

Full Size Site Plans

are available for viewing at the

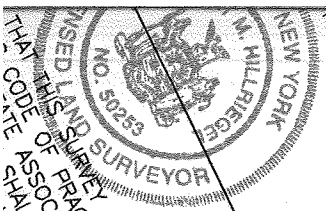
Zoning Board of Appeals

Office located at

308 Gardnertown Road

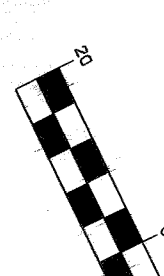
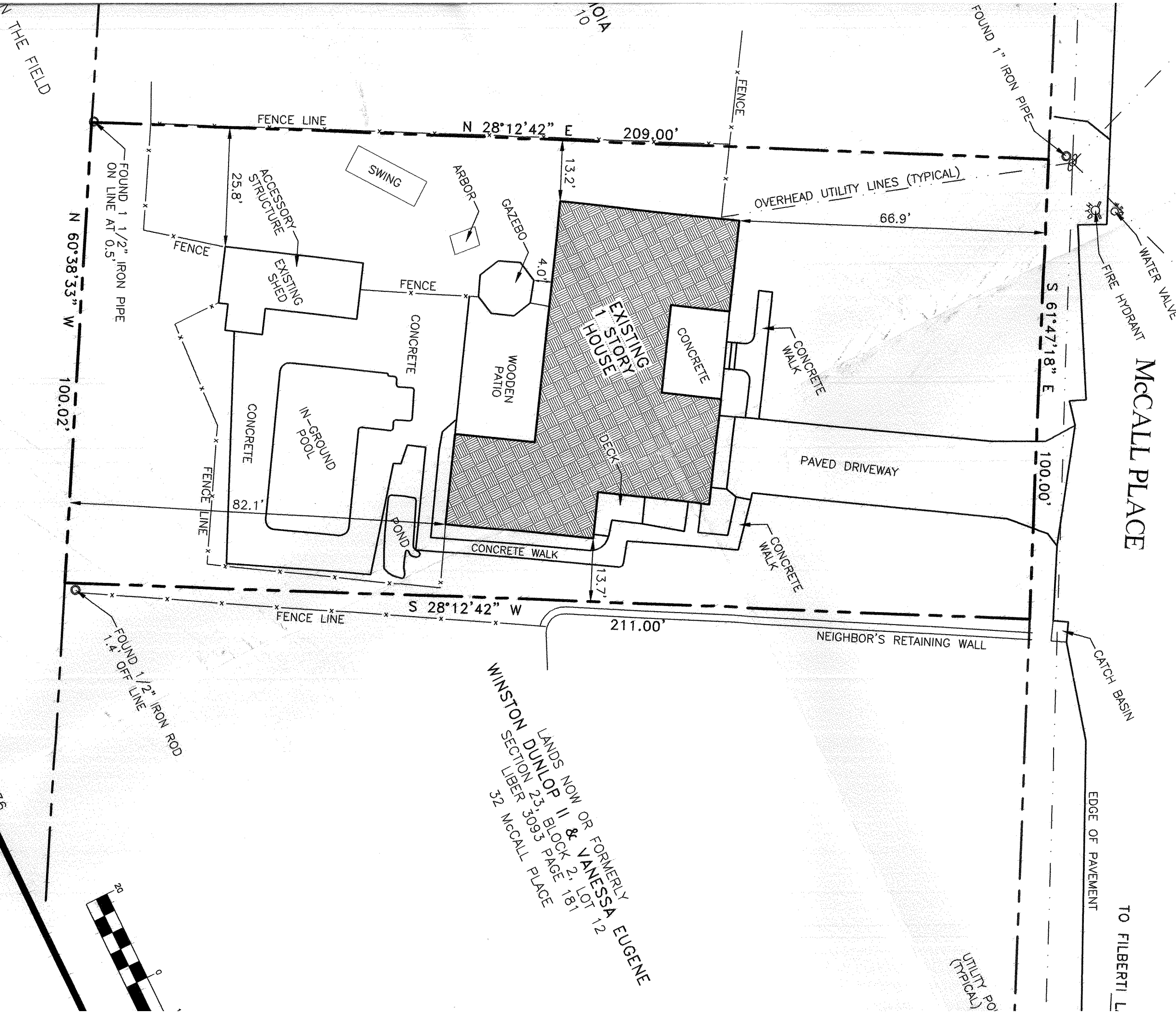
Newburgh, NY

845-566-4901



THAT THIS SURVEY WAS FOR THE PURPOSE OF THE PRACTICE OF THE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS AND SHALL BE RUN ONLY IN ACCORDANCE WITH THE RULES AND REGULATIONS THEREOF.

