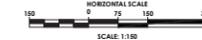


SITE DEVELOPMENT PLANS FOR PINNACLE ATHLETIC CENTER - PHASE I

TOWN OF VICTOR, ONTARIO COUNTY, NEW YORK

P.N. 20121584.0003



DRAWING INDEX

- C 101 OVERALL SITE PLAN
- C 102 SITE PLAN - PHASE I
- C 103 UTILITY PLAN - PHASE I
- C 104 GRADING & EROSION CONTROL PLAN - PHASE I
- C 105 LANDSCAPING & LIGHTING PLAN - PHASE I
- C 106 PROFILE - PHASE I ENTRANCE DETAIL
- C 107 PINNACLE DRIVE CONSTRUCTION
- C 108 PINNACLE DRIVE CONSTRUCTION
- C 200 DETAILS
- C 201 DETAILS

SITE DATA:

1. TAX ACCT. NUMBER: 1400-01-19.11, 19.12, 19.13 (NO ADDRESS ASSIGNED)
2. PARCEL AREA: 1400-01-19.11-19.13 25.8 ACRES
1400-01-19.12 23.4 ACRES
1400-01-19.13 22.4 ACRES
TOTAL AREA: 71.6 ACRES (PHASE I)
3. EXISTING ZONING: PINNACLE ATHLETIC CAMPUS PLANNED DEVELOPMENT DISTRICT
4. EXISTING USE: SAND & GRAVEL YARD
5. PROPOSED ZONING: PINNACLE ATHLETIC CAMPUS PLANNED DEVELOPMENT DISTRICT
6. PROPOSED USE: PHASE I DEVELOPMENT - INDOOR ATHLETIC CENTER AND OFFICE BUILDING (18.1 ACRES)

| PROPOSED BULK REQUIREMENTS: | BUILDING REQ. | BUILDING PROP. | PARKING REQ. | PARKING PROP. |
|------------------------------|-----------------|----------------|--------------------------------------|---------------|
| SETBACKS: | | | | |
| FROM PHILIPS RD | 100' | 395.7' | 75' | 114.7' |
| FROM PINNACLE DRIVE ROW | 50' | 251.7' | 25' | 138.0' |
| MIN. FROM PSD LOT LINE | 50' | 50.0' | 40' | 40.0' |
| BUFFER FROM RESIDENTIAL AREA | 100' | N/A | 100' | N/A |
| INTERIOR LOT SETBACKS: | | | | |
| SIDE | 15' | N/A | 15' | N/A |
| REAR | 40' | 420.0' | 25' | 70.0' |
| FRONT | 50' | N/A | 25' | N/A |
| BUILDING HEIGHT | 50' or 3 STORES | PROPOSED | 50' - 2 STORES | |
| TOTAL LOT 1 OPEN SPACE | 84.8% | | | |
| PHASE I LOT COVERAGE | 13.4% | | | |
| PARKING REQUIREMENTS: | | | | |
| PARKING SPACES** | 750 | PROPOSED | 789 (ENCL. OF 147 LANDBANKED SPACES) | |
| PARKING STALL SIZE | 14'x7' | | 14'x8' | |
| DRIVE AISLE WIDTH | 24' | | 24' | |
| HANDICAP PARKING SPACES | 17 | | 17 | |

**INCLUDES BUILDINGS & ALL IMPERVIOUS SURFACES
**BASED ON AN OCCUPANCY OF 1000 PEOPLE

7. PARKING, SIGNAGE, AND ENGINEERING DESIGN STANDARDS SHALL BE TOWN OF VICTOR CODE.
8. THERE ARE FEDERALLY REGULATED WETLANDS ON THIS PARCEL (NONE IN PHASE I).
9. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO HYDRO WETLAND INVENTORY.
10. THERE IS NO FLOOD PLAIN ON THIS PARCEL PER FEMA MAP COMMUNITY PANEL NO. 34154F 0003-C.
11. PUBLIC WATER ACCESS WILL BE PROVIDED BY MADONNE COUNTY WATER AUTHORITY.
12. PUBLIC SANITARY SEWER ACCESS WILL BE PROVIDED BY THE TOWN OF VICTOR.

MAP REFERENCES:

1. MAP PREPARED BY SEAR BROWN SCHOENBERGER COSTICH MALISTA ENTITLED "BOUNDARY SURVEY PARCELS A & B, VICTOR MEADOWS" FILED IN THE ONTARIO COUNTY CLERK'S OFFICE, SURVEY MAP # 4815.
2. MAP PREPARED BY BRUCE H. FACER, L.L. ENTITLED "MAP OF A SURVEY OF THE GRANT CLINE FARM, WEST SIDE OF PHILIPS ROAD, TOWN OF VICTOR" FILED IN THE ONTARIO COUNTY CLERK'S OFFICE, SURVEY MAP # 3007.
3. MAP PREPARED BY DOUGLAS WALLACE, L.L. ENTITLED "LANDS TO BE CONVEYED BY D. & J. DEVELOPMENT CORP." FILED IN THE ONTARIO COUNTY CLERK'S OFFICE, SURVEY MAP # 2800.
4. MAP PREPARED BY DOUGLAS WALLACE, L.L. ENTITLED "LANDS OF FEAR, C. HOLDINGS" FILED IN THE ONTARIO COUNTY CLERK'S OFFICE, SURVEY MAP # 3276.
5. MAP PREPARED BY DOUGLAS WALLACE, L.L. ENTITLED "LANDS TO BE CONVEYED BY ANNA D. BADGER" FILED IN THE ONTARIO COUNTY CLERK'S OFFICE, SURVEY MAP # 4175.
6. MAP PREPARED BY DOUGLAS WALLACE, L.L. ENTITLED "LANDS TO BE CONVEYED BY DONALD A. CHARLOTTE'S, MARY" FILED IN THE ONTARIO COUNTY CLERK'S OFFICE, SURVEY MAP # 3307.
7. MAP PREPARED BY JEFFREY L. DISPENZA, L.L. ENTITLED "PLAN OF LANDS TO BE CONVEYED BY DOROTHY JEAN ALLEN & MARY H. LEGG" FILED IN THE ONTARIO COUNTY CLERK'S OFFICE, SURVEY MAP # 1151.
8. MAP PREPARED BY MICHAEL S. SMITH, L.L. ENTITLED "MAP OF A RESUBDIVISION, BIRKE HOLLOW SUBDIVISION" FILED IN THE ONTARIO COUNTY CLERK'S OFFICE, SURVEY MAP # 2421.
9. MAP PREPARED BY SEAR BROWN ASSOCIATES P.C. ENTITLED "SUBDIVISION PLAN, REDCOON CORPORATE FACILITIES" FILED IN THE ONTARIO COUNTY CLERK'S OFFICE, SURVEY MAP # 1232.
10. MAP PREPARED BY ROCCO A. VENEZIA, L.L. ENTITLED "LOT PARCEL COMBINATION PREPARED FOR ANDREW J. JULY, A. PRINCIPAL" FILED IN THE ONTARIO COUNTY CLERK'S OFFICE, SURVEY MAP # 2848.
11. MAP PREPARED BY ROBERT M. DUNN, L.L. FOR LAKEVIEW ENGINEERING P.C. ENTITLED "SUBDIVISION, SITE, LIGHTING AND LANDSCAPE PLAN, SWIFT SUBDIVISION" FILED IN THE ONTARIO COUNTY CLERK'S OFFICE, SURVEY MAP # 2710.
12. MAP PREPARED BY BONCKE WUELLER SLODZ ASSOCIATES P.C. ENTITLED "COMMERCIAL BUSINESS PARK, RESUBDIVISION OF LOT 1 OF THE PHILIPS SUBDIVISION & SUBDIVISION OF LANDS OF SKEWER" FILED IN THE ONTARIO COUNTY CLERK'S OFFICE, SURVEY MAP # 2884.
13. MAP PREPARED BY S. SCOTT STEVENS, L.L. ENTITLED "MAP SHOWING LAND TO BE CONVEYED TO PAUL J. LINEHAN" FILED IN THE ONTARIO COUNTY CLERK'S OFFICE, SURVEY MAP # 1249.

DEED REFERENCES:

1. LIBER 1105 OF DEEDS, PAGE 512.
2. LIBER 1105 OF DEEDS, PAGE 514.
3. LIBER 1105 OF DEEDS, PAGE 520.
4. LIBER 1105 OF DEEDS, PAGE 524.
5. LIBER 944 OF DEEDS, PAGE 444.
6. LIBER 924 OF DEEDS, PAGE 43.
7. LIBER 845 OF DEEDS, PAGE 1041.
8. LIBER 783 OF DEEDS, PAGE 293.
9. LIBER 1277 OF DEEDS, PAGE 484.
10. LIBER 790 OF DEEDS, PAGE 389.
11. LIBER 1277 OF DEEDS, PAGE 839.
12. LIBER 1199 OF DEEDS, PAGE 248.

ABSTRACT REFERENCE:

1. ABSTRACT OF TITLE PREPARED BY CROSSROADS ABSTRACT CO. SEARCH NO. 012078 DATED AUGUST 16, 2006.

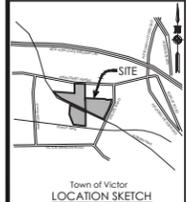
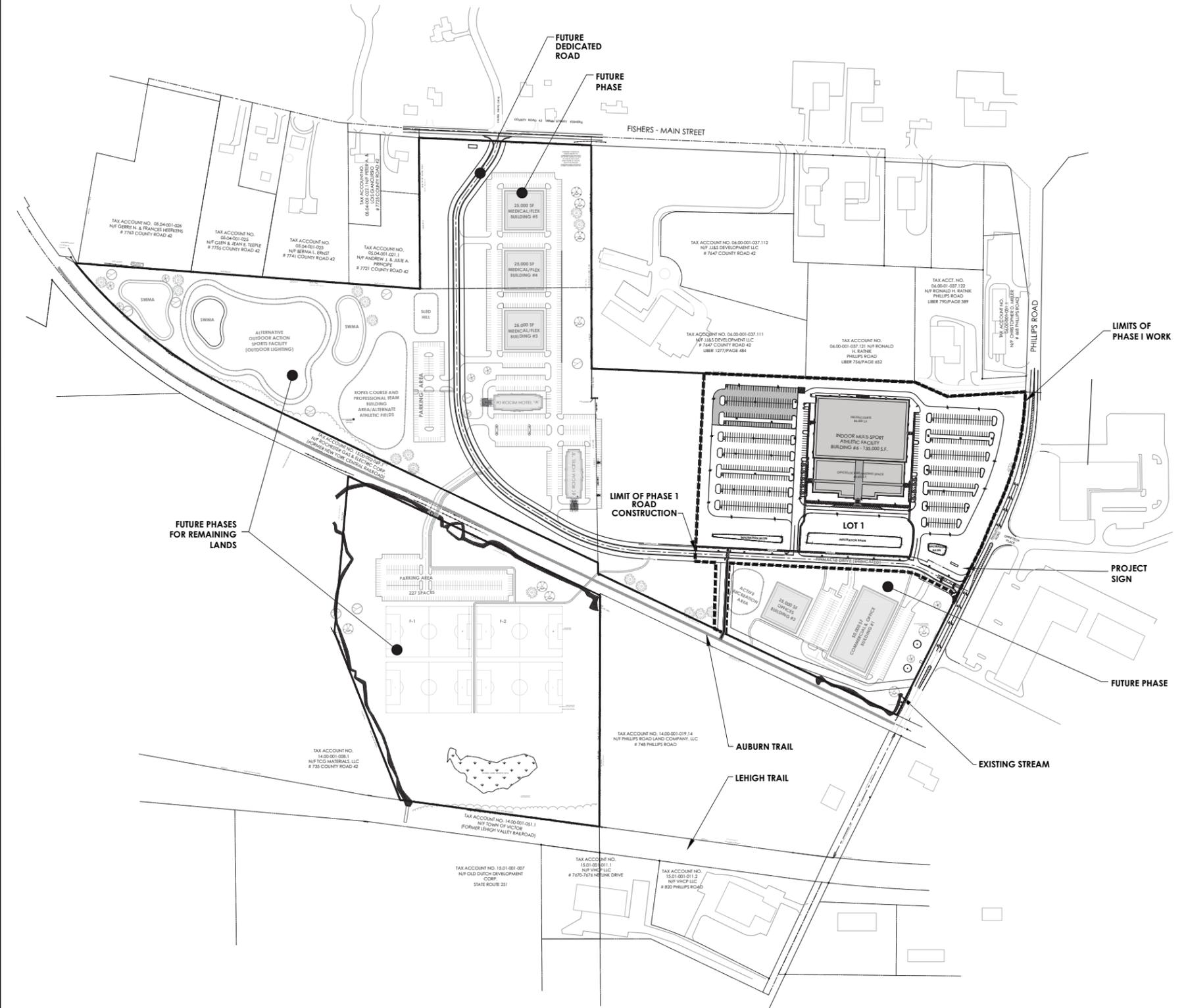
SURVEY NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO NY STATE PLANE COORDINATE NAD 83 THROUGH GPS STATIC OBSERVATIONS OF LOCAL CONTROL POINTS WITH DATA PROCESSED USING THE FOLLOWING WGS 1984 CONTIGUOUS OPERATING REFERENCE STATIONS AND THE OPUS WEBSITE DATA PROCESSING PROGRAM PROVIDED BY THE NGS.
NTP FTFROND CORNERS APF (PD 090414)
NTP WATERBURY CORNERS APF (PD 090414)
NTP DANVILLE CORNERS APF (PD 091870)
NTP BATHVIA CORNERS APF (PD 090414)
NTP WATKINS GLEN CORNERS APF (PD 047408)
2. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 DATUM.

CERTIFICATION:

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED ON MARCH 07, 2013 USING PORTIONS OF THE REFERENCE MATERIAL LISTED HEREON AND FROM NOTES OF A BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED ON FEBRUARY 01, 2012. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO RECORD INFORMATION NOT REFERENCED. THIS CERTIFICATION IS MADE TO:

EDWARD J. FREEMAN N.Y.S.P.L.S. NO. 049771



Client:
Pinnacle Athletic Campus
85 High Tech Drive
Rush, NY 14543
Attn: Jim Ludwig
(585) 359-9242

PASSERO ASSOCIATES
1210 West Street, Suite 200
Cohasset, New York 14430
Phone: (585) 359-9242
Fax: (585) 359-9242

Principal-in-Charge: John F. Caruso, P.E.
Project Manager: Jean D. Suelz, P.E.
Designed by: Joseph J. Jacobs, EIT



| Revisions | |
|-----------|-----------------------------------|
| No. | Description |
| 1 | REVISION BASED ON CLIENT COMMENTS |
| 2 | FOR DL, ROW, AND PARCEL COMMENTS |

