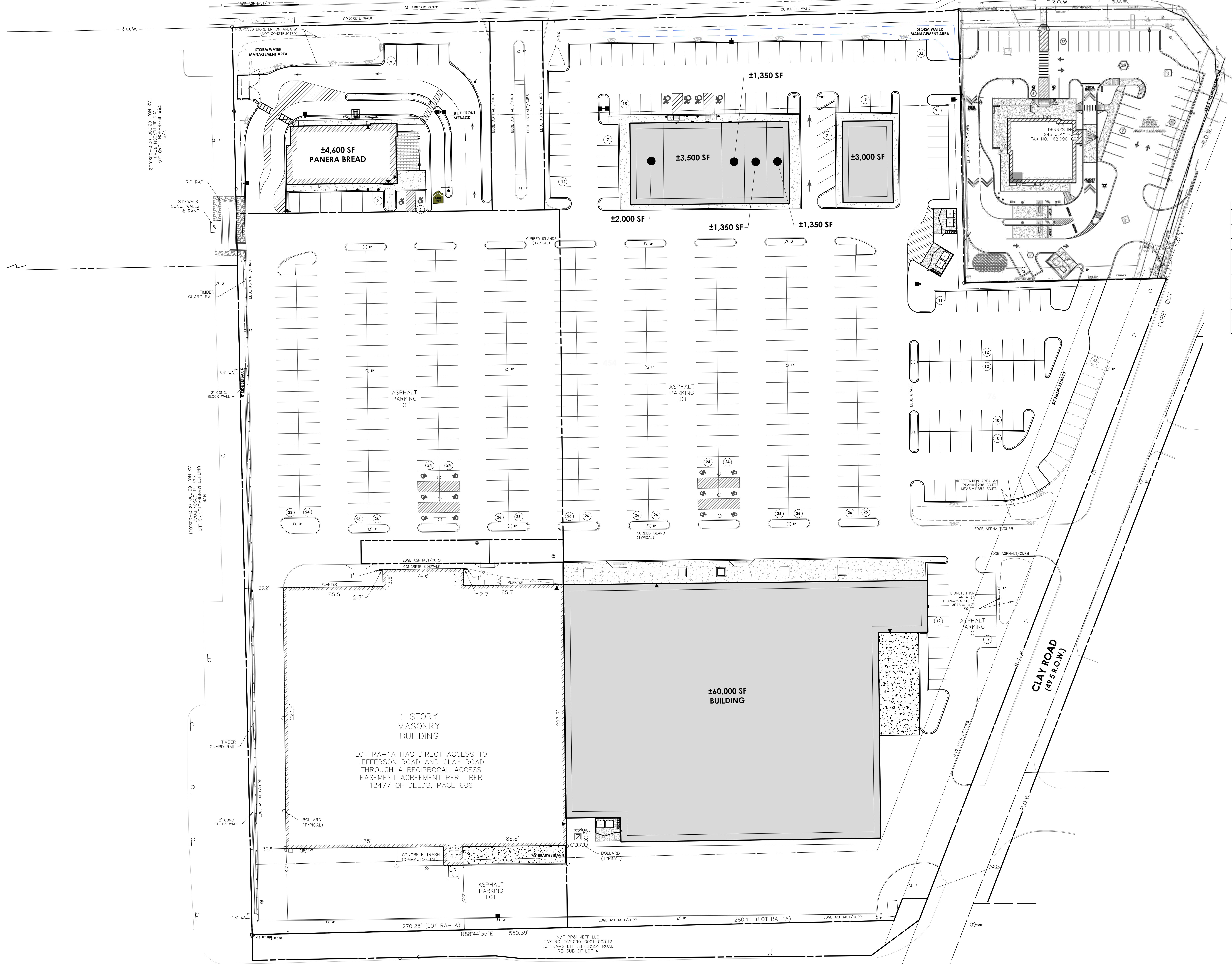


- LEGEND:**
- PROPERTY BOUNDARY
  - RIGHT OF WAY
  - PROPOSED CENTER LINE ROAD
  - REQUIRED SETBACK
  - PROPOSED BUILDING
  - PROPOSED PARKING COUNT
  - PROPOSED CONCRETE
  - PROPOSED ACCESS RAMP W/ DETECTABLE WARNING
  - PROPOSED PAVEMENT STRIPING
  - PROPOSED CURB
  - PROPOSED CURB DEPRESSION
  - PROPOSED HEAVY DUTY PAVEMENT
  - PROPOSED SIGN
  - PROPOSED LIGHT FIXTURE
  - TIMBER GUIDE RAIL FENCE
  - CONCRETE PAVEMENT SECTION
  - EXISTING MONITORING WELL
  - TURF RESTORATION AREA

PARKING TABLE		
USE	REQUIRED	PROPOSED
PANERA BREAD (4,400 S.F.) WITH DRIVE THROUGH	1 SPACE PER 120 SF = 37 SPACES	17 SPACES PLUS SHARED SPACES
RESTAURANT (12,550 S.F.)	1 PER 3 SEATS = 1 PER 2 EMPLOYEES = 70 SPACES	87 COMBINED SPACES (SHARED)
RETAIL (54,000 S.F.) WITH 16 EMPLOYEES	1 PER 200 S.F. @ 54,000 S.F. = 270 SPACES + 1 PER 2 EMPLOYEES = 8 SPACES TOTAL SPACES = 281 SPACES	551 COMBINED SPACES (SHARED)
RETAIL (40,000 S.F.) WITH 16 EMPLOYEES	1 PER 200 S.F. @ 40,000 S.F. = 200 SPACES + 1 PER 2 EMPLOYEES = 8 SPACES TOTAL SPACES = 308 SPACES	551 COMBINED SPACES (SHARED)
ADA COMPLIANT PARKING SPACES	14 SPACES	18 SPACES
PROPOSED TOTAL	498 SPACES	657 SPACES (INCLUDING 12 LANDSCAPED SPACES)
TOTAL (PREVIOUS APPROVAL)	470 SPACES	480 SPACES

