



City of Rochester, NY

**SITE PLAN REVIEW**  
(Section 120-191D)  
**BUREAU OF PLANNING AND ZONING**  
CITY HALL, 30 CHURCH STREET, ROOM 125B  
ROCHESTER, NEW YORK 14614

**APPLICATION**

**APPLICATIONS ARE ACCEPTED BY APPOINTMENT ONLY.** To schedule an appointment, please call or e-mail **Jason Haremza at (585) 428-7761** or **jason.haremza@cityofrochester.gov**

<b>Office Use</b>	<input type="checkbox"/> <b><u>MINOR SITE PLAN REVIEW REQUIREMENTS:</u></b>
<input type="checkbox"/> 1. Fee: \$250.00. <input type="checkbox"/> 2. One (1) copy of the Denied Certificate of Zoning Compliance (CZC), including signature by a Building Code Plan Reviewer. <input checked="" type="checkbox"/> 3. One (1) copy of the application. <input checked="" type="checkbox"/> 4. One (1) copy of the Environmental Assessment Form. <input checked="" type="checkbox"/> 5. One (1) copy of an Instrument Survey Map. <input type="checkbox"/> 6. Five (5) copies of a scaled site plan (see attached checklist). <input type="checkbox"/> 7. One (1) copy of a scaled floor plan. <input checked="" type="checkbox"/> 8. One (1) copy of scaled elevations of proposed structures, or facade renovations to existing structures. <input checked="" type="checkbox"/> 9. Photographs of the subject site, structures on the site, and surrounding properties. <input type="checkbox"/> 10. One (1) set of all drawings, graphics and photographs no larger than 8-1/2" x 11" or reduced to 8-1/2" x 11" or provided digitally in PDF format on CD-ROM. <input type="checkbox"/> 11. For projects in the Center City District, Design criteria checklist and accompanying description of minor deviations. <input type="checkbox"/> 12. Digital images of all project drawings, graphics/storyboards in PDF format on CD-ROM.	
<b>Office Use</b>	<input type="checkbox"/> <b><u>MAJOR SITE PLAN REVIEW REQUIREMENTS:</u></b>
<input type="checkbox"/> <b>All of the above documents, 2-12, <u>plus</u>:</b> <input type="checkbox"/> 1. Fee: \$500.00. <input type="checkbox"/> 2. Site Section Schematics, superimposed photography, color renderings, or other type of visual aids depicting the proposed development in its built condition within the site and surrounding neighborhood.	
<b><u>IMPORTANT</u></b>	
<input type="checkbox"/> Applications must be submitted in the appropriate number as specified above. <input type="checkbox"/> All plans must be stamped by a design professional licensed in the State of New York.	

**WHAT IS SITE PLAN REVIEW?**

Some projects, although generally suitable for a particular location, are capable of adversely impacting surrounding properties and/or the community because of their design, character, nature, size or complexity. Site Plan Review is a way for the City to review and assess an application's attention to critical design elements.

**[FOR OFFICE USE ONLY]**

**ADDRESS:** \_\_\_\_\_ **FILE NUMBER:** \_\_\_\_\_  
**DATE FILED:** \_\_\_\_\_ **FEE:** \_\_\_\_\_



City of Rochester, NY

**BUREAU OF BUILDINGS AND ZONING  
CITY HALL, 30 CHURCH STREET, ROOM 125-B  
ROCHESTER, NEW YORK 14614**

**SITE PLAN CHECKLIST**

<b>Plan Component</b>	<b>For Development or Redevelopment of a Building</b>	<b>For a Parking Lot</b>	<b>For Plans Containing Sign(s)</b>	<b>For Plans Containing Landscaping</b>	<b>For Plans Involving Grading</b>
Instrument Survey including Public Rights-of-Way	X	X	X	X	X
Proposed Structures	X		X	X	
Trash Storage	X				
Structures on Adjacent Properties	X	X	X	X	X
Existing and Proposed Grades	X	X		X	X
Floor Area Ratio	X				
Total Floor Area	X				
Lot Coverage	X	X			
Building Coverage	X				
Percent of Open Space	X	X			
Parking Layout including Drive Aisles and Queuing Areas		X			
Loading Spaces	X	X			
Existing and Proposed Driveways and Curb Cuts	X	X			
Curbing	X	X		X	
Pedestrian Circulation Elements	X	X		X	
Bicycle Parking	X	X			
Snow Storage for Parking lots over 10 Spaces		X			
Existing and Proposed Lighting	X	X	X	X	
Existing Natural and Topographic Features	X	X	X	X	X
Existing and Proposed Signs	X	X	X		
Proposed Landscaping, Fencing, Screening Elements and Maintenance Plan	X	X	X	X	X
Setback Dimensions and Relations of Yard Dimensions to Height of Buildings	X	X	X		
Stormwater Pollution Prevention Plan	X	X			X

## PROJECT INFORMATION

1. **PROJECT ADDRESS(ES):** 396, 402, 404-408 Hudson Ave, 101, 111, 121, 127, 168-172 Merrimac St., 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland St., 8 Frederick St.

2. **APPLICANT:** Mark Fuller **COMPANY NAME:** Depaul Properties Inc.

**ADDRESS:** 1931 Buffalo Rd. **CITY:** Rochester **ZIP CODE:** 14624

**PHONE:** 585-426-8000 **FAX:** \_\_\_\_\_

**E-MAIL ADDRESS** \_\_\_\_\_

**INTEREST IN PROPERTY:** Owner ☐ Lessee ☐ Other ☐

3. **PLAN PREPARER:** Parrone Engineering

**ADDRESS:** 349 West Commercial St. **CITY:** East Rochester **ZIP CODE:** 14445

**PHONE:** 585-586-0200 **FAX:** 585-586-6752

**E-MAIL ADDRESS:** gsmith@djparrone.com

4. **ATTORNEY:** Jonathan Penna – Nixon Peabody

**ADDRESS:** 1300 S. Clinton Ave **CITY:** Rochester **ZIP CODE:** 14604

**PHONE:** 585-263-1395 **FAX:** \_\_\_\_\_

5. **ZONING DISTRICT:** R-1 and C-1

6. **DETAILED PROJECT DESCRIPTION (additional information can be attached):** \_\_\_\_\_

Rezoning of properties at 26-58 and 37-59 Cleveland St., 396-408 Hudson Ave. and 101-127 Merrimac St. from C-1 and R-1 to R-3 along with the construction of a 3 and 4 story 114 unit apartment building and a 3 story 36 unit apartment building along with associated utilities and parking. Construction of ancillary parking lots on 168-172 Merrimac St., 75 Cleveland St. and 8 Frederick St.

