



McFarland Johnson

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PROJECT MILESTONE
SITE PLAN SUBMISSION

Table with 3 columns: NO., DATE, DESCRIPTION. Includes entries for CITY COMMENTS, CLARIFICATIONS, BUILDING REVISION, CORRECTION, and BLDG USE REVISION.

CLIENT: PRIME PLATTSBURGH, LLC
PROJECT: CITY OF PLATTSBURGH, NEW YORK
DURKEE STREET MIXED USE DEVELOPMENT

Table with 2 columns: DRAWN, DESIGNED, CHECKED, SCALE, DATE, PROJECT. Values include NSO, TCB, N.T.S., FEBRUARY 2020, 18491.00.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY...

DRAWING TITLE
GENERAL NOTES

DRAWING NUMBER
GN-01
01 OF 24

PROJECT DATA:

- 1. APPLICANT: PRIME PLATTSBURGH, LLC - 621 COLUMBIA STREET, COHOES, NY 12047
2. EXISTING ZONING: COMMERCIAL/ PLANNED UNIT DEVELOPMENT
3. LOT AREA: 2.76 ACRES (120,120 SF)

ZONING table with columns: TAX ACC. NO., LOT SIZE, ZONING

EXISTING and PROPOSED acreage table with columns: TAX ACC. NO., LOT SIZE, ZONING

GROSS COMMERCIAL AREA, GROSS RESTAURANT AREA, TOTAL MIXED USE AREA table

RESTAURANT 60% CUSTOMER AREA, RESTAURANT 40% OTHER AREA, TOTAL RESTAURANT AREA table

TOTAL APARTMENT UNITS table

PARKING DEMAND PER CITY CODE table with columns: USE, CALCULATION, NO. OF SPACES

PARKING DEMAND PER PUD table with columns: USE, CALCULATION, NO. OF SPACES

PARKING PROVIDED table with columns: LOCATION, NO. OF SPACES

\*PARKING SPACES WILL BE STRIPED TO INDICATE SPACE AVAILABLE FOR PUBLIC USE

COMPACT/SUBCOMPACT PARKING (PER CITY CODE) table

SUBCOMPACT SPACES ALLOWED, SUBCOMPACT SPACES PROVIDED table

ADA PARKING (PER NYS 2016 UNIFORM CODE SUPPLEMENT):

Table with 4 columns: ACCESSIBLE SPACES REQUIRED, SURFACE PARKING, COURT-YARD PARKING, UNDERGROUND PARKING

ZONING CHART

ZONING CHART table with columns: FEATURES, CALCULATION, UNDERLYING CITY ZONING, PROPOSED

LEGEND

Legend key with symbols and descriptions for contours, services, setbacks, and utility poles.

WATER MAIN INSTALLATION CONTINUED:

- 6. ALL MECHANICAL JOINTS, FITTINGS (TEES, BENDS, PLUGS), ETC. SHALL BE BACKED WITH 3,000 PSI CONCRETE THRUST BLOCKS OR APPROVED MECHANICAL RESTRAINTS.
7. WHERE PIPING IS TO BE PLACED WITHIN FILL AREAS, THE FILL SHALL BE PLACED AND COMPACTED TO AT LEAST 95% MODIFIED PROCTOR PRIOR TO TRENCH EXCAVATION.
8. SHUTDOWN OF EXISTING WATER MAINS SHALL BE IN ACCORDANCE WITH THE LOCAL WATER AUTHORITY...

WATER MAIN MATERIALS:

- 1. POLYVINYL CHLORIDE (PVC) PIPE MUST BE WITH INTEGRAL BELL AND SPIGOT JOINTS; CLASS 150, DR 18, CONFORMING WITH THE LATEST REVISION OF ANSIAWWA C900 (FOR 4"-12" PIPE) OR C905 (FOR LARGER PIPE) STANDARD.
2. CEMENT-LINED DUCTILE-IRON (DI) PIPE MUST BE CLASS 52 MINIMUM CONFORMING WITH THE LATEST REVISION OF ANSIAWWA C151 STANDARD...

