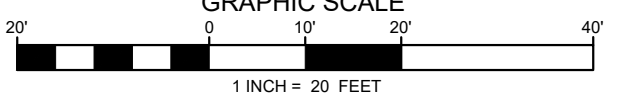


LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	MINOR CONTOUR, 2001 SURVEY
---	---	MAJOR CONTOUR, 2001 SURVEY
---	---	SITE PROPERTY LINE
---	---	SETBACK
---	---	SEWER LINE
---	---	WATER LINE
---	---	NATURAL GAS LINE
---	---	STORMWATER LINE
---	---	OVERHEAD UTILITY LINE
---	---	UNDERGROUND UTILITY LINE
---	---	FENCE
---	---	CURB
---	---	EDGE OF PAVEMENT / PAVEMENT
---	---	EDGE OF GRAVEL
---	---	CONCRETE
---	---	SIGN
---	---	TRAFFIC DIRECTIONAL ARROW
---	---	BOLLARD
---	---	10' @ 69 DB-A NOISE LEVEL
---	---	20' @ 54 DB-A NOISE LEVEL
---	---	30' @ 38 DB-A NOISE LEVEL
---	---	UTILITY POLE
---	---	CATCH BASIN
---	---	TREE/SHRUB

1 PROPOSED VACUUM SITE PLAN SCALE: 1"=20'



FIELD VERIFY ALL DIMENSIONS

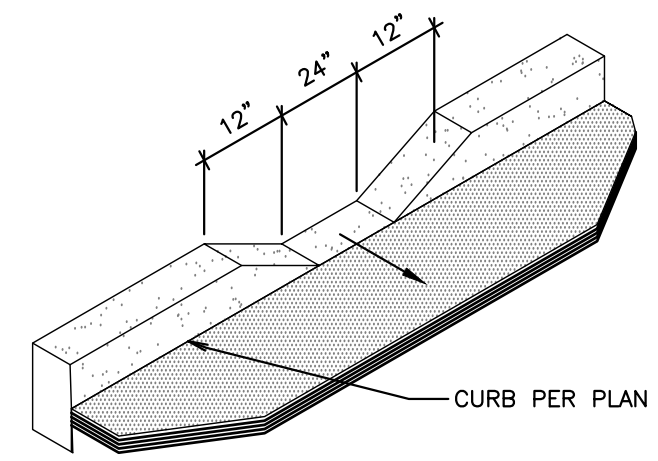
PARCEL INFORMATION:
 LANDOWNER: SPLASH PLATTSBURGH REAL ESTATE LLC
 472 WHEELERS FARM ROAD
 MILFORD, CT 06461
 SITE: ECO CAR WASH PLATTSBURGH
 328 CORNELIA STREET
 PLATTSBURGH, NY 12901
 TAX PARCEL NO. 207.17-1-7
 TOTAL PARCEL AREA: 1.58 ACRES
 DISTRICT: B-2, BUSINESS 2 ZONE

PARKING INFORMATION:
EXISTING:
 OFF-STREET CAR WASH STACKING SPACES: 12
 STANDARD 90° SPACE: 17
 HANDICAP 90° SPACE: 1
 TOTAL: 18 SPACES
POST-CONSTRUCTION
 OFF-STREET CAR WASH STACKING SPACES: 15
 STANDARD PARALLEL SPACE: 2
 EMPLOYEE 90° SPACE: 6 (STACKED PARKING)
 VACUUM (90° SPACE): 4
 VACUUM (60° SPACE): 14
 HANDICAP: 2 (1 EXISTING AND 1 PARALLEL)
 TOTAL: 30 SPACES

SCHEDULE OF AREA AND BULK CONTROLS:

CONDITION	REQUIRED	PROVIDED
MINIMUM LOT SIZE	10,000 SQFT	57,060± SQFT
WIDTH	50 FT	120± FT
DEPTH	100 FT	556± FT
FRONT	40 FT	68 FT (BUILDING)
REAR	NONE	N/A
SIDE	NONE	N/A
HEIGHT	30/2	<30 FT
COVERAGE	50%	55%*

