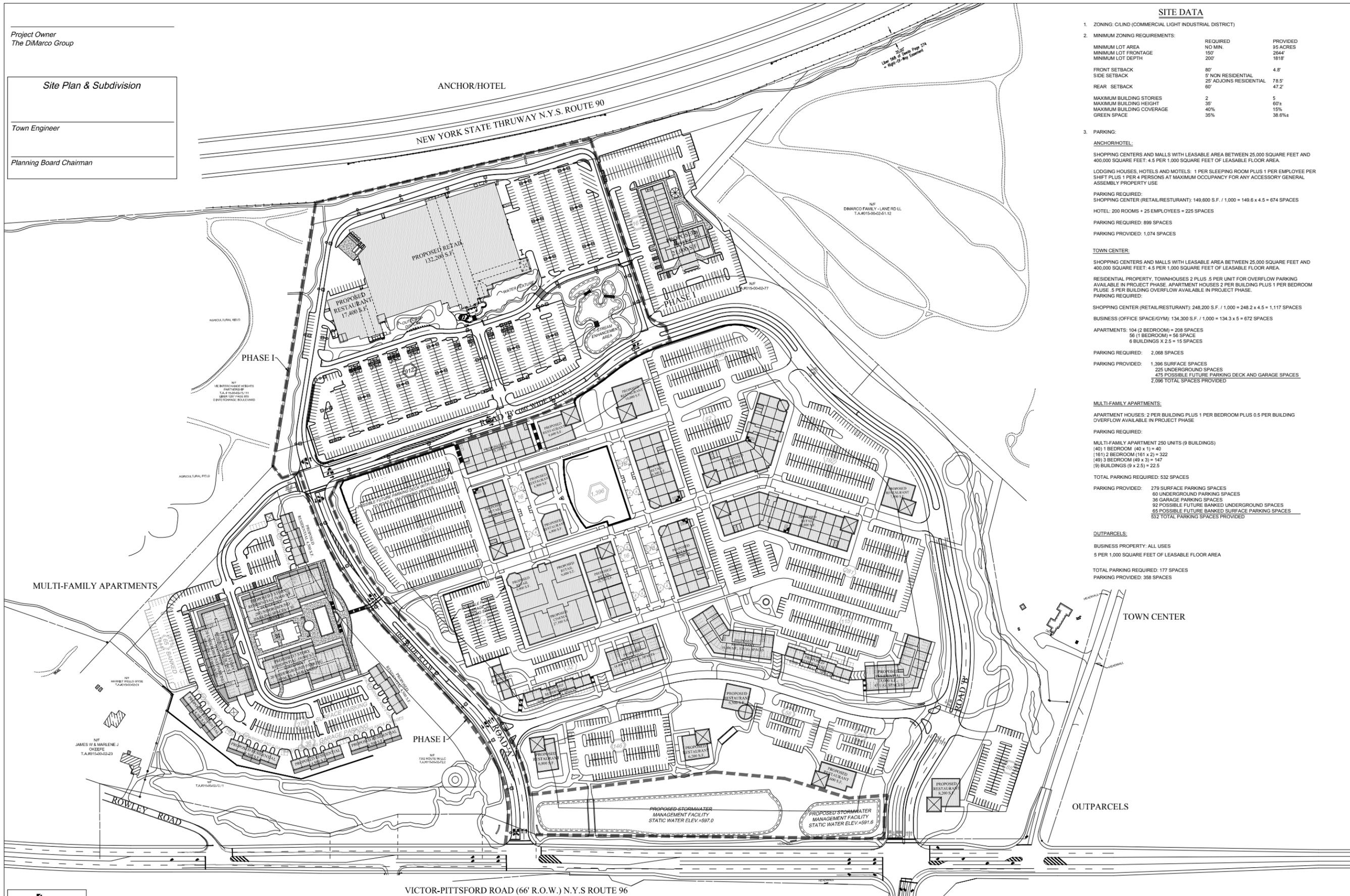


Project Owner
The DiMarco Group

Site Plan & Subdivision

Town Engineer

Planning Board Chairman



SITE DATA

1. ZONING: C/LIND (COMMERCIAL LIGHT INDUSTRIAL DISTRICT)

2. MINIMUM ZONING REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA	NO MIN.	95 ACRES
MINIMUM LOT FRONTAGE	150'	264'
MINIMUM LOT DEPTH	200'	1818'
FRONT SETBACK	80'	4.8'
SIDE SETBACK	5' NON RESIDENTIAL	78.5'
REAR SETBACK	25' ADJOINS RESIDENTIAL	47.2'
MAXIMUM BUILDING STORIES	2	5
MAXIMUM BUILDING HEIGHT	35'	60'±
MAXIMUM BUILDING COVERAGE	40%	15%
GREEN SPACE	35%	38.8%±

3. PARKING:

ANCHOR/HOTEL:

SHOPPING CENTERS AND MALLS WITH LEASABLE AREA BETWEEN 25,000 SQUARE FEET AND 400,000 SQUARE FEET: 4.5 PER 1,000 SQUARE FEET OF LEASABLE FLOOR AREA.

