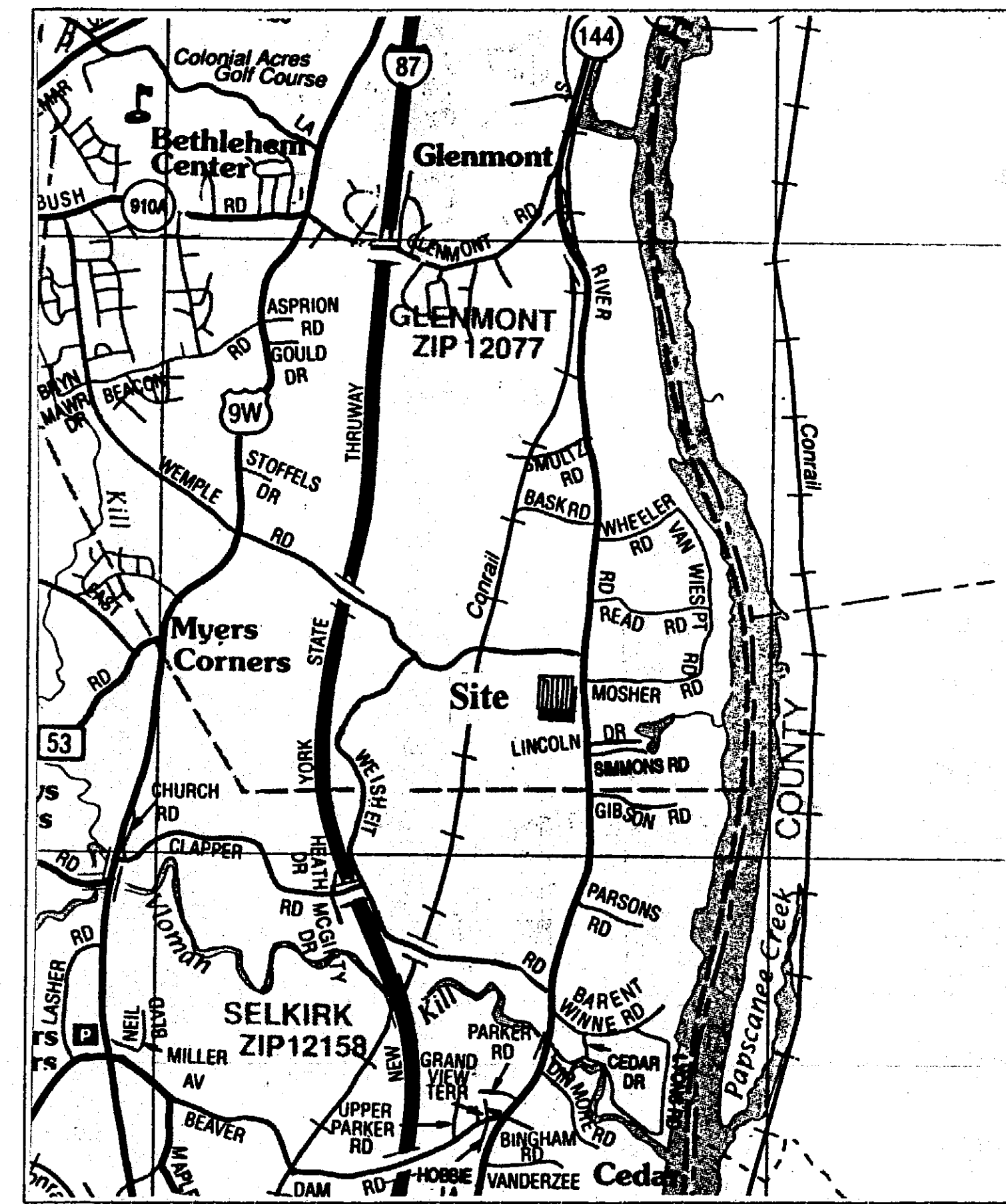




LOCATION PLAN

SITE NOTES

TAX MAP

EXISTING ZONING: LIGHT INDUSTRIAL
 SITE AREA: 847,162 sq. ft. (1.953 acres)
 EXISTING USE: VACANT - PART OF ZERONDA CONSTRUCTION STORAGE
 PROPOSED USE: INDUSTRIAL FACILITY FOR BRUNO MACHINERY

SITE COVERAGE

	PROPOSED	
BUILDING	71,850 sq. ft.	22.8%
IMPERMEABLE*	118,222 sq. ft.	34.0%
PERMEABLE	150,140 sq. ft.	49.2%

* IMPERMEABLE AREA INCLUDES ASPHALT & CONCRETE PAVEMENT.

