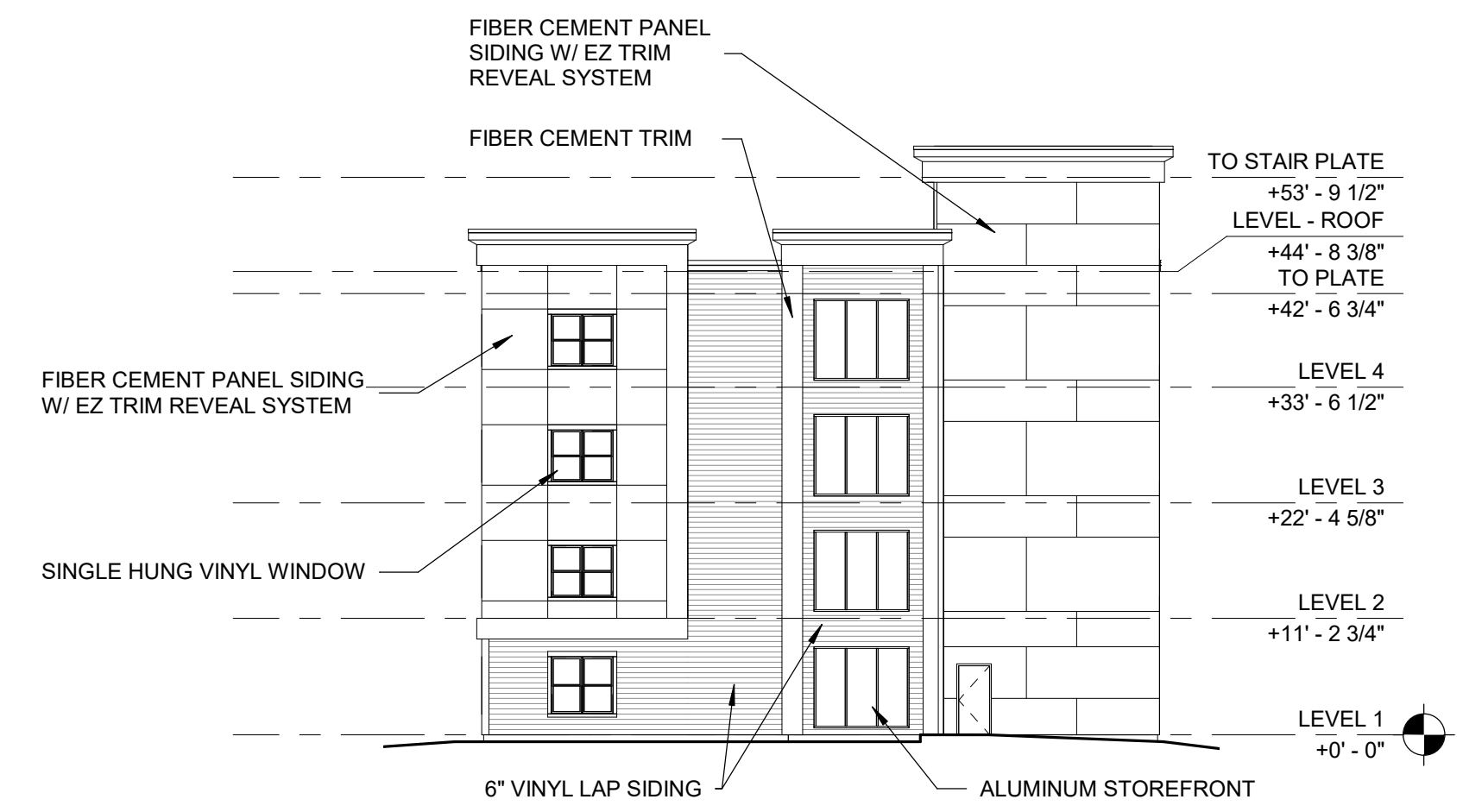


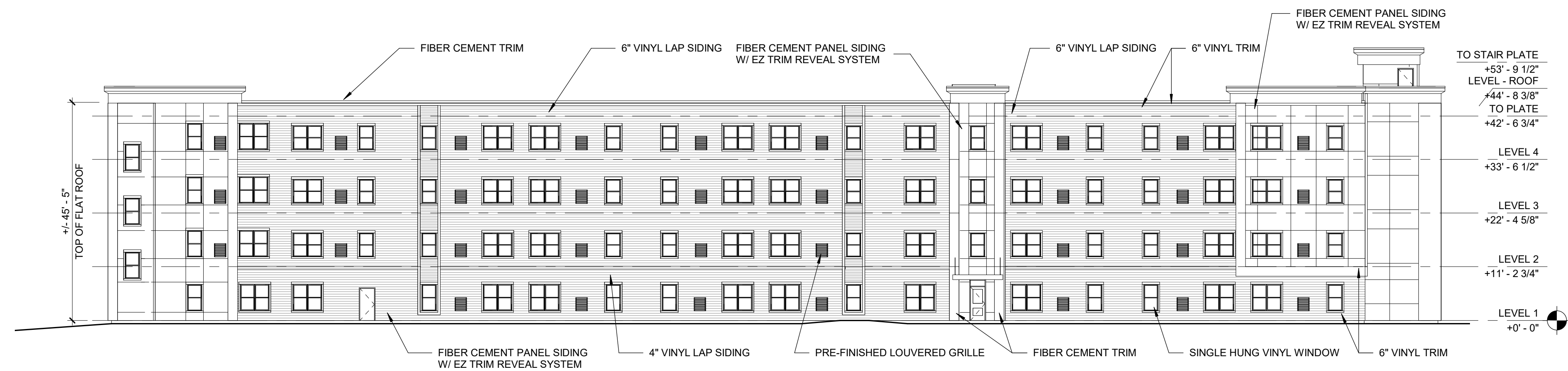


Marketplace Senior Apartments
Rochester Cornerstone Group

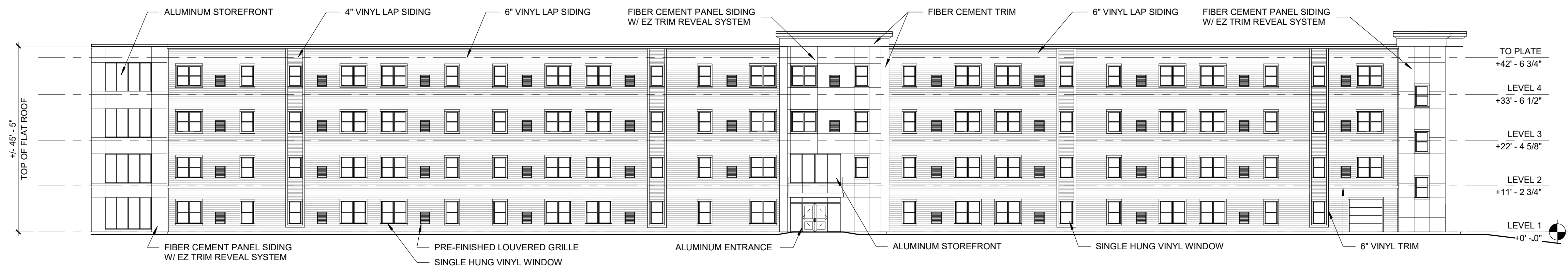
