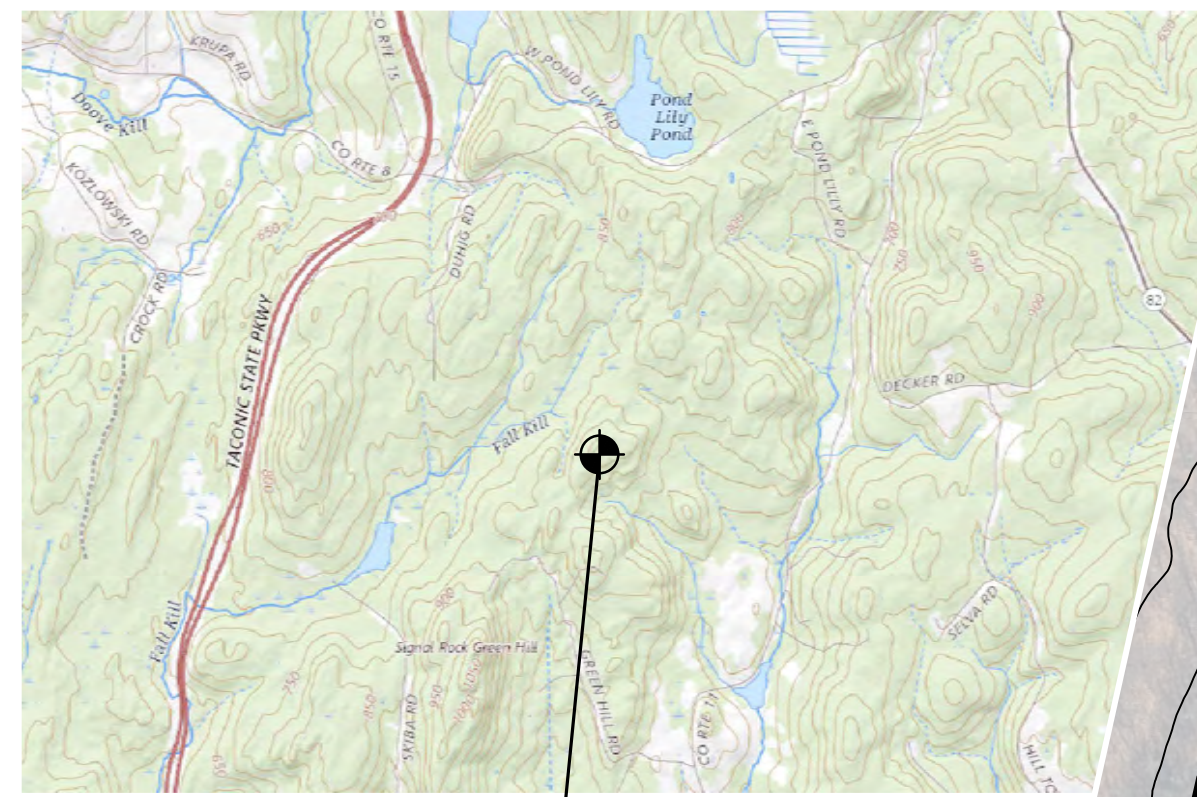


LOCATION MAP



SITE LOCATION  
COUNTY ROUTE 11  
GALLATIN, NY 12567

| ZONING SUMMARY                          |                  |                  |                     |          |
|---|------------------|------------------|---------------------|----------|
| TAX MAP NUMBER                          | LOT A - 203-1-22 |                  | LOT B - 204-1-1.110 |          |
| ZONING DISTRICT                         | RA-3 RESIDENTIAL |                  |                     |          |
| USE CATEGORY                            | DWELLING         |                  |                     |          |
| DESCRIPTION                             | REQUIRED         | LOT A - EXISTING | LOT A - PROPOSED    | LOT B    |
| LOT AREA PER DWELLING (ACRES), MIN.     | 3.0 AC           | 14.76 AC         | 14.76 AC            | 151.5 AC |
| BUILDING HEIGHT (FT), MAX.              | 35'              | N/A              | 35'                 | N/A      |
| LOT COVERAGE (%), MAX.                  | 7.0%             | 0.0%             | 2.0%                | 0.0%     |
