

LEGEND:
 * - DEVOTES EXISTING IRON PIPE
 □ - DEVOTES EXISTING HIGHWAY MONUMENT
 □ - DEVOTES OPEN SPACE

REFERENCES:

- ABSTRACT: NONE PROVIDED AT TIME OF SURVEY. SUBJECT TO ANY EASEMENTS AND/OR ENCUMBRANCES THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.
 MAP: SEE SURVEY PREPARED BY RONALD W. STAUB, L.S., DATED OCTOBER 15, 1971 FILED IN THE O.C.C.O. AS MAP #5472
 MAP: SEE SURVEY PREPARED BY MRB GROUP, P.C. DATED JULY 12, 2000 PROJ. NO. N00-158 FILED IN THE O.C.C.O. AS MAP #26804
 MAP: SEE "LOT LINE ADJUSTMENT-LOTS 1-3 OF THE OLD DUTCH ROAD SUBDIVISION" PREPARED BY KOCHER SURVEYING, P.C. DATED DECEMBER 27, 2006 (REV. APRIL 11, 2007) PROJ. NO. N08-237 ADJ FILED IN THE O.C.C.O. AS MAP #50873
 MAP: SEE NEW YORK STATE DOT ACQUISITION MAP 85/ PARCEL 88 FOR VICTOR-MENDON ROAD, PART 1, S.H. 335 ON FILE IN THE OFFICE OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION.

WETLANDS

1. NYSDEC WETLANDS ARE NOT PRESENT ON SITE ACCORDING TO THE NYSDEC ENVIRONMENTAL RESOURCE MAPPER REVIEWED ON 8/8/14.
 2. FEDERAL WETLANDS ARE NOT PRESENT ON SITE ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS.

FLOOD PLAIN:

THIS PARCEL AS SHOWN DOES NOT FALL WITHIN THE 100-YEAR FLOOD PLAN AS DESIGNATED ON FLOOD INSURANCE RATE MAP: TOWN OF VICTOR, MAP NO. 361249 0001-0015, EFFECTIVE SEPTEMBER 30, 1983 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FLAT NOTE:

SOLE PURPOSE OF THIS PLAT IS TO ADJUST THE LINE BETWEEN LOTS R1 AND R2 CREATING LOTS AR1 AND AR2. ADDITIONAL SITE DEVELOPMENT INFORMATION FOR THESE LOTS IS SHOWN ON PLANS PREPARED BY MRB GROUP, P.C. ENTITLED "MEADOWS BUSINESS PARK" BEING SUBMITTED HEREWITH.

ZONING NOTE:

SUBJECT PREMISES LIES WITHIN THE LIGHT INDUSTRIAL ZONING DISTRICT SUBJECT PREMISES LIES WITHIN THE ROUTE 99/251 OVERLAY DISTRICT

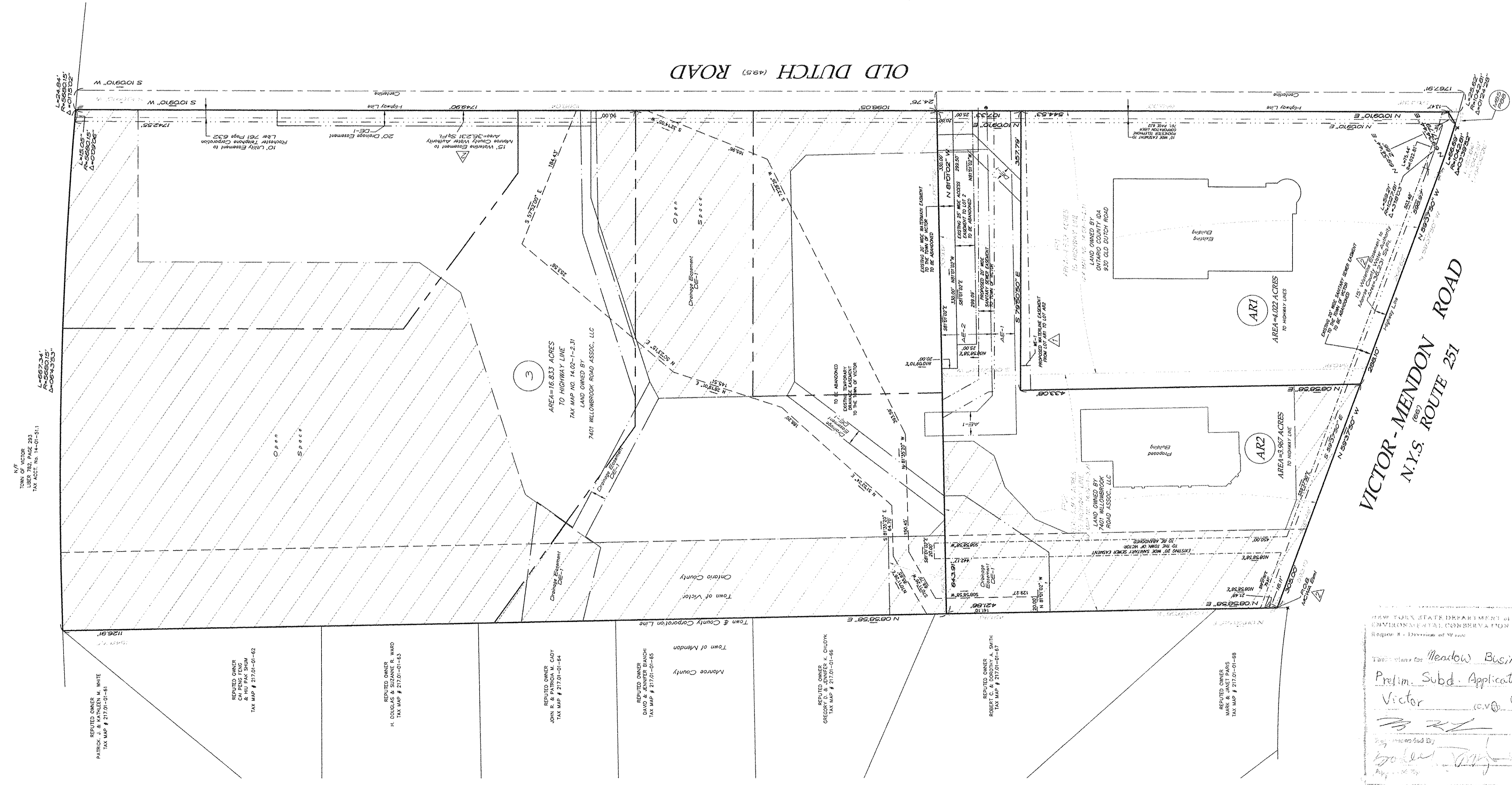
CERTIFICATE:

