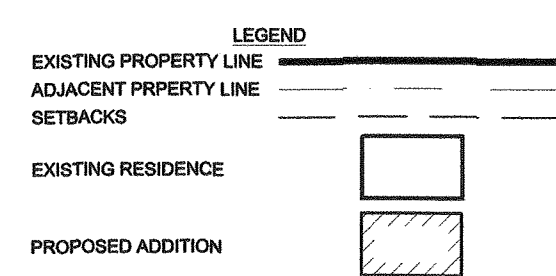


- NOTE**
1. THE EXISTING RESIDENCE ON THE SUBJECT PROPERTY IS A THREE (3) BEDROOM RESIDENCE AND HAS A CURRENT CERTIFICATE OF OCCUPANCY.
 2. THE PROPOSED ADDITION IS A SECOND STORY ADDITION AND WILL NOT CHANGE THE BEDROOM COUNT AND/OR THE FOOT PRINT OF THE RESIDENCE.
 3. THE EXISTING RESIDENCE IS SERVICED BY AN INDIVIDUAL WELL AND SEWAGE DISPOSAL SYSTEM.
 4. THE LOCATION OF THE PROPOSED ADDITION WILL HAVE NO IMPACT ON THE LOCATION OF THE EXISTING WELL AND/OR SEPTIC SYSTEM.
 5. THE EXISTING DETACHED GARAGE HAS A VALID CERTIFICATE OF OCCUPANCY WITH THE TOWN OF NEWBURGH.



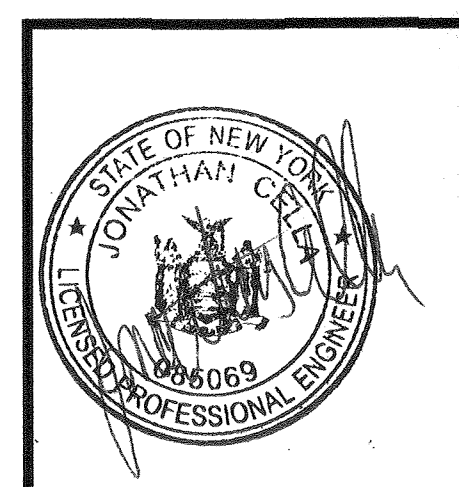
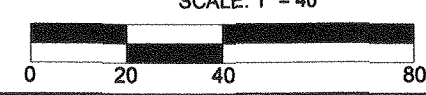
ZONING INFORMATION:
RR DISTRICT SINGLE FAMILY RESIDENTIAL

	MINIMUM REQUIRED	EXISTING	PROPOSED
LOT AREA	2 ACRES	1.13 ACRES	1.13 ACRES *
LOT WIDTH (FEET)	200'	265'±	265'±
LOT DEPTH (FEET)	300'	146'±	146'±
FRONT YARD (FEET)	60'	123'±	123'±
ONE SIDE YARD (FEET)	50'	45'± *	45'± **
TOTAL SIDE YARD (FEET)	100'	105'±	105'±
REAR YARD (FEET)	100'	96'± *	96'± **
HABITABLE FLOOR AREA PER DWELLING UNIT	1,500 S.F.	1,425 S.F. *	2,075 S.F.
LOT BUILDING COVERAGE (%)	10%	5% ±	5% ±
BUILDING HEIGHT (FEET)	35'	<35'	<35'
LOT SURFACE COVERAGE (%)	10%	10% ±	10% ±

*PRE-EXISTING NON-CONFORMING
**PRE-EXISTING NON-CONFORMING/AREA VARIANCE REQUIRED

PLOT PLAN

SCALE: 1" = 40'



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

PLOT PLAN FOR PROPOSED ADDITION

RESIDENTIAL SITE PLAN FOR:
BRIAN AND LINDSEY MCGANN
59 EAST ROAD (S/B/L: 2-2-46)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD
WALKKILL, NEWYORK 12589

DATE:
07-11-2016

(845) 741-0363
jonathancell@hotmial.com

DRAWN BY:
JJC

SCALE:
AS NOTED

SHEET NO. :
1 OF 1

REVISIONS:
07-12-2016: IN HOUSE REVISIONS