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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

----- X
In the Matter of

FRISCHKNECT
(2015-06)

2 Chevy Lane
Section 70; Block 3; Lot 1
R-3 Zone

----- X

INITIAL APPEARANCE
LOT SUBDIVISION

Date: April 2, 2015
Time: 8:10 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
CLIFFORD C. BROWNE
KENNETH MENNERICH
JOSEPH E. PROFACI
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
PATRICK HINES

APPLICANT'S REPRESENTATIVE: JONATHAN CELLA

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MICHELLE L. CONERO
10 Westview Drive
Wallkill, New York 12589
(845)895-3018

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FRISCHKNECHT

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MR. PROFACI: The last item on tonight's agenda is Frischknecht, project number 2015-06, located at 2 Chevy lane, Section 70, Block 3, Lot 1, located in the R-3 Zone. It's the initial appearance for a two-lot subdivision being represented by Jonathan Cella.

MR. CELLA: Good evening. Thank you for the presentation. It's a proposed two-lot subdivision of approximately half of an acre parcel on Fifth Avenue, Eastview Road and Chevy Street.

We're proposing one additional residence on lot number 1 along Fifth Avenue.

The project plans show that we'll connect to the existing public water and sewer supply.

I just read Pat's comments. We'll have to get a referral to the ZBA for the existing house on lot number 2. The front yard setback existing -- it's a pre-existing nonconforming front yard setback.

We have a small dedication of property that the Town -- the existing property line goes

1 through the middle of Fifth Avenue.

2 We provided a proposed grading plan,
3 erosion control plan and details.

4 CHAIRMAN EWASUTYN: Thank you.

5 Pat Hines.

6 MR. HINES: Our first comment
7 identifies the two front yard setbacks. It's a
8 corner lot on the two private roads there. That
9 will need a variance.
10

11 The roadway dedication parcel will
12 require some information submitted to the
13 attorney.

14 The Town's standard water and sewer
15 notes must be added to the plans.

16 A City of Newburgh flow acceptance
17 letter for the new residential structure will be
18 required.

19 We're requesting the EAF be filled out
20 on the DEC's interactive site so it will fill in
21 any issues on their database.

22 It appears, based on the grading plan,
23 that there's a potential for rock on the site, so
24 we're requesting that you address in the EAF if
25 there's going to be blasting and take a look at

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FRISCHKNECHT

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how that's going to work on the site. If looks like there's a rock knob, based on the grading, right where the house is going to be.

MR. CELLA: It's dirt.

MR. HINES: Just take a look at that to determine if blasting is -- it's kind of a close neighborhood there if that is.

And then the highway superintendent's comments regarding the driveway location will need to be provided.

The only action you can take tonight is to refer it to the ZBA for those two variances.

CHAIRMAN EWASUTYN: Questions or comments from the Planning Board Members?

MR. GALLI: What kind of house are you planning on putting there?

MR. CELLA: The owner will probably sell the lot. That's the plan.

MR. HINES: The way that lot sits, it's going to have to be two stories in the front, one story in the back because of the grading.

MR. GALLI: I drive by it every day.

CHAIRMAN EWASUTYN: Any other questions or comments?

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(No response.)

CHAIRMAN EWASUTYN: Mike Donnelly, will you give us a referral letter to the ZBA?

MR. DONNELLY: I'll refer to the Zoning Board the need to review a variance for a dual front yard on a corner lot for the existing home on lot number 2. It's a Type II action for the ZBA.

MR. CELLA: Do I make the submission?

MR. DONNELLY: You'll need to make an application. We'll send them a letter.

MR. CELLA: The note to the highway super, do I make the submission to him or --

MR. HINES: Yeah. You'll contact him directly.

MR. CELLA: Okay. All right.

CHAIRMAN EWASUTYN: I'll move for a motion from the Planning Board to refer this to the Zoning Board of Appeals for the two front yard area variances.

MR. PROFACI: So moved.

MR. MENNERICH: Second.

CHAIRMAN EWASUTYN: I have a motion by Joe Profaci and a second by Ken Mennerich. I'll

1
2 ask for a roll call vote starting with Frank
3 Galli.

4 MR. GALLI: Aye.

5 MR. BROWNE: Aye.

6 MR. MENNERICH: Aye.

7 MR. PROFACI: Aye.

8 MR. DOMINICK: Aye.

9 MR. WARD: Aye.

10 CHAIRMAN EWASUTYN: Aye.

11 You can start early on with Jim Osborne
12 as far as the City flow acceptance letter.

13 MR. CELLA: All right.

14 CHAIRMAN EWASUTYN: Why waste time.

15 MR. CELLA: I'd like to come back --

16 CHAIRMAN EWASUTYN: Unless you don't
17 think you're going to get the area variance.

18 MR. CELLA: I assume I would get that.

19 CHAIRMAN EWASUTYN: Excuse me?

20 MR. CELLA: I assume I can get the area
21 variance. It's pre-existing.

22 MR. HINES: The flow acceptance letter,
23 you'll send a letter to Jim Osborne just
24 identifying the hydraulic loading from the
25 single-family house based on the bedroom count,

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FRISCHKNECHT

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and then he'll forward that on to the City for their approval.

MR. CELLA: Thank you.

(Time noted: 8:15 p.m.)

C E R T I F I C A T I O N

I, Michelle Conero, a Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing is an accurate and complete transcript of same to the best of my knowledge and belief.

DATED: April 22, 2015

Planning Board File



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

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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: LANDS OF FRISCHKNECHT
PROJECT NO.: 15-06
PROJECT LOCATION: SECTION 70, BLOCK 3, LOT 1
REVIEW DATE: 2 APRIL 2015
MEETING DATE: 2 APRIL 2015
REPRESENTATIVE: JONATHAN CELLA, P.E.

1. Project will require referral to the Zoning Board of Appeals for 2 front yard variances for the existing structure on the site.
2. Project identifies a roadway dedication parcel. Information for this must be submitted for attorney review.
3. Standard notes for connection to Town's water and sewer system must be added to the plans. A copy is attached.
4. City of Newburgh Flow Acceptance letter is required for the new residential structure.
5. The EAF should be utilizing the NYSDEC website to fill in information regarding the project site. DEC's interactive website will provide detail information pertaining to environmental factors in the DEC database.
6. Project should address whether blasting is to occur on the site. The design of the house appears to set the easterly most portion of the building of approximately 10 feet into the hillside.
7. Highway Superintendent's comments regarding driveway location should be provided.

Respectfully submitted,

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

Patrick J. Hines
Principal

March 9, 2015

MAR 25 2015

JPE
MAR 23 2015

To: Town of Newburgh Planning Board
John P. Ewasutyn, Chairman, and Planning Board Members
308 Gardnertown Road
Newburgh, New York 12550

2015-06

Re: Initial Submission for
Proposed Two Lot Residential Subdivision for Jorg Uwe Frischknecht
2 Chevy Lane (S/B/L: 70-3-1), Town of Newburgh, Orange County, N.Y.

Dear Chairman and Planning Board Members:

Enclosed please find plans for the above referenced project. The subject parcel lies at the southeast corner of East View Road and Fifth Avenue, and has frontage on Fifth Avenue, East View Road, and Chevy Street. The 28,000 square foot parcel contains one existing residential building known as 2 Chevy Lane serviced by municipal water and sewer and lies in the Town of Newburgh R-3 residential zoning district.

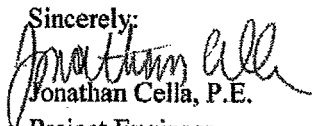
This proposal is for a two lot subdivision of the parcel for single family residences serviced by municipal water and sewer. The existing residence is connected to existing municipal water and sewer in the right of way of East View Road, and the proposed residence will connect to existing facilities in Fifth Avenue.

Upon research of East View Road and Chevy Lane, it was determined that both roads are paper streets that were never dedicated to the Town and are currently privately maintained by the residences making use of them. Discussions were had with the Town Engineer, Mr. James Osborne, P.E., and he was in agreement that this subdivision would not trigger any required dedications of property to the Town along East View Road and Chevy Lane as they are considered private roads. Project plans include a dedication of property along Fifth Avenue, which is a Town Road, such that the Town will own 25' from the centerline of the road.

