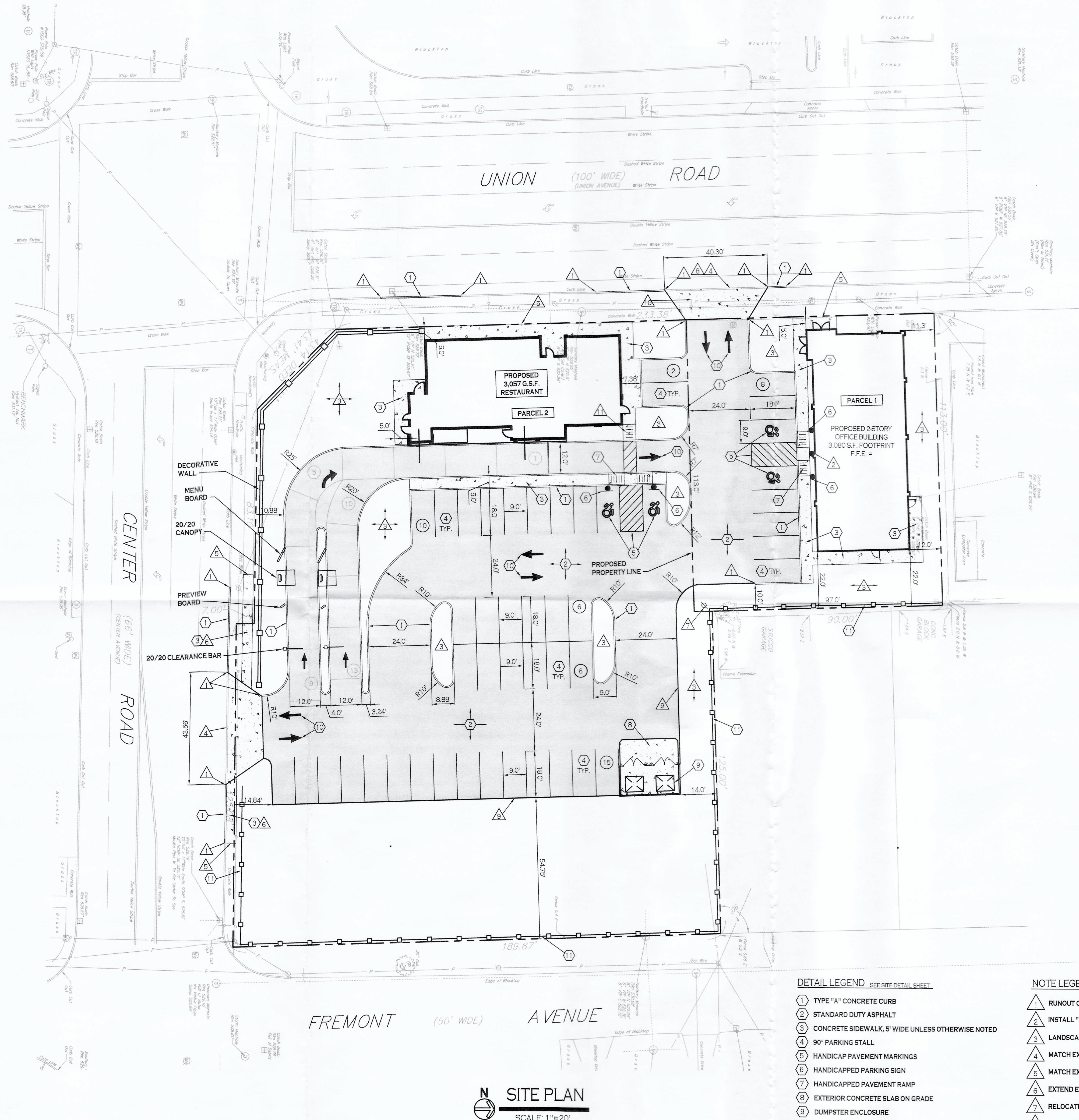


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SITE DATA		
SITE AREA = PARCEL 1 (0.25 ACRES) & PARCEL 2 (0.97 ACRES)		
ZONED: C-2 (S) (COMMERCIAL DISTRICT) - UNION ROAD CORRIDOR		
BUILDING AREAS: 2-STORY (3,080 SF FOOTPRINT) OFFICE BUILDING & 3,057 SF RESTAURANT		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	20 FT MAX.	5.0 FT
SIDE:	5 FT MIN.	11.30 FT
REAR:	30 FT MIN.	22.0 FT*
SETBACKS - PARKING	REQUIRED	PROVIDED
FRONT:	N/A	N/A
SIDE (ABUTTING R DISTRICT):	10 FT MIN.	10.0 FT
REAR:	10 FT MIN.	10.0 FT
PARKING (9' x 18')	82 SPACES	47 SPACES*
MAX. BUILDING HEIGHT:	40 FT	< 40 FT
*VARIANCE REQUIRED		