7. **LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:)** 18 months

**APPLICANT:** I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

**SIGNATURE:**  **DATE:** 7/5/2016

**OWNER (if other than above):** I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

Full Environmental Assessment Form  
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project:			
DePaul Upper Falls Apartments			
Project Location (describe, and attach a general location map):			
Multiple Parcels on Cleveland, Hudson, Merrimac and Frederick Streets (see attached map)			
Brief Description of Proposed Action (include purpose or need):			
Rezoning of existing parcel A and C properties from C-1 and R-1 to R-3. Construction on parcel A of a 3 and 4 story 114 unit apartment building with associated utilities and parking. Special use permit for parcel B properties for an ancillary parking lot for the parcel A building Construction on parcel C properties of a 3 story 36 unit apartment building with associated utilities Special use permit for parcel D properties for an ancillary parking lot for the parcel C building			
Name of Applicant/Sponsor:		Telephone: 585-426-8000	
DePaul Properties Inc		E-Mail:	
Address: 1931 Buffalo Road			
City/PO: Rochester		State: NY	Zip Code: 14624
Project Contact (if not same as sponsor; give name and title/role):		Telephone: 585-586-0200	
Gary Smith Project Manager site/civil		E-Mail:	
Address:			
349 West Commercial Street Suite 3200			
City/PO: East Rochester		State: NY	Zip Code: 14445
Property Owner (if not same as sponsor):		Telephone: 585-428-5990	
City of Rochester		E-Mail:	
Address:			
30 Church Street			
City/PO: Rochester		State: NY	Zip Code: 14614



<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? R-1 residential and C-1 commercial zoning districts	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site? R-3 residential for sites A and C	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located? City of Rochester	
b. What police or other public protection forces serve the project site? City of Rochester	
c. Which fire protection and emergency medical services serve the project site? City of Rochester	
d. What parks serve the project site? Baden Park, David F. Gantt Recreation Center	
<b>D. Project Details</b>	
<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential	
b. a. Total acreage of the site of the proposed action?	3.28 acres
b. Total acreage to be physically disturbed?	3.28 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.43 acres
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) residential	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is a cluster/conservation layout proposed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Number of lots proposed? 4	
iv. Minimum and maximum proposed lot sizes? Minimum 0.46 acres Maximum 1.78 acres	
e. Will proposed action be constructed in multiple phases? i. If No, anticipated period of construction: 18 months	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. If Yes: • Total number of phases anticipated • Anticipated commencement date of phase 1 (including demolition) month year • Anticipated completion date of final phase month year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:	

f. Does the project include new residential uses? If Yes, show numbers of units proposed.				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase				150
At completion				150
of all phases				
g. Does the proposed action include new non-residential construction (including expansions)? If Yes,				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Total number of structures				0
ii. Dimensions (in feet) of largest proposed structure:				height; width; and length
iii. Approximate extent of building space to be heated or cooled:				square feet
h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? If Yes,				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Purpose of the impoundment:				
ii. If a water impoundment, the principal source of the water:				<input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify:
iii. If other than water, identify the type of impounded/contained liquids and their source.				
iv. Approximate size of the proposed impoundment.				Volume: million gallons; surface area: acres
v. Dimensions of the proposed dam or impounding structure:				height; length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):				
<b>D.2. Project Operations</b>				
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)				
If Yes:				
i. What is the purpose of the excavation or dredging?				
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?				
<ul style="list-style-type: none"><li>Volume (specify tons or cubic yards):</li><li>Over what duration of time?</li></ul>				
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.				
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe.				
v. What is the total area to be dredged or excavated? acres				
vi. What is the maximum area to be worked at any one time? acres				
vii. What would be the maximum depth of excavation or dredging? feet				
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No				
ix. Summarize site reclamation goals and plan:				
b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:				
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):				

<i>ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:</i>	
<div></div> <div></div> <div></div>	
<i>iii. Will proposed action cause or result in disturbance to bottom sediments?</i> <div><input type="checkbox"/> Yes <input type="checkbox"/> No</div>	
<i>iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?</i> <div><input type="checkbox"/> Yes <input type="checkbox"/> No</div>	
<i>If Yes:</i> <ul style="list-style-type: none"><li>• acres of aquatic vegetation proposed to be removed: <div></div></li><li>• expected acreage of aquatic vegetation remaining after project completion: <div></div></li><li>• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): <div></div></li></ul>	
<ul style="list-style-type: none"><li>• proposed method of plant removal: <div></div></li><li>• if chemical/herbicide treatment will be used, specify product(s): <div></div></li></ul>	
<i>v. Describe any proposed reclamation/mitigation following disturbance:</i> <div></div>	
<i>c. Will the proposed action use, or create a new demand for water?</i> <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div>	
<i>If Yes:</i> <ul style="list-style-type: none"><li><i>i. Total anticipated water usage/demand per day:</i> <div>15,000</div> gallons/day</li><li><i>ii. Will the proposed action obtain water from an existing public water supply?</i><div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div></li></ul>	
<i>If Yes:</i> <ul style="list-style-type: none"><li>• Name of district or service area: Rochester City Water District</li><li>• Does the existing public water supply have capacity to serve the proposal?<div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div></li><li>• Is the project site in the existing district?<div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div></li><li>• Is expansion of the district needed?<div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div></li><li>• Do existing lines serve the project site?<div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div></li></ul>	
<i>iii. Will line extension within an existing district be necessary to supply the project?</i> <div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</div>	
<i>If Yes:</i> <ul style="list-style-type: none"><li>• Describe extensions or capacity expansions proposed to serve this project: <div></div></li></ul>	
<ul style="list-style-type: none"><li>• Source(s) of supply for the district: <div></div></li></ul>	
<i>iv. Is a new water supply district or service area proposed to be formed to serve the project site?</i> <div><input type="checkbox"/> Yes <input type="checkbox"/> No</div>	
<i>If, Yes:</i> <ul style="list-style-type: none"><li>• Applicant/sponsor for new district: <div></div></li><li>• Date application submitted or anticipated: <div></div></li><li>• Proposed source(s) of supply for new district: <div></div></li></ul>	
<i>v. If a public water supply will not be used, describe plans to provide water supply for the project:</i> <div></div>	
<i>vi. If water supply will be from wells (public or private), maximum pumping capacity:</i> <div></div> gallons/minute.	
<i>d. Will the proposed action generate liquid wastes?</i> <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div>	
<i>If Yes:</i> <ul style="list-style-type: none"><li><i>i. Total anticipated liquid waste generation per day:</i> <div>15,000</div> gallons/day</li><li><i>ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):</i> <div></div></li></ul>	
<i>sanitary wastewater</i> <div></div>	
<i>iii. Will the proposed action use any existing public wastewater treatment facilities?</i> <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div>	
<i>If Yes:</i> <ul style="list-style-type: none"><li>• Name of wastewater treatment plant to be used: Van Lane <div></div></li><li>• Name of district: Rochester Pure Waters District</li><li>• Does the existing wastewater treatment plant have capacity to serve the project?<div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div></li><li>• Is the project site in the existing district?<div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div></li><li>• Is expansion of the district needed?<div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</div></li></ul>	



