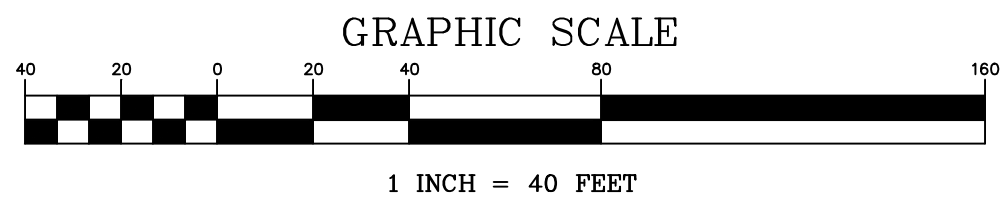


EXISTING CONDITIONS AND DEMOLITION SITE PLAN
1"=40'



ACKNOWLEDGEMENTS:

1. PARCEL 19.2-1-69 PROPERTY LINE SHOWN DIGITIZED FROM A SURVEY MAP PREPARED BY FREDERICK J. HALEY PLS LLC, TITLED "LANDS OF THE ESTATE OF FRANK JOHN RUBINO, SR. A/K/A FRANK RUBINO TO BE CONVEYED TO ASHLEY ZAPP", DATED 12/7/2022.
2. PROJECT SITE TOPOGRAPHY DEVELOPED BY LIMITED IN-FIELD GPS SURVEYS CONDUCTED BY LAMONT ENGINEERS.
3. OFF-SITE TOPOGRAPHY DEVELOPED FROM DIGITAL ELEVATION MODELS AS PROVIDED BY A PARTNERSHIP BETWEEN USGS AND NYSDEC.

GENERAL DEMOLITION NOTES:

1. IN ACCORDANCE WITH THIS DRAWING, ALL AT-GRADE OR ABOVE GRADE WOOD AND/OR METAL FRAMED STRUCTURES ARE TO BE DEMOLISHED, REMOVED FROM THE SITE, AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES, RULES, LAWS, REQUIREMENTS PERTAINING TO SUCH WORK.
2. ALL DEMOLITION WORK MUST CONFORM TO INDUSTRIAL CODE RULE 56 OF THE NEW YORK STATE LABOR DEPARTMENT AND CURRENT PUBLICATION OF NYPE 241, CHAPTER 14 OF THE NEW YORK STATE FIRE CODE AND ANY APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
3. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, STANDARDS AND CODES GOVERNING ASBESTOS ABATEMENT AND ANY OTHER TRADE WORK DONE IN CONJUNCTION WITH THE ABATEMENT.
4. CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK (1-800-962-7962) TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES 72 HOURS PRIOR TO ANY DEMOLITION WORK.
5. ALL MATERIALS TRANSPORTED OFF-SITE SHALL BE HANDLED IN SUCH A MANNER AS TO PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
6. THE CONTRACTOR SHALL PROVIDE FOR DUST CONTROL AT ALL TIMES. NO DUST SHALL BE ALLOWED TO LEAVE THE LIMITS OF THE PROJECT PROPERTY. CONTRACTOR SHALL FURNISH ALL WATER NECESSARY TO PROVIDE DUST CONTROL. THE OWNERS EXISTING WELL SHALL NOT BE USED AS A SOURCE OF WATER FOR THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING APPROPRIATE BARRICADES, FENCES, AND OTHER DEVICES, IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF LABOR INDUSTRIAL CODE RULE 23, FOR THE PROTECTION OF THE PUBLIC.
8. ACTUAL DEMOLITION OPERATIONS SHALL TAKE PLACE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS GOVERNING DEMOLITION PROCEDURES AND DUST CONTROL. THE OWNER DOES NOT, AND WILL NOT IN ANY WAY DIRECT OR CONTROL THE MEANS OR METHODS EMPLOYED BY THE DEMOLITION CONTRACTOR TO ACCOMPLISH THE DEMOLITION. IT IS THE AFFIRMATIVE DUTY OF THE CONTRACTOR TO COMPLY WITH ANY APPLICABLE PROVISIONS OF THE NEW YORK STATE INDUSTRIAL CODE.
9. THE CONTRACTOR SHALL BE REQUIRED TO PROTECT ALL PUBLIC UTILITIES, RIGHTS-OF-WAY, PROPERTY MONUMENTATION, ETC., AND IF DAMAGES TO FACILITIES OCCUR (BY THE CONTRACTOR OR DUE TO ANY ACTIVITY RELATED TO THE DEMOLITION), THE CONTRACTOR SHALL BE REQUIRED TO PERFORM REPAIRS AS NECESSARY BY THE TO SATISFY THE BODY HAVING AUTHORITY. THE CONTRACTOR IS ENCOURAGED TO TAKE PRECONSTRUCTION PHOTOGRAPHS PRIOR TO THE START OF WORK.
10. ALL BURIED OIL TANKS ENCOUNTERED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH THE APPLICABLE STANDARD. NO BURIED TANKS ARE KNOWN TO EXIST AT THE SITE.
11. ALL DEMOLISHED TELEPHONE POLES AND ELECTRICAL WIRING SHALL REMAIN THE PROPERTY OF THE OWNER. CONTRACTOR SHALL DISPOSE OF AT A LOCATION AT THE SITE AS DIRECTED BY OWNER.
12. CONTRACTOR MUST MAINTAIN A VALID PERMIT(S) FOR DISPOSAL OF WASTE AT ALL WASTE DISPOSAL FACILITIES THAT CONTRACTOR THE UTILIZES.
13. CONTRACTOR SHALL SUPPLY THE OWNER WITH COPIES OF BILLS OF LADING AND INVOICES THERETO. BILL OF LADING, DUMP TICKETS FOR HAZARDOUS AND NONHAZARDOUS WASTE, AND FINAL AIR MONITORING REPORT (IF APPLICABLE) SHALL BE SUBMITTED BEFORE ANY PAYMENT WILL BE MADE.
14. CONTRACTOR SHALL NOTIFY THE OWNERS OF PROPERTIES ADJACENT TO THE PROPOSED DEMOLITION (WITHIN 0.1 MILES OF SITE). NOTIFICATION SHALL TAKE PLACE AT LEAST TEN (10) BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF OPERATIONS. AT THIS TIME, THEY WILL BE NOTIFIED OF THEIR RIGHT TO HAVE PLASTIC PLACED ON OPENINGS OF THEIR BUILDING PER REGULATION.
15. THE OWNER SHALL BE RESPONSIBLE FOR SECURING ANY SITE-SPECIFIC VARIANCES PRIOR TO THE WORK TAKING PLACE. THE OWNER WILL BE RESPONSIBLE FOR ANY AIR-QUALITY MONITORING DURING ABATEMENT AND DEMOLITION ACTIVITIES. CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST TEN (10) BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF ABATEMENT AND DEMOLITION OPERATIONS. NO WORK SHALL TAKE PLACE UNTIL ALL CONTROL AND MONITORING ARE IN PLACE.
16. THE HOURS OF WORK FOR DEMOLITION ACTIVITIES SHALL BE LIMITED TO BETWEEN 8:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY.