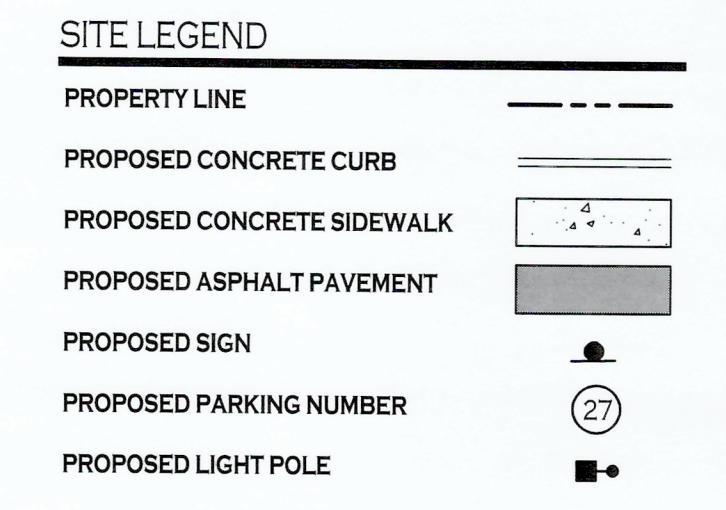
PARKING CALCULATION:
 "PROFESSIONAL OFFICE" (PARCEL 1)
 1 SPACE PER 100 SF OF GROSS FLOOR AREA
 6,160 SF / 100 = 62 SPACES REQUIRED
 "RESTAURANT" (PARCEL 2)
 2 SPACES PER 5 SEATS
 50 SEATS / 5 * 2 = 20 SPACES REQUIRED
82 TOTAL SPACES REQUIRED

- NOTES:**
- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
 - 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.

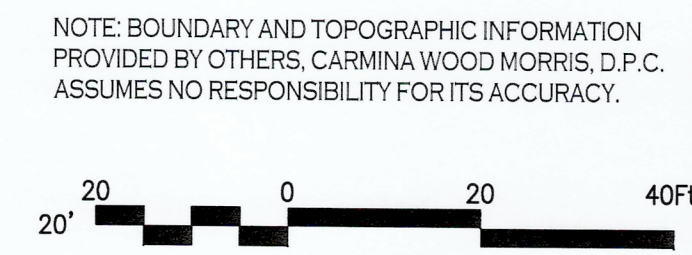
- GENERAL NOTES:**
- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
 - SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
 - WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA 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.

- DETAIL LEGEND** SEE SITE DETAIL SHEET
- TYPE "A" CONCRETE CURB
 - STANDARD DUTY ASPHALT
 - CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
 - 90° PARKING STALL
 - HANDICAP PAVEMENT MARKINGS
 - HANDICAPPED PARKING SIGN
 - HANDICAPPED PAVEMENT RAMP
 - EXTERIOR CONCRETE SLAB ON GRADE
 - DUMPSTER ENCLOSURE
 - PAINTED TRAFFIC ARROWS
 - 6-FT BOARD ON BOARD FENCE
 - LIGHT POLE FOUNDATION

- NOTE LEGEND**
- RUNOUT CURB IN 2' OR MATCH EXISTING CURB
 - INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1C
 - LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
 - MATCH EX. EDGE OF PAVEMENT
 - MATCH EX. SIDEWALK
 - EXTEND EXISTING SIDEWALK - MATCH EXISTING WIDTH
 - RELOCATE EXISTING UTILITY POLE TO GREENSPACE
 - CONCRETE DRIVEWAY APRON PER NYSDOT STANDARD SHEET 608-03
 - EDGE OF PAVEMENT
 - RELOCATE EXISTING SIGN
 - RAMP SIDEWALK @ 1:12 MAX.



SITE PLAN
 SCALE: 1"=20'



REVISIONS:

No.	Description	Date
1	Added proposed property line	12/19/21
2	Revised parking calculations	12/22/21

PROJECT NAME:
 Site Development Plans for:
Proposed Office Building
 1465-1471 Union Road
 West Seneca, New York 14224

Date: 8/24/21
 Drawn by: A. Pandolfo
 Scale: As Noted

DRAWING NAME:
Site Plan

DRAWING NO.
C-100

Project no.: 19.219