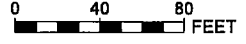


BUILDING SUMMARY	
NO.	PROPOSED USE
①	5 ROOM BED AND BREAKFAST
②	RESTAURANT, COFFEE SHOP, FLEX AND COWORK SPACE ON 2ND FLOOR
③	BIKE SHOP WITH 7 ROOM INN ON 2ND AND 3RD FLOORS
④	ARTIST STUDIO AND GALLERY
⑤	REBUILD OLD ANDERSON HOUSE WELLNESS CENTER

PROPOSED SITE PLAN
SCALE: 1" = 40'

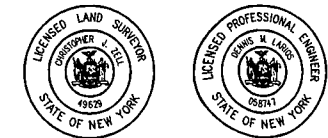


TOWN OF ROCHESTER
ZONING INFORMATION
EXISTING ZONING DISTRICT: HAMLET (H)
PROPOSED ZONING DISTRICT:
ECONOMIC ENTERPRISE OVERLAY (EEO)

ITEM	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	1.0 ACRES	5.67 ACRES
MINIMUM LOT WIDTH:	75 FEET	
MINIMUM LOT DEPTH:	75 FEET	
MINIMUM LOT FRONTAGE:	50 FEET	
SETBACKS:		
FRONT YARD	10 FEET	
SIDE YARD	10 FEET	
REAR YARD	15 FEET	
MAX. COVERAGE	50 %	
MAX. BUILDING HEIGHT	35 FEET	
MAX. BUILDING STORIES	2.5 STORIES	

LEGEND

- 50 --- EXISTING CONTOURS (MINOR)
- 52 --- EXISTING CONTOURS (MAJOR)
- PROPERTY LINE
- - - - - DIRT ROAD
- - - - - EXISTING OVER HEAD WIRES
- ⊙ EXISTING UTILITY POLE
- SS PROPOSED SANITARY SEWER
- FM PROPOSED FORCE MAIN
- PROPOSED SEPTIC TANK
- PROPOSED RAIN GARDEN
- PROPOSED 5' WIDE GRAVEL FOOTPATH
- PROPOSED 5' WIDE CONC. SIDEWALK



Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.



NOTE:
1. PROPERTY LINES AND SURVEY INFORMATION TAKEN FROM DRAWING TITLED "SURVEY MAP LANDS OF ACCORD LLC" PERFORMED BY A. DIACHISHIN AND ASSOCIATES, P.C. ON MARCH 5, 2021 AND REVISED MARCH 27, 2021.
2. TOPOGRAPHIC CONTOURS FROM NY GIS IN FEET.

NOTE:
The location of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

CONCEPT SITE PLAN

ACCORD GRANARY PROJECT

TOWN OF ROCHESTER	ULSTER COUNTY	NEW YORK
DATE	REVISION RECORD	BRINNIER & LARIOS, P.C. ENGINEERS & LAND SURVEYORS 67 MAIDEN LANE KINGSTON, N.Y. Phone: 645-338-7822 Fax: 645-338-7860
10/21	SITE USE REVISIONS	
SCALE	DATE	SHEET NO.
1" = 40'	AUGUST 2021	1 OF 1
	DWG	CHK
	RJS	CHK