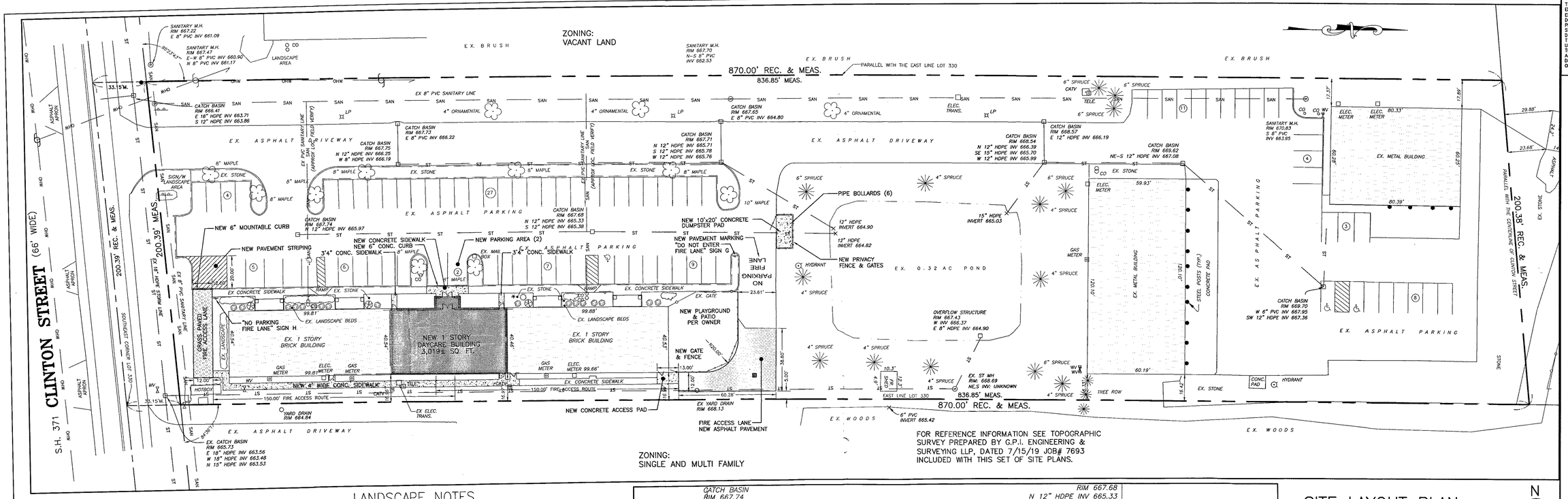
THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE EXCAVATION & CONSTRUCTION TO ENSURE HE/SHE HAS THE FINAL SET OF DESIGN DOCUMENTS AS ISSUED FOR CONSTRUCTION. THIS PLAN IS CURRENT AS OF THE DATE IT WAS ISSUED. SUBSEQUENT UPDATES OF THIS PLAN BY THE DESIGN ENGINEER DOES NOT AFFORD ANY TRANSFEREE THE RIGHT TO RECEIVE SAID UPDATES, BUT PLACES THE RESPONSIBILITY TO THE TRANSFEREE TO OBTAIN UPDATED PLANS WHICH ARE ISSUED FOR CONSTRUCTION AS THESE MAY DIFFER FROM PREVIOUS PLANS ISSUED FOR PER OR BID.



FOR REFERENCE INFORMATION SEE TOPOGRAPHIC SURVEY PREPARED BY G.P.I. ENGINEERING & SURVEYING LLP, DATED 7/15/19 JOB# 7693 INCLUDED WITH THIS SET OF SITE PLANS.

