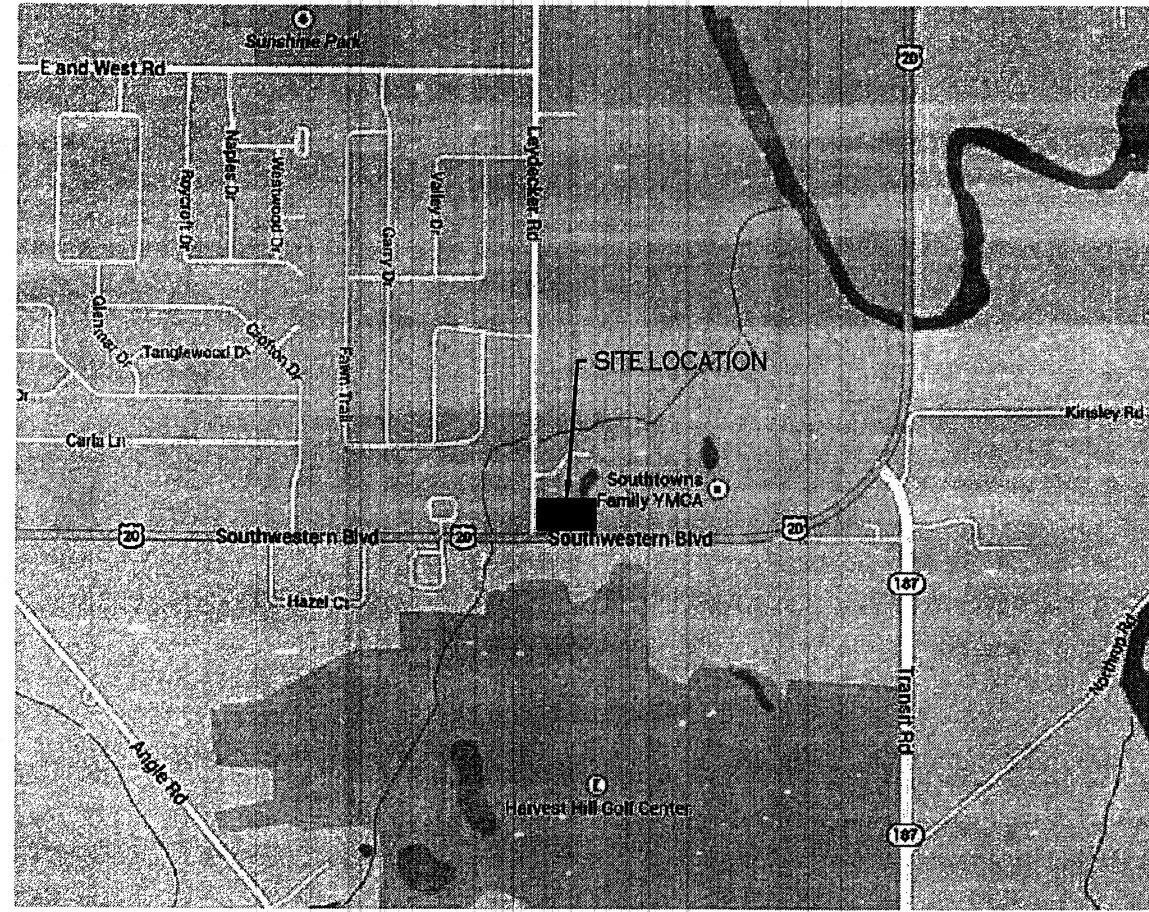


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SITE LOCATION MAP
SCALE: NONE

SITE DATA		
SITE AREA = 1.26 ACRES		
ZONED: C-2 COMMERCIAL DISTRICT		
BUILDING AREA: 10,500 G.S.F. RETAIL/RESTAURANT		
SETBACKS-BUILDING	REQUIRED	PROVIDED
FRONT:	40 FT	49.41 FT
SIDE:	25 FT	54.67 FT
REAR:	30 FT	55.84 FT
SETBACKS-PARKING		
FRONT:	10 FT	10.76 FT
SIDE:	10 FT	10.0 FT
REAR:	10 FT	30.08 FT
PARKING		
# OF SPACES - SEE CALCULATIONS:	60	60*
PARKING SPACE SIZE:	9' x 18'	9' x 18'
MAXIMUM BUILDING HEIGHT:	40 FT	<40 FT