SWBR



3 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

UNIT MIX	
1 BEDROOM UNIT	142
2 BEDROOM UNIT	8
TOTAL UNITS	150

Drawn By: PL
Checked By: TZ
Project Manager: JM

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Revisions

NO.	DESCRIPTION

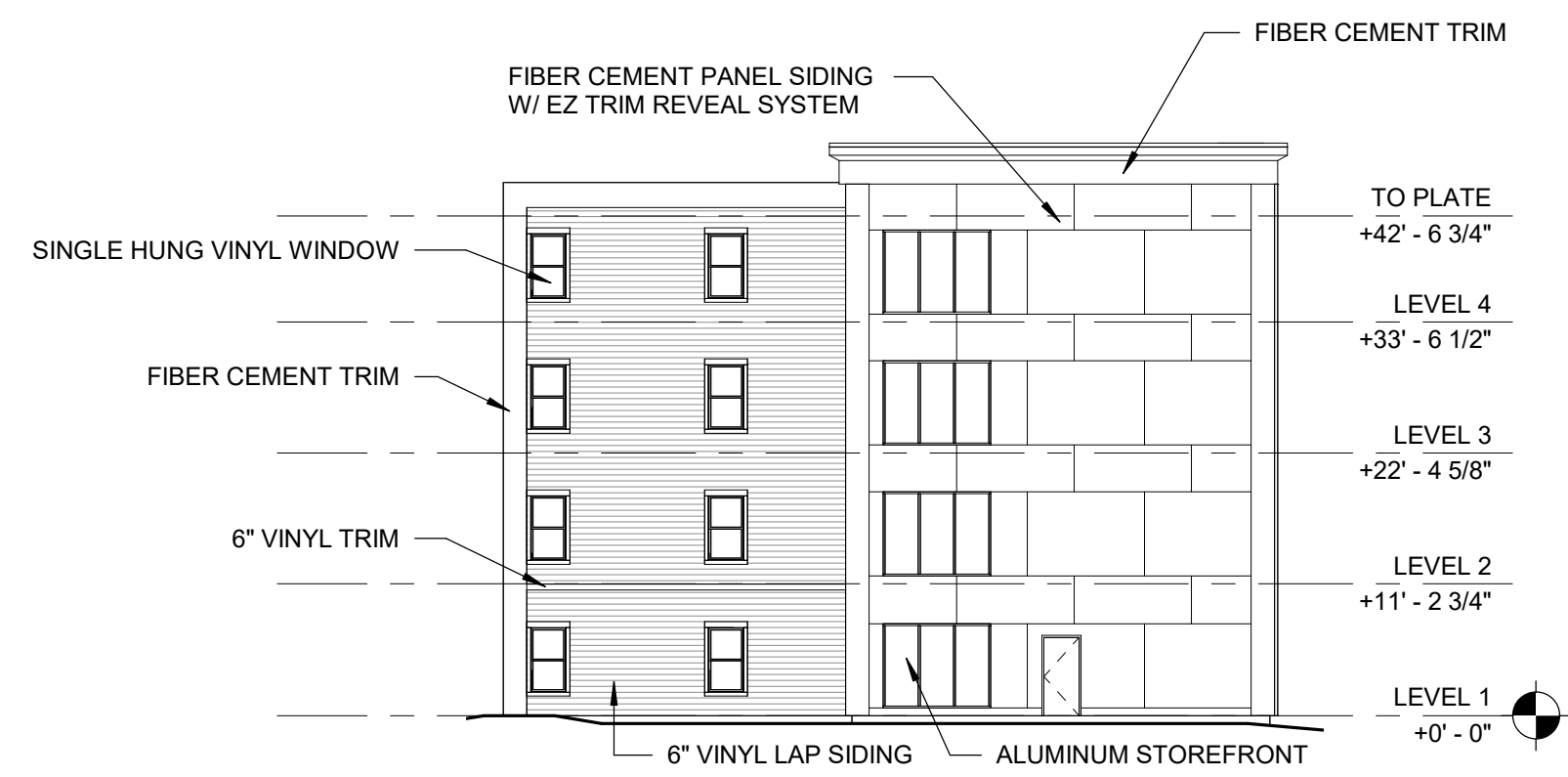
Marketplace Senior Apartments
SWBR Project Number 20661.00

