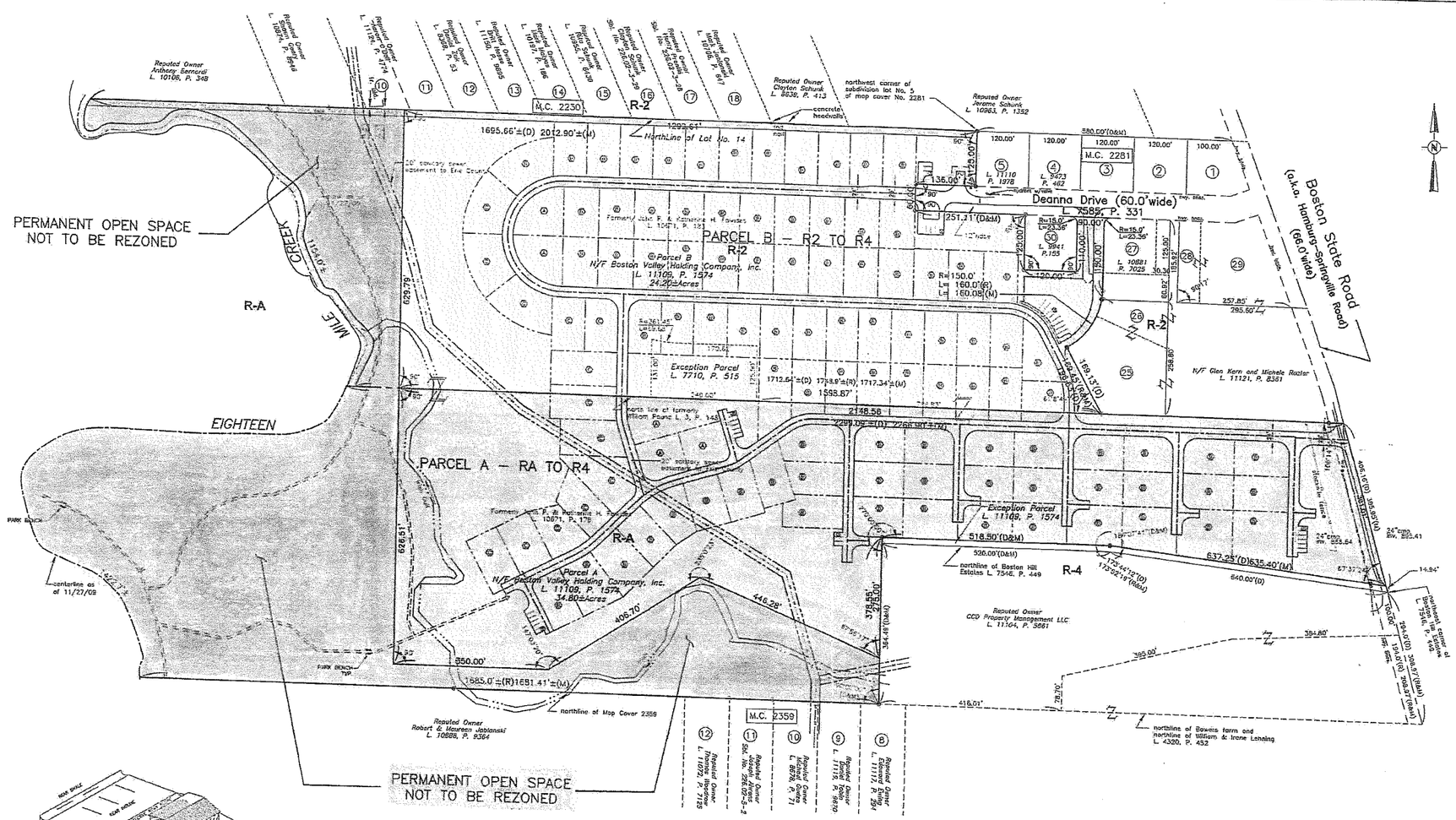
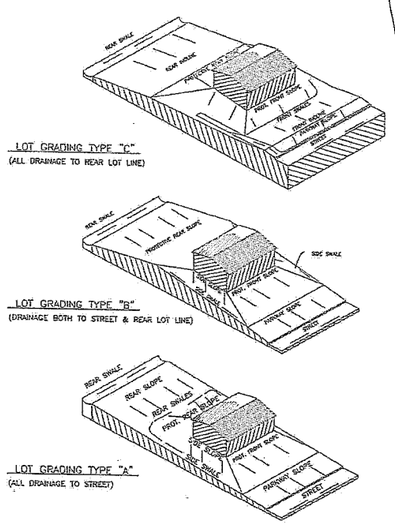
EXHIBIT R



PERMANENT OPEN SPACE
NOT TO BE REZONED

SITE PLAN
SCALE: 1" = 100'



LOT GRADING TYPE "C"
(ALL DRAINAGE TO REAR LOT LINE)

LOT GRADING TYPE "B"
(DRAINAGE BOTH TO STREET & REAR LOT LINE)

LOT GRADING TYPE "A"
(ALL DRAINAGE TO STREET)

TYPICAL LOT GRADES
NOT TO SCALE

EXISTING ZONING: NORTH PARCEL – R2 – 34.934 Acres
SOUTH PARCEL – RA – 24.206 Acres

PROPOSED ZONING: – R4 – 42.71± Acres

PROPOSED PERMANENT OPEN SPACE – 16.205 Acres

DENSITY:
- MINIMUM NUMBER OF SPACES – 50
- MAXIMUM NUMBER OF SPACES – ¼ PER GROSS ACRE ≈ 59.03 Ac X 4 = 236
- PROPOSED NUMBER OF SPACES – 110

MOBILE HOME SETBACK REQUIREMENTS:
- ~ 100 Ft FROM PUBLIC ROAD
- ~ 25 Ft FROM PROPERTY LINE
- ~ 15 Ft FROM NEAREST PAVEMENT EDGE OF COURT STREET

LOT REQUIREMENTS:
- ~ AREA – 10,000 SF MIN. WITH 15% MAX. OCCUPIED BY MOBILE HOME, ACCESSORIES, OR APPURTENANCES.
- ~ FRONT – YARD 20' MIN.
- ~ REAR – 15' MIN.
- ~ SIDE – 5' MIN.
- ~ COMBINED SIDE YARD MIN. – 20'
- ~ SEPARATION BETWEEN MOBILE HOMES – 20' MIN.
- ~ WIDTH – 75' MIN.
- ~ DEPTH – 100' MIN.

ACCESS ROAD:
- ~ 28' WIDE FOR THE FIRST 100', 24' THEREAFTER

PARKING:
- ~ TWO SPACES PER LOT
- ~ VISITOR SPACES – 1 SPACE PER 4 LOTS ≈ 110 ÷ 4 = 28 SPACES
  - ~ PROVIDED – 30
- ~ RECREATIONAL VEHICALS
  - ~ 8 SPACES PROVIDED

WATER SUPPLY: ERIE COUNTY WATER AUTHORITY

SANITARY SEWER: ERIE COUNTY SEWER

SCREENING FROM NON R-4 PROPERTIES:
- ~ 15' BUFFER DEDICATED TO VISUAL BARRIER
- ~ DOUBLE ROW OF PINE TREES STAGGERED

PARK AND/OR RECREATIONAL FACILITIES:
- ~ MIN. 10% OF SITE ≈ 59.03 Ac x 10% ≈ 5.9 Ac
  - ~ PROVIDED – 28 Ac

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STATE OF NEW YORK
MICHAEL J. MOCCIO III
No. 050461
LICENSED LAND SURVEYOR
5-26-10

REVISIONS

No.	DATE	DESCRIPTION

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REZONING MAP AND CONCEPT PLAN

TOWN OF BOSTON
ERIE COUNTY
STATE OF NEW YORK

0' 50' 100' 150' 200'

SCALE: AS NOTED	Helena Land Company
	ADD – TP – HC –
DESIGNED BY: OMH	FIELD BOOK
	NY. PA.
DRAWN BY: TDR	JOB NO. 1020004
CHECKED BY: GDC	DATE: 05/25/2010
FILE NO. 9–5A	SHEET 1 OF 1

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