

Full Size Site Plan

are available for viewing at the

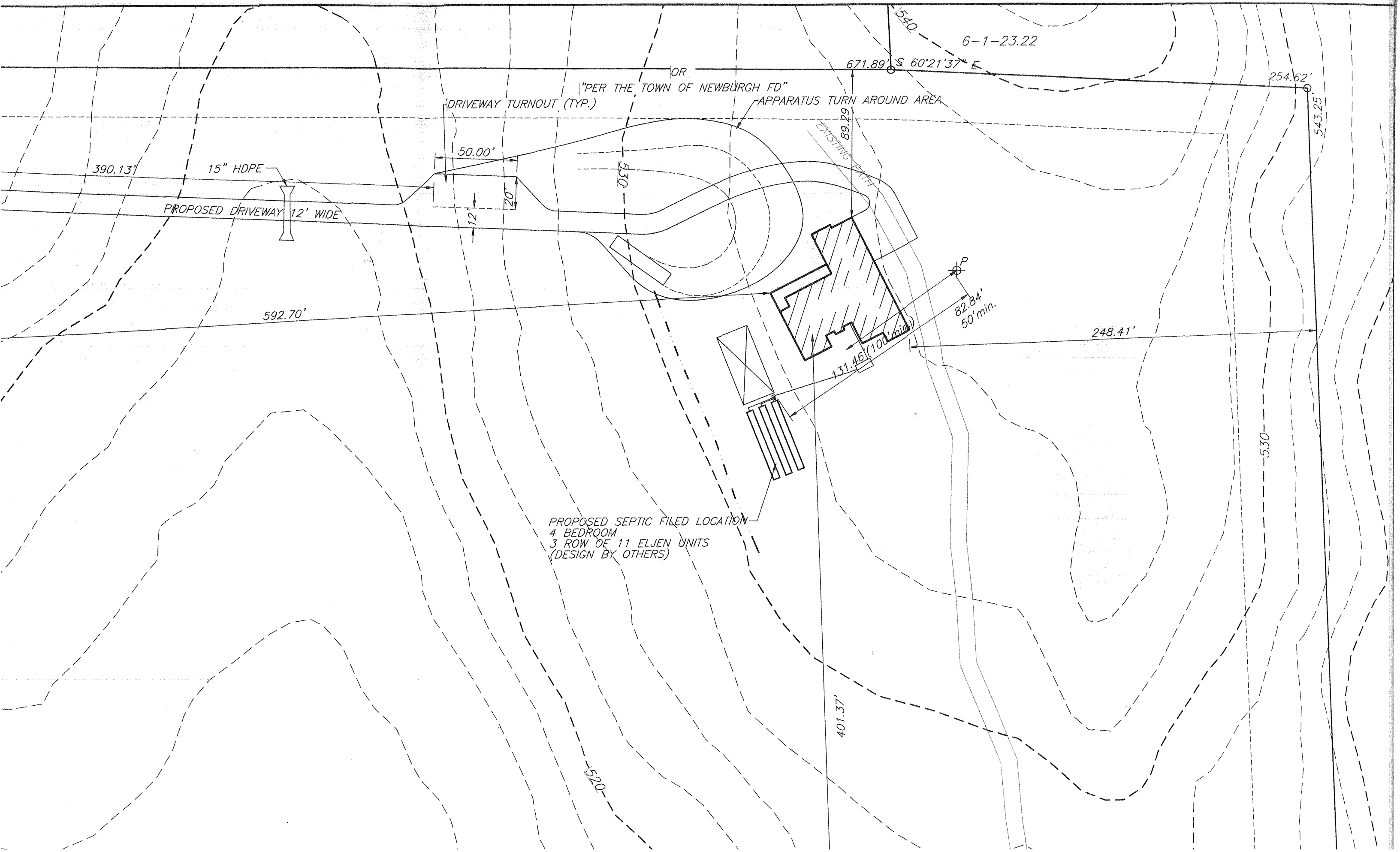
Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901



6-1-23.22

OR

"PER THE TOWN OF NEWBURGH FD"

DRIVEWAY TURNOUT (TYP.)

