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

**PROJECT: LANDS OF COSTUBBS, LLC-CLEARING PERMIT**  
**PROJECT NO.: 17-02**  
**PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 39.3**  
**REVIEW DATE: 13 FEBRUARY 2017**  
**MEETING DATE: 16 FEBRUARY 2017**  
**PROJECT REPRESENTATIVE: VINCENT J. DOCE, ASSOCIATES**

1. The Applicants representatives have discussed the request from the Planning Board regarding long term visual impacts of the project area. The Applicants have stated that they will remove all stumps from the site and developed a grass vegetative field upon completion of the clearing project. It is noted the project before the Board is for the removal of vegetation and stumps with no additional regarding of the project topography proposed.
2. A true protection note has been added requiring the installation of orange construction fencing along the wetland buffer.
3. Stabilized construction entrances have been placed at 2 locations along Lakeside Road. Temporary culverts may be required at these locations based upon topography.
4. A reclamation bond in the amount of \$3,500.00 per acre should be required of the Applicant. Plans depict 3.5 acres of disturbance.
5. It is noted that the plan does not include removal of any vegetation off of lands of NYSDOT or between the property line and Lakeside Road.
6. Highway Superintendent comments regarding access roads should be received.
7. Detail of construction fence installation should be provided.
8. A Stormwater Pollution Prevention Plan for the temporary clearing of the site has been prepared and a permit from the NYS Department of Environmental Conservation is required.

9. It is noted the Applicant's representative has provided a cost estimate including the cost for clearing and grading of the vegetation. This cost would not be included in the reclamation cost. This office would recommend a security in the amount of \$12,250.00 for the clearing of 3.5 acres.

Respectfully submitted,

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

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Patrick J. Hines  
Principal

PJH/kbw



Department of  
Environmental  
Conservation

NYS Department of Environmental Conservation  
Division of Water  
625 Broadway, 4th Floor  
Albany, New York 12233-3505

**MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance  
Form**

for

Construction Activities Seeking Authorization Under SPDES General Permit

\*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

**I. Project Owner/Operator Information**

1. Owner/Operator Name: COSTUBBS LLC  
2. Contact Person: YVONNE SUN  
3. Street Address: 60 E 42ND STREET SUITE 1942  
4. City/State/Zip: NEW YORK / NY / 10165

**II. Project Site Information**

5. Project/Site Name: COSTUBBS LLC CLEARING  
6. Street Address: 2 LAKESIDE ROAD  
7. City/State/Zip: NEWBURGH / NY / 12550

**III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information**

8. SWPPP Reviewed by:  
9. Title/Position:  
10. Date Final SWPPP Reviewed and Accepted:

**IV. Regulated MS4 Information**

11. Name of MS4: TOWN OF NEWBURGH  
12. MS4 SPDES Permit Identification Number: NYR20A 237  
13. Contact Person: GIL PIAQUADIO  
14. Street Address: 1496 ROUTE 300  
15. City/State/Zip: NEWBURGH / NY / 12550  
16. Telephone Number: 845 564-4552

**MS4 SWPPP Acceptance Form - continued**

**V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative**

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s).  
Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

**VI. Additional Information**

**Town of Newburgh  
Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550  
(845) 564-7804  
fax: (845) 564-7802**

Notice of Hearing

Town of Newburgh Planning Board

PLEASE TAKE NOTICE that the Planning Board of the Town of Newburgh, Orange County, New York will hold a Public Hearing pursuant to Section 276 of the Town Law and Chapter 83 of the Town of Newburgh Code on the Application of:

Lands of Costubbs, LLC. (2017-02)

The Applicant proposes to clear and grade 3.5 acres on a 5.63 acre parcel of property for a speculative real estate development. The Applicant intends to clear woody vegetation from the site outside existing NYSDEC regulated wetlands and associated buffer areas. The property is located in the IB Zoning District at the intersection of Lakeside Road and Route 17K. The property is bordered on the south by the Route 84 west bound off ramp. The project is depicted on the Town of Newburgh tax maps as Section 86, Block 1, Lot 39.3

The Public Hearing will be held on the 16th Day of February, 2017 at the Town Hall Meeting Room, 1496 Route 300, Newburgh, New York at 7:00 PM, at which time all interested persons will be given an opportunity to be heard.

