

SITE DATA		
SITE AREA = 11.56 ACRES TOTAL SITE		
ZONED: R-50 (RESIDENCE DISTRICT)		
PATIO HOMES NORTH OF DITCH (7.94 AC)		
BUILDINGS: 1-STORY PATIO HOMES W/ 2-CAR ATTACHED GARAGE		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	30 FT	4.0 FT MIN.
SIDE:	5 FT	5.0 FT MIN.
REAR:	30 FT	5.55 FT MIN.
MIN. LOT SIZE	8,000 SF	4,680 SF MIN. (32,108 SF MAX.)
MIN. LOT WIDTH	50 FT	37.55 FT MIN.
MAX. BUILDING HEIGHT	30 FT	21.25 FT ±
MIN. DWELLING SIZE	900 SF	1,598 SF LIVING AREA
PARKING REQUIREMENT	2 PER UNIT	4 PER UNIT
GROUP DWELLINGS SOUTH OF DITCH (3.62 AC)		
BUILDINGS: TYPE "A": 2-STORY 2-FAMILY TOWNHOUSE W/ 2-CAR ATTACHED GARAGE (AVG. HEIGHT = 21.2')		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	30 FT	1.74 FT MIN. ****
SIDE: ***	25 FT	30.0 FT MIN.
REAR:	30 FT	30.0 FT MIN.
BUILDING SEPARATION *	21.2 FT	11.0 FT MIN.
DENSITY (TOTAL AREA SOUTH OF DITCH)**	31	28
MAX. BUILDING HEIGHT	30 FT	30.0 FT
MIN. DWELLING SIZE	900 SF	1,400 SF LIVING AREA
PARKING REQUIREMENT	2 PER UNIT	2 PER UNIT

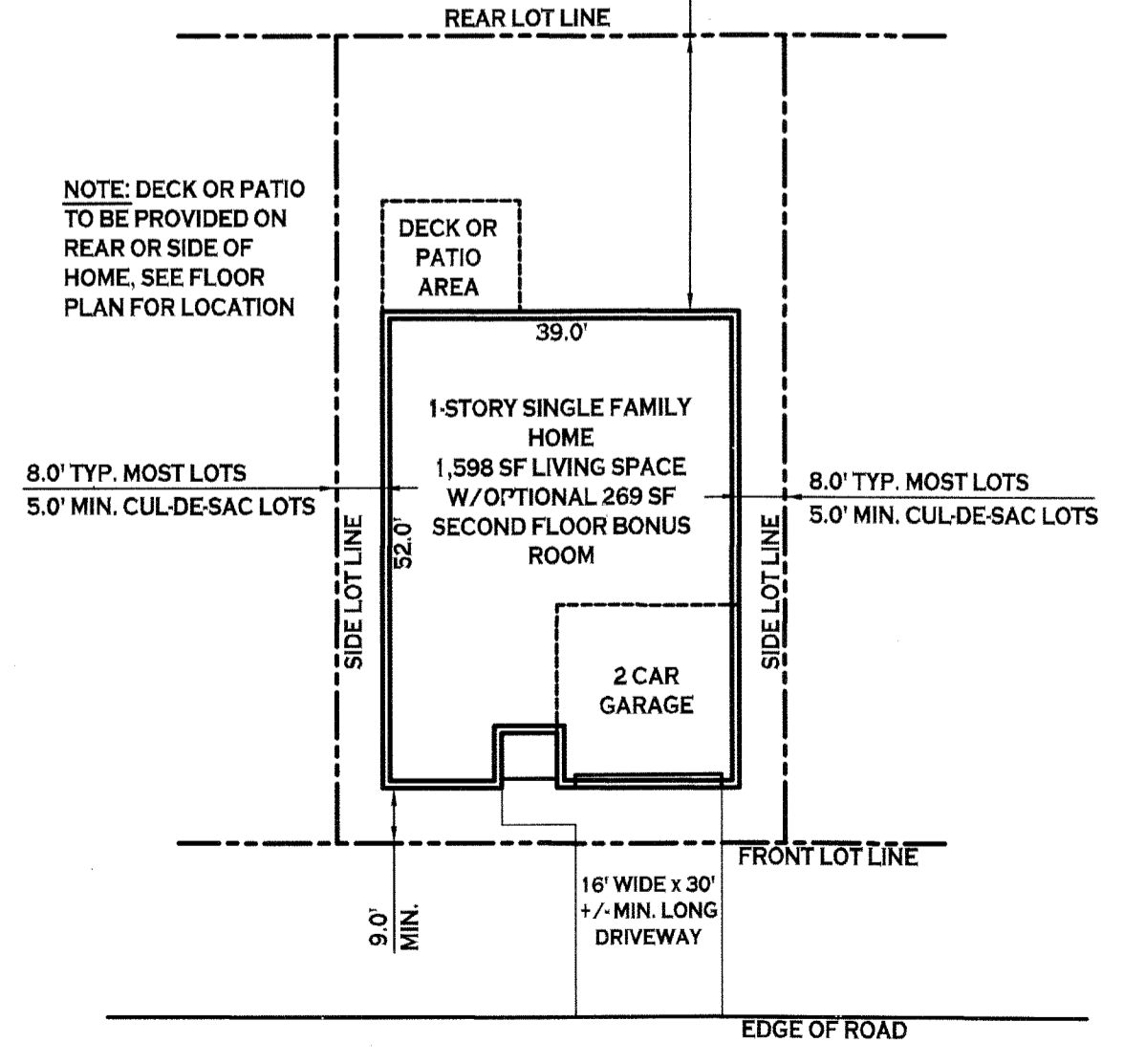
- AREA VARIANCES:**
AT THE TOWN OF WEST SENECA ZONING BOARD OF APPEALS MEETING HELD ON 8/24/16, AREA VARIANCES WERE GRANTED FOR THE PROJECT
- APPROVED VARIANCES FOR PROJECT AT 4592 SENECA STREET:**
- 9' FRONT YARD SETBACK FOR DETACHED PATIO HOMES
 - MINIMUM 5021 SF LOT SIZE FOR DETACHED PATIO HOMES LABELED AS BUILDING NUMBERS 15-25 AND 31-45
 - MINIMUM REAR YARD SETBACK OF 5.55' FOR DETACHED PATIO HOMES LABELED AS BUILDING NUMBERS 25, 26 & 27
 - MINIMUM LOT WIDTH FOR DETACHED PATIO HOMES LABELED AS BUILDING NUMBERS 28 & 29
 - 1.74' FRONT YARD SETBACK FOR THE GROUP DWELLINGS AND MULTIFAMILY BUILDINGS
 - MINIMUM 11' COMBINED SIDE YARD SETBACK FOR THE TWO-FAMILY HOMES
 - ONE PARKING SPACE FOR EACH RESIDENTIAL UNIT FOR THE TWO-FAMILY HOMES