LANDS NOW OR FORMERLY BEING COLANDREA BEATRICE & RICHARD SECTION 23, BLOCK 2, LOT 46 LIBER 1514A PAGE 1929 DEWEY COURT PROJECT #: 15-036



WINSTON DUNLOP II & VANESSA EUGENE LANDS NOW OR FORMERLY BEING DUNLOP SECTION 23, BLOCK 2, LOT 12 LIBER 3093 PAGE 181 McCall Place

TAX MAP DESIGNATION: SECTION 23, BLOCK 2, LOT 12 DEED REFERENCE: LIBER 1514A PAGE 1929 TOTAL AREA: 21,000 Sq. Ft. or 0.48 ACRES DATE REVISED: SECTION 23, BLOCK 2, LOT 12

McCALL PLACE

TO FILBERT L

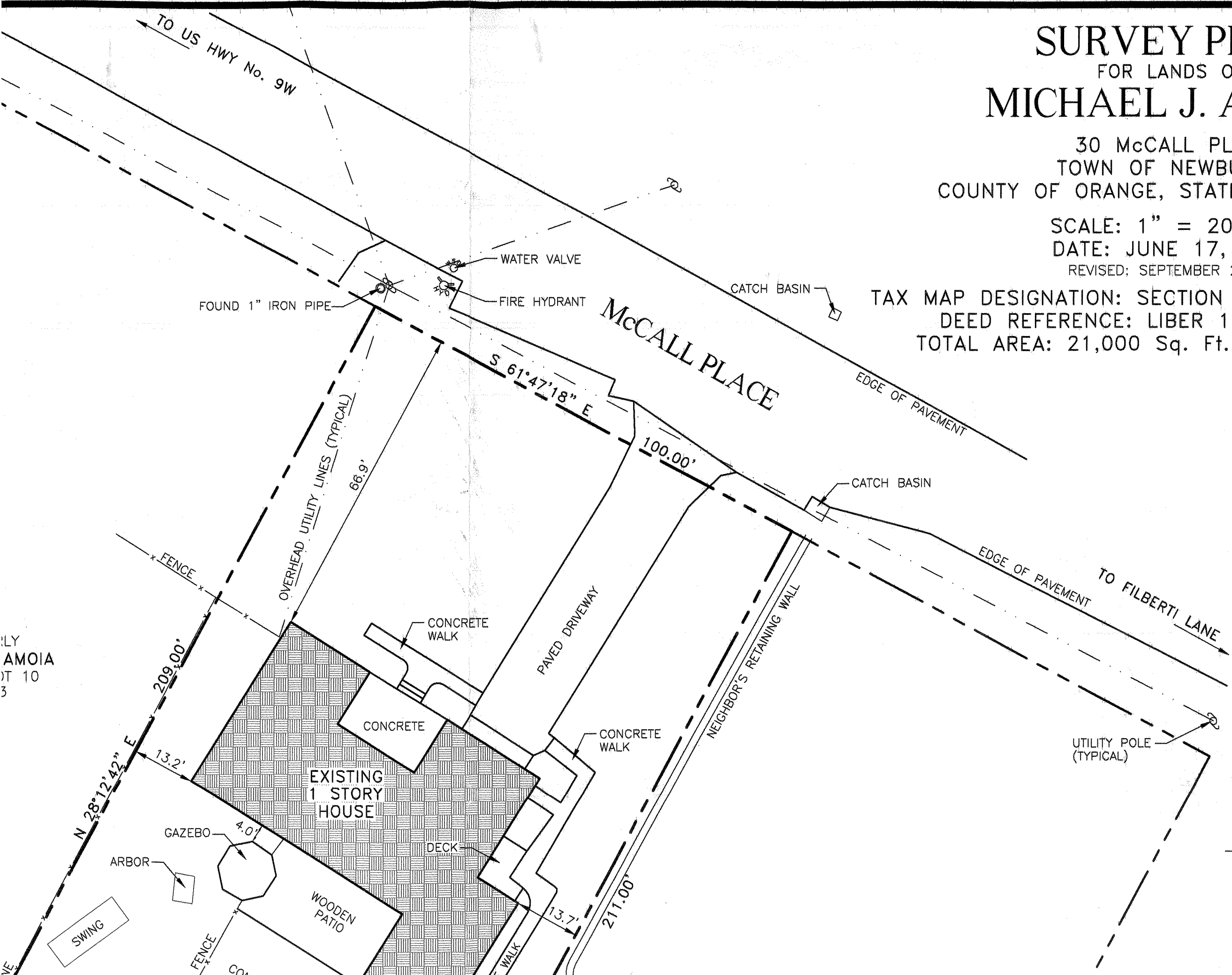
SURVEY PLAT

FOR LANDS OF:
MICHAEL J. AMOIA

30 McCALL PLACE
TOWN OF NEWBURGH,
COUNTY OF ORANGE, STATE OF NEW YORK

SCALE: 1" = 20 FEET
DATE: JUNE 17, 2015
REVISED: SEPTEMBER 2, 2015

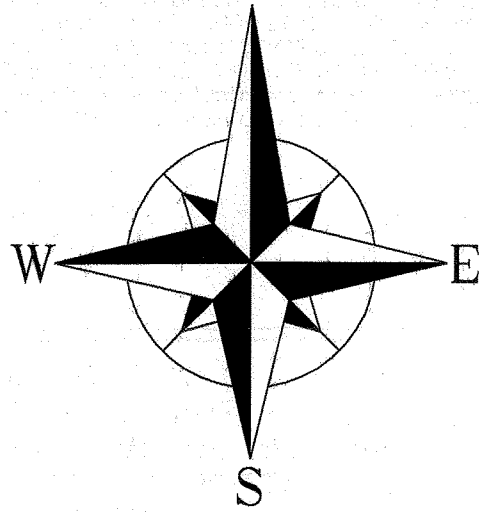
