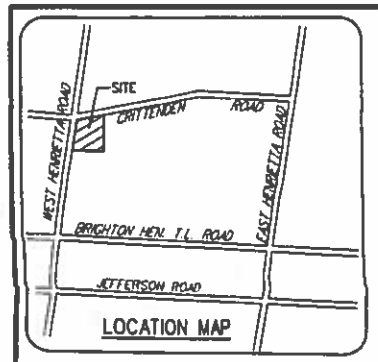
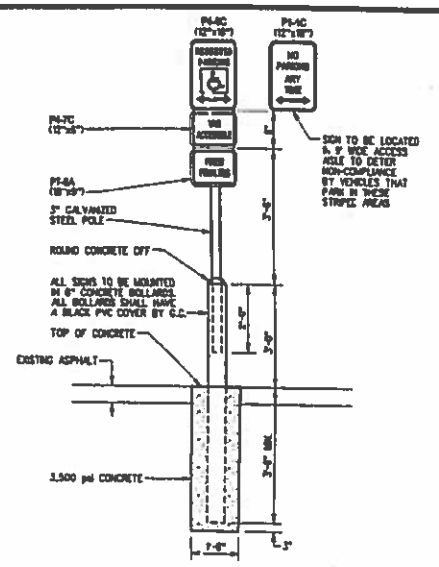


LOCATION MAP

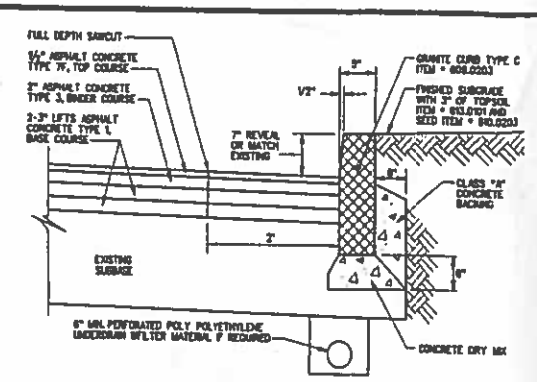
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EVISTING CURE
- EXISTING FENCE
- LP — EXISTING LIGHT
- (1) — PROPOSED PARKING SPACES

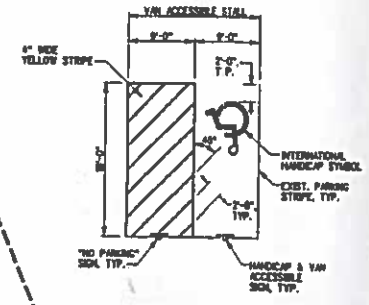


NOTES:
1. ACCESSIBLE PARKING SIGNS SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
2. ADAAG STATES THAT THE BOTTOM OF THE LOWEST ADAAG (ADA) REQUIRED SIGN IS 3'-0" ABOVE PAVEMENT, SOME LOCAL JURISDICTIONS WILL REQUIRE THE SIGNS TO BE EXACTLY 7'-0". THE S.C. IS TO VERIFY LOCAL REQUIREMENTS. ALL ADA ASSOCIATED SIGNS TO BE 7'-0" MIN. UNLESS THE TOWN REQUIRES 9'-0".
3. ALL SIGNS MUST BE INSTALLED PERPENDICULAR TO THE PARKING STALL.

ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



GRANITE CURB REPLACEMENT DETAIL
ITEM 606.0401N
NOT TO SCALE



STRIPING DETAIL AT HANDICAP PARKING
NOT TO SCALE

SITE NOTES

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER'S CONSTRUCTION DIVISION.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL AND SATISFACTORY MANNER.
3. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREAS OF CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
5. HIGHWAY DRAINAGE ALONG THE COUNTY HIGHWAY MUST BE MAINTAINED. THE APPLICANT WILL BE RESPONSIBLE FOR ALL REQUIRED GRADING IN THE COUNTY RIGHT-OF-WAY.
6. ALL DEMOLITION MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROPRIATE LOCATION ACCORDING TO STATE AND LOCAL LAW.
7. ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION EITHER BY MULCH OR TEMPORARY SEEDING WITHIN TWO WEEKS OF DISTURBANCE.
8. THE PARKING LOT SHALL BE STRIPED AS PER THE REQUIREMENTS OF THE BRIGHTON COMPREHENSIVE DEVELOPMENT REGULATIONS.
9. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS OR HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
10. CONTRACTORS SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY CONDITIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR BEING TRACKED INTO THE R.O.W. AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT CONSTRUCTION.
11. BEST MANAGEMENT PRACTICES (BMP's) AND CONTROLS SHALL CONFORM TO STATE OR LOCAL REQUIREMENTS AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT CONTROLS AS NECESSITATED BY SITE CONDITIONS.
12. CONTRACTOR SHALL MINIMIZE GROUND DISTURBANCE TO THE MAXIMUM EXTENT PRACTICAL. DISTURBANCE SHOULD NEVER BE GREATER THAN ONE (1) ACRE.
13. CONTRACTOR SHALL CONTROL WASH WATER, OIL AND GREASE, DUST, GARBAGE AND SEDIMENT ON-SITE AND PREVENT ANY FROM LEAVING THE SITE OR COMMINGLING WITH STORMWATER DISCHARGES.
14. ALL CONSTRUCTION VEHICLES SHALL ENTER AND EXIT THE SITE THROUGH ONE OF THE PAVED DRIVEWAYS.
15. OWNER TO RESTRICT TENANTS TO HAVING TRUCK DELIVERIES DURING PEAK HOURS ENTER FROM A LEFT OFF CRITTENDEN AND EXIT BY TURNING LEFT OR RIGHT ONTO WEST HENRIETTA ROAD.
16. AFTER NCDOT APPROVES THIS PROJECT, A 138 HIGHWAY PERMIT AND A 2387 PERMIT WILL BE REQUIRED.
17. ALL MATERIALS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE NCDOT STANDARDS AND DETAILS IN EFFECT WHEN INSTALLED.
18. HIGHWAY DRAINAGE ALONG THE COUNTY HIGHWAY MUST BE MAINTAINED. THE APPLICANT WILL BE RESPONSIBLE FOR ALL REQUIRED GRADING IN THE COUNTY RIGHT-OF-WAY.

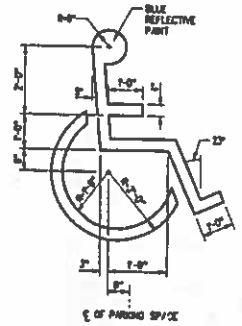
SEED SCHEDULE

4-5 LBS/1,000 S.F.

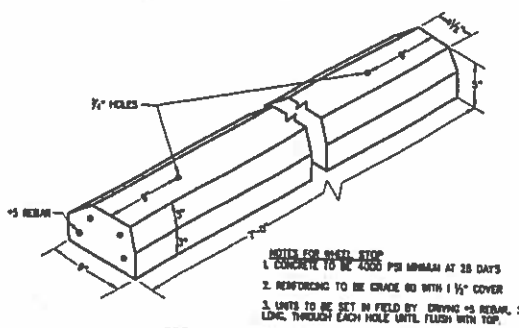
65% FINE FESCUS (RELIANT OR BIJART)
20% PERENNIAL RYEGRASS (ALL-STAR OR DSAHER II)
15% KENTUCKY BLUEGRASS BLEND (USE AT LEAST 3 CULTIVARS)

ZONING: BF-2 - GENERAL COMMERCIAL USE: COMMERCIAL PLAZA			
PARCEL CRITERIA:	CODE:	EXISTING	PROPOSED
MIN. AREA (S.F.)	10,000 SF	+/- 46,525 SF	NO CHANGE
MIN. WIDTH	150'	173'	NO CHANGE
FRONT SETBACK	60'	67' / 57'	NO CHANGE
SIDE SETBACK	10'	20'	NO CHANGE
REAR SETBACK	20'	28'	NO CHANGE
MAX OF A (S.F.)	---	+/- 10,112 SF	NO CHANGE
BUILDING HEIGHT	40'	+/- 15'	NO CHANGE
STORIES	3	1	NO CHANGE
LOT COVERAGE	65%	79.6% *	79.0% *
GREENSPACE	---	9,500 SF	9,750 SF
FRONT PARKING SETBACK	20'	7' *	NO CHANGE
PARKING RATIO: COMMERCIAL AND RESTAURANT	1 SPA /300 SF AND 1 SPA /100 SF * 1 SP A PER LARGEST SHIFT	1 SPA /300 SF AND 1 SPA /100 SF * 1 SP A PER LARGEST SHIFT	1 SPA /300 SF AND 1 SPA /100 SF * 1 SP A PER LARGEST SHIFT
PARKING NUMBER	41	41	44
SPACE SIZE	9' X 18'	9' X 18'	9' X 18'

* PRE-EXISTING, NON-CONFORMING CONDITION.

