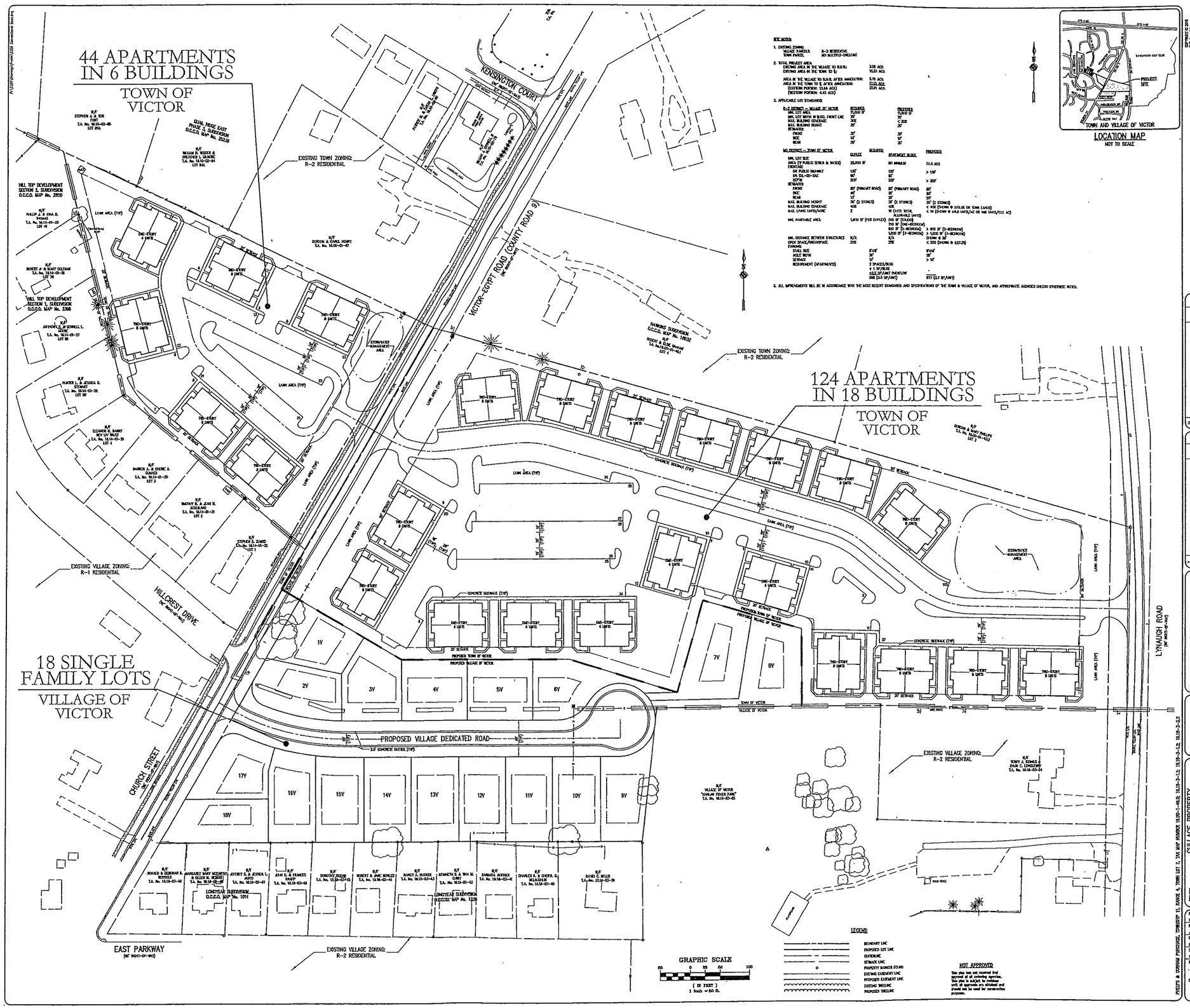
44 APARTMENTS
IN 6 BUILDINGS
TOWN OF
VICTOR
124 APARTMENTS
IN 18 BUILDINGS
TOWN OF
VICTOR
18 SINGLE
FAMILY LOTS
VILLAGE OF
VICTOR
KENSINGTON COURT
VICTOR-EGYPT ROAD (COUNTY ROAD 9)
LYNAUGH ROAD
HILLCREST DRIVE
CHURCH STREET
EAST PARKWAY
PROPOSED VILLAGE DEDICATED ROAD
EXISTING TOWN ZONING:
R-2 RESIDENTIAL
EXISTING VILLAGE ZONING:
R-1 RESIDENTIAL
EXISTING VILLAGE ZONING:
R-2 RESIDENTIAL
SITE NOTES:
1. EXISTING ZONING:
VILLAGE PARCELS: R-2 RESIDENTIAL
TOWN PARCEL: MD MULTI-FAMILIAC
2. TOTAL PROJECT AREA:
EXISTING AREA IN THE VILLAGE TO R.O.W.: 3.28 ACS.