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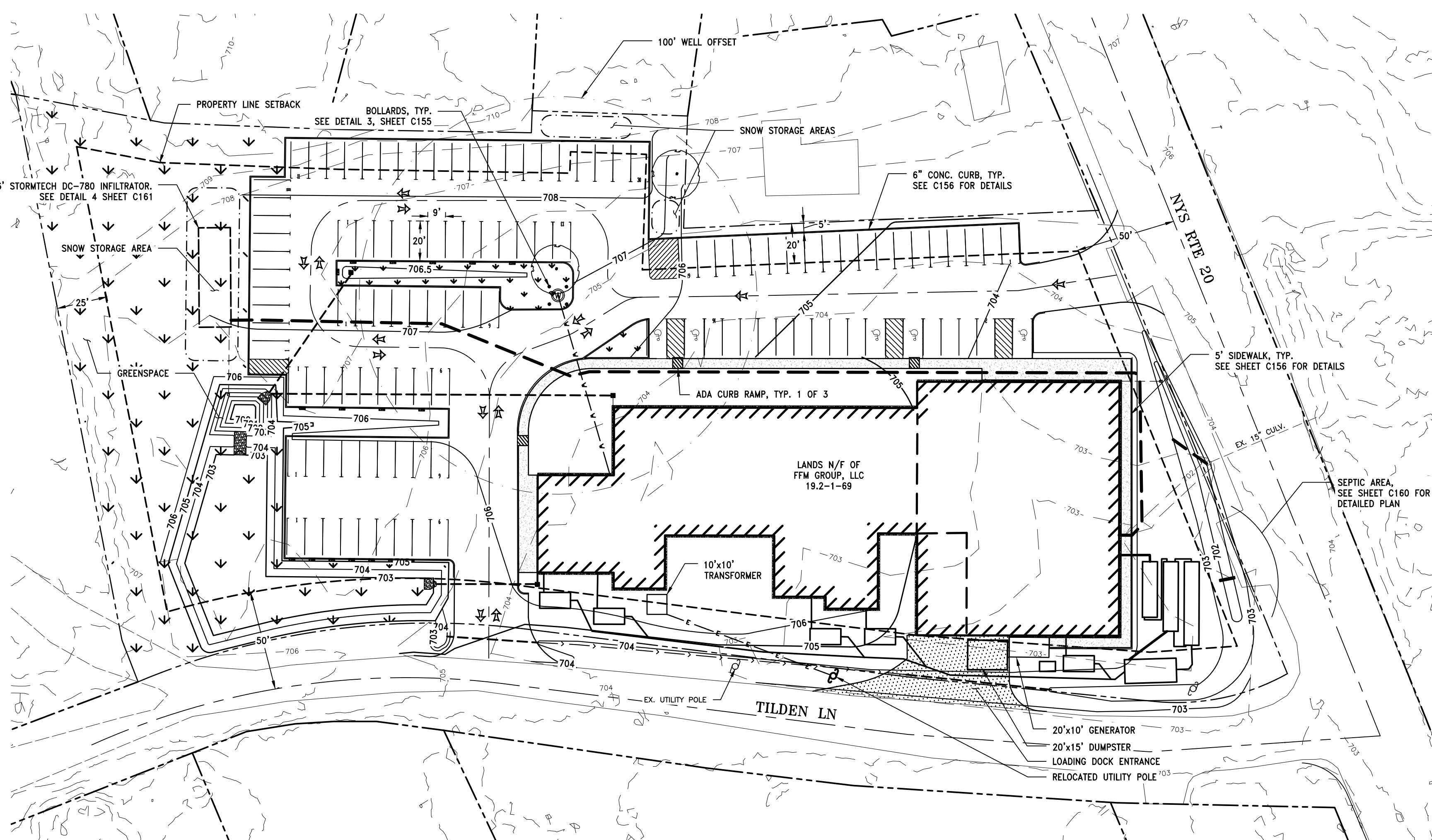


