

McGOEY, HAUSER and EDSALL CONSULTING ENGINEERS D.P.C.

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA) MICHAEL W. WEEKS, P.E. (NY, NJ & PA) MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA) MATTHEW J. SICKLER, P.E. (NY & PA) PATRICK J. HINES

Main Office 33 Airport Center Drive Suite 202 New Windsor, New York 12553

(845) 567-3100 fax: (845) 567-3232 e-mail: mheny@mhepc.com

Principal Emeritus: RICHARD D. McGOEY, P.E. (NY & PA) WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT:

MANN SUBDIVISION

PROJECT NO.:

16-02

PROJECT LOCATION:

SECTION 28, BLOCK 1, LOT 12.1

REVIEW DATE:

1 AUGUST 2016

MEETING DATE:

4 AUGUST 2016

PROJECT REPRESENTATIVE: MASER CONSULTING

- 1. A subdivision sheet depicting meets and bounds for all proposed lots stamped by surveyor should be incorporated into the plans.
- 2. Capacity of the existing 12 inch pipe within Lakeside Road should be evaluated based on diversion from the proposed project roadway to the Town's collection system.
- 3. Note 10 on the Utility plan should be revised to require a copy of the As Built plan as well as certification be submitted to the code enforcement officer prior to certificate of occupancy for any lot.
- 4. Additional information regarding the percolation test performed on the site should be provided. The septic system design table identifies preliminary field data. Shallow absorption systems are identified however a limiting layer is not identified in the soil profiles. Depth of percolation testing performed should be identified on the chart. Chart should clarify that the lot numbers are the design percolation while the following numbers are the stabilized percolation test results.
- 5. The Town of Newburgh private road pavement section detail should be added to the plans. Current detail only shows 2 inches of type 3 dense binder.

Respectfully submitted,

McGoey, Hauser and Edsall Consulting Engineers, D.P.C.

Patrick J. Hines Principal



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

555 Hudson Valley Ave., Suite 101 New Windsor, NY 12553 T: 845.564.4495

F: 845.352-2611

www.maserconsulting.com

July 27, 2016

VIA HAND DELIVERY

JUL 2 7 2016

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

Re:

Mann Subdivision

PB #2016-02

Town of Newburgh, Orange County, New York

MC Project No. 15001767A

Dear Mr. Ewasutyn:

Below please find our responses to comments from McGoey, Hauser & Edsall, in a letter dated February 4, 2016. The comments have been repeated here for clarity.

Comment 1.

The Applicant should discuss with the Town Highway Superintendent whether the proposed short cul-de-sac would be better served as a private road rather that a Town owned and maintained roadway considering its length.

Response 1.

Based upon a telephone conversation with Highway Superintendent Todd Depew the roadway is now proposed to be a private road. The plans have been modified for a private road and right-of-way.

Comment 2.

Stormwater Management is identified as to be provided on the site, however no Stormwater Management facilities are depicted in the sketch plan.

Response 2.

A Stormwater Pollution Prevention Plan (SWPPP) for Erosion Control has been prepared and submitted for review. Based upon the scope of the project, and the requirements under the SPDES General Permit for Construction Activity (GP-0-15-002), a SWPPP that only includes erosion and sediment controls is needed. However, green infrastructure and water quality improvement strategies have been implemented to maximize retention of low flow storm events. These include the flat, grassed swales along the proposed roadway, reduction of clearing and grading, and soil restoration techniques will be utilized in the project construction.

Comment 3.

The asphalt driveways identified to be removed should have a leader also identifying the easterly most driveway on Lot 1, leaving one driveway off the propose roadway to serve Lot 1.

John Ewasutyn, Chairman MC Project No. 15001767A July 27, 2016 Page 2 of 2

Response 3. The plans clearly call for the existing easterly most portion of the driveway on Lot 1 to be removed and only a single driveway access for Lot 1 is proposed as requested.

Comment 4. The proposed lots meet the Bulk requirements for the R-1 Zone.

Response 4. Comment noted.

Comment 5. Future comments will be provided upon submission of detailed engineered plans.

Response 5. Detailed subdivision plans have been prepared and submitted under this cover for further review by the Board and Consultant's.

Very truly yours,

MASER CONSULTING P.A.

John J. Stoeckel, P.E. Project Engineer

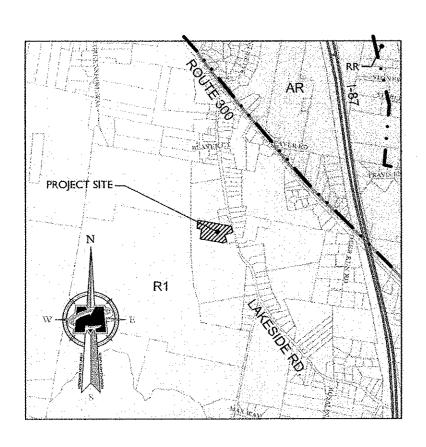
ABF/jm Enclosures

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Cecil Mann Pat Hines Mike Donnelly

File

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ZONING MAP SCALE: I" = 2000'

INDEX OF SHEETS

SHT. NO.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	
2	EXISTING CONDITIONS & DEMOLITION PLAN	
3	DIMENSION PLAN	
4	GRADING & DRAINAGE PLAN	
5	ROAD PROFILE	
6	UTILITY PLAN	
7	EROSION & SEDIMENT CONTROL PLAN	
8	EROSION & SEDIMENT CONTROL DETAILS	
9	CONSTRUCTION DETAILS	

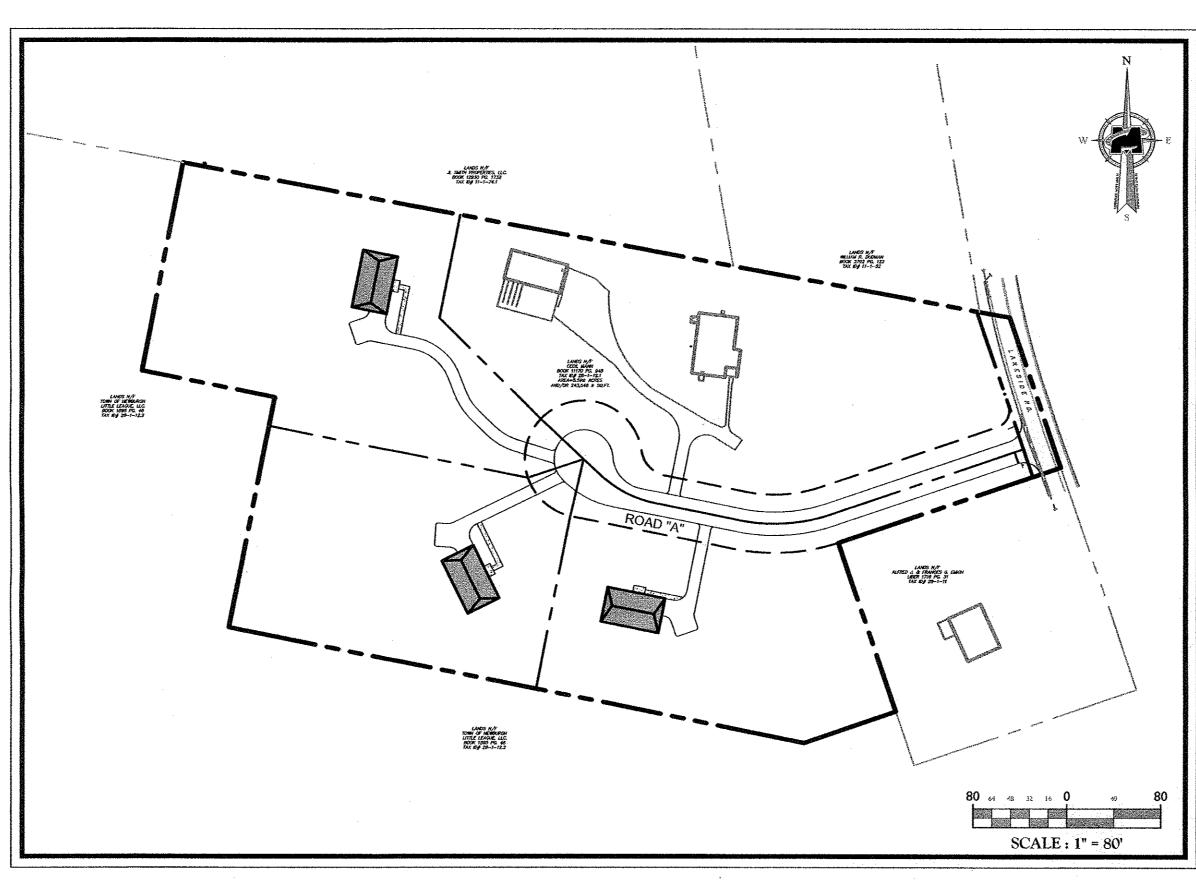
MINOR SUBDIVISION PLAN FOR

CECIL MANN

MANN SUBDIVISION

SECTION 28, BLOCK 1, LOT 12.1

TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK



KEY MAP

SCALE: 1"=80'

