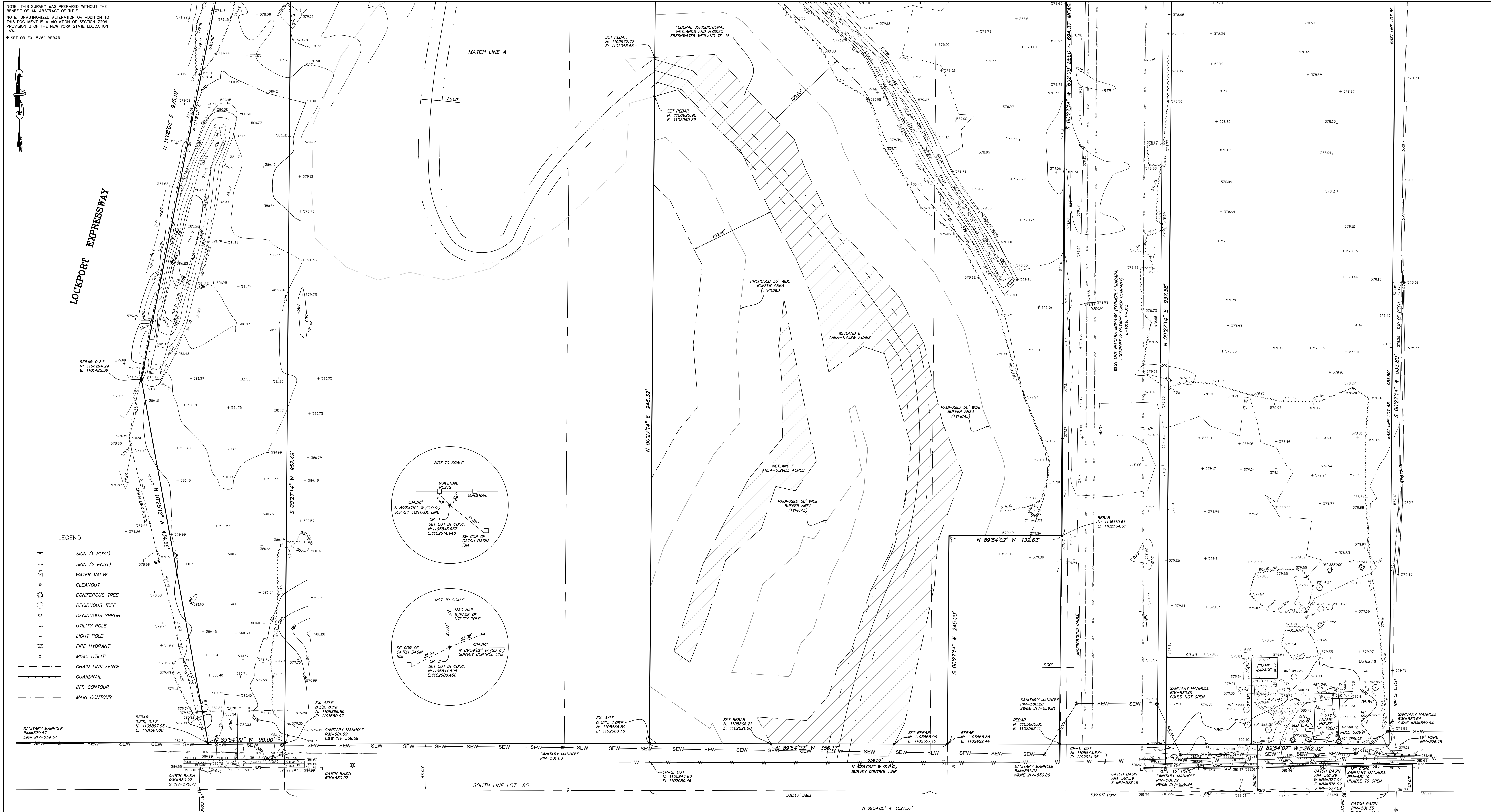
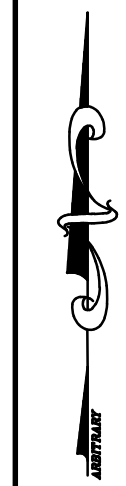
