

TOWN OF HENRIETTA Site Plan Application

APPLICATION	NO		
PLANNING BO 4/10/2	용지 : (100mm) -	OR ADMINISTRATIVE	
DATE:			
	nel Rem	2028 Harrison S	CALLACED (# 1 40 84 CHEAR) - 219096
Hollywood,	Name of Applicant / Business	Business A	ddress (Number & Street)
- Iony wood,	Town, State, Zip	hereb	y apply to the Planning Board for
Site Plan Rev	n/a		
	3535 West Henrietta Roa	ad I ZD Commercial B	3-1 I TAN 161.11-1-12.1
on property l	ocated at(Street & Number)	(Zonir	ng District & Tax Account No.)
	n/a	n/a	
Previous Rev	iews, if any, Date:	Number:	
Convert an	N OF PROPOSAL:existing furniture store into an auto lay for Tesla Motors	omotive center and ar	n educational gallery /
			*
	Michael Rem		ArcVision Inc.
Applicant:	2028 Harrison Street, Suite 202	Engineer/Arc	thitect:
Address:		Address:	1950 Craig Road, Suite 300
	Hollywood, FL 33020		St. Louis, MO 63146
Phone #:		Phone #:	
		5 et	
Email:	YORK PROPERTIES OF MONROE CITY, LLC	Email:	Rochester Motors NY LLC
Property Ow		Business Ow	ner:
Address:	3535 West Henrietta Street	Address:	16282 Andalucia Lane
	Rochester, NY 14623		Delray Beach, FL 33446
Dhono #1		Dhana #	
Phone #:		Phone #:	
Email:		Email:	East of the second
Applicant Sign	nature:	Print Name:	Michael Rem



Letter of Intent – Site Plan Application (3535 West Henrietta Road)

Rochester Motors NY LLC is under contract to purchase 3535 West Henrietta Road (Tax Account No. 161.11-1-12.1) and lease the location to Tesla Motors. In accordance with a January 5 2022 application (#SP-2022-001), a Special Use Permit has been previously issued (#4-98/2022) for the use of this location as an automotive service center with a vehicle and educational gallery. As previously indicated at the time of Special Use Permit application, the existing building will incur a significant financial investment including the structure being partially demolished and renovated for Tesla Motors to occupy approximately 30,000 square feet.

We are now respectfully submitting a Site Plan Application to provide for such alterations to the property.

The existing furniture store, which was previously an automotive tire and repair facility, will be modified and significant capital will be invested to improve this site. Specifically, approximately 20,000 square feet of the existing +/- 50,515 square feet will be demolished to create additional parking for customer vehicles in service, customer and employee parking, and company-owned or controlled vehicles, which shall be licensed in accordance with New York laws and requirements.

As shown in the attached application documents, this renovation will enhance the external and internal appearance of the building and create additional pervious area by removing a portion of the existing building, additional new landscaping, improved site lighting, and other benefits to the community. Subsequent applications will be made for all other required approvals, such as building permits, in accordance with the appropriate regulations.

In conclusion, Tesla Motors intends to relocate and expand their existing operations at 3300 West Henrietta Road to 3535 West Henrietta Road to better services the vehicles of Tesla owners located throughout the Greater Rochester Area and the Finger Lakes, Western New York, and Central New York regions. We are seeking Site Plan approval for alterations to the existing property to be used for this purpose.

Applicant:

Date: 4/10/22

Michael Rem
Authorized Person
Phone:
Email:

14 complete sets of folded, individually banded Site Plans (Mailed under separate cover)

Site Plan Checklist – Completed (Mailed under separate cover)

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information		
Name of Action or Project: 3535 West Henrietta Road Renovation		
Project Location (describe, and attach a location map): 3535 West Henrietta Road; Rochester, NY 14623		
Brief Description of Proposed Action: Conversion and reuse of an existing commercial structure at the Property		
Name of Applicant or Sponsor:	Telephone:	
Michael Rem I Rochester Motors NY LLC	E-Mail:	
Address: 2028 Harrison Street, Suite 202		
City/PO: Hollywood	State: FL	Zip Code: 33020
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance. administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Henrietta Town Board Special Use Permit (#4-98/2022) Henrietta Planning Board Site Plan Approval		
3. a. Total acreage of the site of the proposed action?	3.35 acres 3.35 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Special Commercial Commer		ban)

Page 1 of 3

5.	Is the proposed action,	NO	YES	N/A
	a. A permitted use under the zoning regulations?		V	
	b. Consistent with the adopted comprehensive plan?		~	
			NO	YES
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?			V
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If	Yes, identify:		V	
0			NO	YES
8.			V	
	b. Are public transportation services available at or near the site of the proposed action?		V	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			~
9.			NO	YES
If 1	the proposed action will exceed requirements, describe design features and technologies:	_		~
10	Will the proposed action connect to an existing public/private water supply?		NO	YES
	If No, describe method for providing potable water:	_		V
11	Will the proposed action connect to existing wastewater utilities?		NO	YES
	If No, describe method for providing wastewater treatment:			V
12	2. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district		NO	YES
Co	hich is listed on the National or State Register of Historic Places, or that has been determined by the ommissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the tate Register of Historic Places?		~	
ar	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for rchaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		V	
13	3. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		V	
If	Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
_				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
Shoreline Forest Agricultural/grasslands Early mid-successional		
☐ Wetland		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?	~	
16. Is the project site located in the 100-year flood plan?	NO	YES
	V	
17. Will the proposed action create storm water discharge, either from point or non-point sources	NO	YES
If Yes,	V	
a. Will storm water discharges flow to adjacent properties?		
 Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: 		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	TLS
If Yes, explain the purpose and size of the impoundment:	V	П
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES
management facility? If Yes, describe:		_
	~	Ш
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste	NO	YES
If Yes, describe:		
		Ш
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE	ST OF	7
MY KNOWLEDGE		
Applicant/sponsor/name: Michael Rem I Rochester Motors NY LLC Date: 4/10/2022		
SignatureTitle: Authorized Person		

<u>Statement of Applicant and Owner with Respect to Reimbursement</u> of Professional and Consulting Fees

In conjunction with an application made to the Town of Henrietta, the undersigned states, represents and warrants the following:

- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction with this and any other applications by me/us, including but not limited to engineering and/or legal fees, all as more fully set forth in the Henrietta Town Code.
- 3) I/We have been provided with, or have otherwise reviewed the Henrietta Town Code provisions related to the obligation to reimburse the Town with respect to professional and consulting fees, and agree to comply with the same.
- 4) I/We understand that this obligation shall not be dependent upon the approval or success of the application.
- 5) I/We further agree that in the event the Town of Henrietta is required to refer for collection an outstanding debt for such professional and/or consulting fees due to the Town of Henrietta, I/we shall be obligated to pay the reasonable attorney's fees incurred as a result of the Town's efforts to collect such fees. Reasonable attorney's fees shall also include any and all disbursements that may result from the commencement of litigation.
- 6) Each party to the application, including the applicant and the owner, shall be jointly and severally liable for all consulting and professional fees and expenses incurred in conjunction with the application.

Applicant:	Michael Rem / Rochester Motors NY LLC		
Ву:	Michael Rem		
Title:	Authorized Person		
Dated:	4/10/2022		
Signed:	/a Comment of the second of th	, P.II	
Owner:	YORK PROPERTIES OF MONROE CITY, LLC	Copy signed by Lawrence Bell provided under separate cover	
By:	Lawrence Bell	provided under separate Cover	
Title:	Managing Member		
Dated:			
Signed:			

1

SITE PLAN CHECKLIST

PROJECT NAME: Electric Vehicle Service Center APPLICATION No. Acceptable plans size to match the New York State Legal Filing Size (22" x 34"), prepared \mathbf{X} with india ink on mylar. Except in the simplest form of site plan application, the proposal package should contain at least the following drawings: a. Site Plan \square X b. Utility Plan c. Grading Plan X X d. Landscape Plan Х e. Lighting Plan f. Profiles and Construction Details X g. Building Elevations The Title Block should contain the following: X a. Proposed Name of Development b. Location of Development X c. Name, Address, and Telephone Number of XDeveloper or Applicant X d. Name, Address, and Seal of Engineer, Architect, and/or Land Surveyor X Show General Location Map (sketch). North should be located at the top of the drawing. \mathbb{K} A scale of not more than fifty feet to the inch is to be used. 5 X Show names and tax account numbers of adjacent lands. X Indicate zoning by note. If more than one area, delineate the zoning on the plan view. X By plan note, list all variances and special permits accompanied by Application Number and approval date. Show dimensions and bearings or angles of all property boundary lines. Show area to nearest square foot and 0.00+ acres X 10 Show a tie distance from the proposed site to nearest road intersection X Show location width and type of all existing and/or proposed easements on the plan. Also, 11 tabulate all of the easements on the plan and key by identifying numbers.