**OVERALL
SITE PLAN**

**PINNACLE ATHLETIC
CAMPUS**

Town/City: VICTOR
County: ONTARIO State: NEW YORK

Project No.: **20121584.03**

Drawing No.: **C 101** Sheet No.: **1 OF 10**

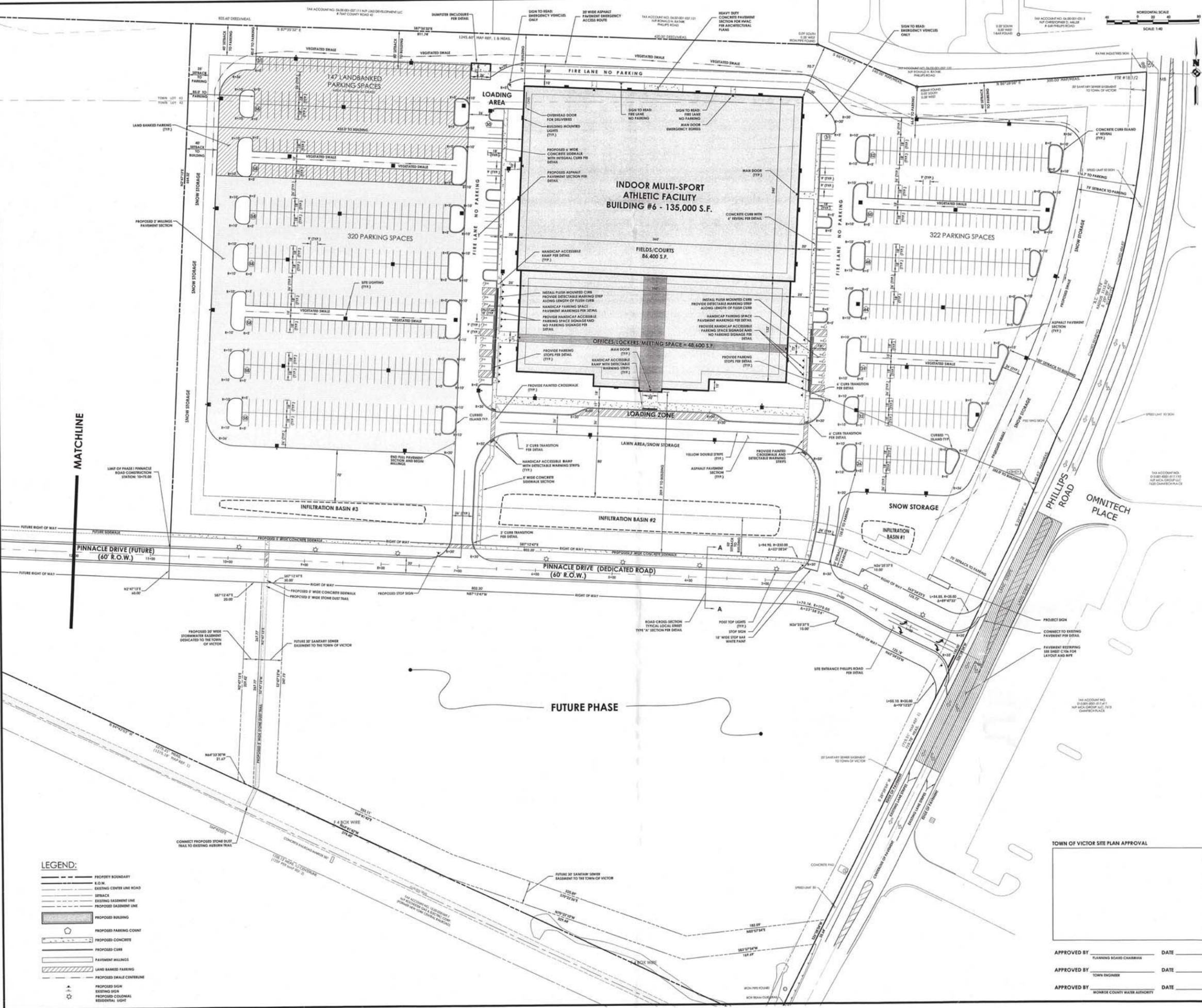
Scale: **1"=150'**

Date: **MAY 2013**

Figure 1

DRAWING INDEX

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LEGEND:

- PROPERTY BOUNDARY
- LOW
- EXISTING CENTER LINE ROAD
- SEWER
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PARKING COURT
- PROPOSED CONCRETE
- PROPOSED CURB
- PAYMENT MILLINGS
- LAND BANKED PARKING
- PROPOSED SHALE CENTERLINE
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED COLONIAL RESIDENTIAL LIGHT



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200 West Main Street, Suite 200
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Phone: (585) 359-9242
Principal-in-Charge: John F. Canale, P.E.
Project Manager: James D. Suda, P.E.
Designed by: Joseph S. Jacobs, EIT



Revisions

| No. | Date | Description |
|-----|---------|------------------------------------|
| 1 | 1/15/13 | REVISIONS BASED ON CLIENT COMMENTS |

TOWN OF VICTOR SITE PLAN APPROVAL

APPROVED BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____

SITE PLAN PHASE I
PINNACLE ATHLETIC CAMPUS

County: ONTARIO State: NEW YORK
 Project No.: 20121584.03
 Drawing No.: C102 Sheet No.: 2 of 10
 Scale: 1" = 40'
 Date: MAY 2013

