







- LEGEND OF EXISTING FEATURES**
- - FOUND 120V PLUMBING
  - - SET PROPERTY CORNER (SEE NOTES)
  - - INTER LINE
  - - OVERHEAD ELECTRIC LINES
  - - SANITARY SEWER LINES
  - - STORM LINES
  - - GAS LINES
  - - HYDRANT
  - - WATER VALVES
  - - GAS VALVES
  - - START
  - - MANHOLE
  - - HANDHOOD TIE
  - - 30" FROD TIE
  - - 12" LIT / LIGHT POLE
  - - PREVIOUSLY RECORDED INFORMATION
  - - PROPERTY LINES
  - - LAMP POST
  - - MONITORING LOCATIONS
  - - PROPOSED LOT DIMENSIONS
  - - PROPOSED LOT LINES
  - - PROPOSED SET BACK LINES (S.B.L.)

- LEGEND OF PROPOSED IMPROVEMENTS**
- - EDGE OF PAVEMENT/BACK OF CURB
  - - SUBJECT PARCEL PROPERTY LINE
  - - EASEMENT LINE
  - - BUILDING SETBACK
  - - BUILDING
  - - CONCRETE SIDEWALK
  - - SITE SIGN
  - - LIGHT POLE
  - - HEAVY DUTY ASPHALT PAVEMENT
  - - REGULAR DUTY ASPHALT PAVEMENT
  - - STEP SLOPE

- SITE NOTES**
1. TOTAL PROJECT AREA 5.89 ACRES
  2. EXISTING ZONING: COMMERCIAL (C-2) AND MANUFACTURING (M-1)
  3. SPECIAL USE PERMITS REQUIRED: NONE
  4. PROPOSED USE: RETAIL (FOOD STORE)
  5. BUILDING SQUARE FOOTAGE: 15,197 SF
  6. PROPOSED NUMBER OF LOTS: THREE
  7. REQUIRED PARKING: 81 SPACES (1 SPACE PER 200 SF) PARKING PROVIDED: 100 SPACES POSSIBLE FUTURE PARKING: 16 SPACES
  8. VARIANCES REQUIRED: NONE
  9. APPLICABLE SETBACKS ARE AS FOLLOWS:  
 FRONT YARD - 30' REQUIRED 100' PROVIDED  
 SIDE YARD - 20' REQUIRED 20' PROVIDED  
 REAR YARD - 30' REQUIRED 30' PROVIDED
  10. MINIMUM LOT COVERAGE ALLOWED - 20% MINIMUM LOT COVERAGE PROVIDED - 14.8%
  11. HEIGHT OF BUILDING INCLUDING CHIMNEY: 12'
  12. THE SETBACK LINES AND NOTES RELATED TO SETBACKS SHOWN HEREIN ARE INTENDED TO BE IN CONFORMANCE WITH THE ZONING REGULATIONS OF THE VILLAGE OF YORKVILLE AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL REQUIREMENTS OTHER THAN SHOWN ON THIS MAP.

**REFERENCES**

TOPOGRAPHIC SURVEY MAP PERFORMED BY LEONARD WHITE & ASSOCIATES, P.C. (ARBITRARY FILE NO. 10-75) DATED SEPTEMBER 1, 2004. LAST REVISION 10/10/04 AND CONTROL BY GUYEN L. BORDEN



Revision	Date
1	10/1/02
2	10/1/02
3	10/1/02
4	10/1/02
5	10/1/02
6	10/1/02
7	
8	
9	

  

Scale	AS
Date	11/02
Project Designer	Chris Hornstein
Project Designer	4/1/02

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 Orelity County, NY

Project Name & Location:

**Site Plan**

Drawing Name:

Date: 11/27/01

Type:

Drawn By: CVK

Project No.:

**01-0009**

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