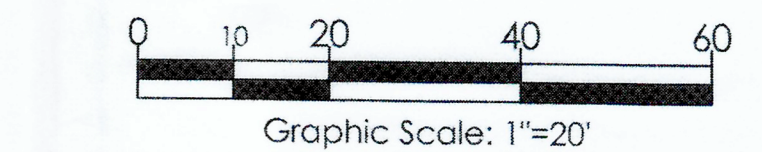


SITE LEGEND:

- (A) ACCESSIBLE PARKING SIGN, POST & BOLLARD (REFER TO DETAIL)
- (B) PAINTED ACCESSIBLE PARKING SYMBOL (REFER TO DETAIL)
- (C) "VAN ACCESSIBLE" SIGN (REFER TO DETAIL)
- (D) PAINTED PARKING ISLAND AREA TO BE STRIPED WITH 4" SYSL @ 2'-0" O.C. AND AT 45° TO PARKING SPACE.
- (E) SYSL/4" PARKING STALL STRIPING
- (F) PAVEMENT MARKINGS - ARROWS (REFER TO DETAIL)
- (G) PEDESTRIAN CROSSWALK (REFER TO DETAIL)
- (H) REGULAR DUTY PAVEMENT (REFER TO DETAIL)
- (I) HEAVY DUTY CONCRETE (REFER TO DETAIL)
- (J) EDGE OF PAVEMENT
- (K) CONCRETE SIDEWALK (REFER TO DETAIL)
- (L) TRANSFORMER PAD. INSTALL PER ELECTRIC COMPANY REQUIREMENTS. INCLUDE BOLLARDS AS NECESSARY.
- (M) CONCRETE CURB (REFER TO DETAIL)
- (N) LAWN/MULCH AREA (REFER TO PLANTING PLAN FOR DELINEATION)
- (O) ADA RAMP AND DETECTABLE WARNING (REFER TO DETAIL)
- (P) DUMPSTER LOCATION (REFER TO ARCH. PLAN DETAIL)
- (Q) LIGHT POLE (REFER TO DETAIL)
- (R) OPTIONAL PREVIEW BOARD (REFER TO DETAIL)
- (S) ORDER CONFIRMATION UNIT (REFER TO DETAIL)
- (T) MENU BOARD (REFER TO DETAIL)
- (U) CLEARANCE BAR (REFER TO DETAIL)
- (V) CONCRETE PAD FOR DRIVE-THRU LANE (REFER TO DETAIL)



