



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

**PROJECT NAME:** SUBDIVISION LANDS OF RIVERA-38 ROSALINE LANE  
**PROJECT NO.:** 22-24  
**PROJECT LOCATION:** SECTION 111, BLOCK 2, LOT 20 & 21  
**REVIEW DATE:** 11 NOVEMBER 2022  
**MEETING DATE:** 17 NOVEMBER 2022  
**PROJECT REPRESENTATIVE:** DARREN DOCE P.E.

1. Project will require Town Board approval for three lots on a common driveway.
2. A note should be added to the plans requiring stake out of the houses prior to issuance of a building permit, as house locations are located in very close proximity to the proposed building envelopes.
3. Copy of the existing private road access in maintenance agreement for Rosaline Lane should be submitted for review to determine if additional lots are permitted and how additional lots will participate in the operation and maintenance the private roadway.
4. Adjoiner Notices must be sent.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines  
Principal

PJH/ltn

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

# VINCENT J. DOCE ASSOCIATES

41 MEAD ALLEY, MONTGOMERY, NY 12549  
TEL. 845-561-1170 EMAIL DDOCE12@HOTMAIL.COM

October 24, 2022

John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

RE: Two Lot Subdivision and Lot Line Revision  
38 Rosaline Lane – Lands of Rivera  
Section 111 Block 2 Lots 20 and 21  
Application No. 2022-24

Dear Mr. Ewasutyn:

Enclosed are 12 sets of the above referenced site plan, application, short form EAF and the required fees. PDF copies have been sent to Pat Hines and Dominic Cordisco. Pat Hines was also provided a paper copy. The applicant is requesting to be placed on the next available planning board agenda.

The application consists of two tax parcels owned by the applicant – Town of Newburgh Tax Parcel Section 111 Block 2 Lot 20 and Tax Parcel Section 111 Block 2 Lot 21. Lot 20 is a 2.5-acre parcel that contains an existing single-family home located at 38 Rosaline Lane. Lot 21 is a 2.5-acre vacant, wooded parcel located to the west of Lot 20. The parcels are located in an R1 zoning district, the Wallkill School District and the Orange Lake Fire District.

A lot line revision is proposed between the two tax parcels, and the revised Lot 21 will be subdivided into two lots. Single-family dwellings are proposed on the lots. The lots will be meet all Town of Newburgh Zoning bulk lot requirements.

The existing dwelling is serviced by a well and sewage disposal system. Water and sewer services will be provided to the proposed dwellings by individual residential wells and sewage disposal systems. The parcels will access Rosaline Lane over a proposed common driveway.

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

Sincerely,

Darren C. Doce  
cc Patrick Hines  
Dominick Cordisco

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: \_\_\_\_\_  
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

SUBDIVISION AND LOT LINE REVISION  
LANDS OF ADOLFO H. AND LISA A. RIVERA

2. Owner of Lands to be reviewed:

Name ADOLFO H. AND LISA A. RIVERA  
Address 38 ROSALINE LANE  
NEWBURGH NY 12550  
Phone 845 656-7023

3. Applicant Information (If different than owner):

Name SAME  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Representative \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

4. Subdivision/Site Plan prepared by:

Name DARREN C. DOLE  
Address 5 LINCOLNDALE RD  
CAMPBELL HALL NY 10916  
Phone/Fax 845-561-1170 DDOLE12@GMAIL.COM

5. Location of lands to be reviewed:

38 ROSALINE LANE

6. Zone R-1  
Acreage 5.01

Fire District ORANGE LAKE  
School District WALLKILL

7. Tax Map: Section 111 Block 2 Lots 20 & 21

8. Project Description and Purpose of Review:

Number of existing lots 2 Number of proposed lots 3 (1 NEW LOT)  
Lot line change   
Site plan review \_\_\_\_\_  
Clearing and grading \_\_\_\_\_  
Other \_\_\_\_\_

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) ROSALINE LA. PRIVATE RD  
25' PROPOSED ROW COMMON DRIVE

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

Signature Adolfo H. Rivera Title OWNER  
ADOLFO H. RIVERA  
Date: 10-28-2022

**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

SUBDIVISION & LOT LINE REVISION  
LANDS OF ADOLFO H. & LISA A. RIVERA  
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.  Environmental Assessment Form As Required
2.  Proxy Statement
3.  Application Fees
4.  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.  Name and address of applicant
2.  Name and address of owner (if different from applicant)
3.  Subdivision or Site Plan and Location
4.  Tax Map Data (Section-Block-Lot)
5.  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.  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.  Show zoning boundary if any portion of proposed site is within or adjacent   
 N.A. to a different zone
8.  Date of plan preparation and/or plan revisions
9.  Scale the plan is drawn to (Max 1" = 100')
10.  North Arrow pointing generally up

11.  Surveyor,s Certification
12.  Surveyor's seal and signature
13.  Name of adjoining owners
14.  Wetlands and 100 ft. buffer zone with an appropriate note regarding  
N.A. D.E.C. or A.C.O.E. requirements
15.  Flood plain boundaries  
N.A.
16.  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.  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.  Show existing or proposed easements (note restrictions)
20.  Right-of-way width and Rights of Access and Utility Placement
21.  Road profile and typical section (minimum traveled surface, excluding  
N.A. shoulders, is to be 18 ft. wide)
22.  Lot area (in sq. ft. for each lot less than 2 acres)
23.  Number of lots including residual lot
24.  Show any existing waterways  
NONE
25.  A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26.  Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27.  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.  Show topographical data with 2 or 5 ft. contours on initial submission

30.  Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31.  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  
 NA
32. 0.96 Number of acres to be cleared or timber harvested  
 AC,
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. 0.96 The amount of grading expected or known to be required to bring the site  
 AC. to readiness
36.  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.  
 NONE
- 
37.  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.  
 NONE
- 
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: Nanen Cox  
 Licensed Professional

Date: 10/28/2022

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.

Prepared (insert date):

PROXY

(OWNER) ADOLFO H. RIVERA DEPOSES AND SAYS THAT HE/~~SHE~~

RESIDES AT 38 ROSALINE LA. , NEWBURGH

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT HE/~~SHE~~ IS THE OWNER IN FEE OF TOWN OF NEWBURGH

TAX PARCELS SECTION 111 BLOCK 2 LOTS 20 & 21

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND DARREN C. DOCE IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 10/28/2022

Adolfo H. Rivera  
OWNERS SIGNATURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ADOLFO H. RIVERA  
OWNERS NAME (printed)

Darren C. Doce  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

DARREN C DOCE  
WITNESS' NAME (printed)



**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.

ADOLFO H. RIVERA

APPLICANT'S NAME (printed)

Adolfo H. Rivera

APPLICANTS SIGNATURE

10/28/2022

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).

**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.

10/28/2022  
DATED

ADOLFO H. RIVERA  
APPLICANT'S NAME (printed)

Adolfo H. Rivera  
APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,  
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

           NONE

           NAME, ADDRESS, RELATIONSHIP OR INTEREST  
(financial or otherwise)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

- TOWN BOARD
- PLANNING BOARD
- ZONING BOARD OF APPEALS
- ZONING ENFORCEMENT OFFICER
- BUILDING INSPECTOR
- OTHER

10/28/2022  
DATED

Adolfo H. Rivera  
INDIVIDUAL APPLICANT  
**ADOLFO H. RIVERA**

\_\_\_\_\_  
CORPORATE OR PARTNERSHIP APPLICANT

BY: \_\_\_\_\_  
(Pres.) (Partner) (Vice-Pres.)  
(Sec.) (Treas.)

