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CONSULTING ENGINEERS D.P.C.

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

PROJECT: FLETCHER DRIVE SUBDIVISION (EAST ROCK CORP)
PROJECT NO.: 2018-11
PROJECT LOCATION: SECTION 93, BLOCK1, LOT 64.5
REVIEW DATE: 28 JUNE 2018
MEETING DATE: 5 JULY 2018
PROJECT REPRESENTATIVE: MASER CONSULTING

1. The project proposes a four lot subdivision of an existing 8.14+/- acre parcel of property. One residential structure is currently under construction on the site. Site is proposed to be served by municipal water and on site subsurface septic systems.
2. Proposed Lots 3 &4 are identified as having a common driveway. Common driveway access and maintenance agreement will be required.
3. An encroachment onto proposed Lot 4 exists in the vicinity of the proposed driveway identified as a "rock patio and fish pond encroachment". This must be addressed with the adjoining property during the subdivision process. While this would normally be a private matter between the property owners the only location for the driveway serving Lot 4 is restricted by the current encroachment.
4. Standard town water details and notes will be required in addition to standard town subsurface sanitary sewer disposal designs and notes.
5. The Applicant's are requested to confirm water exists within the dead end portion of Fletcher Drive. No hydrants are depicted on the survey maps submitted.
6. Driveway approval from the Highway Superintendent will be required.
7. Two Endangered Species are identified in the EAF, Indiana Bat and Upland Sandpiper. Impacts to these species must be addressed. Initially an inquiry to the NYSDEC Natural Heritage Group should be made.
8. Further review will be undertaken upon submission of detailed plans and designs.

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 Avenue, Suite 101
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NARRATIVE SUMMARY
June 11, 2018
EAST ROCK CORP. - FLETCHER DRIVE SUBDIVISION
TAX LOT 93-1-64.5
TOWN OF NEWBURGH, ORANGE COUNTY
MC PROJECT NO. 08001020B

Maser Consulting, P.A. (MC) has developed the attached Sketch Subdivision Plan for the above referenced tax lot.

The existing parcel is approximately 8.14 acres in size with frontage on Fletcher Drive North along its southern and western boundaries and an access point to the dead-end section of Fletcher Drive to the east. The site is located within the R-1 (Residential) Zoning District. Single-family dwellings, among others, are a permitted use within the district. The parcel is not located within the one-hundred year flood plain, nor any mapped ACOE or NYSDEC wetlands. The parcel is within the Town's Consolidated Water District only.

The Sketch Plan proposes a four (4) lot subdivision, including one (1) previously approved single-family dwelling (under construction), and three (3) proposed single-family dwellings. Proposed lot sizes average 88,620 square feet, with a 80,735 square foot minimum which exceeds the minimum 40,000 square foot required area per the R-1 Zoning District. Proposed lots 1,3, & 4 will be accessible through individual driveways from Fletcher Drive North and proposed lot 2 will have access through a driveway connecting to Fletcher Drive (dead end).

On-site stormwater management will be provided as required per the 2015 New York State Stormwater Management Design Manual. Each lot will be serviced by an individual water service (via the existing water main that runs along the north/east side of Fletcher Drive North) and individual subsurface sewage disposal systems.

At this time we are requesting to be put on the next available Planning Board agenda.

JED/cdr

\\maserconsulting.com\swf\Projects\2008\08001020B-Fletcher\Correspondence\OUT\180611_Narrative Summary.docx

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** 2018-11
(Application fee returnable with this application)

1. **Title of Subdivision/~~Site Plan~~ (Project name):**
East Rock Corp. - Fletcher Drive Subdivision

2. **Owner of Lands to be reviewed:**
Name East Rock Corp.
Address 5020 Route 9W
Newburgh, NY 12550
Phone 845-565-2800

3. **Applicant Information (If different than owner):**
Name same as owner
Address _____

Representative _____
Phone _____
Fax _____
Email _____

4. **Subdivision/~~Site Plan~~ prepared by:**
Name Maser Consulting, P.A.
Address 555 Hudson Valley Avenue - Suite 101
New Windsor, NY 12553
attn: Justin E. Dates
Phone/Fax 845-564-4495 / 845-567-1025

