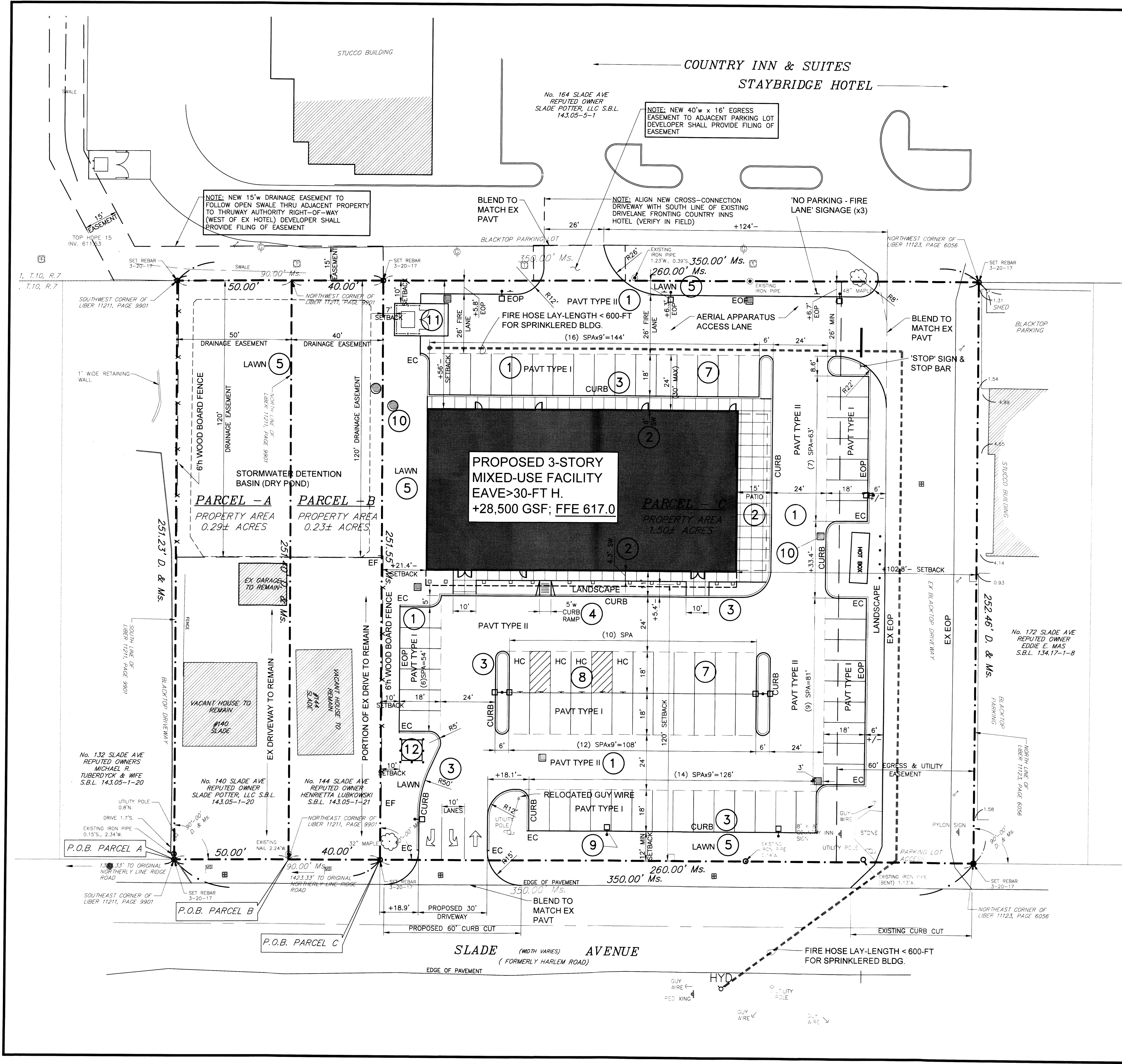
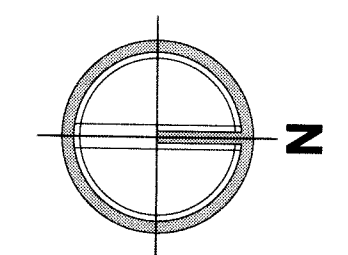




SITE LAYOUT PLAN

1" = 20'



SITE DATA

CURRENT ZONING: C2
TOTAL SITE AREA: 1.5 ACRES (AC) (NOT INCL DRAINAGE EASEMENT AREA ON #140 & #144 SLADE AVE.
DRAINAGE AREA: +1.79- AC (INCL OFF-SITE EASEMENT AREA)
IMPERVIOUS AREA:
BUILDING: 0.24AC
EX PAVT: 0.19AC
NEW PAVT: 0.47AC
TOTAL IMPERVIOUS: 0.90AC
TOTAL GREENSPACE: 0.60AC (40% OF SITE)
INTERIOR GREENSPACE: 1106SF (5.2% OF PARKING LOT)

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: 74
REGULAR: 70
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 61 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.

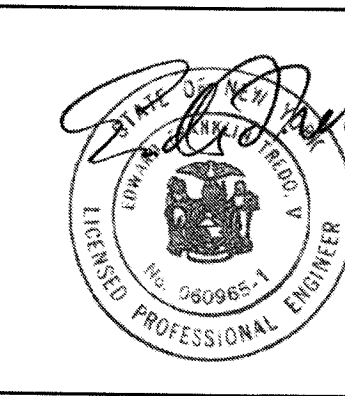
CONSTRUCTION NOTES:

- ASPHALT PAVEMENT - TYPE PER DETAIL
- CONCRETE PAVEMENT - TYPE PER DETAIL
- UPRIGHT CONCRETE CURB
- HC CURB RAMP
- 4-INCH MINIMUM TOPSOIL & SEED
- LANDSCAPE PLANTINGS PER SCHEDULE
- 4-INCH WIDE YELLOW PAINT STRIPES
- HC SYMBOLS, AISLES & SIGNAGE
- 15'h LIGHT STANDARD
- DRAINAGE STRUCTURE REF. SITE UTILITIES PLAN (TYP)
- DUMPSTER PAD & ENCLOSURE
- TRANSFORMER PAD & BOLLARDS BY UTILITY PROVIDER

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

DATE	PROJECT ARCHITECT	PROJECT MANAGER	DATE DRAWN	DATE ISSUED
			AVM	4.3.17
			SCALE	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