



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

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

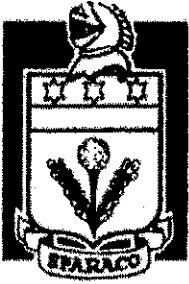
PROJECT: BELL-PELELLA 2 LOT SUBDIVISION
PROJECT NO.: 16-02
PROJECT LOCATION: SECTION 8, BLOCK 1, LOT 4.22
PROJECT ZONE: AR
REVIEW DATE: 11 MARCH 2016
MEETING DATE: 17 MARCH 2016
PROJECT REPRESENTATIVE: SPARACO & YOUNGBLOOD, PLLC

1. Plans have been revised to depict the new driveway serving both lots straddling the property line such that each of the lots owns a portion of the driveway. Temporary grading easement has been depicted to allow for construction of the common driveway. Mike Donnelly's comments regarding the shared driveway access and maintenance agreement as well as temporary grading easement should be received.
2. An area depicted as construction debris pile exists in the vicinity of the proposed house on Lot #2. Origin of this material, composition of the material and ultimate disposal of it should be addressed on the plans. Applicant's Representative is asked to discuss with the Planning Board the nature of this material.
3. It is noted that the subsurface sanitary sewer disposal system is designed for a three (3) bedroom residential structure.
4. Response from Highway Superintendent regarding location of proposed drives at termination of Rockwood Lane is outstanding.

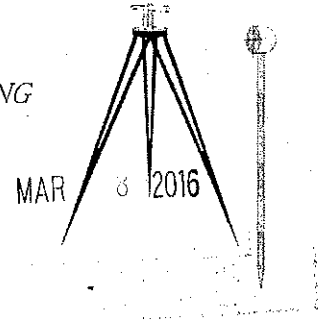
Respectfully submitted,

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

Patrick J. Hines
Principal



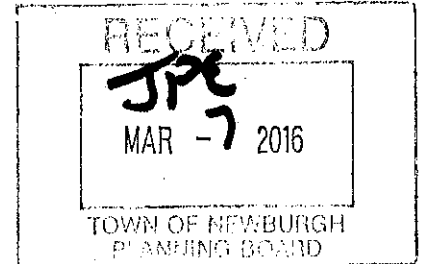
SPARACO & YOUNGBLOOD, PLLC
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March 7, 2016

Town of Newburgh
Planning Department
308 Gardner Road
Newburgh, NY 12550

FILE COPY



Re: Bell/Pelella – Narrative Summary
Job #SY-1125
Section 8, Block 1, Lot 4.22

Dear Members of the Board,

We have prepared a Preliminary Minor Subdivision Plat for a 9.8-acre parcel located at 65 Lockwood Lane in the Town of Newburgh. Attached are revised sets of subdivision Plans in support of this project.

The site is located in an AR Zone and it is proposed to create two new lots out of one existing lot. One Lot will consist of 4.9 acres and retain the existing 1-family residence at the subject site. The other Lot will also consist of 4.9 acres and it is proposed to construct a new 3-bedroom, 1-family dwelling at this lot.

Since our last appearance before the Board, we have made the following adjustments to the plans:

1. The proposed common driveway has been centered along the common property line and all corresponding grading revisions have been made as well. Common driveway Permanent and Temporary Easement areas have been revised accordingly.
2. The crash grate has been removed. Existing gravel driveway area formerly shared with Tax Lot 8-1-4.21 (now or formerly Dmytrzyn) is proposed to be restored to lawn. This access path will no longer be necessary once the new common driveway has been constructed.
3. Drawing 5 of 5 has been checked for clarity.

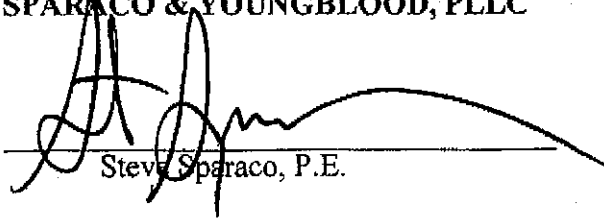
4. Septic design laterals are now equal length for the proposed septic system.
5. Proposed well detail has been added.
6. Sheet 1 now identifies the Town of Newburgh.
7. A set of plans has been forwarded to the Town of Newburgh Highway Superintendent for his review.
8. Note 18 has been added to the general notes on the Grading Plan to enforce compliance to submit to the Code Enforcement Department an As-Built map and certification from a Licensed professional regarding construction of the Subsurface Sanitary Disposal System prior to issuance of a Certificate of Occupancy.
9. General Notes #13 and #16 have been removed from the plan set and the remaining notes have been renumbered accordingly.

Please place this project on the next available Planning Board agenda so that we may proceed.

Thank you for your assistance and cooperation.

