



ZONE PERMITTED	ZONE USE GROUP	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	REAR YARD	ONE SIDE YARD	BOTH SIDE YARDS	PERCENTAGE OF COVERAGE	BUILDING HEIGHT
REQUIRED	ZONE - SB	1 AC	150'	150'	30'	50'	25'	25'	30%	35'
PROVIDED		2.4A	347.7'	359.1'	30'	145.6'	103'		30%	<35'

- LEGEND**
- RW/PF BY NY HIGH PWD/POD FOUND
  - UTILITY LINE AND POLE
  - ADJOINING PROPERTY LINE
  - WELL
  - ▽ 8" BILL SCORCE BRAND AROUND OF EQUAL
  - ▽ 16" PH 16" HOUSE SCORCE BRAND AROUND OF EQUAL
  - CLP LIGHT POLES (PARKING LOT)



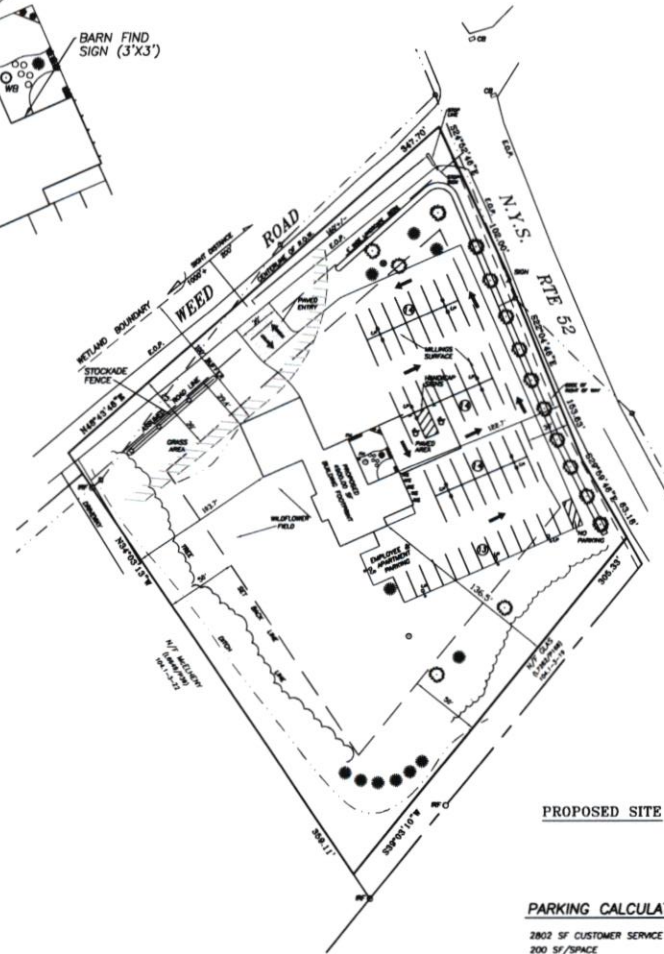
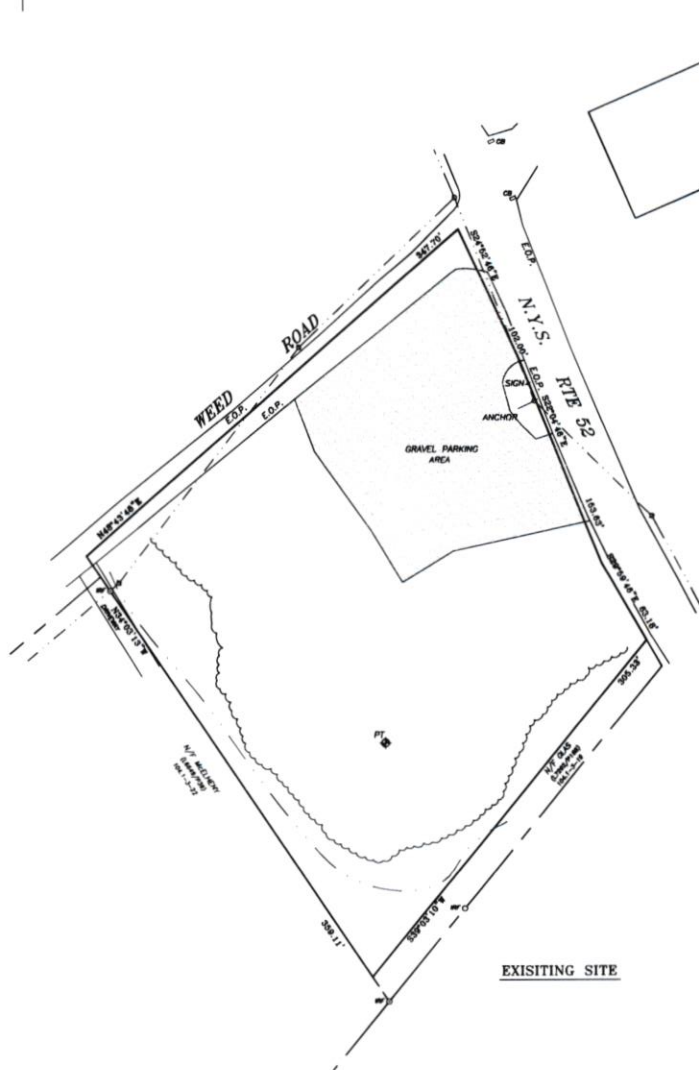
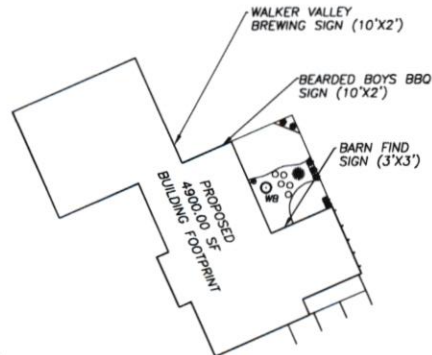
**LOCATION MAP 1" = 600'**

