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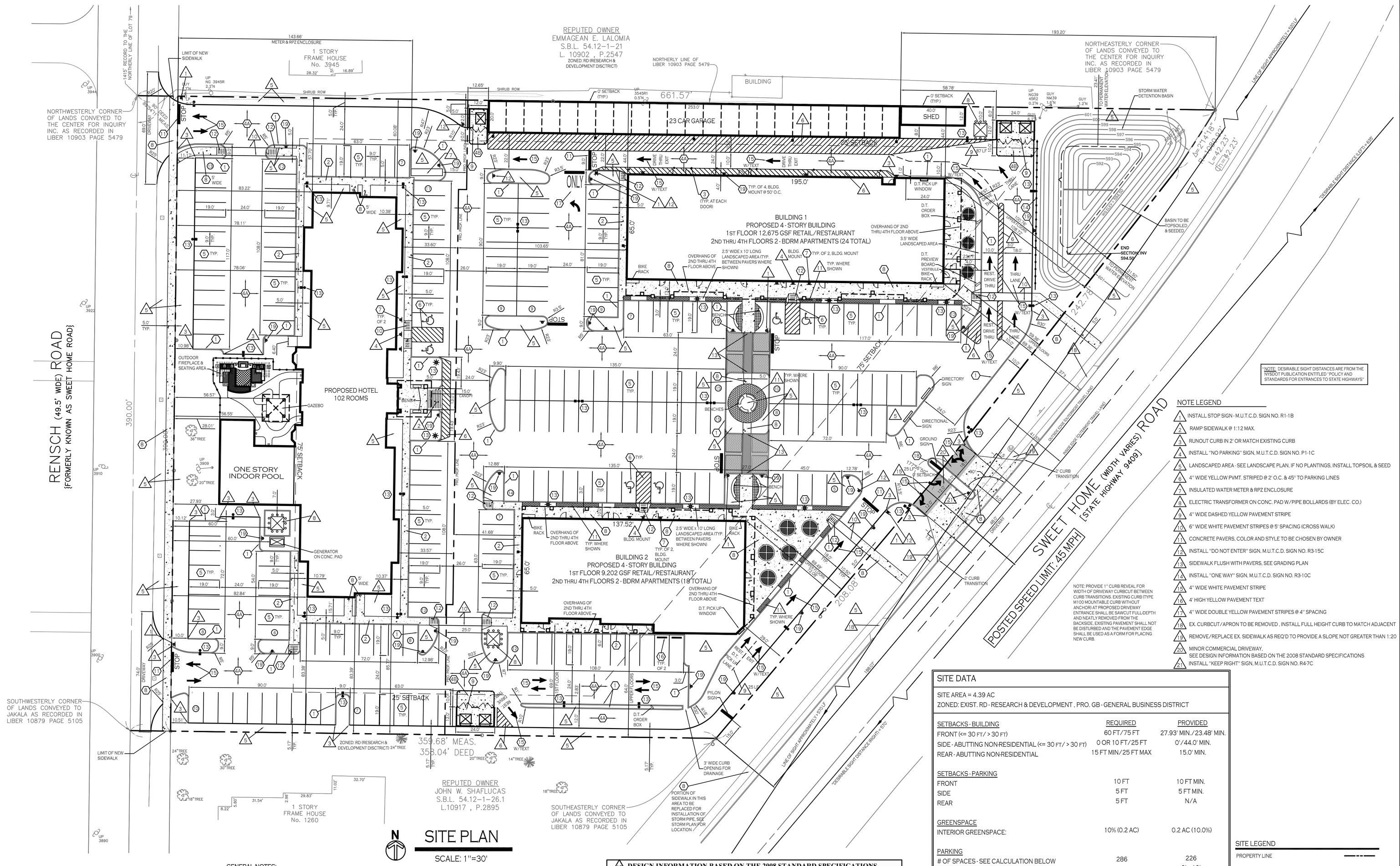

SITE PLAN

SCALE: 1"=30'

NOTE: PROVIDE 1" CURB REVEAL FOR WIDTH OF DRIVEWAY CURBCUT BETWEEN CURB TRANSITIONS. EXISTING CURB (TYPE M1.02) MOUNTABLE CURB WITHOUT ANCHORS AT PROPOSED DRIVEWAY ENTRANCE SHALL BE SAWCUT FULL-DEPTH AND NEATLY REMOVED FROM THE BACKSIDE. EXISTING PAVEMENT SHALL NOT BE DISTURBED AND THE PAVEMENT EDGE SHALL BE USED AS A FORM FOR PLACING NEW CURB.

