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Buffalo Truck Center

North America Drive,
 West Seneca, NY

ISSUE:

EnSol, Inc.
 Environmental Solutions
 661 MAIN STREET
 NIAGARA FALLS, NY 14301
 PHONE (716) 285-3920
 FAX (716) 285-3928



BRIAN D. SHAH, P.E.
 NYSPE LICENSE NO. 079072

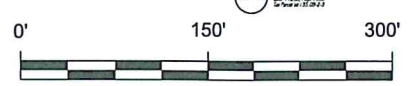
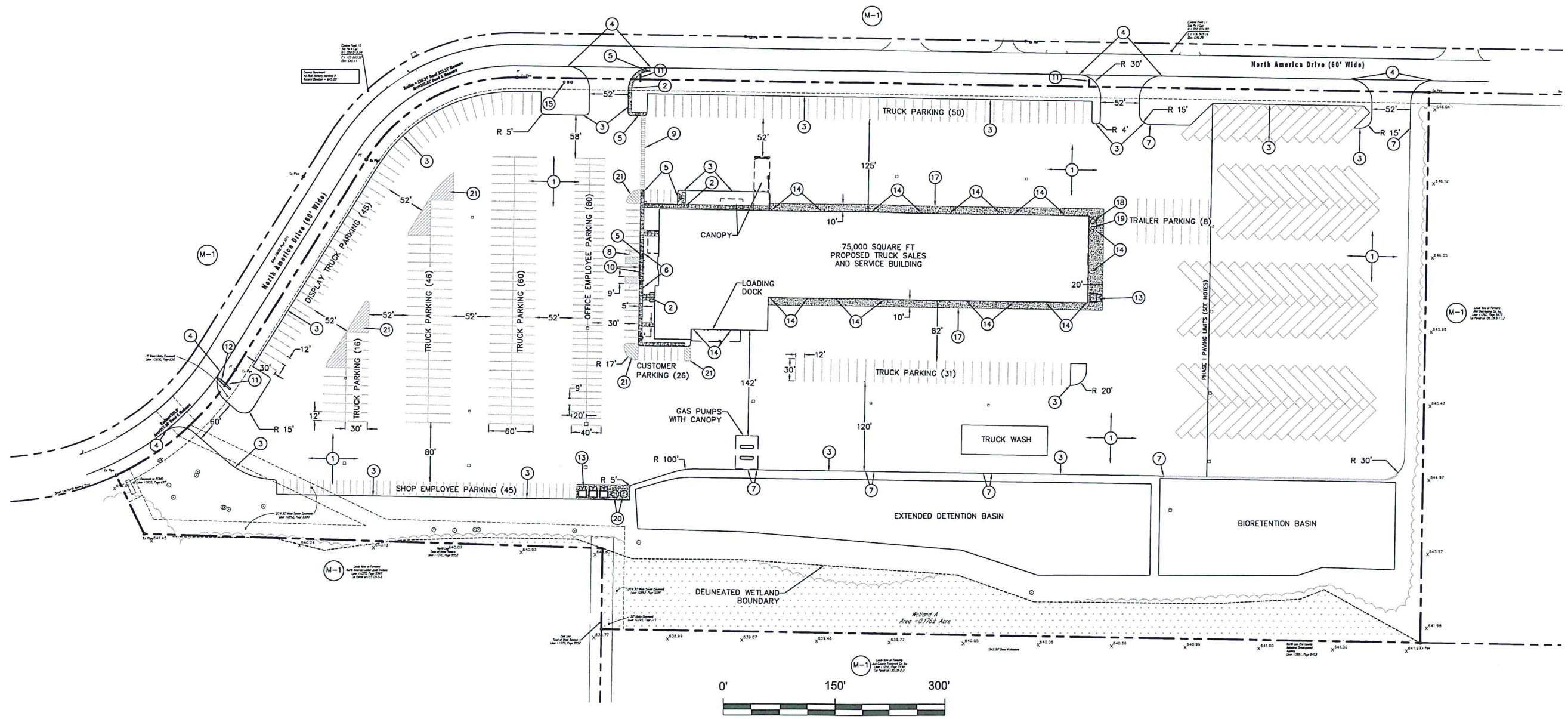
TITLE: SITE PLAN

