

Full Size Site Plans

are available for viewing at the

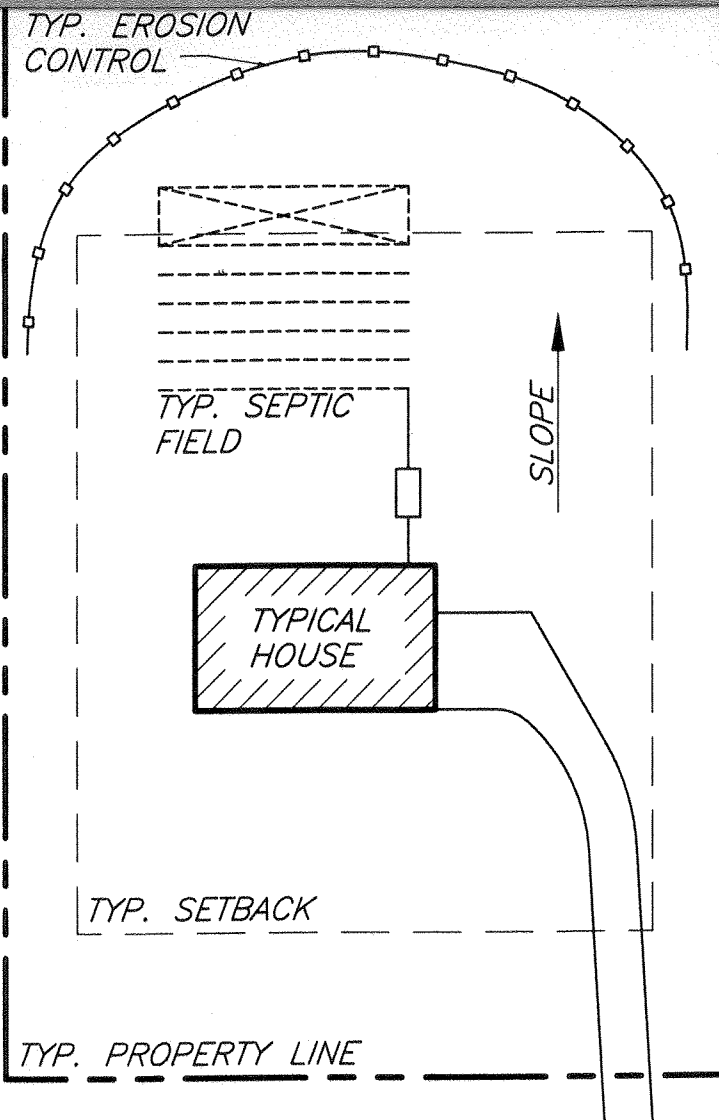
**Zoning Board of Appeals**

Office located at

**308 Gardnertown Road**

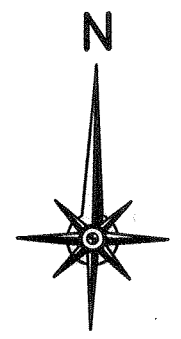
Newburgh, NY

845-566-4901



**TYPICAL EROSION CONTROL DETAIL**  
N.T.S.

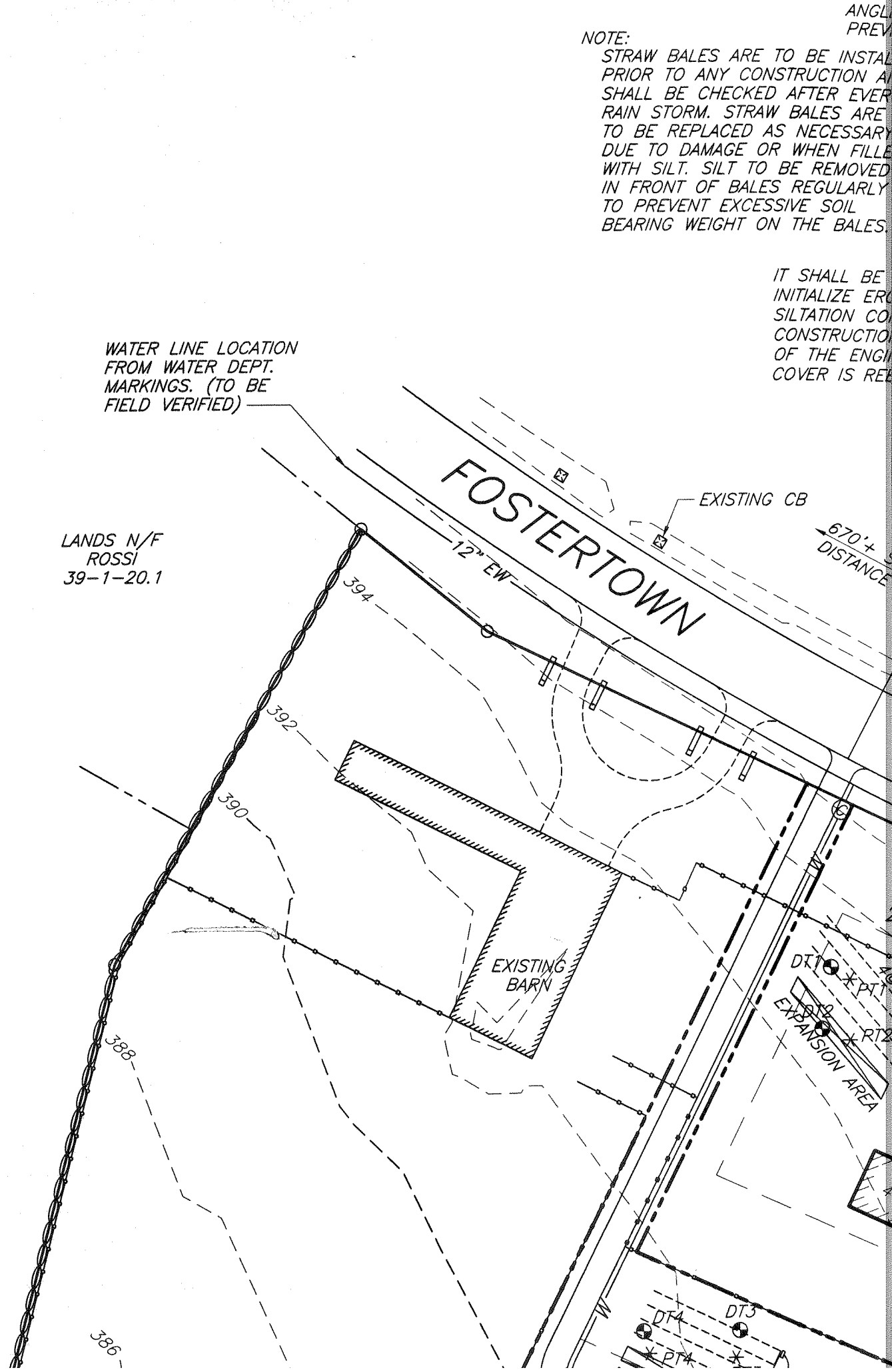
NOTE:  
1. STRAW BALES OR SILT FENCING ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION. EROSION CONTROL TO BE LOCATED ON THE DOWNHILL SIDE OF DISTURBED LAND. EROSION CONTROL LOCATIONS WILL VARY DEPENDING ON THE DIRECTION OF SLOPE FOR THE INDIVIDUAL LOTS. SEE DETAILS FOR INSTALLATION INSTRUCTIONS.



LANDS N/F  
PICARD  
39-1-20.2

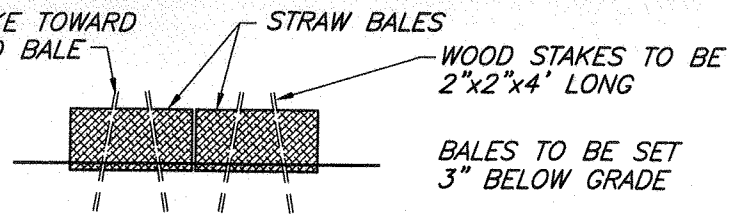
WATER LINE LOCATION FROM WATER DEPT. MARKINGS. (TO BE FIELD VERIFIED)

