

**LEGEND**

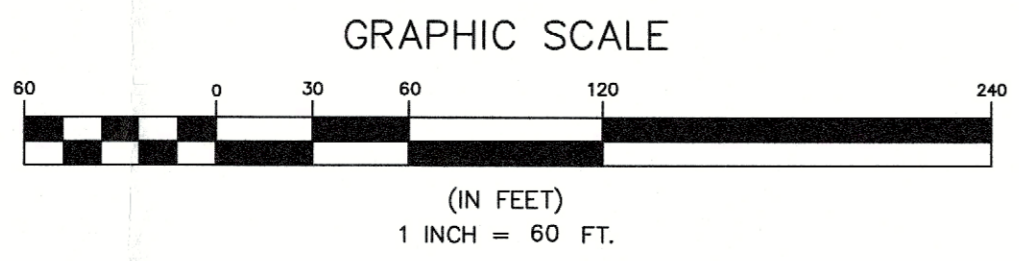
	EXISTING SITE BOUNDARY LINE		PROPOSED BUILDING
	EXISTING ADJOINING PROPERTY LINE		PROPOSED BUILDING
	EXISTING STONE WALL		PROPOSED SIDEWALK
	EXISTING STREAM		PROPOSED SEGMENTAL RETAINING WALL
	EXISTING BUILDINGS		PROPOSED FENCE
	EXISTING UTILITY POLE		PROPOSED GUIDE RAIL
	EXISTING STREET SIGN		PROPOSED WATER MAIN
	EXISTING WATER MAIN		PROPOSED HYDRANT
	EXISTING HYDRANT		PROPOSED STREET LIGHT
	EXISTING WATER VALVE		PROPOSED CURB
	EXISTING SEWER MAIN AND MANHOLE		PROPOSED GANG MAILBOX
	EXISTING PAVED ROAD/DRIVEWAY		PROPOSED ELECTRIC VEHICLE CHARGING STATION - LEVEL 3

**ZONING INFORMATION:**

TAX LOT DATA: SECTION 75, BLOCK 1, LOT 4.12  
 TOTAL ACREAGE: 23.3 ACRES  
 ZONING DISTRICT: R-3

**TABLE OF DIMENSIONAL REQUIREMENTS:  
 R-3 - ZONE**

	REQUIRED	PROVIDED
LOT SIZE	10.0 AC	24.3 AC
LOT WIDTH	300 FT.	550 FT.
FRONT YARD	50 FT.	185 FT.
REAR YARD	50 FT.	69 FT.
SIDE YARD (ONE SIDE)	60 FT.	63 FT.
BOTH SIDE YARDS	90 FT.	>100 FT.
MAX. LOT COVERAGE	60%	48.0%
MAX. BUILDING HEIGHT	35 FT.	35 FT.



BY \_\_\_\_\_

REV. DATE \_\_\_\_\_

*Thomas B. Olley, PE*

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OVERALL SITE PLAN  
**GARDNER RIDGE  
 GARDNERTOWN ROAD**  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.  
**1 OF 1**

DATE: SEPTEMBER 24, 2024  
 FILE NO.