

Full Size Site Plans

are available for viewing at the

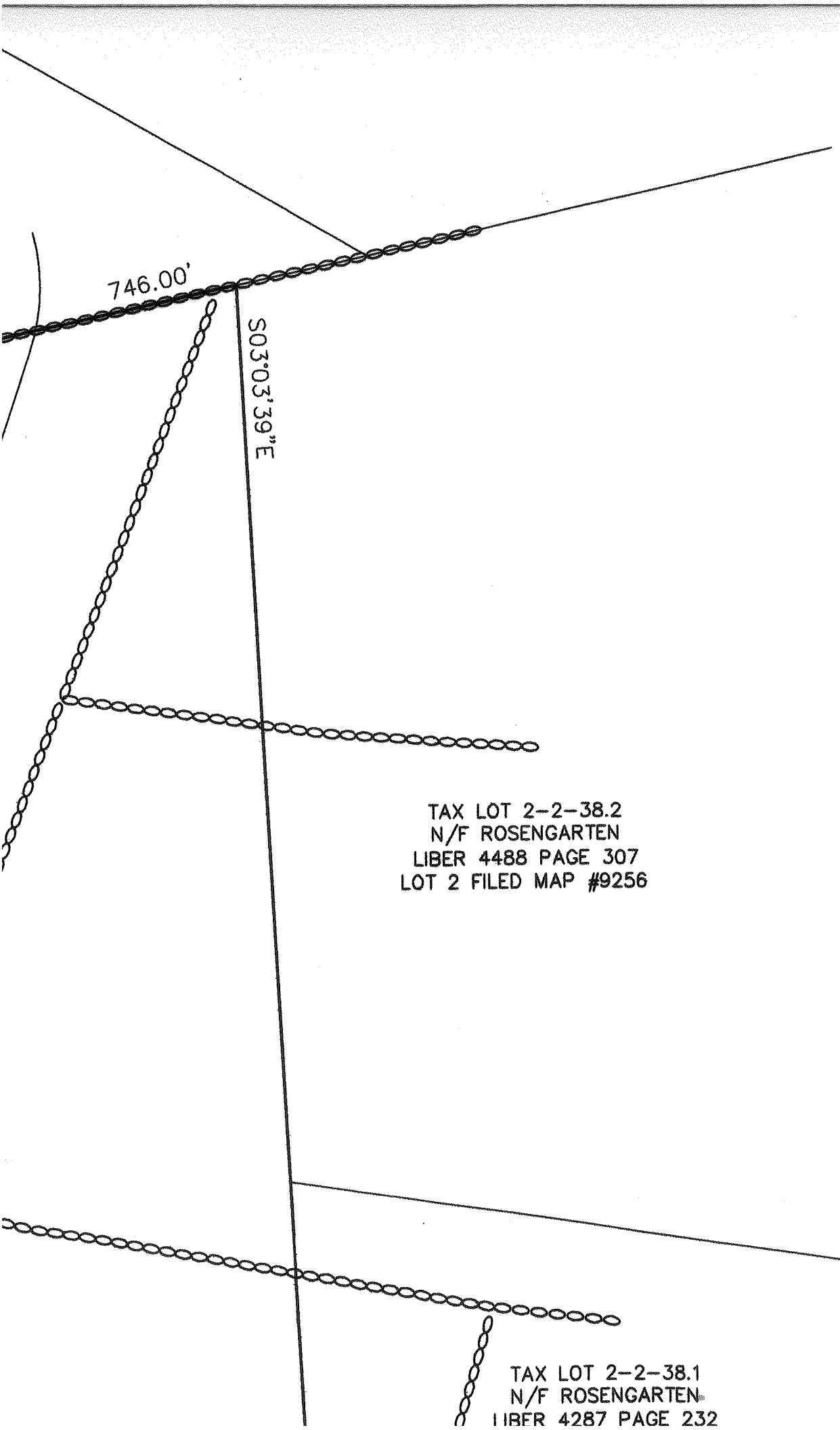
Zoning Board of Appeals

Office located at

308 Gardnertown Road

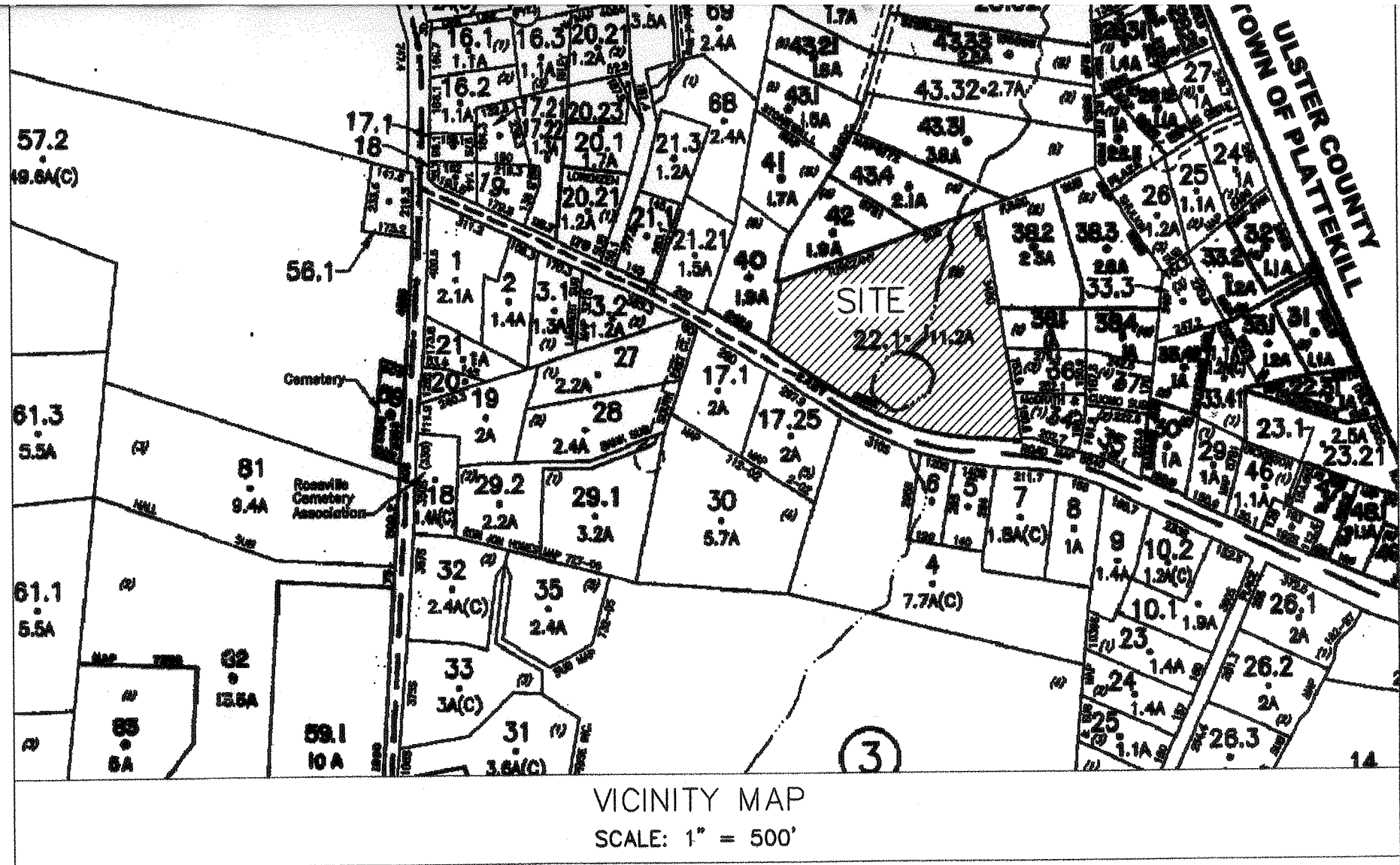
Newburgh, NY

845-566-4901



TAX LOT 2-2-38.2
 N/F ROSENGARTEN
 LIBER 4488 PAGE 307
 LOT 2 FILED MAP #9256

TAX LOT 2-2-38.1
 N/F ROSENGARTEN
 LIBER 4287 PAGE 232



NOTES:

1. DARREN J. STRIDIRON, P.L.S.
 155 PRESSLER ROAD
 WALLKILL, NEW YORK 12589
2. LOCATION OF SITE: 37 EAST ROAD
 WALLKILL, NEW YORK 12589
3. TAX LOT : SECTION 2 BLOCK 2 LOT 22.1
4. ZONE : RR
5. NUMBER OF EXISTING LOTS : 1
6. NUMBER OF PROPOSED LOTS : 2
7. THIS PLAN WAS BASED ON AN ACTUAL FIELD SURVEY COMPLETED BY ME,
 DARREN J. STRIDIRON, P.L.S. ON JULY 29, 2014.
8. DEED OF RECORD : LIBER 13783 PAGE 867

OWNER: DANIEL & CHRISTY MANN
 37 EAST ROAD
 WALLKILL, NEW YORK 12589

TAX LOT 2-2-43.4
N/F PHIPPS & COLLETTA
LIBER 3031 PAGE 184
LOT 4 FILED MAP #9253

SEPTIC AREA
AS PER
FILED MAP
#8772

SEPTIC AREA
AS PER FILED MAP
#8772 & 8721

WELL AS PER
FILED MAP
#8721

WELL AS LOCATED

TAX LOT 2-2-42
N/F ROBEN
LIBER 4663 PAGE 245
LOT 4 FILED MAP #8721

TAX LOT 2-2-40
N/F SANTANA
LIBER 12265 PAGE 1753
LOT 2 FILED MAP #8721

TAX LOT 2-2-22.1
N/F MANN
LIBER 13783 PAGE 867
LOT 1 FILED MAP #3460
AREA = 487,360 S.F.
OR 11.19 ACRES±

SEPTIC AREA
AS PER
FILED MAP #8721

EDGE OF ASPHALT

1" CMP=557.6
INV.12" CMP=556.4

TIFFANY LANE
(PRIVATE ROAD)
253.00'

N77°51'00"E

N19°10'00"E

EXISTING 20' WIDE DRAINAGE EASEMENT PER FILED MAP #8721

20' WIDE DRAINAGE EASEMENT PER FILED MAP #8721

IRON ROD FOUND

IRON ROD FOUND

BROOK

BROOK

532

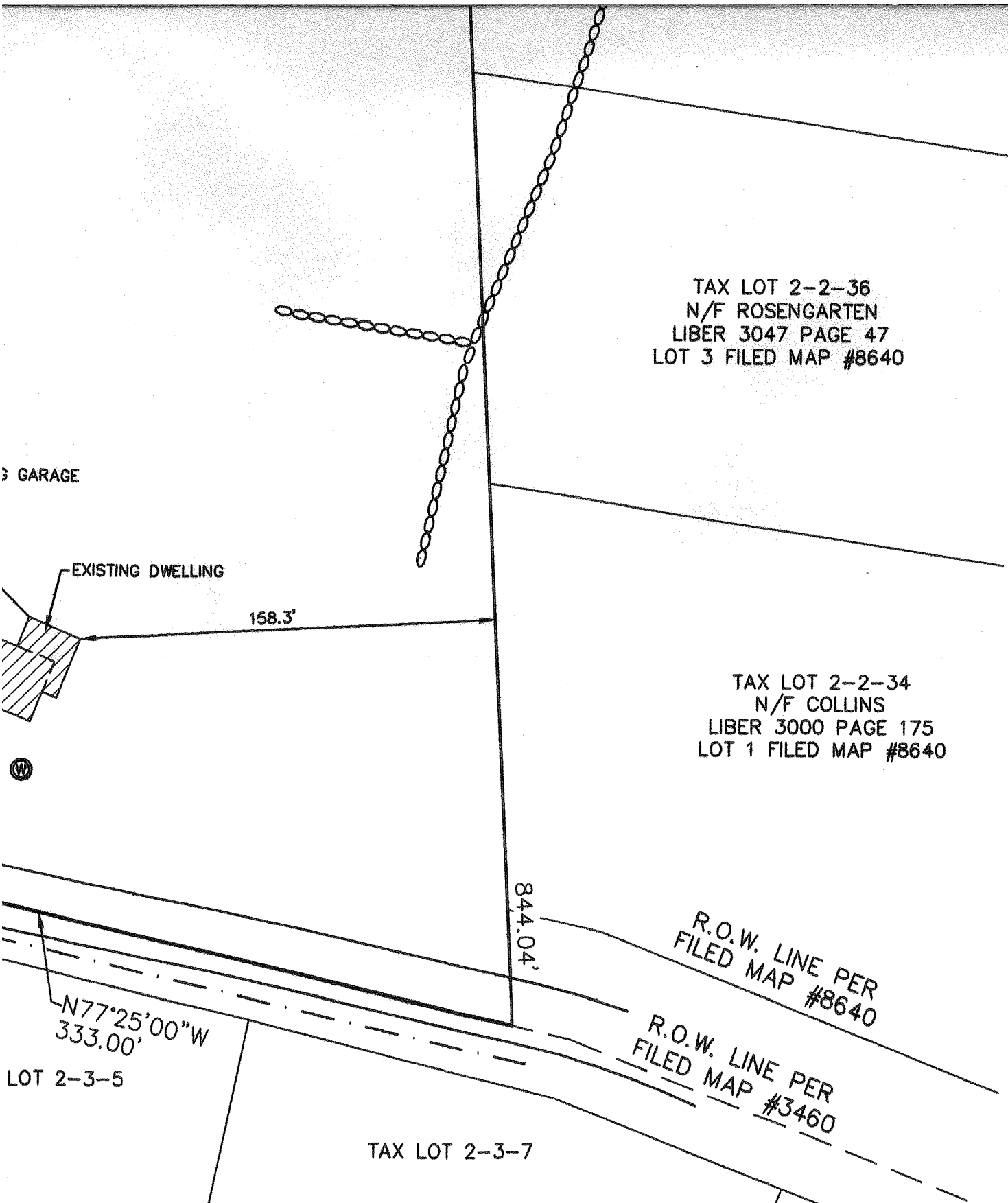
536

540

560

560

100'



IAN, OWNERS OF 37 EAST ROAD, HAVE REVIEWED
UR WITH ALL ITEMS THEREON.

