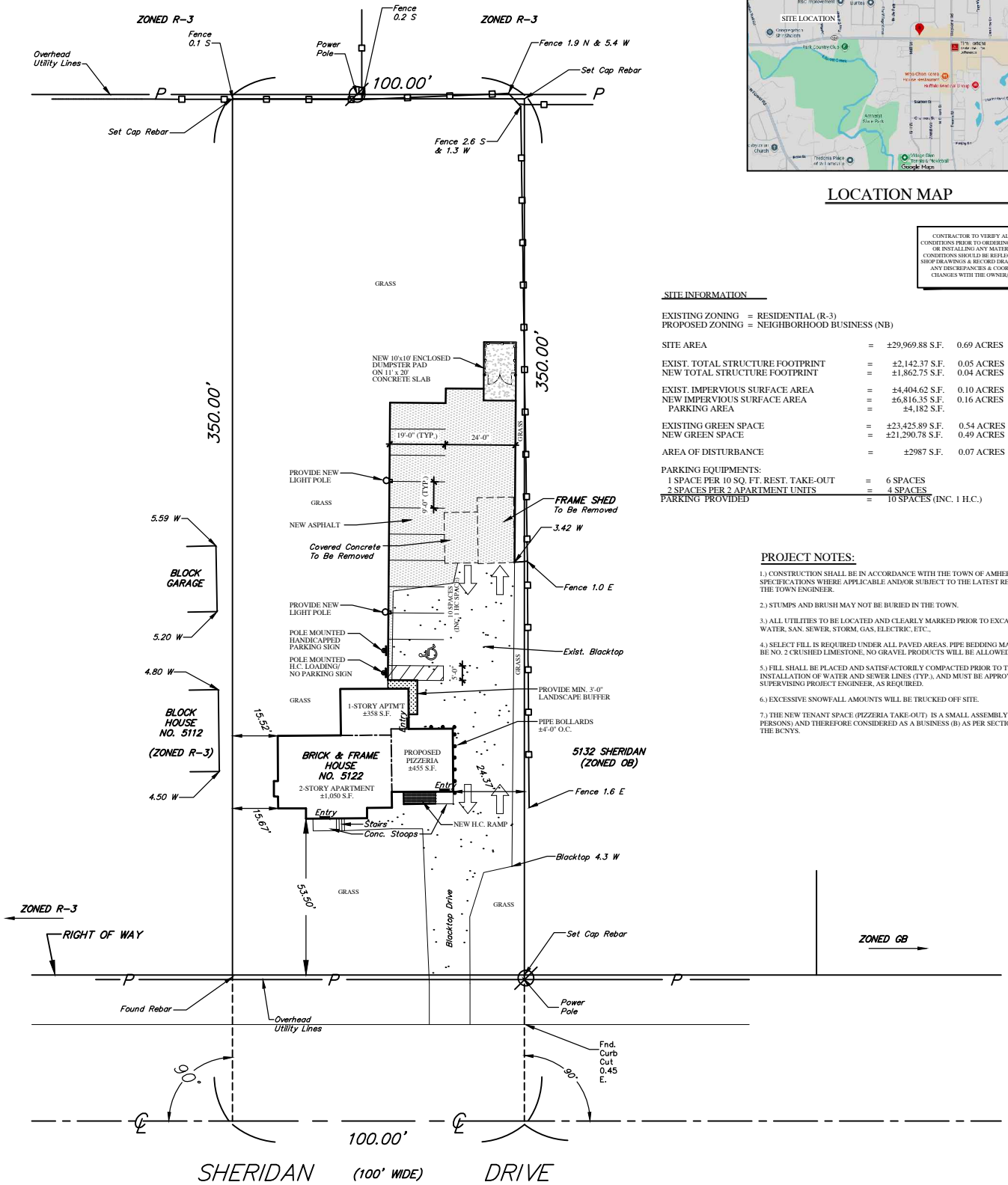
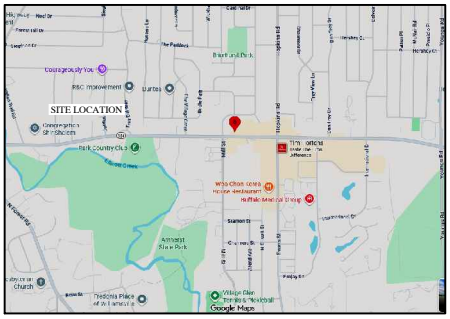


