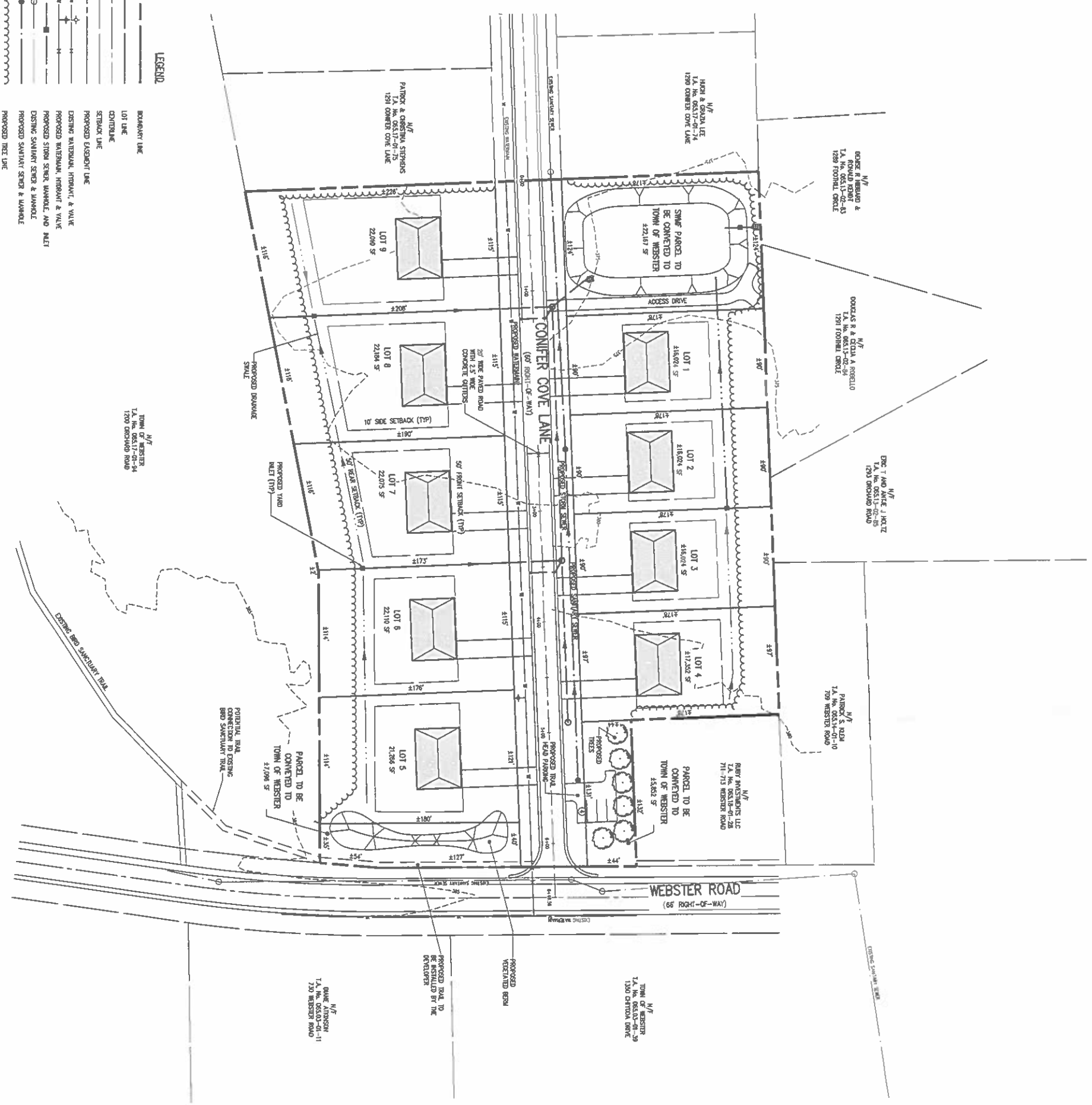
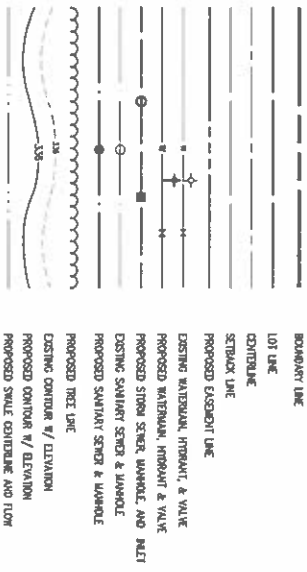