5. **Location of lands to be reviewed:**
± 400' Northwest of Fletcher Dr & Fletcher Dr North intersection

6. **Zone** R-1 **Fire District** Orange Lake
Acreeage 8.14 **School District** Newburgh

7. **Tax Map: Section** 93 **Block** 1 **Lot** 64.5

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 4
Lot line change n/a
Site plan review n/a
Clearing and grading n/a
Other Minor Subdivision

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) None (see attached survey map)

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature John Deane Title MAYOR/MEMBER
Date: JUN 13, 2018 EAST ROCK CORP

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

East Rock Corp. - Fletcher Drive Subdivision

PROJECT NAME

CHECKLIST FOR ~~MAJOR~~/MINOR SUBDIVISION ~~AND/OR SITE PLAN~~

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Form As Required
2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist (Automatic rejection of application without checklist)

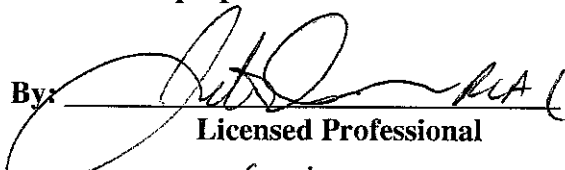
II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. X Name and address of applicant
2. X Name and address of owner (if different from applicant)
3. X Subdivision or Site Plan and Location
4. X Tax Map Data (Section-Block-Lot)
5. X Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. X Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. X Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. X Date of plan preparation and/or plan revisions
9. X Scale the plan is drawn to (Max 1" = 100')
10. X North Arrow pointing generally up

11. X Surveyor,s Certification
12. X Surveyor's seal and signature
13. X Name of adjoining owners
14. n/a Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. n/a Flood plain boundaries
16. X Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. X Show existing or proposed easements (note restrictions)
20. X Right-of-way width and Rights of Access and Utility Placement
21. n/a Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. X Show any existing waterways
25. n/a A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. X Show topographical data with 2 or 5 ft. contours on initial submission

30. n/a Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. n/a If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. _____ Number of acres to be cleared or timber harvested
33. _____ Estimated or known cubic yards of material to be excavated and removed from the site
34. _____ Estimated or known cubic yards of fill required
35. _____ The amount of grading expected or known to be required to bring the site to readiness
36. n/a Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- _____
- _____
37. n/a Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- _____
- _____
38. _____ List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By:  PIA (MADON CONSULTING)
 Licensed Professional

Date: 6/13/18

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

JOHN J. LEASE, JR
APPLICANT'S NAME (printed)


APPLICANT'S SIGNATURE

JUN 13, 2018
DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) East Rock Corp., DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 5020 ROUTE 9W

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

SBL: 93-1-64.5

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Maser Consulting, P.A. IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: JUN 13, 2018

John J. Least Jr
OWNERS SIGNATURE

JOHN J. LEAST JR
OWNERS NAME (printed)

Mulle
WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

Marcella Clark
WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

JUN 13, 2018

DATED

JOHN J. LEASER JR

APPLICANT'S NAME (printed)

