

PARKING SUMMARY FOR OVERALL BROOKS LANDING

Parking Required

Description	Requirement	Total Spaces
Existing Hotel	1 per Unit (88 units)	88
Business Center	2 spaces/1000 SF	42
20,784 sq. ft. office	10 spaces/1000 SF	86
8,578 sq. ft. restaurant		
Student Housing		
(10) 1 Bedroom	1 space/unit	10
(30) 2 Bedroom	1.2 spaces/unit	36
(20) 3 Bedroom	1.5 spaces/unit	30
(10) 4 Bedroom	1.5 spaces/unit	15
4,400 sq. ft. Restaurant	10 spaces/1000 SF	44
4,000 sq. ft. Bank	2 spaces/1000 SF	8

Total Parking Required by City Code 359 spaces

173 spaces more than required by code approved August 25, 2011 (SP-028-10-11) see findings dated May 6, 2011 in 173 spaces

Total Parking Permitted 532 spaces

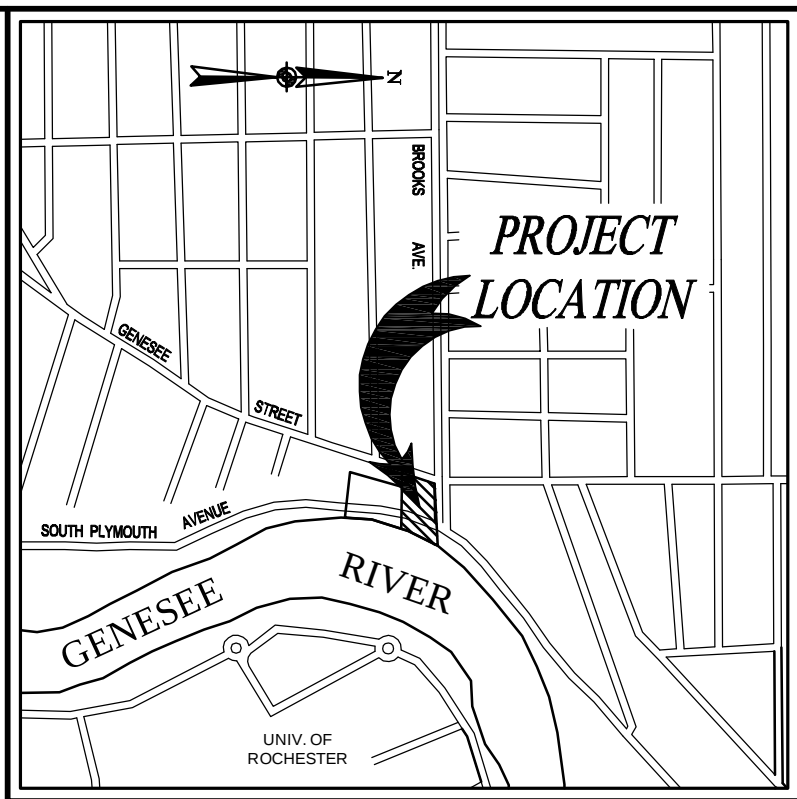
Parking Provided

Description	Total Spaces
Hotel Lot	88
Business Center Lot	118
Rainbow Lot	119
Restaurant/Credit Union Lot	53
Total Parking Provided	438 Spaces

