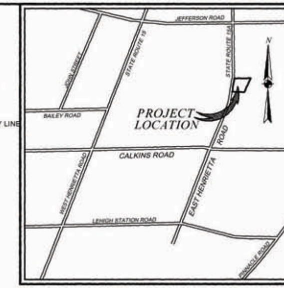
LEGEND

- SECTION/PARCEL BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED GUTTER
- PROP. EASEMENT & DIMENSION
- MIN. BUILDING SETBACK
- SETBACK BUILDING ENVELOPE
- CENTER LINE
- EXIST. ADJOINING PROPERTY LINE
- EXIST. EASEMENT LINE
- EXIST. RIGHT-OF-WAY LINE
- EXIST. EDGE OF PAVEMENT



LOCATION SKETCH

NOT TO SCALE

SITE DATA

1. OWNER: SYLVIA G. BLOOM & DOLORES SCHWARTZ
   200 MONTEROY ROAD
   ROCHESTER, N.Y. 14608
2. PARCEL(S) TAX ACCOUNT NUMBERS: 162.180-02-003
   162.180-02-004
   162.180-02-005
3. PARCEL(S) ADDRESS: 0 EAST HENRIETTA ROAD
4. TOTAL ACREAGE OF PROJECT: 7.014 ACRES
5. PROJECT IS ZONED: B-2 COMMERCIAL
6. THE TAX PARCEL(S) ARE INCLUDED IN THE FOLLOWING DISTRICT(S):
   - HENRIETTA WATER DISTRICT EXTENSION #1
7. ZONING REQUIREMENTS:
   A. FRONT YARD DEPTH SHALL BE 80 FEET ON TOWN ROADS AND 125 FEET ON COUNTY AND STATE ROADS, EXCEPT THAT IN THE EVENT EXISTING BUILDINGS WITHIN 200 FEET ON EITHER SIDE THEREOF EXTEND NEARER THAN 80 FEET TO THE STREET LINE, SUCH MINIMUM FRONT YARD DEPTH SHALL BE THE AVERAGE SETBACK OF SUCH EXISTING BUILDINGS, BUT IN NO CASE LESS THAN 50 FEET FROM A STREET LINE. THE FRONT YARD DEPTH OF LOTS LOCATED ON THE INSIDE PART OF A CURVE SHALL BE MEASURED FROM THE NEAREST POINT OF THE CORD CONNECTING THE ARC ESTABLISHING THE FRONT LINE OF THE LOT TO THE MAIN BUILDING LINE. THIS DEPTH PROVISION IS FOR THE PURPOSE OF PROVIDING SUITABLE OFF-STREET PARKING AREAS.
   B. SIDE YARDS SHALL BE FIVE FEET. BUILDINGS, THE EXTERIOR WALLS OF WHICH ARE CONSTRUCTED OF FIRE-RESISTANT MATERIALS, MAY BE ERECTED ON LOT LINES IN CASES WHERE THE ADJOINING LOT IS CLASSIFIED AS AN INDUSTRIAL OR COMMERCIAL DISTRICT AND A MEANS OF INGRESS TO AND EGRESS FROM THE REAR PARKING AND LOADING AREAS IS PROVIDED. ON CORNER LOTS NO BUILDING SHALL BE NEARER THAN 50 FEET TO THE SIDE OF THE LOT ABUTTING THE SIDE STREET.
   C. REAR YARD DEPTH SHALL BE 60 FEET. THIS PROVISION IS FOR THE PURPOSE OF ESTABLISHING SUITABLE LOADING AND UNLOADING AREAS AND OF PROVIDING SUITABLE OFF-STREET PARKING AREAS. REAR YARDS MAY BE REDUCED, BY PLANNING BOARD APPROVAL, TO 30 FEET IF NO LOADING OR UNLOADING OCCURS IN THIS AREA.
8. PARKING REQUIRED:
   OFFICE USE = 1 SPACE PER 200 S.F.
   (48,520 S.F. X (1/200 S.F.)) = 243 SPACES REQUIRED
   EMPLOYEES = 1 SPACE PER 2 EMPLOYEES
   (20 EMPLOYEES X (1/2 EMPLOYEES)) = 10 SPACES REQUIRED

