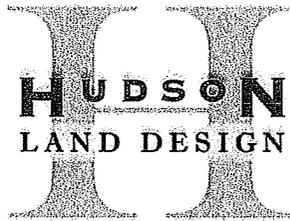


FILE COPY



*Civil & Environmental Engineering Consultants*  
174 Main Street, Beacon, New York 12508  
Phone: 845-440-6926 Fax: 845-440-6637  
[www.HudsonLandDesign.com](http://www.HudsonLandDesign.com)

---

September 5, 2013

Chairman Ewasutyn & Planning Board Members  
Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

Patrick

Re: Rockwood Drive subdivision (Town Project #2011-19)  
Tax ID: 75-1-36.2

Dear Chairman Ewasutyn & Planning Board Members:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has enclosed 12 copies of a revised plan set (Existing Conditions Plan and Detail sheets omitted because they have not changed) with respect to comments received from your consultants at the August 15, 2013 Planning Board meeting. HLD offers the following item by item responses to each of the comments received:

**Comments from Patrick J. Hines in memo dated 8/15/13**

1. Comment noted – no response necessary.
2. Comment noted – no response necessary.
3. A note has been added to the plans stating that construction of the swale along Rockwood Drive must be completed before a building permit is issued for either Lot 7 or Lot 8. The note also states that the swale must be constructed prior to installation of any of the proposed driveways for the subdivision (see Construction Phasing note 12 on sheet 5).
4. The proposed common driveway for lots 9 and 10 was shifted to conform Section 280-a of Town Law.
5. A City of Newburgh flow acceptance letter has been pursued via the Town Engineer within a letter dated August 28, 2013. Currently, there are eleven lots, each of which is expected to support a three to four bedroom dwelling; therefore, the current anticipated maximum daily flow is  $11 \times 4 \text{ BR} \times 110 \text{ gpd/BR} = 4,840$  gallons per day.

6. Fencing is now shown around the perimeter of the detention pond, and guide rail has been proposed along the road frontage of the detention pond.
7. The outlet control structure detail will be provided in a future submission. Currently, the stormwater management pond has a direct connection to the catch basin located along the common property line with the adjacent Ethan Allen parking lot. During larger storm events, discharge to the existing 15" culvert beneath Chestnut Lane will occur via the proposed spillway on that side of the stormwater management pond.
8. The driveway culverts are now proposed to be 24" diameter HDPE.
9. Stormwater from the sediment forebay discharges to the stormwater management pond by overtopping the proposed spillway at elevation 288. All proposed driveways are above this elevation.
10. Notes for connection to the Town's water supply and sewer collection systems were previously provided on the Water and Sewer Details sheet.
11. The driveway culvert location for Lot #2 has been revised.

**Comments from Bryant Cocks in memo dated 8/14/13**

1. The bulk table has been updated to show actual setback dimensions for each lot.
2. The buildable area designation has been corrected and is highlighted on the Plat to demonstrate compliance.
3. Comment noted - the landscape plan and tree protection plan will be provided after the Planning Board has accepted the lot layout.
4. Comment noted - the Planning Board voted by majority plus one to override the County comment in question.
5. As discussed at the August 15, 2013 Planning Board meeting, there is no reason to add a crosswalk at the intersection of Rockwood Drive and Chestnut Lane.
6. Comment noted - we look forward to soliciting input from the adjoiners at the Public Hearing scheduled on September 19, 2013.

Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,



Jon D. Bodendorf, P.E.  
Principal

cc: John Page, Jr.

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

# 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

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.	30,953 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	26.4 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	56.2 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:	MAX 15%	4%	11%	11%	4.5%	12%	11%	3%	3.5%	6%	3.5%	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	<35 FEET
LOT SURFACE COVERAGE:	30%	12%	21%	21%	2.3%	21%	15%	9%	10%	11%	15%	3%
HABITABLE FLOOR AREA:	900 SQUARE FEET	>900 S.F.										
BUILDABLE AREA:	3,750 SQUARE FEET	3,870 S.F.	5,490 S.F.	5,125 S.F.	8,890 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.	5,300 S.F.