DES: BPB DRN: BPB CHK: BDS



SA JOB #: 15070.02 DATE: JULY 2018

DRAWING #: C-01



- GENERAL NOTES:**
- TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION PROVIDED BY NIAGARA BOUNDARY & MAPPING SERVICES DATED FEBRUARY 15, 2018 PROJECT NUMBER 9855-18 SHEETS 1 AND 2. REFER TO THESE SHEETS FOR ADDITIONAL SITE DETAILS. ENSOL, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
 - CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION.
 - REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT.
- CONSTRUCTION PHASING NOTES:**
- PAVED AREAS EAST OF THE "PHASE I PAVING LIMIT LINE" MAY BE CONSTRUCTED DURING A SECOND PHASE OF CONSTRUCTION.
 - STORMWATER DETENTION POND AND BIORETENTION BASIN TO BE CONSTRUCTED IN THEIR ENTIRETY DURING PHASE I.
 - SEE SHEET 10 "PHASE I SITE PLAN" FOR INTERMEDIATE GRADES AND UTILITY INFORMATION.

- 1 SITE PLAN NOTES:**
- STANDARD DUTY ASPHALT
 - CONCRETE SIDEWALK
 - CONCRETE CURB
 - MATCH EXISTING PAVEMENT/CURB ELEVATION
 - ACCESSIBLE CURB RAMP
 - ACCESSIBLE PARKING/NO PARKING SIGN
 - CURB TAPER TYP.
 - ACCESSIBLE PARKING SYMBOL
 - PEDESTRIAN CROSSWALK
 - PARKING BLOCK (WHEEL STOP)
 - DIRECTIONAL SIGN
 - PYLON SIGN
 - DUMPSTER ENCLOSURE
 - CONCRETE BOLLARD
 - FLAGPOLE
 - RESERVED
 - CONCRETE APRON
 - 1,000 GALLON WASTE OIL TANK
 - 500 GALLON COOLANT TANK
 - 20,000 GALLON FUEL TANK
 - PAINTED NO PARKING AREAS

SITE PLAN REQUIREMENTS (ZONING DISTRICT M-1 MANUFACTURING)		
ITEM	REQUIRED	PROVIDED
BUILDING LOT SIZE	MINIMUM 2 ACRES	25.4 ACRES
BUILDING LOT WIDTH	150 FEET	1,760+ FEET
BUILDING LOT DEPTH	300 FEET	740+ FEET
GREEN SPACE	20% MINIMUM	27%
BUILDING COVERAGE	60% MAXIMUM	6.8%
FRONT SETBACK	50 FEET MINIMUM	175 FEET
REAR SETBACK	20 FEET MINIMUM	393 FEET
SIDE SETBACK	10 FEET MINIMUM	498 FEET
PARKING SPACES	"NEW OR USED CAR SALE" - 1 SPACE PER 700SF OF SALES AREA = 24,800SF/700SF = 35 "REPAIR GARAGE" - 3 SPACES FOR EACH SERVICE BAY = 3 X 36 = 108	125 EMPLOYEE SPACES 26 CUSTOMER SPACES (INCLUDING 4 ACCESSIBLE SPACES) 248 TRUCK/DISPLAY TRUCK SPACES 8 TRAILER SPACES

1. NUMBER OF PARKING SPACES PROVIDED DOES NOT CONSIDER PHASE II PAVEMENT AREA FUTURE USE.

- LEGEND:**
- PROPERTY LINE
 - WETLAND EXTENTS
 - PROPOSED CONCRETE
 - PROPOSED CURB
 - STONE DIAPHRAGM
 - ZONING CLASSIFICATION

NO.	REVISION	BY	DATE