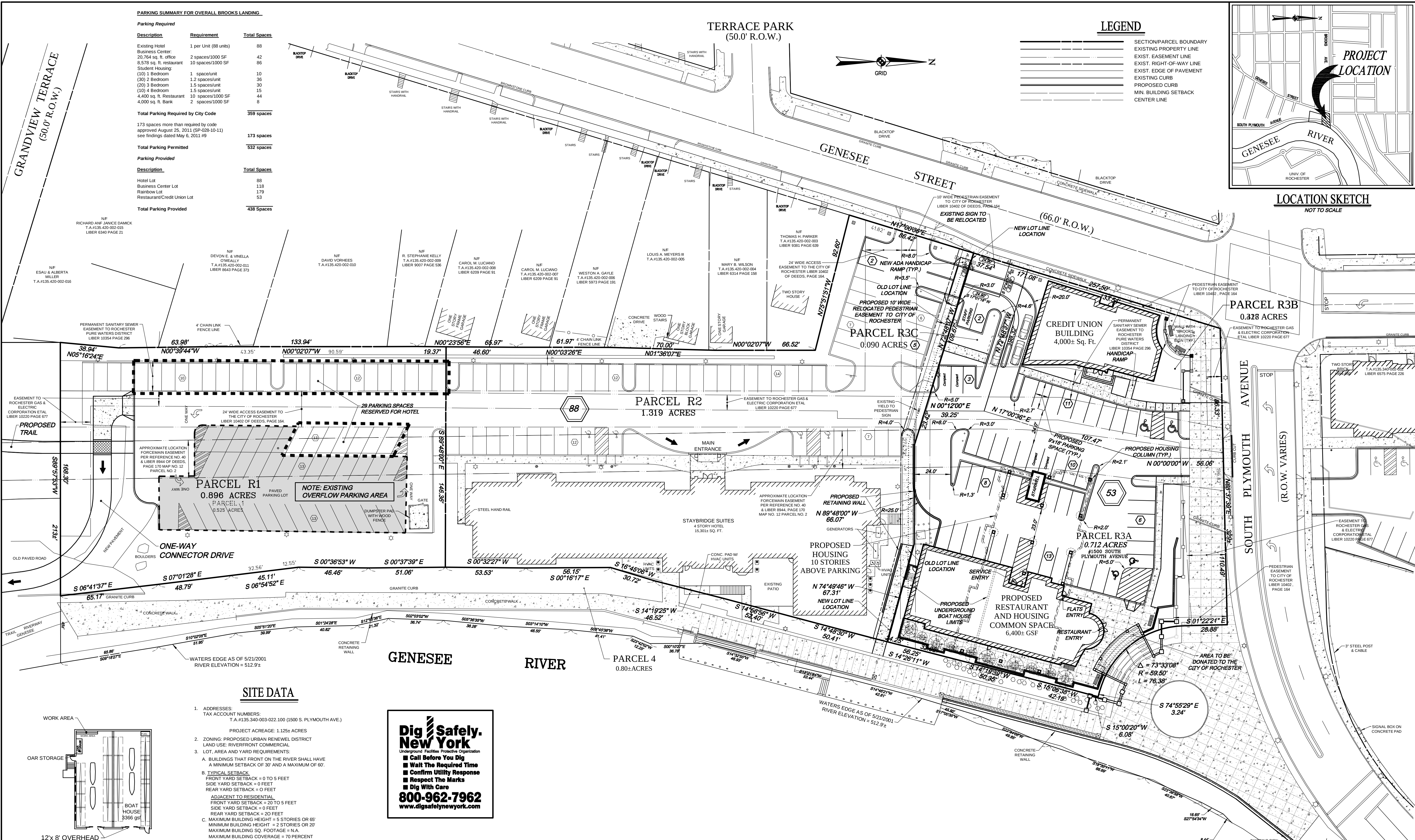
TERRACE PARK (50.0' R.O.W.)

LEGEND

- SECTION/PARCEL BOUNDARY
- EXISTING PROPERTY LINE
- EXIST. EASEMENT LINE
- EXIST. RIGHT-OF-WAY LINE
- EXIST. EDGE OF PAVEMENT
- EXISTING CURB
- PROPOSED CURB
- MIN. BUILDING SETBACK
- CENTER LINE



