

INTERSECTION SIGHT DISTANCE (50 MPH DESIGN SPEED)			
COUNTY ROAD 8		COUNTY ROAD 41	
LEFT TURN FROM STOP (P)	REQUIRED 665'	AVAILABLE 1100'(+)	REQUIRED 665'
(WB)	N/A	N/A	AVAILABLE 1600'(+)
RIGHT TURN FROM STOP	REQUIRED 575'	AVAILABLE 1600'(+)	REQUIRED 900' (TO ROUND ABOUT)
	N/A	930'	AVAILABLE 900' (TO ROUND ABOUT)

SITE LINE LEGEND

- PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJACENT PROPERTY LINE
- MIN. BUILDING SETBACK
- CENTER LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- EXISTING CONCRETE CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING CONC. PAD/ CONC. SIDEWALK
- EXISTING GUARD RAIL
- EXISTING TREES, HEDGE, EDGE OF WOODS
- EXISTING STOCKADE & CHAIN LINK FENCE
- EXISTING UTILITY POLE, GUY ANCHOR & UTILITY POLE WITH LIGHT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE CURB
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED BIO-RETENTION AREA
- PROPOSED 3' WIDE DIAPHRAGM STRIP
- PROPOSED HEAVY DUTY CONCRETE ASPHALT SECTION

SITE DATA

- TAX PARCEL NO. 42.000-0001-054.12
- SITE AREA: 33.659 ACRES
- AREA OF DISTURBANCE: 32.8 ACRES
- BUILDING GFA = 466,000 SQ.FT.
- ZONING: LI (LIMITED INDUSTRIAL) & MTD (MAJOR THOROUGHFARE OVERLAY DISTRICT)

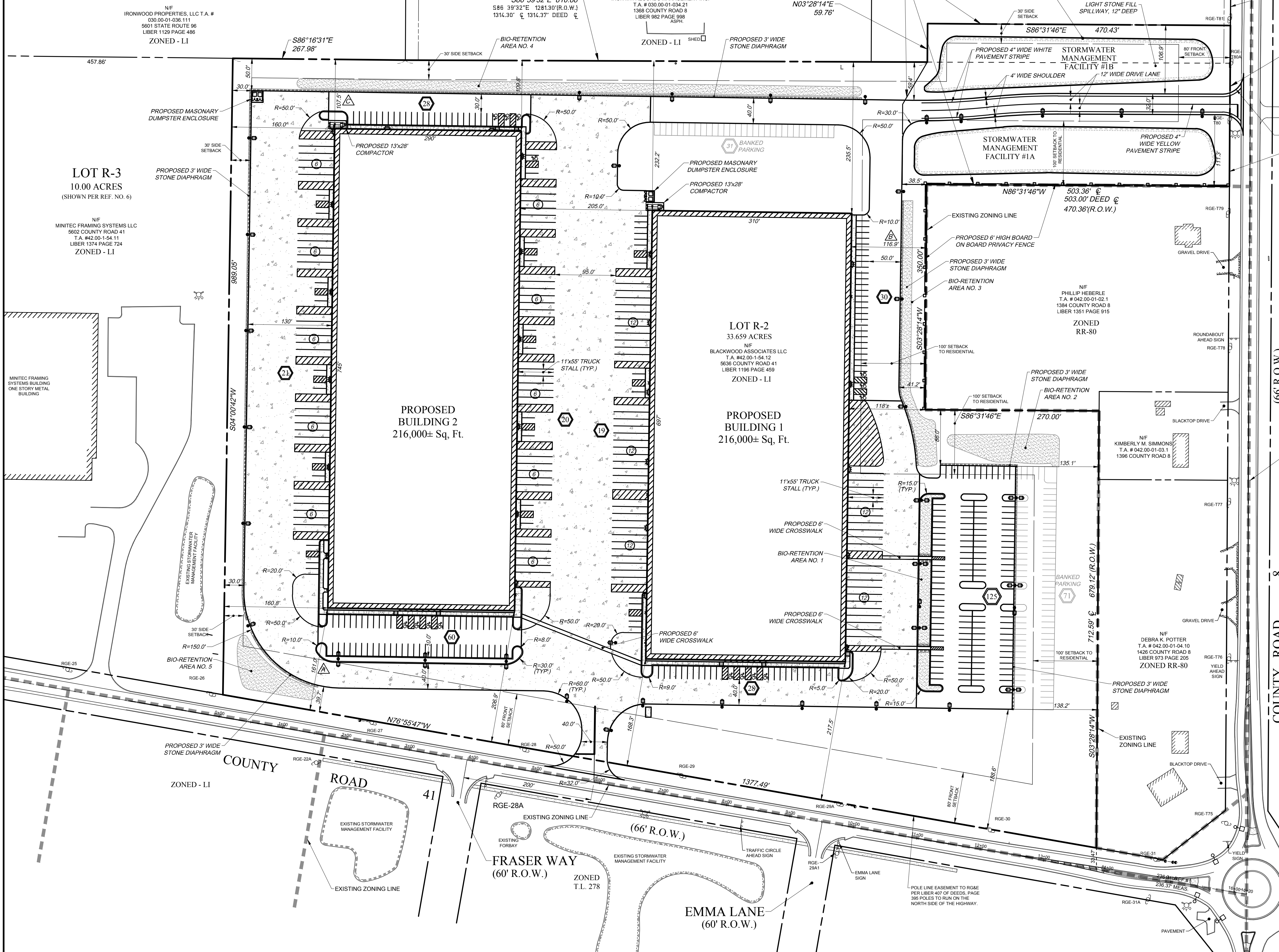
REQUIREMENTS	LI DIST.	MTOD	PROPOSED
FRONT	80'	50'	161.0'
SIDE	30'	30'	116.9'
REAR	30'	--	107.5'

