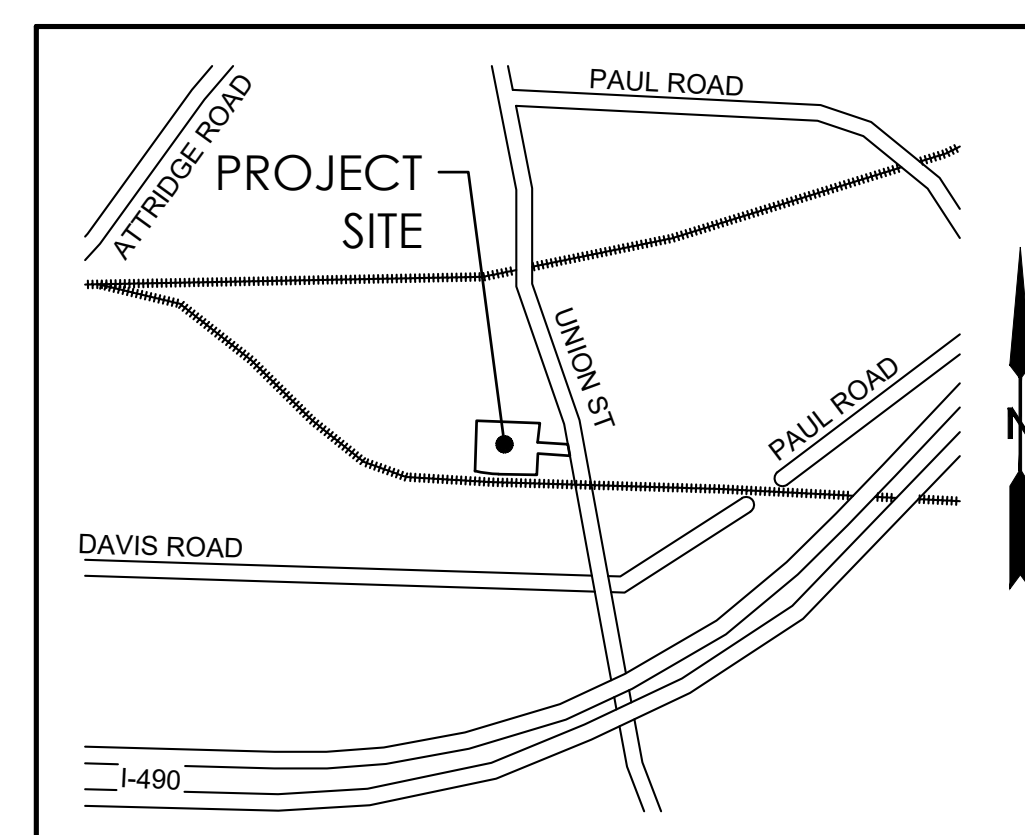


**PROPERTY DEVELOPMENT PLANS
PROPOSED FOR:**

**BLACK CREEK INDUSTRIAL PARK
3513 UNION STREET**

**TOWN OF CHILI
MONROE COUNTY
STATE OF NEW YORK**

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DWG. NO.	DESCRIPTION
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72210015-C4	SITE PLAN
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72210015-C6	GRADING & EROSION CONTROL PLAN
72210015-C7	PROFILES
72210015-C8	LIGHTING PLAN
72210015-C9	CONSTRUCTION DETAILS - 1
72210015-C10	CONSTRUCTION DETAILS - 2



LOCATION MAP
N.T.S.

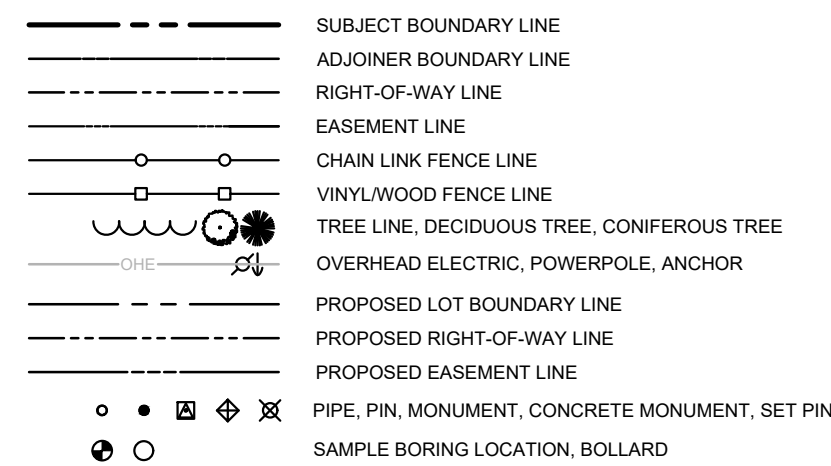
PREPARED FOR:
SMATTL HOLDINGS, LLC
50 STABLE GATE DRIVE
WEBSTER, NY 14580

PREPARED BY:



45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE (585) 359-7540
FAX (585) 359-7547

LEGEND



ABBREVIATIONS

EX. EXISTING
N/F NOW OR FORMALLY
T.A. TAX ACCOUNT NUMBER
REC. PER RECORD MAPPING
C.O. CLEANOUT
CB CATCH BASIN
MH MANHOLE

MONROE COUNTY TREASURER

I THE UNDER SIGN TREASURER OF MONROE COUNTY, PURSUANT TO SECTION 334 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY TAXES & SCHOOL TAXES AGAINST THE LAND DESCRIBED HEREIN HAVE BEEN PAID.

MONROE COUNTY HEALTH DEPARTMENT

MONROE COUNTY DEPARTMENT OF HEALTH REALTY SUBDIVISION APPROVAL NOT REQUIRED FOR FILING OF THIS MAP WITH THE MONROE COUNTY CLERK

NOTE: OTHER DEPARTMENT OF HEALTH APPROVALS MAY BE NEEDED. FOR ADDITIONAL INFORMATION CALL 753-5459 OR 753-5470

MONROE COUNTY PRECISE SURVEY

THIS PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 239-F, ARTICLE 12-B OF THE GENERAL MUNICIPAL LAW AND/OR THE MONROE COUNTY MONUMENTATION LAW. A SEPARATE APPROVAL IS REQUIRED FOR SITE CONSTRUCTION.

SITE DATA:

OWNER/DEVELOPER: SMATTL HOLDINGS, LLC.
PROJECT LOCATION: 3513 UNION STREET, CHILI, NY
TOTAL AREA: 24.878 ACRES
ZONING: GENERAL INDUSTRIAL

SURVEY CONTROL

WHERE GLOBAL POSITIONAL SYSTEM SURVEYS (GPS) OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY TECHNIQUES ARE EMPLOYED - 1 PART IN 20,000 (1/20,000) OR BETTER PROPORTIONAL ACCURACY AND THE ACHIEVED NETWORK POSITIONAL ACCURACY AT TWO SIGMA, 95% CONFIDENCE LEVEL.

ALL DISTANCES SHOWN ARE GROUND.

PROJECTION TO NEW YORK STATE PLANE GRID COORDINATES: NAD 1983 (2011) NY WEST ZONE, COORDINATES DERIVED THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS TIED TO THE NEW YORK STATE C.O.R.S. NETWORK. ELEVATIONS WHERE SHOWN ARE REFERENCED TO NAVD83 GEOID 12B.

THIS PROJECT IS LESS THAN 5,000 FEET FROM THE NEAREST GEODETIC SURVEY MONUMENT AND THIS PROJECT IS TIED TO THE MONROE COUNTY GEODETIC MONUMENTATION NETWORK. MONUMENTS UTILIZED IN THIS SURVEY:

COMBINED FACTOR: 0.99993160

LINE & CURVE TABLE

Table with columns: (A) ARC LENGTH, (R) RADIUS, (D) DELTA CHORD. Lists curve data for C1 through C8.

SURVEY NOTES:

- 1. COPY RIGHT 2023 DDS COMPANIES. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

GEODETIC MONUMENTS:

THE APPLICANT'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO MONROE COUNTY LOCAL LAW #8 OF 1971, REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS. ANY MONUMENT THAT IS DISTURBED SHALL BE RESET BY A LICENSED SURVEYOR, TO THE SATISFACTION OF THE MONROE COUNTY SURVEYOR AT THE CONTRACTORS EXPENSE.

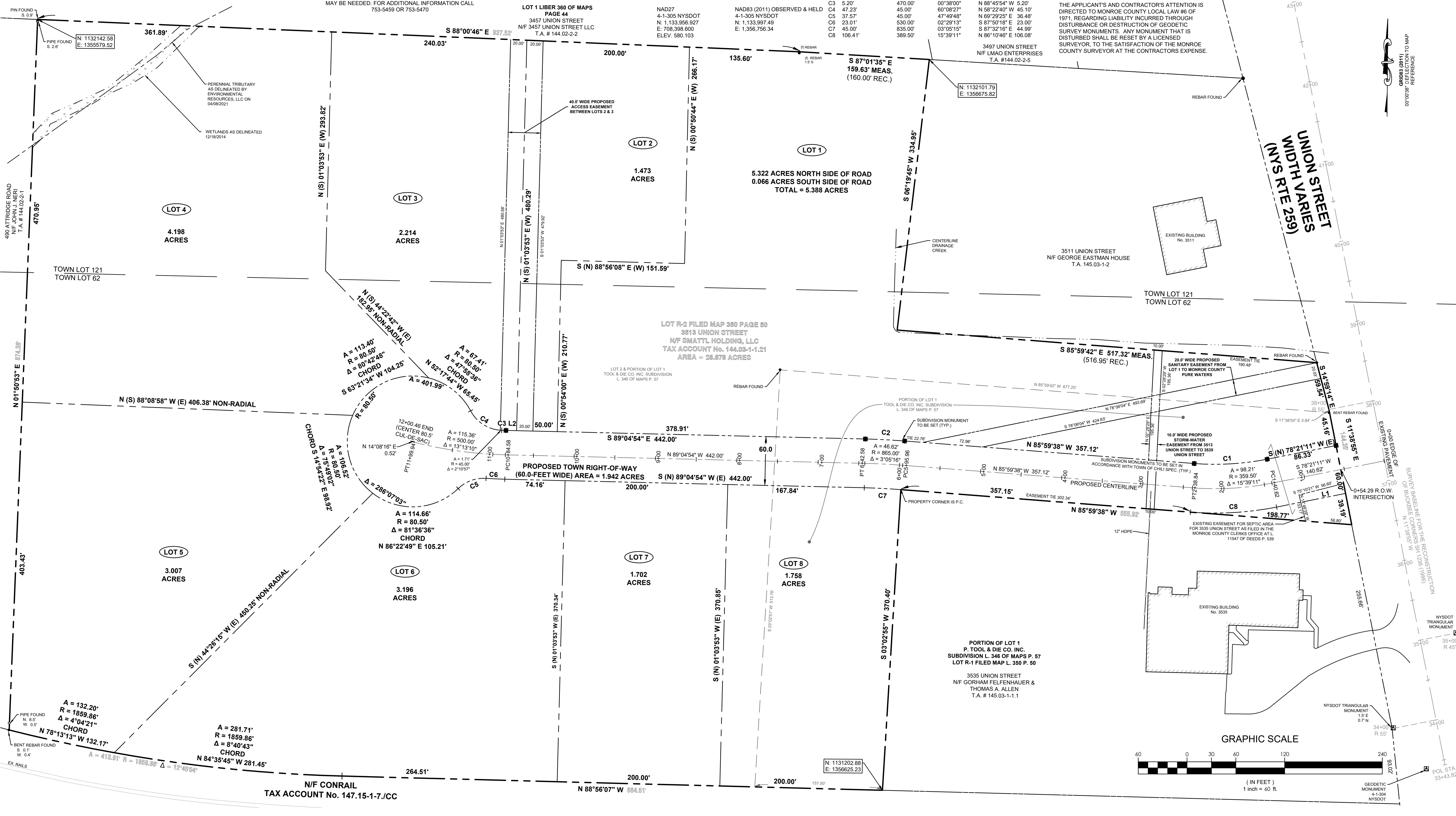
APPROVALS

Table for APPROVALS with columns: TITLE, NAME, DATE. Includes Planning Board Chairman, Commissioner of Public Works, Town Engineer, and Town Supervisor.

CERTIFICATIONS

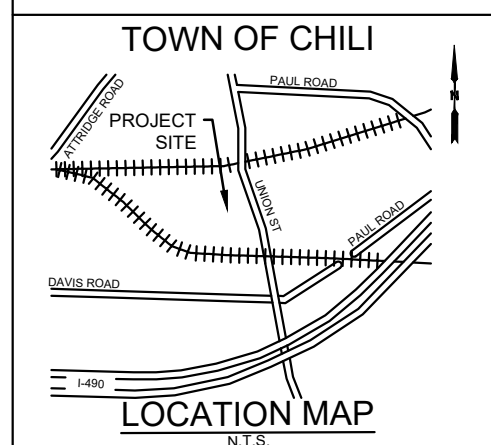
THIS IS TO CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT THIS PLAN WAS COMPLETED ON 8/10/2015 AND UPDATED ON 4/3/2023 BASED ON NOTES OF A FIELD INSTRUMENT SURVEY COMPLETED ON 4/10/2015.

SIGNED: CORY R TUFANO, L.S. 050935



45 HENDRIX RD
WEST HENRIETTA, NY 14586
PHONE-(585)359-7540
FAX-(585)359-7541

SMATTL HOLDINGS, LLC
8242 EAST BLUFF DRIVE
PENN YAN, NY 14527



CORY R. TUFANO, PLS 050935

Table with columns: DATE, DESCRIPTION, REV. Contains revision history.

BLACK CREEK INDUSTRIAL SUBDIVISION
RE-SUBDIVISION MAP
DRAWN BY: M.J.G.
APPROVED BY: C.R.T.
CHECKED BY: C.R.T.
DATE: 4/3/2023

REV: 00 DRAWING NO: C3

ZONING REQUIREMENTS

ZONING: GI - GENERAL INDUSTRIAL	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7	PROPOSED LOT 8
BUILDING AREA		18,000 SF	10,940 SF	21,200 SF	30,400 SF	29,246 SF	21,340 SF	13,000 SF	18,238 SF
FRONT YARD	50' MIN.	216'	98'	145'	204'	186'	157'	102'	87'
SIDE YARD	35' MIN.	74'	41'	39'	50'	36'	39'	39'	39'
REAR YARD	40' MIN.	42'	40'	53'	74'	**201'	**66'	**69'	**69'
GREEN SPACE	35% MIN.	83%	45%	42%	49%	47%	60%	54%	47%
LOT AREA	50,000 SF MIN.	234,701 SF	64,163 SF	96,441 SF	182,864 SF	130,984 SF	139,217 SF	74,139 SF	76,578 SF
BLDG HEIGHT/# OF STORIES	50' MAX.	< 50'	< 50'	< 50'	< 50'	< 50'	< 50'	< 50'	< 50'
LOT BUILDING COVERAGE (PER LOT)	50% MAX.	7.75%	17.08%	21.9%	16.62%	22.33%	15.34%	17.53%	23.82%
LOT DEPTH	250' MIN.	470'	266.5'	421'	471.75'	404'	370'	369'	369'
LOT WIDTH	200' MIN.	269.5'	200.0'	240.0'	404'	402'	257.5'	200'	200'
FLAG LOT WIDTH AT ACCESSWAY	40' MIN.	N/A	50.0'	N/A	N/A	N/A	N/A	N/A	N/A

*MINIMUM REAR YARD IS 40' IN ADDITION TO THE REQUIRED BUFFER OF 100' BETWEEN GENERAL INDUSTRIAL AND RESIDENTIAL (R-1-15). THEREFORE THE REAR YARD REQUIREMENT IS 40' + 100' = 140'.
 **A VARIANCE WAS OBTAINED FROM THE ZONING BOARD OF APPEALS ON JULY 28, 2015 REDUCING THE MINIMUM BUFFER BETWEEN GENERAL INDUSTRIAL AND RESIDENTIAL (R-1-15) FROM 100' TO 25', THEREFORE THE REAR YARD REQUIREMENT IS 40' + 25' = 65' (THE FIRST 25' FROM THE PROPERTY LINE SHALL PROVIDE NECESSARY BERM AND SCREENING).
 ***SELF STORAGE USE, NO PARKING NEEDED

TOWN APPROVALS:

PLANNING BOARD CHAIRMAN	DATE
TOWN SUPERVISOR	DATE
BUILDING DEPARTMENT MANAGER	DATE
TOWN ENGINEER	DATE
FIRE MARSHAL	DATE
COMMISSIONER OF PUBLIC WORKS/SUPERINTENDENT OF HIGHWAYS	DATE

NOTES:

- ALL STORMWATER MANAGEMENT FACILITIES HAVE BEEN SIZED ANTICIPATING THE MAXIMUM ALLOWABLE IMPERVIOUS AREA BY CHILI CODE (35% IMPERVIOUS COVER ON EACH LOT). THIS ENSURES THAT THE STORMWATER MANAGEMENT FACILITIES WILL FUNCTION PROPERLY FOR ALL FUTURE BUILDING PHASES RELATED TO THE SUBDIVISION.
- WORK IN THE CROSS HATCHED AREA WILL BE COMPLETED BY INDIVIDUAL LOT OWNERS IN FUTURE BUILDING PHASES. ALL BUILDING AND PAVEMENT IMPROVEMENTS SHOWN ON INDIVIDUAL LOTS ARE CONCEPT ONLY.

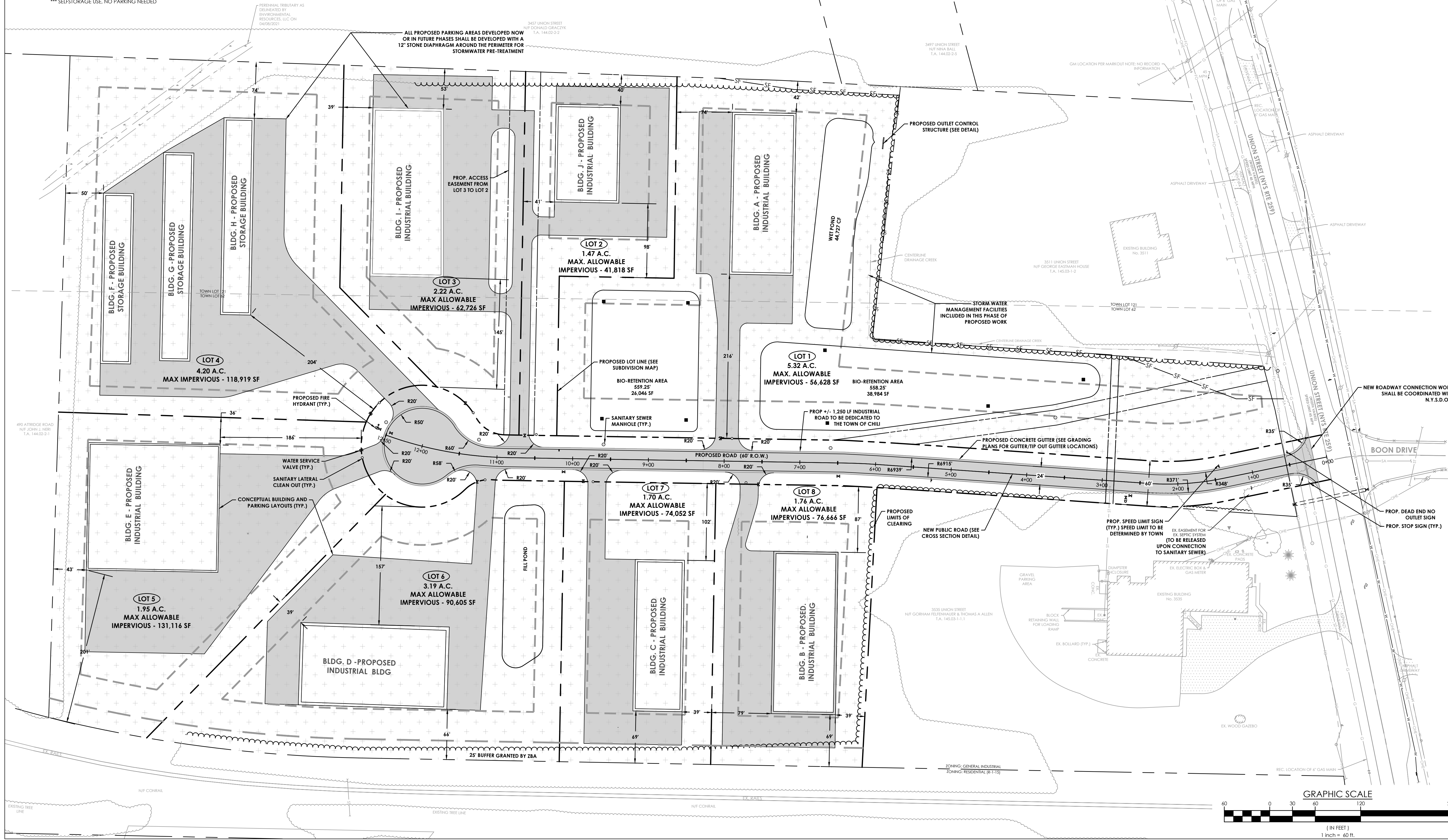
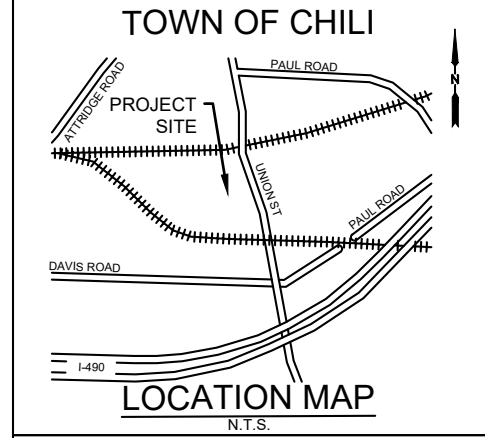
SITE DATA:

