NORTH

SITE DATA PROPOSED PARKING LOT EXPANSION

PARCEL AREA: 3.17± ACRES (138,085 S.F. NOT INCLUDING HIGHWAY)

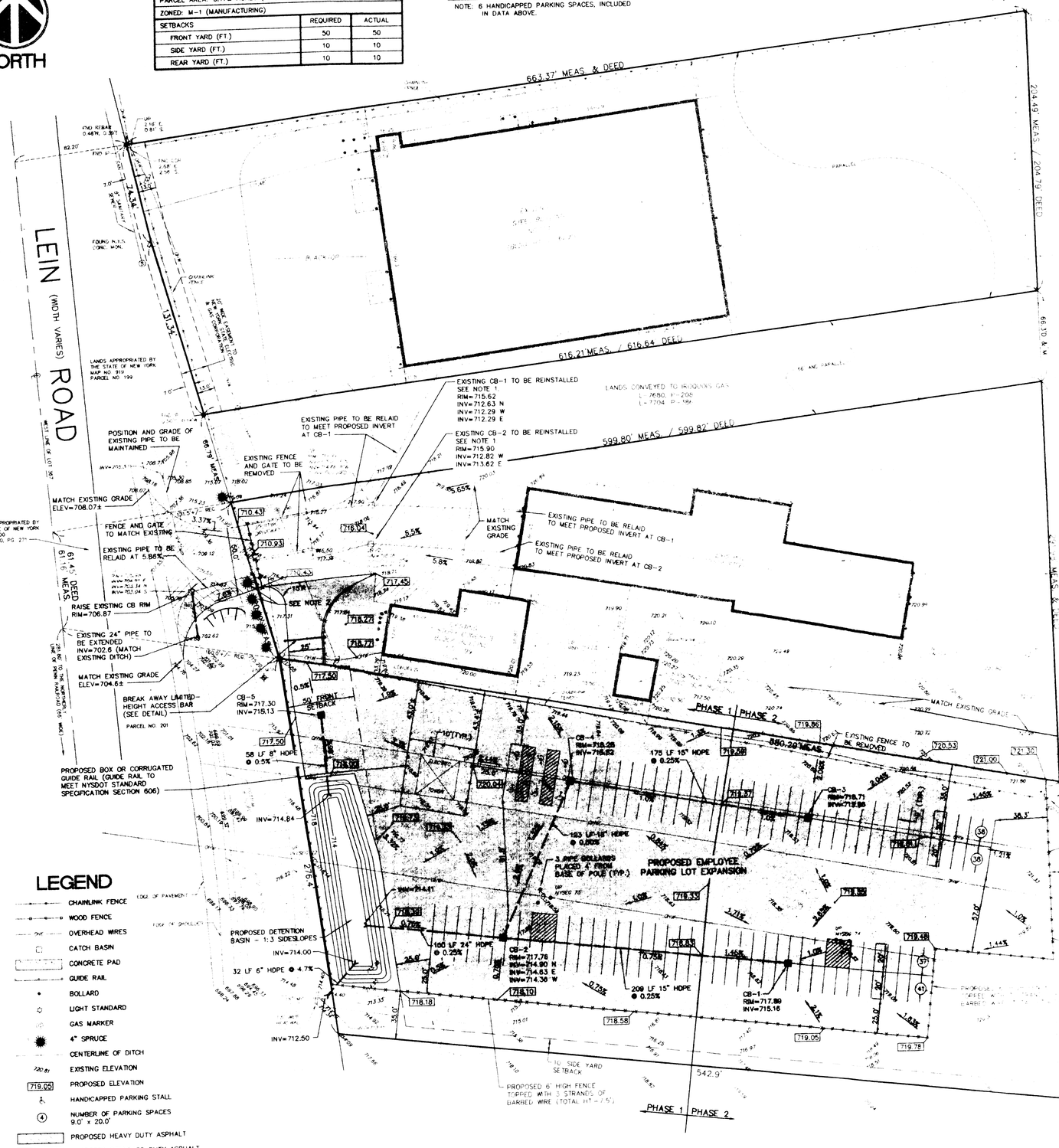
ZONED: M-1 (MANUFACTURING)

SETBACKS	REQUIRED	ACTUAL
FRONT YARD (FT.)	50	50
SIDE YARD (FT.)	10	10
REAR YARD (FT.)	10	10

PARKING DATA PROPOSED PARKING LOT EXPANSION

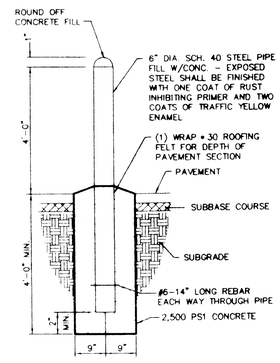
TOTAL PARKING PROVIDED = 166

NOTE: 6 HANDICAPPED PARKING SPACES, INCLUDED IN DATA ABOVE.

