

SITE LINE LEGEND

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| | PARCEL BOUNDARY |
| | EXISTING RIGHT-OF-WAY LINE |
| | EXISTING ADJACENT PROPERTY LINE |
| | MIN. BUILDING SETBACK |
| | CENTER LINE |
| | EXISTING EASEMENT LINE |
| | EXISTING BUILDING |
| | EXISTING CONCRETE CURB |
| | EXISTING EDGE OF PAVEMENT |
| | EXISTING EDGE OF GRAVEL |
| | EXISTING CONC. PAD/ CONC. SIDEWALK |
| | EXISTING GUARD RAIL |
| | EXISTING TREES, HEDGE,
EDGE OF WOODS |
| | EXISTING STOCKADE & CHAIN LINK FENCE |
| | EXISTING UTILITY POLE , GUY ANCHOR &
UTILITY POLE WITH LIGHT |
| | PROPOSED EDGE OF PAVEMENT |
| | PROPOSED CONCRETE CURB |
| | PROPOSED BUILDING |
| | PROPOSED SIDEWALK |
| | PROPOSED ADA SIDEWALK RAMPS |

SITE DATA

1. PROJECT: FLAUM INDUSTRIAL DEVELOPMENT @ OMNITECH PLACE
2. TOTAL PARCEL: 15.01-1-72.100 (25.17 ACRES)
15.01-1-25.000 (15.79 ACRES)
40.96 ACRES

ZONING: LIGHT INDUSTRIAL

3. PROPOSED BUILDING GFA: 300,000± SQ.FT.
4. DISTRICT REGULATIONS:

REQUIREMENTS	REQUIRED	PROPOSED
FRONT	80'	88'
SIDE	30'	82'
REAR	30'	80.4
(ADJOINING RESIDENTIAL)	100'	N/A
MINIMUM GREENSPACE	35%	56%
MAXIMUM LOT COVERAGE:	40%	16.8%
MAXIMUM ALLOWED HEIGHT:	35'	35'

5. PARKING:

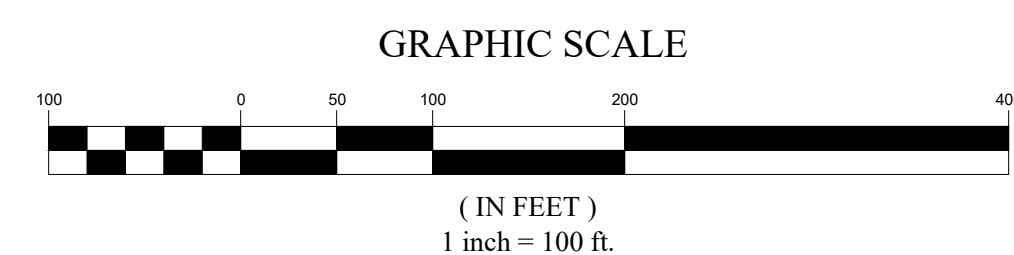
PARKING SPACE REQUIREMENT:

INDUSTRIAL:

REQUIRED = 1 SPACE PER 400 GROSS SF
300,000 SF = 750 SPACES
PROVIDED = 1070 SPACES



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS 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 CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS AGENCIES OF ANY UTILITIES FOUND FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

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PROJECT/MANAGER	S.T.C.
DRAWN BY	M.O.R.
BOUNDARY	---
TOPO/BASE	---
DATE	06/12/2025
SCALE	1"=100'



**COSTICH
ENGINEERING**

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

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TITLE OF PROJECT	OMNITECH PLACE
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TITLE OF DRAWING
CONCEPTUAL MASTER PLAN

LOCATION OF PROJECT	TAX PARCEL NO.'S
TOWN LOT , TOWNSHIP , RANGE , SECTION, TRACT, PURCHASE, COUNTY OF MONROE, STATE OF NEW YORK	

CLIENT: FLAUM MANAGEMENT COMPANY, INC.
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ROCHESTER, NEW YORK 14604

DWG. # 9787
CN100
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