SITE PLAN CHECKLIST



X

PROJECT NAME: Electric Vehicle Service Center APPLICATION No. ∇ 12 All State, County, and Town Survey Monuments on the site and within 100 feet of the site must be shown. Indicate on the plan the proposed protection from damage for the "on site" monuments. If no monuments exist on the site, a certification to that affect shall be placed on the plan by the surveyor. 13 A Letter of Credit in the amount of \$1,000.00 per monument will be required as protective measure for all Town, County, State, and Federal Monuments on site or those affected by the proposed construction. 14 List the names of existing streets, their legal width, and jurisdiction. Y 15 Show all existing driveways (curb cuts) within two hundred (200) feet of the proposed development as well as driveways (curb cuts) within two hundred (200) feet on the opposite side of the road. Show planned use for the proposed structure (i.e. office etc). \mathbf{X} X Show proposed and/or existing setbacks. 17 Show parking requirements (indicate the proposed and required). X 18 Show the fire lanes. X 19 20 The Landscaping Plan must be of the same scale as the Site Plan and contain the following minimums: a. To scale plot of proposed trees and/or shrubs X b. The plan must contain a table of quantities. See Appendix for proper requirements. X Xc. Enlargement details for areas of proposal that are not legible at the plan scale. X d. The Planning Board requires that the Landscape Plan be signed off by a Licensed Landscape Architect or Certified Nursery Professional. e. The Planning Board may also require that the proposed landscape be X installed by a Certified New York State Nurseryman. X f. The Planning Board may require a Letter of Credit in the amount of the Landscape Contract and that the Letter of Credit be for a two year period to guarantee growth. Xg. The Planning Board may also require that a Landscape Record Drawing, certified by a Licensed Archited, be provided. (Note: a Letter of Credit will be required to insure completion.)

All architecture plans must include elevation drawings of the proposed structure and be

fully dimensioned, horizontally and vertically.

1

X

SITE PLAN CHECKLIST

PROJEC	CT NA	ME: Electric Vehicle Service Center APPLICATION No.
X	22	Indicate the architectural treatment of the proposed and/or existing buildings, including the type and color of the proposed finish materials. All proposed buildings should have a masonry front (road view) elevation. Renovation to existing buildings will be evaluated on an individual basis.
X	23	Please plan to bring samples of the proposed architectural materials to the meeting.
	24	The following statement should appear on all Site Plans: "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."
X	25	A separate Lighting Plan will be provided showing the proposed lighting to the nearest candle power, as measured at ground level. See Appendix.
	26	Indicate existing and/or proposed lighting locations, including height, type, and wattage. The Planning Board may require that a Lighting Record Plan certified by a Professional Engineer by supplied.
	27	Show existing and proposed contours based on U.S.C. & G.S. Datum. Reference source of datum and show plan benchmarks. All contours shall be carried a minimum of one hundred (100) feet offsite.
X	28	Show existing drainage system and proposed drainage system. Storm drainage to offsite facilities must be shown on plan and profile to the satisfaction of the Town Engineering Department.
	29	If the parking lot is to be used for stormwater detention, limits of this area are to be indicated on the site and grading plans.
X	30	Show wetland and buffer zone limits (when applicable).
X	31	Show floodplain and floodway limits (when applicable).
X	32	In plan and profile, show location, size, rim elevations, and all invert elevations of the existing sanitary sewers. Include the nearest manhole on either side of the proposed development.

33 In plan and profile, show location of the proposed sanitary sewer systems including sewer

systems including proposed laterals (plan only). Include all proposed elevations, grades, pipe

D

SITE PLAN CHECKLIST

g. Engineering Review Charge and Engineering Site Inspection Charge Form.

10

SITE PLAN CHECKLIST

PROJECT NA	ME: Electric Vehicle Service Center	APPLICATION No.
■ 43■ 44	See Appendix. Fourteen (14) Thirty (30) sets of folded plans will be required Is this project a TYPE I Action? If so, then an addition	nal seven (7) sets of plans will be
	required for the Coordinated Review process (37 sets	
Prepared for:	JBL Development, LLC Name of Developer ArcVision Inc. Company Name 1950 Craig Rd. , Suite 300	4/12/22 Date
	Street Address St. Louis, MO 63146 City, State, Zip	



SITE PLAN CHECKLIST

PROJECT NA	AME: Electric Vehicle Service Center	APPLICATION No.	
	Telephone Number		
Prepared by:	John Wollberg	4/12/22	
Frepared by.	Name of Consultant	Date	
	ArcVision Inc. Company Name		
	1950 Craig Rd. , Suite 300 Street Address		
	St. Louis MO 63146		
	City, State, Zip		
	Telephone Number		

SITE PLAN CHECKLIST APPENDIX

- 1 Landscape Table
- 2 Sight Distance Table
- 3 Short Environmental Form
- 4 Letter of Credit Summary
- 5 Plan Review Charge and Site Inspection Charge Form Letter
- 6 Engineering Review Charge and Engineering Site Inspection Charge Form
- 7 Sample Lighting Plan

LANDSCAPE TABLE

- 1 The Landscape Table must include identification symbol, quantities, common name, botanical name, caliper for deciduous trees, or heights for evergreen trees, and a remarks column.
- 2 All deciduous trees must be a minimum of 3 inches to 3 1/2 inches in diameter, as measured at caliper (6 inches above ground).
- 3 All ornamental deciduous trees must be a minimum of 2 1/2 inches to 3 inches in diameter, as measured at caliper (6 inches above ground).
- 4 All evergreen trees must be a minimum height of 6 feet to 8 feet, unless otherwise requested, bagged and balled.
- 5 Low shrubs should be a minimum of 24 inches high.
- 6 Along arterial and collector roads, the Planning Board requires the use of salt resistant species.

Application Number:	
---------------------	--

Site Plan and Subdivision Application Engineering Review Charges

All Site Plan and Subdivision Applications are subject to be reviewed by the Town Engineering Department and/or Consultant Forces. All costs incurred in providing this service are a direct charge to the Applicant or his designee. The responsible person and/or party in this matter shall be identified in the following listing:

Responsible Individual	Michael Rem
Responsible Firm	JBL Development, LLC
Street Address	2028 Harrison Street, Suite 202
City, State, Zip Code	Hollywood, FL 33020
Telephone Number	

Engineering Site Inspection Charges

All Residential and Business Development are subject to be inspected by the Town Engineering Department and/or Consultant Forces. All costs incurred in providing this service are a direct charge to the Applicant or his designee. The responsible person and/or party in this matter shall be identified in the following listing:

Responsible Individual	Michael Rem	
Responsible Firm	JBL Development, LLC	
Street Address	2028 Harrison Street, Suite 202	
City, State, Zip Code	Hollywood, FL 33020	
Telephone Number		

Note: When this information has been provided by another party, the following information needs to be provided:

Provided By	ArcVision Inc.
Address	1950 Craig Rd. , Suite 300
City, State Zip	St. Louis, MO 63146
Telephone Number	(





out Gray

Bunny Gray 2124-50

on Red 37-10





ABBREVIATIONS LAMINATE AMERICANS WITH DISABILITIES ACT LAV. LAVATORY A.D.A. ADJ. ADJUSTABLE LIN. LINEAR ABOVE FINISHED FLOOR A.F.F. LANDLORD ALUMINUM **ALTERNATE** APPROX. **APPROXIMATE** MAXIMUM MAX. MEDIUM DENSITY OVERLAY MDO. **ARCHITECTURAL** B.A.F. BIG ASS FAN MECH. MECHANICAL MFR. BD. MANUFACTURER BLDG. BUILDING MIN. MINIMUM MISCELLANEOUS BLOCKING BLKG. BOTTOM MASONRY OPENING **BOTTOM OF** CABINET CLG. CEILING NOT APPLICABLE CLOSET CLR. CLEAR N.I.C. COL. COLUMN NOM. NOMINAL CONC. CONCRETE NO. or # NUMBER CONSTR. CONSTRUCTION NSO. CONTINUOUS N.T.S. CTR.

O.C.

OPNG.

PLYWD.

SCHED.

STD.

STL.

STOR.

STRL.

SYM.

THK.

T.O.

TYP.

U..N.

U.S.

VERT.

V.I.F.

W.C.

