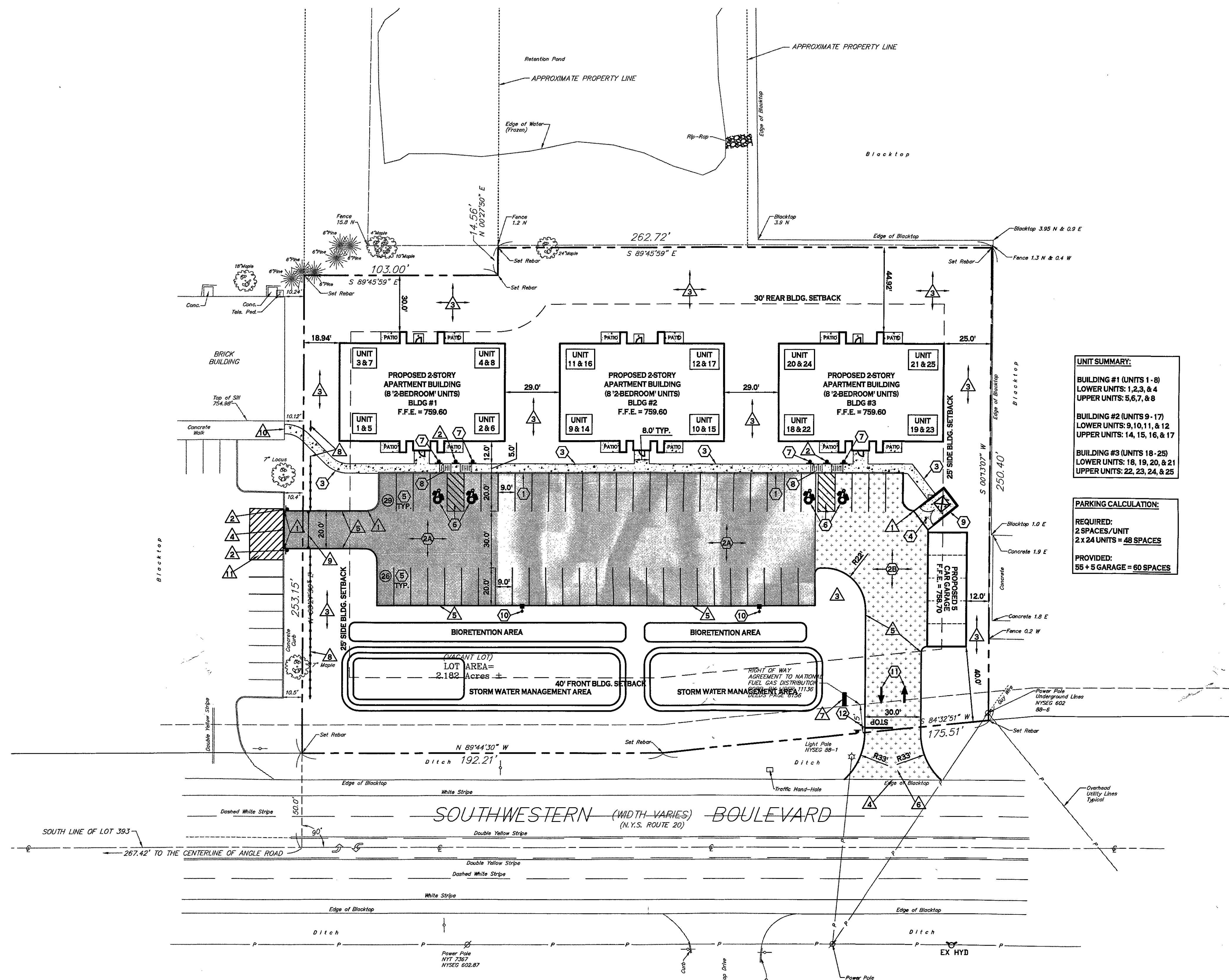


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UNIT SUMMARY:

BUILDING #1 (UNITS 1-8)
 LOWER UNITS: 1, 2, 3, & 4
 UPPER UNITS: 5, 6, 7, & 8

BUILDING #2 (UNITS 9-17)
 LOWER UNITS: 9, 10, 11, & 12
 UPPER UNITS: 14, 15, 16, & 17

BUILDING #3 (UNITS 18-25)
 LOWER UNITS: 18, 19, 20, & 21
 UPPER UNITS: 22, 23, 24, & 25

PARKING CALCULATION:

REQUIRED:
 2 SPACES/UNIT
 2 x 24 UNITS = 48 SPACES

PROVIDED:
 55 + 5 GARAGE = 60 SPACES

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 = 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 (MULTI-FAMILY)

DRIVEWAY: 30 FT WIDE REQUIRED FOR MULTI-FAMILY

DWELLING SIZE: 500 SF EACH MULTI-FAMILY UNIT

OPEN SPACE REQUIREMENT = NO PRINCIPAL BUILDING SHALL BE NEARER TO ANY OTHER PRINCIPAL BUILDING THAN A DISTANCE EQUAL TO THE AVERAGE HEIGHT OF SUCH BUILDING, 29 FT OPEN MIN.

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: MULTI-FAMILY ALLOWED IN C-2 WITH SPECIAL PERMIT. R50 ZONING CRITERIA SHALL BE FOLLOWED.

N SITE PLAN
 SCALE: 1"=30'

- DETAIL LEGEND SEE DETAIL SHEET**
- ① TYPE "A" CONCRETE CURB
 - ② STANDARD DUTY ASPHALT
 - ③ HEAVY DUTY ASPHALT
 - ④ CONCRETE SIDEWALK
 - ⑤ EXTERIOR CONCRETE SLAB ON GRADE
 - ⑥ 90° PARKING STALL
 - ⑦ HANDICAPPED PAVEMENT MARKINGS
 - ⑧ HANDICAPPED PAVEMENT RAMP
 - ⑨ DUMPSTER ENCLOSURE
 - ⑩ LIGHT POLE FOUNDATION
 - ⑪ PAINTED TRAFFIC ARROWS
 - ⑫ STOP BAR DETAIL
- ALL OF THE ABOVE ITEMS ARE TO BE INSTALLED BY SITE CONTRACTOR

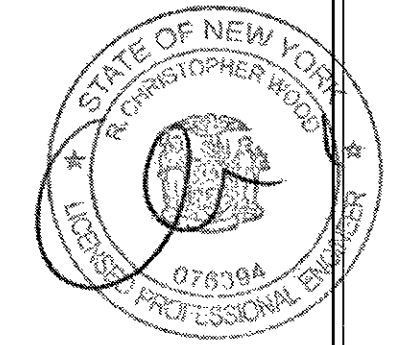
- NOTE LEGEND**
- ▲ RUNOUT CURB IN 2' OR MATCH EXISTING CURB
 - ▲ INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
 - ▲ LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
 - ▲ MATCH EXISTING EDGE OF PAVEMENT
 - ▲ EDGE OF PAVEMENT
 - ▲ DRIVEWAY LAYOUT PER NYS DOT STANDARD SHEET 608-03
 - ▲ GROUND SIGN
 - ▲ 4' HIGH BLACK CHAIN LINK FENCE
 - ▲ EMERGENCY ACCESS GATE/BLOCK
 - ▲ MATCH EXISTING SIDEWALK
 - ▲ INFILL W/ 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C.

- SITE NOTES:**
- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
 - ALL DISTURBED AREAS: SHALL HAVE 6" 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.
 - SITE CONTRACTOR TO SUPPLY AND INSTALL ALL SITE SIGNAGE

- SITE LEGEND**
- PROPERTY LINE
 - PROPOSED CONCRETE CURB
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED STANDARD DUTY ASPHALT
 - PROPOSED HEAVY DUTY ASPHALT
 - PROPOSED SIGN
 - PROPOSED PARKING NUMBER
 - PROPOSED LIGHT POLE

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



REVISIONS:	Date
No. Description	

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

Date: 4/24/20
 Drawn by: C. Wood
 Scale: As Noted

DRAWING NAME:
Site Plan

DRAWING NO.
C-100
 Project no.: 20.005