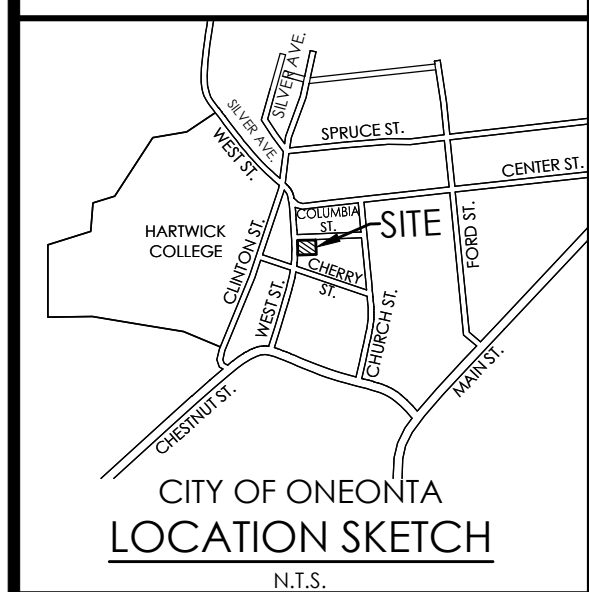


**SITE DATA:**

- 1.) TAX ACCT. NUMBER: 34 WEST ST.: 288.17-4-55  
38 WEST ST.: 288.17-4-32  
23 COLUMBIA ST.: 288.17-4-35  
25 COLUMBIA ST.: 288.17-4-34
- 2.) PARCEL ADDRESS: 34 WEST ST. ONEONTA, NY 13820  
38 WEST ST. ONEONTA, NY 13820  
23 COLUMBIA ST. ONEONTA, NY 13820  
25 COLUMBIA ST. ONEONTA, NY 13820
- 3.) TOTAL PARCEL AREA: 34 WEST ST.: 11,024 S.F. OR .25 ACRES  
38 WEST ST.: 3,082 S.F. OR .07 ACRES  
23 COLUMBIA ST.: 3,455 S.F. OR .09 ACRES  
25 COLUMBIA ST.: 4,482 S.F. OR .10 ACRES  
22,043 S.F. OR .51 ACRES
- 4.) EXISTING ZONING: WEST ST.: MU-2 (GATEWAY MIXED-USE)  
COLUMBIA ST.: R-4 (TRADITIONAL RESIDENTIAL)
- 5.) EXISTING USE: 34 WEST ST.: SINGLE FAMILY  
38 WEST ST.: SINGLE FAMILY  
23 COLUMBIA ST.: 3 FAMILY  
25 COLUMBIA ST.: 2 FAMILY
- 6.) PROPOSED USE: WEST ST.: 4 FAMILY RESIDENCE AND 2 FAMILY RESIDENCE  
COLUMBIA ST.: 4 FAMILY RESIDENCE
- 7.) ZONING AREA REQUIREMENTS:
 

R-4 & MU-2	REQUIRED	PROPOSED
PARKING:	16 SPACES	16 SPACES*
STALL SIZE:	9'x18'	9'x18'
MIN. LOT WIDTH:	30 FT.	35 FT.
MIN. LOT AREA:	4,000 S.F.	22,043 S.F.
MIN LOT AREA PER UNIT:	1,000 S.F.	2,204 S.F.
MAX BUILDING HEIGHT:	NONE	N/A
MIN FRONT YARD:	12'	12'
MIN REAR YARD:	12'	101' (MEETS BLDG CODE)
MIN SIDE YARD:	BLDG CODE	3.5' (MEETS BLDG CODE WITH 1 HR FIRE RATED WALL)
GREEN SPACE:	40%	37%*
- 8.) THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO USACE FEDERAL WETLAND INVENTORY.
- 9.) THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
- 10.) THE PROJECT IS NOT LOCATED IN A FLOOD ZONE PER FIRM COMMUNITY PANEL # 340667 0005 B. DATED SEPTEMBER 29, 1978.
- 11.) PUBLIC WATER WILL BE PROVIDED BY THE CITY OF ONEONTA.
- 12.) PUBLIC SANITARY SEWER WILL BE PROVIDED BY THE CITY OF ONEONTA.
- 13.) STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE OWNER OF THE PROPERTY.
- 14.) ELECTRIC WILL BE PROVIDED BY NYSEG.
- 15.) GAS WILL BE PROVIDED BY NYSEG.
- 16.) ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ONEONTA.



Client: HOUSING VISIONS CONSULTANTS, LLC  
1201 E. FAYETTS STREET  
SYRACUSE, NY 13210

**Passero Associates**  
242 WEST MAIN STREET, SUITE 100 (585) 325-1000  
Rochester, New York 14614 Fax: (585) 325-1691  
Principal-in-Charge: John F. Caruso, P.E.  
Project Manager: David L. Cox, P.E.  
Designed by: Matt Nissen, E.I.T.



**Revisions**

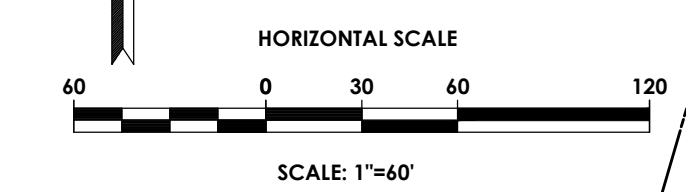
No.	Date	By	Description
1	11/14/14	DC	REVISED PER CITY COMMENTS
2	7/24/15	DC	REVISED PER CITY COMMENTS
3	8/11/15	DC	REVISED PER CITY COMMENTS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7200 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

**50% CONSTRUCTION DOCUMENTS**  
**SITE PLAN**  
**ONEONTA HEIGHTS**  
34 & 38 WEST STREET,  
23 & 25 COLUMBIA STREET  
ONEONTA, NY 13820  
City of Oneonta, Otsego County, New York

Project No: **20141930.0001**  
Drawing No: **C 101** Sheet No: **1**  
Scale: **1"=20'**  
Date: **7/31/2015**

**ADJOINING PROPERTIES MAP**



**LEGEND**

	PROPERTY LINE
	SETBACK LINE
	ZONING LINE
	EXISTING FENCE LINE
	R.O.W.
	EDGE OF EXISTING PAVEMENT
	PROPOSED PAVEMENT
	PROPOSED CURB
	PROPOSED BUILDING AND DOOR
	PROPOSED CONCRETE SIDEWALK
	EXISTING CONCRETE SIDEWALK
	PROPOSED SIGN
	PROPOSED PAINTED HC SYMBOL

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