* NOTE: DESIRABLE SIGHT DISTANCES ARE FROM THE NYSDOT PUBLICATION ENTITLED "POLICY AND STANDARDS FOR ENTRANCES TO STATE HIGHWAYS".

NOTE LEGEND

1. INSTALL STOP SIGN - M.U.T.C.D. SIGN NO. R1-1B
2. RAMP SIDEWALK @ 1:12 MAX.
3. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
4. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
5. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
6. 4" WIDE YELLOW PVMT. STRIPED @ 2' O.C. & 45° TO PARKING LINES
7. INSULATED WATER METER & RPZ ENCLOSURE
8. ELECTRIC TRANSFORMER ON CONC. PAD W/ PIPE BOLLARDS (BY ELEC. CO.)
9. 4" WIDE DASHED YELLOW PAVEMENT STRIPE
10. 6" WIDE WHITE PAVEMENT STRIPES @ 5' SPACING (CROSS WALK)
11. CONCRETE PAVERS, COLOR AND STYLE TO BE CHOSEN BY OWNER
12. INSTALL "DO NOT ENTER" SIGN, M.U.T.C.D. SIGN NO. R3-15C
13. SIDEWALK FLUSH WITH PAVERS, SEE GRADING PLAN
14. INSTALL "ONE WAY" SIGN, M.U.T.C.D. SIGN NO. R3-10C
15. 4" WIDE WHITE PAVEMENT STRIPE
16. 4' HIGH YELLOW PAVEMENT TEXT
17. 4" WIDE DOUBLE YELLOW PAVEMENT STRIPES @ 4" SPACING
18. EX. CURBCUT/APRON TO BE REMOVED , INSTALL FULL HEIGHT CURB TO MATCH ADJACENT
19. REMOVE/REPLACE EX. SIDEWALK AS REQ'D TO PROVIDE A SLOPE NOT GREATER THAN 1:20
20. MINOR COMMERCIAL DRIVEWAY, SEE DESIGN INFORMATION BASED ON THE 2008 STANDARD SPECIFICATIONS
21. INSTALL "KEEP RIGHT" SIGN, M.U.T.C.D. SIGN NO. R47C

SITE DATA

SITE AREA = 4.39 AC
ZONED: EXIST. RD - RESEARCH & DEVELOPMENT , PRO. GB - GENERAL BUSINESS DISTRICT

	REQUIRED	PROVIDED
SETBACKS - BUILDING		
FRONT (<= 30 FT / > 30 FT)	60 FT/75 FT	27.93' MIN./23.48' MIN.
SIDE - ABUTTING NON-RESIDENTIAL (<= 30 FT/ > 30 FT)	0 OR 10 FT/25 FT	0'/44.0' MIN.
REAR - ABUTTING NON-RESIDENTIAL	15 FT MIN/25 FT MAX	15.0' MIN.
SETBACKS - PARKING		
FRONT	10 FT	10 FT MIN.
SIDE	5 FT	5 FT MIN.
REAR	5 FT	N/A
GREENSPACE		
INTERIOR GREENSPACE:	10% (0.2 AC)	0.2 AC (10.0%)
PARKING		
# OF SPACES - SEE CALCULATION BELOW	286	226
PARKING SPACE SIZE	9' x 19'	9' x 19'
		23 GARAGES
		249 TOTAL
MAX. BUILDING HEIGHT	65 FT	<= 65 FT

PARKING CALCULATION:

"HOTEL"
REQ'D PARKING = 1 SPACE PER ROOM PLUS 1 PER 6 SEATS IN REST.,
PLUS 1 PER 5 PERSONS OF POSTED CAPACITY IN CONF. ROOM
= 102 ROOMS x 1 / RM + 40 PERSON RM / 5 = 110 SPACES

"ATTACHED DWELLING"
REQ'D PARKING = 2 SPACES PER DWELLING UNTI
= 42 UNITS x 2 / UNIT = 84 SPACES

1ST FLOOR NET SQUARE FOOTAGE:
NSF = 75% OF GROSS FLOOR AREA (MULTI - STORY, MULTI - TENANT)
NSF = 0.75 x 21,877 GSF = 16,408 NSF

"RETAIL" (10,816 NSF OF 1ST FLOOR AREA)
REQ'D PARKING = 5.5 SPACES PER 1,000 NSF OF FLOOR AREA
= 10816 / 1000 x 5.5 = 60 SPACES

