

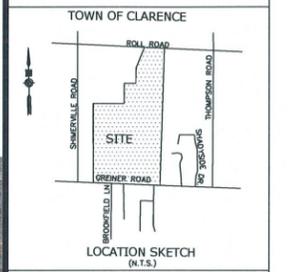
OPEN SPACE DEVELOPMENT
CURRENT ZONING: RESIDENTIAL SINGLE FAMILY

CODE SECTION	SUBTRACTION	REMAINING AREA
229-108		
	TOTAL SITE AREA TA # 58.17-6-4.1	118.91 AC
A(6)(o)	(UTILITIES, EASEMENTS, ROWS) SANITARY SEWER EASEMENT NOT IN WETLAND OR WETLAND BUFFER SUNOIL PIPELINE EASEMENT	1.03 2.57 AC 115.31 AC
A(6)(b)	(WATER BODIES, WETLANDS) FEDERAL WETLANDS (SE CORNER) NYSDEC WETLANDS + BUFFER BRANCH OF GOTT CREEK	0.94 AC 19.09 AC 1.74 AC 114.37 AC 95.28 AC 93.54 AC
A(6)(c)	(AREAS DEEMED UNFAVORABLE) NONE	0 AC 93.54 AC
A(6)(d)	(PUBLIC STREETS AND ROWS) ROW 10% REMAINING AREA	9.35 AC 84.19 AC
A(6)(e)	(MAX # OF DWELLING UNITS) 84.19 AC * 43,560 SF / 20,000 SF	183 LOTS
A(6)(f)	(15% OF ADJUSTED GROSS FOR MAINTAINED OPEN SPACE) 84.19 * 15% = 12.63 AC (REQUIRED)	7.05 AC (PROVIDED)
A(6)(g)	(50% OF GROSS AREA FOR OPEN SPACE) 118.91 * 50% = 59.46 AC (REQUIRED)	59.46 AC (PROVIDED)

98 SINGLE FAMILY LOTS 100'x150' (15,000 SF)
57 SINGLE FAMILY LOTS 65'x125' (8,125 SF)
154 TOTAL LOTS

- LAWN
- MAINTAINED OPEN SPACE
- WILD OPEN SPACE

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Stamp:

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Revisions			
No.	Date	By	Description

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OPEN SPACE DEVELOPMENT PLAN
NORTHWOODS SUBDIVISION
Town/City: CLARENCE
County: ERIE State: NEW YORK

Project No.
20111282.001

Drawing No. Sheet No.

Scale
1" = 150'

Date
MARCH, 2011