

Full Size Site Plans

are available for viewing at the

Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

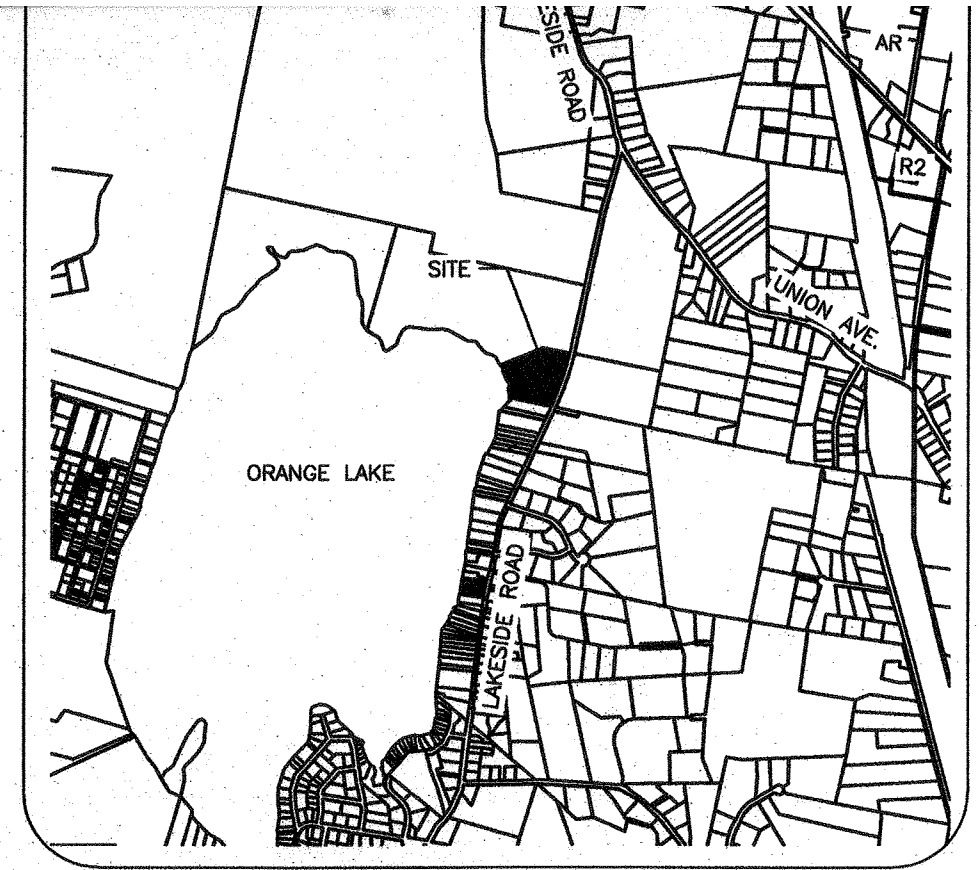
845-566-4901

LANDS N/F
MONTI
T.M.# 28-6-10

LANDS N/F
SAND CASTLE HOMES INC
T.M.# 28-6-1

LANDS N/F
SAND CASTLE HOMES INC
T.M.# 28-6-11

MAX WAY



LOCATION MAP
1"=2000'

BULK REQUIREMENTS

TOWN OF: NEWBURGH ZONING DISTRICT: R1 USE GROUP: SINGLE FAMILY

MINIMUM REQUIRED	REQUIRED	LOT 1		LOT 2	
		EXISTING	PROPOSED	EXISTING	PROPOSED
LOT AREA (SF)	40,000	240,766±	223,636±	72,206±	89,336±
LOT WIDTH (FT)	150	455.9	421.1	144.0*	178.9
LOT DEPTH (FT)	150	691.4	691.4	545.6	545.6
FRONT YARD (FT)	50	49.0*	49.0*	333.6	333.6
REAR YARD (FT)	40	520.6	520.6	114.1	114.1
ONE SIDE YARD (FT)	30	69.4	34.6	2.0*	2.0*
BOTH SIDE YARDS (FT)	80	397.7	362.9	111.8	146.6
FLOOR AREA (SQFT)	1,500	1272±*	1272±*	1331±*	1331±*

MAXIMUM PERMITTED

LOT COVERAGE	10%	.52%	1.84%	.56%	1.53%
BUILDING HEIGHT (FT)	35	UNK	UNK	N/A	N/A

* PRE EXISTING NON-CONFORMING CONDITION

NO UTILITY ENCROACHMENTS WILL OCCUR DUE TO THE LOT LINE CHANGE.

