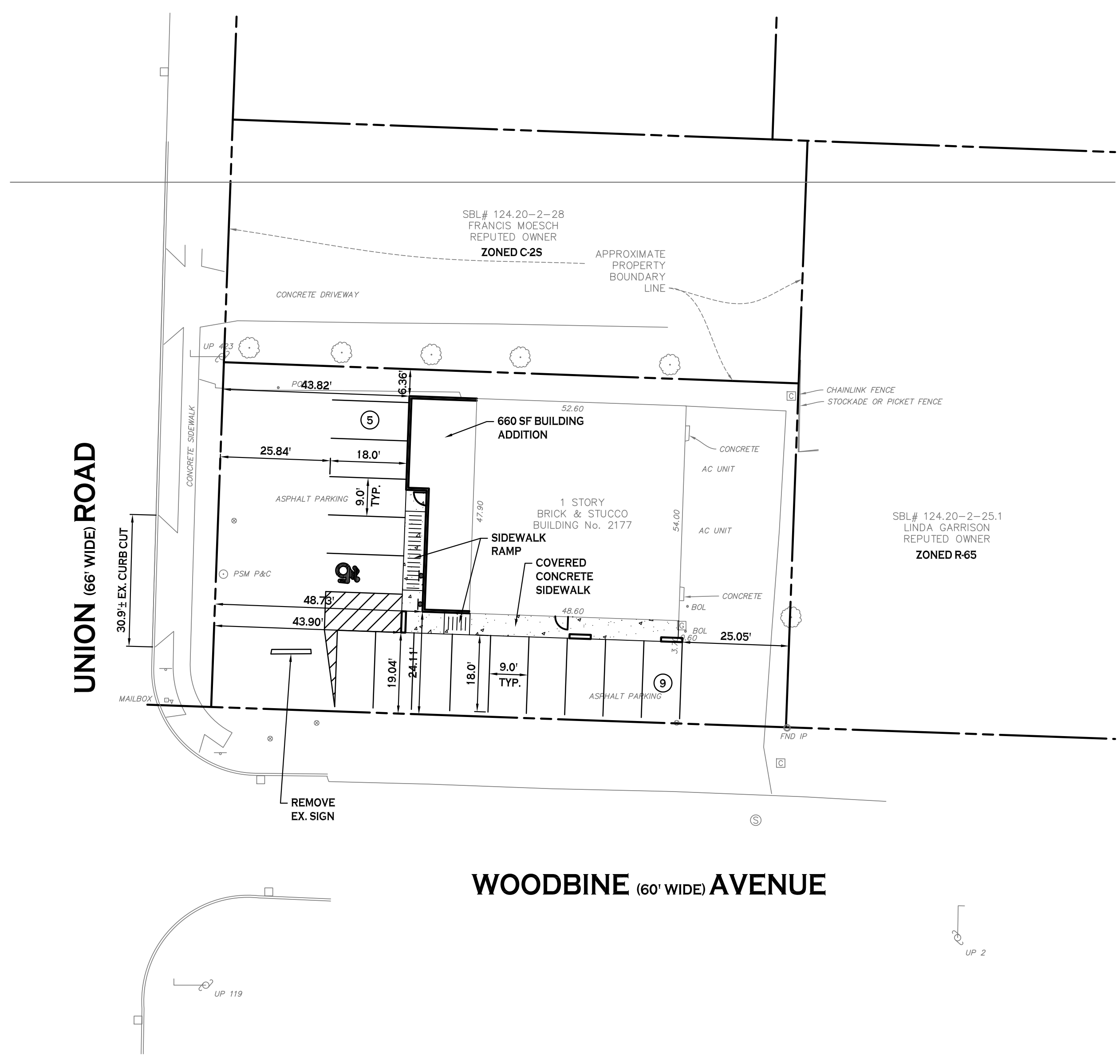


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SITE PLAN
SCALE: 1"=20'

SITE LEGEND

PROPERTY LINE	---
PROPOSED ASPHALT PAVEMENT	▒
PROPOSED SIDEWALK	▒
NUMBER OF PARKING SPACES	Ⓣ
PROPOSED SIGN	▼

- SITE NOTES:**
- ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL & 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.
- GENERAL NOTES:**
- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
 - SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
 - WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
 - VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
 - CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
 - CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

SITE DATA

SITE AREA = 0.23 ACRES
ZONED: C-1 (COMMERCIAL DISTRICT)
BUILDING AREA: 660 SF BUILDING ADDITION

SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	40'	24.11' MIN.*
SIDE:	0'/5'	6.36'
SIDE - ABUTTING RESIDENTIAL:	30'	25.05'*
REAR:	10'	N/A
REAR - ABUTTING RESIDENTIAL:	30'	N/A

