

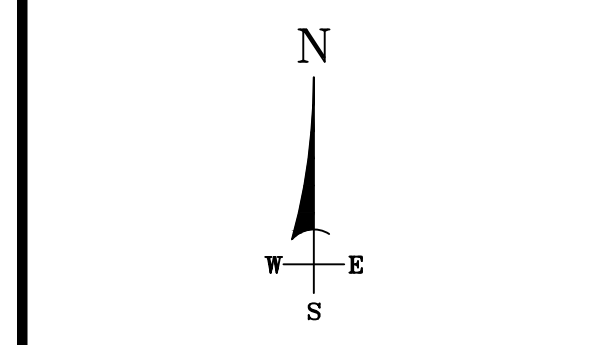


LEGEND

EXISTING
 PROPOSED

- GAS
- UNDERGROUND ELEC./TELE. CABLE
- WATER
- SANITARY SEWER
- CONTOUR
- SPOT ELEVATIONS
- FENCE
- PRIORITY/ROW LINE
- EASEMENT
- UTILITY POLE
- LIGHT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH-BASIN
- YARD DRAIN (INLET)
- HYDRANT
- SIK
- GRADE TO DRAIN
- DRAINAGE FLOW ARROW
- SELECT BACKFILL
- WATER SERVICE
- SANITARY SERVICE
- RECON MARK
- WATER VALVE
- TEST PIT
- TO BE REMOVED

BM
 TBR



4 2-STORY 14-UNIT APARTMENTS
(56 UNITS TOTAL)

3 2-STORY MULTI-USE BUILDINGS
4,150 S.F. 1ST FLOOR COMMERCIAL
3 APARTMENTS UNITS - SECOND FLOOR (TYP.)
(9 UNITS TOTAL)

69 SINGLE FAMILY HOMES

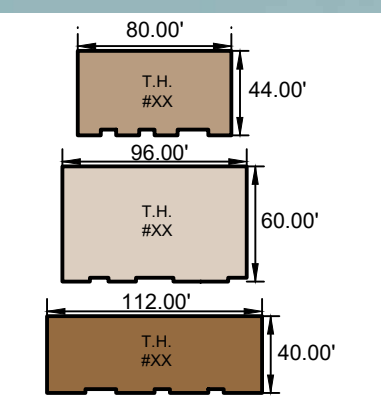
3,872± L.F. PUBLIC ROADWAY (S.F.H.)
6,690± L.F. PRIVATE ROADWAY (TOWN HOMES & APARTMENTS)

34 4-UNIT STYLE "A" TOWNHOMES
(136 UNITS TOTAL)

7 4-UNIT STYLE "B" TOWNHOMES
(28 UNITS TOTAL)

7 4-UNIT STYLE "C" TOWNHOMES
(28 UNITS TOTAL)

48 TOTAL 4-UNIT TOWNHOMES
(192 UNITS TOTAL)



PARKING INFORMATION

USE

TOWN HOMES
 REQUIRED: TWO-BEDROOM UNITS - 2.3 PER UNIT = 48 T.H. X 4 UNITS X 2.3 = 441.6 = **442 SPACES**
 PROVIDED: STYLE "A" 2 SPACES PER UNIT (ONE GARAGE/ONE DRIVEWAY) - 34 T.H. X 4 UNITS X 2 = 272 SPACES
 STYLE "B" 3 SPACES PER UNIT (ONE GARAGE/TWO DRIVEWAY) - 7 T.H. X 4 UNITS X 3 = 84 SPACES
 STYLE "C" 4 SPACES PER UNIT (TWO GARAGE/TWO DRIVEWAY) - 7 T.H. X 4 UNITS X 4 = 112 SPACES
 ADDITIONAL PARKING SPACES THROUGHOUT TOWN HOME DEVELOPMENT = 36 SPACES
TOTAL PROVIDED = 504 SPACES

