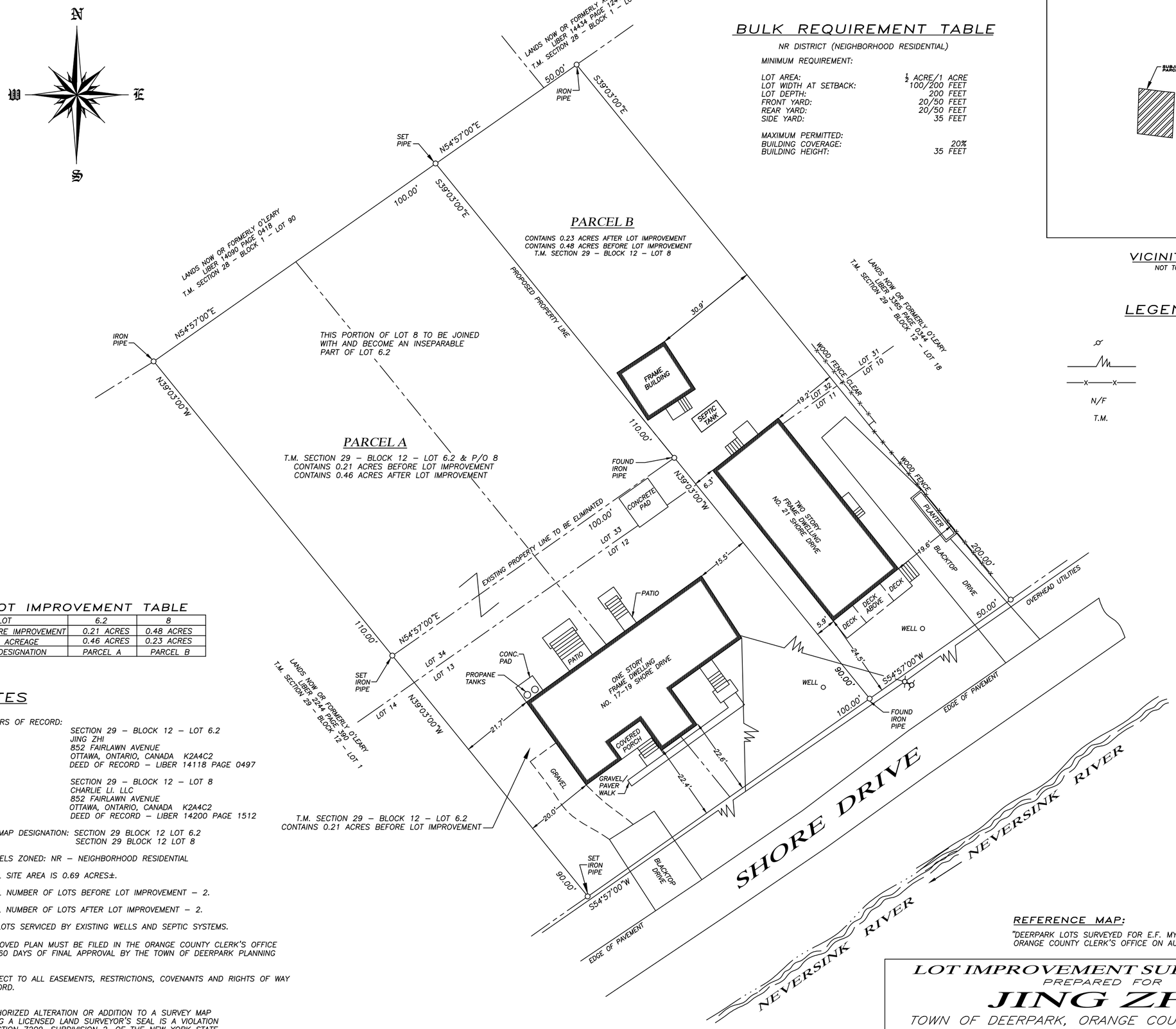
DWG. NO. 11562

REVISION	DATE	DESCRIPTION

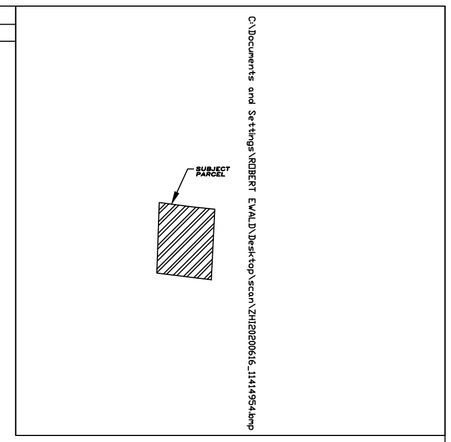


BULK REQUIREMENT TABLE

NR DISTRICT (NEIGHBORHOOD RESIDENTIAL)

