

SITE DATA

- TAX ACCOUNT NUMBER: 176.060.0002.002.11
- PARCEL ADDRESS: EAST HENRIETTA ROAD
- TOTAL PARCEL AREA: 6.976 ACRES (300,033 SF)
- AREA OF DISTURBANCE: 3.643 ACRES (159,577 SF)
- EXISTING ZONING: R-1-15B-2 (MIXED USE CORRIDOR/DISTRICT)
- EXISTING USE: UNDEVELOPED
- PROPOSED USE: MULTIFAMILY RESIDENTIAL
- AREA REQUIREMENTS:

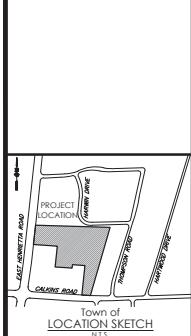
BULK AREA REQUIREMENTS		
LOT	REQUIRED	PROPOSED
OPEN SPACE	30%	70%
SCREENING		
FRONT	20'	212'
SIDE	20'	30'
REAR	20'	166'
BUILDINGS		
HEIGHT	550'	550'
DENSITY	14 DU/ACRE	8.86 DU/ACRE
PARKING		
STALLS (GT 1)	2.5 PER DU (62 UNITS) 2.5 = 155 SPACES	93
STALL SIZE (PERPENDICULAR)	9' X 18'	9' X 18'
DRIVE ALLE (WIDTH)	24'	24'

NO.	REVISIONS	NO.	YES
8.	STATE REGULATED WETLANDS (NYSDEC WETLAND INVENTORY):	X	
9.	FEDERALLY REGULATED WETLANDS (U.S. F.W.S. N.W.I.):	X	
10.	FLOOD PLAIN (FROM NREI): FROM PANEL: 360503300 DATED: 8/28/2008	X	
11.	PUBLIC WATER PROVIDED BY:	MCWA	
12.	ELECTRIC SERVICE PROVIDED BY:	CG&E	
13.	GAS SERVICE PROVIDED BY:	CG&E	
14.	SANITARY SEWER SUPPLIED BY:	TOWN OF HENRIETTA	
15.	STORM SEWER & DRAINAGE FACILITIES WILL BE PUBLIC AND MAINTAINED BY THE OWNER		
16.	ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY		

DISTRICT NOTES
 THESE LANDS ARE LOCATED IN:
 • THE ORIGINAL HENRIETTA WATER DISTRICT
 • THE HENRIETTA SANITARY DISTRICT EXTEND
 • 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 FILED FOR THE PROPOSED BUILDING, APPROPRIATE SIGNAGE, MATERIALS, AND ELEVATIONS ARE TO BE PROVIDED TO THE BOARD FOR THEIR REVIEW

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



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

PASSERO ASSOCIATES
 342 West Avenue, Suite 100
 Rochester, New York 14614
 (585) 232-1000
 Fax: (585) 232-1491

Principal-in-Charge: Jess Suolek, PE
 Project Manager: David Coak, PE
 Designed by: Joshua Saxton, EIT



Revisions

NO.	DATE	BY	DESCRIPTION
1	5/6/23	JCS	PER TOWN BOARD COMMENTS
2	5/24/23	JCS	PER FIRE MARSHAL COMMENTS
3	6/9/23	JCS	PER TOWN COMMENTS

SITE PLAN

SOUTHRIDGE LANDING

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

Project No: **20223310.0001**

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

Scale: **1" = 40'**

Date: **MAY 2022**

NOT FOR CONSTRUCTION

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