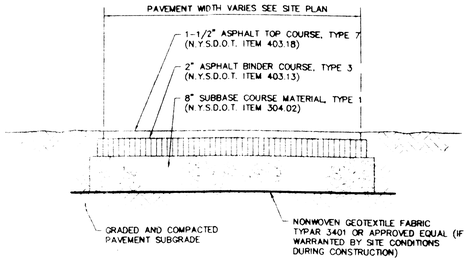


LEGEND

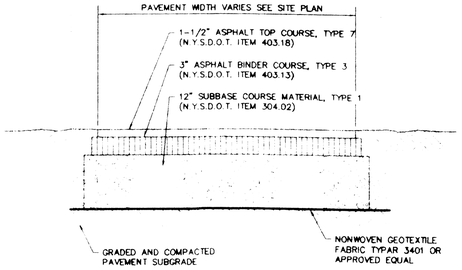
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD WIRES
- CATCH BASIN
- CONCRETE PAD
- GUIDE RAIL
- BOLLARD
- LIGHT STANDARD
- GAS MARKER
- 4" SPRUCE
- CENTERLINE OF DITCH
- 720.81 EXISTING ELEVATION
- 719.05 PROPOSED ELEVATION
- HANDICAPPED PARKING STALL
- (4) NUMBER OF PARKING SPACES 9.0' x 20.0'
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- EXISTING ASPHALT TO BE REMOVED AND REPLACE WITH HEAVY DUTY ASPHALT



BOLLARD DETAIL

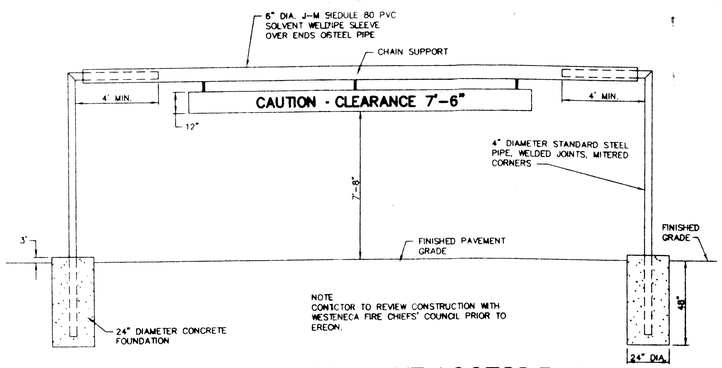


STANDARD DUTY ASPHALT SECTION



NOT CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

HEAVY DUTY ASPHALT SECTION



BREAKAWAY LIMITED-HEIGHT ACCESS BAR

SURVEY NOTES:

1. RIGHT OF WAY TO IROQUOIS GAS CORPORATION RECORDED IN LIBER 7291, PAGE 177 AFFECTS THIS SURVEY NORTH OF THE SOUTH LINE OF LOT 356
2. EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORPORATION RECORDED IN LIBER 7357, PAGE 519 AFFECTS THIS SURVEY.
3. ⊕ BENCHMARK MONUMENT TWS-81 ELEV=716.98

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

NOTES

1. EXISTING CATCH BASIN (CB-1 AND CB-2) SHALL BE REINSTALLED TO REFLECT NEW RIM AND INVERT ELEVATIONS. THE DIFFERENCE BETWEEN THE RIM AND AND INVERT ELEVATIONS HAVE BEEN MAINTAINED FROM EXISTING TO PROPOSED CONDITIONS.
2. EXISTING 2 TREES TO BE REMOVED AND PROTECTED FOR REPLANTING.
3. ALL WORK TO CONFORM TO TOWN OF WEST SENECA CODES, REQUIREMENTS AND STANDARD SPECIFICATIONS. ANY PERMITS AND/OR LICENSES NECESSARY FOR THE EXECUTION FOR THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.
4. THE LOCATION OF UTILITIES AND OTHER FEATURES, AS SHOWN ON THE PLANS, ARE FROM THE BEST INFORMATION MADE AVAILABLE. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD INVESTIGATE AND VERIFY THE EXACT LOCATION OF UTILITIES AND OTHER SIGNIFICANT FEATURES PRIOR TO START OF CONSTRUCTION IN ORDER TO AVOID POTENTIAL CONFLICTS. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS AT THE NYS INDUSTRIAL CODE RULE 53 AND THE NYS HIGH VOLTAGE PROXIMITY ACT.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL STATUES REGARDING THE PREVENTION, CONTROL AND ABATEMENT OF SOIL EROSION, SEDIMENTATION AND WATER POLLUTION. ALL EROSION AND SEDIMENT CONTROL MEASURES/PRACTICES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. NEEDED REPAIRS TO BE MADE IMMEDIATELY.
7. CONSTRUCTION IN ACCORDANCE WITH TOWN CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS BY THE TOWN ENGINEER.
8. GRADING SHALL BE KEPT WITHIN THE LIMIT SHOWN ON THE GRADING PLAN. CONTRACTOR SHALL PROTECT EXISTING TREES AND VEGETATION OUTSIDE THE LIMITS OF GRADING.
9. THE LOCATION OF THE GAS LINE ALONG THE WEST PROPERTY LINE IS APPROXIMATE ONLY. EXCAVATION OF A TEST PIT, IN THE PRESENCE OF THE UTILITY REPRESENTATIVE, IS RECOMMEDED TO DETERMINE THE DEPTH OF THE LINE AND HOW IT IMPACTS THE PROPOSED WIDENING AND REGRADING OF THE DRIVEWAY.

0 40 80 120 160

SCALE 1"=40'
GRAPHIC SCALE IN FEET

DRAWING REVISIONS

ITEM	DATE	DESCRIPTION

DESIGNED BY: PWB
DRAWN BY: SMK
CHECKED BY: WES
DATE: JULY 1999
SCALE: 1"=40'

WARNING
ALTERING THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPTING AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW, AS AMENDED IN 1969
WM. SCHUTT & ASSOCIATES P.C.

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PROJECT NAME
DELAVAN INDUSTRIES
199 LEIN ROAD
WEST SENECA - ERIE COUNTY - NEW YORK

DRAWING
CONCEPT PLAN FOR PROPOSED EMPLOYEE PARKING LOT EXPANSION

THIS SHEET ISSUED JULY 19, 1999

SHEET NO.
CP1

WSA PROJECT NO. 98077