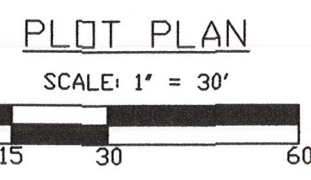


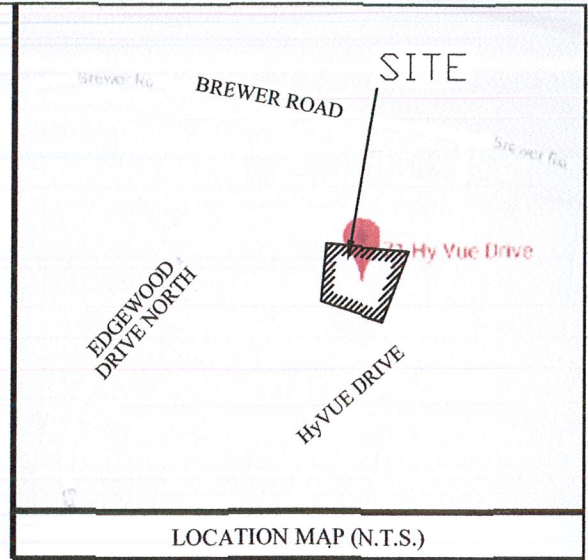
LANDS NOW OR FORMERLY
DOMINICK & JULIA GRIECO
SECTION 41, BLOCK 4, LOT 14.1
LIBER 3597 PAGE 308
216 EDGEWOOD DRIVE N

LANDS NOW OR FORMERLY
MICHAEL GRIECO & SUSAN BRICHTER
SECTION 41, BLOCK 4, LOT 2.2
LIBER 3188 PAGE 295
69 HY VUE DRIVE



LEGEND

PROPERTY LINE EXISTING	---
PROPERTY LINE ADJOINING	---
SETBACK	---
EXISTING BUILDING	[]
UTILITY POLE	⊙
OVERHEAD UTILITY LINES	—○—
ANCHOR	—●—
WOODEN PRIVACY FENCE	—□—



ZONING INFORMATION:
R-3 DISTRICT - SINGLE FAMILY RESIDENTIAL W/ MUNICIPAL WATER

	REQUIRED	EXISTING/PROPOSED
LOT AREA	15,000 S.F.	17,687 S.F.±
LOT WIDTH (FEET)	85'	198'
LOT DEPTH (FEET)	100'	120'±
FRONT YARD (FEET)		
EDGEWOOD DRIVE	40'	32'*
HY VUE DRIVE	40'	62'±
SIDE / TOTAL SIDE YARD (FEET)	15' / 30'	57'± / N.A.
REAR YARD (FEET)	40'	55'±
MAXIMUM BUILDING HEIGHT	35'	< 35'
LOT BUILDING COVERAGE	15%	5% ±
LOT SURFACE COVERAGE	30%	22% ±
HABITABLE FLOOR AREA	900 S.F.	1,420 S.F. ±

*PRE-EXISTING NON-CONFORMING

MAP REFERENCE
ALL EXISTING FEATURES INCLUDING PROPERTY LINES, STRUCTURES, AND PHYSICAL FEATURES HAVE BEEN OBTAINED FROM A MAP PREPARED BY MARGARET HILLRIEGEL, LLS, TITLED 'SURVEY PLAT FOR LANDS TO BE CONVEYED TO MICHELLE LOSGAR,' AND DATED DECEMBER 19, 2017.

- NOTES:**
1. THE PROPOSED CONSTRUCTION WILL NOT ALTER THE BEDROOM COUNT OF THE SUBJECT RESIDENCE.
 2. THE EXISTING RESIDENCE IS SERVICED BY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM AND MUNICIPAL WATER.

JONATHAN CELLA, P.E.
N.Y.S. P.E. LIC. NO. 085069

EXISTING PLOT PLAN

RESIDENTIAL SITE PLAN FOR:
EXR, L.L.C.
71 HY VUE DRIVE (S/B/L: 41 - 4 - 1.2)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD
WALLKILL, NEWYORK 12589
(845) 741-0363
jonathancella@hotmail.com

DATE: 01-16-2018	DRAWN BY: JJC
SCALE: AS NOTED	SHEET NO. : 1 OF 1

REVISIONS:
2018-02-20: IN HOUSE REVISIONS