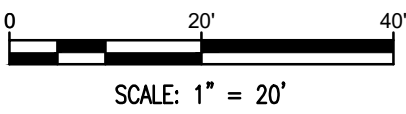




LEGEND	
---	PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING EDGE OF ROADWAY
---	EXISTING CURB LINE
---	EXISTING SANITARY SEWER
---	EXISTING GAS MAIN
---	EXISTING UTILITY LINE
---	EXISTING FENCE LINE
---	EXISTING WATER LINE
---	EXISTING CONTOUR LINE
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED CONTOUR LINE
---	PROPOSED EASEMENT
---	PROPOSED STORM SEWER
---	PROPOSED EDGE OF ROADWAY
---	PROPOSED CURB LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED GAS LINE
---	PROPOSED UTILITY LINE
---	PROPOSED WATER LINE
---	PROPOSED SILT FENCE
---	PROPOSED COMPOST SOCK
---	EXISTING SANITARY MANHOLE
---	EXISTING FIRE HYDRANT ASSEMBLY
---	EXISTING CLEANOUT
---	EXISTING SPOT ELEVATION
---	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER VALVE
---	PROPOSED THRUST BLOCK
---	PROPOSED FIRE HYDRANT ASSEMBLY
---	PROPOSED CLEANOUT
---	PROPOSED LIGHTING FIXTURE
---	PROPOSED SPOT ELEVATION
---	PROPOSED DRYWELL
---	PROPOSED CATCH BASIN
---	PROPOSED INLET PROTECTION
---	PROPOSED TOP/BOTTOM CURB

Note:
Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.
IT'S THE LAW!
Call three days before you dig!
1-800-962-7962
Dig Safely New York
(non-members must be contacted separately)



ZONING INFORMATION
ZONING DISTRICT - C-2 COMMERCIAL DISTRICT
TAX MAP # 135.20-1-3

	REQUIRED	PROPOSED
BUILDING SETBACK		
FRONT YARD	40'	63'
REAR YARD	30'	33'
SIDE YARD	10'	166'
MAX. BUILDING HEIGHT	40'	18'
OFF STREET PARKING	55	30*

*OWNER IS SEEKING AREA VARIANCE
FOR REQUIRED PARKING STALLS



Rev.	Date	Revision Description
1		

It is a Violation Of The New York Education Law, Article 145 Section 7209, For Any Person, Unless He is Acting Under The Direction Of A Licensed Professional Engineer Or Land Surveyor To Alter An Item In Any Way, If An Item Bearing The Seal Of An Engineer Or Land Surveyor Is Altered, The Altering Engineer Or Land Surveyor Shall Affix To The Item His Seal And The Notation "Altered By" Followed By His Signature And The Date. Of Such Alteration, And A Specific Description Of The Alteration.

The Broadway Group
West Seneca Site
West Seneca (T.J., Erie (Co.) New York

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Scale:	1" = 20'
11x17 Prints are 1/2 Size	
Date:	October 2020
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Drawn By:	BMG, CEL
Checked By:	KMS
Project No.:	2017.023.028
Drawing Name:	17023.028-a.dwg

BUILDING
SETBACK PLAN
C2A

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