<ul style="list-style-type: none"><li>• Do existing sewer lines serve the project site?</li><li>• Will line extension within an existing district be necessary to serve the project?</li></ul> <p>If Yes:</p> <ul style="list-style-type: none"><li>• Describe extensions or capacity expansions proposed to serve this project:</li></ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?</p> <p>If Yes:</p> <ul style="list-style-type: none"><li>• Applicant/sponsor for new district:</li><li>• Date application submitted or anticipated:</li><li>• What is the receiving water for the wastewater discharge?</li></ul> <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste:</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or 2 32 acres (impervious surface)</p> <p>_____ Square feet or 3 28 acres (parcel size)</p> <p>ii. Describe types of new point sources, building, sidewalks, county and parking areas</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p>On-site stormwater management discharging to municipal combined sewer</p> <ul style="list-style-type: none"><li>• If to surface waters, identify receiving water bodies or wetlands:</li></ul>	
<ul style="list-style-type: none"><li>• Will stormwater runoff flow to adjacent properties?</li></ul> <p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____ delivery trucks</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____ emergency generators</p>	
<p>g. Will any air emission sources named in D 2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)</p> <p>_____ <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"><li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li><li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li><li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li><li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li><li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li><li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li></ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:				
i. Estimate methane generation in tons/year (metric): _____				
ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____				
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____				
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:				
i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend				
<input type="checkbox"/> Randomly between hours of _____ to _____.				
ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____				
iii. Parking spaces:    Existing    8    Proposed    113    Net increase/decrease    105				
iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____				
vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:				
i. Estimate annual electricity demand during operation of the proposed action: _____				
ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____				
iii. Will the proposed action require a new, or an upgrade to, an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
l. Hours of operation. Answer all items which apply.				
i. During Construction:		ii. During Operations:		
• Monday - Friday:    7:30am-6:00pm		• Monday - Friday:    _____		
• Saturday:    7:30am-6:00pm		• Saturday:    _____		
• Sunday:    0		• Sunday:    _____		
• Holidays:    0		• Holidays:    _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:		
i. Provide details including sources, time of day and duration: typical heavy construction noise levels from 7:30am-6:00pm for 18 months of construction		
ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe: _____		
n. Will the proposed action have outdoor lighting?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:		
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: building mounted and pole mounted lighting which will be dark sky compliant		
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe: _____		
o. Does the proposed action have the potential to produce odors for more than one hour per day?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____		
_____		
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Product(s) to be stored _____		
ii. Volume(s) _____ per unit time _____ (e.g., month, year)		
iii. Generally describe proposed storage facilities: _____		
_____		
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?		<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:		
i. Describe proposed treatment(s): _____		
_____		
_____		
ii. Will the proposed action use Integrated Pest Management Practices?		<input type="checkbox"/> Yes <input type="checkbox"/> No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?		
If Yes:		
i. Describe any solid waste(s) to be generated during construction or operation of the facility:		
• Construction: _____ tons per _____ (unit of time)		
• Operation : _____ tons per _____ (unit of time)		
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:		
• Construction: _____		
• Operation: _____		
_____		
iii. Proposed disposal methods/facilities for solid waste generated on-site:		
• Construction: _____		
• Operation: _____		
_____		



c. Is the project site presently used by members of the community for public recreation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If Yes: explain: _____			
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, i. Identify Facilities: Rochester Ctlv School #6 and Anthony Jordan Health Center _____			
e. Does the project site contain an existing dam?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Dimensions of the dam and impoundment:			
• Dam height: _____ feet			
• Dam length: _____ feet			
• Surface area: _____ acres			
• Volume impounded: _____ gallons OR acre-feet			
ii. Dam's existing hazard classification: _____			
iii. Provide date and summarize results of last inspection: _____			
_____			
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Has the facility been formally closed?			<input type="checkbox"/> Yes <input type="checkbox"/> No
• If yes, cite sources/documentation: _____			
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____			
_____			
iii. Describe any development constraints due to the prior solid waste activities: _____			
_____			
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____			
_____			
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:			
<input type="checkbox"/> Yes – Spills Incidents database			Provide DEC ID number(s): _____
<input type="checkbox"/> Yes – Environmental Site Remediation database			Provide DEC ID number(s): _____
<input type="checkbox"/> Neither database			_____
ii. If site has been subject of RCRA corrective activities, describe control measures: _____			
_____			
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____			
_____			
_____			



m. Identify the predominant wildlife species that occupy or use the project site: none _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____	
ii. Source(s) of description or evaluation: _____	
iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. CEA name: Not named ii. Basis for designation: Environmentally sensitive iii. Designating agency and date: Date 3-14-86, Agency Rochester, City of _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District		
ii. Name: _____		
iii. Brief description of attributes on which listing is based: _____		
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?		
If Yes:		
i. Describe possible resource(s): _____		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Basis for identification: _____		
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?		
If Yes:		
i. Identify resource: <u>Genesee Valley Park, Ellison Park, Durand Eastman Park and Cobbs Hill Park</u>		
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>City and Monroe County Parks</u>		
iii. Distance between project and resource: _____		<u>less than 5 miles.</u>
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Identify the name of the river and its designation: _____		
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?		<input type="checkbox"/> Yes <input type="checkbox"/> No