BUILDING TABLE	
PREVIOUS APPROVAL	PROPOSED BUILDOUT
PANERA BREAD (4,400 S.F.) WITH DRIVE THROUGH	PANERA BREAD (4,400 S.F.) WITH DRIVE THROUGH
RESTAURANT (16,100 S.F.)	RESTAURANT/RETAIL (12,550 S.F.)
RETAIL (19,250 S.F.) WITH 8 EMPLOYEES	RETAIL (54,000 S.F.) WITH 16 EMPLOYEES
RETAIL (32,500 S.F.) WITH 16 EMPLOYEES	RETAIL (40,000 S.F.) WITH 16 EMPLOYEES
RETAIL (54,000 S.F.) WITH 16 EMPLOYEES	RETAIL (54,000 S.F.) WITH 16 EMPLOYEES
TOTAL SF = 126,450	TOTAL SF = 131,150

**JEFFERSON ROAD  
(VARIABLE WIDTH R.O.W.)  
STATE ROUTE 252**

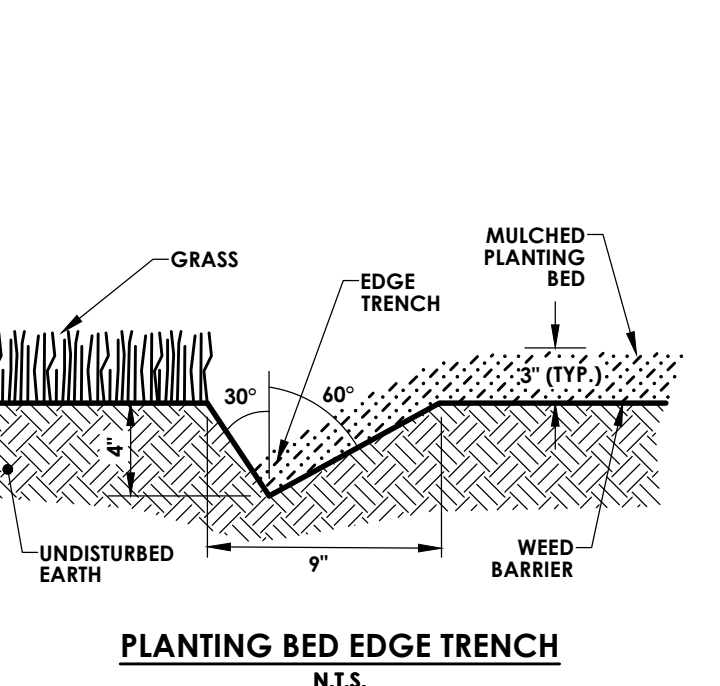
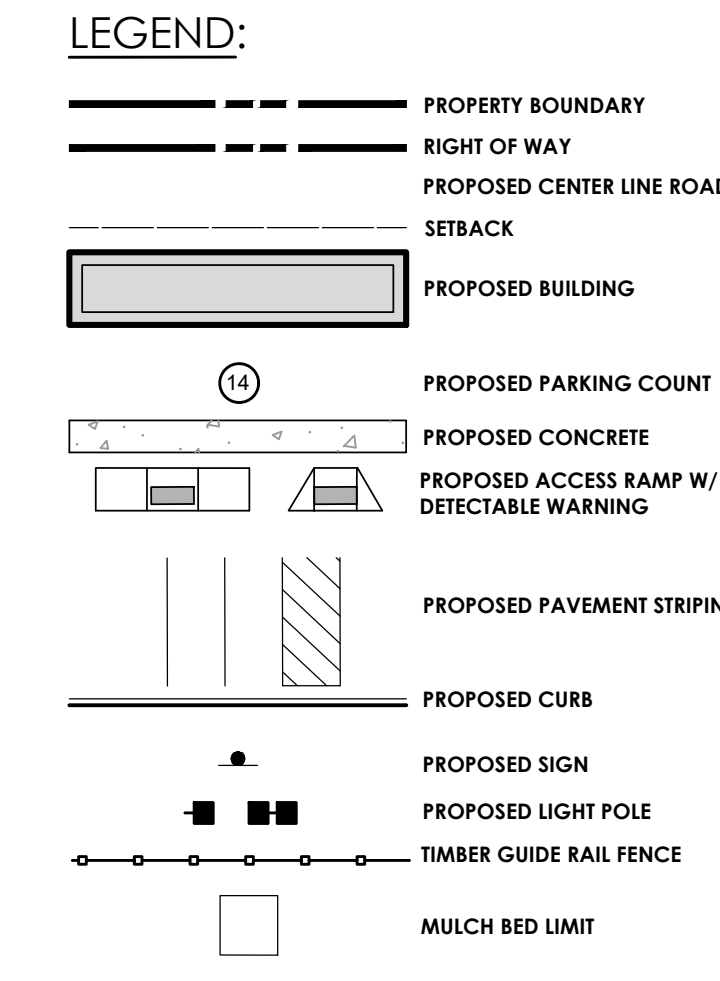
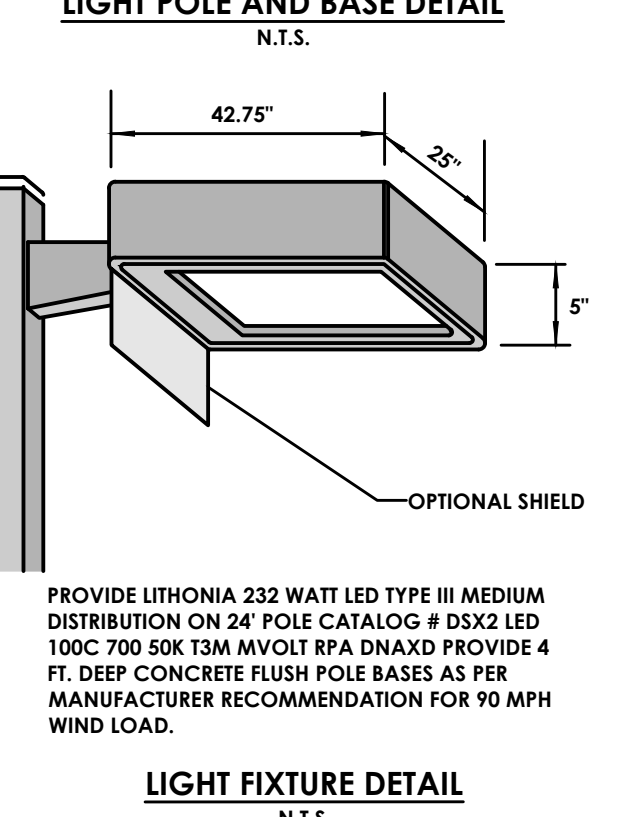
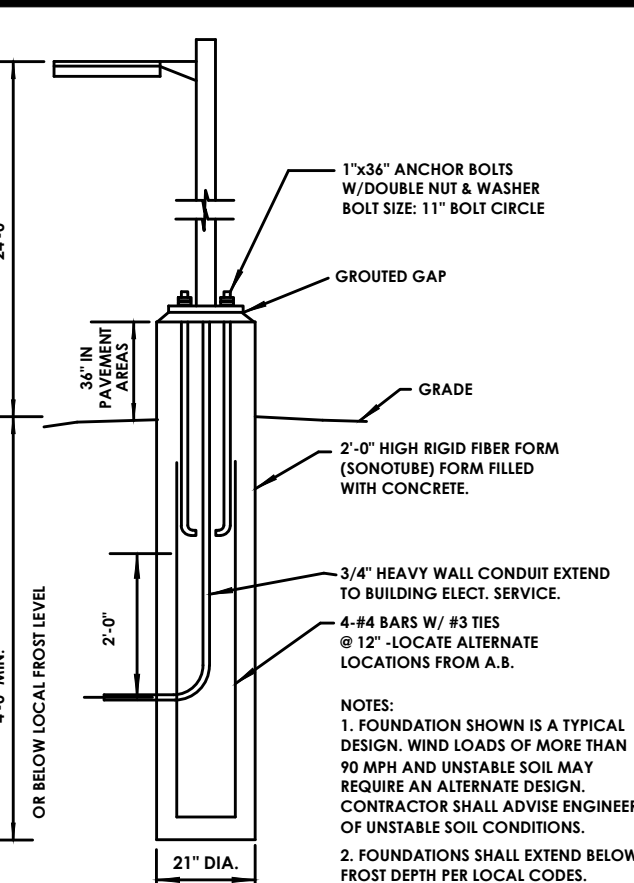
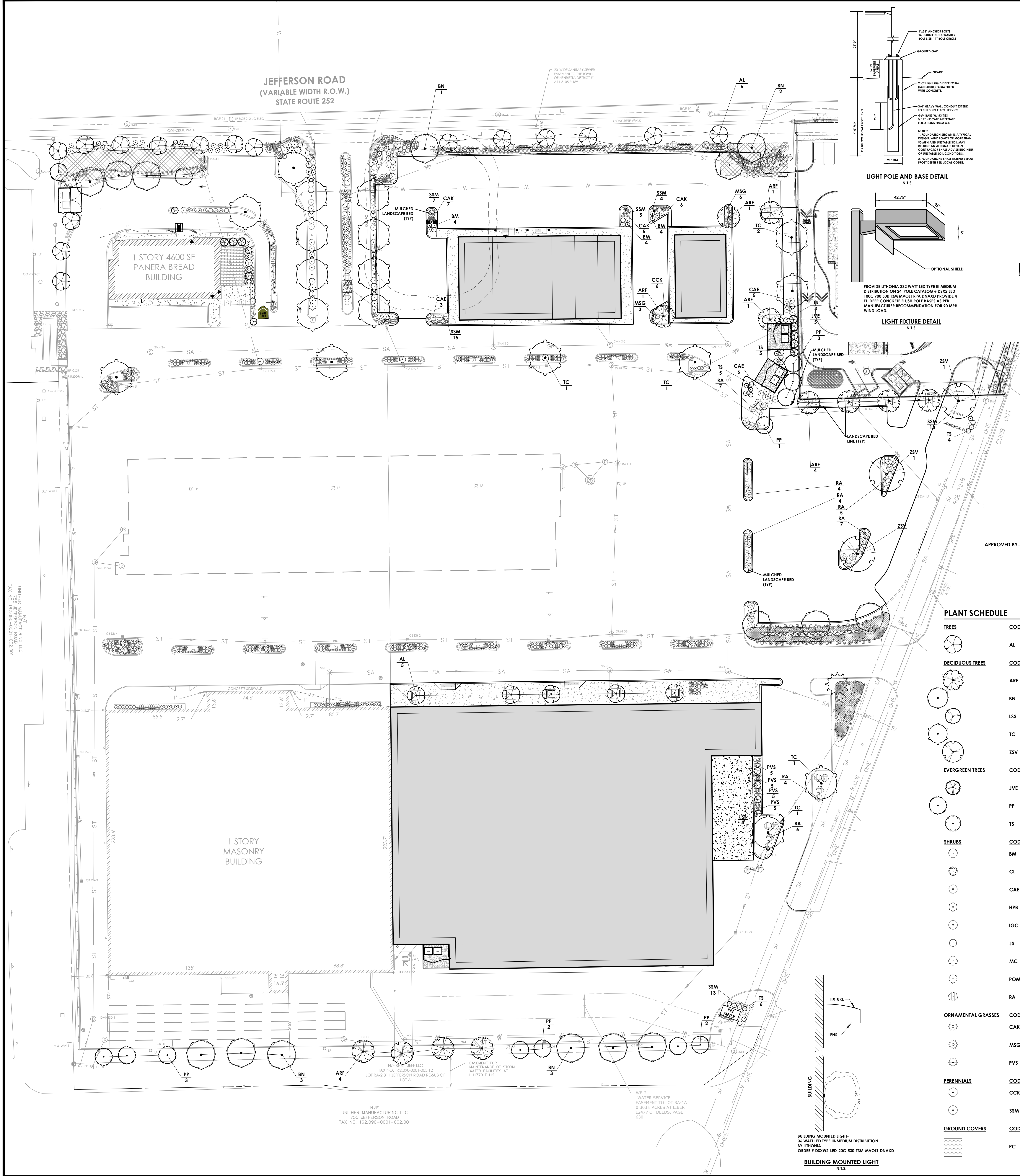


