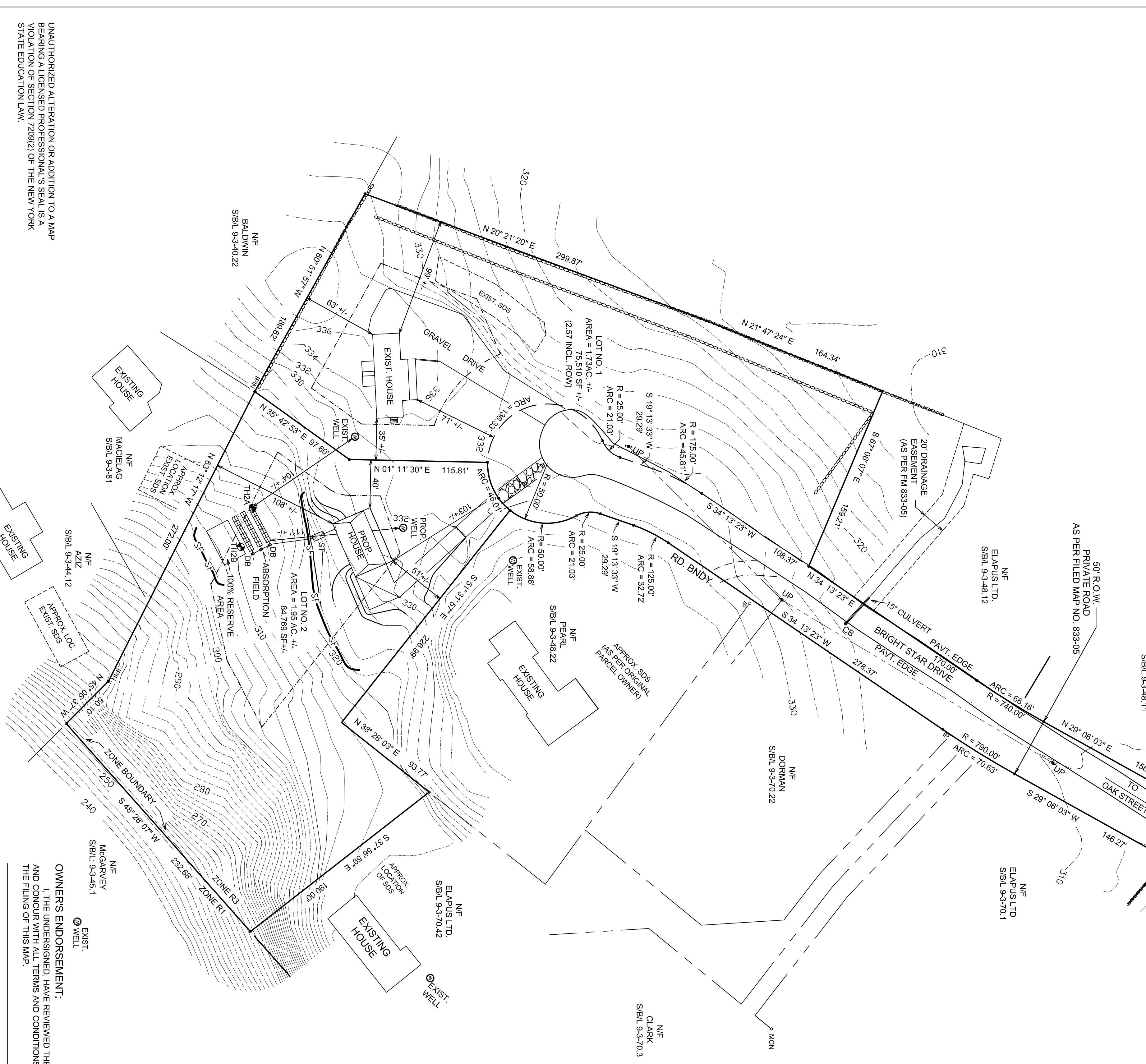
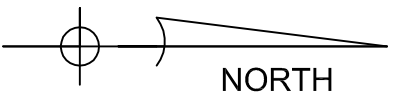


