
OWNER'S CONSENT:

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JOHN PAGE JR.

DATE

| DRAWN BY: ESR |         |                               |     | CHECKED BY: DGK |      |             |    |
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| NO.           | DATE    | DESCRIPTION                   | BY  | NO.             | DATE | DESCRIPTION | BY |
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| 4             | 12/4/13 | FINAL COMMENTS                | JDB |                 |      |             |    |
| 5             | 3/16/26 | PER TOWN ENGINEER COMMENTS    | CMB |                 |      |             |    |



HUDSON LAND DESIGN  
PROFESSIONAL ENGINEERING P.C.  
174 MAIN ST., BEACON, NEW YORK 12508  
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550  
PH: 845-440-6926

EXISTING CONDITIONS PLAN

JPJR HOLDINGS, LLC

NORTH PLANK ROAD, CHESTNUT LANE & ROCKWOOD DRIVE  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
TAX ID: 75-1-36.2

JOB #: 2010-028

DATE: 5/1/2011

SCALE: 1" = 50'

TITLE: XC-1

SHEET: 2 OF 7



**BUILDING PERMIT NOTE:**  
NO BUILDING PERMIT SHALL BE ISSUED UNTIL STORMWATER IMPROVEMENTS IDENTIFIED ON THE PLANS, INCLUDING STORMWATER MANAGEMENT FACILITIES AND THE DRAINAGE SWALE ALONG ROCKWOOD DRIVE, HAVE BEEN INSTALLED.

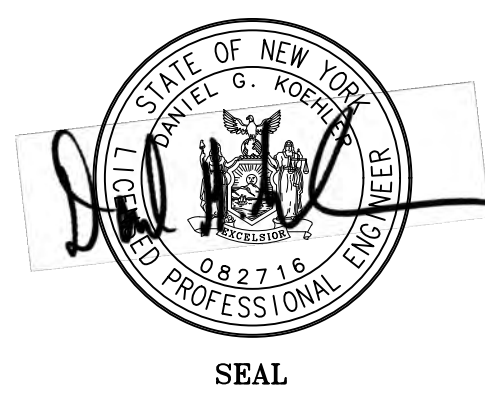
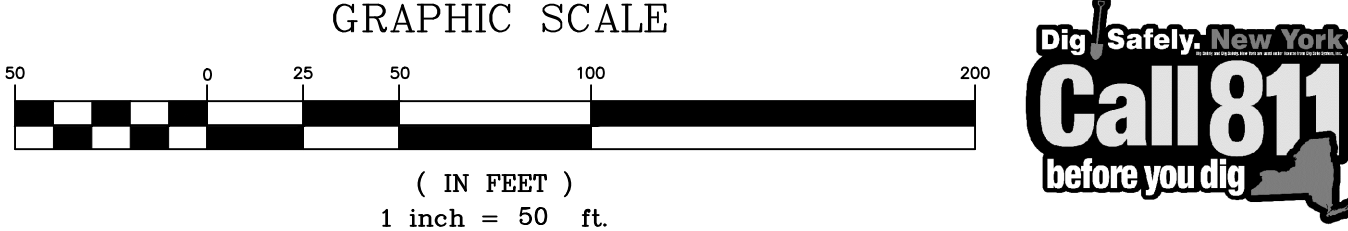
**DRAINAGE DISTRICT NOTE:**  
LOTS #1 THROUGH #11 ARE LOCATED WITHIN THE BOUNDARIES OF THE JPJR HOLDINGS, LLC SUBDIVISION DRAINAGE DISTRICT OF THE TOWN OF NEWBURGH (THE LIMITS OF THE SUBDIVISION ARE EQUAL TO THE LIMITS OF THE DRAINAGE DISTRICT), AND ARE SUBJECT TO ANNUAL BENEFIT ASSESSMENT FOR THE COSTS OF MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE DISTRICT FACILITIES AND IMPROVEMENTS, INSURANCE AND ADMINISTRATION. THE TOWN BOARD OF THE TOWN OF NEWBURGH HAS AUTHORITY TO REGULATE THE CONSTRUCTION OF ALL PRIVATE DRAINS AND STORM SEWERS IN THE DRAINAGE DISTRICT, AND TO PRESCRIBE THE MANNER IN WHICH STORM SEWER CONNECTIONS SHALL BE MADE.

**WATER SERVICE NOTE:**  
WATER SERVICE SHALL BE COPPER K.  
LOTS 2 & 3 SHALL BE 3/4" MINIMUM.  
LOTS 1, 4, 5 & 6 SHALL BE 1" MINIMUM.  
LOTS 7-11 SHALL BE 1-1/2" MINIMUM.

- LEGEND**
- EXISTING TREE
  - EXISTING SEWER
  - EXISTING UTILITY POLE
  - EXISTING FIRE HYDRANT
  - EXISTING GAS VALVE
  - EXISTING DRAINAGE STRUCTURE
  - EXISTING ROCK OUTCROP
  - EXISTING TELEPHONE BOX
  - EXISTING WATER VALVE
  - EXISTING TREE LINE
  - EXISTING GAS PIPE
  - EXISTING DRAIN PIPE
  - EXISTING SEWER PIPE
  - EXISTING WATER LINE
  - EXISTING F.M. LOT LINE
  - EXISTING ADJOINER LINE
  - EXISTING PROPERTY LINE
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING OVERHEAD WIRE
  - EXISTING BUILDING
  - PROPOSED PROPERTY LINE
  - BUILDING SETBACK
  - PROPOSED EASEMENT LINE
  - PROPOSED STORM LINE
  - PROPOSED WATER LINE
  - PROPOSED SEWER LINE
  - PROPOSED ROOF LEADER PIPE
  - PROPOSED FOOTING/UNDER DRAIN PIPE
  - PROPOSED EASEMENT LINE
  - PROPOSED MINOR CONTOUR
  - PROPOSED MAJOR CONTOUR
  - PROPOSED SPOT GRADE
  - PROPOSED SILT FENCE
  - PROPOSED WATER SHUT OFF
  - PROPOSED SEWER CLEAN OUT
  - PROPOSED YARD DRAIN WITH INLET PROTECTION
  - IMPERVIOUS SURFACE
  - PROPOSED RIP RAP
  - PROPOSED INFILTRATION BASIN

**OWNER'S CONSENT:**  
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE.

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**GRADING & UTILITY PLAN**  
**JPJR HOLDINGS, LLC**  
NORTH PLANK ROAD, CHESTNUT LANE & ROCKWOOD DRIVE  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
TAX ID: 75-1-36.2

|        |          |
|--------|----------|
| JOB #: | 2010-028 |
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| SCALE: | 1" = 50' |
| TITLE: | GU-1     |
| SHEET: | 3 OF 7   |

TYPICAL CONSTRUCTION PHASING FOR EACH LOT:

- IF LOTS ARE TO BE BUILT BY DIFFERENT CONTRACTORS, THEN EACH CONTRACTOR IS RESPONSIBLE FOR SECURING HIS OWN NOI FOR HIS RESPECTIVE LOT(S).
- SCHEDULE A PRE-CONSTRUCTION MEETING WHICH SHALL INCLUDE THE OWNER OR OWNER'S REPRESENTATIVE, PROJECT ENGINEER, CONTRACTOR AND SUBCONTRACTORS (IF NECESSARY) WHO ARE TO PERFORM THE CONSTRUCTION.
- ESTABLISH THE LIMIT OF DISTURBANCE FOR PROPOSED CLEARING AND GRADING ASSOCIATED WITH THE PROPOSED HOUSE AND DRIVEWAY LOCATION. PROVIDE TREE PROTECTION FOR TREES TO REMAIN, AND SILT FENCE AROUND THE PERIMETER OF TREES TO REMAIN THAT ARE DOWNGRADIENT OF THE GRADING ACTIVITY (SEE ALSO TREE REMOVAL NOTES ON SHEET XC-1).
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED ON THE PLAN.
- CLEAR LOCATIONS FOR INSTALLATIONS OF PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.
- INSTALL SILT FENCE AS SHOWN ON THIS PLAN.
- PRIOR TO FURTHER CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER TO CONDUCT A PRE-CONSTRUCTION SITE ASSESSMENT TO VERIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS SHOWN ON THIS PLAN HAVE BEEN ADEQUATELY INSTALLED ENSURING OVERALL PREPAREDNESS OF THIS SITE FOR THE COMMENCEMENT OF CONSTRUCTION.
- COMMENCE GRADING ACTIVITIES WITHIN LOT AS OUTLINED WITHIN THE PLAN SET. DO NOT CONSTRUCT INFILTRATION BASIN, OR BIORETENTION AREAS AT THIS TIME.
- INSTALL WATER AND SEWER SERVICE CONNECTIONS TO MAINS BENEATH ROCKWOOD DRIVE.
- FINAL GRADE LOT AND SEED AND MULCH FOR STABILIZATION.
- CONSTRUCT DRIVEWAY AND DWELLING (SEE NOTE 12).
- CONSTRUCTION OF THE SWALE ALONG ROCKWOOD DRIVE MUST BE COMPLETED BEFORE A BUILDING PERMIT IS ISSUED FOR LOT 7 OR LOT 8. THE SWALE MUST BE CONSTRUCTED PRIOR TO THE INSTALLATION OF ANY OF THE PROPOSED DRIVEWAYS FOR THE SUBDIVISION.
- EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AS NEEDED DURING CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES BASED ON SITE CONDITIONS SHALL BE PROVIDED.
- REMOVE EROSION AND SEDIMENT CONTROLS WHEN CONTRIBUTING DRAINAGE AREAS HAVE BECOME STABILIZED.

EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
- ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.
- ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- ANY PILE OF POTENTIALLY EROSION-PRONE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
- PERMANENT SEEDING AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAIL SHEET.
- AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
- ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
- THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
- THE TOWN MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL, AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
- THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
- THE OWNER SHALL FILE A NOI WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH THE NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.
- IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
- WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE CITY AND QUALIFIED PROFESSIONAL.
- UPON COMPLETION OF CONSTRUCTION, THE PARCEL OWNER(S) SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM. THE STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED QUARTERLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE OWNER(S) SHALL MAINTAIN A RECORD OF INSPECTION AND MAINTENANCE REPORTS AT THE SITE. REFER TO THE SWPPP FOR INSPECTION REQUIREMENTS AND FUTURE MAINTENANCE.

LEGEND

- EXISTING TREE
- EXISTING SEWER
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING DRAINAGE STRUCTURE
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- PROPOSED SPOT GRADE
- PROPOSED SILT FENCE
- PROPOSED PHASE LINE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED STONE CHECK DAM

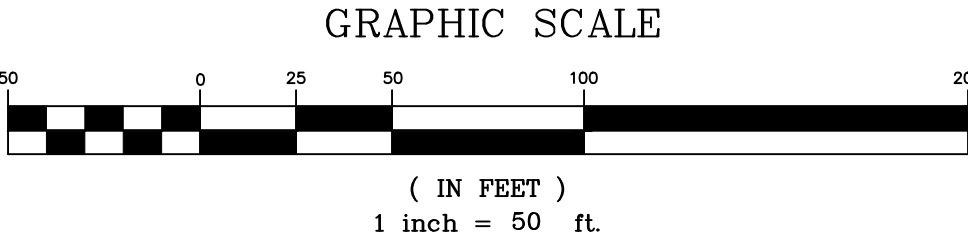
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JOHN PAGE JR.

