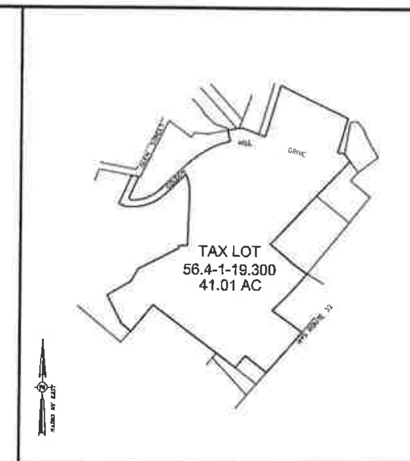
BULK TABLE:

EXISTING ZONING DISTRICT: ONE-FAMILY RESIDENCE DISTRICT (RRR)

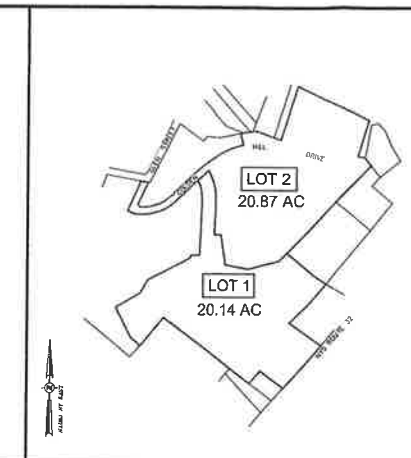
PROPOSED ZONING DISTRICT: LIMITED OFFICE DISTRICT (O-2)

ZONING REQUIREMENTS:

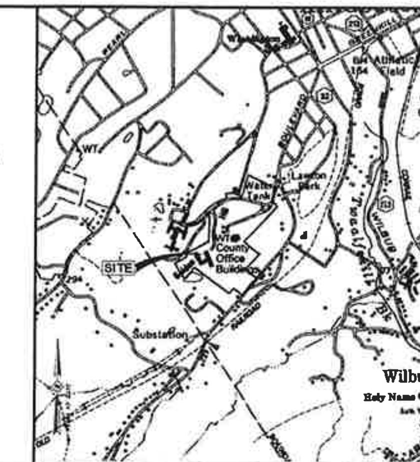
	RRR REQUIRED	O-2 REQUIRED	PROPOSED
MINIMUM LOT AREA	12,500 SF	2,000 SF/DWELLING UNIT	20.14 ACRES
MINIMUM LOT WIDTH	100 FT	N/A	82 FT
MINIMUM LOT DEPTH	125 FT	100 FT	1,475.3 FT
MINIMUM YARDS			
FRONT	30 FT	10 FT	503 FT
SIDES	15 FT	20 FT	40 FT
REAR	30 FT	20 FT	535.8 FT
MAXIMUM FLOOR AREA RATIO (FAR)	N/A	2.0	0.25
MAXIMUM LOT COVERAGE	30%	40%	7.4%
MAXIMUM HEIGHT	35 FT / 2.5 STORIES	N/A	4 STORIES
PARKING SPACES	225 SPACES	225 SPACES	226 SPACES (10 ADA SPACES)



