

OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY HERON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE.

SIGNATURE _____
OWNER/APPLICANT
JOHN HAMMOND
37 CRONK ROAD
WALLKILL, NEW YORK 12589

TOWN: NEWBURGH
ZONE: AR
TOTAL ACREAGE: 20.264

MINIMUM LOT AREA	REQUIRED	LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8	LOT #9	LOT #10	LOT #11	LOT #12	LOT #13
MINIMUM YARDS	40,000sf	47,877sf	43,592sf	46,181sf	51,815sf	44,197sf	44,800sf	149,933sf	71,574sf	48,151sf	49,120sf	55,924sf	65,889sf	41,261sf
FRONT	50'	51'	51'	55'	52'	54'	69'	297'	65'	62'	53'	55'	52'	57'
REAR	50'	83'	139'	133'	146'	121'	51'	600'	158'	96'	121'	138'	101'	74'
SIDE 1	30'	49'	31'	53'	96'	65'	57'	36'	57'	92'	58'	68'	113'	74'
SIDE BOTH	80'	366'	167'	160'	200'	168'	160'	267'	174'	194'	182'	198'	308'	195'
MINIMUM LOT WIDTH	150'	399'	209'	210'	242'	205'	329'	206'	292'	292'	234'	248'	358'	246'
MINIMUM BUILDING BLDG. COVERAGE	10%	170%	210%	210%	210%	180%	200%	200%	250%	190%	205%	220%	190%	180%
MINIMUM BUILDABLE AREA	5,000sf	5,000sf+	5,000sf+	5,000sf+	5,000sf+	5,000sf+	5,000sf+	5,000sf+	5,000sf+	5,000sf+	5,000sf+	5,000sf+	5,000sf+	5,000sf+

Tax map
Now or
Formerly
Riviera
Liber 111

Deed gore area by Filed Map
No. 252-02 and Deed Liber 5489 Page 229.
Tax map sec. 1-1-125
Now or Formerly
Permitter
Liber 11078 Page 1989

Tax map sec. 1-1-99
Now or Formerly
Palotto
Liber 3811 Page 105

Deed over lap, (252-02 and Deed filed map
Liber 111

Tax map sec. 1-1-99
Now or Formerly
Palotto
Liber 3811 Page 105

old abandoned road remains
N 23°00'50" E 199.01'
N 59°40'07" W 31.25'

20' Drainage Easement A
Area 2530 S.F.
N 54°52'46" E 98.921 1
1.099 acres
47877 sq ft

Lot 13
0.947 acres
41261 sq ft
237.92'

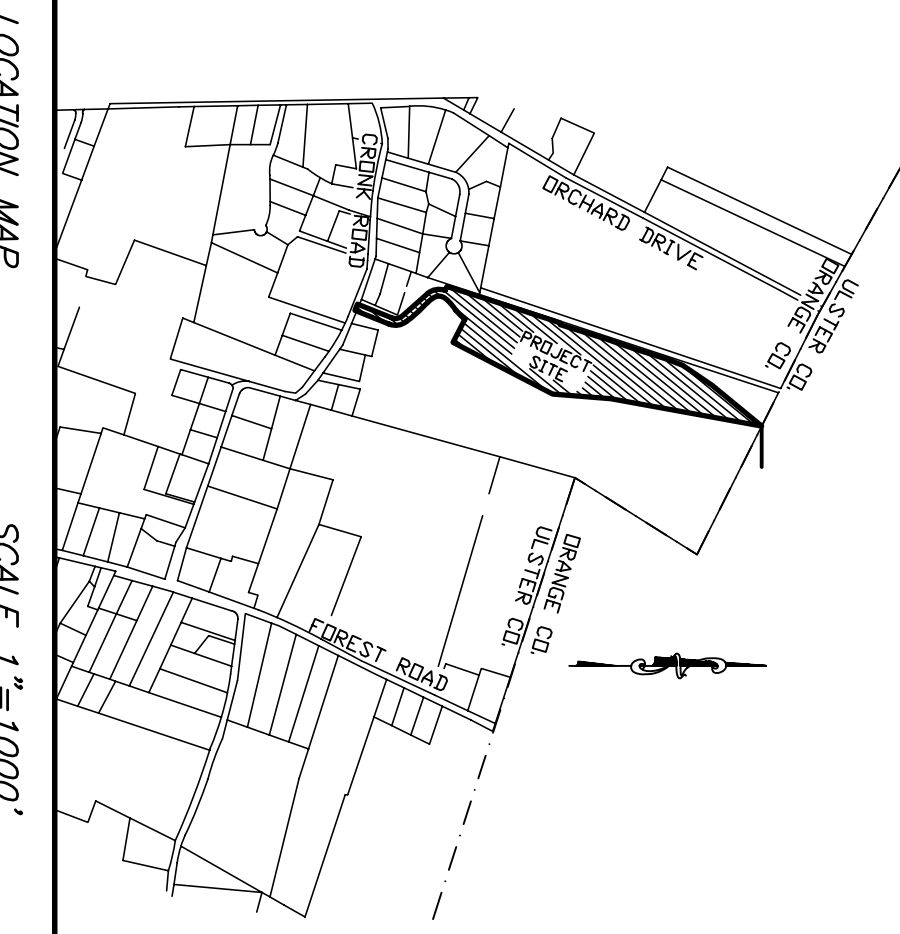
Lot 12
1.513 acres
65889 sq ft

Lot 11
1.284 acres
55924 sq ft

Lot 13
0.947 acres
41261 sq ft
237.92'

