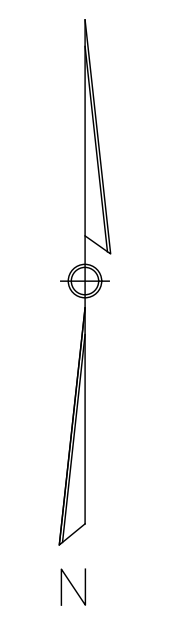


SITE DATA TABLE			
PARCEL SIZE:	39.0± ACRES		
EXISTING ZONING:	R-8.5		
BUILDING TYPE:	PATIO HOMES	SINGLE FAMILY HOMES	TOWNHOMES
PROPOSED ZONING:	R-6	R-6	RM
CODE REQUIREMENTS			
LOT AREA MINIMUM:	8,500 SQ FT	8,500 SQ FT	8,500 SQ FT
PER DWELLING UNIT:	3,000 SQ FT	3,000 SQ FT	2,000 SQ FT
LOT COVERAGE:	30%	30%	30%
LOT DEPTH MINIMUM:	100'	100'	100'
LOT WIDTH MINIMUM:	50'	50'	80'
BUILDING HEIGHT MAX:	35'	35'	35'
FRONT YARD SETBACK:	20'	20'	20'
SIDE YARD SETBACK:	10'/16'	10'/16'	15'/30'
REAR YARD SETBACK:	25'	25'	25'



NOTES:  
 CONCEPT PLAN DEVELOPED FROM THE ERIE COUNTY GIS MAPPING DATABASE. THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	ARH
DRAWN BY:	ARH
CHECKED BY:	MJM
CAD FILE:	M 2329
NOTE:	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
REVISION	DATE BY/CK

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CIVIL ENGINEERING  
 LAND PLANNING  
 SITE DESIGN  
 MUNICIPAL ENGINEERING

RESIDENTIAL DEVELOPMENT  
 206 ELK STREET  
 VILLAGE OF SPRINGVILLE, ERIE COUNTY, NEW YORK

CONCEPT PLAN

SCALE:	1"=100'
DATE:	AUGUST 23, 2023
JOB NO:	M-2329
SHEET NO:	CP-4