WD.

W.R.

OPP.

ON CENTER

PLASTIC LAMINATE

PROJECT MANAGER

PRESSURE TREATED

ROUGH OPENING SOLID CORE

SERVICE READINESS

SOUND TRANSMISSION COEFFICIENT

STAINLESS STEEL

OPENING

OPPOSITE

PLYWOOD

REVISION REQUIRED

SCHEDULE

STANDARD

STORAGE

STRUCTURAL

SUSPENDED

TEMPERED

TYPICAL

UNDERSIDE

VERIFY IN FIELD

WATER CLOSET

WATER RESISTANT

VENDOR

VERTICAL

WOOD

TOP OF CONCRETE

UNLESS OTHERWISE NOTED

SQUARE FEET SIMILAR

ROOM

TESLA SERVICE CENTER ROCHESTER, NY PLANNING SUBMISSION

3535 W. HENRIETTA ROAD ROCHESTER, NY 14623

REFERENCE SYMBOLS

DOUBLE

DOWN DRAWING

DIM.

DN.

(E)

EMER.

EQUIP.

EXT.

F.A.

F.D.

F.E.F.

FIN.

FLR.

F.O.F.

F.O.M.

F.O.S.

F.R.T.

GA.

GC. GYP.

HDCP.

HDW.

HORIZ.

HT.

H.P.

HR.

INT.

JST.

DIAMETER

EXISTING

ELEVATION

EMERGENCY

EQUIPMENT

FIRE ALARM

FLASHING

GYPSUM HOLLOW CORE

HANDICAP

HARDWARE

HORIZONTAL

HIGH POINT

INSULATION

INTERIOR

FLUORESCENT

FACE OF FINISH

FACE OF STUDS

FACE OF MASONRY

FIRE RETARDANT TREATED

INFORMATION TECHNOLOGY

FLOAT DIMENSION

FIRE HOSE CABINET

FIRE EXTINGUISHER CABINET

DIMENSION

#	KEYNOTE	ID X'-X" A.F.F.	CEILING TYPE AND HEIGHT
#	COLUMN BUBBLE AND GRID	#	WALL TYPE
•	DATUM POINT	XXX	DOOR NUMBER
	CUT LINE	(X XX)	FIXTURE / EQUIPMENT TYPE
ૡ	CENTER LINE SYMBOL	FINISH	FINISH TAG
	ELEVATIONS	-	PLAN DETAIL
<u>·</u>	ELEVATION	ROOM	ROOM NAME
-	SECTION	-	SECTION DETAIL

A0.00 COVER SHEET
A2.02 PROPOSED FLOOR PLAN
A4.01a EXTERIOR ELEVATION - RENOVATION

INDEX OF DRAWINGS

CIVIL
C000 COVER SHEET
C200 SITE & UTILITY PLAN
C300 GRADING LAN

LANDSCAPING
LP-1 LANDSCAPE PLAN
LP-2 LANDSCAPE SCHEDULES & SPECS
LP-3 LANDSCAPE DETAILS

PHOTOMETRIC/LIGHTING LP1.0 SITE LIGHTING PLAN

ROCHESTER MOTORS NY, LI JBL DEVELOPMENT, LLC 2028 HARRISON STREET, SUITE 20 HOLLYWOOD, FL 33020 CONTACT: MICHAEL REM (954) 346-9494 MICHAEL@JBLDVLP.COM

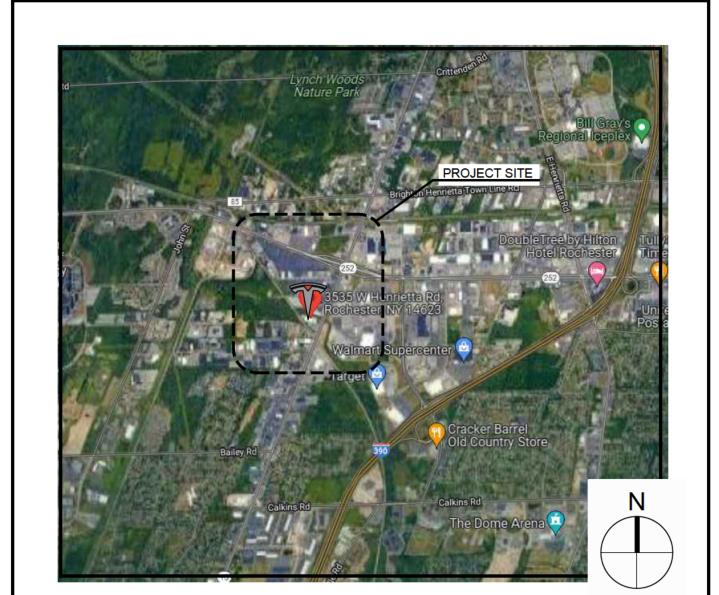
FREDERICK J. GOGLIA
ARCHITECT, NCARB, RDI
1950 CRAIG ROAD, SUITE 300
FH. (314) 415-2400
FAX (314) 415-2400
WW.sircy.com

TESLA SERVICE CENTER 3535 W. HENRIETTA RD. ROCHESTER, NY 14623

ISSUE / REVISION

4/12/22 PLANNING SUBMITTAL

VICINITY MAP



DRAWING TITLE

COVER SHEET

SCALE: PROJECT NUMBER: TESLA ID:

SHEET NUMBER

00 04

AS NOTED 210864

ROCHESTER MOTORS NY, LLC
JBL DEVELOPMENT, LLC
2028 HARRISON STREET, SUITE 202
HOLLYWOOD, FL 33020

ARCHITECT, NCARB, RDI 850 CRAIG ROAD, SUITE 300 ST. LOUIS, NO 63746 PH. (314) 415-2400 FAX (314) 415-2300 WW. arcv. com

TESLA SERVICE CENTER 3535 W. HENRIETTA RD. ROCHESTER, NY 14623

ISSUE / REV	ISION
4/12/22	PLANNING SUBMITTAL

DRAWING TITLE

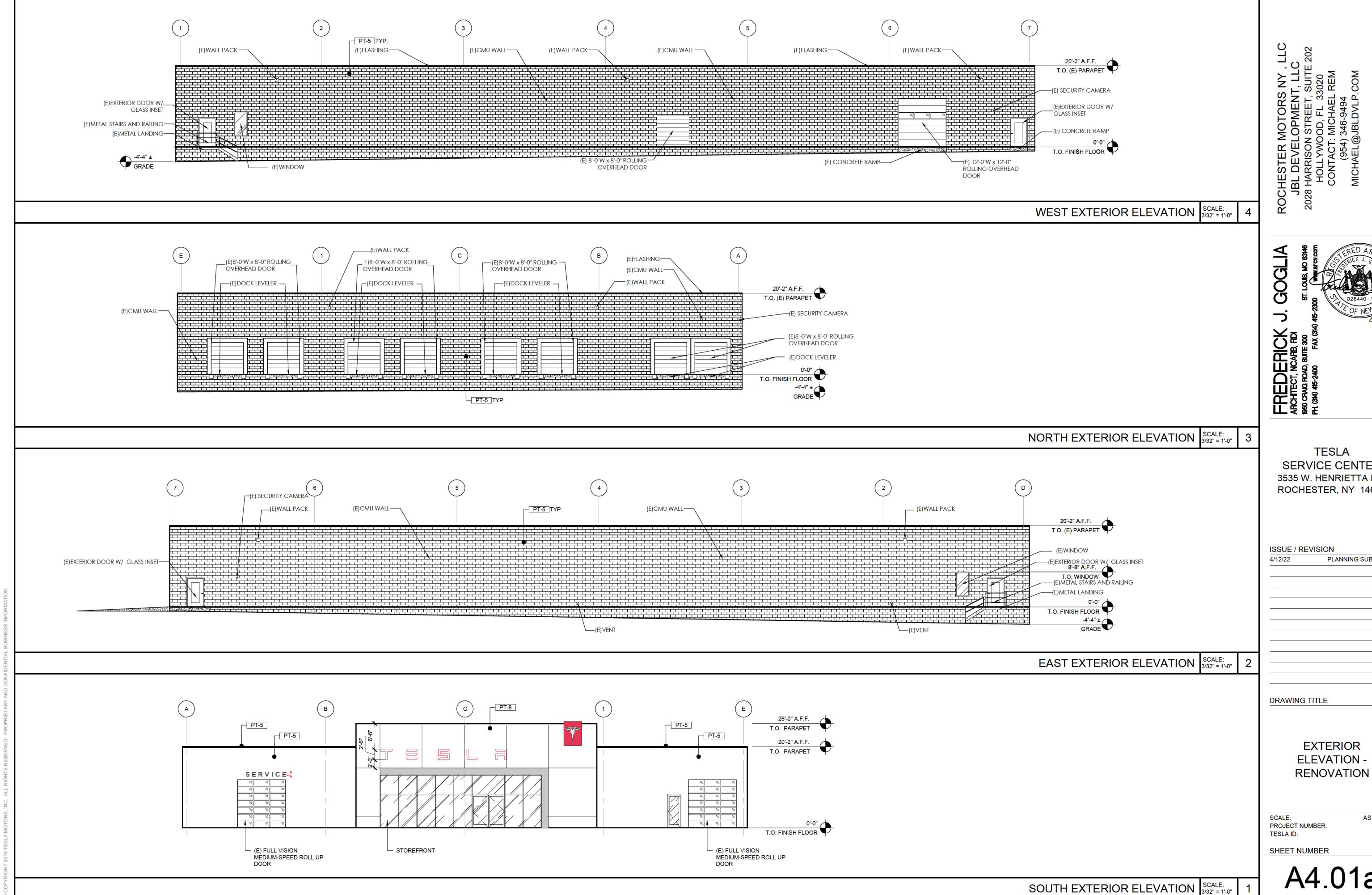
PROPOSED FLOOR PLAN

SCALE: PROJECT NUMBER: TESLA ID:

AS NOTED BER: 210864 29174

SHEET NUMBER

A2.02



TESLA SERVICE CENTER 3535 W. HENRIETTA RD. ROCHESTER, NY 14623

PLANNING SUBMITTAL

EXTERIOR ELEVATION -

AS NOTED 210864 29174

OWNER/DEVELOPER

ROCHESTER MOTORS NY LLC JBL DEVELOPMENT LLC 2028 HARRISON ST, SUITE 202 HOLLYWOOD, FL 33020 CELL: (954) 346-9494 CONTACT: MICHAEL REM, P.E. EMAIL: MICHAEL@JBLDVLP.COM

CIVIL ENGINEER & LANDSCAPE ARCHITECT

CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 3000 LITTLE HILLS EXPRESSWAY, SUITE 102 ST. CHARLES, MO 63301 OFFICE: (314) 656-4578 CELL: (314) 435-7413

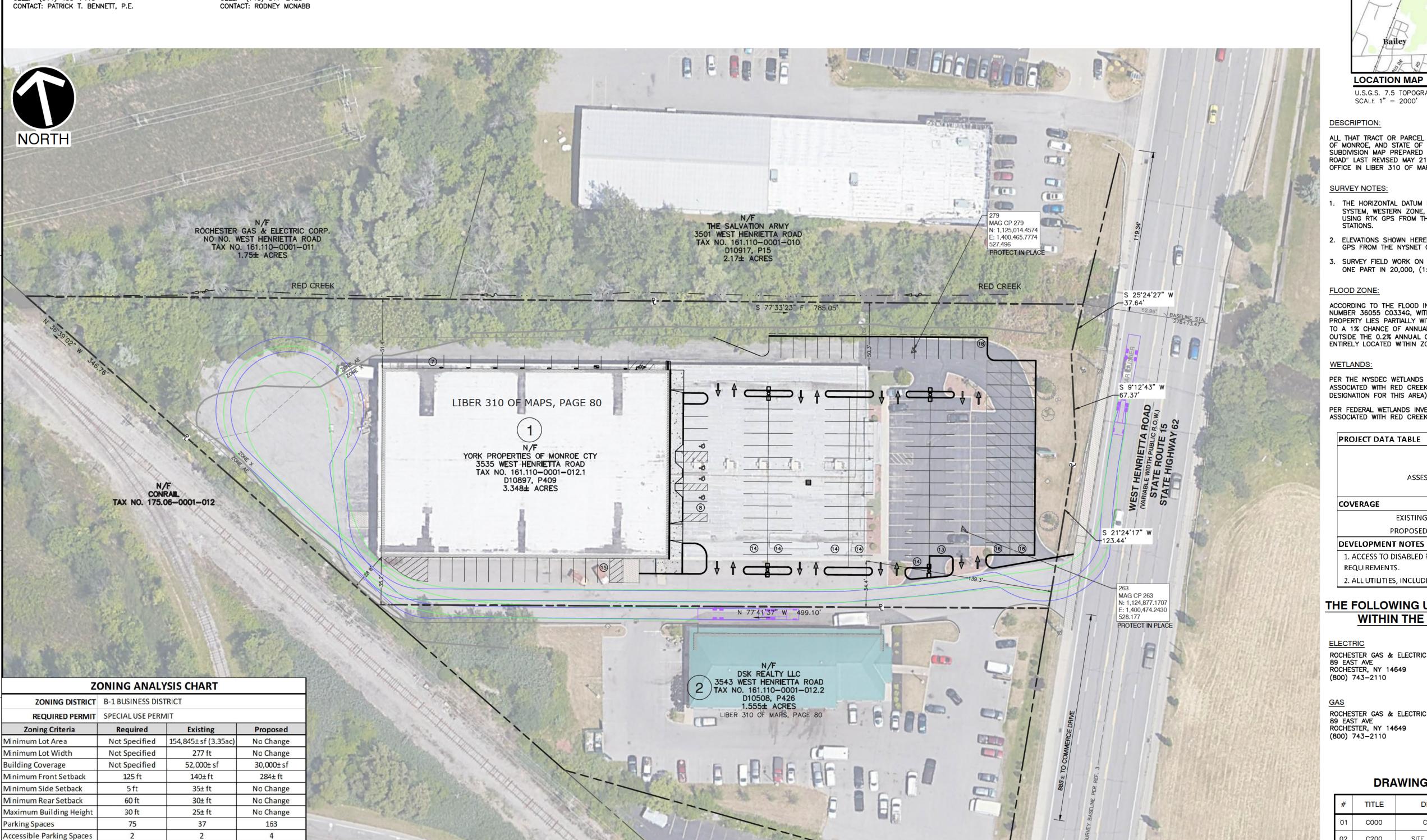
ARCVISION, INC. 1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146 OFFICE: (800) 489-2233 CELL: (636) 426-0618 CONTACT: JOHN WOLLBERG

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP 10777 WESTHEIMER RD, SUITE 1100 HOUSTON, TX 77042 OFFICE: (800) 680-6630 CELL: (713) 817-2125

SITE DEVELOPMENT PLAN FOR A **AUTOMOBILE FACILITY**

LOT 1 OF CERTION SUBDIVISION, TOWN OF HENRIETTA; **COUNTY OF MONROE, STATE OF NEW YORK**



SITE PLAN



U.S.G.S. 7.5 TOPOGRAPHIC MAP, WEST HENRIETTA, NY, DATED 2019. SCALE 1" = 2000'

OF MONROE, AND STATE OF NEW YORK DESIGNATED AS LOT 1 ON THAT CERTION SUBDIVISION MAP PREPARED BY COSTICH ENGINEERING ENTITED "3535 WEST HENRIETTA ROAD" LAST REVISED MAY 21, 2001 AND FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 310 OF MAPS PAGE 80.

- THE HORIZONTAL DATUM HERON IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM, WESTERN ZONE, TRANSVERSE MERCATOR SYSTEM, NAD 83 (2011 ADJ.) USING RTK GPS FROM THE NYSNET CONTINUOUSLY OPERATING REFERENCE
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 ELEVATIONS USING RTK GPS FROM THE NYSNET CONTINUOUSLY OPERATING REFERENCE STATIONS.
- SURVEY FIELD WORK ON THIS SURVEY WAS DONE TO AN ACCURACY GREATER THAN ONE PART IN 20,000, (1:20,000), USING MONUMENTS REFERENCED HEREON.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF HENRIETTA. MAP NUMBER 36055 C0334G, WITH AN EFFECTIVE DATE OF AUGUST 28, 2008, THIS PROPERTY LIES PARTIALLY WITHIN ZONE AE (A SPECIAL FLOOD HAZARD AREA SUBJECT TO A 1% CHANCE OF ANNUAL FLOODING) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THE BUILDING AND PARKING IS ENTIRELY LOCATED WITHIN ZONE X.

WETLANDS:

PER THE NYSDEC WETLANDS MAP, THERE IS A NYSDEC WETLAND BUFFER ZONE ASSOCIATED WITH RED CREEK ADJACENT TO THIS PARCEL. (THERE IS NOT A SPECIFIC DESIGNATION FOR THIS AREA).

