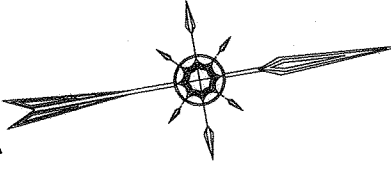
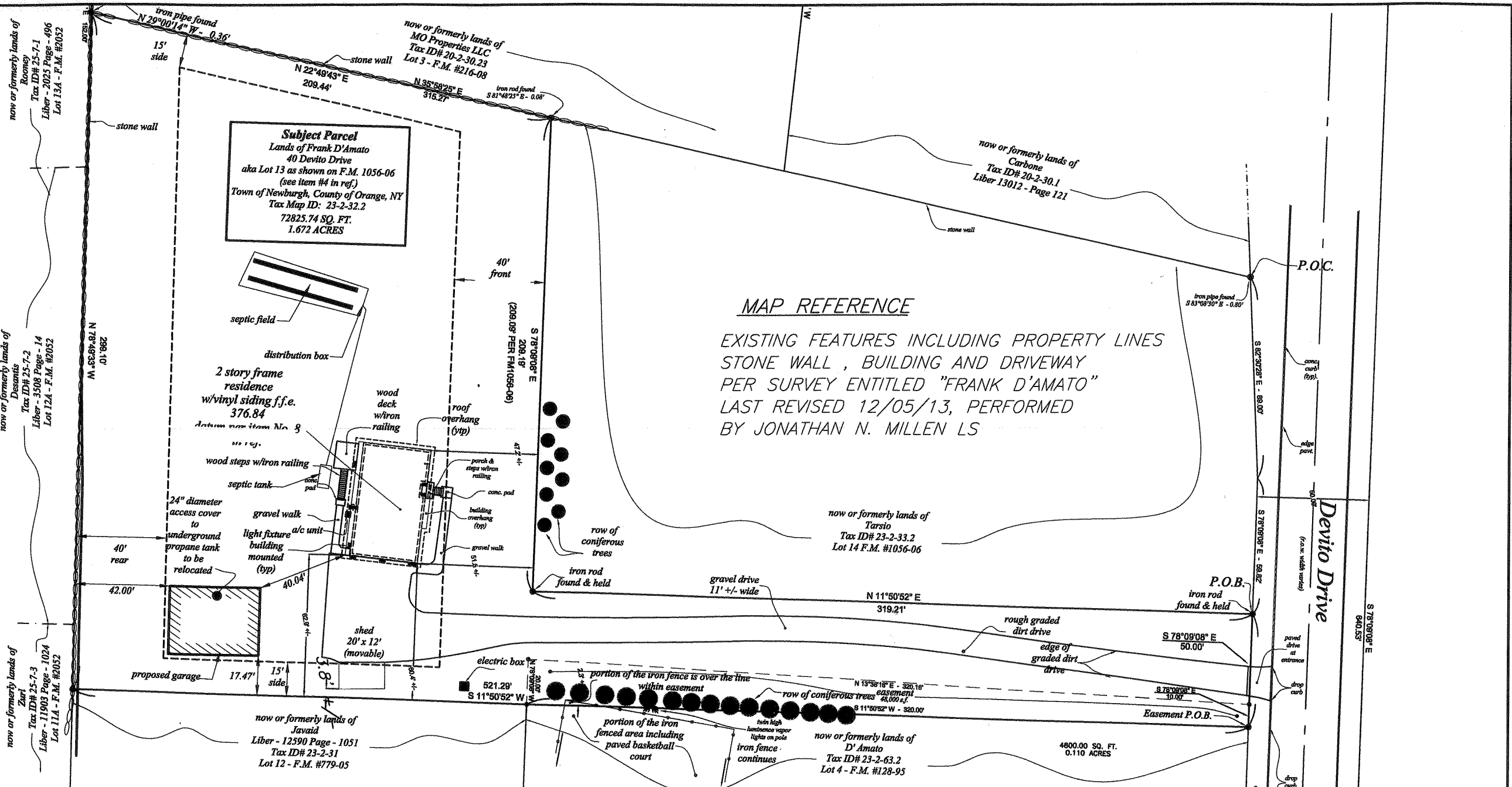
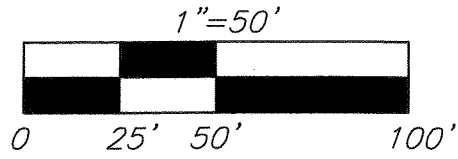


Basis of Bearings
per
North
F.M. #s 779-05 & 1056-06



LEGEND

- PROPERTY LINE EXISTING
- - - - - SETBACKS
- - - - - PROPERTY LINE ADJOINING
- ⊘⊘⊘⊘⊘ STONEMALL



ZONING SCHEDULE

ZONE: R-3 (TOWN WATER SERVICE)

	REQUIRED	HOUSE	PROPOSED GARAGE
MINIMUM LOT AREA	15,000sf.	74,052sf.±	74,052sf.±
MINIMUM LOT WIDTH (feet)	100'	279'±	279'±
MINIMUM LOT DEPTH (feet)	125'	203'±	203'±
MINIMUM YARDS (feet)			
FRONT	40'	46'±	120'
REAR	40'	112'±	42'
SIDE			
ONE	15'	63'±	17'
BOTH	30'	215'±	247'
MAXIMUM LOT COVERAGE (%)	30%	11%	11%
MAXIMUM BUILDING COVERAGE (%)	15%	3%	3%
MAXIMUM HEIGHT	35'	26% ±	35'
ACCESSORY MAXIMUM HEIGHT	1 S	-	*23'
*MAXIMUM ACCESSORY SF	1000sf	240sf.(SHED)	*1,200sf
*INTERPRETATION OR VARIANCE REQUIRED			

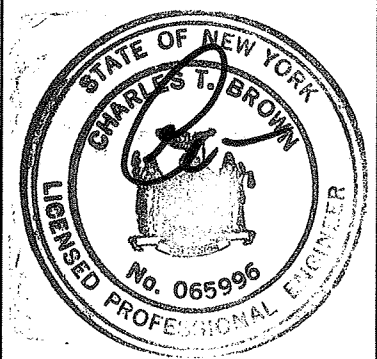
TALCOTT ENGINEERING DESIGN PLLC

1 GARDNERTOWN
NEWBURGH, NY 12250
(845)-569-8400
(FAX)(845)-569-4583
TALCOTTDESIGN12@GMAIL.COM

ENGINEER

CHARLES T. BROWN P.E.

P.O. BOX 4470
NEW WINDSOR, N.Y. 12553



**SITE PLAN FOR:
QUINONES
DEVITO DRIVE**
SBL: 23-2-32.2, FM# 1056-06
NEWBURGH, ORANGE COUNTY, NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
05/21/14	1"=50'	14071-QNN	1 OF 1

REV. 8/19/14