THE STORMWATER MANAGEMENT PARCEL IS 35,504 SQ FT IN AREA.

### DRAWING INDEX

- SHEET 1: COVER SHEET
- SHEET 2: EXISTING CONDITIONS PLAN
- SHEET 3: SUBDIVISION PLAN
- SHEET 4: GRADING AND UTILITY PLAN
- SHEET 5: EROSION AND SEDIMENT CONTROL PLAN
- SHEET 6: SITE AND EROSION & SEDIMENT CONTROL DETAILS
- SHEET 7: STORMWATER DETAILS
- SHEET 8: WATER AND SEWER DETAILS



AREA MAP SCALE: 1" = 400'

### SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UPO 911-800-962-7962. 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.
2. 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.
3. THE PROPOSED LOTS SHALL BE SERVED BY THE TOWN OF NEWBURGH MUNICIPAL WATER AND CITY OF NEWBURGH MUNICIPAL SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF NEWBURGH WATER DEPARTMENT REQUIREMENTS.
5. ROCKWOOD DRIVE LANE CLOSURE FOR SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS.
6. ELECTRIC SERVICE FOR THE PROPOSED HOUSES SHALL BE UNDERGROUND (IF AVAILABLE), OR CONNECTED TO THE NEAREST OVERHEAD CONNECTION POINT.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
8. 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.

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED BY TEC LAND SURVEYING P.C. AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED APRIL 14, 2011, UNITED STATES GEOLOGICAL SURVEY NGVD 1929 DATUM USED FOR THE SURVEY.

THOMAS E. CERCHIARA, JR., NYSLS #050732,  
OWNER OF THE RECORDS OF RAYMOND E.  
HEINSMAN PROFESSIONAL LAND SURVEYOR P.L.L.C.

SEAL

### MAP REFERENCES:

1. 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. 2' CONTOUR TOPOGRAPHIC INFORMATION TAKEN FROM ORANGE COUNTY AERIAL TOPOGRAPHIC MAPS.

### JPJR HOLDINGS SUBDIVISION

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, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_

CHAIRMAN



OWNER:  
JPJR HOLDINGS, LLC  
1456 ROUTE 55  
LAGRANGEVILLE, NY 12540

APPLICANT:  
JOHN PAGE JR.  
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

### OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREOF 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 \_\_\_\_\_

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

## COVER SHEET JPJR HOLDINGS, LLC

NORTH PLANK ROAD (NYS RTE 52), CHESTNUT LANE & ROCKWOOD DRIVE  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
TAX ID: 75-1-36.2  
SCALE: AS NOTED  
MAY 1, 2011



