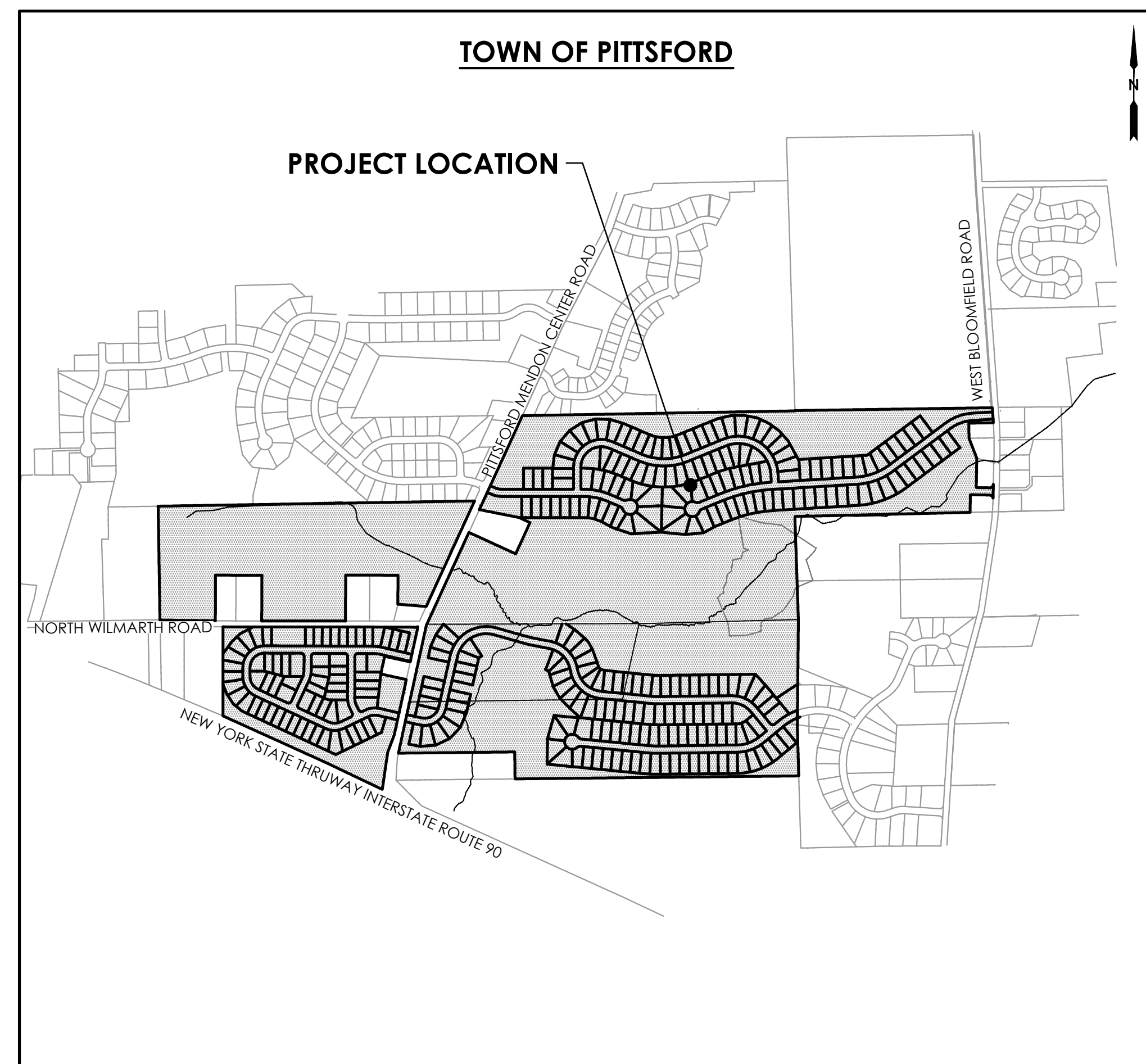


CONCEPT SUBDIVISION PLANS PROPOSED FOR: COPPER BEECH HILLS SUBDIVISION

TOWN OF PITTSFORD
MONROE COUNTY
STATE OF NEW YORK



LOCATION MAP
NOT TO SCALE

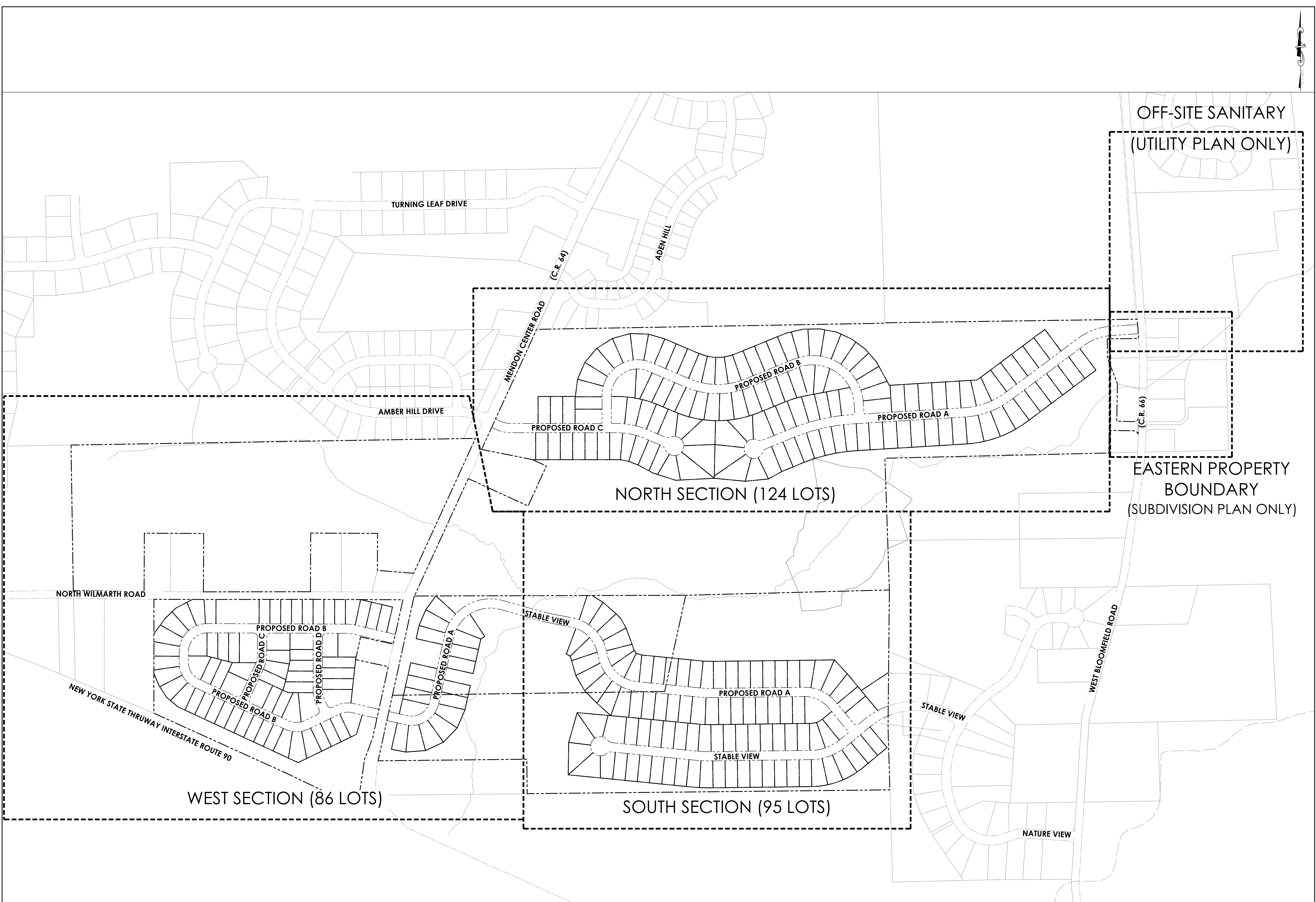
TABLE OF CONTENTS	
DWG. NO.	DESCRIPTION
17-1031 C0	COVER SHEET
17-1031 C1	KEY MAP
17-1031 C2	EXISTING CONDITIONS AND NATURAL FEATURES MAP
17-1031 C3, C4, & C5	SUBDIVISION PLAN
17-1031 C6, C7, & C8	UTILITY PLAN

PREPARED FOR:
DONOHOE MANAGEMENT, LLC
45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
(585) 359-7540
(585) 359-7547

