

Full Size Site Plan-Survey

is available for viewing at the

Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901

SURVEY PLAT

FOR LANDS OF:
MICHAEL J. AMOIA

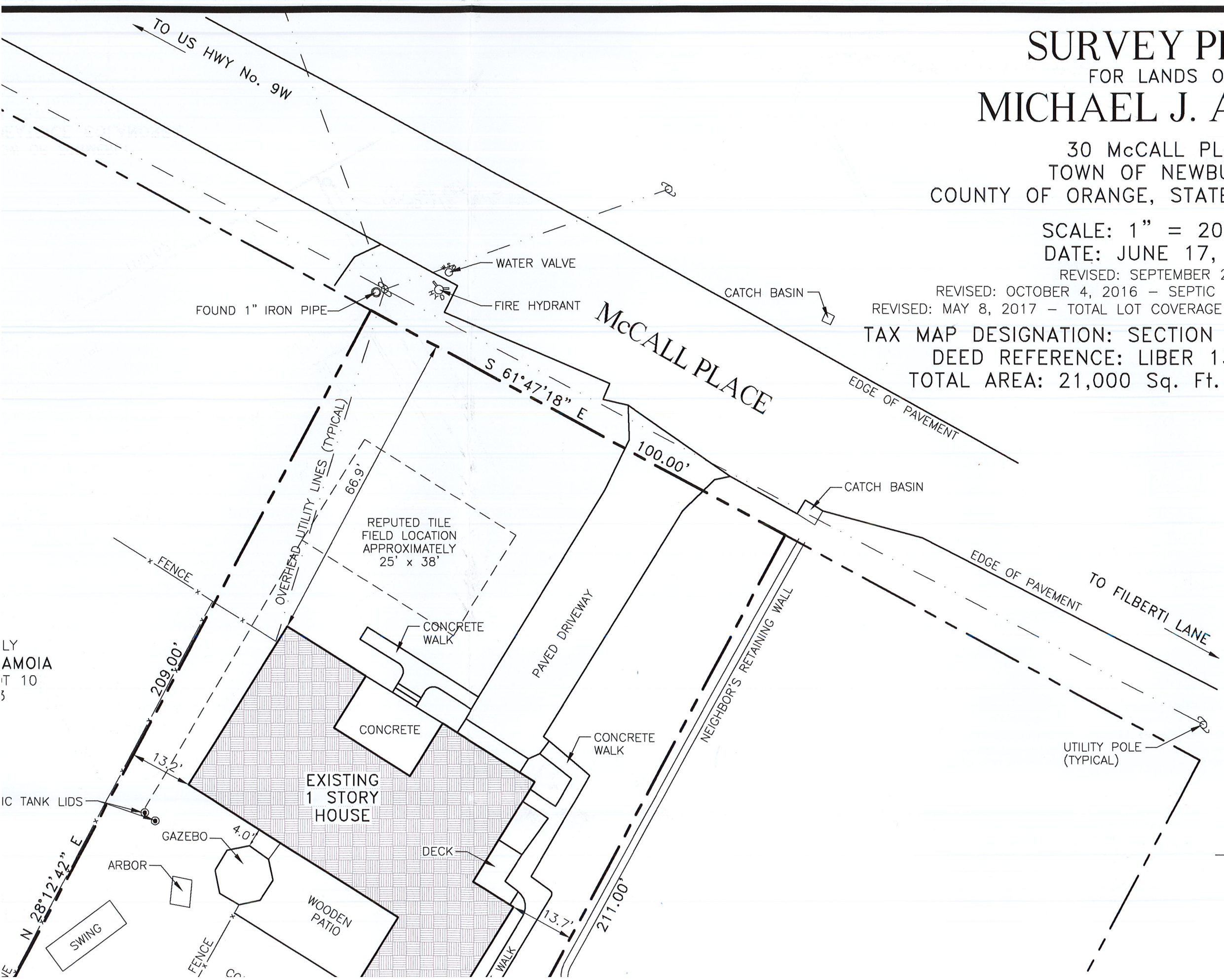
30 McCALL PLACE
TOWN OF NEWBURGH,
COUNTY OF ORANGE, STATE OF NEW YORK

SCALE: 1" = 20 FEET
DATE: JUNE 17, 2015

REVISED: SEPTEMBER 2, 2015
REVISED: OCTOBER 4, 2016 - SEPTIC LOCATION, LOT COVERAGE
REVISED: MAY 8, 2017 - TOTAL LOT COVERAGE REVISED TO INCLUDE BUILDINGS
TAX MAP DESIGNATION: SECTION 23, BLOCK 2, LOT 11
DEED REFERENCE: LIBER 13769 PAGE 586
TOTAL AREA: 21,000 Sq. Ft. or 0.48 ± Acres