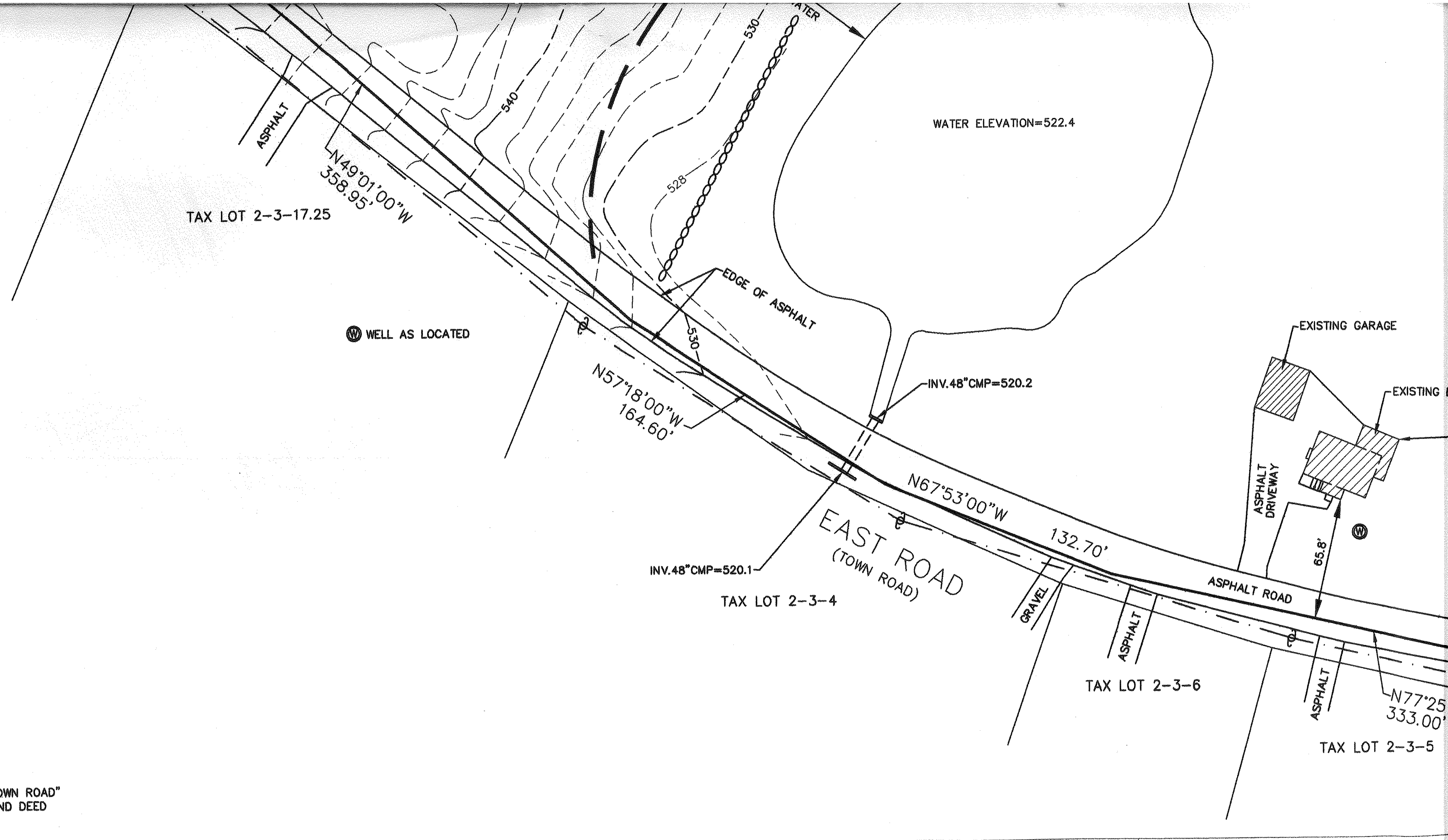
I HEREBY CERTIFY THAT:
 THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
 ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
 ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
 ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A
 VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT
 OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD
 EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

HERITAGE LAND SURVEYING, P.C.
 P.O. BOX 579 PLATTEKILL, NEW YORK 12568
 TEL (845)562-4148, FAX (845)562-4148, e-mail: heritagesurvey@hotmail.com

