



1. SITE IS LOCATED IN FLOOD ZONE X, AS PER FLOOD INSURANCE RATE MAP, COMMUNITY NO. 360435, MAP NO. 360595C01356, DATED: AUGUST 28, 2008.
2. ALL GOVERNMENT DOCUMENTS ARE LOCATED WITHIN THE SCOPE OF THIS SITE.
3. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. ALL UTILITIES SHALL BE FIELD STAKED BEFORE COMMENCING ANY WORK. CONTRACTORS ARE CAUTIONED TO NOTIFY CENTRAL STAKEOUT, NUMBER 1-800-962-7962, FOR LOCATION OF UNDERGROUND UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
4. THE LOT IS NOT FOR TRANSFER OF TITLE.
5. THERE SHALL BE NO AUTOMOBILE PARKING OFF PAVEMENT OR IN THE REAR OF THE EXISTING BUILDING.
6. LIGHT SPILL FROM THE PROPOSED LIGHTING SHALL REMAIN ON SITE.
7. THE EXISTING WATER SERVICE TO THE BUILDING IS A 1" COPPER SERVICE TO A SINGLE METER.

1. THIS PROJECT IS LESS THAN 200' FROM THE NEAREST MONROE COUNTY MONUMENTATION AND IS NOT TIED INTO MONROE COUNTY MONUMENTS.
2. ALL BEARINGS SHOWN ARE BASED ON LIBER 315 OF MAPS, PAGE 51
3. THE PERIMETER SURVEY AND TIES TO CONTROL MONUMENTS WERE ACCOMPLISHED BY PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.
4. PROJECT SITE BENCH MARK: NORTH BONNET BOLT OF HYDRANT AS SHOWN ON THIS PLAN, ELEVATION=172.33'.

1. HIGHWAY DRAINAGE ALONG THE COUNTY HIGHWAY MUST BE MAINTAINED. THE APPLICANT WILL BE RESPONSIBLE FOR ALL THE REQUIRED GRADING IN THE COUNTY RIGHT-OF-WAY.
2. THE PERMITTER SHALL MAINTAIN A DRAINAGE ALTERNATE TO THE DRAINAGE TYPE AND SIZE DETERMINED BY THE MONROE COUNTY DIRECTOR OF TRANSPORTATION.
3. AFTER M.C.D.O.T. APPROVES THIS PROJECT, A 136 HIGHWAY PERMIT AND A 239F PERMIT WILL BE REQUIRED.
4. INSURANCE COVERAGE FOR THE PROJECT WILL BE REQUIRED AS PER CONDITION OF THESE PERMITS.
5. ALL MATERIALS INSTALLED IN THE COUNTY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE MONROE COUNTY DEPARTMENT OF TRANSPORTATION STANDARDS AND DETAILS IN EFFECT WHEN INSTALLED.
6. ALL UTILITIES ARE TO BE BORED ACROSS THE COUNTY HIGHWAY.
7. THE OWNER AGREES TO TRIM AND MAINTAIN THE VEGETATION (INCLUDING TREES AND BRUSH) WITHIN THE COUNTY R.O.W. IN ORDER TO MAINTAIN ADEQUATE SIGHT DISTANCE.

ZONING: RETAIL BUSINESS (B-1)
TAX ACCOUNT NO.: 084.020-01-038
ADDRESS: 5605 BROCKPORT SPENCERPORT ROAD
TOTAL SITE AREA: 1.348± ACRES
AREA OF DISTURBANCE: 0.18± ACRES

<u>SETBACK REQUIREMENTS:</u>		<u>EXISTING:</u>	<u>PROPOSED ADDITION:</u>
FRONT:	75'	173.6'	173.5'
SIDE:	25'	57.3'	30.4'
REAR:	25'	20.6'	20.6'

<u>LOT REQUIREMENTS:</u>			
WIDTH:	100'	279.0'	279.0'
DEPTH:	200'	244.2'	244.2'
AREA:	20,000 SF	58,700 SF	58,700 SF
BLDG. COVERAGE:	20%	10%	14.5%
IMPERVIOUS COVERAGE:		66.7%	70%
OPEN AREA:	30%	33.3%	30%
MAXIMUM HEIGHT:	36'	ONE STORY	25'

