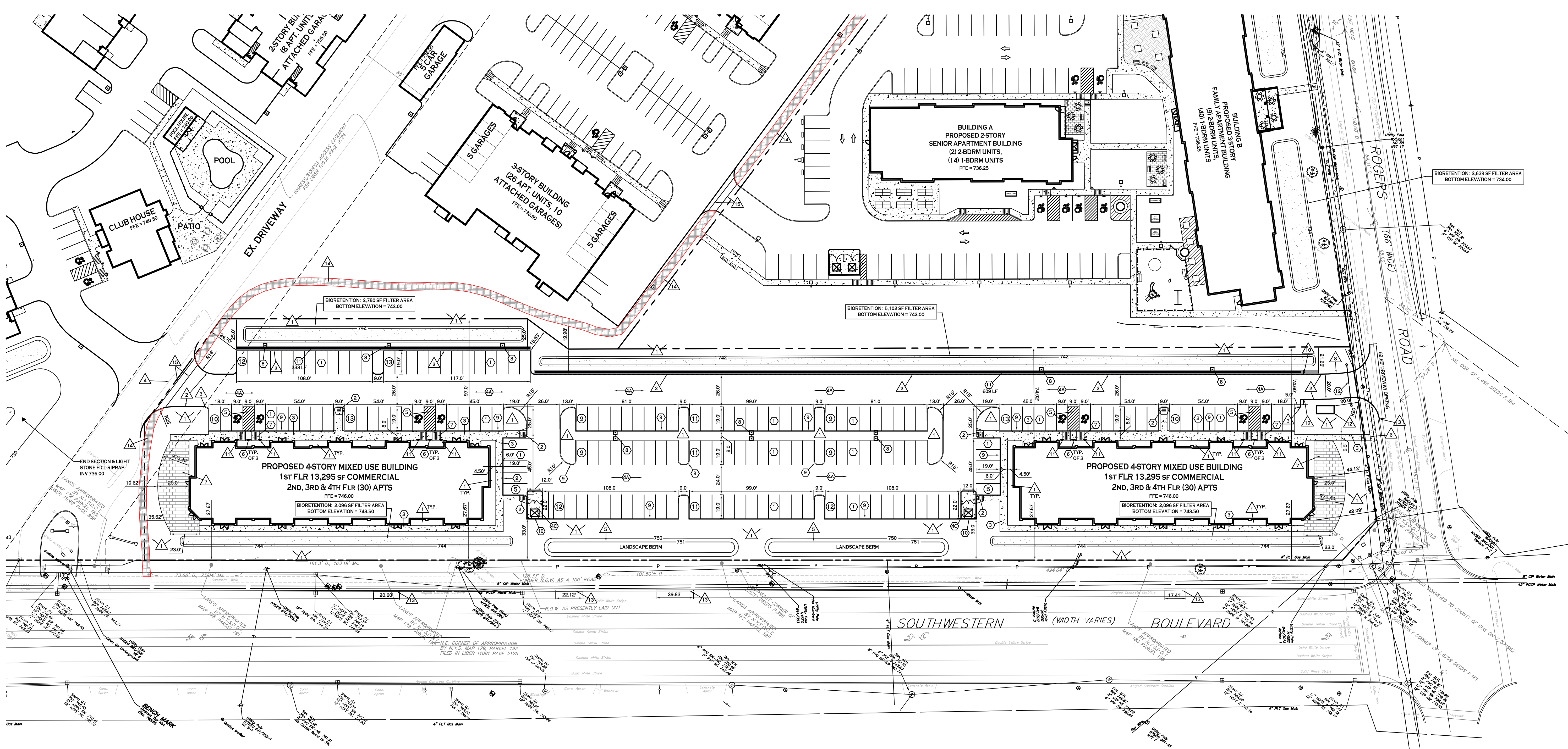


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NOTES:

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HAMBURG'S SPECIFICATIONS WHERE APPLICABLE.
- FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES (TYPICAL).
- ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATION BEFORE BEGINNING WORK AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS.

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.
- CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
- ALL HANDICAP RAMP (NOT WITHIN THE NYS DOT R.O.W.) AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS. SIDEWALKS FLUSH TO PAVEMENT WITHIN THE NYS DOT R.O.W. SHALL ADHERE TO THE NOTES AND DESIGN REGULATIONS AS STATED ON NYS DOT STANDARD SHEET 608-01.
- BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
- ALL SIDEWALKS 5' WIDE UNLESS OTHERWISE NOTED

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 & ENGINEER OF DISCREPANCIES IN CONDITIONS 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.
- ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF HAMBURG ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.

SITE DATA

SITE AREA: 3.87± AC DESCRIPTION: (2) MIXED-USE BUILDINGS  
ZONED: PUD- PLANNED UNIT DEVELOPMENT DISTRICT  
BUILDINGS: 60 APARTMENT UNITS  
26,590 SF COMMERCIAL SPACE

SETBACKS- BUILDING

FRONT: 27.67 FT MIN.  
SIDE: 35.62 FT MIN.  
REAR: 74.02 FT MIN.

GREENSPACE

TOTAL SITE (10% REQ'D): 1.38 AC. (36%)  
INTERIOR TO PARKING AREA (5% REQ'D): >5%

PARKING

# OF SPACES 174



SITE PLAN

SCALE: 1"=40'

DETAIL LEGEND SEE SITE DETAIL SHEET

- 90° PARKING STALL
- SIDEWALK CURB RAMP
- CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- EXTERIOR CONCRETE SLAB ON GRADE
- HANDICAPPED PAVEMENT MARKINGS
- HANDICAPPED PARKING SIGN
- HANDICAPPED PAVEMENT RAMP
- LIGHT POLE FOUNDATION
- TYPE "A" CONCRETE CURB
- DUMPSTER ENCLOSURE
- DECORATIVE WOODEN GUIDE RAIL
- EMERGENCY ACCESS GATE

NOTE LEGEND

- LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- EDGE OF PAVEMENT
- RUNOUT CURB IN 2' OR MATCH EXISTING
- MATCH EXISTING EDGE OF PAVEMENT
- LANDSCAPE BERM, SEE LANDSCAPE AND GRADING PLANS
- MATCH EX. SIDEWALK
- OUTDOOR PATIO AREA
- 20' WIDE EMERGENCY ACCESS ROAD
- N/A
- "DO NOT ENTER" SIGN
- "NO PARKING" SIGN
- WATER METER, RPZ & FIRE DCDA IN INSULATED ENCLOSURE
- INSTALL NEW CONCRETE CURB, MATCH EX., SEE NYS DOT STANDARD SHEET 609-01
- 6' WIDE WOOD CHIP/MULCH "HEART TRAIL"
- 5' WIDE CROSSWALK: 4" WIDE WHITE CROSSWALK LINES

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED PARKING NUMBER
- PROPOSED LIGHT POLES

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



CARMINA WOOD  
DESIGN

Mixed-Use Development  
Southwestern Blvd. & Rogers Rd.  
Hamburg, NY 14075

REVISIONS:	No.	Description	Date
	1	Rev. per ECDSA Review	10/28/24
	2	Added Emergency Access Gate Detail	11/19/24
	3	Added Heart Trail	11/20/24

DRAWING NAME:

Site  
Plan

Date: 1/16/2023

Drawn By: JPB

Scale: As Noted

DRAWING NO.

C-100

Project No: 22.138

1487 Main Street, Suite 500  
Carmina Wood Design  
Phone: (336) 837-9009

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