# Short Environmental Assessment Form

## Part 1 - Project Information

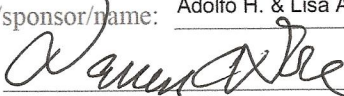
### Instructions for Completing

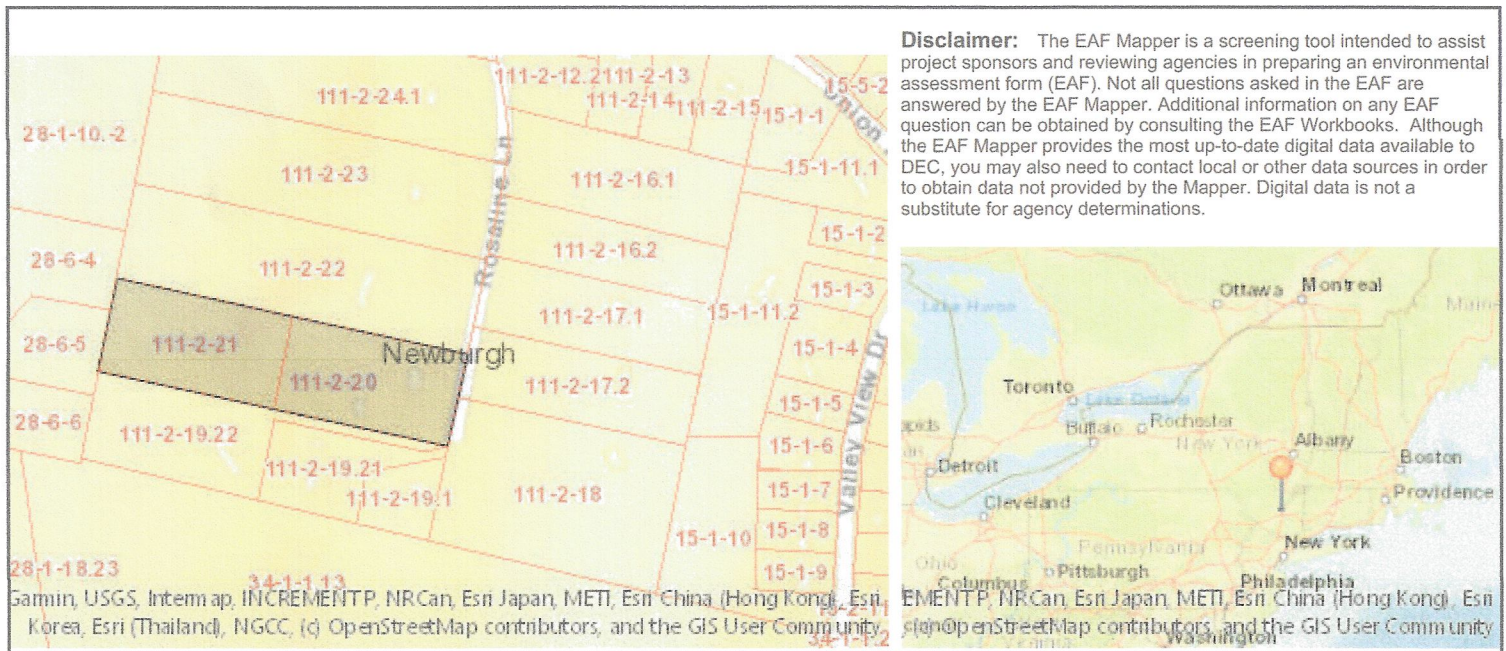
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Two Lot Subdivision and Lot Line Revision lands of Adolfo H. and Lisa A. Rivera			
Project Location (describe, and attach a location map): 38 Rosaline Lane, Town of Newburgh, Orange County			
Brief Description of Proposed Action: The project involves two adjoining tax parcels owned by the applicant. One parcel contains an existing single family home occupied by the applicant. The other parcel is a vacant wooded parcel adjoining the first parcel on the west. A lot line revision is proposed between these two tax parcels and a subdivision creating an additional lot. Single-family dwellings will be proposed on the two vacant lots. The existing dwelling has an individual well and sewage disposal system. Water and sewer will be provided to the two proposed building lots by individual wells and sewage disposal systems. Access to the lots will be over a common driveway off of Rosaline Lane.			
Name of Applicant or Sponsor: Adolfo H. and Lisa A. Rivera		Telephone: 845 656-7023 E-Mail: adolfor42@gmail.com	
Address: 38 Rosaline Lane			
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 type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 5.01 acres			
b. Total acreage to be physically disturbed? _____ 0.96 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 5.01 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5: Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ Individual residential wells _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ Individual residential sewage disposal systems _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

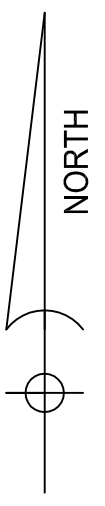
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Adolfo H. &amp; Lisa A Rivera/Darren C. Doce</u> Date: <u>10/10/2022</u>		
Signature: <u></u> Title: <u>PE</u>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Garmin, USGS, Intermap, INCREMENTP, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

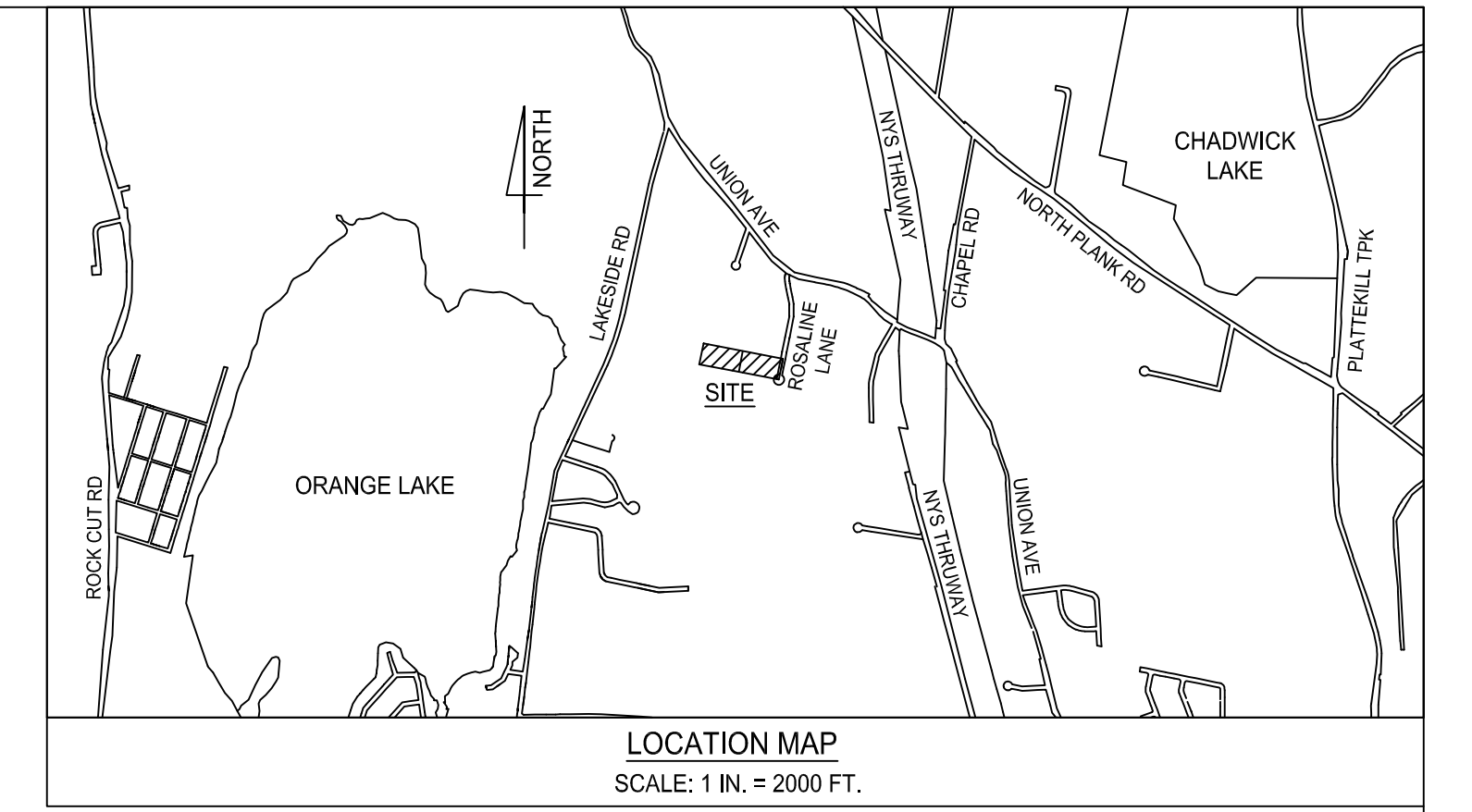
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local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



SDS DESIGN BASIS		
	LOT NO. 2	LOT NO. 3
NO. OF BEDROOMS	4	4
DAILY FLOW (GPD)	440	440
SEPTIC TANK CAPACITY (GAL)	1250	1250
DESIGN PERCOLATION RATE (MIN/IN)	43	45
*ABSORPTION TRENCH REQUIRED (LF)	330 LF	330 LF
*ABSORPTION TRENCH PROVIDED (LF)	360 LF 6 LATS @ 60 LF EA.	360 LF 6 LATS @ 60 LF EA.
*TYPE OF SYSTEM	ABSORPTION TRENCH QUALIFYING OPEN BOTTOM GRAVELLESS CHAMBERS	ABSORPTION TRENCH QUALIFYING OPEN BOTTOM GRAVELLESS CHAMBERS

- LEGEND:**
- TP/PH - PERCOLATION TEST/DEEP TEST LOCATION
  - ST - SEPTIC TANK
  - DB - DISTRIBUTION BOX
  - WELL
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - STONEWALL

\*QUALIFYING OPEN-BOTTOM GRAVELLESS CHAMBERS  
 ADVANCED DRAINAGE SYSTEMS ARC 24 SEPTIC CHAMBERS (72 CHAMBERS)  
 INFILTRATOR SYSTEMS QUICK 4 EQUALIZER 36 CHAMBERS (90 CHAMBERS),  
 OR AN APPROVED EQUAL.



**ZONE R-1 REGULATION**

REGULATION	MINIMUM REQUIRED	LOT NO. 1	LOT NO. 2	LOT NO. 3
LOT AREA	40,000 SQ. FT.	64,012 SQ. FT.	74,446 SQ. FT.	79,800 SQ. FT.
LOT WIDTH	150 FT.	214.3 FT.	214.3 FT.	240.7 FT.
LOT DEPTH	150 FT.	273.7 FT.	311.0 FT.	304.9 FT.
FRONT YARD	50 FT.	78.8 FT.	177.5 FT.	52.4 FT.
REAR YARD	40 FT.	132.4 FT.	48.2 FT.	166.5 FT.
ONE SIDE YARD	30 FT.	71.3 FT.	51.2 FT.	60.9 FT.
BOTH SIDE YARDS	80 FT.	163.5 FT.	129.6 FT.	154.6 FT.

	MAXIMUM PERMITTED	MAXIMUM PROPOSED	
LOT BUILDING COVERAGE	10 %	5.4 %	5.0 %
LOT SURFACE COVERAGE	20 %	17.8 %	14.5 %
BUILDING HEIGHT	35 FT.	≤ 35 FT.	≤ 35 FT.

