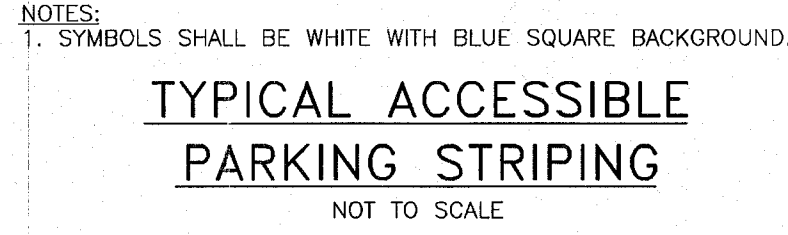
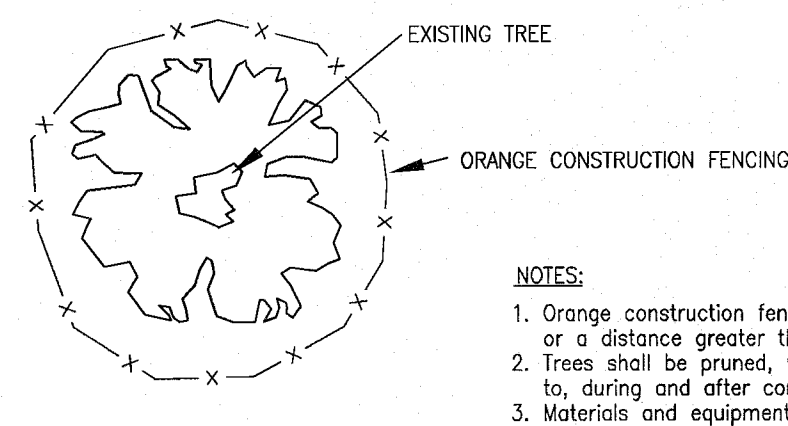


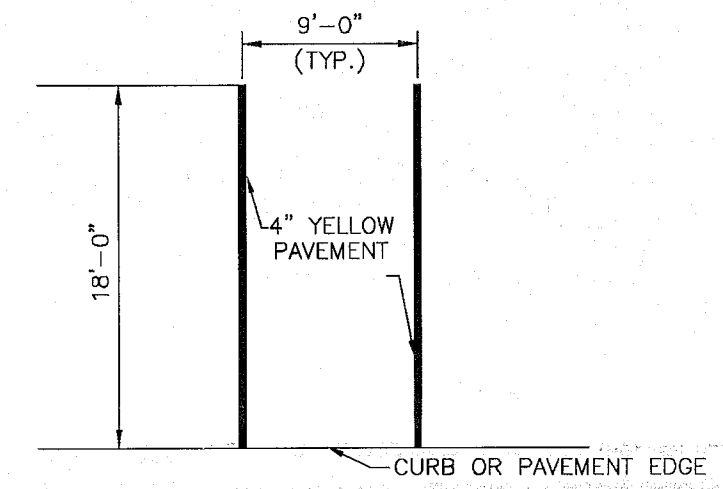
NOTE: SYMBOL SHALL BE WHITE WITH BLUE SQUARE BACKGROUND.
ACCESSIBLE PARKING DETAIL
 NOT TO SCALE



