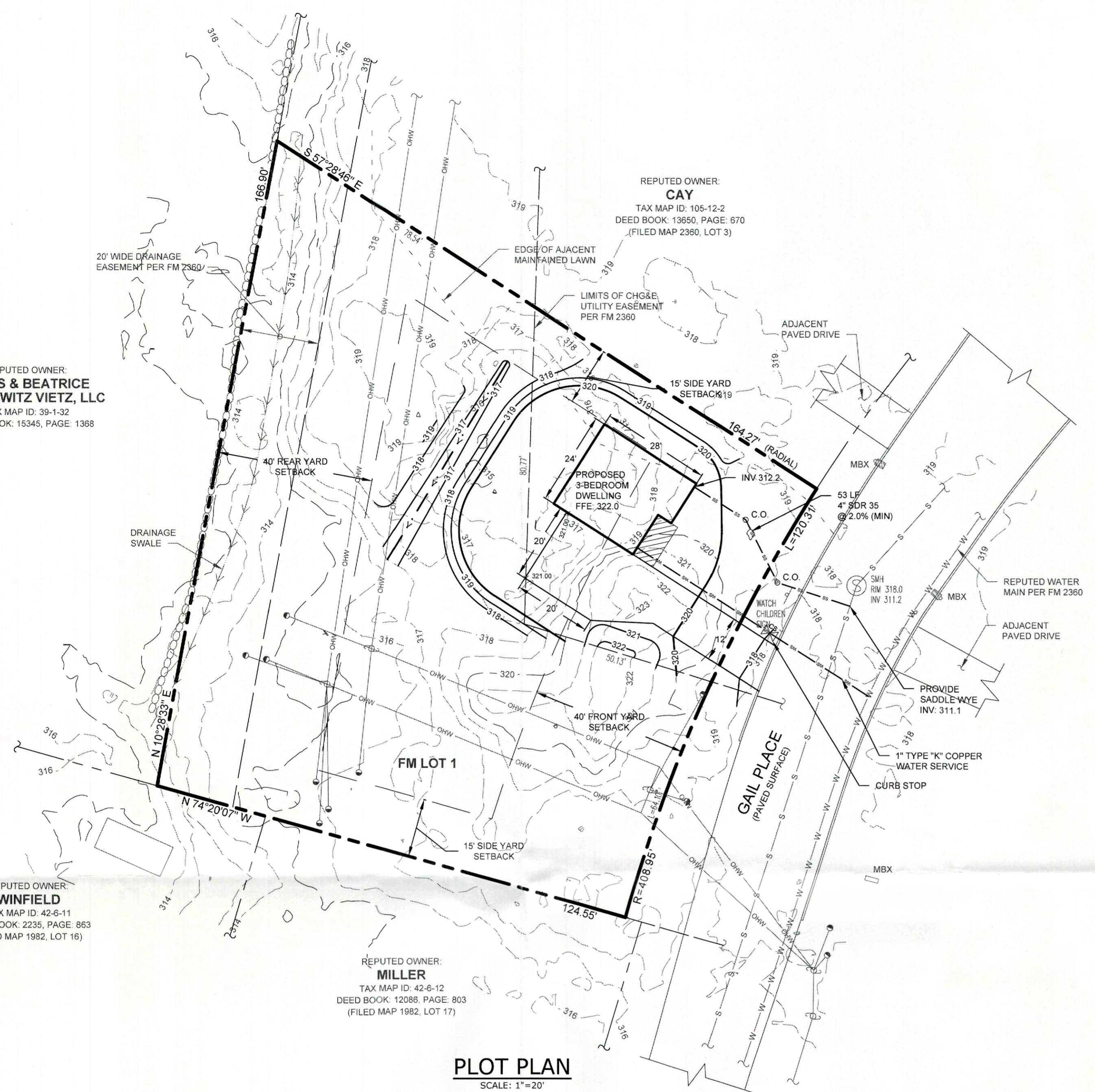




REPUTED OWNER:
**BORIS & BEATRICE
RABINOWITZ VIETZ, LLC**
TAX MAP ID: 39-1-32
DEED BOOK: 15345, PAGE: 1368

REPUTED OWNER:
WINFIELD
TAX MAP ID: 42-6-11
DEED BOOK: 2235, PAGE: 863
(FILED MAP 1982, LOT 16)

REPUTED OWNER:
MILLER
TAX MAP ID: 42-6-12
DEED BOOK: 12088, PAGE: 803
(FILED MAP 1982, LOT 17)



