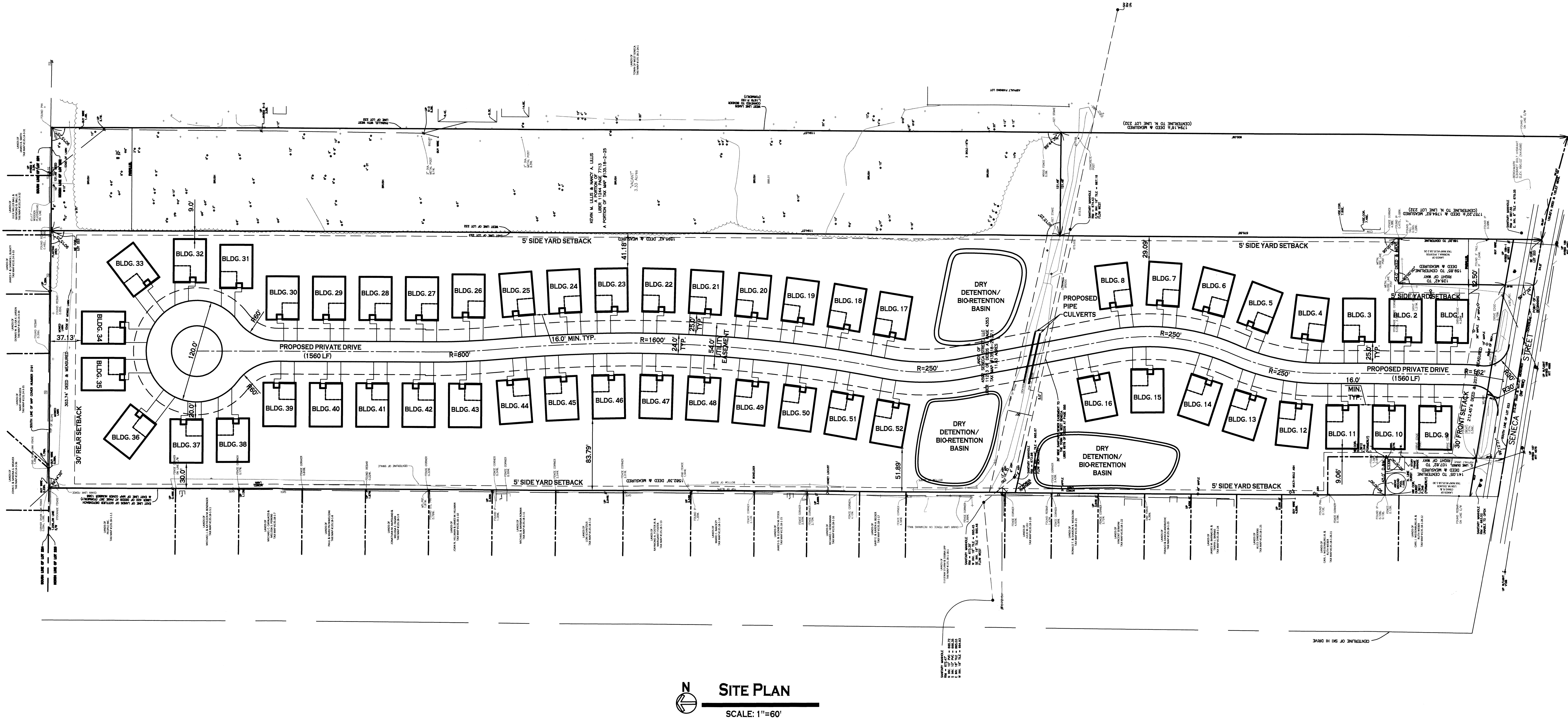


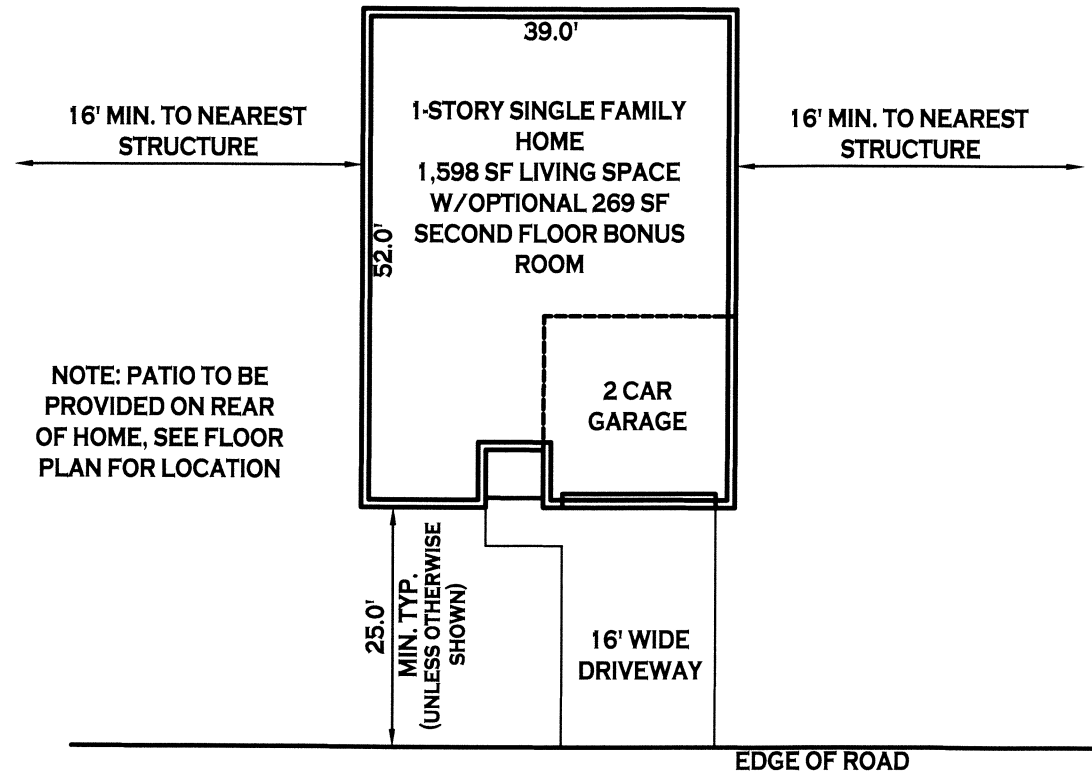


SITE DATA		
SITE AREA = 11.56 ACRES		
ZONED: R-50 (RESIDENCE DISTRICT)		
BUILDINGS: 1-STORY PATIO HOMES W/2-CAR ATTACHED GARAGE		
SETBACKS-BUILDING	REQUIRED	PROVIDED
FRONT:	30 FT	30 FT MIN.
SIDE:	5 FT	9.0 FT MIN.
REAR:	30 FT	37.13 FT MIN.
BUILDING SEPARATION *	15.75 FT	16' MIN.
DENSITY **	99	52
MAX. BUILDING HEIGHT	30 FT	21.25 FT ±
MIN. DWELLING SIZE	900 SF	1,598 SF LIVING AREA
PARKING REQUIREMENT	2 PER UNIT	4 PER UNIT

* FOR GROUP DWELLINGS, NO PRINCIPAL BUILDING SHALL BE NEARER TO ANY OTHER PRINCIPAL BUILDING THAN A DISTANCE EQUAL TO THE AVERAGE HEIGHT OF SUCH BUILDINGS (AVG. HEIGHT REQUIRED TO MID POINT OF ROOF = 15.75 FT)

