

LEGEND

LINETYPES	SYMBOLS
Centerline	Utility Pole
Resub. Prop. Line	Water Gate Valve
Easement Line	Curb Box
Existing Contour	Gas Valve
Proposed Contour	Utility Box
Chain Link Fence	Transformer
Wood Fence	Survey Monument
Guide Rail	Mailbox
Wire Fence	Sign
Overhead Wires	Iron pipe/rebar
Gas Line	Traffic Control M.H.
Water Line	Cleanout
Force Main	Catch basin
Sanitary Sewer	Fire hydrant
Storm Sewer	Signal span pole
Electric	Perc hole
Edge of Woods	Deep hole
Floodzone	Benchmark
Wetlands	End section
Right-of-Way	Spot elev. x351.00'
Landscaping & Retaining Walls	Light pole
Silt Fence	Well
Drainage Flow	Utility manhole
Sump Pump Discharge	Storm Sewer
	Sanitary Sewer
	Manhole
	Rebar (to be set)
LINE STYLES	LABELS
Feature to be removed (Gray Line)	Record Map Info, "(R)"
Existing Utility (Light Line Weight)	Typical Style "Typ"
Proposed Utility (Heavier Line Weight)	To Be Removed "TBR"
	Proposed "Pr."

LOCATION MAP

NOT TO SCALE

SCALE: 1" = 50'

GENERAL NOTES

- Tax Account Number: 202.01-2-001, 202.01-2-002, 202.01-2-003, 202.01-2-004, 202.01-2-005
- Owner: West Sunset Development LLC.
- Site address: West Henrietta Road
- Total Area: 547,147± s.f. 12.561± Acres
- Total Soil Disturbance Area: 8.0± Acres
- This project is located in Town Lots 31 & 33, 4th Range of Lots, Township 12, Range 7, of the Phelps and Gorham Purchase, Town of Henrietta, County of Monroe, State of New York.
- This project is located within Other Areas-Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Number 36055C0343C, dated August 28, 2008.

SURVEY REFERENCES

- This topographic survey was prepared from notes of an Instrument Survey completed on February 11, 2021 by Landtech Surveying & Planning, PLLC.
- Site benchmark: South Property Line Fire Hydrant N.E. Bonnet Bolt Elevation = 683.46
- Liber 12442 of Deeds, Page 431.
- Liber 320 of Maps, Pages 74, 75, 76, & 77.
- The vertical datum is referenced to The North American Vertical Datum of 1988 (NAVD 88)

ZONING NOTES

RR - Rural Residential Zoning District (With Water/Sewer)

§ 295-10.1 Rural Residential District.

