



ZONING SCHEDULE	REQUIRED	PROPOSED HOUSE w/RENOVATION
ZONE: R-3, TOWN WATER ONLY		
MINIMUM LOT AREA	15,000sf.	36,126sf.
MINIMUM YARDS (feet)		
FRONT	40'	*35.90'
REAR	40'	136'
SIDE		
ONE	15'	51'
BOTH	80'	-
MINIMUM LOT DEPTH (feet)	125'	199'
MINIMUM LOT WIDTH (feet)	100'	166'
MAXIMUM LOT SURFACE COVERAGE (%)	30%	10%
MAXIMUM LOT BUILDING COVERAGE (%)	15%	06%
MAXIMUM HEIGHT		
HEIGHT (feet)	35'	35'

* EXISTING NON-CONFORMING

SEPTIC NOTE

EXISTING HOUSE (3 BEDROOMS) & THE APARTMENT ABOVE GARAGE (1 BEDROOM) UTILIZE AN EXISTING 4 BEDROOM SEPTIC FIELD. THERE IS NO NET INCREASE TO BEDROOM COUNT AND NO SEPTIC IMPROVEMENTS ARE REQUIRED.

- LEGEND**
- PROPERTY LINE EXISTING
 - - - - - PROPERTY LINE ADJOINING
 - - - - - SETBACKS
 - ⊙ UTILITY POLE

MAP REFERENCE

EXISTING FEATURES INCLUDING PROPERTY LINES, PER AN APPROVED SURVEY ENTITLED "ROBERT J., SR. & ANNE P. RAMPEN" COMPLETED ON 7/04/14 BY STEVEN P. DRABICK, PLS.

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

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, 811

ENGINEER

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**PLOT PLAN FOR:
 ZAINO/IRIART RENOVATION
 283 CARTER AVENUE
 SBL: 26-4-24.1, LOT# 1, F.M.# 05-93
 TOWN OF NEWBURGH, ORANGE COUNTY, NY**

DATE	SCALE	JOB NUMBER	SHEET NUMBER
10/12/15	1"=40'	15129-IRR	1 OF 1

