

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
3. ZONING: LIGHT INDUSTRIAL
4. PROPOSED BUILDING GFA: 300,000± SQ.FT.
5. DISTRICT REGULATIONS:

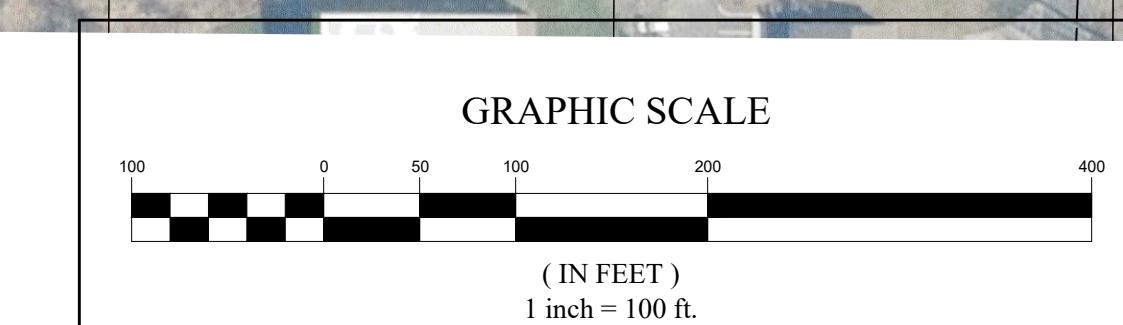
REQUIREMENTS	REQUIRED	PROPOSED
FRONT	80'	88'
SIDE	30'	82'
REAR	30'	80.4
(ADJOINING RESIDENTIAL)	100'	N/A
MINIMUM GREENSPACE	35%	56%
MAXIMUM LOT COVERAGE:	40%	16.8%
MAXIMUM ALLOWED HEIGHT:	35'	35'

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 FOR INFORMATIONAL PURPOSES ONLY AND NOT CERTIFIED AS TO THE ACTUAL LOCATION OF THEIR LOCATIONS OR DEPTHS. 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 CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME 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.



COSTICH ENGINEERING, P.C.			
DRAWN BY S.J.C. M.O.R.			
BOUNDARY ---			
TOPO/BASE ---			
DATE 06/12/2025			
SCALE 1"=100'			
NO.	DATE	REVISION	BY CHKD. APVLS.

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COSTICH ENGINEERING, P.C.
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT, OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM CONTAINED IN THIS DOCUMENT.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.



TITLE OF PROJECT
OMNITECH PLACE
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.
400 ANDREWS STREET #500
ROCHESTER, NEW YORK 14604
DWG. # 9787
CN100
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