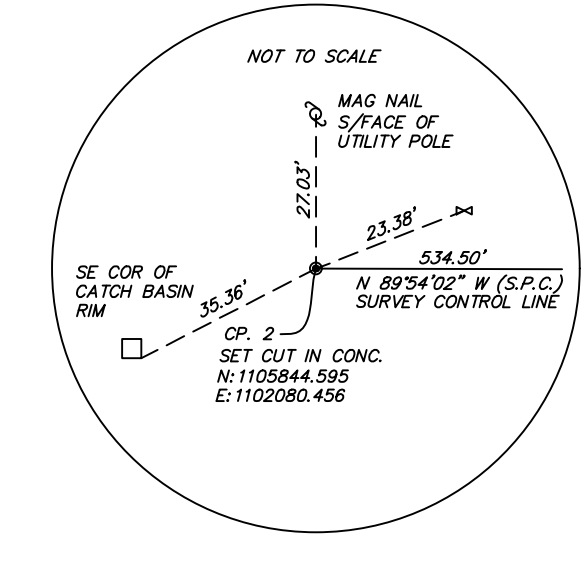
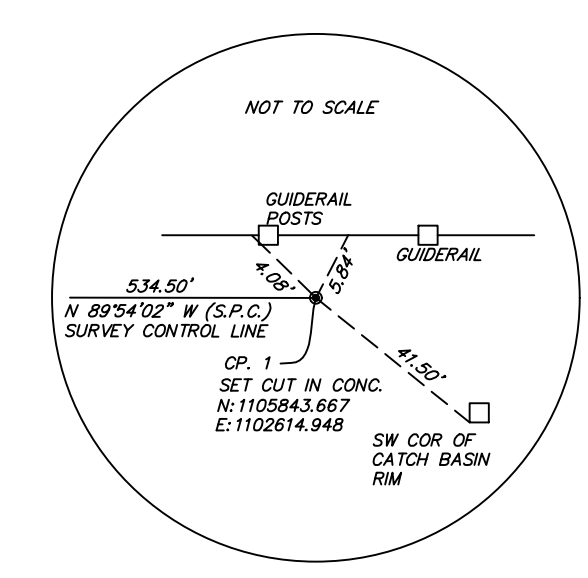


