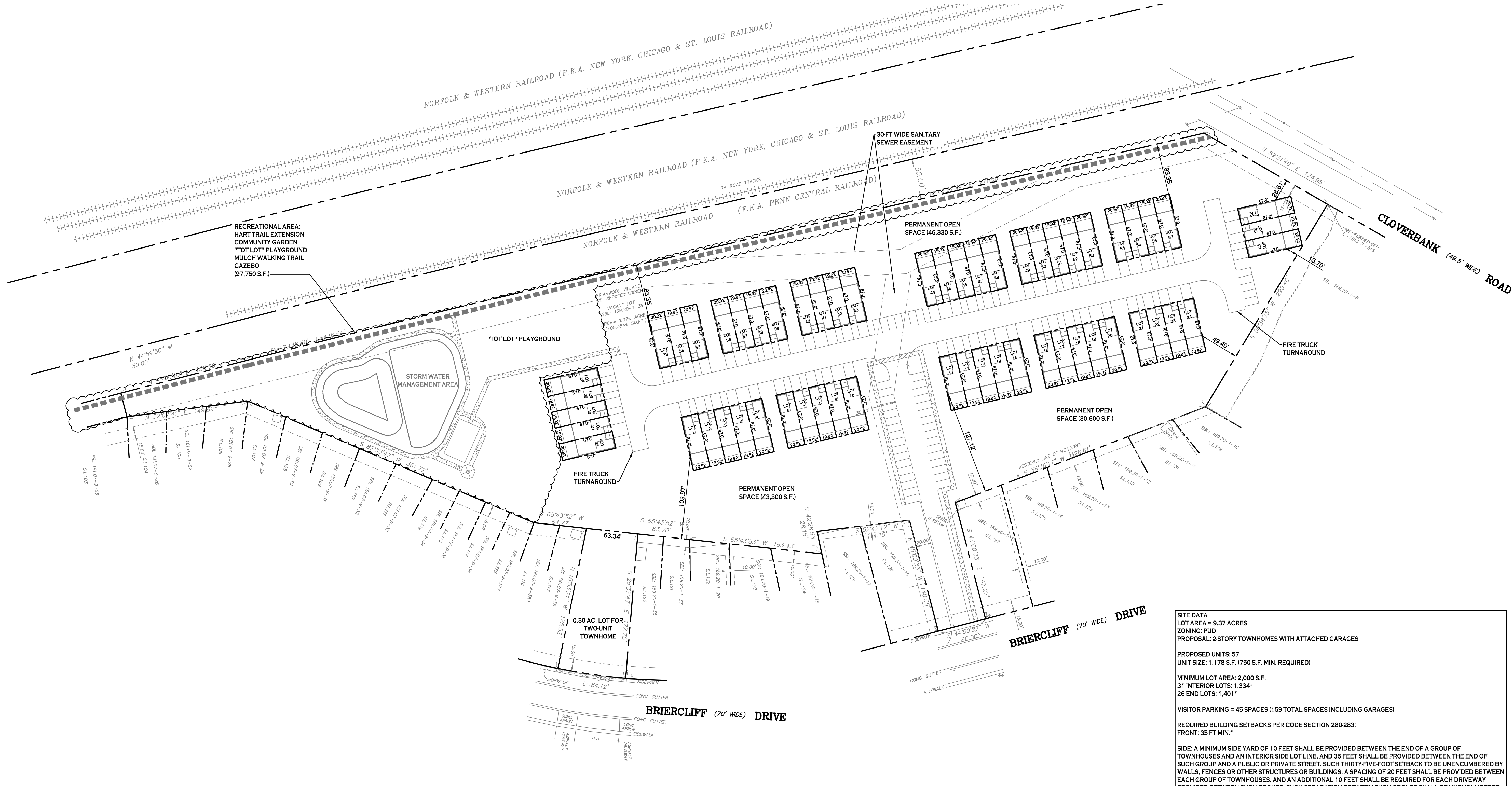


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PRELIMINARY PLAT PLAN

SCALE: 1"=60'

