

LOCATION MAP
SCALE: 1" = 2,000'

**TOWN OF NEWBURGH
BULK REQUIREMENTS
"R-2" ZONING DISTRICT
(WITH CENTRAL WATER AND SEWER)**

	MINIMUM REQUIRED
LOT AREA (S.F.)	15,000
LOT WIDTH (FT.)	100
LOT DEPTH (FT.)	125
FRONT YARD (FT.)	40
REAR YARD (FT.)	40
SIDE YARD (FT.)	15
BOTH SIDE YARDS (FT.)	30
LOT BUILDING COVERAGE (%)	15
LOT SURFACE COVERAGE (%)	30

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: 1
TOTAL NUMBER OF RESIDENTIAL LOTS WITHIN THIS SUBDIVISION: 17
TOTAL NUMBER OF PARCELS FOR STORM WATER MANAGEMENT WITHIN THIS SUBDIVISION: 1
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER) SHALL NOT BE CHANGED.
- 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 REALTY 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 NYSDEC REQUIREMENTS FOR SPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FOR CONSTRUCTION ACTIVITY, PERMIT NO. GP-08-001, 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. AND BASED ON ASSUMED DATUM.
- A SANITARY SEWER PERMIT IS REQUIRED FROM THE TOWN OF NEWBURGH SEWER DEPT.
- WATER TO BE PROVIDED FROM THE TOWN OF NEWBURGH MUNICIPAL WATER SYSTEM.
- THERE ARE NO N.Y.S. D.E.C. OR FEDERAL A.C.O.E. FRESHWATER WETLANDS WITHIN THE PARCEL.

TAX PARCEL
SECTION 47, BLOCK 1, LOT 44
RECORD OWNER / APPLICANT
84 REALTY, LLC
P.O. BOX 467
HIGHLAND MILLS, NY 10930

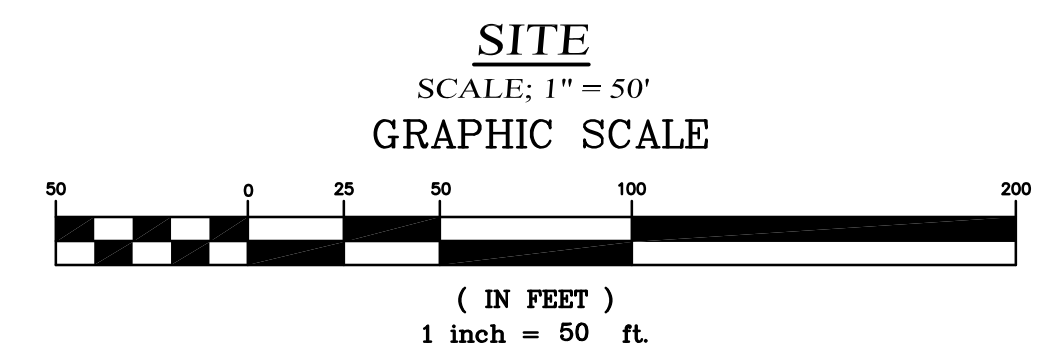
- SHEET INDEX**
- SHEET #1 - SKETCH COVER PAGE
 - SHEET #2 - SKETCH DRAINAGE & GRADING PLAN
 - SHEET #3 - SKETCH UTILITIES PLAN
 - SHEET #4 - SKETCH ROAD PROFILES
 - SHEET #5 - SKETCH DETAILS

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 _____

LEGEND

EXISTING PROPERTY LINE	---
EXISTING CONTOUR LINE	---o---
EXISTING EDGE OF PAVEMENT	---x---
EXISTING STONEWALL	---x---
EXISTING WIRE FENCE	---x---
EXISTING OVER HEAD UTILITIES	---o---
PROPOSED PROPERTY LINE	---
PROPOSED SETBACK LINE	---
EXISTING CONCRETE MONUMENT	---o---
EXISTING SIGN	---o---
EXISTING WOOD BOLLARD	---o---
EXISTING UTILITY POLE	---o---
EXISTING TREELINE	---



PATTON RIDGE
TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK
PROJECT TITLE

**SKETCH COVER PAGE
SITE PLAN**
DRAWING TITLE

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC
206 Pine Island Turnpike, Warwick, NY 10990
(845) 988-0620

DATE	REVISIONS	KIRK ROTHER, P.E.	N.Y.S. LIC. NO. 079053	DATE
07-03-12	REV. ROAD ENTRANCE			
02-19-10	INITIAL PREPARATION			

D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #
N.A.	N.A.	N.A.	1 OF 5
CAD #	PROJECT #	SCALE	
05191 SFS	05191.0	AS NOTED	