Very truly yours,

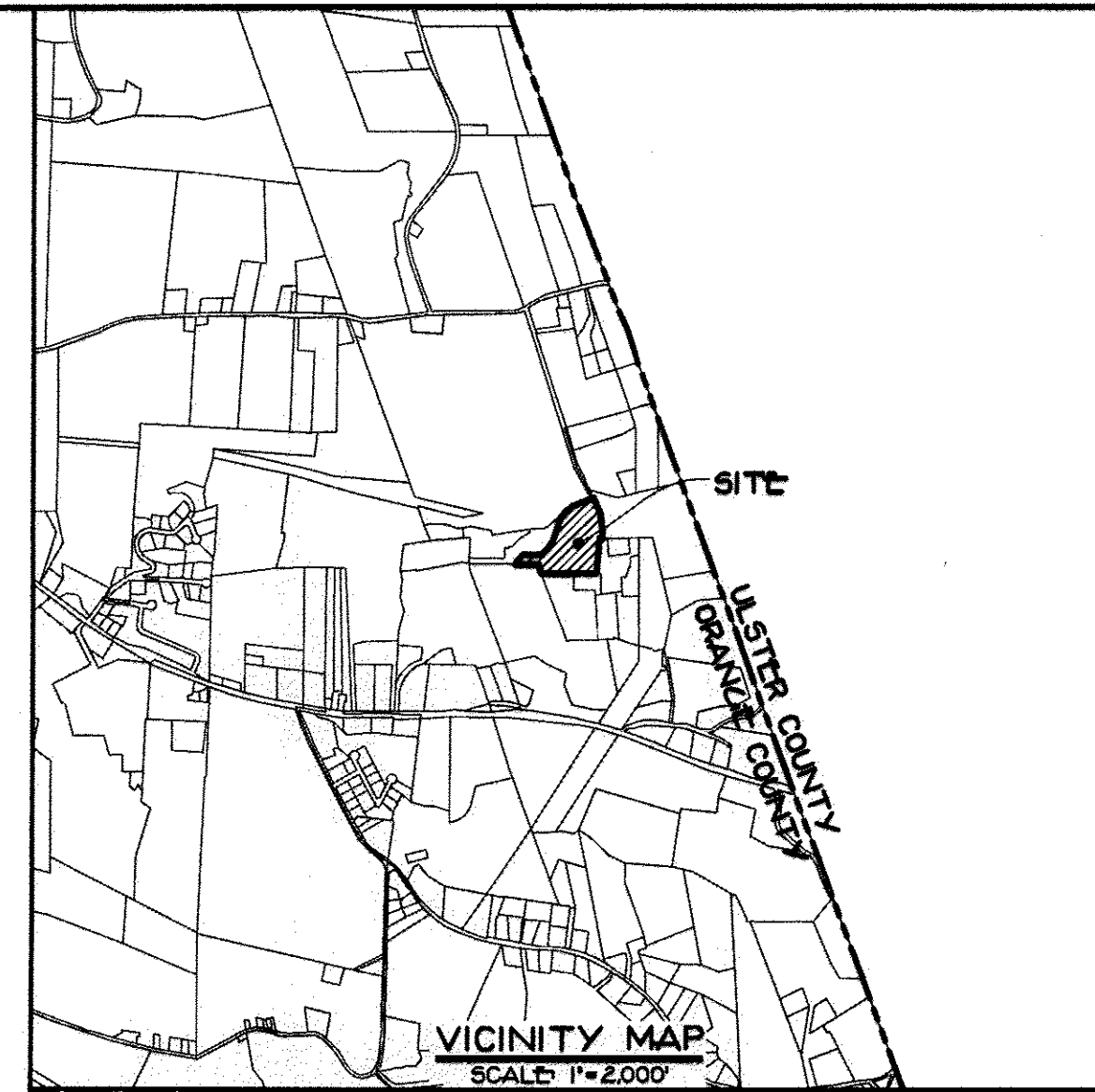
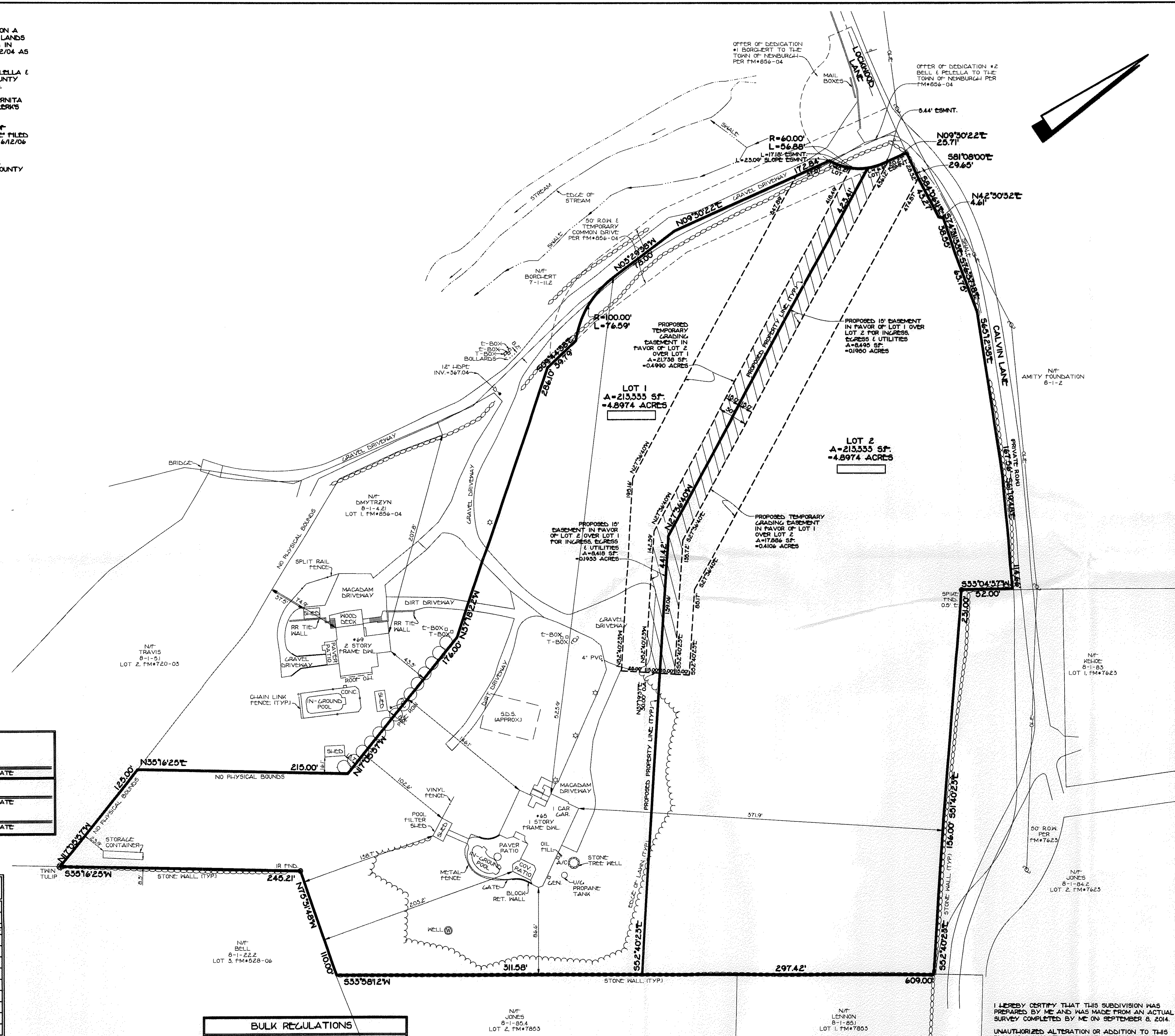
SPARACO & YOUNGBLOOD, PLLC



Steve Sparaco, P.E.

cc.: client

TAX LOT: SECTION 8, BLOCK 1, LOT 4.22
 MAP REFERENCE:
 BEING KNOWN AND DESIGNATED AS LOT 2 ON A CERTAIN MAP ENTITLED 'SUBDIVISION PLAN, LANDS OF CHARLES PELELLA & WILLIAM BELL' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 11/2/04 AS MAP#856-04.
 MAP OF LOT LINE CHANGE FOR CHARLES PELELLA & DELBERT TRAVIS' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 12/23/03 AS MAP#720-03.
 'SUBDIVISION PLAN, LANDS OF CALVIN A. & ERNITA A. JONES' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 5/8/86 AS MAP#7623.
 'SURVEY & SUBDIVISION MAP OF A PORTION OF LANDS OF JOAN M. & WILLIAM D. STERNITZER' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 6/12/06 AS MAP#928-06.
 MINOR SUBDIVISION PREPARED FOR ERNEST & ROBERT BORCHERT' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 3-16-77 AS MAP#4047.



- NOTES:**
- THIS IS A SUBDIVISION PLAT OF SECTION 8, BLOCK 1, LOT 4.22 AS SHOWN ON THE TOWN OF NEWBURGH TAX MAPS.
 - AREA OF TRACT = 426,666 SF. = 9.7949 ACRES
 - ZONE: AR
 - NUMBER OF LOTS: 2
 - FROM THE BEST AVAILABLE KNOWLEDGE THERE ARE NO BURIED UTILITIES WITHIN OR ADJACENT TO THE PROPOSED LOT LINE THAT WILL CAUSE ENCROACHMENTS OR CREATE VIOLATIONS OF THE STATE SANITARY HEALTH CODE.
 - RECORD OWNER/APPLICANT: WILLIAM BELL & CHARLES PELELLA
79 BENJAMIN ROAD
MARLBORO, NEW YORK 12542
 - FIRE DISTRICT: MIDDLEHOPE FIRE DISTRICT
 - SCHOOL DISTRICT: MARLBORO SCHOOL DISTRICT
 - ALL PROPERTY CORNERS SHALL BE MARKED WITH 3/4 INCH PIPE.
 - THE INDIVIDUAL LOTS ARE TO BE DESIGNATED WITH THE TAX LOT NUMBER SHOWN THUS: []

APPROVAL FOR FILING:

OWNER	DATE
APPROVED BY RESOLUTION OF THE TOWN OF NEWBURGH PLANNING BOARD ON	DATE
PLANNING BOARD CHAIRMAN	DATE

LEGEND

EXISTING	PROPOSED	ITEMS
---	---	PROPERTY LINE
---	---	BUILDING SETBACK LINE
⊙	⊙	SAN. BEH. MANHOLE
○	○	CLEAN-OUT
⊙	⊙	DRAINAGE MANHOLE
⊕	⊕	CATCH BASIN
⊕	⊕	WATER VALVE
⊕	⊕	GAS VALVE
⊕	⊕	UTILITY POLE
---	---	OVERHEAD ELECTRIC
---	---	CUY WIRE

BULK REGULATIONS

MINIMUM NET LOT AREA	40,000 SF.
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	150'
FRONT YARD	50'
SIDE YARD	50'
BOTH SIDE YARDS	50'
REAR YARD	50'
HABITAT FLOOR AREA PER DWELLING	900 SF.
LOT BUILDING COVERAGE	10%
LOT SURFACE COVERAGE	20%
MAX. BUILDING HEIGHT	35'

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

DIG SAFELY NEW YORK
 1-800-962-7962

REVISIONS

REV. 1-4-16-COMMENTS	APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH, NY, ON THE DAY OF [] SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE OR MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS DAY OF []
REV. 2-16-16-COMMENTS	

CHAIRMAN

PRELIMINARY SUBDIVISION PLAT FOR
BELL / PELELLA
 LOCATED IN
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

GRAPHIC SCALE: 0 10 20 30 40 50 60 70 80 90 100 150

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON SEPTEMBER 8, 2014.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATIONAL LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

WILLIAM D. YOUNGBLOOD, L.S.
 50466

SPARACO & YOUNGBLOOD, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 SITE PLANNING

18 NORTH MAIN STREET
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 MARLBORO, NY 12542
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 FAX: (845) 782-5901
 WWW.SPACONYSURV.COM WBYLS1@GMAIL.COM

FILE # SY-1125
 DATE NOV. 2, 2016
 SCALE 1"=50'
 DWG # 1

EROSION CONTROL INFORMATION:

EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND/OR UTILITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
5. CONSTRUCT BERMS, TEMPORARY SHALES AND PILES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
6. CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED, STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
7. PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE AND DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDS WITH TEMPORARY RYE GRASS.
8. INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS, GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
9. INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
10. CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS, RAISE GRATES OF THE CURB AND FIELD INLETS ACCORDINGLY.
11. COMPLETE THE GRADING.
12. INSTALL SURFACE COURSE OF PAVEMENT, RAISE GRATES OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
13. UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS ARE TO BE SEEDS WITH 1/2 LB. OF RYE GRASS PER 1000 SQUARE FEET OF DISTURBED AREA OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR THIS SITE. SOIL TO BE AMENDED AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR THIS SITE. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REPAIRED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
14. FOR INDIVIDUAL HOUSE & SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #15 WHERE APPLICABLE.
15. BARE SOIL SHOULD BE SEEDS WITHIN 14 DAYS OF EXPOSURE. WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHOULD BE SEEDS DOWN OR MULCHED IMMEDIATELY. UPON COMPLETION A PERENNIAL MIX NEEDS TO BE USED TO ENSURE CONTINUAL STABILIZATION.

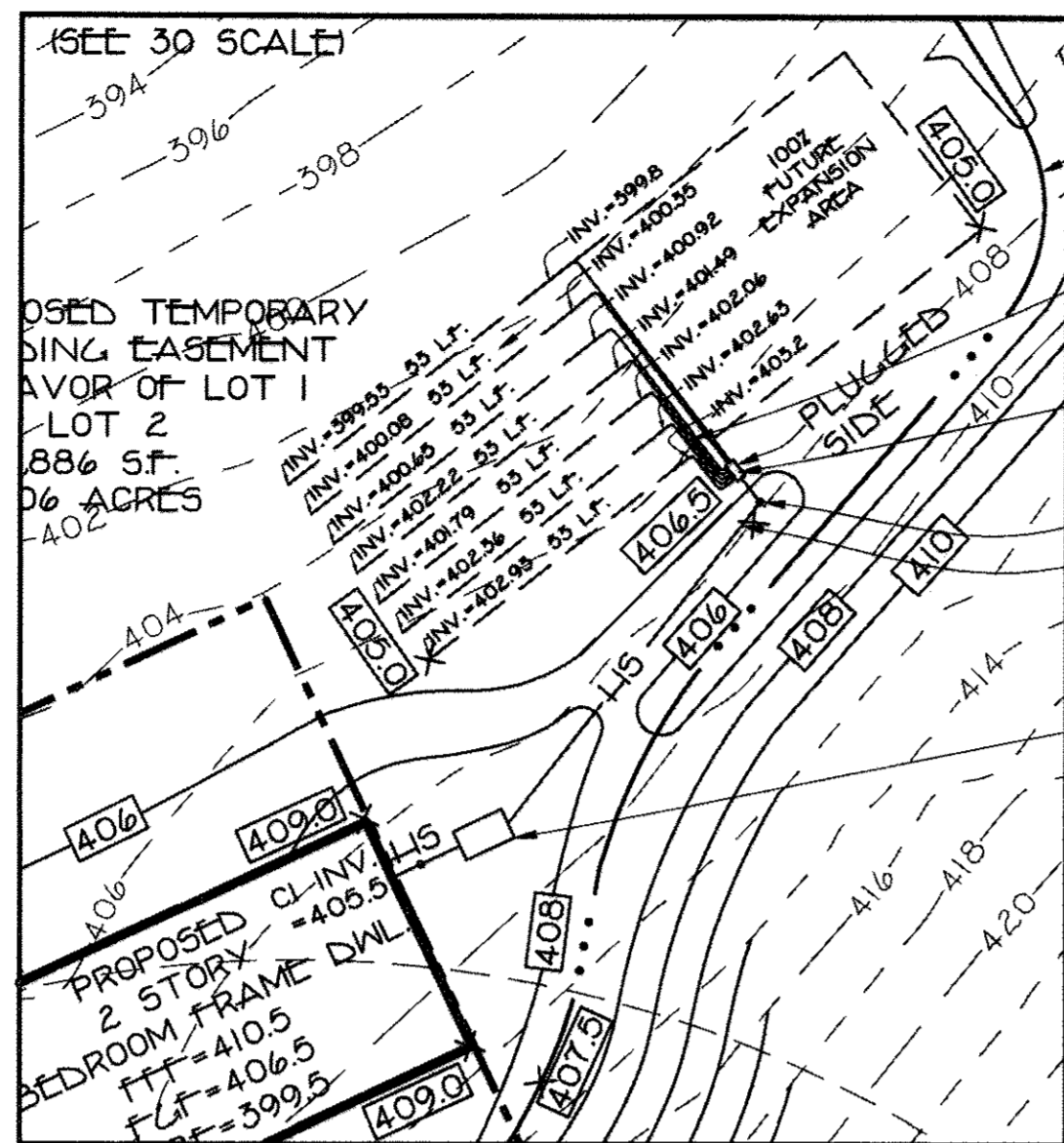
STANDARD EROSION CONTROL NOTES:

