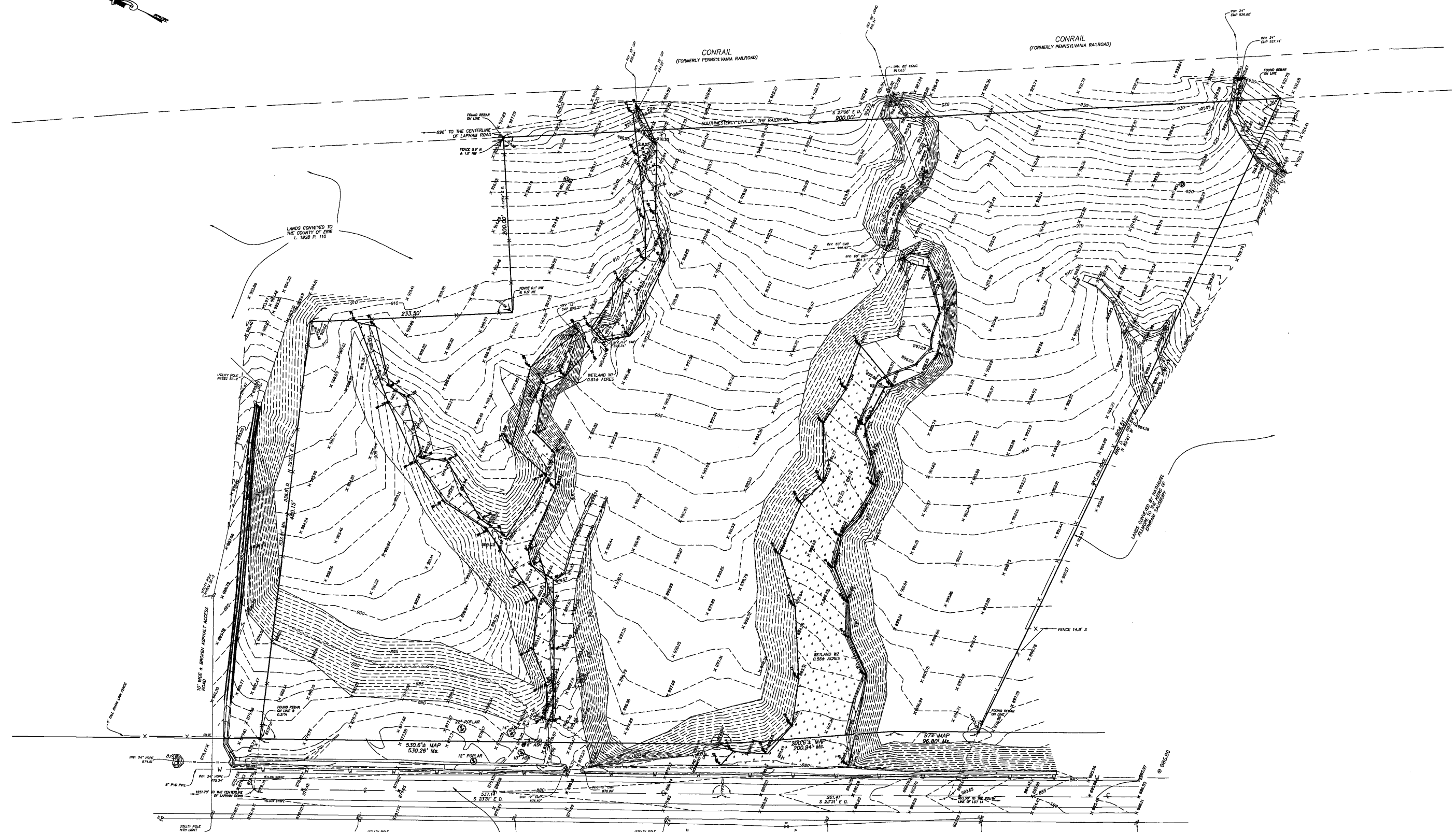


NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.  
 SET OR EX. 5/8" REBAR

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 209B, PARAGRAPH 4 OF THE NEW YORK STATE EDUCATION LAW.



