



F:\M\1725 - 216 Orchard Park Road\DWG\AP-1.dwg, 11/2/2017 12:46:36 PM

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NOTES:

DESIGNED BY:	JCM
DRAWN BY:	JCM
CHECKED BY:	MJM
CAD FILE:	M1725
NOTE:	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW
LANDSCAPING	10.31.17 JCM/MJM
REVISIONS	DATE BY/CHK

MCE METZGER CIVIL ENGINEERING, PLLC
 8245 SHERIDAN DRIVE
 WILLIAMSVILLE, NY 14221
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 FAX: 716-633-2704

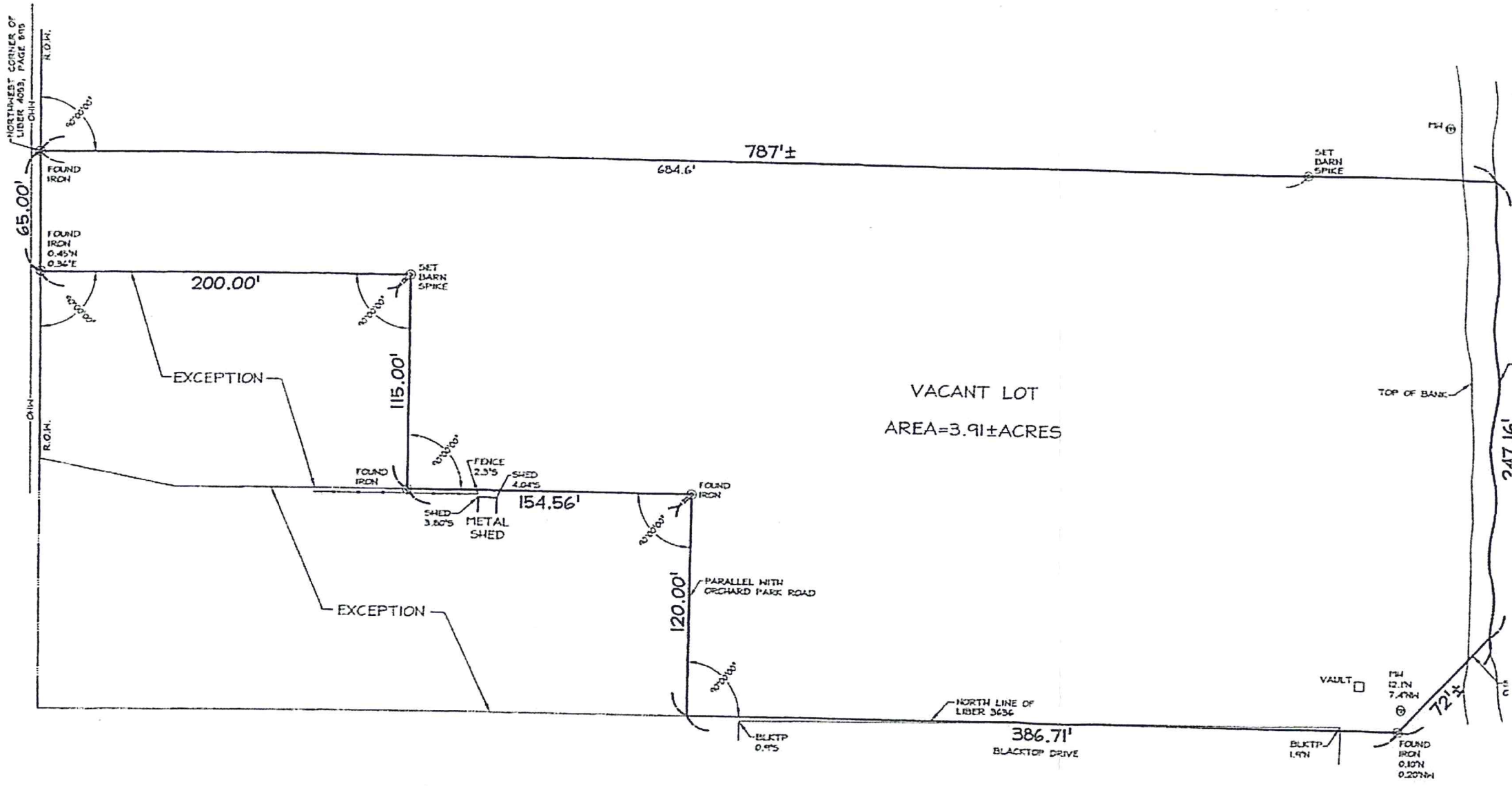
CIVIL ENGINEERING
 LAND PLANNING
 SITE DESIGN
 MUNICIPAL ENGINEERING

RESIDENTIAL DEVELOPMENT
 216 ORCHARD PARK ROAD
 TOWN OF WEST SENeca, ERIE COUNTY, NEW YORK

AERIAL PLAN

SCALE:	1"=40'
DATE:	08.16.17
JOB NO.:	M1725
DRAWING NO.:	AP-1

ORCHARD PARK (WIDTH VARIES) ROAD



VACANT LOT
AREA=3.91±ACRES

RESURVEY 02/11/09 D.R. CHAMBERLA
BOUNDARY SURVEY

RESURVEY 02/11/09 D.R. CHAMBERLAIN CORPORATION 09J2-0076

BOUNDARY SURVEY
OF
216 ORCHARD PARK ROAD

PART OF LOT(S) 282
TOWNSHIP 10 RANGE 7
TOWN OF WEST SENECA
COUNTY OF ERIE STATE OF NEW YORK

Nussbaumer & Clarke, Inc.
Engineers and Surveyors
3556 Lake Shore Road
Buffalo, New York 14219-1494
(716) 827-8000
www.nussclairke.com

DRAWN BY: MKB/AJT
DATE: 03/22/1988
SCALE: 1" = 50'

REV. SHEET NO. OF

JOB NO. NC-25594
Dwg. NO. 5B-1372

NOTE: PHYSICAL FEATURES AT GROUND LEVEL NOT CHECKED AND/OR CALLED OUT UNLESS PRESENCE OF EXCESSIVE SNOW AND/OR ICE.

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND THE STATE OF FACTS THAT MAY BE REVEALED BY AN ABSTRACTION OF SUCH.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN, OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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SITE DATA TABLE