1 STORY MASONRY BUILDING  
LOT RA-1A HAS DIRECT ACCESS TO JEFFERSON ROAD AND CLAY ROAD THROUGH A RECIPROCAL ACCESS EASEMENT AGREEMENT PER LIBER 12477 OF DEEDS, PAGE 606

N/F RP811\_EFF LLC  
TAX NO. 162.090-0001-003.12  
LOT RA-2, 811 JEFFERSON ROAD  
RE-SUB OF LOT A

N/F  
UNITHER MANUFACTURING LLC  
755 JEFFERSON ROAD  
TAX NO. 162.090-0001-002.001

JEFFERSON ROAD  
(VARIABLE WIDTH R.O.W.)  
STATE ROUTE 252



- LANDSCAPING NOTES:**
- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE DESIGN STANDARDS AND CODES.
  - IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID. SUBMITTAL TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
  - STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI Z60.1 (LATEST EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS DELIVERED AND INSTALLED ON THIS PROJECT.
  - ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
  - ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY IN THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
  - ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AN MEET SIZE REQUIREMENTS AS INDICATED ON THE PLANT LIST.
  - ALL TREES MUST BE STRAIGHT-TREUNKED, INJURY FREE, HAVE A FULL, SYMMETRICAL CROWN (HEAD) AND MEET ALL REQUIREMENTS SPECIFIED (E.G. SINGLE STEM, MULTI-STEM, HEAVY BRANCHED, ETC.).
  - ANY PROPOSED DEVIATION TO THE LANDSCAPE PLAN MUST FIRST BE REVIEWED, APPROVED BY THE LANDSCAPE ARCHITECT, THE PLANNING BOARD CHAIRMAN, AND THE DIRECTOR OF ENGINEERING AND PLANNING PRIOR TO THE INSTALLATION OF THE PROPOSED LANDSCAPING CHANGES.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS. THE BID PRICE SUBMITTED WILL ASSUME THAT ALL PLANT MATERIALS ORDERED WILL BE SUPPLIED AND INSTALLED. ANY DISCREPANCIES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR DESIGN LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE) PRIOR TO COMPLETING A BID PRICE.
  - ALL GRADING AND UTILITY WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
  - THE FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON UTILITY STAKEOUT AND SHALL NOT CONFLICT WITH TRAFFIC SIGNS AND/OR UTILITIES. STAKE OUT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
  - ANY CONCERNS RELATED TO SITE CONDITIONS AND/OR PLANT LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
  - PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL (ON-SITE OR IMPORTED), 1.5 PARTS COMPOST AND 10 LBS. 3-0-5 PLANTING FERTILIZER, MIXED THOROUGHLY PER CUBIC YARD.
  - MULCH ALL PLANT BEDS, AND INDIVIDUAL TREES IN LAWN AREAS WITH SHREDED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3) INCHES UNLESS OTHERWISE SPECIFIED ON PLANTING DETAILS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT DUE TO SITE CONDITIONS.
  - ANY PLANT WHICH THINS BROWN, DEFOLIATES OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER, OR DESIGN LANDSCAPE ARCHITECT, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE SAME PLANT (SPECIES, VARIETY AND SIZE) AS SPECIFIED ON THE PLANT SCHEDULE LIST.
  - THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS AND LAWN AREAS UNTIL THE PROJECT HAS RECEIVED FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MULCHING, FERTILIZING, SPRAYING (HERBICIDES, PESTICIDES, ANTI-DISGRASS), AS WELL AS RAINING PLANTS THAT HAVE SETTED TOO DEEP OR REQUIRE STRAIGHTENING.
  - UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPING, A THREE (3) YEAR MAINTENANCE GUARANTEE IS REQUIRED. A CHECK IN THE AMOUNT OF 10% OF THE TOTAL LANDSCAPING COST WILL NEED TO BE FURNISHED TO THE TOWN OF HENRIETTA.
  - ALL AREAS DISTURBED BY SITE GRADING AND/OR UTILITY INSTALLATION SHALL RECEIVE APPROVED TOPSOIL (BASED ON APPROVED SAMPLES SUBMITTED BY THE CONTRACTOR) AND SPREAD TO A DEPTH NOT LESS THAN SIX (6) INCHES AFTER COMPACTION. TOPSOIL PLACED FOR LAWNS SHALL BE FINE GRADED, SEEDDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. THIS IS EXCLUDING FOUNDATION PLANT BEDS, AND ENTRANCE AREAS.
  - LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE SITE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR A UTILITY STAKEOUT PRIOR TO COMMENCING PLANT INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.
  - EXISTING TREES INDICATED TO BE REMOVED SHALL OCCUR UNDER THE CONTRACTOR FOR THIS PROJECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANTINGS OR RESTORATION OF THE DISTURBED AREA (LAWNS, PLANT BEDS, ISLANDS).
  - PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL TREE AND PLANT BED AREAS.
  - ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE, CONCRETE, OR OTHER BORDER IS SPECIFIED.
  - ALL TREES TO BE CONTINUOUSLY WATERED WITH TWO (2) WATER BAGS PER TREE. BAGS ARE TO BE INSPECTED TWICE A WEEK TO ENSURE THAT THEY ARE FILLED AS REQUIRED.

