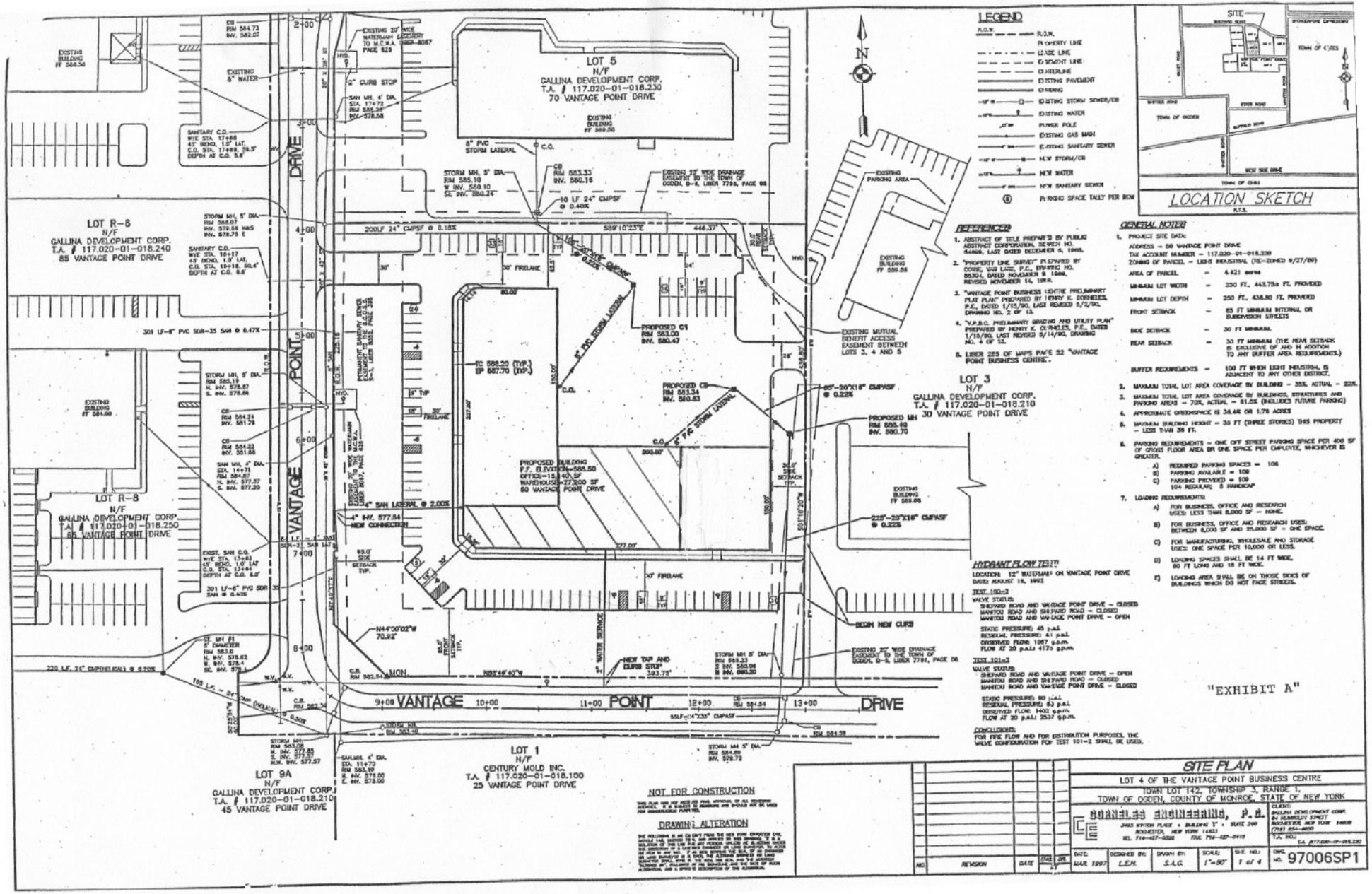
LEGEND
R.O.W.
PROPERTY LINE
LEASE LINE
EASEMENT LINE
CENTERLINE
EXISTING PAVEMENT
CURBING
EXISTING STORM SEWER/CB
EXISTING WATER
POWER POLE
EXISTING GAS MAIN
EXISTING SANITARY SEWER
NEW STORM/CB
NEW WATER
NEW SANITARY SEWER
PARKING SPACE TALLY PER ROW
LOCATION SKETCH
SITE
TOWN OF OGDEN
TOWN OF CHILI
LOT 5
N/F
GALLINA DEVELOPMENT CORP.
