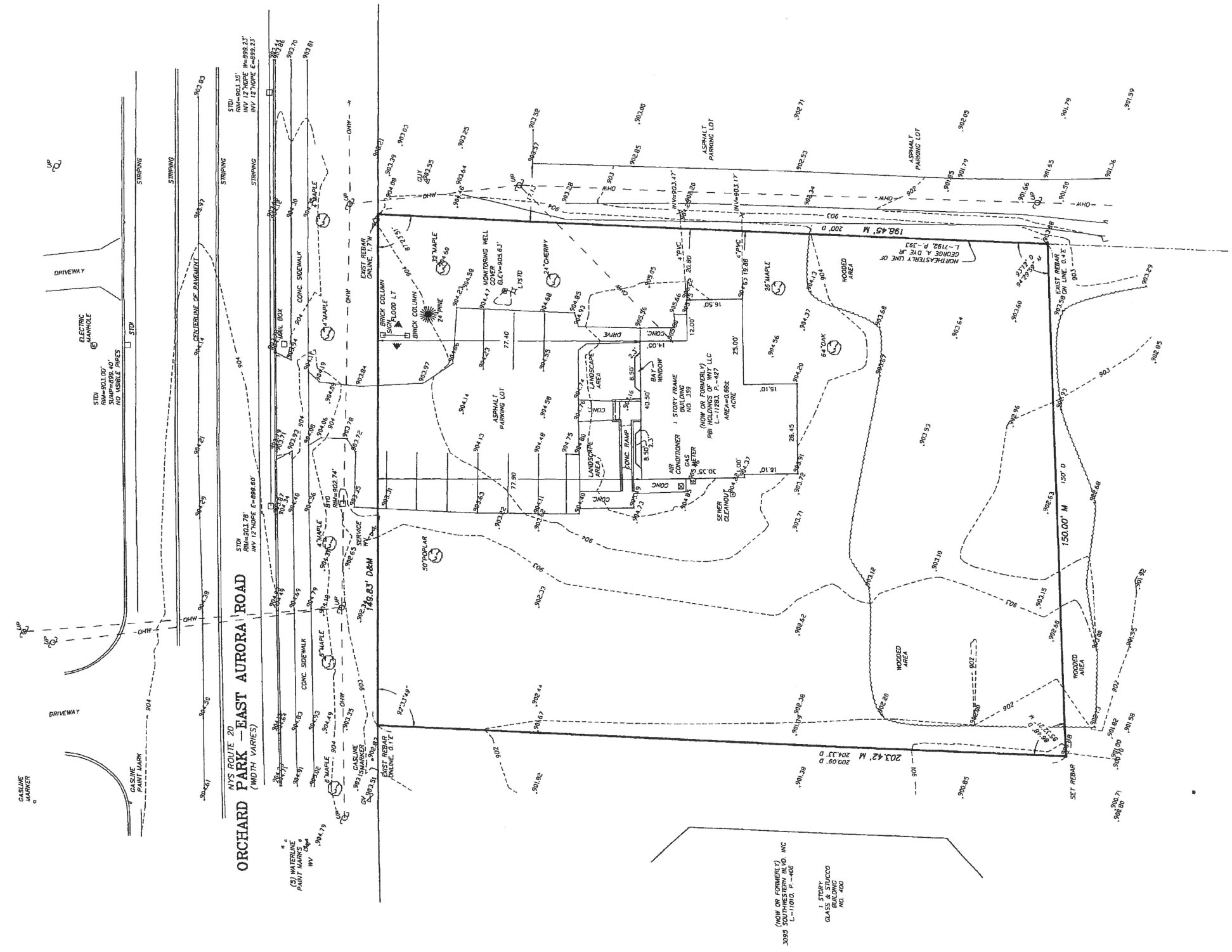


NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS PROHIBITED. ANY ALTERATION SHALL BE THE RESPONSIBILITY OF THE USER.  
 NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE.  
 \* SET OR EX. 5/8" REBAR OR AS NOTED