John J. Leaser

APPLICANT'S SIGNATURE

Short Environmental Assessment Form

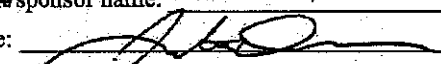
Part 1 - Project Information

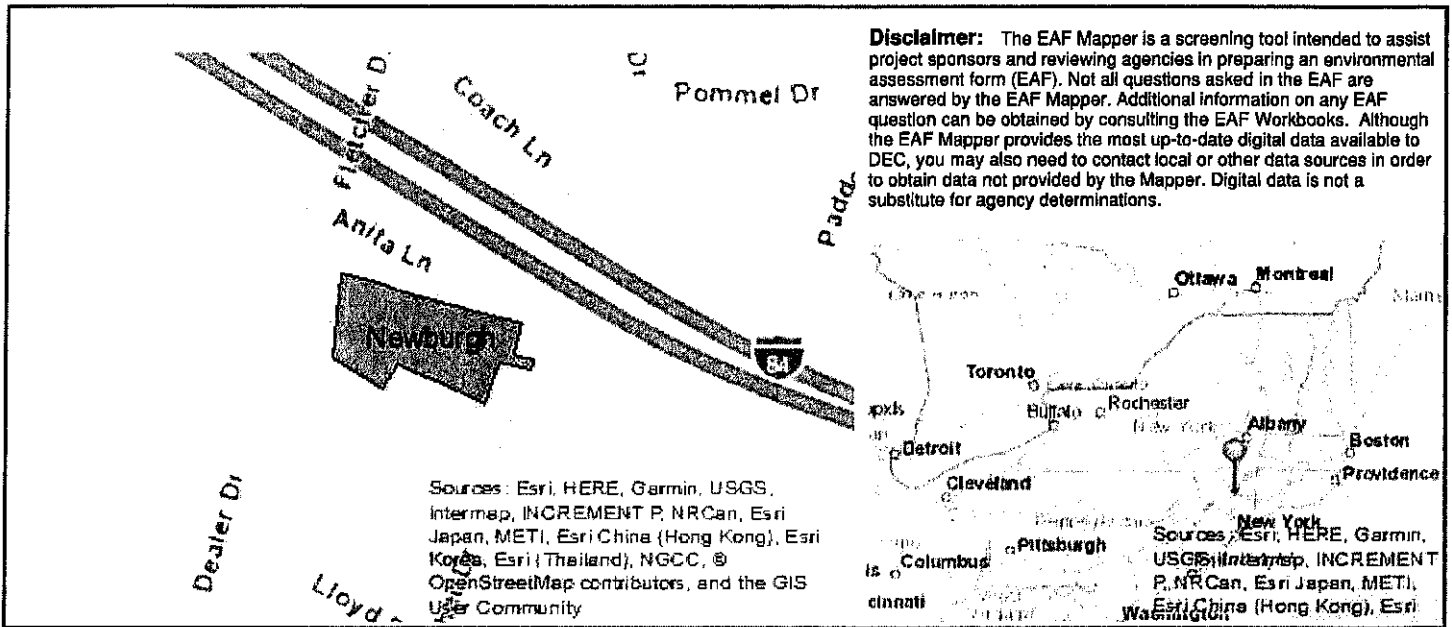
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: East Rock Corp. - Fletcher Drive Subdivision				
Project Location (describe, and attach a location map): ± 400' northwest of Fletcher Dr & Fletcher Dr North Intersection				
Brief Description of Proposed Action: See attached narrative.				
Name of Applicant or Sponsor: East Rock Corp.		Telephone: 845-565-2800 E-Mail: jleasejr@jleasereators.com		
Address: 5020 Route 9W				
City/PO: Newburgh		State: NY	Zip Code: 12550	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh Planning Board - Minor Subdivision Approval; GML 239 - Referral to Orange County Planning Dept.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		8.14 acres		
b. Total acreage to be physically disturbed?		± 3.8 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.14 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): Interstate 84 (north of site) <input type="checkbox"/> Parkland				

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: Justin E. Dates, RLA Date: 6/13/18</p> <p>Signature: </p>		