PREPARED BY:

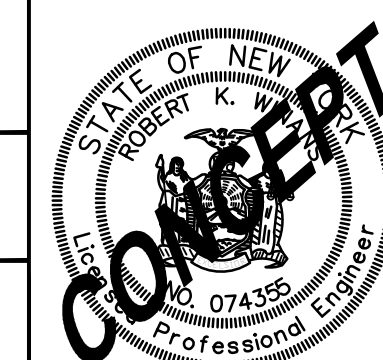


45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE (585) 359-7540
FAX (585) 359-7547



45 HENDRIX ROAD
 WEST HENRIETTA, NY 14586
 PHONE (585) 359-7540
 FAX (585) 359-7547

DRAWING TITLE
KEY MAP
 DRAWING SCALE
1" = 200'
 DRAWING NO.
17-1031-C1



NO.	DATE	BY	REVISIONS PER

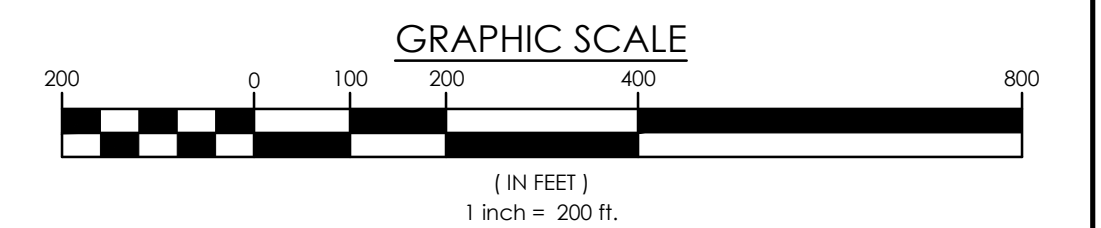
APP. PROJECT NAME:
COPPER BEECH HILLS SUBDIVISION
 DR. T.P.D.
 CK. J.P.C.
 APP. B.K.W.
 SCALE: AS SHOWN
 DATE: 7/26/2018
 REV: **0**



- LEGEND**
- SUBJECT BOUNDARY LINE
 - - - ADJACENT BOUNDARY LINE
 - - - HIGH-CURB-WAY LINE
 - - - EASEMENT LINE
 - - - CHAIN LINK FENCE LINE
 - - - VINYL/WOOD FENCE LINE
 - - - TREE LINE, DECIDUOUS TREE, CONIFEROUS TREE
 - - - SANITARY LINE, CLEANOUT, MANHOLE
 - - - STORM LINE, CATCH BASIN, MANHOLE
 - - - UNDER DRAIN, STANDPIPE
 - - - WATER MAIN, VALVE, HYDRANT
 - - - ELECTRIC LINE, HANDHOLE, UTILITY PEDESTAL, TRANSFORMER
 - - - OVERHEAD ELECTRIC, POWERPOLE, ANCHOR
 - - - UNDERGROUND ELECTRIC
 - - - GAS MAIN, VALVE
 - - - PIPE PIN, MONUMENT, CONCRETE MONUMENT, SET PIN
 - - - SAMPLE BORING LOCATION, BOLLARD
 - - - SETBACK LINES
 - - - PROPOSED LIGHT FIXTURES
 - - - FEDERAL WETLANDS

- ABBREVIATIONS**
- EL - ELEVATION
 - NF - NOW OR FORMALLY
 - TR - TYPICAL
 - WJ - WIDTH
 - Ø - DIAMETER
 - T.A. - TAX ACCOUNT NUMBER
 - P.M.L. - UTILITY PAINT MARK LOCATION
 - REC. - PER RECORD MAPPING
 - LAT. - LATERAL
 - SWR. - SEWER
 - C.O. - CLEANOUT
 - CB - CATCH BASIN
 - MH - MANHOLE

- NATURAL FEATURES**
- 15% - 25% EXISTING SLOPE : 12.65 AC.
 - > 25% EXISTING SLOPE : 2.04 AC.
 - EXISTING WETLANDS : 27.34 AC.



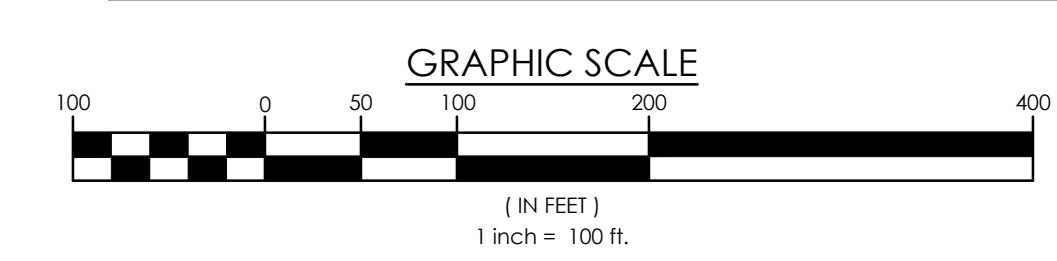
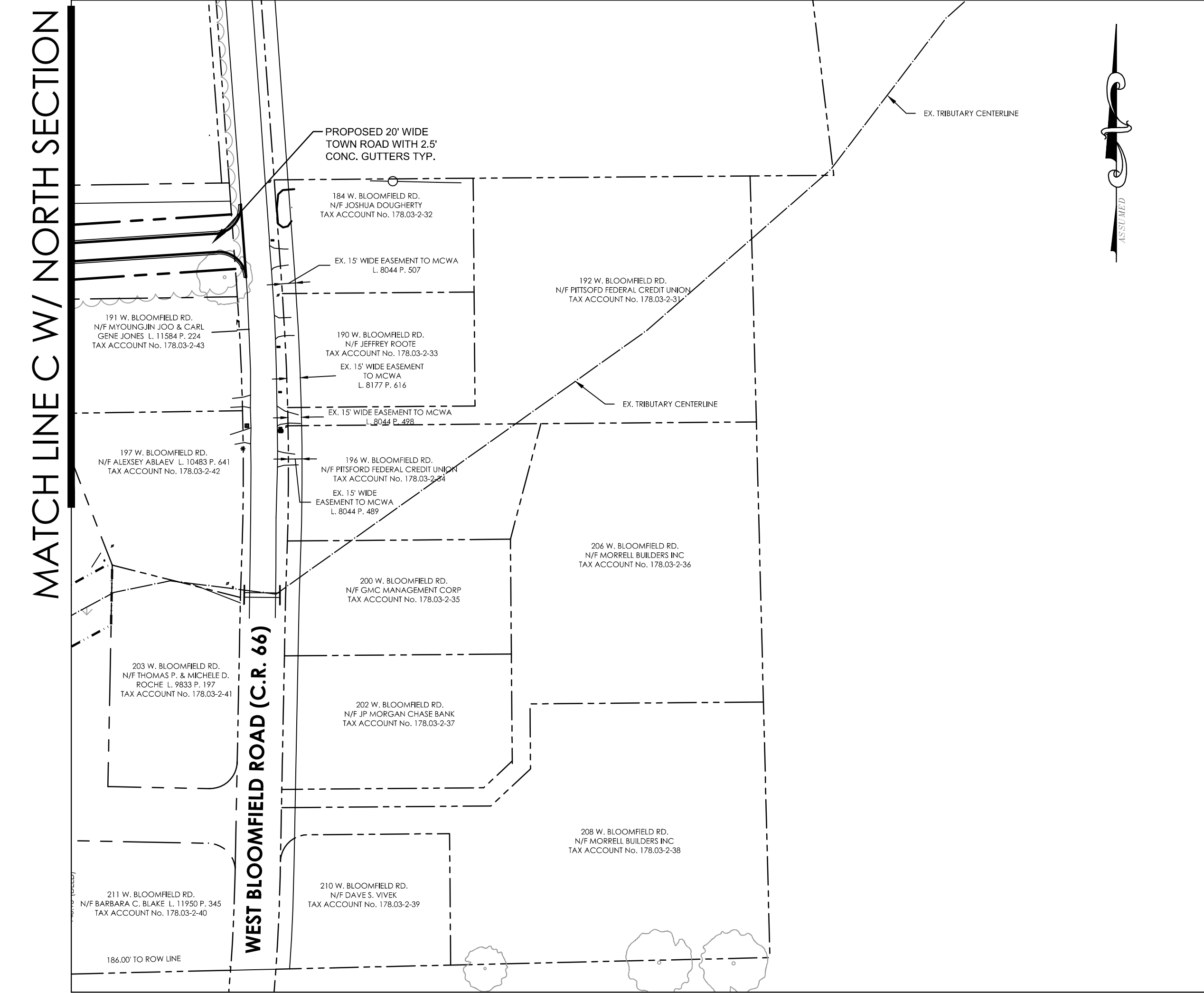
45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE (585) 359-7540
FAX (585) 359-7547

