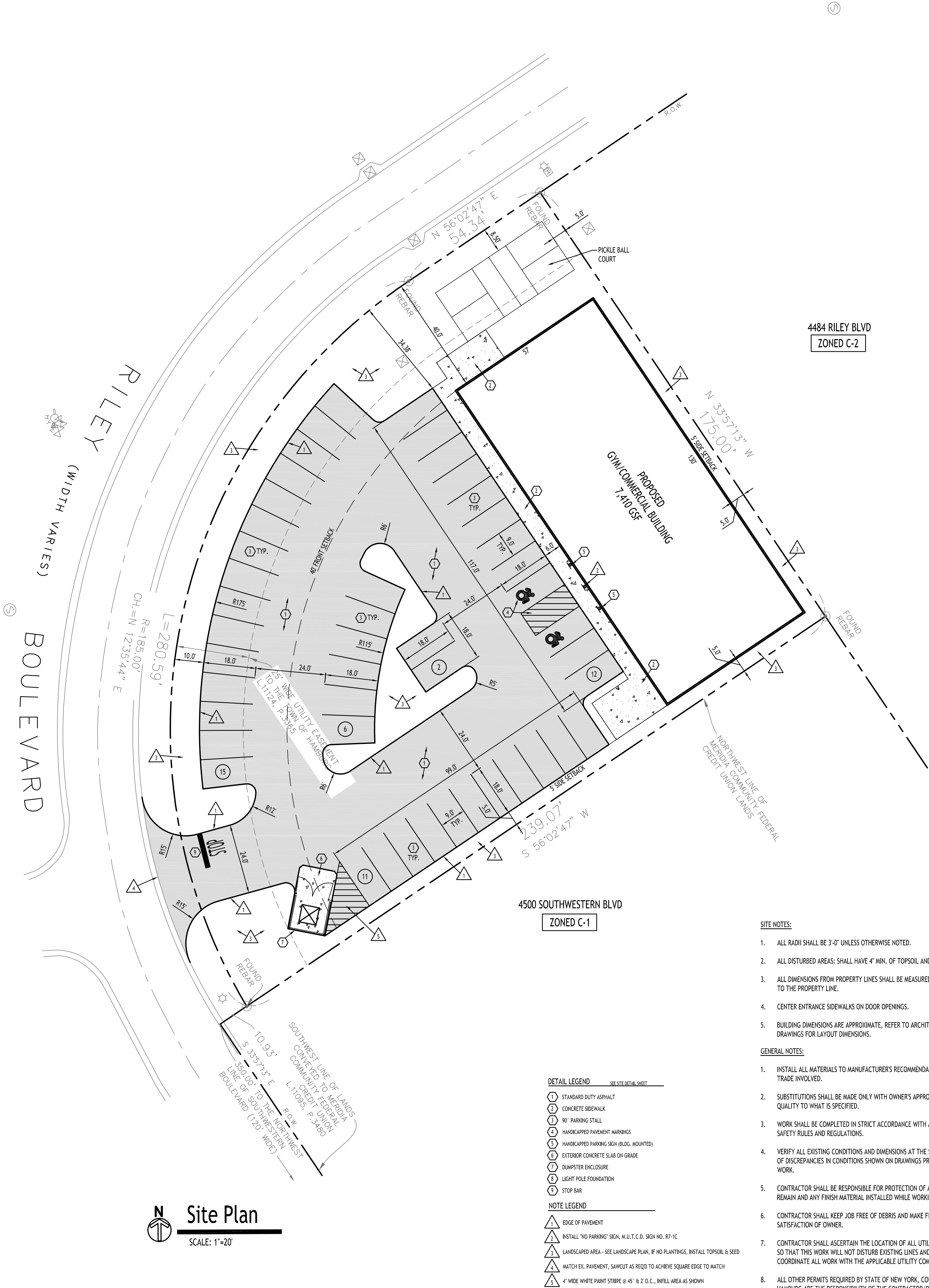


Site Data		
SITE AREA = 0.79 AC ZONED: C-2 (GENERAL COMMERCIAL DISTRICT) BUILDING: PROPOSED 7,410 G.S.F. COMMERCIAL BUILDING		
<u>SETBACKS - BUILDING</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT	40 FT	40.0 FT
SIDE	5 FT	5.0 FT
REAR	10 FT	N/A
<u>SETBACKS - PARKING</u>		
FRONT	35 FT *	10.0 FT MIN. **
SIDE	N/A	5.0 FT
REAR	N/A	N/A
<u>PARKING</u>		
# OF SPACES - SEE CALCULATION BELOW	-	46
PARKING SPACE SIZE	9' x 18'	9' x 18'
MAX. LOT COVERAGE (85%)	0.67 AC	77.2% (0.61 AC)
MAX. BUILDING HEIGHT	35 FT	< 35 FT
<u>LANDSCAPING</u>		
INTERIOR PARKING AREA	N/A	10.7% (0.04 AC)
OVERALL SITE	N/A	22.8% (0.18 AC)

*280-235(6): UNLESS REDUCED BY ACTION OF THE ZONING BOARD OF APPEALS UPON THE FAVORABLE RECOMMENDATION OF THE TOWN PLANNING BOARD, NO OPEN OR ENCLOSED OFF-STREET PARKING SPACE SHALL BE PERMITTED WITHIN 35 FEET OF ANY STREET LINE; PROVIDED, HOWEVER, THAT NO ACTION BY THE BOARD OF APPEALS SHALL ALLOW SUCH OFF-STREET PARKING SPACE LESS THAN 10 FEET DISTANT FROM ANY PROPERTY LINE.

**VARIANCE REQUIRED



SITE 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.
- BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

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.

DETAIL LEGEND

- SEE SITE DETAIL SHEET
- STANDARD DUTY ASPHALT
 - CONCRETE SIDEWALK
 - 90° PARKING STALL
 - HANDICAPPED PAVEMENT MARKINGS
 - HANDICAPPED PARKING SIGN (BLDG. MOUNTED)
 - EXTERIOR CONCRETE SLAB ON GRADE
 - DUMPSTER ENCLOSURE
 - LIGHT POLE FOUNDATION
 - STOP BAR

NOTE LEGEND

- EDGE OF PAVEMENT
- INSTALL "NO PARKING" SIGN, N.U.T.C.D. SIGN NO. R7-1C
- LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- MATCH EX. PAVEMENT, SAWCUT AS REQ'D TO ACHIEVE SQUARE EDGE TO MATCH
- 4" WIDE WHITE PAINT STRIPE @ 45° ± 2° O.C., INFILL AREA AS SHOWN

SITE LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE

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



PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Site Plan

Date: 11/8/24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

C-100

Project No: 24-4096

Gym/Commercial Building

Riley Boulevard
Hamburg, New York

CARMINA WOOD

DESIGN

Buffalo | Utica | Greensboro