



September 15, 2021

Planning Board
Town of Henrietta
475 Calkins Road
Henrietta, NY 14467

**Re: Fox Field Subdivision
Revised Subdivision Plat - Final Section 2A**

2192JB

Dear Board Members:

On behalf of the applicant, Jayne's Riverview LLC, we submit the following application for Final Subdivision approval under Section 278 of Town Law, for Section 2A of Fox Field Subdivision. We request to appear at the October 19, 2021 Planning Board meeting, and we have enclosed fourteen (14) sets of the following application materials for your review:

- Letter of Intent
- Final Section 2A Subdivision Plans
 - Subdivision Plat (dwg. #2192JB-23)
 - Subdivision Plat (dwg. #2192JB-24)
 - Subdivision Plat Open Space Plat (dwg. #2192JB-25)
- Subdivision Application to Planning Board
- Subdivision Checklist
- \$150 Application Fee
- Electronic PDF copies (emailed)

The proposed Subdivision Plats for Section 2A are a modification of the originally approved Subdivision Plans for the overall Section 2 consisting of 54 single-family lots. The Planning Board granted approval for Section 2 on May 28, 2020. The applicant now wishes to modify the Subdivision Plats to create Section 2A in order to only file 13 lots along Hidden View at this time.

The overall subdivision consists of 107 lots within the Residential R-1-15 zoning district. Section 2 contains 54 lots on 38.48 acres containing 17.3 acres of open space. Section 2A will contain 13 lots on 5.77 acres and will still also subdivide the 17.3 acres of open space area to be dedicated to the Town. The overall construction of Section 2 will still be completed, which includes the roadways and infrastructure for the overall development. However, only 13 lots are proposed to be subdivided at this time with the remaining lots to be subdivided at a later date. The lots include numbers 229-236 and 250-254.

The minimum lot standards for the subdivision are consistent with the approved Preliminary Plans and the approved Section 2 plans. No changes have been made from the original approved final Section 2 plans. The lot standards include a minimum lot area of 9,100 sf, a minimum lot width of 70', a front setback of 35', a side setback of 8', and a rear setback of 10'. These lot standards are proposed per the clustering provisions of Section 278 of Town Law.

A temporary easement is proposed to the Town of Henrietta for the utilities and access within the remaining lands of Section 2. This will allow access to the utilities serving the 13 lots of Section 2A, and also allow access to the open space area until the remaining right-of-ways are created for Hidden View and Mossy Oak Cove.

We look forward to presenting the project at the October 19, 2021 Planning Board meeting. If you require any additional information, or have any questions prior to the meeting date, please contact our office.

Sincerely,
BME ASSOCIATES



Mike Bogojevski, P.E.

MB:blr

Enclosure

c: Ken Marvald; Jayne's Riverview LLC

SUBDIVISION NOTES:

- EXISTING ZONING IS R-1-15 RESIDENTIAL.
- TOTAL PROJECT AREA IS 109.04 ACRES CONTAINING 107 LOTS AND 64.57 ACRES OF OPEN SPACE TO BE DEDICATED TO THE TOWN OF HENRIETTA. SECTION 2 AREA IS 38.48 ACRES CONTAINING 17.30 ACRES OF OPEN SPACE. SECTION 2 PHASE A CONTAINS 13 LOTS WITH A TOTAL AREA OF 5.774 ACRES.
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
- THIS SUBDIVISION IS DESIGNED UNDER SECTION 278 OF NEW YORK STATE TOWN LAW.
- APPLICABLE LOT STANDARDS: R-1-15 DISTRICT

	REQUIRED	PROPOSED*
MIN. LOT SIZE	15,000 SF	9,100 SF
MIN. LOT WIDTH	80'	70' @ SETBACK
SETBACKS:		
FRONT	40' (TOWN OR PRIVATE RD)	35'
	60' (COUNTY OR STATE RD)	30'
SIDE	10'	8'
REAR	10'	10'
MAX LOT COVERAGE	25%	25%
MAX. BUILDING HEIGHT	35'	35'

*LOT STANDARDS PROPOSED UNDER SECTION 278 OF NEW YORK STATE TOWN LAW.

- THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS AND APPROVALS UNDER SECTION 278 OF TOWN LAW OF THE TOWN OF HENRIETTA AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
- REVIEW OF THE FEMA MAPS INDICATES A PORTION OF THIS PROPERTY TO BE WITHIN A RECOGNIZED 100-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP, TOWN OF HENRIETTA, NEW YORK, PANEL 336 OF 528 COMMUNITY-PANEL NUMBER 36055003366 AND PANEL 337 OF 528, COMMUNITY PANEL NUMBER 36055003376, EFFECTIVE DATE OF AUGUST 28, 2008. NO PROPOSED BUILDING LOTS ARE WITHIN THE FLOODPLAIN.
- UTILITIES:
SANITARY SEWER: TOWN OF HENRIETTA SEWER DISTRICT
WATERMAIN: MONROE COUNTY WATER AUTHORITY
STORM SEWER: TOWN OF HENRIETTA DEDICATED SEWERS
GAS: RG&E
ELECTRIC: RG&E
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF HENRIETTA AND THE APPROPRIATE AGENCIES (IE, MONROE COUNTY WATER AUTHORITY AND THE MONROE COUNTY HEALTH DEPARTMENT) UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE.

