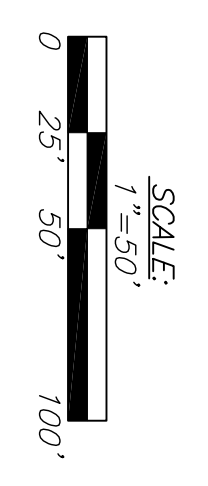
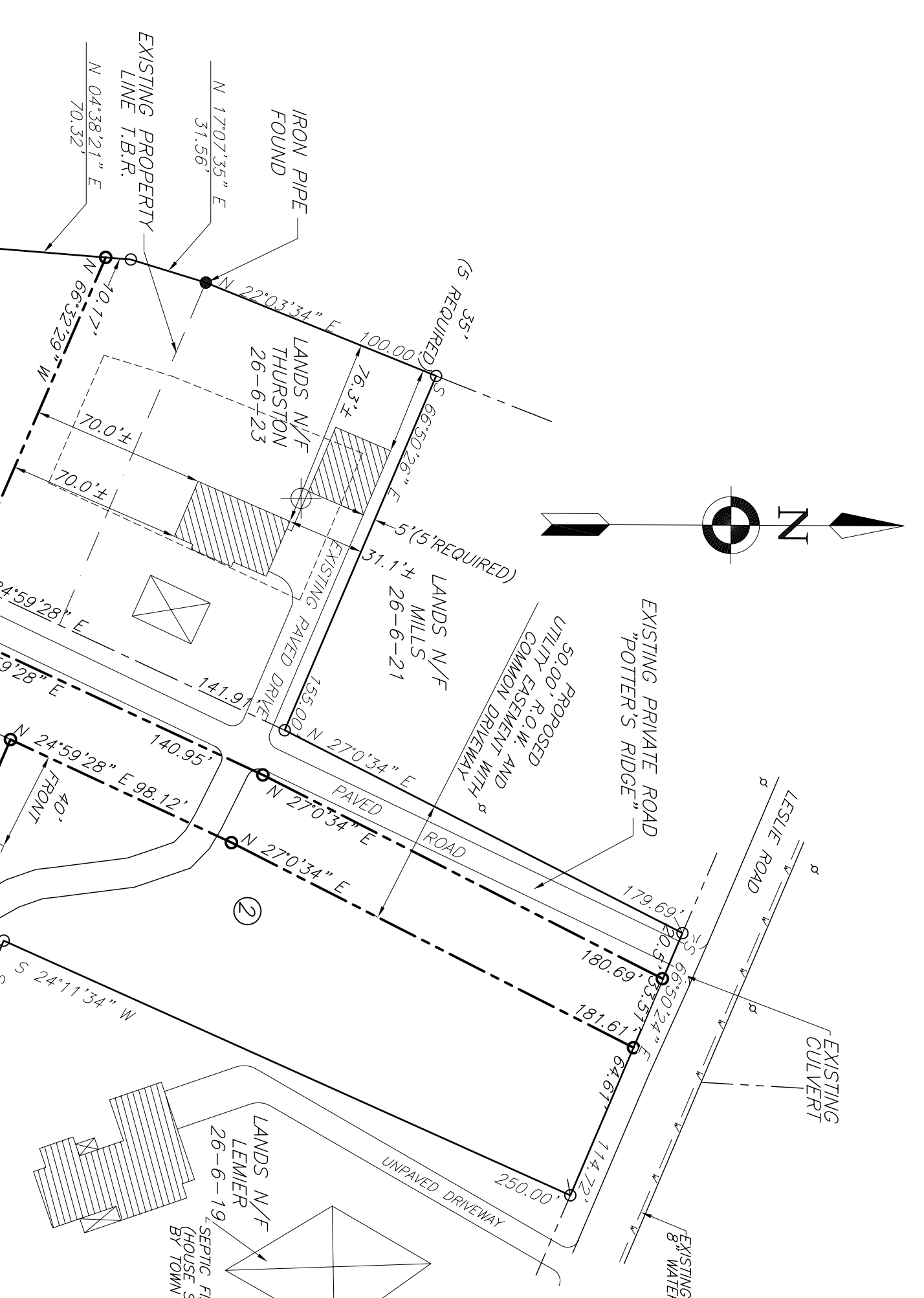