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL ENCOMPASS ONE OR MORE OF THE FOLLOWING, AS APPLICABLE:

1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CARRY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP, CRUSHED STONE DAMS, OR OTHER SUITABLE MATERIALS. DIVERSION SHALES, BERMS OR OTHER QUANTIFICATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS WHICH SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDS WITH 1/2 LB. OF RYE GRASS AND MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICAL BY INSTALLATION OF THE BASE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REPAIRED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE (SEE DETAIL).

WATER MAIN SAFETY NOTES:

1. WHEN WORKING AT OR NEAR A LIVE WATER MAIN EVERY EFFORT IS TO BE MADE TO MAINTAIN STABILITY.
2. EXISTING THURST BLOCKS ARE NOT TO BE REMOVED UNLESS THE WATER MAIN HAS BEEN PROPERLY RESTRAINED USING MEANS ACCEPTABLE TO THE LOCAL WATER COMPANY OR DEPARTMENT.
3. WHEN POSSIBLE A WATER MAIN SHOULD BE TURNED OFF AND PRESSURE RELIEVED BEFORE EXPOSING MAIN.



PART PLAN
SCALE 1\"/>

EXISTING	PROPOSED	ITEMS
---	---	PROPERTY LINE
---	---	BUILDING SETBACK LINE
SS	SS	SANITARY SEWER
SM	SM	SAN SEWER MANHOLE
LS	LS	SEWER SERVICE
OC	OC	CLEAN-OUT
WM	WM	WATER MAIN
WS	WS	WATER SERVICE
FS	FS	FIRE SERVICE
M	M	WATER VALVE
GM	GM	GAS MAIN
GS	GS	GAS SERVICE
GV	GV	GAS VALVE
D	D	DRAIN PIPE
DM	DM	DRAINAGE MANHOLE
FI	FI	FIELD INLET
RL	RL	ROOF LEADER
FD	FD	FOOTING DRAIN
UP	UP	UTILITY POLE
UE	UE	UNDERGROUND ELECTRIC
OUE	OUE	OVERHEAD ELECTRIC
100	100	10' CONTOUR INTERVAL
200	200	2' CONTOUR INTERVAL
100.3	100.3	SPOT GRADE
TM	TM	WALL & CURB ELEV.

