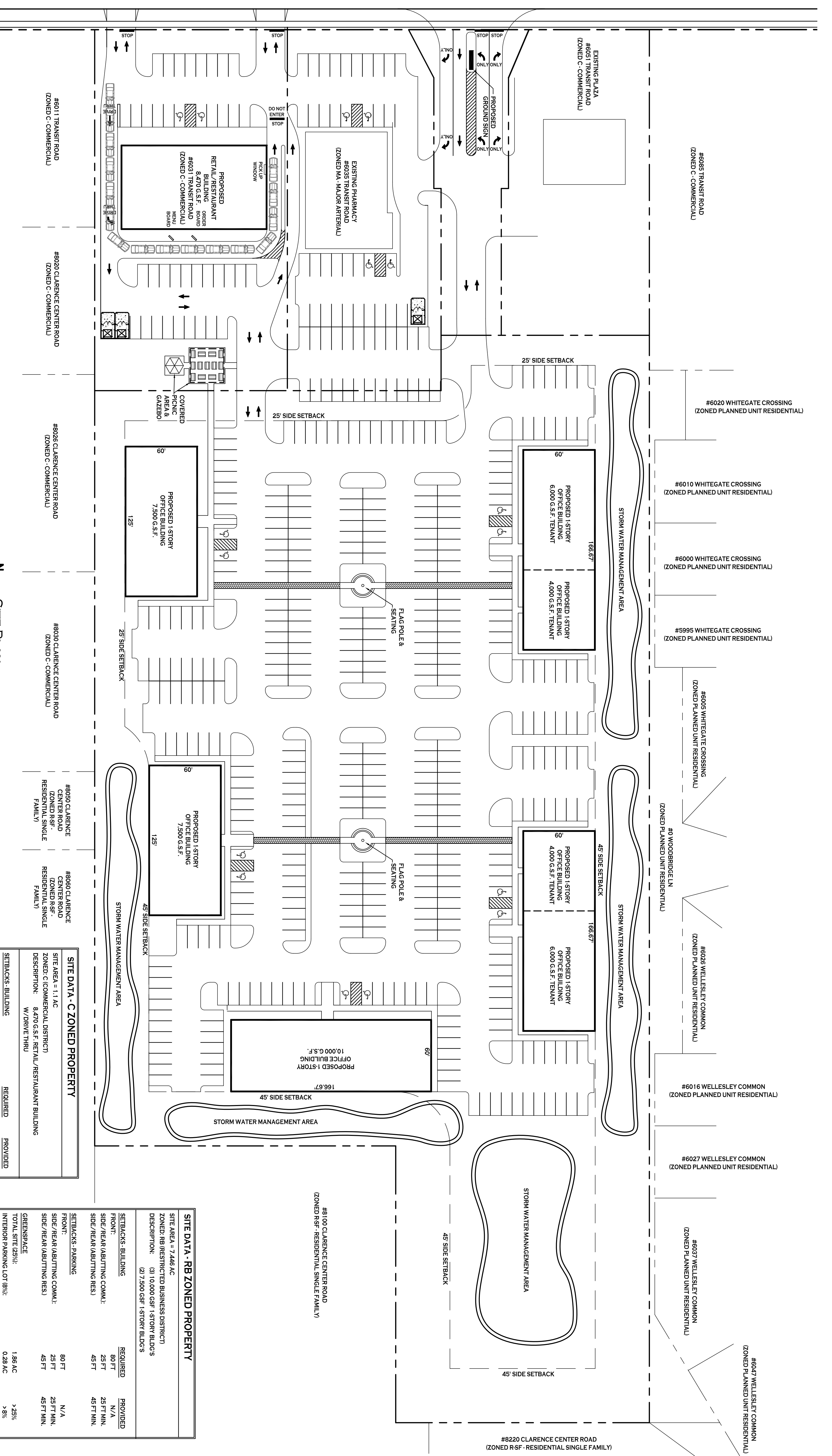


TRANSIT ROAD



**SITE PLAN**  
SCALE: 1"=40'

**SITE DATA - C ZONED PROPERTY**

SITE AREA = 1.1 AC	
ZONED: C (COMMERCIAL DISTRICT)	
DESCRIPTION: 8,470 G.S.F. RETAIL/RESTAURANT BUILDING W/DRIVETHRU	
SETBACKS - BUILDING	REQUIRED
FRONT:	80 FT
SIDE/REAR (ABUTTING COMM.):	25 FT
SIDE/REAR (ABUTTING RES.):	45 FT
SETBACKS - PARKING	PROVIDED
FRONT:	> 80 FT
SIDE/REAR (ABUTTING COMM.):	25 FT MIN.
SIDE/REAR (ABUTTING RES.):	45 FT MIN.
GREENSPACE	N/A
TOTAL SITE (25%):	> 25%
INTERIOR PARKING LOT (8%):	0.05 AC
PARKING	> 8%
# OF SPACES - SEE CALCULATION BELOW	56
MAX. BUILDING HEIGHT	35 FT
LOT COVERAGE	70%
DRIVETHRU STACKING	12