Project plans prepared for this project document that the zoning requirements are satisfied for both the existing residence and the proposed residences, include details for construction, and measures for temporary and permanent erosion and sedimentation control. The current owner/applicant has no current plans for construction of the new residence.

At this time we respectfully request that the submitted material be reviewed and the application be considered for the next available Town of Newburgh Planning Board agenda. Please do not hesitate to contact me with any questions or concerns related to this matter. Thank you.

Sincerely:

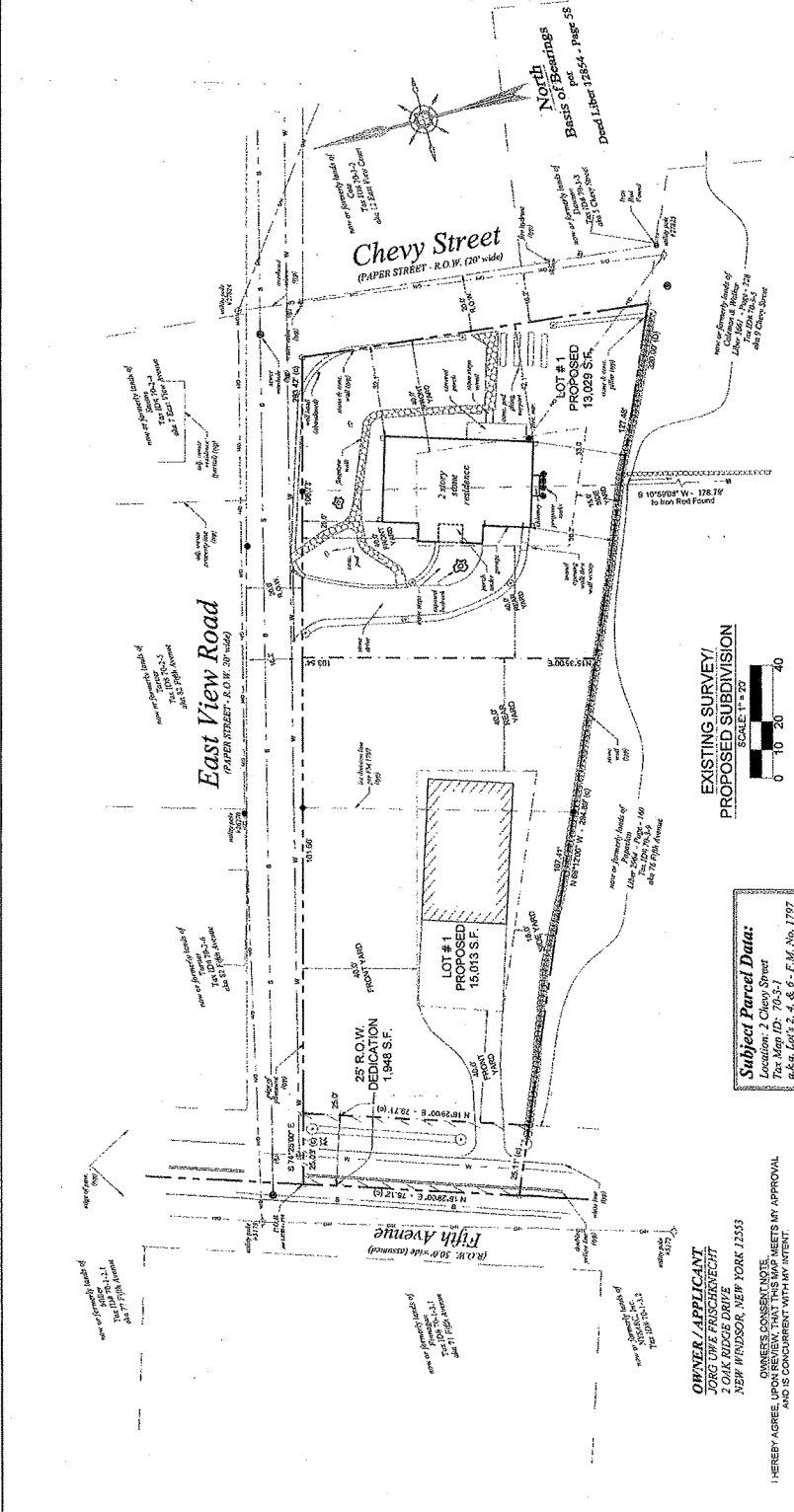
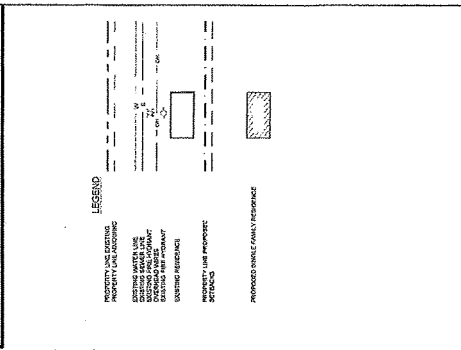
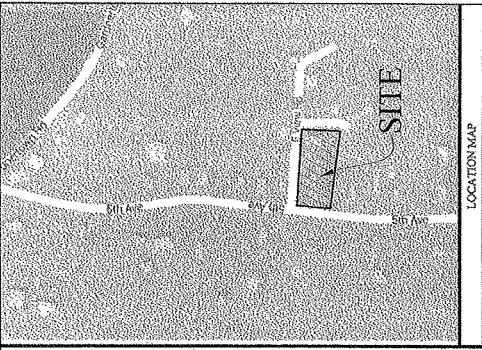


