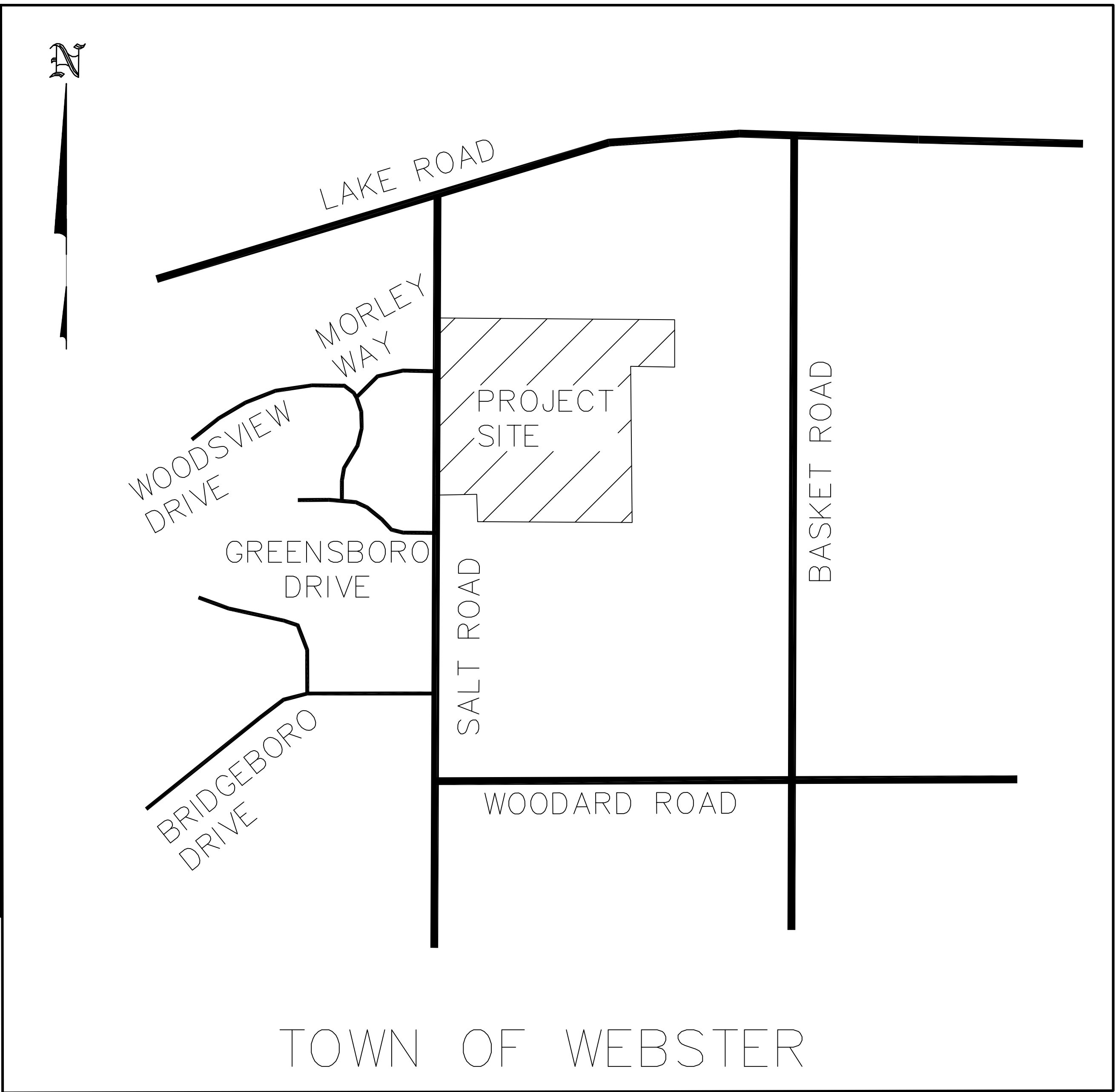


ABERDEEN ESTATES SUBDIVISION

FINAL PHASE 2

TOWN OF WEBSTER
COUNTY OF MONROE
STATE OF NEW YORK



LOCATION SKETCH
N.T.S.

