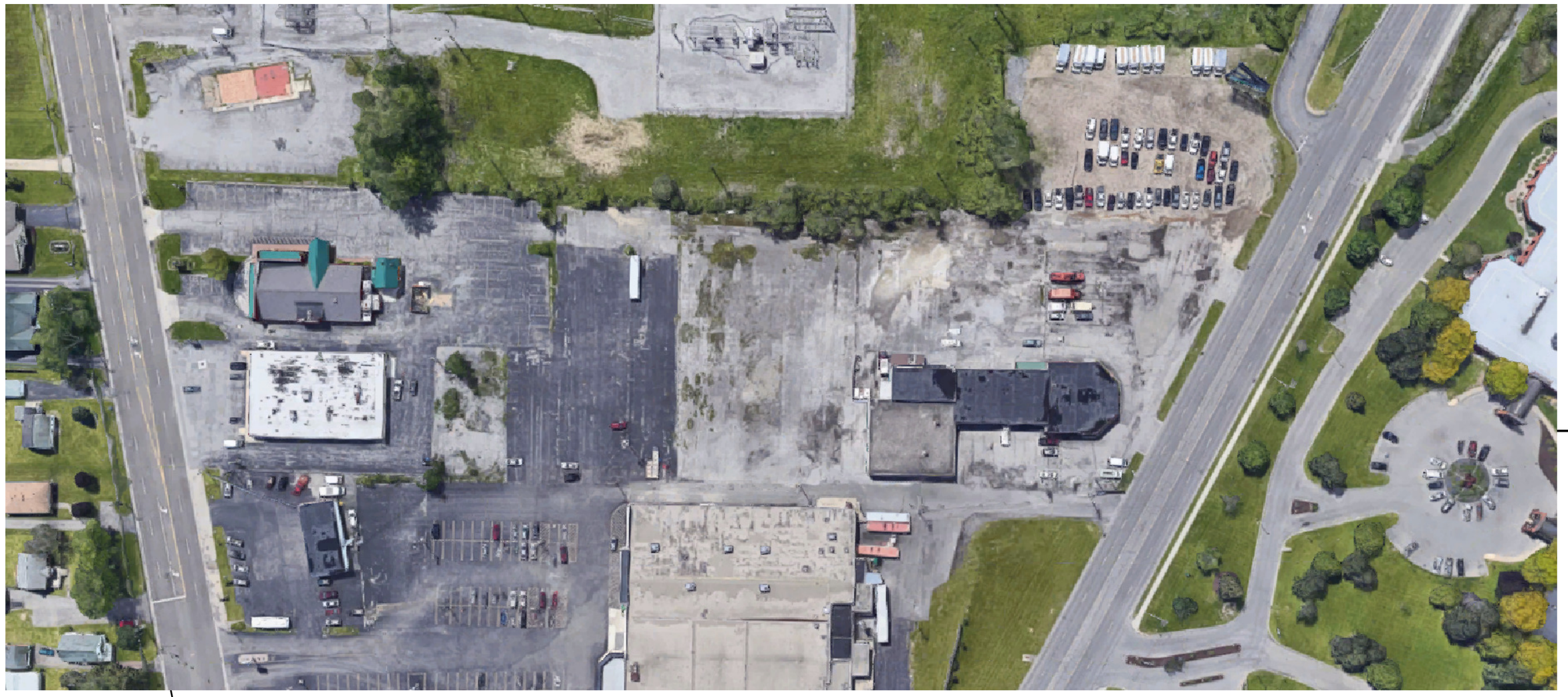


Aerial View

NTS

Site Data:

Total Site Area:	171,627 sf / 3.94 Acres
Building Areas:	
Existing:	16,478 sf/ 0.3782 Acres
-Restaurant	
-Brewery	
-Future Tenant	
Proposed Phase II:	10,000 sf/ 0.2295 Acres
Proposed Phase III:	10,000 sf/ 0.2295 Acres
Lot Coverage:	
Existing:	9.6 %
Total Including Phase II & III:	21.3%

Parking:

Phase I:
- -Restaurant
  121Seats (2 Per 5 Seats) = 50 Req.
- -Brewery
  70 Seats (2 Per 5 Seats) = 28 Req.
- -Future Tenant
  7,912 sf (5 Per 1000 sf) = 40 Req.