| LOT WIDTH (FT), MIN.                    | 250'             | 1,577'           | 1,577'              | 1,700'   |
| LOT FRONTAGE (FT), MIN.                 | 250'             | N/A              | N/A                 | 1,243'   |
| DRIVEWAY SETBACK (FT), MIN.             | 15'              | 500' +           | 500' +              | 4,000' + |
| YARD DIMENSIONS/SETBACKS - MINIMUM (FT) |                  |                  |                     |          |
| FRONT                                   | 75'              | N/A              | 103'                | N/A      |
| SIDE                                    | 50'              | N/A              | 172'                | N/A      |
| REAR                                    | 100'             | N/A              | 150'                | N/A      |
| Notes:                                  |                  |                  |                     |          |

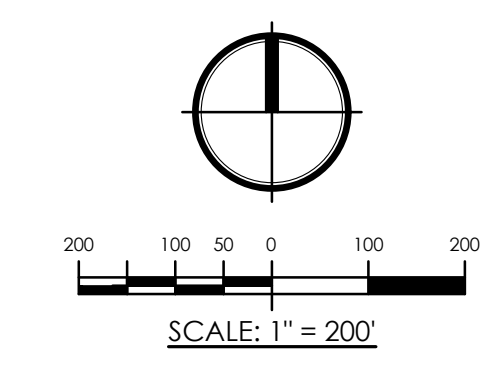
LOT A

LOT B

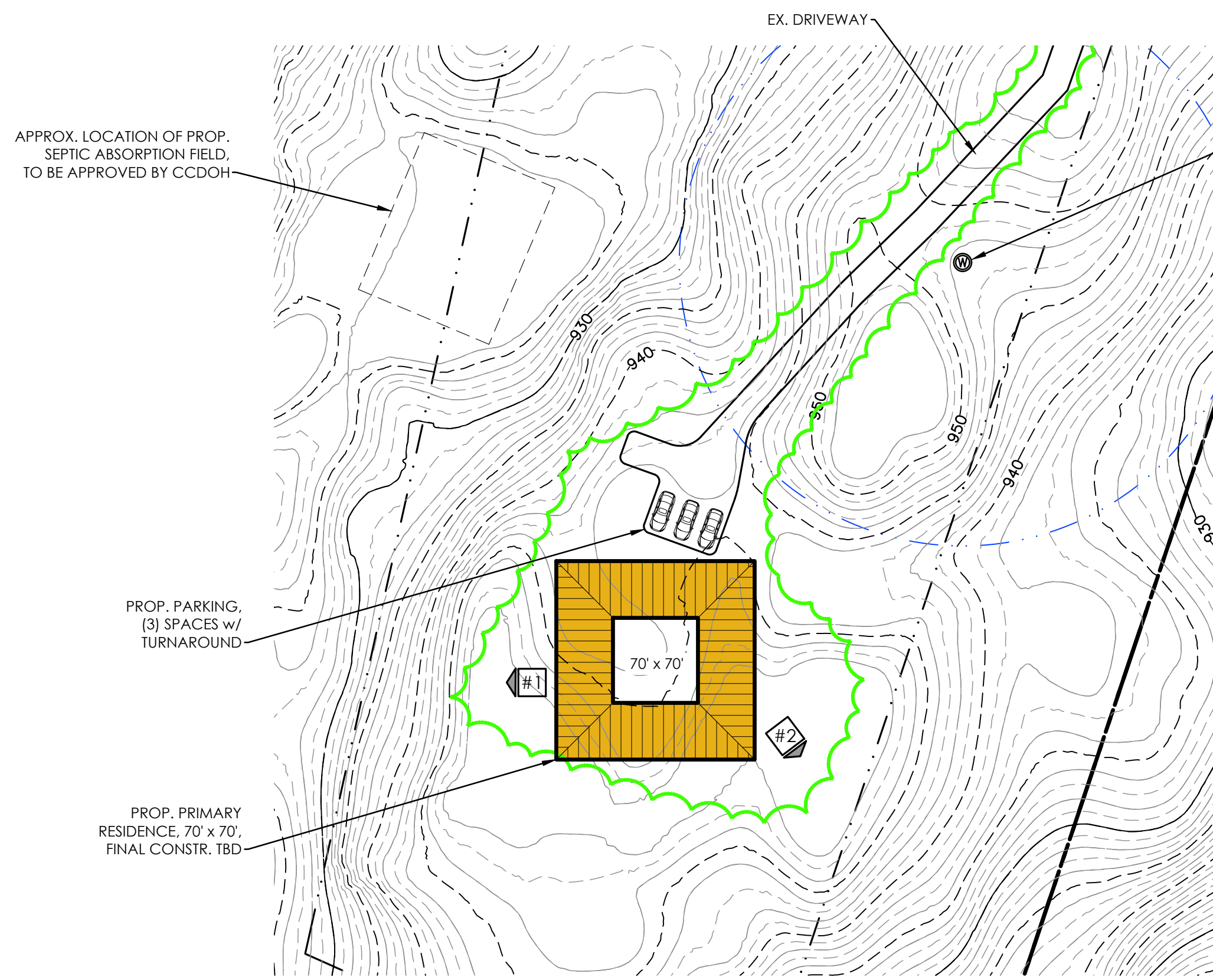
LANDS OF JAMES MURPHY  
TAX ID: 203-1-22  
TO BE CONVEYED TO CHRISTOPHER TSAI & ANDRE STOCKAMP