DATE	REVISION/TYPE

PERMANENT EASEMENT L.3186 P. 20  
 EAST AURORA-HOLLAND, PT.1  
 S.H. NO. 5317-26.C  
 MAP NO. 0.64 & 0.69  
 PARCEL NO. 0.64

**OLEAN (WIDTH VARIES) ROAD**  
 (FORMERLY KNOWN AS CREEK ROAD)

**EXISTING TOPOGRAPHICAL SURVEY**  
**SK - 002**

TOPOGRAPHIC SURVEY  
 PART OF LOT 14, TOWNSHIP 9, RANGE 6  
 HOLLAND LAND COMPANY'S SURVEY  
 TOWN OF AURORA, ERIE COUNTY, NEW YORK

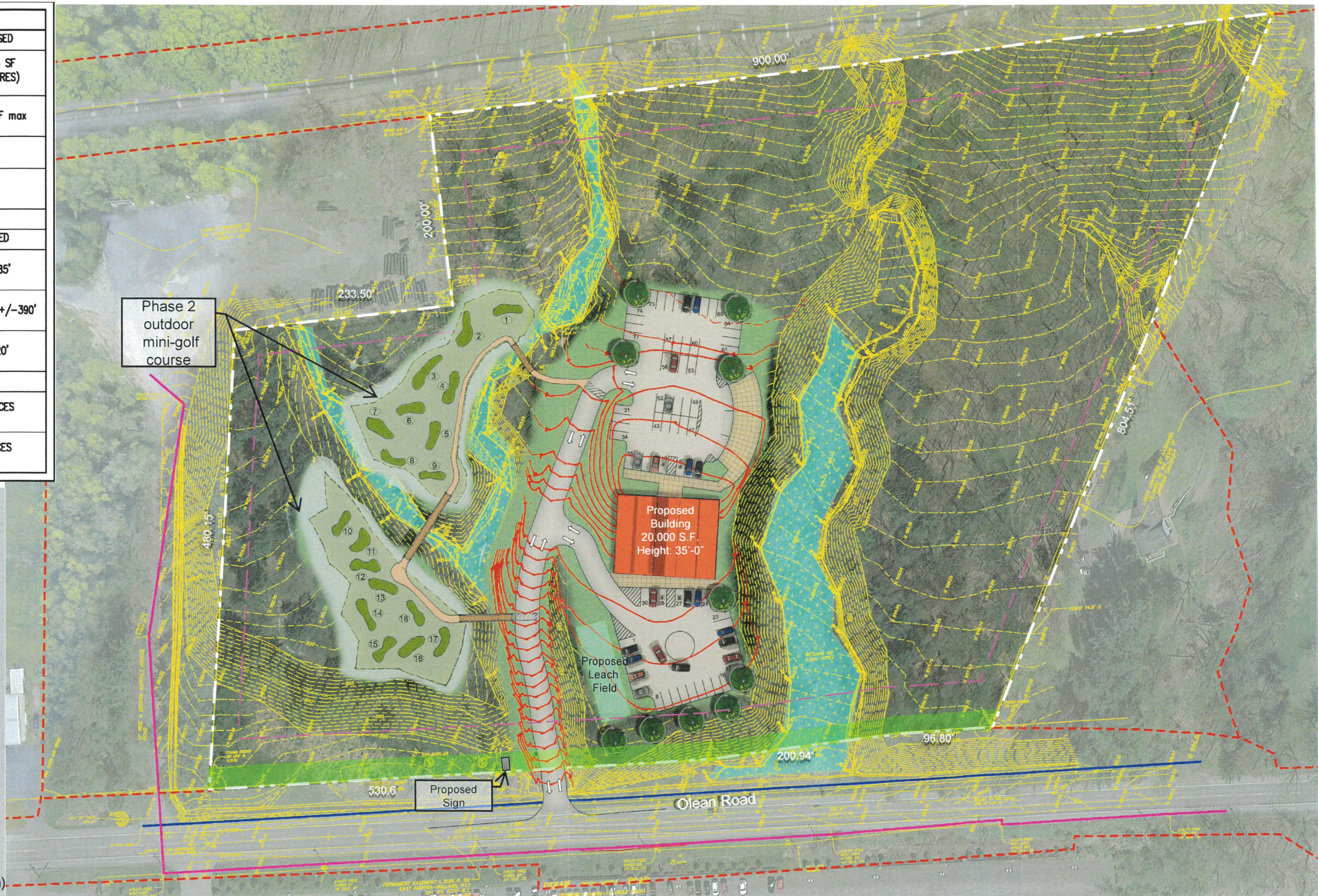
**GPI** **GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP**  
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
 4929 DENVER STREET, SUITE 100  
 BUFFALO, NEW YORK 14228  
 (716) 833-4844 FAX 833-4840

