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

PROJECT: BRACKEN 17 VENTURES, LLC
PROJECT NO.: 2018-25
PROJECT LOCATION: SECTION 87, BLOCK2, LOT 1.2
REVIEW DATE: 28 SEPTEMBER 2018
MEETING DATE: 4 OCTOBER 2018
PROJECT REPRESENTATIVE: VINCENT J. DOCE

1. The Applicant's representative have researched the status of the roadways serving the parcel. The roadways were created by maps filed in the County Clerks office on 10 April 1959, signed by both the Town of Montgomery and Town of Newburgh Planning Board. Town of Montgomery Highway Superintendent has identified that the roadway is the Town of Montgomery town road.
2. The utility lines have modified pursuant to additional information and our previous comments.
3. Sewer flow acceptance from the City of Newburgh is required. The Applicant identifies that this information was submitted to the Town Engineer in a request. This request should be copied to the Planning Board as well for a complete file.
4. The plans contain sufficient information for this office to recommend a Negative Declaration for the two lot subdivision.
5. The Planning Board may wish to schedule a Public Hearing at its next available date.

Respectfully submitted,

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

Patrick J. Hines
Principal
PJH/kbw

VINCENT J. DOCE ASSOCIATES

ENGINEERS ~ SURVEYORS ~ PLANNERS

PROJECT CONSULTANTS - LAND CONSULTANTS

242 SOUTH PLANK ROAD, NEWBURGH, NEW YORK 12550

TEL. 845-561-1170 ~ FAX 845-561-7738

September 19, 2018

John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

RE: Subdivision Plan lands of
Bracken 17 Ventures LLC
Fleetwood Drive
Town of Newburgh Tax Parcel: Section 87 Block 2 Lot 1.2
Town Project No. 2018-15

Dear Mr. Ewasutyn:

Enclosed are revised plans of the above reference subdivision. The plans have been revised in response to the McGoey, Hauser and Edsall August 27, 2018 review comments and comments received at the September 6, 2018 planning board meeting. In response to the comments, I offer the following:

1. Beechwood Circle, as designated on the proposed subdivision plan, is an approved road as shown on Filed Map No. 1796. This map was approved by the Town of Montgomery Planning Board April 8, 1959 and filed in the Orange County Clerk's office April 10, 1959. The subject parcel has frontage on Beechwood Circle. I re-contacted the Town of Montgomery Highway Department on September 19, 2018 in order to clarify information I was previously given. The Town of Montgomery Highway Department informed me that Beechwood Circle was a town road, the Town of Montgomery paved the road and is responsible for its maintenance, but as a courtesy the Town of Newburgh Highway Department plows and sands the road.
2. Each dwelling will have its own individual water and sewer service lines. Each lot will have the right to place utilities over the proposed 50-foot right-of-way. The proposed service lines have been separated by 4 feet to provide for easier maintenance. The sewer department provided me the additional information that an existing sewer line runs a minimum of 91 feet along Beechwood Drive. The proposed sewer service connections have been revised. As a result of this revision, there will be no interaction with the existing walkway to the dwelling located on Town of Montgomery tax parcel Section 18 Block 1 Lot 19.
3. A scale is shown on the plan.
4. The building envelopes has been revised as suggested and the buildable areas have been corrected.

VINCENT J. DOCE ASSOCIATES

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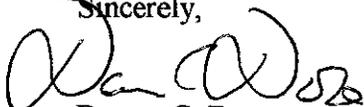
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5. A note has been added to the plans requiring the staking of the house location prior to a building permit being issued (Note 10-Sheet 1).
6. An area map has been added to the plan that shows the other lands of the applicant in relationship to the subject parcel.
7. A request for a sewer flow acceptance approval and a copy of the plans have been submitted to James Osborne, Town Engineer.
8. The information letter has been mailed.