T.A. # 117.020-01-018.230
70 VANTAGE POINT DRIVE
LOT R-6
N/F
GALLINA DEVELOPMENT CORP.
T.A. # 117.020-01-018.240
85 VANTAGE POINT DRIVE
LOT R-8
N/F
GALLINA DEVELOPMENT CORP.
T.A. # 117.020-01-018.250
65 VANTAGE POINT DRIVE
LOT 9A
N/F
GALLINA DEVELOPMENT CORP.
T.A. # 117.020-01-018.210
45 VANTAGE POINT DRIVE
LOT 1
N/F
CENTURY MOLD INC.
T.A. # 117.020-01-018.100
25 VANTAGE POINT DRIVE
LOT 3
N/F
GALLINA DEVELOPMENT CORP.
T.A. # 117.020-01-018.210
30 VANTAGE POINT DRIVE
VANTAGE POINT DRIVE
EXISTING BUILDING FF 566.50
EXISTING BUILDING FF 564.00
EXISTING BUILDING FF 580.50
EXISTING BUILDING FF 580.55
EXISTING BUILDING FF 569.68
EXISTING PARKING AREA
EXISTING MUTUAL BENEFIT ACCESS EASEMENT BETWEEN LOTS 3, 4 AND 5
EXISTING 8" WATER
EXISTING 20' WIDE WATERMAIN EASEMENT TO M.C.W.A. LIBER 8087 PAGE 629
EXISTING 20' WIDE DRAINAGE EASEMENT TO THE TOWN OF OGDEN, D-S, LIBER 7786, PAGE 08
2" CURB STOP
SAN MH, 6' DIA. STA. 17+72 RIM 585.26' INV. 578.58
SANITARY C.O. WYE STA. 17+68 45° BEND, 1.0' LAT. C.O. STA. 17+69, 28.5' DEPTH AT C.O. 5.8'
STORM MH, 5' DIA. RIM 585.10 W INV. 580.10 SE INV. 580.24
8" PVC STORM LATERAL
CB RIM 583.33 INV. 580.16
10 LF 24" CMPSF @ 0.40%
200LF 24" CMPSF @ 0.18%
STORM MH, 5' DIA. RIM 586.07 INV. 579.68 W&S INV. 579.75 E
SANITARY C.O. WYE STA. 16+37 45° BEND, 1.0' LAT. C.O. STA. 16+18, 60.4' DEPTH AT C.O. 5.8'
301 LF-8" PVC SDR-35 SAN @ 0.47%
STORM MH, 5' DIA. RIM 585.19 W. INV. 578.67 S. INV. 578.86
CB RIM 584.24 INV. 581.79
CB RIM 584.33 INV. 581.58
SAN MH, 4' DIA. STA. 14+71 RIM 584.87 N. INV. 577.37 S. INV. 577.29
EXIST. SAN C.O. WYE STA. 13+61 45° BEND, 1.0' LAT. C.O. STA. 13+61 DEPTH AT C.O. 6.8'
301 LF-6" PVC SDR SAN @ 0.40%
220 LF. 24" CMPH(CAL) @ 0.70%
165 LF. - 24" CMPH (CAL) @ 0.50%
ST. MH #1 5' DIAMETER RIM 583.0 N. INV. 578.62 W. INV. 578.4 SE. INV. 578.4
STORM MH RIM 583.06
STORM MH RIM 583.40
STORM MH RIM 583.06 N. INV. 577.45 S. INV. 577.57 W.M. INV. 577.57
SANMH, 4' DIA. STA. 11+70 RIM 583.10 N. INV. 578.00 E. INV. 578.00
STORM MH, 5' DIA. RIM 585.23 S INV. 580.06 W INV. 580.20
STORM MH 5' DIA. RIM 584.86 INV. 579.72
PROPOSED CB RIM 583.00 INV. 580.47
PROPOSED CB RIM 583.34 INV. 580.83
PROPOSED MH RIM 585.40 INV. 580.70
PROPOSED BUILDING F.F. ELEVATION=588.50 OFFICE=15,140 SF WAREHOUSE=77,200 SF 60 VANTAGE POINT DRIVE
EG 586.20 (TYP.) EP 587.70 (TYP.)
4" SAN LATERAL @ 2.00%
4" INV. 577.54 NEW CONNECTION
EXISTING 8" WATER MAIN TO BE RELOCATED PERMANENT SANITARY SEWER EASEMENT TO THE TOWN OF OGDEN, D-S, LIBER 8087, PAGE 629
6" FIRE SERVICE
NEW TAP AND CURB STOP 393.75'
BEGIN NEW CURB
65'-20"X16" CMPASF @ 0.22%
225'-20"X16" CMPASF @ 0.22%
S89°10'23"E 446.37'
N44°00'02"W 70.92'
N89°49'40"W
S01°49'40"E 235' CMPASF
30' FIRELANE
5' TYP
24' SETBACK TYP.
