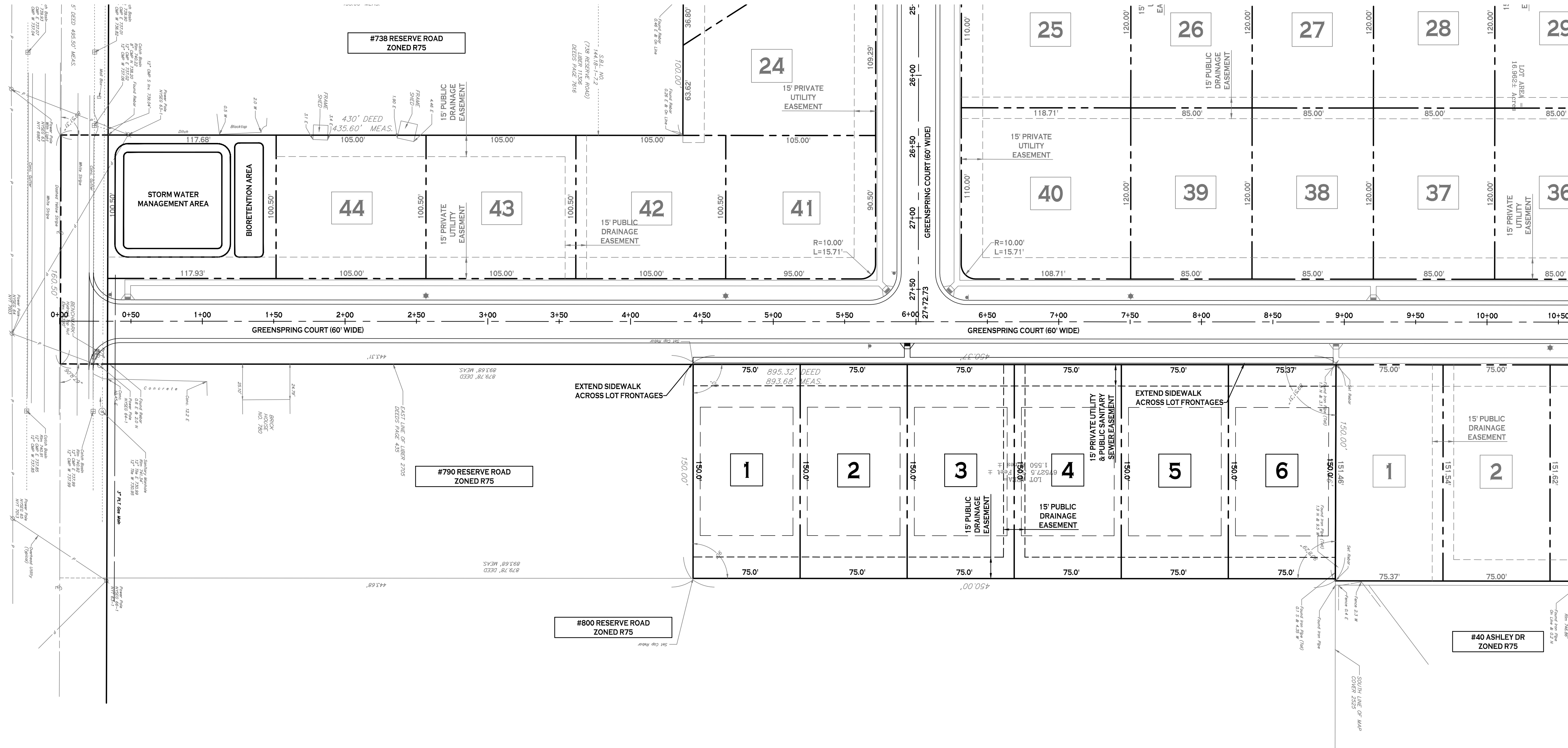


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**PLAT PLAN**  
SCALE: 1"=40'

SITE DATA (R75 ZONING)	
MIN. LOT WIDTH =	75 FT FOR FIRST DWELLING UNIT
MIN. LOT AREA =	10,000 SF FOR FIRST 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 =	1,100 SF (1-FAMILY)
NOTE: LOT WIDTH MEASURED AT FRONT SETBACK LINE	

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

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**Greenspring II Subdivision**  
Reserve Road  
West Seneca, New York 14224

REVISIONS:	Date
No. Description	

**PRELIMINARY**  
NOT FOR CONSTRUCTION

DRAWING NAME:  
**Plat Plan**

Date: 9/20/22  
Drawn By: A. Pandolfe  
Scale: As Noted

DRAWING NO.  
**C-100**  
Project No: 22.207