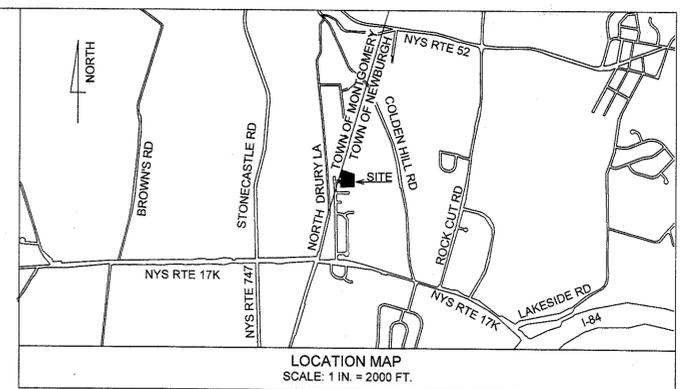
If any further information is required, please feel free to contact our office.

Sincerely,



Darren C. Doce

LEGEND:
 CB ⊠ - CATCH BASIN
 SMH ⊕ - SEWER MANHOLE
 --- - BUILDABLE AREA BOUNDARY
 HYD ⊕ - HYDRANT

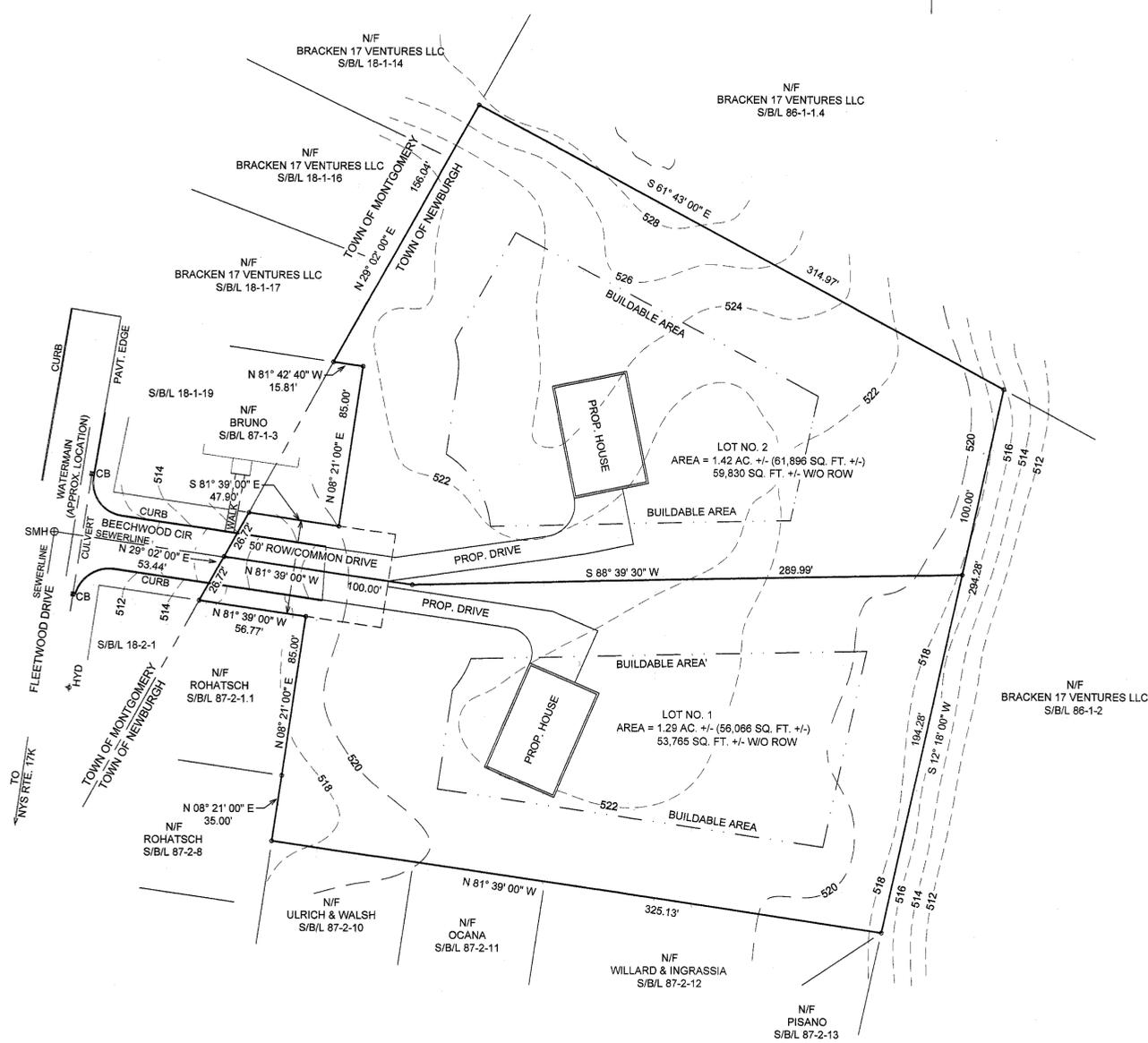


ZONE R-1:

REGULATION	MINIMUM REQUIRED	LOT NO. 1 MIN. PROP.	LOT NO. 2 MIN. PROP.
LOT AREA	40,000 SQ. FT.	56,086 SQ. FT. +/-	61,896 SQ. FT. +/-
LOT WIDTH	150 FT.	154 FT. +/-	224 FT. +/-
LOT DEPTH	150 FT.	330 FT. +/-	332 FT. +/-
FRONT YARD	50 FT.	79 FT. +/-	96 FT. +/-
REAR YARD	40 FT.	173 FT. +/-	172 FT. +/-
ONE SIDE YARD	30 FT.	43 FT. +/-	44 FT. +/-
BOTH SIDE YARDS	80 FT.	88 FT. +/-	131 FT. +/-

BUILDABLE AREA	MINIMUM PROVIDED LOT NO. 1	MINIMUM PROVIDED LOT NO. 2
10,000 SQ. FT.	18,290 SQ. FT. +/-	20,788 SQ. FT. +/-

- NOTES:
- OWNER AND APPLICANT: BRACKEN 17 VENTURES LLC
11 NORTHBRIDGE PLACE
MORRISTOWN, NJ 07960
 - TOWN OF NEWBURGH TAX PARCEL: SECTION 87 BLOCK 2 LOT 1,2