MONUMENT TABLE				
NO.	BEARING	DIST.	NORTHING	EASTING
MON 1347			1110674.62	1381392.91
MON 1557	N50°30'11"E	247.36'	1110831.95	1381583.79
MON 0077	N117°41'W	314.18'	1111140.05	1381522.25
MON 2117	N28°30'43"E	280.54'	1111386.57	1381656.17

* MONUMENT RECORD ELEVATION WILL BE PROVIDED WITH MONUMENT RECORD MAP

SUBDIVISION NOTES CONTINUED:

- THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
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- STREET TREES REQUIRED AT TWO PER LOT: 108 TOTAL TREES REQUIRED FOR SECTION 2

STREET TREES/PLANTINGS PROVIDED:
STREET TREES: 54
ADDITIONAL TREES: 31
SHRUBS: 58
TOTAL TREES/SHRUBS: 141

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2. SANITARY SEWER DISTRICT EXTENSION 216 TO THE HENRIETTA SEWER DISTRICT
3. WATER DISTRICT EXTENSION 164 TO THE HENRIETTA WATER DISTRICT
- NO LOTS MAY CONNECT ROOF DOWNSPOUTS TO THE STORM SEWER SYSTEM.

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- AN ABSTRACT PREPARED BY CROSSROADS ABSTRACT HAVING ABSTRACT NO. 2161, DATED MARCH 10, 2020.

SURVEY NOTES:

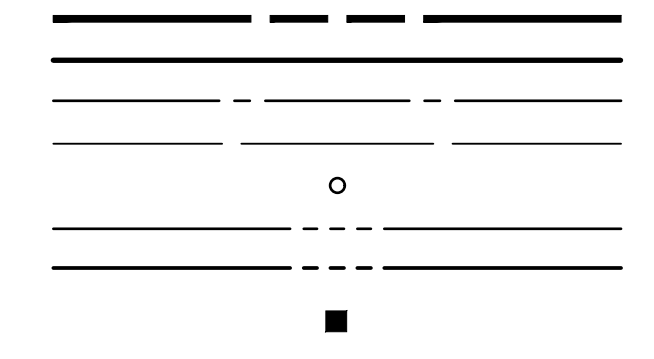
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MONUMENTATION:	PUBLISHED (NAD '27)	MEASURED (NAD '83)
555 (NYGS) 1936	N= 1,112,510.17 E= 729,477.76	N= 1,112,548.67 E= 1,377,835.43
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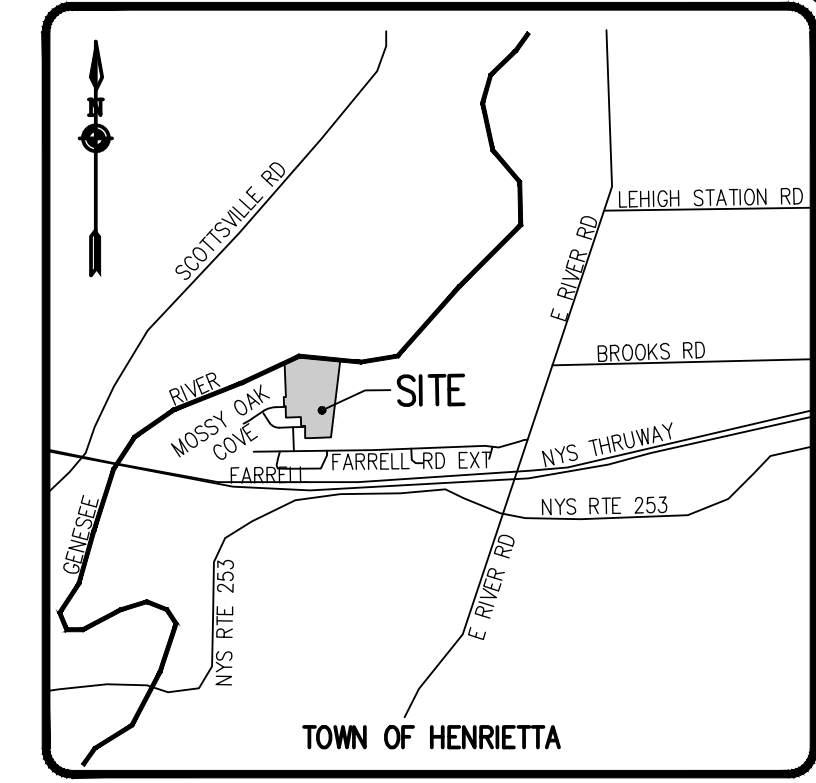
BEARINGS SHOWN HEREON ARE GRID
DISTANCES SHOWN HEREON ARE GROUND
COMBINED FACTOR= 0.999977928

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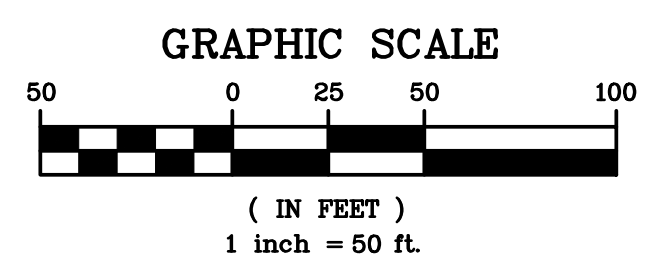
LEGEND



- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- PROPERTY MARKER FOUND
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SURVEY MONUMENT



LOCATION MAP
NOT TO SCALE



1 inch = 50 ft.