EXISTING CONDITIONS PLAN

LANDS OF MARTIN, BURKETT & WEINGARDE
 LOCATED AT
 37 EAST ROAD



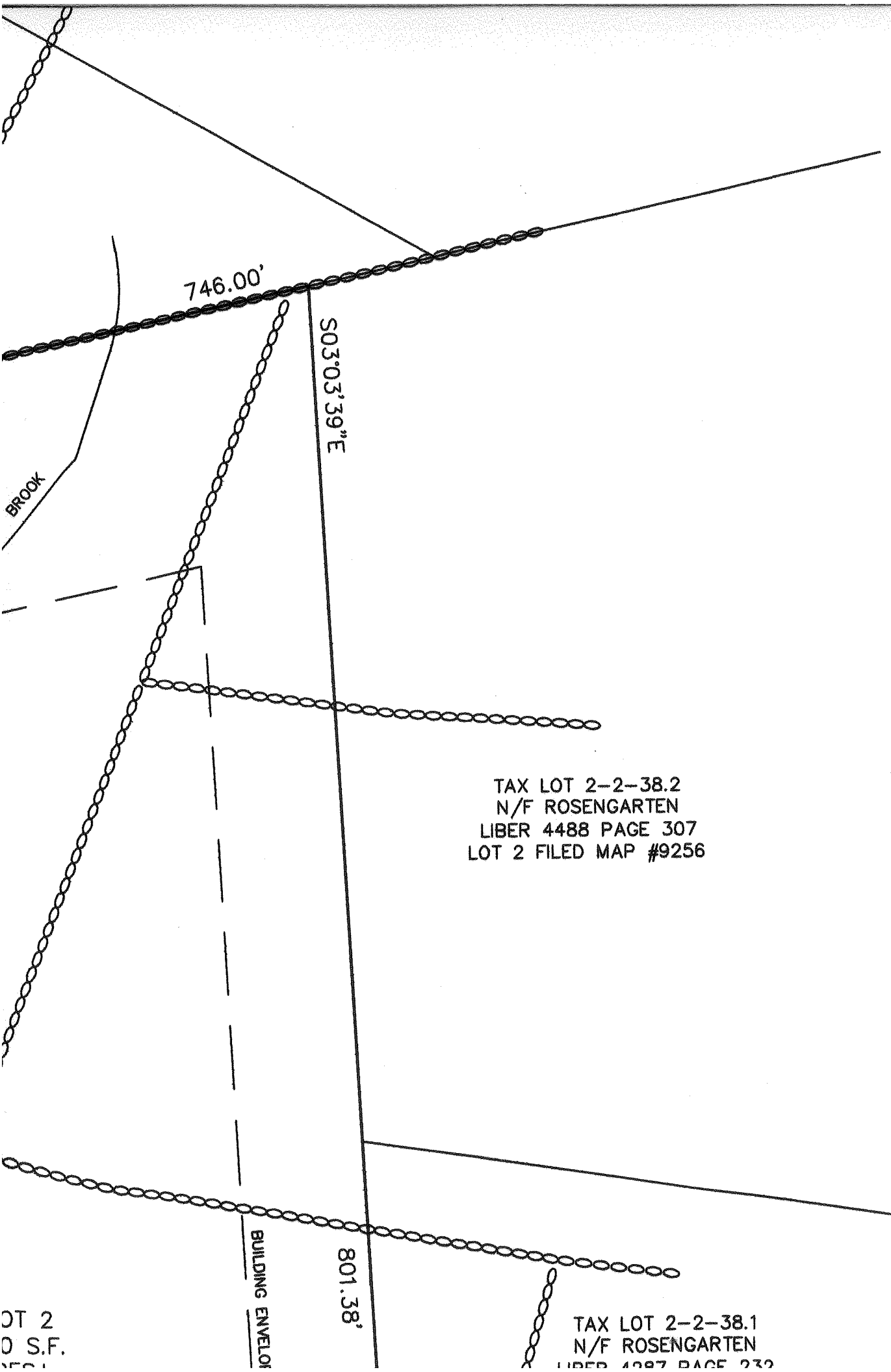
ROAD LABELED "TOWN ROAD"
OWNERS NAMES AND DEED

LEGEND

	DENOTES EXISTING CONTOUR LINE
	DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING OVERHEAD WIRES
	DENOTES WELL (EXISTING OR AS PER RECORD DOCUMENT)
	DENOTES EXISTING STONE WALL

OWNERS CONSENT

WE, DANIEL & CHRISTY MANN, OWNERS
THESE PLANS AND CONCUR WITH ALL



ZONE: RR USE: SINGLE FAMILY DWELLING		BULK TABLE	
MINIMUM REQUIRED	ZONING TABLE	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA	2 ACRES	2.02 ACRES	8.61 ACRES
LOT WIDTH	200 FEET	246 FEET	600 FEET
LOT DEPTH	300 FEET	350 FEET	670 FEET
FRONT YARD	60 FEET	95 FEET	37.3 FEET *
REAR YARD	100 FEET	105 FEET	599 FEET
1 SIDE YARD	50 FEET	91 FEET	158.3 FEET
BOTH SIDE YARDS	100 FEET	N/A	583.5 FEET
HABITABLE FLOOR AREA PER DWELLING UNIT	1500 S.F.	>1500 S.F.	1681 S.F.
MAXIMUM PERMITTED			
LOT BUILDING COVERAGE	10%	2%	1%
BUILDING HEIGHT	35 FEET	<35 FEET	25 FEET
LOT SURFACE COVERAGE	10%	6%	2%

* DENOTES VARIANCE REQUIRED

LIBER 3031 PAGE 184
LOT 4 FILED MAP #9253

SEPTIC AREA
AS PER
FILED MAP
#8772

SEPTIC AREA
AS PER FILED MAP
#8772 & 8721

WELL AS PER
FILED MAP
#8721

TAX LOT 2-2-42
N/F ROBEN
LIBER 4663 PAGE 245
LOT 4 FILED MAP #8721

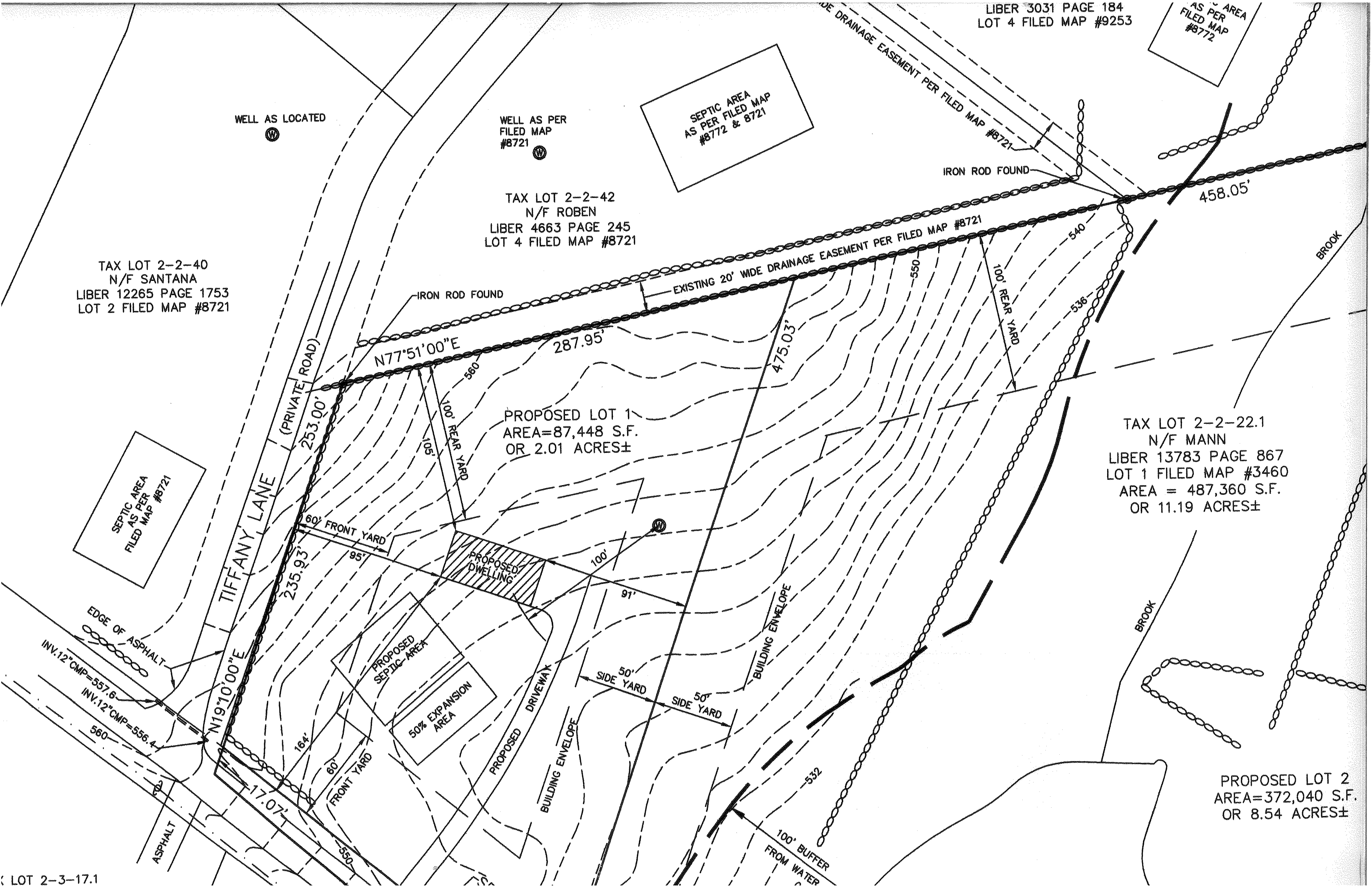
TAX LOT 2-2-40
N/F SANTANA
LIBER 12265 PAGE 1753
LOT 2 FILED MAP #8721