**SITE DATA - RB ZONED PROPERTY**

SITE AREA = 7.446 AC	
ZONED: RB (RESTRICTED BUSINESS DISTRICT)	
DESCRIPTION: (3) 10,000 GSF 1-STORY BLDG'S (2) 7,500 GSF 1-STORY BLDG'S	
SETBACKS - BUILDING	REQUIRED
FRONT:	80 FT
SIDE/REAR (ABUTTING COMM.):	25 FT
SIDE/REAR (ABUTTING RES.):	45 FT
SETBACKS - PARKING	PROVIDED
FRONT:	N/A
SIDE/REAR (ABUTTING COMM.):	25 FT MIN.
SIDE/REAR (ABUTTING RES.):	45 FT MIN.
GREENSPACE	N/A
TOTAL SITE (25%):	> 25%
INTERIOR PARKING LOT (8%):	0.28 AC
PARKING	> 8%
# OF SPACES - SEE CALCULATION BELOW	370
MAX. BUILDING HEIGHT	35 FT
LOT COVERAGE	70%
DRIVETHRU STACKING	16

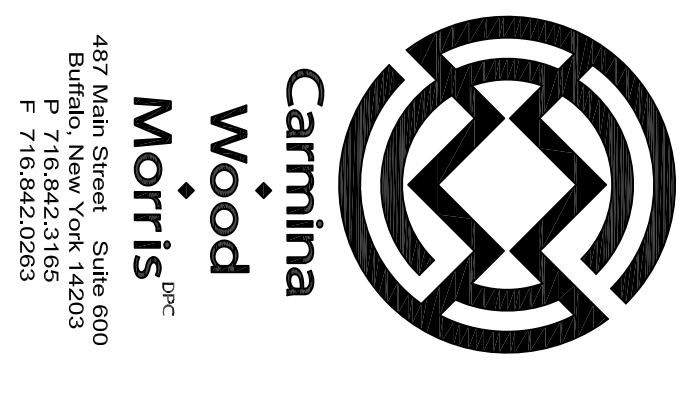
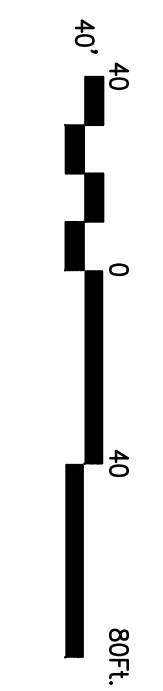
**PARKING CALCULATION:**

RETAIL OFFICE: 1 SPACE PER 100 GSF  
 MEDICAL OFFICE: 1 SPACE PER 200 GSF  
 PROFESSIONAL OFFICE: 1 SPACE PER 200 GSF  
 REC'D PARKING = 16,000 GSF / 200 = 80 SPACES  
 TOTAL = 370 SPACES

**PARKING CALCULATION:**

RETAIL OFFICE: 1 SPACE PER 100 GSF  
 MEDICAL OFFICE: 1 SPACE PER 200 GSF  
 PROFESSIONAL OFFICE: 1 SPACE PER 200 GSF  
 REC'D PARKING = 8,470 GSF / 190 = 56 SPACES  
 TOTAL = 56 SPACES

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM GIS DATA PROVIDED BY CARMINA WOOD MORRIS PC. ASSUMES NO RESURFACING FOR THIS CALCULATION.



**REVISIONS:**

No.	Description	Date



**PROJECT NAME:**  
 New Construction  
**Transit Meadow**  
 Medical & Professional Park  
 6031, 6035 & 6041 Transit Road  
 Clarence, New York

Issued for Construction: xx.xx.xx  
 Municipality Submission: 1/13/16  
 Drawn by: C. Wood  
 Scale: As Noted

**DRAWING NAME:**  
 Site Plan

**DRAWING NO.:**  
**C-100**

Project no.: 15.003