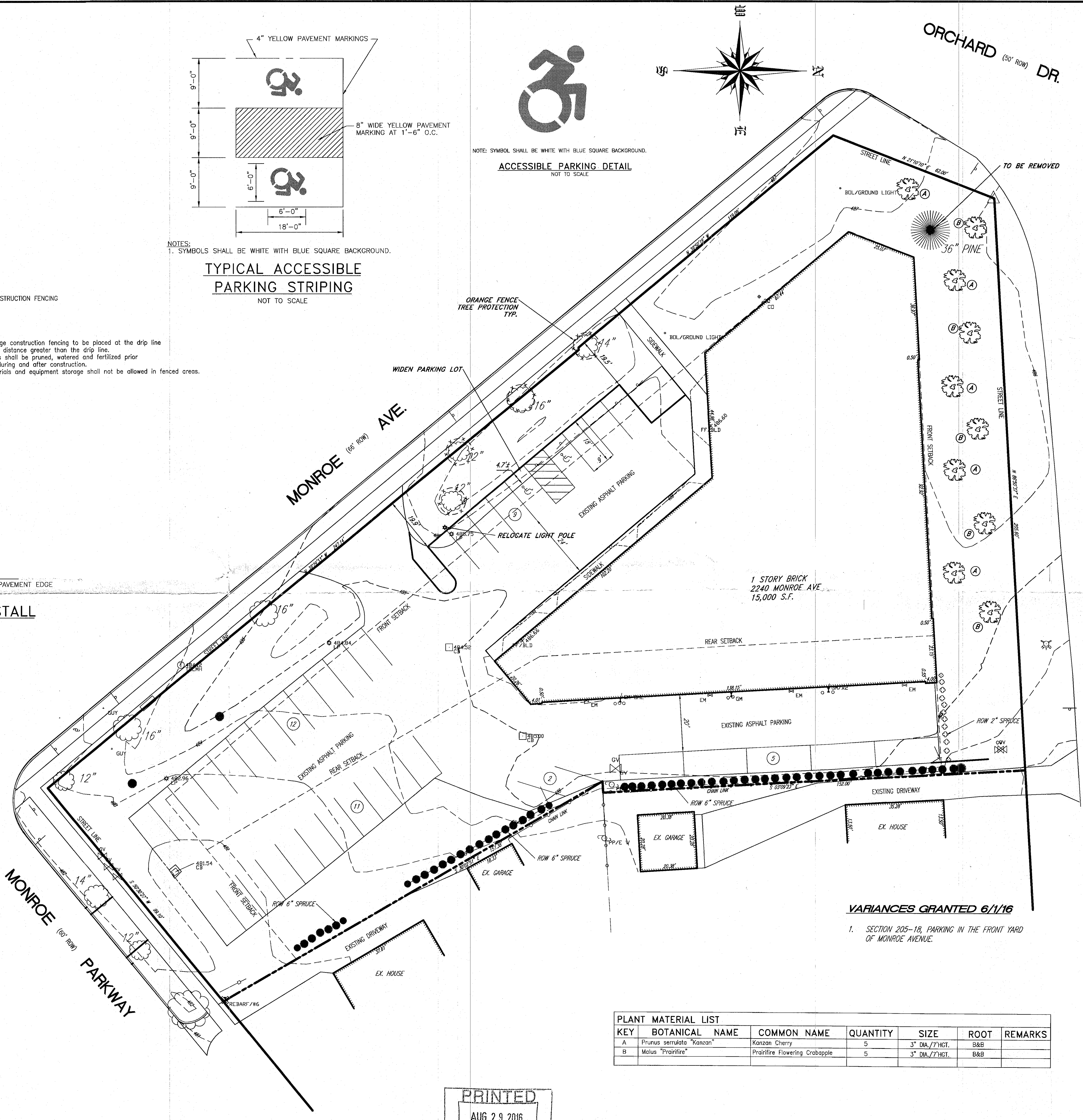
NOTES:
 1. SYMBOLS SHALL BE WHITE WITH BLUE SQUARE BACKGROUND.
TYPICAL ACCESSIBLE PARKING STRIPING
 NOT TO SCALE



NOTES:
 1. Orange construction fencing to be placed at the drip line or a distance greater than the drip line.
 2. Trees shall be pruned, watered and fertilized prior to, during and after construction.
 3. Materials and equipment storage shall not be allowed in fenced areas.



TYPICAL PARKING STALL
 NOT TO SCALE



ZONING:
 ZONING: LOW INTENSITY COMMERCIAL DISTRICT (BE-F)
 LOT AREA = 1.243 ACRES (54,145 SQ. FT.)
 MINIMUM LOT AREA = 8,500 SQ. FT.
 LOT WIDTH = 366.23 FT.
 MINIMUM LOT WIDTH = 75 FT.