TAX MAP DESIGNATION: SECTION 23, BLOCK 2, LOT 11
DEED REFERENCE: LIBER 13769 PAGE 586
TOTAL AREA: 21,000 Sq. Ft. or 0.48 ± Acres



LEGEND	
	UTILITY POLE
	OVERHEAD UTILITY LINES
	ANCHOR
	WATER VALVE
	FIRE HYDRANT

MICHAEL J. AMOIA
LOT 10
3

MAGNETIC
NORTH



TO US HWY No. 9W

FOUND 1" IRON PIPE

WATER VALVE

FIRE HYDRANT

CATCH BASIN

TAX

McCALL PLACE

EDGE OF

S 61°47'18" E

100.00'

CATCH B

LANDS NOW OR FORMERLY
BONNIE A. & MARK S. AMOIA
SECTION 23, BLOCK 2, LOT 10
LIBER 2587 PAGE 233
28 McCALL PLACE

OVERHEAD UTILITY LINES (TYPICAL)

66.9'

FENCE

CONCRETE WALK

PAVED DRIVEWAY

CONCRETE

CONCRETE WALK

NEIGHBOR'S RETAINING WALL

N 28°12'42" E

209.00'

13.2'

EXISTING
1 STORY
HOUSE

DECK

GAZEBO

4.0'

