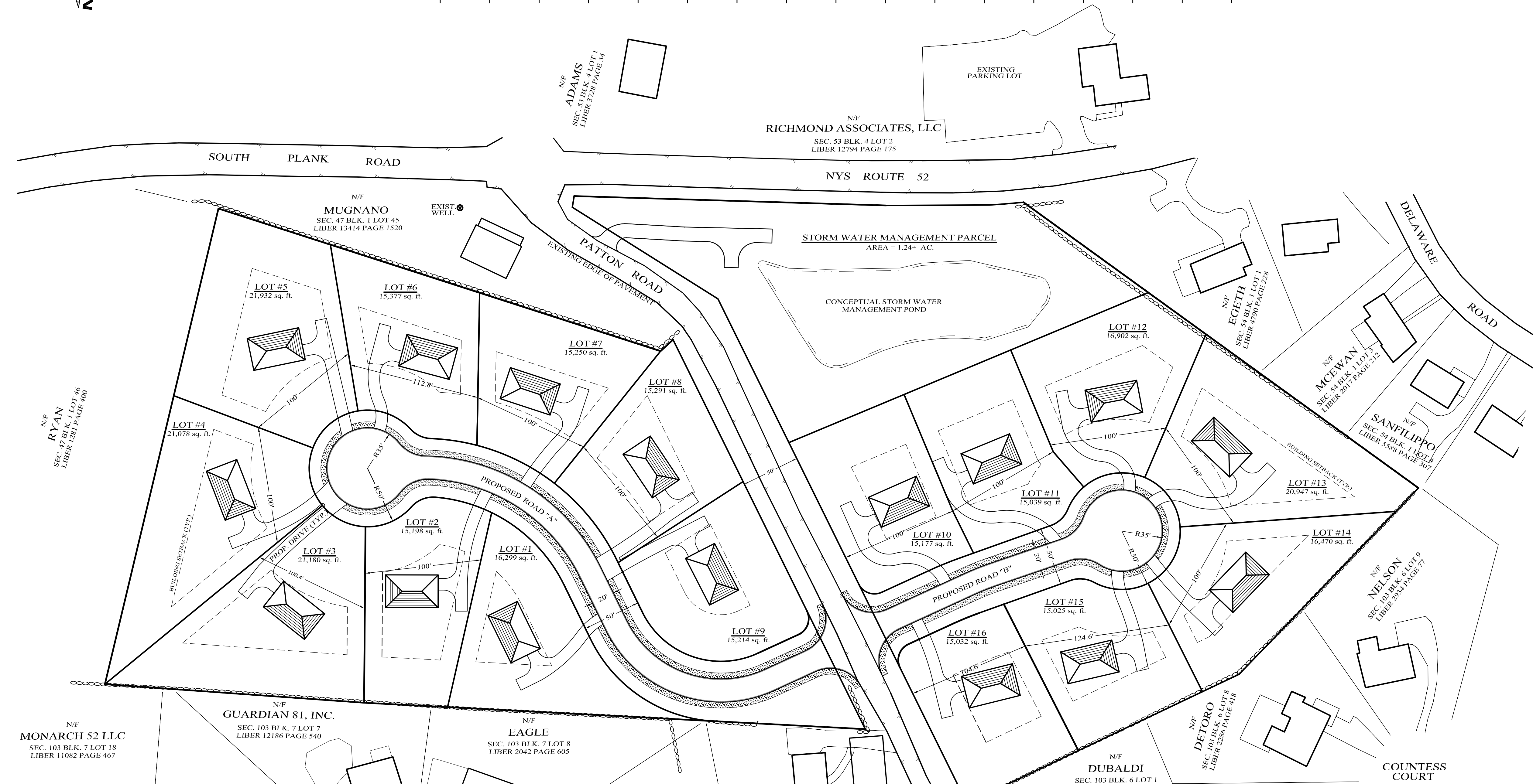




	MIN. REQUIRED	LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8	LOT #9	LOT #10	LOT #11	LOT #12	LOT #13	LOT #14	LOT #15	LOT #16
LOT AREA (S.F.)	15,000	16,299	15,283	21,095	21,078	21,932	15,377	15,250	15,291	15,214	15,177	15,039	16,902	20,947	16,470	15,205	15,032
LOT WIDTH (FT.)	100	154.8	100	100	100	100	100	100	100	100	100	100	100	100	100	124.6	104.6
LOT DEPTH (FT.)	125	143	180	170	141	180	127	127	136	127	148	151	140	132	126	137	144
FRONT YARD (FT.)	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
REAR YARD (FT.)	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
SIDE YARD (FT.)	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
BOTH SIDE YARDS (FT.)	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
LOT BUILDING COVERAGE (%)	15	7.7	8.2	6.0	6.0	5.7	8.2	8.3	8.2	8.3	8.3	8.4	7.5	6.0	7.7	8.3	8.4
LOT SURFACE COVERAGE (%)	30	14	15	11	10	10	14	15	15	15	16	18	15	12	13	15	15



