



SITE DATA - R3 AREA			
SITE AREA = 42.5 AC TOTAL SITE (22.4 AC REZONED TO R-3)			
ZONED: TO BE REZONED FROM C-1 TO R-3 (MULTIFAMILY DISTRICT)			
DESCRIPTION: 1941 1-STORY UNITS W/ ATTACHED GARAGE			
1561 2-STORY UNITS W/ ATTACHED GARAGES			
SETBACKS - BUILDING	REQUIRED	PROVIDED	
FRONT:	50 FT	> 50 FT	
SIDE 13 OR MORE FAMILY DWELLING:	50 FT	> 50 FT	
REAR 13 OR MORE FAMILY DWELLING:	50 FT	56 FT MIN.	
SETBACKS - PARKING			
FRONT:	50 FT	> 50 FT	
SIDE	5 FT	> 5 FT	
REAR	5 FT	> 5 FT	
PRINCIPAL BLDG. SEPARATION BETWEEN VERTICAL WALLS OF BLDGS. (AVERAGE HEIGHT OF BLDG)	35 FT MIN.	35 FT MIN.	
GREENSPACE			
TOTAL SITE (100%):	4.25 AC	> 10.0%	
INTERIOR TO PARKING AREA (5%):	0.4 AC	> 5.0%	
PARKING			
# OF SPACES - SEE CALCULATION BELOW	AS DETERMINED BY P.B.	174 OPEN 156 GARAGE	
330 TOTAL			
LOT FRONTAGE			
LOT WIDTH AT FRONT LOT LINE:	200.0 FT MIN.	317.56 FT	

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



REVISIONS:		
No.	Description	Date

PROJECT NAME:  
New Construction  
**Multi-Family Development**  
Big Tree Road  
Town of Hamburg, New York

Date: 6/1/21  
Drawn by: C. Wood  
Scale: AS NOTED  
DRAWING NAME:  
**Concept Site Plan**