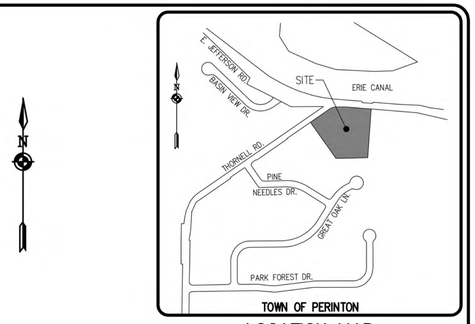

LOCATION MAP
NOT TO SCALE

CONCEPT SITE NOTES:

1. EXISTING ZONING: MUD: MIXED-USE DISTRICT
2. TOTAL PROPERTY AREA: ±3.42 ACRES (±149,030 S.F.)
   LOT 1: 0.837 ACRES
   LOT 2: 2.585 ACRES
3. PROPOSED DEVELOPMENT:
   LOT 1:
   ±1,900 SF OFFICE BUILDING
   LOT 2:
   TWO (2) 10-UNIT MULTI-FAMILY APARTMENT BUILDINGS (20 UNITS TOTAL)
   ONE (1) 4-UNIT TOWNHOUSE BUILDING (4 UNITS TOTAL)
   TWO (2) 3-UNIT TOWNHOUSE BUILDINGS (6 UNITS TOTAL)
   30 RESIDENTIAL UNITS TOTAL
4. APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS

	REQUIRED (MUD)	PROPOSED
MIN. LOT SIZE	10,000 SF	±36,460 S.F. (±0.84 AC.)
MIN. LOT WIDTH	80'	±200'
SETBACKS		
FRONT	10' MIN./30' MAX.	25'
SIDE	15'	15'
REAR	15'	15'
SIDE AND REAR ABUTTING RESIDENTIAL	50'	50'
MAX. LOT COVERAGE	75%	±50%
MIN. BLDG. HEIGHT	22'	>22'
MAX. BLDG. HEIGHT	40'	<40'
PARKING STALL SIZE:	9'X18'	9'x18'
PARKING STALL QTY:		
TOWNHOUSES:	2 SPACES/UNIT 1 GUEST SPACE/UNIT 10 UNITS=30 SPACES	
MULTI-FAMILY:	2 SPACES/UNIT ½ GUEST SPACE/UNIT 20 UNITS=50 SPACES	
OFFICE:	4.5 SPACES/1000 SF 1900 SF = 8.55 (9) SPACES INCLUDING (1) ADA SPACE	
TOTAL REQUIRED:	89 SPACES	97 SPACES

5. BUILDINGS SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
6. THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS OF THE TOWN OF PERINTON AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
7. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PERINTON AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY SURVEY OFFICE.
9. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
10. THIS PROPERTY LIES WITHIN A DESIGNATED ZONE X AREA OF MINIMAL FLOOD HAZARD BASED UPON MAPPING INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PART OF THE NATIONAL FLOOD INSURANCE PROGRAM, TOWN OF PERINTON, COMMUNITY No. 360428, AS SHOWN ON PANEL No. 0386G, DATED AUGUST 28, 2008.
11. UTILITY SERVICE:
    MCWA: (6" OR 8" MAIN, SOUTH SIDE OF PITTSFORD-VICTOR ROAD OR SOUTHEAST SIDE OF THORNELL ROAD)
    SANITARY: TOWN OF PERINTON (8" GRAVITY SEWER ON PITTSFORD-VICTOR ROAD)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

HARTWELL HEIGHTS

CONCEPT SITE PLAN

TOWN OF PERINTON, MONROE COUNTY, NEW YORK

PREPARED FOR:
WDG2, LLC.
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PITTSFORD, NEW YORK 14534

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BME Associates

SCALE: 1"=40'
PROJECT NUMBER: 2850
DATE ISSUED: MAY, 2025

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