GENERAL INFORMATION

- I. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS TAKEN FE A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHICAL SURVEY", DATED OCTOBER 06, 2 PREPARED BY MASER CONSULTING, P.C. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE AND ADJUSTED TO NAD IN THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.
- 2. THE PROPERTY IS NOT WITHIN ANY WETLANDS OR WETLAND BUFFERS AS PER NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION ENVIRONMENTAL MAPPER.
- NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAPS 36071C0128E AND 36071C0129E PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 4. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
- A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD
- SPECIFICATIONS", LATEST VERSION.
- B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
- C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDA AND REQUIREMENTS.
- D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- 6. WATER SERVICE SHALL BE PROVIDED FROM INDIVIDUAL PRIVATE WELLS TO BE INSTALLED ON EACH BUILDING LOT, SUBJECT TO THE APPLICABLE REGULATIONS AND THE APPROVA OF THE ORANGE COUNTY HEALTH DEPARTMENT AND THE TOWN OF NEWBURGH
- 7. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO PROPOSED SEPTIC SYSTEM. GRAVITY PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
- 8. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
- 9. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT PASE COLUBSE.
- 10. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
- 11. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS, HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL AS NOTED. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- DESIGNATED PICK UP DAY AS NOTED ON THE PLANS.
- 13. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

12. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN EACH DWELLING UNIT UNTIL

- 14. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HERON, IS NOT A SURVEY.
- 15. BUILDING FOOTPRINT DIMENSIONS SHOWN HERON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH DWELLING/BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL PLOT PLANS/ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
- 16. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- 17. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPALITY
- 18. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE
- 19. THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
- 21. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

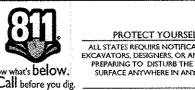


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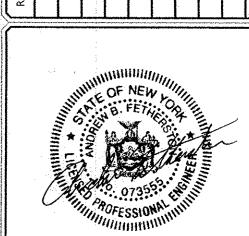
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ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL
ENGINEER - LICENSE NUMBER: 073555-1

MINOR SUBDIVISION PLAN

FOR CECIL MANN

SECTION 28 BLOCK 1 LOT 12.1

TOWN OF NEWBURGH COUNTY OF ORANGE STATE OF NEW YORK



NEW WINDSOR OFFICE 555 Hudson Valley Avenue Suite 101 New Windsor, NY 12553 Phone: 845.564.4495 Fax: 845.567.1025

ALE DATE: DRAWN BY: CHECKED BY:
S SHOWN 07/26/16 JAP JJS
OJECT NUMBER: DRAWING NAME:
15001767A C-CVER

COVER SHEET

EET NUMBER:

of 09

DEMOLITION NOTES:

- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. DIG SAFELY, NEW YORK, I-800-962-7962 OR 811. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH DIG SAFELY, NEW YORK AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- MASER CONSULTING, P.A. IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO 7. MASER CONSULTING, P.A. IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- 6. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:

- SITE AND AVAILABLE FOR REVIEW (SEE "EROSION AND SEDIMENT CONTROL PLAN," THIS DRAWING SET).
- B. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
- C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY 9.
- NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. D. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
- FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING PROVIDER AND IS 10. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY 14. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

COORDINATION WITH UTILITY COMPANIES AND TOWN OF NEWBURGH REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE II. REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.

A COMPLETE INSPECTION FOR CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, SHALL BE PERFORMED OF ALL BUILDINGS AND/OR STRUCTURES

APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.

- MASER CONSULTING, P.A. IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE O.S.H.A. REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION 15.
- THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS 16. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND 21. WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

EXPLOSIVES IS PROHIBITED. ALL THE REQUIRED PERMITS AND CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING, THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL 17. INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES, AS APPLICABLE.

13. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY 18. RIGHTS-OF-WAY.

INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER 19. ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.

DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, 20. AND/OR APPROPRIATE GOVERNMENT AGENCY.

SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE

ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL O.S.H.A. AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE, ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

DEMOLITION SHALL NOT PROCEED UNTIL THE APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE MARKED IN THE FIELD AND ALL UTILITY CONNECTIONS ARE SUITABLY SHUT OFF AND DISCONNECTED AND PROPER DEMOLITION PERMITS ARE IN PLACE WITH THE CITY.

CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED SITE AREAS TO ORIGINAL CONDITION AS DIRECTED BY THE OWNER.

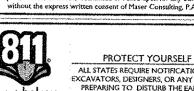
PROTECT ALL EXISTING UTILITIES (INCLUDING DRAIN INLETS, HYDRANTS, VALVES, SEWER MANHOLES, ETC.) DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIMSELF OR SUB-CONTRACTORS.



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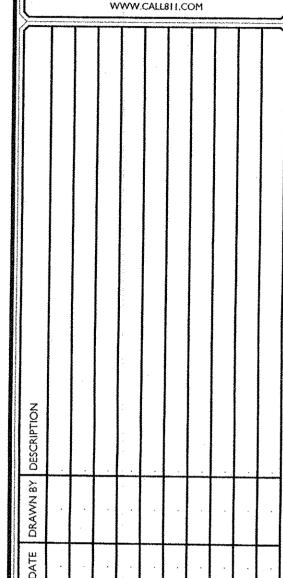
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> **MINOR** SUBDIVISION PLAN FOR

CECIL MANN

SECTION 28 BLOCK 1 LOT 12.1

TOWN OF NEWBURGH COUNTY OF ORANGE STATE OF NEW YORK



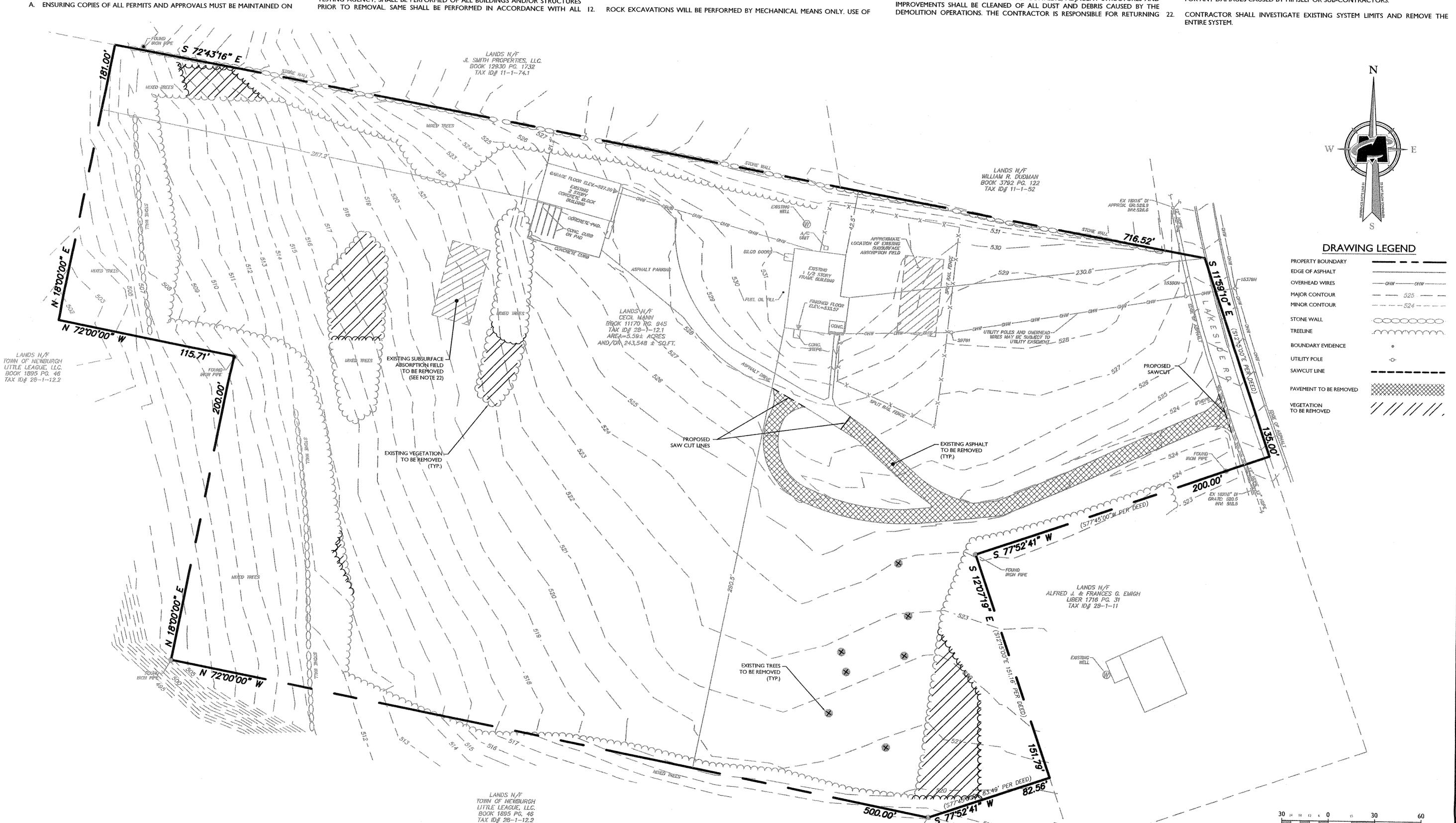
SCALE: 1'' = 30'

