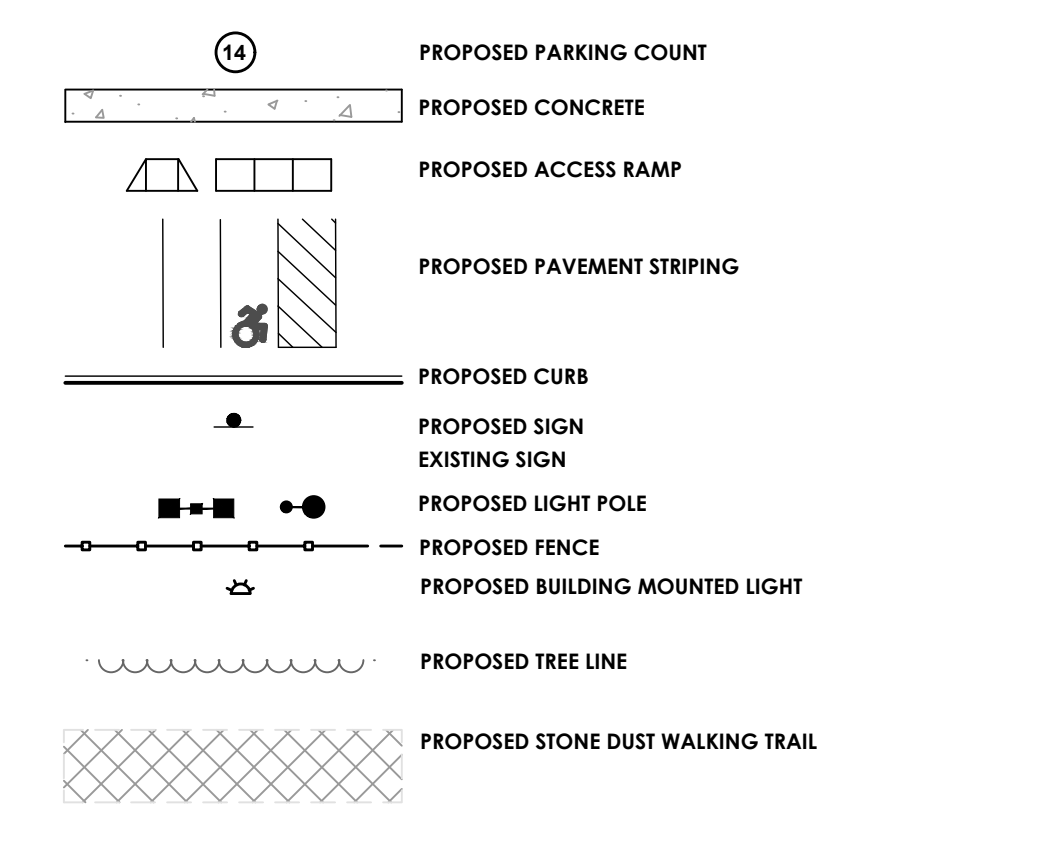
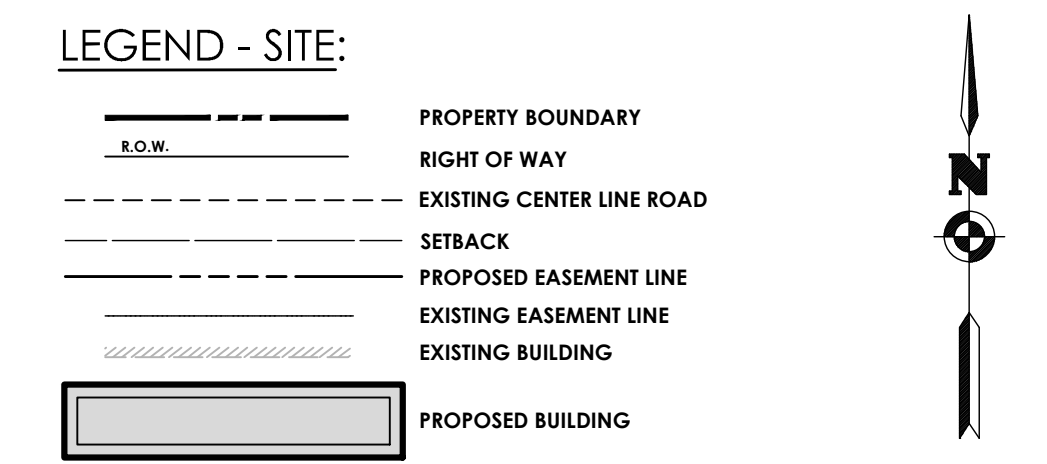