CONCEPT © 2023
BME Associates



- CONCEPT PLAN NOTES:**
- EXISTING ZONING R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
 - EXISTING USE: VACANT RESIDENTIAL LAND
 - TOTAL PROJECT AREA: 433.5 ACRES
 - PROPOSED USE: 9 LOT SINGLE FAMILY SUBDIVISION
 - NUMBER OF LOTS PERMITTED PER SECTION 296-27.0
PROPERTY AREA = 433 ACRES
LESS STREET EASEMENT AREA (1007407) = 228,200 SF
ADJUSTED GROSS AREA = 205,230 SF
OF LOTS ALLOWED AT 22,000 SF = 8,191 LOTS
 - LOT DIMENSIONS
MINIMUM LOT AREA: 22,000 S.F.
MINIMUM LOT FRONT: 200'
MIN. BLDG. COVERAGE: 20%
 - SETBACKS
FRONT: 57'
REAR: 57'
SIDE: 15'
 - PARKING DIMENSIONS
FRONT: 57'
REAR: 57'
SIDE: 15'
 - PARKING REQUIREMENTS
N/A
 - LOT STANDARDS REQUIRED
MINIMUM LOT AREA: 22,000 S.F.
MINIMUM LOT FRONT: 200'
MIN. BLDG. COVERAGE: 20%
 - STANDARDS PROPOSED FOR THE PROVISIONS OF SECTION 276 OF NEW YORK STATE TOWN LAW AND SECTION 296-27 OF THE WEBSTER TOWN CODE.
DIMENSIONS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF WEBSTER AND THE APPROPRIATE MONROE COUNTY AGENCIES, UNLESS OTHERWISE NOTED.
PROPERTY TO BE SERVED BY PUBLIC STREETS AND PUBLIC WATER.



NOT APPROVED
This plan has not received final approval of all reviewing agencies. This plan is subject to review and approval by the appropriate agencies and should not be used for construction purposes.

PHELPS & GORHAM PURCHASE, TOWNSHIP 14, RANGE 4, TOWN LOT 2, TAX MAP NUMBER 065.190-01-027

PROJECT	BIRDSONG AT CONIFER COVE
LOCATION	TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
CLIENT	GROVE UNDERHILL LLC 36 CLINTWOOD COURT ROCHESTER, NY 14620
DRAWING NO.	2910
DATE	NOVEMBER 15, 2023
SCALE	1" = 50'
PROJECT NO.	SK-02

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

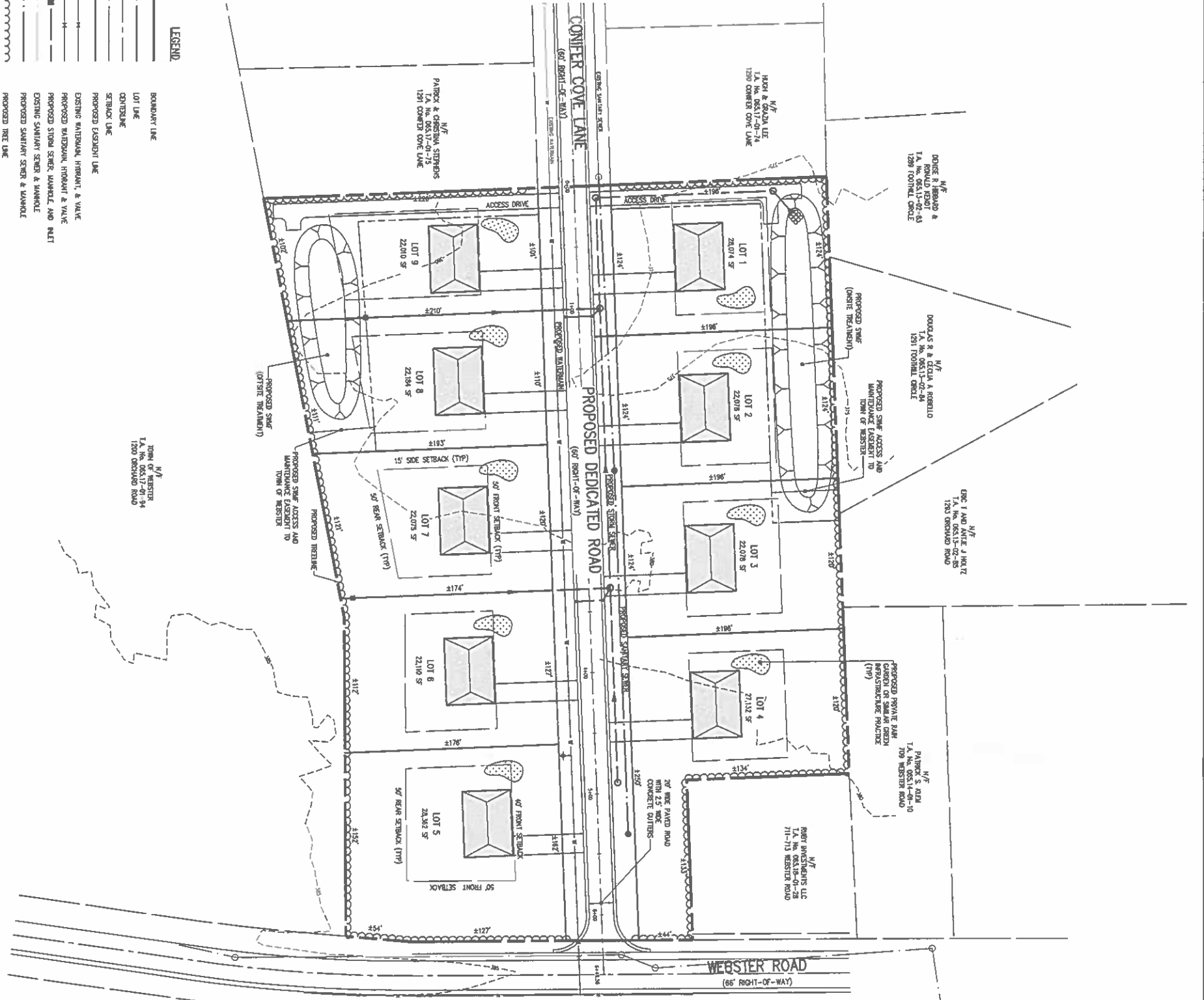
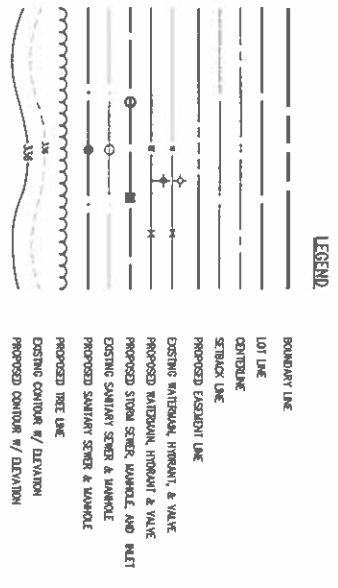
10 LIFT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
WWW.BMEPC.COM

