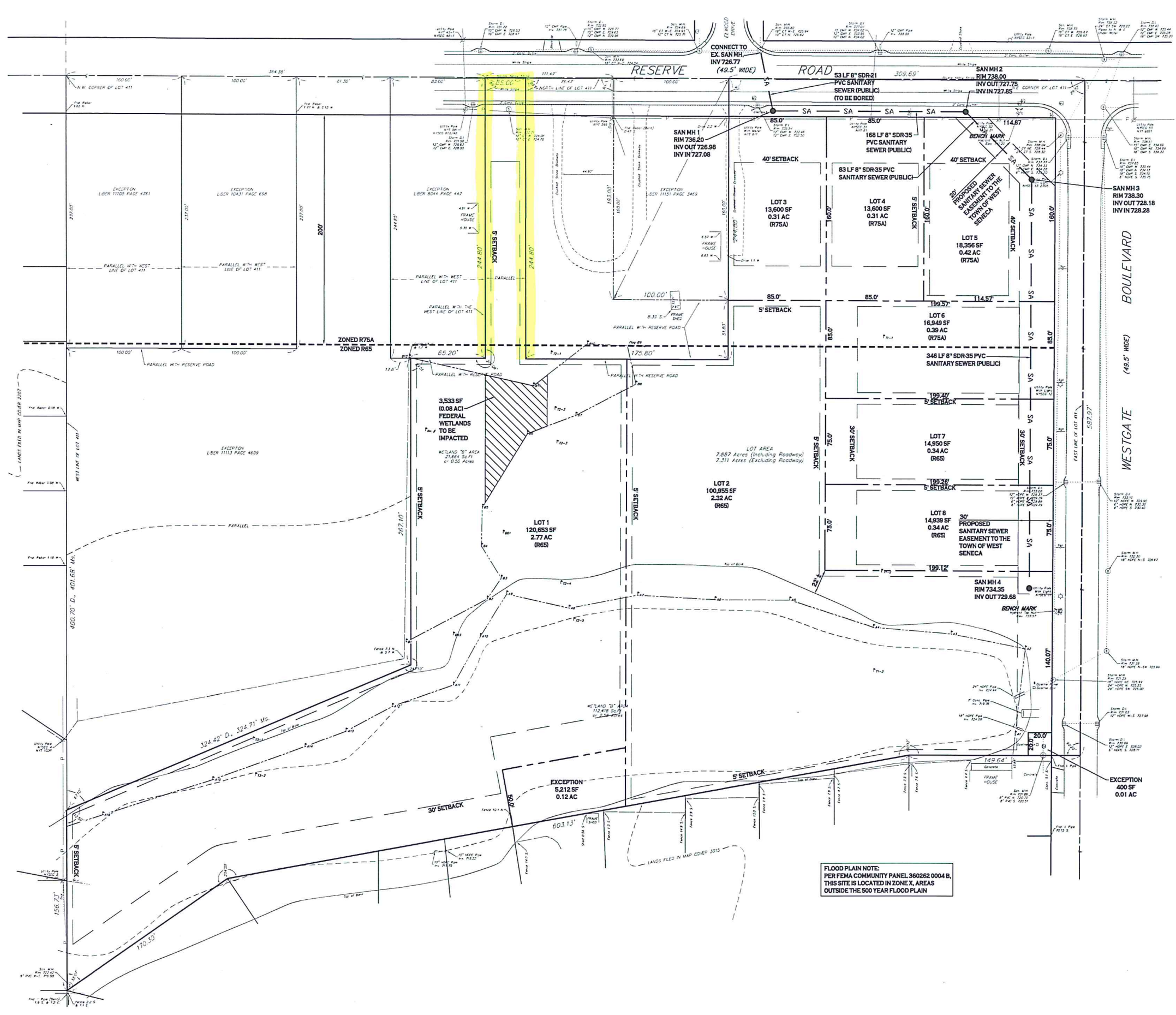


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SITE DATA (R6S ZONING)
 MIN. LOT WIDTH = 65 FT FOR FIRST DWELLING UNIT, PLUS 10 FT FOR A SECOND DWELLING UNIT
 MIN. LOT AREA = 8,500 SF FOR FIRST DWELLING UNIT, PLUS 1,350 SF FOR A SECOND DWELLING UNIT
 FRONT SETBACK = 30 FT
 SIDE SETBACK = 5 FT MIN., 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