

ZONING SCHEDULE

ZONE: R-1 w/SEWER & WATER	REQUIRED	EXISTING
MINIMUM LOT AREA	40,000sf.	*10,903sf.
MINIMUM YARDS (feet)		
FRONT	50'	*30.0'
REAR	40'	*41.5'
SIDE		
ONE	30'	*17.6'
BOTH	80'	*40.9'
MINIMUM LOT DEPTH (feet)	150'	*135'
MINIMUM LOT WIDTH (feet)	150'	*78'
MAXIMUM BULDING SURFACE COVERAGE (%)	10%	*18%(1,908sf)
MAXIMUM LOT SURFACE COVERAGE (%)	20%	*30%(3,270sf.)
MAXIMUM BUILDING HEIGHT	35'	<35'

* EXISTING NON CONFORMING

NOTE: LOT DEPTH IS AT SOUTH FACE OF BUILDING


MAP REFERENCE

EXISTING PROPERTY LINES AND STRUCTURES PER A SURVEY PER FORMED BY JONATHAN MILLEN LLS DATED 10/28/15

LEGEND

- — ○ PROPERTY LINE EXISTING
- — — — — PROPERTY LINE ADJOINING
- ▭ HOUSE EXISTING

REVISED: 12/16/15 ADDED DIMENSIONS

<p>ENGINEER</p> 	<p>TALCOTT ENGINEERING DESIGN PLLC 1 GARDNERTOWN NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM</p>		
<p>SITE PLAN FOR: MCDOWELL 33 BRIARWOOD CRESCENT SBL: 88-3-3 TOWN OF NEWBURGH, ORANGE COUNTY, NY</p>			
DATE	SCALE	JOB NUMBER	SHEET NUMBER