MACKENZIE OVERLOOK

TOWN OF NORTH ELBA, ESSEX COUNTY, NEW YORK

SEPTEMBER 8, 2020

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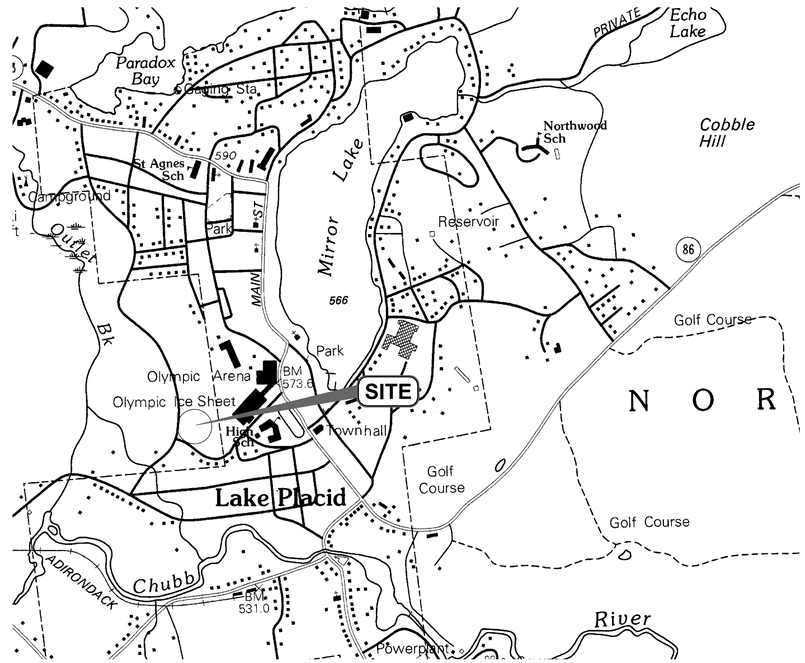

SITE LOCATION MAP

RECORD OF SUBMISSION

FIRST SUBMISSION	JULY 30, 2020
SECOND SUBMISSION	AUGUST 18, 2020
THIRD SUBMISSION	SEPTEMBER 8, 2020

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Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

REGAN DEVELOPMENT

COVER

MACKENZIE OVERLOOK

TOWN OF NORTH ELBA NEW YORK

SCALE: -
CONTRACT No.: -
MJ PROJ. No.: 972.46
DATE: JULY 2020

C-0

GENERAL CONSTRUCTION NOTES:

1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE MUNICIPAL LAWS, INCLUDING FLOODPLAIN MANAGEMENT LAWS.
2. THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS, AND STANDARDS.
3. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
4. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1–1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
5. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NY STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 6–INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
7. BACKFILL MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6–INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
8. STREETS AND STORM SEWERS SHALL CONFORM TO THE MUNICIPAL LAW.
9. WETLANDS IDENTIFIED ON THESE PLANS MAY NOT BE DISTURBED WITHOUT APPLICABLE APPROVALS FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THESE AREAS MAY BE SUBJECT TO PERIODIC OR PERSISTENT STANDING WATER CONDITIONS.
10. THE FLOOD PLAIN AREA IDENTIFIED ON THESE PLANS MAY NOT BE DISTURBED WITHOUT MUNICIPAL REVIEW AND APPROVAL.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE–OUT ALL IMPROVEMENTS, VERIFY GRADES, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER. ALL GRADING SHALL BLEND INTO THE SURROUNDING GRADES AT THE EDGE OF THE CONSTRUCTION LIMITS.
12. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ALL ITEMS DAMAGED OUTSIDE OF CONSTRUCTION LIMITS, OR ANY DISTURBANCE ON THE SITE WHICH ARE NOT PART OF THE IDENTIFIED WORK OF THIS CONTRACT.
13. CONTRACTOR SHALL VISIT THE SITE TO OBSERVE ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF WORK.
14. CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO BEGINNING WORK.
15. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING CONSTRUCTION. HE SHALL MAINTAIN PROPER SIGNS, BARRICADES, FENCES, TO PROPERLY PROTECT THE WORK, EQUIPMENT, PERSONS AND PROPERTY FROM DAMAGE.
16. CONTRACTOR TO PROVIDE RECORD MAPPING TO THE MUNICIPALITY FOR ALL INFRASTRUCTURE THAT WILL NOT BE OWNED, OPERATED, AND MAINTAINED BY THE MUNICIPALITY.
17. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO CONTACT UFPO AS REQUIRED.
18. ALL FILL AREAS REQUIRED FOR PROJECT SHALL BE CONSTRUCTED IN THE FOLLOWING MANNER:
    - 18.1. REMOVAL AND STRIPPING OF ALL ORGANIC MATTER FROM FILL SHALL BE DONE.
    - 18.2. FILL WILL BE DONE IN 6" LIFTS WITH NATIVE OR IMPORT CLEAN FILL WITH NO ORGANIC MATERIAL
    - 18.3. THE FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR TEST AND VERIFIED BY CONTRACTOR.
19. HANDICAP ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% SLOPE.

GENERAL NOTES:

1. DIG SAFELY NEW YORK TO BE CONTACTED PRIOR TO COMMENCING 1–800–962–7962
2. THIS PROJECT MAY REQUIRE THE USE OF BLASTING FOR EXCAVATION. CONTRACTOR TO COORDINATE WITH THE VILLAGE OF VICTORY AND CITY ENGINEER FOR SAFETY PROTOCOLS AND PROPERTY NOTIFICATIONS AT LEAST TWO WEEKS IN ADVANCE.
3. CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
4. CONTRACTOR TO TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
5. ALL UTILITY WORK INVOLVING CONNECTIONS TO THE EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO AN EXISTING SYSTEM.
6. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR TEMPORARY POLE SUPPORT DURING CONSTRUCTION AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH TEMPORARY UTILITY SUPPORT.

GENERAL NOTES (CONT.)

7. CONTRACTOR SHALL EXERCISE CARE IN HIS REMOVAL OPERATIONS SO AS NOT TO UNDULY DISTURB UNDERLYING MATERIALS WHICH ARE TO REMAIN IN PLACE. SHOULD THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. DURING REMOVAL OPERATIONS, THE CONTRACTOR SHALL NOT DROP WASTE CONCRETE, DEBRIS, OR OTHER MATERIAL IN THE SEWAGE AND/OR STORM SEWER COLLECTION SYSTEMS EXCEPT WHERE THE PLANS SPECIFICALLY PERMIT THE DROPPING OF MATERIAL. PLATFORMS, NETS, SCREENS, OR OTHER PROTECTION DEVICES SHALL BE USED TO CATCH MATERIAL. SHOULD THE ENGINEER DETERMINE THAT ADEQUATE PROTECTIVE DEVICES ARE NOT BEING EMPLOYED, WORK SHALL BE SUSPENDED UNTIL ADEQUATE PROTECTION IS PROVIDED.
9. CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS, AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE. ANY DAMAGED TREES/SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
10. ALL WASTE AND DEBRIS TO BE REMOVED TO APPROPRIATE LANDFILLS.
11. ALL EARTHWORK GRADING SHALL BE BLENDED SMOOTHLY AND EVENLY INTO EXISTING CONDITIONS.

SNOW REMOVAL NOTE:

1. SNOW WILL BE TRUCKED OFF SITE SHOULD THE AMOUNT OF SNOW PRESENT EXCEED AVAILABLE STORAGE SPACE.

WATER MAIN NOTES:

1. CONTRACTOR TO COORDINATE WITH MUNICIPALITY FOR TEMPORARY SHUTOFF OF MUNICIPAL WATER MAINS.
2. ALL WATER MAINS, HYDRANTS, VALVES, AND SERVICES MUST BE INSTALLED IN ACCORDANCE WITH MUNICIPAL LAW.
3. 5'–0' MINIMUM COVER TO BE PROVIDED OVER ALL WATERMAINS.
4. PIPE SHALL BE RESTRAINED 50 FEET IN BOTH DIRECTIONS OF ALL FILL AREAS WITH "FIELD LOK".
5. ALL PIPES TO BE C–900 UNLESS NOTED OTHERWISE.

