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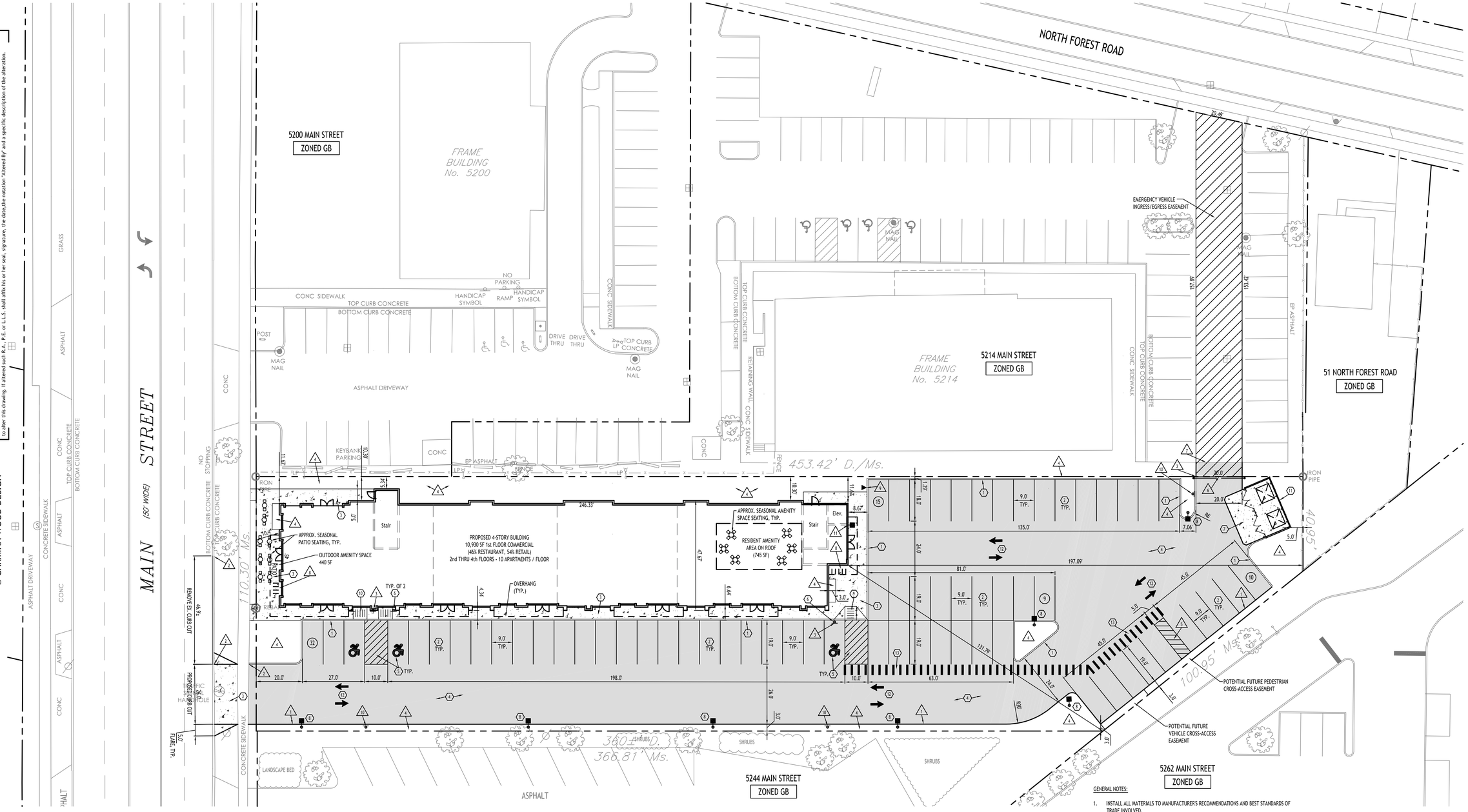

Site Plan

SCALE: 1"=20'

Site Data

SITE AREA = 1.1 AC ±
ZONED: REZONE TO TI - 4 (GENERAL FRONTAGE)
USE: PROPOSED 4-STORY MIXED USE BUILDING - 10,930 SF COMMERCIAL + 30 APTS

SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT	10' MIN./30' MAX.	10.0' MIN.
SIDE	0' MIN.	10.30' MIN.
REAR	0' MIN.	131.79' MIN.
SETBACKS - PARKING		
FRONT (PRIMARY STREET)	20' MIN.	20 FT.
SIDE	0' MIN.	1.29 FT MIN.
REAR	0' MIN.	3.0 FT MIN.
TOTAL VEHICLE SPACES	65	66
BICYCLE	19	19
ELECTRIC VEHICLE READY SPACES	1	1
GREENSPACE		
INTERIOR PARKING GREENSPACE:	5% (1,393 SF)	3% (710 SF) *
MAX. BUILDING HEIGHT	4 stories / 45'	4 stories / 55' *
OUTDOOR AMENITY SPACE	10% (0.11 AC)	2.7% (0.03 AC) *
BUILDING FRONTAGE (75%)	82.72'	45' (40.8%) *