INDEX OF ON-SITE DRAWINGS:

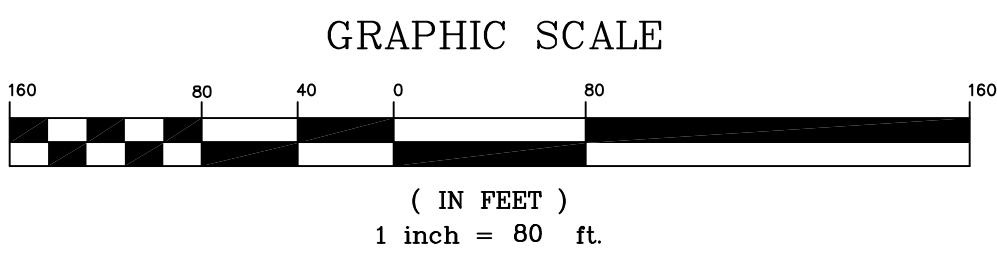
DRAWING NO.	DRAWING NAME
1	COVER SHEET
2	OVERALL PLAN
3	PLAT PLAN
4	UTILITY PLAN
5	GRADING & EROSION CONTROL PLAN
6	PROFILES
7 - 9	DETAILS & NOTES

DSBEngineers and
Architects, P.C.

2394 Ridgeway Avenue, Suite 201, Rochester, New York 14626
ph. 585-271-5230 fax 585-271-3488

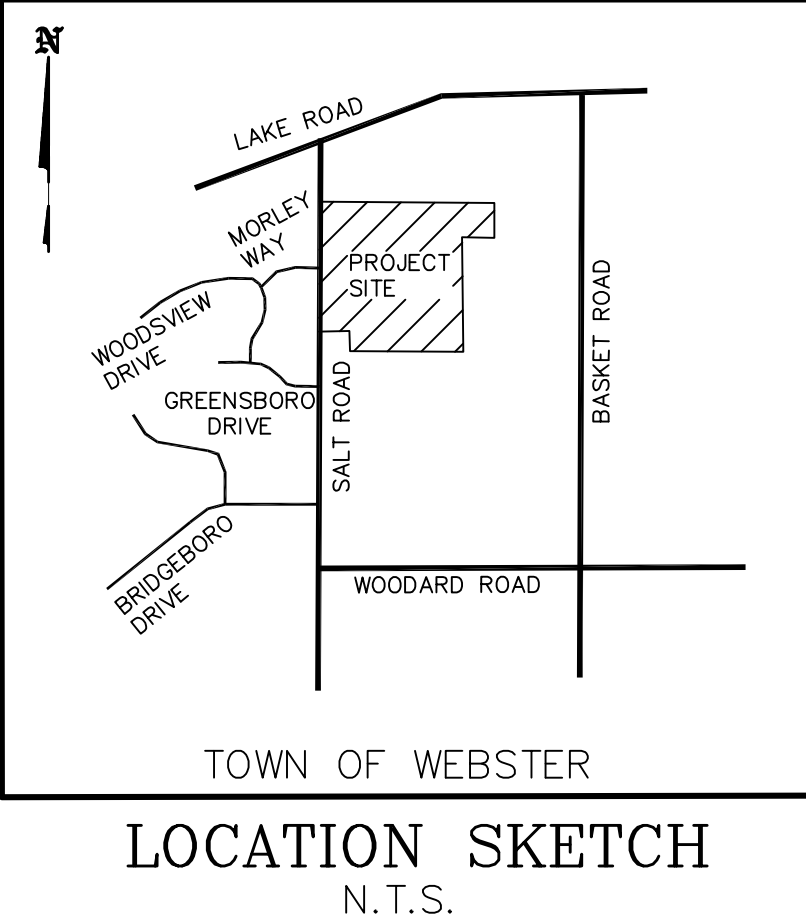
PREPARED FOR:
FOREST CREEK EQUITY CORP.
3240 CHILI AVENUE
ROCHESTER, N.Y. 14624





BOUNDARY LINE
CENTERLINE OF ROAD
EXIST. R.O.W. LINE
EXIST. PROPERTY LINE
EXIST. PAVEMENT

PROP. R.O.W.
PROP. LOT LINE
SETBACK LINE
EXIST. BUILDING LINE
EXIST. BASEMENT LINE
PROP. BASEMENT LINE



1. TAX ACCT. NO'S
050.02-01-23.11

2. PARCEL AREA:
EXISTING PHASE 1: 19.60 AC. - 23 LOTS
PHASE 2: 17.10 AC. - 20 LOTS
FUTURE PHASE 3: 52.44 AC. - 36 LOTS
TOTAL - 79 LOTS

LOT WIDTH: (MIN.)	100' (cul-de-sac 55' at front lot line)
LOT SIZE: (MIN.)	22,000 S.F.
SET BACK:	
FRONT	50' MIN. (CORNER LOTS 40')
SIDE	15' MIN.
REAR	50' MIN.

