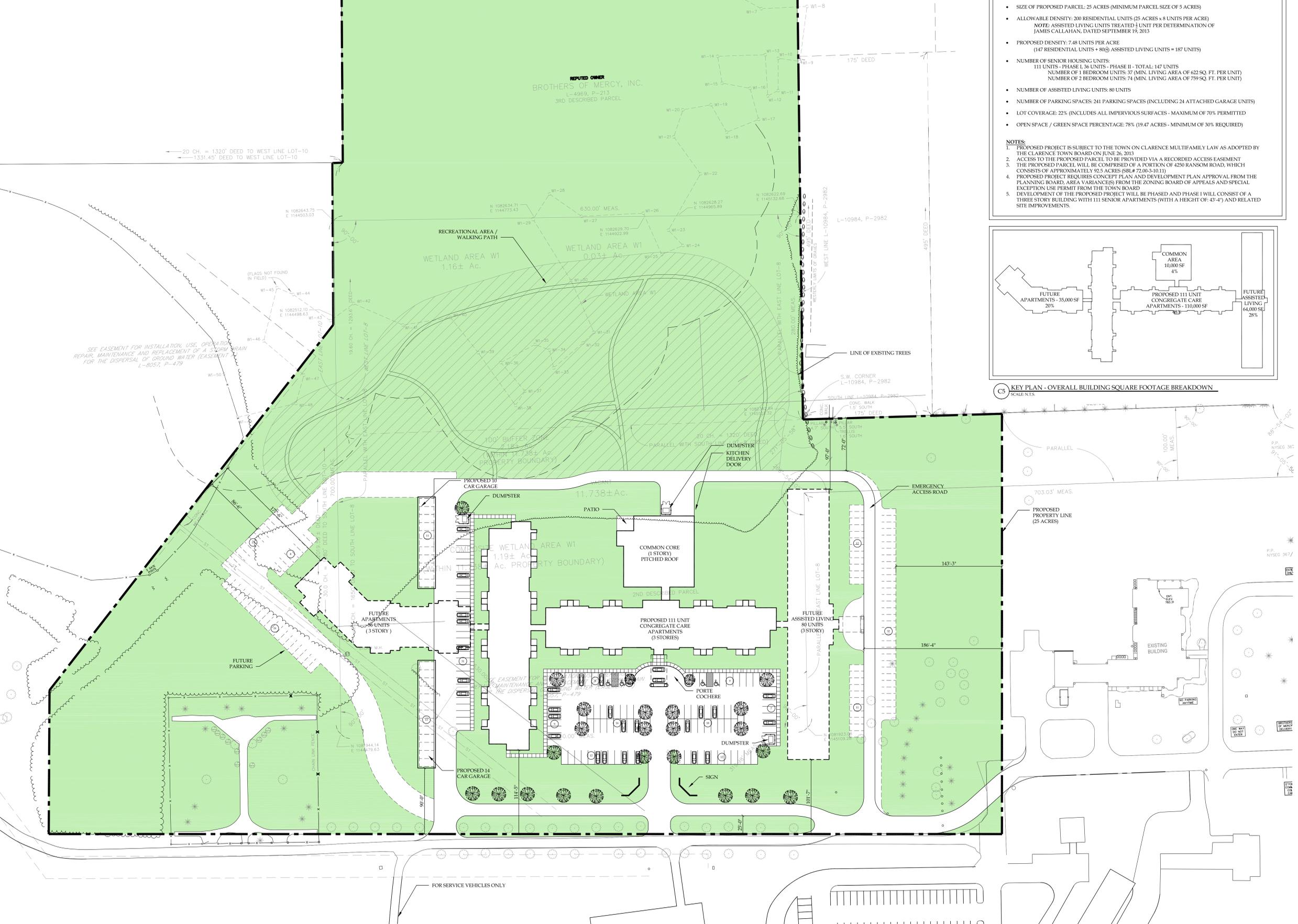


LEGEND

- 15% RECREATIONAL SPACE
- 78% PERMITTED GREEN SPACE



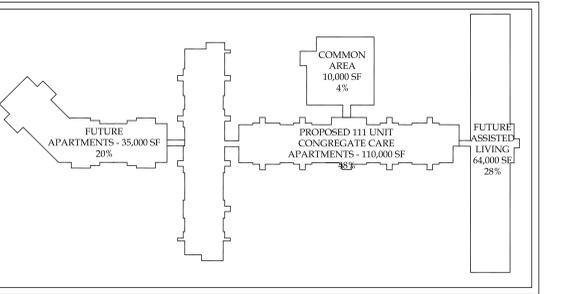
SITE DATA TABLE - NEW PARCEL - PORTION OF 4250 RANSOM ROAD

PHASE 1 INCLUDING COMMON COMMERCIAL AREA:	120,000 SF
PHASE 2 - 36 FUTURE UNITS:	35,000 SF
FUTURE ASSISTED LIVING - 80 UNITS:	64,000 SF
TOTAL:	219,000 SF
COMMON & ASSISTED LIVING COMMERCIAL SF:	71,000 SF, WHICH = 32% OF TOTAL

