

CARMINWOOD DESIGN

Buffalo | Utica | Greensboro

Multi-Family Development

Southwestern Blvd & Howard Rd
Hamburg, New York

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

SITE DATA		
SITE AREA = 13.1 AC		
ZONED: R3 & C-1, TO BE REZONED TO R3 (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		
# OF SPACES (9'x18')	PER PLANNING BOARD	306 OPEN 4 GARAGE
LOT FRONTAGE		310 TOTAL
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