SETBACKS

	PROPOSED	REQUIRED
FRONT (ROUTE 144)	82.5'	50'
SIDE (SOUTH)	275.4'	25'
SIDE (NORTH)	112.55'	25'
REAR (WEST)	41.7'	25'

PARKING

49 ON-SITE PARKING SPACES ARE PROVIDED
 - 1 per EACH OF 80 EMPLOYEES - MAX. SHIFT
 - 18 VISITOR SPACES
 4 ACCESSIBLE PARKING SPACES ARE PROVIDED

SITE DRAINAGE

ALL RUNOFF FROM THE SITE IS COLLECTED IN A STORM SEWER SYSTEM AND DISCHARGED INTO A STORMWATER DETENTION BASIN AT THE NW CORNER OF THE SITE WHERE STORMWATER IS DETAINED AND RELEASED GRADUALLY TO THE WEST TO THE WETLAND AREA. THE EXISTING DRAINAGE PATTERNS WILL REMAIN.

SITE LIGHTING

CUT OFF STYLE LIGHTS WILL BE LOCATED AT THE ENTRANCE AND ALONG THE OUTSIDE OF THE PARKING LOT. PEDESTRIAN LIGHTS ARE LOCATED ALONG THE WALKWAY. BUILDING MOUNTED LIGHTS WILL BE LOCATED AT THE LOADING AREA AND ALONG THE REAR OF THE BUILDINGS.

SITE UTILITIES

WATER SERVICE TO THE BUILDING: A 2" LATERAL WILL BE INSTALLED FROM THE TOWN WATER MAIN ALONG THE WEST SIDE OF RIVER ROAD.

WASTEWATER DISPOSAL SYSTEM: AN ON-SITE SEWAGE PUMP STATION WILL BE INSTALLED. A FORCE MAIN SEWER LINE WILL BE INSTALLED IN THE ROAD ALONG THE WEST SIDE TO A POINT OF CONNECTION WITH THE EXISTING FORCE MAIN APPROXIMATELY 9,550 SOUTH OF THE SITE.

ELECTRIC SERVICE AND OTHER UTILITIES ARE AVAILABLE ALONG RIVER ROAD AND CONNECTION WILL BE COORDINATED WITH EACH UTILITY COMPANY.

NOTES:

1. BASE DATA TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY - PORTIONS OF LANDS OF F.J. ZERONDA, INC. - 741 RIVER ROAD DATED 6/5/00 AND REVISED ON 11/01/00 PREPARED BY NORTHEAST LAND SURVEY & LAND DEVELOPMENT CONSULTANTS, INC.

