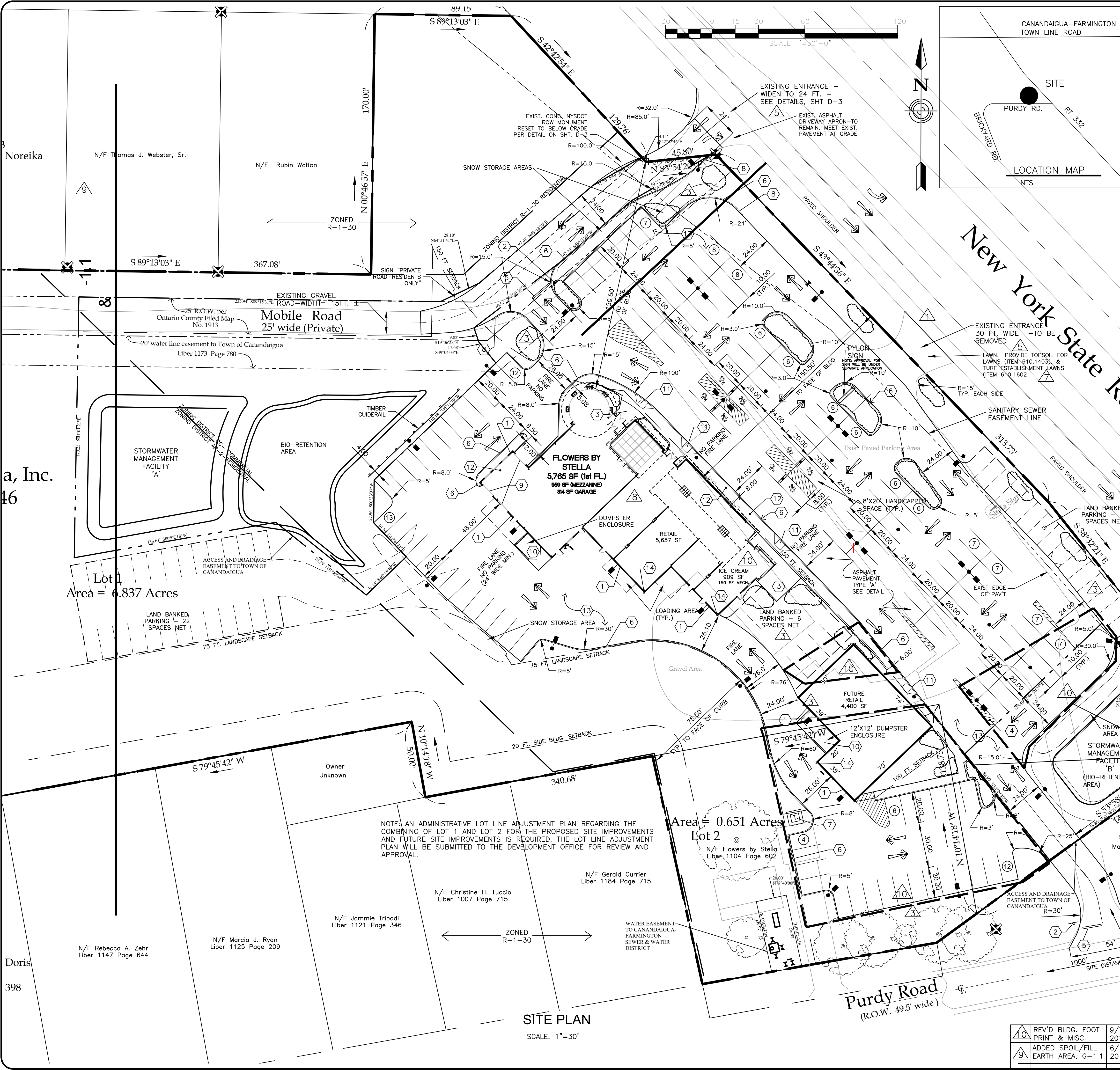


McCord Landscape Architecture, PLLC
9/7/2016 11:37 AM
MLA Site 9-6-16.dwg



J

1. 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)

2. PROPOSED USE: RETAIL / COMMERCIAL

3. 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.

	REQUIRED	PROPOSED
4. LOT AREA:	1 ACRE	7.488 ACRES
5. LOT WIDTH:	175 FT.	1031.81 FT.