WE, KOCHER SURVEYING, P.C. HEREBY CERTIFY THAT THIS PLAN WAS PREPARED ON SEPTEMBER 18, 2014 FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED ON AUGUST 6, 2014 IN ACCORDANCE WITH REFERENCE MATERIAL LISTED HEREON.

SIGNED: *Paul E. Kocher*
 PAUL E. KOCHER - LS - LICENSE NO. 49686

FINAL APPROVAL

PLANNING BOARD CHAIRMAN: *Elay Treas* DATE: 2/6/15
 TOWN ENGINEER: *John A. ...* DATE: 1/24/15



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Region 8 - Division of Wetland
 Title: Meadow Business Park
 Prelim. Subd. Application Lots 1-6
 Victor, Ontario
 Date: 3/24/2015
 Signature: *Paul E. Kocher*

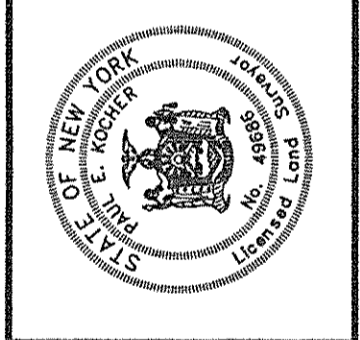
DRAWING ALTERATION AND APPLIES TO THIS DRAWING. ANY REVISIONS MUST BE MADE IN THE ORIGINAL SET. A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR MUST SIGN AND SEAL ANY REVISIONS. SURVEYOR SHALL AFFIX TO THE SET HIS SEAL AND THE INFORMATION REQUIRED BY THE REGULATION AND THE TITLE OF EACH REVISION AND A BRIEF DESCRIPTION OF THE ALTERATION.

Kocher Surveying, P.C.
 Formerly Hamish & Lookup Associates
 116 West Miller Street
 Newark, N.Y. 14513
 Phone 315-331-2800
 Fax 315-331-2445

Sheet No. 1 of 1
 Project No. N14-037-5

Drawn By: FEK
 Checked By: JZW
 Scale: 1" = 80'
 Date: 9-18-14

Project Title: 7401 WILLOWBROOK ROAD ASSOC., LLC
 TOWN LOT 32, TOWNSHIP 2, RANGE 5
 TOWN OF VICTOR
 OTTAWA COUNTY - NEW YORK
 FINAL RESUBDIVISION PLAT- LOTS R1 & R2
 OLD DUTCH ROAD SUBDIVISION



SITE DATA

LOT #	OWNER	TAX MAP #	LOT SIZE	LOT COVERAGE	ADDRESS
R1	ONTARIO COUNTY IDA	14.02-1-2.11	4.129 ACRES	47.9% (1.98 ACRES)	930 OLD DUTCH ROAD
R2	7401 WILLOWBROOK RD ASSOC., LLC	14.02-1-2.21	3.863 ACRES	4.25% (0.16 ACRES)	NYS ROUTE 251
3	7401 WILLOWBROOK RD ASSOC., LLC	14.02-1-2.3	16.833 ACRES	0.00% (0.00 ACRES)	OLD DUTCH ROAD
TOTAL = 24.825 ACRES					