BY ORDER OF THE TOWN OF NEWBURGH PLANNING BOARD

JOHN P. EWASUTYN, Chairman  
Planning Board Town of Newburgh

Dated: 30 January 2017

Publish one time only

no later than 3 February 2017

**TOWN OF NEWBURGH  
PLANNING BOARD  
308 GARDNERTOWN ROAD  
NEWBURGH NEW YORK 12550**

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**JOHN P. EWASUTYN  
Planning Board Chairman**

**Office: (845) 564-7804  
Fax: (845) 564-7802**

**Email:** planningboard@townofnewburgh.org

**ASSESSOR'S REQUEST**

**To: Assessor**

**From: Patrick Hines, Planning Board Consultant - Fax Back-567-3232**

Request for:

     Adjoiners List

  X   500 Foot Radius

Date Submitted: January 30, 2017 PB#: 2017-02

Project Name: Costubbs, LLC Clearing and Grading

Project Description: Clear and grade 3.5 +/- acres of a 5.63 parcel.

Project Location: NYS Route 17K/Route 84 west bound off ramp

- Initial Notice
- Subdivision Public Hearing
- Site Plan Public Hearing
- Lot Line Change

Tax Map: 86 Block: 1 Lot: 39.3

Tax Map:            Block:            Lot:           

Tax Map:            Block:            Lot:           

Applicant's Representative: Doce Associates

242 South Plank Road

Newburgh, NY 12550

Date Complete:

# Town of Newburgh Planning Board

308 Gardnertown Road

Newburgh, New York 12550

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Re: Costubbs, LLC Clearing & Grading (2017-02) an application to clear & grade 3.5 +/- acre of a 5.63 +/- parcel of property for real estate marketing purposes. Property is located in the southeast quadrant of the NYS Route 17K Lakeside Road intersection. The property is bounded by the Route 84 Exit 6 westbound off ramp to the south. Property is known on the Town of Newburgh Tax Maps as Section 86, Block 1, Lot 39.3. Project is before the Board seeking approval under Town Code Chapter 83 Clearing & Grading.

You appear to own property adjacent to (or within the general area) of the proposed project identified above. Please be advised that an application has recently been submitted to the Town of Newburgh Planning Board for approval which will allow the Applicant to clear and grade 3.5 +/- acres of property from a 5.63 +/- site. Clearing and grading of the property is in support of a speculative real estate marketing concept. Portions of the property contain NYSDEC regulated wetlands and associated wetlands and associated buffers. The regulated wetlands and buffers are not included in the clearing and grading application. A copy of the application and plans are on file in the Office of the Building Inspector at the Town Hall.

The Planning Board will consider this application in the near future. As part of the Planning Board's review, a public hearing on the project *will* be held at a future date. If you received this notice by mail, then you shall also receive a notice of the Public Hearing once it is scheduled. (Currently scheduled for 16 February 2017) Notice of any hearing will also be published in the Mid-Hudson Times and the Sentinel prior to such hearing. All meetings of the Planning Board are open to the public. The schedule of Planning Board meetings as well as information pertaining to this application is available online at [www.townofnewburgh.org](http://www.townofnewburgh.org) and at the Town Hall.

