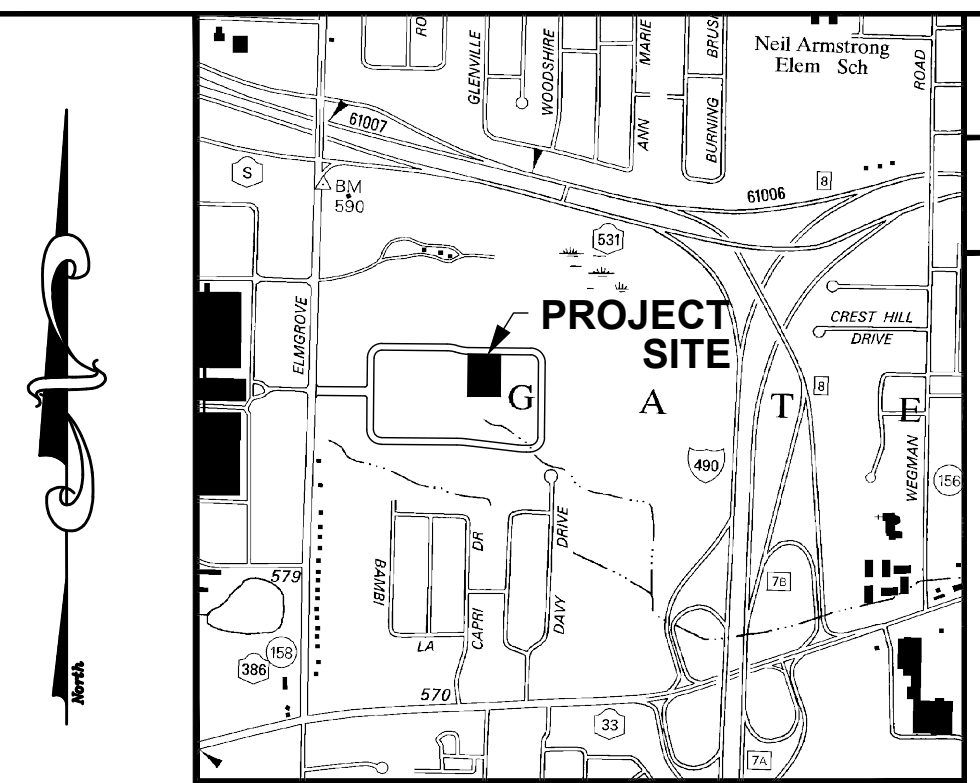


GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF GATES.
- UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE HORIZONTAL AND VERTICAL LOCATIONS. THE CONTRACTOR SHALL BEAR THE RESPONSIBILITY OF VERIFYING UTILITY LOCATION AND SIZES. THE CONTRACTOR SHALL CALL CENTRAL STAKEOUT (1-800-962-7962) PRIOR TO COMMENCING WORK TO HAVE UTILITIES STAKED IN THE FIELD.
- THE CONTRACTOR IS TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES, MAINS, SERVICES, ETC. PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION. IF DURING CONSTRUCTION EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR BEARS THE RESPONSIBILITY AND EXPENSE TO REPAIR THE DAMAGED UTILITIES BOTH PUBLIC AND PRIVATE TO THE SATISFACTION OF THE UTILITY OWNERS.
- THE CONTRACTOR WILL PROTECT AND PRESERVE ALL PROPERTY CORNERS, MONUMENTS, MARKERS, ETC., AT ALL TIMES. THE CONTRACTOR WILL REPLACE AS NECESSARY AT HIS EXPENSE.
- PAVEMENT MARKINGS, TRAFFIC SIGNALS AND/OR SIGNS THAT HAVE BEEN DISTURBED BY THE CONSTRUCTION OPERATIONS SHALL BE RESTORED IN A MANNER CONFORMING TO THE TOWN OF GATES SPECIFICATIONS/REGULATIONS.
- THE CONTRACTOR WILL PROTECT AND MAINTAIN AT ALL TIMES DRAINAGE SWALES, PIPES, TILES, ETC. AND INSTALL EROSION MEASURES PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION CONTROL DEVICES UNTIL A PERMANENT COVER OF VEGETATION HAS BEEN ESTABLISHED.
- IT IS THE INTENTION DURING THE PROJECT TO PROTECT AND PRESERVE, WHEREVER POSSIBLE, TREES, BUSHES, ETC. PRESERVATION MAY INCLUDE COMPLETE AVOIDANCE, PROTECTIVE FENCING AND/OR CONSULTATION WITH A TREE SURGEON. IF IT IS NECESSARY THAT A TREE OR BUSH, OTHER THAN THOSE MARKED ON THE PLANS, BE REMOVED, THE CONTRACTOR WILL COORDINATE THE REMOVAL WITH THE TOWN OF GATES, THE ENGINEER AND THE PROPERTY OWNER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SAFETY MEASURES TO PROTECT THE PUBLIC WITHIN THE WORK ZONE AREA AT ALL TIMES THROUGH THE USE OF ORANGE CONSTRUCTION FENCING, CONES, CONSTRUCTION SIGNS, SIDEWALK CLOSED SIGNS, COVERING OR BACKFILLING EXCAVATIONS, OR USING OTHER DEVICES DEEMED NECESSARY AND APPROPRIATE.