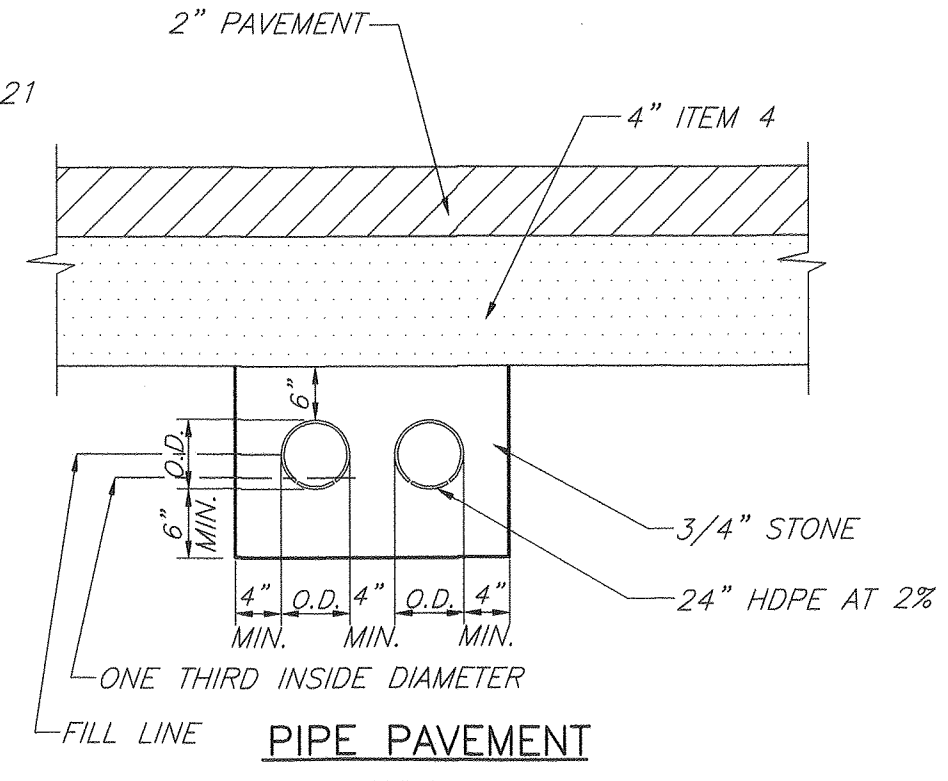
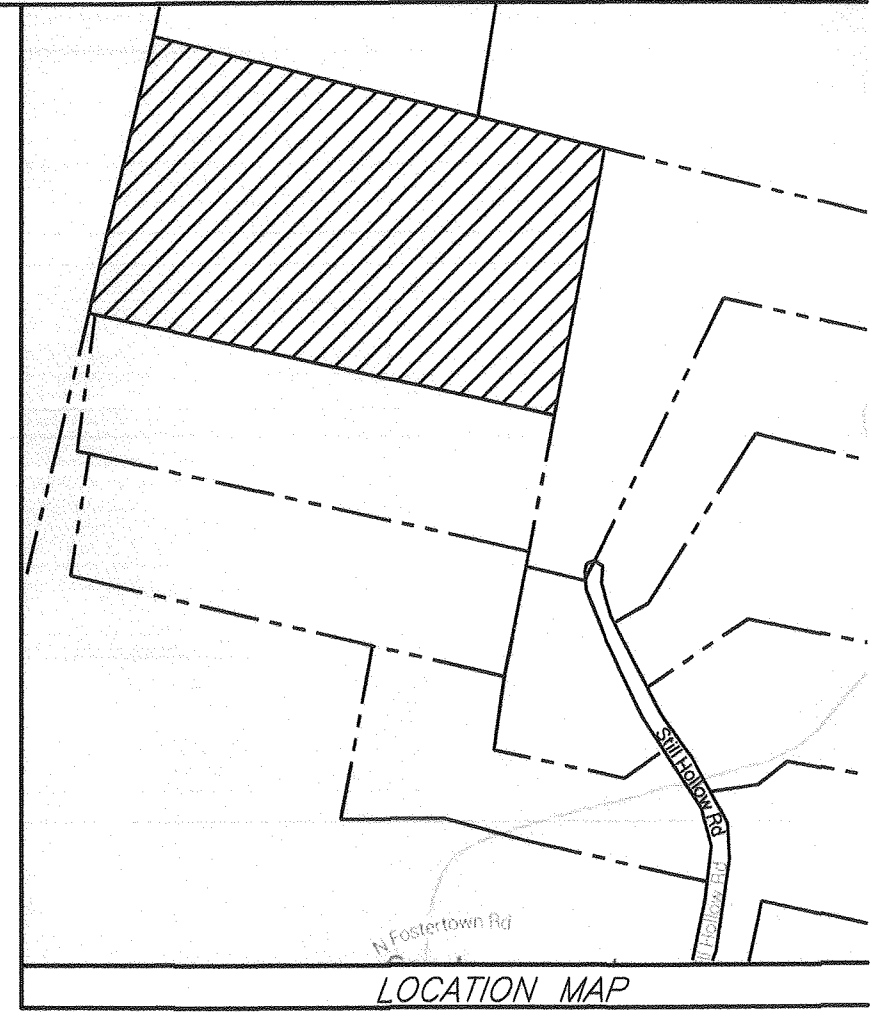
