

INTERSECTION SIGHT DISTANCE (50 MPH DESIGN SPEED)				
COUNTY ROAD 8		COUNTY ROAD 41		
LEFT TURN FROM STOP (P)	REQUIRED 665'	AVAILABLE 1100'(+)	REQUIRED 665'	AVAILABLE 1600'(+)
(WB)	N/A	N/A	N/A	N/A
RIGHT TURN FROM STOP	REQUIRED 575'	AVAILABLE 1600'(+)	REQUIRED 575'	AVAILABLE 900' (TO ROUND ABOUT)
	N/A	N/A	930'	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 WOODS
- 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 = 432,000 SQ.FT.
- ZONING: LI (LIMITED INDUSTRIAL) & MTD (MAJOR THOROUGHFARE OVERLAY DISTRICT)

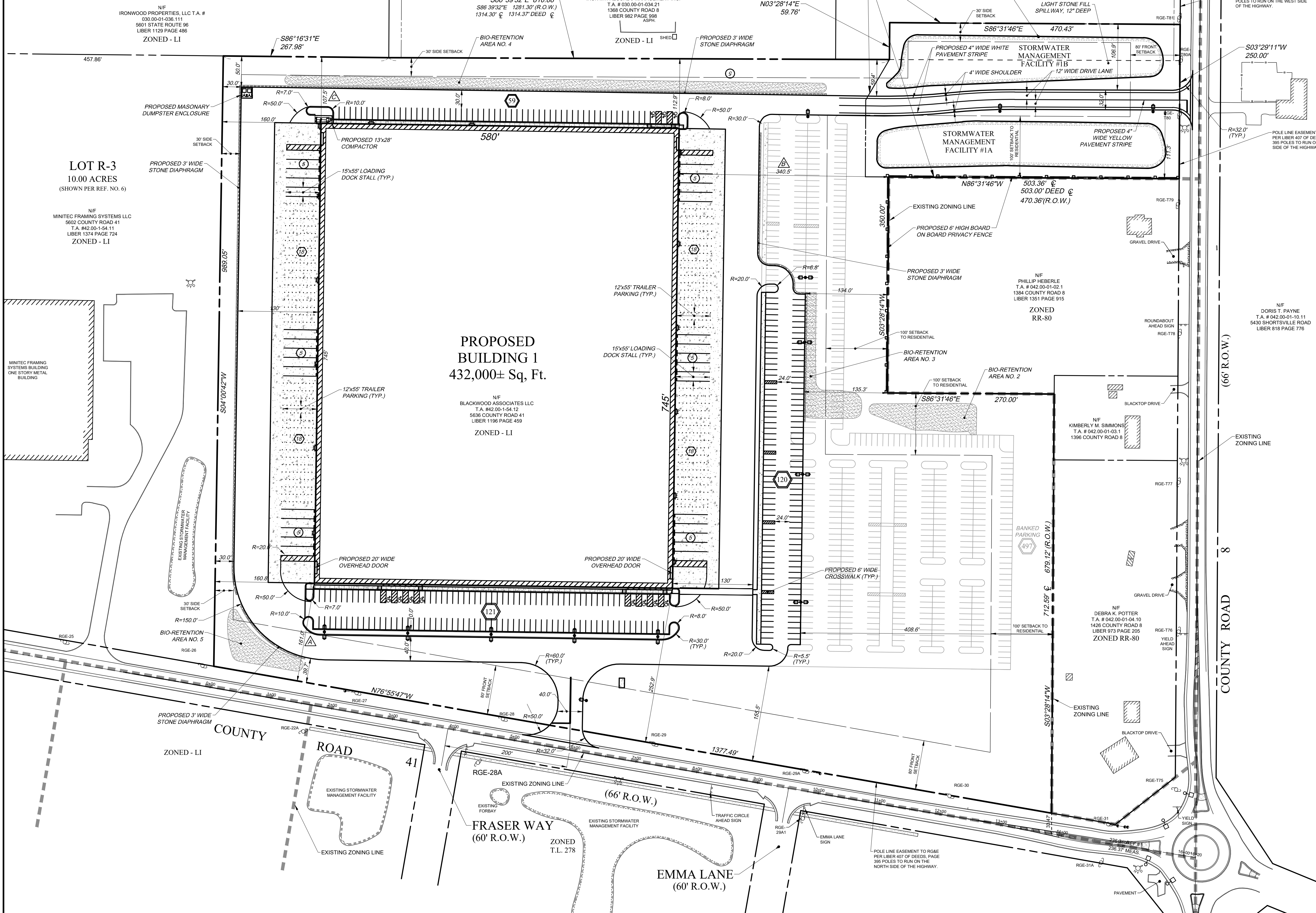
REQUIREMENTS	LI DIST.	MTD	PROPOSED
FRONT	80'	50'	161.0'
SIDE	30'	30'	340.5'
REAR	30'	--	107.5'
ADJACENT TO RESIDENTIAL	100'		118'
MINIMUM LOT SIZE:	60,000 S.F. (1.38 AC.)		33.66 AC.
MINIMUM LOT WIDTH:	250' AT BUILDING (200' MIN RD. FRONTAGE)		1084'
MINIMUM LOT DEPTH:	200'		989'
MAXIMUM LOT COVERAGE:	35%		29.5%
MAXIMUM HEIGHT:	50'		42' +/-
MINIMUM GREENSPACE:	30%		32.2%

