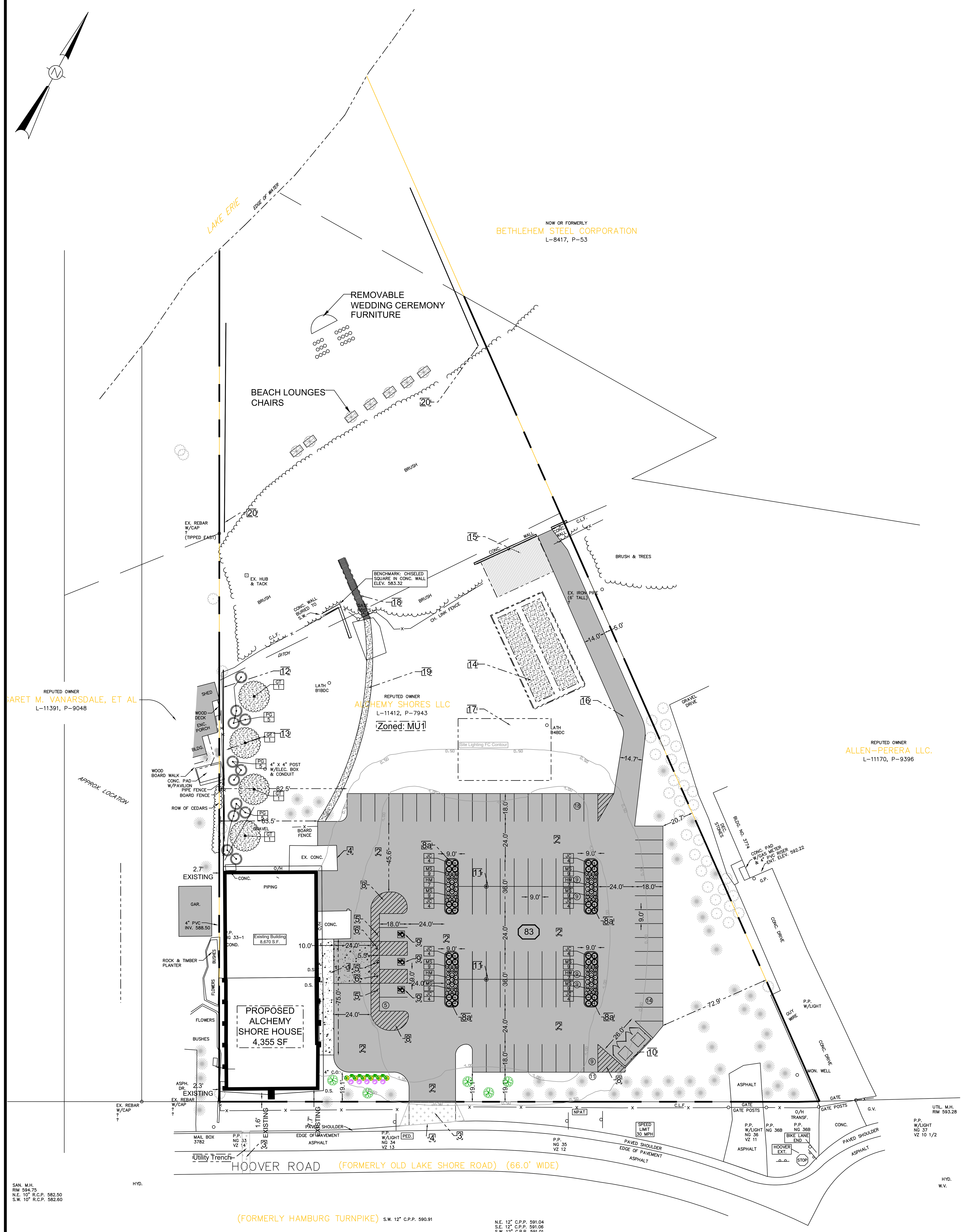

GENERAL NOTES:
1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SITE NOTES: #
1. Proposed Concrete Sidewalk
2. Proposed Gravel Parking Lot.
3. Proposed Asphalt Pavement.
4. Match into Existing Pavement.
5. Proposed "Handicapped Parking Only" sign.
6. Proposed "No Parking" sign.
7. Proposed 6" Bollard
8. 4" Yellow Pavement Stripe (at 2' c-c in no parking zones).

8a. Landscaped Curbed Islands
9. Proposed White Pavement symbol (stop bar, directional arrows, accessibility symbol, text)
10. Proposed Wooden Dumpster Enclosure.
11. Proposed Light Pole Base
12. 8' high board on bpoard wood fence on min 2' high berm
13. New schedule 40 drain pipe from ex. roof gutter /leaders
14. 60'X13' sand courts for various activities
15. 40'x25' wood deck
16. Compacted stone access road
17. Food truck event staging area
18. 40'X4' P.T. wood boardwalk with nautical rope both sides for themed railing
19. Gravel path way
20. Nautical rope with no trepassing signage

NB: All curb Radii to be 3' unless otherwise noted.

SITE LEGEND:
- Property line
- 6" Curb (typ).
- Proposed sign & pole
- Proposed Concrete Sidewalk
- Proposed Asphalt Pavement
- Proposed Gravel Parking Lot

PROPOSED PARKING ANAYLSIS

USE	CODE	REQUIRED	PROVIDED
Eating or Driving Establishment	Amount Granted by Town	175 Occupants = 83 Spaces	
TOTAL		83 SPACES	84 SPACES
STALL SIZE		9'x18'	9'x18'

TOWN OF HAMBURG, NY ZONING ANALYSIS

	REQUIRED	PROVIDED
ZONED (MU-1)	MU-1	MU-1
SITE DISTURBANCE		O.98 ACRES
MAX LOT COVERAGE	85%	<85%
MAX. BUILDING HEIGHT	35'	<35'
BUILDING SETBACKS:		
FRONT	NONE	1.6'
ABUTTING RESIDENTIAL	20' SIDE &REAR	EXISTING
PARKING SETBACKS:		
FRONT - PROPERTY LINE	10'	19'

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	ROOT	REMARKS
	TREES					
GT	Gleditsia triacanthos inermis 'Suncole"	Sunburst Honeylocust	2.5"		B&B	
PG	Picea glauca 'Densata'	Black Hills Spruce		4'–5'	B&B	
	SHRUBS					
JC	Juniper conferta	Shore Juniper			3 Gal.	
HM	Hydrangea macrophylla 'Glowing Embers'	Glowing Embers Hydrangea			3 Gal.	
	ORNAMENTAL GRASSES					
MS	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass			3 Gal.	

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	12.26.2023	DZ	Site Comments
2	1.14.2024	JM	Site Comments

SPECIAL INFORMATION:

ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

NORTH

Know what's below. Call before you dig.

APPLICANT

Anne & TJ McIntosh
114 Prospect Ave
Hamburg, NY 14075

PREPARED BY

Joseph Marinaccio
C: 716-574-6549

SEAL

3780 HOOVER ROAD
Hamburg, NY 14219

PROPOSED
BUFFALO CHAMPAGNE HOUSE

TITLE:
OVERALL
Site Plan

SCALE: 1:20
DRAWN BY: DZ
CHECKED BY: JM
DATE: 05.08.2023
DRAWING NO. C4.1