

**SEPTIC DESIGN CRITERIA:**

1. NO. OF BEDROOMS- 5max
2. SEPTIC TANK DESIGN- 1,500gal min
3. STABILIZED PERCOLATION RATE- 8-10min./inch
4. FLOW RATE (GALS./DAY)- 550
5. DESIGN LENGTHS: (4) 28' Eljen rows = 112lf (104lf required)

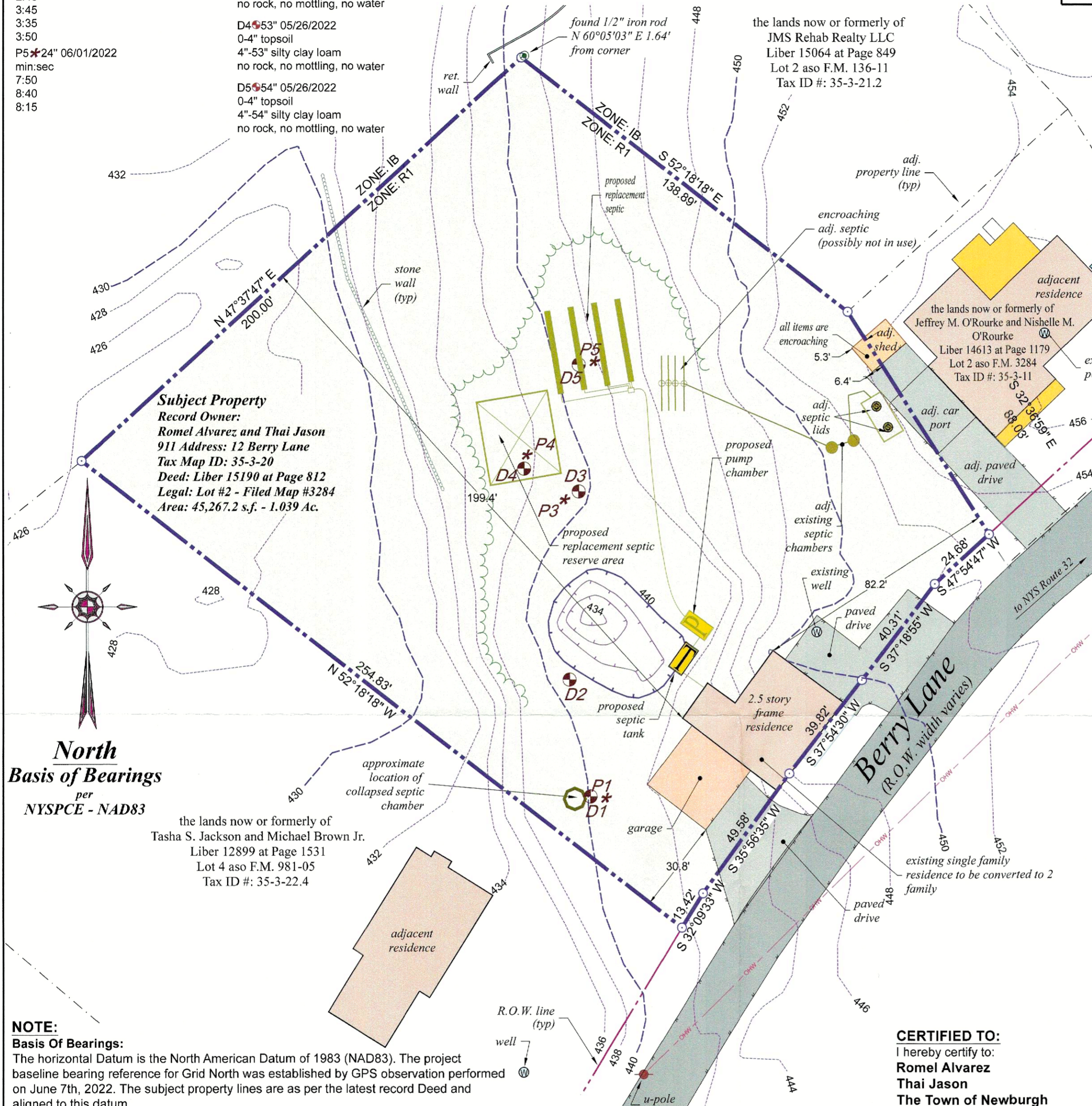
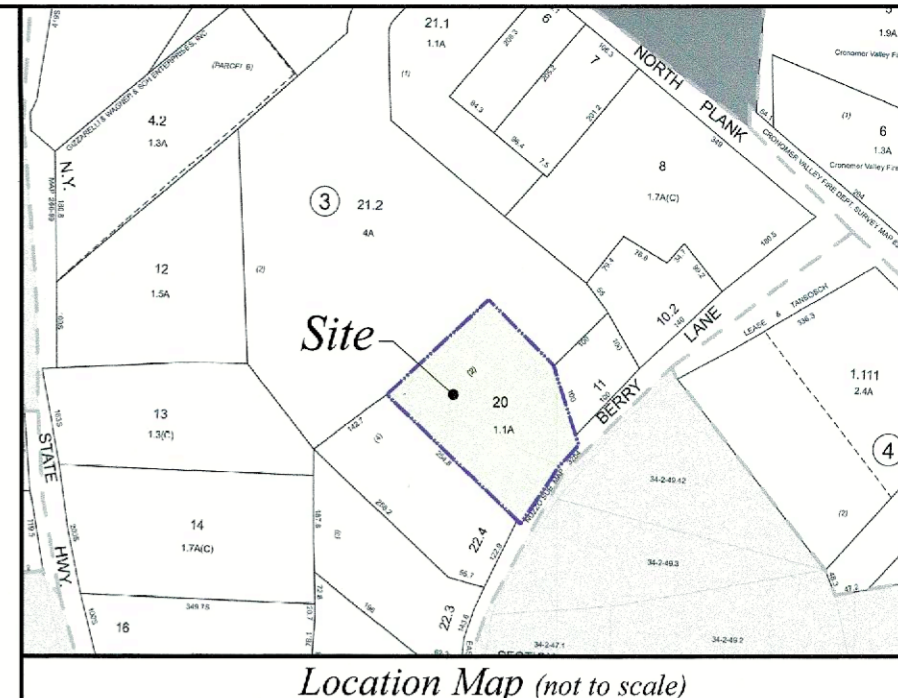
P1*24" 06/01/2022 min:sec 1:47 3:05 2:40 2:32	D1*60" 05/26/2022 0-6" topsoil 6"-36" gravelly loam 36"-60" clay loam w/gravel no rock, no mottling, no water
P3*24" 06/01/2022 min:sec 13:00 13:50 13:45	D2*56" 05/26/2022 0-4" topsoil 4"-36" gravelly loam 36"-56" clay loam w/gravel no rock, no mottling, no water
P4*24" 06/01/2022 min:sec 2:45 3:45 3:35 3:50	D3*50" 05/26/2022 0-4" topsoil 4"-36" silty loam 36"-50" clay loam w/gravel no rock, no mottling, no water
P5*24" 06/01/2022 min:sec 7:50 8:40 8:15	D4*53" 05/26/2022 0-4" topsoil 4"-53" silty clay loam no rock, no mottling, no water
	D5*54" 05/26/2022 0-4" topsoil 4"-54" silty clay loam no rock, no mottling, no water

