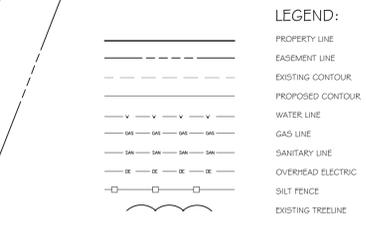


UTILITY, EROSION, & SURVEY NOTES

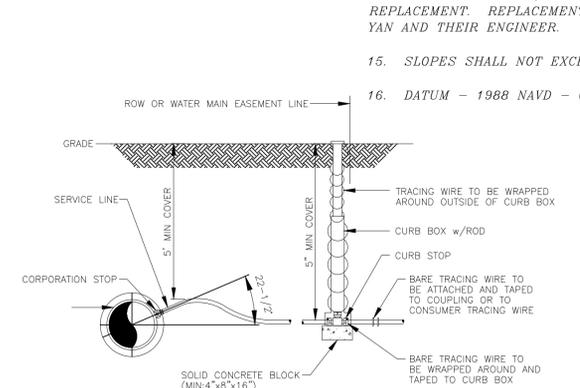
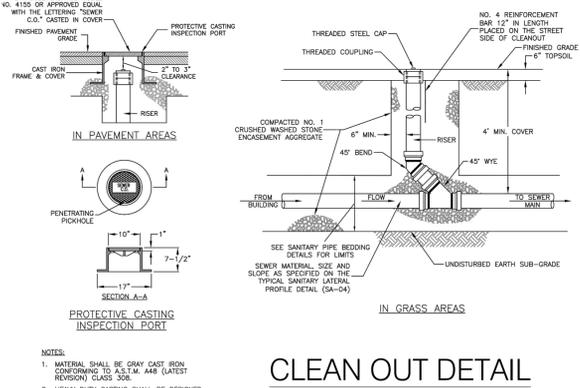
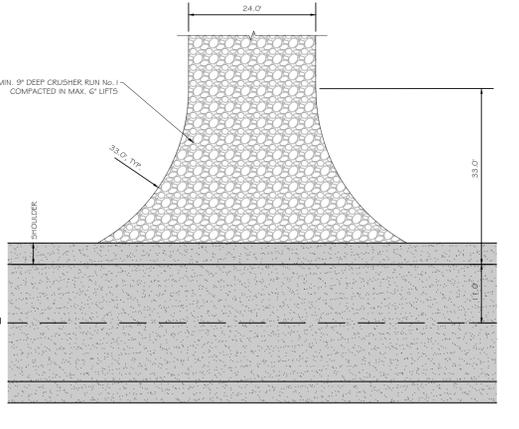
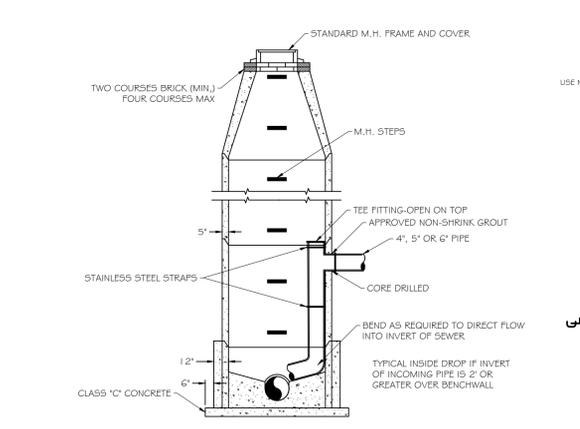
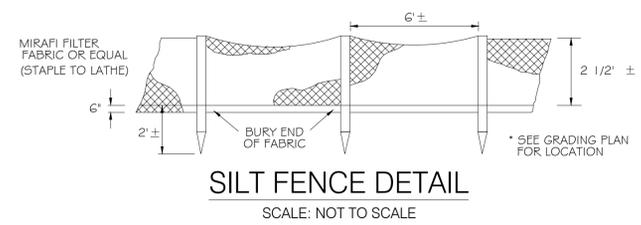
- DEVELOPER SHALL PROVIDE FOR EROSION CONTROL BARRIERS WHERE NEEDED DURING CONSTRUCTION TO THE SATISFACTION OF THE NYSDEC, THE VILLAGE OF PANN YAN, AND THEIR ENGINEER. EROSION CONTROL SHALL NOT BE REMOVED UNTIL APPROVAL HAS BEEN GRANTED BY THE VILLAGE OF PENN YAN.
- PROPOSED USE - COMMERCIAL NON-RETAIL.
- ROADWAY DRAINAGE ALONG HORIZON PARK DRIVE TO BE MAINTAINED AS NECESSARY.
- THE ACCURACY OF EXISTING UTILITIES SHOWN HEREON IS NOT GUARANTEED. EXISTING UTILITIES SHOWN ARE PLOTTED FROM FIELD SURVEY DATA AND RECORD MAP INFORMATION. THE CONTRACTOR SHALL TAKE THE NECESSARY MEASURES TO PROTECT EXISTING UTILITIES. LOCATION OR EXISTENCE OF GAS PIPELINE SET OUT IN LIBER 132 OF DEEDS, PAGE 264 IS UNKNOWN. CAUTION SHALL BE EXERCISED IN DIGGING.
- ALL UTILITIES SHALL BE UNDERGROUND. CONTRACTOR TO PROVIDE AS-BUILT RECORDS TO THE BUILDING INSPECTOR.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE AND PROTECT ALL SURVEY MONUMENTATION.
- FILL AREAS TO BE IMMEDIATELY SEEDED TO PREVENT EROSION.
- SAFE AND CONTINUOUS TRAFFIC AND INGRESS AND EGRESS FOR ADJACENT OWNER DRIVEWAYS, SERVICE AND PUBLIC ROADS SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO ALLOW SILT RUNOFF ONTO ADJOINING PROPERTIES. THIS MAY INCLUDE THE USE OF INTERCEPTOR SWALES, FILTER SOCKS, STRAW WATTLES AND/OR CRUSHED STONE FILTERS. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR CLEANING THE ADJACENT STREETS, GUTTERS AND/OR DOWNSTREAM STORM SEWERS AS NECESSARY OR AS DIRECTED BY THE VILLAGE OF PENN YAN AND THEIR ENGINEER.
- ALL TOPSOIL STRIPPED SHALL BE STOCKPILED AND REMAIN ONSITE UNTIL PROJECT IS COMPLETED OR UNTIL INSURANCE OF A MINIMUM SEED BED AND 4 INCHES OF TOPSOIL IS PROVIDED. NO FILLING, CONSTRUCTION, OR STORING OF MATERIALS ON SITE WILL BE ALLOWED UNTIL EROSION CONTROL MEASURES (SILTATION FENCE AND STABILIZED CONSTRUCTION ENTRANCE) ARE IN PLACE AS SHOWN, DESCRIBED AND DETAILED ON THIS SHEET.
- MATERIAL BROUGHT TO THE SITE SHALL BE CLEAN FILL, FREE OF ORGANICS, WASTES, AND FROZEN MATERIAL.
- EROSION CONTROL DEVICES ARE TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES TO BE MAINTAINED BY THE CONTRACTOR PER THE SPECIFICATIONS UNTIL UPSTREAM GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE VILLAGE OF PENN YAN AND THEIR ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM WITH ALL FEDERAL, STATE, AND LOCAL CONSTRUCTION STANDARDS.
- FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ANY EROSION CONTROL FACILITIES THAT HAVE BECOME CLOGGED, INOPERABLE, OR DAMAGED. STRAW BALES SHALL BE INSPECTED DAILY FOR REPLACEMENT. REPLACEMENT WILL BE AS NECESSARY OR AS DIRECTED BY THE VILLAGE OF PENN YAN AND THEIR ENGINEER.
- SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL.
- DATUM - 1988 NAVD - GPS DERIVED. 4. CONTOUR INTERVAL 1'