ADJACENT TO RESIDENTIAL	100'	118'
MINIMUM LOT SIZE:	60,000 S.F. (1.38 AC.)	33.66 AC.
MINIMUM LOT WIDTH:	250' AT BUILDING (200' MIN RD. FRONTAGE)	1084'
MINIMUM LOT DEPTH:	200'	989'
MAXIMUM LOT COVERAGE:	35%	29.5%
MAXIMUM HEIGHT:	50'	42' +/-
MINIMUM GREENSPACE:	30%	33.5%

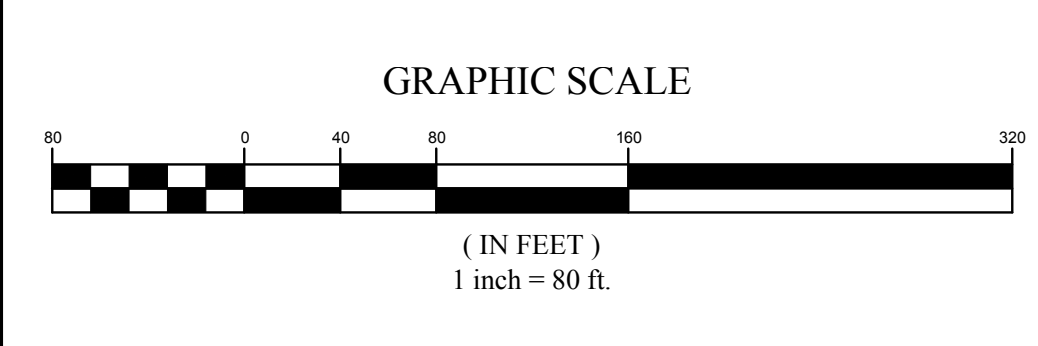
	PARKING:	
	REQUIRED	PROVIDED
PASSENGER CAR PARKING:		
BUILDING NO. 1	1 SPACE/3000 SF 216,000 / 3000 = 72	77
BUILDING NO. 2	1 SPACE/3000 SF 216,000 / 3000 = 72	129 206 125 331 102 433
SHARED LOT		
BANKED		
ADA/HANDICAP	9 SPACES	15 SPACES
RESERVED PARKING:	REQUIRED 9	PROVIDED 25 (11 AT BLDG. #1, 14 AT BLDG. #2)
TRUCK PARKING:	REQUIRED	PROVIDED
BUILDING NO. 1	1 SPACE/10,000 SF 216,000 / 10,000 = 22	60
BUILDING NO. 2	1 SPACE/10,000 SF 216,000 / 10,000 = 22	90 120

EARTHWORK QUANTITIES

TOTAL CUT = 30,174 C.Y.
 TOTAL FILL = 48,952 C.Y.
 EXPORT FILL = 18,778 C.Y.



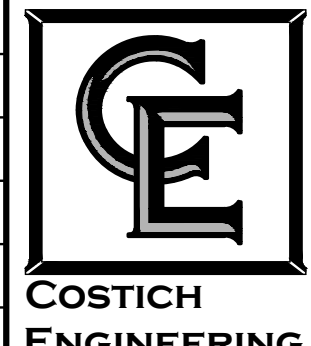
EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.



NO.	DATE	REVISION	BY	CHKD.	APLSD.
4	04/09/2021	REVISED PER O.C.P.W. COMMENTS DATED 01/19/2021 & TOWN WATER & SEWER DEPARTMENT	D.J.L.	C.R.A.	M.P.M.
3	02/02/2021	PER MRB GROUP COMMENTS DATED 12/22/2020 & ONTARIO COUNTY PUBLIC WORKS COMMENTS DATED 01/19/2021	D.J.L.	C.R.A.	M.P.M.
2	12/18/2020	REVISED PER TOWN PRC MEETING COMMENTS DATED 12-16-2020	D.J.L.	M.P.M.	
1	12/18/2020	REVISED 'SITE DATA' TABLE UPDATED	D.J.L.	M.P.M.	

COPYRIGHT © 2020
 COSTICH ENGINEERING, D.P.C.

PROJECT ENGINEER
 M.P.M.
 DRAWN BY
 D.J.L.
 BOUNDARY
 J.S.F.
 TOPOGRAPHY
 K.E.L.
 DATE
 11/19/2020
 SCALE
 1"=80'



- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

TITLE OF PROJECT
 LOT R-2 BLACKWOOD INDUSTRIAL PARK
 COUNTY ROAD 41 & COUNTY ROAD 8
 TITLE OF DRAWING
 SITE PLAN
 LOCATION OF PROJECT
 5636 COUNTY ROAD 41
 TOWN OF FARMINGTON
 COUNTY OF ONTARIO, STATE OF NEW YORK
 CLIENT
 UNION CROSSING DEVELOPMENT, LLC
 2580 BAIRD ROAD
 PENFIELD, NEW YORK 14526
 DWS # 1953
 CA100
 SHEET 05 OF 26