STORM WATER DRAINAGE NOTES:

1. ALL STORMWATER PIPES TO BE SICPP OR CMP UNLESS OTHERWISE DICTATED ON PLANS. STORMWATER PIPES TO HAVE A MINIMUM SLOPE OF 0.5%.
2. SUMPS IN DRAINAGE STRUCTURES TO BE A MINIMUM OF 6"
3. STORMWATER MANAGEMENT SYSTEM TO BE DESIGNED FOR A 10 YEAR STORM EVENT MINIMUM.
4. ALL PIPES TO HAVE A MINIMUM OF 2 FEET OF COVER OVER THE TOP OF THE PIPES UNLESS OTHERWISE DICTATED ON PLANS.
5. NO SUBSTITUTIONS TO DRAINAGE STRUCTURES AS SPECIFIED ON THE PLANS AND DETAILS TO BE PERMITTED UNLESS DIRECTED BY THE DESIGN ENGINEER.
6. WHERE PLANS INDICATED NYSDOT STRUCTURE TYPES ARE CALL OUT ON PLANS DUE TO LIMITED COVERAGE OR TO HAVE CURB INLET BOX. THE CONTRACTOR MANY SUBSTITUTE THESE STRUCTURES BASED UPON APPROVAL OF MUNICIPALITY.

GRADING NOTES:

1. IN AREAS OF PROPOSED FILL, ALL EXISTING VEGETATION AND OTHER ORGANIC MATERIAL, INCLUDING THE ROOT MAT, SHALL BE REMOVED PRIOR TO PLACEMENT OF THE FILL. THE MATERIAL SHALL BE DISPOSED OF IN AN APPROPRIATE OFF–SITE FACILITY, OR PROCESSED FOR REUSE ON–SITE IN A MANNER THAT WILL NOT BE CONDUCIVE TO ADVERSE EFFECTS OF DECOMPOSITION, SUCH AS THE PRODUCTION OF ODORS OR THE CONCENTRATIONS OF NOXIOUS OR EXPLOSIVE GASES, OR THE CREATION OF UNSTABLE SUBSURFACE CONDITIONS. THE PROPOSED METHOD OF ON–SITE PROCESSING AND REUSE SHALL BE SPECIFIED IN THE GRADING PERMIT APPLICATION AND MAY REQUIRE CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER AS A SAFE AND EFFECTIVE MEANS OF DISPOSAL.
2. NO VEGETATION OR OTHER WASTE MATERIALS SHALL BE BURIED ON THE SITE.
3. ALL FILL PLACED ON THE SITE SHALL BE AS FREE OF ORGANIC MATERIAL AS IS PRACTICABLE.
4. A GEOTECHNICAL ENGINEER WILL BE REQUIRED TO EVALUATE POTENTIAL SETTLEMENT ISSUES AND MOISTURE CONTENT OF NATIVE SOILS USED AS FILL.

FLOOD PLAIN NOTE:

1. PER MAP PANEL NUMBER 361156 0010 B, REVISED AUGUST 23 2001, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) THE PROJECT SITE IS LOCATED OUTSIDE OF THE 100–YEAR AND 500–YEAR FLOOD ZONES.

WETLAND NOTE:

1. PER THE WETLAND DELINEATION REPORT BY GILBERT VANGUILDER LAND SURVEYOR, PLLC DATED JUNE 7 2020, THERE ARE NO IDENTIFIED WETLANDS WITHIN THE PROJECT AREA.

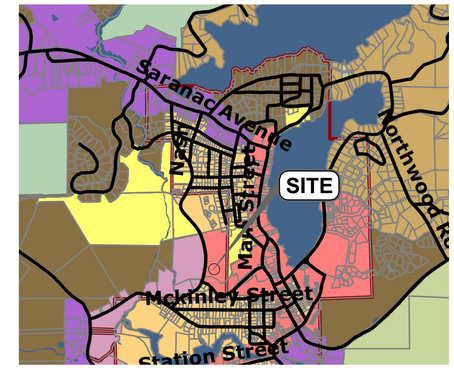
LEGEND

EXISTING

CONTOUR MINOR — 1549
CONTOUR MAJOR — 1550
EDGE OF PATH
WOODS/BRUSH
FENCE
DITCH LINE
STORM LINE
UTILITY POLE
PROPERTY LINE
WATERLINE
HYDRANT
SIGNS/BILLBOARDS

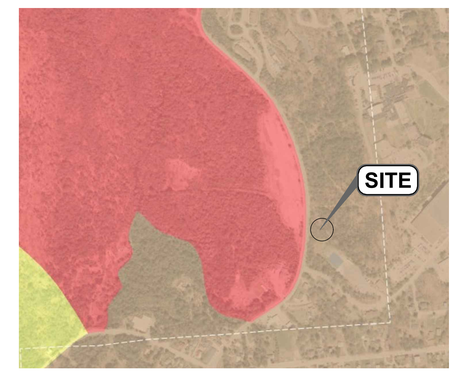
PROPOSED

PROPERTY LINE
SETBACK LINE
LINEAR OBJECT TO BE DEMOLISHED
CONTOUR MINOR — 1549
CONTOUR MAJOR — 1550
SANITARY LINE — SS
WATER LINE — W
ELECTRIC LINE — E
NATURAL GAS LINE — G
STORM LINE — ST
SEWER CLEANOUT
CATCH BASIN/STORM MANHOLE
IN OR OUT–OF–PAVEMENT INLET SILT PROTECTION
SILT FENCE — SF
POLE MOUNTED LUMINAIRE
WALL MOUNTED LUMINAIRE
FENCE
SITE SIGNAGE
BUILDING TO BE REMOVED
FULL–DEPTH ASPHALT TO BE REMOVED
WOODS AND BRUSH TO BE REMOVED
ASPHALT SURFACE
CONCRETE SURFACE



ZONING MAP

- Rural Countryside District
- North Lake Residential District
- South Lake Residential District
- Town Residential District
- Village Center District
- Gateway Corridor District
- Old Military Corridor District
- Pre-Existing Planned Development
- Roads
- Tax Parcels
- Town Boundary
- Village Boundary
- Surface Water
- NYS Forest Preserve Lands
- Other State and Federal Lands



APA ZONING MAP

- Hamlet
- Moderate Intensity
- Low Intensity
- Rural Use
- Resource Management
- Industrial Use
- Pending Pvt Land

SITE INFORMATION

ZONING – PLANNED DEVELOPMENT
APARTMENTS ARE PERMITTED IN DISTRICT

	REQUIRED	PROPOSED	VARIANCE REQUIRED
LOT AREA:	0.1 ACRE	± 3.17 ACRES	NO
MINIMUM LOT WIDTH:	50 FT	± 400 FT	NO
MAX. IMP. COVERAGE	75%	± 25%	NO
MAX. HT.	45 FT	± 44 FT	NO
FRONT BLDG. SETBACK:	25 FT	± 160 FT	NO
NORTH SIDE BLDG. SETBACK:	15 FT	± 97 FT	NO
SOUTH SIDE BLDG. SETBACK:	50 FT	± 57 FT	NO
REAR BLDG. SETBACK:	15 FT	± 52 FT	NO

PARKING (TOWN CODE SECTION 5.3 TABLE 1)

APARTMENTS 1.5 PER UNIT

REQUIRED= 90 SPACES
PROPOSED= 75 SPACES (1.25 PER UNIT)

VARIANCE REQUIRED
YES

ABBREVIATIONS

SPOT ELEVATION	X ELEV.
TOP OF STAIRS	TS
BOTTOM OF STAIRS	BS
FINISH GRADE	FG
SMOOTH INTERIOR POLYETHYLENE PIPE	SICPP
FINISH FLOOR ELEVATION	FFE
TOP OF CURB	TC
BOTTOM OF CURB	BC
TOP OF GUTTER	TG
BOTTOM OF GUTTER	BG
FLARED END SECTION	FES

PRELIMINARY DRAWINGS: NOT FOR CONSTRUCTION

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REGAN DEVELOPMENT

NOTES AND LEGEND

MACKENZIE OVERLOOK
TOWN OF NORTH ELBA NEW YORK

SCALE: -
CONTRACT No.: -
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DATE: JULY 2020

C-1

LEGEND

- IRON PIPE FOUND
- BENCHMARK
- + 1872.5 SPOT ELEVATION
- UTILITY POLE WITH LIGHT
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- LIGHT POLE
- FIRE HYDRANT
- CATCH BASINS
- DRAINAGE INVERT
- SANITARY MANHOLE
- E,T,C OVERHEAD WIRES
- ST STORM LINE
- SS SANITARY LINE
- CHAIN LINK FENCE
- WOODS LINE
- 1859 MINOR CONTOUR
- 1860 MAJOR CONTOUR
- APPROX. VILLAGE/TOWN LINE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE

100' 50' 0 100'

UTILITY EASEMENT:

1. FOR THE MAINTENANCE OF OVERHEAD POWER LINES; LAKE PLACID VACATION CORPORATION TO LAKE PLACID VILLAGE, INC., RECORDED SEPTEMBER 19, 1979 IN THE ESSEX COUNTY CLERK'S OFFICE IN LIBER 693, PAGE 87.

