APPROVALS:

TOWN ENGINEER	DATE:	WATER AND UTILITIES SUPERINTENDENT	DATE:
HIGHWAY SUPERINTENDENT	DATE:	PLANNING BOARD CHAIRMAN	DATE:

REPUTEDLY
R.J. GULLO PROPERTIES #2, LLC TAX MAP NO. 029.38-1-1
LIBER 1132 OF DEEDS, PAGE 327
(LOT 123 OF FARMINGTON PONDS SUBDIVISION)

SOUTH LINE OF "FARMINGTON PONDS RESUB."

FENCE POST 2.7' SOUTH 5.0' EAST

68.72' S83°16'40"E 444.61' S83°16'40"E

FENCE POST HOLE 0.4' SOUTH

47.08'

PROPOSED 10' WIDE SIDEWALK EASEMENT

PROPOSED 20' WIDE SANITARY SEWER EASEMENT

DETENTION POND

177 POTENTIAL PARKING SPACES

28 POTENTIAL PARKING SPACES

100' FRONT YARD SETBACK

30' SIDE YARD SETBACK

PROPERTY LINE ALONG WIRE FENCE

30' SIDE YARD SETBACK

INLET RIM=613.63 EAST INVT=610.87

INLET RIM=613.72 EAST INVT=610.30 WEST INVT=610.54

RW D-3A=614.37 NORTH INVT=608.98 SOUTH INVT=609.18 WEST INVT=609.19

L=46.51' R=375.00' A=07°24'41" C. LEN=46.47' BRG=N09°13'23"E

N12°54'30"E 78.52'

ELIZABETH WAY (50' WIDE) 32.8'

BEGIN 3' TRANSITION CURBING

8" D.I. WATERLINE

12" R.C.P. STORM SEWER

BEGIN 3' TRANSITION CURBING

MIX "B" LAWN SEED ON POND SIDESLOPES WITH JUTE MESH FABRIC(TYP.)

STONE LINING (TYP.)

STOP

CROSSWALK

5" HIGH CONCRETE CURBING

END 3' TRANSITION CURBING

ASPHALT PAVEMENT

WOOD FENCE ENCLOSED CONCRETE DUMPSTER PAD (SEE DETAIL)

END CONCRETE CURBING

LAWN

EDGE OF ASPHALT PAVEMENT

LOT AREA = 37,537SQ.FT.

ASPHALT PAVEMENT

LOT NO 122 OF FARMINGTON PONDS SUBD.

LOT AREA = 4.745 ACRES

AT GRADE OVERHEAD DOOR

PROPOSED BUILDING ONE STORY 32,000 S.F. F.F.E.=625.50'

WEST LINE OF MAP REF. NO. 1
EAST LINE OF "FARMINGTON PONDS RESUB."

TOTAL AREA= 5.607 ACRES

EDGE OF ASPHALT PAVEMENT

6" HIGH CONCRETE CURBING (TYP.)

WOOD FENCE ENCLOSED CONCRETE DUMPSTER PAD

ASPHALT PAVEMENT

INLET RIM=620.84 EAST INVT=618.25 WEST INVT=618.31

INLET RIM=620.87 EAST INVT=618.40

RW D-3B=621.90 NORTH INVT=615.46 WEST INVT=615.54

CONCRETE GUTTER

SIDEWALK PORCH ROOF LINE

ASPHALT PAVEMENT (SEE DETAIL)

ACCCESSIBLE RAMP (SEE DETAIL)

6" HIGH INTEGRAL CONCRETE CURB

4" WIDE PAINTED YELLOW PARKING SPACE STRIPE (TYP.)

10' WIDE CONCRETE SIDEWALK WITH INTEGRAL 6" HIGH CURB REVEAL(TYP.) (SEE DETAIL)

END CONCRETE CURBING

LAWN

N83°11'30"W 82.00'

5' WIDE CONCRETE SIDEWALK

EDGE OF ASPHALT PAVEMENT(SEE DETAIL)

EDGE OF SHOULDER

RNW 13

N83°11'30"W 441.35'

5' WIDE CONCRETE SIDEWALK(SEE DETAIL)

25' HIGH LIGHTPOLE AND FIXTURE (TYP.)

BEGIN 3' TRANSITION CURBING

PROPOSED 10' WIDE SIDEWALK EASEMENT

PROPOSED 20' WIDE WATERMAIN EASEMENT

EXISTING 8" WATER LINE

NYSDOT MINOR COMMERCIAL DRIVEWAY DETAIL AND PERMIT REQUIRED

END FENCE POST 0.9' SOUTH & 0.3' WEST

BEGIN 3' TRANSITION CURBING

32.8' 24' 32.8'

0' 20' 40' 60'

SCALE: 1 INCH = 20 FEET

DATUM NOTE

PROJECT BENCHMARK IS WEST BONNET BOLT OF HYDRANT LOCATED AT ELIZABETH WAY CENTERLINE STATION 9+91 AND 19' EAST OF CENTERLINE. ELEVATION IS 614.86.

