

SITE DATA

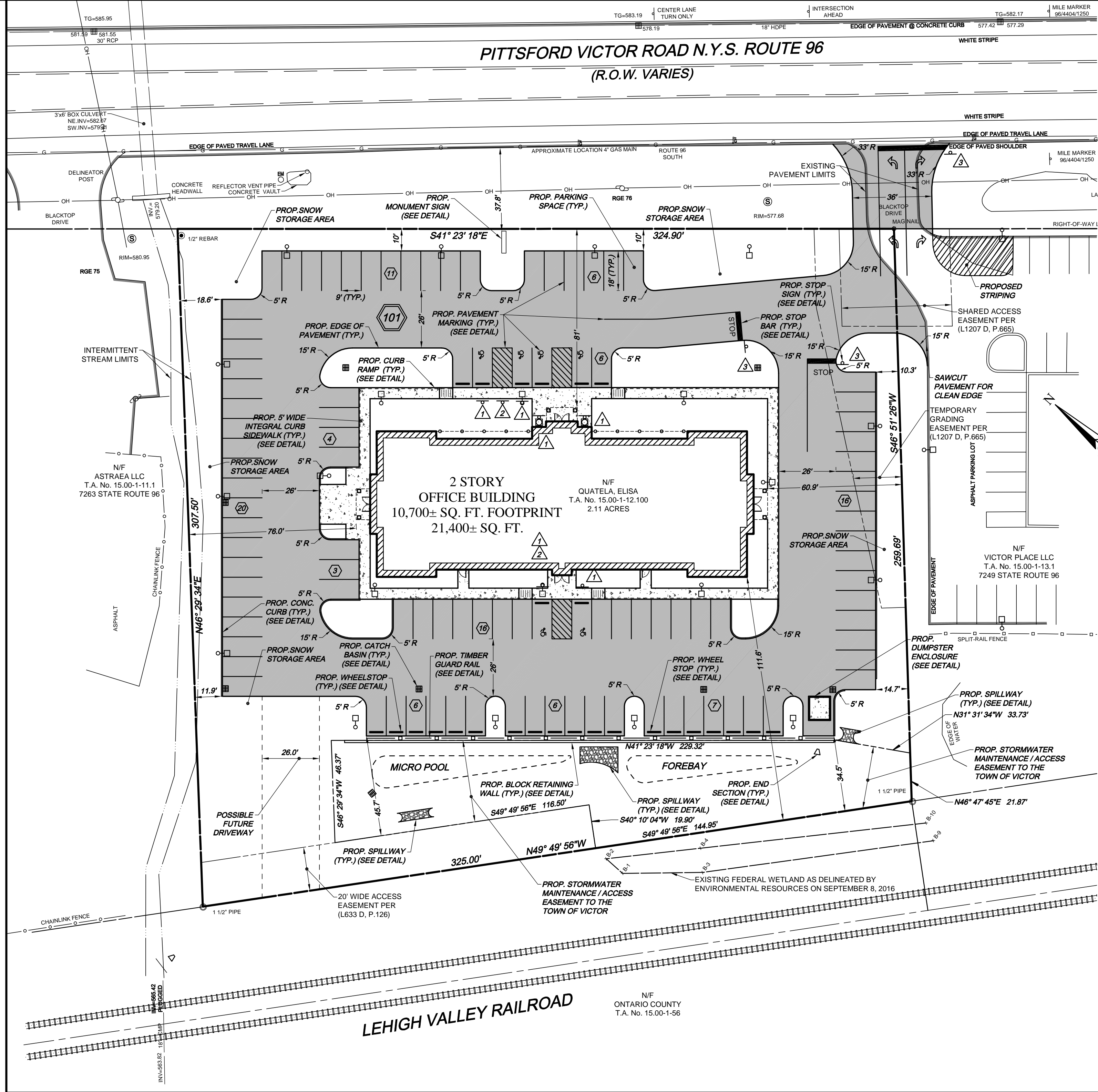
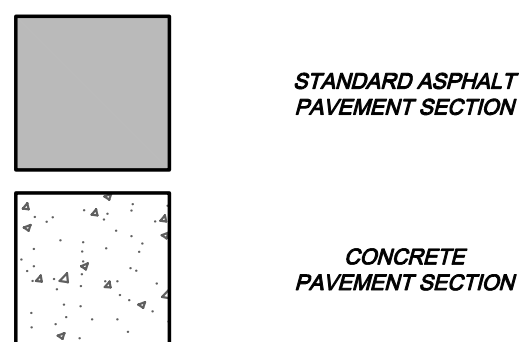
- OWNER: DR. VITO QUATELA
973 EAST AVE
ROCHESTER, NEW YORK 14607
- PARCEL ADDRESS: NYS ROUTE 96, NEW YORK 14654
- ZONING: COMMERCIAL - LIGHT INDUSTRIAL
- ZONING REQUIREMENTS:

	REQUIRED	PROPOSED
MIN. LOT FRONTAGE	150 ft.	324.90 ft.
FRONT YARD	80 ft.	BUILDING = 81.0 ft. PAVEMENT = 10 ft.
SIDE YARD	10 ft.	BUILDING = 60.9 ft. PAVEMENT = 10.3 ft.
REAR YARD	60 ft.	BUILDING = 111.6 ft. PAVEMENT = 34.5 ft.
MAX. BUILDING HEIGHT	35 ft.	<35 ft.
MAX. STORIES	2	2
MAX. BUILDING COVERAGE	40%	10.5%
MIN. GREEN SPACE	35%	43%
- PARKING REQUIRED: BUSINESS AND COMMERCIAL PROPERTY
21,400 GROSS FLOOR AREA x 0.80 = 17,120 sq. ft. (LEASABLE AREA)
5 SPACES PER 1,000 sq. ft. LEASABLE FLOOR AREA
17,120 sq. ft. / 1,000 sq. ft. = 17.12 x 5 = 86 SPACES REQUIRED

PARKING PROVIDED: 101 SPACES (6 HANDICAP SPACES INCLUDED IN TOTAL)

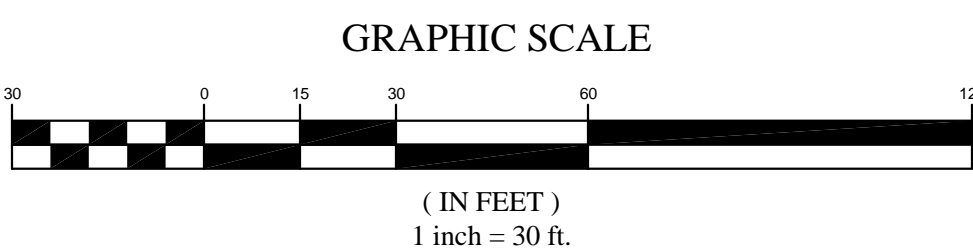
SIGN LEGEND						
SIGN NO.	TEXT	MUTCD NUMBER	DESCRIPTION	TYPE OR MOUNT	HEIGHT	QNT.
▲	RESERVED PARKING	P4-6	12"x18" WHITE ON BLUE	POST MOUNTED	7'-0"	6
▲	NO PARKING ANY TIME	P4-6	12"x18" RED ON WHITE	POST MOUNTED	7'-0"	3
▲	STOP	R1-C	30"x30" OCTAGONAL WHITE ON RED	*1" OR FREE-STANDING PEDESTAL	7'-0"	3

PAVEMENT LEGEND



NOTE: CONSTRUCTION SHALL CONFORM TO TOWN OF VICTOR DESIGN & CONSTRUCTION STANDARDS.

SITE PLAN
SCALE: 1" = 30'

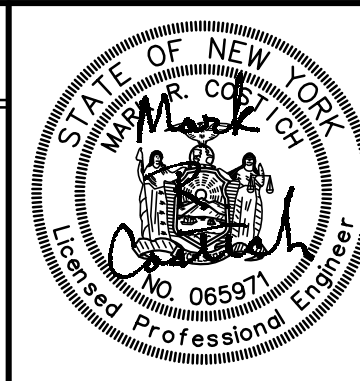


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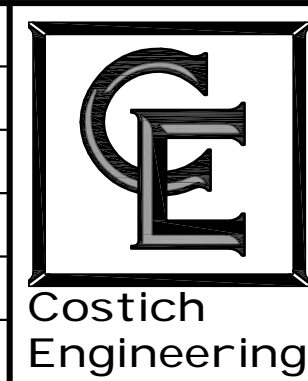
EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLI TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

NO.	DATE	REVISION	BY	CHKD.	APVLS.
5	08/07/2017	BUILDING FOOTPRINT	CJM	MOR	
4	08/07/2017	BUILDING FOOTPRINT & SETBACKS	CJM	MOR	
3	08/02/2017	PER TOWN COMMENTS & BUILDING FOOTPRINTS	OLA	MOR	
2	07/20/2017	PER TOWN & FIRE MARSHAL COMMENTS DATED 7/18/2017 & 6/21/2017	OLA	MOR	
1	07/11/2017	PER TOWN COMMENTS DATED 7/5/2017	CJM	MOR	

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PROJECT ENGINEER: M.O.R.
 DRAWN BY: O.L.A.
 BOUNDARY: ---
 TOPOBASE: ---
 DATE: 6/20/2017
 SCALE: 1" = 30'



- Civil Engineering
- Land Surveying
- Landscape Architecture

QUATELA OFFICE BUILDING
 NYS ROUTE 96
SITE PLAN & PAVEMENT MARKING PLAN
 LOCATION OF PROJECT: TAX PARCEL NO. 15.00-1-12.1
 TOWN OF VICTOR, COUNTY OF ONTARIO, STATE OF NEW YORK
 CLIENT: DR. VITO QUATELA
 973 EAST AVE
 ROCHESTER, NEW YORK 14607
 DWG # 6480.00
CA100
 SHEET 3 OF 10

Site Plan & Subdivision
 Town Engineer
 Planning Board Chairman

Project Owner
 DR. VITO QUATELA