GENERAL NOTES

1) CONTRACTOR SHALL NOT PROCEED WITH ANY CONSTRUCTION WORK PRIOR TO FINAL APPROVAL OF ALL PLANS AND SECURING OF ALL PERMITS.

2) CONTRACT LIMIT LINE COINCIDES WITH PROPERTY LINE IN ALL LOCATIONS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.

3) CONTRACTOR SHALL PROVIDE CONSTRUCTION/PROTECTIVE FENCING OR OTHER MEANS NECESSARY TO PROTECT WORK AND TO ENSURE THE SAFETY OF PEDESTRIAN AND VEHICULAR TRAFFIC DURING CONSTRUCTION.

4) CONTRACTOR TO COMPLY WITH ALL O.S.H.A. AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION. (PROPER SHORING, ETC.)

5) THE CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.

6) ELECTRIC AND GAS INSTALLATION AND CONNECTIONS TO BE IN ACCORDANCE WITH UTILITY COMPANY REGULATIONS AND REQUIREMENTS.

8) THE CONTRACTOR SHALL CLEAN UP THE JOB SITE ON A DAILY BASIS BEFORE LEAVING THE JOB. ALL RUBBISH MUST BE CLEANED UP AND CONSTRUCTION EQUIPMENT MUST BE PROPERLY TAKEN CARE OF AND STORED AT THE END OF THE DAY.

9) CONTRACTOR TO PROVIDE CLEARING AND GRUBBING NECESSARY TO COMPLETE THE PROJECT.

7) THE CONTRACTOR SHALL FILL IN, AND THEN RE-EXCAVATE AS NECESSARY TO RESUME WORK, ANY EXCAVATIONS OR TRENCHES AT LOCATIONS AND AS OFTEN AS MAY BE REQUIRED TO ENSURE PROTECTION OF THE WORK, ANY ADJACENT EXISTING FACILITIES, OR THE PUBLIC.

10) ALL EXISTING TOPOGRAPHIC FEATURES WHICH INCLUDE BUT IS NOT LIMITED TO: WALKS, WALLS, CURBS, STEPS, TREES, SHRUBS AND UTILITIES ADJACENT TO WORK ARE TO BE MAINTAINED IN THEIR CURRENT CONDITION UNLESS OTHERWISE NOTED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE CONDITION AND LOCATION OF THESE ITEMS IN THE FIELD PRIOR TO STARTING WORK. ANY ITEMS FOUND TO CONFLICT WITH THE WORK REQUIRED AS PART OF THIS CONTRACT SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS. ANY ELEVATION DISCREPANCIES WHICH WILL AFFECT THE WORK REQUIRED AS PART OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. COMMENCEMENT OF WORK WITHOUT THIS WRITTEN NOTIFICATION SHALL CONSTITUTE CONTRACTOR ACCEPTANCE OF THE EXISTING TOPOGRAPHY INDICATED ON THE DRAWINGS AS ACCURATE. NO ADJUSTMENT TO THE CONTRACT WILL BE MADE FOR DISCREPANCIES BROUGHT TO THE ENGINEER'S ATTENTION AFTER WORK HAS BEGUN.

11) CONTRACTOR SHALL RESTORE ALL LAWNS, DRIVEWAYS, WALKS, WALL, CURBS, FENCES, ETC. DISTURBED BY CONSTRUCTION. LAWN SHALL BE FINE GRADED, SEEDED, FERTILIZED AND MULCHED PER ACCEPTABLE LANDSCAPE PRACTICES.

12) CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKEOUT. WHERE APPLICABLE STAKEOUT SHALL BE COMPLETED BY A LICENSED LAND SURVEYOR.

13) MINIMUM OF 18" VERTICAL SEPARATION IS REQUIRED BETWEEN WATER MAIN AND SANITARY MAIN CROSSING AS PER STATE HEALTH DEPARTMENT REQUIREMENTS. PARALLEL LINES MUST BE SEPARATE, MINIMUM 10' HORIZONTALLY O.D. TO O.D.