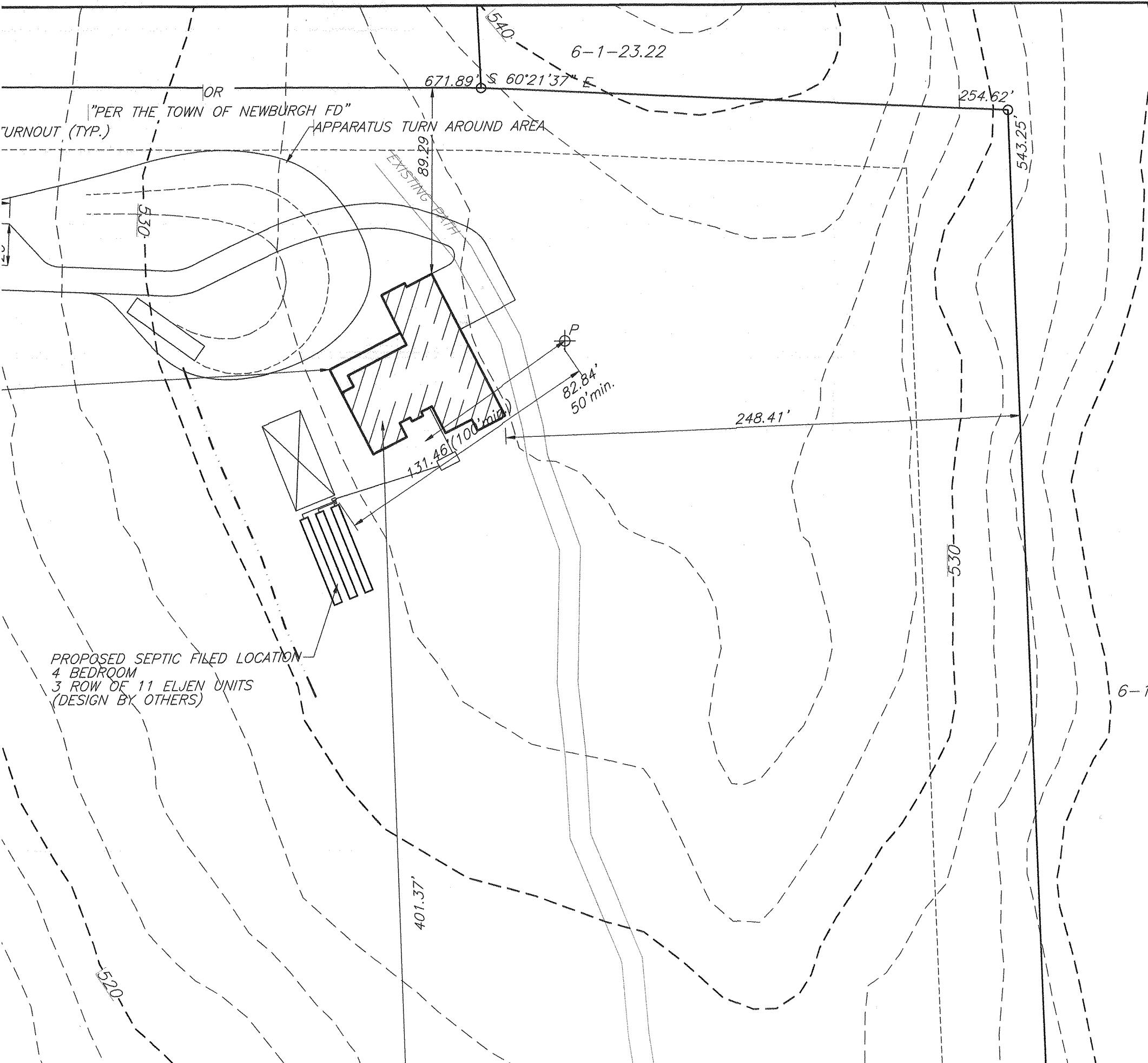
APPARATUS TURN AROUND AREA