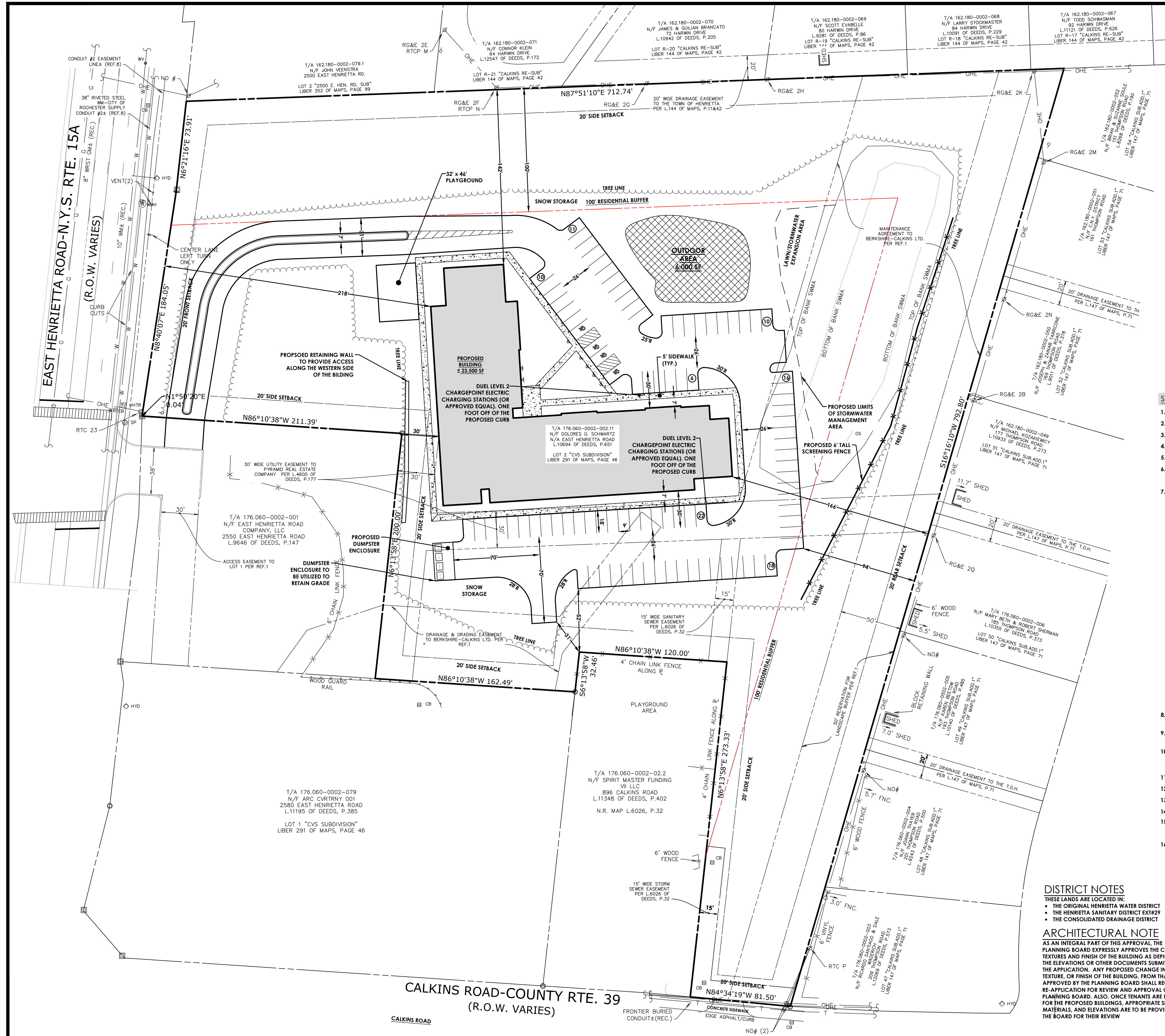


