

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
—	—	CONTOUR
+377.7	—	SPOT ELEVATION
CT/CE	—	CURB TAPER/END
TC/BC	—	TOP/BOTTOM OF CURB
HP/LP	—	HIGH / LOW POINT
—	—	GUIDERAIL
—	—	FENCE
W	—	WATER LINE
4" FM	—	FIRE HYDRANT
EX. 4" FM	—	FORCE MAIN
EX ST	—	STORM PIPE
EX SAN	—	UNDERDRAIN
E/T	—	SANITARY PIPE
E	—	OVERHEAD ELECTRIC
T	—	UNDERGROUND ELECTRIC
—	—	TELEPHONE
FM MH	—	FORCE MAIN MANHOLE
ST MH	—	STORM STRUCTURE
DW	—	DRYWELL
SI	—	STORM INLET
CB	—	CATCH BASIN/MANHOLE
CO	—	CLEAN OUT
SMH	—	SANITARY MANHOLE
—	—	ASPHALT PAVEMENT-PARKING
—	—	HEAVY DUTY CONCRETE PAVEMENT
—	—	CONCRETE PAVEMENT
—	—	OUTLET PROTECTION
—	—	TRAFFIC SIGN
—	—	TRAFFIC SIGN SET IN BOLLARD
—	—	LIGHT POLE (REFER TO ELEC. PLANS)
—	—	CURB
—	—	CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
SF	—	SILT FENCE
—	—	TREE
—	—	SHRUB
—	—	PLANT KEY
—	—	VEGETATION

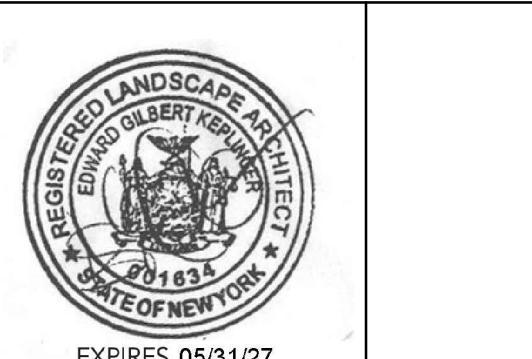
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JOB NO: 22050 SHARS NO: 20240329 DATE: 07/18/25 DRAWN BY: EK SCALE: SEE DRAWING

EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES	
X-L1-SITE-PREP-NOTES	
CLL	CONTRACT LIMIT LINE
—	REMOVE EXISTING PAVEMENTS - SEE NOTES 2 & 4 BELOW
—	REMOVE EXISTING VEGETATION - SEE NOTE 6 BELOW
—	SAWCUT EXISTING ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
—	REMOVE EXISTING ASPHALT PAVEMENT, INCLUDING SUBBASE MATERIAL, AND DISPOSE OF OFF SITE.
③	REMOVE EXISTING CONCRETE CURB AND DISPOSE OF OFF SITE.
—	REMOVE EXISTING CONCRETE PAVEMENT, INCLUDING SUBBASE MATERIAL, AND DISPOSE OF OFF SITE.
—	REMOVE EXISTING FENCE, INCLUDING POSTS, FABRIC AND FOOTINGS AND DISPOSE OF OFF SITE.
—	REMOVE EXISTING TREE / VEGETATION (INCLUDING STUMPS AND ROOTS), DEBRIS, GARBAGE, PLASTIC, ETC. AND DISPOSE OF OFF SITE.
—	BRUSH HOG VEGETATION PRIOR TO STRIPPING TOPSOIL. STRIP EXISTING TOPSOIL AND STOCKPILE ON SITE FOR REUSE. COORDINATE STOCKPILE LOCATION WITH OWNER OR CM. ALL EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE.
⑥	NO STOCKPILING OF MATERIALS, INCLUDING SOIL, STONE OR BUILDING MATERIALS, IS ALLOWED WITHIN THE NATIONAL GRID EASEMENT. NO PARKING OF ANY EQUIPMENT OR VEHICLES IS ALLOWED IN THE EASEMENT. A SPOTTER WITH AIR HORN MUST BE UTILIZED WHEN WORKING WITHIN THE EASEMENT AREA. THE EASEMENT IS TO BE DELINEATED WITH SIGNAGE AND OR BARRELS AND CONES TO CLEARLY DEFINE THE EASEMENT AREA. EXCAVATORS AND DUMP BOXES ARE NOT ALLOWED IN THE EASEMENT AREA TO REDUCE RISK AROUND POWER LINES.



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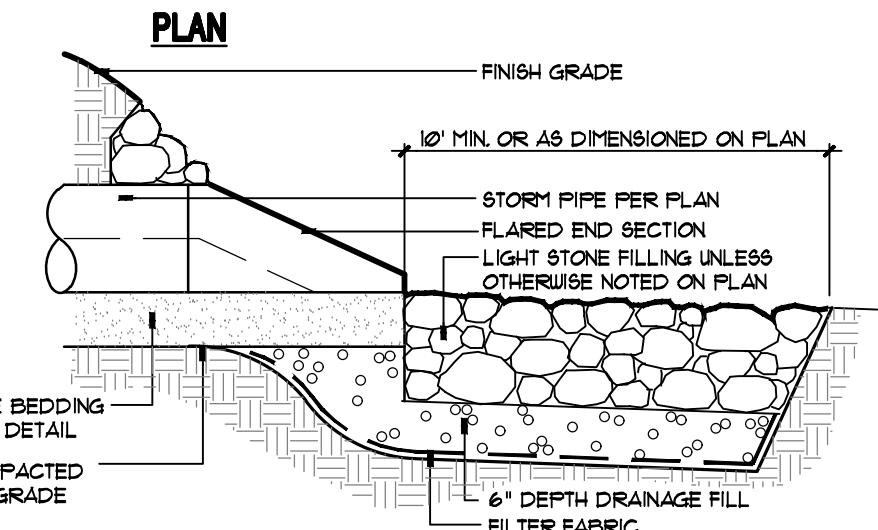
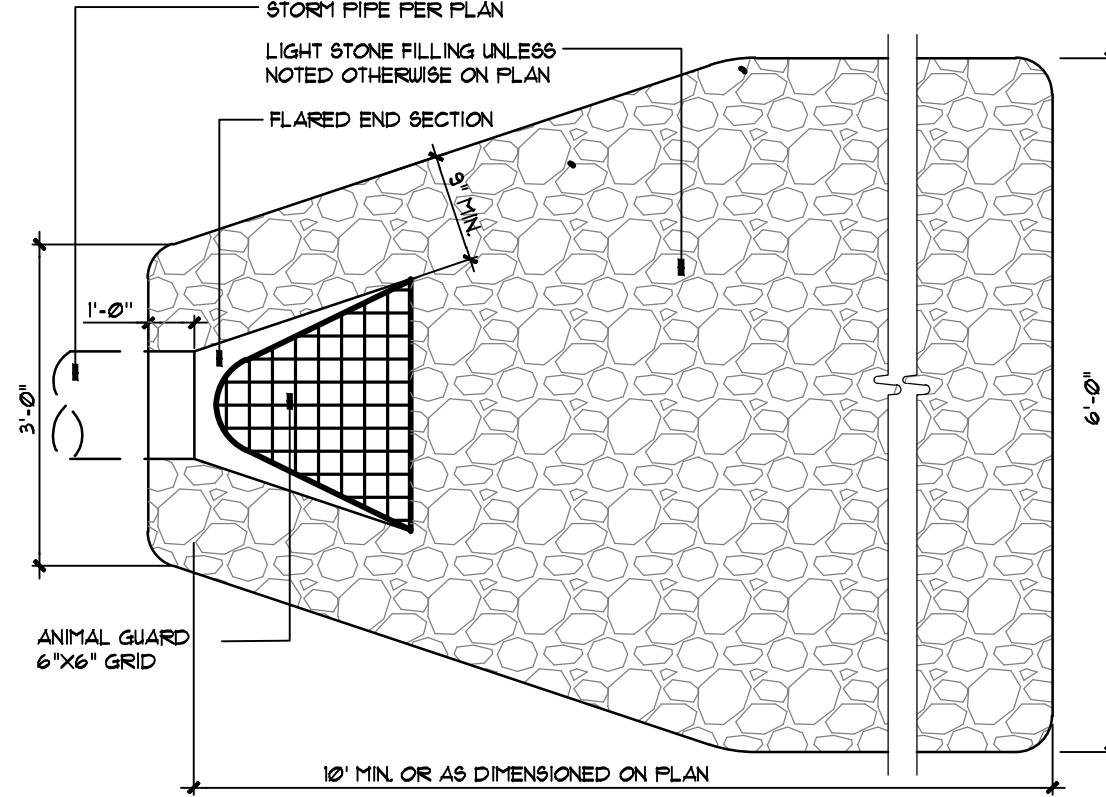


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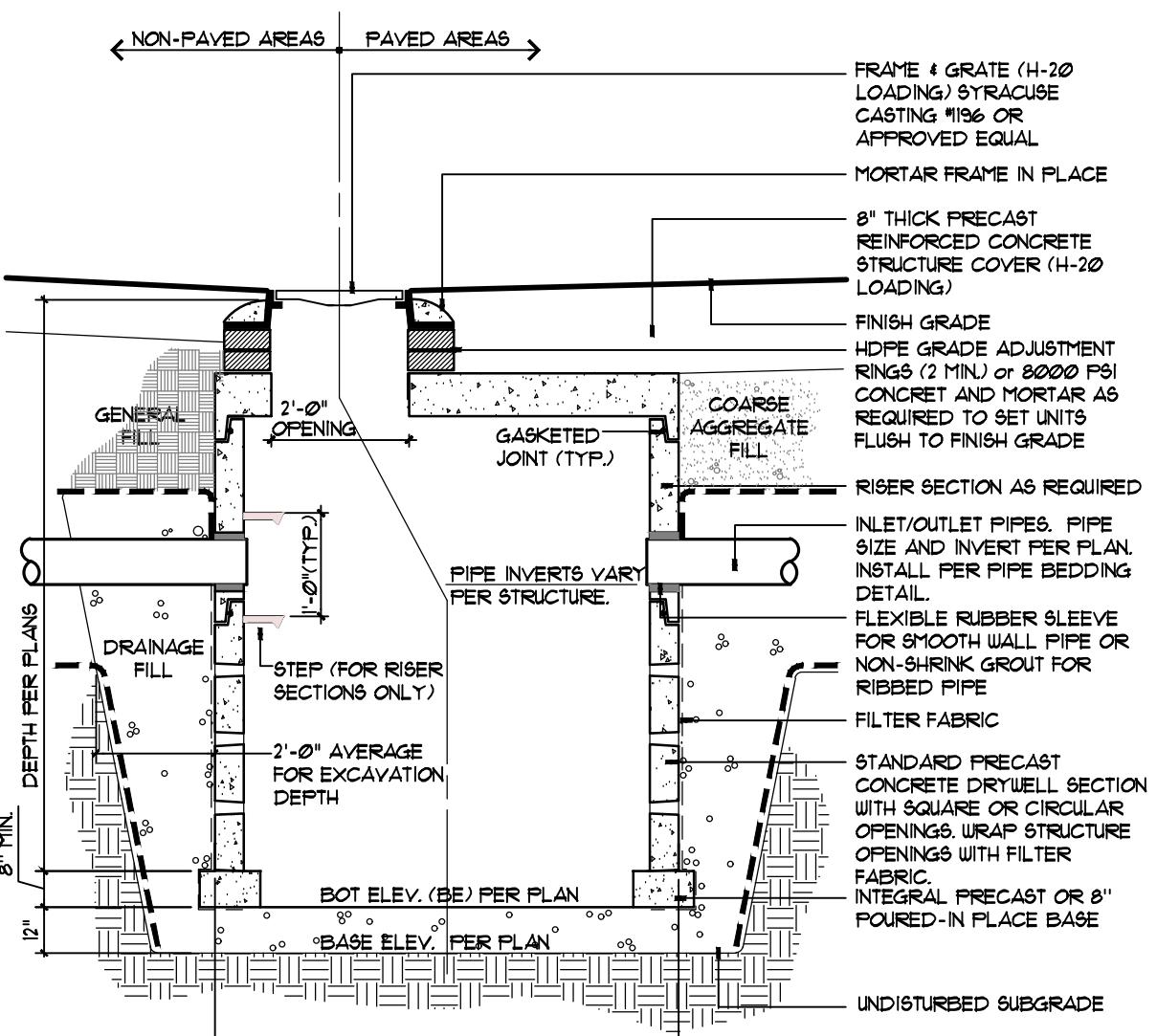
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**SITE PREPARATION PLAN**  
L1.1



**LONGITUDINAL SECTION  
FLARED END SECTION**

L2.1 NOT TO SCALE 33-4000-40

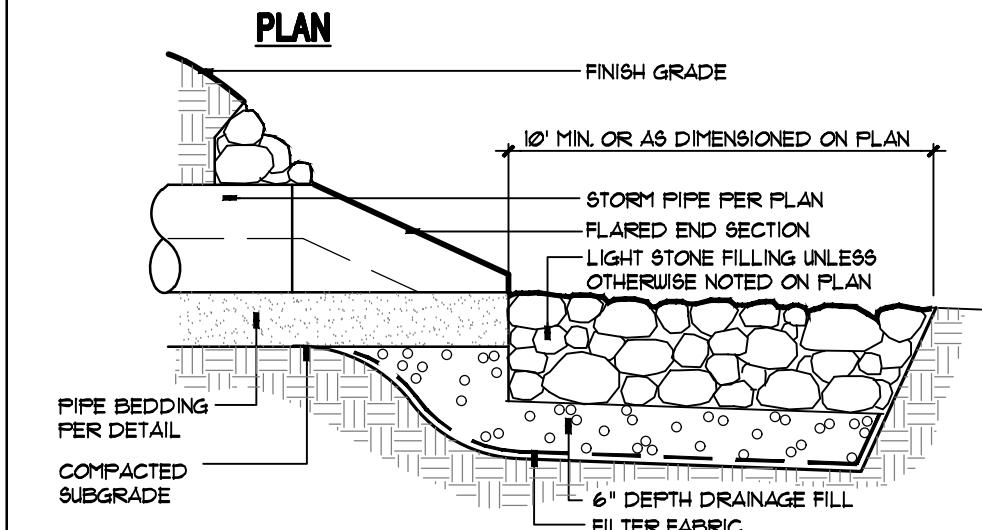
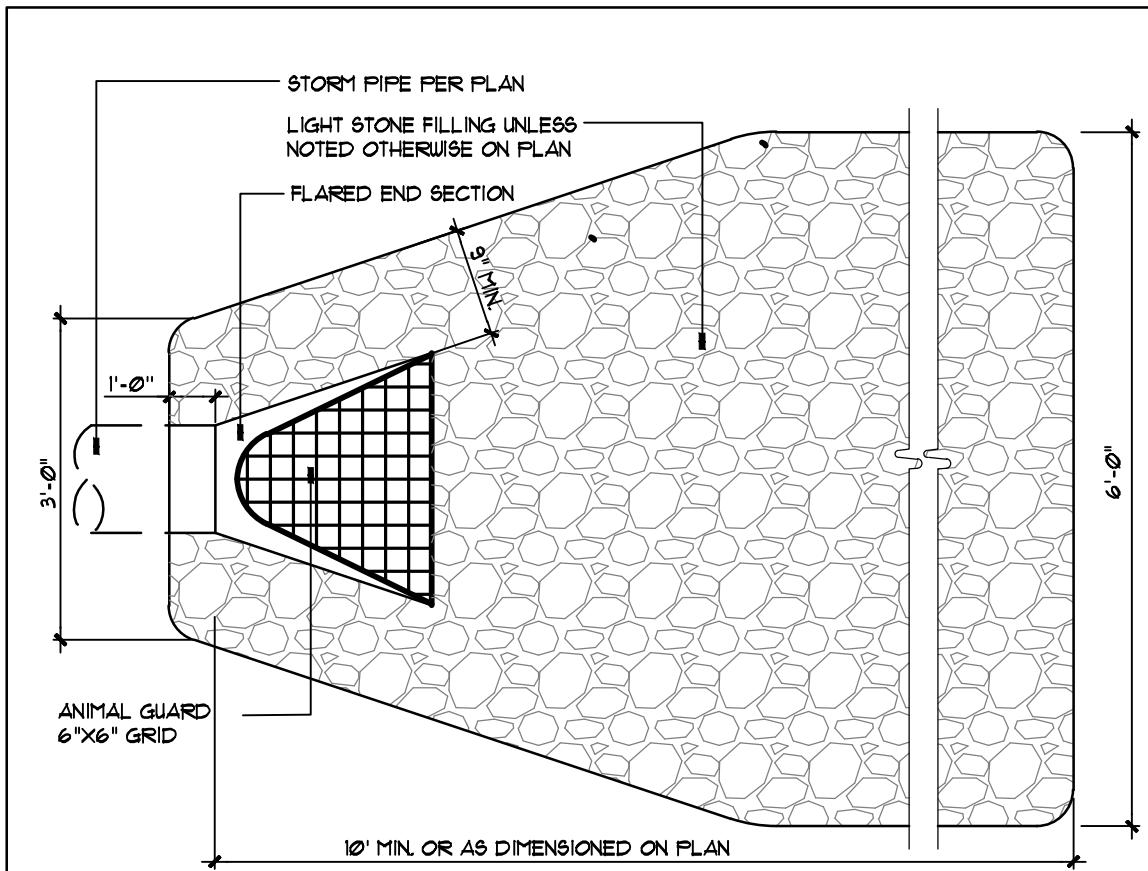


**SECTION**

NOTES:  
1. ALL SECTIONS REINFORCED PRECAST CONCRETE DESIGNED FOR H-20 LOADING.  
2. HEIGHT OF DRYWELL CHAMBER PER PLAN.  
3. BE BOTTOM ELEVATION. REFER TO PLAN.

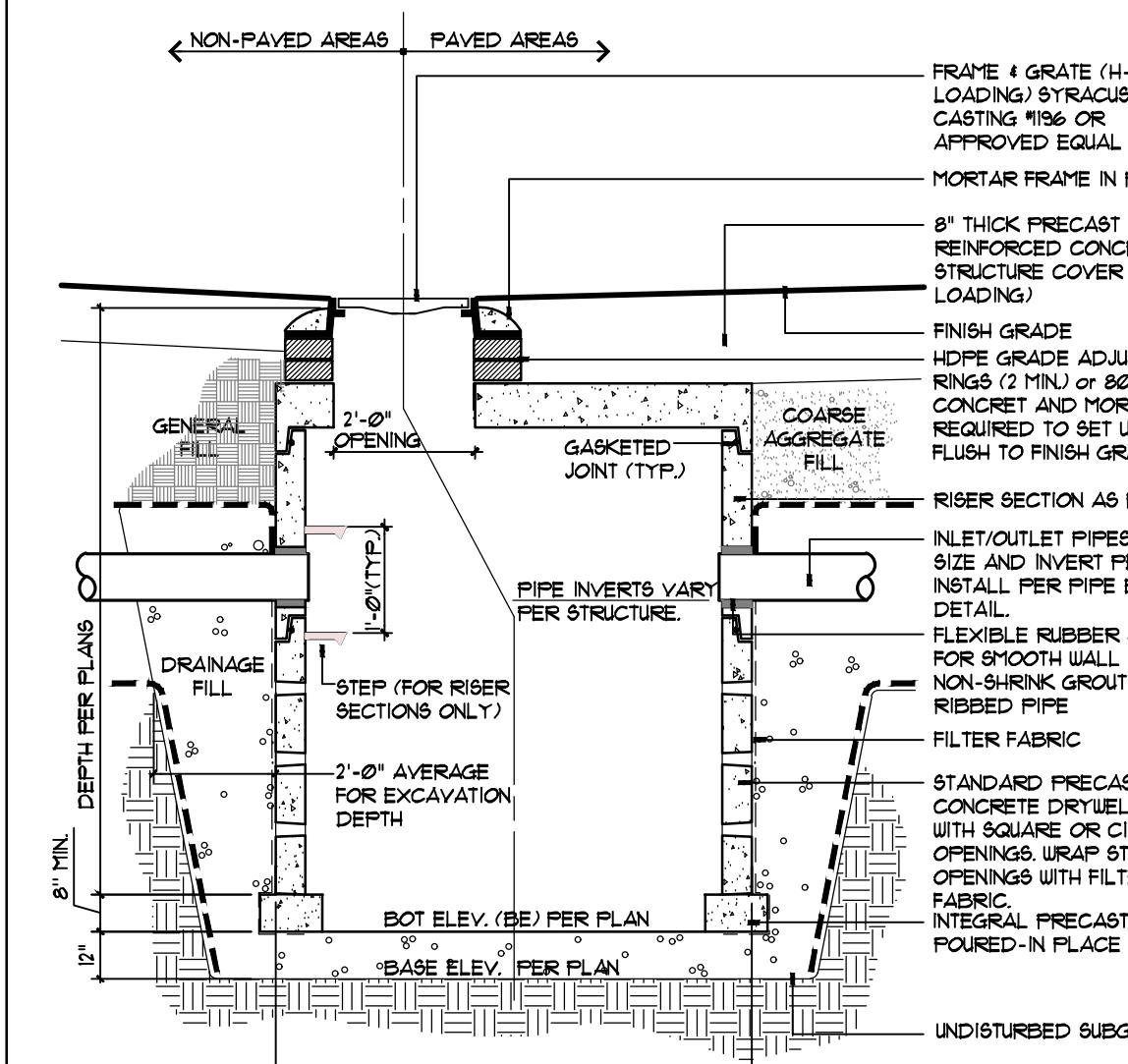
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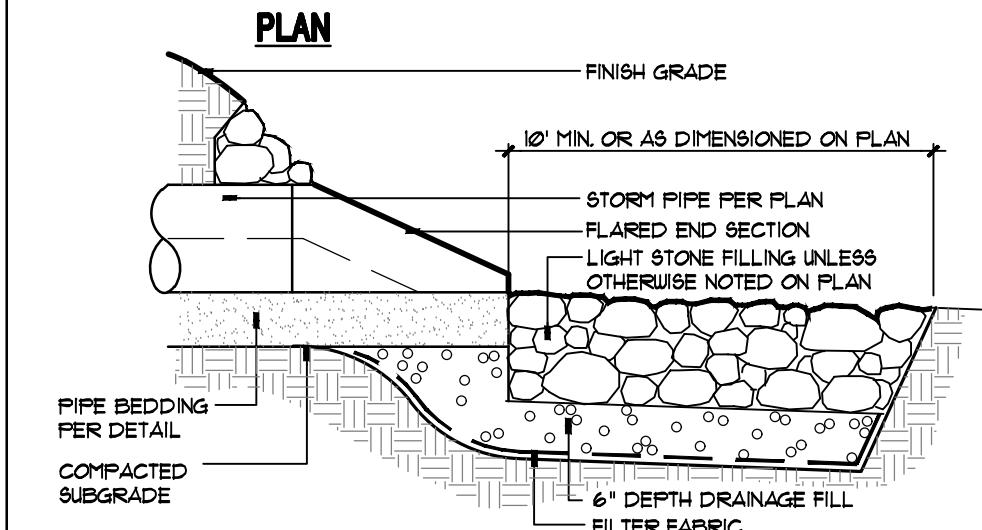
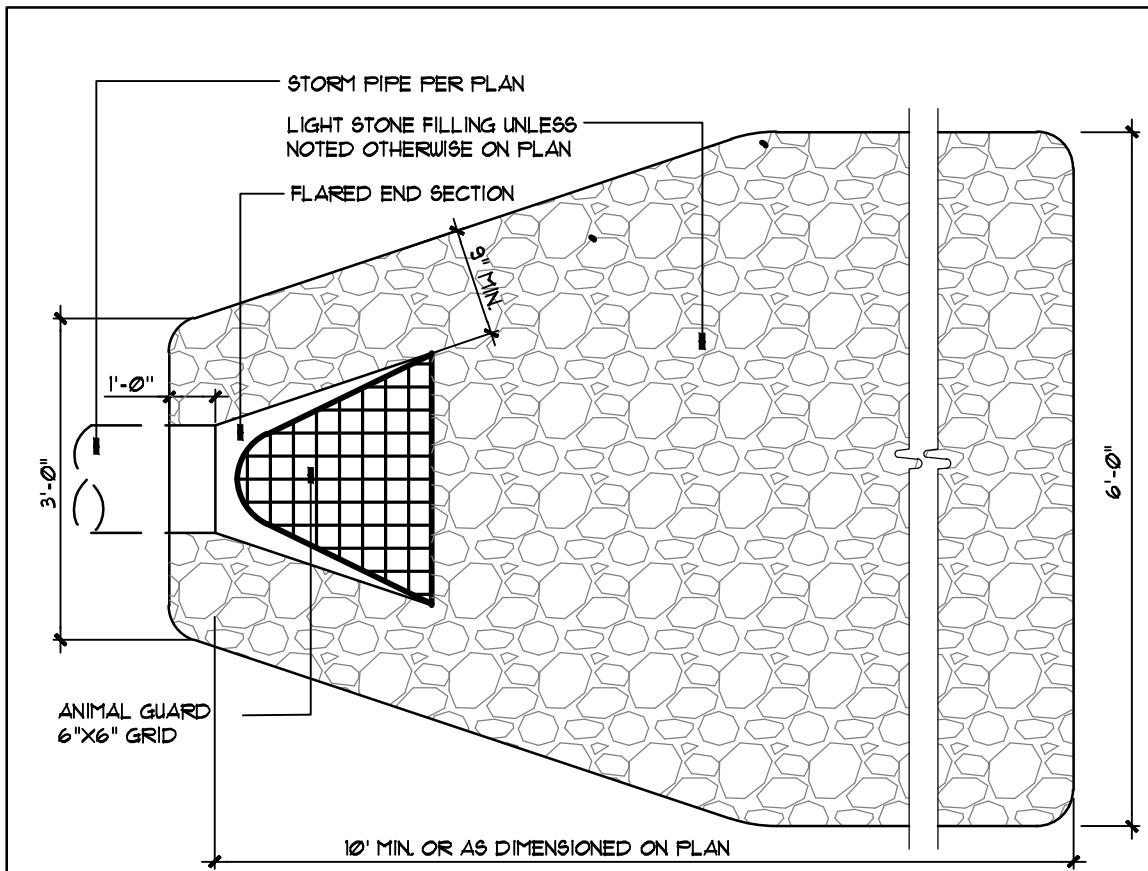


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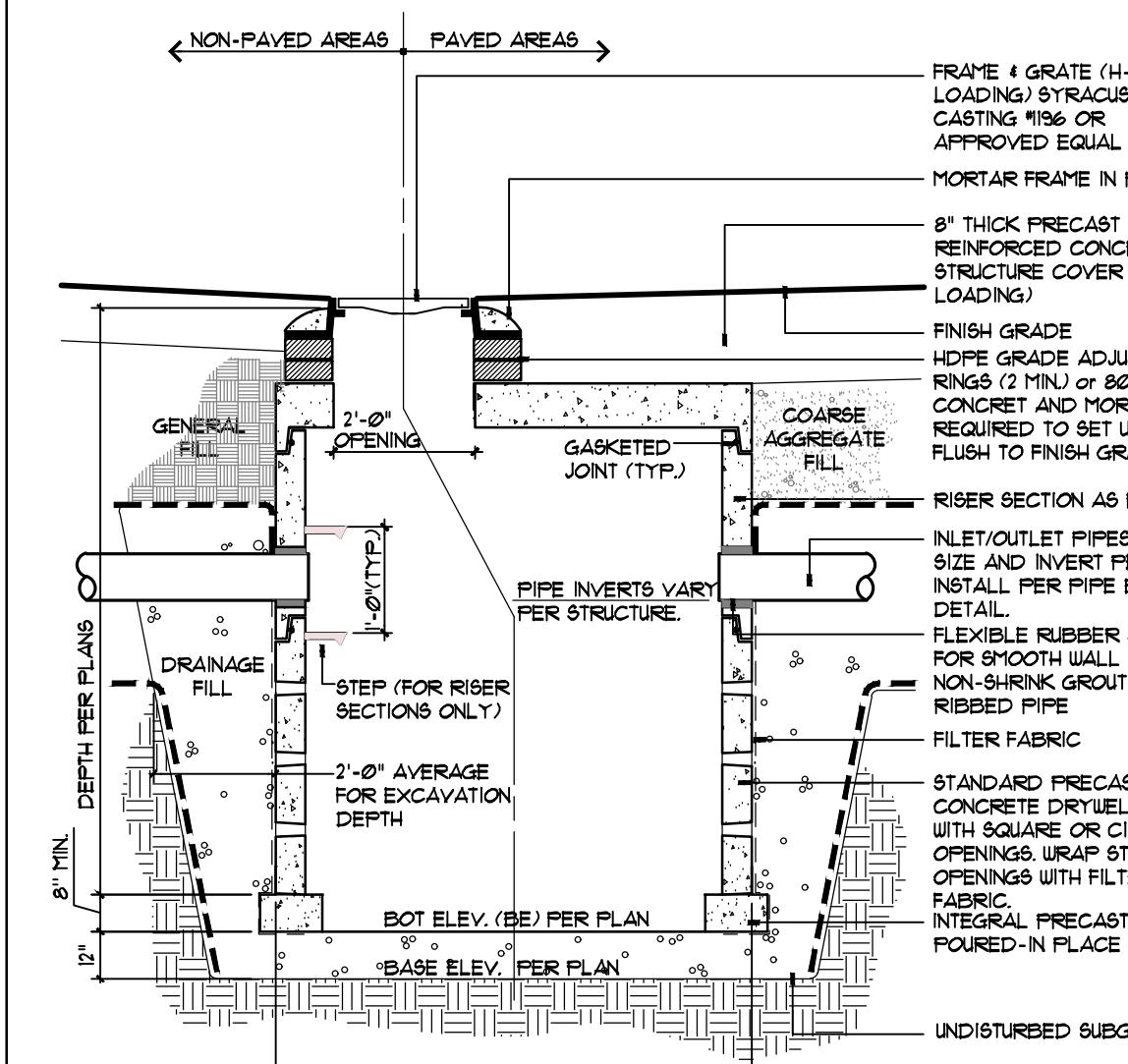
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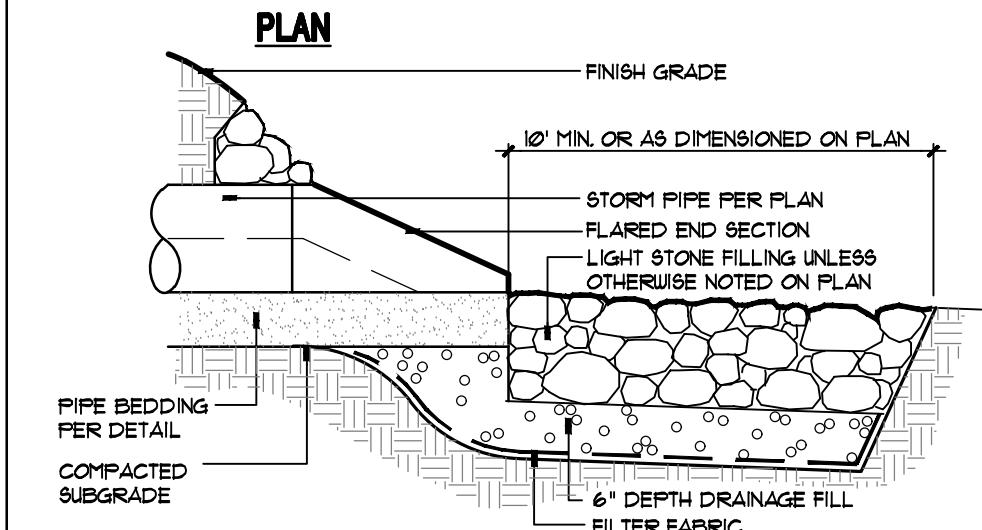
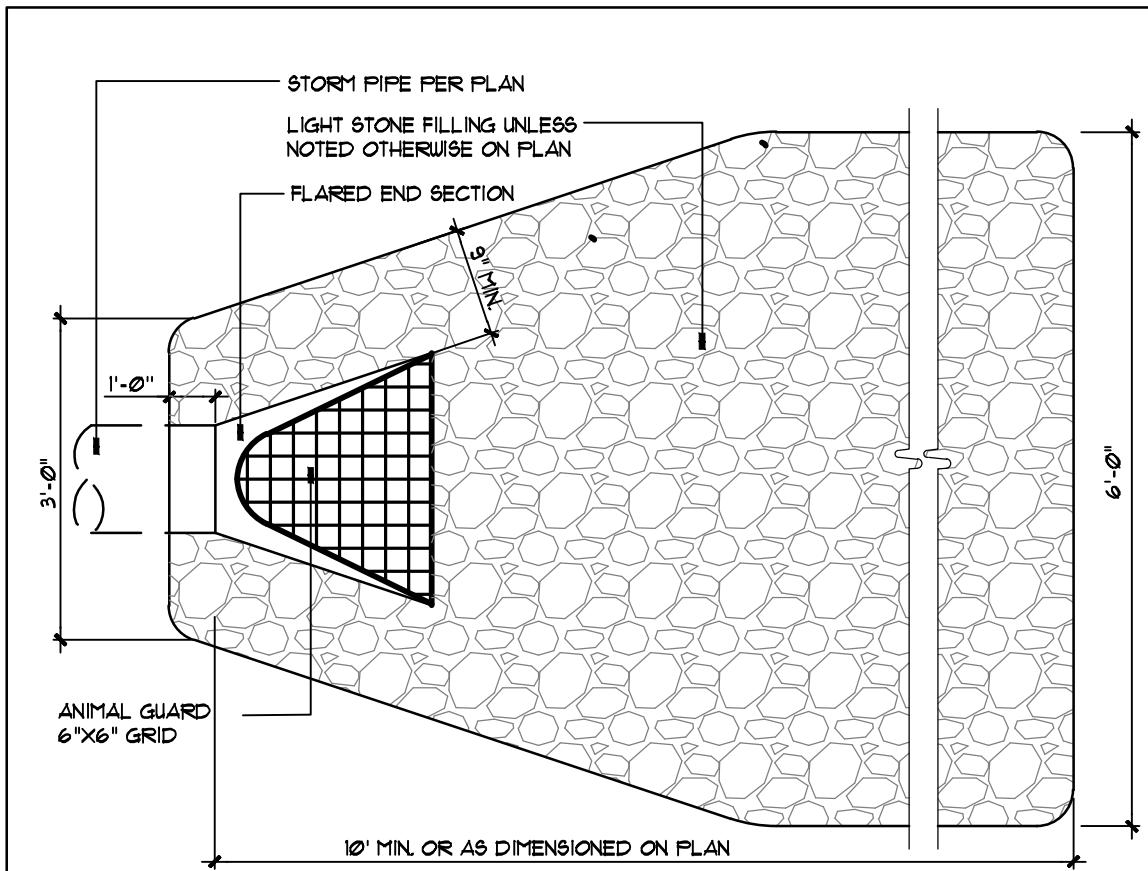