SURVEY NOTES:

LANDS N/F
MONTI
T.M.# 28-6-10

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SAND CASTLE HOMES INC
T.M.# 28-6-1

LANDS N/F
SAND CASTLE HOMES INC
T.M.# 28-6-11

S79°37'32"E

297.21'

448.95'±

LANDS N/F
MILDRED A. ALBERT &
BILLIE JUNE RUDIE
T.M.# 28-1-14.2
L. 11780, P.699

LOT 1
ALBERT & RUDIE
TAX MAP # 28-1-36
DEED: BOOK:11780 PAGE:699

EXISTING
240,766± S.F.
5.53± AC.

PROPOSED LOT 1
223,636± S.F.
5.13± AC.

245.12'

S16°39'57"W

MAX WAY

EDGE OF PAVEMENT

210.85'

176.01'

R=1720.76'

R=1720.76'

EXISTING
DWELLING

PROPOSED LOT LINE

TO BE TRANSFERRED FROM

S79°37'32"E

448.95'±

LANDS N/F
MILDRED A. ALBERT &
BILLIE JUNE RUDIE
T.M.# 28-1-14.2
L. 11780, P.699

S67°13'48"E

LOT 1
ALBERT & RUDIE
TAX MAP # 28-1-36
DEED: BOOK:11780 PAGE:699

EXISTING
240,766± S.F.
5.53± AC.

PROPOSED LOT 1
223,636± S.F.
5.13± AC.

PROPOSED (THE COURSE)

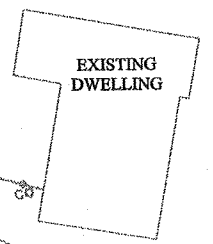
PROPOSED (THE COURSE)

220.13' (THE COURSE)

PROPERTY LINES
PROCEED TO BE RECORDED

PROPOSED LOT LINE

TO BE TRANSFERRED FROM
LOT 1 TO LOT 2



LANDS N/F
WATTS
T.M.# 28-6-9

LANDS N/F
DINOVI
T.M.# 28-6-10

LANDS N/F
RICHARD PROPERTIES, INC.
T.M.# 28-1-18.2

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RECORD OWNER(S)

DONALD & JUNE RUDIE 411 LAKESIDE ROAD NEWBURGH, NY 12550 SBL: 28-1-15	ALBERT & RUDIE 417 LAKESIDE ROAD NEWBURGH, NY 12550 SBL: 28-1-36
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RECORD APPLICANTS

DONALD & JUNE RUDIE
411 LAKESIDE ROAD
NEWBURGH, NY 12550
SBL: 28-1-15

SURVEYORS CERTIFICATION

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP WAS PREPARED BASED ON AN ACTUAL FIELD SURVEY COMPLETED JANUARY 11, 2016.

DONALD & JUNE RUDIE
ALBERT & RUDIE
TOWN OF NEWBURGH

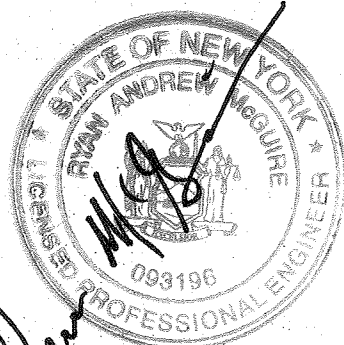
X
DAVID S. BAKER, L.S. NYS LICENSE 050505

X
SIGNED _____ DATE _____

I _____ HAVE REVIEWED THIS SUBDIVISION MAP AND ALL APPLICABLE SUPPLEMENTAL MATERIALS AND AGREE TO THE CONDITIONS OF SUBDIVISION APPROVAL.

X
SIGNED _____ DATE _____

I _____ HAVE REVIEWED THIS SUBDIVISION MAP AND ALL APPLICABLE SUPPLEMENTAL MATERIALS AND AGREE TO THE CONDITIONS OF SUBDIVISION APPROVAL.



RAJASHEKAR R. RAVILLA, P.E.
N.Y.S. LIC. NO. 068439

JASON A. PITINGARO, P.E.
N.Y.S. LIC. NO. 088165

DAVID S. BAKER, L.S.
N.Y.S. LIC. NO. 050505

RYAN A. MCGUIRE, P.E.
N.Y.S. LIC. NO. 093196

DATE:	REVISION:	BY:	SHEET NO. 1 OF 1
			SCALE: 1 IN. = 40 FT.
			DATE: 02/08/2016
			JOB NO.: 4040-046
			FOR REVIEW & COMMENT
			FOR BID & CONSTRUCTION