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SITE DATA

1. TAX ACCOUNT NUMBER:	176.060-0002-002.11
2. PARCEL ADDRESS:	EAST HENRIETTA ROAD
3. TOTAL PARCEL AREA:	6.996 ACRES (305.032 SF)
4. AREA OF DISTURBANCE:	3.663 ACRES (159,577 SF)
5. EXISTING ZONING:	R-1-15/B-2 (MIXED USE CORRIDOR DISTRICT)
6. EXISTING USE:	UNDEVELOPED
7. PROPOSED USE:	MULTIFAMILY RESIDENTIAL
8. AREA REQUIREMENTS:	

BULK AREA REQUIREMENTS

LOT	REQUIRED	PROPOSED
OPEN SPACE	30%	70%
SETBACK		
FRONT	20'	212'
SIDE	20'	30'
REAR	20'	166'
BUILDING		
HEIGHT	≤50'	≤50'
DENSITY	14 DU/ACRE	8.86 DU/ACRE
PARKING		
STALLS (QTY.)	2.5 PER DU (62 UNITS*2.5 = 155 SPACES)	93
STALL SIZE (PERPENDICULAR)	9' X 18'	9' X 18'
DRIVE AISLE (WIDTH)	24'	24'

No.	Date	By	Description
1	5/8/22	JOS	PER TOWN BOARD COMMENTS
2	5/24/22	JOS	PER FIRE MARSHAL COMMENTS

Revisions

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7309 AND ARTICLE 149 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

SITE PLAN

SOUTHRIDGE LANDING

Town/City: HENRIETTA
County: MONROE State: NEW YORK

Project No: **20223310.0001**

Drawing No: **C 102** Sheet No: **2**

Scale: **1" = 40'**

Date: **MAY 2022**

APPROVED BY: PLANNING BOARD CHAIRMAN DATE _____

APPROVED BY: DIRECTOR OF ENGINEERING AND PLANNING DATE _____

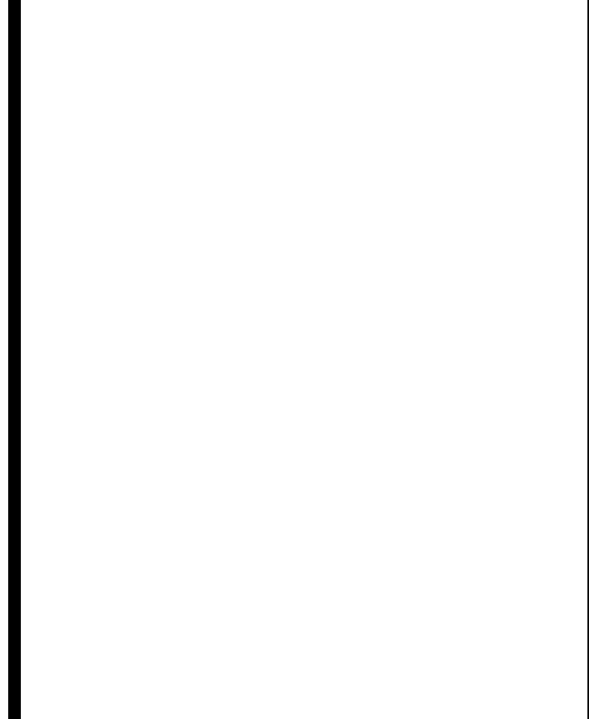
APPROVED BY: FIRE MARSHAL DATE _____

APPROVED BY: DIRECTOR OF BUILDING AND FIRE PREVENTION DATE _____

APPROVED BY: COMMISSIONER OF PUBLIC WORKS DATE _____

DISTRICT NOTES
THESE LANDS ARE LOCATED IN:
• THE ORIGINAL HENRIETTA WATER DISTRICT
• THE HENRIETTA SANITARY DISTRICT EXT#29
• THE CONSOLIDATED DRAINAGE DISTRICT

ARCHITECTURAL NOTE
AS AN INTEGRAL PART OF THIS APPROVAL THE PLANNING BOARD EXPRESSLY APPROVES THE COLOR, TEXTURES AND FINISH OF THE BUILDING AS DEPICTED ON THE ELEVATIONS OR OTHER DOCUMENTS SUBMITTED WITH THE 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. ALSO, ONCE TENANTS ARE FILLED FOR THE PROPOSED BUILDINGS, APPROPRIATE SIGNAGE, MATERIALS, AND ELEVATIONS ARE TO BE PROVIDED TO THE BOARD FOR THEIR REVIEW



Town of
LOCATION SKETCH
N.T.S.

Client:
DAKOTA PARTNERS, INC.
235 BEAR HILL ROAD
WALTHAM, MA, 02451

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: **Jess Sudal, PE**
Project Manager: **David Cox, PE**
Designed by: **Joshua Saxton, EIT**



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NOT FOR CONSTRUCTION