



OWNERS ENDORSEMENT

The undersigned owner of the property hereon states that they are familiar with this plan, and its contents, and hereby consent to all said terms and conditions as stated hereon and to the filing of this plan in the office of the Orange County Clerk.

Steven D. Moreau Date

ZONING SCHEDULE

ZONE: R-1				
MINIMUM LOT AREA	REQUIRED 40,000 s.f.	EXISTING 55,184.8 s.f.	PROPOSED LOT 1 *32,297.7s.f.	PROPOSED LOT 2 *22,654 s.f.
MINIMUM YARDS (feet)				
FRONT	50'	319'	116'	62'
REAR	40'	45'	45'	86'
SIDE				
ONE	30'	**18'	*18'	30'
BOTH	80'	**53'	*53'	80'
MINIMUM LOT WIDTH (feet)	150'	**135'	*135'	*114'
MINIMUM LOT DEPTH (feet)	150'	410'	211'	203'
MAXIMUM IMPERVIOUS COVERAGE (%)	20%	17.5%	*31%	15%
MAXIMUM BUILDING HEIGHT	35'	20'	20'	20'
MAXIMUM BUILDING COVERAGE (%)	10%	5.1%	8.9%	7.9%

**EXISTING NON-COMFORMING
*NON-COMFORMING, VARIANCE REQUIRED

Note: The parcel is in an area of minimal flood hazard (Zone X), and contains no wetlands, nor steep slopes.

NOTE:
Basis Of Bearings:
The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on 04/28/2022. The subject property lines are as per the latest record Deed and aligned to this datum.

OWNER INFORMATION

Name	Address	Tax ID
Steven D. Moreau	116 Bethlehem Road New Windsor, NY 12533	33-1-15

SURVEYORS' CERTIFICATION:
I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at Town of Newburgh, County of Orange, State of New York. Completed on October 22, 2022, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature: [Signature] Date: 12/03/22
Jonathan N. Millen, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550



Jonathan N. Millen, LLS
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. LIC. No. 050746



Applicant:
Lakeroad RD LLC & Steven D. Moreau
116 Bethlehen RD
New Windsor NY 12553

REFERENCES:
1. The Official Tax Assessor's Maps for the Town of , Orange County, New York .
2. Various Deeds of Record - Liber and Page or Document ID as shown:

DATE	REVISION
12/03/2022	MISC. CHANGES TO WATER/SEWER SERVICE & ZONING TABLE

Proposed 2 Lot Subdivision
of the lands of
Steven D. Moreau
Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com
Prepared For Tax Map Parcel

33-1-15 aka 381 Lakeside Road
situated in the
Town of Newburgh
County of Orange , New York 12550

DATE: 11/23/2022	SCALE: 1"=30'	JOB No. 22052DEC	DRAWN BY: jnm
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