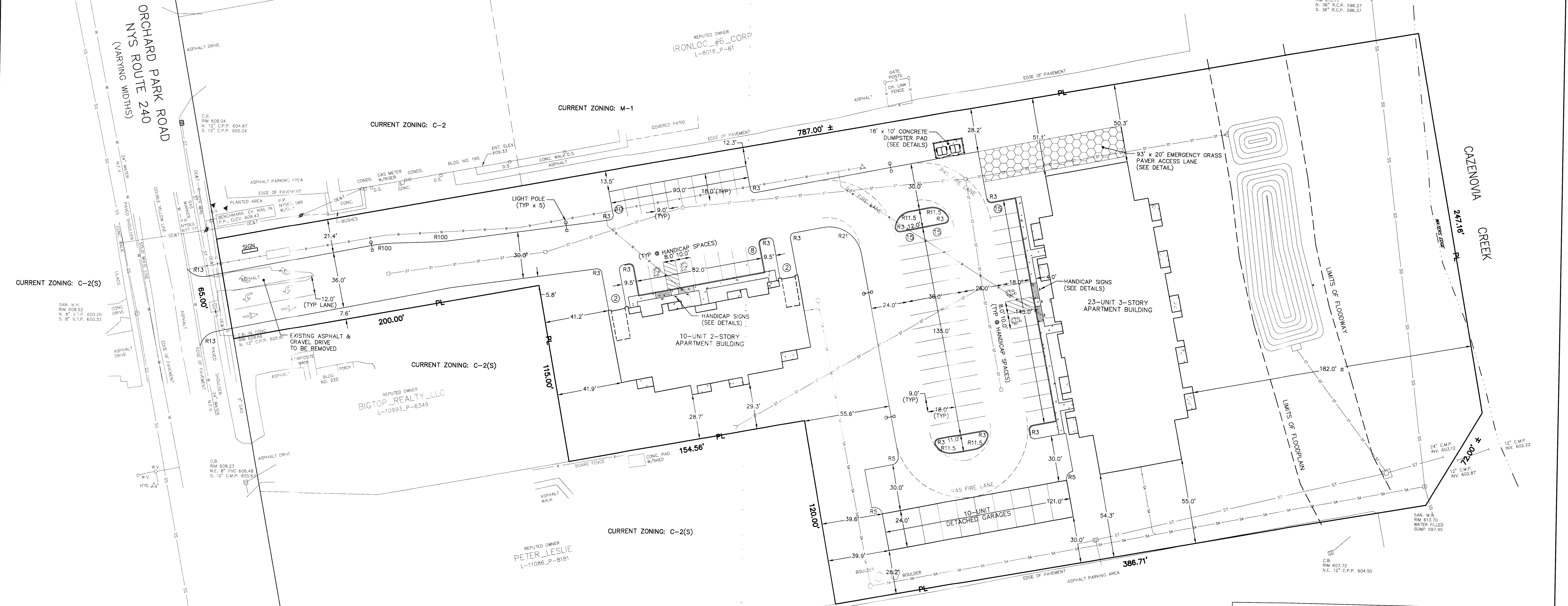


SAN. M.H.
 RM 607.93
 N. 36° R.C.P. 593.32
 E. 36° R.C.P. (DECEASED)
 S. 8° P.V.C. 597.72

SAN. M.H.
 RM 610.77
 N. 36° R.C.P. 596.27
 S. 36° R.C.P. 596.37



SAN. M.H.
 RM 608.52
 N. 8° V.T.P. 600.26
 S. 8° V.T.P. 600.33

SAN. M.H.
 RM 608.23
 N.E. 8° P.V.C. 608.48
 P. 10' C.M.P. 609.63

SAN. M.H.
 RM 609.02
 N. 8° V.T.P. 602.36

SAN. M.H.
 RM 613.70
 WATER FILLED
 SUMP 597.45

C.B.
 RM 607.72
 N.E. 12° C.P.P. 604.50

NOTES:

- GRASS PAVER FIRE ACCESS LANE SHALL BE MAINTAINED AND FREE OF ANY DEBRIS, VEHICLES, SNOW, ETC. AT ALL TIMES.
- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
- SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S AND ENGINEER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
- WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
- 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. ANNOTATED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIALS INSTALLED WHILE WORKING ON OTHER COMPONENTS.
- CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
- CONTRACTOR SHALL ASCERTAIN 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.
- CONTRACTORS SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
- COORDINATE WITH THE OWNER ON NEEDED RESTORATION FOR NEW CONSTRUCTION.

SITE DATA TABLE

TOTAL SITE AREA = 3.91 ± ACRES
 CURRENT ZONING = C-2(S)
 FLOODPLAIN = AS SHOWN ON PLANS
 FLOODWAY = AS SHOWN ON PLANS

FRONT YARD SETBACK ALLOWED = 40.0'
 FRONT YARD SETBACK PROVIDED = 41.2'
 REAR YARD SETBACK ALLOWED = 10.0'
 REAR YARD SETBACK PROVIDED = 182.0' ±
 SIDE YARD SETBACK ALLOWED = 5.0'
 SIDE YARD SETBACK PROVIDED = 28.7'

PARKING CALCULATION:

PARKING REQUIRED = 2 PER DU
 DWELLING UNITS = 33 UNITS
 PARKING SPACES REQUIRED = 66
 VISITOR PARKING REQUIRED = 10 (FOR 26-50 DU PER SITE)
 TOTAL PARKING SPACES REQUIRED = 76
 TOTAL PARKING SPACES PROVIDED = 77

NOTES:

SITE PLAN DEVELOPED FROM BOUNDARY SURVEY COMPLETED BY NUSSBAUMER & CLARKE, INC. DATED MARCH 22, 1988 AND THE TOPOGRAPHIC SURVEY COMPLETED BY MCINTOSH & MCINTOSH, P.C. DATED APRIL 17, 2017. THIS IS NOT A PROPERTY SURVEY

DESIGNED BY:	JCM
DRAWN BY:	JCM
CHECKED BY:	ARH
CAD FILE:	M1725
NOTE:	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 2209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW
REVISIONS	DATE BY/CHK

MC METZGER CIVIL ENGINEERING, PLLC
 8245 SHERIDAN DRIVE
 WILLIAMSVILLE, NY 14221
 PH: 716-633-2601
 FAX: 716-633-2704

CIVIL ENGINEERING
 LAND PLANNING
 SITE DESIGN
 MUNICIPAL ENGINEERING



MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 216 ORCHARD PARK ROAD
 TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK

SITE PLAN

SCALE: 1"=30'
 DATE: MAY 31, 2018
 JOB NO: M1725
 DRAWING NO:

SP-1
 SHEET 3