PLOT PLAN
SCALE: 1"=20'

GENERAL NOTES

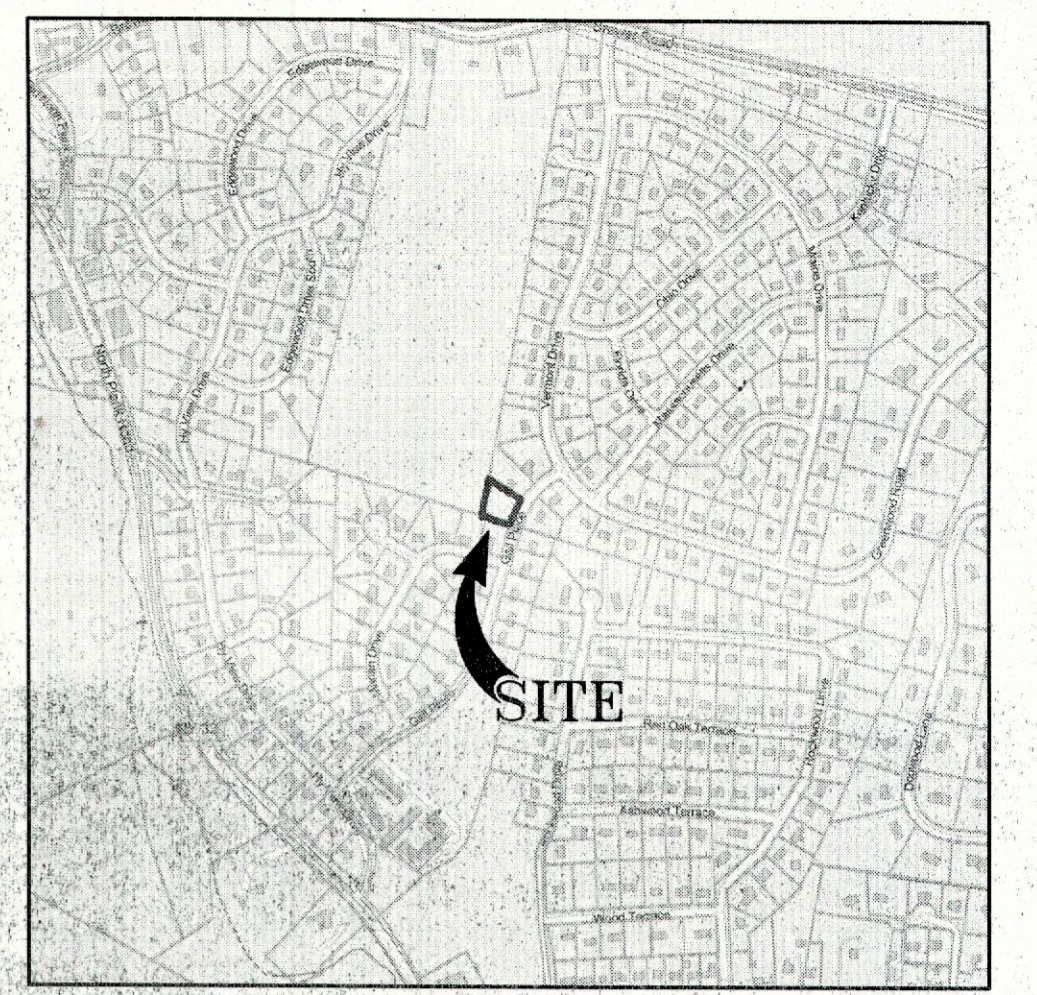
1. TAX MAP IDENTIFICATION NUMBER: SECTION 105 BLOCK 12 LOT 1
2. TOTAL AREA OF SUBJECT PARCEL: 19,738 SF OR 0.453± ACRES.
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES, PC ON 06/14/2024.
4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS GIS GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
5. OWNER/APPLICANT: HABITAT FOR HUMANITY OF GREATER NEWBURGH
125 WASHINGTON STREET
NEWBURGH, NY 12550
6. PROPOSED USE: SINGLE FAMILY DWELLING
7. PROPOSED USE SHALL BE SERVICED BY TOWN OF NEWBURGH WATER AND SEWER.