NEW YORK STATE ROUTE 96

PLANT MATERIAL SCHEDULE

KEY	QUAN.	LATIN NAME	COMMON NAME	CAL.	ROOT	NOTES
PS	6	PRUNUS SERRULATA 'ROYAL BURGUNDY'	ROYAL BURGUNDY FLOWERING CHERRY	1 1/2"	B & B	15'-20' O.C.
AG	27	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	1 1/2"	B & B	12'-15' O.C.
PFT	20	POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA	1 1/2"	B & B	4'-5' O.C.
SBA	34	SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA		NO.3	4'-5' O.C.
RNW	21	ROSA 'NEARLY WILD'	NEARLY WILD ROSE		NO.2	3'-4' O.C.
AS	12	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE		NO.15	12'-16' O.C.
FA	20	FRAXINUS AMERICANA	AUTUMN PURPLE ASH		NO.15	12'-16' O.C.
PM	11	PSEUDOTSUGA 'MENZIESII'	DOUGLAS FIR		B&B	8'-10' O.C.

REPUTEDLY
JEFFERY AND DARLENE ROGERS
TAX MAP NO. 029.00-1-55
LIBER 1037 OF DEEDS, PAGE 948

REPUTEDLY
ARTHUR C. AND SYLVIA ROGERS
TAX MAP NO. 029.00-1-54
LIBER 646 OF DEEDS, PAGE 783

S85°53'54"W 466.89'

SITE PLAN NOTES:

1. MANHOLES, CATCH BASINS, CLEAN-OUTS, VALVE BOXES, FRAMES, COVERS AND GRATES REMAINING IN USE SHALL BE LOCATED AND PROTECTED.
2. CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES AND UTILITIES SHOWN ON EXISTING CONDITIONS PLAN PRIOR TO COMMENCEMENT OF SITE WORK. ANY AND ALL DISCREPANCIES ARE TO BE DOCUMENTED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE AT THE TIME OF DISCOVERY.
3. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
4. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BONDS REQUIRED FOR ALL ON-SITE AND OFF-SITE WORK INCLUDING DEMOLITION, DRAINAGE, EARTHWORK, SITE, UTILITY AND BUILDING WORK.
5. NEW SIGNS PER THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" DATED MARCH 2001.
6. ALL LIGHTING IS TO BE DARK SKY COMPLIANT.

LANDSCAPING PLAN NOTES:

1. MANHOLES, CATCH BASINS, CLEAN-OUTS, VALVE BOXES, FRAMES, COVERS AND GRATES REMAINING IN USE SHALL BE LOCATED AND PROTECTED.
2. CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES AND UTILITIES SHOWN ON EXISTING CONDITIONS PLAN PRIOR TO COMMENCEMENT OF SITE WORK. ANY AND ALL DISCREPANCIES ARE TO BE DOCUMENTED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE AT THE TIME OF DISCOVERY.
3. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
4. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BONDS REQUIRED FOR ALL ON-SITE AND OFF-SITE WORK INCLUDING DEMOLITION, DRAINAGE, EARTHWORK, SITE, UTILITY, LANDSCAPING AND BUILDING WORK.
5. ALL PLANTS SHALL MEET OR EXCEED THE REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1.
6. ONE YEAR GUARANTEE TO BE PROVIDED ON ALL PLANT MATERIAL INCLUDING LAWNS FROM FINAL ACCEPTANCE DATE.
7. ALL PLANTING BEDS TO RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH AND WEED BARRIER.
8. NO TREES ARE TO BE PLANTED WITHIN 20 FEET OF OVERHEAD WIRES OR WITHIN 5' OF UNDERGROUND UTILITIES.
9. STAKE AND WRAP TREE TRUNKS UPON PLANTING.
10. PLANTING BACKFILL MIXTURE TO CONSIST OF 4 PARTS OF TOPSOIL AND 1 PART PEAT MOSS. PROVIDE 10 LBS. OF 5-10-5 FERTILIZER PER 1 CUBIC YARD OF PLANTING BACKFILL.
11. APPLY LAWN SEED MIX AT A RATE OF 5 LBS. PER 1,000 S.F. OF LAWN AREA USING THE FOLLOWING:

MIX "A": LAWN AREAS	MIX "B": STEEP SLOPE LAWN AREAS
25% R2 PERENNIAL RYEGRASS	65% KENTUCKY 31 TALL FESCUE
25% TOP HAT PERENNIAL RYEGRASS	10% REDTOP
30% CINDY CREEPING RED FESCUE	25% EMPIRE BIRDSFOOT TREFOIL
20% KENTUCKY BLUEGRASS	

12. RATE OF LAWN FERTILIZER TO BE 25 LBS. PER 1,000 S.F.
13. ALL NEW LAWN AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, STRAW MULCH COVER AND WATER UNTIL A THICK GRASS COVER IS OBTAINED.