ARBOR

WOODEN PATIO

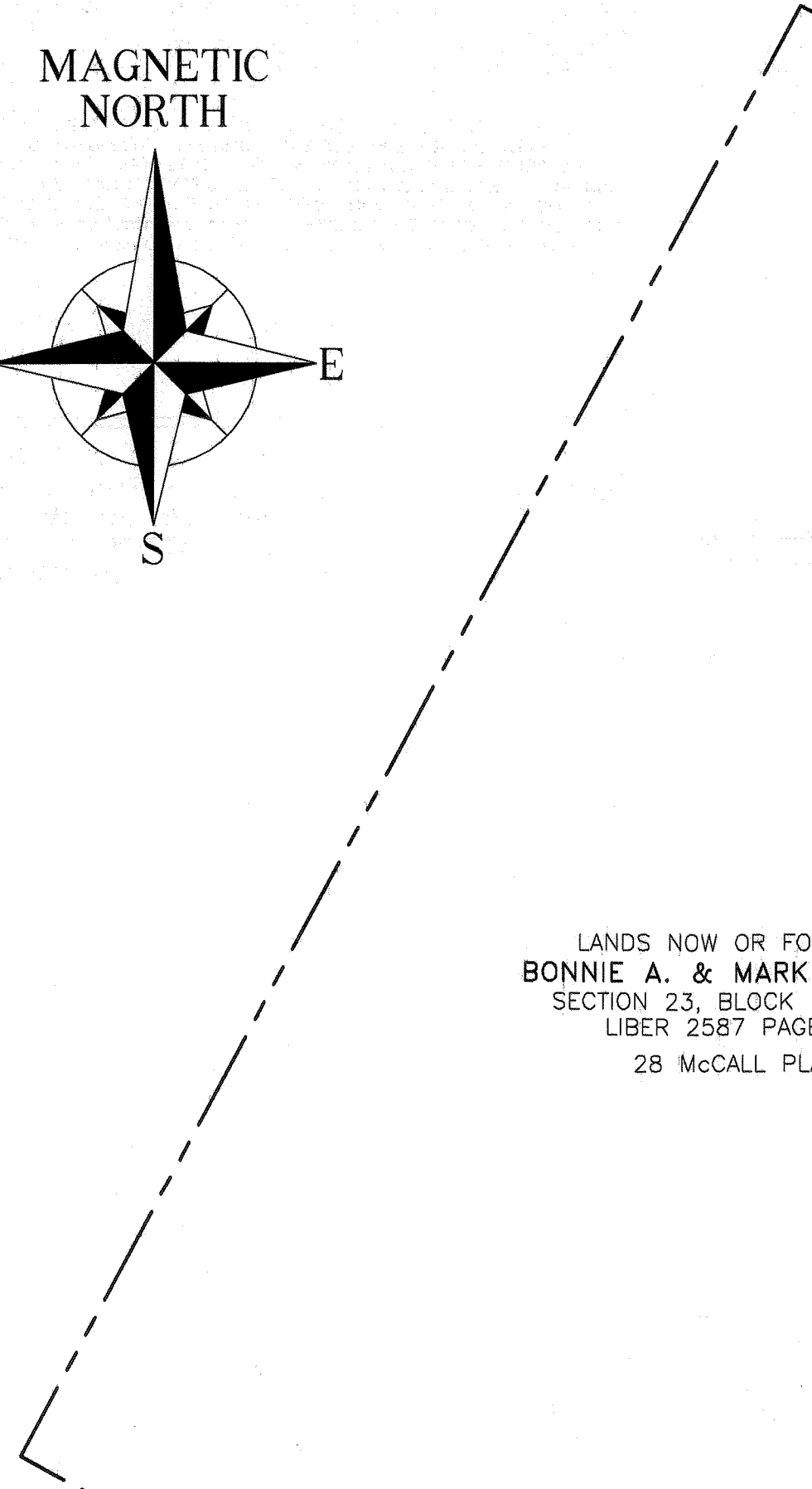
SWING

FENCE

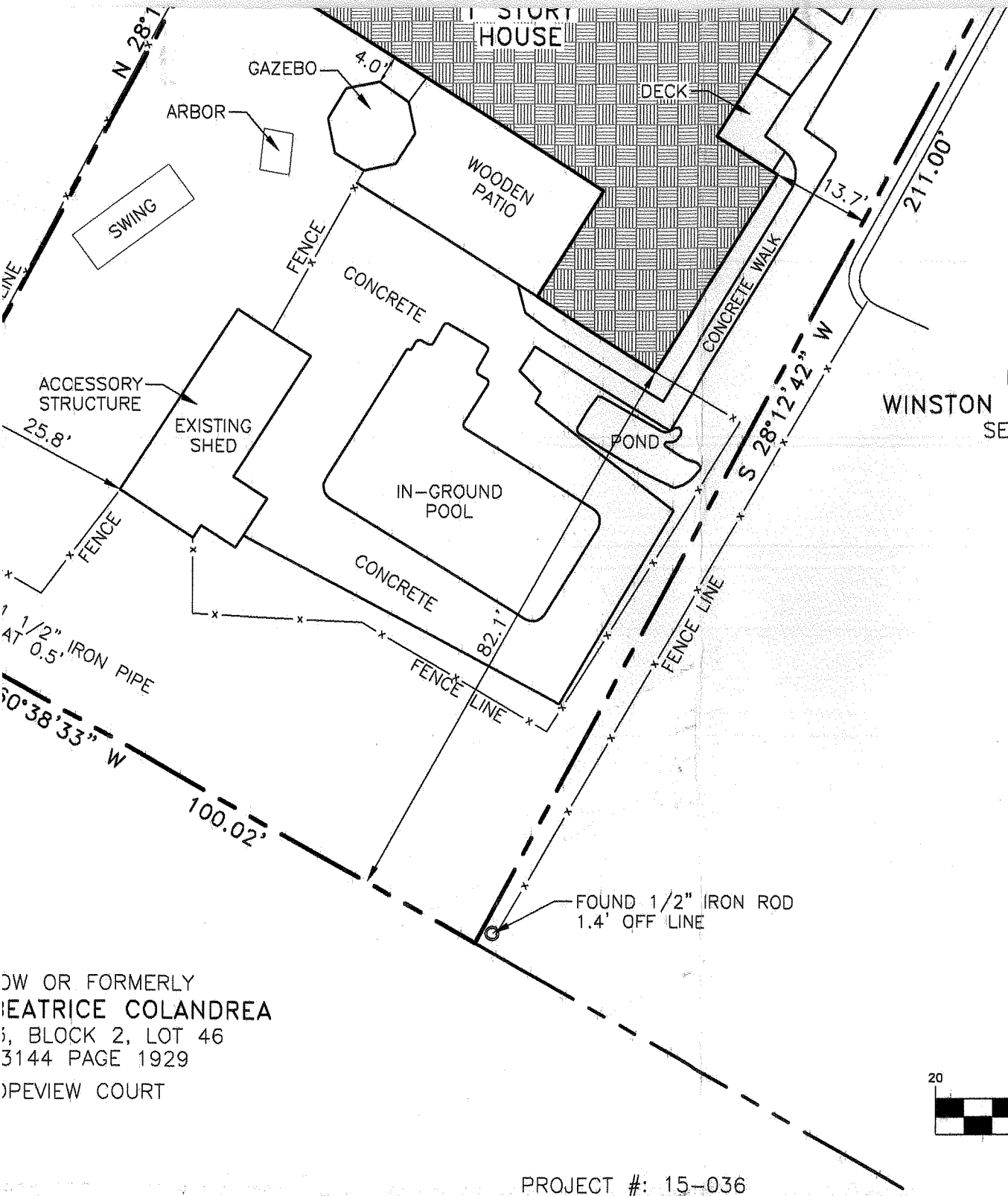
CONC

TE WALK

211.00'



LINE








LANDS NOW OR FORMERLY
 WINSTON DUNLOP II & VANESSA EUGENE
 SECTION 23, BLOCK 2, LOT 12
 LIBER 3093 PAGE 181
 32 McCALL PLACE

LANDS NOW OR FORMERLY
 MATRICE COLANDREA
 SECTION 23, BLOCK 2, LOT 46
 LIBER 3144 PAGE 1929
 SPOONVIEW COURT

PROJECT #: 15-036

LEGEND

-  UTILITY POLE
-  OVERHEAD UTILITY LINES
-  ANCHOR
-  WATER VALVE
-  FIRE HYDRANT

ZONING REGULATIONS:

ZONE: R-3, RESIDENTIAL WITH PRIVATE SEWER AND PUBLIC WATER

	MINIMUM REQUIREMENTS:	EXISTING
LOT AREA	15,000 S.F.	21,000 S.F.
LOT WIDTH	100 FT.	100.00 FT.
LOT DEPTH	125 FT.	209.00 FT.
FRONT YARD	40 FT.	66.9 FT.
REAR YARD	40 FT.	82.1 FT.
SIDE YARD	15 FT.	13.2 FT.
BOTH SIDE YARDS	30 FT.	26.9 FT.
MAXIMUM ALLOWED:		
BUILDING HEIGHT	35 FT.	30 ± FT.
BUILDING COVERAGE	15 %	14.0 %**
SURFACE COVERAGE	30 %	26.5 %

