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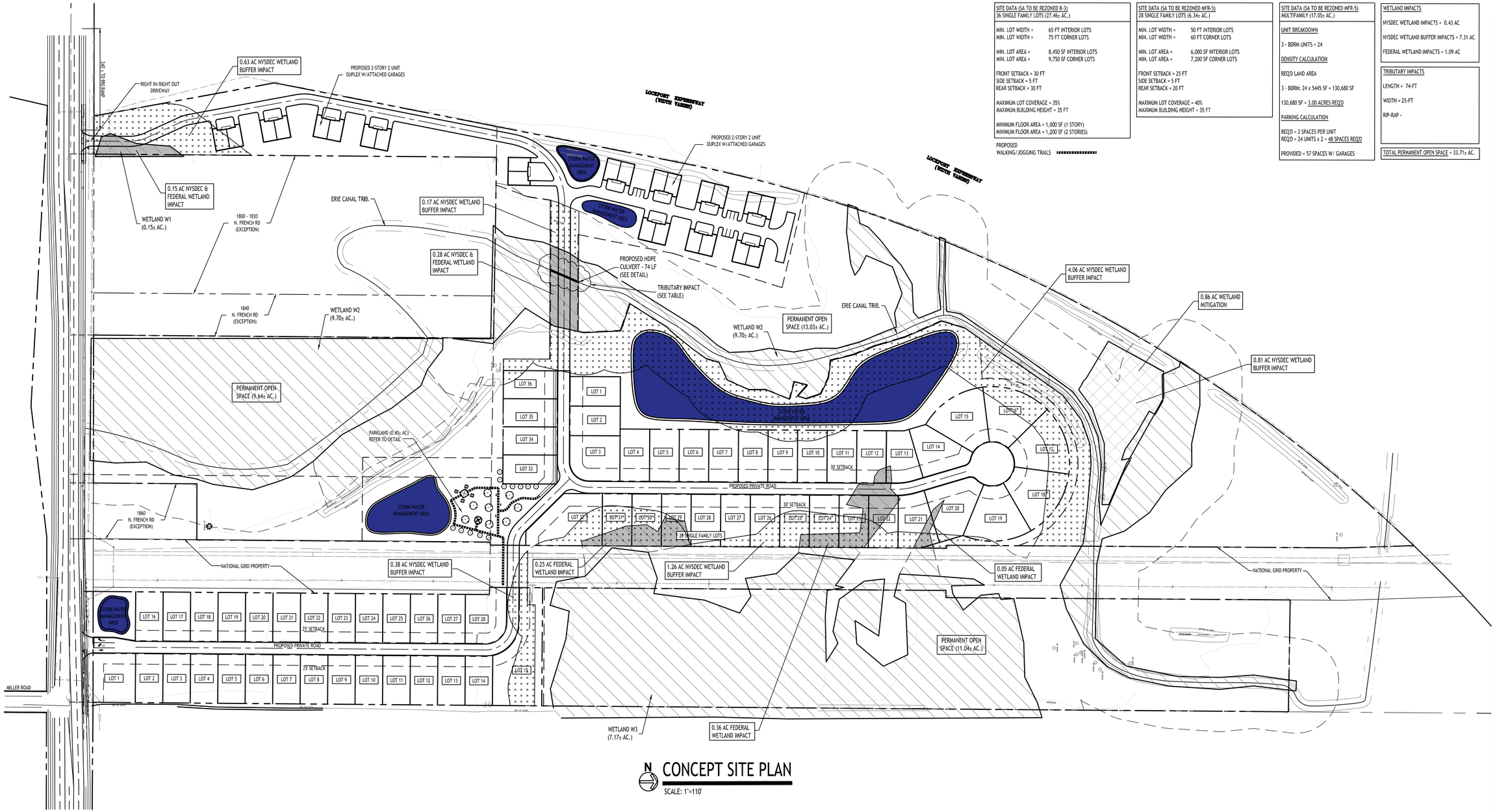


CONCEPT SITE PLAN

SCALE: 1"=110'

SITE DATA (SA TO BE REZONED R-3) 36 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)	