SITE NOTES

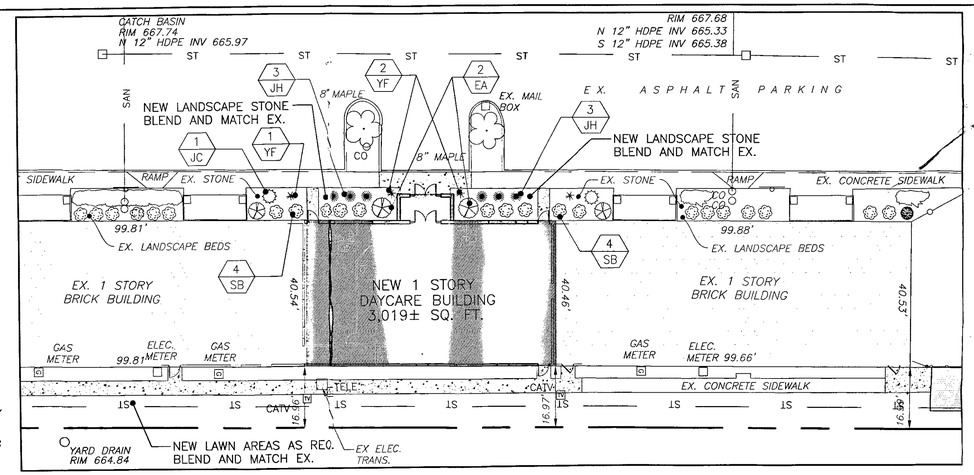
1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF WEST SENECA STANDARDS AND NEW YORK STATE CODE REQUIREMENTS, AS WELL AS THE LATEST A.I.S.C., A.C.I., O.S.H.A., AND A.S.T.M. STANDARDS. WHERE CODES OVERLAP, THE CONTRACTOR SHALL COMPLY WITH THE MORE STRINGENT CODE.
2. WHERE A SPECIFIC MANUFACTURER'S PRODUCT IS CALLED OUT ON THIS SHEET OR ANY OTHER PLAN IN THIS SET OF DRAWINGS, THE CONTRACTOR MUST COMPLY WITH THE MANUFACTURER'S LATEST PRINTED INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION.
3. ANY TEMPORARY TRAFFIC CONTROL AND WARNING SIGNS SHALL CONFORM TO N.Y.S.D.O.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESSIBLE PASSAGEWAYS FOR TRAFFIC AND PEDESTRIANS TO EXISTING BUSINESSES WHICH WILL REMAIN IN OPERATION THROUGHOUT THE DURATION OF THE CONSTRUCTION.
5. ANY CAST-IN-PLACE CONCRETE SHALL CONFORM TO N.Y.S.D.O.T. STANDARD SPECIFICATIONS (SECTION 501). USE CLASS "C" FOR DUMPSTER ENCLOSURES, APRONS, OR STRUCTURAL SLABS. USE CLASS "D" FOR SIDEWALKS AND ALL OTHER GENERAL PURPOSE CONCRETE PAVEMENT ON SITE. CEMENT USED TO PRODUCE CONCRETE SHALL CONFORM WITH BOTH ACI 318 AND ASTM C1157. CONCRETE SHALL HAVE A SLUMP OF NO MORE THAN 5" AND AN AIR ENTRAINMENT OF 4-6%.
6. ALL CONCRETE CURBS, SIDEWALKS, APRONS, AND PADS SHALL BE CURED USING A PIGMENTED CURING COMPOUND CONFORMING TO A.S.T.M. C309.
7. ANY DEVIATION FROM ANY PLANS IN THIS DRAWING SET SHALL REQUIRE APPROVAL OF DESIGN ENGINEER AND THE TOWN OF WEST SENECA PLANNING AND BUILDING DEPARTMENTS, AS WELL AS THE APPROPRIATE UTILITY COMPANIES AND SERVICE PROVIDERS.
8. THE DESIGN ENGINEER (STUDIO T3) SHOULD BE IMMEDIATELY CONTACTED UPON DISCOVERY OF ANY ABOVEGROUND OR BELOW GROUND OBJECTS (BUILDING FOUNDATIONS, BURIED VAULTS, TREES, SIDEWALKS, PAVEMENT, RAILINGS, SIGNS, STOCKPILES, STUMPS, OR SIMILAR). WORK SHALL BE IMMEDIATELY SUSPENDED AND NOT COMMENCE UNTIL SUCH DISCOVERED OBJECTS ARE IDENTIFIED AND THE DESIGN ENGINEER (STUDIO T3) ISSUES EITHER A WRITTEN APPROVAL OR A SIGNED REVISED PLAN.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL NECESSARY FEES AND OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION. CONTACT TOWN OF WEST SENECA BUILDING DEPARTMENT FOR INSTRUCTIONS, PERMIT APPLICATIONS, AND FEES.

