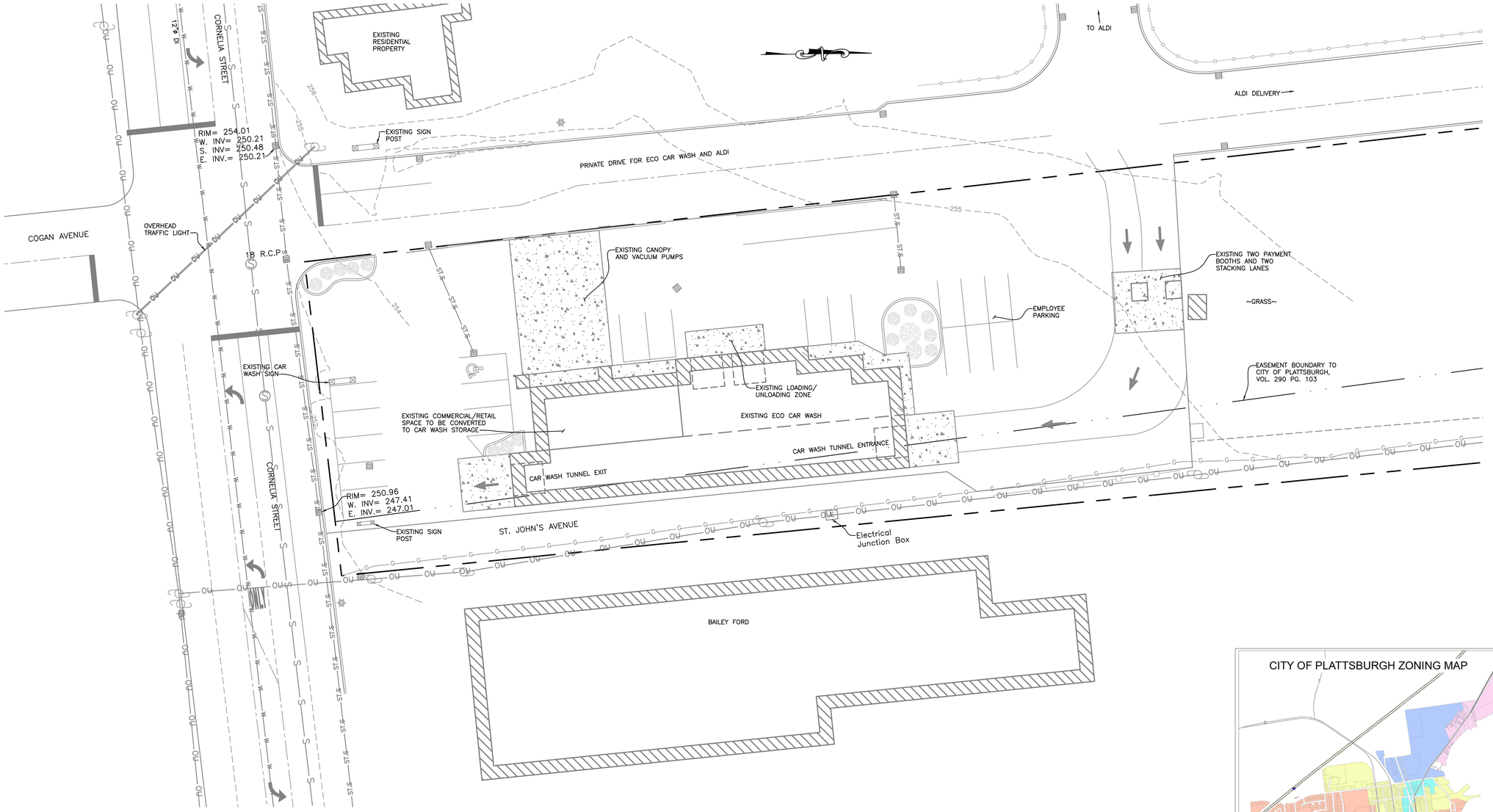
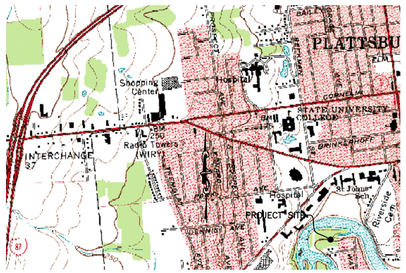



