SITE NOTES:

1. EXISTING ZONING:
   VILLAGE PARCELS: R-2 RESIDENTIAL
   TOWN PARCEL: MD MULTIPLE-DWELLING

2. TOTAL PROJECT AREA:

EXISTING AREA IN THE VILLAGE TO R.O.W.:	3.58 AC±
EXISTING AREA IN THE TOWN TO ℄:	19.33 AC±
AREA IN THE VILLAGE TO R.O.W. AFTER ANNEXATION:	5.78 AC±
AREA IN THE TOWN TO ℄ AFTER ANNEXATION:	17.13 AC±
(EASTERN PORTION: 12.68 AC±)	22.91 AC±
(WESTERN PORTION: 4.45 AC±)	

3. PROPOSED USE:
   VILLAGE PARCELS: 17 SINGLE FAMILY LOTS
   TOWN PARCELS: 71 TOWNHOUSE LOTS

4. APPLICABLE LOT STANDARDS:

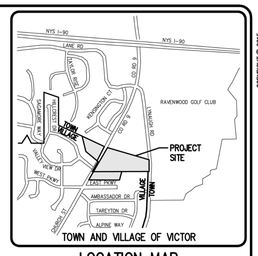
R-2 DISTRICT – VILLAGE OF VICTOR	REQUIRED	PROPOSED
MIN. LOT AREA	11,000 SF	9,800 SF *
MIN. LOT WIDTH @ BLDG. FRONT LINE	70'	70' @ FRONT SETBACK
MAX. BUILDING COVERAGE	30%	< 30% (SHOWN @ ±15.2% ON VILLAGE LANDS)
MAX. BUILDING HEIGHT	35'	35'
SETBACKS:		
FRONT	30'	25' *
SIDE	10'	8' *
REAR	30'	30' (EXCEPT FOR LOTS 3V, 12V–17V @ 20') *

* PURSUANT TO CLUSTERING PROVISIONS OF §7-738 OF THE VILLAGE LAW OF THE STATE OF NEW YORK AND THE VILLAGE OF VICTOR CODE.

MD DISTRICT – TOWN OF VICTOR	REQUIRED: DUPLEX	REQUIRED: APARTMENT BLDGS (TOWNHOMES)	PROPOSED
MIN. LOT SIZE			
AREA (W PUBLIC SEWER & WATER)	25,000 SF	NO MINIMUM	±1,800 SF **
FRONTAGE			
ON PUBLIC HIGHWAY	150'	150'	N/A **
ON CUL-DE-SAC	60'	60'	
DEPTH	200'	200'	N/A **
SETBACKS:			
FRONT	50' (PRIMARY ROAD)	50' (PRIMARY ROAD)	0' ** (25' TO R.O.W.; 30' TO CHURCH ST. / VICTOR-EGYPT RD. & LYNAUGH RD.)
SIDE	40'	20'	0' **
REAR	15'	20'	0' **
MAX. BUILDING HEIGHT	35' (2 STORIES)	35' (2 STORIES)	35' (2 STORIES)
MAX. BUILDING COVERAGE	40%	40%	40%
MAX. LIVING UNITS/ACRE	2	10 (±171 TOTAL ALLOWABLE UNITS)	SHOWN @ ±4.1 UNITS/AC)
MIN. HABITABLE AREA	1,600 SF (PER DUPLEX)	500 SF (STUDIO) 750 SF (ONE-BEDROOM) 850 SF (2-BEDROOM) 1,000 SF (3-BEDROOM)	> 850 SF (2-BEDROOM) > 1,000 SF (3-BEDROOM)
MIN. DISTANCE BETWEEN STRUCTURES	N/A	N/A	10' (SHOWN @ 20')
OPEN SPACE/GREENSPACE	25%	25%	25% (SHOWN @ ±52.5% GREENSPACE WITHIN HOA LANDS)
PARKING:			
STALL SIZE	9'x18'		9'x18'
AISLE WIDTH	26'		26'
SETBACK	10'		>10'
REQUIREMENT (TOWNHOUSES)	2 SPACES/BLDG ±0.5 SP/UNIT OVERFLOW TOTAL: 178		142 (2 GARAGE/UNIT) 142 (2 ADDITIONAL DRIVEWAY SPACES/UNIT) TOTAL: 284 (4/UNIT)

** PURSUANT TO CLUSTERING PROVISIONS OF §278 OF THE TOWN LAW OF THE STATE OF NEW YORK AND THE CLUSTERING PROVISIONS OF THE TOWN OF VICTOR CODE

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.



LOCATION MAP
NOT TO SCALE

COPYRIGHT © 2015
BME Associates

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item on this drawing. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

	REVISIONS	DATE	BY
14			
13			
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
33 LIFT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
WWW.BMEPC.COM
PHONE 585-377-7360
FAX 585-377-7399

PROJECT: GULLACE PROPERTY
LOCATION: TOWN & VILLAGE OF VICTOR, ONTARIO COUNTY, NEW YORK
CLIENT: LYNAUGH VICTOR, LLC.
980 DEERFIELD DRIVE
EAST ROCHESTER, NY 14445
DRAWING TITLE: CONCEPT SITE PLAN

PROJECT MANAGER	R.J. CANTWELL
PROJECT ENGINEER	J.L. SWEDROCK
DRAWN BY	M.T. DAMICO
SCALE	~~DRAFT~~
DATE ISSUED	MARCH 2014
PROJECT NO.	2359
DRAWING NO.	02

NOT APPROVED
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

PHELPS & GORHAM PURCHASE, TOWNSHIP 11, RANGE 4, TOWN LOT 7, TAX MAP NUMBER 16.00-1-46.0; 16.18-3-1.1; 16.18-3-1.2; 16.18-3-2.0

F:\12359\Drawings\Vicinity\12359 Concept Base.dwg