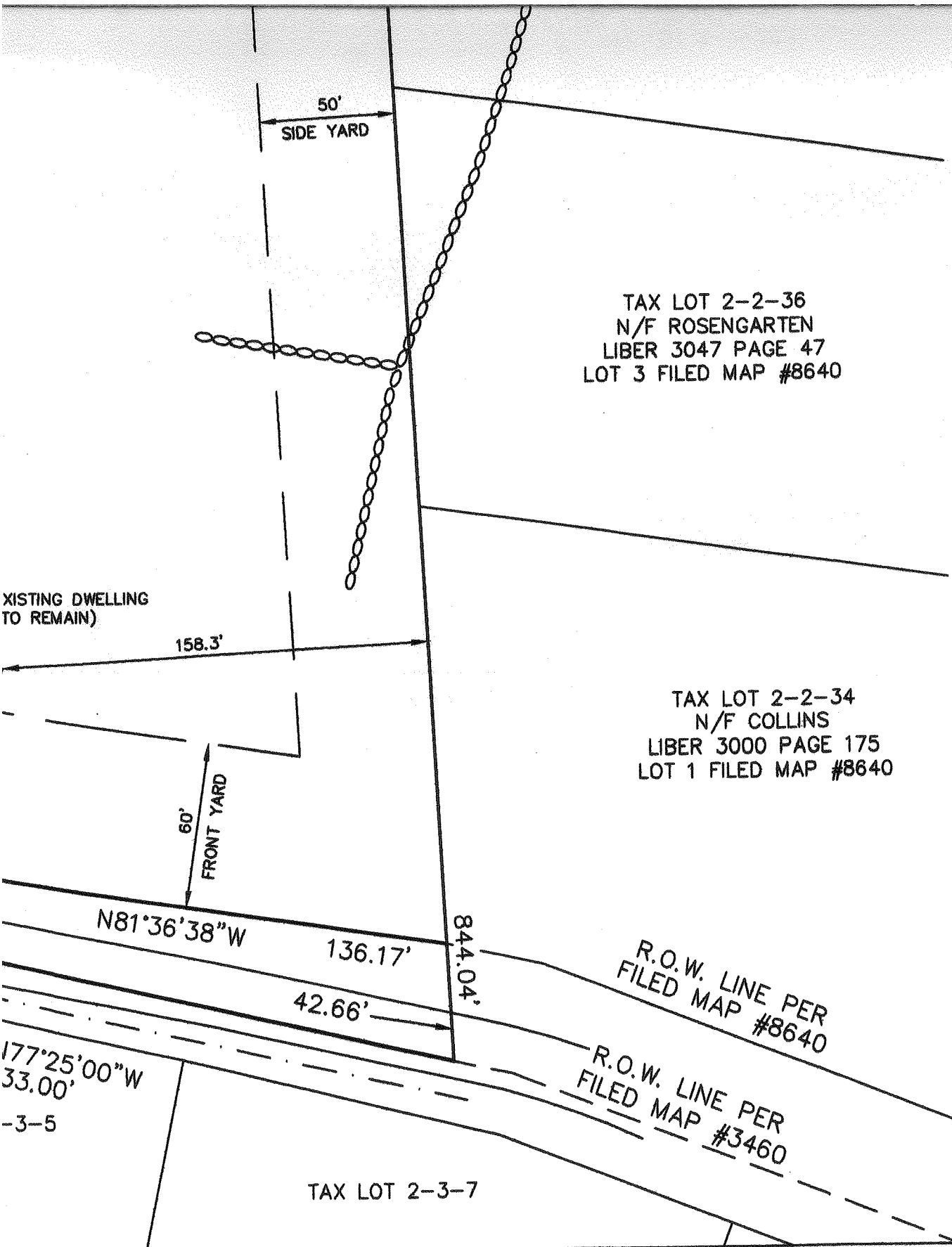
SEPTIC AREA
AS PER
FILED MAP #8721

TAX LOT 2-2-22.1
N/F MANN
LIBER 13783 PAGE 867
LOT 1 FILED MAP #3460
AREA = 487,360 S.F.
OR 11.19 ACRES±

PROPOSED LOT 2
AREA=372,040 S.F.
OR 8.54 ACRES±

LOT 2-3-17.1





TAX LOT 2-2-36
 N/F ROSENGARTEN
 LIBER 3047 PAGE 47
 LOT 3 FILED MAP #8640

TAX LOT 2-2-34
 N/F COLLINS
 LIBER 3000 PAGE 175
 LOT 1 FILED MAP #8640

TAX LOT 2-3-7

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PROPOSED CONDITIONS PLAN

**LANDS OF MANN
 LOCATED AT
 37 EAST ROAD
 TOWN OF NEWBURGH**

CATED

TAX LOT 2-3-17.25

WATER ELEVATION=522.4

WELL AS LOCATED

PROPOSED VARIABLE WIDTH TAKING TO BE GRATUITOUSLY DEDICATED TO THE TOWN OF NEWBURGH FOR GENERAL MUNICIPAL PURPOSES. AREA = 27,871 S.F. OR 0.64 ACRES±

TAX LOT 2-3-4



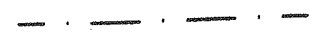

EAST ROAD (TOWN ROAD)

TAX LOT 2-3-6

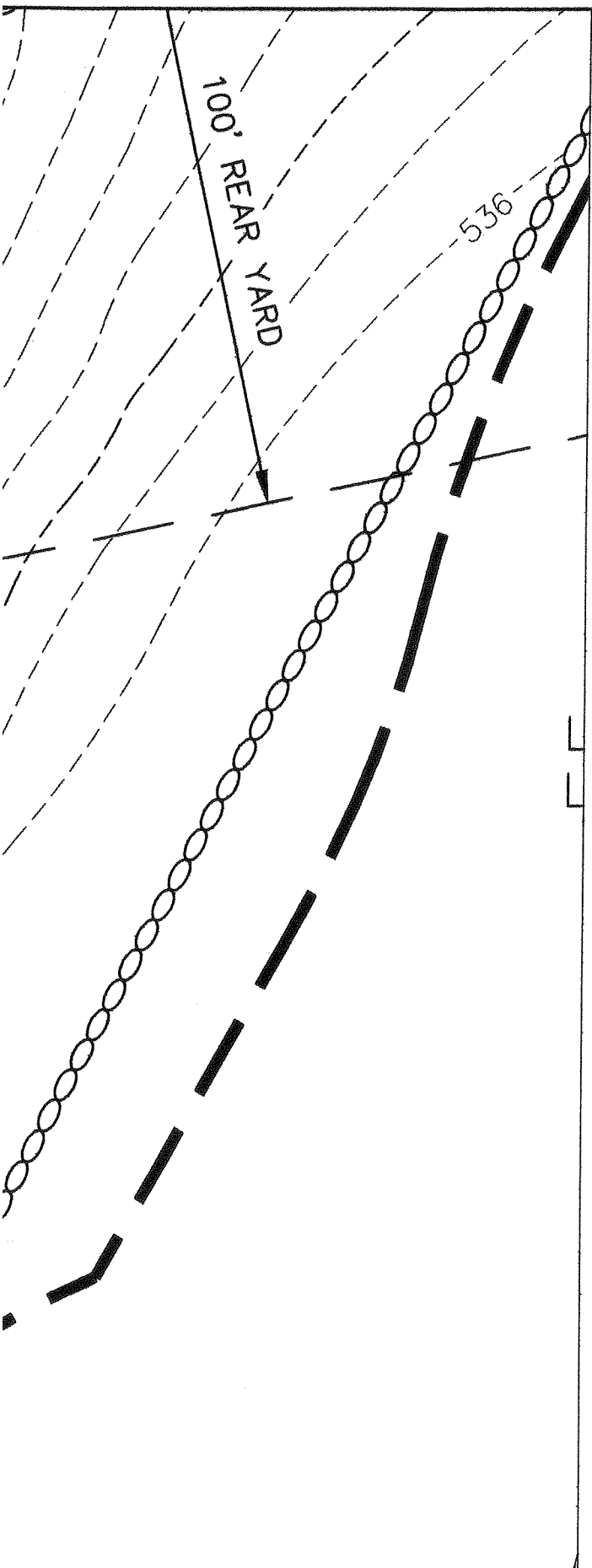
TAX LOT 2-3-5

ED EAST ROAD "TOWN ROAD")
YARD LOT 2 VARIANCE REQUIRED NOTE
S OF MANN" IN TITLE BLOCK
LIBER & PAGE

LEGEND

	DENOTES EXISTING CONTOUR LINE
	DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING OVERHEAD WIRES
	DENOTES WELL (EXISTING OR AS PER RECORD DOCUMENT)

