

LOT KEY MAP
SCALE: 1" = 1000'

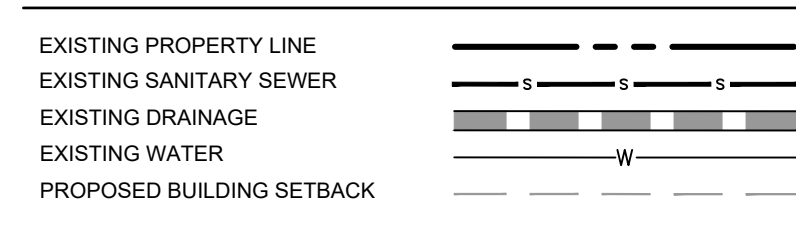
BULK REGULATIONS		
PROVISION	REQUIRED	PROPOSED
MIN. LOT AREA (SQ-FT)	10,890	22,215
MAX. LOT COVERAGE (%)	70%	45.0%
MAX. BUILDING HEIGHT (FT)	35	31'
MIN. DISTANCE FROM FAIRWAY (FT)	100	245
YARDS (MINIMUM)		
MIN. FRONT YARD SETBACK (FT)	4	13
MIN. REAR YARD SETBACK (FT)	10	38.4
MIN. SIDE YARD SETBACK (FT)	7.5	10.2

HOMES DESIGN STANDARDS COMPLIANCE TABLE		
REQUIRED PROVISION	COMMENTS	SATISFIED
EXISTING FEATURES WITHIN 200 FT. OF STRUCTURE	PROVIDED ON SITE PLAN & UTILITY PLAN.	✓
EXISTING TOPOGRAPHIC SURVEY	1 FT CONTOURS PROVIDED, NO ROCK OUTCROPPINGS.	✓
PROVIDE TREE SURVEY PLAN	NO EXISTING TREES PRESENT ON LOT. THEREFORE NO TREE SURVEY REQUIRED.	✓
SHOW DRIP LINE OF EACH TREE WITHIN LIMITS OF DISTURBANCE	NO EXISTING TREES PRESENT WITHIN LIMITS OF DISTURBANCE.	✓
SLOPES MAP DELINEATING: 0-15%, 15-30%, >30%	SLOPES MAP PROVIDED ON SHEET 2.	✓
SHOW THE ALLOWABLE DISTURBANCE AREA (ADA), THE "TRANSITIONAL AREA", THE "DRIVEWAY ENVELOPE", AND "SEWER ENVELOPE"	ALL BUILDINGS AND PARKING AREAS ARE LOCATED WITHIN THE ADA, "DRIVEWAY ENVELOPE" AND/OR "SEWER ENVELOPE".	✓
SHOW PROPOSED STRUCTURES, USES ON THE LOT, INGRESS, EGRESS AND PARKING.	PROVIDED ON THE SITE PLAN SHEET.	✓
SHOW PROPOSED BUILDING SET BACK LINES.	PROVIDED ON THE SITE PLAN SHEET.	✓
PROVIDE BULK DATA TABLE SHOWING TOTAL IMPERVIOUS SURFACE AREA ON THE LOT, MDP BULK DESIGN STANDARDS INCLUDING MAXIMUM LOT COVERAGE.	THE BULK TABLE IS LOCATED ON THIS SHEET.	✓
PROVIDE DRAWINGS OF ANY PROPOSED STRUCTURES	PROVIDED IN THE ARCHITECTURAL DRAWING SET.	✓
PROVIDE AN EXTERIOR LIGHTING AND PHOTOMETRIC PLAN.	PROVIDED ON LIGHTING PLAN COMPLETED BY WHITMAN ENGINEERING, P. C.	✓
PROVIDE A UTILITY PLAN	THE LOCATION OF ALL EXISTING AND PROPOSED UTILITY LINES ARE SHOWN ON THE GRADING AND UTILITY PLAN.	✓
PROVIDE A GRADING PLAN	ALL GRADING AND SPOT ELEVATIONS ARE SHOWN ON THE GRADING AND UTILITY PLAN.	✓
PROVIDE A STORM WATER MANAGEMENT PLAN (SMP) INCLUDING EROSION AND SEDIMENT CONTROL	THE DRAINAGE PLAN IS LOCATED ON THE GRADING AND UTILITY PLAN AND THE EROSION AND SEDIMENT CONTROL IS ITS OWN PLAN.	✓
PROVIDE ENGINEERING DETAILS ON RETAINING WALLS	PROVIDED IN THE STRUCTURAL DRAWING SET & DETAILS 3	✓
PROVIDE A PROPOSED LANDSCAPING PLAN	PROVIDED IN THE LANDSCAPE DRAWING SET.	✓
SHOW THE BOUNDARIES OF THE CONSERVATION EASEMENT	LOT 27 & 29 DOES NOT ABUT ANY NATURAL AREAS AT THE TOE OF THE FORESTED SLOPE. THEREFORE DEMARCATION MARKERS ARE NOT SHOWN.	✓
PROVIDE DRIVEWAY PROFILE	THE DRIVEWAY PROFILE IS LOCATED ON SHEET 2.	✓
PRESERVE STONE WALLS AND HEDGEROWS IN THE TRANSITIONAL AREA.	LOT 27 & 29 DOES NOT CONTAIN ANY NATURAL STONEWALLS OR HEDGEROWS.	✓
TAKE ADVANTAGE OF THE TOPOGRAPHY RATHER THAN GRADING	A MULTI-LEVEL STRUCTURE WITH A WALK-OUT BASEMENT IS PROPOSED.	✓