PROPOSED WALKING/JOGGING TRAILS

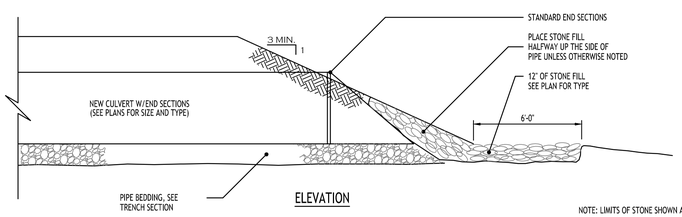
SITE DATA (SA TO BE REZONED MFR-5) 28 SINGLE FAMILY LOTS (6.34± AC.)	
MIN. LOT WIDTH =	50 FT INTERIOR LOTS
MIN. LOT WIDTH =	60 FT CORNER LOTS
MIN. LOT AREA =	6,000 SF INTERIOR LOTS
MIN. LOT AREA =	7,200 SF CORNER LOTS
FRONT SETBACK = 25 FT	
SIDE SETBACK = 5 FT	
REAR SETBACK = 20 FT	
MAXIMUM LOT COVERAGE = 40%	
MAXIMUM BUILDING HEIGHT = 35 FT	

SITE DATA (SA TO BE REZONED MFR-5) MULTIFAMILY (17.05± AC.)
UNIT BREAKDOWN
3 - BDRM UNITS = 24
DENSITY CALCULATION
REQ'D LAND AREA
3 - BDRM: 24 x 5445 SF = 130,680 SF
130,680 SF = 3.00 ACRES REQ'D
PARKING CALCULATION
REQ'D = 2 SPACES PER UNIT
REQ'D = 24 UNITS x 2 = 48 SPACES REQ'D
PROVIDED = 57 SPACES W/ GARAGES

WETLAND IMPACTS
NYSDEC WETLAND IMPACTS = 0.43 AC
NYSDEC WETLAND BUFFER IMPACTS = 7.31 AC
FEDERAL WETLAND IMPACTS = 1.09 AC

TRIBUTARY IMPACTS
LENGTH = 74-FT
WIDTH = 25-FT
RIP-RAP -

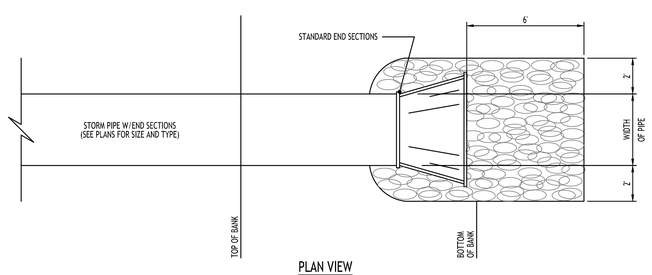
TOTAL PERMANENT OPEN SPACE = 33.71± AC.

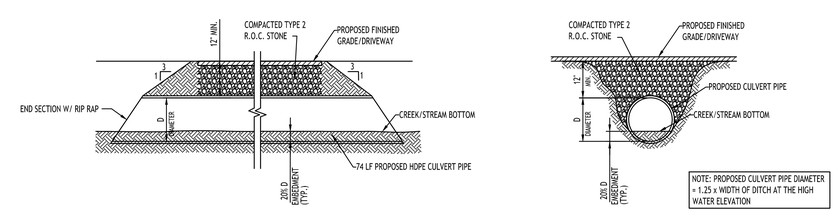


NOTE: LIMITS OF STONE SHOWN ARE MINIMUMS, PLAN MAY INDICATE GREATER LIMITS

TYPICAL END SECTION & RIP RAP

NOT TO SCALE





JURISDICTIONAL DITCH CROSSING DETAIL

SCALE: NTS

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

110 0 110 220Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development

1790, 1860 & 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
1	Updated Federal wetlands	6/7/24
2	Updated per wetland delineation	8/19/24
3	Updated wetland boundaries	12/18/25
4	Updated wetland impacts	1/5/26
5	Rev. site layout	1/19/26

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Concept Site Plan

Date: 3/4/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100

Project No: 23-4131