Dated: January 30, 2017

JOHN P. EWASUTYN, CHAIRMAN  
TOWN OF NEWBURGH PLANNING BOARD

**INSPECTION AND MAINTENANCE:**

ALL EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT MEASURES MUST REMAIN IN GOOD OPERATING ORDER UNTIL THE AREAS THEY PROTECT ARE STABILIZED. PROMPT MAINTENANCE OF SMALL SCALE ERODED AREAS IS REQUIRED TO PREVENT THESE AREAS FROM BECOMING SIGNIFICANT GULLIES. AFTER CONSTRUCTION BEGINS, SITE INSPECTIONS SHALL BE CONDUCTED IN ACCORDANCE WITH NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (GP-15-002) AND WITH THE REQUIREMENTS IN THE MOST CURRENT VERSION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. WITHIN AN ACTIVE WORK AREA, A TRAINED CONTRACTOR SHALL INSPECT THE SITE DAILY AND IMPLEMENT ANY CORRECTIVE ACTIONS WITHIN ONE BUSINESS DAY FOLLOWING THE COMPLETION OF THE INSPECTION. A QUALIFIED INSPECTOR SHALL INSPECT THE SITE A MINIMUM OF ONCE EVERY SEVEN CALENDAR DAYS. WITHIN ONE BUSINESS DAY FOLLOWING AN INSPECTION, THE QUALIFIED INSPECTOR SHALL NOTIFY THE OWNER/OPERATOR AND APPROPRIATE CONTRACTOR OR SUBCONTRACTOR OF ANY NEEDED CORRECTIVE ACTIONS. THE CONTRACTOR/SUBCONTRACTOR SHALL BEGIN IMPLEMENTING THE CORRECTIVE ACTIONS WITHIN ONE BUSINESS DAY OF THIS NOTIFICATION AND COMPLETE THE CORRECTIVE ACTIONS IN A REASONABLE TIME FRAME. A RECORD OF EACH INSPECTION SHALL BE KEPT WITH THE SWPPP.

PRIOR TO FILING A NOTICE OF TERMINATION (NOT), THE OPERATOR SHALL HAVE A QUALIFIED PROFESSIONAL PERFORM A FINAL SITE INSPECTION. THE QUALIFIED INSPECTOR SHALL CERTIFY THAT ALL DISTURBED AREAS HAVE ACHIEVED FINAL STABILIZATION, THAT ALL TEMPORARY, STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED.