NEW WINDSOR OFFICE 555 Hudson Valley Avenue Suite 101 New Windsor, NY 12553 Phone: 845.564.4495 Fax: 845.567.1025

AS SHOWN 07/26/16 15001767A

SITE DEMOLITION PLAN

of



BULK TABLE

ZONE: RI RESIDENTIAL PERMITTED USE: SINGLE-FAMILY DWELLING, NOT TO EXCEED 1 DWELLINGS PER LOT

* PROPOSED LOT IINCLUDES EXISTING DWELLING AND ACCESSORY BUILDING

MINIMUM	REQUIRED	PROPOSED LOT 1 *	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4
LOT AREA	40,000 SQ. FT.	71,437 SQ. FT.	41,605 SQ. FT.	45,950 SQ. FT.	55,181 SQ. FT.
FRONT YARD SETBACK	50 FEET	68.3 FEET	53.1 FEET	69.4 FEET	157.6 FEET
REAR YARD SETBACK	40 FEET	42.5 FEET	66.9 FEET	51.3 FEET	165.0 FEET
SIDE YARD SETBACK					
ONE	30 FEET	216.2 FEET	43.1 FEET	45.6 FEET	44.6 FEET
BOTH	80 FEET		198.4 FEET	112.5 FEET	158.5 FEET
LOT WIDTH	I 50 FEET	408.4 FEET	258.8 FEET	156.5 FEET	152.3 FEET
LOT DEPTH	150 FEET	187.2 FEET	150.0 FEET	284.7 FEET	378.0 FEET
HABITABLE FLOOR AREA PER DWELLING UNIT	1,500 SQ.FT.	> 1,500 SQ.FT.	> 1,500 SQ.FT.	> 1,500 SQ.FT.	> 1,500 SQ.FT.
MAXIMUM					
BUILDING HEIGHT	35 FEET	< 35 FEET	< 35 FEET	< 35 FEET	< 35 FEET
LOT BUILDING COVERAGE	10%	4.2% (3,021 SQ. FT.)	3.6% (1,500 SQ. FT.)	3.3% (1,500 SQ. FT.)	2.7% (1,500 SQ. FT.)
LOT SURFACE COVERAGE	20%	13.3% (9,547 SQ. FT.)	6.5% (2,961 SQ. FT.)	6.1% (2,795 SQ. FT.)	6.8% (3,774 SQ. FT.)

	LOTA	AREAS	
	FULL LOT AREA	R.O.W. AREA	DWELLING LOT AREA
PROPOSED LOT I	83,959.17 SQ. FT.	12,521.95 SQ. FT.	71,437.22 SQ. FT.
PROPOSED LOT 2	52,206.79 SQ. FT.	10,602.22 SQ. FT.	41,604.57 SQ. FT.
PROPOSED LOT 3	47,223.00 SQ. FT.	1,273.45 SQ. FT.	45949.55 SQ. FT.
PROPOSED LOT 4	56,618.27 SQ. FT.	1,355.67 SQ. FT.	55,262.60 SQ. FT.

* PROPOSED 3,550.82 SQ. FT. OF LAKESIDE ROAD RIGHT-OF-WAY TO BE DEDICATED TO THE TOWN OF NEWBURGH.

OWNER/APPLICANT:

MR. CECIL MANN 545 LAKESIDE ROAD NEWBURGH, NY 12550

TAX LOT:

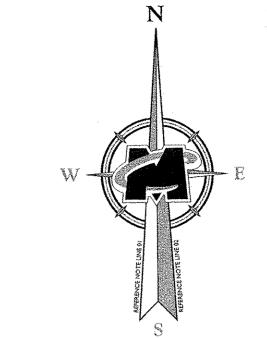
28-1-12.1 ±243,548 SQ. FT. ±5.59 ACRES

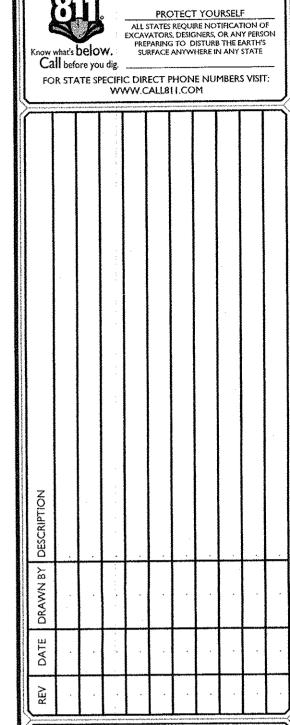
SITE INFORMATION:

545 LAKESIDE ROAD NEWBURGH, NY 12550 ±243,548 SQ.FT. ±5.59 ACRES

NOTES:

- BOUNDARY INFORMATION TAKEN FROM MAP REFERENCE ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" BY MASER CONSULTING, P.A. DATED OCTOBER 06, 2015
- THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, NO. 36071C0128E & 36071C0129E.
- THE PROPERTY IS NOT WITHIN ANY WETLANDS OR WETLAND BUFFERS AS PER NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION ENVIRONMENTAL. MAPPER.





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Landscape Architects Environmental Scientists

■ Norfolk, VA ■ Columbia, MD
■ Albuquerque, NM ■ Tampa, FL

State of N.Y. Certificate of Authorization: 0008671 / 000882

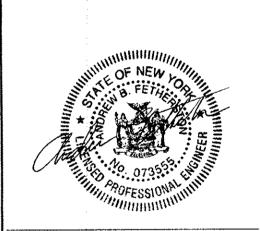
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ANDREW B. FETHERSTON NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

> MINOR SUBDIVISION PLAN

FOR **CECIL MANN**

> **SECTION 28** BLOCK 1 LOT 12.1

TOWN OF NEWBURGH COUNTY OF ORANGE STATE OF NEW YORK



SEPTIC ABSORPTION AREA - · - · -

SCALE: 1" = 30'

NEW WINDSOR OFFICE 555 Hudson Valley Avenue Suite 101 New Windsor, NY 12553 Phone: 845.564.4495 Fax: 845.567.1025