Issue/Rev.	Date	Remarks
B		
1	7/7/25	PLANNING BOARD COMMENTS
2	11/7/25	PER PLANNING BOARD COMMENTS

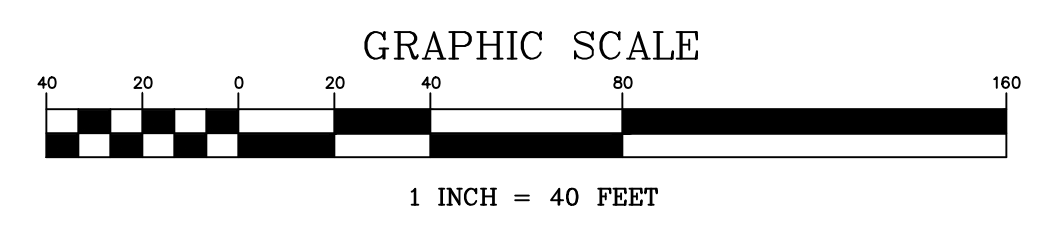
Project Number 2024125
Drawn By SK
Designed By BJB
Checked By BJB
Date 6/7/24
Scale 1"=40'
File Name BM_TILDEN

Sheet Title
EXISTING CONDITIONS & DEMOLITION PLAN

Sheet No.
C100



OVERALL SITE PLAN
1"=40'



LEGEND	
---	PROPERTY LINE
- - - -	EX. CONTOURS
○	EX. WELL
□	EX. CULVERT AND CATCH BASIN
- - - -	PROPOSED CONTOURS
- - - -	PROPOSED WATER LINE
- - - -	PROPOSED SEWER LINE
- - - -	PROPOSED CULVERT
- - - -	PROPOSED DRAINAGE DITCH
- - - -	PROPOSED ELECTRICAL
- - - -	SILT FENCE

SITE PLAN NOTES:

- SEE SHEET C100 AND SECTION 02100 FOR CLEARING AND GRUBBING REQUIREMENTS AND LIMITATIONS.
- ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS.
- PERFORM EXCAVATION AND GRADING WORK IN ACCORDANCE WITH SECTIONS 02218, 02222, 02223 & 02225.
- ALL DISTURBED AREAS NOT RECEIVING ASPHALT OR CRUSHED STONE WEARING SURFACES SHALL BE TOPSOILED AND SEEDED. ADDITIONALLY, SOME AREAS REQUIRE PREPARATORY SOIL RESTORATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS. PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING, OF ANY ERRORS OR DISCREPANCIES.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING, OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE OWNER.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EX. SUBSURFACE UTILITIES AT THE SITE PRIOR TO SETTING HEAVY EQUIPMENT (E.G. CRANES) AND MATERIALS ON THE SITE.
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING DIG SAFE NEW YORK AND ANY REGIONAL UTILITIES TO LOCATE ALL RELATED UTILITIES.
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATIONS, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINE AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES, AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE AS-BUILT PLANS WILL BE ACCEPTED.
- CONTRACTOR SHALL FIELD VERIFY ALL LAYOUT DIMENSIONS AND ELEVATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE A FIELD VISIT WITH ENGINEER TO REVIEW LAYOUT AND DIMENSIONS. CONTRACTOR SHALL SCHEDULE FIELD VISIT WITH ENGINEER TO CONFIRM FINISHED FLOOR ELEVATION.
- ALL SUITABLE TOPSOIL TO BE TEMPORARILY STOCKPILED (AS APPLICABLE) FOR REUSE.
- ALL MATERIALS TRANSPORTED OFF-SITE SHALL BE HANDLED IN SUCH A MANNER AS TO PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DE-WATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK, IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN.
- BUILDING DIMENSIONS TO BE TAKEN FROM BUILDING CONSTRUCTION PLANS.
- ALL AREAS WITHIN THE LIMIT OF DISTURBANCE (SEE SHEET C100) MAY BE USED FOR STOCKPILING, EQUIPMENT STORAGE, AND FIELD OFFICES. ADDITIONAL SEDIMENT AND EROSION CONTROL PRACTICES MAY BE NEEDED TO PROTECT SENSITIVE AREAS. COORDINATE WITH ENGINEER.
- SEE ELECTRICAL DRAWINGS FOR ON-SITE ELECTRICAL, CONTROLS, AND INTERNET WIRING.