OWNER/DEVELOPER: SMATTL HOLDINGS, LLC.
 ANGELO LICCIARDELLO
 PROJECT LOCATION: 5513 UNION STREET, CHILI, NY
 T.A.# 145.030-001-001.20
 TOTAL AREA: 24.880 ACRES
 ZONING: GENERAL INDUSTRIAL
 OBTAINED VARIANCES:
 REDUCTION OF THE MINIMUM BUFFER BETWEEN GENERAL INDUSTRIAL AND RESIDENTIAL (R-1-15) FROM 100' TO 25' WAS RECEIVED BY THE ZONING BOARD OF APPEALS ON JULY 28, 2015



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 WEST HENRIETTA, NY 14586
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 FAX (585)359-7541

SMATTL HOLDINGS, LLC
 8242 EAST BLUFF DRIVE
 PENN YAN, NY 14527



DATE	DESCRIPTION
4/5/23	REVISED LAYOUT TO ELIMINATE ZONING VARIANCE

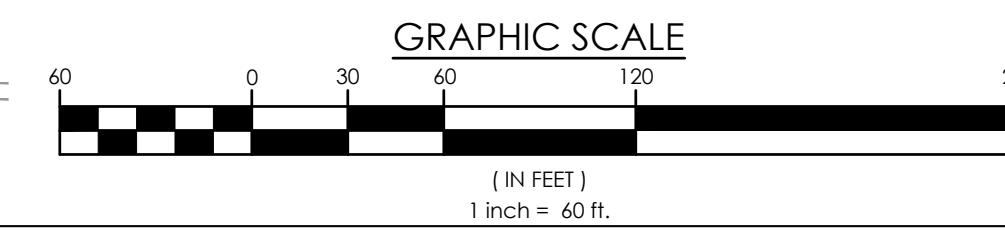
BLACK CREEK INDUSTRIAL SUBDIVISION
 BEING A PART OF TOWN OF CHILI, MONROE COUNTY, NEW YORK

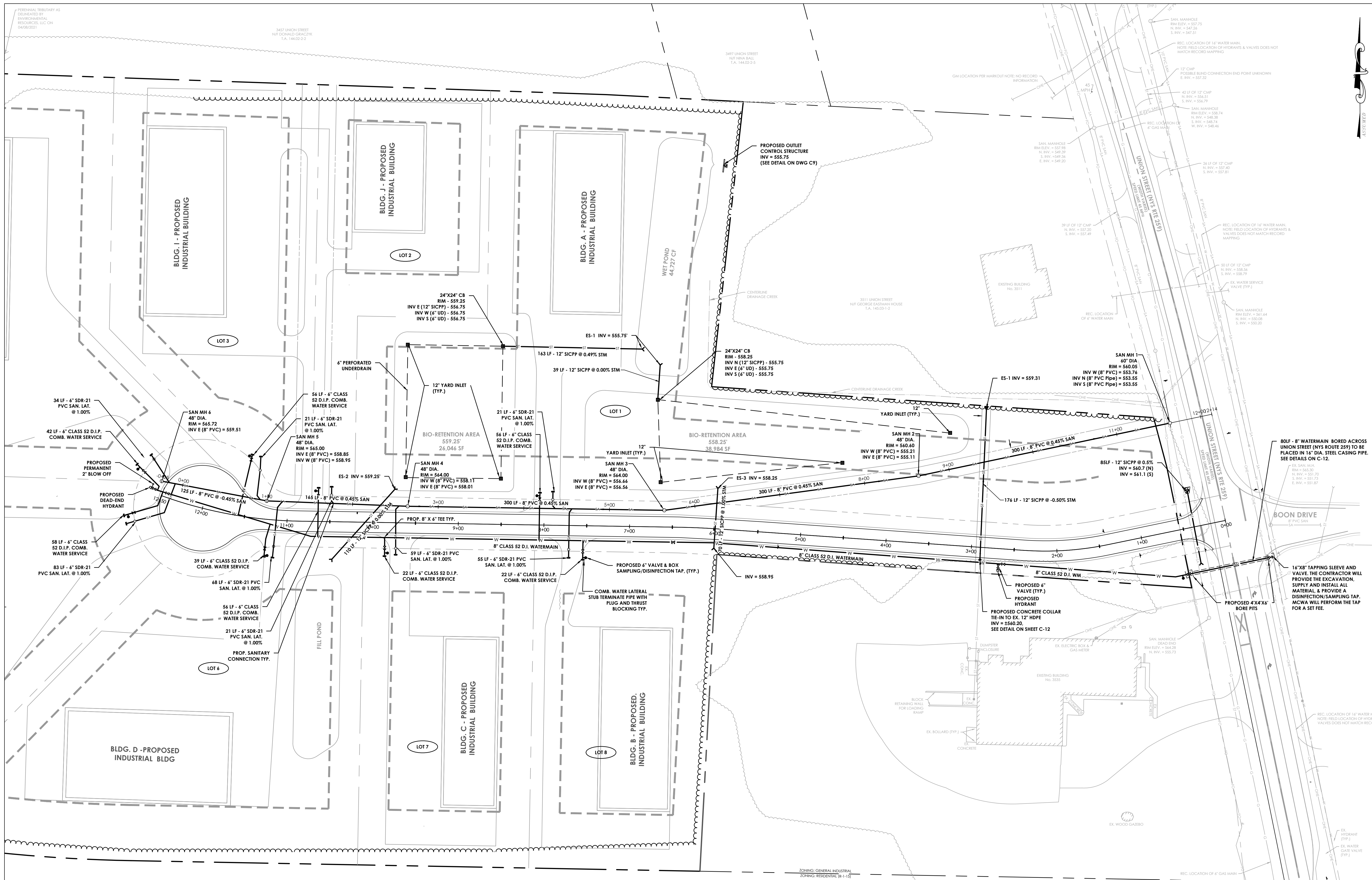
DRAWING TITLE: **OVERALL SITE PLAN**

DATE: 12/8/2022
 PROJECT NO.: 72-21-0015
 ARCH: ARCH D

REV: 01
 DRAWN BY: MJE
 CHECKED BY: CAK

DATE: 12/8/2022
 PROJECT NO.: 72-21-0015
 ARCH: ARCH D

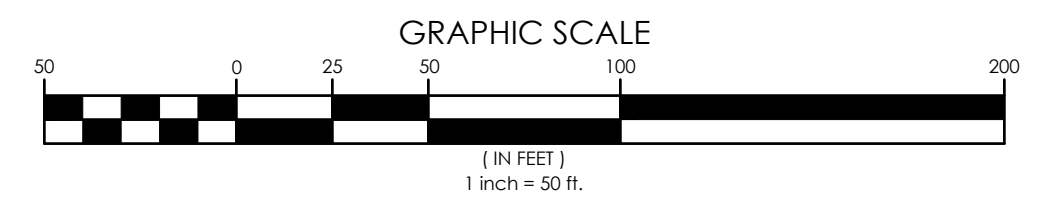




NOTES:
 1. ALL STORMWATER MANAGEMENT FACILITIES HAVE BEEN SIZED ANTICIPATING THE MAXIMUM ALLOWABLE IMPERVIOUS AREA BY CHILI CODE (35% IMPERVIOUS COVER ON EACH LOT). THIS ENSURES THAT THE STORMWATER MANAGEMENT FACILITIES WILL FUNCTION PROPERLY FOR ALL FUTURE BUILDING PHASES RELATED TO THE SUBDIVISION.

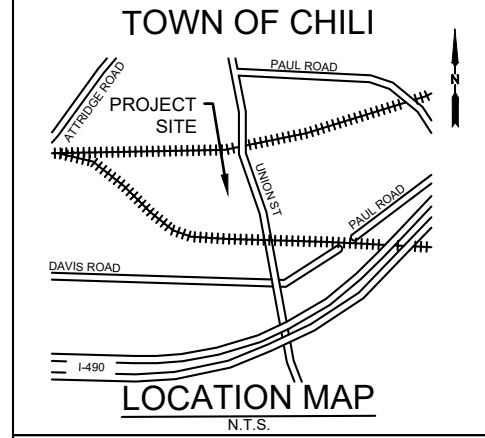
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- Dig with the Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care



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 PENN YAN, NY 14527



DATE	DESCRIPTION
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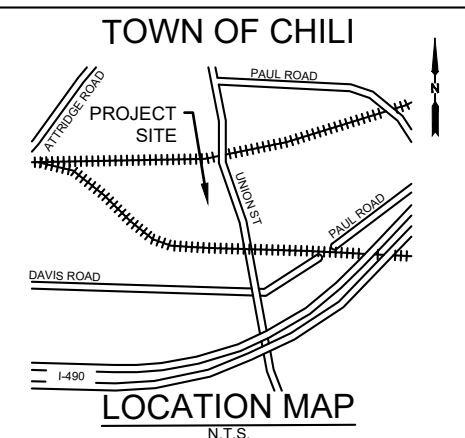
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PROJECT: BLACK CREEK INDUSTRIAL SUBDIVISION	PROJECT NO: 72-21-0015
APPROVED BY: CAK	CHECKED BY: CAK
DATE: 12/8/2023	PAGE SIZE: ARCH D

REV: 01 DRAWING NO: C5



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REV	DESCRIPTION	DATE
01	REVISED LAYOUT TO ELIMINATE ZONING VARIANCE	4/8/23

BLACK CREEK INDUSTRIAL SUBDIVISION
INDUSTRIAL SUBDIVISION
BEING A PART OF TOWN OF CHILI, MONROE COUNTY, NEW YORK

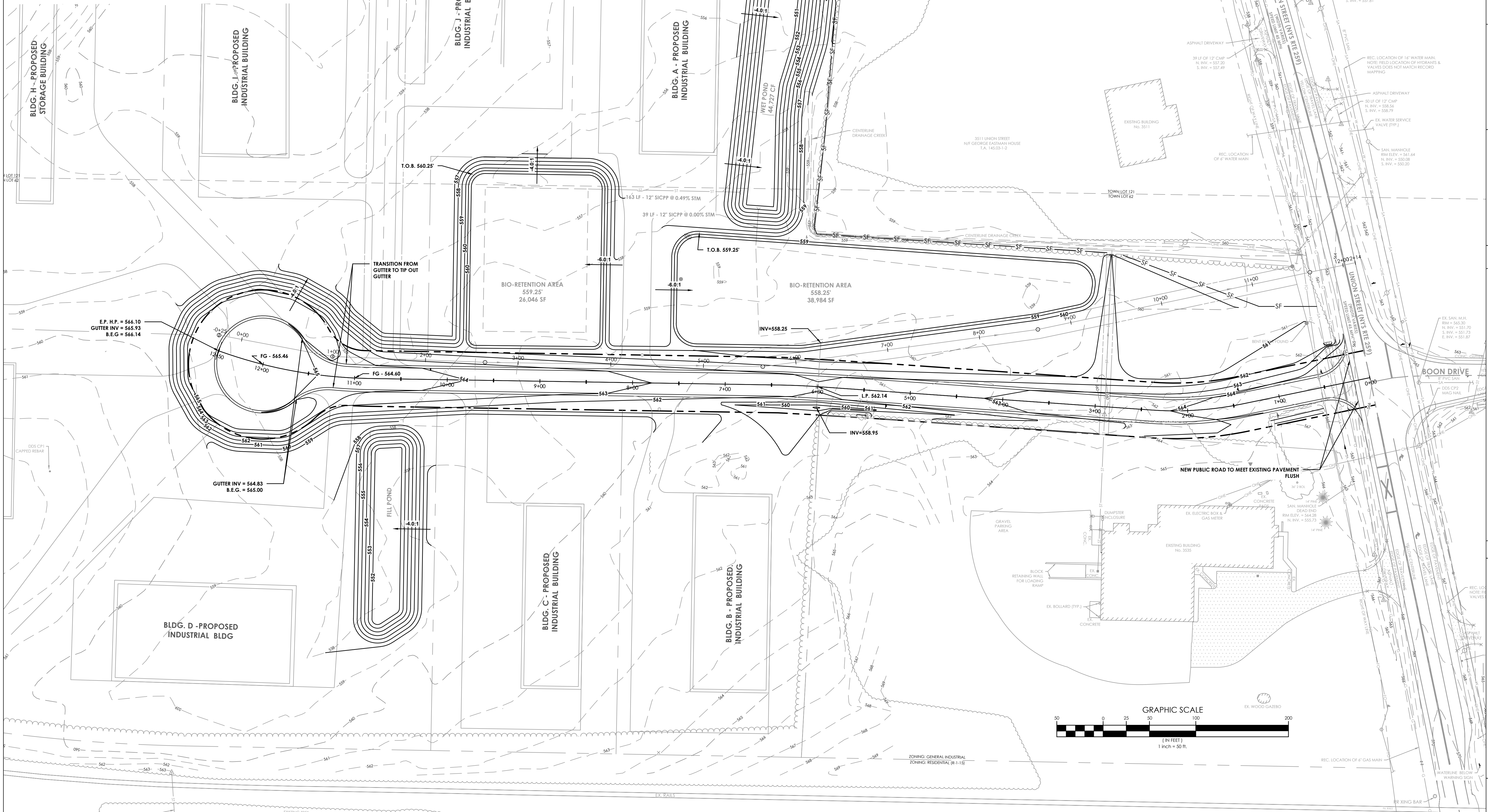
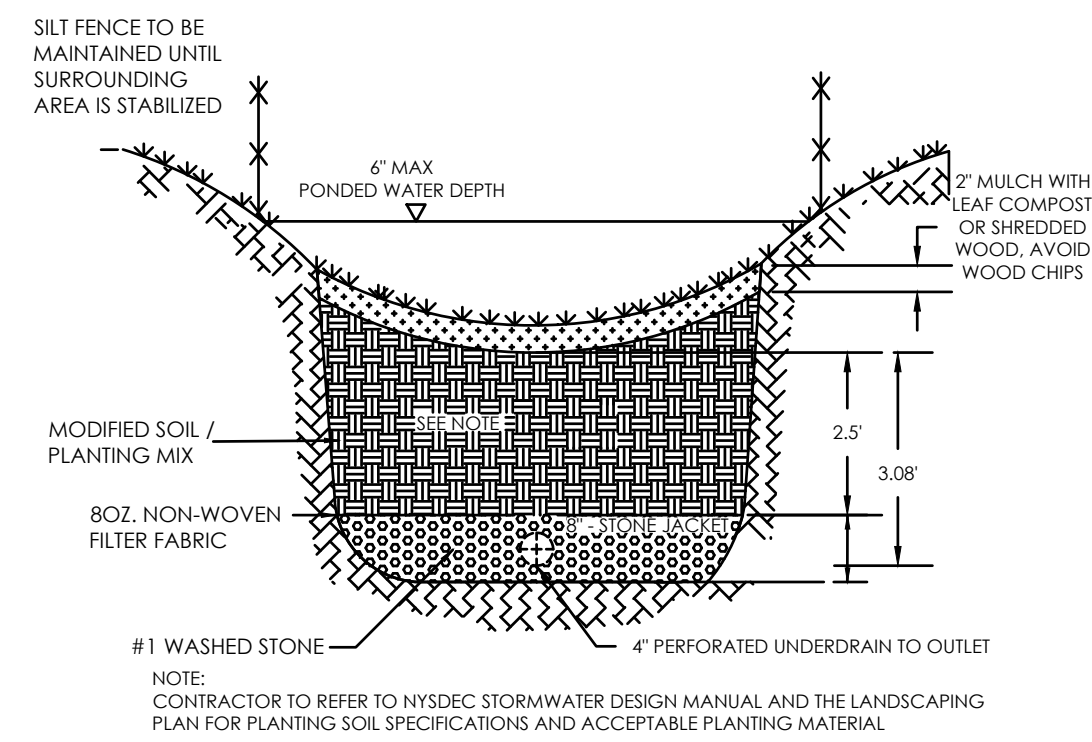
DRAWING TITLE:
GRADING AND EROSION CONTROL PLAN

DRAWN BY: MJE APPROVED BY: ESM PROJ. NO.: 72-21-0015
CHECKED BY: CAK DATE: 12/8/2022 PAGE SIZE: ARCH D

REV: **01** DRAWING NO: **C6**

NOTES:

1. ALL STORMWATER MANAGEMENT FACILITIES HAVE BEEN SIZED ANTICIPATING THE MAXIMUM ALLOWABLE IMPERVIOUS AREA BY CHILI CODE (35% IMPERVIOUS COVER ON EACH LOT). THIS ENSURES THAT THE STORMWATER MANAGEMENT FACILITIES WILL FUNCTION PROPERLY FOR ALL FUTURE BUILDING PHASES RELATED TO THE SUBDIVISION.
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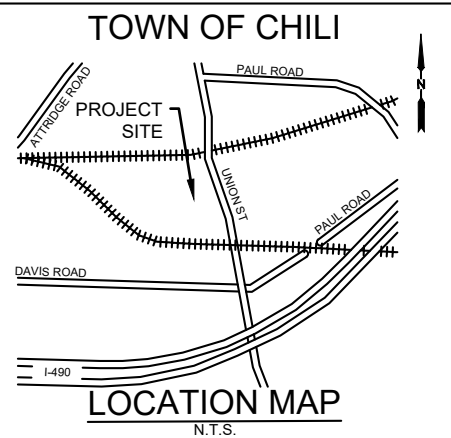


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REV	DESCRIPTION	DATE
01	REVISED LAYOUT TO ELIMINATE ZONING VARIANCE	4/5/23

