



























COMMON DRIVEWAY NOTE:

FOR ALL PROPOSED COMMON DRIVEWAYS, THE DRIVEWAYS ARE TO BE CONSTRUCTED AS DEPICTED ON THESE PLANS. FOR EACH COMMON DRIVEWAY, SHOULD DEVELOPMENT OF THE LOT THAT IS CLOSER TO ROCKWOOD DRIVE OCCUR BEFORE THE LOT THAT IS FURTHER AWAY, THE DRIVEWAY MUST BE CONSTRUCTED A MINIMUM OF 25' BEYOND THE COMMON PORTION OF THE DRIVEWAY TO FACILITATE FUTURE CONSTRUCTION ACTIVITIES.

HOUSE CONSTRUCTION NOTE:

PRIOR TO CONSTRUCTION OF ANY HOUSE, A PLOT PLAN MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. ONCE APPROVED, THE FOUNDATION MUST BE STAKED BY A LICENSED LAND SURVEYOR TO ENSURE THAT ALL MINIMUM SETBACK DIMENSIONS ARE MAINTAINED DURING CONSTRUCTION.

LEGEND

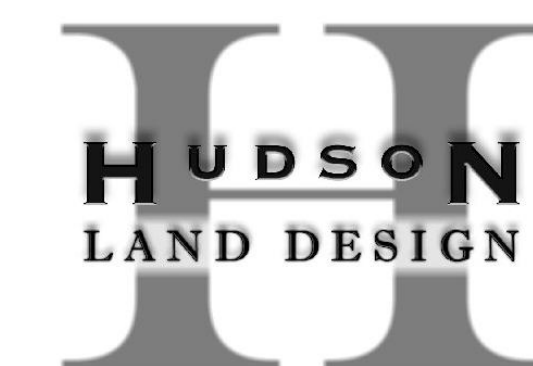
-  EXISTING TREE
-  EXISTING SEWER
-  EXISTING UTILITY POLE
-  EXISTING FIRE HYDRANT
-  EXISTING GAS VALVE
-  EXISTING DRAINAGE STRUCTURE
-  EXISTING ROCK OUTCROP
-  EXISTING TELEPHONE BOX
-  EXISTING WATER VALVE
-  EXISTING TREE LINE
-  EXISTING GAS PIPE
-  EXISTING DRAIN PIPE
-  EXISTING SEWER PIPE
-  EXISTING WATER LINE
-  EXISTING F.M. LOT LINE
-  EXISTING ADJOINER LINE
-  EXISTING PROPERTY LINE
-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
-  EXISTING OVERHEAD WIRE
-  EXISTING BUILDING
-  PROPOSED PROPERTY LINE
-  BUILDING SETBACK
-  BUILDABLE AREA
-  PROPOSED EASEMENT LINE
-  ZONING LINE

OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PROPERTY HERON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE.

JOHN PAGE JR. _____ DATE _____

**SUBDIVISION PLAT
JPJR HOLDINGS, LLC**

NORTH PLANK ROAD (NYS RTE 52), CHESTNUT LANE & ROCKWOOD DRIVE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
TAX ID: 75-1-36.2
SCALE: 1" = 50'
MAY 1, 2011



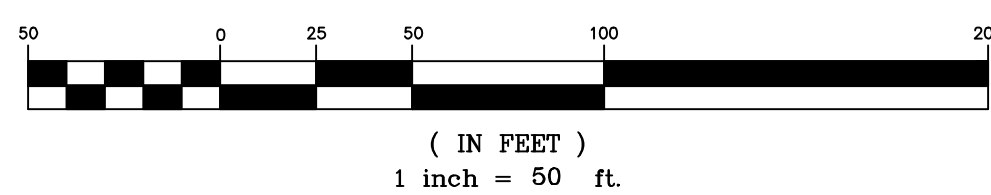
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6637



SEAL
JON D. BODENDORF, P.E.
NYS LICENSE NO. 076245
DANIEL G. KOEHLER, P.E.
NYS LICENSE NO. 082716

SHEET: 3 OF 8

SUBDIVISION PLAT
SCALE: 1" = 50'
GRAPHIC SCALE



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- Confirm Utility Response
- Respect the Marks
- Dig With Care

DRAWN BY: DGK		CHECKED BY: JDB		JOB NO.: 2010-028	
REVISIONS:					
NO.	DATE	DESCRIPTION	BY		
1	4/18/13	TOWN COMMENTS & ZONING CHANGE	JDB		
2	8/8/13	TOWN COMMENTS	JDB		