TOTAL SITE AREA = 3.91 ACRES
CURRENT ZONING = C-2

DENSITY CALCULATION:
8,000 SF PER 1ST DU
5,000 SF PER ADDITIONAL DU

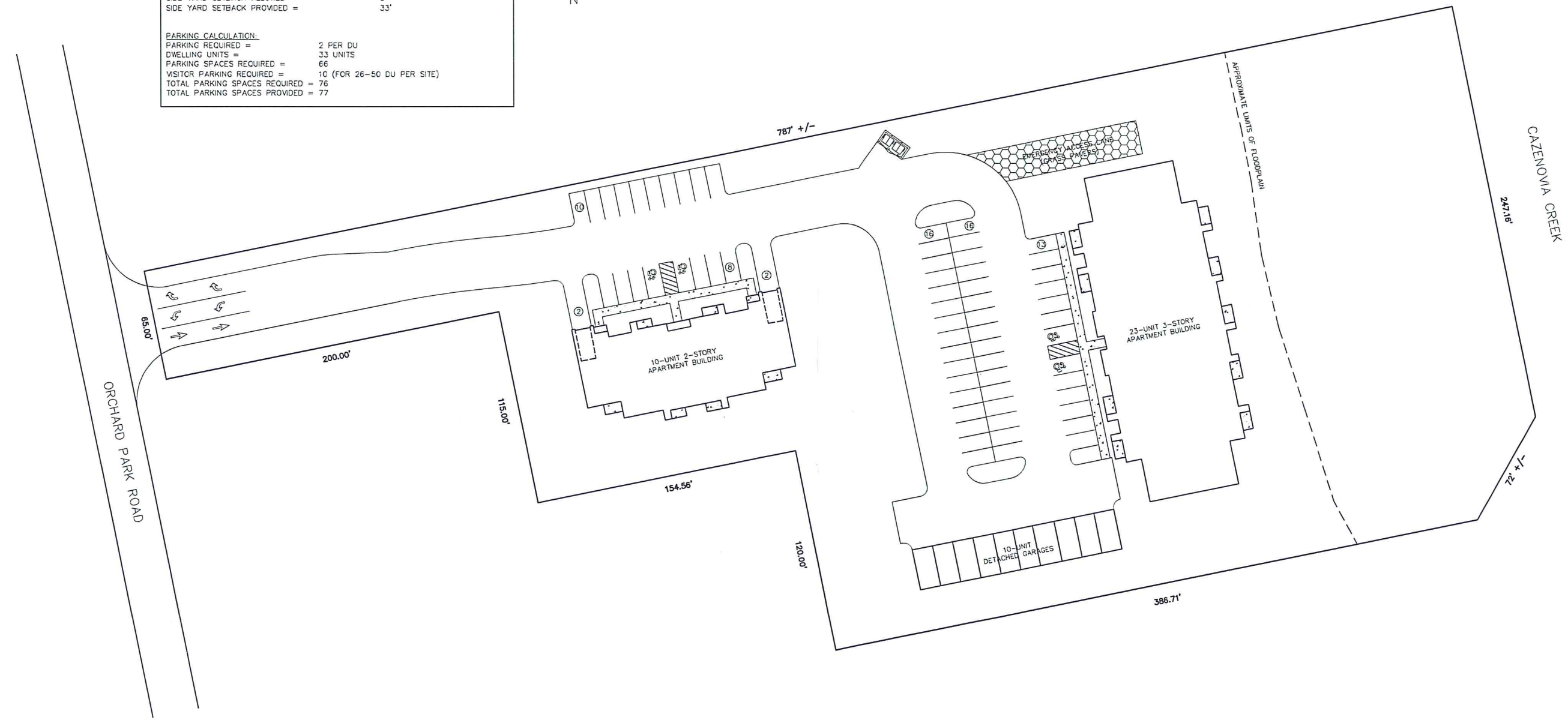
TOTAL DU ALLOWED = 3.91 ACES x 43560 SF PER ACRE = 170,320 SF
170,320 SF - 8,000 SF PER 1ST DU = 162,320 SF
162,320 SF / 5,000 SF PER ADDITIONAL DU = 32 DU
32 DU + 1ST DU = **33 DU**

TOTAL DU PROPOSED = 33 DU

MAXIMUM ALLOWABLE HEIGHT = 40'
PROPOSED BUILDING HEIGHT = 33'
MAXIMUM ALLOWABLE BUILDING SEPARATION = AVERAGE HEIGHT OF BUILDINGS

FRONT YARD SETBACK ALLOWED = 40'
FRONT YARD SETBACK PROVIDED = 40'
REAR YARD SETBACK ALLOWED = 10'
REAR YARD SETBACK PROVIDED = 163'
SIDE YARD SETBACK ALLOWED = 5'
SIDE YARD SETBACK PROVIDED = 33'

PARKING CALCULATION:
PARKING REQUIRED = 2 PER DU
DWELLING UNITS = 33 UNITS
PARKING SPACES REQUIRED = 66
VISITOR PARKING REQUIRED = 10 (FOR 26-50 DU PER SITE)
TOTAL PARKING SPACES REQUIRED = 76
TOTAL PARKING SPACES PROVIDED = 77



