

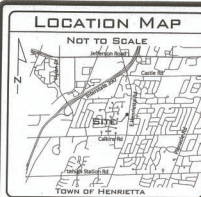
Building 'A'  
68,384 sq ft



# SUBURBAN PLAZA

2199 E. Henrietta Road • Henrietta, NY 14623

THIS IS AN EXISTING FLOOR PLAN INTENDED FOR MARKETING PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR QUANTITY TAKE-OFFS OR CONSTRUCTION PURPOSES. IT WAS DRAWN USING DATA COLLECTED IN THE FIELD AND BASE MAPPING PROVIDED BY THE OWNER'S ARCHITECT.



This plat is approved in accordance with the provisions of Article 132 of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction. For the General Municipal Law: County Highway Superintendent Date: Monroe County Superintendent Date: For the Monroe County Monumentation Law: Monroe County Superintendent Date: MONROE COUNTY DEPT. OF TRANS.

I, THE UNDERSIGNED TREASURER OF MONROE COUNTY, PURSUANT TO SECT. 334 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY TAXES AND SCHOOL TAXES AGAINST THE LAND DESCRIBED HEREIN HAVE BEEN PAID THROUGH DATE: MONROE COUNTY TREASURER MONROE COUNTY TREASURER

Monroe County Department of Public Health Really Subdivision Approval NOT Required for the filing of this map in the Monroe County Clerk's Office Code 125 feet Min front setback 5 feet Min side setback 5 feet Min rear setback 5 feet DATE: Other Department of Public Health Approvals may be needed

**ZONING NOTES**  
B-1 Commercial Zoning District, Mixed-Use Redevelopment Corridor Overlay District

**GENERAL NOTES**  
1. Tax Account Number: 162.18-2-1-003  
2. Owner: Frontier Center LLC  
3. Site address: 2199 East Henrietta Rd  
4. Total Area: 12.8888 Acres  
5. This project is located in Town Lots 10 and 12, Third Range of Lots, Township 12, Range 7, of the Phelps and Gorham Purchase, Town of Henrietta, County of Monroe, State of New York.  
6. This project is located within Other Area- Zone X (Areas determined to be outside the 0.25 annual chance floodplain) according to Flood Insurance Rate Map Number 500502030C, dated August 28, 2004.  
7. There are no wetlands located on this property according to the U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper and the New York State Dept. of Environmental Conservation Environmental Resource Mapper.

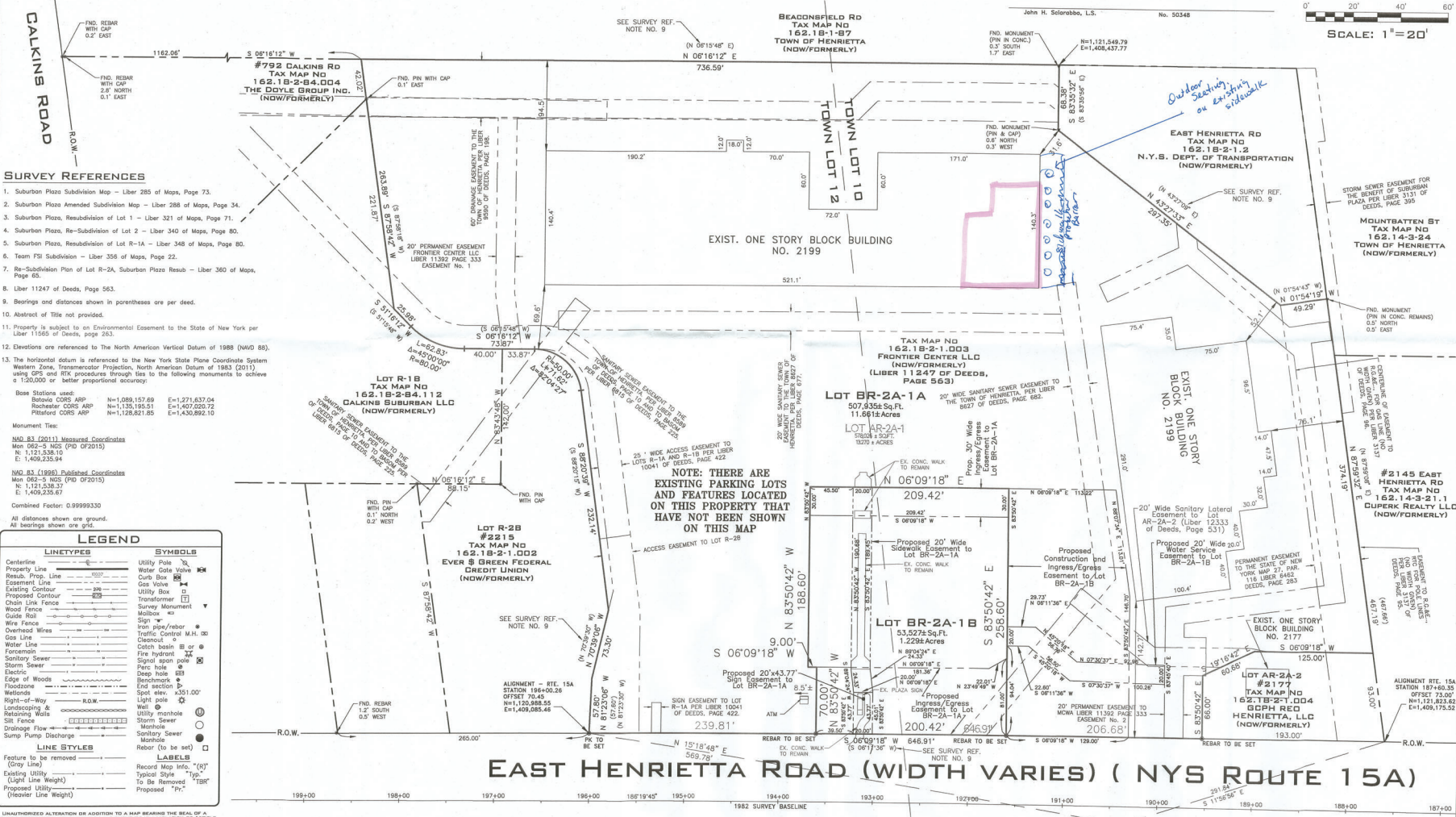
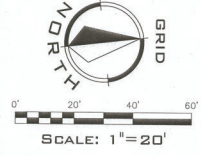
**TOWN APPROVALS:**

Planning Board Chairman DATE  
Director of Engineering & Planning DATE

**SURVEYOR'S CERTIFICATION:**

I, John H. Solaresko, L.S., hereby certify this map was completed on May 10, 2021. Article 7209 of the New York State Education Law. Any alterations are a violation of Article 145, Section 7209 of the New York State Education Law.

Underground Facilities Protective Organization Utility Coordinating Committee. SAVE BIG, CALL BEFORE YOU DIG. 1-800-962-7962



**SURVEY REFERENCES**

- Suburban Plaza Subdivision Map - Liber 285 of Maps, Page 73.
- Suburban Plaza Amended Subdivision Map - Liber 288 of Maps, Page 34.
- Suburban Plaza, Resubdivision of Lot 1 - Liber 321 of Maps, Page 71.
- Suburban Plaza, Re-Subdivision of Lot 2 - Liber 340 of Maps, Page 80.
- Suburban Plaza, Resubdivision of Lot R-1A - Liber 348 of Maps, Page 80.
- Team FSI Subdivision - Liber 356 of Maps, Page 22.
- Re-Subdivision Plan of Lot R-2A, Suburban Plaza Resub - Liber 360 of Maps, Page 65.
- Liber 11247 of Deeds, Page 563.
- Bearings and distances shown in parentheses are per deed.
- Abstract of Title not provided.
- Property is subject to an Environmental Easement to the State of New York per Liber 11560 of Deeds, page 263.
- Elevations are referenced to the North American Vertical Datum of 1988 (NAVD 88).
- The horizontal datum is referenced to the New York State Plane Coordinate System Western Zone, Transverse Mercator Projection, North American Datum of 1983 (2011) using GPS and RTK procedures through ties to the following monuments to achieve a 1:30,000 or better proportional accuracy:

Base Stations used:  
Baldwin CORS ARP N=1,089,157.69 E=1,271,637.04  
Rochester CORS ARP N=1,135,195.51 E=1,407,020.72  
Pittsford CORS ARP N=1,126,621.85 E=1,430,892.10

Monument Ties:  
NAD 83 (2011) Measured Coordinates  
Mon 062-5 N625 (PID OF 2015)  
N: 1,121,538.10 E: 1,405,235.94  
NAD 83 (1996) Published Coordinates  
Mon 062-5 N625 (PID OF 2015)  
N: 1,121,538.37 E: 1,405,235.67

Combined Factor: 0.99999330  
All distances shown are ground.  
All bearings shown are grid.

**LEGEND**

LINETYPES	SYMBOLS
Centerline	Utility Pole
Property Line	Water Gate Valve
Resub. Prop. Line	Curb Box
Easement Line	Gas Valve
Existing Contour	Utility Box
Proposed Contour	Transformer
Chain Link Fence	Survey Monument
Wood Fence	Molton
Guide Rail	Sign
Wire Fence	Iron pipe/rebar
Overhead Wires	Traffic Control M.M. 33
Gas Line	Cleanout
Water Line	Catch basin
Force-main	Fire hydrant
Sanitary Sewer	Signal span post
Storm Sewer	Perc hole
Electric	Rebar (to be set)
Edges of Woods	Light pole
Flatside	Spot elev. x351.00'
Wetlands	Well
Right-of-Way	Record Map Info. ("RT")
Landscaping & Retaining Walls	End section "Typ"
Silt Fence	To Be Removed "TBR"
Drainage Flow	Proposed Utility
Pump Pump Discharge	Manhole
	Rebar (to be set)

**LABELS**  
Feature to be removed (Only Line)  
Existing Utility (Light Line Weight)  
Proposed Utility (Heavier Line Weight)

**LANDTECH SURVEYING & PLANNING P.L.L.C.**  
1105 RIDGEWAY AVE. - ROCHESTER, NY - 14615  
PHONE (585) 442-9502 - INFO@LANDTECH.NY.COM



DATE	REVISION	BY
6/17/21	Revised per Town of Henrietta	KMS
6/17/21	Corrected building address	JPS
6/21/21	Revised per Town of Henrietta	JPS
6/21/21	Revised per MG Surveyor	JPS

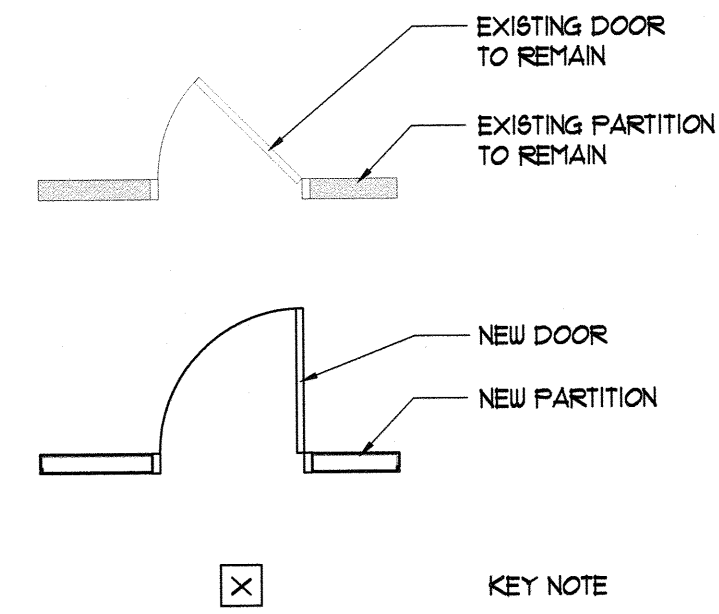
RE-SUBDIVISION OF LOT AR-2A-1, SUBURBAN PLAZA RESUB #2199 EAST HENRIETTA RD, TOWN LOTS 10 AND 12, THIRD RANGE OF LOTS, TOWNSHIP 12, RANGE 7, OF THE PHELPS AND GORHAM PURCHASE, COUNTY OF MONROE, STATE OF NEW YORK.  
PROJECT NUMBER: 20254  
SHEET 1 OF 1



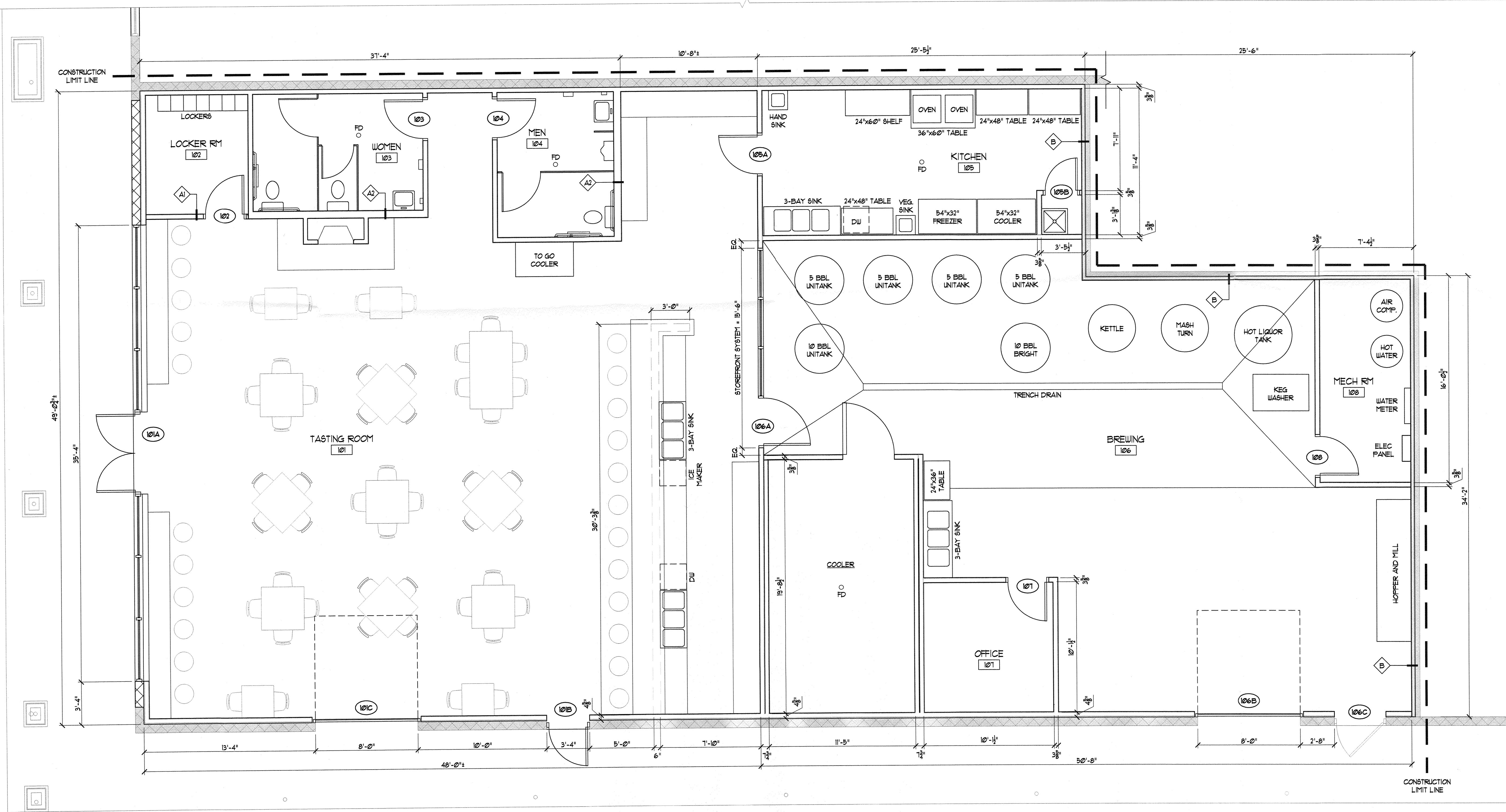
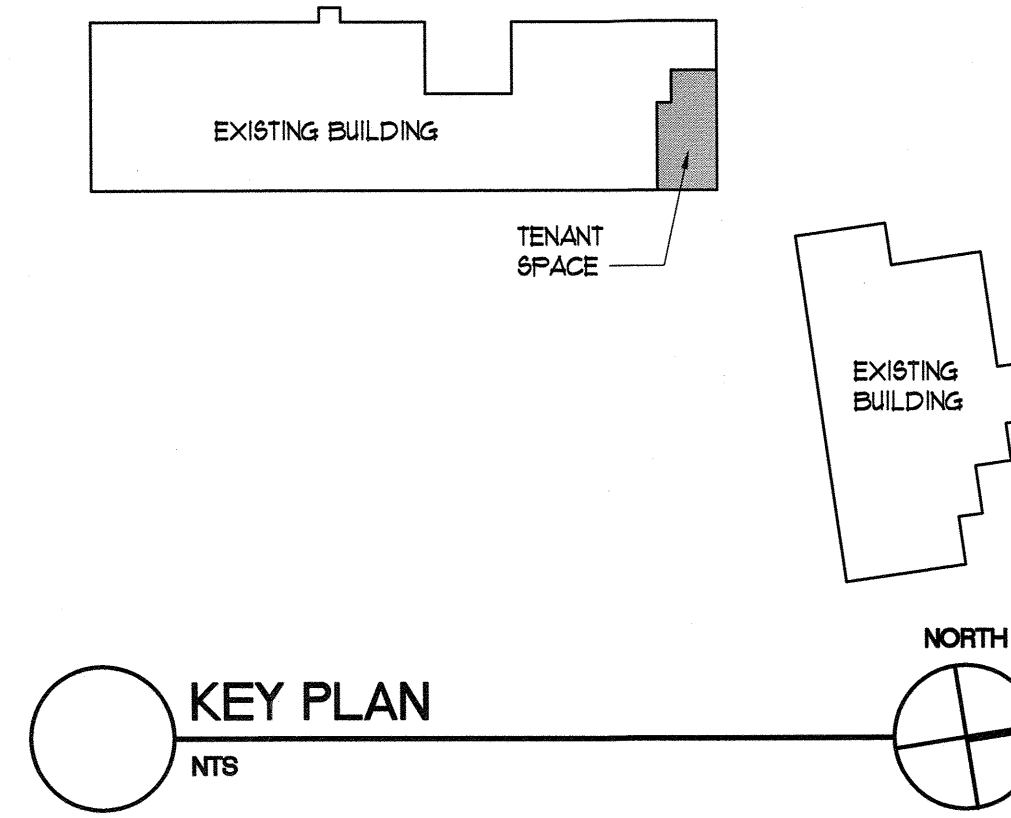
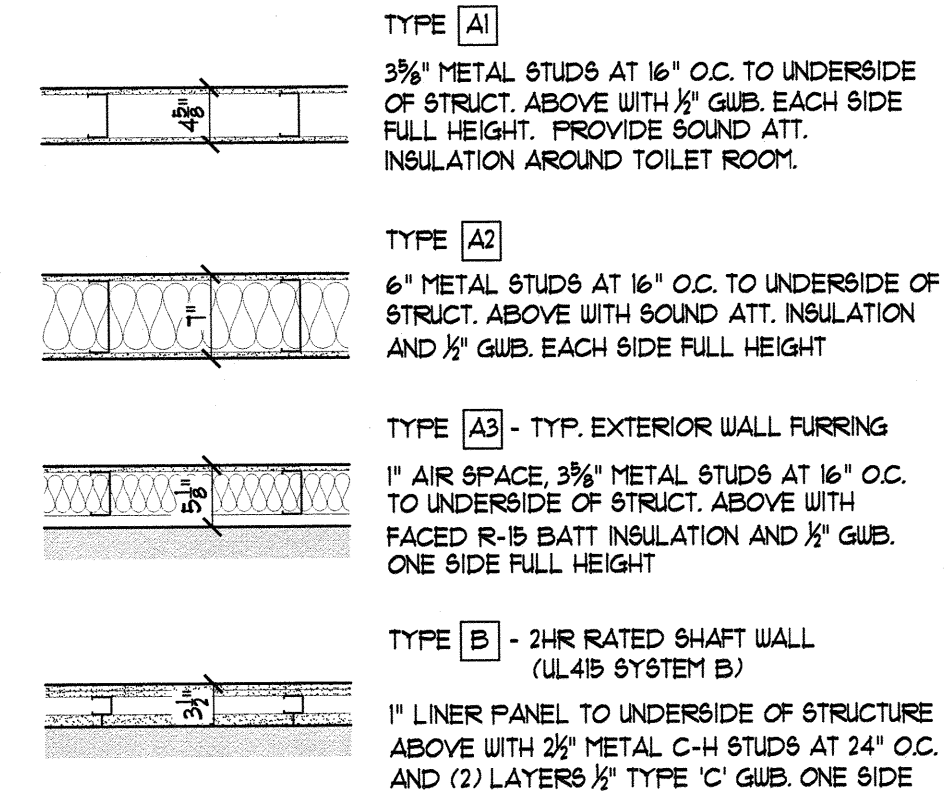
**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE OF EXISTING MASONRY WALLS / FINISHED FACE OF EXISTING GIB WALLS AND TO FACE OF STUD AT NEW WALLS. CLEAR DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE. G.C. TO FIELD VERIFY ALL EXISTING DIMENSIONS IN FIELD PRIOR TO COMMENCING WORK.
  2. EXISTING CONSTRUCTION TO REMAIN SHOWN SHADED, TYPICAL.
  3. ALL NEW PARTITIONS TO BE TYPE 'A1' UNLESS NOTED OTHERWISE.
  4. FINAL SELECTIONS OF INTERIOR FINISHES, FIXTURES, FURNITURE AND EQUIPMENT TO BE COORDINATED BETWEEN TENANT AND G.C.
- FD = FLOOR DRAIN

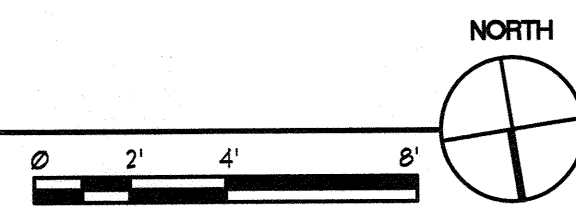
**LEGEND**



**PARTITION TYPES**



**1 FLOOR PLAN**  
1/4" = 1'-0"



CONSULTANT: **ENSO architects**  
P.O. Box 20208 Rochester, NY 14620  
716.531.8227

ARCHITECT: **TENANT BUILD-OUT: SMUGTOWN BREWING CO.**  
2199 EAST HENRIETTA ROAD  
HENRIETTA, NEW YORK 14623

FLOOR PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DATE	DRAWN BY	REVISION DATE AND DESCRIPTION
09-28-23	CB	

PROJECT NUMBER: 22011  
SHEET: A101

Copyright © 2023 ENSO Architects, PLLC All rights reserved. No portion of this drawing may be reproduced, stored, or transmitted by any means without prior written permission of the architect. Alterations to this document are "As-Built" except when made in accordance with the New York State Education Law, Section 1202, Subsection 1.