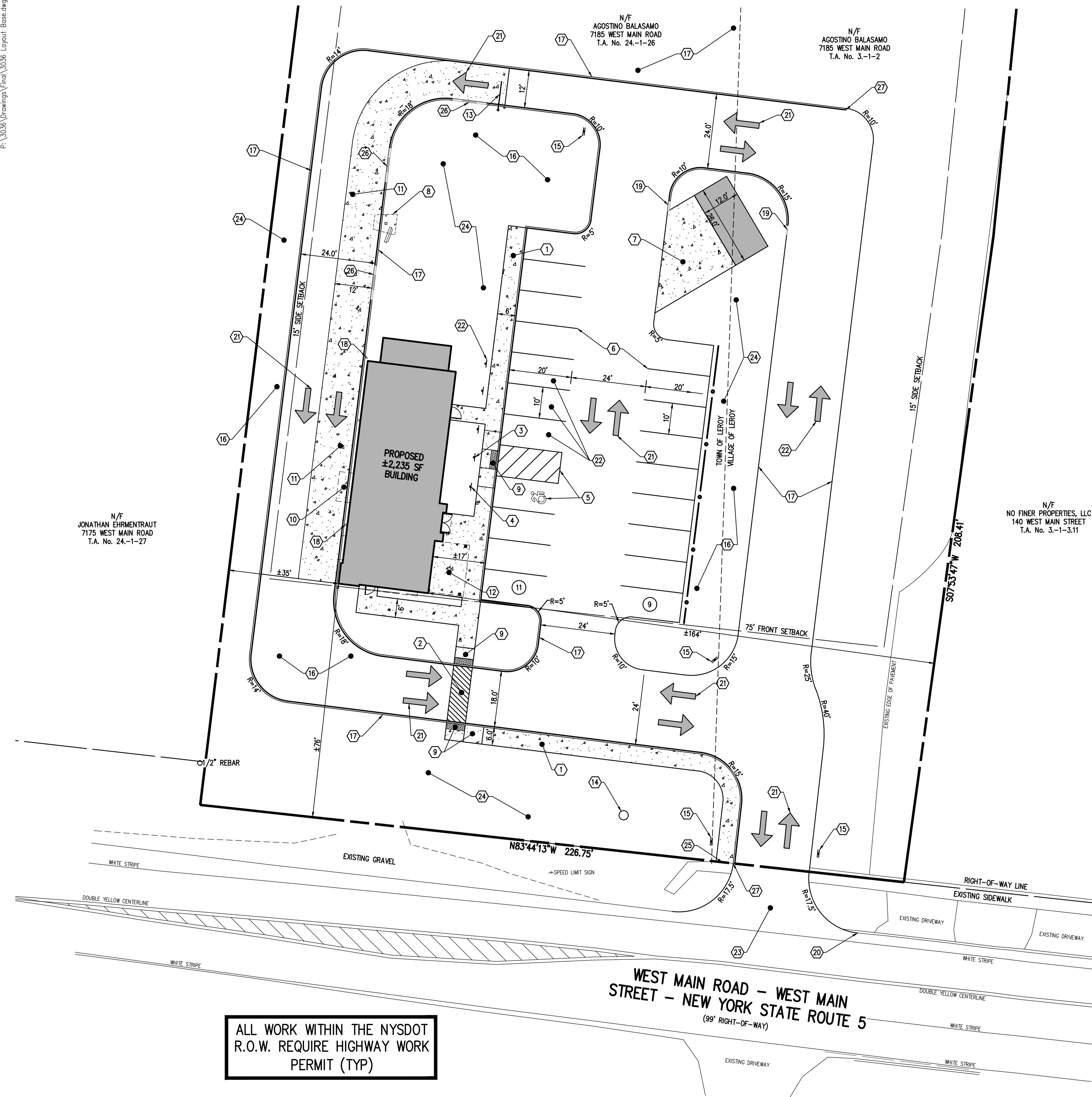
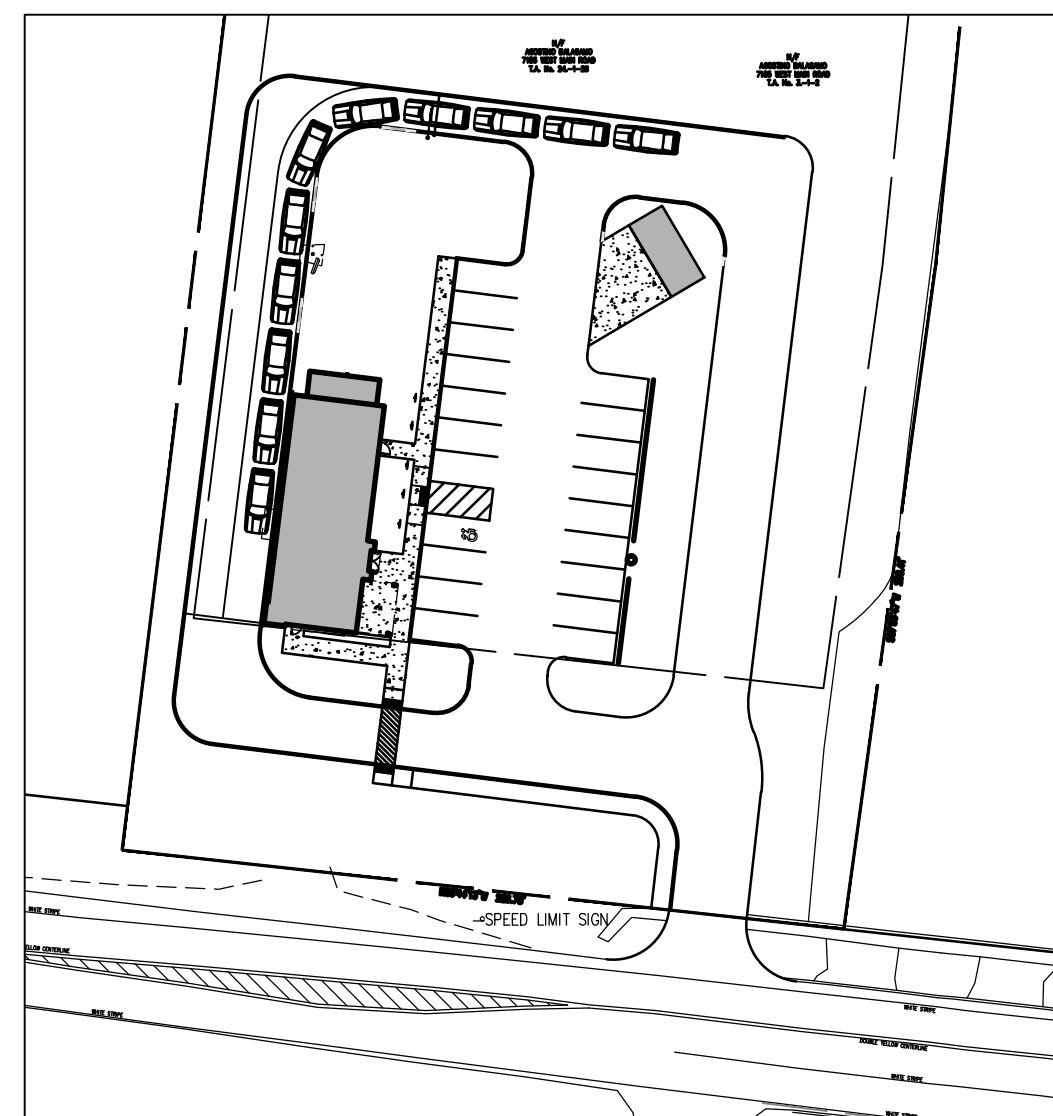