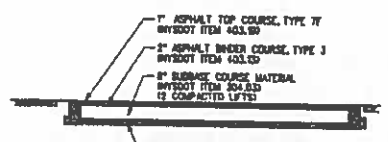


INTERNATIONAL HANDICAP SYMBOL - PAINTED BLUE
NOT TO SCALE

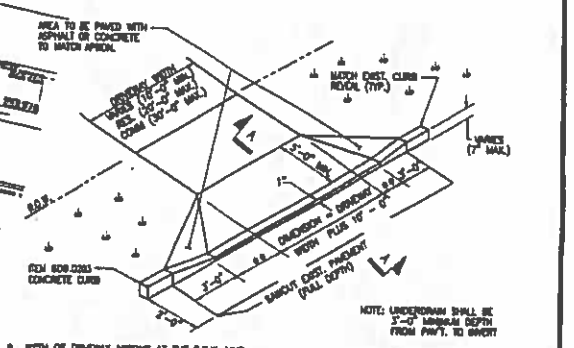


NOTES FOR WHEEL STOP
1. CONCRETE TO BE 4000 PSI MINIMUM AT 28 DAYS
2. REINFORCING TO BE GRADE 60 WITH 1 ½" COVER
3. UNITS TO BE SET IN FIELD BY DRIVING #5 REBAR, 24" LONG, THROUGH EACH HOLE UNTIL FLUSH WITH TOP.

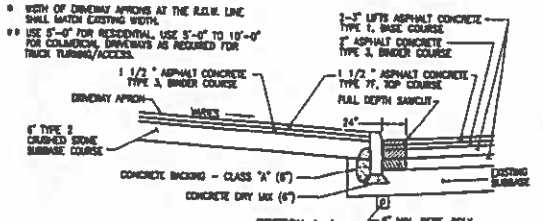
PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



PAVEMENT REPAIR (IF REQUIRED)
NOT TO SCALE



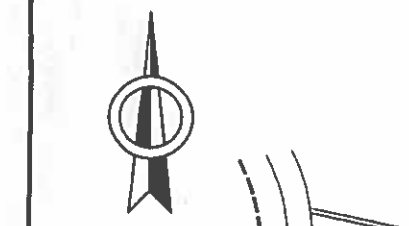
* WIDTH OF DRIVEWAY APRONS AT THE R.O.W. LINE SHALL MATCH EXISTING WIDTH.
** USE 5'-0" FOR RESIDENTIAL, USE 5'-0" TO 18'-0" FOR COMMERCIAL DRIVEWAYS AS REQUIRED FOR TRUCK TURNING/ACCESS.



SECTION A-A

NOTES:
1. USE CURB CUTTING SAW TO SAWCUT EXISTING CURB TO NEW DRIVEWAY DIMENSIONS.
2. IF CURB REPLACEMENT ALLOWED, EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO CURB REPLACEMENT. ALL PAVEMENT JOINTS SHALL BE TACK COATED AND SEALED WITH BITUMINOUS SEALER.
3. TOPSOIL AND SEED ALL DISTURBED AREAS WITH TOPSOIL ITEM NO. 613.0101 AND SEED ITEM NO. 610.0203.
4. EXPANSION JOINT MATERIAL TO BE PLACED A.O.B.E.
5. IT IS DESIRABLE THAT DRIVEWAYS TO COUNTY ROADS BE PAVED TO THE RIGHT-OF-WAY LINE. THE DRIVEWAY SHALL SLOPE AWAY FROM THE OUTSIDE EDGE OF THE SHOULDER AT A MINIMUM OF 1/2 INCH PER FOOT TO THE CENTERLINE OF DRAINAGE.
6. REPLACE PAVEMENT IN KIND WITH WHAT IS EXISTING, UNLESS CONDITIONS EXIST WHERE THAT ISN'T FEASIBLE, THEN INSTALL SECTION AS APPROVED BY THE DEPARTMENT'S ENGINEER OR HIGHWAY MAINTENANCE MANAGER. THE MINIMUM SECTION APPROVED SHALL BE 8 INCHES OF TYPE 2 SUBBASE (CRUSHER RUN STONE), 2" OF ASPHALT CONCRETE TYPE 3 BINDER AND 1 1/2 " OF ASPHALT CONCRETE TYPE 7F TOP.
7. REFER TO CONCRETE APRON OR DRIVEWAY SECTION DETAIL FOR CONCRETE DRIVEWAYS.

DRIVEWAY APRON WITH GRANITE CURB



UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209

NO.	DATE	DESCRIPTION
3		
2		
1		

REVISIONS

DATE

TYLIN INTERNATIONAL
255 EAST AVENUE
ROCHESTER, NY 14604
(585) 512-2000

DRAWING TITLE: CONSTRUCTION SITE PLAN
PROJECT NAME: CRITTENDEN CORNERS PLAZA
17TH CRITTENDEN ROAD
CLIENT: JAY BIRNBAUM COMPANY
2550 CLOVER STREET, PITTSFORD, NY 14534

PROJECT NO.: 43.5234.00	PROJ. MGR.: RLB
DATE: 1/5/11	DRWN. BY: MDW
SCALE: 1"=20'	CHKD. BY: RLB
DRAWING NO.: CSP-1	
SHEET NO.	