



**LEGEND**

- LOT LINES
- ZONING SETBACKS
- EASEMENT LINES
- WL --- WETLAND BOUNDARY
- EDGE OF GRAVEL
- PAVED SURFACES
- BUILDING
- LAWN AND LANDSCAPED AREA
- STORM WATER POND(NON BUILDABLE)
- STORM WATER FOREBAY(NON BUILDABLE)
- STORM WATER DETENTION AREA(NON BUILDABLE)
- APPROXIMATE UNDISTURBED AREA
- 60' X 10' BOXCAR



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| ZONING TABLE                       |                              |
|------------------------------------|------------------------------|
| ZONING DISTRICT: Industrial        |                              |
| ZONING REQUIREMENT                 | ALLOWED                      |
| Lot Size (Minimum)                 | 120,000 Sq. Ft. (2.75 Acres) |
| Front Yard (Minimum)               | 75'                          |
| Rear Yard (Minimum)                | 75'                          |
| Side Yard - One/Both (Minimum)     | 75'/150'                     |
| Lot Coverage (Maximum) (1.)        | 50%                          |
| Bldg. height ft./stories (Maximum) | 82'/5                        |

(1.) Lot coverage - Means that percentage of the plot or lot area covered by all buildings or structures of the lot. (Page 9 Definitions TOWN OF WILLSBORO ZONING ORDINANCE.)



ARCHITECT - ENGINEER - LAND SURVEYOR

PROJECT TITLE:  
 ESSEX COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
**WILLSBORO COMMERCE PARK**  
 TOWN OF WILLSBORO, COUNTY OF ESSEX, STATE OF NEW YORK

DRAWING TITLE:  
**OVERALL PLAN**

| REVISIONS |             |                   |
|-----------|-------------|-------------------|
| NO.       | DESCRIPTION | DATE (MM/DD/YYYY) |
|           |             |                   |
|           |             |                   |
|           |             |                   |

DRAWN BY: E. Reil  
 CHECKED BY:   
 DATE: XX/XX/XXXX  
 PROJECT NO: 3331

**C-001**