TOWN OF WEST SENECA NOTES

1. ALL TREE STUMPS AND BRUSH MAY NOT BE BURIED IN THE TOWN OF WEST SENECA AND THAT TOPSOIL MAY NOT BE REMOVERD FROM THE WORK SITE WITHOUT A PERMIT.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL PROVIDE MAINTENANCE INCLUDING FERTILIZING, RE-SEEDING, AND WATERING AS REQUIRED DURING LANDSCAPE INSTALLATION AND PLANTING FOR A MINIMUM PERIOD OF 12 MONTHS FROM PLANTING DATE.
2. LIME AND FERTILZE THE TOP 6" OF TOPSOIL IF INITIAL SOIL pH TESTS INDICATE THAT pH LEVELS ARE ACIDIC (7 OR LESS). IF LIMESTONE IS USED IT SHALL BE ADJUSTED TO 100% EFFECTIVE NEUTRALIZING VALUE (ENV). LIME SHALL BE ADDED TO THE SOIL AS PER THE GUIDELINES IN THE TABLE ON PAGE 4.29 OF THE NEW YORK STATE STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. LIME SHALL NOT BE APPLIED WITHIN 50 FEET OF STREAMS AND WETLANDS.
3. THE CONTRACTOR SHALL FURNISH AND INSTALL A 3" MINIMUM LAYER OF LANDSCAPE STONE TO MATCH AND BLEND WITH EXISTING LANDSCAPE STONE IN EXISITNG LANDSCAPE BEDS AS INDICATED.
4. ALL PROPOSED LANDSCAPE AREAS AND PLANTING BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR UNSUITABLE SOILS TO A DEPTH OF 24" AND BACKFILLED WITH TOPSOIL AND THE PLANTING MIXTURE AS SPECIFIED IN THE DETAILS.
5. THE CONTRACTOR SHALL ERECT TEMPORARY CONSTRUCTION FENCING AROUND ALL EXISTING TREES TO REMAIN WITHIN THE PROJECT LIMITS TO PROTECT FROM SITE WORK DISTURBANCE.
6. UNLESS RECOMMENDED OTHERWISE BY THE SEED VENDOR OR THE LANDSCAPE CONTRACTOR, PERMANENT GRASS SEEDING SHALL CONSIST OF A MIXTURE OF THE FOLLOWING:
   - KENTUCKY BLUEGRASS = 25% BY WEIGHT (98% MIN. PURITY: 85% MIN. GERMINATION)
   - PENN LAWN RED FESCUE = 25% BY WEIGHT (95% MIN. PURITY: 80% MIN. GERMINATION)
   - TRIPLE CROWN PERENNIAL RYE = 50% BY WEIGHT (95% MIN. PURITY: 90% MIN. GERMINATION)
7. HAND-BROADCASTING OR HYDRO-SEEDING AND HYDRO-MULCHING SHALL BE USED TO ESTABLISH ALL NEW LAWN AREAS. IF HAND-BROADCASTING, SEW SEED AT A RATE OF 5 lbs. PER 1000 SQ. FT. RAKE SEED INTO TOP 1/8" OF TOPSOIL, ROLL, AND WATER WITH FINE MIST. WATER SEED AS RECOMMENDED BY SEED VENDOR. UNIFORMLY SPREAD 2 INCHES OF STRAW MULCH OVER ENTIRE SEEDED AREA AT THE RATE OF 2 TONS PER ACRE (90 lbs. / 1,000 SQ. FT.) IMMEDIATELY AFTER ROLLING AND WATERING SEEDED AREAS. THE STRAW MULCH SHALL BE ANCHORED WITH WOOD FIBER MULCH AT 750 lbs PER ACRE (17 lbs. / 1,000 SQ. FT.). THE WOOD FIBER MULCH SHALL BE APPLIED THROUGH A HYDRO-SEEDER IMMEDIATELY AFTER STRAW MULCH IS INSTALLED. REMOVE ANY WIND-SWEPT MULCH PILES AS NECESSARY TO PREVENT DAMAGE TO GRASS. HAY MULCH SHALL NOT BE USED.
8. IN AREAS WHERE DECORATIVE STONES OR MULCH MAY BE USED, THE CONTRACTOR SHALL INSTALL A QUALITY WOVEN LANDSCAPE FABRIC (SUCH AS FABRISCAPE 4.75 OZ. WOVEN WEED RESTRICTOR PLUS OR APPROVED EQUAL) FOR WEED CONTROL BENEATH A 2"-3" LAYER OF LANDSCAPE STONE TO MATCH AND BLEND WITH EXISTING STONE ON SITE.
9. LIMIT SOIL PLACEMENT OVER EXISTING SHRUB ROOTS TO A MAXIMUM OF 2 INCHES. IN EXPOSED ROOT AREAS WOOD MULCH SPREAD TO A DEPTH OF 4 INCHES SHALL BE USED TO PREVENT SOIL COMPACTION OVER THE ROOT SYSTEM.
10. MOW NEWLY SEEDED AREAS FOR THE FIRST THREE (3) TIMES. AT EACH MOWING CUT TO A HEIGHT OF 2 INCHES AFTER GROWTH HAS REACHED APPROXIMATELY 3-½ INCHES. APPLY WEED AND FEED AS DIRECTED ON MANUFACTURER'S APPLICATION INSTRUCTIONS AITER THE SECOND MOWING.
11. IF ROOTS OF EXISTING TREES TO REMAIN NEED TO BE REMOVED TO ALLOW FOR NEW STRUCTURE, UNDERGROUND UTILITY, OR PAVEMENT INSTALLATION A CERTIFIED TREE SURGEON SHALL PERFORM ALL SUCH WORK AND SHALL PRUNE THE CANOPY TO AN EQUAL PROPORTION.
12. ALL NEW LAWN AREAS SHALL HAVE A 6 INCH MINIMUM LAYER OF TOPSOIL BEFORE SEEDING.
13. ALL NEW LAWN AREAS SHALL BE COMPLETE IN COVERAGE AND VIGOROUS IN GROWTH IN ORDER TO BE ACCEPTABLE. REPAIR, RE-SEED, AND WATER NEW LAWN AREAS AS NECESSARY UNTIL THEY REACH THE LEVEL OF FINAL ACCEPTANCE.
14. ANY PLANTING BED SOIL HAVING A pH OF 4 OR MORE ACIDIC, OR CONTAINING IRON SULFIDES, SHALL BE REPLACED WITH 12 INCH MINIMUM LAYER OF SOIL HAVING A pH OF 5 OR LESS ACIDIC, OR MIXED WITH LIME UNTIL THE pH LEVEL IS AT LEAST 5.
15. TILLING SHALL NOT BE PERFORMED WITHIN THE DRIP LINE OF EXISTING TREES TO REMAIN OR OVER EXISTING UNDERGROUND UTILITIES LESS THAN 24 INCHES BELOW GRADE.
16. ALL TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH AND NOT PLACED WHILE PARTIALLY FROZEN, MUDDY, OR ON FROZEN SLOPES OVER ICE, SNOW, AND STANDING WATER PUDDLES. TOPSOIL PLACED ON SLOPES GREATER THAN 5% (20:1) SHALL BE PROMPLTY FERTILIZED, SEEDED, MULCHED, AND STABILIZED BY TRACKING WITH SUITABLE EQUIPMENT PER THE SPECIFICATIONS ABOVE.



