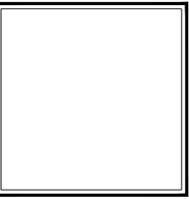


ISSUED AND REVISIONS NOTIFICATION	No. Rev.	Description	Date
	1	Municipal Review	2-21-20
	2	Municipal Review	5-06-20
	3	Municipal Review	6-09-20
	4	Municipal Review	7-27-20
	5	Municipal Review	8-3-20
	6	Municipal Review	9-17-20
	7	Municipal Review	



Drawn By: SLF/NL
Checked By: SLF
Proj. No.: 39262
Date: 07 JULY 2020
Scale: AS NOTED

Title:
SITE PLAN

RESIDENTIAL DISTRICT (R3)	
LOT INFORMATION	TOTAL LOT AREA
LOT SIZE	22.11 ACRES
USABLE LOT AREA	4-5 ACRES
BULK ZONING REGULATIONS	REQUIRED
MINIMUM LOT WIDTH (FEET)	100
MINIMUM LOT DEPTH (FEET)	200
MINIMUM FRONT YARD (FEET)	30
MINIMUM REAR YARD (FEET)	25
MINIMUM SIDE YARD (FEET)	15
MAXIMUM BUILDING HEIGHT (FEET)	40

SITE INFORMATION	
GENERAL	
SITE ADDRESS	- 1430 HIGHBRIDGE RD FAYETTEVILLE, NY
TAX MAP NUMBER	- 0101-02-021
SITE ACREAGE	- 22.11 AC
LAND USE	- RESIDENTIAL / COMMERCIAL
EXISTING ZONING DISTRICT	- RESTRICTED AGRICULTURE / RESIDENTIAL R-1
ENVIRONMENTAL	
FEMA MAPPING	3606TC0244F DATED 11/4/16 LOW RISK OF FLOOD (ZONE X)
SHPO	ARCHAEOLOGICALLY SENSITIVE AREAS OR NATIONAL HISTORIC BUILDINGS LOCATED NEAR THE SITE NYSDDEC WEBSITE SEARCHED
ENDANGERED PLANTS/ANIMALS	ENDANGERED PLANTS AND ANIMALS ON PROJECT SITE INDICATED BY NYSDDEC WEBSITE
FEDERAL WETLANDS	RSUBH / RZUBH
NYSDDEC WETLANDS	STATE REGULATED FRESHWATER WETLANDS AND CHECKZONE ON SITE AS INDICATED BY NYSDDEC WEBSITE
PERMITS REQUIRED	
NYSDDEC SFDES PERMIT	

