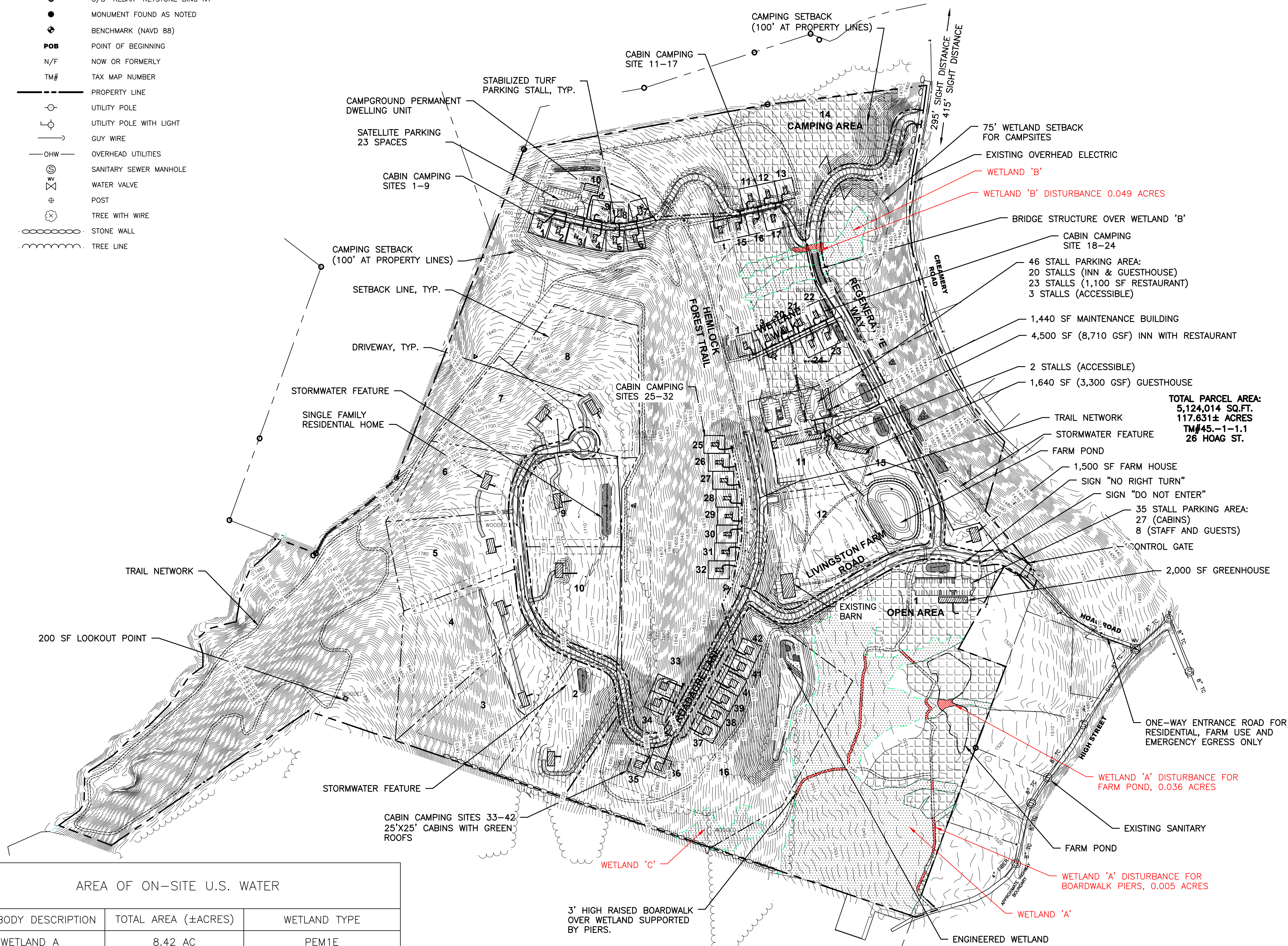


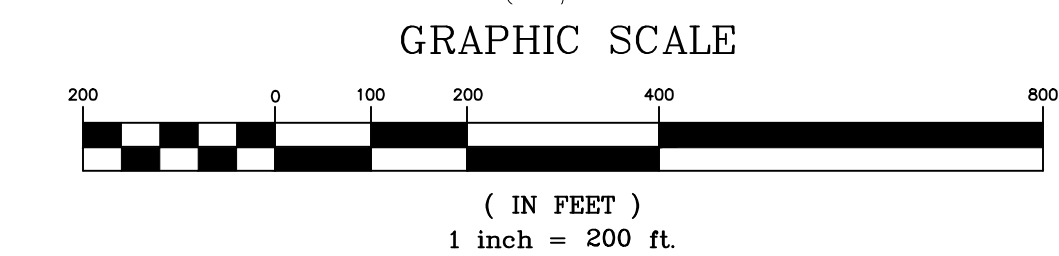
- LEGEND
- 5/8" REBAR "KEYSTONE BING NY"
 - MONUMENT FOUND AS NOTED
 - BENCHMARK (NAVD 88)
 - POINT OF BEGINNING
 - NOW OR FORMERLY
 - TAX MAP NUMBER
 - PROPERTY LINE
 - UTILITY POLE
 - UTILITY POLE WITH LIGHT
 - GUY WIRE
 - OVERHEAD UTILITIES
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - POST
 - TREE WITH WIRE
 - STONE WALL
 - TREE LINE



