

SHEET INDEX

NO.	DESCRIPTION
1	PLAT

Reputed Owner
PIZZARELLI
Li. 3096 Pg. 189
9-3-50.32

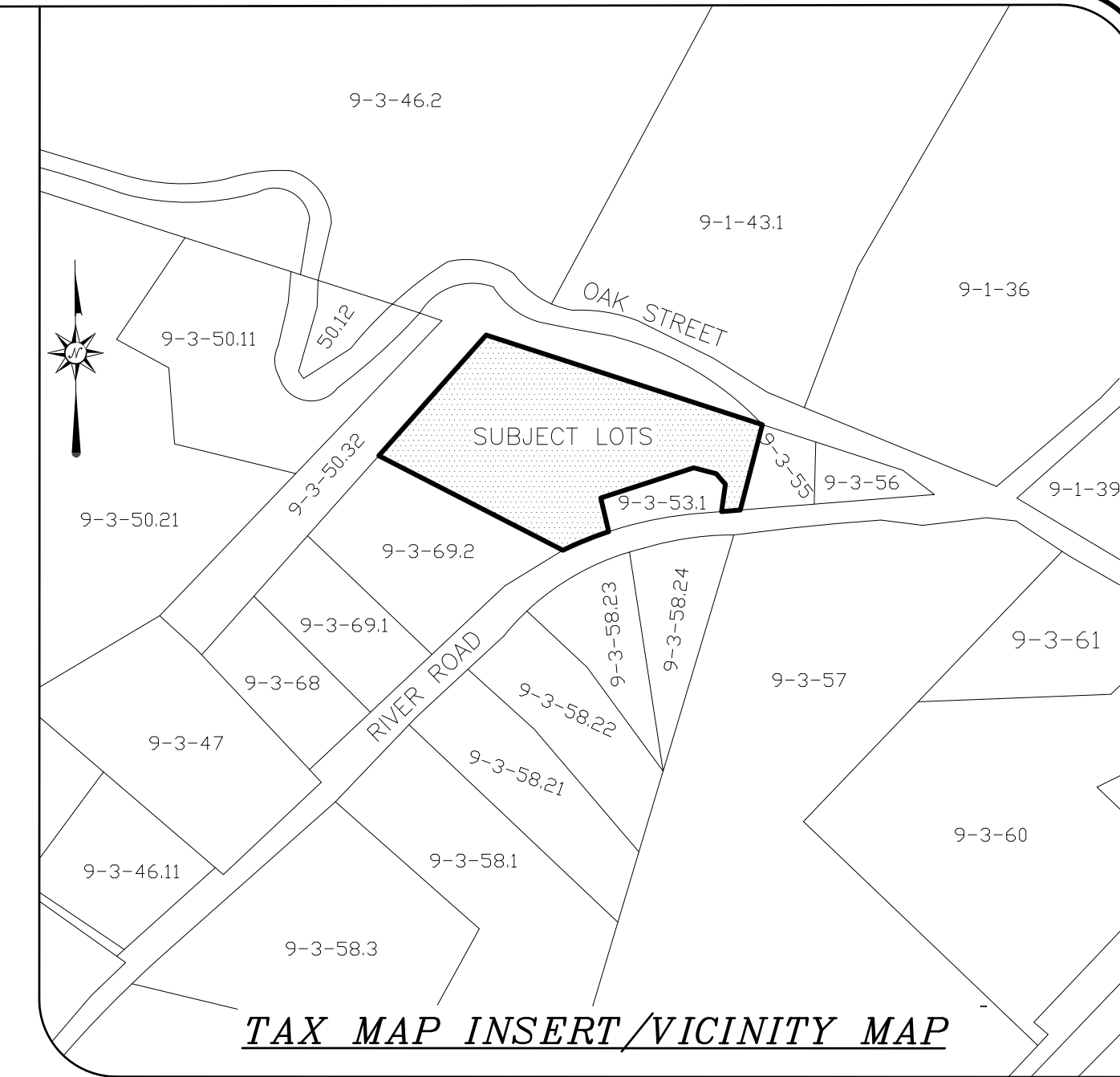
Reputed Owner
PIZZARELLI
Li. 3096 Pg. 189
9-3-50.32

