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REVISIONS:		
No.	Description	Date

PROJECT NAME:  
 Site Development Plans for:  
**Fox Trace East**  
 1220 Southwestern Boulevard  
 West Seneca, New York 14224

Date: 01/24/2020  
 Drawn by: AS Wood  
 Scale: As Noted

DRAWING NAME:  
 Concept Site Plan

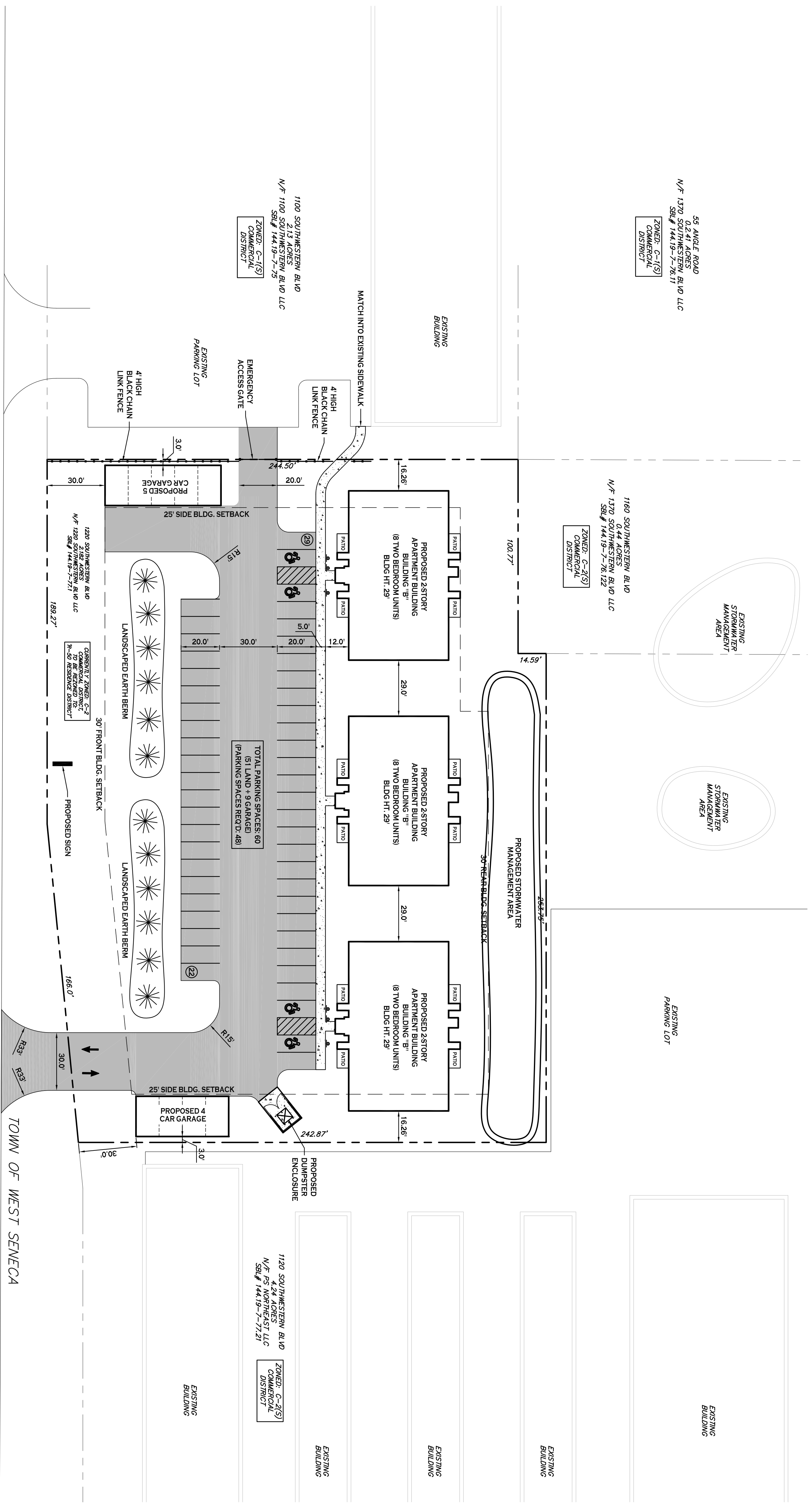
DRAWING NO.  
**C-100**

Project no.: 20.005

SITE DATA (C-2 ZONING *)	
SITE AREA:	2.182 AC
MIN. LOT WIDTH:	= 50 FT FOR FIRST DWELLING UNIT, PLUS 10 FT FOR EACH ADDITIONAL UNIT
MIN. LOT AREA:	NONE
FRONT SETBACK:	= 30 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 SIZE:	500 SF EACH MULTIFAMILY UNIT

UNIT DENSITY - R50 ZONING:	8,000 FOR FIRST DWELLING UNIT, PLUS 5,000 FOR EACH ADDITIONAL DWELLING UNIT.
TOTAL SITE AREA:	95,048 SF
95,048 - 8,000 = 87,048	
87,048 / 5,000 = 18 UNITS MAX.	

\* NOTE: MULTIFAMILY ALLOWED IN C2 WITH SPECIAL PERMIT. R50 ZONING CRITERIA SHALL BE FOLLOWED.

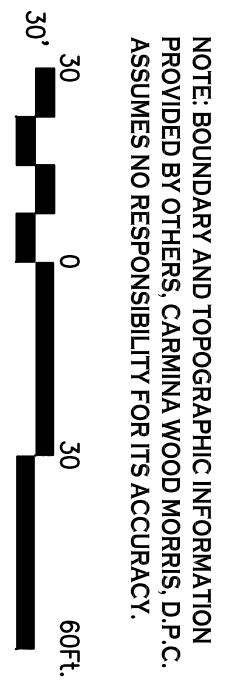
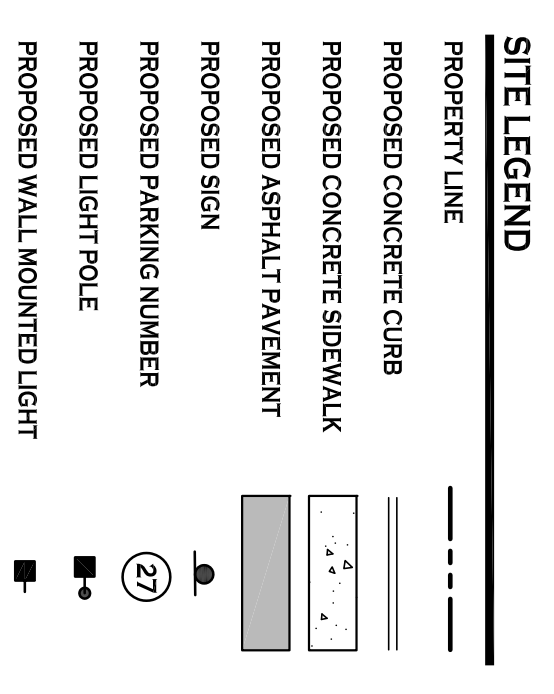


### SITE PLAN

SCALE: 1"=30'

- SITE NOTES:**
- ALL RADII SHALL BE 3'0" UNLESS OTHERWISE NOTED.
  - ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
  - ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
  - CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
  - BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

- GENERAL NOTES:**
- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
  - SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
  - WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
  - VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
  - CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
  - CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
  - ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF WEST SENECA ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.



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