Figure 2

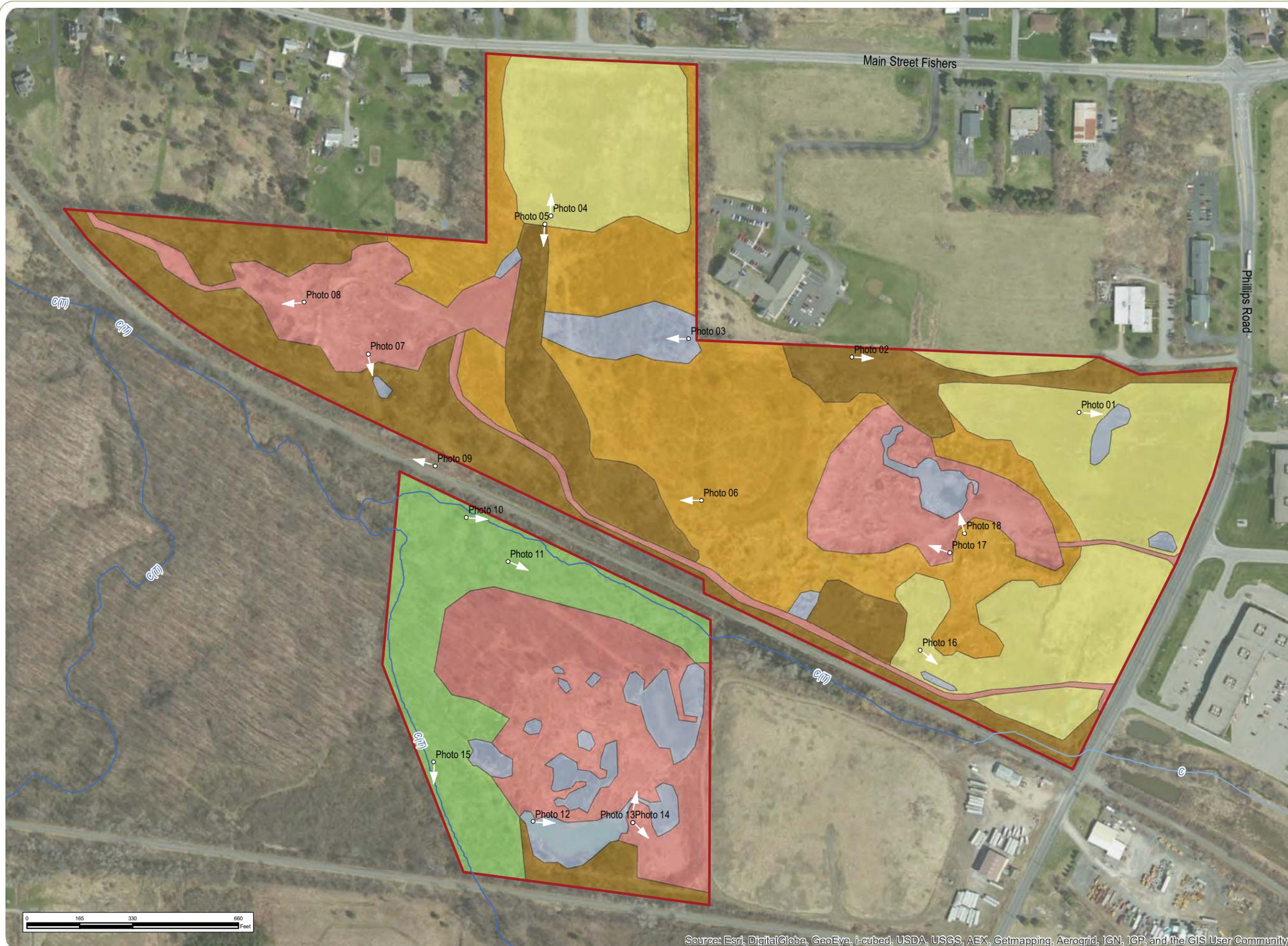
Pinnacle Athletic Campus

Town of Victor, Ontario County

Figure 3: Vegetative Communities

July 2013

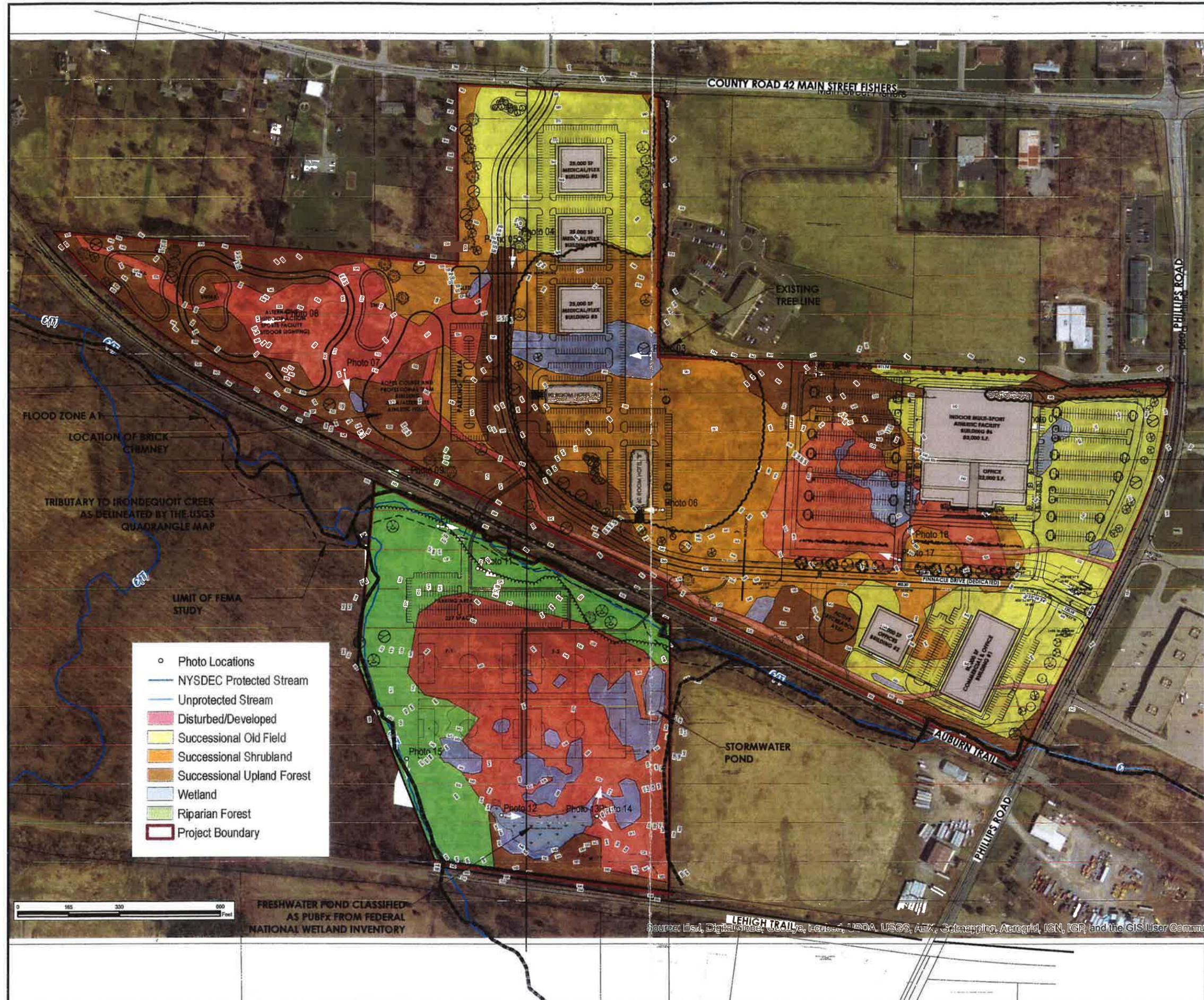
- Photo Locations
- NYSDEC Protected Stream
- Unprotected Stream
- Disturbed/Developed
- Successional Old Field
- Successional Shrubland
- Successional Upland Forest
- Wetland
- Riparian Forest
- Project Boundary



