

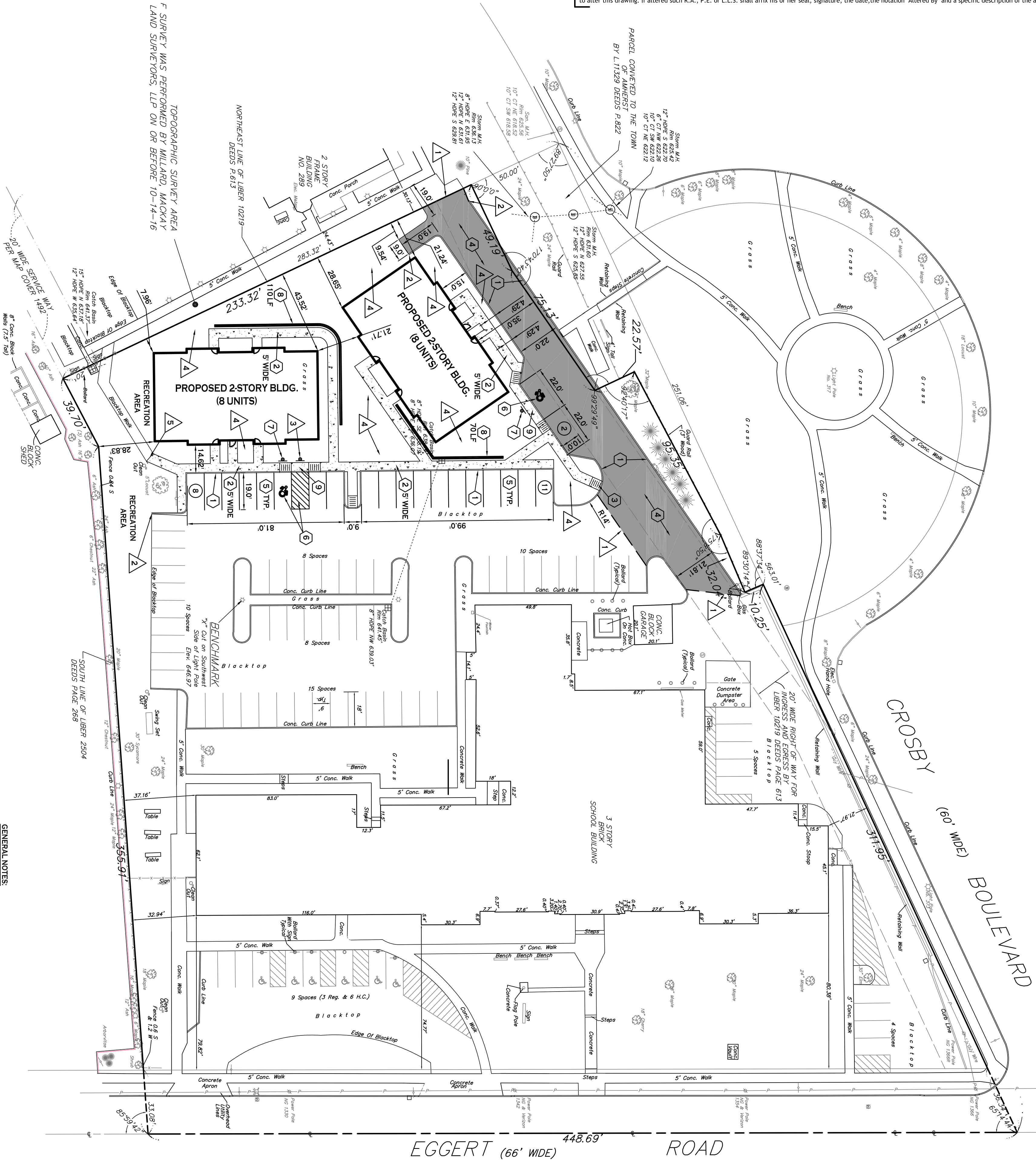
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- DETAIL LEGEND** SEE SITE DETAIL SHEET
- 1 TYPE 'A' CONCRETE CURB
 - 2 CONCRETE SIDEWALK
 - 3 SIDEWALK CURB RAMP
 - 4 STANDARD DUTY ASPHALT
 - 5 90° PARKING STALL
 - 6 HANDICAPPED PARKING SIGN
 - 7 HANDICAPPED PARKING MARKINGS
 - 8 RETAINING WALL W/FENCE
 - 9 HANDICAPPED PAVEMENT RAMP

NOTE LEGEND

- 1 SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
- 2 RUMOUT CURB IN 2 OR MATCH EXISTING CURB
- 3 INSTALL 'NO PARKING' SIGN, MUT.C.D. SIGN NO. P-1-C
- 4 LANDSCAPED AREA, SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- 5 MATCH EX. SIDEWALK

SITE PLAN
SCALE: 1"=30'



GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE.
2. INVOLVED.
3. SUBMITTALS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO THAT SPECIFIED.
4. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL, CODES AND OSHA SAFETY RULES AND REGULATIONS.
5. 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND FOR THE PROTECTION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE SURE CLEANUP TO SATISFACTION OF OWNER.
8. 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.
9. NOTIFICATION SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
10. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED.
11. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS FOUNDATION, AND TO THE DESIGN OF THE SITEWORK INCLUDING THE ROADS.
12. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED.
13. PERPENDICULAR TO THE PROPERTY LINE.
14. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
15. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SITE DATA		
SITE AREA = 33 AC		
ZONED REZONE TO T1 2.5		
USE: PROPOSED 12 STORY 8 UNIT APT BUILDING = 16 UNITS		
SETBACKS: BUILDING		
FRONT	10' MIN. / 30' MAX.	PROVIDED
SIDE	0' MIN.	> 10' & > 30'
REAR	0' MIN.	35.0' MIN.
SETBACKS: PARKING		
FRONT	20' MIN.	> 20' FT
SIDE	0' MIN.	> 0' MIN.
REAR	0' MIN.	> 0' MIN.
TOTAL VEHICLE SPACES		
BICYCLE	16	21
ELECTRIC VEHICLE STATION	8	1
GREENSPACE		
INTERIOR PARKING GREENSPACE:	5% (150 SF)	38% (1,125 SF)
MAX. BUILDING HEIGHT	2.5 STORIES / 35'	2 STORIES / < 35'
OUTDOOR AMENITY SPACE		
	5% (0.17 AC)	5.7% (0.19 AC)
* VARIANCE REQUIRED		

PARKING CALCULATION (PER SECTION 5A-9-14)	
APARTMENTS/TOWNHOMES:	
REQ'D: 1 SPACE PER 200 SQ. FT. UNIT	1 X 16 UNITS = 16 SPACES
TOTAL PARKING SPACES REQUIRED = 16 SPACES	
BICYCLE CALCULATION (PER SECTION 5A-9-14)	
RESIDENTIAL:	
REQ'D: 0.5 PER UNIT (20 MAX.)	16 UNITS = 8 SPACES
REQ'D: 0.5 X 16 = 8 SPACES REQ'D.	
TOTAL BICYCLE SPACES REQUIRED = 8 SPACES	
ELECTRIC VEHICLE CALCULATION (PER SECTION 5A-9-10)	
1% OF TOTAL PARKING = 24 X 0.01 = 1 SPACES REQ'D.	

SITE LEGEND

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



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

Multi-family Development

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REVISIONS:	
No.	Description

DRAWING NAME:
Site Plan

Date: 10/09/23
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.:
C-100
Project No.: 22.XXX