

SITE LAYOUT PLAN

1" = 20'



SITE DATA

CURRENT ZONING: C2
TOTAL SITE AREA: 2.02 ACRES (AC)
DRAINAGE AREA: 1.82 AC
IMPERVIOUS IN DRAINAGE AREA: 1.13 AC

IMPERVIOUS AREA:
EX BLDG & PAVT: 0.29AC
NEW BUILDING: 0.21AC
NEW PAVT: 0.83AC
TOTAL IMPERVIOUS: 1.33AC
TOTAL GREENSPACE: 0.69AC (34% OF SITE)

PROPOSED SEWER LOADING:
(16 BEDROOMSx110 GPD/BED*)+(9100SF OFFICEx0.1GPD/SF**)+(9500SF RETAILx0.1GPD/SF**)=3620 GPD DAILY AVERAGE

*PER NYSDEC WASTEWATER TREATMENT 2014
**NUMBER OF EMPLOYEES IS UNKNOWN-USE SF OFFICE SPACE

PARKING DATA

SPACES REQUIRED: (4 SPA/RES. UNITx4 UNITS)+(1 SPA/ 100SF OFFICEx9100SF)+(1 SPA/350SF RETAILx9500)=135
SPACES PROVIDED: 68
REGULAR: 64
HANDICAP: 4

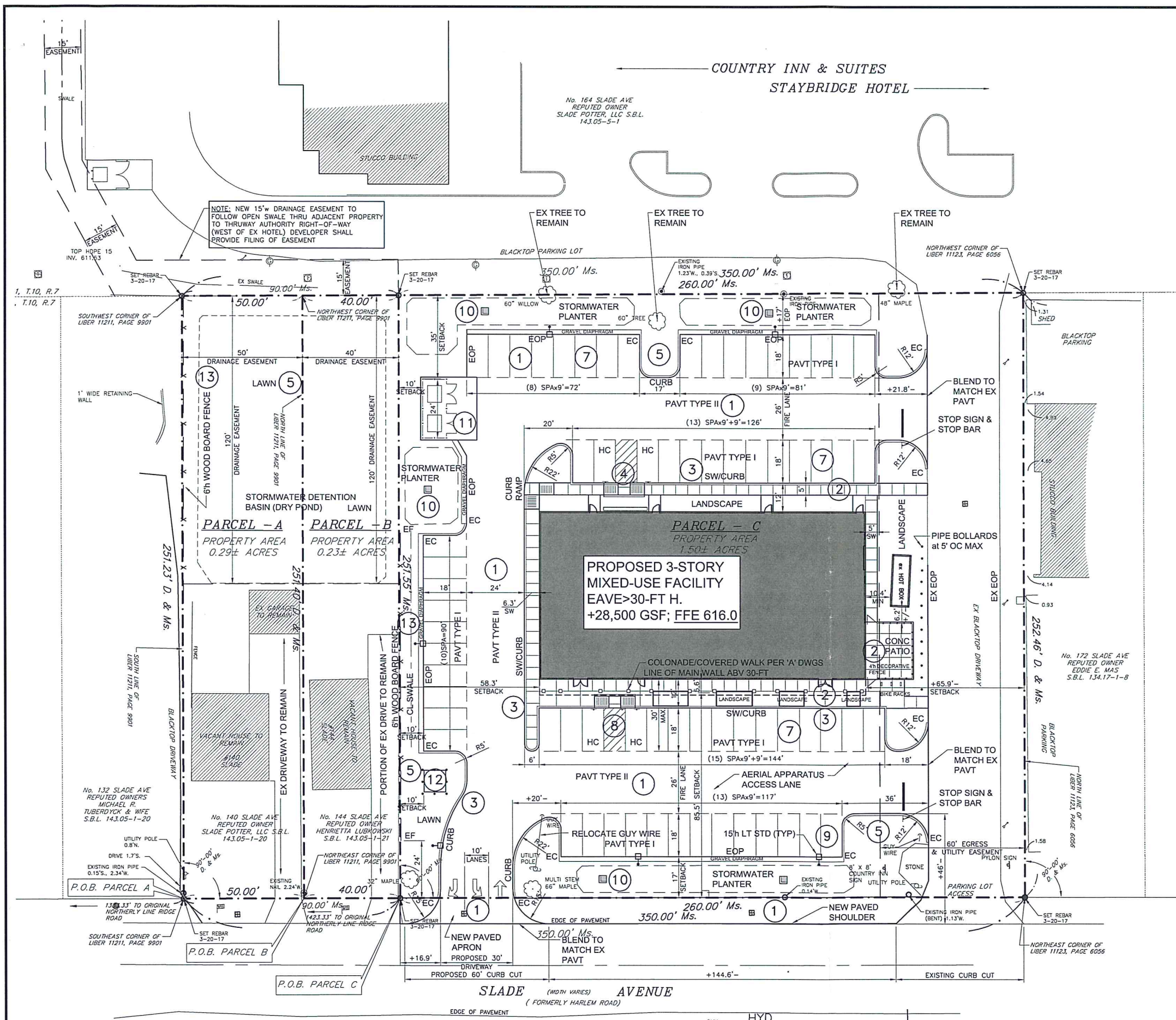
NOTE: THE DEVELOPER SHALL SUBMIT A LETTER OF AGREEMENT BETWEEN OWNERSHIP GROUPS FOR AN ALTERNATE PARKING ARRANGEMENT FOR USE OF ADJACENT OFF-SITE PARKING AREAS (HOTEL PROPERTIES TO THE WEST) TO ALLOW A SHARED PARKING ARRANGEMENT WITH THIS PARCEL BASED ON THE PROPOSED DEFICIENCY OF 67 CAR-PARKS FROM THE TOWN ORDINANCE.