**SEQUENCE OF EROSION AND SEDIMENT CONTROL ACTIVITIES:**

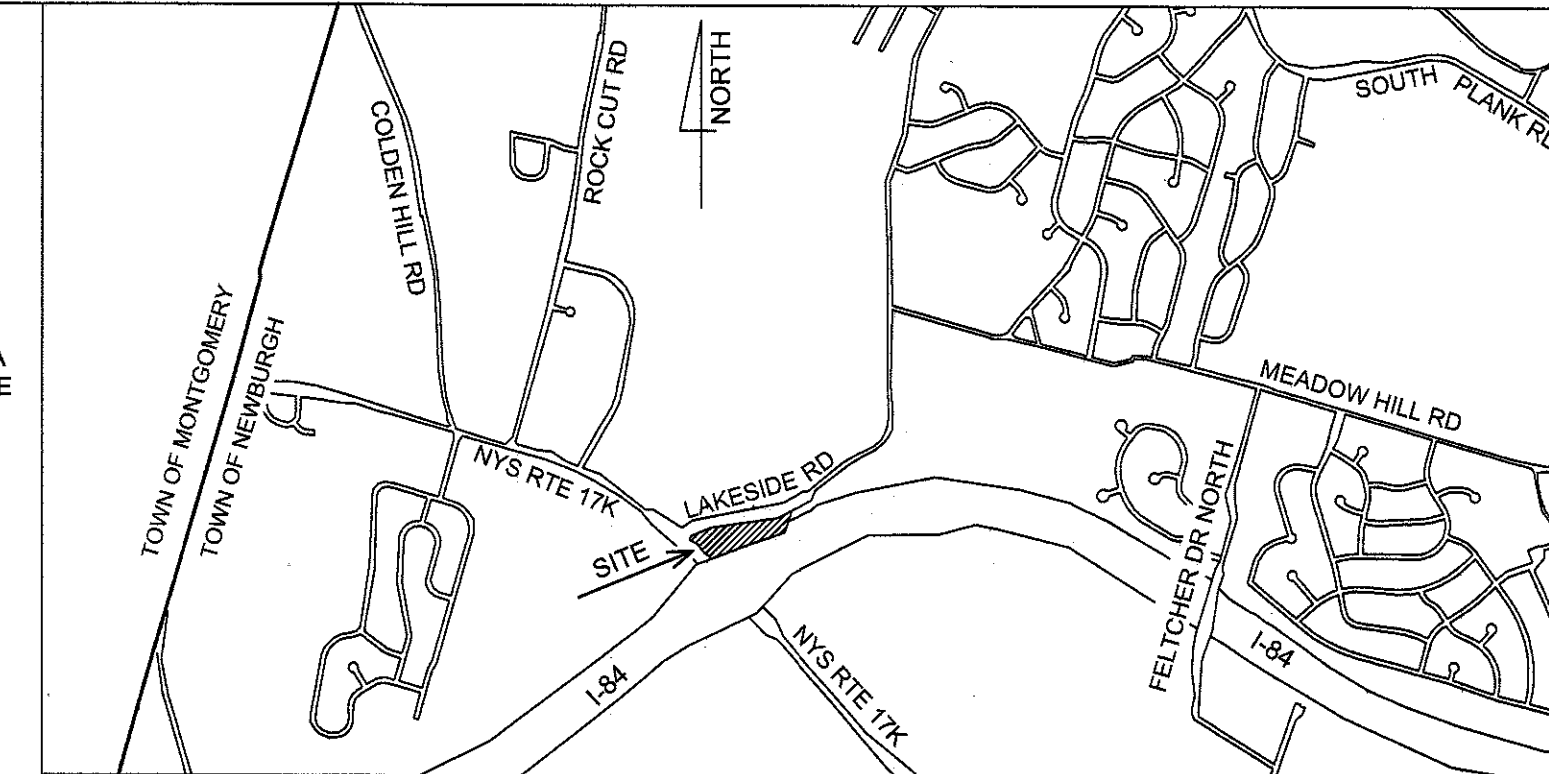
- OBTAIN ANY NECESSARY PERMITS.
- DELINEATE 100-FOOT ADJACENT AREA AND BUFFER BOUNDARIES. BARRIERS TO REMAIN IN PLACE UNTIL SITE CLEANUP. CONSTRUCTION ACTIVITIES SHALL BE PROHIBITED IN THESE AREAS.
- PRIOR TO INITIAL SITE DISTURBANCE, CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKING SEDIMENT ONTO PUBLIC ROADWAYS. SWEEP ROADWAYS CLEAN AS NEEDED.
- INSTALL SILT FENCE DOWNSLOPE OF THE AREAS TO BE DISTURBED.
- CLEARING GRUBBING TO BE PERFORMED. NO AREA TO BE LEFT BARE FOR MORE THAN 14 DAYS UNLESS SITE PREPARATION IS TAKING PLACE.
- PERMANENT VEGETATION TO BE INSTALLED WITHIN 14 DAYS OF FINAL GRADING. MULCH TO BE INSTALLED ON THESE AREAS UNTIL VEGETATION IS ESTABLISHED.
- INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES AS OUTLINED HEREON AND IN THE SWPPP.

**NYSDEC FRESHWATER WETLAND NOTE:**

ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 100 FEET OF THE WETLAND BOUNDARY, AS DEPICTED ON THIS PLAN, REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

