

As-built Photo



23

Approved 8/9/22



FRONT ELEVATION

REAR ELEVATION

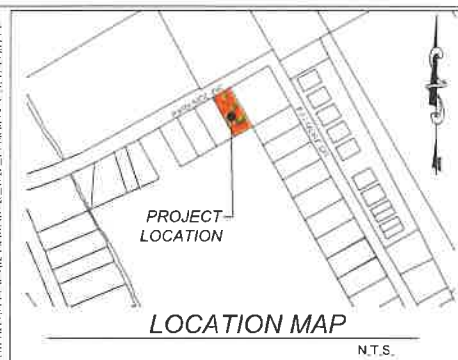


SIDE ELEVATION

SIDE ELEVATION

23 PARKSIDE DRIVE, ELLICOTTVILLE, NEW YORK

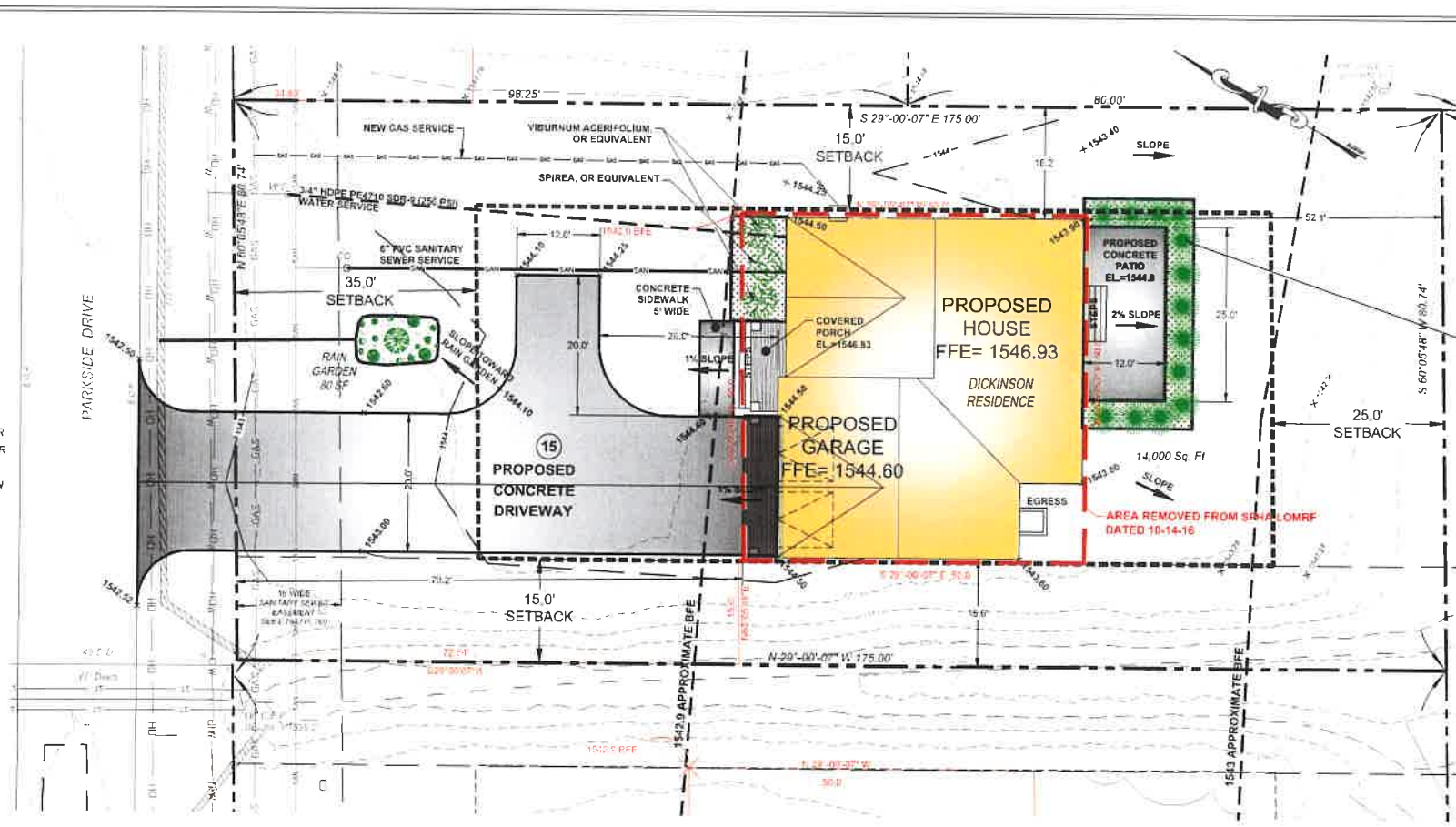
APPROVED 8/19/22



LOCATION MAP
N.T.S.

