

SITE DATA

- PARCEL ADDRESS: 105 HORIZON PARK DRIVE
- PROPERTY OWNER: YATES COUNTY INDUSTRIAL AGENCY
ONE KEUKA BUSINESS PARK
PENNY VAN, NEW YORK 14527
(585) 536-7203
- TAX ACCOUNT NO.: 61-44-01-2.1, 61-36-01-2.2, 61-44-01-02,
61-44-01-04 & 61-44-01-05
- LOT AREA: 595,889 S.F., 13.7 ACRES
- ZONING: PLANNED BUSINESS (PB)
- LOT REQUIREMENTS:

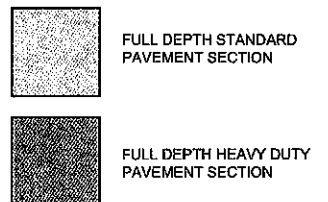
	REQUIRED	EXISTING	PROPOSED
MIN. FRONT SETBACK	50'	87.3'	51.0'
MIN. SIDE SETBACK	50'	163.7'	--
MIN. REAR SETBACK	50'	316.8'	--
MAX. LOT COVERAGE	60%	12%	41.4%*
BUILDING HEIGHT	3 STORIES OR 40'	--	35'-3"*
LANDSCAPE AREA FOR PARKING SCREENING FROM ADJACENT LOTS	10%	--	27.3%

* UP TO A MAXIMUM OF 80% WITH AN APPROPRIATE ON-SITE ENGINEERING FOR STORMWATER RETENTION.

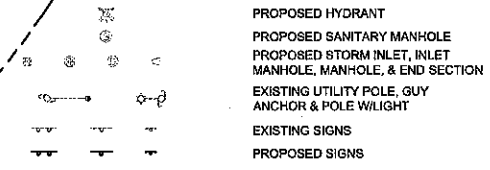
- PARKING REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
OFFICE: 1 SPACE PLUS 1 SPACE FOR EACH 300 S.F. OVER 1,000 S.F. (0.333 S.F.) (EXISTING) + (252 S.F.) = 3,250 S.F.	10 SPACES	--	--
MANUFACTURE/PRODUCTION: 1 SPACE FOR EACH 800 S.F. (17,017 S.F.) (EXISTING) + (1,651 S.F.) = 16,666 S.F.	23 SPACES	--	--
WAREHOUSE: 1 SPACE FOR EACH 1,500 S.F. (18,809 S.F.) (EXISTING) + (183,748 S.F.) = 218,858 S.F.	143 SPACES	--	--
TOTAL = 176 SPACES			

