



SITE DATA		
SITE AREA = 0.994 AC (EXISTING SITE)		
ZONED: B-1 (GENERAL DISTRICT)		
BUILDINGS: EXISTING 2,200 SF BLDG & PROPOSED 10,500 SF BUILDING		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	50 FT	50.0'
SIDE:	15 FT	23.0 FT MIN. (EX)
REAR:	35 FT	N/A
SETBACKS - PARKING		
FRONT:	NONE	5.0 FT MIN.
SIDE:	NONE	10.0 FT MIN.
REAR:	NONE	10.0 FT MIN.
PARKING (8.5' x 19' STALL)		
SEE CALCULATION BELOW	97	69

**PARKING CALCULATION:**  
RESTAURANT:  
REQ'D PARKING = 1 SPACE / 400 G.S.F.  
= 2,200 / 400 = 5.5 = 6 SPACES REQ'D  
RETAIL:  
REQ'D PARKING = 1 SPACE / 100 S.F. OF RETAIL FLOOR AREA  
= 9,036 / 100 = 90.36 = 91 SPACES REQ'D

## SITE PLAN

SCALE: 1"=20'

### SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- PROPOSED PARKING NUMBER
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT

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

- SITE NOTES:**
- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
  - ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
  - ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
  - CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
  - BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.



REVISIONS:	
No.	Description

PROJECT NAME:  
Site Development Plans for:  
**Family Dollar**  
604 Route 5/20  
Town of Hanover, New York

Date: 06/2021  
Drawn by: C. Wood  
Scale: As Noted

DRAWING NAME:

Concept Site Plan

DRAWING NO.

C-100

Project no.: 21.168