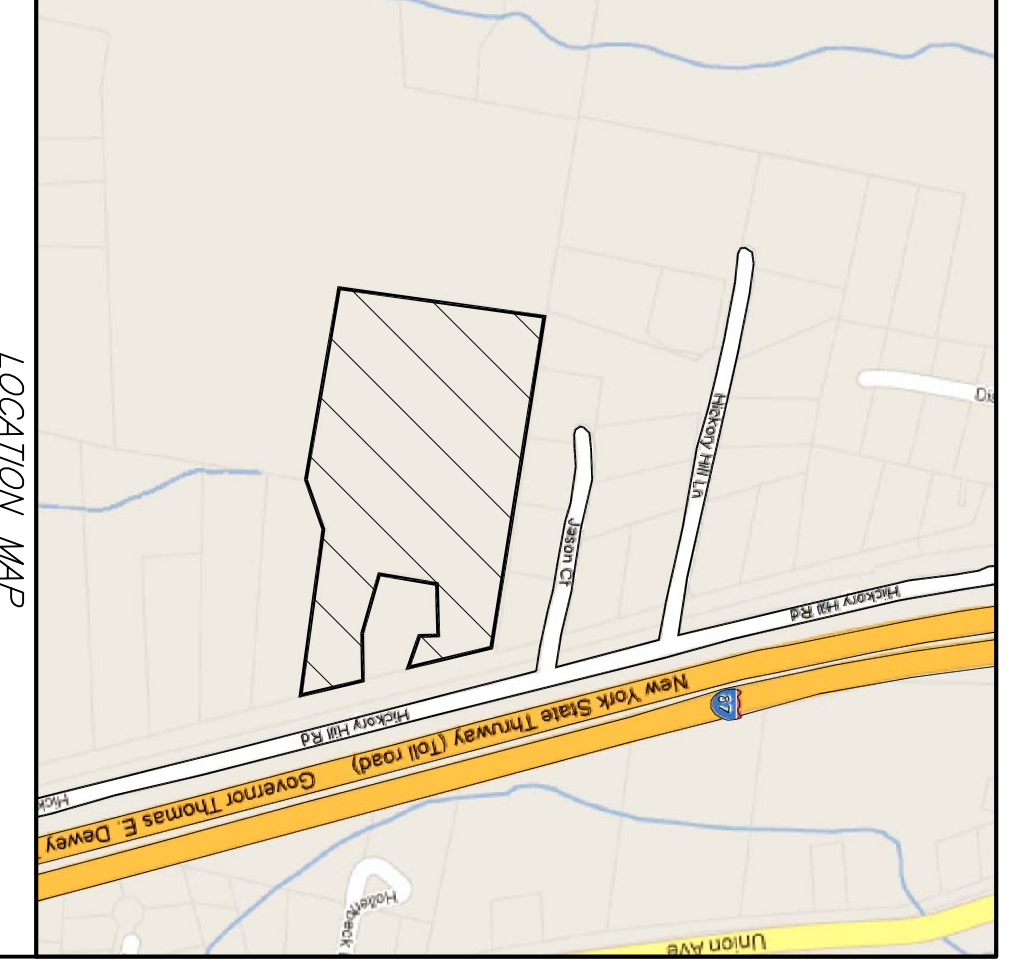
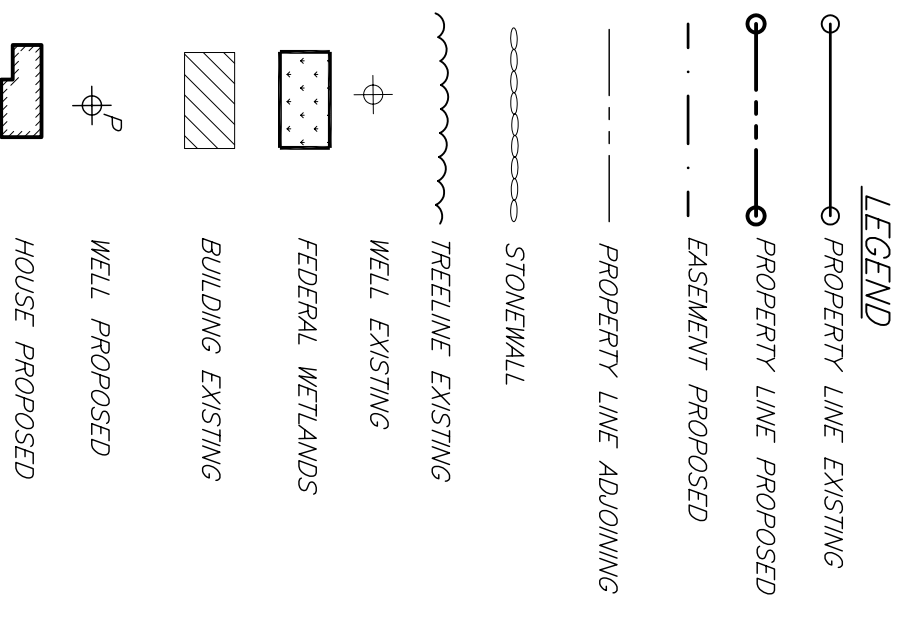
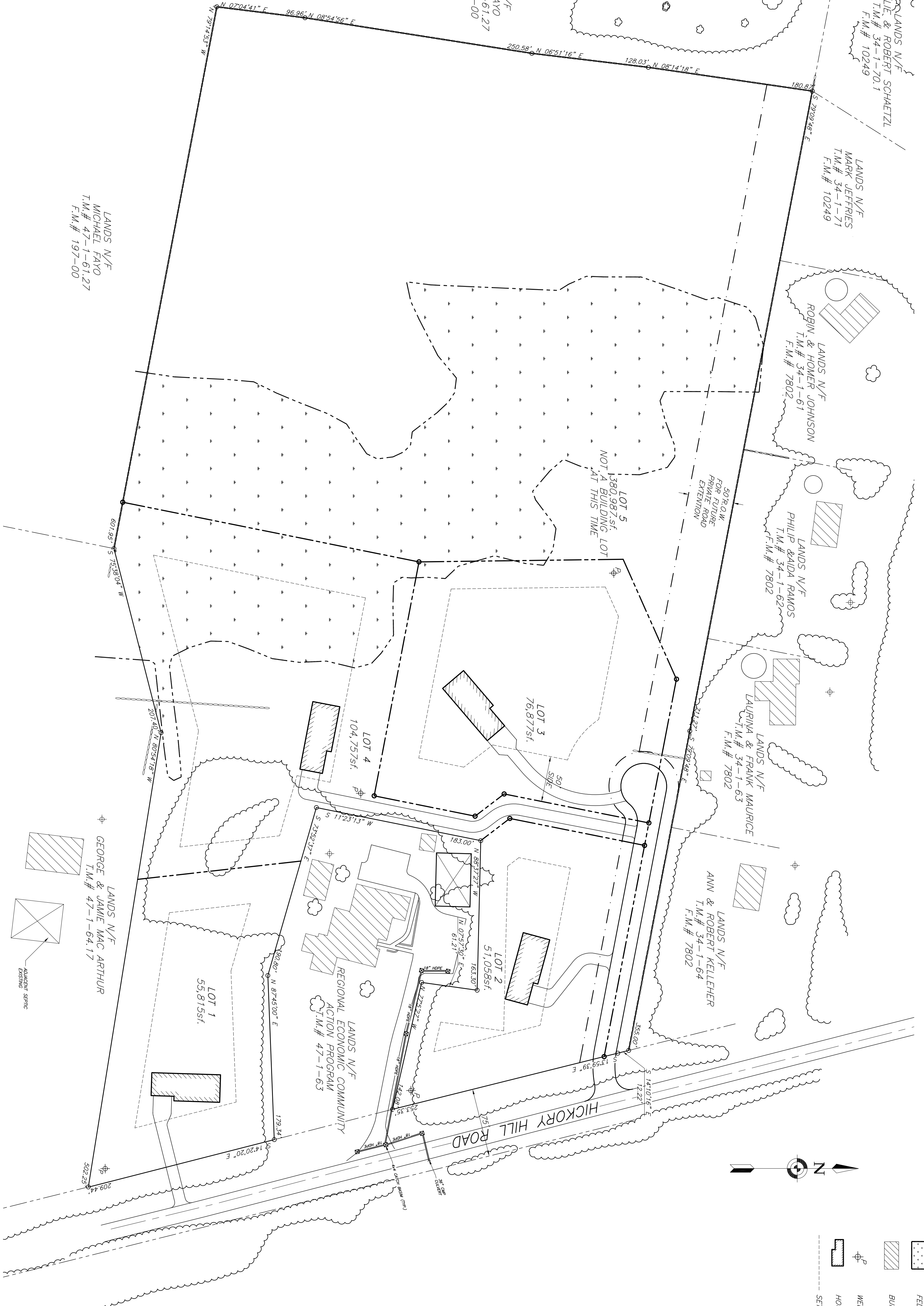