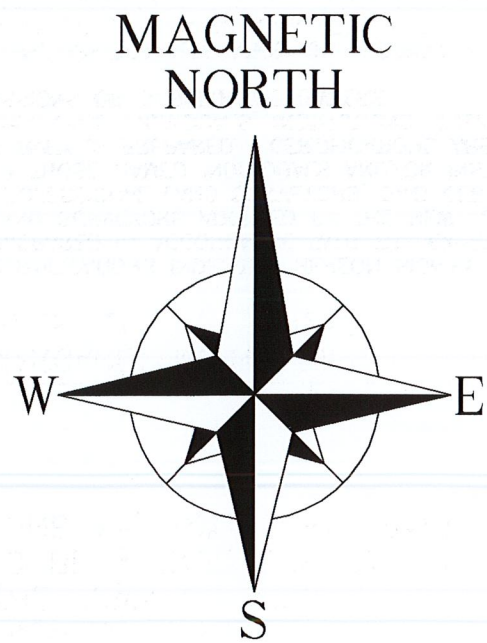
COVERAGE CALCULATIONS:

HOUSE:	2700 S.F.
SHED:	418 S.F.
DECKS:	572 S.F.
GAZEBO:	112 S.F.
POOL:	775 S.F.
CONCRETE:	2745 S.F.
DRIVEWAY:	1153 S.F.
TOTAL COVERAGE: 8475 S.F.	
/LOT AREA: 21,000 S.F.	
40.4 % COVERAGE	

