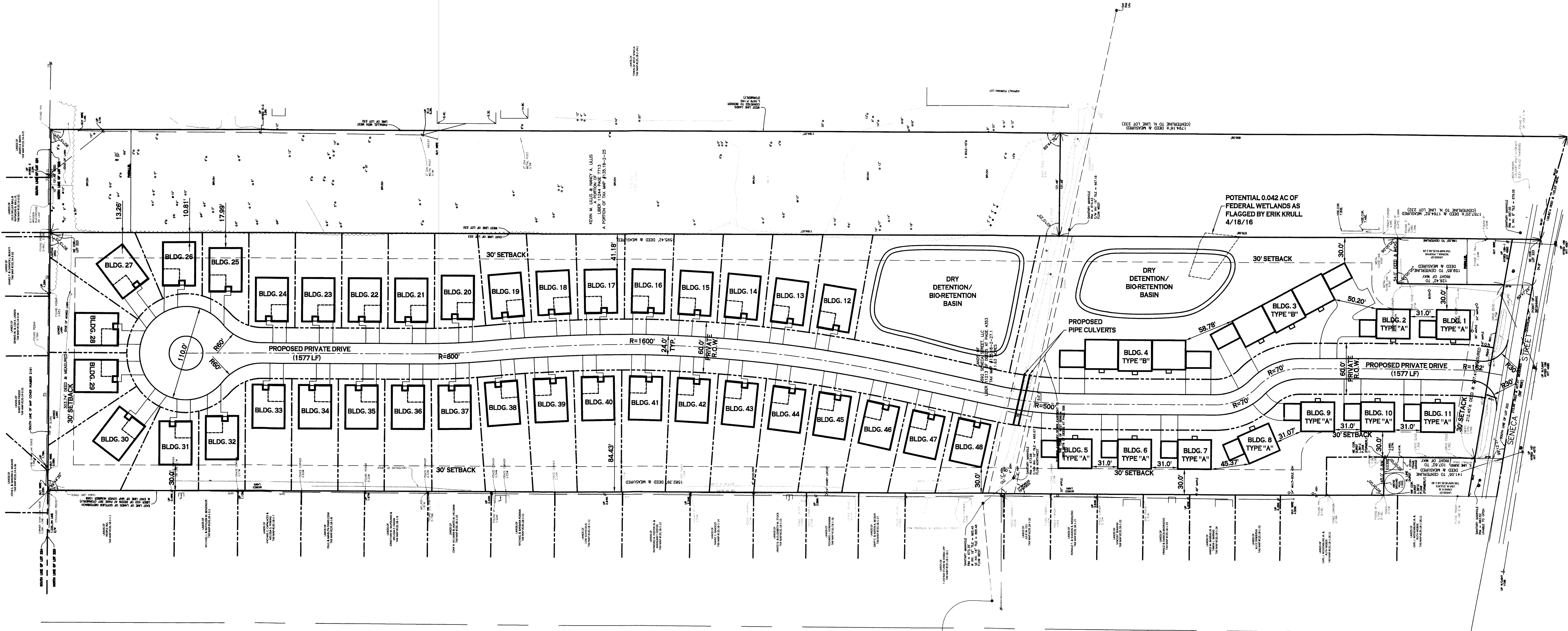




SITE DATA			
SITE AREA = 11.56 ACRES TOTAL SITE			
ZONED: R - 50 (RESIDENCE DISTRICT)			
<u>PATIO HOMES NORTH OF DITCH (7.94 AC)</u>			
BUILDINGS: 1-STORY PATIO HOMES W/2-CAR ATTACHED GARAGE			
<u>SETBACKS- BUILDING</u>	<u>FRONT:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
	FRONT:	30 FT	4.0 FT MIN.
	SIDE:	5 FT	5.0 FT MIN.
	REAR:	30 FT	10.81 FT MIN.
<u>DENSITY</u> (TOTAL AREA NORTH OF DITCH)**		69	48
<u>MIN. LOT SIZE</u>		8,000 SF	4,995 SF MIN.
<u>MIN. LOT WIDTH</u>		50 FT	47.0 FT (LOT 28 & 29 ONLY)
<u>MAX. BUILDING HEIGHT</u>		30 FT	21.25 FT ±
<u>MIN. DWELLING SIZE</u>		900 SF	1,598 SF LIVING AREA
<u>PARKING REQUIREMENT</u>		2 PER UNIT	4 PER UNIT
<u>GROUP DWELLINGS SOUTH OF DITCH (3.62 AC)</u>			
BUILDINGS: TYPE "A" - 2STORY 2-FAMILY TOWNHOUSE W/2-CAR ATTACHED GARAGE			
TYPE "B" - 2-STORY 6-UNIT TOWNHOUSE W/(2) ATTACHED 3 CAR GARAGES			
<u>SETBACKS- BUILDING</u>			