6. SETBACKS:

	REQUIRED	PROPOSED
FRONT:	150 FT.	150.5 FT.
REAR:	40 FT.	N/A
SIDE (S):	20 FT.	99.5 FT.
SIDE (N):	20 FT.	>100 FT.

7. OWNER:
SARAH GENECCO
FLOWERS BY STELLA, INC.
1880 ROCHESTER ROAD, RT. 332
CANANDAIGUA, NY 14425

	REQUIRED	PROPOSED
8. MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
9. LOT COVERAGE:	35%	60% 196930 SF(TOTAL GREEN SPACE) /326,177 SF(TOTAL AREA))
(MIN. GREEN SPACE)		
TOTAL AREA OF DISTURBANCE:		204,900 SF, 4.70 ACRES
TOTAL IMPERVIOUS AREA:		129250 SF, 2.97 ACRES (INCLUDES BANKED PARKING)

10. PARKING:
(16,881 SF @ 1 SPACE /100SF)
LAND BANKED PARKING: NET 42 SPACES (TOTAL 176 SPACES)

11. VARIANCES REQUESTED: NO VARIANCES REQUESTED

- 1 "NO PARKING-FIRE LANE" SIGN
- 2 "STOP" SIGN, 30"x30"
- 3 STAMPED CONCRETE PATIO
- 4 STRIPED ISLAND, UNLESS OTHERWISE NOTED, PAINT 4" LINES @ 2'-0" O.C. @ 45' TO SPACE LINES (TYP.)
- 5 STOP BAR- SEE DETAIL SHEET
- 6 CONCRETE CURB
- 7 POWER TRANSFORMER ON 8'X8' PAD
- 8 TRANSITION CURB TO GRADE IN 5'-0"
- 9 (3) 10 FT. WIDE X 10 FT. HT. OVERHEAD DOORS
- 10 HEAVY DUTY CONCRETE PAVEMENT
- 11 HANDICAPPED RAMP FOR- SEE DETAIL
- 12 CONCRETE SIDEWALK
- 13 ASPHALT PAVEMENT
- 14 6"x42" PIPE BOLLARD- SEE DETAIL

NOTE: AREAS INDICATED BY DASHED LINE ARE FUTURE DEVELOPMENT INCLUDING THE BUILDING AND PAVEMENT SHOWN. A BUILDING PAD AND ROUGH GRADING OF ALL AREAS SHALL RECEIVE 4" TOPSOIL AND PERMANENT SEEDING. ALL UTILITIES INCLUDING DRAINAGE ARE TO BE CONSTRUCTED NOW. LANDSCAPING OTHER THAN FINE GRADING AND SEEDING WILL BE INSTALLED UPON COMPLETION OF THE STAGE 2 BUILDING CURBS, AND PARKING. RETAIN EXIST. PAVEMENT TO MAINTAIN CONTINUOUS ROAD AROUND NEW BUILDING.

	DATE	BY
TOWN OF CANANDAIGUA PLANNING BOARD CHAIRPERSON		
TOWN OF CANANDAIGUA HIGHWAY SUPERINTENDENT		
TOWN ENGINEER		
CANANDAIGUA-FARMINGTON SEWER & WATER DIST.		

See Appropriation Map
Map No. 160 Parcel No. 208

	DATE	BY
ADDED BLDG. FOOTPRINT	3/25 2016	LAG
REVISIONS PER NYSOT	2/22 2016	LAG
REVS PER TOWN ENGINEER	2/3 2016	LAG
REVISIONS PER NYSOT	1/28 2016	LAG
GENERAL REVISIONS	1/8 2016	LAG
GENERAL REVISIONS	11/30 2015	LAG
GENERAL REVISIONS	10/22 2015	LAG
REVISED PHASING OF CONSTRUCTION	10/15 2015	LAG
REVISIONS	DATE	BY

PROJECT NO. 870
DRAWING NO. S-1

MLA

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

McCord

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Penfield, New York 14526

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PROJECT

Y

188 Y .332, Y .Y

TITLE OF DRAWING

DATE 9/18/15

DRAWN BY LAG

CHECKED BY DCM

SCALE 1" = 30'

Professional Engineer Seal: Joseph C. Zehr, No. 081945, State of New York