DEED REFERENCES:

1. SERGE G. LUSSI AND CAROLINE D. LUSSI TO LAKE PLACID VACATION CORPORATION, RECORDED MARCH 25, 1969 IN THE ESSEX COUNTY CLERK'S OFFICE IN LIBER 474, PAGE 286.
2. ROY DESROCHER AND MARY DESROCHER TO LAKE PLACID VACATION CORPORATION, RECORDED JUNE 5, 1973 IN THE ESSEX COUNTY CLERK'S OFFICE IN LIBER 544, PAGE 80.
3. NEW YORK TELEPHONE COMPANY TO LAKE PLACID VACATION CORPORATION, RECORDED NOVEMBER 12, 1976 IN THE ESSEX COUNTY CLERK'S OFFICE IN LIBER 625, PAGE 7.
4. RICHARD E. HUNKINS AND BETTY F. HUNKINS TO LAKE PLACID VACATION CORPORATION, RECORDED JULY 2, 1990 IN THE ESSEX COUNTY CLERK'S OFFICE IN LIBER 970, PAGE 150.
5. MARY F. DESROCHER TO LAKE PLACID VACATION CORPORATION, RECORDED MAY 17, 1983 IN THE ESSEX COUNTY CLERK'S OFFICE IN LIBER 787, PAGE 271.
6. SERGE G. LUSSI AND CAROLINE D. LUSSI TO LAKE PLACID VACATION CORPORATION, RECORDED MARCH 1, 1996 IN THE ESSEX COUNTY CLERK'S OFFICE IN LIBER 1106, PAGE 38.
7. LAKE PLACID CLUB STORES, INC. TO CENTRAL SCHOOL DISTRICT NO. 2, RECORDED DECEMBER 8, 1961 IN THE ESSEX COUNTY CLERK'S OFFICE IN LIBER 399, PAGE 425.

GENERAL NOTES:

1. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
2. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. THE HORIZONTAL DATUM IS ON NORTH AMERICAN DATUM OF 1983 (NAD83/2011), NEW YORK STATE PLANE EAST ZONE (3101).
4. SURFACE CONTOURS FROM AERIAL LIDAR (2015 USGS) AND GROUND PROOFED WITH TRADITIONAL GPS METHODS.
5. CONTOUR INTERVAL = 1 FOOT.
6. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C., IN MARCH 2020.
7. VILLAGE OF LAKE PLACID/TOWN OF NORTH ELBA LINE IS CONSIDERED APPROXIMATE AND IS SHOWN FOR GRAPHIC PURPOSES ONLY.
8. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND INFORMATION RECORDED DURING CONVENTIONAL SURVEY METHODS. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS SUBJECT TO FIELD VERIFICATION.
9. SUBJECT TO ANY AND ALL RIGHTS, EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
10. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
11. UNAUTHORIZED ALTERATIONS OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SEAL AND SIGNED SHALL NOT BE CONSIDERED TO BE VALID COPIES.

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REGAN DEVELOPMENT

EXISTING CONDITIONS (FULL PARCEL)

MACKENZIE OVERLOOK

TOWN OF NORTH ELBA NEW YORK

SCALE:	1"=100'
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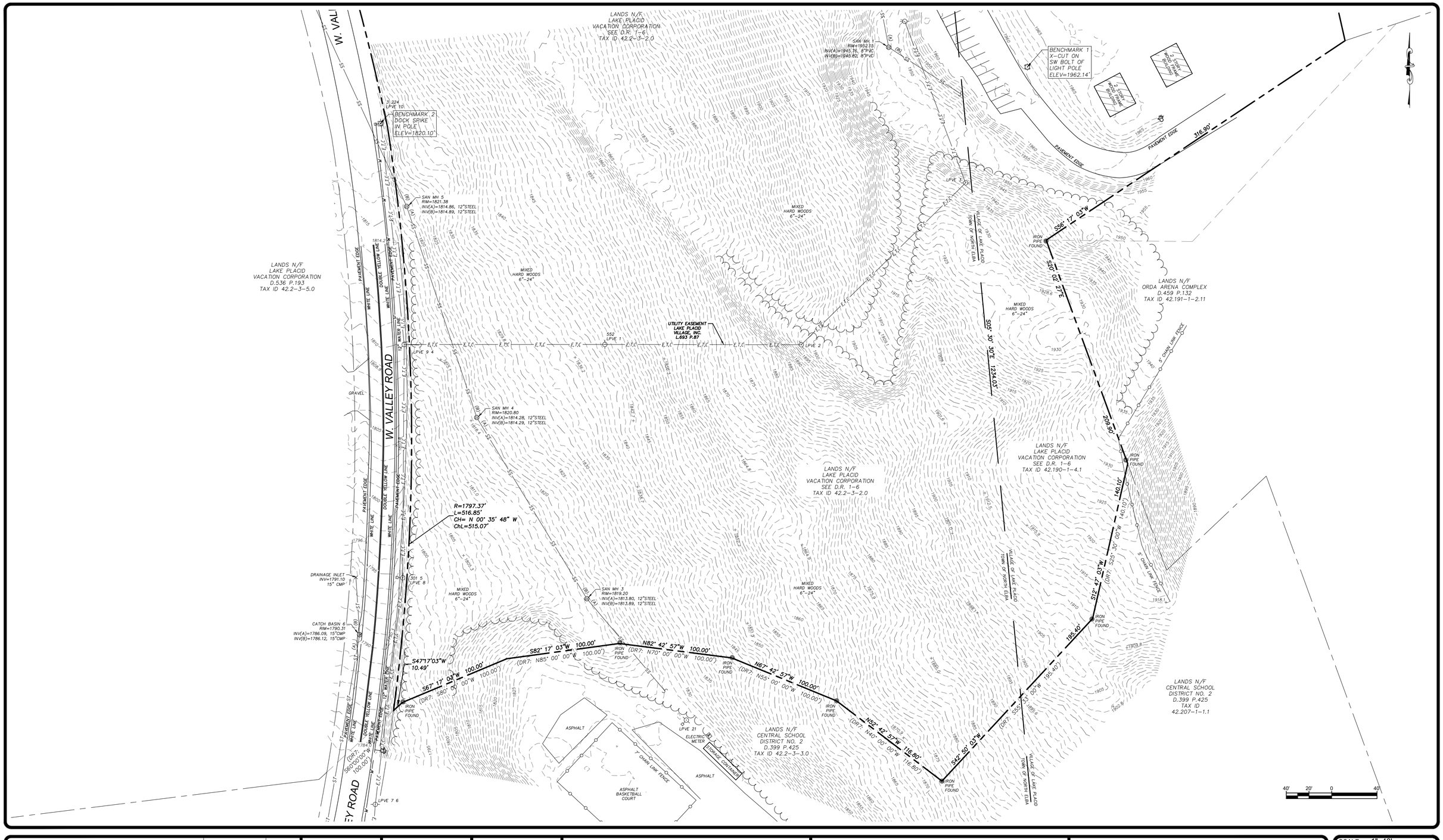