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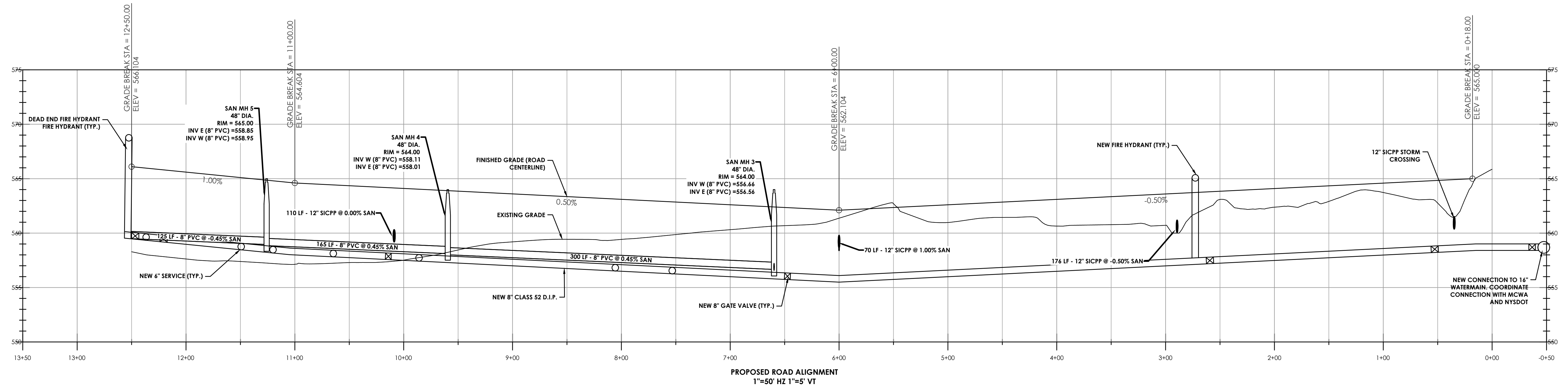
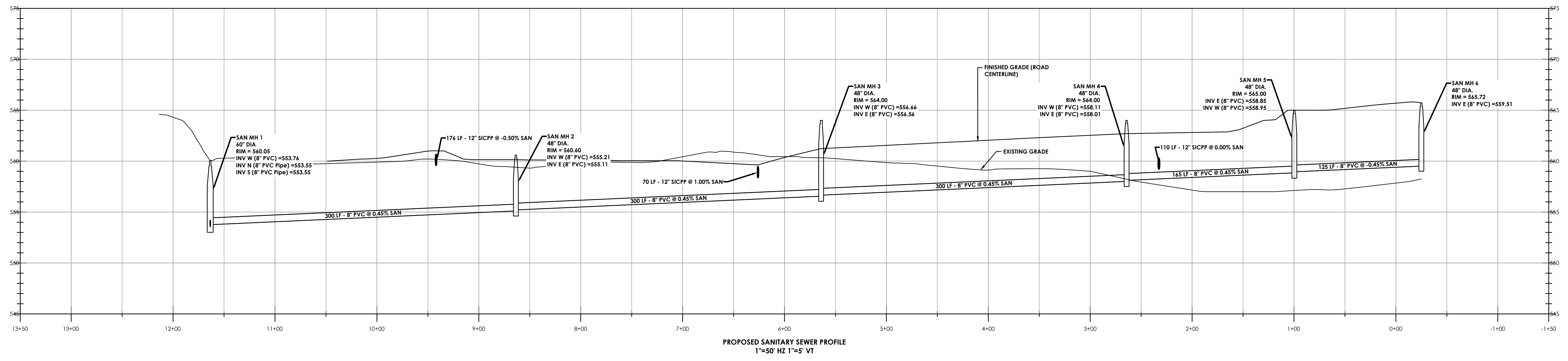
BLACK CREEK INDUSTRIAL SUBDIVISION
BEGINS A PART OF TOWN OF CHILI, MONROE COUNTY, NEW YORK

ROADWAY & UTILITY PROFILES

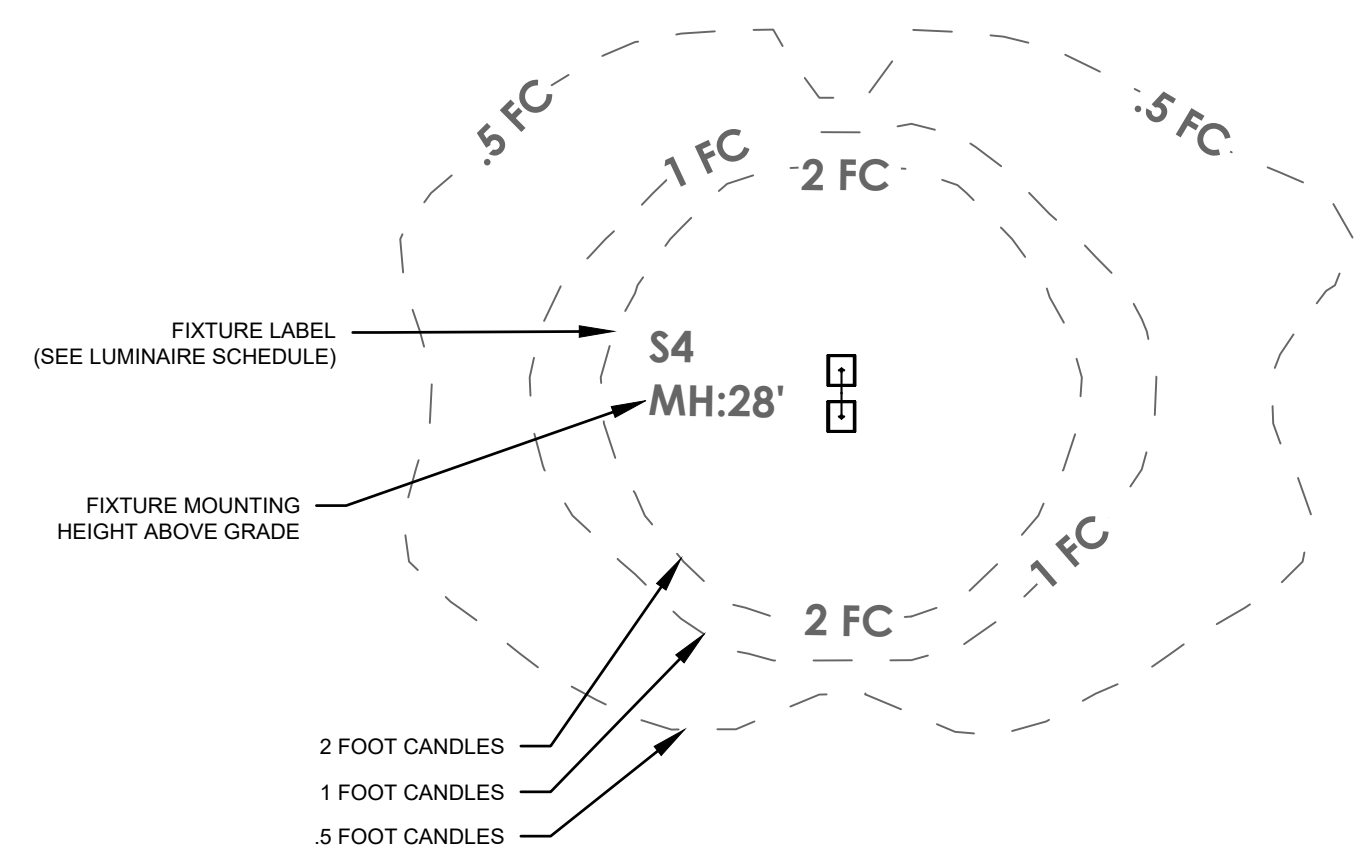
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DRAWN BY: ESM PROJ. NO: 72-21-0015
 CHECKED BY: CAK DATE: 12/8/2022 PAGE SIZE: ARCH D

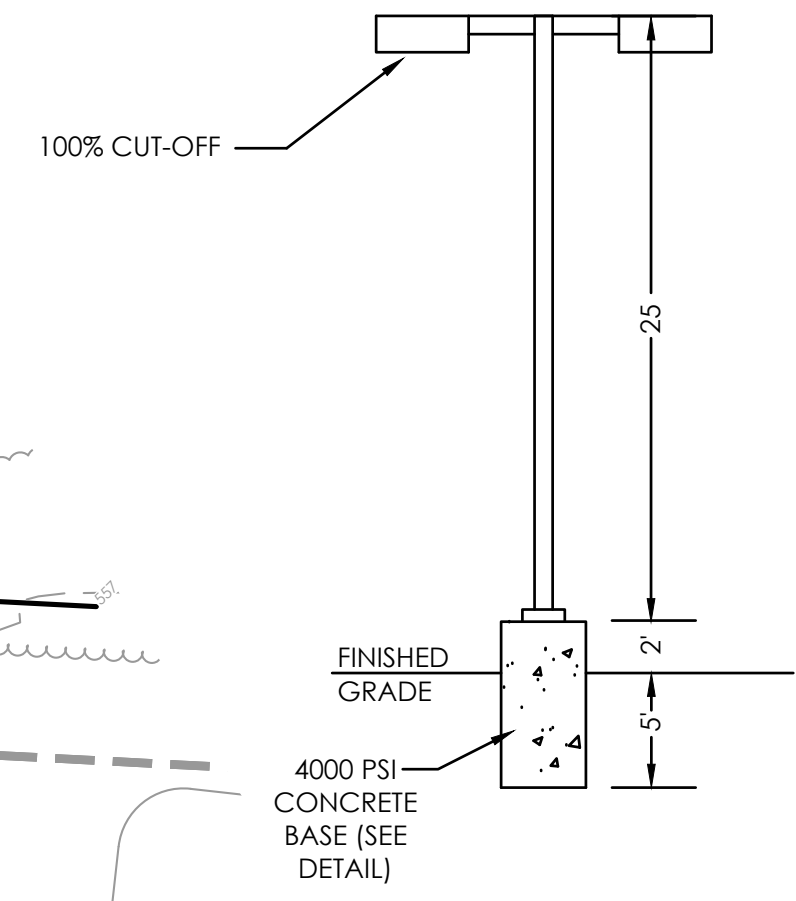
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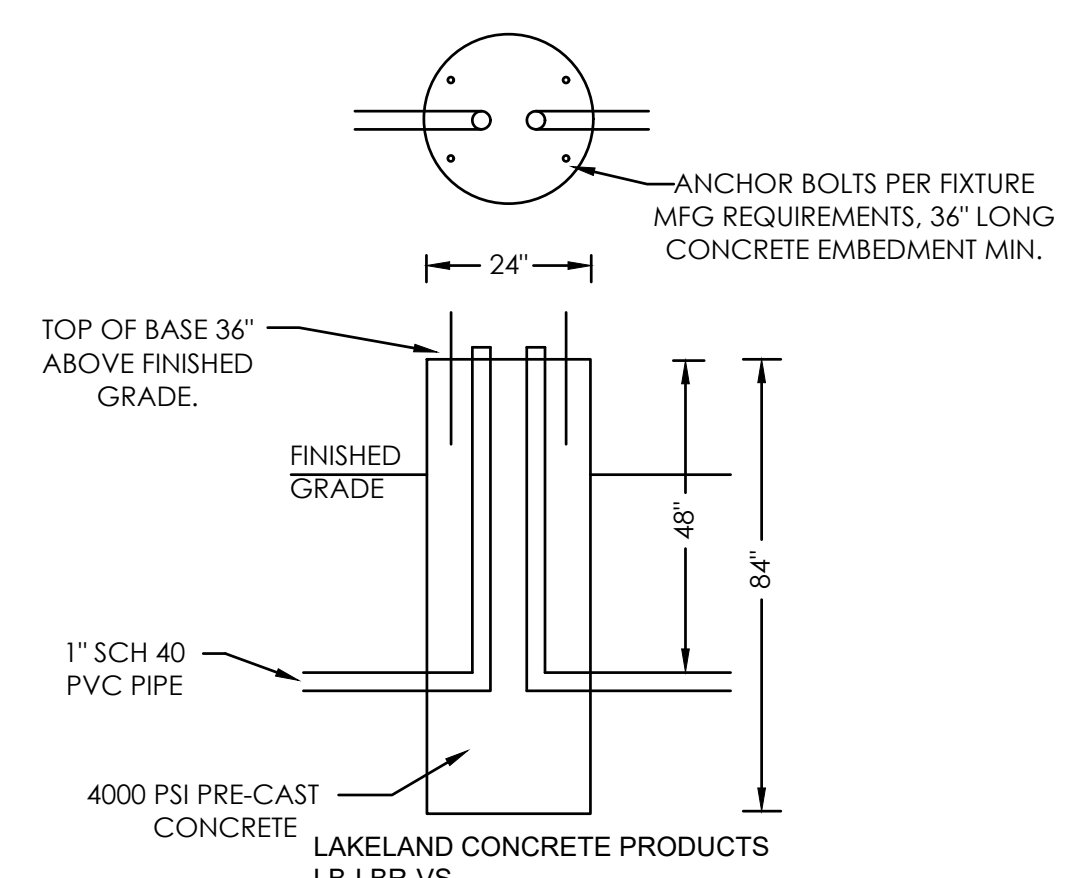
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TYPICAL LIGHT SPILL



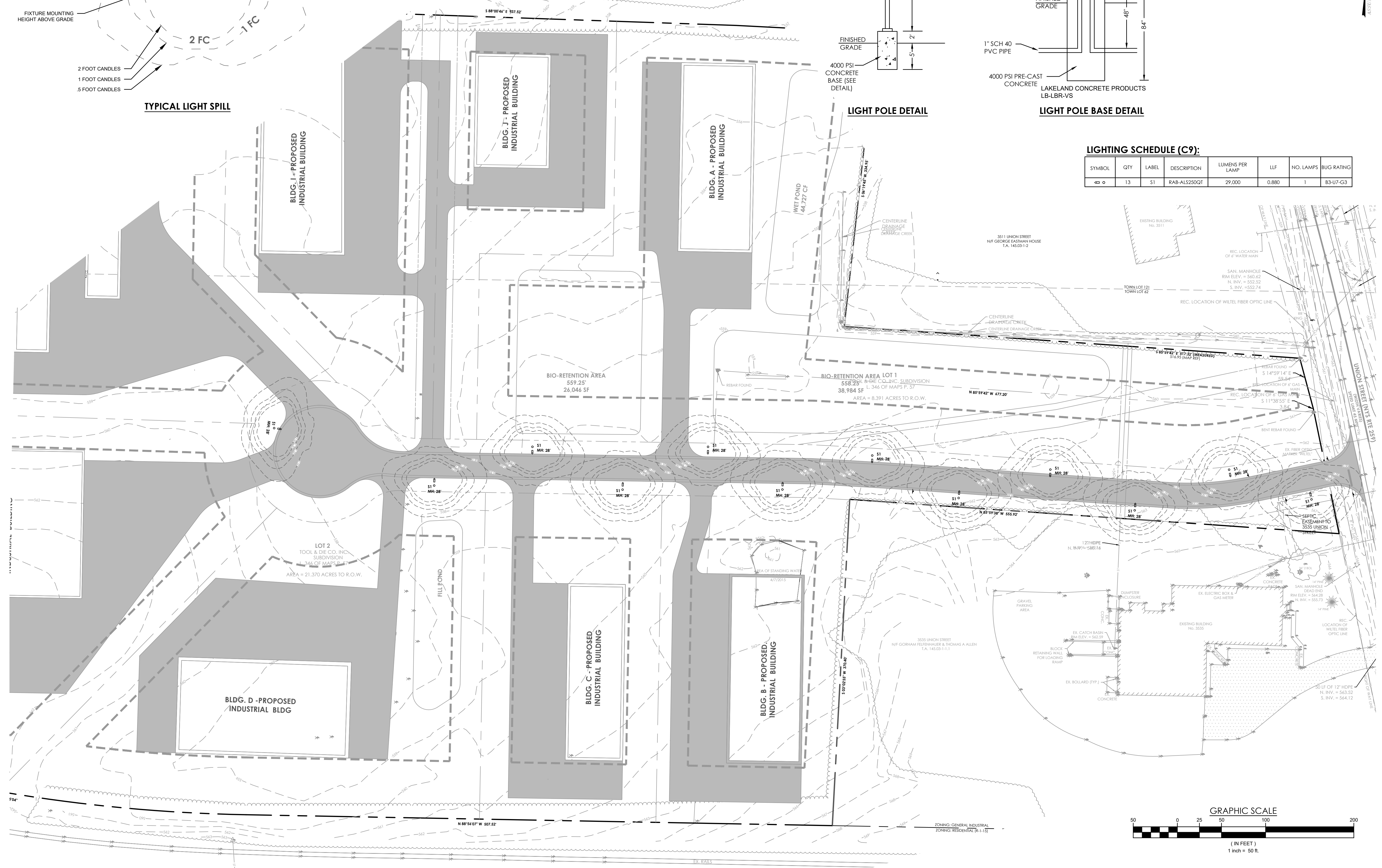
LIGHT POLE DETAIL



LIGHT POLE BASE DETAIL

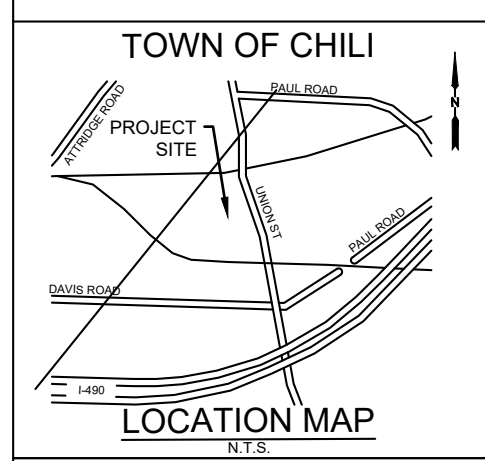
LIGHTING SCHEDULE (C9):

SYMBOL	QTY	LABEL	DESCRIPTION	LUMENS PER LAMP	LLF	NO. LAMPS	BUG RATING
□	13	S1	RAB-ALS2500T	29,000	0.880	1	B3-U7-G3



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SMATTL HOLDINGS, LLC
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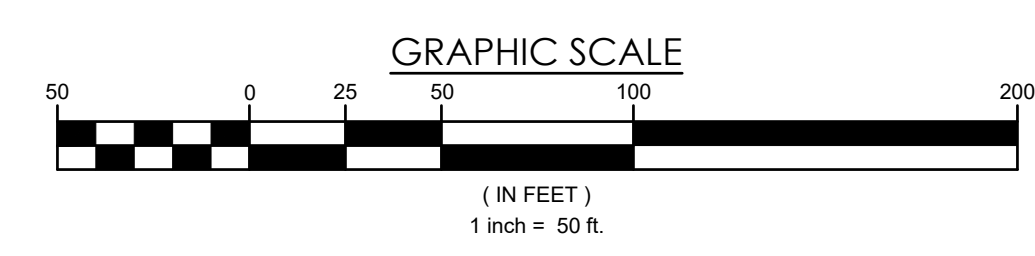
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01	4/5/23	REVISED LAYOUT TO ELIMINATE ZONING VARIANCE

