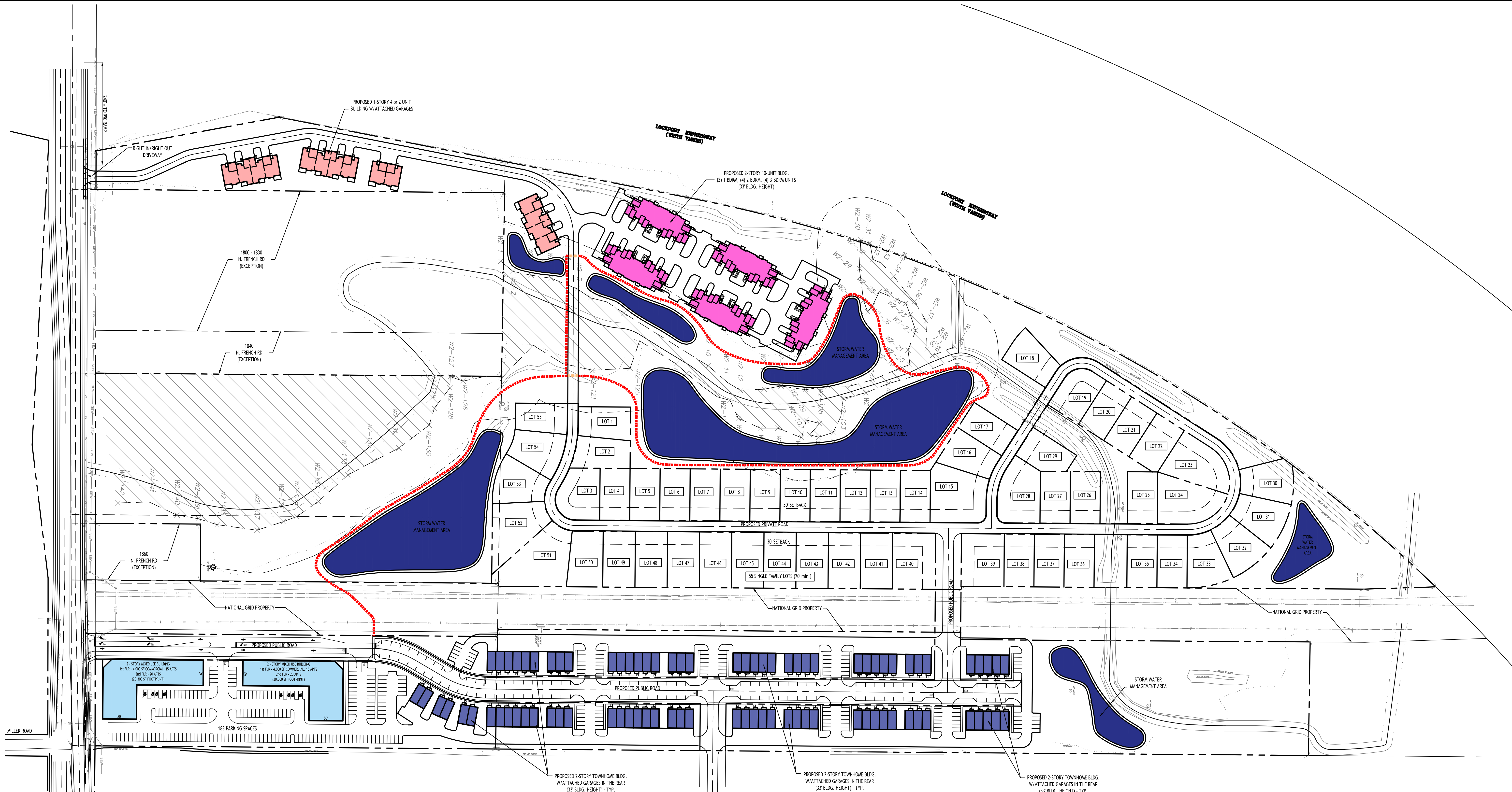


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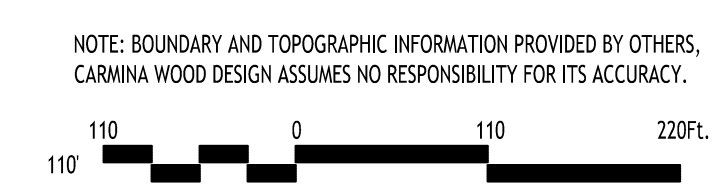


RESIDENTIAL USE SUMMARY	
4-UNIT or 2-UNIT, 1-STORY BLDGS = 14	
10-UNIT, 2-STORY BLDGS = 50	
2-4-UNIT, 2-STORY TOWNHOME BLDGS = 86	
2-STORY MIXED USE BUILDINGS = 70	
TOTAL RESIDENTIAL UNITS = 220	
PROPOSED WALKING/JOGGING TRAILS	

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'



CARMINA WOOD DESIGN
Buffalo | Utica | Greensboro

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
1	Revised title block address
	Date
	4/23/24

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

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