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 SET OR EX. 5/8" REBAR



- LEGEND**
- +— SIGN (1 POST)
 - +—+— SIGN (2 POST)
 - WATER VALVE
 - CLEANOUT
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - DECIDUOUS SHRUB
 - UTILITY POLE
 - LIGHT POLE
 - FIRE HYDRANT
 - MISC. UTILITY
 - +— CHAIN LINK FENCE
 - +— GUARDRAIL
 - +— INT. CONTOUR
 - +— MAIN CONTOUR



DATE	REVISION/TYPE

TOPOGRAPHIC SURVEY OF
SBLC PROPERTY
 BEING PART OF LOT 65, TOWNSHIP 12, RANGE 7
 TOWN OF AMHERST, ERIE COUNTY, NEW YORK

GPI
 GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
 4850 GENESEE STREET, SUITE 100
 BUFFALO, NEW YORK 14225
 (716) 633-4844 FAX 633-4940

Job No. 88244 2023 TOPO Date: OCTOBER 11, 2023
 Scale: 1" = 50' TAX No.

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+	SIGN (2 POST)
+	WATER VALVE
○	CLEANOUT
○	CONIFEROUS TREE
○	DECIDUOUS TREE
○	DECIDUOUS SHRUB
○	UTILITY POLE
○	LIGHT POLE
+	FIRE HYDRANT
+	MISC. UTILITY
---	CHAIN LINK FENCE
---	GUARDRAIL
---	INT. CONTOUR
---	MAIN CONTOUR