- LEGEND:**
- UP --- UTILITY POLE WITH OVERHEAD WIRES
 - CB ■ CATCH BASIN
 - TH - TEST HOLE/PERCOLATION HOLE LOCATION
 - T - TEST TANK
 - D - DROPPED BOX
 - S - SILT FENCE
 - S - STABILIZED CONSTRUCTION ENTRANCE
 - B - BUILDABLE AREA BOUNDARY



ZONE R3

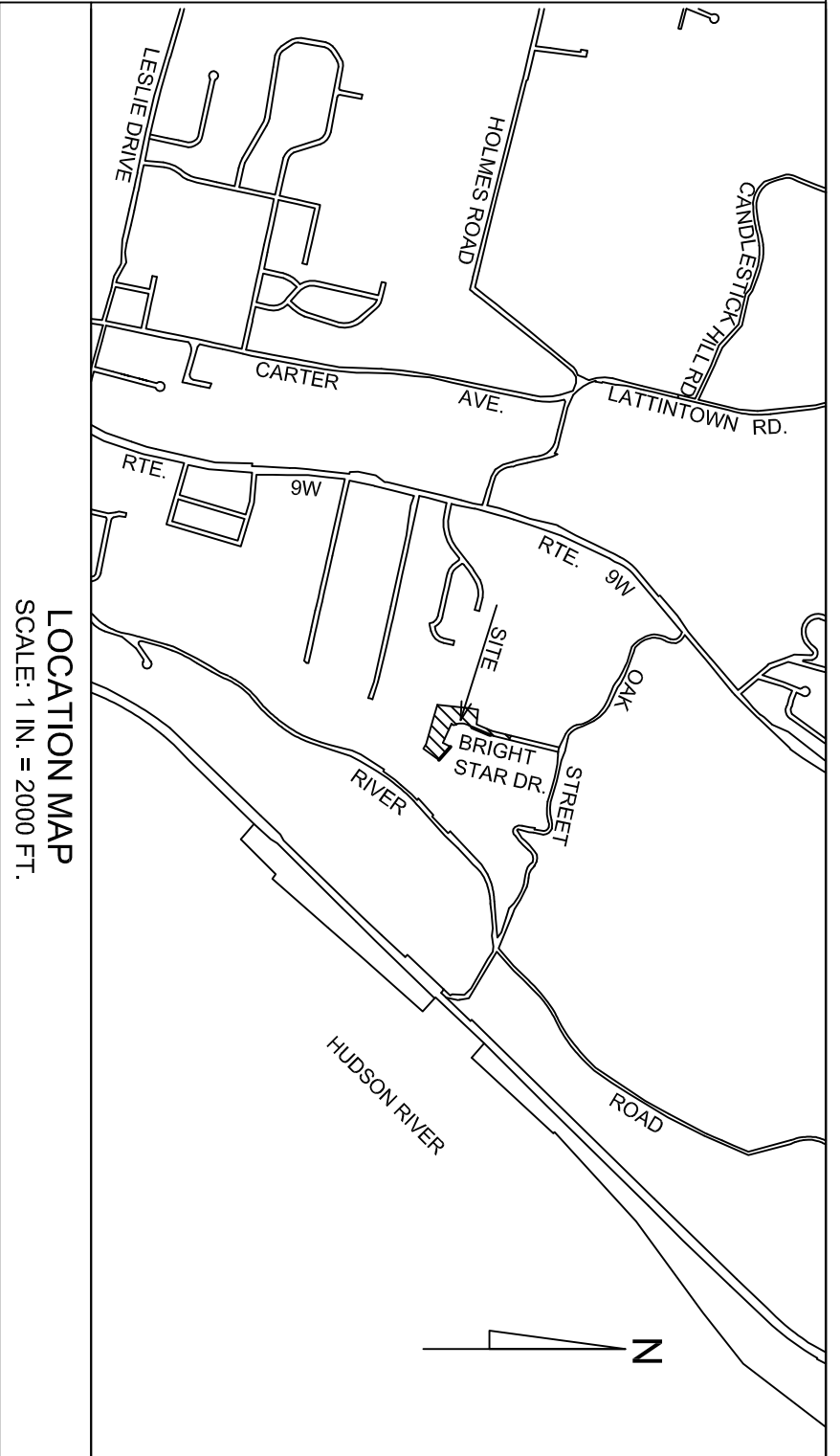
REGULATION	MIN. REQUIRED	MIN. PROPOSED	LOT NO. 1	LOT NO. 2
LOT AREA	40,000 SF	73,510 SF +/-	84,768 SF +/-	84,768 SF +/-
LOT DEPTH	150 FT.	103 FT. +/-	332 FT. +/-	103 FT. +/-
FRONT YARD	50 FT.	71 FT. +/-	108 FT. +/-	40 FT. +/-
REAR YARD	40 FT.	63 FT. +/-	108 FT. +/-	40 FT. +/-
ONE SIDE YARD	30 FT.	35 FT. +/-	134 FT. +/-	91 FT. +/-
BOTH SIDE YARDS	80 FT.	80 FT.		