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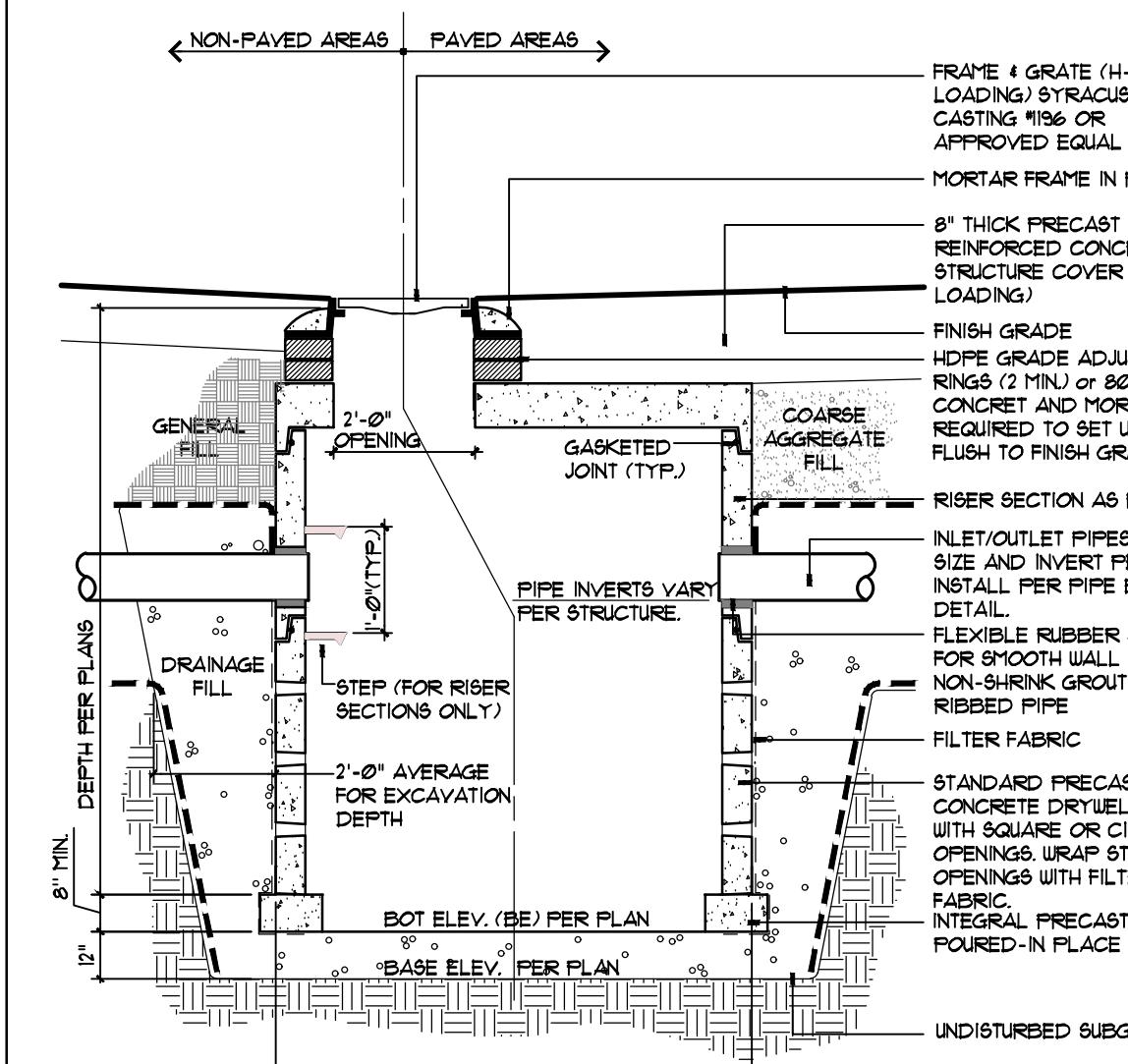
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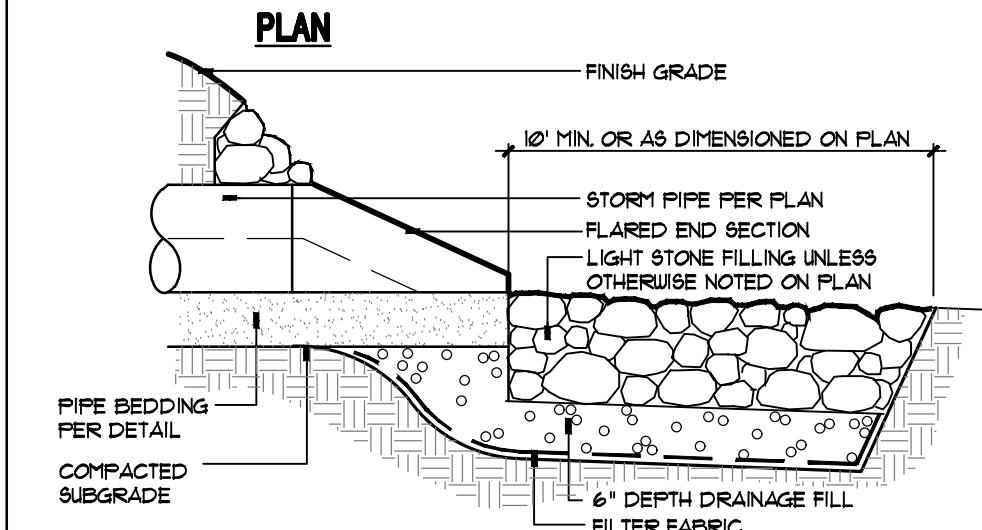
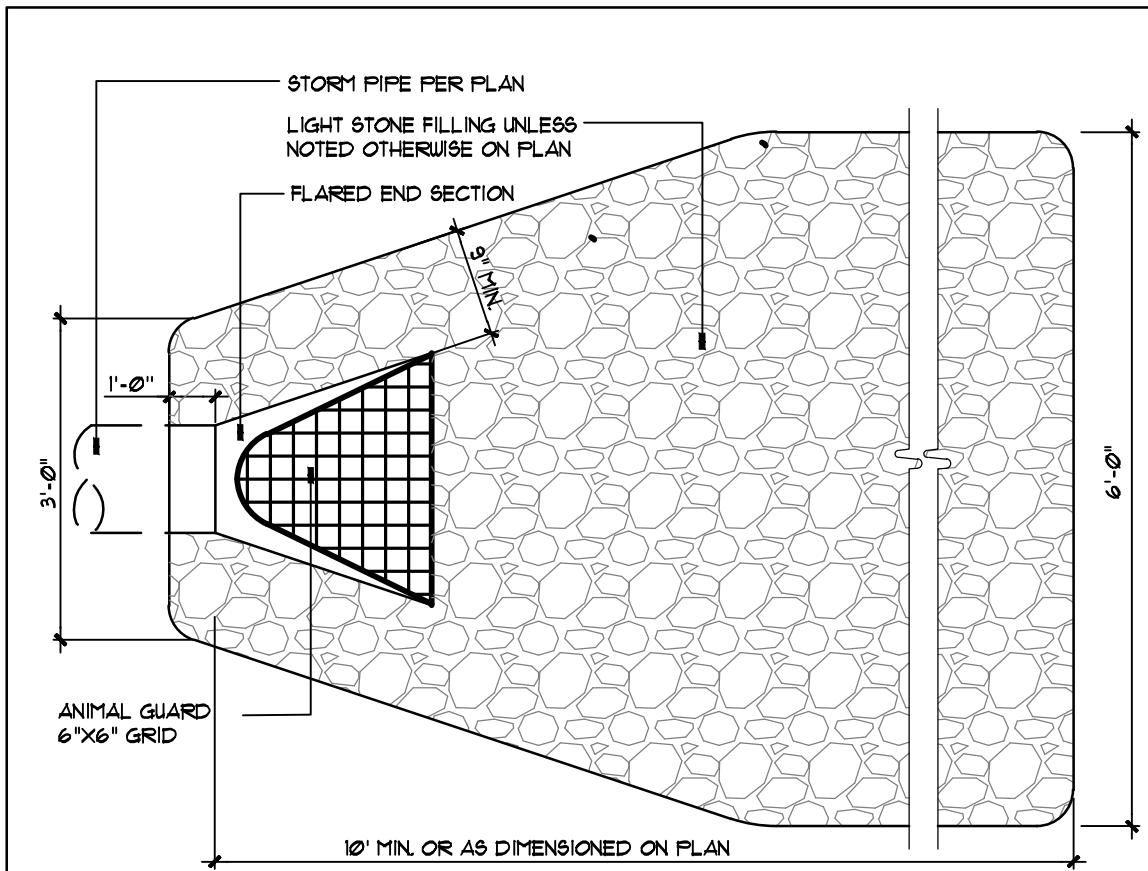


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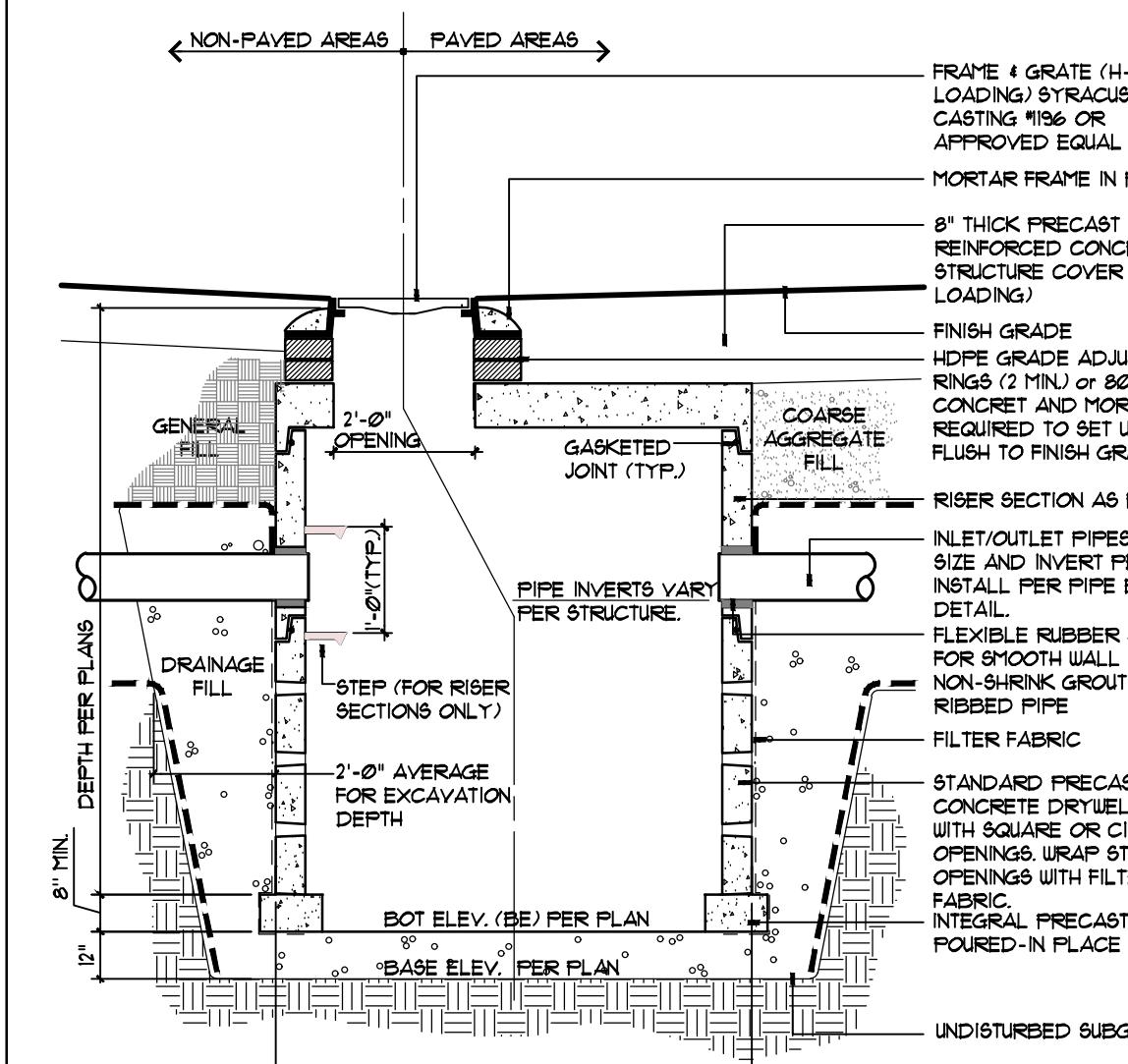
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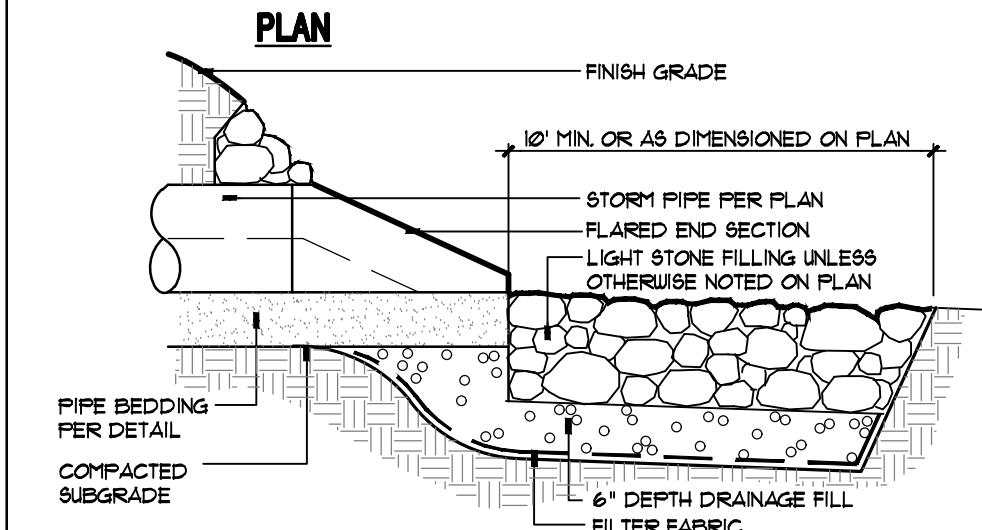
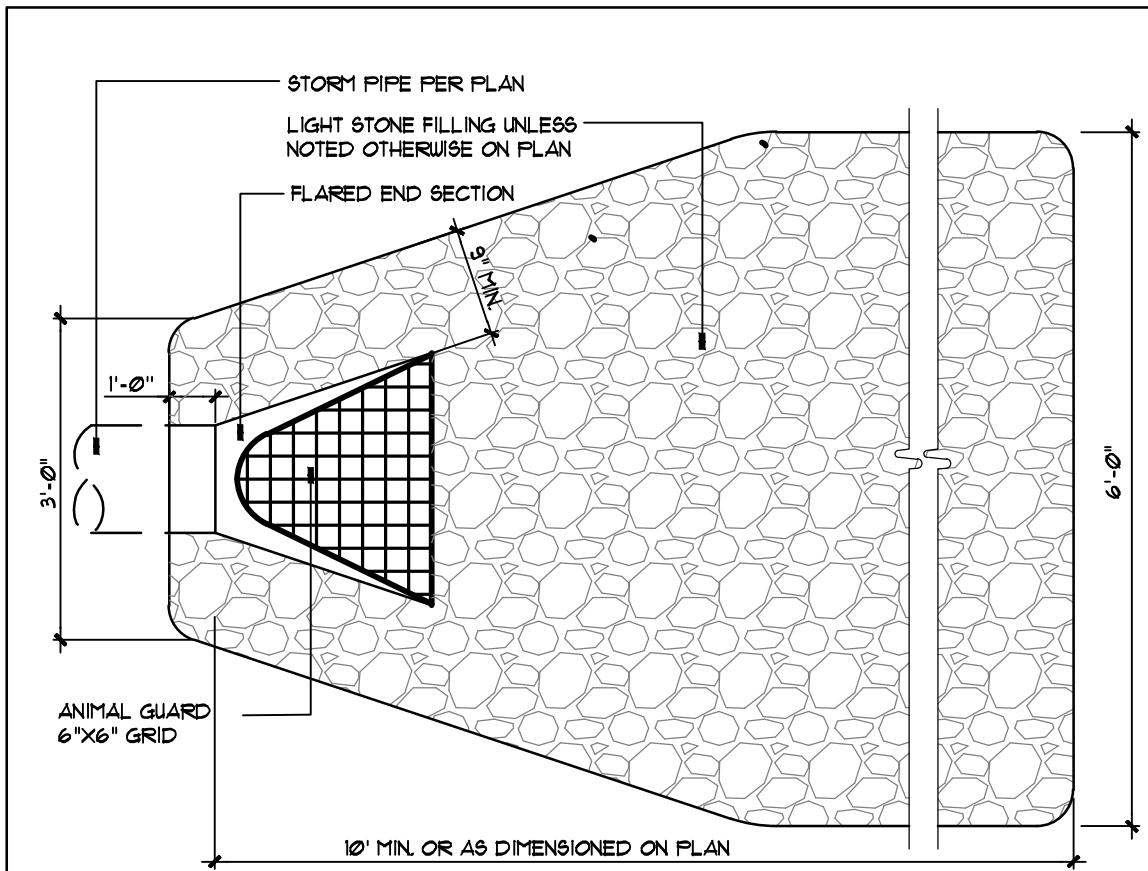


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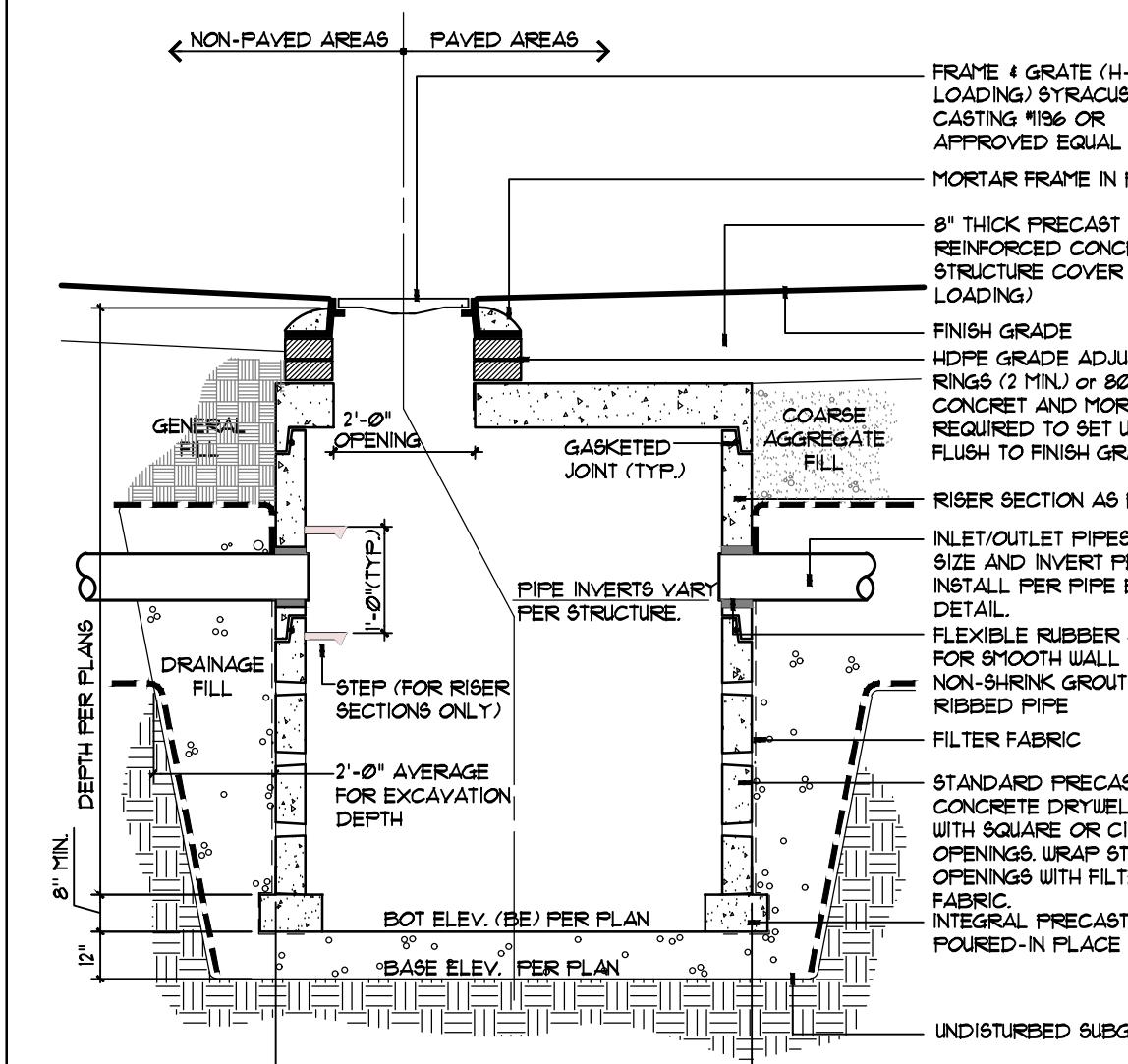
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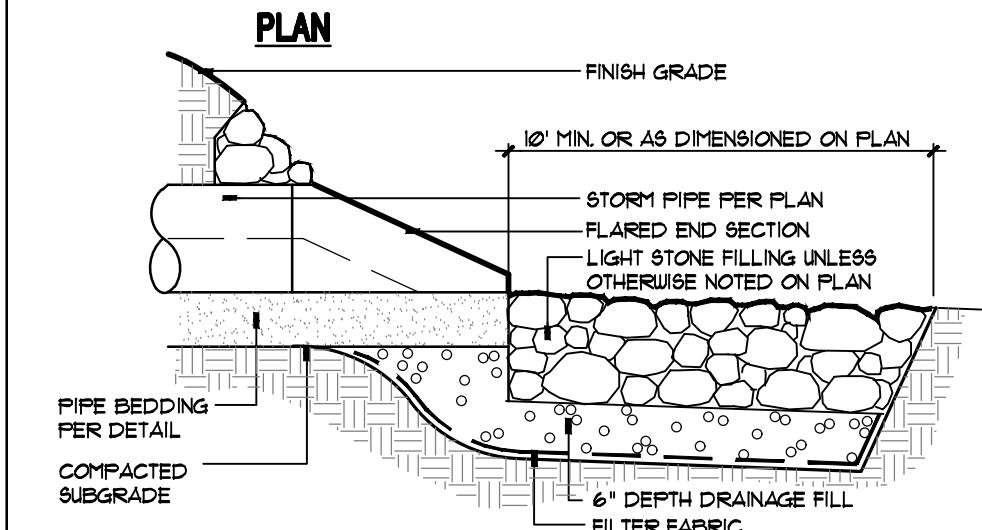
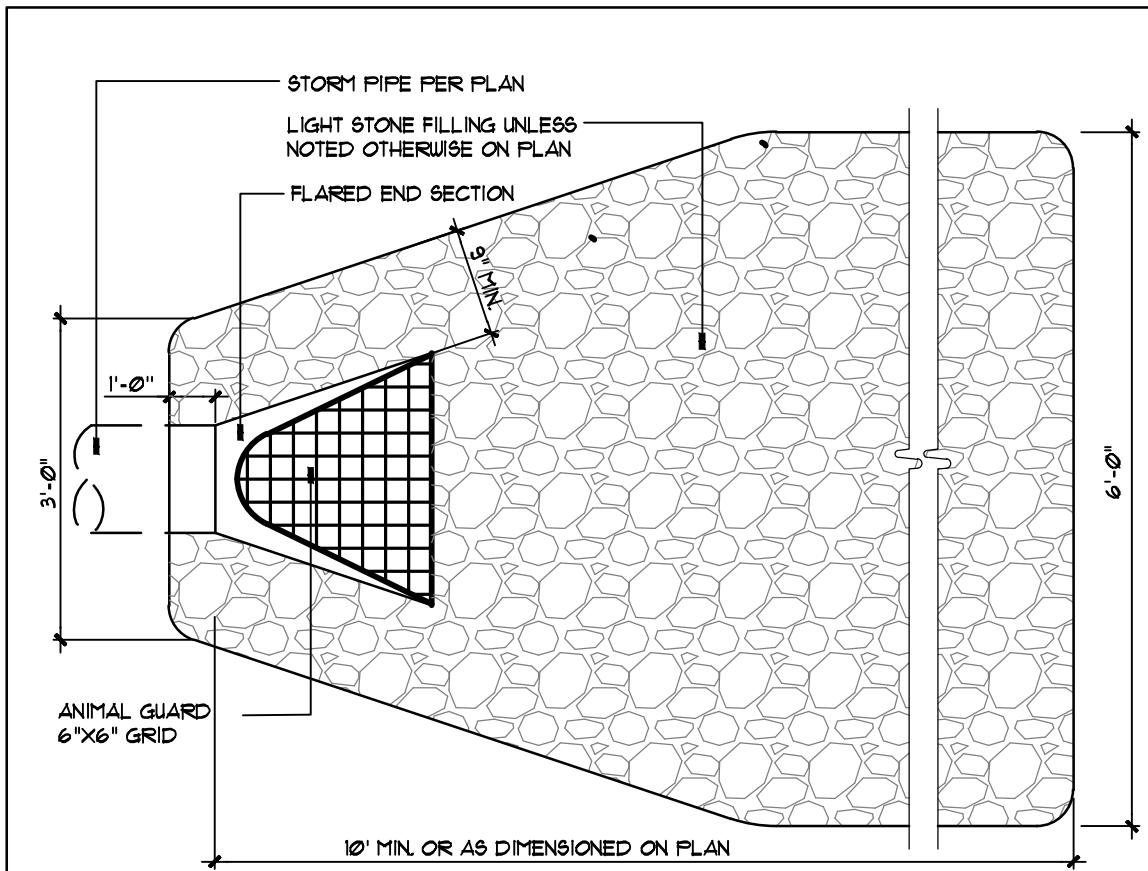