Monroe County Treasurer
BY: _____ Dated: _____

MONROE COUNTY DEPARTMENT OF HEALTH CONDITIONS OF APPROVAL FOR REALTY SUBDIVISIONS

- THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE TREATMENT ARE INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS ON FILE WITH THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH (MCPH).
- AN ORIGINAL REALTY SUBDIVISION MAP APPROVED THIS DATE SHALL BE FILED IN THE OFFICE OF THE CLERK OF MONROE COUNTY PRIOR TO OFFERING LOTS FOR SALE.
- THE OWNER OF THE REALTY SUBDIVISION SHALL FURNISH EACH PURCHASER OF A LOT WITH A COPY OF THE APPROVED PLAN OR, IN THE CASE OF SALE OF DEVELOPED LOTS, THE OWNER OF THE REALTY SUBDIVISION SHALL FURNISH EACH PURCHASER WITH AN ACCURATE "AS-BUILT" PLAN DEPICTING ALL INSTALLED FACILITIES INCLUDING SEWAGE, STORM WATER, AND WATER SUPPLY.
- ADEQUATE EROSION/SILTATION CONTROL MEASURES SHALL BE EMPLOYED PRIOR TO AND DURING CONSTRUCTION. IF THE PROJECT WILL RESULT IN THE DISTURBANCE OF ONE ACRE OR MORE, COVERAGE UNDER THE NYSDEC GENERAL PERMIT 02-0-15-002 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES SHALL BE OBTAINED.
- NO LOT OF REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RE-SUBDIVISIONS BEING SUBMITTED TO AND APPROVED BY THE MCPH.
- PLAN APPROVAL IS LIMITED TO 5 YEARS. THE EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE MCPH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- PRIVATE WALLS AND PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED AFTER PUBLIC FACILITIES BECOME AVAILABLE.

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

REALTY SUBDIVISION APPROVAL
THIS IS TO CERTIFY THAT APPROVED PLANS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR THIS PROJECT ARE ON FILE IN THE OFFICE OF THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH. CONSENT IS HEREBY GIVEN FOR THE FILING OF THIS MAP IN THE MONROE COUNTY CLERK'S OFFICE IN ACCORDANCE WITH ARTICLE III OF THE MONROE COUNTY SANITARY CODE.

DIRECTOR OF PUBLIC HEALTH
DATE: _____

MONROE COUNTY SURVEYORS OFFICE/DEPT. OF TRANSPORTATION

This plat is approved in accordance with the provisions of Section 239-1, Article 12-b of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.

For General Municipal Law:
County Highway Superintendent _____ Date _____
For the Monroe County Monumentation Law:
Monroe County Surveyors Office _____ Date _____

APPROVALS

- BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN
- BY: _____ DATE: _____
DIRECTOR OF ENGINEERING AND PLANNING
- BY: _____ DATE: _____
DIRECTOR OF BUILDING AND FIRE PREVENTION
- BY: _____ DATE: _____
COMMISSIONER OR PUBLIC WORKS
- BY: _____ DATE: _____
DRAINAGE, SEWERS, AND SIDEWALKS DEPARTMENT
- BY: _____ DATE: _____
FIRE MARSHAL



WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON MARCH 3, 2020 AND FROM THE REFERENCES NOTED HEREON. THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE GLSVA 2017 MINIMUM STANDARDS FOR A SURVEY MAP.
THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.

BY: _____
GREGORY D. BELL, M.S.P.L.S. NO. 050661

MATCHLINE SEE SUBDIVISION PLAT (SHEET 1 OF 3) (DWG #2192JB-23)

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the item his seal and the notation 'altered by' followed by his signature and the date of such alteration, and a specific description of the alteration."

REVISIONS	DATE	BY
7		
6		
5		
4		
3		
2		
1		

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LIFT BRIDGE LANE EAST
ROCHESTER, NY 14606
PHONE: 585-577-7380
FAX: 585-577-7369
WWW.BMEPLCC.COM



FOX FIELD SUBDIVISION
SECTION 2 PHASE A
TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE
JAYNES RIVERVIEW LLC
1001 LEANING AVENUE
ROCHESTER, NY 14606
FINAL SUBDIVISION PLAT

PROJECT: _____
LOCATION: _____
CLIENT: _____
DRAWING TITLE: _____

PROJECT MANAGER: _____
P. VARS
PROJECT SURVEYOR: _____
GO BELL
DRAWN BY: _____
JT GILMORE
SCALE: _____ DATE ISSUED: _____
1"=50' SEPTEMBER 14, 2021
PROJECT NO.: _____
2192JB
DRAWING NO.: _____
24
(SHEET 2 OF 3)

PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN OF HENRIETTA SIXTH RANGE OF LOTS, TAX MAP NUMBER 187.02-2-1.111

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SETBACKS:		
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		30'
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SIDE	10% WIDTH (8' MIN.)	8'
REAR	10'	10'
MAX LOT COVERAGE	25%	25%
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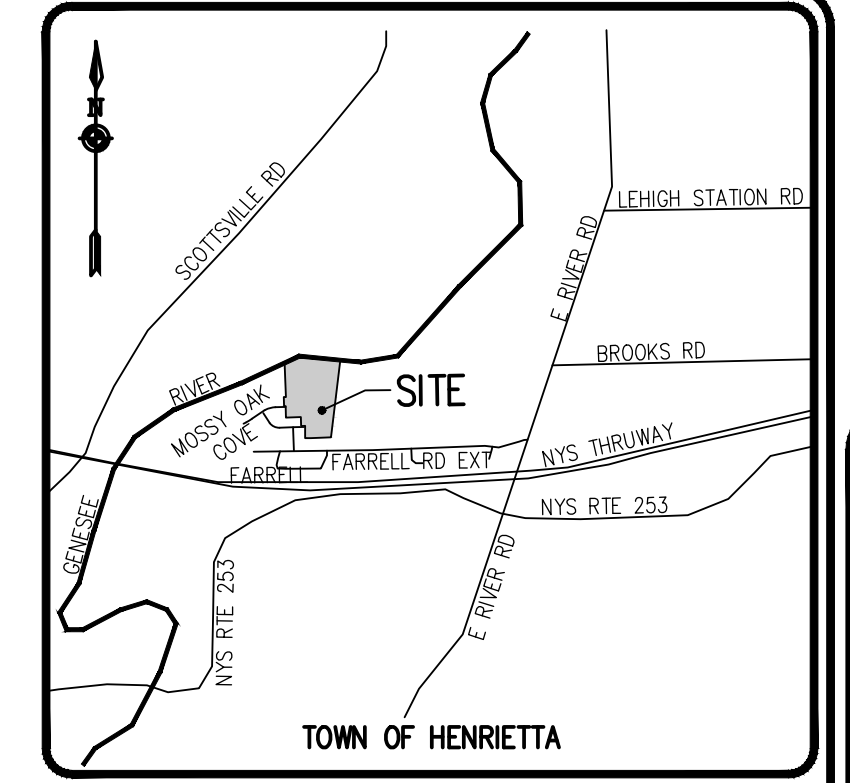
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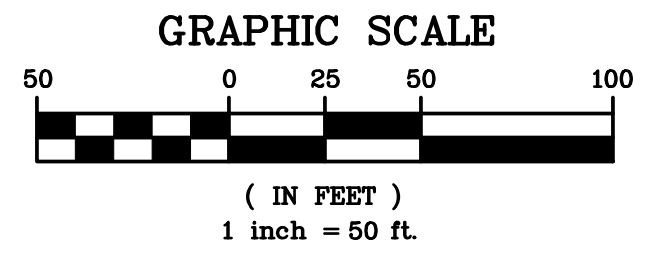
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BY: *Gregory D. Bell*
GREGORY D. BELL, MYSPLS NO. 050661



I, the undersigned Treasurer of Monroe County Pursuant to Sec 334 of the Real Property Law Certify that all Monroe County Taxes and School Taxes against the land described herein have been paid through

Monroe County Treasurer
By: _____ Dated: _____

MONROE COUNTY DEPARTMENT OF HEALTH CONDITIONS OF APPROVAL FOR REALTY SUBDIVISIONS

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- AN ORIGINAL REALTY SUBDIVISION MAP APPROVED THIS DATE SHALL BE FILED IN THE OFFICE OF THE CLERK OF MONROE COUNTY PRIOR TO OPENING LOTS FOR SALE.
- THE OWNER OF THE REALTY SUBDIVISION SHALL FURNISH EACH PURCHASER OF A LOT WITH A COPY OF THE APPROVED PLAN OR, IN THE CASE OF SALE OF DEVELOPED LOTS, THE OWNER OF THE REALTY SUBDIVISION SHALL FURNISH EACH PURCHASER WITH AN ACCURATE "AS-BUILT" PLAN DEPICTING ALL INSTALLED FACILITIES INCLUDING SEWAGE, STORM WATER, AND WATER SUPPLY.
- ADEQUATE EROSION/SILTATION CONTROL MEASURES SHALL BE EMPLOYED PRIOR TO AND DURING CONSTRUCTION OF THE PROJECT TO PREVENT THE DISTURBANCE OF ONE ACRE OR MORE COVERAGE UNDER THE NYSDCE GENERAL PERMIT 02-05-15-002 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES SHALL BE OBTAINED.
- NO LOT OF REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RE-SUBDIVISIONS BEING SUBMITTED TO AND APPROVED BY THE MCPH.
- PLAN APPROVAL IS LIMITED TO 5 YEARS. THE EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE MCPH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISIONS REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- PRIVATE WALLS AND PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED AFTER PUBLIC FACILITIES BECOME AVAILABLE.

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH REALTY SUBDIVISION APPROVAL

THIS IS TO CERTIFY THAT APPROVED PLANS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR THIS PROJECT ARE ON FILE IN THE OFFICE OF THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH CONSENT IS HEREBY GIVEN FOR THE FILING OF THIS MAP IN THE MONROE COUNTY CLERK'S OFFICE IN ACCORDANCE WITH ARTICLE III OF THE MONROE COUNTY SANITARY CODE.