PARKING:

TOTAL SPACES: 116
GROCERY: 37
APARTMENTS: 79
ACCESSIBLE: 5

REFUGE CALCULATIONS:

RESIDENTIAL:
41 APTS x 2 x 30GAL / 7.48 / 27 = 12 YARDS
GROCERY:
8 YARDS
TOTAL AREA NEEDED: 20 YARDS
20'x15' REFUGE AREA WILL FIT 3 - 8 YARD DUMPSTERS
TOTAL AREA PROVIDED: 24 YARDS

REQUIRED AREA								
DISTRICT	MIN. LOT REQUIREMENTS		MINIMUM YARD DIMENSIONS			MAX. STORIES	MAX. BUILDING HEIGHT	MIN. ROAD FOOTAGE
	AREA	MAX. BLDG COVERAGE	SETBACK CL	REAR	SIDE			
GENERAL COMMERCIAL	30,000 SQ. FT.	75% OF LOT	50'	25'	20'	3	40'	100'

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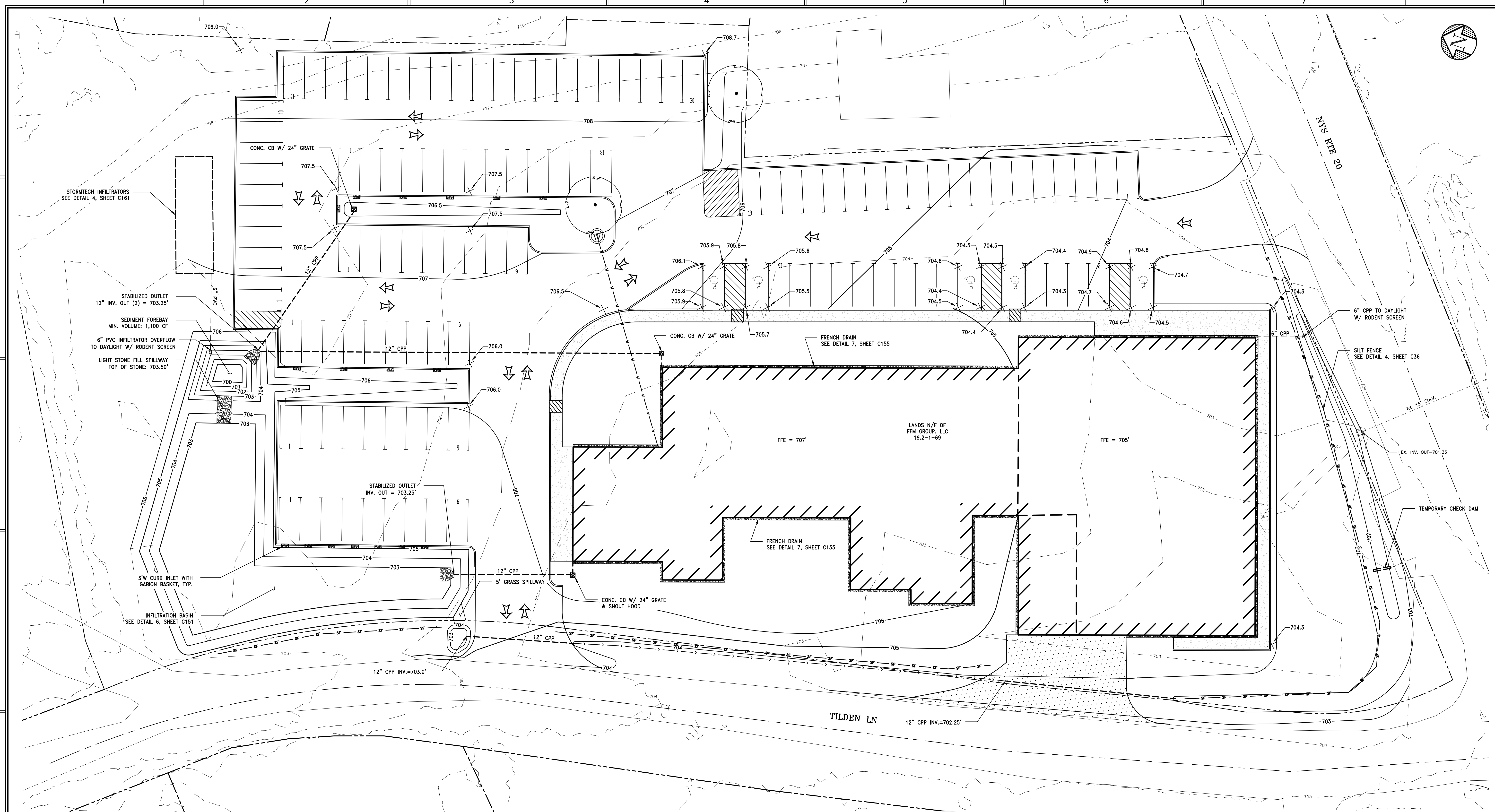


