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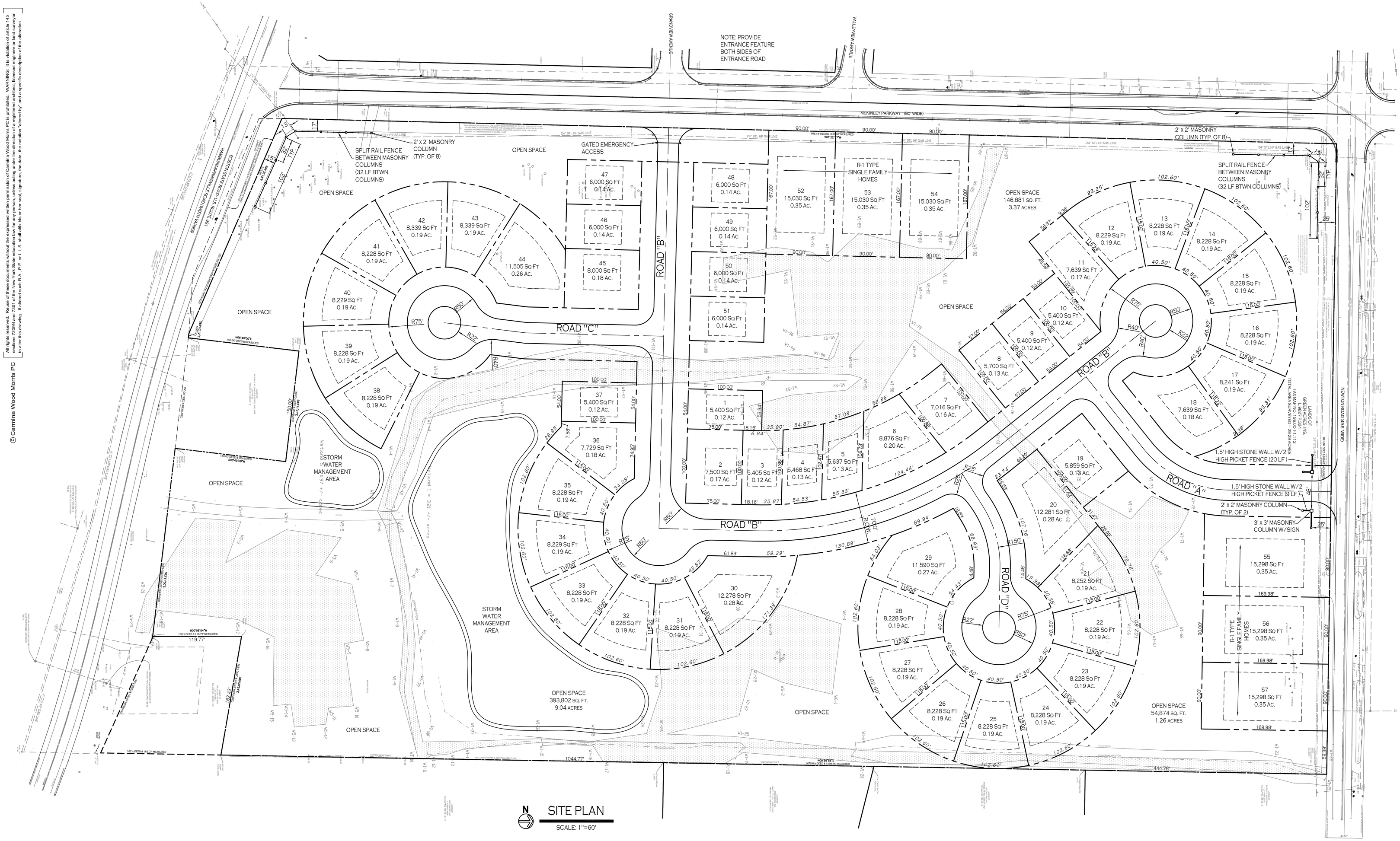

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SITE PLAN

SCALE: 1"=60'

SITE DATA (REZONE FROM R-A TO PRD ZONING) LOCATED IN THE SOUTHEASTERN HAMBURG OVERLAY DISTRICT
PROJECT AREA = 29.29 AC
PROPOSED USE: 51 PATIO HOME LOTS, 6 S.F. HOME LOTS = 61 TOTAL
PATIO HOME LOTS:
MIN. LOT SIZE = 5,400 SF
MIN. LOT WIDTH = 90 FT MEASURED AT SETBACK MIN. LOT WIDTH = 30 FT MEASURED AT FRONT LOT LINE
FRONT SETBACK = 25 FT SIDE SETBACK = 2 REQ'D, 7.5 FT MIN., 15 FT TOTAL REAR SETBACK = 25 FT
BLDG. HEIGHT = PRINCIPAL STRUCT.: NOT TO EXCEED 35 FT ACCESSORY STRUCT.: NOT TO EXCEED 18 FT
ROAD FRONTAGE LOTS (PRO. LOTS FRONTING EXISTING ROADS):
MIN. LOT SIZE = 15,000 SF (R-1 SIZE LOT) MIN. LOT FRONTAGE = 90 FT (R-1 SIZE LOT)
FRONT SETBACK = 35 FT SIDE SETBACK = 2 REQ'D, 10 FT MIN., 25 FT TOTAL REAR SETBACK = 30 FT OR DISTANCE EQUAL TO HEIGHT OF BLDG.
OPEN SPACE PER PRD: 40% OF LOT AREA = 29.29 AC x 0.40 = 11.7 AC OPEN SPACE PROVIDED = 13.67 AC

NOTE: PRD ZONING DOES NOT HAVE MINIMUM LOT SIZE OR REQUIRED YARDS. MINIMUM VALUES SHOWN ARE SUGGESTED FOR THIS DEVELOPMENT

LOT SUMMARY	
PATIO HOME LOTS =	51 LOTS
ROAD FRONTAGE LOTS =	6 LOTS
TOTAL LOTS =	57 LOTS

PRD CALCULATION:

SITE AREA = 29.29 ACRES
JURISDICTIONAL WETLAND AREAS = 4.01 AC
EASEMENT AREAS = 0.88 AC
24.4 AC

MIN LOT AREA = 15,000 SF (R-1, SURROUNDING ZONING)

LOTS ALLOWED FOR PRD ZONING= 24.4 AC / 15000 SF = 71 LOTS

10% DENSITY BONUS = 71 x 1.1 = 78 LOTS

REQ'D OPEN SPACE = 40% OF LOT AREA = 29.29 AC x 0.4 = 11.7 AC

— FEDERAL JURISDICTIONAL WETLANDS

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

60' 60 0 60 120FL

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REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction

Proposed Subdivision

McKinley Pkwy, Boston State Rd and Newton Rd
Hamburg, New York

Issued for Construction: xx.xx.xx
Municipality Submission: 7/15/14
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

PRD Subdivision Plan

DRAWING NO.

C-100

Project no.: 14.014