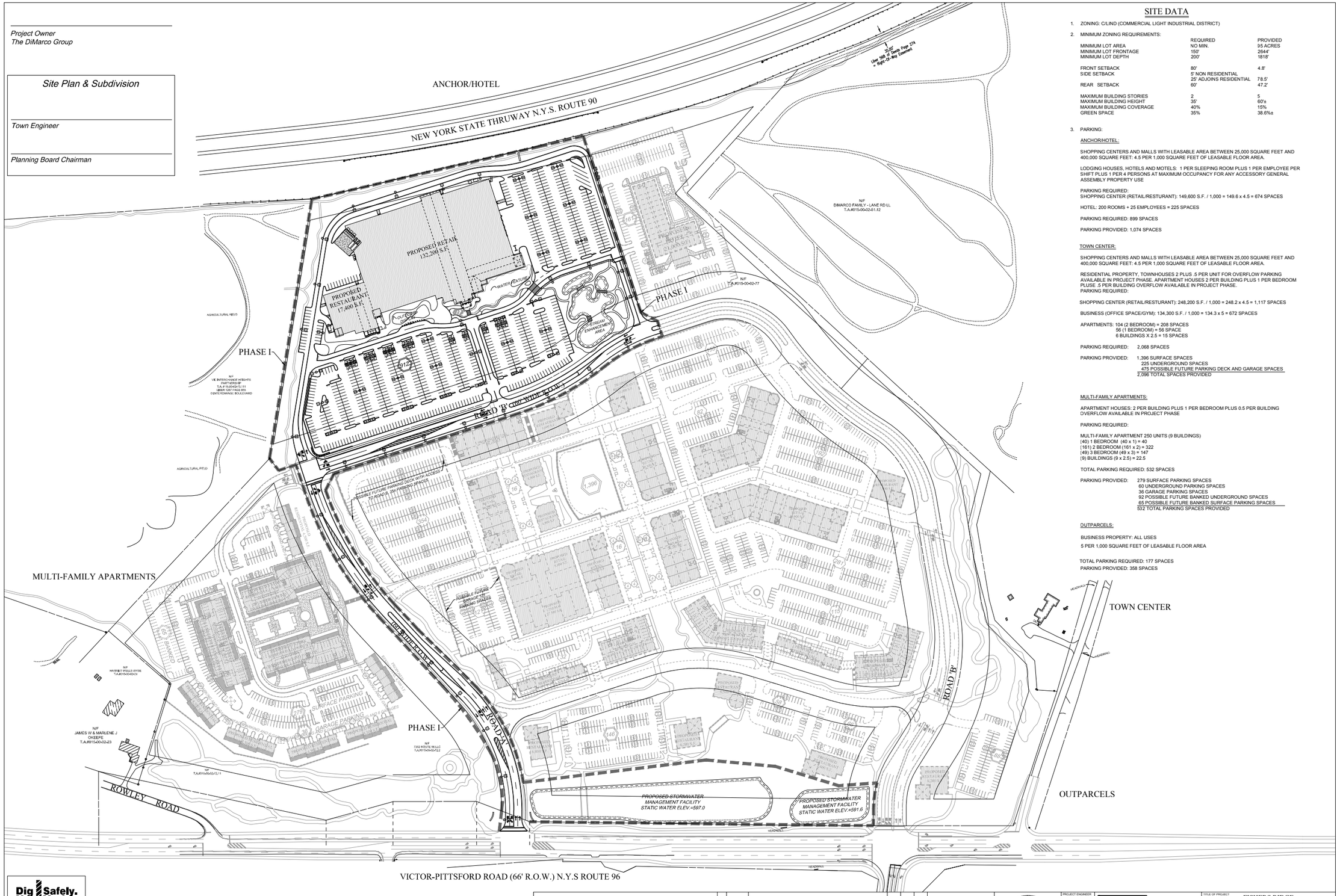
Project Owner
The DiMarco Group

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'	2644'
MINIMUM LOT DEPTH	200'	1818'
FRONT SETBACK	80'	4.8'
SIDE SETBACK	5' NON RESIDENTIAL 25' ADJOINS RESIDENTIAL	78.5'
REAR SETBACK	60'	47.2'
MAXIMUM BUILDING STORIES	2	5
MAXIMUM BUILDING HEIGHT	35'	60'±
MAXIMUM BUILDING COVERAGE	40%	15%
GREEN SPACE	35%	38.6%±

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 PLUSE .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 SPACE
6 BUILDINGS X 2.5 = 15 SPACES

PARKING REQUIRED: 2,068 SPACES

PARKING PROVIDED: 1,396 SURFACE SPACES
225 UNDERGROUND SPACES
475 POSSIBLE FUTURE PARKING DECK AND GARAGE SPACES
2,096 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 1) = 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

Dig Safely. New York
Underground Facilities Protection Organization
- Call Before You Dig
- Walk The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

800-962-7962
www.digsafelynewyork.com

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NO.	DATE	REVISION	BY	CHKD.	APVLS.

COPYRIGHT © 2014 COSTICH ENGINEERING,P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. IF ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

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

PROJECT ENGINEER	G.W.
DRAWN BY	D.E.L.
BOUNDARY	---
TOPO/BASE	---
DATE	11/10/2014
SCALE	1"=100'

COSTICH ENGINEERING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE ROCHESTER, NY 14608 (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 1950 BRIGHTON-HENRIETTA TOWN LINE ROAD ROCHESTER, NEW YORK 14623
DWG #	3542 CA110 SHEET 4 OF 21

FIGURE 2.2-1