LANDS OF JAMES MURPHY  
TAX ID: 204-1-1.110  
TO BE CONVEYED TO CHRISTOPHER TSAI & ANDRE STOCKAMP

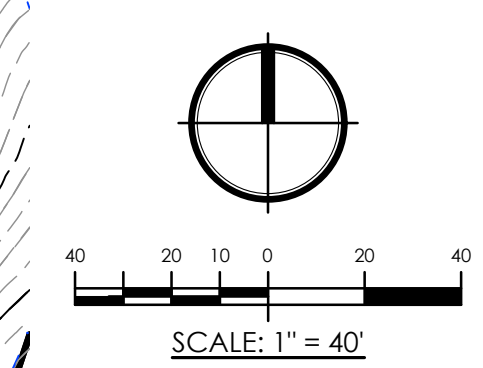
PROP. PRIMARY RESIDENCE, 70' x 70'  
TOWN OF GALLATIN RIDGELINE  
TOWN OF GALLATIN 200' RIDGELINE BUFFER



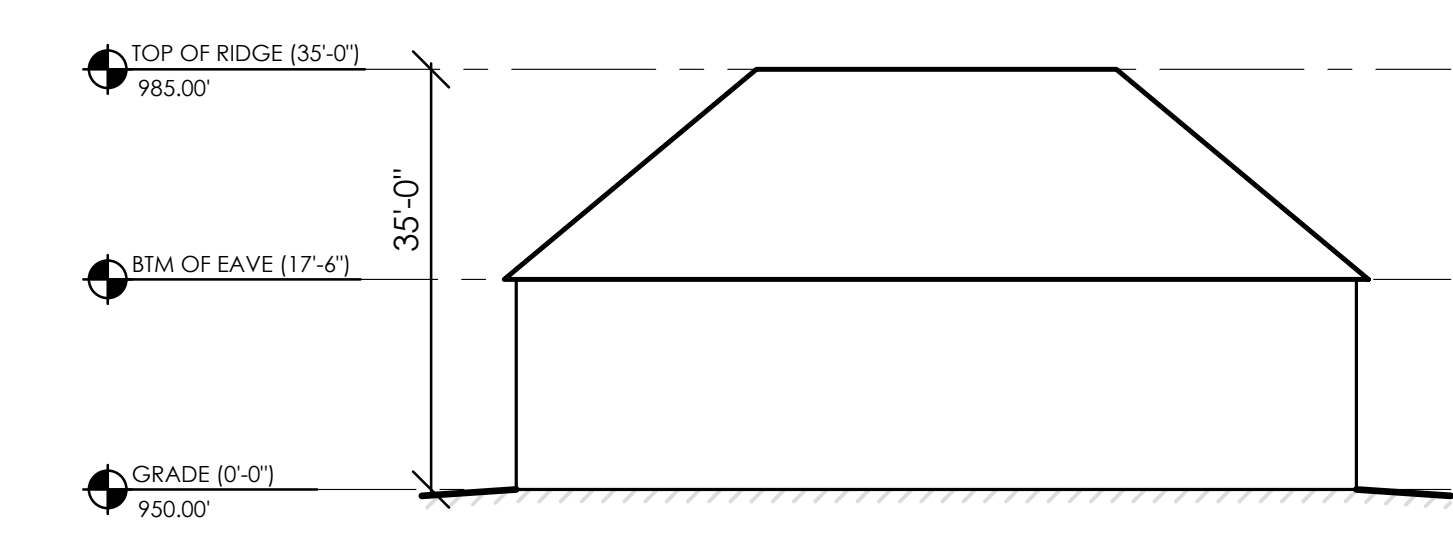
A OVERALL SITE PLAN  
SCALE: 1" = 200'



