

# PROPOSED SITE PLAN DOCUMENTS

FOR



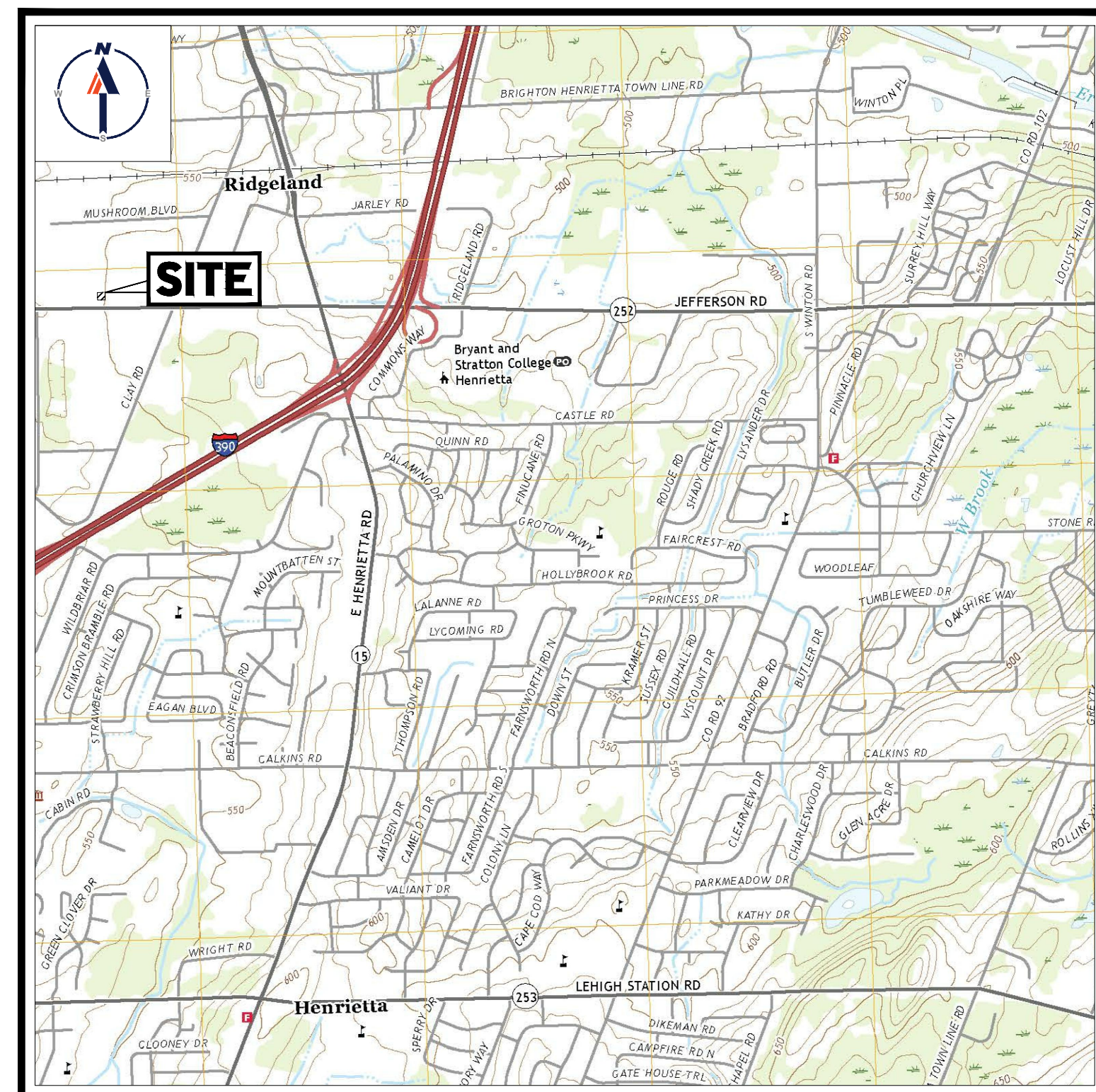
## PROPOSED RESTAURANT AND BREWHOUSE

LOCATION OF SITE:

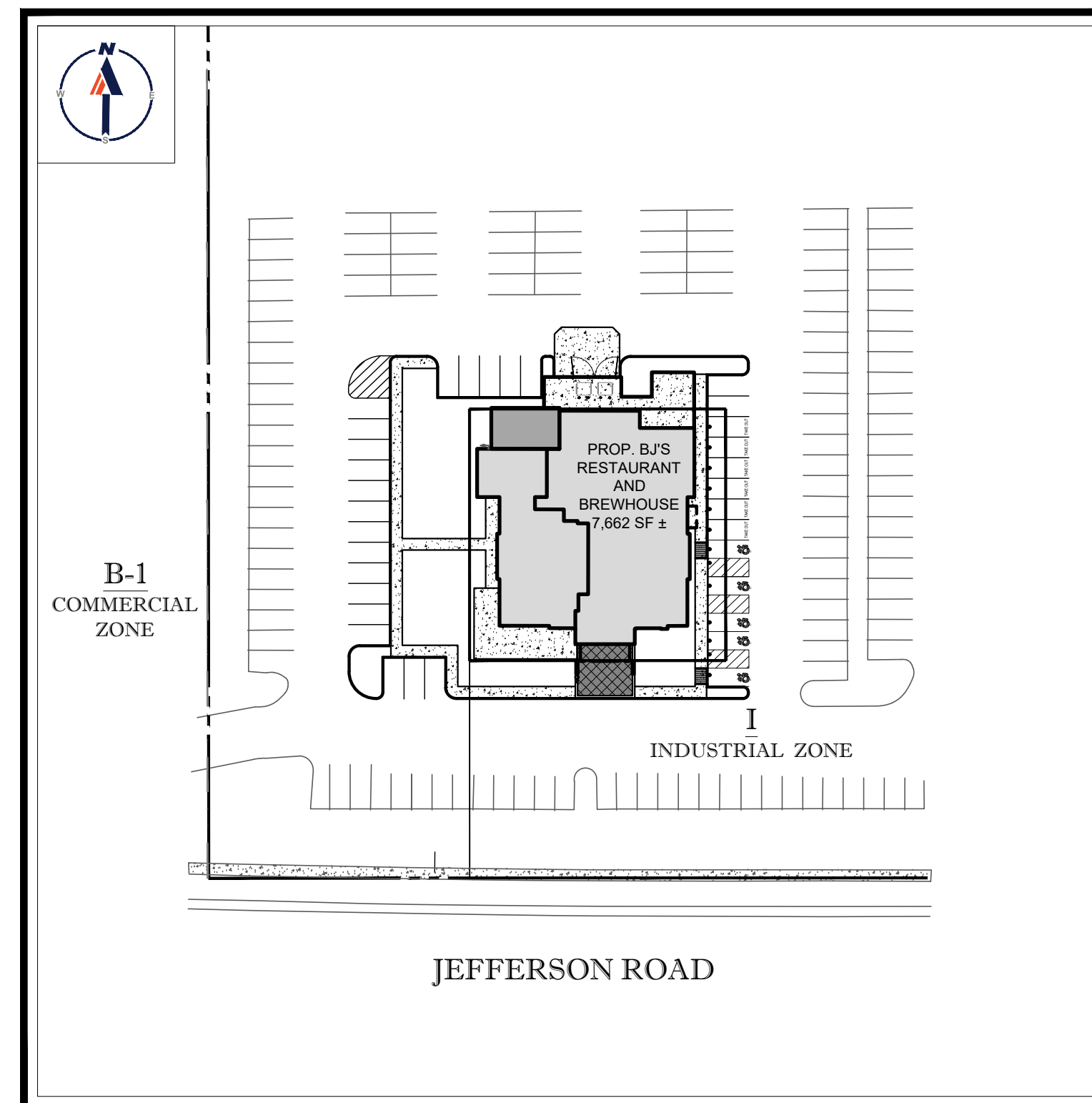
760 JEFFERSON ROAD, TOWN OF HENRIETTA  
 MONROE COUNTY, NEW YORK  
 MAP 162.05, BLOCK 1, LOT 3.3

### DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
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GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
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GRADING AND DRAINAGE PLAN	C-401
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DETAIL SHEET	C-902
LANDSCAPE PLAN (BY OTHERS)	1 OF 1
ALTA SURVEY (BY OTHERS)	1 OF 1



**USGS MAP**  
 SCALE: 1" = 2,000'  
 SOURCE: PITTSFORD QUADRANGLE



**SITE MAP**  
 SCALE: 1" = 60'



**AERIAL MAP**  
 SCALE: 1" = 150'  
 SOURCE: NYS GIS CLEARINGHOUSE

PREPARED BY

**BOHLER //**

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 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

### REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	12/17/2021	PER ARCH. COMMENTS	MDL	MDL
2	01/26/2022	TOWN NOTE ADDED	MDL	MDL



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PROJECT No.: B210242  
 DRAWN BY: MDL  
 CHECKED BY: CEB  
 DATE: 12/6/2021  
 CAD I.D.: B210242-TTB-0\_22X34

PROJECT:  
**SITE DEVELOPMENT PLANS**  
 FOR  
  
**RESTAURANT & BREWHOUSE**  
 162.05-1-3.3  
 760 JEFFERSON ROAD  
 TOWN OF HENRIETTA  
 MONROE COUNTY,  
 NEW YORK

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 CONNECTICUT LICENSE No. 21564  
 NEW HAMPSHIRE LICENSE No. 10280  
 MAINE LICENSE No. 9490  
 NEW YORK LICENSE No. 071284-1  
 FLORIDA LICENSE No. 66202

SHEET TITLE:  
**COVER SHEET**  
 SHEET NUMBER:  
**C-101**  
 REVISION 2 - 01/26/2022







**SITE INFORMATION**

1. APPLICANT:  
B.J'S RESTAURANT, INC.  
1755 CENTER AVE, SUITE 300  
HUNTINGTON BEACH, CA 92647
2. OWNER:  
N/F RB-3 ASSOCIATES  
MAC ACQUISITION, LLC
3. PARCEL:  
162.05-1-3.3  
760 JEFFERSON ROAD  
TOWN OF HENRIETTA  
MONROE COUNTY, NY

ZONING ANALYSIS TABLE			
ZONING DISTRICT	INDUSTRIAL	N/A - NOT APPLICABLE	
OVERLAY DISTRICT	N/A	N/S - NOT SPECIFIED	
REQUIRED PERMIT	RESTAURANTS REQUIRE A SPECIAL USE PERMIT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. FRONT SETBACK	125' OR AVERAGE SETBACK OF EXIST. BLDGS. (NOT LESS THAN 80')	112.6 FT (E)	102.2 FT
MIN. SIDE SETBACK	5 FT	3.5 FT (E)	3.3 FT
MIN. REAR SETBACK	60 FT	2.4 FT (E)	0 FT
MAX. BUILDING HEIGHT	40 FT	1 STORY	32 FT
PARKING SPACES	-	-	-
ACCESS. PARKING SPACES	5	3	5
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT (1)	USE/CATEGORY: RESTAURANT OR OTHER EATING PLACE REQUIRED PARKING: 1 PER 3 SEATS, PLUS 1 FOR EACH 2 EMPLOYEES CALCULATION:		
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 18 FT STALL (MIN)	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000	9 MIN. ACCESSIBLE SPACES = MIN. 2% OF TOTAL MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000
VAN: 8 FT x 18 FT STALL (MIN) 8 FT x 18 FT AISLE (MIN)	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)		

(1) VARIANCE APPROVED ON SEPT. 27 1995, APPLICATION #95-145 FOR 9'x18' PARKING SPACES

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**SITE DEVELOPMENT PLANS**  
FOR  
**B.J'S**  
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SHEET TITLE:  
**SITE LAYOUT PLAN**  
SHEET NUMBER:  
**C-301**  
REVISION 2 - 01/26/2022

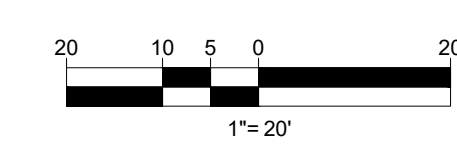
N/F  
700 JEFFERSON ROAD LLC  
T.A.# 162.05-1-3.111  
720 JEFFERSON ROAD  
LIBER 10029 PAGE 187  
ZONE: COMMERCIAL B-1  
USE: COMMERCIAL

N/F  
HD DEVELOPMENT OF MARYLAND INC.  
T.A.# 162.05-1-3.2  
770 JEFFERSON ROAD  
LIBER 9463 PAGE 415  
ZONE: INDUSTRIAL  
USE: COMMERCIAL

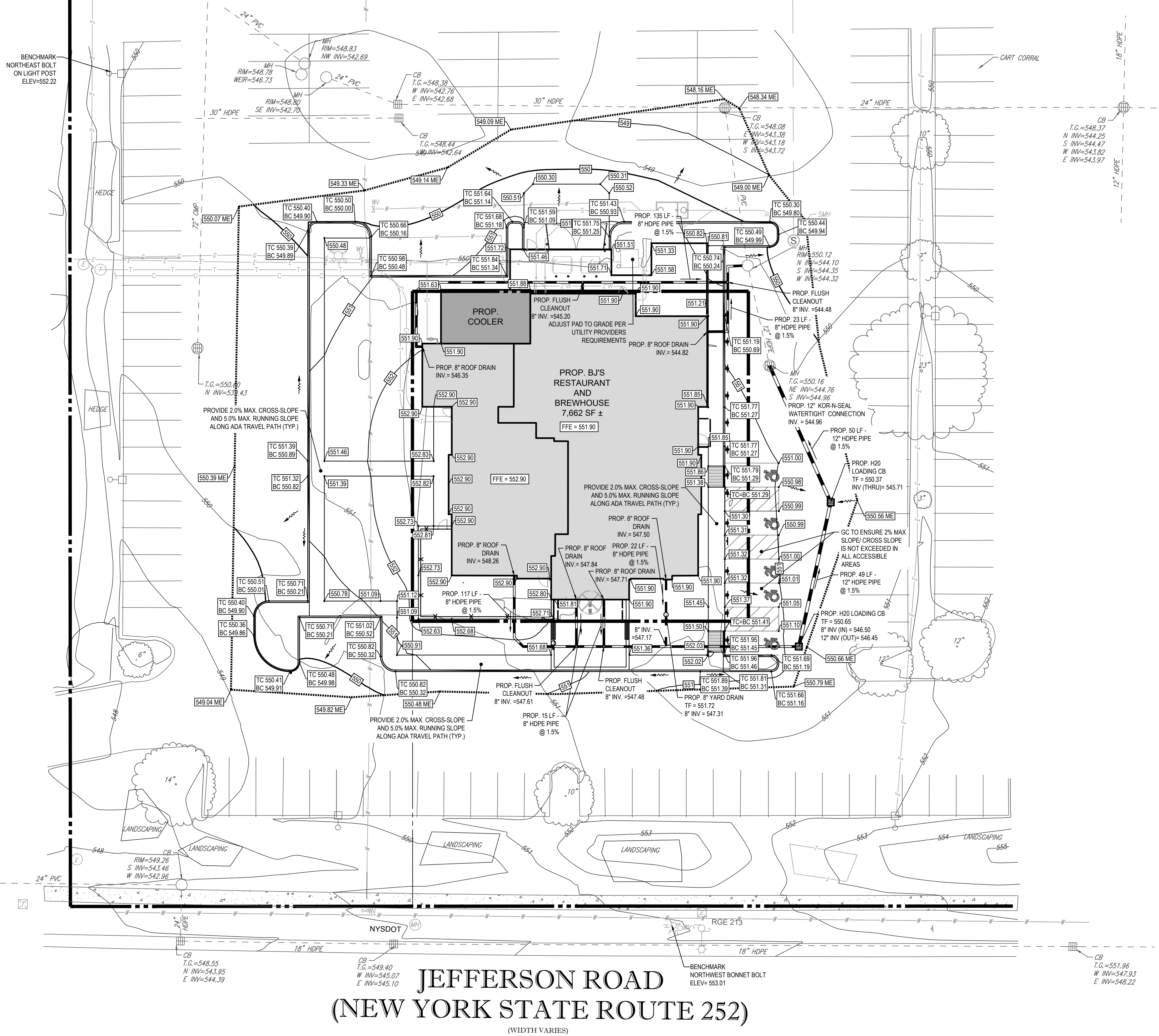
**JEFFERSON ROAD**  
**(NEW YORK STATE ROUTE 252)**  
(WIDTH VARIES)

**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**

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES**



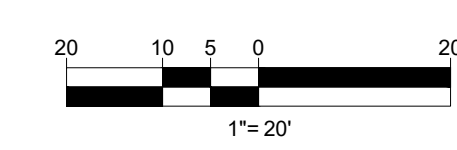
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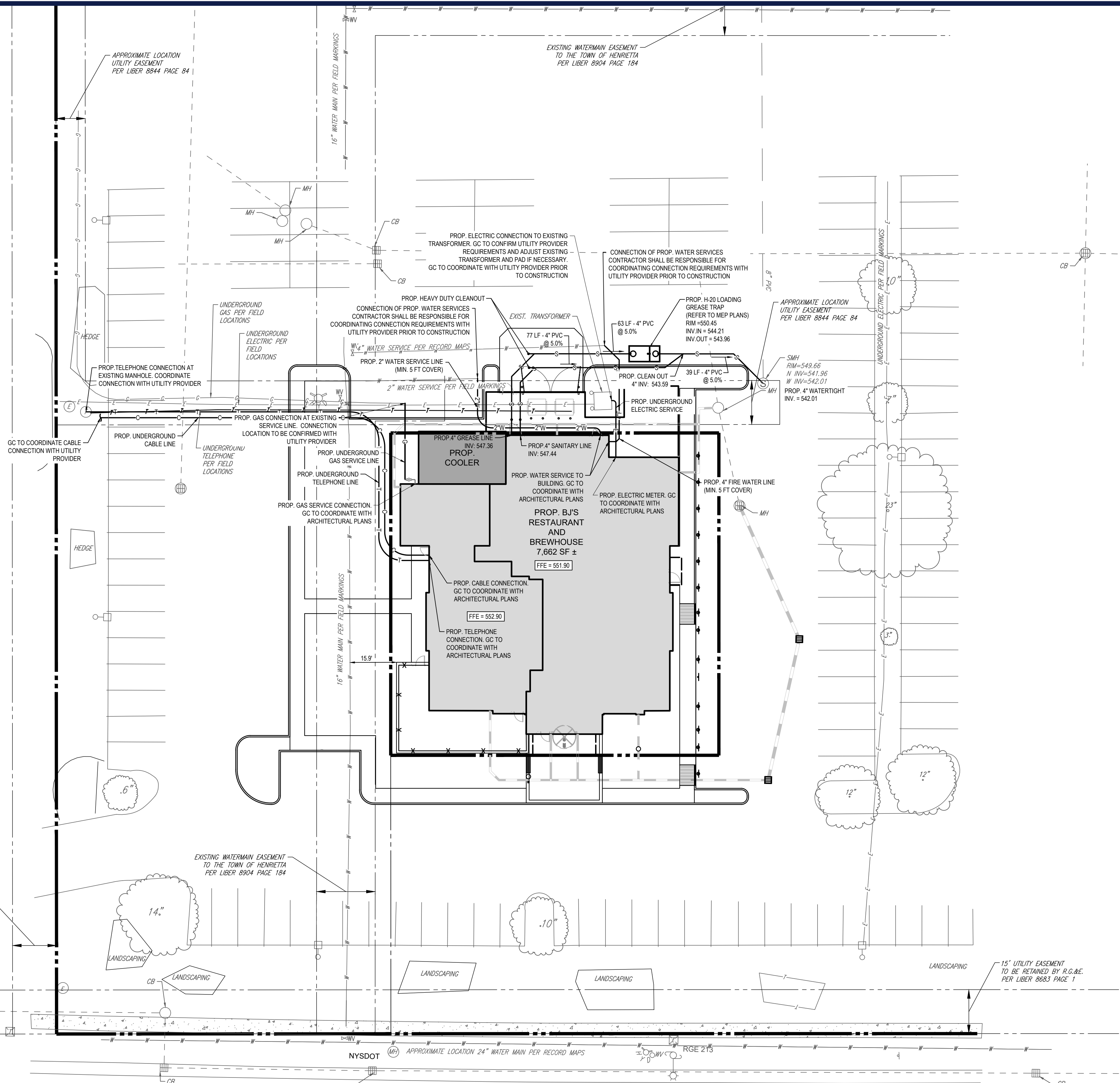
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SHEET TITLE:  
**GRADING AND DRAINAGE PLAN**

