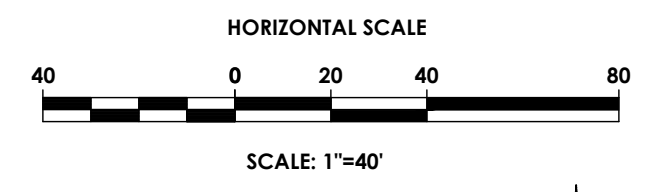
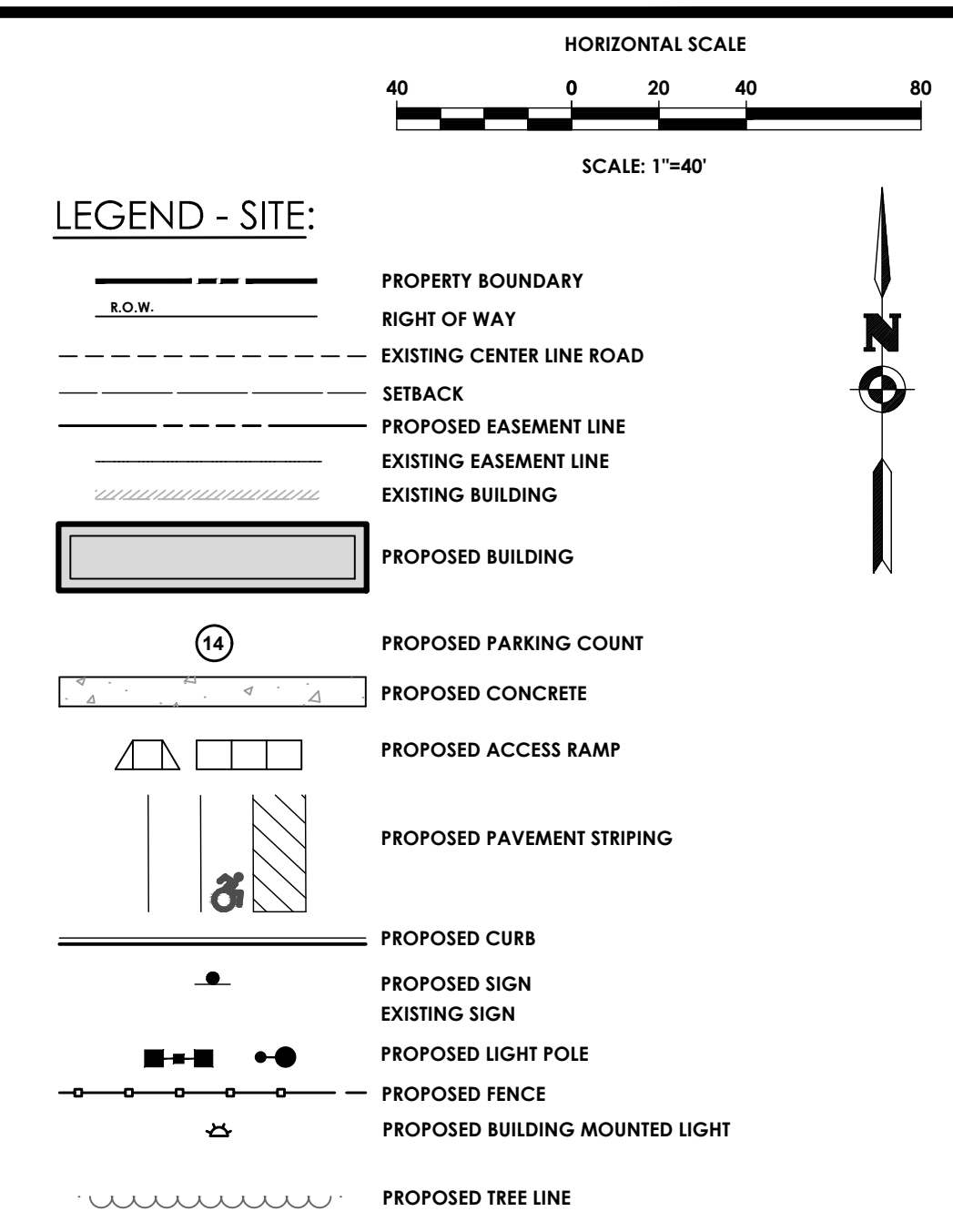
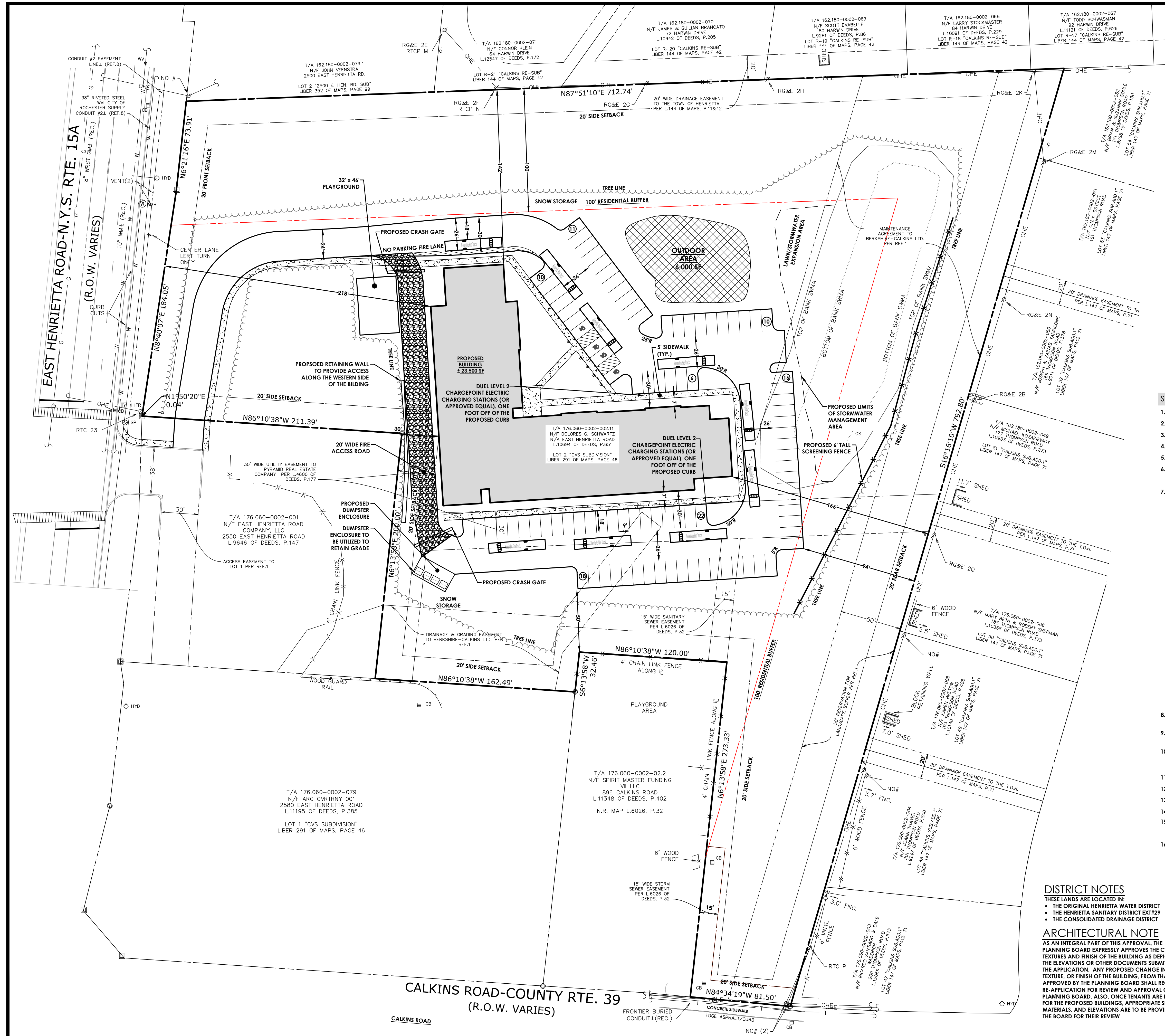