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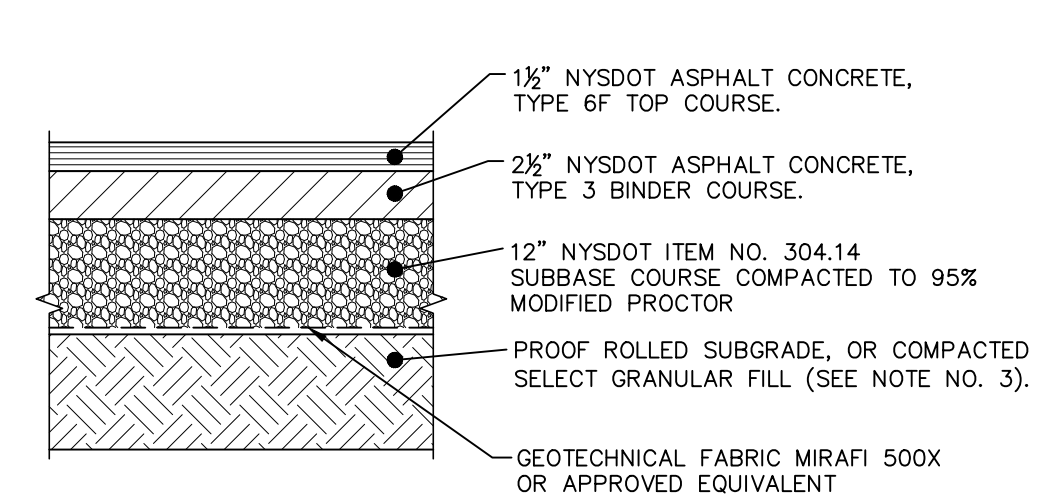
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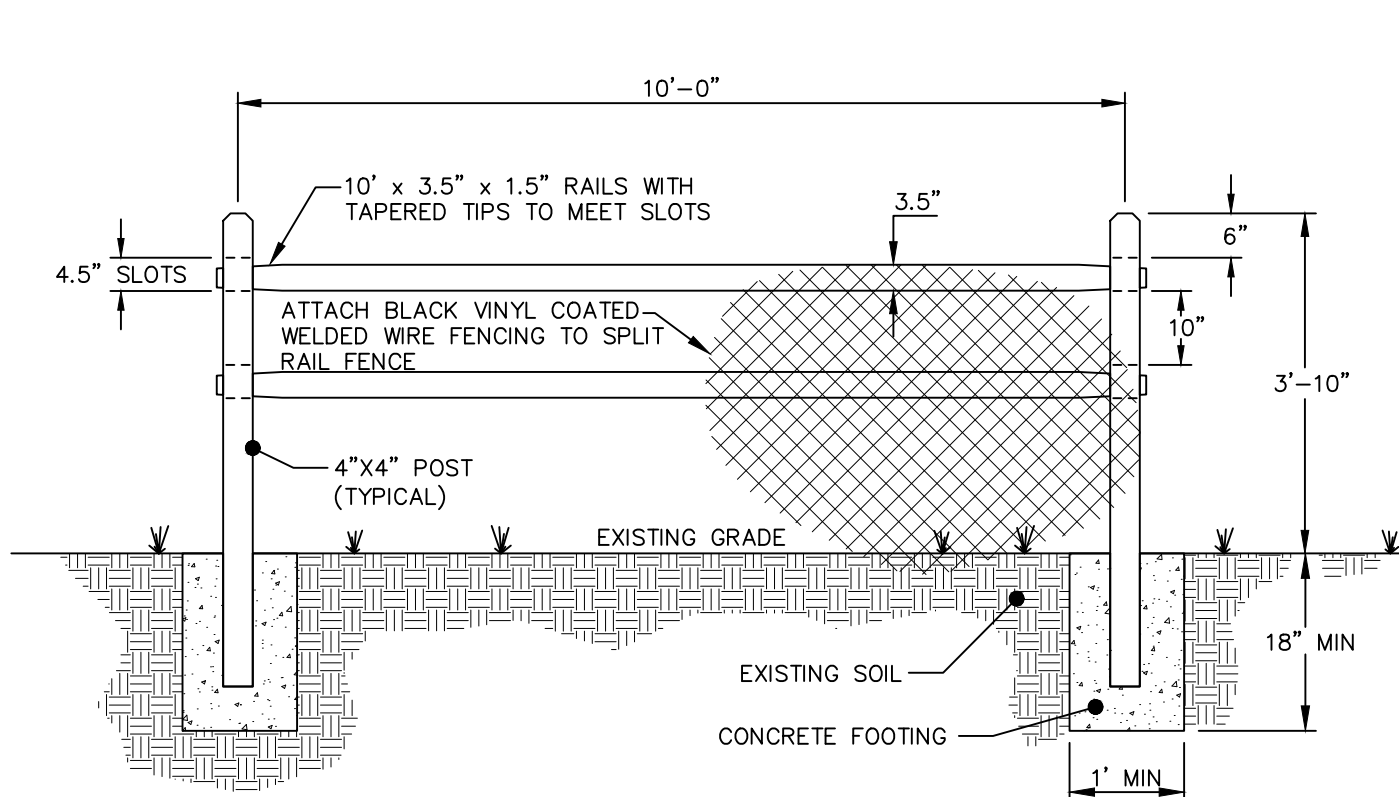
TITLE: ESC-1

SHEET: 4 OF 7



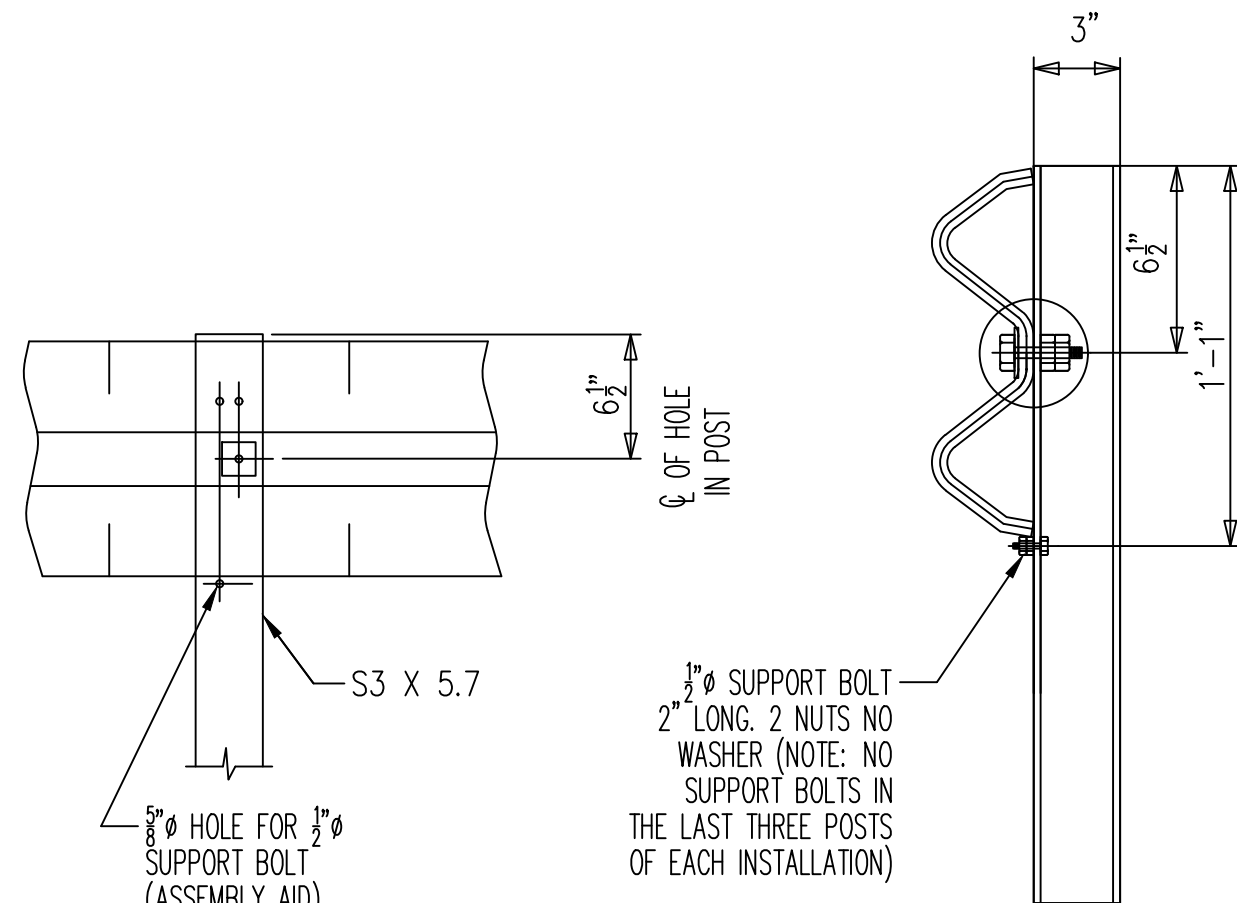
- NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST EDITION.
  2. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
  3. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

DRIVEWAY SECTION DETAIL  
NOT TO SCALE



- NOTES:
- 1) ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED.
  - 2) END POST SHALL BE TERMINAL POST.
  - 3) SPLIT RAIL FENCE TO HAVE BLACK VINYL COATED MESH FENCING ALONG IT.