Notes:
 1) Basemap: ESRI online imagery.
 2) Project Boundary was approximated using Ontario County tax parcels.

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community

Figure 3



- Photo Locations
- NYSDEC Protected Stream
- Unprotected Stream
- Disturbed/Developed
- Successional Old Field
- Successional Shrubland
- Successional Upland Forest
- Wetland
- Riparian Forest
- ▭ Project Boundary

0 165 330 660
 Feet

FRESHWATER POND CLASSIFIED
 AS PUBFX FROM FEDERAL
 NATIONAL WETLAND INVENTORY

Source: Esri, DigitalGlobe, GeoEye, IGN, GeoEye, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, ICP, and the GIS User Community



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 Project Manager: John F. Caruso, P.E.
 Registered Professional Engineer
 Designation: James D. Todd, P.E.
 James S. Lumbert, EIT



| Revisions | |
|-----------|-------------------------------------|
| 1 | Initial Issue |
| 2 | Revised to show changes |
| 3 | Final Issue, with minor corrections |

**ENVIRONMENTAL
 RESOURCE MAP
 PINNACLE ATHLETIC
 CAMPUS**

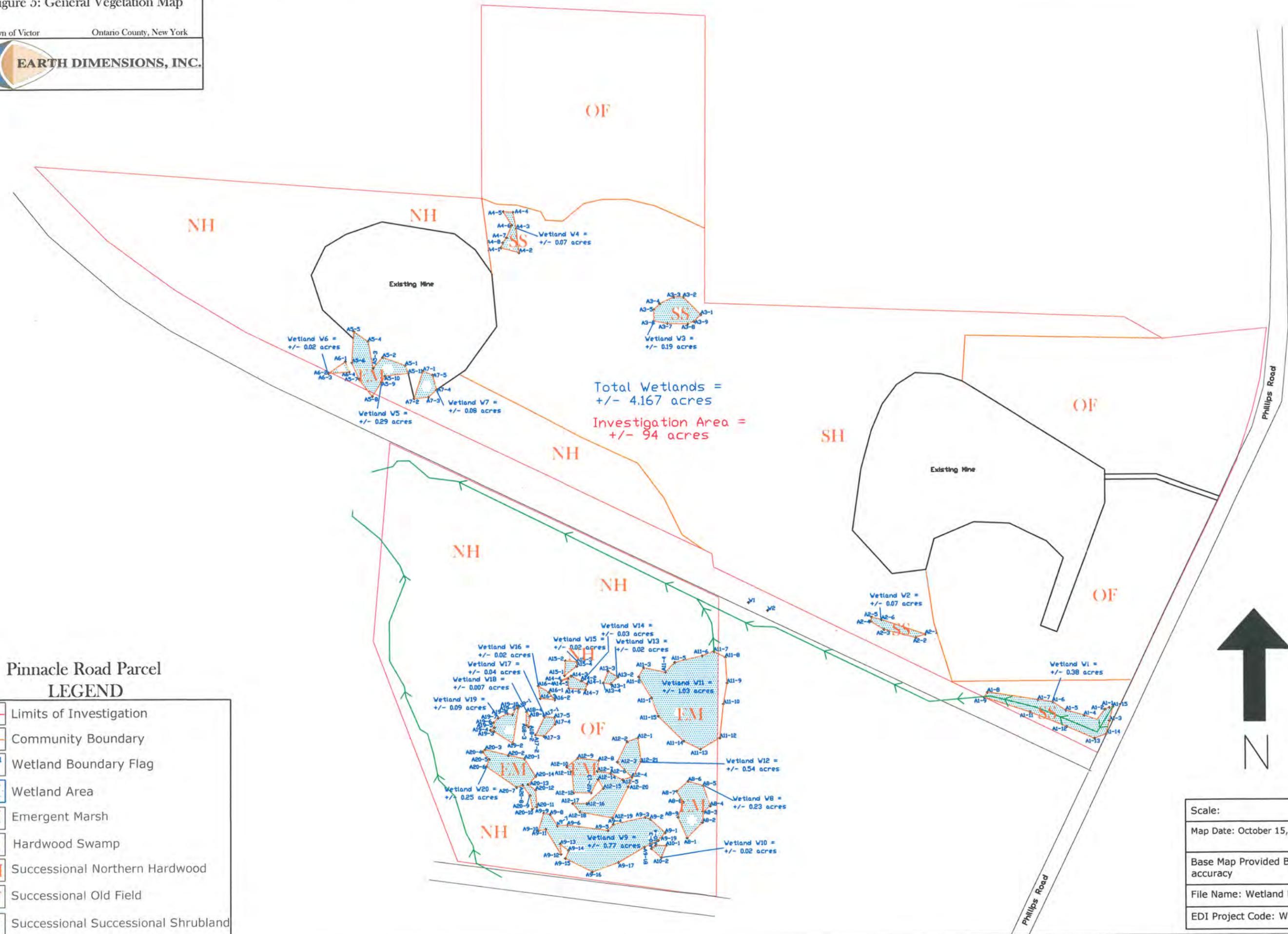
| | |
|-------------|-------------|
| Project No: | 20121584.03 |
| Sheet No: | 2 of 2 |
| Scale: | 1" = 150' |
| Date: | MAY 2013 |