6. PARKING:

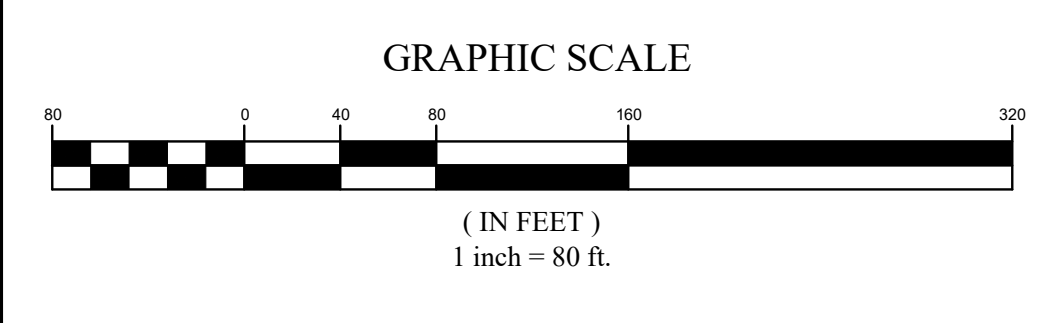
PASSENGER CAR PARKING:	REQUIRED	PROVIDED
BUILDING NO. 1	1 SPACE/3000 SF 432,000 / 3000 = 144	300
BANKED		497 797
ADA/HANDICAP	9 SPACES	11 SPACES
TRUCK PARKING:	REQUIRED	PROVIDED
BUILDING NO. 1	1 SPACE/10,000 SF 432,000 / 10,000 = 43	30 (LOADING) 72 (TRAILER PARKING)

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.

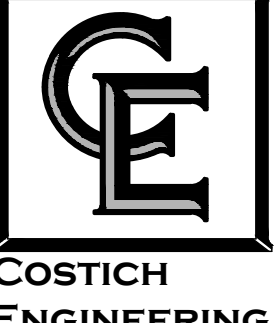


NO.	DATE	REVISION	BY	CHKD.	APVLS.

COPYRIGHT © 2021
 COSTICH ENGINEERING, D.P.C.
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.



PROJECT ENGINEER
 M.P.M.
 DRAWN BY
 D.J.L.
 BOUNDARY
 J.S.F.
 TOPOGRAPHY
 K.E.L.
 DATE
 08/12/2021
 SCALE
 1"=80'



- CIVIL ENGINEERING
 - LAND SURVEYING
 - LANDSCAPE ARCHITECTURE
- 217 LAKE AVENUE
 ROCHESTER, NY 14608
 (585) 458-3020

TITLE OF PROJECT
 LOT R-2 BLACKWOOD INDUSTRIAL PARK
 COUNTY ROAD 41 & COUNTY ROAD 8
 TITLE OF DRAWING
 432K CONCEPTUAL 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: # T953
 CN101
 SHEET 1 OF 1