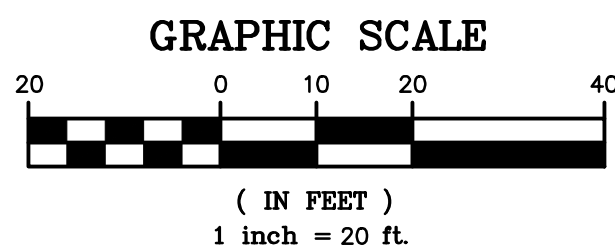
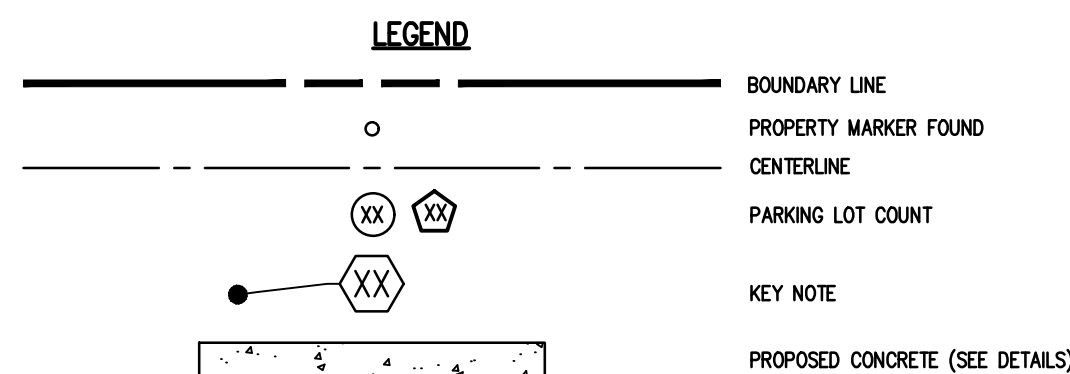




