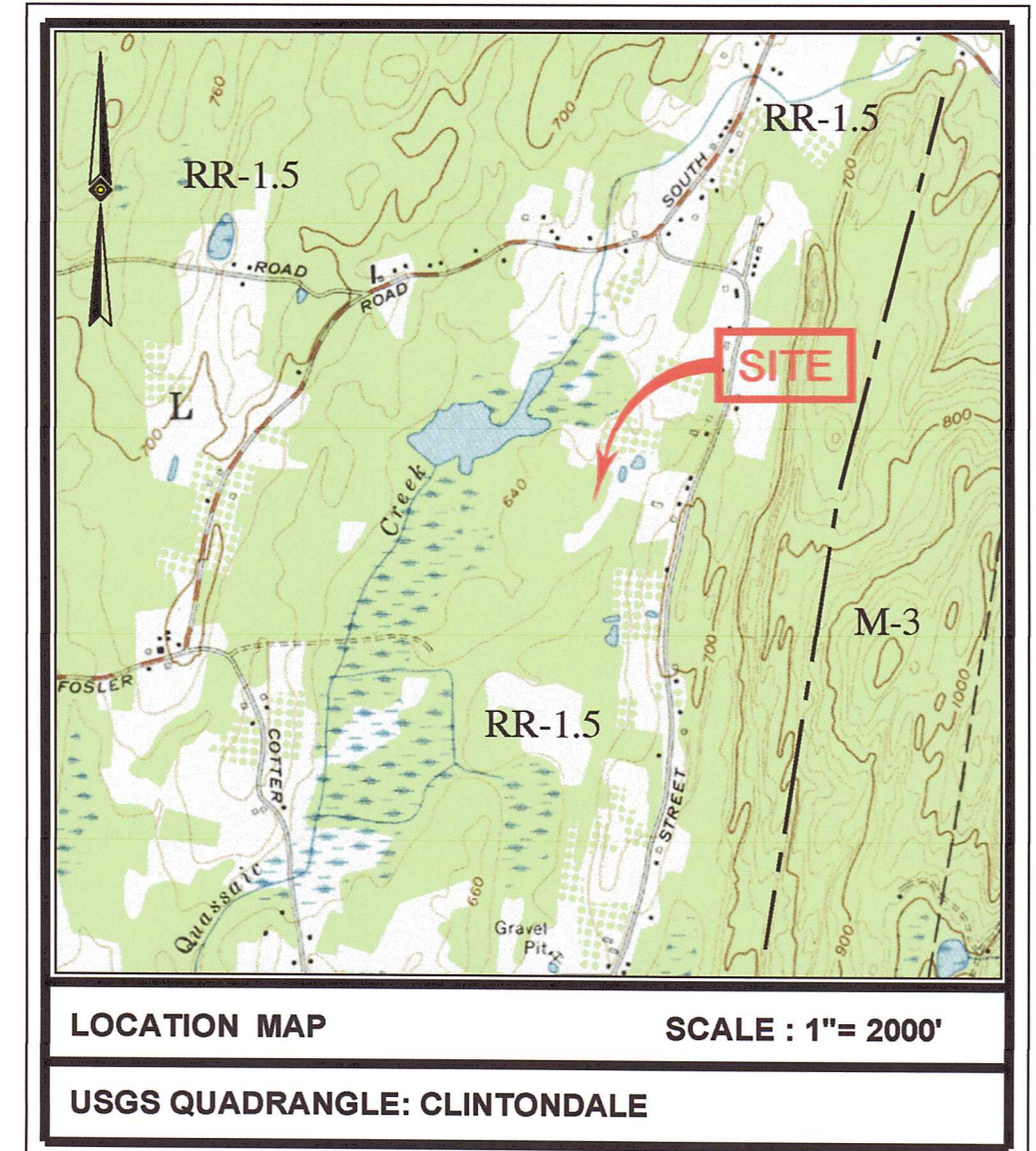