DRAWING TITLE
EXISTING CONDITIONS AND NATURAL FEATURES MAP
DRAWING SCALE
1" = 200'
DRAWING NO.
17-1031-C2



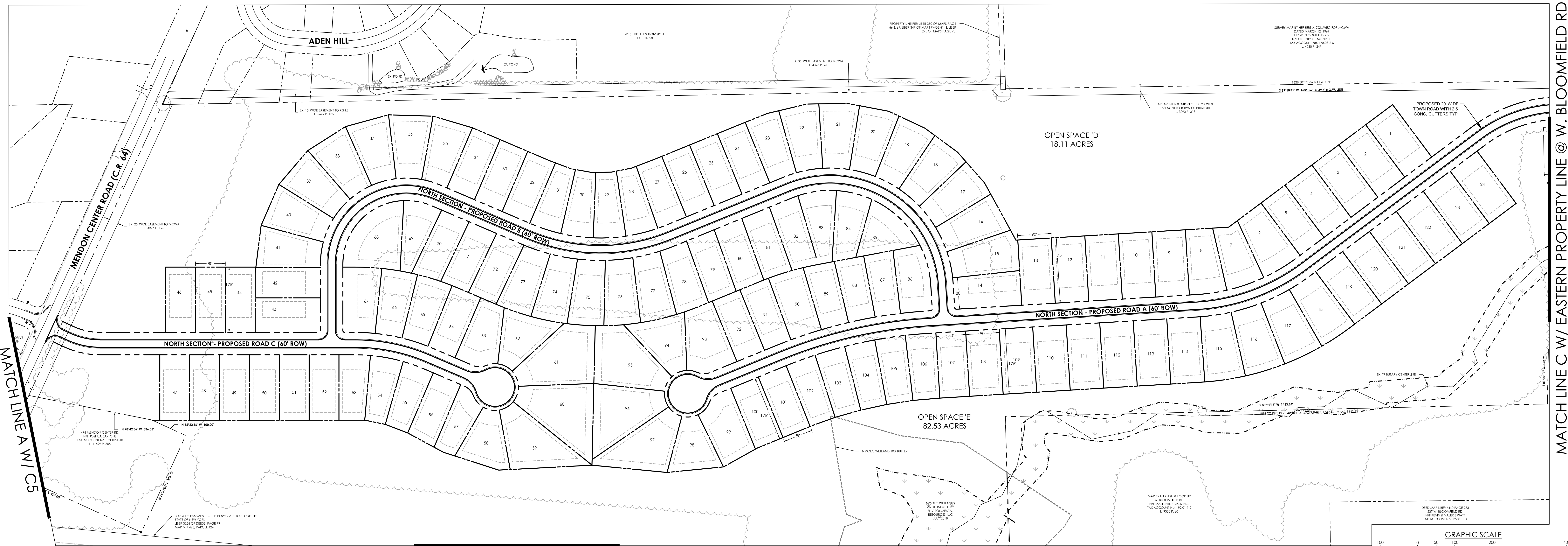
NO.	DATE	BY	REVISIONS PER:

PROJECT NAME:		TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK	
DR:	T.P.D.	DATE:	7/26/2018
CR:	J.P.C.	SCALE:	AS SHOWN
APP:	R.K.W.	REV:	0



EASTERN PROPERTY LINE AT W. BLOOMFIELD RD.

- NOTES:**
- PROJECT AREA - 302.8 ACRES AS FOLLOWS:
 - a. TAX MAP NO. 191.021-1-6 - 45 ACRES
 - b. TAX MAP NO. 191.021-1-5 - 36.7 ACRES
 - c. TAX MAP NO. 191.011-1-1 - 101.4 ACRES
 - d. TAX MAP NO. 191.020-1-1 - 26.1 ACRES
 - e. TAX MAP NO. 191.011-1-1 - 44 ACRES
 - f. TAX MAP NO. 178.032-4-4 - 29.4 ACRES
 - ZONING RR-AA RURAL RESIDENTIAL
 - THIS SUBDIVISION IS DESIGNED UNDER SECTION 278 OF NEW YORK STATE TOWN LAW AND CHAPTER 185 ARTICLE VII OF THE TOWN OF PITTSFORD ZONING CODE.
 - THE MAXIMUM ALLOWABLE DWELLING UNITS HAVE BEEN CALCULATED USING THE TOWN "DSE CAPACITY WORKSHEET" AND THE TOTAL ALLOWABLE NUMBER IS 283 DWELLING UNITS.
 - PROPOSED MINIMUM LOT REQUIREMENTS
 - NORTH SECTION: LOTS 1-13 AND 109-124 (90' X 175') LOTS 14-108 (80' X 175')
 - SETBACKS
 - A. FRONT - 40'
 - B. SIDE - 10'
 - C. REAR - 20'
 - SOUTH SECTION: LOTS 125-219 (80' X 175')
 - SETBACKS
 - A. FRONT - 40'
 - B. SIDE - 10'
 - C. REAR - 20'
 - WEST SECTION: 220-237 (80' X 175')
 - 238-302 (90' X 145')
 - SETBACKS
 - A. FRONT - 30'
 - B. SIDE - 10'
 - C. REAR - 20'
 - TOTAL LOT COUNT: 305
 - SANITARY SEWERS ARE TO BE DEDICATED TO THE TOWN OF PITTSFORD.
 - STORM SEWERS AND STORM WATER MANAGEMENT AREAS ARE TO BE DEDICATED TO THE TOWN OF PITTSFORD.
 - WATER MAINS ARE TO BE DEDICATED TO THE MONROE COUNTY WATER AUTHORITY.
 - GAS AND ELECTRIC TO BE PROVIDED BY RG & E.
 - OPEN SPACE AREA:
 - A. 48.8 ACRES
 - B. 0.5 ACRES
 - C. 5.4 ACRES
 - D. 18.1 ACRES
 - E. 82.3 ACRES
 - F. 21.2 ACRES
 - G. 1.0 ACRES
 - H. 0.4 ACRES
 - I. 1.3 ACRES
 - TOTAL 179.8 ACRES



MATCH LINE B W/ C4

NORTH SECTION

THE DDS COMPANIES

45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE (585) 359-7540
FAX (585) 359-7547

KEYMAP

DRAWING TITLE
SUBDIVISION PLAN

DRAWING SCALE
1" = 100'

DRAWING NO.
17-1031 C3

STATE OF NEW YORK
CONCEIT
Professional Engineer

NO.	DATE	BY	REVISIONS PER:

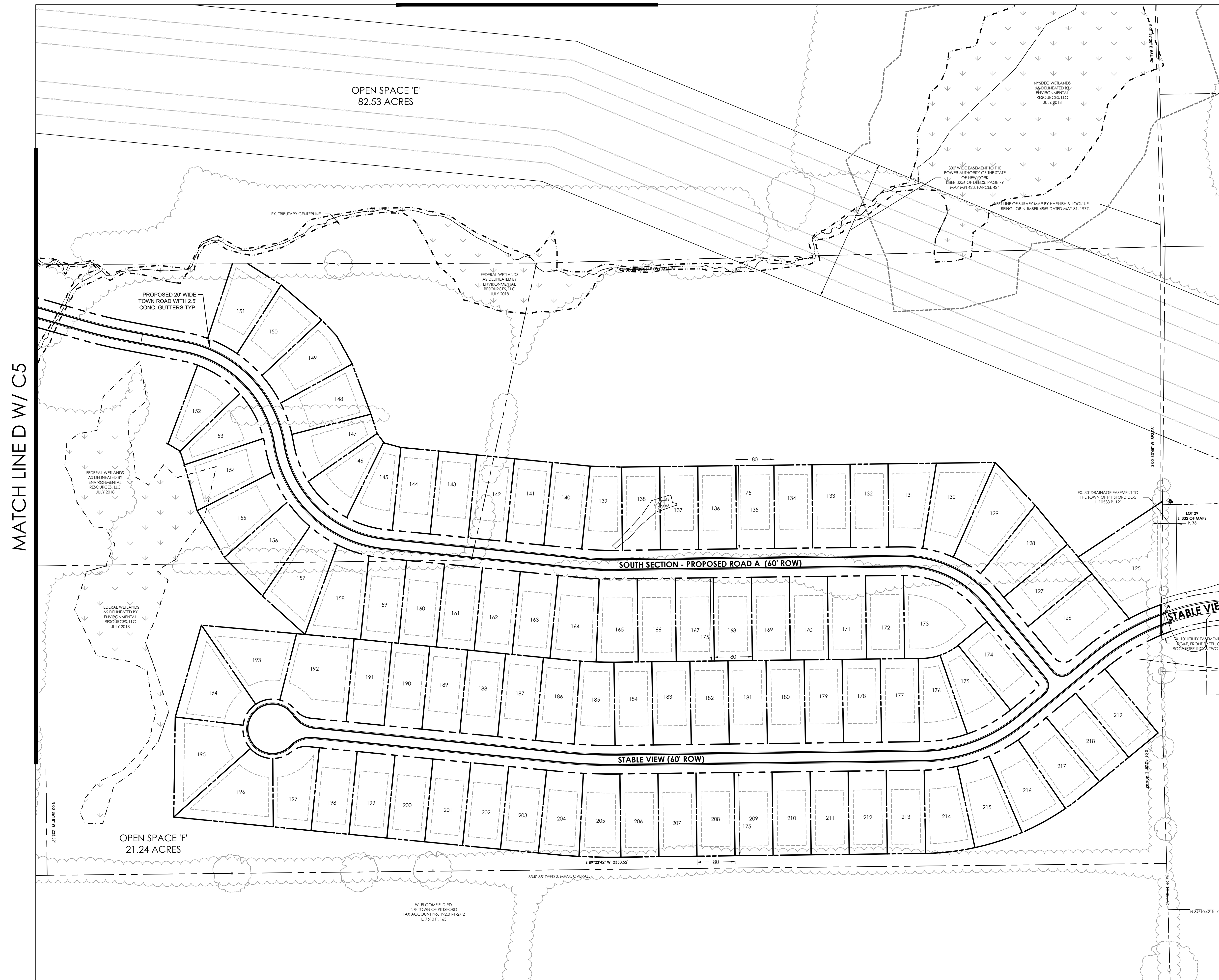
APP. PROJECT NAME:
COPPER BEECH HILLS SUBDIVISION

DR. T.P.D.
CK. J.P.C.
APP. R.K.W.
SCALE: AS NOTED
DATE: 7/26/2018

TOWN OF PITTSFORD,
MONROE COUNTY, NEW YORK

REV: **0**

MATCH LINE B W/ C3



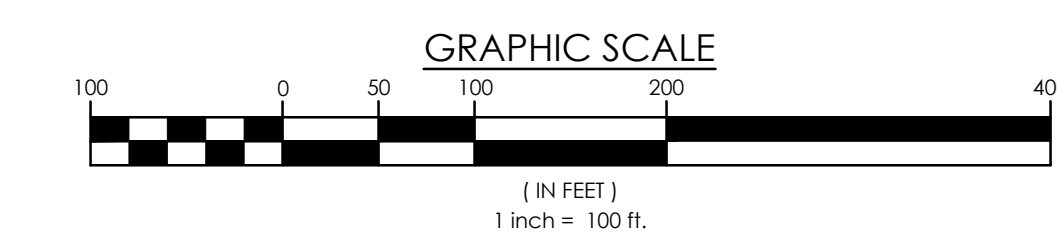
SOUTH SECTION

NOTES:

- PROJECT AREA - 302.8 ACRES AS FOLLOWS:
 - TAX MAP NO. 191.02-1-6 - 45 ACRES
 - TAX MAP NO. 191.02-1-15 - 36.9 ACRES
 - TAX MAP NO. 191.01-1-1 - 101.4 ACRES
 - TAX MAP NO. 191.02-01-1-1 - 26.1 ACRES
 - TAX MAP NO. 191.01-01-21 - 64 ACRES
 - TAX MAP NO. 178.03-2-44 - 29.4 ACRES
- ZONING RRAA - RURAL RESIDENTIAL
- THIS SUBDIVISION IS DESIGNED UNDER SECTION 278 OF NEW YORK STATE TOWN LAW AND CHAPTER 185 ARTICLE VII OF THE TOWN OF PITTSFORD ZONING CODE.
- THE MAXIMUM ALLOWABLE DWELLING UNITS HAVE BEEN CALCULATED USING THE TOWN "SITE CAPACITY WORKSHEET" AND THE TOTAL ALLOWABLE NUMBER IS 305 DWELLING UNITS.
- PROPOSED MINIMUM LOT REQUIREMENTS

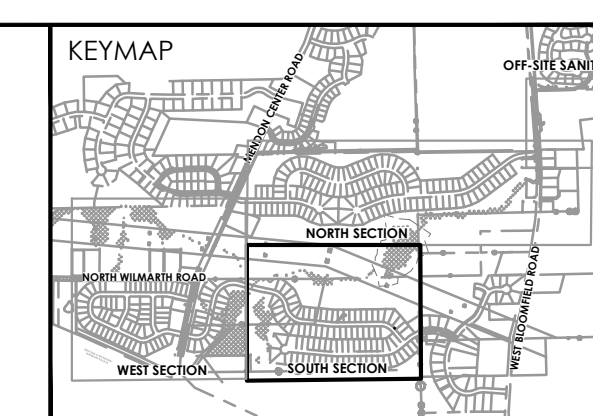
NORTH SECTION: LOTS 1-13 AND 109-124 (90' X 175')	
LOTS 14-108 (80' X 175')	
SETBACKS:	
A. FRONT -	40'
B. SIDE -	10'
C. REAR -	20'
SOUTH SECTION: LOTS 125-219 (80' X 175')	
SETBACKS:	
A. FRONT -	40'
B. SIDE -	10'
C. REAR -	20'
WEST SECTION: LOTS 220-237 (80' X 175')	
LOTS 238-305 (70' X 145')	
SETBACKS:	
A. FRONT -	30'
B. SIDE -	10'
C. REAR -	20'
- TOTAL LOT COUNT: 305
- SANITARY SEWERS ARE TO BE DEDICATED TO THE TOWN OF PITTSFORD.
- STORM SEWERS AND STORM WATER MANAGEMENT AREAS ARE TO BE DEDICATED TO THE TOWN OF PITTSFORD.
- WATER MAINS ARE TO BE DEDICATED TO THE MONROE COUNTY WATER AUTHORITY.
- GAS AND ELECTRIC TO BE PROVIDED BY RG & E.
- OPEN SPACE AREA:

A.	48.8 ACRES
B.	0.5 ACRES
C.	5.9 ACRES
D.	18.1 ACRES
E.	82.5 ACRES
F.	21.2 ACRES
G.	1.0 ACRES
H.	0.4 ACRES
I.	1.3 ACRES
TOTAL:	179.8 ACRES



THE DDS COMPANIES

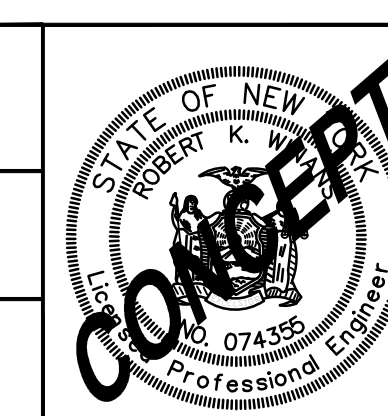
45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE (585) 359-7540
FAX (585) 359-7547



DRAWING TITLE
SUBDIVISION PLAN

DRAWING SCALE
1" = 100'