MINIMUM REQUIREMENT:

LOT AREA:	½ ACRE/1 ACRE
LOT WIDTH AT SETBACK:	100/200 FEET
LOT DEPTH:	200 FEET
FRONT YARD:	20/50 FEET
REAR YARD:	20/50 FEET
SIDE YARD:	35 FEET
MAXIMUM PERMITTED:	
BUILDING COVERAGE:	20%
BUILDING HEIGHT:	35 FEET



VICINITY MAP

NOT TO SCALE

LEGEND

⌀	UTILITY POLE
——/\/\——	OVERHEAD UTILITY LINES
——x——x——	STONE WALL/ROW
N/F	NOW OR FORMERLY
T.M.	ORANGE COUNTY TAX MAP

LOT IMPROVEMENT TABLE

TAX LOT	6.2	8
BEFORE IMPROVEMENT	0.21 ACRES	0.48 ACRES
FINAL ACREAGE	0.46 ACRES	0.23 ACRES
LOT DESIGNATION	PARCEL A	PARCEL B

NOTES

1. OWNERS OF RECORD:

   SECTION 29 – BLOCK 12 – LOT 6.2
   JING ZHI
   852 FAIRLAWN AVENUE
   OTTAWA, ONTARIO, CANADA K2A4C2
   DEED OF RECORD – LIBER 14118 PAGE 0497

   SECTION 29 – BLOCK 12 – LOT 8
   CHARLIE LI. LLC
   852 FAIRLAWN AVENUE
   OTTAWA, ONTARIO, CANADA K2A4C2
   DEED OF RECORD – LIBER 14200 PAGE 1512

2. TAX MAP DESIGNATION: SECTION 29 BLOCK 12 LOT 6.2
   SECTION 29 BLOCK 12 LOT 8

3. PARCELS ZONED: NR – NEIGHBORHOOD RESIDENTIAL

4. TOTAL SITE AREA IS 0.69 ACRES±.

5. TOTAL NUMBER OF LOTS BEFORE LOT IMPROVEMENT – 2.

6. TOTAL NUMBER OF LOTS AFTER LOT IMPROVEMENT – 2.

7. ALL LOTS SERVICED BY EXISTING WELLS AND SEPTIC SYSTEMS.

8. APPROVED PLAN MUST BE FILED IN THE ORANGE COUNTY CLERK'S OFFICE WIITHIN 60 DAYS OF FINAL APPROVAL BY THE TOWN OF DEERPARK PLANNING BOARD.

9. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

I HEREBY CERTIFY THAT THIS SUBDIVISION IS BASED ON AN ACTUAL FIELD SUVERY COMPLETED BY THE UNDERSIGNED ON JUNE 15, 2020.

DATE: 06–15–2020

NEW YORK STATE P.L.S. LICENSE NO. 49808

20 10 0 20 40 60 80 100

SCALE

1" = 20'

REFERENCE MAP:

"DEERPARK LOTS SURVEYED FOR E.F. MYERS", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 31, 1929,

LOT IMPROVEMENT SUBDIVISION

PREPARED FOR

JING ZHI

TOWN OF DEERPARK, ORANGE COUNTY, NEW YORK

SCALE: 1" = 20' JUNE 15, 2020

CONRAD, CLOSE & EWALD

PROFESSIONAL LAND SURVEYORS, P.C.

161 JERSEY AVENUE
PORT JERVIS, N.Y. 12771
(845) 856–8713

P.O. BOX 365
MILFORD, PA. 18337
(570) 296–8393

LICENSED IN N.Y., N.J., PA., N.H. & CA.

DWG. NO. 11562