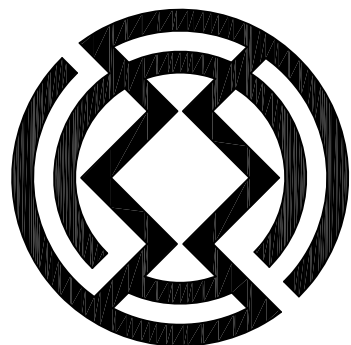




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REVISIONS:

No.	Description	Date
△	Rev. per Town Comment	6/3/14
△	Final Signoff	8/12/14

PROJECT NAME:

New Construction
Mixed Use Development
1350 Eggert Road
Amherst, New York

Issued for Construction: xx.xx.xx
Municipality Submission: C 5/7/14
Drawn by: C Wood
Scale: As Noted
DRAWING NAME:

Site
Plan

DRAWING NO.

C-100

Project no.: 13.108

SITE DATA			
SITE AREA = 3.765 ACRES (AREA OF DISTURBANCE = 0.90 AC)			
ZONED REZONED TO: O6 - TNG - 1 ON 4/28/14, TB RESOLUTION 2014-377			
NET INCREASE IN IMPERVIOUS AREA (PARKING, SIDEWALKS, BUILDINGS) = 0.93 AC			
SETBACKS - BUILDING	REQUIRED	PROVIDED	
MIN. FRONT	NONE	41.73 FT (PRO)	
MAX. FRONT	6 FT	80.38 FT (EX)	
MIN. SIDE (ABUTTING RES. / NONRES.)	15 FT / NONE OR 10 FT	32.94 FT (EX)	
MIN. REAR (ABUTTING RES. / NONRES.)	15 FT / NONE	196.59 FT (EX)	
SETBACKS - PARKING			
FRONT	5 FT	> 5 FT	
SIDE (ABUTTING RES. / NONRES.)	10 FT / 5 FT	17.73 FT MIN.	
REAR (ABUTTING RES. / NONRES.)	10 FT / 5 FT	72.11 FT MIN.	
PARKING			
# OF SPACES - SEE CALCULATIONS	91	93	
PARKING SPACE SIZE:	9' x 19'	9' x 19'	
MAXIMUM BUILDING HEIGHT:	50 FT	< 50 FT	
LANDSCAPING			
10% OF INTERIOR PARKING AREA	0.09 AC	0.10 AC	

PARKING CALCULATION:

OFFICE:
REQ'D = 3 PER 1000 SF = (5,130 SF / 1000) x 3 = 15 SPACES
APARTMENTS:
REQ'D = 2 PER DWELLING UNIT = 38 x 2 = 76 SPACES
TOTAL REQ'D = 15 + 76 = 91 SPACES

NOTES:

- ALL RADI SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
- ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.

GENERAL NOTES:

- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
- SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
- WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
- CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
- CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

DETAIL LEGEND - SEE STANDARD SHEET.

- 1 TYPE "X" CONCRETE CURB
- 2 PARKING BARRIER
- 3 PRE-BOLTED
- 4 STANDARD DUTY ASPHALT
- 5 EXTERIOR CONCRETE SLAB ON GRADE
- 6 90° PARKING STALL
- 7 HANDICAPPED PARKING MARKINGS
- 8 CONCRETE SIDEWALK
- 9 DUMPSITE ENCLOSURE
- 10 LIGHT POLE FOUNDATION