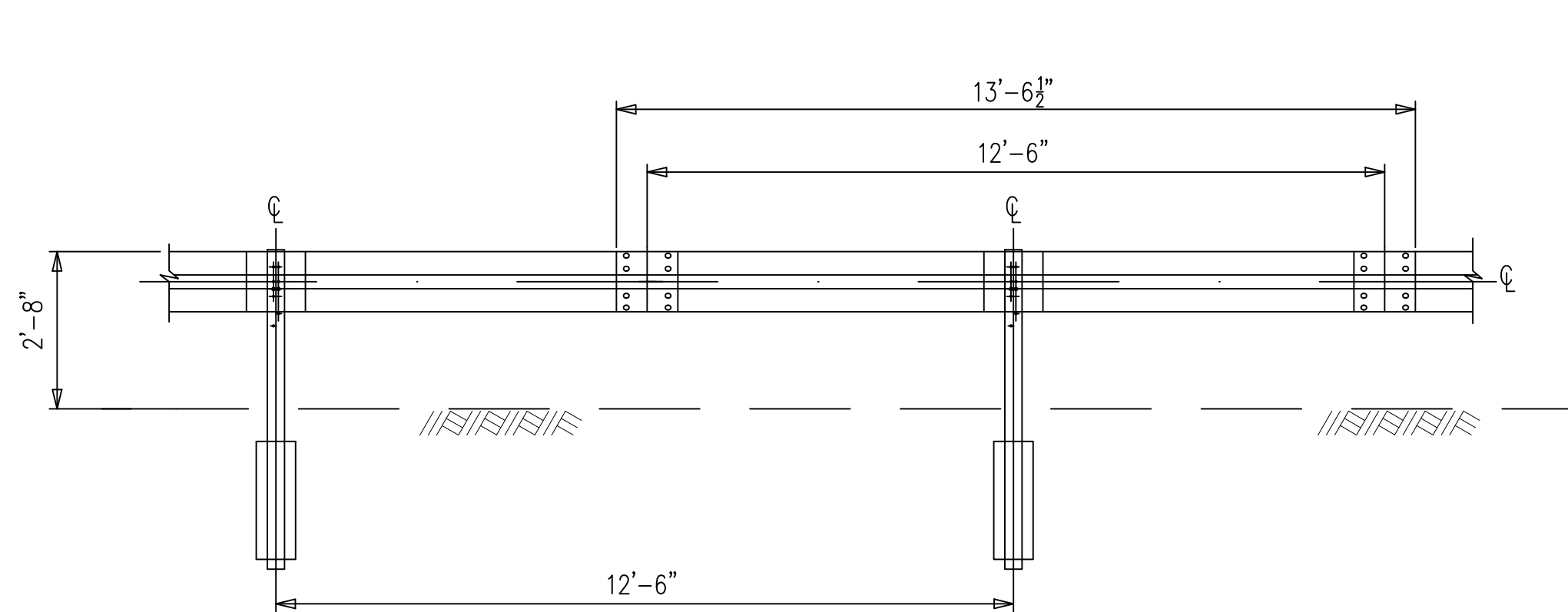
SPLIT RAIL FENCE DETAIL  
NOT TO SCALE



BEAM MOUNTING

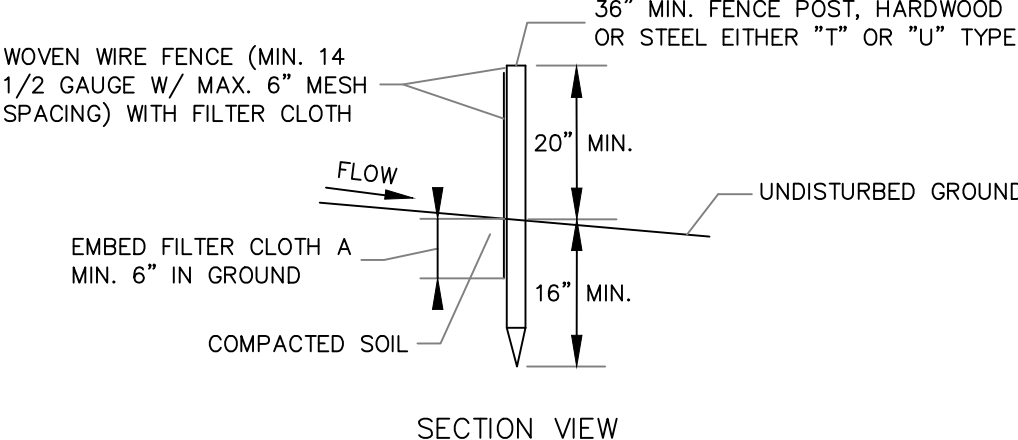
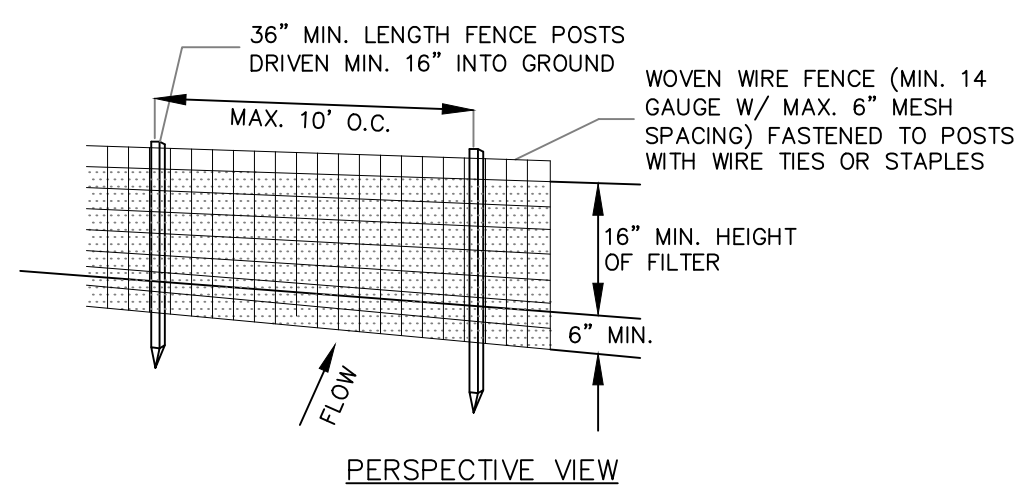
NYSDOT W-BEAM GUIDE RAIL DETAIL  
NOT TO SCALE

- NOTE:
1. REFER TO SECTION 606 OF NYSDOT STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS.



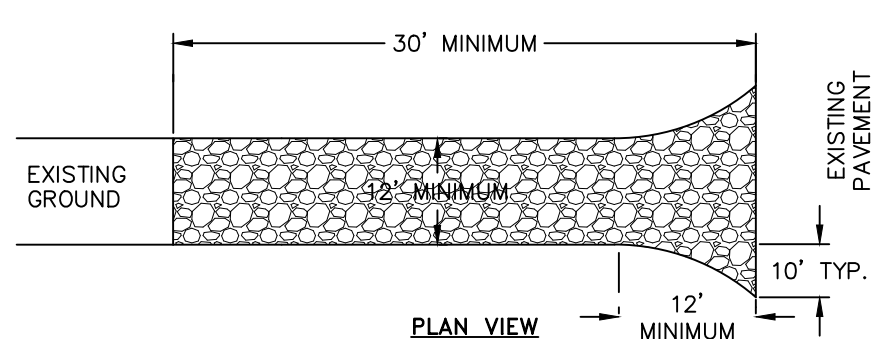
TYPICAL RUN DETAIL

## EROSION AND SEDIMENT CONTROL DETAILS



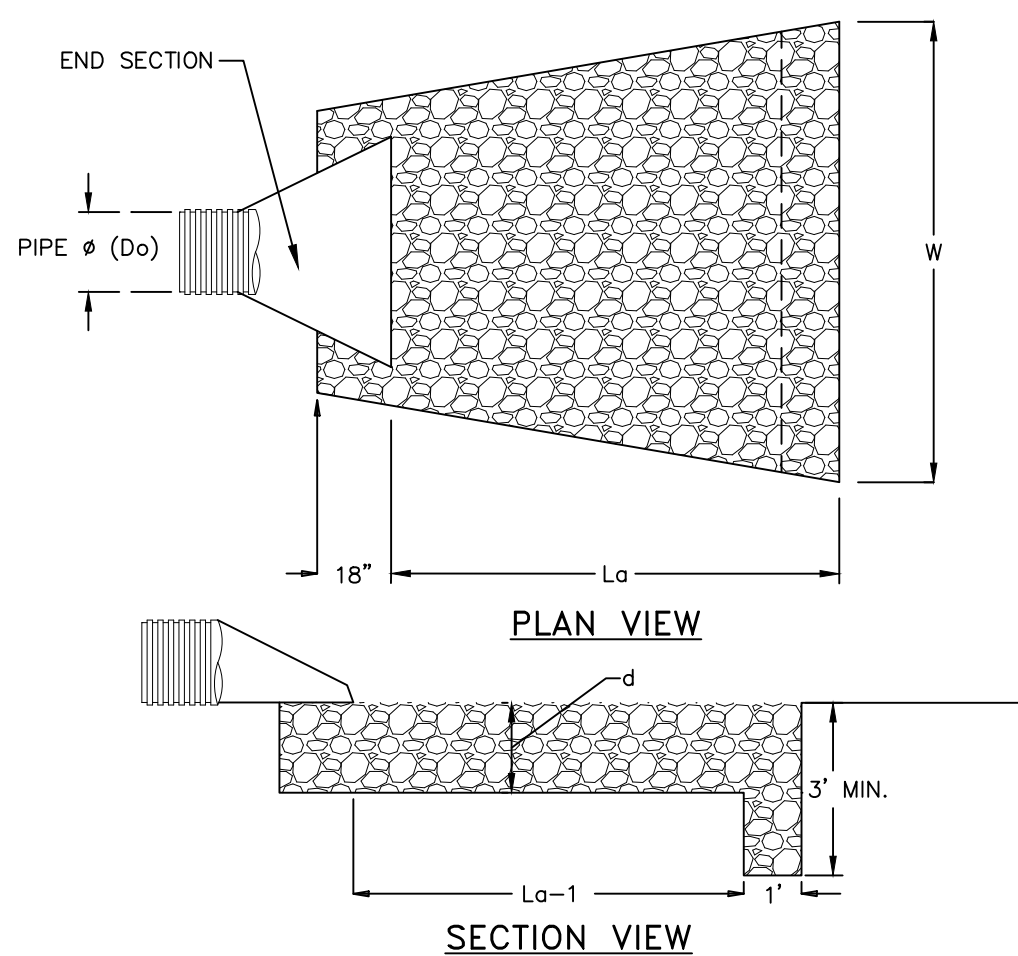
- NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
  2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
  3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
  4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL  
NOT TO SCALE



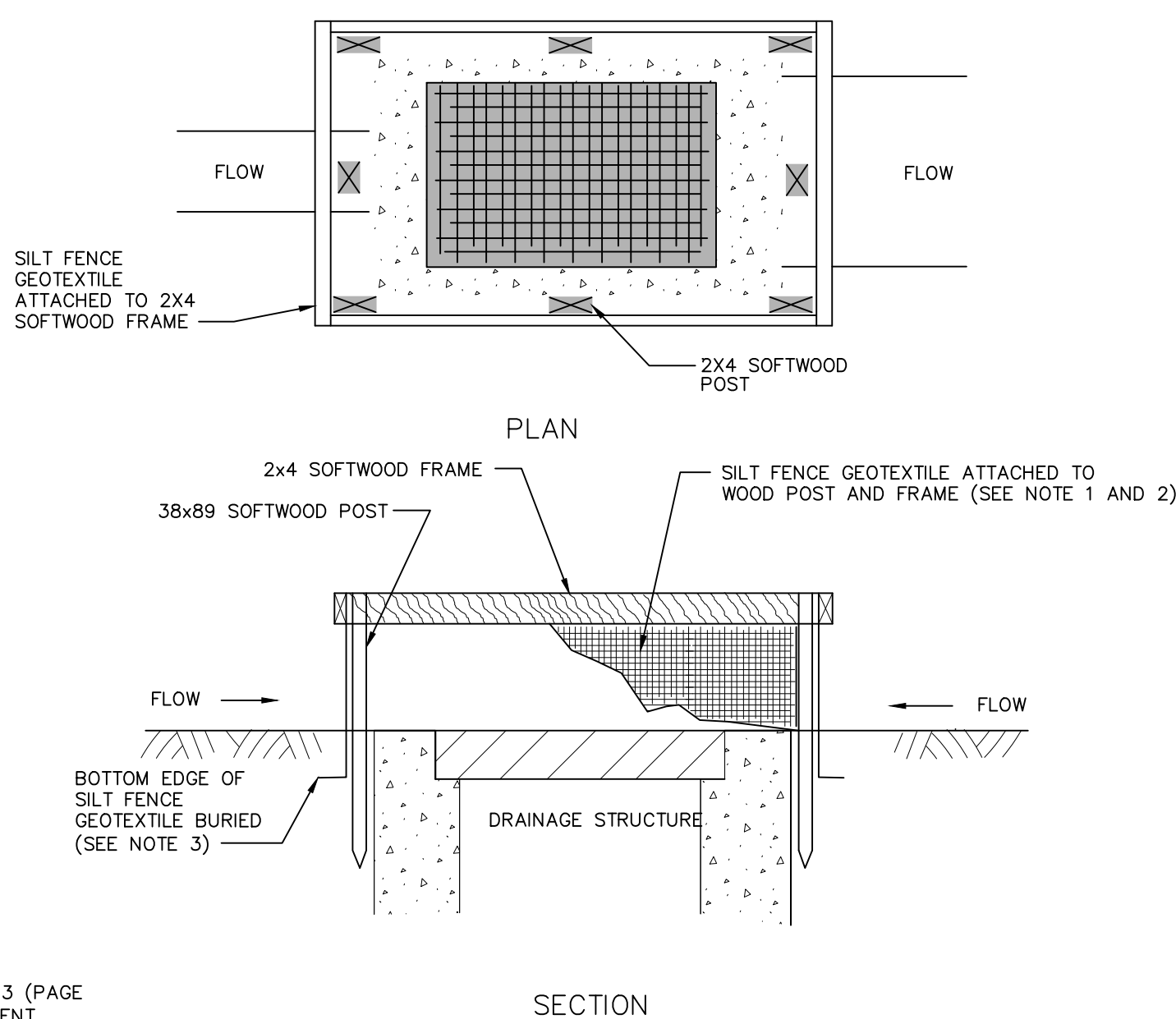
- NOTES:
- 1) STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - 2) LENGTH - NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.
  - 3) THICKNESS - NOT LESS THAN SIX (6) INCHES.
  - 4) WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
  - 5) GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  - 6) SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  - 7) MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - 8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - 9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL  
NOT TO SCALE



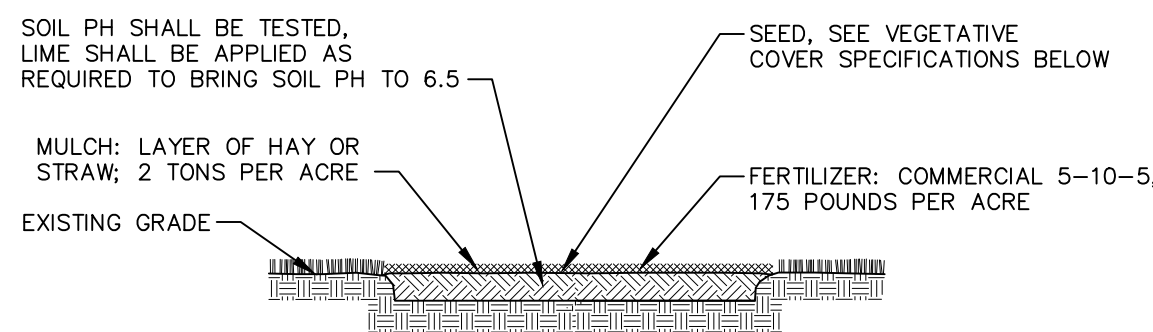
- NOTES:
1. SIZING INFORMATION TAKEN FROM FIGURE 5B.12 (PAGE 5B.25) AND/OR FIGURE 5B.13 (PAGE 5B.26) OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" 2005 EDITION.
  2. RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES SHALL BE LARGER, BY WEIGHT, THAN THE SPECIFIED #50. THE LARGEST STONE SIZE SHALL BE 1.5 TIMES #50.
  3. THE MINIMUM THICKNESS OF THE RIPRAP LAYER SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER FOR #50 OF 15 INCHES OR LESS; AND 1.2 TIMES THE MAXIMUM STONE SIZE FOR #50 GREATER THAN 15 INCHES.
  4. A LAYER OF FILTER FABRIC (THICKNESS 20-60 MILS, GRAB STRENGTH 90-120 LBS, SHALL CONFORM TO ASTM D-1777 AND ASTM D-1682) SHALL BE PLACED BETWEEN THE RIPRAP AND THE UNDERLYING SOIL SURFACE. FILTER FABRIC SHALL HAVE A MINIMUM 1' OVERLAP AT ALL SEAMS.

