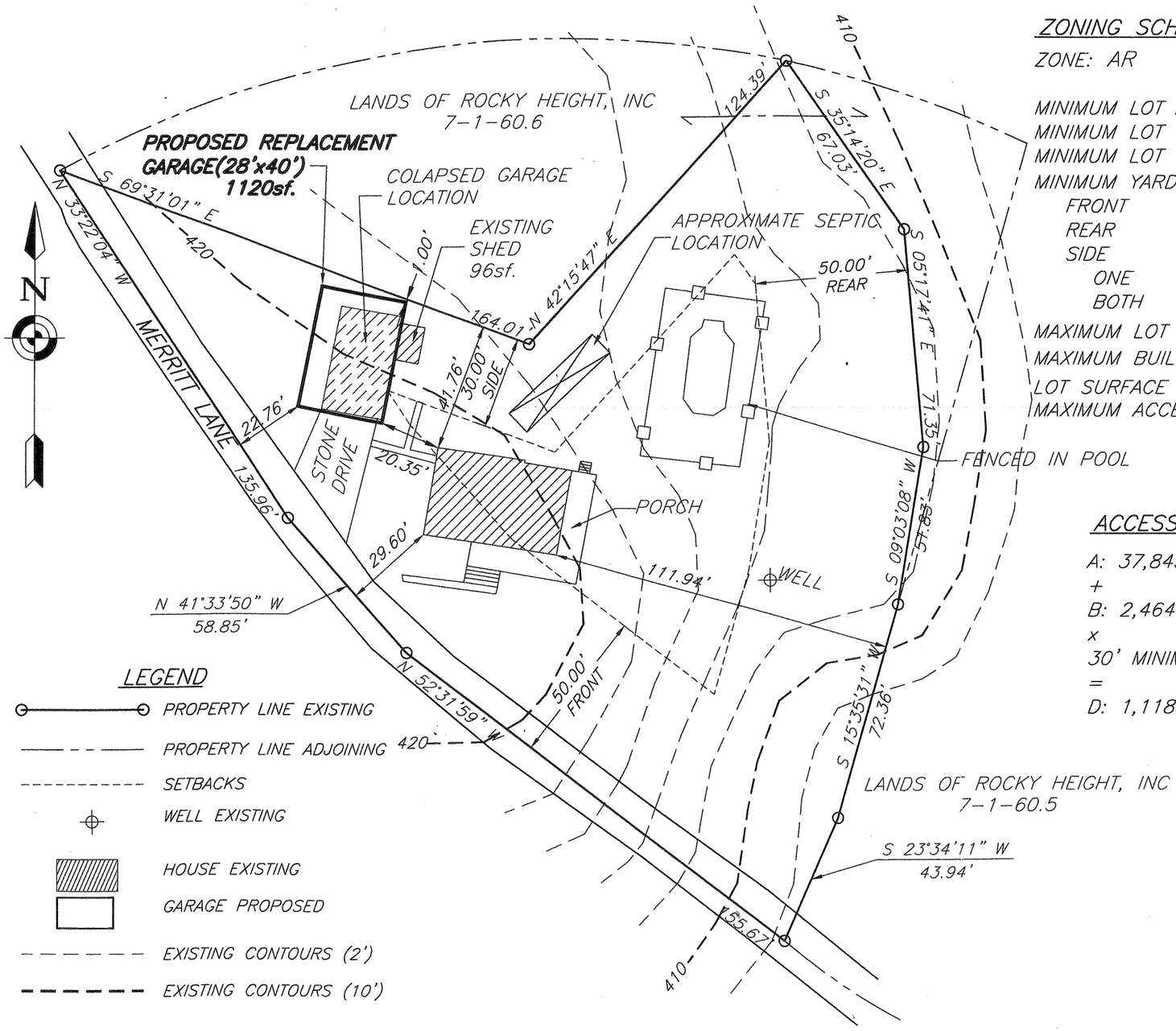

ZONING SCHEDULE

ZONE: AR

	REQUIRED	PROVIDED	ACCESSORY GARAGE
MINIMUM LOT AREA	40,000sf.	*37,845SF	–
MINIMUM LOT WIDTH (feet)	150FT	331.58FT	–
MINIMUM LOT DEPTH (feet)	150FT	210.8FT	–
MINIMUM YARDS (feet)			
FRONT	50FT	*29.6'	**22.76'
REAR	50FT	111.94'	*185.35'
SIDE			
ONE	30'(HOUSE)/5'(GARAGE)	41.76'	**1.00
BOTH	80'	–	–
MAXIMUM LOT BUILDING COVERAGE (%)	10%	3.3%	–
MAXIMUM BUILDING HEIGHT	35'	35'max.	15'
LOT SURFACE COVERAGE	20%	8.9%	–
MAXIMUM ACCESSORY BUILDING	1,000sf.	–	**1,216sf.

*EXISTING NON CONFORMING
**NON CONFORMING, VARIANCE REQUIRED

ACCESSORY BUILDING SIZE CALCULATION

A: 37,845sf. GROSS AREA OF LOT IN SQUARE FEET.
+
B: 2,464sf. LIVABLE FLOOR AREA OR RESIDENCE IN SQUARE FEET.
x
30' MINIMUM REQUIREMENT IN THE ZONING DISTRICT FOR ONE SIDE YARD, IN FEET
=
D: 1,118sf TOTAL FOOTAGE PERMITTED FOR ALL ACCESSORY BUILDINGS = 1,000sf.

LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- SETBACKS
- WELL EXISTING
- HOUSE EXISTING
- GARAGE PROPOSED
- EXISTING CONTOURS (2')
- EXISTING CONTOURS (10')

