

CARMINWOOD DESIGN

Mixed-Use Development

Southwestern Blvd. & Rogers Rd.
Hamburg, NY 14075

Date: 1/16/2023
Drawn By: JPB
Scale: As Noted
DRAWING NAME:
Site Plan

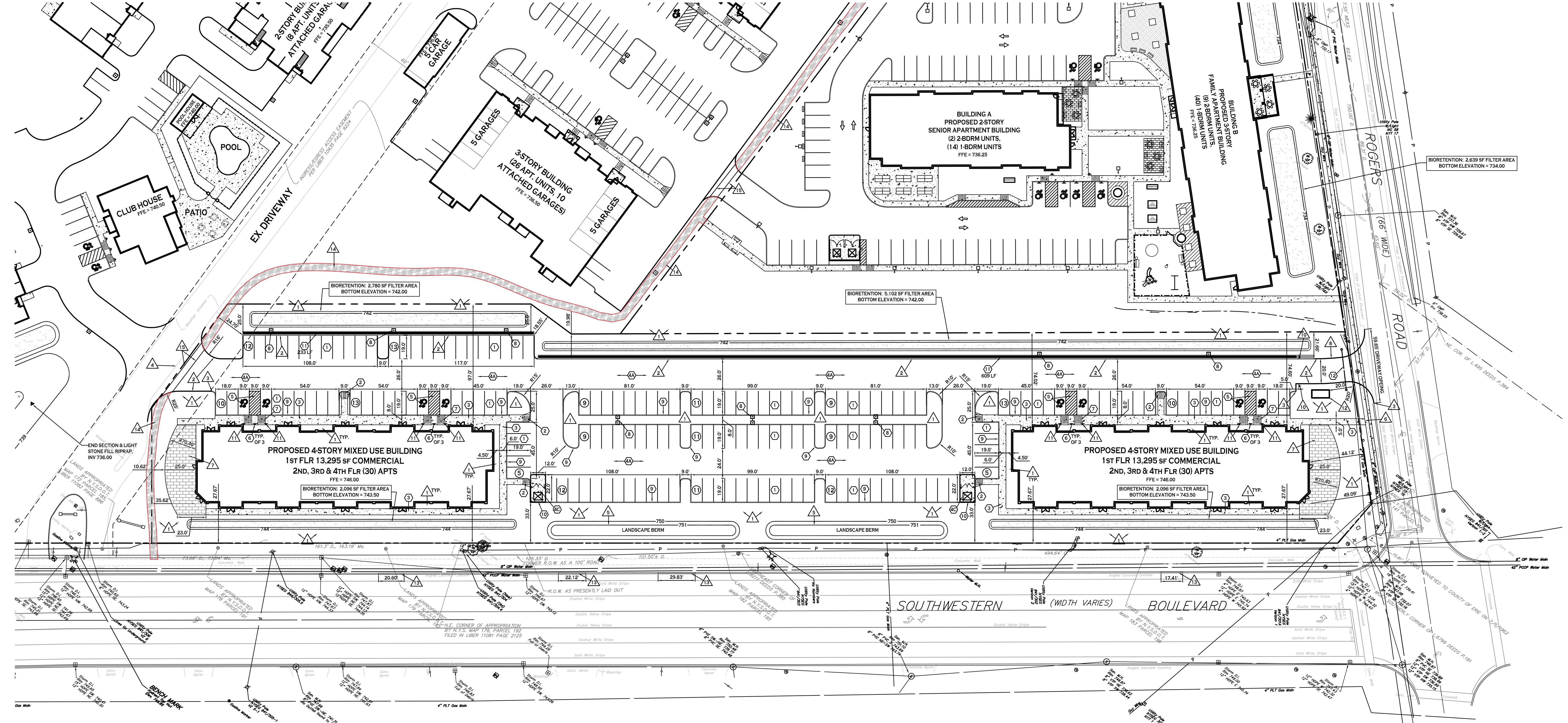
Date: 1/16/2023
Drawn By: JPB
Scale: As Noted
DRAWING NO.:

C-100

Project No: 22.138

111 Bain Street, Suite 322
Greensboro, North Carolina 27406
Phone: (336) 937-9009

467 Main Street, Suite 500
Buffalo, New York 14203
Phone: (716) 842-3165



© CARMINWOOD DESIGN

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 RADII 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 RAMPS (NOT WITHIN THE NYSDOT 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 NYSDOT R.O.W. SHALL ADHERE TO THE NOTES AND DESIGN REGULATIONS AS STATED ON NYSDOT STANDARD SHEET 609-01.
- 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 PROVIDED
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
- 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 NYSDOT 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. CARMINWOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

40' 0' 40' 80ft.

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	PROVIDED
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