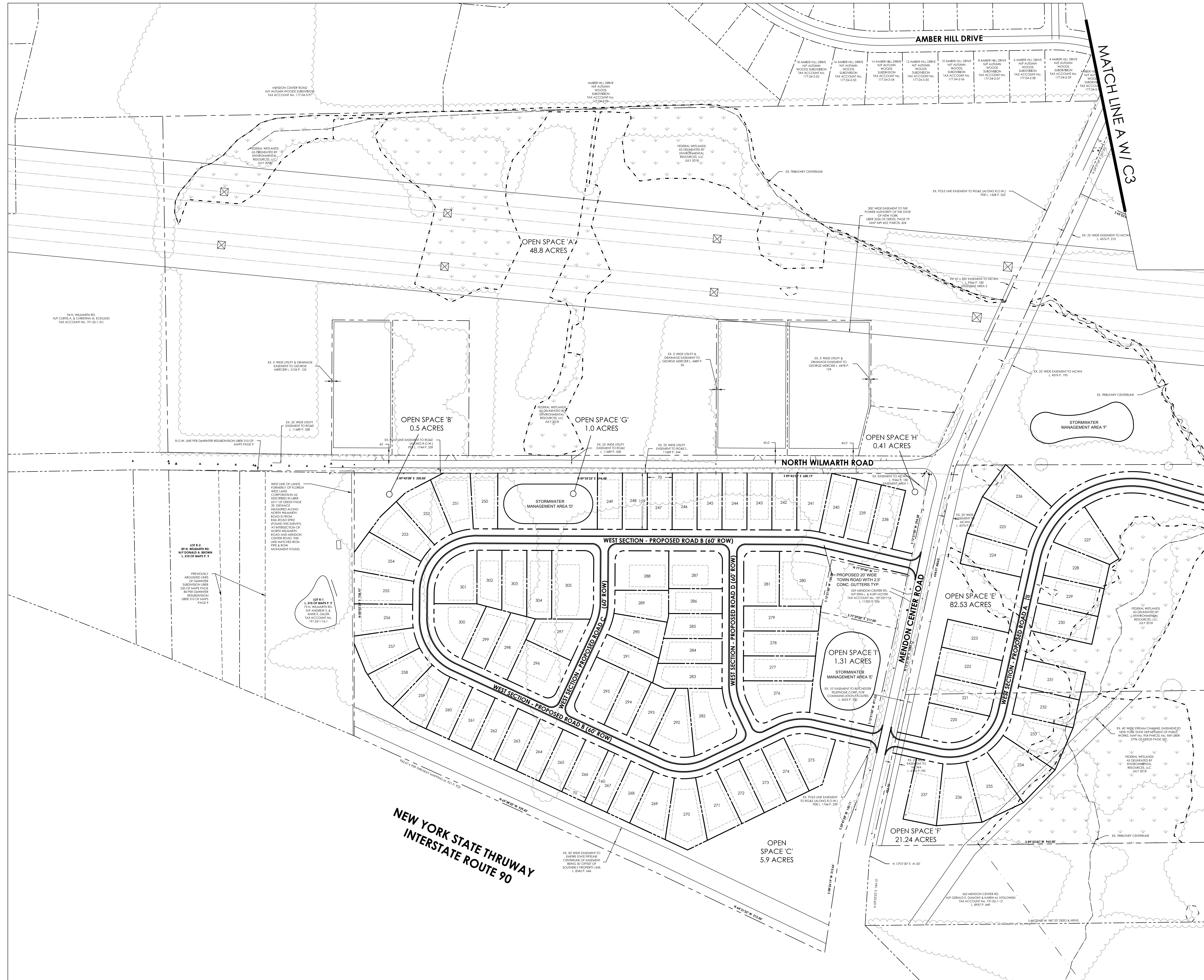
DRAWING NO.
17-1031 C4



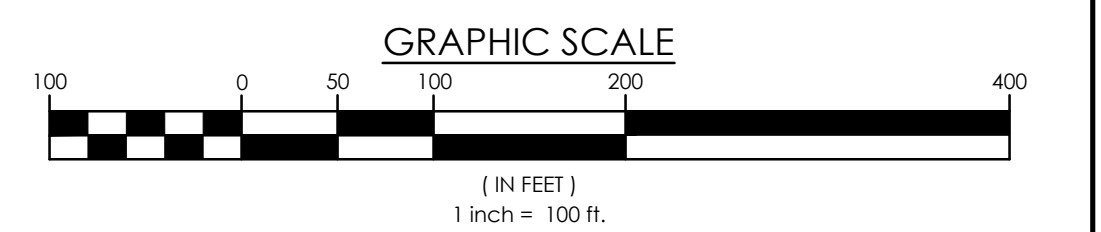
NO.	DATE	BY	REVISIONS PER:

APP.	PROJECT NAME:	COPPER BEECH HILLS SUBDIVISION
DR:	T.P.D.	TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK
CK:	J.P.C.	
APP:	R.K.W.	
SCALE:	AS NOTED	
DATE:	7/26/2018	

REV: 0

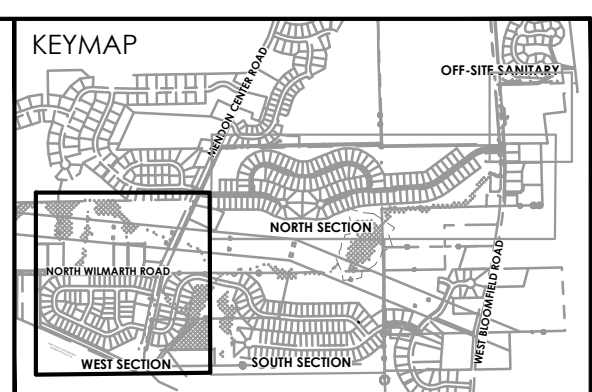


- NOTES:**
- PROJECT AREA - 302.8 ACRES AS FOLLOWS:
 - a. TAX MAP NO. 191.02-1-6 - 45 ACRES
 - b. TAX MAP NO. 191.02-1-5 - 36.9 ACRES
 - c. TAX MAP NO. 191.01-1-1 - 101.4 ACRES
 - d. TAX MAP NO. 191.02-01-1-1 - 26.1 ACRES
 - e. TAX MAP NO. 191.01-01-31 - 44 ACRES
 - f. TAX MAP NO. 178.03-2-44 - 29.4 ACRES
 - ZONING RR-A - RURAL RESIDENTIAL
 - THIS SUBDIVISION IS DESIGNED UNDER SECTION 278 OF NEW YORK STATE TOWN LAW AND CHAPTER 185 ARTICLE VII OF THE TOWN OF PITTSFORD ZONING CODE.
 - THE MAXIMUM ALLOWABLE DWELLING UNITS HAVE BEEN CALCULATED USING THE TOWN "SITE CAPACITY WORKSHEET" AND THE TOTAL ALLOWABLE NUMBER IS 263 DWELLING UNITS.
 - PROPOSED MINIMUM LOT REQUIREMENTS
 - NORTH SECTION: LOTS 1-13 AND 109-124 (80' X 175')
LOTS 14-108 (80' X 175')
 - SOUTH SECTION: LOTS 125-219 (80' X 175')
 - WEST SECTION: 220-237 (80' X 175')
 - 238-302 (172' X 142')
 - TOTAL LOT COUNT: 305
 - SANITARY SEWERS ARE TO BE DEDICATED TO THE TOWN OF PITTSFORD.
 - STORM SEWERS AND STORM WATER MANAGEMENT AREAS ARE TO BE DEDICATED TO THE TOWN OF PITTSFORD.
 - WATER MAINS ARE TO BE DEDICATED THE MONROE COUNTY WATER AUTHORITY.
 - GAS AND ELECTRIC TO BE PROVIDED BY RG & E.
 - OPEN SPACE AREA:
 - A. 48.8 ACRES
 - B. 0.5 ACRES
 - C. 5.9 ACRES
 - D. 18.1 ACRES
 - E. 82.5 ACRES
 - F. 21.2 ACRES
 - G. 1.0 ACRES
 - H. 0.4 ACRES
 - I. 1.3 ACRES
 - TOTAL 179.8 ACRES



THE DDS COMPANIES

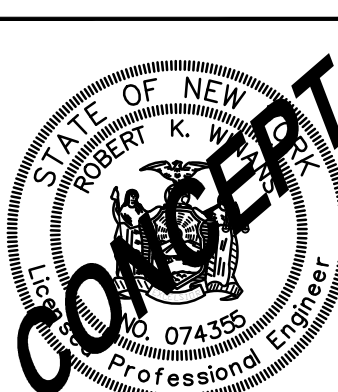
45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE (585) 359-7540
FAX (585) 359-7547



DRAWING TITLE
SUBDIVISION PLAN

DRAWING SCALE
1" = 100'