APARTMENTS
 REQUIRED: 2 SPACES PER UNIT - FOUR 14-UNIT BLDGS = 56 UNITS = **112 SPACES (INC. 5 ADA)**
 PROVIDED: FOUR 14-UNIT BLDGS - 24 PER BUILDING = **112 (INC. 8 ADA)**

MIXED USE
 REQUIRED: 1 SPACE PER 175 SQ. FT. RETAIL - THREE 4,150 SQ. FT. COMMERCIAL = 12,450 SQ. FT.
 12,450/175 = 71.14 = 71 SPACES (INC. 3 ADA)
 2 SPACES PER APARTMENT UNIT - THREE 3-UNIT BLDGS = 9 UNITS = **18 SPACES (INC. 1 ADA)**
TOTAL = 89 SPACES (INC. 4 ADA)

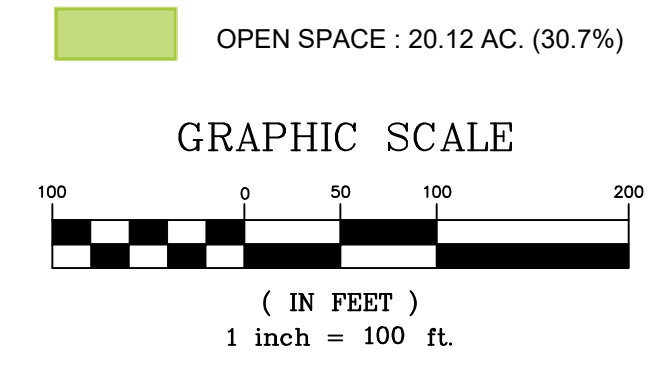
PROVIDED: **TOTAL = 89 SPACES (INC. 6 ADA)**

ZONING INFORMATION

PARCEL AREA: 65.51± AC.

SBL: 38.11-2-6.11

ZONING SCHEDULE:
 EXISTING R-2 ZONE: 51.07± AC.
 EXISTING B-1 ZONE: 14.44± AC.
 PROPOSED ZONING: PDD OVERLAY - 65.51± AC.



NO.	ISSUE DATE	REVISION DESCRIPTION
9	02/15/2024	PDD DEVELOPMENT CONCEPT PLAN REVISED PER PLANNING BOARD COMMENTS - FOR AGENCY REVIEW
8	01/30/2024	PDD DEVELOPMENT CONCEPT PLAN REVISED PER OWNER - FOR AGENCY REVIEW
7	01/22/2024	PDD DEVELOPMENT CONCEPT PLAN REVISED PER OWNER - FOR AGENCY REVIEW
6	01/10/2024	PDD DEVELOPMENT CONCEPT PLAN REVISED PER OWNER - FOR AGENCY REVIEW
5	12/12/2023	PDD DEVELOPMENT CONCEPT PLAN REVISED PER OWNER - FOR AGENCY REVIEW
4	08/07/2023	PDD DEVELOPMENT CONCEPT PLAN REVISED PER OWNER - FOR AGENCY REVIEW
3	07/18/2023	PDD DEVELOPMENT CONCEPT PLAN REVISED PER OWNER - FOR AGENCY REVIEW
2	03/27/2023	PDD DEVELOPMENT CONCEPT PLAN REVISED PER PLANNING BOARD COMMENTS - FOR AGENCY REVIEW
1	01/17/2023	PDD DEVELOPMENT CONCEPT PLAN - FOR AGENCY REVIEW
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CLIENT:
 GOLFVIEW PROPERTIES, LLC
 3380 E. RIVER ROAD
 GRAND ISLAND, NY 14072

PROJECT:
 GOLFVIEW PROPERTIES
 PDD DEVELOPMENT



SEAL / SIGNATURE

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SHEET TITLE:
 PDD DEVELOPMENT CONCEPT PLAN W/ AERIAL PHOTO OPTION 2

SHEET
C-002

SCALE AS NOTED PROJECT # 21-1010 DATE 01/17/2023