



**OWNER'S CONSENT NOTE:**  
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON 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**  
DEBORAH KACZELAS  
199 BERRYMAN RD.  
HILLSBOROUGH, NJ 07278

TOWN OF NEWBURGH R-3 ZONE ACRES: 3.22±	REQUIRED		PROPOSED	
	MINIMUM LOT AREA	MINIMUM YARDS	MINIMUM YARDS	MINIMUM YARDS
	40,000sf	66.67±sf	73.61±sf	73.61±sf
	50'	79±	122±	122±
	40'	48±	122±	122±
	30'/80'	69±/157±	43±/61±	43±/61±
	150'	290±	150±	150±
	150'	189±	270±	270±

**MAP REFERENCE:**

BOUNDARY, TOPOGRAPHY & EXISTING FEATURES SHOWN ARE TAKEN FROM MAPS AS NOTED:

A. "SUBDIVISION PLAN LANDS OF HILL INVESTMENTS" BY VINCENT DOCE ASSOCIATES, FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP #5-96 ON JANUARY 22, 1996, APPROVED BY THE TOWN OF NEWBURGH PLANNING BOARD 12/27/95, ACCEPTED BY THE TOWN OF NEWBURGH TO OBTAIN A BUILDING PERMIT ON 03/06/98.

B. "SUBDIVISION PLAN AND LOT LINE CHANGE, LANDS OF HILL INVESTMENTS AND KEMP GARAGE", FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP #263-99 FILED ON 11/22/99.

C. "2. LOT SUBDIVISION ENTITLED: "BRYANT SUBDIVISION" BY TACONIC DESIGN ENGINEERING, P.L.C. DATED 01/03/11

D. "SANITARY DISPOSAL AS-BUILT PLAN, KEVIN & ROBIN GARAGE" BY TACONIC DESIGN CONSULTANTS. THIS IS A REQUIREMENT OF THE TOWN OF NEWBURGH BUILDING DEPARTMENT PRIOR TO ISSUANCE OF A C.O. OCCUPANCY ON 10/14/98.

E. "SUBDIVISION PLAN AND LOT LINE CHANGE, LANDS OF HILL INVESTMENTS AND KEMP GARAGE", FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP #263-99 FILED ON 11/22/99.