SITE PLAN

SCALE: NOT TO SCALE



LOCATION MAP

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING, FABRICATING OR INSTALLING ANY MATERIALS. FIELD CONDITIONS SHOULD BE REFLECTED IN IN ALL SHOP DRAWINGS & RECORD DRAWINGS. REPORT ANY DISCREPANCIES & COORDINATE ALL CHANGES WITH THE OWNER/ARCHITECT.

SITE INFORMATION

EXISTING ZONING = RESIDENTIAL (R-3)
PROPOSED ZONING = NEIGHBORHOOD BUSINESS (NB)

SITE AREA	=	±29,969.88 S.F.	0.69 ACRES	
EXIST. TOTAL STRUCTURE FOOTPRINT	=	±2,142.37 S.F.	0.05 ACRES	7.15% OF SITE
NEW TOTAL STRUCTURE FOOTPRINT	=	±1,862.75 S.F.	0.04 ACRES	6.21% OF SITE
EXIST. IMPERVIOUS SURFACE AREA	=	±4,404.62 S.F.	0.10 ACRES	14.70% OF SITE
NEW IMPERVIOUS SURFACE AREA	=	±6,816.35 S.F.	0.16 ACRES	22.74% OF SITE
PARKING AREA	=	±4,182 S.F.		
EXISTING GREEN SPACE	=	±23,425.89 S.F.	0.54 ACRES	78.16% OF SITE
NEW GREEN SPACE	=	±21,290.78 S.F.	0.49 ACRES	71.04% OF SITE
AREA OF DISTURBANCE	=	±2987 S.F.	0.07 ACRES	10% OF SITE

PARKING EQUIPMENTS:

1 SPACE PER 10 SQ. FT. REST. TAKE-OUT	=	6 SPACES
2 SPACES PER 2 APARTMENT UNITS	=	4 SPACES
PARKING PROVIDED	=	10 SPACES (INC. 1 H.C.)

PROJECT NOTES:

1.) CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST'S SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS BY THE TOWN ENGINEER.

2.) STUMPS AND BRUSH MAY NOT BE BURIED IN THE TOWN.

3.) ALL UTILITIES TO BE LOCATED AND CLEARLY MARKED PRIOR TO EXCAVATION; IE., WATER, SAN. SEWER, STORM, GAS, ELECTRIC, ETC.,

4.) SELECT FILL IS REQUIRED UNDER ALL PAVED AREAS. PIPE BEDDING MATERIAL SHALL BE NO. 2 CRUSHED LIMESTONE, NO GRAVEL PRODUCTS WILL BE ALLOWED.

5.) FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES (TYP.), AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER, AS REQUIRED.

6.) EXCESSIVE SNOWFALL AMOUNTS WILL BE TRUCKED OFF SITE.

7.) THE NEW TENANT SPACE (PIZZERIA TAKE-OUT) IS A SMALL ASSEMBLY (A) SPACE (<50 PERSONS) AND THEREFORE CONSIDERED AS A BUSINESS (B) AS PER SECTION 303.1.1 OF THE BCNYS.

ST-1
SHEET NUMBER

CREATED: 10/10/2025
PLOTTED: 11/14/2025
DRAWN BY: SCG
CHECKED: DRM

THIS DOCUMENT IS NOT CONSIDERED ORIGINAL BY THE ARCHITECT IF SIGNATURE AND DATE IS NOT SIGNED IN RED INK. ANY OTHER METHOD SHALL VOID THIS DRAWING OF ANY LIABILITY IN ITS ENTIRETY AND SHOULD NOT BE USED IN ISSUANCE FOR ANY CONSTRUCTION PERMITS.

SITE PLAN

SITE REZONING for:

BULENT COSAN
5122 SHERIDAN DRIVE
AMHERST, NEW YORK

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REVISIONS