ZONING: LIGHT INDUSTRIAL (RTE 96/251 CORRIDOR OVERLAY DISTRICT)

LOT REQUIREMENTS	REQUIRED	LOT AR1	LOT AR2	LOT 3	PROPOSED***
MIN. LOT SIZE	NONE	4,055 AC	3,937 AC	16,833 AC	NONE
MIN. FRONTAGE	N/A	370.74 FT	305.00 FT	-	N/A
MIN. LOT DEPTH	N/A	440.91 FT	421.86 FT	-	N/A

MINIMUM YARDS	REQUIRED	LOT AR1	LOT AR2	LOT 3	PROPOSED***
FRONT	80 FEET*	131.1 FT*	104.5 FT*	-	80 FT/ 100 FT TO NYS RTE 251
SIDE	30 FEET	117.8 FT	357.2 FT	-	25 FT
REAR	50 FEET	137.8 FT	175.9 FT	-	50 FT

BUILDING HEIGHT	REQUIRED	LOT AR1	LOT AR2	LOT 3	PROPOSED***
MAX. STORIES	2	1	1	-	2
MAX. HEIGHT	35 FEET	26	<35 FEET	-	35 FEET

COVERAGE	REQUIRED	LOT AR1	LOT AR2	LOT 3	PROPOSED***
MAX. BUILDING	40%	15.3%	10.2%	23.0%	40%
MIN. OPEN SPACE	35%*	46.5%*	65.3	49.1%	35%

PARKING WAREHOUSE OFFICE: 1 PER 3,000 SF (5), 1 PER 200 SF (60)
 TOTAL REQ'D: 65
 PROVIDED ON-SITE: 65
 PROVIDED BY EASEMENT: 65
 TOTAL PROVIDED: 65

PARKING SETBACKS	REQUIRED	LOT AR1	LOT AR2	LOT 3	PROPOSED***
FRONT	80 FEET	60.7/26.9 FT	70.9/57.9 FT	-	25 FT/60 FT TO NYS RTE 251
SIDE	10 FEET	80.6 FT	0 FT	-	0 FT
REAR	10 FEET	107.7 FT	126.0 FT	-	10 FT

*NOTE: LOTS AR1 & AR2 ARE SUBJECT TO THE RTE 96/251 CORRIDOR OVERLAY DISTRICT REGULATIONS WHICH REQUIRES A MINIMUM FRONT YARD OF 100 FEET OR 25% OF THE LOT DEPTH, WHICHEVER IS GREATER AND 60% MIN. OPEN SPACE.
 ***NOTE: AS REQUESTED UNDER CLUSTER SUBDIVISION LAW.

EASEMENT KEY:

AE-1: 30' WIDE PERMANENT ACCESS EASEMENT BETWEEN LOTS AR1 & AR2, 3.
 AE-2: PERMANENT ACCESS, UTILITY, & PARKING EASEMENT FROM LOT AR2 TO LOT 3.

WETLANDS:

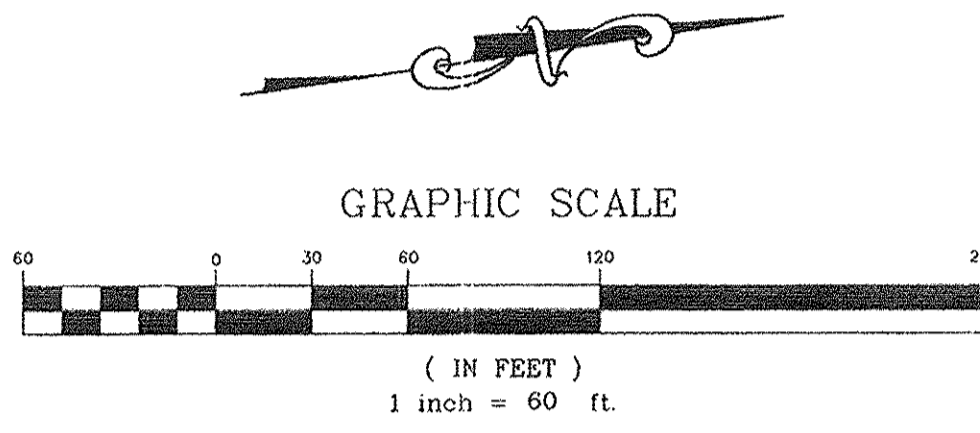
1. NYSDEC WETLANDS ARE NOT PRESENT ON SITE ACCORDING TO THE NYSDEC ENVIRONMENTAL RESOURCE MAPPER REVIEWED ON 8/9/14.
 2. FEDERAL WETLANDS ARE NOT PRESENT ON SITE ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS.