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REGAN DEVELOPMENT

EXISTING CONDITIONS

MACKENZIE OVERLOOK

TOWN OF NORTH ELBA NEW YORK

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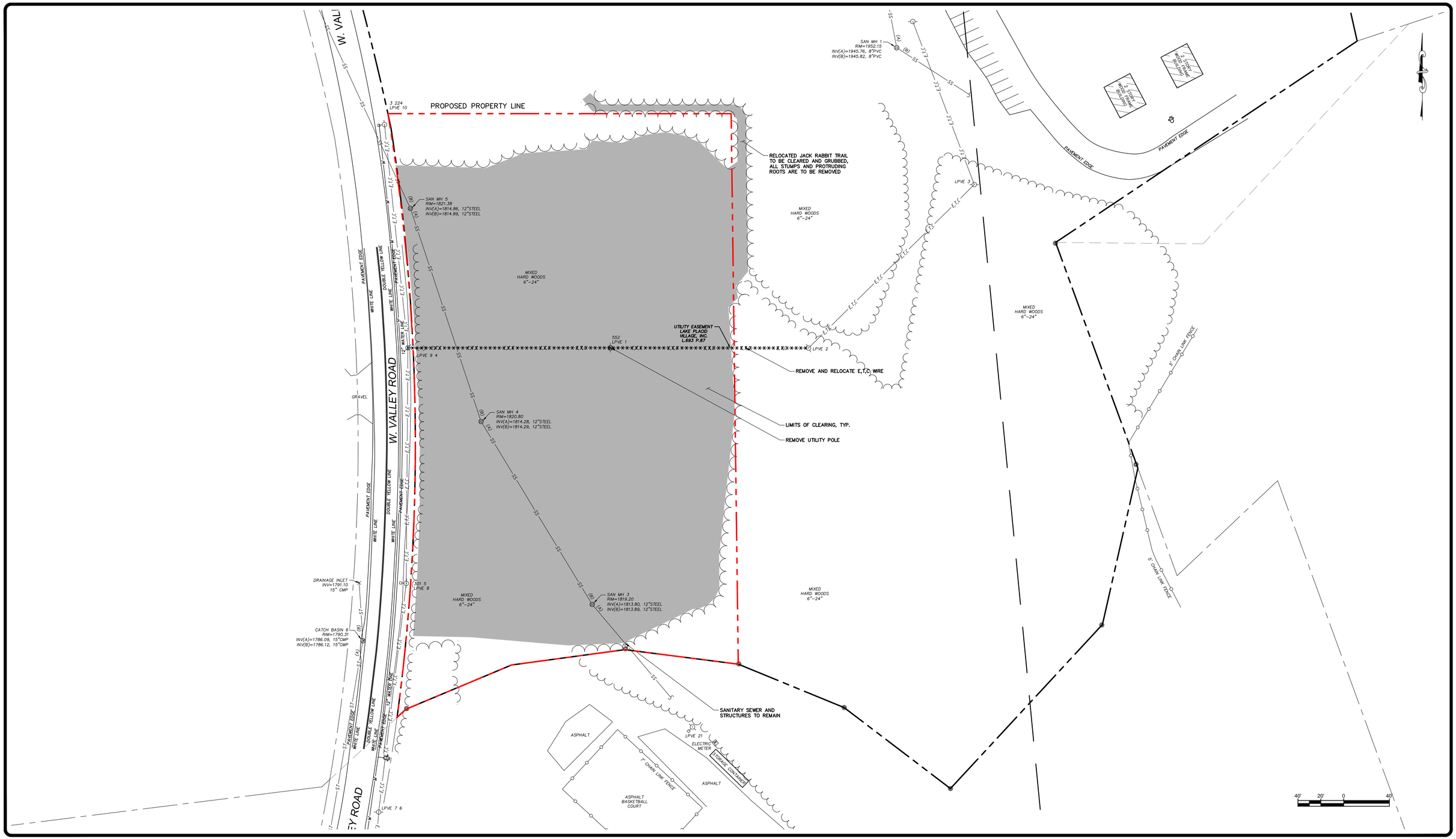

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REGAN DEVELOPMENT

REMOVALS PLAN

MACKENZIE OVERLOOK

TOWN OF NORTH ELBA NEW YORK

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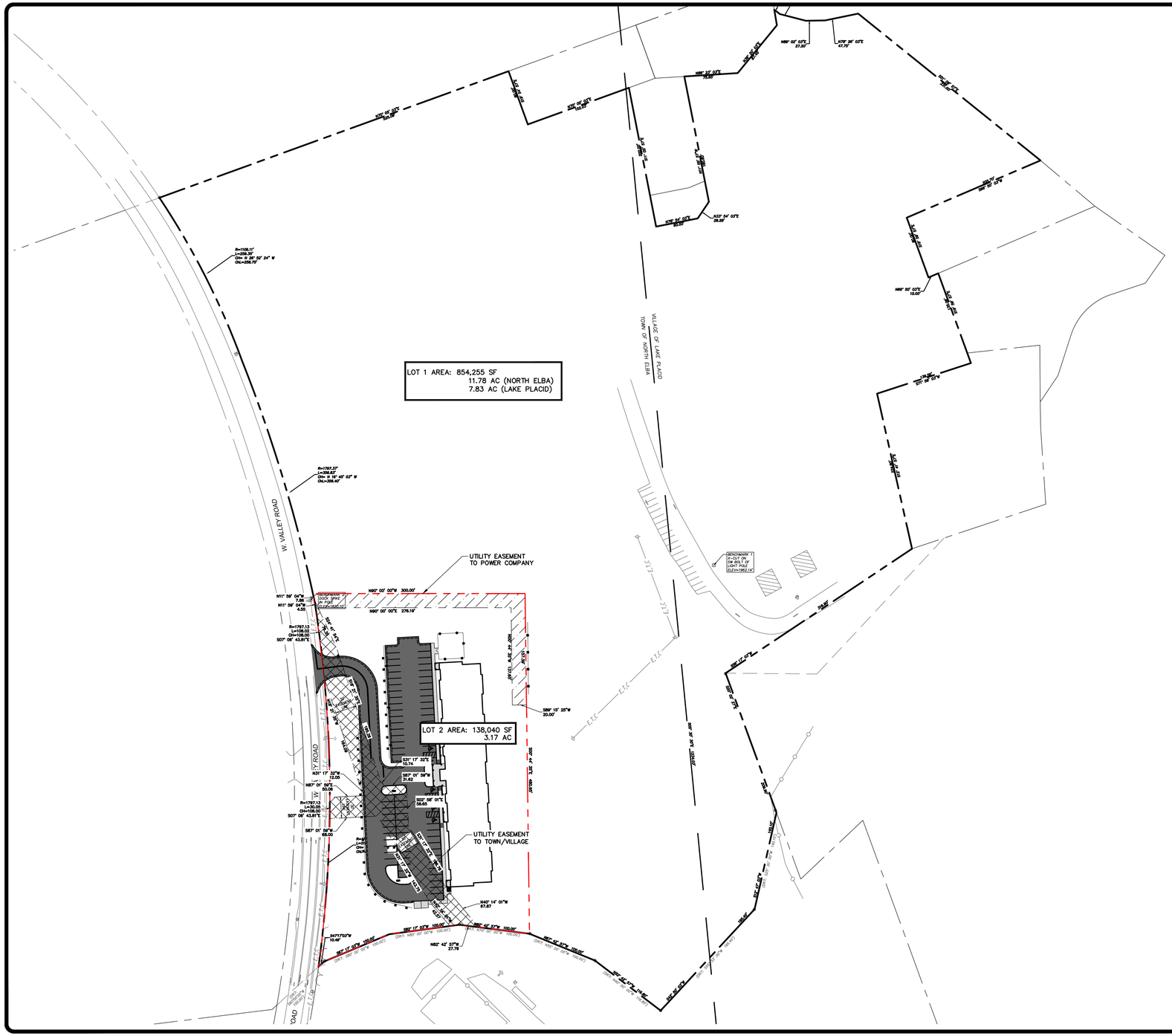

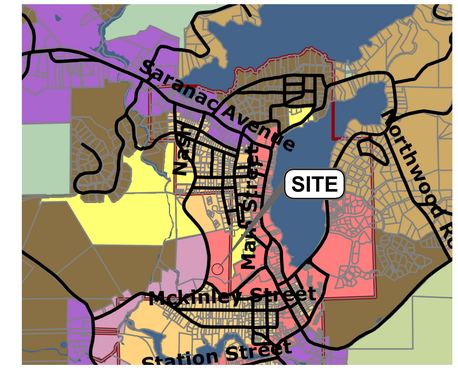

ZONING MAP

- Rural Countryside District
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- South Lake Residential District
- Town Residential District
- Village Center District
- Gateway Corridor District
- Old Military Corridor District
- Pre-Existing Planned Development
- Roads
- Tax Parcels
- Town Boundary
- Village Boundary
- Surface Water
- NYS Forest Preserve Lands
- Other State and Federal Lands

SITE INFORMATION

ZONING – PLANNED DEVELOPMENT
APARTMENTS ARE PERMITTED IN DISTRICT

	REQUIRED	PROPOSED	VARIANCE REQUIRED
LOT AREA:	0.1 ACRE	± 3.17 ACRES	NO
MINIMUM LOT WIDTH:	50 FT	± 400 FT	NO
MAX. IMP. COVERAGE	75%	± 25%	NO
MAX. HT.	45 FT	± 44 FT	NO
FRONT BLDG. SETBACK:	25 FT	± 160 FT	NO
NORTH SIDE BLDG. SETBACK:	15 FT	± 97 FT	NO
SOUTH SIDE BLDG. SETBACK:	50 FT	± 57 FT	NO
REAR BLDG. SETBACK:	15 FT	± 52 FT	NO