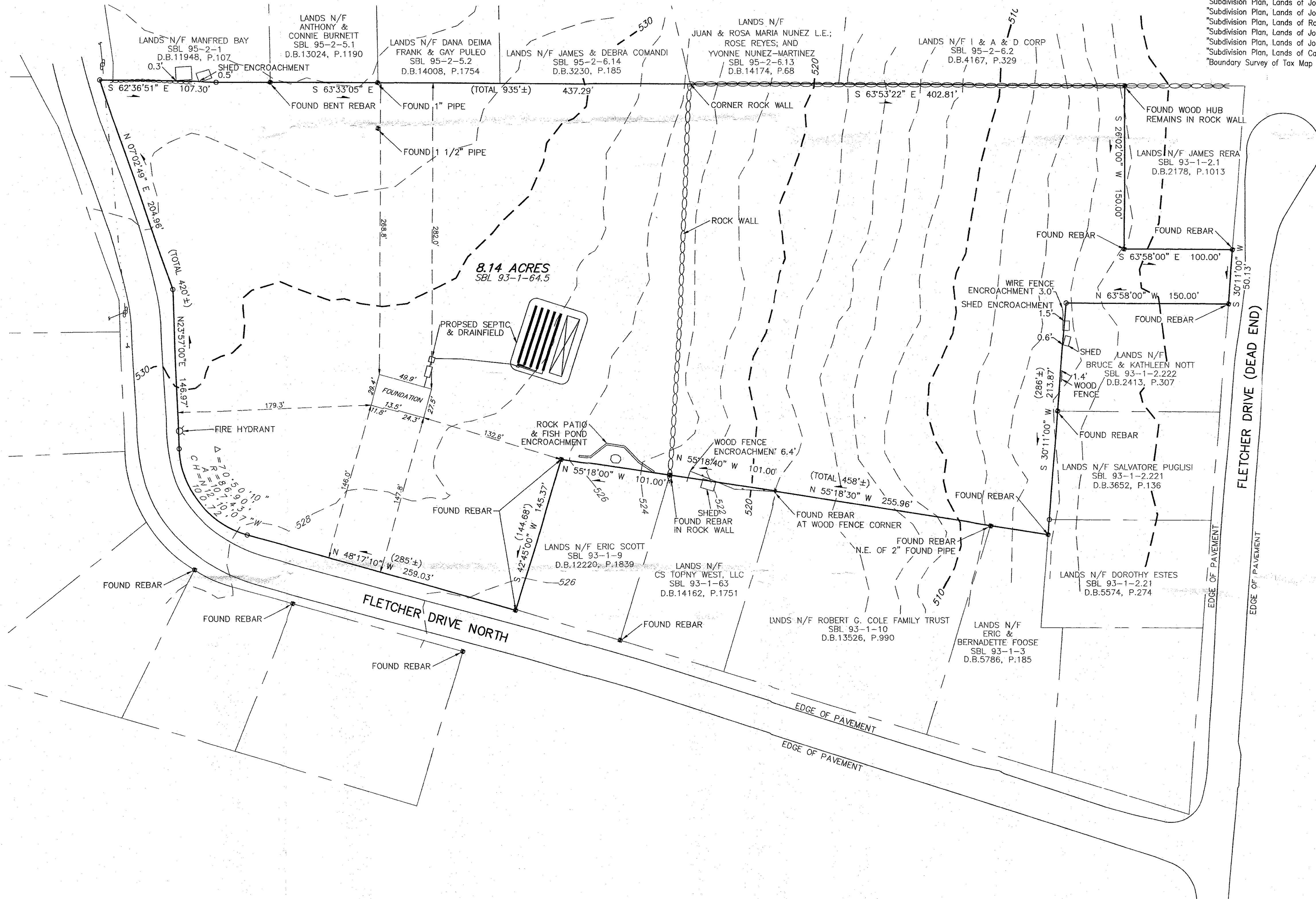
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Upland Sandpiper, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

LEGEND

- (0.00') DEED DISTANCE
- OVERHEAD UTILITY LINES
- ROCK WALL
- UTILITY POLE

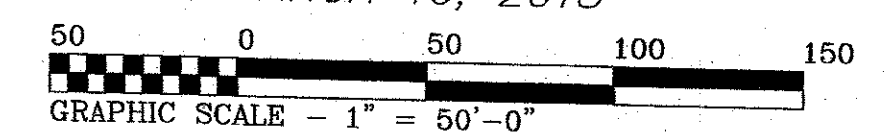
NOTES:

1. Copyright 2018 Bambi Terrell Meunier All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.
4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. Easements may exist that are not shown.
8. No title report furnished.
9. Contour lines and elevations shown are taken from the Orange County GIS map and are have not been verified in the field.
10. Parcel being premises as described in Deed Book 12429, Page 868 and Filed Map No. 8672.
11. Subject to any rights of ways or easements of record.
12. Subject to drainage patterns as they exist.
13. Survey based on existing monumentation, Deed Book 2178, Page 1013; Deed Book 13526, Page 990; Deed Book 5786, Page 185; Deed Book 5574, Page 274; Deed Book 3652, Page 136; Deed Book 2413, Page 307; and the following maps:
 "Portion of Property of John Lease, Meadow Hill Section", dated May 4, 1957
 "Subdivision Plan, Lands of John J. Lease" by Vincent J. Doce Associates, dated March 6, 1986, filed as Map No. 7965
 "Subdivision Plan, Lands of John J. Lease" by Vincent J. Doce Associates, dated July 31, 1987, filed as Map No. 8671.
 "Subdivision Plan, Lands of Robert Diema" by Vincent J. Doce Associates, dated August 28, 1987, filed as Map No. 8994.
 "Subdivision Plan, Lands of John Fremgen" by Vincent J. Doce Associates, dated September 14, 1987, filed as Map No. 9243.
 "Subdivision Plan, Lands of John J. Lease" by Vincent J. Doce Associates, dated November 27, 1987, filed as Map No. 8672.
 "Subdivision Plan, Lands of Catherine Santacrose" by Vincent J. Doce Associates, dated March 30, 1988, filed as Map No. 8973.
 "Boundary Survey of Tax Map Parcel 93-1-64.5" by J. Paul Crocker, PLS, dated June 30, 2009.



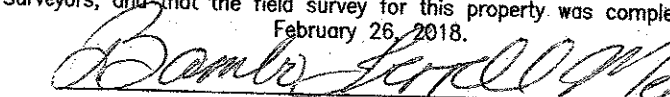
SURVEY BY BAMBIE TERRELL MEUNIER, D.S.
 DATED JUNE 30, 2009

BOUNDARY SURVEY MAP
 PREPARED FOR
EAST ROCK CORP.
 SITUATE IN THE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
MARCH 16, 2018



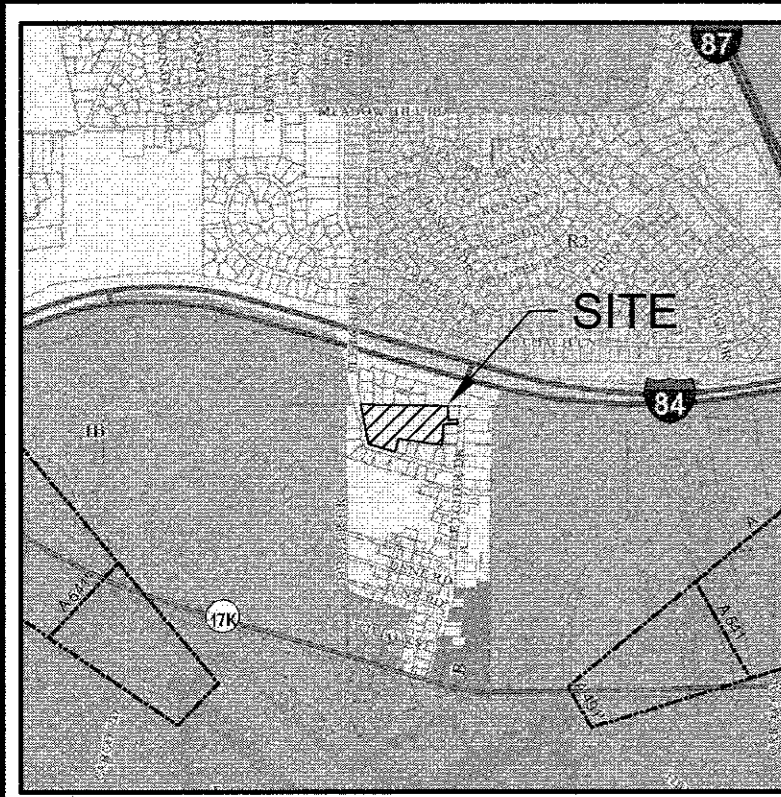
Only surveys bearing the makers embossed/ink seal should be relied upon since other than embossed/ink seal copies may contain unauthorized and undetectable modifications, deletions, additions, and changes. A copy of this document without a proper application of the surveyor's embossed/ink seal should be assumed to be an authorized copy.