LANDS N/F  
ROSSI  
39-1-20.1



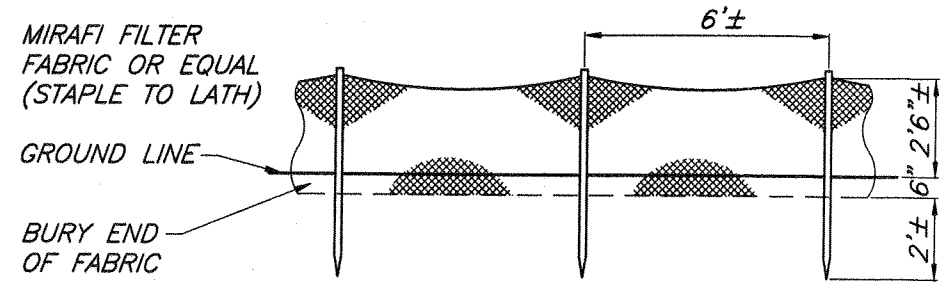
ANGLE  
PREV

NOTE:  
 STRAW BALES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND SHALL BE CHECKED AFTER EVERY RAIN STORM. STRAW BALES ARE TO BE REPLACED AS NECESSARY DUE TO DAMAGE OR WHEN FILLED WITH SILT. SILT TO BE REMOVED IN FRONT OF BALES REGULARLY TO PREVENT EXCESSIVE SOIL BEARING WEIGHT ON THE BALES.



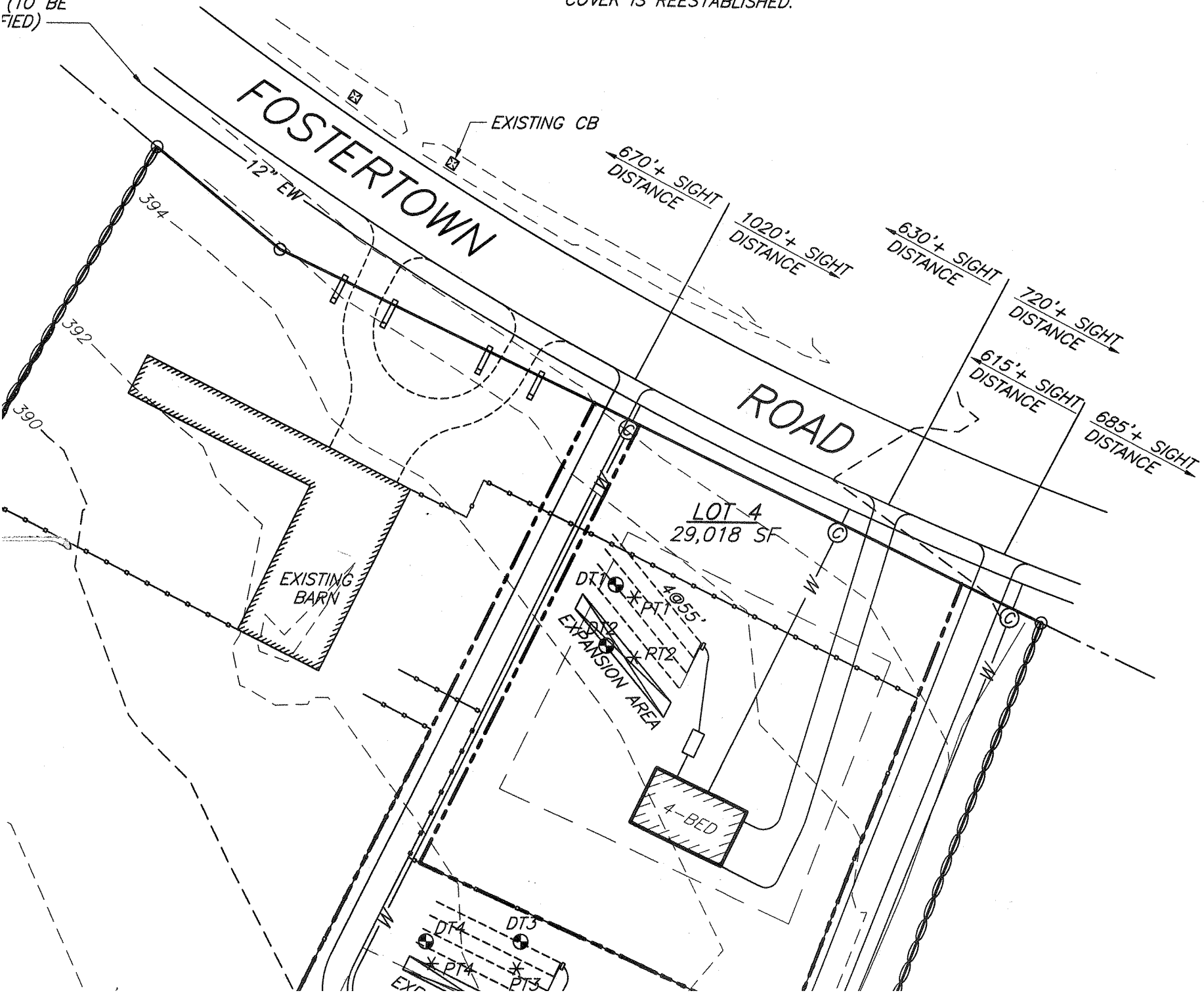
**STAKED STRAW BALE PLAN**  
 N.T.S.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INITIALIZE EROSION CONTROL MEASURES, STRAW BALES ARE TO BE USED FOR SILTATION CONTROL AROUND ALL AREAS THAT WILL BE DISRUPTED DURING CONSTRUCTION, STRAW BALES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS REESTABLISHED.