MAP REFERENCE

EXISTING FEATURES PER A SURVEY ENTITLED "PASHALL" PERFORMED BY LEO J CARROLL PE LS
LAST REVISED 2/8/91 & FM#733-06

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ENGINEER

STATE OF NEW YORK
CHARLES T. BROWN
No. 065996
LICENSED PROFESSIONAL ENGINEER

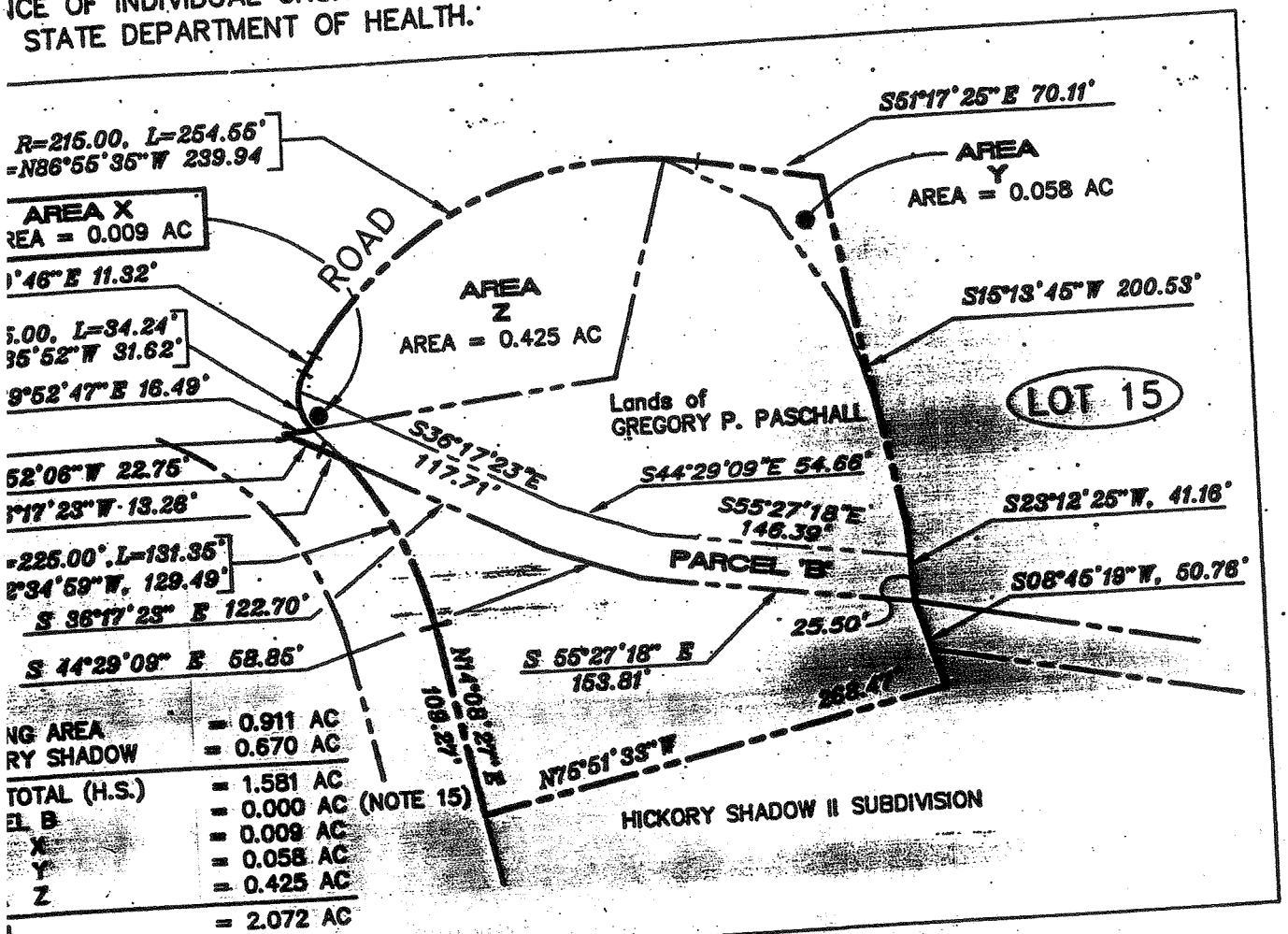