I do hereby certify to EAST ROCK CORP. that this boundary survey was performed under my supervision and was made from an actual field survey prepared in accordance with the existing code of practice established by the New York State Association of Professional Land Surveyors, and that the field survey for this property was completed on February 26, 2018.


 BAMBIE TERRELL MEUNIER, L.S. LIC. NO. 050805-1

BAMBIE TERRELL MEUNIER
 LAND SURVEYOR
 Phone: (845) 232-0343
 399 Old Route 22
 Wassauc, NY 12592





VICINITY MAP
SCALE: 1"=2000'

BULK TABLE

ZONE: R1 RESIDENTIAL
PERMITTED USE: SINGLE-FAMILY DWELLING, NOT TO EXCEED 1 DWELLINGS PER LOT

MINIMUM	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4
LOT AREA	40,000 SQ. FT.	80,735 SQ. FT.	102,801 SQ. FT.	88,629 SQ. FT.	82,320 SQ. FT.
FRONT YARD SETBACK	50 FEET	> 50 FEET	> 50 FEET	> 50 FEET	> 50 FEET
REAR YARD SETBACK	40 FEET	> 40 FEET	> 40 FEET	> 40 FEET	> 40 FEET
SIDE YARD SETBACK					
ONE	30 FEET	> 30 FEET	> 30 FEET	> 30 FEET	> 30 FEET
BOTH	80 FEET	> 80 FEET	> 80 FEET	> 80 FEET	> 80 FEET
LOT WIDTH	150 FEET	> 150 FEET	> 150 FEET	> 150 FEET	> 150 FEET
LOT DEPTH	150 FEET	> 150 FEET	> 150 FEET	> 150 FEET	> 150 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%	1.9% (1,500 SQ. FT.)	1.5% (1,409 SQ. FT.)	1.6% (1,409 SQ. FT.)	1.8% (1,500 SQ. FT.)
LOT SURFACE COVERAGE	20%	4.4% (3,539 SQ. FT.)	7.0% (7,235 SQ. FT.)	4.4% (3,899 SQ. FT.)	5.9% (4,848 SQ. FT.)

NOTES:

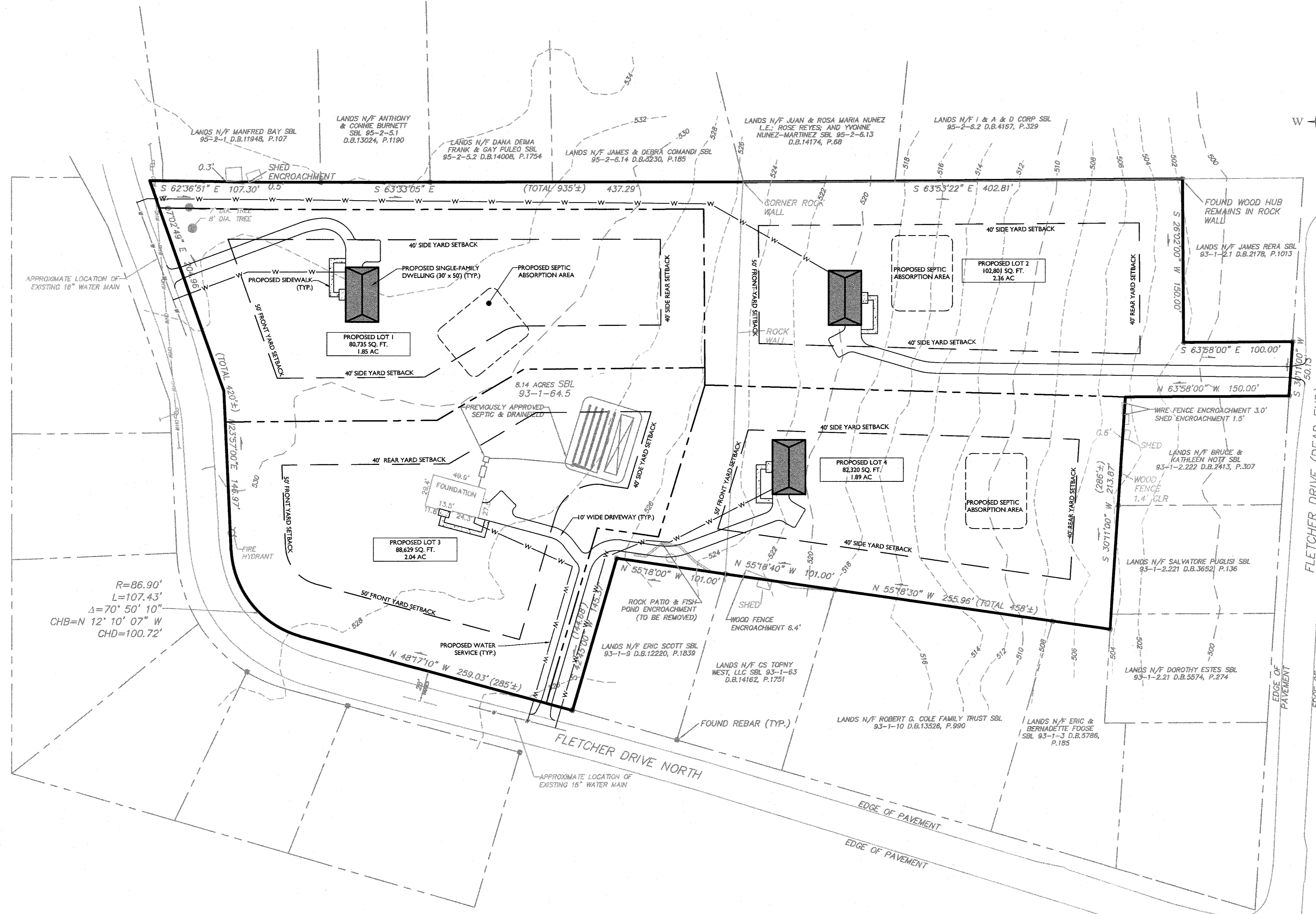
- EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE ENTITLED "BOUNDARY SURVEY MAP PREPARED FOR EAST ROCK CORP.", PREPARED BY BAMBI TERRELL MELUNIER AND DATED MARCH 16, 2018.
- THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, NO. 36071C0139E.
- THE PROPERTY DOES NOT HAVE ANY ON-SITE WETLANDS AS PER AVAILABLE MAPPING SOURCES.
- SCHOOL DISTRICT: NEWBURGH
- FIRE DEPARTMENT: ORANGE LAKE

OWNER/APPLICANT:

EAST ROCK CORP.
5020 ROUTE 9W
NEWBURGH, NY 12550

TAX LOT:

93-1-645
2354,486 SQ. FT.
38.14 ACRES



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	SETBACK LINE	---
---	WATER LINE	---
---	SIDEWALK	---
○	DEEP TEST PIT	○
○	PERCOLATION TEST PIT	○

MASER CONSULTING P.A.
www.maserconsulting.com
Engineers • Planners & Surveyors
Landscape Architects • Environmental Scientists

Office Locations:
 ■ Red Bank, NJ
 ■ Clinton, NJ
 ■ Egg Harbor, NJ
 ■ Monroeville, NJ
 ■ Mt. Laurel, NJ
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 ■ Westchester, NY
 ■ Columbia, MD
 ■ Lehigh Valley, PA
 ■ Exton, PA
 ■ Philadelphia, PA
 ■ Tampa, FL
 ■ Orlando, FL
 ■ Miami, FL
 ■ Sterling, VA
 ■ Norfolk, VA
 ■ Albuquerque, NM
 ■ Charlotte, NC

State of N.Y. Certificate of Authorization: 0008671 / 0008621
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811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATION, DRILLING, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.

Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

JUSTIN E. DATES
NEW YORK REGISTERED
LANDSCAPE ARCHITECT - LICENSE NUMBER: 001964

SUBDIVISION PLAN
FOR
EAST ROCK CORP.

SECTION 93
BLOCK 1
LOT 64.5

TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE

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SHEET NUMBER: | of |

