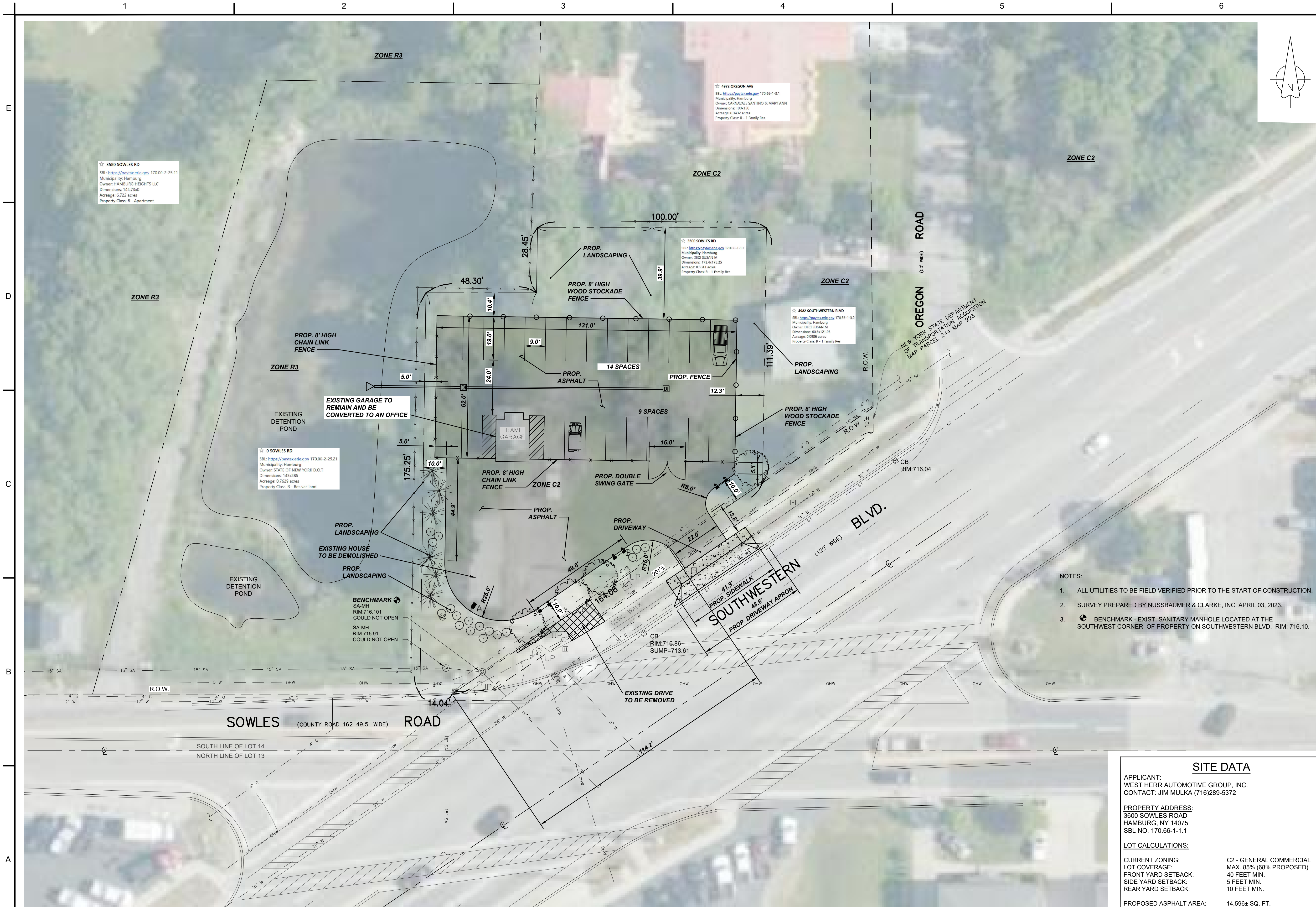


NUSSBAUMER & CLARKE, INC.
EST. 1933
ENGINEERS AND SURVEYORS

3556 Lake Shore Road, Suite 500 | Buffalo, NY 14219
(716) 827-8000 | (716) 826-7958 fax
www.nussclarke.com

**WEST HERR AUTOMOTIVE
TOWING LOT**

3600 SOWLES RD, HAMBURG NY

TOWING LOT LAYOUT

REVISIONS		
No.	DESCRIPTION	DATE

NUSSBAUMER & CLARKE, INC.
A CORPORATION REGISTERED TO PRACTICE
PROFESSIONAL ENGINEERING & LAND SURVEYING IN
THE STATE OF NEW YORK
CERTIFICATE NO. 027

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	23J5-0006
DATE	APRIL 2023
DRAWN BY	VBS
DESIGNED BY	VBS
CHECKED BY	MCD
APPROVED BY	-
SCALE:	AS NOTED
SHEET No.	4 OF 13
C-103	

- NOTES:
- ALL UTILITIES TO BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
 - SURVEY PREPARED BY NUSSBAUMER & CLARKE, INC. APRIL 03, 2023.
 - BENCHMARK - EXIST. SANITARY MANHOLE LOCATED AT THE SOUTHWEST CORNER OF PROPERTY ON SOUTHWESTERN BLVD. RIM: 716.10.

SITE DATA

APPLICANT:
WEST HERR AUTOMOTIVE GROUP, INC.
CONTACT: JIM MULKA (716)289-5372

PROPERTY ADDRESS:
3600 SOWLES ROAD
HAMBURG, NY 14075
SBL NO. 170.66-1-1.1

LOT CALCULATIONS:

CURRENT ZONING:	C2 - GENERAL COMMERCIAL
LOT COVERAGE:	MAX. 85% (68% PROPOSED)
FRONT YARD SETBACK:	40 FEET MIN.
SIDE YARD SETBACK:	5 FEET MIN.
REAR YARD SETBACK:	10 FEET MIN.

PROPOSED ASPHALT AREA: 14,596± SQ. FT.
DISTURBED AREA: 0.36± ACRES

TOTAL SITE AREA: 0.5± ACRES

A1 TOWING LOT LAYOUT
SCALE: 1" = 20'