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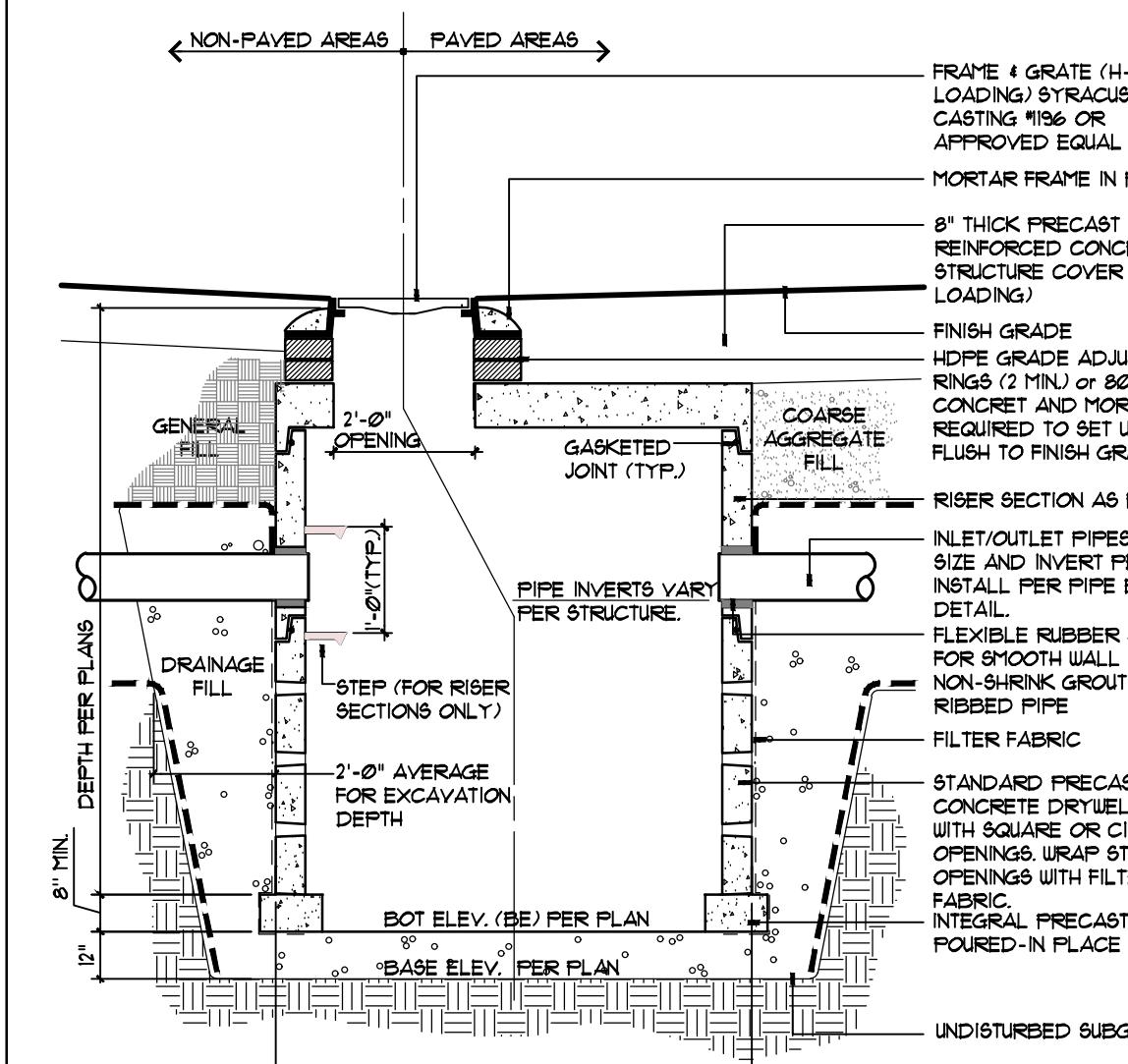
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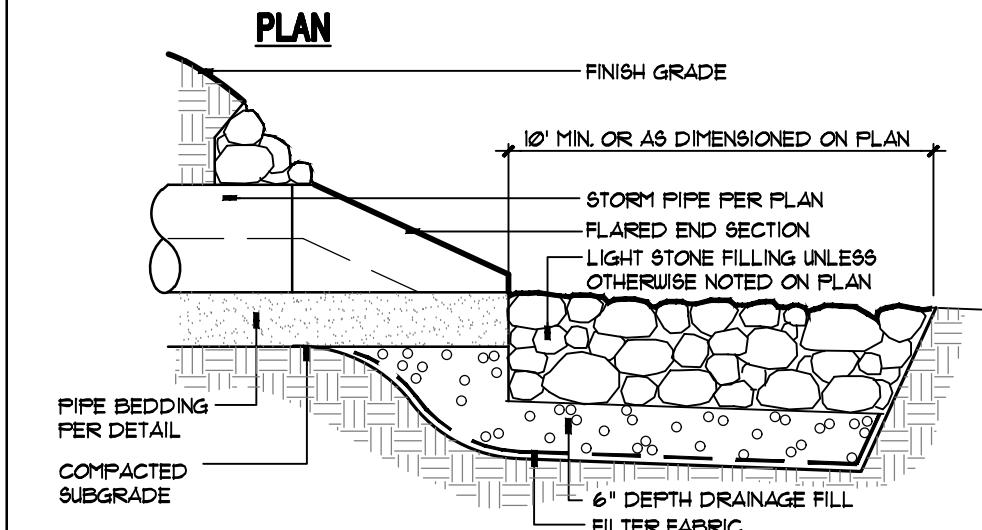
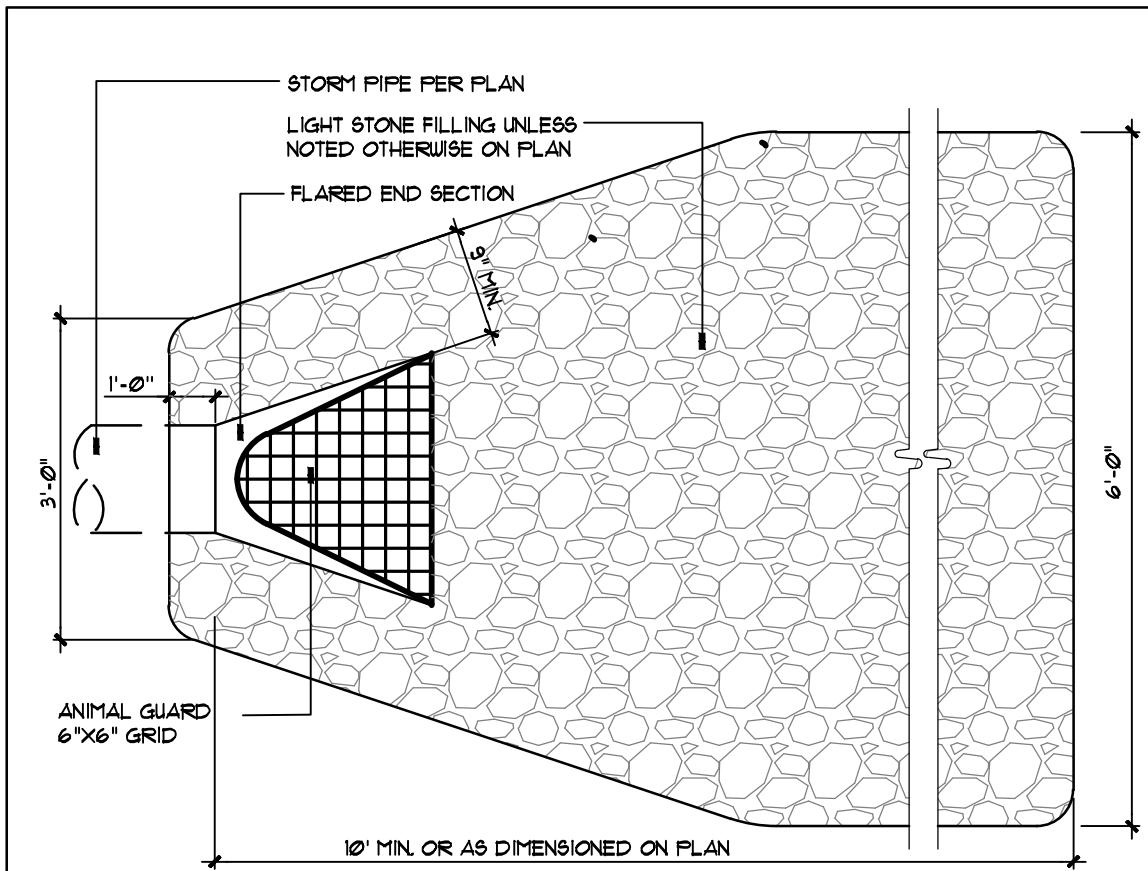


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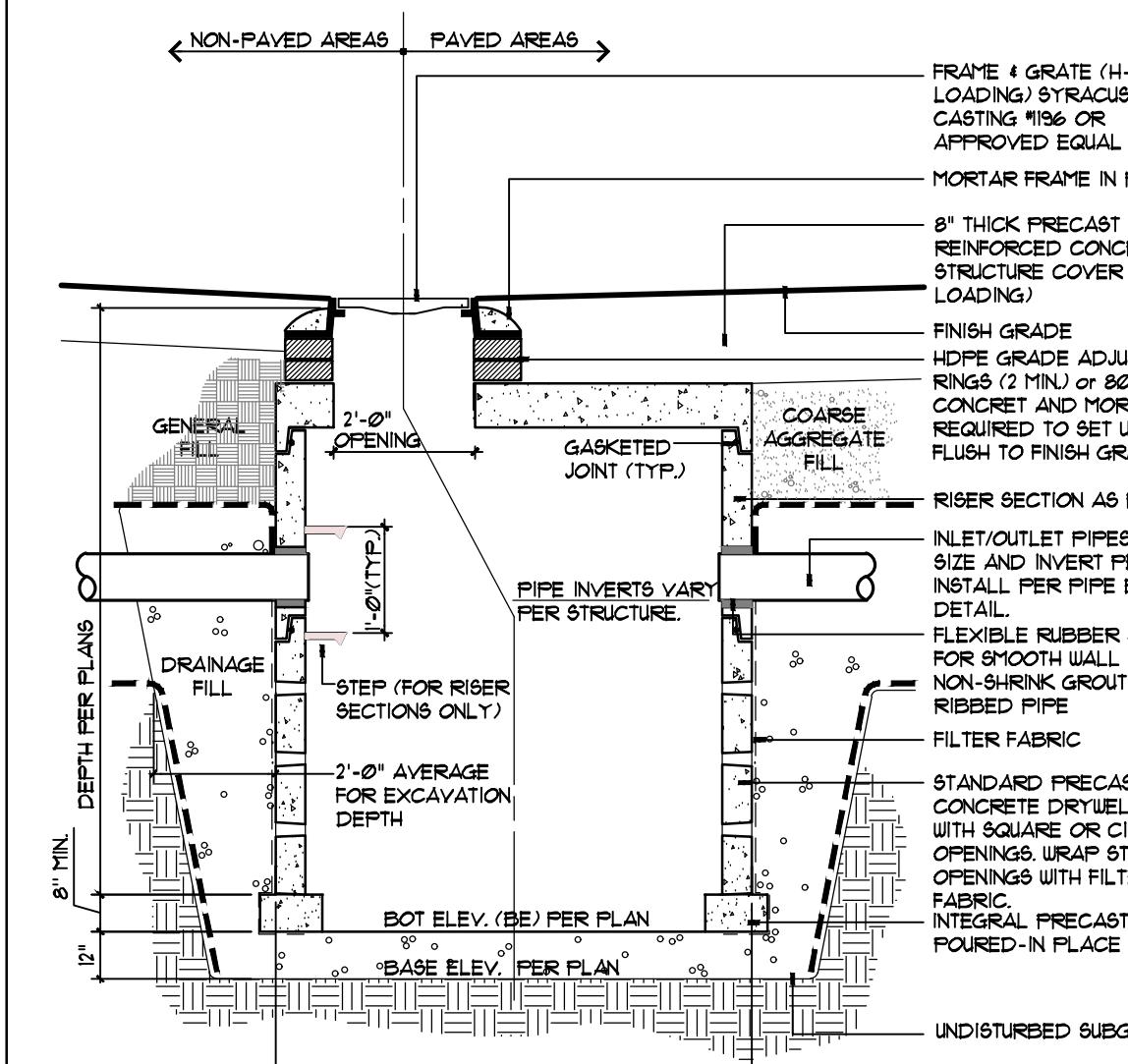
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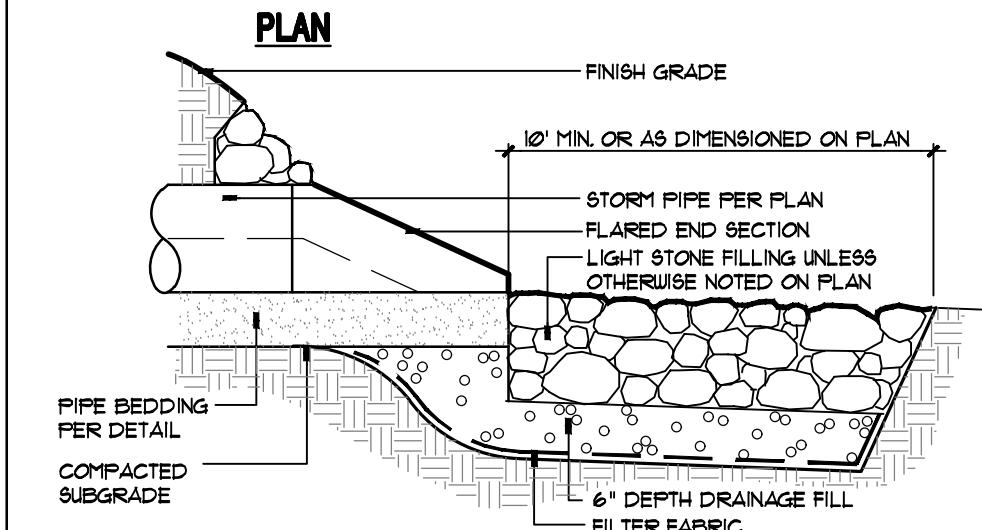
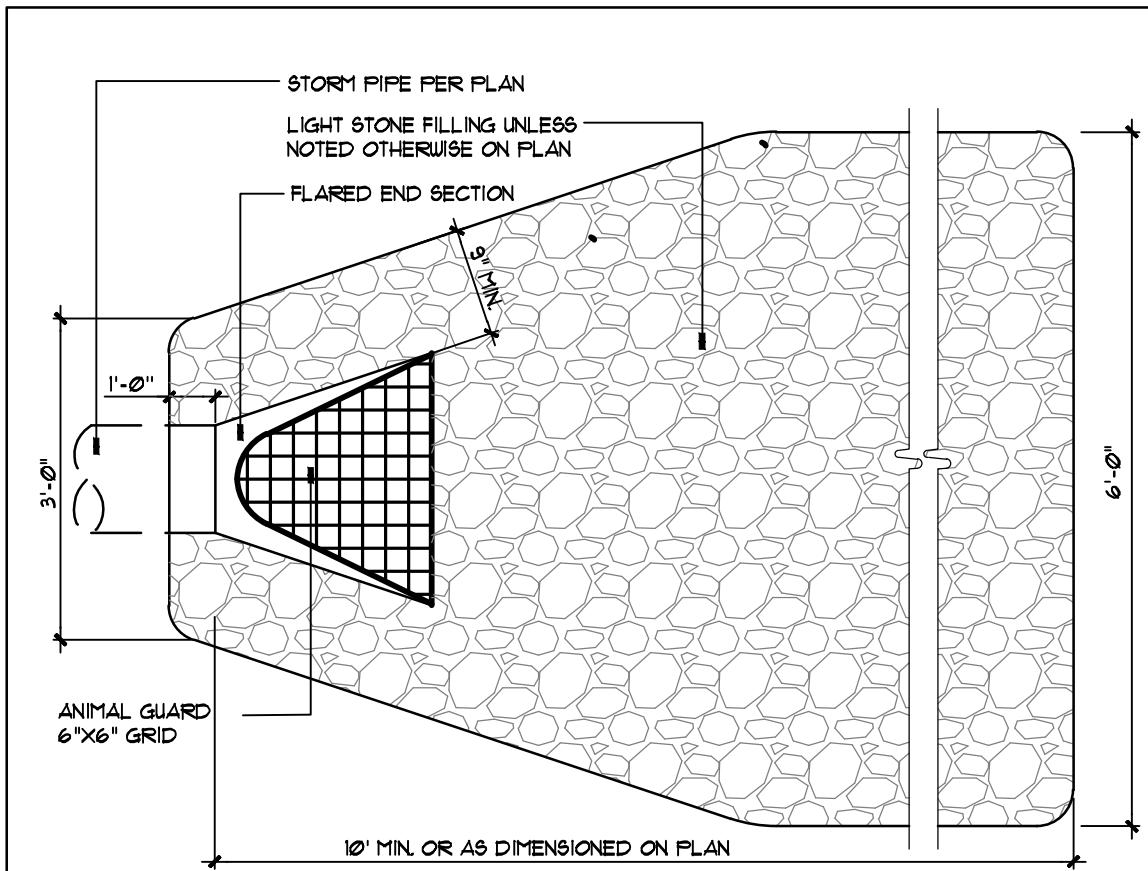


