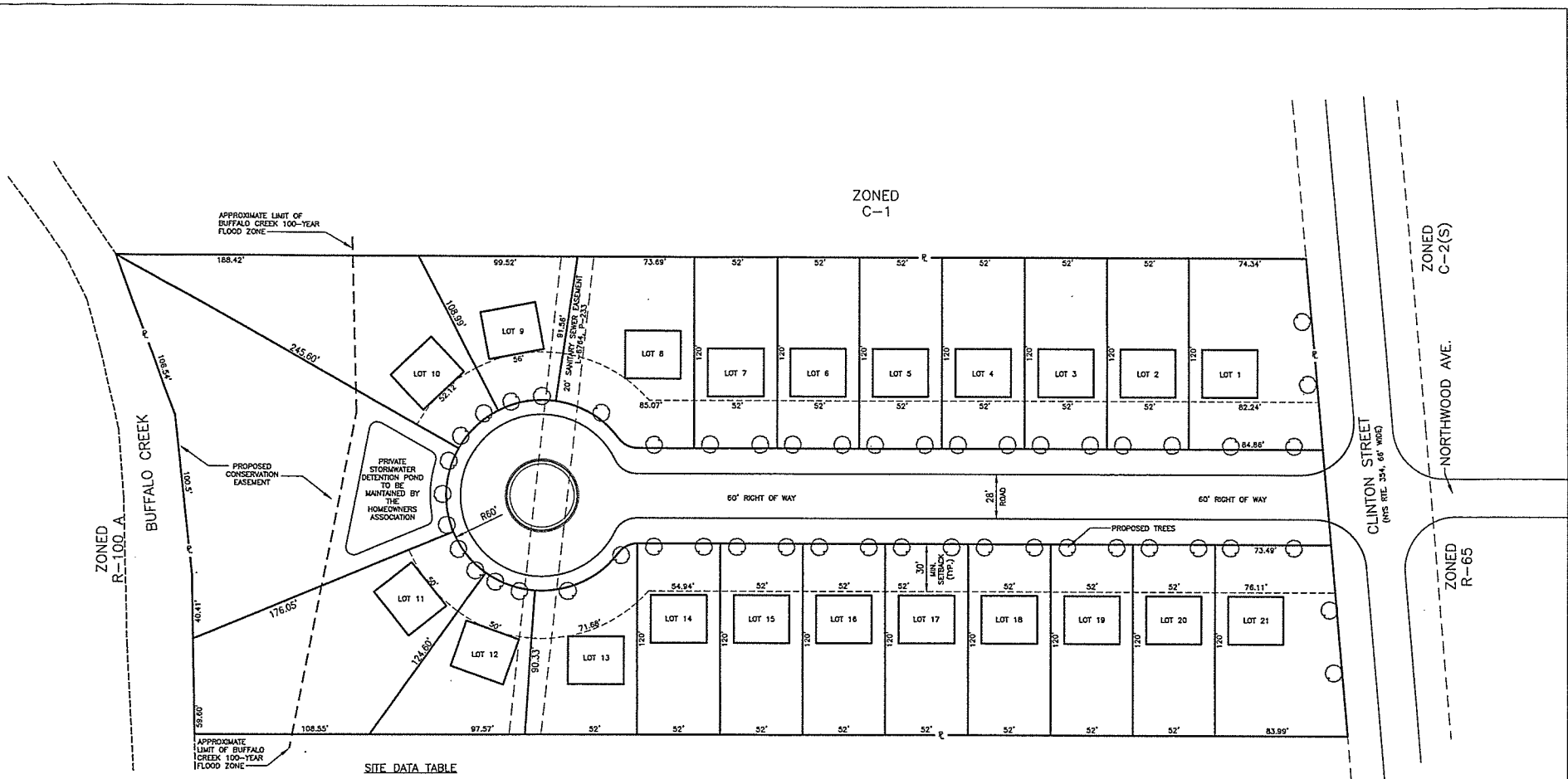


F:\MCE\1338 Clinton\DWG\PP-1 08.25.14.dwg, 9/5/2014 4:38:43 PM

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SITE DATA TABLE

PROJECT SIZE = 4.97 ACRES

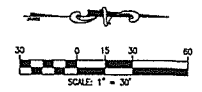
EXISTING ZONING = R-65 AND R-100A
 PROPOSED ZONING = R-50(S)

MIN LOT SIZE REQUIRED = 8,000 SQ FT
 MIN LOT SIZE PROVIDED = 6240 SQ FT

MIN LOT FRONTAGE REQUIRED = 50'
 MIN LOT FRONTAGE PROVIDED = 50'

FRONT YARD SETBACK REQUIRED = 30'
 FRONT YARD SETBACK PROVIDED = 30'
 SIDE YARD SETBACK REQUIRED = 5'
 SIDE YARD SETBACK PROVIDED = 5'
 REAR YARD SETBACK REQUIRED = 30'
 REAR YARD SETBACK PROVIDED = 20'
 CORNER SIDE SETBACK REQUIRED = 30'
 CORNER SIDE SETBACK PROVIDED = 30'

ZONED R-65 AND R-100 A



NOTES:

1) THIS PLAN BASED ON ERIE COUNTY GIS MAPPING. ALL BOUNDARY LINES AND DIMENSIONS SHOULD BE CONSIDERED TO BE APPROXIMATE.

2) THIS IS NOT A PROPERTY SURVEY.

Designed By:	AMK
Drawn By:	HOPKIN, INC.
Checked By:	MAM
Code File:	M1338
DATE:	8-15-14
BY/CHK:	POS/AMK

METZGER CIVIL ENGINEERING, PLLC

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 WILLIAMSVILLE, NY 14221
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 FAX: 716-633-2704

CIVIL ENGINEERING
 LAND PLANNING
 SITE DESIGN
 MUNICIPAL ENGINEERING

**3859,3863,3869 CLINTON ST.
 PATIO HOME DEVELOPMENT**

TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK

PRELIMINARY PLAT

SCALE:	1" = 30'
DATE:	JULY 8, 2014
DWG NO.:	M-1338
SHEET NO.:	PP-1