Jonathan Cella, P.E.

Project Engineer

51 Hunt Road, Walkkill, New York 12589

845-741-0363, jonathancellahotmail.com



**EXISTING SURVEY/
PROPOSED SUBDIVISION**
SCALE 1" = 20'

Subject Parcel Data:
Tax Map ID: 70-5-1
Tax Map No. 1385-4-6
Area: 0.663 Ac. (28,000.5 S.F.)

OWNER / APPLICANT
ZORG UWE PROCHKOBECHT
NEW BURGESS, NEW YORK 12553

OWNERS CONSENT NOTE
I HEREBY AGREE UPON THE TERMS AND CONDITIONS SET FORTH IN THIS SURVEY AND IS CONCURRENT WITH MY INTENT.

DATE _____

OWNER

TOWN OF NEWBURGH B-3 RESIDENTIAL
LOT SERVICED BY BOTH PUBLIC SEWER AND PUBLIC TOWN WATER SYSTEMS

	LOT # 1	LOT # 2
LOT AREA	15,013 S.F.	13,029 S.F.
LOT WIDTH	85 FT.	110 FT. ±
LOT DEPTH	100 FT.	90 FT. ±
FRONT YARD	40 FT.	40 FT. MIN. EAST VIEW ROAD 32 FT. ± CHEVY STREET
SIDE YARD (ONE)	15 FT. MIN.	30 FT. ±
REAR YARD (BOTH)	30 FT.	N/A
HABITABLE FLOOR AREA	900 S.F.	51 FT. ±
LOT BUILDING COVERAGE	15%	3,300 S.F. ±
LOT SURFACE COVERAGE	30%	15% MAX. 30% MIN. 30% MAX.
* PRE-EXISTING NON-CONFORMING		25% ±

CERTIFICATION NOTES:
The undersigned certifies that the foregoing is a true and correct copy of the original survey as shown on the attached plan and that the same is a true and correct copy of the original survey as shown on the attached plan and that the same is a true and correct copy of the original survey as shown on the attached plan. This is a boundary location survey, property corners were not measured.

SURVEYOR'S CERTIFICATION:
I hereby certify that the above is a true and correct copy of the original survey as shown on the attached plan and that the same is a true and correct copy of the original survey as shown on the attached plan. This is a boundary location survey, property corners were not measured.

