

NOTES

1. THE DEVELOPER SHALL INSTALL ALL REQUIRED DRAINAGE IMPROVEMENTS PRIOR TO THE CONSTRUCTION OF THE BUILDING.
2. THE OWNER/CONTRACTOR WILL IMMEDIATELY NOTIFY THE PROJECT ENGINEER AND THE TOWN OF GATES DIRECTOR OF PUBLIC WORKS IF THE FIELD CONDITIONS PREVENT THE PROJECT FROM BEING CONSTRUCTED PER THE APPROVED PLANS.
3. CONSTRUCTION OF THE STORM WATER FEATURES ARE TO BE INSPECTED THROUGHOUT THE DURATION OF THE CONSTRUCTION BY THE TOWN OF GATES DIRECTOR OF PUBLIC WORKS.
4. THREE YEARS FROM THE COMPLETION OF THE DRAINAGE IMPROVEMENTS, THE OWNER/PROJECT ENGINEER MUST CERTIFY TO THE TOWN ENGINEER THAT THE DRAINAGE IMPROVEMENTS ARE OPERATING AS SPECIFIED.
5. THE APPLICANT/CONTRACTOR IS TO PAY PARTICULAR ATTENTION TO THE MAINTENANCE AND CLEANNESS OF THE ROADS.
6. THE APPROVALS/CONDITIONS ARE BINDING AND TRANSFER TO ANY FUTURE OWNER.

SITE DEVELOPMENT STATISTICS

ADDRESS: 2997 BUFFALO ROAD
TAX ACCOUNT NO.: 118.150-0001-052 & 118.150-0001-053
TOTAL AREA OF PARCELS: 1.577± ACRES TO R.O.W.
ZONING DISTRICT: NEIGHBORHOOD BUSINESS

OWNER/DEVELOPER:
TITAN ROCK LLC
138 STONY POINT ROAD
ROCHESTER, NY 14624

REQUIREMENTS:
FRONT YARD: 50 FT.
SIDE YARD: 15 FT.
REAR YARD: 25 FT.
BUILDING HEIGHT: 35 FT. MAX

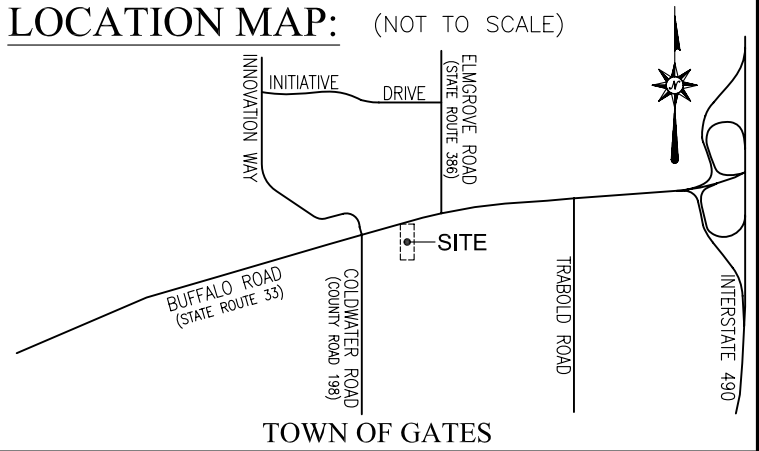
TOWN APPROVALS:

PLANNING BOARD CHAIR	DATE	TOWN ENGINEER	DATE
DIRECTOR OF PUBLIC WORKS	DATE	FIRE MARSHAL	DATE

LEGEND:

CENTERLINE
PROPERTY LINE
EASEMENT LINE
EXISTING CONTOUR
CHAIN LINK FENCE
WOOD FENCE
STORM SEWER
& MANHOLE
SANITARY SEWER
& MANHOLE
WATER LINE
GAS LINE
ELECTRIC
OVERHEAD WIRES
EROSION CONTROL
STONE WALL
EDGE OF WOODS
DIRECTION OF FLOW

UTILITY POLE
WATER VALVE
GAS VALVE
UTILITY BOX
SURVEY MONUMENT
MAILBOX
SIGN
IRON PIPE/REBAR
TRAFFIC CONTROL
CLEANOUT
CATCH BASIN
FIRE HYDRANT
SIGNAL SPAN POLE
PERC. HOLE
DEEP HOLE
BENCHMARK
INVERT END SECTION
SPOT ELEV. x 351.00'



AREA VARIANCES GRANTED BY THE ZONING BOARD OF APPEALS:

AT THEIR APRIL 10, 2017 MEETING, THE TOWN OF GATES ZONING BOARD OF APPEALS GRANTED THIS PROJECT THE FOLLOWING AREA VARIANCES:

