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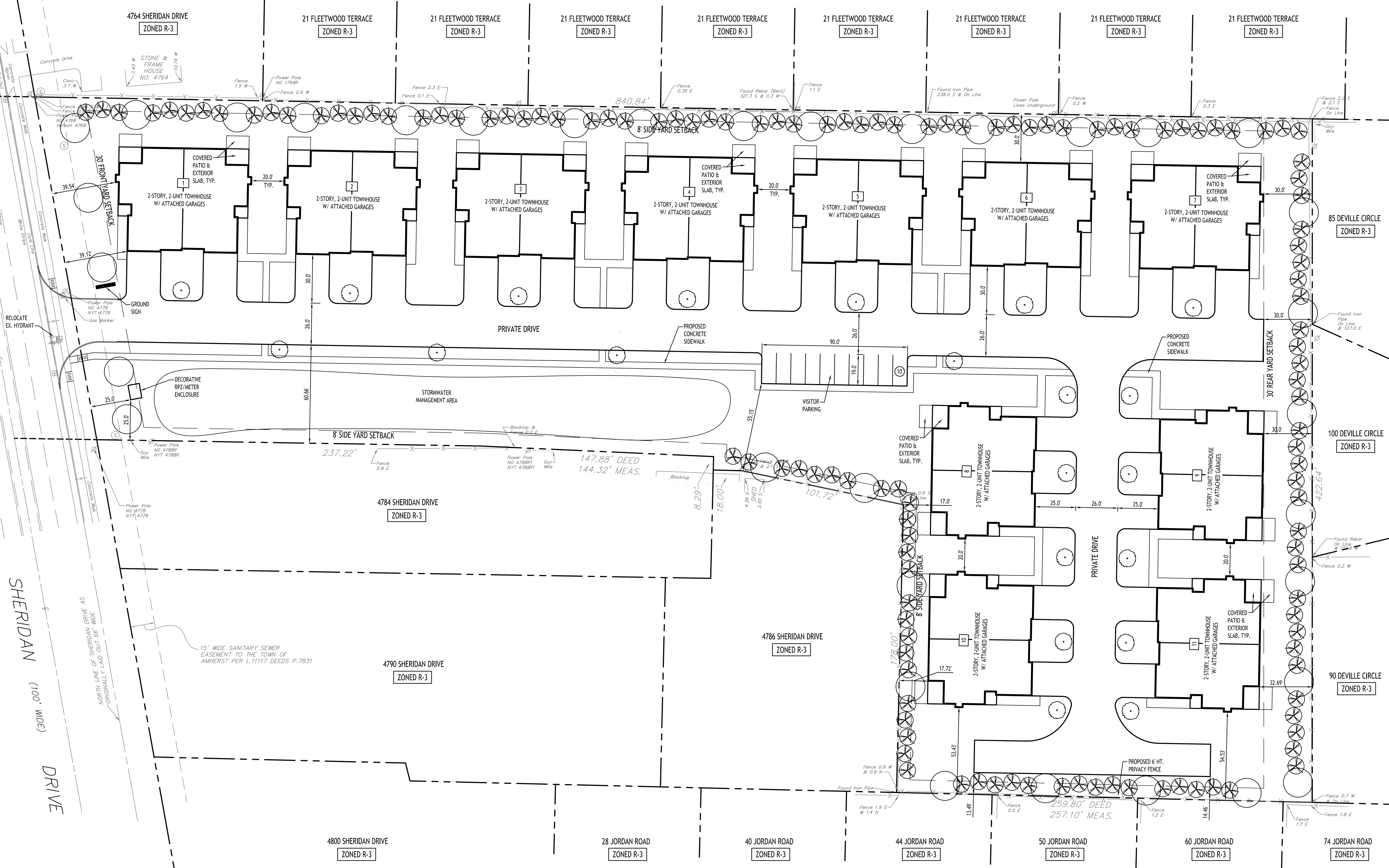
Site Data		
SITE AREA = 5.03 AC TOTAL		
ZONED: R-3 (REZONED TO R-4)		
PROPOSED USE: 2-UNIT RESIDENTIAL TOWNHOUSE BUILDINGS WITH ATTACHED GARAGES (22 UNITS TOTAL)		
SETBACKS (BLDG)	REQUIRED	PROVIDED
FRONT	30 FT.	39.12 FT. MIN.
SIDE	8 FT. / 20 FT. (COMBINED)	17 FT. MIN. / > 20 FT. (COMBINED)
REAR	30 FT.	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:	35 FT.	< 35 FT.
PARKING: (9x19)	44	54 SURFACE + 44 GARAGE SPACES = 98 TOTAL
GREENSPACE		
OVERALL:	1.25 AC (25%)	> 25%

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 x 43,560 SF = 219,106 SF / 5,850 SF = 37.5	
37 UNITS ALLOWED	

Site Plan
SCALE: 1"=30'

SHERIDAN DRIVE (100' WIDE)



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:	Date
No. Description	

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan Concept

Date: 7/10/23
Drawn By: P. Sheedy
Scale: As Noted

DRAWING NO.:
C-100
Project No: 23-4xxx