   PARKING PROVIDED:
   PROPOSED TO BE BUILT 236 SPACES + 17 BANKED = 253 SPACES
9. AREA OCCUPIED BY BUILDINGS, PAVEMENT AND SIDEWALKS = 4.28 ACRES
   AREA OF GREEN SPACE = 2.73 ACRES
   PERCENT OF COVERAGE = 61%
10. A SPECIAL USE PERMIT HAS BEEN APPROVED BY THE HENRIETTA TOWN BOARD AT THE JANUARY 17,2007 PUBLIC HEARING.

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT NOTE	QUANTITY
SHADE & FLOWERING ORNAMENTAL TREES					
Ar	ACER RUBRUM 'FIRZAM'	FIRZAM RED MAPLE	3" CAL.	BB	10
Fp	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	3" CAL.	BB	10
Ms	MALUS 'SNOWDRIFT'	SNOWDRIFT CRAB	2.5" CAL.	BB	4
Pc	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	2.5" CAL.	BB	8
Qr	QUERCUS ROBUR	ENGLISH OAK	3" CAL.	BB	4
EVERGREEN TREES					
Af	ABIES FRASERI	FRASER FIR	6' HT.	BB	17
SHRUBS					
Ea	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	18-24" SP.	BB	35
Ig	ILEX GLABRA 'CHAMZIN'	CHAMZIN HOLLY	15-18" SP.	NO. 5 CONT.	30
Jc	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	15-18" SP.	NO. 3 CONT.	52
Sb	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	15-18" SP.	NO. 3 CONT.	52

ABBREVIATIONS:

BB=BALLED & BURLAPPED
CAL.=CALIPER IN INCHES
SP.=SPREAD
HT.=HEIGHT
NO.#=GALLON SIZE
CONT.=CONTAINER

NOTE: AS AN INTEGRAL PART OF THIS APPROVAL, THE PLANNING BOARD EXPRESSLY APPROVES THE COLORS, TEXTURE AND FINISH OF THE BUILDING AS DEPICTED ON THE ELEVATIONS OR OTHER DOCUMENTS SUBMITTED WITH THIS APPLICATION. ANY PROPOSED CHANGES IN COLOR, TEXTURE OR FINISH OF THE BUILDING, FROM THE THAT APPROVED BY THE PLANNING BOARD, SHALL REQUIRE A RE-APPLICATION FOR REVIEW AND APPROVAL BY THE PLANNING BOARD.

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NO.	DATE	REVISION

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STATE OF NEW YORK
MARK R. COSTICH
NO. 065971
Licensed Professional Engineer

TOPO-BASEMAPPING: D.T.H.
BOUNDARY: J.F.
PROJECT ENGINEER: L.S.
DRAWN BY: D.P.B.
DATE: 2/15/2007
SCALE: 1"=50'

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TITLE OF PROJECT: EAST HENRIETTA COMMONS
2162 EAST HENRIETTA ROAD

TITLE OF DRAWING: COLOR RENDERING
LANDSCAPING PLAN

PROJECT LOCATION: TOWN OF HENRIETTA
TAX PARCEL NOS. 162.18-2-3, 162.18-2-4, 162.18-2-5
TOWN LOT 10, TOWNSHIP 12, RANGE 7, THIRD RANGE, PHELPS & GORHAM PURCHASE, COUNTY OF MONROE, STATE OF N.Y.

CLIENT: EAST HENRIETTA COMMONS, L.L.C.
3 POINCIANA DRIVE
PITTSFORD, N.Y. 14534
(585) 739-5871

DWG. NO. 4030-9