

ZONING NOTES

ZONING DISTRICT: R-3 HIGH-DENSITY RESIDENTIAL DISTRICT

	REQUIRED	ACTUAL
MINIMUM LOT SIZE:	4,000 SF	XX.XX ACRES
MINIMUM LOT FRONTAGE:	30 LF	355 LF
MAXIMUM LOT COVERAGE:	60%	XX%
MAXIMUM BUILDING HEIGHT:	N/A	N/A
OFF STREET PARKING:	0.6 PER BED	XXX
PARKING AREA SETBACK:	MIN. 10 FT	10 FT
BUILDING SETBACK:	30 FT*	30 FT
BUILDING FOOTPRINT AREA:	N/A	XX,XXX SF

* BUILDING SETBACK OF 30 FEET ALLOWS FOR AN EXTERIOR WALL FIRE RATING OF 0 HOURS (SETBACK MAY BE REDUCED IF EXTERIOR WALL FIRE RATING IS INCREASED, SEE NYS BUILDING CODE CHAPTER 6, LATEST EDITION, FOR REQUIRED RATING).

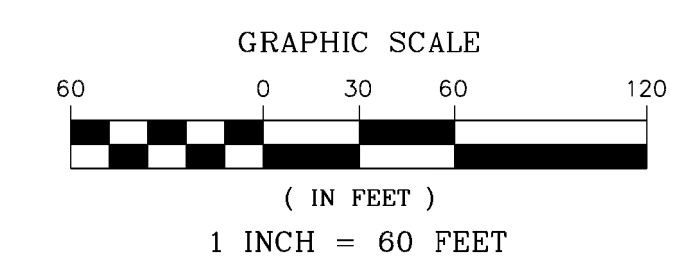
PARCEL #	CURRENT PROPERTY OWNER	TM#	PROPERTY ADDRESS
①	JANET C. IZZO	288.6-1-3	10-12 BLODGETT DR.
②	JANET C. IZZO	288.6-1-2	NONE LISTED
③	JANET C. IZZO	288.6-1-62	NONE LISTED
④	EMERSON & CAROLINE WASSEHNOVA	NONE ASSIGNED	NONE LISTED
⑤	RICHARD & KAREN WOODS	288.6-1-64	150 BLODGETT DR.
⑥	RICHARD & KAREN WOODS	288.6-1-63	NONE LISTED
⑦	JANET C. IZZO	288.6-1-62	NONE LISTED

 = PARCEL INCLUDED IN PROPOSED DEVELOPMENT



N/T
CATSKILL AREA HOSPICE AND
PALLIATIVE CARE, INC.
L1048 P.11
REC. JUNE 4, 2004
TM# 275.00-1-36

NOT FOR CONSTRUCTION



WARNING:
This is a preliminary plan. It is not intended to be used for construction. It is subject to change without notice. The user of this plan assumes all responsibility for its use. No warranty is made by the engineer for its use.

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ONEONTA STUDENT HOUSING
CITY OF ONEONTA
OTSEGO COUNTY, NY

EXISTING CONDITIONS PLAN

SHEET NO.
C010

PROJECT NO.
200.26412

DATE: 10/17/12

CAD FILE NO. 20026412.SITE.DGN