SITE PLAN
SCALE: 1" = 60'

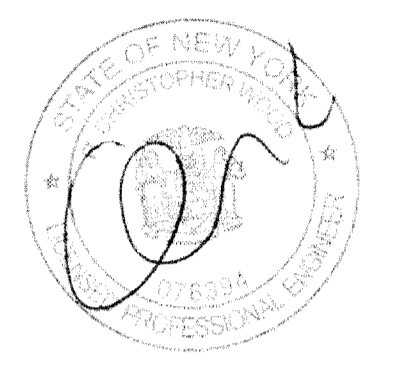
BUILDING LEGEND	
BLDG. 1 - (2) 2-STORY 2-BDRM UNITS	BLDG. 31 - 6,579 SF
BLDG. 2 - (2) 2-STORY 2-BDRM UNITS	BLDG. 32 - 5,980 SF
BLDG. 3 - (2) 2-STORY 2-BDRM UNITS	BLDG. 17 - 6,027 SF
BLDG. 4 - (2) 2-STORY 2-BDRM UNITS	BLDG. 32 - 7,322 SF
BLDG. 5 - (2) 2-STORY 2-BDRM UNITS	BLDG. 18 - 5,805 SF
BLDG. 6 - (2) 2-STORY 2-BDRM UNITS	BLDG. 34 - 7,826 SF
BLDG. 7 - (2) 2-STORY 2-BDRM UNITS	BLDG. 19 - 5,679 SF
BLDG. 8 - (2) 2-STORY 2-BDRM UNITS	BLDG. 35 - 7,756 SF
BLDG. 9 - (2) 2-STORY 2-BDRM UNITS	BLDG. 20 - 5,675 SF
BLDG. 10 - (2) 2-STORY 2-BDRM UNITS	BLDG. 36 - 7,707 SF
BLDG. 11 - (2) 2-STORY 2-BDRM UNITS	BLDG. 21 - 5,784 SF
BLDG. 12 - (2) 2-STORY 2-BDRM UNITS	BLDG. 37 - 7,810 SF
BLDG. 13 - (2) 2-STORY 2-BDRM UNITS	BLDG. 22 - 5,962 SF
BLDG. 14 - (2) 2-STORY 2-BDRM UNITS	BLDG. 38 - 7,812 SF
TOTAL OF (28) 2-STORY 2-BDRM UNITS	BLDG. 23 - 6,147 SF
BLDG. 15 THRU BLDG. 45 - SINGLE FAMILY 1-STORY 2-BDRM UNITS	BLDG. 39 - 7,712 SF
TOTAL OF (31) SINGLE FAMILY 1-STORY 2-BDRM UNITS	BLDG. 24 - 6,130 SF
TOTAL DWELLING UNITS = 59 UNITS	BLDG. 40 - 7,518 SF
	BLDG. 25 - 4,979 SF
	BLDG. 41 - 7,140 SF
	BLDG. 26 - 4,680 SF
	BLDG. 42 - 6,745 SF
	BLDG. 27 - 6,691 SF
	BLDG. 43 - 6,322 SF
	BLDG. 28 - 30,314 SF
	BLDG. 44 - 5,663 SF
	BLDG. 29 - 32,109 SF
	BLDG. 45 - 5,021 SF
	BLDG. 30 - 12,008 SF
	AVERAGE LOT AREA = 8,328 SF

