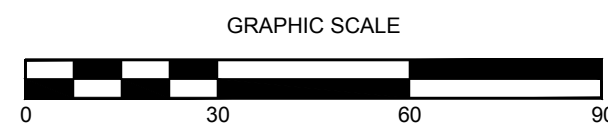




EXISTING CONDITIONS PLAN

SCALE: 1"=30'



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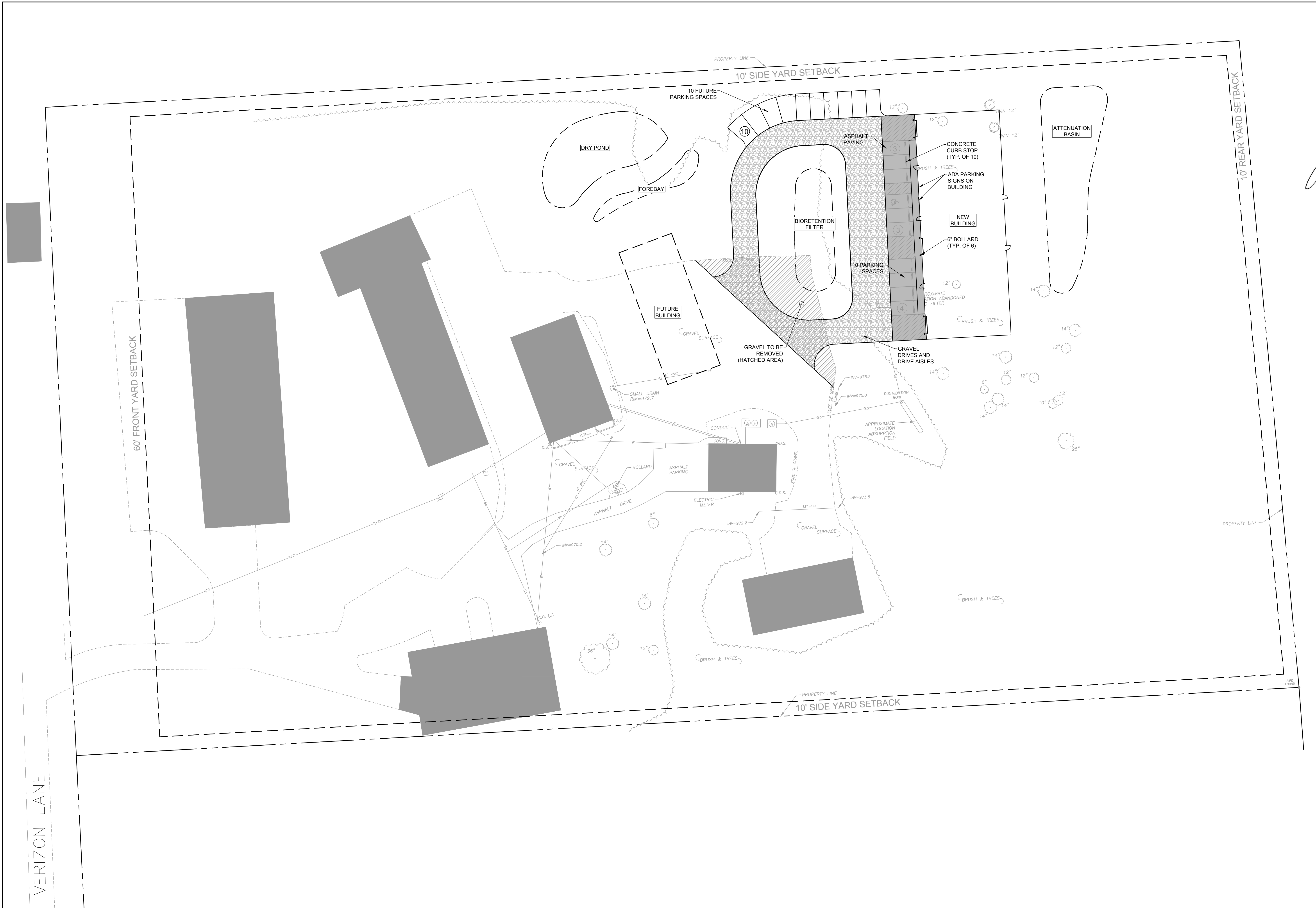
**NEW BUILDING
VERIZON LANE
8-18 VERIZON LANE LANSING NY, 14882**

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	09/15/2023

PROJECT NUMBER	23-14
DATE	07/26/2023
SCALE	1"=30'

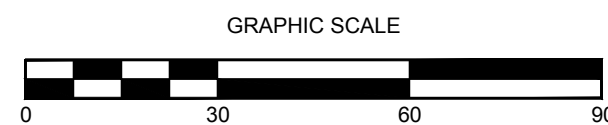
DRAWING TITLE
**EXISTING
CONDITIONS
PLAN**

DRAWING NUMBER
C-101



SITE PLAN ENTIRE PARCEL

SCALE: 1"=30'



