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1) BENCHMARK – NORTH BONNET BOLT ON HYDRANT LOCATED ON THE SOUTH SIDE OF NORTH AMERICA DRIVE APPROXIMATELY 40' EAST OF THE SOUTHWEST CORNER OF THE PROJECT AREA. ELEV. 648.71

2) UNDERGROUND UTILITY INFORMATION SHOWN WAS DERIVED FROM RECORD PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION AT SITE, THE PROPER UTILITY AUTHORITY SHOULD BE NOTIFIED.
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3) FOR SURVEY INFORMATION SEE MAP PREPARED BY McINTOSH & McINTOSH, P.C. DATED NOVEMBER 3, 2016 AND IDENTIFIED AS JOB NO. 6068–36A.

4) FOR REFERENCE SEE TOWN OF WEST SENECA TAX MAP NO. 135.06.

LEGEND

UT	UNDERGROUND TELEPHONE
UE	UNDERGROUND ELECTRIC
OT	OVERHEAD TELEPHONE
OE&T	OVERHEAD ELECTRIC & TELEPHONE
UC	UNDERGROUND CABLE
SS	SANITARY SEWER
ST	STORM SEWER
W	WATER
G	GAS
C.B. C.B.	CATCH BASIN
ST. M.H.	STORM MANHOLE
SAN. M.H.	SANITARY MANHOLE
G.V.	GAS VALVE
W.V.	WATER VALVE
HYD.	HYDRANT
N.F.V.	NOT FIELD VERIFIED

338.77' | PL | BRASS DISC IN CONC. | BRUSH & TREES | EX BRUSH & TREES TO REMAIN | 12" DOGWOOD | 8" DOGWOOD | CONC. PAD | EX MEADOW TO REMAIN | 15.0' WIDE PERMANENT DRAINAGE EASEMENT TO THE TOWN OF WEST SENECA L–11071, P–1, AREA 6 | 78.39' +/- (50' MIN) | NEW MH | TREES | 172.74' +/- (50' MIN) | NOTE: EX BRUSH & TREES TO BE REMOVED (UON) | CB | EXTENDED DETENTION BASIN (DRY) | 10" POPLAR | EX MEADOW & TREES REMAIN | EX TREE TO REMAIN & BE PROTECTED THRU-OUT CONSTR | DETENTION BASIN (DRY) LAWN | BRUSH & TREES | 10' | 99' | EOP | LAWN | CL DRAINAGE SWALE | 4–16" WILLOW | RIP-RAP SPILLWAY | 100CF 'DRY CREEK BED' 2"–4" RIVER- WASHED STONE (NATURAL COLOR) ON WEED-BLOCK FABRIC | DUMPSTER PAD & ENCLOSURE | 7.83' | 15' | PAVT TYPE II | 1' RET. WALL | 34' | 3–14" POPLAR | 28" POPLAR | EX TREES TO REMAIN (UON) | 384.29' | 1' RET. WALL | 5' SW | LAWN | 40' WALL | CONC. TRUCK DOCK | 50' WALL | 59.25' | 23.83' | EOP/GRAVEL DIAPHRAGM | R10' | R45' | 12" ASH | SMP SIGN | PLANTER #1 (WET) | 50.67' | 25' | CONC PATIO | GAS GENERATOR ON CONC PAD (REF. 'M' & 'E' DWGS) | TRENCH DRAIN | DEEP DOCK | GRADE DOCK | BRUSH & TREES | CB | SMP SIGN | PLANTER #2 (WET) | R90' | +/-136.41' | 20' | 15' LAWN | WE

