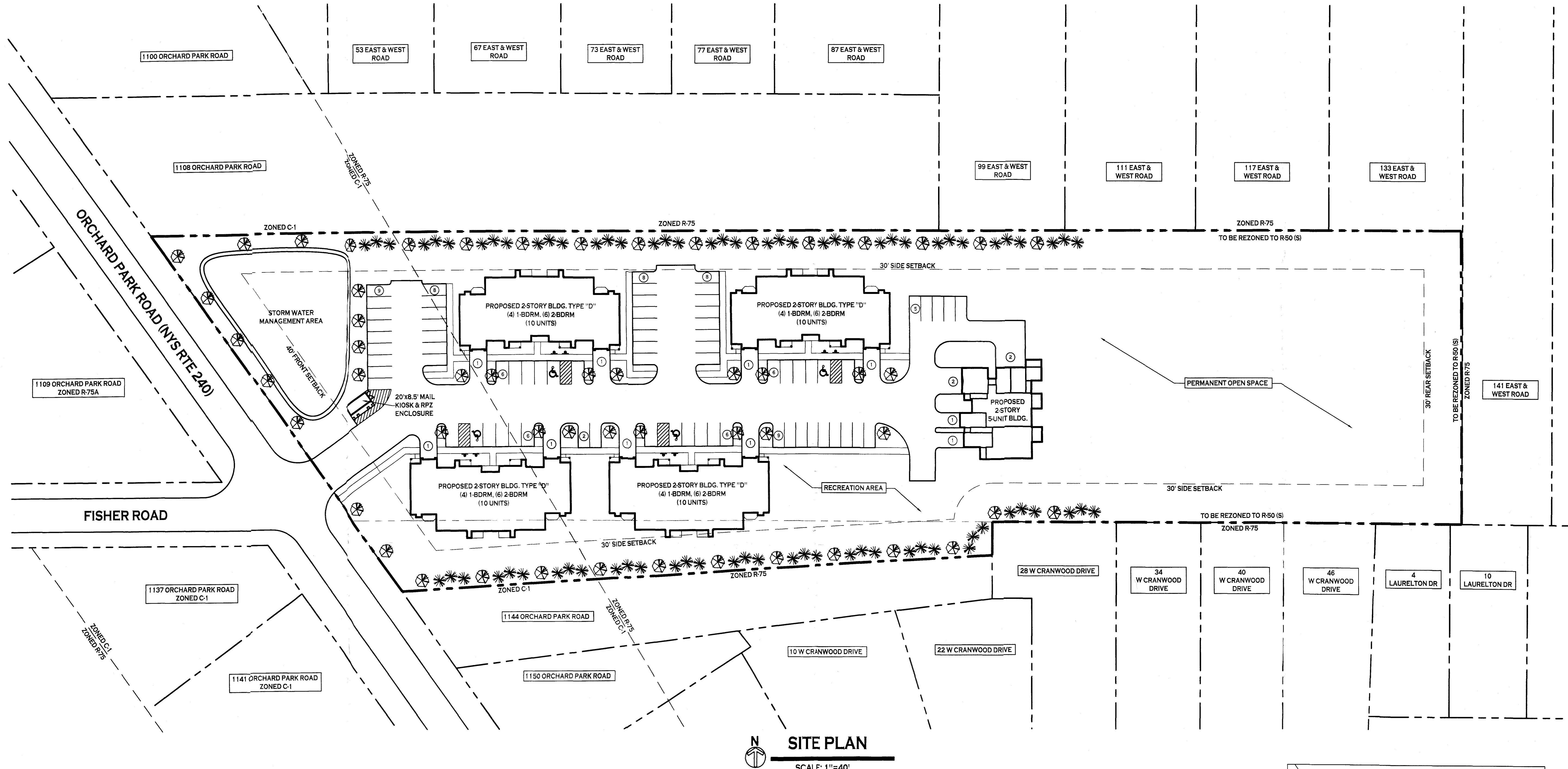


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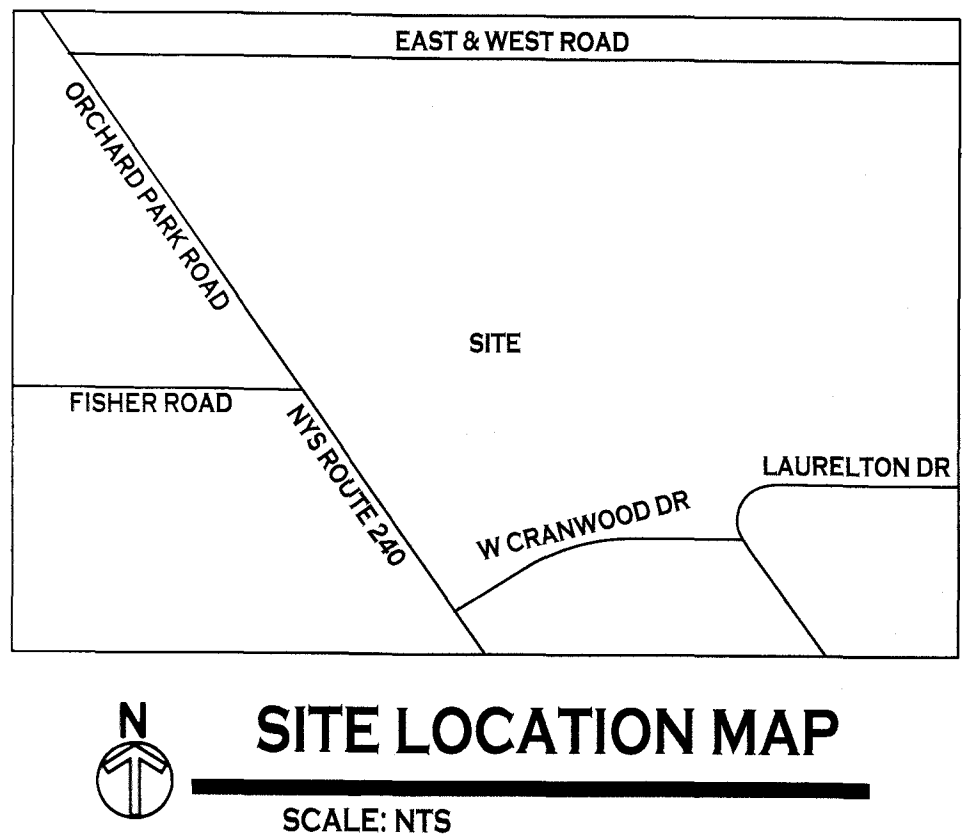


SITE PLAN
SCALE: 1"=40'

| |
|---|
| SITE DATA (REZONED TO R50 (S)) - 1130 & 1140 ORCHARD PARK RD - 5.32 ACRES |
| MULTI-FAMILY ALLOWED BY SPECIAL PERMIT |
| MIN. LOT WIDTH = 50 FT FOR FIRST DWELLING UNIT, PLUS 10 FT FOR EACH ADDITIONAL UNIT NEED NOT EXCEED 100 FT |
| MIN. LOT AREA = 8,000 SF FOR FIRST DWELLING UNIT, PLUS 5,000 FOR EACH ADDITIONAL DWELLING UNIT |
| FRONT SETBACK = 40 FT |
| SIDE SETBACK = 30 FT MIN. OR A DISTANCE EQUAL TO 1/2 HGT. OF SUCH BUILDING, WHICHEVER IS GREATER |
| REAR SETBACK = 30 FT |
| MAXIMUM BUILDING HEIGHT = 40 FT (MULTI-FAMILY) |
| DRIVEWAY: 30 FT WIDE REQUIRED FOR MULTI-FAMILY |
| DWELLING SIZE: 500 SF EACH MULTI-FAMILY UNIT |
| GROUP DWELLING: NO BUILDING SHALL BE NEARER ANY OTHER PRINCIPAL STRUCTURE THAN A DISTANCE EQUAL TO THE AVERAGE HEIGHT OF SUCH BUILDINGS |

| |
|---|
| PARKING CALCULATION: |
| MULTI-FAMILY: |
| REQ'D = 2 SPACES PER UNIT + 5/25 UNITS VISITORS |
| REQ'D = 2 SPACES x 45 UNITS + (45/25 x 5) = <u>99 SPACES</u> |
| TOTAL PROVIDED = 86 SPACES + 14 GARAGE SPACES = <u>100 SPACES</u> |

| |
|--|
| DENSITY CALCULATION |
| REQ'D = 8,000 SF FOR FIRST DWELLING UNIT, PLUS 5,000 FOR EACH ADDITIONAL DWELLING UNIT |
| ALLOWED NUMBER OF UNITS: |
| 1ST UNIT: 231,739 SF / 8,000 SF = 223.739 SF REMAINING |
| ADDITIONAL UNITS: 223,739 SF / 5,000 SF = 73 UNITS |
| TOTAL ALLOWED UNITS = 45 UNITS |



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Phone: (716) 642-3165

Multi-Family Development
1130-1140 Orchard Park Road
West Seneca, New York

| |
|-----------------|
| REVISIONS: |
| No. Description |
| Date |

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Concept Site Plan

Date: 06.01.22
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

C-100

Project No: 22.XXX