ROCK OUTLET PROTECTION DETAIL  
NOT TO SCALE



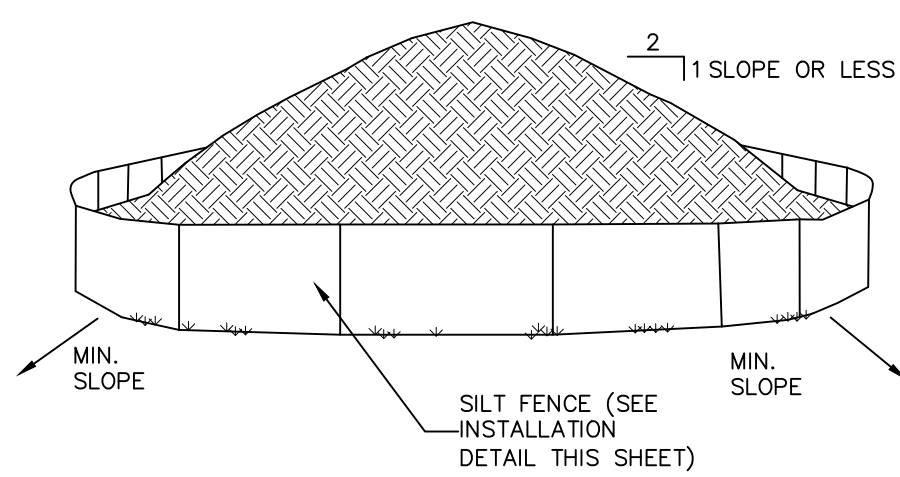
- NOTES:
1. SILT FENCE SHALL BE ONE CONTINUOUS PIECE TO ELIMINATE SEAMS.
  2. SPACE SILT FENCE POSTS EVENLY AROUND INLET WITH A MAXIMUM SPACING OF 3 FEET. DRIVE POSTS A MINIMUM OF 18" INTO GROUND. WIRE MESH MAY BE REQUIRED BEHIND GEOTEXTILE TO PROVIDE SUPPORT.
  3. SILT FENCE GEOTEXTILE SHALL BE EMBEDDED A MINIMUM OF 6" AND BACKFILLED. GEOTEXTILE SHALL BE SECURELY FASTENED TO POSTS AND FRAME.
  4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT, SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.

TEMPORARY CATCH BASIN INLET PROTECTION DETAIL  
NOT TO SCALE



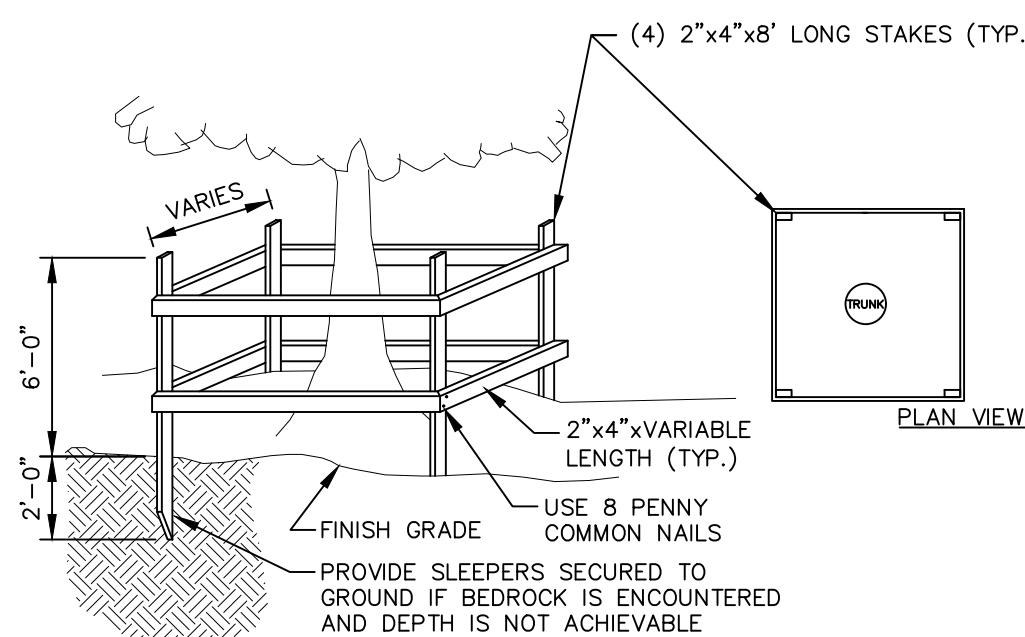
- NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
  2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:  
65% KENTUCKY BLUE GRASS BLEND 114 POUNDS PER ACRE  
20% PERENNIAL RYEGRASS 35 POUNDS PER ACRE  
15% FINE FESCUE 28 POUNDS PER ACRE  
175 POUNDS PER ACRE
  3. SEED MIXTURE FOR USE IN SHADY AREAS:  
80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS 138 POUNDS PER ACRE  
20% FINE FESCUE 37 POUNDS PER ACRE  
175 POUNDS PER ACRE
  4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
  5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20% TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

TOPSOIL, SEED AND MULCH DETAIL  
NOT TO SCALE



- NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

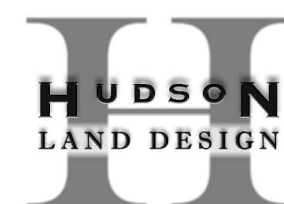
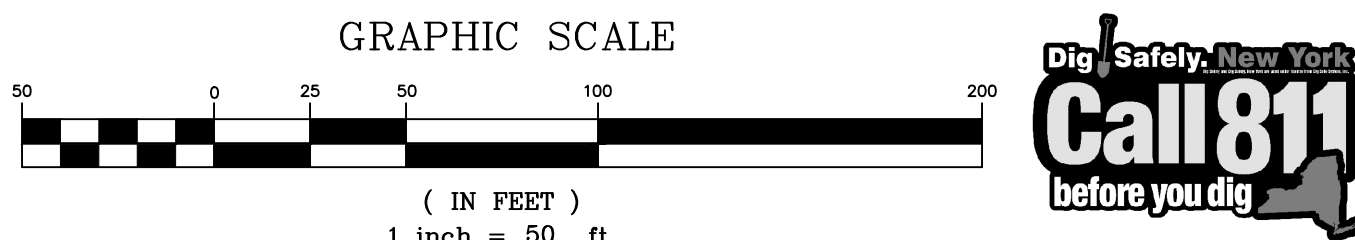
TEMPORARY SOIL STOCKPILE DETAIL  
NOT TO SCALE



- NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
  2. REFER TO THE DETAILS IN APPENDIX A-1 OF TOWN CODE CHAPTER 172. THOSE DETAILS SHALL SUPERSEDE ANY TREE PROTECTION DETAILS IN THIS PLAN SET.

TEMPORARY TREE PROTECTION DETAIL  
NOT TO SCALE

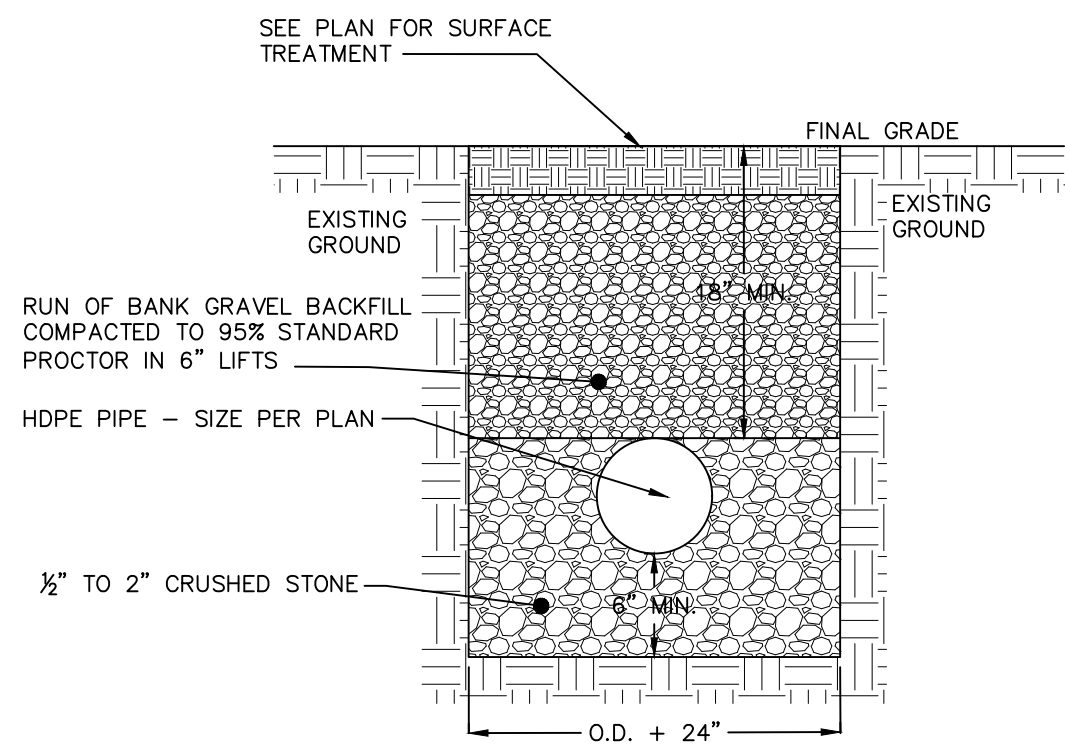
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| REVISIONS:    |         |                               |     | REVISIONS:      |      |             |    |
| NO.           | DATE    | DESCRIPTION                   | BY  | NO.             | DATE | DESCRIPTION | BY |
| 1             | 4/18/13 | TOWN COMMENTS & ZONING CHANGE | JDB |                 |      |             |    |
| 2             | 8/8/13  | TOWN COMMENTS                 | JDB |                 |      |             |    |
| 3             | 9/5/13  | TOWN COMMENTS                 | JDB |                 |      |             |    |
| 4             | 12/4/13 | FINAL COMMENTS                | JDB |                 |      |             |    |
| 5             | 3/16/26 | PER TOWN ENGINEER COMMENTS    | CMB |                 |      |             |    |



HUDSON LAND DESIGN  
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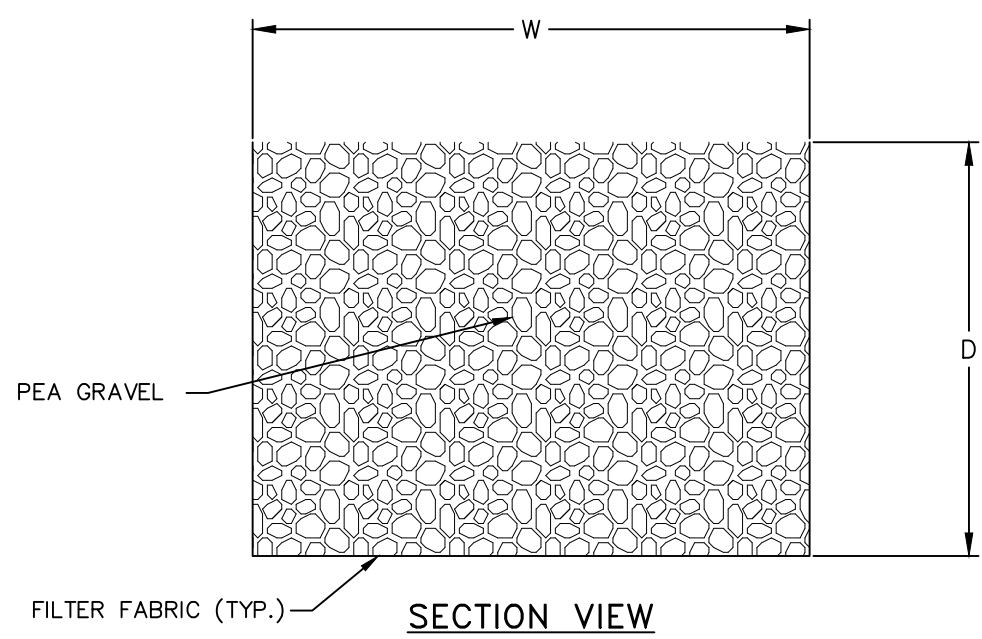
CONSTRUCTION DETAILS  
JPJR HOLDINGS, LLC  
NORTH PLANK ROAD, CHESTNUT LANE & ROCKWOOD DRIVE  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
TAX ID: 75-1-36.2