CHARLES T. BROWN P.E.
P.O BOX 4470
NEW WINDSOR, N.Y. 12553

SITE PLAN FOR:
GREGORY P. PASHALL
18 MERRITT LANE
7-1-24.1-1
NEWBURGH, NY 12550

DATE	SCALE	JOB NUMBER	SHEET NUMBER
7/8/14	1"=40'	14057-PSC	1 OF 1

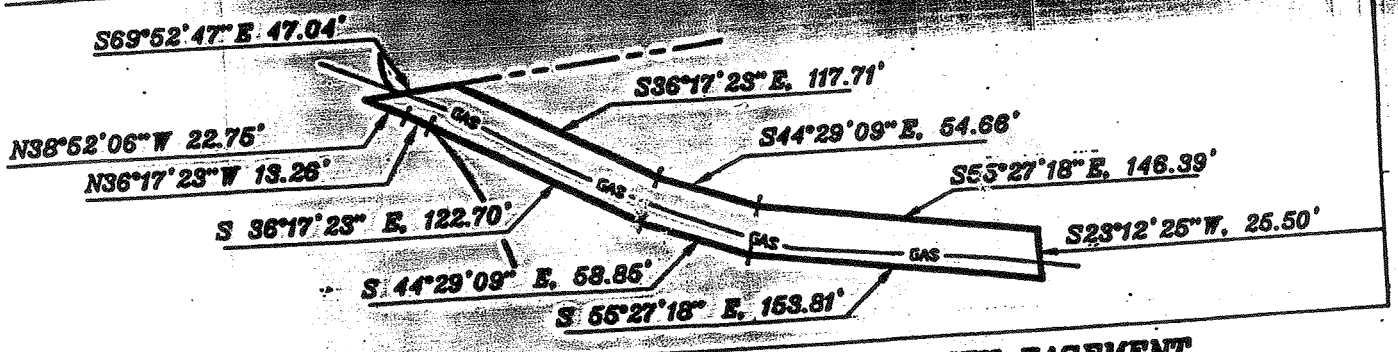
REVISED 07/28/14: REVISED PER ZBA APPLICATION

