

NYS ROUTE 233

EXISTING TREELINE BE PROTECTED DURING CONSTRUCTION TO PROVIDE SCREENING BETWEEN PROPERTIES

S 76°07'54" W

EXISTING BRUSH AREA TO BE RESTORED TO GRASS LAWN

PROPOSED 15,000 SF ± PROTRADE GARAGE WITH 15 - 1,000 SF UNITS (NO OFFICE SPACE)

BOLLARD, TYP.

ASPHALT PAVEMENT

EXISTING BRUSH AREA TO BE RESTORED TO GRASS LAWN

254.73' N 07°42'38" E

EDGE OF PAVEMENT (NO CURBING)

EDGE OF PAVEMENT (NO CURBING)

EDGE OF PAVEMENT (NO CURBING)

STORMWATER MANAGEMENT AREA

EXISTING WOODED/BRUSH AREA TO BE RESTORED TO GRASS LAWN

SEPTIC FIELD PLACE HOLDER (SIZING AND LOCATION BASED ON ASSUMPTIONS OF PERCOLATION RATES ONLY. FULL INVESTIGATION AND DESIGN REQUIRED BEFORE BEING CONSTRUCTED)

138.47' S 16°18'38" E

74.58' S 16°25'22" E

69.70' N 16°25'22" W

125.00' INV = 563.9'

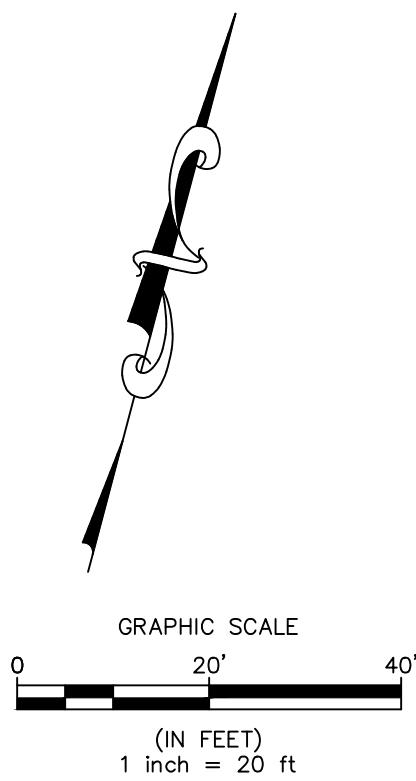
23.26' 15" HDPE

23.26' INV = 561.6'

LAYOUT AND UTILITY PLAN LEGEND

- (18) PARKING COUNT
- UGE PROPOSED UNDERGROUND ELECTRIC SERVICE
- G PROPOSED GAS SERVICE
- W PROPERTY LINE
- WV PROPOSED WATER VALVE
- PROPOSED WATER SERVICE

PRELIMINARY
NOT FOR
CONSTRUCTION



SITE CRITERIA CHECKLIST

PROJECT SITE INFORMATION		
ADDRESS	NEW YORK STATE ROUTE 233	
TAX MAP ID NO.	302.000-1-67.1	
BOUNDARY SURVEY	PROPERTY LINE INFORMATION TAKEN FROM SURVEY PREPARED BY C.T. MALE	
TOTAL SITE AREA	2.1 ACRES	
LAND USE	SELF-STORAGE FACILITY	
BUILDING SIZE	15,000 SF	
ZONING INFORMATION		
ZONING DISTRICT	B-1	
	REQUIRED	PROVIDED
BUILDING HEIGHT	N/A	26'
MIN. LOT AREA	20,000 SF (PUBLIC WATER)	90,000 SF ±
MIN. LOT FRONTAGE	100' (PUBLIC WATER)	190' ±
LOT COVERAGE	N/A	53.1%
FRONT YARD SETBACK	N/A	67' ±
REAR YARD SETBACK	N/A	68' ±
SIDE YARD SETBACK	N/A	36' ±
PARKING DIMENSIONS	9.5' x 19'	9.5' x 19'
PARKING SPACES	15 SPACES	23 PARKING SPACES
	(USE NOT LISTED IN SECTION 14.G, 1/1,000 SF USED)	
NYS DOT INFORMATION		
CURB CUT PERMIT	NO CURB CUTS ARE PROPOSED AS PART OF THIS PROJECT	
ROAD JURISDICTION	NEW YORK STATE ROUTE 233 – NYS DOT	
ENVIRONMENTAL INFORMATION		
FEMA FLOOD MAP	MAP #: 36065C0707F	
SHPO HISTORICAL	N/A	
SHPO ARCHAEOLOGY	WITHIN ARCHAEOLOGICAL BUFFER (NO IMPACT ESTABLISHED)	
WETLANDS	N/A	

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BY THE DATE OF ALTERATION AND THE
SPECIFIC DESCRIPTION OF THE
ALTERATION.

PROJECT NO.

25-2381

DATE

04 SEP 2025

SCALE

1" = 20'

PREPARED BY:
NAPIERALA CONSULTING
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SHEET TITLE:

CONCEPTUAL LAYOUT PLAN

PROJECT TITLE:
PROPOSED PROTRADE GARAGE FACILITY, NYS RT. 233

TOWN OF WESTMORELAND ONEIDA COUNTY, NY

PREPARED FOR:
PROTRADE GARAGES, LLC

4513 BROOKS BLVD.,
MARCY, NY 13403

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