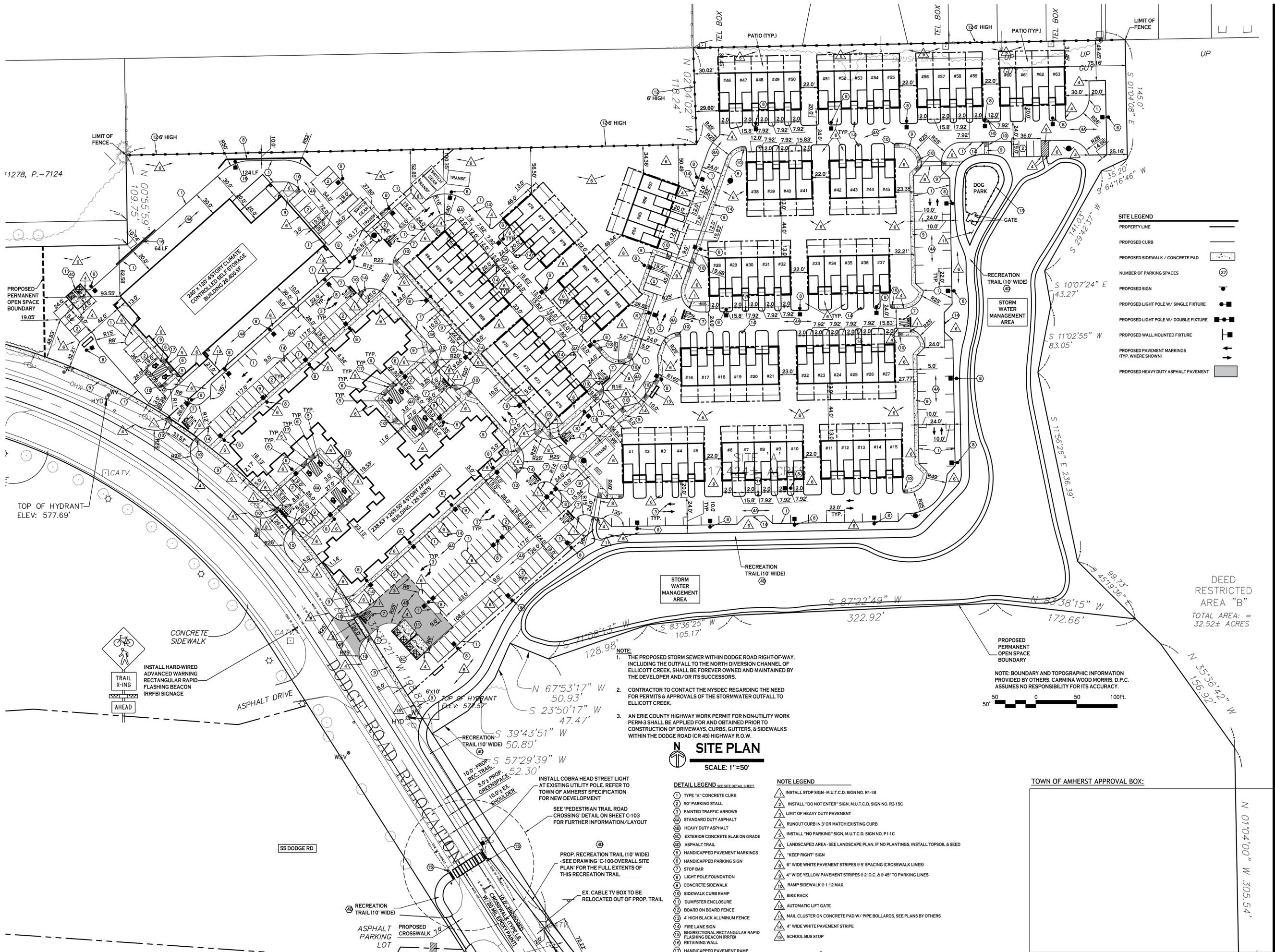


All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris DPC is prohibited. WARNING: It is violation of article 145 sections 7202N and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

Carmina Wood Morris DPC



1278, P.-7124

TOP OF HYDRANT - ELEV: 577.69'



INSTALL HARD-WIRED ADVANCED WARNING FLASHING BEACON (RRFB) SIGNAGE

CONCRETE SIDEWALK

ASPHALT DRIVE

55 DODGE RD

TOP OF HYDRANT - ELEV: 577.57'

RECREATION TRAIL (10' WIDE) 50.80'

10.0' PROP. REC. TRAIL

5.0' ± PROP. GREENSPACE

10.0' EX. SHOULDER

INSTALL COBRA HEAD STREET LIGHT AT EXISTING UTILITY POLE. REFER TO TOWN OF AMHERST SPECIFICATION FOR NEW DEVELOPMENT

SEE 'PEDESTRIAN TRAIL ROAD CROSSING' DETAIL ON SHEET C-103 FOR FURTHER INFORMATION/LAYOUT

PROP. RECREATION TRAIL (10' WIDE) - SEE DRAWING 'C-100-OVERALL SITE PLAN' FOR THE FULL EXTENTS OF THIS RECREATION TRAIL

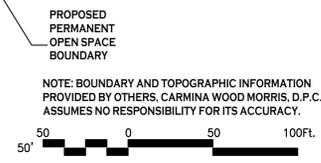
EX. CABLE TV BOX TO BE RELOCATED OUT OF PROP. TRAIL

