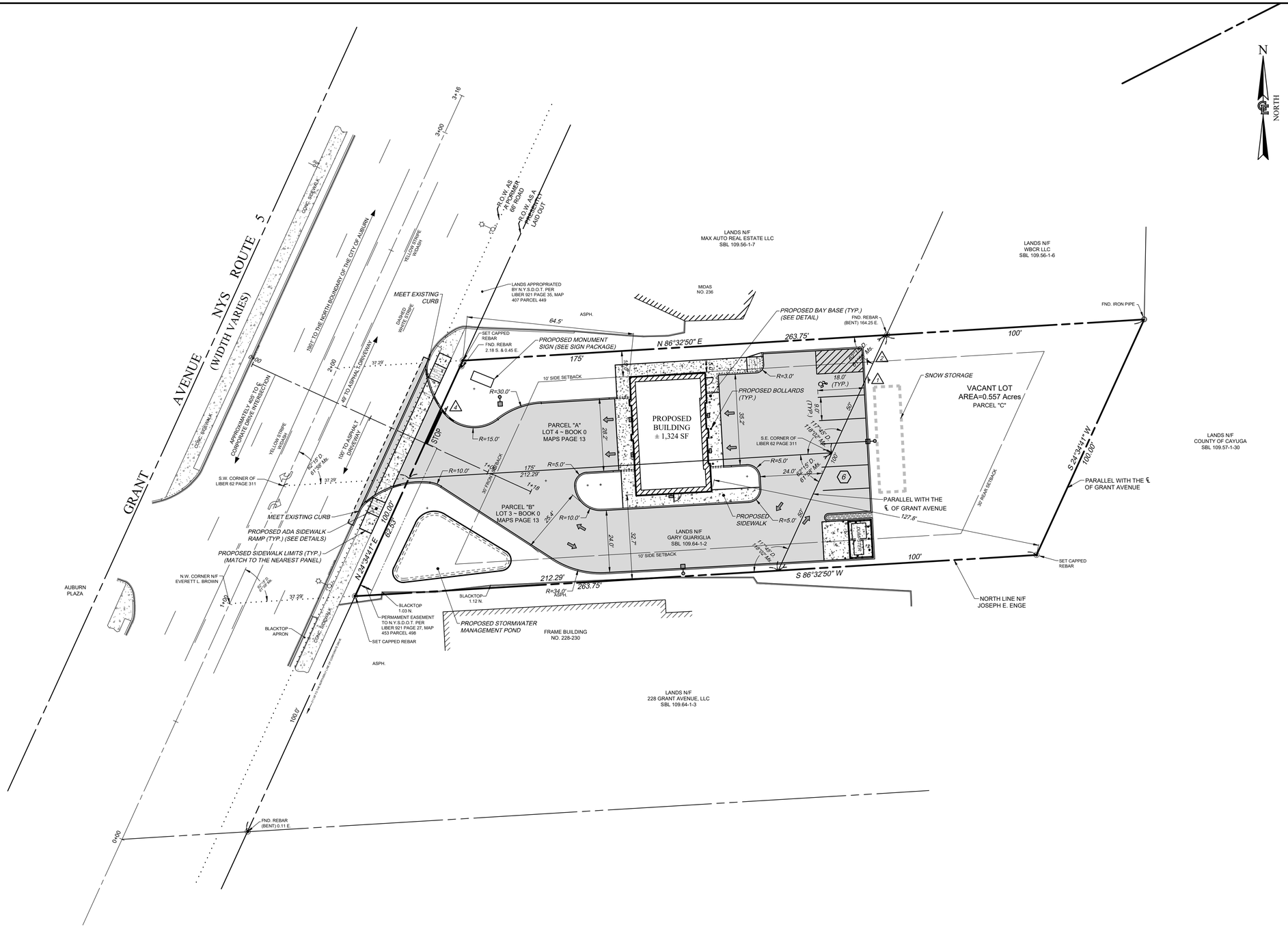

SIGN LEGEND

SIGN NO.	TEXT	MUTCD NUMBER	DESCRIPTION	TYPE OR MOUNT	HEIGHT	QNT.
1	RESERVED PARKING	NY R7-8	12"x18" BLUE AND GREEN ON WHITE	"C"	7'-0"	–
2	NO PARKING ANY TIME	R7-1	12"x18" RED ON WHITE	"C"	7'-0"	–
3	VAN ACCESSIBLE	R7-8B	12"x6" WHITE ON BLUE	"C"	7'-0"	–
4	STOP	RI-IC	30"x30" OCTAGONAL WHITE ON RED	"A"	7'-0"	–
5	DO NOT ENTER	R5-1	30"x30" RED ON WHITE	"C"	7'-0"	–

SITE LINE LEGEND

- PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJACENT PROPERTY LINE
- MIN. BUILDING SETBACK
- CENTER LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- EXISTING CONCRETE CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING CONC. PAD/ CONC. SIDEWALK
- EXISTING GUARD RAIL
- EXISTING TREES, HEDGE, EDGE OF WOODS
- EXISTING STOCKADE & CHAIN LINK FENCE
- EXISTING UTILITY POLE , GUY ANCHOR & UTILITY POLE WITH LIGHT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE CURB
- PROPOSED BUILDING
- PROPOSED SIDEWALK

SITE DATA

1. TAX PARCEL NO. 109.64-1-2
2. TOTAL PARCEL AREA: 23,280.7 S.F., 0.557 ACRES
3. PROPOSED BUILDING GFA: 1324 SF
4. EXISTING ZONING: HIGHWAY COMMERCIAL (HC)
5. BULK REQUIREMENTS:

	REQUIRED	PROPOSED
MIN. LOT AREA (SF)	30,000	23,280.7 (EXISTING)
MAX LOT COVERAGE	80% MAX	50.8 %
MIN. LOT WIDTH (FT)	100	100 (EXISTING)
MIN. LOT DEPTH (FT)	--	263.75 (EXISTING)
RECOMMENDED MIN. GREEN SPACE	20% MIN.	49.2 %