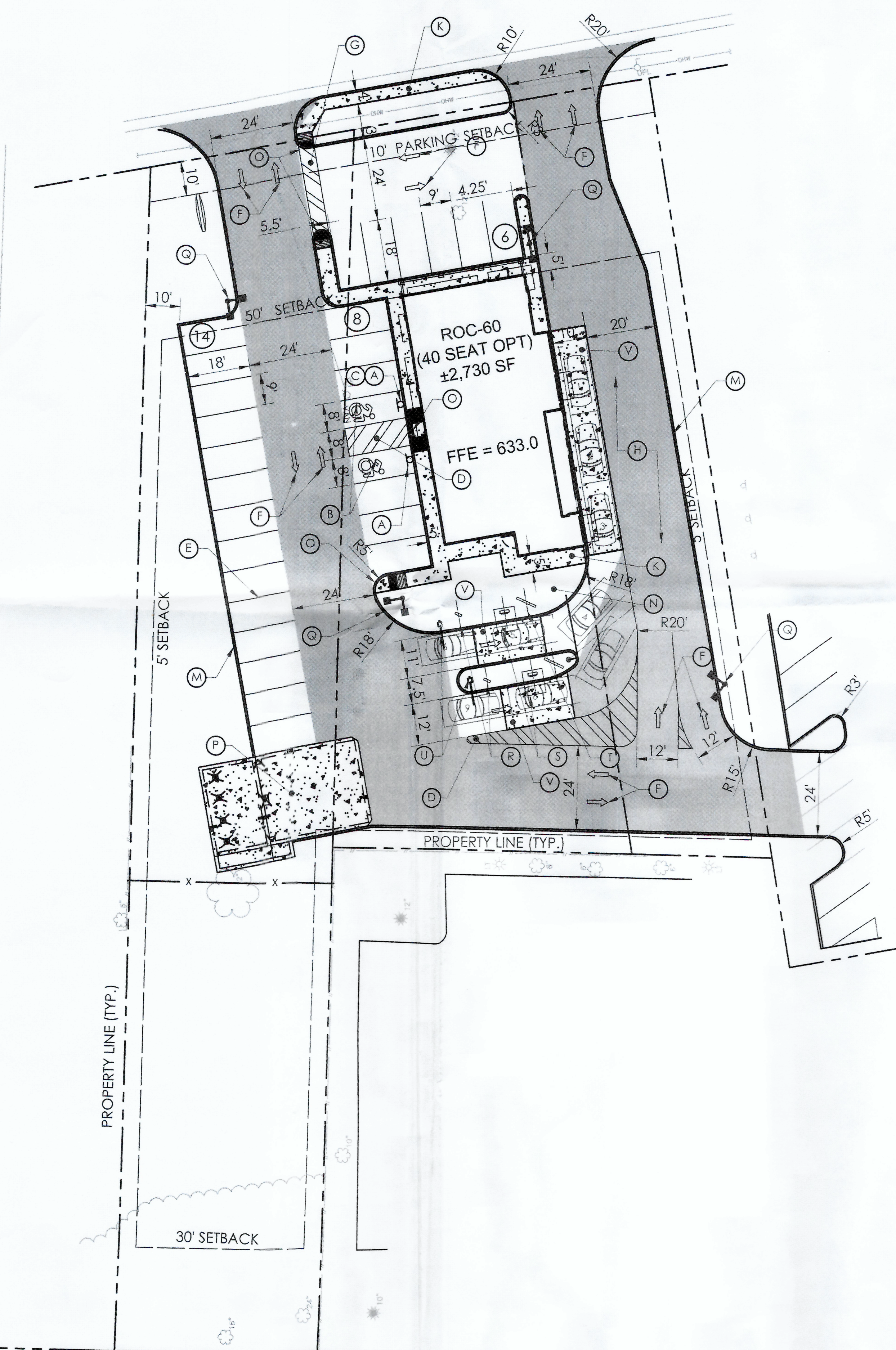
AS REQUIRED BY NEW YORK STATE LAW, CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK" (UFPO) @ 1-800-962-7962 FOR LOCATION STAKE-OUT OF ALL UTILITIES, AT LEAST 2 FULL WORKING DAYS PRIOR TO ANY EXCAVATION.

REFERENCE:

- 4775 1997-2003 RIDGE RD BURGER KING.DWG, SHEET NUMBER 1, LAST REVISED ON 11/19/2021, PREPARED BY FRANDINA ENGINEERING AND LAND SURVEYING, PC

LEGEND OF IMPROVEMENTS

- BACK OF CURB
- FACE OF CURB
- FACE OF CURB/BACK OF CURB
- SUBJECT PARCEL PROPERTY LINE
- SETBACK LINE
- PROPOSED BUILDING
- TRANSFORMER PAD
- CONCRETE SIDEWALK/PAD (REFER TO DETAILS)
- HEAVY DUTY PAVEMENT (REFER TO DETAIL)
- PEDESTRIAN CROSSWALK (REFER TO DETAIL)
- LIGHT POLES
- SITE SIGN, PAINTED STOP BAR & "STOP" LETTERING



