

LEGEND

- ⊕ - UTILITY POLE
- ⊙ - MONITORING WELL
- ⊕ - WATER SHUTOFF VALVE
- ⊕ - WATER VALVE
- ⊕ - HYDRANT
- ⊙ - SANITARY MANHOLE
- - CLEANOUT
- ☀ - EVERGREEN TREE
- - PROPERTY LINE
- OH- - OVERHEAD UTILITY LINE

BULK REQUIREMENTS
ZONE R-3 DISTRICT USE C.1.b.

	MIN. REQUIRED	PROVIDED
LOT AREA (SQ. FT.)	12,500	6,284 *
LOT WIDTH (FT)	85	37 *
LOT DEPTH (FT.)	100	127
FRONT YARD (FT.)	40	70.5
REAR YARD (FT.)	40	2.9 **
1 SIDE YARD (FT.)	15	6.7 *
BOTH SIDE YARD (FT.)	30	16.2 *
LIVABLE FLOOR AREA (SF)	900	1804
	MAX. PERMITTED	PROVIDED
BUILDING COVERAGE (%)	15	19 *
BLDG. HEIGHT (FT)	35	<35
LOT SURFACE COVERAGE (%)	30	40 *

GENERAL NOTES

1. THIS LOT TO BE SERVED BY CENTRAL WATER AND SEWER FACILITIES.
2. TOTAL PROPOSED AREA OF PARCEL: 0.14± ACRES.
3. TAX MAP DESIGNATION: SECTION 51 BLOCK 5 LOT 41.
4. PARCEL IS LOCATED IN THE R-3 RESIDENTIAL ZONING DISTRICT.

AREA = 6,284 SQ. FT. OR 0.14± ACRES
TAX LOT 51-5-41

* - DENOTES TO EXISTING CONDITION.
** - DENOTES TO VARIANCE REQUIRED.

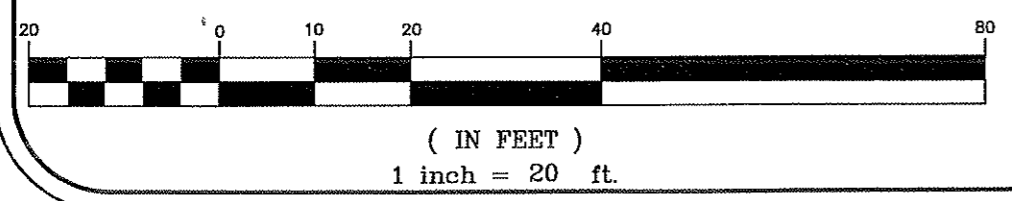
I HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED ON NOVEMBER 28, 2012.

12/18/12	ORIGINAL PREPARATION DATE	MP
DATE	DESCRIPTION	BY
	REVISIONS	

RECORD OWNERS
JOHN LEDWITH
12 GRAND STREET
NEWBURGH NY 12550

RECORD APPLICANT
JOHN LEDWITH
12 GRAND STREET
NEWBURGH NY 12550

GRAPHIC SCALE



TITLE: SITE PLAN PREPARED FOR:

JOHN LEDWITH



ADDRESS: 28 TENBROUCK LANE		PROJECT #:
TOWN OF NEWBURGH	COUNTY OF ORANGE	STATE OF NEW YORK
SCALE: 1"=20'	DWG: MP CKD: MFC	TAX MAP SECTION 51 BLOCK 5 LOT 41

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

DRAWING:
1214001 WORK
REFER TO:
12140.01

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