



IMPORTANT NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

IMPORTANT NOTE:
CONTRACTOR IS TO CONTACT THE "UNDERGROUND FACILITY PROTECTIVE ORGANIZATION" (1-800-962-7862) TO HAVE ALL EXISTING UTILITIES LOCATED AND MARKED PRIOR TO ANY DEMOLITION, CONSTRUCTION OR EXCAVATION ON THE SITE.

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

PARKING REQUIREMENTS

2 SPACES PER 5 SEATS (RESTAURANT)
2 SPACES (28 SEATS / 5 SEATS) = 12 SPACES MINIMUM

6 SPACES FOR EACH 1000 SF GROSS FLOOR AREA (RETAIL)
(5,504 SF / 1000 SF) * 6 = 33 SPACES

TOTAL SPACES REQUIRED = 45 TOTAL SPACES PROVIDED = 46

DETAILS OF DEVELOPMENT		
ZONING	REQUIRED	PROVIDED
BUILDING	FY	40'
SETBACKS	RY	30'
NET LOT AREA	57,262± sq.ft.	
LOT COVERAGE	-	75.8%
BUILDING COVERAGE	-	12.7%
BUILDING HEIGHT	40' MAX.	20.33'
GROSS FLOOR AREA	7280 sq.ft.	
No. of UNITS	2	
PARKING: 2 sp / 5 seats	12	12
RETAIL	FY	10'
PARKING	RY	10'
SETBACKS	RY	10'

DETAILS

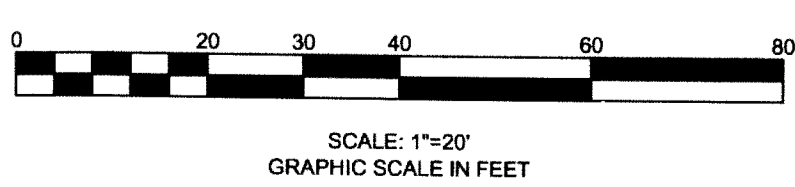
- INTEGRAL CURB/SIDEWALK
- TYPE "A" CONCRETE CURB
- STANDARD DUTY ASPHALT SECTION
- EXTERIOR CONCRETE SLAB ON GRADE
- 90° PARKING STALL LAYOUT
- HANDICAP PAVEMENT MARKINGS
- INTERNATIONAL HANDICAP SYMBOL
- HANDICAP PARKING SIGN
- NO PARKING SIGN
- DUMPSTER ENCLOSURE
- PAINTED TRAFFIC ARROWS
- PIPE BOLLARD
- STOP BAR
- 45° PAVEMENT MARKING
- HANDICAP RAMP
- CONCRETE SIDEWALK
- PLYON SIGN
- 6-FT BOARD ON BOARD FENCE

NOTES

- LANDSCAPED (LAWN) AREA, TOPSOIL AND (GRASS) SEED
- LANDSCAPED (PLANTING BED) AREA, TOPSOIL AND MULCH
- "ENTER" SIGN (SEE DRAWINGS BY OTHERS)
- "EXIT" SIGN (SEE DRAWINGS BY OTHERS)
- "DRIVE THRU" SIGN
- "THANK YOU" SIGN, "DO NOT ENTER" SIGN
- TAPER CURB FROM 6" TO 0" REVEAL IN 2'
- SNOW STORAGE AREA WITH 45° PAVEMENT MARKING
- DRIVE THRU PRE-SELL BOARD
- DRIVE THRU MENU BOARD W/SPEAKER
- TACTILE WARNING
- YELLOW CENTER LINE STRIPE PER ECDPW REQUIREMENTS.
- UNDERGROUND STORMWATER DETENTION BASIN
- TYPICAL LIGHT POLE (SEE DESIGN BY PHILIPS LIGHTING NORTH AMERICA)
- WALL MOUNTED LIGHT (SEE DESIGN BY PHILIPS LIGHTING NORTH AMERICA)
- YIELD SIGN