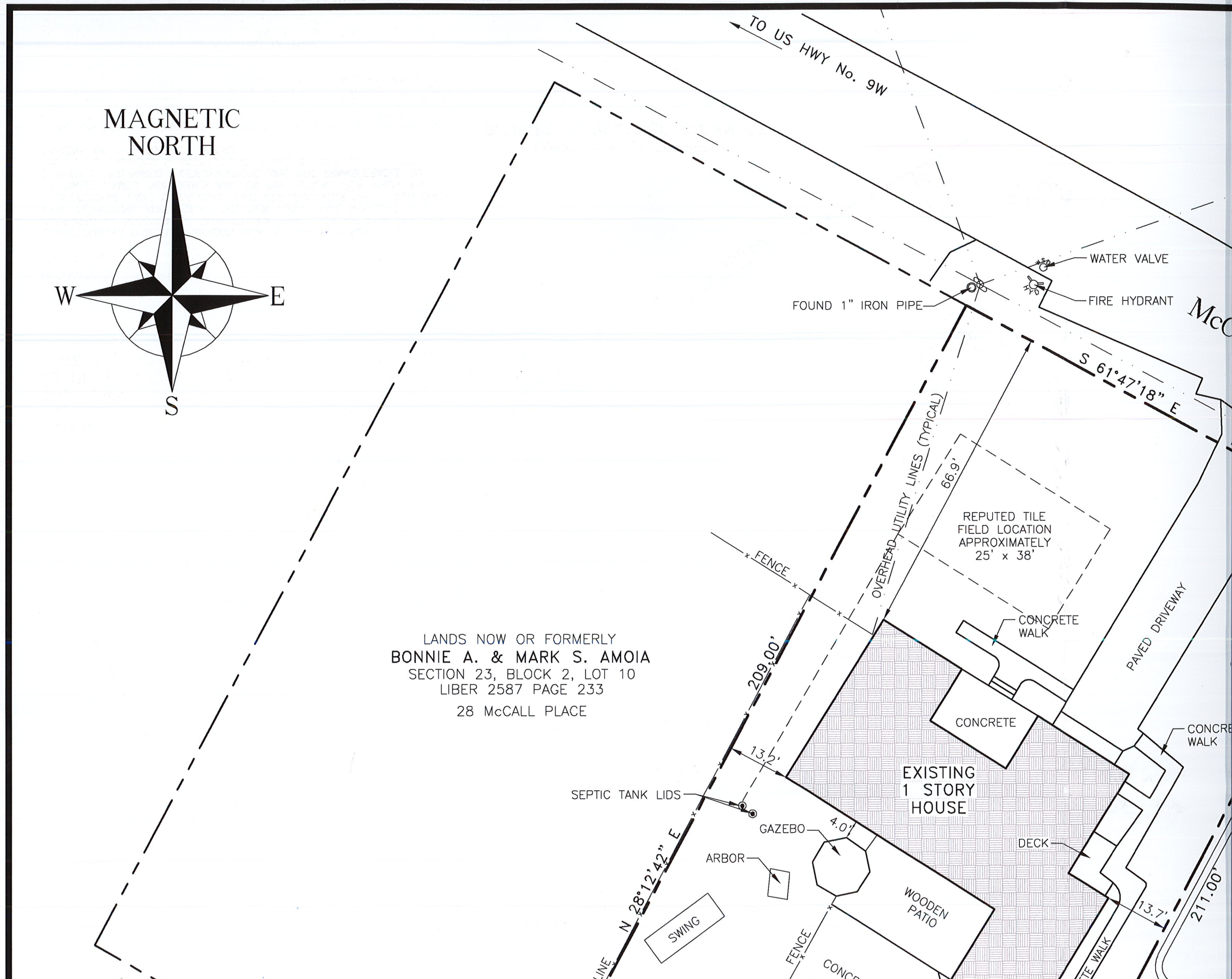


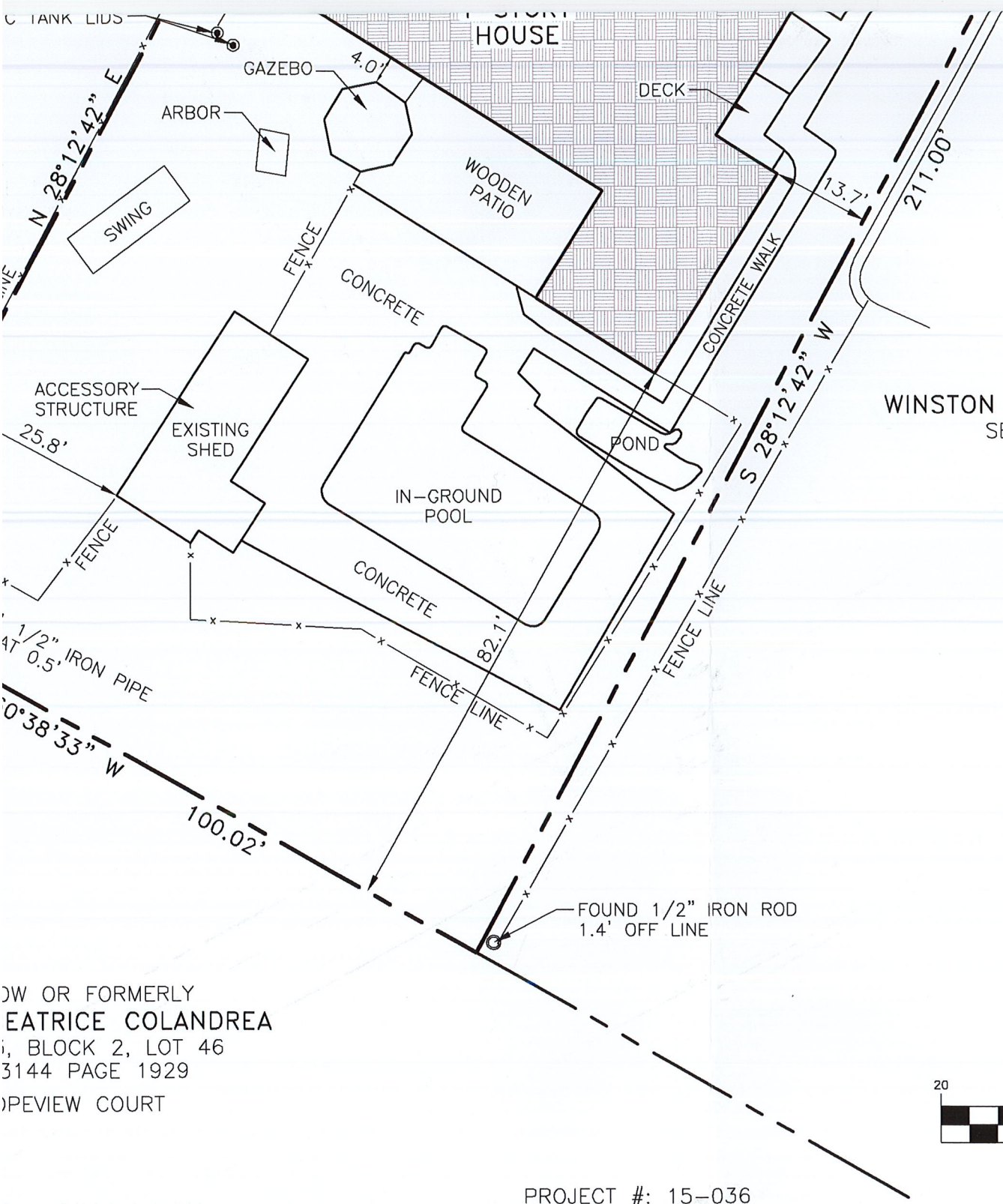
LEGEND

	UTILITY POLE
	OVERHEAD UTILITY LINES
	ANCHOR
	WATER VALVE
	FIRE HYDRANT



LANDS NOW OR FORMERLY
BONNIE A. & MARK S. AMOIA
SECTION 23, BLOCK 2, LOT 10
LIBER 2587 PAGE 233
28 McCALL PLACE





LANDS NOW OR FORMERLY
WINSTON DUNLOP II & VANESSA EUGENE
 SECTION 23, BLOCK 2, LOT 12
 LIBER 3093 PAGE 181
 32 McCALL PLACE

LEGEND

- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- WATER VALVE
- FIRE HYDRANT

ZONING REGULATIONS:

ZONE: R-3, RESIDENTIAL WITH PRIVATE SEWER AND PUBLIC WATER

MINIMUM REQUIREMENTS:	EXISTING
LOT AREA	15,000 S.F. / 21,000 S.F.
LOT WIDTH	100 FT. / 100.00 FT.
LOT DEPTH	125 FT. / 209.00 FT.
FRONT YARD	40 FT. / 66.9 FT.
REAR YARD	40 FT. / 82.1 FT.
SIDE YARD	15 FT. / 13.2 FT.
BOTH SIDE YARDS	30 FT. / 26.9 FT.
MAXIMUM ALLOWED:	
