

AURORA MILLS

CLUSTER SUBDIVISION SKETCH PLAN

SHOWING:

89 PATIO HOMES LOTS ON PRIVATE (HOA) ROAD
 MINIMUM LOT SIZE 60' X 120' (7,200 S.F. = 0.17 ACRES)

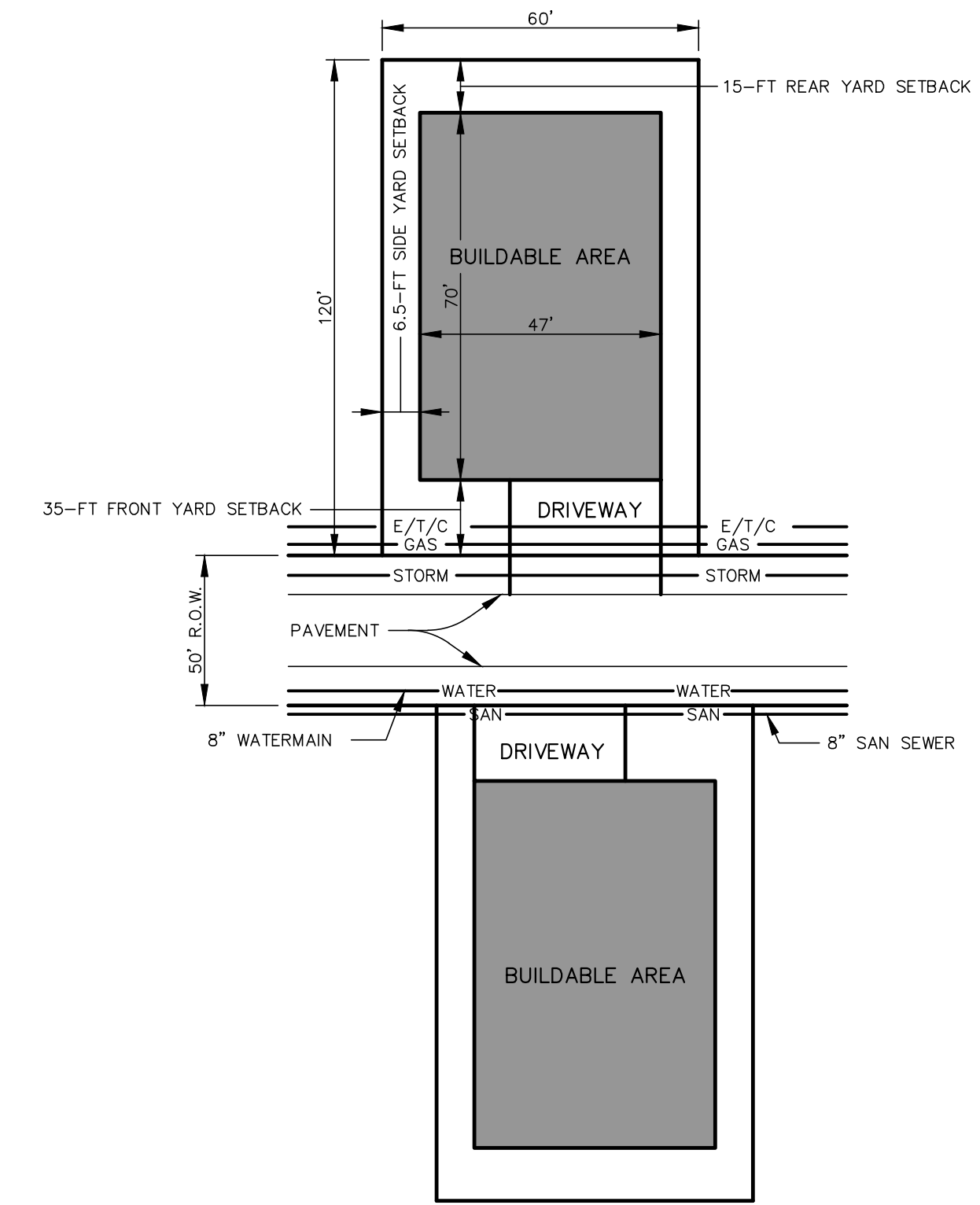
PUBLIC WATER SUPPLY - LEASE MANAGED BY ECWA, 8-INCH PVC LINE ON WEST SIDE OF MILL ROAD

PUBLIC SANITARY SEWER - INVESTIGATING EXTENSION OF ECSD #8

STORM WATER MANAGEMENT - ON SITE RETENTION PONDS WITH CONTROLLED DISCHARGE TO WEST BRANCH OF CAZENOVIA CREEK

PROPERTY ZONING - FIRST 300-FT OFF OF MILL ROAD ZONED R1, (RESIDENTIAL) REMAINDER OF PROPERTY ZONED A, (AGRICULTURAL)

LANDSCAPED AREA



AURORA MILLS TYPICAL LOT LAYOUT

SUBMITTALS

- 2/20/15 - INITIAL SUBMITTAL OF RIGHT TO BUILD PLAN AND CLUSTER SUBDIVISION LAYOUT TO MARTHA LIBROCK.
- 3/16/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION - COLOR PLAN TO ELIZABETH CASSIDY.
- 4/23/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION TO ELIZABETH CASSIDY.
- 5/11/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION TO MARTHA LIBROCK.
- 5/20/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION TO MARTHA LIBROCK.
- 9/21/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION TO MARTHA LIBROCK.
- 9/25/15 - REVISED AURORA MILLS CLUSTER SUBDIVISION TO MARTHA LIBROCK.

GROSS PROJECT AREA = 94.84 ACRES

- A1 = -5.19 ACRES (STEEP SLOPE/CREEKBANK)
- A2 = -2.63 ACRES (WETLANDS)
- A3 = -5.73 ACRES (STEEP SLOPE)

ACREAGE AVAILABLE FOR = 81.29 ACRES DEVELOPMENT

- PROPOSED CLUSTER DEVELOPMENT AREA = 17.10 ACRES
- STORM WATER PONDS = 1.69 ACRES
- PRIVATE ROAD AREA = 5.46 ACRES
- HOT BOX = 40 SQ.FT.
- PUMP STATION W/ FORCEMAIN EASEMENT = 0.14 ACRES

REMAINING GREEN AREA (HOA) = 56.90 ACRES (70%)



SCALE: 1"=150'
 GRAPHIC SCALE IN FEET

DRAWING REVISIONS	
ITEM	DESCRIPTION
1	REVISED AURORA MILLS CLUSTER SUBDIVISION PER TOWN BOARD
2	REVISED AURORA MILLS CLUSTER SUBDIVISION PER TOWN BOARD

DESIGNED BY:	PMB
DRAWN BY:	DLS
CHECKED BY:	
DATE:	2015

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PROPOSED AURORA MILLS CLUSTER SUBDIVISION
MILL ROAD
TOWN OF AURORA - ERIE COUNTY - NEW YORK
SKETCH PLAN

THIS SHEET ISSUED SEPTEMBER 25, 2015

CP16
 DRAWING SCALE: 1"=150'
 WSA PROJECT NO. 15012