Job No. 8229 Date: MAY 5, 2020  
 Scale: 1" = 50' TAX No. 176.00-4-25.1



ZONING INFORMATION			
C-2 COMMERCIAL	REQUIRED	PROPOSED	
MIN. LOT AREA (S.F.) :	32,670 SF (3/4th OF AN ACRE)	627,874 SF (14.4 ACRES)	
BUILDING SIZE:	20,000 SF max	20,000 SF max	
MIN. LOT WIDTH:	100'	828'	
LOT FRONTAGE ON STREET	100'	828'	
Principal Use Required Yard Setbacks			
	REQUIRED	PROVIDED	
SETBACKS	FRONT	50' min.	
	SIDE	30' min - DISTANCE EQUAL OR GREATER THAN MEAN HEIGHT OF BUILDING	L: +/-420' R: +/-390'
	REAR	45' min - DISTANCE EQUAL OR GREATER THAN MEAN HEIGHT OF BUILDING	+/- 420'
HEIGHT:	35' max.	35'	
PARKING:	67 SPACES (1 p.s. per 300 s.f. of gross floor area)	77 SPACES	
ACCESSIBLE PARKING:	4 SPACES (per 2020 BC of NYS Table 1106.1)	4 SPACES	

LEGEND	
	Parcel Boundary
	Adjacent Parcels
	Zoning Setbacks
	Existing Topography
	Proposed Topography
	Buffer Zone
	Leach Field
	Wetlands
	Green Space
	Proposed Building
	Proposed Plaza
	Proposed Parking
	Electric
	Water
	Gas (South Side of Olean)



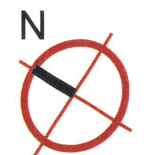
**Olean, LLC**

Proposed Conceptual Site Plan – Olean Rd. Golf Center (600 Olean Road)

