

**TOWN OF GREECE STANDARD NOTES**

- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL HIGHWAY PERMITS ARE ISSUED. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF BRUSH, TREES, AND DEBRIS FROM ANY LOT CLEARING.
- APPROVAL IS FOR ONLY THOSE ITEMS IDENTIFIED AS NEW OR IMPROVED ON THE SITE PLAN. GRADING APPROVAL OF THIS SITE PLAN DOES NOT SUPERSEDE ANY OTHER CONDITIONS IMPOSED BY THE TOWN OF GREECE OR ANY OTHER AGENCY.
- ANY TOWN OF GREECE APPROVAL OR PERMIT FOR THE PREMISES DOES NOT RELIEVE THE APPLICANT/DEVELOPER OR OWNER OF THE PREMISES FROM OBTAINING ALL OTHER TOWN, COUNTY, STATE OR FEDERAL GOVERNMENT APPROVALS OR PERMITS THAT ARE REQUIRED FOR THE PREMISES.
- THE LANDSCAPING ON THE PREMISES SHALL BE MAINTAINED BY THE CURRENT OWNER OF THE PREMISES, AND BY ANY FUTURE OWNER. THE OWNER OF THE PREMISES SHALL REPLACE ANY DEAD PLANTS WITH THE SAME SPECIES OR A SIMILAR SPECIES. THE REPLACEMENT PLANT SHALL BE NO SMALLER THAN THE PREVIOUS PLANT WHEN IT ORIGINALLY WAS INSTALLED.
- PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR THE PREMISES, THE APPLICANT SHALL PROVIDE CERTIFICATION VERIFYING PROPER INSTALLATION OF LANDSCAPE AREAS ON THE SITE IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY THE PLANNING BOARD, AND IN ACCORDANCE WITH THE TOWN'S LANDSCAPE GUIDELINES FOR DEVELOPMENT. SUCH CERTIFICATION SHALL BE ON THE CERTIFICATION FORM PROVIDED IN SAID GUIDELINES AND SHALL BE COMPLETED BY A NEW YORK STATE LICENSED LANDSCAPE ARCHITECT OR CERTIFIED NURSERY PROFESSIONAL.
- ALL HEATING, VENTILATING AND AIR CONDITIONING (HVAC) EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- LIGHT SPILL SHALL BE CONTAINED ON THE PREMISES. OUTDOOR LIGHT SOURCES SHALL BE ARMED OR SHIELDED SO THAT THEY ARE NOT VISIBLE WHEN VIEWED FROM OFF THE PREMISES, AND SO THAT LIGHT SPILL IS CAST ONLY DOWNWARD ONTO THE PREMISES. EXCEPT FROM THOSE AREAS LOW-WATTAGE OR LOW-VOLTAGE LIGHTS THAT ARE LOCATED NEAR THE PRINCIPAL ENTRANCE TO A BUILDING, AND LOW-WATTAGE OR LOW-VOLTAGE LIGHTS, NOT HIGHER THAN 42 INCHES ABOVE GROUND, THAT DEFINE A WALKWAY OR OTHER ACCESS TO A BUILDING.
- WATER MAINS AND HYDRANTS SHALL BE INSTALLED AND BE IN PROPER OPERATING CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY ABOVE GROUND CONSTRUCTION.
- SUITABLE ACCESS ROADS AND TEMPORARY STREET SIGNS SHALL BE INSTALLED AND MAINTAINED SO AS TO PROVIDE CONTINUOUS ACCESS TO FIRE DEPARTMENT AND OTHER EMERGENCY VEHICLES PRIOR TO THE COMMENCEMENT OF ANY ABOVE GROUND CONSTRUCTION.
- PERMANENTLY MOUNTED "NO PARKING - FIRE LANE" SIGNS SHALL BE POSTED ALONG THE FIRE LANES AT INTERVALS OF 50 FEET OR LESS.
