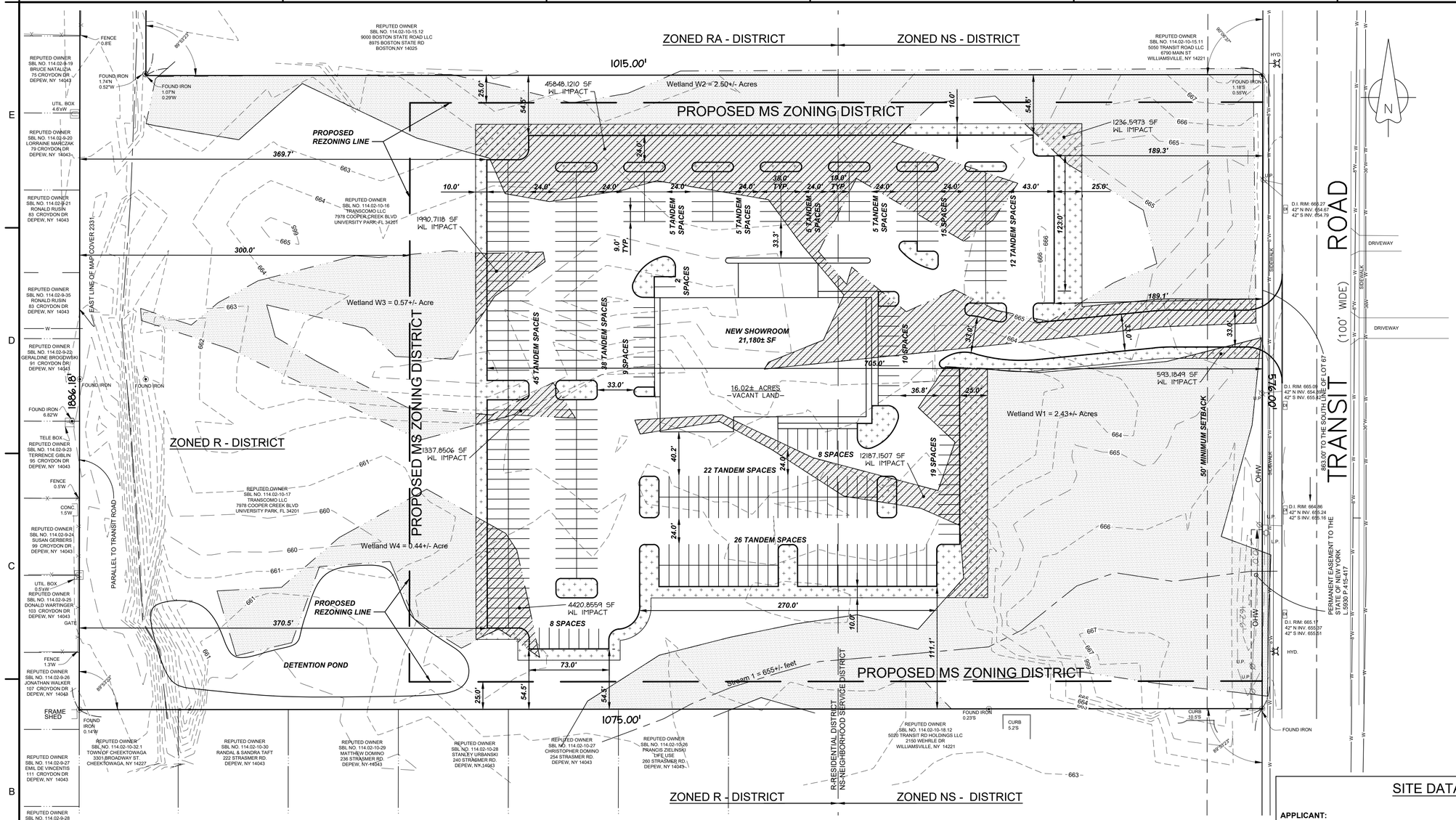
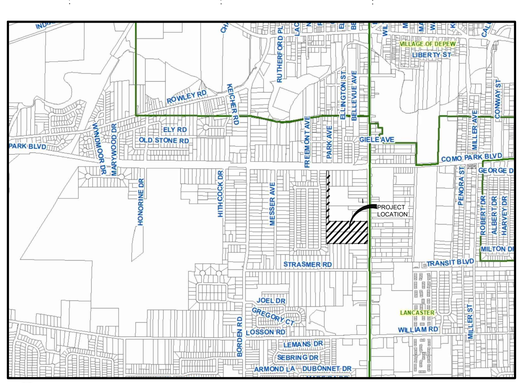


B1 SITE PLAN
SCALE: 1" = 50'-0"



A2 LOCATION MAP
SCALE: NOT TO SCALE

GENERAL NOTES:

1. ALL UTILITIES TO BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
2. SURVEY PREPARED BY NUSSBAUMER & CLARKE, INC. MARCH 1, 2022.

LEGEND:

- EXISTING YARD DRAIN
- EXISTING TREE
- EXIST. UTILITY POLE W/GUY POST
- EXIST. VERIZON CABLE MARKER
- EXIST. HYDRANT
- EXIST. WATER SERVICE BOX
- EXIST. GAS METER
- EXISTING STORM SEWER LINE
- EXISTING STORM STRUCTURE (D.I.)
- EXISTING CLEANOUT
- EXISTING LIGHT
- EXISTING WETLAND
- PROPOSED LANDSCAPING
- EXISTING WETLANDS
- WETLAND IMPACT

SITE DATA

APPLICANT:
WEST HERR AUTOMOTIVE GROUP, INC.
3552 SOUTHWESTERN BLVD.
TOWN OF ORCHARD PARK, NY 14127
CONTACT: JOHN WABICK (716)491-7000

PROPERTY ADDRESS:
TRANSIT ROAD
CHEEKTOWAGA, NY 14043
SBL NO. 114.02-10-6 AND SBL NO. 114.02-10-7

VEHICLE STORAGE LOT CALCULATIONS:

CURRENT ZONING: NS NEIGHBORHOOD SERVICE DISTRICT AND R RESIDENCE DISTRICT

REZONE TO MS MOTOR SERVICE DISTRICT:

FRONT YARD:	50 FEET
REAR YARD ABUTTING NONRESIDENTIAL DISTRICT:	25 FEET
REAR YARD ABUTTING RESIDENTIAL DISTRICT:	50 FEET
SIDE YARD ABUTTING NONRESIDENTIAL DISTRICT:	10 FEET
SIDE YARD ABUTTING RESIDENTIAL DISTRICT:	50 FEET
MAXIMUM HEIGHT OF STRUCTURES:	40 FEET
INTERIOR LANDSCAPE REQUIRED:	5% OF TOTAL AREA
INTERIOR LANDSCAPE PROVIDED:	0.20± ACRES (5%)
PROPOSED PARKING:	398 SPACES
TOTAL SITE AREA:	16.02± ACRES
WETLAND AREA ON SITE:	5.94± ACRES
WETLAND IMPACT AREA:	1.53± ACRES

WETLANDS DELINEATED BY
EARTH DIMENSIONS INC. SEPTEMBER 30, 2021

NUSSBAUMER & CLARKE, INC.
ENGINEERS AND SURVEYORS
EST. 1933
3556 Lake Shore Road, Suite 500 | Buffalo, NY 14219
(716) 827-8000 | (716) 826-7958 fax
www.nussclarke.com

WEST HERR AUTOMOTIVE GROUP, INC.
PROPOSED AUTOMOBILE DEALERSHIP
TRANSIT ROAD, CHEEKTOWAGA, NY 14043

SITE PLAN

REVISIONS

No.	DESCRIPTION	DATE
0		

NUSSBAUMER & CLARKE, INC.
A CORPORATION REGISTERED TO PRACTICE PROFESSIONAL ENGINEERING & LAND SURVEYING IN THE STATE OF NEW YORK

UNAUTHORIZED ALTERATION OR ADDITION TO THIS ENGINEERING DRAWING IS A VIOLATION OF SECTION 7209. PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

PROJECT NUMBER	22J5-0005
DATE	3-8-2022
DRAWN BY	VBS
DESIGNED BY	VBS
CHECKED BY	RJP
APPROVED BY	
SCALE:	AS NOTED
	= 1 INCH
SHEET No.	1 OF 1

C-101

H:\Land Development\22\0005 – West Herr Transit & Como Park\05 Working Drawings\02 Discipline (DWG)\C-Civil\C-101 SITE PLAN.dwg 9/9/2022 VSARCIONE