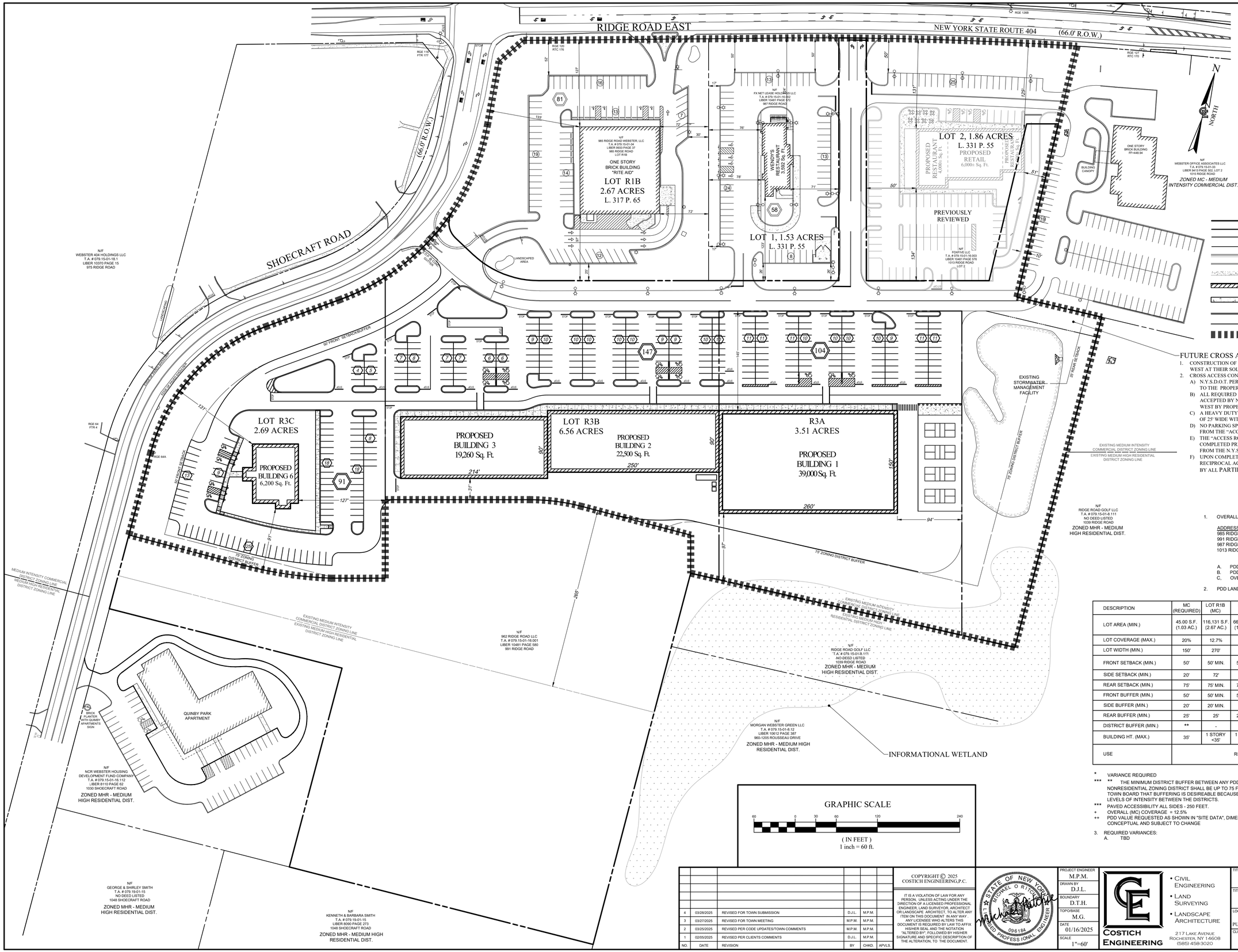

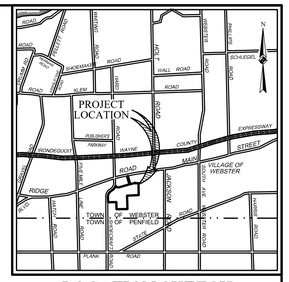

LOCATION SKETCH

NOT TO SCALE

SITE LEGEND

- PARCEL BOUNDARY
- PROPOSED LOT LINES
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXIST. CONCRETE CURB
- EXIST. EDGE OF PAVEMENT
- EXIST. EDGE OF GRAVEL
- PROPOSED BUILDING
- CONCRETE SIDEWALK
- CONCRETE CURBING
- EDGE OF PAVEMENT
- PDD LIMIT

FUTURE CROSS ACCESS EASEMENT

1. CONSTRUCTION OF CROSS ACCESS BY PROPERTIES TO THE WEST AT THEIR SOLE EXPENSE.
2. CROSS ACCESS CONNECTION SHALL BE MADE ONLY AFTER:
   - A) N.Y.S.D.O.T. PERMITS ARE OBTAINED FOR FULL ACCESS TO THE PROPERTIES TO THE WEST
   - B) ALL REQUIRED IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY N.Y.S.D.O.T. FOR PROPERTIES TO THE WEST BY PROPERTIES TO THE WEST
   - C) A HEAVY DUTY "ACCESS ROAD" SHALL BE A MINIMUM OF 25' WIDE WITH ENCLOSED DRAINAGE.
   - D) NO PARKING SPACES SHALL BE DIRECTLY ACCESSED FROM THE "ACCESS ROAD"
   - E) THE "ACCESS ROAD" SHALL BE UNINTERRUPTED AND COMPLETED PRIOR TO CONNECTION TO LOT R 3A (FOX) FROM THE N.Y.S.D.O.T. APPROVED ENTRANCE
   - F) UPON COMPLETION OF ALL IMPROVEMENTS RECIPROCAL ACCESS EASEMENT SHALL BE PROVIDED BY ALL PARTIES

