

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 _____

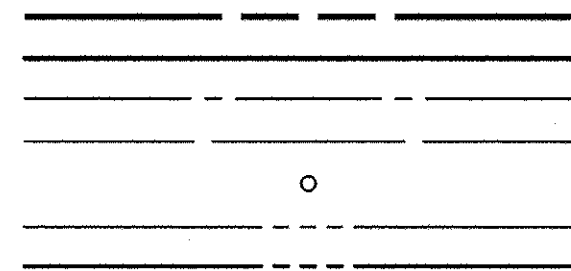
MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

REALTY SUBDIVISION APPROVAL NOT REQUIRED FOR THE FILING OF THIS MAP IN THE MONROE COUNTY CLERK'S OFFICE

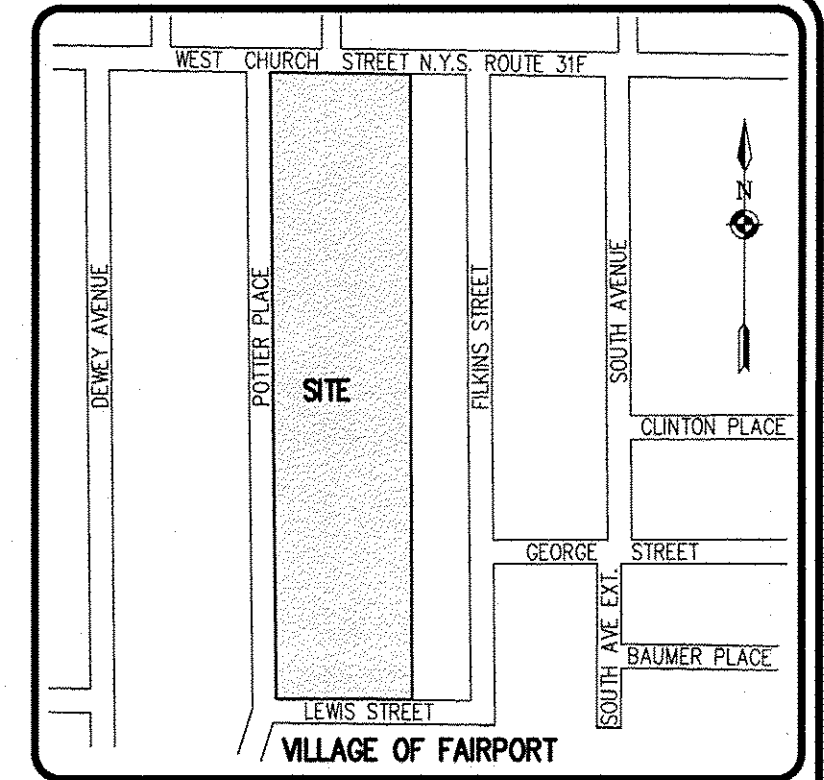
DATE _____

NOTE: OTHER DEPARTMENT OF PUBLIC HEALTH APPROVALS MAY BE NEEDED.

LEGEND



BOUNDARY LINE
PROPOSED LOT LINE
CENTERLINE
SETBACK LINE
PROPERTY MARKER FOUND
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE



LOCATION MAP
NOT TO SCALE



REFERENCES:

- A PLAN ENTITLED "MAP OF GEORGE FILKINS SUBDIVISION," AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 8 OF MAPS, PAGE 28.
- A PLAN ENTITLED "MAP OF THE POTTER SUBDIVISION," AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 19 OF MAPS, PAGE 17.
- A MAP ENTITLED "MAP OF VILLAGE OF FAIRPORT, MONROE COUNTY NY, FROM ACTUAL SURVEYS AND RECORDS," PREPARED BY JOHN F. SKINNER C.E., DATED DECEMBER 1890.
- A REPORT ON SURVEY OF THE VILLAGE OF FAIRPORT BY JOHN F. SKINNER C.E., DATED DECEMBER 1890.
- AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY

NOTES:

- THE ROAD CENTERLINE WAS LAID OUT PRIOR TO 1890 PER REFERENCES 3 & 4 AS A PRIVATE ROAD WITHOUT WIDTH. POTTER PLACE WAS IDENTIFIED AS BEING 60' WIDE PER REFERENCE 2 AND HELD HEREON.
- ZONING: R-B RESIDENTIAL


	1 FAMILY DWELLINGS	OTHER
MIN. LOT AREA:	7,500 S.F.	40,000 S.F.
MIN. LOT FRONTAGE:	60 FEET	200 FEET
MIN. LOT DEPTH:	125 FEET	200 FEET
MAX. LOT COVERAGE:	25%	15%
INTERIOR LOT SETBACKS:		
FRONT:	35 FEET	50 FEET
SIDE:	10 FEET	30 FEET
REAR:	35 FEET	50 FEET
CORNER LOT SETBACKS:		
FRONT:	35 FEET	50 FEET
INTERIOR SIDE:	10 FEET	30 FEET
STREET SIDE:	15 FEET	50 FEET
REAR:	35 FEET	50 FEET
MAX BUILDING HEIGHT:	30 FEET	35 FEET
ACCESSORY BUILDINGS:		
FRONT:	35 FEET	50 FEET
INTERIOR SIDE:	5 FEET	5 FEET
STREET SIDE:	15 FEET	50 FEET
REAR SIDE:	5 FEET	5 FEET
MAX BUILDING HEIGHT:	15 FEET	15 FEET

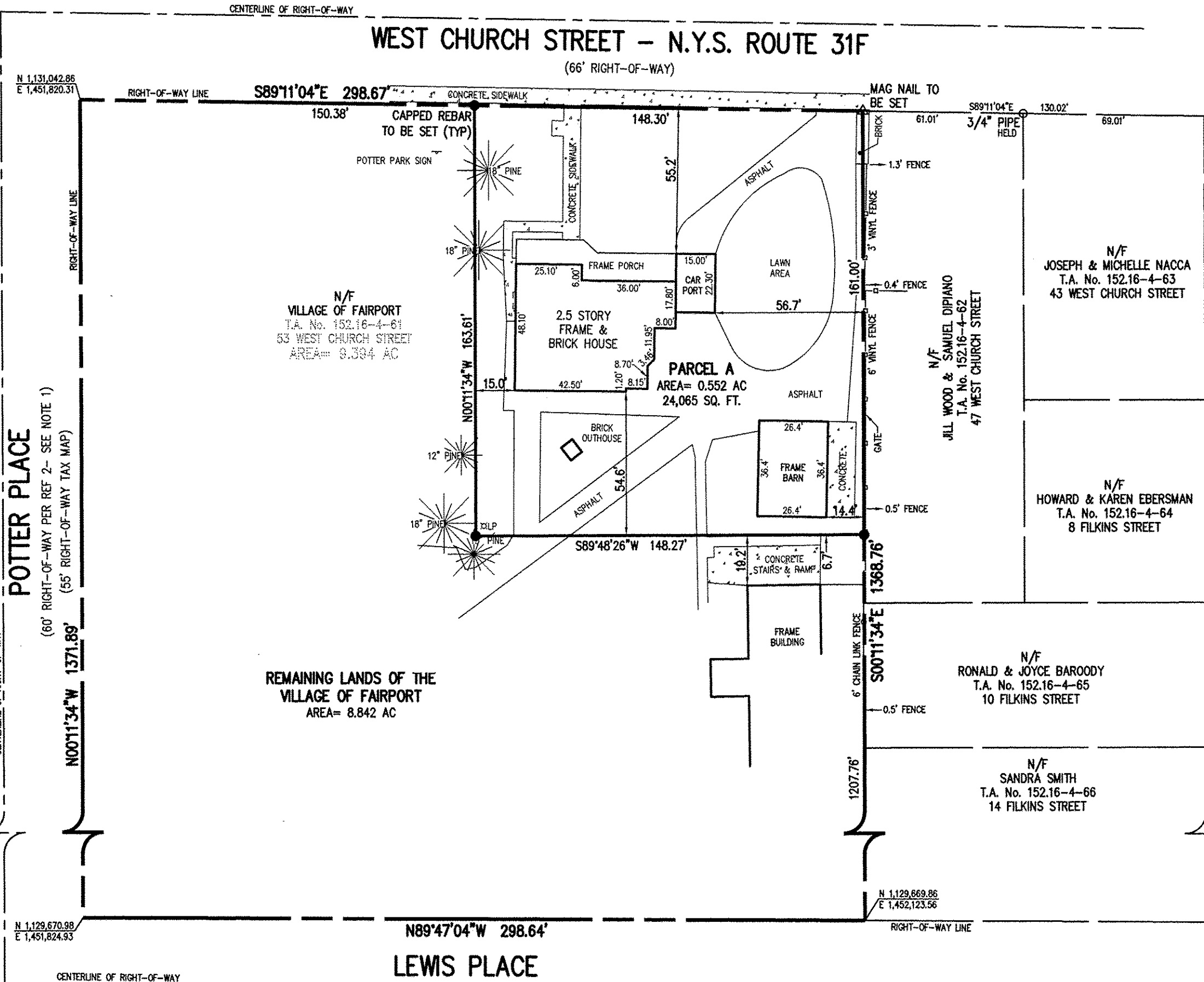
- THIS PROJECT IS MORE THAN 1200 FEET FROM THE NEAREST OCCUPIABLE MONROE COUNTY MONUMENT.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WESTERN ZONE NAD83, USING PROCEDURES NECESSARY TO ACHIEVE AN ACCURACY OF NOT LESS THAN 1 PART IN 10,000.