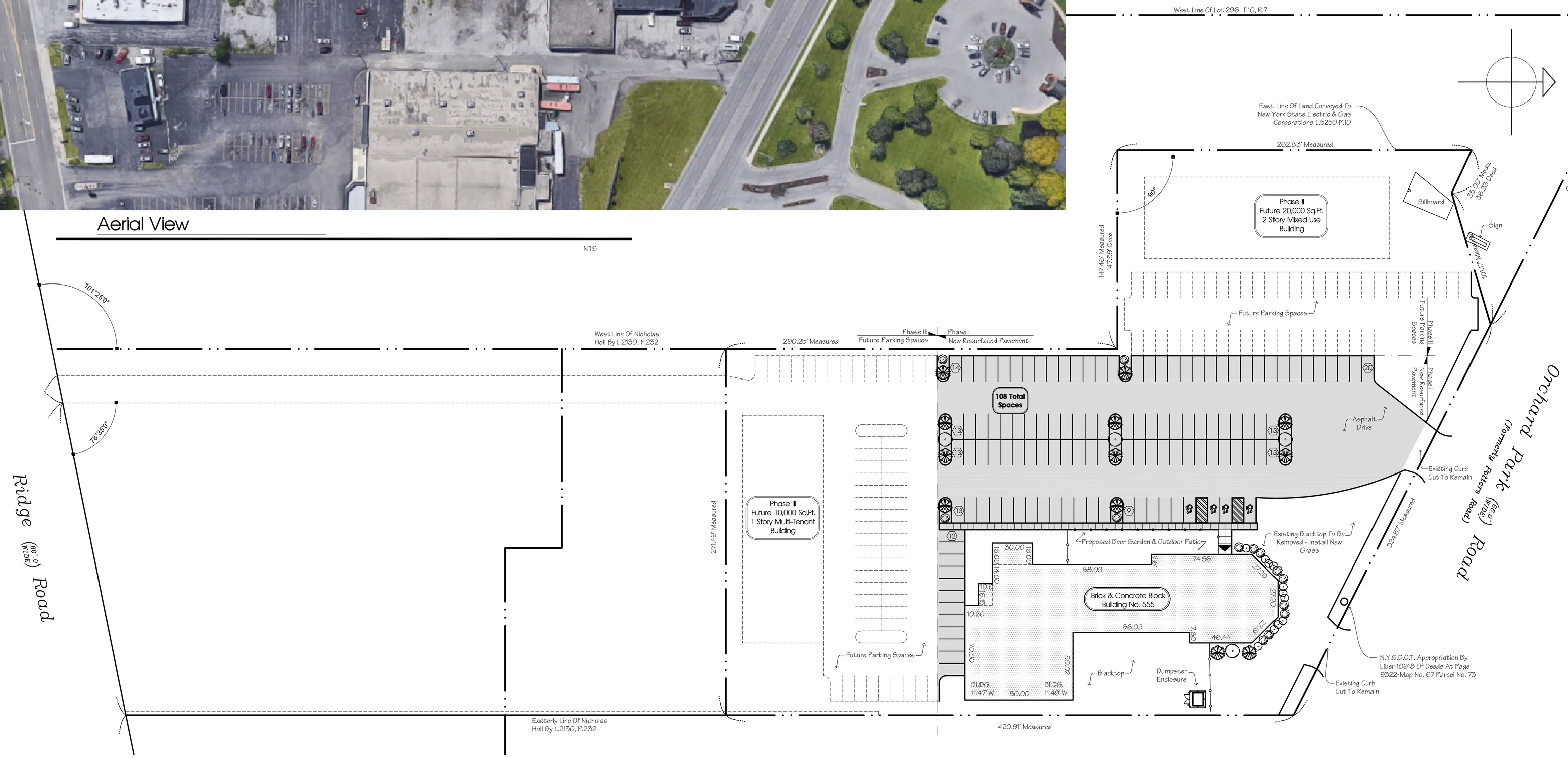
Total Phase I: 118 Req. - 120 Provided

Proposed Phase II:
- -Future Retail Tenant
  10,000 sf (5 Per 1000 sf): 50 Req.
- -8 Unit Apartment Unit
  8 Units (2 Per Unit): 16 Req.

Total Phase II: 66 Req. - TBD Provided

Proposed Phase III:
- -Future Retail Tenant
  10,000 sf (5 Per 1000 sf): 50 Req.

Total Phase III: 50 Req. - TBD Provided



Concept Site Plan 1

1" = 40'-0"

Concept Site Plan

555 Orchard Park Road
5/22/2020

SUTTON architecture
"Design 2 Build"