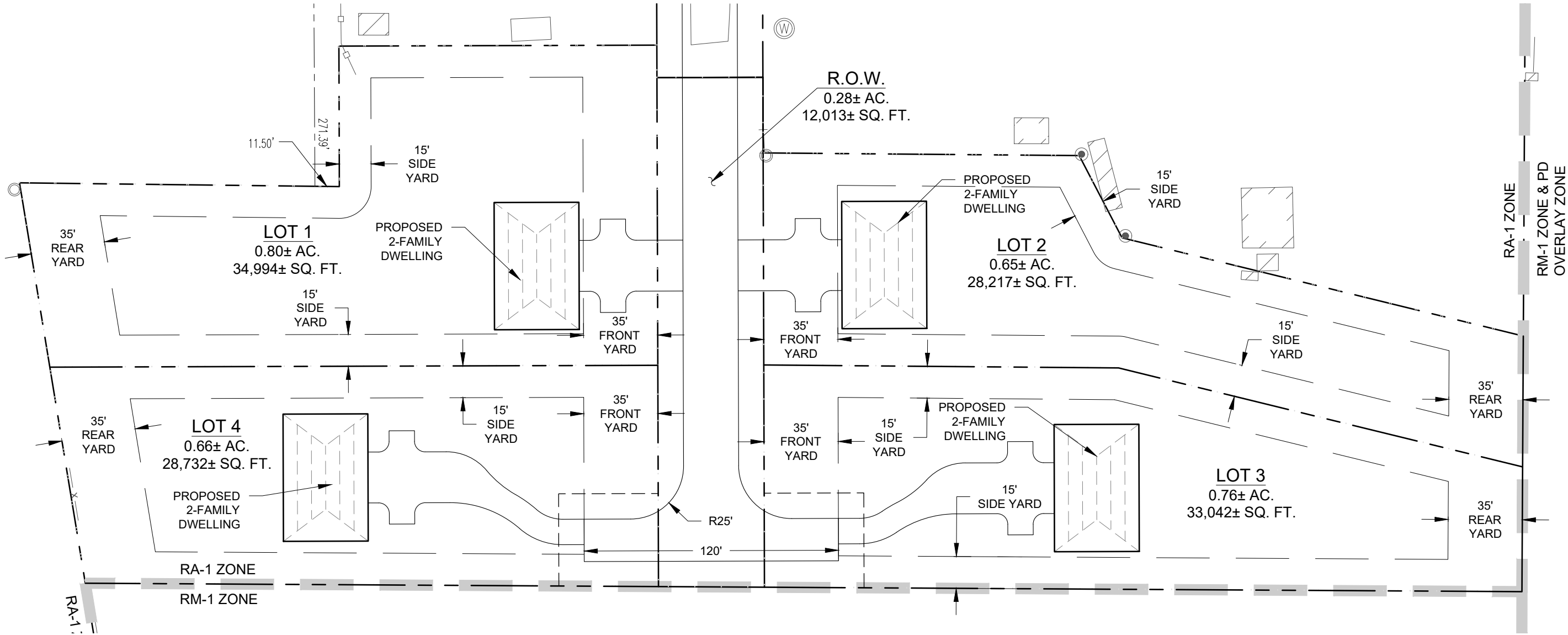


Drawing Name: Z:\103.0301 - Sheffield Apartments\103.0301 - Subdivision Plan.dwg Date Printed: Apr 02, 2024, 10:58am



BULK REQUIREMENTS

TOWN OF MONTGOMERY - ZONING DISTRICT RA-1
PROPOSED USE: TWO-FAMILY DWELLING (USE §235 - 6.3 ATT. 1)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4
LOT AREA	16,335 SF*	± 34,994 SF	± 28,217 SF	± 33,042 SF	± 28,732 SF
LOT WIDTH	100 FEET	±150.99 FEET	± 100 FEET	± 106.02 FEET	± 103.13 FEET
FRONT YARD	35 FEET	± 37 FEET	± 37 FEET	± 136.89 FEET	± 136.89 FEET
REAR YARD	35 FEET	± 210.56 FEET	± 281.46 FEET	± 180.67 FEET	± 95.54 FEET
SIDE YARD (ONE / BOTH)	15 / 30 FEET	± 17 / 90.99 FEET	± 17.42 / 40.00 FEET	± 17.54 / 44.46 FEET	± 20.29 / 42.78 FEET
MAXIMUM ALLOWABLE					
BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT
LOT COVERAGE (BUILDINGS)	25 %	6.86 %	8.51 %	7.26 %	8.35 %

* LOTS TO BE SERVICED WITH CENTRAL WATER AND SEWER

RA-1 DENSITY FIGURE

SHEFFIELD GARDENS
NYS ROUTE 17K
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

DATE: 04/02/2024
SCALE: 1" = 50'

JOB # 103.0301
SHEET # 3.13C

ENGINEERING & SURVEYING
PROPERTIES
Achieving Successful Results
with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

©COPYRIGHT 2024 ENGINEERING & SURVEYING PROPERTIES, PC