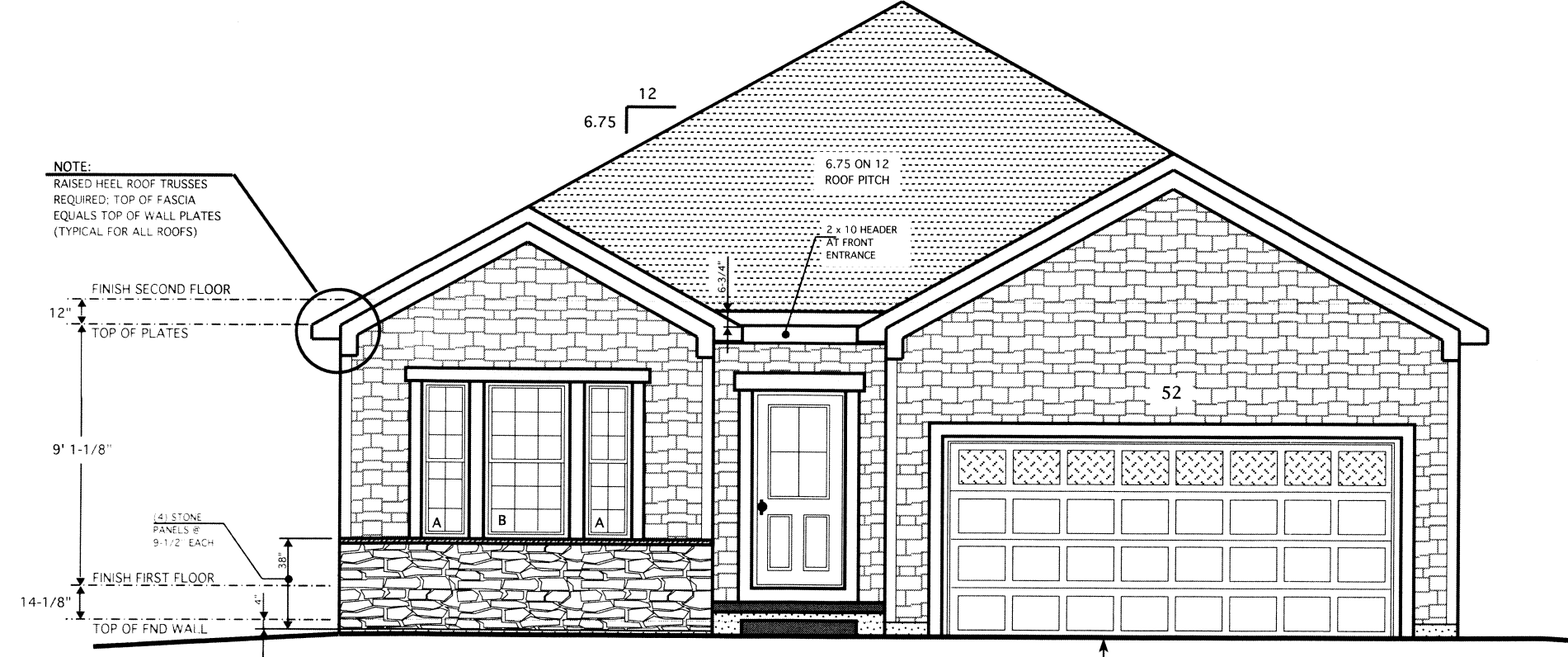
** LOT AREA REQUIRED IS 8,000 SF FOR 1ST UNIT PLUS 5,000 SF FOR EACH ADDITIONAL UNIT

NOTE: DWELLING GROUPS ALLOWED BY SPECIAL PERMIT IN R-50 ZONING DISTRICT AUTHORIZED BY THE TOWN BOARD PER ZONING CODE SECTION 120-16 A(2)



TYPICAL SITE PLAN

SCALE: 1"=20'



TYPICAL FRONT ELEVATION

SCALE: NTS

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



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REVISIONS:
No. Description

Date

PROJECT NAME:

New Construction
Ebenezer Woods
4592 Seneca Street
West Seneca, NY

Issued for Construction: xx.xx.xx
Municipality Submission: 3/30/16
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Site Plan

DRAWING NO.

C-100

Project no.: 15.XXX