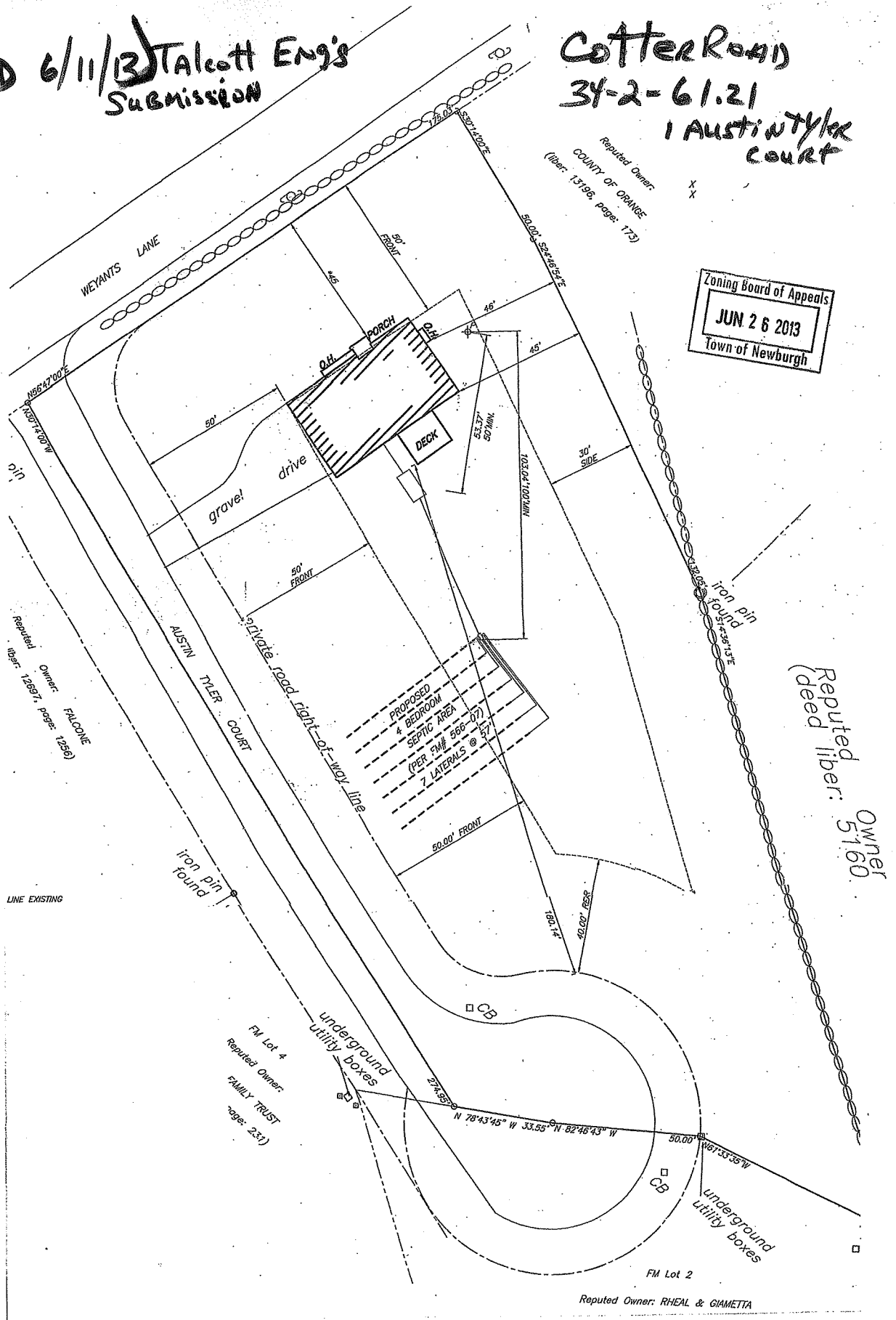


DATED 6/11/13 TALCOTT ENG'S SUBMISSION

**COTTER ROAD
34-2-61.21
1 AUSTIN TYLER COURT**

Reputed Owner:
COUNTY OF ORANGE
(liber: 13798, page: 173)