LODGING HOUSES, HOTELS AND MOTELS: 1 PER SLEEPING ROOM PLUS 1 PER EMPLOYEE PER SHIFT PLUS 1 PER 4 PERSONS AT MAXIMUM OCCUPANCY FOR ANY ACCESSORY GENERAL ASSEMBLY PROPERTY USE

PARKING REQUIRED:
SHOPPING CENTER (RETAIL/RESTURANT): 149,600 S.F. / 1,000 = 149.6 x 4.5 = 674 SPACES

HOTEL: 200 ROOMS + 25 EMPLOYEES = 225 SPACES

PARKING REQUIRED: 899 SPACES

PARKING PROVIDED: 1,074 SPACES

TOWN CENTER:

SHOPPING CENTERS AND MALLS WITH LEASABLE AREA BETWEEN 25,000 SQUARE FEET AND 400,000 SQUARE FEET: 4.5 PER 1,000 SQUARE FEET OF LEASABLE FLOOR AREA.

RESIDENTIAL PROPERTY, TOWNHOUSES 2 PLUS .5 PER UNIT FOR OVERFLOW PARKING AVAILABLE IN PROJECT PHASE. APARTMENT HOUSES 2 PER BUILDING PLUS 1 PER BEDROOM PLUS .5 PER BUILDING OVERFLOW AVAILABLE IN PROJECT PHASE.

PARKING REQUIRED:

SHOPPING CENTER (RETAIL/RESTURANT): 248,200 S.F. / 1,000 = 248.2 x 4.5 = 1,117 SPACES

BUSINESS (OFFICE SPACE/GYM): 134,300 S.F. / 1,000 = 134.3 x 5 = 672 SPACES

APARTMENTS: 104 (2 BEDROOM) = 208 SPACES
56 (1 BEDROOM) = 56 SPACES
6 BUILDINGS X 2.5 = 15 SPACES

PARKING REQUIRED: 2,088 SPACES

PARKING PROVIDED: 1,396 SURFACE SPACES
225 UNDERGROUND SPACES
473 POSSIBLE FUTURE PARKING DECK AND GARAGE SPACES
2,094 TOTAL SPACES PROVIDED

MULTI-FAMILY APARTMENTS:

APARTMENT HOUSES: 2 PER BUILDING PLUS 1 PER BEDROOM PLUS 0.5 PER BUILDING OVERFLOW AVAILABLE IN PROJECT PHASE

PARKING REQUIRED:

MULTI-FAMILY APARTMENT 250 UNITS (9 BUILDINGS)

(40) 1 BEDROOM (40 x 11) = 40
(161) 2 BEDROOM (161 x 2) = 322
(49) 3 BEDROOM (49 x 3) = 147
(9) BUILDINGS (9 x 2.5) = 22.5

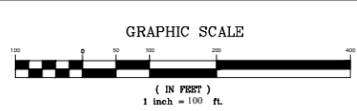
TOTAL PARKING REQUIRED: 532 SPACES

PARKING PROVIDED: 279 SURFACE PARKING SPACES
60 UNDERGROUND PARKING SPACES
36 GARAGE PARKING SPACES
92 POSSIBLE FUTURE BANKED UNDERGROUND SPACES
65 POSSIBLE FUTURE BANKED SURFACE PARKING SPACES
532 TOTAL PARKING SPACES PROVIDED

OUTPARCELS:

BUSINESS PROPERTY: ALL USES
5 PER 1,000 SQUARE FEET OF LEASABLE FLOOR AREA

TOTAL PARKING REQUIRED: 177 SPACES
PARKING PROVIDED: 358 SPACES



NO. DATE REVISION BY CHG. APPLS.



PROJECT ENGINEER
G.W.
DRAWN BY
D.E.L.
BOUNDARY

RESPONSE

DATE
11/10/2014
SCALE
1"=100'

COSTICH ENGINEERING
217 LAKE AVENUE
ROCHESTER, NY 14620
(585) 458-3020

TITLE OF PROJECT
FISHERS RIDGE
N.Y.S. ROUTE 96 AND N.Y.S. ROUTE 251

TITLE OF DRAWING
OVERALL SITE PLAN

LOCATION OF PROJECT
TOWN OF VICTOR
COUNTY OF ONTARIO, STATE OF NEW YORK

CLIENT
THE DIMARCO GROUP
1004 BRIGHTON-HENRIETTA TOWNLINE ROAD
ROCHESTER, NEW YORK 14623

DWG # 3542
CA 110
SITE PLAN 21

FIGURE 2.2-1