NOTES:

- EC = END OF CURB
- EOP = EDGE OF PAVEMENT
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY. REFER TO SURVEYS PROVIDED BY KHEOPS JOB No 17NY054, DATED MARCH 2017.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS, FEATURES, AND UTILITY CONNECTIONS.
- SITE LIGHTING, POWER AND GAS LINES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT DESIGNED BY Tredo ENGINEERS.
- A KNOX BOX KEY HOLDER SHALL BE LOCATED AT THE BUILDING MAIN ENTRANCE.
- THE BUILDING CONTAINS A SPRINKLER FIRE-PROTECTION SYSTEM

CONSTRUCTION NOTES:

1. ASPHALT PAVEMENT - TYPE PER DETAIL
2. CONCRETE PAVEMENT - TYPE PER DETAIL
3. UPRIGHT CONCRETE CURB
4. HC CURB RAMP
5. 4-INCH MINIMUM TOPSOIL & SEED
6. LANDSCAPE PLANTINGS PER SCHEDULE
7. 4-INCH WIDE YELLOW PAINT STRIPES
8. HC SYMBOLS, AISLES & SIGNAGE
9. 15" LIGHT STANDARD
10. DRAINAGE STRUCTURE IN STORMWATER PLANTER (BIO-RETENTION BASIN) REF. SITE UTILITIES PLAN (TYP)
11. DUMPSTER PAD & ENCLOSURE
12. TRANSFORMER PAD & BOLLARDS BY UTILITY PROVIDER
13. 6'h WOOD BOARD FENCE



DATE	BY	REVISIONS
4.3.17	TE	1 SPR SUBMITTAL
6.26.17	TE	2 SPR RE-SUBMITTAL
		3
		4
		5
		6
		7

DATE	DATE DRAWN	DATE ISSUED
	4.3.17	4.3.17

PROJECT ARCHITECT	PROJECT MANAGER	DRAWN BY	SCALE
		AVM	AS NOTED

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PROJECT: **MULTI-USE BUILDING**
SLADE AVENUE
WEST SENeca, NEW YORK

TITLE OF DRAWING: **SITE LAYOUT PLAN**

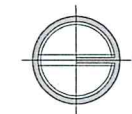
PROJECT NO. **TE #16.34**
DRAWING NO. **C-101**

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COUNTRY INN & SUITES
STAYBRIDGE HOTEL

LANDSCAPE PLAN

1" = 20'