- GENERAL NOTES:**
- OWNER AND APPLICANT: ADOLFO H. AND LISA A. RIVERA  
38 ROSALINE LANE  
NEWBURGH, NY 12550
  - TAX MAP DATA: SECTION 111 BLOCK 2 LOTS 20 AND 21
  - PARCEL AREAS: SBL 111-2-20 = 2.50 AC.  
SBL 111-2-21 = 2.51 AC.
  - THE LOCATIONS (HORIZONTAL AND VERTICAL) AND SIZES OF UNDERGROUND UTILITIES SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED.
  - ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
  - IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.
  - PRIOR TO SITE DISTURBANCE, THE OWNER SHALL HAVE THE SEWAGE DISPOSAL FIELD LOCATIONS CLEARLY MARKED. THIS AREA SHALL NOT BE DISTURBED UNTIL THE SEPTIC SYSTEM IS TO BE INSTALLED. STRIPPING TOPSOIL IN THIS AREA IS STRICTLY PROHIBITED.
  - THE BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN HEREON IS AS PER A SURVEY MAP PREPARED ON SEPTEMBER 20, 2022 BY MARTIN F. ANTHONISEN, JR. PLS, NYS REGISTRATION NO. 050764-1.
  - THE EXISTING WELL LOCATIONS SHOWN ARE AS PER THE ABOVE MENTIONED FIELD SURVEY EXCEPT AS NOTED.
  - THE EXISTING SEWAGE DISPOSAL SYSTEM LOCATIONS SHOWN ARE AS PER TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT RECORDS EXCEPT AS NOTED.
  - MAP REFERENCE: PROPOSED SUBDIVISION PLAN LANDS CONVEYED TO ADOLFO H. RIVERA, LISA A. RIVERA & MIRIAM A. SALGADO\* FILED IN THE ORANGE COUNTY CLERK'S OFFICE APRIL 10, 1986 AS MAP NO. 7566.
  - LOTS 1, 2 AND 3 SHALL HAVE THE RIGHTS OF INGRESS AND EGRESS, AS WELL AS THE RIGHTS TO PLACE UTILITIES, OVER THE 25' WIDE RIGHT-OF-WAY/COMMON DRIVE. A RIGHT-OF-WAY, MAINTENANCE AND LIABILITY AGREEMENT SHALL BE FILED IN THE ORANGE COUNTY CLERK'S OFFICE AND THE TOWN OF NEWBURGH CODE COMPLIANCE OFFICE.

**CALL BEFORE YOU DIG**  
 DIG SAFELY NEW YORK MUST BE CONTACTED ( DIAL 811 OR 1-800-962-7962) AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING, OR BLASTING TO HAVE ANY EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

**COUNTY CERTIFICATION:**  
 THE PROPOSED SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NYS DEPARTMENT OF HEALTH AND THE NYS DEPARTMENT OF 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.

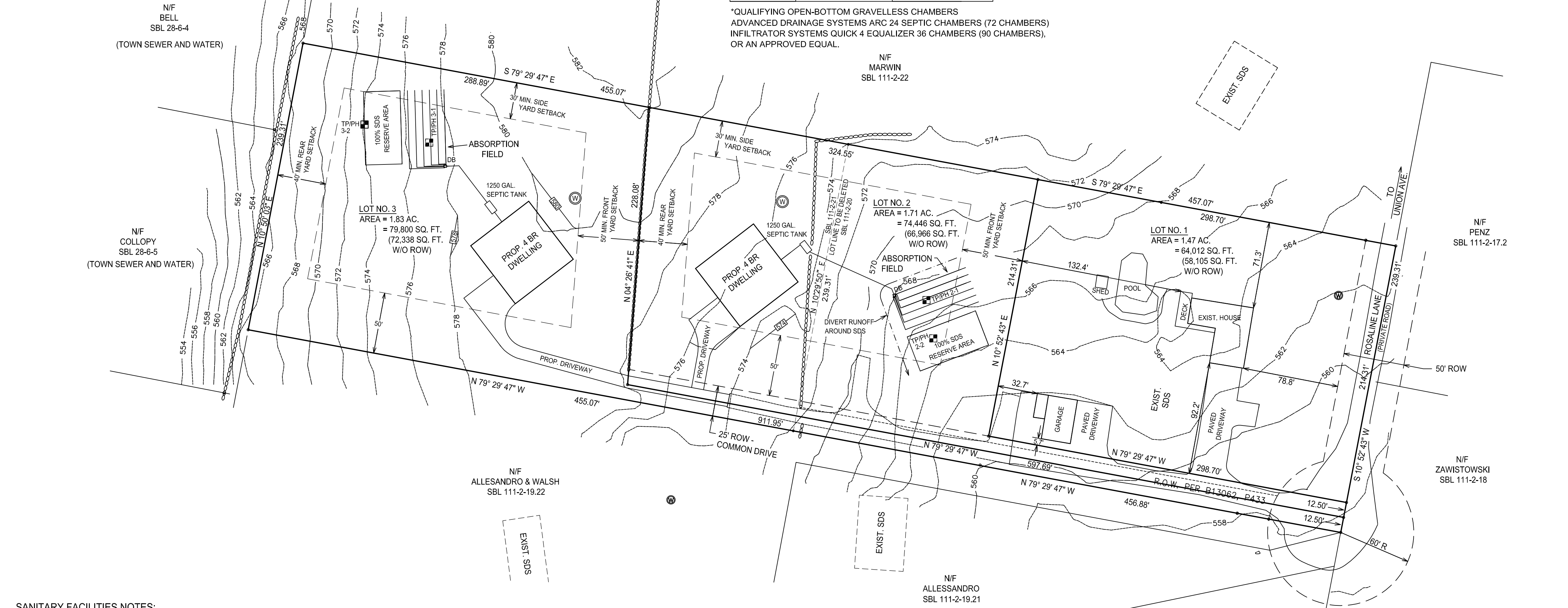
**TOWN CERTIFICATION:**  
 I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWAGE DISPOSAL SYSTEM DEPICTED ON THIS PLAT HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH AND ALL REGULATIONS PROMULGATED THEREUNDER.

SHEET 1 OF 3 IS INVALID UNLESS ACCOMPANIED BY SHEETS 2 OF 3 AND 3 OF 3.

**SUBDIVISION AND LOT LINE REVISION PLAN**

LANDS OF  
**ADOLFO H. AND LISA A. RIVERA**  
 38 ROSALINE LANE, TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK  
 DATE: OCTOBER 17, 2022 SCALE: 1 IN. = 50 FT.

PREPARED BY:  
**DARREN C. DOCE, PE**  
 5 LINCOLNDALE ROAD, CAMPBELL HALL, NY 10916  
 TEL. 845 561-1170 EMAIL DDOCE12@HOTMAIL.COM



- SANITARY FACILITIES NOTES:**
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED. THE DESIGN AND CONSTRUCTION REQUIREMENTS COMPLY WITH APPENDIX 75-A AND LOCAL HEALTH DEPARTMENT REGULATIONS.
  - ALL WORK DONE IN THE CONSTRUCTION OF THE SANITARY FACILITIES IS TO BE DONE UNDER THE SUPERVISION AND APPROVAL OF A NYS LICENSED PROFESSIONAL ENGINEER.
  - ALL MATERIALS USED IN THE CONSTRUCTION OF THE SANITARY FACILITIES ARE TO BE APPROVED BY THE GOVERNMENT AGENCIES HAVING JURISDICTION AND THE SUPERVISING NYS LICENSED PROFESSIONAL ENGINEER.
  - THE CONTRACTOR SHALL ENSURE INSTALLATION AS PER SPECIFICATIONS.
  - PRIOR TO CONSTRUCTING THE SANITARY FACILITIES, THE CONTRACTOR SHALL CONTACT THE NYS LICENSED PROFESSIONAL ENGINEER TO MAKE ARRANGEMENTS FOR INSPECTIONS AND TESTING.
  - PRIOR TO BACKFILLING THE SEWAGE DISPOSAL SYSTEM, THE TOWN OF NEWBURGH BUILDING INSPECTOR SHALL BE CONTACTED FOR AN INSPECTION.
  - PRIOR TO BACKFILLING THE SEWAGE DISPOSAL SYSTEM, THE SYSTEM MUST BE INSPECTED BY A NYS LICENSED PROFESSIONAL ENGINEER.
  - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY SEWAGE DISPOSAL SYSTEM, THE TOWN OF NEWBURGH BUILDING INSPECTOR MUST RECEIVE AN "AS-BUILT" PLAN FOR SUCH SYSTEM CERTIFIED BY A NYS LICENSED PROFESSIONAL ENGINEER AS SET FORTH IN ARTICLE IV OF APPENDIX I SECTION 4 OF THE TOWN OF NEWBURGH MUNICIPAL CODE.
  - HEAVY EQUIPMENT SHALL BE KEPT OFF OF THE ABSORPTION FIELD AREA EXCEPT DURING ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING OR AFTER CONSTRUCTION SO AS TO AVOID ANY UNDE COMPACTION THAT COULD RESULT IN A CHANGE TO THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED. STRIPPING OF TOPSOIL FROM THE ABSORPTION FIELD AREA IS STRICTLY PROHIBITED. FAILURE TO COMPLY MAY CAUSE REJECTION OF THE SYSTEM DURING INSPECTION, AND MAY REQUIRE SOIL RETESTING AND SYSTEM REDESIGN.
  - ABSORPTION TRENCHES SHALL NOT BE CONSTRUCTED IN FROZEN GROUND OR WET SOIL.
  - NO SWIMMING POOLS, DRIVEWAYS, PARKINGS AREAS OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER OR WITHIN TEN FEET OF ANY PORTION OF THE ABSORPTION FIELD OR RESERVE AREA.
  - DO NOT ALLOW CELLAR, ROOF OR FOOTING DRAINS TO DISCHARGE OVER THE ABSORPTION FIELD OR RESERVE AREA.
  - CELLAR, ROOF AND FOOTING DRAINS SHALL NOT BE CONNECTED TO THE SEWAGE DISPOSAL SYSTEM.
  - SURFACE WATER IS TO BE DIVERTED AWAY FROM THE ABSORPTION FIELD.
  - THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELD OR RESERVE AREA.
  - WATER SAVING PLUMBING FIXTURES SHALL BE USED.
  - THE SYSTEM IS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS OR WATER CONDITIONERS. THEREFORE, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM, AND REAPPROVED BY THE GOVERNMENT AGENCIES HAVING JURISDICTION.

