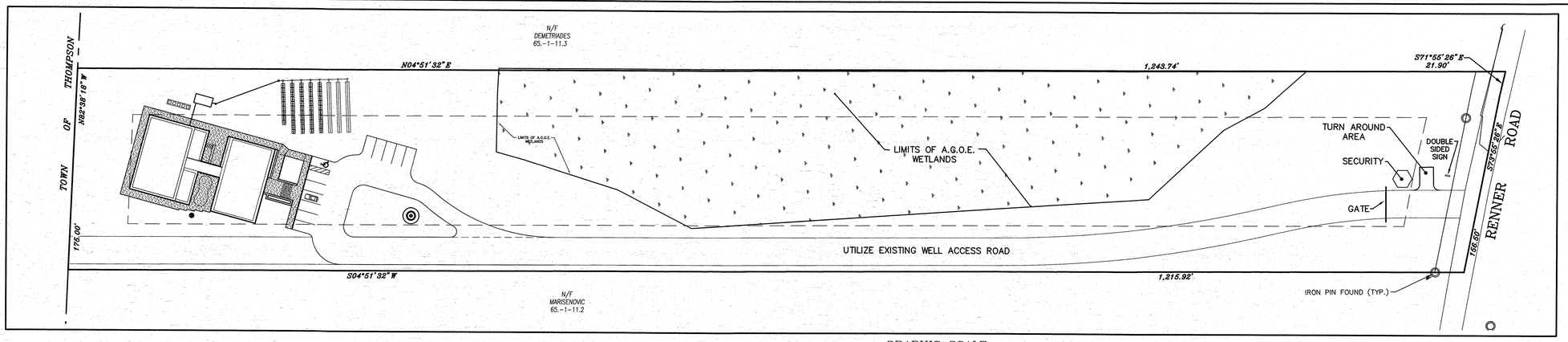
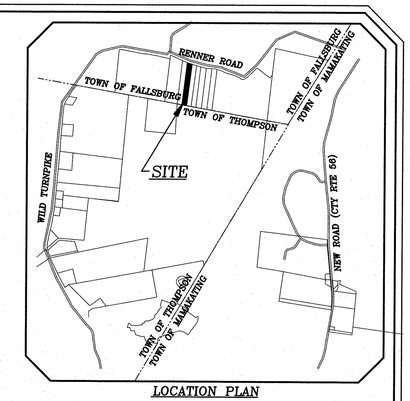




LOCATION PLAN
SCALE: 1"=2500'