ZONING SCHEDULE		REQUIRED	EXISTING	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED
ZONE: R-1	MINIMUM LOT AREA	40,000sf.	669,771sf.	55,815sf.	51,058sf.	76,877sf.	104,253sf.	380,987sf.
	MINIMUM PAROS (feet)	50'	50' MIN.	50' MIN.	50' MIN.	50' MIN.	50' MIN.	50' MIN.
	FRONT	40'	40' MIN.	40' MIN.	40' MIN.	40' MIN.	40' MIN.	40' MIN.
	REAR	40'	40' MIN.	40' MIN.	40' MIN.	40' MIN.	40' MIN.	40' MIN.
	SIDE	30'	30' MIN.	30' MIN.	30' MIN.	30' MIN.	30' MIN.	30' MIN.
	ONE	80'	80' MIN.	80' MIN.	80' MIN.	80' MIN.	80' MIN.	80' MIN.
	BOTH	150'	150' MIN.	160' MIN.	148' MIN.	300' MIN.	241' MIN.	541' MIN.
	MINIMUM LOT DEPTH (feet)	150'	833' ±	279' ±	261' ±	375' ±	261' ±	655' ±
	MINIMUM LOT WIDTH (feet)	20%	20% MAX.	20% MAX.	20% MAX.	20% MAX.	20% MAX.	20% MAX.
	MINIMUM IMPERVIOUS COVERAGE (%)	35'	35' MAX.	35' MAX.	35' MAX.	35' MAX.	35' MAX.	35' MAX.
	MAXIMUM BUILDING ENVELOPE HEIGHT (feet)	10,000sf.	N/A	13,275sf. ±	11,167sf. ±	33,661sf. ±	47,850sf. ±	N/A
	MINIMUM BUILDING ENVELOPE							