BULK REQUIREMENTS

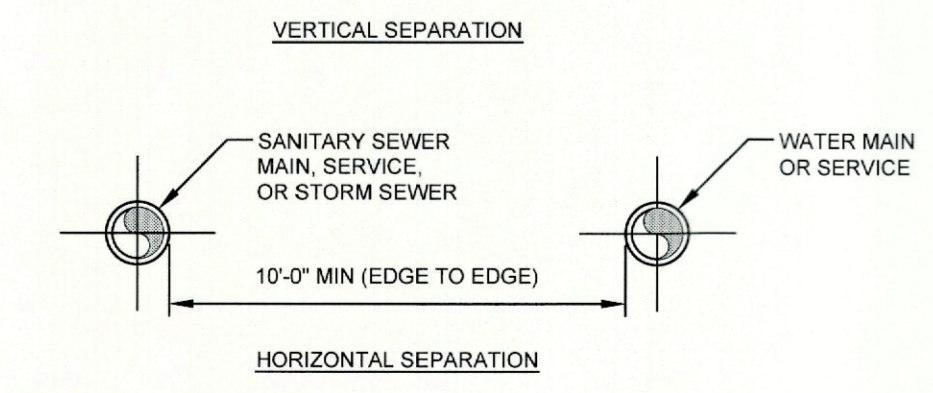
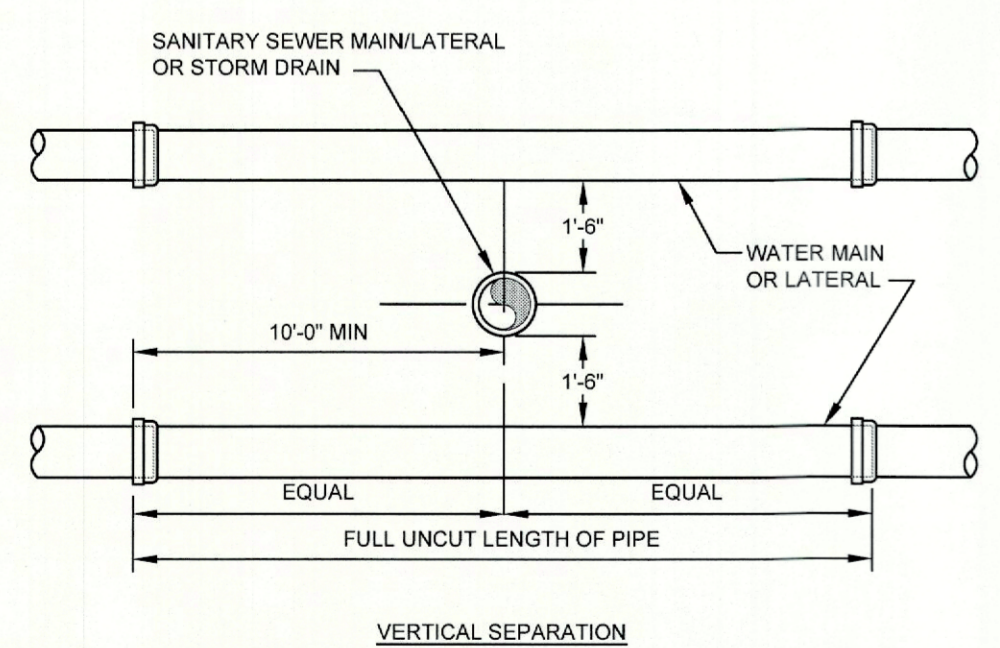
TOWN OF NEWBURGH - ZONING DISTRICT R-3
PROPOSED USE: SINGLE FAMILY DWELLING
(USE §185 ATTACHMENT 9 1.b.)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	15,000 SF	19,738 SF
LOT WIDTH	85 FEET	127.8 FEET
LOT DEPTH	100 FEET	151.8 FEET
FRONT YARD	40 FEET	25.5 FEET**
REAR YARD	40 FEET	86.8 FEET
SIDE YARD (ONE / BOTH)	15/30 FEET	15.5/103.4 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	28.9 FT
LOT COVERAGE (BUILDINGS)	15 %	3.5 %
IMPERVIOUS COVERAGE	30 %	7.9 %