LEGEND

- SIGN
- BUILDING ENTRANCE
- PAINTED PAVEMENT MARKING
- CONCRETE
- HANDICAPPED PARKING STALL
- NUMBER OF PARKING SPACES
- DRIVE THRU STACKING
- LIGHT POLE
- WALL MOUNTED LIGHT



SITE NOTES

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT NUMBERS, LOCATIONS, AND DIMENSIONS OF VESTIBULE, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT LOCATIONS AND NUMBER OF BUILDING UTILITY ENTRANCES.
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER'S CONSTRUCTION DIVISION.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED OWNER'S STANDARD SPECIFICATIONS OR AS SPECIFIED BY THE OWNER'S CONSTRUCTION DIVISION.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, 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.
- REFERENCES TO NYSDOT STANDARDS SHALL MEAN THE "STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, OFFICE OF ENGINEERING, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, MAY 1, 2008," WITH ALL CURRENT ADDENDUMS.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PARKING LOT LIGHTING POLES, FIXTURES WITH LAMPS AND PAINT WILL BE FURNISHED INSTALLED BY THE OWNER'S ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE OWNER A ONE-YEAR WARRANTY CERTIFICATE. ALL INCURRED COSTS FOR RECEIVING, STORAGE, LIABILITY, WARRANTY AND LABOR SHALL BE INCLUDED IN THE INSTALLATION CONTRACT PRICE.
- PAVEMENT STRIPING AND PAINTING
TRAFFIC CONTROL MARKINGS SHALL BE PAINTED WITH A WHITE TRAFFIC MARKING PAINT AS INDICATED ON THE DRAWINGS. PAINT SHALL BE SHERWIN WILLIAMS "PRO-MARK" TRAFFIC MARKING PAINT, SERIES B29.Y.2, OR GULDEN TRAFFIC PAINT # 6322B.
-ENTRANCE DIRECTIONAL ARROWS SHALL BE MARKED ON PAVEMENT IN WHITE IN LOCATION AND OF SIZE INDICATED ON DRAWINGS.
-PAINT CONCRETE BASE AND BASE PLATE AT ALL PARKING LOT LIGHTING STANDARDS AND STEEL PIPE BASE OF HANDICAPPED PARKING IDENTIFICATION SIGN.
- SITE LIGHTING
ALL CONDUIT SHALL BE ROUTED A MINIMUM OF 36" BELOW GRADE. VERIFY EXACT LOCATION AND METHOD OF WIRING ALL OUTDOOR LIGHTING STANDARDS WITH OWNERS REPRESENTATIVE.
EXACT METHOD OF ROUTING OUTDOOR LIGHTING WIRING SHALL BE CAREFULLY COORDINATED BY SITE CONTRACTOR.
UNLESS OTHERWISE NOTED, ALL EXTERIOR LIGHTING WIRING SHALL BE # 10 AWG. COPPER AND SHALL BE ROUTED IN RIGID STEEL HEAVYWALL CONDUIT.
MINIMUM CONDUIT SIZE IS 1".
ALL POLES TO BE MOUNTED ON CONCRETE PEDESTALS 2' ABOVE GRADE, FOR A TOTAL MOUNTING HEIGHT OF 20' (MAX. HEIGHT ALLOWED IS 25 FEET).
- STUB EMPTY 2" CONDUIT OUT FROM BUILDING WALL. ROUTE TO PROPERTY LINE AND CAP FOR TELEPHONE INCOMING SERVICE. ROUTE CONDUIT MINIMUM OF 2'-6" BELOW FINISHED GRADE. COORDINATE ALL REQUIREMENTS WITH TELEPHONE CO. REPRESENTATIVE INCLUDING ALL TRENCHING, BACKFILL, ETC. AS MAY BE REQUIRED FOR A COMPLETE INCOMING UNDERGROUND TELEPHONE SERVICE.
- GRADING SHALL BE KEPT WITHIN THE LIMIT SHOWN ON THE GRADING PLAN. CONTRACTOR SHALL PROTECT EXISTING TREES AND VEGETATION OUTSIDE THE LIMITS OF GRADING.
