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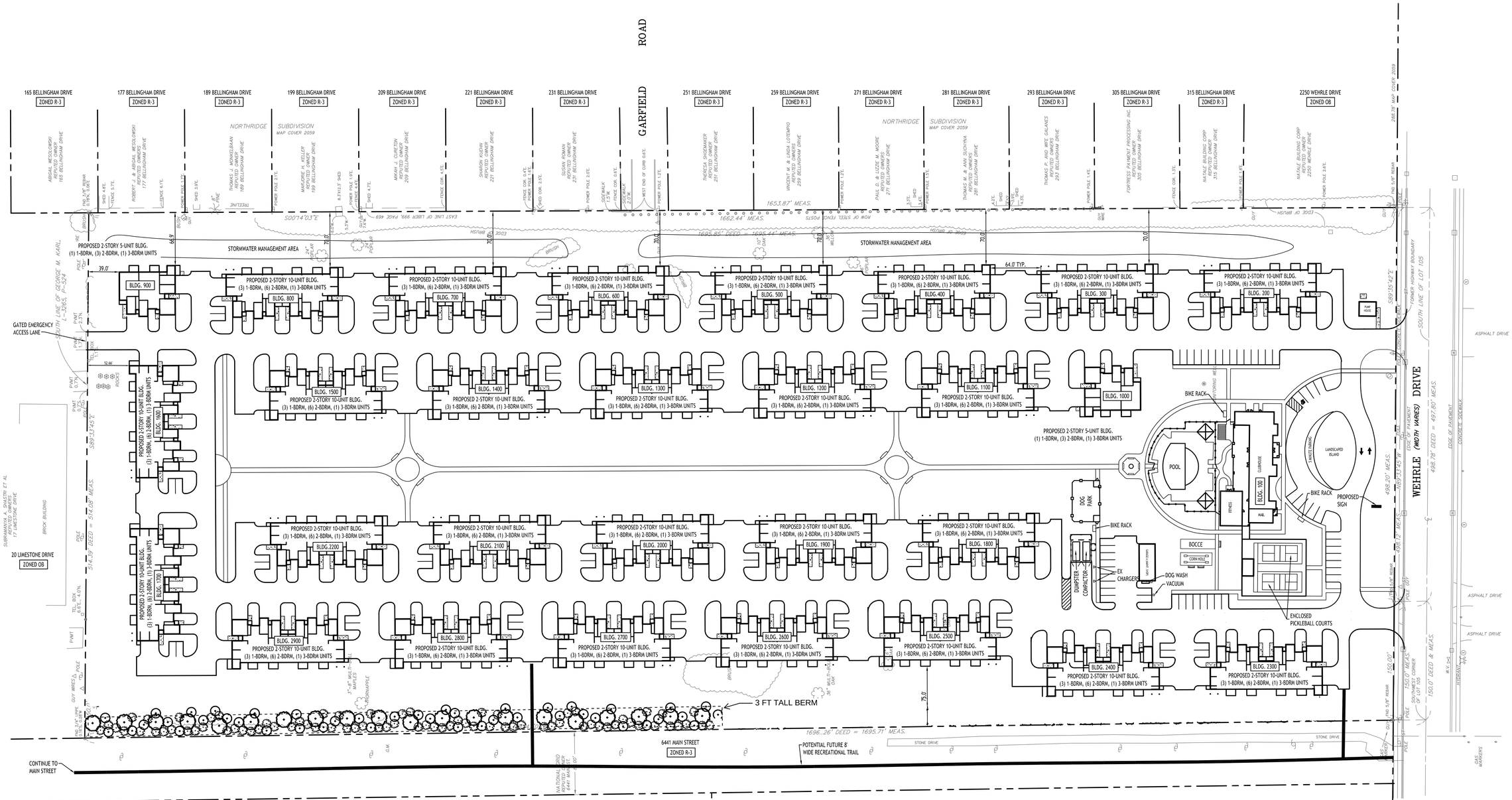

Site Plan

SCALE: 1"=60'

SITE AREA = 24.91 ACRES
ZONING = OB, TO BE REZONED MFR-5

MFR ZONING SEPARATION AND SETBACK REQUIREMENTS:
- 5/10-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 x H = 54.6 FT (5/10-unit)
2. SHORT WALL PARALLEL TO R.O.W. OR PROPERTY LINE OR WALLS AT ANGLE BTWN 30 & 60 DEGREES: 1.5 x H = 40.95 FT (5/10-unit)
3. LONG WALLS OF BUILDINGS PARALLEL: * ((H1 + H2) / 2) x 1.66 = 45.3 FT (5/10-unit)
4. LONG WALL AND SHORT WALL PARALLEL OR 2 SHORT WALLS PARALLEL: * ((H1 + H2) / 2) x 1.5 = 40.95 FT (5/10-unit)
5. WALLS AT ANGLE BTWN. 30 & 60 DEGREES: * ((H1 + H2) / 2) x 1.5 = 40.95 FT (5/10-unit)

* 2 OF SAME BUILDING TYPES ADJACENT

PARKING REQUIRMENTS:
ATTACHED DWELLING UNIT: 2 PER DWELLING UNIT
REQ'D PARKING = 2 x 270 UNITS = 540 SPACES

PARKING PROVIDED:
298 GARAGES
(409) 9' x 19' SPACES
TOTAL PROVIDED = 707 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
3 BEDROOMS - 5,445 SF LAND AREA REQUIRED PER UNIT

TOTAL AREA = 24.91 ACRES = 1,085,080 SF

PROPOSED UNITS = (80 1 bd x 3,630) + (162 2 bd x 4,356) + (28 3 bd x 5,445)
= 1,148,532 SF = 26.37 AC (270 UNITS) *

*VARIANCE REQUIRED

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. (9.96 AC)	20.5% (5.1 AC)

INTERIOR PARKING GREENSPACE:

REQUIRED BY CODE	PROVIDED
5% (0.3 AC)	21% (1.25 AC)

OVERALL GREENSPACE:

REQUIRED BY CODE	PROVIDED
N/A	44%± (11 AC±)

LANDSCAPE LEGEND

- 2-1/2" CALIPER DECIDUOUS TREE (QTY 20)
- 4 - 5 FT DECIDUOUS SHRUB / EVERGREEN TREE (QTY 73)
- 6 - 7 FT EVERGREEN TREE (QTY 41)
- 3 FT HIGH BERM

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

60' 60 0 60 120Ft.

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Uptown Apartments

2190 Wehrle Drive
Amherst, New York

REVISIONS: No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan Concept

Date: 9/29/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100

Project No: 25-4008