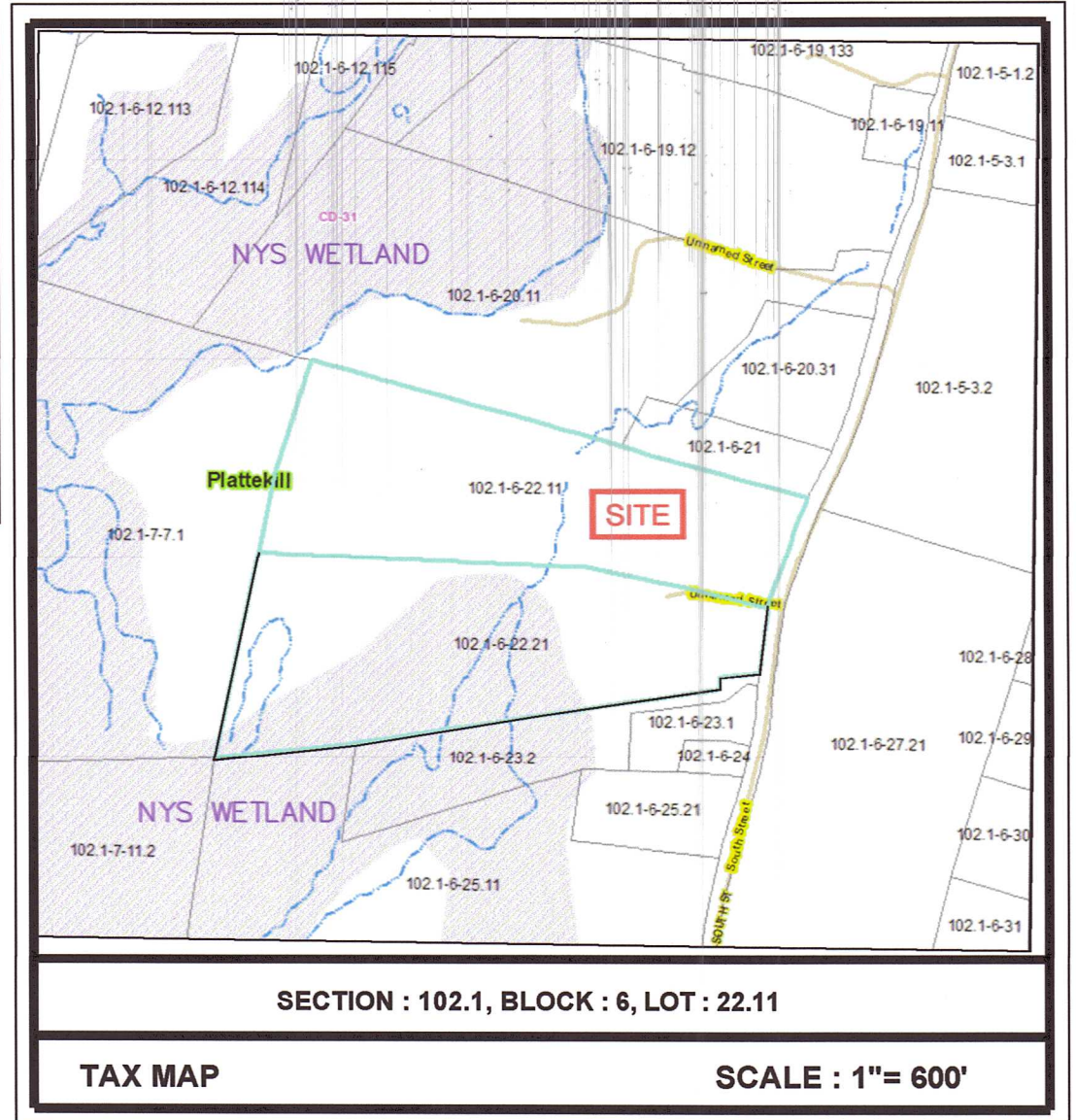