SEAL

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

JON D. BODENDORF, P.E.  
NYS LICENSE NO. 076245  
DANIEL G. KOEHLER, P.E.  
NYS LICENSE NO. 082716

SHEET: 1 OF 8

**COMMON DRIVEWAY NOTE:**

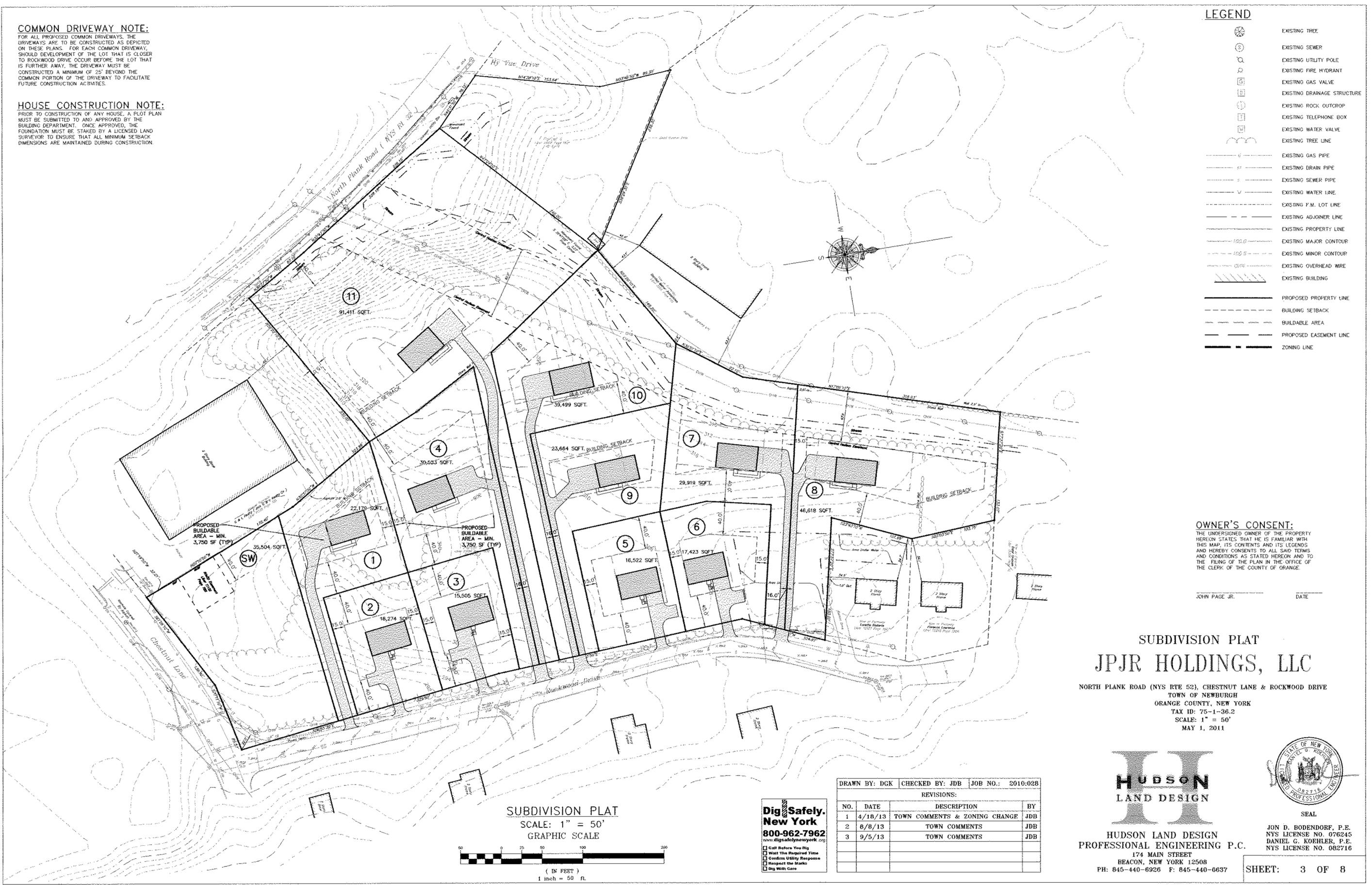
FOR ALL PROPOSED COMMON DRIVEWAYS, THE DRIVEWAYS ARE TO BE CONSTRUCTED AS DEPICTED ON THESE PLANS. FOR EACH COMMON DRIVEWAY, SHOULD DEVELOPMENT OF THE LOT THAT IS CLOSER TO ROCKWOOD DRIVE OCCUR BEFORE THE LOT THAT IS FURTHER AWAY, THE DRIVEWAY MUST BE CONSTRUCTED A MINIMUM OF 25' BEYOND THE COMMON PORTION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

**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
- BUILDABLE AREA
- PROPOSED EASEMENT LINE
- ZONING LINE



**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 \_\_\_\_\_

**SUBDIVISION PLAT  
JPJR HOLDINGS, LLC**

NORTH PLANK ROAD (NYS RTE 52), CHESTNUT LANE & ROCKWOOD DRIVE  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
TAX ID: 75-1-36.2  
SCALE: 1" = 50'  
MAY 1, 2011



