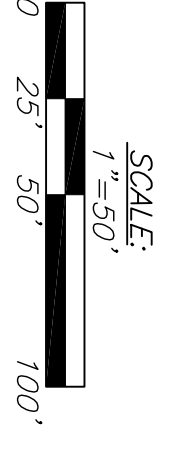
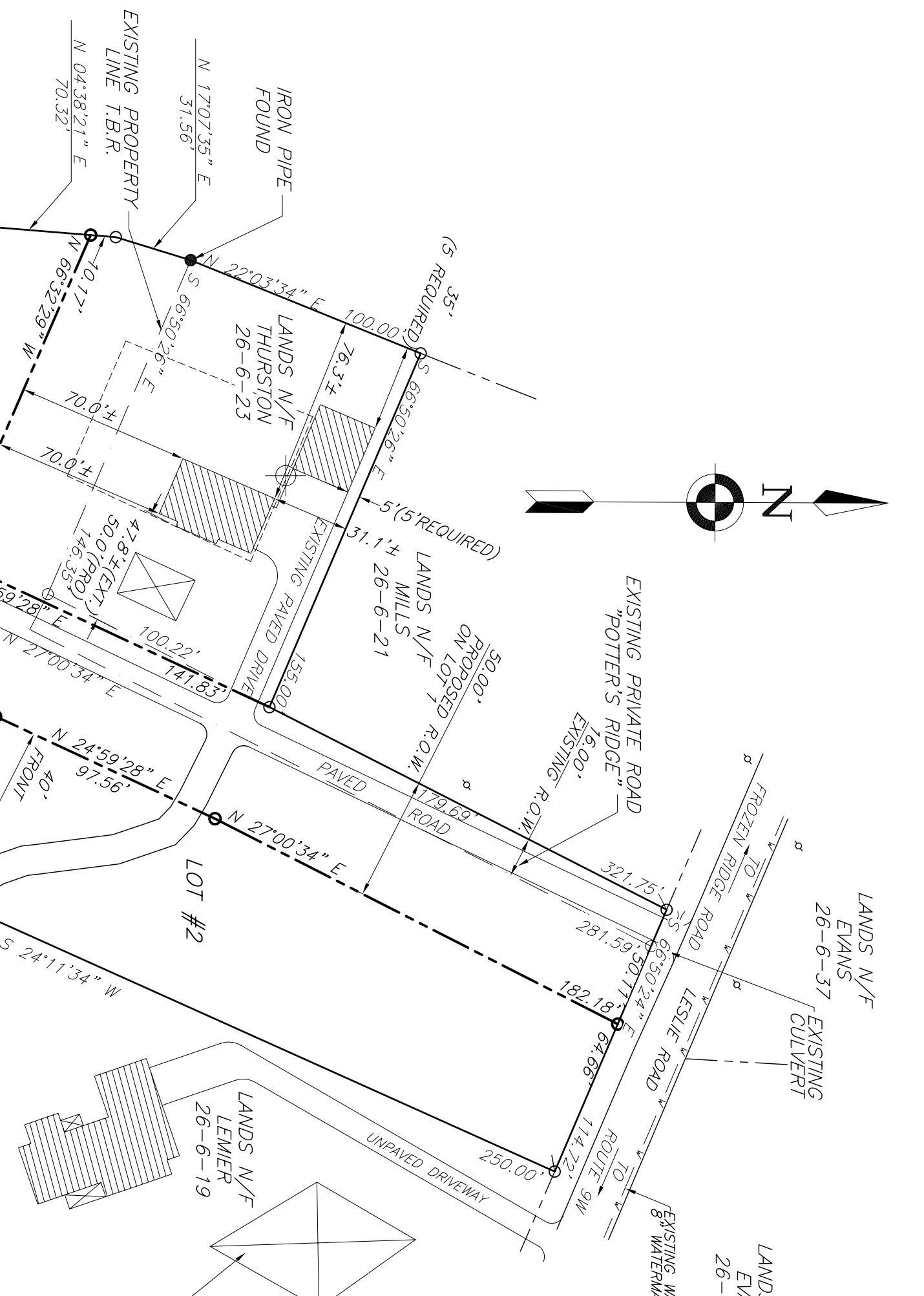
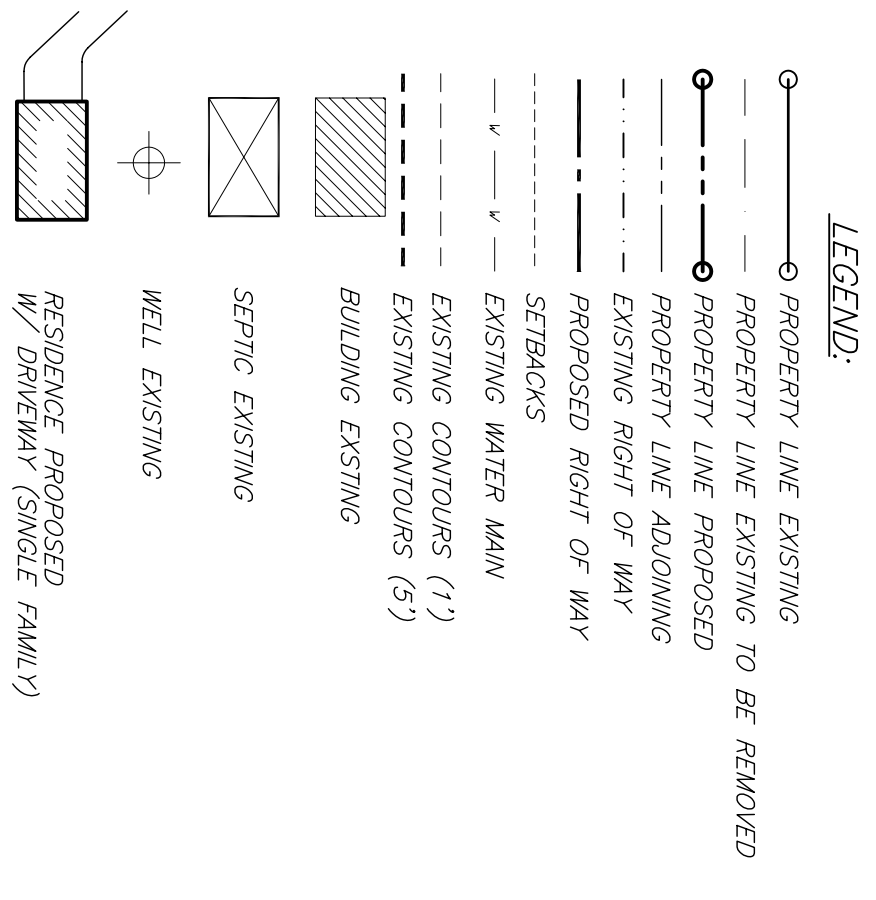