BLACK CREEK INDUSTRIAL SUBDIVISION
BEING A PART OF TOWN OF CHILI, MONROE COUNTY, NEW YORK

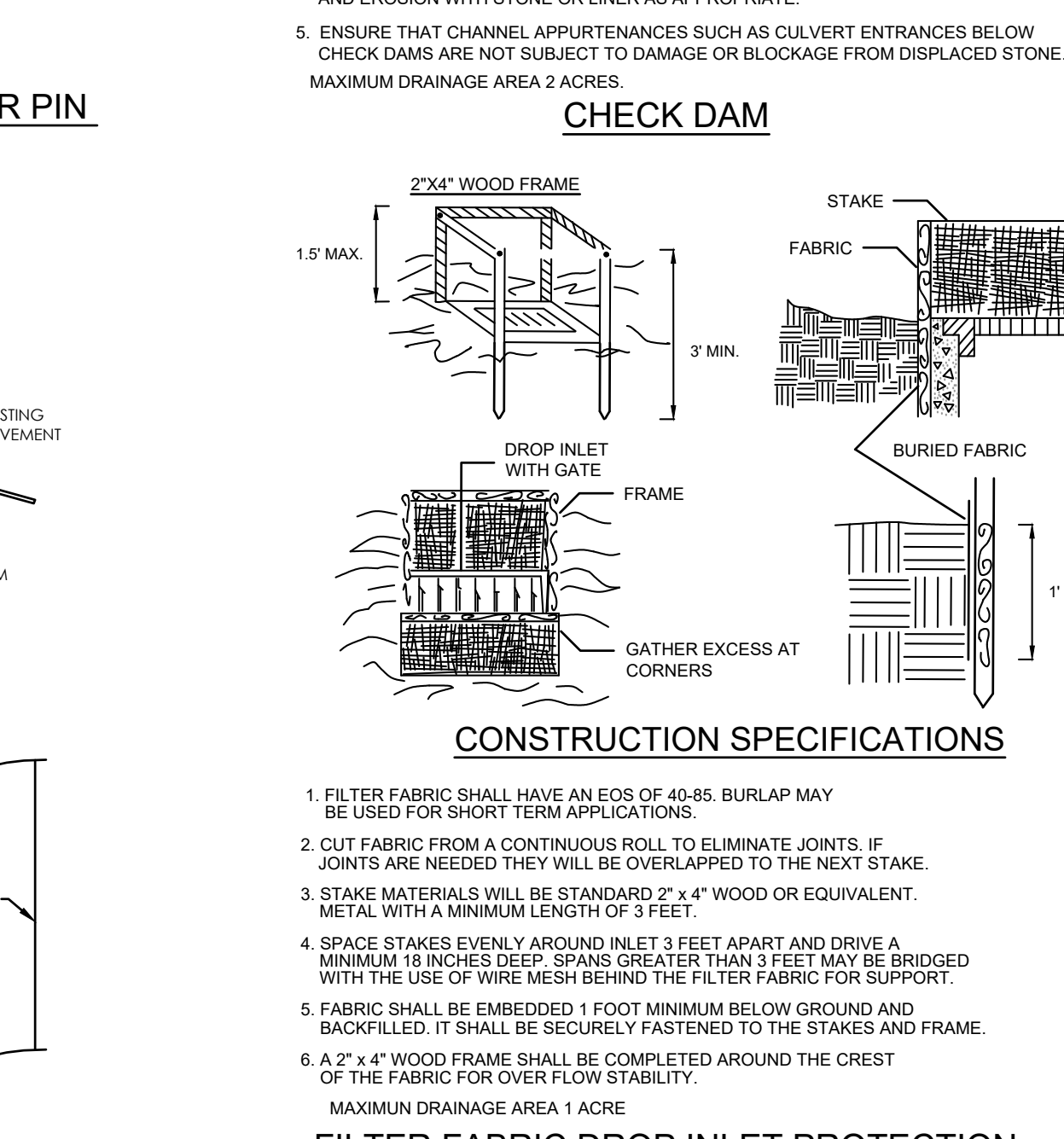
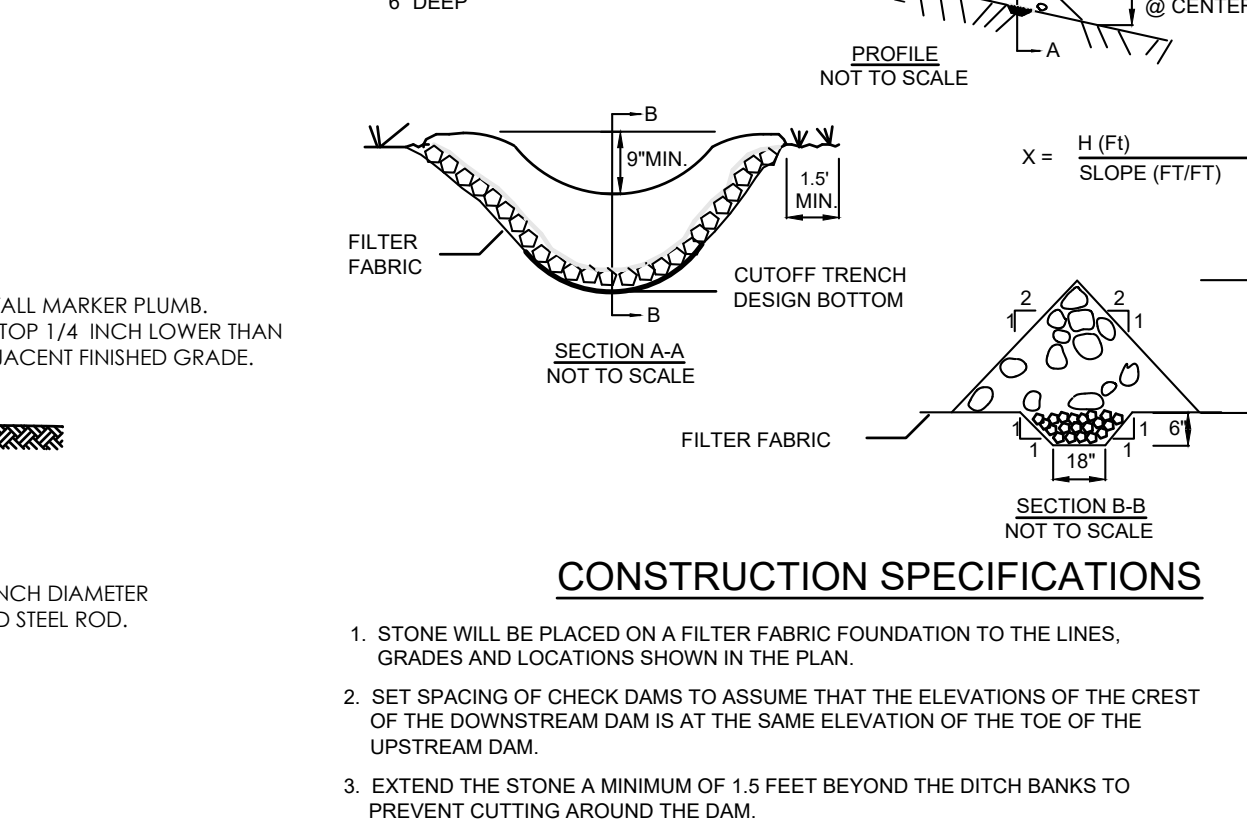
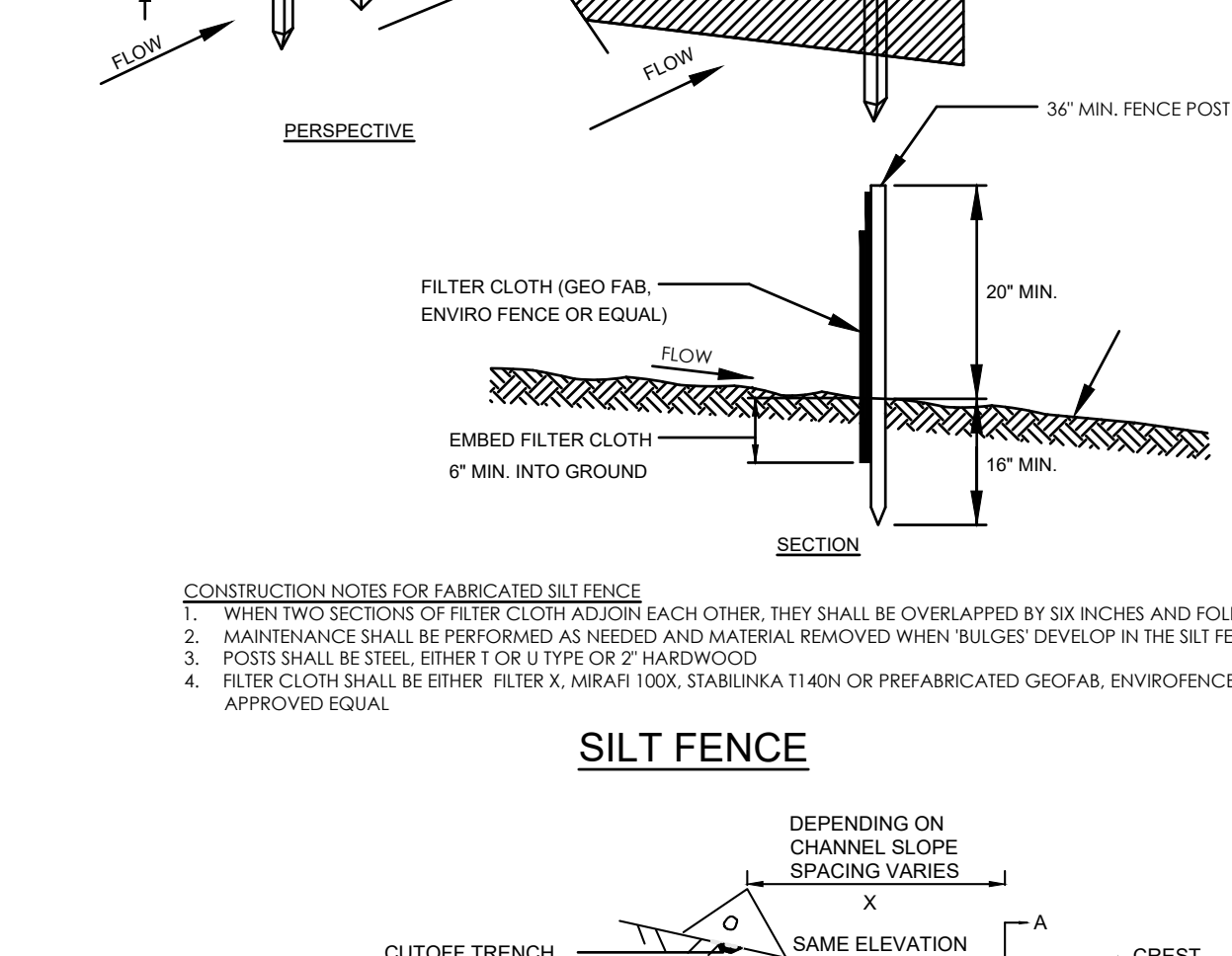
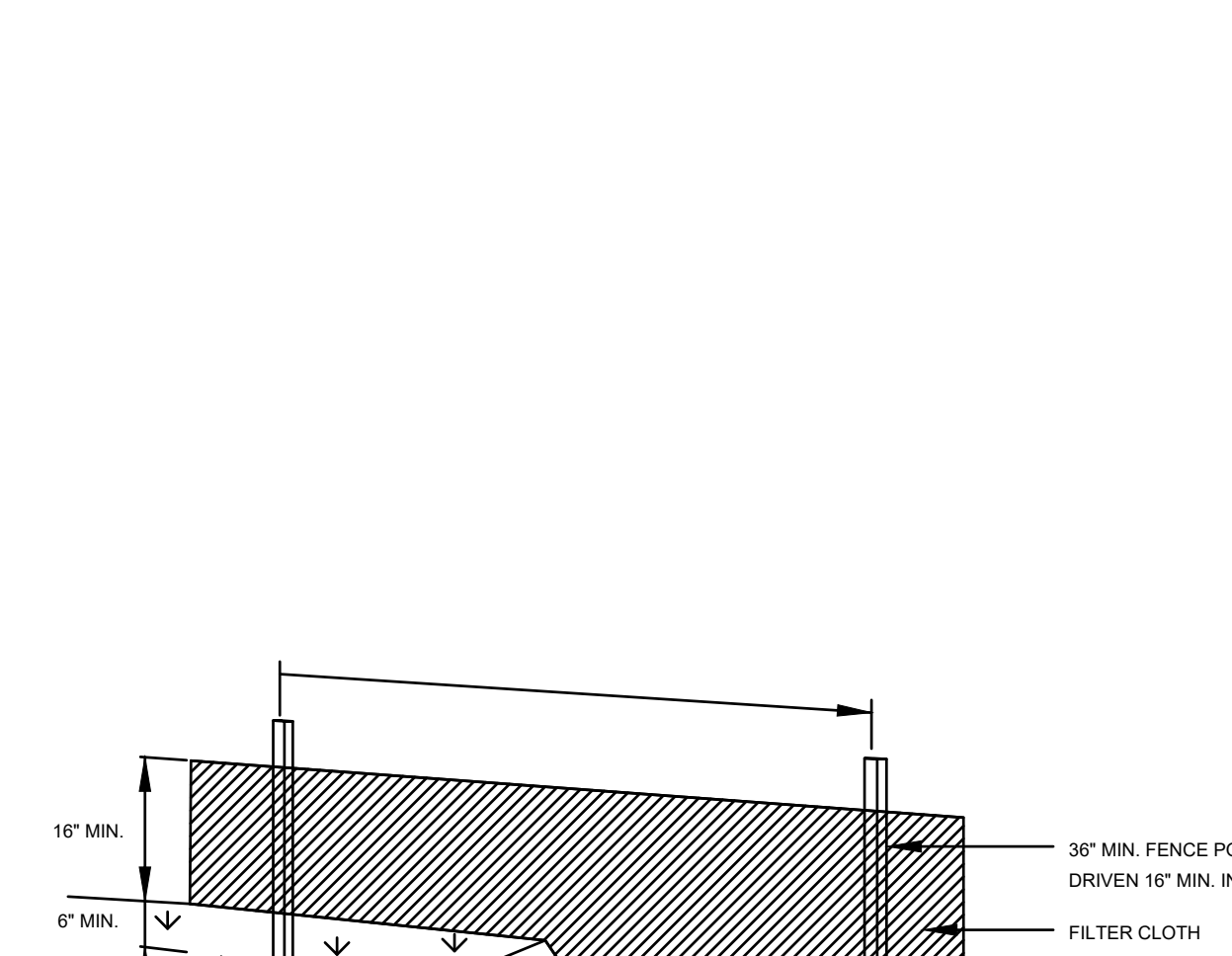
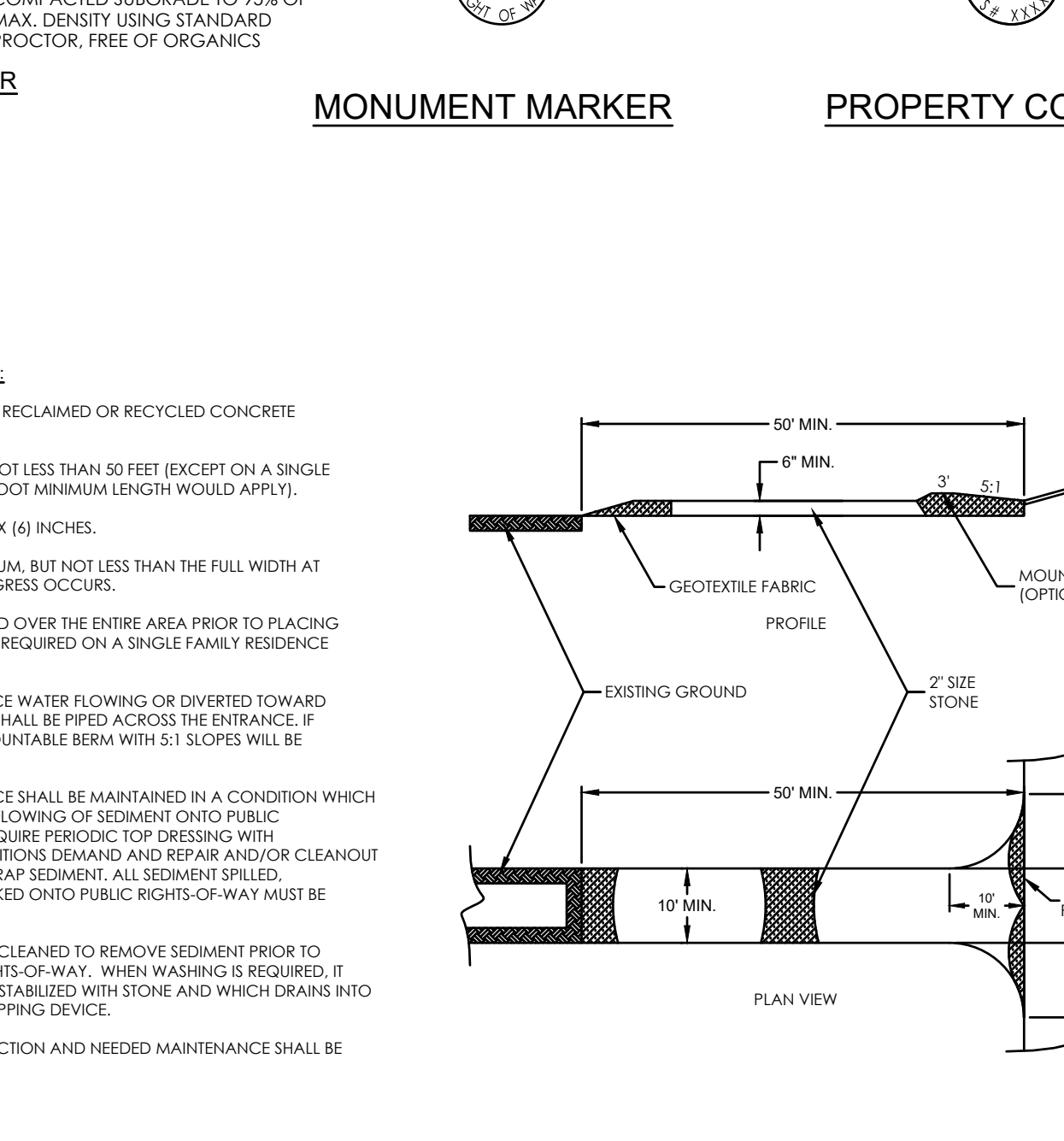
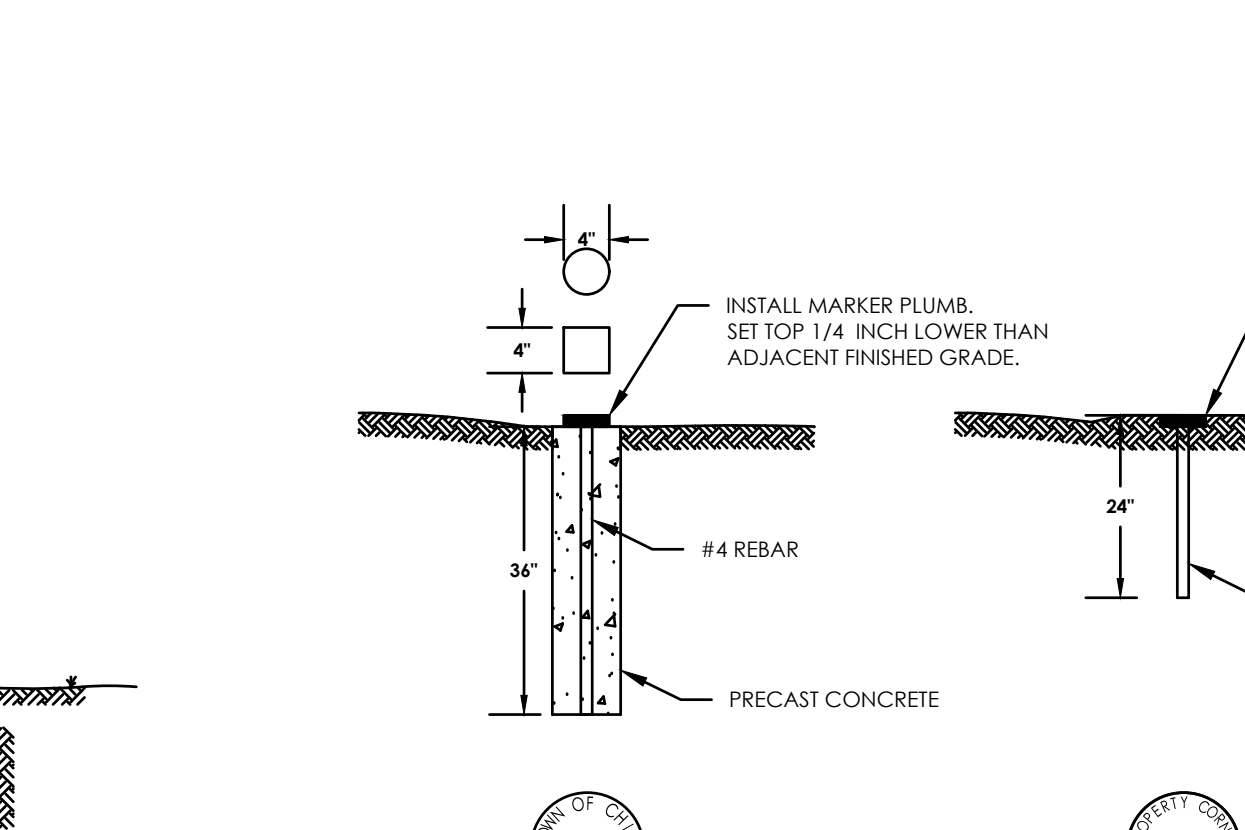
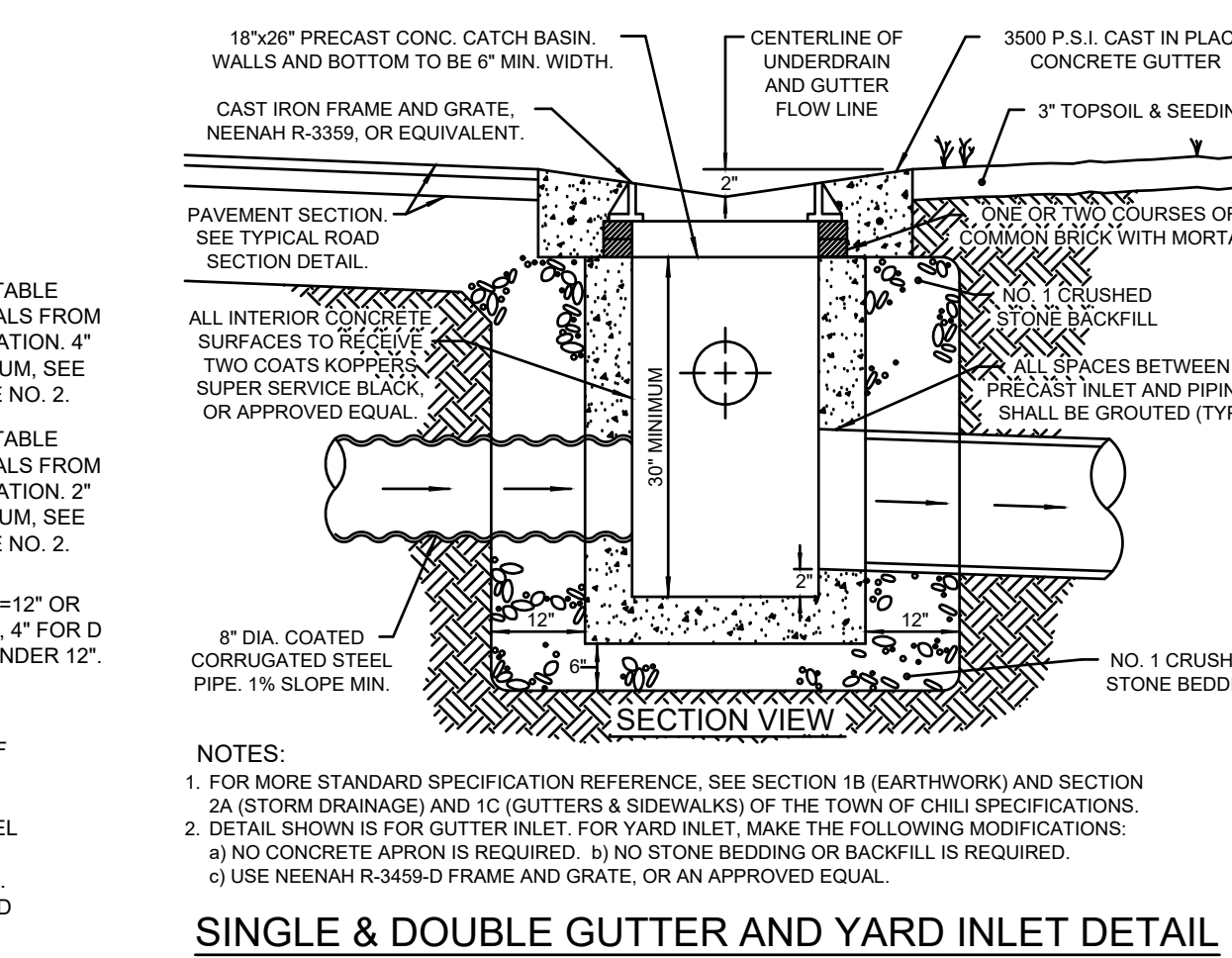
