TOWN: NEWBURGH
ZONE: R1
TOTAL ACREAGE: 6..11±

SINGLE FAMILY

	REQUIRED	LOT #1	LOT #2	LOT #3	LOT #4
MINIMUM LOT AREA	40,000sf	40,954sf	98,053sf	77,072sf	41,330sf
MINIMUM YARDS					
FRONT	50'	N/A	51'+	51'+	N/A
COUNTY ROAD FRONT	60'	**47'+	N/A	N/A	**47'+
CENTERLINE ROAD	80'	**71'+	N/A	N/A	**73'+
REAR	50'	70'+	418'+	400'+	63'+
SIDE 1	30'	30'+	45'+	41'+	53'+
SIDE BOTH	80'	194'+	163'+	125'+	151'+
MINIMUM LOT					
WIDTH	150'	228'+	206'+	167'+	190'+
DEPTH	150'	150'+	497'+	485'+	150'+
BUILDABLE AREA	5,000sf	7,974sf+	43,602sf+	28,798sf+	6,602sf+

** VARIANCE GRANTED 06/27/2013.

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

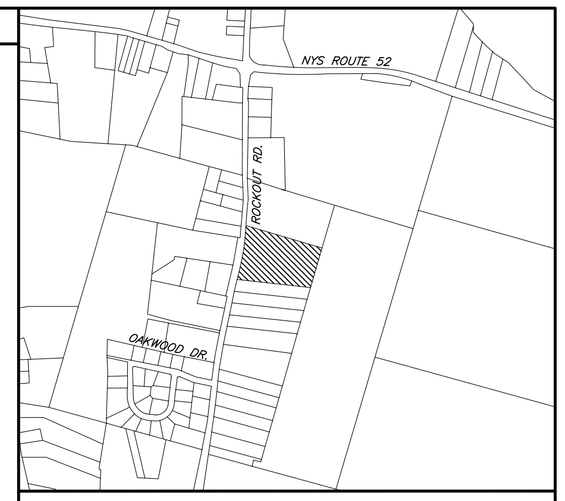
SIGNATURE
OWNER/ APPLICANT
VICKIE GIBSON
122 ROCK CUT ROAD
NEWBURGH, NEW YORK 12550

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 03/20/13.

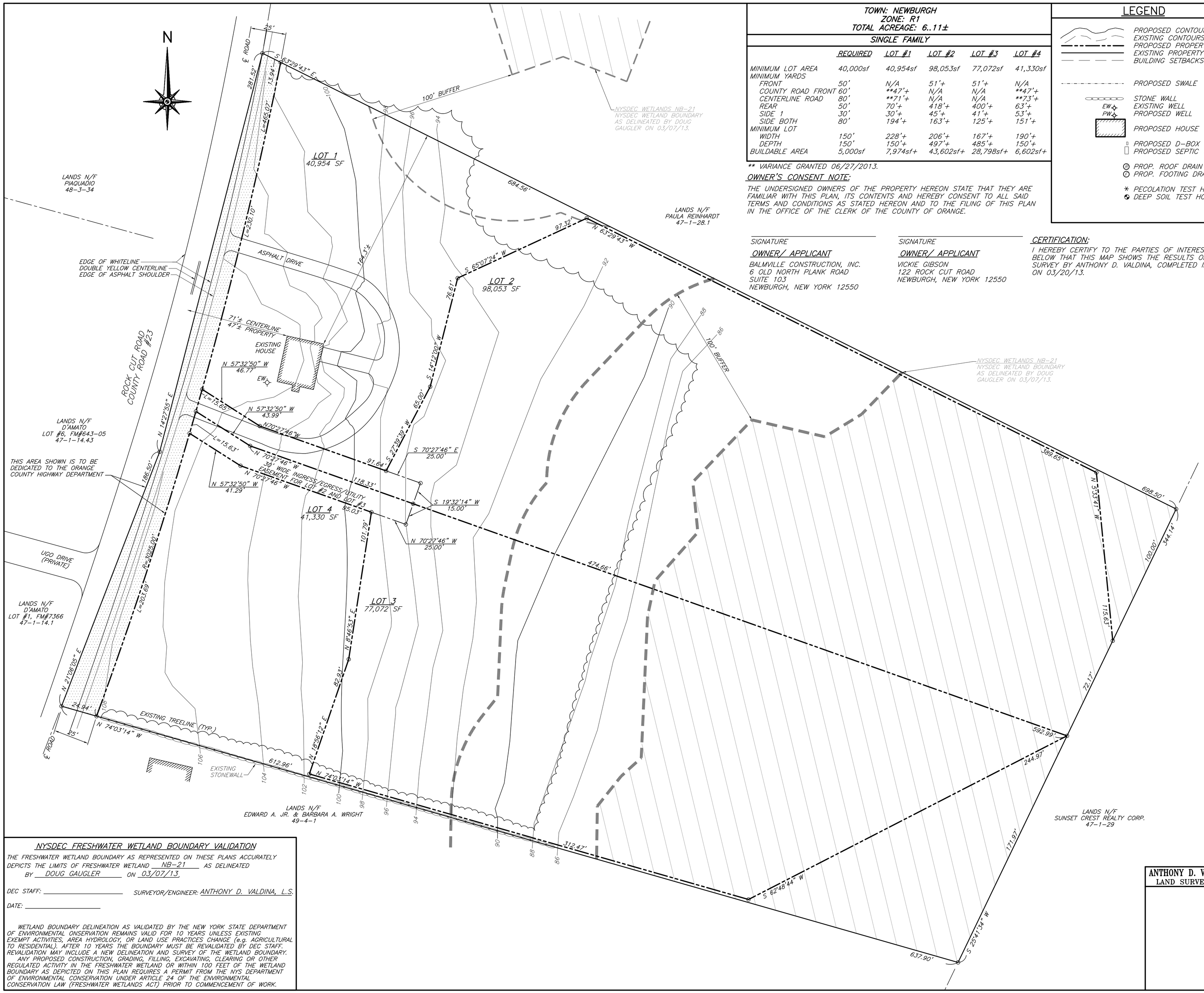
LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- PROPOSED SWALE
- STONE WALL
- EW EXISTING WELL
- PW PROPOSED WELL
- PROPOSED HOUSE
- PROPOSED D-BOX
- PROPOSED SEPTIC TANK
- PROP. ROOF DRAIN OUTLET
- PROP. FOOTING DRAIN OUTLET
- PECOLATION TEST HOLE
- DEEP SOIL TEST HOLE



LOCATION MAP SCALE 1"=1000'

ZEN DESIGN CONSULTANTS, INC.
6 OLD N. PLANK RD. #103
NEWBURGH, NEW YORK 12550
(845)-569-1567 (office phone)



NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND NB-21 AS DELINEATED BY DOUG GAUGLER ON 03/07/13.

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

DATE: _____

WETLAND BOUNDARY DELINEATION AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL ONSERVATION REMAINS VALID FOR 10 YEARS UNLESS EXISTING EXEMPT ACTIVITIES, AREA HYDROLOGY, 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 ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 100 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.

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

ANTHONY D. VALDINA
LAND SURVEYOR

GIBSON ESTATES
4 LOT SUBDIVISION
OVERALL LAYOUT
ROCK CUT ROAD, SBL: 47-1-28.2
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
03/28/2013	1"=30'	13-002-BEC	1 OF 8