DATE	REVISION/TYPE

TOPOGRAPHIC SURVEY OF
SBLC PROPERTY
 BEING PART OF LOT 65, TOWNSHIP 12, RANGE 7
 TOWN OF AMHERST, ERIE COUNTY, NEW YORK

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 (716) 633-4844 FAX 633-4940

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- CONIFEROUS TREE
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- MISC. UTILITY
- — — CHAIN LINK FENCE
- — — GUARDRAIL
- — — INT. CONTOUR
- — — MAIN CONTOUR

LOCKPORT EXPRESSWAY

MATCH LINE B

MATCH LINE C



DATE	REVISION/TYPE

TOPOGRAPHIC SURVEY OF
SBLC PROPERTY
 BEING PART OF LOT 65, TOWNSHIP 12, RANGE 7
 TOWN OF AMHERST, ERIE COUNTY, NEW YORK

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
 4950 GENESEE STREET, SUITE 100
 BUFFALO, NEW YORK 14205
 (716) 633-4844 FAX 633-4940

Job No. 88244 2023 TOPO Date: OCTOBER 11, 2023
 Scale: 1" = 50' TAX No.

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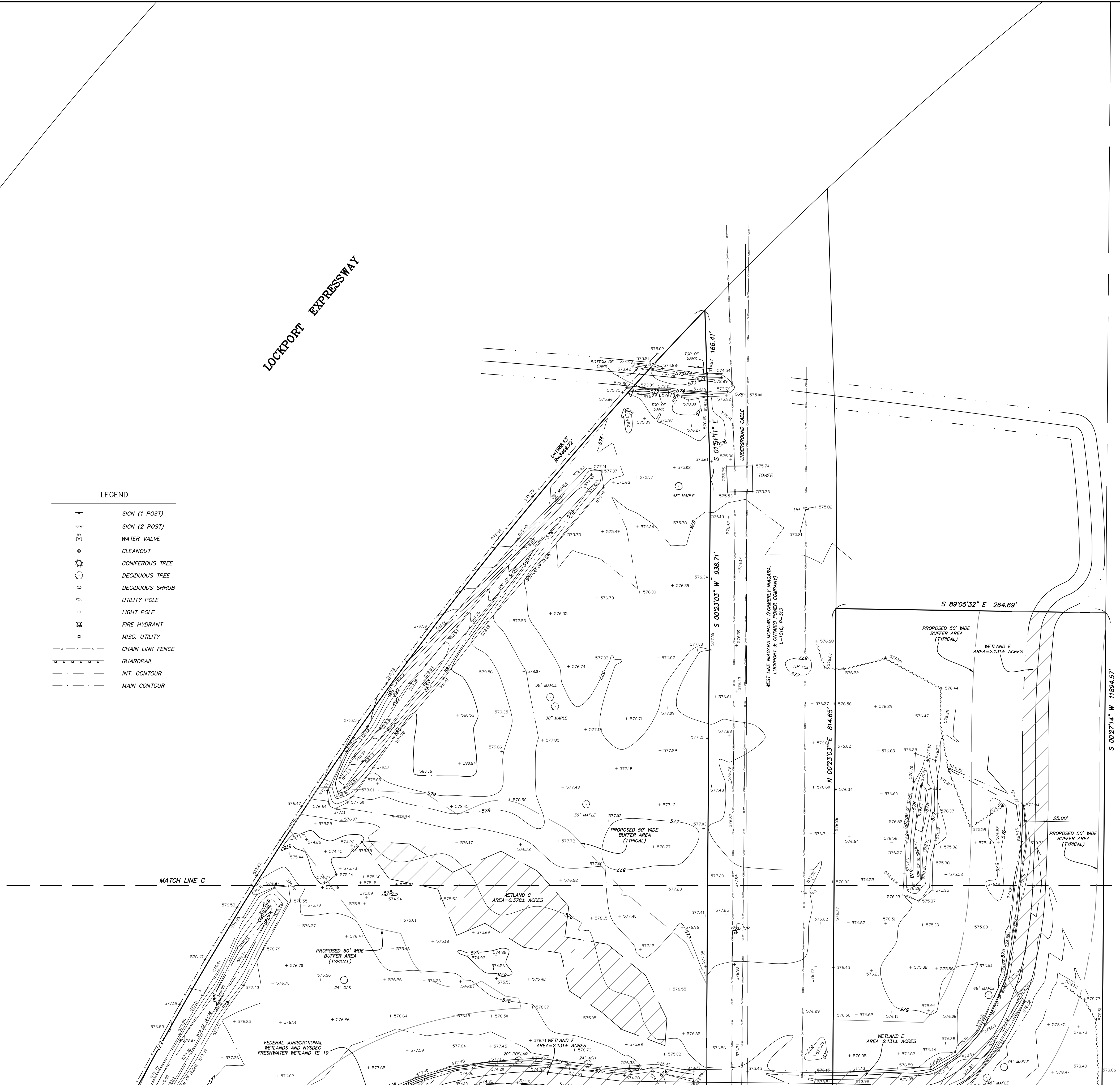
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LOCKPORT EXPRESSWAY