EXISTING AREA IN THE TOWN TO ℄: 14.33 ACS.
AREA IN THE VILLAGE TO R.O.W. AFTER ANNEXATION: 3.78 ACS.
AREA IN THE TOWN TO ℄ AFTER ANNEXATION: 13.83 ACS.
(EXISTING PORTION: 13.83 ACS)
(NEWTOWN PORTION: 4.65 ACS)
3. APPLICABLE LOT STANDARDS
R-2 DISTRICT — VILLAGE OF VICTOR
MIN. LOT AREA 15,000 SF
MIN. LOT WIDTH @ BLDG. FRONT LINE 75'
MAX. BUILDING COVERAGE 30%
MAX. BUILDING HEIGHT 30'
SETBACKS
FRONT 35'
SIDE 15'
REAR 35'
NO DISTRICT — TOWN OF VICTOR
MIN. LOT SIZE
AREA (W/ PUBLIC SEWER & WATER) 20,000 SF
FRONTAGE
ON PUBLIC HIGHWAY 150'
ON CUL-DE-SAC 80'
DEPTH 200'
SETBACKS
FRONT 80' (PRIMARY ROAD)
SIDE 40'
REAR 50'
MAX. BUILDING HEIGHT 30' (2 STORIES)
MAX. BUILDING COVERAGE 40%
MAX. UNITS/ACRE 2
MIN. HABITABLE AREA 1,000 SF (PER DUPLEX)
MIN. DISTANCE BETWEEN STRUCTURES N/A
OPEN SPACE/RECREATION 20%
PARKING
STALL SIZE 9'x18'
AISLE WIDTH 24'
SETBACK 10'
REQUIREMENT (APARTMENTS) 2 SPACES/BLDG
+ 1 SP/BLDG
+0.5 SP/UNIT OVERFLOW
ONE (1.5 SP/UNIT)
APARTMENT BLDGS.
MIN. LOT SIZE 10,000 SF (TWO-FAMILY)
AREA (W/ PUBLIC SEWER & WATER) 20,000 SF (THREE-FAMILY)
FRONTAGE
ON PUBLIC HIGHWAY 150'
ON CUL-DE-SAC 80'
DEPTH 200'
SETBACKS
FRONT 80' (PRIMARY ROAD)
SIDE 40'
REAR 50'
MAX. BUILDING HEIGHT 30' (2 STORIES)
MAX. BUILDING COVERAGE 40%
MAX. UNITS/ACRE 2
MIN. HABITABLE AREA 1,000 SF (TWO-FAMILY)
MIN. DISTANCE BETWEEN STRUCTURES N/A
OPEN SPACE/RECREATION 20%
PARKING
STALL SIZE 9'x18'
AISLE WIDTH 24'
SETBACK 10'
REQUIREMENT (APARTMENTS) 2 SPACES/BLDG
+ 1 SP/BLDG
+0.5 SP/UNIT OVERFLOW
ONE (1.5 SP/UNIT)
5. ALL IMPROVEMENTS WILL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN & VILLAGE OF VICTOR, AND APPROPRIATE AGENCIES UNLESS OTHERWISE NOTED.
TOWN AND VILLAGE OF VICTOR
PROJECT SITE
LOCATION MAP
NOT TO SCALE
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
LEGEND
BOUNDARY LINE
PROPOSED LOT LINE
CENTERLINE
SETBACK LINE
PROPERTY MARKER FOUND
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EXISTING TREELINE
PROPOSED TREELINE
NOT APPROVED
This plan has not received final approval at all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.
BME ASSOCIATES
GULLACE PROPERTY
TOWN & VILLAGE OF VICTOR, ONTARIO COUNTY, NEW YORK
LYNAUGH ROAD PROPERTIES, LLC.
CHURCH ROAD
CHURCH PROPERTIES, LLC.
OVERALL
CONVENTIONAL ZONING PLAN
PROJECT MANAGER
R.J. CANTWELL
PROJECT ENGINEER
J.L. SIMONICK
DRAWN BY
M.T. RAMOS
SCALE
1" = 50'
DATE ISSUED
MARCH 2014
PROJECT NO.
2359
DRAWING NO.
01