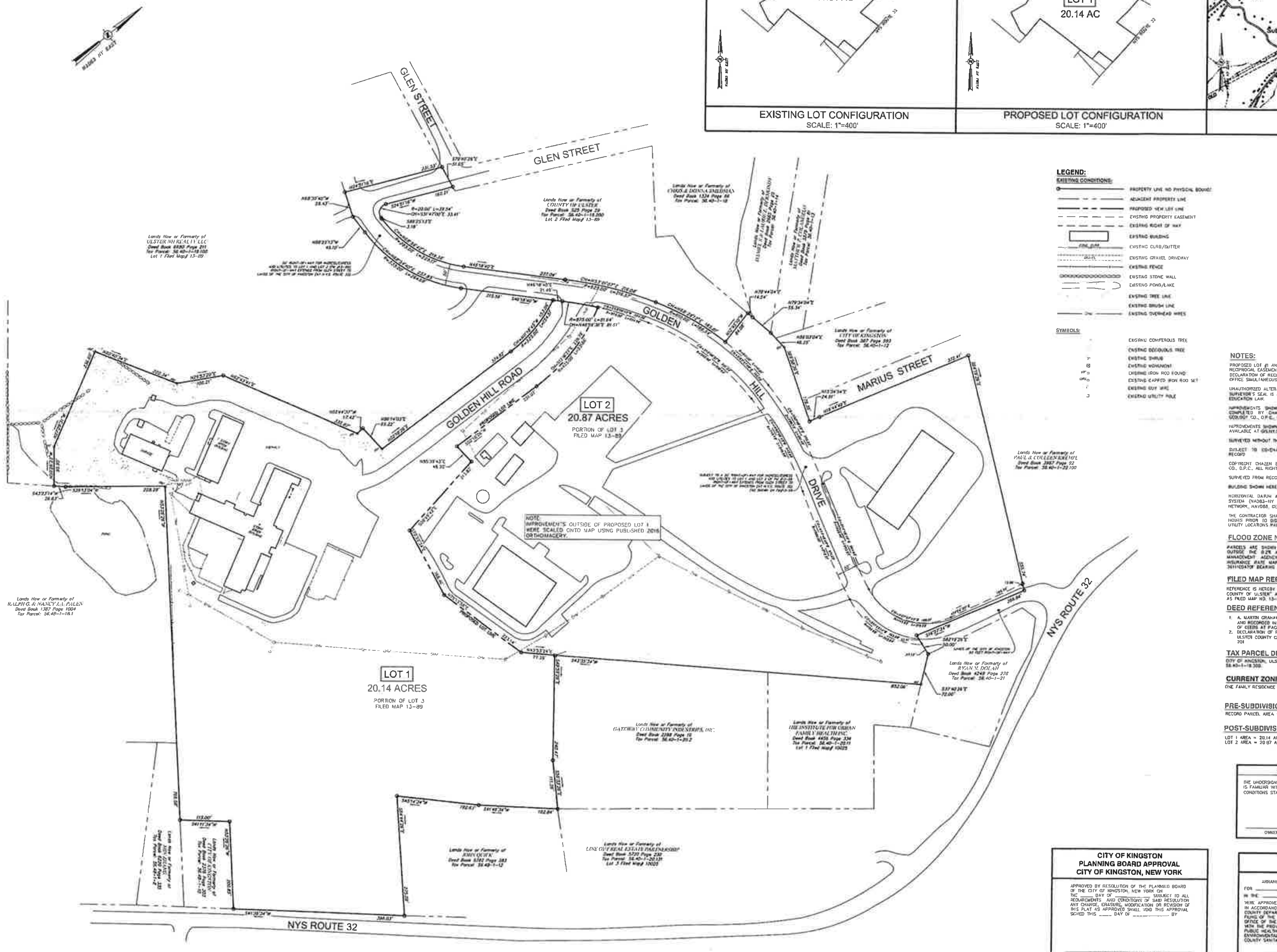
EXISTING LOT CONFIGURATION
SCALE: 1"=400'



PROPOSED LOT CONFIGURATION
SCALE: 1"=400'



VICINITY MAP
SCALE: 1"=1000'



LEGEND:

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUND
- ADJACENT PROPERTY LINE
- PROPOSED NEW LOT LINE
- EXISTING PROPERTY EASEMENT
- EXISTING RIGHT OF WAY
- EXISTING BUILDING
- EXISTING CURB/GUTTER
- EXISTING GRAVEL DRIVEWAY
- EXISTING FENCE
- EXISTING STONE WALL
- EXISTING POND/LAKE
- EXISTING TREE LINE
- EXISTING BRUSH LINE
- EXISTING OVERHEAD WIRES

SYMBOLS:

- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- EXISTING MONUMENT
- EXISTING IRON ROD FOUND
- EXISTING CAPPED IRON ROD SET
- EXISTING GUY WIRE
- EXISTING UTILITY POLE

NOTES:

PROPOSED LOT #1 AND LOT #2 SHOWN HEREON TO BE SUBJECT TO A DECLARATION OF RECIPROCAL EASEMENTS FOR ACCESS, INGRESS AND EGRESS, AND UTILITIES. SAID DECLARATION OF RECIPROCAL EASEMENTS SHALL BE FILED WITH THE ULSTER COUNTY CLERK'S OFFICE SIMULTANEOUSLY WITH THIS SUBDIVISION MAP.

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.

IMPROVEMENTS SHOWN HEREON WITHIN LOT 1 WERE COMPILED FROM A FIELD SURVEY COMPLETED BY CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C., ON SEPTEMBER 28, 2021

IMPROVEMENTS SHOWN HEREON OUTSIDE OF LOT 1 WERE COMPILED USING 2016 ORTHOIMAGERY AVAILABLE AT GIS.NY.GOV.