- BUILDING DIMENSIONS ARE NOT INTENDED FOR BUILDING LAYOUT. SPECIFIC LAYOUT DIMENSIONS SHOULD UTILIZE THE ACTUAL BUILDING PLANS. ANY DISCREPANCIES BETWEEN BUILDING PLANS AND THOSE INDICATED ON THESE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHOULD STAKE OUT AND VERIFY EACH OF THE DIMENSIONS INDICATED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHOULD LOCATE ALL PERTINENT PROPERTY, EASEMENT AND/OR RIGHT OF WAY LINES PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOT TRESPASS OR COMMENCE WORK ON OTHER PROPERTIES, EASEMENTS, OR RIGHT OF WAYS WITHOUT PROPERLY NOTIFYING AND MEETING THE NECESSARY REQUIREMENTS OF THE PROPERTY OWNER OR AUTHORIZED AGENCY.
- ALL TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS AND TRAFFIC CONTROL SHALL CONFORM TO THE 2009 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, THE CURRENT NYS SUPPLEMENT AND NYSDOT 2012 WORK ZONE TRAFFIC CONTROL TYPICALS REGION 5 MANUALS.
- THE LOCATION OF UTILITIES AND OTHER FEATURES, AS SHOWN ON THE PLANS, ARE FROM THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD INVESTIGATE AND DETERMINE THE EXACT LOCATIONS OF UTILITIES, PRIOR TO CONSTRUCTION IN ORDER TO AVOID CONFLICTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT, SUPPORT AND MAINTAIN ALL EXISTING UTILITIES DURING THE COURSE OF HIS OPERATIONS. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL WORK WITHIN THE ROW OF UNION ROAD TO CONFORM TO NYSDOT REQUIREMENTS AND SHALL REQUIRE OBTAINING A DOT HIGHWAY WORK PERMIT. ALL WORK WITHIN THE ROW OF INDIAN CHURCH ROAD TO CONFORM TO ECDPW REQUIREMENTS AND SHALL REQUIRE OBTAINING A ECDPW HIGHWAY WORK PERMIT. ALL WORK WITHIN THE ROW OF DOSTER PLACE TO CONFORM TO THE TOWN OF WEST SENECA REQUIREMENTS AND SHALL REQUIRE OBTAINING A TOWN OF WEST SENECA HIGHWAY WORK PERMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL HIGHWAY WORK PERMITS AND GENERATION OF REQUIRED MAINTENANCE AND PROTECTION OF TRAFFIC PLAN. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS NOT DESCRIBED HERE IN THIS NOTE (I.E. SWPPP, WATER PERMITS).
- THE PLANS AND SPECIFICATIONS FOR THIS PROJECT HAVE BEEN PREPARED WITH CARE AND ARE INTENDED TO SHOW AS CLEARLY AS IS PRACTICABLE THE WORK REQUIRED TO BE DONE. THE CONTRACTOR MUST REALIZE, HOWEVER, THAT CONSTRUCTION DETAILS CAN NOT ALWAYS BE ACCURATELY ANTICIPATED AND THAT IN EXECUTING THE WORK, FIELD CONDITIONS MAY REQUIRE REASONABLE MODIFICATIONS IN THE DETAIL OF PLANS AND QUANTITIES OF WORK INVOLVED. ALL WORK MUST BE CARRIED OUT TO MEET ACTUAL FIELD CONDITIONS TO THE SATISFACTION OF THE ENGINEER AND DEVELOPER IN ACCORDANCE WITH THEIR INSTRUCTIONS.

DRAWING REVISIONS

ITEM	DATE	DESCRIPTION

DESIGNED BY: PMB

DRAWN BY: DLS

CHECKED BY: WES

DATE: MAY 2016

WARNING:
ALTERING THIS DOCUMENT IS IN VIOLATION OF
THE LAW EXCEPT AS PROVIDED IN SECTION
205 OF THE GENERAL BUILDING LAW, AS AMENDED
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DRAWING SCALE: 1"=20'

WSA PROJECT NO. 15264

Tim Hortons

1371 INDIAN CHURCH ROAD
TOWN OF WEST SENECA - ERIE COUNTY - NEW YORK

SITE PLAN AND NOTES