

NOTES
1. CONCRETE BASE FOR SIGN TO BE INSTALLED AS SOON AS POSSIBLE. ORIENT PERPENDICULAR TO GENESEE ST.
2. SEE DWG. C4.6 FOR BUILDING CORNER DETAILS.

ZONING REGULATIONS FOR DEVELOPMENT

EXISTING ZONING:	NEIGHBORHOOD COMMERCIAL (C-N)
BUILDING REQUIREMENTS:	
MAXIMUM LOT COVERAGE:	70%
MINIMUM PERMEABLE REQUIREMENT:	N/A
MAXIMUM BUILDING SIZE:	N/A
MAXIMUM BUILDING HEIGHT:	35'
SETBACK REQUIREMENTS:	
FRONT YARD:	10' OR AVERAGE OF STREET
SIDE YARD:	N/A
REAR YARD:	25'
MINIMUM LOT WIDTH:	N/A
MINIMUM LOT AREA:	N/A
PARKING REQUIREMENTS:	
REQUIRED PARKING BAY SIZE:	9' x 18'
REQUIRED PARKING/LOADING SETBACK:	N/A
REQUIRED AISLE WIDTH:	24'
REQUIRED PARKING BY CODE:	5 SPACES PER 1ST 1,000 SF; 1 PER 200 SF NET THEREAFTER; 11,000 NET SF: 60 SPACES 65 SPACES
PROVIDED PARKING:	
SIGN REQUIREMENTS:	
SIGN CODE:	1 FREE STANDING SIGN/SITE
MAXIMUM SIGN HEIGHT:	25'
MAXIMUM SIGN AREA:	80 SQUARE FEET PER SIDE

LAYOUT PROVIDED FOR MUNICIPAL REVIEW ONLY. ELECTRONIC LAYOUT INFORMATION WILL BE PROVIDED FOR CONSTRUCTION.

Walgreens

FACILITIES PLANNING, DESIGN & ENGINEERING
200 WILMOT ROAD
DEERFIELD, IL 60015-4616

NOTE:
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FOR: HDL PROPERTY GROUP, LLC

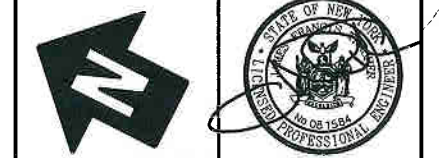
LAYOUT KEYNOTES

1 HEAVY DUTY ASPHALT PAVEMENT AREA	7 C4.1
2 501X4" W YELLOW PAINT STRIPE LAKE DIVIDER (TYP.)	3 C4.1
3A DO NOT BLOCK ENTRANCE SIGN	1 C4.1
3B DO NOT ENTER SIGN	1 C4.1
4 COMPACTOR/TOTE ENCLOSURE	ALL C4.2
5 CONCRETE PAD	5 C4.1
6 PAVEMENT PAINTING (TYP.)	3 C4.1
7A STOP SIGN	1 C4.1
7B NO RIGHT TURN SIGN	1 C4.1
8 CONCRETE SIDEWALK (USE CITY DETAIL FOR SIDEWALK REPLACEMENT)	4 C4.1
9 POTENTIAL LOCATION OF PAD MOUNTED TRANSFORMER (VERIFY FINAL LOCATION WITH OWNER)	
10 STEEL PIPE BOLLARDS (TYP.)	2.2A C4.1
11 ACCESSIBLE PARKING SIGN (TYP. OF 4)	1.2 C4.3
12 ACCESSIBLE RAMP WITH DETECTABLE WARNING	4.3 C4.3
13 ASPHALT PAVING	7 C4.1
14 YELLOW PAINT STRIPING (TYP.)	
15 Pylon SIGN (SEE ARCHITECTURAL DRAWING SHEET A-5.1)	5 C4.1
16 DETECTABLE WARNING SURFACE (36" DEEP) WITH FLUSH CONCRETE CURBING	3A C4.3
17 LIGHT POLE	3A C4.1
18 WHITE PAINTED STOP LINES (18" WIDTH)	6 C4.1
19 VERTICAL CURB (8" REVEAL)	3 C4.3
20 VERTICAL TRANSITION CURB (8" TO FLUSH)	10 C4.1
21 CITY OF UTICA CONCRETE CURB	11 C4.1
22 CITY OF UTICA SIDEWALK (INSTALLED AS PART OF WALGREENS DEVELOPMENT)	9 C4.1
23 CITY OF UTICA TRENCH & PAVEMENT RESTORATION	6 C4.1
24 MATCH EXISTING/LIMIT OF WORK	
25 36" FLEXIBLE DELINEATOR POST FASTEN TO CONCRETE WITH BOLTS (TYP.)	6 C4.1
26 COMBINED CURB/GUTTER (TYP.)	

