

**LOT #1 SITE NOTES**

TOTAL PARCEL AREA: 9.4 ± ACRES  
 EXISTING ZONING: LIGHT INDUSTRIAL  
 BUILDING USAGE: WAREHOUSE  
 BUILDING HEIGHT REQUIREMENTS: ALLOWED 35' (2 STORIES) 21' ± (1 STORY)  
 MINIMUM GREEN SPACE (BY PERCENT): PROVIDED 35% (2 STORIES) 21' ± (1 STORY)  
 MAXIMUM BUILDING COVERAGE (BY PERCENT): PROVIDED 36.6%  
 MINIMUM YARD DIMENSIONS:  
 FRONT = 80 FEET REQUIRED  
 SIDE = 30 FEET REQUIRED  
 REAR = 30 FEET REQUIRED  
 433 FEET PROVIDED EAST SIDE; 1160 FEET PROVIDED WEST SIDE  
 789 FEET PROVIDED  
 PARKING: (9)X18' PARKING STALLS  
 1 SPACE PER EACH 3,000 SF OF WAREHOUSE BLDG (4,000 S.F. TOTAL EXISTING)  
 2 SPACES PROVIDED BY CODE

**LOT #2 SITE NOTES**

TOTAL PARCEL AREA: 1.97 ± ACRES  
 EXISTING ZONING: LIGHT INDUSTRIAL  
 BUILDING USAGE: COMMERCIAL  
 BUILDING HEIGHT REQUIREMENTS: ALLOWED 35' (2 STORIES) 21' ± (1 STORY)  
 MINIMUM GREEN SPACE (BY PERCENT): PROVIDED 60%  
 MAXIMUM BUILDING COVERAGE (BY PERCENT): PROVIDED 39.7%\*  
 MINIMUM YARD DIMENSIONS:  
 FRONT = 100 FEET REQUIRED  
 SIDE = 41.5 FEET EXISTING  
 REAR = 30 FEET REQUIRED  
 449 FEET EXISTING EAST SIDE; 442 FEET EXISTING WEST SIDE  
 419 FEET PROVIDED  
 PARKING: (6)X18' PARKING STALLS  
 5 SPACE PER EACH 1,000 SF OF COMMERCIAL BLDG (10,400 S.F. TOTAL EXISTING)  
 52 SPACES EXISTING

**REFERENCES:**

1. A MAP ENTITLED "PLAN OF LAND OF MOUNT WEST INVESTMENT LP" PREPARED BY FRELAND-PARRINELLO LAND SURVEYORS, DATED SEPTEMBER 28, 2010.
2. A MAP ENTITLED "PLAN OF LOT 1, JOHN G. TURNER SUBDIVISION", PREPARED BY MRB GROUP, DATED 10-2-89, FOR PROJECT NO. 3807933.

**GENERAL NOTES:**

1. UNNAMED STREAM ALONG NORTHWEST PROPERTY LINE IS A TRIBUTARY TO CLASS C STREAM AND NOT SUBJECT TO INSDC REGULATIONS.
2. NEAREST RESIDENTIAL STRUCTURE IS ON THE NORTHWEST CORNER OF THE ROUTE 96/251 INTERSECTION AND 1700 FEET PLUS FROM THE EXISTING WALL OF THE EXISTING WAREHOUSE FACILITY.
3. ALL CONSTRUCTION WILL CONFORM TO THE TOWN OF VICTOR STANDARDS. (NO CONSTRUCTION IS BEING PROPOSED AT THIS TIME)
4. CONTOURS ARE APPROXIMATE AND ARE FROM ONTARIO COUNTY G.I.S. (ONCOR) AND U.S.G.S. QUADRANGLE.
5. THE PARCELS ARE WITHIN THE ROUTE 96/251 CORRIDOR OVERLAY DISTRICT.
6. THE CONSERVATION EASEMENT MARKERS (CEM) ARE EVENLY SPACED ALONG THE LINE AND NOT MORE THAN 200 FEET APART.