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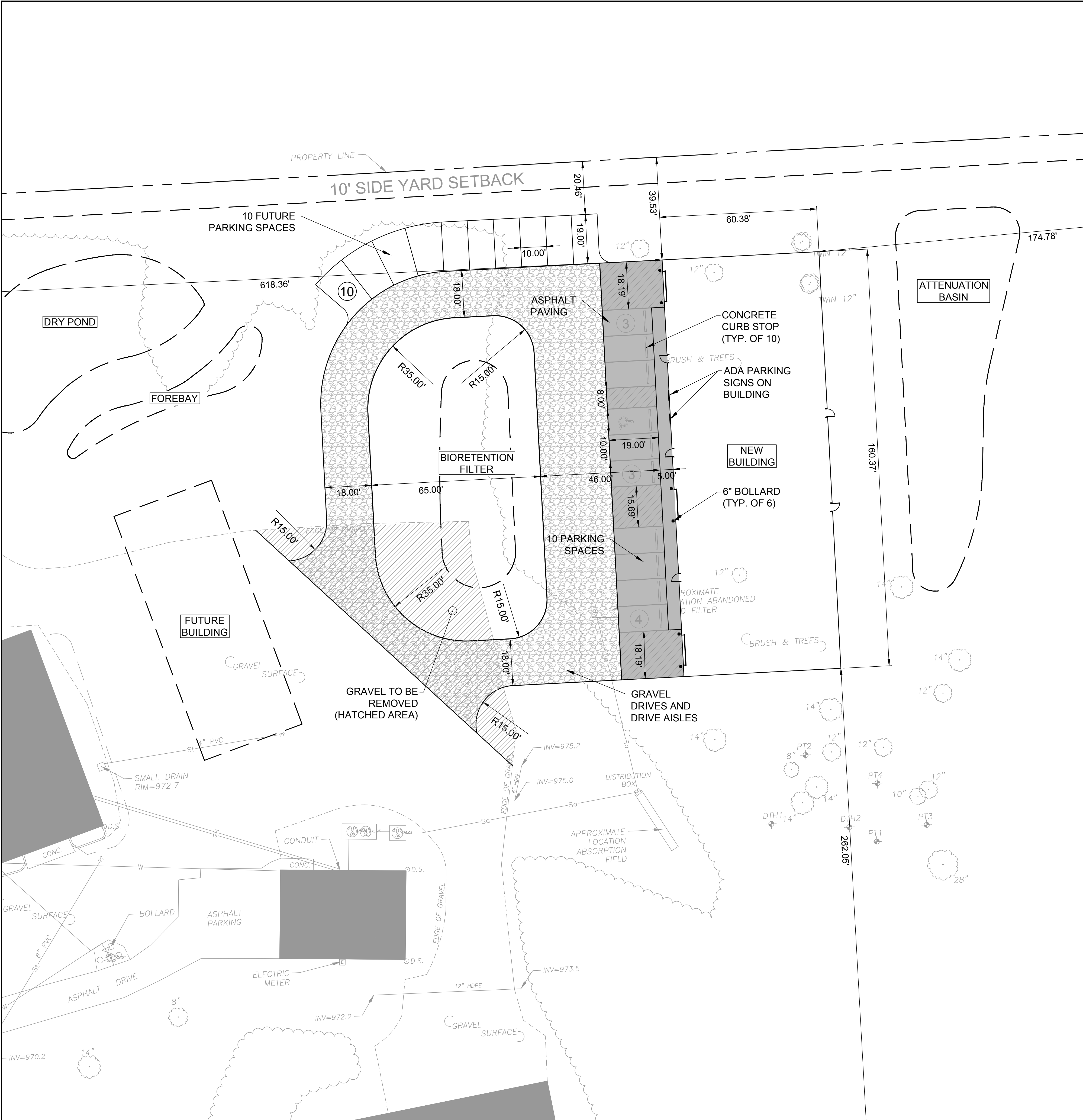
**NEW BUILDING
VERIZON LANE
8-18 VERIZON LANE LANSING NY, 14882**

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	09/15/2023

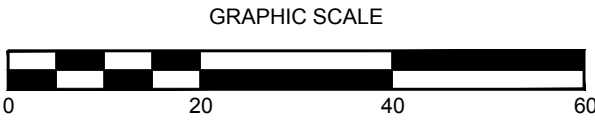
PROJECT NUMBER	23-14
DATE	07/26/2023
SCALE	1"=30'

