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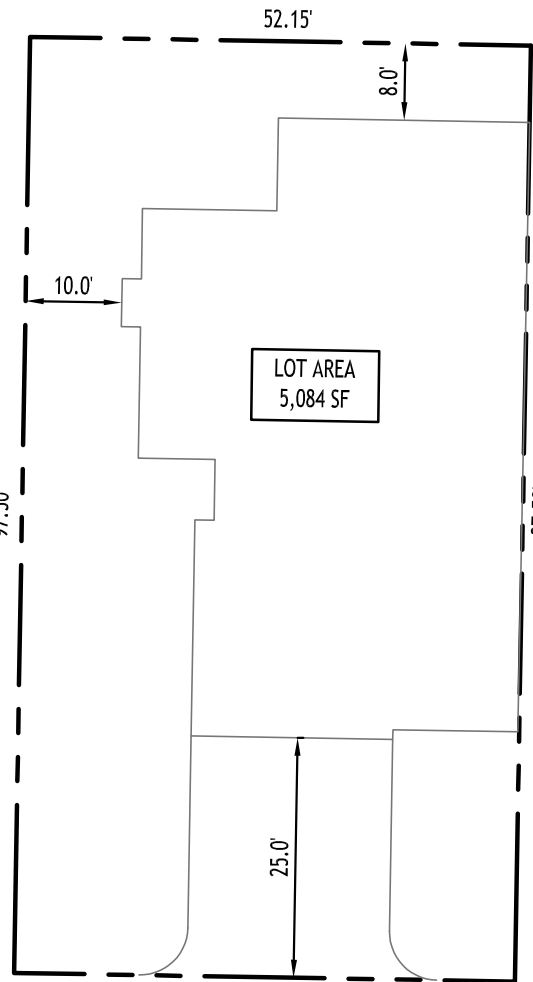
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**PARKING CALCULATION:**  
"MULTI-FAMILY"  
2 SPACES PER UNIT  
22 UNITS x 2 = 44 SPACES REQ'D (9x19')

**BUILDING DENSITY REQUIREMENTS:**  
PER R-4 ZONING REQUIREMENTS  
5,850 SF / DWELLING  
5.03 AC \* 43,560 SF = 219,106 SF / 5,850 SF = 37.5  
37 UNITS ALLOWED

| Site Data                                                                                   |                           |                                          |
|---------------------------------------------------------------------------------------------|---------------------------|------------------------------------------|
| SITE AREA = 5.03 AC TOTAL                                                                   |                           |                                          |
| ZONED: R-4                                                                                  |                           |                                          |
| PROPOSED USE: 2-UNIT RESIDENTIAL TOWNHOUSE BUILDINGS WITH ATTACHED GARAGES (22 UNITS TOTAL) |                           |                                          |
| SETBACKS (BLDG)                                                                             | REQUIRED                  | PROVIDED                                 |
| FRONT                                                                                       | 30 FT.                    | 37.87 FT. MIN.                           |
| SIDE                                                                                        | 8 FT. / 20 FT. (COMBINED) | 17 FT. MIN. / > 20 FT. (COMBINED)        |
| REAR                                                                                        | 30 FT.                    | 30 FT. MIN.                              |
| BUILDING DENSITY:                                                                           | 37                        | 22                                       |
| MIN. FLOOR AREA (2-BDRM):                                                                   | 760 SF                    | > 760 SF                                 |
| MAX. BUILDING COVERAGE:                                                                     | 35% (1.76 AC)             | 1.14 AC (22.7%)                          |
| MAX. BUILDING HEIGHT:                                                                       | 30 FT. *                  | < 30 FT.                                 |
| PARKING: (9x19')                                                                            | 44                        | 52 SURFACE + 44 GARAGE SPACES = 96 TOTAL |
| GREENSPACE                                                                                  |                           |                                          |
| OVERALL:                                                                                    | 1.25 AC (25%)             | 2.77 AC (55.2%)                          |

\*PER TOWN BOARD APPROVAL CONDITION 3



Typical Lot Layout  
SCALE: 1"=20'

| Site Data                                                                                   |                   |                    |
|---------------------------------------------------------------------------------------------|-------------------|--------------------|
| SITE AREA = 5.03 AC TOTAL                                                                   |                   |                    |
| ZONED: R-4                                                                                  |                   |                    |
| PROPOSED USE: 2-UNIT RESIDENTIAL TOWNHOUSE BUILDINGS WITH ATTACHED GARAGES (22 UNITS TOTAL) |                   |                    |
| LOT SIZING                                                                                  | REQUIRED          | PROVIDED           |
| AREA (MIN.)                                                                                 | 5,850 SF          | 5,084 SF *         |
| WIDTH (MIN.)                                                                                | 90 FT. (TWO-FAM.) | 52.15' *           |
| YARDS                                                                                       |                   |                    |
| FRONT (MIN.)                                                                                | 30 FT.            | 25.0 FT. *         |
| SIDE (MIN.)                                                                                 | 8 FT.             | 0.0 FT. *          |
| SIDE - COMBINED (MIN.)                                                                      | 20 FT.            | 10 FT. *           |
| REAR (MIN.)                                                                                 | 30 FT.            | 8.0 FT. *          |
| HEIGHT (MAX.)                                                                               | 35 FT.            | 12.0 FT.           |
| BUILDING COVERAGE (MAX.)                                                                    | 35% (2,048 SF)    | 44.4% (2,260 SF) * |
| FLOOR AREA (MIN.)                                                                           | 760 SF (2-BDRM)   | > 760 SF           |

\*VARIANCE REQUIRED



Final Plat  
SCALE: 1"=30'

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



CARMINA WOOD  
DESIGN

Buffalo | Utica | Greensboro

## Proposed Multi-Family

4774 & 4780 Sheridan Drive  
Amherst, NY

| REVISIONS: |  | No. | Description                | Date    |
|------------|--|-----|----------------------------|---------|
|            |  | 1   | Rev. addresses, dim. added | 4/17/25 |

DRAWING NAME:

Final Plat

Date: 3/24/25  
Drawn By: P. Sheedy  
Scale: As Noted

DRAWING NO.

P-100

Project No: 23-4091