JOB #: 2010-028  
DATE: 5/1/2011  
SCALE: AS SHOWN  
TITLE: CD-1  
SHEET: 5 OF 7



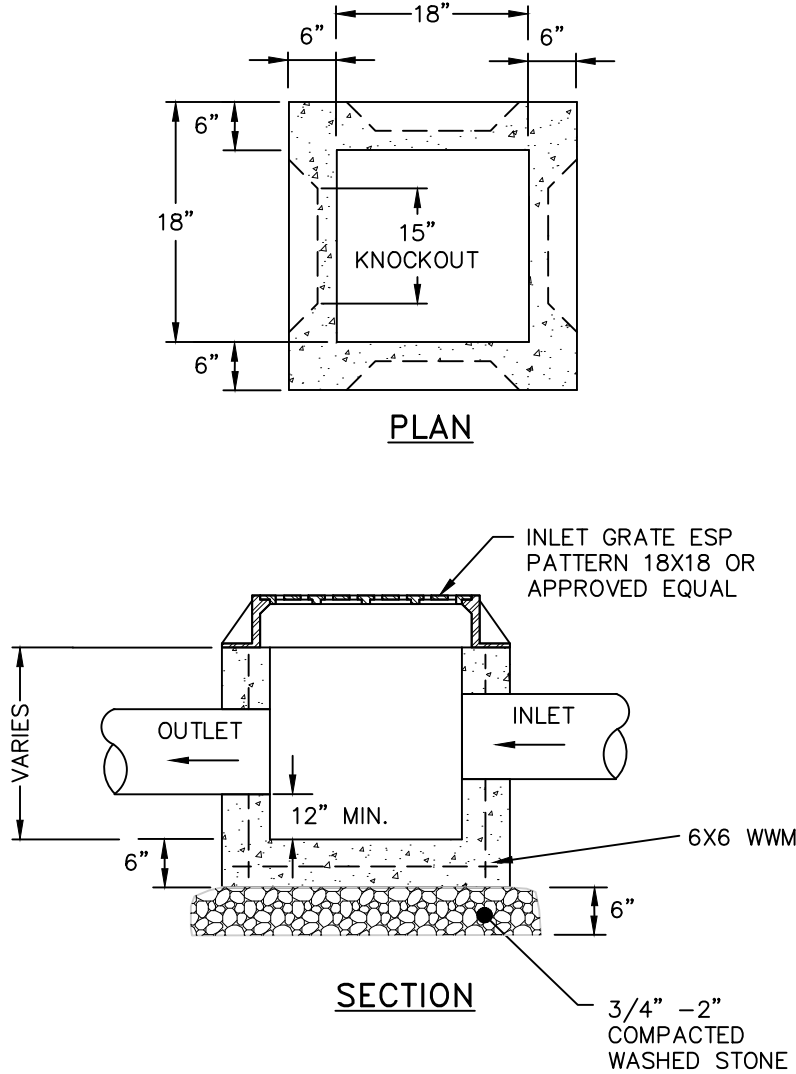
**NOTES:**  
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

**STORMWATER PIPE IN TRENCH DETAIL**  
NOT TO SCALE



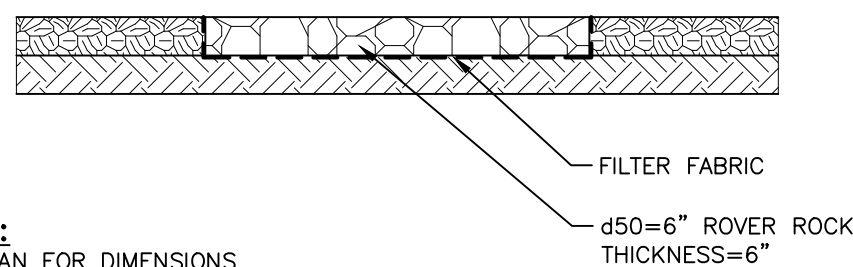
**NOTES:**  
1. SEE PLANS FOR LENGTH AND TABLE BELOW FOR REQUIRED WIDTH AND DEPTH.  
2. APPROXIMATELY 6" OF THE TOP OF THE STONE DIAPHRAGM CAN BE DECORATIVE STONE.

**PEA-GRAVEL DIAPHRAGM DETAIL**  
NOT TO SCALE



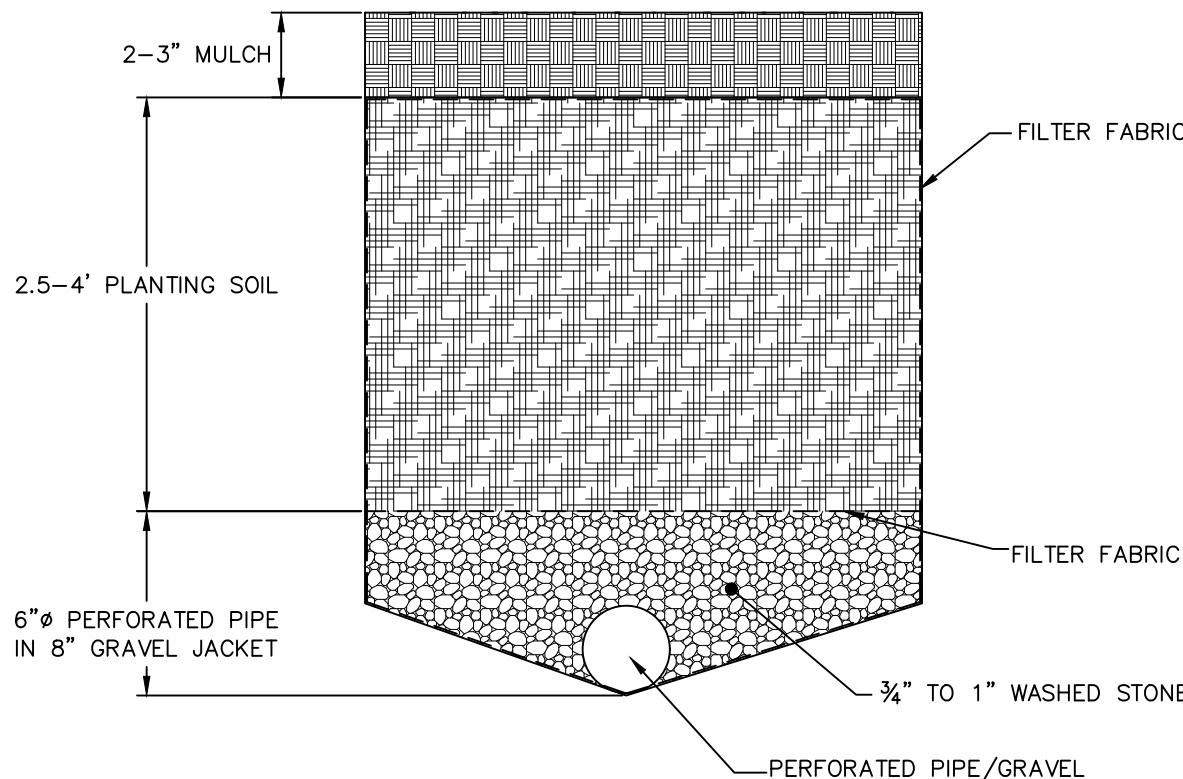
**NOTES:**  
1. YARD INLET BASINS SHALL BE PRE-CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-88. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.  
2. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.  
3. SUMP SHALL BE 12".  
4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

