



**Monroe County Department of Public Health**  
**Realty Subdivision Approval**  
 This is to certify that approved plans for Water Supply and Sewage Disposal 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: *[Signature]* Public Health Engineer Date: June 3, 2019

**LEGEND:**

- CENTERLINE PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- CHAIN LINK FENCE
- WOOD FENCE
- STORM SEWER
- SANITARY SEWER & MANHOLE
- WATER LINE
- GAS LINE
- ELECTRIC OVERHEAD WIRES
- EROSION CONTROL
- STONE WALL
- EDGE OF WOODS
- DIRECTION OF FLOW
- UTILITY POLE
- WATER VALVE
- GAS VALVE
- UTILITY BOX
- SURVEY MONUMENT
- MAILBOX
- SIGN
- IRON PIPE/REBAR
- TRAFFIC CTRL. MH
- CLEANOUT
- CATCH BASIN
- FIRE HYDRANT
- SIGNAL SPAN POLE
- PERC HOLE
- DEEP HOLE
- BENCHMARK
- INVERT END SECTION
- SPOT ELEV. \*351.00'

**LOCATION MAP:**  
 NOT TO SCALE  
 JACOBSON ROAD  
 STATE ROAD  
 TOWN OF WEBSTER  
 NYS RTE 404  
 NYS RTE 250  
 SITE

**MONROE COUNTY HEALTH DEPARTMENT**  
**APPROVAL OF THIS SUBDIVISION IS GRANTED ON CONDITION:**

1. THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE INSTALLED IN CONFORMITY WITH SAID PLANS ON FILE WITH THE MONROE COUNTY HEALTH DEPARTMENT.
2. THAT NO LOT OR REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE MONROE COUNTY DEPARTMENT OF HEALTH.
3. THAT AN ORIGINAL SUBDIVISION MAP AS APPROVED THIS DATE SHALL BE FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MONROE.
4. THAT THE OWNER OF THE SUBDIVISION SHALL FURNISH EACH PURCHASER OF A LOT WITH A COPY OF THE APPROVED PLANS, OR IN THE CASE OF SALE OF DEVELOPED LOTS, THE OWNER OF THE SUBDIVISION SHALL FURNISH EACH PURCHASER OF A LOT WITH AN ACCURATE "AS-BUILT" PLAN DEPICTING ALL INSTALLED FACILITIES INCLUDING SANITARY SEWAGE, STORM WATER, AND WATER SUPPLY.
5. THAT ADEQUATE EROSION CONTROL MEASURES SHALL BE EMPLOYED BY THE OWNER PRIOR TO AND DURING CONSTRUCTION. IF THE PROJECT OR RESULT IN THE DISTURBANCE OF ONE ACRE OR MORE, COVERAGE UNDER THE NYSDEC SPDES GENERAL PERMIT 0-15-002 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES WILL BE OBTAINED.
6. THAT PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE MONROE COUNTY DEPARTMENT OF HEALTH 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.

**CURVE TABLE FOR PROPERTY AND EASEMENT LINES:**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	83.60'	82.52'	N 87°56'47" W	31°55'57"
C2	120.00'	19.11'	19.09'	N 71°31'32" E	09°07'30"
C3	30.00'	57.32'	48.99'	N 12°13'39" E	109°28'16"
C4	70.00'	57.66'	56.04'	N 18°54'43" W	47°11'33"
C5	70.00'	58.43'	54.92'	N 27°48'47" E	48°11'27"
C6	70.00'	55.01'	53.60'	N 73°23'14" E	45°01'29"
C7	70.00'	55.01'	53.60'	S 61°35'17" E	45°01'29"
C8	70.00'	55.01'	53.60'	S 15°33'48" E	45°01'27"
C9	70.00'	2.48'	2.48'	S 06°57'43" W	02°01'35"
C10	180.00'	65.32'	64.96'	S 18°21'53" W	20°47'30"
C11	180.00'	69.55'	69.11'	S 35°49'45" W	22°08'14"
C12	180.00'	69.54'	69.11'	S 61°57'57" W	22°08'11"
C13	180.00'	9.59'	9.59'	S 74°33'40" W	33°03'15"
C14	210.00'	57.87'	57.69'	S 83°58'57" W	15°47'20"
C15	210.00'	59.17'	58.97'	N 81°33'07" W	16°08'33"
C16	70.00'	31.71'	31.44'	S 3°18'37" E	25°57'24"
C17	180.00'	124.06'	121.62'	S 56°20'37" W	39°29'21"
C18	210.00'	47.58'	47.46'	S 82°34'33" W	12°58'32"
C19	70.00'	21.70'	21.51'	S 75°13'10" E	17°45'42"