**TABLE OF USE & BULK REQUIREMENTS**

ZONE: R-1 (D.9)

	REQUIRED	EXISTING
MINIMUM LOT AREA	100,000 s.f.	**45,267.2s.f.
MINIMUM YARDS (feet)		
FRONT	50'	**0'
REAR	40'	199.4'
SIDE		
ONE	30'	30.8'
BOTH	80'	109.9'
MINIMUM LOT WIDTH (feet)	200'	**109'
MINIMUM LOT DEPTH (feet)	150'	239'
MAXIMUM LOT SURFACE COVERAGE (%)	20%	**31%
MAXIMUM BUILDING HEIGHT	35'	20'
MAXIMUM BUILDING COVERAGE (%)	10%	8.9%
MINIMUM HABITABLE FLOOR AREA (PER UNIT)	1,500sf	**861sf/1,179sf

\*\*EXISTING NON-COMFORMING  
\*NON-COMFORMING



**Subject Property**  
Record Owner:  
Romel Alvarez and Thai Jason  
911 Address: 12 Berry Lane  
Tax Map ID: 35-3-20  
Deed: Liber 15190 at Page 812  
Legal: Lot #2 - Filed Map #3284  
Area: 45,267.2 s.f. - 1.039 Ac.

**North Basis of Bearings**  
per  
NYSPE - NAD83

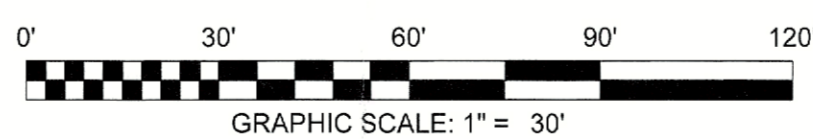
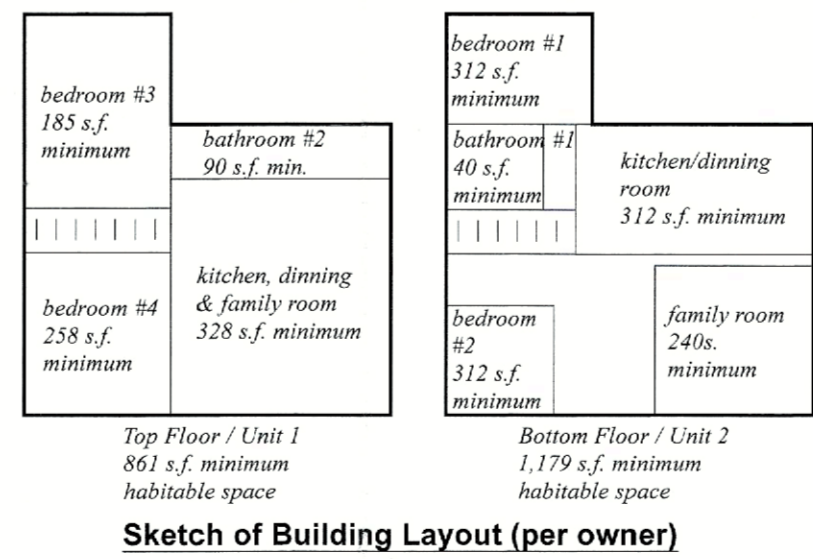
the lands now or formerly of  
Tasha S. Jackson and Michael Brown Jr.  
Liber 12899 at Page 1531  
Lot 4 aso F.M. 981-05  
Tax ID #: 35-3-22.4