D



NOTES:

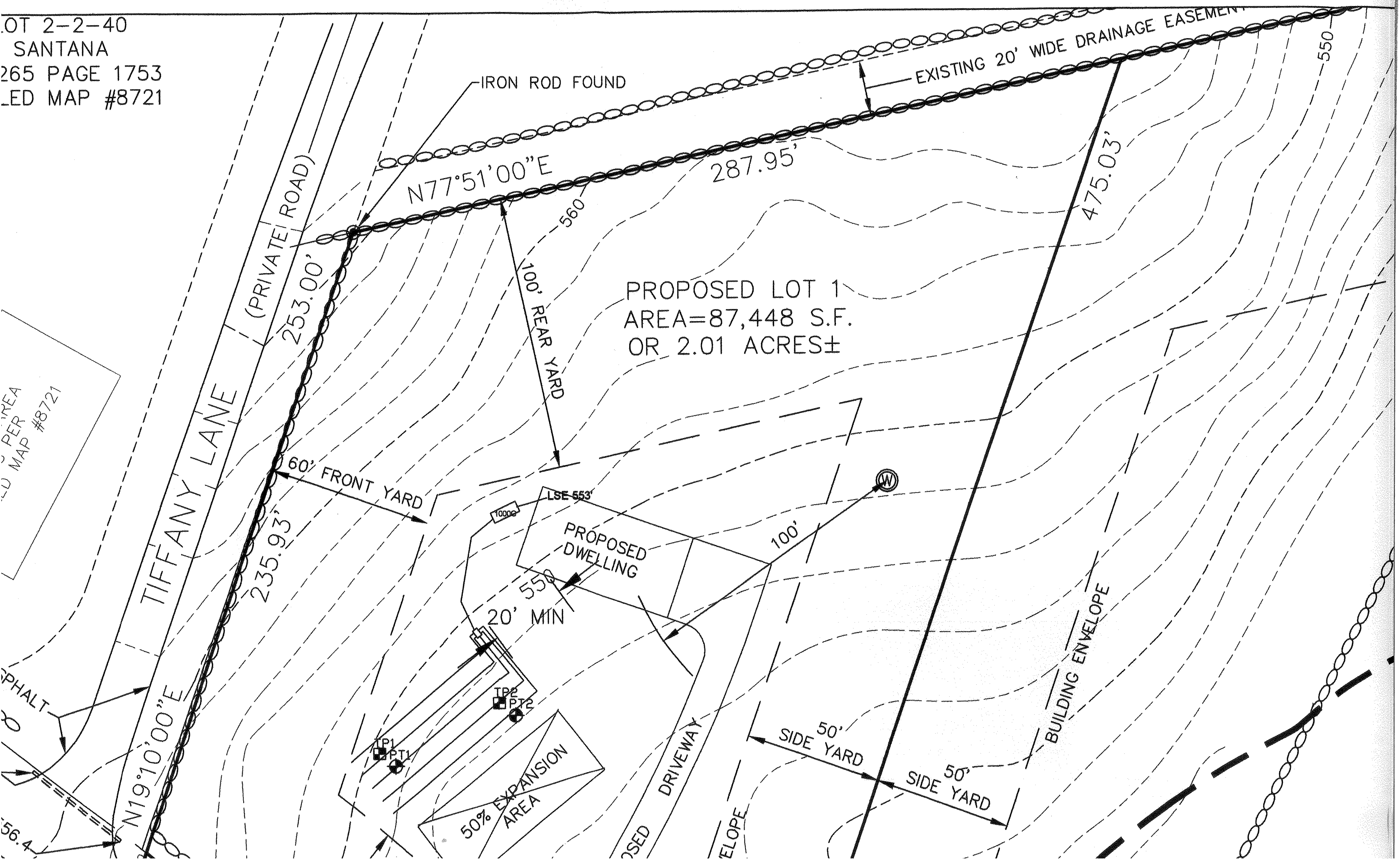
1. No driveway or paved area may be constructed over effluent disposal area.
2. Divert surface runoff away from effluent disposal area.
3. All household wastes (laundry, sink, etc.) shall be discharged into sewage disposal system. Roof, floor, footing drains, and water softener back-wash must be excluded from sewage disposal system.
4. No sewage disposal system shall be located within 100 feet of the top of the bank of any water course or within 20 feet of any drainage ditch.
5. Sewage disposal system shall be constructed in the exact location shown on the site plan.
6. No garbage grinder will be installed.
7. Tank and pump chamber sized and installed per design.
8. Place pea gravel or crushed stone under precast concrete sections per plan. If tops of these sections are more than 12" below grade, manhole extension collars should be installed to bring access openings to within 12" of finished grade.
9. Fertilize, seed, and mulch all disturbed areas as soon as possible to minimize erosion.
10. All distribution trenches shall be dug to a depth of approximately 18-24 inches (penetrate native soil by 6-8 inches in shallow trench systems). These trenches shall be spaced six feet on center. Trenches shall be parallel to the original contours.
11. Shallow Trench Systems: Usable fill shall have a percolation rate similar to, but not faster than the native soil and shall be 18" in depth at the shallowest point. Fill shall be placed and allowed to settle naturally.
12. System is not to be installed in wet soils or during rainstorms.
13. Water shall be supplied from an individual well located as shown on the site plan and is to be installed in accordance with "Table 5" of the New York State Department of Health "Rural Water Supply" publication