DIRECTOR OF PUBLIC HEALTH

DATE: _____

MONROE COUNTY SURVEYORS OFFICE/DEPT. OF TRANSPORTATION

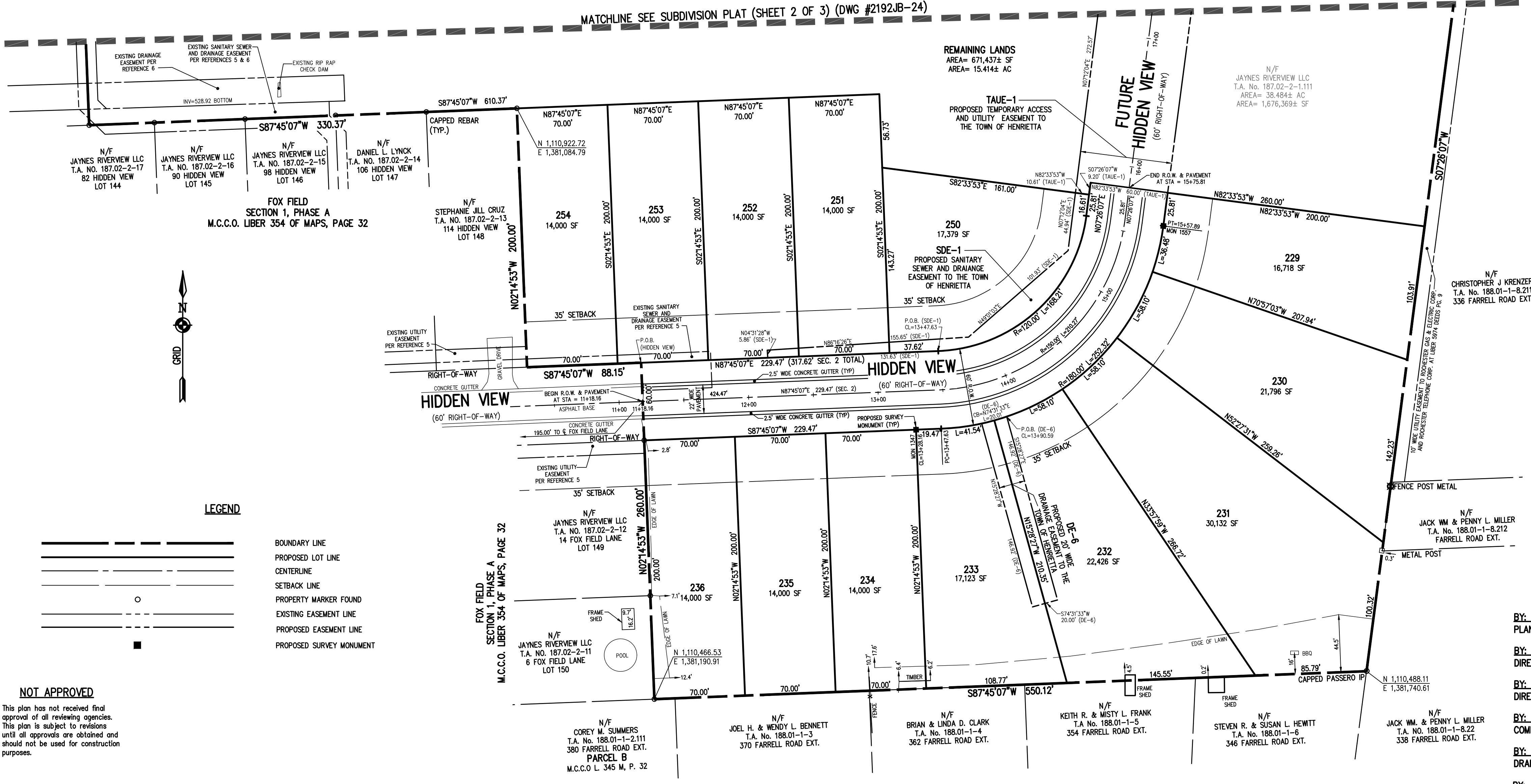
This plat is approved in accordance with the provisions of Section 239-1, Article 12-b of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.

For General Municipal Law:
County Highway Superintendent _____ Date _____

For the Monroe County Monumentation Law:
Monroe County Surveyors Office _____ Date _____

APPROVALS

- BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN
- BY: _____ DATE: _____
DIRECTOR OF ENGINEERING AND PLANNING
- BY: _____ DATE: _____
DIRECTOR OF BUILDING AND FIRE PREVENTION
- BY: _____ DATE: _____
COMMISSIONER OR PUBLIC WORKS
- BY: _____ DATE: _____
DRAINAGE, SEWERS, AND SIDEWALKS DEPARTMENT
- BY: _____ DATE: _____
FIRE MARSHAL



FOX FIELD SECTION 1, PHASE A
M.C.C.O. LIBER 354 OF MAPS, PAGE 32

LEGEND

---	BOUNDARY LINE
- - - -	PROPOSED LOT LINE
---	CENTERLINE
- - - -	SETBACK LINE
○	PROPERTY MARKER FOUND
- - - -	EXISTING EASEMENT LINE
- - - -	PROPOSED EASEMENT LINE
■	PROPOSED SURVEY MONUMENT

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way if on item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the item his seal and the notation 'altered by' followed by his signature and the date of each alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LIFT BRIDGE LANE EAST
ROCHESTER, NY 14609
WWW.BMEPLCCOM

PHONE: 585-577-7380
FAX: 585-577-7389



FOX FIELD SUBDIVISION SECTION 2 PHASE A

TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE

JAYNES RIVERVIEW LLC
1001 LEANING AVENUE
ROCHESTER, NY 14606

FINAL SUBDIVISION PLAT

PROJECT LOCATION CLIENT DRAWING TITLE

PROJECT MANAGER
P. VARS

PROJECT SURVEYOR
GO BELL

DRAWN BY
JT GILMORE

SCALE DATE ISSUED
1"=50' SEPTEMBER 14, 2021

PROJECT NO.
2192JB

DRAWING NO.
23

(SHEET 1 OF 2)

PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN LOT 21, TOWN OF HENRIETTA SIXTH RANGE OF LOTS, TAX MAP NUMBER 187.02-2-1.111

SUBDIVISION NOTES:

- EXISTING ZONING IS R-1-15 RESIDENTIAL.
- TOTAL PROJECT AREA IS 109.04 ACRES CONTAINING 107 LOTS AND 64.57 ACRES OF OPEN SPACE TO BE DEDICATED TO THE TOWN OF HENRIETTA. SECTION 2 AREA IS 38.48 ACRES CONTAINING 17.30 ACRES OF OPEN SPACE. SECTION 2 PHASE A CONTAINS 13 LOTS WITH A TOTAL AREA OF 5.774 ACRES.
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
- THIS SUBDIVISION IS DESIGNED UNDER SECTION 278 OF NEW YORK STATE TOWN LAW.
- APPLICABLE LOT STANDARDS: R-1-15 DISTRICT

	REQUIRED	PROPOSED*
MIN. LOT SIZE	15,000 SF	9,100 SF
MIN. LOT WIDTH	80'	70' @ SETBACK
SETBACKS:		
FRONT	40' (TOWN OR PRIVATE RD)	35'
	60' (COUNTY OR STATE RD)	30'
SIDE	10% WIDTH (8' MIN.)	8'
REAR	10'	10'
MAX LOT COVERAGE	25%	25%
MAX. BUILDING HEIGHT	35'	35'

*LOT STANDARDS PROPOSED UNDER SECTION 278 OF NEW YORK STATE TOWN LAW.

- THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS AND APPROVALS UNDER SECTION 278 OF TOWN LAW OF THE TOWN OF HENRIETTA AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
- REVIEW OF THE FEMA MAPS INDICATES A PORTION OF THIS PROPERTY TO BE WITHIN A RECOGNIZED 100-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP, TOWN OF HENRIETTA, NEW YORK, PANEL 336 OF 528 COMMUNITY-PANEL NUMBER 36055003366 AND PANEL 337 OF 528, COMMUNITY PANEL NUMBER 36055003376, EFFECTIVE DATE OF AUGUST 28, 2008. NO PROPOSED BUILDING LOTS ARE WITHIN THE FLOODPLAIN.
- UTILITIES:
SANITARY SEWER: TOWN OF HENRIETTA SEWER DISTRICT
WATERMAIN: MONROE COUNTY WATER AUTHORITY
STORM SEWER: TOWN OF HENRIETTA DEDICATED SEWERS
GAS: RG&E
ELECTRIC: RG&E
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF HENRIETTA AND THE APPROPRIATE AGENCIES (E. MONROE COUNTY WATER AUTHORITY AND THE MONROE COUNTY HEALTH DEPARTMENT) UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE.

SUBDIVISION NOTES CONTINUED:

- THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
- THE FEDERAL WETLANDS SHOWN ON SITE WERE DELINEATED USING THE MOST RECENT US ARMY CORPS OF ENGINEERS DELINEATION GUIDELINES AND CRITERIA. THE DELINEATION WAS COMPLETED IN SEPTEMBER 2015.
- STREET TREES REQUIRED AT TWO PER LOT: 108 TOTAL TREES REQUIRED FOR SECTION 2
STREET TREES/PLANTINGS PROVIDED:
STREET TREES: 54
ADDITIONAL TREES: 31
SHRUBS: 56
TOTAL TREES/SHRUBS: 141
- THESE LANDS ARE WITHIN THE FOLLOWING UTILITY DISTENSIONS:
1. DRAINAGE DISTRICT EXTENSION 21 TO THE HENRIETTA CONSOLIDATED DRAINAGE DISTRICT
2. SANITARY SEWER DISTRICT EXTENSION 216 TO THE HENRIETTA SEWER DISTRICT
3. WATER DISTRICT EXTENSION 164 TO THE HENRIETTA WATER DISTRICT
- NO LOTS MAY CONNECT ROOF DOWNSPOUTS TO THE STORM SEWER SYSTEM.

WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON MARCH 3, 2020 AND FROM THE REFERENCES NOTED HEREON. THIS MAP OR PLAN AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE GYLSA 2017 MINIMUM STANDARDS FOR A SURVEY MAP.
THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.
BY: *Gregory D. Bell*
GREGORY D. BELL, NYSPLS NO. 050661

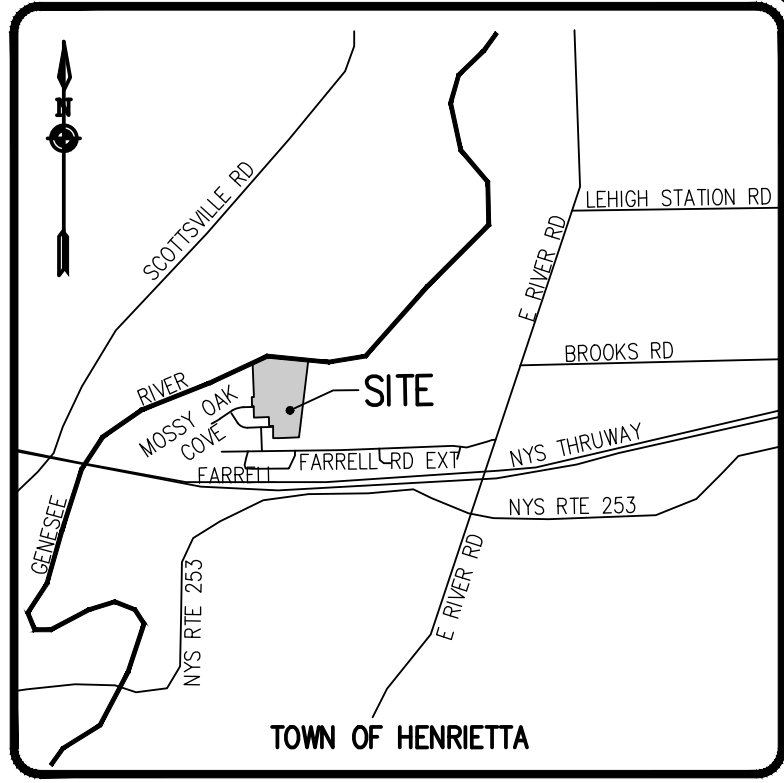


REFERENCES:

- A PLAN ENTITLED "380 FARRELL ROAD EXTENSION, SUBDIVISION PLAT OF LANDS OF JAYNES RIVERVIEW LLC AND STANLEY CLARKSON," AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 345 OF MAPS, PAGE 32.
- A PLAN ENTITLED "NORTHERLY SIDE OF FARRELL ROAD EXTENSION, LANDS NOW OR FORMERLY OF EASTMAN KODAK CO., TAX ACCOUNT S.B.L. NO. 187.02-02-001.1, BOUNDARY SURVEY," PREPARED BY PASSERO ASSOCIATES, HAVING SUBJECT NO. 24668.08, DRAWING NO. BS-1, LAST REVISED NOVEMBER 10, 2005.
- LIBER 10227 OF DEEDS, PAGE 378.
- LIBER 11225 OF DEEDS, PAGE 645.
- A PLAN ENTITLED "FOX FIELD SUBDIVISION SECTION 1 PHASE A, SUBDIVISION PLAT" PREPARED BY BME ASSOCIATES, AND BEING FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 354 OF MAPS, PAGE 32.
- A PLAN ENTITLED "FOX FIELD SUBDIVISION SECTION 1 PHASE B, SUBDIVISION PLAT" PREPARED BY BME ASSOCIATES, AND BEING FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 354 OF MAPS, PAGE 33.
- A PLAN ENTITLED "FOX FIELD SUBDIVISION OPEN SPACE PLAN, SUBDIVISION PLAT" PREPARED BY BME ASSOCIATES, AND BEING FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 354 OF MAPS, PAGE 34.
- AN ABSTRACT PREPARED BY CROSSROADS ABSTRACT HAVING ABSTRACT NO. 2161, DATED MARCH 10, 2020.

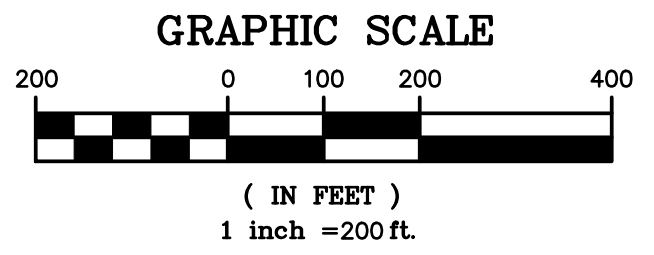
SURVEY NOTES:

- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE, NAD 83 (2011) (EPOCH 2010) UTILIZING GPS OBSERVATIONS FROM THE NYS DOT REFERENCE NETWORK STATION (NYFP 0032). PERIMETER AND/OR TIES TO MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.
MONUMENTATION: PUBLISHED (NAD '27) MEASURED (NAD '83)
555 (NYGS) 1936 N=1,112,510.17 E=729,477.76 N=1,112,548.67 E=1,377,835.43
554 (NYGS) 1969 N=1,113,852.19 E=730,562.99 N=1,113,891.20 E=1,378,921.02
BEARINGS SHOWN HEREON ARE GRID DISTANCES SHOWN HEREON ARE GROUND COMBINED FACTOR= 0.999977928
- PARCEL SUBJECT TO A UTILITY EASEMENT TO ROCHESTER GAS AND ELECTRIC CORPORATION PER LIBER 11829 OF DEEDS, PAGE 171.
- PARCEL SUBJECT TO AND BENEFITED BY A DECLARATION OF EASEMENTS AND RESTRICTIONS PER LIBER 11955 OF DEEDS, PAGE 440.
- PARCEL SUBJECT TO A DECLARATION PER LIBER 12021 OF DEEDS, PAGE 4.
- A PORTION OF THE SUBJECT PARCEL LIES WITHIN A 100 YEAR FLOOD (ZONE AE) PER FEMA FLOODPLAIN MAPPING, MONROE COUNTY PANEL 337 OF 528, MAP NUMBER 36055003376, HAVING EFFECTIVE DATE OF AUGUST 28, 2008.
- THE PURPOSE OF THIS PLAT IS TO COMBINE SECTION 2 OPEN SPACE LANDS WITH SECTION 1 OPEN SPACE LANDS.



LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- PROPERTY MARKER FOUND
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SURVEY MONUMENT