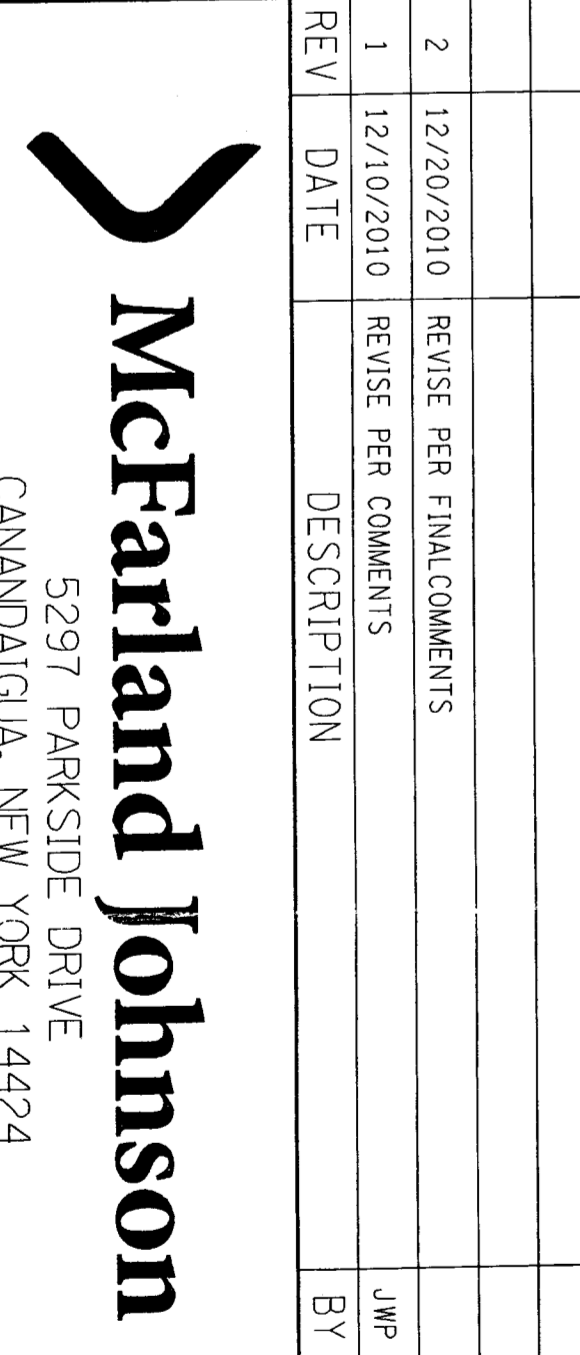
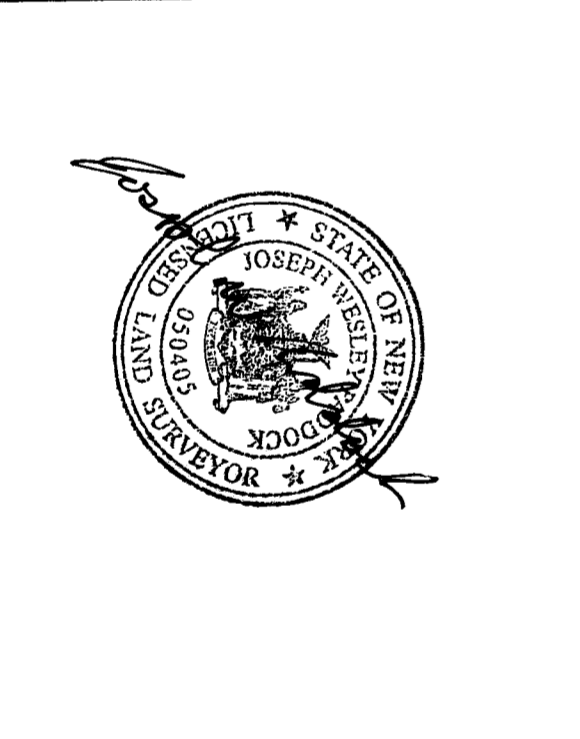
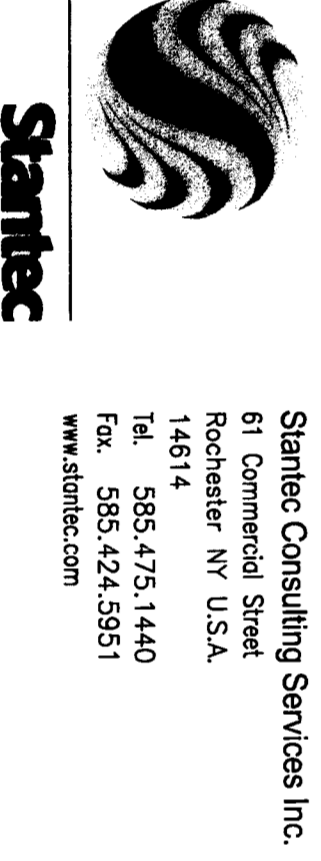
**SUBMITTER'S NOTE:**  
 THE OWNER OF THIS SUBDIVISION IS TO BE THE OWNER OF THE PARCELS 1500-2-15.21 INTO TWO LOTS.