PER FEDERAL WETLANDS INVENTORY MAP, THERE IS A FEDERAL WETLAND PEM5E ASSOCIATED WITH RED CREEK ADJACENT TO THIS PARCEL.

PROJECT DATA TABLE

3535 W. HENRIETTA ROAD ROCHESTER, NY 14623 ASSESSOR'S PARCEL# 161.110-0001-012.1

PARCEL AREA 3.348 ACRES

COVERAGE

EXISTING IMPERVIOUS % 78% PROPOSED IMPERVIOUS % 78%

DEVELOPMENT NOTES

1. ACCESS TO DISABLED PERSON PARKING SPACES MUST COMPLY WITH ADA REQUIREMENTS.

2. ALL UTILITIES, INCLUDING ELECTRIC, ARE TO BE UNDERGROUND.

THE FOLLOWING UTILITIES AND OWNERS ARE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT

ROCHESTER GAS & ELECTRIC 89 EAST AVE ROCHESTER, NY 14649

(800) 743-2110

FIRE PROTECTION HENRIETTA TOWN HALL 475 CALKINS RD ROCHESTER, NY 14623 CONTACT: RICHARD HARROD

(585) 359-7065

(585) 444-2265

STORM WATER HENRIETTA CONSOLIDATED DRAINAGE DISTRICT 37 405 CALKINS RD ROCHESTER, NY 14623 CONTACT: CHRIS HAUSER

HENRIETTA SEWER DISTRICT 405 CALKINS RD ROCHESTER, NY 14623 CONTACT: CHRIS HAUSER (585) 444-2265

MOTORS

CHESTER

MONROE COUNTY WATER AUTHORITY 745 NORRIS DRIVE ROCHESTER, NY 14610 (585) 442-7200

DRAWING LIST

#	TITLE	DESCRIPTION
01	C000	COVER SHEET
02	C200	SITE & UTILITY PLAN
03	C300	GRADING PLAN







Parking Stall Criteria

REFERENCE

Use/Category: motor vehicle sales and service

Stall dimensions: 9 ft x 18 ft (9 ft x 16 ft w/ 2' overhang)

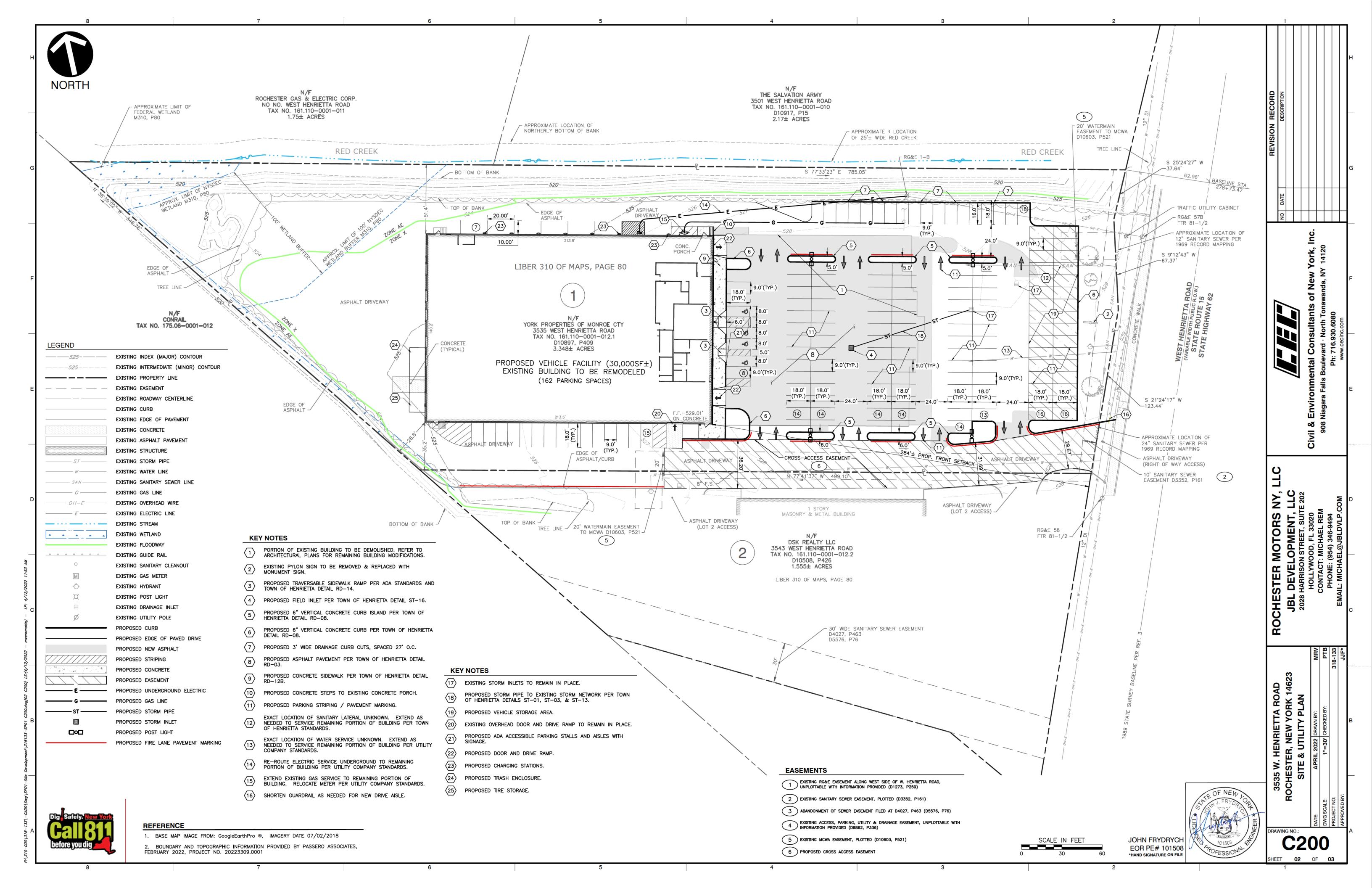
Required Parking Calculation: 1 per 400 sf of floor area

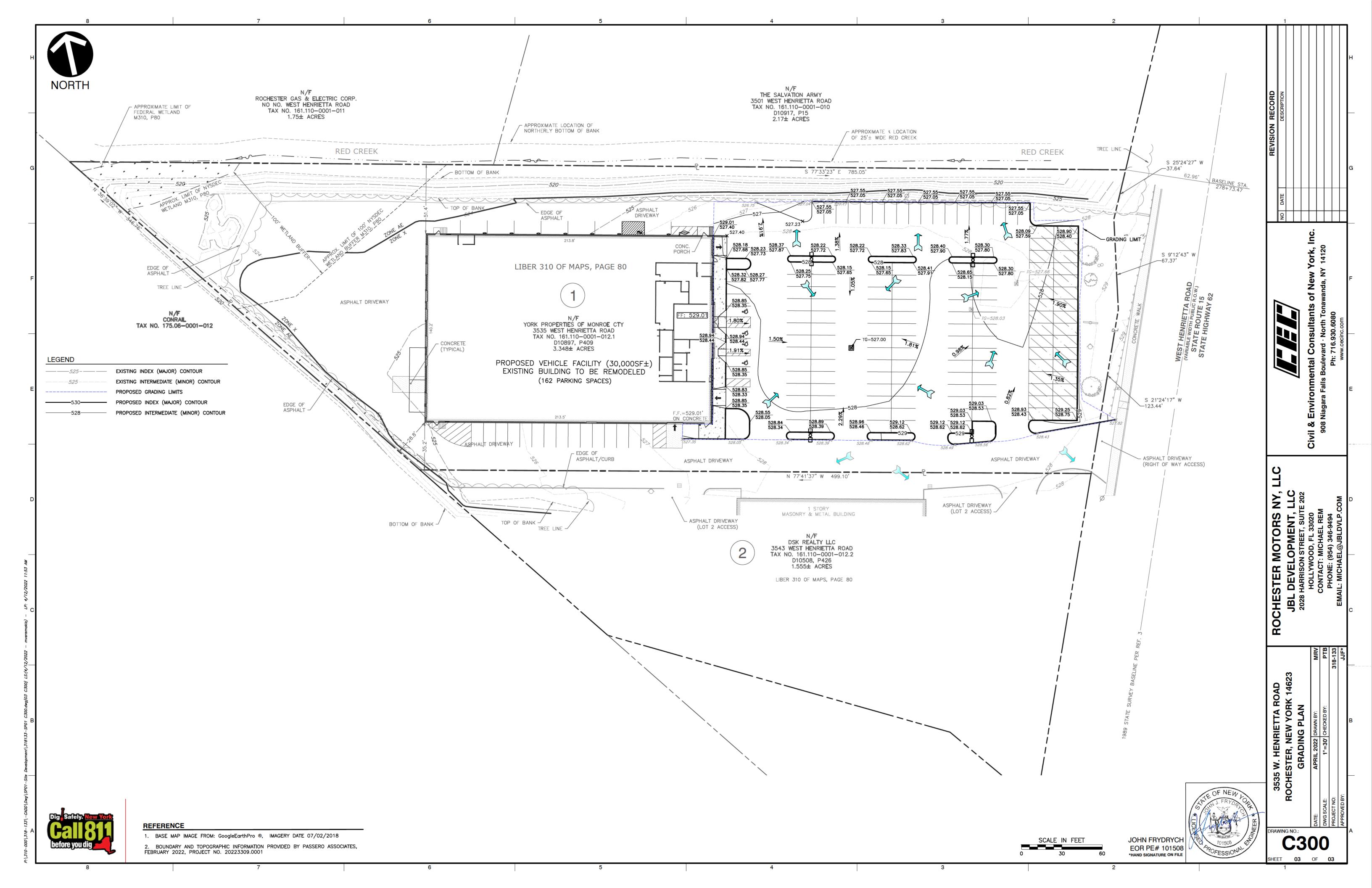
. BASE MAP IMAGE FROM: GoogleEarthPro ®, IMAGERY DATE 07/02/2018