Figure 4

Figure 5: General Vegetation Map

Town of Victor Ontario County, New York

EARTH DIMENSIONS, INC.



Pinnacle Road Parcel LEGEND

| | |
|--|--------------------------------|
| | Limits of Investigation |
| | Community Boundary |
| | Wetland Boundary Flag |
| | Wetland Area |
| | Emergent Marsh |
| | Hardwood Swamp |
| | Successional Northern Hardwood |
| | Successional Old Field |
| | Successional Shrubland |



Figure 5

| |
|--|
| Scale: |
| Map Date: October 15, 2013/ ARS for EDI |
| Base Map Provided By: Garmin GPS 3-9 foot accuracy |
| File Name: Wetland Delineation Map.dwg |
| EDI Project Code: W17113 |



KEY

-  Gas Well
-  Groundwater Well / Monitoring Point
-  Landfill Gas Vent

 Groundwater Flow

All well, monitoring point, and landfill gas vent locations are approximate

| |
|---|
| Date: November 2008 |
| Scale: None |
| Drawn by: JEB |
| Map source: Google Earth, Copyright 2006 |

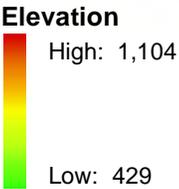
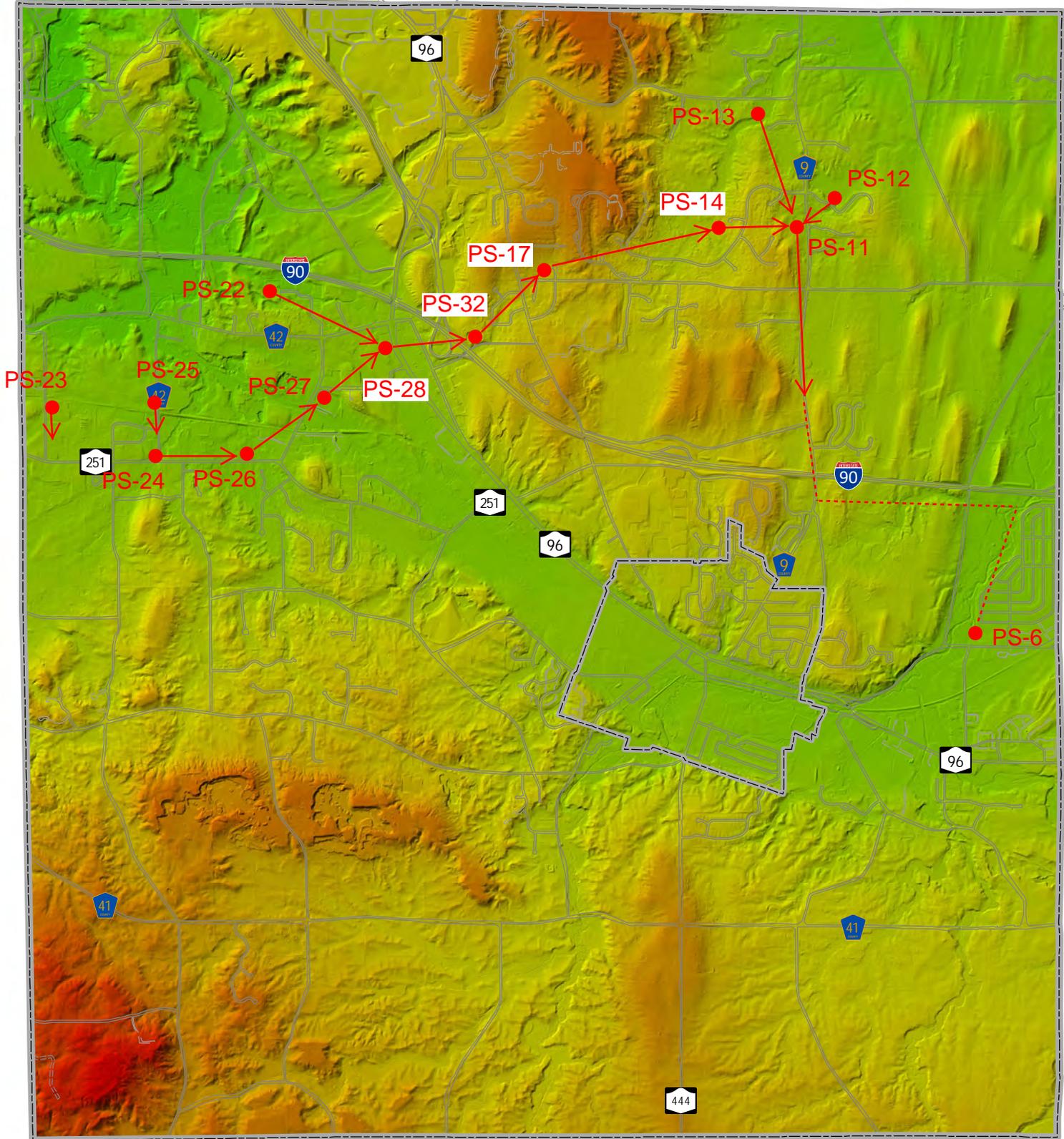
Figure 3
 Groundwater Monitoring Well, Gas Well, and
 Landfill Gas Vent Locations
 748 Phillips Road
 Fishers, New York 14453