SITE DATA
 LOT AREA = 9.37 ACRES
 ZONING: PUD
 PROPOSAL: 2-STORY TOWNHOMES WITH ATTACHED GARAGES

PROPOSED UNITS: 57
 UNIT SIZE: 1,178 S.F. (750 S.F. MIN. REQUIRED)

MINIMUM LOT AREA: 2,000 S.F.
 31 INTERIOR LOTS: 1,334'
 26 END LOTS: 1,401'

VISITOR PARKING = 45 SPACES (159 TOTAL SPACES INCLUDING GARAGES)
 REQUIRED BUILDING SETBACKS PER CODE SECTION 280-283:
 FRONT: 35 FT MIN.*

SIDE: A MINIMUM SIDE YARD OF 10 FEET SHALL BE PROVIDED BETWEEN THE END OF A GROUP OF TOWNHOUSES AND AN INTERIOR SIDE LOT LINE. AND 35 FEET SHALL BE PROVIDED BETWEEN THE END OF SUCH GROUP AND A PUBLIC OR PRIVATE STREET. SUCH THIRTY-FIVE-FOOT SETBACK TO BE UNENCUMBERED BY WALLS, FENCES OR OTHER STRUCTURES OR BUILDINGS. A SPACING OF 20 FEET SHALL BE PROVIDED BETWEEN EACH GROUP OF TOWNHOUSES, AND AN ADDITIONAL 10 FEET SHALL BE REQUIRED FOR EACH DRIVEWAY PROVIDED BETWEEN SUCH GROUPS. SUCH SEPARATION BETWEEN SUCH GROUPS SHALL BE UNENCUMBERED BY WALLS OR OTHER STRUCTURES OR OTHER OBSTRUCTIONS WHICH WILL PREVENT EMERGENCY VEHICULAR ACCESS BETWEEN SUCH GROUPS.*

REAR: 20 FT MIN.

PROPOSED MAX. BLDG. LENGTH: 100' MAX. (160' MAX. ALLOWED)

PROPOSED DENSITY: 6.918 SF / UNIT

PATIO LIVING AREA PROVIDED: 258 S.F. MINIMUM (250 S.F. REQUIRED)

RECREATIONAL AREA REQUIRED: 0.937 AC (10% OF TOTAL LOT AREA)
 ADDITIONAL 3.03 AC REQUIRED FOR QUARRY DEVELOPMENT PORTION OF PUD

RECREATIONAL AREA PROVIDED: 2.24 AC
PERMANENT OPEN SPACE PROVIDED: 2.76 AC
TOTAL RECREATIONAL AREA / PERMANENT OPEN SPACE: 5.0 AC

*VARIANCE REQUIRED

NOTES PER TOWN CODE SECTION 280-283 "SPECIAL REGULATIONS FOR TOWNHOUSES:

H. ALL UTILITIES SHALL BE LOCATED UNDERGROUND AND CONNECTED TO PUBLIC SEWER AND WATER LINES.

I. TWO OFF-STREET PARKING SPACES ARE PROVIDED FOR EACH TOWNHOME WITH ONE BEING LOCATED IN THE ATTACHED GARAGE AND THE OTHER IN THE DRIVEWAY DIRECTLY IN FRONT OF THE GARAGE.

J. THE PROPOSED PRIVATE ROAD SHALL CONFORM TO TOWN OF HAMBURG STANDARD AND REQUIREMENTS.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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New Construction
Townhomes at Briercliff
 Briercliff Drive & Cloverbank Road
 Town of Hamburg, New York 14075

No.	Description	Date

DRAWING NAME:
 Preliminary Plat Plan

Date: 3/31/23
 Drawn By: A. Pandolfe
 Scale: As Noted

DRAWING NO.:
C-100
 Project No: 20.241