SITE DATA:	
LOCAL JURISDICTION:	TOWN OF WEST SENECA
ZONING CLASSIFICATION:	R 60A RESIDENCE DISTRICT (PROPOSED C-2 (S) REZONING)
PERMITTED USES:	SPECIAL USE PERMIT TO ALLOW OPERATION AS A EATING OR DRINKING ESTABLISHMENTS, PROVIDED THAT ANY ENTERTAINMENT SHALL BE LIMITED TO TELEVISION, RADIO OR RECORDED MUSIC, AND FURTHER PROVIDED THAT NO SALES OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES SHALL BE PERMITTED ON ANY LOT WHERE A SIDE LOT ABUTS ANY R DISTRICT BOUNDARY.
OWNER:	MARK A. LORENZ, SR. (CURRENT), GLR HOLDINGS, LLC (CURRENT) JSC MANAGEMENT GROUP, LLC (UNDER CONTRACT)
PROPERTY ACREAGE:	1.000+/- ACRES PER 8/12/2021 SURVEY

BULK REQUIREMENTS	REQUIRED	PROPOSED	VARIANCE
FRONT YARD	40 FT MINIMUM + 10 FEET	50 FT	NO
REAR YARD	10 FT; IF REAR YARD ABUTS R DISTRICT BOUNDARIES, THE REAR YARD SHALL BE 30 FT OR A DISTANCE EQUAL TO THE HEIGHT OF THE PRINCIPAL BUILDING, WHICHEVER IS GREATER.	± 235 FT	NO
SIDE YARD	5 FT; IF SIDE YARD ABUTS AN R DISTRICT ZONE, MINIMUM REQUIRED FOR SIDE YARDS FOR MULTIFAMILY DWELLING/MIXED OCCUPANCY IN THE ABUTTING R DISTRICT (5 FT FOR SINGLE FAMILY).	± 36 FT	NO
MINIMUM LOT AREA	900 SF	± 43,550 SQ FT	NO
MINIMUM LOT FRONTAGE	50 FT	± 147 FT	NO
MAXIMUM BUILDING COVERAGE	50% (43,550 SQ FT)	± 6.3%	NO
MAXIMUM BUILDING HEIGHT	40 FT	24 FT	NO
INGRESS/EGRESS MINIMUM DRIVE WIDTH	A 30 FT DRIVE FOR INGRESS / EGRESS SHALL BE PROVIDED FOR ALL MULTIFAMILY AND SPECIAL DEVELOPMENTS OR 20 FT MIN. FOR SEPARATE INGRESS / EGRESS DRIVES.	24 FT & 24 FT	NO
PARKING REQUIREMENT	3 SPACES FOR EACH 5 SEATS (40 SEATS = 24 SPACES)	28 SPACES	NO
PARKING STALL WIDTH	9 FT MIN	9 FT	NO
PARKING STALL LENGTH	18 FT MIN	18 FT	NO
MINIMUM STACKING REQUIREMENTS	5 SPACES PER BOOTH / SERVICE WINDOW	9 SPACES	NO
OFF-STREET PARKING SETBACK (PAVEMENT)	NO OPEN OFF-STREET PARKING SPACE WITHIN 10 FT OF ANY STREET LINE OR ANY R DISTRICT BOUNDARY.	3' (N)	YES

Issued: _____ Date: _____

Revisions: _____ Date: _____

1		
2		
3		
4		
5		
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8		

Seal:

CIVIL ENGINEER OF RECORD
Name: Todd G. Markevich
New York License No.: 080577
Exp. Date: November 30, 2023
Firm Reg. No.: 0014815
Exp. Date: December 31, 2023

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615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

Burger King
JSC MANAGEMENT GROUP
ATTN: JAMES CAMMILLERI
BURGER KING FRANCHISEE
585.755.3950

Burger King Store #:
S.B.L. No. 143.06-1-11, 12, & 13
1997, 2003, & 2007 Ridge Road
West Seneca, NY 14224
Erie County (Town of West Seneca)
Project Name & Location:

Site Plan
Drawing Name:
Date: 04/19/21
Type: Sketch
Drawn By: SAS
Scale: 1"=20'

Project No.
21-0239
C2.1
Drawing No.