- ALL SIGNS AND LOCATIONS SHALL CONFORM TO TOWN OF GATES STANDARDS.
- THE BUILDING SHALL HAVE AN INTERNAL FIRE PROTECTION SPRINKLER SYSTEM.
- THE CONTRACTOR SHALL PROVIDE WATER ON SITE AS NEEDED.
- THERE WILL BE NO OUTSIDE STORAGE OF VEHICLES/MATERIALS PERMITTED ON THE PROPERTY.
- ALL SIGNAGE IS TO CONFORM TO THE TOWN OF GATES STANDARDS.
- THE DETENTION POND, CULVERTS ETC. ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- AS-BUILTS TO BE PROVIDED BY OWNER

APPROVALS

PLANNING BOARD CHAIRMAN	DATE
TOWN ENGINEER	DATE
DIRECTOR OF PUBLIC WORKS	DATE
FIRE MARSHAL	DATE



- LOCATION MAP LEGEND**
- EXISTING PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EXISTING EASEMENT LINE
 - PROPOSED PAVEMENT EDGE
 - EXISTING CENTERLINE
 - PROPOSED NUMBER OF PARKING SPACES
 - PROPOSED ACCESSIBLE PARKING
 - PROPOSED SIGN
 - PROPOSED LIGHT POLE - 20' HIGH, 1 FIXTURE, 111W, 65 LED
 - PROPOSED BUILDING MOUNT LIGHT - 18' HIGH, 1 FIXTURE, 74W, 30 LED
 - PROPOSED ARCHITECTURAL BOLLARD LIGHT - 3.5' HIGH, 1 FIXTURE, 35W, COMPACT FLUORESCENT
 - EXISTING MONUMENT
 - EXISTING SURVEY PIN/PIPE

SITE DATA:
OWNER: GALLINA DEVELOPMENT CORP.
 1890 S WINTON RD STE 100
 ROCHESTER, NY 14618

TAX NO.:
 118.11-01-69

ZONING: GENERAL INDUSTRIAL

AREA: 2.78 ACRES
 121,097 SF

ZONING REQUIREMENTS:

GENERAL INDUSTRIAL	REQUIRED	PROPOSED:
FRONT YARD:	35'	106'
SIDE YARD:	15'	15.3'
REAR YARD:	40'	151.7'
BUILDING HEIGHT:	50' MAX.	22' APPROX.
WAREHOUSE:	35'	35'

PARKING REQUIRED:
 OFFICE = 1/200 SF (50%)
 WAREHOUSE = 1/400 SF (50%)
 BLDG. AREA = 27,600 SF
 200 SF x 13,800 SF = 69 SPACES
 400 SF x 13,800 SF = 35 SPACES
 TOTAL REQUIRED = 104 SPACES

