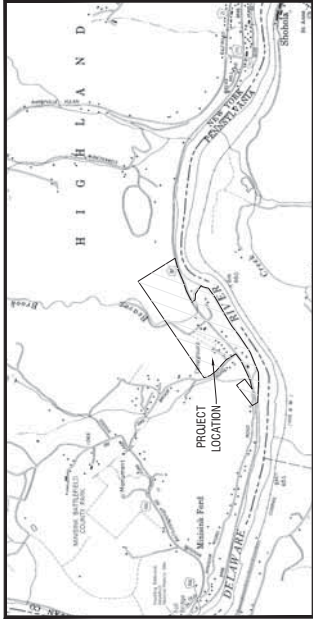


CAMP FIMFO CATSKILL

3854 STATE ROUTE 97

BARRYVILLE, NY 12719

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LOCATION MAP
N.T.S.

SUN NG KITTATINNY RV LLC

27777 FRANKLIN ROAD, SUITE 200

SOUTHFIELD, MI 48304

PROJECT NO: 2220488

MAY 16, 2022

REVISED: JULY 7, 2022



BULK TABLE: ZONING DISTRICT: HAMLET COMMERCIAL DISTRICT (H-C) & RESIDENTIAL AGRICULTURAL (R-2) ZONING REQUIREMENTS:

LOT WIDTH MINIMUM PRINCIPLE	H-C REQUIRED 150 FT 125 FT	PROPOSED 240 FT 240 FT	R-2 REQUIRED 200 FT 200 FT	PROPOSED 240 FT 240 FT
FRONT	20/45 FT	20/45 FT	50/75 FT	50/75 FT
REAR	50 FT	50 FT	50 FT	50 FT
SIDES	20 FT	20 FT	30 FT	30 FT
ACCESSORY FRONT	20/45 FT	20/45 FT	50/75 FT	50/75 FT
REAR	15 FT	15 FT	15 FT	15 FT
SIDES	10 FT	10 FT	10 FT	10 FT
MINIMUM LOT COVERAGE	50%	50%	10%	10%
MINIMUM HEIGHT	35 FT	35 FT	35 FT	35 FT
PARKING SPACES	1 SPACE PER CAMP SITE (545 REQUIRED)	445 SPACES		

NOTES:
FRONT YARD SETBACK SHALL BE MAINTAINED AS FOLLOWS: 25, 30, 30 OR 50 FT TO PROPERTY LINE OR 45, 60 OR 75 FT TO CENTERLINE OF ROAD IF PROPERTY LINE IS CENTER OF ROAD.
REAR YARD SETBACK SHALL BE MAINTAINED AS FOLLOWS: 25, 30, 30 OR 50 FT TO PROPERTY LINE OR 45, 60 OR 75 FT TO CENTERLINE OF ROAD IF PROPERTY LINE IS CENTER OF ROAD.
SIDE YARD SETBACK SHALL BE MAINTAINED AS FOLLOWS: 25, 30, 30 OR 50 FT TO PROPERTY LINE OR 45, 60 OR 75 FT TO CENTERLINE OF ROAD IF PROPERTY LINE IS CENTER OF ROAD.
A MINIMUM BUILDING SETBACK LINE OF AT LEAST 50 FEET FROM THE HIGH WATER LINE FOR RUNNING WATER, OR ANY OTHER BODIES OF WATER.
100 FT PROPERTY LINE SETBACK FROM RESIDENTIAL USES**
50 FT CAMPING BUFFER

100 FT SETBACK FROM 50 FT CAMPING BUFFER HAS BEEN APPLIED TO NEW CAMPING BUFFER. THE 50 FT CAMPING BUFFER IS MAINTAINED WITH 4 FT MINIMUM SETBACK FROM CAMPING BUFFER TO REAR PROPERTY LINE. THE 50 FT CAMPING BUFFER IS MAINTAINED WITH 4 FT MINIMUM SETBACK FROM CAMPING BUFFER TO REAR PROPERTY LINE. THE 50 FT CAMPING BUFFER IS MAINTAINED WITH 4 FT MINIMUM SETBACK FROM CAMPING BUFFER TO REAR PROPERTY LINE. THE 50 FT CAMPING BUFFER IS MAINTAINED WITH 4 FT MINIMUM SETBACK FROM CAMPING BUFFER TO REAR PROPERTY LINE.

SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT

100 S. STATE ST.
SOUTHFIELD, MI 48304
PHONE: (248) 444-3980

ADDRESS & TAX MAP INFORMATION:

27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48304

DEVELOPER (APPLICANT):

SUN NG KITTATINNY RV LLC
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48304

AREA:

27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48304

TOTAL PAVEMENT AREA:

27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48304

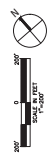
This is a preliminary site plan. It is not intended to be used for construction. It is for informational purposes only. It is not intended to be used for construction. It is for informational purposes only.

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NORTHGATE RESORTS
SUITE 200
38 COMMERTS AVE. SW
GRAND RAPIDS, MI 49503

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CAMP FIMFO CATSKILL
341.341.344 & 341.344 STATE ROUTE 97
TOWN OF HENK AND
SULLY COUNTY

3	07/07/2022	PRELIMINARY
2	06/07/2022	PRELIMINARY
1	05/07/2022	PRELIMINARY
NO.	DATE	DESCRIPTION
2220-148		
PROJECT NUMBER		
2220-148		
OWNER	SD	
REVIEWED BY	MM	
DESIGNER	REVIEW	
DATE	07/07/2022	

NOT FOR CONSTRUCTION

This is a preliminary plan. It is not to be used for construction. It is subject to change without notice. It is not to be used for any other purpose without the written consent of the engineer. It is not to be used for any other purpose without the written consent of the engineer.

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NORTHGATE RESORTS
38 COMMENCE AVE. SW
SUITE 200
GRAND RAPIDS, MI 49503

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CAMP FINCO CATSKILL
3411 34th Street, Catskill, NY 12015
TOWN OF AREA AND
SULLY COUNTY

PROJECT NUMBER	220448
DATE	07/07/2022
DESIGNED BY	LA BELLA
CHECKED BY	LA BELLA
DATE	07/07/2022

UTILITY PLAN

PROJECT NUMBER

C301