BUILDABLE AREA

MIN. REQUIRED	MIN. PROVIDED	MIN. PROVIDED
10,000 SQ. FT.	13,360 SQ. FT. +/-	19,800 SQ. FT. +/-

SDS DESIGN BASIS

LOT NO. 2	2	3
NO. OF BEDROOMS	220	330
DAILY FLOW (GPD)	1000	1000
SEPTIC TANK CAPACITY (GAL)	1000	1000
DESIGN PERCOLATION RATE (MIN./IN.)	21-30	21-30
ABSORPTION TRENCH (ELEN GSF B43 MODULES)	61	92
ABSORPTION TRENCH (ELEN GSF B43 MODULES)	64	96
ABSORPTION TRENCH (ELEN GSF B43 MODULES)	2 LOTS @ 32 LF EACH	2 LOTS @ 32 LF EACH
TYPE OF SYSTEM	ELEN GSF B43	ELEN GSF B43



- NOTES:**
- TOTAL PARCEL AREA = 4.52 AC. +/-
 - OWNER AND APPLICANT: ELAPUS, LTD
260 BINGHAM ROAD
MARLBORO, NY 12542
 - TAX MAP DATA: SECTION 9 BLOCK 3 LOT 70.5
 - LOT NO. 1 AND LOT NO. 2 SHALL HAVE THE RIGHTS OF INGRESS AND EGRESS AS WELL AS THE RIGHTS OF UTILITY UTILITIES OVER THE 80-FOOT WIDE RIGHT-OF-WAY AND PRIVATE ROAD KNOWN AS BRIGHT STAR DRIVE. AN APPROPRIATE RIGHT-OF-WAY, ROAD MAINTENANCE AND LIABILITY AGREEMENT SHALL BE FILED WITH THE COUNTY CLERK'S OFFICE ON A MAP ENTITLED "SURVEYOR'S PLAN LANDS OF ELAPUS, LTD." DATED DECEMBER 4, 2003. LAST REVISED AUGUST 16, 2005 AND FILED IN THE COUNTY CLERK'S OFFICE NOVEMBER 2, 2005 AS MAP NO. 833-05.
 - COUNTY AREAS AS PER AERIAL FLIGHTS AND A TOPOGRAPHIC FIELD SURVEY PREPARED FOR ELAPUS LTD. BY SPENCER HALL, L.S.

- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
- ALL WORK TO BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH IN NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION, PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
 - THE SMALLEST PRACTICAL AREA OF LAND IS TO BE EXPOSED AT ANY ONE TIME DURING THE DEVELOPMENT OF THE PARCEL. ONLY THOSE AREAS NECESSARY IN THE DEVELOPMENT OF THE PARCEL SHALL BE DISTURBED WHENEVER FEASIBLE. THE NATURAL VEGETATION IN ALL OTHER AREAS SHALL BE PROTECTED AND RETAINED.
 - SOIL EXPOSURE SHALL BE LIMITED TO LESS THAN ONE ACRE.
 - ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PERMANENT EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNER WILL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.
 - ALL EXCAVATED EARTH AND ACCUMULATED SEDIMENT NOT USED AS FILL SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
 - INITIAL CLEARING AND EARTH DISTURBANCE SHALL BE LIMITED TO THAT NECESSARY TO INSTALL SEDIMENT CONTROL MEASURES AND TO CONSTRUCT PERMANENT EROSION CONTROL MEASURES. ONLY TAKE FLURGE AFTER SEDIMENT AND EROSION CONTROL MEASURES ARE INSTALLED.
 - THE PERMANENT DRIVEWAY OR ENTRANCE LOCATION SHALL BE USED AS A STABILIZED CONSTRUCTION ENTRANCE. ALL VEHICULAR TRAFFIC ONTO THE SITE SHALL USE THIS STABILIZED CONSTRUCTION ENTRANCE. TWO-INCH STONE SHALL BE PLACED AT A MINIMUM 6 INCH DEPTH, 30 FEET LONG AND 12 FEET WIDE. THE PUBLIC ROADS OR RIGHT-OF-WAYS, SEDIMENT TRACKED ONTO PUBLIC ROADS MUST BE REMOVED OR CLEANED ON A DAILY BASIS.
 - AT ANY LOCATION WHERE SURFACE RUNOFF FROM DISTURBED OR GRADED AREAS MAY FLOW OFF THE CONSTRUCTION AREA, SEDIMENT CONTROL MEASURES MUST BE INSTALLED, INCLUDING A SILT FENCE OR STRIP CURBS TO PREVENT SEDIMENT FROM BEING TRANSPORTED TO ADJACENT AREAS.
 - ALL MATERIALS ORIGINATING FROM THE DEVELOPMENT OF THE LOT SHALL BE REMOVED IMMEDIATELY TO AN ACCEPTABLE DISPOSAL FACILITY. NO CONSTRUCTION DEBRIS SHALL BE BURIED ON SITE. ALL LOOSE MATERIALS SHALL BE REGULARLY COLLECTED TO PREVENT THE RELEASE OF FLOATABLES DURING STORM EVENTS.
 - FOUROWING INITIAL SOIL DISTURBANCE AND REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - SEVEN CALENDAR DAYS FROM THE TIME THAT THE SOIL IS INITIALLY DISTURBED, AND BEFORE ANY SIGNIFICANT STORM EVENT WHICH MAY HAVE A POTENTIAL TO CAUSE EROSION, BUT NOT TO EXCEED SEVEN DAYS FROM INITIAL DISTURBANCE.
 - FOURTEEN CALENDAR DAYS FOR ALL APPROVED STOCK PILES AND OTHER DISTURBED AND GRADED AREAS PROVIDED CONSTRUCTION IS CONTINUING. CONSTRUCTION SHALL BE STOPPED IF THESE LOCATIONS ARE NOT STABILIZED WITHIN THE SPECIFIED TIME PERIODS.
 - MULCH SHALL BE USED AS NECESSARY FOR PROTECTION UNTIL PERMANENT VEGETATION IS ESTABLISHED.
 - SEEDING AND MULCHING SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION, PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
 - MAINTENANCE:
 - ALL SEDIMENT CONTROL MEASURES ARE TO BE PERIODICALLY INSPECTED, MAINTAINED AND REPAIRED WHEN THEY BECOME UNDESIRABLE. INSPECTIONS TO BE DONE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION, PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
 - SEDIMENT TO BE REMOVED FROM THE SILT FENCE WHEN THE DEPTH OF SEDIMENT IS 1/3 THE HEIGHT OF THE BARRIER. THE SILT FENCE SHOULD BE CHECKED FOR AREAS WHERE RUNOFF MIGHT HAVE EXCEEDED THE BARRIER. REMOVE SILT FENCE AND DISPOSE OF IT PROPERLY.
 - INSPECT MULCHED AREAS FOR AREAS WHERE THE MULCH HAS BEEN LOOSENED OR REMOVED, AND REPLACE AS NEEDED. REMOVE ANY ANCHORING WHEN IT IS NO LONGER NEEDED AND DISPOSE OF IT PROPERLY.
 - INSPECT SEEDED AREAS TO SEE IF GOOD GROWTH IS BEING ESTABLISHED, AND RESEED AS NEEDED.
 - APPLY ADDITIONAL STONE AND CLEAN ROWWAYS AS NEEDED.

