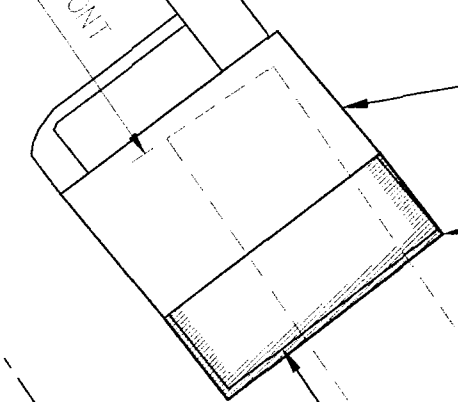


PATTON ROAD

N55°34'28"E
N34°25'45"W

100.00'
S34°25'45"E

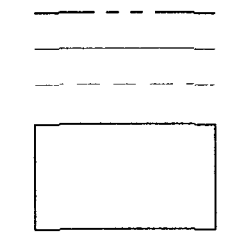


EXISTING SINGLE FAMILY RESIDENCE
PROPOSED COVERED DECK

EXISTING CONCRETE PATIO TO REMAIN

LEGEND
PROPERTY LINE EXISTING
PROPERTY LINE ADJOINING
SETBACK

EXISTING BUILDING



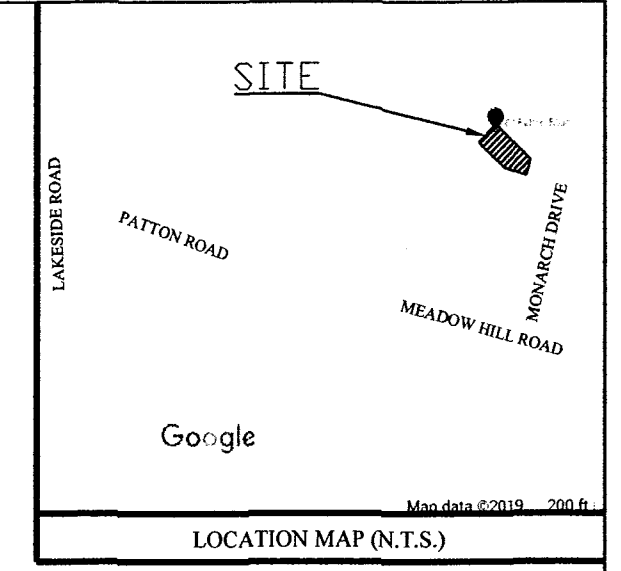
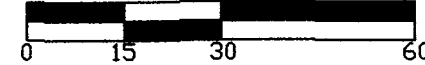
ZONING INFORMATION:
R-1 DISTRICT - SINGLE FAMILY RESIDENTIAL
SERVICED BY MUNICIPAL WATER AND SEWER

	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	21,451 S.F.±*	21,451 S.F.±*
LOT WIDTH (FEET)	150'	100'±*	100'±*
LOT DEPTH (FEET)	150'	218'±	218'±
FRONT YARD (FEET)	50'	42'*	42'*
SIDE / TOTAL SIDE YARD (FEET)	30' / 80'	21'±**/55'±*	21'±**/54'±**
REAR YARD (FEET)	40'	139'±	124'±
MAXIMUM BUILDING HEIGHT	35'	< 35'	< 35'
LOT BUILDING COVERAGE	10%	6% ±	7% ±
LOT SURFACE COVERAGE	20%	12% ±	13% ±
HABITABLE FLOOR AREA	1,500 S.F.	1,593 S.F.	1,593 S.F.

*PRE-EXISTING NON-CONFORMING
**AREA VARIANCE REQUIRED
HABITABLE FLOOR AREA PER COUNTY RECORDS

PLOT PLAN

SCALE: 1" = 30'



MAP REFERENCE
ALL EXISTING FEATURES INCLUDING PROPERTY LINES, STRUCTURES, AND PHYSICAL FEATURES HAVE BEEN OBTAINED FROM A MAP PREPARED BY GARRISON SCOTT, P.L.S., TITLED 'SURVEY OF PROPERTY PREPARED FOR WILLIAM A. RANSOM, III' AND DATED DECEMBER 18, 1991.

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

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

PLOT PLAN FOR DECK

RESIDENTIAL SITE PLAN FOR:
WILLIAM RANSOM
67 PATTON ROAD (S/B/L: 102-1-28)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD
WALLKILL, NEW YORK 12589
(845) 741-0363
jonathancell@bomail.com

DATE: 06-16-2019	DRAWN BY: JJC
SCALE: AS NOTED	SHEET NO. : 1 OF 1

REVISIONS:
1. 06-20-2019: IN HOUSE REVISIONS