WATER SYSTEM TESTS:

- 1. SOIL TEST. THE CONTRACTOR SHALL PROVIDE A SOIL TEST EVALUATION TO DETERMINE THE NEED FOR POLYETHYLENE ENCASEMENT PER ANSIAWWS C105/AZ1.5-82 PRIOR TO WATER MAIN INSTALLATION.
2. WATER PIPING SHALL BE FLUSHED AND TESTED IN CONFORMANCE WITH THE LATEST REVISION OF ANSIAWWA C600 STANDARD FOR DUCTILE IRON PIPE...

GRADING NOTES:

- 1. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER. REPLACE TOPSOIL TO A MINIMUM 4" DEPTH. ALL DISTURBED AREAS TO BE HYDROSEED AS DIRECTED BY THE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS, INCLUDING INLET PROTECTION AND SILT FENCE...

SEQUENCE OF CONSTRUCTION CONTINUED:

- 9. ADJUST THE EROSION AND SEDIMENT CONTROL PRACTICES AS REQUIRED FOR CONTINUING CONSTRUCTION AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN. THIS SHALL BE A PHASED ADJUSTMENT IN ORDER TO ENSURE THAT RUNOFF FROM ALL DISTURBED AREAS IS TREATED BY APPROPRIATE EROSION AND SEDIMENT CONTROL DEVICES.
10. BEGIN UTILITY INSTALLATION AND BACKFILL. UTILITY INSTALLATION AREA SHALL BE STABILIZED WITH SEED AND MULCH PROGRESSIVELY AT THE END OF EACH WORK DAY.
11. CONSTRUCT CATCH BASINS, AREA INLETS AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS.

STORM SEWER:

- 1. ALL HDPE PIPES SHALL FOLLOW NYS DOT SECTION 603-2 AND 706-12, BE SMOOTH INTERIOR.
2. PLACE RIP-RAP AROUND ALL END SECTIONS.
3. IN INSTANCES WHERE THE STORM SEWER CROSSES THE SANITARY SEWER A CRUSHED STONE ENCASEMENT SHALL BE PROVIDED AROUND THE SANITARY SEWER UP TO THE STORM SEWER-COMPACT WITH APPROVED EQUIPMENT.

SANITARY SEWER NOTES:

- 1. ONLY DOMESTIC WASTE FROM THE PROJECT SHALL BE DISCHARGED INTO THE SANITARY SEWER.
2. ALL SANITARY LATERALS SHALL BE 6" PVC SDR-21 ASTM D2241 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
3. A MINIMUM OF 4 FEET OF COVER SHALL BE PROVIDED OVER ENTIRE LENGTH OF ALL SANITARY LATERALS. IN ANY PLACE THE MINIMUM COVER CANNOT BE MET, THE PIPE SHALL BE INSULATED.

WATER MAIN INSTALLATION:

- 1. WATER SERVICE LINE (LATERALS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE CLINTON COUNTY HEALTH DEPARTMENT, AND THE LOCAL WATER AUTHORITY.
2. ALL EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING ALL PHASES OF CONSTRUCTION IN ACCORDANCE WITH ALL APPROPRIATE STANDARDS AND REQUIREMENTS.
3. WATER MAINS AND ALL WATER SERVICE LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER FROM FINISH GRADE TO TOP OF PIPE.

GENERAL NOTES:

- 1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM A SURVEY PREPARED BY ROBERT M. SUTHERLAND P.C. 11 MACDONOUGH STREET, PLATTSBURGH, NY 12091, DATED JULY 25, 2019 AND AVAILABLE SURVEYS AND RECORD MAPS BY OTHERS.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
3. HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.

SEQUENCE OF CONSTRUCTION

- 1. HOLD A PRE-CONSTRUCTION MEETING WITH PROJECT MANAGER, OPERATOR'S ENGINEER, CONTRACTORS & SUB-CONTRACTORS, AND REPRESENTATIVES OF THE CITY OF PLATTSBURGH PRIOR TO LAND DISTURBING ACTIVITIES. REVIEW NYS DEC APPROVED SMP.
2. HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS DESCRIBED IN THE SWPPP AS REQUIRED BY THE GP-0-15-002 HAVE BEEN ADEQUATELY INSTALLED OR IMPLEMENTED TO ENSURE OVERALL PREPAREDNESS OF THE SITE FOR THE COMMENCEMENT OF CONSTRUCTION.
3. CONSTRUCT TEMPORARY STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN ON THE DRAWINGS.