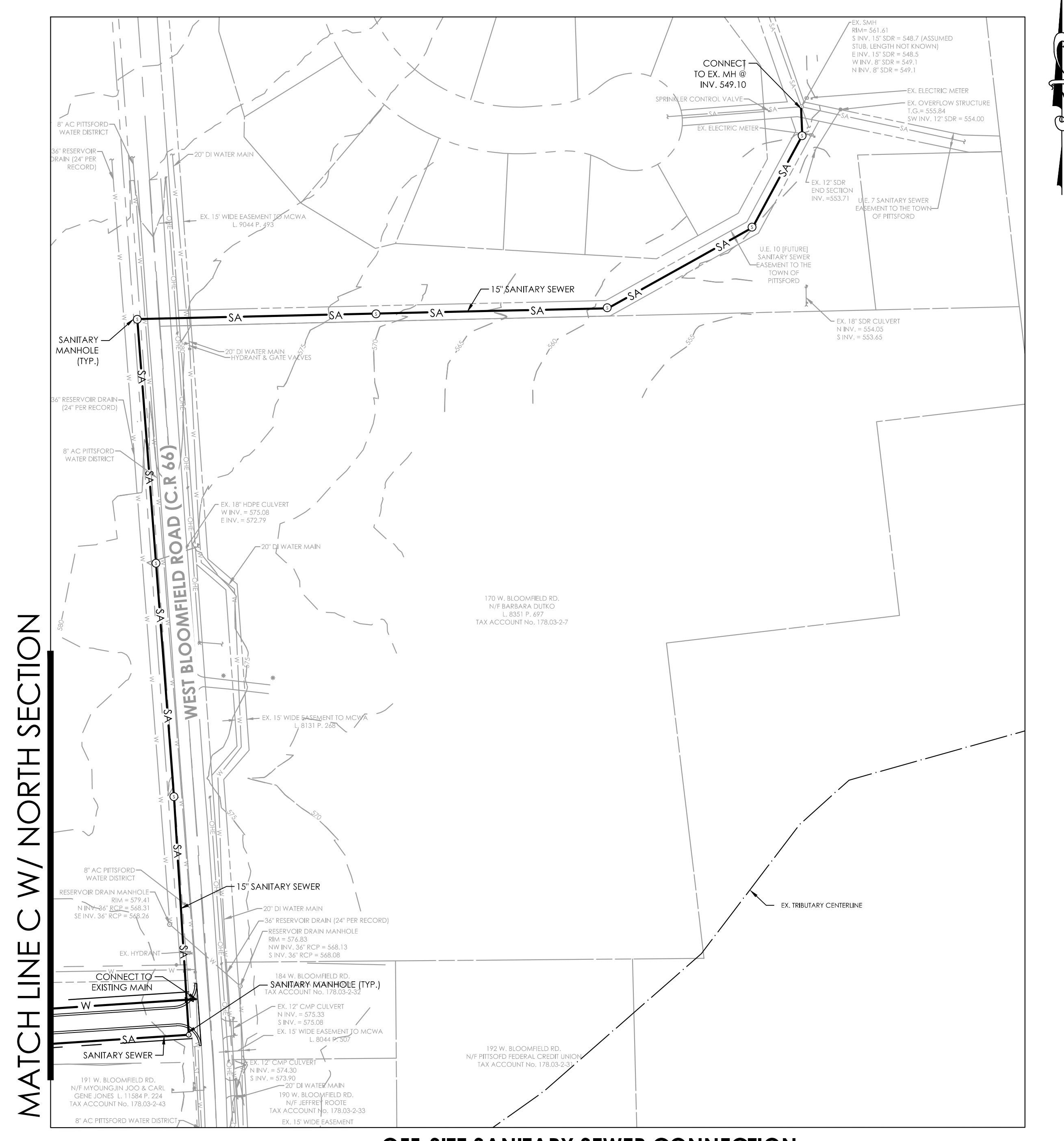
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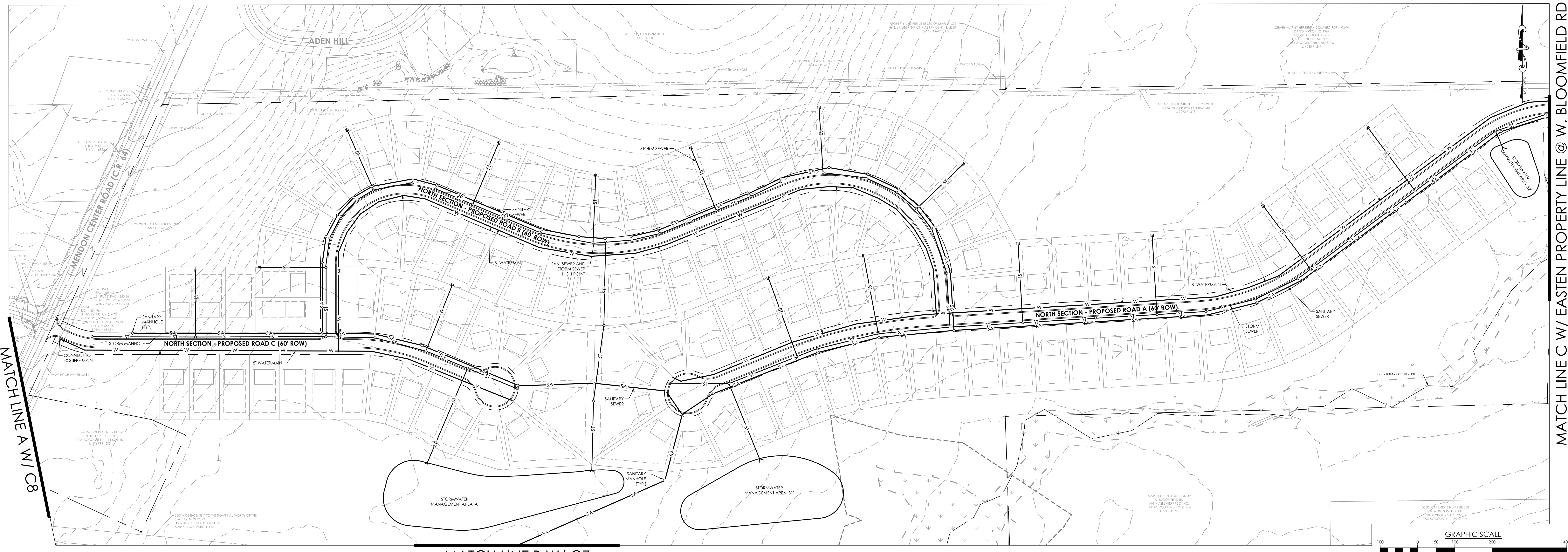
NO.	DATE	BY	REVISIONS PER:

APP.	PROJECT NAME:	COPPER BEECH HILLS SUBDIVISION
DR.	TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK	
CK.	J.P.C.	
APP.	R.K.W.	
SCALE:	AS NOTED	
DATE:	7/26/2018	

REV: 0

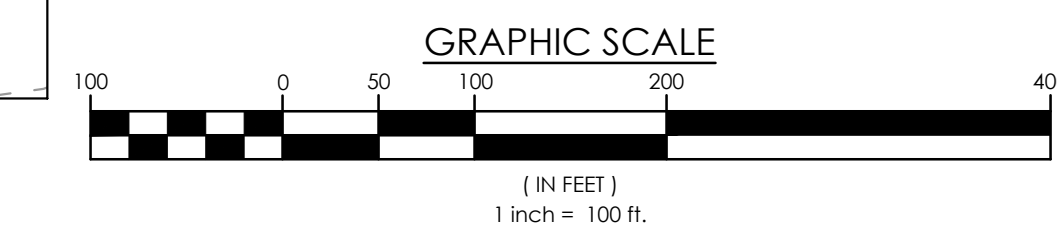


OFF-SITE SANITARY SEWER CONNECTION



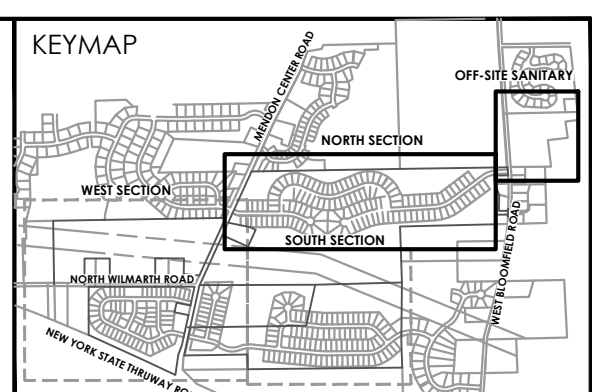
MATCH LINE B W/ C7

NORTH SECTION



THE DDS COMPANIES

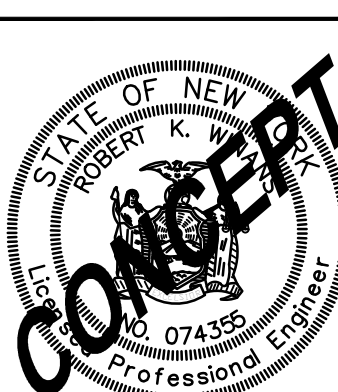
45 HENDRIX ROAD
WEST HENRIETTA, NY 14586
PHONE (585) 359-7540
FAX (585) 359-7547