- LEGEND**
- EX MINOR CONTOUR
 - EX MAJOR CONTOUR
 - PROP. MINOR CONTOUR
 - PROP. MAJOR CONTOUR
 - X 1542.00 EX SPOT ELEVATION
 - X 1560.90 PROP. SPOT ELEVATION

- NOTES**
- THIS MAP IS NOT A LEGAL SURVEY AND IS NOT INTENDED AS SUCH. BUILDING STAKE OUT SHOULD BE BASED ON THE LABELED DIMENSIONS AND AN ACCURATE INSTRUMENT SURVEY.
 - PARCEL BOUNDARIES DERIVED FROM COLTON CORNERS SUBDIVISION FINAL PLAT PLAN, PREPARED BY FREDERICK J. MORICCA III, PLS NO. 050661, DATED APRIL 23, 2014, REVISED DECEMBER 4, 2015 AND APPROVED DECEMBER 15, 2015. REF. INSTRUMENT NUMBER 245054-001.
 - CONTOURS ARE DERIVED FROM DIGITAL ELEVATION MODEL "SOUTH-WEST 17-B - FALL, NEW YORK LIDAR, HYDRO FLATTENED BARE EARTH DEM" PROVIDED BY NEW YORK OFFICE OF INFORMATION TECHNOLOGY SERVICES. USING LIDAR DATA COLLECTED IN 2017. ELEVATION VALUES HAVE BEEN CONVERTED FROM NAVD83 TO NAD83.

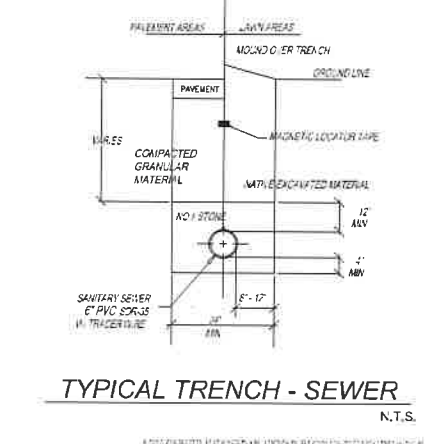
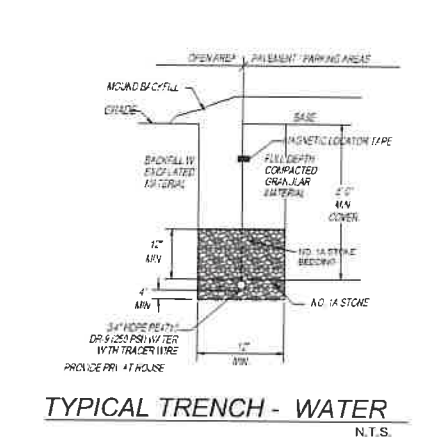
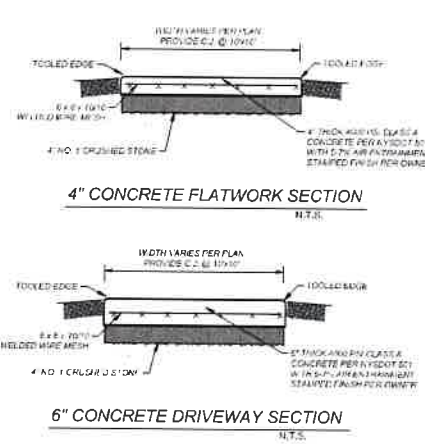
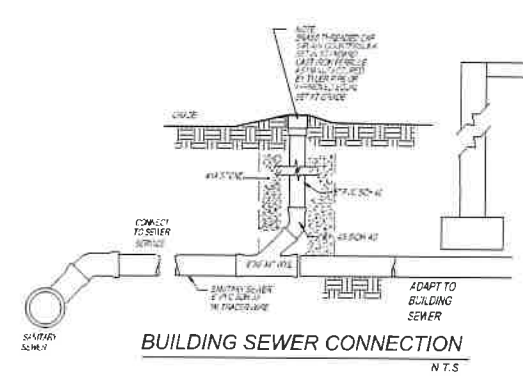


VILLAGE RESIDENTIAL DEVELOPMENT DISTRICT - MEDIUM DENSITY (MD)

REGULATION NAME	REQUIRED	PROVIDED
MINIMUM LOT SIZE	12,500 SF	14,000 SF
MINIMUM BUILDING SIZE	1,000 SF	2,200 SF
MINIMUM SIDE YARD	15', 30' TOTAL	15.6', 31.8' TOTAL
MINIMUM FRONT YARD	35'	73.2'
MINIMUM REAR YARD	25'	52.1'
MAXIMUM LOT COVERAGE	40%	26%
MAXIMUM BUILDING HEIGHT	2.5 STORIES	2 STORIES

LOT COVERAGE CALCULATION

DESCRIPTION	VALUE
Lot Area (SF)	14,000
Area of Structures (SF)	2,200
Impervious Area (SF)	1,450
Lot Coverage (SF)	3,650
Lot Coverage (%)	26%



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1000 W. Genesee Street
Syracuse, NY 13202
Tel: 315.487.1111
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DICKINSON SITE PLAN
23 PARKSIDE DRIVE
(LOT #15 COLTON CORNERS)
ELLICOTTVILLE, NY 14731

SITE PLAN

DATE: 5/18/2022
SCALE: 1" = 10'
PROJECT: DICKINSON SITE PLAN
SHEET: 22170
DRAWN BY: MNM
CHECKED BY: CDH

SP1