- ALL SEWER LINES SHALL BE INSTALLED HAVING THE FOLLOWING MINIMUM SLOPES: 1/4" FT FROM THE BUILDING TO THE SEPTIC TANK, 1/8" FT FROM THE SEPTIC TANK TO THE POINT OF DISTRIBUTION, AND 1/16" FT TO 1/32" FT FOR LATERALS. DOSED LATERAL SHALL BE SET LEVEL.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- THE SEPTIC TANK AND DISTRIBUTION BOX SHALL BE PRE-CAST CONCRETE.
- 4" ID CAST IRON OR SCHEDULE 40 PVC SHALL BE USED BETWEEN THE BUILDING AND SEPTIC TANK. 4" ID SOLID TIGHT JOINT PVC SHALL BE USED BETWEEN THE SEPTIC TANK AND THE POINTS OF DISTRIBUTION. 4" ID PERFORATED PVC PIPE SHALL BE USED FOR LATERALS WITH THE PERFORATIONS FACING DOWN. LATERALS SHALL BE SOLID WALL PVC FOR A DISTANCE OF TWO FEET FROM THE DISTRIBUTION BOX. ALL SOLID WALL PIPE SHALL BE SDR-35.
- IF A WELL IS UPGRADE OF AN ABSORPTION FIELD, THE SEPARATION BETWEEN THE WELL AND THE ABSORPTION FIELD SHALL BE 100 FEET MINIMUM. IF THE WELL IS DOWNGRADE AND IN THE GENERAL DRAINAGE PATH OF AN ABSORPTION FIELD, THE SEPARATION SHALL BE 200 FEET MINIMUM.
- THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE "AS-BUILT" DRAWING OF ANY INSTALLED SANITARY FACILITY.
- THE SEPTIC TANK SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2 TO 3 YEARS.
- THE DISTRIBUTION BOX SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT IT IS LEVEL AND OPERATING PROPERLY.
- THE WELL SHALL BE TESTED IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF HEALTH FACT SHEET #3 "RECOMMENDED RESIDENTIAL WATER QUALITY TESTING."
- ALTHOUGH THERE ARE NO NEW YORK STATE REGULATIONS REGARDING MAINTENANCE OF WELLS, PERIODIC TESTING OF WELL WATER (A MINIMUM OF YEARLY) IS RECOMMENDED.
- AFTER COMPLETION, GRASS SEED AND MULCH SHALL BE APPLIED TO THE ABSORPTION FIELD AREA.

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

ADOLFO H. RIVERA

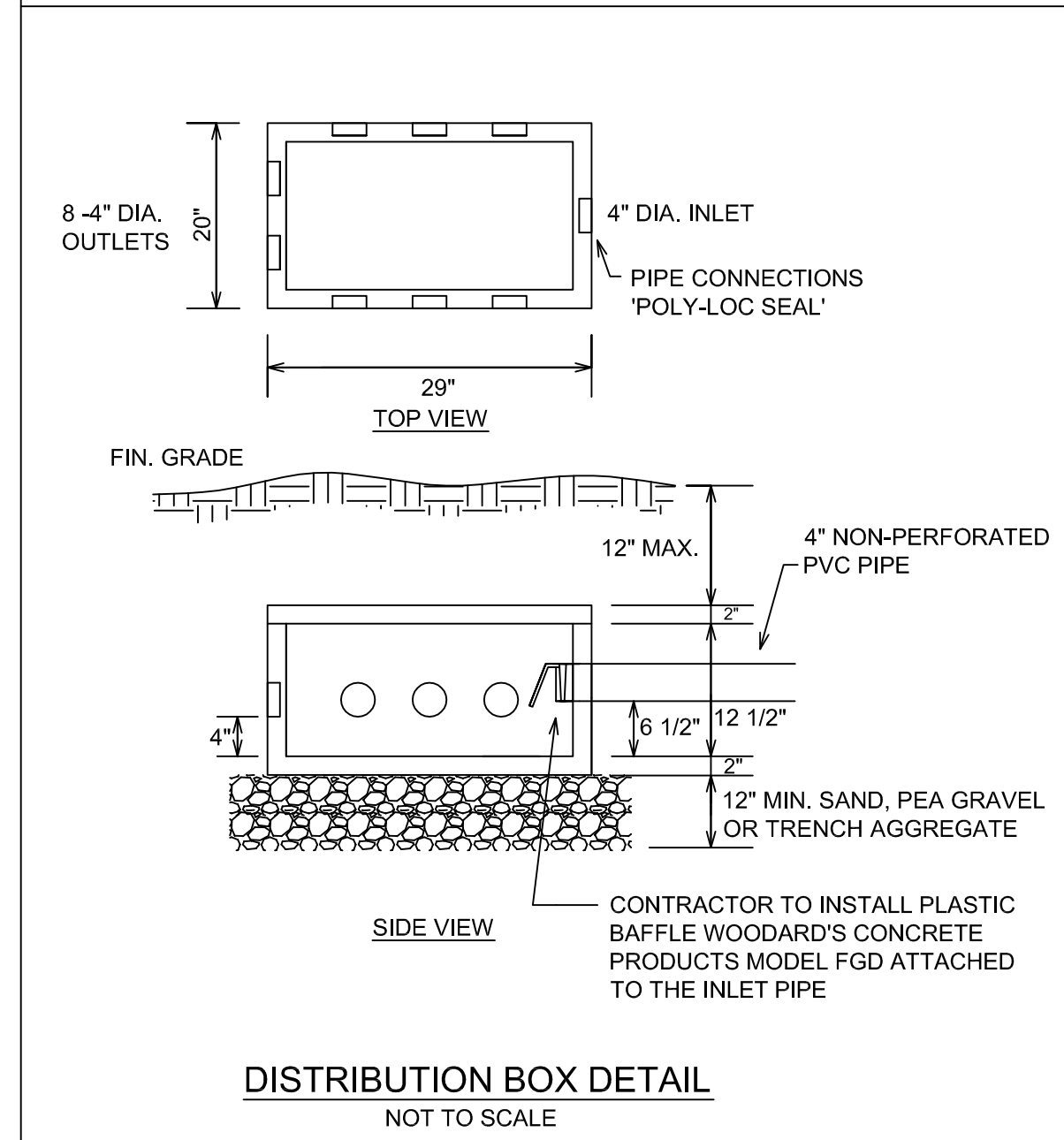
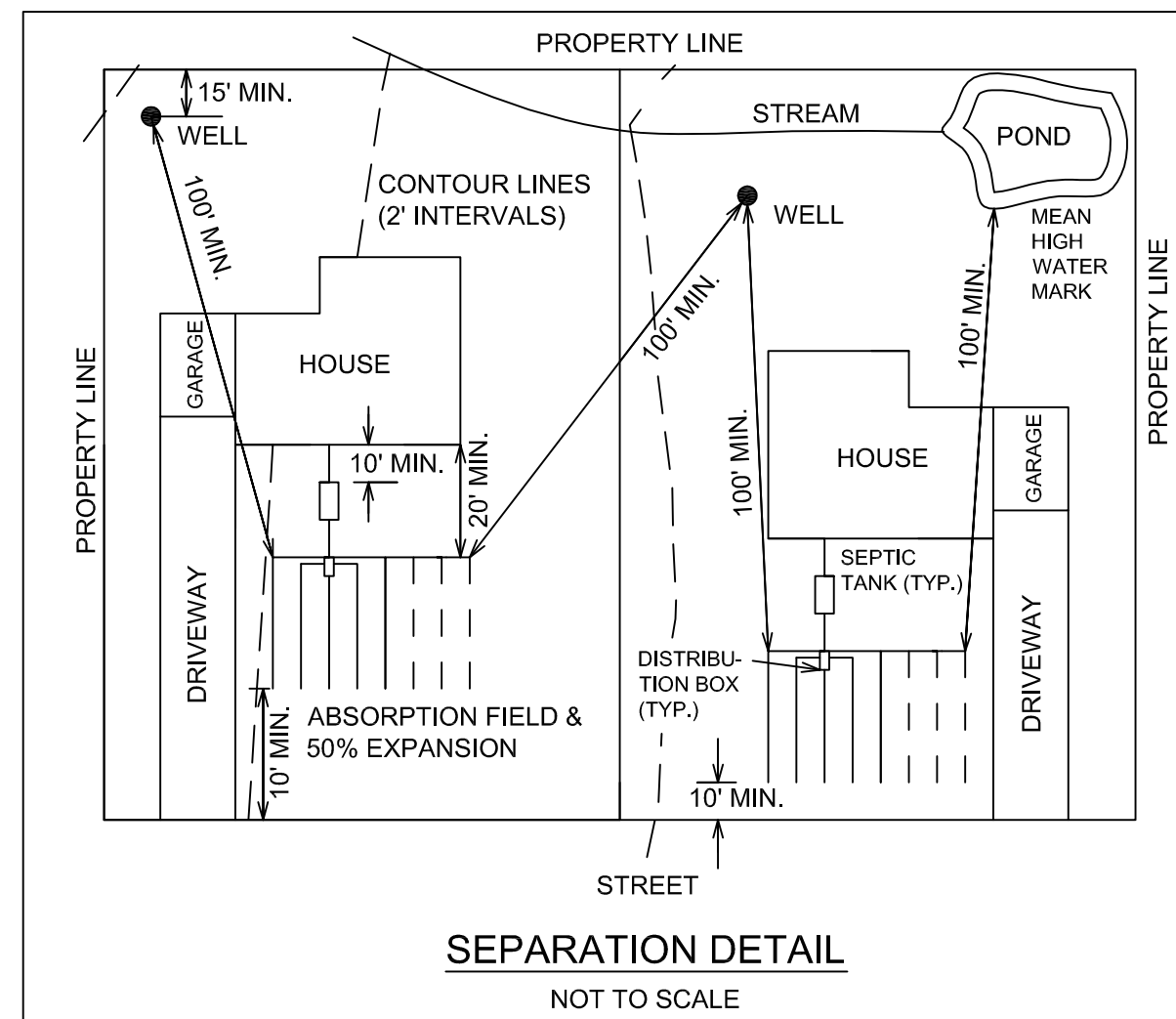
**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHICAL SURVEY SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON SEPTEMBER 08, 2022.