OVERALL SITE PLAN

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

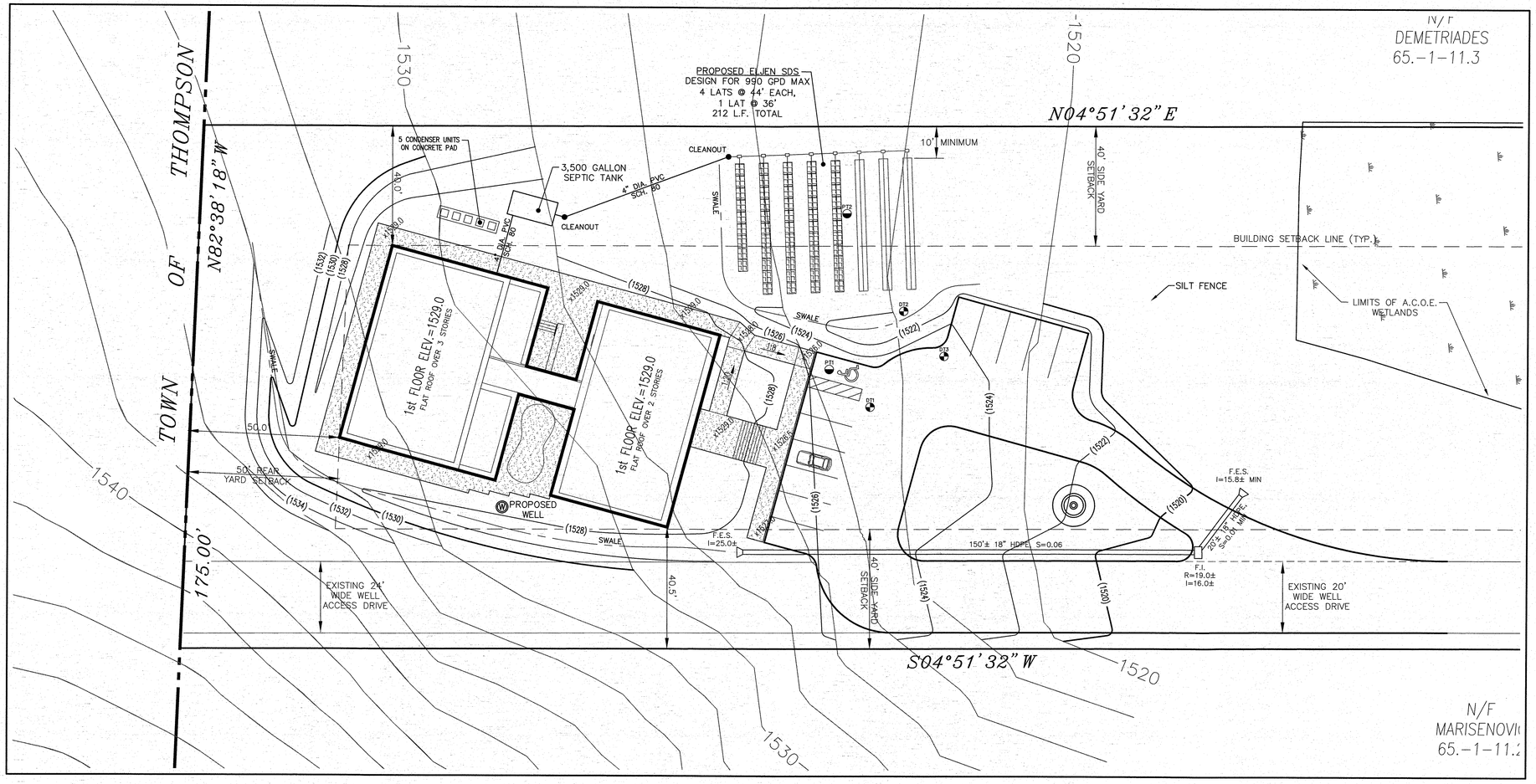
BULK REQUIREMENTS

ZONE RECREATION DISTRICTS REC-1
USE GROUP - ONE FAMILY RESIDENCE

	MIN. REQUIRED	PROVIDED
LOT AREA (ACRES)	3	4.9
LOT WIDTH (FT.)	200	175.0 (EXISTING)
FRONT YARD (FT.)	50	1,056.0
REAR YARD (FT.)	50	50
SIDE YARD (FT.)	40	40
BOTH SIDE YARDS (FT.)	80	80
MAX. BLDG. HEIGHT (FT.)	35	35
FLOOR AREA (S.F.)	1200	>1200

NOTES:

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y.S. EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
5. CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS UNDERGROUND IMPROVEMENTS MAY EXIST WHICH WERE NOT LOCATED AT THE TIME OF THIS SURVEY.
6. ALL INTERIOR FEATURES ARE NOT SHOWN HEREON.
7. REFERENCES;
8. SUBJECT TO AN UP TO DATE AND ACCURATE TITLE REPORT.
9. SUBJECT TO ANY EASEMENTS OR AGREEMENTS, IF ANY.
10. SUBJECT TO ANY RIGHTS, TITLE OR INTEREST BY OTHERS TO PROPERTY IN/AND OR ALONG THE ROADWAYS SHOWN HEREON.



SITE PLAN

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

RECORD OWNER/APPLICANT
THOMPSON EDUCATION CENTER, LLC
16192 COASTAL HIGHWAY
LEWES, DELAWARE 19958

DATE	DESCRIPTION	INITIALS
03-13-17	MOVED SECURITY, GATE, SIGN UP FRONT	JJP
02-27-17	GRADING, UTILITIES REVISIONS	JJP
01-27-17	REVISED BLDG, PARKING AND OFFSET	WSS
01-07-15	LAYOUT REVISION	NR
12-23-14	SEPTIC TANK LOCATION	CR
12-23-14	AS PER CLIENT COMMENTS	CR
12-22-14	RECORD OWNER & PARKING	CR
12-19-14	GENERAL REVISIONS	CR
11-24-14	ORIGINAL PREPARATION DATE	AB

REVISIONS

MAP CHECK DATE: 00/00/00 | INITIALED BY: -_-

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH J. PFAU P.E.
LICENSE NO. 066945
MICHAEL F. CREEGAN P.L.S.
LICENSE NO. 050323
VINCENT A. PIETRZAK P.E., P.L.S., LEED®AP
P.E. LICENSE NO. 076936 | P.L.S. LICENSE NO. 050075
N.J.P.L.S. LICENSE NO. 35396

SIGNATURE DATE

PROJECT TITLE
THOMPSON EDUCATION CENTER
TOWN OF FALLSBURG
COUNTY OF SULLIVAN, NEW YORK

DRAWING TITLE
SITE PLAN
SECTION 65, BLOCK 1, LOT 11.59

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
# OF #	# OF #	1 OF 2
SCALE AS SHOWN	CAD REFERENCE TEC_SITE PLAN	PROJECT NUMBER 13145.01

ENGINEER'S CERTIFICATION

THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN(S) ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT(S) AT THE DESIGN LOCATION AT THE TIME OF DESIGN.