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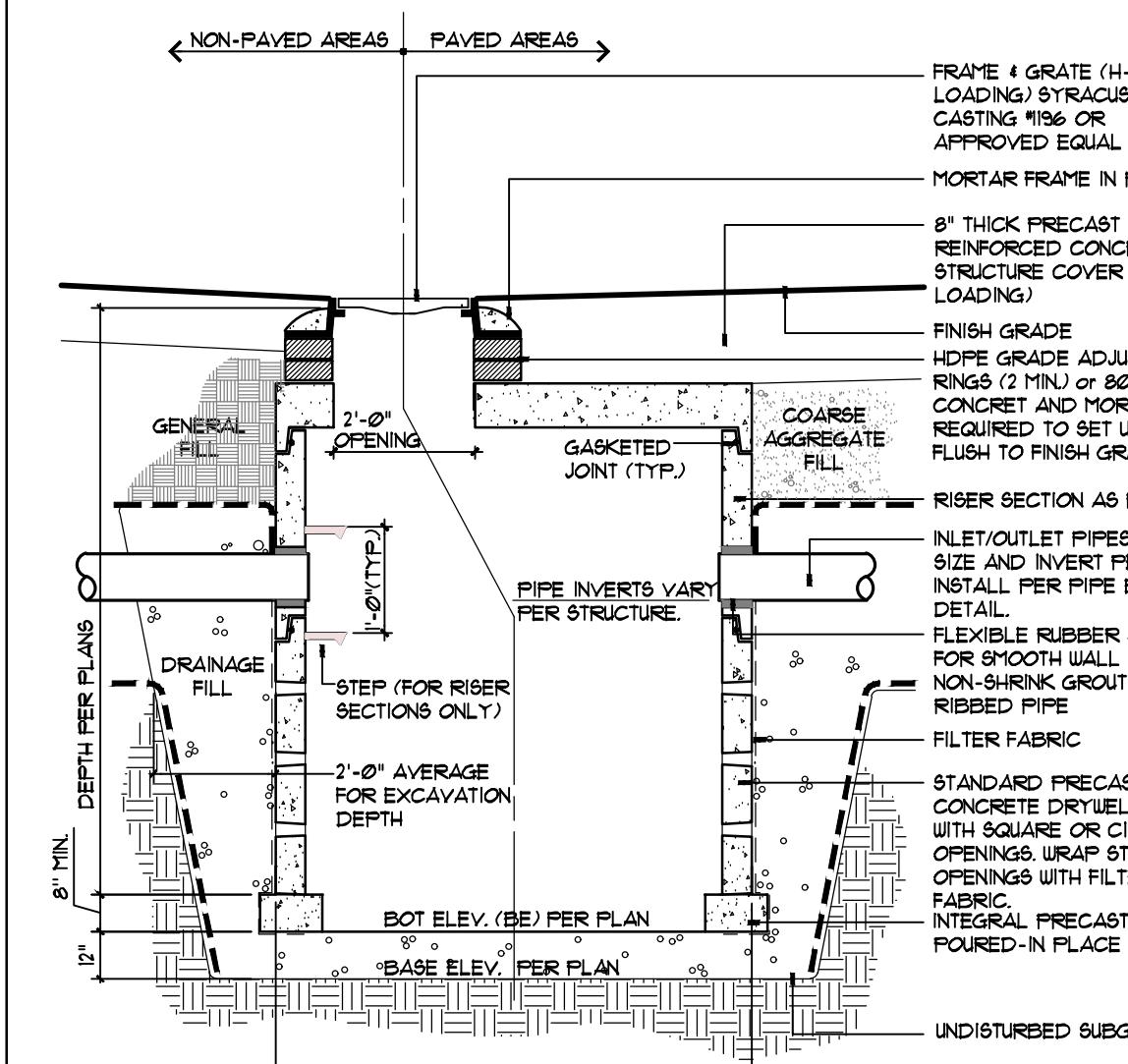
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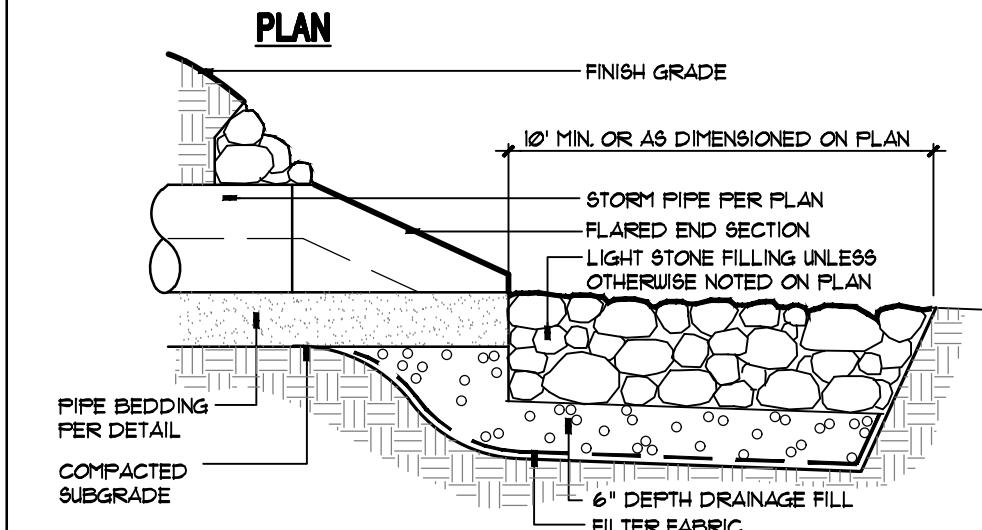
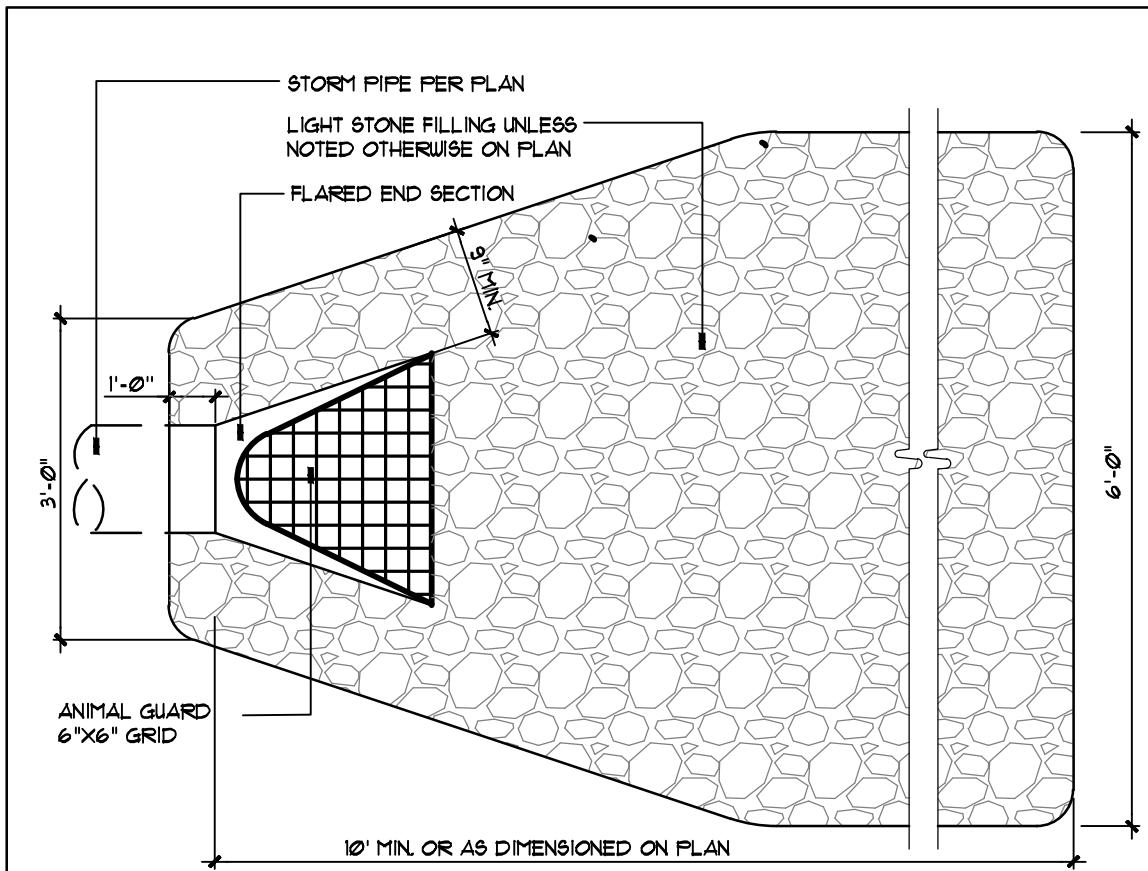


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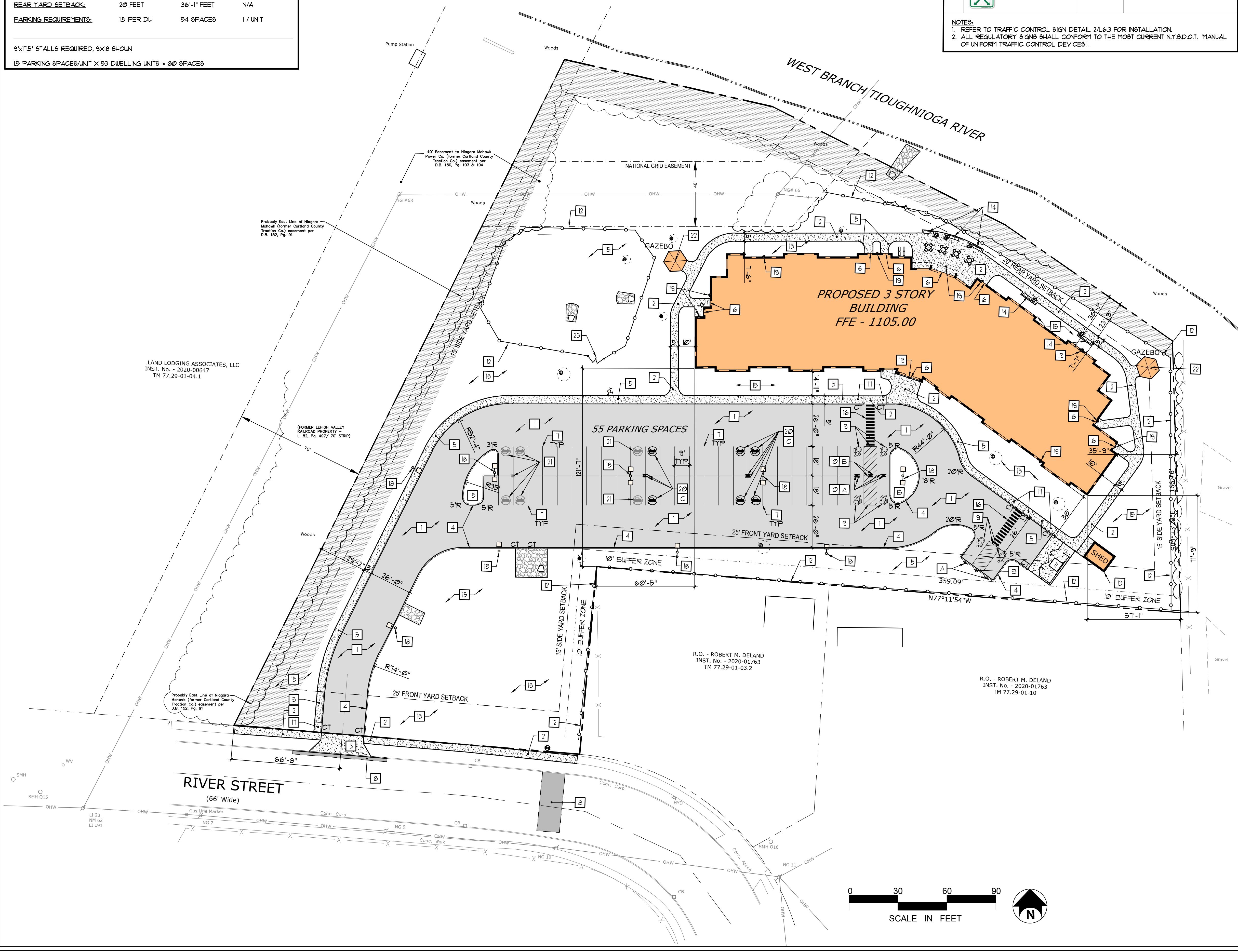
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**DRYWELL (DW)**

L2.1 NOT TO SCALE 33-4000-05



ZONING DATA			
L10-ZONING			
ZONING: GENERAL BUSINESS LOCAL (GB-2)			
INTENDED USE AS MULTIFAMILY RESIDENTIAL (SENIOR HOUSING) 1A ALLOWABLE BY CODE			
PROPOSED BUILDING FOOTPRINT IS 18513 SF			
MIN. BUILDING HEIGHT:	22 FEET	PROPOSAL OVER 22 FEET	VARIANCE N/A
MAX. BUILDING HEIGHT:	45 FEET	UNDER 45 FEET	N/A
MIN. LOT SIZE:	10,000 SF	133,020 ± SF	N/A
MIN. LOT WIDTH:	100 FEET	165'-9" FEET	N/A
MAX. LOT COVERAGE:	60%	45.0% (60,618 SF)	N/A
MIN. FRONT YARD SETBACK:	25 FEET	67'-1" FEET	N/A
SIDE YARD SETBACK:	15 FEET	35'-9" FEET	N/A
REAR YARD SETBACK:	20 FEET	36'-1" FEET	N/A
PARKING REQUIREMENTS:	15 PER DU	54 8FACES	1 / UNIT
9X15' STALLS REQUIRED. 9X18 SHOWN			
15 PARKING SPACES/UNIT X 53 DUELING UNITS = 800 SPACES			



SIGN SCHEDULE			
KEY	SIGN PLATE	SIGN SIZE MOUNTING HT. / COMMENTS	NY.S.D.O.T. MUT.C.D. NO.
A	RESERVED PARKING	12" X 18" T-Ø HT.	SIGN NO. P4-6 COLOR: WHITE BACKGROUND, BLUE ICON GREEN TEXT / BORDER
B	NO PARKING ANY TIME	12" X 18" T-Ø HT.	SIGN NO. - COLOR: WHITE BACKGROUND, RED TEXT AND BORDER
C	CHARGING STATION	12" X 18" T-Ø HT.	SIGN NO. K-1792-B COLOR: WHITE BACKGROUND, GREEN TEXT AND BORDER

NOTES:  
1. REFER TO TRAFFIC CONTROL SIGN DETAIL 2/L6.3 FOR INSTALLATION.  
2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT NY.S.D.O.T. "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".

L10-LAYOUT-NOTES

- INSTALL ASPHALT PARKING PAVEMENT PER DETAIL 1/L6.1.
- INSTALL CONCRETE PAVEMENT PER DETAIL 2/L6.1.
- INSTALL CONCRETE PAVEMENT-HEAVY DUTY PER DETAIL 16/L6.1.
- INSTALL CONCRETE CURB PER DETAIL 5/L6.1.
- INSTALL INTEGRAL CONCRETE CURB AND PAVEMENT PER DETAIL 6/L6.1.
- INSTALL CONCRETE DOWELING AT BUILDING PER DETAIL 9/L6.1.
- INSTALL WHITE 4" WIDE PAINTED LINES, (TYP).
- INSTALL ASPHALT DRIVE PAVEMENT PER DETAIL 2/L3.1.
- INSTALL RESERVED PARKING PER DETAIL 11/L6.1.
- INSTALL SIGN POST SET IN BOLLARD PER DETAIL 13/L6.1.
- INSTALL WASTE/RECYCLING ENCLOSURE PER DETAIL 15/L6.1.
- INSTALL 4 FOOT HEIGHT BLACK VINYL COATED CHAIN LINK FENCE PER DETAIL 17/L6.1.
- 12' X 16' MAINTENANCE SHED BY OWNER (NOT IN CONTRACT). SHOWN FOR COORDINATION PURPOSES ONLY.
- PERMANENTLY SURFACE MOUNT 6 FT. BENCH PER MANUFACTURER'S RECOMMENDATIONS WHERE INDICATED ON THE PLAN. REFER TO SPECIFICATION 32 4000 FOR BENCH MODEL.
- INSTALL SEEDED LAWN PER DETAIL 14/L6.1 IN ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
- INSTALL PAINTED CROSSWALK PER DETAIL 12/L6.1.
- INSTALL ACCESSIBLE RAMP PER DETAIL 8/L6.1.
- INSTALL LIGHT POLE BASE PER DETAIL 1/L7.1. REFER TO PHOTOMETRIC PLAN.
- LIGHTING ON BUILDING SHOWN FOR COORDINATION PURPOSES. REFER TO PHOTOMETRIC AND ARCHITECTURAL PLANS.
- INSTALL EV CHARGING STATION PER MANUFACTURER'S RECOMMENDATIONS.
- LOCATION OF FUTURE EV CHARGING STATION.
- INSTALL 12 FOOT WOOD GAZEBO (NOT IN CONTRACT) ON CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS. GAZEBO SHALL HAVE TRANSITION AT ENTRANCE FOR WHEELCHAIR ACCESS. SHOWN FOR COORDINATION PURPOSES ONLY.
- INSTALL 10 FOOT WIDE DOUBLE CHAIN LINK SWING GATE PER DETAIL 3/L6.3.

