

SITE PLAN NOTES:

1. ALL WORK SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCHESTER AND THE CONDITIONS OF APPROVALS. CONTRACTOR IS RESPONSIBLE TO REVIEW AND INCORPORATE ALL CONDITIONS OF APPROVAL. ANY REQUIRED CLARIFICATIONS SHALL BE MADE IMMEDIATELY AS NOT TO IMPACT COMPLETION OF THE PROJECT.
2. ALL NEW PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS DIRECTIONAL ARROWS, STOP BARS, AND OTHER PAVEMENT MARKINGS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY AND SECURITY AND SHALL PROVIDE WHATEVER FENCING, SECURITY LIGHTING, TRAFFIC CONTROLS OR OTHER DEVICES TO PROTECT THE SITE DURING CONSTRUCTION AS WELL AS NIGHTS AND WEEKENDS.
4. NO WORK SHALL COMMENCE UNTIL ALL APPROVALS AND PERMITS ARE SECURED AND ALL REQUIREMENTS OF THE SWPPP ARE PROPERLY INSTALLED AND INSPECTED
5. ALL CURBED RADII ARE TO BE 10' OUTSIDE AND 5' INSIDE UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE AS NOTED ON PLANS.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL DISTURBED AREAS NOT RECEIVING STABILIZED IMPROVEMENTS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, MULCH OR SEED AND MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED (WHERE SEEDDED).
8. THE SETBACK LINES AND NOTES RELATED TO SETBACKS SHOWN HEREIN ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS OF THE [MUNICIPALITY] AS OF THE DATE OF THIS PLAN AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
9. REFER TO LIGHTING PLAN, FOR LIGHT POLE AND FIXTURE TYPE, AND PHOTOMETRIC'S.
10. MONUMENT SIGN SHALL BE CONSTRUCTED BY OTHERS, BUT ELECTRIC SERVICE TO THE SIGN SHALL BE INCLUDED IN THE CONTRACT.
11. SNOW STORAGE SHALL BE BETWEEN EDGE OF PAVEMENT AND PROPERTY LINES AND WITHIN ISLANDS. WHEN THESE AREAS AREA EXCEEDED, THE SNOW SHALL BE REMOVED FROM THE PROPERTY.

ZONING DATA

ZONING DISTRICT - C-1 NEIGHBORHOOD CENTER DISTRICT		
DESCRIPTION	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	N/A	215' WINTON ROAD 121.97' BLOSSOM ROAD
MINIMUM LOT AREA	N/A	1.64 ACRES TOTAL 6 EXISTING LOTS
MAXIMUM BUILDING COVERAGE (FLOOR AREA RATIO)	70%	24%
MAXIMUM LOT COVERAGE	80%	88%
OPEN SPACE	20%	XX
MAXIMUM FRONT YARD SETBACK, PRINCIPAL USE OR STRUCTURE	0-5' OR AVG. FRONT YARD DEPTH ADJ.	63.5'
MINIMUM SIDE YARD SETBACK PRINCIPAL USE OR STRUCTURE	0' UNLESS ADJACENT RES. THEN = ADJ. DIST	12.9'
MINIMUM SIDE YARD SETBACK DETACHED ACCESSORY USE OR STRUCTURE	N/A	N/A
MINIMUM REAR YARD SETBACK PRINCIPAL USE OR STRUCTURE	0' UNLESS ADJACENT RES. THEN = ADJ. DIST	8.8'
MINIMUM REAR YARD SETBACK DETACHED ACCESSORY USE OR STRUCTURE	N/A	N/A
MINIMUM BUILDING HEIGHT PRINCIPAL USE OF STRUCTURE	2 STORIES OR 20 FEET	22'-6" TO TOP OF TOWER
MAXIMUM BUILDING HEIGHT DETACHED ACCESSORY USE OF STRUCTURE	15 FEET	N/A
MINIMUM BUILDING SQUARE FOOTAGE PRINCIPAL USE OF STRUCTURE	3,000 SF	+/-17,018 SF
MAXIMUM BUILDING SQUARE FOOTAGE DETACHED ACCESSORY USE OF STRUCTURE	3,000 SF	N/A
PARKING RATIO	2 PER 1,000 SF (34 SPACES)	73

