

NO.	DATE	REMARKS
1	03/12/2021	ISSUE FOR PERMITTING
2	03/12/2021	ISSUE FOR PERMITTING
3	03/12/2021	ISSUE FOR PERMITTING
4	03/12/2021	ISSUE FOR PERMITTING
5	03/12/2021	ISSUE FOR PERMITTING
6	03/12/2021	ISSUE FOR PERMITTING
7	03/12/2021	ISSUE FOR PERMITTING
8	03/12/2021	ISSUE FOR PERMITTING
9	03/12/2021	ISSUE FOR PERMITTING
10	03/12/2021	ISSUE FOR PERMITTING
11	03/12/2021	ISSUE FOR PERMITTING
12	03/12/2021	ISSUE FOR PERMITTING
13	03/12/2021	ISSUE FOR PERMITTING
14	03/12/2021	ISSUE FOR PERMITTING

**REVISIONS**

CONSULTANTS:  
**SITE ENGINEERS:**  
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**FONTANESE FOLTS AUBRECHT ERNST ARCHITECTS**  
 A PROFESSIONAL CORPORATION  
 (716) 662-2200  
 6395 WEST QUAKER STREET  
 ORCHARD PARK, N.Y. 14127

PROJECT NO. D69,029.001

DATE 03/12/2021

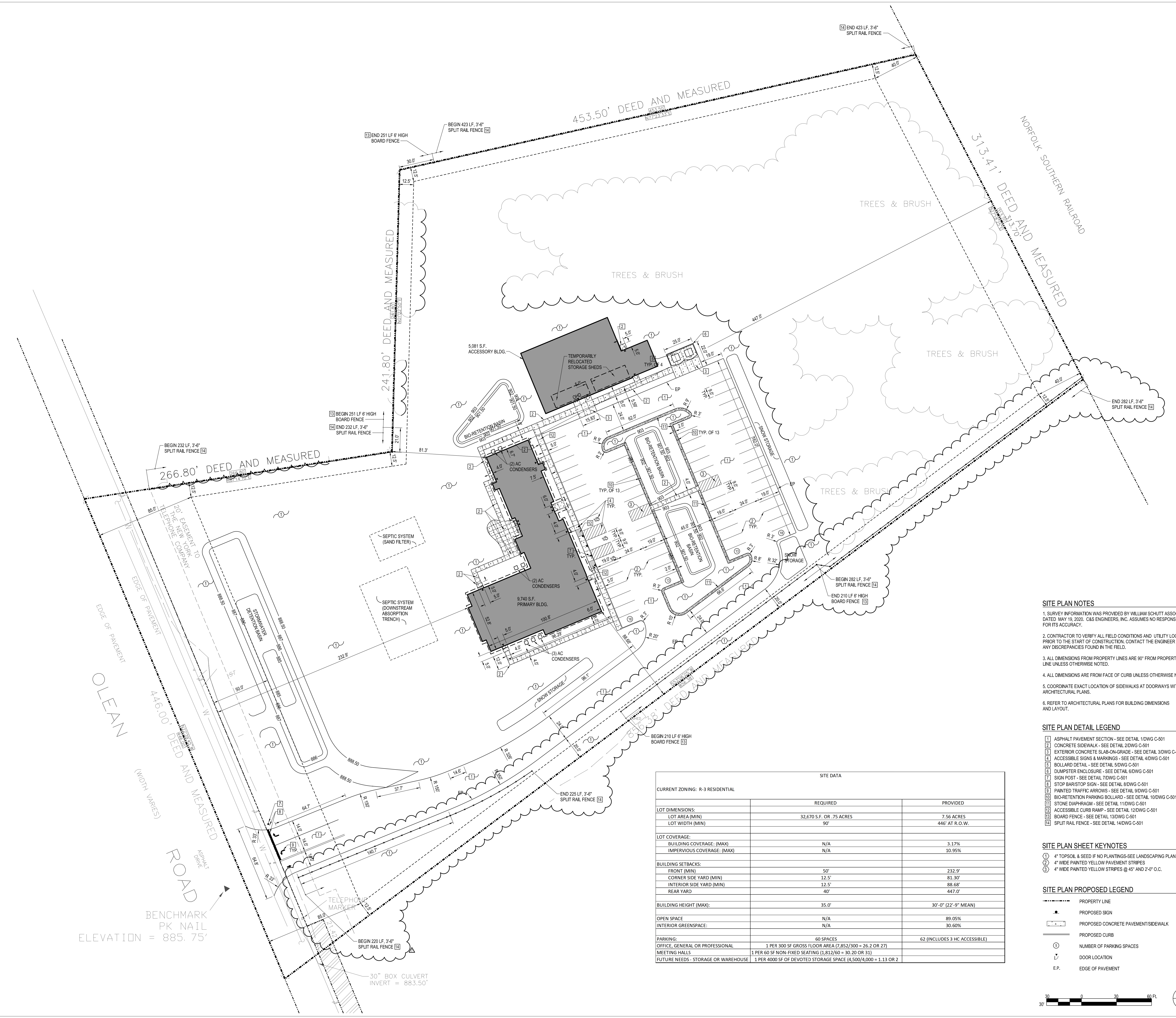
SCALE AS NOTED

DRAWN BY JMH

DRAWING TITLE

**SITE PLAN**

DRAWING NO. **C-101**



**SITE PLAN NOTES**

1. SURVEY INFORMATION WAS PROVIDED BY WILLIAM SCHUIT ASSOCIATES DATED MAY 19, 2020. GAS 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**

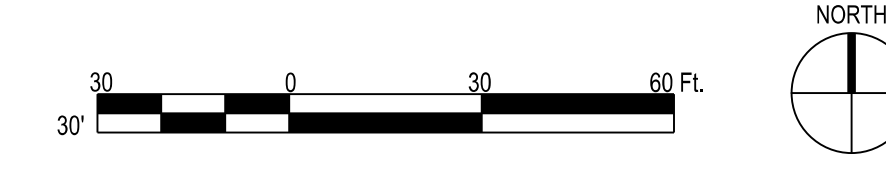
- 1 ASPHALT PAVEMENT SECTION - SEE DETAIL 1/DWG C-501
- 2 CONCRETE SIDEWALK - SEE DETAIL 2/DWG C-501
- 3 EXTERIOR CONCRETE SLAB-ON-GRADE - SEE DETAIL 3/DWG C-501
- 4 ACCESSIBLE SIGNS & MARKINGS - SEE DETAIL 4/DWG C-501
- 5 BOLLARD DETAIL - SEE DETAIL 5/DWG C-501
- 6 DUMPSTER ENCLOSURE - SEE DETAIL 6/DWG 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 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 DATA		
	REQUIRED	PROVIDED
CURRENT ZONING: R-3 RESIDENTIAL		
<b>LOT DIMENSIONS:</b>		
LOT AREA (MIN)	32,670 S.F. OR .75 ACRES	7.56 ACRES
LOT WIDTH (MIN)	90'	446' AT R.O.W.
<b>LOT COVERAGE:</b>		
BUILDING COVERAGE (MAX)	N/A	3.17%
IMPERVIOUS COVERAGE (MAX)	N/A	10.95%
<b>BUILDING SETBACKS:</b>		
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'
<b>BUILDING HEIGHT (MAX):</b>		
	35.0'	30'-0" (22'-9" MEAN)
<b>OPEN SPACE</b>		
INTERIOR GREENSPACE:	N/A	89.05%
	N/A	30.60%
<b>PARKING:</b>		
	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 (4,500/4000 = 1.13 OR 2)	

BENCHMARK  
PK NAIL  
ELEVATION = 885.75'