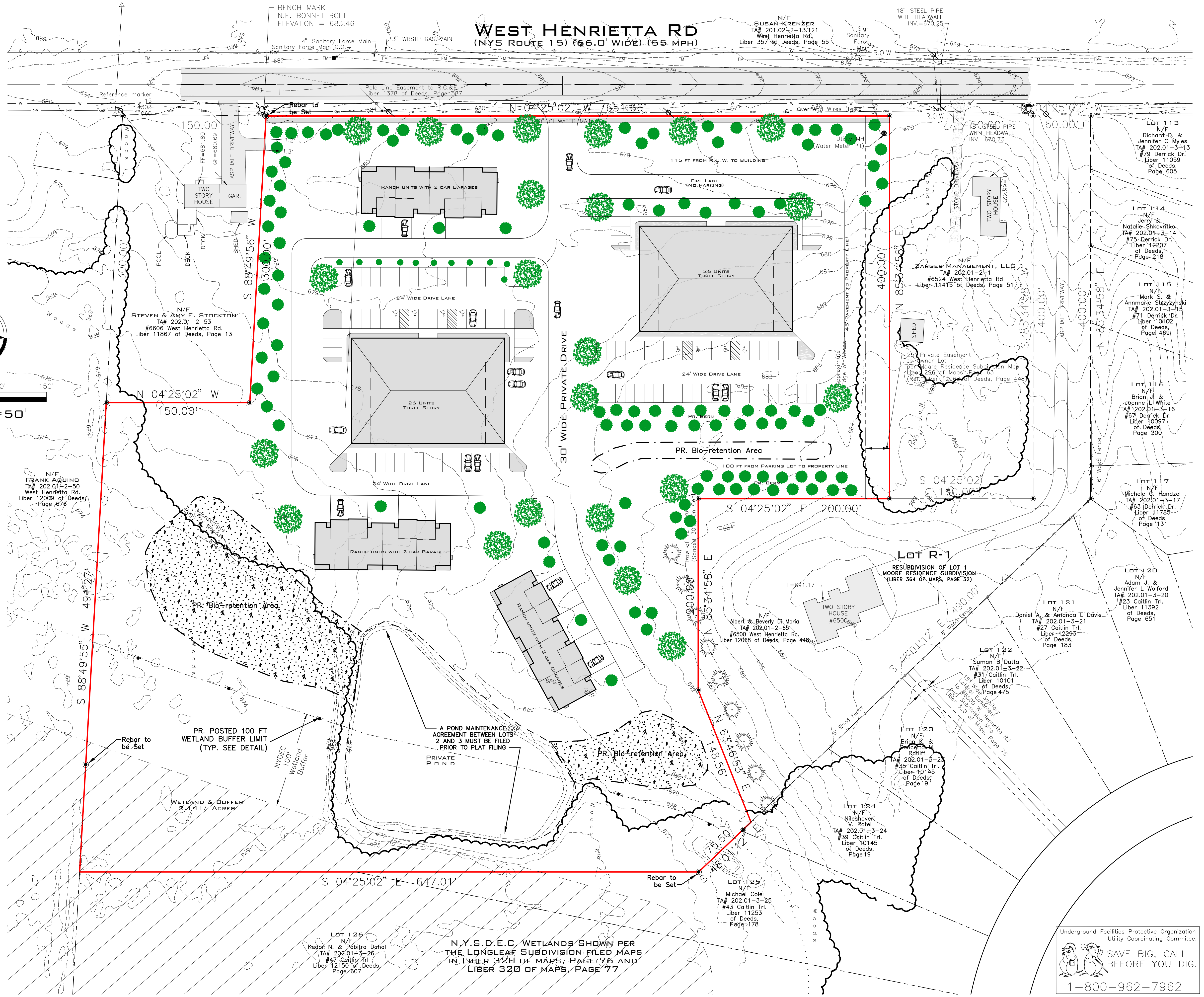
- Area, width and setbacks. The following shall apply to lots served by both municipal water and sewer, and that are not within a state-certified, county-adopted agricultural district:
 - Minimum lot area: two acres (may be smaller with open space incentive).
 - Minimum lot width shall be 80 feet.
 - Minimum front yard setbacks shall be 30 feet if located on a Town or private road or 50 feet if located on a county or state road.
 - Minimum side yard setbacks shall be 10 feet on one side, 15 feet on the other side.
 - Minimum rear yard setbacks shall be 30 feet.
 - Each lot shall contain a minimum of 10,000 square feet of contiguous area for building and yard area free of wetlands, surface water or slopes over 15%.

PROPOSED

-Two 26 unit Buildings 52 Units
 -Three 4 unit Buildings 12 Units
 (8 units will be Wired for the Hearing Impaired)

Code allows up to 64 Total Units
 62.4 Units

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



LANDTECH

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SCALE: 1" = 50'	DATE: 9/5/23	DRAWN BY: KMS	CHECKED BY: JHS	PROJECT NUMBER: 23292
REVISIONS				
JULY 14, 2023				
WEST HENRIETTA RD				
TOWN LOTS 31 & 33, 4TH RANGE OF LOTS,				
TOWNSHIP 12, RANGE 7, OF THE PHELPS AND				
GORHAM PURCHASE, TOWN OF HENRIETTA, COUNTY				
OF MONROE, STATE OF NEW YORK				
CONCEPT PLAN 7				
SHEET 1 OF 1				

Underground Facilities Protective Organization Utility Coordinating Committee.

SAVE BIG, CALL BEFORE YOU DIG.

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