14) CONSTRUCTION OBSERVATION BY KEYSTONE ASSOCIATES, LLC IS NOT SUPERVISORY. ACCORDINGLY, KEYSTONE ASSOCIATES, LLC CAN NEITHER GUARANTEE THE PERFORMANCE OF THE CONSTRUCTION CONTRACTS BY CONTRACTORS NOR ASSUME RESPONSIBILITY FOR CONTRACTORS FAILURE TO FURNISH AND PERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS

15) INSTALL SOIL EROSION AND SEDIMENT CONTROL FACILITIES PRIOR TO START OF EARTHWORK OPERATIONS PER LOCAL GOVERNING SOIL AND WATER CONSERVATION AGENCY RECOMMENDATIONS AND STANDARDS.

16) UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK & SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS WORK. CONTRACTOR'S SHALL NOTIFY DIG SAFELY NY (FORMERLY UFPO) 1-800-962-7962 IN ACCORDANCE WITH 16 NYCRR PART 753.

17) CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH KEYSTONE ASSOCIATES, LLC OR A AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.

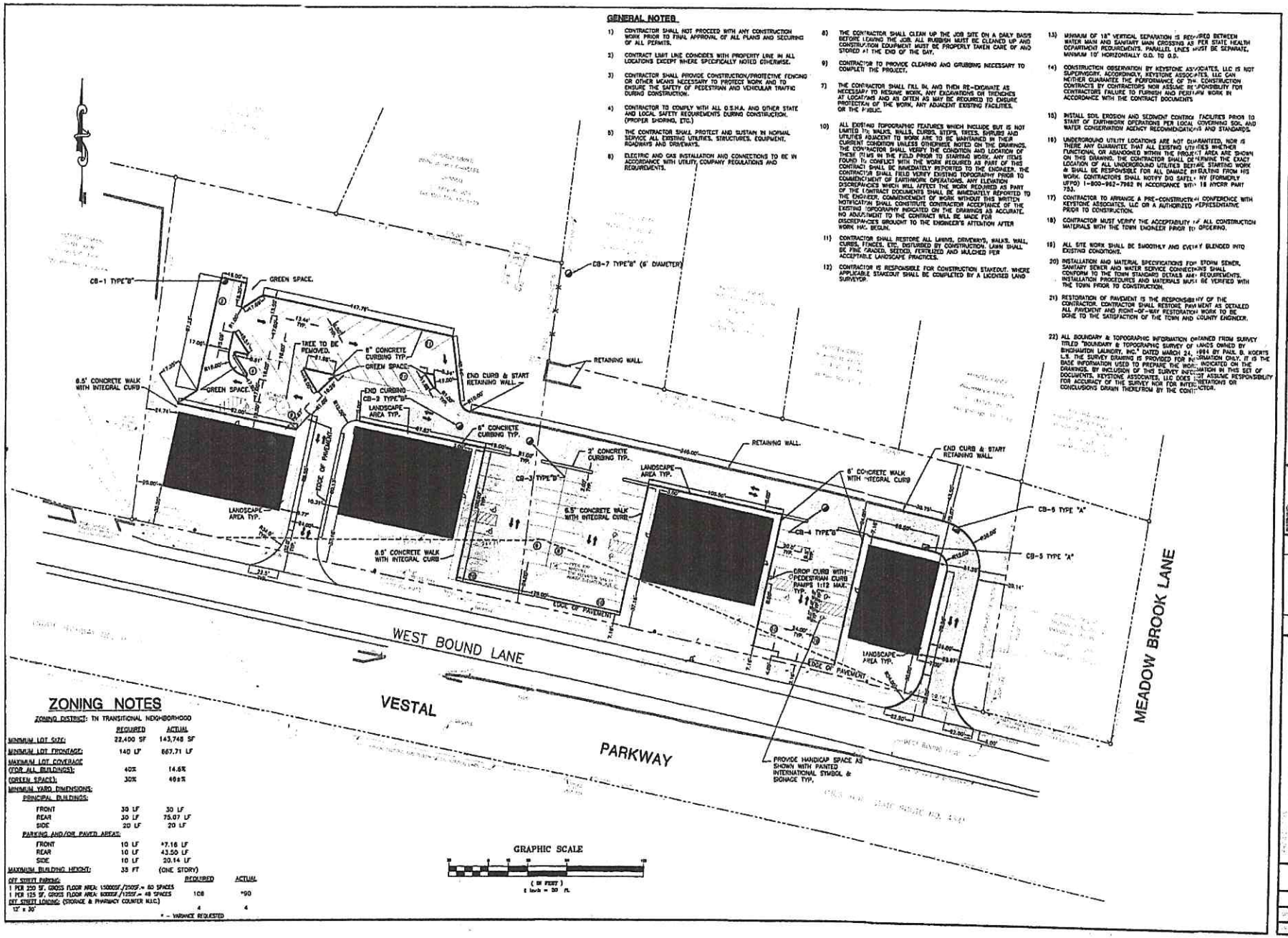
18) CONTRACTOR MUST VERIFY THE ACCEPTABILITY OF ALL CONSTRUCTION MATERIALS WITH THE TOWN ENGINEER PRIOR TO ORDERING.