SK - 001

March 21<sup>st</sup>, 2024–Town of Aurora Site Plan Review

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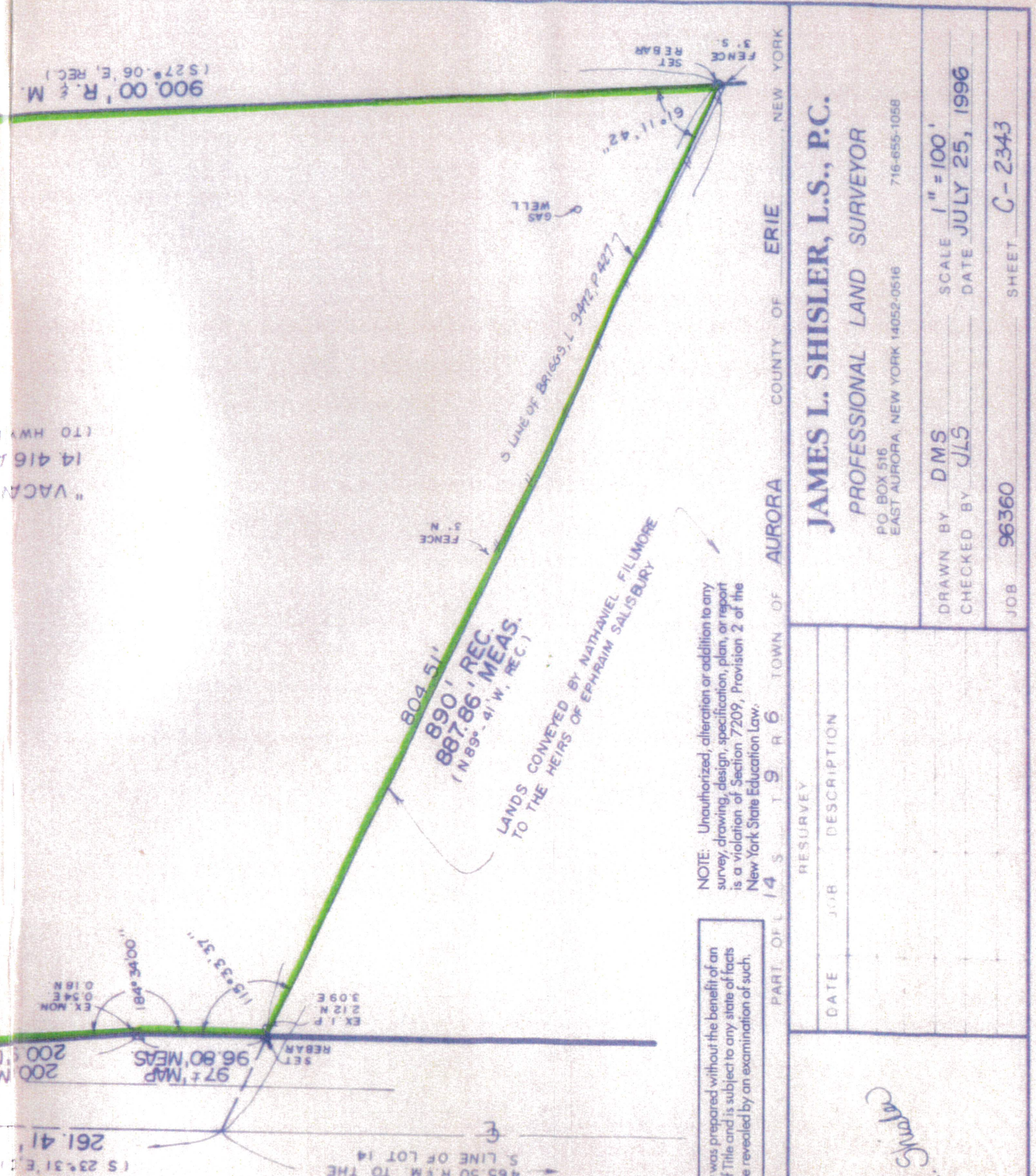
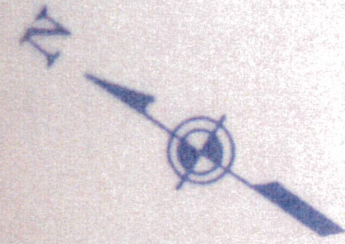
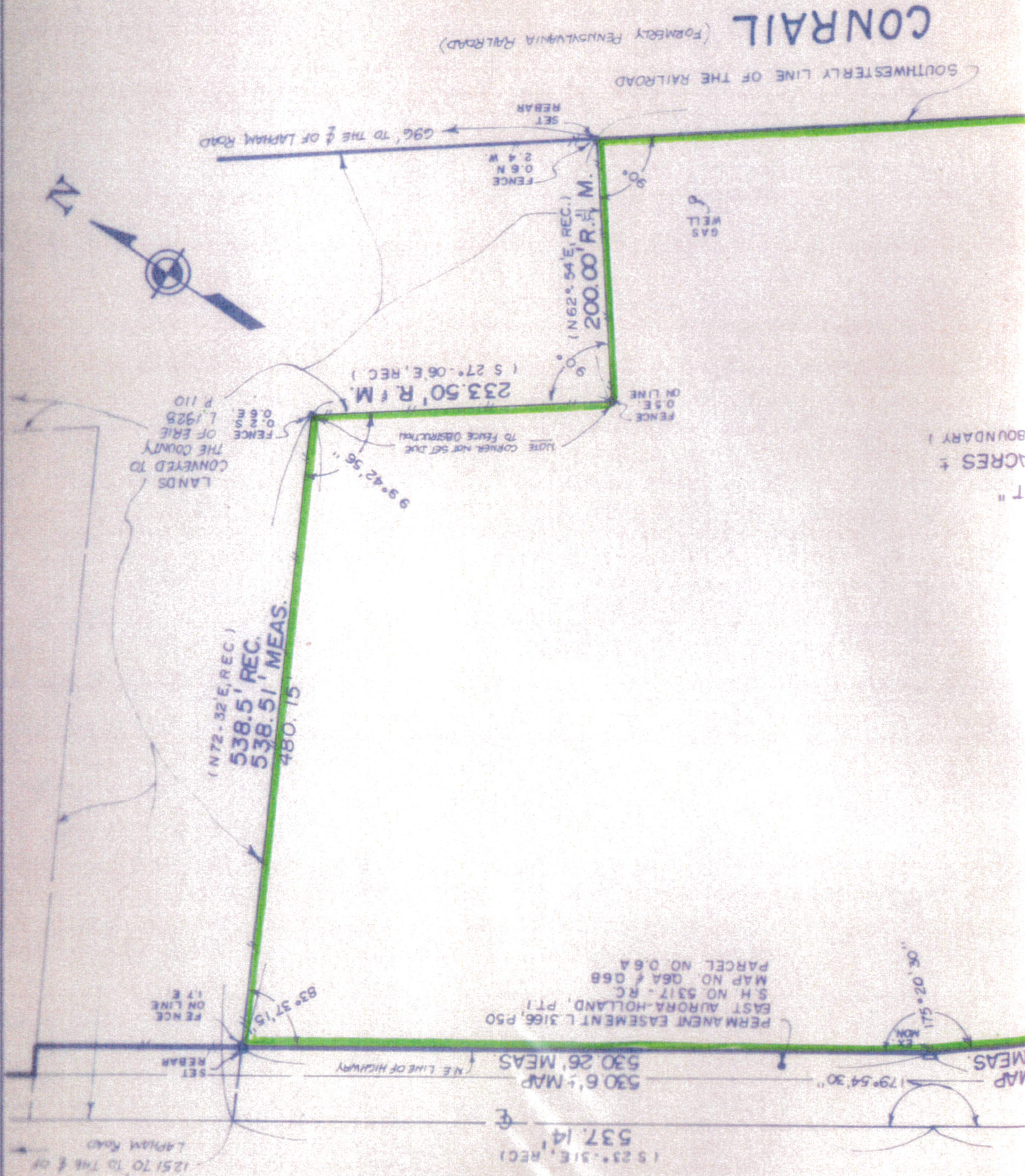


**FONTANESE  
FOLTS  
AUBRECHT  
ERNST**  
A PROFESSIONAL CORPORATION  
ARCHITECTS



# OLEAN ROAD

(WIDTH VARIES)



NOTE: This survey was prepared without the benefit of an Abstract of Title and is subject to any state of facts that may be revealed by an examination of such.

NOTE: Unauthorized, alteration or addition to any survey, drawing, design, specification, plan, or report is a violation of Section 7209, Provision 2 of the New York State Education Law.

PART OF L. 14 S. T. 9 R. 6 TOWN OF AURORA COUNTY OF ERIE NEW YORK	
DATE	RESURVEY DESCRIPTION
<p><b>JAMES L. SHISLER, L.S., P.C.</b>          PROFESSIONAL LAND SURVEYOR          P.O. BOX 516          EAST AURORA, NEW YORK 14052-0516 716-655-1058</p>	
DRAWN BY	DMS
CHECKED BY	JLS
SCALE	1" = 100'
DATE	JULY 25, 1996
JOB	96360
SHEET	C-2343

*James L. Shisler*