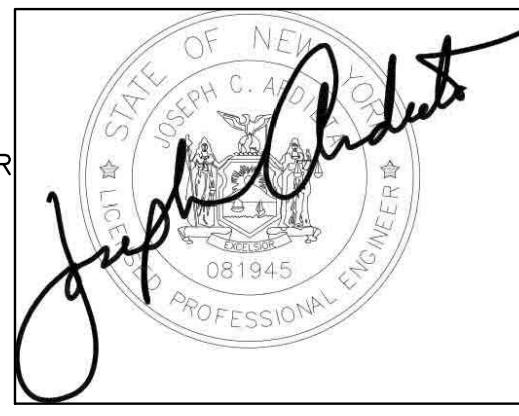


PROJECT DATA			
1. PARCEL TAX ACCT. NO. 55.02-1-7.100 (Lot 1), & 55.02-2-21.1 (Lot 2) TOTAL AREA = 7.488 ACRES (LOT 1=6.837 A, LOT 2= 0.651 A)			
2. PROPOSED USE: RETAIL / COMMERCIAL			
3. EXISTING ZONING: COMMERCIAL (CC) THE PARCEL IS LOCATED PARTIALLY IN R1-30 AND AR-2 ZONING DISTRICTS. THE SUBJECT PARCEL IS ALSO LOCATED WITHIN THE MIXED USE OVERLAY (MUO) DISTRICT.			
4. LOT AREA:	REQUIRED 1 ACRE	PROPOSED 7.488 ACRES	
5. LOT WIDTH:	REQUIRED 175 FT.	PROPOSED 1031.81 FT.	
6. SETBACKS:			
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		
8. MAXIMUM BUILDING HEIGHT:	REQUIRED 35 FT.	PROPOSED 35 FT.	
9. LOT COVERAGE:	35%	60% 196930 SF(TOTAL GREEN SPACE) /326,177 SF(TOTAL AREA))	
TOTAL AREA OF DISTURBANCE:	204,900 SF, 4.70 ACRES		
TOTAL IMPERVIOUS AREA:	129250 SF, 2.97 ACRES (INCLUDES BANKED PARKING)		
10. PARKING:	REQUIRED (16,881 SF @ 1 SPACE /100SF)	PROPOSED 169	
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 BUILDING AND PARKING.

10	REV'D BLDG. FOOTPRINT	8/29 2016	LAG
9	ADDED SPOIL/FILL EARTH AREA, G-1.1	6/14 2016	LAG



MLA

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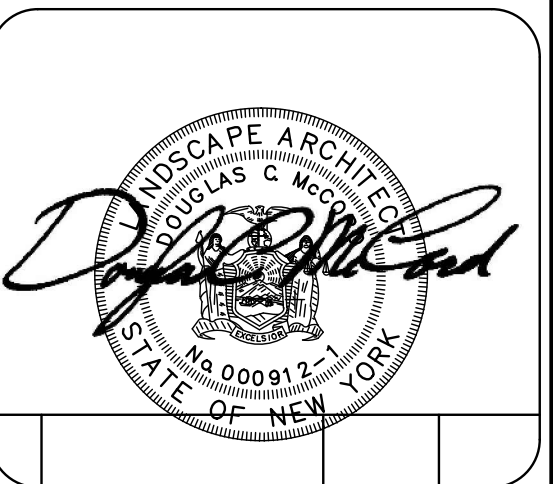
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ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION.

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'



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

PROJECT NO.
DRAWING NO. 870
S-1

McCord Landscape Architecture, PLLC
6/22/2016 11:37 AM
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