 - TOTAL PARCEL AREA = 2.71 ACRES +/-
 - LOT NO. 1 AND LOT NO. 2 SHALL HAVE RIGHTS OF INGRESS AND EGRESS, AS WELL AS THE RIGHT TO PLACE UTILITIES, OVER THE 50-FOOT WIDE RIGHT-OF-WAY AND COMMON DRIVE SHOWN HEREON. AN APPROPRIATE 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.
 - THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
 - 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.
 - REMOVAL OF TREES MAY ONLY BE CONDUCTED DURING THE WINTER TIMEFRAME OF OCTOBER 1ST TO MARCH 31ST.
 - PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR LOT NO. 1, A NYS LICENSED LAND SURVEYOR SHALL STAKEOUT THE FOUNDATION LOCATION AND SUBMIT A CERTIFIED SURVEY OF SAID LOCATION TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT.



SUBDIVISION PLAN
SCALE: 1 IN. = 40 FT.

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

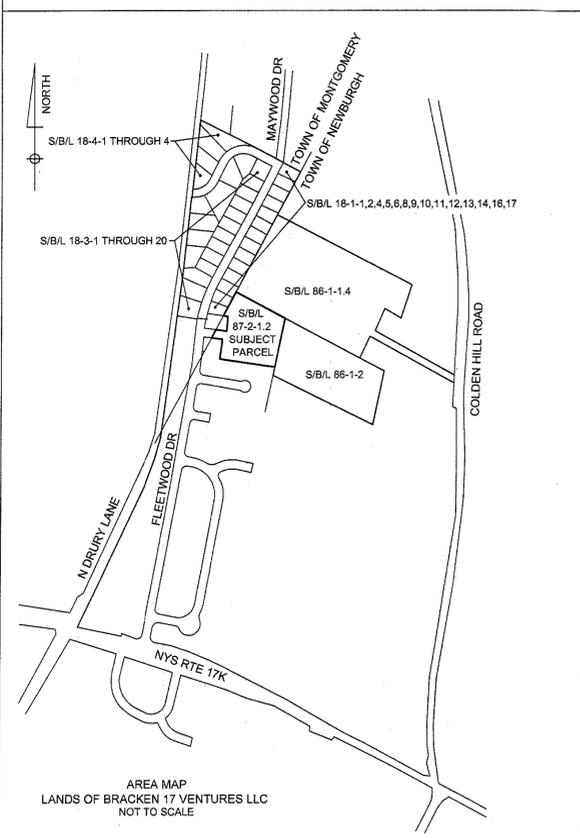
UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