DATE _____
SIGNATURE _____
SURVEYOR

SURVEYOR'S NOTES:

- Copyright © 2015, J. M. Kelly, L.L.C. All Rights Reserved. Reproduction or publication of this document without the express written permission of the author and/or copyright holder is prohibited.
- Unless otherwise noted, all dimensions are in feet and inches, and all bearings are in degrees, minutes and seconds. All bearings are true bearings, unless otherwise noted.
- Any utility lines shown on this plan are shown for informational purposes only and do not constitute a warranty. The location of any utility lines shown on this plan is based on the best of my knowledge, belief and information, accurate and correct. Except as shown on this plan, no utility lines were located or shown.
- Any utility lines shown on this plan are shown for informational purposes only and do not constitute a warranty. The location of any utility lines shown on this plan is based on the best of my knowledge, belief and information, accurate and correct. Except as shown on this plan, no utility lines were located or shown.
- The location of underground improvements or encroachments are not always known and often must be determined by other means. The location of any underground improvements or encroachments shown on this plan is based on the best of my knowledge, belief and information, accurate and correct. Except as shown on this plan, no underground improvements or encroachments were located or shown.
- Should any future conditions, easements, encroachments or other rights of any kind be discovered, the owner shall be responsible for their location and removal.

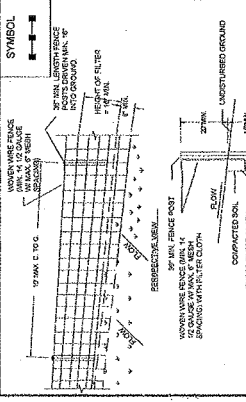
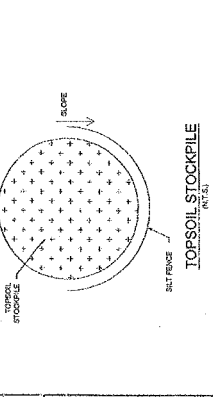
SURVEY SHEET
PROPOSED TWO LOT RESIDENTIAL SUBDIVISION
FOR:
ZORG UWE PROCHKOBECHT
2 CHEVY STREET
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
31 HUNT ROAD
WALKILL, NEW YORK 12586

DATE: _____
SCALE: _____
SHEET NO.: _____
JOB NO.: _____

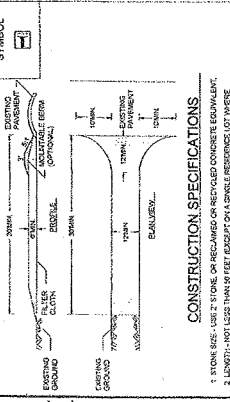
REGISTERED PROFESSIONAL ENGINEER'S COMMISSION
STATE OF NEW YORK
JONATHAN CELLA, P.E.
NO. 15184