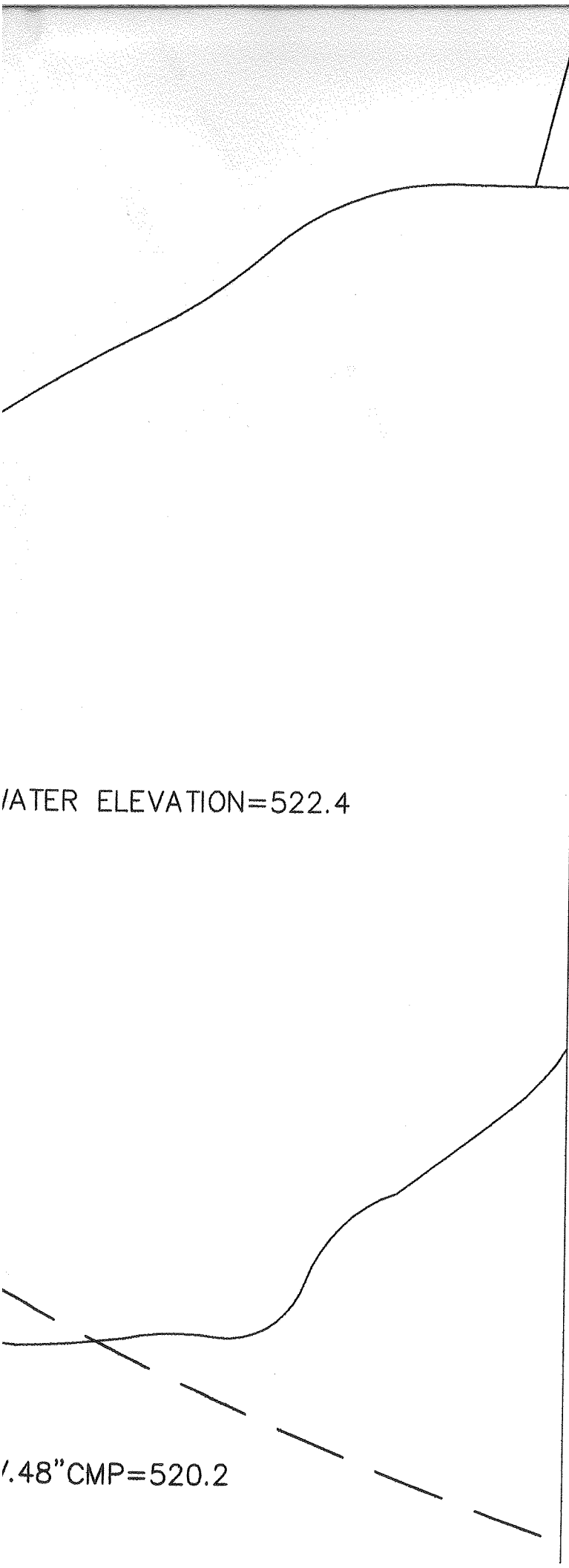
General Notes:

Plans are not valid unless signed and sealed by Engineer. Photocopies are not valid. Unauthorized alterations of this plan is a

LOT 2-2-40
SANTANA
265 PAGE 1753
PLANNED MAP #8721

AREA
PER
MAP #8721





New York State Department of Health "Rural Water Supply" publication 1995 edition.

- 14. Heavy equipment shall be kept off the effluent disposal area following installation of the sewage disposal system.
- 15. Prior to backfilling a construction inspection by the code compliance officer shall be conducted to determine that construction at the time of inspection was completed in general conformance with the approved plans (if applicable).
- 16. Upon completion a P.E. shall certify in writing that the proposed sewage disposal system was installed in accordance with the approved plan.
- 17. Speed levelers to be installed in D-box to aid in even distribution.
- 18. Materials:
 House to septic tank - 4" Sch. 80 PVC or CI/DI, slope 1/4" per foot. No bends greater than 45d and cleanouts shall be provided every 75' and at every 45d bend.
 Septic tank to DBox - 4" SDR 35, slope 1/8" per foot.
 DBox to laterals - 4" PVC schedule 30 solid pipe, slope 1/8" per foot.
 Laterals - 4" PVC schedule 30 perforated pipe, slope 1/32"-1/16" per foot.

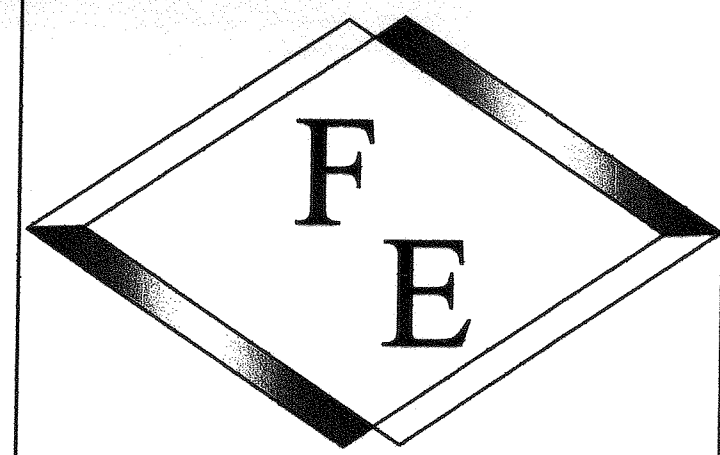
O.C. HEALTH DEPARTMENT NOTES:

- 1. There shall be no regrading, except as shown on the approved plans, in the area of the absorption fields.
- 2. There must be an uninterrupted positive slope from the septic tank (or any pumping or dosing chamber) to the building, allowing septic gases to discharge through the stack vent.
- 3. The owner/applicant shall be provided with a copy of the approved plans and an accurate as-built drawing of any existing sanitary facilities. The owner/applicant shall also be advised of any routine or special maintenance procedures that may be necessary (refer to pages 58-61 of the NYSDOH Design Handbook for recommended routine operation and maintenance items).
- 4) Individual sewage disposal shall no longer be constructed or used when public facilities become available.
- 5) A New York State licensed professional engineer shall inspect the sanitary facilities (water supply, any treatment, and sewage disposal facilities) at the time of construction. Prior to occupancy of the building, the engineer shall certify to the local code enforcement officer that the facilities are installed in accordance with the approved plans and that any septic tank joints are sealed and tested for water tightness.