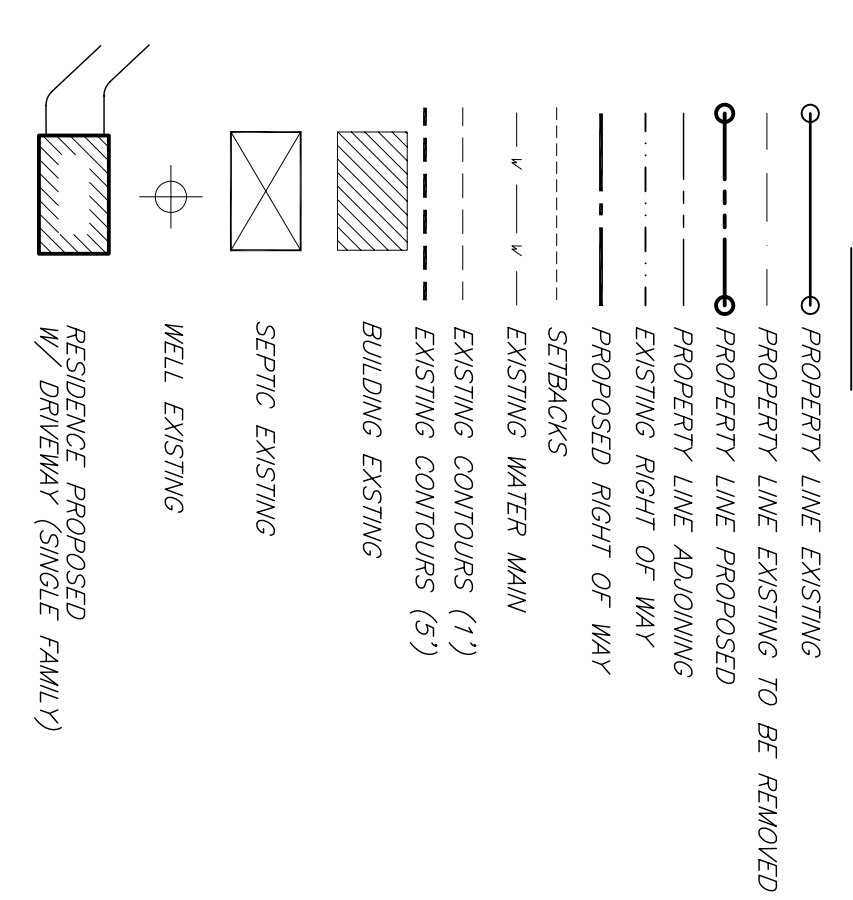
ZONING SCHEDULE	REQUIRED	PROPOSED LOT #1	PROPOSED LOT #2	EXISTING 26-6-23	PROPOSED 26-6-23	REQUIRED	ZONING SCHEDULE
ZONE: R-2 DISTRICT	40,000* s.f.	199,884 s.f.	34,111 s.f.	**15,066sf.	27,352 s.f.	17,500 s.f.	ZONE: R-2 DISTRICT
MINIMUM LOT AREA W/ PUBLIC WATER ONLY	17,500 s.f.						MINIMUM LOT AREA W/ PUBLIC WATER
MINIMUM YARDS (feet)	40'/50*	112'±	83'±	48'±	48'±	40'	MINIMUM YARDS (feet)
FRONT	40'/40*	372'±	55'±	76'	76'	40'	FRONT
REAR							REAR
SIDE	ONE	133'±	17'±	31'	31'	15'	ONE
BOTH	15'/30*	319'±	42'±	59'	101'	30'	BOTH
MINIMUM LOT WIDTH (feet)	30'/80*	359'±	100'	100'	141	100'	MINIMUM LOT WIDTH (feet)
MINIMUM LOT DEPTH (feet)	100'/150*	512'±	203'±	150'	150'	125'	MINIMUM LOT DEPTH (feet)
MINIMUM BUILDABLE AREA (feet)	9,250 s.f./10,000 s.f.*	96,867± s.f.	7,202± s.f.	4,982± s.f.	5,658± s.f.	5,250 s.f.	MINIMUM BUILDABLE AREA (feet)
MINIMUM BUILDING COVERAGE (%)	15%	1%	5%	11%	8%	15%	MINIMUM BUILDING COVERAGE (%)
MAXIMUM IMPERVIOUS COVERAGE (%)	30%	4.7%	11%	22%	16%	30%	MAXIMUM IMPERVIOUS COVERAGE (%)
MAXIMUM HEIGHT (feet)	35'	35' max.	35' max.	35' max.	35' max.	35'	MAXIMUM HEIGHT (feet)

