



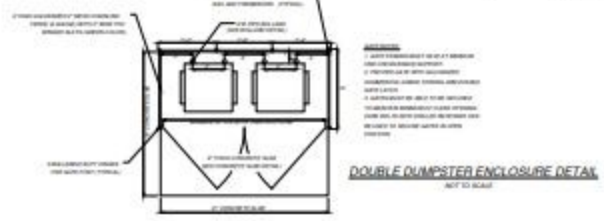
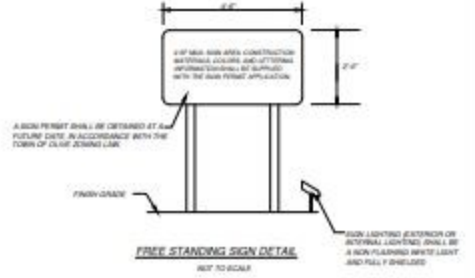
TOTAL SITE AREA:
8.83 ± ACRES (382,741 sq. ft.)
TAX PARCEL NUMBER:
 28.19-0-17
 28.19-0-18
 28.19-0-19

OWNER OF RECORD:
 MOUNTAIN ACCOMMODATIONS, LLC

DISTRICT(S): **R2-1A (Residential)**

LOT REQUIREMENTS					
MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM
AREA	FRONT	REAR	SIDE	REAR	FRONT
1 ACRE	NA	120'	120'	30'	
MINIMUM BUILDING SETBACKS			MAXIMUM COVERAGE		
FRONT	REAR	SIDE	FRONT	REAR	SIDE
50'	20'	50'	2 1/2	15%	15%

1. PROPERTY AND DRAWING DATA TAKEN FROM A MAP ENCLOSED MAP OF SURVEY PREPARED FOR DAVID C. COOPER, REGISTERED PROFESSIONAL SURVEYOR, L.P., DATED 11/14/18, BY DAVID C. COOPER, P.L.C.
2. PROPOSED INFORMATION TAKEN FROM THE LOCAL COUNTY OF DECATUR AND NOT THE RESULT OF AN ACTUAL SITE SURVEY.
3. SUBJECT TO THE RIGHTS OF THE PUBLIC AS TO THE PUBLIC RECORDS AS IN P.S. 28-19-0-18.
4. THE PAGES OF THIS DRAWING TO BE USED AS EVIDENCE IN ANY COURT OF LAW SHALL BE SUBJECT TO THE RIGHTS OF THE PUBLIC AS TO THE PUBLIC RECORDS AS IN P.S. 28-19-0-18.



SITE PLAN DRAWINGS FOR REVIEW AND PLANNING PURPOSES ONLY NOT TO BE USED FOR CONSTRUCTION

Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7004, subsection 2 of the N.C.P.S. violation may result in criminal penalties.

PRAETORIUS & CONRAD, P.C.
 217 Bechtelme Gardens, 4009 N.W. 26th Avenue, Union City, NY
 DATE: 08 JULY 2022

PRAETORIUS AND CONRAD, P.C.
 PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
 P. O. BOX 980 - 70 BARN STATION, ALLIANCEVILLE, N.Y. 12027

SITE PLAN

DATE: 08 JULY 2022

PREPARED FOR: **MOUNTAIN ACCOMMODATIONS, LLC**

PROGRESS SET NOT FOR CONSTRUCTION

TOWN OF CLUTE - LACON COUNTY - NEW YORK

SCALE: 1" = 80'

JOB NO. 220-028

SHEET: 1 OF 1