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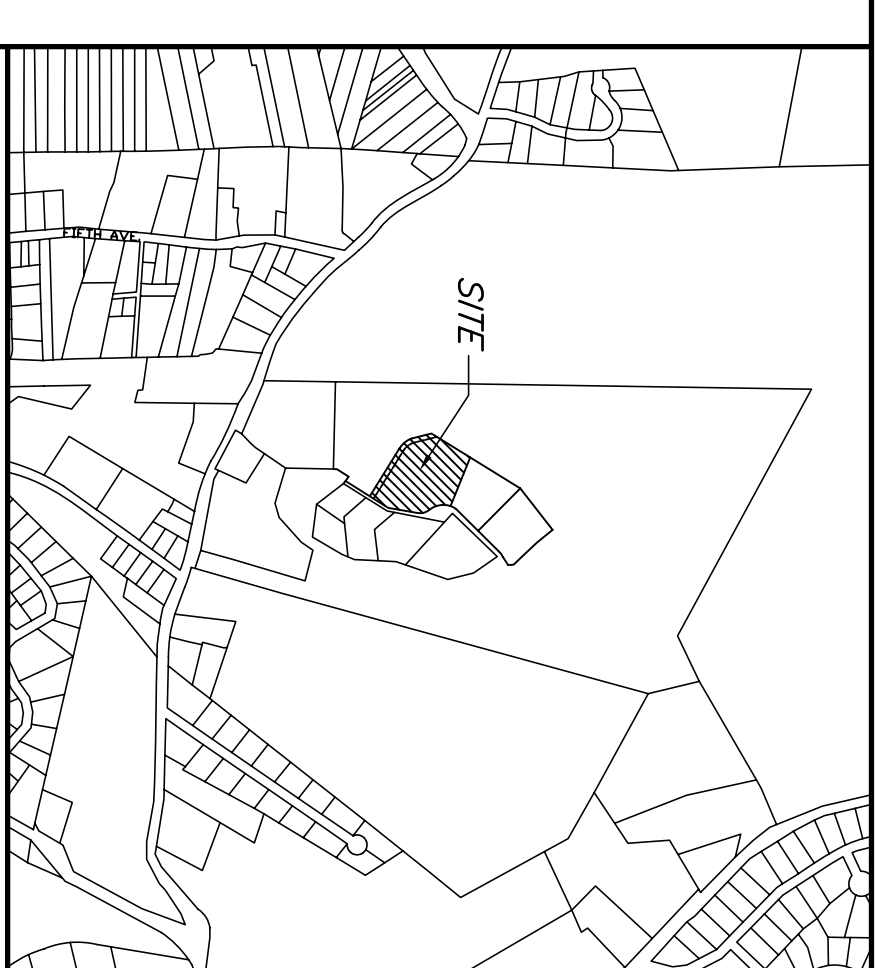
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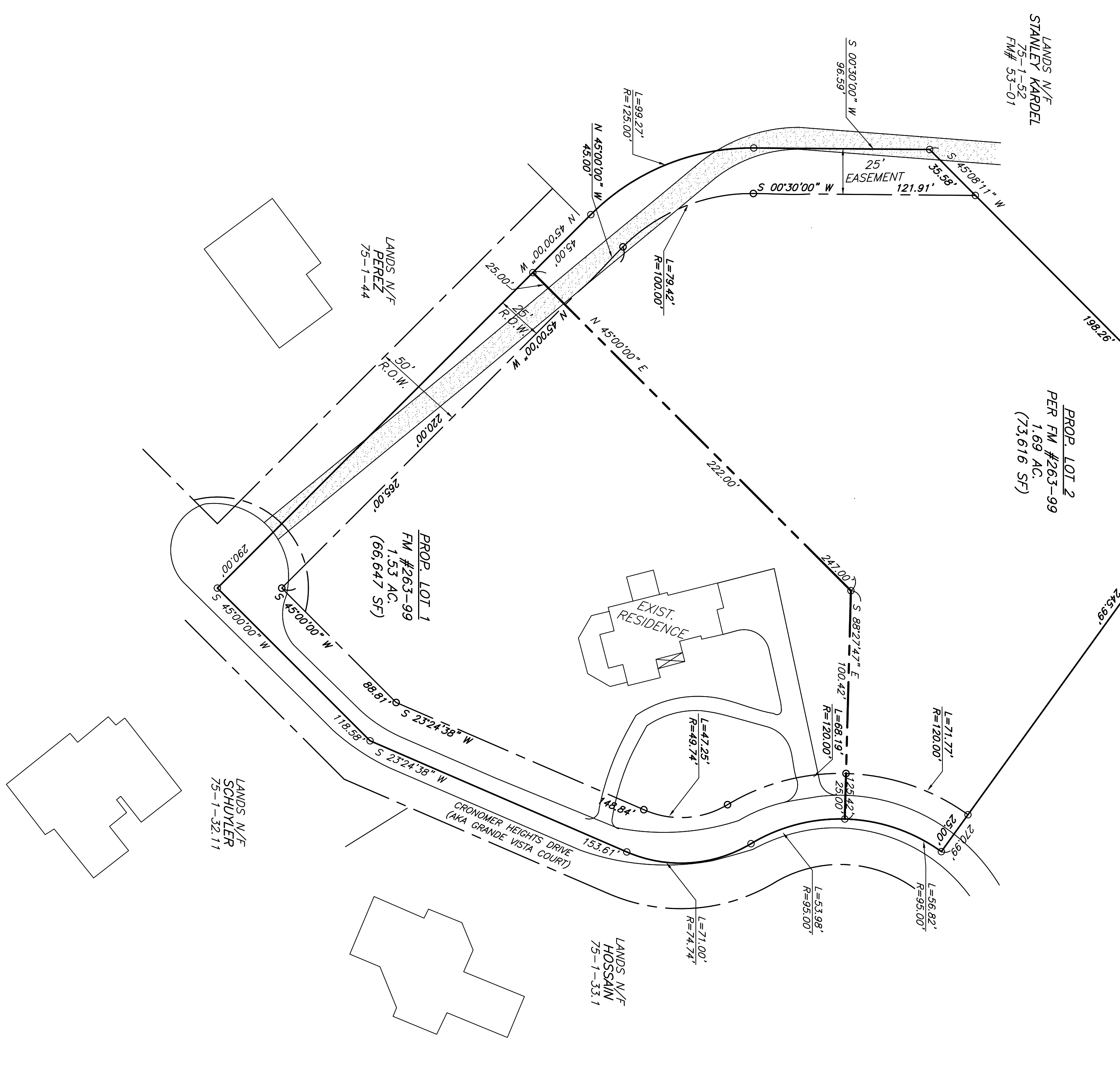
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**ZENITH** DESIGN  
CONSULTANTS, INC.  
6 OLD N. PLAIN ROAD #103  
NEWBURGH, NEW YORK 12550  
(845-369-1507) (OFFICE PHONE)

