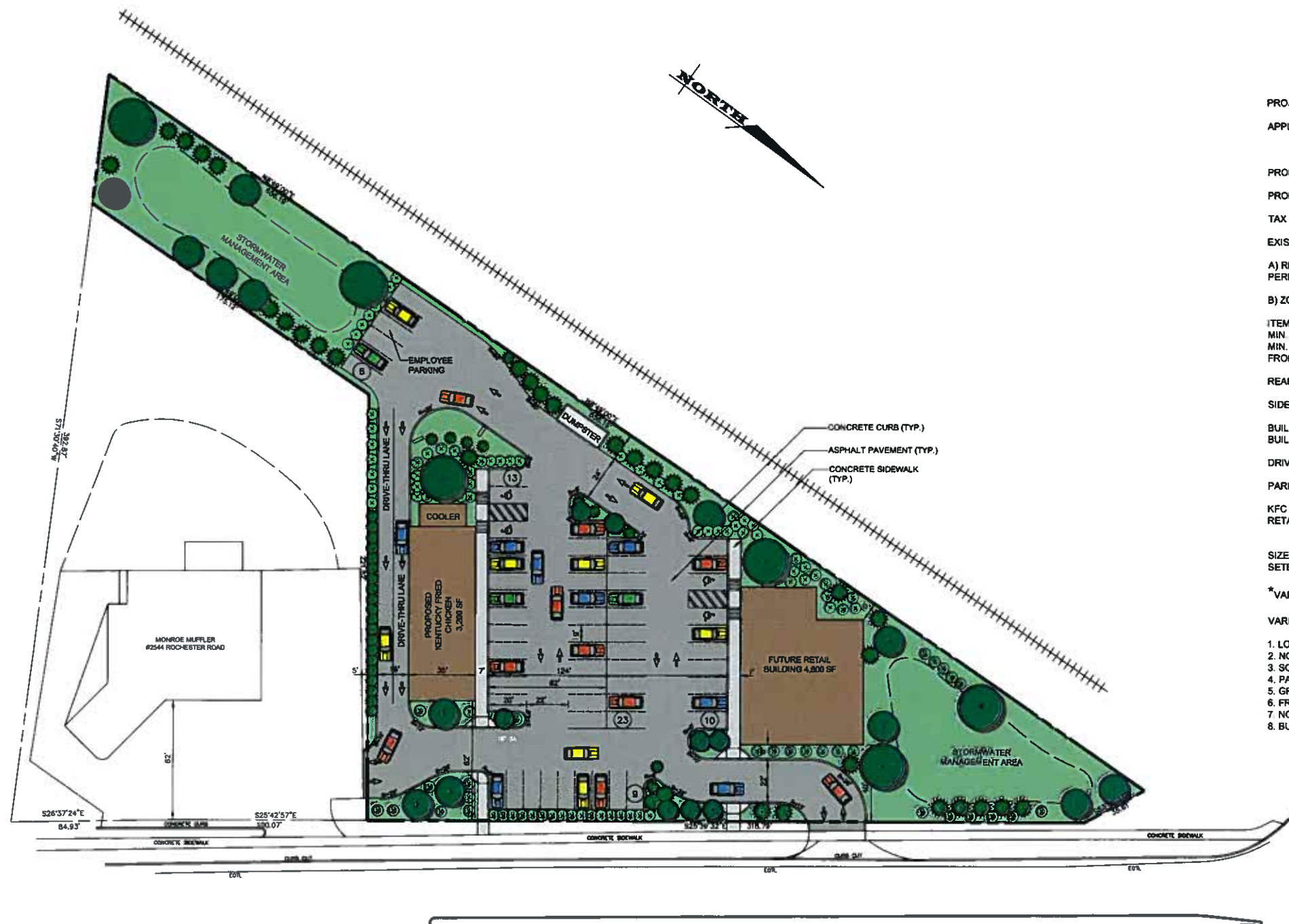




**MARATHON**  
ENGINEERING

2101 MT READ BLVD  
ROCHESTER, NY 14615  
PHONE 585-458-7770  
www.marathoneng.com

LOCATION MAP



PROJECT STATISTICS:

APPLICANT/ OWNER: CANANDAIGUA CROSSINGS, LLC  
415 PARK AVENUE  
ROCHESTER, NY 14607

PROPERTY ADDRESS: 2536 NYS ROUTE 332

PROPERTY SIZE: 1.2 ACRES

TAX ACCT. #: 070.011-0001-007.1

EXISTING ZONING: CC-COMMUNITY COMMERCIAL

A) RESTAURANT (KFC) AND COMMERCIAL BUILDING ARE PERMITTED USES IN THE CC ZONING DISTRICT

B) ZONING REQUIREMENTS:

ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	1 ACRE	1.67 ACRE
MIN. LOT WIDTH	175 FT	318.8 FT
FRONT SETBACK	150 FT	62 FT/ KFC* 40 FT/ RETAIL*
REAR SETBACK	40 FT	85 FT/ KFC 10 FT/ RETAIL*
SIDE SETBACK	20 FT	21 FT/ KFC 125 FT/ RETAIL
BUILDING HEIGHT	35 FT MAX	25-30 FT
BUILDING COVERAGE	35% MAX	8.8%

DRIVEWAY SPACING	EXISTING CURB CUTS
PARKING:	REQUIRED PROVIDED
KFC (DRIVE-IN)	1 SP/ 100 SF 32 SPACES
RETAIL	1 SP/ 150 SF 30 SPACES 62 SPACES

SIZE:	10'x20'	9'x20'
SETBACK:	10 FT	3 FT*

\*VARIANCES REQUIRED

VARIANCES RECEIVED 2/17/09:

1. LOT AREA VARIANCE OF 44,940 SF
2. NORTH SIDE DEPTH VARIANCE OF 500 FT
3. SOUTH SIDE DEPTH VARIANCE OF 235 FT
4. PARKING VARIANCE OF 85 SPACES
5. GREEN AREA FRONT VARIANCE OF 10 FT
6. FRONT BUILDING SETBACK OF 77 FT
7. NORTH SIDE YARD SETBACK OF 15 FT
8. BUILDING HEIGHT VARIANCE OF 1 FT

JOB NO: 0156-09  
SCALE: 1"=30'  
DRAWN: KPB  
DESIGNED: RPB  
DATE: 10/13/09

REVISIONS

DATE	BY	REVISION

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ROBERT P. BRINGLEY

DRAWING TITLE:  
CONCEPT  
RENDERING  
PLAN

1 of 1  
SHEET No: C1.0  
JOB No: 0156-09  
DRAWING No: