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ONONDAGA STREET (99.0' WIDE)

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PARKING SUMMARY	
REQ'D:	
1. RESTAURANT: 1 SPACE PER 200 SF = 7,957 / 200 = 40 SPACES	
2. RETAIL: 1 SPACE PER 150 SF = 29,462 / 150 = 196 SPACES	
3. RESIDENTIAL: 2 SPACES PER DWELLING UNIT = 13 UNITS X 2 = 26 SPACES	
TOTAL = 262 SPACES REQ'D	
PROVIDED:	
BLDG 1 AREA 9' x 18' SPACES: 72 SPACES	
BLDG 2 AREA 9' x 18' SPACES: 26 SPACES	
BLDG 3 AREA 9' x 18' SPACES: 62 SPACES	
TOTAL = 190 SPACES	

SITE DATA		
SITE AREA = 4.3 ACRES		
ZONED: B-1 (GENERAL BUSINESS) & R-B-2 (RETAIL BUSINESS)		
BUILDING AREA: 7,957 GSF REST., 29,462 GSF RETAIL, 13 APARTMENTS		
SETBACKS-BUILDING	REQUIRED	PROVIDED
FRONT & SIDE FRONT (CENTER ST):	20 FT MAX.	20.0 FT MAX, 19.78 FT MIN.
SIDE:	NONE	76.76 FT MIN.
REAR:	15 FT	N/A
SETBACKS-PARKING		
FRONT:	NONE	9.0 FT MIN.
SIDE:	NONE	3.87 FT MIN.
REAR:	NONE	N/A
BUILDING COVERAGE		
PRINCIPAL % OF LOT:	50%	29,520 SF (15.8%)
BUILDING HEIGHT:	35 FT	< 35 FT
GREENSPACE:	N/A	1.21 AC (28.3%)

NOTES:

- ALL RADI SHALL BE 3'0" UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
- ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
- CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
- BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

GENERAL NOTES:

- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
- SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
- WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
- CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
- CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

DETAIL LEGEND - SEE SITE DETAIL SHEET

- ① TYPE "A" CONCRETE CURB
- ② CONCRETE SIDEWALK
- ③ PRECAST PARKING BUMPERS
- ④ STANDARD DUTY ASPHALT
- ⑤ EXTERIOR CONCRETE SLAB ON GRADE
- ⑥ 90° PARKING STALL
- ⑦ HANDICAPPED PAVEMENT MARKINGS
- ⑧ HANDICAPPED PARKING SIGN
- ⑨ DUMPSTER ENCLOSURE
- ⑩ SIDEWALK CURB RAMP
- ⑪ LIGHT POLE FOUNDATION
- ⑫ STOP BAR
- ⑬ PAINTED PAVEMENT ARROWS
- ⑭ RETAINING WALL
- ⑮ HANDICAP SIDEWALK RAMP
- ⑯ 6" HIGH BOARD ON BOARD FENCE

NOTE LEGEND

- ▲ INSTALL STOP SIGN, M.U.T.C.D. SIGN NO. R1-1C
- ▲ RUNOUT CURB IN 2' OR MATCH EXISTING CURB
- ▲ LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- ▲ INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1C
- ▲ INSTALL "DO NOT ENTER" SIGN, M.U.T.C.D. SIGN NO. R5-1C
- ▲ 6" WIDE WHITE PAVEMENT STRIPE AT 9' SPACING CROSSWALK
- ▲ PROPOSED SAWCUT LINE
- ▲ INSTALL "LEFT TURN ONLY" SIGN, M.U.T.C.D. SIGN NO. R3-5L
- ▲ INSTALL "RIGHT TURN ONLY" SIGN, M.U.T.C.D. SIGN NO. R3-5R
- ▲ INSTALL PAINTED PAVEMENT TEXT AS SHOWN
- ▲ 4" WIDE DOUBLE YELLOW PAVEMENT STRIPE @ 4' SPACING
- ▲ 4" WIDE YELLOW PAVEMENT STRIPE @ 2' O.C. & @ 45° TO PARKING LINES
- ▲ 2' CURB OPENING FOR DRAINAGE
- ▲ EXTERIOR STAIRS, SEE DESIGN BY OTHERS
- ▲ INSTALL "NO RIGHT TURN" SIGN, M.U.T.C.D. SIGN NO. R3-1C

SITE LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES
- PROPOSED SIGN
- PROPOSED LIGHT POLE W/ SINGLE FIXTURE (M.H. SHALL NOT EXCEED 25' FROM AVG. FINISHED GRADE)
- PROPOSED LIGHT POLE W/ DOUBLE FIXTURE (M.H. SHALL NOT EXCEED 25' FROM AVG. FINISHED GRADE)
- PROPOSED WALL MOUNTED FIXTURE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



REPUTED OWNER
NICHOLAS MORREALE,
ET AL
INST. NO. 2011-19839

NOTE:
ZONING LINE
LOCATION SHOWN
IS APPROXIMATE

REPUTED OWNER
NICHOLAS V. MORREALE,
ET AL
L-2736, P-296

REPUTED OWNER
748 CENTER
STREET, INC.
INST. NO. 2015-03096

REPUTED OWNER
IROQUOIS GAS
CORPORATION
L-1282, P-283

SITE PLAN
SCALE: 1"=30'



PROJECT NAME:
New Construction
Pro. Mixed Use Development
Center, N. Eighth & Onondaga Streets
Lewiston, New York

REVISIONS:
No. Description

Issued for Construction: xx.xx.xx
Municipality Submission: 1/6/16
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Site Plan

DRAWING NO.

C-100

Project no.: 12.073