

REVISIONS:	No.	Description	Date
1	1	SITE LAYOUT REVISIONS	5/7/16
2	2	ADDED LOT AREA TABLE	5/24/16

SITE DATA	
SITE AREA = 11.56 ACRES TOTAL SITE	
ZONED: R-59 RESIDENCE DISTRICT	
PATIO HOMES NORTH OF DITCH 17.84 A/D	
BUILDINGS: 1-STORY PATIO HOMES W/2-CAR ATTACHED GARAGE	
SETRBACKS-BUILDING	REQUIRED
FRONT:	30 FT
SIDE:	5 FT
REAR:	30 FT
MIN LOT SIZE	8,002 SF
MIN LOT WIDTH	50 FT
MAX BUILDING HEIGHT	30 FT
MIN DWELLING SIZE	900 SF
PARKING REQUIREMENT	2 PER UNIT
GROUP DWELLINGS SOUTH OF DITCH 13.63 A/C	
BUILDINGS: TYPE "A" - 2-STORY 2-FAMILY TOWNHOUSE	
W/2 CAR ATTACHED GARAGE (AVG. HEIGHT = 21.2')	
SETRBACKS-BUILDING	REQUIRED
FRONT:	20 FT
SIDE:	25 FT
REAR:	30 FT
BUILDING SEPARATION*	21.2 FT
DENSITY (TOTAL AREA SOUTH OF DITCH)	31
MAX BUILDING HEIGHT	30 FT
MIN DWELLING SIZE	900 SF
PARKING REQUIREMENT	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

** LOT AREA REQUIRED IS 3,000 SF FOR 1ST UNIT PLUS 5,000 SF FOR EACH ADDITIONAL UNIT

*** FOR MULTIFAMILY DWELLINGS, EACH SIDE YARD SHALL BE 25 FEET OR 4 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 REVOKE SAID SIDE YARD REQUIREMENTS UPON SHOWING OF SPECIAL CIRCUMSTANCES OF HARSHNESS

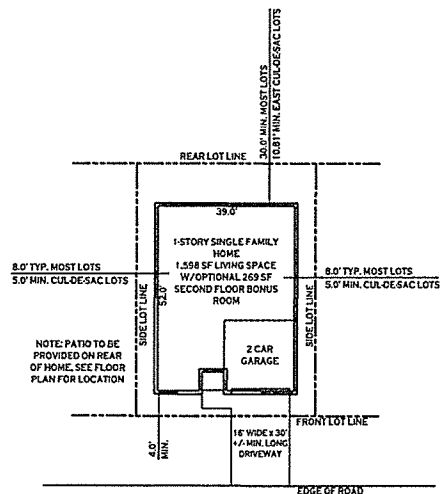
**** MEASURED TO THE FACE OF THE 4" WIDE PORCH

NOTES:

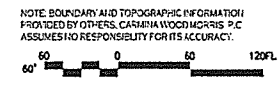
1. DWELLING GROUPS & MULTIFAMILY DWELLINGS ALLOWED BY SPECIAL PERMIT IN P-62 ZONING DISTRICT AUTHORIZED BY THE TOWN BOARD PER ZONING CODE SECTION 120-16 A(2)
2. TWO-FAMILY DWELLINGS ALLOWED IN R-50 AS PRINCIPAL USE PER SECTION 120-16 A(1) - REFERENCES BACK TO SECTION 120-14 A(2)
3. SINGLE FAMILY DWELLING (PATIO HOMES) ALLOWED IN R-50 AS PRINCIPAL USE PER SECTION 120-16 A(2) - REFERENCES BACK TO SECTIONS 120-14 A(1) & SECTION 120-13 A(1)
4. INTERIOR LOT LINES ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY TO SHOW THE RELATIONSHIP BETWEEN THE SINGLE PATIO HOME BUILDINGS
5. LOTS 27, 28, 29 AND 30 ARE 8,691 SF, 30,338 SF, 32,095 SF AND 12,009 SF RESPECTIVELY AND DO NOT REQUIRE AN AREA VARIANCE FOR LOT AREA. ALL OTHER PATIO HOME LOTS ARE UNDER 8,000 SF.