**F. Additional Information**  
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

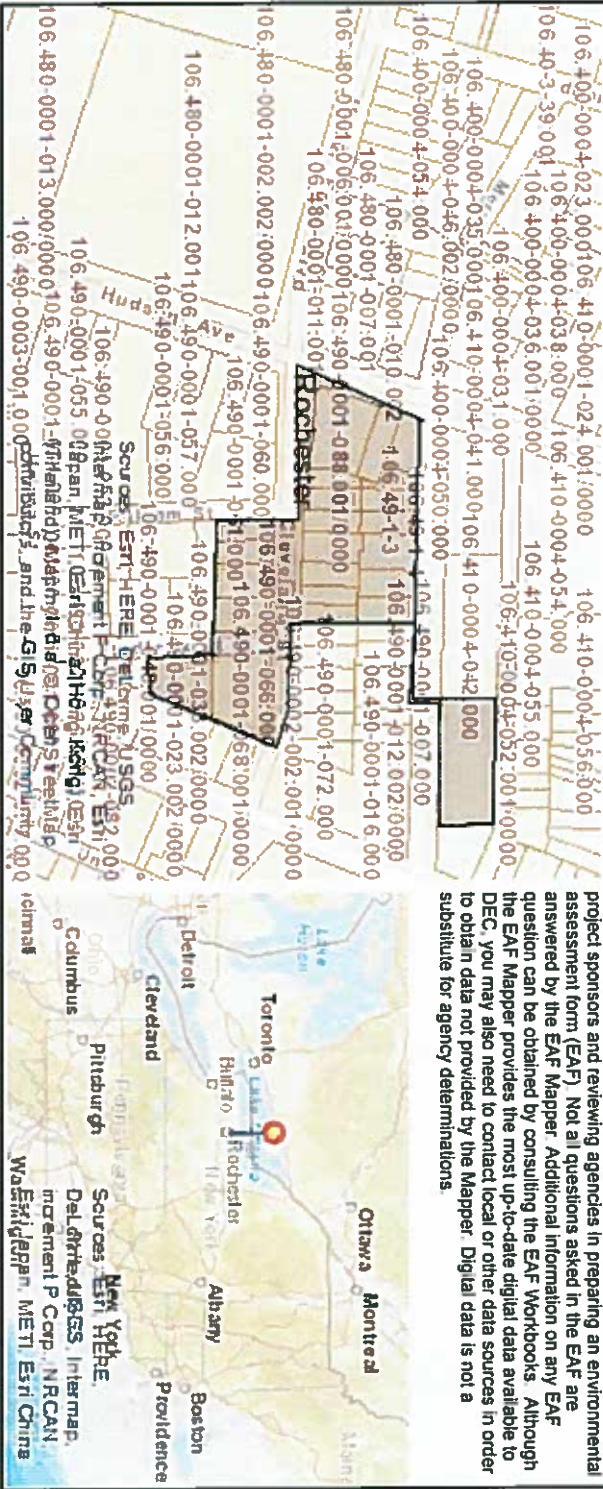
**G. Verification**  
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Mark Fuller Date 5-11-2016

Signature  Title President Depaul Properties



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Not named
E.3.d.ii [Critical Environmental Area - Reason]	Environmentally sensitive
E.3.d.iii [Critical Environmental Area – Date and Agency]	Date:3-14-86, Agency:Rochester, City of
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No