**PRE-CAST CONCRETE YARD INLET DETAIL**  
NOT TO SCALE



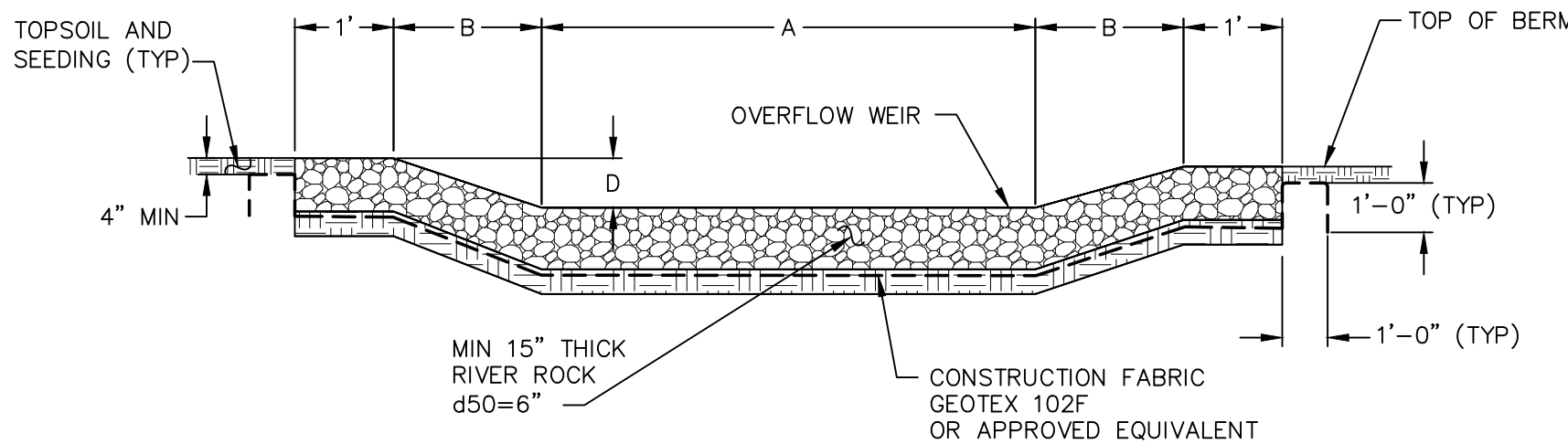
**NOTE:**  
SEE PLAN FOR DIMENSIONS

**ROOF LEADER ENERGY DISSIPATER DETAIL**  
NOT TO SCALE



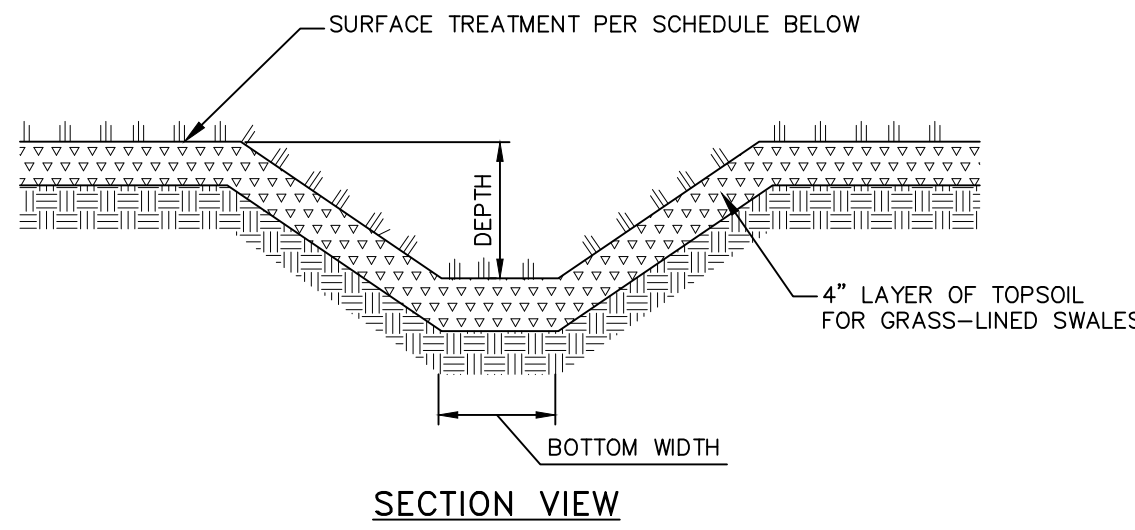
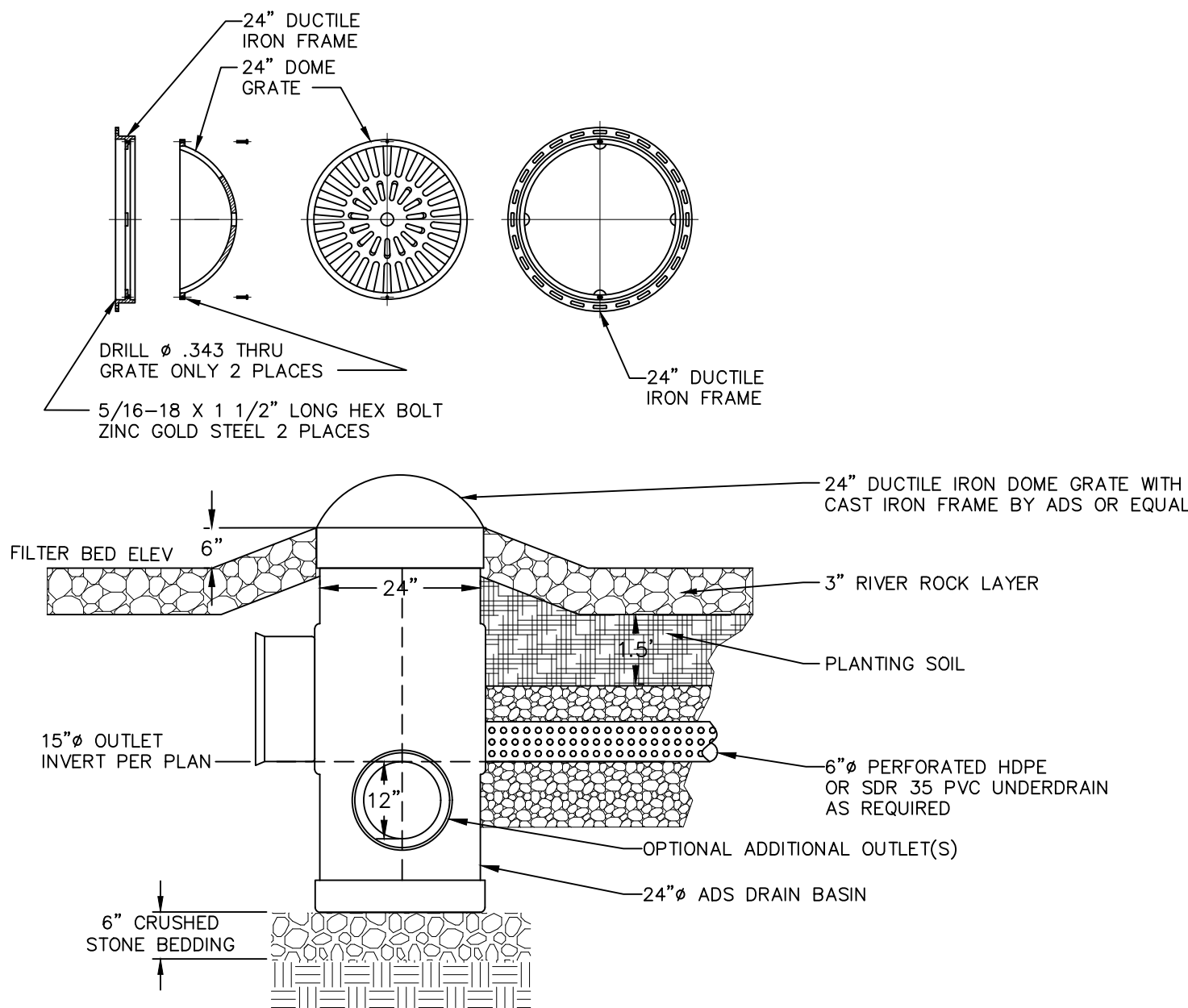
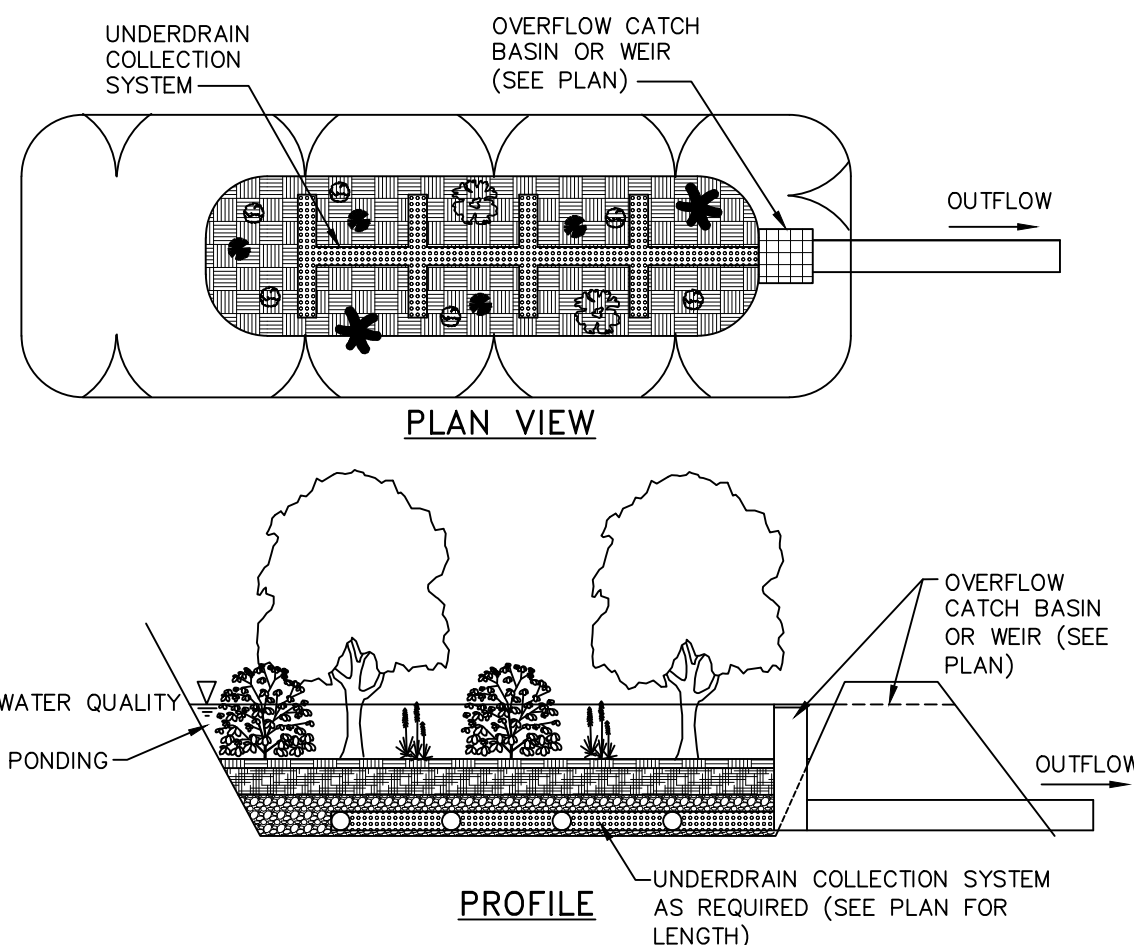
**NOTES:**  
1. NO RUNOFF IS TO ENTER THE BIORETENTION AREA UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.  
2. LANDSCAPING TO BE PROVIDED BY THE PROJECT LANDSCAPE ARCHITECT AND AS FOLLOWS:  
• NATIVE PLANT SPECIES SHOULD BE SPECIFIED BASED ON SPECIFIED ZONE OF HYDRIC TOLERANCE  
• SELECTIONS OF TREES WITH AN UNDERSTORY OF SHRUBS AND HERBACEOUS MATERIALS SHOULD BE PROVIDED.  
• WOODY VEGETATION SHOULD NOT BE SPECIFIED AT INFLOW LOCATIONS.  
• TREES SHOULD BE PLANTED PRIMARILY ALONG THE PERIMETER OF THE FACILITY.  
• A TREE DENSITY OF 1 TREE PER 100 SQUARE FEET IS RECOMMENDED, AND SHRUBS/HERBACEOUS VEGETATION SHOULD GENERALLY BE PLANTED AT HIGHER DENSITIES (FIVE FEET ON CENTER AND 2.5 FEET ON CENTER, RESPECTIVELY).  
3. SEE PLAN FOR PRETREATMENT.  
4. UNDERDRAINS ARE REQUIRED IN SOLS WITH HYDROLOGIC SOIL GROUP C & D. HYDORLOGIC SOIL GROUPS A & B DO NOT REQUIRE UNDERDRAINS.

**TYPICAL BIORETENTION/RAIN GARDEN DETAIL**  
NOT TO SCALE



**NOTES:**  
1. RIP RAP OUTLET PROTECTION SHALL BE 15" OF LIGHT STONE FILLING. STONE FILLING SIZE d50=6", RIVER ROCK CAN BE SUBSTITUTED FOR ANGULAR STONE.

**EMERGENCY WEIR OVERFLOW DETAIL**  
NOT TO SCALE



**NOTES:**  
1. MINIMUM 1' DEPTH AND 1' WIDTH FOR ALL SWALES.  
2. SWALE SHALL BE SEEDED WITH FAST GERMINATING RYE 15 TO 25 POUNDS PER 1,000 SQUARE FEET AND MULCHED.

**SWALE DETAIL**  
NOT TO SCALE

**OWNER'S CONSENT:**  
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE.

JOHN PAGE JR.

DATE

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CONSTRUCTION DETAILS

JPJR HOLDINGS, LLC

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TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
TAX ID: 75-1-36.2