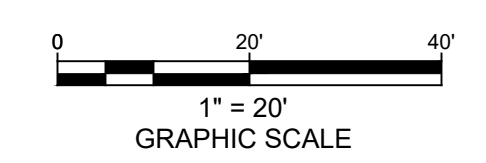
SITE DATA

ZONING DISTRICT: RESIDENTIAL VACANT LAND
 LOT SIZE: 0.86 ACRES
 TAX GRID No.: 132000-7066-02-782702 & 788715
 PROPERTY ADDRESS: 300 WOOD DUCK RD AMENIA, NY 12501
 REBECCA ESPINOSA & CAIO ZAPATA
 300 WOOD DUCK RD AMENIA, NY 12501

LEGEND



SITE PLAN
SCALE: 1" = 20'



- MAP NOTES:**
- PROPERTY DATA BASED UPON PROPOSED SUBDIVISION PLAN DATED 1/8/2015, PREPARED BY VHB.
 - TOPOGRAPHIC DATA BASED UPON AN ACTUAL SURVEY PREPARED BY VHB ON OR BEFORE SEPTEMBER 21, 2022.
 - OTHER SITE FEATURES BASED ON UTILITY DRAWINGS PREPARED BY VHB.

- RELATED DESIGN DOCUMENTS:**
- THIS SITE PLAN DRAWING SET CONTAINS CONSTRUCTION DETAILS FOR ALL DESIGN ELEMENTS THAT ARE PART OF THE CIVIL DESIGN PACKAGE.
 - FOR ADDITIONAL DETAIL AND DESCRIPTION OF MATERIALS TO BE USED PLEASE REFER TO THE ARCHITECTURAL, LANDSCAPING, STRUCTURAL, OR OTHER PLANS & DRAWINGS DEVELOPED FOR THIS PROJECT AND SUBMITTED TO THE BUILDING DEPARTMENT BY THE STONELEAF CONSTRUCTION TEAM.

DATE	REVISION

ENGINEERING, DESIGN, & PLANS PREPARED BY:
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FOR DRC REVIEW

ESPINOSA & ZAPATA RESIDENCE
LOT LL-27 & 29
 TOWN OF AMENIA DUTCHESS COUNTY, NY
SITE PLAN & CONFORMANCE

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
1/30/2024	1" = 20'	RED	RED	RAR	13-018 LL27&29	1 of 4