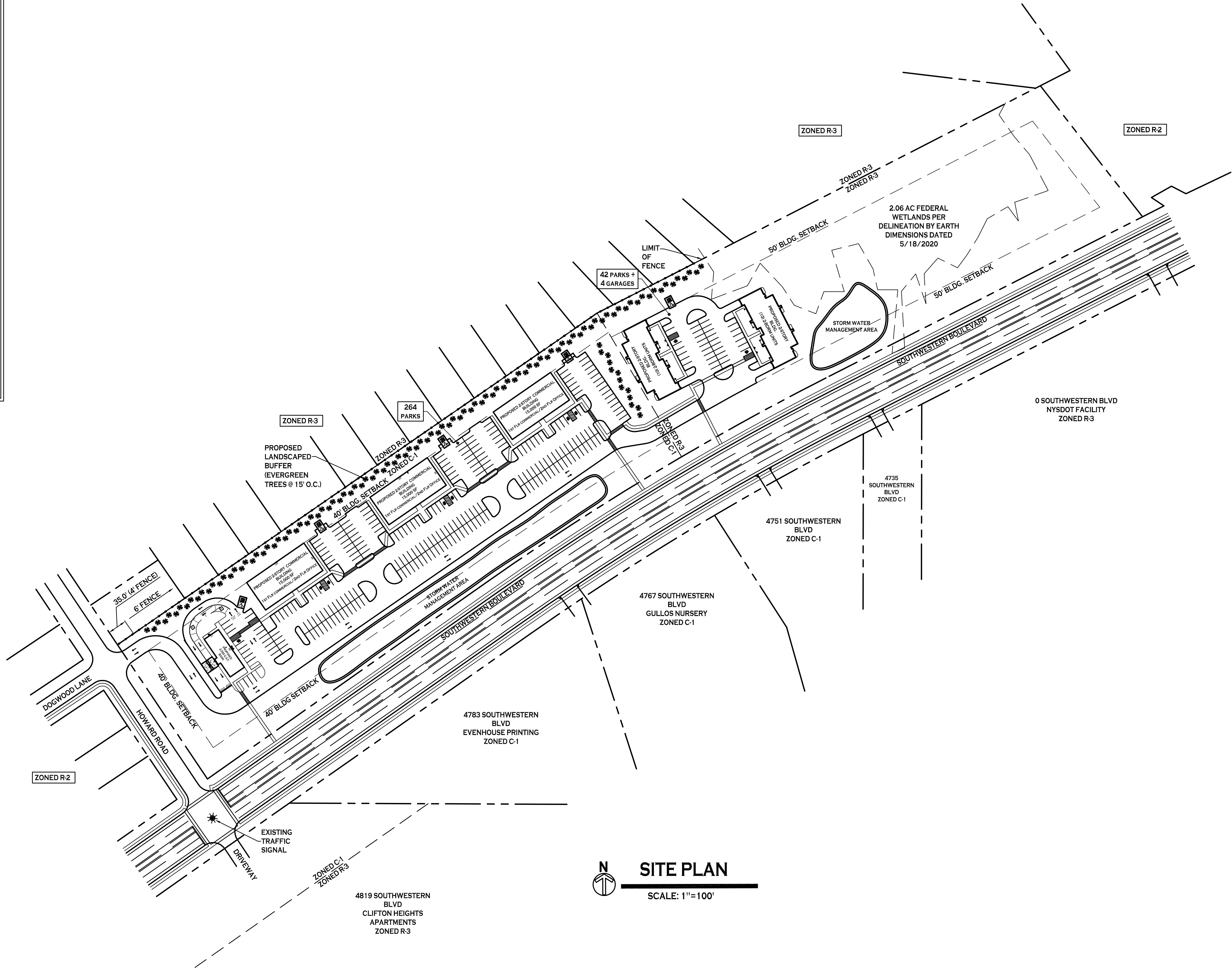


SITE DATA		
SITE AREA = 13.1 AC		
ZONED: R-3 & C-1, TO BE REZONED TO R-3 (MULTIFAMILY DISTRICT)		
DESCRIPTION:	(2) 2-STORY 10-UNIT BLDGS. = 20 UNITS	
	(3) 15,000 SF 2-STORY COMMERCIAL BUILDINGS	
	(1) 2,500 SF BANK W/DRIVE-THRU	
SETBACKS - BUILDING (R-3)	REQUIRED	PROVIDED
FRONT:	50 FT	< 50.0 FT
SIDE (3 OR MORE FAMILY DWELLING):	50 FT	< 50.0 FT
REAR (3 OR MORE FAMILY DWELLING):	50 FT	< 50.0 FT
SETBACKS - BUILDING (C-1)		
FRONT:	40 FT	> 40 FT
SIDE (ABUTTING COMM./RESIDENTIAL):	5 FT/40 FT	> 5 FT
REAR (ABUTTING COMM./RESIDENTIAL):	10 FT/40 FT	> 40 FT
SETBACKS - PARKING		
FRONT:	50 FT	> 50 FT
SIDE:	5 FT	> 5 FT
REAR:	5 FT	> 5 FT
PRINCIPAL BUILDING SEPARATION (R-3)		
BETWEEN VERTICAL WALLS OF BUILDINGS (AVERAGE HEIGHT OF BUILDING)	35 FT MIN.	> 35 FT
ACCESSORY STRUCTURE (GARAGE) (R-3)		
FRONT:	*	N/A
SIDE AND REAR ABUTTING RESIDENTIAL:	5 FT	N/A
FROM OTHER BUILDING ON-SITE:	10 FT	N/A
GREENSPACE		
TOTAL SITE (10%):	1.31 AC	> 10.0%
INTERIOR TO PARKING AREA (5%):	0.77 AC	> 5.0%
PARKING	PER PLANNING BOARD	306 OPEN 4 GARAGE 310 TOTAL
LOT FRONTAGE		
LOT WIDTH AT FRONT LOT LINE (R-3/C-1):	30 FT/100 FT	< 30 FT/< 100 FT
RECREATION AREA (500 SF/UNIT) (R-3):	10,000 SF	10,000 SF

* NOTE: NO DETACHED ACCESSORY BUILDINGS SHALL BE PERMITTED IN REQUIRED FRONT YARDS



NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

100' 0 100 200FT.

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Concept Site Plan

Date: 03.01.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

C-100

Project No: 23-4xxx

Multi-Family Development
Southwestern Blvd & Howard Rd
Hamburg, New York

REVISIONS:
No. Description

Date

CARMINA WOOD
DESIGN

Buffalo | Utica | Greensboro