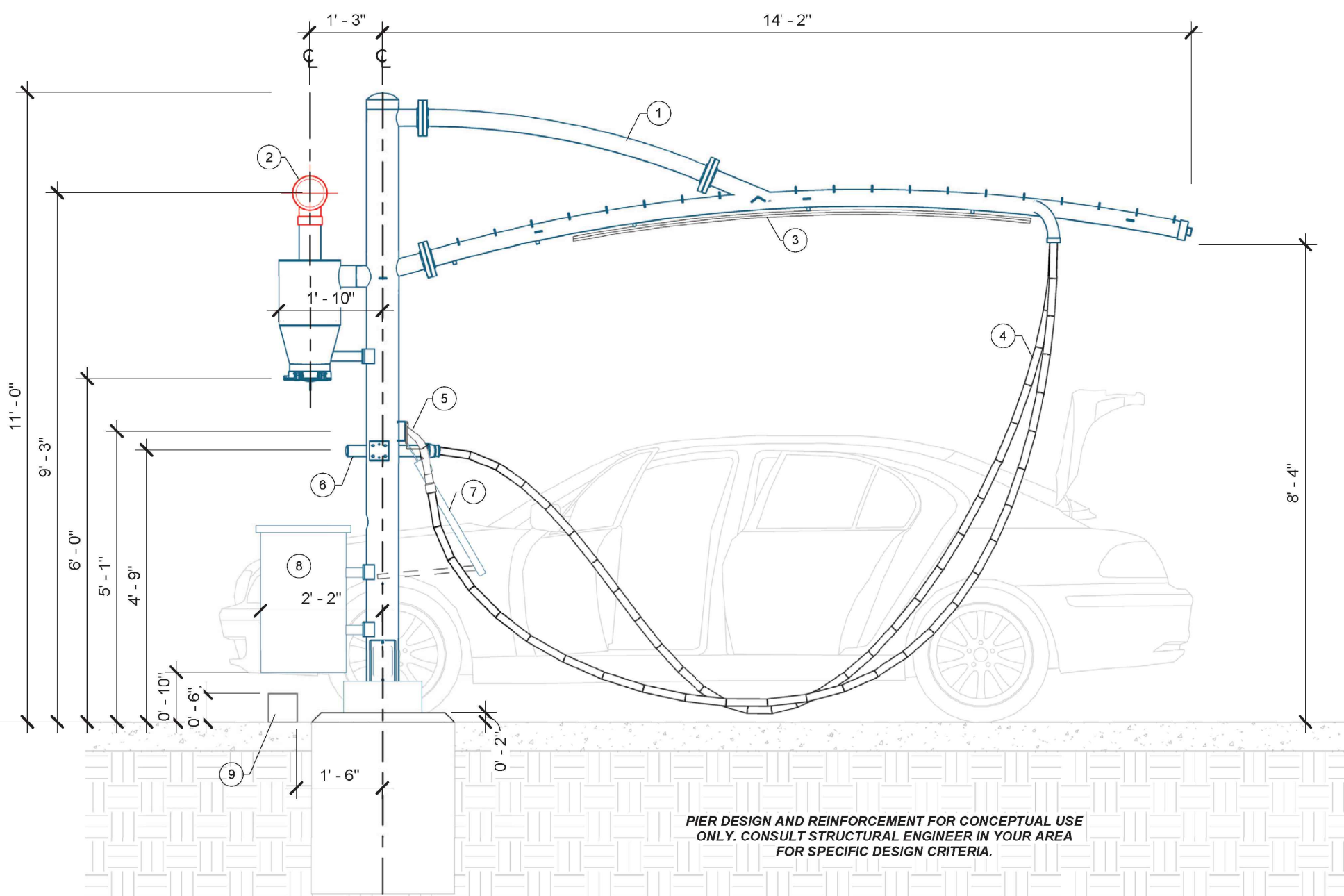
*NO CHANGE FROM EXISTING CONDITION COVERAGE



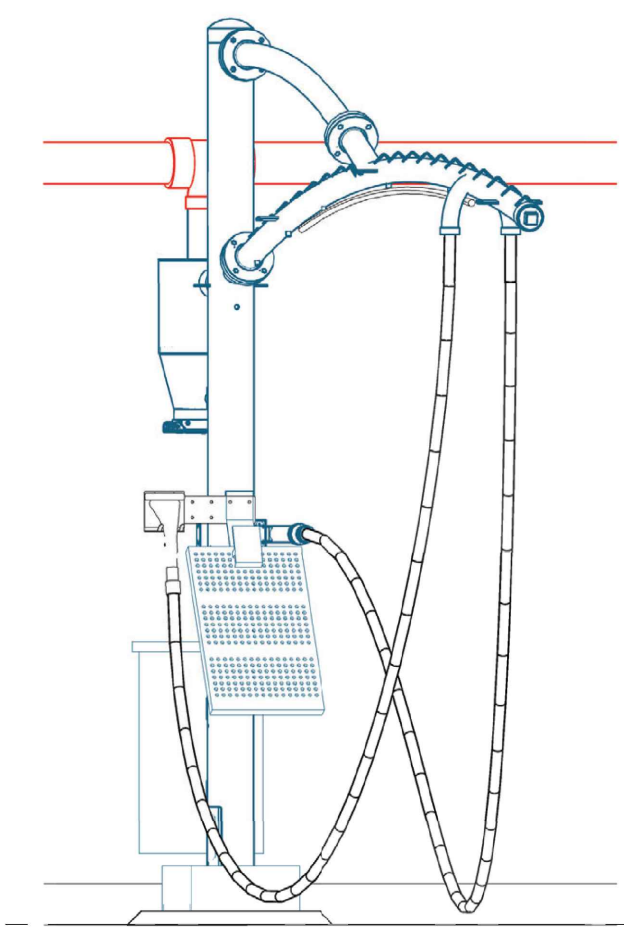
4 CURB OPENING DETAIL SCALE: N.T.S.



5 VACUUM STALL INSTALLATION PHOTO SCALE: N.T.S.



1 PARKING ELEVATION



PER DESIGN AND REINFORCEMENT FOR CONCEPTUAL USE ONLY. CONSULT STRUCTURAL ENGINEER IN YOUR AREA FOR SPECIFIC DESIGN CRITERIA.

3 VACUUM STALL SECTION DETAIL SCALE: N.T.S.

PARKING ELEVATION

ITEM	DESCRIPTION
1	DUAL USER PALM ARCH
2	8" OVERHEAD ALUMINUM VACUUM TUBE BETWEEN ARCHES
3	8" LED LIGHT
4	1.1/2"x15" VACUUM HOSE
5	CLAW VACUUM TOOL
6	CREVICE VACUUM TOOL
7	17" MAT RACK
8	30 GALLON WASTE RECEPTACLE
9	CURB

GENERAL NOTES:

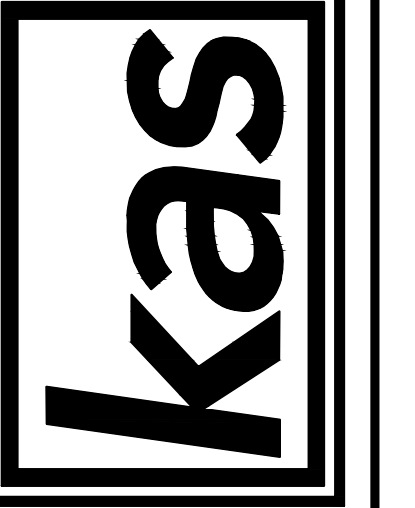
- PROJECT PROPERTY LINES, SITE LAYOUT, CONTOURS, UTILITIES, AND EASEMENT ARE BASED ON "FREDRICK R. WARD SUBDIVISION 2001" BY R.M. SUTHERLAND, P.C., DATED FEBRUARY 14, 2001.
- THIS MAP IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED OR CONSTRUED FOR SUCH PURPOSES.
- PARKING REQUIREMENTS ARE BASED ON THE CITY OF PLATTSBURGH ZONING ORDINANCE, CHAPTER 360.
- ALL UTILITIES ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE DATE OF THIS PLAN AND SHALL NOT BE CONSIDERED AS THE FINAL LOCATION.
- NOISE SPECIFICATION INFORMATION FOR VACUUM TURBINE AND EQUIPMENT PROVIDED BY VACUTECH. SOUND LEVEL READINGS WERE TAKEN OUTSIDE IN THE OPEN ON A CONCRETE SLAB.
- SEWER RIM AND INVERT ELEVATION DEPTHS ARE UNKNOWN AT THIS TIME. HOWEVER, THE PROPOSED VACUUM IMPROVEMENT IMPACTS ARE SHALLOW AND WILL HAVE NO IMPACT TO THE SEWER.