ZONING SCHEDULE	REQUIRED	PROPOSED	EXISTING	PROPOSED	REQUIRED	ZONING SCHEDULE
ZONE: R-2 DISTRICT			26-6-23	26-6-23	26-6-23	ZONE: R-2 DISTRICT
MINIMUM LOT AREA W/ PUBLIC WATER ONLY	17,500 s.f.	206,117 s.f. (W/ R.O.W.)	34,111 s.f.	190,074 s.f. (W/O R.O.W.)	40,000 s.f.	MINIMUM LOT AREA W/ PUBLIC WATER & SEWER
MINIMUM YARDS (feet)	40'	112'±	83'±	55'±	50'	MINIMUM YARDS (feet)
MINIMUM FRONT REAR SIDE	40'	372'±	55'±	76'	40'	MINIMUM FRONT REAR SIDE
MINIMUM LOT WIDTH (feet)	15'	133'±	17'±	31'	30'	MINIMUM LOT WIDTH (feet)
MINIMUM LOT DEPTH (feet)	30'	319'±	42'±	59'	80'	MINIMUM LOT DEPTH (feet)
MINIMUM BUILDING COVERAGE (%)	100'	359'±	100'	100'	*150'	MINIMUM BUILDING COVERAGE (%)
MAXIMUM BUILDING COVERAGE (%)	125'	512'±	203'±	150'	150'	MAXIMUM BUILDING COVERAGE (%)
MAXIMUM IMPERVIOUS COVERAGE (%)	15%	1%	5%	11%	8%	MAXIMUM IMPERVIOUS COVERAGE (%)
MAXIMUM HEIGHT (feet)	30%	4.7%	11%	22%	16%	MAXIMUM HEIGHT (feet)
MAXIMUM IMPERVIOUS COVERAGE (%)	35'	35' max.	35' max.	35' max.	35'	MAXIMUM IMPERVIOUS COVERAGE (%)
MAXIMUM HEIGHT						MAXIMUM HEIGHT