LEGEND

	SIGN (1 POST)
	SIGN (2 POST)
	WATER VALVE
	CLEANOUT
	CONIFEROUS TREE
	DECIDUOUS TREE
	DECIDUOUS SHRUB
	UTILITY POLE
	LIGHT POLE
	FIRE HYDRANT
	MISC. UTILITY
	CHAIN LINK FENCE
	GUARDRAIL
	INT. CONTOUR
	MAIN CONTOUR



DATE	REVISION/TYPE

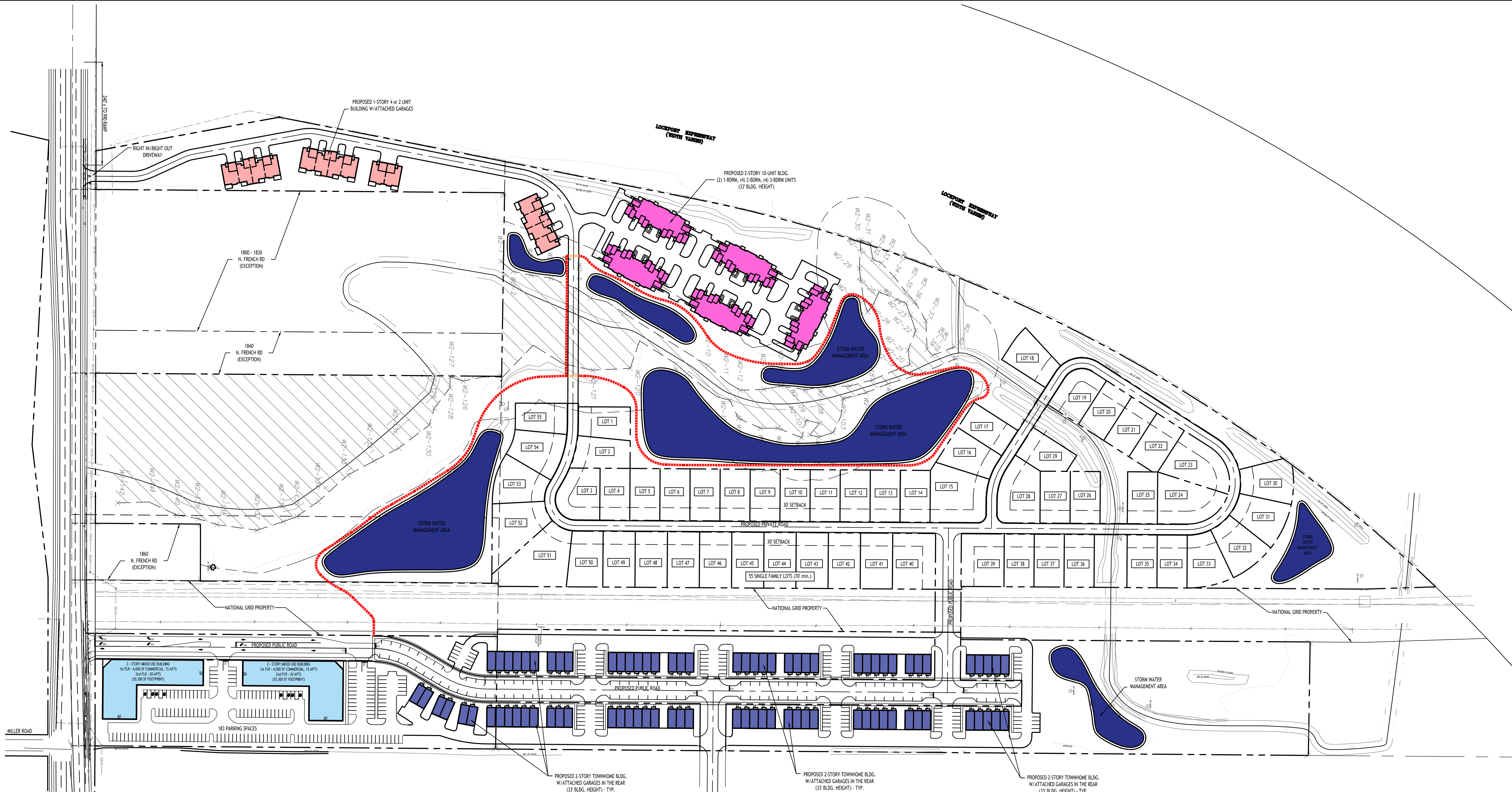
TOPOGRAPHIC SURVEY OF
SBLC PROPERTY
 BEING PART OF LOT 65, TOWNSHIP 12, RANGE 7
 TOWN OF AMHERST, ERIE COUNTY, NEW YORK

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RESIDENTIAL USE SUMMARY	
4-UNIT or 2-UNIT, 1-STORY BLDGS = 14	
10-UNIT, 2-STORY BLDGS = 50	
2-4-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	
REQD LAND AREA	
1 - BDRM: 10 x 3630 SF = 36,300 SF	
2 - BDRM: 34 x 4356 SF = 148,104 SF	
3 - BDRM: 20 x 5445 SF = 108,900 SF	
TOTAL = 293,304 SF = 6.73 ACRES REQD	
PARKING CALCULATION	
REQD = 2 SPACES PER UNIT	
REQD = 64 UNITS x 2 = 128 SPACES REQD	
PROVIDED = 128 SPACES W/ GARAGES	

CONCEPT SITE PLAN
SCALE: 1"=110'