ALL WORK WITHIN THE NYSDOT
R.O.W. REQUIRE HIGHWAY WORK
PERMIT (TYP)



CAR STACKING EXHIBIT
SCALE: 1"=60'

SITE NOTES:

EXISTING ZONING: GENERAL COMMERCIAL (C-2)

- TOTAL PROJECT AREA: ±15.17 ACRES
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: ±2,235 SF TACO BELL DRIVE-THROUGH RESTAURANT
- APPLICABLE DEVELOPMENT STANDARDS: TOWN OF LEROY C-2 ZONING DISTRICT

SETBACKS:	REQUIRED (C-2 RESTAURANT)	PROVIDED
FRONT	75' (MAX)	76'
SIDE	12' (MAX)	35'
REAR	35' (MAX)	>800'
MIN. LOT AREA	40,000 SF	±660,000 SF (±15.17 ACRES)
MIN. LOT WIDTH	200'	±227'
MAX. BUILDING HEIGHT	40'	±20'
MAX. LOT COVERAGE	40%	0.3%
PARKING DIMENSIONS	10'x20'	10'x20'

- PARKING REQUIREMENTS:
REQUIRED: 1 SPACE PER 4 SEATS FOR CUSTOMERS + 1 SPACE PER EMPLOYEE = 16 SPACES
PROVIDED: 20 SPACES (INCLUDING 1 ADA SPACE)
- BUILDINGS SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
- THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS OF THE TOWN OF LEROY FOR THE TOWN ZONING DISTRICT REQUIREMENTS AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF LEROY AND THE APPROPRIATE AGENCIES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREA OF CONSTRUCTION.
- A REVIEW OF THE FEMA MAPS INDICATES THAT NO PORTION OF THIS PROPERTY WAS RECOGNIZED TO BE IN A 100-YEAR FLOODPLAIN AND IS DESIGNATED ZONE C IN FEMA FLOODPLAIN PANEL 360280 00036, EFFECTIVE DATE SEPTEMBER 14, 1979.
- WETLAND LIMITS ON THE PROJECT AREA WERE DELINEATED NORTH OF THE PROJECT AREA BY BME ASSOCIATES ON JUNE 18, 2026.
- PROJECT SIGNAGE BOTH BUILDING MOUNTED AND FREE STANDING WILL BE PER SEPARATE APPLICATION TO THE MUNICIPALITY. SIGN VARIANCES MAY BE REQUIRED AND SIGNS SHOWN ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES. A SEPARATE BUILDING PERMIT WILL BE REQUIRED FROM THE (BUILDING DEPARTMENT).