**LOCATION MAP**  
SCALE: 1" = 2,000'



**GENERAL NOTES:**

- TOWN OF NEWBURGH, TAX MAP DESIGNATION: SEC. 47, BLK. 1, LOT 44.
- TOTAL AREA OF PARCEL: APPROX. 9.4 ACRES.
- ENTIRE PARCEL IS LOCATED IN THE R-2 ZONING DISTRICT.
- TOTAL NUMBER OF PARCELS WITHIN THIS SUBDIVISION: 16
- TOTAL NUMBER OF RESIDENTIAL LOTS WITHIN THIS SUBDIVISION: 16
- TOTAL NUMBER OF PARCELS FOR STORMWATER MANAGEMENT WITHIN THIS SUBDIVISION: 1
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER) SHALL NOT BE CHANGED.
- PROPOSED SUBDIVISION TO BE SERVED BY THE TOWN OF NEWBURGH MUNICIPAL WATER AND SEWER SYSTEMS.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALITY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF THE FINAL PLANS.
- NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
- CONSISTENT WITH THE NYS/DEC REQUIREMENTS FOR SPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FOR CONSTRUCTION ACTIVITY, PERMIT NO. GP-9-10-001, THE APPLICANT SHALL COMPLETE, SIGN AND SUBMIT (TO THE TOWN OF NEWBURGH BUILDING INSPECTOR) "MONTHLY SUMMARY OF SITE INSPECTION ACTIVITIES" AND "QUARTERLY SUMMARY OF SITE INSPECTION ACTIVITIES" REPORTS.
- TOPOGRAPHY SHOWN BASED ON ACTUAL FIELD DATA BY KIRK ROTHER, P.E. PLLC AND BASED ON ASSUMED DATUM.
- A SANITARY SEWER PERMIT IS REQUIRED FROM THE TOWN OF NEWBURGH SEWER DEPT.
- THERE ARE NO N.Y.S. D.E.C. OR FEDERAL A.C.O.E. FRESHWATER WETLANDS WITHIN THE PARCEL.
- EACH LOT WILL REQUIRE AN INDIVIDUAL PLOT PLAN AND FOUNDATION STAKE OUT IN THE FIELD.

**TAX PARCEL**  
SECTION 47, BLOCK 1, LOT 44

THIS SHEET SHALL BE CONSIDERED INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY SHEETS NUMBER 1 THRU 14 IN THE SET OF 14.

**PATTON RIDGE**

TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

PROJECT TITLE

**COVER PAGE**

DRAWING TITLE

**KIRK ROTHER, P.E.**  
CONSULTING ENGINEER, PLLC

206 Pine Island Turnpike, Warwick, NY 10990  
(845) 988-0620

**SHEET INDEX**

SHEET #1	- COVER PAGE
SHEET #2	- SUBDIVISION PLAN
SHEET #3	- EXISTING CONDITIONS PLAN
SHEET #4	- SITE PLAN
SHEET #5	- DRAINAGE & GRADING PLAN
SHEET #6	- UTILITIES PLAN
SHEET #7	- ROAD PROFILES
SHEET #8	- EROSION CONTROL PLAN
SHEET #9	- EROSION CONTROL DETAILS
SHEET #10	- SANITARY SEWER PROFILES
SHEET #11	- WATER MAIN PROFILES
SHEET #12	- SANITARY SEWER DETAILS
SHEET #13	- SITE DETAILS
SHEET #14	- STORMWATER MANAGEMENT PLAN

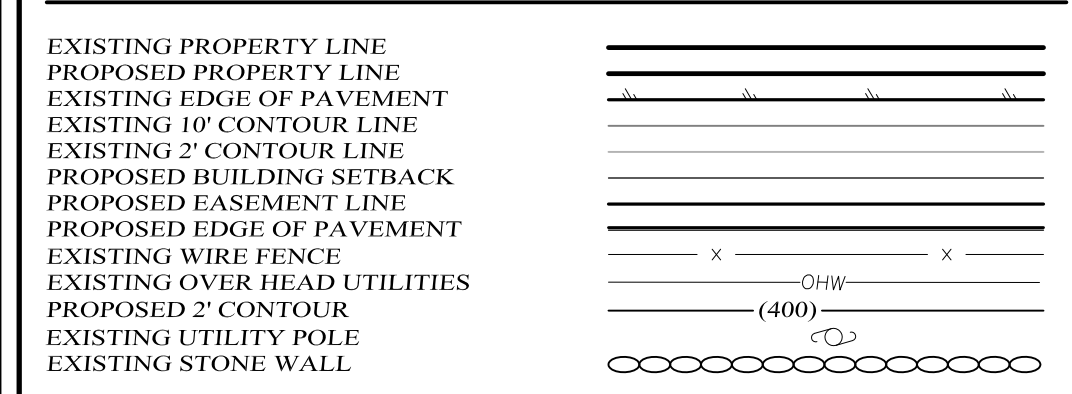
**RECORD OWNER / APPLICANT**  
84 REALTY, LLC  
HIGHLAND MILLS, NY 10930

**OWNER'S CONSENT NOTE:**  
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS 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, IF SO REQUIRED.

SIGNATURE \_\_\_\_\_

DATE	REVISIONS	KIRK ROTHER, P.E.	N.Y.S. LIC. NO. 079053	DATE
07-19-13	ADD GEN. NOTE 15			
06-05-13	DETAILED DESIGN			
10-04-12	ADD SLOPE SHADE AND 4500 AREAS			
07-03-12	REV. ROAD ENTRANCE			
02-19-10	INITIAL PREPARATION			

**LEGEND**



**GRAPHIC SCALE**

