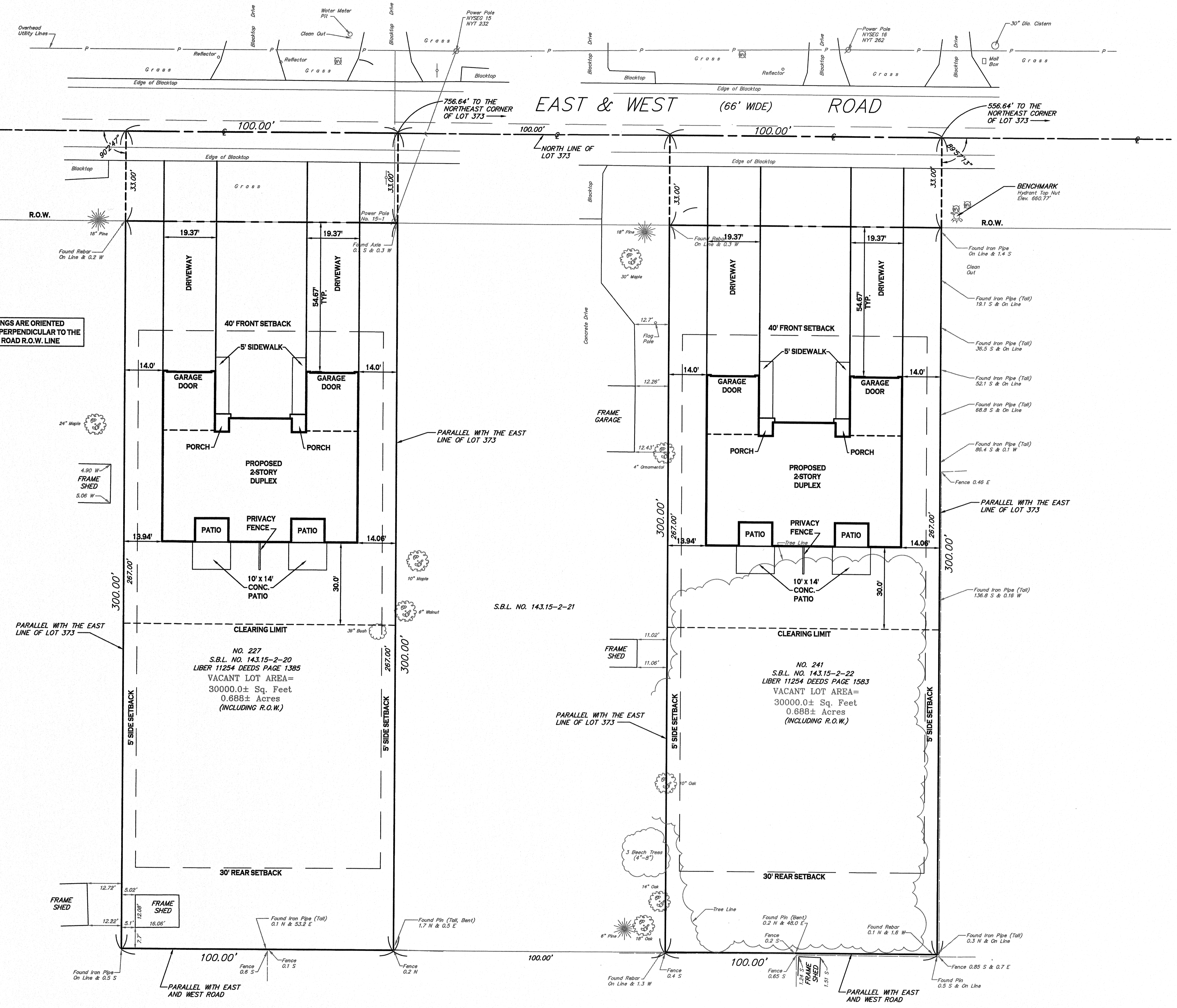


All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 148 sections 7200N and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such P.A., P.E. or L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.

© Carmina Wood Morris PC



NOTE: BUILDINGS ARE ORIENTED PARALLEL & PERPENDICULAR TO THE EAST & WEST ROAD R.O.W. LINE

PARALLEL WITH THE EAST LINE OF LOT 373

NO. 227  
 S.B.L. NO. 143.15-2-20  
 LIBER 11254 DEEDS PAGE 1385  
 VACANT LOT AREA = 30000.0± Sq. Feet  
 0.888± Acres  
 (INCLUDING R.O.W.)

NO. 241  
 S.B.L. NO. 143.15-2-22  
 LIBER 11254 DEEDS PAGE 1583  
 VACANT LOT AREA = 30000.0± Sq. Feet  
 0.888± Acres  
 (INCLUDING R.O.W.)

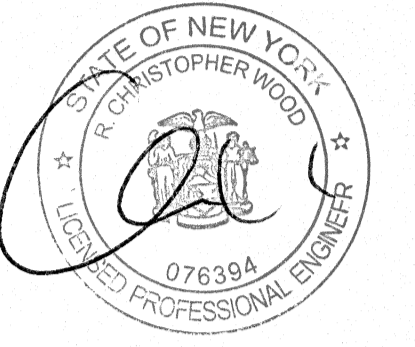
**SITE PLAN**  
 SCALE: 1"=20'

SITE DATA (R75A ZONING)	
MIN. LOT WIDTH =	75 FT FOR FIRST DWELLING UNIT, PLUS 10 FT FOR A SECOND DWELLING UNIT
MIN. LOT AREA =	10,000 SF FOR FIRST DWELLING UNIT, PLUS 1,350 SF FOR A SECOND DWELLING UNIT
FRONT SETBACK =	40 FT
SIDE SETBACK =	5 FT MIN., 10 FT TOTAL
REAR SETBACK =	30 FT
MAXIMUM LOT COVERAGE =	12%
MAXIMUM BUILDING HEIGHT =	30 FT
MINIMUM FLOOR AREA =	1,100 SF (1-FAMILY)
MINIMUM FLOOR AREA =	2,200 SF TOTAL (2-FAMILY, 1,100 SF EACH UNIT)

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



**Carmina Wood Morris**  
 487 Main Street Suite 600  
 Buffalo, New York 14203  
 P 716.842.3165  
 F 716.842.0283



REVISIONS:	No.	Description	Date

PROJECT NAME:  
 New Construction  
**Proposed Duplexes**  
 227 & 241 East & West Road  
 West Seneca, New York

Date: 4/18/18  
 Drawn by: C. Wood  
 Scale: As Noted

DRAWING NAME:  
**Site Plan**

DRAWING NO.  
**C-100**  
 Project no.: 18.xxx