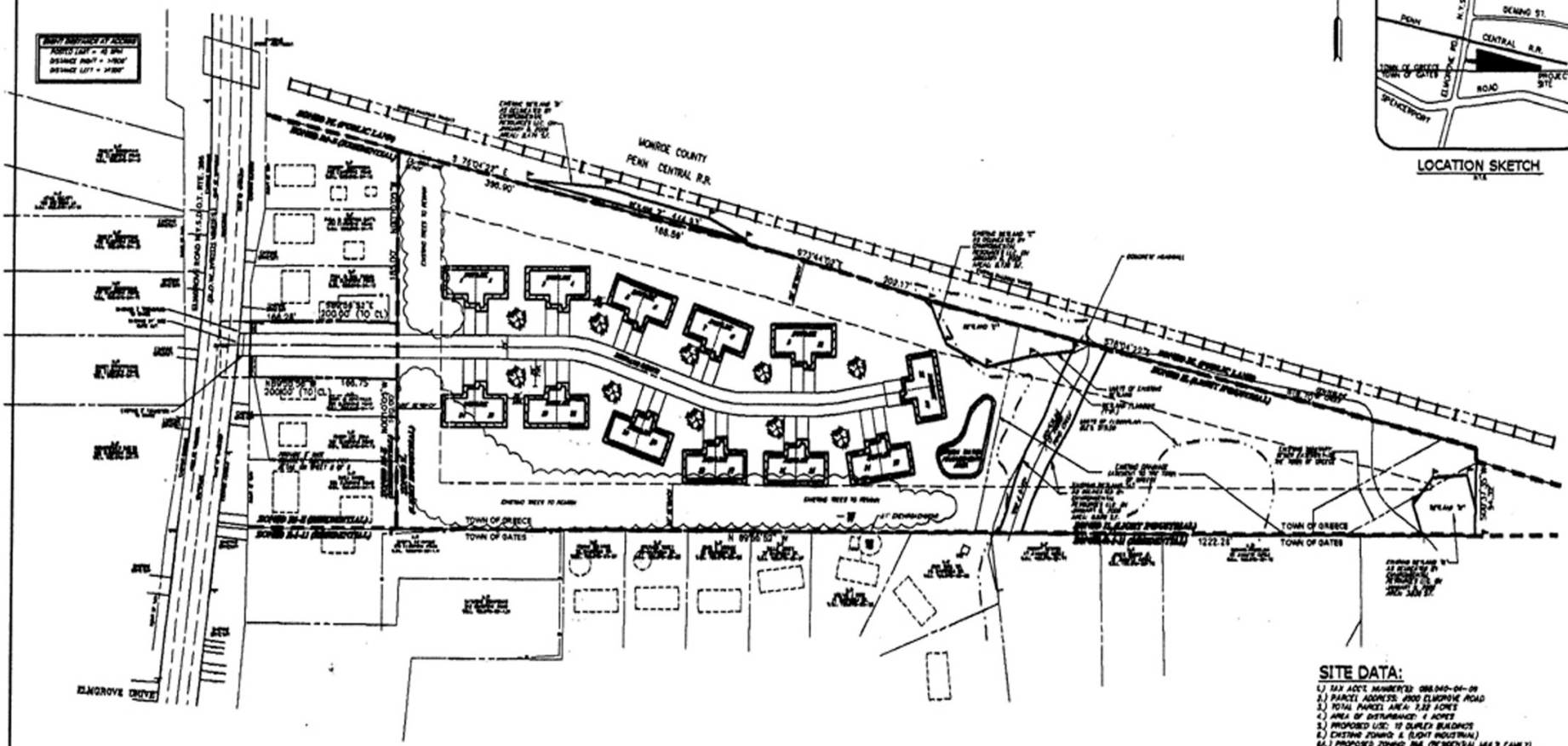
GRAPHIC SCALE

(in feet)
1 inch = 60 ft.



LOCATION SKETCH
N.T.S.

SITE DATA:

1.) TAX ACCT. NUMBER(S): 088.040-04-09
2.) PARCEL ADDRESS: 4800 ELMGROVE ROAD
3.) TOTAL PARCEL AREA: 3.69 ACRES
4.) AREA OF DISTURBANCE: 4 ACRES
5.) PROPOSED USE: 12 DUPLEX BUILDINGS
6.) EXISTING ZONING: L (LIGHT INDUSTRIAL)
6A.) PROPOSED ZONING: RMU (RESIDENTIAL MULTI FAMILY)
6B.) ADJACENT ZONING: PL (PUBLIC LAND) & R-1C (RESIDENTIAL)
7.) BULK REGULATIONS:

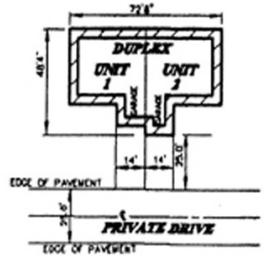
MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA	3 ACRES	3.3 ACRES
FRONT YARD SETBACK	30'	>50'
SIDE YARD SETBACK ADJACENT TO RESIDENTIAL DISTRICT	50'	>50'
SIDE YARD SETBACK	30'	>50'

MAXIMUM REQUIREMENTS	REQUIRED	PROVIDED
BUILDING HEIGHT	40'	<40'
LOT COVERAGE	N/A	
BUILDING COVERAGE	N/A	
GREEN SPACE	40%	>40%

8.) THERE ARE FEDERAL WETLANDS ON THIS PARCEL ACCORDING TO USACOE FEDERAL WETLAND INVENTORY.
9.) THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
10.) THERE IS A FLOOD PLAIN (ZONE AE) ON THIS PARCEL PER FIRM MAP COMMUNITY PANEL NO. 360419 0015 E DATED 6/22/98 ELEV. 518.0
11.) PUBLIC WATER WILL BE PROVIDED BY MONROE COUNTY WATER AUTHORITY.
12.) STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE OWNER OF THE PROPERTY.
13.) SANITARY SEWER WILL BE PROVIDED BY THE TOWN OF GREECE.
14.) GAS AND ELECTRIC WILL BE PROVIDED BY RG&E.

LEGEND:

- EXIST. ROW LINE
- EXIST. LOT LINE
- EXIST. CENTER LINE ROAD
- EXIST. CURBING
- EXIST. EASEMENT LINE
- PROPERTY BOUNDARY
- PROP. EDGE OF PAVEMENT
- PROP. EASEMENT LINE
- 100 YR FLOODPLAIN LIMITS
- WETLAND FLAG SET BY WETLAND BIOLOGIST
- PROPOSED DUPLEX



TYPICAL BUILDING LAYOUT
SCALE: 1"=30'

Revisions

No.	Date	By	Description

Passero Associates
3100 Liberty Pole Way, Rochester, NY 14604
585-325-3610
www.passeroassoc.com
FAX: 585-325-1691
Surveying
Planning
Engineering
Architecture

Project: ELMGROVE LIGHT INDUSTRIAL
#5500 ELMGROVE ROAD
PART OF TOWNS LOT 125, TOWN OF GATES, & RANCHO PENNIS, TOWN OF GREECE, MONROE CO., NEW YORK
Drawing: CONCEPTUAL SITE PLAN
Client: LAKESIDE BUILDING
1800 ENGLISH ROAD
ROCHESTER, NY 14616
585-227-0760

Project Mgr: J.F.C.
Field Manager: J.F.C.
Drawn by: J.E.

Project No. 24182.01
Drawing No. 1 of 1
Scale: 1" = 60'
Date: JUNE, 2006