- RECREATIONAL COMPONENT: PROPOSED WALKING PATH AND NEARBY LAND
TOTAL RECREATIONAL COMPONENT: 15% OF PARCEL
- ZONING CLASSIFICATION: RESTRICTED BUSINESS ("RB")
- SIZE OF PROPOSED PARCEL: 25 ACRES (MINIMUM PARCEL SIZE OF 5 ACRES)
- ALLOWABLE DENSITY: 200 RESIDENTIAL UNITS (25 ACRES x 8 UNITS PER ACRE)
NOTE: ASSISTED LIVING UNITS TREATED 1/4 UNIT PER DETERMINATION OF JAMES CALLAHAN, DATED SEPTEMBER 19, 2013
- PROPOSED DENSITY: 7.48 UNITS PER ACRE
(147 RESIDENTIAL UNITS + 80 ASSISTED LIVING UNITS = 187 UNITS)
- NUMBER OF SENIOR HOUSING UNITS:
111 UNITS - PHASE I, 36 UNITS - PHASE II - TOTAL: 147 UNITS
NUMBER OF 1 BEDROOM UNITS: 37 (MIN. LIVING AREA OF 622 SQ. FT. PER UNIT)
NUMBER OF 2 BEDROOM UNITS: 74 (MIN. LIVING AREA OF 759 SQ. FT. PER UNIT)
- NUMBER OF ASSISTED LIVING UNITS: 80 UNITS
- NUMBER OF PARKING SPACES: 241 PARKING SPACES (INCLUDING 24 ATTACHED GARAGE UNITS)
- LOT COVERAGE: 22% (INCLUDES ALL IMPERVIOUS SURFACES - MAXIMUM OF 70% PERMITTED)
- OPEN SPACE / GREEN SPACE PERCENTAGE: 78% (19.47 ACRES - MINIMUM OF 30% REQUIRED)

NOTES:

- PROPOSED PROJECT IS SUBJECT TO THE TOWN ON CLARENCE MULTIFAMILY LAW AS ADOPTED BY THE CLARENCE TOWN BOARD ON JUNE 26, 2013
- ACCESS TO THE PROPOSED PARCEL TO BE PROVIDED VIA A RECORDED ACCESS EASEMENT
- THE PROPOSED PROJECT WILL BE COMPRISED OF A PORTION OF 4250 RANSOM ROAD, WHICH CONSISTS OF APPROXIMATELY 92.5 ACRES (89.4 72.90-3-10-11)
- PROPOSED PROJECT REQUIRES CONCEPT PLAN AND DEVELOPMENT PLAN APPROVAL FROM THE PLANNING BOARD, AREA VARIANCE(S) FROM THE ZONING BOARD OF APPEALS AND SPECIAL EXCEPTION USE PERMIT FROM THE TOWN BOARD
- DEVELOPMENT OF THE PROPOSED PROJECT WILL BE PHASED AND PHASE I WILL CONSIST OF A THREE STORY BUILDING WITH 111 SENIOR APARTMENTS (WITH A HEIGHT OF 43'-4") AND RELATED SITE IMPROVEMENTS.



KEY PLAN - OVERALL BUILDING SQUARE FOOTAGE BREAKDOWN
SCALE: 1/8" = 1'-0"

NOTICE

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**Matrix/ Regent
Joint Venture**

**Brother's
of Mercy**

**4520 Ransom Road,
Clarence**

ISSUE: _____

SA PROJECT TEAM: PRINCIPAL E. Silvestri
PROJ. ARCH. _____ JOB CAPT. _____
INTERIORS _____ DRAFTER _____

SEAL: _____

TITLE: _____

**CONCEPT
PLAN**



**SILVESTRI
ARCHITECTS + PC**

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SA JOB #: **12142** DATE: **11-22-13**

DRAWING #: **AS-101**