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

BUILDING SHOWN HEREON SERVED BY UNDERGROUND UTILITIES.

HORIZONTAL DATUM AND NORTH ORIENTATION ARE BASED ON THE NYS PLANE COORDINATE SYSTEM (NAD83-NY EAST ZONE) UTILIZING GNSS OBSERVATIONS ON THE NYSDOT RTN NETWORK. NAVD88, GEOID 18 AT THE TIME OF FIELD SURVEY (9/1/2021)

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - 48 HOURS PRIOR TO DIGGING CALL DIGSAFELY NEW YORK 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

FLOOD ZONE NOTE:

PARCELS ARE SHOWN TO LIE WITHIN "OTHER AREAS ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF KINGSTON, IDENTIFIED AS MAP NUMBER 36111C0xxx BEARING AN EFFECTIVE DATE OF NOVEMBER 18, 2016.

FILED MAP REFERENCE:

REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF LANDS OF COUNTY OF ULSTER" AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON JUNE 25, 2013 AS FILED MAP NO. 13-89.

DEED REFERENCE:

1. A. MARTIN GRAHAM AND BERTHA GRAHAM TO COUNTY OF ULSTER, DATED JUNE 24, 1927 AND RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE ON JUNE 28, 1927 IN LIBER 525 OF DEEDS AT PAGE 59.
2. DECLARATION OF RECIPROCAL EASEMENTS, DATED JUNE 25, 2013 AND RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE ON JUNE 25, 2013 IN LIBER 5600 OF DEEDS AT PAGE 201

TAX PARCEL DESIGNATION:

CITY OF KINGSTON, ULSTER COUNTY, NEW YORK
56.40-1-19.300

RECORD OWNER:

COUNTY OF ULSTER

CURRENT ZONING:

ONE FAMILY RESIDENCE DISTRICT (RRR)

DEVELOPER/APPLICANT:

PENNROSE, LLC

PRE-SUBDIVISION AREAS:

RECORD PARCEL AREA = 41.01 ACRES

POST-SUBDIVISION AREAS:

LOT 1 AREA = 20.14 ACRES
LOT 2 AREA = 20.87 ACRES

OWNER'S CERTIFICATION

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS TO ALL SAID TERMS AND CONDITIONS STATED HEREON.

OWNER DATE

**CITY OF KINGSTON
PLANNING BOARD APPROVAL
CITY OF KINGSTON, NEW YORK**

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF KINGSTON, NEW YORK ON THE _____ DAY OF __________ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF __________ BY

CHAIRMAN, CITY PLANNING BOARD

THIS IS TO CERTIFY THAT THE PROPOSED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL
FOR ____________
IN THE ____________
WERE APPROVED ON ____________
IN ACCORDANCE WITH PLANS ON FILE IN THE OFFICE OF THE ULSTER COUNTY DEPARTMENT OF HEALTH. CONSENT IS HEREBY GIVEN TO THE FILING OF THE MAP ON WHICH THIS ENDORSEMENT APPEARS, IN THE OFFICE OF THE COUNTY CLERK OF ULSTER COUNTY IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 TITLE 2 OF THE NEW YORK STATE PUBLIC HEALTH LAW, AND ARTICLE 17 TITLE 15 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW, AND ARTICLE 7 OF ULSTER COUNTY SANITARY CODE.

SUPERVISING PUBLIC HEALTH ENGINEER

SCALE IN FEET 1"=80'

ORIGINAL SCALE IN INCHES

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DAVID H. OPPEL, L.S.

CHAZEN ENGINEERING, LAND SURVEYING,
LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C.

The Chazen Companies

NO.	DATE	DESCRIPTION
3		ADD NOTE FOR RECIPROCAL EASEMENTS TO BE FILED SIMULTANEOUSLY
2		CORRECTIONS TO BEARING & DISTANCE LABELS
1		REVISED SHEET MAP

GOLDEN HILL DRIVE

**PLAT OF SUBDIVISION
PREPARED FOR
PENNROSE, LLC**

CITY OF KINGSTON, COUNTY OF ULSTER, NEW YORK

designed	checked
CSW	DHO
date	scale
08/01/21	1"=80'
project no.	
32186.00	
sheet no.	
SP1	

7100