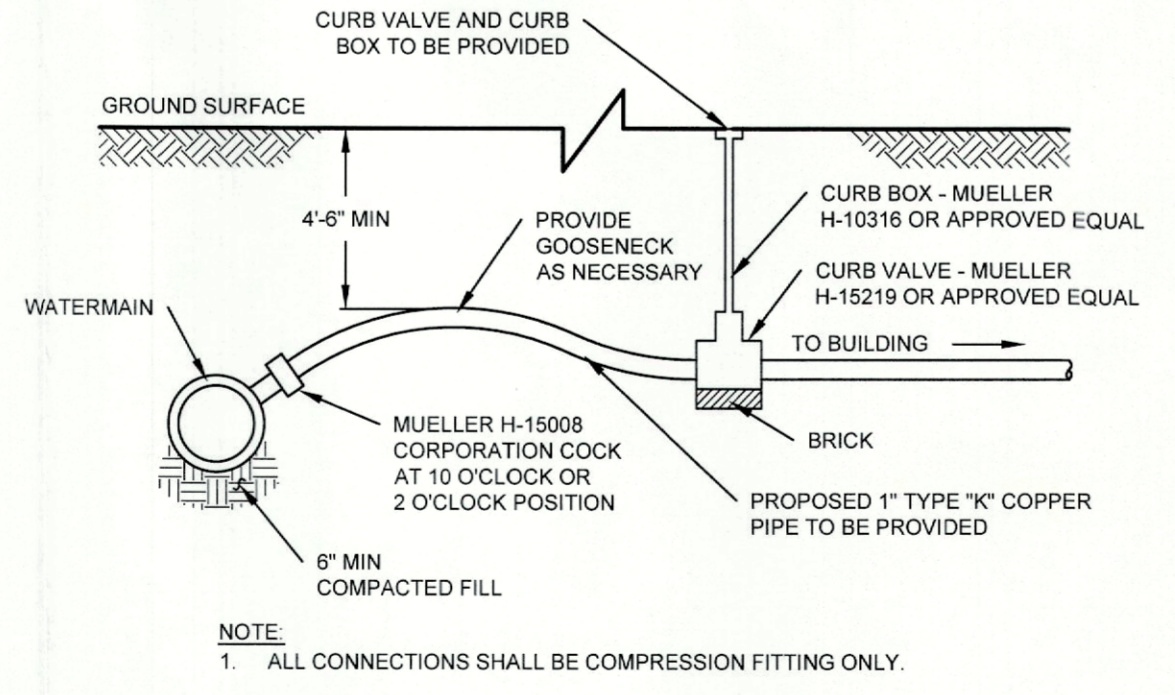
** VARIANCE REQUIRED



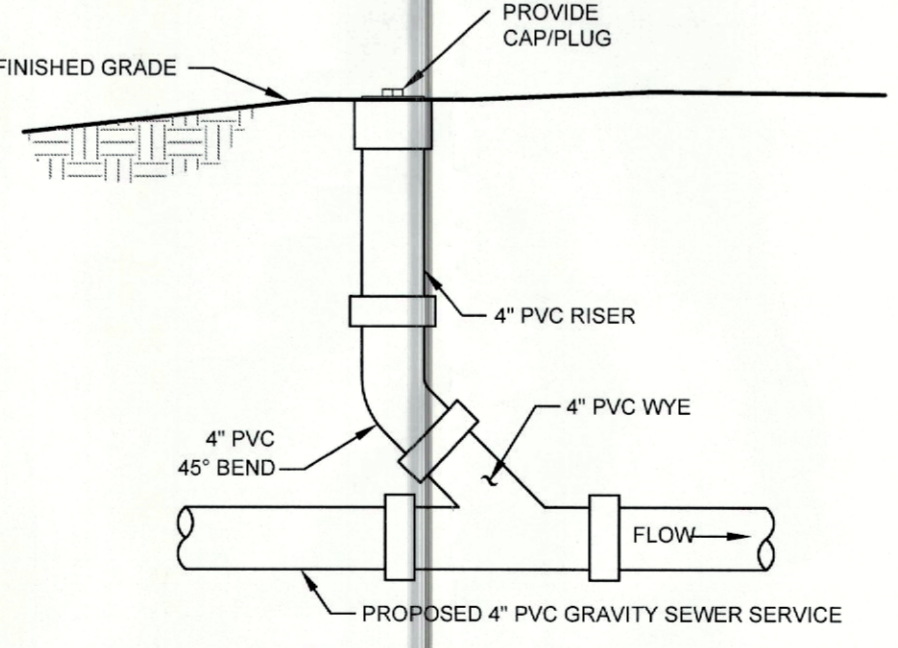
LOCATION MAP
SCALE: N.T.S.