MARTIN F. ANTHONISEN, JR.  
 NYS REGISTRATION NO. 050764-1

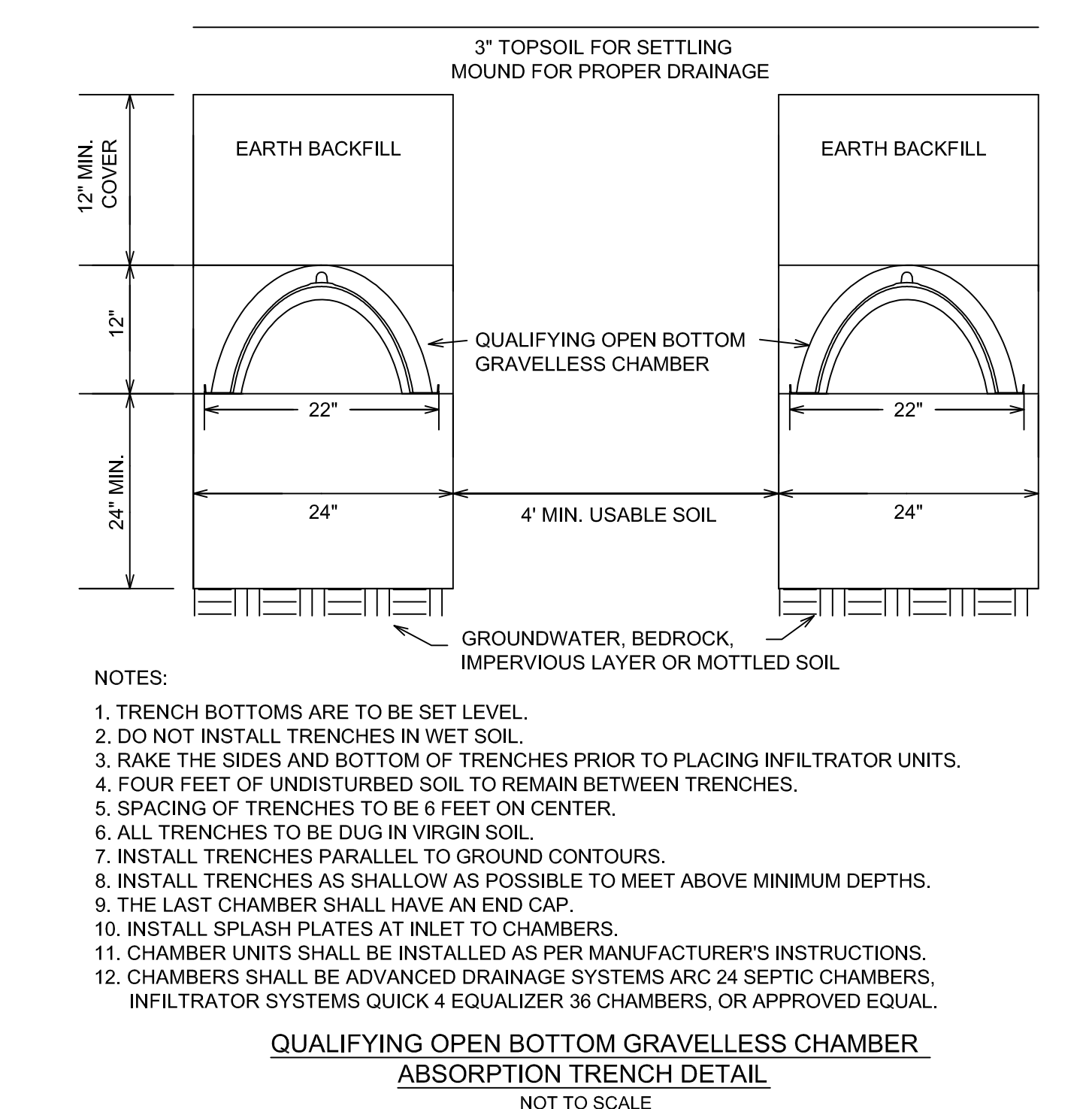
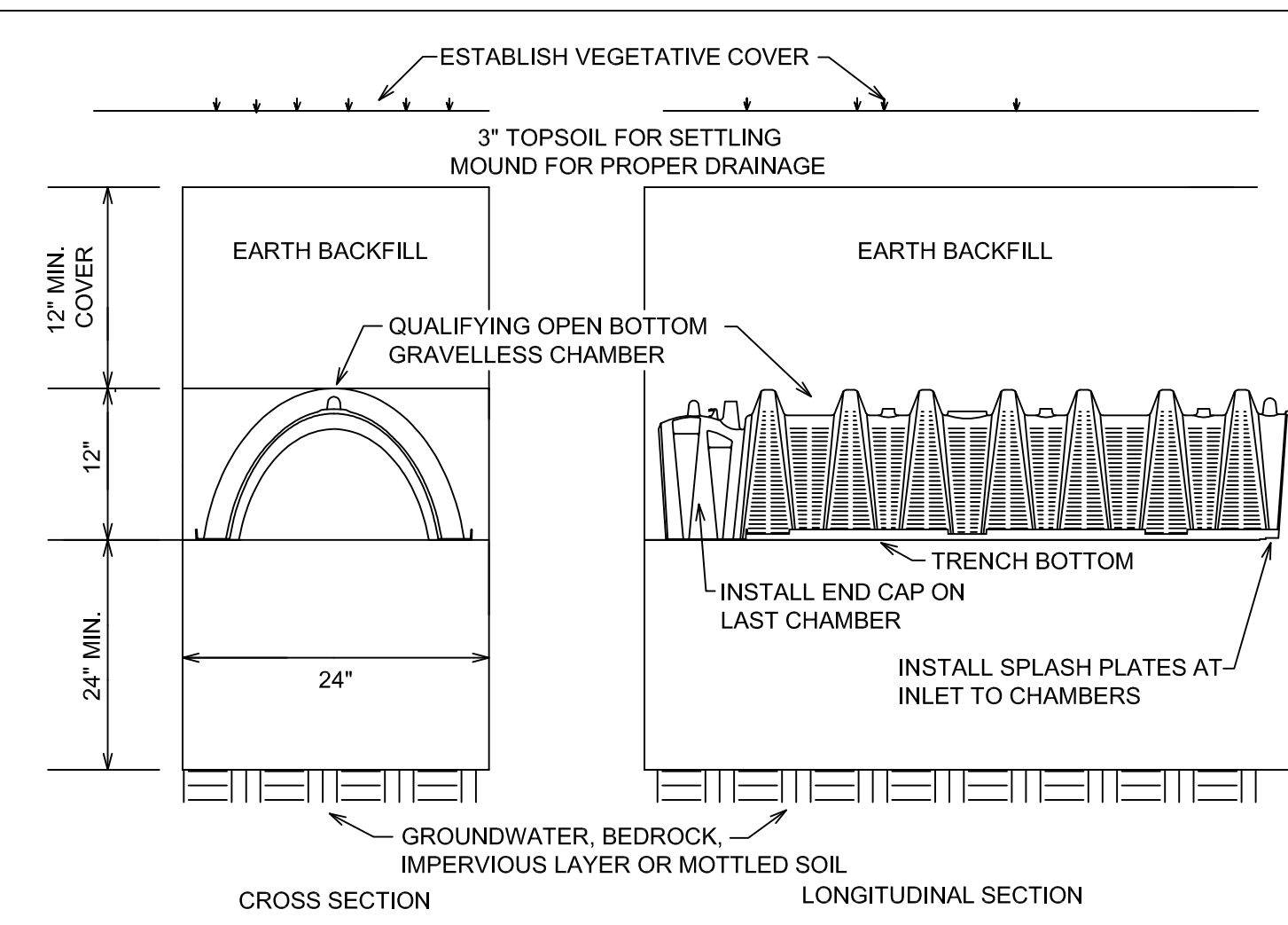
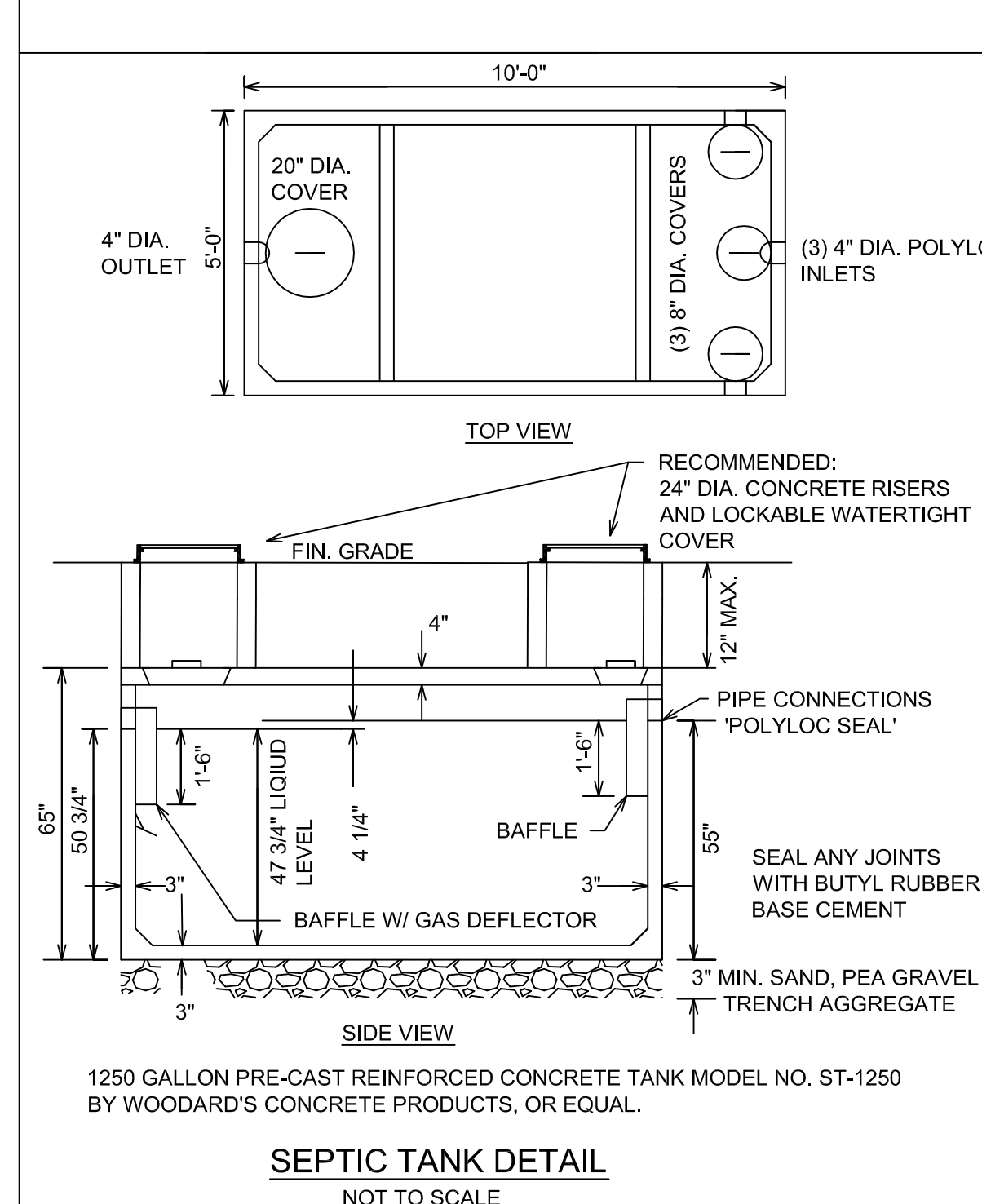
UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