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SITE LAYOUT PLAN  
SECTION  
L3.1  
NOT TO SCALE  
32-4000-060

SECTION  
L3.1  
NOT TO SCALE  
32-1216-03

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L3.1



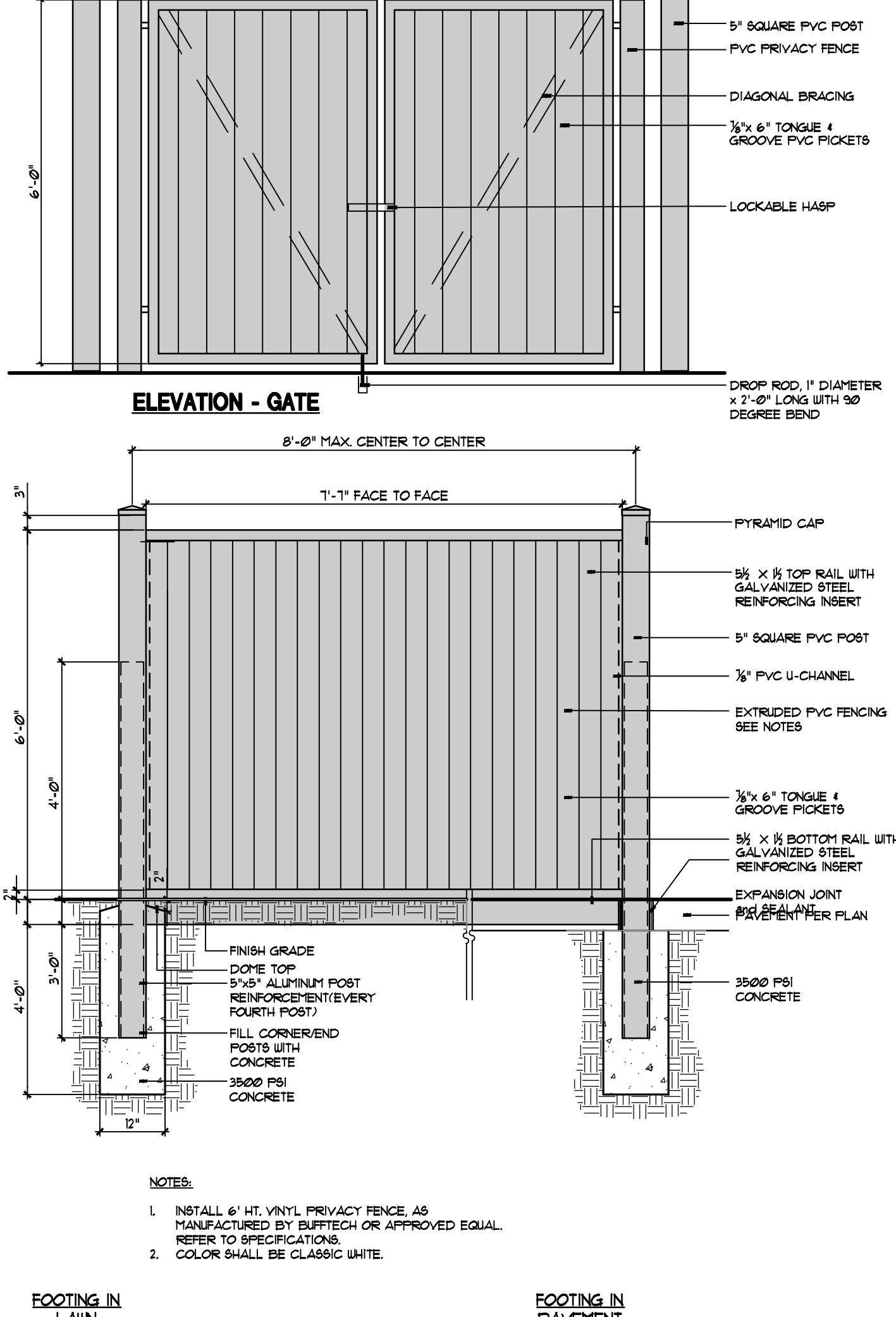
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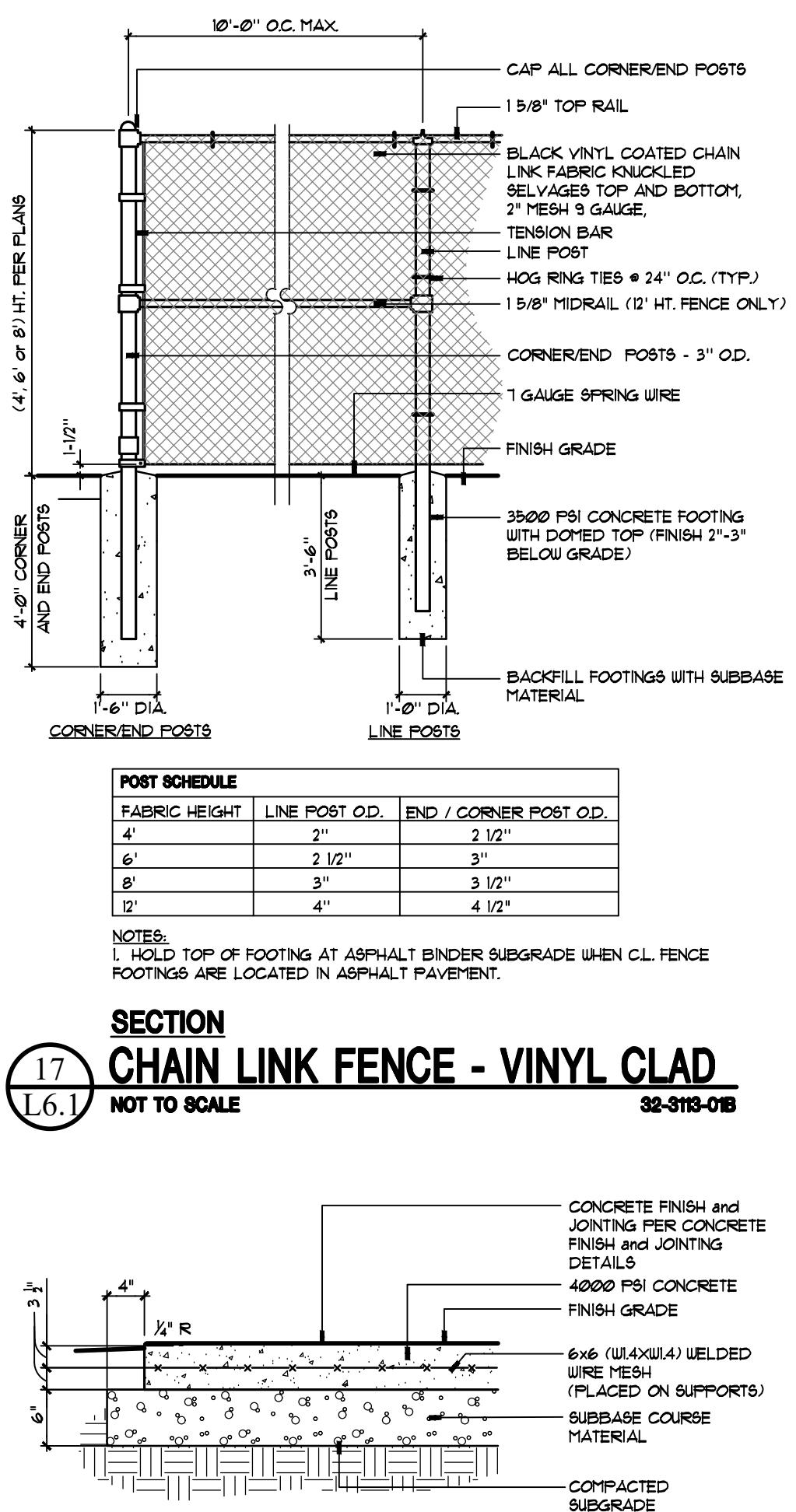




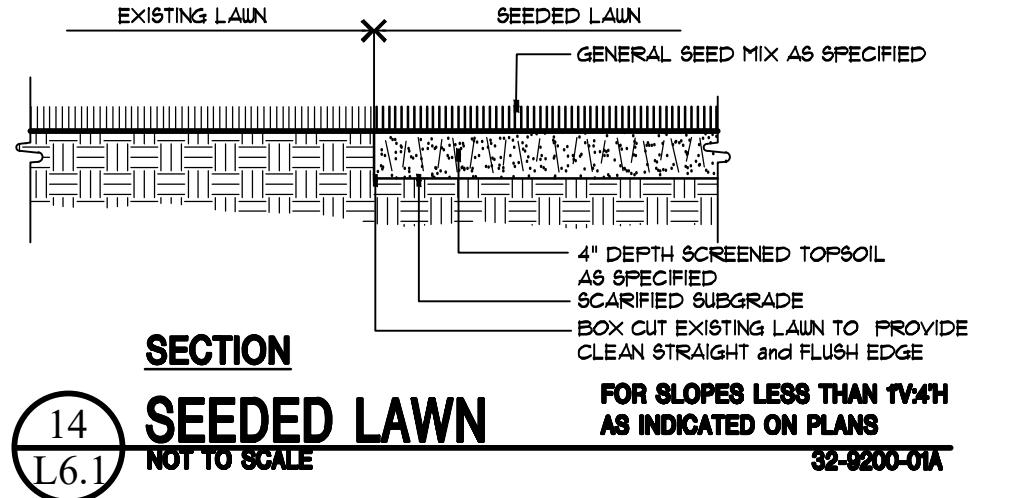




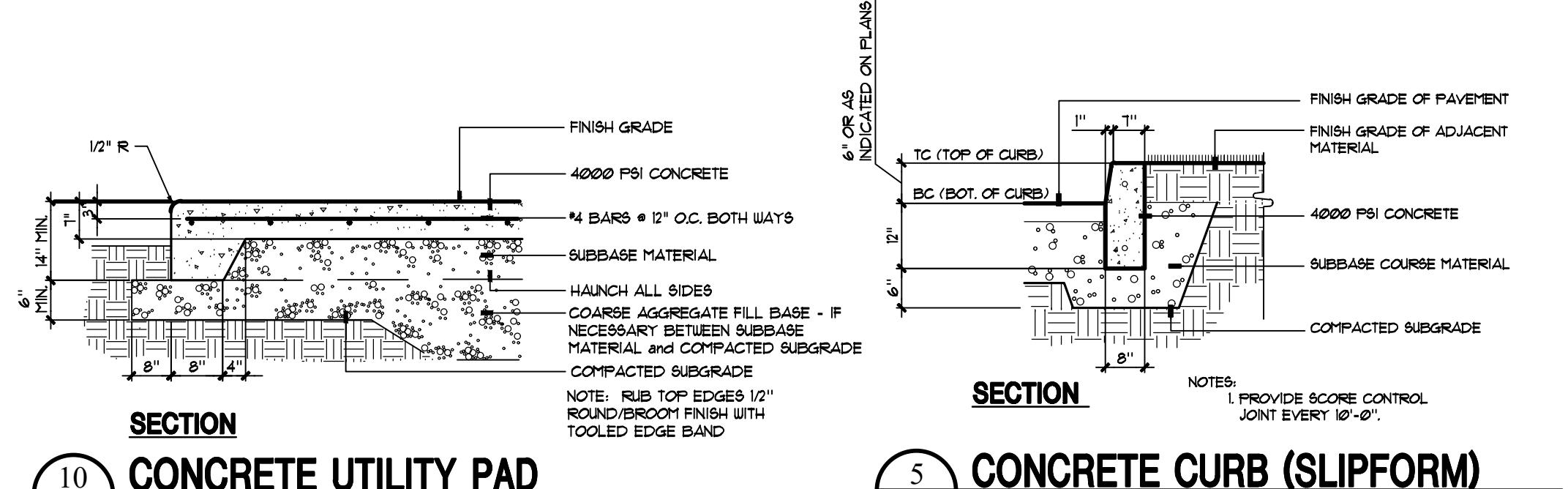
ELEVATION - GATE



SECTION  
CHAIN LINK FENCE - VINYL CLAD



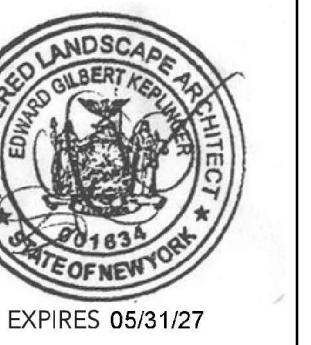
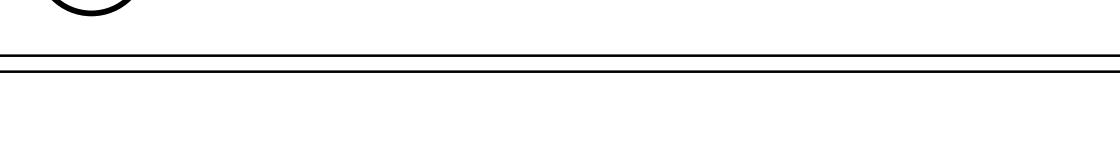
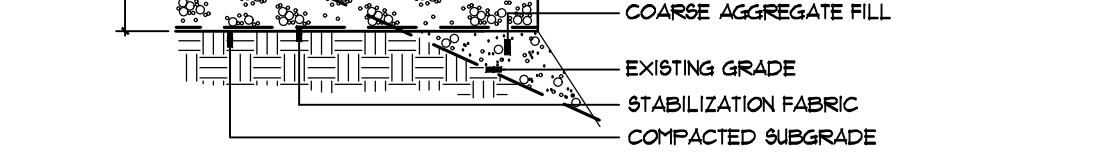
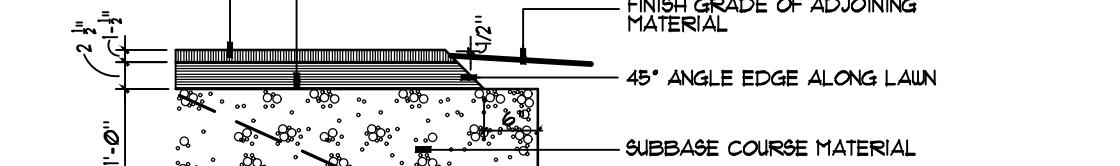
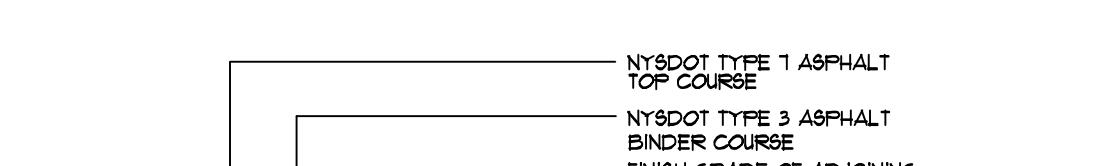
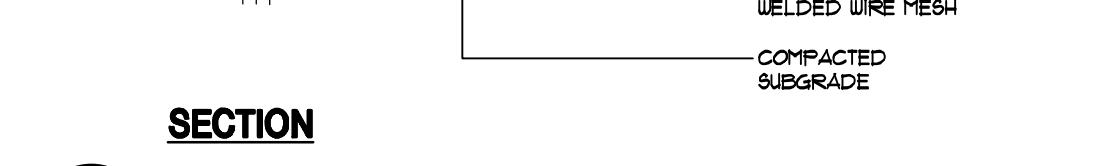
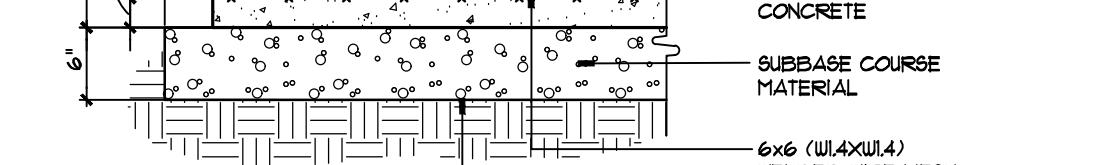
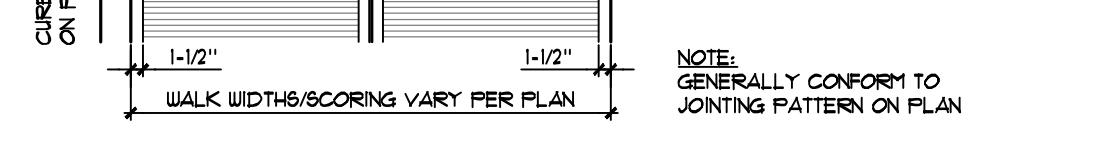
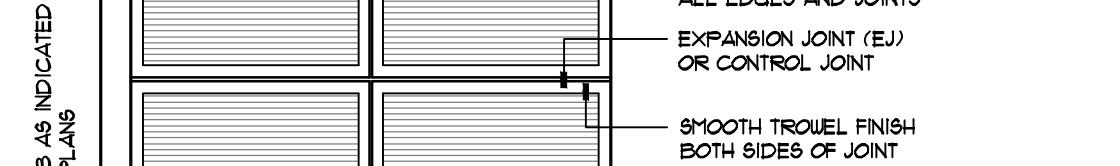
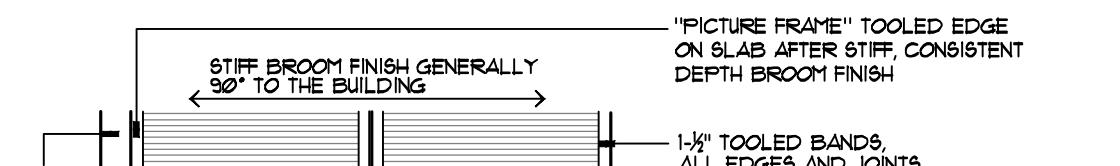
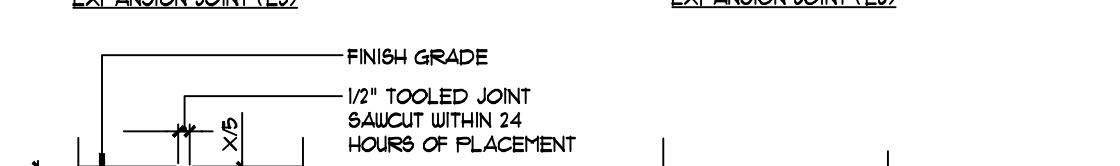
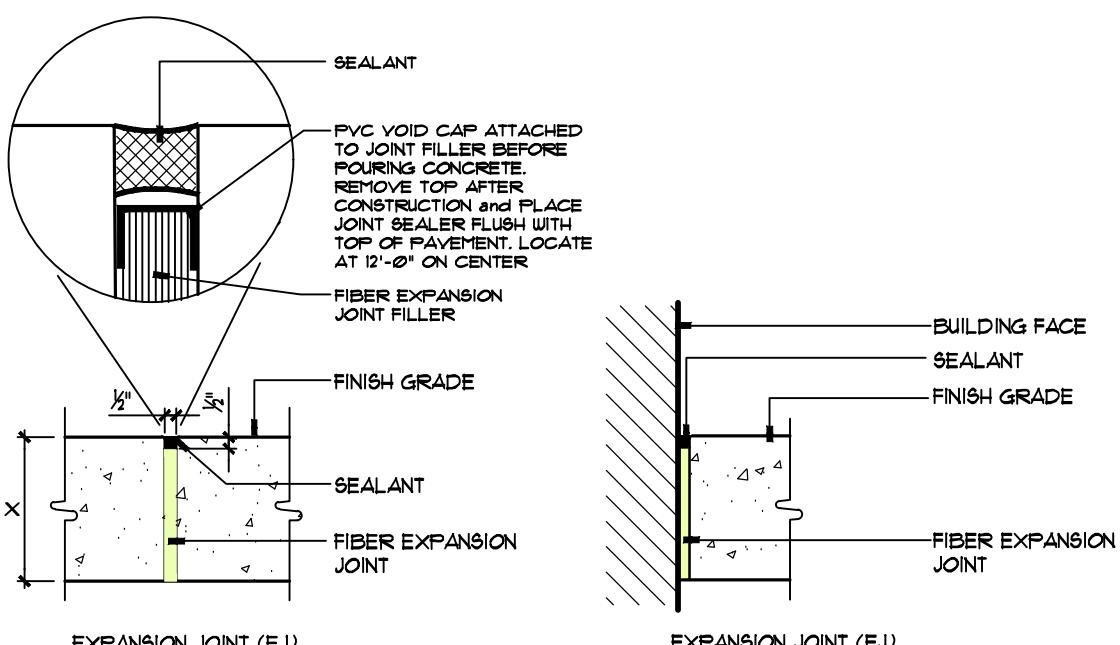
SECTION  
SEEDED LAWN



