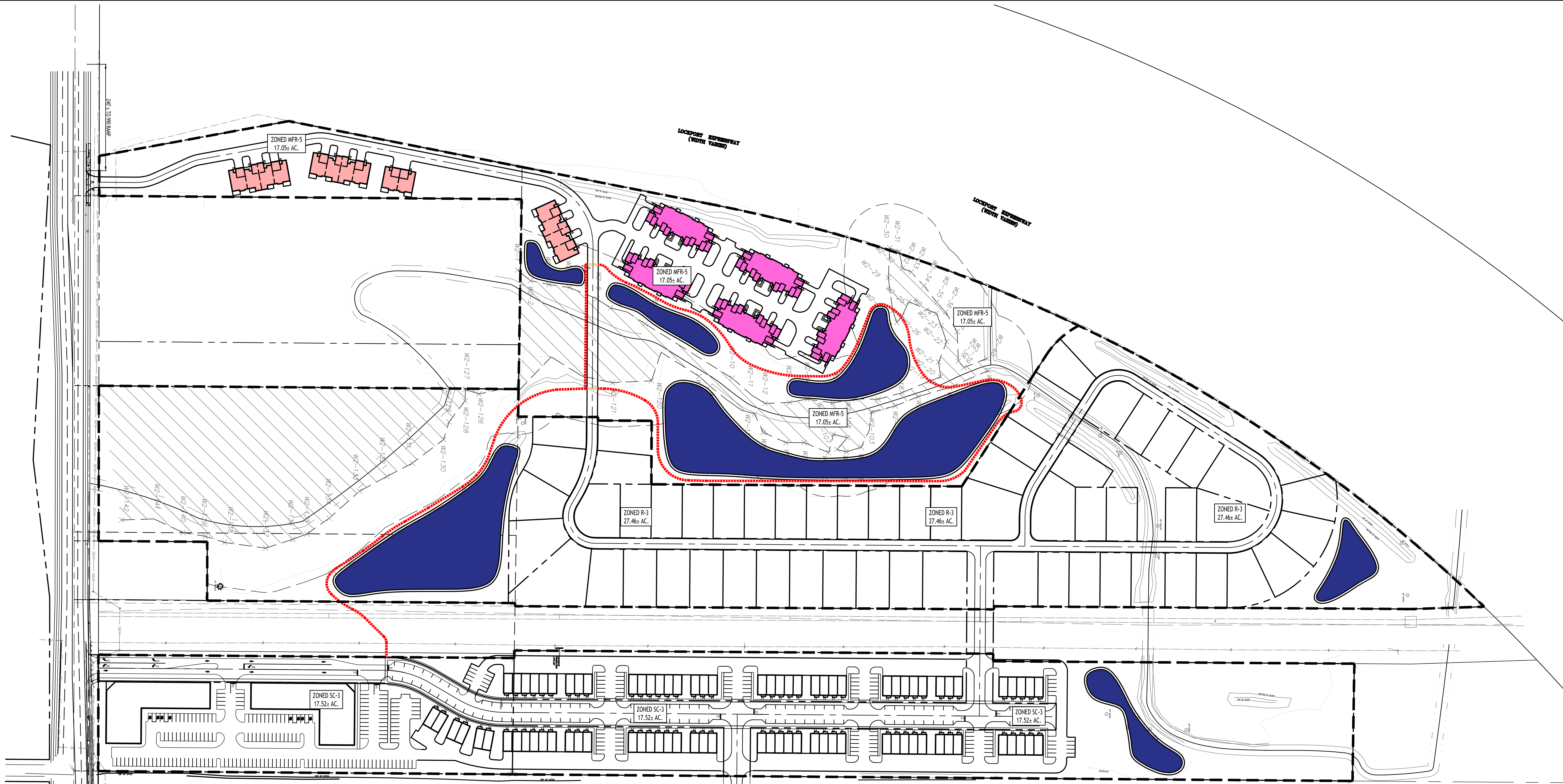


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RESIDENTIAL USE SUMMARY

4-UNIT or 2-UNIT, 1-STORY BLDGS = 14	
10-UNIT, 2-STORY BLDGS = 50	
2-6-UNIT, 2-STORY TOWNHOME BLDGS = 86	
2-STORY MIXED USE BUILDINGS = 70	
TOTAL RESIDENTIAL UNITS = 220	

PROPOSED WALKING/JOGGING TRAILS ■■■■■■■■■■

SITE DATA (SA TO BE REZONED R-3)
55 SINGLE FAMILY LOTS (27.46± AC.)

MIN. LOT WIDTH = 65 FT INTERIOR LOTS
MIN. LOT WIDTH = 75 FT CORNER LOTS
MIN. LOT AREA = 8,450 SF INTERIOR LOTS
MIN. LOT AREA = 9,750 SF CORNER LOTS
FRONT SETBACK = 30 FT
SIDE SETBACK = 5 FT
REAR SETBACK = 30 FT
MAXIMUM LOT COVERAGE = 35%
MAXIMUM BUILDING HEIGHT = 35 FT
MINIMUM FLOOR AREA = 1,000 SF (1 STORY)
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

SITE DATA (SA TO BE REZONED MFR-5)
MULTIFAMILY (17.05± AC.)

UNIT BREAKDOWN
1 - BDRM UNITS = 10
2 - BDRM UNITS = 34
3 - BDRM UNITS = 20
TOTAL = 64 UNITS
DENSITY CALCULATION
REQ'D LAND AREA
1 - BDRM: 10 x 3630 SF = 36,300 SF
2 - BDRM: 34 x 4356 SF = 148,104 SF
3 - BDRM: 20 x 5465 SF = 109,300 SF
TOTAL = 293,704 SF = 6.73 ACRES REQ'D

PARKING CALCULATION

REQ'D = 2 SPACES PER UNIT
REQ'D = 64 UNITS x 2 = 128 SPACES REQ'D
PROVIDED = 128 SPACES W/ GARAGES

CONCEPT ZONING PLAN
SCALE: 1"=110'

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



Mixed Use Development
1790 & 1920 North French Road & Portion of 999 Campbell Blvd.
Amherst, New York
SBL No. 27.04-1-12, 16.1 & 20, 27.00-2-29

REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Concept Zoning Plan

Date: 3/20/24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100
Project No: 23-4131