ZONING TABLE		
*ZONING INFORMATION		
RR-1.5 DISTRICT		
SOURCE TOWN ZONING MAP		
ITEMS	REQUIRED	PROPOSED
MIN LOT AREA	65,340 SqFt	761,827 SqFt
MIN LOT WIDTH	200'	364'
MIN LOT DEPTH	200'	1640'
MIN FRONT YARD	50' *	50.1'
MIN SIDE YARD	50'	50.5'
MIN REAR YARD	50'	1310'
MAX BUILDING HEIGHT	35'	<35'
MAX BUILDING COVERAGE	20%	1%

* MINIMUM FRONT YARD SETBACK IS 100' FOR MULTI FAMILY UNITS, AS PER SECTION 11.02(Z)-ING. Area variance granted by Town of Platekill Zoning Board of Appeals June 08, 2023.

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 10/19/2005 AS AVAILABLE ON ECODE360.COM



- | | |
|---|---------------------------------|
|  | TRAFFIC SIGN |
|  | MAILBOX |
|  | DRILLED WELL |
|  | CATCH BASIN |
|  | MONUMENT |
|  | REBAR |
|  | LIGHT POLE |
|  | UTILITY POLE |
|  | UTILITY LINE |
|  | STONE WALL |
|  | APPROXIMATE TAX MAP PARCEL LINE |
|  | LIDAR CONTOURS |
|  | FIELD CONTOURS |
|  | TEST PIT |

SITE PLAN NOTES:

PROPOSED IMPROVEMENTS (IN RED) SHOWN AS PER WILLINGHAM
ENGINEERING PLANS DATED 16, JANUARY 2024.

110-22 F. Design Standards

Each building to contain four (4) two-bedroom units
Each two-bedroom unit to be 1200 sq. ft. +-
-

Building dimensions 80' by 30' +- with height not to exceed 35 feet. Buildings to be separated by a minimum of 50 feet as shown on plans.

Wooded buffer to remain within thirty feet of northerly boundary line.

LANDSCAPING LEGEND

A	ARROWWOOD VIBURNUM
B	GOLD MOP CYPRESS
C	GREEN MOUNTAIN BOXWOOD
D	LADY IN RED NINEBARK
E	CATMINT CAT'S MEOW
H	DAYLILY HAPPY RETURNS

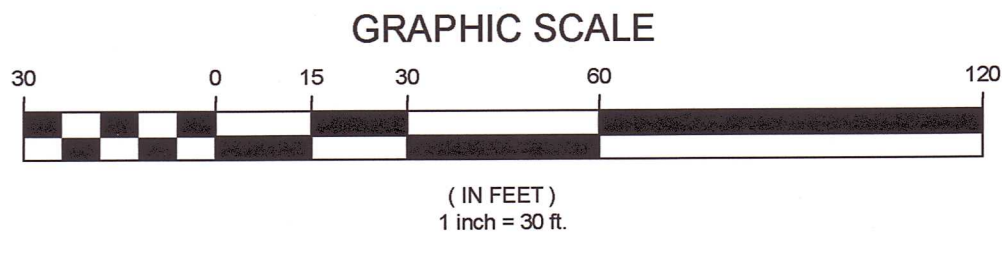
PROPOSED USE:

SECTION 110-22 MULTI FAMILY DWELLINGS

110-22 B. (5) ALLOWABLE DWELLING UNITS
Conventional Subdivision yielded 9 Lots.
2-Bedroom Dwellings: $1.33 \times 9 = 12$ Units
Three buildings each containing four units with
two bedrooms are proposed.

110-22 D. (1)
40% of Land Area for Open Space = 7 Acres
10% of Land Area to be used for
Active Recreation (outlined on map) = 1.7 Acres

110-22 F. (10) PARKING
2-Bedroom Residence requires 1.5 spaces
Plus one additional space per 4 units
 $12 \text{ units} \times 1.5 = 18 \text{ spaces} + 3 = 21 \text{ required,}$
30 spaces proposed



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

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WITH RAISED IMPRESSION OR INK SEAL

PATRICIA PAULI BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

5	Add landscaping legend		GIO	PPB	3-11-24
4	Revised proposed layout per engineer		GIO	PPB	01-24-24
2	30 SCALE		GIO	PBB	11-21-23
1	Zoning Table	SP	GIO	PBB	4-20-23
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE

FIELD DATE 01-24-2023	SITE PLAN PREPARED FOR				
FIELD BOOK NO.	SOUTH STREET BUILDERS, INC.				
FIELD BOOK PG.	SBL: 102.1-6-22.11 TOWN OF PLATTEKILL COUNTY OF ULSTER, STATE OF NEW YORK				
FIELD CREW IG/DD			CONTROL POINT ASSOCIATES INC PC 11 MAIN STREET, HIGHLAND NEW YORK 12578 845.691.7339 WWW.CPASURVEY.COM		
DRAWN: GIO	WARREN, NJ 08060.000 CHARTWELL, PA 26212.000 MT. LAZIER, NJ 08047.000 MANAYUNK, PA 20601.001 LONG BEACH, NJ 08058.000 SOUTHBOROUGH, MA 01886.000 ALBANY, NY 12209.000 ROCHSTER, NY 14624.154 GERMANTOWN, DE 19340.000 PHILADELPHIA, PA 19102.000				
REVIEWED: SD	APPROVED: PPB	DATE 02-08-2023	SCALE 1" = 30'	FILE NO. 12-220041-00	DWSG. NO. SP-1