WATER ELEVATION=522.4

1.48" CMP=520.2

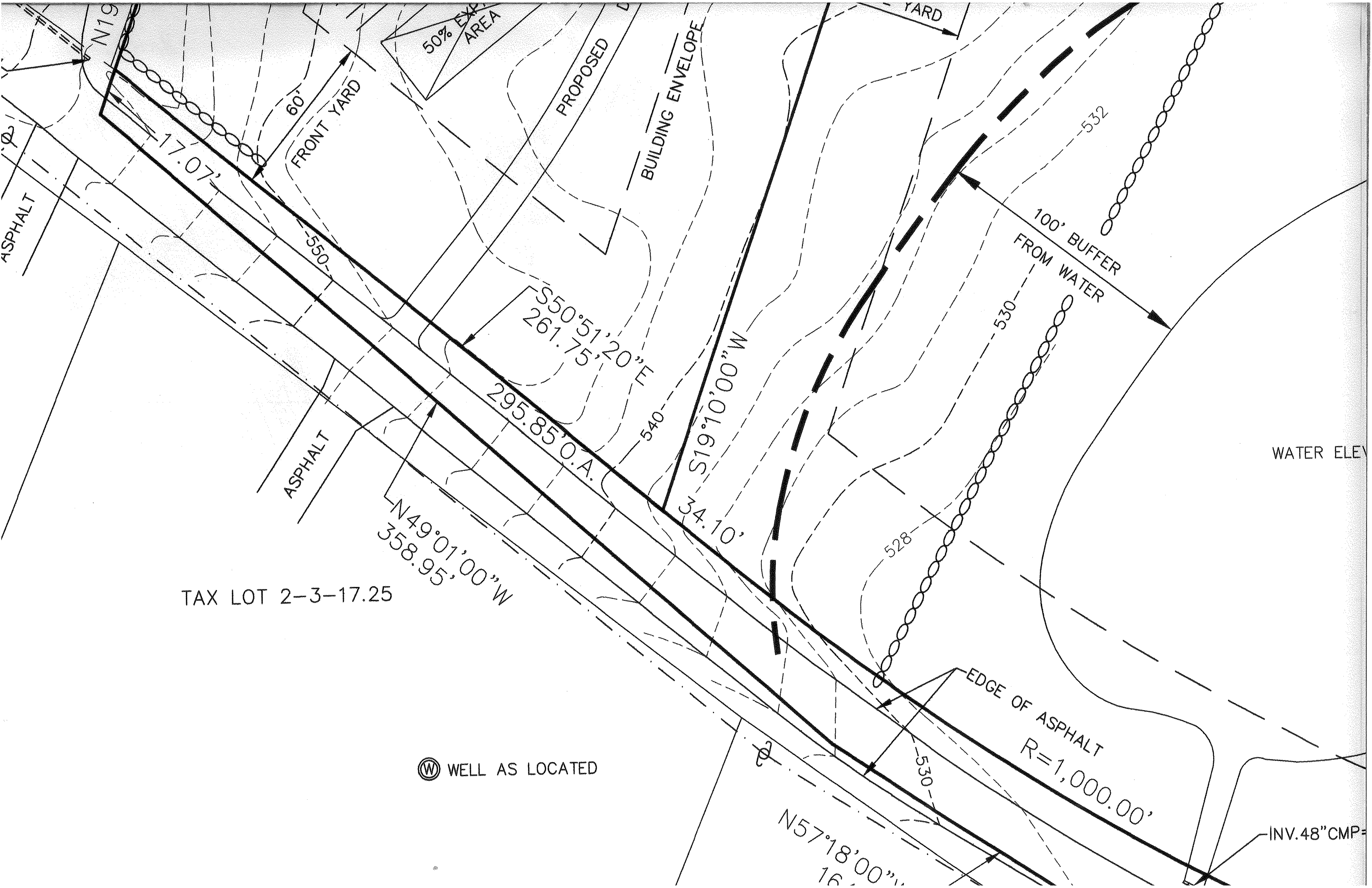
Unauthorized alterations of this plan is a violation of the NYS Education Law, section 7209 (2). All plans remain the property of Feeney Engineering.



FEENEY ENGINEERING
 20 Alta Drive
 Newburgh, NY 12550
 (845) 590 - 5543

LANDS OF MARTIN,
 BURKETT & WEINGARDEN
 37 EAST RD
 TOWN OF NEWBURGH

SDS LAYOUT
 LOT 1



N19

ASPHALT

17.07'

60'
FRONT YARD

50% EXPOSED AREA

PROPOSED

BUILDING ENVELOPE

YARD

532

100' BUFFER FROM WATER

S50°51'20" E
261.75'

295.85' O.A.

540

S19°10'00" W
34.10'

530

528

WATER ELEVATION

ASPHALT

N49°01'00" W
358.95'

TAX LOT 2-3-17.25

EDGE OF ASPHALT
R=1,000.00'

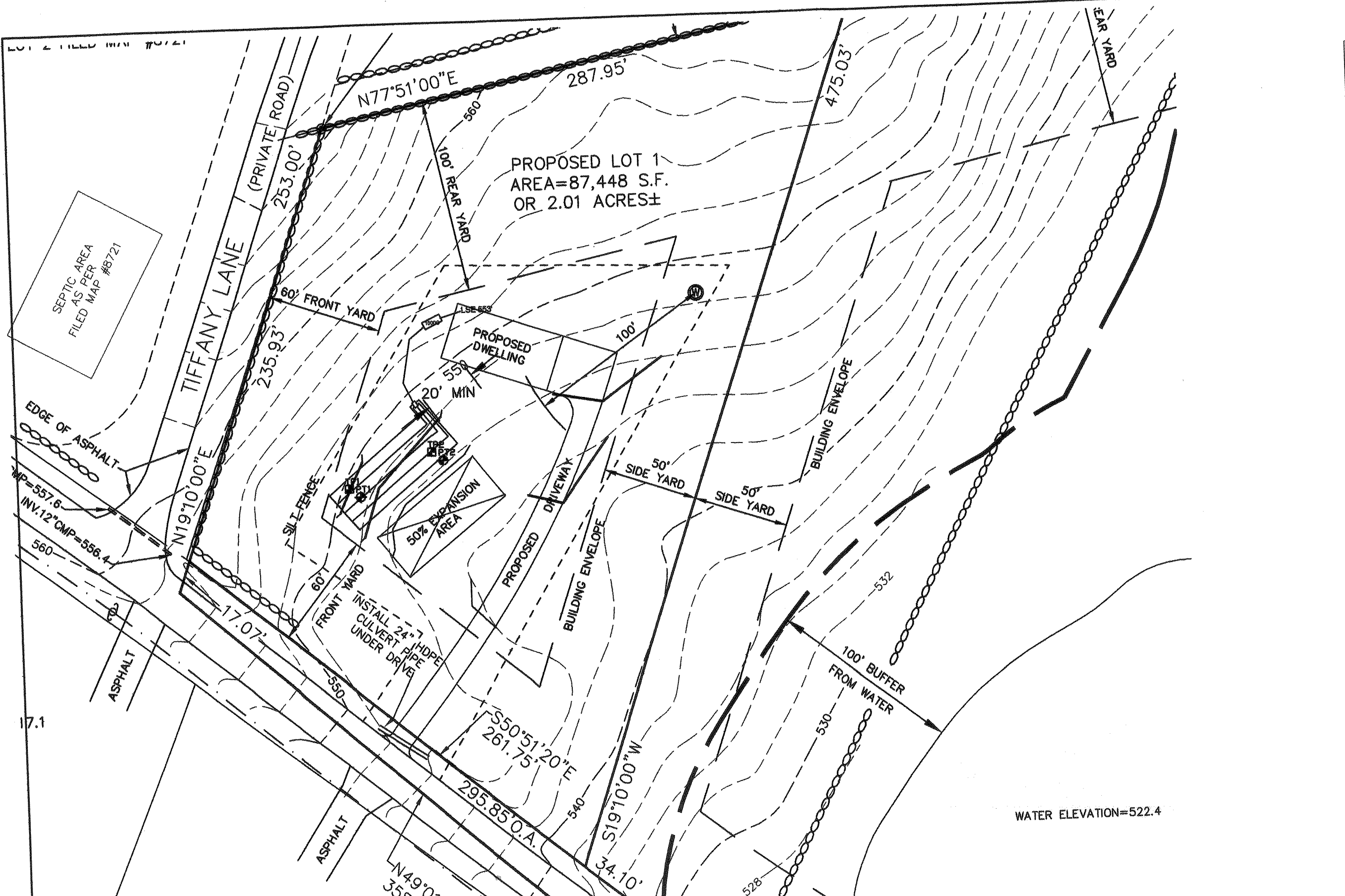
⊗ WELL AS LOCATED

530

INV. 48" CMP

N57°18'00" W
16'

LOT 2 FIELD MAP #8721



PROPOSED LOT 1
AREA=87,448 S.F.
OR 2.01 ACRES±

WATER ELEVATION=522.4