

MAP REFERENCE
ALL EXISTING FEATURES INCLUDING PROPERTY LINES, STRUCTURES, AND PHYSICAL FEATURES HAVE BEEN OBTAINED FROM A MAP PREPARED BY WILLIAM JAMES, P.E., P.L.S., TITLED "SURVEY PREPARED FOR JENNIFER LINET" DATED OCTOBER 3, 2016.

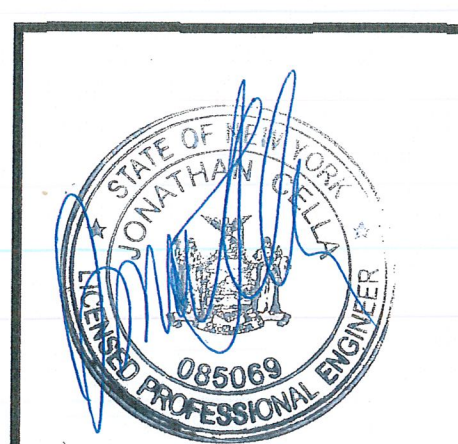
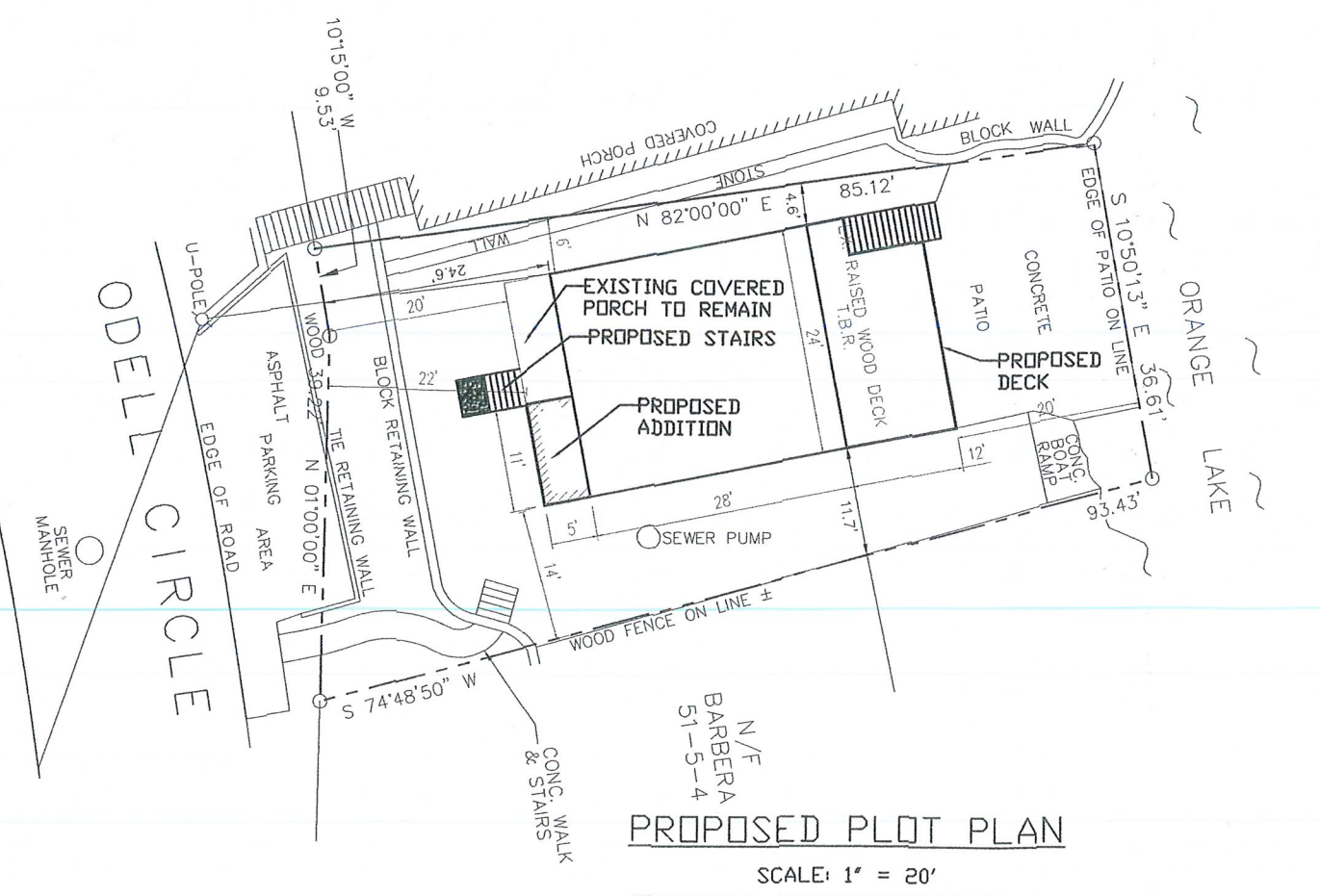
NOTES:

1. THE PROPOSED CONSTRUCTION WILL NOT ALTER THE BEDROOM COUNT OF THE SUBJECT RESIDENCE.
2. THE EXISTING RESIDENCE IS SERVICED BY MUNICIPAL SEWER AND AND MUNICIPAL WATER.

ZONING INFORMATION:
R-1 DISTRICT - SINGLE FAMILY RESIDENTIAL W/ PUBLIC WATER AND SEWER

	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	3,723 S.F. ± *	3,723 S.F. ± *
LOT WIDTH (FEET)	150'	42' ± *	42' ± *
LOT DEPTH (FEET)	150'	85' ± *	85' ± *
FRONT YARD (FEET)	50'	20' ± *	20' ± *
SIDE / TOTAL SIDE YARD (FEET)	30' / 80'	4' / 18' ± *	4' / 18' ± *
REAR YARD (FEET)	40'	21' ± *	20' ± *
MAXIMUM BUILDING HEIGHT	35'	< 35'	< 35'
LOT BUILDING COVERAGE	10%	19% ± *	19% ± *
LOT SURFACE COVERAGE	20%	62% ± *	62% ± *
HABITABLE FLOOR AREA	1,500 S.F.	1,200 S.F. *	1,255 S.F. *

*PRE-EXISTING NON-CONFORMING



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

PLOT PLAN FOR PROPOSED ADDITION

RESIDENTIAL SITE PLAN FOR:
JENNIFER LINET
20 ODELL CIRCLE (S/B/L: 51-5-3)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
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WALKKILL, NEWYORK 12589
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DATE: 04-10-2018	DRAWN BY: JJC
SCALE: AS NOTED	SHEET NO. : 1 OF 1

REVISIONS:
1. 04-12-2018: IN HOUSE REVISIONS