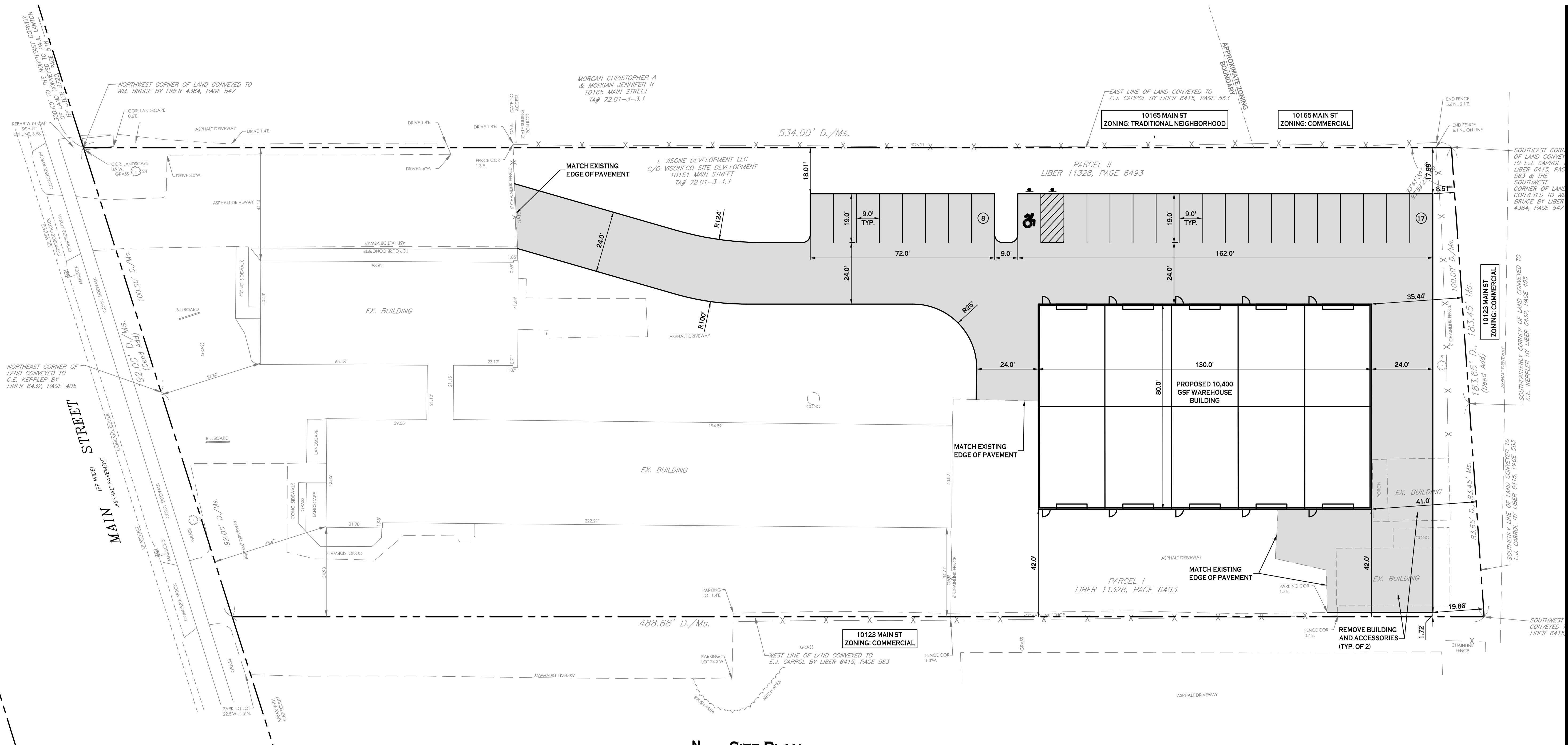


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**N**  
**SITE PLAN**  
 SCALE: 1"=20'

SITE DATA		
SITE AREA = 2.15 AC		
ZONED: COMMERCIAL		
USE: 10,400 SF WAREHOUSE BUILDING		
<b>SETBACKS - BUILDING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT	80 FT. *	> 80 FT
SIDE (ABUTTING COM. / RES.)	25 FT. / 45 FT.	> 25 FT
REAR (ABUTTING COM. / RES.)	25 FT. / 45 FT.	> 25 FT
<b>SETBACKS - PARKING</b>		
FRONT	N/A	N/A
SIDE	N/A	1.72 FT
REAR	N/A	8.51 FT
<b>PARKING STALLS</b>		
STALL SIZE	9'x19'	9'x19'
REQUIRED SPACES	22	25
<b>GREENSPACE</b>		
OVERALL SITE GREENSPACE	25% (0.55 AC)	XX% (X.X AC)
INTERIOR GREENSPACE	8% (0.18 AC)	XX% (X.X AC)
MAX. BUILDING HEIGHT	45 FT	<= 45 FT
MAX. BUILDING COVERAGE	70% MAX. (1.51 AC)	26.2% (0.564 AC)

\* WHERE THERE IS AN ESTABLISHED FRONT SETBACK LINE BETWEEN ADJOINING PROPERTIES, THAT SETBACK LINE WOULD APPLY TO THE PROPERTY TO A MINIMUM OF 45 FEET.

PARKING CALCULATION:	
WAREHOUSE:	
1 PER EMPLOYEE OF MAXIMUM SHIFT + 1 PER 200 SQUARE FEET OF OFFICE	
20 EMPLOYEES + 400 SF OFFICE / 200 = 22 SPACES	

**SITE NOTES:**

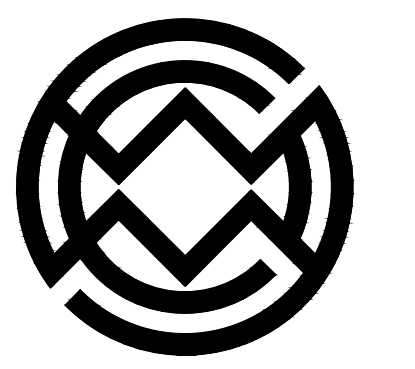
- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED. FOR DISTURBED AREAS WITHIN NYS DOT R.O.W. DISTURBED AREAS SHALL BE RESTORED USING ITEM 610.1402 - TOPSOIL ROADSIDE AND ITEM 610.1602 - TURF ESTABLISHMENT.
- ALL DIMENSIONS FROM PROPERTY LINES 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.
- ALL HANDICAP RAMPS AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS.
- KNOX KEY BOX TO BE INSTALLED TO ALLOW FIRE DEPARTMENT ACCESS TO BUILDING KEYS. LOCATION TO BE COORDINATED WITH OWNER AND TOWN.
- ALL EDGES OF PAVEMENT SHALL BE CURVED.
- ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.

**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.
- ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF CLARENCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.

SITE LEGEND	
PROPERTY LINE	---
PROPOSED CURB	=====
PROPOSED SIDEWALK / CONCRETE PAD	▨
NUMBER OF PARKING SPACES	(27)
PROPOSED SIGN	●
PROPOSED ASPHALT PAVEMENT	▨

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



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REVISIONS: No. Description Date

PROJECT NAME: New Construction  
**Proposed Building**  
 10151 Main Street  
 Clarence, New York 14031

Date: Drawn by: C. Wood  
 Scale: As Noted

DRAWING NAME:  
**Site Plan**

DRAWING NO.  
**C-100**  
 Project no.: 21.275