* VARIANCE REQUIRED

PARKING CALCULATION (per Section 5A-9-1-A)

RETAIL SALES: (5,930 GSF)
REQ'D: 2.5 per 1,000 sf
REQ'D = (5,930/ 1,000) x 2.5 = 15 SPACES REQ'D

RESTAURANT: (5,000 GSF)
REQ'D: 4.0 per 1,000 sf
REQ'D = (5,000/ 1,000) x 4.0 = 20 SPACES REQ'D

APARTMENTS:
REQ'D: 1 space per 1 or 2-bdrm unit = 1 x 30 units
REQ'D = 30 SPACES REQ'D

TOTAL PARKING SPACES REQUIRED = 65 SPACES

BICYCLE CALCULATION (per Section 5A-9-1-A)

RESIDENTIAL:
REQ'D: 0.5 per UNIT (20 max.)
REQ'D = 0.5 x 30 = 15 REQ'D.

COMMERCIAL:
REQ'D: 1 space per 3,000 sf
REQ'D = 10,930 sf/ 3,000 = 4 SPACES REQ'D

TOTAL BICYCLE SPACES REQUIRED = 19 SPACES

ELECTRIC VEHICLE CALCULATION (per Section 5A-9-1-D)

1% OF TOTAL PARKING = 65 x 0.01 = 1 SPACES REQ'D.

DETAIL LEGEND

SEE SITE DETAIL SHEET

1. TYPE 'A' CONCRETE CURB
2. 90° PARKING STALL
3. CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
4. STANDARD DUTY ASPHALT
5. HANDICAP PAVEMENT MARKINGS
6. HANDICAPPED PARKING SIGN
7. EXTERIOR CONCRETE SLAB ON GRADE
8. LIGHT POLE FOUNDATION
9. SIDEWALK CURB RAMP
10. HANDICAP PAVEMENT RAMP
11. DUMPSTER ENCLOSURE
12. PAINTED TRAFFIC ARROWS
13. CROSSWALK STRIPING

NOTE LEGEND

1. EDGE OF PAVEMENT
2. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
3. INSTALL 'NO PARKING' SIGN, M.U.T.C.D. SIGN NO. R7-1C
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5. 4' WIDE WHITE PAINT STRIPE @ 45° & 2' O.C., INFILL AREA AS SHOWN
6. MATCH EX. PAVEMENT, SAWCUT AS REQ'D TO ACHIEVE SQUARE EDGE TO MATCH
7. EMERGENCY GATE WITH KNOX BOX, DETAILED BY OTHERS
8. DECORATIVE BIKE RACK, DETAILED BY OTHERS
9. ELECTRIC VEHICLE CHARGING STATION
10. INSTALL 'FIRE LANE NO PARKING' SIGN, M.U.T.C.D. SIGN NO. R8-31
11. WALL PACK LIGHT

SITE NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
6. 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 608-01.
7. EXISTING TREE LOCATIONS ARE APPROXIMATE, CONTRACTOR TO LOCATE LOCATIONS PRIOR TO CONSTRUCTION AND COORDINATE WITH TOWN LANDSCAPE ARCHITECT WHICH TREES SHALL BE REMOVED AND WHICH SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. 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.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. 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.
8. ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
9. EXISTING CURB AND REMOVAL OF EXISTING ENTRANCE SHALL BE SAW CUT FULL-DEPTH AND NEATLY REMOVED FROM THE BACKSIDE. EXISTING PAVEMENT SHALL NOT BE DISTURBED AND THE PAVEMENT EDGE SHALL BE USED AS FORM FOR PLACING NEW CURB.
10. SANITARY SEWER EASEMENTS SHOWN ARE APPROXIMATE BASED ON RECORD PLANS PROVIDED BY TOWN OF AMHERST ENGINEERING DEPARTMENT. SURVEYOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.
11. REFER TO NYSDOT STANDARD SHEET 608-03 FOR DRIVEWAY ENTRANCE AND LAYOUT INFORMATION ALONG MAIN STREET.
12. ALL DISTURBED AREAS WITHIN NYSDOT R.O.W. TO BE RESTORED USING ITEM 610.1402 TOPSOIL - ROADSIDE AND ITEM 610.1602 TURF ESTABLISHMENT - LAWNS AND COMPLY WITH NYSDOT STANDARDS AND SPECIFICATIONS SECTION 713 - LANDSCAPE DEVELOPMENT MATERIALS.

SITE LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- 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.

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Mixed Use Building

5226 & 5228 Main Street
Amherst, NY

REVISIONS:

No.	Description	Date
1	Rev. per Town comments	12/22/23
2	Rev. per Town comments	1/5/24
3	Rev. per Town comments	1/29/24

DRAWING NAME:
Site Plan

Date: 11/20/23
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.
C-100

Project No: 22.111