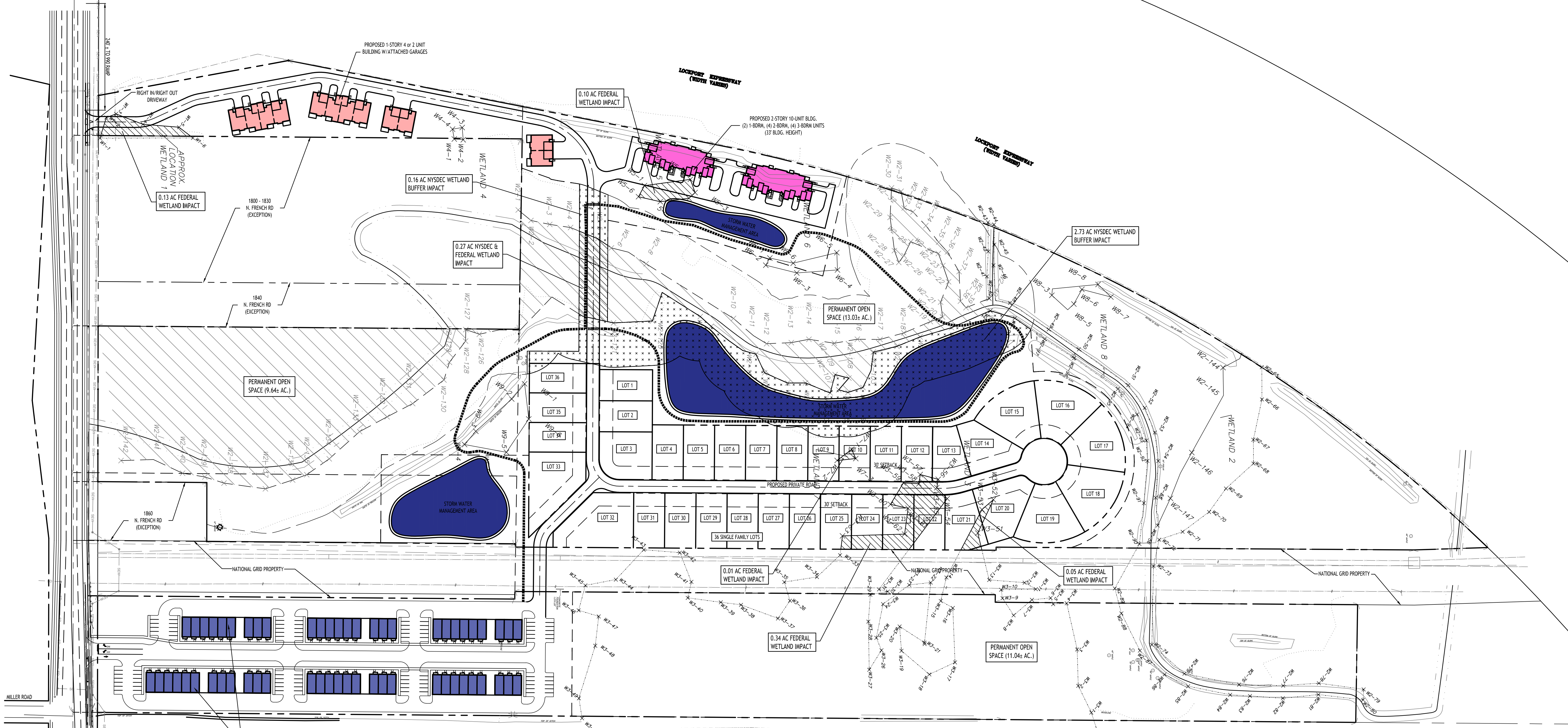


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RESIDENTIAL USE SUMMARY

4-UNIT or 2-UNIT, 1-STORY BLDGS = 12	
10-UNIT, 2-STORY BLDGS = 20	
3-6-UNIT, 2-STORY TOWNHOME BLDGS = 57	
TOTAL RESIDENTIAL UNITS = 89	

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

MIN. LOT WIDTH = 65 FT INTERIOR LOTS	75 FT CORNER LOTS
MIN. LOT AREA = 8,450 SF INTERIOR LOTS	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)
TOWNHOMES (6.34± AC.)

UNIT BREAKDOWN

2 - BDRM UNITS = 57

DENSITY CALCULATION

REQD LAND AREA

2 - BDRM: 57 x 4356 SF = 248,292 SF

248,292 SF = 5.70 ACRES REQD

PARKING CALCULATION

REQD = 2 SPACES PER UNIT

REQD = 57 UNITS x 2 = 114 SPACES REQD

PROVIDED = 269 SPACES W/ GARAGES

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

UNIT BREAKDOWN

1 - BDRM UNITS = 4
2 - BDRM UNITS = 20
3 - BDRM UNITS = 8

TOTAL = 32 UNITS

DENSITY CALCULATION

REQD LAND AREA

1 - BDRM: 4 x 3630 SF = 14,520 SF
2 - BDRM: 20 x 4356 SF = 87,120 SF
3 - BDRM: 8 x 5445 SF = 43,560 SF

TOTAL = 145,200 SF = 3.33 ACRES REQD

PARKING CALCULATION

REQD = 2 SPACES PER UNIT

REQD = 32 UNITS x 2 = 64 SPACES REQD

PROVIDED = 64 SPACES W/ GARAGES

WETLAND IMPACTS

NYSDEC WETLAND IMPACTS = 0.27 AC
NYSDEC WETLAND BUFFER IMPACTS = 2.89 AC
FEDERAL WETLAND IMPACTS = 0.90 AC
TOTAL PERMANENT OPEN SPACE = 33.71± AC.

CONCEPT SITE 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, 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	Revised title block address	4/3/24
2	Added Federal wetlands	6/3/24
3	Updated Federal wetlands	6/7/24
4	Updated per Owner Comments	6/13/24
5	Updated per wetland delineation	8/19/24

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Concept Site Plan

Date: 7/16/24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.:
C-100

Project No: 23-4131