SITE DATA:

ZONING = PLANNED UNIT DEVELOPMENT

TOTAL P.U.D. SIZE = 80.2± ACRES

	SINGLE FAMILY HOMES	TOWN HOMES
MIN LOT FRONTAGE	66'	
MIN LOT DEPTH	125'	
MIN FRONT YARD SETBACK	30'	25'
MIN SIDE YARD SETBACK	5'	
MIN SIDE YARD CORNER LOTS	30'	
MIN REAR YARD SETBACK	10'	

NUMBER OF NEW HOMES PROPOSED
91 SINGLE FAMILY HOMES
16 TOWNHOMES
TOTAL = 107

MINIMUM OPEN SPACE REQUIRED	20.05 AC (25%)
OPEN SPACE TO BE DONATED FOR FUTURE RECREATION PROJECTS	4.79 AC
TOTAL OPEN SPACE PROVIDED	28.94 AC (36%)

PROPOSED WETLAND DISTURBANCE 0.12 ACRES

DENSITY = 2.2 UNITS PER ACRE

NORTH

NOTES

1) TOPOGRAPHIC INFORMATION PROVIDED BY NIAGARA BOUNDARY.

2) THIS IS NOT A PROPERTY SURVEY.

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Designed By:	ARH
Drawn By:	ARH
Checked By:	MJM
Cad File:	M 1625

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

REVISIONS	DATE	BY/CK
OPEN SPACE TO BE DONATED	10.20.17	ARH/MJM
ADDED TREES	09.22.17	ARH/MJM
TOWN COMMENTS	09.08.17	ARH/MJM
100' WETLAND BUFFER	08.03.17	ARH/MJM
SETBACK REVISIONS	07.07.17	JCM/MJM

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DR.
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK · MARK J. METZGER · 086788 · LICENSED PROFESSIONAL ENGINEER

UPPER MOUNTAIN ROAD PLANNED UNIT DEVELOPMENT

TOWN OF LEWISTON, NIAGARA COUNTY, NEW YORK

PLANNED UNIT DEVELOPMENT PLAN

SCALE:	1" = 100'
DATE:	MAY 30, 2017
JOB NO:	M-1625
SHEET NO:	PUD-1

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