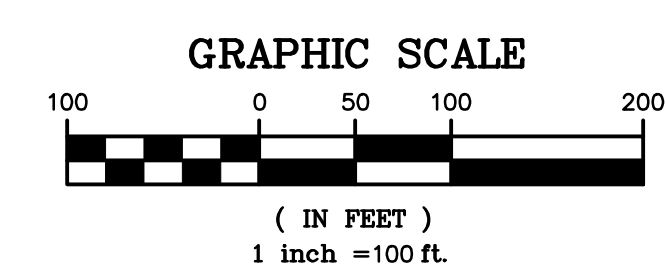


MAX. BUILDING HEIGHT: 30'
MAX. BUILDING COVERAGE: 20%



*PROPERTY WILL REQUIRE RE-ZONING BY THE TOWN OF HENRIETTA.

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.

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"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 alter any item in any way. If an item bearing the seal of an engineer or land surveyor altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description

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BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LIFTBRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
WWW.BMEPCOM
585-377-7360

PROJECT	JCC MASTER PLAN
LOCATION	TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE
CLIENT	JCC OF GREATER ROCHESTER 1200 EDGEWOOD AVENUE ROCHESTER, NY 14618
DRAWING TITLE	TOWNHOUSE CONCEPT PLAN

PROJECT MANAGER	
P. VARS	
PROJECT ENGINEER	
X	
DRAWN BY	
J. SQUIER	
SCALE	DATE ISSUED
1" = 100'	JUNE 2025
PROJECT NO.	
2678A	
DRAWING NO.	
SK-9	

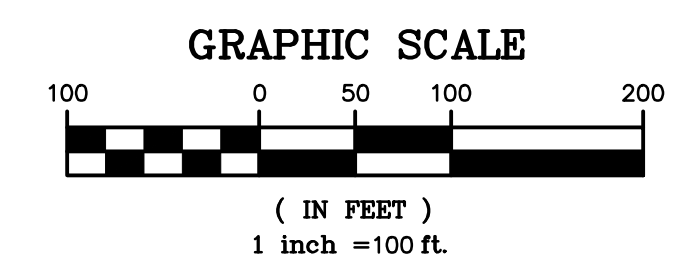
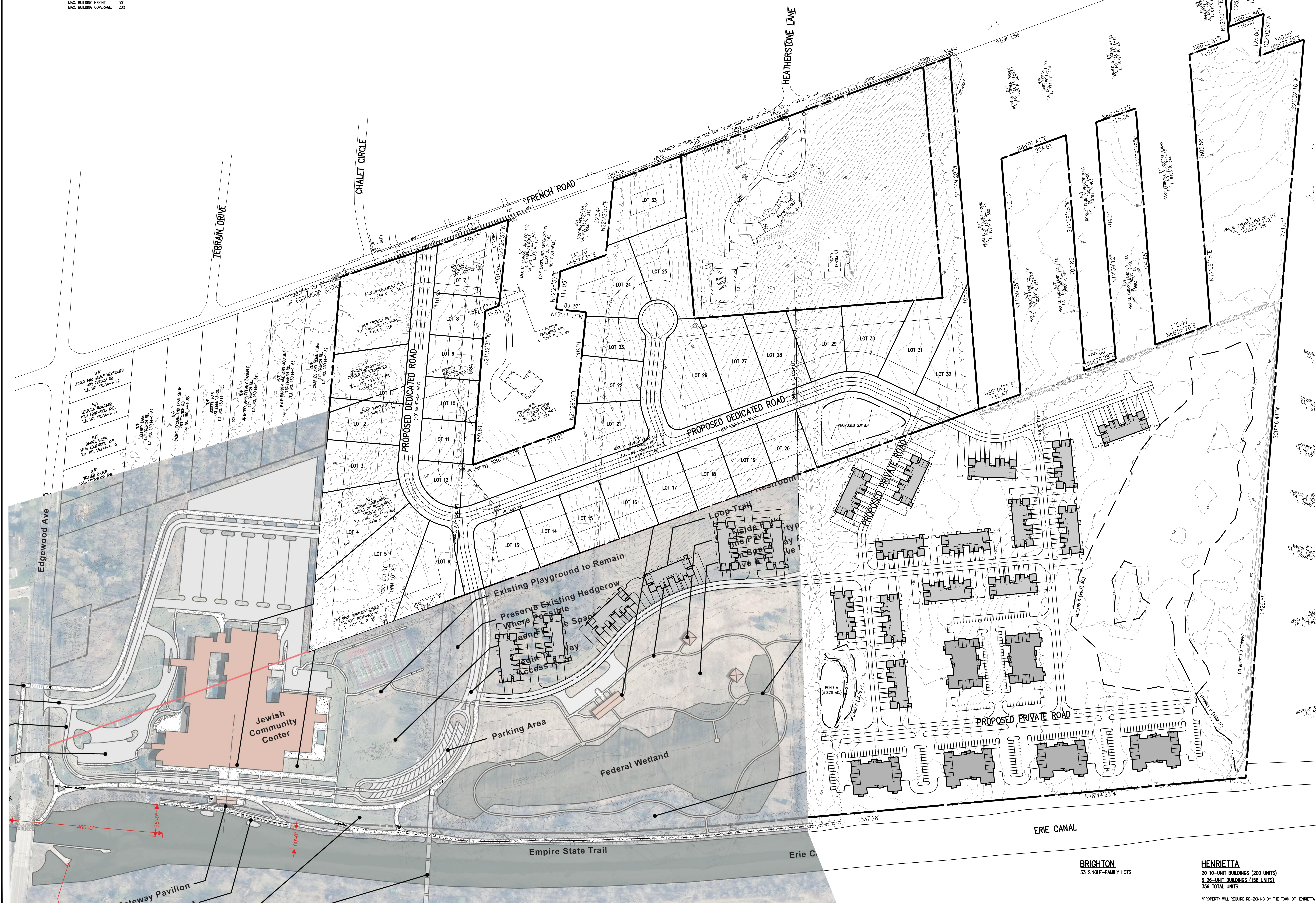
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SITE NOTES:

- PROJECT AREA: 142.8 ACRES (TOWN OF BRIGHTON)
- EXISTING ZONING: RESIDENTIAL-LOW DENSITY DISTRICT (RLA)
- PROPOSED DEVELOPMENT: 33 SINGLE FAMILY DWELLINGS
- LOT STANDARDS:

REQUIRED/PROPOSED (RLA)

MIN. LOT SIZE: 23,125 S.F.
MIN. LOT WIDTH: 125'
SETBACKS:
FRONT: 60'
SIDE: 105' LOT WIDTH
REAR: 60'
MAX. BUILDING HEIGHT: 30'
MAX. BUILDING COVERAGE: 20%



BRIGHTON
33 SINGLE-FAMILY LOTS

HENRIETTA
20 10-UNIT BUILDINGS (200 UNITS)
6 28-UNIT BUILDINGS (168 UNITS)
358 TOTAL UNITS

*PROPERTY WILL REQUIRE RE-ZONING BY THE TOWN OF HENRIETTA.

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.

Drawing Information
This drawing is an extract from the New York State Unified Law Article 145 Section 7203 and applies to this drawing.
It is a violation of this law for any person, other than the architect, engineer or land surveyor to alter or change in any way, or on their behalf, the drawing, or to use the drawing for any purpose other than that for which it was prepared, or to use the drawing for any purpose other than that for which it was prepared, or to use the drawing for any purpose other than that for which it was prepared.

NO.	REVISIONS	DATE	BY
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505.577.5206

JCC MASTER PLAN
TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE
JCC OF SEASTIDE SQUARE
ROCHESTER, NY 14620

APARTMENT CONCEPT PLAN
PROJECT: JCC MASTER PLAN
LOCATION: TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE
CLIENT: JCC OF SEASTIDE SQUARE
DRAWING TITLE: APARTMENT CONCEPT PLAN
PROJECT MANAGER: J. SQUER
PROJECT ENGINEER: J. SQUER
DRAWN BY: J. SQUER
SCALE: 1" = 100'
DATE ISSUED: JUNE 2025
PROJECT NO.: 2678A
DRAWING NO.: SK-8