* WITHOUT TOWN WATER
NOTE: SEE LOT NOTES #4 & #5 BELOW.



- LOT NOTES:**
1. LOT SPECIFIC PLOT PLAN FOR LOT 2 SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND FOUNDATION AND SEPTIC FIELD SHALL BE STAKED OUT PER PLOT PLAN BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
 2. A SURVEY SHALL BE PROVIDED TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT FOR LOT 2 SHOWING THE STAKED LOCATION OF THE PROPOSED FOUNDATION, AND PROPOSED SEPTIC.
 3. A MAINTENANCE AGREEMENT, APPROVED BY THE PLANNING BOARD ATTORNEY, MUST BE FILED WITH THE APPROVED SUBDIVISION PLAN SET IN THE ORANGE COUNTY CLERKS OFFICE.
 4. PROPOSED LOT #2, AND THE THURSTON PARCEL WILL BE PROVIDED WITH MUNICIPAL WATER FROM LESLIE ROAD.
 5. WATER SERVICE MUST BE PROVIDED TO THE THURSTON PARCEL PRIOR TO THE ISSUING OF A CERTIFICATE OF OCCUPANCY FOR THE PROPOSED LOT #2.
 6. EXISTING 16' R.O.W. TO THURSTON TO BE ABANDONED, IN LIEU OF NEW MAINTENANCE AGREEMENT AND RIGHTS OVER PROPOSED 50' R.O.W./COMMON DRIVEWAY.
 7. THE APPLICANT PETITIONED THE TOWN OF NEWBURGH TOWN BOARD FOR WAIVER OF THE 2 LOT LIMIT FOR COMMON DRIVEWAYS, AS PER SECTION 161.4A OF THE TOWN CODE.

LEGEND:



APPLICANT:
DANE BROWN
11 POTTER'S RIDGE
NEWBURGH, NY 12550

OWNER:
ROBERT THURSTON
6 POTTER'S RIDGE
NEWBURGH, NY 12550

RECORD OWNER'S SIGNATURE:
DANE BROWN
11 POTTER'S RIDGE
NEWBURGH, NY 12550

RECORD OWNER'S SIGNATURE:
ROBERT THURSTON
6 POTTER'S RIDGE
NEWBURGH, NY 12550

MAP REFERENCE:
EXISTING FEATURES INCLUDING PROPERTY LINE, BUILDING LOCATION AND TOPOGRAPHY PER A ONGOING SURVEY BEING CONDUCTED BY JONATHAN N. WILLEN PLS

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY TO THE HEREON LISTED PARTIES THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON ##/##/##.

JONATHAN N. WILLEN PLS

TALCOTT ENGINEERING DESIGN, PLLC.

CHARLES T. BROWN, P.E.
P.O. BOX 4420
NEW WINDSOR, N.Y. 12553

TABLE OF CONTENTS:

SHEET #	DESCRIPTION:
1	SURVEY PLAN
2	SDS/GRADING PLAN & NOTES
3	DETAILS

REVISIONS

REV#	DATE	BY	DESCRIPTION
1	09/07/12	T.R.L.	REVISED PER PLANNING BOARD COMMENTS

DATE	SCALE	JOB NUMBER	SHEET NUMBER
08/13/12	1"=50'	12088-BRO	1 OF 3

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, 1.800.272.4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1.800.926.2922 (IN ALL OTHER AREAS OF THE STATE).

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