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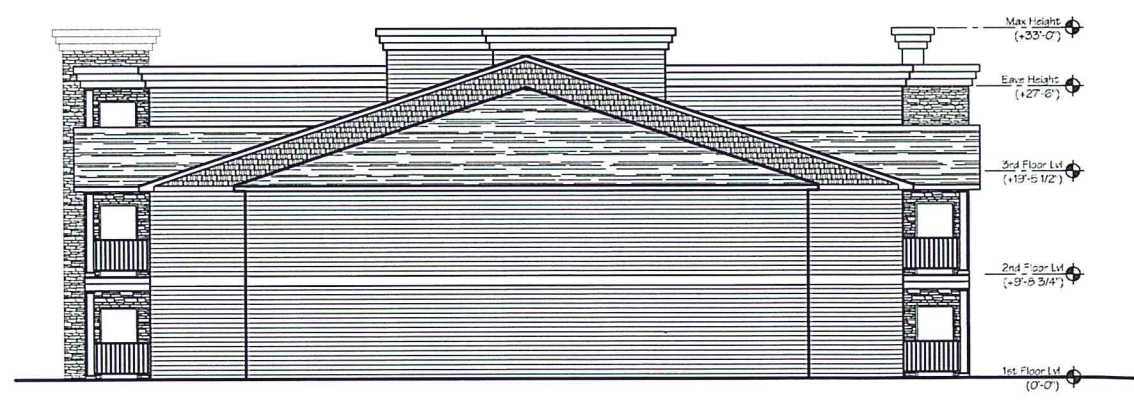
<p>NOTES:</p>	DESIGNED BY: JCM DRAWN BY: JCM CHECKED BY: MJM CAD FILE: M1725	<p>METZGER CIVIL ENGINEERING, PLLC</p> <p style="font-size: x-small;">B245 SHERIDAN DRIVE WILLIAMSVILLE, NY 14221 PH: 716-633-2601 FAX: 716-633-2704</p>	<p>RESIDENTIAL DEVELOPMENT 216 ORCHARD PARK ROAD TOWN OF WEST SENeca, ERIE COUNTY, NEW YORK</p> <p>CONCEPT PLAN</p>	SCALE: 1"=30' DATE: 08.09.17 JOB NO: M1725 DRAWING NO:						
	<p>NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: x-small;">ENTRANCE REV. / FIRE LANE</td> <td style="font-size: x-small;">10.31.17</td> <td style="font-size: x-small;">JCM/MJM</td> </tr> <tr> <td style="font-size: x-small;">GARAGES ADDED</td> <td style="font-size: x-small;">08.15.17</td> <td style="font-size: x-small;">JCM/MJM</td> </tr> <tr> <td style="font-size: x-small;">REVISIONS</td> <td style="font-size: x-small;">DATE</td> <td style="font-size: x-small;">BY/CHK</td> </tr> </table>			ENTRANCE REV. / FIRE LANE	10.31.17	JCM/MJM	GARAGES ADDED	08.15.17	JCM/MJM	REVISIONS
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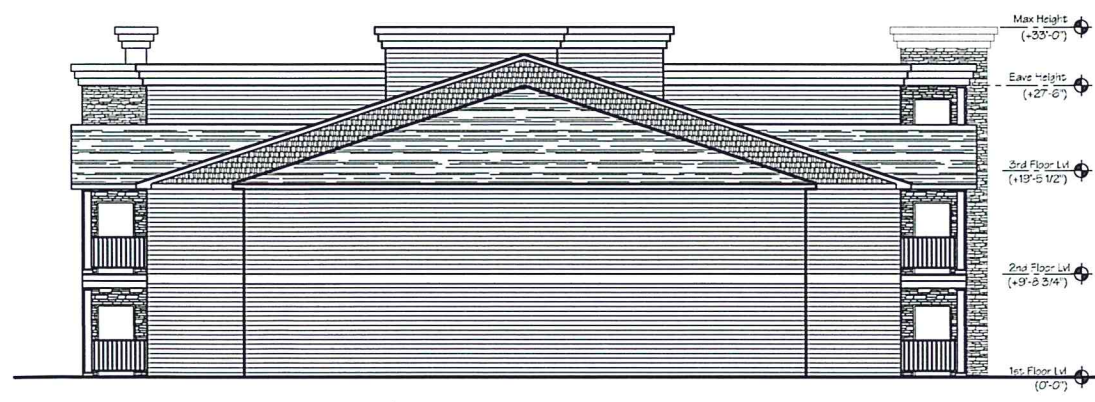
Concept North Rendering
Not To Scale



