

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

SITE DATA	
SITE AREA = 255,400	
ZONED: C-1 LOCAL RETAIL BUSINESS DISTRICT	
DESCRIPTION: 6,000 SF OFFICE BLDG., 5,183 SF RESTAURANT & RESTAURANT W/ FUEL TANKS	
SETBACKS - BUILDING	REQUIRED: 50 FT PROVIDED: 50.0 FT MIN.
FRONT: SIDE (ABUTTING COMM.):	0 FT OR 5 FT + > 5 FT
SIDE (ABUTTING RES.):	20 FT OR HGT. OF BLDG. N/A
REAR: SIDE (ABUTTING RES.):	30 FT OR HGT. OF BLDG. > 30 FT
SETBACKS - PARKING	FRONT: 20 FT MIN. SIDE/REAR (ABUTTING COMM.): NONE SIDE/REAR (ABUTTING RES.): 10 FT 45 FT MIN.
GREENSPACE	TOTAL SITE: NONE X.X AC (0.X%)
PARKING (10' X 20')	# OF SPACES - SEE CALCULATION BELOW: 59 MAX. BUILDING HEIGHT: 39 FT LOT COVERAGE: 40% (43,560 SF) 10.3% (11,183 SF)

\* 25 FT IS USED FOR VEHICULAR INGRESS OR EGRESS

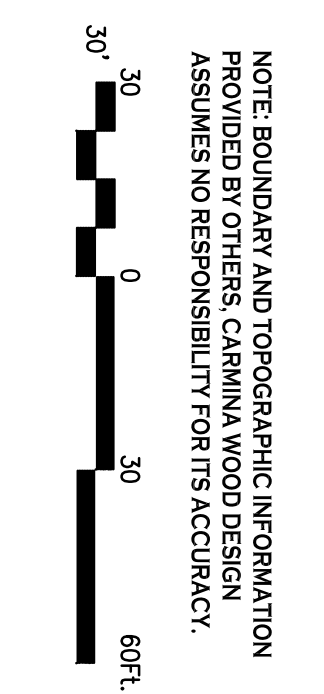
**PARKING CALCULATION:**

RETAIL  
 REAR PARKING = 1 SPACE PER 200 GSF  
 = 4,183 GSF / 200 = 21 SPACES

RESTAURANT  
 REAR PARKING = 2 SPACES PER 9 SEATS  
 = 60 SEATS / 9 X 2 = 8 SPACES

OFFICE  
 REAR PARKING = 1 SPACE PER 200 GSF  
 = 6,000 GSF / 200 = 30 SPACES

TOTAL = 57 SPACES



**DRAWING NAME:**  
Concept Site Plan

**DATE:** 09.28.22  
**DRAWN BY:** C. Wood  
**SCALE:** As Noted

**PROJECT NO.:** 22.XXX

REVISIONS:		
No.	Description	Date

**Mixed-use Development**

7270 Boston State Road  
Boston, New York

**CARMINAWOOD DESIGN**

487 Main Street, Suite 500  
Buffalo, New York 14203  
Phone: (716) 842-3165

111 Bain Street, Suite 332  
Greensboro, North Carolina 27406  
Phone: (336) 937-9009