DATE	REVISION
9/07/2018	MHE 8/27/18 COMMENTS

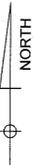
THIS SHEET IS INVALID UNLESS ACCOMPANIED BY SHEETS 1 OF 4 THROUGH 4 OF 4.

SUBDIVISION PLAN
 LANDS OF
BRACKEN 17 VENTURES LLC
 FLEETWOOD DRIVE, TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 DATE: AUGUST 10, 2018 SCALE: 1 IN. = 40 FT.

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



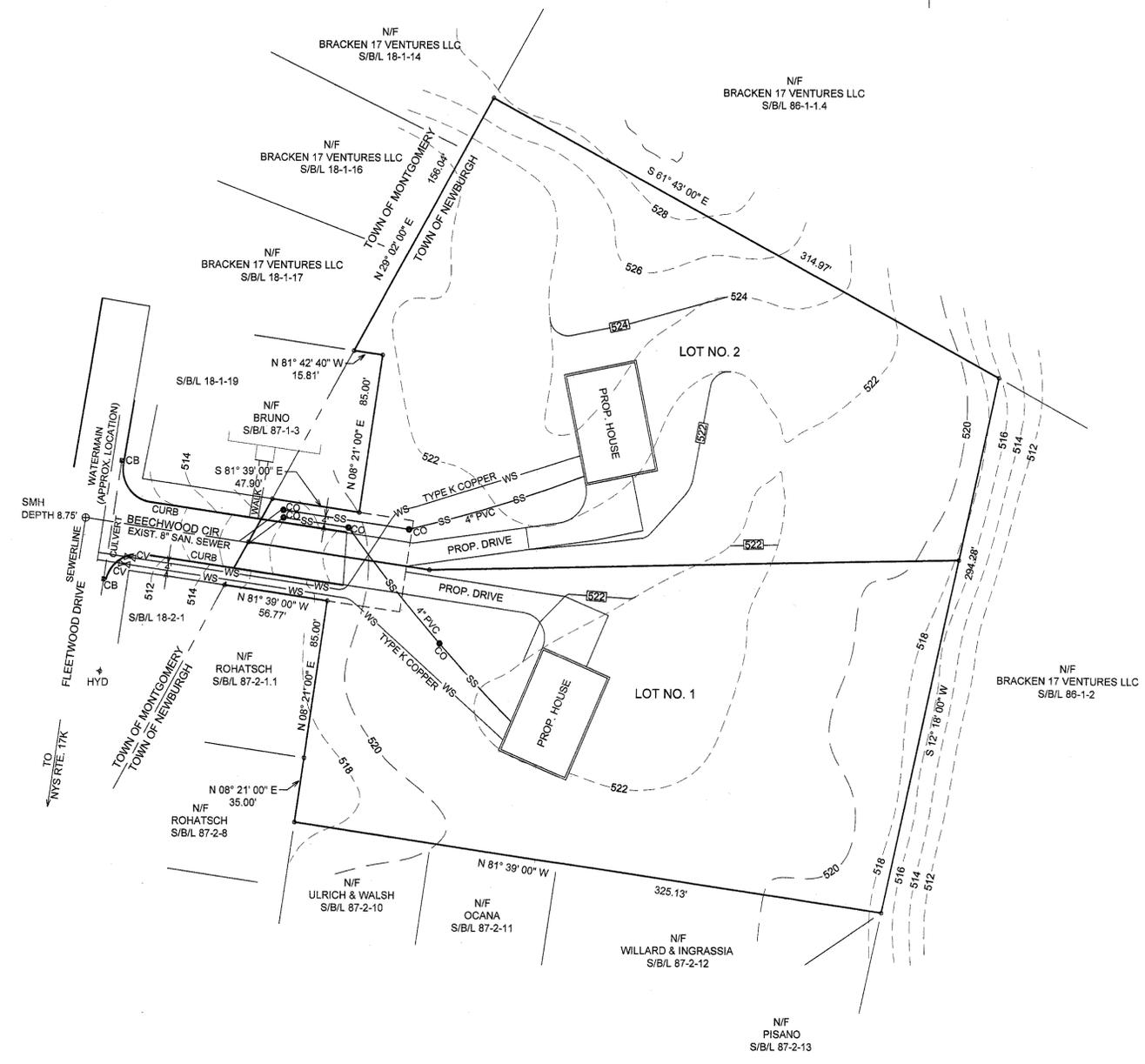
- LEGEND:
- CB □ - CATCH BASIN
 - SMH ⊕ - SEWER MANHOLE
 - - - - BUILDABLE AREA BOUNDARY
 - HYD ♣ - HYDRANT
 - WS- - WATER SERVICE LINE
 - SS- - SAN. SEWER SERVICE LINE
 - CV □ - PROP. CURB BOX AND VALVE
 - CO ● - PROP. SAN. SEWER CLEANOUT
 - 500- - EXISTING CONTOUR
 - 520- - PROPOSED CONTOUR



