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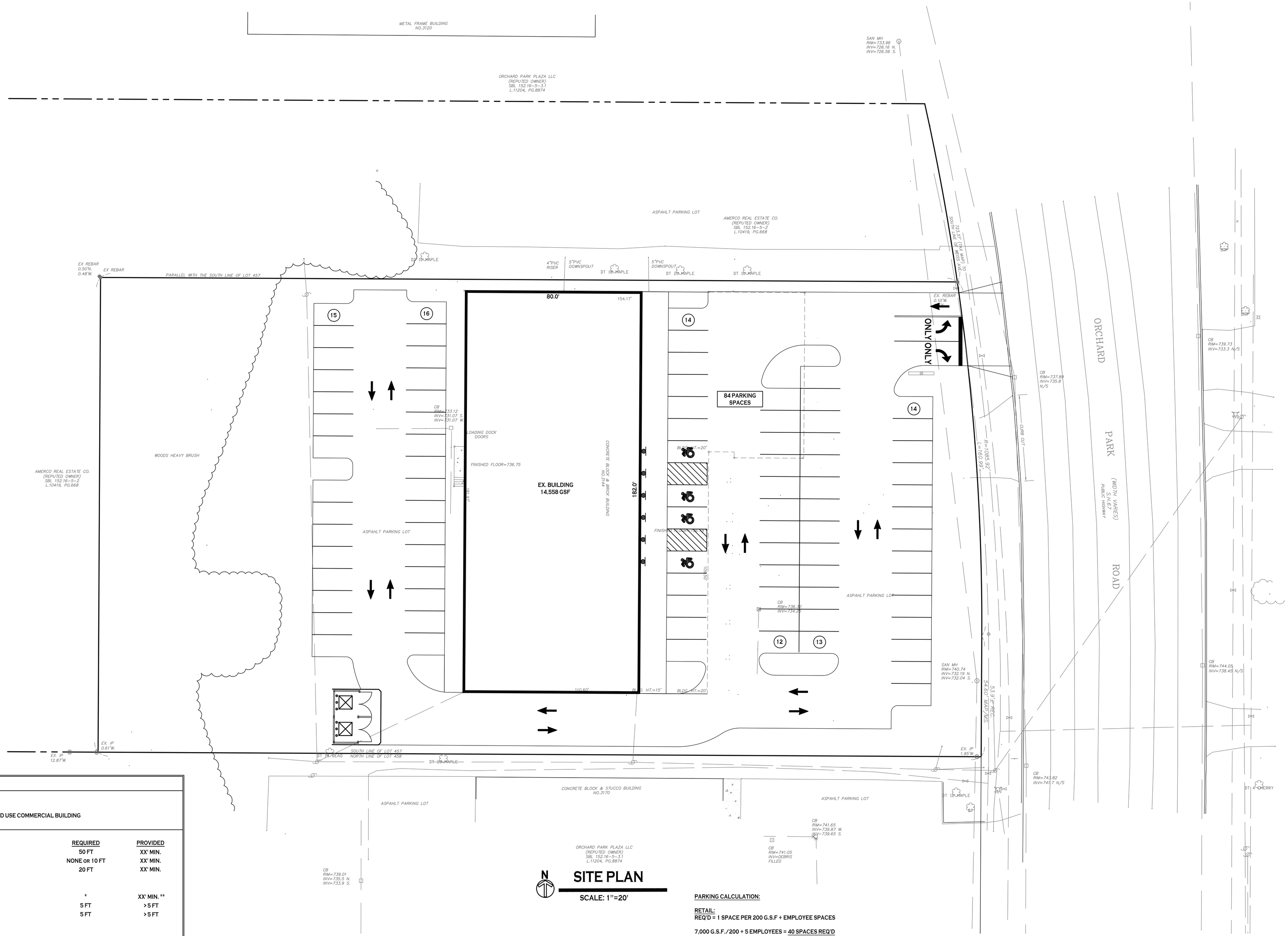

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SITE PLAN

SCALE: 1"=20'

SITE DATA

SITE AREA = 1.96 AC
ZONED: B - 2 COMMERCIAL
BUILDING: 14,558 G.S.F. MIXED USE COMMERCIAL BUILDING

SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT	50 FT	XX' MIN.
SIDE	NONE or 10 FT	XX' MIN.
REAR	20 FT	XX' MIN.
SETBACKS - PARKING		
FRONT	*	XX' MIN. **
SIDE	5 FT	> 5 FT
REAR	5 FT	> 5 FT
PARKING		
# OF SPACES - SEE CALCULATION BELOW	XX	XX
PARKING SPACE SIZE	10' x 18'	10' x 18'
MAX. BUILDING HEIGHT	35 FT	< 35 FT
LANDSCAPING		
INTERIOR PARKING AREA (10%, 41 OR MORE SPACES)	XX ACRES	XX ACRES
15% OF OVERALL SITE	XX ACRES	XX ACRES

PARKING CALCULATION:

RETAIL:
REQ'D = 1 SPACE PER 200 G.S.F + EMPLOYEE SPACES

7,000 G.S.F./200 + 5 EMPLOYEES = 40 SPACES REQ'D

RESTAURANT:
REQ'D = 1 SPACE PER 2 SEATS, BUT NO FEWER THAN 1 SPACE PER 150 SF OF FLOOR AREA

60 SEATS/2 = 30 SPACES REQ'D

OFFICE:
REQ'D = 1 SPACE PER 300 GSF OF FLOOR AREA + 1 FOR EACH OFFICE OR SUITE OF OFFICES

2,400 SF/300 + 1 OFFICE = 9 SPACES REQ'D

* VEHICLE PARKING SHALL BE PROHIBITED IN THE FRONT YARD OF B COMMERCIAL AND I INDUSTRIAL ZONES OR IN ANY AREA SET FORWARD OF A BUILDING WHEN THE MAJORITY OF THE BUILDING FRONT IS AT A GREATER SETBACK THAN THE FRONT LINE OF THE BUILDING. PARKING INTHE FONT YARD SHALL BE PERMITTED IN A BUSINESS OR SHOPPING CENTER IN THE B - 1 ZONE, BUT NOT IN THAT AREA EXTENDING THE FULL WIDTH OF THE LOT AND SITUATED BEWTEEN THE STREET LINE AND THE LINE PARALLEL TO THE STREET LINE A DISTANCE OF AT LEAST 50 FEET.

** VARIANCE REQUIRED

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

20' 20 0 20 40Ft.

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REVISIONS:

No.	Description	Date

PROJECT NAME:
Site Improvements for
Proposed Plaza
3144 Orchard Park Road
Orchard Park, New York

Date: 1/10/19
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Concept Site Plan

DRAWING NO.
C-100

Project no.: 18.074