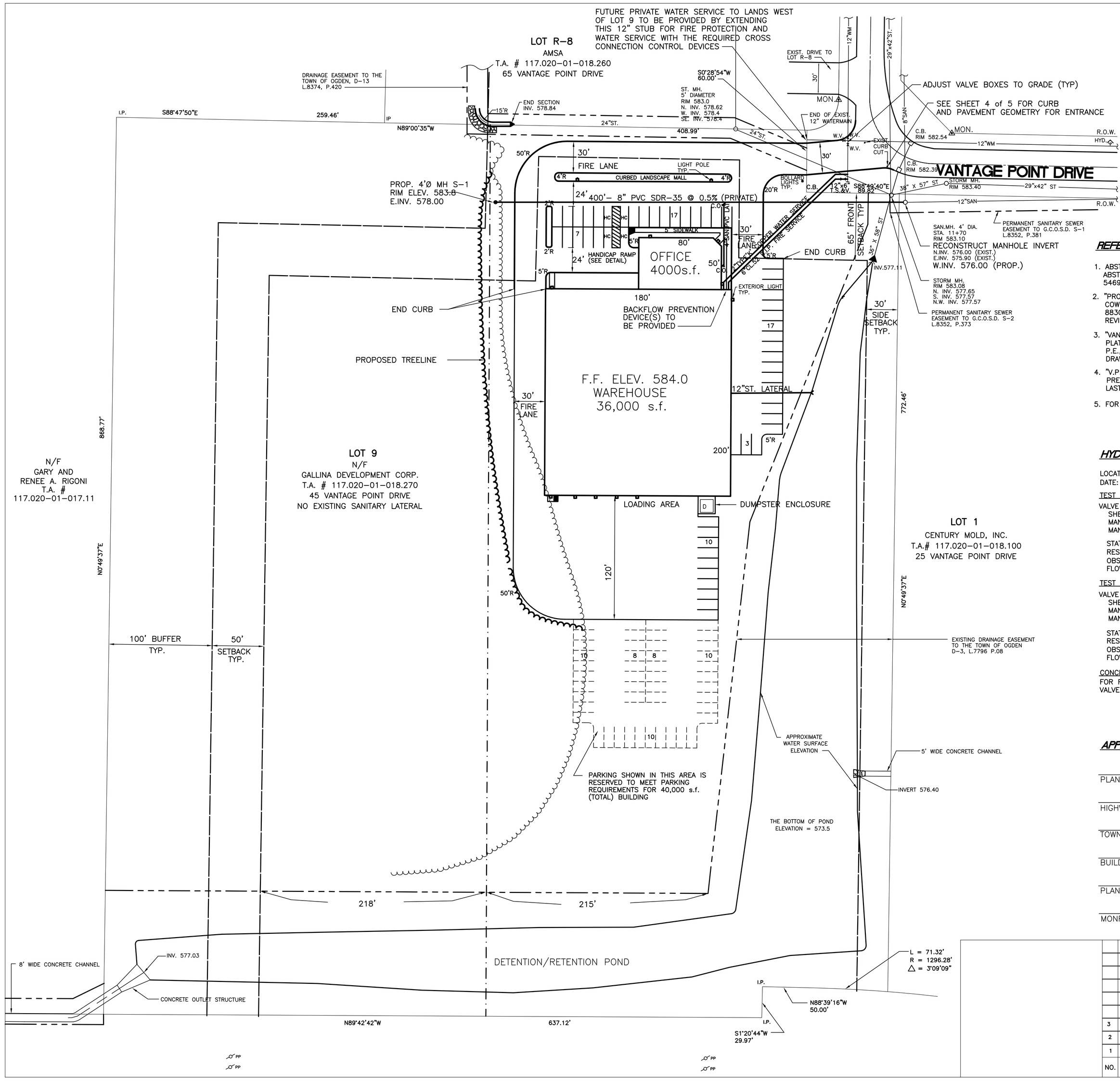
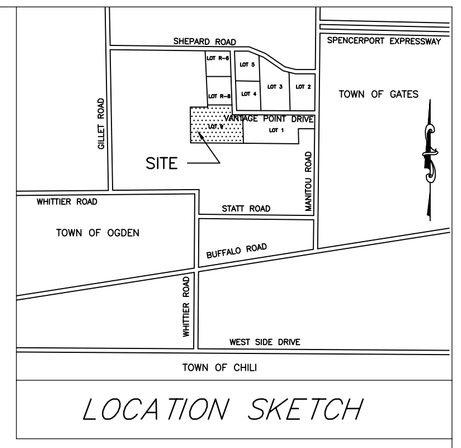