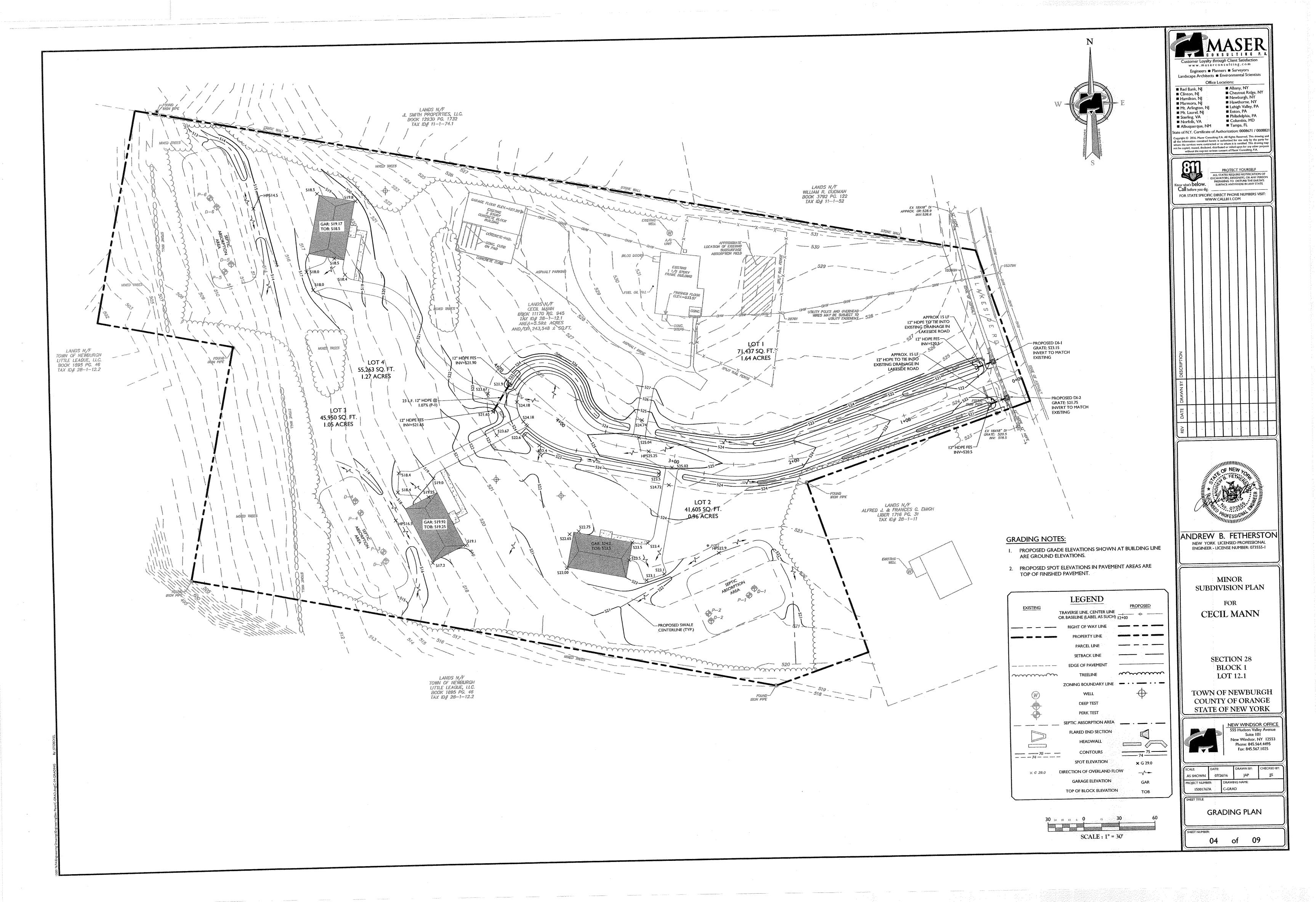
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PROJECT NUMBER:		DRAWING NAME		
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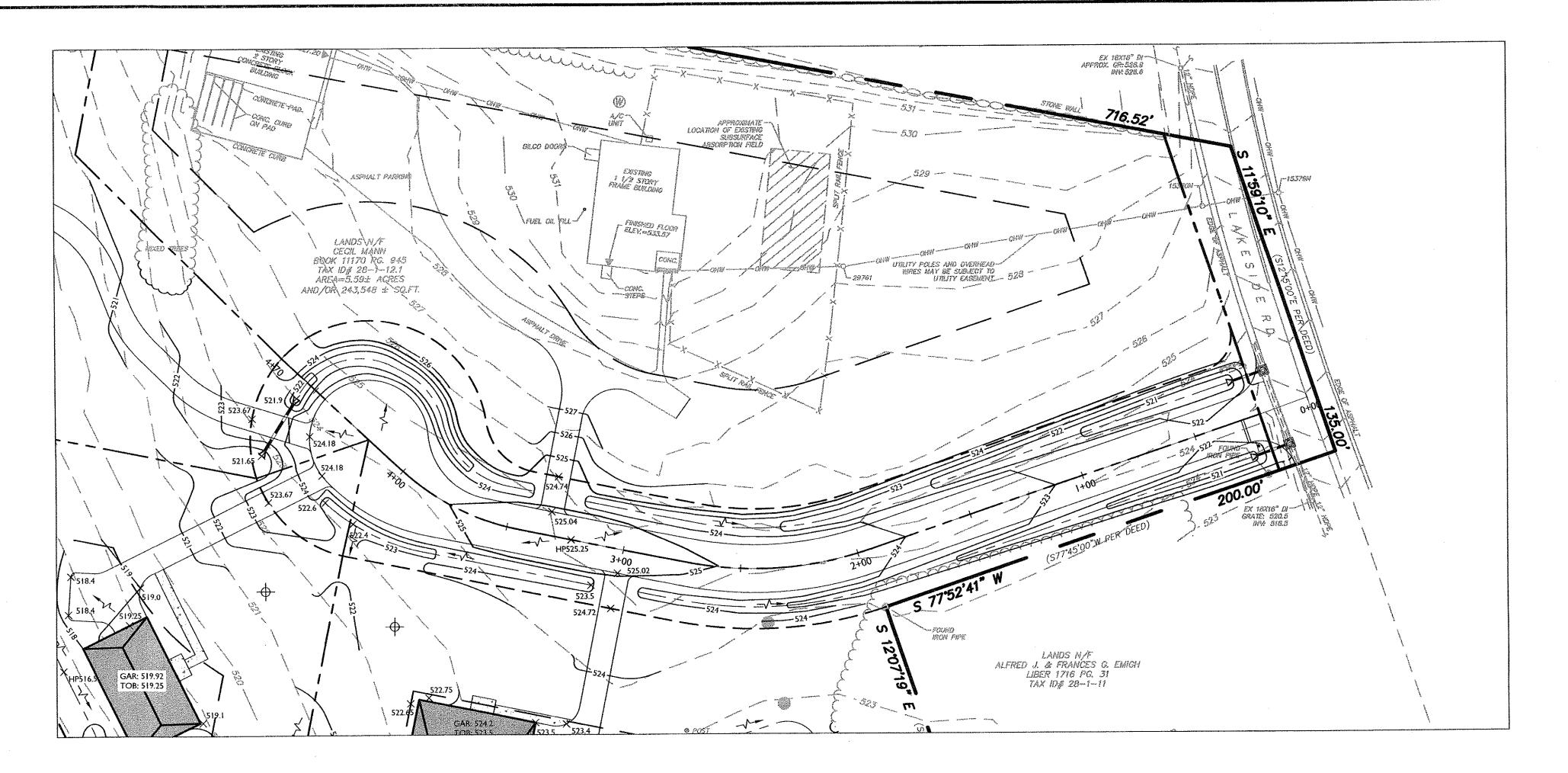
DIMENSION PLAN

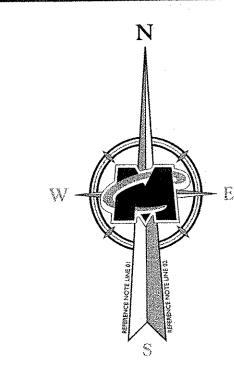
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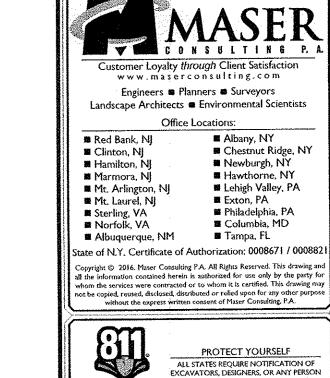
	4. SCHOOL DISTRICT: 5. FIRE DEPARTMENT:		
100 to 10	LANDS N/F JL SMITH PROPERTIES, LLC. BOOK 12930 PG. 1732 TAX ID# 11-1-74.1		And the second s
	MIXED TREES		descriptions decreased to assist the Article
	EXISTING ACCESSORY BUILDING TO REMAIN		
	40' SIDE YARD SETBACK RIOO'O' WELL		
	LANDS N/F WILLIAM R. DUDMAN BOOK 3792 PG: 122 TAX ID# 11-1-52		
	STONE HALL LANDS N/F WILLIAMS		Z
	CONCRETE PAD LOCATION OF EMSTRING SUBSISTERACE S		DESCRIPTIO
	BILCO DOORS TO SELECTION FIELD FIELD TO SELECTION FIELD TO SELECTION FIELD TO SELECTION FIELD FI	S = 15370V	AWN BY
	MIXED TREES	25' LAKESIDE ROAD	DATE DR
	LANDS N/F CECIL MANN POOK 11170 PG 945	DEDICATION AREA	REV
	FRONT YARD SETBACK FRONT YARD SETBACK FRONT YARD SETBACK AND/OR 243,548 ± SQ.FT. BOOK 11170 PG. 945 TAX ID# 28-1-12.1 AREA=5.59± ACRES AND/OR 243,548 ± SQ.FT.	D 00 m	
	LANDS N/F TOWN OF NEWBRURGH UITTLE LEAGUE, LLC. BOOK 1895 PG. 46 TAX IDM 28-1-12.2 LOT 4 55 763 SO FT LOT 4 55 763 SO FT	R PER DEED	
	PROPOSED 20' WIDE PRIVATE - 1.27 ACRES RESIDENTIAL ROAD		
	TYPICALIO' WIDE DRIVEWAY TYPICALIO' WIDE DRIVEWAY TYPICALIO' WIDE DRIVEWAY DRIVEWAY TYPICALIO' WIDE DRIVEWAY	0+09 735.08	
	LOT 3 45,950 SQ. FT. 1.05 ACRES	RI5'	Ā
	40' SIDE YARD SETS. 10.00' R2.5' (TYP.)	0.00° EX 18X18" EX	
	RIAO' SOO'R OW SOO'R OW SOO'N PER DEED) AS 98	WW 518.5 \	
	AG 69 N WELL 10000 R2.5' (TYP.) R160' S 77 52 41 W		
	D-4 FOLIND RON PIPE	\	
	PROPOSED————————————————————————————————————	\	
	So FRONT YARD SETBACK 40' REAR YARD SETBACK 40' SIDE YARD 50' FRONT YARD SETBACK 40' SIDE YARD 40' SIDE YARD 40' SIDE YARD	LEGEND PROPOSED	
	SETBACK SETBACK SETBACK	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH) 12+00 13+00 RIGHT OF WAY LINE	And a month of defining a security of the secu
	FOUND N 720000 W SEPTIC ON	PROPERTY LINE PARCEL LINE	
ISTOECKEL	Parago Parago	SETBACK LINE ————————————————————————————————————	Same and the same
You	PROPOSED 50' X 30' DWELLING (TYP.)	ZONING BOUNDARY LINE	
YT.dwe(C-03-LA)	PROPOSED PROPOSED	WELL WELL ADIUS	80
ine Plans/C-LA/	TREE LINE (TYP.) **B2.56** **B2	PERK TEST SEPTIC ABSORPTION AREA	PI

