

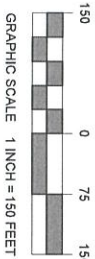
PROJECT INFORMATION:	
ADDRESS:	MIDDLE COUNTRY RD. (R88)
CITY/STATE:	LAKE GROVE, NY 11759
JURISDICTION:	TOWN OF SARTWICH
SITE INFORMATION:	
EXISTING ZONE:	(R88) NEIGHBORHOOD BUSINESS DISTRICT
PERMITTED USE:	NO ZONING TO WHI REQUIRED WHERE CAR WASH IS PERMITTED AS SPECIAL EXCEPTION
VACUUMS PROVIDED:	27 VACUUM STALLS
CAR QUEUE:	15 VEHICLES
PARKING PROVIDED:	27 STALLS INCL. 2 ADA + 3 EMPLOYEED
TIMELINE OF APPROVAL:	* 2024 MONING (EXCLUDING SLEAVEINING)
PROBABILITY OF APPROVAL:	88% AFTER BEFORE PRESENT TO BE REPT WITHIN 20% OF REQUIREMENTS

STAGE II

SITE SKETCH NOTES

(REV. 1/2020)

- THE CONCEPT OBJECTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LANDOWNER PREFERENCES AND GUIDANCE OBTAINED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
- THE PRESENTED CONCEPT WAS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
- THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ITS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNING OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.



BOHLER

PREPARED BY