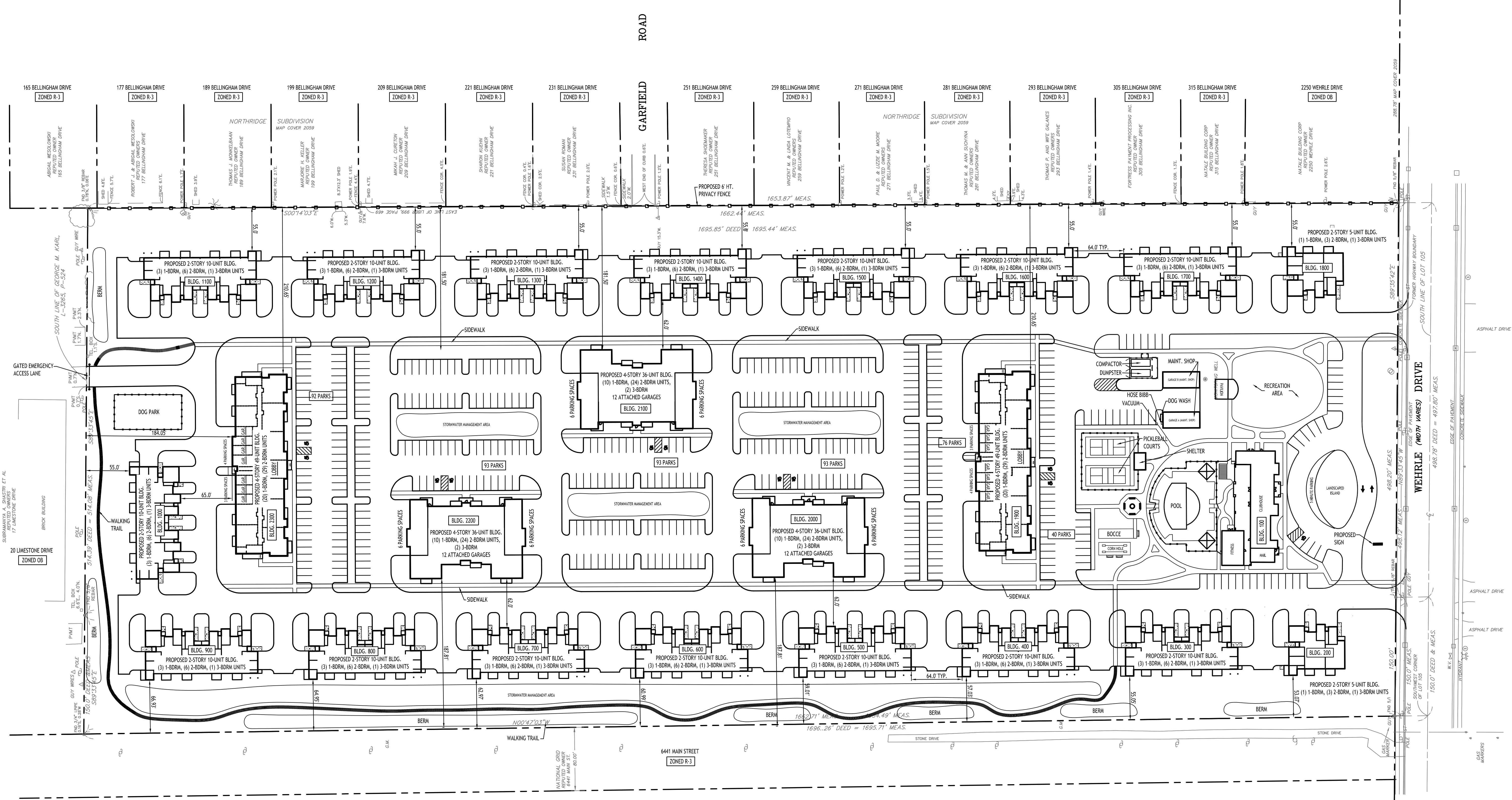




SITE AREA = 34.913 ACRES
ZONING = OB, TO BE REZONED MFR-6

MFR ZONING SEPARATION AND SETBACK REQUIREMENTS:
• 49-unit BASED ON 48.5' MEDIAN BUILDING HEIGHT (4-story)
• 36-unit BASED ON 51.8' MEDIAN BUILDING HEIGHT (4-story)
• 10-unit BASED ON 27.3' MEDIAN BUILDING HEIGHT (2-story)
• COMMUNITY BLDG 25.3' (1-story)

BUILDING:

1. LONG WALL PARALLEL TO R.O.W. OR PROPERTY LINE:
 $2 \times H = 97.0 \text{ FT (49-unit)}, 103.6 \text{ FT (36-unit)}, 54.6 \text{ FT (10-unit)}$
2. SHORT WALL PARALLEL TO R.O.W. OR PROPERTY LINE
OR WALLS AT ANGLE BTWN 30 & 60 DEGREES:

3. LONG WALLS OF BUILDINGS PARALLEL: *
 $((H1 + H2) / 2) \times 1.5 = 86.5 \text{ FT (49-unit)}, 86.0 \text{ FT (36-unit)}, 45.3 \text{ FT (10-unit)}$
4. LONG WALL AND SHORT WALL PARALLEL
OR 2 SHORT WALLS PARALLEL: *
 $((H1 + H2) / 2) \times 1.5 = 72.75 \text{ FT (49-unit)}, 77.7 \text{ FT (36-unit)}, 40.95 \text{ FT (10-unit)}$
5. WALLS AT ANGLE BTWN 30 & 60 DEGREES: *
 $((H1 + H2) / 2) \times 1.5 = 72.75 \text{ FT (49-unit)}, 77.7 \text{ FT (36-unit)}, 40.95 \text{ FT (10-unit)}$

* 2 OF SAME BUILDING TYPES ADJACENT

PARKING REQUIREMENTS:
ATTACHED DWELLING UNIT: 2 PER DWELLING UNIT
REQ'D PARKING = 2 x 366 UNITS = 732 SPACES
PARKING PROVIDED:
239 GARAGES
(688) 9' x 19' SPACES
TOTAL PROVIDED = 927 SPACES

DENSITY REQUIREMENTS:

0 TO 1 BEDROOM - 2,562 SF LAND AREA REQUIRED PER UNIT
2 BEDROOMS - 2,904 SF LAND AREA REQUIRED PER UNIT
3 BEDROOMS - 3,630 SF LAND AREA REQUIRED PER UNIT

TOTAL AREA = 9.2 ACRES = 400,752 SF

PROPOSED UNITS = $((117 \times 2562) + (218 \times 2904) + (23 \times 3630)) = 1,016,316 \text{ SF} = 23.3 \text{ AC REQ'D}$

MFR ZONING PARKING SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT	20 FT	>20 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. (140,301 SF)	31.3% (50,173 SF)

INTERIOR PARKING GREENSPACE:

REQUIRED BY CODE	PROVIDED
5% (3,330 SF)	15.6% (11,010 SF)

Site Plan
SCALE: 1"=60'

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



PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Site Plan
Concept

Date: 4/24/25

Drawn By: C. Wood

Scale: As Noted

DRAWING NO.

C-100

Project No: 25-4008

Uptown Apartments
2190 Wehrle Drive
Amherst, New York

REVISIONS:
No. Description
Date

CARMINA WOOD
DESIGN
Buffalo | Utica | Greensboro