



NOT FOR CONSTRUCTION

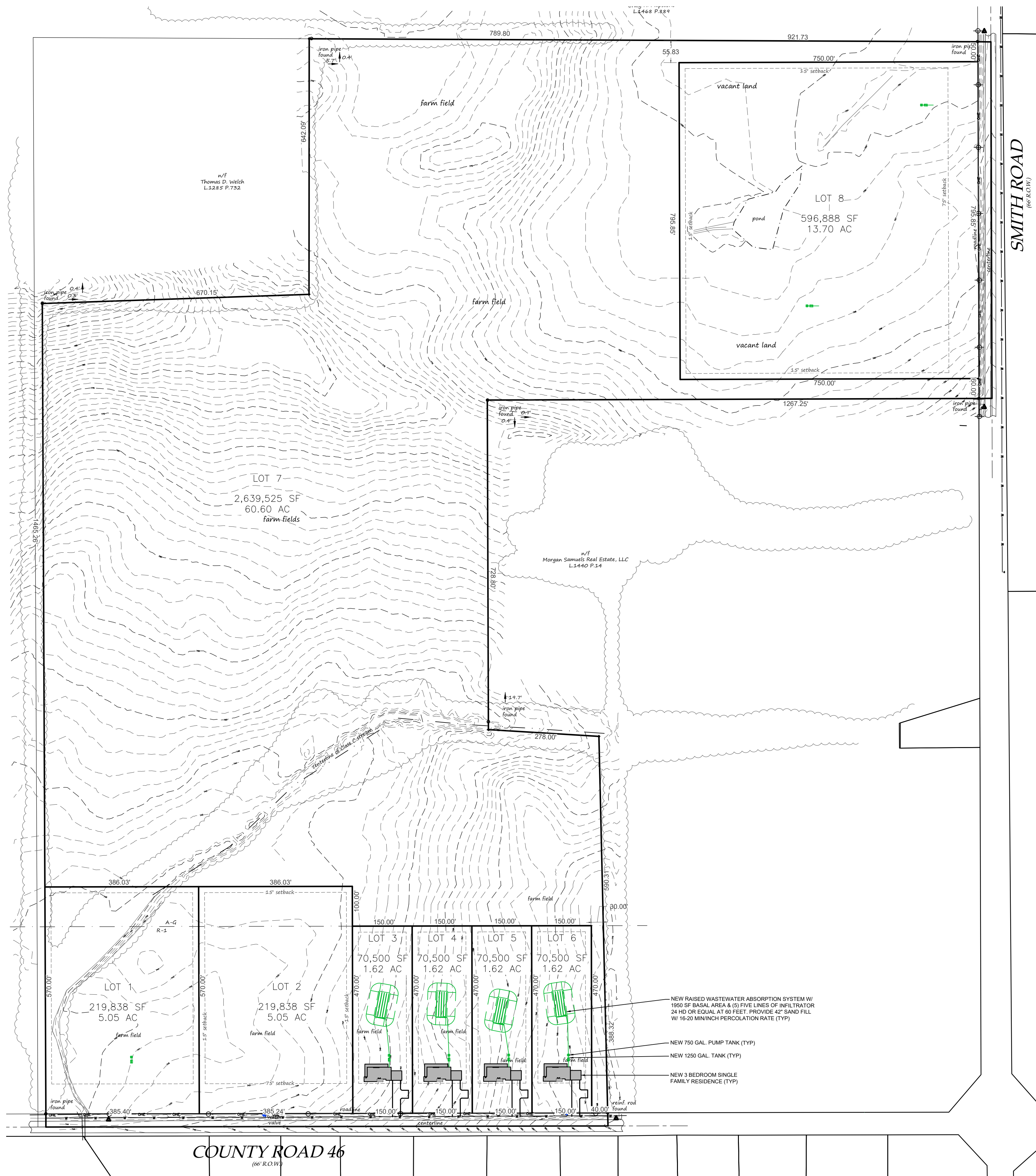
STAMP

NO.	DATE	DESCRIPTION OF REVISION

PRELIMINARY
 SITE DEVELOPMENT PLANS PREPARED FOR:
14-Lot SINGLE FAMILY SUBDIVISION
COUNTY ROAD 46 & SMITH ROAD
 SHOWING LAND IN:
 TM# 85.00-1-3.000 COUNTY ROAD 46 & SMITH ROAD
 TOWN OF HOPEWELL
 STATE OF NEW YORK
 COUNTY OF ONTARIO

DRAWING TITLE:	
DRAWN BY:	LGR
DESIGNED BY:	LGR
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	21-043
DATE:	04/26/2021
TAX MAP#:	85.00-1-3.000

C101



SITE DATA		
	PROPOSED	REQUIRED
ZONING/USE - PRINCIPAL	SINGLE FAMILY AGRICULTURE (AG)	AGRICULTURE (AG)
ZONING/USE - ACCESSORY	N/A	N/A
FRONT SETBACK	75'	75'
SIDE SETBACK	15'	15'
REAR SETBACK	15'	15'
BUILDING HEIGHT	<35'	35'
MAX LOT COVERAGE	<60%	60%
MIN LOT SIZE	1 ACRE	30,000 SF

SITE DATA		
	PROPOSED	REQUIRED
ZONING/USE - PRINCIPAL	SINGLE FAMILY DWELLING	R-1 LOW DENSITY RESIDENTIAL
ZONING/USE - ACCESSORY	N/A	N/A
FRONT SETBACK	75'	75'
SIDE SETBACK	15'	15'
REAR SETBACK	15'	15'
BUILDING HEIGHT	<35'	35'
MAX LOT COVERAGE	<60%	60%
MIN LOT SIZE	1 ACRE	40,000

TOTAL DISTURBED AREA - 12.26 ACRES

LEGEND

○ Iron pin or pipe found
 ● Benchmark
 ○ Utility pole
 ● Hydrant
 ● Light pole
 PERC TEST
 DEEP HOLE
 CO - CLEAN OUT
 R - RADIUS
 BC - BOTTOM OF CURB
 TC - TOP OF CURB
 TW - TOP OF WALL
 BW - BOTTOM OF WALL
 BS - BOTTOM OF STAIRS
 PERF - PERFORATED
 MIN - MINIMUM
 MAX - MAXIMUM
 INV - INVERT
 CB - CATCH BASIN
 MH - MANHOLE
 DI - DRAINAGE INLET
 CONG - CONCRETE

Utility Lines
 R.O.W. line
 Property line
 Easement line
 Centerline
 Drainage
 Fence Line
 Contour Line

EXISTING: elec
 PROPOSED: E/T



1 OVERALL SUBDIVISION - SITE PLAN
 1" = 50'