DRAWING TITLE
**SITE PLAN
ENTIRE PARCEL**

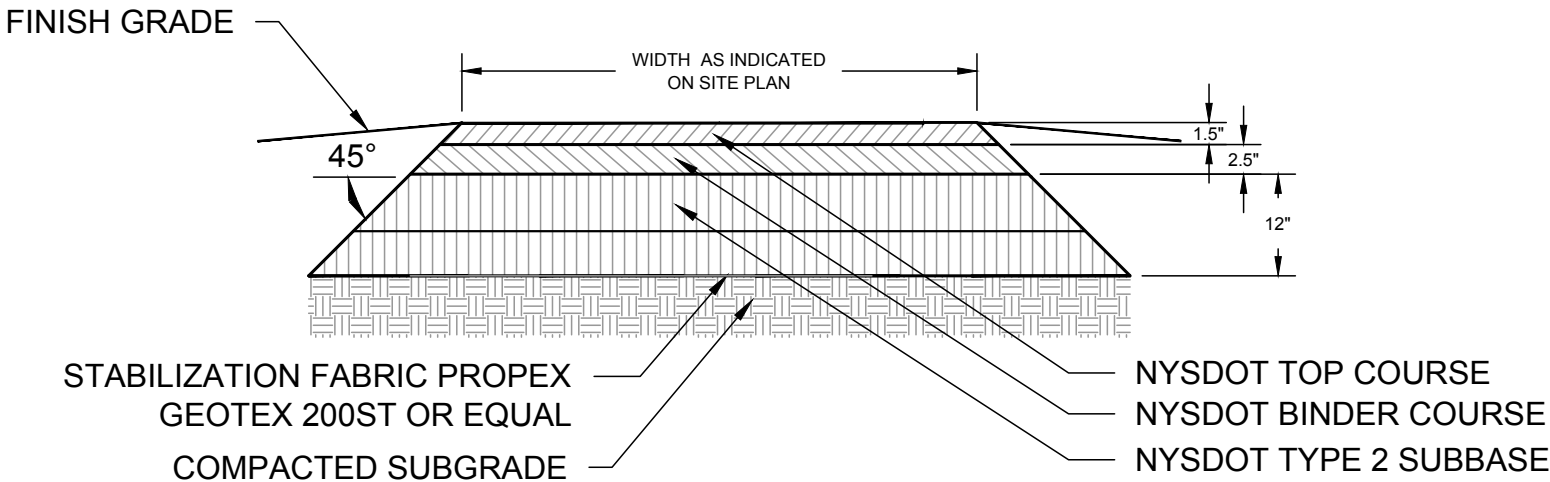
DRAWING NUMBER
C-102



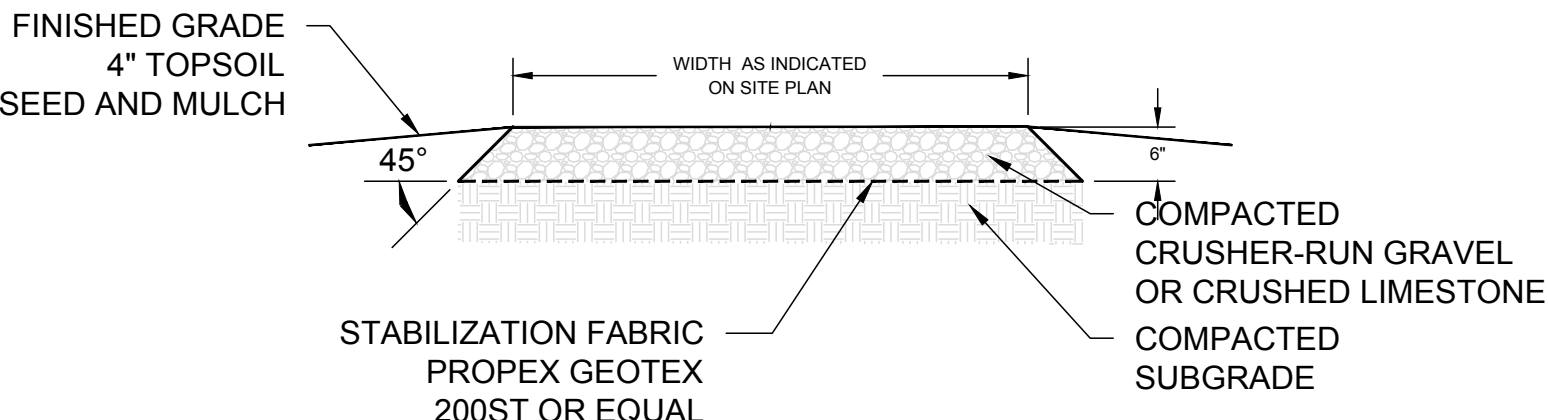
ENLARGED SITE PLAN
SCALE: 1"=20'



- NOTES:
1. APPLY TACK COAT BETWEEN ALL ASPHALT COURSES.
 2. TOP COURSE - 9.5 F3 TOP COURSE HMA 80 SERIES COMPACTION.
 3. BINDER COURSE - 19.0 F9 BINDER COURSE HMA 80 SERIES COMPACTION.