Rochester's Cornerstone Group
460 White Spruce Blvd.
Rochester, NY 14623

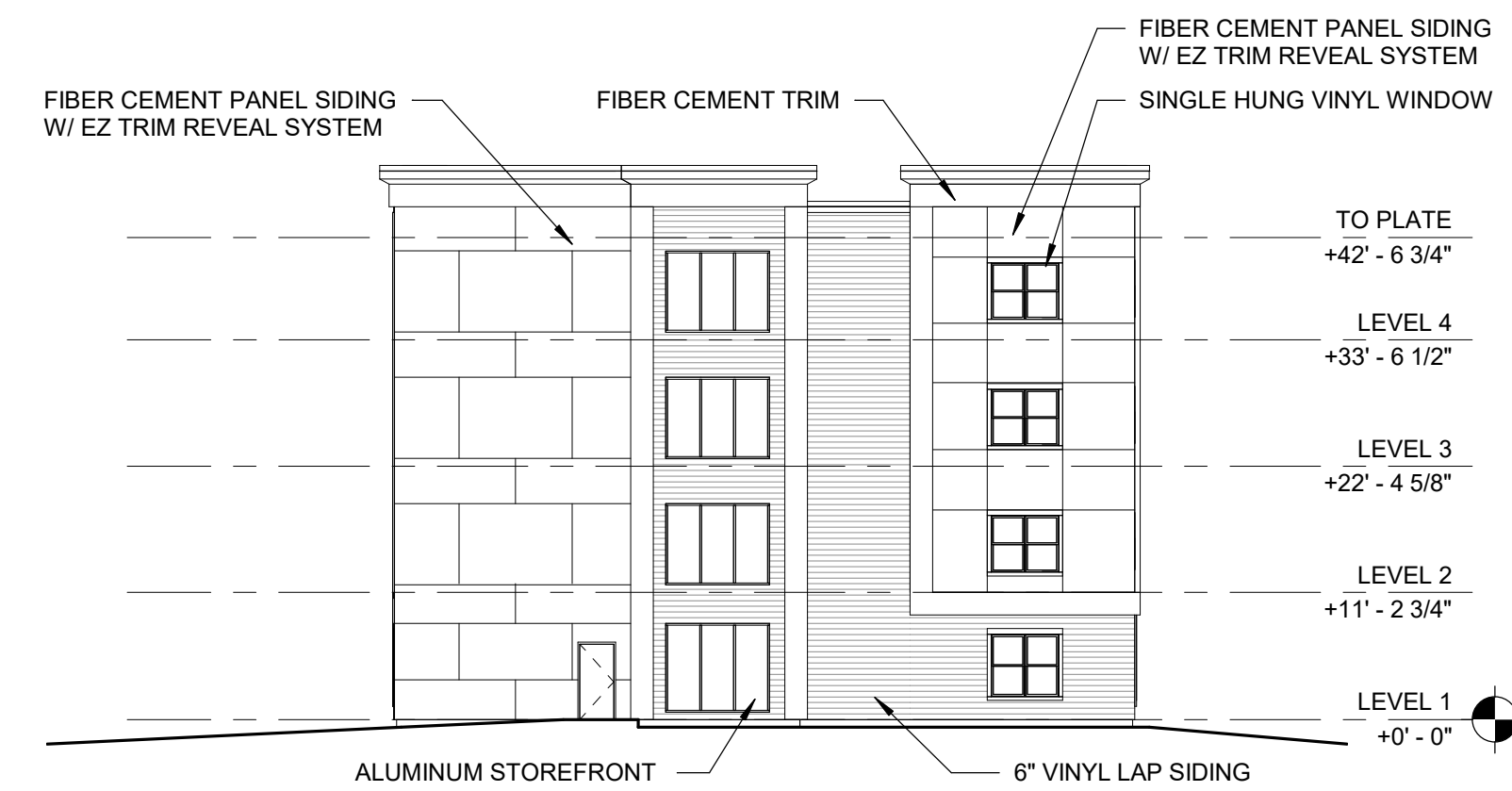
A-201

Exterior Elevations

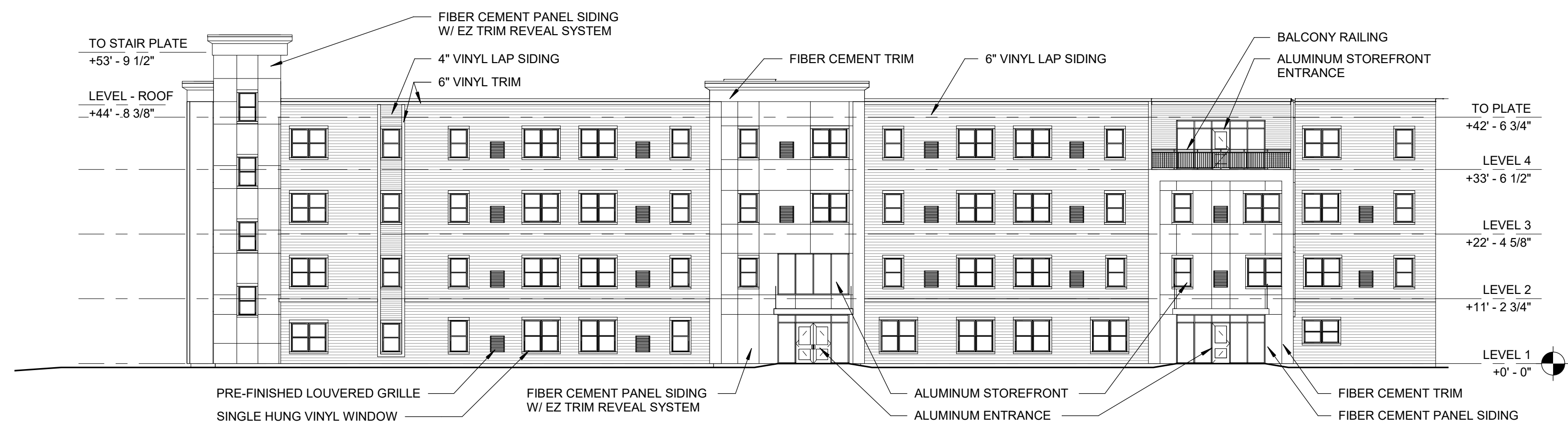
03/01/2021
Schematic Design



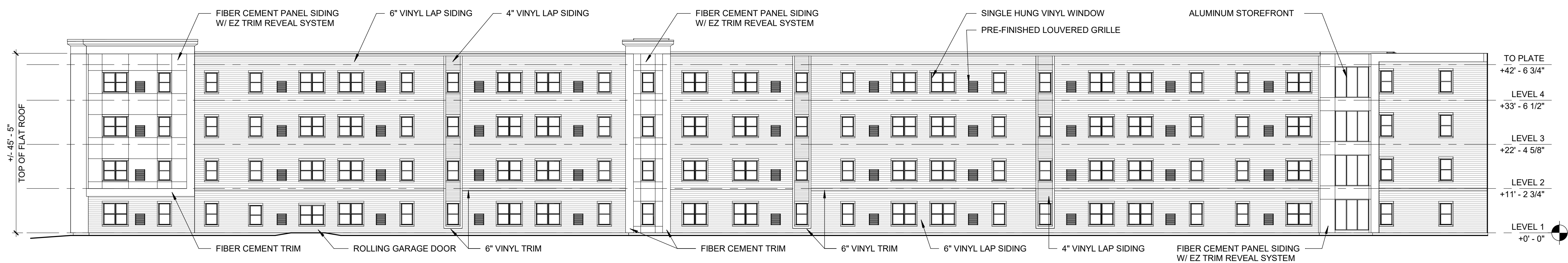
4 EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



