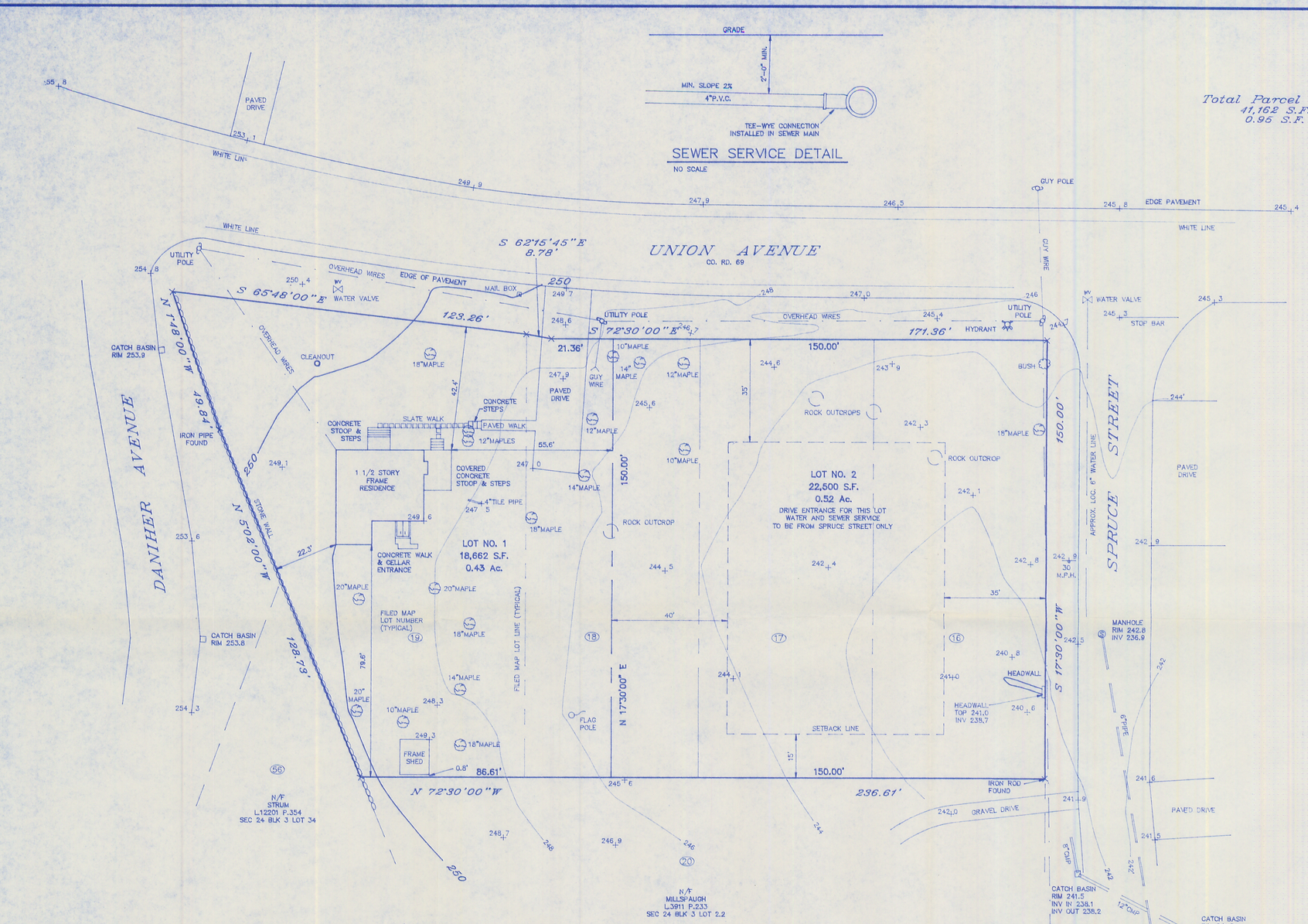
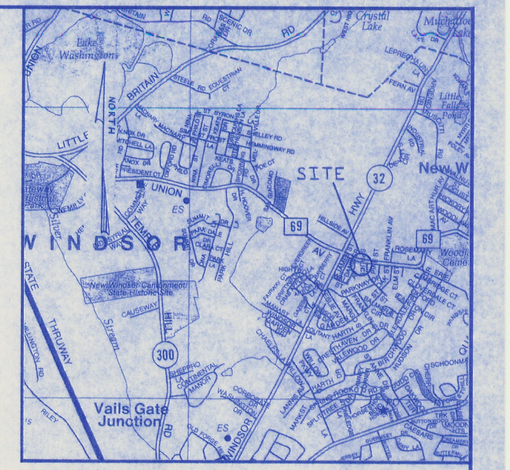


Total Parcel Area
41,162 S.F.
0.95 S.F.