55.0' SIDE SETBACK TYP.
100.00'
200.00'
277.00'
227.00'
NEW SIDE DRIVE
WATER SERVICE
SEWER SERVICE
STORM SEWER
NOT FOR CONSTRUCTION
DRAWING ALTERATION
REFERENCES
1. ABSTRACT OF TITLE PREPARED BY PUBLIC ABSTRACT CORPORATION, SEARCH NO. 84668, LAST DATED DECEMBER 6, 1989.
2. "PROPERTY LINE SURVEY" AS PREPARED BY COYNE, VAN LARE, P.C., DRAWING NO. 88304, DATED NOVEMBER 8 1988, REVISED NOVEMBER 14, 1989.
3. "VANTAGE POINT BUSINESS CENTRE PRELIMINARY PLAT PLAN" PREPARED BY HENRY K. CORNELIUS, 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. CORNELIUS, P.E., DATED 1/15/90, LAST REVISED 5/14/90, DRAWING NO. 4 OF 13.
5. LIBER 225 OF MAPS PAGE 52 "VANTAGE POINT BUSINESS CENTRE."
GENERAL NOTES
1. PROJECT SITE DATA:
ADDRESS – 50 VANTAGE POINT DRIVE
TAX ACCOUNT NUMBER – 117.020-01-018.230
ZONING OF PARCEL – LIGHT INDUSTRIAL (RE-ZONED 9/27/89)
AREA OF PARCEL – 4.421 acres
MINIMUM LOT WIDTH – 250 FT., 443.75± FT. PROVIDED
MINIMUM LOT DEPTH – 250 FT., 438.80 FT. PROVIDED
FRONT SETBACK – 85 FT MINIMUM INTERNAL OR SUBDIVISION STREETS
SIDE SETBACK – 30 FT MINIMUM.
REAR SETBACK – 30 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.
2. MAXIMUM TOTAL LOT AREA COVERAGE BY BUILDING – 35% ACTUAL – 22%.
3. MAXIMUM TOTAL LOT AREA COVERAGE BY BUILDINGS, STRUCTURES AND PARKING AREAS – 70% ACTUAL – 81.5% (INCLUDES FUTURE PARKING)
4. APPROXIMATE GREENSPACE IS 34.4% OR 1.79 ACRES
5. MAXIMUM BUILDING HEIGHT – 35 FT (THREE STORIES) THIS PROPERTY – LESS THAN 35 FT.
6. 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 = 106
B) PARKING AVAILABLE = 109
C) PARKING PROVIDED = 109
104 REGULAR; 5 HANDICAP
7. 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, 80 FT LONG AND 15 FT HIGH.
E) LOADING AREA SHALL BE ON THOSE SIDES OF BUILDINGS WHICH DO NOT FACE STREETS.
HYDRANT FLOW TEST
LOCATION: 12" WATERMAIN ON VANTAGE POINT DRIVE
DATE: AUGUST 16, 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: 41 p.s.i.
OBSERVED FLOW: 1067 g.p.m.
FLOW AT 20 p.s.i.: 1173 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: 63 p.s.i.
OBSERVED FLOW: 1402 g.p.m.
FLOW AT 20 p.s.i.: 2537 g.p.m.
CONCLUSION:
FOR FIRE FLOW AND FOR DISTRIBUTION PURPOSES, THE VALVE CONFIGURATION FOR TEST 101-2 SHALL BE USED.
"EXHIBIT A"
SITE PLAN
LOT 4 OF THE VANTAGE POINT BUSINESS CENTRE
TOWN LOT 142, TOWNSHIP 3, RANGE 1,
TOWN OF OGDEN, COUNTY OF MONROE, STATE OF NEW YORK
BARKLESS ENGINEERING, P.E.
3465 WINTON PLACE • BUILDING 'F' • SUITE 209
ROCHESTER, NEW YORK 14623
TEL. 716-427-0320 FAX. 716-427-0415
CLIENT:
GALLINA DEVELOPMENT CORP.
84 HUMBOLDT STREET
ROCHESTER, NEW YORK 14608
(716) 454-4000
T.A. NO.:
T.A. #117.020-01-018.230
NO. REVISION DATE ENG. BY
DATE: MAR 1997
DESIGNED BY: L.E.H.
DRAWN BY: S.A.G.
SCALE: 1"=80'
SHT. NO.: 1 of 1
DWG. NO.: 97006SP1