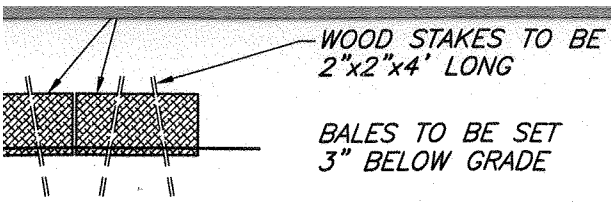


**SILT FENCE DETAIL**  
 N.T.S.

LOCATION  
 DEPT.  
 (TO BE  
 FIED)

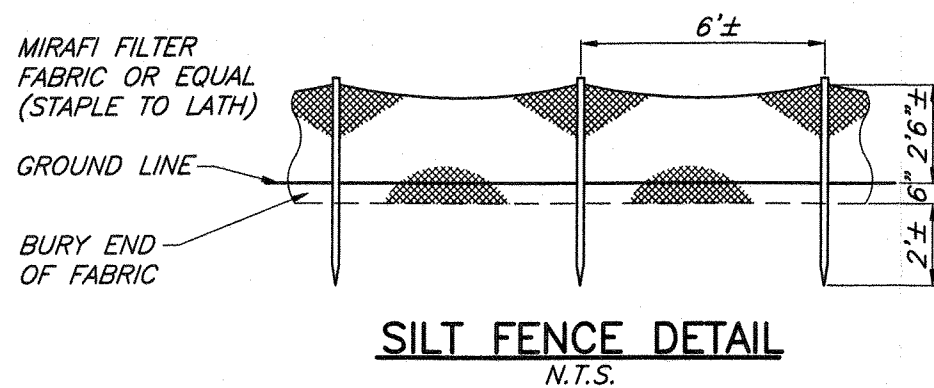


1. E
2. S
3. T
4. T
5. T
6. M
7. W
8. S

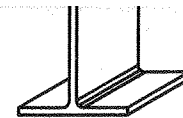


**STRAW BALE PLAN**  
N.T.S.

OF THE CONTRACTOR TO PROVIDE AND SURES, STRAW BALES ARE TO BE USED FOR AREAS THAT WILL BE DISRUPTED DURING TO BE MAINTAINED TO THE SATISFACTION REMOVED BY THE CONTRACTOR ONCE GROUND