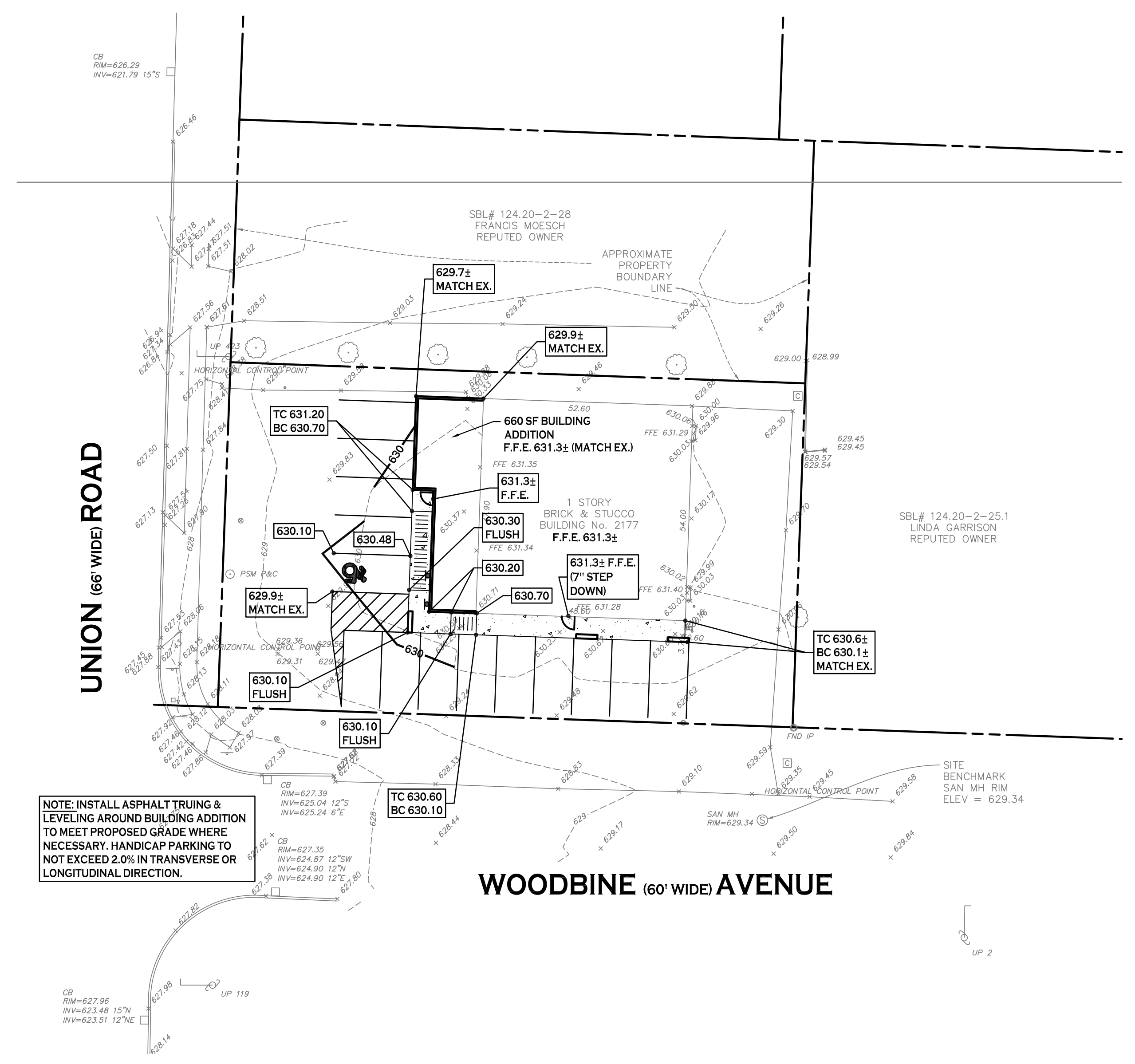
PARKING
NO. OF SPACES (9'x18')**

15	14*
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GREENSPACE
OVERALL SITE:

N/A	1,100 SF (0.025 AC)
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* VARIANCE REQUIRED
** PARKING CALCULATION
DENTIST OFFICE - 3 SPACES / OFFICE & 3 SPACES / TREATMENT ROOM
5 TREATMENT ROOM * 3 SPACES = 15 SPACES REQ'D



GRADING PLAN
SCALE: 1"=20'

GRADING LEGEND

PROPOSED CONTOUR	—101—
PROPOSED SPOT ELEVATION	100.80
PROPOSED TOP OF CURB/ BOTTOM OF CURB ELEVATION	TC 100.80 BC 100.30

NOTE: INSTALL ASPHALT TRUING & LEVELING AROUND BUILDING ADDITION TO MEET PROPOSED GRADE WHERE NECESSARY. HANDICAP PARKING TO NOT EXCEED 2.0% IN TRANSVERSE OR LONGITUDINAL DIRECTION.

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



REVISIONS: No. Description Date

PROJECT NAME:
Site Improvements
Applegate Dental
2177 Union Road
West Seneca, New York

Date: 7/9/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Site & Grading
Plan

DRAWING NO.
C-100
Project no.: 21.060