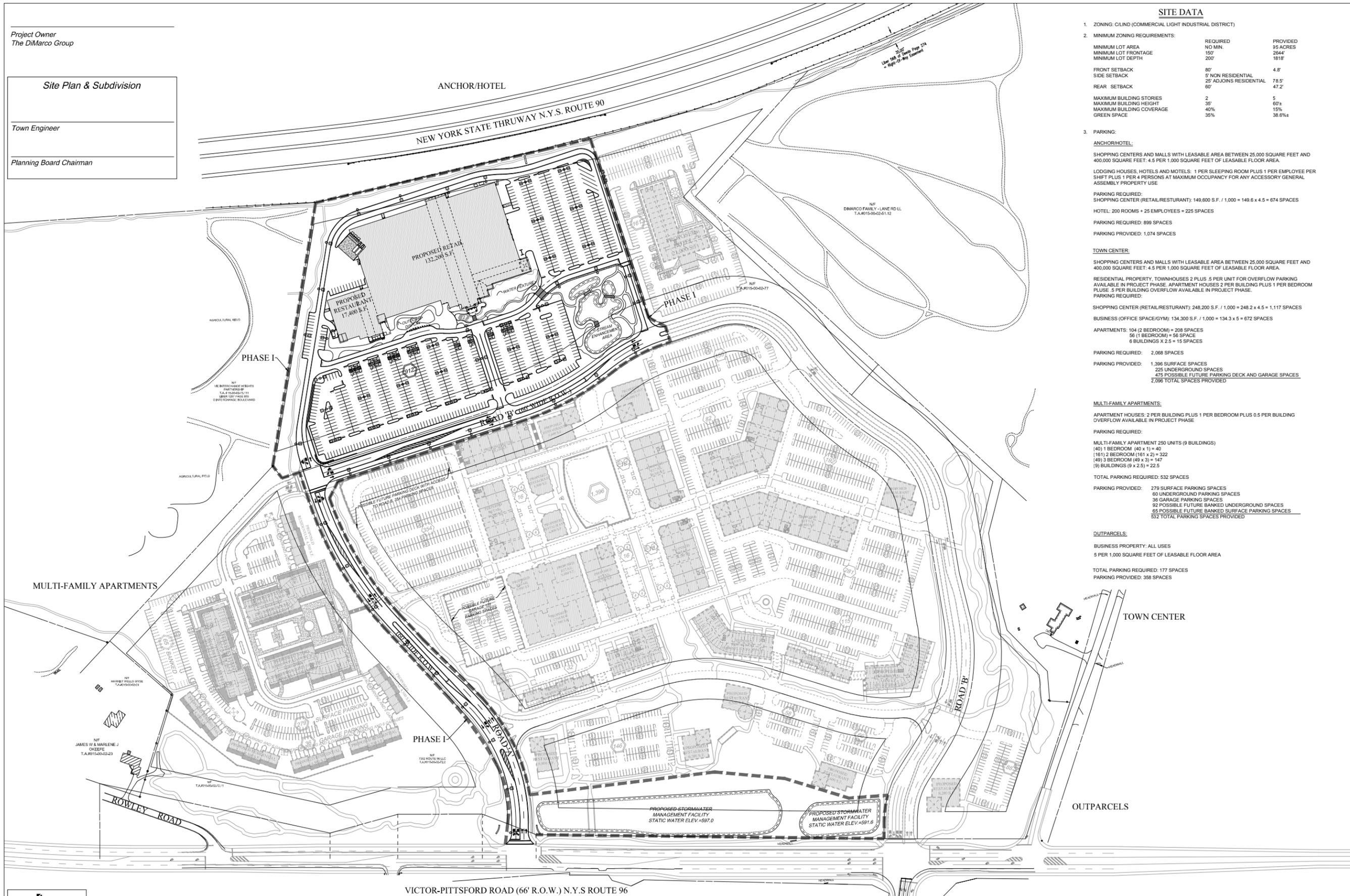


Project Owner
The DiMarco Group

Site Plan & Subdivision

Town Engineer

Planning Board Chairman



SITE DATA

1. ZONING: C/LIND (COMMERCIAL LIGHT INDUSTRIAL DISTRICT)

2. MINIMUM ZONING REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA	NO MIN.	95 ACRES
MINIMUM LOT FRONTAGE	150'	2644'
MINIMUM LOT DEPTH	200'	1818'
FRONT SETBACK	80'	4.8'
SIDE SETBACK	5' NON RESIDENTIAL	78.5'
REAR SETBACK	25' ADJOINS RESIDENTIAL	47.2'
MAXIMUM BUILDING STORIES	2	5
MAXIMUM BUILDING HEIGHT	35'	60'±
MAXIMUM BUILDING COVERAGE	40%	15%
GREEN SPACE	35%	38.8%±

3. PARKING:

ANCHORHOTEL:

SHOPPING CENTERS AND MALLS WITH LEASABLE AREA BETWEEN 25,000 SQUARE FEET AND 400,000 SQUARE FEET: 4.5 PER 1,000 SQUARE FEET OF LEASABLE FLOOR AREA.