"RESTAURANT" (5,592 NSF OF 1ST FLOOR AREA)
REQ'D PARKING = 1 SPACE PER 3 SEATS PLUS 1 SPACE PER 100 SF CUSTOMER AREA OR TAKEOUT
= 90 SEATS / 3 + 200 SF x 1 / 100 SF = 32 SPACES

TOTAL SPACES REQUIRED = 286 SPACES

SITE LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED LIGHT POLE W/ SINGLE FIXTURE (M.H. SHALL NOT EXCEED 20' FROM AVG. FINISHED GRADE)
- PROPOSED LIGHT POLE W/ DOUBLE FIXTURE (M.H. SHALL NOT EXCEED 20' FROM AVG. FINISHED GRADE)
- PROPOSED WALL MOUNTED FIXTURE
- PROPOSED POST TOP MOUNTED LIGHT (M.H. SHALL NOT EXCEED 12' FROM AVG. FINISHED GRADE)

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

30' 30 0 30 60FT.

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. 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.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

DETAIL LEGEND SEE SITE DETAIL SHEET

1. TYPE "A" CONCRETE CURB
2. INTEGRAL CURB/SIDEWALK
3. PIPE BOLLARD
4. STANDARD DUTY ASPHALT
5. EXTERIOR CONCRETE SLAB ON GRADE
6. 90° PARKING STALL
7. HANDICAPPED PAVEMENT MARKINGS
8. HANDICAPPED PARKING SIGN
9. CONCRETE SIDEWALK
10. DUMPSTER ENCLOSURE
11. HANDICAPPED PAVEMENT RAMP
12. STOP BAR
13. SIDEWALK CURB RAMP
14. LIGHT POLE FOUNDATION
15. DECORATIVE WOODEN GUIDERAIL
16. PAINTED TRAFFIC ARROWS
17. PARKING BUMPER
18. ~~ONLY LANE~~
19. MOUNTABLE CURB
20. FIRE LANE SIGN

DESIGN INFORMATION BASED ON THE 2008 STANDARD SPECIFICATIONS

DRIVEWAY APRONS SHALL BE LOCATED SUCH THAT HIGHWAY DRAINAGE STRUCTURES ARE 5' MINIMUM OUTSIDE THE DRIVEWAY OPENING LIMIT

MINOR COMMERCIAL DRIVEWAY PROJECTS (INCLUDING ADJACENT SHOULDER PAVEMENT AS REQUESTED BY THE ASSISTANT RESIDENT ENGINEER):

ASPHALT CONCRETE: 4" Item 608.020102., Hot Mix Asphalt (HMA) Sidewalks, Driveways, Bicycle Paths and Vegetation Control Strips; Comprised of; 1½" of 9.5 HMA and 2½" of 19 HMA. The mix design is based on PG 64-22 binder, ESALs less than 0.3 million and produced in accordance with Section 401 and Materials Procedures using Coarse Aggregate Type F9.

SUBBASE: 8" Item 304.12, Subbase Course, Type 2, (Two 4" Lifts)

Note on Plan: Tack Coat is required between all lifts of asphalt.

DRIVE-THRU STACKING LANE INFO:

(STACKING SPACE IS 9'x20')

BUILDING #1 & #2:
REQ'D BEWTEEN PICK-UP WINDOW AND ORDER BOX = 4 SPACES
PROVIDED BETWEEN PICK-UP WINDOW AND ORDER BOX = 4 SPACES

REQ'D BEHIND ORDER BOX = 6 SPACES
PROVIDED BEHIND ORDER BOX = 6 SPACES

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REVISIONS:

No.	Description	Date
1	Rev. per Town comments	6/11/12
2	Rev. per ATSB comments	6/20/12
3	Rev. per ATSB comments	6/22/12
4	Addressed comments for final signoff	8/7/12
5	Rev. HC parking spaces, added sidewalks	9/10/12
6	Rev. Driveway per NYSDOT Comment	9/20/12
7	Added Fire Lane Signs	9/26/12
8	Rev. Per NYSDOT Requirements	10/10/12
9	Rev. Per NYSDOT Letter dated 10/29/12	10/30/12

PROJECT NAME:

New Construction
Mixed Use Development
Rensch & Sweethome Roads
Amherst, New York

Issued for Construction: xx.xx.xx
Municipality Submission: 05/2012
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Site Plan

DRAWING NO.

C-100

Project no.: 11.044