- ① THE SETBACK WAS INCREASED TO ALLOW PROPER TRUCK ACCESS ON TO BLOSSOM ROAD AND MAINTAIN PARKING AROUND MAIN ENTRANCE WITHOUT SPILLING OUT ON TO WINTON ROAD. IN AN EFFORT TO MEET THE CITY AND NEIGHBORHOOD THEME WE ADDED A STACK STONE LOOK WALL WITH A WROUGHT IRON FENCE ON TOP TO PROVIDE THE STRUCTURAL PRESENCE ALONG WINTON ROAD.
- ② THE BUILDING SQUARE FOOTAGE IS PROPOSED TO BE INCREASED ABOVE THE ALLOWED 3,000 SF TO ALLOW FOR AN ALDI FOOD STORE. THE EXISTING PROPERTY CONTAINS 6 LOTS WITH AN ALLOWANCE OF 6 PRINCIPAL BUILDING WHICH WOULD TOTAL TO 18,000 SF WHICH THE ALDI DOES NOT EXCEED. THE EXISTING PROPERTY CONTAINS 9 BUILDINGS WITH A TOTAL OF 18,325± SF. THE ALDI STORE WILL DECREASE THE DENSITY OF BUILDINGS ON THE PROPERTY AS WELL AS INCREASE GREENSPACE, WITH A PEDESTRIAN FRIENDLY MEETING AREA ALONG WINTON ROAD INCLUDING BENCHES AND BIKE RACK.

LEGEND OF EXISTING FEATURES

REFER TO THE SURVEY PREPARED BY WEAVER BOOS CONSULTANTS

LEGEND OF PROPOSED IMPROVEMENTS

- BACK OF CURB
FACE OF CURB
- FACE OF 6" CURB/BACK OF CURB
(SHOWN GRAPHICALLY AT 1')
- SUBJECT PARCEL PROPERTY LINE
- ALDI BUILDING
- STEEP SLOPE
- SITE SIGN & PAINTED STOP BAR
AND "STOP" LETTERING
- REGULAR DUTY PAVEMENT
(REFER TO DETAIL)
- CONCRETE SIDEWALK (REFER TO DETAIL)

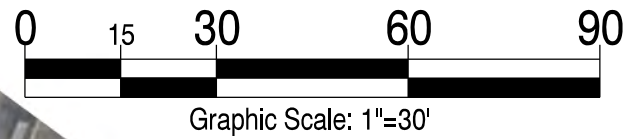
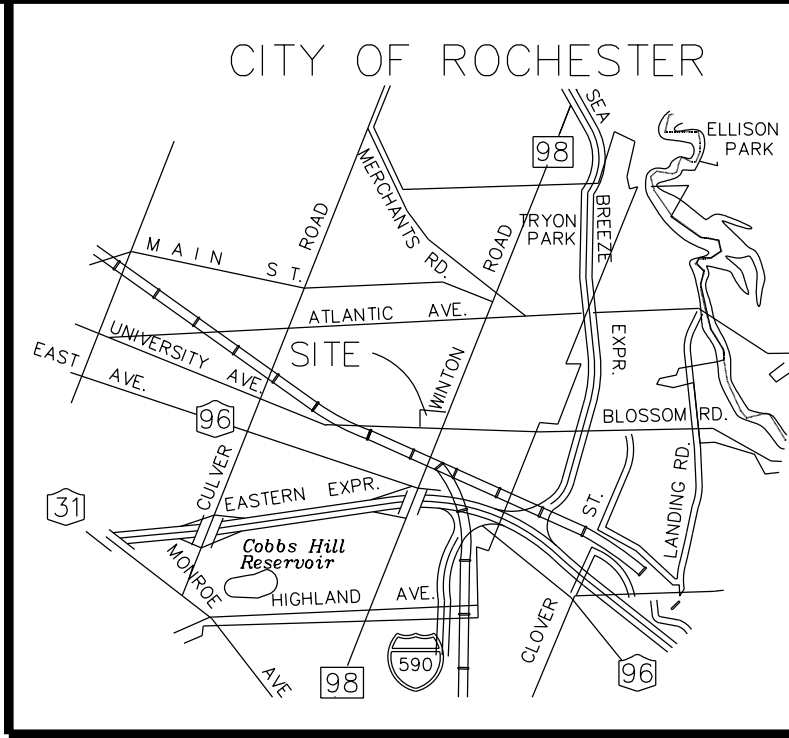
PAINT STRIPING LEGEND

SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH



REFERENCE:

SURVEY PREPARED BY JAMES H. MISSELL AND ASSOCIATES, HAVING DRAWING NAME "ALTA/ASCM LAND TITLE SURVEY", #650, #656 AND #668 BLOSSOM ROAD AND ALSO #235, 239 AND 245 NORTH WINTON ROAD", DATED SEPT. 19, 2014. LAST REVISED N/A AND SIGNED AND SEALED BY JAMES H. MISSELL, PLS NO. 049777.



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Revisions:	Date:
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ALDI - Rochester, NY NW Winton and Blossom City of Rochester Monroe County, NY Project Name & Location:	
SITE PLAN	
Drawing Name:	
Date: 11/18/14	Project No. 13-0112
Type:	
Drawn By: SGC	C 2
Scale: 1"=30'	Drawing No.