



DRAWING REVISIONS	
DATE	DESCRIPTION
12/27/18	REVISED PER TOWN AND UTILITY COMMENTS

DESIGNED BY: PWB  
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**CARRIAGE LANE TOWNHOMES**  
 TRANSIT ROAD  
 TOWN OF WEST SENECA - ERIE COUNTY - NEW YORK

**SITE PLAN AND NOTES**

THIS SHEET ISSUED DECEMBER 21, 2018

**C4**

DRAWING SCALE: 1"=40'

WSA PROJECT NO. 91073A

**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.
- 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, 2018," WITH ALL CURRENT ADDENDUMS.
- 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-MAR" TRAFFIC MARKING PAINT, SERIES B29.1, 2, OR GLIDDEN TRAFFIC PAINT # 63228. -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).
- 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 WORK.
- 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 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 TRANSIT ROAD TO CONFORM TO NYSDOT REQUIREMENTS AND SHALL REQUIRE OBTAINING A DOT 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 DETAILS 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.
- THE CONTRACTOR SHALL BE AWARE THAT SOIL CONDITIONS ARE UNKNOWN AND ASSUMED TO VARY AT DIFFERENT DEPTHS AND LOCATIONS.

**DETAILS**

- STANDARD DUTY ASPHALT SECTION
- 90° PARKING STALL LAYOUT
- HANDICAP PAVEMENT MARKINGS
- INTERNATIONAL HANDICAP SYMBOL
- HANDICAP PARKING SIGN
- CONCRETE SIDEWALK
- NO PARKING ANY TIME SIGN
- STEEL BACKED TIMBER GUIDE RAIL ASPHALT TRAIL

**NOTES**

- LANDSCAPED (LAWN) AREA, TOPSOIL AND (GRASS) SEED
- "WELCOME" SIGN (DONE BY OTHERS)
- MAIL BOX (DONE BY OTHERS)
- STORMWATER DETENTION POND
- BIORETENTION AREA
- SNOW STORAGE AREA WITH 45° PAVEMENT MARKINGS
- HOTBOX RIZZ AND METER (SEE SHEET C7.5 FOR DETAIL)
- DUPLEX WASTEWATER PUMP STATION
- STORMWATER TREATMENT UNIT
- 12'-FT WIDE COMMON AREA FOR PATIO OR DECK
- 5'-FT WIDE STRIP WALKING PATH
- SEE WLS PHOTO METRIC PLAN FOR LIGHT POLE LOCATION
- TEMPORARY TURBIDITY CURTAIN/COFFERDAM

**LEGEND**

- SIGN
- PAINTED PAVEMENT MARKING
- CONCRETE
- HANDICAPPED PARKING STALL
- NUMBER OF PARKING SPACES
- GUIDE RAIL
- WETLAND TO BE PRESERVED AND PROTECTED
- PRESERVE AND PROTECT EXISTING ASPHALT
- SUGGESTED LIGHT POLE LOCATION