**MISCELLANEOUS NOTES**

- 1) RECORD OWNER  
JOSEPH RUSSEK
- 2) TAX MAP DESIGNATION : SECTION 104.1 BLOCK 3 LOT 27
- 3) TOTAL SITE AREA: 2.4 ACRES +/-
- 4) PARCEL IS LOCATED IN AN SB ZONE.

**NOTES:**  
PROPERTY LINE AS SHOWN ARE BASED ON DEEDS OF RECORD AND FILED MAPS.  
THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD MAY 2017  
SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.  
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE ORIGINAL OF THE LAND SURVEYORS SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES  
SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS  
DO NOT SCALE DRAWINGS

**PROPOSED BUILDING SIGN LOCATIONS**



**PROPOSED SITE**

**PARKING CALCULATIONS**

2802 SF CUSTOMER SERVICE AREA  
200 SF/SPACE  
14 SPACES REQUIRED  
55 SPACES PROVIDED

**REFERENCES:**  
-FILE #0117-4840

**LAND AREA**  
2.41 ACRES

3/14/24	LOT LAYOUT REVISION & REPTIC		
1/14/24	LOT LAYOUT		
DATE	REVISION		
SITE PLAN FOR TBD WEED ROAD TOWN OF SHARANGOUA ULSTER COUNTY, NEW YORK			
PROJECT TITLE			
ARDEN CONSULTING ENGINEERS PLLC P.O. BOX 246, MONROE, NY 10849 (845) 788-8114			
MICHAEL L. MORGANTI	PROJ#	DATE	
I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK. I HEREBY CERTIFY THAT I AM THE AUTHOR OF THIS PLAN AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERS AND SURVEYORS OF NEW YORK STATE.			
STEVEN J. GREEN PLS LICENSE NO. 065660 P.O. BOX 634, GOSEN, NY 10894 (845) 978-1878			
STEVEN J. GREEN PLS	LICENSE NUMBER	DATE	
-FILE #0117-4840			
SCALE	PROJECT	CAD REFERENCE	
1" = 40'	WEED RD	217-811	
SECTION-BLOCK-LOT	DATE	SHEET	
104.1-3-27	11/15/2023	1 of 3	