BUILDING HEIGHT	35 FT. / 30 ± FT.
BUILDING COVERAGE	15 % / 14.85 %**
SURFACE COVERAGE	30 % / 40.4 %***

**LOT BUILDING COVERAGE: THE PERCENTAGE OF THE AREA OF A LOT COVERED BY A BUILDING OR BUILDINGS.
 ***LOT SURFACE COVERAGE: THE PERCENTAGE OF THE AREA OF A LOT COVERED BY A BUILDINGS, PARKING AREAS, ACCESSORY STRUCTURES AND ANY OTHER IMPERVIOUS MATERIALS OR SURFACES

PREPARED BY:
MARGARET M. HILLRIEGEL
 LICENSED
 LAND SURVEYOR
 372 OREGON TRAIL
 PINE BUSH, NEW YORK 12566
 PHONE #: (845) 744-2072

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

PROJECT #: 15-036

LANDS NOW OR FORMERLY
MATRICE COLANDREA
 SECTION 23, BLOCK 2, LOT 46
 LIBER 3144 PAGE 1929
 OPENVIEW COURT

CERTIFIED TO:
 MICHAEL J. AMOIA,
 THE TOWN OF NEWBURGH,
 TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON
 JUNE 15, 2015 AND UPDATED ON OCTOBER 3, 2016..