SETBACKS: FRONT = 30 FT. MIN.
 EXISTING = 30 FT.
 SIDE YARD = 10 FT. MIN.
 EXISTING = N/A
 REAR = 50 FT. MIN.
 EXISTING = 33 FT.

MAXIMUM GROSS FLOOR AREA = 7,000 SQ. FT.
 EXISTING GROSS FLOOR AREA = 15,000 SQ. FT.
 PROPOSED GROSS FLOOR AREA = 15,000 SQ. FT.

MAXIMUM FIRST FLOOR GROSS AREA = 3,500 SQ. FT.
 EXISTING FIRST FLOOR GROSS AREA = 15,000 SQ. FT.
 PROPOSED FIRST FLOOR GROSS AREA = 15,000 SQ. FT.

MAXIMUM HT. = 40 FT.
 EXISTING BUILDING HEIGHT = 20 FT.

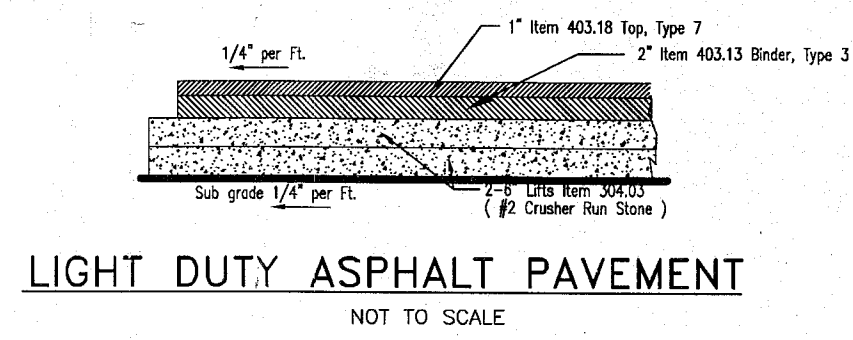
EXISTING IMPERVIOUS AREAS:
 BUILDINGS = 15,000 S.F.
 PAVEMENT = 18,170 S.F.
 WALKS = 913 S.F.
 TOTAL = 34,083 S.F.

PROPOSED IMPERVIOUS AREAS:
 BUILDING = 15,000 S.F.
 PAVEMENT = 18,232 S.F.
 WALKS = 913 S.F.
 TOTAL = 34,145 S.F.