DRAWING TITLE
UTILITY PLAN

DRAWING SCALE
1" = 100'

DRAWING NO.
17-1031-C6



NO.	DATE	BY	REVISIONS PER:

APP.	PROJECT NAME:
	COPPER BEECH HILLS SUBDIVISION
	TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK
DR:	T.P.D.
CK:	J.P.C.
APP:	R.K.W.
SCALE:	AS NOTED
DATE:	7/26/2018

REV: 0

SITE DATA:
 OWNER/DEVELOPER: DONOHUE MANAGEMENT, LLC
 PROJECT LOCATION: PITTSFORD, NY
 TAX ACCOUNT #: XXX
 TOTAL AREA: 304 ACRES
 ZONING: RRAA - RURAL RESIDENTIAL

N/F MENDON CENTER PROPERTIES, LLC TAX ACCOUNT No. 191.02-1-4
 AREA = 45.463 Acres TO R.O.W.

N/F MENDON CENTER PROPERTIES, LLC TAX ACCOUNT No. 191.02-1-1
 AREA = 103.556 Acres TO R.O.W.

N/F MENDON CENTER PROPERTIES, LLC TAX ACCOUNT No. 191.02-1-3
 AREA = 25.637 Acres TO R.O.W.

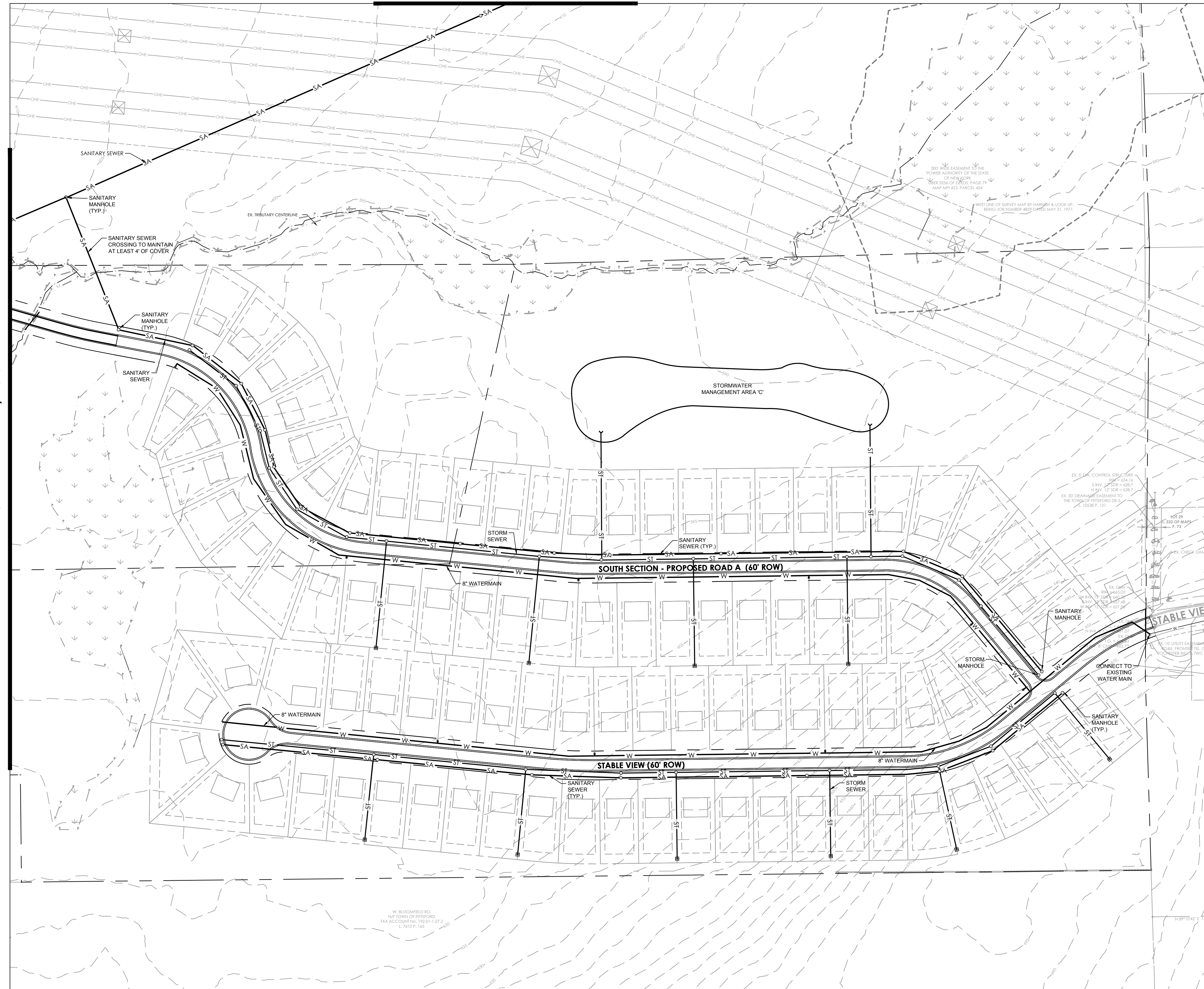
N/F MENDON CENTER PROPERTIES, LLC TAX ACCOUNT No. 178.03-2-44
 AREA = 30.249 Acres TO R.O.W.

N/F MENDON CENTER PROPERTIES, LLC TAX ACCOUNT No. 191.02-1-15
 AREA = 35.207 Acres TO R.O.W.

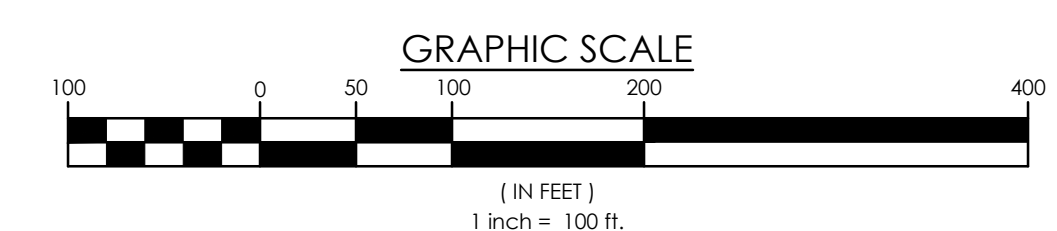
N/F MENDON CENTER PROPERTIES, LLC TAX ACCOUNT No. 191.01-1-31
 AREA = 64.290 Acres TO R.O.W.

MATCH LINE B W/ C6

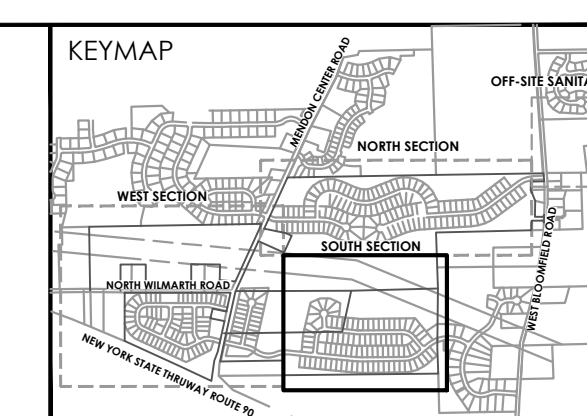
MATCH LINE D W/ C8



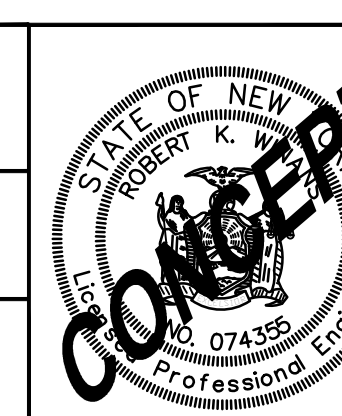
SOUTH SECTION



THE DDS COMPANIES
 45 HENDRIX ROAD
 WEST HENRIETTA, NY 14586
 PHONE (585) 359-7540
 FAX (585) 359-7547



DRAWING TITLE
UTILITY PLAN
 DRAWING SCALE
1" = 100'
 DRAWING NO.
17-1031-C7



NO.	DATE	BY	REVISIONS PER:

APP.	PROJECT NAME:
	COPPER BEECH HILLS SUBDIVISION
DR: T.P.D.	TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK
CK: J.P.C.	
APP: R.K.W.	
SCALE: AS NOTED	
DATE: 7/26/2018	

REV: 0

SITE DATA:
 OWNER/DEVELOPER: DONOHUE MANAGEMENT, LLC
 PROJECT LOCATION: PITTSFORD, NY
 TAX ACCOUNT #: XXX
 TOTAL AREA: 304 ACRES
 ZONING: RRAA - RURAL RESIDENTIAL

N/F MENDON CENTER PROPERTIES, LLC TAX ACCOUNT NO. 191.021-1-4
 AREA = 45.463 ACRES TO R.O.W.