SITE DATA
 TAX MAP ID: SRL 47-1-64.22
 TOTAL SIZE: 669,771sf/15.37 ACRES
 DEED: L22064, P1011
 SCHOOL DISTRICT: NEWBURGH
 FIRE DISTRICT: ORANGE LAKE

MAP REFERENCE
 EXISTING FEATURES INCLUDING PROPERTY LINES, TOPOGRAPHY & WETLANDS PER A SURVEY ENTITLED "STATE OF FREDRIC J. WARMERS" PREPARED BY EUSTANCE & HOROWITZ, LAST REVISED 04/16/03.

- LOT NOTES:**
1. LOT SPECIFIC PLOT PLANS FOR EACH LOT SHALL BE SUBMITTED WITH EACH BUILDING PERMIT APPLICATIONS AND FOUNDATIONS, WELLS AND SEPTIC FIELDS SHALL BE STAKED OUT PER PLOT PLANS BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
 2. A SURVEY SHALL BE PROVIDED TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT FOR EACH LOT SHOWING THE STAKED LOCATION OF THE PROPOSED FOUNDATION FOR LOTS 1 THRU 4

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD

RECORD OWNER'S CONSENT NOTE:
 THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, NY SO REQUIRED.

SIGNATURE: CARLOS DOMINGUES
 350 CANDLESSTICK HILL RD.
 NEWBURGH, NY 12950

TOWN PROJECT#2011-17
 THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

TALCOTT ENGINEERING DESIGN PLLC
 1 GARDNERSTOWN ROAD
 NEWBURGH, NY 12950
 (845)-569-8400
 (761)(845)-569-4583
 TALCOTTDESIGN@COMCAST.COM

CHARLES T. BROWN, P.E.
 P.O. BOX 4470
 NEW WINDSOR, N.Y. 12553

ENGINEER

SUBDIVISION PLAN
"DOMINGUES SUBDIVISION"
HICKORY HILL ROAD, SBL: 47-1-64.22
LOT# 2 OF FM# 89.03
TOWN OF NEWBURGH, ORANGE COUNTY, NY

REVISIONS	DATE	BY	DESCRIPTION

DATE	SCALE	JOB NUMBER	SHEET NUMBER
12/17/12	1"=60'	12156-CDS	1 OF 5

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 1.800.272-4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1.800.962-2922 (IN ALL OTHER AREAS OF THE STATE).

CALL BEFORE YOU DIG... IT'S THE LAW