** AT BUILDING LINE
* AT EXISTING NON CONFORMING



- LOT NOTES:**
1. LOT SPECIFIC PLOT PLAN FOR LOT 2 SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND FOUNDATION AND SEPTIC FIELD SHALL BE STAKED OUT PER PLOT PLAN BY A LICENSED SURVEYOR PLAN PRIOR TO CONSTRUCTION.
 2. A SURVEY SHALL BE PROVIDED TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT FOR LOT 2 SHOWING THE STAKED LOCATION OF THE PROPOSED FOUNDATION.
 3. A MAINTENANCE AGREEMENT APPROVED BY THE PLANNING BOARD ATTORNEY, MUST BE FILED WITH THE APPROVED SUBDIVISION PLAN SET IN THE ORANGE COUNTY CLERKS OFFICE.



SURVEYORS CERTIFICATION:
I HEREBY CERTIFY TO THE HERON LISTED PARTIES THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON ##/##/##.

JONATHAN N. WILLEN PLS

RECORD OWNER'S SIGNATURE
DAANE BROWN
11 POTTER'S RIDGE
NEWBURGH, NY 12550

RECORD OWNER'S SIGNATURE
ROBERT THURSTON
6 POTTER'S RIDGE
NEWBURGH, NY 12550

OWNER:
DAANE BROWN
11 POTTER'S RIDGE
NEWBURGH, NY 12550

OWNER:
ROBERT THURSTON
6 POTTER'S RIDGE
NEWBURGH, NY 12550

RECORD OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY HERON STATE THAT THEY ARE MANUALLY WITH THE PLAN'S 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.

MAP REFERENCE:
EXISTING FEATURES INCLUDING PROPERTY LINE, BUILDING LOCATION AND TOPOGRAPHY PER A ONGOING SURVEY BEING CONDUCTED BY JONATHAN N. WILLEN PLS

TALCOTT ENGINEERING DESIGN, PLLC.
1 GARDNERTOWN ROAD
NEWBURGH, NY 12550
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TALCOTTDESIGN@COMCAST.COM

CHARLES T. BROWN, P.E.
P.O. BOX 4420
NEW WINDSOR, N.Y. 12553

2 LOT SUBDIVISION & LOT LINE CHANGE ENTITLED "11 POTTER'S RIDGE SUBDIVISION" TOWN OF NEWBURGH, COUNTY OF ORANGE, NY

SURVEY PLAN

DATE: 08/13/12
SCALE: 1"=50'
JOB NUMBER: 12088-BRO
SHEET NUMBER: 1 OF 3

TABLE OF CONTENTS:

SHEET #	DESCRIPTION:
1	SURVEY PLAN
2	SDS/GRADING PLAN & NOTES
3	DETAILS

CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS AND COSTLY-- TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 1.800.272.4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1.800.928.2982 (IN ALL OTHER AREAS OF THE STATE.)