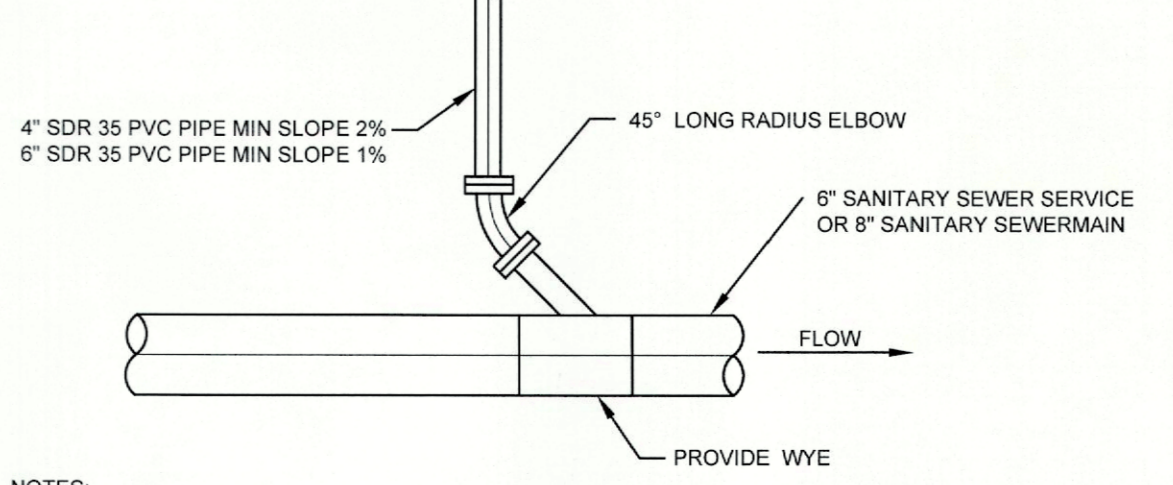
WATER/SEWER SEPARATION REQUIREMENTS
SCALE: N.T.S.



WATER SERVICE CONNECTION
SCALE: N.T.S.



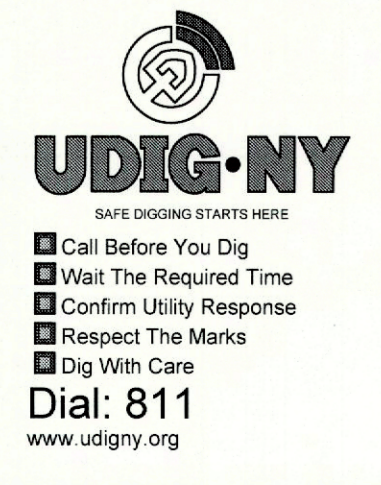
TYPICAL CLEANOUT
SCALE: NONE



SEWER SERVICE CONNECTION
SCALE: N.T.S.

UTILITY SYSTEM NOTES

1. CONTRACTOR TO CALL UNDERGROUND MARK-OUT AT LEAST 4 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT 811 FOR COMPLETE UTILITIES MARKOUT.
2. CONTRACTOR TO CONTACT TOWN OF NEWBURGH WATER DEPARTMENT AT (845) 564-7813 AT LEAST 3 DAYS PRIOR TO CONSTRUCTION OF WATER SERVICE.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER AND SEWER UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DEVIATION FROM HORIZONTAL OR VERTICAL ALIGNMENTS WITH REGARDS TO EXISTING UTILITIES BEFORE PROCEEDING.
4. ALL GRAVITY SEWER PIPE SHALL BE SDR-35 PVC.
5. IF GROUNDWATER IS ENCOUNTERED DURING TRENCH EXCAVATION, THE CONTRACTOR SHALL DE-WATER THE TRENCH PRIOR TO INSTALLATION. ALL DE-WATERING OPERATIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL CALL THE TOWN OF NEWBURGH SEWER DEPARTMENT (845-564-7833) AT LEAST 3 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF SEWER SERVICE.



No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		10/08/2024
	SHEET NUMBER	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A	OF N/A
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER:	N/A	OF N/A
<input checked="" type="checkbox"/> FOR-BID / CONSTRUCTION	1	OF 1

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JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080023

1 inch = 20 ft.

ENGINEERING & SURVEYING PROPERTIES, PC
Achieving Successful Results With Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

PLOT PLAN
HABITAT FOR HUMANITY GREATER NEWBURGH
27 GAIL PLACE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #:	2138.01	DRAWN BY:	JS
DATE:	10/08/2024	SCALE:	AS NOTED
REVISION:	0	TAX LOT:	105-12-1

C-101

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