COUNTY CERTIFICATION:
THE PROPOSED SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM SHOWS ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN IS BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

TOWN CERTIFICATION:
I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWAGE DISPOSAL SYSTEM DEPICTED ON THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER.

SURVEYORS CERTIFICATION
I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JULY 29, 2003 AND UPDATED DECEMBER 18, 2012.
TOWN OF NEWBURGH PLANNING BOARD
ELAPUS, LTD.

OWNERS ENDORSEMENT:
I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF THIS MAP AND CONCUR WITH ALL TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP.

DATE	REVISION

SHEET 1 OF 2 IS INVALID UNLESS ACCOMPANIED BY SHEET 2 OF 2.

SUBDIVISION PLAN
LANDS OF
ELAPUS, LTD.
BRIGHT STAR DRIVE, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: JANUARY 21, 2013 SCALE: 1 IN. = 50 FT.

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
SURVEYORS - ENGINEERS - PLANNERS
242 SOUTH PLANK ROAD, NEWBURGH, NY 12550
TEL. 945 561-1170 FAX 945 561-7738

SHEET 1 OF 2

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 220(2) OF THE NEW YORK STATE EDUCATION LAW.

VINCENT J. DOCE ASSOCIATES

ENGINEERS ~ SURVEYORS ~ PLANNERS
PROJECT CONSULTANTS - LAND CONSULTANTS
242 SOUTH PLANK ROAD, NEWBURGH, NEW YORK 12550
TEL. 845-561-1170 ~ FAX 845-561-7738

February 5, 2013

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

RE: Subdivision Plan Lands of Elapus Ltd.
Bright Star Drive (Private Drive off of Oak Street)
Town of Newburgh Tax Parcels: Section 9 Block 3 Lot 70.5
Town Project No. 2013- 02

Dear Mr. Ewasutyn:

Enclosed are 14 sets of the above referenced subdivision plan, 14 copies of the Long Form EAF, a subdivision application and the required fees (\$550.00 application fee, \$150.00 public hearing fee and \$2000.00 escrow fee).

The applicant proposes a two-lot residential subdivision of a 4.52 acre +/- parcel located on Bright Star Drive, which is an existing private road located off of Oak Street. The parcel is located in the R3 Zoning District, the Marlboro School District and the Middlehope Fire District. The parcel is not located within a sewer or water district. This lot is designated as Lot No. 5 of a previously approved subdivision entitled "Subdivision Plan lands of Elapus Ltd.," filed in the Orange County Clerk's office on November 2, 2005 as Map No. 833-05. The lot contains an existing single-family home serviced by an individual well and sanitary disposal system. The newly created lot will also contain a single-family home with a private well and sanitary disposal system. The lots will be 2.57 acres and 1.95 acres in size and meet all Town of Newburgh Zoning bulk lot requirements.

If any further explanation is required, please feel free to contact our office.

Respectfully,

Darren C. Doce