FLOOD PLAIN:

THIS PARCEL, AS SHOWN, DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN AS DESIGNATED ON FLOOD INSURANCE RATE MAP: TOWN OF VICTOR, MAP NO. 361249 0001-0015, EFFECTIVE SEPTEMBER 30, 1983 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGHT DISTANCE

AASHTO RECOMMENDS A MINIMUM STOPPING SIGHT DISTANCE OF 325 FEET FOR A DESIGN SPEED OF 45 MPH, (OLD DUTCH ROAD ENACTED SPEED LIMIT). AVAILABLE SIGHT DISTANCE AS FOLLOWS:
 DRIVEWAY ENTRANCE RIGHT= >1000'
 LEFT= >1000'



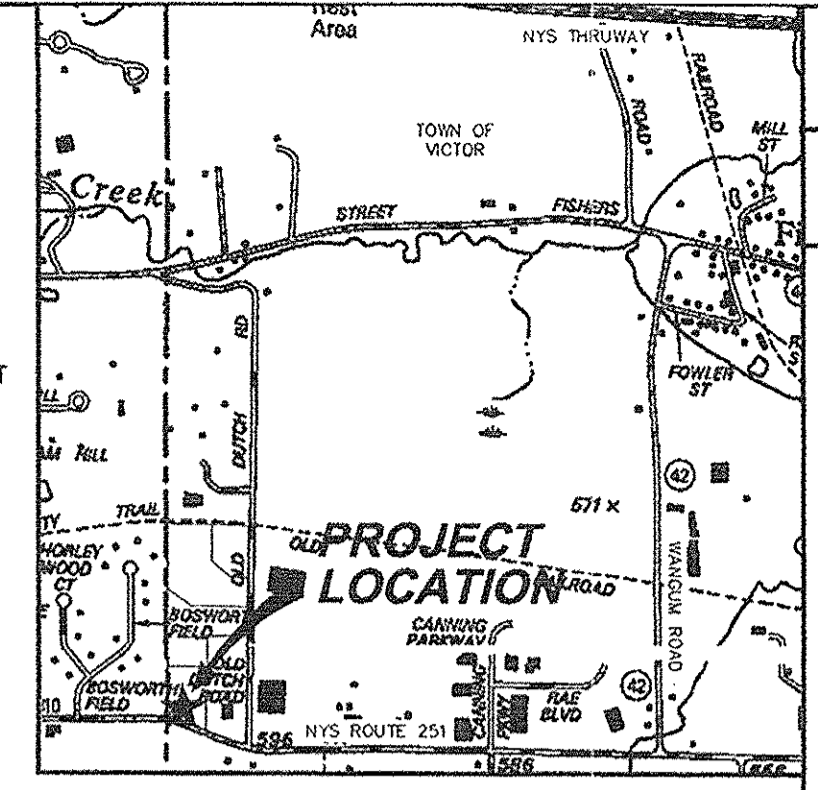
LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- RESIDENTIAL BUFFER
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED OPEN SPACE
- PROPOSED ACCESSIBLE PARKING
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED SIGN
- EXISTING STORM SEWER & MANHOLE
- PROPOSED STORM SEWER, CBMH & CB
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER, MH, CO
- EXISTING WATERMAIN & HYDRANT
- PROPOSED WATER MAIN, VALVE & HYDRANT
- UTILITY POLE
- MONUMENTATION
- IRON PIPE

