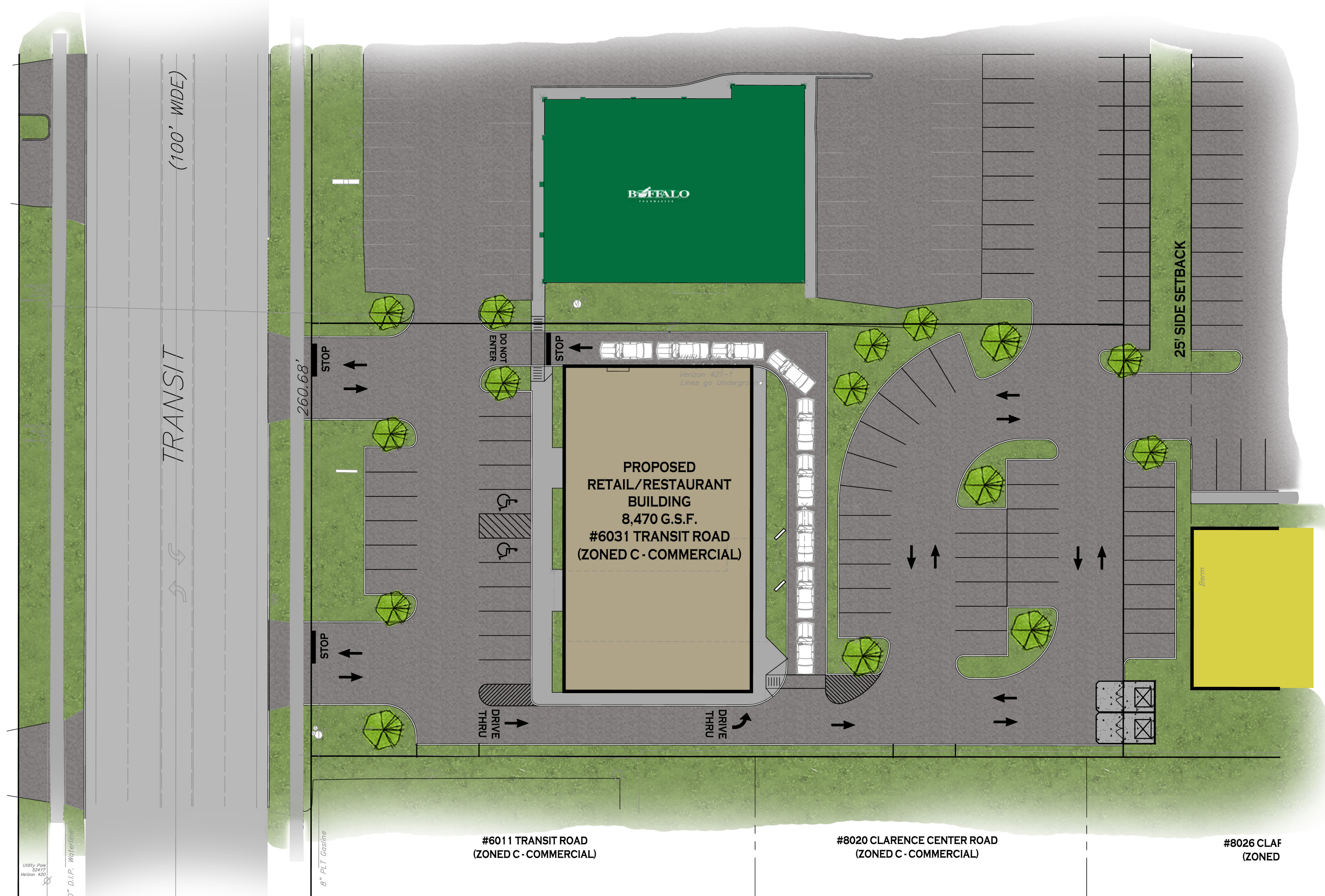


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SITE DATA - C ZONED PROPERTY		
SITE AREA = 1.1 AC		
ZONED: C (COMMERCIAL DISTRICT)		
DESCRIPTION: 8,470 G.S.F. RETAIL/RESTAURANT BUILDING W/DRIVE THRU		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	80 FT	93.0 FT MIN.
SIDE/REAR (ABUTTING COMM.):	25 FT	15.34 FT MIN.
SIDE/REAR (ABUTTING RES.):	45 FT	N/A
SETBACKS - PARKING		
FRONT:	80 FT	20 FT MIN. *
SIDE/REAR (ABUTTING COMM.):	25 FT	3.32 FT MIN. *
SIDE/REAR (ABUTTING RES.):	45 FT	N/A
GREENSPACE		
TOTAL SITE (25%):	0.28 AC	0.28 AC (25%)
INTERIOR PARKING LOT (8%):	0.05 AC	0.07 AC (8.2%)
PARKING		
# OF SPACES - SEE CALCULATION BELOW	56	49
MAX. BUILDING HEIGHT	35 FT	< 35 FT
LOT COVERAGE	70% (33,541 SF)	17.7% (8,470 SF)
DRIVE-THRU STACKING	12	16

* NOTE: PROPOSED SETBACK IS GREATER THAN THE LOCATION OF THE CURRENT EDGE OF ASPHALT PAVEMENT

PARKING CALCULATION:
 "RETAIL"
 REQ'D PARKING = 1 SPACE PER 150 GSF
 = 8,470 GSF / 150 = 56 SPACES

SITE PLAN
 SCALE: 1"=20'

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



REVISIONS:	No.	Description	Date

PROJECT NAME:
 New Construction
Pro. Retail/Restaurant
 6031 Transit Road
 Clarence, New York

Issued for Construction: xx.xx.xx
 Municipality Submission: 4/6/16
 Drawn by: C. Wood
 Scale: As Noted

DRAWING NAME:
 Site Plan

DRAWING NO.
C-100
 Project no.: 16.003