Lot 12
1.513 acres
65889 sq ft

Lot 11
1.284 acres
55924 sq ft



LOCATION MAP
SCALE 1"=1000'

ZEM
CONSULTANTS, INC.
6 GOLD N. PLANK RD. 103
NEW BURG, NEW YORK 12550
(845) 389-1500 (office phone)

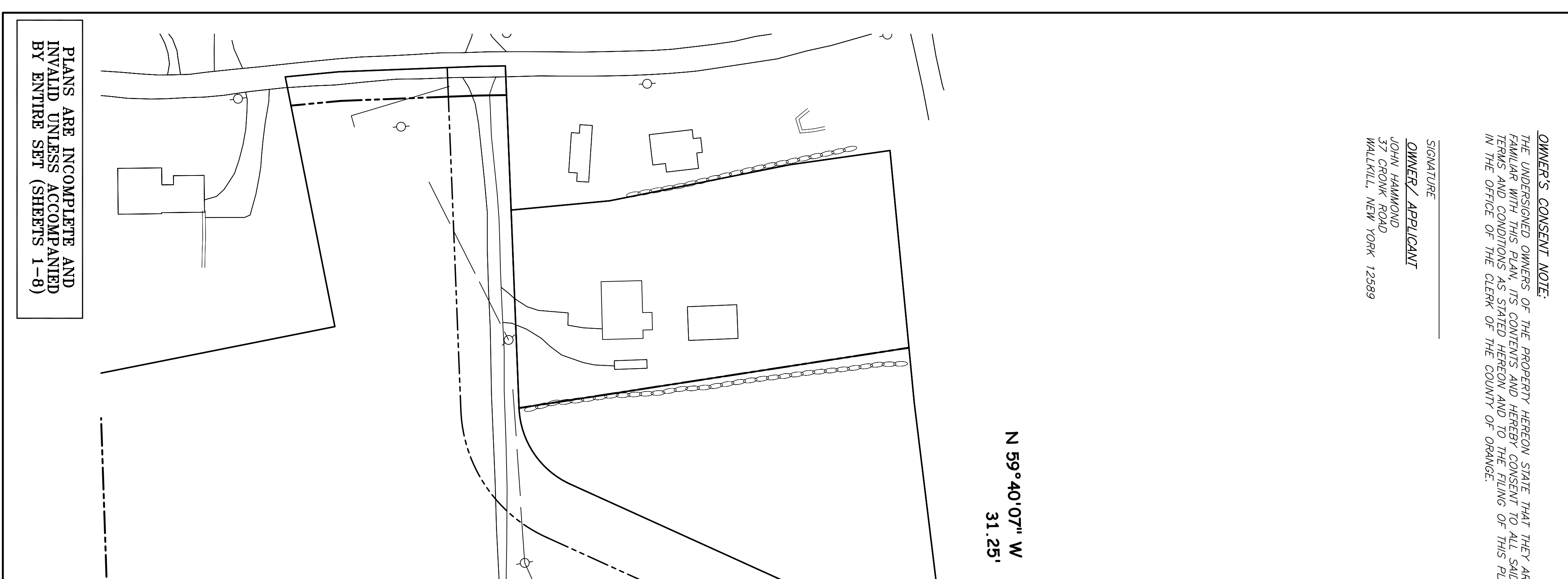
- GENERAL ORANGE COUNTY DEPARTMENT OF HEALTH NOTES:**
1. INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.
 2. ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALY SUBDIVISION REGULATIONS IN EFFECT AT THE TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
 3. THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR APPROVAL OF PLANS WITHIN 90 DAYS OF THE LAST APPROVAL OF PLANS FOR SALE AND WITHIN 180 DAYS OF THE LAST APPROVAL OF PLANS FOR RENT.
 4. NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
 5. THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS IN THE AREA OF THE ABSORPTION FIELDS.
 6. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER (OR OTHER DESIGN PROFESSIONAL AS ALLOWED BY THE NYS EDUCATION DEPARTMENT) SHALL INSPECT THE SANITARY FACILITIES' WATER SUPPLY, ANY TREATMENT AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION. PRIOR TO THE OCCUPANCY OF THE DWELLING, THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH THAT THE FACILITIES HAVE BEEN PROPERLY INSTALLED AND OPERATING.
 7. ALL WELLS AND SEPTIC SYSTEMS HAVE BEEN SEALED AND TESTED FOR WATER TIGHTNESS LOCATED AND ARE SHOWN ON THE PLANS.
 8. SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.
 9. DISTRIBUTION BOXES/ DROP BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.

4. REVISED 10/03/11 PER O.C.H.D. COMMENTS DATED 07/06/11 & O.C.H.D.-WITNESSED SOIL TESTING
3. REVISED 06/22/11 PER O.C.H.D. COMMENTS DATED 06/01/11;
2. REVISED 04/26/11 PER O.C.H.D. COMMENTS DATED 02/24/11;
1. REVISED 01/14/11 PER O.C.H.D. COMMENTS DATED 11/30/10

WILLIAM J. MORRILL, P.E.
ENGINEER

HAMMOND SUBDIVISION
13 LOT SUBDIVISION
SURVEY PLAT-1
MADRE DE CRISTO, S.B.L. 1-1-63.22
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	07/31/10	SCALE	1"=60'
JOB NUMBER	10-C03-JM4	SHEET NUMBER	1 OF 8



PLANS ARE INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY ENTIRE SET (SHEETS 1-8)