FINAL APPROVAL

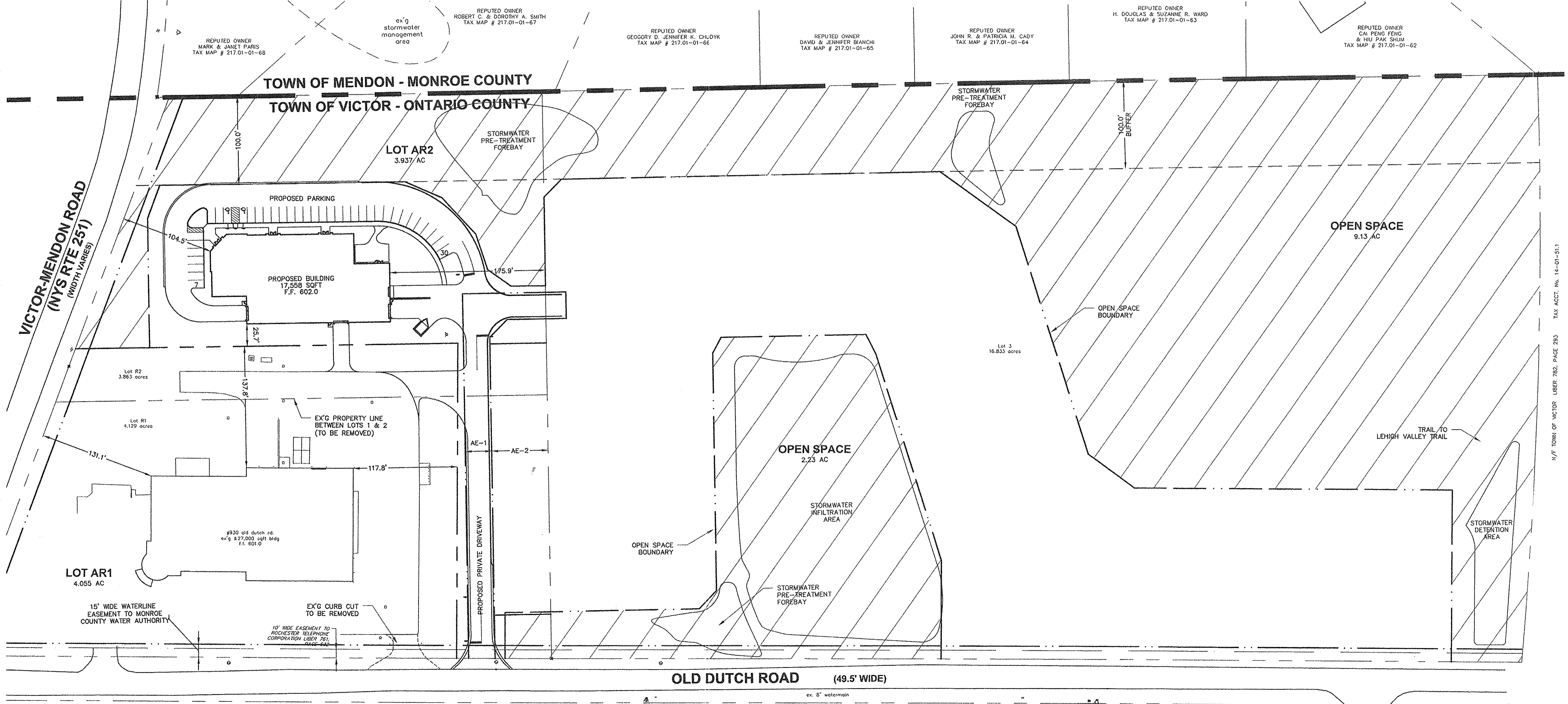
Elambo
 PLANNING BOARD CHAIRMAN
 DATE: 2/6/15

Steve D'Agostino
 TOWN ENGINEER
 DATE: 1/29/15



LOCATION MAP

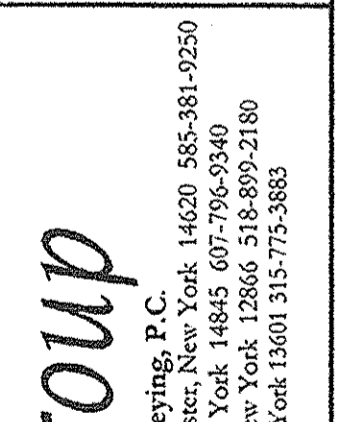
ADDITIONAL INFORMATION:
 FOR ADDITIONAL INFORMATION, REFER TO THE SITE PLAN APPLICATION LOTS 1-3 DRAWINGS FOR THE MEADOWS BUSINESS PARK PREPARED BY MRB GROUP, P.C. DATED LAST REVISED OCTOBER 16, 2014.



Project Title:
**MEADOWS BUSINESS PARK
 FINAL SUBD. APPLICATION LOTS 1-3
 TOWN OF VICTOR, ONTARIO CO.**

Drawing Title:
FINAL SITE PLAN

Drawn By: JPJ
 Checked By: KMR
 Scale: 1" = 60'
 Date: OCTOBER 2014



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 Engineering, Architecture, Surveying, P.C.
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 2750 Washington Road, Suite 1, Hartsacks, New York, NY 14845
 The Mill, 125 High Rock Avenue, Stratoga Springs, New York 12866
 220 Washington Street, Suite 201, Watertown, New York 13091
 www.mrbgroup.com

Sheet No. **C-1**
 1 of 3
 Project No. **4103.14001**

DRAWING ALTERATION: THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW ARTICLE 145 SECTION 7209 AND APPLIES TO THIS DRAWING. IT IS A VIOLATION OF THIS LAW 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 THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

EASEMENT KEY:

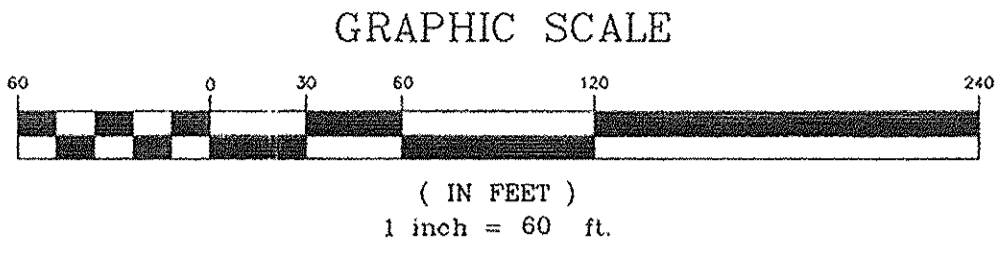
- WE-1: 20' WIDE PERMANENT WATERMAIN EASEMENT TO MCWA FROM LOT AR2.
- SE-1: 20' WIDE PERMANENT SANITARY EASEMENT TO THE TOWN OF VICTOR FROM LOT AR2.
- DE-1: PRIVATE DRAINAGE EASEMENT BETWEEN LOTS AR1, AR2 & 3.