**TREE PROTECTION NOTE:**

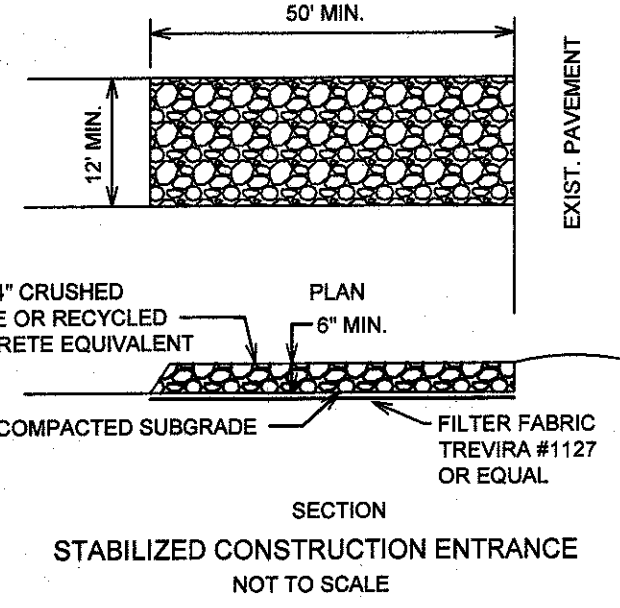
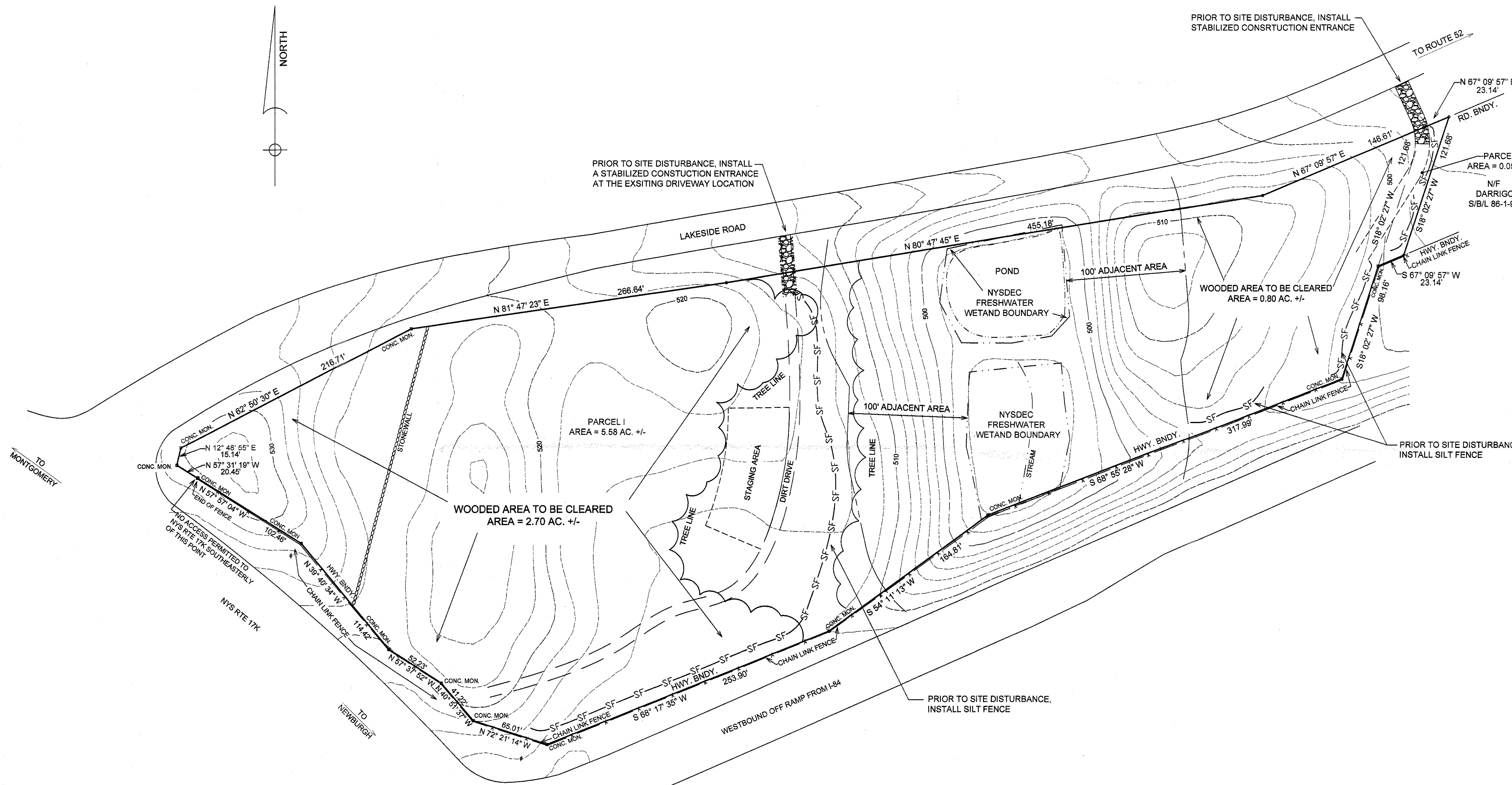
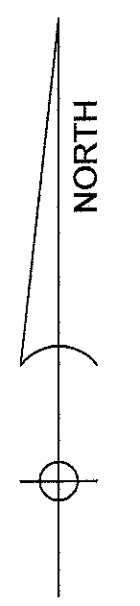
BEFORE ANY SITE PREPARATION OR CONSTRUCTION IS STARTED, ALL EXISTING TREES AND VEGETATION THAT WILL REMAIN SHALL BE PROTECTED WITH CONSTRUCTION FENCING ERRECTED WELL OUTSIDE THE DRIP LINE AREAS. CONSTRUCTION FENCING SHALL ALSO BE PLACED ALONG THE 100-FOOT ADJACENT AREA BOUNDARY AND THE BUFFER AREA BOUNDARIES. THERE SHALL BE NO CONSTRUCTION ACTIVITIES WITHIN THESE AREAS.