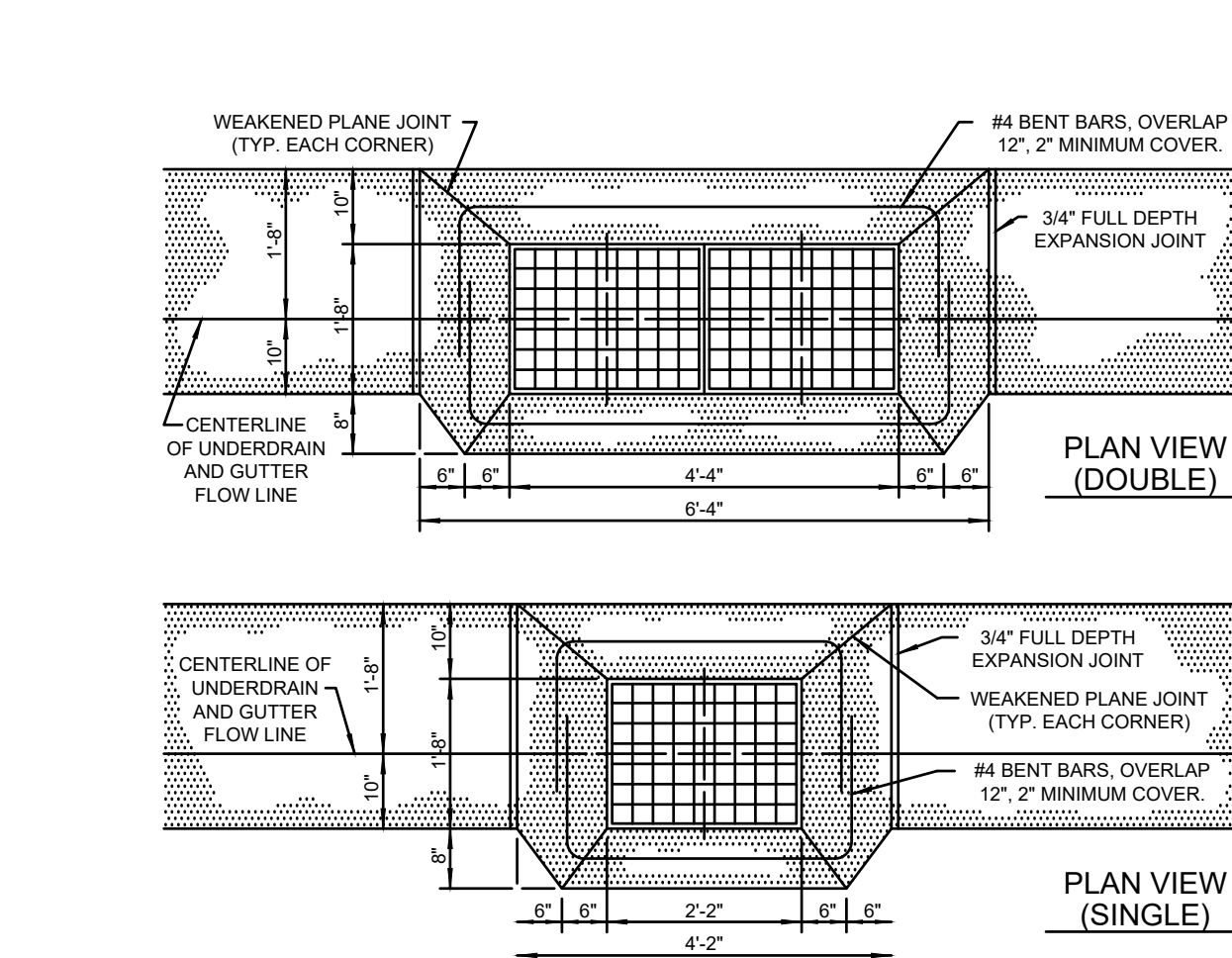
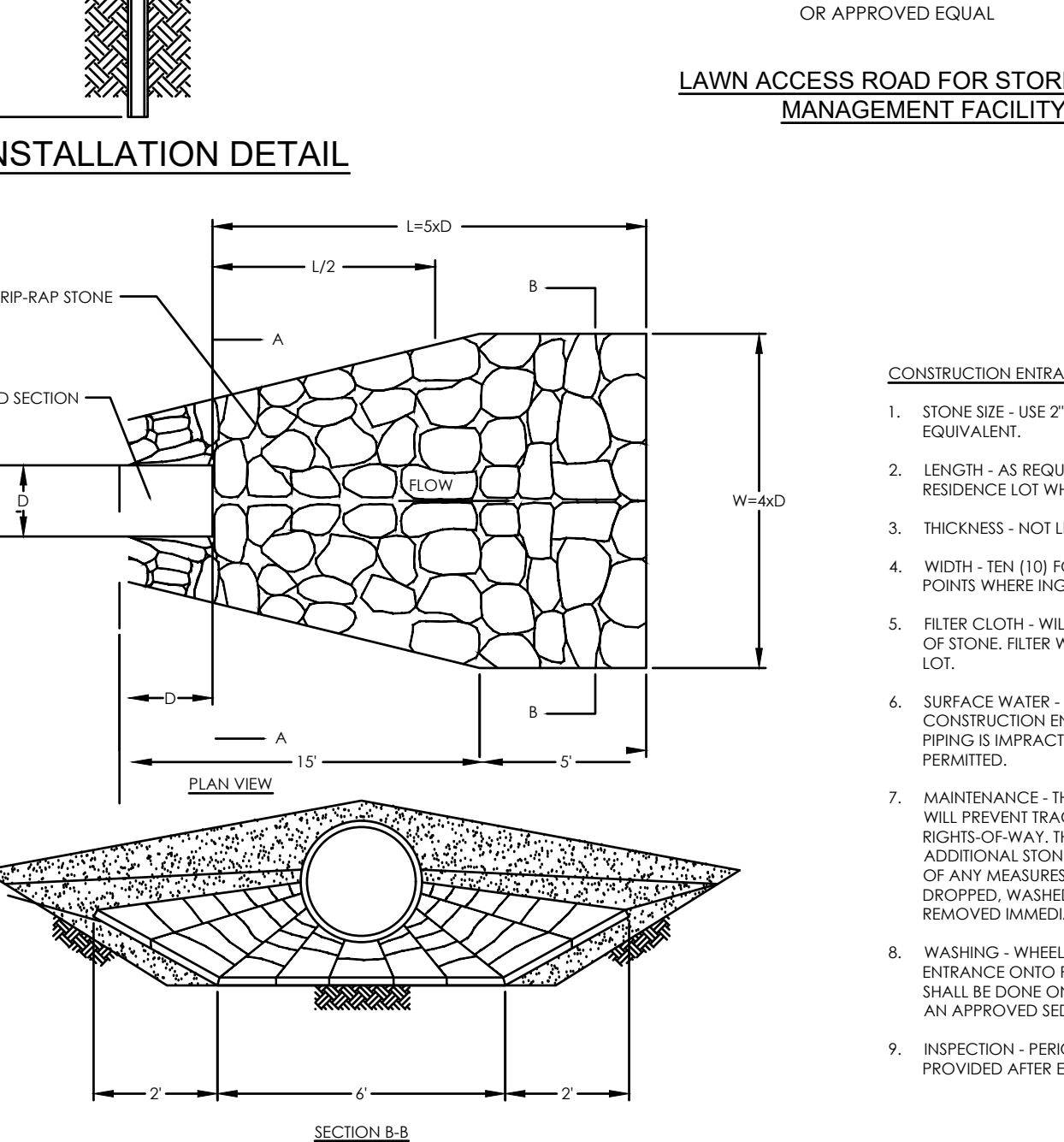
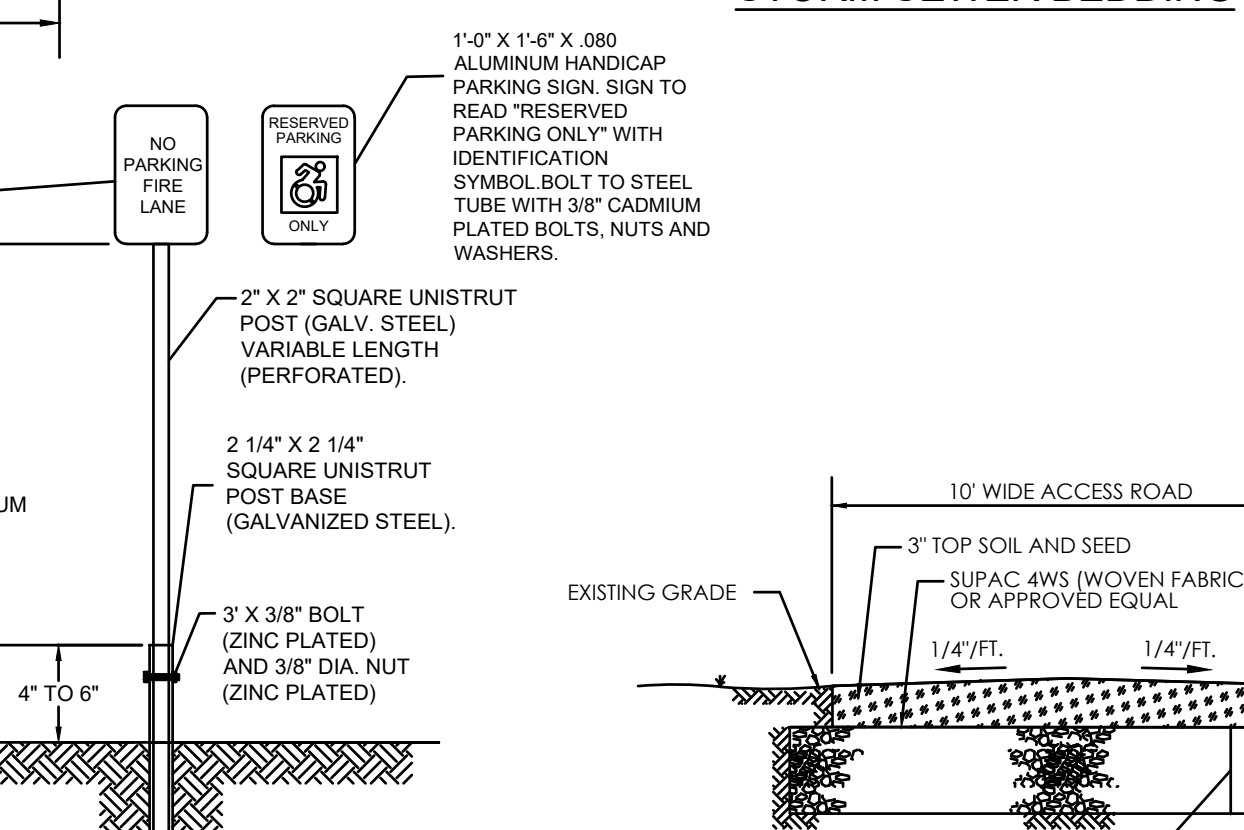
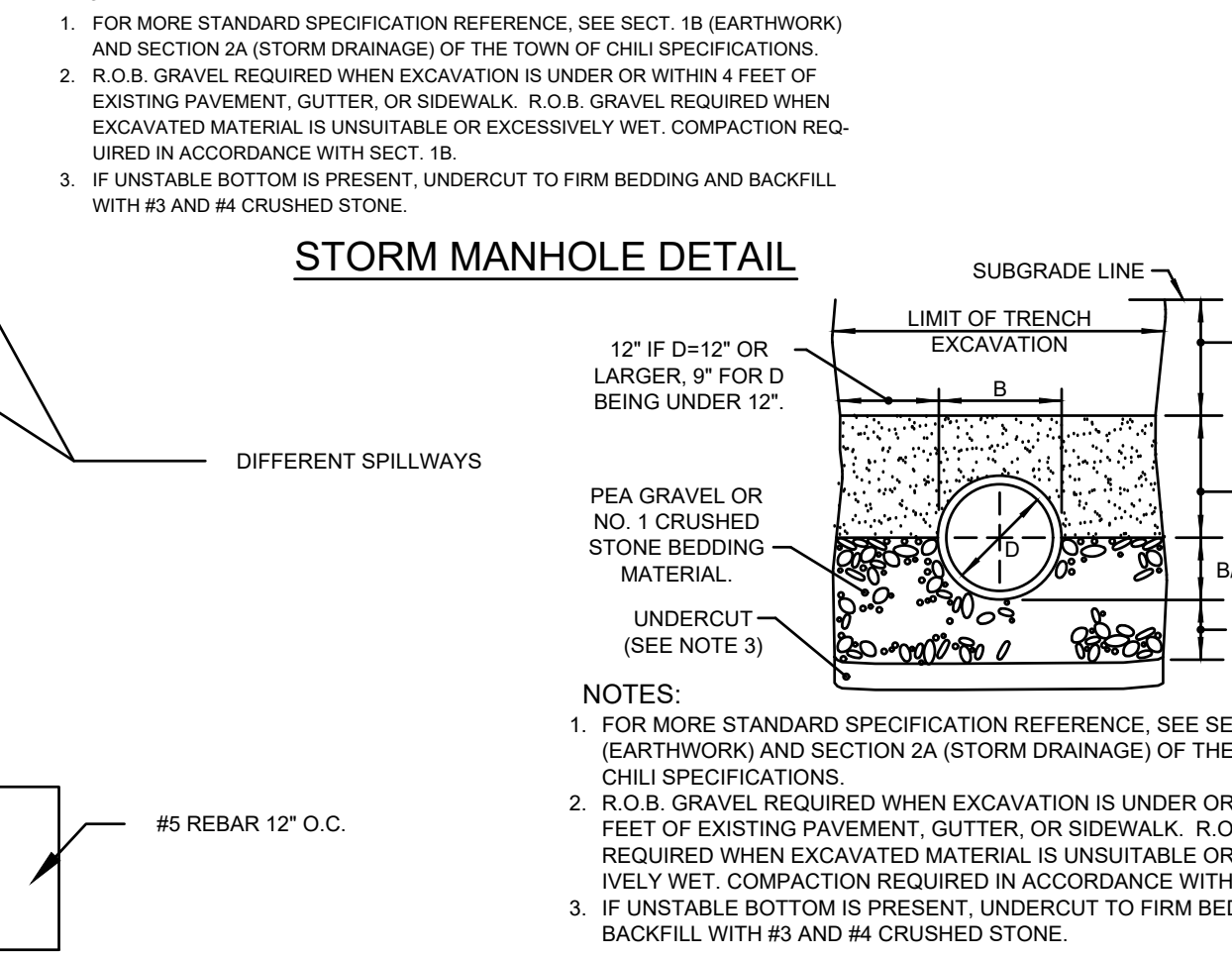
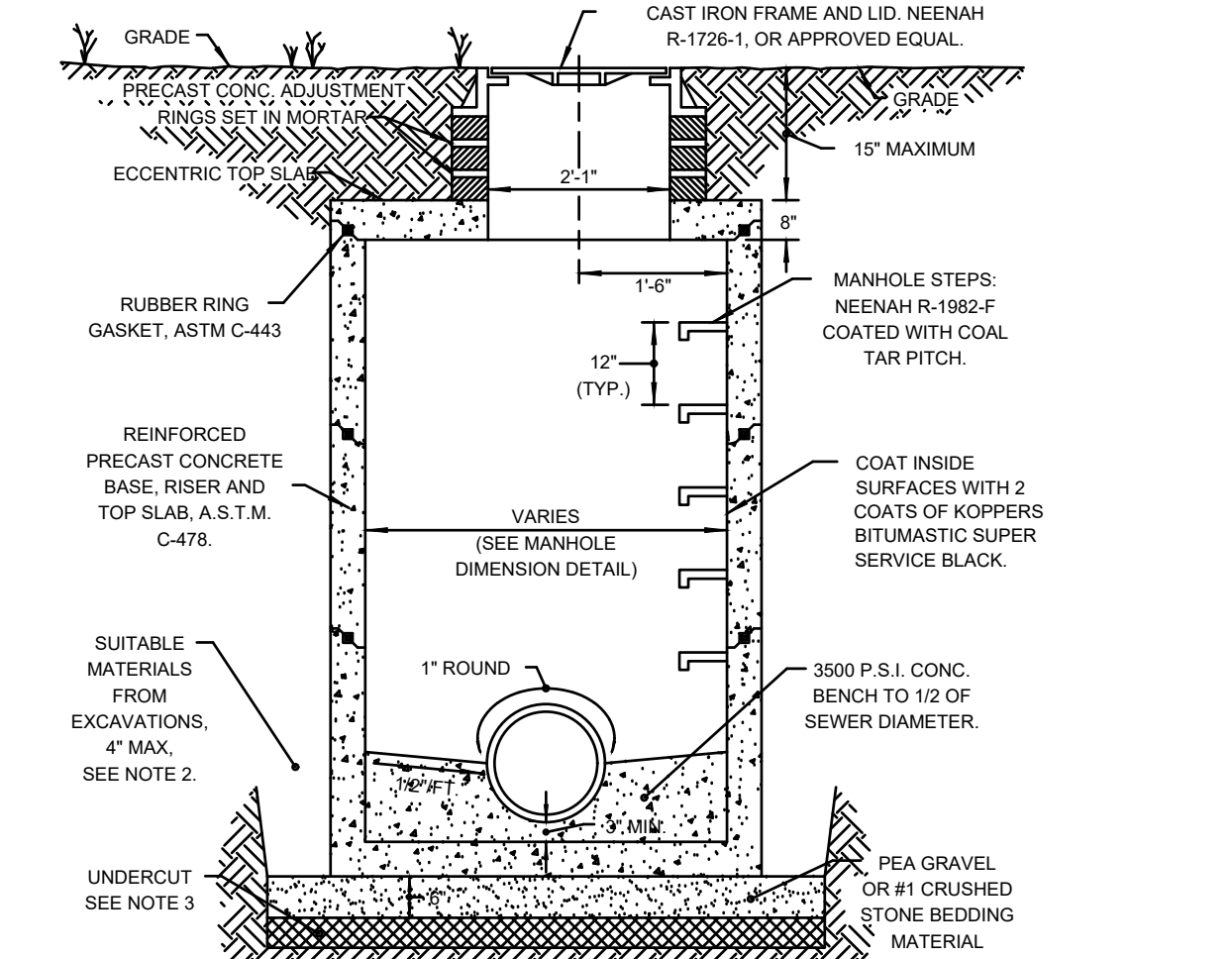
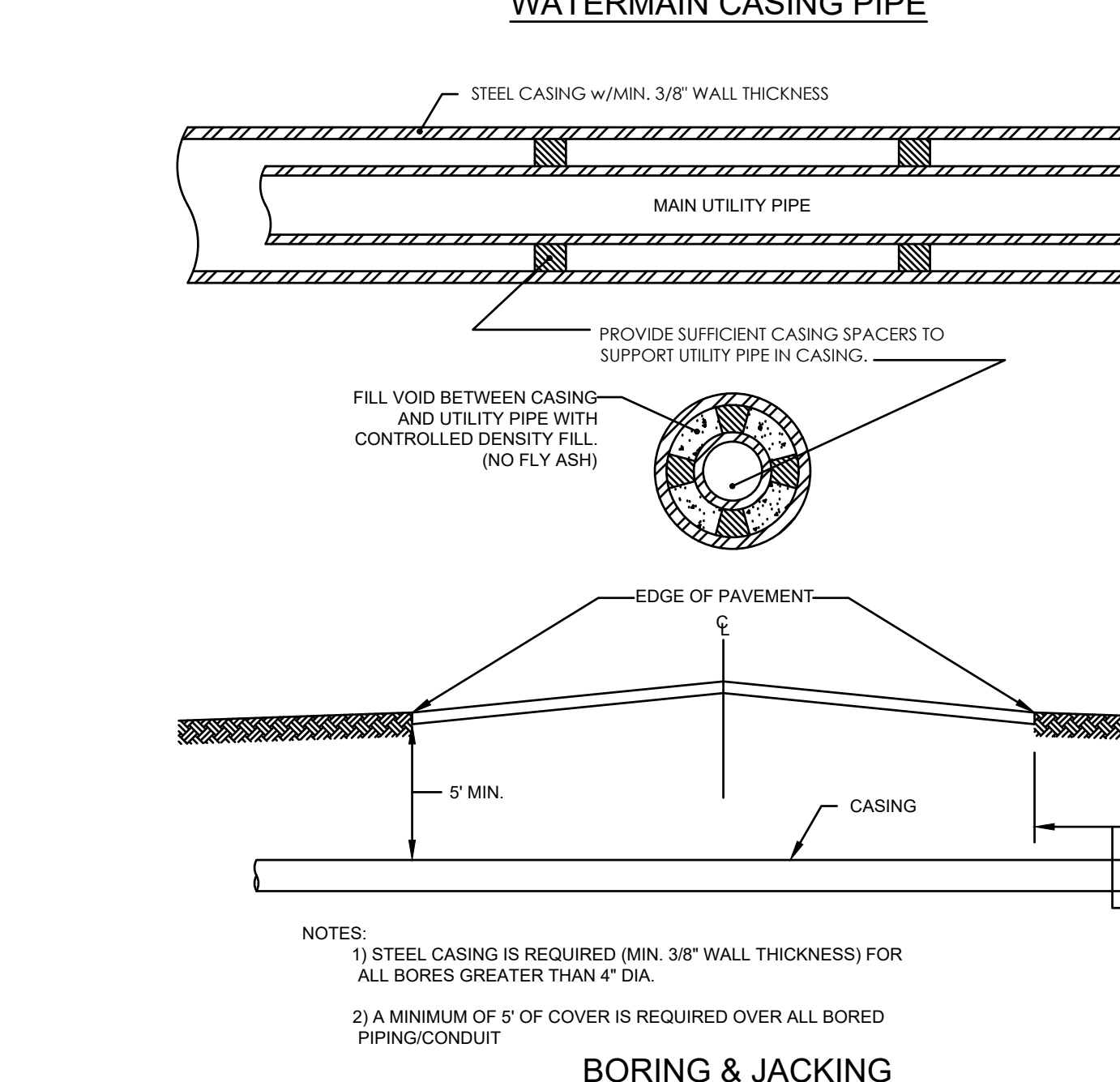
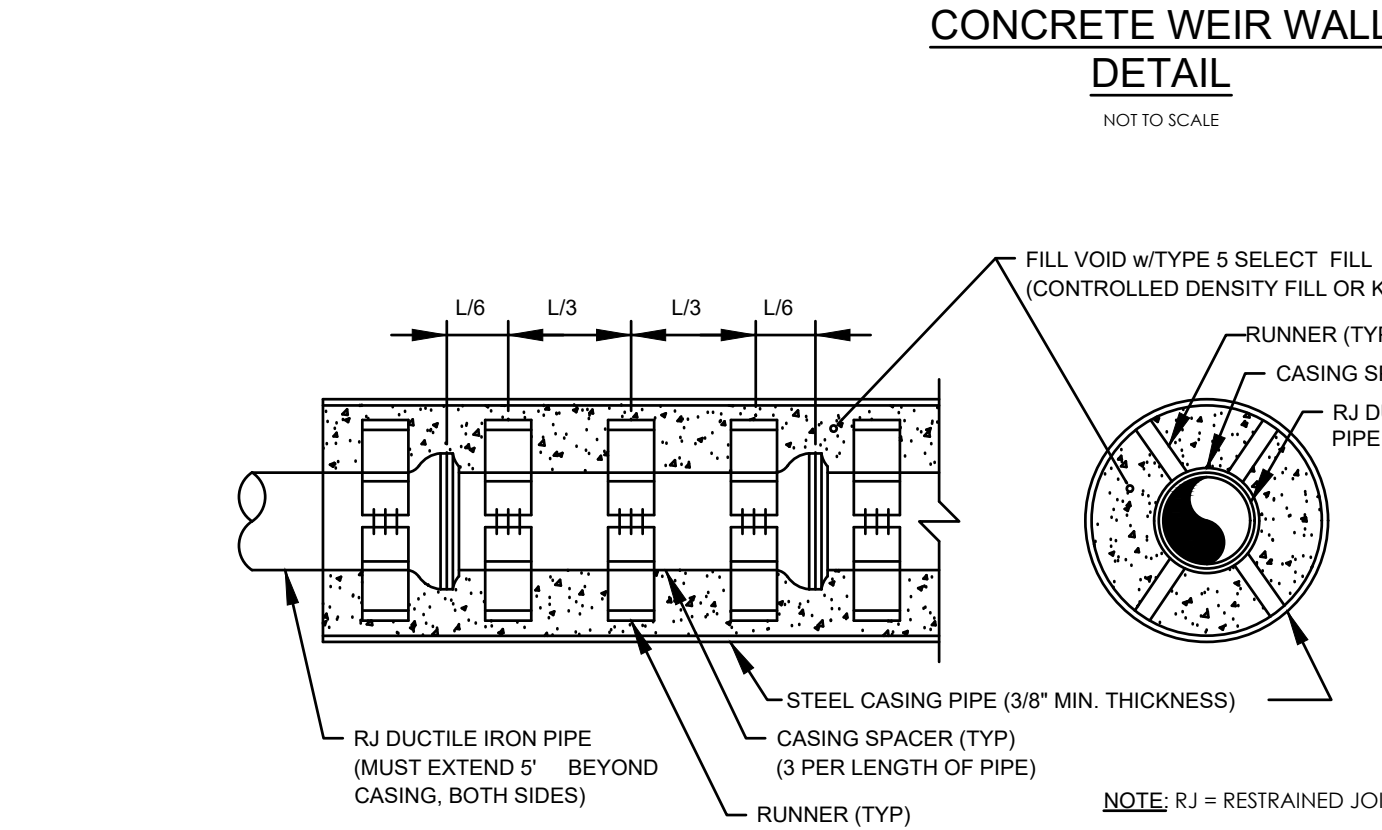
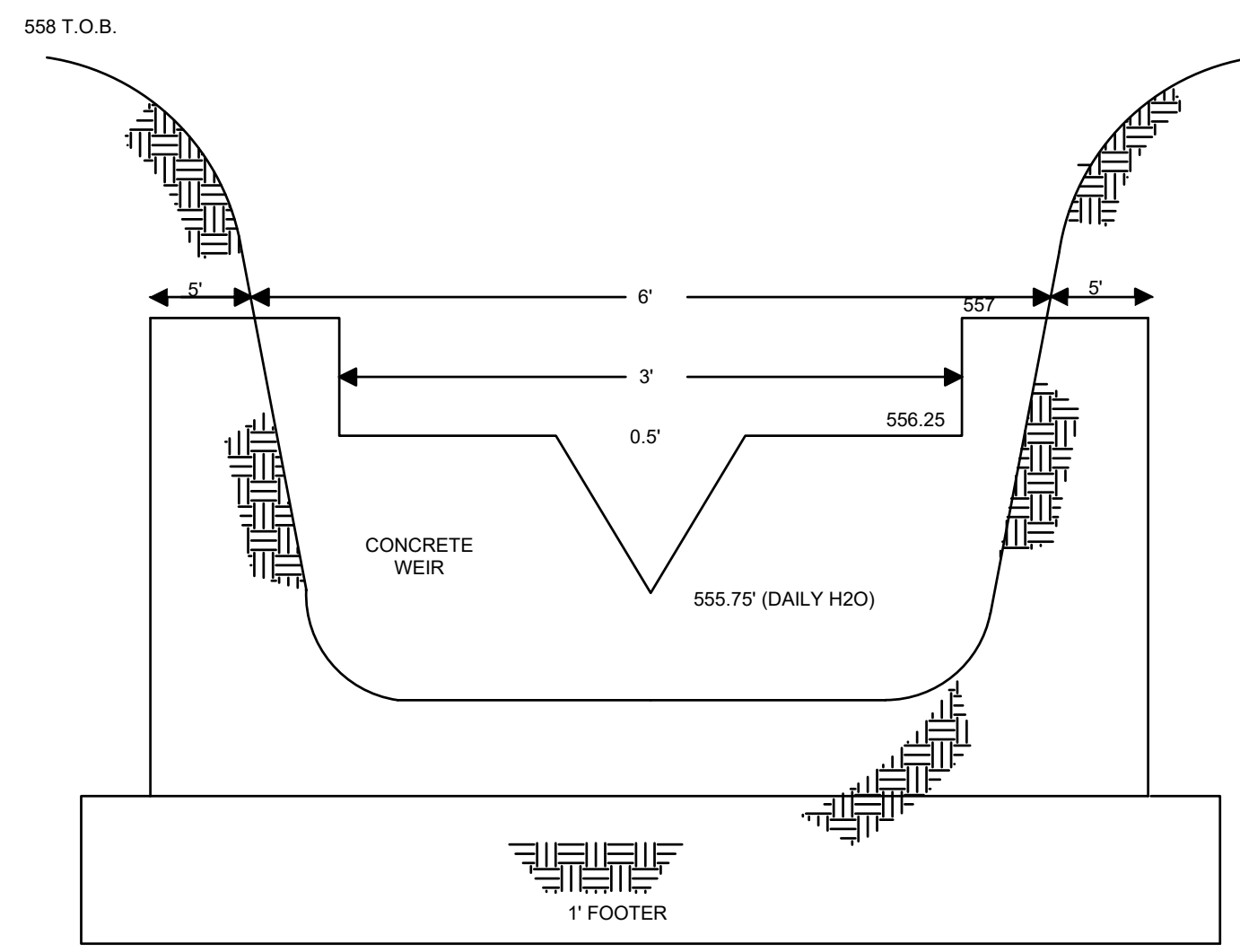
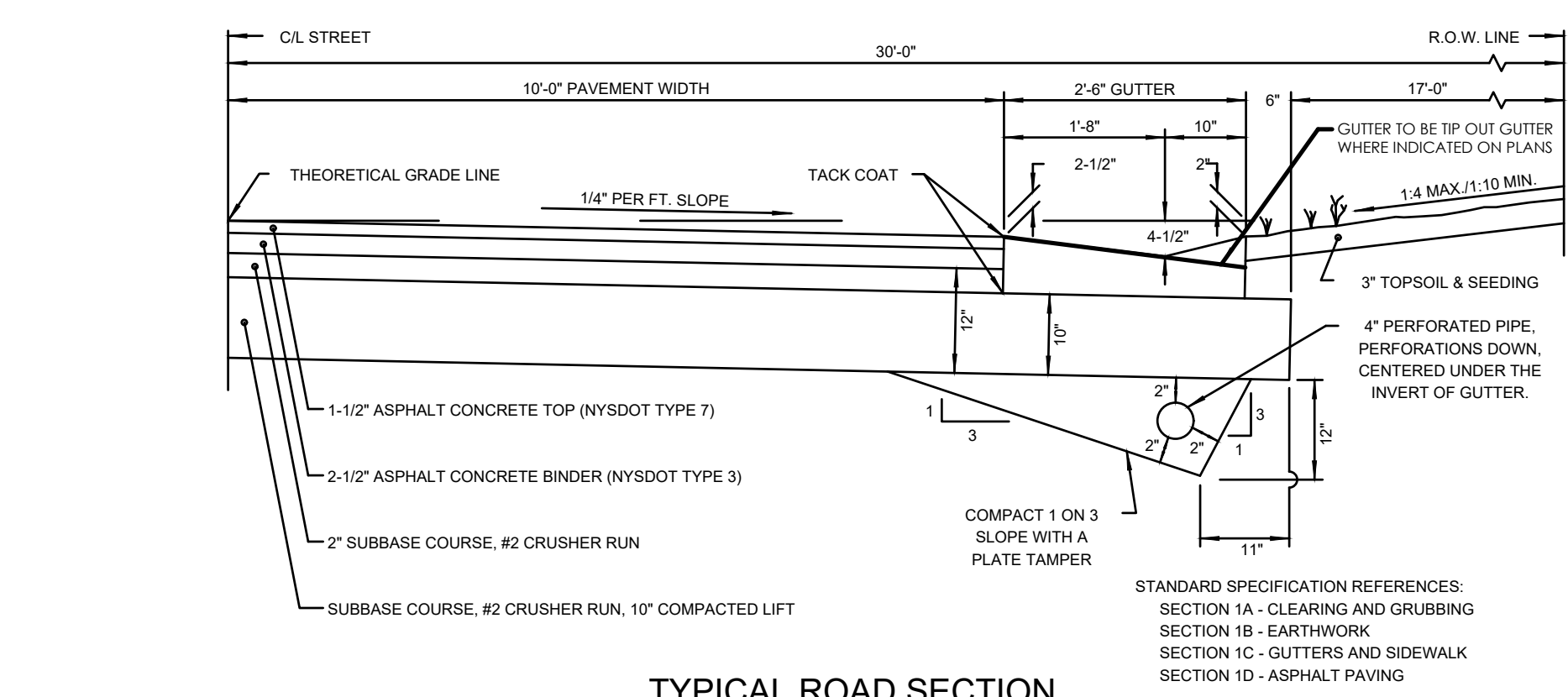
DRAWING TITLE: **LIGHTING PLAN**