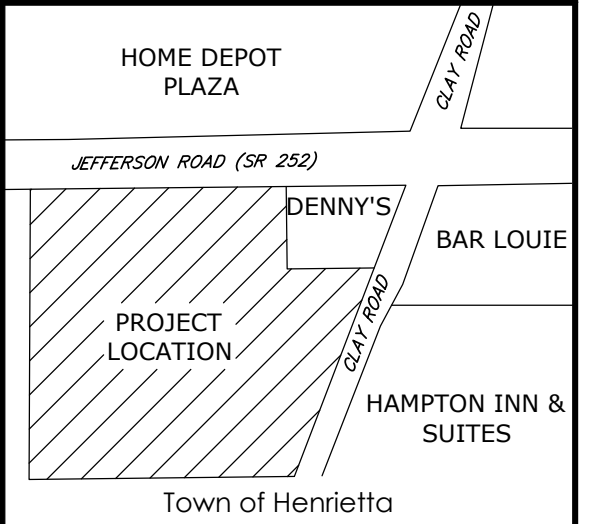
**REQUIRED TREE NOTE:**

94 TREES REQUIRED (8 PER ACRE OF DISTURBANCE).

REFER TO THIS PROPOSED LANDSCAPE PLAN AS WELL AS EXISTING CONDITIONS SHEET FOR EXISTING PLANTINGS. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR A UTILITY STAKEOUT PRIOR TO COMMENCING PLANT INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.

**PLANT SCHEDULE**

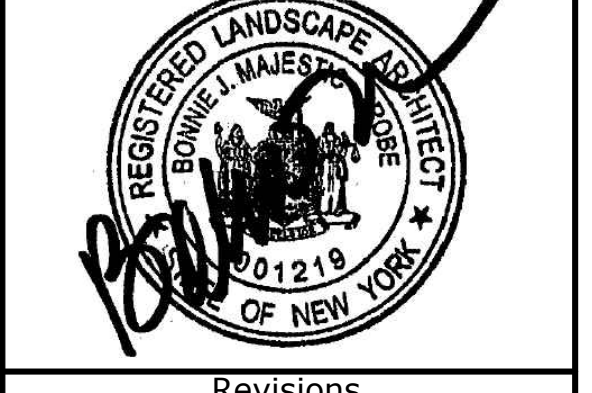
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES						
AL	21	AMELANCHIER CANADENSIS	ROBIN HILL SERVICEBERRY	CAL.	2-3.5"	
ARF	12	ACER RUBRUM 'FRANKSRED' FALL HAZARD	RED SUNSET MAPLE	CAL.	3-3.5"	B&B
BN	11	BETULA NIGRA	RIVER BIRCH	CAL.	3-3.5"	B&B
LSS	9	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	COLUMNAR SWEET GUM	CAL.	3-3.5"	B&B
TC	10	TILIA CORDATA	LITTLELEAF LINDEN	CAL.	3-3.5"	B&B
ZSV	3	ZELKOVA SERRATA 'VILLAGE GREEN' FALL HAZARD	JAPANESE ZELKOVA	CAL.	3-3.5"	B&B
EVERGREEN TREES						
JVE	8	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL RED CEDAR	HT.	6-7'	B&B
PP	13	PICEA PUNGENS	COLORADO SPRUCE	HT.	6-7'	B&B
TS	23	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	HT.	6-7'	B&B
SHRUBS						
BM	12	BUXUS MICROPHYLLA 'WINTER GEM'	GLOBE WINTER GEM BOXWOOD	30"		#5
CL	10	CERPHALANTHUS OCCIDENTALIS 'SMC8C'	CRIMSON COMET® BUTTBUSH	24-30"		
CAE	15	CORNUS ALBA 'ELEGANTISSIMA'	SILVEREDGE DOGWOOD	3"		#5
HPB	8	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	24"		#5
IGC	8	ILEX GLABRA 'COMPACTA' EVERGREEN	COMPACT INKBERRY	3"		#5
JS	3	JUNIPERUS X PHTZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	34"		#5
MC	13	MORELLA CAROLINIENSIS	BAYBERRY	24-30"		
POM	3	PHYSOCARPUS OPIULIFOLIUS 'MONLO'	DIABLO PURPLE NINEBARK	3-4"		#5
RA	39	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18"		#3
ORNAMENTAL GRASSES						
CAK	53	CAELAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	12"		#2
MSG	15	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	2"		#3
PVS	29	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	12"		#3
PERENNIALS						
CCK	48	CARYOPTERIS X CLANDONENSIS 'KORBALL'	BLUE BALLOON BLUEBEARD	15"		#3
SSM	86	SALVIA X SYLVESTRIS 'MAY NIGHT'	SAGE	12-15"		#1
GROUND COVERS						
PC	93	PHLOX STOLONIFERA	CREEPING PHLOX	6"	#5/4	12" o.c.