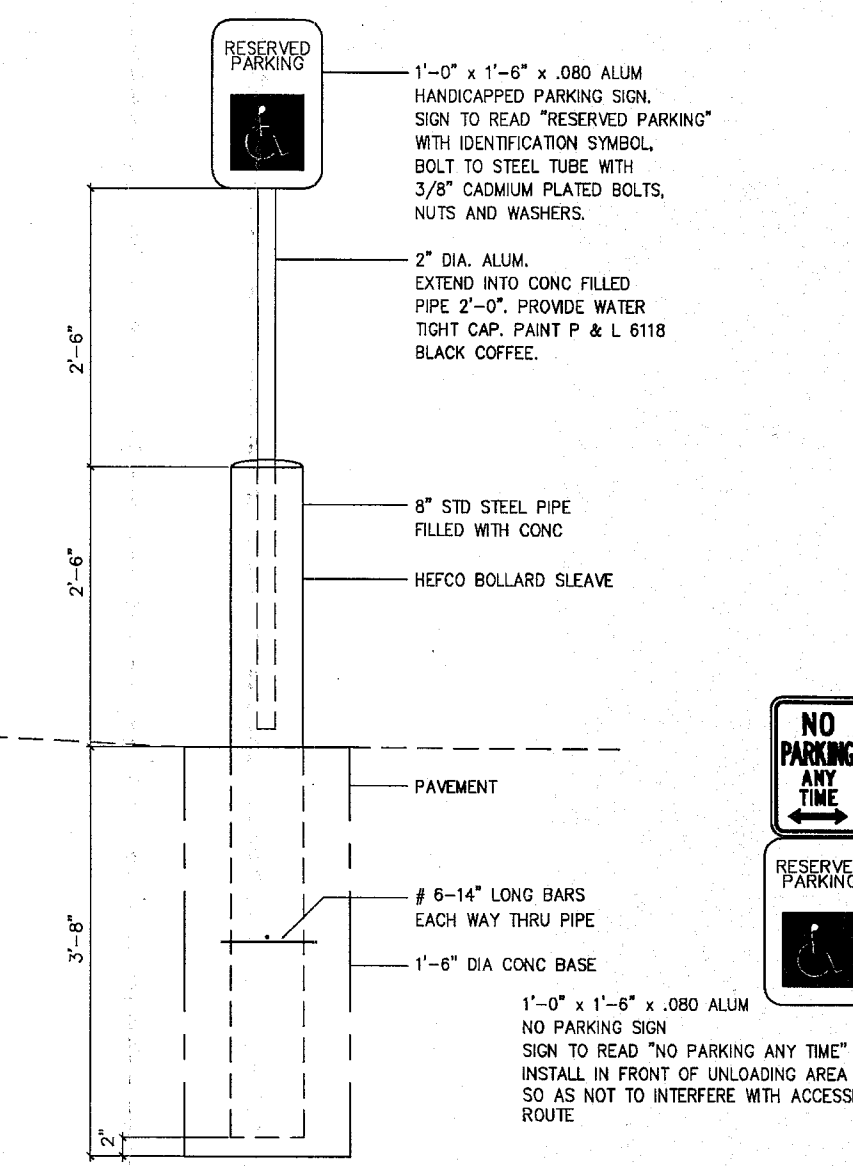
MAXIMUM COVERAGE = 65% MAX.
 EXISTING COVERAGE = 34,083 SQ. FT. / 54,145 SQ. FT. = (62.9%)
 PROPOSED COVERAGE = 34,131 SQ. FT. / 54,145 SQ. FT. = (63.0%)

MAXIMUM DENSITY = 10,000 S.F./ACRE
 EXISTING DENSITY = 12,068 SQ. FT./ACRE
 PROPOSED DENSITY = 12,068 SQ. FT./ACRE

PARKING:
 1 SPACE / 300 SF = 50 SPACES
 EXISTING SPACES = 32
 PROPOSED SPACES = 39



LIGHT DUTY ASPHALT PAVEMENT
 NOT TO SCALE



HANDICAP PARKING SIGN
 NOT TO SCALE

PLANT MATERIAL LIST

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	ROOT	REMARKS
A	Prunus serotina "Kanzan"	Kanzan Cherry	5	3" DIA./7'HGT.	B&B	
B	Malus "Prairifire"	Prairifire Flowering Crabapple	5	3" DIA./7'HGT.	B&B	

PRINTED
 AUG 29 2016
 McMAHON LaRUE ASSOCIATES, P.C.

BRIGHTON

LOCATION SKETCH
 N.T.S.

DATE	REVISIONS	BY:
9/22/16	ADDED TREE REMOVAL	GWM
7/1/16	ADDED TOWN COMMENTS	GWM

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2208 AND APPLIES TO THIS DRAWING:

"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

McMahon LaRue Associates, P. C.
 Engineers & Surveyors
 822 Holt Road
 Webster, NY 14580
 (585) 436-1080
 www.McMahon-LaRue.com

CLIENT:
 GLAVIN REALTY GROUP
 400 EAST AVE., SUITE 400
 ROCHESTER, NY 14604

PROJECT:
 2240 MONROE AVENUE

DRAWING:
 SITE PLAN

TOWN LOT 22
 TOWNSHIP 13, RANGE 7
 PHELPS AND GORHAM PURCHASE
 TOWN OF BRIGHTON, MONROE COUNTY
 STATE OF NEW YORK

DESIGNED BY: GWM
DRAWN BY: GWM
CHECKED BY: AIL
SBL #: 137.14-02-069
PROJ. NO.: 1326-00
DATE: APRIL 2016
SCALE: 1"=20'

SHEET 1 **OF** 1 **CADD FILE** SITE