- NOTES:**
- DWELLING GROUPS & MULTIFAMILY DWELLINGS ALLOWED BY SPECIAL PERMIT IN R-50 ZONING DISTRICT AUTHORIZED BY THE TOWN BOARD PER ZONING CODE SECTION 120-16(A)(2)
 - TWO-FAMILY DWELLINGS ALLOWED IN R-50 AS PRINCIPAL USE PER SECTION 120-16(A)(1) - REFERENCES BACK TO SECTION 120-14A(3)
 - SINGLE FAMILY DWELLING (PATIO HOMES) ALLOWED IN R-50 AS PRINCIPAL USE PER SECTION 120-16(A)(2) - REFERENCES BACK TO SECTIONS 120-14A(1) & SECTION 120-13A(1)
 - INTERIOR LOT LINES ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY TO SHOW THE RELATIONSHIP BETWEEN THE SINGLE PATIO HOME BUILDINGS
 - LOTS 27, 28, 29 AND 30 ARE 8,691 SF, 30,314 SF, 32,109 SF AND 12,008 SF RESPECTIVELY AND DO NOT REQUIRE AN AREA VARIANCE FOR LOT AREA. ALL OTHER PATIO HOME LOTS ARE UNDER 8,000 SF.

LOT AREA	
GROUP DWELLING PARCEL #1:	75,223 SF
GROUP DWELLING PARCEL #2:	47,184 SF
BLDG 15:	6,872 SF
BLDG 16:	6,398 SF
BLDG 17:	6,027 SF
BLDG 18:	5,805 SF
BLDG 19:	5,679 SF
BLDG 20:	5,675 SF
BLDG 21:	5,784 SF
BLDG 22:	5,962 SF
BLDG 23:	6,147 SF
BLDG 24:	6,130 SF
BLDG 25:	4,979 SF
BLDG 26:	4,680 SF
BLDG 27:	6,691 SF
BLDG 28:	30,314 SF
BLDG 29:	32,109 SF
BLDG 30:	12,008 SF
BLDG 31:	6,579 SF
BLDG 32:	5,980 SF
BLDG 32:	7,322 SF
BLDG 34:	7,826 SF
BLDG 35:	7,756 SF
BLDG 36:	7,707 SF
BLDG 37:	7,810 SF
BLDG 38:	7,812 SF
BLDG 39:	7,712 SF
BLDG 40:	7,518 SF
BLDG 41:	7,140 SF
BLDG 42:	6,745 SF
BLDG 43:	6,322 SF
BLDG 44:	5,663 SF
BLDG 45:	5,021 SF



TYPICAL PATIO HOME SITE PLAN
SCALE: NTS



REVISIONS:

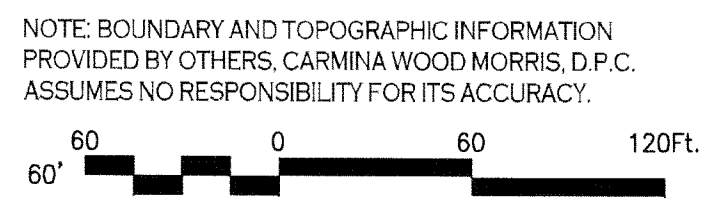
No.	Description	Date
1	SITE LAYOUT REVISIONS	5/17/16
2	ADDED LOT AREA TABLE	5/24/16
3	ADDED PERMANENT OPEN SPACE	6/10/16
4	REVISED 2-FAMILY HOME GARAGES	6/23/16
5	REVISED LOCATION OF PROPOSED TREES	12/14/16
6	REV. DETENTION BASINS, ADDED HOTBOX	11/21/17

PROJECT NAME:
New Patio Home & Group Dwelling Construction
Ebenezer Woods
4592 Seneca Street
West Seneca, NY 14224

Issued for Construction: xx.xx.xx
Municipality Submission: 5/7/16
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Site Plan

DRAWING NO.:
C-100
Project no.: 15.146



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