EXISTING PATH

15" HDPE

PROPOSED DRIVEWAY 12' WIDE

PROPOSED SEPTIC FIELD LOCATION
4 BEDROOM
3 ROW OF 11 ELJEN UNITS
(DESIGN BY OTHERS)



468.00' N 24°41'4" E

N 29°58'19" E
49.55'

PROPOSED DRIVEWAY 12' WIDE

TARBIN WAY

S 24°43'8" W 151.49'

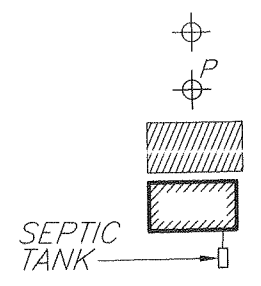
N 24°43'8" E
S 24°43'8" W 151.49'

64°11'18" W

153.68'

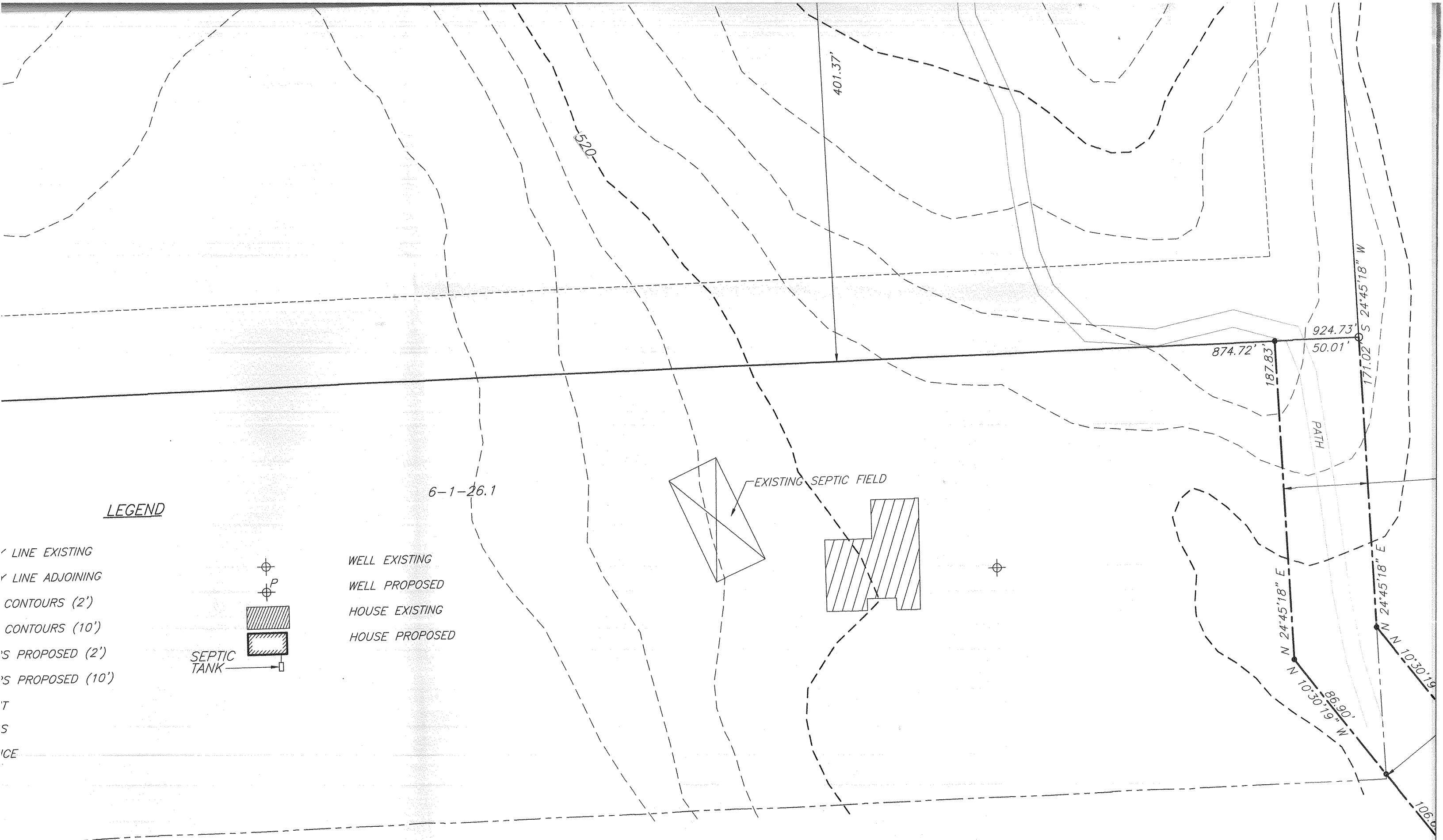
LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- - - EXISTING CONTOURS (2')
- - - EXISTING CONTOURS (10')
- CONTOURS PROPOSED (2')
- CONTOURS PROPOSED (10')
- · - · - EASEMENT
- - - SETBACKS
- · - · - SILT FENCE