ADDITIONAL INFORMATION:


FOR ADDITIONAL INFORMATION, REFER TO THE SITE PLAN APPLICATION LOTS 1-3 DRAWINGS FOR THE MEADOWS BUSINESS PARK PREPARED BY MRB GROUP, P.C. DATED LAST REVISED OCTOBER 16, 2014.

LEGEND


- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- EXISTING STORM SEWER & MANHOLE
- PROPOSED STORM SEWER, CBMH & CB
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER, MH & CO
- EXISTING WATERMAIN & HYDRANT
- PROPOSED WATER MAIN, VALVE & HYDRANT
- UTILITY POLE



FINAL APPROVAL



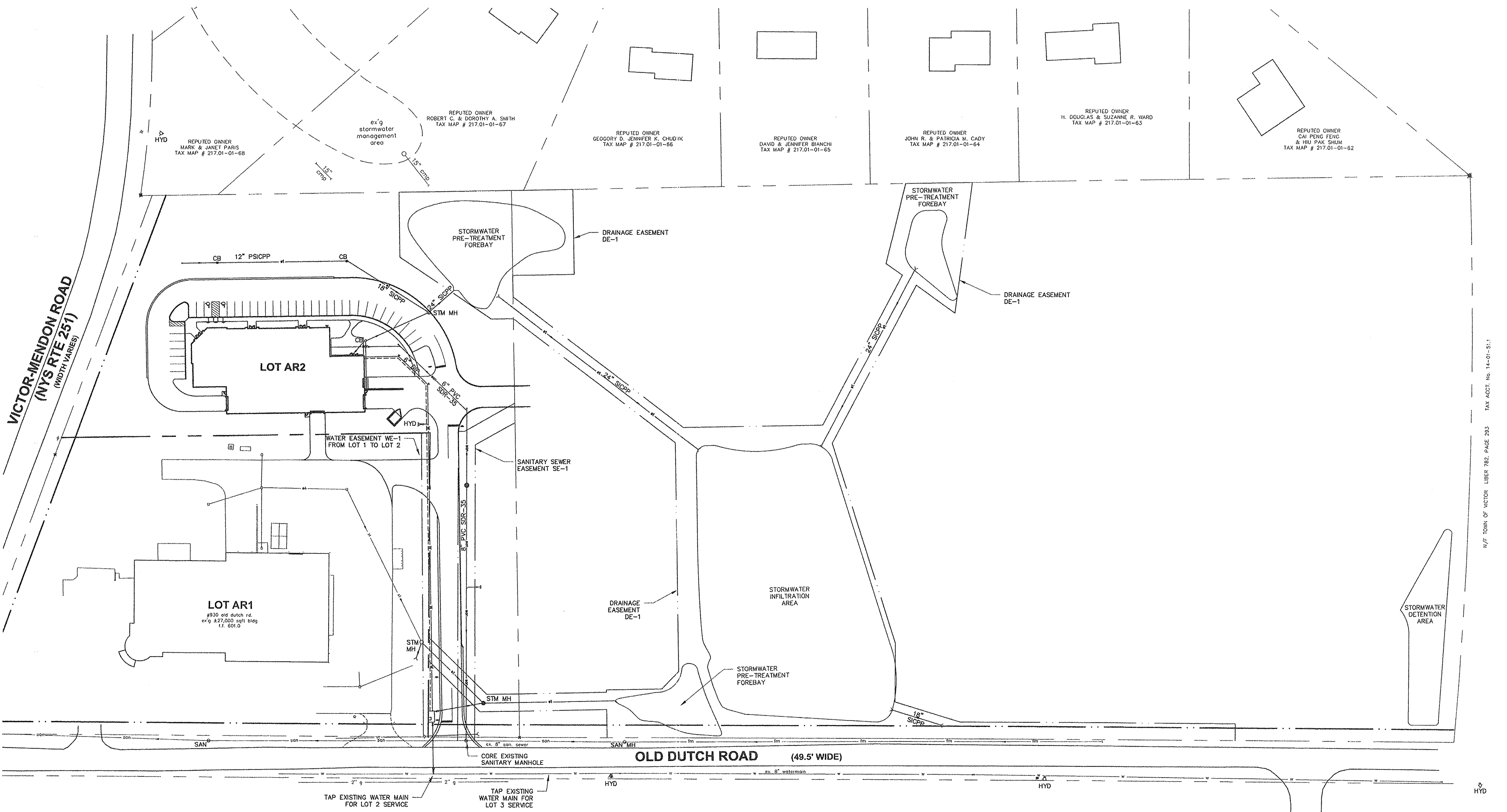
 PLANNING BOARD CHAIRMAN



 TOWN ENGINEER

 DATE: 2/16/15

 DATE: 1/29/15



3	REVISED PRE MCWA COMMENTS	JPJ	01.16.15
2	AS SUBMITTED FOR FINAL REVIEW	KMR	12.05.14
1	AS SUBMITTED FOR FINAL SUBDIVISION APPROVAL	KMR	10.16.14
No.	Revisions and Descriptions	By	Date

Project Title: **MEADOWS BUSINESS PARK
FINAL SUBD. APPLICATION LOTS 1-3
TOWN OF VICTOR, ONTARIO CO.**
 Drawing Title: **FINAL UTILITY PLAN**

Drawn By: JPJ