PARKING (TOWN CODE SECTION 5.3 TABLE 1)

APARTMENTS 1.5 PER UNIT

REQUIRED= 90 SPACES
PROPOSED= 75 SPACES (1.25 PER UNIT)

VARIANCE REQUIRED
YES

LOT TABLE

LOT#	SIZE (SF)	SIZE (AC)	MUNICIPALITY	ADDRESS	ZONING	USE
LOT #1	513,304	11.78 ±	NORTH ELBA	WESVALLEY ROAD	PLANNED DEVELOPMENT	NONE
	340,951	7.83 ±	LAKE PLACID	101 OLYMPIC DRIVE	PLANNED DEVELOPMENT	HOTEL
LOT #2	138,040	3.17 ±	NORTH ELBA	WESVALLEY ROAD	PLANNED DEVELOPMENT	MULTI–FAMILY DWELLING

80' 40' 0 80'

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REGAN DEVELOPMENT

SUBDIVISION PLAN

MACKENZIE OVERLOOK
TOWN OF NORTH ELBA NEW YORK

SCALE: 1"=80'
CONTRACT No.: -
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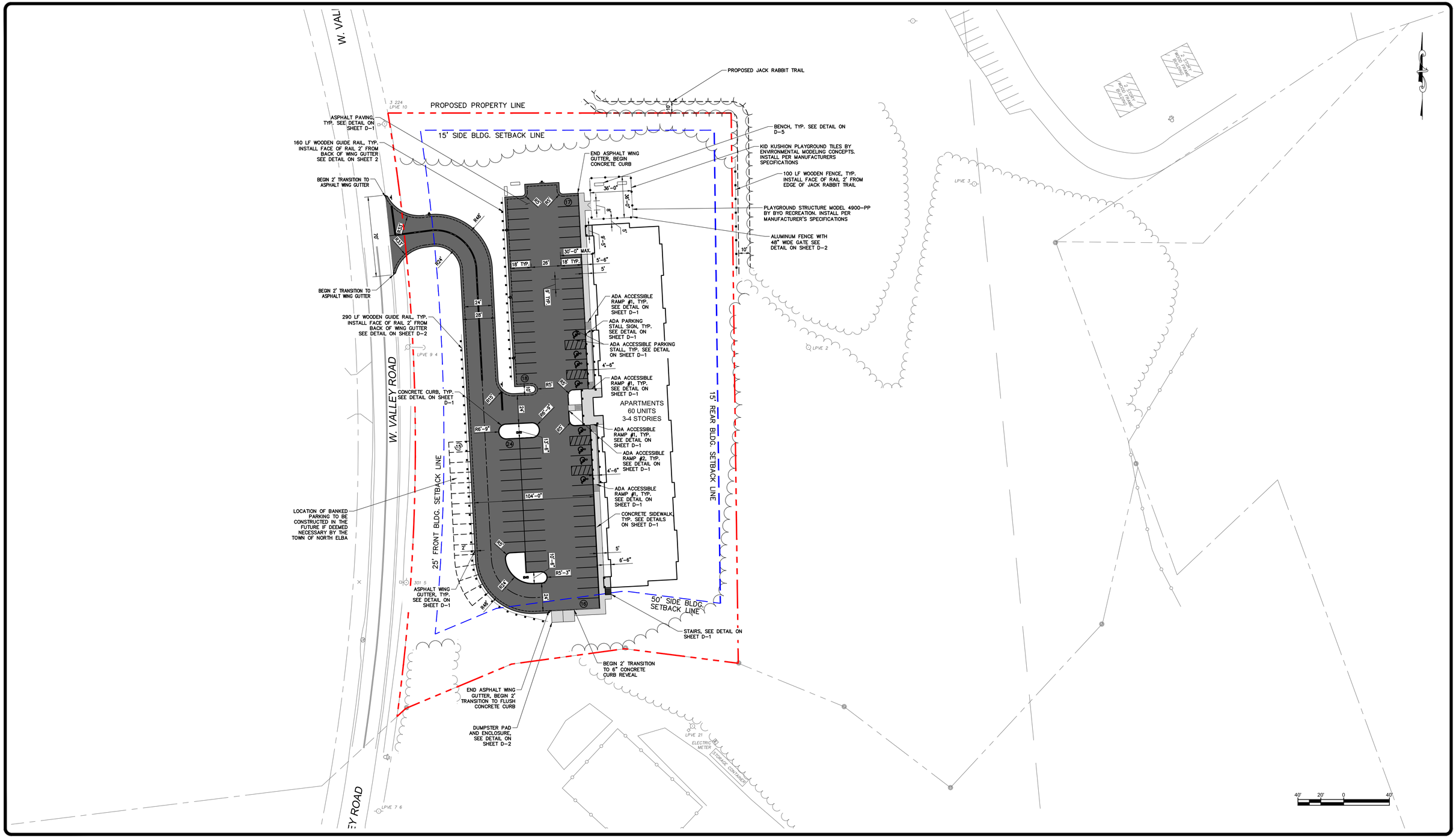

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REGAN DEVELOPMENT

LAYOUT PLAN

MACKENZIE OVERLOOK

TOWN OF NORTH ELBA NEW YORK

SCALE: 1"=40'
CONTRACT No.: -
MJ PROJ. No.: 972.46
DATE: JULY 2020

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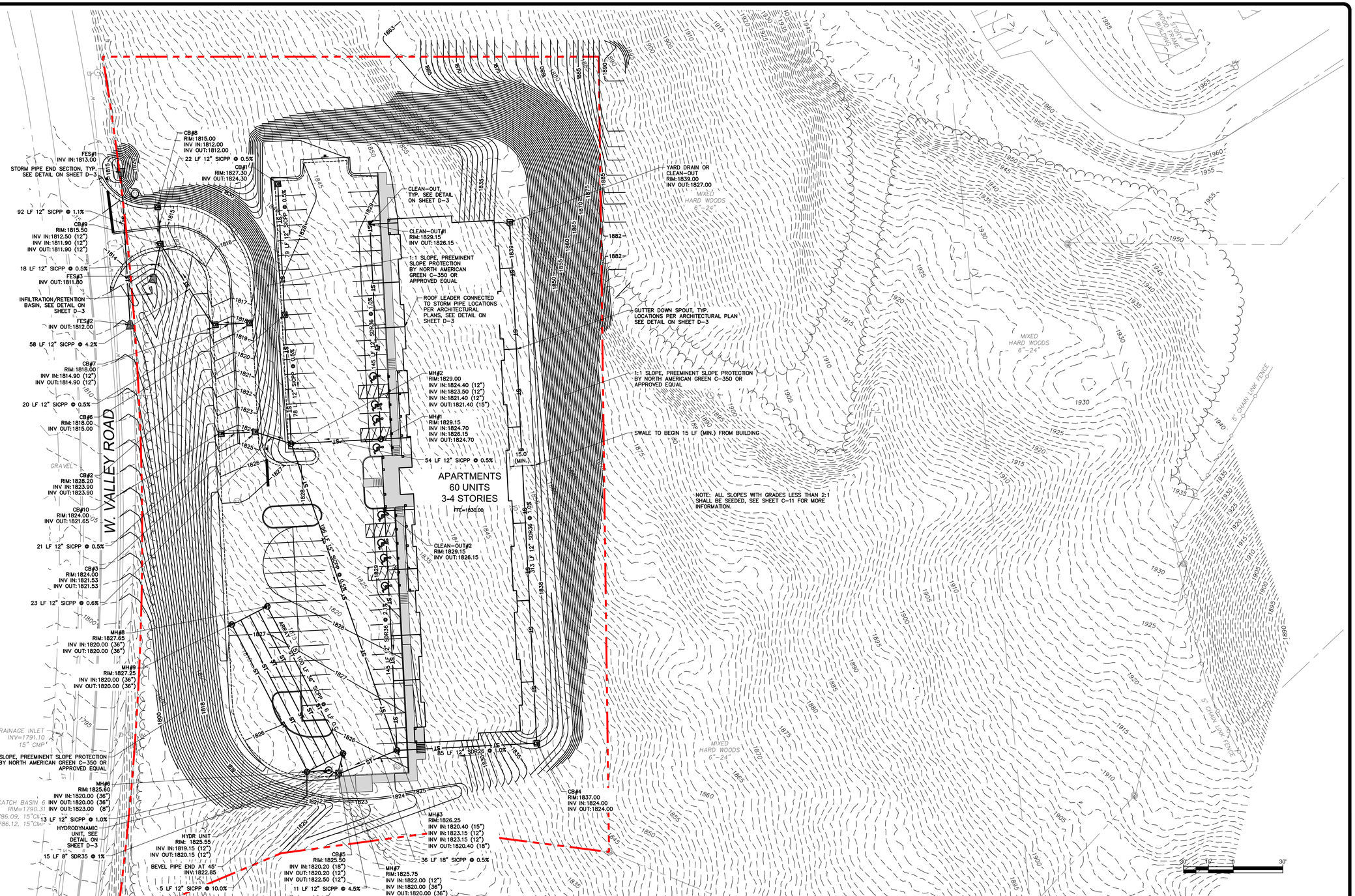