**TOWN APPROVALS:**

*[Signatures]*  
 TOWN ENGINEER DATE  
 PLANNING BOARD CHAIR DATE  
 WEBSTER SEWER DISTRICT DATE  
 TOWN ASSESSOR DATE  
 COMMISSIONER OF PUBLIC WORKS DATE  
 HIGHWAY SUPERINTENDENT DATE  
 FIRE MARSHAL DATE

**SITE DEVELOPMENT STATISTICS:**

TAX ACCOUNT NO.: 080.17-03-04.003  
 CURRENT ADDRESS: STATE ROAD  
 TOTAL SITE AREA: 44.88± ACRES/54 LOTS  
 SECTION 5: 5.624± ACRES/11 LOTS

**OVERALL OPEN SPACE:**  
 REQUIRED OPEN SPACE: TOTAL SITE = 44.88 AC±  
 R.O.W. = 3.93 AC±  
 SITE AREA = 40.95 AC±  
 x 0.40%  
 16.38 AC±

**ZONING:**  
 R-3 RESIDENTIAL, CLUSTER (27B) APPROVED AUGUST 4, 2009 FOR 54 SINGLE FAMILY RESIDENTIAL LOTS, ALONG WITH A NEGATIVE DECLARATION PURSUANT TO THE SECTRA.

**LOT SIZE:** 85 FT. MIN. WIDTH  
 14,850 S.F. MIN. AREA

**MINIMUM SETBACKS:**  
 FRONT 40 FT.  
 SIDE 5 FT. (PROVIDE 15' MIN. BUILDING SEPARATION)  
 REAR 40 FT.

**PROVIDED OPEN SPACE:** AREA 'A' = 5.02 AC±  
 AREA 'B' = 3.30 AC±  
 AREA 'C' = 3.30 AC±  
 TOTAL = 11.62 AC±

\*LOTS LOCATED ON THE EXTERIOR ARC OF CURVES SHALL HAVE A MINIMUM WIDTH AT THE FRONT LOT LINE TANGENTIAL TO SUCH ARC OF FIFTY-FIVE (55) FEET.  
 \*NOTE: OVERALL OPEN SPACE FOR PROJECT MEETS REQUIREMENTS.

**CERTIFICATION PER PLANNING BOARD:**

1. IT IS HEREBY CERTIFIED THAT ALL LOTS SHOWN FULLY COMPLY WITH THE ZONING ORDINANCE (CHAPTER 225) AND THE SUBDIVISION RULES AND REGULATIONS OF THE TOWN OF WEBSTER.
2. THE SURVEYING IS WELL DRAWN AND IS NOT SUBJECT TO FLOODING OR SURFING WATER.
3. ALL SANITARY SEWERS ARE IN COMPLIANCE WITH THE SPECIFICATIONS AND SEWER POLICY OF THE TOWN OF WEBSTER.
4. THE GRADE LEVEL AT THE FRONT OF THE BUILDING LINE IS ONE-FOURTH INCH PER FOOT ABOVE THE CENTER OF THE PROPOSED ROAD, OR (WHEN APPLICABLE) GRADE LEVEL REQUIREMENTS HAVE BEEN WAIVED BY THE PLANNING BOARD DUE TO THE TOPOGRAPHY WITHIN THE SUBDIVISION.
5. THE AREA OCCUPIED BY THE RIGHT-OF-WAY FOR THE PUBLIC STREET IS 35,764± SQUARE FEET.
6. ALL RIGHT-OF-WAY INDICATED ON THIS MAP SHALL BE CONSIDERED TEMPORARY EASEMENT TO THE TOWN OF WEBSTER. THE EASEMENT SHALL BE FOR THE PURPOSE OF INGRESS AND EGRESS, MAINTENANCE OF UTILITIES, AND THE TOWN MAY ALSO ASSIGN THE EASEMENT FOR THE EXTENDING ROADS AND UTILITIES.
7. NO DRIVEWAYS ARE PERMITTED IN AREAS OF MANHOLES OR CATCH BASINS.
8. ALL 12" DIAMETER PVC SANITARY SEWER MAIN THROUGH THE SITE WILL ACT AS A BYPASS PER AN AGREEMENT AS APPROVED BETWEEN THE TOWNS OF WEBSTER AND PENFIELD.
9. ALL PROPOSED RIGHT-OF-WAYS AND UTILITIES WITHIN THEIR ARE TO BE DEDICATED TO THE TOWN OF WEBSTER.
10. SETBACKS ARE SHOWN PER THE APPROVED PRELIMINARY OVERALL PLANS FOR THE STONEBRIDGE SUBDIVISION EXTENSION.

