Legend

Linetypes

Centerline
Property Line
Resub. Prop. Line
Easement Line
Existing Contour
Proposed Contour
Chain Link Fence
Wood Fence
Guide Rail
Wire Fence
Overhead Wires
Gas Line
Water Line
Forcemain
Sanitary Sewer
Storm Sewer
Electric
Edge of Woods
Floodzone
Wetlands
Right-of-Way (R.O.W.)
Landscaping & Retaining Walls
Silt Fence
Drainage Flow
Sump Pump Discharge

Symbols

Utility Pole
Water Gate Valve
Curb Box
Gas Valve
Utility Box
Transformer
Survey Monument
Mailbox
Sign
Iron pipe/rebar
Traffic Control M.H.
Cleanout
Catch basin or
Fire hydrant
Signal span pole
Perc hole
Deep hole
Benchmark
End section
Spot elev. x351.00'
Light pole
Well
Utility manhole
Storm Sewer Manhole
Sanitary Sewer Manhole
Rebar (to be set)

Line Styles

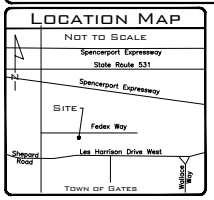
Feature to be removed (Gray Line)
Existing Utility (Light Line Weight)
Proposed Utility (Heavier Line Weight)

Labels

Record Map Info. "(R)"
Typical Style "Typ."
To Be Removed "TBR"
Proposed "Pr."

Location Map

Not to Scale



General Notes

1. Tax Account Number: 118.05-1-9.1
2. Owner: COMIDA(Lease)
3. Site address: 135 Fedex Way
4. Total Area: 1.5± acres
5. This project is located in Town Lot xx, Township xx, Range x, of the Phelps and Gorham Purchase, Town of xxxx, County of Monroe, State of New York.
6. This project is located within Other Areas–Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Number 36055C0167G, dated August 28, 2008.
7. Existing utilities were plotted from referenced survey and record maps.

Zoning Notes

GI – General Industrial Zoning District

	Code	Proposed
Min lot area	NA	
Min lot depth	max 4 to 1 ratio	
Min lot width		
Min front setback	NA	
Min side setback	40' Min	
Interior Lot	10% lot width	
	10' Min	
Min rear setback	40' Min	
Max Building coverage	45%	
Max Building Height	50' Max	

Parking

Section 190–14 Number of Spaces Required
Industrial 1 spot per 400 Sq Ft

Existing
Building is 6000 sq
Required 15
Existing Spots 20 (including 2 HandiCap)