JOB #: 2010:028

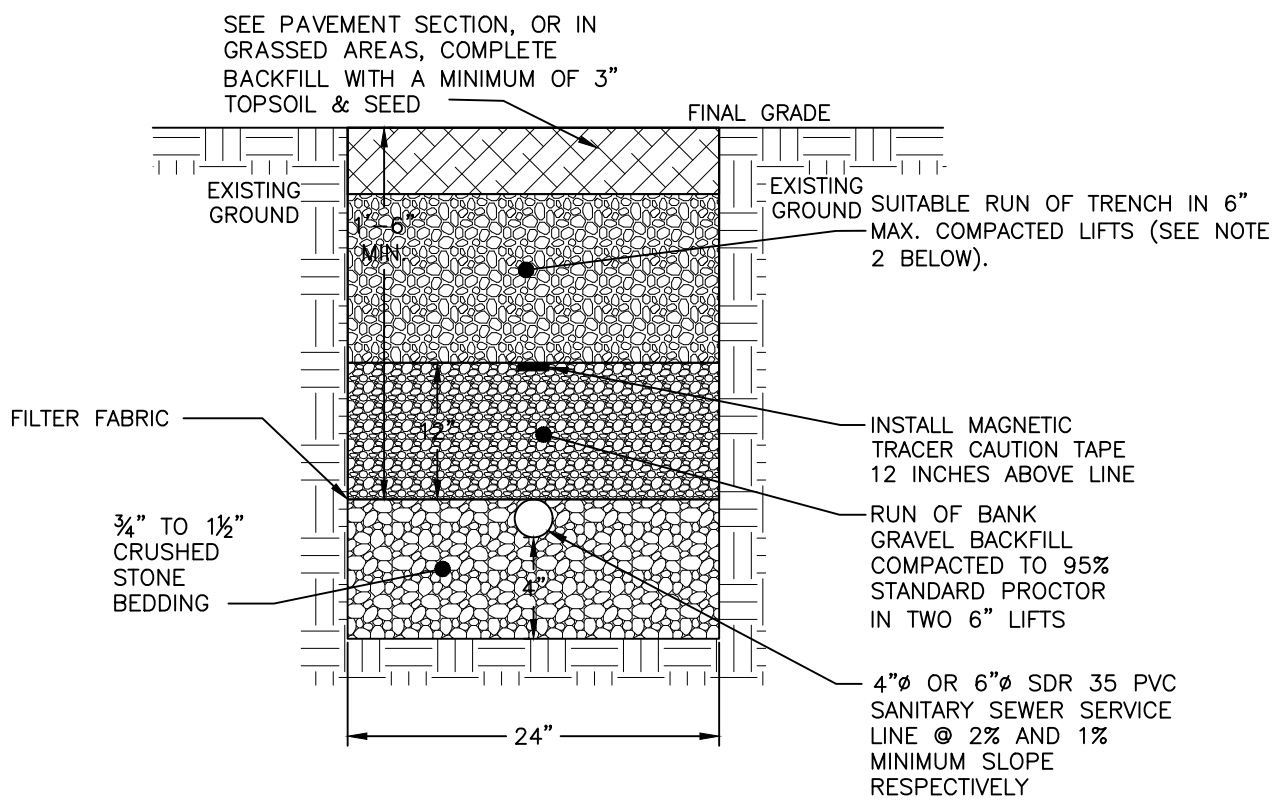
DATE: 5/1/2011

SCALE: AS SHOWN

TITLE: CD-2

SHEET: 6 OF 7

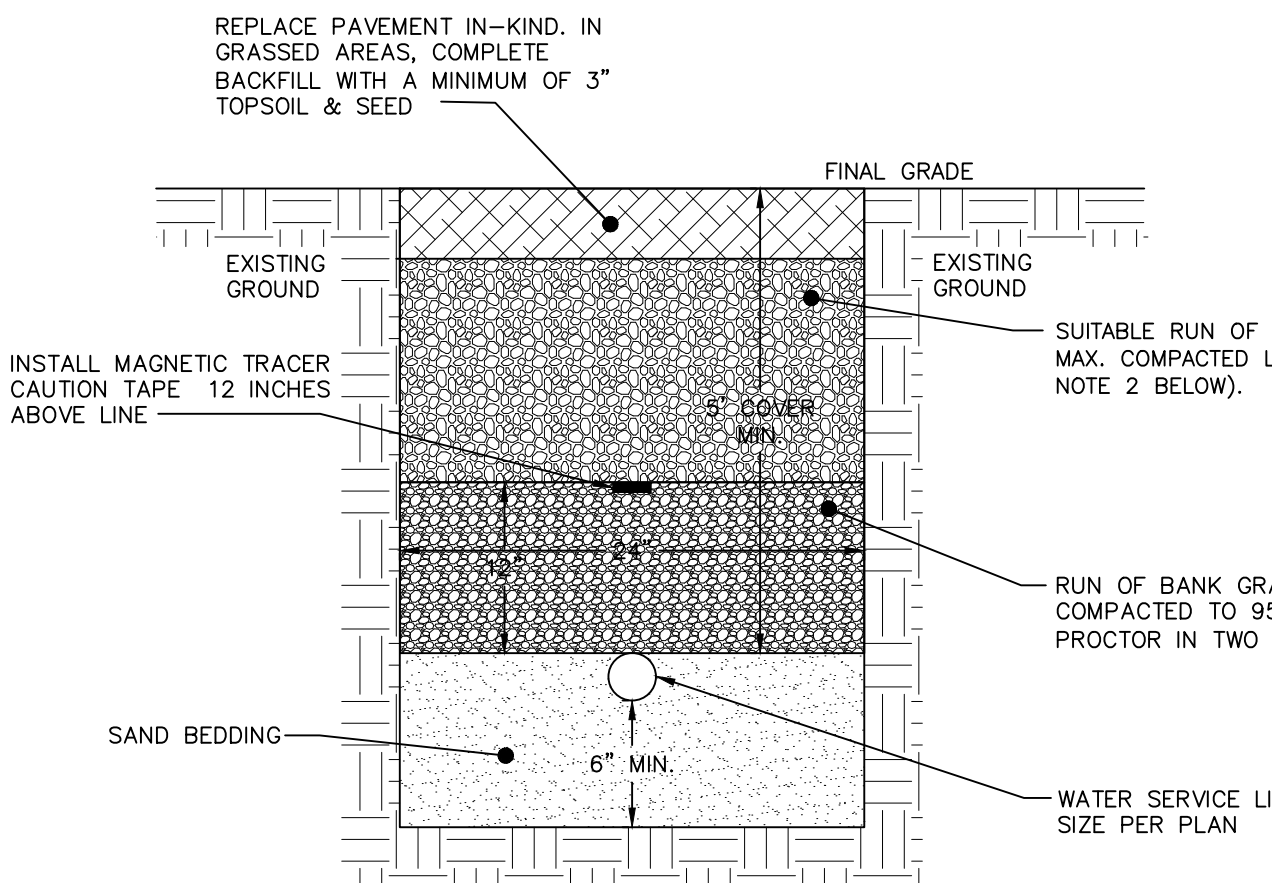
SANITARY SEWER DETAILS



- NOTES:**
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
  2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

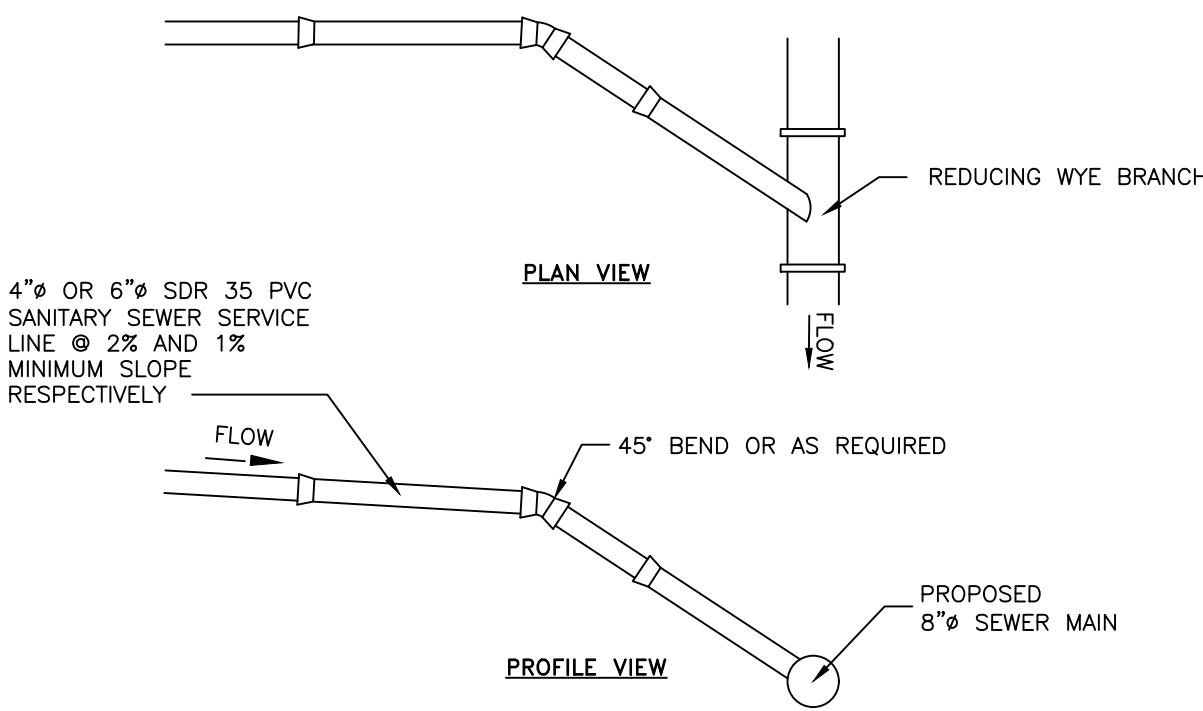
SANITARY SEWER SERVICE LINE TRENCH DETAIL  
NOT TO SCALE

WATER DETAILS



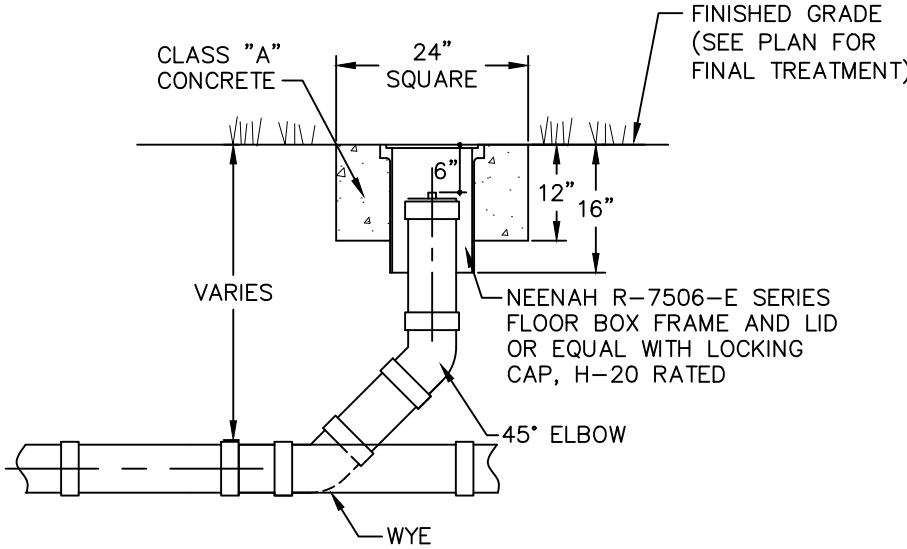
- NOTES:**
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
  2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
  3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL  
NOT TO SCALE

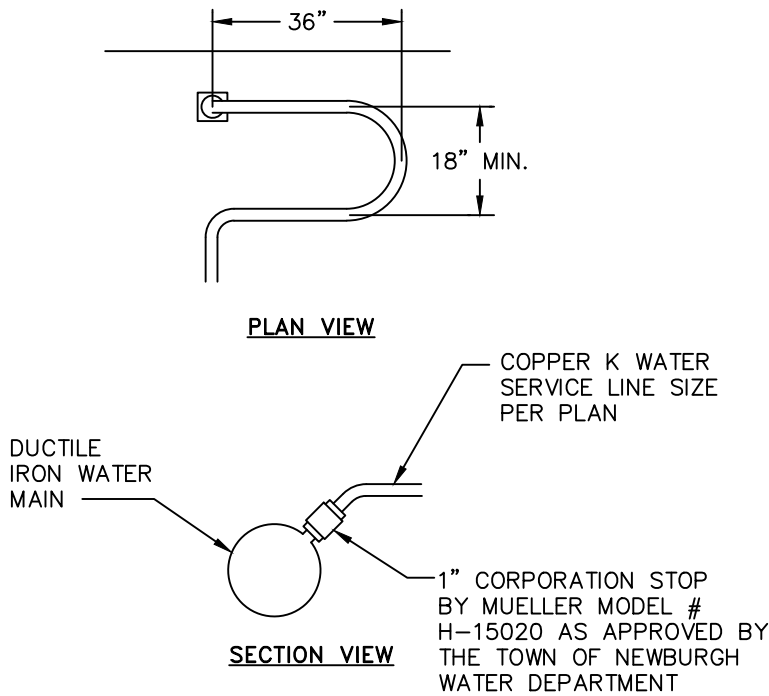


- NOTES:**
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  2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE CONNECTION DETAIL  
NOT TO SCALE

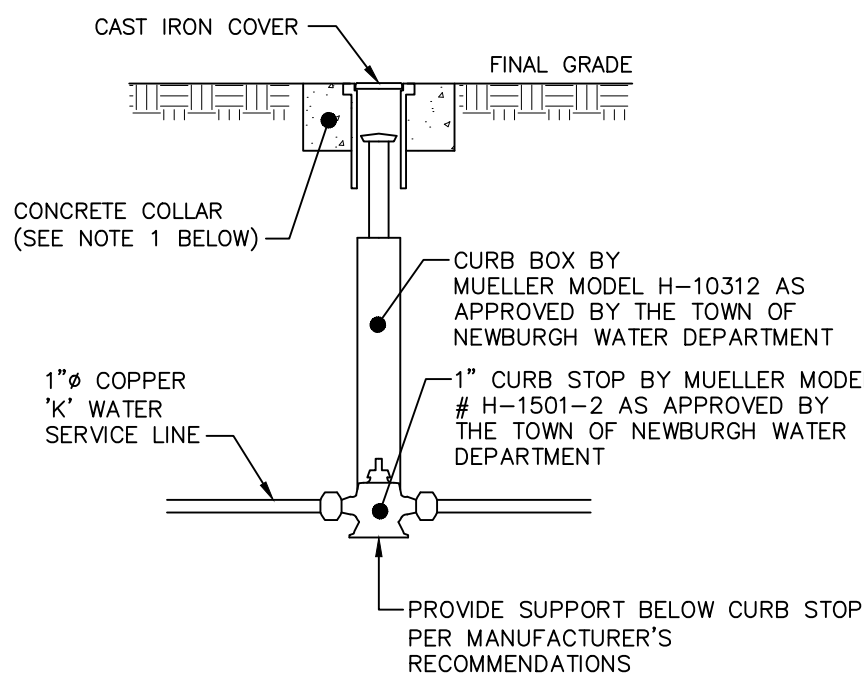


CLEANOUT DETAIL  
NOT TO SCALE



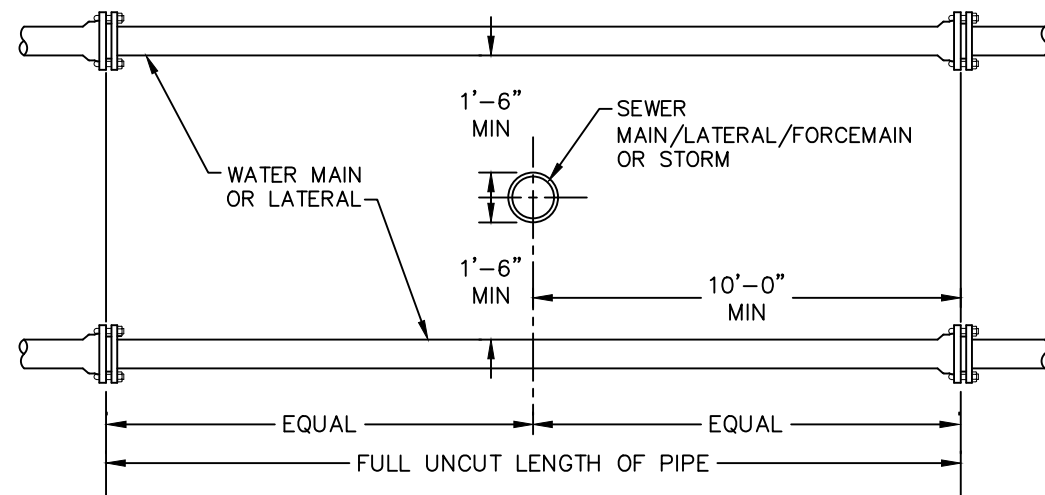
- NOTES:**
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL WATER MAIN DEPTH).
  2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
  3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
  4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.