IASER OF EACH LOT SHALL BE PROVIDED WITH ... THE PURCHASER
ACCURATE AS-BUILT DRAWING OF EXISTING SANITARY FACILITIES.
O BE ADVISED OF ANY ROUTINE OR SPECIAL MAINTENANCE PROCEDURES THAT MAY
SARY, INCLUDING A REVIEW OF THE LATEST EDITION OF "INDIVIDUAL RESIDENTIAL
ER TREATMENT SYSTEMS DESIGN HANDBOOK", CHAPTER ON "OPERATION AND
NCE OF INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEMS", PUBLISHED BY THE
STATE DEPARTMENT OF HEALTH.



PROPOSED LAYOUT LANDS OF PASCHALL

SCALE: 1" = 100'



DETAIL – PARCEL B AND CHG&E GAS UTILITY EASEMENT

SCALE: 1"=50'

RESERVED FOR APPROVAL

22.1

age 146

Map # 133-06 Sheet 8

Filed On 8-10-06

Lot 22.21
, Page 313

ORANGE COUNTY DEPARTMENT OF
DIVISION OF ENVIRONMENTAL HE

This is to certify that the proposed arrangements for water sup
for this realty subdivision in accordance with plans on file in

COUNTY CLERK'S OFFICE

LOT 12

AREA = 1.810 AC

7-1-60.2

S33°00'20"W 289.00'

N33°00'20"E 289.00'

13.94'

N00°23'10"E 339.42'

S00°23'10"W 339.42'

S00°23'10"W 208.00'

N00°23'10"E 192.44'

Jessica Court

11

1.673 AC

20985-07

DISTANCE
17.02'
24.80'
11.32'
11.32'
16.24'
25.78'

R=265.00, L=131.71'
Ch=N87°14'50"W, 130.36'

R=265.00', L=25.26'
CH= N81°28'34"W, 25.25'

N53°00'31"W 53.50'

N53°00'31"W 27.24'

S53°00'31"E 80.74'

CT.

PARCEL A

R=25.00

Ch=N88°

L=30.78'
R=25.00
Ch=S88°16'23"E 28.87'

R=265.00, L=313.75'
Ch=S86°55'35"E, 295.74'

L=162.04'
178.48'

N53°00'31"W 151.46'

21.53'

S53°00'31"

81.36'

N35°36'08"W 67.03'

AREA Y

124.39'

124.39'

R=215.00, L=254.55'
Ch=N86°55'35"W 239.94'

R=215.00, L=235.28
Ch=S89°29'40"E 223.71'

N05°39'27"W 71.35'

L=48.7

R=50.0

Ch=S8

N59°09'22"E 10.77'

R=25.00, L=32.61'
Ch=S83°28'33"E, 30.35'

AREA Z

7-1-60.6

R=25.00, L=10.65'
Ch=S46°57'11"W, 10.57'

S41°54'01"W

S41°54'01"W

N16°19'46"E

N08°41'22"E 51.85'

141.04'

141.04'

N69°52'47"W

N69°52'47"W

200.68'

N15°13'45"E 72.36'

AREA X

Lands of
GREGORY P. PASCHALL
Section 7, Block 1, Lot 24.1
Liber 5086 of Deeds, Page 304

7/1/24.1

EXIST. MERRITT LANE
ROAD BY USE EASEMENT

N23°12'25"E 15.66'

PARCEL "B"

(SEE NOTE 16)

N23°12'25"E 25.50'

MENT NOTE

E PART OF A
WAS EXPOSED TO THE
MAL MAINTENANCE OF
EPARTMENT OF HEALTH
E LANDS OF WHICH THIS
ION OF THAT APPROVAL
NDING TECHNIQUE
HUMAN HEALTH THAT

MERRITT
(PROPOSED ALIGNME

OLD

N08°46'59"E 50.76'

AREA LABELED TRANSFER PARCEL "E"
AND MERRITT LANE ABANDONMENT
ON SUBDIVISION PLAT