SECTION  
CONCRETE UTILITY PAD



SECTION  
CONCRETE CURB (SLIPFORM)



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PROFESSIONAL ENGINEER  
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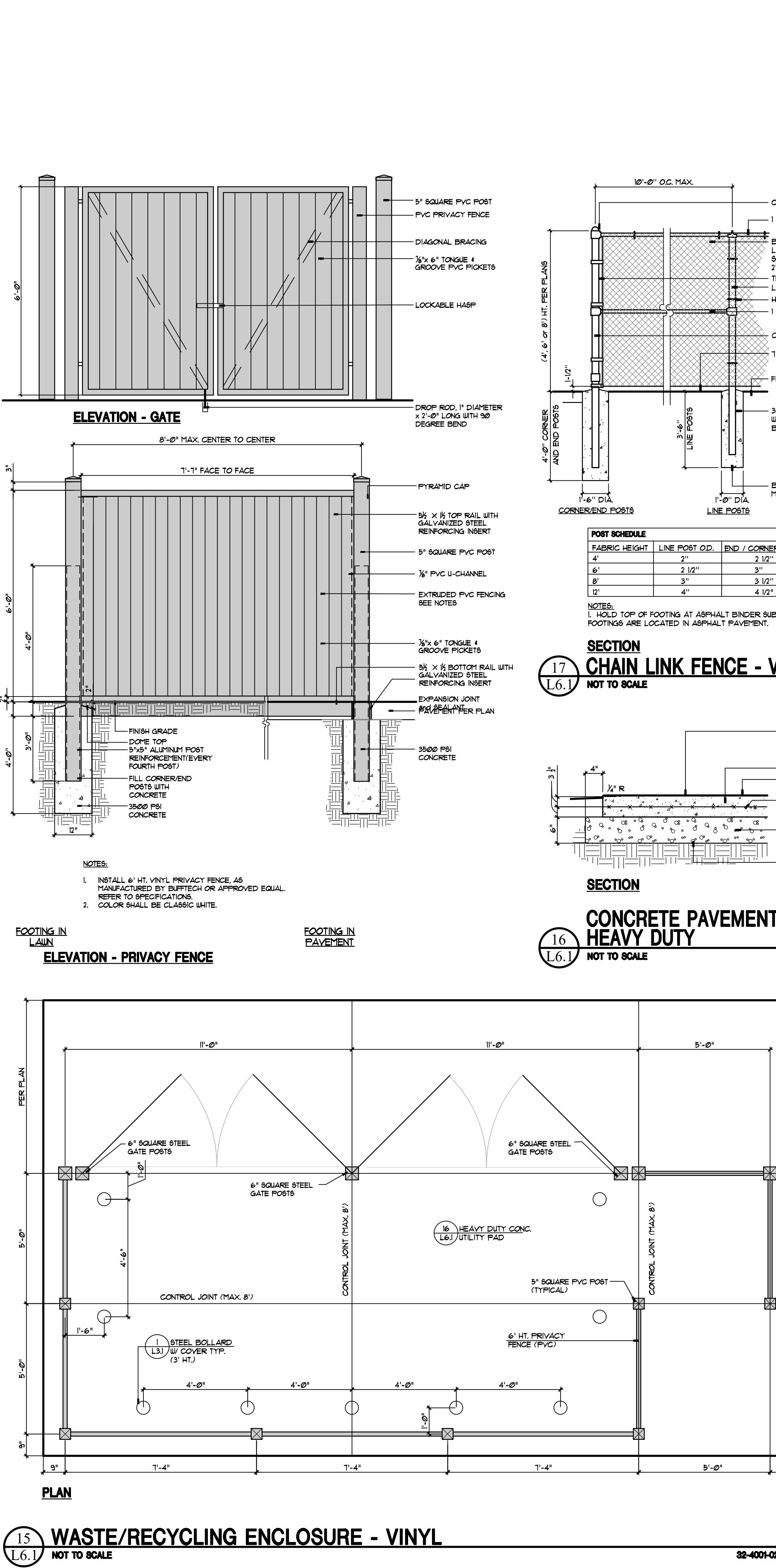
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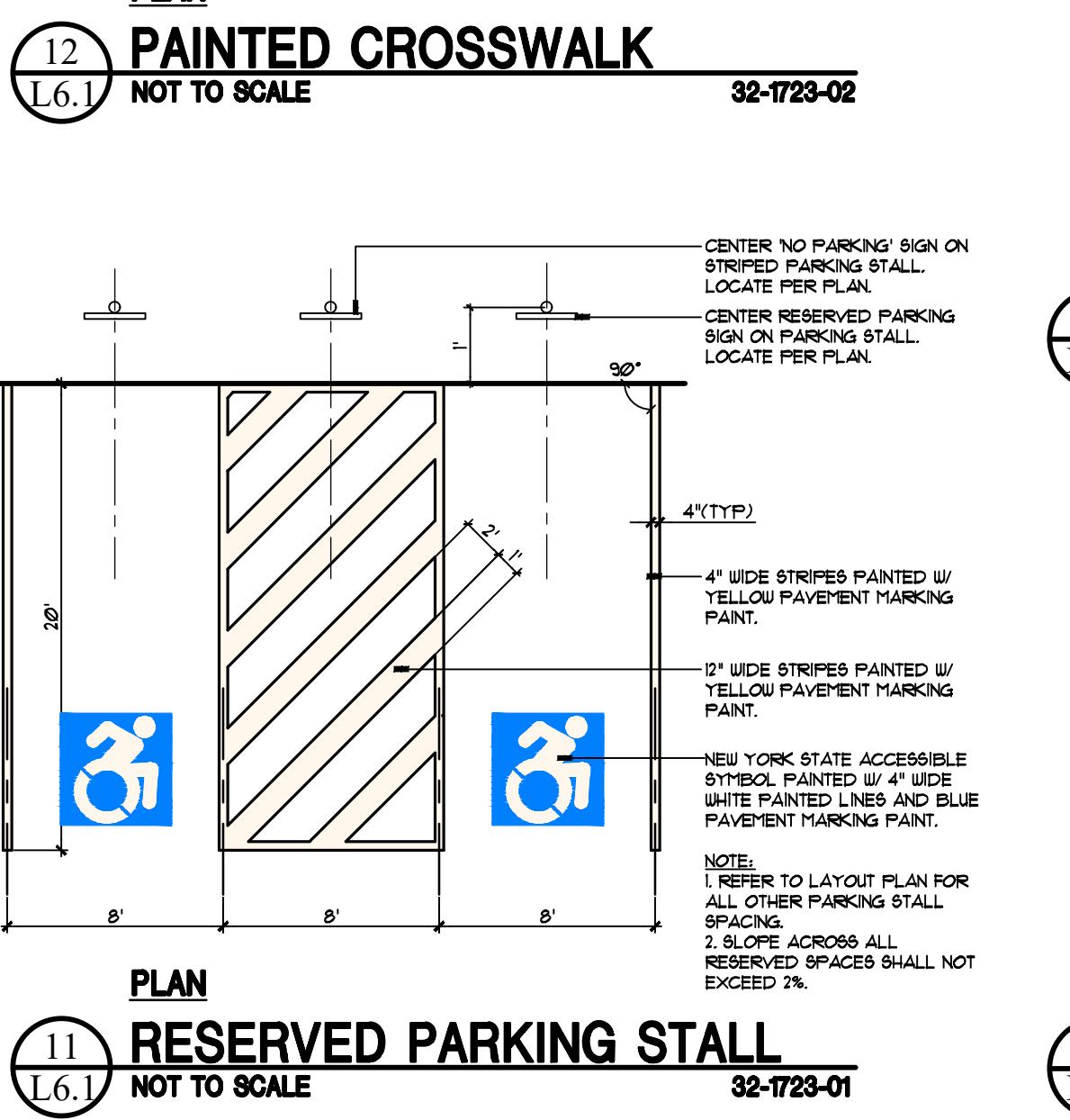
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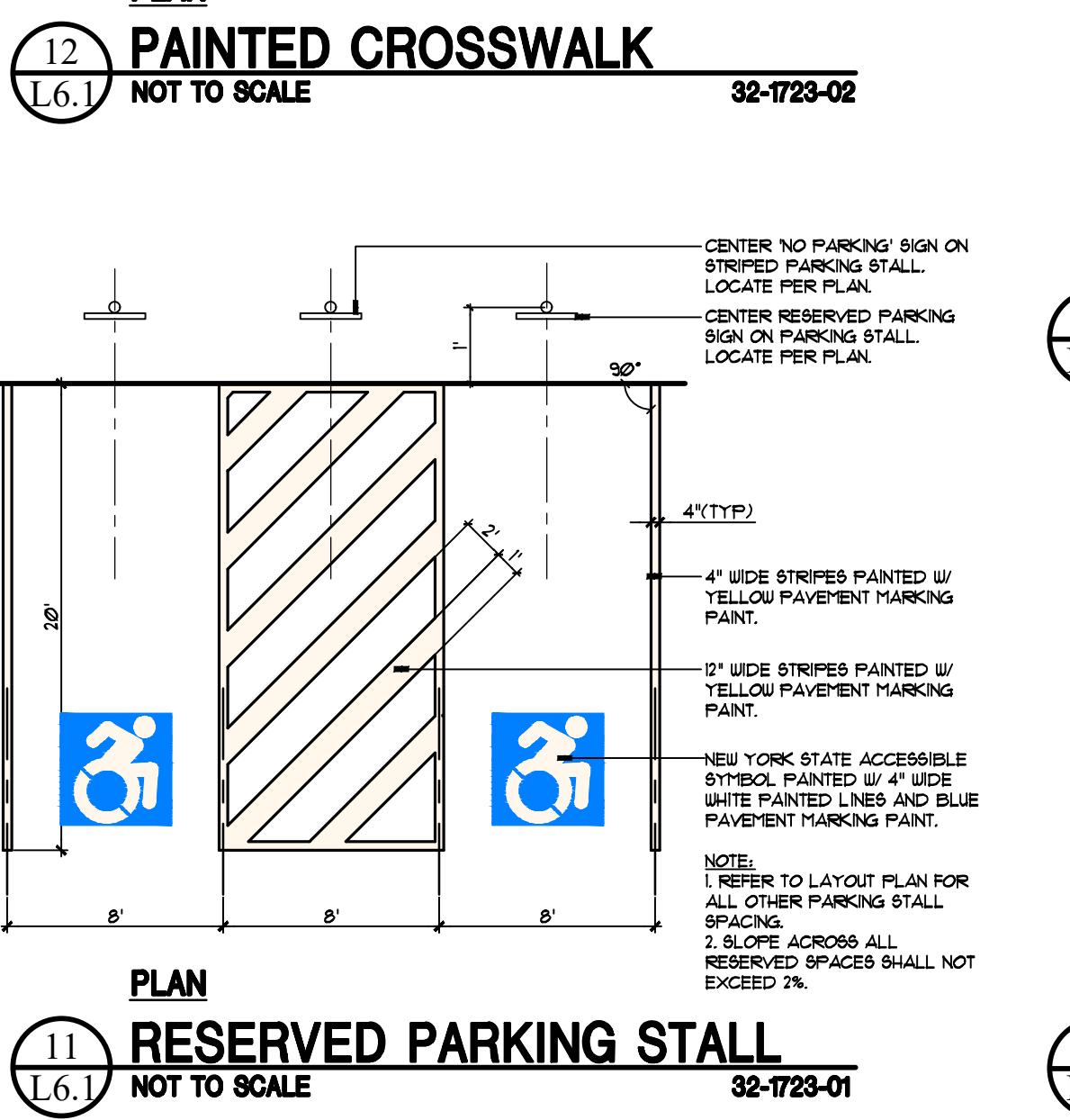
WASTE/RECYCLING ENCLOSURE - VINYL

32-4001-028



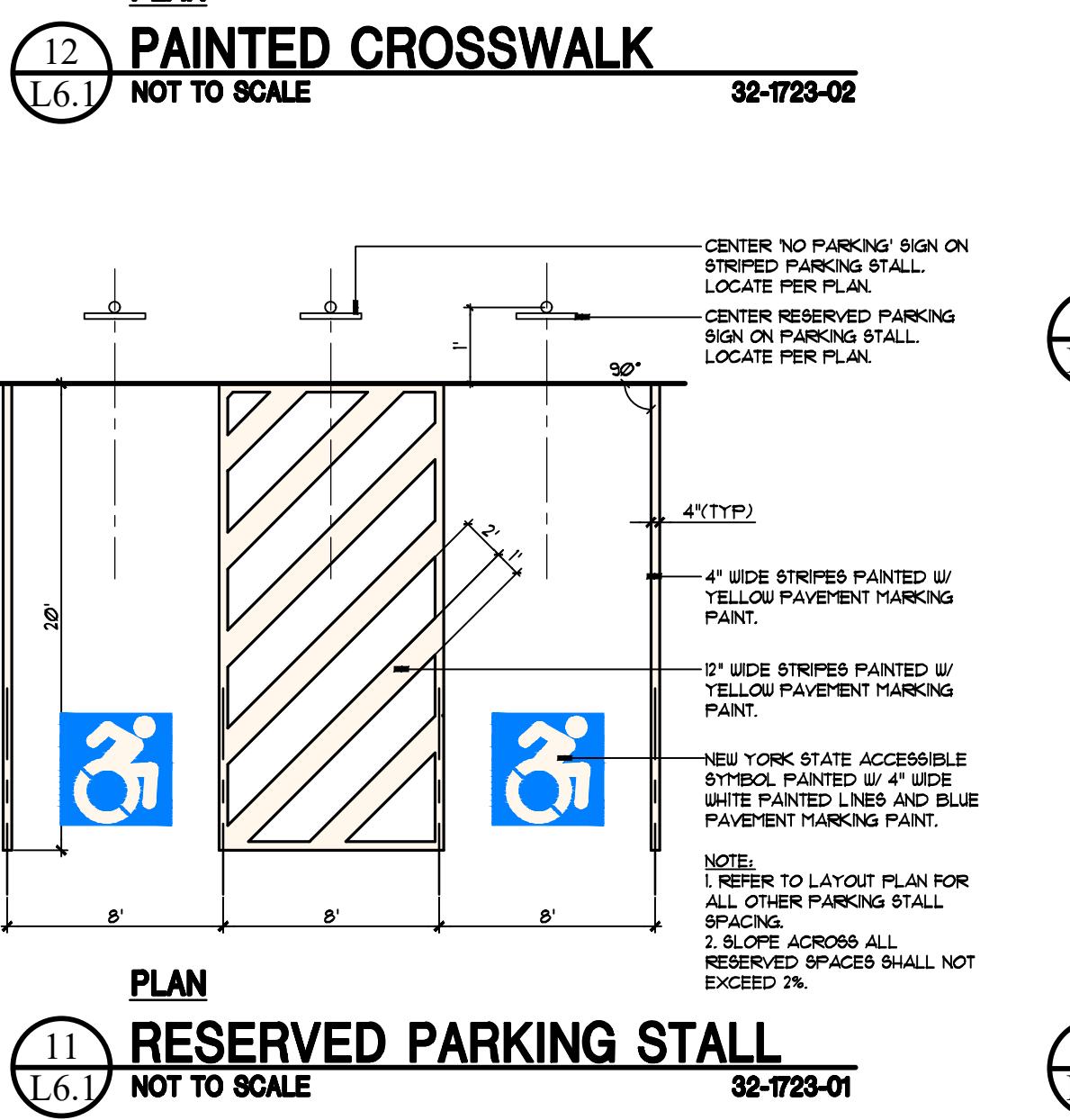
RESERVED PARKING STALL

32-1723-01



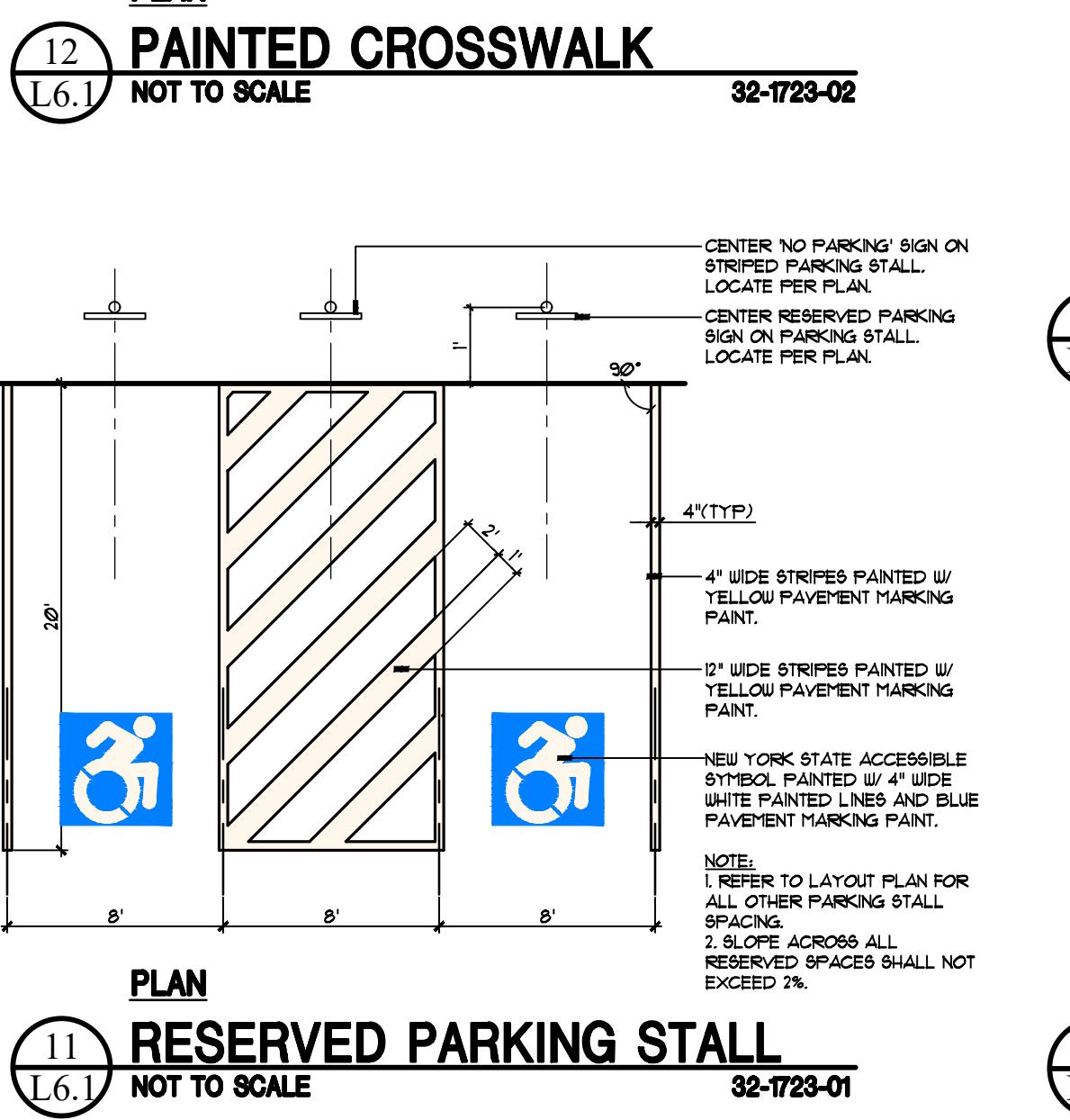
ELEVATION  
CURB ENDING/TAPER (CE/CT)

