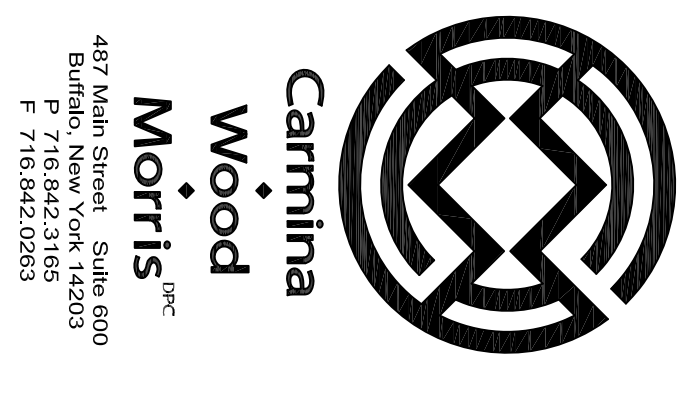


**SITE PLAN**  
SCALE: 1"=20'

SITE DATA - C ZONED PROPERTY			
SITE AREA = 1.1 AC	ZONED C COMMERCIAL DISTRICT	PROPOSED RETAIL/RESTAURANT BUILDING	8,470 G.S.F.
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	15.33 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%	17.7%	
DRIVETHRU STACKING	(33,541 SF)	(8,470 SF)	16

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

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



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: C 4/6/16  
Drawn by: C Wood  
Scale: As Noted

DRAWING NAME:  
Site Plan

DRAWING NO.:  
**C-101**  
Project no.: 16.003

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