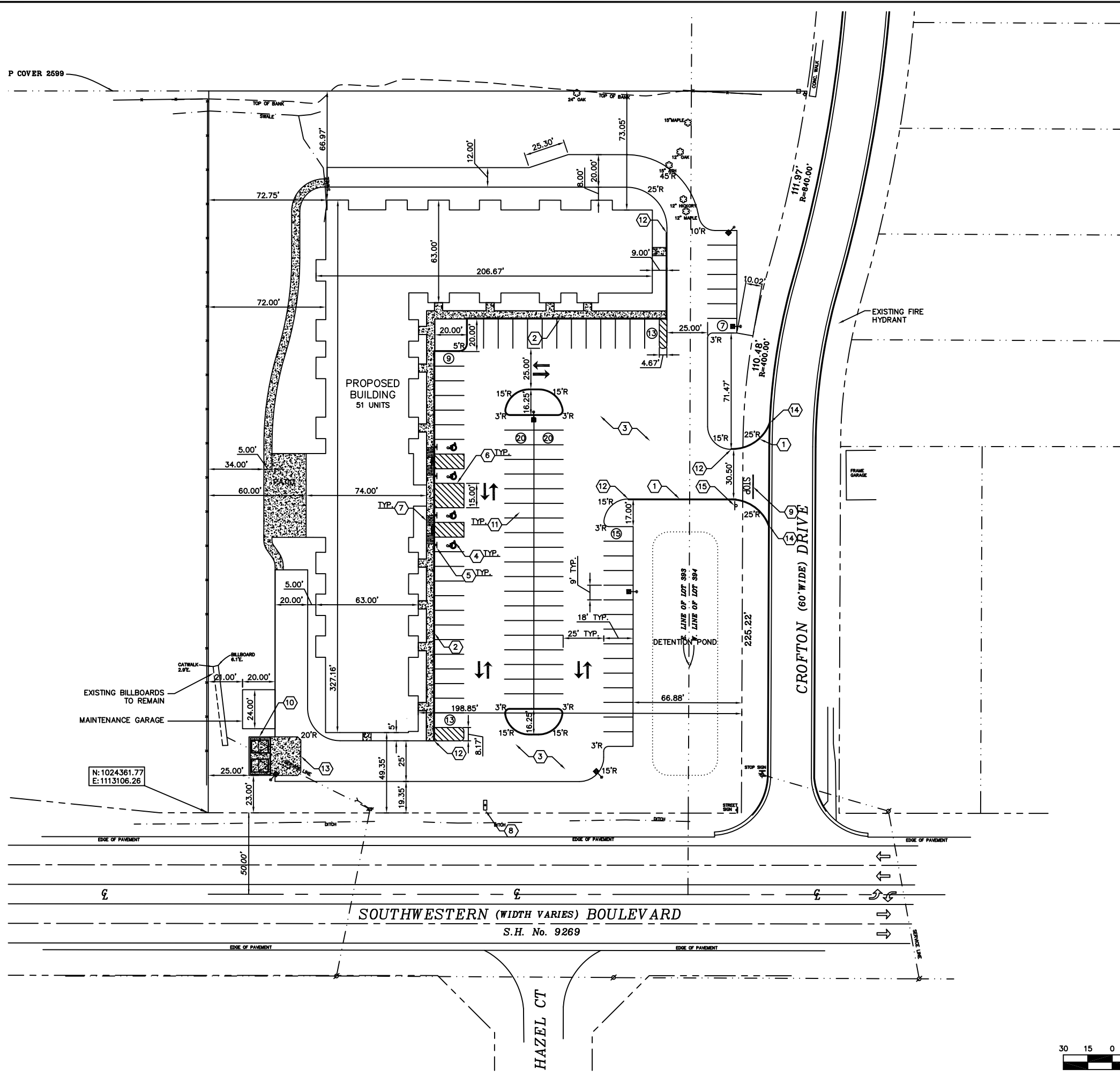


P COVER 2599



SITE DATA		
PARCEL AREA: 3.427+/- ACRES (149,280 S.F.)		
CURRENT ZONING: C-1		
PROPOSED ZONING: C-1		
PROJECT: 51 UNIT MULTI-FAMILY		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT	40 FT.	58.00 FT.
SIDE	25 FT.	21.00 FT.
REAR	30 FT.	N/A
PARKING SETBACKS		
FRONT	10 FT.	15.78 FT.
SIDE	10 FT.	N/A FT.
PARKING REQUIREMENTS		
STALL SIZE	9'x18'	9'x18'
RESIDENT PARKING (1.5 SPACES PER UNIT)	77	77
VISITOR PARKING (FOR 51-100 UNITS)	20	22
HANDICAP PARKING	--	4 (INCL W/RESID.)
MINIMUM LOT SIZE:	258,000 S.F.	149,093 S.F. (EXCLUDING R.O.W.)
**VARIANCE REQUIRED		

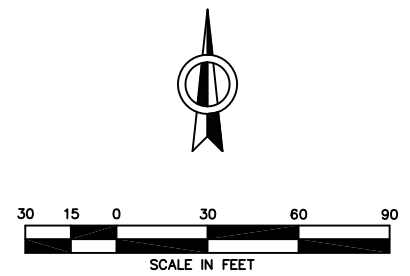
- SITE PLAN NOTES**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT NUMBERS, LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT LOCATIONS AND NUMBER OF BUILDING UTILITY ENTRANCES.
 - CONSTRUCTION METHODS AND OWNER'S MATERIALS NOT 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 SITEMARK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER'S STANDARD SITEMARK 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 CROFTON DRIVE.

SITE PLAN KEY

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

SITE PLAN LEGEND

- | | |
|-------|--------------------------------|
| — | PROPERTY LINE |
| - - - | RIGHT-OF-WAY LINE |
| --- | EXISTING LOT LINE |
| --- | PROPOSED CURB LINE |
| ▨ | PROPOSED SIDEWALK/CONCRETE PAD |
| ▩ | PROPOSED HEAVY DUTY PAVEMENT |
| ⓪ | NUMBER OF PARKING SPACES |
| → | PROPOSED PAVEMENT MARKINGS |
| Ⓧ | PROPOSED SIGN |
| Ⓧ | PROPOSED LIGHT POLES/FIXTURES |



NO.	DATE	DESCRIPTION	REVISIONS
3			
2			
1			

DATE

FIRIA
A TYLLIN INTERNATIONAL COMPANY
220 RED TAIL RD. ORCHARD PARK, NY 14227 (716)712-0811

SITE PLAN
PROJECT NAME: LILY'S PLACE - SENIOR HOUSING
1320 SOUTHWESTERN BOULEVARD, WEST SENECA, NEW YORK
CLIENT: YOUNG DEVELOPMENT
2240 SOUTHWESTERN BOULEVARD, WEST SENECA, NEW YORK, 14224

PROJECT NO.: 40.6058	PROJ. MGR.: DEB
DATE: X/09	DRWN. BY: CMS2
SCALE: 1"=30'	CHKD. BY: DLP
DRAWING NO.: C4	
SHEET NO.: 4 OF 15	