DRAWN BY: MJE APPROVED BY: ESM PROJ. NO.: 72-21-0015
CHECKED BY: CAK DATE: 12/8/2022 PAGE SIZE: ARCH/D

REV: **01** DRAWING NO: **C8**



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DATE	DESCRIPTION
4/23	REVISED LAYOUT TO ELIMINATE ZONING VARIANCE

REV	DESCRIPTION	DATE
01		

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BLACK CREEK INDUSTRIAL SUBDIVISION
BEING A PART OF TOWN OF CHILI, MONROE COUNTY, NEW YORK

DRAWING TITLE: **CONSTRUCTION DETAILS - 1**

DATE: 12/8/2021

PROJECT NO.: 72-21-0015

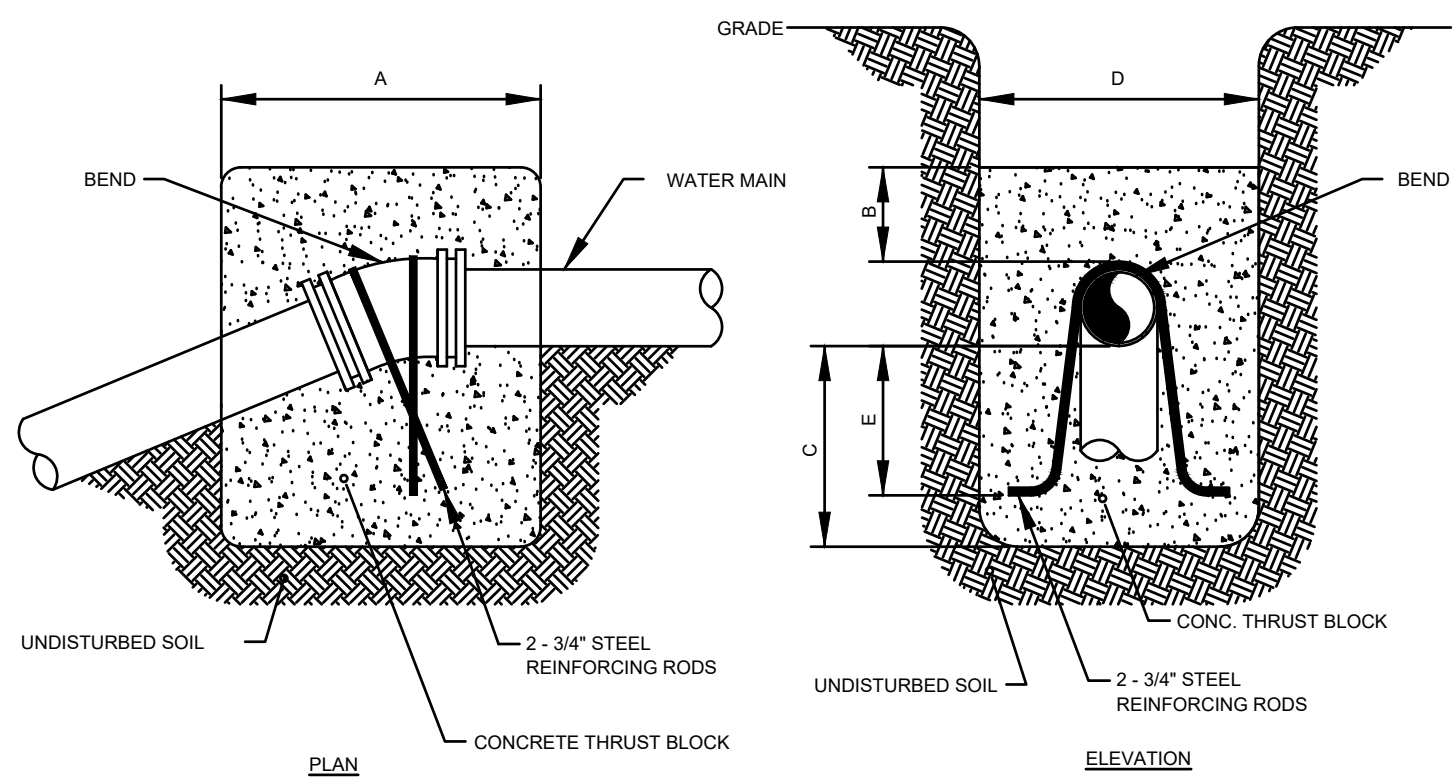
DRAWN BY: ESM

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ARCHD

REV: **01**

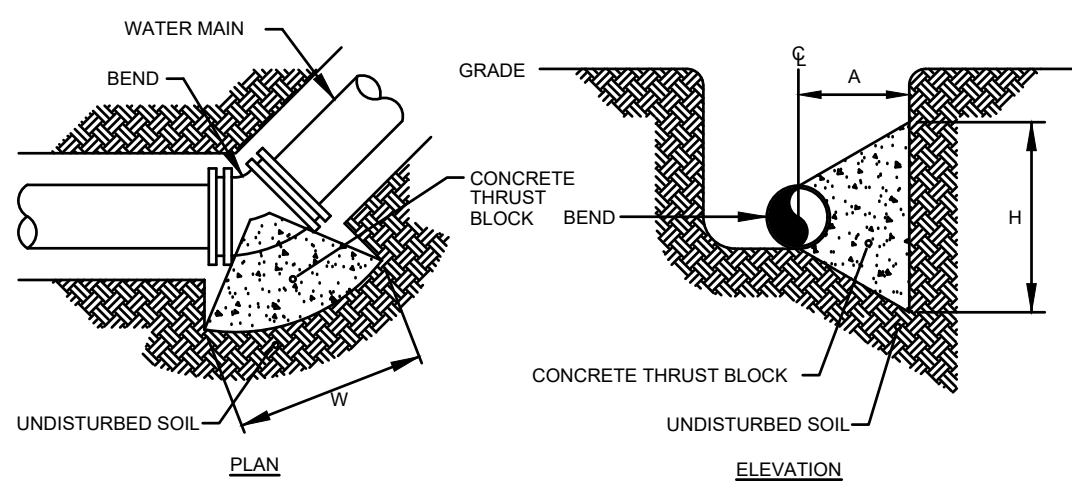
DRAWING NO.: **C9**



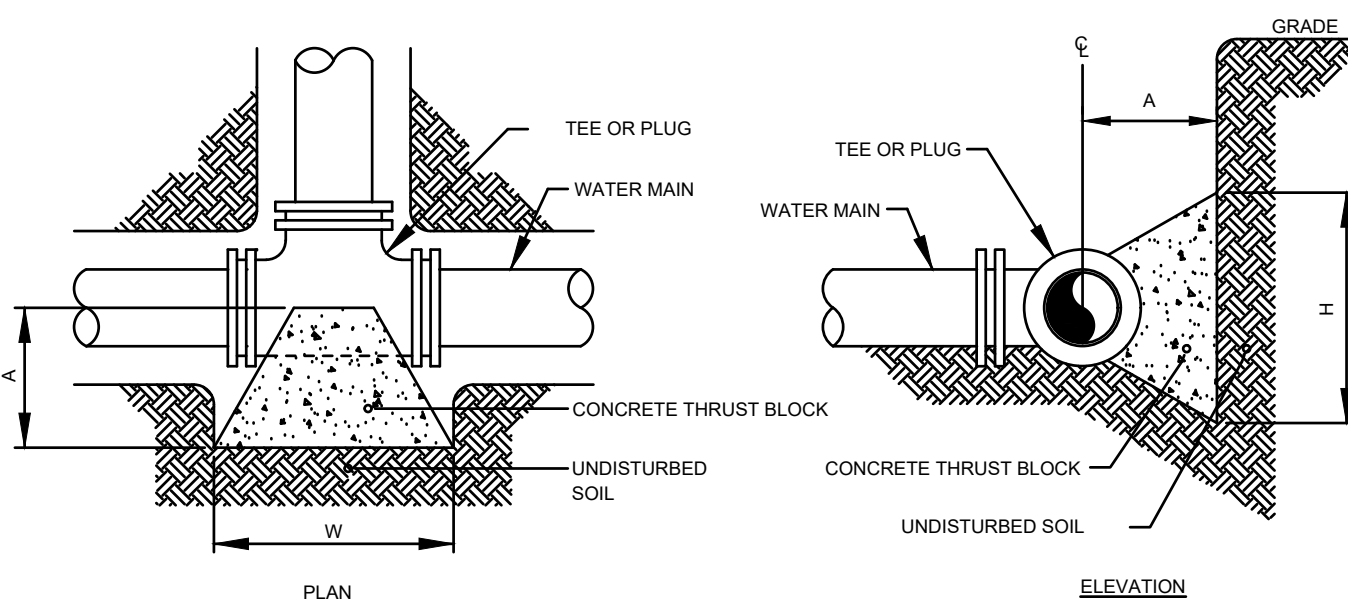
VERTICAL THRUST BLOCKS

BEND *	MINIMUM VOLUME OF CONCRETE	MINIMUM ALLOWABLE DIMENSIONS FOR VERTICAL THRUST BLOCKS (IN FEET)				
		A	B	C	D	E
8" x 11-1/2"	1.00 CY	3.0'	1.0'	1.3'	3.0'	1.0'
8" x 22-1/2"	1.50 CY	4.0'	1.0'	1.8'	3.0'	1.5'
8" x 45"	2.50 CY	6.0'	1.5'	2.0'	3.0'	1.7'