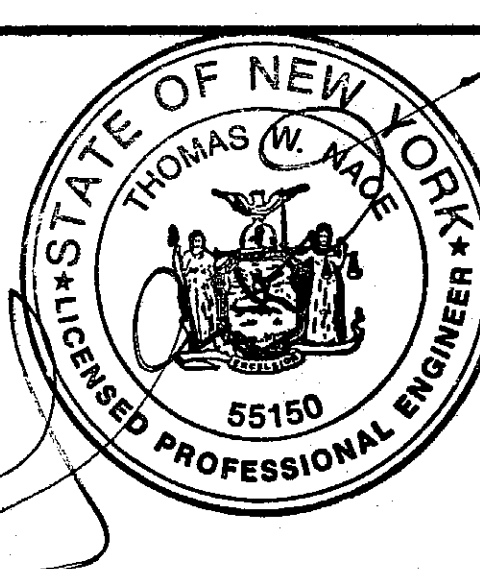
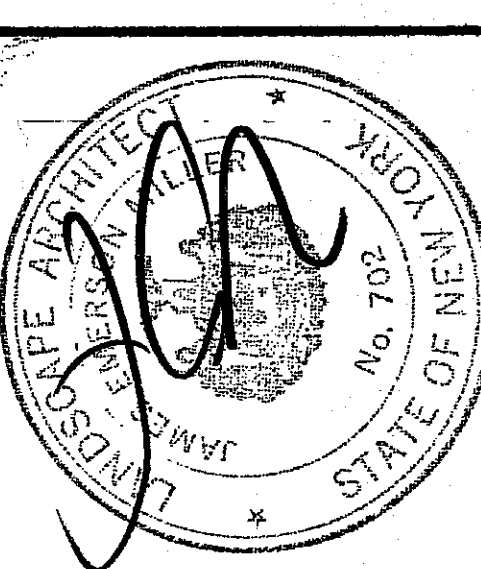
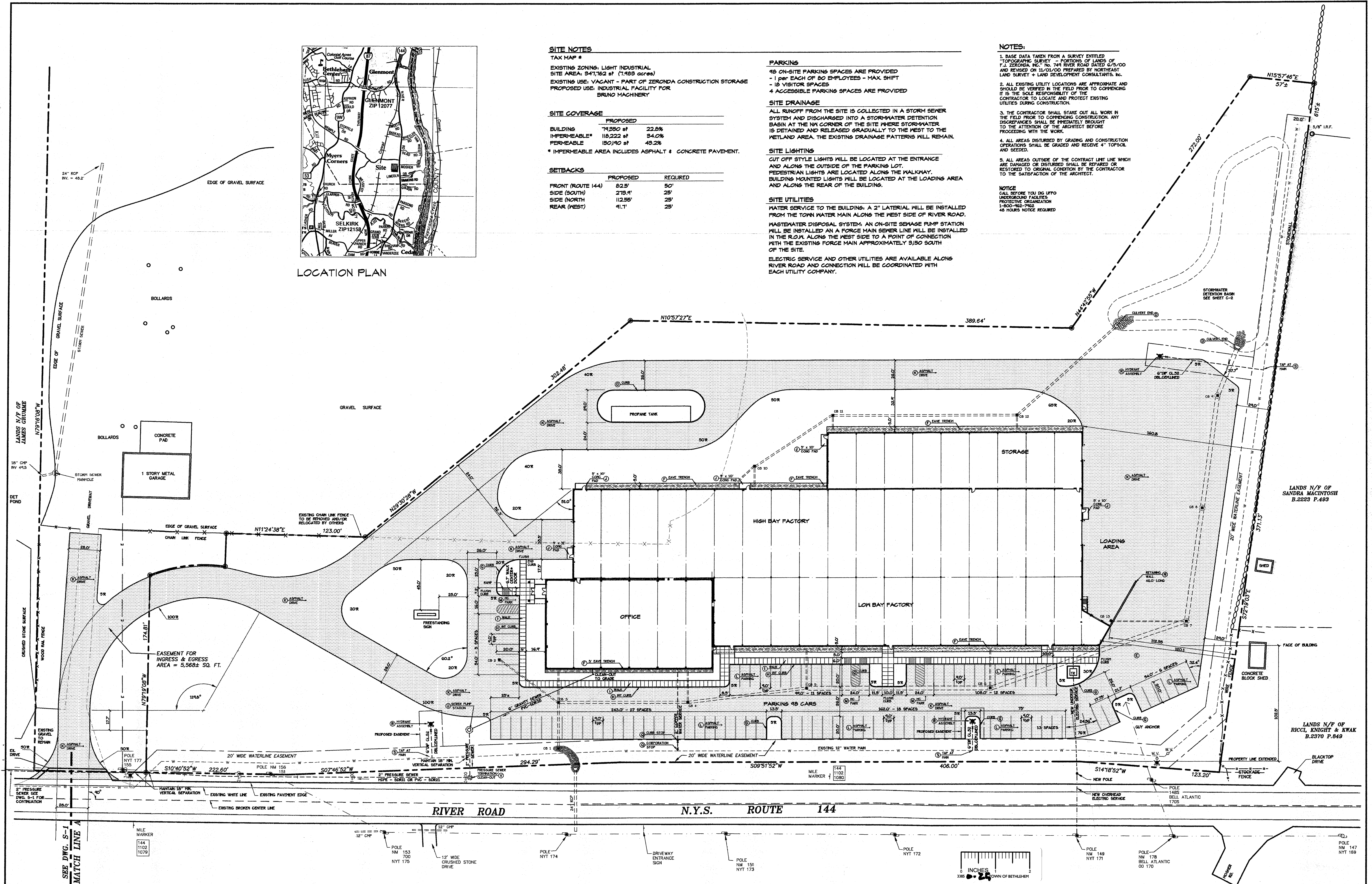
2. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO COMMENCING IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL STAKE OUT ALL WORK IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

4. ALL AREAS DISTURBED BY GRADING AND CONSTRUCTION OPERATIONS SHALL BE GRADED AND RECEIVE 4" TOPSOIL AND SEEDS.

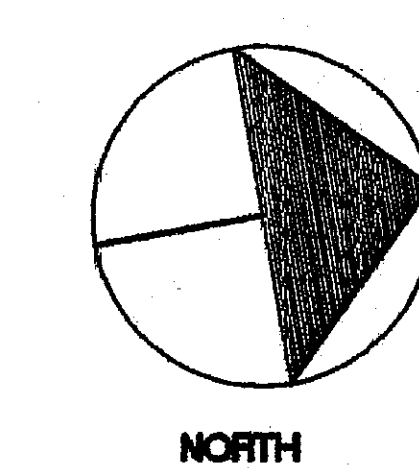
5. ALL AREAS OUTSIDE OF THE CONTRACT LIMIT LINE WHICH ARE DAMAGED OR DISTURBED SHALL BE REPAIRED OR RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT.

NOTICE
 CALL BEFORE YOU DIG UP TO UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION
 1-800-485-7622
 48 HOURS NOTICE REQUIRED



Miller Associates
 169 Haviland Road
 Queensbury, New York 12804
 Nace Engineering PC
 169 Haviland Road
 Queensbury, New York 12804

BRUNO MACHINERY
 NYS ROUTE 144
 Town of Bethlehem, Albany County, New York



Revisions

SITE LAYOUT AND UTILITY PLAN
 SCALE 1" = 30'
 DATE: NOV 10, 2000
 SHEET
C-1
 1 OF 5