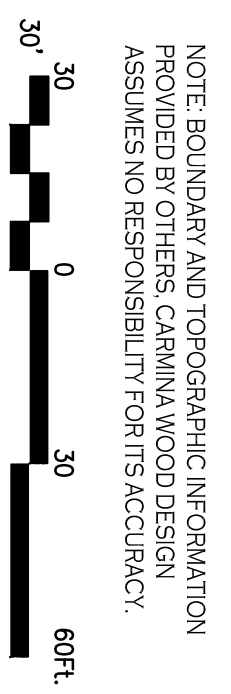


**SITE PLAN**  
SCALE: 1"=30'

SITE DATA	
SITE AREA - 2.55 AC	
ZONED C-1 - LOCAL RETAIL BUSINESS DISTRICT	
DESCRIPTION: 1,953 SF RESTAURANT BLDG, 5,520 SF OFFICE BLDG, 4,183 SF C-STORE W/FUEL PUMPS	
SETBACKS: BUILDING	REQUIRED
FRONT:	50 FT
SIDE (ABUTTING COMM.):	0 FT OR 9 FT*
SIDE (ABUTTING RES.):	20 FT OR HGT. OF BLDG.
REAR:	30 FT OR HGT. OF BLDG.
SETBACKS: PARKING	20 FT
FRONT:	NONE
SIDE (ABUTTING COMM.):	25 FT MIN.
SIDE (ABUTTING RES.):	10 FT
REAR:	45 FT MIN.
GREENSPACE	XX AC
TOTAL SITE:	NONE (0%)
PARKING (10' X 20')	
# OF SPACES - SEE CALCULATION BELOW	61
MAX. BUILDING HEIGHT	38 FT
LOT COVERAGE	40% (43,560 SF)
	10.7% (11,666 SF)

\*25 FT IS USED FOR VEHICULAR INGRESS OR EGRESS

**PARKING CALCULATION:**  
 RECD. PARKING = 1 SPACE PER 200 GSF  
 RECD. PARKING = 4,183 GSF / 200 = 21 SPACES  
 \*RESTAURANT\*  
 RECD. PARKING = 2 SPACES PER 5 SEATS  
 RECD. PARKING = 80 SEATS / 5) X 2 = 12 SPACES  
 \*OFFICE\*  
 RECD. PARKING = 1 SPACE PER 200 GSF  
 RECD. PARKING = 5,520 GSF / 200 = 28 SPACES  
 TOTAL = 61 SPACES



NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

**CARMINAWOOD DESIGN**

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**Mixed Use Development**  
 7072 Boston State Road  
 Boston, New York  
 SBL No.

REVISIONS:		
No.	Description	Date

**PRELIMINARY**  
NOT FOR CONSTRUCTION

DRAWING NAME:  
**Concept Site Plan**

DATE: 08.24.22  
 DRAWN BY: C. Wood  
 SCALE: As Noted  
**C-100**  
 PROJECT NO.: 22.XXX