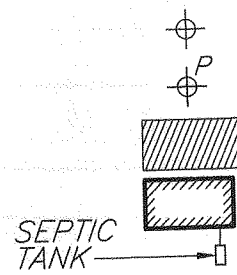
ZONING SCHEDULE

ZONE: AR



LEGEND

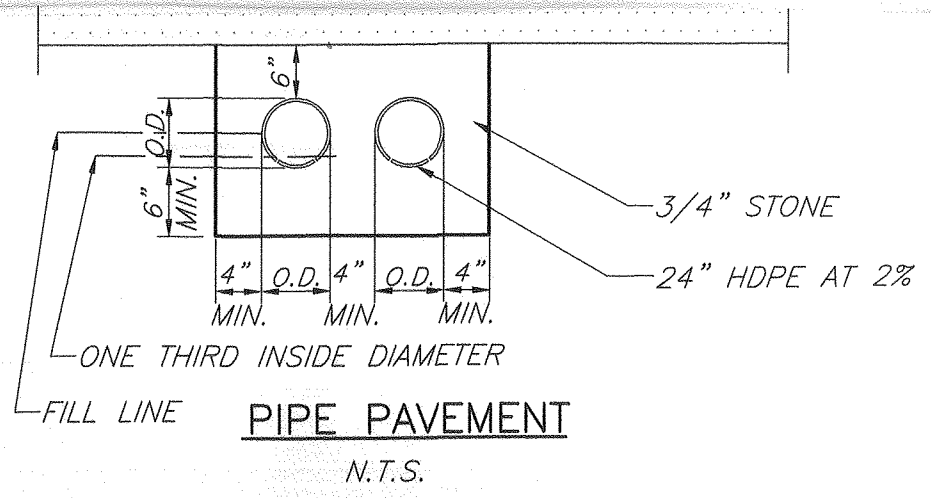
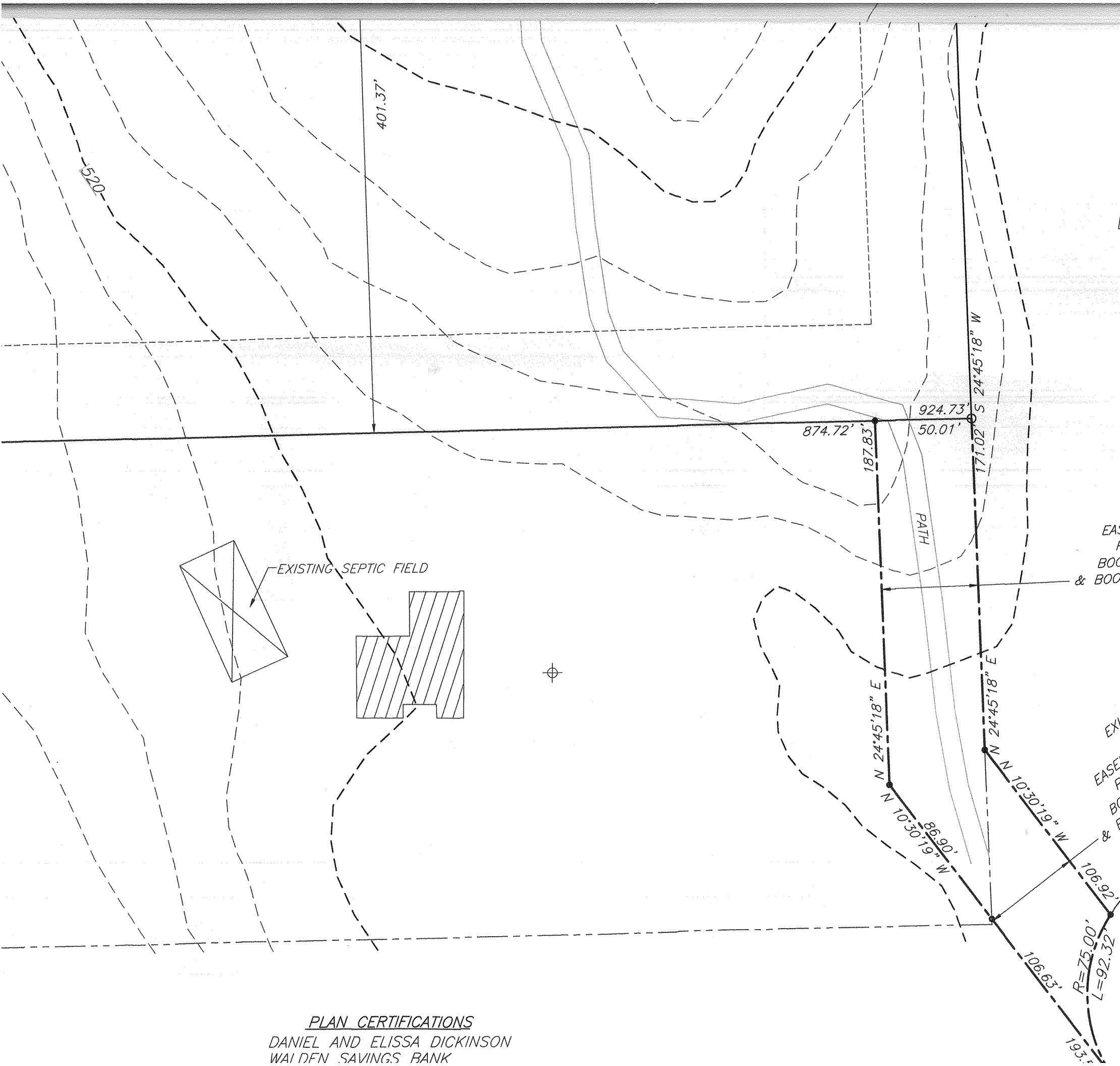
- LINE EXISTING
- LINE ADJOINING
- CONTOURS (2')
- CONTOURS (10')
- PROPOSED (2')
- PROPOSED (10')
- T
- S
- ICE



