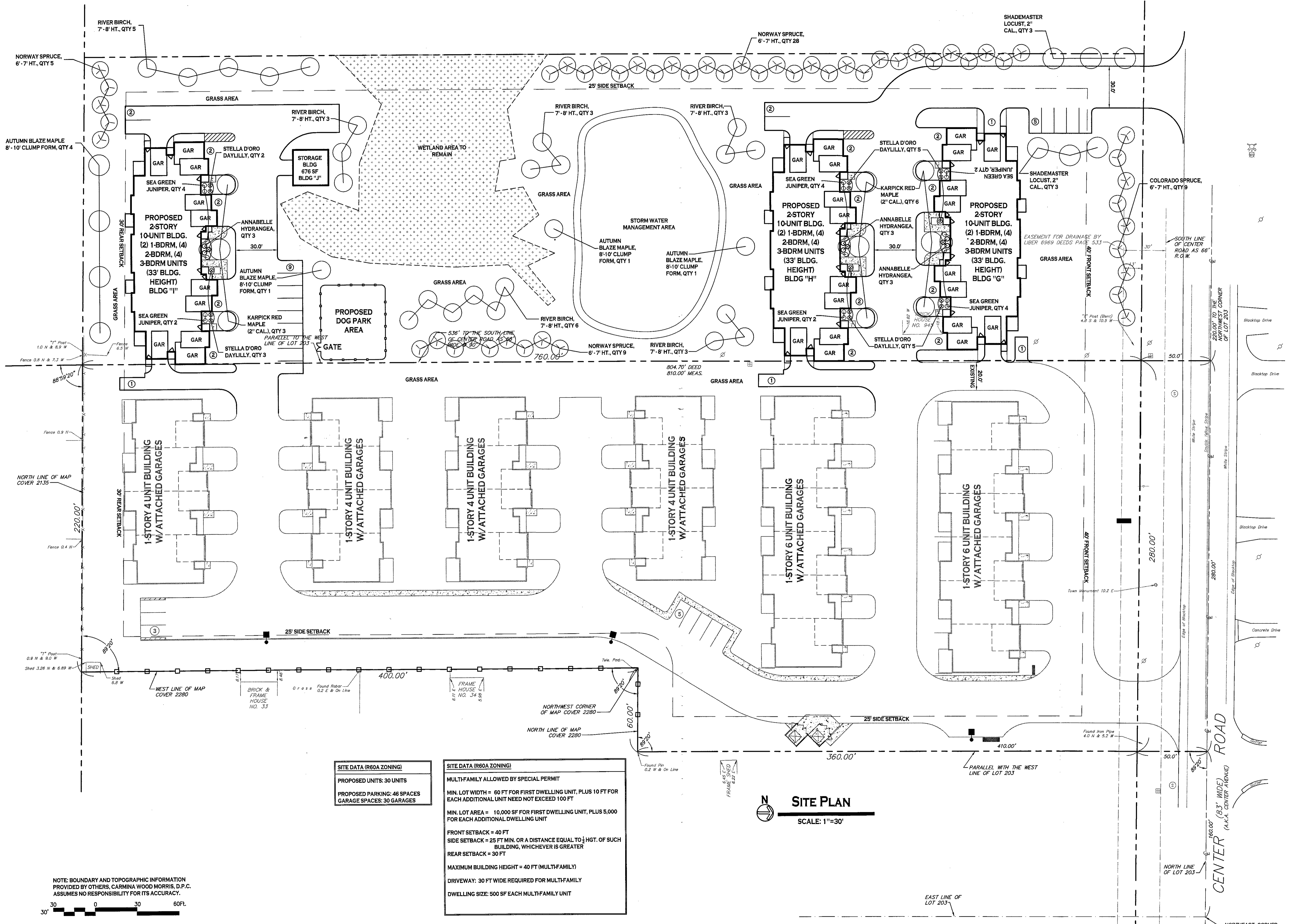


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**DENSITY CALCULATION:**  
 PROPERTY AREA = 3.838 AC = 167,183 SF  
 DENSITY REQUIREMENT = 10,000 SF + 5,000 SF/ADDITIONAL UNIT  
 = 167,183 SF - 10,000 SF = 157,183 SF / 5,000 SF = 32 UNITS ALLOWED



**SITE DATA (R60A ZONING)**  
 PROPOSED UNITS: 30 UNITS  
 PROPOSED PARKING: 46 SPACES  
 GARAGE SPACES: 30 GARAGES

**SITE DATA (R60A ZONING)**  
 MULTIFAMILY ALLOWED BY SPECIAL PERMIT  
 MIN. LOT WIDTH = 60 FT FOR FIRST DWELLING UNIT, PLUS 10 FT FOR EACH ADDITIONAL UNIT NEED NOT EXCEED 100 FT  
 MIN. LOT AREA = 10,000 SF FOR FIRST DWELLING UNIT, PLUS 5,000 FOR EACH ADDITIONAL DWELLING UNIT  
 FRONT SETBACK = 40 FT  
 SIDE SETBACK = 25 FT MIN. OR A DISTANCE EQUAL TO 1/2 HT. OF SUCH BUILDING, WHICHEVER IS GREATER  
 REAR SETBACK = 30 FT  
 MAXIMUM BUILDING HEIGHT = 40 FT (MULTIFAMILY)  
 DRIVEWAY: 30 FT WIDE REQUIRED FOR MULTIFAMILY  
 DWELLING SIZE: 500 SF EACH MULTIFAMILY UNIT

**SITE PLAN**  
 SCALE: 1"=30'

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



REVISIONS:	No.	Description	Date

**PROJECT NAME:**  
 New Construction  
**Park Lane Villas North**  
 945 & 965 Center Road  
 West Seneca, New York

Date: 9/25/19  
 Drawn by: C. Wood  
 Scale: As Noted

**DRAWING NAME:**  
 Site Plan

**DRAWING NO.:**  
 C-100A

Project no.: 17.131