Margaret M. Hillriegel
 MARGARET M. HILLRIEGEL
 N.Y.S. LIC. No. 50253



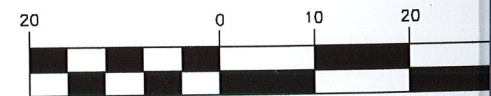
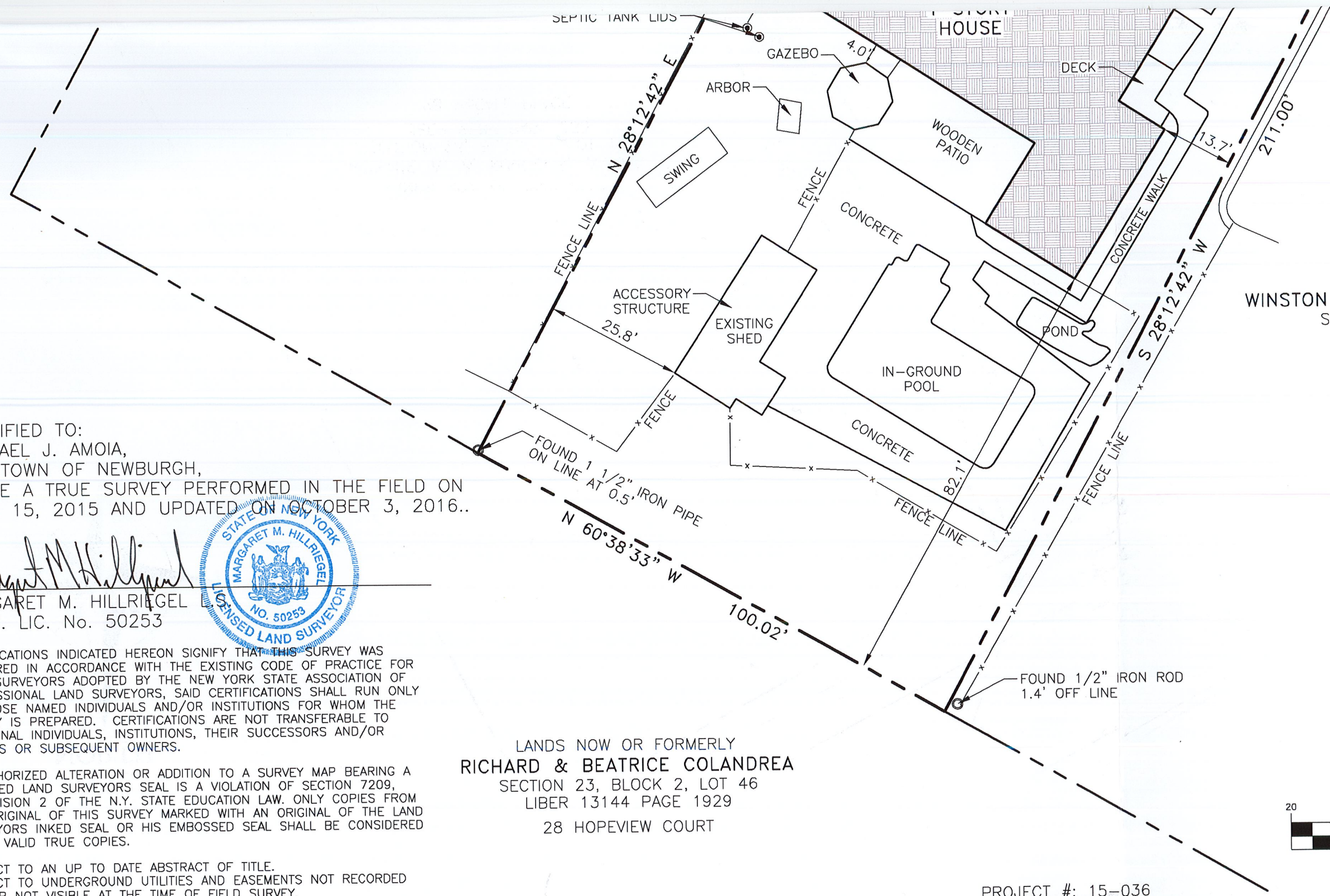
CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE.
 SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED
 AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY.

LANDS NOW OR FORMERLY
RICHARD & BEATRICE COLANDREA
 SECTION 23, BLOCK 2, LOT 46
 LIBER 13144 PAGE 1929
 28 HOPEVIEW COURT

LANDS NOW OR FORMERLY
WINSTON DUNLOP II & VANESS
 SECTION 23, BLOCK 2, LOT
 LIBER 3093 PAGE 181
 32 McCALL PLACE



GRAPHIC

(IN
 1 inch

PROJECT #: 15-036