30" MAPLE | 5–14" MAPLE | CL DRAINAGE SWALE | 2' GRAVEL MOWING STRIP | PROPOSED ONE-STY 11,560SF FFE 648.0 | 5' SW | 10' | 5' | 8' SW | EX TREE TO BE REMOVED | 14" ASH | 387.31' | 32' (10' MIN) | BRUSH & TREES | BLDG EGRESS (TYP) | 14.67' | LANDSCAPING | 4–18" MAPLE | EX TREES TO REMAIN & BE PROTECTED THRU-OUT CONSTR | AREA OF EX BRUSH & TREES TO REMAIN | BRUSH & TREES | EOP/GRAVEL DIAPHRAGM | EC | CURB | 18' | 5' | 8 | 81' | 24' | 10' MAX | EOP/GRAVEL DIAPHRAGM | EC | CURB FLUSH | LAWN | 18" MAPLE | BLDG UTILITIES | DELIVERY/SERVICE LOT PAVT TYPE II | EOP | EX MEADOW TO REMAIN | 40" MAPLE | 27.33' (10' MIN) | 22' | 9' TYP | CURB | 9 | EMPLOYEE/VISITOR LOT PAVT TYPE I | +/-104.37' SETBACK (60' MIN) | R5' | CURB | CURB | 15'W. LAWN | 20'h LIGHT STD -REF. 'E' DWGS. (TYP) | DIRECTIONAL SIGN- DELIVERIES | 56' (10' MIN) | 7.5' | 20' | POPLAR | EX TREE TO BE REMOVED | R15' | 30.0' WIDE EASEMENT TO COUNTY OF ERIE FOR ERIE COUNTY SEWER DISTRICT NO. 1 L–10582, P–549 (CORRECTION EASEMENT FOR L–10480, P–782) | 15.0' WIDE EASEMENT TO NEW YORK TELEPHONE CO., NEW YORK STATE ELECTRIC & GAS CORP. AND NATIONAL FUEL GAS DISTRIBUTION CORP. L–10600, P–656 | BENCHMARK: NORTH EDGE OF RIM ON SAN. MANHOLE ELEV. 646.75 | 10" PINE | 10" PINE | TRANSFORMER PAD & BOLLARDS (REF. 'E' DWGS) | 8" ASH | ASH | LAWN | +/-28.14' (10' MIN) | R22' | GROUND SIGN 24' | 25.42' | S.V. | W.V. | (2) EX TREES TO BE REMOVED | ROW | 50.0' | 338.75' | CONC. CURB | R15' | ROW | R26' | 61' CURB CUT | PAVEMENT | 5' TAPER EX CURB (TYP) | 61' CURB CUT | BENCHMARK: NORTH BONNET BOLT ON HYDRANT ELEV. 648.71 | HYD. | W.V. | NORTH AMERICA DRIVE (60.0' WIDE)

SITE DATA

CURRENT ZONING: M1
TOTAL SITE AREA: 3.00 ACRES (AC)
IMPERVIOUS AREA:
BUILDING: 0.26 AC
PAVT: 0.51 AC
TOTAL IMPERVIOUS: 0.77 AC
TOTAL GREENSPACE: 2.23 AC (74% OF SITE)
SEWER LOADING:
(20 EMPLOYEES)(15 GPD/PERSON) = 300 GPD

PARKING DATA

SPACES REQUIRED: 1 space for each 1,000 square feet of gross floor area, but shall not be less than 1 space for each 2 employees and need not be more than 1 for each 1.5 employees. PARKING FOR 15 EMPLOYEES + 2 VISITOR THUS:

1 SPA/1000 SF=12; >1 SPA/2 EMPLOYEES=9; <1 SPA/1.5 EMPLOYEES=12

SPACES PROVIDED: 17
REGULAR: 16
HANDICAP: 1 (1/PER 25 TOTAL SPA MIN)

NOTES:

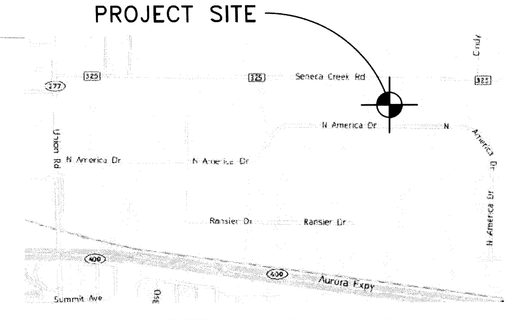
1. EC = END OF CURB
2. EOP = EDGE OF PAVEMENT
3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS, FEATURES, AND UTILITY CONNECTIONS.
4. SITE LIGHTING, POWER AND GAS LINES ARE SHOWN FOR INFORMATION ONLY, AND ARE NOT DESIGNED BY TREDO ENGINEERS.
5. A KNOX BOX KEY HOLDER & ROOF TRUSS–TYPE FIRE CODE SIGN SHALL BE LOCATED AT THE BUILDING MAIN ENTRANCE.
6. THE BUILDING DOES NOT CONTAIN A SPRINKLER FIRE–PROTECTION SYSTEM.

SITE LAYOUT PLAN

1" = 20'

N

PROJECT SITE



SITE LOCATION MAP

Kideney Architects
Kideney Architects, P.C.
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INTERIORS | LANDSCAPE DESIGN
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716.249.3837 | kideney.com

tredo ENGINEERS
755 Seneca Street
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Buffalo, New York 14210
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T.E. JOB No. 17–21

LICENSED PROFESSIONAL ENGINEER

CPI PROCESS SYSTEMS
NEW FACILITY
2800 N. AMERICA DRIVE
WEST SENECA, NY 14224

SITE LAYOUT PLAN

SCALE: AS NOTED	
DRAWN BY: avm	
CHECKED BY: MJE	NO. / DATE
PROJECT NO.: 2017005.00	REVISIONS / DATE: 3/29/2019

C101
DRAWING NO.