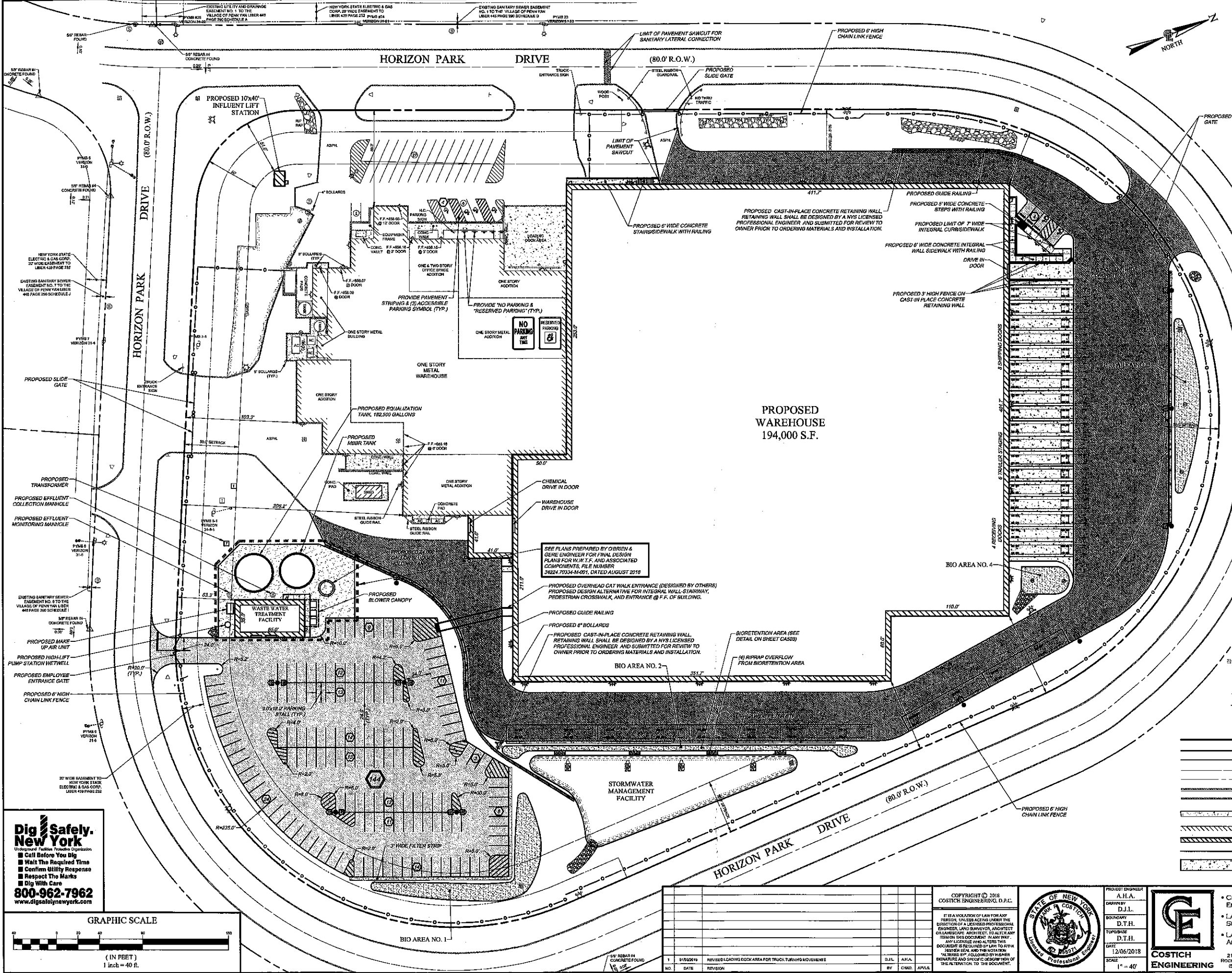
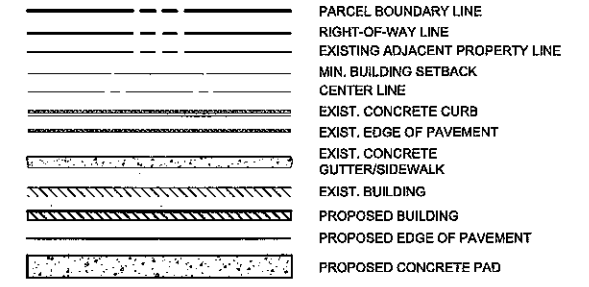
PAVEMENT LEGEND



SYMBOL LEGEND



LINE LEGEND



PROPOSED WAREHOUSE
194,000 S.F.

SEE PLANS PREPARED BY O'BRIEN & GENE ENGINEERS FOR FINAL DESIGN PLANS FOR W.W.T.F. AND ASSOCIATED COMPONENTS, FILE NUMBER 2424-70334-M-001, DATED AUGUST 2018

PROPOSED OVERHEAD CAT WALK ENTRANCE (DESIGNED BY OTHERS)
PROPOSED DESIGN ALTERNATIVE FOR INTEGRAL WALL STAIRWAY, PEDESTRIAN CROSSWALK, AND ENTRANCE @ P.F. OF BUILDING.

PROPOSED GUIDE RAILING

PROPOSED 6" BOLLARDS

PROPOSED CAST-IN-PLACE CONCRETE RETAINING WALL. RETAINING WALL SHALL BE DESIGNED BY A NYS LICENSED PROFESSIONAL ENGINEER AND SUBMITTED FOR REVIEW TO OWNER PRIOR TO ORDERING MATERIALS AND INSTALLATION.

BIORETENTION AREA (SEE DETAIL ON SHEET CA503)

(4) RIPRAP OVERTFLOW FROM BIORETENTION AREA

NO.	DATE	REVISION	BY	CHKD.	APPR.
1	9/18/2019	REVISED LOADING DOCK AREA FOR TRUCK TURNING MOVEMENTS	D.J.L.	A.H.A.	

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COSTICH ENGINEERING, D.P.C.
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS RECALLED BY LAW TO ATTEMPT REPAIR SUCH AND THE HOLDER HEREBY WARRANTS AND SPECIFIC DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.



PROJECT ENGINEER: A.H.A.
DRAWN BY: D.J.L.
BOUNDARY: D.T.H.
TOPOGRA: D.T.H.
DATE: 12/05/2018
SCALE: 1" = 40'



217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 459-3020

KANPAK WAREHOUSE
HORIZON BUSINESS PARK
SITE PLAN
VILLAGE OF PENN VAN,
COUNTY OF YATES, STATE OF NEW YORK
CLIENT: CHRISANNTHA CONSTRUCTION
DWC # 3283.03
CA100
SHEET 04 OF 11

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