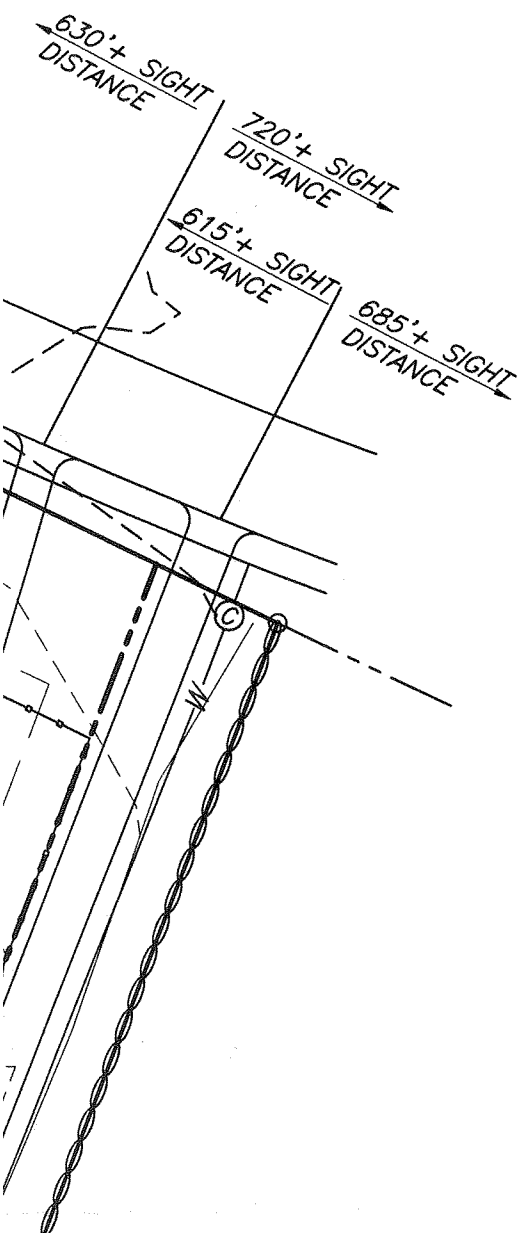


CONSULTANTS, INC.  
6 OLD NORTH PLANK ROAD  
NEWBURGH, NEW YORK 12550  
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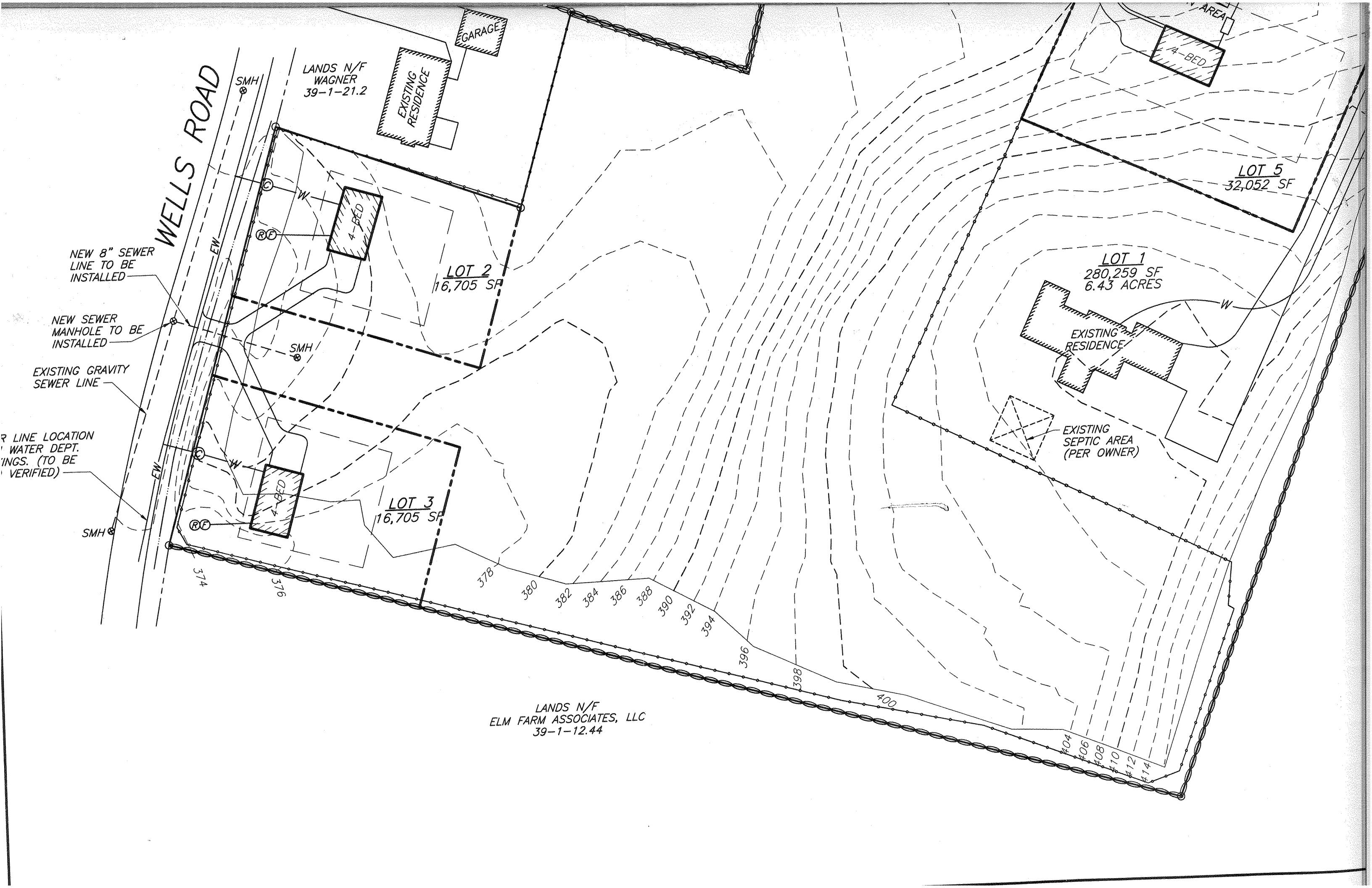
**LEGEND**

- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- EXISTING WATER SERVICE
- PROPOSED WATER SERVICE
- EXISTING WELL
- PROPOSED HOUSE
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PROP. ROOF DRAIN OUTLET
- PROP. FOOTING DRAIN OUTLET
- PROP. CURB BOX LOCATION



**EROSION CONTROL STANDARD NOTES**

1. EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
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 FEASIBLE.
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. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
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 OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
6. MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.
7. WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
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 COMPOSITION SUITABLE FOR THE



WELLS ROAD

LANDS N/F  
WAGNER  
39-1-21.2

GARAGE

EXISTING  
RESIDENCE

4-BED

LOT 5  
32,052 SF

NEW 8" SEWER  
LINE TO BE  
INSTALLED

LOT 2  
16,705 SF

NEW SEWER  
MANHOLE TO BE  
INSTALLED

LOT 1  
280,259 SF  
6.43 ACRES

EXISTING GRAVITY  
SEWER LINE

EXISTING  
RESIDENCE

R LINE LOCATION  
WATER DEPT.  
PLANS. (TO BE  
VERIFIED)

EXISTING  
SEPTIC AREA  
(PER OWNER)

SMH

LOT 3  
16,705 SF

374

376

378

380

382

384

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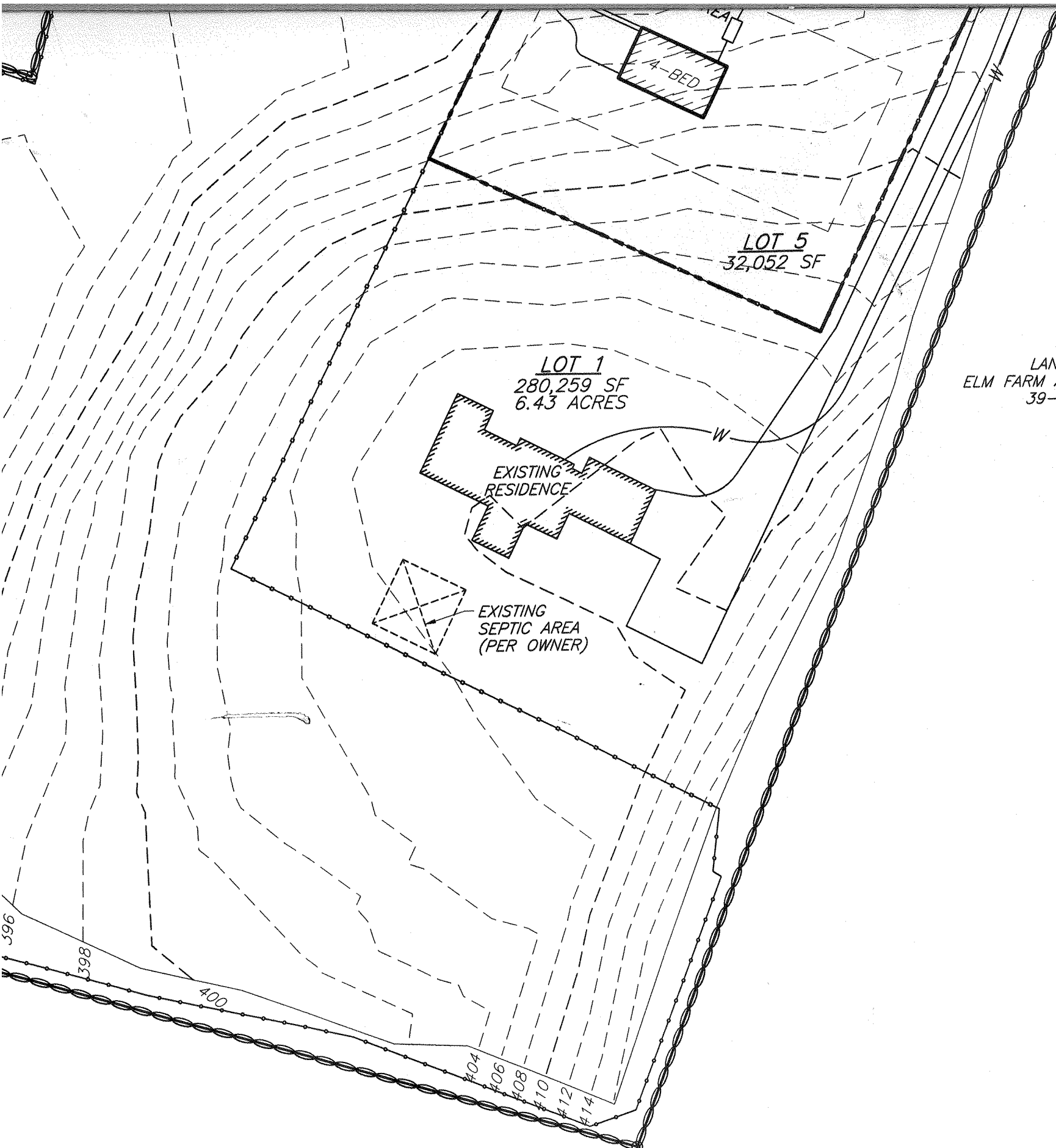
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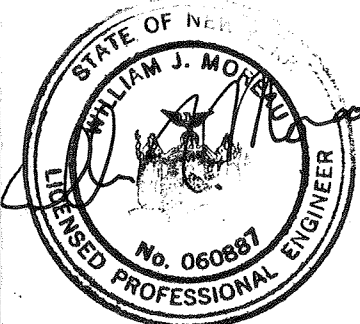
LANDS N/F  
ELM FARM ASSOCIATES, LLC  
39-1-12.44



LANDS N/F  
ELM FARM ASSOCIATES, LLC  
39-1-12.44

ANDS N/F  
