

NO.	DATE	REVISIONS
1	08/10/20	ISSUE COMMENTS
2	08/20/20	TOWN COMMENTS
3	08/20/20	TOWN COMMENTS
4	08/20/20	TOWN COMMENTS

REVISIONS

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 A PROFESSIONAL CORPORATION
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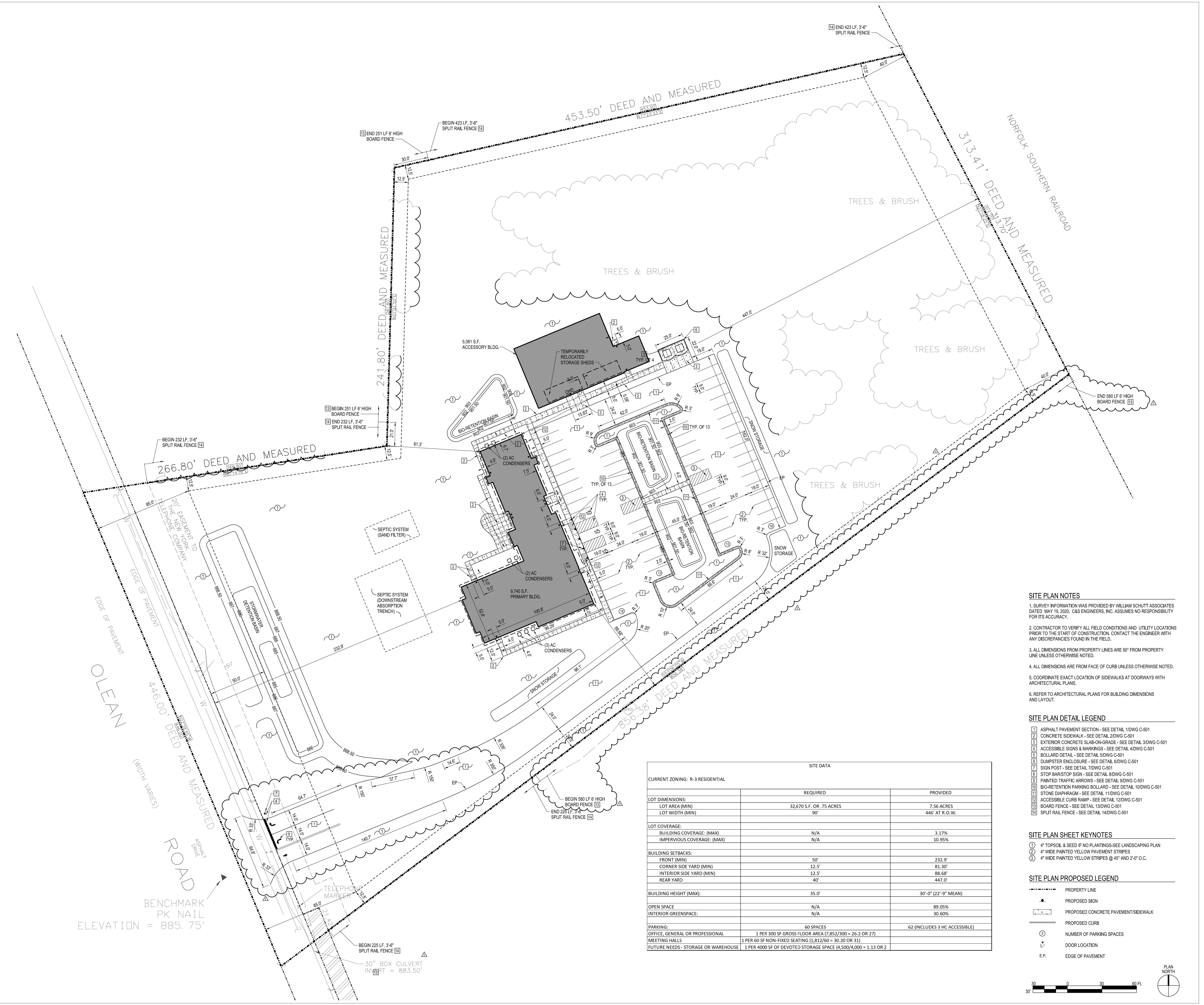
PROJECT NO.	D69,029.001
DATE	03/12/2021
SCALE	AS NOTED
DRAWN BY	JMH
DRAWING TITLE	SITE PLAN

SITE PLAN SHEET KEYNOTES

① 4" TOPSOIL & SEED IF NO PLANTINGS-SEE LANDSCAPING PLAN
 ② 4" WIDE PAINTED YELLOW PAVEMENT STRIPES
 ③ 4" WIDE PAINTED YELLOW STRIPES @ 45° AND 2'-0" O.C.

