

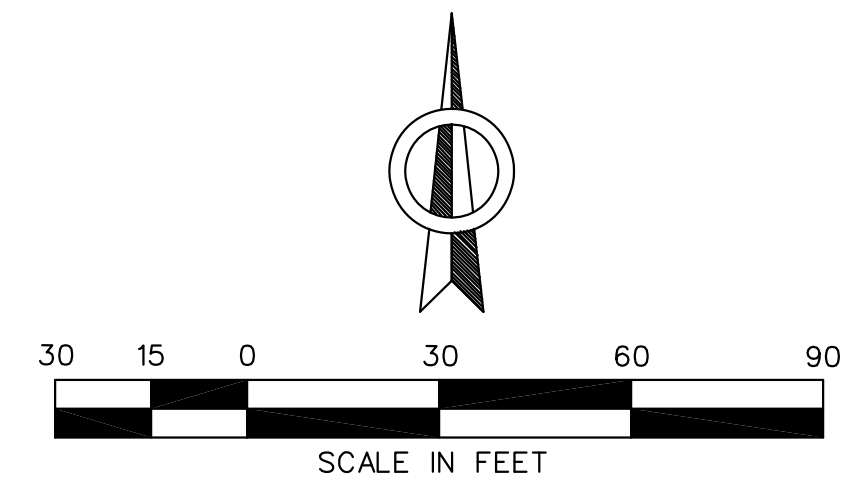
SITE DATA		
PARCEL AREA: 3.67+/- ACRES CURRENT ZONING: C-1 AND R-90A PROPOSED ZONING: C-1 PROJECT: 50 UNIT MULTI-FAMILY		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT	40 FT.	40.00 FT.
SIDE	25 FT.	10.33 FT.
REAR	30 FT.	N/A
PARKING SETBACKS		
FRONT	10 FT.	13.00 FT.
SIDE	10 FT.	44.00 FT.
PARKING REQUIREMENTS		
STALL SIZE	9'x18'	9'x18'
RESIDENT PARKING (1.5 SPACES PER UNIT)	75	75
VISITOR PARKING (FOR 26-50 UNITS)	10	10
HANDICAP PARKING	--	4 (INCL W/RESID.)
MINIMUM LOT SIZE:		
R-50 OR ANY "C" DISTRICT	253,000 S.F.	159,771 S.F.
8,000 S.F. FOR 1st DWELLING UNIT, PLUS 5,000 S.F. FOR EACH ADDITIONAL DWELLING UNIT	(50 UNITS)	(EXCLUDING R.O.W.) **VARIANCE REQUIRED

- SITE PLAN NOTES**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT NUMBERS, LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT LOCATIONS AND NUMBER OF BUILDING UTILITY ENTRANCES.
 - CONSTRUCTION METHODS AND OWNER'S MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED OWNER'S STANDARD SPECIFICATIONS
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS, ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA, IN AN ADEQUATE AND SATISFACTORY MANNER.
 - THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREAS OF CONSTRUCTION.
 - THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER'S STANDARD SITEWORK SPECIFICATIONS.
 - REFERENCES TO NYS DOT STANDARDS SHALL MEAN THE "STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, OFFICE OF ENGINEERING, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, MAY 2006, WITH ALL CURRENT ADDENDUMS.
 - ALL DIMENSIONS SHOWN ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
 - COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER'S CONSTRUCTION DIVISION. CONSTRUCTION METHODS AND OWNER'S MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE OWNER'S STANDARD SPECIFICATIONS OR AS SPECIFIED BY THE OWNER'S CONSTRUCTION DIVISION.
 - ALL PARKING LOT LIGHTING POLES & FIXTURES WITH LAMPS WILL BE PROVIDED BY THE OWNER & INSTALLED BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A ONE YEAR WARRANTY.
 - PROPOSED SIGNS SHALL BE CONSTRUCTED AND INSTALLED BY OTHERS. CONTRACTOR SHALL INSTALL CONDUIT & WIRING TO SIGN LOCATION AS PART OF THIS CONTRACT.
 - CONTRACTOR SHALL LOCATE ALL EASEMENTS AND RIGHT-OF-WAY PRIOR TO COMMENCEMENT OF WORK.
 - ALL WORK WITHIN THE NEW YORK STATE RIGHT-OF-WAY WILL REQUIRE A HIGHWAY WORK PERMIT. THE CONTRACTOR SHALL OBTAIN ALL PERMITS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS REQUIRED TO OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN OF WEST SENECA HIGHWAY DEPARTMENT BEFORE STARTING ANY WORK WITHIN THE RIGHT-OF-WAY OF SCHULTZ ROAD.

SITE PLAN LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED CURB LINE
	PROPOSED SIDEWALK/CONCRETE PAD
	PROPOSED HEAVY DUTY PAVEMENT
	NUMBER OF PARKING SPACES
	PROPOSED PAVEMENT MARKINGS
	PROPOSED SIGN
	PROPOSED LIGHT POLES/FIXTURES

- SITE PLAN KEY**
- | | |
|--|---|
| ① CONCRETE CURB | ⑩ DUMPSTER ENCLOSURE |
| ② INTEGRAL CONCRETE CURB AND SIDEWALK | ⑪ 90° PARKING STALL |
| ③ STANDARD DUTY ASPHALT PAVING SECTION | ⑫ END CURB |
| ④ INTERNATIONAL HANDICAP SYMBOL | ⑬ EXTERIOR CONCRETE SLAB ON GRADE |
| ⑤ HANDICAP PARKING SIGNS | ⑭ MATCH EXISTING CURB |
| ⑥ 4" WHITE STRIPES @ 45', 2' O.C. | ⑮ STOP SIGN |
| ⑦ ACCESSIBLE SIDEWALK RAMP | ⑯ WOOD GUIDERAIL |
| ⑧ GROUND SIGN | ⑰ RELOCATE EXISTING SIGN WEST OF PROPOSED DRIVEWAY ENTRANCE |
| ⑨ STOP BAR | |



NOTE: BOUNDARY AND TOPOGRAPHIC SURVEY AND MAPPING INFORMATION PROVIDED BY OTHERS. FRA ENGINEERING, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209

NO.	DATE	DESCRIPTION	REVISIONS
3			
2			
1			

DATE

F|R|A
A TYLIM INTERNATIONAL COMPANY
220 RED TAIL, #10 ORCHARD PARK, NY 14127 (716)712-9811

SITE PLAN
PROJECT NAME: **KATIE'S PLACE - SENIOR HOUSING**
SCHULTZ ROAD & TRANSIT ROAD, WEST SENECA, NEW YORK
CLIENT: **YOUNG DEVELOPMENT**
2240 SOUTHWESTERN BOULEVARD, WEST SENECA, NEW YORK, 14224

PROJECT NO.: 40.6051	PROJ. MGR.: DEB
DATE: 4/28/09	DRWN. BY: DLP
SCALE: 1"=30'	CHKD. BY: DLP
DRAWING NO: C4	
SHEET NO. 4 OF 15	