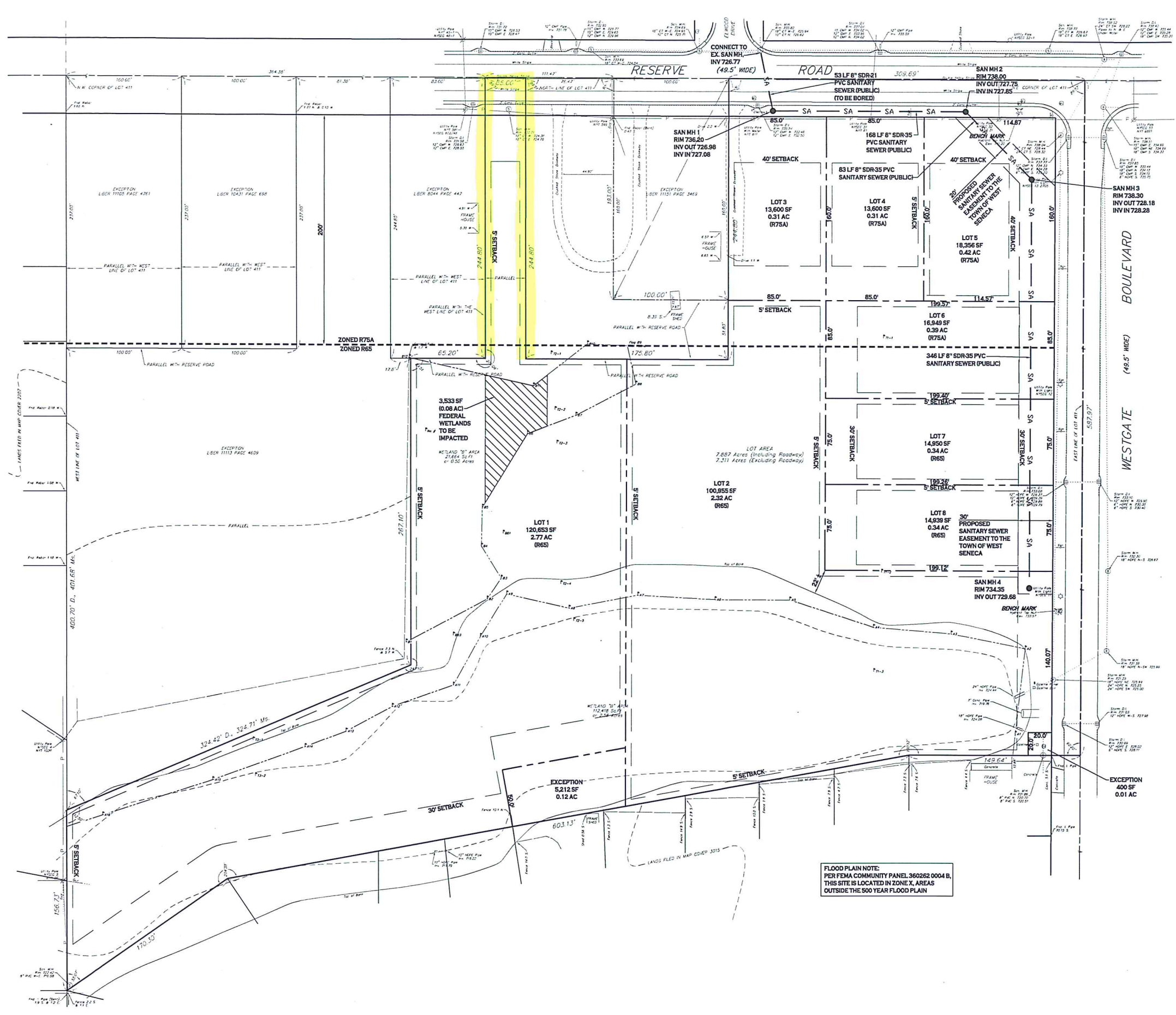


All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris P.C. is prohibited. WARNING: It is a violation of article 145 of the Town Law and article 170 of the State Environmental Conservation Law to reproduce or use these documents for any purpose other than that specifically intended by the author. The user of these documents shall be held responsible for the accuracy, completeness, and timeliness of the information contained herein. The user of these documents shall be held responsible for the accuracy, completeness, and timeliness of the information contained herein.



SITE DATA (R6S ZONING)
 MIN. LOT WIDTH = 65 FT FOR FIRST DWELLING UNIT, PLUS 10 FT FOR A SECOND DWELLING UNIT
 MIN. LOT AREA = 8,500 SF FOR FIRST DWELLING UNIT, PLUS 1,350 SF FOR A SECOND DWELLING UNIT
 FRONT SETBACK = 30 FT
 SIDE SETBACK = 5 FT MIN., 10 FT TOTAL
 REAR SETBACK = 30 FT
 MAXIMUM LOT COVERAGE = 12%
 MAXIMUM BUILDING HEIGHT = 30 FT
 MINIMUM FLOOR AREA = 900 SF (1-FAMILY)
 MINIMUM FLOOR AREA = 2,400 SF TOTAL (2-FAMILY, 1,200 SF EACH UNIT)

SITE DATA (R75A ZONING)
 MIN. LOT WIDTH = 75 FT FOR FIRST DWELLING UNIT, PLUS 10 FT FOR A SECOND DWELLING UNIT
 MIN. LOT AREA = 10,000 SF FOR FIRST DWELLING UNIT, PLUS 1,350 SF FOR A SECOND DWELLING UNIT
 FRONT SETBACK = 40 FT
 SIDE SETBACK = 5 FT MIN., 10 FT TOTAL
 REAR SETBACK = 30 FT
 MAXIMUM LOT COVERAGE = 12%
 MAXIMUM BUILDING HEIGHT = 30 FT
 MINIMUM FLOOR AREA = 1,100 SF (1-FAMILY)
 MINIMUM FLOOR AREA = 2,200 SF TOTAL (2-FAMILY, 1,100 SF EACH UNIT)

FLAG LOTS
 MINIMUM FRONTAGE = 40 FT
 MINIMUM LOT AREA = 1 ACRE
 SINGLE FAMILY HOMES ONLY
 SETBACKS: SAME AS ZONING DISTRICT

FLOOD PLAIN NOTE:
 PER FEMA COMMUNITY PANEL 360262 0004 B,
 THIS SITE IS LOCATED IN ZONE X, AREAS
 OUTSIDE THE 500 YEAR FLOOD PLAIN

SITE PLAN
 SCALE: 1"=40'

ELEVATION DATUM
 ELEVATIONS ON THIS MAP WERE DETERMINED UTILIZING GPS DATUM:
 NAD83 (2011) EPOCH 2010.0 DATUM
SITE BENCH MARK:
 TOP SHUTOFF, FIRE HYDRANTS, AS SHOWN HEREON

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



REVISIONS:	Date
No. Description	

PROJECT NAME:
 New Construction
Proposed Subdivision
 Reserve Rd & Westgate Blvd.
 West Seneca, New York

Issued for Construction: xx.xx.xx
 Municipality Submission: 2/27/17
 Drawn by: C. Wood
 Scale: As Noted

DRAWING NAME:
 Site Plan
 Option A

DRAWING NO.
C-100
 Project no.: 16.xxx