32-1313-07



SECTION  
CURB ENDING/TAPER (CE/CT)

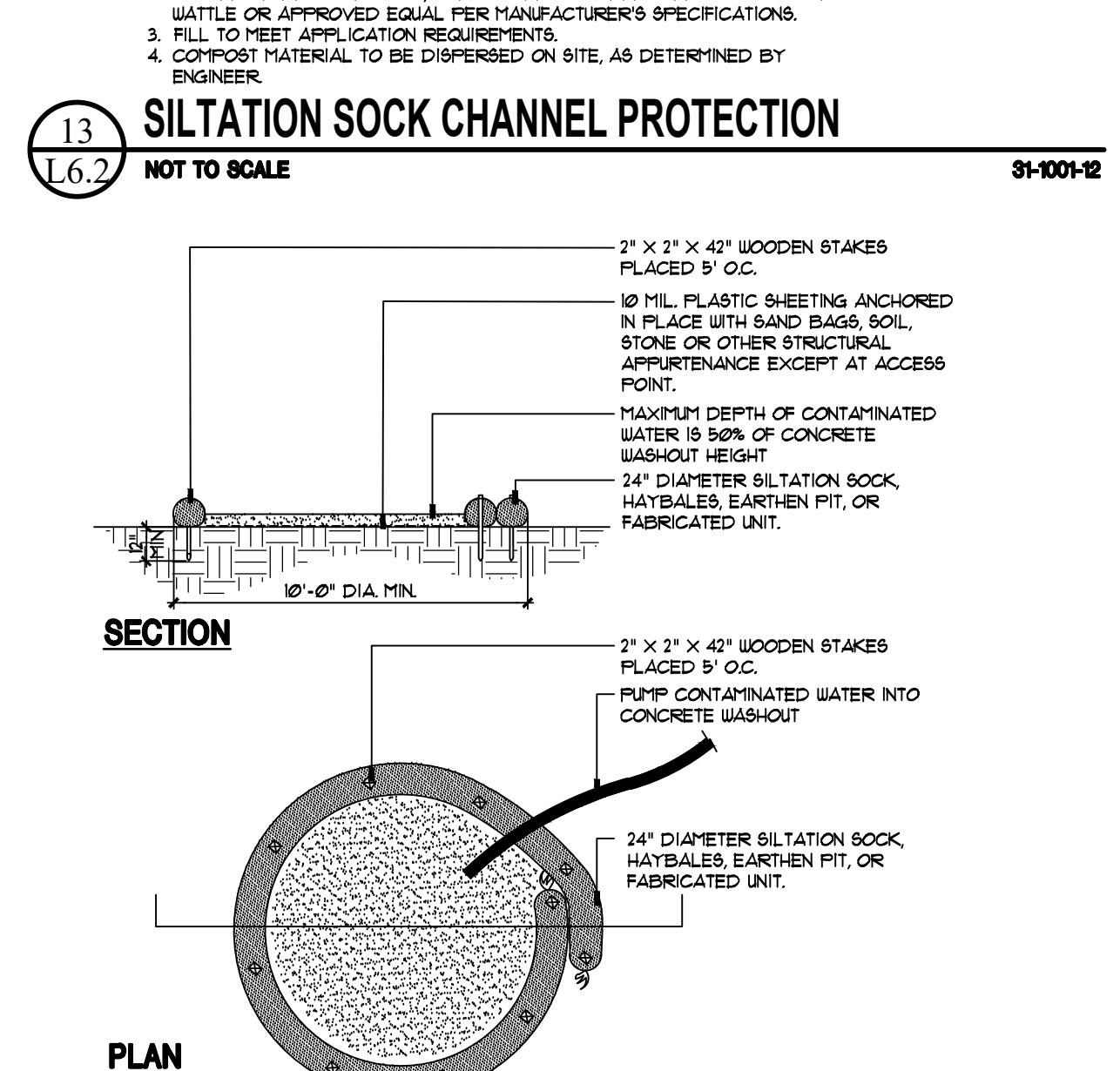
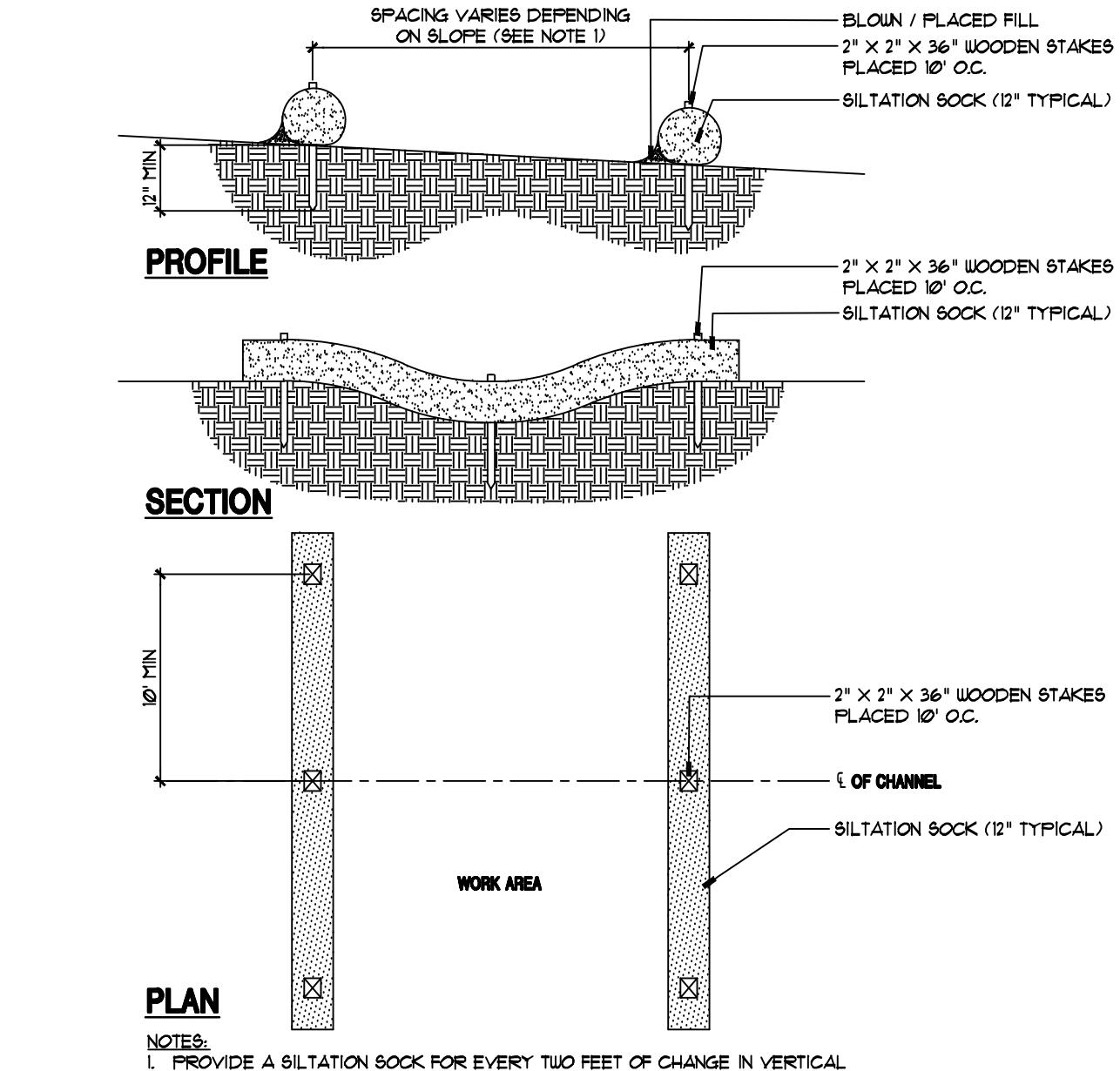
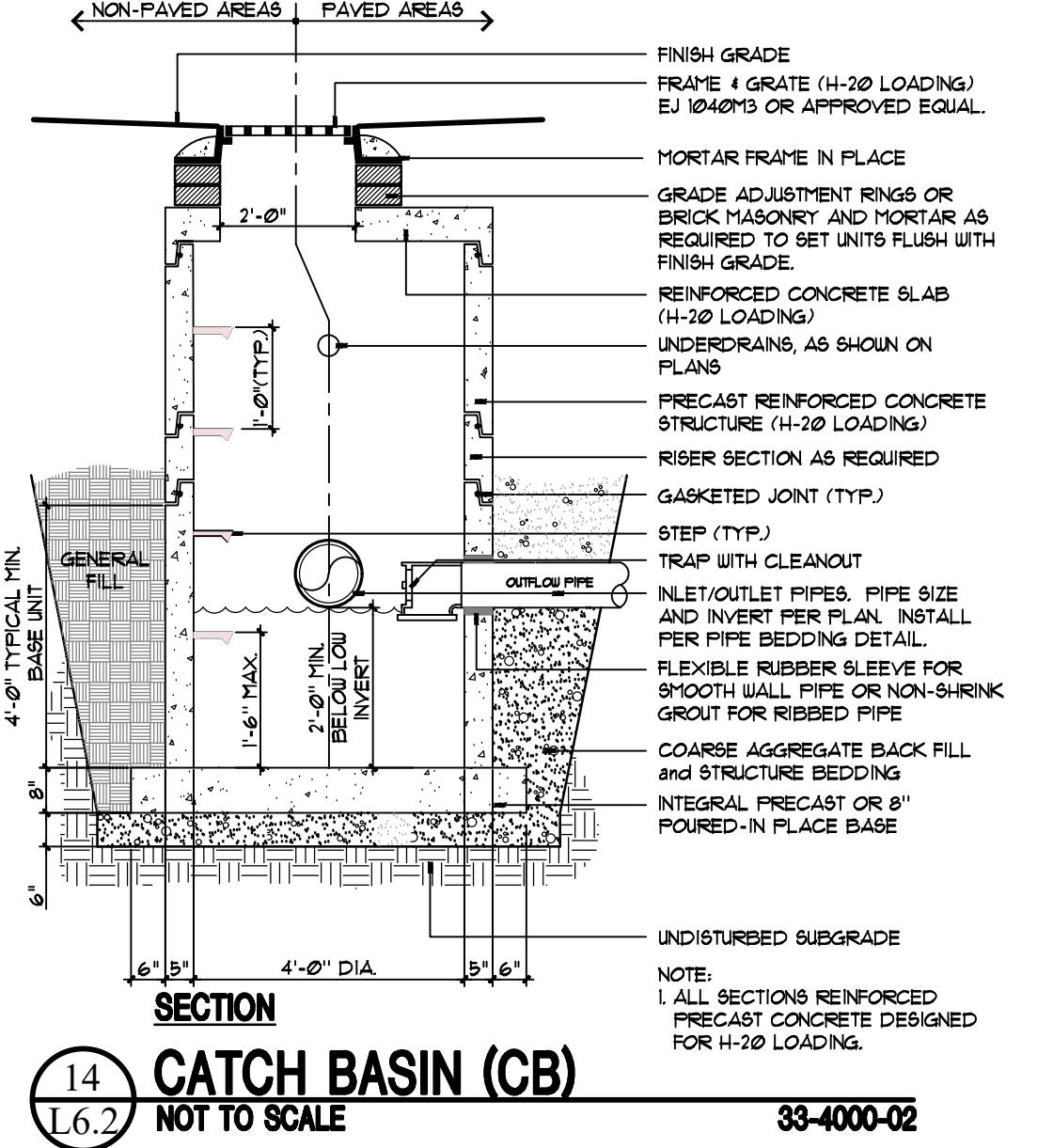
32-1313-05



SECTION  
ASPHALT PAVEMENT - PARKING

32-1216-02

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**SEPARATION BETWEEN  
SEWER/STORM AND WATER LINES**

10 N.T.S. D2660-07

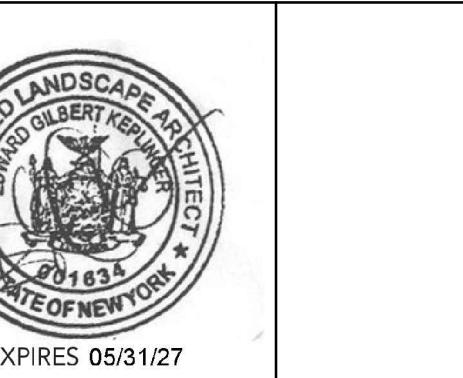
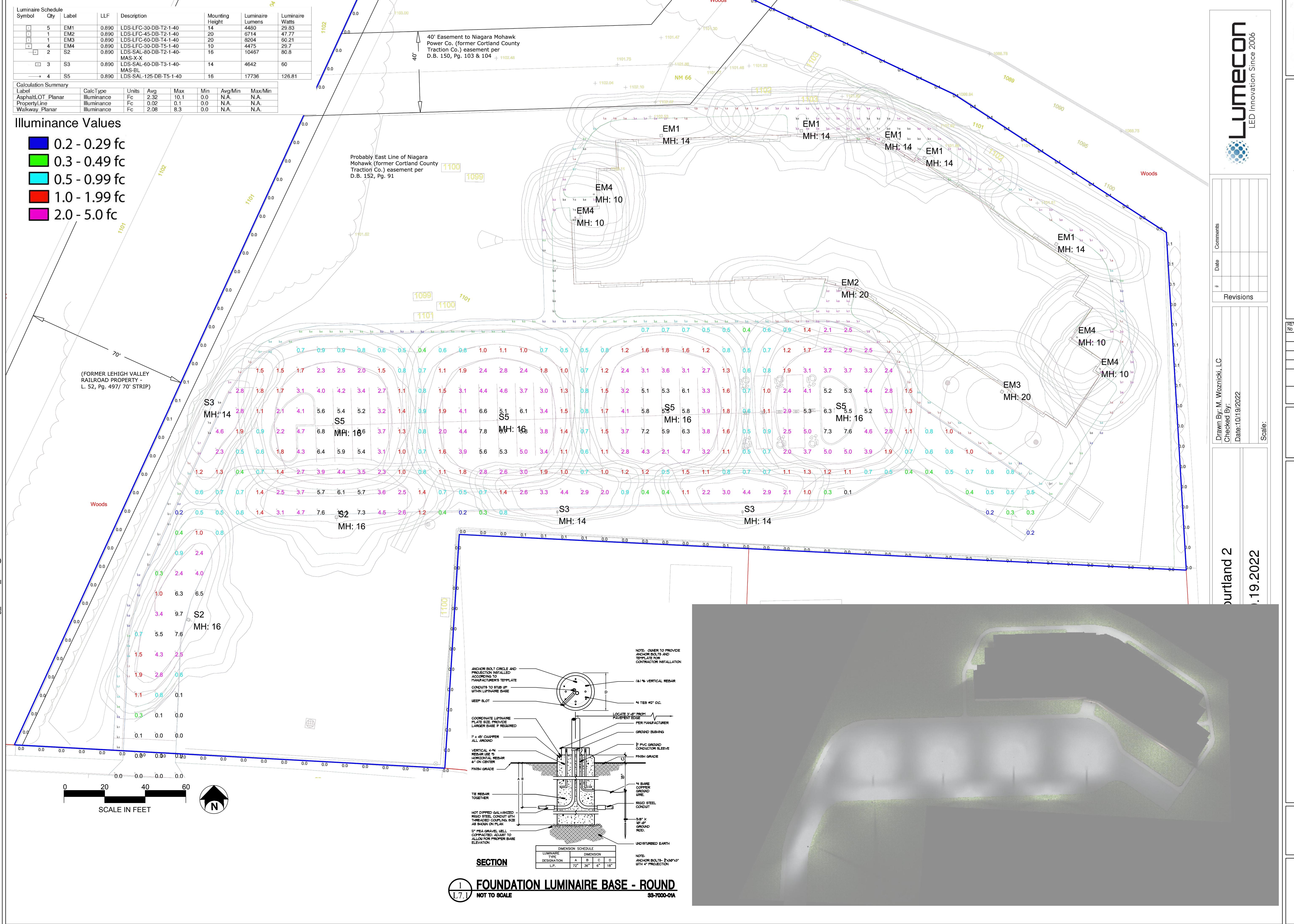
PARALLEL SANITARY SEWER & WATER MAIN  
NOTE: SEPARATION DISTANCES LISTED FOR SANITARY SEWERS ALSO APPLY TO STORM SEWERS, AS IDENTIFIED ON THE PLANS.

HORIZONTAL & VERTICAL  
SEPARATIONS

NON-PAVED AREAS → PAVED AREAS →

FINISH GRADE  
GENERAL FILL  
4' MIN.





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**L7.1**