PROJECT DATA:

ZONING DISTRICT : GENERAL BUSINESS

	CODE	PLAN
MINIMUM LOT SIZE	40,000 S.F.	5.6±ACRES
MINIMUM LOT WIDTH	100'	465'±
MINIMUM LOT DEPTH	200'	466.99'
MINIMUM BUILDING FRONT SETBACK	75'	92'
MINIMUM BUILDING SIDE SETBACK	30'	92'
MAXIMUM BUILDING AREA LOT COVERAGE	35%	13%
MAXIMUM BUILDING HEIGHT	35'	--
MAXIMUM NUMBER OF STORIES	3	1
MINIMUM PARKING SPACE FOR COMMERCIAL USE	9' x 20'	9' x 20'
MINIMUM PARKING SPACE AMOUNT FOR SHOPPING CENTER OR GROUP OF STORES OVER 20,000 SQUARE FEET OF GROSS FLOOR AREA	PARKING SPACE IN SQUARE FEET EQUAL TO 3 TIMES THE GROSS FLOOR AREA =333.33 SF/ACRE	119 PROPOSED 124 WITH POTENTIAL LAND BANKED SPACES
MINIMUM DRIVE AISLE AREAS = 100 S.F. PER PARKING SPACE	22'	22'
MINIMUM GREENSPACE	30%	61%

SITE & LANDSCAPING LEGEND:

- PROPOSED NUMBER OF PARKING SPACES IN A ROW
- PROPOSED PAINTED TRAFFIC DIRECTION ARROW (SEE DETAIL)
- PROPOSED CONCRETE SIDEWALK OR PAD (SEE DETAILS)
- PROPOSED HANDICAPPED PARKING SPACES AND ACCESS AISLES WITH RAMP AND TYPICAL SIGNS (SEE DETAILS)
- PROPOSED EASEMENT LINE
- ST — 12" RCP ST-EXISTING STORM SEWER
- 8"W — 8"W EXISTING WATERMAIN
- PROPOSED 25' HIGH, 150 WATT METAL HALIDE LIGHT FIXTURE WITH FULL CUTOFF PHOTOMETRY
- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS SHRUB GROUPING/BED

EXISTING CONDITIONS LEGEND:

- FOUND FENCE POST
- FOUND IRON PIPE
- UTILITY POLE
- E — OVERHEAD ELEC. AND/OR TEL. LINES
- SET 5/8" REINFORCING ROD
- COMPUTED POINT
- FOUND REROD OR AS NOTED
- SUBJECT PROPERTY LINE
- REQUIRED SETBACK LINE
- CENTER LINE OF ROAD

LOCATION MAP
N.T.S.

COLLETT ROAD, WEST, ELIZABETH WAY, SCRIBNER RD, NYS ROUTE 332, NYS ROUTE 96, SITE, VICTOR-FARMINGTON TOWN OF, FARMINGTON TOWN OF

DATE	REVISIONS	BY

DRAWING ALTERATION

WARNING: It is a violation of the New York State Education Law, Article 145, Section 7209, Special Provision 2, for any person unless he is acting under the direction of a Licensed Professional 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 notation "altered by" followed by his signature and date of such alteration, and a specific description of the alteration.

LICENSED PROFESSIONAL ENGINEER ALBERT JAMES LU No. 61938 STATE OF NEW YORK

BY: _____
DATE: _____

LU ENGINEERS
Civil and Environmental

JOSEPH C. LU ENGINEERING AND LAND SURVEYING, P.C.
2230 PENFIELD ROAD
PENFIELD, NY 14526
(585) 377-1450
FAX (585) 377-1266

PROJECT:
PRELIMINARY SITE ENGINEERING PLANS for ROUTE 96 PLAZA

CLIENT:
DiFelice Development, Inc.
91 Victor Heights Parkway
Victor, New York 14564
p: 585.924.4120
f: 585.924.4173

DRAWING TITLE:
SITE AND LANDSCAPING PLAN

DESIGNED BY: JM	SCALE: 1" = 20'
DRAWN BY: DS	DATE: February 2005
CHECKED BY: JM	PROJECT No. 33209
SHEET 3 OF 9	DRAWING No. 03