VERTICAL THRUST BLOCK CHART



HORIZONTAL THRUST BLOCKS FOR BENDS

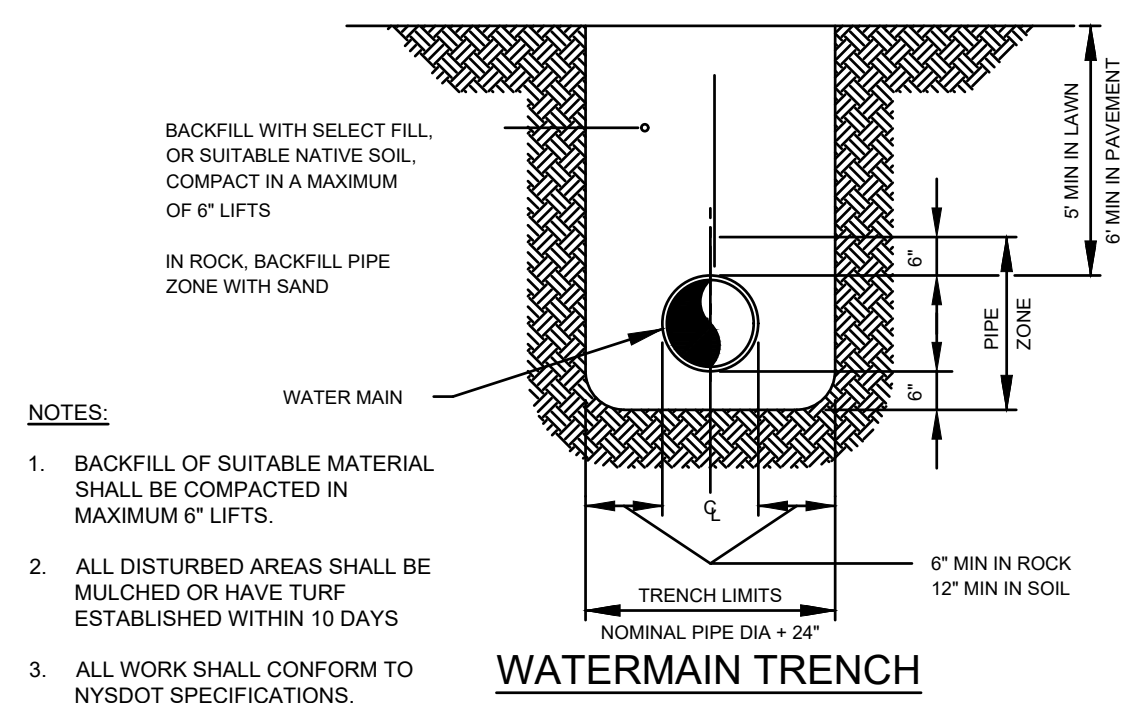


HORIZONTAL THRUST BLOCKS FOR TEES AND PLUGS

FITTING *	MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS, IN FEET, TO BE POURED AGAINST UNDISTURBED SOIL		
	H	W	A
8" TEE OR PLUG	3'	4'	11'
4" x 45" BEND	2.5'	3.5'	8.4'

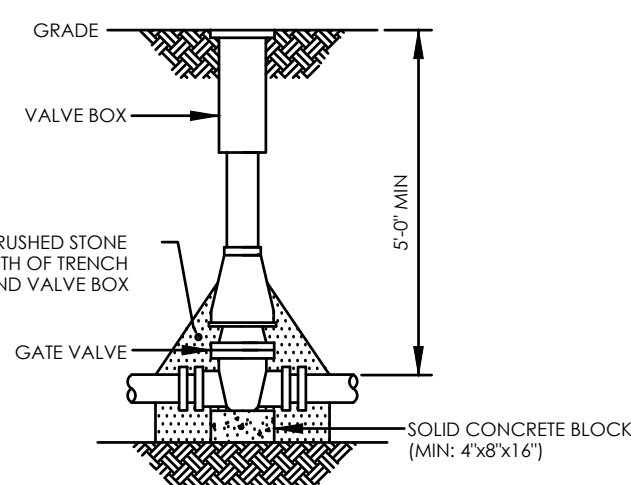
NOTE: WIDTH (W) OF BLOCK SHALL NOT EXCEED TWICE THE HEIGHT (H).

HORIZONTAL THRUST BLOCK CHART



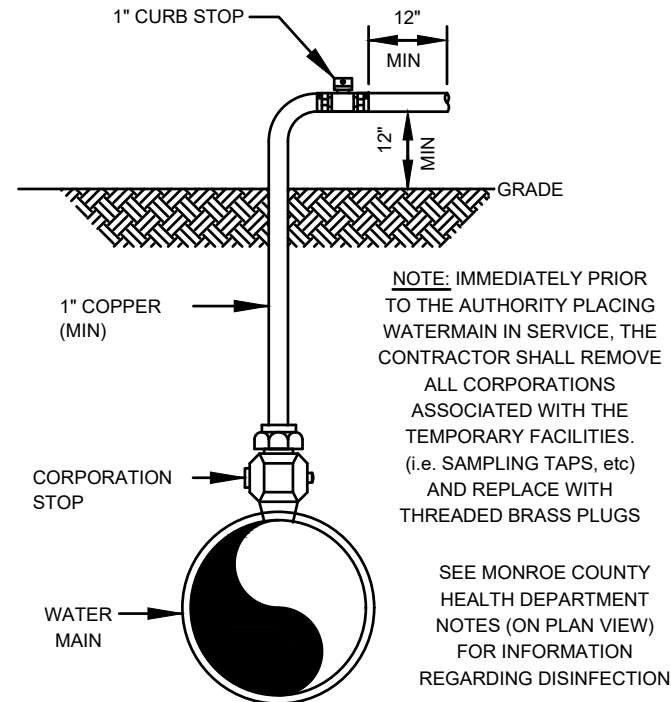
- NOTES:**
- BACKFILL OF SUITABLE MATERIAL SHALL BE COMPACTED IN MAXIMUM 6" LIFTS.
 - ALL DISTURBED AREAS SHALL BE MULCHED OR HAVE TURF ESTABLISHED WITHIN 10 DAYS.
 - ALL WORK SHALL CONFORM TO NYS DOT SPECIFICATIONS.

WATERMAIN TRENCH

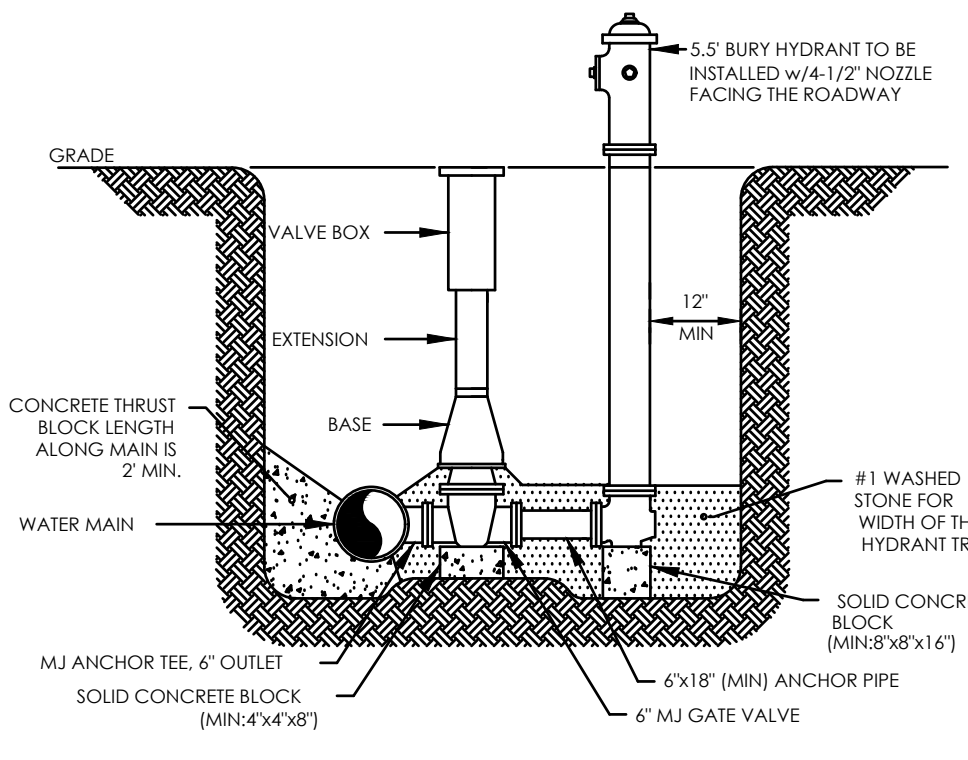


- NOTE:**
- VALVE BOX SHALL BE CENTERED ON VALVE & SET ON COMPACTED BACKFILL.
 - VALVE SHALL NOT SUPPORT VALVE BOX.
 - ALL BODY AND BONNET BOLTS SHALL BE STAINLESS STEEL.
 - ALL VALVES SHALL BE OPEN LEFT EXCEPT VALVES 12" AND SMALLER INSTALLED IN THE TOWN OF HENRIETTA (WHICH SHALL BE OPEN RIGHT).