- NO SITE WORK SHALL COMMENCE UNLESS AND UNTIL FIRE GRADING AND/OR PRE-CONSTRUCTION MEETING HAS TAKEN PLACE INVOLVING THE TOWN DEPARTMENTS OF PUBLIC WORKS, ENGINEERING, AND/OR TECHNICAL SERVICES.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL THE APPLICANT EXECUTES AN AGREEMENT FOR MAINTENANCE OF THE PROPOSED STORM WATER MANAGEMENT FOND. SAID AGREEMENT SHALL BE SUBJECT TO APPROVAL BY THE PLANNING BOARD'S ATTORNEY AND THE COMMISSIONER OF PUBLIC WORKS.
- UPON COMPLETION OF CONSTRUCTION OF THE STORMWATER FOND, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT THE FOND WAS CONSTRUCTED AS DESIGNED AND APPROVED. SAID CERTIFICATION SHALL BE PROVIDED IN THE FORM OF AN AFFIDAVIT SUBMITTED TO THE TOWN'S FINANCIAL GUARANTEE DIVISION. A NEW YORK STATE LICENSED LAND SURVEYOR, NO FINAL APPROVAL SIGNATURES SHALL BE PLACED ON THE SITE PLAN UNLESS AND UNTIL THE APPLICANT HAS SUBMITTED TO THE TOWN'S FINANCIAL GUARANTEE DIVISION A DIGITAL COPY OF THE PROPOSED CHECK OR OTHER ACCEPTABLE INSTRUMENT IN AN AMOUNT APPROVED BY THE TOWN'S COMMISSIONER OF PUBLIC WORKS AND THE TOWN ATTORNEY THAT IS SUFFICIENT TO PROPERLY GUARANTEE THE PROJECT. THE APPLICANT SHALL PROVIDE THE APPLICANT'S CERTIFICATION, NO RELEASE OF SAID FINANCIAL GUARANTEE SHALL BE MADE UNLESS AND UNTIL THE IMPROVEMENTS AND CERTIFICATION ARE COMPLETED TO THE SATISFACTION OF THE TOWN'S COMMISSIONER OF PUBLIC WORKS AND THE TOWN ATTORNEY.
- NO PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED UNLESS AND UNTIL A NOTICE OF INTENT (NOI) HAS BEEN FILED WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (THE NYSDEC). THROUGHOUT THE LIFE OF THE STORM WATER FOND FROM THE FILING OF THE NOTICE OF INTENT TO THE NOTICE OF TERMINATION, THE DEVELOPER SHALL COMPLY FULLY WITH ALL ASPECTS OF THE NYSDEC GENERAL PERMITTING GR-10-01, PARTICULARLY PART IV, WHICH DESCRIBES:
  - PERIODIC INSPECTIONS OF THE CONSTRUCTION SITE BY A QUALIFIED PROFESSIONAL AND MAINTENANCE OF A SITE LOG AND STABILIZATION REQUIREMENTS; AND
  - MAINTENANCE OF SEDIMENT TRAPS AND POUNDS DURING CONSTRUCTION.THE PERIODIC INSPECTION REPORTS SHALL BE PROVIDED TO THE TOWN'S ENGINEERING STAFF WITHIN 24 HOURS OF INSPECTIONS.
- NO FINAL APPROVAL SIGNATURE SHALL BE PLACED ON THE PLANS UNLESS AND UNTIL THE APPROPRIATE EASEMENT DOCUMENTS, INCLUDING ALL NECESSARY MAP REFERENCES, HAVE BEEN PREPARED AND PROVIDED TO THE TOWN FOR REVIEW.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL THE APPROPRIATE EASEMENT DOCUMENTS, INCLUDING ALL NECESSARY MAP REFERENCES, HAVE BEEN PREPARED AND PROVIDED TO THE TOWN FOR REVIEW.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A DIGITAL COPY OF THE PLANS HAS BEEN SUBMITTED, ALL SHEETS IN THE DRAWING SET WITH ALL NECESSARY SIGNATURES, SHALL BE PROVIDED IN TAGGED IMAGE FILE (.TIF) FORMAT AT A MINIMUM RESOLUTION OF 600 PPI.
- SUBJECT TO APPROVAL BY THE TOWN'S FIRE MARSHAL, COMMISSIONER OF PUBLIC WORKS AND DEPUTY COMMISSIONER OF PUBLIC WORKS FOR ENGINEER.