LODGING HOUSES, HOTELS AND MOTELS: 1 PER SLEEPING ROOM PLUS 1 PER EMPLOYEE PER SHIFT PLUS 1 PER 4 PERSONS AT MAXIMUM OCCUPANCY FOR ANY ACCESSORY GENERAL ASSEMBLY PROPERTY USE

PARKING REQUIRED:
SHOPPING CENTER (RETAIL/RESTURANT): 149,600 S.F. / 1,000 = 149.6 x 4.5 = 674 SPACES
HOTEL: 200 ROOMS + 25 EMPLOYEES = 225 SPACES
PARKING REQUIRED: 899 SPACES
PARKING PROVIDED: 1,074 SPACES

TOWN CENTER:

SHOPPING CENTERS AND MALLS WITH LEASABLE AREA BETWEEN 25,000 SQUARE FEET AND 400,000 SQUARE FEET: 4.5 PER 1,000 SQUARE FEET OF LEASABLE FLOOR AREA.

RESIDENTIAL PROPERTY, TOWNHOUSES 2 PLUS .5 PER UNIT FOR OVERFLOW PARKING AVAILABLE IN PROJECT PHASE, APARTMENT HOUSES 2 PER BUILDING PLUS 1 PER BEDROOM PLUS .5 PER BUILDING OVERFLOW AVAILABLE IN PROJECT PHASE.

PARKING REQUIRED:
SHOPPING CENTER (RETAIL/RESTURANT): 248,200 S.F. / 1,000 = 248.2 x 4.5 = 1,117 SPACES
BUSINESS (OFFICE SPACE/GYM): 134,300 S.F. / 1,000 = 134.3 x 5 = 672 SPACES
APARTMENTS: 104 (2 BEDROOM) = 208 SPACES
56 (1 BEDROOM) = 56 SPACES
6 BUILDINGS X 2.5 = 15 SPACES
PARKING REQUIRED: 2,068 SPACES
PARKING PROVIDED: 1,396 SURFACE SPACES
225 UNDERGROUND SPACES
473 POSSIBLE FUTURE PARKING DECK AND GARAGE SPACES
2,096 TOTAL SPACES PROVIDED

MULTI-FAMILY APARTMENTS:

APARTMENT HOUSES: 2 PER BUILDING PLUS 1 PER BEDROOM PLUS 0.5 PER BUILDING OVERFLOW AVAILABLE IN PROJECT PHASE

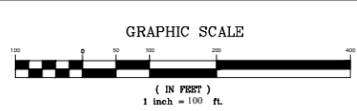
PARKING REQUIRED:
MULTI-FAMILY APARTMENT 250 UNITS (9 BUILDINGS)
(40) 1 BEDROOM (40 x 1) = 40
(161) 2 BEDROOM (161 x 2) = 322
(49) 3 BEDROOM (49 x 3) = 147
(9) BUILDINGS (9 x 2.5) = 22.5
TOTAL PARKING REQUIRED: 532 SPACES
PARKING PROVIDED: 279 SURFACE PARKING SPACES
60 UNDERGROUND PARKING SPACES
36 GARAGE PARKING SPACES
92 POSSIBLE FUTURE BANKED UNDERGROUND SPACES
65 POSSIBLE FUTURE BANKED SURFACE PARKING SPACES
532 TOTAL PARKING SPACES PROVIDED

OUTPARCELS:

BUSINESS PROPERTY: ALL USES
5 PER 1,000 SQUARE FEET OF LEASABLE FLOOR AREA

TOTAL PARKING REQUIRED: 177 SPACES
PARKING PROVIDED: 358 SPACES

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Respect The Marks
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NO.	DATE	REVISION	BY	CHKD.	APPROV.

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NOTED BY: FOLLOWED BY: VISITED: SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.



PROJECT ENGINEER
G.W. D.E.L.
BOUNDARY

RESPONSE

DATE
11/10/2014
SCALE
1"=100'



• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14620
(585) 458-3020

TITLE OF PROJECT: FISHERS RIDGE
N.Y.S. ROUTE 96 AND N.Y.S. ROUTE 251
TITLE OF DRAWING: OVERALL SITE PLAN
LOCATION OF PROJECT: TOWN OF VICTOR
COUNTY OF ONTARIO, STATE OF NEW YORK
CLIENT: THE DIMARCO GROUP
1004 BRIGHTON-HENRIETTA TOWNLINE ROAD
ROCHESTER, NEW YORK 14623
DWG # 3542
CA 110
SITE PLAN 21

FIGURE 2.2-1