SITE LANDSCAPE PLAN

SCALE : 1"= 20'-0"

0 20 40 80

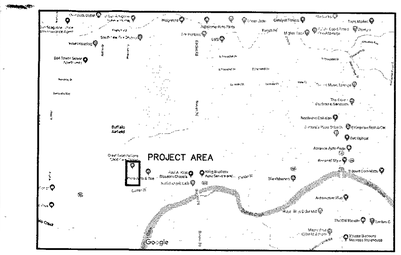
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	M SIZE	QTY.	CONDITION	REMARKS
EA	EUONYMUS ALATUS	DWARF BURNING BUSH	4HT	2	B&B	PLANT AS SHOWN
JC	JUNIPERUS CHIN. 'OLD GOLD'	OLD GOLD JUNIPER	1ᵀSP	1	#5 POT	PLANT AS SHOWN
JH	JUNIPERUS HOR. 'BLUE RUG'	BLUE RUG JUNIPER	1ᵀ,18" SP	6	#3 POT	PLANT AS SHOWN
SB	SPIRAEA X B. 'ANTHONY WAT.'	ANTHONY WATERER SPIRAEA	3"	8	#5 POT	PLANT AS SHOWN
YF	YUCCA FILA. 'BRIGHT EDGE'	BRIGHT EDGE YUCCA	2" HT	3	#2 POT	PLANT AS SHOWN

SITE LAYOUT PLAN

SCALE : 1"= 30'-0"

0 30 60 120



SITE MAP

CODE & SITE DATA

TOTAL PARCELS = 3.82 ACRES (±166,949 SQ. FT.)
ZONED: M1 (MANUFACTURING DISTRICT)

