

TOWN: NEWBURGH
 ZONE: R1
 TOTAL ACRES: 6.11±

SINGLE FAMILY				
REQUIRED	LOT #1	LOT #2	LOT #3	LOT #4
MINIMUM LOT AREA	40,000sf	40,954sf	98,053sf	77,072sf
MINIMUM YARDS				
FRONT	50'	N/A	51'	51'
COUNTY ROAD FRONT	80'	N/A	N/A	N/A
CENTERLINE ROAD	80'	N/A	N/A	N/A
REAR	30'	70'	418'	400'
SIDE 1	30'	30'	45'	41'
SIDE 2	30'	194'	163'	125'
MINIMUM LOT	150'	228'	206'	167'
WIDTH	150'	150'	497'	485'
DEPTH	150'	150'	150'	150'
BUILDABLE AREA	5,000sf	7,974sf	43,602sf	28,798sf

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACKS

PROPOSED SWALE

STONE WALL

EXISTING WELL

PROPOSED WELL

PROPOSED HOUSE

PROPOSED D-BOX

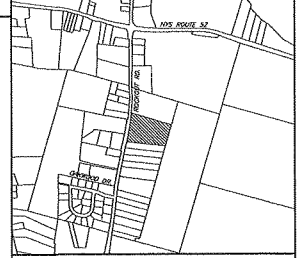
PROPOSED SEPTIC TANK

PROP. ROOF DRAIN OUTLET

PROP. FOOTING DRAIN OUTLET

PERCOLATION TEST HOLE

DEEP SOIL TEST HOLE



ZEN DESIGN
 CONSULTANTS, INC.
 6 OLD N. PLANK RD. #103
 NEWBURGH, NEW YORK 12550
 (845) 559-1567 (office phone)

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: BALMILLE CONSTRUCTION, INC.
 6 OLD NORTH PLANK ROAD
 SUITE 103
 NEWBURGH, NEW YORK 12550

SIGNATURE: _____
 OWNER/APPLICANT: VICKIE GIBSON
 125 ROCK CUT ROAD
 NEWBURGH, NEW YORK 12550

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 03/28/2013.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION
 THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND MB-21 AS DELINEATED BY DOUG GAUGLER ON 03/20/13.

DEC STAFF: _____ SURVEYOR/ENGINEER: ANTHONY D. VALDINA, L.S.
 DATE: _____

WETLAND BOUNDARY DELINEATION AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REMAINS VALID FOR 10 YEARS UNLESS DIVING, EXCAVATION, OR LAND USE PRACTICES CHANGE (E.G. AGRICULTURAL TO RESIDENTIAL). AFTER 10 YEARS THE BOUNDARY MUST BE REVALIDATED BY DEC STAFF. REVALIDATION MAY INCLUDE A NEW DELINEATION AND SURVEY OF THE WETLAND BOUNDARY. ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTS IN THE FRESHWATER WETLAND OR WITHIN 500 FEET OF THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

ANTHONY D. VALDINA
 LAND SURVEYOR

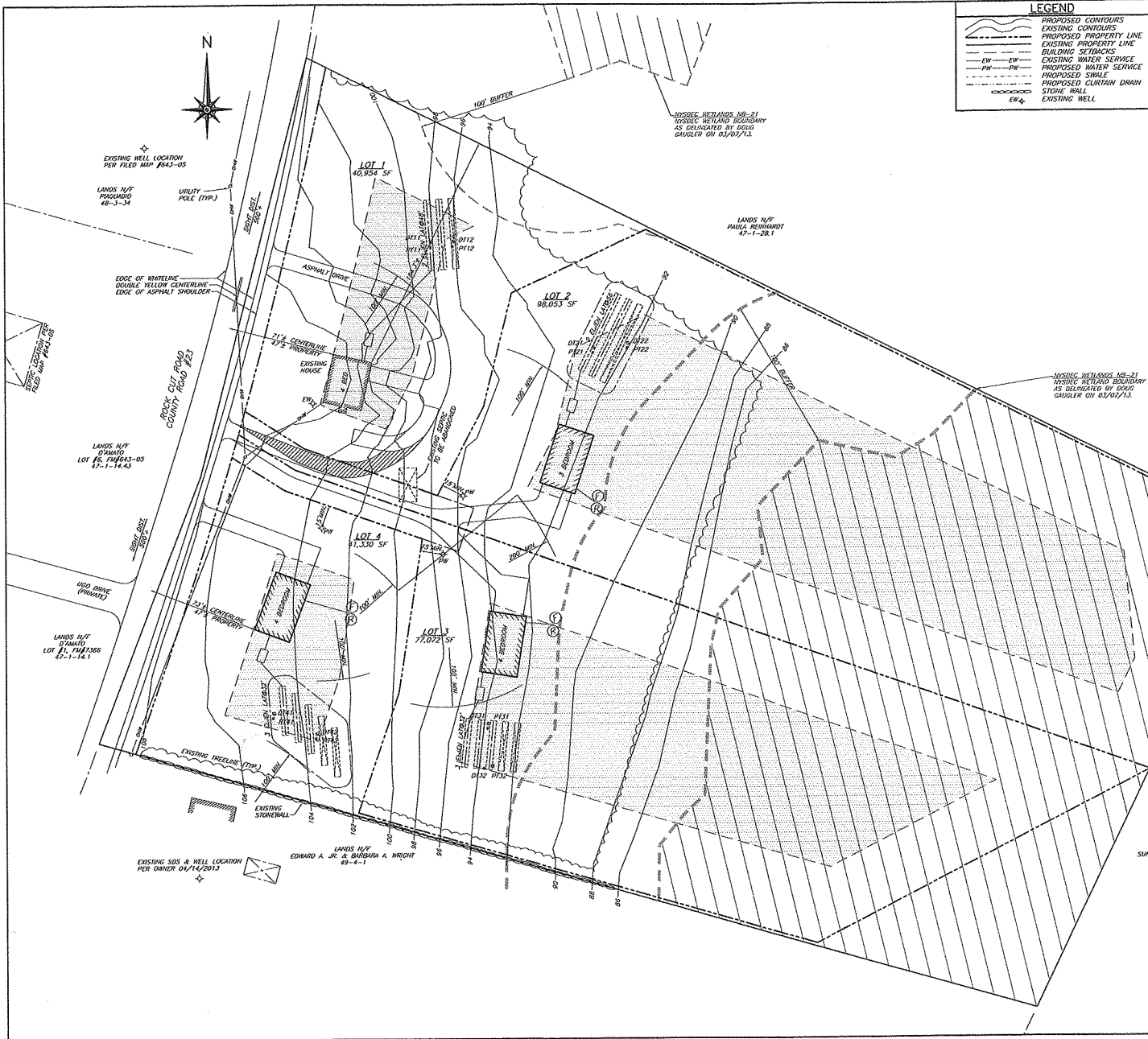
GIBSON ESTATES
 4 LOT SUBDIVISION
 OVERALL LAYOUT
 ROCK CUT ROAD, SBL: 47-1-29.2
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE: 03/28/2013 SCALE: 1"=30' JOB NUMBER: 13-002-BEC SHEET NUMBER: 1 OF 2