- WELL EXISTING
- WELL PROPOSED
- HOUSE EXISTING
- HOUSE PROPOSED

PLAN CERTIFICATIONS

DANIEL AND ELISSA DICKINSON
 WALDEN SAVINGS BANK
 WESTCOR LAND TITLE INSURANCE COMPANY



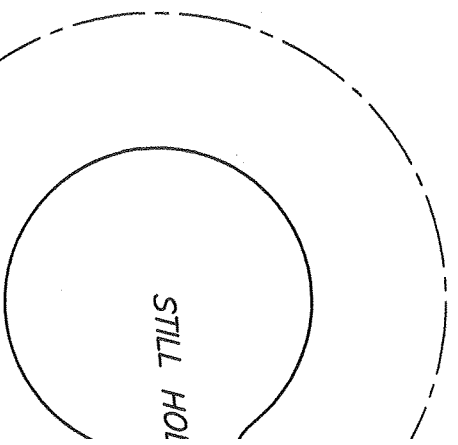
PIPE DESIGN

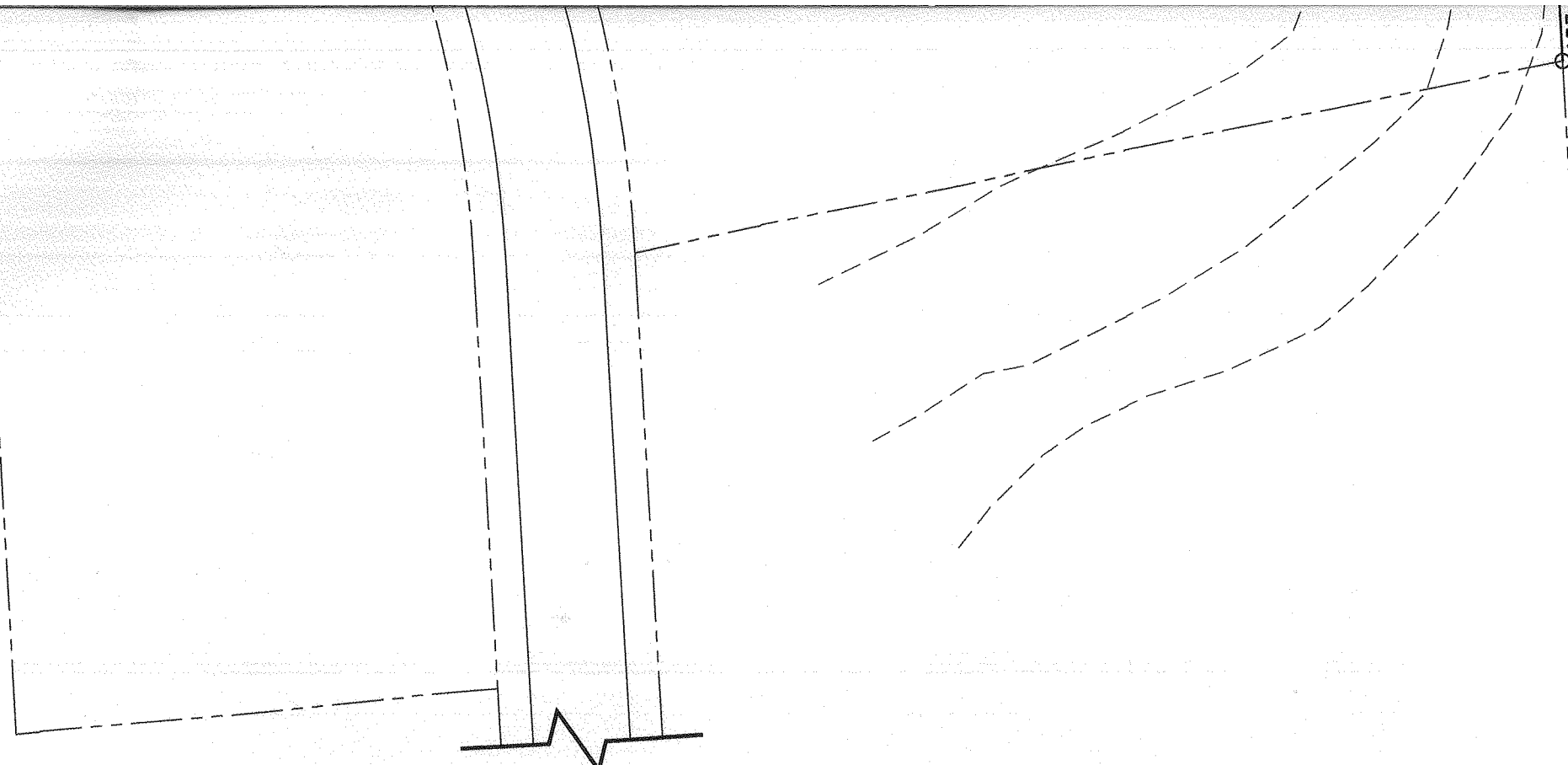
DRAINAGE AREA = 36.62 AC = A
 $Q = CIA$ $C = 0.20$ (FOREST)
 $125 = 6.0$
 $Q = 36.62 \times 6.0 \times 0.20 = 44$ CFS
 $24''$ HDPE AT 2.0 % = 32 CFS
 USE (2) 24" PIPES, BURY 8" (-7 CFS PER PIPE)
 $2(32-7) = 50$ CFS > 44 CFS OK