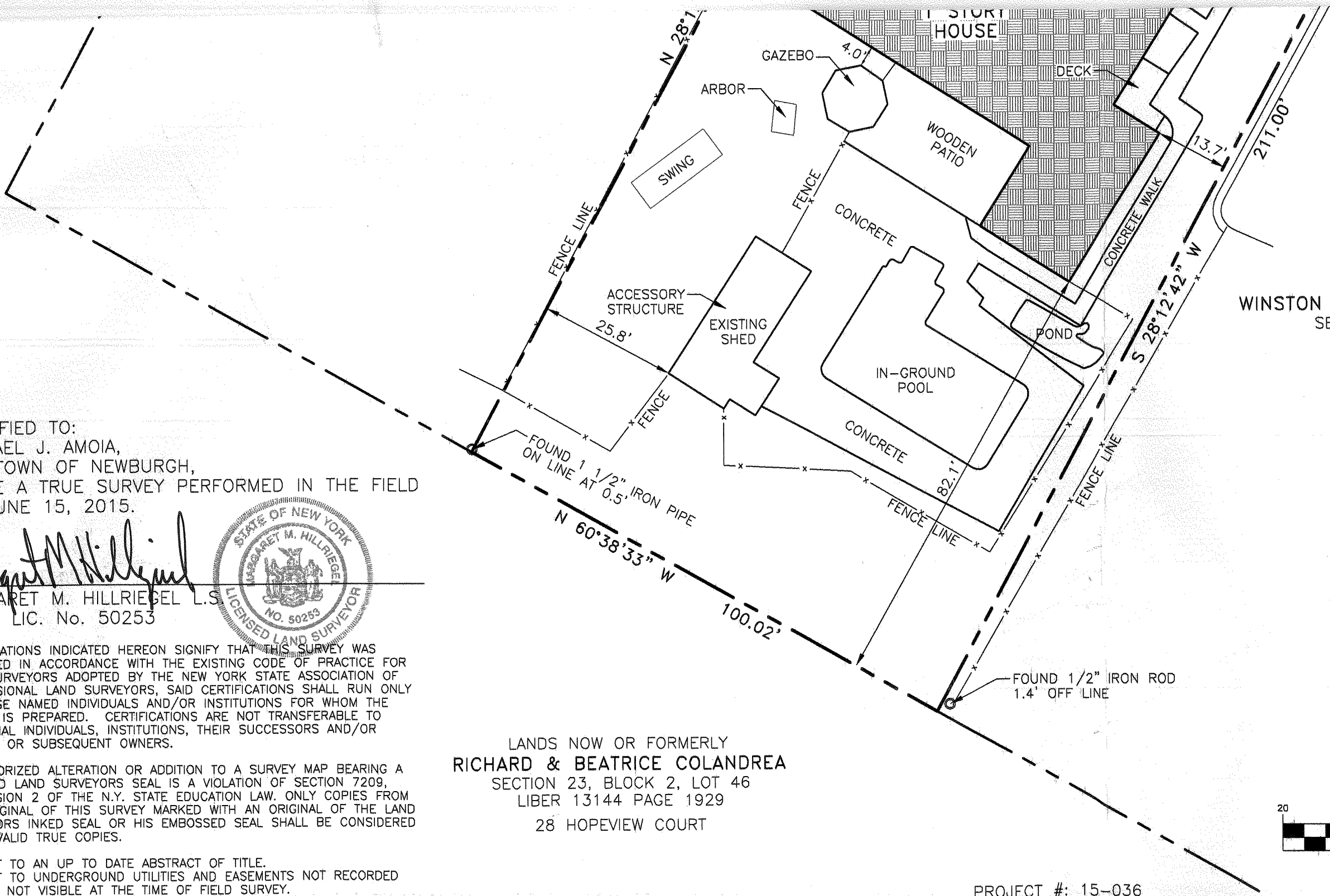
**INCLUDES THE DWELLING ONLY, AS PER THE TOWN'S DEFINITION, IN SECTION 185-3 ACCESSORY STRUCTURES ARE INCLUDED IN THE SURFACE COVERAGE

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

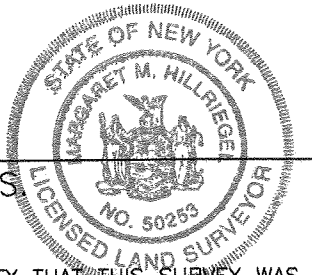
PREPARED BY:
MARGARET M. HILLRIEGEL
 LICENSED
 LAND SURVEYOR
 372 OREGON TRAIL
 PINE BUSH, NEW YORK 12566
 PHONE #: (845) 744-2072



LANDS NOW OR FORMERLY
WINSTON DUNLOP II & VANESSA E
 SECTION 23, BLOCK 2, LOT 12
 LIBER 3093 PAGE 181
 32 McCALL PLACE

CERTIFIED TO:
 MICHAEL J. AMOIA,
 THE TOWN OF NEWBURGH,
 TO BE A TRUE SURVEY PERFORMED IN THE FIELD
 ON JUNE 15, 2015.

Margaret M. Hillriegel



MARGARET M. HILLRIEGEL L.S.
 N.Y.S. LIC. No. 50253

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE.
 SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED
 AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY.

LANDS NOW OR FORMERLY
RICHARD & BEATRICE COLANDREA
 SECTION 23, BLOCK 2, LOT 46
 LIBER 13144 PAGE 1929
 28 HOPEVIEW COURT

PROJECT #: 15-036



GRAPHIC S
 (IN FEET
 1 inch = 20