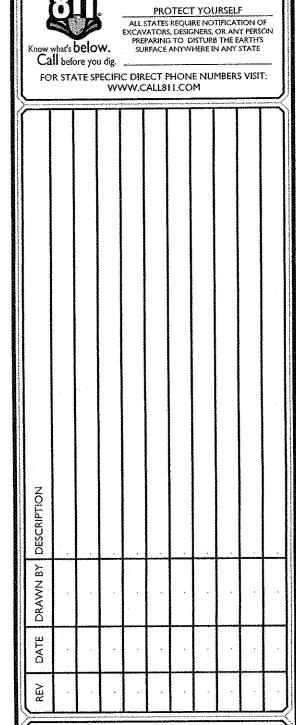
LANDS N/F TOWN OF NEWBURGH LITTLE LEAGUE, LLC. BOOK 1895 PG. 46 TAX ID# 28-1-12.2

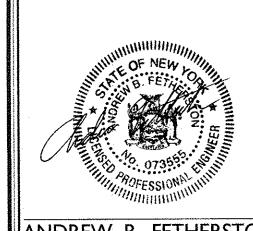












ANDREW B. FETHERSTON NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

> MINOR SUBDIVISION PLAN

FOR CECIL MANN

> SECTION 28 BLOCK 1 LOT 12.1

TOWN OF NEWBURGH COUNTY OF ORANGE STATE OF NEW YORK



NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

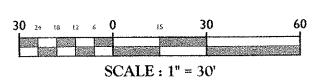
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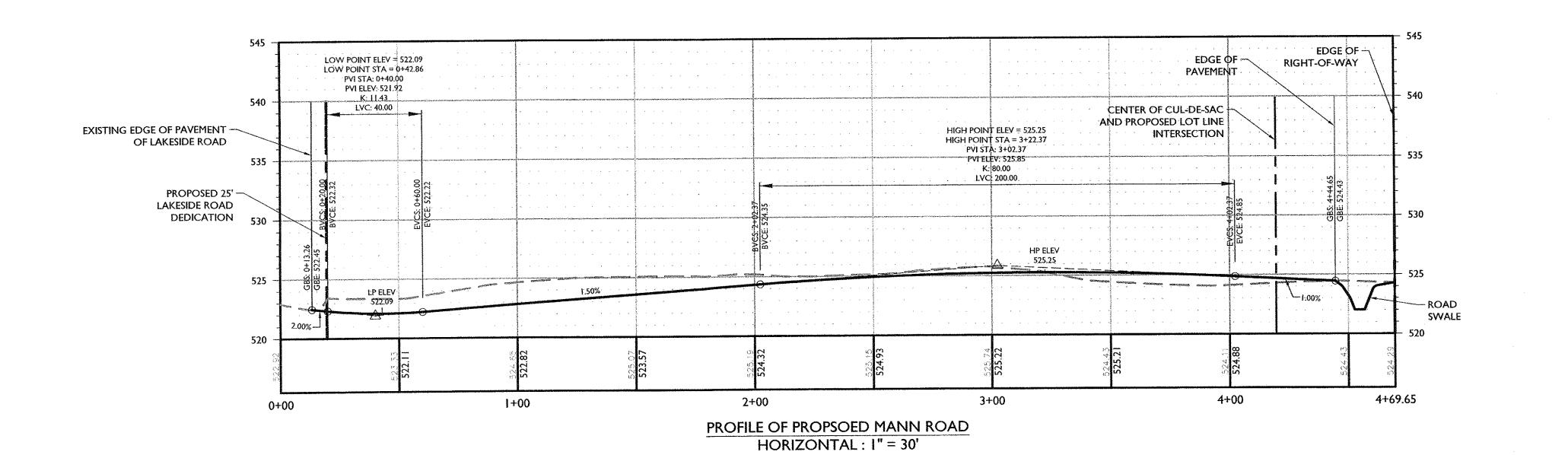
ROAD PROFILE

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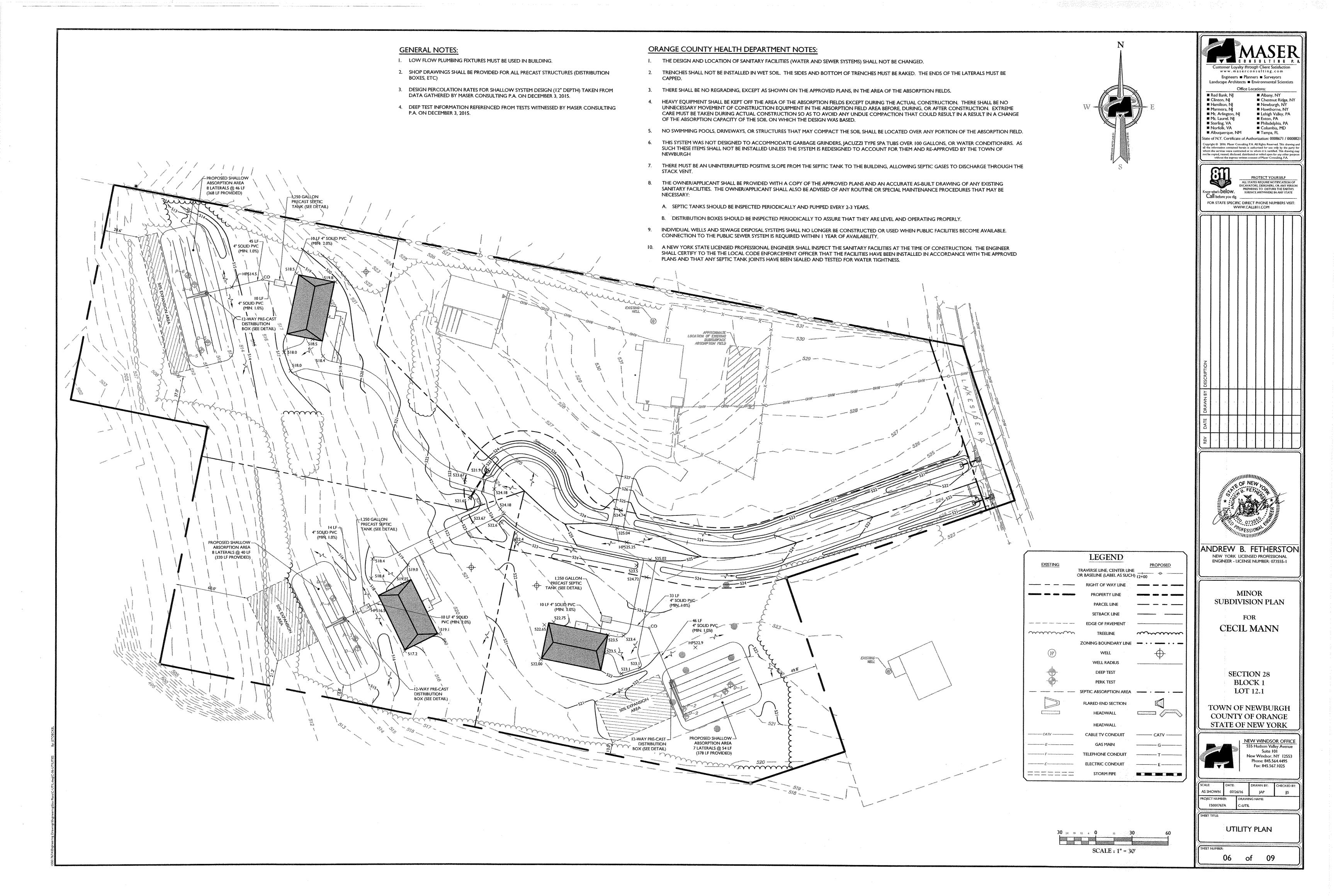
PROPOSED ROAD PLAN

