

REFERENCES:

- 1. A PLAN ENTITLED "COVENTRY MANOR, SECTION X, PLAT MAP," AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 227 OF MAPS, PAGE 7.
2. A PLAN ENTITLED "MAP OF THE TRAU SUBDIVISION, INCLUDING LANDS OF THE UPSTATE ONE LOT SUBDIVISION," AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 285 OF MAPS, PAGE 6.
3. A PLAN ENTITLED "RESUBDIVISION MAP OF LOT RIC OF THE WATKINS SUBDIVISION," AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 348 OF MAPS, PAGE 47.
4. A PLAN ENTITLED "LOT R-2 TRAU SUBDIVISION," AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 308 OF MAPS, PAGE 60.
5. A PLAN ENTITLED "2146 FAIRPORT NINE MILE POINT ROAD, FINAL SITE PLAN," PREPARED BY BME ASSOCIATES, HAVING DRAWING NUMBER 2735-02, LAST REVISED JUNE 01, 2021.
6. THE FOLLOWING APPROPRIATION MAPS: FAIRPORT - NINE MILE POINT, PART 1, STATE HIGHWAY NO. 574A, MAP NO. 66, PARCEL NO. 66; FAIRPORT - NINE MILE POINT, PART 1, STATE HIGHWAY NO. 574A, MAP NO. 67, PARCEL NO. 67; FAIRPORT - NINE MILE POINT, PART 1, STATE HIGHWAY NO. 574A, MAP NO. 68, PARCEL NO. 68; FAIRPORT - NINE MILE POINT, PART 1, STATE HIGHWAY NO. 574A, MAP NO. 69, PARCEL NO. 69.
7. LIBER 11479, OF MAPS, PAGE 419.
8. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

SURVEY NOTES:

- 1. PARCEL IS SUBJECT TO A PROPERTY MAINTENANCE AGREEMENT TO THE TOW OF PENFIELD PER LIBER 12319, OF DEEDS, PAGE 563.
2. THE PROJECT BOUNDARY SURVEY WAS MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 20,000 (1:20,000) OR BETTER PROPORTIONAL ACCURACY AND A NETWORK POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.05 FEET.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (2011) UTILIZING GLOBAL POSITIONING SYSTEM (GPS) (90) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM NYSDOT REFERENCE NETWORK CORRS STATION (NYPF 0032), RECORD BEARINGS AND DISTANCES THAT DIFFER FROM REFERENCE 7 ARE SHOWN IN PARENTHESES.

Table with columns: MONUMENTATION, PUBLISHED NAD '22, MEASURED NAD '83. Rows include 4-2-103R and 004-1 with corresponding coordinates and measurements.

BEARINGS SHOWN HEREON ARE GRID DISTANCES SHOWN HEREON ARE GRID COMBINED FACTOR = 1.000020

- 4. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM T.A. NO. 140.01-2-71.

MCDPH CONDITIONS OF APPROVAL FOR REALTY SUBDIVISIONS:

- MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH APPROVAL FOR THIS REALTY SUBDIVISION IS GRANTED ON CONDITION THAT:
1. THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE TREATMENT ARE INSTALLED IN CONFORMITY WITH THE APPROVED PLANS ON FILE WITH THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH (MCDPH).
2. 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.
3. 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 SUBDIVISIONS SHALL FURNISH EACH PURCHASER WITH AN ACCURATE "AS-BUILT" PLAN DEPICTING ALL INSTALLED FACILITIES INCLUDING SEWAGE, STORM WATER AND WATER SUPPLY.
4. 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 SPDES GENERAL PERMIT GP-0-15-002 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES SHALL BE OBTAINED.
5. NO LOT OR REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RE-SUBDIVISION BEING SUBMITTED AND APPROVED BY THE MCDPH.
6. PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY MCDPH 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.
7. PRIVATE WELLS AND PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED AFTER PUBLIC FACILITIES BECOME AVAILABLE.

