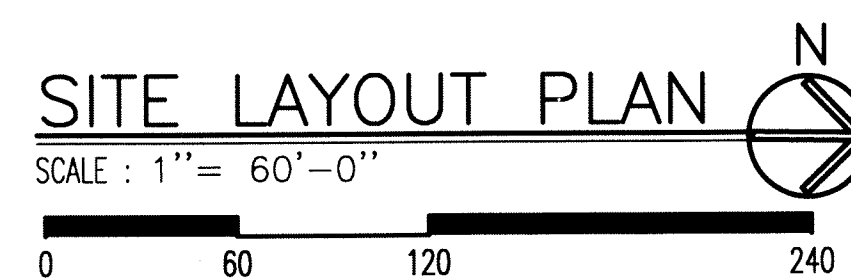


NOTES

- FOR REFERENCE INFORMATION SEE TOPOGRAPHIC BOUNDARY SURVEY PREPARED BY GREEKSID BOUNDARY DATED MAY 17, 2013, AND IDENTIFIED AS JOB NO. 135.18-2-27.1 INCLUDED WITH THIS SET OF SITE PLANS.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF WEST SENECA STANDARDS AND NEW YORK STATE CODE REQUIREMENTS, AS WELL AS THE LATEST A.I.S.C., A.C.I., AND A.S.T.M. STANDARDS. WHERE CODES OVERLAP, THE CONTRACTOR SHALL COMPLY WITH THE MORE STRINGENT CODE.
- WHERE A SPECIFIC MANUFACTURER'S PRODUCT IS CALLED OUT ON THIS SHEET OR ANY OTHER PLAN IN THIS SET OF DRAWINGS, THE CONTRACTOR MUST COMPLY WITH THE MANUFACTURER'S LATEST PRINTED INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION.
- ALL TRAFFIC CONTROL AND WARNING SIGNS SHALL CONFORM TO N.Y.S.D.O.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL MAINTAIN ACCESSIBLE PASSAGEWAYS FOR TRAFFIC AND PEDESTRIANS TO EXISTING BUSINESSES WHICH WILL REMAIN IN OPERATION THROUGHOUT THE DURATION OF THE CONSTRUCTION.
- ANY CAST-IN-PLACE CONCRETE SHALL CONFORM TO N.Y.S.D.O.T. STANDARD SPECIFICATIONS (SECTION 501). USE CLASS "C" FOR STRUCTURAL SLABS. USE CLASS "D" FOR SIDEWALKS AND ALL OTHER GENERAL PURPOSE CONCRETE PAVEMENT ON SITE. CEMENT USED TO PRODUCE CONCRETE SHALL CONFORM WITH BOTH ACI 318 AND ASTM C1157. CONCRETE SHALL HAVE A SLUMP OF NO MORE THAN 5" AND AN AIR ENTRAINMENT OF 4-6%.
- ALL CONCRETE SIDEWALKS, APRONS, AND PADS SHALL BE CURED USING A PIGMENTED CURING COMPOUND CONFORMING TO A.S.T.M. C309.
- ANY DEVIATION FROM ANY PLANS IN THIS DRAWING SET SHALL REQUIRE APPROVAL OF DESIGN ENGINEER AND THE TOWN OF WEST SENECA PLANNING AND ENGINEERING DEPARTMENTS, AS WELL AS THE APPROPRIATE UTILITY COMPANIES AND SERVICE PROVIDERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL NECESSARY FEES AND OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION. CONTACT TOWN OF WEST SENECA BUILDING DEPARTMENT (558-3241), NYSOT (683-3476), AND ERIE COUNTY WATER AUTHORITY (684-1510) FOR INSTRUCTIONS, PERMIT APPLICATIONS, AND FEES.



LEGEND

- X—X—X— EXISTING SIGN
- X—X—X— EXISTING FENCE
- X—X—X— EXISTING EDGE OF PAVEMENT
- X—X—X— NEW EDGE OF PAVEMENT
- X—X—X— SITE PARCEL PROPERTY/R.O.W. LINE
- X—X—X— ADJACENT PROPERTY/R.O.W. LINES
- X—X—X— EXISTING UTILITY POLE
- X—X—X— EXISTING FIRE HYDRANT
- X—X—X— EXISTING LIGHT FIXTURE
- X—X—X— NEW LIGHT FIXTURE
- X—X—X— EXISTING CONCRETE AREAS
- X—X—X— NEW CONCRETE AREAS

CODE & SITE DATA

TOTAL PARCEL = 11.53 ACRES (±502,326 SQ. FT.)
PROPOSED ZONING: R50

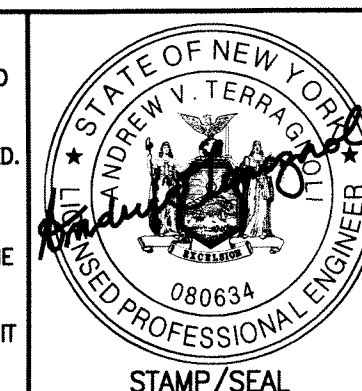
BUILDING SETBACK	REQUIRED	PROVIDED
FRONT	30'-0"	57'-10"
SIDE	25'-0"	25'-0"
REAR	30'-0"	31'-4"

LANDSCAPE	REQUIRED	PROVIDED
TOTAL PARCEL	NOT SPEC.	57%

MAX. ALLOWABLE # TOWNHOMES = 502326 / 8500 = 59 TOWNHOMES
TOTAL # TOWNHOMES PROVIDED = 26
ALL TOWNHOMES = DUPLEX (2 UNITS PER TOWNHOME)
TOTAL = 52 UNITS

THE TOWNHOMES AT EBENEZER WOODS
4592 SENECA ROAD
WEST SENECA, NEW YORK 14224

THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE EXCAVATION & CONSTRUCTION TO ENSURE HE/SHE HAS THE FINAL SET OF DESIGN DOCUMENTS AS ISSUED FOR CONSTRUCTION. THIS PLAN IS CURRENT AS OF THE DATE IT WAS ISSUED. SUBSEQUENT UPDATES OF THIS PLAN BY THE DESIGN ENGINEER DOES NOT AFFORD ANY TRANSFEREES THE RIGHT TO RECEIVE SAID UPDATES, BUT PLACES THE RESPONSIBILITY TO THE TRANSFERREE TO OBTAIN UPDATED PLANS WHICH ARE ISSUED FOR CONSTRUCTION AS THESE MAY DIFFER FROM PREVIOUS PLANS ISSUED FOR PERMIT OR BID.



REV. PER TOWN ENGINEER	8/28/14
REV. PER ERIE COUNTY DPW	8/28/14
ISSUED FOR SITE PLAN REV.	4/21/14

SITE LAYOUT PLAN

Optima
ENGINEERING, PLLC
11 Main Center
2405 Main Street, Suite 301
Buffalo, New York 14214
Phone: (716) 803-6400
Fax: (716) 810-9504

DRAWN BY: AVT
CHECKED BY: OST
JOB # 11-289

SHEET
C-1.0