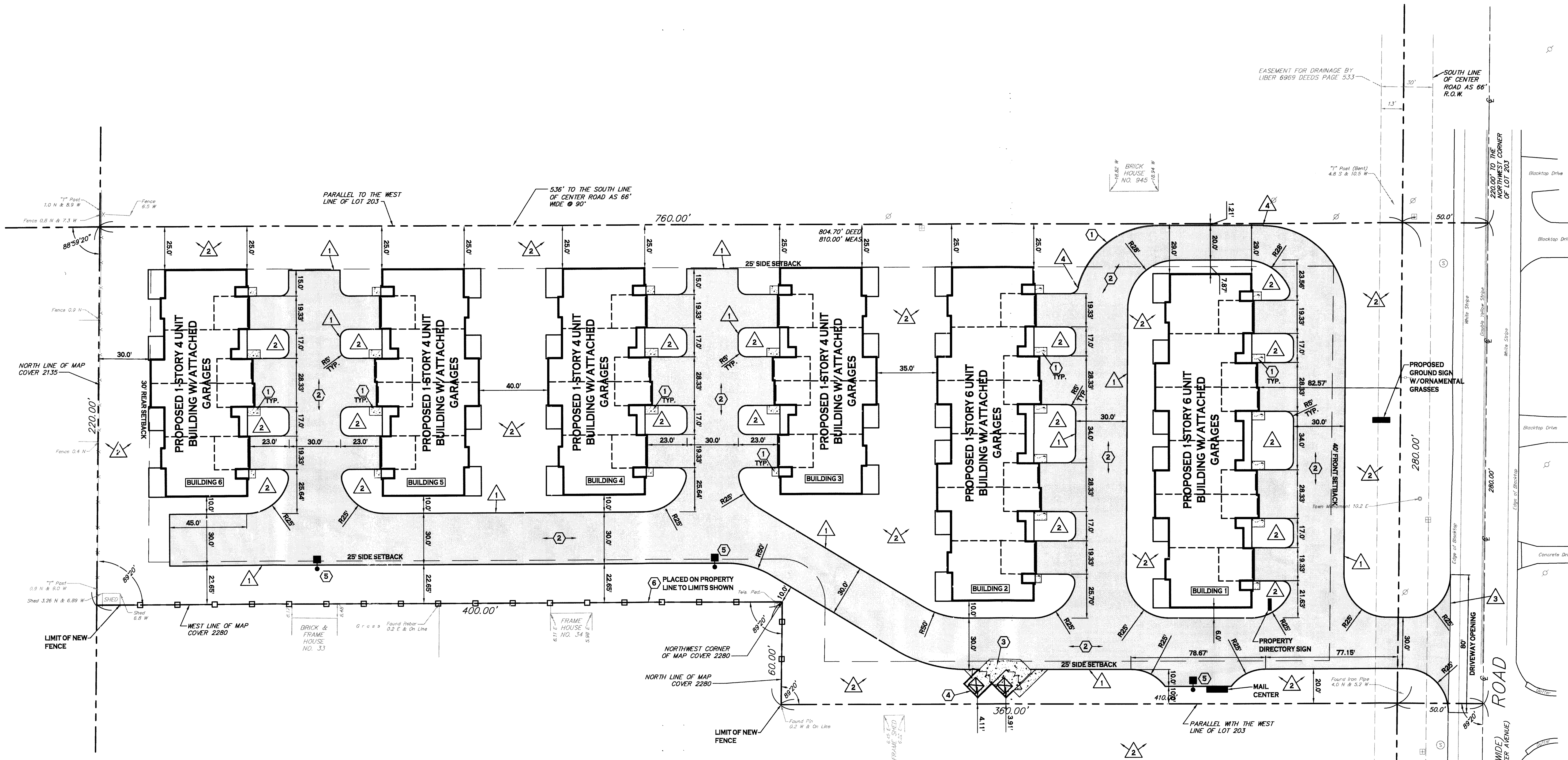


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- GENERAL NOTES:**
- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
 - SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
 - WORK SHALL BE COMPLETED 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 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.

SITE DATA (R60A ZONING)	
MULTI-FAMILY 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 1/4 HGT. 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

DENSITY CALCULATION:
 (6 BUILDINGS x 10,000 SF / BUILDING) + (22 UNITS x 5000 SF / UNIT) = 170,000 SF
 = 3.90 ACRES REQUIRED
 *NOTE: 10,000 SF FOR EACH BUILDING INCLUDES THE FIRST UNIT IN EACH BUILDING

REDEVELOPMENT SUMMARY
 PREVIOUS IMPERVIOUS AREA = 2.5 AC
 PROPOSED IMPERVIOUS AREA = 2.5 AC

NOTE: BUILDINGS ARE LAYED OUT PARALLEL AND PERPENDICULAR TO THE EAST AND WEST PROPERTY LINES

SITE PLAN
 SCALE: 1"=30'

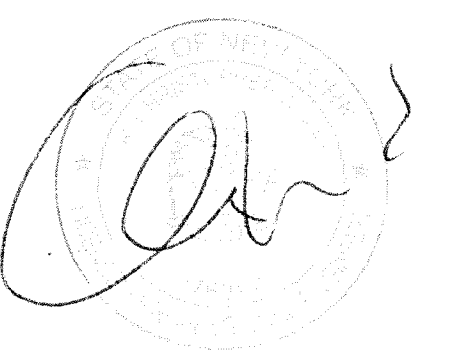
- DETAIL LEGEND** SEE SITE DETAIL SHEET
- ① CONCRETE SIDEWALK
 - ② STANDARD DUTY ASPHALT
 - ③ EXTERIOR CONCRETE SLAB ON GRADE
 - ④ DUMPSTER ENCLOSURE
 - ⑤ LIGHT POLE FOUNDATION
 - ⑥ 6 FT. HIGH BOARD ON BOARD FENCE
 - ⑦ CONCRETE CURB

- NOTE LEGEND**
- △ EDGE OF PAVEMENT
 - ② LANDSCAPE AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
 - △ MATCH EX. EDGE OF PAVEMENT, SAWCUT AS REQ'D TO ACHIEVE SQUARE EDGE TO MATCH
 - △ RUNOUT CURB 2'

SITE LEGEND

PROPERTY LINE	---
PROPOSED SIDEWALK / CONCRETE PAD	---
NUMBER OF PARKING SPACES	(27)
PROPOSED SIGN	■
PROPOSED LIGHT POLE	■
PROPOSED ASPHALT PAVEMENT	---

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
 965 Center Road
 West Seneca, New York

Date: 3/27/18
 Drawn by: P. Sheedy
 Scale: As Noted

DRAWING NAME:
 Site Plan

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