KEY SITE NOTE TEXT:

- PROPOSED INTEGRAL CURB AND SIDEWALK. (SEE DETAILS)
- PROPOSED 6" WIDE PAINTED CROSSWALK (SEE DETAIL)
- PROPOSED "NO PARKING ANY TIME" SIGN AND POST (SEE DETAILS)
- PROPOSED RESERVED PARKING VAN ACCESSIBLE ADA SIGNAGE AND POST (SEE DETAILS)
- PROPOSED ADA PAVEMENT MARKINGS (SEE DETAILS) (SEE NOTES)
- PROPOSED 10'x20' PARKING PAVEMENT MARKINGS (SEE DETAILS)
- PROPOSED GATED DUMPSTER ENCLOSURE WITH BOLLARDS AND CONCRETE PAD (SEE DETAIL) (SEE ARCHITECTURAL PLANS FOR FINAL DETAILS)
- DIGITAL MENU BOARD & OVERHANG (BY OTHERS) (SEE ARCHITECTURAL PLANS)
- PROPOSED ADA ACCESSIBLE RAMP WITH DROP CURB TRANSITIONS, DETECTABLE WARNING FIELD, AND CONCRETE SIDEWALK. (SEE ADA NOTES & DETAILS)
- PROPOSED DRIVE-THRU / PAY / PICKUP WINDOW AND CANOPY (FINAL WINDOW LOCATIONS TO BE COORDINATED WITH BUILDING PLANS)
- PROPOSED CONCRETE DRIVE-THRU LANE. (SEE DETAIL)
- PROPOSED CONCRETE PATIO AREA AND OVERHANG. (BY OTHERS) (SEE ARCHITECTURAL PLANS)
- PROPOSED ±10' TALL CLEARANCE BAR (BY OTHERS) (SEE ARCHITECTURAL PLANS)
- APPROXIMATE LOCATION OF PROPOSED TACO BELL PYLON SIGN (BY OTHERS) (SEE SITE NOTE #12)

- PROPOSED TACO BELL DIRECTIONAL SIGNAGE (BY OTHERS) (SEE SITE NOTE #12)
- APPROXIMATE SNOW STORAGE AREAS
- PROPOSED 6" CONCRETE CURB (SEE DETAIL)
- PROPOSED 6" STEEL BOLLARD BETWEEN BUILDING & DRIVE-THRU LANE (SEE DETAIL) (SEE ARCHITECTURAL PLANS)
- 3' CURB TRANSITION. CURB TO MEET FLUSH WITH EXISTING WHERE APPLICABLE.
- END CONCRETE CURB REMOVAL. (SEE NYSDOT HIGHWAY WORK PERMIT PLANS)
- DIRECTIONAL ARROWS SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINAL TACO BELL BRAND PAVEMENT MARKINGS & DIRECTIONAL SIGNAGE TO BE BY OTHERS.
- MOBILE ORDER SPACES, SIGNS & POSTS (BY OTHERS)
- PROPOSED CURB CUT. EXISTING CURB & SIDEWALK TO BE REMOVED FOR NEW ENTRANCES. (SEE NYSDOT HIGHWAY WORK PERMIT PLANS)
- LAWN/LANDSCAPE AREA
- PROPOSED SIDEWALK CONNECTION, MEET FLUSH WITH EXISTING.(SEE NYSDOT HIGHWAY WORK PERMIT PLANS)
- PROPOSED 5' FLUSH CURB OPENING WITH 3' CURB TRANSITIONS. (SEE DETAIL).
- END CURB, PROVIDE 3' CURB TRANSITION

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.



Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
800 PARKER HILL DRIVE, SUITE 300
ROCHESTER, NEW YORK 14625
WWW.BMEPC.COM
565-377-7360



LEROY TACO BELL
PROJECT LOCATION CLIENT
TOWN/VILLAGE OF LEROY, GENESEE COUNTY, NEW YORK STATE
LOCAL AUTHORITY GROUP
NEW PARKER TRAIL
ROCHESTER, NEW YORK 14625

SITE PLAN

PROJECT LOCATION CLIENT
TOWN/VILLAGE OF LEROY, GENESEE COUNTY, NEW YORK STATE
LOCAL AUTHORITY GROUP
NEW PARKER TRAIL
ROCHESTER, NEW YORK 14625

PROJECT MANAGER
P. VARS
PROJECT ENGINEER
R. SPURR
DRAWN BY
N. PINTI
SCALE
1" = 20'
DATE ISSUED
AUGUST 6, 2026
PROJECT NO.

3036

DRAWING NO.

02