

SITE DATA

1. TAX ACCOUNT NUMBER: 070.16-004-006.1  
2. PARCEL ADDRESS: 2586 STATE ROUTE 332, CANANDAIGUA, NY 14424  
3. TOTAL PARCEL AREA: 2.115 ACRES OR 92,151 S.F.  
TOTAL BUILDING AREA: 4,096 S.F.  
TOTAL DISTURBANCE AREA: 21.5 ACRES  
TOTAL IMPERVIOUS AREA: 20.7 ACRES (33 %)  
GREEN SPACE: 21.4 ACRES (67%)  
4. ZONING: CC - COMMUNITY COMMERCIAL DISTRICT  
MUO - MIXED USE OVERLAY DISTRICT  
5. EXISTING USE: VACANT  
PROPOSED USE: AUTOMATED CAR WASH  
6. THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE USACOE FEDERAL WETLAND INVENTORY.  
7. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.  
8. PUBLIC WATER WILL BE PROVIDED BY THE TOWN OF CANANDAIGUA WATER DEPARTMENT, CANANDAIGUA-FARMINGTON DISTRICT (WD241).  
9. ELECTRIC SERVICE WILL BE SUPPLIED BY RG&E.  
10. NATURAL GAS SERVICE WILL BE SUPPLIED BY NYSEG.  
11. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE TOWN OF CANANDAIGUA.  
12. STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATELY OWNED.  
13. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA.

ZONING ANALYSIS		
CC - COMMUNITY COMMERCIAL DISTRICT & MUO - MIXED USE OVERLAY DISTRICT		
	REQUIRED	PROPOSED
REQUIRED LOT SIZE	1 ACRE	2.115 ACRES
MINIMUM LOT WIDTH	175'	175'
MAXIMUM BUILDING HEIGHT	35'	<35'
PRINCIPAL BUILDING DIMENSIONAL REQUIREMENTS		
MINIMUM FRONT YARD SETBACK	100'	101'
MINIMUM SIDE YARD SETBACK	20'	32'
REAR YARD SETBACK	40'	295'
MAX BUILDING COVERAGE	35%	~5%
MINIMUM SETBACK FROM SIDE PROPERTY LINE TO DRIVE AISLE	20'	6' AT PROPERTY LINE**
MINIMUM PARKING STALLS (MOTOR VEHICLE SERVICE STATION)	1 SPACE PER 100 S.F. OF GROSS FLOOR AREA = 41	13 INCLUDES 1 ACCESSIBLE STALL**
MINIMUM STALL SIZE	9' x 20'	11' x 20'

VARIANCE REQUIRED\*\*

SITE DISTANCE		
	REQUIRED	PROPOSED
TO LEFT	380'	>1000'
TO RIGHT	440'	500' (TO INTERSECTION)



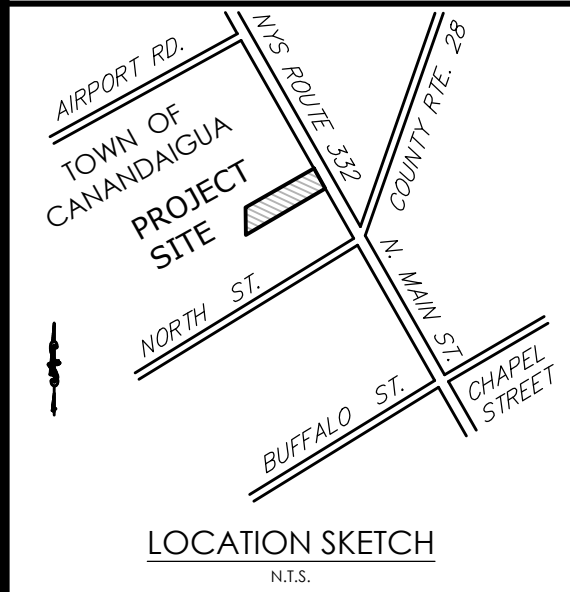
BUILDING MOUNTED SIGNAGE (x1)  
ABOVE TUNNEL EXIT FACING RTE 332  
38"-63" x 150" = 48.0 SF

HORIZONTAL SCALE  
30 0 15 30 60  
SCALE: 1"=30'

LEGEND:

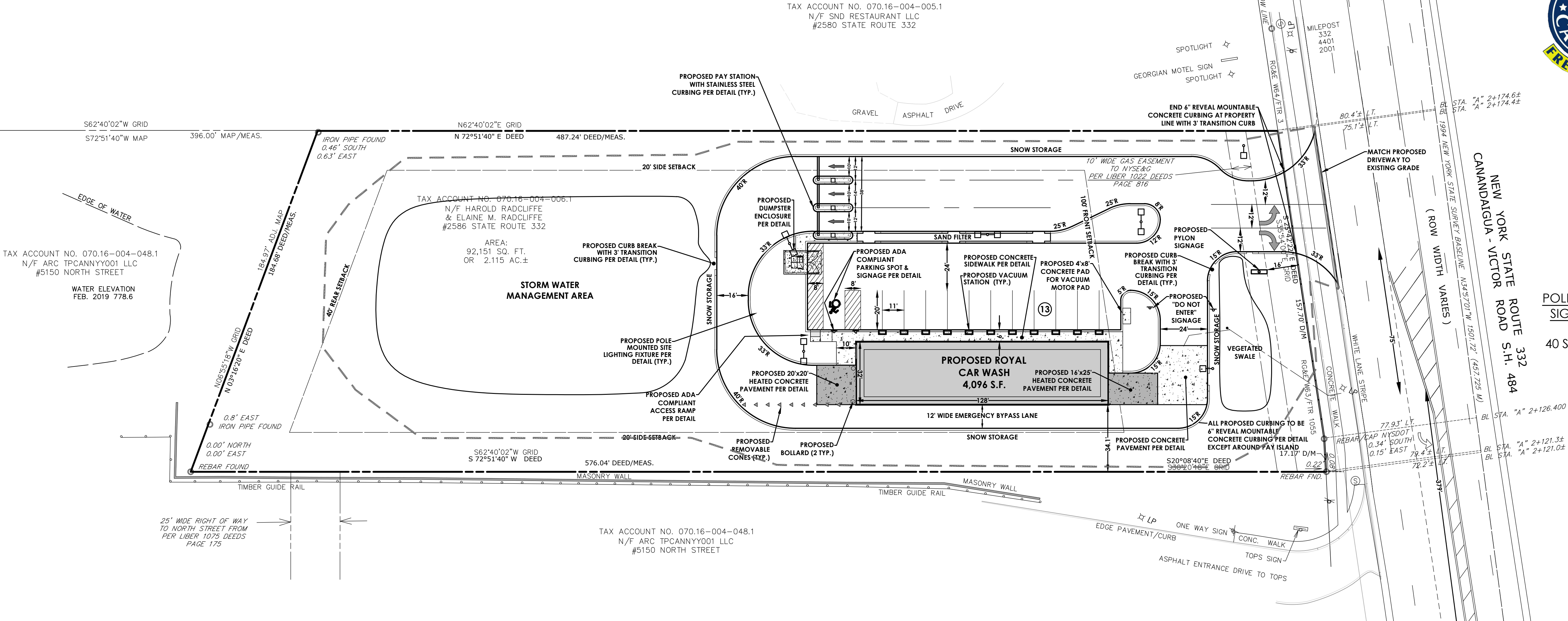
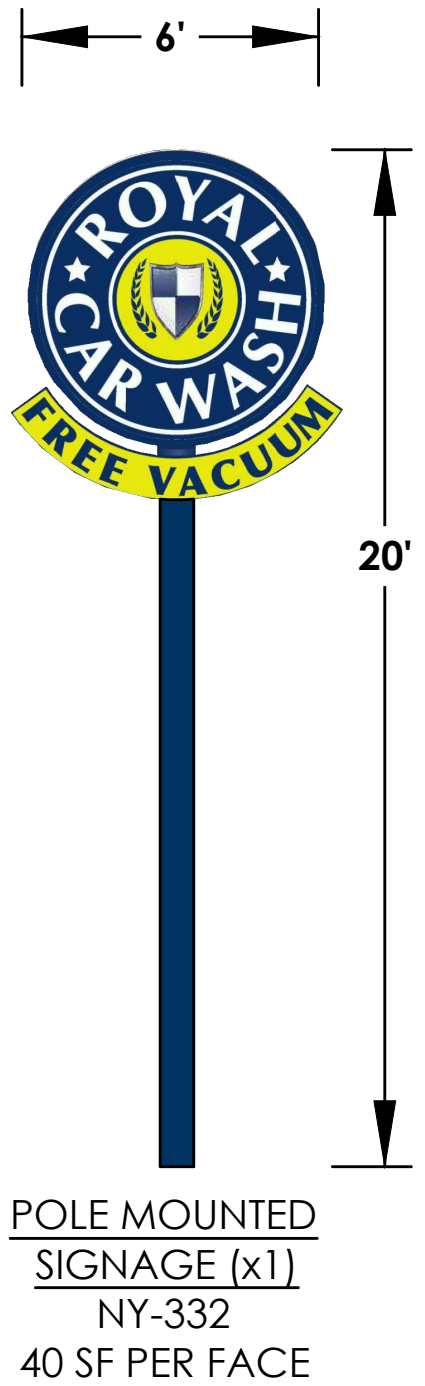
- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED ACCESS RAMP
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED BUILDING MOUNTED LIGHT

**PA**  
PASSERO ASSOCIATES  
engineering architecture



Client: ROYAL WASH CANANDAIGUA, LLC  
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Project Manager: David L. Cox, P.E.  
Designed by: Jon Daniels



APPROVED BY	PLANNING BOARD CHAIRPERSON	DATE	
APPROVED BY	TOWN ENGINEER	DATE	
APPROVED BY	TOWN OF CANANDAIGUA HIGHWAY SUPERINTENDENT	DATE	
APPROVED BY	CANANDAIGUA-FARMINGTON WATER/SEWER DISTRICT SUPERINTENDENT	DATE	

**SITE PLAN**

**ROYAL CAR WASH**

Town/City: Canandaigua  
County: Ontario State: New York

Project No. 20182698.0001

Drawing No. C103 Sheet No. 3

Scale: 1" = 30'

Date: MARCH 2019

NOT FOR CONSTRUCTION