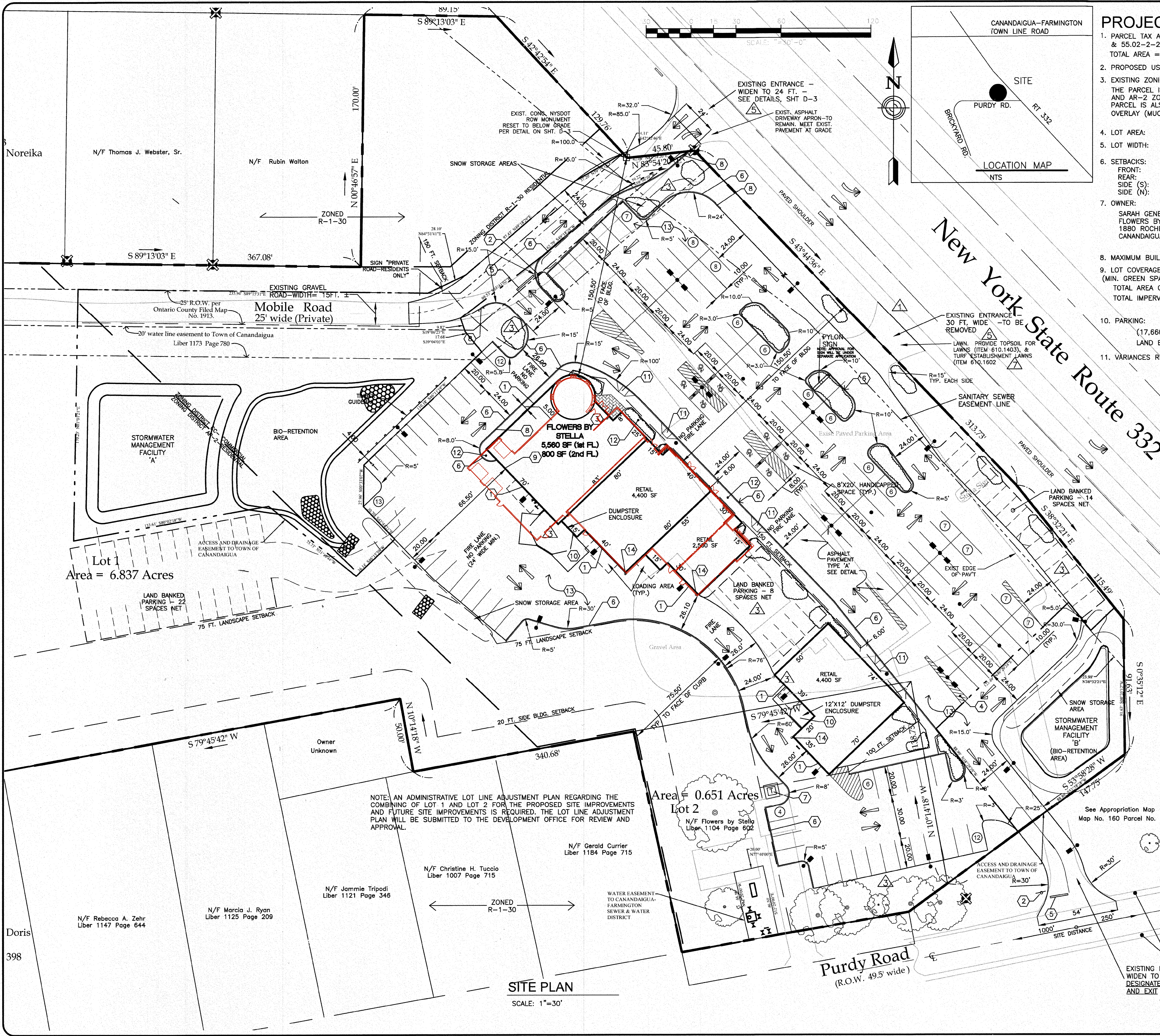




PROJECT DATA

- PARCEL TAX ACCT. NO. 55.02-1-7.100 (Lot 1), & 55.02-2-21.1 (Lot 2)
TOTAL AREA = 7.488 ACRES (LOT 1=6.837 A, LOT 2= 0.651 A)
- PROPOSED USE: RETAIL - GROCERY / COMMERCIAL
- EXISTING ZONING: COMMERCIAL (CC)
THE PARCEL IS LOCATED PARTIALLY IN R1-30 AND AR-2 ZONING DISTRICTS. THE SUBJECT PARCEL IS ALSO LOCATED WITHIN THE MIXED USE OVERLAY (MUO) DISTRICT.
- LOT AREA: 1 ACRE
LOT WIDTH: 175 FT.
- SETBACKS:
FRONT: 150 FT.
REAR: 40 FT.
SIDE (S): 20 FT.
SIDE (N): 20 FT.
- OWNER:
SARAH GENECCO
FLOWERS BY STELLA, INC.
1880 ROCHESTER ROAD, RT. 332
CANANDAIGUA, NY 14425
- MAXIMUM BUILDING HEIGHT: 35 FT.
- LOT COVERAGE: 35%
(MIN. GREEN SPACE)
TOTAL AREA OF DISTURBANCE: 204,900 SF, 4.70 ACRES
TOTAL IMPERVIOUS AREA: 129,250 SF, 2.97 ACRES (INCLUDES BANKED PARKING)
- PARKING:
(17,660 SF @ 1 SPACE / 100SF)
LAND BANKED PARKING: NET 44 SPACES (TOTAL 178 SPACES)
- VARIANCES REQUESTED: NO VARIANCES REQUESTED

- "NO PARKING-FIRE LANE" SIGN
- "STOP" SIGN, 30"x30"
- STAMPED CONCRETE PATIO
- STRIPED ISLAND, UNLESS OTHERWISE NOTED, PAINT 4" LINES @ 2'-0" O.C. @ 45' TO SPACE LINES (TYP.)
- STOP BAR- SEE DETAIL SHEET
- CONCRETE CURB