FRONT:	30 FT	1.74 FT MIN. ***	
SIDE: ***	25 FT	30.0 FT MIN.	
REAR:	30 FT	30.0 FT MIN.	
<u>BUILDING SEPARATION *</u>	22.92 FT	31.0 FT MIN.	
<u>DENSITY</u> (TOTAL AREA SOUTH OF DITCH)**		31	30
<u>MAX. BUILDING HEIGHT</u>	30 FT	30.0 FT	
<u>MIN. DWELLING SIZE</u>	900 SF	1,400 SF LIVING AREA	
<u>PARKING REQUIREMENT</u>		2 PER UNIT	2 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 MEASURED TO MID POINT OF ROOF = 22.92 FT)

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

*** FOR MULTIFAMILY DWELLINGS, EACH SIDE YARD SHALL BE 25 FEET OR A DISTANCE EQUAL TO ONE-HALF (1/2) THE HEIGHT OF SUCH BUILDING, WHICHEVER IS GREATER, THE TOTAL OF THE TWO SIDE YARDS SHALL BE TWICE THAT REQUIRED FOR ONE SIDE YARD. THE TOWN BOARD SHALL HAVE THE POWER TO REDUCE SAID SIDE YARD REQUIREMENTS UPON SHOWING OF SPECIAL CIRCUMSTANCES OR HARDSHIP

**** MEASURED TO THE FACE OF THE 4' WIDE PORCH

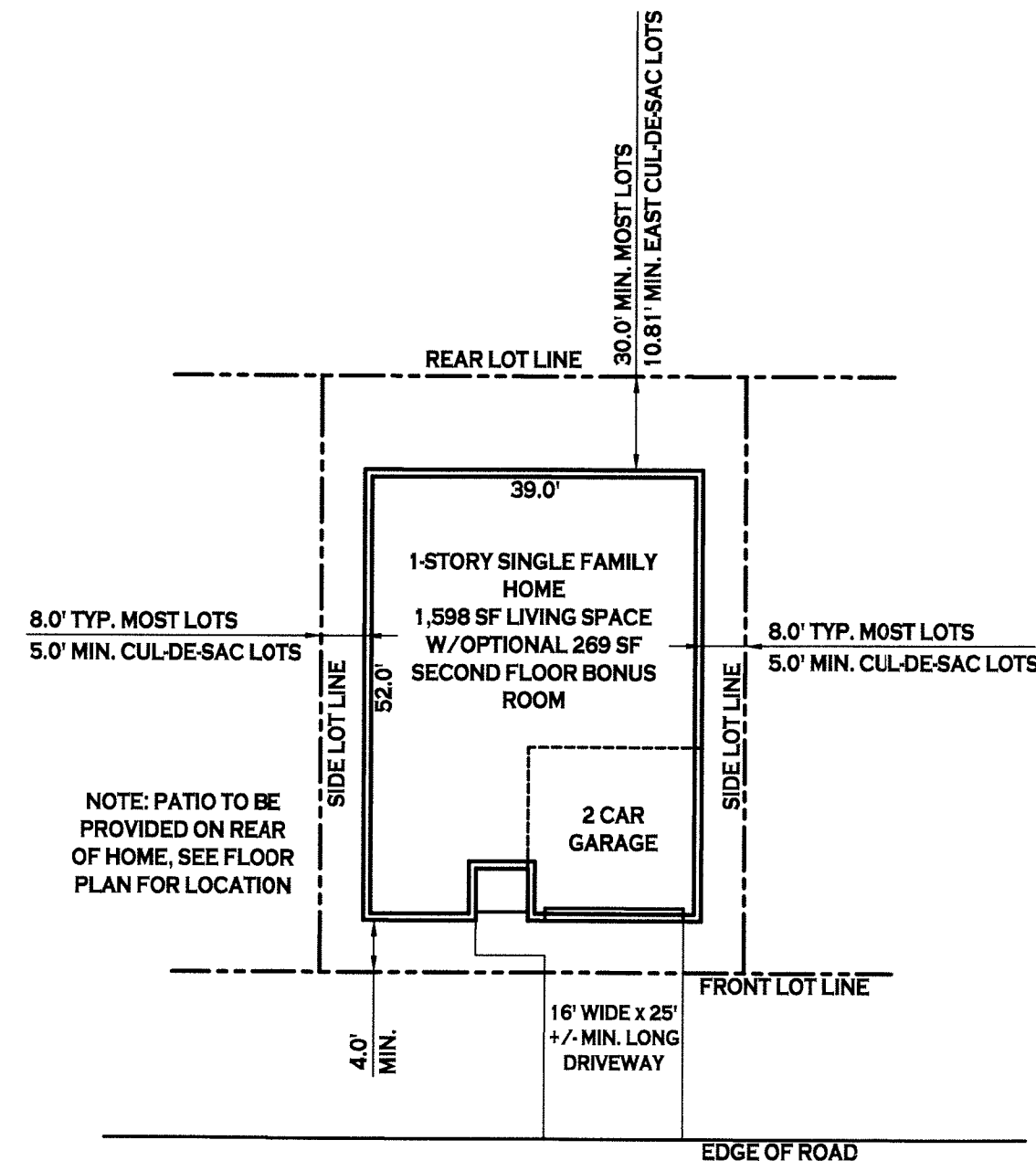
NOTES:

1. DWELLING GROUPS & MULTIFAMILY DWELLINGS ALLOWED BY SPECIAL PERMIT IN R50 ZONING DISTRICT AUTHORIZED BY THE TOWN BOARD PER ZONING CODE SECTION 120-16 A(2)
2. TWO-FAMILY DWELLINGS ALLOWED IN R50 AS PRINCIPAL USE PER SECTION 120-16A(1). REFERENCES BACK TO SECTION 120-14A(3)
3. SINGLE FAMILY DWELLING (PATIO HOMES) ALLOWED IN R50 AS PRINCIPAL USE PER SECTION 120-16A(2). REFERENCES BACK TO SECTIONS 120-14A(1) & SECTION 120-13A(1)
4. INTERIOR LOT LINES ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY TO SHOW THE RELATIONSHIP BETWEEN THE SINGLE PATIO HOME BUILDINGS



SCALE: 1"=60'

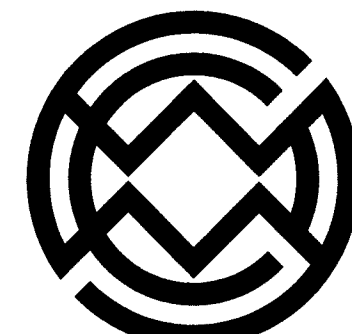
BUILDING LEGEND	
BLDG. 1 - (2)	2-STORY 3-BDRM UNITS
BLDG. 2 - (2)	2-STORY 3-BDRM UNITS
BLDG. 3 - (6)	2-STORY 3-BDRM UNITS
BLDG. 4 - (6)	2-STORY 3-BDRM UNITS
BLDG. 5 - (2)	2-STORY 3-BDRM UNITS
BLDG. 6 - (2)	2-STORY 3-BDRM UNITS
BLDG. 7 - (2)	2-STORY 3-BDRM UNITS
BLDG. 8 - (2)	2-STORY 3-BDRM UNITS
BLDG. 9 - (2)	2-STORY 3-BDRM UNITS
BLDG. 10 - (2)	2-STORY 3-BDRM UNITS
BLDG. 11 - (2)	2-STORY 3-BDRM UNITS
TOTAL OF (30) 2-STORY 3-BDRM UNITS	
BLDG. 12 THRU BLDG. 48 - SINGLE FAMILY 1-STORY 2-BDRM UNITS	
TOTAL OF (37) SINGLE FAMILY 1-STORY 2-BDRM UNITS	
TOTAL DWELLING UNITS = 67 UNITS	



TYPICAL PATIO HOME SITE PLAN

SCALE: NTS

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



**Carmina
Wood
Morris^{DPC}**

487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

REVISIONS:	
No.	Description Date

PROJECT NAME:

New Construction

Ebenezer Woods

4592 Seneca Street
West Seneca NY

Issued for Construction: xx.xx.xx
Municipality Submission: 4/28/16
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Site Plan

DRAWING NO.

C-100

Project no.: 15.XXX