LIBER 1325 PAGE 102
LIBER 11446 PAGE 1536

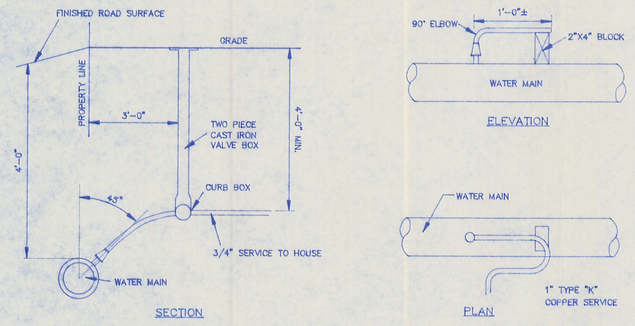
FILED MAP REFERENCE
"EAST WINDSOR PARK"
MAP NO. 1200
FILED 28 MARCH 1941
LOTS NO. 16, 17, 18 AND 19



LOCATION PLAN SCALE: 1"=2,000'±

NOTES:

1. BEING A SUBDIVISION OF LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 24 BLOCK 3 LOT 1.
   STREET ADDRESS: 293 UNION AVENUE.
   SOURCE DEEDS: LIBER 1325 PAGE 1012, LIBER 11446 PAGE 1536.
2. OWNER/APPLICANT: PATRICIA A. LEVIN (FKA PATRICIA A. SMITH)
   43 RAMBLEWOOD DRIVE
   NEWBURGH, NEW YORK 12550
3. PROPERTY ZONE: R-4 SINGLE FAMILY RESIDENTIAL.
4. WATER SUPPLY AND SEWAGE DISPOSAL BY EXISTING MUNICIPAL SYSTEMS.
5. TOPOGRAPHIC INFORMATION SHOWN OBTAINED DURING THE FIELD SURVEY. ELEVATION DATUM USED IS RANDOM (SITE SPECIFIC) AND IS NOT REFERENCED TO ANY KNOWN OR ESTABLISHED DATUM.
6. OFFSETS SHOWN ARE AT RIGHT ANGLES TO THE PROPERTY LINES, UNLESS OTHERWISE NOTED.
7. UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
8. UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.



TYPICAL WATER SERVICE DETAIL
NO SCALE

R-4 ZONE BULK REQUIREMENTS

	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2
LOT AREA	43,560 S.F.	*18,662 S.F.	*22,500 S.F.
LOT WIDTH	100'	134'	150'
FRONT YARD SETBACK	35'	42.4'	TO MEET CODE
SIDE YARD SETBACK	15/30	22/56	TO MEET CODE
REAR YARD SETBACK	40'	80'	TO MEET CODE
STREET FRONTAGE	60'	259'	300'
BUILDING HEIGHT	35'	1 1/2 STORY	TO MEET CODE
FLOOR AREA RATIO	N/A	N/A	N/A
MINIMUM LIVABLE FLOOR AREA	1,000 S.F.	1068 S.F.	TO MEET CODE
DEVELOPMENT COVERAGE	30%	11%	TO MEET CODE

* VARIANCE REQUIRED

OWNERS CONSENT
I HAVE REVIEWED THIS PLAN AND FIND IT ACCEPTABLE
Patricia A. Levin
OWNER

PLANNING BOARD APPROVAL

PLANNING BOARD NO.

CERTIFICATION
I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 22 September 2008 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.
CERTIFIED TO: Patricia A. Levin

STATE OF NEW YORK
WILLIAM B. HILDRETH
LICENSED LAND SURVEYOR
No. 50996

William B. Hildreth
Land Surveying, P.C.
407 SOUTH PLANK ROAD UNIT 3, NEWBURGH, N.Y. 12550
TEL: (845) 566-6650

REVISIONS : ACAD:PLEVIN

DATE	DESCRIPTION

PLAN FOR:
PATRICIA A. LEVIN
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Drawn: WBH
Checked:
Scale: 1"=20'
Date: 16 Jan. 2009
Job No: 08-027

FINAL PLAN
MINOR SUBDIVISION
09-06

RECEIVED JAN 22 2009