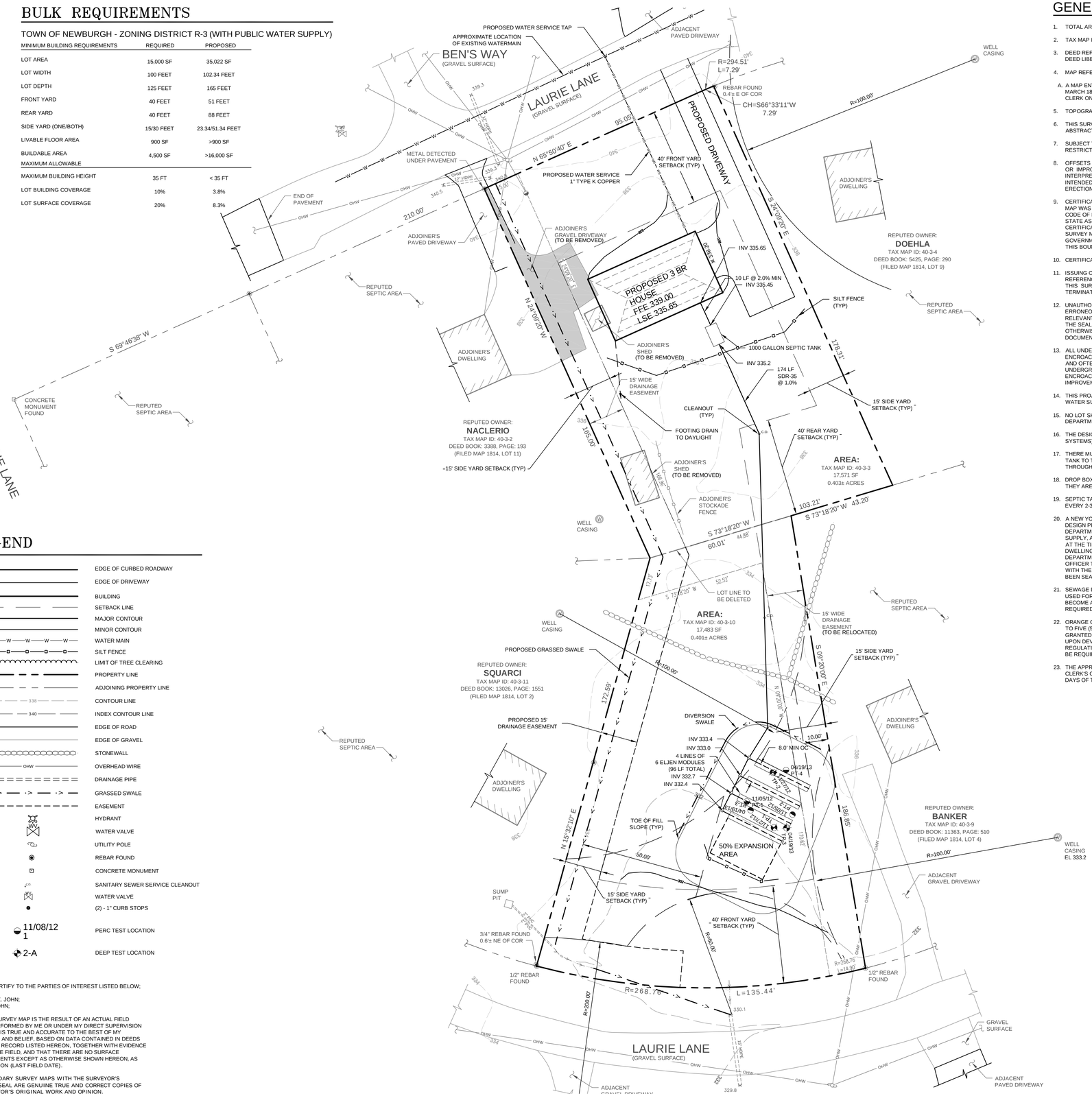
N

NORTH PER FILED MAP 1814

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT R-3 (WITH PUBLIC WATER SUPPLY)

