

AREA MAP

1" = 400'

M-2 ZONING DISTRICT - BULK REGULATION

MINIMUM AREA - NOT REQ.
MINIMUM WIDTH - NOT REQ.
MINIMUM DEPTH - NOT REQ.
FRONT SETBACK - 10 FEET
SIDE SETBACK - SEE NOTE*
REAR SETBACK - SEE NOTE*
MAXIMUM HEIGHT - 60 FEET
MAXIMUM COVERAGE - 60%

* NO SIDE OR REAR YARD IS REQUIRED, BUT IF PROVIDED, THEY MUST BE AT LEAST SIX FEET AND IF A REAR YARD IS CONTIGUOUS TO A RESIDENTIAL DISTRICT, IT MUST BE AT LEAST TEN FEET IN THE C-2 AND C-3 DISTRICTS AND 30 FEET IN THE M-2 DISTRICTS. IN AN M-2 DISTRICT NO BUILDING MAY BE BUILT WITHIN 10 FEET OF A STREET LINE

AREA TABLE

LOT A	0.956 AC.
LOT B	0.622 AC.
LOT C	0.771 AC.
TOTAL	2.349 AC.

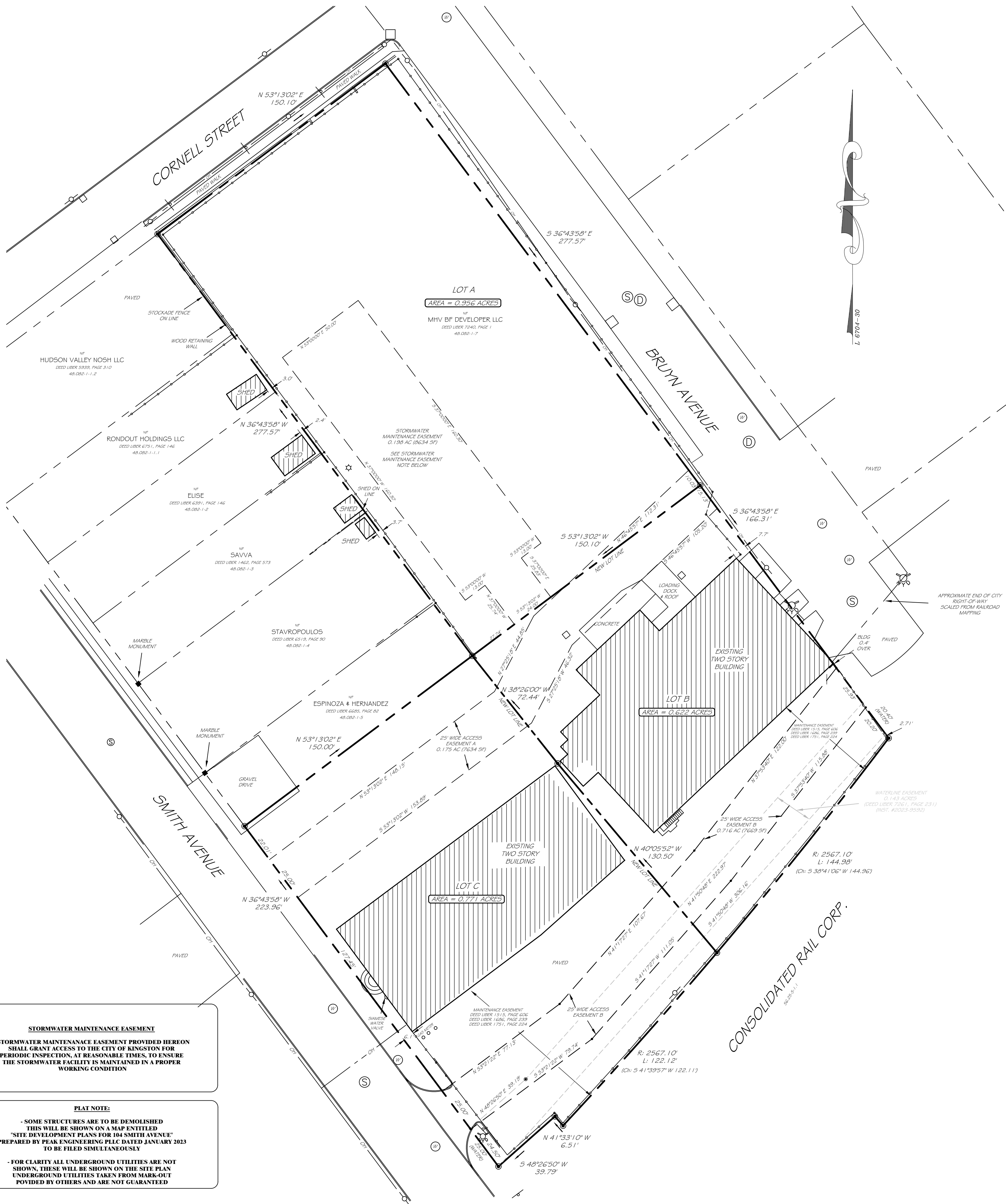
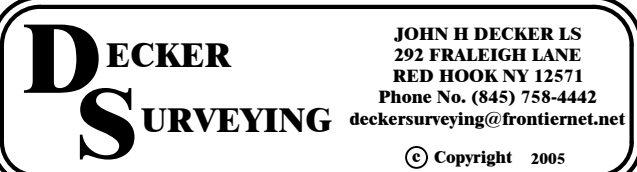
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND

---	PROPERTY BOUNDS
OH	OVERHEAD WIRES
-----	STONEWALL
-----	POST & WIRE FENCE
-----	STOCKADE FENCE
○	UTILITY POLE
□	CATCH BASIN
◇	DRAINAGE MANHOLE
●	PROPERTY ANGLE
+	ROAD SIGN
⊕	HYDRANT
⊖	WATER VALVE
⊙	SEWER MANHOLE



PROPERTY ADDRESS

TAX ID# 48.82-1-7
104 SMITH AVENUE
KINGSTON NY 12401

RECORD OWNER

MHV BF DEVELOPER LLC
PO BOX 180H
SCARSDALE NY 10583

OWNERS' ENDORSEMENTS

I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN HEREON.

OWNER

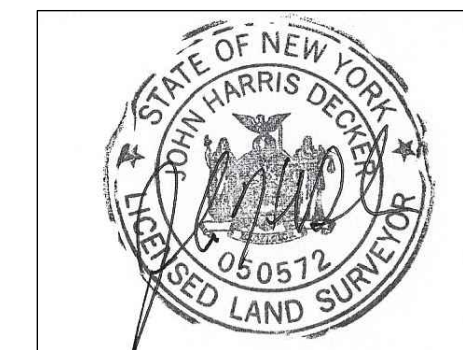
DATE

PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF KINGSTON, SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

MEMBER - CITY PLANNING BOARD

DATE



JOHN H. DECKER L.S. #050572

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND THE GOVERNMENTAL AGENCY LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE DECEMBER 20, 2022.
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE REPORT AND IS SUBJECT TO WHATEVER STATE OF FACTS SUCH A REPORT MAY REVEAL.

REVISED 8-20-23 UPDATE BUILDING LOCATION & ALTER PROPERTY LINE

SUBDIVISION PLAT

104 SMITH AVENUE SUBDIVISION

CITY OF KINGSTON
JANUARY 18, 2023

ULSTER COUNTY, NEW YORK
1" = 30'