BUILDING LEGEND	
BLDG. 1 - (2) 2-STORY 2-BDRM UNITS	BLDG. 31: 9,579 SF
BLDG. 2 - (2) 2-STORY 2-BDRM UNITS	BLDG. 32: 9,580 SF
BLDG. 3 - (2) 2-STORY 2-BDRM UNITS	BLDG. 33: 7,322 SF
BLDG. 4 - (2) 2-STORY 2-BDRM UNITS	BLDG. 34: 7,824 SF
BLDG. 5 - (2) 2-STORY 2-BDRM UNITS	BLDG. 35: 7,756 SF
BLDG. 6 - (2) 2-STORY 2-BDRM UNITS	BLDG. 36: 7,707 SF
BLDG. 7 - (2) 2-STORY 2-BDRM UNITS	BLDG. 37: 7,810 SF
BLDG. 8 - (2) 2-STORY 2-BDRM UNITS	BLDG. 38: 7,812 SF
BLDG. 9 - (2) 2-STORY 2-BDRM UNITS	BLDG. 39: 7,712 SF
BLDG. 10 - (2) 2-STORY 2-BDRM UNITS	BLDG. 40: 7,518 SF
BLDG. 11 - (2) 2-STORY 2-BDRM UNITS	BLDG. 41: 7,140 SF
BLDG. 12 - (2) 2-STORY 2-BDRM UNITS	BLDG. 42: 6,745 SF
BLDG. 13 - (2) 2-STORY 2-BDRM UNITS	BLDG. 43: 6,222 SF
BLDG. 14 - (2) 2-STORY 2-BDRM UNITS	BLDG. 44: 5,663 SF
BLDG. 15 THRU BLDG. 45 - SINGLE FAMILY 1-STORY 2-BDRM UNITS	BLDG. 45: 5,021 SF
TOTAL OF (28) 2-STORY 2-BDRM UNITS	
TOTAL OF (31) SINGLE FAMILY 1-STORY 2-BDRM UNITS	
TOTAL DWELLING UNITS = 59 UNITS	

LOT AREA	
GROUP DWELLING PARCEL #1: 75,223 SF	
GROUP DWELLING PARCEL #2: 47,184 SF	
BLDG 15: 6,972 SF	BLDG 31: 9,579 SF
BLDG 16: 6,988 SF	BLDG 32: 9,580 SF
BLDG 17: 6,627 SF	BLDG 33: 7,322 SF
BLDG 18: 5,805 SF	BLDG 34: 7,824 SF
BLDG 19: 5,679 SF	BLDG 35: 7,756 SF
BLDG 20: 5,675 SF	BLDG 36: 7,707 SF
BLDG 21: 5,784 SF	BLDG 37: 7,810 SF
BLDG 22: 5,962 SF	BLDG 38: 7,812 SF
BLDG 23: 6,147 SF	BLDG 39: 7,712 SF
BLDG 24: 6,130 SF	BLDG 40: 7,518 SF
BLDG 25: 4,979 SF	BLDG 41: 7,140 SF
BLDG 26: 4,680 SF	BLDG 42: 6,745 SF
BLDG 27: 8,691 SF	BLDG 43: 6,222 SF
BLDG 28: 30,314 SF	BLDG 44: 5,663 SF
BLDG 29: 32,108 SF	BLDG 45: 5,021 SF
BLDG 30: 12,006 SF	
AVERAGE LOT AREA = 8,328 SF	



TYPICAL PATIO HOME SITE PLAN
SCALE: NTS



PROJECT NAME:

New Construction
Ebenezer Woods
4592 Seneca Street
West Seneca, NY

Issued for Construction: 5/7/16
Municipality Submission: 5/7/16
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Site Plan

DRAWING NO.
C-100

Project no.: 15,146