PARKING CALCULATION	
RESTAURANT (2,000 GSF):	
2 SPACES PER 5 SEATS	
REQ'D = (2000/5) x 2 = 12 SPACES	
RETAIL:	
6 SPACES PER 1000 GSF	
REQ'D = (8000/1000) x 6 = 48 SPACES	
TOTAL REQ'D = 60 SPACES	
TOTAL PROVIDED = 60 SPACES	
(50 PARKING SPACES PROVIDED + 10 BANKED PARKING SPACES = 60 TOTAL SPACES AVAILABLE)	

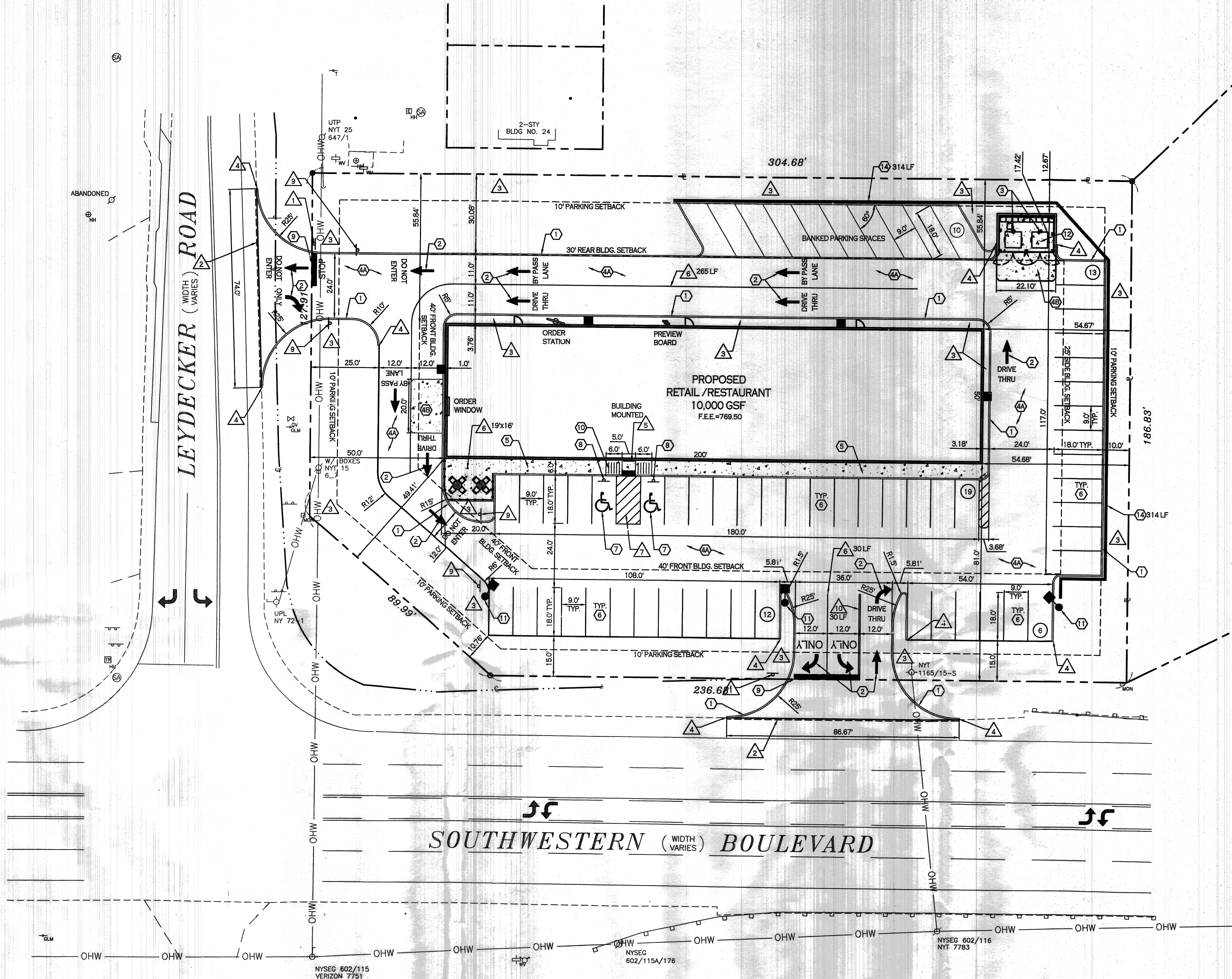
SITE DEVELOPMENT AREA:	
TOTAL SITE = 1.26 AC.	
PROPOSED DISTURBED SITE DEVELOPMENT AREA = 0.99 AC.	