**GENERAL NOTES**

- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREA OF THE SITE. CONSTRUCTION FOR DESCRIPTIVE AND SURVEY DATA PERTAINING TO THE MONUMENTS CALL THE MONROE COUNTY GEODEIC SURVEY OFFICE.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF EXISTING UTILITIES TO REMAIN UNOBTAINED SERVICE. TO ALL USERS OF THE EXISTING UTILITIES, EXISTING UTILITIES TO REMAIN UNOBTAINED SERVICE. IN TRENCH OR PAVEMENT EXCAVATIONS SHALL BE SUPPORTED AS ORDERED BY THE OWNER'S REPRESENTATIVE OR AS DIRECTED BY THE UTILITY COMPANY. THE COST FOR SUPPORTING UTILITIES SHALL BE INCLUDED IN THE PRICE BID FOR EXCAVATION.
- EXISTING UTILITIES LOCATION, SIZES AND INVERTS SHOWN ON THE PLANS HAVE BEEN PLOTTED FROM FIELD SURVEYS AND RECORD MAPS AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF OR CLOSELY PARALLEL TO, OR UNDER THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR UTILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUNDING SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.
- ALL OF THIS THESE PARCELS IS CLASSIFIED IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF GREECE, COMMUNITY PANEL NO. 80417 5006 E, DATED SEPTEMBER 20, 1992. (IN ADDITION, IF MORE THAN ONE ZONE EXISTS ON THE SITE, THEN THE BOUNDARIES AND BOUNDARY DESIGNATIONS SHALL BE ADDED TO THE PLAN).
- PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR THE PREMISES, THE APPLICANT SHALL PROVIDE CERTIFICATION VERIFYING PROPER INSTALLATION OF LANDSCAPE AREAS ON THE SITE IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY THE PLANNING BOARD, AND IN ACCORDANCE WITH THE TOWN'S LANDSCAPE GUIDELINES FOR DEVELOPMENT. SAID CERTIFICATION SHALL BE ON THE CERTIFICATION FORM PROVIDED IN SAID GUIDELINES AND SHALL BE COMPLETED BY A NEW YORK STATE LICENSED LANDSCAPE ARCHITECT.
- LIMITS OF WETLANDS AND TRIBUTARIES SHALL BE STAKED AND FENCED DURING CONSTRUCTION.
- OWNER OF THIS DEVELOPMENT IS RESPONSIBLE FOR THE ONGOING MAINTENANCE OF THE ASPHALT PATH AND FOOTING.

**PROJECT NAME AND LOCATION**

GATEWAY BUSINESS PARK  
PINEWILD DRIVE  
GREECE, NEW YORK 14616

THE SITE IS APPROXIMATELY 8.27 ACRES OF WHICH 2.46 ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES.

**OPERATOR'S NAME AND ADDRESS**

ATLANTIC PARKING AND REAL ESTATE, LLC  
P.O. BOX 26350  
ROCHESTER, NEW YORK 14608

**WETLANDS AND/OR OTHER SURFACE WATERS**

THE PROJECT SITE CONTAINS DELINEATED FEDERAL WETLANDS.

**SITE DATA**

- PROJECT ADDRESS: CORNER OF BELLWOOD & PINEWILD DRIVE
- PARCEL TAX ACCT. NO.: 089-01-14.12 (8.74 ACRES OF 22.78 ACRES PER TAX MAP)
- ZONING: GENERAL BUSINESS (BG)

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	0.55 ACRES	22.78 ACRES
MINIMUM LOT WIDTH	100'	>100'
MINIMUM FRONT BUILDING SETBACK	100'	>100'
MINIMUM REAR BUILDING SETBACK	20'	>20'
MINIMUM SIDE BUILDING SETBACK	20'	>20'
LOT COVERAGE MAXIMUM BUILDING AREA	15%	