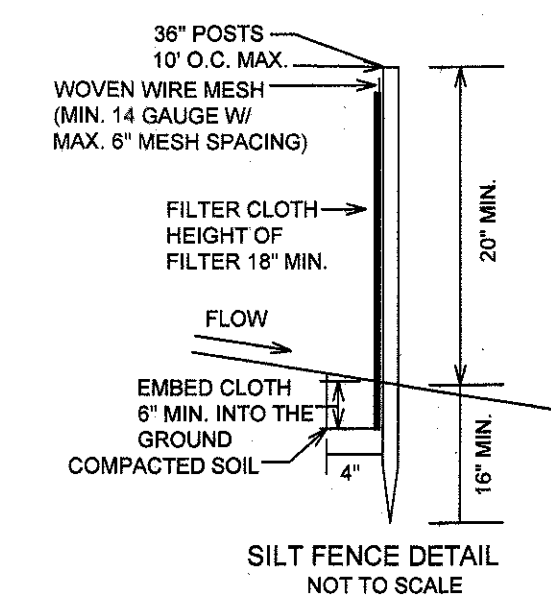
LOCATION MAP  
SCALE: 1 IN. = 2000 FT.

**NOTES**

- TOTAL PARCEL AREA = 5.83 ACRES. +/-
- ZONE DISTRICT - B
- TAX MAP DATA: SECTION 86 BLOCK 1 LOT 39.3
- OWNER: COSTUBBS LLC  
60 E 42ND STREET, SUITE 1942  
NEW YORK, NY 10165
- THE AREA TO BE CLEARED WILL BE CLEARED OF ALL TREES, BRUSH AND STUMPS. THE TREE TRUNKS WILL BE CUT, BRUSH AND TREE LIMBS WILL BE CHIPPED AND ALL MATERIAL WILL BE REMOVED FROM THE SITE.
- THE CONTRACTOR MUST NOTIFY THE UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY GRADING, EXCAVATION, BLASTING OR DRILLING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
- ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION. SITE PREPARATION ACTIVITIES SHALL BE SUBJECT TO THE PROVISIONS OF CHAPTER 83 'CLEARING AND GRADING' OF THE TOWN OF NEWBURGH TOWN CODE.
- TOWN OFFICIALS, EMPLOYEES OR AGENTS SHALL HAVE PERMISSION TO ENTER THE SITE TO PERFORM APPROPRIATE OBSERVATIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THE CLEARING AND GRADING PERMIT.
- CONTOURS AS PER ORANGE COUNTY WATER AUTHORITY TOPOGRAPHIC MAPS.
- 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.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SITE DISTURBANCE OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREA SHALL BE SEEDED WITHIN 14 DAYS OF SITE CLEARING BEING COMPLETED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF VEGETATION, THE DISTURBED AREA SHOULD BE MULCHED WITH STRAW AT A RATE OF TWO (2) TONS PER ACRE (100-120 BALES/ACRE). MULCH SHALL BE USED AS NECESSARY FOR PROTECTION UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- PRIOR TO SITE DISTURBANCE, A STABILIZED CONSTRUCTION ENTRANCE MUST BE INSTALLED AT THE CONSTRUCTION DRIVE TO PREVENT TRACKING OF SEDIMENT/DEBRIS ONTO PUBLIC ROADS. PUBLIC ROADS ARE TO BE SWEEPED CLEAN AS NEEDED.
- INSTALL A SILT FENCE ON THE DOWNSLOPE SIDE OF THE AREA TO BE CLEARED TO PREVENT SEDIMENT/DEBRIS FROM ENTERING THE WETLAND/WETLAND BUFFER OR EXITING THE SITE.
- SEEDING SPECIFICATIONS:
  - TEMPORARY SEEDING: SEEDING TO CONSIST OF RYEGRASS (ANNUAL OR PERENNIAL) APPLIED UNIFORMLY AT A RATE OF 30 LBS./AC. (0.7 LBS./1000 SQ. FT.), OR IF SEEDING IN OCTOBER/NOVEMBER, CERTIFIED 'ARROOSTOOK' WINTER RYE (CEREAL RYE) APPLIED AT A RATE OF 100 LBS./AC. (2.5 LBS./1000 SQ. FT.).