B SITE PLAN  
SCALE: 1" = 40'



- LEGEND**
- EXISTING CONTOUR 1' INTERVAL
  - - - EXISTING CONTOUR 5' INTERVAL
  - PROPERTY LINE
  - PROPERTY SETBACK LINE
  - WELL - SEPTIC SETBACK LINE
  - TOWN OF GALLATIN RIDGELINE
  - TOWN OF GALLATIN 200' RIDGELINE BUFFER
  - W PROPOSED WELL
  - PROPOSED ABSORPTION FIELD
  - EXISTING TREE LINE
  - # PHOTO KEY



C TYPICAL ELEVATION  
SCALE: 1/16" = 1'  
NOTE: APPROX. MAXIMUM BUILDING SIZE & HEIGHT SHOWN, FINAL BUILDING DESIGN TBD

**SITE NOTES:**

- SITE FEATURES, RIDGELINE AND RIDGELINE BUFFER, PROPERTY LINES, AND TOPOGRAPHY OBTAINED FROM AN UNOFFICIAL SURVEY MAP DEVELOPED BY WESLEY CHASE OF CHASE SURVEYING, DATED FEBRUARY 7, 2022.

**Proper & O'Leary Engineering. dpc**  
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P&O #: P&O # 22001.0  
DATE : 02/28/2022  
DRAWN BY: ARL | APPROVED BY: DBP

**REVISIONS:**

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**TSAI RESIDENCE  
RIDGELINE APPROVAL PLAN**

COLUMBIA COUNTY, NEW YORK  
T/O GALLATIN

SITE PLAN & ELEVATIONS

**C1.0**

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**TSAI RESIDENCE  
 RIDGELINE APPROVAL PLAN**