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

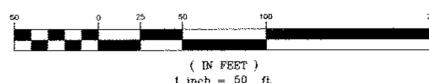


SEAL

JOHN D. BODENDORF, P.E.  
NYS LICENSE NO. 076245  
DANIEL G. KOHLER, P.E.  
NYS LICENSE NO. 082716

SHEET: 3 OF 8

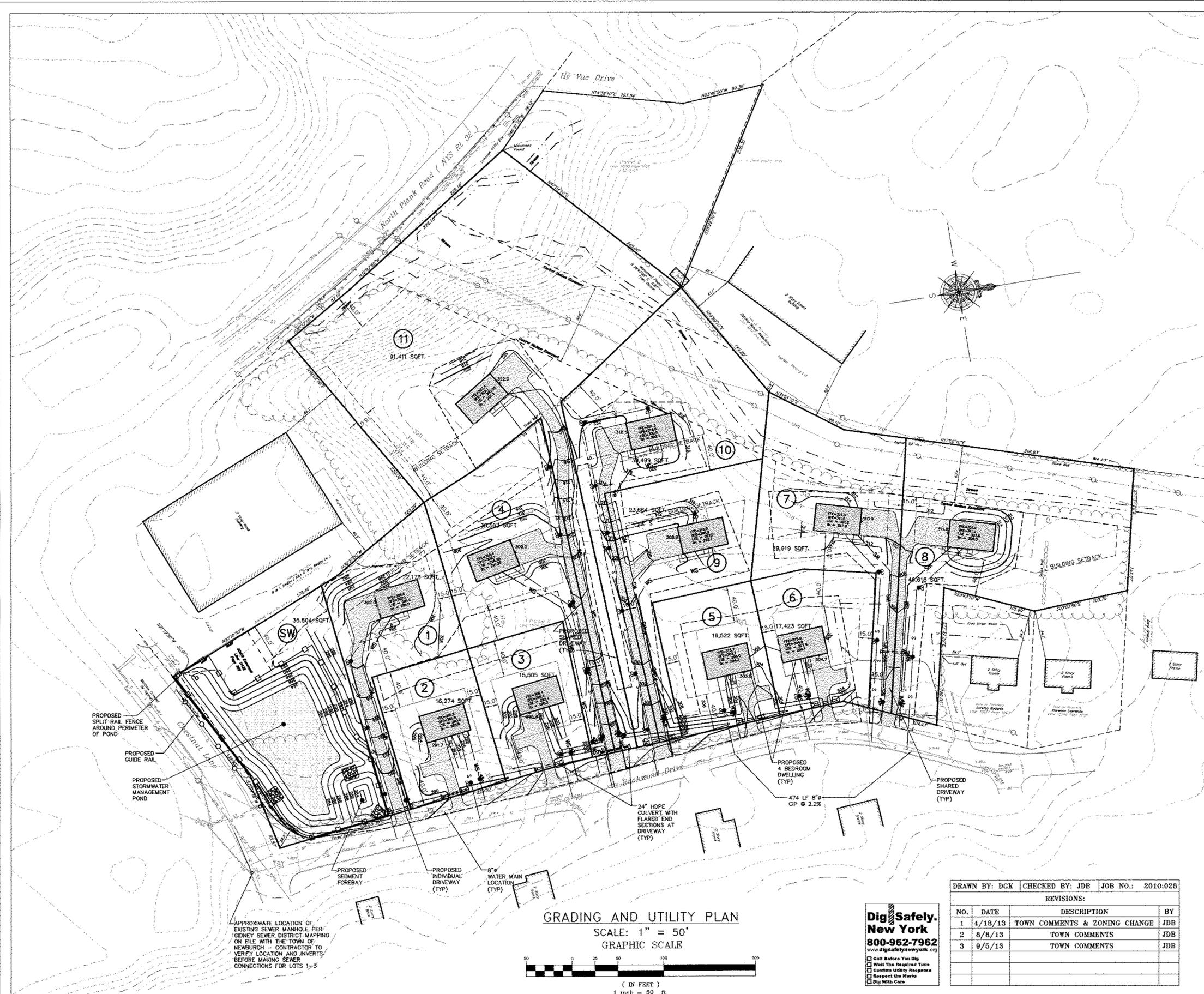
SUBDIVISION PLAT  
SCALE: 1" = 50'  
GRAPHIC SCALE



**Dig Safely.**  
New York  
800-962-7962  
www.digsafelynewyork.org

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

DRAWN BY: DCK		CHECKED BY: JDB		JOB NO.: 2010-028	
REVISIONS:					
NO.	DATE	DESCRIPTION	BY		
1	4/18/13	TOWN COMMENTS & ZONING CHANGE	JDB		
2	6/8/13	TOWN COMMENTS	JDB		
3	9/5/13	TOWN COMMENTS	JDB		



**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.

JOHN PAGE JR. \_\_\_\_\_ DATE \_\_\_\_\_

**GRADING AND UTILITY PLAN  
 JPJR HOLDINGS, LLC**

NORTH PLANK ROAD (NYS RTE 52), CHESTNUT LANE & ROCKWOOD DRIVE  
 TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK  
 TAX ID: 75-1-36.2  
 SCALE: 1" = 50'  
 MAY 1, 2011

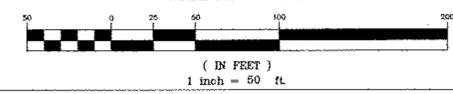


HUDSON LAND DESIGN  
 PROFESSIONAL ENGINEERING P.C.  
 174 MAIN STREET  
 BEACON, NEW YORK 12508  
 PH: 845-440-6926 F: 845-440-6637



SEAL  
 JOHN D. BODENDORF, P.E.  
 NYS LICENSE NO. 076245  
 DANIEL G. KOEHLER, P.E.  
 NYS LICENSE NO. 082716

**GRADING AND UTILITY PLAN**  
 SCALE: 1" = 50'  
 GRAPHIC SCALE



**Dig Safely.**  
**New York**  
 800-962-7962  
 www.digsafelynewyork.org  
 Call Before You Dig  
 Wait The Required Time  
 Confirm Utility Response  
 Respect the Marks  
 Dig With Care

DRAWN BY: DKG		CHECKED BY: JDB		JOB NO.: 2010:028	
REVISIONS:					