  - PERMANENT SEEDING: SEED MIXTURE SHALL CONSIST OF RED CLOVER OR COMMON WHITE CLOVER @ 8 LBS./AC. (0.2 LBS./1000 SQ. FT.) PLUS CREEPING RED FESCUE @ 20 LBS./AC. (0.45 LBS./1000 SQ. FT.) PLUS SMOOTH BROMEGRASS @ 2 LBS./AC. (0.05 LBS./1000 SQ. FT.) OR PERENNIAL RYEGRASS @ 5 LBS./AC. (0.10 LBS./10000 SQ. FT.).
  - OPTIMUM TIMES FOR SEEDING SHALL BE IN THE FALL AFTER AUGUST 15TH OR IN THE SPRING UNTIL MAY 15TH. PERMANENT SEEDING CAN BE DONE AT ANY TIME OF THE YEAR IF PROPERLY MULCHED AND ADEQUATE MOISTURE IS PROVIDED. PORTIONS THAT FAIL TO VEGETATE SHOULD BE RESEED AS NECESSARY.
  - BROADCASTING, DRILLING WITH A CULTIPACK TYPE SEEDER OR HYDROSEEDING SHALL BE ACCEPTABLE METHODS OF SEEDING.
- MULCHING, WHERE REQUIRED, SHALL BE ACCOMPLISHED AS FOLLOWS:
  - MULCH SHALL BE SMALL GRAIN HAY OR STRAW, AIR-DRIED AND FREE OF SEEDS AND COARSE MATERIAL.
  - MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/AC. (100-120 BALES/AC.) ANCHOR MULCH WITH WOOD FIBER MULCH (HYDROMULCH) AT 500-750 LBS./AC. (11-17 LBS./1000 SQ. FT.). THE WOOD FIBER MULCH SHALL BE APPLIED THROUGH A HYDROSEEDER IMMEDIATELY AFTER MULCHING. THE MULCH SHOULD COVER APPROXIMATELY 90% OF THE SOIL SURFACE.
- 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 ERODED BENEATH THE FENCE, SAGS IN THE FENCE, OR FENCE COLLAPSE. REPAIR AND REPLACE AS NEEDED. AFTER SITE STABILIZATION, 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.
- INSPECT THE CONSTRUCTION ENTRANCE REGULARLY AND AFTER HIGH TRAFFIC VOLUMES OR STORMS. APPLY ADDITIONAL STONE AND CLEAN ROADWAYS AS NECESSARY.
- ONCE THE AREA HAS BECOME PERMANENTLY STABILIZED, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF PROPERLY.
- WETLAND BOUNDARY DELINEATED BY MICHAEL NOWICKI OF ECOLOGICAL SOLUTIONS LLC ON DECEMBER 15, 2016.
- THE OWNER/ OPERATOR AND CONTRACTOR SHALL COMPLY WITH NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY (GP-0-15-002). THIS WILL REQUIRE THE PREPARATION OF A SWPPP (REVIEWED AND ACCEPTED BY THE TOWN OF NEWBURGH) AND SUBMITTING A NOTICE OF INTENT (NOI) TO THE NYSDEC IN ORDER TO OBTAIN PERMIT COVERAGE. SITE DISTURBANCES SHALL NOT COMMENCE UNTIL THE AUTHORIZATION TO DISCHARGE UNDER GP-0-15-002 GOES INTO EFFECT (TEN BUSINESS DAYS FROM THE DATE THE NYSDEC RECEIVES THE NOI, UNLESS INFORMED OTHERWISE).



