

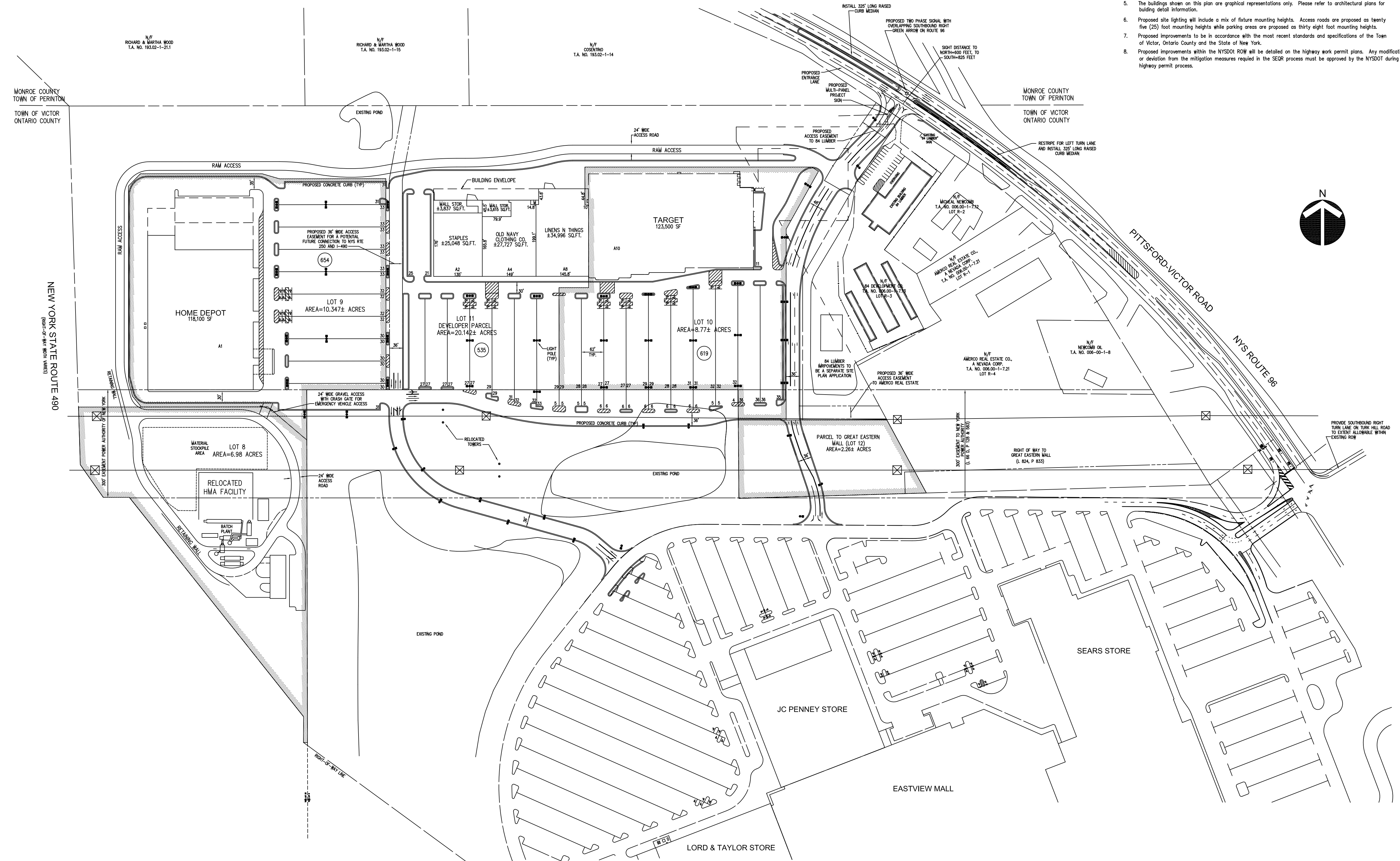
Site Notes:

- Site Area and Zoning:

Area	Zoning
Lots 1 - 7 (Eastview Mall):	162,844 Ac. Commercial
Color subdivision:	20,164 Ac. Commercial
Lots 8, 9, 10 & 11 (Eastview Commons):	46,246± Ac. Planned Development District/Commercial
Lot 12 (parcel to be conveyed to GEM):	2,258± Ac. Planned Development District
Remaining lands of GEM Lower Fishers Road:	1,742 Ac. Commercial
Total = 233,244 Ac.	
- Proposed Uses: 345,000 SF Retail Shopping Center and Relocated HMA Facility.
- Site criteria:

Commercial site criteria:	PDD site criteria:
Setbacks:	Retail area (Lots 9, 10, 11 & 12):
Front: 80'	Setbacks:
Rear: 60'	Front: 80'
Side: 25'	Rear: 60'
Building height: 35' maximum	Side: 25'
	Building height: 35' maximum
	HMA facility area (Lot 8):
	Setbacks:
	Front: n/a
	Rear: 30'
	Side: 5' (EM interior property line)
	Building height: 60' maximum for hopper, 35' max for other structures

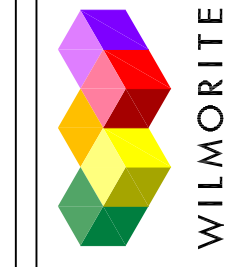
- Open space and Green space provided is shown on Boncke Mueller Eldred Associates PC drawing #8836C-16 (Open/Green Space Exhibit).
- Under town law section 27B, zero (0') setbacks are requested for all interior common lot lines.
- This project is not within a 100 YR floodplain.
 - The buildings shown on this plan are graphical representations only. Please refer to architectural plans for building detail information.
 - Proposed site lighting will include a mix of fixture mounting heights. Access roads are proposed as twenty five (25) foot mounting heights while parking areas are proposed as thirty eight foot mounting heights.
 - Proposed improvements to be in accordance with the most recent standards and specifications of the Town of Victor, Ontario County and the State of New York.
 - Proposed improvements within the NYS DOT ROW will be detailed on the highway work permit plans. Any modification or deviation from the mitigation measures required in the SEQR process must be approved by the NYS DOT during the highway permit process.



PRELIMINARY DRAFT
FOR DISCUSSION PURPOSES ONLY

LANDLORD/OWNER REPRESENTS NOR WARRANTS THAT THE TENANTS NAMED IN THE SUPPLEMENTAL AGREEMENTS SHOWN ON THE PLAN OR OTHERWISE, SQUARE FEETAGE, SCHEDULE, TO THE SUPPLEMENTAL AGREEMENTS WILL BE LEASE DOCUMENT.

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Commercial Real Estate
Development & Management



**EASTVIEW COMMONS
VICTOR, NEW YORK**
SITE PLAN

S-1
DATE: 6-28-99
SCALE: 1"=150'
DRAWN BY: AGG