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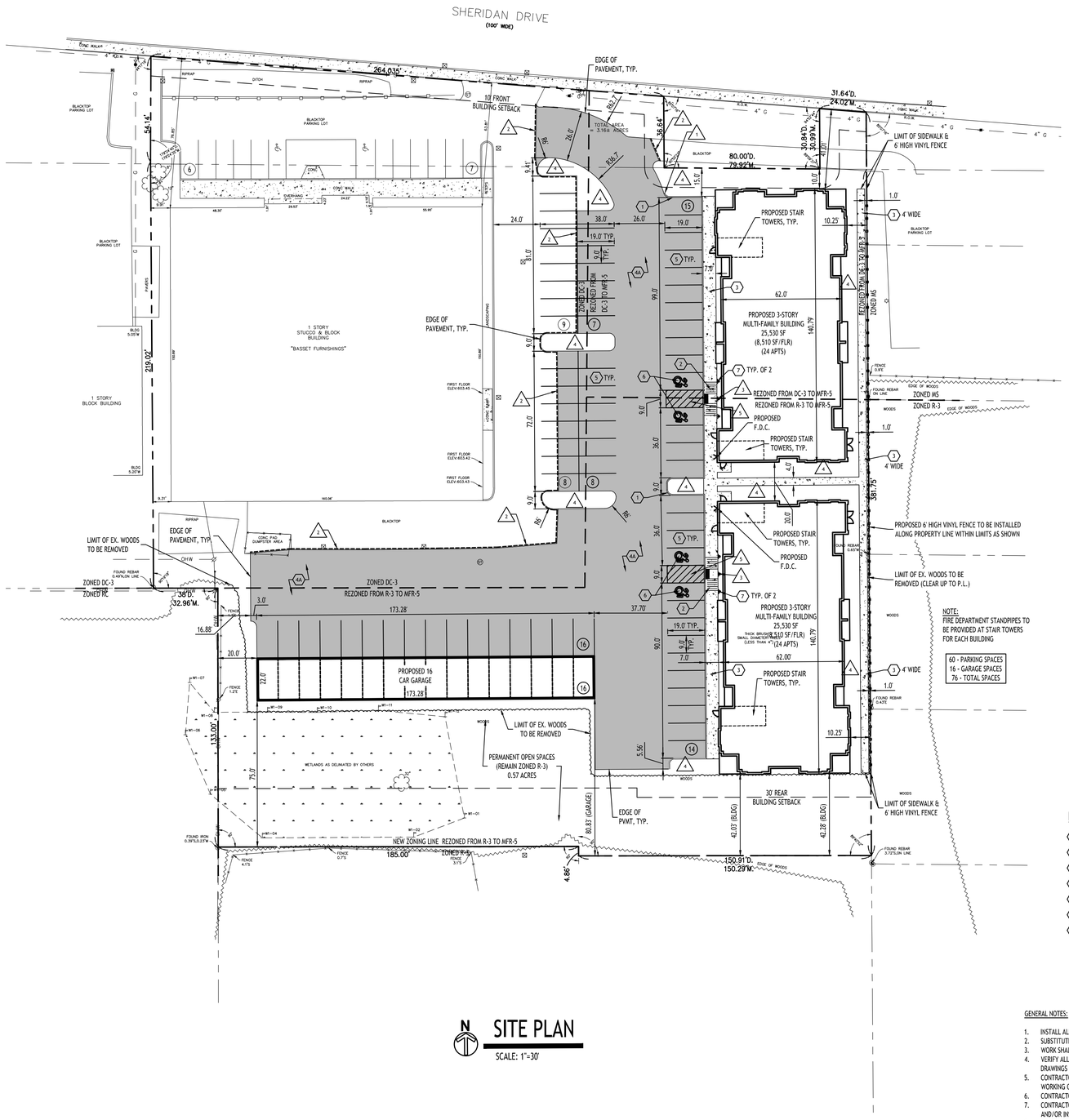

SITE AREA:	1.86 AC
ZONING:	EX. DC-3 (MAJOR ARTERIAL FRONTAGE) & EX. R-3, TO BE REZONED MFR-5
USE:	PROPOSED 3-STORY MULTI-FAMILY BUILDINGS & EX. RETAIL BLDG

MFR ZONING SEPARATION AND SETBACK REQUIREMENTS:
- BASED ON 35.5' MEDIAN BUILDING HEIGHT (3-STORY, 40 FT TOTAL HT.)