WE, STANTEC CONSULTING SERVICES, INC. CERTIFY THAT THIS MAP WAS PREPARED NOVEMBER 5, 2010 FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON NOVEMBER 1, 2010 AND THE REFERENCES LISTED HERON.  
 THIS MAP IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN UPDATED ABSTRACT OF TITLE WOULD SHOW.  
 BY: *Joseph W. Prodock*  
 JOSEPH W. PRODOCK, N.Y.S.P.L.S. NO. 50405  
 DATE: 12/21/10

ONTARIO COUNTY CLERK'S OFFICE  
 FILED  
 JAN 14 2011  
 JOHN H. COLETT, COUNTY CLERK  
 ACTING DEPUTY CLERK

FINAL SUBDIVISION:  
 TOWN ENGINEER: *Joseph W. Prodock* 12/21/10  
 PLANNING BOARD CHAIRMAN: *Daniel J. Bonolis* 12/21/10  
 OWNER: *VM Enterprises LLC*  
 ADDRESS: *2510 Victor-Mendon Rd. Victor, NY*  
 SUBMITTER: *VM Enterprises LLC*  
 ADDRESS: *2510 Victor-Mendon Rd. Victor, NY*

- \* - VARIANCE INVOLVED THE NEED FOR A REDUCED PERCENTAGE OF GREENSPACE REQUIRED FROM 60% DOWN TO 39.7%. THE VARIANCE WAS IN RESPONSE TO ARTICLE 11, SECTION 21-1-21 (2) AND GRANTED ON 10/4/2010.
- \*\* - VARIANCE INVOLVED THE NEED FOR A REDUCED PERCENTAGE OF GREENSPACE REQUIRED FROM 60% DOWN TO 39.7%. THE VARIANCE REQUEST WAS IN RESPONSE TO ARTICLE 11, SECTION 21-1-21 (2) AND GRANTED ON 10/4/2010.
- \*\*\* - VARIANCE INVOLVED THE NEED TO AMPLIFY HAVING TO SUBSTANTIALLY INCREASE THE PROPOSED PROPERTY ACQUISITION'S AMOUNT OF PARKING AND IMPROVED SURFACE AREA. THE VARIANCE REQUEST WAS IN RESPONSE TO ARTICLE 11, SECTION 21-1-24, D-12 AND GRANTED ON 10/4/2010.



7320 VICTOR MENDON ROAD (RTE 251) VICTOR, NEW YORK 14564	VM ENTERPRISES MINOR SUBDIVISION TOWN OF VICTOR, ONTARIO COUNTY SUBDIVISION PLAN
SCALE: 1" = 50'	DESIGN: N/A
DRAWN: AAB	PROJECT: RCR
CHECKED: JWP	DATE: NOV 5, 2010
	V-1 1 OF 1