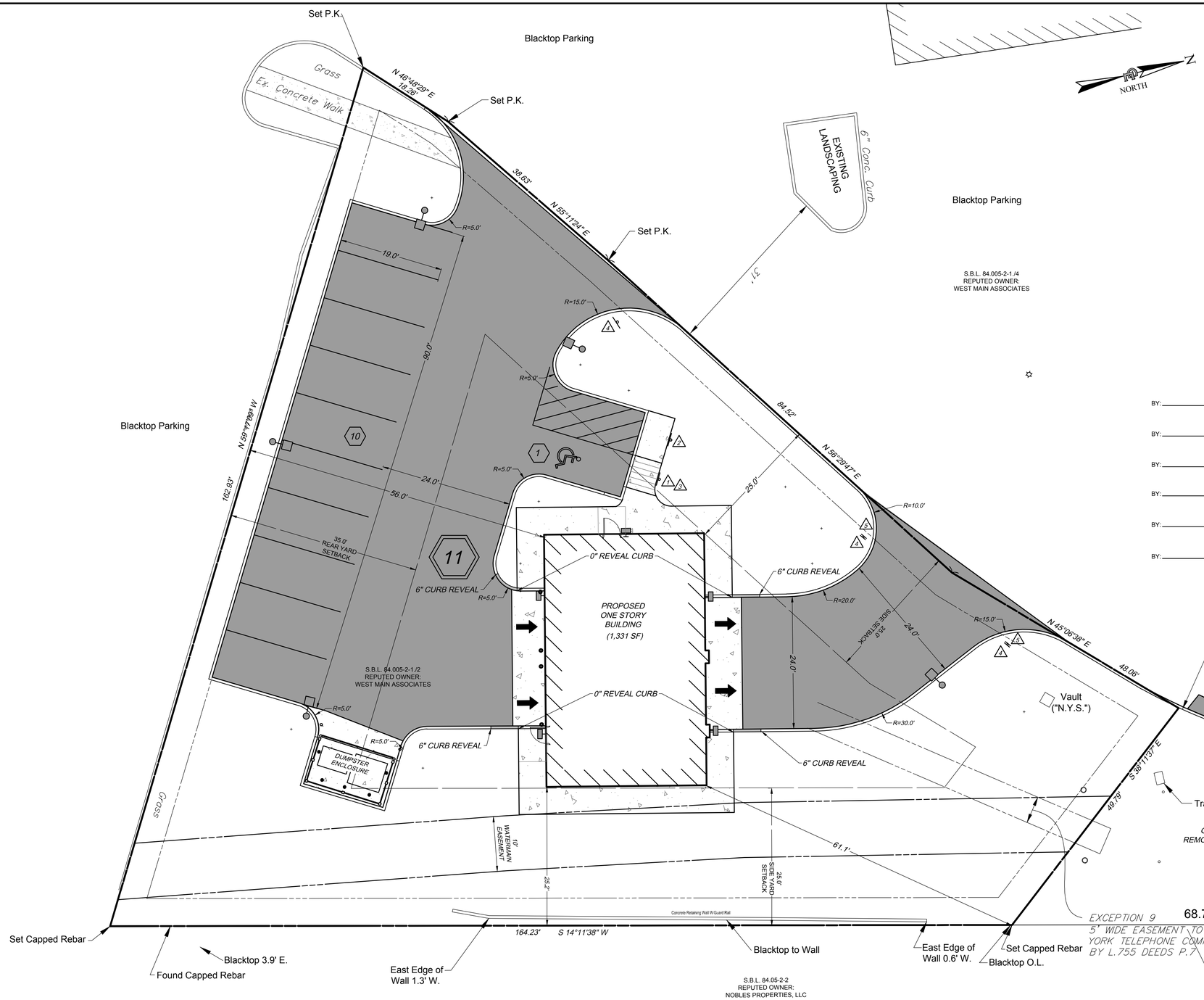

SITE LINE & SYMBOL LEGEND

- 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 SIGNS
- EXISTING STOCKADE & CHAIN LINK FENCE
- EXISTING BARB WIRE FENCE
- EXISTING UTILITY POLE , GUY ANCHOR & UTILITY POLE WITH LIGHT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE CURB OR ASPHALT CURB
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED SIGNS