Zoning Board of Appeals
JUN 26 2013
Town of Newburgh

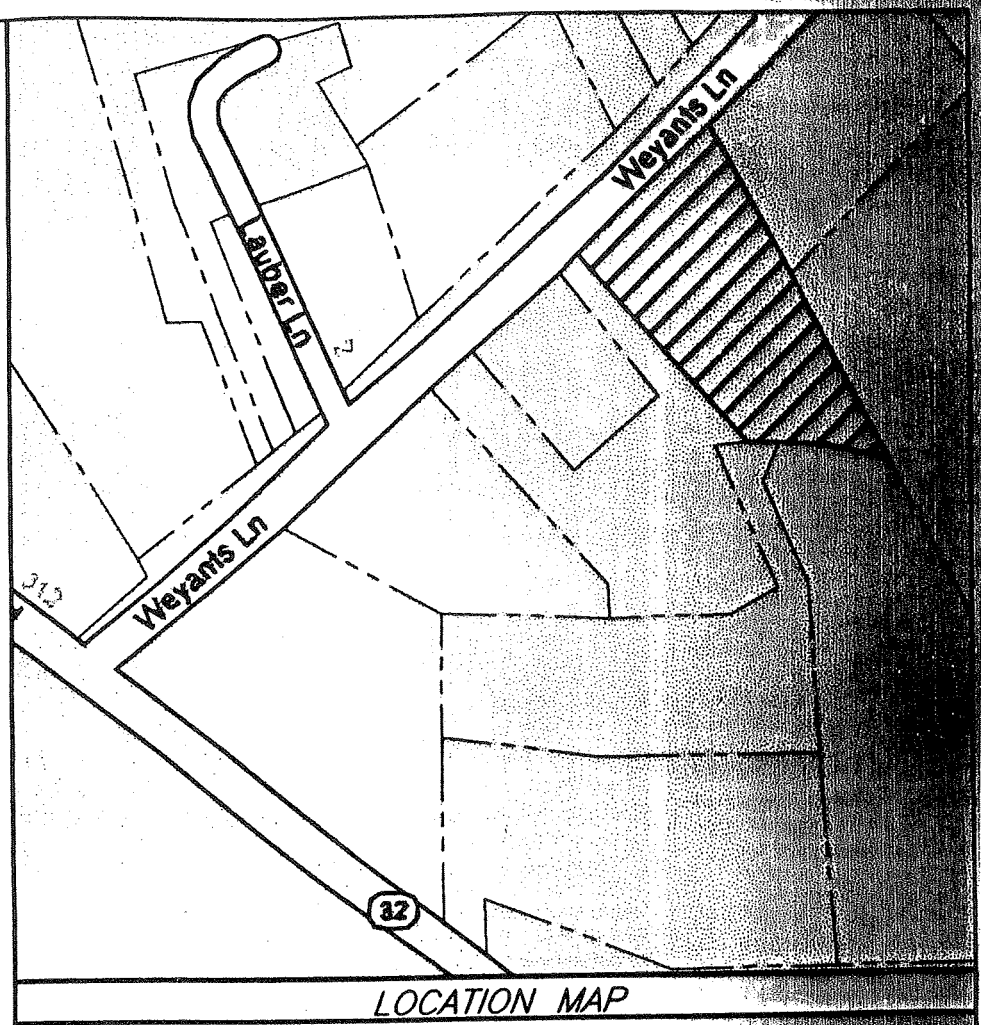


Reputed Owner
liber: 5160

LINE EXISTING








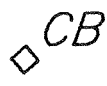


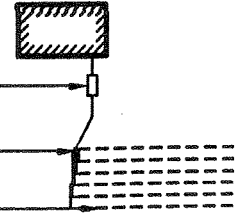

PLAN DATED
6/11/13

Talcott Eng's
Submission



LOCATION MAP

LEGEND

-  PROPERTY LINE EXISTING
-  PROPERTY LINE ADJOINING
-  EASEMENT
-  SETBACKS
-  STONEWALL
-  WELL EXISTING
-  WELL PROPOSED
-  CATCH BASIN
-  UTILITY POLE
-  HOUSE PROPOSED
- 
 - SEPTIC TANK
 - DISTRIBUTION BOX
 - TOP OF PAD
 - LATERALS
-  SEPTIC PROPOSED

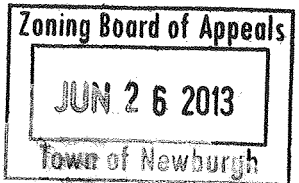
Zoning Board of Appeals
JUN 26 2013
Town of Newburgh

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: WEYANTS LANE	50'	*45'
FRONT: AUSTIN TYLER COURT	50'	50'
REAR	40'	174'
SIDE		
ONE	30'	45'
BOTH	80'	-
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'

*VARIANCE REQUIRE



MAP REFERENCE

1. PROPOSED SEPTIC DESIGN
PER THE SUBDIVISION ENTITLED "AUSTIN TYLER PROPERTIES LLC" FILED IN ORANGE COUNTY AS FM# 566-07
2. EXISTING PROPERTY LINE, HOUSE LOCATION AND FEATURES ARE PER A SURVEY ENTITLED "COTTER ROAD LLC" PREPAID BY HOWARD WEEDEN LS LAST REVISED 06/06/13.

TALCOTT ENGINEERING DESIGN PLLC

1 GARDNERTOWN ROAD
NEWBURGH, NY 12550
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TALCOTTDESIGN12@GMAIL.COM

ENGINEER

CHARLES T. BROWN, P.E.

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



VARIANCE FOR:
COTTER ROAD, LLC

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

DATE 06/11/13	SCALE 1"=20'	JOB NUMBER 13041-MNY	SHEET NUMBER 1 OF 1
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