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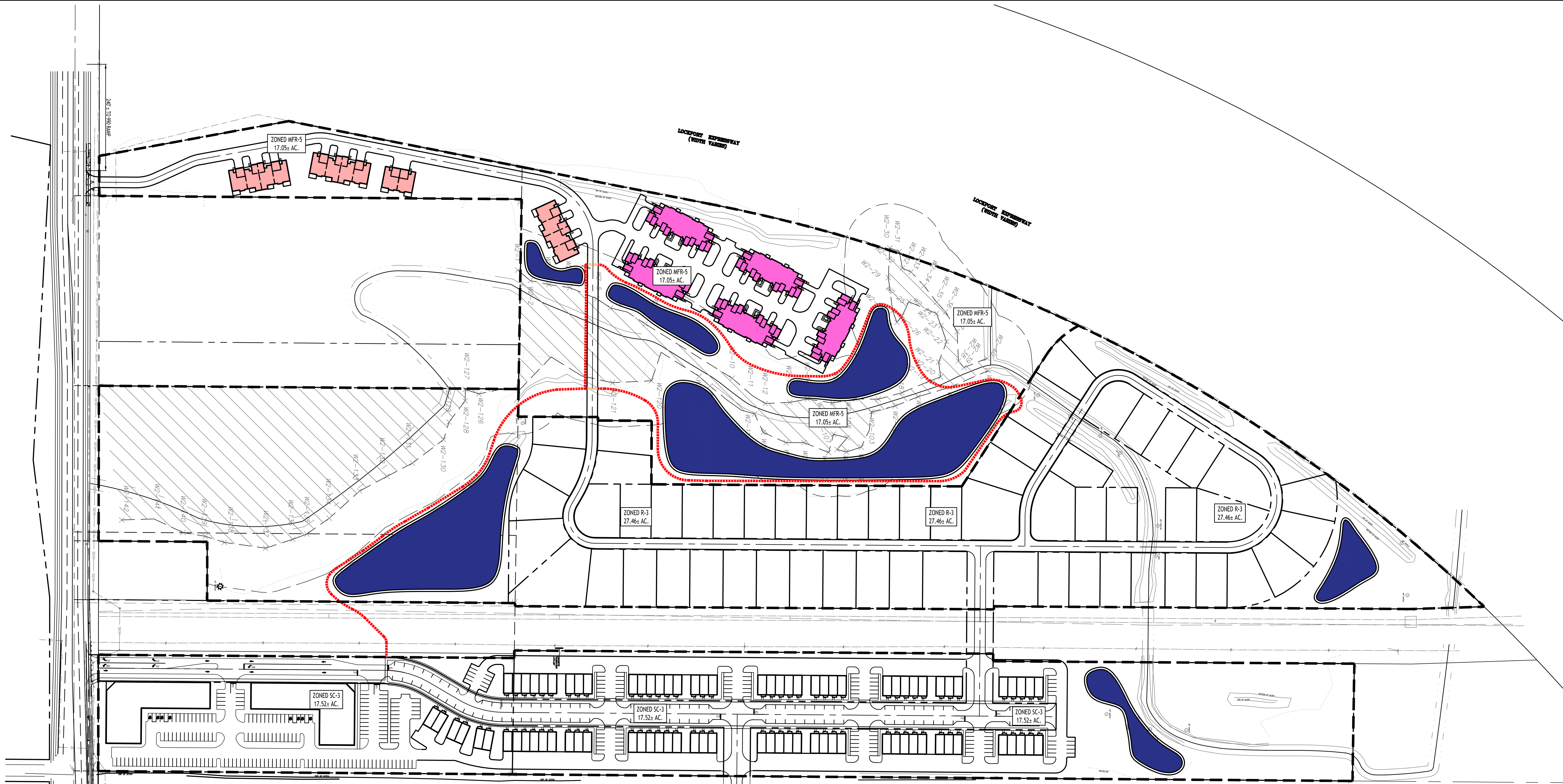
REVISIONS:	Date
No. Description	

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Concept Site Plan

Date: 3/22/24
Drawn By: C. Wood
Scale: As Noted

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



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

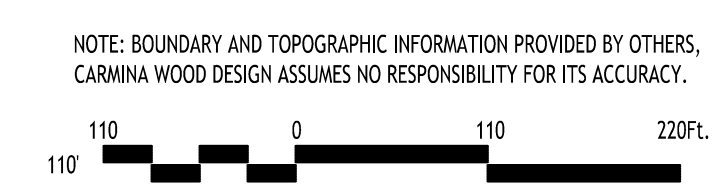
REQ'D LAND AREA

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'



REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Concept Zoning Plan

Date: 3/22/24
 Drawn By: C. Wood
 Scale: As Noted

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