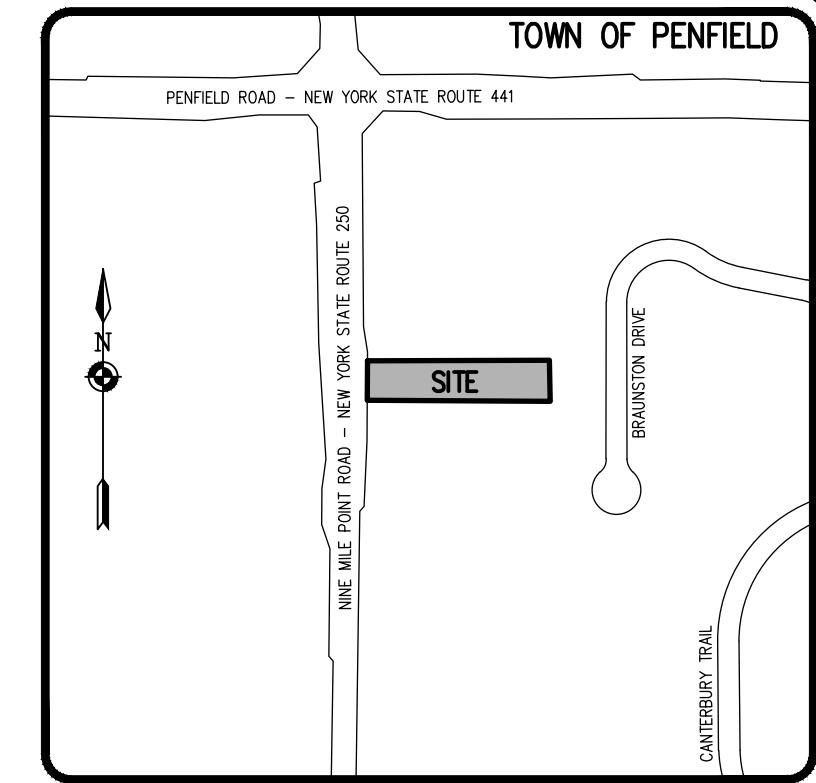
MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH REALTY SUBDIVISION APPROVAL

THIS IS TO CERTIFY THAT APPROVED PLANS FOR WATER SUPPLY AND SEWAGE TREATMENT 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
BY: PUBLIC HEALTH ENGINEER DATE:

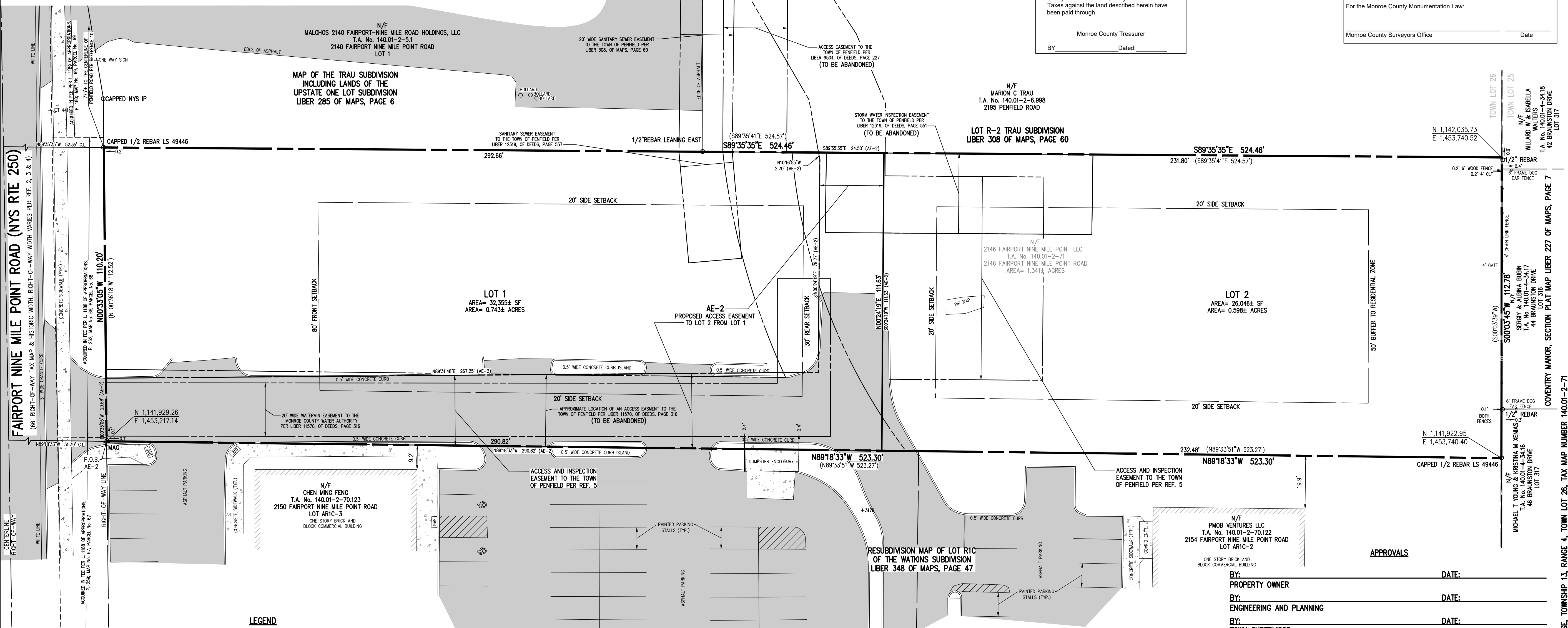
SUBDIVISION NOTES:

- 1. EXISTING ZONING: BUSINESS NON-RETAIL DISTRICT (BN-R), ROUTES 441/250 OVERLAY DISTRICT (FOD), & INCENTIVE ZONING PER TOWN BOARD RESOLUTION 181-214.
2. PROJECT AREA IS ±1.341 ACRES.
3. APPLICABLE LOT STANDARDS ARE AS FOLLOWS:
SETBACKS: PROVIDED (PER INCENTIVE ZONING APPROVAL)
FRONT (TO ROUTE 250) 80'
SIDE 20'
REAR 30'
BUFFER TO RESIDENTIAL ZONE: 50'
MAX LOT COVERAGE: 69.6%
GREEN SPACE: 30.4%
MAX BLDG HT.: <40'
4. THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS OF THE TOWN OF PENFIELD AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
5. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PENFIELD AND MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
6. 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.
7. 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.
8. REFERENCE APPROVED SITE PLANS, 2735-01 TO 2735-12A, DATED JUNE 14, 2021, THE PROJECT RECEIVED TOWN BOARD APPROVAL FOR INCENTIVE ZONING, CONDITIONAL USE PERMIT, AND PRELIMINARY/FINAL SITE PLAN APPROVAL PER TOWN BOARD RESOLUTION #181-214 FOR A BURGER KING RESTAURANT AND 3,500 S.F. OFFICE BUILDING ON FEBRUARY 3, 2021.



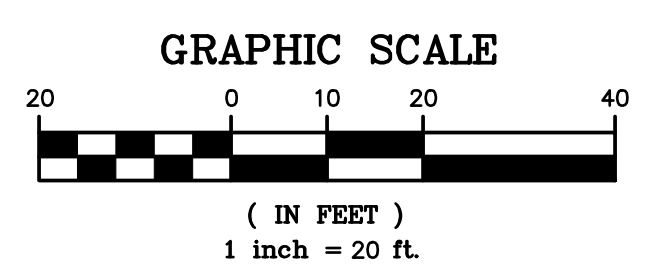
MONROE COUNTY SURVEYORS OFFICE/DEPT. OF TRANSPORTATION
This plat is approved in accordance with the provisions of Section 239-4, Article 12-b of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.
For General Municipal Law:
County Highway Superintendent Date
For the Monroe County Monumentation Law:
Monroe County Surveyors Office Date

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:



LEGEND

- BOUNDARY LINE
PROPOSED LOT LINE
ADJOINER LINE
SETBACK LINE
PROPERTY MARKER FOUND
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE



WE: BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON OCTOBER 09, 2020 AND FROM THE REFERENCES NOTED HEREON. THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE OYLSA 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, NYS PLS NO. 050661

Table for APPROVALS with columns: BY, DATE. Rows include PROPERTY OWNER, ENGINEERING AND PLANNING, TOWN SUPERVISOR, PLANNING BOARD CHAIRMAN, DIRECTOR OF PUBLIC WORKS, TOWN CLERK, FIRE MARSHAL.

Table with columns: REVISIONS, DATE, BY. Contains revision history.

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
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2146 FAIRPORT NINE MILE POINT ROAD SUBDIVISION
TOWN OF PENFIELD, MONROE COUNTY, NEW YORK STATE
1657 EAST AVENUE
ROCHESTER, NY 14610

Table with columns: PROJECT, LOCATION, CLIENT, DRAWING TITLE.

Table with columns: PROJECT MANAGER, PROJECT SURVEYOR, DRAWN BY, SCALE, DATE ISSUED, PROJECT NO., DRAWING NO.