SITE DATA:
 LOT 8 OF THE HORIZON BUSINESS PARK
 LOT SIZE = 1.631 ACRES
 ZONING: PB - PLANNED BUSINESS
 PROPOSED SIDE SETBACK = 80 FT
 PROPOSED REAR SETBACK = 189 FT
 PROPOSED FRONT SETBACK = 75 FT
 PROPOSED PARKING AREA = 2350 SF
 PROPOSED LANDSCAPING = 238 SF
 (10.1% PARKING AREA)

PROPOSED SITE PLAN
 SCALE: 1"=30'

PRELIMINARY NOT FOR CONSTRUCTION



PLANNING BOARD CHAIRPERSON	DATE
FIRE MARSHAL	DATE
TOWN ENGINEER	DATE
HIGHWAY SUPERINTENDENT	DATE

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REVISIONS:	NO.	DESCRIPTION	DATE
F			
E			
D			
C			
B			
A	REV CULVERT GRADING		4/21/16

JOB NO. 16804	DRAWN: JWK	CHECKED: WLM	SCALE: AS NOTED
DATE: 4/5/2016	DATE: 4/5/2016		

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING ARE STRICTLY PROHIBITED. ANY SUCH ALTERATIONS ARE CONSIDERED A VIOLATION OF FEDERAL AND STATE LAWS. PENN YAN ENGINEERING, P.L.L.C. 2015



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 PH: 365-924-7430 FAX 365-924-7457

CLIENT: B25 STUDIOS
 130 WATER STREET
 BIRKETT LANDING, LOWER LEVEL
 PENN YAN, NY 14527
 PROJECT: LOT 8 OF THE HORIZON BUSINESS PARK
 PROPOSED SITE PLAN
 DRAWING:

