

SITE NOTES

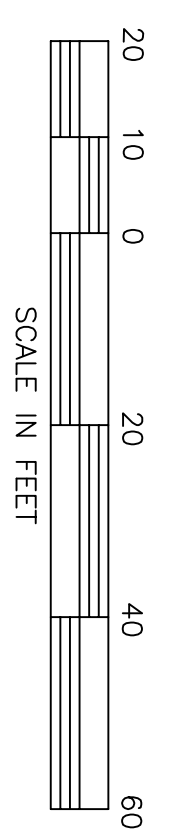
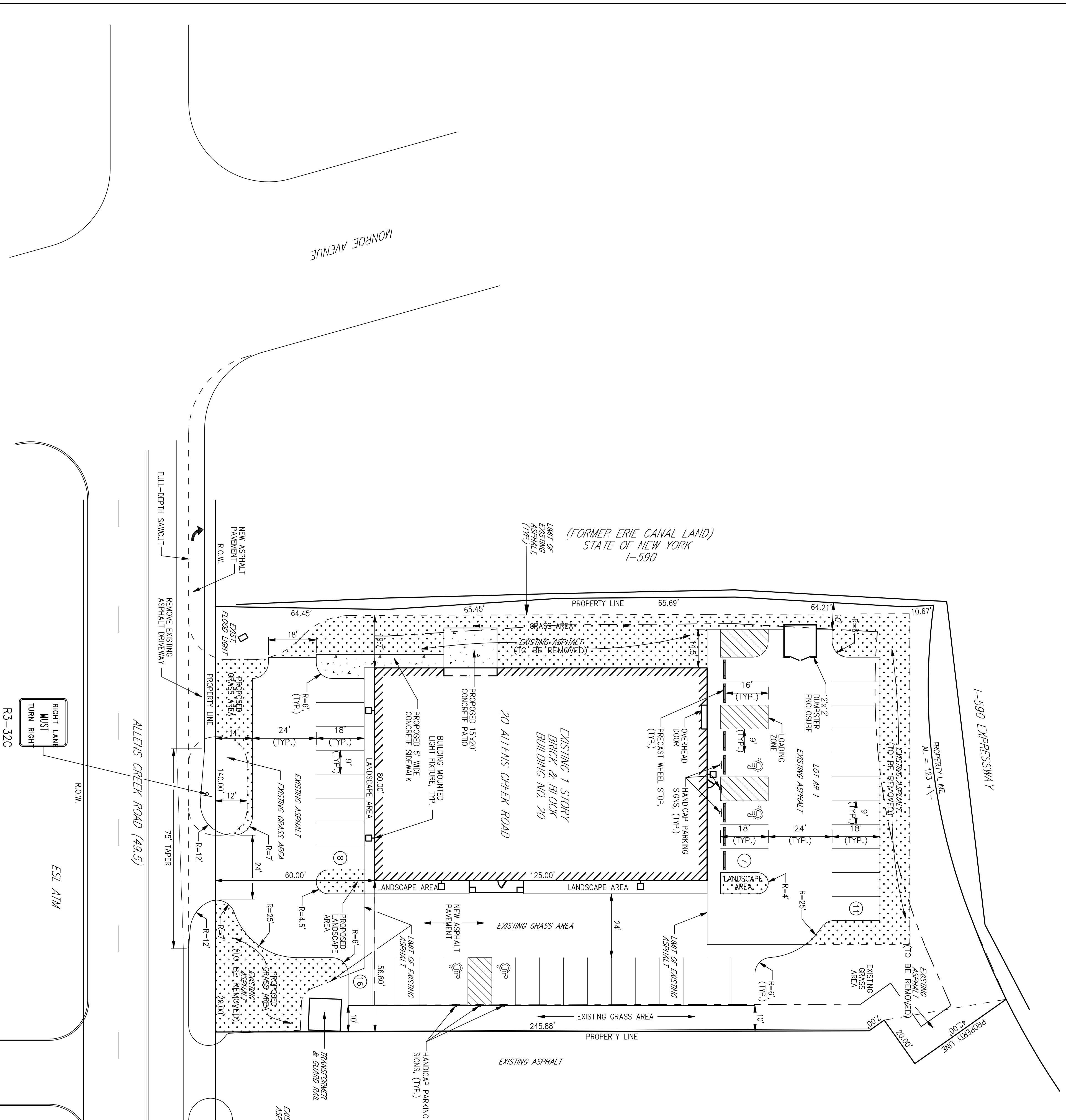
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER'S REPRESENTATIVE.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO BE AS SPECIFIED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL REMOVE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS, FROM THE SITE ALL OBSTRUCTIONS IN THE CONSTRUCTION AREA, IN AN ADEQUATE AND SATISFACTORY MANNER.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND ROW, MONUMENTS IN THE AREAS OF ALL CONSTRUCTION RELATED VEHICLES. NO PARKING WILL BE ALLOWED IN THE PUBLIC ROAD ROW.
- CONTRACTOR MUST MAKE PROVISIONS FOR ON-SITE PARKING OF ALL CONSTRUCTION RELATED VEHICLES. NO PARKING WILL BE ALLOWED IN THE PUBLIC ROAD ROW.