BEARINGS SHOWN HEREON ARE GRID
DISTANCES SHOWN HEREON ARE GRID
COMBINED FACTOR = 1.000024785

WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON FEBRUARY 9, 2016 AND FROM THE REFERENCES NOTED HEREON.

THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.

BY:  DATE: 2/13/16
DAVID N. ZACHARIAS, NYSPLS NO. 49940



FILKINS STREET
(41' RIGHT-OF-WAY)

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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.

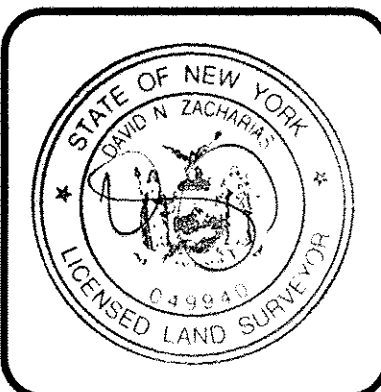
APPROVALS

BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN

PHELPS & GORHAM PURCHASE, TOWNSHIP 12, RANGE 4, TOWN LOT 44, T.A. No. 152.16-4-61

DRAWING NO.	104
PROJECT NO.	8901
SCALE	1"=40'
DATE ISSUED	FEBRUARY 2016
PROJECT NO.	8901
PROJECT MANAGER	MA SIMON
DATE	
PROJECT SUPERVISOR	DN ZACHARIAS
DATE	
DRAWN BY	KA NOTT
DATE	

PROJECT	POTTER PARK
LOCATION	VILLAGE OF FAIRPORT, TOWN OF PERINTON, MONROE COUNTY, NEW YORK
CLIENT	VILLAGE OF FAIRPORT 31 SOUTH MAIN STREET FAIRPORT, NY 14450
DRAWING TITLE	SUBDIVISION PLAT



BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

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FAIRPORT, NEW YORK 14450
WWW.BMEPC.COM

PHONE 585-377-7360
FAX 585-377-7309

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6			
5			
4			
3			
2			
1			
	REVISIONS	DATE	BY

Drawing Attention
The following is an excerpt from the New York State Education Law Article 146 Section 7208 and applies to this plat. 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 either any item in any way. If on form bearing the name of a professional engineer or land surveyor shall affix to the item its seal and the notation "altered" followed by his signature and the date of such alteration, and a specific description of the alteration.