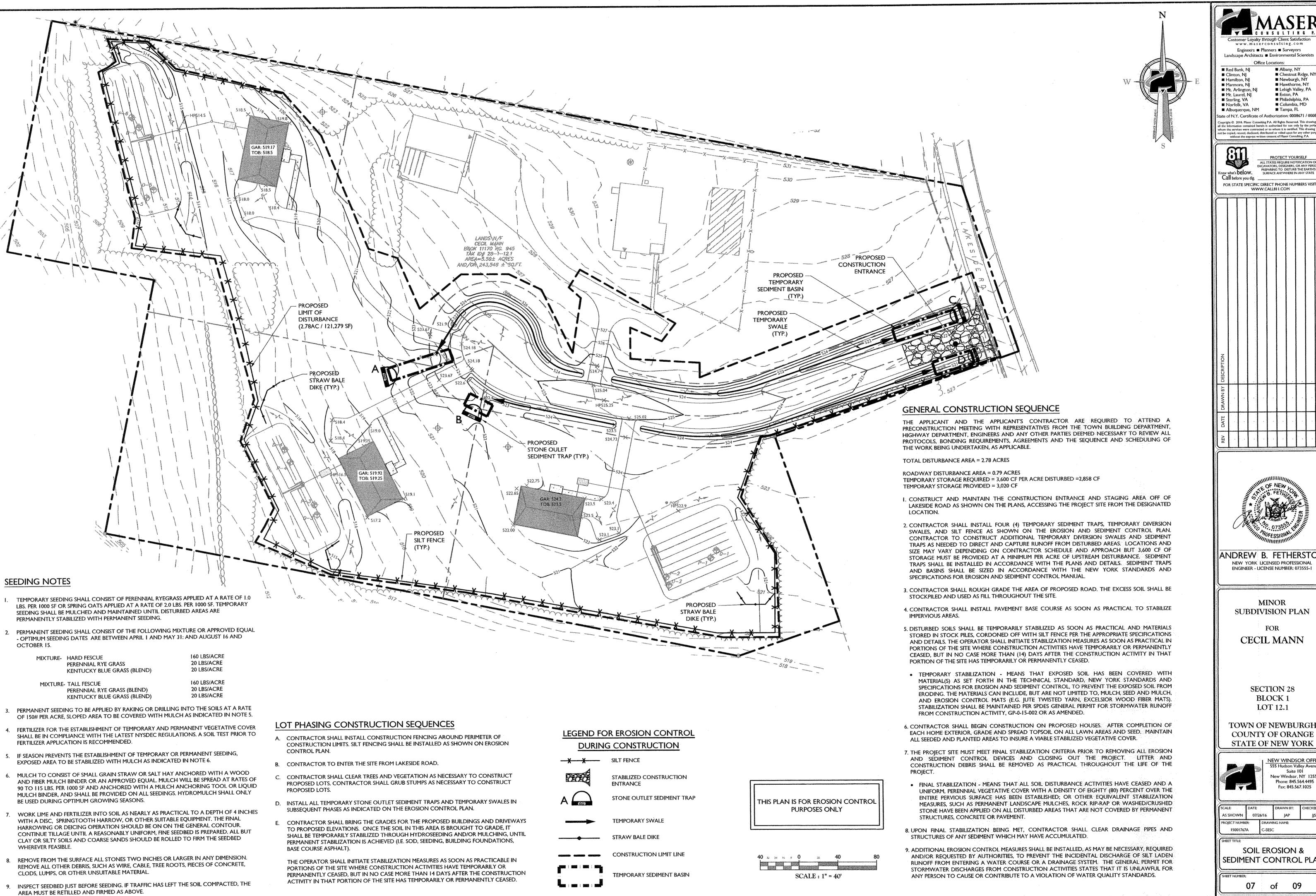
SCALE: 1"=30'





VERTICAL: I" = 6'



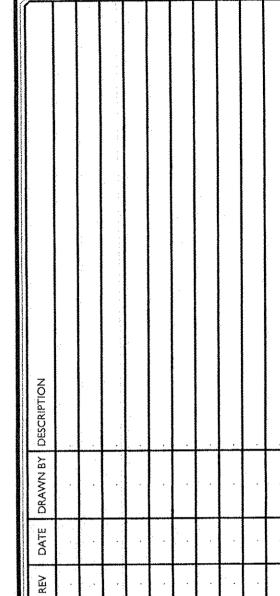


Engineers = Planners = Surveyors Landscape Architects **=** Environmental Scientists Office Locations: ■ Red Bank, NI

■ Newburgh, N' Mt. Arlington, NJ Lehigh Valley, P. Exton. PA Philadelphia, P. Columbia, MD Tampa, FL

State of N.Y. Certificate of Authorization: 000867

AVATORS, DESIGNERS, OR ANY PERS FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM





ANDREW B. FETHERSTON NEW YORK LICENSED PROFESSIONAL **ENGINEER - LICENSE NUMBER: 073555-1**

> MINOR SUBDIVISION PLAN

CECIL MANN

SECTION 28

BLOCK 1

LOT 12.1 TOWN OF NEWBURGH COUNTY OF ORANGE



New Windsor, NY 12553 Phone: 845,564,4495 Fax: 845.567.1025

07/26/16 AS SHOWN RAWING NAME 15001767A

SOIL EROSION & SEDIMENT CONTROL PLAN

GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

- I. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- 2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SEVEN (7) DAYS FOR DISTURBANCES LESS THAN FIVE (5) ACRES AND FIVE (5) DAYS FOR DISTURBANCES GREATER THAN FIVE (5) ACRES, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
- PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING, WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED
- 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. 5. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF
- IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT. THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING. 6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION
- (LE, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE
- 7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
- 8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
- 9. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR
- 10. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- 11. CONDUIT OUTLET PROTECTION MUST BE REVIEWED & SUPPLEMENTED AT ALL OUTFALLS PRIOR TO THE DRAINAGE
- 12. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE
- 13. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
- 14. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
- 15. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR
- BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT. 16. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF
- DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. 17. CONCRETE WASHOUT, DUMPSTER, & STAGING AREA LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED AT THE PRE-CONSTRUCITON MEETING. THEY SHALL BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE AND STAGING AREAS AND SHALL BE USED PRIOR TO EXITING THE PROJECT SITE. THE LOCATION SHALL BE IN A PRACTICAL, CLEARLY DELINEATED, AREA AND BE MAINTAINED THROUGHOUT
- 18. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 19. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BECOME THEIR RESPONSIBILITY.
- 20. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.

WITH STATE STANDARDS.

- 21. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.
- 22. ALL TEMPORARY, STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED, WHEN ALL NSTRUCTION ACTIVITY IDENTIFIED IN THE SWPPP HAS BEEN COMPLETED, ALL AREAS OF DISTURBANCE HAVE ACHIEVED FINAL STABILIZATION** AND ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE SWPPP AND ARE OPERATIONAL

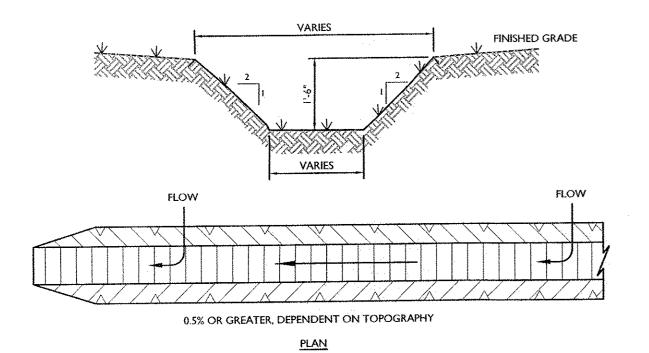
**FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED; OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.

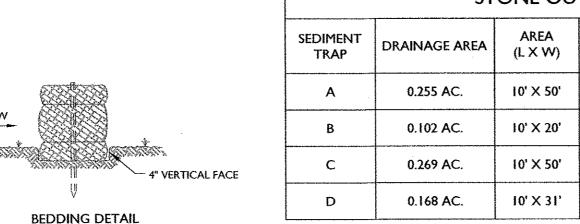
MAINTENANCE PLAN DURING CONSTRUCTION:

INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH GP-0-15-002. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THE PROJECT. THE SEDIMENT TRAPS WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT REACHES 25% OF ITS' CAPACITY, SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

NOTE; DURING THE CONSTRUCTION OF A PHASE, EACH SUBSEQUENT PHASE WILL HAVE BEEN CAPPED AND STABILIZED WITH DENSE GRASS COVER.

THIS PLAN IS FOR EROSION CONTROL **PURPOSES ONLY**





- BOUND BALES PLACED ON CONTOUR.

BRANCH BARI

SRANCH PRUNING

' HIGH SNOW FENCE WITH POST DRIVEN INTO GROUND EVERY 6' O.C.

DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT

SHALL BE APPLIED EXPOSED ROOTS SHOULD BE COVERED

WITH TOPSOIL IMMEDIATELY AFTER EXCAVATION IS

COMPLETE. ROOTS SHALL BE PRUNED TO GIVE A CLEAN,

SHARP SURFACE AMENABLE TO HEALING, ROOTS EXPOSED

DURING HOT WEATHER SHOULD BE IRRIGATED TO

PREVENT PERMANENT TREE INJURY. CARE FOR SERIOUS

INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL

AS NATURAL TARGET PRUNING TO REMOVE THE DESIRED

FLUSH CUTS DESTROY A MAJOR DEFENSE SYSTEM OF THE

BRANCH COLLAR. THERE SHOULD BE NO FLUSH CUTS.

