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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

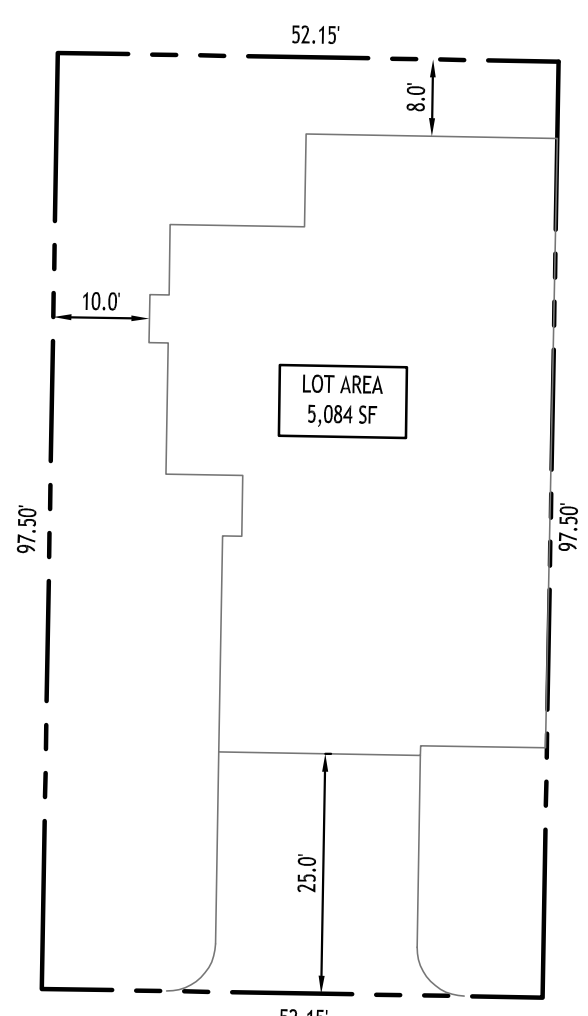
5,850 SF / DWELLING	
5.03 AC * 43,560 SF = 219,106 SF / 5,850 SF = 37.5	
37 UNITS ALLOWED	

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.	17.0 FT.
BUILDING COVERAGE (MAX.)	35% (2,048 SF)	44.4% (2,260 SF) *
FLOOR AREA (MIN.)	760 SF (2-BDRM)	> 760 SF

*VARIANCE REQUIRED

Preliminary 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

DRAWING NAME:
Preliminary Plat

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

DRAWING NO.:
P-100
 Project No: 23-4091