



DENSITY CALCULATION:
 PROPERTY AREA = 3339 AC = 167,183 SF
 DENSITY REQUIREMENT = 10,000 SF + 5,000 SF / ADDITIONAL UNIT
 = 167,183 SF / 10,000 SF = 17.183 SF / 5,000 SF = 32 UNITS ALLOWED

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

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

DRAWING NO. C-100A
 Project no.: 17.131

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

Date: 10/27/19
 Drawn by: C. Wood
 Scale: As Noted

DRAWING NAME:
 Site Plan

REVISIONS:

No.	Description	Date