BUILDING:	23,092± SQ FT	
PAVEMENT:	82,203± SQ FT	
GREEN SPACE:	61,654± SQ FT (36.93%)	
BLDG. SETBACKS:	FRONT	25'-0"
	SIDE	10'-0"
	REAR	10'-0"
PARKING EXISTING:	86 (HC 4)	
PARKING PROPOSED:	86 (HC 4)	

GENERAL NOTE:

LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. (HORIZONTAL AND VERTICAL) THESE PLANS DO NOT ASSURE THE PRESENCE OR LOCATION OF UTILITIES, JUST APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL NOTIFY "DIG SAFELY NEW YORK" FOR LOCATION OF ALL UNDERGROUND UTILITIES. AT LEAST 2 TO 10 WORKING DAYS PRIOR TO ANY MECHANIZED WORK (DOES NOT INCLUDE THE DATE OF THE CALL) NOTICE MUST BE PROVIDED TO THE ONE-CALL NOTIFICATION SYSTEM, WHICH WILL TRANSMIT THE PROJECT INFORMATION TO INVOLVED MEMBERS SO THAT THEY CAN MARK THE LOCATION OF ANY FACILITIES AT THE EXCAVATION SITE.

FOR EXCAVATION ON LONG ISLAND AND THE FIVE BOROUGHS OF NEW YORK CITY, NEW YORK 811 MUST BE CALLED AT 1-800-272-4480. FOR EXCAVATION ELSEWHERE IN NEW YORK STATE, DIG SAFELY NEW YORK MUST BE CALLED AT 1-800-962-7962. NOTIFICATION FOR EXCAVATION WORK ANYWHERE IN THE STATE CAN BE MADE BY DIALING 811. WHETHER DIALING THE 1-800 NUMBER OR 811, THERE IS NO CHARGE FOR THE CALL.

CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING TREES WHERE NECESSARY ON NEIGHBORING PROPERTY FROM ALL TYPES OF DAMAGE TO BOTH TRUNK AND ROOTS. LIMIT FILLING OVER TREE ROOTS TO 4" MAX.

LEGEND

- EXISTING FENCE
- NEW FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- NEW EDGE OF PAVEMENT
- NEW CURB (6")
- SITE PARCEL PROPERTY/R.O.W. LINE
- ADJACENT PROPERTY/R.O.W. LINES
- EASEMENT / BLDG SETBACKS LINE
- EXISTING WATER LINE
- NEW WATER LINE
- EXISTING UNDERGROUND ELEC
- NEW UNDERGROUND ELEC
- EXISTING OVERHEAD ELEC.
- NEW OVERHEAD ELEC.
- EXISTING GAS LINE
- NEW GAS LINE
- NEW GEOTHERMO LINES
- EXISTING COMBINED SEWER
- EXISTING SANITARY LINE
- NEW SANITARY LINE
- EXISTING STORM SEWER LINE
- NEW STORM SEWER LINE
- EXISTING CABLE/TELE
- NEW CABLE/TELE
- EXISTING CONCRETE AREAS
- NEW CONCRETE AREAS
- EX AREAS TO BE EXCAVATED
- EXISTING YARD DRAIN
- NEW YARD DRAIN
- EXISTING CATCH BASIN
- NEW CATCH BASIN
- EXISTING GAS VALVE
- NEW GAS VALVE
- EXISTING WATER VALVE
- NEW WATER VALVE
- EXISTING MANHOLE
- NEW MANHOLE
- EXISTING UTILITY POLE
- NEW UTILITY POLE
- EXISTING LIGHT FIXTURE
- NEW LIGHT FIXTURE
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING CLEAN-OUT
- NEW CLEAN-OUT
- NEW GEOTHERMO WELL
- EXISTING SIGN
- NEW PARKING SPACE COUNT
- NEW TREE
- NEW SHRUB
- EXISTING TREE
- VEGETATION TO BE REMOVED

GREAT EXPECTATIONS CHILD CARE

4534 CLINTON STREET
WEST SENECA, NEW YORK 14224

SITE LAYOUT & LANDSCAPE PLAN

STATE OF NEW YORK · ANDREW V. TERRANOVA · 090834 · LICENSED PROFESSIONAL ENGINEER

STAMP/SEAL

REVISION	DATE
1 ISSUED FOR SITE PLAN REV.	9/19/19

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JOB # 18-158

SHEET C1.0

WARNING: IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER, TO ALTER IN ANY WAY, PLANS, SPECIFICATIONS, OR REPORTS TO WHICH THE SEAL OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER HAS BEEN APPLIED.