TREE, NO TREE PAINT SHALL BE APPLIED, ALL CUTS SHALL

BE MADE AT THE OUTSIDE EDGE OF THE BRANCH

COLLAR, CUTS MADE TOO FAR BEYOND THE BRANCH

COLLAR MAY LEAD TO EXCESS SPROUTING, CRACKS AND

CONSIDERED FOR FREE STANDING SPECIMEN TREES TO

ROT. REMOVAL OF A "V" CROTCH SHOULD BE

FORESTER OR CERTIFIED TREE EXPERT

AVOID FUTURE SPLITTING DAMAGE.

AND AT ALL CHANGES OF DIRECTION.

2 RE-BARS, STEEL PICKETS OR 2"X2" STAKES

FLUSH WITH TOP OF BALE.

ANCHORING DETAIL

I. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS

2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS

THROUGH THE BALE, THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID

MULTIPLE TREES

I. PROTECTIVE FENCING IS TO BE ERECTED PRIOR TO 9. DAMAGED TRUNKS OR EXPOSED ROOTS SHOULD HAVE

WILL BE PRUNED AS NECESSARY TO CORRECT ANY 10. TREE LIMB REMOVAL WHERE NECESSARY, WILL BE DONE

. TREE PROTECTION FENCING TO BE INSTALLED ALONG THE DISTURBANCE LIMIT LINE WHEREVER EROSION

2. THERE SHALL BE NO STORAGE OF EQUIPMENT OR MATERIALS OUTSIDE CLEARING LIMITS. NO EQUIPMENT IS

TEMPORARY TREE PROTECTION DETAIL

3. THE FENCING SHOULD REMAIN IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION

TO BE INSTALLED ABOVE DISTURBED AREAS, TO DIVERT RUNOFF OFF-SITE WITHOUT INCREASING EROSION; INTERMITTENTLY ACROSS DISTURBED AREAS, TO SHORTEN

2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT

3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO

1. ALL SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO

AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.

6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.

9. STABILIZATION SHALL BE SEED AND STRAW MULCH.

AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.

WITH THE PROPER FUNCTIONING OF THE SWALE.

4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE

MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE

5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS

BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL

8. INSPECTION AND MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF

7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO

OVERLAND FLOW DISTANCES; BELOW DISTURBED AREAS, TO DIVERT SEDIMENT-LADEN

WATER TO A SEDIMENT TRAPPING DEVICE; AND TO SAFELY TRANSPORT RUNOFF ALONG

* WHERE SWALE TRAVERSES CONSTRUCTION VEHICLE PATH, DEPTH TO BE 6". SEE PLAN FOR

BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.

3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO (2) STAKES OR RE-BARS DRIVEN

4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR

STRAW BALE DIKE

CONSTRUCTION AND MAINTAINED DURING

CONSTRUCTION AS DIRECTED BY THE LANDSCAPE

ARCHITECT, SOIL CONSERVATION DISTRICT AND/OR

NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE

3. AS CONSTRUCTION NEARS COMPLETION THE FENCING

4. AT THE COMPLETION OF CONSTRUCTION ALL TREES

DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY.

5. GENERAL MECHANICAL DAMAGE - SEE DETAIL ABOVE FOR

6 BOX TREES WITHIN 25 FEET OF A BUILDING SITE TO

7. BOARDS WILL NOT BE NAILED TO TREES DURING

8. FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA INSIDE

PREVENT MECHANICAL INJURY, FENCING OR OTHER

BARRIER SHOULD BE INSTALLED AT THE DRIP LINE OF THE

CORRECT PLACEMENT OF TREE PROTECTION.

THE DRIP LINE OF THE TREE BRANCHES.

CONTROL FENCING IS NOT PROPOSED.

PERMITTED OUTSIDE CLEARING LIMITS.

TREE PROTECTION NOTES:

MUNICIPAL ENGINEER

PROTECTIVE FENCING

BUILDING OPERATIONS

LOCATION

TRAPPING DEVICE.

WILL BE REMOVED AS DIRECTED

PLACED I 1 TO 2' IN GROUND. DRIVE STAKES

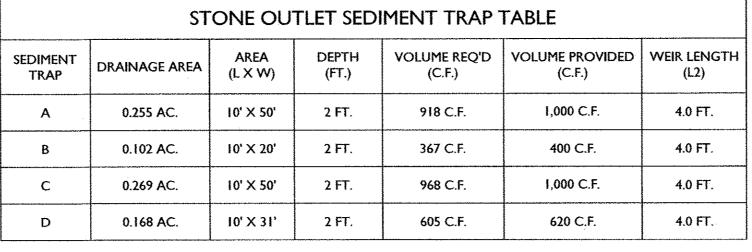
ANGLE FIRST STAKE TOWARDS

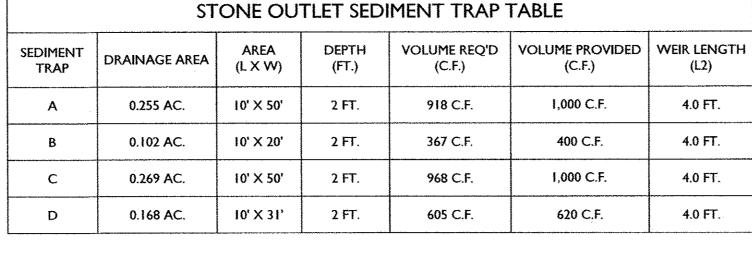
PREVIOUSLY LAID BALE.

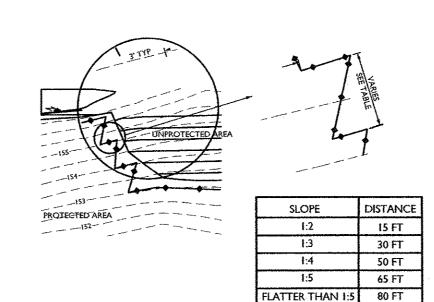
CONSTRUCTION SPECIFICATIONS

TIGHTLY ABUTTING THE ADJACENT BALES.

IMPEDE STORM FLOW OR DRAINAGE.

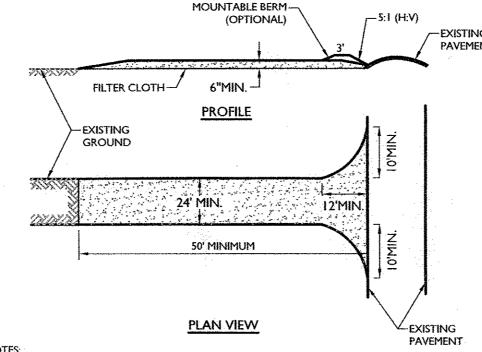








N.T.S.



 MATERIALS: • STONE SIZE - USE 2" STONE, OR RECLAIMED/RECYCLED CONCRETE EQUIVALENT • LENGTH - NOT LESS THAN 50 FEET THICKNESS - NOT LESS THAN (6) INCHES. • WIDTH - 24'

- 2. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED
- TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

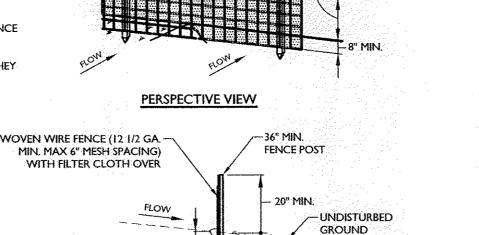
4. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT

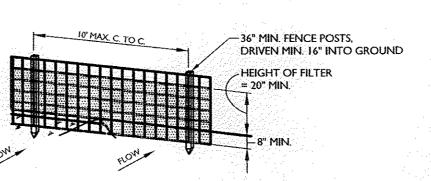
- 5. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

STABILIZED CONSTRUCTION ENTRANCE

- I. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE

STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD. WOVEN WIRE 14 1/2 GA. 6" MAX. MESH OPENING. FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL. PREFABRICATED GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.







EXCAVATE, IF NECESSARY.

FOR SEDIMENT STORAGE

EARTH EMBANKMENT

4 FT, TOPWIDTH

CUTAWAY TO SHOW

I IN STONE

EXTEND CORE INTO EARTH EMBANKMENT

ELEVATION

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

INSTALLATION NOTES

TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.

MANNER THAT IT WILL NOT ERODE.

EROSION AND WATER POLLUTION IS MINIMIZED

DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

7. ALL CUT AND FILL SLOPES SHALL BE 1:2 OR FLATTER.

OR EMBEDDED FILTER CLOTH IN THE RIPRAP.

BASED UPON OTHER ON-SITE CONDITIONS.