LEGEND

R.O.W.	R.O.W.
	PROPERTY LINE
	LEASE LINE
	EASEMENT LINE
	CENTERLINE
	EXISTING PAVEMENT
	CURBING
12" ST	EXISTING STORM SEWER/CB
12"W	EXISTING WATER
PP	POWER POLE
G	EXISTING GAS MAIN
8" SAN	EXISTING SANITARY SEWER
12" ST	NEW STORM/CB
12"W	NEW WATER
8" SAN	NEW SANITARY SEWER



LOCATION SKETCH

REFERENCES:

1. ABSTRACT OF TITLE PREPARED BY PUBLIC ABSTRACT CORPORATION, SEARCH NO. 54699, LAST DATED DECEMBER 5, 1988.
2. "PROPERTY LINE SURVEY" PREPARED BY COWIE, VAN LARE, P.C., DRAWING NO. 88304, DATED NOVEMBER 9, 1989, REVISED NOVEMBER 14, 1989.
3. "VANTAGE POINT BUSINESS CENTRE PRELIMINARY PLAT PLAN" PREPARED BY HENRY K. CORNELES, P.E., DATED 1/15/90, LAST REVISED 5/2/90, DRAWING NO. 2 OF 13.
4. "V.P.B.C. PRELIMINARY GRADING AND UTILITY PLAN" PREPARED BY HENRY K. CORNELES, P.E., DATED 1/15/90, LAST REVISED 5/14/90, DRAWING NO. 4 OF 13.
5. FOR GENERAL NOTES SEE DRAWING 4 of 5.

HYDRANT FLOW TEST:

LOCATION: 12" WATERMAIN ON VANTAGE POINT DRIVE
DATE: AUGUST 18, 1992

TEST 100-2

VALVE STATUS:
SHEPARD ROAD AND VANTAGE POINT DRIVE – CLOSED
MANITOU ROAD AND SHEPARD ROAD – CLOSED
MANITOU ROAD AND VANTAGE POINT DRIVE – OPEN

STATIC PRESSURE: 45 p.s.i.
RESIDUAL PRESSURE: 43 p.s.i.
OBSERVED FLOW: 1067 g.p.m.
FLOW AT 20 p.s.i.: 4175 g.p.m.

TEST 101-2

VALVE STATUS:
SHEPARD ROAD AND VANTAGE POINT DRIVE – OPEN
MANITOU ROAD AND SHEPARD ROAD – CLOSED
MANITOU ROAD AND VANTAGE POINT DRIVE – CLOSED

STATIC PRESSURE: 80 p.s.i.
RESIDUAL PRESSURE: 60 p.s.i.
OBSERVED FLOW: 1402 g.p.m.
FLOW AT 20 p.s.i.: 2537 g.p.m.

CONCLUSIONS:
FOR FIRE FLOW AND FOR DISTRIBUTION PURPOSES, THE VALVE CONFIGURATION FOR TEST 101-2 SHALL BE USED.

