








**SITE PLAN LEGEND:**

-  DENOTES NEW ASPHALT PAVEMENT
-  DENOTES CONCRETE SIDEWALK
-  DENOTES CONCRETE VERTICAL CURB
-  DENOTES CONCRETE CURB RAMP
-  HANDICAP PARKING
-  PARKING NUMBER
-  SIGN

**\*\* USE AND AREA VARIANCES REQUIRED BY THE ZONING BOARD OF APPEALS AS PER TABLE BELOW**

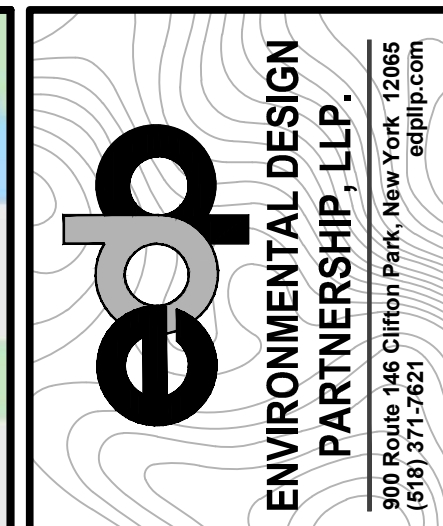
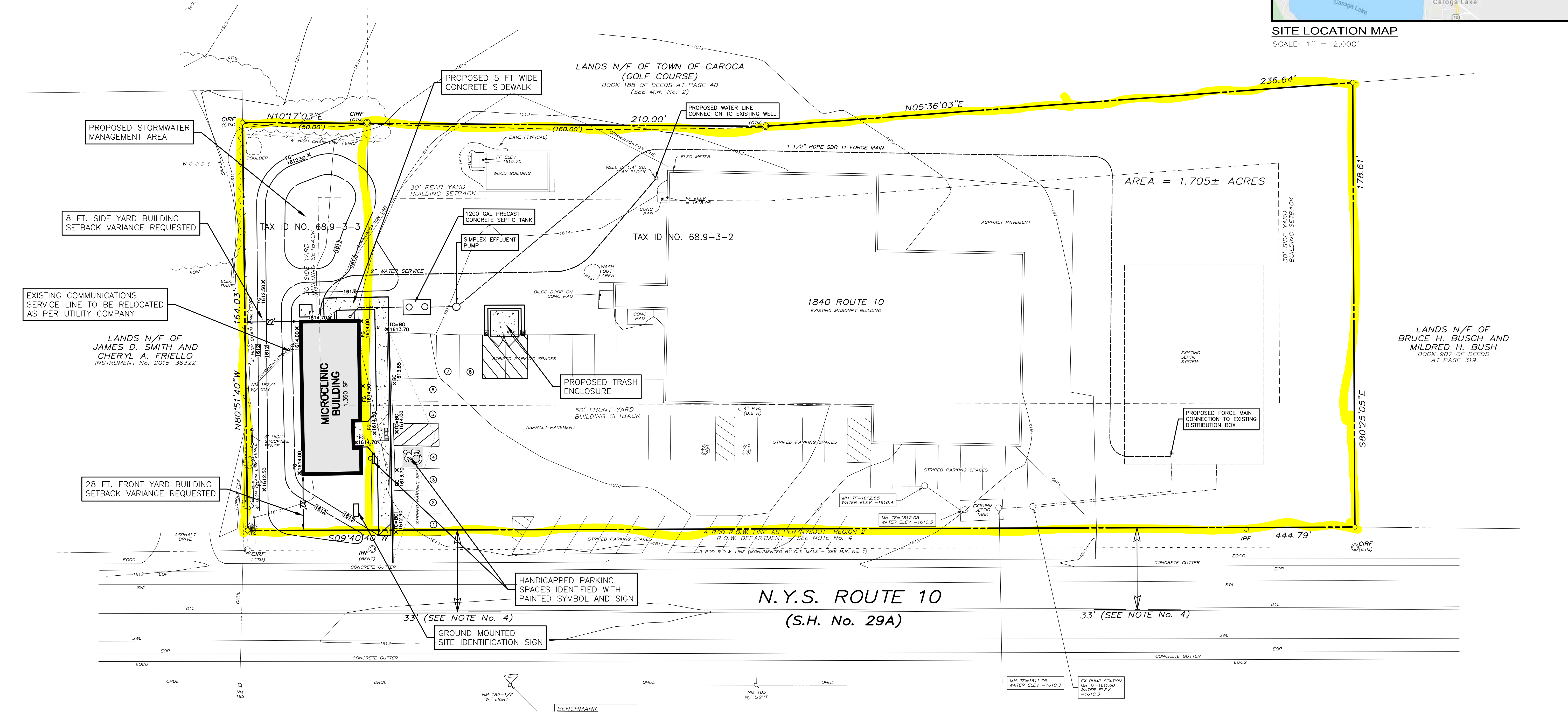
ZONING REGULATION	REQUIRED	PROPOSED	VARIANCE REQUESTED
HEALTH CARE FACILITY LAND USE	NOT PERMITTED	-	USE VARIANCE
MIN. FRONT YARD BUILDING SETBACK	50 FT.	22 FT.	28 FT.
MIN. BUILDING SIDE YARD SETBACK	30 FT.	22 FT.	8 FT.
MIN. LOT AREA	2 ACRES	1.70 ACRES	.30 ACRES