APPROVAL SIGNATURES

BY: _____ DATE: _____

BY: _____ DATE: _____

BY: _____ DATE: _____

BY: _____ DATE: _____

BY: _____ DATE: _____

BY: _____ DATE: _____

SITE DATA

425 WEST MAIN STREET
TAX PARCEL NO. 84.005 - 2 - 1./2

1. TOTAL PARCEL AREA: 0.394± ACRES (17167 S.F.)
2. C-2

   AUTOMOTIVE REPAIR - SPECIAL USE PERMIT REQUIRED

   BUILDING FRONTS WEST MAIN STREET
3. PROPOSED BUILDING S.F. AREA: 1,324±
4. DISTRICT REGULATIONS:

REQUIREMENTS	REQUIRED	PROPOSED
FRONT	25'	80'
SIDE	25'	25'
REAR	35'	56.4'
LANDSCAPING (SIDE YARD)	5'	5' (MIN.)
BUILDING HEIGHT	18' MAX.	18'

5. PARKING SPACE REQUIREMENT PER §190-39 FOR AUTO REPAIR USE:

   1 SPACE PER 200SF SALES FLOOR AREA = (43 SF/200 SF =0.22, OR 1 SPACE)
   1 SPACE PER 600SF SERVICE FLOOR AREA = (776 SF/600 SF = 1.29, OR 2 SPACES)
   1 SPACE PER COMPANY VEHICLE = N/A

   TOTAL PARKING REQUIRED = 3 SPACES

   PARKING PROVIDED:

   ADA/HANDICAP 1 SPACES

   TOTAL PARKING SPACES 11 SPACES
6. EXISTING GREEN SPACE: 4,125 SQ. FT. (24%)

   PROPOSED GREEN SPACE: 8,102 SQ. FT. (47%)
7. PROPOSED AREA OF DISTURBANCE : 0.39 ACRES (ENTIRE SITE)

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"	1
2	NO PARKING ANY TIME	R7-1	12"x18" RED ON WHITE	"C"	7'-0"	1
3	VAN ACCESSIBLE	R7-8B	12"x6" WHITE ON BLUE	"C"	7'-0"	1
4	STOP	RI-IC	30"x30" OCTAGONAL WHITE ON RED	"A"	7'-0"	3
5	DO NOT ENTER	R5-1	30"x30" RED ON WHITE	"C"	7'-0"	2

Dig Safely. New York — Call 811 before you dig

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

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NO.	DATE	REVISION	BY	CHKD.	APVLS.
3	2024-04-09	UPDATED FOR NYSDOT UTILITY PERMIT	WTA	WTA	
2	2024-03-01	REVISED PER UPDATED ARCHITECTURE AND UTILITY CHANGES.	ELO	WTA	ERG
1	2023-08-24	REVISED PER UPDATED ARCHITECTURE.	WTA	ELO	--

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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. RITCHEY — 096184 — LICENSED PROFESSIONAL ENGINEER

PROJECT MANAGER	E.R.G.
DRAWN BY	W.T.A.
BOUNDARY	BY OTHERS
TOPO/BASE	BY OTHERS
DATE	06/30/2023
SCALE	1"=10'

COSTICH ENGINEERING
217 Lake Avenue
Rochester, NY 14608
(585) 458-3020

- Civil Engineering
- Land Surveying
- Landscape Architecture

TITLE OF PROJECT	TAKE 5 OIL CHANGE 425 W. MAIN STREET, BATAVIA, NY
TITLE OF DRAWING	SITE PLAN
LOCATION OF PROJECT	TAX PARCEL NO. 84.005-2-1./2 TOWN LOT 5, TOWNSHIP 12 , RANGE 2 , SECTION 3, COUNTY OF GENESEE, STATE OF NEW YORK
CLIENT	QUATTRO DEVELOPMENT LLC 110 JORIE BLVD SUITE 140 OAKBROOK, ILLINOIS 60523
DWG. #	9106 CA110 SHEET 3 OF 11