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SITE DATA

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

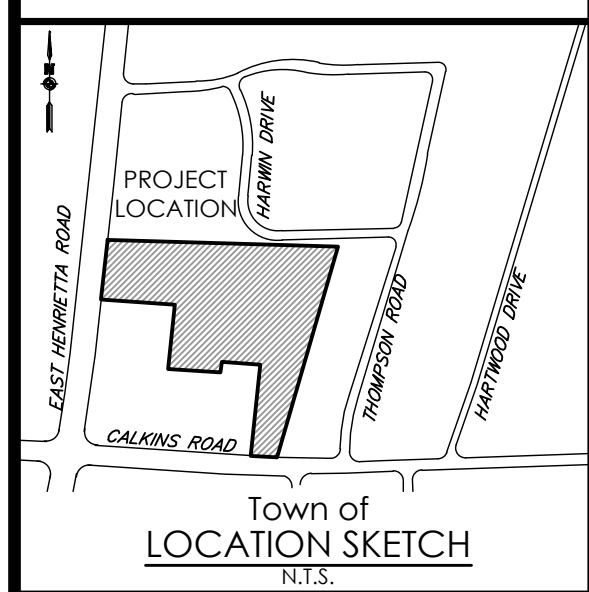
	REQUIRED	PROPOSED
OPEN SPACE	30%	70%
SETBACK		
FRONT	20'	212'
SIDE	20'	30'
REAR	20'	166'
BUILDING		
HEIGHT	≤50'	≤50'
DENSITY	14 DU/ACRE	8.86 DU/ACRE
PARKING		
STALLS (QTY.)	2.5 PER DU (62 UNITS*2.5 = 155 SPACES)	93
STALL SIZE (PERPENDICULAR)	9' X 18'	9' X 18'
DRIVE AISLE (WIDTH)	24'	24'

- | | NO | YES |
|--|-------------------|-----|
| 8. STATE REGULATED WETLANDS (NYSDEC WETLAND INVENTORY): | X | |
| 9. FEDERALLY REGULATED WETLANDS (U.S. F.W.S. N.W.J.): | X | |
| 10. FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36055C0353G DATED: 8/28/2008 | X | |
| 11. PUBLIC WATER PROVIDED BY: | MCWA | |
| 12. ELECTRIC SERVICE PROVIDED BY: | RG&E | |
| 13. GAS SERVICE SUPPLIED BY: | RG&E | |
| 14. SANITARY SEWER PROVIDED 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 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

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: _____



Town of
LOCATION SKETCH
 N.T.S.

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



Revisions

No.	Date	By	Description
1	5/8/22	JOS	PER TOWN BOARD COMMENTS
2	5/24/22	JOS	PER FIRE MARSHAL COMMENTS
3	6/9/22	JOS	PER TOWN COMMENTS
4	8/24/22	JOS	PER TOWN COMMENTS

SITE PLAN

SOUTHRIDGE LANDING

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

Project No:
20223310.0001

Drawing No. C 102	Sheet No. 2
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Scale:
1" = 40'

Date:
MAY 2022

NOT FOR CONSTRUCTION