19) ALL SITE WORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS.

20) INSTALLATION AND MATERIAL SPECIFICATIONS FOR STORM SEWER, SANITARY SEWER AND WATER SERVICE CONNECTIONS SHALL CONFORM TO THE TOWN STANDARD DETAILS AND REQUIREMENTS. INSTALLATION PROCEDURES AND MATERIALS MUST BE VERIFIED WITH THE TOWN PRIOR TO CONSTRUCTION.

21) RESTORATION OF PAVEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL RESTORE PAVEMENT AS DETAILED ALL PAVEMENT AND RIGHT-OF-WAY RESTORATION WORK TO BE DONE TO THE SATISFACTION OF THE TOWN AND COUNTY ENGINEER.

22) ALL BOUNDARY & TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS OWNED BY BINGHAMTON LAUNDRY, INC." DATED MARCH 24, 1994 BY PAUL B. KOERTS L.S. THE SURVEY DRAWING IS PROVIDED FOR INFORMATION ONLY. IT IS THE BASE INFORMATION USED TO PREPARE THE WORK INDICATED ON THE DRAWINGS. BY INCLUSION OF THIS SURVEY INFORMATION IN THIS SET OF DOCUMENTS, KEYSTONE ASSOCIATES, LLC DOES NOT ASSUME RESPONSIBILITY FOR ACCURACY OF THE SURVEY NOR FOR INTERPRETATIONS OR CONCLUSIONS DRAWN THEREFROM BY THE CONTRACTOR.



ZONING NOTES

ZONING DISTRICT: TN TRANSITIONAL NEIGHBORHOOD

	REQUIRED	ACTUAL
MINIMUM LOT SIZE:	22,400 SF	143,748 SF
MINIMUM LOT FRONTAGE:	140 LF	667.71 LF
MAXIMUM LOT COVERAGE (FOR ALL BUILDINGS):	40%	14.6%
(GREEN SPACE):	30%	40±%
MINIMUM YARD DIMENSIONS:		
PRINCIPAL BUILDINGS:		
FRONT	30 LF	30 LF
REAR	30 LF	75.07 LF
SIDE	20 LF	20 LF
PARKING AND/OR PAVED AREAS:		
FRONT	10 LF	*7.16 LF
REAR	10 LF	43.50 LF
SIDE	10 LF	20.14 LF
MAXIMUM BUILDING HEIGHT:	35 FT	(ONE STORY)

	REQUIRED	ACTUAL
OFF STREET PARKING:		
1 PER 250 SF. GROSS FLOOR AREA: 15000SF./250SF.= 60 SPACES		
1 PER 125 SF. GROSS FLOOR AREA: 8000SF./125SF.= 48 SPACES	108	*90
OFF STREET LOADING: (STORAGE & PHARMACY COUNTER M.U.C.)		
12' x 30'	4	4

* - VARIANCE REQUESTED

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ARCHITECTS ENGINEERS SURVEYORS PLANNERS

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VESTAL COMMONS
3465 AND 3417 VESTAL PARKWAY

TOWN OF VESTAL BROOME COUNTY NEW YORK STATE

LAYOUT & DIMENSION PLAN

SHEET NO.
C1

PROJECT NO.
22.17300

4/8/03