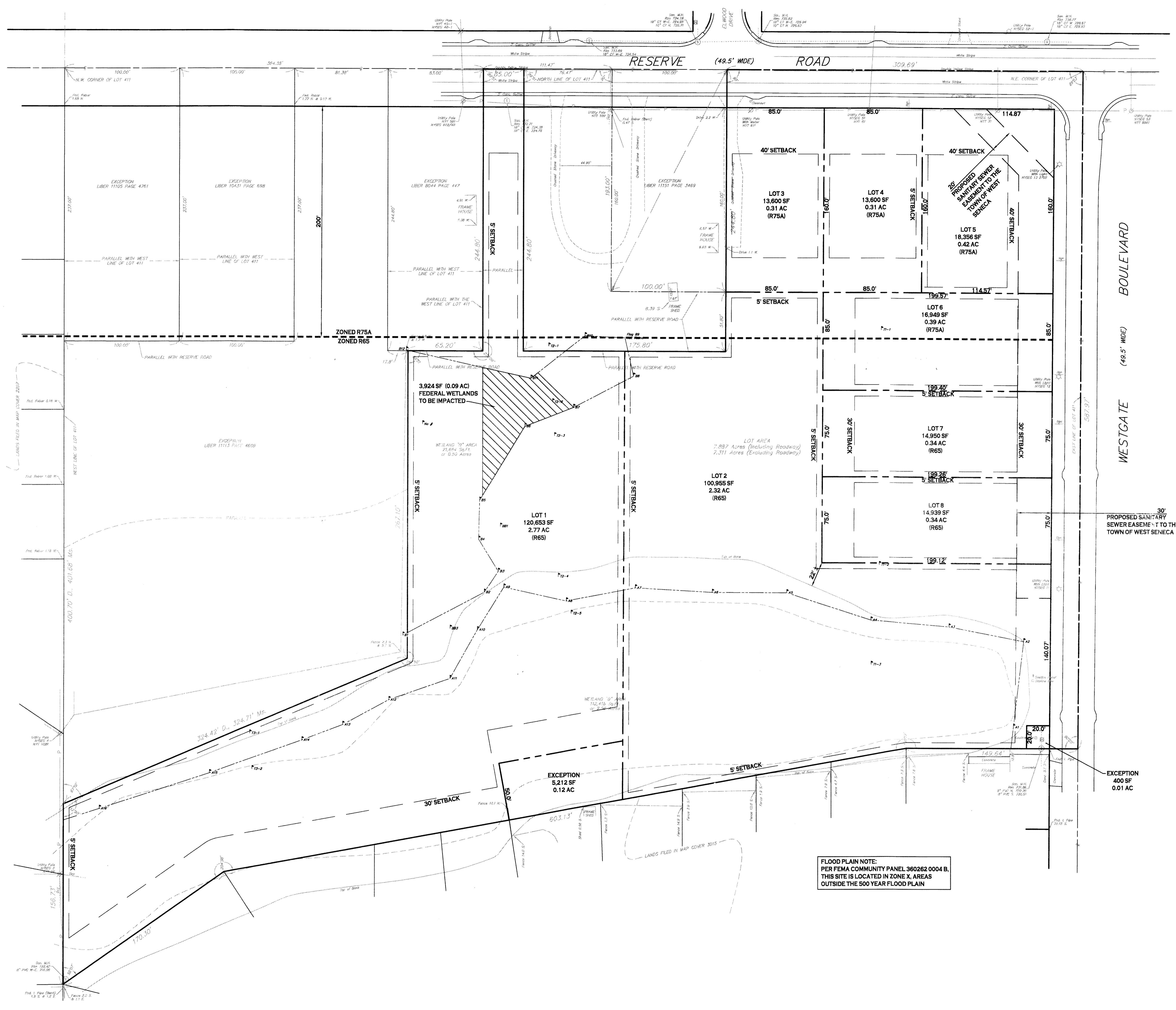


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SITE DATA (R65 ZONING)
 MIN. LOT WIDTH = 65 FT FOR FIRST DWELLING UNIT, PLUS 10 FT FOR A SECOND DWELLING UNIT
 MIN. LOT AREA = 8,500 SF FOR FIRST DWELLING UNIT, PLUS 1,350 SF FOR A SECOND DWELLING UNIT
 FRONT SETBACK = 30 FT
 SIDE SETBACK = 5 FT MIN., 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)

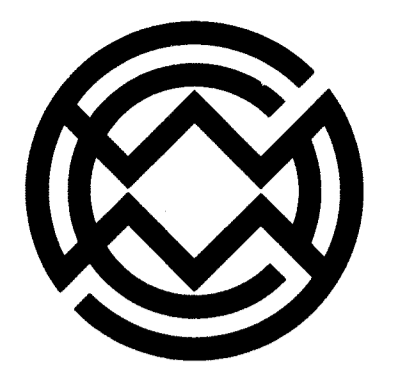
FLAG LOTS
 MINIMUM FRONTAGE = 40 FT
 MINIMUM LOT AREA = 1 ACRE
 SINGLE FAMILY HOMES ONLY
 SETBACKS: SAME AS ZONING DISTRICT
 NOTE:
 VARIANCE OBTAINED FOR FRONTAGE WIDTH OF LOT 1

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

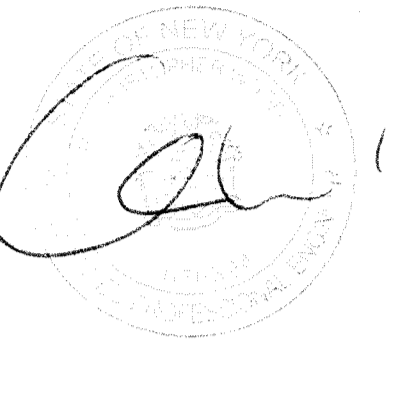
ELEVATION DATUM
 ELEVATIONS ON THIS MAP WERE DETERMINED UTILIZING GPS DATUM: NAD83 (2011) EPOCH 2010.0 DATUM
SITE BENCH MARK:
 TOP SHUTOFF, FIRE HYDRANTS, AS SHOWN HEREON

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

SITE PLAN
 SCALE: 1"=40'



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REVISIONS: No. Description Date

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

Issued for Construction: xx.xx.xx
 Municipality Submission: 2/2/18
 Drawn by: C. Wood
 Scale: As Noted

DRAWING NAME:
 Site Plan

DRAWING NO.
C-100
 Project no.: 18.055