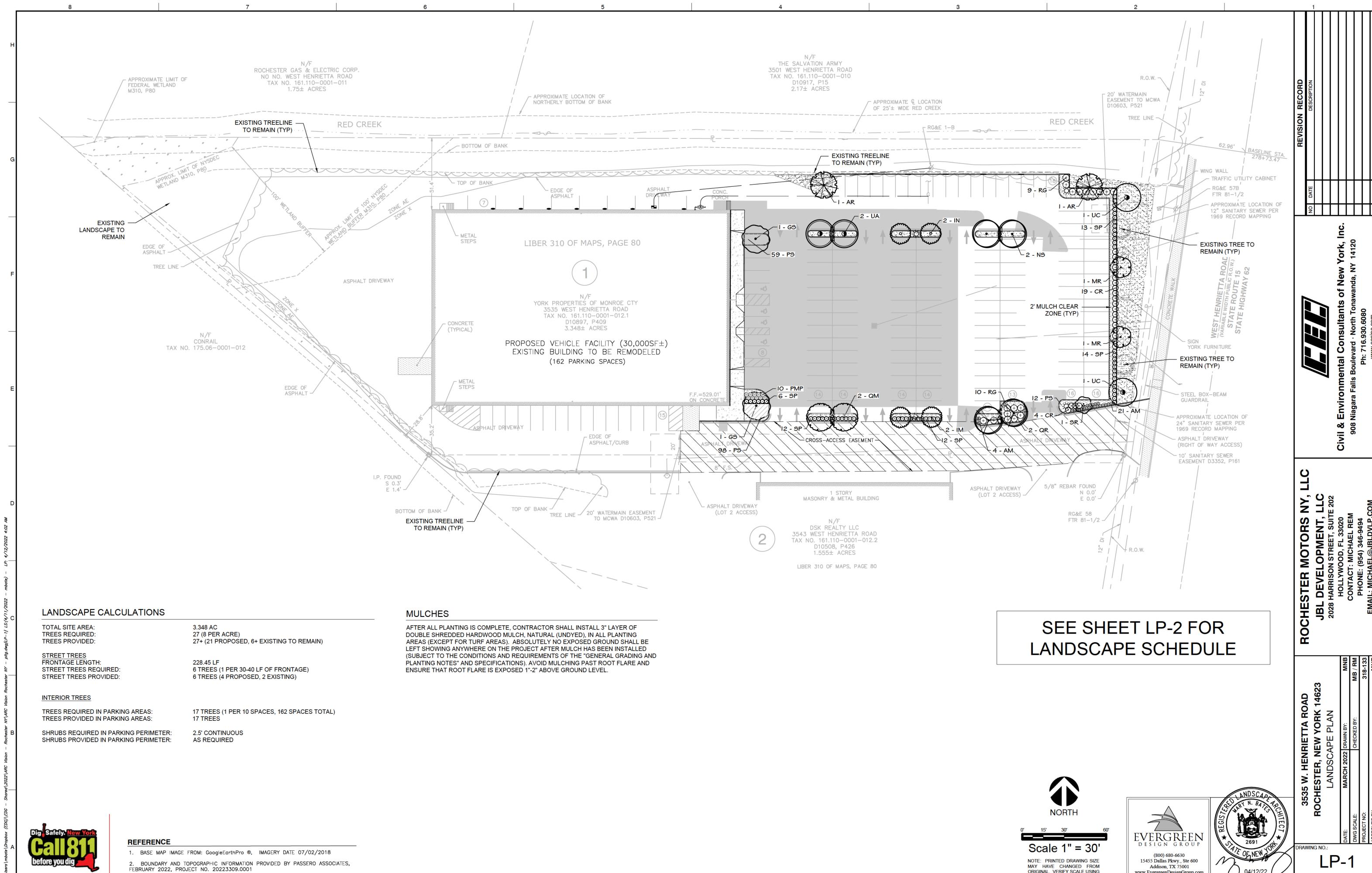
 BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY PASSERO ASSOCIATES, FEBRUARY 2022, PROJECT NO. 20223309.0001

SCALE IN FEET

JOHN FRYDRYCH EOR PE# 101508 *HAND SIGNATURE ON FIL







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ORIGINAL. VERIFY SCALE USING

- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
- 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES
- 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE.

- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION. INSTALLATION AND COMPLETION OF ALL WORK. SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS. NOTES. AND DETAILS
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK. INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF
- 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW. B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:

- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). PROVIDE WELL-SHAPED. FULLY BRANCHED. HEALTHY. VIGOROUS STOCK FREE OF DISEASE. INSECTS. EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC
- 2. ROOT SYSTEMS SHALL BE HEALTHY. DENSELY BRANCHED ROOT SYSTEMS. NON-POT-BOUND. FREE FROM
- ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS). 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE
- PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE ANY PLANT DEEMED UNACCEPTABLE BY THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL
- ALL TREES SHALL BE STANDARD IN FORM. UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL
- NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER
- MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT. MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
- ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND
- E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10
- DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED. F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING
- AGENCY (SEE BELOW). G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H TREE STAKING AND GUYING

MANUFACTURER'S LABELED RATES.

- STAKES: 6' LONG GREEN METAL T-POSTS.
- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE. WITH GROMMETS TO PROTECT
- I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE

- 1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE Areas are within +/-0.1' of finish grade. The contractor shall notify the owner immediately should ANY DISCREPANCIES EXIST.
- SOIL TESTING: a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL
- TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING. b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
- c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING
- (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS. XERIC PLANTS. TURF. AND NATIVE SEED. AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS FITHER INCREASE OR DECREASE. SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT
- 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL USE MANUFACTURER'S RECOMMENDED RATE b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY
 - MEANS OF ROTOTILLING AFTER CROSS-RIPPING: i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL USE MANUFACTURER'S RECOMMENDED RATE iv. IRON SULPHATE - 2 LBS. PER CU. YD.
- 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED
 - INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING
 - GRADES AND ELIMINATE PONDING POTENTIAL c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED. TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED. THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. Ensure that the finish grade in shrub areas immediately adjacent to walks and other walking SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. Ensure that the finish grade in turf areas immediately adjacent to walks and other walking SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER

- THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- f SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE GENERAL CONTRACTOR, OWNER, OR OWNER'S REPRESENTATIVE. 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS,
- TRASH. OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL B. SUBMITTALS
 - 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE OWNER OR OWNER'S REPRESENTATIVE, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR
- TREE/SHRUB TURE AND SEED AREAS AS MAY BE APPROPRIATE). SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE
- STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY). WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING

C. GENERAL PLANTING

CONSIDERED.