DATE	REVISION/TYPE

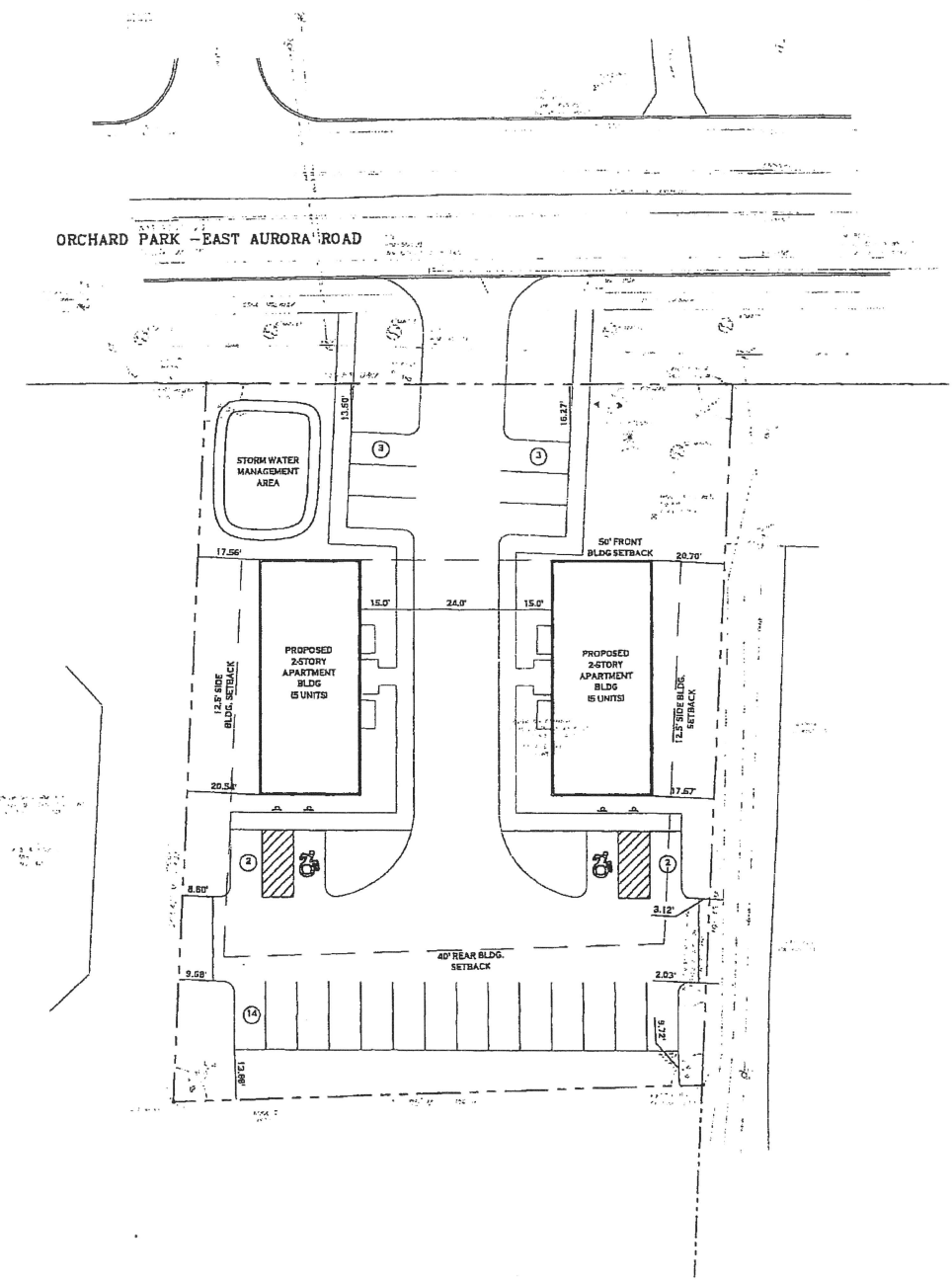
Existing

TOPOGRAPHIC SURVEY OF  
 PART OF LOT 39, TOWNSHIP 9, RANGE 6  
 HOLLAND LAND COMPANY  
 TOWN OF AURORA, ERIE COUNTY, NEW YORK

**GPI**  
 GPI ENGINEERING, LANDSCAPE  
 ARCHITECTURE & SURVEYING, LLP  
 ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE  
 450 CONEISE STREET, SUITE 100  
 BUFFALO, NEW YORK 14225  
 (716) 833-0844 FAX 833-4940

Job No 7529 Date: APRIL 26, 2019  
 Scale 1" = 20' Tax No 175 06-3-9

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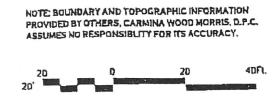


Proposed

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

SITE DATA		
SITE AREA = 0.7 AC		
ZONING: CURRENTLY INDUSTRIAL, TO BE REZONED TO R-3 RESIDENCES		
DESCRIPTION: PROPOSED TO 5 UNIT, 2-STORY APARTMENT BLDGS		
<b>SETBACKS - BUILDING</b>		
FRONT:	REQUIRED 50 FT MIN	PROVIDED 50.0 FT MIN
SIDE:	REQUIRED 12.5 FT MIN	PROVIDED 17.56 FT MIN
REAR:	REQUIRED 40 FT MIN	PROVIDED 40 FT
<b>SETBACKS - PARKING</b>		
FRONT:		13.60 FT MIN **
SIDE:	N/A	2.03 FT MIN
REAR:	N/A	9.72 FT MIN
<b>MAX BUILDING HEIGHT</b>		
	2-1/2 STORIES/35 FT MAX	436 FT
<b>PARKING @ 2 1/2 SPACES</b>		
USE CALCULATION BELOW	20	0.49 x 1.19
<b>LOT SIZE ***</b>		
	1.48 AC	0.7 AC **

RESIDENTIAL: 2 SPACES PER DWELLING UNIT  
 10 UNITS x 2 = 20 PARKING SPACES REQ'D  
 \*\* NO PARKING ALLOWED BETWEEN FRONT FACE OF BUILDING & R.O.W.  
 \*\*\* VARIANCE REQUIRED  
 \*\*\*\* LOT SIZE = 31,670 SQUARE FEET (1/4 OF AN ACRE) NOT INCLUDING THE RIGHT-OF-WAY, PLUS AN ADDITIONAL 4,000 SQUARE FEET FOR EACH ADDITIONAL DWELLING UNIT IN EXCESS OF TWO.



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 Improvements for  
**Multi-family Development**  
 359 Quaker Road  
 Town of Aurora, New York

Date: 1/21/22  
 Drawn by: C. Wood  
 Scale: As Noted

**DRAWING NAME:**  
 Site  
 Plan

**DRAWING NO.:**  
**C-100**

Project no.: 20.014