PARKING PROVIDED

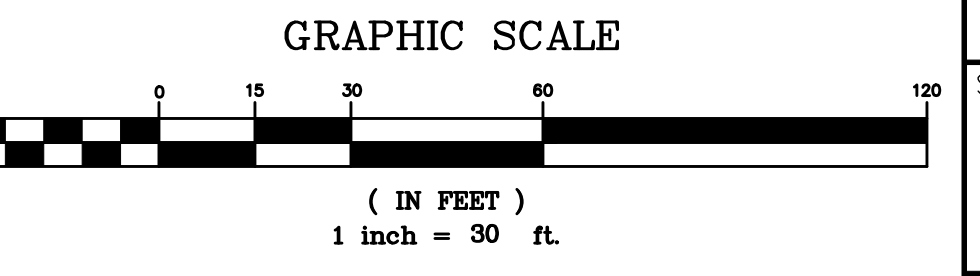
PROPOSED STANDARD	69 SPACES
ACCESSIBLE	5 SPACES
LANDBANK	30 SPACES
TOTAL	104 SPACES

COVERAGE
IMPERVIOUS COVERAGE
 PROPOSED: 68.7%
BUILDING COVERAGE
 REQUIRED: 45% MAX.
 PROPOSED: 22.8%

FLOOD PLAIN:
 THIS PARCEL, AS SHOWN, DOES NOT FALL WITHIN THE 100 YEAR FLOODPLAIN AS DESIGNATED ON FLOOD INSURANCE RATE MAP, TOWN OF GATES, MAP NO. 36055001886, EFFECTIVE AUGUST 28, 2008 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

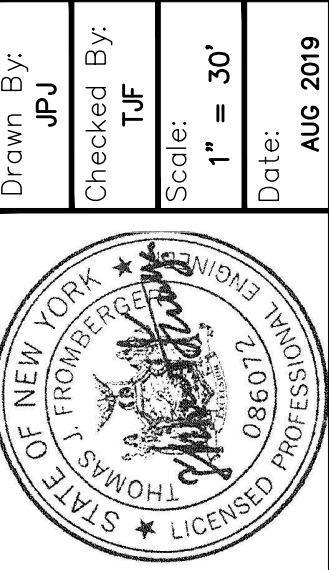
WETLANDS:
 NO STATE OR FEDERAL WETLANDS ARE LOCATED ON THIS LOT SITE PER AGENCY WEB MAPPING.

- REFERENCES:**
- LIBER 301 OF MAPS, PAGE 20 ELMGROVE CROSSING PHASE 1
 - LIBER 302 OF MAPS, PAGE 8 ELMGROVE CROSSING RESUBDIVISION
 - ASBUILT SANITARY SEWER RECORD MAP "ELMGROVE CROSSING SUBDIVISION" DONE BY JAMES H. MISSELL AND ASSOCIATES ON DEC. 10 1999.
 - LOT R-17, ROTORK CONTROLS, INC. BY SEA CONSULTANTS, DATED OCT. 18 1999.
 - TOPOGRAPHIC SURVEY OBTAINED BY MRB GROUP ON 8/16/2019.
 - ELEVATIONS ARE REFERENCED TO THE 1988 NGVD.
 - HORIZONTAL DATUM NAD 1983.



4.	REVISED PER PLANNING BOARD COMMENTS	KJM	9/24/19
3.	REVISED PER MOWA COMMENTS	KJM	9/24/19
2.	REVISED PER MOWA COMMENTS	KJM	9/24/19
1.	REVISED PER PLANNING BOARD COMMENTS	KJM	9/27/19
No.	Revisions and Descriptions		

SITE PLAN
 Project Title: **ELMGROVE CROSSING LOT 18 SITE DEV.**
525 MILE CROSSING BOULEVARD
TOWN OF GATES, MONROE Co.



MRB group
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 Suite 160, Rochester, New York 14620
 Phone: 585-381-9250
 www.mrbgroup.com

Sheet No. **G-1**

Project No. **3356.13001**

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 PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY MANNER IF AN ITEM BEARING THE SEAL OF AN 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."