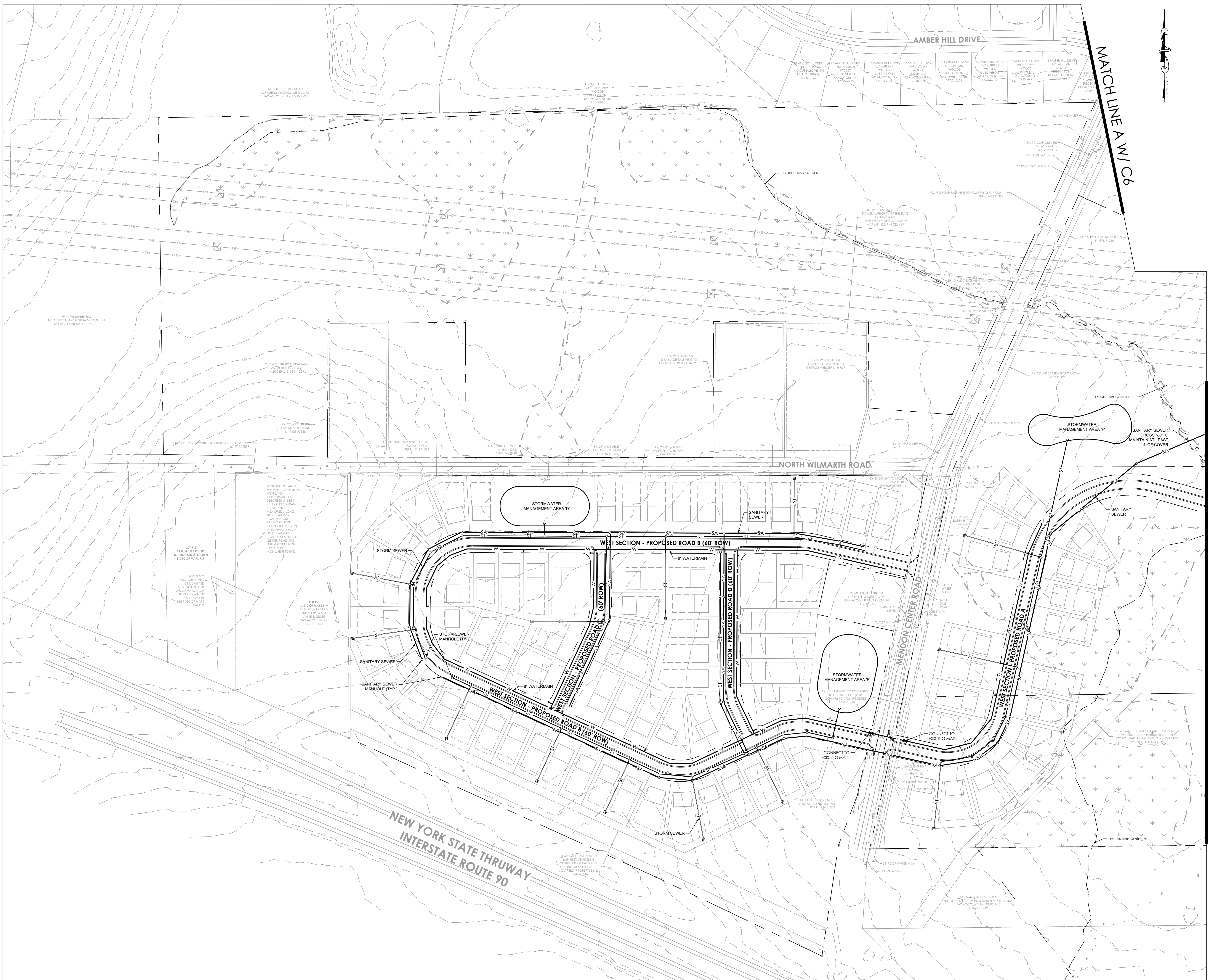
N/F MENDON CENTER PROPERTIES, LLC TAX ACCOUNT NO. 191.021-1-1
 AREA = 103.556 ACRES TO R.O.W.

N/F MENDON CENTER PROPERTIES, LLC TAX ACCOUNT NO. 191.021-1-3
 AREA = 26.637 ACRES TO R.O.W.

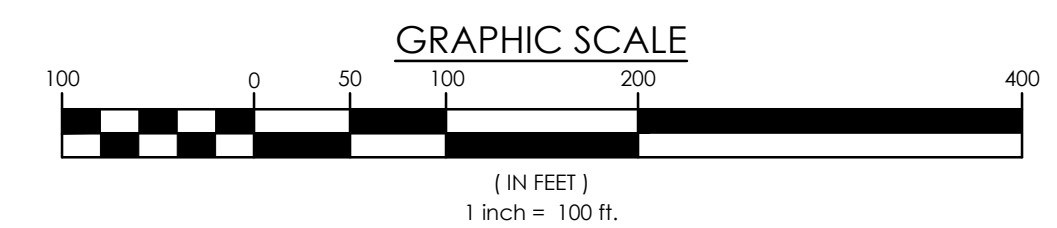
N/F MENDON CENTER PROPERTIES, LLC TAX ACCOUNT NO. 178.032-2-44
 AREA = 30.289 ACRES TO R.O.W.

N/F MENDON CENTER PROPERTIES, LLC TAX ACCOUNT NO. 191.021-1-15
 AREA = 35.209 ACRES TO R.O.W.

N/F MENDON CENTER PROPERTIES, LLC TAX ACCOUNT NO. 191.021-1-31
 AREA = 64.290 ACRES TO R.O.W.

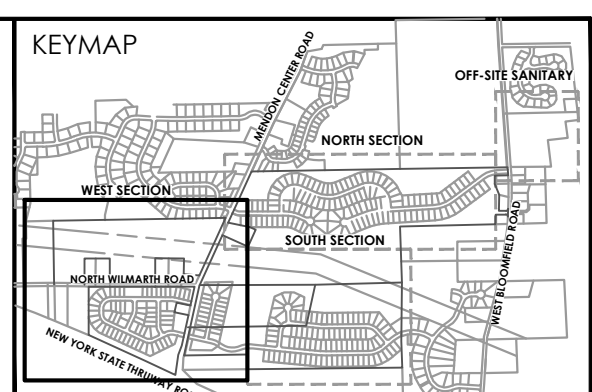


WEST SECTION



THE DDS COMPANIES

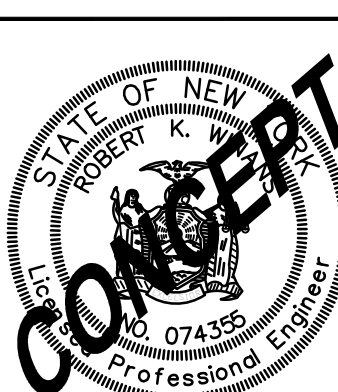
45 HENDRIX ROAD
 WEST HENRIETTA, NY 14586
 PHONE (585) 359-7540
 FAX (585) 359-7547



DRAWING TITLE
UTILITY PLAN

DRAWING SCALE
1" = 100'

DRAWING NO.
17-1031-C8



NO.	DATE	BY	REVISIONS PER:

APP.	PROJECT NAME:
	COPPER BEECH HILLS SUBDIVISION
DR: T.P.D.	TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK
CK: J.P.C.	
APP: R.K.W.	
SCALE: AS NOTED	
DATE: 7/26/2018	

REV: 0