**GENERAL ORANGE COUNTY DEPARTMENT OF HEALTH NOTES:**

- 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.
- ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO THE ORANGE COUNTY DEPARTMENT OF HEALTH'S JURISDICTION. THE ORANGE COUNTY DEPARTMENT OF HEALTH'S REGULATIONS IN EFFECT AT THE TIME A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- 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 PLANS.
- NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
- PLANS IN THE AREA OF THE ABSORPTION FIELDS.
- PLANS SHALL BE NO REGARDING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELDS.
- PROFESSIONALS ALLOWED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH AND SEWAGE DISPOSAL FACILITIES (WATER SUPPLY, ANY WATER TREATMENT AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION PRIOR TO THE OCCUPANCY OF THE DWELLING, 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 WATER TIGHTNESS. A COPY OF THE NYSDC WELL COMPLETION REPORT MUST ALSO BE PROVIDED.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 300' OF THIS PROJECT HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS.
- ALL WELLS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 3-5 YEARS.
- DISTRIBUTION BOXES/ DRAP BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.
- THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY DOUBLE COMPACTION THAT COULD RESULT IN A REDUCED ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
- THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARAGE GRINDERS, JACUZZI TUBS, SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS, AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM AND REAPPROVED BY THE ORANGE COUNTY HEALTH DEPARTMENT.
- THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES, INCLUDING INSPEC WELL COMPLETION REPORT.
- THE PROPERTY DOES NOT LIE WITHIN THE WATERSHED OF ANY EXISTING PUBLIC WATER CONVEYERS.
- PUBLIC WATER CONVEYERS, DEPARTMENT OF HEALTH ACCEPTS THE LOT #1 FACILITIES FOR WATER AND SEWER CONTINGENT UPON THE APPROVAL OF LOT #2 FACILITIES.



PLANS ARE INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY ENTIRE SET (SHEETS 1-3)

**CERTIFICATION:**  
I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY BY ANTHONY D. VALDINA, COMPLETED IN THE FIELD ON

ANTHONY D. VALDINA  
LAND SURVEYOR

WILLIAM J. MORRIS, P.E.  
ENGINEER

REVISED 11/21/11 PER O.C.H.D. COMMENTS DATED 11/16/11;  
REVISED 10/04/11 PER O.C.H.D. COMMENTS DATED 09/26/11;  
REVISED 09/07/11 PER SOIL TESTING WITH O.C.H.D. 08/26/11;  
REVISED 07/18/11 PER SOIL TESTING WITH O.C.H.D. 07/12/11;

**BRYANT 2-LOT SUBDIVISION**  
LOT LAYOUT  
74 CROWMER HEIGHTS DRIVE  
S.B.L. 75-1-46  
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE: 06/01/11  
SCALE: 1" = 40'  
JOB NUMBER: 11-028-MA-C  
SHEET NUMBER: 1 OF 3