TO BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE

NOT BE LOCATED WITHIN 20 FEET OF A PROPOSED BUILDING FOUNDATION. WHILE

TRAPS SHOULD BE SITED TO MAXIMIZE STORAGE BENEFIT, THEY SHOULD NOT BE

LOCATED WETLAND OR WETLAND BUFFER AREAS, OR IN EXISTING WATERCOURSES.

I. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY

VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL

2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL

AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY

3. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS

4. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE

6. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE

SIZING CALCULATIONS

NOTE: 3,600 CUBIC FEET OF STORAGE REQUIRED PER ACRE OF DISTURBANCE.

*THIS IS THE MINIMUM AMOUNT OF SEDIMENT TRAPS, ADDITIONAL MAY BE REQUIRED

5 CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT

8. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A I'

THICKNESS OF 2" AGGREGATE PLACED ON THE UP GRADE SIDE ON THE SMALL RIPRAP

WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A

TO PROTECT. TRAPS THAT ARE TO FUNCTION DURING BUILDING CONSTRUCTION MUST

STRAW BALE CORE

comer Loyalty through Client Satisfactio Engineers Planners Surveyors Landscape Architects
Environmental Scientists ■ Albany, NY ■ Red Bank, NI ■ Clinton, NI ■ Chestnut Ridge. N' ■ Hamilton, N ■ Newburgh, N ■ Marmora, N Hawthorne: NY Mt. Arlington, N Lehigh Valley, PA Mt. Laurel, NJ Exton, PA ■ Sterling, VA Philadelphia, PA ■ Norfolk, VA ■ Columbia, MD ■ Albuquerque, NM Tampa, FL tate of N.Y. Certificate of Authorization: 0008671 / 000882 opyright © 2016. Maser Consulting P.A. All Rights Reserved. This drawing an I the information contained herein is authorized for use only by the party f whom the services were contracted or to whom it is certified. This drawing man not be copied, roused, disclosed, distributed or relied upon for any other purpos without the express written consent of Mazer Consulting, P.A.

DRAINAGE AREA LESS

THAN 5 ACRES

COMPACTED EARTH

FILTER FABRIC

NOT TO EXCEED 5 FT

ALL STATES REQUIRE NOTIFICATION OF XCAVATORS, DESIGNERS, OR ANY PERSO PREPARING TO DISTURB THE EARTH SURFACE ANYWHERE IN ANY STATE Call before you dis FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



ANDREW B. FETHERSTON NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

> MINOR SUBDIVISION PLAN

CECIL MANN

SECTION 28 BLOCK 1 LOT 12.1

TOWN OF NEWBURGH **COUNTY OF ORANGE** STATE OF NEW YORK



New Windsor, NY 12553 Phone: 845.564.4495 Fax: 845.567.1025

15001767A

SOIL EROSION & SEDIMENT CONTROL DETAILS

of

TEMPORARY SWALE DETAIL

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY

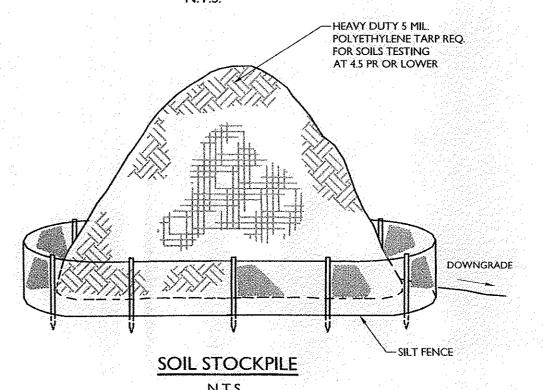
SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

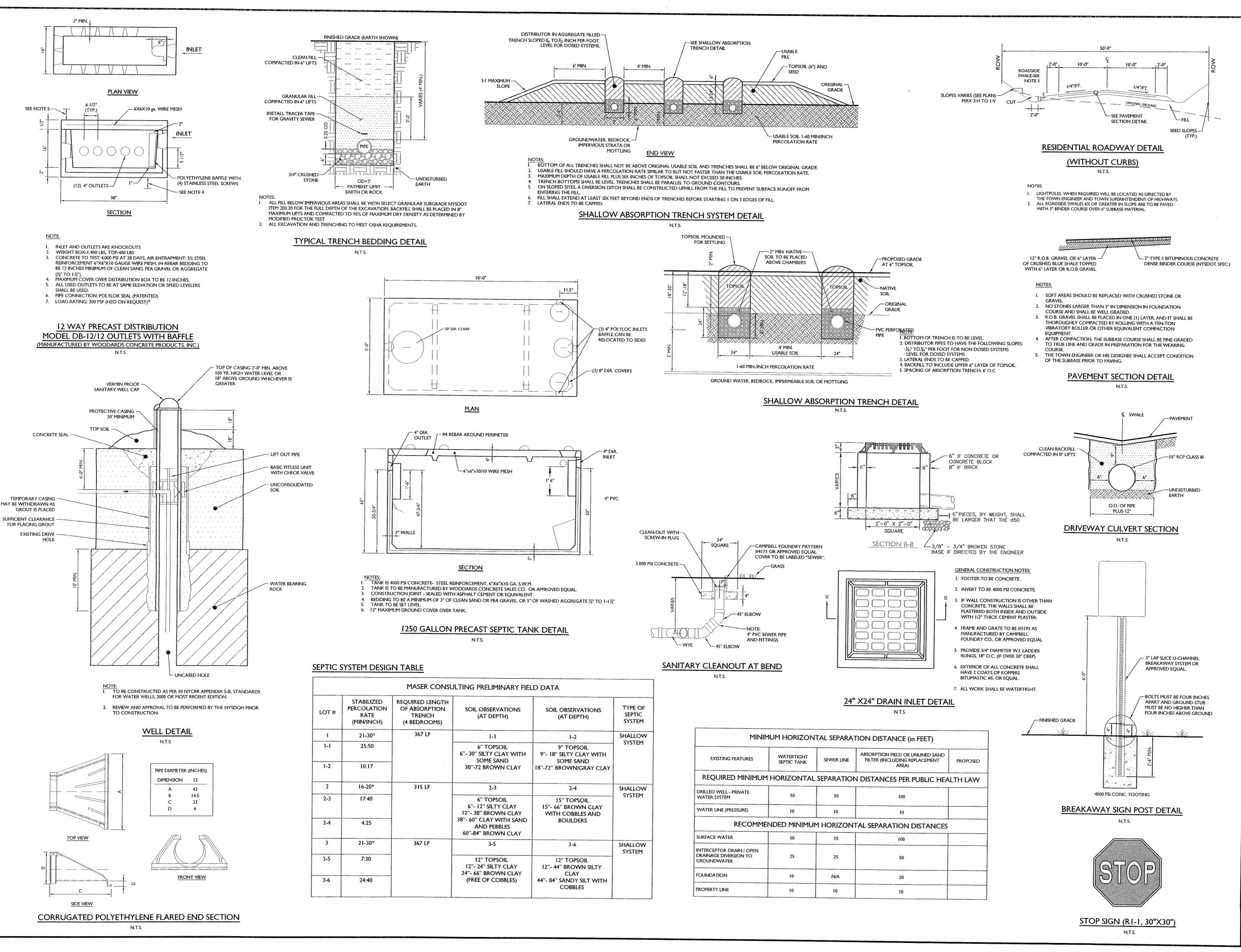
WOVEN WIRE FENCE (12 1/2 GA -EMBED FILTER CLOTH-MIN. 6" INTO GROUND

WIRE REINFORCED SILT FENCE

STONE OUTLET SEDIMENT TRAP - SILT SOCK FILLED WITH PEA GRAVEL OR 3/4" WASHED STONE OR APPROVED EQUAL SANDBAG

SILT SOCK INSTALLATION ON PAVEMENT





Engineers ■ Planners ■ Surveyors Landscape Architects
Environmental Scientists Red Bank, NJ Albany, NY ■ Chestnut Ridge, NY ■ Newburgh, NY

Mt. Arlington, NJ ■ Lehigh Valley, PA ■ Mt. Laurel, NJ ■ Exton, PA ■ Philadelphia, PA ■ Sterling, VA ■ Norfolk, VA Columbia, MD Albuquerque, NM Tampa, FL tate of N.Y. Certificate of Authorization: 0008671 / 00088 opyright © 2016. Maser Consulting P.A. All Rights Reserved. This drawing : the information contained herein is authorized for use only by the party for om the services were contracted or to whom it is certified. This drawing may

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> MINOR SUBDIVISION PLAN

FOR **CECIL MANN**

> SECTION 28 BLOCK 1 LOT 12.1

TOWN OF NEWBURGH **COUNTY OF ORANGE** STATE OF NEW YORK



NEW WINDSOR OFFICE Suite 101 New Windsor, NY 12553 Phone: 845.564.4495 Fax: 845.567.1025

AS SHOWN 07/26/16 JAP RAWING NAME 15001767A

CONSTRUCTION DETAILS

of