SHEET NUMBER:  
**C-401**

REVISION 2 - 01/26/2022

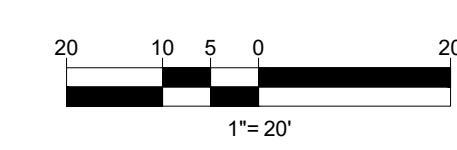
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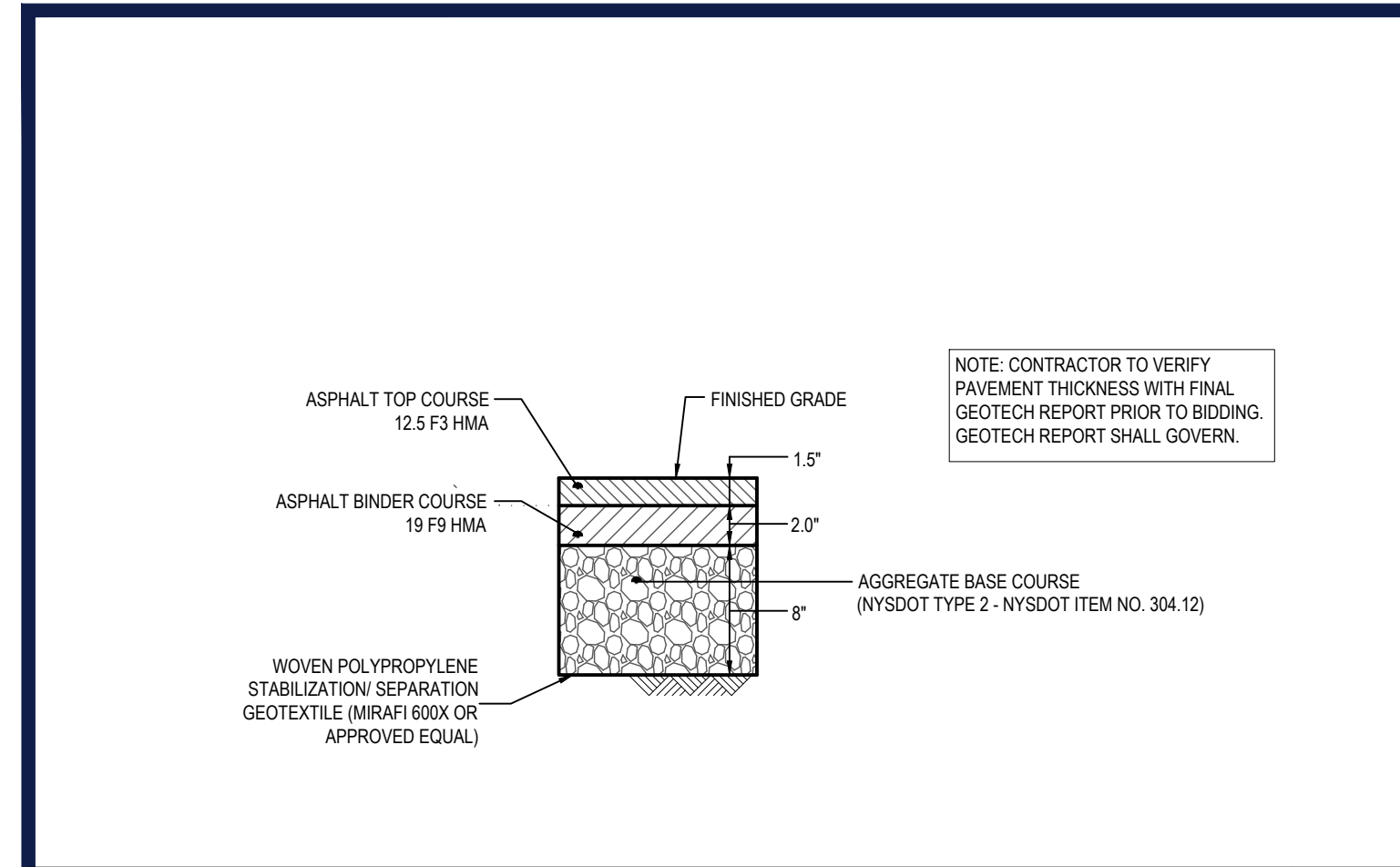
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NEW HAMPSHIRE LICENSE No. 10280  
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FLORIDA LICENSE No. 66202

SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-501**

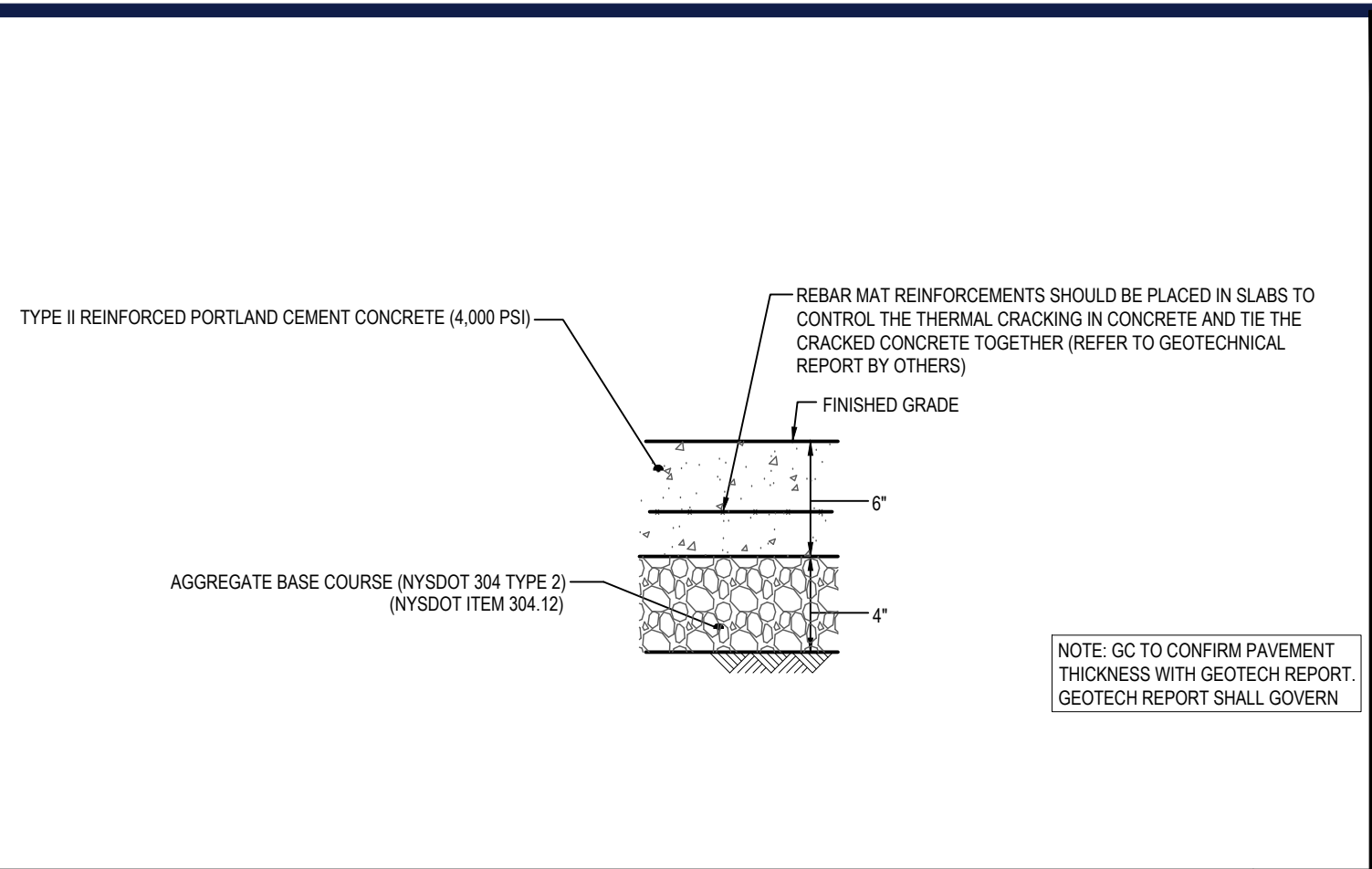
REVISION 2 - 01/26/2022

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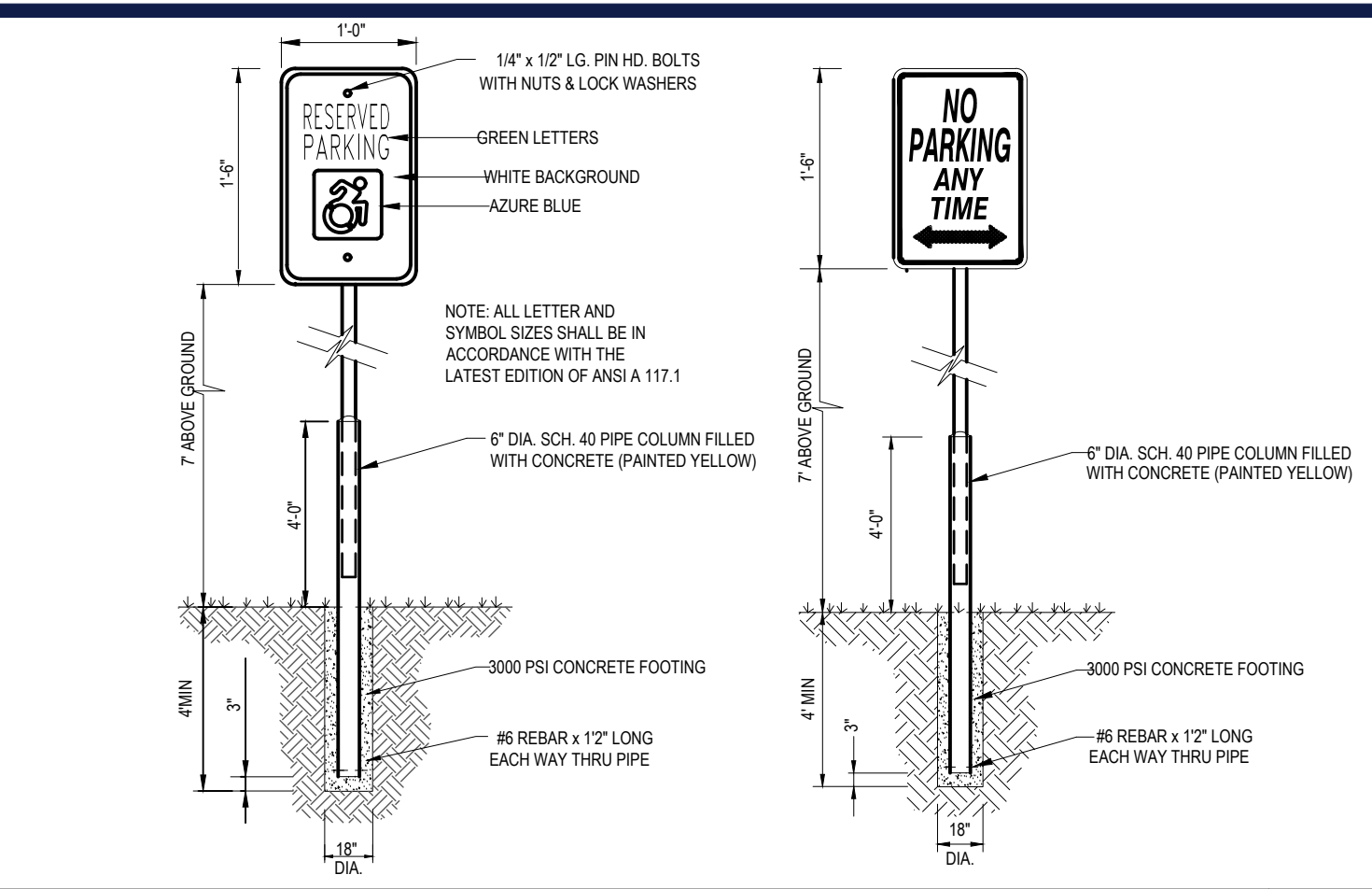
TYP. ON-SITE ASPHALT PAVEMENT DETAIL

N.T.S.



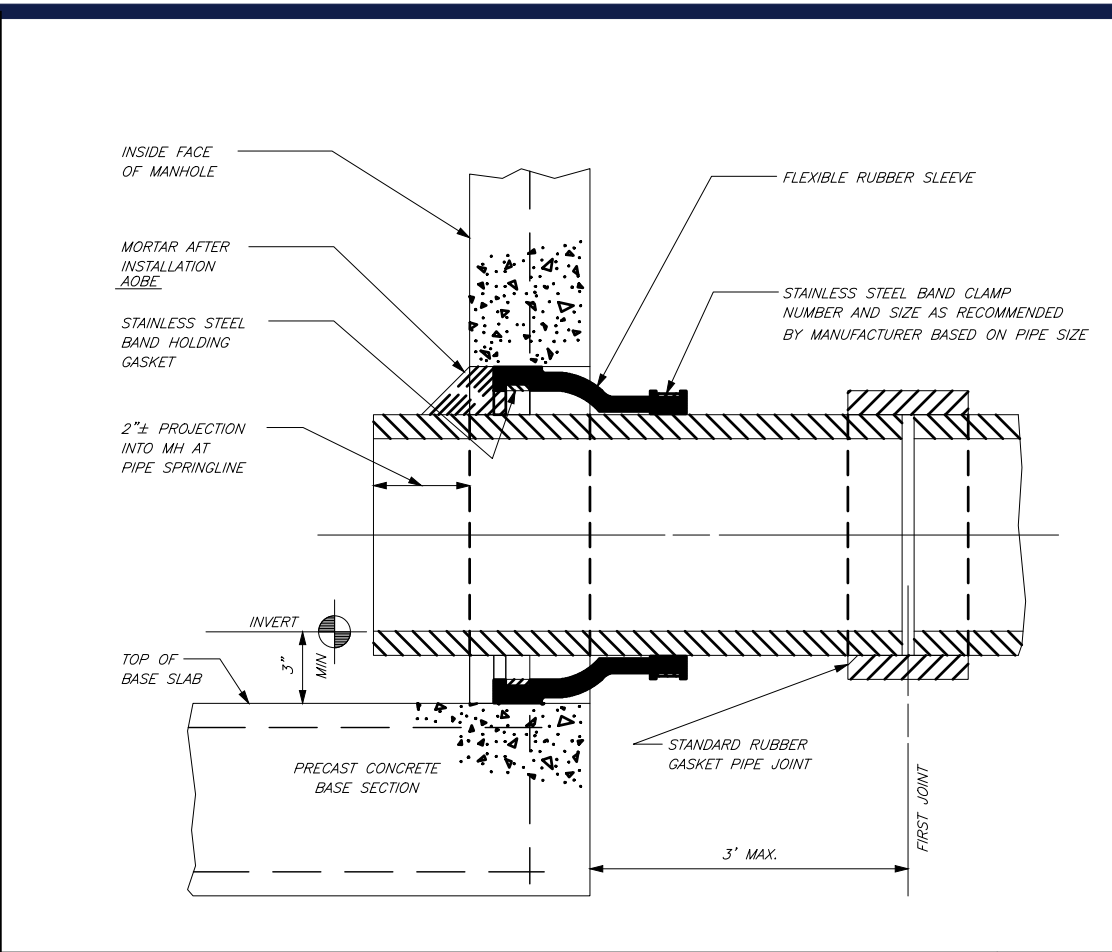
TYPICAL ON-SITE REINFORCED CONCRETE PAVEMENT DETAIL

N.T.S.



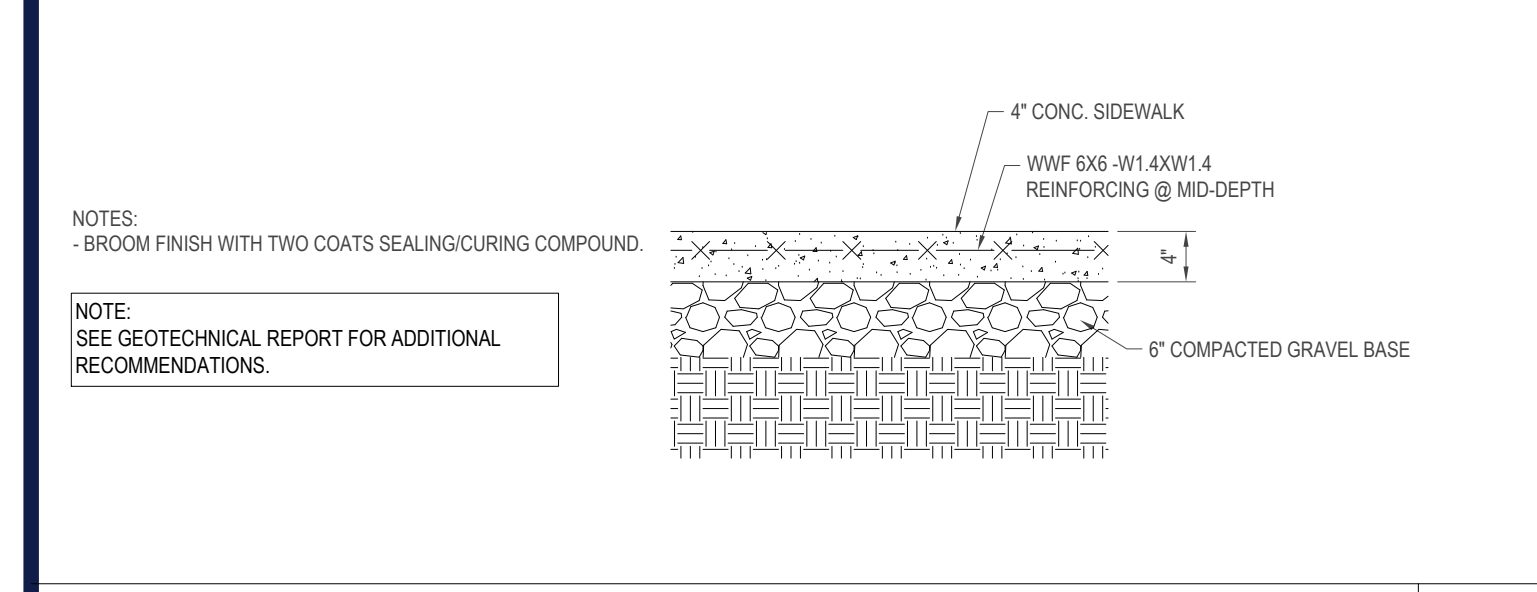
ACCESSIBLE / NO PARKING SIGN DETAILS

N.T.S.



