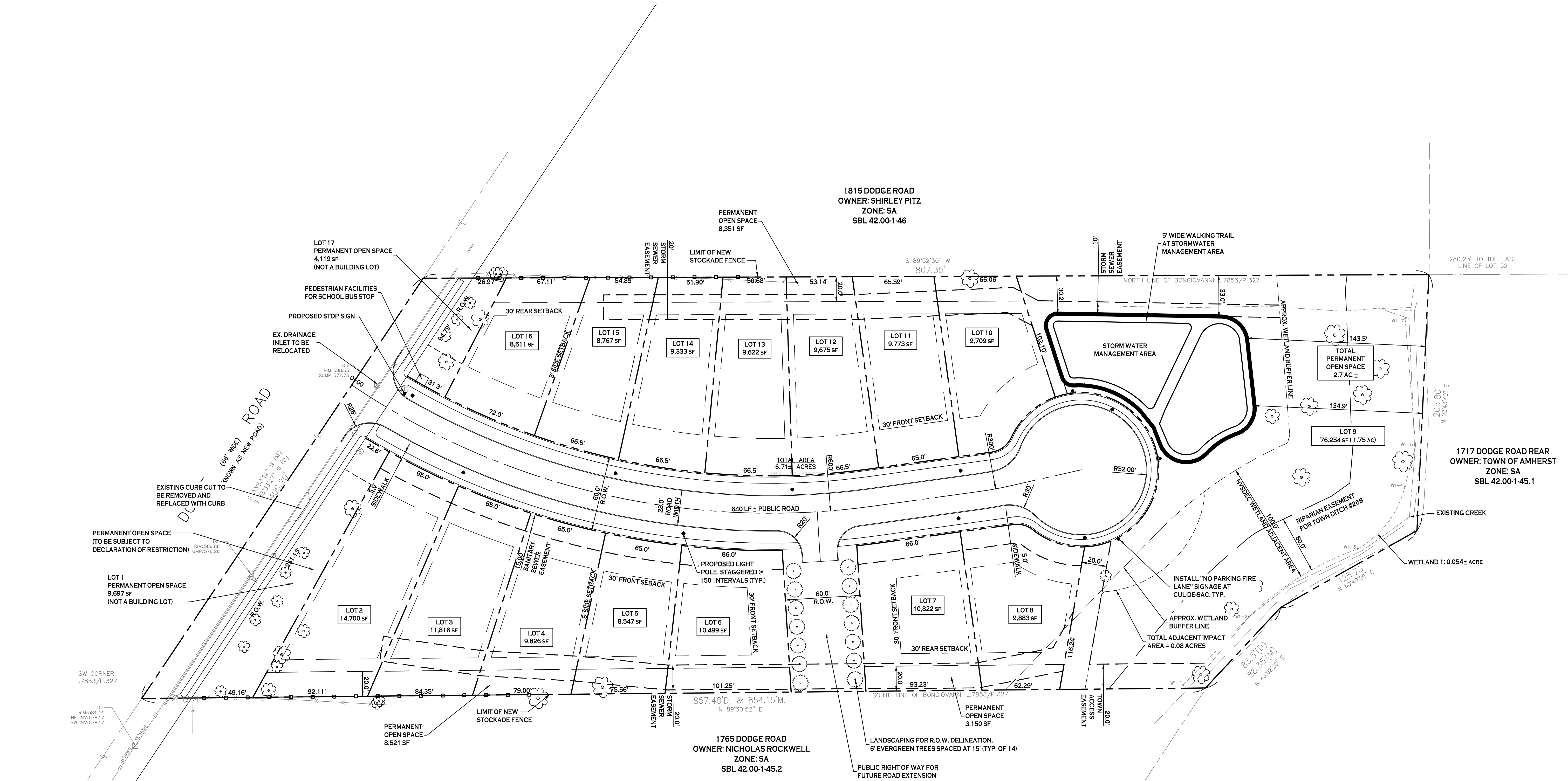




PRELIMINARY PLAT
SCALE: 1"=40'

SITE DATA (REZONED FROM SA TO R-3 ZONING)	
AREA = 6.7 ACRES ±	
MIN. LOT WIDTH = 65 FT INTERIOR LOTS	
MIN. LOT WIDTH = 75 FT CORNER LOTS	
MIN. LOT AREA = 8,450 SF INTERIOR LOTS	
MIN. LOT AREA = 9,750 SF CORNER LOTS	
FRONT SETBACK = 30 FT (OFF EDGE OF R.O.W.)	
SIDE SETBACK = 5 FT	
REAR SETBACK = 30 FT	
MAXIMUM LOT COVERAGE = 35%	
MAXIMUM BUILDING HEIGHT = 35 FT	
MINIMUM FLOOR AREA = 1,000 SF (1 STORY)	
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)	

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



TOWN OF AMHERST APPROVAL BOX:

Approval box for the Town of Amherst, containing a large empty rectangular area for signatures and stamps.

REVISIONS:	
No.	Description
1	Rev. Per Town Comments
2	Rev. Per Town Comments
3	Rev. Per Town Comments
4	Rev. Per Town Comments
5	Rev. Per Town Comments



DRAWING NAME:
Preliminary Plat

Date: 01/29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

P-100

Project No: 20.247

Single Family Subdivision
1789 Dodge Road
Amherst, New York

CARMINA WOOD
DESIGN
Buffalo | Utica | Greensboro