PHONE 585-377-7360
FAX 585-377-7369



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

NOT APPROVED
This plan has not received final approval of all reviewing agencies. This plan is subject to review and approval by the appropriate agencies and should not be used for construction purposes.



LEGEND

- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- SETBACK LINE
- PROPOSED EASEMENT LINE
- EXISTING WATERMAIN, HYDRANT, & VALVE
- PROPOSED WATERMAIN, HYDRANT, & VALVE
- PROPOSED STORM SEWER, MANHOLE, AND INLET
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SEWER LINE
- EXISTING CONTOUR w/ ELEVATION
- PROPOSED CONTOUR w/ ELEVATION

N/T
TOWN OF WEBSTER
T.A. No. 065.17-01-84
1200 ORCHARD ROAD

N/T
TOWN OF WEBSTER
T.A. No. 065.18-01-28
710 WEBSTER ROAD

N/T
TOWN OF WEBSTER
T.A. No. 065.18-01-29
1200 ORCHARD DRIVE

N/T
TOWN OF WEBSTER
T.A. No. 065.18-01-10
700 WEBSTER ROAD

N/T
TOWN OF WEBSTER
T.A. No. 065.18-01-28
710 WEBSTER ROAD

N/T
TOWN OF WEBSTER
T.A. No. 065.18-01-28
710 WEBSTER ROAD

N/T
TOWN OF WEBSTER
T.A. No. 065.18-01-28
710 WEBSTER ROAD

- CONCEPT PLAN NOTES:**
- EXISTING ZONING R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
 - EXISTING USE: VACANT RESIDENTIAL LAND
 - TOTAL PROJECT AREA: 13.55 ACRES
 - PROPOSED USE: 9 LOT SINGLE FAMILY SUBDIVISION
 - LOT DIMENSIONS

REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM LOT AREA	22,000 S.F.	22,000 S.F.
MINIMUM LOT WIDTH	200'	200'
MAX. BULK STORAGE	20%	20%
SETBACKS		
FRONT (CORNER LOT)	50'	50'
FRONT (CORNER LOT VALUE HIGHWAY)	40'	40'
REAR	50'	50'
SIDE	15'	15'

8. IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF WEBSTER AND THE APPROPRIATE MONROE COUNTY AGENCIES, UNLESS OTHERWISE NOTED.

7. PROPERTY TO BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.



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

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to preliminary review and approval by the appropriate agencies and shall not be used for construction purposes.

PHELPS & GORHAM PURCHASE, TOWNSHIP 14, RANGE 4, TOWN LOT 2, TAX MAP NUMBER 065.180-01-027

BIRDSONG AT CONIFER COVE
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE

CLIENT: GROVE UNDERHILL, LLC
125 SOUTH BROADWAY COURT
ROCHESTER, NY 14620

CONCEPT CONVENTIONAL PLAN

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LIGHT BRIDGE LANE EAST FAIRPORT, NEW YORK 14450
PHONE 585-377-7360 FAX 585-377-7309
WWW.BMEPC.COM

PROJECT MANAGER: P. WILSON
PROJECT ENGINEER: F. SHELLEY
DRAWN BY: A. STANGILO
SCALE: 1" = 50'
DATE: NOVEMBER 15, 2023
PROJECT NO.: 2910
DRAWING NO.: SK-01

REVISIONS: [Table with 4 columns: NO., REVISIONS, DATE, BY]

DATE: [] BY: []