- NOTE:
1. THE PROPOSED STORM SEWER WITHIN DODGE ROAD RIGHT-OF-WAY, INCLUDING THE OUTFALL TO THE NORTH DIVERSION CHANNEL OF ELLICOTT CREEK, SHALL BE FOREVER OWNED AND MAINTAINED BY THE DEVELOPER AND/OR ITS SUCCESSORS.
 2. CONTRACTOR TO CONTACT THE NYSDEC REGARDING THE NEED FOR PERMITS & APPROVALS OF THE STORMWATER OUTFALL TO ELLICOTT CREEK.
 3. AN ERIE COUNTY HIGHWAY WORK PERMIT FOR NON-UTILITY WORK PERMITS SHALL BE APPLIED FOR AND OBTAINED PRIOR TO CONSTRUCTION OF DRIVEWAYS, CURBS, GUTTERS, & SIDEWALKS WITHIN THE DODGE ROAD (CR 45) HIGHWAY R.O.W.

SITE PLAN
SCALE: 1"=50'

- DETAIL LEGEND** SEE SITE DETAIL SHEET
- 1 TYPE "A" CONCRETE CURB
 - 2 90° PARKING STALL
 - 3 PAINTED TRAFFIC ARROWS
 - 4 STANDARD DUTY ASPHALT
 - 5 HEAVY DUTY ASPHALT
 - 6 EXTERIOR CONCRETE SLAB ON GRADE
 - 7 ASPHALT TRAIL
 - 8 HANDICAPPED PAVEMENT MARKINGS
 - 9 HANDICAPPED PARKING SIGN
 - 10 STOP BAR
 - 11 LIGHT POLE FOUNDATION
 - 12 CONCRETE SIDEWALK
 - 13 SIDEWALK CURB RAMP
 - 14 DUMPSTER ENCLOSURE
 - 15 BOARD ON BOARD FENCE
 - 16 4" HIGH BLACK ALUMINUM FENCE
 - 17 FIRE LANE SIGN
 - 18 BIDIRECTIONAL RECTANGULAR RAPID FLASHING BEACON (RRFB)
 - 19 RETAINING WALL
 - 20 HANDICAPPED PAVEMENT RAMP

- NOTE LEGEND**
- 1 INSTALL STOP SIGN - M.U.T.C.D. SIGN NO. R1-1B
 - 2 INSTALL "DO NOT ENTER" SIGN, M.U.T.C.D. SIGN NO. R3-15C
 - 3 LIMIT OF HEAVY DUTY PAVEMENT
 - 4 RUNOUT CURB IN 3' OR MATCH EXISTING CURB
 - 5 INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
 - 6 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
 - 7 "KEEP RIGHT" SIGN
 - 8 6" WIDE WHITE PAVEMENT STRIPES @ 5' SPACING (CROSSWALK LINES)
 - 9 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & @ 45' TO PARKING LINES
 - 10 RAMP SIDEWALK @ 1:12 MAX.
 - 11 BIKE RACK
 - 12 AUTOMATIC LIFT GATE
 - 13 MAIL CLUSTER ON CONCRETE PAD W/ PIPE BOLLARDS, SEE PLANS BY OTHERS
 - 14 4" WIDE WHITE PAVEMENT STRIPE
 - 15 SCHOOL BUS STOP



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

SITE LEGEND

PROPERTY LINE	---
PROPOSED CURB	---
PROPOSED SIDEWALK / CONCRETE PAD	---
NUMBER OF PARKING SPACES	(27)
PROPOSED SIGN	(1)
PROPOSED LIGHT POLE W/ SINGLE FIXTURE	(2)
PROPOSED LIGHT POLE W/ DOUBLE FIXTURE	(3)
PROPOSED WALL MOUNTED FIXTURE	(4)
PROPOSED PAVEMENT MARKINGS (TYP. WHERE SHOWN)	(5)
PROPOSED HEAVY DUTY ASPHALT PAVEMENT	(6)

DEED RESTRICTED AREA "B"
TOTAL AREA: = 32.52± ACRES

TOWN OF AMHERST APPROVAL BOX:



REVISIONS:

No.	Description	Date
1	Rev. per ARC & WS Comments	09/04/24
2	Rev. per Client	10/02/24
3	Plan rev. per 12/05/24 Town comments	12/09/24
4	Rev. per Town Planning Dept. Comments	12/23/24
5	Rev. Plan Set per PB Resolution Conditions	4/22/25
6	Rev. Self Storage Bldg. per Dean Architects	7/28/25
7	Site Plan Amendment - Apartment Building	2/10/26
8	Rev. per Town Review Comments	3/16/26

PROJECT NAME:
Site Development plans for:
Sawyer's Landing
Portion of 1081 North French Road
Amherst, New York

Date: 2/22/24
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Site Plan

DRAWING NO.
C-101
Project no.: 21.011