EXISTING
 50'
 EASEMENT "UTILITY"
 PER FM#9463,
 BOOK12950/PAGE441
 & BOOK13979 /PAGE 1220

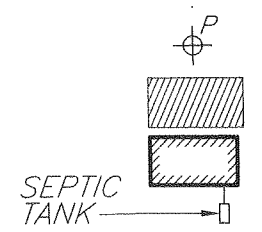
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 EASEMENT "UTILITY"
 PER FM#9463,
 BOOK12950/PAGE441
 & BOOK13979 /PAGE 1220

PLAN CERTIFICATIONS
 DANIEL AND ELISSA DICKINSON
 WILDEN SAVINGS BANK





- PROPERTY LINE ADJOINING
- - - - - EXISTING CONTOURS (2')
- - - - - EXISTING CONTOURS (10')
- _____ CONTOURS PROPOSED (2')
- _____ CONTOURS PROPOSED (10')
- — — — — EASEMENT
- - - - - SETBACKS
- · - · - · - SILT FENCE



ZONING SCHEDULE

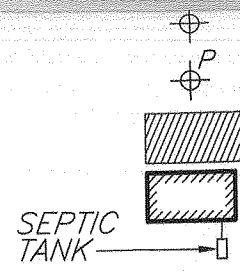
ZONE: AR

| | <u>REQUIRED</u> | <u>PROVIDED</u> |
|------------------------------|-----------------|-----------------|
| MINIMUM LOT AREA | 40,000 | 521,721sf |
| MINIMUM YARDS (feet) | | |
| FRONT | 50' | 592' |
| REAR | 50' | 248' |
| SIDE | | |
| ONE | 30' | 89' |
| BOTH | 50' | 490' |
| MINIMUM LOT WIDTH (feet) | 150' | 564' |
| MINIMUM LOT DEPTH (feet) | 150' | 924' |
| MAXIMUM SURFACE COVERAGE (%) | 20% | 5% |
| LOT BUILDING COVERAGE | 10% | 3% |
| MAXIMUM HEIGHT | 35' | 35'max. |

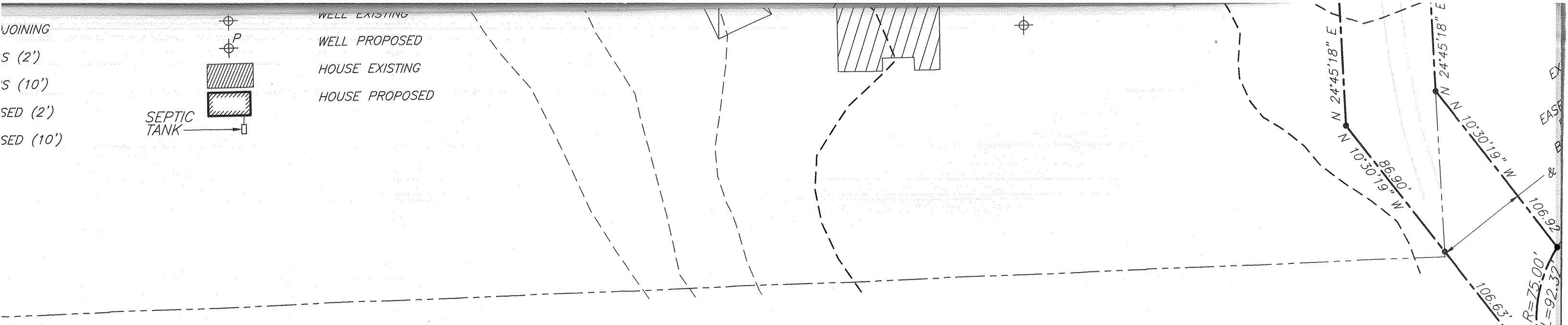
MAP REFERENCE:

1. TOPOGRAPHY PER ORANGE COUNTY USGS
2. EXISTING EASEMENTS AND PROPERTY LINES PER SUBDIVISION ENTITLED "R&K REAL ESTATE MANAGEMENT INC." FM #9463
3. PROPOSED SEPTIC PER A PLAN ENTITLED "LAND OF DICKINSON" PREPARED BY VALDINA CONSULTING ENGINEERS
4. EXISTING PROPERTY LINES PER A SURVEY PREPARED BY VALDINA CONSULTING ENGINEERS
5. EXISTING ADJOINING WETLANDS, TOPOGRAPHY AND PROPERTY LINES PER A SUBDIVISION ENTITLED "TARBEN SUBDIVISION PREPARED BY ZEN DESIGN.