Concept South Elevation
1/8" = 1'-0"



Concept West Elevation
1/8" = 1'-0"



Concept East Elevation
1/8" = 1'-0"

23 Unit Multi-Family Building Concept Elevations

216 Orchard Park Rd West Seneca, NY

11/2/2017





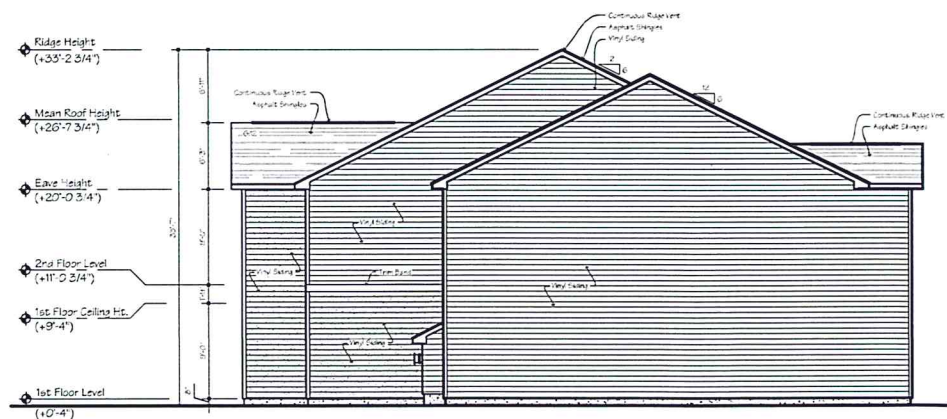
Concept Front Elevation

1/8" = 1'-0"



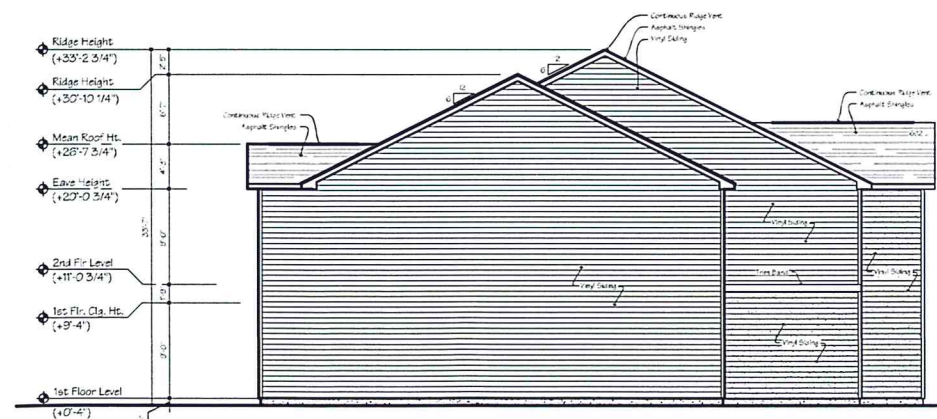
Concept Rear Elevation

1/8" = 1'-0"



Concept Left Side Elevation

1/8" = 1'-0"