 Checked By: KMR
 Scale: 1" = 60'
 Date: OCTOBER 2014




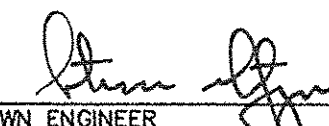
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 www.mrbgroup.com

Sheet No. **C-2**
 2 of 3
 Project No. **4103.14001**

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FINAL APPROVAL


 PLANNING BOARD CHAIRMAN
 DATE 2/6/15


 TOWN ENGINEER
 DATE 1/28/15

ADDITIONAL INFORMATION:

FOR ADDITIONAL INFORMATION, REFER TO THE SITE PLAN APPLICATION LOTS 1-3 DRAWINGS FOR THE MEADOWS BUSINESS PARK PREPARED BY MRB GROUP, P.C. DATED LAST REVISED OCTOBER 16, 2014.

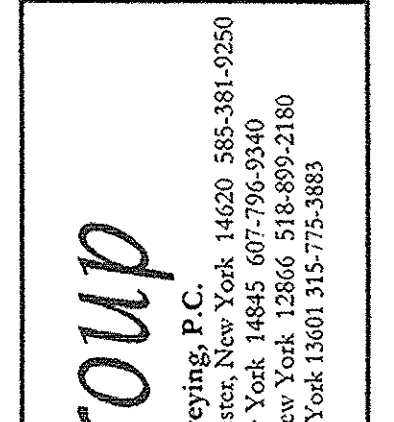
3	REVISED PRE MCWA COMMENTS	JPU	01.10.15
2	AS SUBMITTED FOR FINAL REVIEW	KMR	12.05.14
1	AS SUBMITTED FOR FINAL SUBDIVISION APPROVAL	KMR	10.16.14
No.	Revisions and Descriptions	By	Date

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Project Title:
**MEADOWS BUSINESS PARK
 FINAL SUBD. APPLICATION LOTS 1-3
 TOWN OF VICTOR, ONTARIO Co.**