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REGAN DEVELOPMENT

GRADING AND DRAINAGE PLAN

MACKENZIE OVERLOOK

TOWN OF NORTH ELBA NEW YORK

SCALE: 1"=30'
CONTRACT No.: -
MJ PROJ. No.: 972.46
DATE: JULY 2020

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REGAN DEVELOPMENT

SPOT GRADING PLAN

MACKENZIE OVERLOOK

TOWN OF NORTH ELBA NEW YORK

SCALE: 1"=30'
CONTRACT No.: -
MJ PROJ. No.: 972.46
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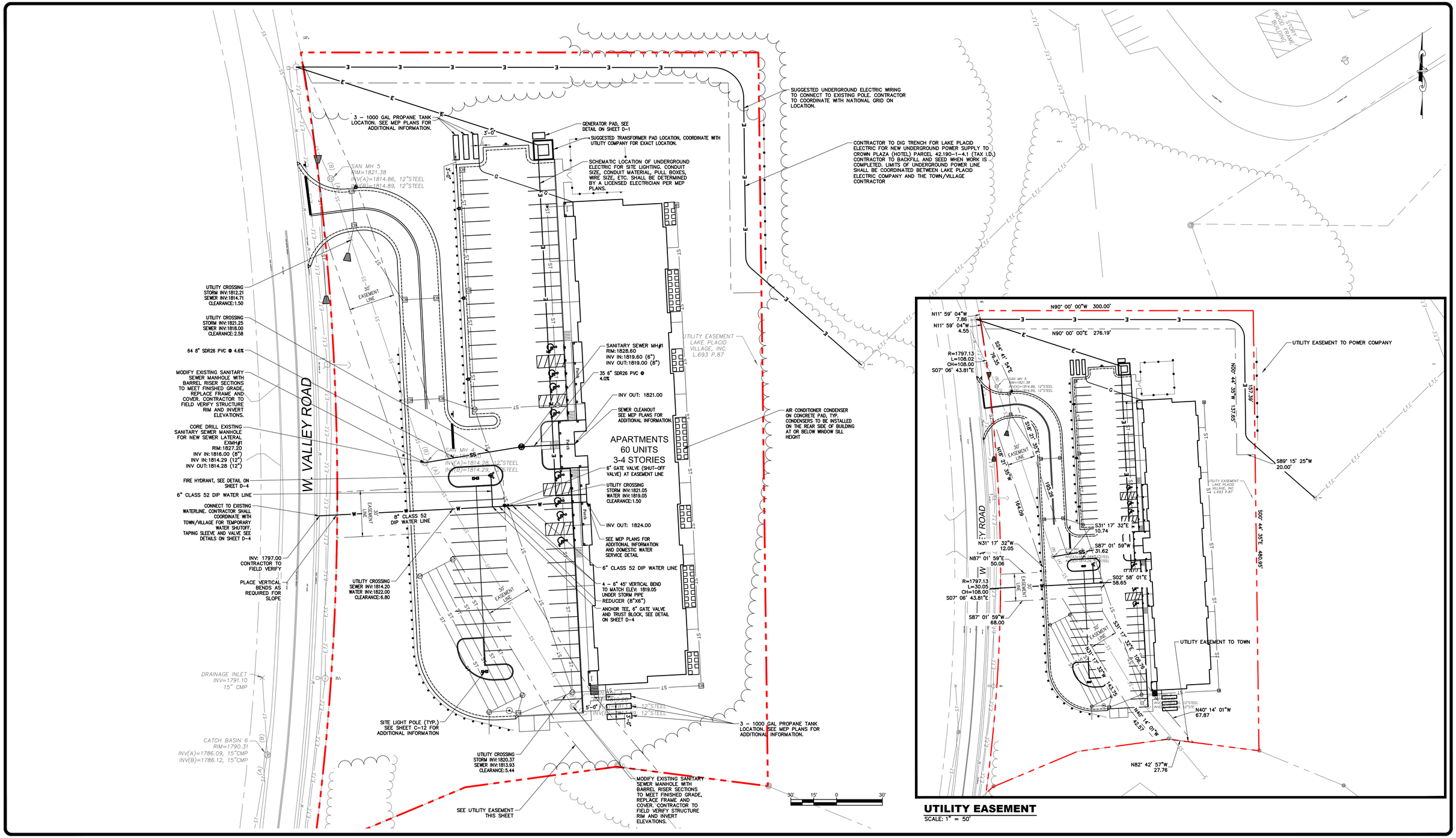

UTILITY EASEMENT

SCALE: 1" = 50'

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REGAN DEVELOPMENT

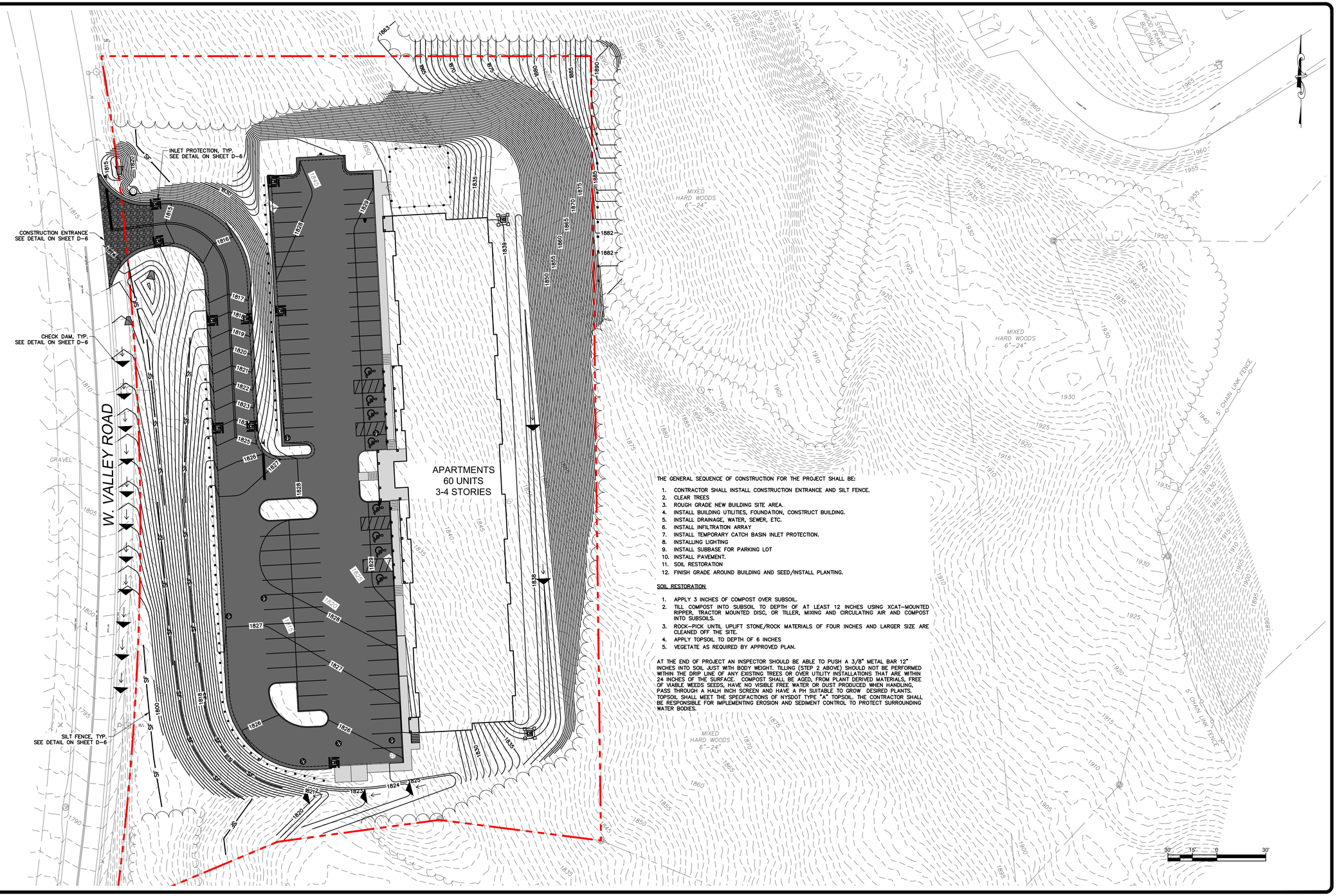
UTILITY PLAN

MACKENZIE OVERLOOK

TOWN OF NORTH ELBA NEW YORK

SCALE: 1"=30'
CONTRACT No.: -
MJ PROJ. No.: 972.46
DATE: JULY 2020

C-9



THE GENERAL SEQUENCE OF CONSTRUCTION FOR THE PROJECT SHALL BE:

1. CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE.
2. CLEAR TREES
3. ROUGH GRADE NEW BUILDING SITE AREA.
4. INSTALL BUILDING UTILITIES, FOUNDATION, CONSTRUCT BUILDING.
5. INSTALL DRAINAGE, WATER, SEWER, ETC.
6. INSTALL INFILTRATION ARRAY
7. INSTALL TEMPORARY CATCH BASIN INLET PROTECTION.
8. INSTALLING LIGHTING
9. INSTALL SUBBASE FOR PARKING LOT
10. INSTALL PAVEMENT.
11. SOIL RESTORATION
12. FINISH GRADE AROUND BUILDING AND SEED/INSTALL PLANTING.

SOIL RESTORATION

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
2. TILL COMPOST INTO SUBSOIL TO DEPTH OF AT LEAST 12 INCHES USING XCAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
3. ROCK-PICK UNTIL UPLIFT STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO DEPTH OF 6 INCHES
5. VEGETATE AS REQUIRED BY APPROVED PLAN.

AT THE END OF PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12" INCHES INTO SOIL JUST WITH BODY WEIGHT. TILLING (STEP 2 ABOVE) SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE. COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS, FREE OF VIABLE WEEDS SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALH INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS. TOPSOIL SHALL MEET THE SPECIFACTIONS OF NYSDOT TYPE "A" TOPSOIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENT CONTROL TO PROTECT SURROUNDING WATER BODIES.

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REGAN DEVELOPMENT

EROSION CONTROL PLAN

MACKENZIE OVERLOOK

TOWN OF NORTH ELBA NEW YORK

SCALE: 1"=30'
CONTRACT No.: -
MJ PROJ. No.: 972.46
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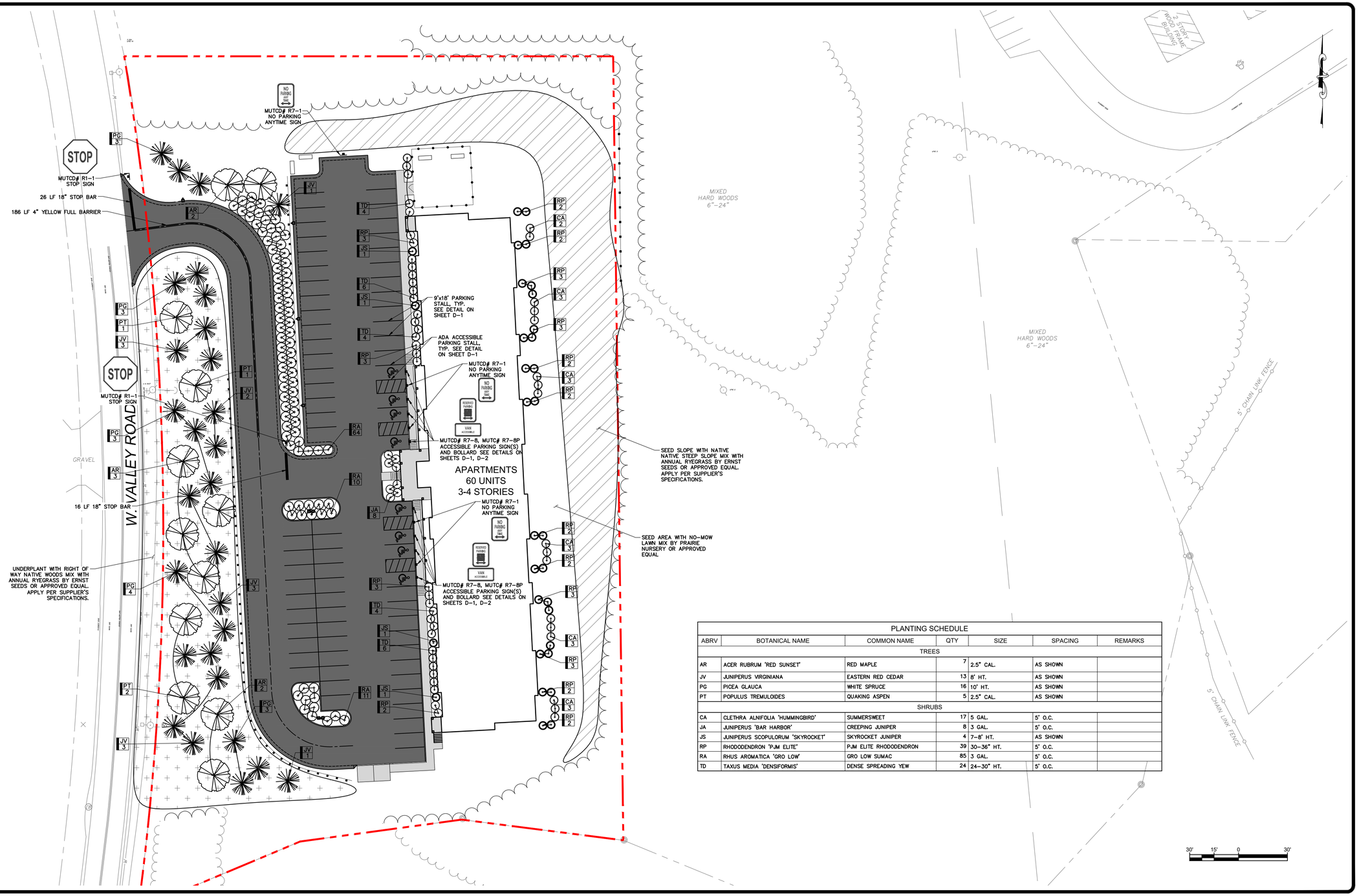

PLANTING SCHEDULE

ABRV	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	REMARKS
		TREES				
AR	ACER RUBRUM 'RED SUNSET'	RED MAPLE	7	2.5" CAL.	AS SHOWN	
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	13	8' HT.	AS SHOWN	
PG	PICEA GLAUCA	WHITE SPRUCE	16	10' HT.	AS SHOWN	
PT	POPULUS TREMULOIDES	QUAKING ASPEN	5	2.5" CAL.	AS SHOWN	
		SHRUBS				
CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	17	5 GAL.	5' O.C.	
JA	JUNIPERUS 'BAR HARBOR'	CREEPING JUNIPER	8	3 GAL.	5' O.C.	
JS	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	4	7-8' HT.	AS SHOWN	
RP	RHODODENDRON 'PJM ELITE'	PJM ELITE RHODODENDRON	39	30-36" HT.	5' O.C.	
RA	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	85	3 GAL.	5' O.C.	
TD	TAXUS MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24	24-30" HT.	5' O.C.	