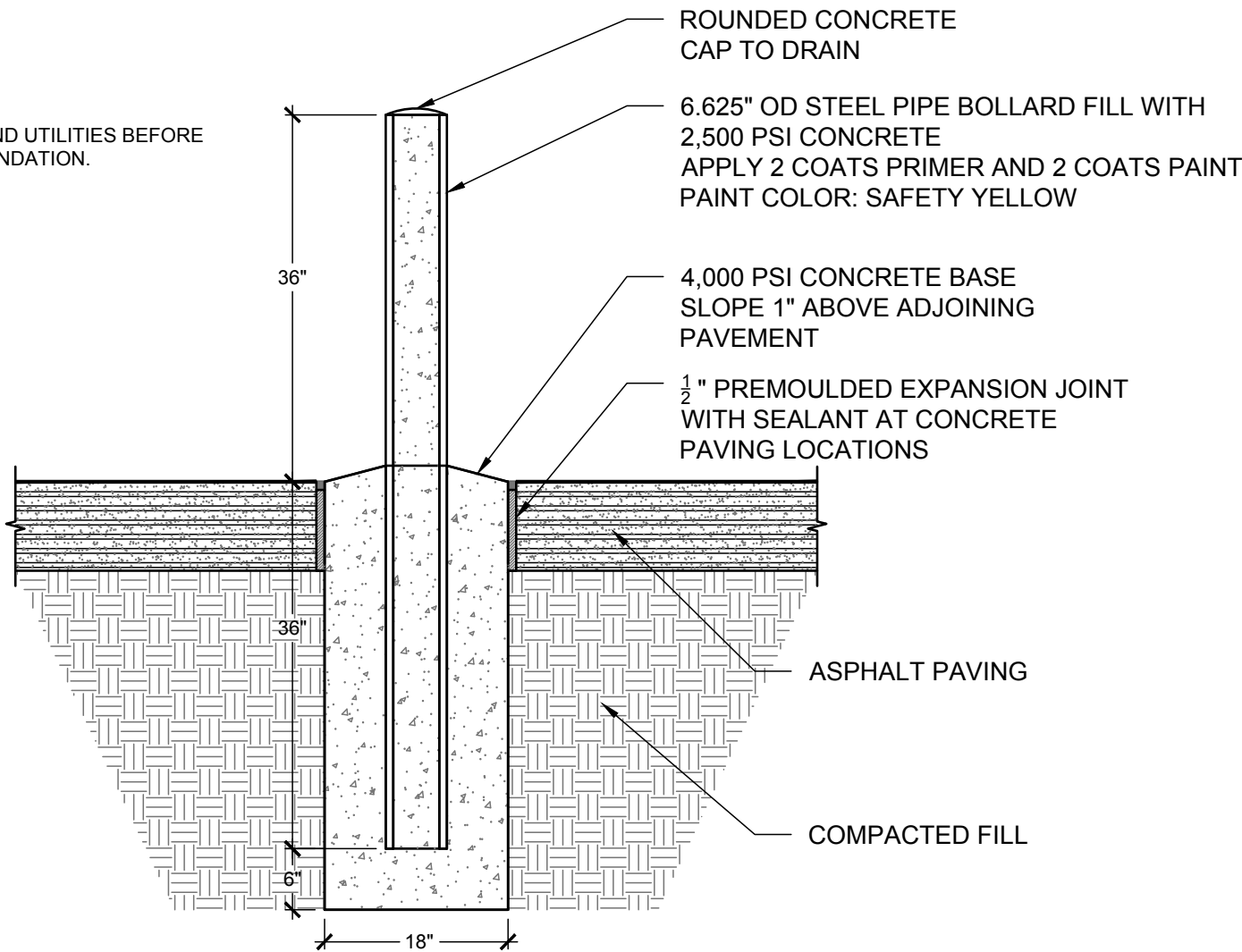


ASPHALT PAVING - NOT TO SCALE



GRAVEL PAVING - NOT TO SCALE

- NOTES:
1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING OR EXCAVATING FOR FOUNDATION.
 2. SEE LAYOUT PLAN FOR LOCATIONS.



BOLLARD - NOT TO SCALE

TOWN OF LANSING LAND USE ORDINANCE (AMENDED MARCH 18, 2015)	ALLOWED	PROPOSED
IR - INDUSTRIAL/RESEARCH LAND USE PERMITTED	WAREHOUSE, STORAGE, WHOLESALING OF NON-AGRICULTURAL GOODS/MATERIALS, COMMERCIAL ASSEMBLY, GENERAL PROCESSING, RESEARCH OFFICE*	WAREHOUSING, STORAGE, RESEARCH OFFICE
BUILDING TYPE	ALL	NON-RESIDENTIAL
MINIMUM LOT AREA	NONE	398138 SF (9.14 ACRES)
MINIMUM ROAD FRONTAGE	50 FEET	50 FEET PRIOR TO 2008 SALE OF PARCEL 30-1-16.31
MINIMUM YARD SETBACK - CENTERLINE ROAD	60 FEET*	618.36 FEET
MINIMUM YARD SETBACK - SIDE	10 FEET*	ONE AT 39.53 FEET AND ONE AT 262.05 FEET
MINIMUM YARD SETBACK - REAR	10 FEET*	174.78 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	25.5 FEET
MINIMUM OPEN SPACE (EXCL BLDGS, PKG, SERVICE)	20%	88.4% EXISTING, 83.6% PROPOSED
PARKING REQUIREMENTS		
ALL AS STORAGE	0.5 SPACE/1,000 GROSS SF = 5 SPACES	0 SPACES
ALL AS MANUFACTURING	1.0 SPACE/1,000 GROSS SF = 10 SPACES	10 SPACES
ALL AS RESEARCH OFFICE	1.0 SPACE/250 GROSS SF = 40 SPACES	10 FUTURE SPACES
* SMALLER SETBACKS ALLOWED WITH SITE PLAN APPROVAL		
** ALLOWED WITH SITE PLAN APPROVAL		