**NOTE:**  
**Basis of Bearings:**  
The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on June 7th, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.

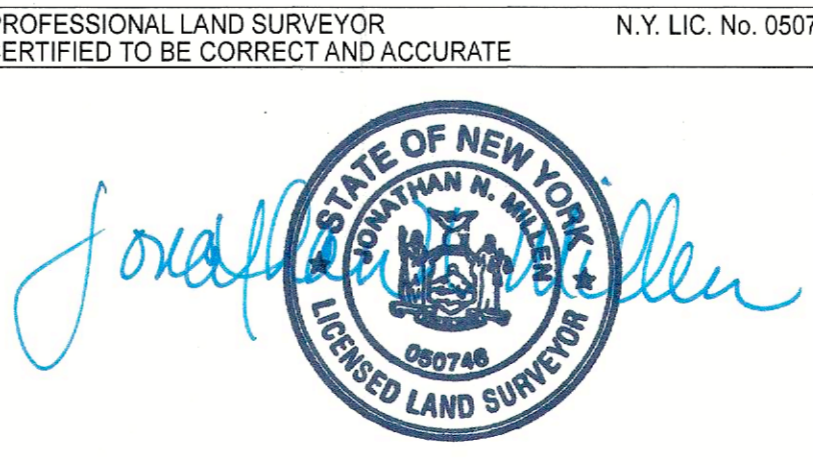
- SURVEYOR'S NOTES:**
1. Copyright © 2022. Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
  2. Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
  3. Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed-seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
  4. Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map.
  5. The certifications herein are not transferable.
  6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
  7. This survey is subject to the findings of a Title Report and or Title Search.
  8. Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
  9. Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

**SURVEYORS' CERTIFICATION:**  
I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 12 Berry Lane in the Town of Newburgh, County of Orange, State of New York. Completed on Sep 11, 2023, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Jonathan N. Millen, LLS  
1229 Route 300 - Suite 3  
Newburgh, NY 12550



**Jonathan N. Millen, LLS**  
PROFESSIONAL LAND SURVEYOR  
CERTIFIED TO BE CORRECT AND ACCURATE  
N.Y. LIC. No. 050746



**OWNERS ENDORSEMENT**

I hereby consent to the information depicted on this Subdivision Plan and all conditions noted thereon. I agree to the filing of this Plan by the Planning Board.

\_\_\_\_\_ Date  
Romel Alvarez

\_\_\_\_\_ Date  
Thai Jason

**TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT**

Approved by resolution of the Planning Board subject to the conditions and requirements of said resolution.

Any change, erasure, modification or revision of this plan as approved shall void this approval.

\_\_\_\_\_ Date  
Planning Board Chairman

**CERTIFIED TO:**  
I hereby certify to:  
**Romel Alvarez**  
**Thai Jason**  
The Town of Newburgh

- REFERENCES:**
1. The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
  2. Various Deeds of Record - Liber and Page or Document ID as shown:
  3. Subject parcel being Lot 2 as shown on a map entitled, "Lands of Angelino Nuzzo", filed in the Orange County Clerk's Office on 09-20-1974 as Filed Map No. 3284.
  4. A map entitled, "Subdivision of Property for Maddox LLC", filed in the Orange County Clerk's Office on 06-08-2011 as Filed Map No. 136-11.
  5. A map entitled, "Lands of Eastern Sunshine Properties LLC", filed in the Orange County Clerk's Office on 12-23-05 as Filed Map No. 981-05.

**CERTIFICATION NOTES:**  
This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

DATE	REVISION
01/09/2024	CHANGES TO BULK REGULATIONS TABLE & MISC. ADDITIONS

**2 Family Residential Site Plan**  
of the lands of  
**Romel Alvarez and Thai Jason**

**Automated Construction Enhanced Solutions, Inc.**  
**Professional Land Surveying**  
1229 Route 300 - Suite 4 - Newburgh, NY 12550  
Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel  
35-3-20  
aka 12 Berry Lane  
situated in the  
Town of Newburgh  
County of Orange, New York 12550

DATE: 11-29-2023 SCALE: 1"=30' JOB No. 22065ALV DRAWN BY: jsm