MFR-5 BUILDING MAX HEIGHT: 35 FT — PROVIDED: 40.0' *

BUILDING:

1. LONG WALL PARALLEL TO R.O.W. OR PROPERTY LINE:	2 x H = 71.0 FT
2. SHORT WALL PARALLEL TO R.O.W. OR PROPERTY LINE OR WALLS AT ANGLE BTWN 30 & 60 DEGREES:	1.5 x H = 53.25 FT
3. LONG WALLS OF BUILDINGS PARALLEL:	((H1 + H2) / 2) x 1.66 = 58.93 FT
4. LONG WALL AND SHORT WALL PARALLEL OR 2 SHORT WALLS PARALLEL:	((H1 + H2) / 2) x 1.5 = 53.25 FT
5. WALLS AT ANGLE BTWN. 30 & 60 DEGREES:	((H1 + H2) / 2) x 1.5 =53.25 FT

PARKING REQUIRMENTS:
ATTACHED DWELLING UNIT: 2 PER DWELLING UNIT
REQ'D PARKING = 2 x 48 UNITS = 96 SPACES

PARKING PROVIDED:
16 GARAGE SPACES
(60) 9' x 19' SPACES
TOTAL PROVIDED = 76 SPACES *

DENSITY REQUIRMENTS:

0 TO 1 BEDROOM - 3,630 SF LAND AREA REQUIRED PER UNIT
2 BEDROOMS - 4,356 SF LAND AREA REQUIRED PER UNIT

TOTAL AREA = 1.86 ACRES = 81,021 SF

PROPOSED UNITS = (12 x 3,630) + (36 x 4,356) = 200,376 SF = 4.6 AC REQ'D *

UNIT BREAKDOWN:

(2) 24-UNIT BUILDINGS
BUILDING - (12) 1-BDRM APTS, (36) 2-BDRM APTS

MFR ZONING PARKING SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT	20 FT	15.0 FT *
SIDE/REAR	5 FT	> 5 FT
SIDE/REAR (ABUTTING R)	10 FT	> 10 FT
FROM MAIN WALL	15 FT	15 FT MIN.
FROM END WALL	10 FT	10 FT MIN.

BUILDING COVERAGE:

REQUIRED BY CODE	PROVIDED
40% MAX. (32,408 SF)	63.0% (51,060 SF) *

INTERIOR PARKING GREENSPACE:

REQUIRED BY CODE	PROVIDED
5% (4,051 SF)	2.6% (2,147 SF) *

* WILL REQUIRE A VARIANCE

DETAIL LEGEND
SEE SITE DETAIL SHEET

1. TYPE "A" CONCRETE CURB
2. SIDEWALK CURB RAMP
3. CONCRETE SIDEWALK
4A. STANDARD DUTY ASPHALT
5. 90° PARKING STALL
6. HANDICAPPED PAVEMENT MARKINGS
7. HANDICAPPED PARKING SIGN

NOTE LEGEND

1. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
2. SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
3. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5. 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & @ 45° TO PARKING LINES

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- WETLAND BUFFER IMPACT

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

30 0 30 60Ft.

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS; SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

TOWN OF AMHERST APPROVAL BOX:

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Site Development Plans For:
Prop. Multi-Family Building
3765 Sheridan Drive
Town of Amherst, New York

REVISIONS:
No. Description Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan Concept

Date: 06.22.26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100

Project No: 20.172