1. AREA VARIANCE FROM ARTICLE IV, SECTION 190-17 TO ALLOW FOR PARKING WITHIN THE REQUIRED FRONT YARD ON PROPERTY LOCATED AT 2997 BUFFALO ROAD.
2. AREA VARIANCE FROM ARTICLE IV, SECTION 190-19A TO ALLOW FOR SMALLER (363 SF) PARKING SPACES THAN ARE REQUIRED (400 SF) ON PROPERTY LOCATED AT 2997 BUFFALO ROAD.
3. AREA VARIANCE FROM ARTICLE IV, SECTION 190-19I TO ALLOW UNBROKEN PARKING SPACES BY ELIMINATION OF ISLANDS AND PLANTINGS ON PROPERTY LOCATED AT 2997 BUFFALO ROAD.

PARKING SPACE CALCULATIONS

AS DIRECTED BY THE TOWN ENGINEER IN HIS JANUARY 20, 2017 REVIEW LETTER, THE PARKING SPACE CALCULATIONS BELOW SHOW A MIXED-USE BUILDING SCENARIO.

THE PROPOSED BUILDING HAS SIX TENANT SPACES THAT, ACCORDING TO TOWN CODE, COULD BE OCCUPIED BY A VARIETY OF DIFFERENT USES. THE FOUR ALLOWED USES THAT WERE USED IN THE CALCULATION ARE LISTED BELOW, ALONG WITH THE CORRESPONDING PARKING SPACE REQUIREMENTS.

- 1.) MEDICAL AND DENTAL CLINIC: 1 SPACE FOR EVERY 200 SQUARE FEET OF FLOOR AREA.
- 2.) SHOPPING CENTER: 5 SPACES PER 1,000 SQUARE FEET OF GROSS LEASABLE FLOOR AREA.
- 3.) EATING OR DRINKING ESTABLISHMENT: 1 SPACE PER EACH 4 PERSONS' CAPACITY OR 1 SPACE PER TABLE.
- 4.) BANK/OFFICE: 1 SPACE PER 200 SQUARE FEET OF FLOOR AREA, PLUS 1 SPACE PER 2 EMPLOYEES.

TENANT SPACE	AREA (SQFT)	USE	CALCULATION	# OF SPACES
1	2,410	BANK/OFFICE	(2,410 SF / 200) + (10 EMPLOYEES / 2)	17 SPACES
2	2,400	BANK/OFFICE	(2,400 SF / 200) + (10 EMPLOYEES / 2)	17 SPACES
3	2,400	MEDICAL AND DENTAL CLINIC	2,400 SF / 200	12 SPACES
4	2,400	EATING OR DRINKING ESTABLISHMENT	28 PERSON CAPACITY / 4	7 SPACES
5	2,400	SHOPPING CENTER	(2,400 SF / 1000) x 5	12 SPACES
6	3,590	SHOPPING CENTER	(3,590 SF / 1000) x 5	18 SPACES
TOTAL:	15,600		ESTIMATED TOTAL NUMBER OF SPACES REQUIRED:	83 SPACES
			NUMBER OF SPACES PROVIDED:	83 SPACES

NO.	DATE	DESCRIPTION	BY
1.	2/10/17	REVISIONS PER TOWN REVIEW COMMENTS	PSL
2.	2/22/17	REVISIONS PER TOWN REVIEW COMMENTS	PSL

CERTIFICATION

WE, SCHULTZ ASSOCIATES, ENGINEERS AND LAND SURVEYORS P.C. HEREBY CERTIFY THIS MAP WAS COMPLETED ON DECEMBER 9, 2016 FROM AN INSTRUMENT SURVEY COMPLETED FEBRUARY 1, 2016 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ANY ALTERATIONS ARE A VIOLATION OF ARTICLE 145 SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

Chris E. Schultz

KRIS E. SCHULTZ, L.S.
DARRYL MOSER, L.S.
ROBERT B. HATCH, L.S.

NO. 49982
NO. 49136
NO. 50631



2997 BUFFALO ROAD

SITUATE IN
PART OF TOWN LOT 159, TOWNSHIP 1, SHORT RANGE,
20,000 ACRE TRACT OF THE PHELPS AND GORHAM PURCHASE,
TOWN OF GATES, COUNTY OF MONROE, STATE OF NEW YORK

SCHULTZ ASSOCIATES

ENGINEERS & LAND SURVEYORS, P.C.
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SITE PLAN

DRAWN BY:	PSL	PROJECT NO.	16.009
CHECKED BY:	KES	DWG. NO.	C-1A
SCALE:	1"=20'		
DATE:	DECEMBER 9, 2016		