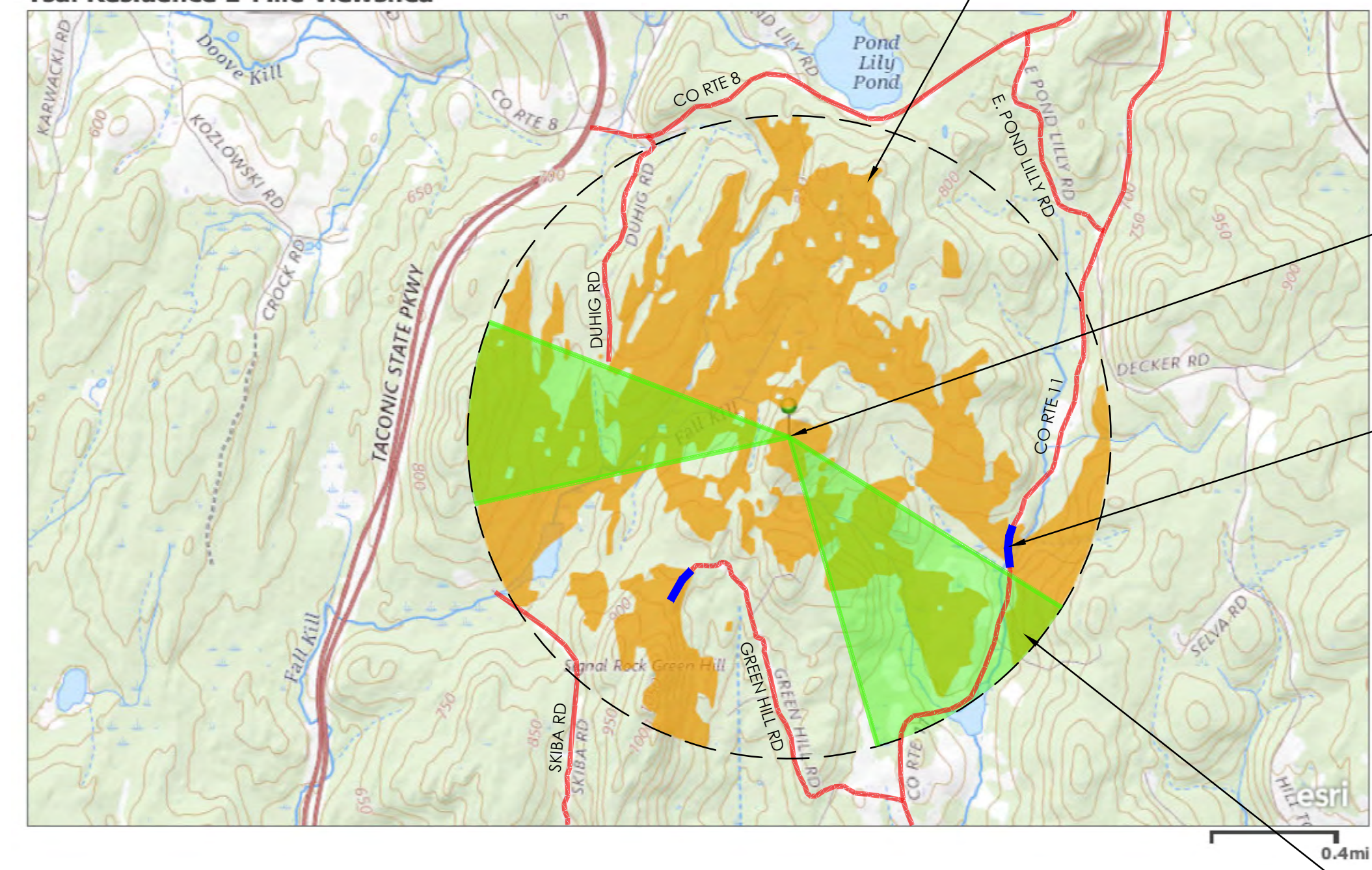
COLUMBIA COUNTY, NEW YORK

T/O GALLATIN

APPROXIMATE VIEWSHEDS

**C1.1**

2/11/22, 7:39 AM ArcGIS - Tsai Residence 1-Mile Viewshed



ORANGE SHADED AREA INDICATES AREAS WITHIN POSSIBLE VIEW OF HOUSE LOCATION BASED ON TOPOGRAPHY, EXCLUDING VEGETATION, TYP.

OCCUPATION POINT, APPROXIMATE HOUSE LOCATION, BASE ELEVATION OF 950.0' PLUS 35' BUILDING HEIGHT, FINAL ANALYSIS ELEVATION = 985.0', TYP.

BLUE AREAS INDICATE PUBLIC OBSERVATION POINTS THAT INTERSECT W/ TOPOGRAPHY-BASED VIEWSHED, TYP.

GREEN SHADED AREAS INDICATE ACTUAL VIEWSHEDS BASED ON ON-SITE DRONE ANALYSIS, TYP.



PHOTO #1

2/11/22, 10:32 AM ArcGIS - Tsai Residence 2-Mile Viewshed

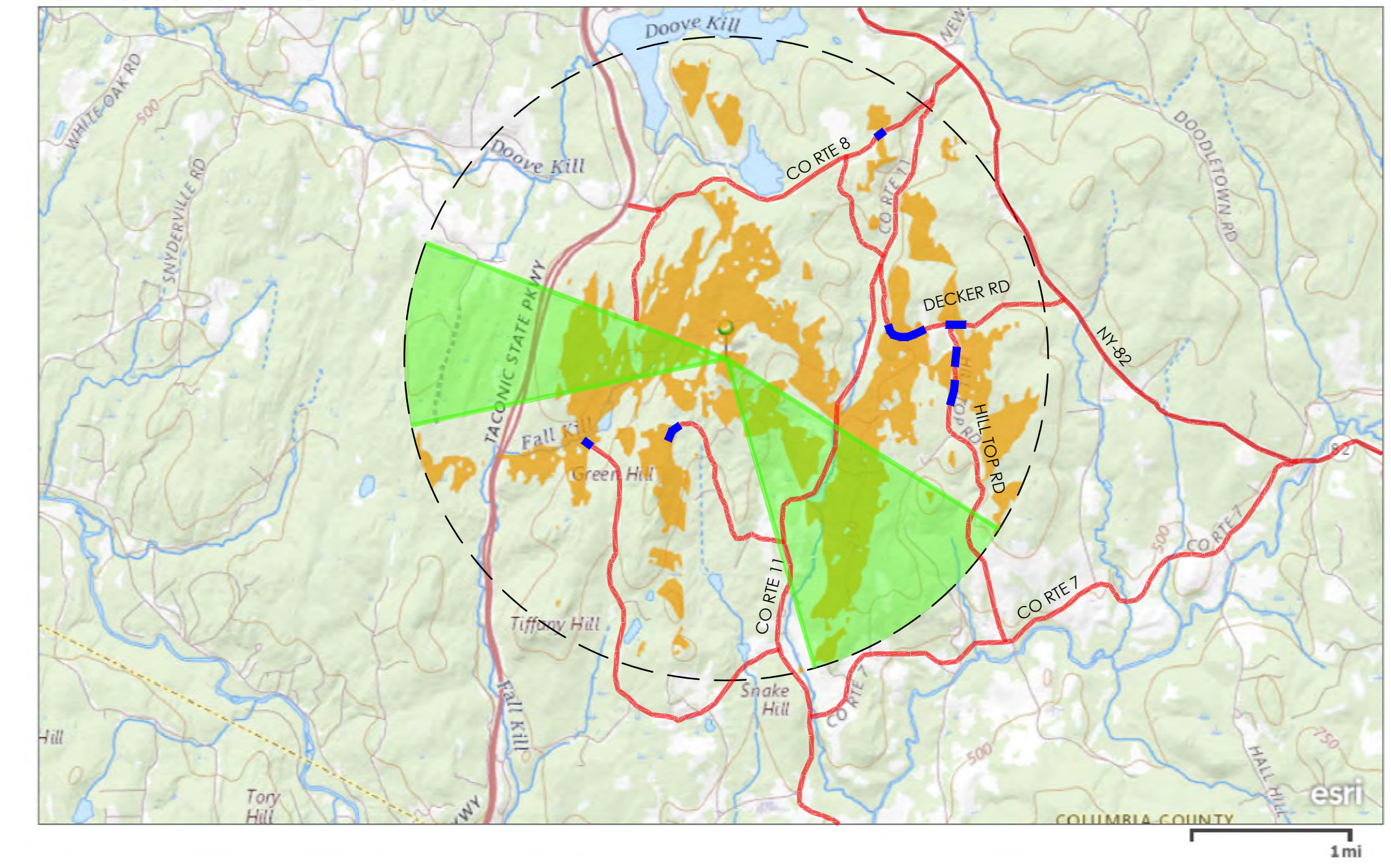


PHOTO #2