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		

PROPOSED SPLIT-RAIL FENCE AROUND PERIMETER OF POND  
 PROPOSED GUIDE RAIL  
 PROPOSED STORMWATER MANAGEMENT POND

APPROXIMATE LOCATION OF EXISTING SEWER MANHOLE PER GIDNEY SEWER DISTRICT MAPPING ON FILE WITH THE TOWN OF NEWBURGH - CONTRACTOR TO VERIFY LOCATION AND INVERTS BEFORE MAKING SEWER CONNECTIONS FOR LOTS 1-5

**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.
- 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 ERODIBLE 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 SEEDBED 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
- 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 PHASE LINE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED STONE CHECK DAM

**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.

EROSION AND SEDIMENT CONTROL PLAN  
**JPJR HOLDINGS, LLC**

NORTH PLANK ROAD (NYS RTE 52), CHESTNUT LANE & ROCKWOOD DRIVE  
 TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK  
 TAX ID: 75-1-36.2  
 SCALE: 1" = 50'  
 MAY 1, 2011



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

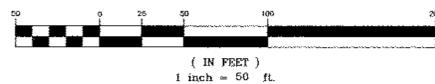


SEAL  
 JON D. BODENDORF, P.E.  
 NYS LICENSE NO. 076245  
 DANIEL G. KOHLER, P.E.  
 NYS LICENSE NO. 082716

SHEET: 5 OF 8

**EROSION AND SEDIMENT CONTROL PLAN**

SCALE: 1" = 50'  
 GRAPHIC SCALE



**Dig Safely.**  
**New York**  
 800-962-7962  
 www.digsafelynewyork.org

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

DRAWN BY: DGK CHECKED BY: JDB JOB NO.: 2010-028

REVISIONS:			
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