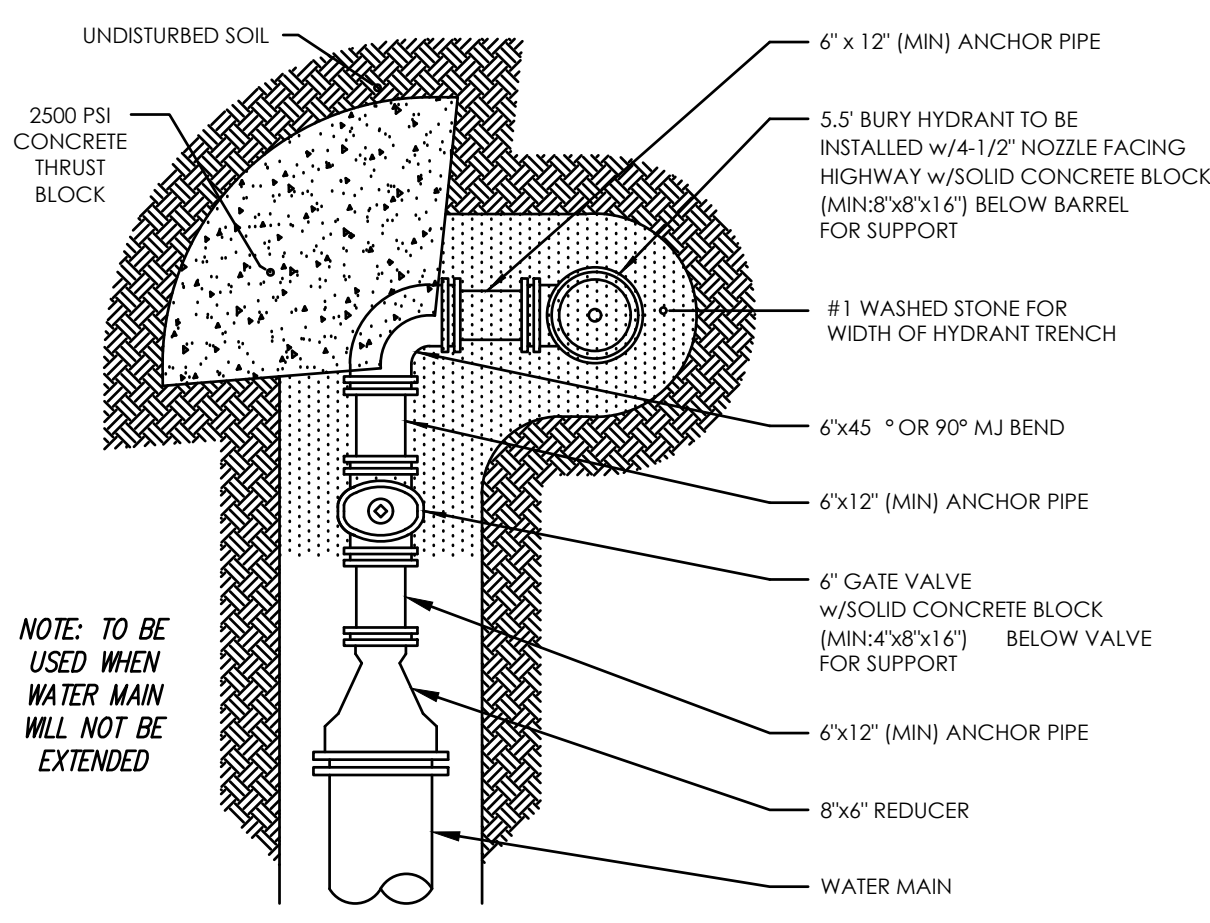
WATER VALVE



DISINFECTION BLOW-OFF SAMPLING TAP

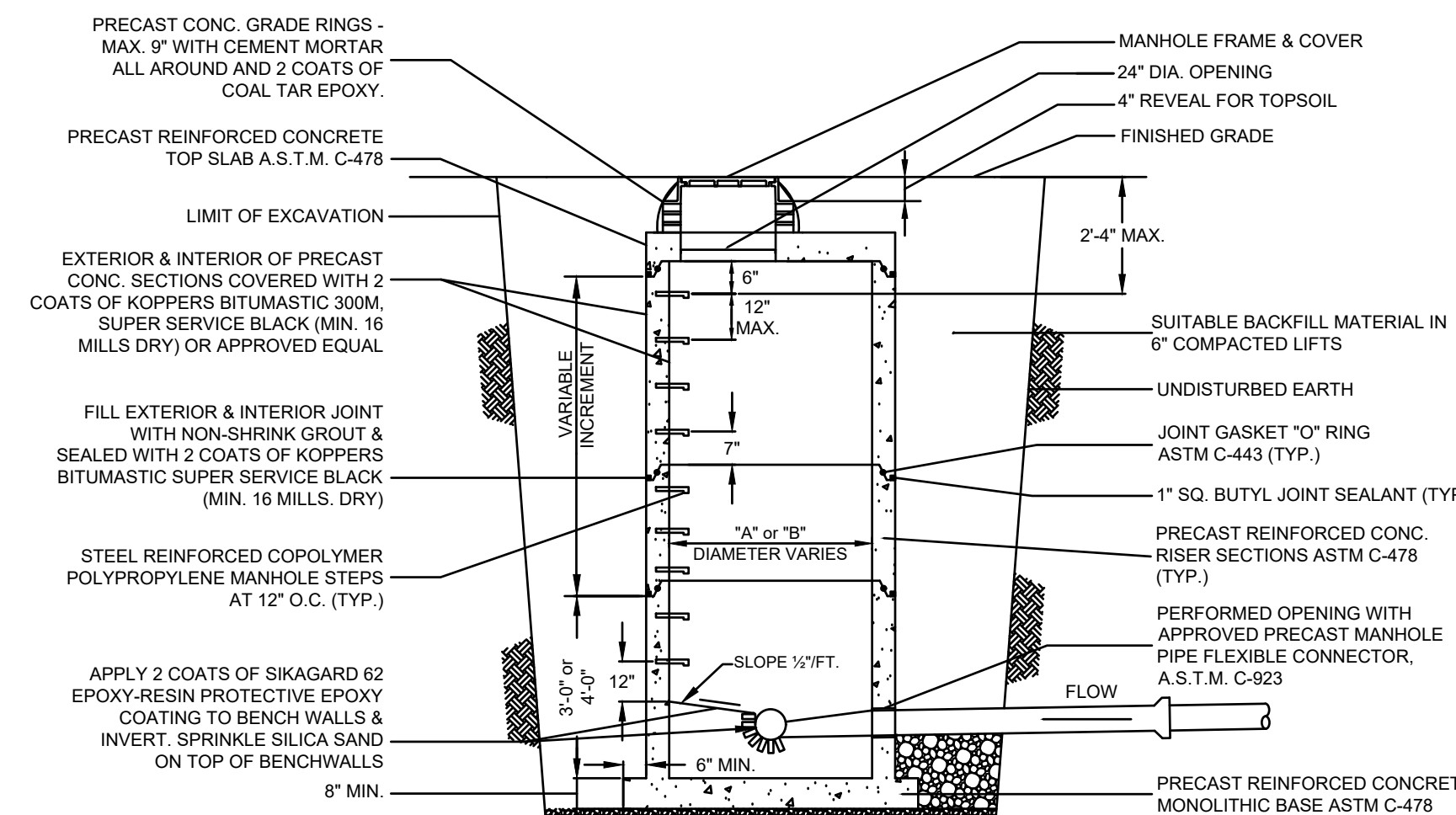


PERPENDICULAR HYDRANT ASSEMBLY



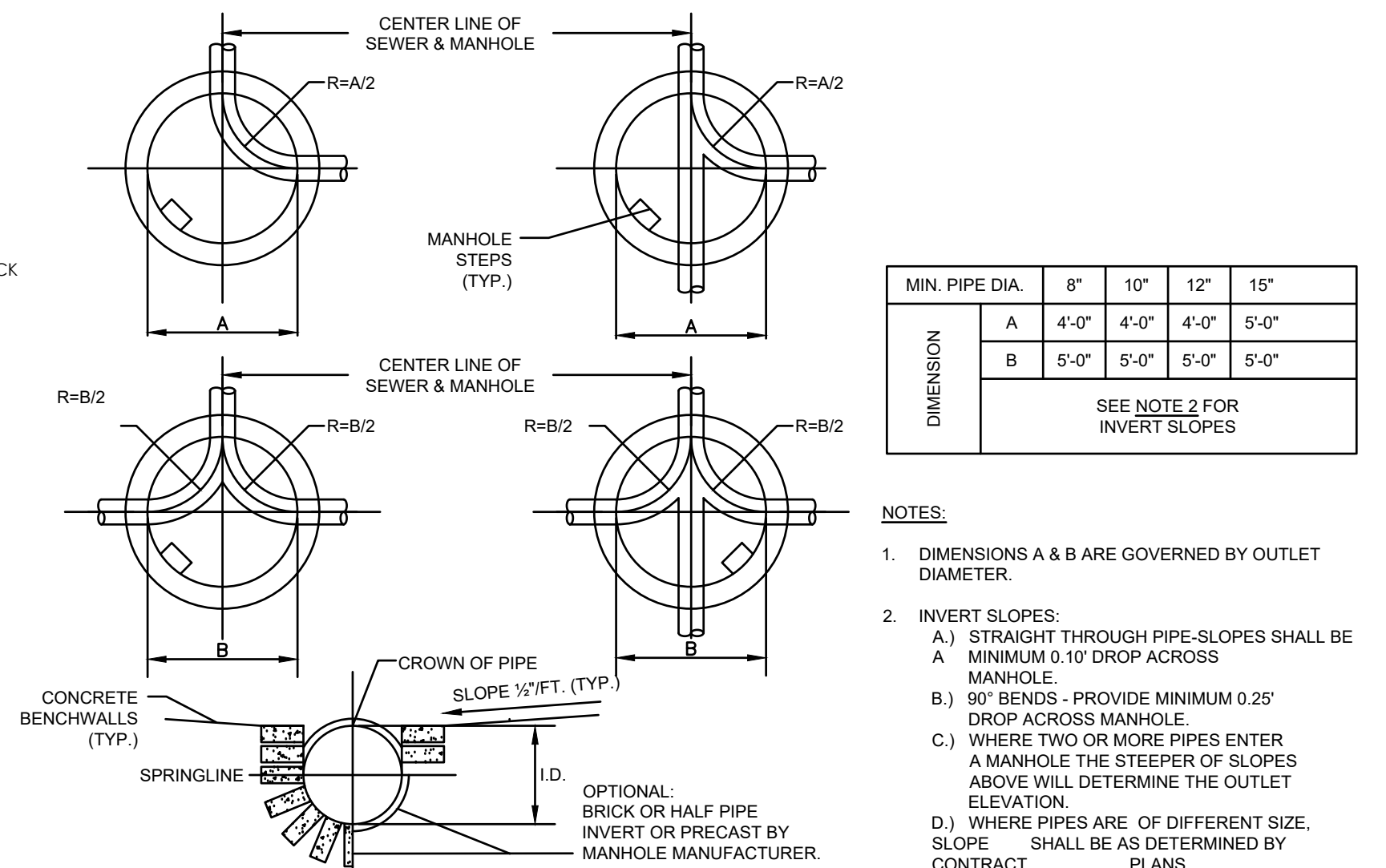
NOTE: TO BE USED WHEN WATER MAIN WILL NOT BE EXTENDED

DEAD-END PERPENDICULAR HYDRANT ASSEMBLY

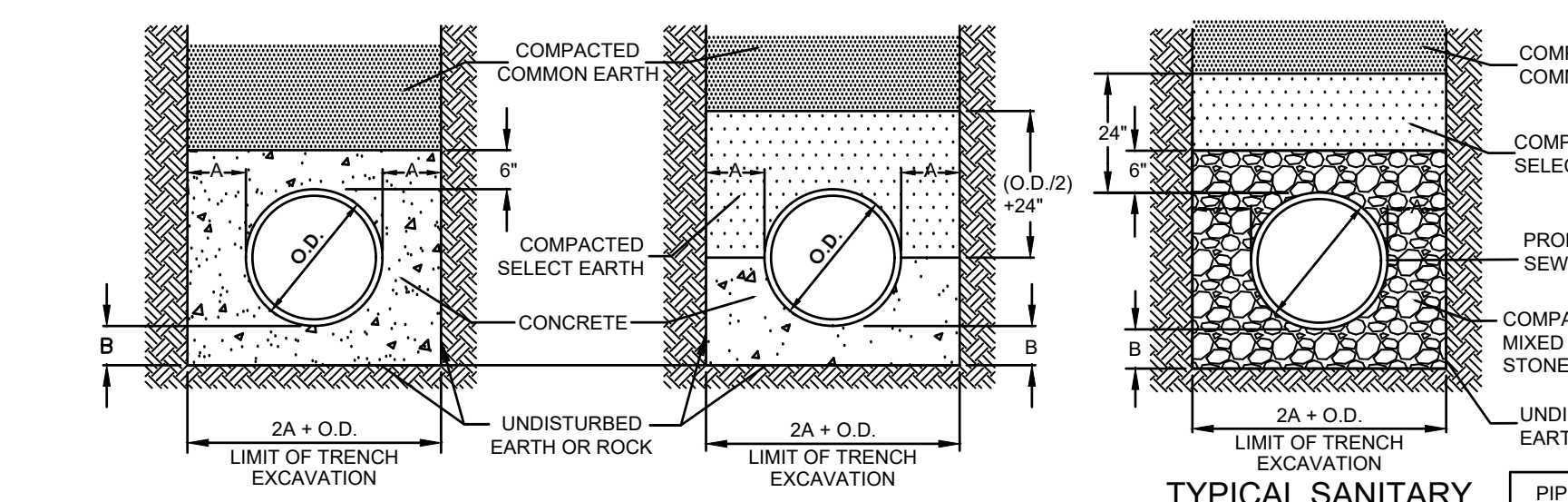


SANITARY MANHOLE DETAIL

- NOTES:**
- REFER TO MANHOLE INVERT CONFIGURATION & DIMENSION DETAIL FOR MANHOLE DIAMETER "A" OR "B".
 - ALL DETAILS LISTED APPLY TO BOTH TYPES OF MANHOLES.
 - PRECAST CONC. MANHOLE WALL & SLAB MINIMUM THICKNESS
MANHOLE DIAMETER: 4FT. SET 1 SET
A. TOP SLAB 8" 8" 7"
B. RISER WALL 8" 8" 8"
C. BOTTOM SLAB 8" 8" 8"
 - MAXIMUM DISTANCE BETWEEN MANHOLES SHALL BE 400 FEET.



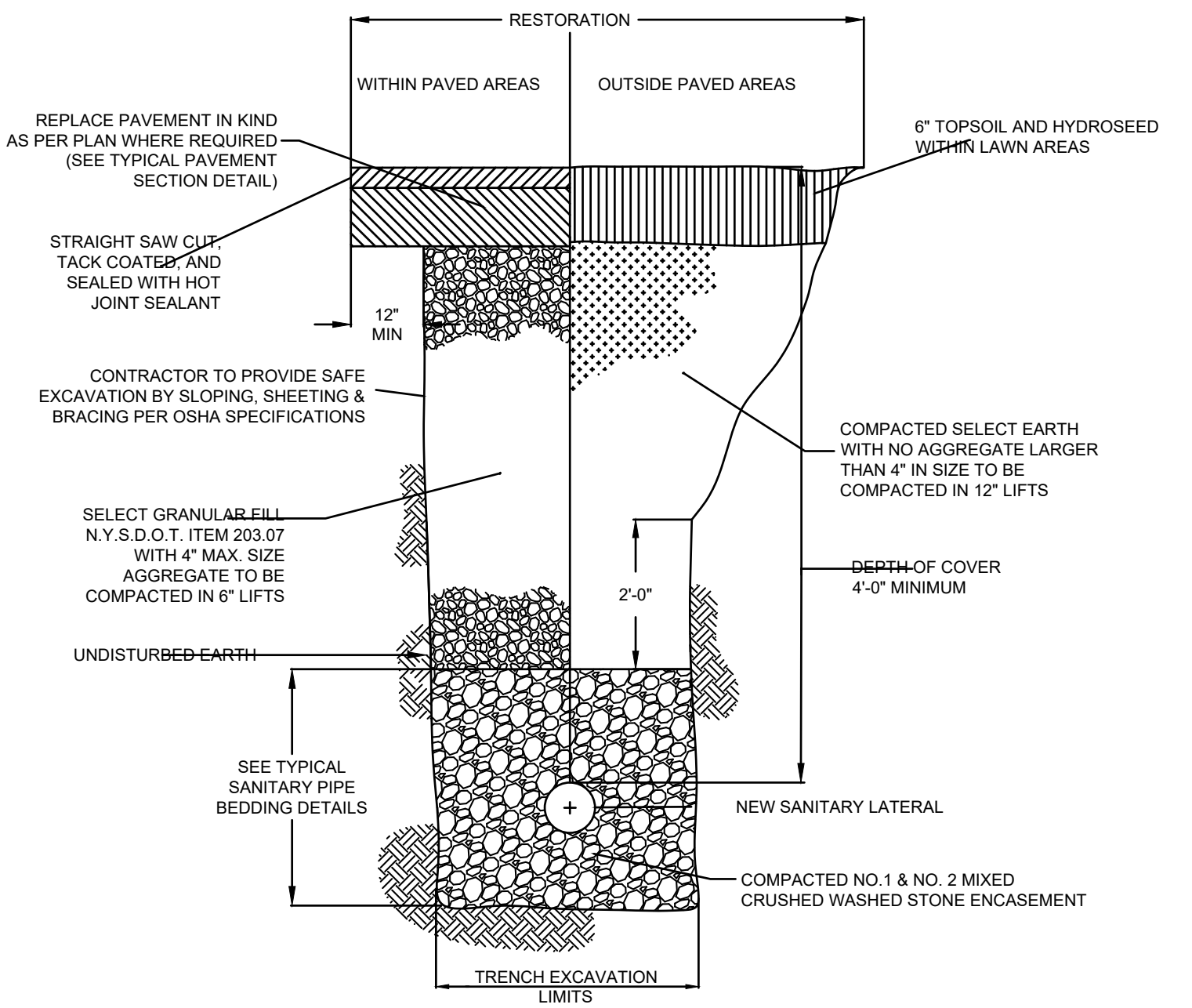
SANITARY MANHOLE INVERT CONFIGURATIONS & DIMENSIONS



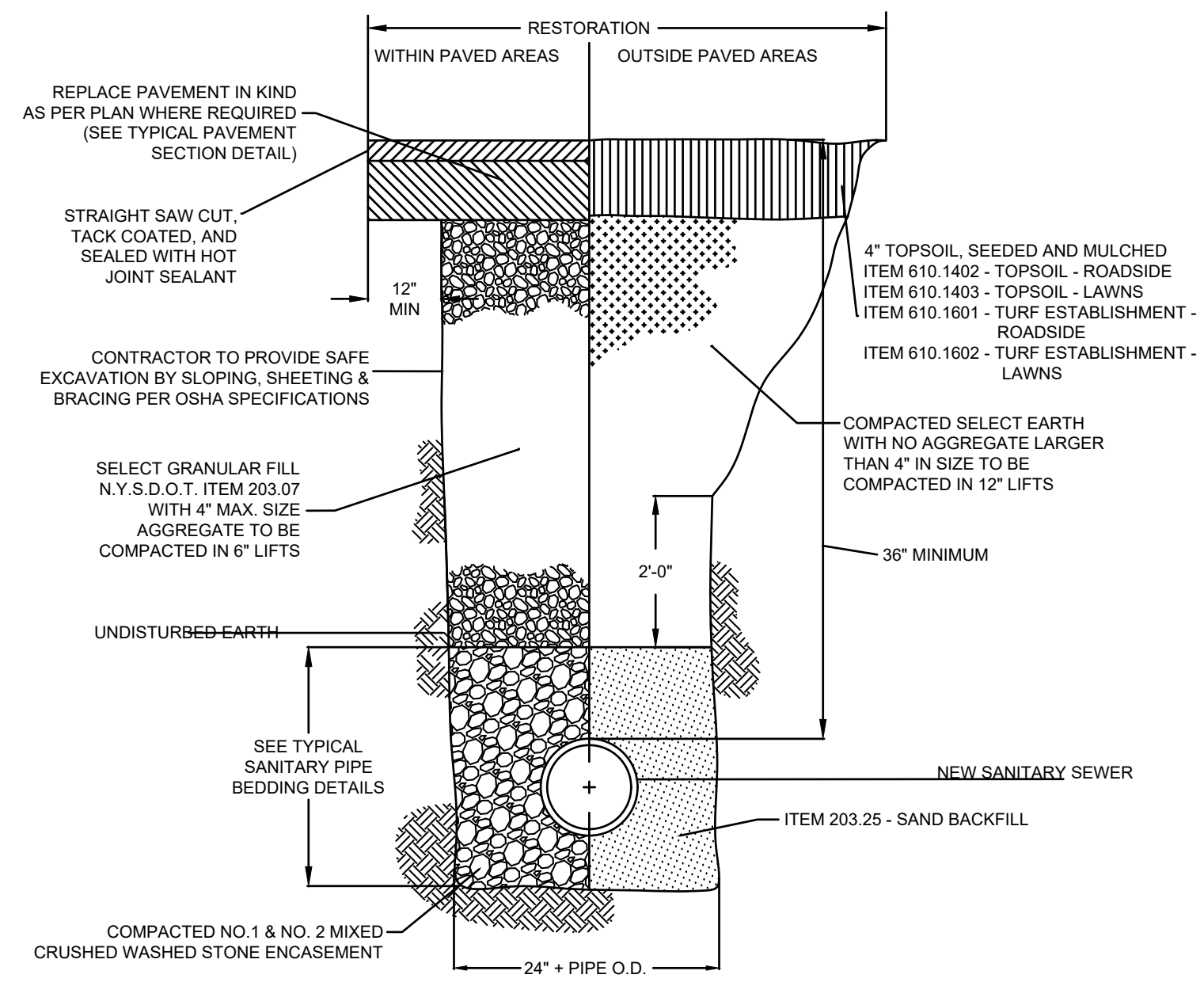
CONCRETE ENCASEMENT CONCRETE CRADLE

- NOTES:**
- ALL SANITARY SEWER PIPE SHALL BE 8" MINIMUM PIPE DIAMETER, POLYVINYL CHLORIDE PIPE (PVC SDR-35), BELL & SPIGOT TYPE & RUBBER GASKET.
 - ALL SANITARY LATERAL PIPE SHALL BE 4" MINIMUM PIPE DIAMETER, POLYVINYL CHLORIDE PIPE (PVC SDR-21), BELL & SPIGOT TYPE & RUBBER GASKET OR SCHEDULE 40.
 - SELECT EARTH SHALL BE SAND GRAVEL AND SIMILAR MATERIAL WHICH SHALL BE FREE FROM CLAY, LOAM, ORGANIC MATERIAL, DEBRIS, FROZEN MATERIAL AND SHALL CONTAIN ONLY SMALL AMOUNTS OF STONE, PEBBLES OR LUMPS OVER ONE INCH IN GREATEST DIMENSION BUT NONE OVER TWO INCHES IN GREATEST DIMENSIONS.
 - STONE ENCASEMENT SHALL MEAN APPROVED IMPORTED AGGREGATE MEETING THE REQUIREMENTS OF THE NYS DOT, STANDARD SPECIFICATION, MAY 1, 2008 EDITION PAGES 7-14, SUBSECTION 703-0201 "CRUSHED STONE", PRIMARY SIZE OR A MIXTURE OF PRIMARY SIZES 1 AND 2.
 - CONCRETE SHALL BE CAST-IN-PLACE CLASS "A" MEETING NYS DOT SECTION 501 SPECIFICATIONS.

TYPICAL SANITARY PIPE BEDDING DETAIL

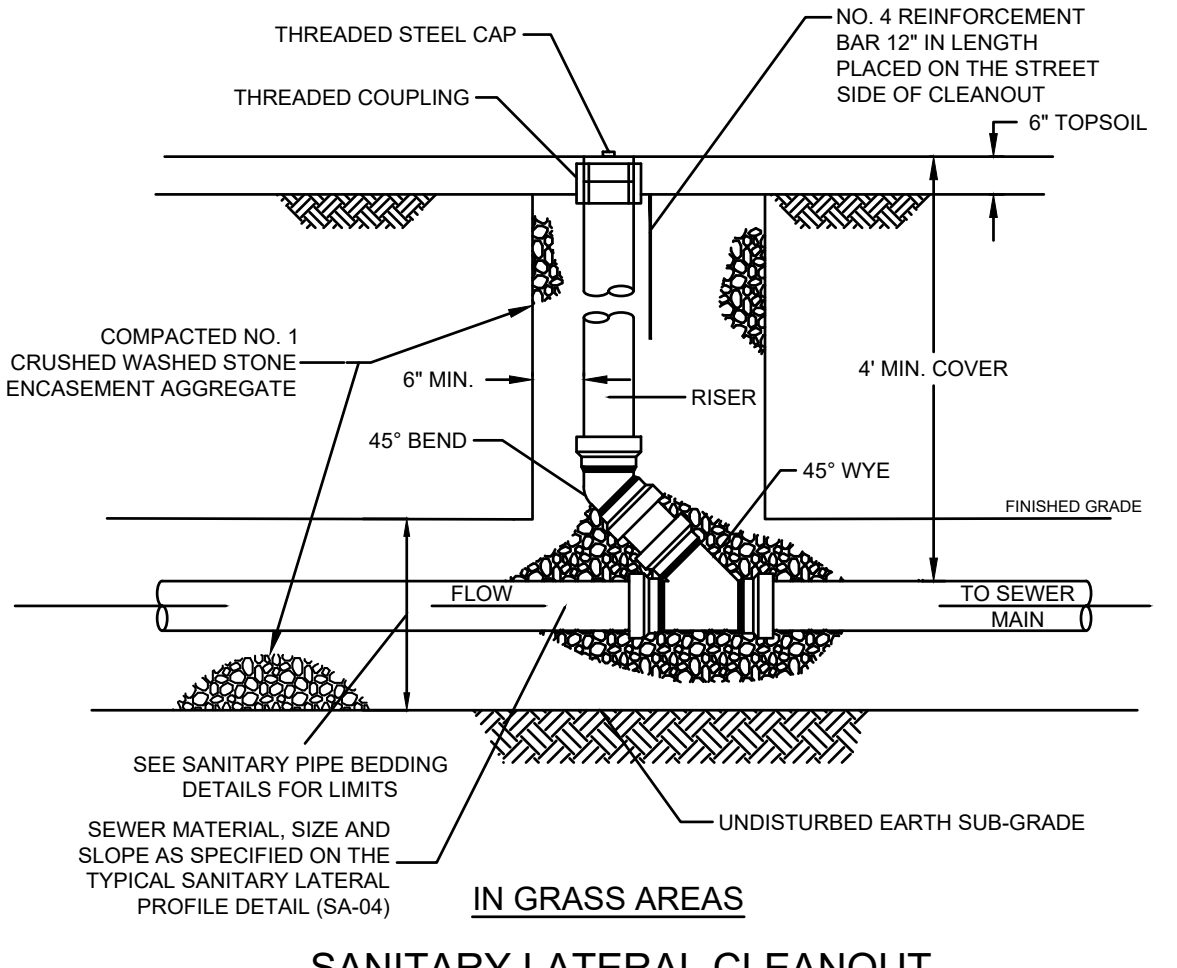


TYPICAL SANITARY LATERAL TRENCH DETAIL



TYPICAL SANITARY SEWER TRENCH DETAIL

- NOTES:**
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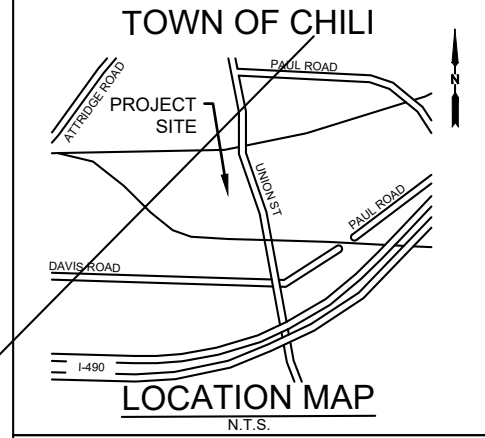


SANITARY LATERAL CLEANOUT



45 HENDRIX RD
WEST HENRIETTA, NY 14586
PHONE (585)359-7540
FAX (585)359-7541

SMATTL HOLDINGS, LLC
8242 EAST BLUFF DRIVE
PENN YAN, NY 14527



DATE	DESCRIPTION
4/8/23 <td>REVISED LAYOUT TO ELIMINATE ZONING VARIANCE </td>	REVISED LAYOUT TO ELIMINATE ZONING VARIANCE

BLACK CREEK INDUSTRIAL SUBDIVISION
CONSTRUCTION DETAILS - 2
DRAWN BY: ESM PROJ. NO: 72-21-0015
CHECKED BY: CAK DATE: 12/8/2022 PAGE SIZE: ARCH D

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