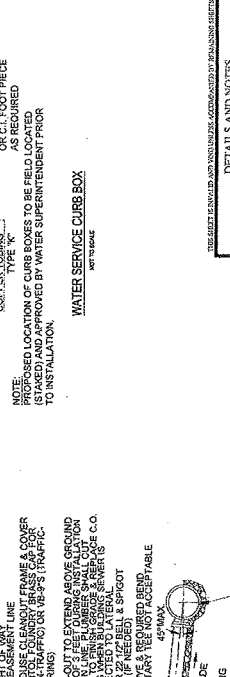
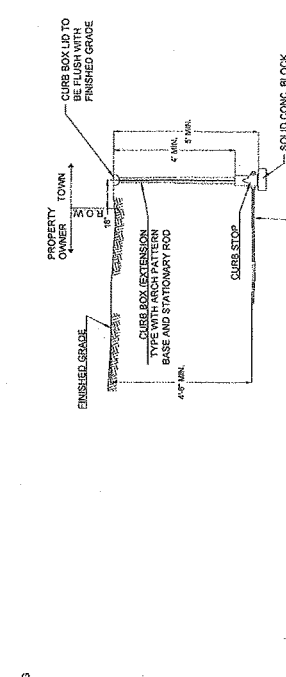
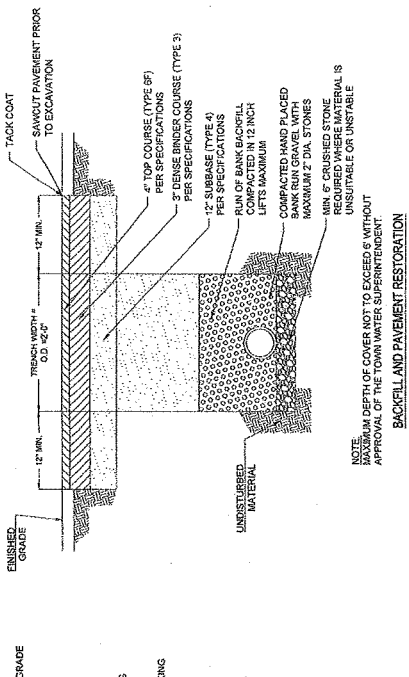
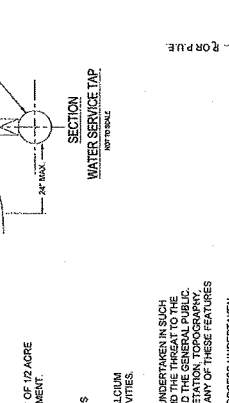
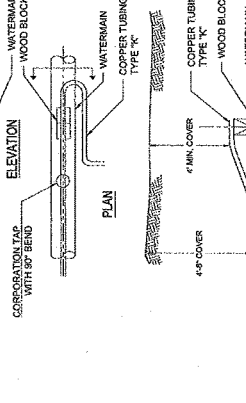
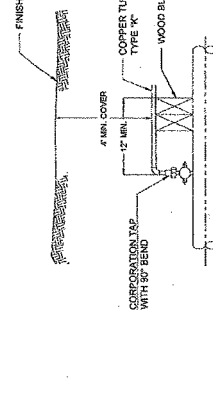
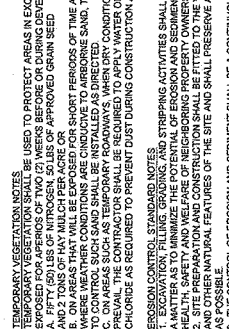
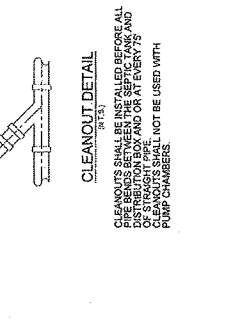
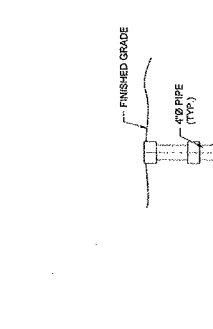
TOPSOIL STOCKPILE
 SYMBOL
 12' DIA. x 10' H. CONCRETE CURB
 2' DIA. FENCE POST
 1/2" DIA. SLOTTED CURTAIN
 12" DIA. x 10' H. CONCRETE CURB

CONSTRUCTION SPECIFICATIONS
 1. STOCKPILE SHALL BE CONSTRUCTED AS SHOWN WITH THESE DETAILS.
 2. ALL CURB SHALL BE 12" DIA. x 10' H. CONCRETE.
 3. ALL CURB SHALL BE 12" DIA. x 10' H. CONCRETE.
 4. ALL CURB SHALL BE 12" DIA. x 10' H. CONCRETE.
 5. ALL CURB SHALL BE 12" DIA. x 10' H. CONCRETE.



SALT FENCE
 SYMBOL
 12' DIA. x 10' H. CONCRETE CURB
 2' DIA. FENCE POST
 1/2" DIA. SLOTTED CURTAIN
 12" DIA. x 10' H. CONCRETE CURB

CONSTRUCTION SPECIFICATIONS
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 5. ALL CURB SHALL BE 12" DIA. x 10' H. CONCRETE.