3 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"

Drawn By: PL
Checked By: TZ
Project Manager: JM

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Revisions

NO.	DESCRIPTION

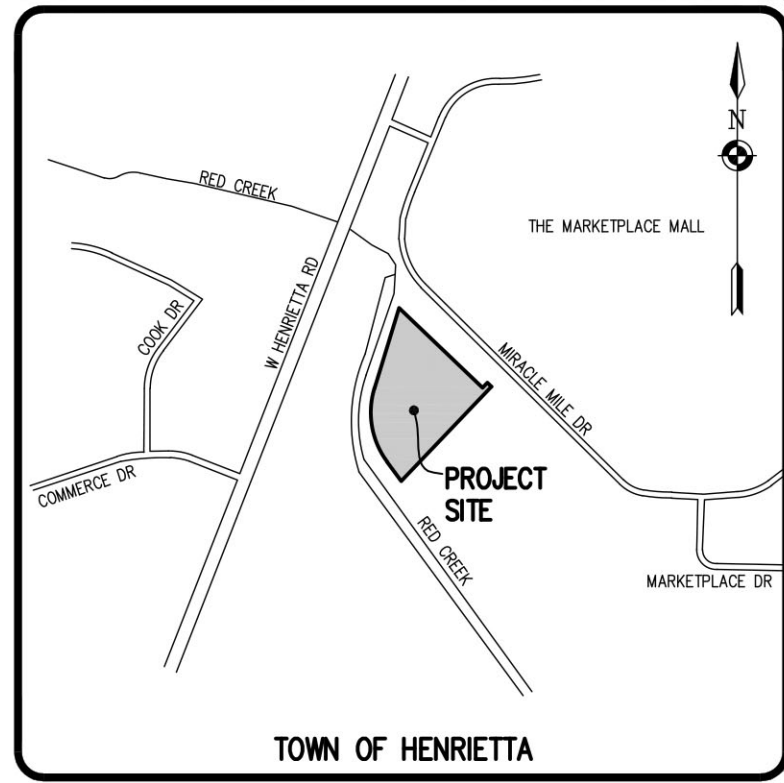
Marketplace Senior Apartments
SWBR Project Number 20661.00