LOCATION SKETCH NOT TO SCALE



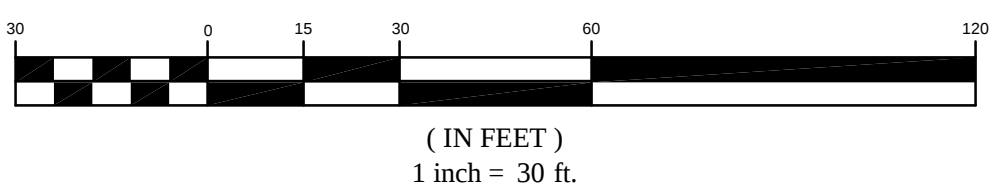
SITE DATA

- ADDRESSES:
TAX ACCOUNT NUMBERS:
PROJECT ACRES: 1.125+ ACRES
- ZONING: PROPOSED URBAN RENEWEL DISTRICT
LAND USE: RIVERFRONT COMMERCIAL
- LOT, AREA AND YARD REQUIREMENTS:
A. BUILDINGS THAT FRONT ON THE RIVER SHALL HAVE A MINIMUM SETBACK OF 30' AND A MAXIMUM OF 60'.
B. TYPICAL SETBACK:
FRONT YARD SETBACK = 0 TO 5 FEET
SIDE YARD SETBACK = 0 FEET
REAR YARD SETBACK = 0 FEET
ADJACENT TO RESIDENTIAL
FRONT YARD SETBACK = 20 TO 5 FEET
SIDE YARD SETBACK = 0 FEET
REAR YARD SETBACK = 20 FEET
C. MAXIMUM BUILDING HEIGHT = 5 STORIES OR 65'
MINIMUM BUILDING HEIGHT = 2 STORIES OR 20'
MAXIMUM BUILDING SQ. FOOTAGE = N/A
MAXIMUM BUILDING COVERAGE = 70 PERCENT
MAXIMUM LOT COVERAGE = 80 PERCENT

PARCEL DATA:
TOTAL SIZE = 1.125+ ACRES
PERCENTAGE OF GREENSPACE = 17.9%
PERCENTAGE OF LOT COVERAGE = 82.1%
PERCENTAGE OF BUILDING COVERAGE = 28.0%

Dig Safely. New York
Underground Facilities Protection Organization
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
800-962-7962
www.digsafelynewyork.com

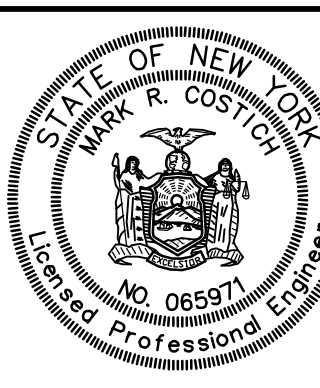
GRAPHIC SCALE



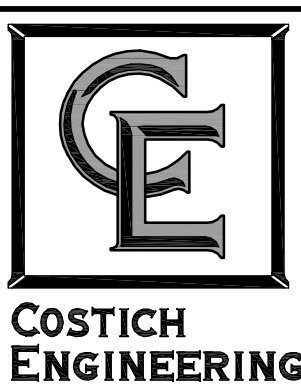
NO.	DATE	REVISION	BY	CHKD.	APPLD.
3	9/23/2012	REVISED PER CITY OF ROCHESTER COMMENTS	D.J.L.	L.A.P.	M.R.C.
2	9/1/2012	REVISED PER CITY OF ROCHESTER AND LOCAL AGENCY COMMENTS	D.J.L.	L.A.P.	M.R.C.
1	02/13/2012	ADJUSTED PARKING DATA PER RAINBOW PARKING LOT	D.J.L.	L.A.P.	M.R.C.

COPYRIGHT © 2011
COSTICH ENGINEERING, P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE VIOLATING THIS DOCUMENT WILL BE PROSECUTED BY LAW TO AFFIX HIS/HER SEAL AND SIGNATURE TO ANY ALTERATION, FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.



PROJECT ENGINEER
L.A.P.
DRAWN BY
D.J.L.
BOUNDARY
J.S.F./D.T.H.
TOPOGRAPHY
J.S.F./D.T.H.
DATE
9/28/2011
SCALE
1"=30'



- CIVIL ENGINEERING
- LAND PLANNING
- SURVEYING

217 LAKE AVENUE
ROCHESTER, NEW YORK
14608
(585) 458-3020

TITLE OF PROJECT	BROOKS LANDING CONCEPTUAL
TITLE OF DRAWING	RESTAURANT/HOUSING SITE & PAVEMENT MARKING PLAN
LOCATION OF PROJECT	CITY OF ROCHESTER BEING PART OF THE 4,000 ACRE TRACT, CITY OF ROCHESTER COUNTY OF MONROE, STATE OF NEW YORK
CLIENT	CHRISTENSON CORPORATION 12 SOUTH 6TH STREET, SUITE 715 MINNEAPOLIS, MINNESOTA 55402 (612) 338-7173
DWG. NO.	#2722
SHEET	2 of 7

CA100