DRAWING NAME:
Lot Line Change

DRAWN BY: JJT

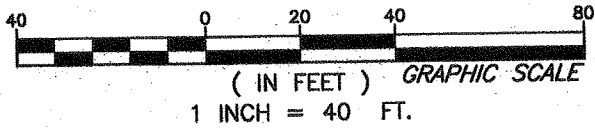
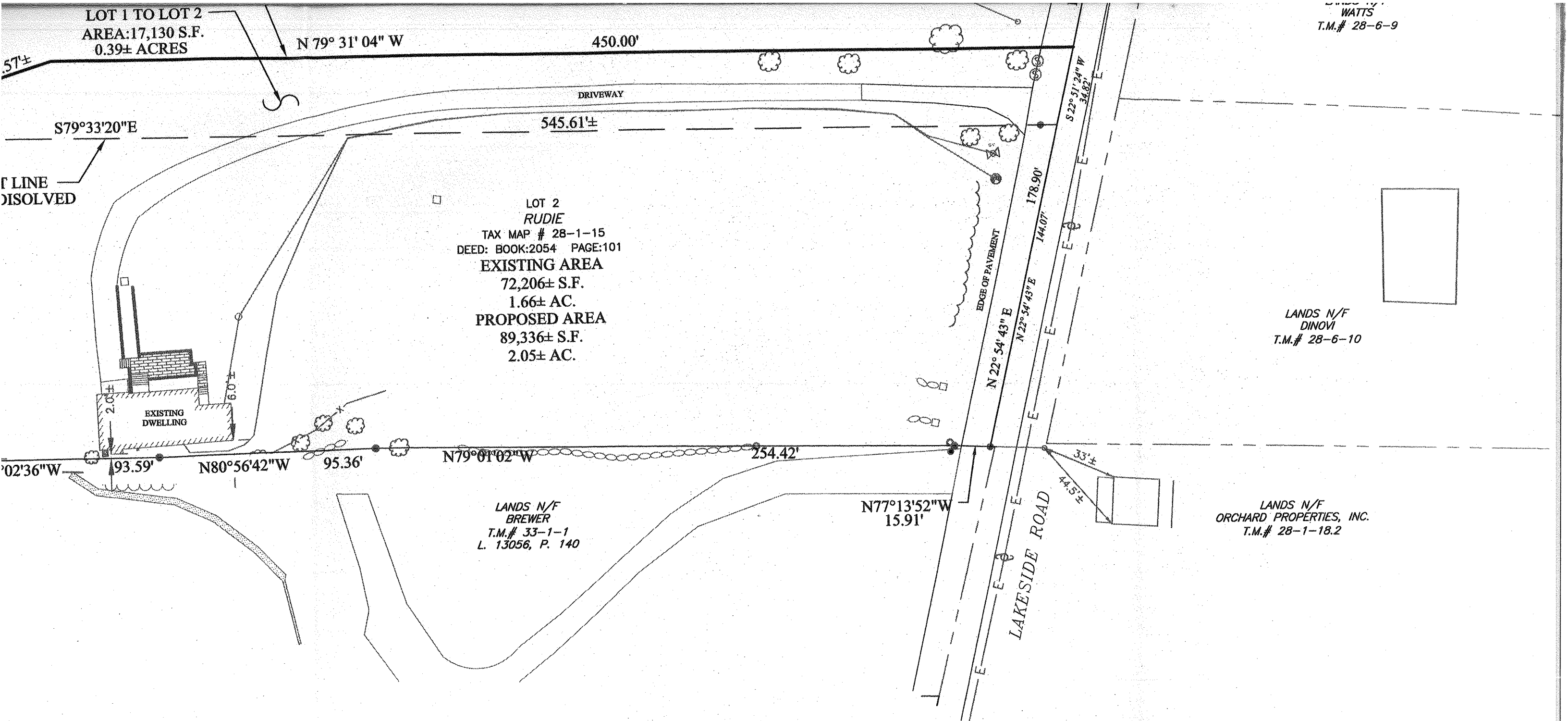
FOR APPROVAL

AS-BUILT

**LOT LINE CHANGE
FOR
RUDIE & ALBERT
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK**

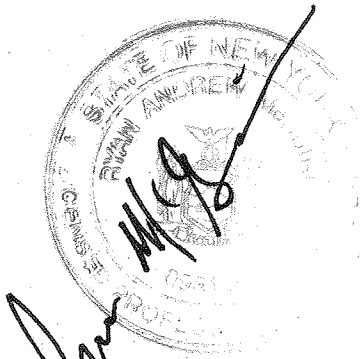
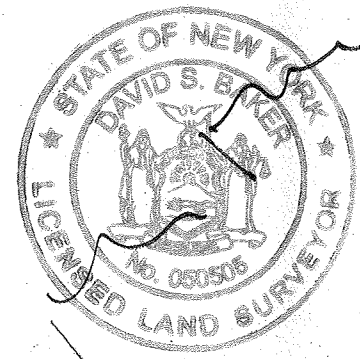
K Engineering and