ZONING COMPARISON - NOT TO SCALE



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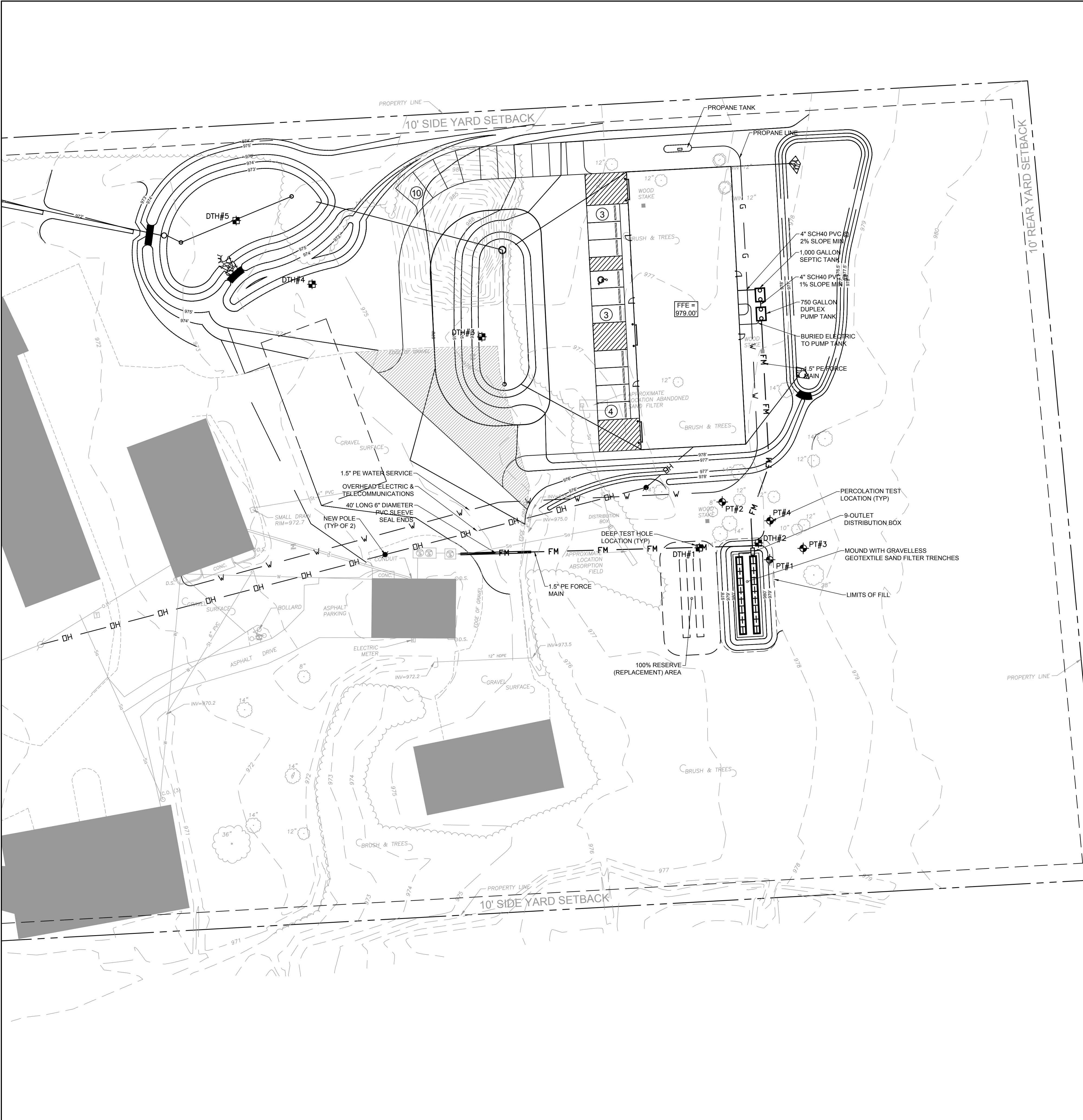
NEW BUILDING
VERIZON LANE
8-18 VERIZON LANE LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	09/15/2023

PROJECT NUMBER	25-14
DATE	07/26/2023
SCALE	AS NOTED

DRAWING TITLE
ENLARGED SITE PLAN & DETAILS

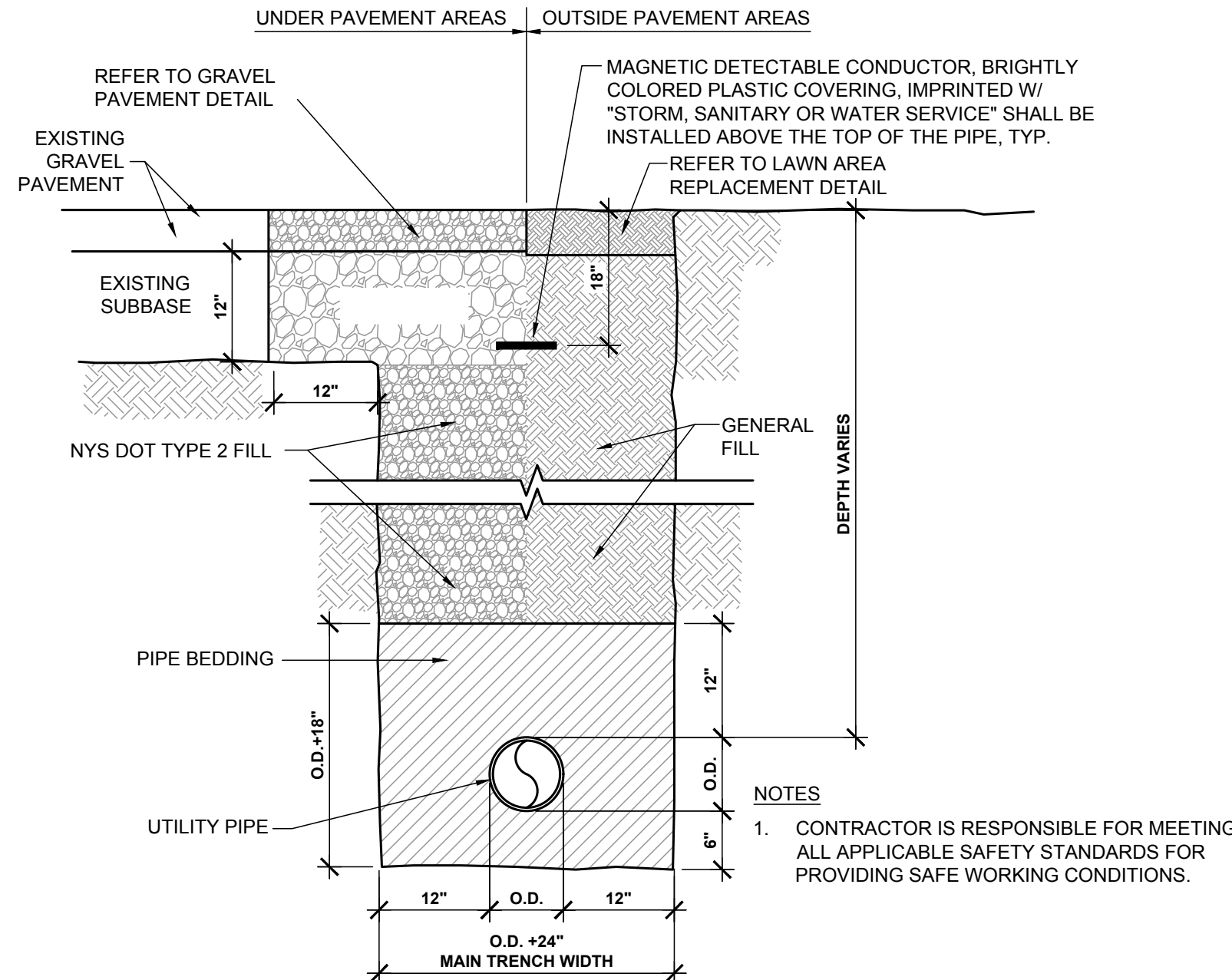
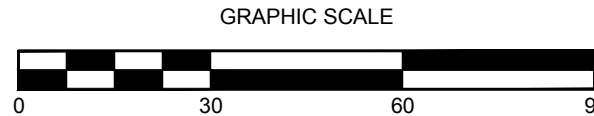
DRAWING NUMBER
C-103



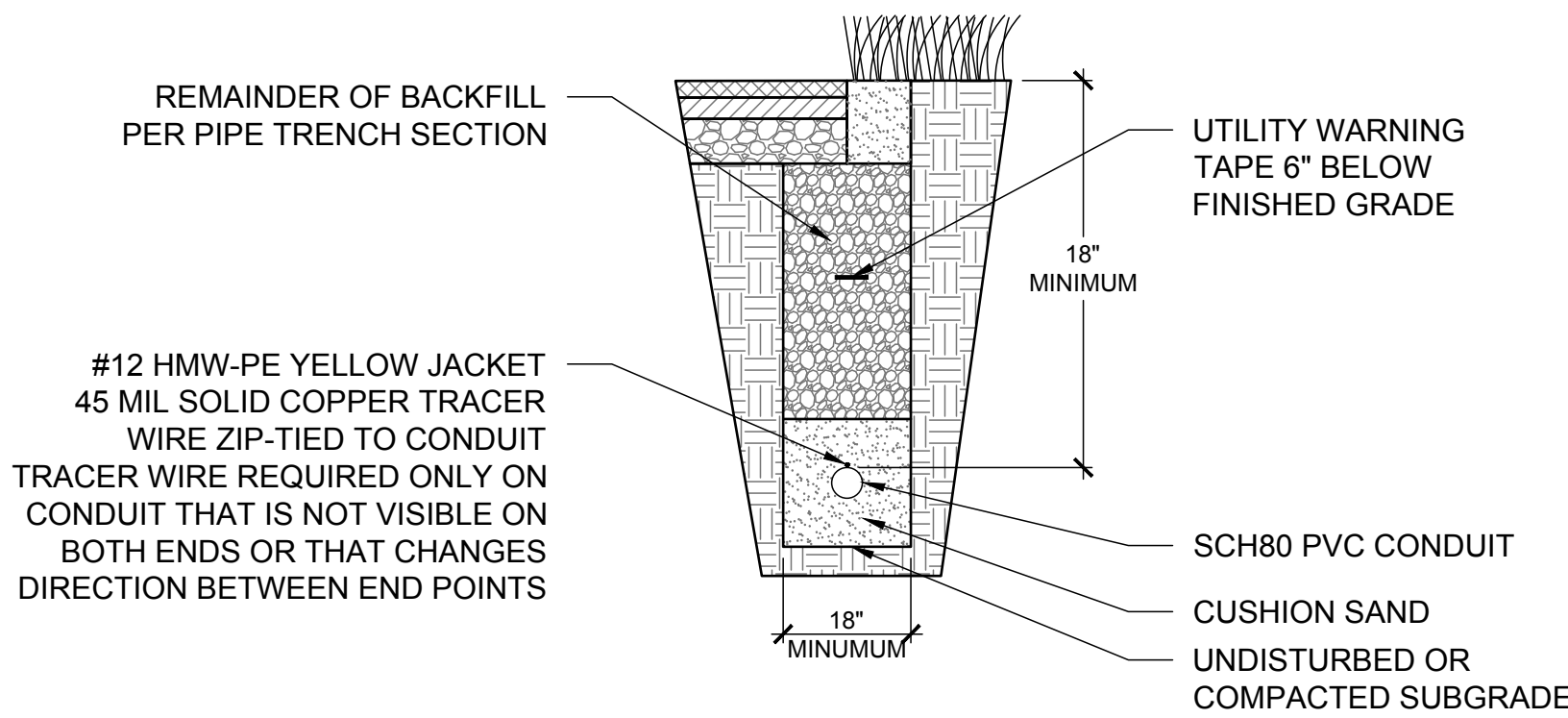
UTILITY PLAN
SCALE: 1"=30'