**SITE STATISTICS**

- EXISTING ZONING: C CONSERVATION
- EXISTING LOT AREA: 1.70± ACRES\*\*(2 TAX MAP PARCELS)
- MIN LOT AREA: 2 ACRES
- PROPOSED LAND USE: HEALTH CARE FACILITY\*\*
- PROPOSED BUILDING AREA: 1,350 SF.
- PARKING: 8 SPACES (EXISTING)
- GREEN SPACE: 92%
- MIN. BUILDING SETBACK REQUIREMENTS:
  - FRONT YARD: 50 FT.\*\*
  - REAR YARD: 30 FT.
  - SIDE YARD: 30 FT.\*\*
- SANITARY PROVISIONS: EXISTING SEPTIC SYSTEM
- WATER PROVISIONS: EXISTING ON SITE WELL
- STORMWATER MANAGEMENT: ON-SITE

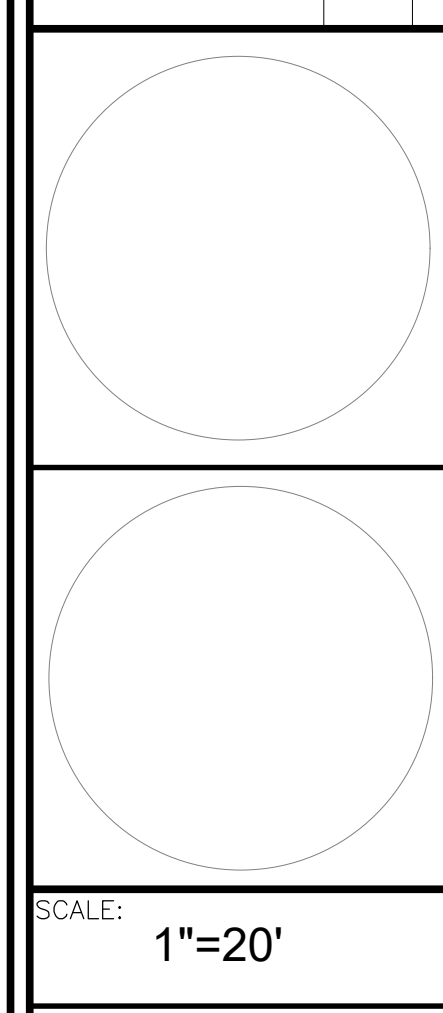


**SITE LOCATION MAP**  
SCALE: 1" = 2,000'



**MUNICIPAL BUILDING COMPLEX EXPANSION**  
**CAROGA MICROCLINIC**  
 APPLICANT: NATHAN LITTAUER  
 1840 STATE HIGHWAY 10  
 TOWN OF CAROGA  
 FULTON COUNTY, NEW YORK

REVISION	DATE	BY



SCALE: 1"=20'  
 NOT FOR CONSTRUCTION  
 SHEET TITLE: **SITE PLAN**  
 SHEET:

- MAP REFERENCES:**
- Map Entitled: "Boundary and Topographic Survey Portion of Lands Now or Formerly of Town of Caroga 1840 State Highway 10"  
 Map Date: August 7, 2008  
 Prepared By: C.T. Male Associates, P.C.
  - Map Entitled: "Map of Nick Stoner Golf Course The Gift of Hon. Cyrus Dury to the Town of Caroga"  
 Map Date: October 1937  
 Prepared By: August Berkamp  
 Map No. Fulton County Clerk's Office Vol. 18A, Page 30 Map, No. 1379

**DEED REFERENCES:**

**TITLE SOURCE** (Warranty Deed w/ Lien Covenant)  
 Grantor: Wheelersville Union Free School District  
 Grantee: The Town of Caroga  
 Dated: February 25, 1992  
 Recorded: March 5, 1992  
 Book 700 of Deeds at Page 87