WATER SERVICE CONNECTION DETAIL  
NOT TO SCALE

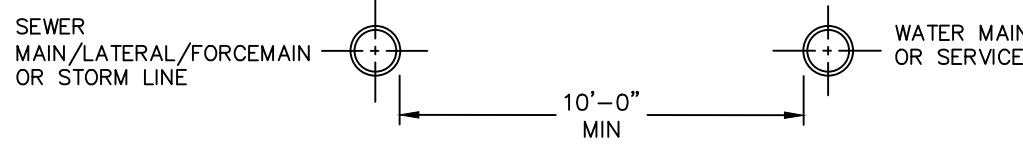


- NOTES:**
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
  2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
  3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT-OFF VALVE DETAIL  
NOT TO SCALE



VERTICAL SEPARATION



HORIZONTAL SEPARATION

- NOTE:**
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH. CONCRETE ENCASMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL  
NOT TO SCALE

TOWN SEWER SYSTEM NOTES

1. CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
2. ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
3. ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.

TOWN WATER SYSTEM NOTES

1. CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH.
2. ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED, CLASS 52, DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-91 OR LATER REVISION FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
3. THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON MEGALUG SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
4. ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10-87 OR LATEST REVISION FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53-94 OR LATEST REVISION FOR DUCTILE IRON COMPACT FITTINGS.
5. ALL VALVES SHALL BE RESILIENT WEDGE, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C509 OR LATEST REVISION SUCH AS MUELLER A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTER CLOCKWISE).
6. TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVE SHALL BE RESILIENT WEDGE GATE VALVE CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
7. ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR 3/4 AND 1 INCH SIZES, AND MUELLER H-15000 OR B-25000 FOR 1-1/2 OR 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1501-2 FOR 3/4 AND 1 INCH SIZES, AND MUELLER B-25204 FOR 1-1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10312 FOR 3/4 AND 1 INCH SIZES, AND MUELLER H-10310 FOR 1-1/2 AND 2 INCH SIZES.
8. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
9. THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE, SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
10. THRUST RESTRAINT SHALL BE PROVIDED BY THE RODS AND RETAINER GLANDS. THE LENGTH OF RESTRAINED PIPE SHALL BE DETERMINED BASED UPON WORKING PRESSURES, SOIL CONDITIONS AND DEPTH OF BURY ACCORDING TO DIPPA STANDARDS.
11. PRESSURE AND LEAKAGE TESTS ARE REQUIRED AND SHALL BE DONE IN ACCORDANCE WITH AWWA C-600 STANDARDS.
12. DISINFECTION OF ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH AWWA C-651 - YEAR OF LATEST REVISION STANDARDS.
13. ALL WATER MAINS SHALL BE 8", CLASS 52, DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.

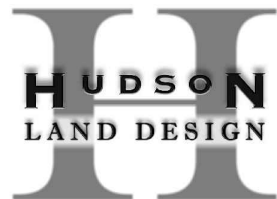
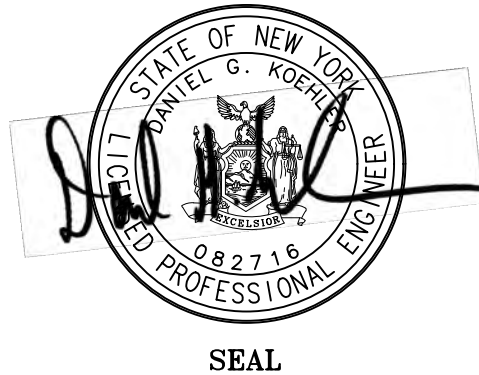
OWNER'S CONSENT:

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JOHN PAGE JR.

DATE

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| CONSTRUCTION DETAILS                                                                                                 |  | JOB #: 2010-028 |
|----------------------------------------------------------------------------------------------------------------------|--|-----------------|
| JPJR HOLDINGS, LLC                                                                                                   |  | DATE: 5/1/2011  |
| NORTH PLANK ROAD, CHESTNUT LANE & ROCKWOOD DRIVE<br>TOWN OF NEWBURGH<br>ORANGE COUNTY, NEW YORK<br>TAX ID: 75-1-36.2 |  | SCALE: AS SHOWN |
|                                                                                                                      |  | TITLE: CD-3     |
|                                                                                                                      |  | SHEET: 7 OF 7   |

SURVEY NOTES

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2. Unauthorized alteration or addition to a survey map leaving a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
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5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. Subject to the findings of a current title search.
8. Subject to covenants, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Parcel I subject to utility grants in Liber 1127 page 28, Liber 1136 page 406, Liber 1186 page 343, Liber 1671 page 533.
11. Parcel II subject to easements, restrictions, rights and agreements contained in Liber 2129 page 937.
12. All bearings refer to grid north.

FILED MAP REFERENCE

Survey shown hereon depicts lot(s) 2 as shown on a map entitled "Lot Line Change Plan lands of G & L Realty" prepared by Vincent J. Pace Associates and filed in the Orange County Clerk's office on 2-28-03 as Map No. 144-03

DEED REFERENCE

LIBER 1186 PAGE 1630  
J & P PAGE VENTURES  
TO  
JPJR HOLDINGS LLC  
JUNE 20, 2005

LIBER 1186 PAGE 1626  
J & P PAGE VENTURES  
TO  
JPJR HOLDINGS LLC  
JUNE 20, 2005

TAX PARCEL NUMBER

TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK  
75-1-36.2 and 42-5-19

AREA

Parcel I: 8.843 Ac.  
Parcel II: 0.771 Ac.  
Total: 9.611 Ac.

ZONING

Property shown hereon is located within the B - Business District as shown on map entitled "Town of Newburgh Official Zoning Map" prepared by The Orange County Planning Department and dated October 22, 2012

FLOOD ZONE

Property shown hereon is located within the Zone "X" Unshaded region and is determined to be outside the 0.2% annual chance floodplain as shown on Flood Insurance Rate Map (FIRM) No. 36071C0143E (Effective Date: 08/03/2009).

OWNERS & APPLICANTS

JPJR Holdings, LLC

PLANNING BOARD

Approved by resolution of the Planning Board of the Town of Newburgh New York, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Subject to all requirements and conditions of said resolution. Any change, errata, modification or revision of the plot as approved shall void the approval. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Chairman

OWNER'S CONSENT

The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated herein.

Date \_\_\_\_\_

| rev. | date | description |
|------|------|-------------|
| 1    |      |             |

**TEC** LAND SURVEYING  
176 MAIN STREET BEACON, NY 12508  
PH: 845.445.6590 FX: 845.445.6591

| SCHEDULE OF REGULATIONS (R3 RESIDENTIAL ZONING DISTRICT) AND LOT CONFORMANCE TABLE: |                        |             |             |             |             |             |             |             |             |             |             |
|-------------------------------------------------------------------------------------|------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| PARAMETER                                                                           | REQUIREMENT            | LOT #1      | LOT #2      | LOT #3      | LOT #4      | LOT #5      | LOT #6      | LOT #7      | LOT #8      | LOT #9      | LOT #11     |
| LOT AREA:                                                                           | 12,500 SQUARE FEET MIN | 22,178 S.F. | 16,274 S.F. | 15,506 S.F. | 30,553 S.F. | 16,522 S.F. | 17,422 S.F. | 29,919 S.F. | 46,618 S.F. | 39,500 S.F. | 91,409 S.F. |
| LOT WIDTH:                                                                          | 85 FEET MINIMUM        | 133.5 FEET  | 108.5 FEET  | 98 FEET     | 133.3 FEET  | 110 FEET    | 100 FEET    | 154 FEET    | 250 FEET    | 135 FEET    | 313 FEET    |
| LOT DEPTH:                                                                          | 111 FEET               | 150 FEET    | 150 FEET    | 167.1 FEET  | 150 FEET    | 144.5 FEET  | 191 FEET    | 133 FEET    | 128 FEET    | 104 FEET    | 230 FEET    |
| YARD SETBACKS (RESIDENTIAL USE):                                                    |                        |             |             |             |             |             |             |             |             |             |             |
| FRONT YARD:                                                                         | 40 FEET MINIMUM        | 58.5 FEET   | 64.3 FEET   | 64.8 FEET   | 67.4 FEET   | 65 FEET     | 65 FEET     | 40 FEET     | 44.6 FEET   | 40 FEET     | 40 FEET     |
| SIDE YARD:                                                                          | 10 FEET MINIMUM        | 30.9 FEET   | 20.9 FEET   | 17.4 FEET   | 28.4 FEET   | 19 FEET     | 16.5 FEET   | 45.5 FEET   | 52.3 FEET   | 29.4 FEET   | 95.7 FEET   |
| REAR YARD:                                                                          | 30 FEET MINIMUM        | 83.5 FEET   | 58.4 FEET   | 53.1 FEET   | 86.3 FEET   | 60 FEET     | 64.6 FEET   | 109 FEET    | 199.4 FEET  | 99.1 FEET   | 164 FEET    |
| REAR YARD:                                                                          | 40 FEET MINIMUM        | 40 FEET     | 55.7 FEET   | 55.2 FEET   | 76.9 FEET   | 65.2 FEET   | 62.5 FEET   | 81.4 FEET   | 60.6 FEET   | 53.3 FEET   | 65.4 FEET   |
| BUILDING COVERAGE:                                                                  | MAX 10%                | 4%          | 11%         | 4.0%        | 12%         | 11%         | 11%         | 3%          | 3.5%        | 6%          | 1.5%        |
| MAXIMUM BUILDING HEIGHT:                                                            | 35 FEET                | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    | <35 FEET    |
| LOT SURFACE COVERAGE:                                                               | 30%                    | 12%         | 21%         | 21%         | 21%         | 19%         | 3%          | 10%         | 11%         | 10%         | 3%          |
| HABITABLE FLOOR AREA:                                                               | 900 SQUARE FEET        | 2900 S.F.   | 2900 S.F.   | 2900 S.F.   | 2900 S.F.   | 2900 S.F.   | 2900 S.F.   | 2900 S.F.   | 2900 S.F.   | 2900 S.F.   | 2900 S.F.   |
| HABITABLE FLOOR AREA:                                                               | 1,750 SQUARE FEET      | 3,850 S.F.  | 5,490 S.F.  | 5,125 S.F.  | 8,880 S.F.  | 3,850 S.F.  | 3,830 S.F.  | 5,545 S.F.  | 5,785 S.F.  | 4,750 S.F.  | 5,300 S.F.  |
| THE STORMWATER MANAGEMENT PARCEL IS 35,041 SQ FT IN AREA.                           |                        |             |             |             |             |             |             |             |             |             |             |

THOMAS E. CERCHARA, P.L.S.  
P.L.S. No. 50732

ROCKWOOD DRIVE NEWBURGH  
SUBDIVISION PLAN  
PREPARED FOR  
JPJR HOLDINGS LLC  
TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK

|              |                |
|--------------|----------------|
| REV          | 75-1-36.2      |
| DATE         | 12/5/18        |
| DRAWN BY     | INC            |
| CHECKED BY   | TEC            |
| PROJECT NO.  | 11-007.01      |
| PROJECT NAME | ROCKWOOD DRIVE |
| SHEET        | 1 OF 1         |