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER THE PLAN. NOTIFY THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
- a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT
- (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK) b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
- c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
- d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- D. TREE PLANTING TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL. AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 - SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES. TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS. THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST
- BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES
- ABOVE THE SURROUNDING GRADE. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE ROCKS LARGER THAN 1" DIA AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND
- TREES SHALL NOT BE STAKED UNLESS THE JURISDICTION OR LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN. THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES (OR #15 GAL 24" BOX): TWO STAKES PER TREE THREE STAKES PER TREE
 - b. 2-1/2"-4" TREES (OR 36" 48" BOX):
 - c. TREES OVER 4" CALIPER (OR >48" BOX): **GUY AS NEEDED**
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS
- NEEDED TO STABILIZE THE TREE UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE
- INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS). 8. FOR TREES IN TURF AREAS, DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA OVER
- THE ROOT BALL AND INSTALL MULCH WITH AT LEAST 2" OF SPECIFIED MULCH. SEE MULCH SPECIFICATION FOR E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
- 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
- INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED
- BARRIER CLOTH IN PLACE. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN
 - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT
 - OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES
- ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES
- OF PENETRATION INTO THE SOIL BELOW THE SOD. HYDROMULCHING
- 1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
- a. WINTER MIX (OCTOBER 1 MARCH 31)
 - i 50# CELLULOSE FIBER MULCH ii. 2# UNHULLED BERMUDA SEED
 - iii. 2# ANNUAL RYE SEED iv. 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - b. SUMMER MIX (APRIL 1 SEPTEMBER 30) 50# CELLULOSE FIBER MULCH
- ii. 2# HULLED BERMUDA SEED iii. 15# 15-15-15 WATER SOLUBLE FERTILIZER SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
- 50# CELLULOSE FIBER MULCH ii. 15# 15-15-15 WATER SOLUBLE FERTILIZER
- iii. SEED RATE PER LEGEND
- ALL HARDSCAPE ELEMENTS ADJACENT TO HYDROMULCH APPLICATION SHALL BE PROTECTED FROM OVERSPRAY H. DRILL SEEDING
 - ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER
 - a. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - i. 50# CELLULOSE FIBER MULCH
 - ii. 15# 15-15-15 WATER SOLUBLE FERTILIZER iii. 4# ORGANIC BINDER

- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
- DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE. MULCH AT THE BASE OF SHRUBS SHALL BE A MAXIMUM 1" MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF
- THE WALKS AND CURBS. FINISH GRADE OF MULCH AT CURBS AND SIDEWALKS SHALL BE 1" LOWER THAN THE ADJACENT CURB OR SIDEWALK. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF J. CLEAN UP
- 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT,
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE. K. INSPECTION AND ACCEPTANCE
- 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE
- CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL

ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

- L. LANDSCAPE MAINTENANCE
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING. TREATING FOR INSECTS AND DISEASES. REPLACEMENT OF MULCH. REMOVAL OF LITTER. REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - 2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL. HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 - 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS
 - MUST OCCUR: i. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL
 - DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. k. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE
- FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE ALL SODDED TURE SHALL BE NEATLY MOWED. M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF TWO YEARS FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.

2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR

ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS. RECORD DRAWINGS MUST BE SIGNED AND SEALED

BOTANICAL NAME

SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE

PLANT SCHEDULE

BY A LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF NEW YORK

IREES	CODE	QIY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	HEIGH I
	AR	2	ACER RUBRUM	RED MAPLE	CONT.	2" CAL.	8` HT MIN
$\left(\cdot\right)_{-}$	GS	2	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER`	SHADEMASTER LOCUST	CONT.	2" CAL.	8` HT MIN
	IM	2	ILEX X 'MARY NELL'	MARY NELL HOLLY	CONT.	1.5" CAL MIN	6` HT MIN
•	IN	2	ILEX X `NELLIE R. STEVENS`	NELLIE R. STEVENS HOLLY	CONT.	1.5" CAL MIN	6` HT MIN
	MR	2	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	CONT.	1.5" CAL MIN	6` HT MIN
$\left(\cdot\right)_{-}$	NS	2	NYSSA SYLVATICA	TUPELO	CONT.	2" CAL.	8` HT MIN
+	QM	2	QUERCUS MACROCARPA	BURR OAK	CONT.	2" CAL.	8` HT MIN
	QR	2	QUERCUS RUBRA	RED OAK	CONT.	2" CAL.	8` HT MIN
· ·	SR	1	SYRINGA RETICULATA	JAPANESE TREE LILAC	CONT.	3 STEM MIN	6` HT MIN
()	UC	2	ULMUS X 'FRONTIER'	FRONTIER ELM	CONT.	2" CAL.	8` HT MIN
	UA	2	ULMUS X 'MORTON' TM	ACCOLADE ELM	CONT.	2" CAL.	8` HT MIN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	SIZE
+	AM	25	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	24" OC	
+	CR	23	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL	48" OC	24" HT MIN
	PMP	10	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	5 GAL	36" OC	24" HT MIN
+	RG	19	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	5 GAL	60" OC	24" HT MIN
\odot	SP	57	SALIX PURPUREA 'NANA'	DWARF PURPLE OSIER WILLOW	5 GAL	36" OC	24" HT MIN
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
	PS	169	PHLOX SUBULATA	CREEPING PHLOX	1 GAL.	18" OC	
	PP	4,095 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		
	WM	710 SF	WOOD MUCH	MULCH AT 3" DEPTH	MULCH		

COMMON NAME



REFERENCE

- . BASE MAP IMAGE FROM: GoogleEarthPro ®, IMAGERY DATE 07/02/2018
- 2. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY PASSERO ASSOCIATES, FEBRUARY 2022, PROJECT NO. 20223309.0001



CONTAINER SIZE

HEIGHT



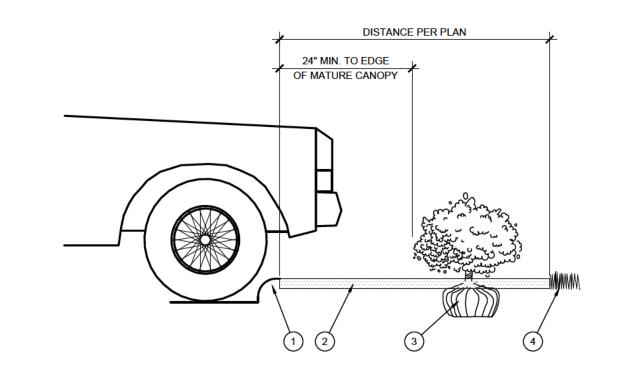
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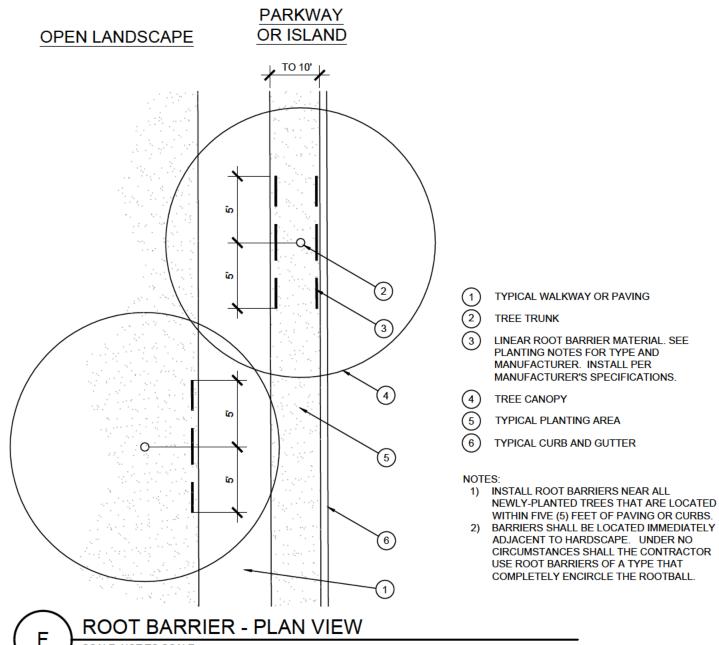
1 CURB.

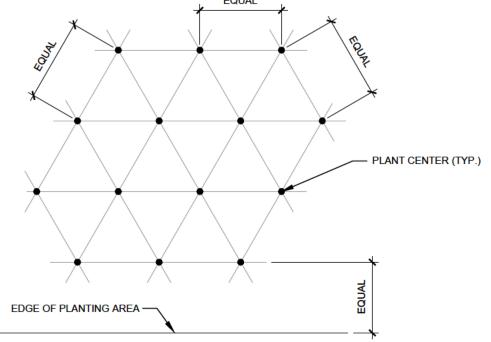
(2) MULCH LAYER.

(3) PLANT.

4) TURF (WHERE SHOWN ON PLAN).







NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

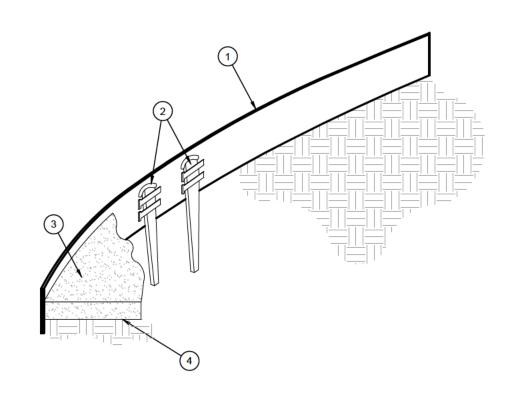
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER STEP 1: 100 SF/1.95 = 51 PLANTS STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL





(1) ROLLED-TOP STEEL EDGING PER PLANS.

(2) TAPERED STEEL STAKES.

(3) MULCH, TYPE AND DEPTH PER PLANS.

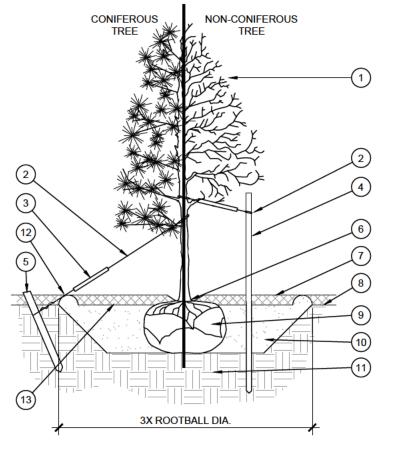
(4) FINISH GRADE.

NOTES:

INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.

3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

STEEL EDGING



STAKING EXAMPLES (PLAN VIEW)

TREE PLANTING

PREVAILING PREVAILING TREE CANOPY. 2 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.

(3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.

4 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.

(5) PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND

18" MIN. INTO UNDISTURBED SOIL.

(6) TRUNK FLARE.

(7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.

(8) FINISH GRADE.

(9) ROOT BALL.

BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.

(11) UNDISTURBED NATIVE SOIL. (12) 4" HIGH EARTHEN WATERING BASIN.

(13) FINISH GRADE.

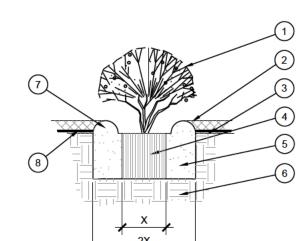
NOTES:

1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE. 3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF

TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL. 4. REMOVE ALL NURSERY STAKES AFTER PLANTING. 5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM

BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES,

BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT



(1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT

(3) FINISH GRADE.

(4) ROOT BALL.

CENTER.

5 BACKFILL. AMEND AND FERTILIZE ONLY AS

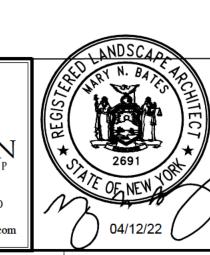
6 UNDISTURBED NATIVE SOIL.

7) 3" HIGH EARTHEN WATERING BASIN.

8 WEED FABRIC UNDER MULCH.

SHRUB AND GROUNDCOVER PLANTING





3535 W. HENRIETTA ROAD ROCHESTER, NEW YORK 14623 LANDSCAPE DETAILS

RAWING NO.:

ROCHESTER MOTORS
JBL DEVELOPMENT,
2028 HARRISON STREET, SUIT

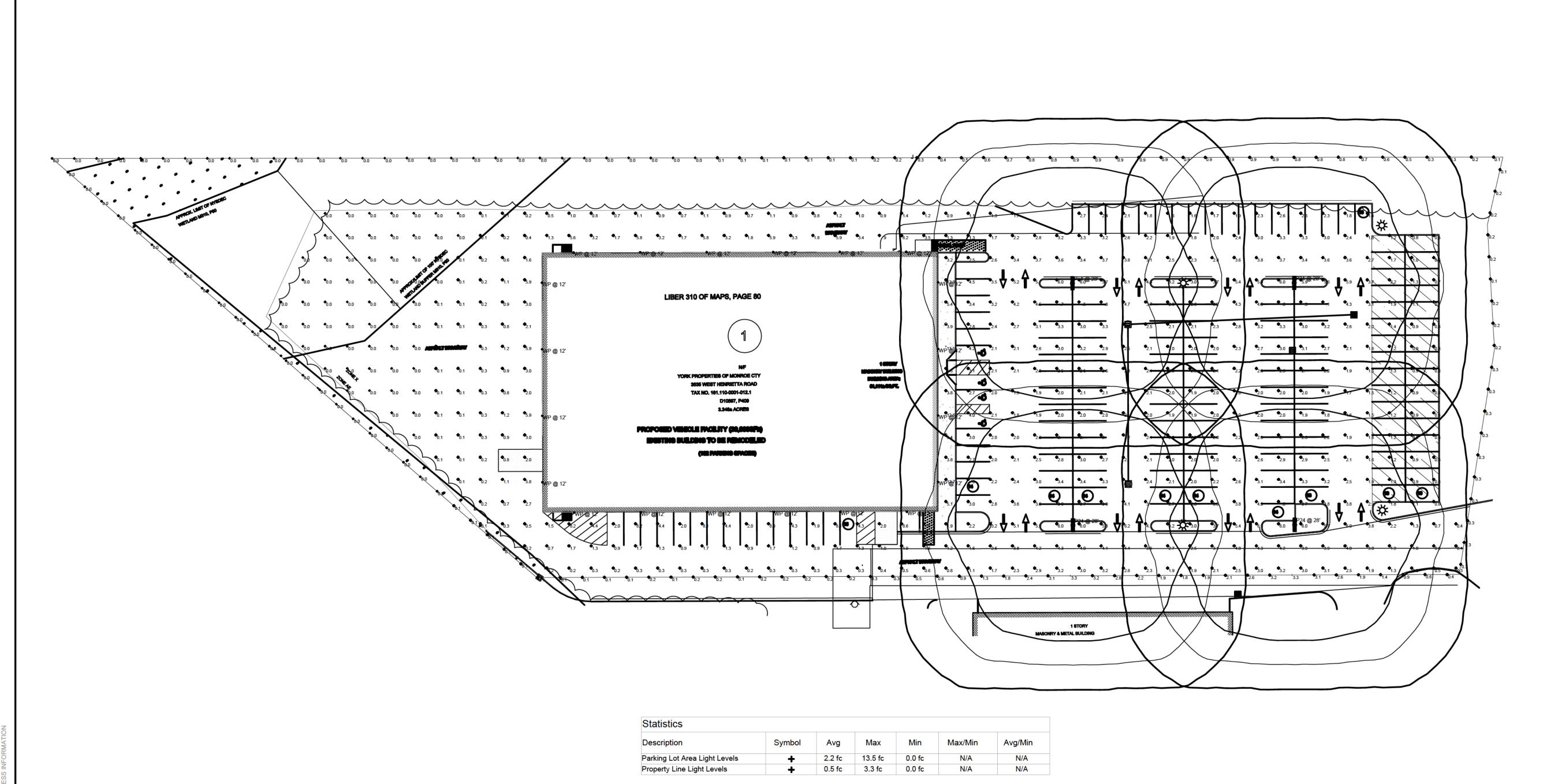


REFERENCE

1. BASE MAP IMAGE FROM: GoogleEarthPro ®, IMAGERY DATE 07/02/2018

2. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY PASSERO ASSOCIATES, FEBRUARY 2022, PROJECT NO. 20223309.0001

SCALE: NOT TO SCALE



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Symbol	Label	Quantity	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
Ę E	P24	4	PRV-XL-C75-D- UNV-T4-BZ	Double Head D180 Eaton Lumark Prevail XL Series LED Area Unit w/Type T4 Distribution (25ft. Pole Height w/3ft. Base)	LED	4	6526	0.9	352
	WP	20	XTOR4B-W	Cooper Lighitng Solutions Lumark Crosstour Series Wall Mounted LED Wallpack Unit (12ft. Mounting Height)	LED	1	4203	0.9	37.7

ROCHESTER MOTORS NY, LLC JBL DEVELOPMENT, LLC 2028 HARRISON STREET, SUITE 202 HOLLYWOOD, FL 33020

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TESLA SERVICE CENTER 3535 W. HENRIETTA RD. ROCHESTER, NY 14623

ISSUE / RE	VISION
4/12/22	PLANNING SUBMITTAL

SITE LIGHTING PLAN

SCALE:
PROJECT NUMBER:
TESLA ID:

SHEET NUMBER

DRAWING TITLE

LP1.0

AS NOTED 210864 29174