2. REVISED 06/18/2013 PER ZONING BOARD APPROVAL 06/21/2013.
 1. REVISED 02/21/2013 PER PLANNING BOARD COMMENTS 02/16/2013.



LEGEND	
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	BUILDING SETBACKS
	EXISTING WATER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED SEWER
	PROPOSED CURTAIN DRAIN
	STONE WALL
	EXISTING WELL
	PROPOSED HOUSE
	PROPOSED D-BOX
	PROPOSED SEPTIC TANK
	PROPOSED PUMP CHAMBER
	PROP. ROOF DRAIN OUTLET
	PROP. FOOTING DRAIN OUTLET
	PROP. CURB BOX LOCATION
	PRECIPITATION TEST HOLE
	DEEP SOIL TEST HOLE



COUNTY CERTIFICATION:
THE PROPOSED SEWER DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE DESIGN IS BASED UPON THE ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

TOWN CERTIFICATION:
I HEREBY CERTIFY TO THE TOWN OF NEWBURGH THAT THE SEWER DISPOSAL SYSTEM DEPICTED ON THIS PLAT HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER.

TOPOGRAPHY NOTE:
TOPOGRAPHY PROVIDED BY ZEN DESIGN CONSULTANTS, INC.

DRIVEWAY NOTES:
LOT #1 (EXISTING HOME) WILL CONTINUE TO USE THE NORTHERLY MOST EXISTING DRIVEWAY. SIGN INDICATIONS TO THE END OF THE DRIVEWAY CROSSING THE LOT#1 AS SHOWN ON THE PLAN WILL BE INSTALLED AT THE TIME OF CONSTRUCTION. THE PORTION OF THE DRIVEWAY SOUTH TO BE ABANDONED SHALL BE COMPLETED PRIOR TO THE SIGNING OF THE FINAL PLAT.
LOT #2 & LOT #3 WILL SHARE A COMMON DRIVEWAY WHICH IS PROPOSED TO HAVE A 30" INCHES/CONCRETE/UTILITY EASEMENT AROUND IT. THE EXISTING SOUTHERLY DRIVEWAY WILL BE USED FOR THIS EASEMENT.
LOT #4 WILL HAVE A SEPARATE NEW DRIVEWAY INSTALLED AS SHOWN ON THE PLAN. THE DRIVEWAY EASEMENT SHALL MEET THE REQUIREMENTS OF THE ORANGE COUNTY HIGHWAY DEPARTMENT DESIGN AND CONSTRUCTION STANDARDS.

EXISTING SEPTIC SYSTEM:
THE EXISTING HOME ON THE PROPERTY HAS AN EXISTING SDS SYSTEM IN PLACE. WE ARE PROPOSING A NEW SYSTEM BE INSTALLED ALONG WITH A PROPER SEPTIC TANK TO MEET THE CURRENT ORANGE COUNTY HEALTH DEPARTMENT GUIDELINES. THE EXISTING SEPTIC SYSTEM IS TO BE ABANDONED AND THE NEW SYSTEM INSTALLED PRIOR TO THE SIGNING OF THE FINAL PLAT.

PROPOSED HOUSE LOCATIONS:
THE PROPOSED BUILDING LOCATIONS SHALL BE STAKED OUT PRIOR TO CONSTRUCTION.

2. REVISED 06/28/2013 PER ZONING BOARD APPROVAL 06/27/2013.
1. REVISED 05/21/2013 PER PLANNING BOARD COMMENTS 05/16/2013.

WILLIAM J. MOREAU, P.E. ENGINEER	GIBSON ESTATES 4 LOT SUBDIVISION SITE PLAN		
	ROCK CUT ROAD, SBL: 47-1-28.2 TOWN OF NEWBURGH, ORANGE COUNTY, NY		
DATE 03/28/2013	SCALE 1"=30'	JOB NUMBER 13-002-BCC	SHEET NUMBER 2 OF 4