UPPER FALLS SQUARE







# UPPER FALLS SQUARE

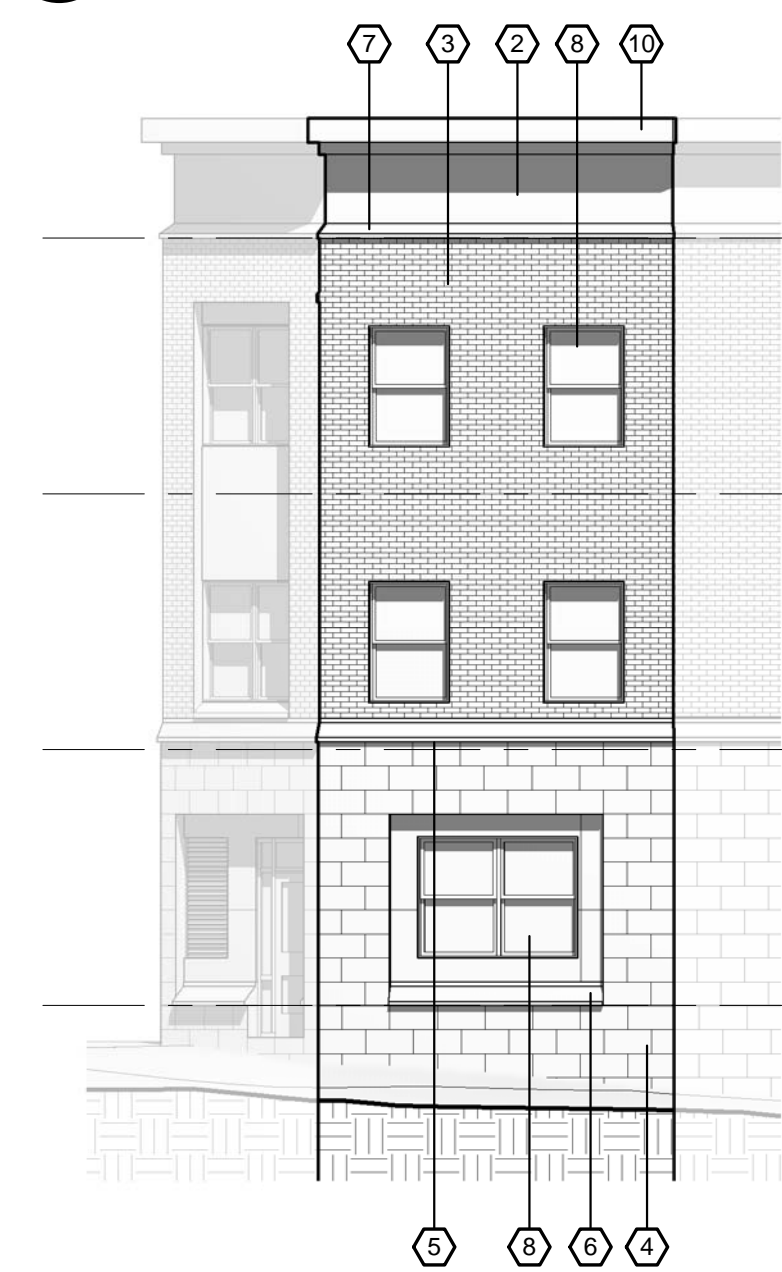






6 CONCEPT ELEVATION - COURTYARD - NORTH  
1/8" = 1'-0"

7 CONCEPT ELEVATION - COURTYARD - WEST  
1/8" = 1'-0"

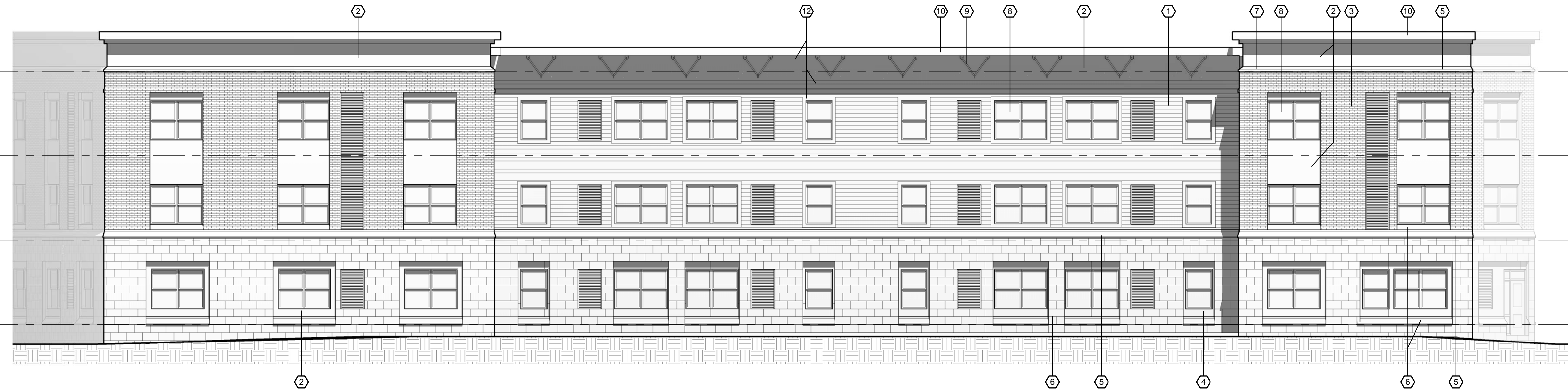


3 CONCEPT ELEVATION - CLEVELAND ST  
1/8" = 1'-0"

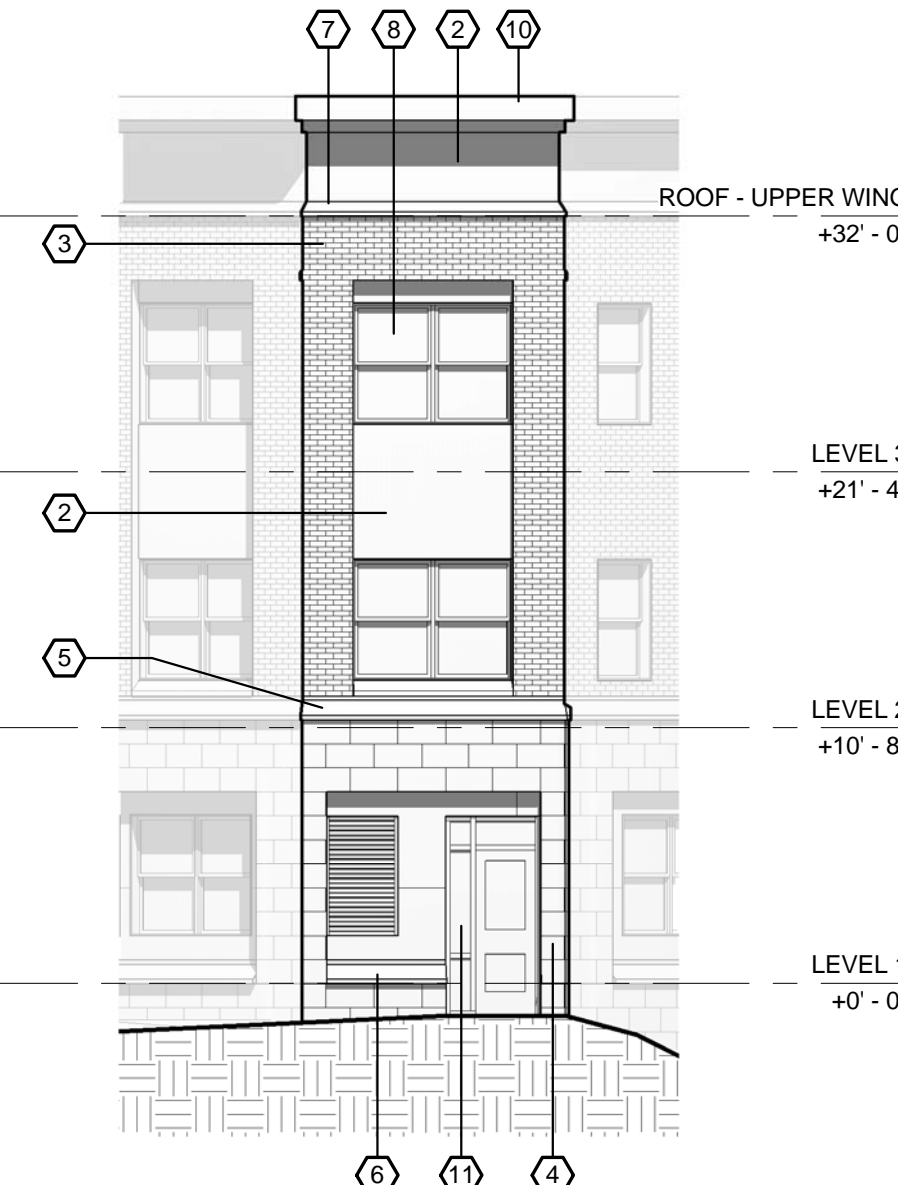
4 CONCEPT ELEVATION - CLEVELAND ST  
1/8" = 1'-0"



5 CONCEPT ELEVATION - COURTYARD - EAST  
1/8" = 1'-0"



1 CONCEPT ELEVATION - HUDSON AVE  
1/8" = 1'-0"



2 CONCEPT ELEVATION - HUDSON AVE  
1/8" = 1'-0"



387 East Main Street  
Rochester, NY 14604-2107  
Voice: 585.232.8300  
Fax: 585.232.9221  
www.swbr.com

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ROCHESTER, NEW YORK

REVISIONS			
no.	date	by	description

PROJECT:  
UPPER FALLS SQUARE  
HUDSON AVE &  
CLEVELAND ST  
ROCHESTER, NEW YORK  
CLIENT:  
DEPAUL  
1931 BUFFALO ROAD  
ROCHESTER, NY 14624

DRAWING TITLE  
BUILDING A- EXTERIOR  
ELEVATIONS

DRAWING NO.	drawn by	SWBR
A-201	checked	RFS
	proj. mgr.	EJG
	proj. no.	15480.00

STATUS:  
CONCEPT DESIGN

ISSUE DATE:  
6/1/2016

6/6/2016 3:49:25 PM

FILE PATH: C:\1-Local Revit Models 2015\15480\_DePaul\_Upper Falls\_Central\_stevenp.rvt



4 CONCEPT ELEVATION - PARKING LOT - EAST  
1/8" = 1'-0"



2 CONCEPT ELEVATION - EAST  
1/8" = 1'-0"



3 CONCEPT ELEVATION - PARKING LOT - NORTH  
1/8" = 1'-0"



1 CONCEPT ELEVATION - CLEVELAND ST  
1/8" = 1'-0"

ELEVATION KEY NOTES	
NO.	DESCRIPTION
1	PREFINISHED FIBER CEMENT LAP SIDING
2	PREFINISHED FIBER CEMENT PANEL SIDING
3	BRICK VENEER
4	ARRISCRAFT MANUFACTURED LIMESTONE MASONRY UNIT BASE
5	CAST STONE BAND
6	CAST STONE SILL
7	CAST STONE COPING
8	ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW
9	GALV. STEEL BRACKET WITH HIGH PERFORMANCE COATING
10	PREFINISHED METAL WRAPPED FASCIA
11	ALUMINUM STOREFRONT WINDOW SYSTEM
12	PREFINISHED FIBER CEMENT TRIM
13	SOLAR SHADING DEVICE
14	ALUMINUM CURTAIN WALL SYSTEM
16	12" AZEK TRIM BAND
17	ENTRANCE CANOPY
18	PREFINISHED METAL COPING



S  
W  
B  
R

ARCHITECTS

387 East Main Street  
Rochester, NY 14604-2107  
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no.	date	by	description

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CLIENT:  
DEPAUL  
1931 BUFFALO ROAD  
ROCHESTER, NY 14624

DRAWING TITLE  
BUILDING A- EXTERIOR  
ELEVATIONS

DRAWING NO.	drawn by	Author
A-202	checked	Checker
	proj. mgr.	EJG
	proj. no.	15480.00

STATUS:  
CONCEPT DESIGN

ISSUE DATE:  
6/1/2016





ELEVATION KEY NOTES	
NO.	DESCRIPTION
1	PREFINISHED FIBER CEMENT LAP SIDING
2	PREFINISHED FIBER CEMENT PANEL SIDING
3	BRICK VENEER
4	ARRISCRAFT MANUFACTURED LIMESTONE MASONRY UNIT BASE
5	CAST STONE BAND
6	CAST STONE SILL
7	CAST STONE COPING
8	ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW
9	GALV. STEEL BRACKET WITH HIGH PERFORMANCE COATING
10	PREFINISHED METAL WRAPED FASCIA
11	ALUMINUM STOREFRONT WINDOW SYSTEM
12	PREFINISHED FIBER CEMENT TRIM
13	SOLAR SHADING DEVICE
14	ALUMINUM CURTAIN WALL SYSTEM
16	12" AZEK TRIM BAND
17	ENTRANCE CANOPY
18	PREFINISHED METAL COPING



S

W

B

R

SWBR ARCHITECTS

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Rochester, NY 14604-2107

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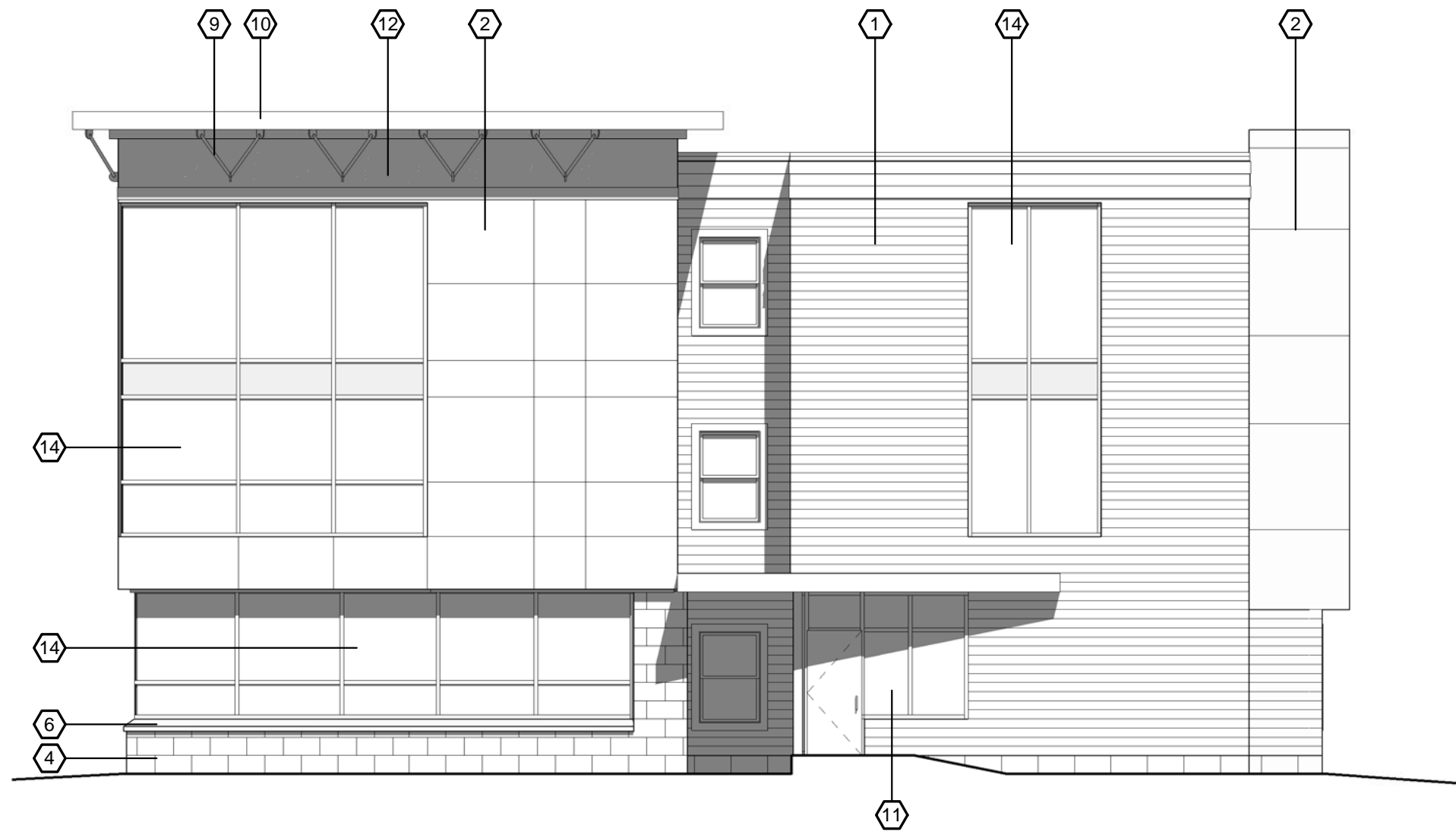
REVISIONS			
no.	date	by	description