6	12/04/05	TLT	REGRADE GENESEE ST. ENTRANCE
5	11/15/05	TLT	SANITARY SEWER RELOCATION
NO.	DATE	BY	DESCRIPTION
			CONST

REVISIONS			
NO.	DATE	BY	DESCRIPTION

CERTIFICATION AND SEAL



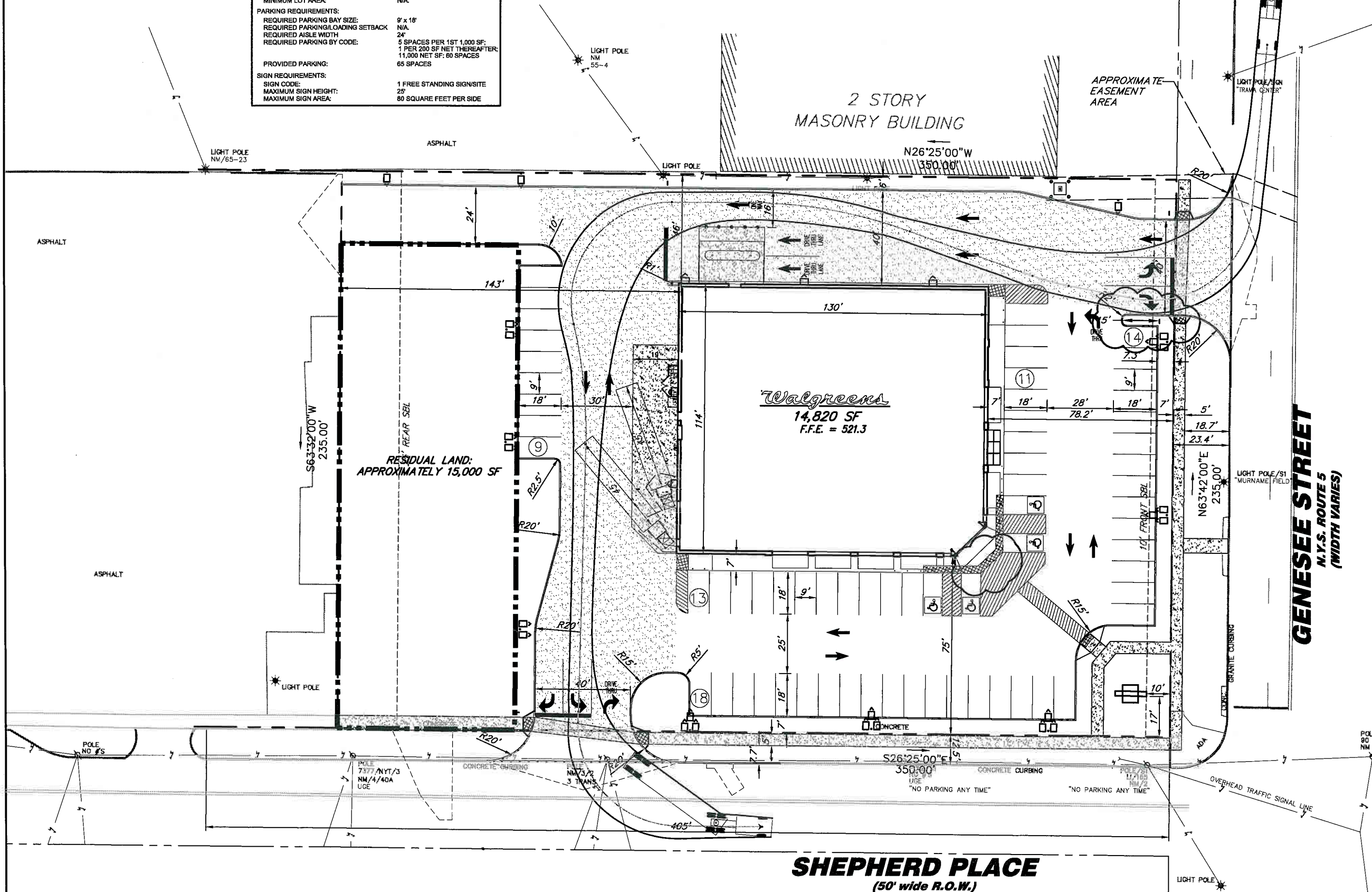
WALGREENS STORE No. 09800

PROPOSED WALGREENS

GENESEE STREET AND SHEPHERD PLACE
CITY OF UTICA, ONEIDA COUNTY, NEW YORK

LAYOUT PLAN

CADD PLOT:	SCALE: 1" = 20'	DRAWING NO.
VOID PLOT:	DRAWN BY: DJH	C1.1
RELEASED TO CONSTRUCTION	DATE: 3/29/2005	
	REVIEWED BY: JFT	OF 15 DWGS.



SHEPHERD PLACE
(50' wide R.O.W.)