Rochester's Cornerstone Group
460 White Spruce Blvd.
Rochester, NY 14623

A-202

Exterior Elevations

03/01/2021
Schematic Design



LOCATION MAP
NOT TO SCALE

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 on 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" followed by his signature and the date of such alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
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10 LIFT BRIDGE LANE EAST
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SITE NOTES:

1. SITE AREA: 105.64 AC (TOTAL MARKETPLACE MALL)
±3.04 AC (PROPOSED MARKETPLACE SENIOR APARTMENTS GROUND LEASE AREA)
2. EXISTING ZONING: COMMERCIAL B-1 & MIXED-USE REDEVELOPMENT AREA (MURA) OVERLAY DISTRICT
3. SITE USES: PROPOSED 150 UNIT (4-STORY) RESIDENTIAL SENIOR HOUSING
4. APPLICABLE STANDARDS:
 - MAXIMUM MULTIPLE-DWELLING RESIDENTIAL DENSITY:
ALLOWED: 1,902 UNITS; 18 DU'S/ACRE
PROPOSED: 150 UNITS; 1.42 (≈2 DU'S/ACRE)
 - ALLOWABLE USES:
RESIDENTIAL:
PROPOSED: 14.0% (±151,650 S.F. TOTAL PROPOSED 4-STORY, 150 UNIT MARKETPLACE SENIOR HOUSING STRUCTURE)
5. PARKING:

REQUIRED:	93 SPACES	PROPOSED:	93 SPACES (INCLUDING 5 ACCESSIBLE SPACES)
SENIOR HOUSING:	(1 SPACE PER 1.8 RESIDENTS)		

MIN STALL SIZE: 9'x18'
6. THE PROJECT SITE IS LOCATED WITHIN A 100-YEAR FLOODPLAIN AND REGULATED FLOODWAY PER FEMA FLOOD INSURANCE RATE MAP NUMBER 3605500334G (PANEL 334) DATED AUGUST 28, 2008.
7. A SPECIAL USE PERMIT WAS GRANTED BY THE TOWN BOARD ON MARCH 24, 2021 TO ALLOW THE MIXED USE DEVELOPMENT AT THE MARKETPLACE MALL.
8. A SPECIAL USE PERMIT WAS GRANTED BY THE TOWN BOARD ON MARCH 24, 2021 TO ALLOW SENIOR HOUSING AS A PART OF THE MARKETPLACE MALL MIXED USE DEVELOPMENT.

LEGEND

	BOUNDARY LINE
	LEASE LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING STORM SEWER AND INLET
	EXISTING WATERMAIN AND HYDRANT
	100-YEAR FLOODPLAIN LIMITS
	REGULATORY FLOODWAY LIMITS

PHELPS & GORHAM PURCHASE, TOWNSHIP 12, RANGE 7, FOURTH RANGE OF LOTS, TOWN LOT 6 & 8, TAX MAP NUMBER 161.12-1-1.1/F

MARKETPLACE SENIOR APARTMENTS
PROJECT
LOCATION: TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE
CLIENT: ROCHESTER'S CORNERSTONE GROUP, LTD
460 WHITE SPRUCE BOULEVARD
ROCHESTER, NEW YORK 14623

RENDERING
DRAWING TITLE

PROJECT MANAGER	R. DESTRO
PROJECT ENGINEER	R. SPURR
DRAWN BY	A. BEYLER
SCALE	DATE ISSUED
1" = 40'	APRIL 2021
PROJECT NO.	2742
DRAWING NO.	00

