

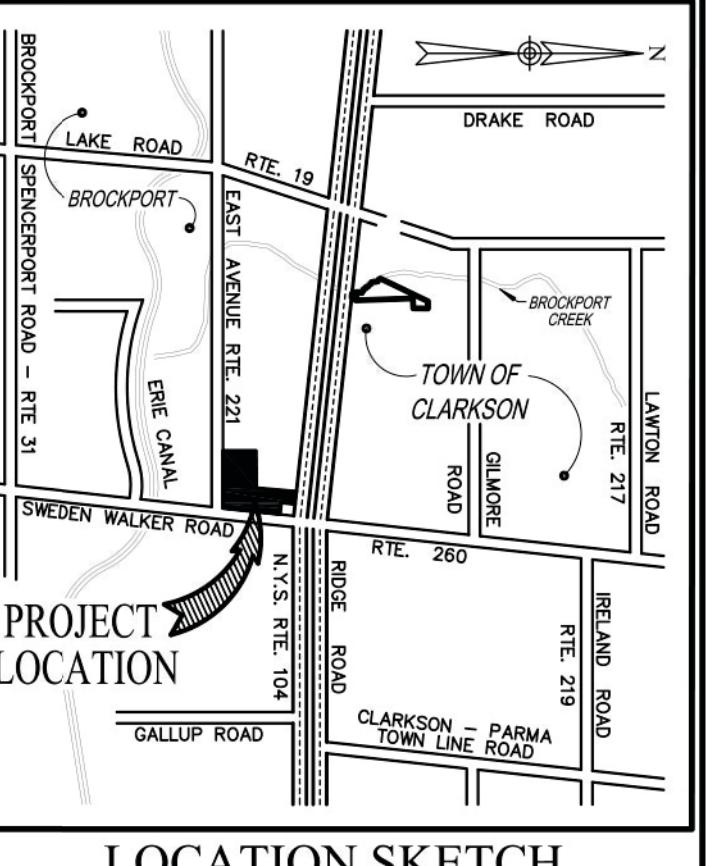


SITE DATA

1. SITE AREA: 31.1 +/- ACRES
2. EXISTING USE: VACANT FARM LAND
3. EXISTING ZONING: RS-20 SUBURBAN RESIDENTIAL
4. PROPOSED ZONING: INCENTIVE ZONING
5. PROPOSED UNITS:

RESIDENTIAL:
20 - 2 UNIT VILLAS
6 - 16 UNIT 2 STORY APARTMENT BUILDINGS
1 - 89 UNIT 3 STORY SENIOR RESIDENCE
5 - 8 UNIT APARTMENTS OVER COMMERCIAL SPACE
TOTALING 265 UNITS

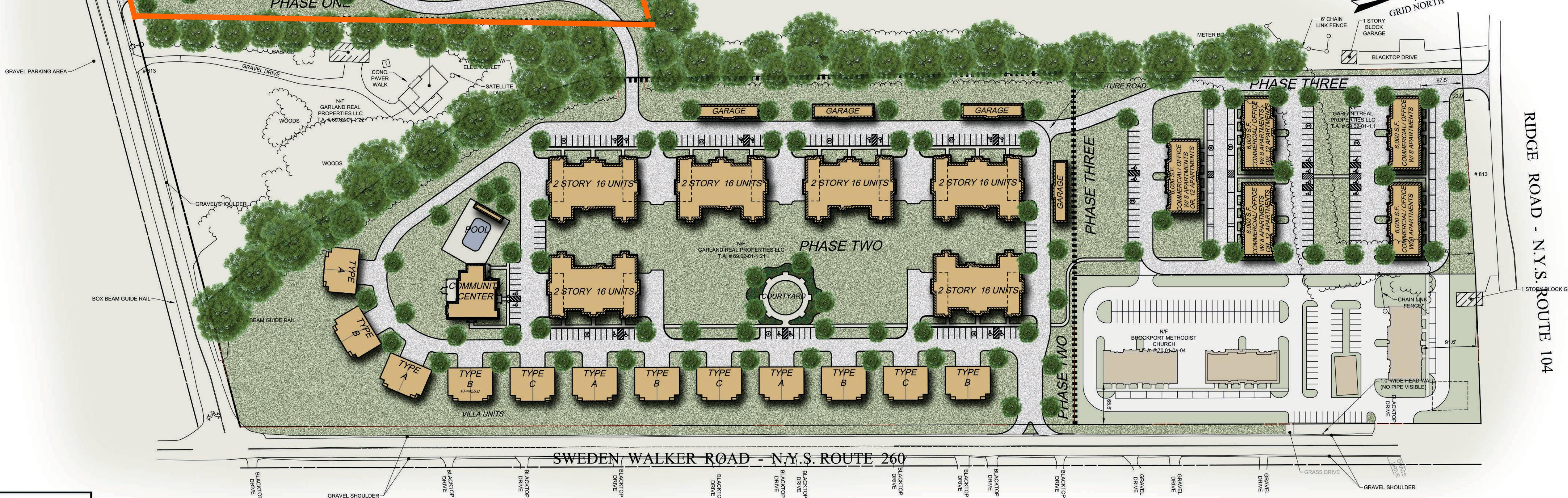
COMMERCIAL:
5 - 6,000 S.F. COMMERCIAL / OFFICE BUILDINGS
TOTALING 30,000 S.F.