MAX. BUILDING HEIGHT (FT)	40	LESS THAN 40
MIN. FRONT YARD SETBACK (FT)	30	64.4
MIN. SIDE YARD SETBACK (FT)	10	10.0
MIN. REAR YARD SETBACK (FT)	30	127.8
MIN. GROSS FLOOR AREA (SF)	--	1,324

PARKING REQUIREMENT:

1 PARKING SPACE PER 1,000 SF OF BUILDING = 1,324 / 1,000 = 2 SPACES REQUIRED

PARKING PROVIDED: 5 PARKING SPACES, 1 ADA/HANDICAP

TOTAL = 6 PARKING SPACES

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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 AMPLE 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.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION	BY	CHKD.	APV'LS.
1	2024-01-15	REVISED PER NYSDOT COMMENTS.	E.L.O.	D.J.L.	–

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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.

STATE OF NEW YORK · MICHAEL O. RITCHIE · 096184 · LICENSED PROFESSIONAL ENGINEER

PROJECT MANAGER	E.R.G.
DRAWN BY	E.L.O.
BOUNDARY	---
TOPO/BASE	---
DATE	11/14/2023
SCALE	1"=-20'

COSTICH ENGINEERING
• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT: TAKE 5 OIL CHANGE
232 GRANT AVENUE

TITLE OF DRAWING: SITE AND PAVEMENT MARKING PLAN

LOCATION OF PROJECT: TAX PARCEL NO. 109.64-1-2
CITY OF AUBURN,
COUNTY OF CAYUGA, STATE OF NEW YORK

CLIENT: QUATTRO DEVELOPMENT
1100 JORIE BOULEVARD - SUITE 140
OAK BROOK, ILLINOIS 60623

DWG. # 9248
CA110
SHEET 4 OF 12