- POWER TRANSFORMER ON 8'x8' PAD
- TRANSITION CURB TO GRADE IN 5'-0"
- (3) 10 FT. WIDE X 10 FT. HT. OVERHEAD DOORS
- HEAVY DUTY CONCRETE PAVEMENT
- HANDICAPPED RAMP FOR- SEE DETAIL
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- 6"x42" PIPE BOLLARD- SEE DETAIL

[Signature] 2-26-16
TOWN OF CANANDAIGUA PLANNING BOARD CHAIRPERSON
DATE
[Signature] 2/24/16
TOWN OF CANANDAIGUA HIGHWAY SUPERINTENDENT
DATE
[Signature] 3-1-2016
TOWN ENGINEER
DATE
CANANDAIGUA-FARMINGTON SEWER & WATER DIST.
DATE

TOWN OF CANANDAIGUA
DEVELOPMENT OFFICE
FEB 22 2016
RECEIVED
FOR REVIEW

MLA

Phone (585) 218-0300
Fax (585) 218-0372

McCord

Landscape Architecture, PLLC

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Penfield, New York 14526

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PROJECT
FLOWERS BY STELLA

1880 ROCHESTER ROAD,
NYS RT. 332,
TOWN OF CANANDAIGUA,
COUNTY OF ONTARIO, NY

TITLE OF DRAWING

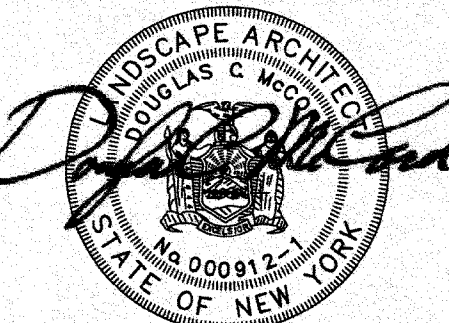
SITE PLAN

DATE 9/18/15

DRAWN BY LAG

CHECKED BY DCM

SCALE 1" = 30'



REVISIONS	DATE	BY
8	2/22 2016	LAG
6	2/3 2016	LAG
5	1/28 2016	LAG
4	1/8 2016	LAG
3	11/30 2015	LAG
2	10/22 2015	LAG
1	10/15 2015	LAG
REVISIONS	DATE	BY

PROJECT NO.

DRAWING NO. 870
S-1