DETAILS AND NOTES

PROPOSED TWO LOT RESIDENTIAL SUBDIVISION
 FOR:
 JONATHAN CELLA, P.E.
 51 HUNT ROAD
 WALLKILL, NEW YORK 12589
 ORANGE COUNTY, NEW YORK

DATE: 11/11/11
 SCALE: AS SHOWN
 SHEET NO.: 1 OF 1

JONATHAN CELLA, P.E.
 N.Y.S. P.E. NO. 085069

TEMPORARY VEGETATION NOTES
 1. EXCAVATION, FILLING, GRADING, AND STRIPPING ACTIVITIES SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO PROTECT EXISTING VEGETATION, SOILS, AND THE GENERAL PUBLIC HEALTH, SAFETY AND WELFARE OF THE NEIGHBORHOOD.
 2. SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY, AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS POSSIBLE.
 3. THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
 4. ANY PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION.
 5. THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION AND PERMANENT VEGETATION WHICH SHALL BE REPLANTED OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION.
 6. SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED.
 7. WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE WATER BY ENCROACHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
 8. SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCROACHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
 9. ALL FILL MATERIAL SHALL BE OF COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL.
 10. FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION AND SETTLEMENT.
 11. ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE REVEGETATION OF THE SITE.
 12. PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE FAILURE, AND OTHER PROBLEMS WHICH MAY BE CAUSED BY EROSION.
 13. THE NATURAL DRAINAGE SYSTEM SHALL BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM EXCEPT WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND TO MAINTAIN ADEQUATE FLOW CAPACITY.
 14. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM UPSTREAM DRAINAGE BASINS.
 15. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO MAINTAIN ADEQUATE FLOW CAPACITY AND TO PREVENT THE BACKING UP OF WATER, UNLESS SUCH PONDS ARE EXPOSED WITHIN THE SITE PLANS. IN ANY EVENT THERE SHALL BE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
 16. THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS: A. PROTECTIVE BANKS; B. PROTECTIVE BARRIERS; C. PROTECTIVE VEGETATION; D. PROTECTIVE STRUCTURES; E. PROTECTIVE SYSTEMS. PLANTINGS AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO PREVENT OBSTRUCTION BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.

CLEANOUT DETAIL
 CLEANOUTS SHALL BE INSTALLED BEFORE ALL PIPE BENDS BETWEEN THE SEPTIC TANK AND THE MAIN LINE AND ON AT EVERY 75' OF STRAIGHT PIPE. CLEANOUTS SHALL NOT BE USED WITH FOUR CORNERS.

TEMPORARY VEGETATION NOTES
 1. EXCAVATION, FILLING, GRADING, AND STRIPPING ACTIVITIES SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO PROTECT EXISTING VEGETATION, SOILS, AND THE GENERAL PUBLIC HEALTH, SAFETY AND WELFARE OF THE NEIGHBORHOOD.
 2. SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY, AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS POSSIBLE.
 3. THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
 4. ANY PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION.
 5. THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION AND PERMANENT VEGETATION WHICH SHALL BE REPLANTED OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION.
 6. SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED.
 7. WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE WATER BY ENCROACHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
 8. SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCROACHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
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 11. ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE REVEGETATION OF THE SITE.
 12. PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE FAILURE, AND OTHER PROBLEMS WHICH MAY BE CAUSED BY EROSION.
 13. THE NATURAL DRAINAGE SYSTEM SHALL BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM EXCEPT WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND TO MAINTAIN ADEQUATE FLOW CAPACITY.
 14. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM UPSTREAM DRAINAGE BASINS.
 15. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO MAINTAIN ADEQUATE FLOW CAPACITY AND TO PREVENT THE BACKING UP OF WATER, UNLESS SUCH PONDS ARE EXPOSED WITHIN THE SITE PLANS. IN ANY EVENT THERE SHALL BE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
 16. THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS: A. PROTECTIVE BANKS; B. PROTECTIVE BARRIERS; C. PROTECTIVE VEGETATION; D. PROTECTIVE STRUCTURES; E. PROTECTIVE SYSTEMS. PLANTINGS AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO PREVENT OBSTRUCTION BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.

BUILDING SEWER SERVICE CONNECTION