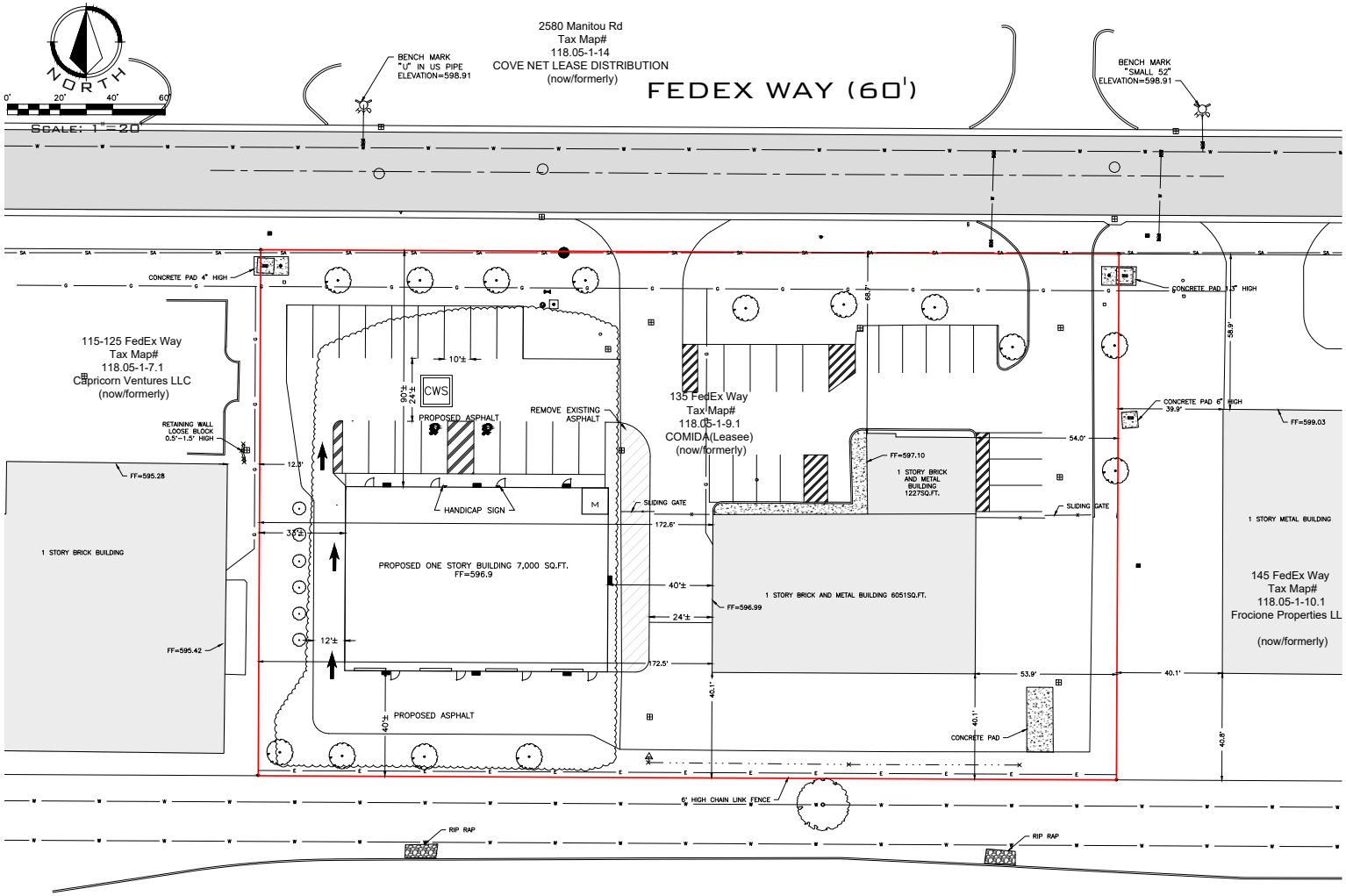
Proposed
Pr. Building 7,000Sq
Pr. Spots Required 18
Pr. Spots per plan 20 (includes 2 Handicap)

Survey References

1. This topographic survey was prepared from notes of an Instrument Survey completed on April 10, 2025 by Landtech Surveying & Planning, PLLC.
2. Site benchmark–North rim of the sanitary MH in front of the Site Elev 594.37
3. Liber 12730 of Deeds, Page 116.
4. Liber 305 of Maps, Page 86.
5. The vertical datum is referenced to The North American Vertical Datum of 1988 (NAVD 88)

Underground Facilities Protective Organization
Utility Coordinating Committee.
SAVE BIG, CALL BEFORE YOU DIG.
1–800–962–7962

Unauthorized alteration or addition to a map bearing the seal of a licensed professional engineer or land surveyor is a violation of Article 145, Section 7209, Subdivision 2 of the New York State Education Law.



Approval No. _____
SANITARY SEWER APPROVED
AS CONFORMING
TO CURRENT REQUIREMENTS OF THE
GATES–CHILI–OGDEN SEWER DISTRICT
DISTRICT PERMIT OFFICE AND DISTRICT CONSTRUCTION OFFICE MUST APPROVE THE INITIATION OF SEWER CONSTRUCTION
DATE: _____
SIGNATURE _____

Town Approvals:

Planning Board Chairman	Date
Town Engineer	Date
Fire Marshal	Date
Director of Public Works	Date

LAND4TECH
SURVEYING & PLANNING P.L.L.C.
1105 RIDGEWAY AVE • ROCHESTER, NY • 14615
PHONE (585) 442-9902 • INFO@LANDTECHNY.COM

7/28/25	Revisions Per Town Engineer	THV	

REVISIONS

SCALE: 1"=20'
DATE: 4/24/25
DRAWN BY: KMS
CHECKED BY: JHS
PROJECT NUMBER: 25044

135 FEDEX WAY

TOWN LOT 156
TOWN OF GATES, COUNTY OF MONROE
STATE OF NEW YORK

SITE PLAN

SHEET 1 OF 5