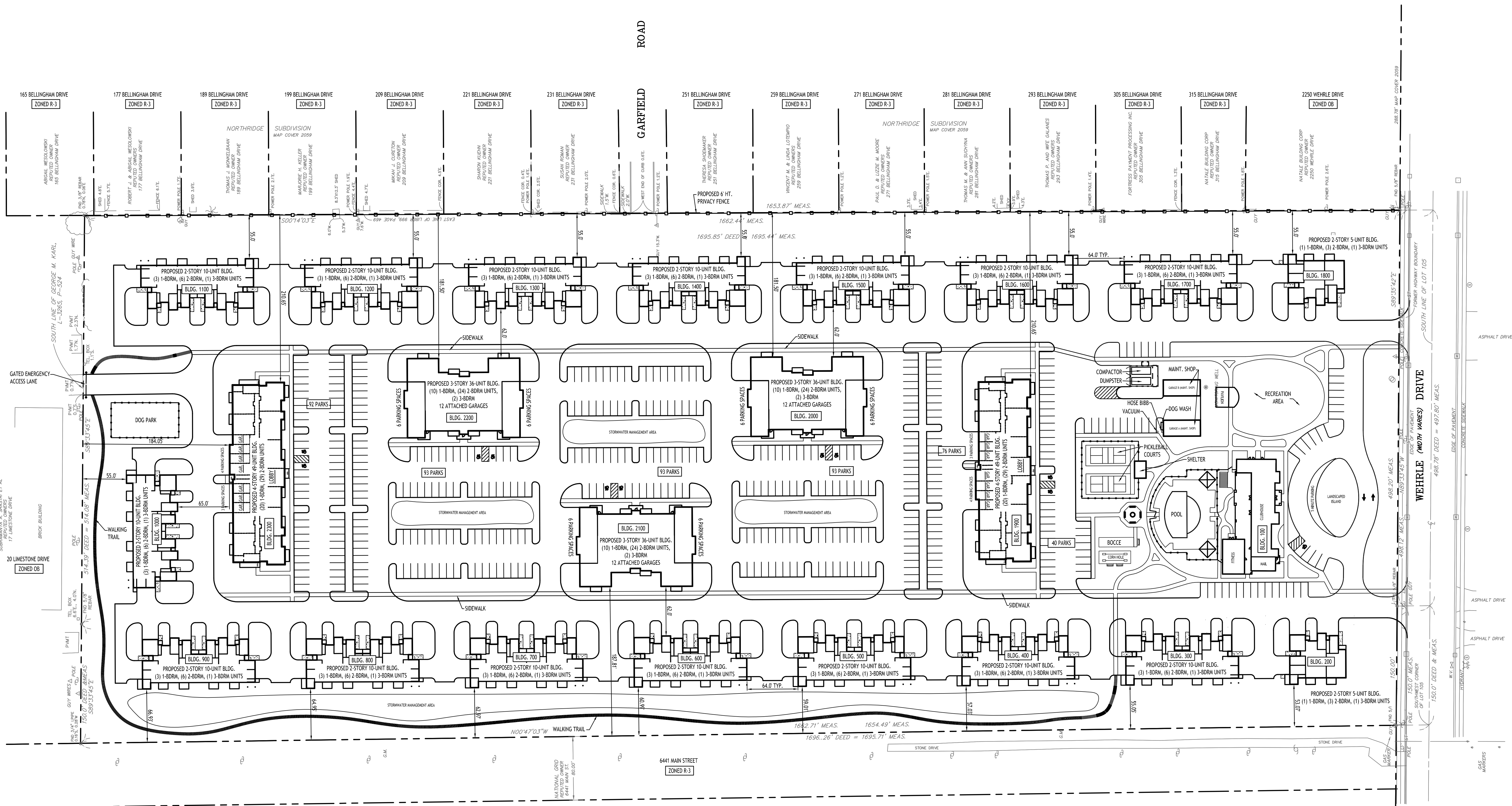


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SUBMITTAL: A. SHAWBY, ET AL
17 LIMESTONE DRIVE
AMHERST, NY 14206



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:**
- LONG WALL PARALLEL TO R.O.W. OR PROPERTY LINE: 2 x H + 97.0 FT (49-unit), 103.6 FT (36-unit), 54.6 FT (10-unit)
 - SHORT WALL PARALLEL TO R.O.W. OR PROPERTY LINE OR WALLS AT ANGLE BTWN 30 & 60 DEGREES: 1.5 x H + 72.75 FT (49-unit), 77.7 FT (36-unit), 40.95 FT (10-unit)
 - LONG WALLS OF BUILDINGS PARALLEL: * (H1 + H2) / 2 + 1.66 = 80.5 FT (49-unit), 86.0 FT (36-unit), 45.3 FT (10-unit)
 - LONG WALL AND SHORT WALL PARALLEL: (H1 + H2) / 2 + 1.5 = 72.75 FT (49-unit), 77.7 FT (36-unit), 40.95 FT (10-unit)
 - 2 SHORT WALLS PARALLEL: * (H1 + H2) / 2 + 1.5 = 72.75 FT (49-unit), 77.7 FT (36-unit), 40.95 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 x 2562) + (218 x 2904) + (83 x 3630) = 1,016,316 SF = 23.3 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
FRON MAIN WALL	15 FT	15 FT MIN.
FRON END WALL	10 FT	10 FT MIN.

BUILDING COVERAGE:

REQUIRED BY CODE	PROVIDED
40% MAX. (160,301 SF)	31.3% (50,173 SF)

INTERIOR PARKING GREENSPACE:

REQUIRED BY CODE	PROVIDED
5% (3,530 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.



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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: 2/16/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.:
C-100
Project No: 25-4008