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CLIENT:  
DEPAUL  
1931 BUFFALO ROAD  
ROCHESTER, NY 14624

DRAWING TITLE  
BUILDING A- EXTERIOR  
ELEVATIONS

DRAWING NO.	drawn by	Author
A-203	checked	Checker
	proj. mgr.	EJG
	proj. no.	15480.00

STATUS:  
CONCEPT DESIGN  
ISSUE DATE:  
6/1/2016



ELEVATION KEY NOTES	
NO.	DESCRIPTION
1	PREFINISHED FIBER CEMENT LAP SIDING
2	PREFINISHED FIBER CEMENT PANEL SIDING
3	BRICK VENEER
4	ARRISCRAFT MANUFACTURED LIMESTONE MASONRY UNIT BASE
5	CAST STONE BAND
6	CAST STONE SILL
7	CAST STONE COPING
8	ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW
9	GALV. STEEL BRACKET WITH HIGH PERFORMANCE COATING
10	PREFINISHED METAL WRAPED FASCIA
11	ALUMINUM STOREFRONT WINDOW SYSTEM
12	PREFINISHED FIBER CEMENT TRIM
13	SOLAR SHADING DEVICE
14	ALUMINUM CURTAIN WALL SYSTEM
15	SOLAR PANEL ARRAY ON ALUMINUM SUPPORT FRAME
16	12" AZEK TRIM BAND
17	ENTRANCE CANOPY
18	PREFINISHED METAL COPING

4 BUILDING B- WEST ELEVATION  
1/8" = 1'-0"



3 BUILDING B- SOUTH ELEVATION  
1/8" = 1'-0"

2 BUILDING B- EAST ELEVATION  
1/8" = 1'-0"



1 BUILDING B- NORTH ELEVATION  
1/8" = 1'-0"



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REVISIONS			
no.	date	by	description

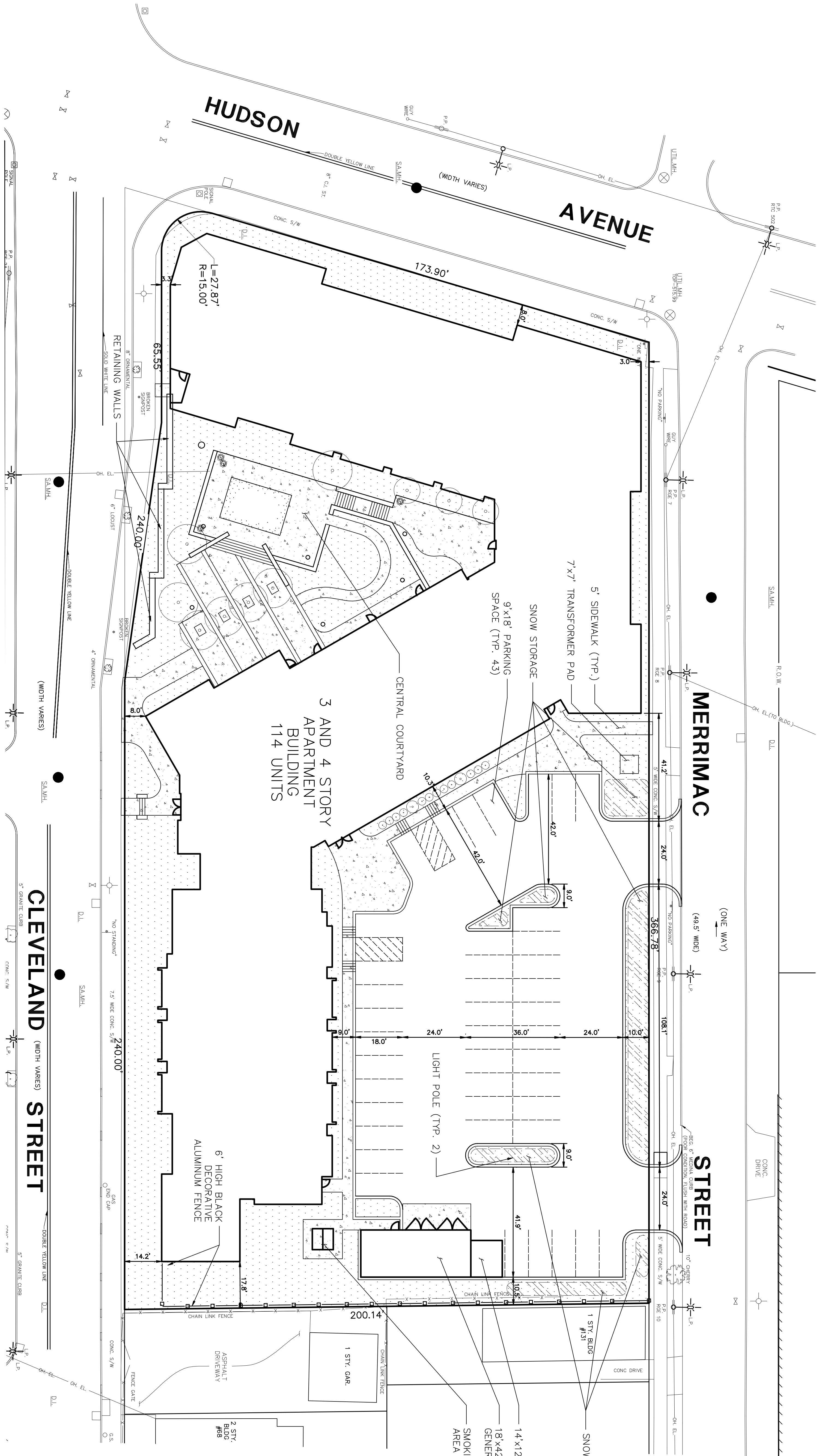
PROJECT:  
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ROCHESTER, NEW YORK  
CLIENT:  
DEPAUL  
1931 BUFFALO ROAD  
ROCHESTER, NY 14624