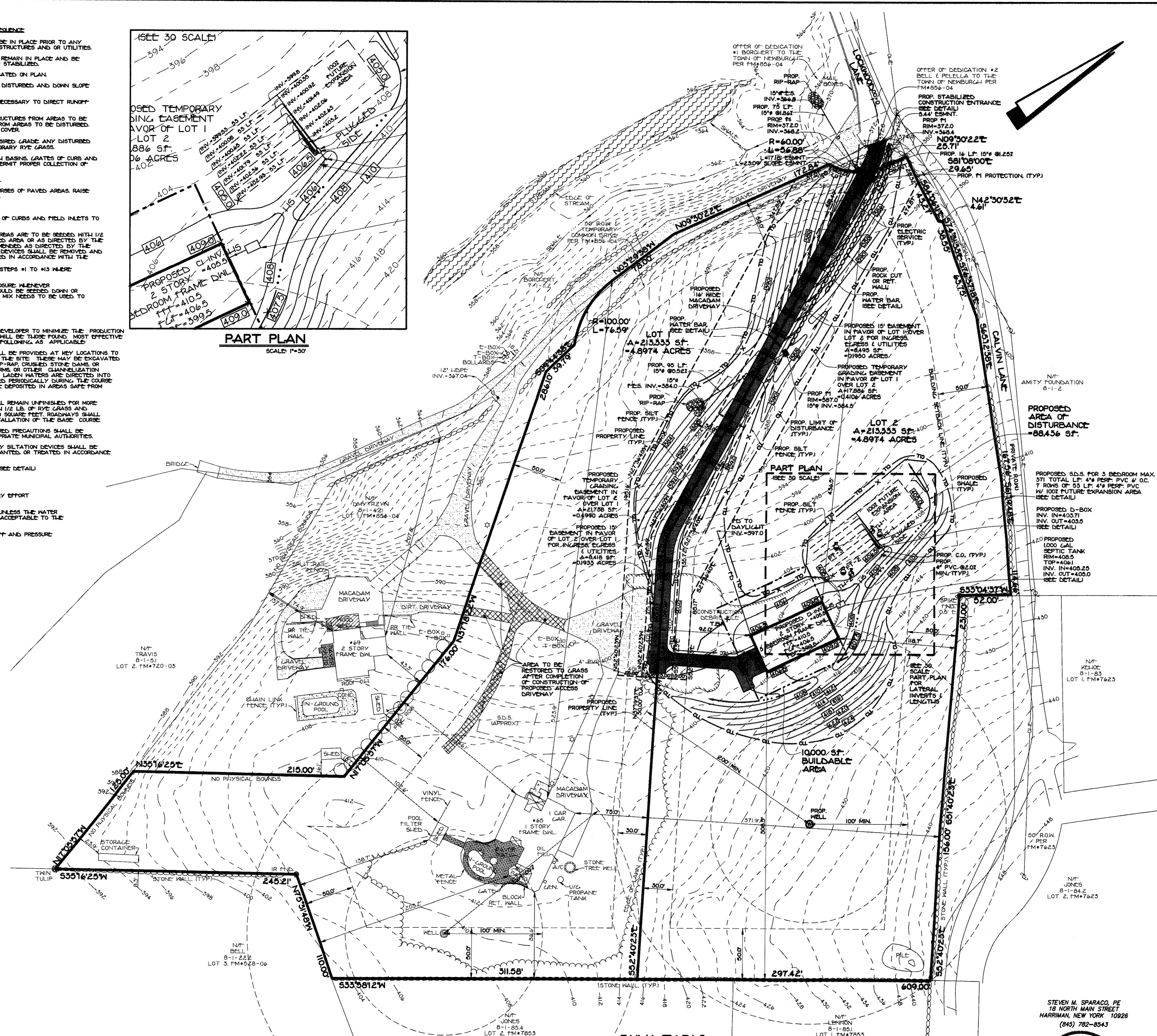
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ZONE	AR	MINIMUM LOT AREA	LOT WIDTH (FEET)	LOT DEPTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	BOTH SIDE YARDS (FEET)	REAR YARD (FEET)	HABITABLE FLOOR AREA PER DWELLING	LOT BUILDING COVERAGE (PERCENT)	LOT SURFACE COVERAGE (PERCENT)	MAXIMUM HEIGHT (FEET)
REDS	AR	40,000	150	150	50	30	80	50	900 SF.	10	20	35
PROPOSED LOT 1	AR	215,333	285	900	523.9	75	177.6	84.6	900 SF.	2	7.9	35
PROPOSED LOT 2	AR	215,333	430	810	436.5	92	210.7	308.9	900 SF.	3	6.5	35

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
3. ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
4. EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
7. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE. WHERE REQUIRED TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
8. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS ARE TO BE INSTALLED UNDERGROUND.
9. THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
10. ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE LINES UNLESS OTHERWISE SPECIFIED.
11. ROOF LEADERS WHERE REQUIRED TO BE 6" DIA. SDR 35 PVC PIPE AND WILL OUTLET TO DOWNSPUTS ADJACENT TO THE PROPOSED BUILDINGS.
12. ALL NEW WATER MAINS AND RELATED APURTENANCES TO BE SPECIFIED BY ARCHITECT'S MECHANICAL ENGINEER.
13. ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES.
15. WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.
16. CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.
17. RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER.
18. AN AS-BUILT SURVEY OF THE SUBSURFACE SANITARY SEWER DISPOSAL SYSTEM SHALL BE SUBMITTED TO THE CODE ENFORCEMENT DEPARTMENT AND CERTIFICATION FROM A LICENSED PROFESSIONAL ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.