Issue/Rev.	Date	Remarks
1	6/7/25	15% 20% REVIEW
2	6/7/25	FOR PLANNING BOARD COMMENTS
3	6/7/25	FOR PLANNING BOARD COMMENTS

Project Number: 2024125
Drawn By: SK
Designed By: BJB
Checked By: BJB
Date: 6/7/24
Scale: 1"=40'
File Name: BM_TILDEN

Sheet Title
SITE PLAN

Sheet No.
C110



- NOTES:**
1. SOILS INVESTIGATIONS AND INFILTRATION TESTING CONDUCTED ON 9/26/25 BY LAMONT ENGINEERS.
 2. DETAILED INFILTRATION AND SOILS TESTING INFORMATION TO BE PROVIDED IN REVISED SWPPP AT A FUTURE DATE.
 3. PRELIMINARY INFILTRATION BASIN DESIGN INFILTRATION RATE: 6 INCHES PER HOUR.
 4. PRELIMINARY STORMTECH INFILTRATOR DESIGN INFILTRATION RATE: 7.5 INCHES PER HOUR.

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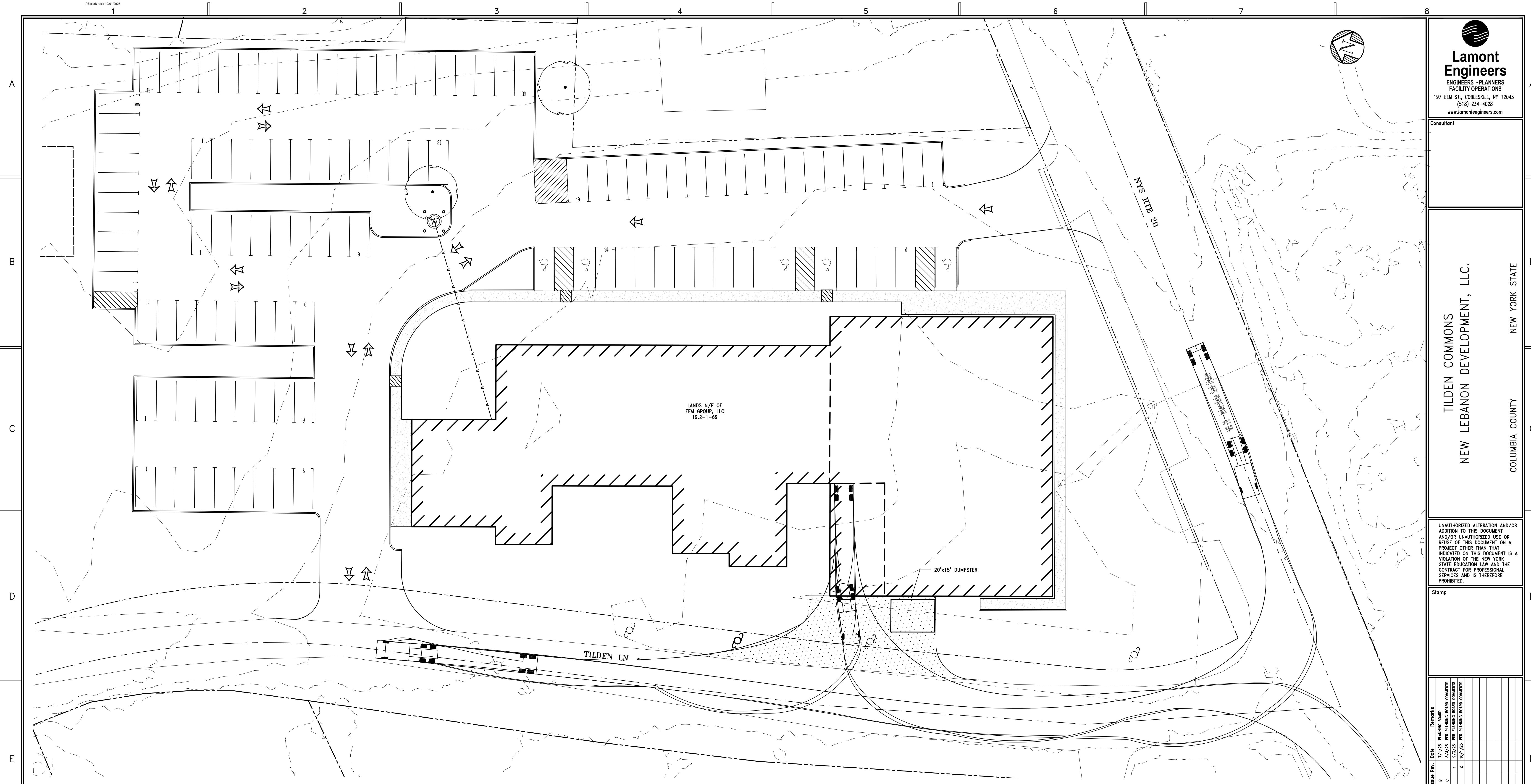


Issue/Rev.	Date	Remarks
1	7/7/25	PLANNING BOARD COMMENTS
2	8/7/25	PER PLANNING BOARD COMMENTS
3	10/7/25	PER PLANNING BOARD COMMENTS

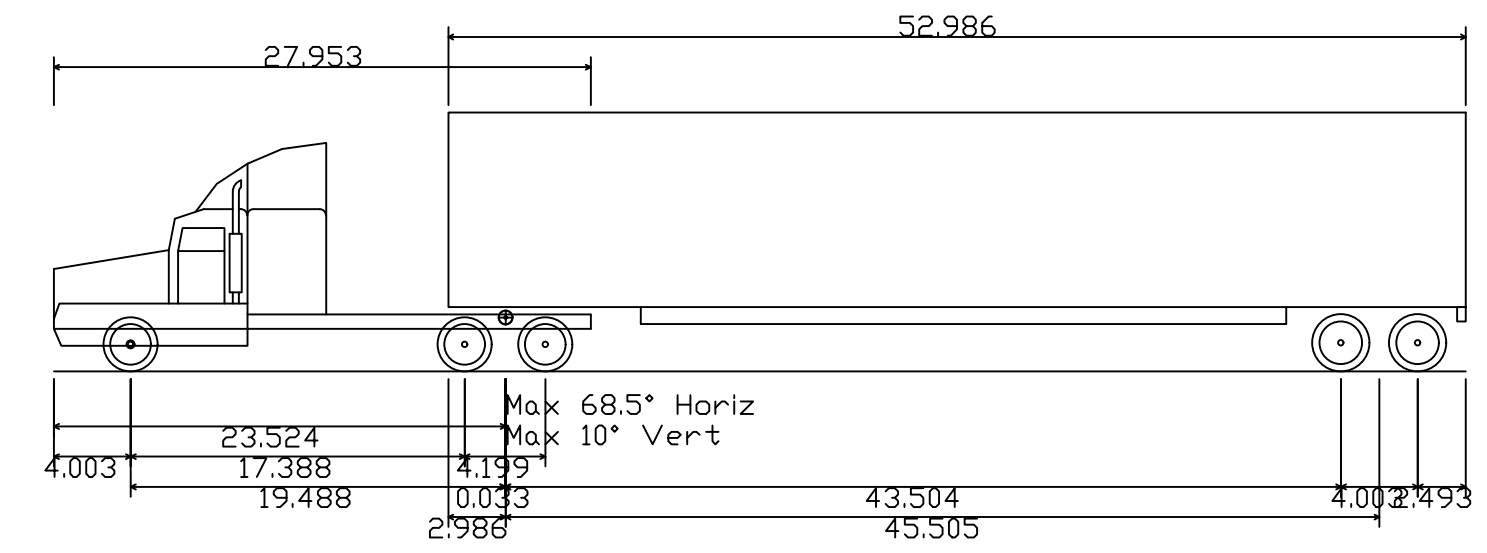
Project Number 2024125
 Drawn By SK
 Designed By BJB
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 Date 6/30/25
 Scale AS SHOWN
 File Name BM_TILDEN

Sheet Title
GRADING PLAN

Sheet No.
C115



TURNING RADIUS PLAN
1"=20'



Overall Length	73.524ft
Overall Width	8.497ft
Overall Body Height	13.484ft
Min Body Ground Clearance	1.335ft
Max Track Width	8.497ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

