

**SITE NOTES**

- ADDRESSES: 360 COMMERCE DRIVE, ROCHESTER NY, 14623
- TAX ACCOUNT NUMBERS: 161.10-1-1.1 PHELPS & GORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN LOT 5.
- LOT AREAS: 747,714 SF = 17.165 ACRES
- ZONING: INDUSTRIAL / LIMITED COMMERCIAL DISTRICT
- EXISTING LOT COVERAGE: 3.663 ACRES = 21.3%  
PROPOSED LOT COVERAGE: 2.883 ACRES = 16.8%
- LIMIT OF DISTURBANCE = 2.669 ACRES
- SETBACKS:

	REQUIRED	EXISTING	PROPOSED
FRONT	125 FEET (50 FEET*)	179.03 FEET	179.03 FEET
SIDE	5 FEET (50 FEET*)	39.74 FEET**	39.74 FEET**
REAR	60 FEET (50 FEET*)	559.88 FEET	478.04 FEET

\*SETBACKS REQUIRED FOR RELIGIOUS INSTITUTIONS.  
\*\*REQUIRES SETBACK AREA VARIANCE.

- PARKING:  
REQUIRED PARKING = 1 SPACE PER 2 SEATS. 400 SEATS (PROJECTED) / 2 = 200 SEATS.  
PROPOSED PARKING = 150 SPACES (144 REGULAR, 6 HANDICAP), \*\*\*  
PROPOSED SEMI-TRUCK PARKING = 28 SPACES.

\*\*\*REQUIRES PARKING REDUCTION AREA VARIANCE.

- SITE IS WITHIN REGULATED FLOODPLAIN ACCORDING TO FLOOD INSURANCE STUDY COMMUNITY/PANEL NUMBER 36055C0334G WITH EFFECTIVE DATE AUGUST 28, 2008. FLOODPLAIN BOUNDARY IS DELINEATED ON SITE PLAN.

- SITE CONTAINS FEDERAL REGULATED WETLANDS ACCORDING TO A DELINEATION PROVIDED BY BME ASSOCIATES, ON FEBRUARY 2, 2023.

- AS AN INTEGRAL PART OF THIS APPROVAL, THE PLANNING BOARD EXPRESSLY APPROVES THE COLOR, TEXTURES AND FINISH OF THE BUILDING AS DEPICTED ON SITE ELEVATIONS OR OTHER DOCUMENTS SUBMITTED WITH THIS APPLICATION. ANY PROPOSED CHANGE IN COLOR, TEXTURE OR FINISH OF THE BUILDING, FROM THAT APPROVED BY THE PLANNING BOARD SHALL REQUIRE A RE-APPLICATION FOR REVIEW AND APPROVAL OF THE PLANNING BOARD.

- SITE IS WITHIN TOWN WATER DISTRICT EXTENSION 90, SANITARY SEWER DISTRICT EXTENSION 77, CONSOLIDATED DRAINAGE DISTRICT.

**SURVEY NOTES**

- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE, NAD 83 (2011)(EPOCH 2010) UTILIZING GPS OBSERVATIONS FROM THE NYS DOT REFERENCE NETWORK STATION (NYPP 0032).

- BEARINGS AND DISTANCES SHOWN HEREON ARE GRID.

**SURVEY REFERENCES**

- A PLAN ENTITLED "SUBDIVISION MAP LANDS OF ROKEL VENTURE", AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 291, PAGE 89.
- AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

