









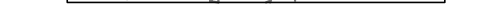
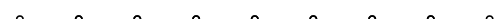
	PROJECT BOUNDARY
	EXISTING RIGHT-OF-WAY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CONCRETE CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING BUILDING
	EXISTING CONCRETE PAD/ CONCRETE SIDEWALK
	EXISTING GUARD RAIL
	BARBED WIRE, STOCKADE & CHAIN LINK FENCE
	PROPOSED BUILDING
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE PAD

1. PARCEL ADDRESSES: 4406 ROUTES & 20 (EASTERN BOULEVARD)
2. TAX ACCOUNT NO.: 084.00-01-026.120
3. LOT 1 AREA: 9.29± ACRES
4. LOT REQUIREMENTS: § 220 (ATTACHEMENT 1)

	<u>LOT 1</u>		<u>LOT 4</u>	
ZONING DISTRICT	CC - COMMUNITY COMMERCIAL		CC - COMMUNITY COMMERCIAL	
LAND USE	SHOPPING CENTER/PLAZA		CAR WASH	
	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
MIN. LOT AREA	10 ACRES	8.29 ACRES *	1.0 ACRES	1.0 ACRES
MIN. LOT WIDTH	500'	175.6' *	175'	175.1'
MIN. FRONT SETBACK	200'	EXISTING	100'	103.2' (A)
MIN. SIDE SETBACK	20'	EXISTING	20'	22.0' (B)
MIN. REAR SETBACK	40'	EXISTING	40'	138.5' (C)
MAX. BUILDING HEIGHT	35'	EXISTING	35'	25'
MAX. LOT COVERAGE	50%	14.7%	35%	9.7%

* REQUIRES AN AREA VARIANCE

5. PARKING

PLAZA PARKING (LOT 1):
1 SPACE FOR EACH 500 S.F. OF STORES FOR THE RETAIL SALE OF FURNITURE/APPLIANCES/HARDWARE PLUS
1 SPACE FOR EACH 150 S.F. OF RETAIL SERVICE SHOPS.

48,624 SQ. FT. FURNITURE/APPLIANCE/HARDWARE STORE x 1/500 SQ. FT. = 98 SPACES

4,400 SQ. FT. RETAIL SERVICE SHOPS \times 1/150 SQ. FT. = 30 SPACES

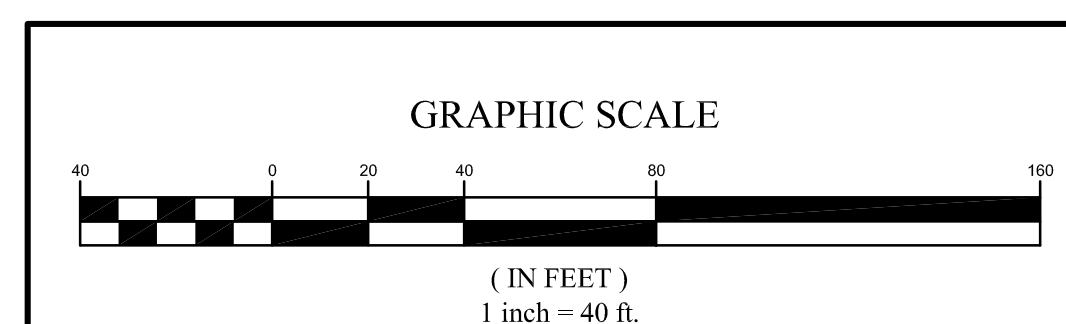
98 SPACES + 30 SPACES = 128 SPACES

<u>REQUIRED</u>	<u>PROVIDED</u>
128 SPACES	199 SPACES

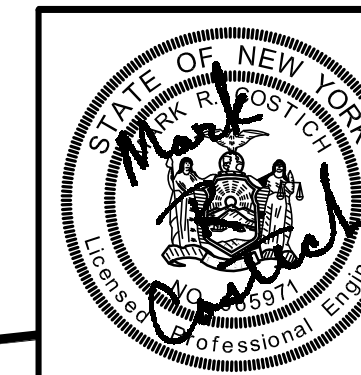
Dig Safely.
New York
 Underground Facilities Protective Organization

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- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

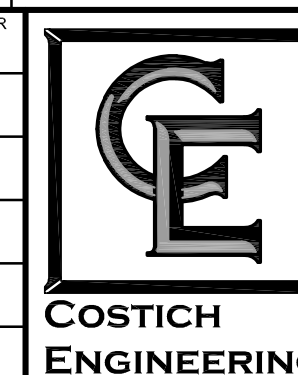
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www.digsafelynewyork.com



EASTERN BOULEVARD N.Y.S. ROUTE 5 & 20
(R.O.W. WIDTH VARIES)



NO.	DATE
PROJECT ENGINEER A.H.A.	
DRAWN BY D.J.L.	
BOUNDARY REV. 001	
TOPO/BASE REV. 001	
DATE 04/10/2019	
SCALE 1"=40'	



- CIVIL
ENGINEERING
- LAND
SURVEYING
- LANDSCAPE
ARCHITECTURE

TITLE OF PROJECT	AUTO CARWASH 4406 ROUTE 5 & 20
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TITLE OF DRAWING	CONCEPTUAL SITE & SUBDIVISION PLAN
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LOCATION OF PROJECT TAX PARCEL NO. 084.00-01-026.120
TOWN OF CANANDAIGUA,
COUNTY OF ONTARIO, STATE OF NEW YORK

CLIENT	CHRISANTHA CONSTRUCTION 10 DEWEY AVE, P.O. BOX 165 CORHAM, NEW YORK 14411
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