1 EX.1 EXISTING CONDITIONS PLAN
SCALE: 1"=20'

GRAPHIC SCALE
20' 0 10' 20' 40'
1 INCH = 20 FEET

LEGEND

| EXISTING | PROPOSED | |
|---|---|---|
| | | MINOR CONTOUR, 2001 SURVEY |
| 255' | | MAJOR CONTOUR, 2001 SURVEY |
| | | SITE PROPERTY LINE |
| S | S | SEWER LINE |
| W | W | WATER LINE |
| G | G | NATURAL GAS LINE |
| ST.S | ST.S | STORMWATER LINE |
| OU | OU | OVERHEAD UTILITY LINE |
| UU | UU | UNDERGROUND UTILITY LINE |
| | | FENCE |
| | | CURB |
| | | EDGE OF PAVEMENT / PAVEMENT |
| | | EDGE OF GRAVEL |
| | | CONCRETE |
| | | SEWER MANHOLE |
| | | SIGN |
| | | TRAFFIC DIRECTIONAL ARROW |
| | | BOLLARD |
| | | UTILITY POLE |
| | | CATCH BASIN |
| | | TREE/SHRUB |
| | | DOWNCAST LIGHTING |




2 EX.1 SITE LOCATION MAP
SCALE: N.T.S.

PARKING INFORMATION:

EXISTING:

OFF-STREET CAR WASH STACKNG SPACES: 12

STANDARD 90' SPACE: 17
HANDICAP 90' SPACE: 1

TOTAL: 18 SPACES

PARCEL INFORMATION:

LANDOWNER: SPLASH PLATTSBURGH REAL ESTATE LLC
472 WHEELERS FARM ROAD
MILFORD, CT 06461

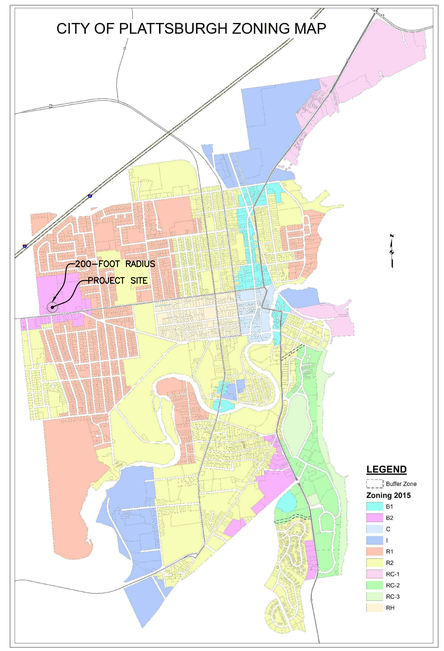
SITE: ECO CAR WASH PLATTSBURGH
326 CORNELIA STREET
PLATTSBURGH, NY 12901

TAX PARCEL NO.: 207.17-1-7
TOTAL PARCEL AREA: 1.58 ACRES
DEED: BOOK 20203 / PAGE: 20203

DISTRICT: B-2, BUSINESS 2 ZONE

GENERAL NOTES:

1. PROJECT PROPERTY LINES, SITE LAYOUT, CONTOURS, UTILITIES, AND EASEMENT ARE BASED ON "FREDRICK R. WARD SUBDIVISION 2001" BY R.M. SUTHERLAND, P.C., DATED FEBRUARY 14, 2001.
2. THIS MAP IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED OR CONSTRUED FOR SUCH PURPOSES.
3. PARKING REQUIREMENTS ARE BASED ON THE CITY OF PLATTSBURGH ZONING ORDINANCE, CHAPTER 360.
4. ALL UTILITIES ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE DATE OF THIS PLAN AND SHALL NOT BE CONSIDERED AS THE FINAL LOCATION.




3 EX.1 ZONING DISTRICT MAP
SCALE: N.T.S.

| REVISIONS | BY |
|---|---|
| | |
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| | |

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802 383 0490 f

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**ECO CAR WASH PLATTSBURGH**
***EXISTING CONDITIONS***
326 CORNELIA STREET
PLATTSBURGH, NEW YORK

| | |
|---|---|
| DRAWN | TR |
| CHECKED | SJD |
| DATE | 7/22/2021 |
| SCALE | AS NOTED |
| JOB NO. | 806210271 |
| SHEET | EX.1 |