- NOTES:
1. THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
 2. 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.
 3. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
 4. IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.

- TOWN SEWER SYSTEM NOTES:
1. CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
 2. ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
 3. ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-09. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
 4. THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
 5. THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICES AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.

- TOWN WATER SYSTEM NOTES:
1. CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDOH AND THE TOWN OF NEWBURGH. ALL REFERENCES TO STANDARDS, SPECIFICATIONS, REGULATIONS, ETC. ARE MEANT TO BE THEIR LATEST REVISIONS.
 2. ALL WATER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
 3. ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR 3/4 AND 1 INCH AND MUELLER H-15000 OR B-25000 FOR 1 1/2 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1501-2 FOR 3/4 AND 1 INCH AND MUELLER B-25204 FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10312 FOR 3/4 AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 AND 2 INCH SIZES.
 4. THE WATERLINE SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTING AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATERLINE IN SERVICE, SATISFACTORY SANITARY RESULTS FROM A NYSDOH CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT AND WITNESSED BY THE TOWN OF NEWBURGH WATER DEPARTMENT.
 5. THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICES AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.



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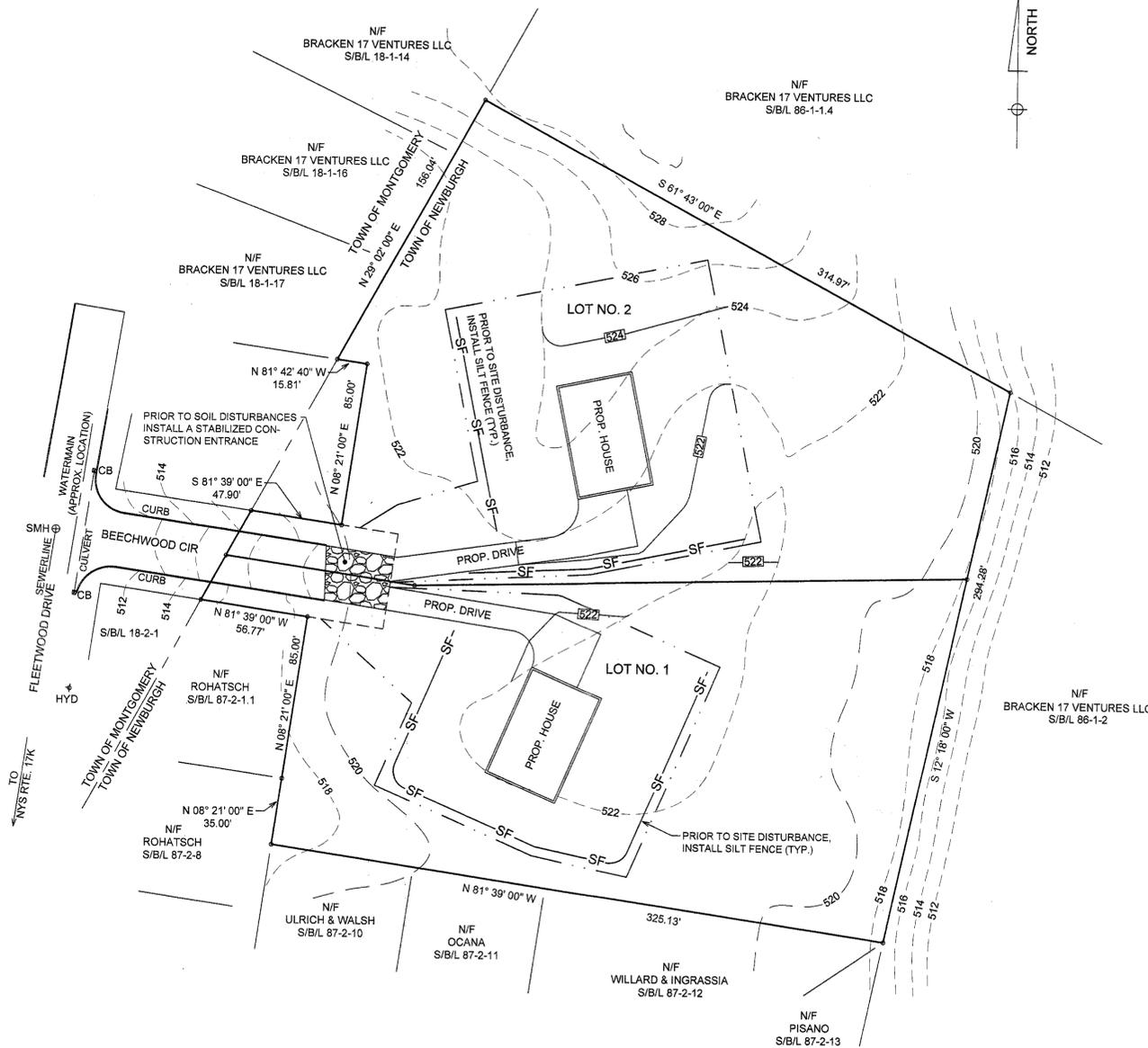
UTILITY AND GRADING PLAN
 LANDS OF
BRACKEN 17 VENTURES LLC
 FLEETWOOD DRIVE, TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 DATE: AUGUST 10, 2018 SCALE: 1 IN. = 40 FT.

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
 LAND SURVEYORS - ENGINEERS - PLANNERS
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9/07/2018	W/S SERVICE LINES
DATE	REVISION

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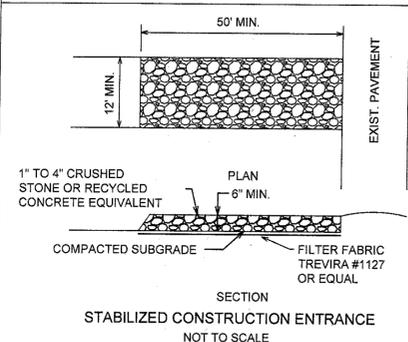
- LEGEND:
- CB - CATCH BASIN
 - SMH - SEWER MANHOLE
 - - - - - LIMITS OF DISTURBANCE
 - - - - - SILT FENCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - HYD - HYDRANT
 - - - - - EXISTING CONTOUR
 - - - - - PROPOSED CONTOUR



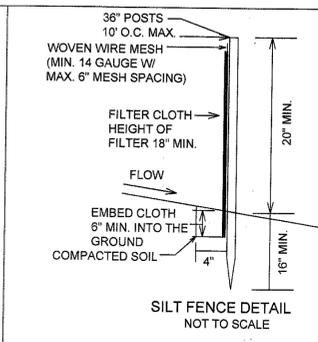
PLAN VIEW
SCALE: 1 IN. = 40 FT.

- NOTES:
1. THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7662) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
 2. 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.
 3. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
 4. IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.
 5. REMOVAL OF TREES MAY ONLY BE CONDUCTED DURING THE WINTER TIMEFRAME OF OCTOBER 1ST TO MARCH 31ST.

- 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 FIVE ACRES.
 3. ALL 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. INITIAL CLEARING AND SOIL DISTURBANCE SHALL BE LIMITED TO THAT NECESSARY TO INSTALL SEDIMENT CONTROL MEASURES. EXCAVATION FOR DOTINGS, CLEARING OR OTHER SOIL DISTURBANCES MAY ONLY TAKE PLACE AFTER SEDIMENT AND EROSION CONTROL MEASURES ARE INSTALLED.
 7. 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 OF SEDIMENT ONTO PUBLIC ROADS OR RIGHT-OF-WAYS. SEDIMENT TRACKED ONTO PUBLIC ROADS MUST BE REMOVED OR CLEANED ON A DAILY BASIS.
 8. AT ANY LOCATION WHERE SURFACE RUNOFF FROM DISTURBED OR GRADED AREAS MAY FLOW OFF OF THE CONSTRUCTION AREA, SEDIMENT CONTROL MEASURES MUST BE INSTALLED, INCLUDING A SILT FENCE OR STRAW BALES, TO PREVENT SEDIMENT FROM BEING TRANSPORTED OFF SITE. NO GRADING, FILLING OR OTHER DISTURBANCE IS ALLOWED WITHIN EXISTING DRAINAGE SWALES.
 9. 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.
 10. PLACE SILT FENCE AROUND THE PERIMETER OF ALL STOCKPILES AS SOON AS THEY ARE CREATED. MULCH THE STOCKPILES WHEN NOT IN USE.
 11. STABILIZATION:
 - A. FOLLOWING INITIAL SOIL DISTURBANCE AND 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 A 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.
 12. MAINTENANCE:
 - A. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PERIODICALLY INSPECTED, MAINTAINED AND REPLACED WHEN THEY BECOME INOPERABLE. INSPECTIONS 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 LOOSENED OR REMOVED AND REPLACE AS NEEDED. REMOVE ANY ANCHORING WHEN IT IS NO LONGER NEEDED AND DISPOSE OF IT PROPERLY.
 - D. INSPECT SEEDED 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.

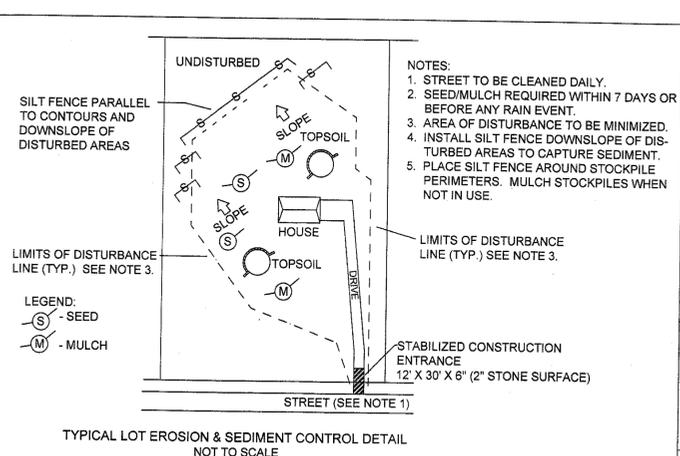


NOTE:
INSPECT CONSTRUCTION ENTRANCE REGULARLY AND AFTER HIGH TRAFFIC VOLUMES OR A STORM. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. CLEAN ROADWAYS AS NEEDED.



NOTE:
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: GEOFAB, 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.
 4. INSTALL SILT FENCE DOWNSLOPE OF DISTURBED AREAS TO CAPTURE SEDIMENT.
 5. PLACE SILT FENCE AROUND STOCKPILE PERIMETERS. MULCH STOCKPILES WHEN NOT IN USE.



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
9/07/2018	PB COMMENTS

THIS SHEET IS INVALID UNLESS ACCOMPANIED BY SHEETS 1 OF 4 THROUGH 4 OF 4.

SOIL EROSION AND SEDIMENT CONTROL PLAN
LANDS OF
BRACKEN 17 VENTURES LLC
FLEETWOOD DRIVE, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: AUGUST 10, 2018 SCALE: 1 IN. = 40 FT.

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