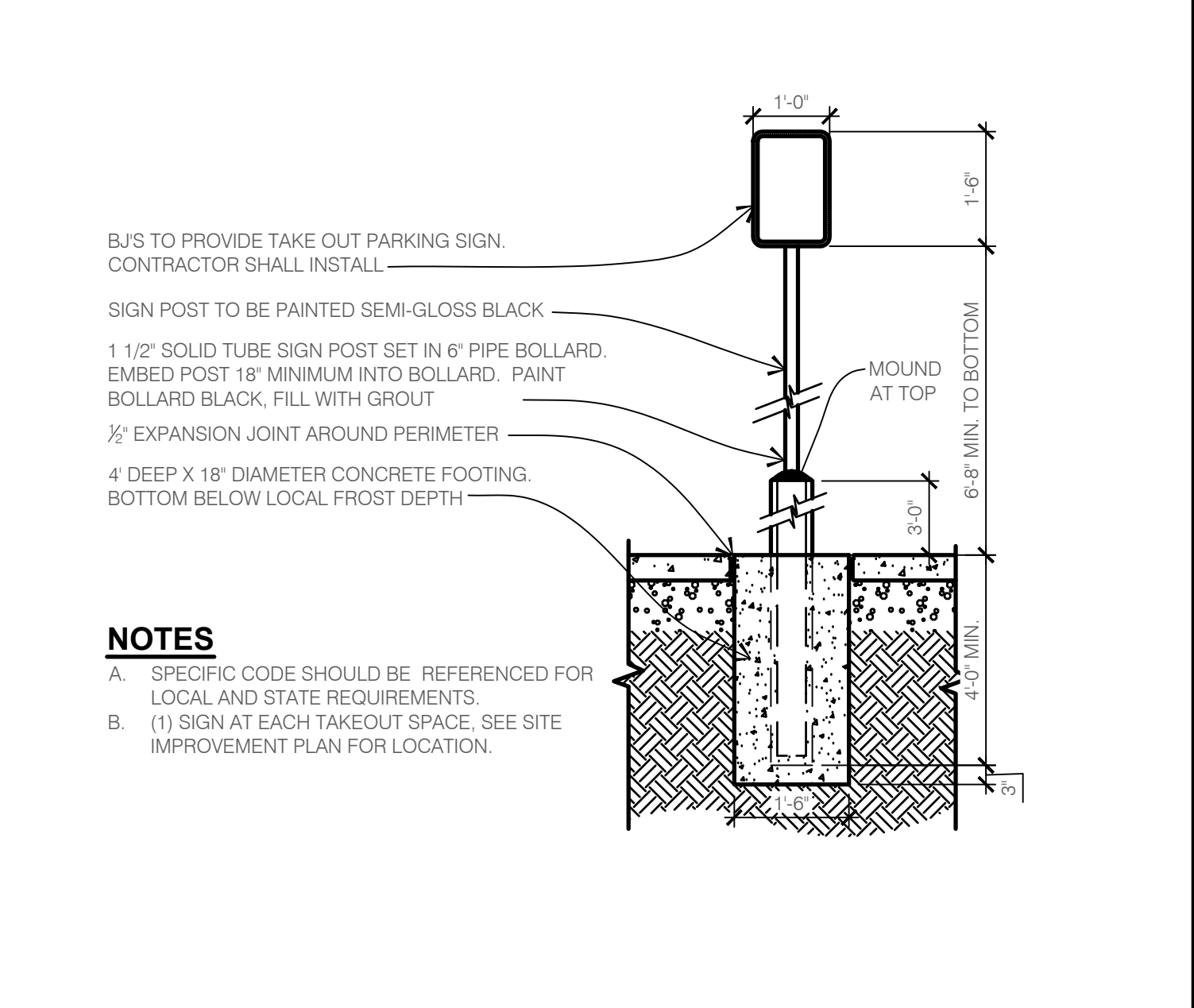
CORED OR PRECAST HOLE TO WATERTIGHT SEAL

N.T.S.



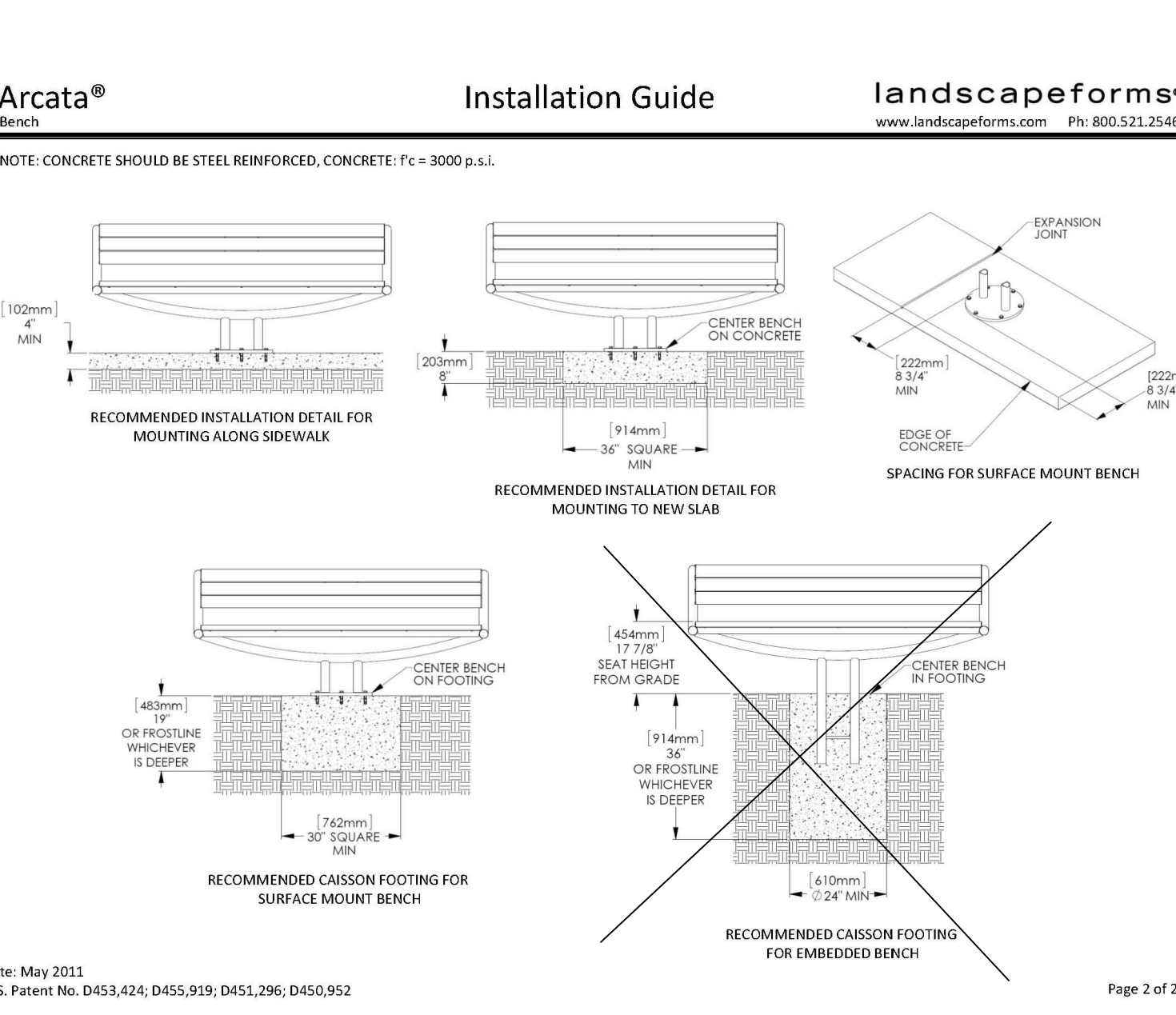
CONC. SIDE WALK

N.T.S.



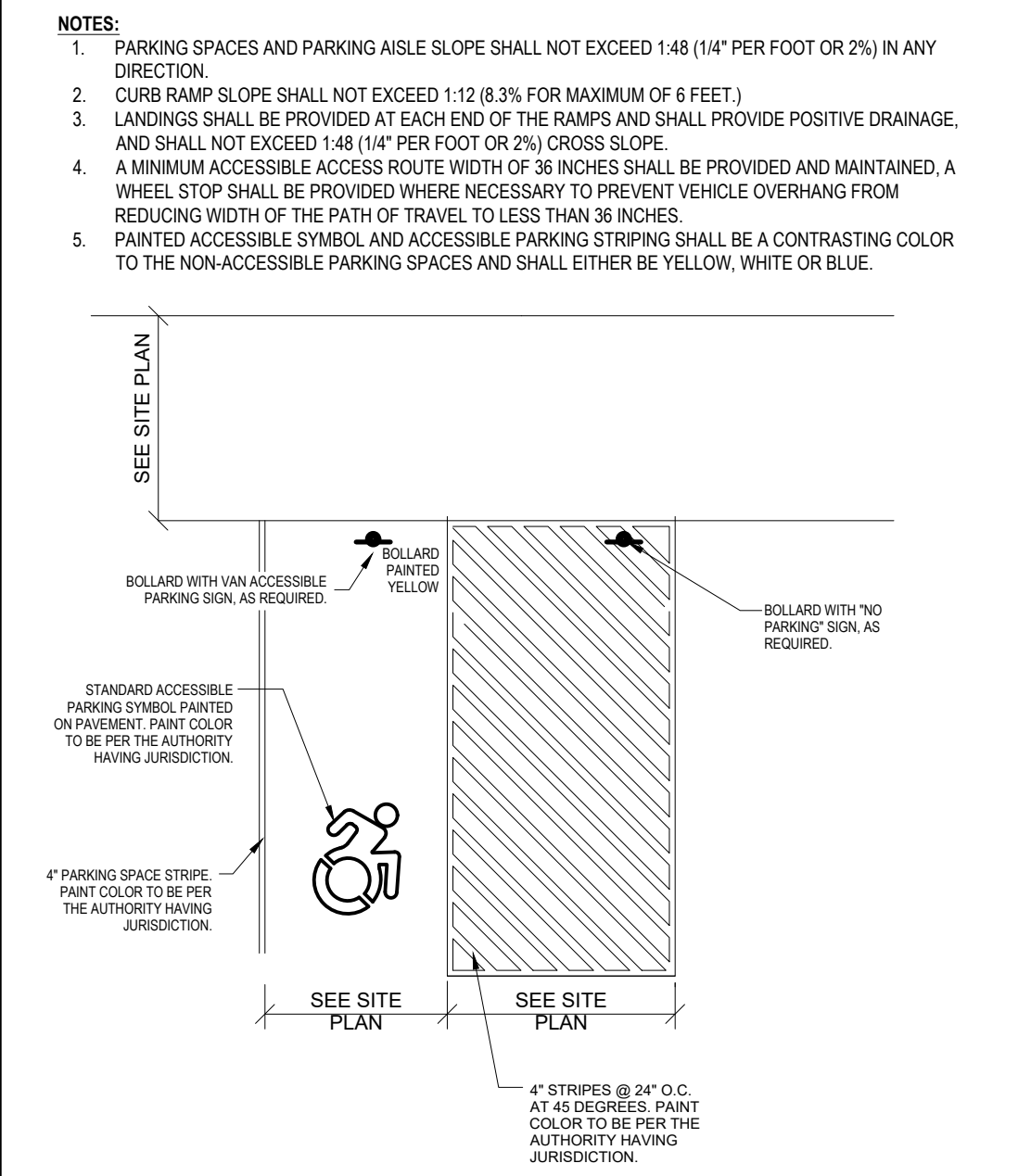
TAKE OUT PARKING SIGN POST DETAIL

N.T.S.



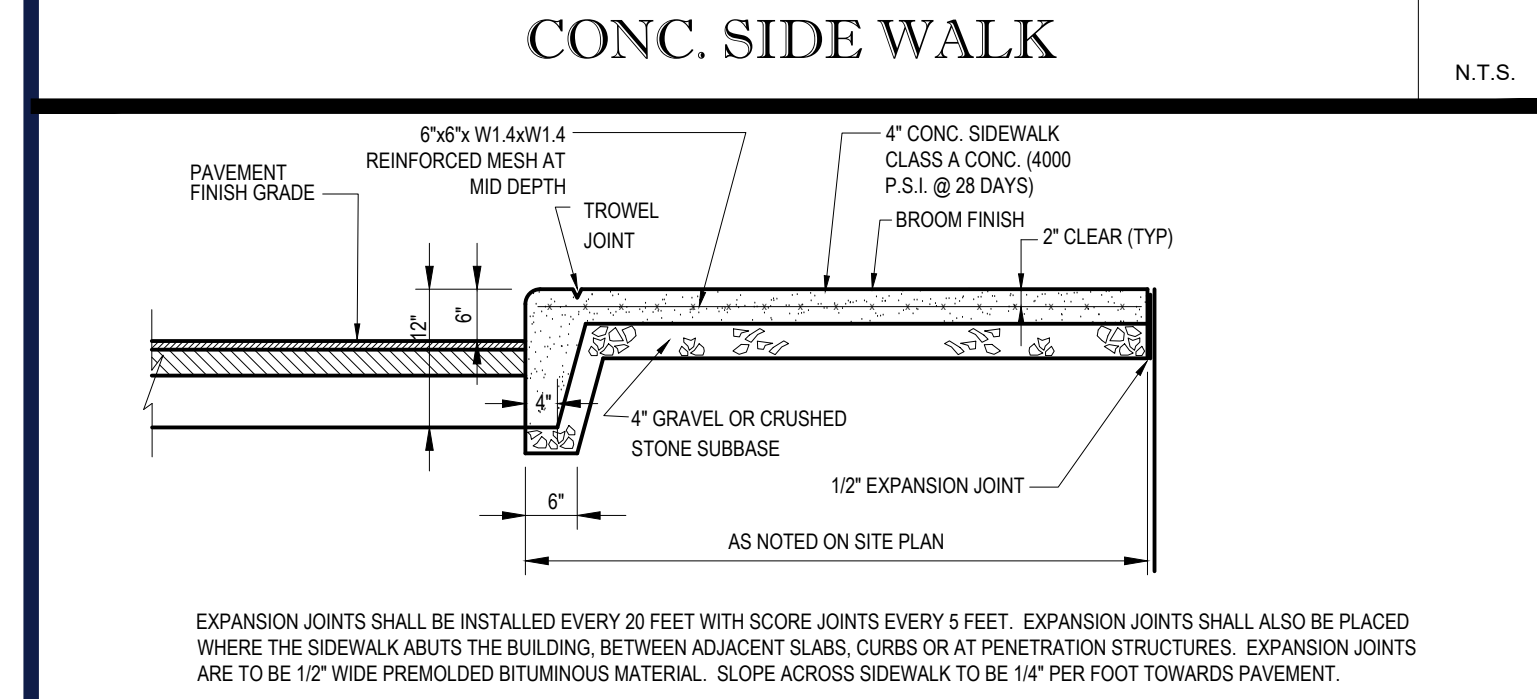
EXTERIOR BENCH DETAIL

N.T.S.



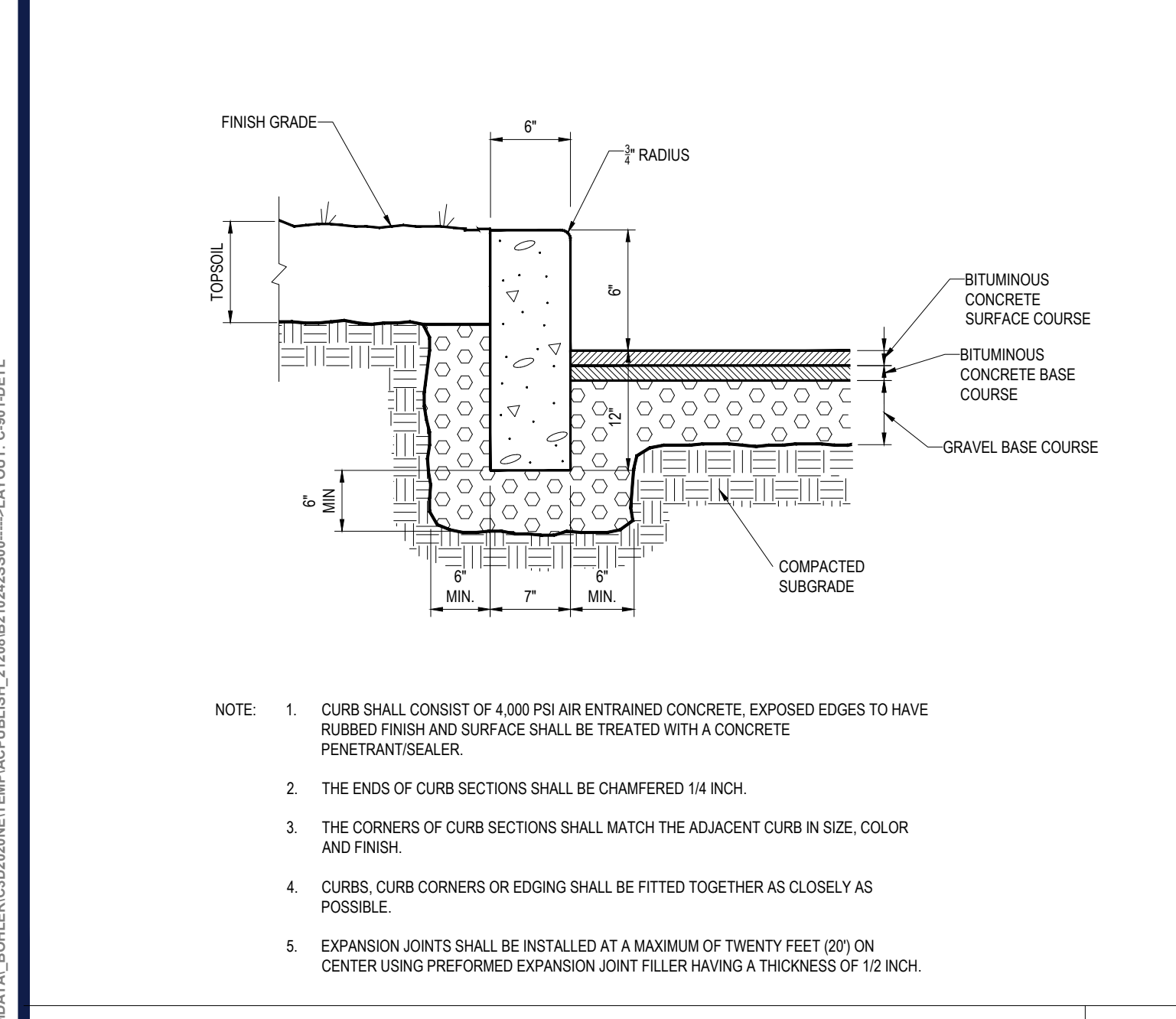
ACCESSIBLE PARKING DETAIL

N.T.S.



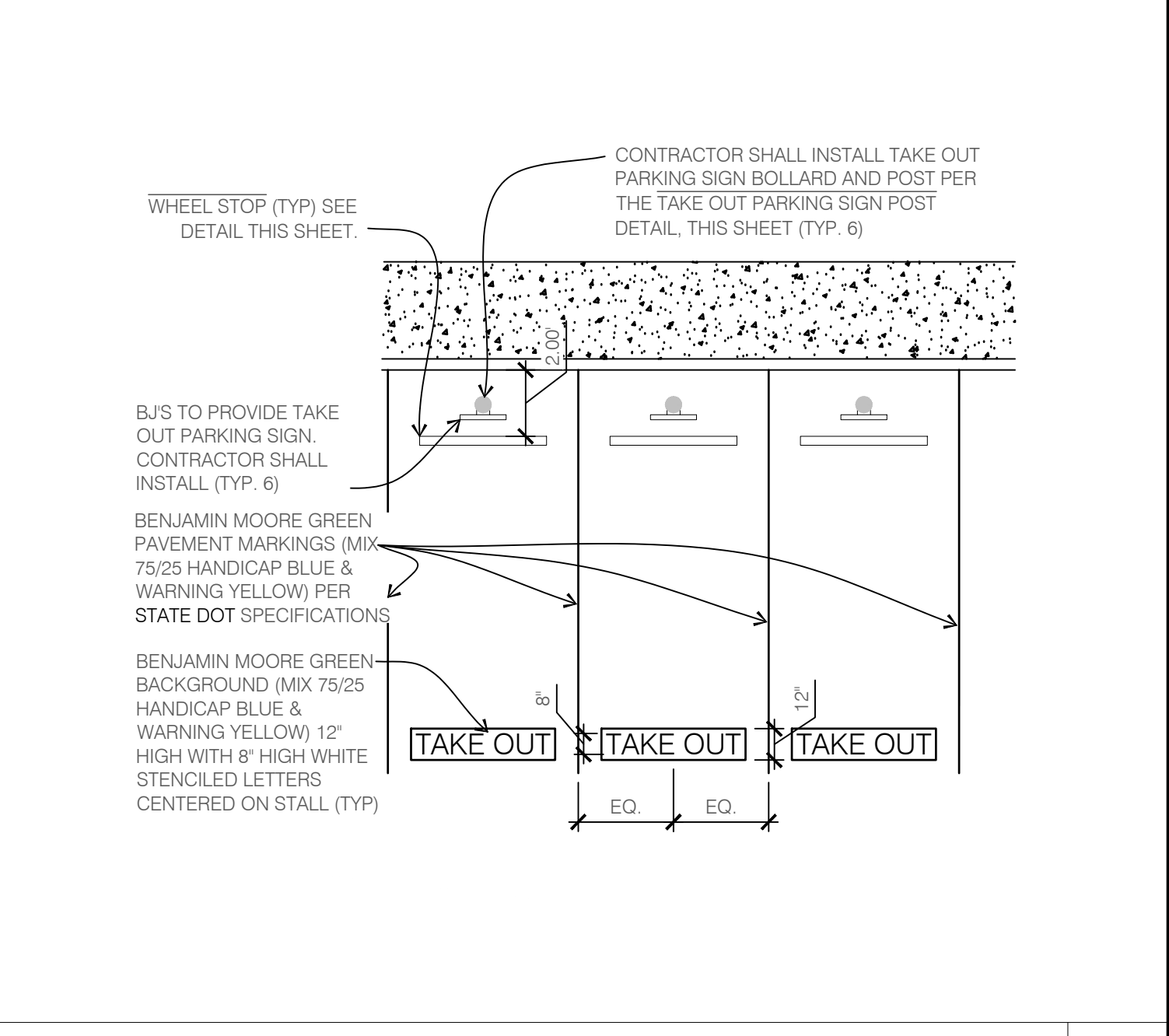
SIDEWALK & MONOLITHIC CURB DETAIL AT BUILDING

N.T.S.



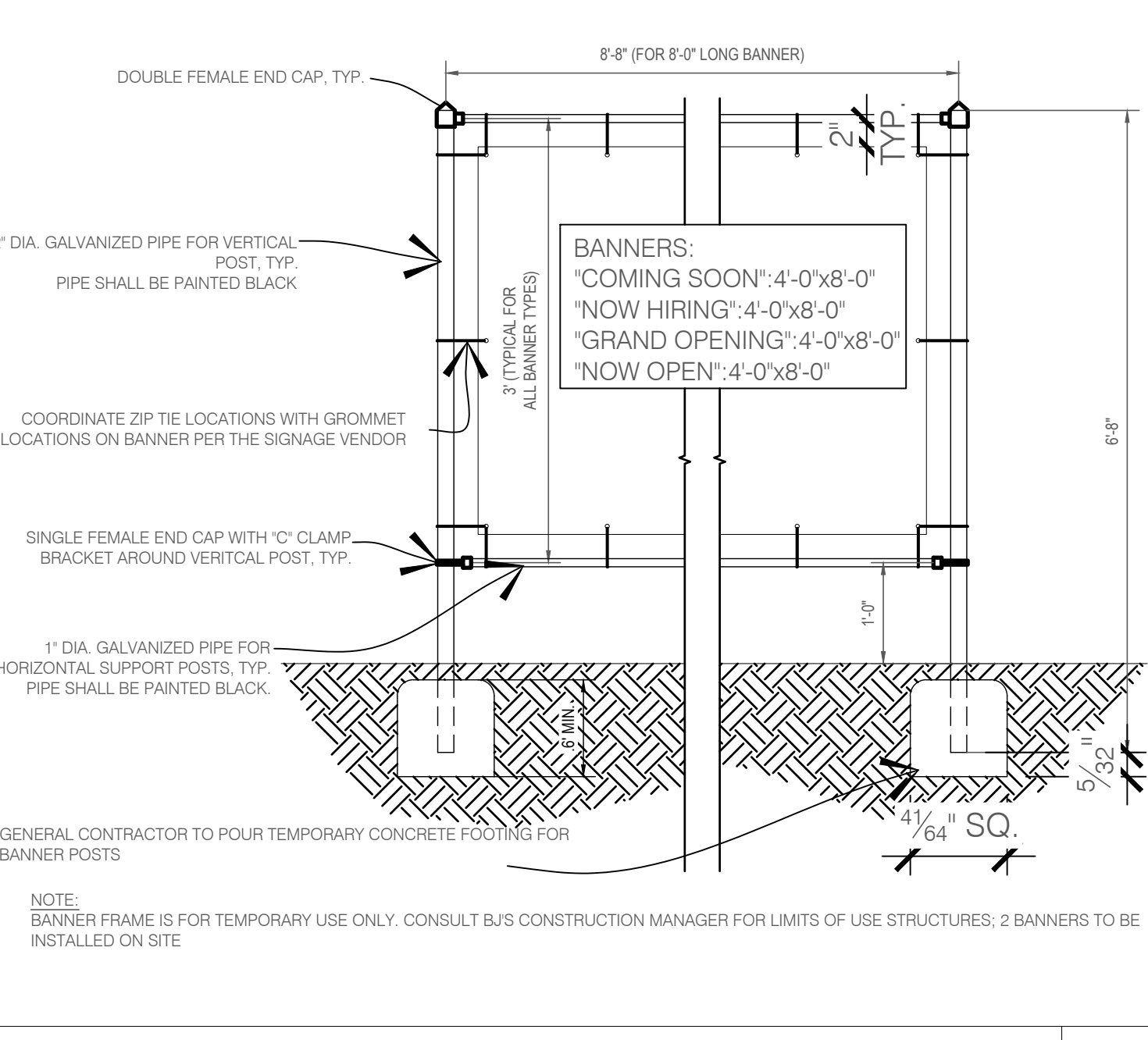
ON SITE CONCRETE CURB DETAIL

N.T.S.



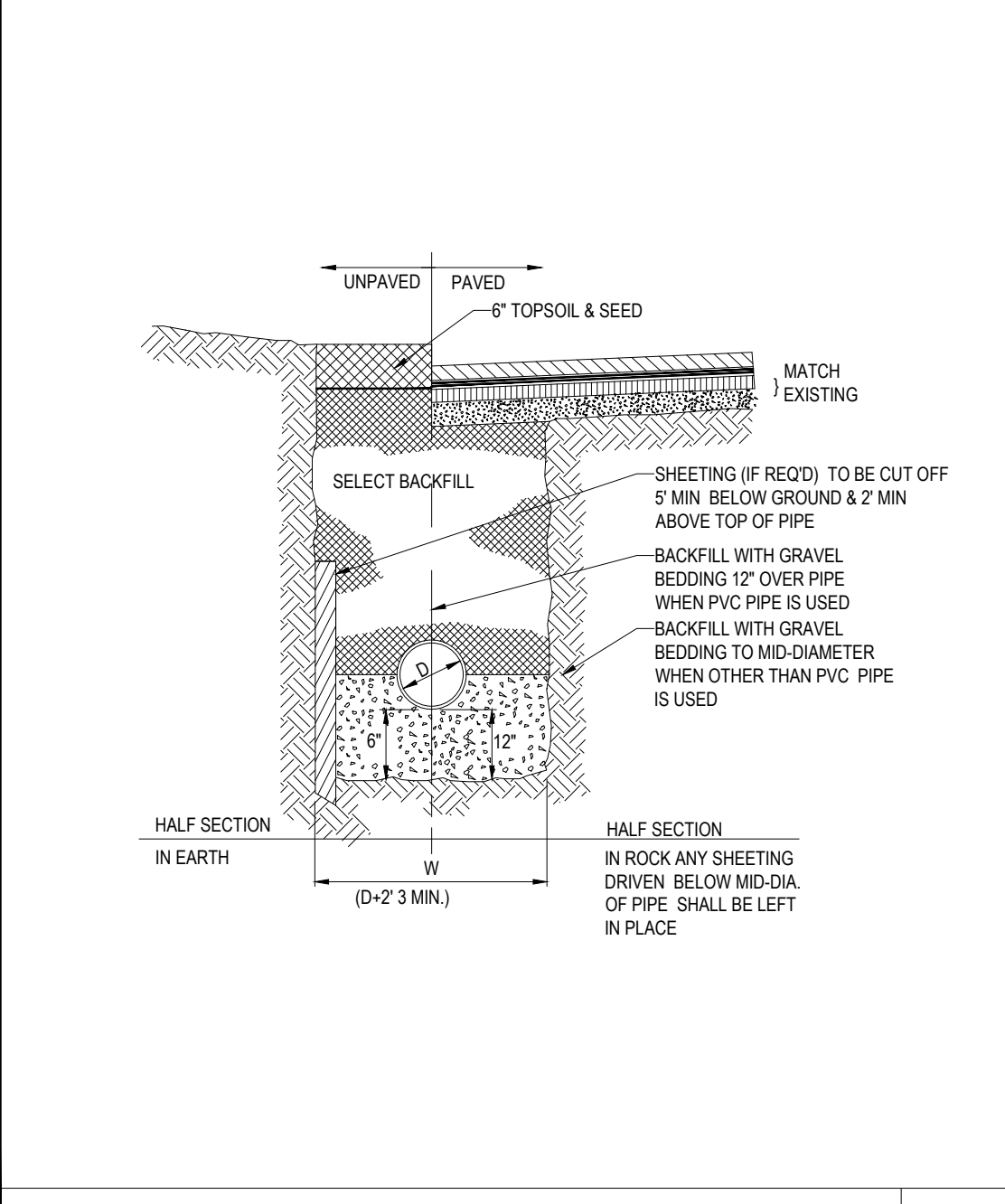
TAKE OUT STRIPING DETAIL

N.T.S.



ONSITE BANNER FRAME DETAIL

N.T.S.



TYP. UTILITY TRENCH DETAIL

N.T.S.

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SHEET TITLE:  
**DETAIL SHEET**

SHEET NUMBER:  
**C-901**

REVISION 2 - 01/26/2022

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**PROJECT:**

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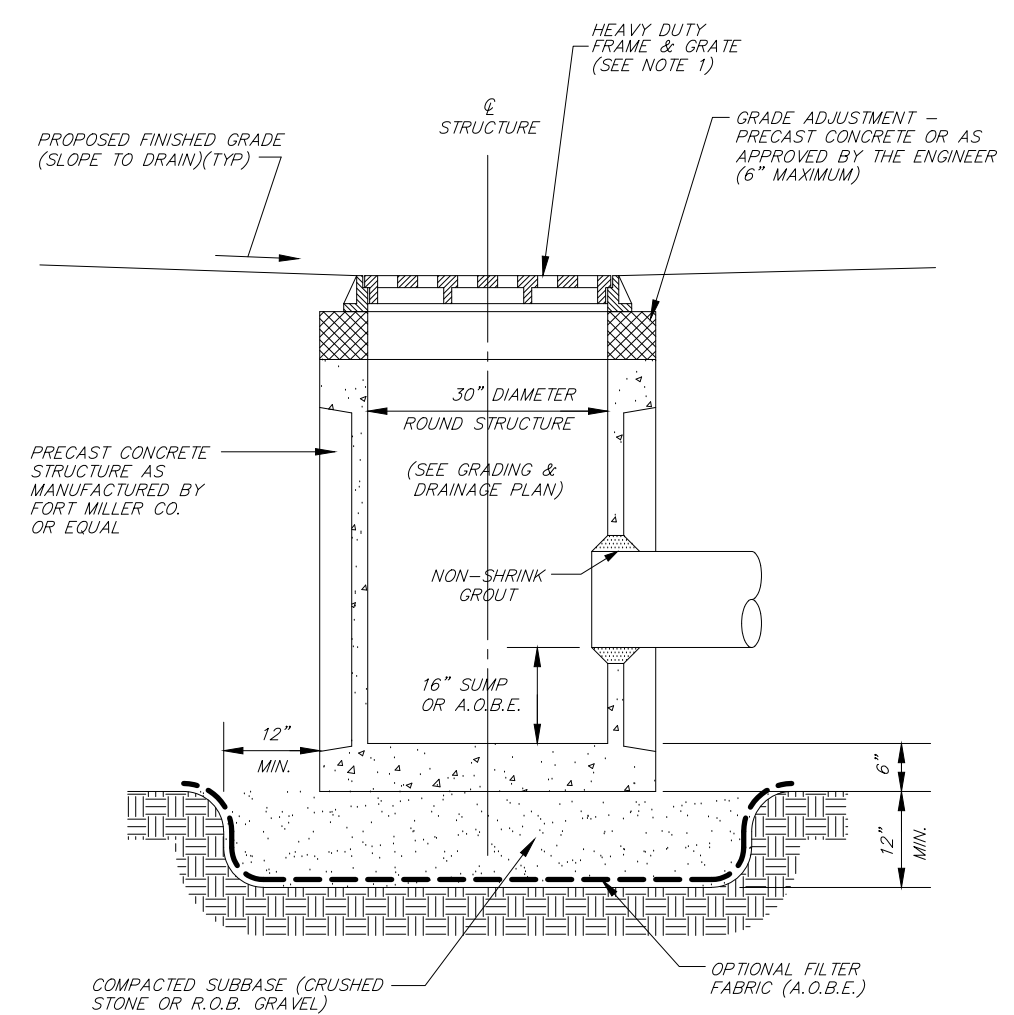
**SHEET TITLE:**

**DETAIL SHEET**

**SHEET NUMBER:**

**C-902**

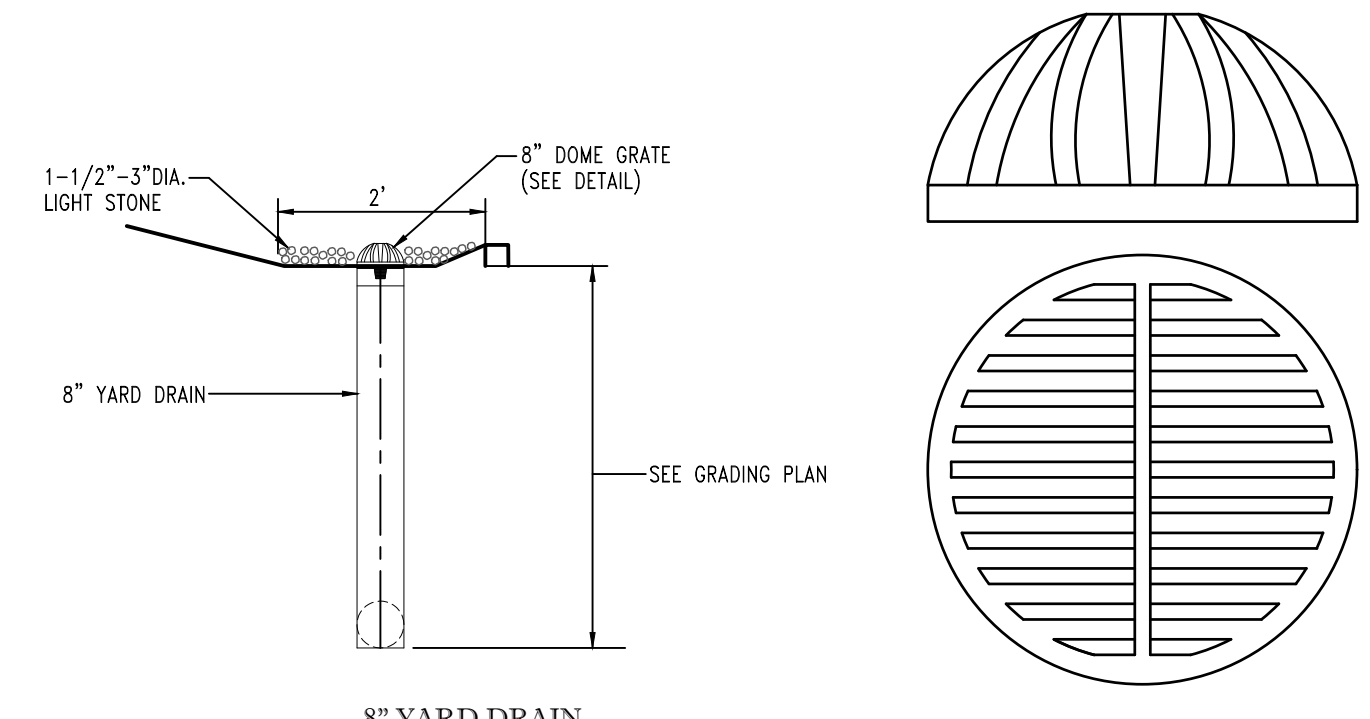
**REVISION 2 - 01/26/2022**



NOTES:  
 1. FRAME AND GRATE/COVER FOR EACH STORM STRUCTURE SHALL BE SET IN MORTAR BED.  
 2. STRUCTURE TO BE RATED FOR H2O LOADING (AS NOTED ON GRADING AND DRAINAGE PLAN)

**PRECAST CONCRETE STORM CATCH BASIN**

N.T.S.

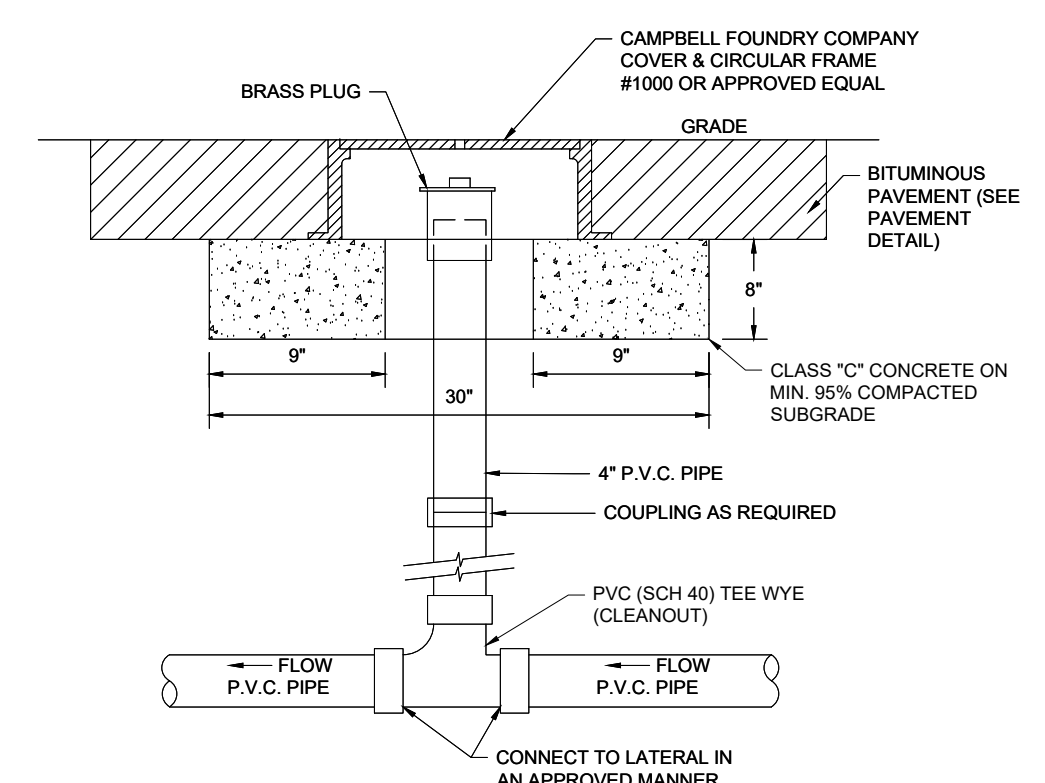


NOTE:  
 6" DOME GRATE DETAIL AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC., PRODUCT NO. 27034444 3300 RIVERSIDE DRIVE, COLUMBUS, OH 43221, (600) 821-4710, OR APPROVED EQUAL.

**8" DOMED GRATE FOR YARD INLET**

**YARD DRAIN DETAIL**

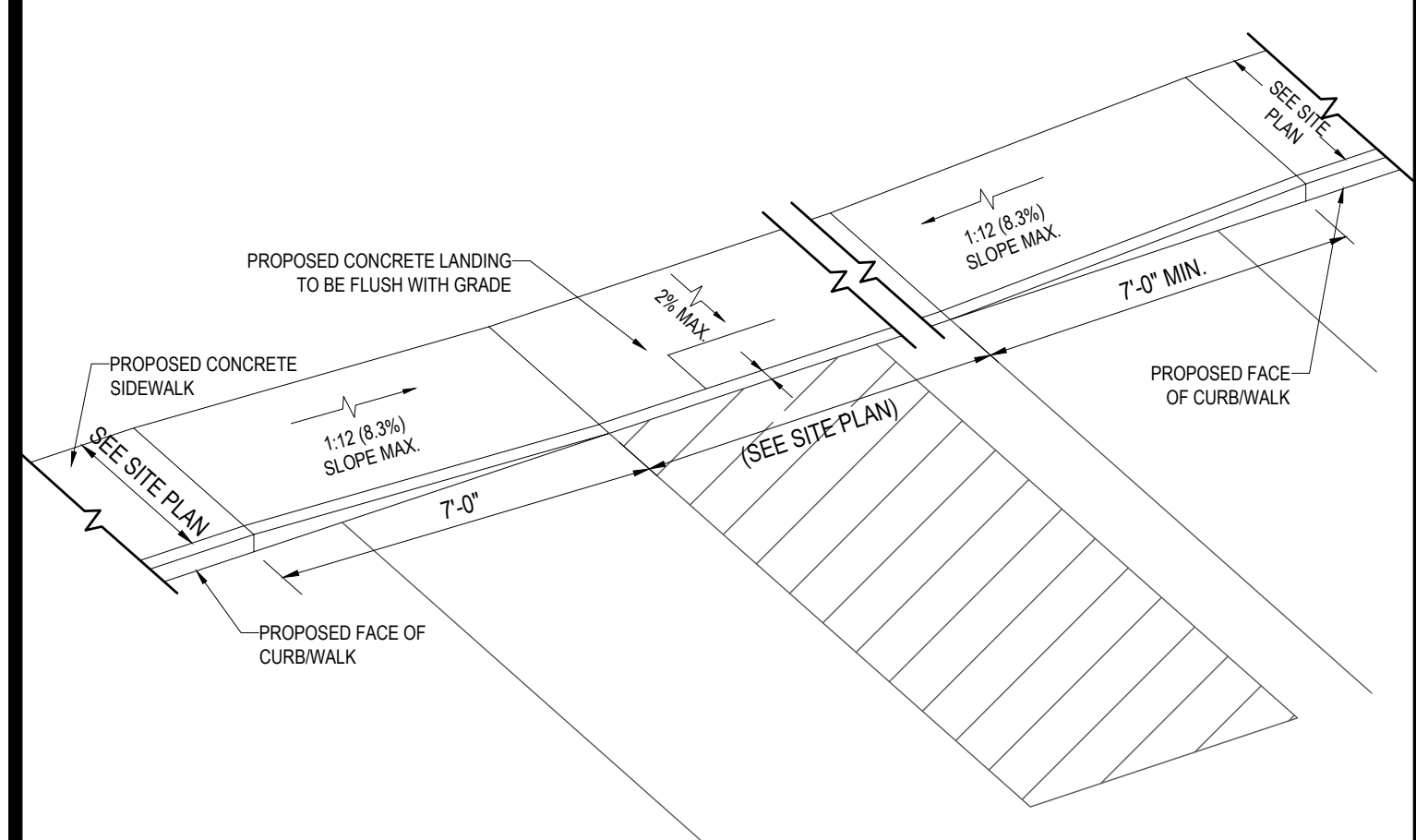
N.T.S.



NOTE:  
 PIPE SIZING, MATERIALS AND INSTALLATION TO BE IN COMPLIANCE WITH NYS AND NATIONAL STANDARD PLUMBING CODE.

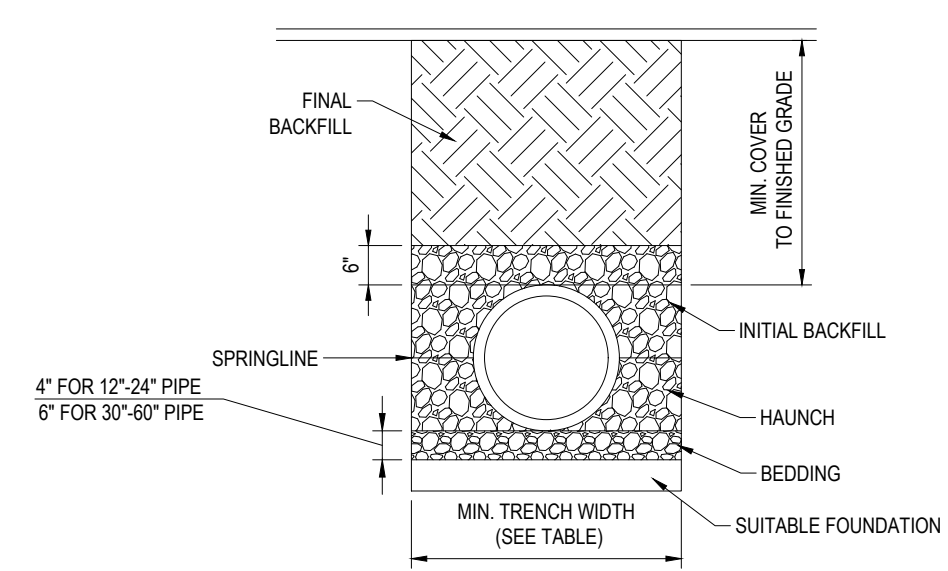
**CLEANOUT WITHIN PAVED AREAS DETAIL**

N.T.S.



**SLOPED WALK DETAIL**

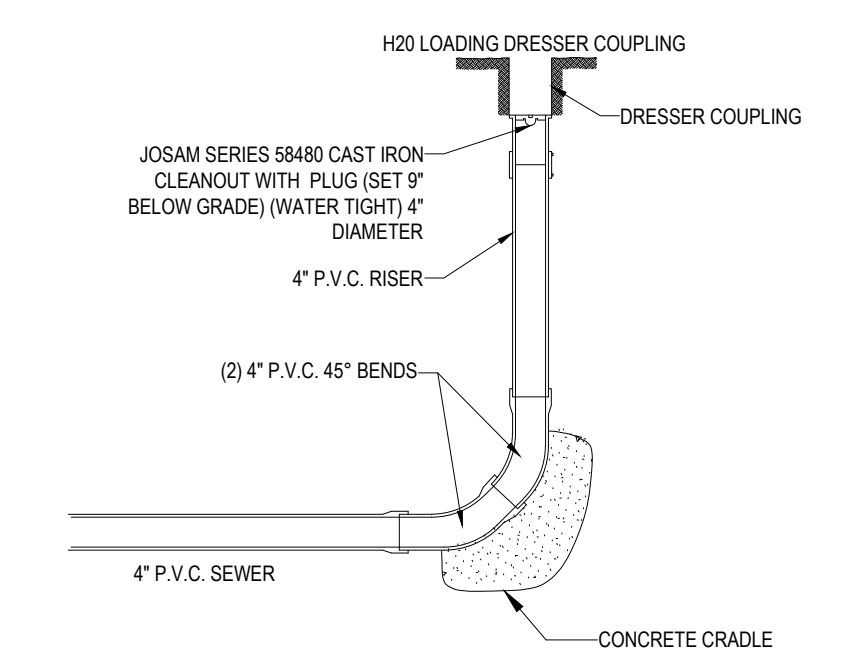
N.T.S.



PIPE DIA.	MIN. TRENCH WIDTH
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
48"	80"
60"	96"

**HDPE STORM DRAINAGE TRENCH**

N.T.S.



**SANITARY CLEANOUT DETAIL**

N.T.S.





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project no. | BJSBJ0356

owner



RESTAURANT  
BREWHOUSE

project info

760 Jefferson Rd.  
Henrietta, NY 14623

prototype:  
PROTO - 2020 - PR

issue dates

submission:	date
PLANNING SUBMITTAL	.....
HEALTH SUBMITTAL	.....
BUILDING PERMIT	.....
BID	.....
CONSTRUCTION	.....

revisions:

	date
--	------

designed by: BF  
checked by: BF

seal

sheet info

LANDSCAPE PLAN

L1.01

# landscape code requirements

**SITE PLAN CHECKLIST - LANDSCAPE TABLE**  
DECIDUOUS TREES MUST BE A MIN. 3" - 3.5"  
ORNAMENTAL TREES MUST BE A MIN. 2.5' - 3'  
EVERGREEN TREES MUST BE A MIN. 6' - 8' HT.  
LOW SHRUBS SHOULD BE MIN. 24" HT.

**HENRIETTA LANDSCAPE GUIDELINES:**  
USE 50% NATIVE SPECIES  
PROVIDED: NATIVE: TREES: 100% (6/6), SHRUBS/PERENNIALS/GRASSES: 72% (158/220)

PLANT NO MORE THAN 10% OF ANY SPECIES, NO MORE THAN 20% OF ANY GENUS, AND NO MORE THAN 30% OF ANY FAMILY.  
PROVIDED: SPECIES: TREES: 17% (1/6) - EXCEPTION REQUESTED DUE TO QUANTITY OF ONLY 6 TOTAL REQUIRED/PROVIDED TREES; SHRUBS/PERENNIALS/GRASSES: 10% (22/220)

1 TREE PER EVERY 10 PARKING SPACES  
34 PARKING SPACES AT CURB-IN BUILDING PAD  
REQUIRED: 4  
PROVIDED: 4

8 TREES PER ACRE  
0.45 AC (19,568 SF) CURB-IN BUILDING PAD  
REQUIRED: 4  
PROVIDED: 6

2 TREES PER EVERY 1 TREE REMOVED  
3 TREES TO BE REMOVED  
REQUIRED: 6  
PROVIDED: 6

SPACE PLANT MATERIAL AT MINIMUM: LARGE TREES: 35' O.C., MEDIUM/SMALL TREES: 20' O.C.

**LEGEND - EXISTING**

	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	PROP. TREE PROTECTION FENCING

- EXISTING TREE NOTES**
- GENERAL CONTRACTOR SHALL PROVIDE TREE PROTECTION AROUND EXISTING TREES TO REMAIN WITHIN LIMITS OF PROPOSED CONSTRUCTION PRIOR TO BEGINNING DEMOLITION / GRADING ACTIVITY. SEE TREE PROTECTION FENCING DETAIL.
  - GENERAL CONTRACTOR SHALL REMOVE STUMP AND NEARBY ROOTS TO A DEPTH OF 18" FOR EXISTING PLANT MATERIAL TO BE REMOVED.

## PLANTING SCHEDULE

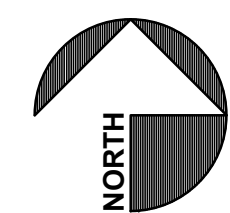
SYMBOL	KEY	QTY.	BOTANICAL NAME COMMON NAME	SIZE CONDITION	COMMENTS
	AR	1	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	3'-3.5' CAL B&B	NATIVE SEE TREE PLANTING DETAIL SHEET L1.02 (TYPICAL)
	AC	1	AMELANCHIER CANADENSIS DOWNY SERVICEBERRY	2.5'-3' CAL B&B	NATIVE MULTI-TRUNK, 3 TRUNKS MIN.
	CR	1	CARPINUS CAROLINIANA AMERICAN HORNBEAM	2.5'-3' CAL B&B	NATIVE
	CC	1	CERCIS CANADENSIS REDBUD	2.5'-3' CAL B&B	NATIVE
	LT	1	LIQUIDAMBAR STYRACIFLUA SWEET GUM	3'-3.5' CAL B&B	NATIVE
	TA	1	TILIA AMERICANA 'REDMOND' REDMOND LINDEN	3'-3.5' CAL B&B	NATIVE
	CA	14	CEANOTHUS AMERICANUS NEW JERSEY TEA	18" HT/SPR CONT	NATIVE SEE SHRUB PLANTING DETAIL SHEET L1.02 (TYPICAL)
	JV	3	JUNIPERUS VIRGINIANA EASTERN RED CEDAR JUNIPER	6'-8' HT B&B	NATIVE
	PS	10	PHLOX SUBULATA 'EMERALD PINK' EMERALD PINK CREEPING PHLOX	12"-15" SPR CONT	NATIVE
	PM	10	PINUS MUGO 'PUMILIO' PUMILIO DWARF MUGO PINE	18" HT CONT/B&B	NATIVE
	RA	22	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	18" HT/SPR CONT	NATIVE
	VL	5	VIBURNUM LENTAGO NANNYBERRY VIBURNUM	3'-4' HT CONT/B&B	NATIVE
	VJ	9	VIBURNUM X JUDDII JUDD VIBURNUM	24" HT CONT/B&B	NATIVE
	YF	21	YUCCA FILAMENTOSA ADAMS NEEDLE	18" HT CONT	NATIVE
	PV	22	PANICUM VIRGATUM SWITCH GRASS	#2 CONT NATIVE	NATIVE
	SH	22	SPOROBOLUS HETEROLEPIS PRAIRIE DROPS EED	#1 CONT NATIVE	NATIVE
	CL	21	COREOPSIS LANCEolata TICKSEED	#1 CONT NATIVE	NATIVE
	LS	17	LIATRIS SPICATA BLAZING STAR	#1 CONT NATIVE	NATIVE
	RH	22	RUDBECKIA HIRTA BLACK-EYED SUSAN	#1 CONT NATIVE	NATIVE
	NF	22	NEPETA FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT	#1 CONT NATIVE	NATIVE
	RR		2'-3" DIAMETER RIVER ROCK, 5" DEPTH OVER PERMEABLE WEED BARRIER LANDSCAPE FABRIC, TOP OF ROCK FLUSH WITH FINISHED GRADE.		

JEFFERSON ROAD  
(NEW YORK STATE ROUTE 252)  
(WIDTH VARIES)



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SCALE: 1" = 20.00'



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PLANNING SUBMITTAL	.
HEALTH SUBMITTAL	.
BUILDING PERMIT	.
BID	.
CONSTRUCTION	.

	date

### GENERAL NOTES

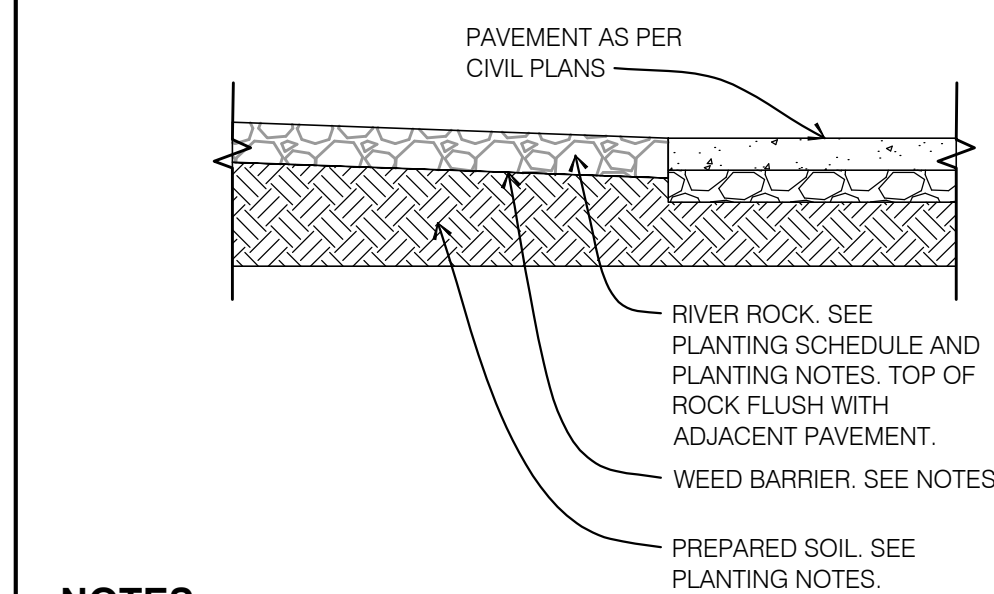
- A. ALL PLANT AREAS SHOULD BE MAINTAINED WEED FREE AND CLEAR OF UNDERGROWTH.
- B. ALL TREES, SHRUBS AND GROUNDCOVERS SHOULD BE REPLACED IF THEY DIE OR BECOME UNHEALTHY.
- C. ALL PLANTINGS SHOULD BE FERTILIZED AND IRRIGATED AT SUCH INTERVALS NECESSARY TO PROMOTE OPTIMUM GROWTH.

### MAINTENANCE NOTES

- A. ALL LANDSCAPE AREAS SHALL BE MAINTAINED AT A MINIMUM OF ONCE A WEEK. PLANTERS SHALL BE KEPT WEED FREE AND ALL TURF AREAS SHALL BE MOWED AND EDGED EACH WEEK. ALL TRASH IN AND ADJACENT TO PLANTER AREAS SHALL BE KEPT CLEAN OF LITTER. EACH RESTAURANT WILL NEED TO COORDINATE THE MAINTENANCE OF PARKING LOT/PAVING AREAS.
- B. LOCATIONS AND AMOUNTS OF ANNUAL COLOR PLANTINGS SHALL BE COORDINATED BETWEEN THE LANDSCAPE MAINTENANCE COMPANY AND EACH RESTAURANT MANAGEMENT TEAM.
- C. THE PLANTING PROGRAM AND PLANT SPECIES THAT BJS HAS CHOSEN LENDS ITSELF TO A SELECTIVE PRUNING NATURAL APPROACH. FORMAL HEDGES USING SHEARS AND HEDGE TRIMMERS ARE DISCOURAGED. LANDSCAPE PLANTINGS SHOULD BE REVIEWED OCCASIONALLY WITH THE LANDSCAPE MAINTENANCE COMPANY AND SOME SHRUBS MAY NEED TO BE REMOVED AND / OR REPLACED.
- D. TREES SHOULD BE TRIMMED AT LEAST ONE TIME PER YEAR. TREES NEED TO BE TRIMMED BY A PROFESSIONAL TREE SERVICE. IF TREES ARE TRIMMED ON A REGULAR BASIS THEY SHOULD REQUIRE ONLY A LIGHT TRIMMING.

### IRRIGATION NOTES

- A. THE AUTOMATIC IRRIGATION SYSTEM AT ALL RESTAURANTS SHALL BE CHECKED AND TESTED ON A REGULAR BASIS. IRRIGATION SHOULD BE PROGRAMMED TO COME ON BETWEEN THE HOURS OF 12 A.M. AND 6 A.M. AT NO TIME SHOULD WATERING TAKE PLACE DURING THE OPERATING HOURS OF THE RESTAURANTS.
- B. THE ENTIRE IRRIGATION SYSTEM SHALL BE TESTED ON A MONTHLY BASIS TO CHECK FOR BROKEN HEADS AND OTHER PROBLEMS. NOZZLES SHALL BE ADJUSTED TO MINIMIZE OVERSPRAY ON TO THE WALKS AND BUILDING AND STILL INSURE GOOD COVERAGE IN THE LANDSCAPE.
- C. EACH RESTAURANT MANAGEMENT TEAM SHALL FAMILIARIZE THEMSELVES WITH THE CONTROLLER LOCATION, BACKFLOW LOCATION AND ANY ADDITIONAL SHUT OFF VALVES IN CASE OF AN EMERGENCY.

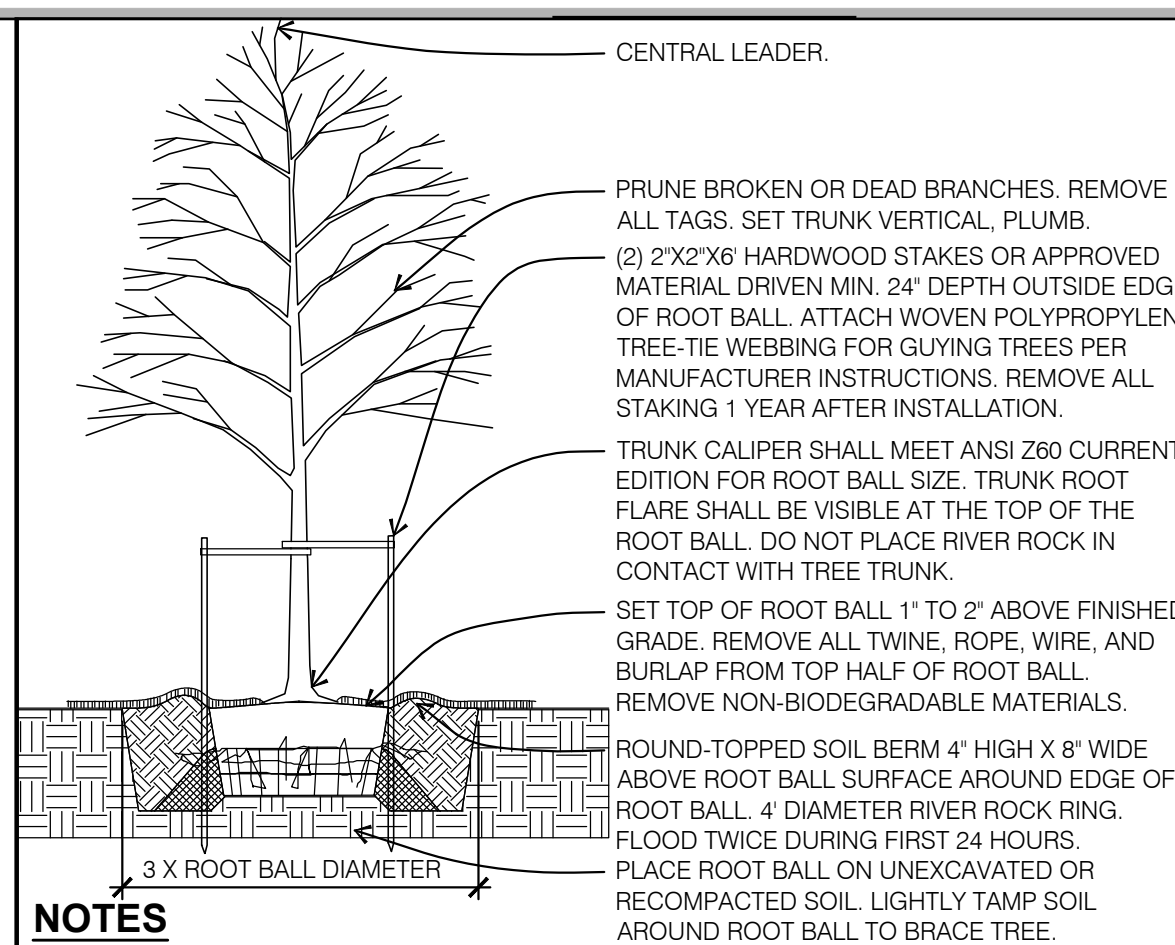


#### NOTES

ALL PLANTING BEDS SHALL BE COVERED WITH MESH WEED BARRIER, DEWITT WEED BARRIER NON-WOVEN/POINTBOND POLYPROPYLENE 12 YEAR OR APPROVED EQUIVALENT. IMPERVIOUS PLASTIC IS NOT ACCEPTABLE. CLEAN AND RAKE GROUND SMOOTH PRIOR TO FABRIC INSTALLATION. OVERLAP FABRIC EDGES 6 TO 8 INCHES. ANCHOR AND SECURE FABRIC SEAMS WITH DEWITT ANCHOR PINS 24 INCHES O.C. ALONG EDGES, SEAMS, AND IN THE INTERIOR. INSTALL IN ACCORDANCE WITH DEWITT SPECIFICATIONS. CUT AN X IN FABRIC TO INSTALL PLANTS AND PLACE FABRIC AROUND PLANTS OVER ROOTBALL. COVER FABRIC WITH RIVER ROCK.

### RIVER ROCK WITH WEED BARRIER

SCALE: NONE

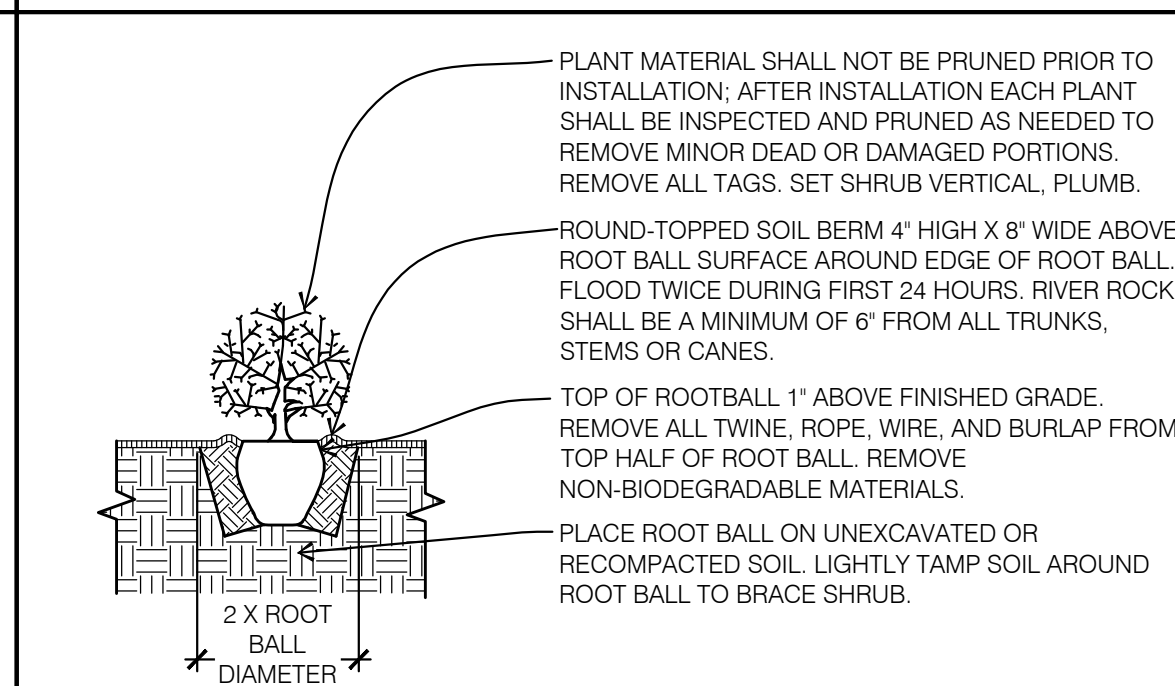


#### NOTES

A. BACKFILL AND RIVER ROCK AS SPECIFIED IN PLANTING NOTES.

### TREE PLANTING

SCALE: NONE

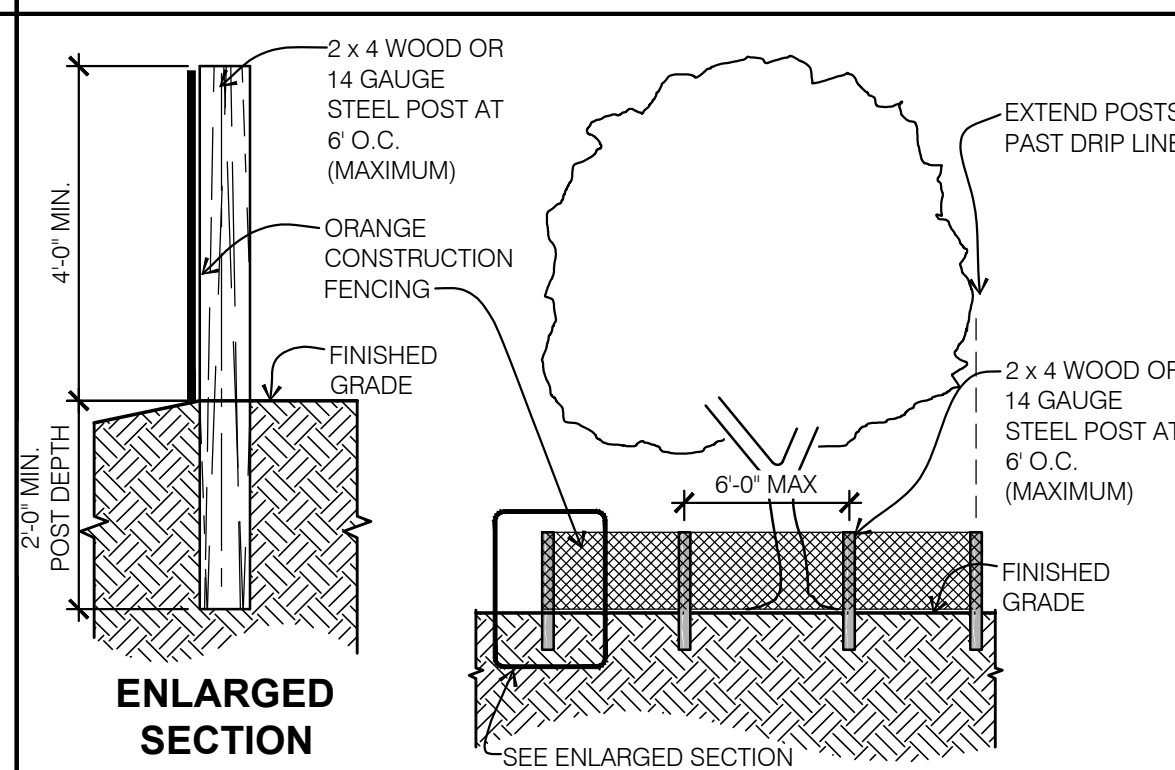


### INSTALLATION NOTES

- A. EXCAVATION TO BE THE DEPTH OF ROOT BALL. BACKFILL AND MULCH AS SPECIFIED IN PLANTING NOTES.
- B. CONTRACTOR SHALL EXCAVATE PIT WALLS VERTICALLY AND 2 X THE DIAMETER OF THE ROOT BALL. SCARIFY SIDES BEFORE PLANTING.

### SHRUB PLANTING

SCALE: NONE



#### ENLARGED SECTION

#### DETAIL NOTES

- A. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED.
- B. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.
- C. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

### TREE PROTECTION

SCALE: NONE

### PLANTING NOTES

- A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.
- B. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. CONTRACTOR SHALL NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
- C. IF THE LANDSCAPE CONTRACTOR OBSERVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PROCUREMENT AND/OR INSTALLATION.
- D. PLANT MATERIAL SHALL CONFORM TO THE PLANT LIST AND KEYS ON THE DRAWINGS AND TO THE QUALITY STANDARDS OF AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, ANSI Z60.1 LATEST EDITION. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS AND SIZES SPECIFIED IN THE SCHEDULE. IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON PLANT SCHEDULE AND THE PLANS, THE PLANS SHALL TAKE PRECEDENCE. CONTRACTOR TO VERIFY QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- E. SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT. SUBSTITUTED MATERIAL SHALL BE THE NEAREST EQUIVALENT SIZE, CONDITION AND GROWTH HABIT HAVING THE SAME ESSENTIAL CHARACTERISTICS WITH AN EQUITABLE ADJUSTMENT IN WHOLESALE PRICE.
- F. THE LANDSCAPE CONTRACTOR SHALL HAVE LABORATORY SOIL TESTS PERFORMED IN LAWN AND PLANTING BED AREAS TO EVALUATE SOIL TEXTURE, INFILTRATION RATE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND NUTRIENT LEVELS. THE LANDSCAPE CONTRACTOR SHALL INCORPORATE FERTILIZER AND/OR SOIL AMENDMENT ADDITIVES AS RECOMMENDED BY SOIL TEST.
- G. COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE LANDSCAPE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST. ALL PLANTING BEDS TO RECEIVE 8" MIN. OF PREPARED BACK FILL MIX. ALL INDIVIDUALLY PLANTED TREES AND SHRUBS TO BE BACK FILLED WITH PREPARED BACK FILL MIX. PREPARED BACK FILL MIXTURES SHALL BE MIXED ON SITE, CONSISTING OF ONE PART TOPSOIL, ONE PART SOIL AMENDMENT, ONE PART SOIL FROM EXCAVATION, TOPSOIL: ASTM D5268, PH RANGE OF 5.5 TO 7, MIN. 4 PERCENT ORGANIC MATERIAL, FREE OF STONES 1 INCH AND LARGER, SOIL AMENDMENT: COMPOSTED ORGANIC MATERIAL. THE SOIL IN ALL PLANTING BEDS SHALL BE LOOSENEED TO 8" MIN. DEPTH AND SOIL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL BY TILLING, DISCING, OR OTHER SUITABLE METHOD.
- H. RIVER ROCK AT THE EDGE OF PAVEMENT SHALL BE RECESSED ONE INCH BELOW THE TOP OF PAVEMENT. BEDS TO BE LAID OUT AND APPROVED BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLANTING. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
- I. CONTRACTOR TO SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S).
- J. TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS, CURBS, FIRE HYDRANTS, OR SEWER/WATER CONNECTIONS.
- K. PLANTINGS AT THE END OF PARKING SPACES SHALL BE SET BACK A MINIMUM OF 3' FROM FACE OF CURB FOR VEHICLE OVERHANG.
- L. PLANTING BEDS SHALL BE COVERED WITH PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS NOTED OTHERWISE.
- M. ALL PLANTING BEDS SHALL RECEIVE RIVER ROCK UNLESS NOTED OTHERWISE. RIVER ROCK SHALL BE DISEASE AND PEST FREE, UNIFORM COLOR, AND FREE OF TWIGGS, LEAVES OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. RIVER ROCK SHALL NOT CONTAIN MANURE OR MALODOROUS CONTENTS. DO NOT PLACE RIVER ROCK AGAINST OR IN CONTACT WITH TREE TRUNKS. TRUNK ROOT FLARE SHALL BE VISIBLE AT THE TOP OF THE ROOT BALL. RIVER ROCK SHALL BE A MINIMUM OF 6" FROM ALL TRUNKS, STEMS OR CANES OF TREES AND SHRUBS.
- N. LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS (EXISTING OR PROPOSED) UNTIL SITE TURNOVER.
- O. ANY ITEM OR AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
- P. LANDSCAPING TO COMPLY WITH ALL APPLICABLE CITY/LOCAL REGULATIONS.
- Q. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING NEW LANDSCAPING TO MAINTAIN PLANTS IN A HEALTHY CONDITION DURING THE GUARANTEE PERIOD.

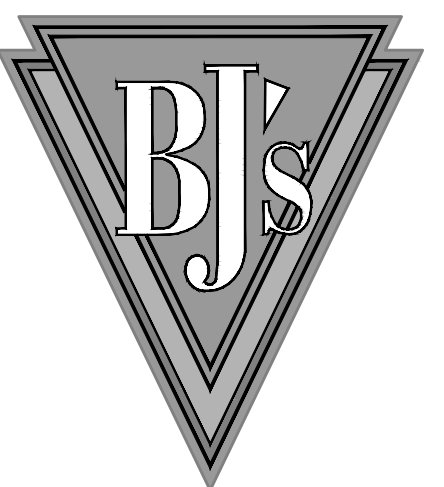


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RESTAURANT  
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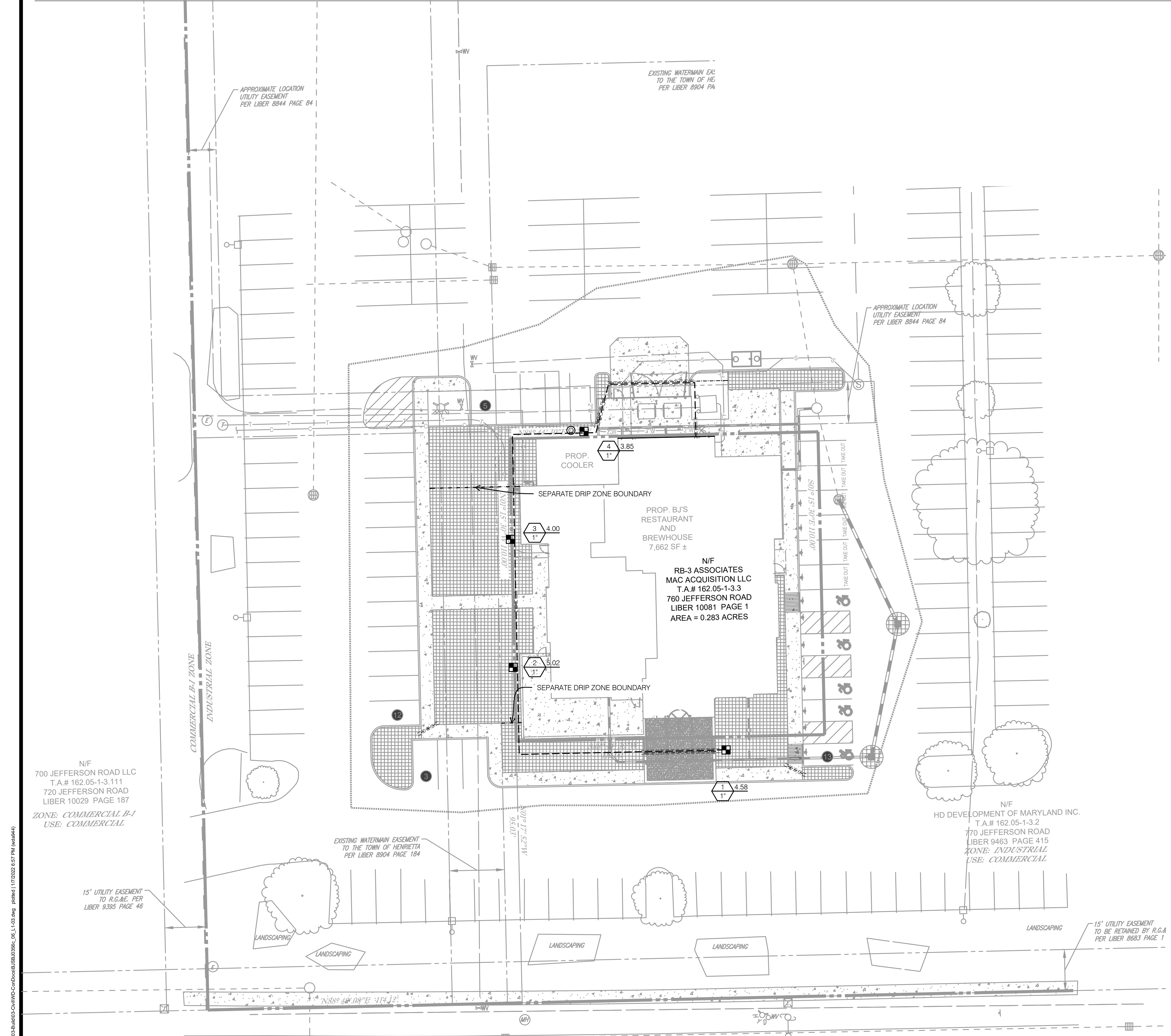
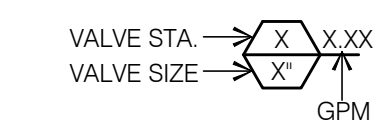
IRRIGATION PLAN

L1.03

# irrigation notes

- A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER AND/OR LANDSCAPE ARCHITECT AND CONSULT WITH OWNER'S REPRESENTATIVE AND UTILITY COMPANY'S REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE GRANTED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- B. IRRIGATION PLAN IS SCHEMATIC. LOCATIONS OF PROPOSED IRRIGATION MAIN LINE, LATERALS, VALVES, AND DRIP IRRIGATION ARE SHOWN SCHEMATICALLY FOR CLARITY, AND SHALL BE LOCATED IN GREEN SPACE AT DISCRETION OF IRRIGATION CONTRACTOR. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLAN TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS AND ARCHITECTURAL FEATURES.
- C. IRRIGATION CONTRACTOR IS TO SUBMIT SHOP DRAWINGS SHOWING ALL VALVES, DRIP IRRIGATION, PUMPS AND LINES SIZES TO OWNER PRIOR TO INSTALLATION.
- D. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO INSTALL A SYSTEM THAT WILL PROPERLY COVER ALL AREAS PLANTED ON PLANTING PLAN(S).
- E. DRIP IRRIGATION SHALL BE INSTALLED 2" MIN. FROM PAVEMENT AND 4" MIN. FROM BUILDING WALLS.
- F. IRRIGATION CONTRACTOR TO VERIFY IRRIGATION WATER PRESSURE. IF APPLICABLE, INSTALL 1" WATER PRESSURE REDUCING VALVE, WATTS #LF25AUB-Z3, OR EQUIVALENT DOWNSTREAM OF SHUT-OFF/SOLATION BALL VALVE.
- G. IRRIGATION CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS AND KEYS TO CONTROLLER CABINET TO THE OWNER PRIOR TO FINAL ACCEPTANCE.
- H. IRRIGATION CONTROLLER AND PROGRAMMING TO BE PROVIDED BY IRRIGATION CONTRACTOR.
- I. IRRIGATION CONTRACTOR TO VERIFY LOCATION AND OPERATION OF CONTROLLER WITH OWNER'S REPRESENTATIVE.
- J. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND FULLY OPERATIONAL BEFORE PLANT INSTALLATION MAY BEGIN.
- K. LATERAL LINES SHALL BE 12" MIN. BELOW FINISH GRADE. MAIN LINE SHALL BE 18" MIN. BELOW FINISH GRADE. SLEEVES SHALL BE 24" MIN. BELOW PAVEMENT, AND EXTEND AT LEAST 12" BEYOND PAVEMENT. ALL WIRES LOCATED BELOW PAVEMENT SHALL BE INSTALLED IN A SEPARATE PVC SLEEVE. BACKFILL WITH CLEAN SOIL FREE OF ROCKS, AND TAMP EVERY 4" OF LIFT.
- L. ALL CONTROL WIRE TO BE RUN UNDER MAIN LINE. CONTROL WIRE SHALL BE DIRECT BURIAL SOLID COPPER MIN. GAUGE #14 AWG-UF (#12 AWG-UF FOR RUNS OVER 2000 LF), COMMON GROUNDWIRE TO BE WHITE MIN. GAUGE #12 AWG-UF. PROVIDE SEPARATE GROUND WIRE FOR EACH IRRIGATION CONTROLLER. ALL ELECTRICAL CONNECTIONS SHALL BE WATER PROOF SPLICES. TAPE WIRE TO MAINLINE AT MAX. 10' INTERVALS.
- M. ALL DEBRIS SPILLED IN ANY ADJACENT R.O.W. AND OR ADJOINING PROPERTIES SHALL BE CLEANED UP AND REMOVED BY THE CONTRACTOR.
- N. IRRIGATION CONTRACTOR SHALL PROVIDE A BID ALTERNATE FOR AN ONGOING MAINTENANCE AND REPAIR PROGRAM FOR IRRIGATION SYSTEM.
- O. IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL REQUIREMENTS. ELECTRICAL POWER TO THE IRRIGATION CONTROLLER SHALL BE INSTALLED BY ELECTRICAL CONTRACTOR IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- P. SEE IRRIGATION INSTALLATION DETAILS.
- Q. PRODUCTS PROVIDED BY RAINBIRD OR HUNTER THAT ARE OF EQUAL OR SUPERIOR QUALITY AND CONSTRUCTION ARE ACCEPTABLE PRODUCT ALTERNATES.

IRRIGATION LEGEND	
	1" IRRIGATION SPLIT FROM DOMESTIC WITH SUB-METER LOCATED IN MECHANICAL ROOM. SEE UTILITY PLAN.
	1" REDUCED PRESSURE BACKFLOW PREVENTER LOCATED IN MECHANICAL ROOM. SEE UTILITY PLAN.
	HUNTER I-CORE IRRIGATION CONTROLLER WITH PLASTIC CABINET IN ELECTRICAL ROOM. HUNTER IC-600-PL.
	HUNTER WIRELESS SOLAR SYNC (EVAPOTRANSPIRATION, RAIN AND FREEZE SENSOR). MOUNT SENSOR ON ROOF IN DISCREET LOCATION EVEN WITH TOP OF PARAPET WALL, CLEAR OF OBSTRUCTIONS. INSTALL PER HUNTER INSTALLATION INSTRUCTIONS. HUNTER WSS-SFN
---	1-1/2" PVC SCHEDULE 40 IPS PLASTIC PIPE MAIN LINE.
---	3/4" PVC CLASS 200 IPS PLASTIC PIPE OR POLYETHYLENE SDR PRESSURE RATED LATERAL LINE.
---	4" DIAMETER SCHEDULE 40 PVC IRRIGATION SLEEVE. GENERAL CONTRACTOR TO INSTALL AND FLAG ENDS.
	LANDSCAPE DRIP LINE 0.4 GPH. 18" EMITTER SPACING. NETAFIM TECHLINE CV MODEL # TLCV4-18. LATERAL ROW SPACING 18" APART. DRIP LINES SHALL BE 4" DEEP AT ALL POINTS. INSTALL NETAFIM MODEL #TISOV FLUSH VALVE AT END OF EACH DRIP LINE.
---	BLANK TUBING, NETAFIM #TLCV.
	1" ELECTRIC REMOTE DRIP CONTROL VALVE. HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT WITH 40 PSI PRESSURE REGULATOR.
	1" QUICK COUPLER VALVE WITH LOCKING RUBBER COVER. HUNTER HQ-44-LRC-AW WITH HK-44A KEY AND HS-1 SWIVEL.



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T.A.# 162.05-1-3.111  
720 JEFFERSON ROAD  
LIBER 10029 PAGE 187  
ZONE: COMMERCIAL B-1  
USE: COMMERCIAL

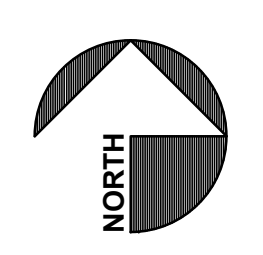
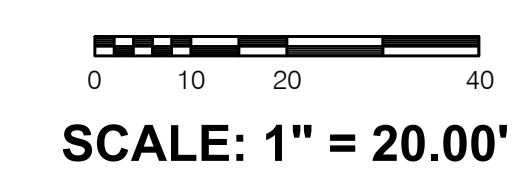
EXISTING WATERMAIN EASEMENT  
TO THE TOWN OF HENRIETTA  
PER LIBER 8904 PAGE 184

15' UTILITY EASEMENT  
TO R.G.&E. PER  
LIBER 9395 PAGE 46

EXISTING WATERMAIN EAS  
TO THE TOWN OF HE  
PER LIBER 8904 PA



Know what's below.  
Call before you dig.

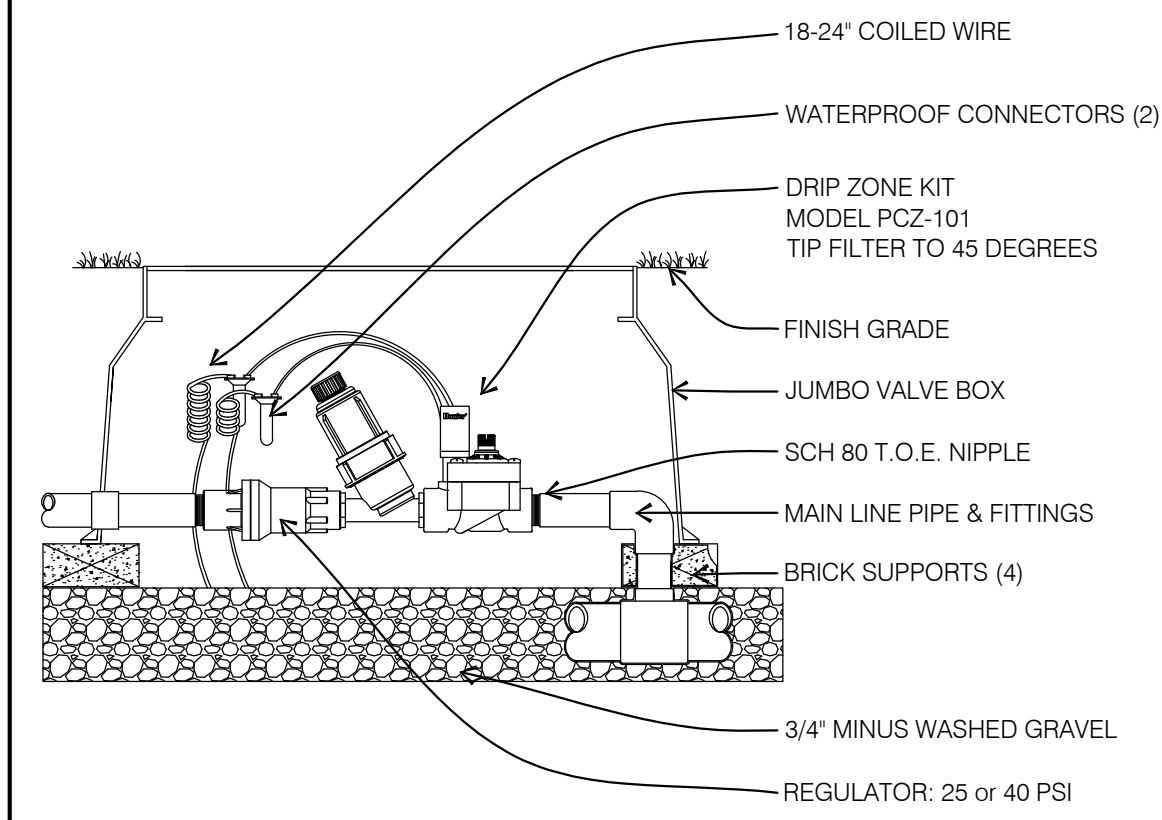


JEFFERSON ROAD  
(NEW YORK STATE ROUTE 252)  
(WIDTH VARIES)

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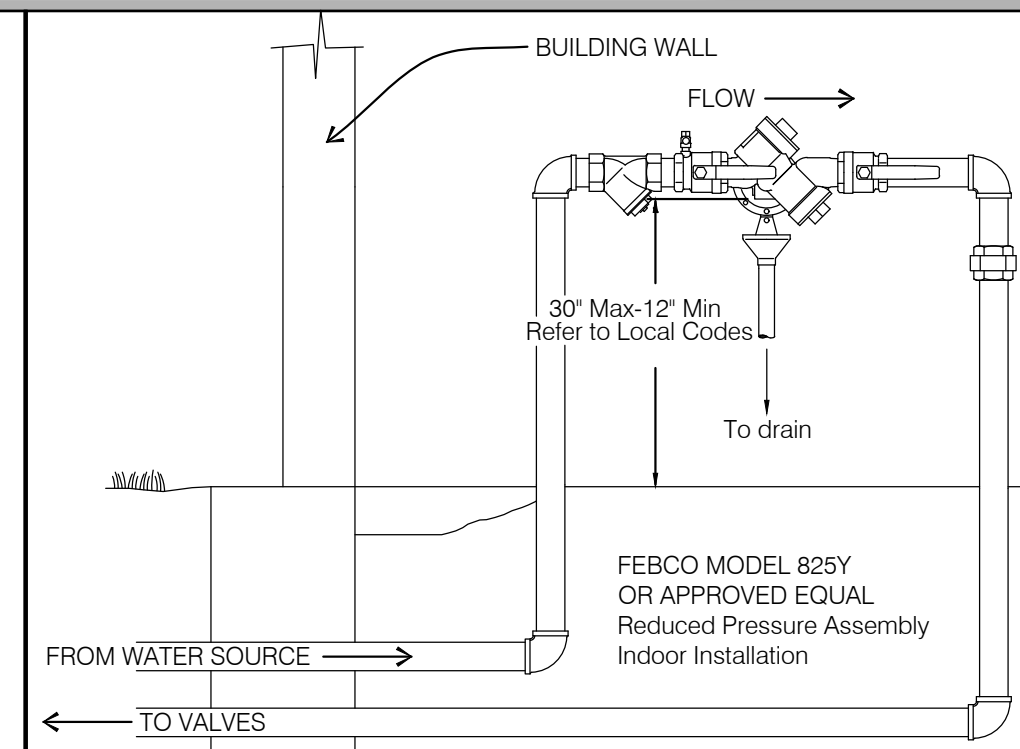
electrical mechanical plumbing structural landscape

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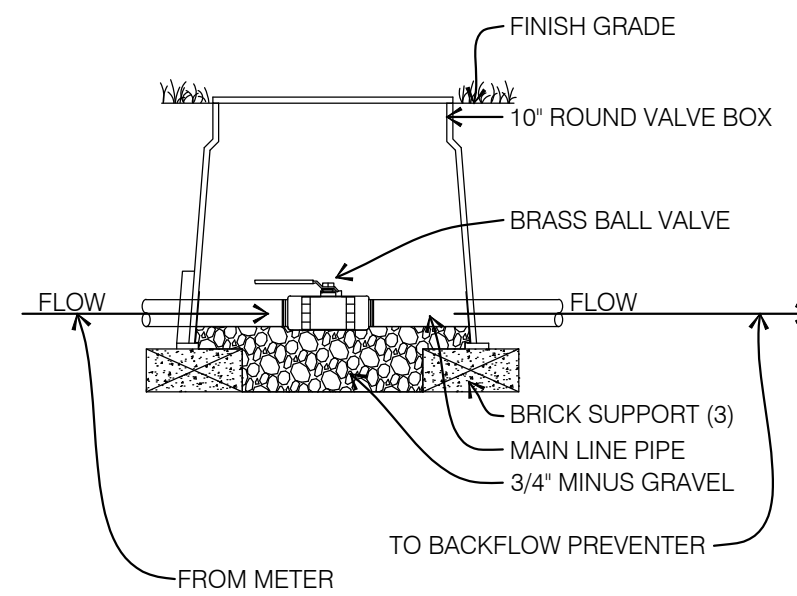
**ICZ DRIP CONTROL VALVE**

SCALE: NONE



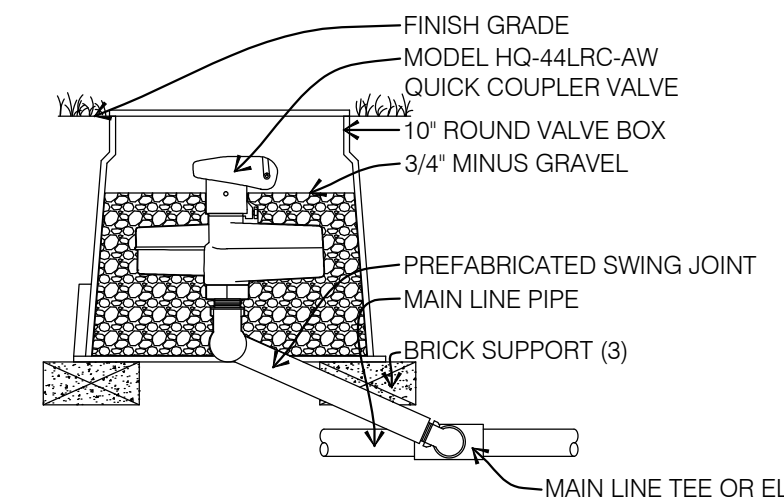
**BACKFLOW PREVENTER (INDOOR)**

SCALE: NONE



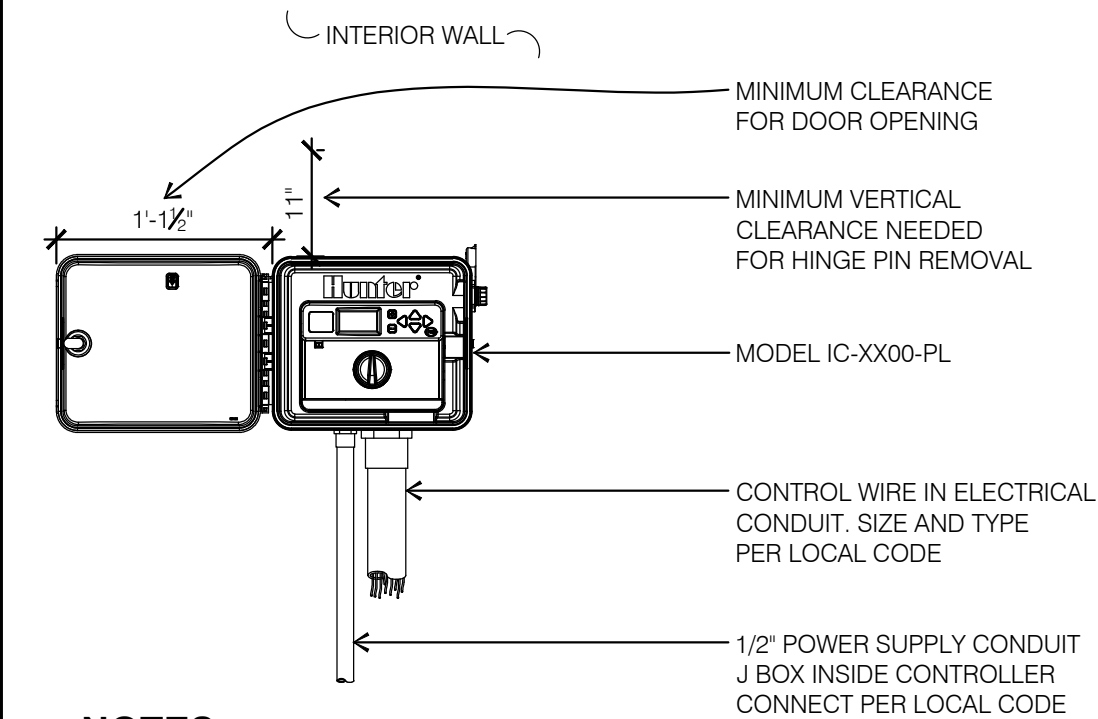
**BALL VALVE**

SCALE: NONE



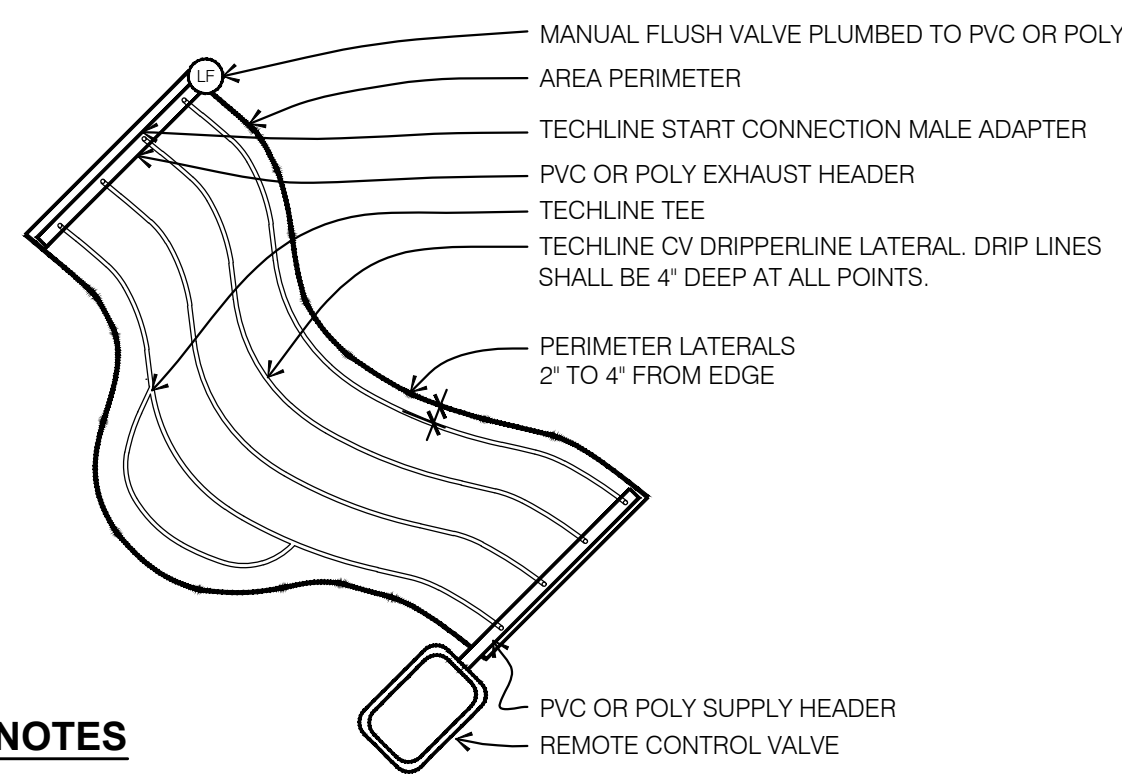
**QUICK COUPLER VALVE**

SCALE: NONE



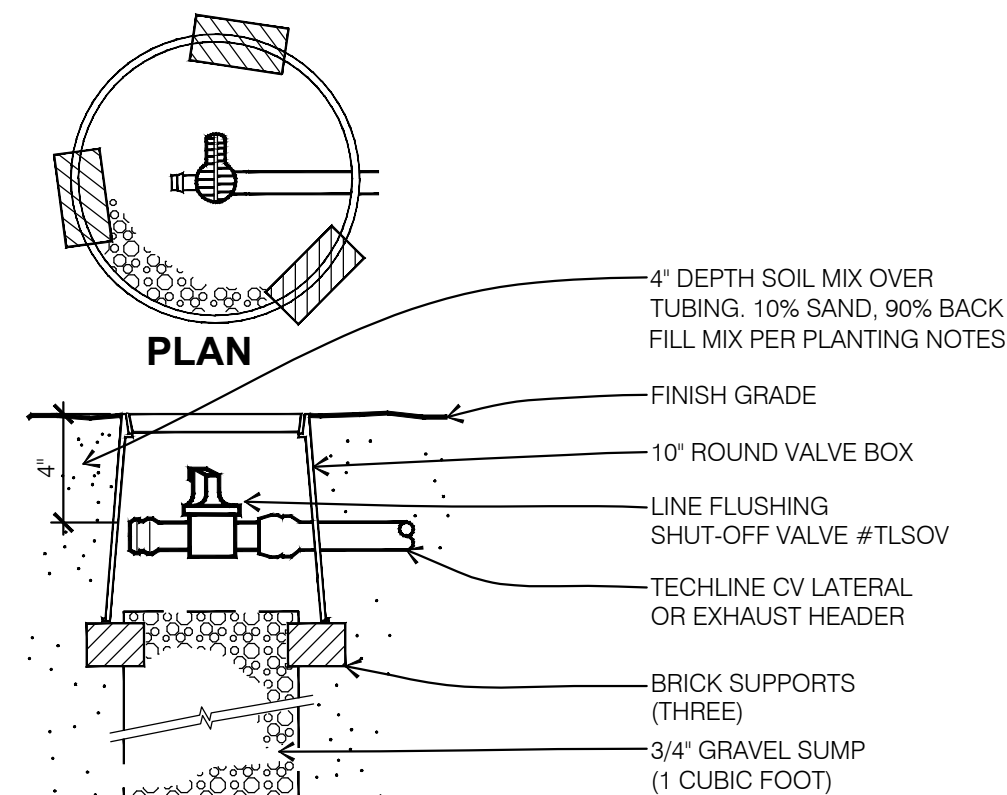
**I-CORE CONTROLLER**

SCALE: NONE



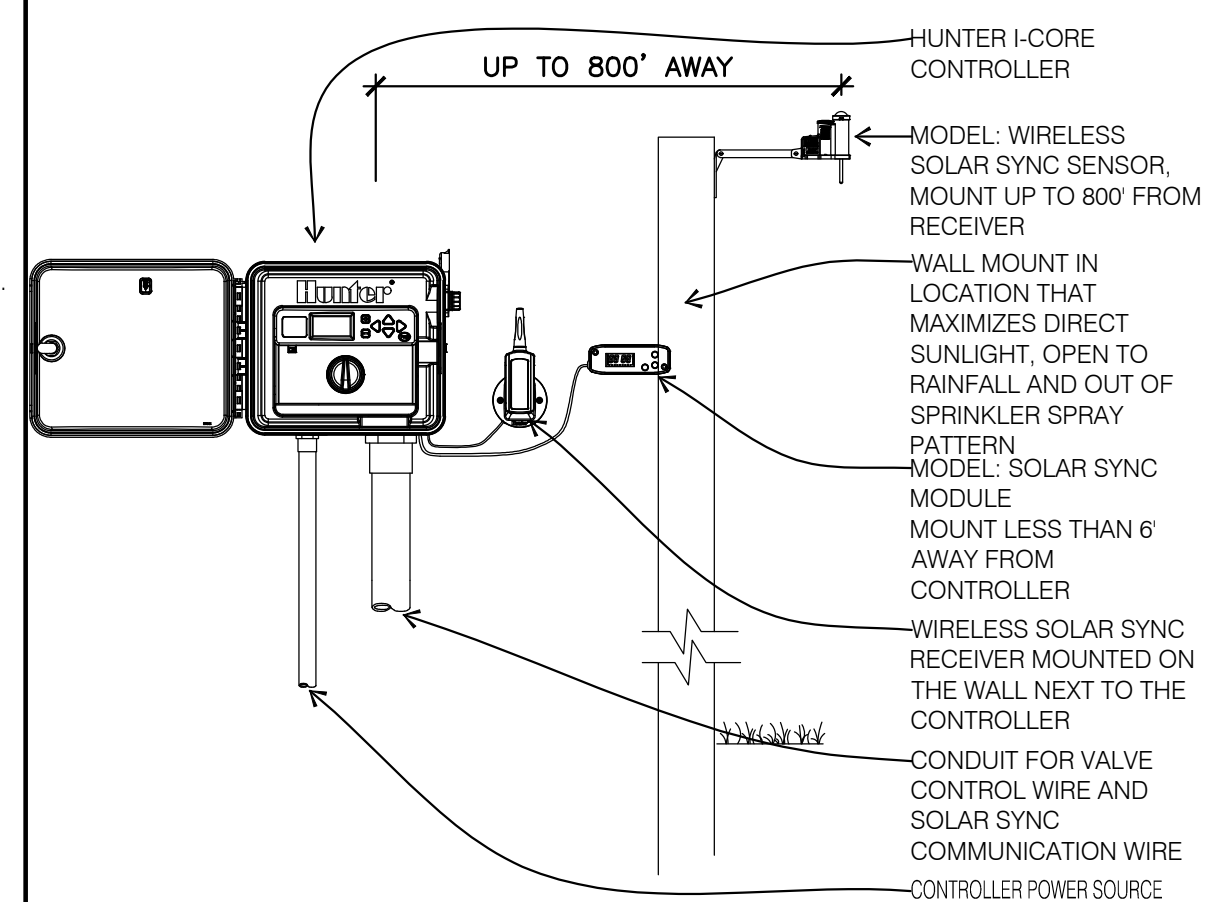
**NETAFIM TECHLINE CV**

SCALE: NONE



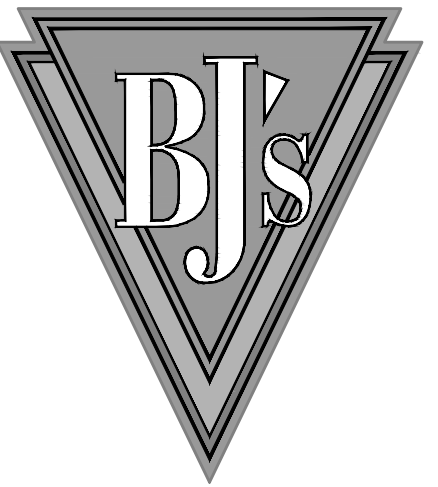
**NETAFIM MANUAL LINE FLUSHING VALVE**

SCALE: NONE



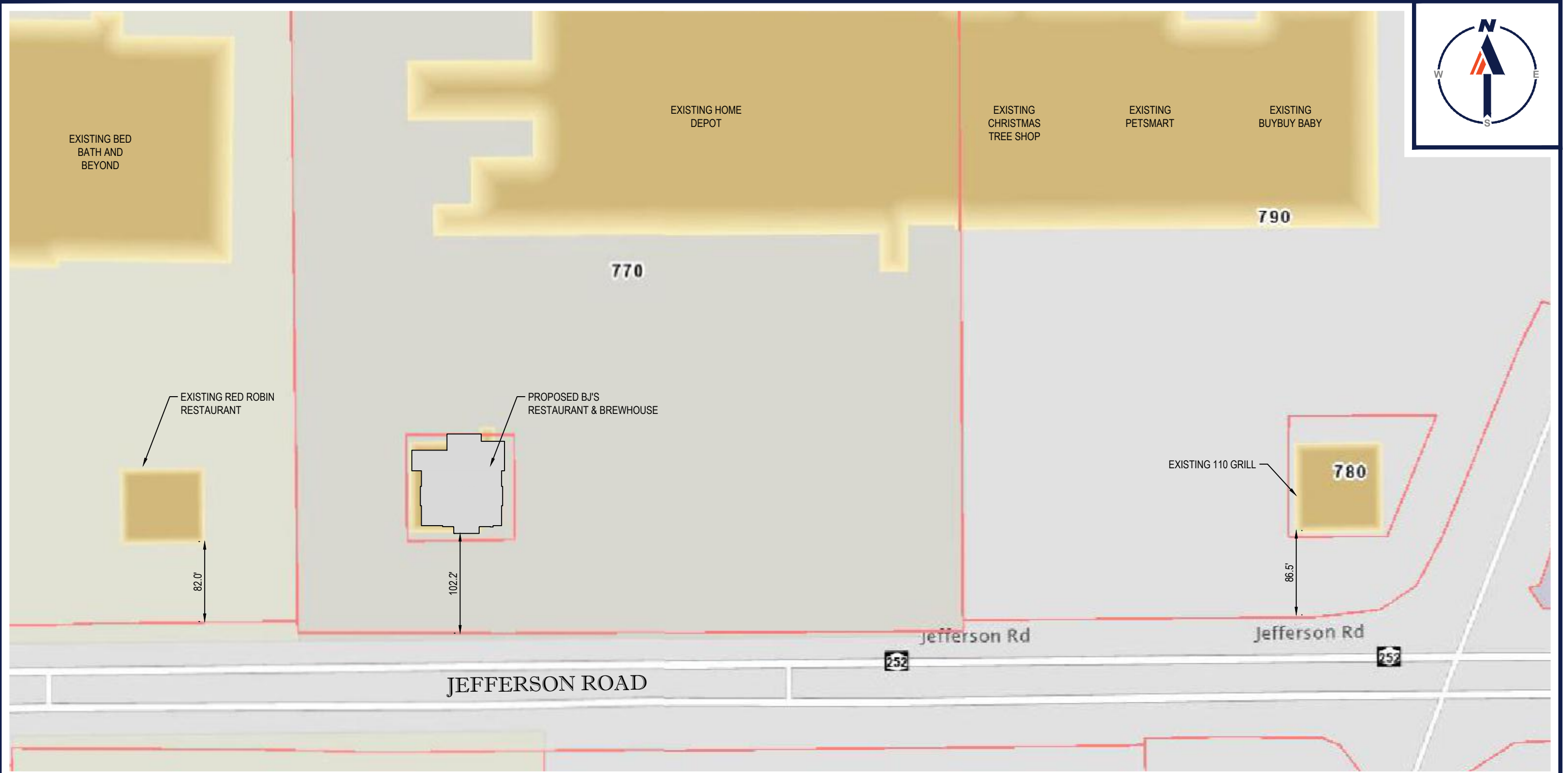
**WIRELESS SOLAR SYNC SYSTEM**

SCALE: NONE



submission:	date
PLANNING SUBMITTAL	
HEALTH SUBMITTAL	
BUILDING PERMIT	
BID	
CONSTRUCTION	

revisions:	date



**REQUIRED MINIMUM FRONT SETBACK**  
 AVERAGE SETBACK OF OF EXISTING BUILDINGS:  
 (86.5 FT+ 82.0 FT)/2 = **84.3 FT REQUIRED**  
 PROPOSED FRONT SETBACK= 102.2 FT

- EXHIBIT PLAN NOTES**
1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
    - 1.1. MONROE COUNTY GIS PARCEL INFORMATION

**PROPOSED BJ'S BREW HOUSE FRONT YARD SETBACK EXHIBIT**

760 JEFFERSON ROAD  
 TOWN OF HENRIETTA, MONROE COUNTY  
 NEW YORK

**PREPARED BY**

**BOHLER //**

SCALE: 1"=100' DATE: 05/06/2022