Reputed Owner
BIASINI
Li. 2040 Pg. 927
9-3-69.2

Reputed Owner
BRACKET
Li. 1785 Pg. 1069
9-3-55

	REQUIRED	LOT #1	LOT #2
LOT AREA	40,000 SF	80,754 SF	58,684 SF
LOT WIDTH	150 FEET	200+ FEET	200+ FEET
FRONT YARD	50 FEET	200+ FEET	185 FEET
REAR YARD	40 FEET	140 FEET	69 FEET
MINIMUM SIDE YARD	30 FEET	60 FEET	44 FEET
TOTAL SIDE YARD	80 FEET	150 FEET	95 FEET
LOT DEPTH	150 FEET	360 FEET	290 FEET
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT. (MAX)	35 FT. (MAX)
MAXIMUM IMPERVIOUS COVERAGE	20%	< 20%	< 20%

**BULK REQUIREMENTS
ZONING INFORMATION**
MUNICIPALITY: TOWN OF NEWBURGH
ZONE: R-1



GENERAL CONSOLIDATION NOTES

- TOTAL ACREAGE: 3.2 ACRES
- CURRENT NUMBER OF LOTS: 3 PROPOSED NUMBER OF LOTS: 2
- THIS MAP AND ITS CONTENTS ARE TO BE USED AS A SUPPLEMENT TO A MAP ENTITLED MAP OF SUBDIVISION OF MASTER DEVELOPERS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP #130-10.
- THE LOCATIONS OF THE PROPOSED DWELLINGS SHALL BE STAKED OUT BY A LAND SURVEYOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- A DEMOLITION PERMIT ISSUED BY THE TOWN OF NEWBURGH IS REQUIRED PRIOR TO THE REMOVAL OF THE EXISTING STRUCTURE ON LOT 2.
- THE EXISTING DWELLING ON LOT 2 MEETS THE REQUIREMENTS OF THE TOWN CODE FOR SETBACKS. THE BUILDOUT OF LOT 2 MAY INCLUDE RENOVATION OF THE EXISTING DWELLING OR THE FULL DEVELOPMENT OF THE LOT AS PROPOSED ON THIS MAP.
- THE FUTURE OWNER'S OF THE LOTS SHALL BE MADE AWARE THAT DURING CONSTRUCTION OF THE ADJACENT LOT IT MAY BE NECESSARY TO CROSS THE PROPERTY LINES IN ORDER TO COMPLETE THE GRADING IN ACCORDANCE WITH THE APPROVED PLANS.

SURVEY NOTES

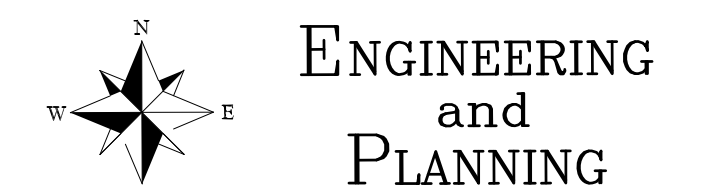
- THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-5922, PAGE-307 RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.
- SURVEYED IN 2005 AS PER RECORD DESCRIPTIONS, FILED MAPS, AND EXISTING MONUMENTATION.
- SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
- THE FOLLOWING REFERENCES WERE USED TO COMPLETE THIS MAP:
MAP OF SUBDIVISION OF MASTER DEVELOPERS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NUMBER 130-10. MAP OF LANDS OF PATRICK CONWAY IN THE TOWN OF NEWBURGH, ORANGE COUNTY, PREPARED BY BLAKE AND WOODHULL, CIVIL ENGINEERS, DATED DECEMBER 1920. SURVEY OF PROPERTY PREPARED FOR MR. GEORGE VITAY, PREPARED BY CROSBY J. WILKIN, L.S., DATED 1952. ELEVATION DATUM IS THE RESULT OF A FIELD TOPOGRAPHY APPROXIMATED TO U.S.G.S. TOPO QUAD MAP.