DRAWING TITLE  
BUILDING B- EXTERIOR  
ELEVATIONS

DRAWING NO. A-204	drawn by checked proj. mgr. proj. no.	Author Checker EJG 15480.00
----------------------	--	--------------------------------------

STATUS:  
CONCEPT DESIGN  
ISSUE DATE:  
6/1/2016





CONCRETE PAVEMENT

GREEN SPACE / LANDSCAPED AREA

SNOW STORAGE

EXISTING LOT LINES

PROJECT STATISTICS:

LOT AREA 1.78 ACRES  
LOT COVERAGE 60%  
BUILDING COVERAGE 43%  
PERCENT OF OPEN SPACE 40%  
TOTAL FLOOR AREA 107,060 SF  
FLOOR AREA RATIO 1.38



PERSONS:		DATE:	
DESIGNED BY:	DATE:	APPROVED BY:	DATE:
DRAWN BY:	DATE:	CHECKED BY:	DATE:
CITY OF ROCHESTER	MONROE COUNTY	NEW YORK	
SITUATE IN:		C3.0	

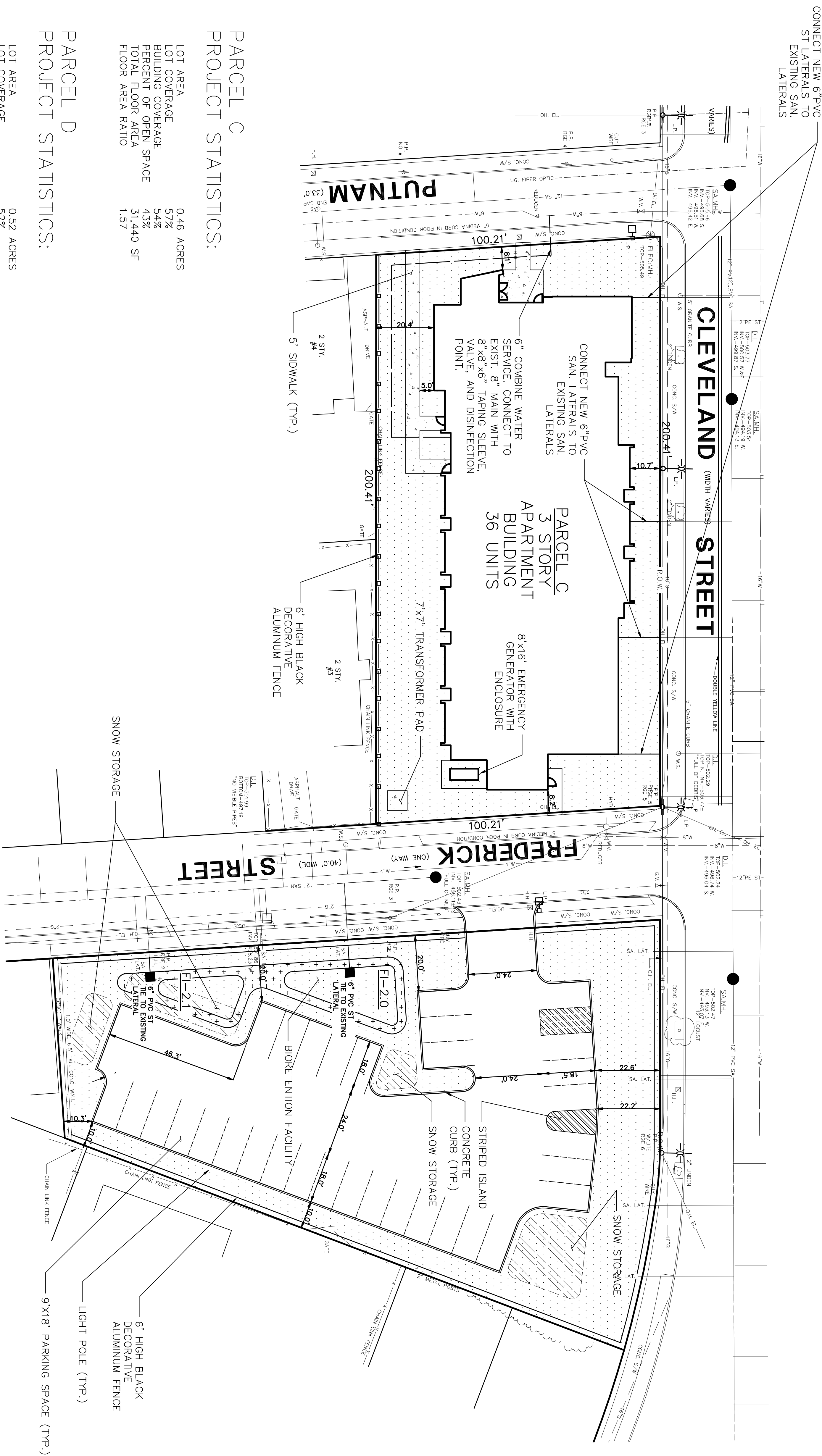
PARRONE engineering		THE PLANO WORKS	
349 WEST COMMERCIAL STREET		SUITE 3000	
EAST ROCHESTER, NY 14445		585.586.0200	
F. 585.586.0102		P. 585.586.0102	
FOR: SITE PLAN, PARCEL A		DATE: JUL. 6, 2016	
DePAUL UPPER FALLS SQUARE		SCALE: 1" = 20'	
JOB No.: 7033		SHEET: 5 OF 16	
DWG. No.:		C3.0	

$$1'' = 20$$
[illegible]



PROJECT STATISTICS:	
LOT AREA	0.52 ACRES
LOT COVERAGE	58%
BUILDING COVERAGE	0%
PERCENT OF OPEN SPACE	42%
TOTAL FLOOR AREA	NA
FLOOR AREA RATIO	NA

[illegible]



**NORTH**   $1'' = 20'$

### PARCEL C PROJECT STATISTICS:

LOT AREA	0.46 ACRES
LOT COVERAGE	57%
BUILDING COVERAGE	54%
PERCENT OF OPEN SPACE	43%
TOTAL FLOOR AREA	31,440 SF
FLOOR AREA RATIO	1.57

PARCEL D  
PROJECT STATISTICS:

LOT AREA	0.52 ACRES
LOT COVERAGE	52%
BUILDING COVERAGE	0%
PERCENT OF OPEN SPACE	48%
TOTAL FLOOR AREA	NA
FLOOR AREA RATIO	NA

GREENSPACE / LANDSCAPE AREA

SNOW STORAGE

[illegible]