- LEGEND**
- PROPERTY LINE
 - RIGHT OF WAY LINE
 - EXISTING FENCE
 - LIMITS OF EXISTING ASPHALT TO BE REMOVED
 - INTERNATIONAL HANDICAP SYMBOL
 - STRIPED PAVEMENT AREA
 - EXISTING PAVEMENT AREA TO BE REMOVED/NEW GRASS AREA

SITE DATA

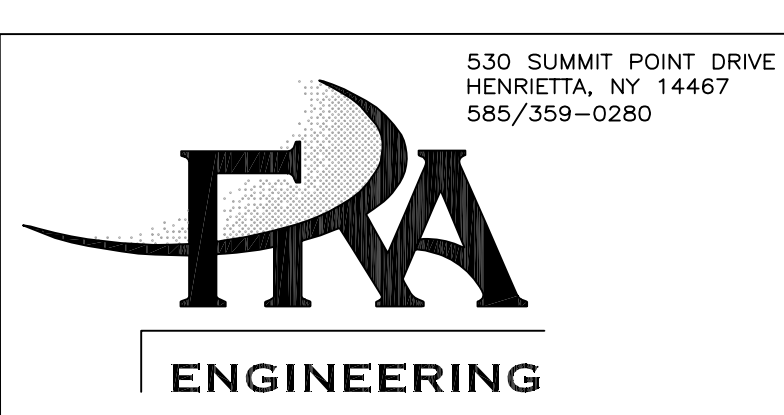
TAX ACCOUNT NUMBER: 137.190-0001.027		
CURRENT SITE AREA: 1.03 AC		
CURRENT ZONING: BF-2 (GENERAL COMMERCIAL)		
ZONING REQUIREMENTS	REQUIRED	EXISTING
LOT AREA	10,000 SQ. FT.	44,761 SQ. FT.
LOT WIDTH	150 FT.	163 FT.
DENSITY (GROSS FLOOR AREA, MAX.)	10,000 SQ. FT.	9,934 SQ. FT.
GREEN SPACE	35%	14,420 SQ. FT. (32%)
IMPERVIOUS AREA	65%	30,341 SQ. FT. (68%)
BUILDING SETBACKS		
FRONT	60 FT.	60 FT.
SIDE (RIGHT)	10 FT.	56.6 FT.
SIDE (LEFT)	10 FT.	22 FT.
REAR	20 FT.	83 FT.
BUILDING HEIGHT	40 FT.	12 FT.
PARKING SETBACKS		
FRONT	20 FT.	10 FT.
SIDE (LEFT)	10 FT.	-
SIDE (RIGHT)	10 FT.	2 FT.
REAR	10 FT.	7 FT.
PARKING STALL SIZE	9'x18'	9'x18'
DRIVE AISLE WIDTH	24'	24'
PARKING (1 SPACE/250 GRA)	40 SPACES	42 SPACES
		42 SPACES

GREATER ROCHESTER
CHIROPRACTIC



NO.	DATE:	DESCRIPTION
3		
2		
1		

DATE: _____



DRAWING TITLE:
SITE PLAN

PROJECT NAME:
ALLEN'S CREEK BUILDING
20 ALLEN'S CREEK ROAD, ROCHESTER, NEW YORK 14618

CLIENT:
GALLINA PROPERTIES

PROJECT NO.: 04-3280
DATE: 06/01/04
SCALE: 1"=20'

PROJ. MGR.: DJK
DRWN. BY: XDM
CHKD. BY: DJK

DRAWING NO.: SP-1
SHEET NO.: 4