Concept Right Side Elevation

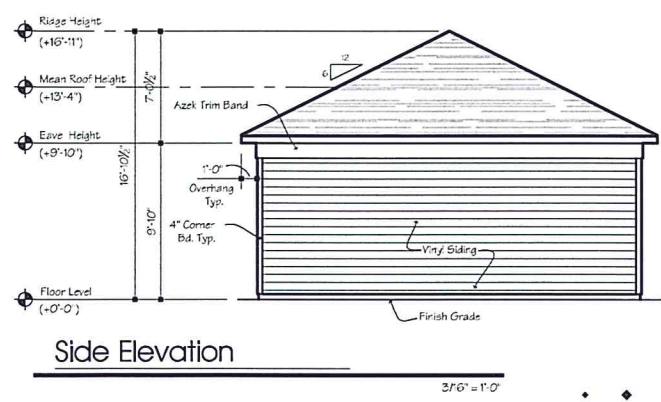
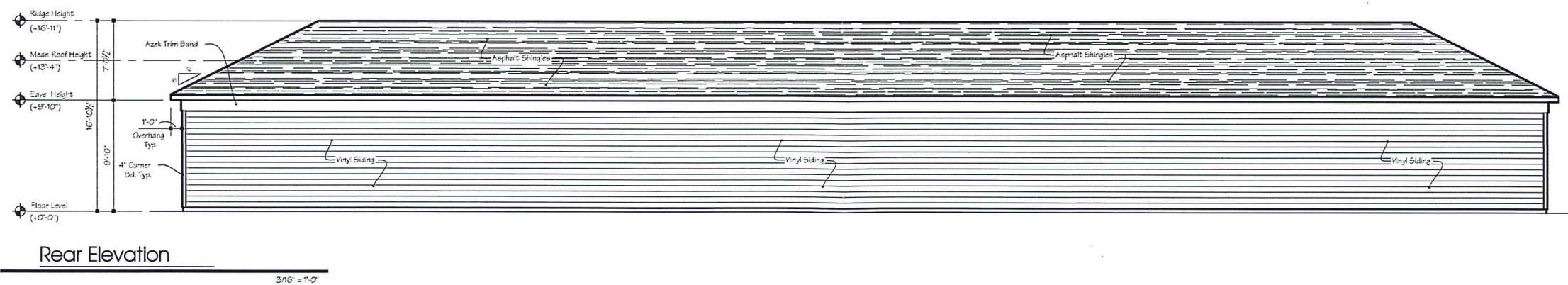
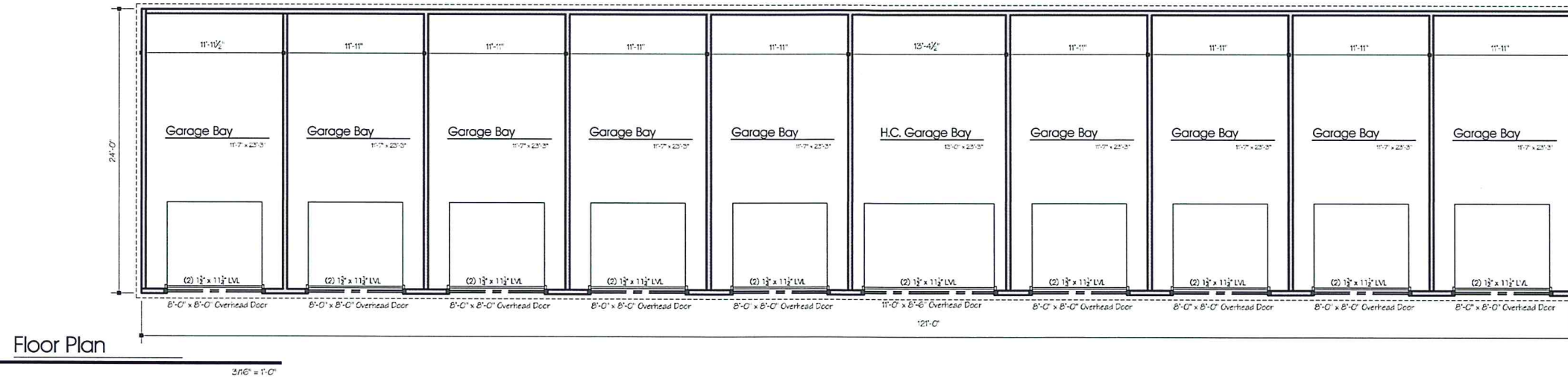
1/8" = 1'-0"

10 Unit Multi-Family Building Concept Elevations

216 Orchard Park Rd West Seneca, NY

11/2/2017





**10 Bay Garage Building
Concept Plans**

216 Orchard Park Rd West Seneca, NY
11/2/2017