DATE	REVISION





- DISTRIBUTION BOX TO BE PRE-CAST CONCRETE MODEL NO. DB-9 BY WOODARD'S CONCRETE PRODUCTS, OR EQUAL.
- A BAFFLE IS TO BE INSTALLED IN THE DISTRIBUTION BOX. THE BAFFLE SHALL BE A PLASTIC BAFFLE MODEL FGD BY WOODARD'S CONCRETE PRODUCTS, OR EQUAL, INSTALLED BY THE CONTRACTOR ON-SITE.
- ALL OUTLET INVERTS ARE TO BE AT THE SAME ELEVATION. FLOW EQUALIZERS ARE REQUIRED.
- THE FIRST 10 FEET OF ALL OUTLET PIPES ARE TO BE SET AT IDENTICAL SLOPES.
- ALL UNUSED OUTLETS ARE TO REMAIN PLUGGED.
- OUTLETS SHALL BE UTILIZED IN A MANNER THAT WILL ALLOW ACCESS TO THE RESERVE AREA WITHOUT DISTURBING THE EXISTING PIPING.
- LATERALS SHALL BE SOLID WALL PVC FOR A DISTANCE OF 2 FEET (MIN.) FROM THE DISTRIBUTION BOX.
- ALL PVC FITTINGS SHALL BE GASKETTED OR SOLVENT WELDED.



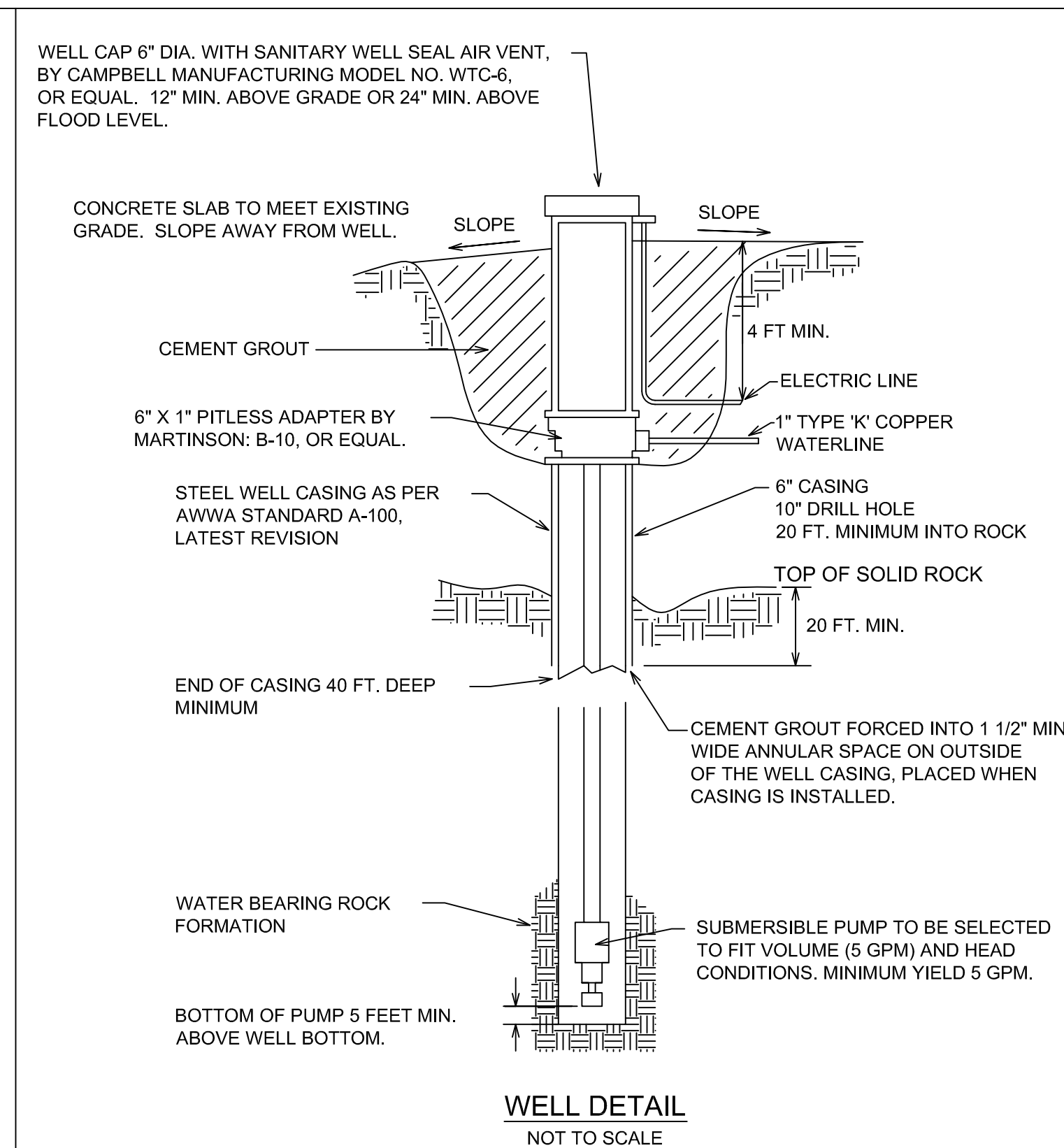
- NOTES:
- TRENCH BOTTOMS ARE TO BE SET LEVEL.
  - DO NOT INSTALL TRENCHES IN WET SOIL.
  - RAKE THE SIDES AND BOTTOM OF TRENCHES PRIOR TO PLACING INFILTRATOR UNITS.
  - FOUR FEET OF UNDISTURBED SOIL TO REMAIN BETWEEN TRENCHES.
  - SPACING OF TRENCHES TO BE 6 FEET ON CENTER.
  - ALL TRENCHES TO BE DUG IN VIRGIN SOIL.
  - INSTALL TRENCHES PARALLEL TO GROUND CONTOURS.
  - INSTALL TRENCHES AS SHALLOW AS POSSIBLE TO MEET ABOVE MINIMUM DEPTHS.
  - THE LAST CHAMBER SHALL HAVE AN END CAP.
  - INSTALL SPLASH PLATES AT INLET TO CHAMBERS.
  - CHAMBER UNITS SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
  - CHAMBERS SHALL BE ADVANCED DRAINAGE SYSTEMS ARC 24 SEPTIC CHAMBERS, INFILTRATOR SYSTEMS QUICK 4 EQUALIZER 36 CHAMBERS, OR APPROVED EQUAL.