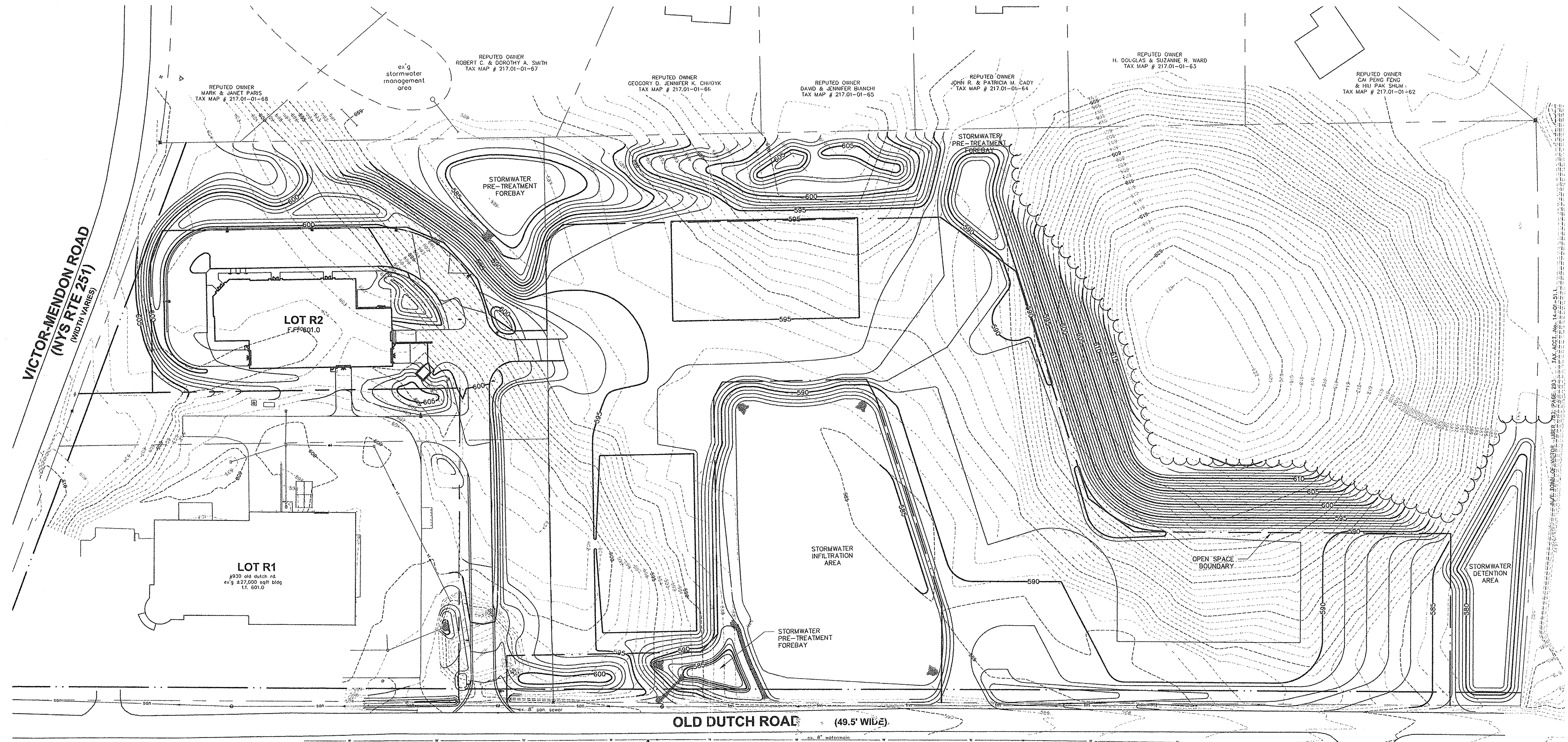
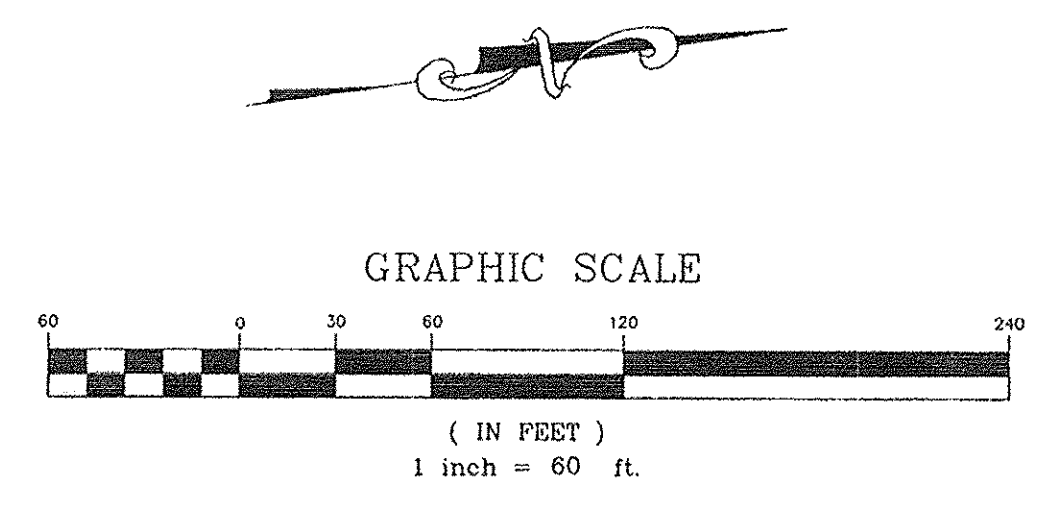
Drawing Title:
FINAL GRADING PLAN

Drawn By: JPU
 Checked By: KMR
 Scale: 1" = 60'
 Date: OCTOBER 2014



MRB group
 Engineering, Architecture, Surveying, P.C.
 The Culture Road Annex, 18 Culture Road, Suite 100, Rochester, NY 14620, 585-381-9250
 2750 Woodbury Road, Suite 200, Woodbury, NY 11797, 516-522-0940
 The Mill, 125 High Rock Avenue, Stratford Springs, New York 12866, 518-899-2180
 220 Washington Street, Suite 201, Watertown, New York 13601, 315-775-3883
 www.mrbgroup.com

Sheet No. **C-3**
3 of **3**
 Project No. **4103.14001**



DRAWING ALTERATION THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW ARTICLE 145 SECTION 7209 AND APPLIES TO THIS DRAWING. IT IS A VIOLATION OF THIS LAW 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 THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.