- ALL USES IN THE BG DISTRICTS WITH A TOTAL GROSS FLOOR AREA OF 25,001 TO 100,000 S.F. SHALL REQUIRE 4.5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA. (75,400 S.F. = 338.3 REQ. 342 PROVIDED)

**APPROVALS**

By: *John P. Scantlin* Date: 6/17/15  
DEPUTY COMMISSIONER OF PUBLIC WORKS FOR ENGINEERING  
By: *Kristen M. Main* Date: 6/18/15  
COMMISSIONER OF PUBLIC WORKS  
By: *Robert J. Campbell* Date: 6/17/15  
FIRE MARSHAL

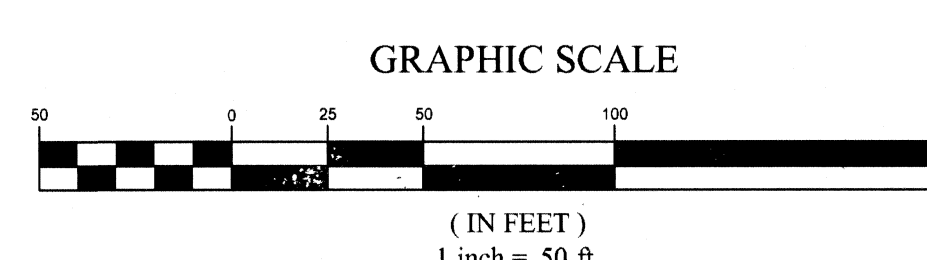
**OWNER/DEVELOPER SIGNATURE**

By: *[Signature]* Date: 6-15-2015

APPROVED BY THE TOWN OF GREECE PLANNING BOARD  
SUBJECT TO ANY CONDITIONS Specified by the Planning Board  
In its resolution dated 4/2/14 4/8/15  
6/19/15  
Planning Board Clerk  
(Date)

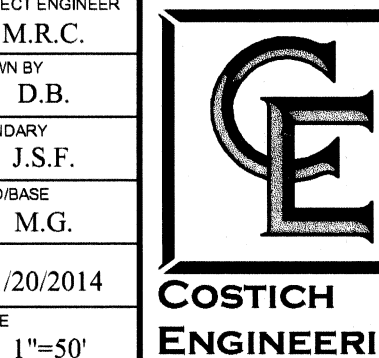
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NO.	DATE	REVISION	BY	CHKD.	APPRD.
6	02/12/03	REVISION AS PER TOWN COMMENTS			C.A.C.
9	12/12/04	REVISION AS PER TOWN COMMENTS			C.A.C.
4	07/25/04	REVISION AS PER TOWN COMMENTS			C.A.C. C.C.
3	02/12/04	REVISION AS PER TOWN COMMENTS			C.A.C. C.C.
2	03/24/04	REVISION AS PER TOWN COMMENTS			S.P.B. C.C.
1	03/10/04	REVISION AS PER TOWN COMMENTS			S.P.B. C.C.
NO.	DATE	REVISION			

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IT IS A VIOLATION OF LAW FOR ANY ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN DOCUMENT BEING REQUIRED BY LAW TO BE "ALTERED BY" FOLLOWED BY SIGNATURE AND PROFESSIONAL REGISTRATION OF THE ARCHITECT TO THE DOCUMENT.



**COSTICH ENGINEERING**  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 459-3020  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
FILE OF PROJECT: GATEWAY BUSINESS CENTER PINEWILD DRIVE, GREECE, NY  
FILE OF DRAWING: SITE PLAN AND PAVEMENT MARKING PLAN  
LOCATION OF PROJECT: TAX PARCEL NOS. 89-01-14.11 & 14.12 TOWN OF GREECE, COUNTY OF MONROE, STATE OF NEW YORK  
CLIENT: ALTON ESTATE AND REAL ESTATE, L.L.C. 217 LAKE AVENUE ROCHESTER, NY 14608  
SCALE: 1"=50'  
SHEET: 2381  
CA110  
SHEET 1 OF 3