2142 Route 302
Circleville, NY 10919
Phone: (845) 361-4541
Fax: (845) 361-4545

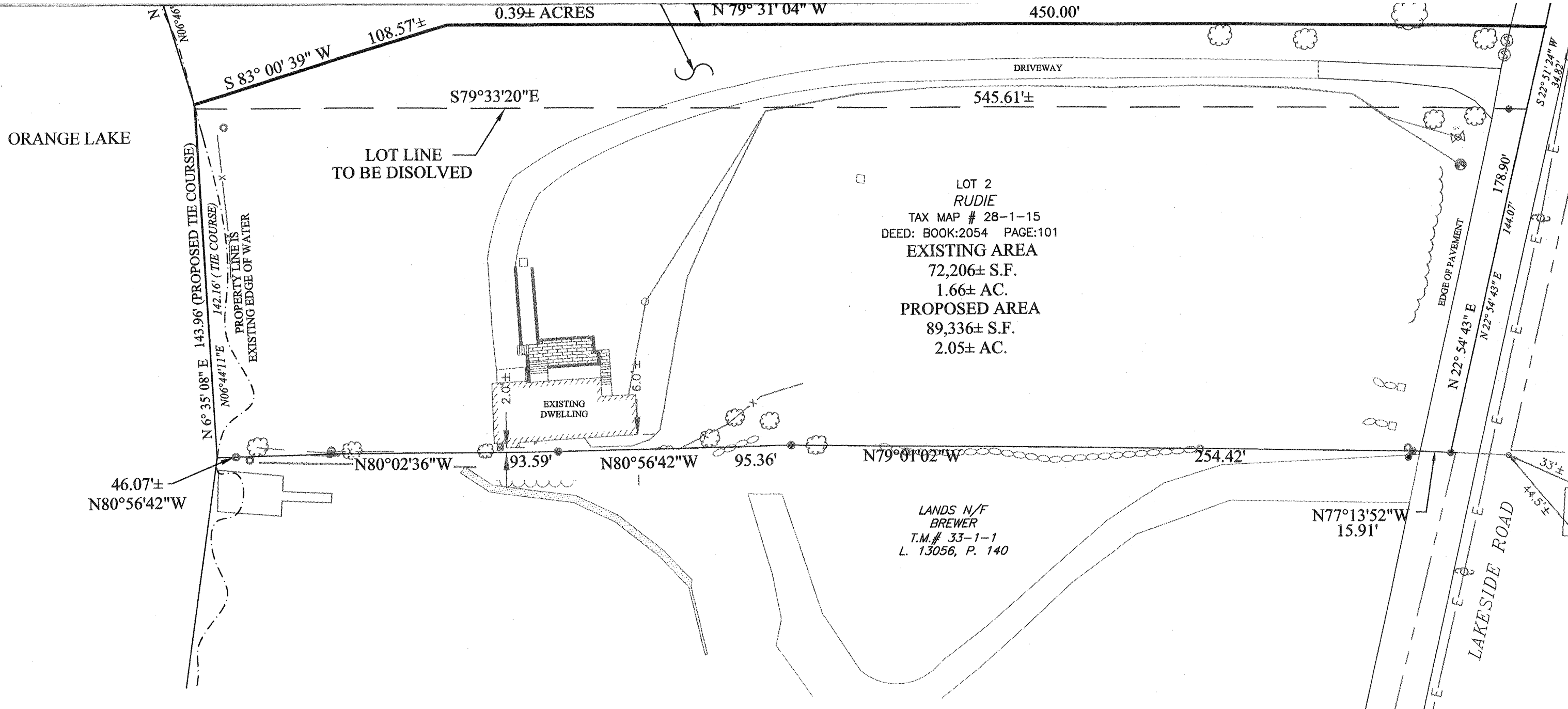


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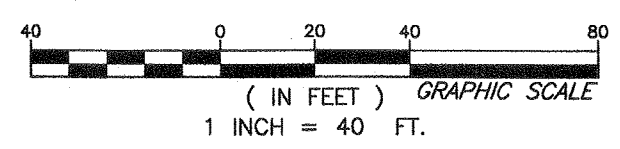
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RAJASHEKAR R
N.Y.S. LIC.
JASON A. PIT
N.Y.S. LIC.
DAVID S. B
N.Y.S. LIC.
RYAN A. MC
N.Y.S. LIC.



- = PROPERTY LINE PER AGREEMENT
- = PROPERTY LINE TO BE DELETED
- = ADJ. PROPERTY LINE
- x-x- = WIRE FENCE LINE
- ⊖ = STONEWALL/ STONEWALL REMAINS
- - - = EDGE OF WATER-NOV 2015
- ▨ = EXISTING BUILDING
- = REBAR/IRON PIPE FOUND
- = RAIL ROAD SPIKE FOUND
- ⊕ = UTILITY POLE
- ⊗ = WATER SHUT OFF
- ☁ = TREE
- AC = AC UNIT



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