OWNER:
JOSEPH & ANNA ROSSI
33 COLBY STREET
SPENCERPORT, NY 14559

DEVELOPER:	TENANT: BENTLEY BROTHERS, INC. LAURA BENTLEY 5605 BROCKPORT SPENCERPORT ROAD BROCKPORT, NY 14420
BENTLEY BROTHER, INC.	DATE

PLANNING BOARD CHAIR	DATE	TOWN ENGINEER	DATE
HIGHWAY SUPERINTENDENT	DATE	FIRE MARSHALL	DATE

BENTLEY BROTHERS, INC.

5605 BROCKPORT-SPENCERPORT ROAD

SITUATE IN :
TOWN LOT 6, SECTION 11, TOWNSHIP 3, TRIANGULAR TRACT,
TOWN OF SWEDEN, COUNTY OF MONROE, STATE OF NEW YORK



DRAWN BY:	DSM	PROJECT NO.	20.077
CHECKED BY:	KES	SHT. NO.	1 OF 2
SCALE:	1"=20'	DWG. NO.	S-1
DATE:	MARCH 4, 2020		

SIZE OF BUILDING: 50' x 50' = 2,500 SF
RETAIL SPACE: 0 SF
STORAGE ROOM: 50' X 50' = 2,500 SF

SIZE OF BUILDING: 120.5' x 50' = 6,025 SF
RETAIL SPACE: 4,385 SF
STORAGE ROOM: 20' x 26' = 520 SF
STORAGE ROOM: 17' x 40' = 680 SF
PARTS ROOM: 22' x 20' = 440 SF

REQUIRED PARKING: 5 SPACES PER 1,000 SF OF RETAIL SPACE
 AREA OF BUILDING USED AS RETAIL SPACE: 4,385 SF
 $(4,385 \text{ SF} * 5 \text{ SPACES} / 1,000 \text{ SF}) = 22 \text{ SPACES REQUIRED}$

CUSTOMER SPACES PROVIDED	= 25 SPACES
DISPLAY AREA SPACES PROVIDED	= 17 SPACES
TOTAL PARKING SPACES ON SITE	= 42 SPACES

THIS IS THE POLICY OF THE TOWNSHIP OF SWEDEN TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER PRODUCTS AND ALSO FOR ITS NATURAL ECONOMIC VALUE. THIS NOTICE IS TO INFORM THE PROSPECTIVE GRANTEE THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES ENTIRELY WITHIN SUCH EITHER THE AGRICULTURAL DISTRICT OF OR FOR WHICH AN INDUSTRY COMMITMENT HAS BEEN REQUIRED PURSUANT TO SECTION 306 OF THE AGRICULTURAL AND MARKET LAW OF THE STATE OF NEW YORK, AND THAT FARMING ACTIVITIES MAY OCCUR ON SUCH PROPERTY. SUCH FARMING ACTIVITIES MAY INCLUDE BUT NOT LIMITED TO ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS.

084.020-01-038
LIBER 11,051 OF DEEDS, PAGE 524
LIBER 8,084 OF DEEDS, PAGE 83
LIBER 7,418 OF DEEDS, PAGE 302
LIBER 4,059 OF DEEDS, PAGE 76
LIBER 3,056 OF DEEDS, PAGE 412
LIBER 3,056 OF DEEDS, PAGE 410
LIBER 1,008 OF DEEDS, PAGE 40

[illegible]

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WE, SCHULTZ ASSOCIATES, ENGINEERS AND LAND SURVEYORS P.C. HEREBY CERTIFY THIS MAP WAS COMPLETED ON MARCH 4, 2020 FROM AN INSTRUMENT SURVEY COMPLETED FEBRUARY 17, 2020 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ANY ALTERATIONS ARE A VIOLATION OF ARTICLE 145 SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

KRIS E. SCHULTZ, L.S.	NO. 49982
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