



- GENERAL NOTES**
1. SITE AREA: PARCEL P 879, 4.73 AC, 205,888 S.F. OUTLOT A, 0.17 AC, 7,178 S.F. OUTLOT B, 0.10 AC, 4,224 S.F. TOTAL: 5.00 AC, 217,290 S.F.
 2. EXISTING ZONING: PD-2
 3. BOUNDARY FROM RECORD PLATS AND OTHERS. AREA OF PARCEL P879 FROM TAX RECORDS.
 4. TOPOGRAPHY FROM A SURVEY BY DEWBERRY & DAVIS, INC., 1988.
 5. CONTOUR INTERVAL: 2 FEET
 6. WATER CATEGORY: W-1. SEE CATEGORY S-11.
 7. THERE ARE NO 100-YEAR FLOODPLAINS OR WETLANDS ON THIS SITE ACCORDING TO AVAILABLE INFORMATION.
 8. WATERBODIES: LITTLE SENEGA CREEK, CLASS B WATERS.
 9. PROPOSED DEVELOPMENT IS SINGLE FAMILY DETACHED DWELLING.
 10. STORMWATER MANAGEMENT: CONCEPT, PROTECTION AND CONTROL OF STORMWATER MANAGEMENT CONCEPT. SUBJECT TO REVIEW BY SHEET OF STORMWATER MANAGEMENT CONCEPT.
 11. IMPERVIOUS AREA IS 20% OF SITE AREA.
 12. OUTLOT A AND B HAVE ALREADY BEEN UTILIZED AS PART OF THE ADJACENT DEVELOPMENT. OUTLOT A AND B CANNOT BE USED FOR THE PROPOSED DEVELOPMENT. THE BASIS FOR THE IMPERVIOUS CALCULATIONS FOR THE SUBJECT PROPERTY, (SEE CHART BELOW).
 13. FOREST CONSERVATION REQUIRED ON SITE OF 52,153 S.F. IS EQUAL TO 18.5% OF THE TOTAL SITE AREA. THE FOREST CONSERVATION AREA MUST BE LOCATED ON THE SITE AND MUST BE PROTECTED BY A FOREST CONSERVATION EASEMENT.

| SITE BOUNDARY | REDUCED/PERMITTED | PROPOSED |
|-----------------|----------------------------|------------------------|
| PS-2 ZONE | 2 DUAL MAX. 11.0 DUAL MAX. | 1.3 DUAL MAX. 8 DUAL |
| DENSITY | 2 DUAL MAX. 11.0 DUAL MAX. | 1.3 DUAL MAX. 8 DUAL |
| FRONT SETBACKS | NOT SPECIFIED | 25 FT MIN. FROM REAR |
| FRONT SETBACK | NOT SPECIFIED | 20 FT MIN. |
| FRONT YIELD | NOT SPECIFIED | 50 FT MAX. |
| BUILDING HEIGHT | 20 FT MAX. 25 FT MAX. | 9 FT MAX. 22.8 FT MAX. |
| OPEN AREA | 20% MIN. 25% MIN. | 9% 22.8 FT MAX. |

*BASED ON GROSS SITE AREA OF 2,994 AC. OR 200,700 S.F.

IMPERVIOUS CALCULATIONS

| | |
|------------------------------------|-------------|
| PAVING (including driveways) | 14,966 S.F. |
| LEAD WALKS | 794 S.F. |
| STOOPS | 192 S.F. |
| PROP. BLDGS. | 14,400 S.F. |
| EX. BLDGS. | 4,278 S.F. |
| EX. SIDEWALK | 1,368 S.F. |
| PROP. SIDEWALK | 2,120 S.F. |
| TOTAL | 38,118 S.F. |
| 38,118 S.F. ÷ 205,888 S.F. = 18.5% | |
| MAX PERMITTED: 41,177 S.F. = 20% | |

REVISIONS

| NO. | DESCRIPTION | BY | REV. | DATE |
|-----|-------------|----|------|------|
| 1 | | | | |
| 2 | | | | |

REVISIONS

| NO. | DESCRIPTION | BY | REV. | DATE |
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| 1 | | | | |
| 2 | | | | |