JOINING
 S (2')
 S (10')
 SED (2')
 SED (10')



WELL EXISTING
 WELL PROPOSED
 HOUSE EXISTING
 HOUSE PROPOSED



PLAN CERTIFICATIONS
 DANIEL AND ELISSA DICKINSON
 WALDEN SAVINGS BANK
 WESTCOR LAND TITLE INSURANCE COMPANY

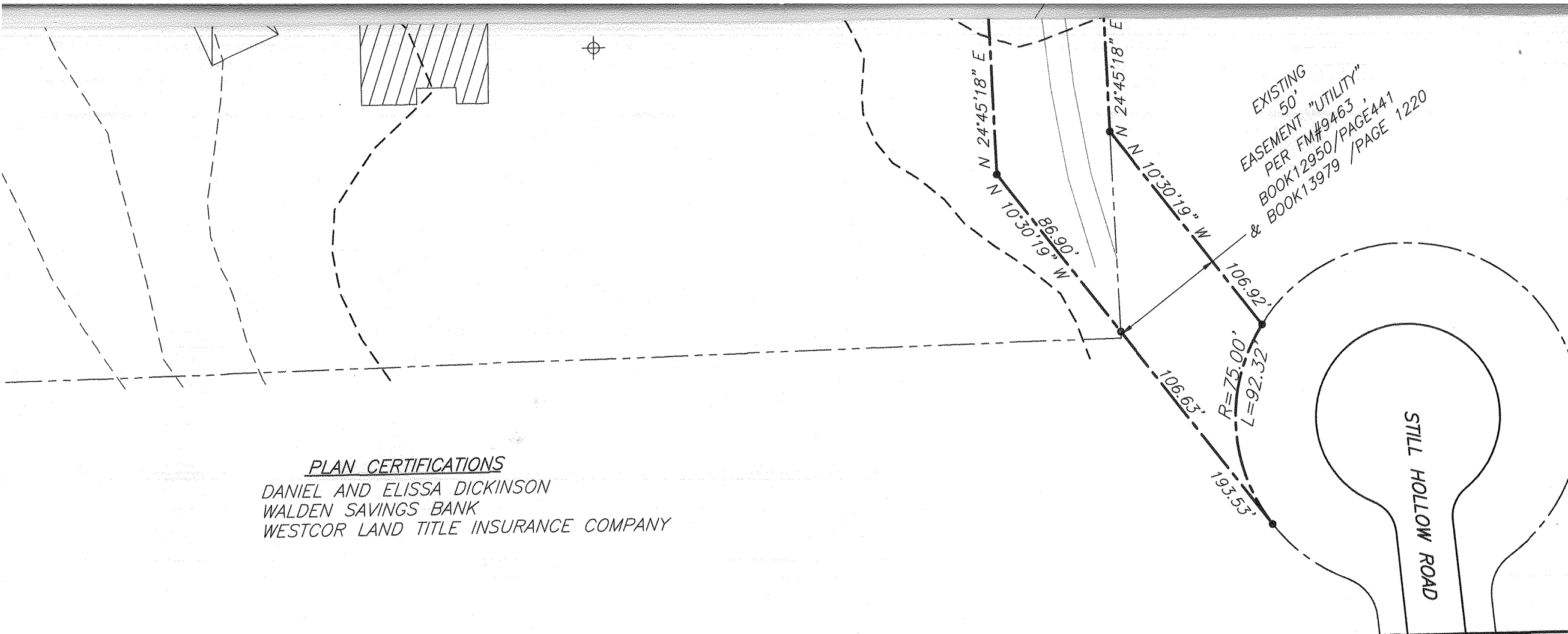
| <u>REQUIRED</u> | <u>PROVIDED</u> |
|-----------------|-----------------|
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| 30' | 89' |
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| 150' | 564' |
| 150' | 924' |
| 20% | 5% |
| 10% | 3% |
| 35' | 35'max. |

CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY- TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811

| <u>REVISIONS</u> | | | |
|------------------|----------|--------|------------------------|
| REV.: | DATE: | BY: | DESCRIPTION: |
| 3 | 02/08/17 | R.B.M. | ADDED UTILITY EASEMENT |
| 2 | 12/01/16 | R.B.M. | REVISED DRIVEWAY |
| 1 | 10/31/16 | R.B.M. | WETLAND CROSSING |

| | |
|------------------------|---------------|
| ENGINEER | TA |
| CHARLES T. BROWN, P.E. | DATE 03/24 |



PLAN CERTIFICATIONS

DANIEL AND ELISSA DICKINSON
 WALDEN SAVINGS BANK
 WESTCOR LAND TITLE INSURANCE COMPANY

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| | | | |
|------------------------|--|------------|--------------|
| ENGINEER | TALCOTT ENGINEERING DESIGN PLLC | | |
| | 1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM | | |
| | PLOT PLAN FOR: DICKINSON STILL HOLLOW ROAD, S-B-L: 6-1-12 TOWN OF NEWBURGH, ORANGE COUNTY, NY | | |
| DATE | SCALE | JOB NUMBER | SHEET NUMBER |
| 03/24/16 | 1" = 50' | 15115-DKN | 1 OF 1 |
| CHARLES T. BROWN, P.E. | | | |