**MONROE COUNTY TREASURER:**  
 THROUGH: 8-31-19  
 DATED: 7-18-19  
 ROBERT FRANKLIN  
 MONROE COUNTY TREASURER

**MONROE COUNTY SURVEYORS OFFICE:**  
 THIS PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 239-F, 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: DATE  
 COUNTY HIGHWAY SUPERINTENDENT DATE  
 FOR THE MONROE COUNTY MONUMENTATION LAW: DATE  
 MONROE COUNTY SURVEYORS OFFICE DATE: 7/18/19

**OWNER/DEVELOPER:**  
 NICK VISCA  
 DATE  
 VISCA BUILDERS INC. 10 VISCA LANE ROCHESTER, NY 14628

**SURVEY NOTES:**

1. THIS PROJECT IS TIED TO MONROE COUNTY MONUMENTATION PER INTERNAL SUBDIVISION CONTROL MONUMENTS FOUND ON THE EASTERLY RIGHT OF WAY OF CASTLE BRIDGE CROSSING. SAID MONUMENTS ARE SHOWN ON A PLAN OF STONEBRIDGE ESTATES BY CUSTODI ENGINEERING, RECORDED IN LIBER 315 OF MAPS, PAGE 47. PER SAID PLAN, THE FOLLOWING GEODETIC MONUMENTS WERE USED TO ESTABLISH THE HORIZONTAL COORDINATE DATA:  
 T.P. 9075 N = 1,163,849.66 E = 803,986.91 (NAD 1927)  
 T.P. 9076 N = 1,166,418.36 E = 803,937.84 (NAD 1927)  
 (HELD FOR SCALING COORDINATES)
2. ELEVATION FACTOR: 9999766; GRID FACTOR: 1.0000438;  
 YIELDS COMBINED FACTOR OF = 1.0000204
3. REFERENCE BENCHMARK IS T.P. 9076, ELEV. +495.24 (NOVD 29) (SEE GRADING PLAN SHEET FOR SITE BENCHMARK)
4. ALL BEARINGS SHOWN ARE GRID
5. ALL DISTANCES SHOWN ARE GROUND
6. THE PERIMETER SURVEY AND TIES TO CONTROL MONUMENTS WERE ACCOMPLISHED BY PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	5-24-19	MCWA COMMENTS DATED 5-6-19	KES
2	5-24-19	ADDITIONS PER COUNTY SURVEY CHECKLIST REQS.	CJA
3	7-17-19	REVISE TRACT INFO PER COUNTY SURVEYOR'S REVIEW	CJA

**CERTIFICATION:**  
 WE, SCHULTZ ASSOCIATES, ENGINEERS AND LAND SURVEYORS P.C. HEREBY CERTIFY THAT THIS MAP WAS COMPLETED ON MARCH 13, 2019 FROM AN INSTRUMENT SURVEY COMPLETED JANUARY 4, 2019 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ANY ALTERATIONS ARE A VIOLATION OF ARTICLE 13-A OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.  
 KRIS E. SCHULTZ, L.S. NO. 49982  
 DARRYL MOSER, L.S. NO. 48136  
 ROBERT B. HATCH, L.S. NO. 50631

**IRROUOIS STREET (50' R.O.W.)**

© 2019 Schultz Associates, PC

**REFERENCES:**  
 TAX ACCOUNT NO.: 080.17-03-04.003  
 LIBER 10172 OF DEEDS, PAGE 258  
 LIBER 315 OF MAPS, PAGE 47  
 LIBER 339 OF MAPS, PAGE 6  
 LIBER 147 OF MAPS, PAGE 84  
 LIBER 354 OF MAPS, PAGE 13  
 ABSTRACT, FIRST AMERICAN TITLE SEARCH NO. 3501524202 DATED AUG. 28, 2014

0' 50' 100' 150'  
 SCALE: 1"=50'

**CERTIFICATION:**  
 STATE OF NEW YORK  
 KRIS E. SCHULTZ, L.S. NO. 49982  
 DARRYL MOSER, L.S. NO. 48136  
 ROBERT B. HATCH, L.S. NO. 50631

**Stonebridge Subdivision Extension - SECTION FIVE**

SITUATE IN:  
 TOWN LOTS 35 & 36, TOWNSHIP 13, RANGE 4  
 OF THE PHELPS AND GORHAM PURCHASE  
 TOWN OF WEBSTER, COUNTY OF MONROE, STATE OF NEW YORK

**SCHULTZ ASSOCIATES**  
 ENGINEERS & LAND SURVEYORS, P.C.  
 129 SOUTH UNION STREET, PO BOX 89  
 SPENCERTOWN, NEW YORK 14559  
 585-349-3750

**SUBDIVISION PLAT**

DRAWN BY: KES	PROJECT NO. 18.415
CHECKED BY: PSL	SHT. NO. 1 OF 6
SCALE: 1"=50'	DWG. NO. C-1
DATE: MARCH 13, 2019	

Tax #: 080.170-03-004.3