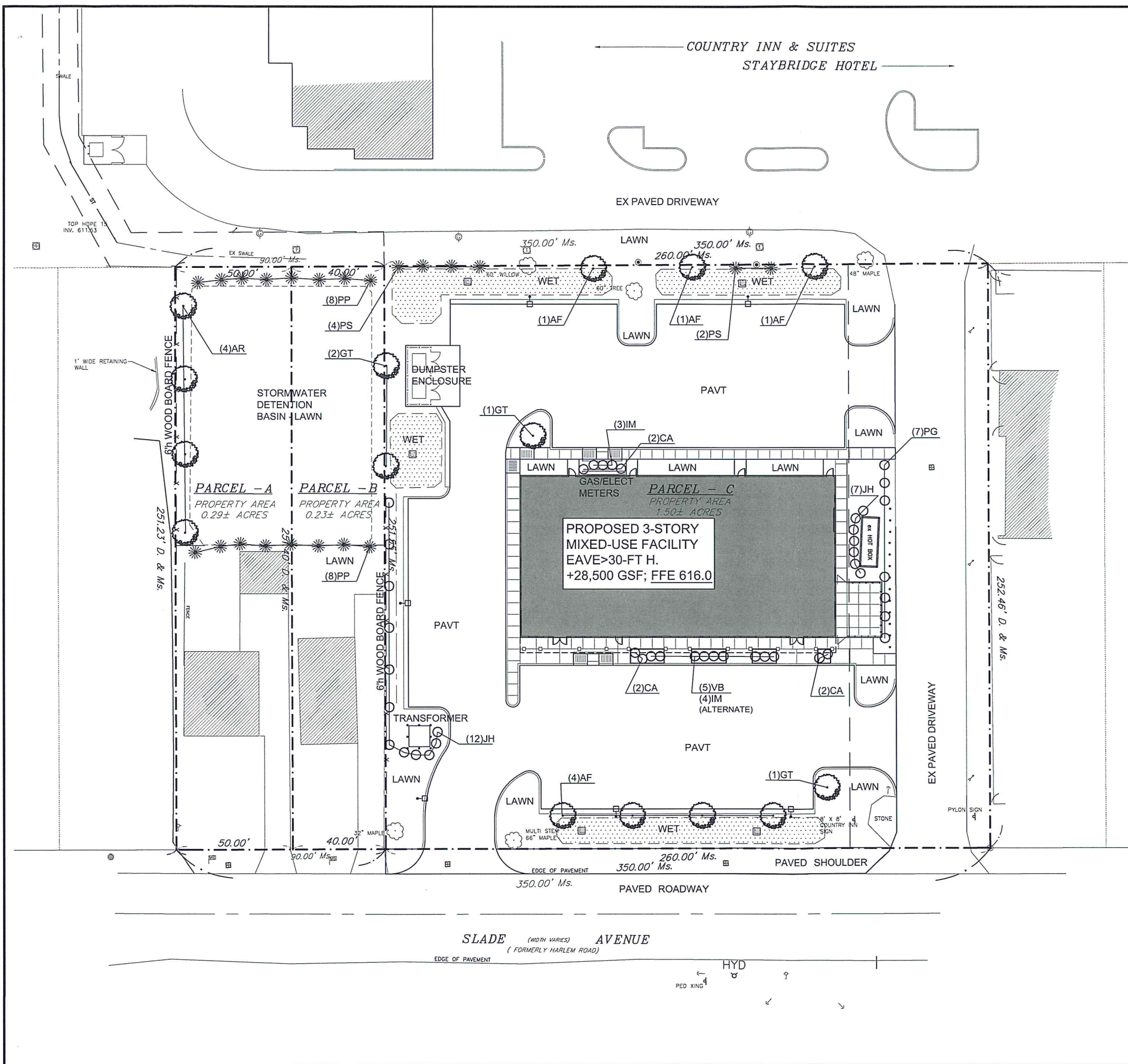


NOTES:

1. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES AND PLANTINGS INDICATED TO REMAIN FROM ALL TYPES OF ROOT, TRUNK AND LIMB DAMAGE DURING DEMOLITION AND CONSTRUCTION.
2. EXISTING PLANTED AREAS TO BE REMOVED UNLESS OTHERWISE NOTED.
3. ALL DISTURBED AREAS SHALL RECEIVE 4" MIN. TOPSOIL AND GRASS SEED UNLESS OTHERWISE NOTED.
4. TREE AND SHRUB BEDS SHALL BE COVERED WITH 3" OF HARDWOOD MULCH. ALL ROOTS AND STONES OVER 1 1/2" SHALL BE REMOVED PRIOR TO HYDROSEEDING.
5. ALL STREET AND ISLAND TREES SHALL HAVE FIRST BRANCHING AT 6-FOOT MIN.
6. IF A CONFLICT EXISTS BETWEEN THE PLAN AND PLANTING SCHEDULE, THE PLAN SHALL GOVERN.
7. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS & FEATURES.
8. REFER TO GRADING AND UTILITY PLAN(S) FOR ADDITIONAL INFORMATION NOT SHOWN HEREIN.
9. STUMPS AND BRUSH MAY NOT BE BURIED IN THE TOWN AND TOPSOIL MAY NOT BE REMOVED FROM THE WORK SITE WITHOUT A PERMIT.

PLANTING SCHEDULE

MARK	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
PG	7	PICEA GLAUCA CONICA	ALBERTA SPRUCE	30"	B&B
VB	5	VIBURNUM PLICATUM 'MARIESI' f. TOMENTOSUM	DOUBLEFILE VIBURNUM	24"	B&B
IM	7	ILEX MESERVAE	BLUE HOLLY	18"	B&B
CA	6	CORNUS ALBA ELEGANTISSIMA	VAREGATED LEAF DOGWOOD	30"	B&B
JH	19	JUNIPERUS CHINENSIS 'HETZII'	HETZI UPRIGHT JUNIPER	4'h MIN	B&B
AF	7	ACER FREEMANII	AUTUMN BLAZE MAPLE	2 1/2" CAL	B&B
PS	6	PINUS STROBUS	EASTERN WHITE PINE	6'h MIN	B&B
PP	16	PICEA PUNGENS	COLORADO BLUE SPRUCE	5'h MIN	B&B
AR	4	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	2 1/2" CAL	B&B
GT	4	GLEDTISIA TRIACANTHOS INERMIS SKYLINE	SKYLINE LOCUST	2 1/2" CAL	B&B
WET		NORTHEAST WETLAND WILDFLOWER SEED MIX 32lb/AC			



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ELLICOTT
DEVELOPMENT

PROJECT
**MULTI-USE BUILDING
SLADE AVENUE
WEST SENECA, NEW YORK**

TITLE OF DRAWING
SITE LANDSCAPE PLAN

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