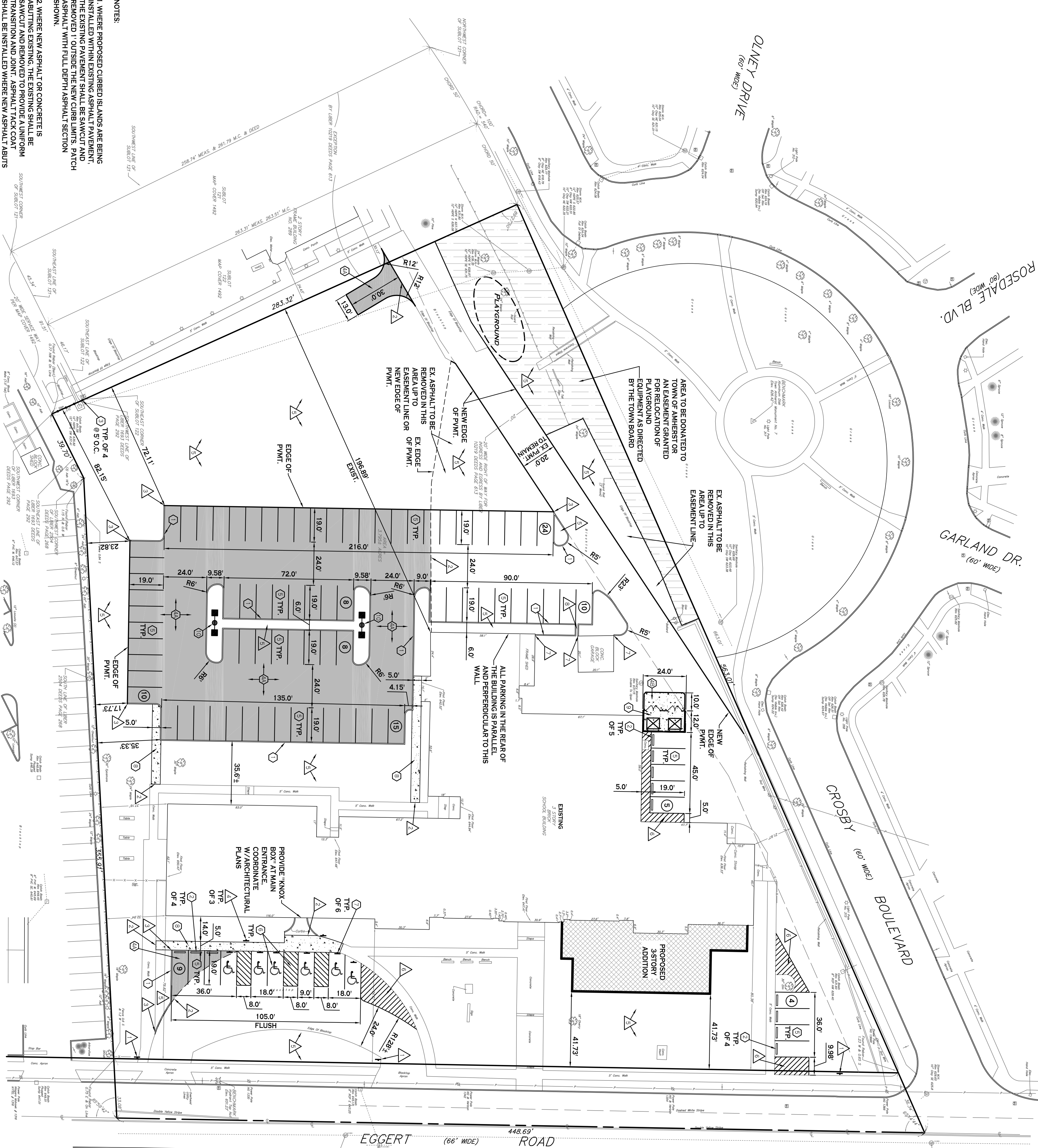
SITE LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES
- PROPOSED SIGN
- PROPOSED LIGHT POLE W/ SINGLE FIXTURE
- 14' H. SHAFT, NOT EXCEED 20' FROM ANY FINISHED GRADE
- PROPOSED LIGHT POLE W/ DOUBLE FIXTURE
- 14' H. SHAFT, NOT EXCEED 20' FROM ANY FINISHED GRADE
- PROPOSED WALL MOUNTED FIXTURE
- NEW ASPHALT PAVEMENT

NOTE LEGEND

- △ INSTALL STOP SIGN, MOUNTED SIGN NO. R-11C
- △ MATCH EX. EDGE OF PAVEMENT / SIDEWALK, PROVIDE UNIFORM TRANSITION
- △ RUMBLE STRIP CURB IN 2' ON MATCH EXISTING CURB
- △ INSTALL "NO PARKING" SIGN, MOUNTED SIGN NO. P-11C
- △ LANDSCAPED AREA, SEE LANDSCAPE PLAN FOR PLANTINGS, INSTALL TOPSOIL & SEED
- △ INSTALL 1/4" WIDE YELLOW PAINT, STRIPED @ 2' O.C. & 4' TO PARKING LINES
- △ END CURB AT BUILDING
- △ PROVIDE 1" WIDE BREAK IN CURB FOR DRAINAGE, SEE GRADING PLAN

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



- NOTES:
- WHERE PROPOSED CURBED ISLANDS ARE BEING INSTALLED WITHIN EXISTING ASPHALT PAVEMENT, THE EXISTING ASPHALT SHALL BE REMOVED OUTSIDE THE NEW CURB LINES & PATCH ASPHALT WITH FULL DEPTH ASPHALT SECTION SHOWN.
 - WHERE NEW ASPHALT OR CONCRETE IS ABUTTING EXISTING, THE EXISTING SHALL BE REMOVED OUTSIDE THE NEW ASPHALT OR CONCRETE TRANSITION AND JOINT. ASPHALT PATCH COAT SHALL BE INSTALLED WHERE NEW ASPHALT ABUTS EXISTING.
 - ALL ASPHALT SHALL BE SEALED FOLLOWING INSTALLATION OF NEW PAVEMENT.

N
PLAN
SCALE: 1"=30'

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