APPROVALS

PLANNING BOARD CHAIRMAN	DATE
HIGHWAY SUPERINTENDENT	DATE
TOWN ENGINEER	DATE
BUILDING INSPECTOR	DATE
PLANNING BOARD ATTORNEY	DATE
MONROE COUNTY WATER AUTHORITY	DATE

GENERAL NOTES

1. PROJECT SITE DATA:

TAX ACCOUNT NUMBER – 117.020-01-018.270
ZONING OF PARCEL – LIGHT INDUSTRIAL (RE-ZONED 9/27/89)

AREA OF PARCEL	–	14.78 ACRES
MINIMUM LOT WIDTH	–	250 FT.
MINIMUM LOT DEPTH	–	250 FT.
FRONT SETBACK	–	65 FT MINIMUM INTERNAL OR SUBDIVISION STREETS 100 FT MINIMUM ON EXISTING ARTERIAL OR COLLECTOR HIGHWAYS.
SIDE SETBACK	–	30 FT MINIMUM.
REAR SETBACK	–	50 FT MINIMUM (THE REAR SETBACK IS EXCLUSIVE OF AND IN ADDITION TO ANY BUFFER AREA REQUIREMENTS.)
BUFFER REQUIREMENTS	–	100 FT WHEN LIGHT INDUSTRIAL IS ADJACENT TO ANY OTHER DISTRICT.

MAXIMUM TOTAL LOT AREA COVERAGE BY BUILDING – 35%, ACTUAL – 6.2%

MAXIMUM TOTAL LOT AREA COVERAGE BY BUILDINGS, STRUCTURES AND PARKING AREAS – 70%, ACTUAL – 16.7%

APPROXIMATE GREENSPACE IS 83.3% OR 12.31 ACRES

MAXIMUM BUILDING HEIGHT – 35 FT (THREE STORIES) THIS PROPERTY – LESS THAN 35 FT.

PARKING REQUIREMENTS – ONE OFF STREET PARKING SPACE PER 400 SF OF GROSS FLOOR AREA OR ONE SPACE PER EMPLOYEE, WHICHEVER IS GREATER.

A) REQUIRED PARKING SPACES = 100
B) PARKING AVAILABLE = 100
C) PARKING PROVIDED = 54
50 REGULAR
4 HANDICAP

LOADING REQUIREMENTS:

A) FOR BUSINESS, OFFICE AND RESEARCH USES: LESS THAN 8,000 SF – NONE.
B) FOR BUSINESS, OFFICE AND RESEARCH USES: BETWEEN 8,000 SF AND 25,000 SF – ONE SPACE.
C) FOR MANUFACTURING, WHOLESALE AND STORAGE USES: ONE SPACE PER 10,000 OR LESS.
D) LOADING SPACES SHALL BE 14 FT WIDE, 60 FT LONG AND 15 FT WIDE.
E) LOADING AREA SHALL BE ON THOSE SIDES OF BUILDINGS WHICH DO NOT FACE STREETS.

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK 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 ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. 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.

NO.	REVISION	DATE	ENG.	DR. BY
3	PER MCWA COMMENTS	9/15/94	CJD	CWR
2	PER PLANNING BOARD COMMENTS	9/9/94	CJD	CWR
1	PER PLANNING BOARD, MCWA, MCPW, AND TOWN ENGINEER	9/7/94	CJD	CWR

SITE AND UTILITY PLAN
45 VANTAGE POINT DRIVE

TOWN LOT 142, TOWNSHIP 3, RANGE 1
TOWN OF OGDEN, COUNTY OF MONROE, STATE OF NEW YORK

CORNELES ENGINEERING, P.C.
3495 WINTON PLACE • BUILDING 'E' • SUITE 1
ROCHESTER, NEW YORK 14623
TEL. 716-427-0320 FAX. 716-427-0415

CLIENT:
GALLINA DEVELOPMENT CORP.
84 HUMBOLT STREET
ROCHESTER, NEW YORK 14609
(716) 288-6383

T.A. NO.: 117.020-01-018.270

DATE:	DESIGNED BY:	DRAWN BY:	SCALE:	SHT. NO.:	DWG. NO.
AUG. 1994	C.J.D.	C.W.R.	1"=50'	1 of 5	94083SP1