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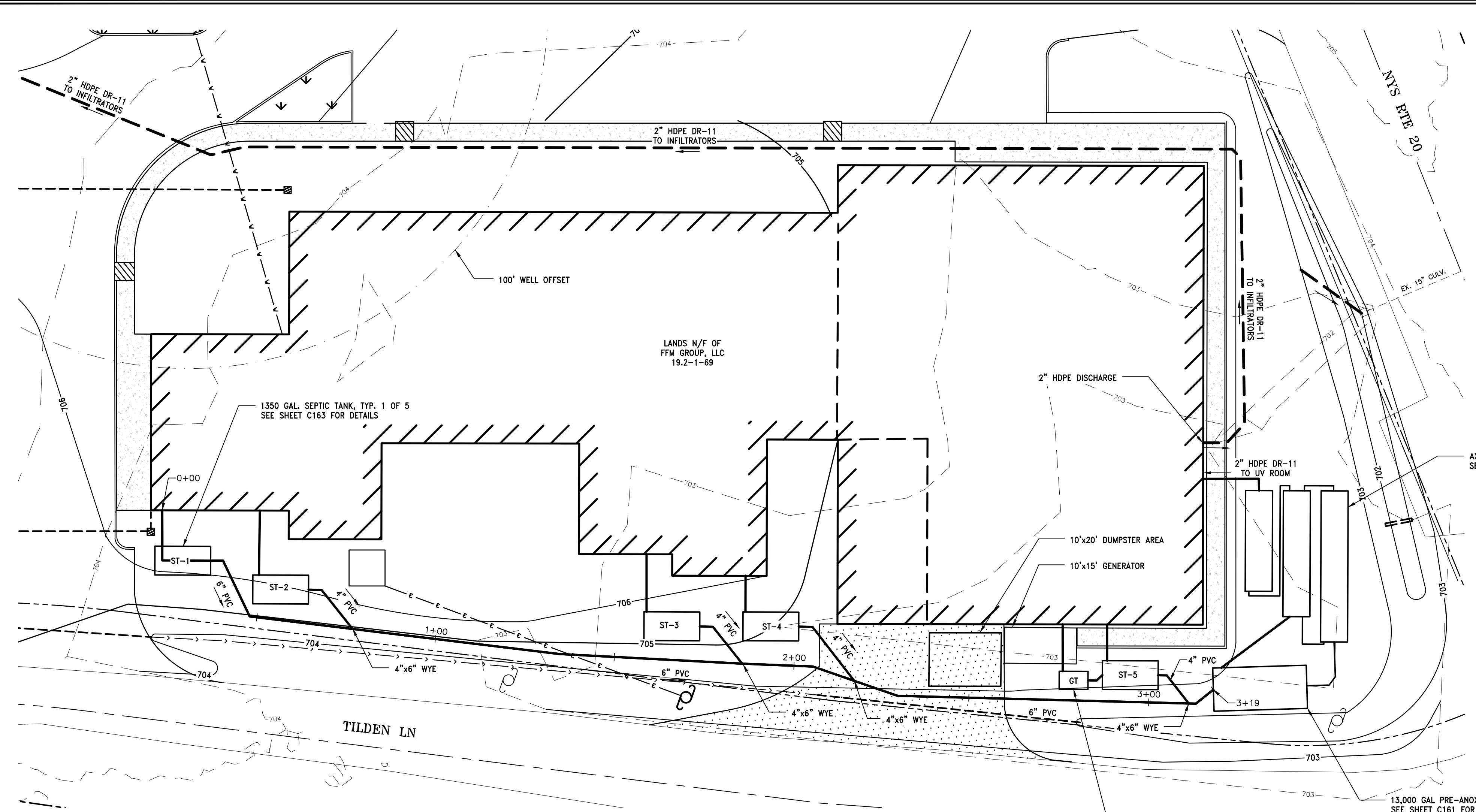
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Issue/Rev.	Date	Remarks
1	7/7/25	PLANNING BOARD COMMENTS
2	8/7/25	FOR PLANNING BOARD COMMENTS
3	9/7/25	FOR PLANNING BOARD COMMENTS
4	10/7/25	FOR PLANNING BOARD COMMENTS

