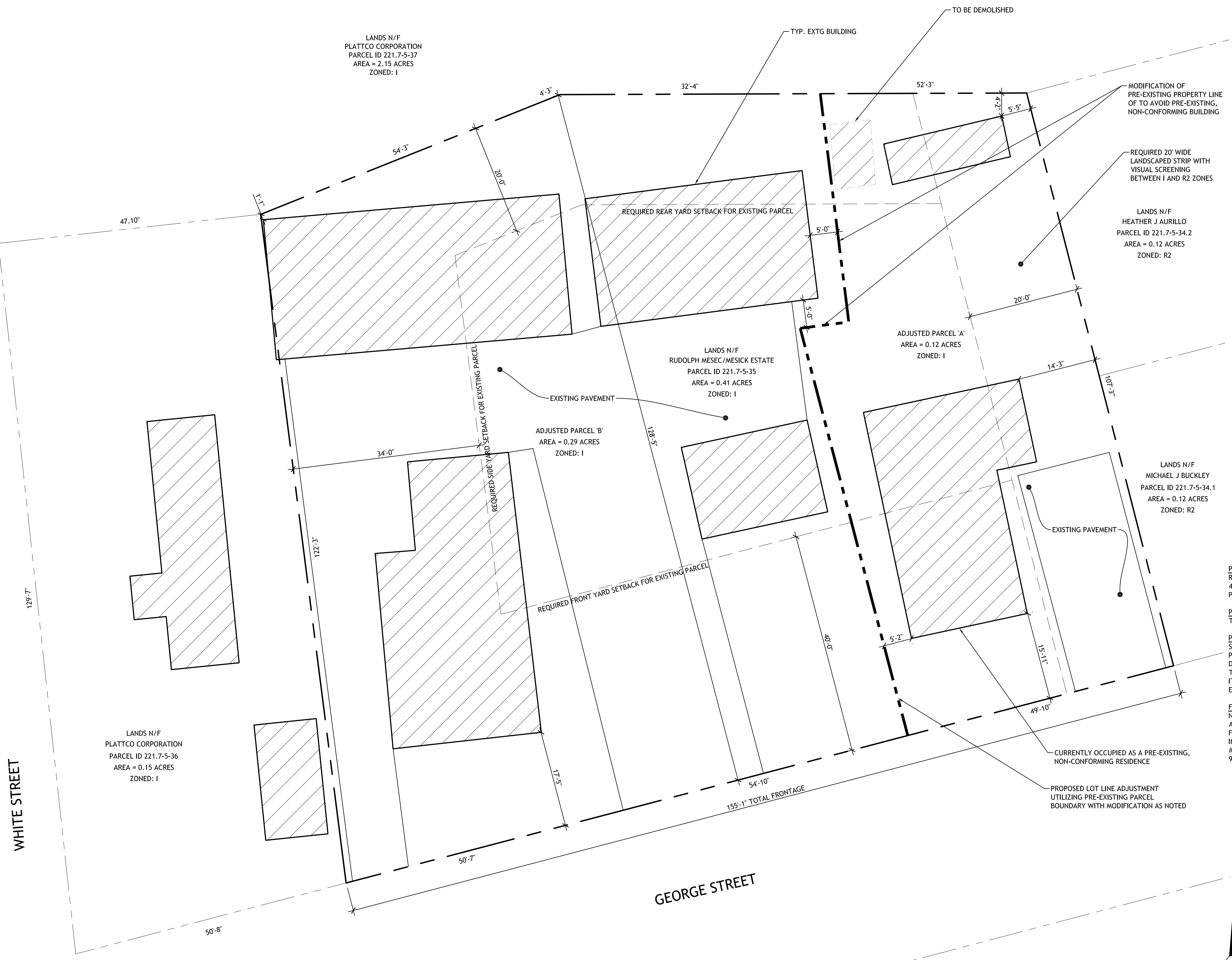




LOCATION PLAN
SCALE: 1" = 80'



PARCEL OWNER/APPLICANT:
RUDOLPH MESEK /MESICK ESTATE
4 GEORGE STREET
PLATTSBURGH, NY 12901

PROJECT PARCEL:
TAX MAP ID Z21.7-5-35

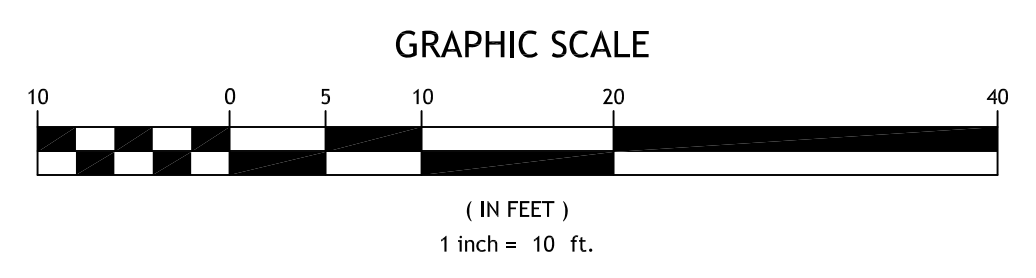
PROPOSED PROJECT:
SUBDIVIDING A LOT OFF CURRENT PARCEL WHICH WAS ALREADY DEEDED SEPARATELY AND USED TO BE ITS OWN PARCEL. MODIFY ITS PROPERTY LINE TO AVOID EXISTING BUILDING.

FLOODPLAIN NOTE:
NO PORTIONS OF THE PROPERTY ARE WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP #36019C0604D, EFFECTIVE 9/28/2007

ZONED - I INDUSTRIAL (EXISTING PARCEL)				
DESCRIPTION	REQUIRED	PROVIDED	PARCEL 'A'	PARCEL 'B'
MIN. LOT SIZE	15,000 SF	17,809 SF	5,211 SF	12,598 SF
MIN. LOT WIDTH	100 FT	155 FT	50 FT	105 FT
MIN. LOT DEPTH	100 FT	128 FT	120 FT	128 FT
MAX BLDG. AREA	50% (65% W/ S.U. PERMIT)	29%	23%	31%
MIN. OPEN SPACE	20%	42%	64%	32%
MIN. FRONT YD SETBACK	40 FT	16 FT	16 FT	18 FT
MIN. SIDE YD SETBACK	20 FT / 40 FT	0 FT / 15 FT	5 FT / 10 FT	0 FT / 5 FT
MIN. REAR YD SETBACK	20 FT	1 FT	4 FT	1 FT
MAX BLDG. HEIGHT	48 FT OR 4 STORIES	<48 FT	<48 FT	<48 FT

HATCH LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE WALK/PAD
- PROPOSED BUILDING COVERAGE
- PROPOSED OPEN SPACE
- EXISTING EASEMENT
- EXISTING BUILDING



SKETCH SUBDIVISION PLAN
SCALE: 1" = 10'

MESICK ESTATE SUBDIVISION

2 - 4 - B - 10 GEORGE STREET, CITY OF PLATTSBURGH, CLINTON COUNTY, NY

REVISIONS

#	BY	DATE

SKETCH SUBDIVISION PLAN

PROJECT NO. 19053
DATE 08-01-19
DRAWN BY JBF
CHECKED BY MSC

C100