



LANDS N/F OF
CARMELA SPINOSA
BK. 11174, PG. 665
SECTION 140.01 BLOCK 2 LOT 1.1

ZONE: GB
(GENERAL BUSINESS)

LANDS N/F OF
JAMES TRAU
BK. 10898, PG. 687
SECTION 140.01 BLOCK 2 LOT 6.1

LANDS N/F OF
DIPRIMA PROPERTIES III, LLC
BK. 10790, PG. 219
SECTION 140.01 BLOCK 2 LOT 3

ZONE: GB
(GENERAL BUSINESS)

NEW YORK STATE ROUTE 250
FAIRPORT NINE MILE POINT ROAD

PARCEL 2
SECTION 140.01 BLOCK 2 LOT 6.998
AREA: 3.817 ACRES

ZONE: R-1-15
(RESIDENTIAL)

LANDS N/F OF
HUNG TRAN & HA NGUYEN
BK. 9817, PG. 450
SECTION 140.01 BLOCK 4 LOT 34.21

LANDS N/F OF
MALCHO'S 2140 FAIRPORT-NINE MILE
POINT HOLDINGS, LLC
BK. 11776, PG. 421
SECTION 140.01 BLOCK 2 LOT 5.1

ZONE: GB
(GENERAL BUSINESS)

LANDS N/F OF
MICHAEL & DIANNE CURR
BK. 8627, PG. 527
SECTION 140.01 BLOCK 4 LOT

LANDS N/F OF
WILLARD & ISABELLA WALTE
BK. 8324, PG. 577
SECTION 140.01 BLOCK 4 LOT

ZONING ANALYSIS TABLE			
ZONING DISTRICT	GB - GENERAL BUSINESS		
OVERLAY DISTRICT	250 / 441 OVERLAY DISTRICT		
REQUIRED PERMIT	SITE PLAN APPROVAL, CONDITIONAL USE PERMIT		
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	N/A	±1.48 ACRES	±2.12 ACRES
MIN. LOT WIDTH	N/A	±86.4'	NO CHANGE
MAX. BLDG COVERAGE	65%	N/A	±6.0%
MIN. FRONT SETBACK	80'	N/A	±71.7' (CANOPY) (V) / ±80.1' BLDG
MIN. SIDE SETBACK	20'	N/A	±8.7' (CANOPY) (V) / ±56.1' (BLDG)
MIN. REAR SETBACK	30'	N/A	±160.9' (CANOPY) / ±158.3' (BLDG)
MAX. BUILDING HEIGHT	40'	N/A	<±24'
MAX. IMPER. COVERAGE	70% (1)	±83.1%	±69.4%
PARKING SPACES	115	92	±115 (10 BARKED)
ACCESS. PARKING SPACES	5	3	±5
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT	USE/CATEGORY: RESTAURANT REQUIRED PARKING: 1.5 SPACES PER 2 PERSONS OF LEGAL OCCUPANCY PLUS ONE FOR EACH EMPLOYEE CALCULATION: 169 PERSONS / 2 PERSONS * 1.5 SPACES + 21 EMPLOYEES = 148 SPACES 20% REDUCTION ALLOWED BY PLANNING BOARD = 119 SPACES		