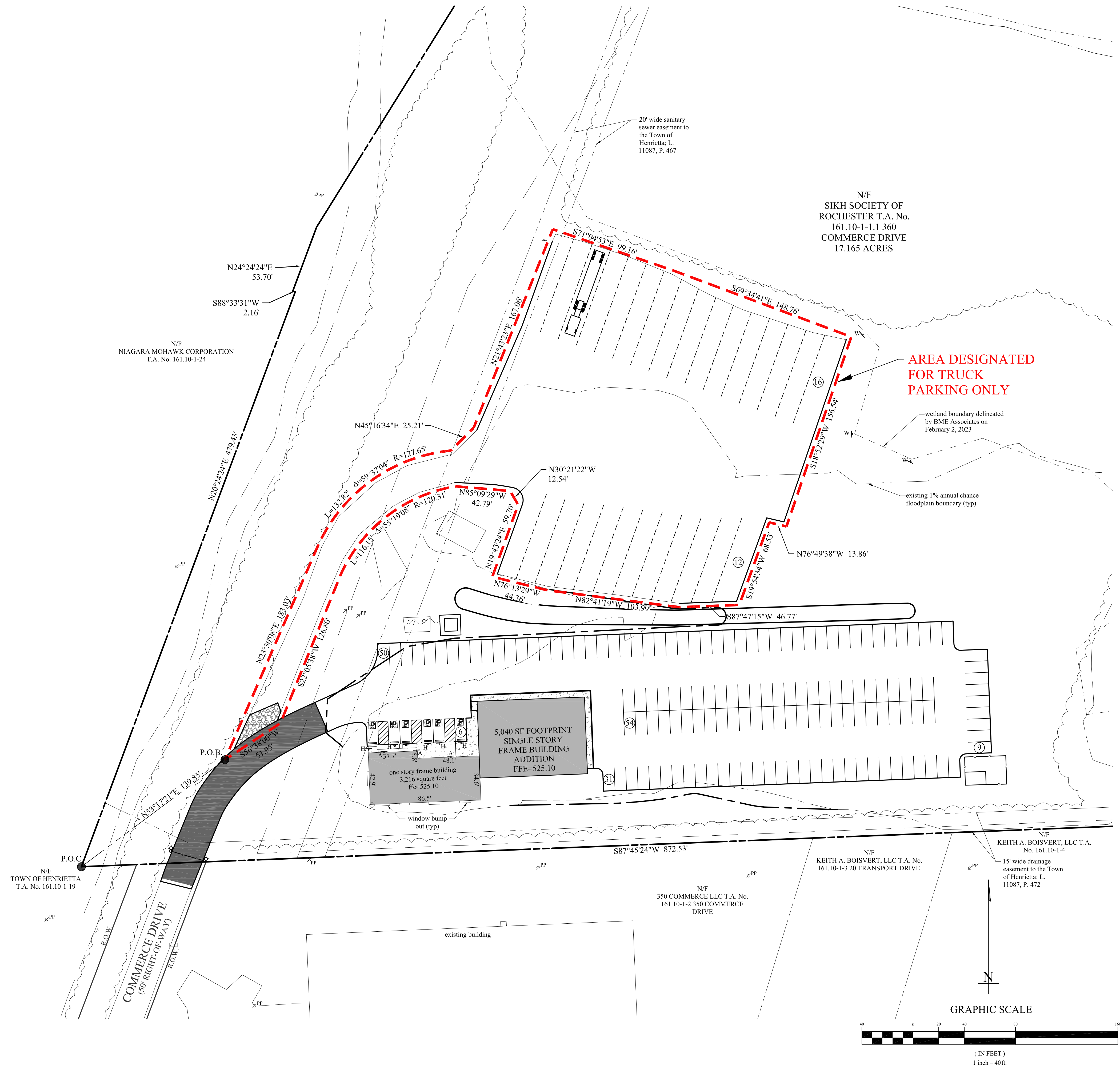
**SURVEY CERTIFICATION**

WE, BME ASSOCIATES, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF A FIELD SURVEY COMPLETED ON FEBRUARY 16, 2023 AND FROM THE REFERENCES LISTED HEREON. SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL.

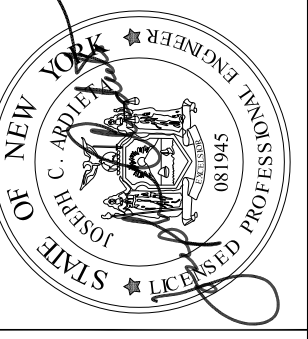
GREGORY D. BELL, L.S.

**RECORD DRAWING NOTE**

- A MYLAR RECORD SITE PLAN WILL BE PROVIDED TO THE TOWN ENGINEERING DEPARTMENT. SWING TIE DRAWINGS WILL BE INDICATED FOR THE PROPOSED WATER CURB BOXES, VALVES, LATERAL CLEANOUTS AND ALL OTHER ABOVE GROUND APPURTENANCES. THE RECORD SITE PLAN WILL ALSO INCLUDE ALL IMPROVEMENTS SUCH AS GUTTERS, CURBS, ETC. ALL STRUCTURES WILL BE SHOWN WITH TIES TO PROPERTY LINES ON ALL SIDES.



**VANGUARD**  
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**DRAWING ALTERATION**  
THE FOLLOWING IS AN EXCERPT FROM THE STATE ENGINEERING LAW AND REGULATIONS AND APPLIES TO THIS DRAWING. ANY PERSON WHOSE NAME IS LISTED AS A PROFESSIONAL ENGINEER, ARCHITECT, SURVEYOR OR LAND SURVEYOR SHALL BE RESPONSIBLE FOR ANY CHANGES TO THIS DRAWING. ANY CHANGES TO THIS DRAWING SHALL BE MADE IN ACCORDANCE WITH THE STATE ENGINEERING LAW AND REGULATIONS. ANY CHANGES TO THIS DRAWING SHALL BE MADE IN ACCORDANCE WITH THE STATE ENGINEERING LAW AND REGULATIONS.

Scale	Date	Job No.	Designed by	Drawn by	Checked by	Approved by	REVISIONS	Date
1"=40'	04/11/2023	202317	JMK	JMK	JCA	JCA		

Client	SIKH SOCIETY OF ROCHESTER 360 COMMERCE DRIVE, ROCHESTER NY 14623
Project	360 COMMERCE DRIVE SITE PLAN 360 COMMERCE DRIVE, ROCHESTER NY 14623
Drawing	TRUCK PARKING PLAN
Sheet No.	1 OF 1
Drawing No.	