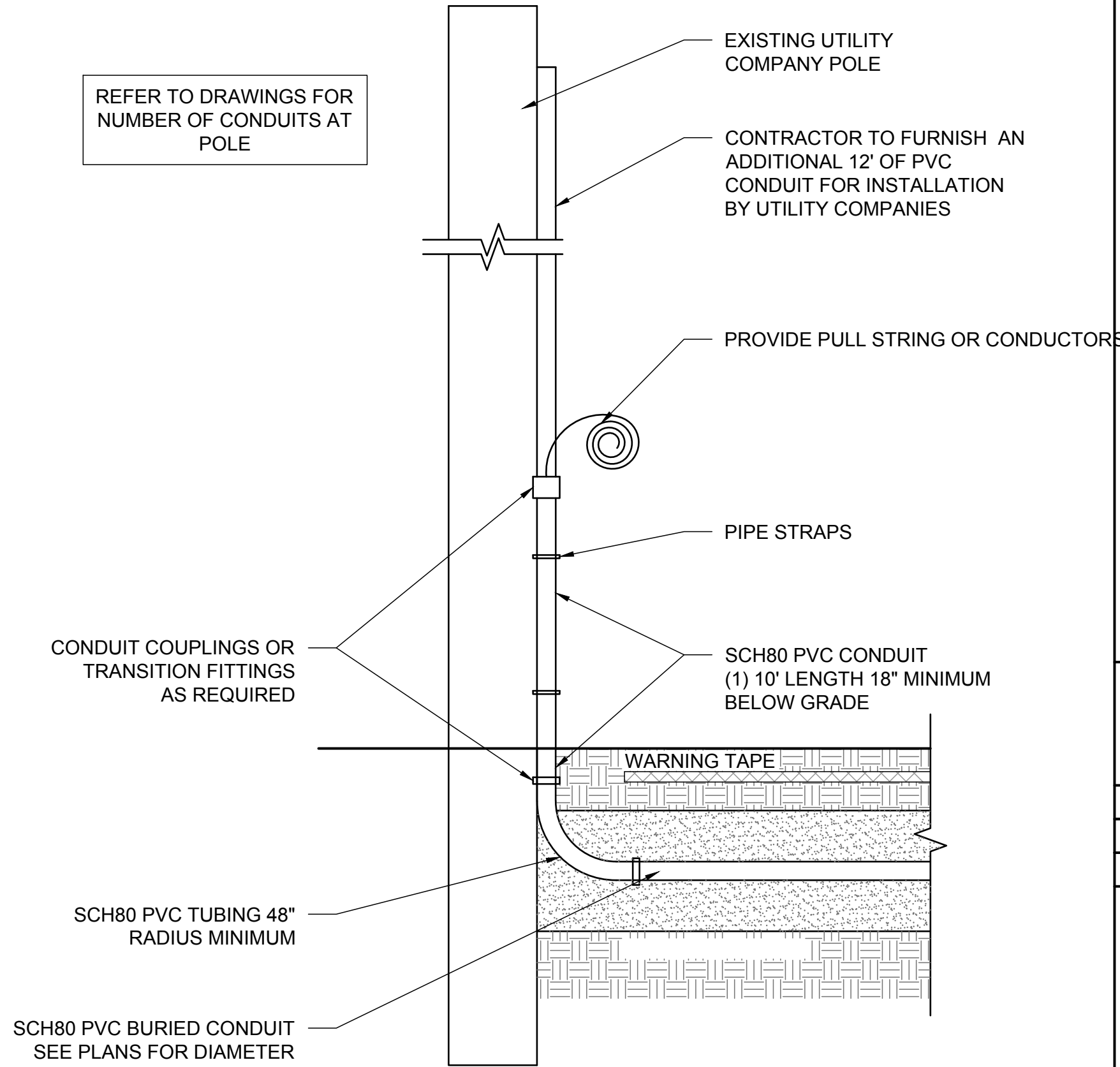
APPLICANT TO APPLY FOR AND OBTAIN A PERMIT FROM THE TCHD FOR THE INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM. SYSTEM SHOWN IS FOR REFERENCE ONLY.



TRENCH - NOT TO SCALE



BURIED CONDUIT - NOT TO SCALE



SERVICE CONNECTION AT POLE - NOT TO SCALE

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1. CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE SAFETY STANDARDS FOR PROVIDING SAFE WORKING CONDITIONS.

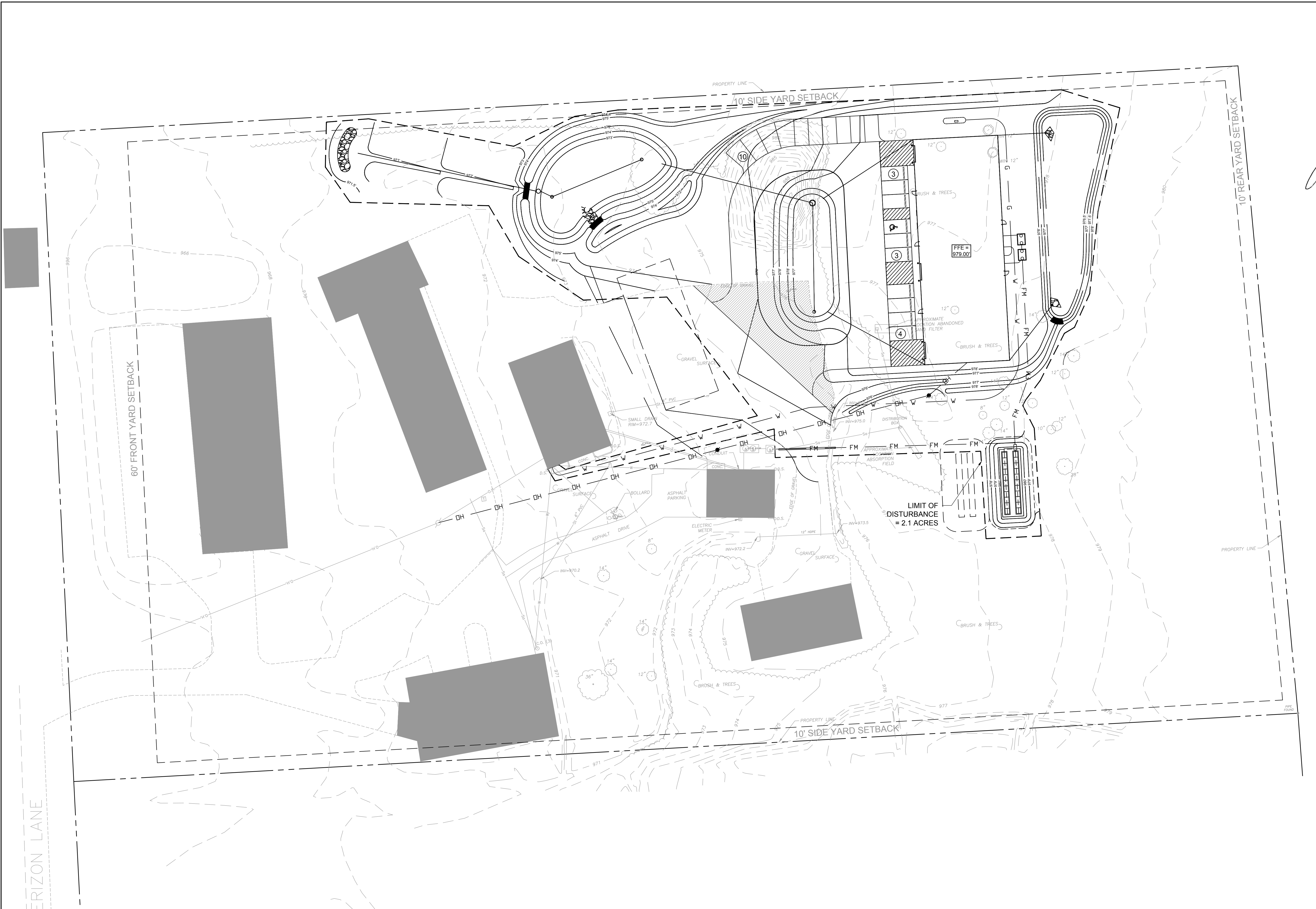
NEW BUILDING
VERIZON LANE
8-18 VERIZON LANE LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	09/15/2023

PROJECT NUMBER	23-14
DATE	07/26/2023
SCALE	AS NOTED

DRAWING TITLE
UTILITY PLAN & DETAILS

DRAWING NUMBER
C-104

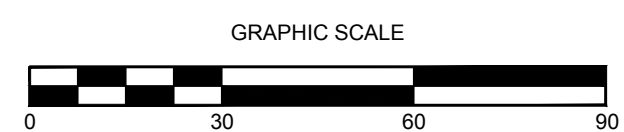


GRADING & DRAINAGE PLAN

SCALE: 1"=30'



REFER TO DRAWINGS C-106 THROUGH C-110 FOR STORMWATER AND GRADING DETAILS



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NEW BUILDING VERIZON LANE 8-18 VERIZON LANE LANSING NY, 14882

REVISION 6	
REVISION 5	
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REVISION 3	
REVISION 2	
REVISION 1	09/15/2023

PROJECT NUMBER	23-14
DATE	07/26/2023
SCALE	1"=30'

DRAWING TITLE
**GRADING
&
DRAINAGE
PLAN**

DRAWING NUMBER
C-105