**PERCOLATION TEST RESULTS**

LOT NO.	HOLE NO.	DEPTH (IN.)	DATE	TIME	STABILIZED RATE
2	2-1	24	8/11/2022	26M18S 28M30S 37M45S	42M50S
	2-2	24	8/11/2022	21M00S 26M50S 32M58S	42M50S
3	3-1	24	8/11/2022	27M36S 29M52S 34M40S	44M31S
	3-2	24	8/11/2022	26M21S 31M42S 39M37S	44M31S

**DEEP TEST HOLE RESULTS**

LOT NO.	HOLE NO.	DATE	DESCRIPTION
2	2-1	8/25/2022	0' TO 4" TOPSOIL 4" TO 16" BROWN SILT LOAM 16" TO 78" TAN SILT LOAM NO GROUNDWATER NO BEDROCK
	2-2	8/25/2022	0' TO 6" TOPSOIL 6" TO 18" BROWN SILT LOAM 18" TO 78" TAN SILT LOAM NO GROUNDWATER NO BEDROCK
3	3-1	8/25/2022	0' TO 4" TOPSOIL 4" TO 14" BROWN SILT LOAM 12" TO 72" TAN SILT LOAM NO GROUNDWATER NO BEDROCK
	3-2	8/25/2022	0' TO 3" TOPSOIL 3" TO 12" BROWN SILT LOAM 12" TO 72" TAN SILT LOAM NO GROUNDWATER NO BEDROCK



- NOTES:
- WELL TO BE CONSTRUCTED IN ACCORDANCE WITH NYSDOH APPENDIX 5-B; STANDARDS FOR WATER WELLS, LATEST EDITION.
  - THE WELL SHALL BE TESTED IN ACCORDANCE TO NEW YORK STATE DEPARTMENT OF HEALTH - FACT SHEET #3 "RECOMMENDED RESIDENTIAL WATER QUALITY TESTING."

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**DETAIL SHEET**  
FOR  
**ADOLFO H. & LISA A. RIVERA**  
38 ROSALINE LANE, TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
DATE: OCTOBER 5, 2022 SCALE: AS SHOWN  
TAX PARCEL: SECTION 111 BLOCK 2 LOTS 20 & 21

PREPARED BY:  
**DARREN C. DOCE, PE**  
5 LINCOLNDALE ROAD, CAMPBELL HALL, NY 10916  
TEL. 845 561-1170 EMAIL: DDOCE12@HOTMAIL.COM

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SHEET 2 OF 3

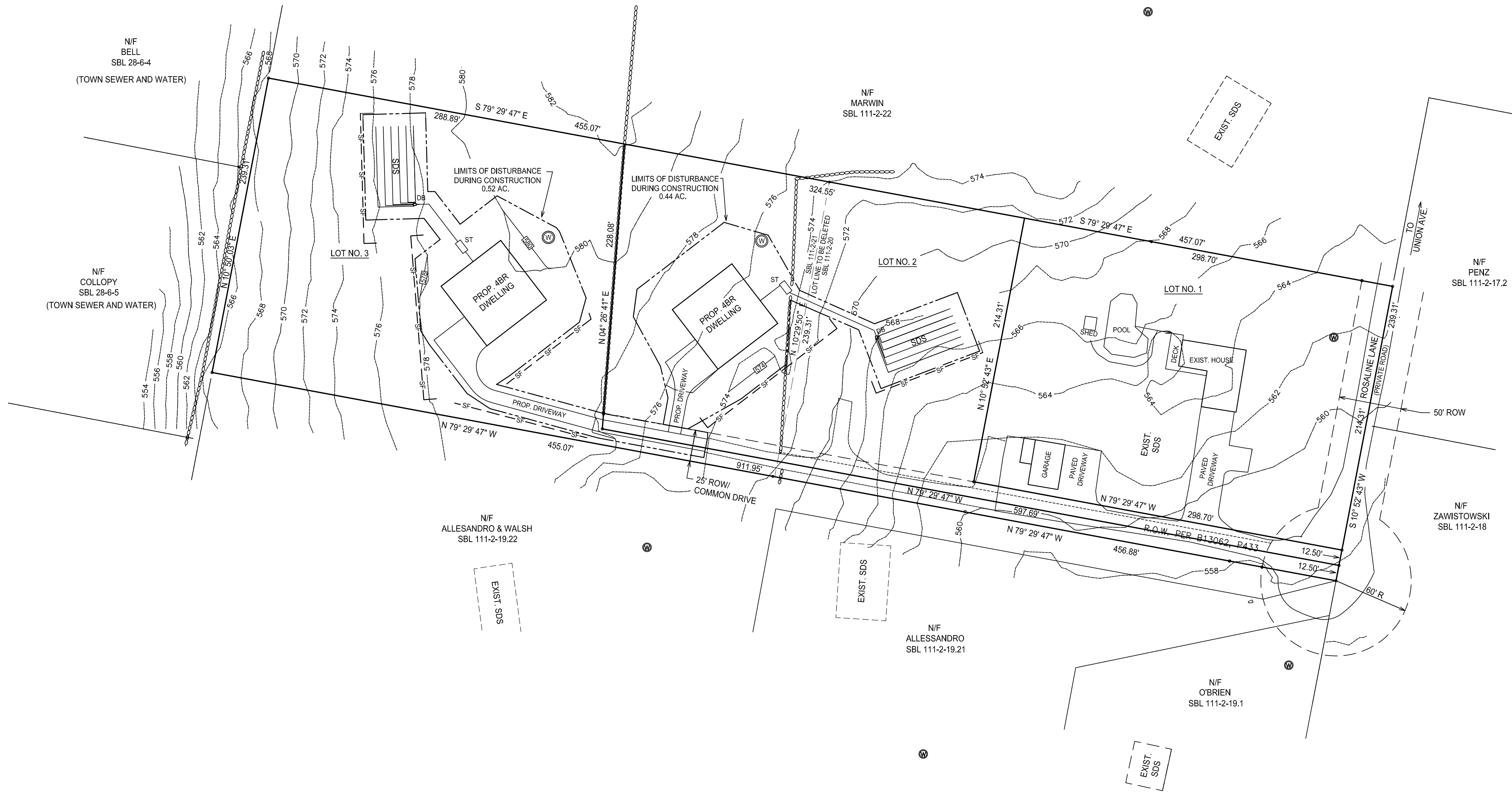
- LEGEND:**
- ST - SEPTIC TANK
  - DB - DISTRIBUTION BOX
  - W - WELL
  - 580 - EXISTING CONTOUR
  - 570 - PROPOSED CONTOUR
  - - STONEWALL
  - - - - LIMITS OF DISTURBANCE DURING CONSTRUCTION
  - SF - SILT FENCE

**GENERAL NOTES:**

1. THE LOCATIONS (HORIZONTAL AND VERTICAL) AND SIZES OF UNDERGROUND UTILITIES SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED.
2. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
3. IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.

**SOIL EROSION AND SEDIMENT CONTROL NOTES:**

1. 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.
2. 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. WHEN FEASIBLE, THE NATURAL VEGETATION IN ALL OTHER AREAS SHALL BE PROTECTED AND RETAINED. SOIL EXPOSURE SHALL BE LIMITED TO LESS THAN ONE ACRE.
3. INITIAL CLEARING OR SOIL DISTURBANCE SHALL BE LIMITED TO THAT NECESSARY TO INSTALL EROSION AND SEDIMENT CONTROL MEASURES. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
4. 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.
5. ALL EXCAVATED EARTH AND ACCUMULATED SEDIMENT NOT USED AS FILL SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
6. THE PERMANENT DRIVEWAY OR ENTRANCE LOCATION SHALL BE USED AS A STABILIZED CONSTRUCTION ENTRANCE. TWO-INCH STONE SHALL BE PLACED AT A MINIMUM 6 INCH DEPTH, 30 FEET LONG AND 12 FEET WIDE. THE ENTRANCE SHALL BE TOP DRESSED WITH STONE AS NECESSARY TO PREVENT TRACKING SEDIMENT ONTO PUBLIC ROADS OR RIGHT-OF-WAYS. SEDIMENT TRACKED ONTO PUBLIC ROADS MUST BE REMOVED OR CLEANED ON A DAILY BASIS.
7. AT ANY LOCATION WHERE SURFACE RUNOFF FROM DISTURBED OR GRADED AREAS MAY FLOW OFF OF THE CONSTRUCTION AREA, SEDIMENT CONTROL MEASURES MUST BE INSTALLED, (E.G. SILT FENCE) TO PREVENT SEDIMENT FROM BEING TRANSPORTED OFF SITE. NO GRADING, FILLING OR OTHER DISTURBANCE IS ALLOWED WITHIN EXISTING DRAINAGE SWALES.
8. ANY PROPOSED SWALES SHALL BE SODDED OR SEEDDED AND MULCHED IMMEDIATELY FOLLOWING THEIR COMPLETION.
9. DOWNSPOUTS OR SUMP PUMP OUTLETS SHOULD BE PROTECTED BY SPLASHBLOCKS.
10. RUNOFF SHALL BE DIRECTED AWAY FROM CUT OR FILL SLOPES UNTIL THE SLOPES HAVE BECOME STABILIZED. NO CONCENTRATED FLOWS SHALL BE DIRECTED OVER CUT OR FILL SLOPES.
11. 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.
12. PLACE SILT FENCE AROUND THE PERIMETER OF ALL STOCKPILES AS SOON AS THEY ARE CREATED. MULCH THE STOCKPILES WHEN NOT IN USE.
13. FINAL SITE DRAINAGE SHALL BE COMPLETED IN ORDER TO PREVENT EROSION, PONDING AND CONCENTRATED FLOWS ONTO ADJACENT PARCELS. IN ACCORDANCE WITH NEW YORK STATE CODE, POSITIVE DRAINAGE AWAY FROM THE FOUNDATION MUST BE PROVIDED. THE FOUNDATION MUST EXTEND AT LEAST EIGHT INCHES ABOVE FINISHED GRADE AND THE GRADE AWAY FROM THE FOUNDATION MUST FALL A MINIMUM OF SIX INCHES IN THE FIRST TEN FEET.
14. STABILIZATION:
  - A. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
    - A. SEVEN CALENDAR DAYS FROM THE TIME THAT THE SOIL IS INITIALLY DISTURBED, AND BEFORE ANY SIGNIFICANT STORM EVENT WHICH MAY HAVE THE POTENTIAL TO CAUSE EROSION, BUT NOT TO EXCEED SEVEN DAYS FROM INITIAL DISTURBANCE.
    - B. FOURTEEN CALENDAR DAYS FOR ALL APPROVED STOCKPILES AND OTHER DISTURBED AND GRADED AREAS PROVIDED CONSTRUCTION GRADING ACTIVITY IS NOT CONTINUALLY ONGOING IN THESE LOCATIONS.
    - C. PERMANENT VEGETATION SHALL BE INSTALLED ON ALL EXPOSED AREAS WITHIN 14 DAYS OF FINAL GRADING. MULCH SHALL BE USED AS NECESSARY FOR PROTECTION UNTIL PERMANENT VEGETATION IS ESTABLISHED.
    - D. 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.
    - E. IF THE SEASON PREVENTS THE ESTABLISHMENT OF VEGETATION, THE DISTURBED AREA SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS/ACRE (100-120 BALES/ACRE) UNTIL PERMANENT VEGETATION CAN BE ESTABLISHED.
    - F. IMMEDIATELY FOLLOWING SITE DISTURBANCE OR ROUGH GRADING, ANY CRITICAL AREAS (E.G. STEEP SLOPES) SHALL BE STABILIZED WITH TEMPORARY VEGETATION, EMULSION AND/OR EROSION CONTROL FABRICS AS NEEDED.
15. MAINTENANCE:
  - A. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PERIODICALLY INSPECTED, MAINTAINED AND REPLACED WHEN THEY BECOME INOPERABLE. INSPECTIONS ARE 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.
  - B. SEDIMENT IS 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 THE SILT FENCE AS NEEDED. AFTER THE SITE IS STABILIZED, REMOVE THE SILT FENCE AND DISPOSE OF IT PROPERLY.
  - C. INSPECT MULCHED AREAS FOR AREAS WHERE THE MULCH HAS BEEN LOOSENOED OR REMOVED, AND REPLACE AS NEEDED. REMOVE ANY ANCHORING WHEN IT IS NO LONGER NEEDED AND DISPOSE OF IT PROPERLY.
  - D. INSPECT SEEDDED AREAS TO SEE IF GOOD GROWTH IS BEING ESTABLISHED AND RESEED AS NEEDED.
  - E. INSPECT THE STABILIZED CONSTRUCTION ENTRANCE REGULARLY AND AFTER HIGH TRAFFIC VOLUMES AND STORM EVENTS. APPLY ADDITIONAL STONE AND CLEAN THE PUBLIC ROADWAY AS NEEDED.
  - F. ONCE THE DISTURBED AREAS HAVE BECOME PERMANENTLY STABILIZED, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF PROPERLY.



