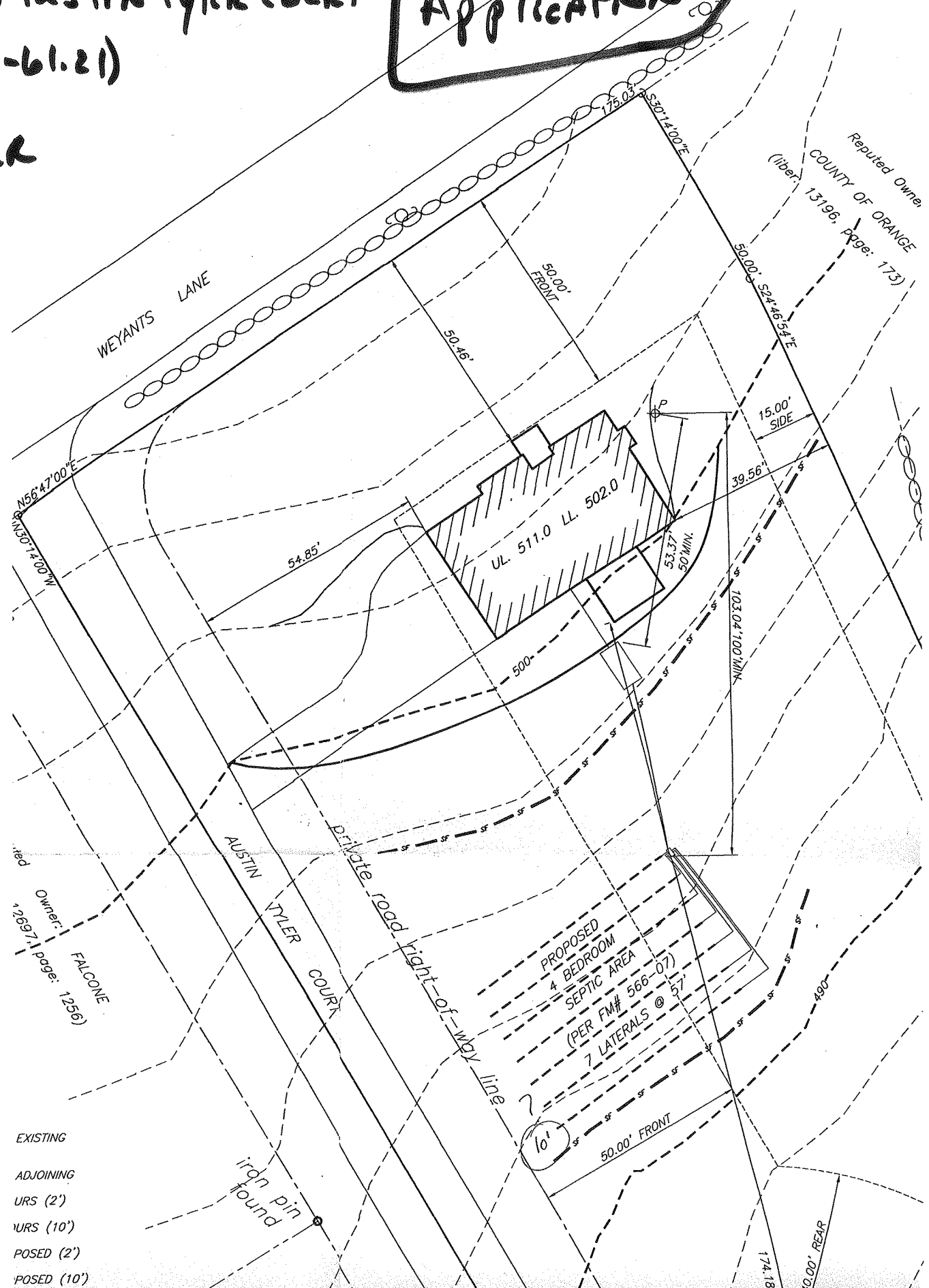


3/19/13

Submitted with Bldg Permit Application

1 Austin Tyler Court  
(34-2-61.21)

Cotter



- EXISTING
- ADJOINING
- URS (2')
- URS (10')
- POSED (2')
- POSED (10')

Reputed Owner  
COUNTY OF ORANGE  
(liber) 13196, Page: 173

Two Front Yds

ZONING SCHEDULE

ZONE: R-2

	<u>REQUIRED</u>	<u>PROVIDED</u>
MINIMUM LOT AREA w/o PUBLIC WATER & SEWER	40,000sf	51,836sf.
MINIMUM YARDS (feet)		
FRONT	50'	50'
REAR	40'	174'
SIDE		
ONE	15'	39'
BOTH	40'	-
MINIMUM LOT WIDTH (feet)	150'	159'±
MINIMUM LOT DEPTH (feet)	150'	392'
MAXIMUM LOT SURFACE COVERAGE (%)	30%	5%
MAXIMUM BUILDING COVERAGE (%)	30%	3%
MINIMUM HABITABLE FLOOR AREA	900sf.	2,146sf.
MAXIMUM HEIGHT	35'	331'

incorrect  
30  
80

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

**TALCOTT ENGINEERING DESIGN PLLC**

1 GARDNERTOWN ROAD  
NEWBURGH, NY 12550  
(845)-569-8400  
(FAX)(845)-569-4583  
TALCOTTDDESIGN12@GMAIL.COM

ENGINEER

**CHARLES T. BROWN, P.E.**

P.O. BOX 4470  
NEW WINDSOR, N.Y. 12553



PLOT PLAN FOR:  
**COTTER ROAD, LLC**

SBL:34-2-61.21, LOT#1 FM#566-07, AUSTON TYLER CT.  
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE  
03/19/13

SCALE  
1"=20'

JOB NUMBER  
13041-MNY

SHEET NUMBER  
1 OF 1

Submitted with Bldg Permit Application  
Cotter 1 Austin Tyler Court (34-2-61.21)