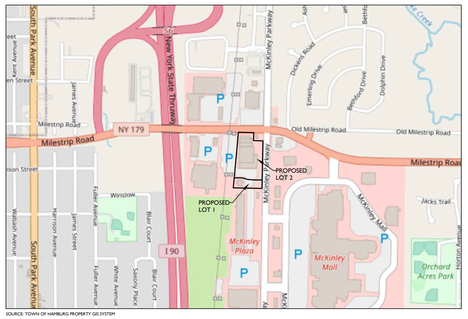


SOURCE: TOWN OF HAMBURG PROPERTY GIS SYSTEM

LOCATION MAP

SCALE: 1" = 1000'±

CODE REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 280-277 E-2	DUMPSTER ENCLOSURES SHALL NOT OCCUPY A RIGHT-OF-WAY AND NOT BE LOCATED IN THE REQUIRED YARD SETBACK, OR WITHIN EIGHT FEET OF THE SIDE OR REAR PROPERTY LINES.	PROPOSED DUMPSTER LOCATION: SIDE SETBACK: 8 FT REAR SETBACK: 10 FT

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 280-215	REQUIRED PARKING: TO BE DETERMINED BY THE PLANNING BOARD	28 SPACES

LAND USE AND ZONING

BLOCK 2, LOT 17

GENERAL COMMERCIAL (C-2)

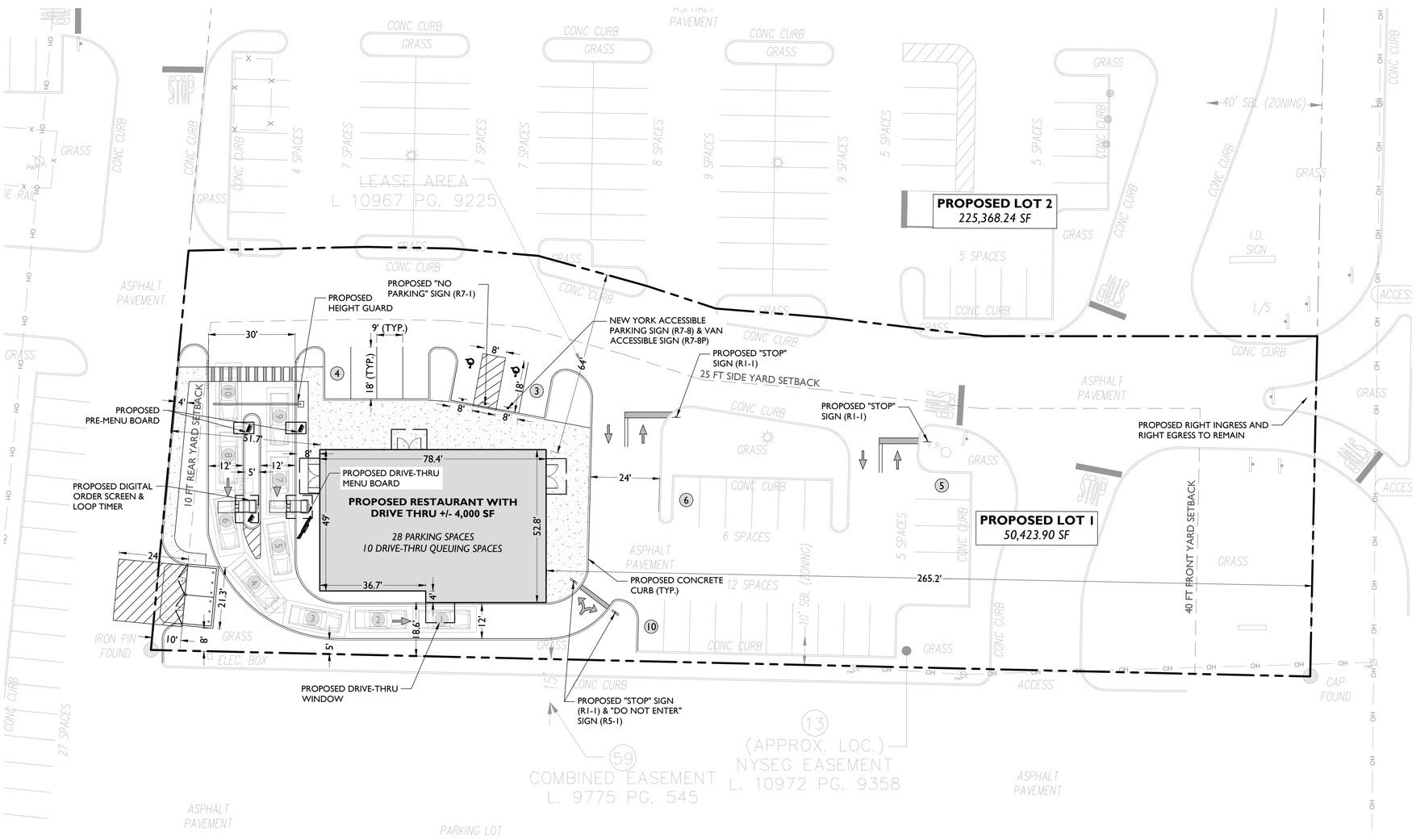
PROPOSED USE

RESTAURANT WITH DRIVE-THRU — PERMITTED USE

ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA	TO BE DETERMINED BY THE PLANNING BOARD	275,610 SF	50,424 SF	225,368 SF
MINIMUM LOT WIDTH	100 FT	665.6 FT	117.8 FT	549.2 FT
MAXIMUM IMPERVIOUS COVERAGE	85%	87.3% (240,534 SF) (EN)	73.9% (37,125 SF)	90.8% (204,564 SF) (V)
MAXIMUM BUILDING HEIGHT	35 FT	37 FT (EN)	< 35 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK	40 FT	40.0 FT	265.2 FT	NO CHANGE
MINIMUM SIDE YARD SETBACK (WITH VEHICULAR INGRESS OR EGRESS) *	25 FT	24.1 FT (EN)	64.0 FT	NO CHANGE
MINIMUM SIDE YARD SETBACK (WITH VEHICULAR INGRESS AND EGRESS) **	25 FT	269.6 FT	18.6 FT (V)	128.3 FT
MINIMUM REAR YARD SETBACK	10 FT	13.2 FT	51.7 FT	NO CHANGE

(EN) EXISTING NON-CONFORMITY
(V) VARIANCE
(*) NORTH SIDE
(**) SOUTH SIDE

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
	PROPOSED BUILDING DOORS



GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW, STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

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Princeton, NJ · Tampa, FL · Detroit, MI
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120 Washington Street, Suite 201, Salem, MA 01970
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CONCEPT SITE PLAN

NORTHPATH INVESTMENTS

PROPOSED RESTAURANT WITH DRIVE THRU

BLOCK 2, LOT 17
3560 MCKINLEY PARKWAY
HAMBURG, NY

STATE OF NEW YORK · ZACHARY E. CHAGNON · 099748 · LICENSED PROFESSIONAL ENGINEER

ZACHARY E. CHAGNON, P.E.

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: NYC-230128

TITLE: CONCEPT SITE PLAN

DRAWING: 1 OF 1

Z:\LOCAL\NYC\230128\NYC-230128 NORTHPATH INVESTMENTS - 3560 MCKINLEY PARKWAY, HAMBURG, NY\CAD\PLOT\COS-01-SITE.DWG