Client:  
**FSI**  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

**PASSERO ASSOCIATES**  
242 West Main Street, Suite 100  
Rochester, New York 14614  
Phone: (585) 325-1000  
Fax: (585) 325-1015

Principal-in-Charge: James Rittenhofer, EIT  
Project Manager: James Rittenhofer, EIT  
Designed by: James Rittenhofer, EIT



**Revisions**

No.	Date	By	Description
1	1/8/23	JRS	PERMIT SUBMITTAL
2	1/17/23	JRS	REVISIONS PER TOWN COMMENTS
3	6/23/23	JRS	PER NCHA WATER REVISION
4	6/27/23	JRS	REVISIONS PER INVOYT COMMENTS

UNAPPROVED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS AT THE SOLE RISK OF THE USER. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.

**LIGHTING & LANDSCAPE PLAN**  
MINOTTI CROSSINGS  
PHASE II

PART OF TOWN OF HENRIETTA, STATE OF NEW YORK, TOWNSHIP 12, RANGE 7, OF THE PHELPS AND GORHAM PURCHASE, TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE

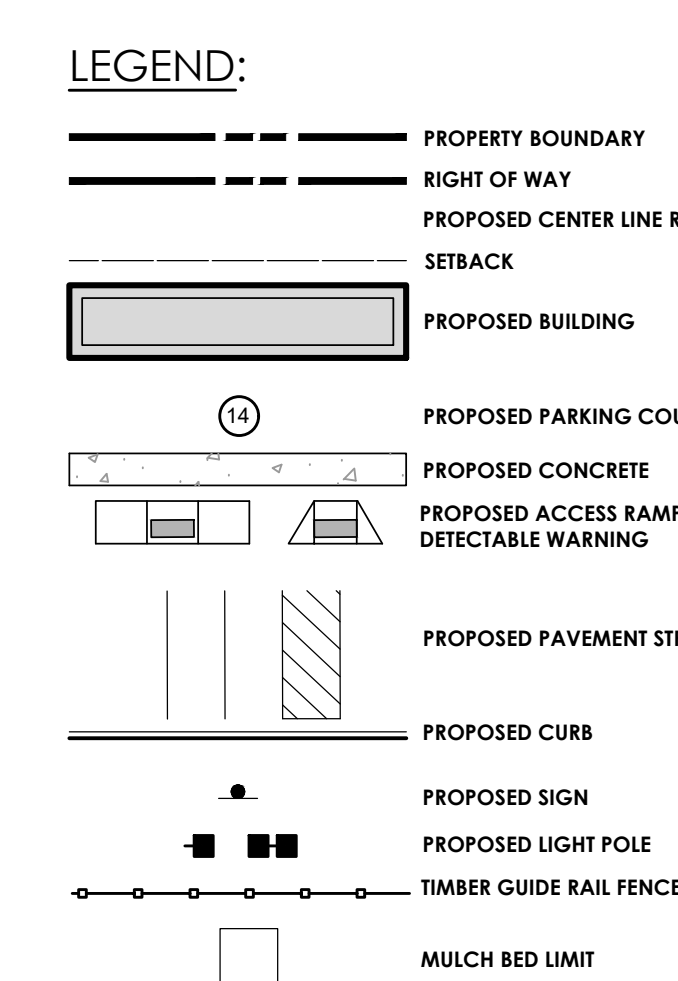
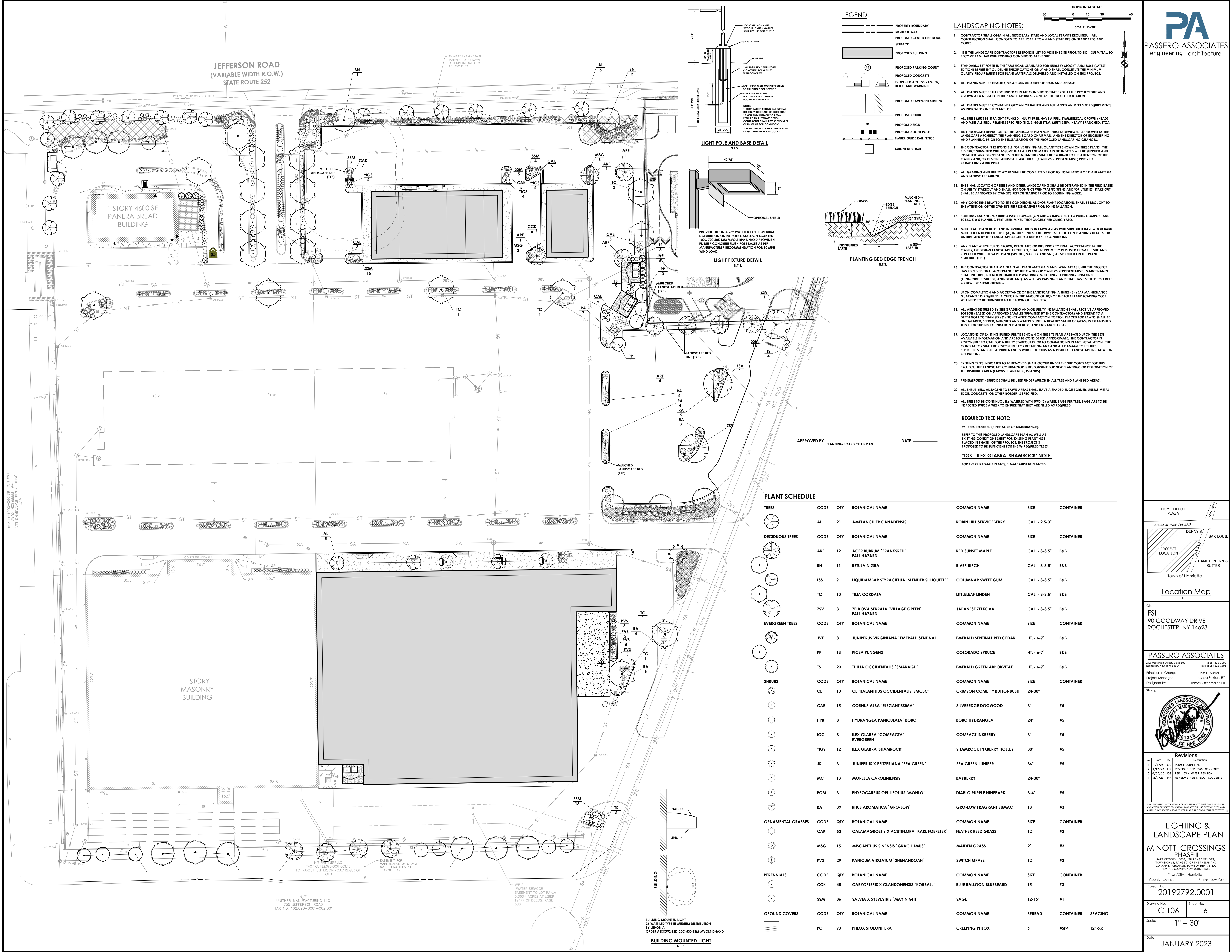
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County: Monroe  
State: New York