SITE PLAN PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED SIGN
- ▭ PROPOSED CONCRETE PAVEMENT/SIDEWALK
- ▭ PROPOSED CURB
- NUMBER OF PARKING SPACES
- ⤴ DOOR LOCATION
- EP. EDGE OF PAVEMENT



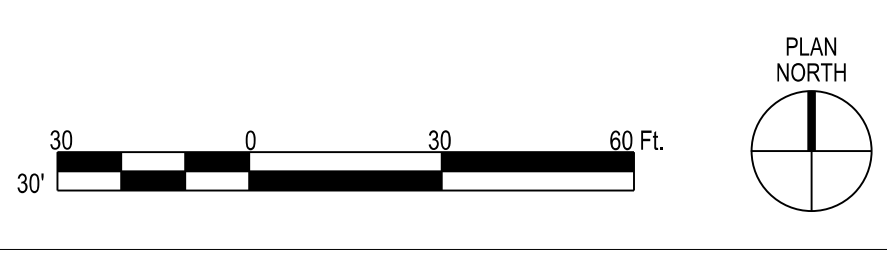
SITE PLAN NOTES

1. SURVEY INFORMATION WAS PROVIDED BY WILLIAM SCHMITT ASSOCIATES DATED MAY 19, 2020. C&S ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
2. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT THE ENGINEER WITH ANY DISCREPANCIES FOUND IN THE FIELD.
3. ALL DIMENSIONS FROM PROPERTY LINES ARE 30" FROM PROPERTY LINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
5. COORDINATE EXACT LOCATION OF SIDEWALKS AT DOORWAYS WITH ARCHITECTURAL PLANS.
6. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT.

SITE PLAN DETAIL LEGEND

①	ASPHALT PAVEMENT SECTION - SEE DETAIL 1/DWG C-501
②	CONCRETE SIDEWALK - SEE DETAIL 2/DWG C-501
③	EXTERIOR CONCRETE SLAB-ON-GRADE - SEE DETAIL 3/DWG C-501
④	ACCESSIBLE SIGNS & MARKINGS - SEE DETAIL 4/DWG C-501
⑤	BOLLARD DETAIL - SEE DETAIL 5/DWG C-501
⑥	DUMPSTER ENCLOSURE - SEE DETAIL 6/DWG C-501
⑦	SIGN POST - SEE DETAIL 7/DWG C-501
⑧	STOP BAR/STOP SIGN - SEE DETAIL 8/DWG C-501
⑨	PAINTED TRAFFIC ARROWS - SEE DETAIL 9/DWG C-501
⑩	BIO-RETENTION PARKING BOLLARD - SEE DETAIL 10/DWG C-501
⑪	STONE DIAPHRAGM - SEE DETAIL 11/DWG C-501
⑫	ACCESSIBLE CURB RAMP - SEE DETAIL 12/DWG C-501
⑬	BOARD FENCE - SEE DETAIL 13/DWG C-501
⑭	SPLIT RAIL FENCE - SEE DETAIL 14/DWG C-501

SITE DATA		
	REQUIRED	PROVIDED
CURRENT ZONING: R-3 RESIDENTIAL		
LOT DIMENSIONS:		
LOT AREA (MIN)	32,670 S.F. OR .75 ACRES	7.56 ACRES
LOT WIDTH (MIN)	90'	446' AT R.O.W.
LOT COVERAGE:		
BUILDING COVERAGE (MAX)	N/A	3.17%
IMPERVIOUS COVERAGE (MAX)	N/A	10.95%
BUILDING SETBACKS:		
FRONT (MIN)	50'	232.9'
CORNER SIDE YARD (MIN)	12.5'	81.30'
INTERIOR SIDE YARD (MIN)	12.5'	88.68'
REAR YARD	40'	447.0'
BUILDING HEIGHT (MAX):		
	35.0'	30'-0" (22'-9" MEAN)
OPEN SPACE	N/A	89.05%
INTERIOR GREENSPACE:	N/A	30.60%
PARKING:		
	60 SPACES	62 (INCLUDES 3 HC ACCESSIBLE)
OFFICE, GENERAL OR PROFESSIONAL	1 PER 300 SF GROSS FLOOR AREA (7,852/300 = 26.2 OR 27)	
MEETING HALLS	1 PER 60 SF NON-FIXED SEATING (1,812/60 = 30.20 OR 31)	
FUTURE NEEDS - STORAGE OR WAREHOUSE	1 PER 4000 SF OF DEVOTED STORAGE SPACE (4,500/4,000 = 1.13 OR 2)	



BENCHMARK
PK NAIL
ELEVATION = 885.75'