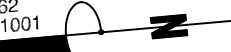
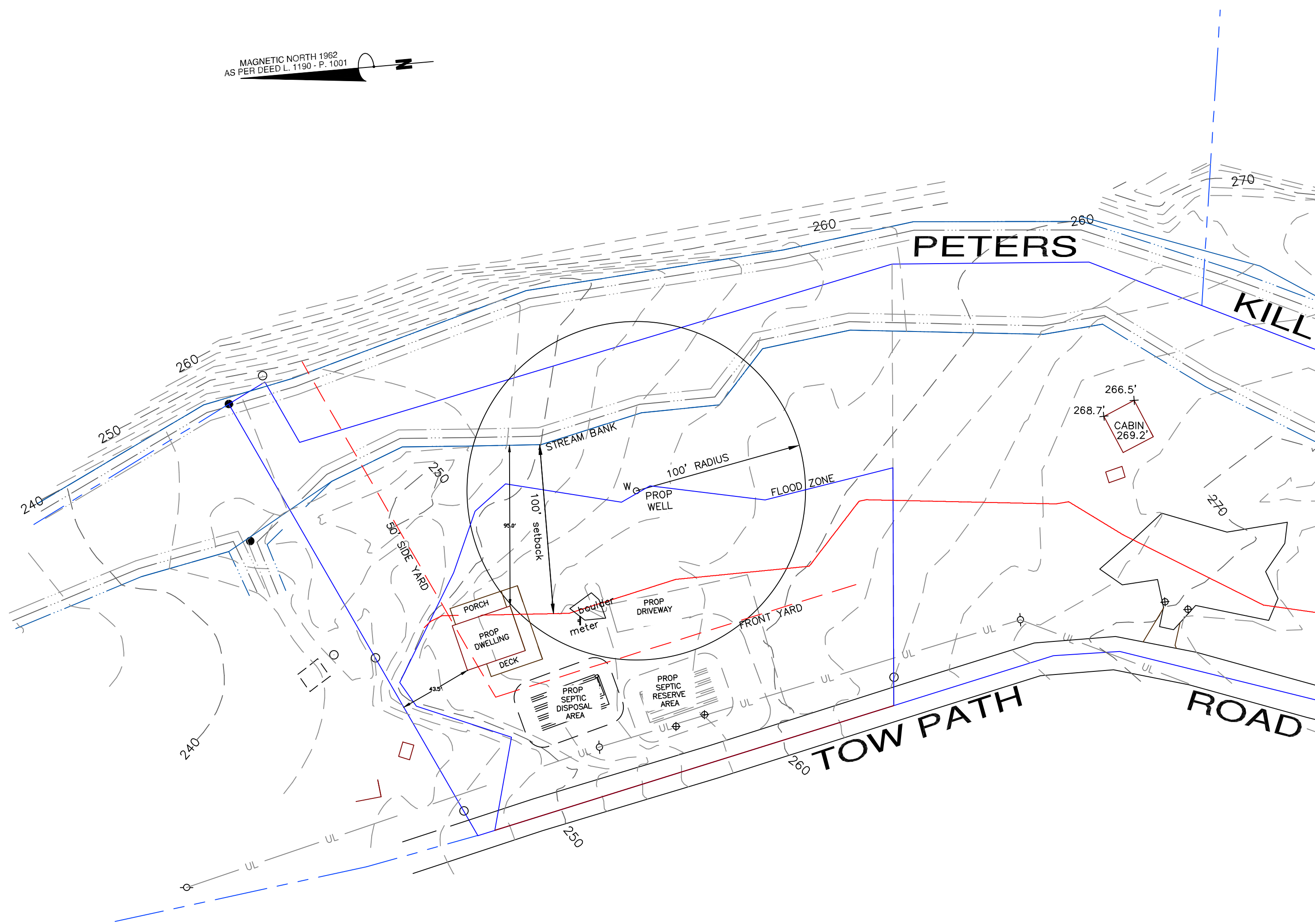


ZONING REQUIREMENTS

FOR R5 ZONE

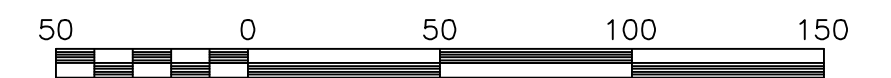
	REQUIRED
MINIMUM LOT AREA	5 ACRES
MINIMUM LOT WIDTH	200 FT
MINIMUM YARD SETBACKS	
FRONT	50 FT.
SIDE	50 FT.
REAR	50 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM LOT COVERAGE	15%

MAGNETIC NORTH 1962
AS PER DEED L. 1190 - P. 1001

SITE PLAN
FOR LANDS OF
JOHN STURGES

SITUATE - TOWPATH ROAD
TOWN OF ROCHESTER
ULSTER COUNTY, NEW YORK
JULY 2, 2021



Scale: 1" = 50'

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

The data and certifications on this document are valid representations of the surveyor only if the surveyor's signature and raised seal are affixed to this document and the document has not been altered in any manner.

Any unauthorized alteration or addition to this survey map is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.

WILLIAM ROBERT EGGERS, LS
NEW YORK LIC. NO. 49785