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REGAN DEVELOPMENT

SIGNING, STRIPING AND LANDSCAPE PLAN

MACKENZIE OVERLOOK

TOWN OF NORTH ELBA NEW YORK

SCALE: 1"=30'
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C-11

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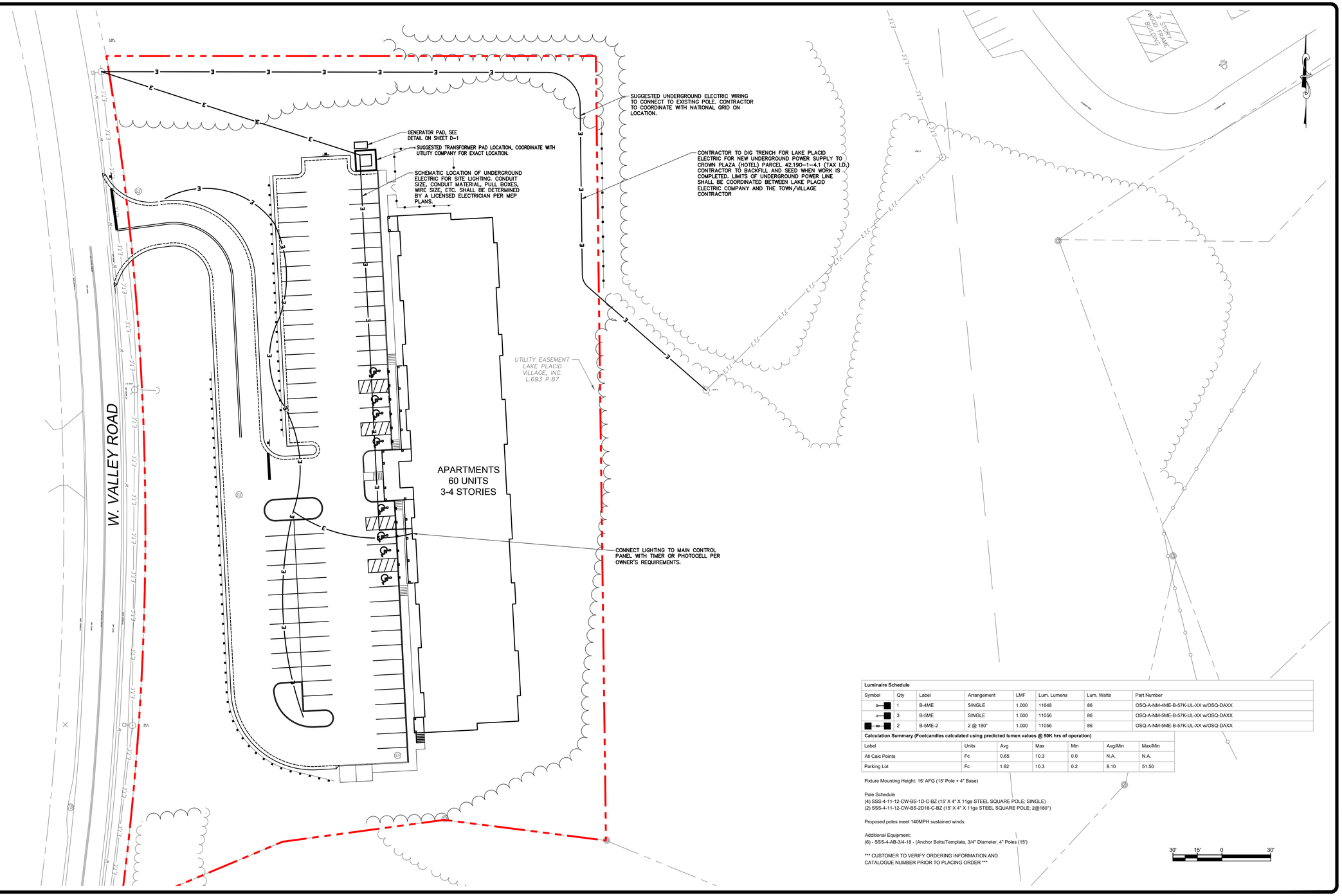

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	1	B-4ME	SINGLE	1.000	11648	86	OSQ-A-NM-4ME-B-57K-UL-XX w/OSQ-DAXX
	3	B-5ME	SINGLE	1.000	11056	86	OSQ-A-NM-5ME-B-57K-UL-XX w/OSQ-DAXX
	2	B-5ME-2	2 @ 180°	1.000	11056	86	OSQ-A-NM-5ME-B-57K-UL-XX w/OSQ-DAXX

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	0.65	10.3	0.0	N.A.	N.A.
Parking Lot	Fc	1.62	10.3	0.2	8.10	51.50

Fixture Mounting Height: 15' AFG (15' Pole + 4" Base)

Pole Schedule
(4) SSS-4-11-12-CW-BS-1D-C-BZ (15' X 4" X 11ga STEEL SQUARE POLE; SINGLE)
(2) SSS-4-11-12-CW-BS-2D18-C-BZ (15' X 4" X 11ga STEEL SQUARE POLE; 2@180°)

Proposed poles meet 140MPH sustained winds.

Additional Equipment:
(6) - SSS-4-AB-3/4-18 - (Anchor Bolts/Template, 3/4" Diameter, 4" Poles (15')

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

30' 15' 0 30'

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REGAN DEVELOPMENT

LIGHTING PLAN

MACKENZIE OVERLOOK

TOWN OF NORTH ELBA NEW YORK

SCALE: 1"=30'
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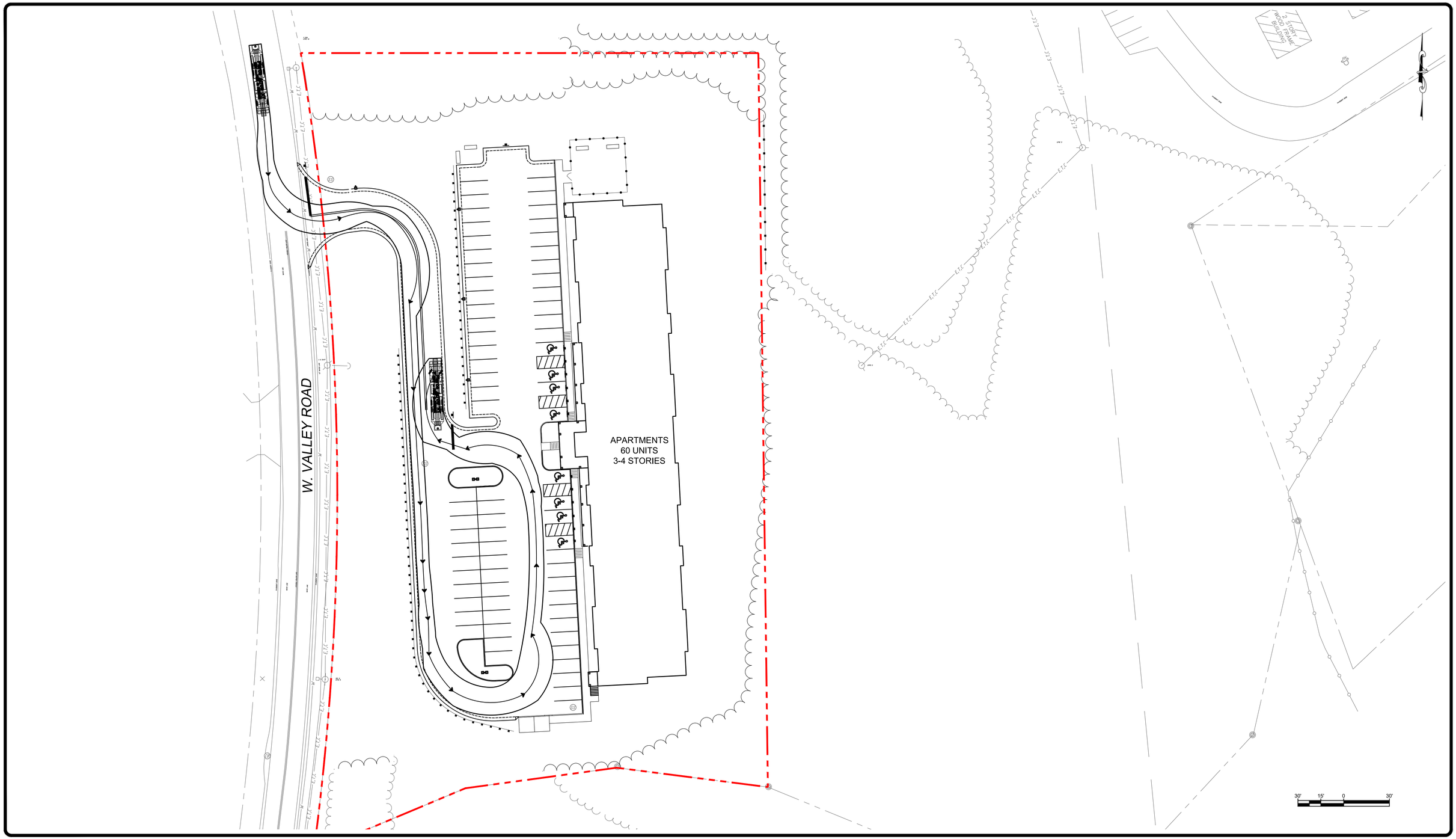

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REGAN DEVELOPMENT

FIRE TRUCK MOVEMENT PLAN

MACKENZIE OVERLOOK

TOWN OF NORTH ELBA NEW YORK

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