DETAIL LEGEND SEE SITE DETAIL SHEET

- 1 TYPE CONCRETE CURB
- 2 PAINTED TRAFFIC ARROWS
- 3 PIPE BOLLARD
- 4 STANDARD DUTY ASPHALT
- 5 EXTERIOR CONCRETE SLAB ON GRADE
- 6 INTEGRAL CURB/ SIDEWALK
- 7 90° PARKING STALL
- 8 HANDICAPPED PAVEMENT MARKINGS
- 9 HANDICAPPED PARKING SIGN
- 10 STOP BAR
- 11 HANDICAPPED PAVEMENT RAMP
- 12 LIGHT POLE FOUNDATION
- 13 DUMPSTER ENCLOSURE
- 14 DECORATIVE WOODEN GUIDE RAIL
- 15 RETAINING WALL

NOTE LEGEND

- 1 INSTALL STOP SIGN - M.U.T.C.D. SIGN NO. R1-1B
- 2 SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
- 3 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- 4 RUNOUT CURB IN 2' OR MATCH EXISTING CURB
- 5 INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
- 6 SIDEWALK PATIO AREA, SEE ARCHITECTURAL DRAWINGS
- 7 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & @ 45° TO PARKING LINES
- 8 4" WIDE WHITE PAVEMENT STRIPE
- 9 INSTALL "DO NOT ENTER" SIGN, M.U.T.C.D. SIGN NO. R3-15C
- 10 4" WIDE DOUBLE YELLOW PAVEMENT STRIPE @ 4' SPACING

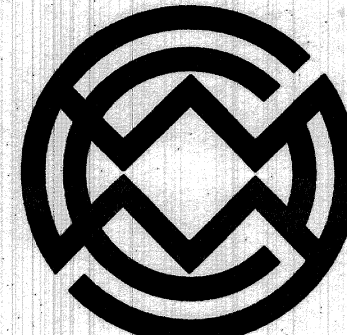


SITE PLAN
SCALE: 1"=20'

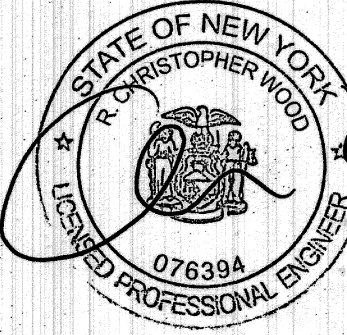
SITE LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES
- PROPOSED SIGN
- PROPOSED LIGHT POLE W/ SINGLE FIXTURE
- PROPOSED LIGHT POLE W/ DOUBLE FIXTURE
- PROPOSED WALL MOUNTED FIXTURE

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



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REVISIONS:
No. Description Date

PROJECT NAME:
New Construction

Retail/Restaurant Building

Southwestern Blvd & Leydecker Rd
Town of West Seneca, New York

Issued for Construction: JOC, JOC, JOC
Municipality Submission: 12/16/14
Drawn by: KPB
Scale: As Noted

DRAWING NAME:
Site Plan

DRAWING NO.

C-100

Project no.: 14.101