REV.	DATE	COMMENTS
1-4	1-16	COMMENTS
2	1-16	COMMENTS

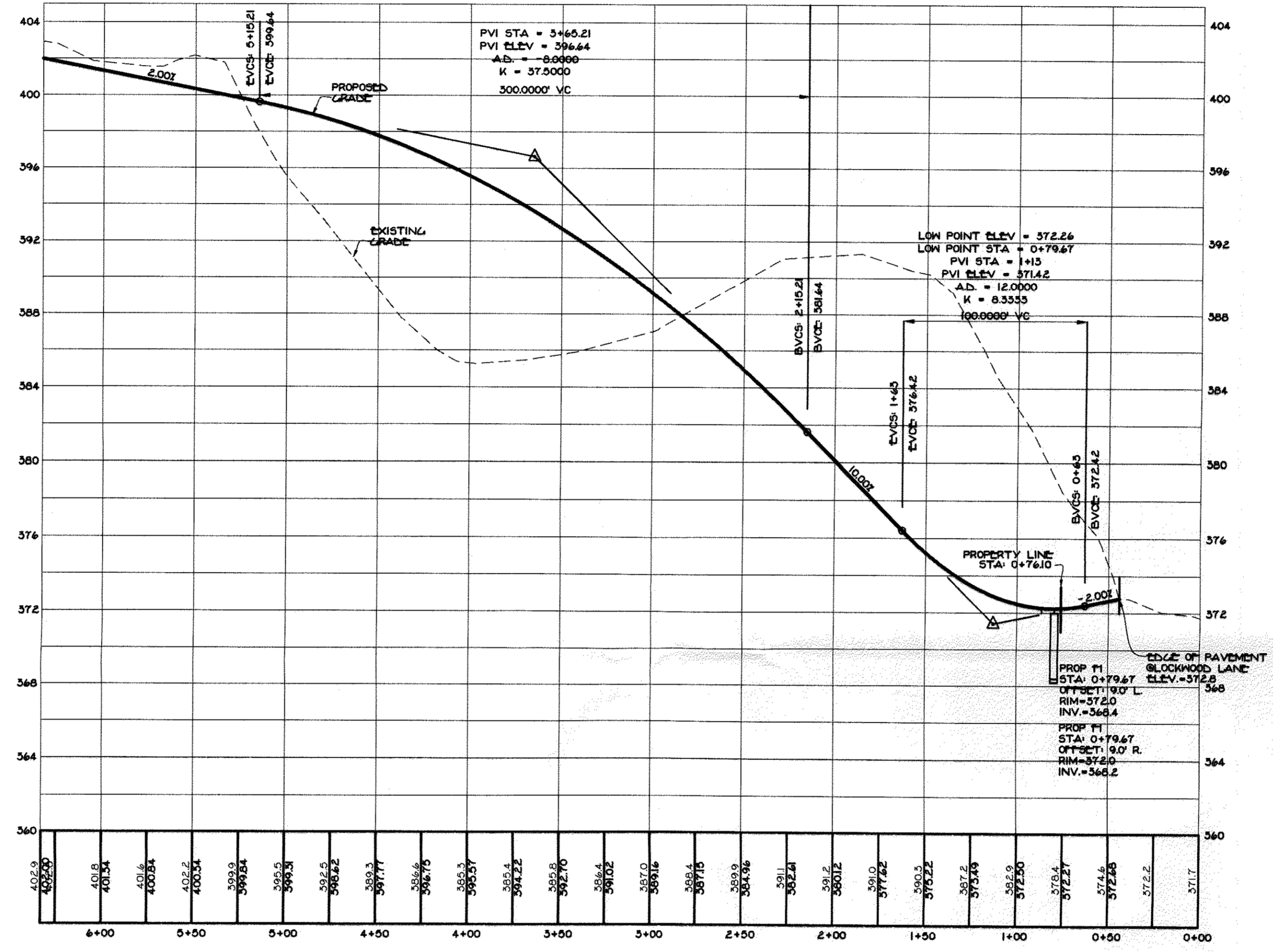
GRADING, UTILITY & EROSION CONTROL PLAN FOR **BELL / PELELLA** LOCATED IN TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

GRAPHIC SCALE: 0 50 100 150

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRISMAN, NEW YORK 10928
(845) 782-8543

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TEL: (845) 782-8543
FAX: (845) 782-5901
SPARACO.STEVEN@SSELV.COM WYD151@GMAIL.COM

NOV. 2, 2015
SCALE: 1"=50'
SHEET: 2 OF 5



PRIVATE DRIVEWAY PROFILE
SCALE: H-1"=50' V-P=5'

REVISIONS	
REV. 1-4-16-COMMENTS	
REV. 2-16-16-COMMENTS	

PRIVATE DRIVEWAY PROFILE
FOR
BELL / PELELLA
LOCATED IN
TOWN OF NEMBURGH
ORANGE COUNTY, NEW YORK



STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
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E-MAIL: SPARACO.STEVE@SLSNY.COM WYLS1@GMAIL.COM

SY-1125
NOV. 2, 2015
1"=50'
3 0"= 5'

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IS NYOR PART 753
REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK

DIG & SAFELY NEW YORK
1-800-962-7962

TAX LOT: SECTION 8, BLOCK 1, LOT 4.22

MAP REFERENCE:

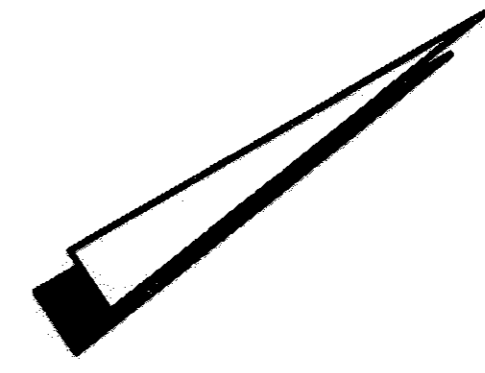
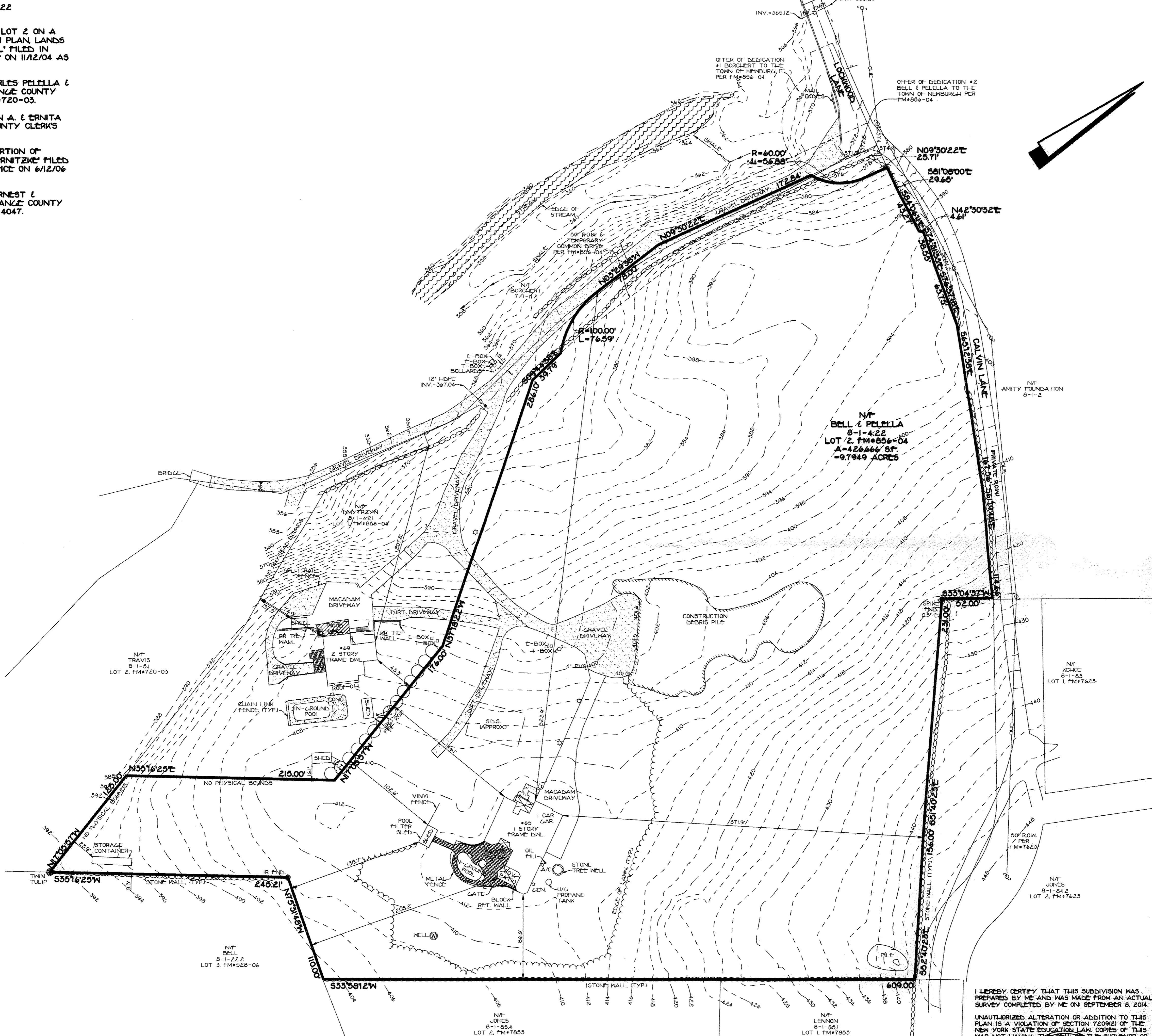
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"MINOR SUBDIVISION PREPARED FOR ERNEST & ROBERT BORCHERT" FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 3-18-77 AS MAP#4047.



REVISIONS	
REV. 1-4-16-COMMENTS	
REV. 2-16-16-COMMENTS	

EXISTING CONDITIONS FOR
BELL / PELELLA
 LOCATED IN
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

GRAPHIC SCALE
 0 10 20 30 40 50 100 150

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FILE # **SY-1125**
 DATE **NOV. 2, 2016**
 SCALE **1"=50'**
 SHEET **4 OF 5**

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON SEPTEMBER 8, 2014.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

WILLIAM D. YOUNGBLOOD, L.S.
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