NOTE:  
INSPECT CONSTRUCTION ENTRANCE REGULARLY AND AFTER HIGH TRAFFIC VOLUMES OR A STORM. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. CLEAN ROADWAYS AS NEEDED.



- NOTES:**
- INSTALL SILT FENCE ON THE DOWNSLOPE SIDE OF DISTURBED AREAS TO CAPTURE SEDIMENT.
  - FASTEN SILT FENCE TO POSTS WITH WIRE TIES OR STAPLES.
  - WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN, OVERLAP BY 6\" AND FOLD.
  - PREFAB UNITS, GEOTAB, ENVIRONFENCE OR EQUAL.
  - INSTALL THE SILT FENCE ON A LINE OF EQUAL ELEVATION (CONTOUR).
  - PLACE SILT FENCE 5\" MIN. FROM TOE OF SLOPE.
  - INSTALL SILT FENCE WITH THE POSTS ON THE DOWNSTREAM SIDE OF THE FABRIC.
  - SEDIMENT TO BE REMOVED FROM THE SILT FENCE WHEN THE DEPTH OF SEDIMENT IS 1/3 THE HEIGHT OF THE BARRIER. SILT FENCE SHOULD BE CHECKED FOR AREAS WHERE RUNOFF MIGHT HAVE ERODED BENEATH THE FENCE, SAGS OR BULGES IN THE FENCE OR FENCE COLLAPSE. REPAIR AND REPLACE AS NEEDED. AFTER SITE STABILIZATION, REMOVE SILT FENCE AND DISPOSE OF IT PROPERLY.
  - FILTER CLOTH TO BE ATTACHED TO WOVEN WIRE MESH WITH TIES SPACED EVERY 24\" AT THE TOP AND MIDSECTION.
  - FILTER CLOTH SHALL BE FILTER X, MIRAFI 100X, STABILINK T-40N, OR APPROVED EQUAL.

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

DATE	REVISION
01/24/2017	SCF, STAGING NOTES

**CLEARING PLAN**  
FOR  
**COSTUBBS LLC**  
2 LAKESIDE ROAD, TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
DATE: DECEMBER 29, 2016 SCALE: 1 IN. = 50 FT.

PREPARED BY:  
**VINCENT J. DOCE ASSOCIATES**  
SURVEYORS - ENGINEERS - PLANNERS  
242 SOUTH PLANK ROAD, NEWBURGH, NY 12550  
TEL. 845 561-1170 FAX 845 561-7738