**CALL BEFORE YOU DIG**

DIG SAFELY NEW YORK MUST BE CONTACTED ( DIAL 811 OR 1-800-962 7962) AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING, OR BLASTING TO HAVE ANY EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

SHEET 3 OF 3 IS INVALID UNLESS ACCOMPANIED BY SHEETS 1 OF 3 AND 2 OF 3.

**SOIL EROSION AND SEDIMENT CONTROL PLAN**

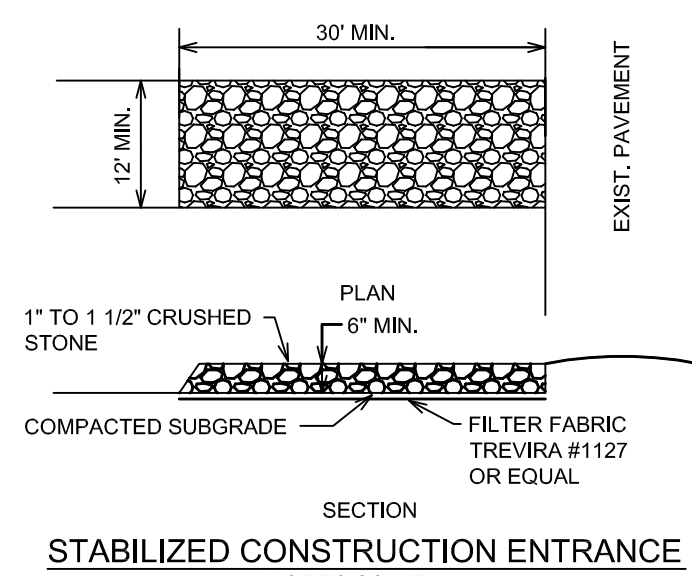
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PREPARED BY:  
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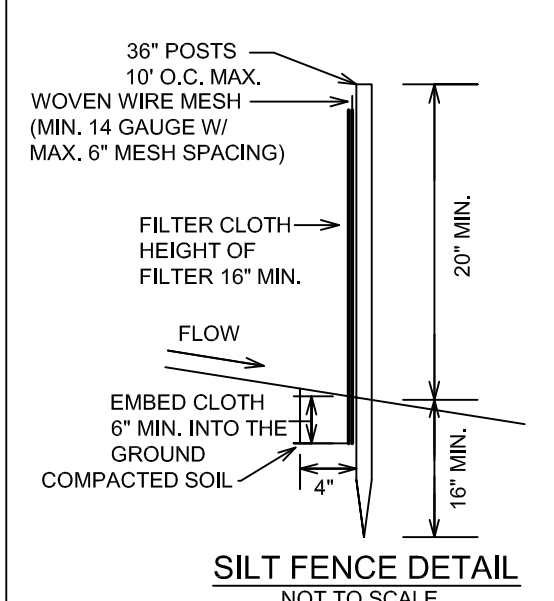
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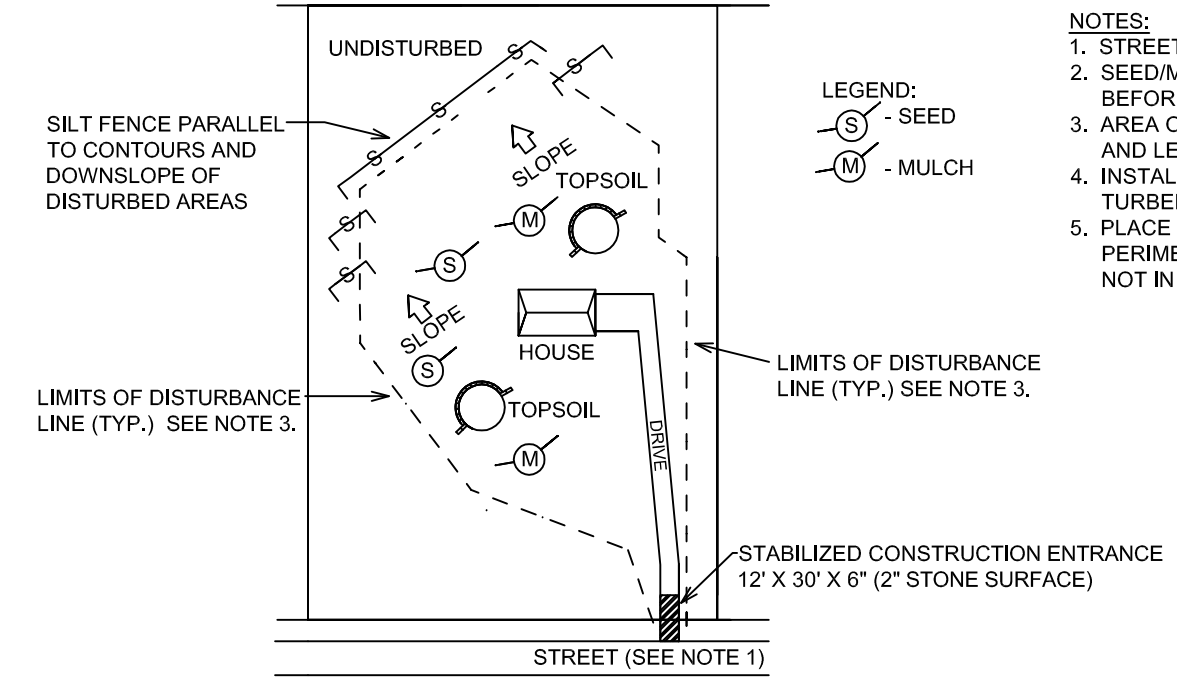
SHEET 3 OF 3



- NOTE:**
1. 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.
  2. DRIVEWAYS MUST BE STABILIZED WITH 1" TO 1 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL HOME CONSTRUCTION.



- NOTES:**
1. INSTALL SILT FENCE ON THE DOWNSLOPE SIDE OF DISTURBED AREAS TO CAPTURE SEDIMENT.
  2. FASTEN SILT FENCE TO POSTS WITH WIRE TIES OR STAPLES.
  3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN, OVERLAP BY 6" AND FOLD.
  4. PREFAB UNITS: GEOPAB, ENVIRONFENCE OR EQUAL.
  5. INSTALL THE SILT FENCE ON A LINE OF EQUAL ELEVATION (CONTOUR).
  6. PLACE SILT FENCE 5' MIN. FROM TOE OF SLOPE.
  7. INSTALL SILT FENCE WITH THE POSTS ON THE DOWNSTREAM SIDE OF THE FABRIC.
  8. 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.
  9. FILTER CLOTH TO BE ATTACHED TO WOVEN WIRE MESH WITH TIES SPACED EVERY 24" AT THE TOP AND MIDSECTION.
  10. FILTER CLOTH SHALL BE FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL.



- NOTES:**
1. STREET TO BE CLEANED DAILY.
  2. SEED/MULCH REQUIRED WITHIN 7 DAYS OR BEFORE ANY RAIN EVENT.
  3. AREA OF DISTURBANCE TO BE MINIMIZED, AND LESS THAN 1 ACRE.
  4. INSTALL SILT FENCE DOWNSLOPE OF DISTURBED AREAS TO CAPTURE SEDIMENT.
  5. PLACE SILT FENCE AROUND STOCKPILE PERIMETERS. MULCH STOCKPILES WHEN NOT IN USE.

- LEGEND:**
- (S) - SEED
  - (M) - MULCH