CONSTRUCTION NOTES:

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF PLATTSBURGH ZONING ORDINANCE. ALL WORK SHALL BE IN CONFORMANCE WITH ALL PERMITS AND APPROVALS ISSUED FOR THE PROJECT. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND COMPLETED IN THE TIME SPECIFIED BY OWNER.
- WHERE DISCREPANCIES EXIST BETWEEN BUILDING CODES, STATE LAWS, LOCAL ORDINANCES, UTILITY COMPANY REGULATIONS, MANUFACTURER RECOMMENDATIONS AND THESE PLAN(S), THE MOST STRINGENT SHALL APPLY.
- WHERE REFERENCED ON THESE PLANS, METHODS AND MATERIALS OF CONSTRUCTION SHALL CONFORM TO THE NEW YORK DEPARTMENT OF TRANSPORTATION (NYDOT) TECHNICAL STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS SHOWN AND REQUIRED TO MAKE THE JOB COMPLETE. THESE DRAWINGS DO NOT SHOW EVERY FITTING OR APPURTENANCE. MATERIALS SHALL BE AS SPECIFIED ON THE DRAWINGS. MANUFACTURER'S PRODUCT SPECIFICATIONS SHALL BE SUBMITTED FOR ALL MATERIALS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- THE LOCATION AND SIZE OF EXISTING UNDERGROUND UTILITIES IS NOT WARRANTED TO BE EXACT OR COMPLETE AND SHALL BE FIELD VERIFIED. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND SHALL CONTACT THE AFFECTED UTILITY COMPANY, THE ENGINEER AND THE OWNER PRIOR TO MAKING ANY HOOK UPS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXISTING UTILITIES AND THEIR UNINTERRUPTED SERVICES.
- ALL OFF-SITE BACKFILL, SHEETING AND SHORING, DEWATERING, CLEARING AND GRUBBING, EROSION CONTROL, DUST CONTROL, TRAFFIC CONTROL, GRADING, AND ALL INCIDENTALS SHALL BE INCLUDED AS PART OF THE REQUIRED WORK.
- THE CONTRACTOR SHALL CONTACT DIG SAFELY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION/SUBGRADE CONSTRUCTION.
- REPAIR OF ALL DISTURBED AREAS, GRADING, SEEDING, MULCHING, REPAIR OF ROADS, PAVING, AND OTHER INCIDENTALS ARE INCLUDED AS PART OF THE REQUIRED WORK. ALL DISTURBED AREAS SHALL BE LOADED AND MULCHED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- THE CONTRACTOR SHALL VERIFY ALL HORIZONTAL CONTROL AND TEMPORARY BENCH MARKS BEFORE USE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CONTINUED PROPER USE OR MAINTENANCE OF THE SYSTEM.

REVISIONS	BY

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**ECO CAR WASH PLATTSBURGH
 PROPOSED SITE PLAN
 326 CORNELIA STREET
 PLATTSBURGH, NEW YORK**

DRAWN TB
CHECKED SJD
DATE 6/30/2021
SCALE AS NOTED
JOB NO. 806210271
SHEET

SP.1

FINAL DESIGN