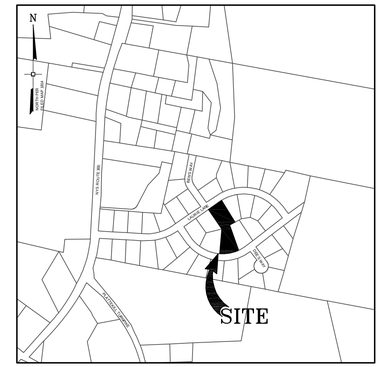
MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	15,000 SF	35,022 SF
LOT WIDTH	100 FEET	102.34 FEET
LOT DEPTH	125 FEET	165 FEET
FRONT YARD	40 FEET	51 FEET
REAR YARD	40 FEET	88 FEET
SIDE YARD (ONE/BOTH)	15/30 FEET	23.34/51.34 FEET
LIVABLE FLOOR AREA	900 SF	>900 SF
BUILDABLE AREA	4,500 SF	>16,000 SF
MAXIMUM ALLOWABLE		
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
LOT BUILDING COVERAGE	10%	3.8%
LOT SURFACE COVERAGE	20%	8.3%



GENERAL NOTES:

1. TOTAL AREA OF SUBJECT PARCEL: 0.804± ACRES
2. TAX MAP IDENTIFICATION NUMBER: SECTION 40, BLOCK 3, LOT(S) 3, 10
3. DEED REFERENCE:
   DEED LIBER 2221, PAGE 370
4. MAP REFERENCES:

   A. A MAP ENTITLED, " PLAN OF SUBDIVISION FOR COUNTRY ESTATES " DATED MARCH 18, 1959 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON JULY 14, 1959 AS MAP NUMBER 1814.
5. TOPOGRAPHIC DATUM BASED ON U.S.G.S. NGVD 1929 (APPROXIMATE)
6. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
7. SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
8. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
9. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LANDS SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
10. CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
11. ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
12. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
13. ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THE ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.
14. THIS PROJECT DOES NOT LIE WITHIN THE WATERSHED OF A PUBLIC WATER SUPPLY.
15. NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
16. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER & SEWER SYSTEMS) SHALL NOT BE CHANGED.
17. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
18. DROP BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.
19. SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.
20. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER (OF OTHER DESIGN PROFESSIONAL ALLOWED BY THE NYS EDUCATION DEPARTMENT) SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY, ANY WATER TREATMENT AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION. PRIOR TO OCCUPANCY OF THE DWELLING, THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED AND TESTED FOR WATERTIGHTNESS.
21. SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO HE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN ONE (1) YEAR OF AVAILABILITY.
22. ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO FIVE (5) YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
23. THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF FINAL PLANS.



LOCATION MAP

SCALE: 1"=500'

No.	DATE	DESCRIPTION
1	04/03/13	REVISED PER OCHD COMMENTS
2	04/29/13	REVISED PER OCHD COMMENTS
3	05/24/13	REVISED PER OCHD COMMENTS

LEGEND

- EDGE OF CURBED ROADWAY
- EDGE OF DRIVEWAY
- BUILDING
- SETBACK LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- WATER MAIN
- SILT FENCE
- LIMIT OF TREE CLEARING
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- 338 CONTOUR LINE
- 340 INDEX CONTOUR LINE
- EDGE OF ROAD
- EDGE OF GRAVEL
- STONEWALL
- OHW OVERHEAD WIRE
- DRAINAGE PIPE
- GRASSED SWALE
- EASEMENT
- HYDRANT
- WATER VALVE
- UTILITY POLE
- REBAR FOUND
- CONCRETE MONUMENT
- SANITARY SEWER SERVICE CLEANOUT
- WATER VALVE
- (2) - 1" CURB STOPS
- 11/08/12 1 PERC TEST LOCATION
- 2-A DEEP TEST LOCATION

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW;

JOHN K. JOHN;
LIZY JOHN;

THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON, TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON (LAST FIELD DATE).

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

DRAWING STATUS	ISSUE DATE: 06/10/13		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☑ CONCEPT APPROVAL	1	OF	2
☐ PLANNING BOARD APPROVAL	N/A	OF	N/A
☑ OCDOH REALTY SUBDIVISION APPROVAL	1	OF	2
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

20 0 10 20 40

1 inch = 20 ft.

A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE LICENSED PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.

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COUNTRY ESTATES SUBDIVISION
AMENDED SUBDIVISION PLAN LOT #3 & #10

JOHN K. JOHN
LAURIE LANE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1027.01	DRAWN BY: MAL	C-1
DATE: 12/03/12	SCALE: 1" = 20'	
REVISION: 3 - 05/24/13	TAX LOT: 40-3-3,10	

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