SITE PLAN DESIGN NOTES & KEY PLAN

- 1 DIRECTIONAL ARROW (TYP)
- 2 DRIVE-THRU GRAPHICS (TYP)
- 3 STOP BAR GRAPHIC (TYP)
- 3A DO NOT ENTER GRAPHIC (TYP)
- 4 PAINT ACCESSIBLE PARKING SYMBOL (TYP)
- 5 SITE SIGNAGE
ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION AND NEW YORK STATE SUPPLEMENT; REFER TO SIGN PLAN BY OTHERS
- 5A STOP SIGN
- 5B ACCESSIBLE SIGN WITH BOLLARD BASE
- 5C "DO NOT ENTER" SIGN
- 5D "NO PARKING" SIGN WITH BOLLARD BASE
- 5E CATERING AND CARRY-OUT SIGN WITH BOLLARD BASE
- 5F NOT USED
- 5G NOT USED
- 5H NOT USED
- 6 STANDARD PARKING STALL (TYP)
- 7 SIDEWALK ACCESSIBLE RAMP (TYP)
- 8 LIMIT OF PROP CONC. CURB
- 9 DRIVE-THRU WINDOW PLAN
- 10 DRIVE-THRU ISOMETRIC (REFER TO ARCH. PLANS AND CFA DETAILS)
- 11 CONCRETE CURB (TYP)
- 12 MONOLITHIC CURB AND SIDEWALK (TYP)
- 13 REFUSE ENCLOSURE FOUNDATION (REFER TO ARCH. PLANS AND CFA DETAILS)
- 14 TYPICAL ASPHALT PAVEMENT SECTION
- 15 FLUSH CURB
- 16 TYPICAL CONCRETE PAVEMENT SECTION
- 17 CLEARANCE BAR
- 18 FLAGPOLE (50' TALL)
- 19 TRANSFORMER WITH BOLLARDS (IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS)
- 20 ROOF DOWNSPOUT (TO CONNECT TO SITE DRAINAGE SYSTEM)
- 21 1,500 GAL. GREASE INTERCEPTOR (PER UTILITY PROVIDER REQS.)
- 22 AREA LIGHT AND POLE (REFER TO SITE PHOTOMETRIC PLAN BY OTHERS; TYP)
- 23 MENU BOARD & CANOPY ORDERING STATION
- 24 LANDSCAPED AREA
- 25 ACCESSIBLE LANDING AREA (TYP)
- 26 TRANSITION CURB (3' TYPICAL EXCEPT RAMPS AND DELIVERY CANOPY)
- 27 SEASONAL OUTDOOR SEATING AREA (REFER TO ARCH. PLANS)
- 28 4" WIDE WHITE STRIPE (TYP)
- 29 4" WIDE STRIPES @ 3" O.C., YELLOW REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE
- 30 NOT USED
- 31 PROPOSED CROSSWALK
- 32 DRIVE-THRU MAGNETIC DELINEATOR
- 33 PROP. EDGE OF CONCRETE PAVEMENT
- 34 PROP. CONCRETE SIDEWALK
- 35 PROP. ASPHALT SIDEWALK
- 36 PROP. BLACK ALUMINUM FENCE
- 37 PROP. LANDSCAPE KNEE WALL
- 38 4" WIDE DOUBLE YELLOW STRIPES (TYP.)
- 39 PROP. ASPHALT WALK
- 40 4" WIDE BLUE STRIPE (TYP.)
- 41 PROP. RELOCATED FIRE HYDRANT
- 42 PROP. SANITARY SEWER MANHOLE
- 43 PROP. CATCH BASIN
- 44 PROP. FLARED END SECTION (FES)
- 45 PROP. DRAINAGE MANHOLE
- 46 PROP. SANITARY CLEANOUT
- 47 NOT USED
- 48 PROP. WOOD GUIDERAIL
- 49 NOT USED
- 50 PROP. 6" MOUNTABLE CURB
- 51 NOT USED
- 52 NOT USED
- 53 PROP. BOLLARD
- 54 NOT USED
- 55 ORDER CANOPY (REFER TO PLANS BY OTHERS)
- 56 OUTSIDE MEAL DELIVERY CANOPY (REFER TO PLANS BY OTHERS)
- 57 CANOPY COLUMN (REFER TO PLANS BY OTHERS)
- 58 PROP. RELOCATED SHARED ACCESS/PARKING EASEMENT AREA
- 59 PROP. STORMWATER MANAGEMENT ACCESS AND INSPECTION EASEMENT AREA
- 60 PROP. RELOCATED MCWA EASEMENT AREA
- 61 NOT USED
- 62 NOT USED
- 63 PROP. LIMIT OF DISTURBANCE
- 64 NOT USED
- 65 PROP. CASH STATION

(1) PER § 250-6.3f(2), IN CASES WHERE SHARED ACCESS HAS BEEN IDENTIFIED AND IMPLEMENTED, SAID PROPERTIES SHALL BE SUBJECT TO MAXIMUM 70% DEVELOPABLE AREA AND MINIMUM 30% OPEN SPACE.



REVISIONS			
REV	DATE	COMMENT	BY
1	2022-06-03	PER TOWN COMMENTS	KHB
2	2022-07-07	PER TOWN COMMENTS	KHB
3	2023-03-17	MISC UPDATES	KHB
4	2023-03-31	TECHNICAL SUBMISSION	KHB
5	2023-05-11	MISC UPDATES	KHB
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MONROE COUNTY
STATE OF NEW YORK

SHEET TITLE
SITE PLAN

- Preliminary
- 80% Submittal
- For Construction

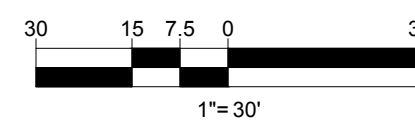
Job No. : B210218
Store : #05071
Date : 04/28/2022
Drawn By : KHB
Checked By : TCF

Sheet
C-2.0

GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



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