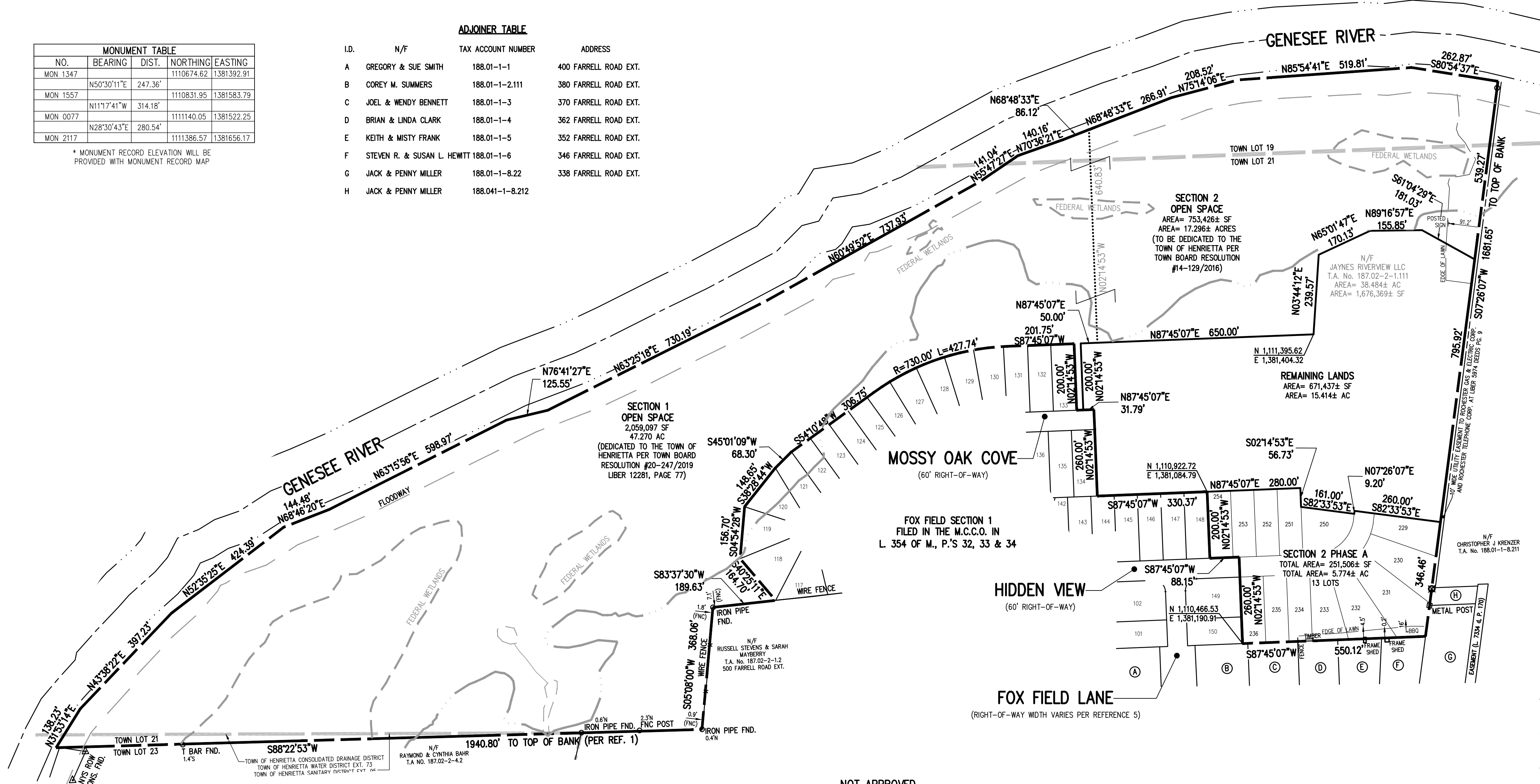
MONUMENT TABLE

NO.	BEARING	DIST.	NORTHING	EASTING
MON 1347			1110674.62	1381392.91
MON 1557	N50°30'11"E	247.36'	1110831.95	1381583.79
MON 0077	N117°41'W	314.18'	1111140.05	1381522.25
MON 2117	N28°30'43"E	280.54'	1111386.57	1381656.17

* MONUMENT RECORD ELEVATION WILL BE PROVIDED WITH MONUMENT RECORD MAP

ADJOINER TABLE

I.D.	N/F	TAX ACCOUNT NUMBER	ADDRESS
A	GREGORY & SUE SMITH	188.01-1-1	400 FARRELL ROAD EXT.
B	COREY M. SUMMERS	188.01-1-2.111	380 FARRELL ROAD EXT.
C	JOEL & WENDY BENNETT	188.01-1-3	370 FARRELL ROAD EXT.
D	BRIAN & LINDA CLARK	188.01-1-4	362 FARRELL ROAD EXT.
E	KEITH & MISTY FRANK	188.01-1-5	352 FARRELL ROAD EXT.
F	STEVEN R. & SUSAN L. HEWITT	188.01-1-6	346 FARRELL ROAD EXT.
G	JACK & PENNY MILLER	188.01-1-8.22	338 FARRELL ROAD EXT.
H	JACK & PENNY MILLER	188.041-1-8.212	



NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH
REALTY SUBDIVISION APPROVAL
THIS IS TO CERTIFY THAT APPROVED PLANS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR THIS PROJECT ARE ON FILE IN THE OFFICE OF THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH CONSENT IS HEREBY GIVEN FOR THE FILING OF THIS MAP IN THE MONROE COUNTY CLERK'S OFFICE IN ACCORDANCE WITH ARTICLE III OF THE MONROE COUNTY SANITARY CODE.
DIRECTOR OF PUBLIC HEALTH
DATE: _____

This plat is approved in accordance with the provisions of Section 239-K, Article 12-b of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.
For the General Municipal Law: _____
County Highway Superintendent Date
For the Monroe County Monumentation Law: _____
Monroe County Surveyor's Office Date

APPROVALS

- BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN
- BY: _____ DATE: _____
DIRECTOR OF ENGINEERING AND PLANNING
- BY: _____ DATE: _____
DIRECTOR OF BUILDING AND FIRE PREVENTION
- BY: _____ DATE: _____
COMMISSIONER OR PUBLIC WORKS
- BY: _____ DATE: _____
DRAINAGE, SEWERS, AND SIDEWALKS DEPARTMENT
- BY: _____ DATE: _____
FIRE MARSHAL

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The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way if it on item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the item his seal and the notation 'altered by' followed by his signature and the date of such alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LIFT BRIDGE LANE EAST
ROCHESTER, NY 14609
WWW.BMEGROUP.COM
PHONE: 585-577-7380
FAX: 585-577-7389



FOX FIELD SUBDIVISION
SECTION 2
TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE
JAYNES RIVERVIEW LLC
1001 LEANING AVENUE
ROCHESTER, NY 14606
FINAL
SUBDIVISION PLAT
OPEN SPACE PLAN
PROJECT LOCATION CLIENT DRAWING TITLE

PHLEPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN OF HENRIETTA SIXTH RANGE OF LOTS, TAX MAP NUMBER 187.02-2-1.111

PROJECT MANAGER
P. VARS
PROJECT SURVEYOR
GD BELL
DRAWN BY
JT GILMORE
SCALE DATE ISSUED
1"=200' SEPTEMBER 14, 2021
PROJECT NO.
2192JB
DRAWING NO.
25
(SHEET 3 OF 3)