 1 ASSOCIATES, LLC  
 7-1-12.44

- ULTIMATE USE OF THE FILL, FREE OF RUBBISH AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL AND SOFT OR EASILY COMPRESSIBLE MATERIAL.
10. FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF ONE HUNDRED PERCENT (100%) OF STANDARD PROCTOR TEST METHOD OR 95% MODIFIED PROCTOR TEST METHOD WITH PROPER MOISURE CONTROL.
  11. ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEEDED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
  12. PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH AT ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE INSTABILITY AND ADVERSE EFFECT ON NEIGHBORING PROPERTY OWNERS.
  13. THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPTING WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
  14. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM THE ENTIRE UPSTREAM DRAINAGE BASIN.
  15. SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS PROPOSED WITHIN SITE PLANS, IN WHICH 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 BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS.
  17. DRAINAGE 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 ENSURE THAT THE FREE FLOW OF WATER IS NOT OBSTRUCTED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.

<b>ENGINEER</b> <b>WILLIAM MOREAU, P.E.</b>		<b>TARSIO FAMILY SUBDIVISION</b> <b>5 LOT SUBDIVISION</b> <b>LOT LAYOUT</b> <b>SBL: 39-1-21.1</b> <b>TOWN OF NEWBURGH, ORANGE COUNTY, NY</b>			
		DATE 10/14/2014	SCALE 1" = 50'	JOB NUMBER 14-004-TAR	SHEET NUMBER 2 OF 4

1. REVISED 01/05/2015, PER TOWN ENGINEER COMMENTS