LOCATION SKETCH
NOT TO SCALE

LINE LEGEND

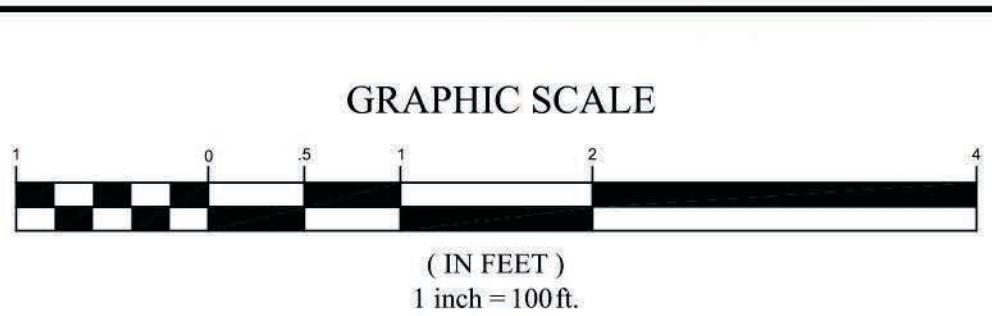
SECTION/PARCEL BOUNDARY
MIN. BUILDING SETBACK
CENTER LINE
EXIST. EASEMENT LINE
EXIST. RIGHT-OF-WAY LINE
EXIST. EDGE OF PAVEMENT
EXISTING WATER MAIN, VALVE, & HYDRANT
EXISTING SANITARY SEWER, & MANHOLE
EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION
EXISTING OVERHEAD UTILITIES
EXISTING TELEPHONE
EXISTING UNDERGROUND UTILITIES
EXISTING GAS
EXISTING ELECTRIC
EXISTING GUARD RAIL
EXISTING SWALE
BARBED WIRE, STOCKADE, CHAIN LINK FENCE



RIDGE ROAD - N.Y.S. ROUTE 104



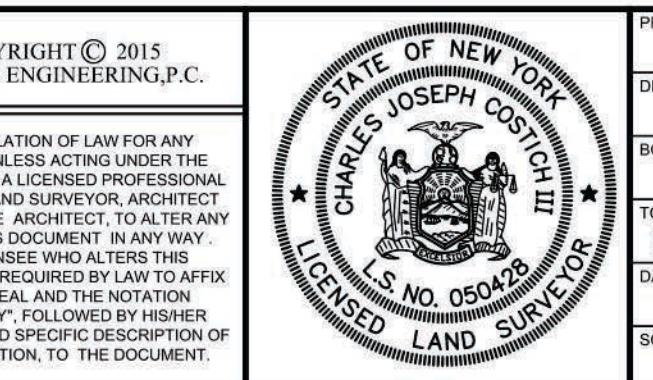
EXISTING UTILITIES (LOCATION, SIZE AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY 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 CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN WRITING OF THE PROPOSED LOCATIONS AND MARKS OF THE FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.



GRAPHIC SCALE		1		0		5		1		2		4	

(IN FEET) 1 inch=100ft.

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PROJECT ENGINEER
M.P.M.
DRAWN BY
C.A.C.
BOUNDARY
R.B.G.
TOPOBASE
M.G.R.B.G.
DATE
03/10/2015
SCALE
1"=100'
NO. 050482
3/11/2014
REVISED MAP NOTATIONS
R.B.G.
NO. DATE REVISION
BY CHKD APVLS



CIVIL
ENGINEERING
LAND
SURVEYING
LANDSCAPE
ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT
SWEDEN WALKER ROAD SUBDIVISION
TITLE OF DRAWING
INCENTIVE ZONING CONCEPT PLAN
LOCATION OF PROJECT
TAX PARCEL NO. 69-02-01-122
TOWN OF CLARKSON, MONROE COUNTY, STATE OF NEW YORK
CLIENT
ALANTIC FUNDING AND REAL ESTATE
P.O. BOX 26350
ROCHESTER, NY 14626
DWG. # 5259
VS100