**PROJECT TITLE: MAP OF LOT
CONSOLIDATION PREPARED FOR
Master Developers
at River Road**
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
SECTION 9, BLOCK 3, LOTS 53.21-53.23

SCALE: 1"=30'
DATE: AUGUST 31, 2012
SHEET NO.: 1 OF 1

PROJECT CAD REFERENCE:
SCALZO 12-05/ORANGE COUNTY/TOWN OF NEWBURGH/RIVER ROAD/SP120.DWG

D.J. SCALZO ASSOCIATES



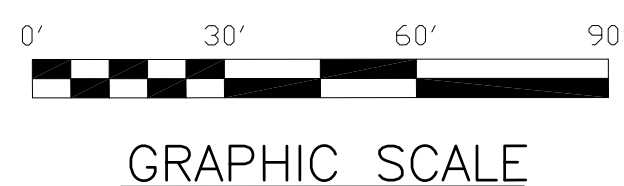
57 FIFTH AVENUE
NEWBURGH, NEW YORK 12550
PHONE: (845) 629.2040

ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR AND ENGINEER WHOSE SIGNATURE APPEARS HEREON.
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S OR LICENSED PROFESSIONAL SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON OCTOBER 12, 2005.

WILLIAM F. JAMES, P.E./P.L.S. **DARRIN J. SCALZO, P.E.**
NEW YORK STATE P.L.S. LICENSE #050506 NEW YORK STATE P.E. LICENSE #099740

LEGEND

	PROPERTY LINE
	EDGE OF PAVEMENT
	EXIST. MAJOR CONTOUR
	EXIST. MINOR CONTOUR
	PROPOSED CONTOUR
	PROPOSED WELL
	EXISTING WELL
	EXIST. UTILITY POLE
	PERC TEST LOCATION
	DEEP HOLE TEST LOCATION
	PROPOSED WALL



PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN- TOWN PLANNING BOARD _____ DATE _____

OWNER'S ENDORSEMENT

I (WE) HEREBY CERTIFY THAT I (WE) ARE FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON, THAT EACH SITE IS SUITABLE FOR A SINGLE FAMILY DWELLING, AND TO THE FILING OF THIS MAP IN THE ULSTER COUNTY CLERK'S OFFICE.

OWNER _____ DATE _____

ENGINEERING NOTES

- THIS MAP AND ITS CONTENTS ARE TO BE USED AS A SUPPLEMENT TO A MAP ENTITLED MAP OF SUBDIVISION OF MASTER DEVELOPERS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NUMBER 130-10.
- THE SANITARY SYSTEMS AS DEPICTED ON THIS MAP ARE AS APPROVED ON FILED MAP NUMBER 130-10 WITH THE EXCEPTION OF THE WELL RELOCATION FOR LOT NUMBER 1. THE APPROVED LOCATION OF THE FORMER LOT 1 WELL FALLS WITHIN THE LIMITS OF THE PROPOSED DWELLING AND WAS THEREFORE MOVED 60 FEET WEST.
- ALL WELL DECOMMISSIONING NOTES AND DETAILS AS DESCRIBED ON FILED MAP 130-10 REMAIN IN EFFECT FOR THIS LOT CONSOLIDATION ACTION.
- PROPOSED LOT 2 HAS TWO OPTIONS FOR THE WELL LOCATION AS THE COMBINED LOTS (TAX LOTS 53.22 AND 53.23) PROVIDE ADEQUATE SEPERATION FROM ANY SANITARY FACILITY. ACCESS AND CONSTRUCTABILITY WILL BE THE DETERMINING FACTOR OF WHICH LOCATION IS UTILIZED.
- THE 50% EXPANSION AREA (RESERVE AREA) OF THE INGROUND SEWAGE TREATMENT ON THE FORMER LOT 2 (TAX LOT 53.22) SHALL NOT BE CONSIDERED FOR ANY DWELLING AS IT FALLS WITHIN THE GRADING PLAN FOR THE DRIVEWAY OF PROPOSED LOT 1. THE INGROUND SEWAGE TREATMENT AREA AS SHOWN ON FORMER LOT 3 (TAX LOT 53.23) SHALL BE CONSIDERED THE RESERVE AREA (ELIEN IN DRAIN SYSTEM).
- RETAINING WALL DETAILS ARE AS INDICATED ON SHEET 3 OF FILED MAP 130-10.

REVISIONS

NO.	DESCRIPTION