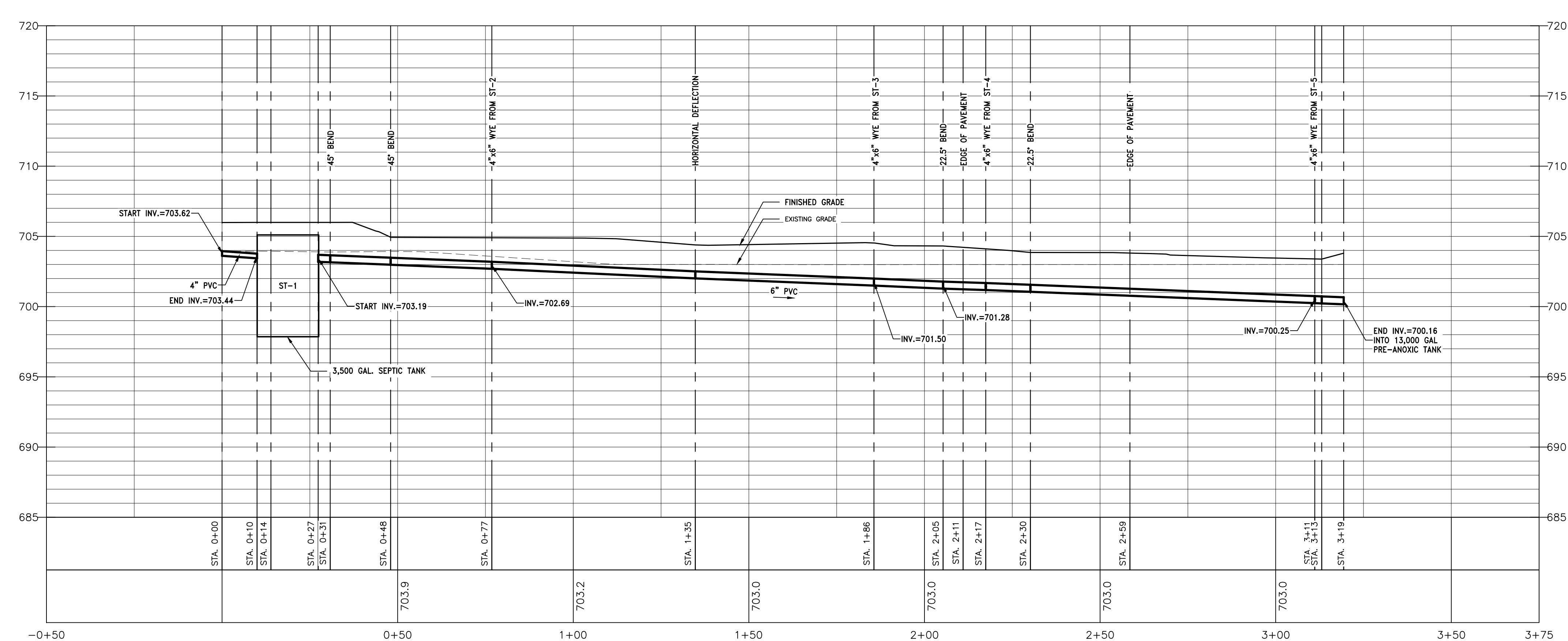
Project Number 2024125
Drawn By SK
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Date 6/30/25
Scale AS SHOWN
File Name BM_TILDEN

Sheet Title
TURNING RADIUS PLAN

Sheet No.
C120



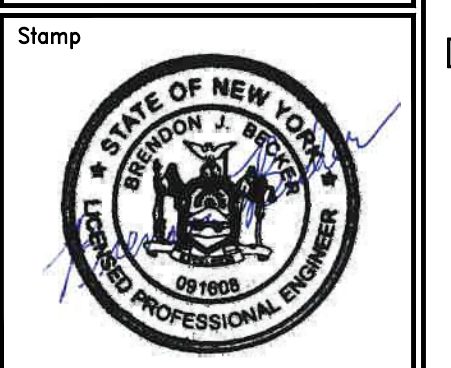
- UTILITY NOTES:**
1. CONTRACTOR SHALL INSTALL ALL GRAVITY SEWER LINES WITH A MINIMUM 1.0% SLOPE POSITIVE DRAINAGE.
 2. CONTRACTOR SHALL MAINTAIN ALL MINIMUM WELL OFFSETS TO NYSDOH & NYSDEC STANDARDS.
 3. ALL NEW MANHOLES CONSTRUCTED WITHIN PAVED AREAS SHALL HAVE THE TOPS SET FLUSH WITH THE EXISTING PAVEMENT GRADE. IN LANDSCAPED AREAS, ALL FRAMES SHALL BE 0.1" ABOVE GRADE.
 4. PROVIDE TWO (2) 45° BENDS INSTEAD OF ONE (1) 90° BEND AT ALL "RIGHT-ANGLE" BENDS IN GRAVITY FLOW PIPING (UNLESS OTHERWISE NOTED) -- PROVIDE WYES WITH 45° BENDS AT ALL "T-TYPE" JUNCTIONS IN GRAVITY FLOW PIPING.
 5. AT LEAST 2 DAYS PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL CONTACT ENGINEER IN ORDER TO SCHEDULE INSPECTIONS. IF CONSTRUCTION CEASES FOR MORE THAN 7 DAYS ENGINEER WILL BE RE-CONTACTED AT LEAST 2 DAYS PRIOR TO RESTART OF CONSTRUCTION. ENGINEER SHALL BE NOTIFIED 1 BUSINESS DAY BEFORE BURYING ANY COMPONENT OF THE APPROVED DESIGN.
 6. REFER TO SHEET C120 FOR DRAINAGE INFRASTRUCTURE INFORMATION.
 7. SEE SHEET C110 FOR STORMTECH INFILTRATOR SYSTEM LOCATION. SEE DETAIL 4, SHEET C161 FOR DETAILS.



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Issue/Rev.	Date	Remarks
B	7/7/25	PLANNING BOARD COMMENTS
C	8/7/25	FOR PLANNING BOARD COMMENTS
D	10/7/25	FOR PLANNING BOARD COMMENTS

Project Number 2024125
 Drawn By SK
 Designed By BJB
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 Date 6/30/25
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 File Name BM_TILDEN

Sheet Title
SEPTIC PLAN

Sheet No.
C160