Tritech
 Environmental, Health, and Safety, Inc.

1100 University Ave
 Rochester, NY 14607
 Tel: (585) 256-6211
 Fax: (585) 256-6244

Figure 6



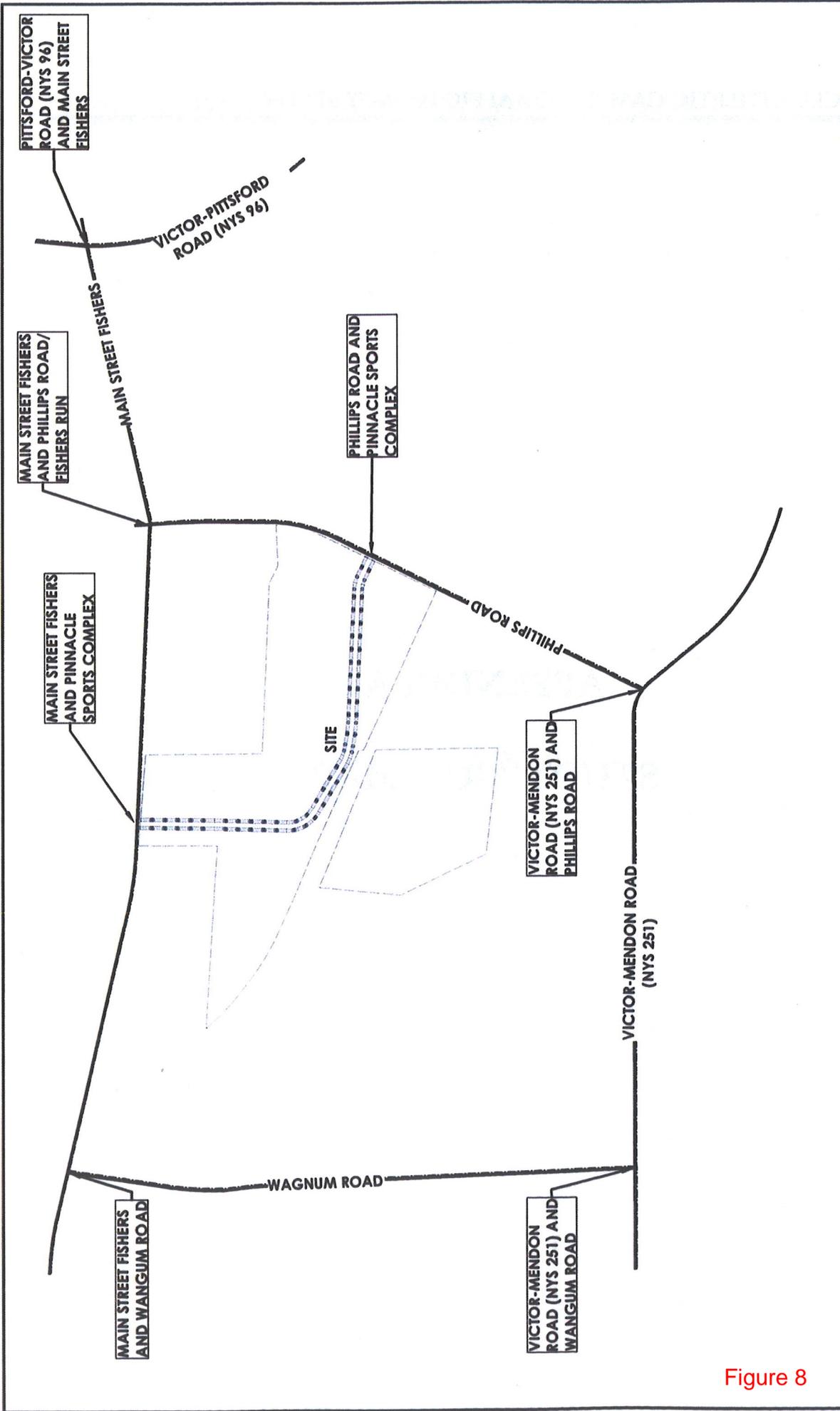
NOTE: Partial depiction of sanitary collection system for purpose of studying the western portion of service area

Figure 7



1 inch = 4,000 feet





Client: Pinnacle Athletic Campus
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 (585)359-9242

Scale: 1"=1000'

Sheet No: 1 of 11

PA PASSERO ASSOCIATES
 engineering architecture

224 West Main Street, Suite 100
 Rochester, NY 14614

Traffic Study
Pinnacle Athletic Campus

Drawn By: K. Waelder
 Date: February 2013

FIGURE 1: SITE LOCATION AND STUDY AREA

Figure 8