AREA OF ON-SITE U.S. WATER		
WATERBODY DESCRIPTION	TOTAL AREA (±ACRES)	WETLAND TYPE
WETLAND A	8.42 AC	PEM1E
WETLAND B	0.87 AC	PEM1E
WETLAND C	0.57 AC	PEM1E

WETLAND AREA TO BE DISTURBED DURING CONSTRUCTION		
WATERBODY DESCRIPTION	DISTURBANCE AREA	WETLAND TYPE
WETLAND A	0.041 AC	PEM1E
WETLAND B	0.049 AC	PEM1E
WETLAND C	0.000 AC	PEM1E
TOTAL	0.090 AC	

NOTE: DISTURBANCE AREA FOR WETLAND A INCLUDES BOTH THE FARM POND AND PIERS TO SUPPORT THE RAISED BOARDWALKS.



ZONING NOTES

ZONING DISTRICT: RURAL CONSERVATION DISTRICT (RC)
TAX MAP NO. 45-1-1.1

	REQUIRED	ACTUAL
MINIMUM LOT SIZE:	2 ACRES	2+ ACRES
MINIMUM LOT WIDTH:	200 LF	200+ LF
MAXIMUM LOT COVERAGE:	40%	<40%
MINIMUM YARD DIMENSIONS:		
FRONT	25 LF	25 LF
REAR	50 LF	50 LF
SIDE	25 LF	25 LF
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT
OFF STREET PARKING:		
RESIDENTIAL LOTS: NINE (9)		
2/DWELLING UNIT	18	18
RESTAURANT: 1,100 SF		
1/50 SF	22	23
INN AND GUESTHOUSE: 20 ROOMS		
1/RENTAL ROOM	20	20
FARM HOUSE	2	
GREENHOUSE		8 (INCLUDES 2 ACCESSIBLE SPACES)
ACCESSIBLE STALLS		5
SUBTOTAL		76
MINIMUM COMMON OPEN SPACE:	10%	25%

PRIVATE CAMPGROUND REQUIREMENTS:
(CAMPGROUND MAY OPERATE FROM APRIL 1ST THROUGH NOVEMBER 30TH)

	REQUIRED	ACTUAL
PARCEL SIZE:	10 ACRES	54± ACRES
MINIMUM LOT FRONTAGE:	150 LF	860± LF
DEVELOPMENT AREA:	40%	9%
NUMBER OF CAMPSITES:	50	40
SETBACK FOR CAMPS:	100 LF	100 LF
CAMP SITE AREA:	1,600 SF	4,495+ SF
OFF STREET PARKING:		
2/CAMP SITE: 42 SITES (INCLUDES CAMPGROUND PERMANENT DWELLING)	84	
ONSITE PARKING SPACES		35
OFFSITE PARKING SPACES		50
SUBTOTAL		85
TOTAL		161

SUITABLE COMMON OPEN SPACES (W/ SLOPES <15% AND NO WETLAND):

LOT 1	268,140.58± SF	6.156± ACRES
LOT 14	318,899.44± SF	7.321± ACRES
	TOTAL:	13.477± ACRES

LEGEND

- COMMON AREA SHADE
- WETLAND AREA SHADE
- BOARDWALK AREA SHADE
- WETLAND DISTURBANCE AREA SHADE

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WARNING:
This is a preliminary drawing. It is not to be used for construction without the approval of the architect. The architect is not responsible for any errors or omissions in this drawing. The user of this drawing assumes all liability for any and all consequences of its use.

NO.	DATE	REVISION
6	10/20/22	REVISED FARM POND LAYOUT
5	9/16/22	REVISED GRADING
4	7/22/22	PLANNING BOARD REVIEW
3	5/20/22	PLANNING BOARD REVIEW
2	4/22/22	REVISED BOARD REVIEW
1	3/28/22	REVISED LAYOUT, ADD PLAN AND PROFILES

BROADACRE FARM SUBDIVISION
26 HOAG ROAD
TOWN OF ROCKLAND
SULLIVAN COUNTY, NY
MASTER PLAN

SHEET NO.
C050
PROJECT NO.
3127.16620
DATE:
10/19/2021
SAD FILE NO.: 312716620-SITE