Project No.: **20192792.0001**  
Drawing No.: **C 106**  
Sheet No.: **6**

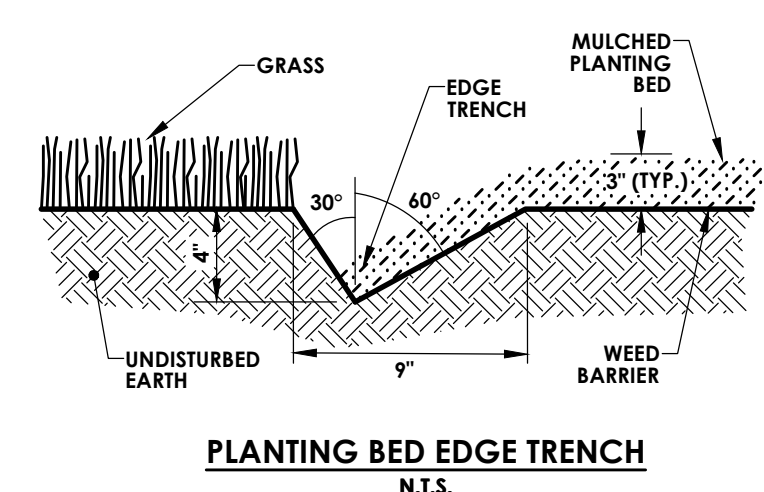
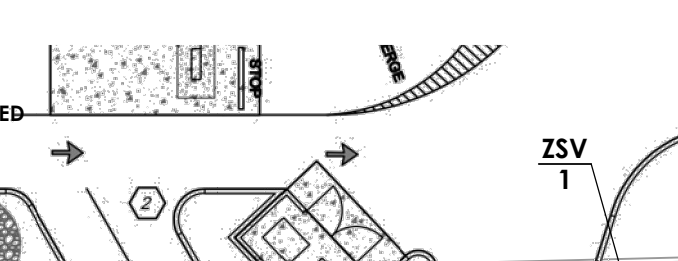
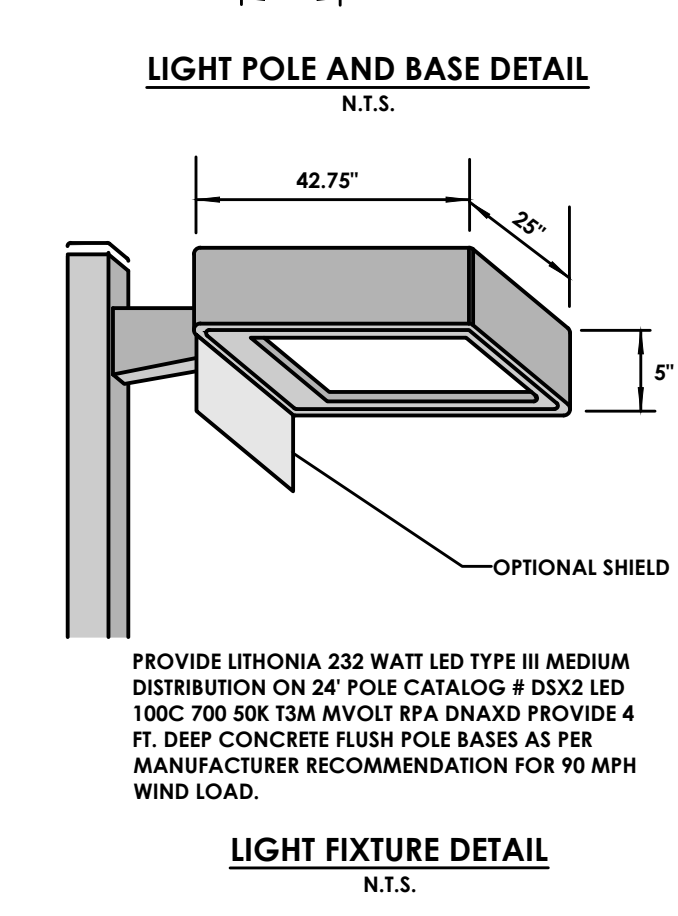
Scale: **1" = 30'**