SITE DATA

1. OVERALL SITE DATA:

ADDRESS	TAX NUMBER	ACREAGE
985 RIDGE ROAD	079.150-01-034	2.67 ACRES
991 RIDGE ROAD	079.150-01-016.001	19.90 ACRES
987 RIDGE ROAD	079.150-01-016.002	1.54 ACRES
1013 RIDGE ROAD	079.150-01-016.003	1.90 ACRES

A.	PDD DISTRICT AREA	18.9 ± ACRES
B.	PDD DISTRICT GREAN SPACE	33%
C.	OVERALL LAND AREA	26.01 ACRES

2. PDD LANDS BULK REQUIREMENTS

DESCRIPTION	MC (REQUIRED)	LOT R1B (MC)	LOT 1 (MC)	LOT 2 (MC)	LOT R3A (MC)	LOT R3B (MC)	LOT R3C (MC)
LOT AREA (MIN.)	45.00 S.F. (1.03 AC.)	116,131 S.F. (2.67 AC.)	66,488 S.F. (1.53 AC.)	80,916 S.F. (1.86 AC.)	152,896 S.F. (3.51 AC.)	285,754 S.F. (6.56 AC.)	117,176 S.F. (2.69 AC.)
LOT COVERAGE (MAX.)	20%	12.7%	5.4%	14.8%	25.5% +	14.6% +	2.2% +
LOT WIDTH (MIN.)	150'	270'	190'	179'	354'	486'	374'
FRONT SETBACK (MIN.)	50'	50' MIN.	50' MIN.	50' MIN.	50' MIN. (145')	50' MIN. (145')	50' MIN. (131')
SIDE SETBACK (MIN.)	20'	72'	71'	50'	0' ++	0' ++	90'
REAR SETBACK (MIN.)	75'	75' MIN.	75' MIN.	75' MIN.	96' MIN.	31' ++	126'
FRONT BUFFER (MIN.)	50'	50' MIN.	50' MIN.	50' MIN.	50' MIN.	50' MIN.	50' MIN.
SIDE BUFFER (MIN.)	20'	20' MIN.	17' ++	10' ++	0' ++	0' ++	0' ++
REAR BUFFER (MIN.)	25'	25'	25' MIN.	0' ++	25' MIN.	0' ++	0' ++
DISTRICT BUFFER (MIN.)	**	-	-	0' ++	75'	0' ++	0' ++
BUILDING HT. (MAX.)	35'	1 STORY <35'	1 STORY <35'	<35'	<35'	<35'	<35'
USE	RETAIL/COMMERCAIL/RESTAURANT OR SIMILAR						

* VARIANCE REQUIRED

*** ** THE MINIMUM DISTRICT BUFFER BETWEEN ANY PDD USE AND AN ADJOINING NONRESIDENTIAL ZONING DISTRICT SHALL BE UP TO 75 FEET UPON FINIDING OF THE TOWN BOARD THAT BUFFERING IS DESIREABLE BECAUSE OF THE VARIATION AND LEVELS OF INTENSITY BETWEEN THE DISTRICTS.

*** PAVED ACCESSIBILITY ALL SIDES - 250 FEET.

\+ OVERALL (MC) COVERAGE = 12.5%

++ PDD VALUE REQUESTED AS SHOWN IN "SITE DATA", DIMENSION ON PLAN VIEW ARE CONCEPTUAL AND SUBJECT TO CHANGE

3. REQUIRED VARIANCES:
   - A. TBD

NO.	DATE	REVISION	BY	CHKD.	APVLS.
4	03/28/2025	REVISED FOR TOWN SUBMISSION	D.J.L.	M.P.M.	
3	03/27/2025	REVISED FOR TOWN MEETING	M.P.M.	M.P.M.	
2	03/25/2025	REVISED PER CODE UPDATES/TOWN COMMENTS	M.P.M.	M.P.M.	
1	02/05/2025	REVISED PER CLIENTS COMMENTS	D.J.L.	M.P.M.	

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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT. IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

STATE OF NEW YORK · MICHAEL O. RITCH · 096184 · LICENSED PROFESSIONAL ENGINEER

PROJECT ENGINEER: M.P.M.
DRAWN BY: D.J.L.
BOUNDARY: D.T.H.
TOPO/BASE: M.G.
DATE: 01/16/2025
SCALE: 1"=60'

COSTICH ENGINEERING

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT: RIDGE COMMONS

TITLE OF DRAWING: PDD PLAN (PROGRESSIVE OVERLAY DISTRICT)

LOCATION OF PROJECT: TAX PARCEL NO. 079.15-01-16.001
TOWN LOT 47, TOWNSHIP 13, RANGE 4, PHELPS AND GORHAM PURCHASE, TOWN OF WEBSTER, COUNTY OF MONROE, STATE OF N.Y.

CLIENT: 962 RIDGE ROAD LLC
180 CANAL VIEW BOULEVARD, SUITE 600
ROCHESTER, NEW YORK 14623

DWG. # 4523
CE100
SHEET 1 OF 1