Date: **JANUARY 2023**

NOT FOR CONSTRUCTION



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**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	AL	21	AMELANCHIER CANADENSIS	ROBIN HILL SERVICEBERRY	CAL. - 2.5-3"		
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	ARF	12	ACER RUBRUM 'FRANKSRED' FALL HAZARD	RED SUNSET MAPLE	CAL. - 3-3.5"	B&B	
	BN	11	BETULA NIGRA	RIVER BIRCH	CAL. - 3-3.5"	B&B	
	LSS	9	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	COLUMNAR SWEET GUM	CAL. - 3-3.5"	B&B	
	TC	10	TILIA CORDATA	LITTLELEAF LINDEN	CAL. - 3-3.5"	B&B	
	ZSV	3	ZELKOVA SERRATA 'VILLAGE GREEN' FALL HAZARD	JAPANESE ZELKOVA	CAL. - 3-3.5"	B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	JVE	8	JUNIPERUS VIRGINIANA 'EMERALD SENTINAL'	EMERALD SENTINAL RED CEDAR	HT. - 6-7'	B&B	
	PP	13	PICEA PUNGENS	COLORADO SPRUCE	HT. - 6-7'	B&B	
	TS	23	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBOVITAE	HT. - 6-7'	B&B	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	CL	10	CEPHALANTHUS OCCIDENTALIS 'SMC8C'	CRIMSON COMET® BUTTBUNBUSH	24-30"		
	CAE	15	CORNUS ALBA 'ELEGANTISSIMA'	SILVEREDGE DOGWOOD	3"	#5	
	HPB	8	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	24"	#5	
	IGC	8	ILEX GLABRA 'COMPACTA' EVERGREEN	COMPACT INKBERRY	3"	#5	
	*IGS	12	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLEY	30"	#5	
	JS	3	JUNIPERUS X PHTZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	34"	#5	
	MC	13	MORELLA CAROLINIENSIS	BAYBERRY	24-30"		
	POM	3	PHYSCARPUS OPIULIFOLIUS 'MONLO'	DIABLO PURPLE NINEBARK	3-4"	#5	
	RA	39	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18"	#3	
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	CAK	53	CAELAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	12"	#2	
	MSG	15	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	2"	#3	
	PVS	29	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	12"	#3	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	CCK	48	CARYOPTERIS X CLANDONENSIS 'KORBALL'	BLUE BALLOON BLUEBEARD	15"	#3	
	SSM	86	SALVIA X SYLVESTRIS 'MAY NIGHT'	SAGE	12-15"	#1	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPREAD	CONTAINER	SPACING
	PC	93	PHLOX STOLONIFERA	CREeping PHLOX	6"	#5P4	12" o.c.

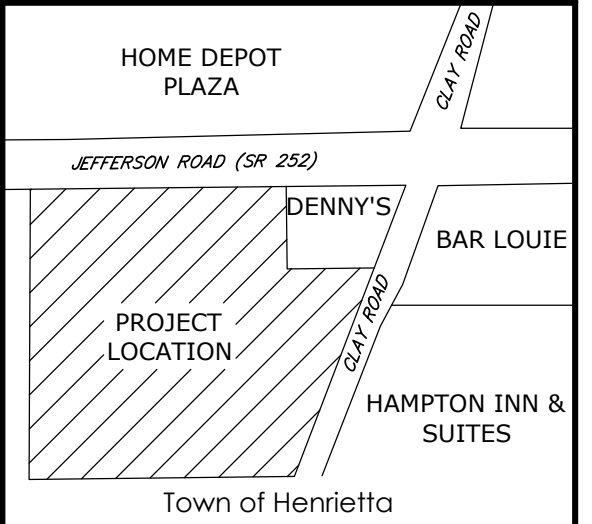
**REQUIRED TREE NOTE:**

9% TREES REQUIRED (8 PER ACRE OF DISTURBANCE). REFER TO THIS PROPOSED LANDSCAPE PLAN AS WELL AS EXISTING CONDITIONS SHEET FOR EXISTING PLANTINGS PLACED IN PHASE I OF THE PROJECT. THE PROJECT'S PROPOSED IS SUFFICIENT FOR THE 9% REQUIRED TREES.

**\*IGS - ILEX GLABRA 'SHAMROCK' NOTE:**

FOR EVERY 5 FEMALE PLANTS, 1 MALE MUST BE PLANTED

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_



Client:  
**FSI**  
90 GOODWAY DRIVE  
ROCHESTER, NY 14623

**PASSERO ASSOCIATES**  
242 West Main Street, Suite 100  
Rochester, New York 14624  
Phone: (585) 325-1000  
Fax: (585) 325-1015



**Revisions**

No.	Date	By	Description
1	1/6/23	JES	PERMIT SUBMITTAL
2	1/17/23	JAM	REVISIONS PER TOWN COMMENTS
3	6/23/23	JES	PER NCHA WATER REVISION
4	6/27/23	JAM	REVISIONS PER NYSOT COMMENTS

**LIGHTING & LANDSCAPE PLAN**  
MINOTTI CROSSINGS  
PHASE II  
PART OF TOWN LOT 16, WITH REMAINDER OF LOTS, TOWNSHIP 12, RANGE 7, OF THE PHELPS AND GOWNEY PURCHASE, TOWN OF HENNETTA, MONROE COUNTY, NEW YORK STATE

Town/City: Henetta  
County: Monroe  
State: New York

Project No.: **20192792.0001**

Drawing No.: **C 106** Sheet No.: **6**

Scale: **1" = 30'**

Date: **JANUARY 2023**

NOT FOR CONSTRUCTION

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N/A  
UNITHR MANUFACTURING LLC  
755 JEFFERSON ROAD  
TAX ID: 162,090-001-002,001

WE-2  
WATER SERVICE  
EASEMENT TO LOT RA-1A  
0.3034 ACRES AT LIBER  
12477 OF DEED, PAGE  
630

**BUILDING MOUNTED LIGHT**  
36 WATT LED TYPE B MEDIUM DISTRIBUTION  
ORDER # DSKW2-LED-20C-530-13M-MVOLT-DNAXD