APPROVED BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN

APPROVED BY: _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS

APPROVED BY: _____ DATE: _____
ASSESSOR

[illegible]

<h1 style="text-align: center;">DSB Engineers and Architects, P.C.</h1>																					
<p style="text-align: center;">2394 Ridgeway Avenue, Suite 201, Rochester, New York 14626 ph. 585-271-5230 fax 585-271-3488</p>																					
<p>PROJECT</p>																					
<p style="text-align: center;">ABERDEEN ESTATES SUBDIVISION</p>																					
<p style="text-align: center;">PART OF LOTS 21 & 23, TOWNSHIP 14, RANGE 4 OF THE PHILIPS & GORHAM PURCHASE, TOWN OF WEBSTER, MONROE COUNTY, NEW YORK</p>																					
<p>DRAWING TITLE</p>																					
<p style="text-align: center;">OVERALL PLAT</p>																					
<p style="text-align: center;">FINAL PHASE 2</p>																					
<p>CLIENT</p>																					
<p style="text-align: center;">FOREST CREEK DAUGHTY CORP. 3543 CHILL AVENUE ROCHESTER, NY 14624</p>																					
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PROJ. NO.	D.W.C. BY	DESIGNED BY	APPROVED	DATE	SCALE	D.W.C. NO.															
21-10034	N.E.S.	W.F.B.	D.E.S.	01/19/28	1"=80'	2 OF 9															



BOUNDARY LINE

CENTERING OF ROAD

EXIST. R.O.W. LINE

EXIST. PROPERTY LINE

EXIST. PARKWAY

PROP. R.O.W.

PROP. LRP LINE

SETBACK LINE

EXIST. MILLING LANE

PROP. EASEMENT LINE

EXIST. WATER LINE, STD. & VALVE

EXIST. FLYING/TRANSFORMER LINE

EXIST. GAS & VALVE

EXIST. CATCHER LINE

PROP. WATER LINE, STD. & VALVE

PROP. SAN SEWER & MANHOLE

EXIST. STORM SEWER & MANHOLE

EXIST. SAN MANHOLE

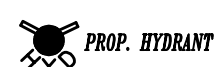
EXIST. STORM MANHOLE & END SECT

BT

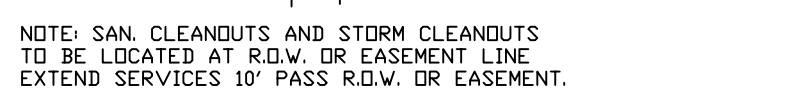
T

C

611



LOT NUMBER



TYPICAL SERVICE LAYOUT FOR SINGLE FAMILY HOUSE

SEWER USE LAW NOTE

FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS.

NOTE: ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND OR MONROE COUNTY SEWER USE LAW.

SOUTH CENTRAL PURE WATERS DISTRICT EASEMENT NOTE:

ALL EXISTING AND/OR PROPOSED IRONDEQUAT BAY SOUTH CENTRAL PURE WATERS DISTRICT EASEMENTS ARE TO BE STAKED OUT IN THE FIELD BY A ENGINEER/SURVEYOR PRIOR TO THE START OF ANY SITE CONSTRUCTION/EXCAVATION AND MAINTAINED DURING COURSE OF PROJECT TO ENSURE THAT NO PERMANENT AND/OR NONPERMANENT STRUCTURES ARE INSTALLED WITHIN DISTRICT EASEMENTS. IT IS THE OWNER'S OR THE AGENT'S RESPONSIBILITY TO STAKE OUT ALL EASEMENTS. THIS WILL NOT BE THE RESPONSIBILITY OF THE JBSPCO.

Monroe County Department of Public Health

These plans for Public Water System Facility / Improvement are hereby approved pursuant to 10NYCRR5 of the State Sanitary Code subject to conditions of Approval

By _____ Public Health Engineer Date _____

NOTE

1. REFER TO DETAILS AND NOTES SHEET 7 & 8 OF 9
FOR SANITARY AND STORM MAINS AND LATERAL SEWER
MATERIAL SPECIFICATIONS.

2. REFER TO DETAILS AND NOTES SHEET 9 OF 9 FOR
WATER MAIN AND SERVICE MATERIAL SPECIFICATIONS.

These plans for Public Sanitary Sewer Extension /

Improvement are hereby approved pursuant to Article 17 of the NYS Environmental Conservation Law subject to conditions of Approval

Director of Public Health

Director of Public Health

APPROVED BY: _____ DATE: _____
PLANNING BOARD CHAIRPERSON

APPROVED BY: _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS

APPROVED BY: _____ DATE: _____
TOWN ASSESSOR


APPROVED BY: _____ DATE: _____
FIRE MARSHAL

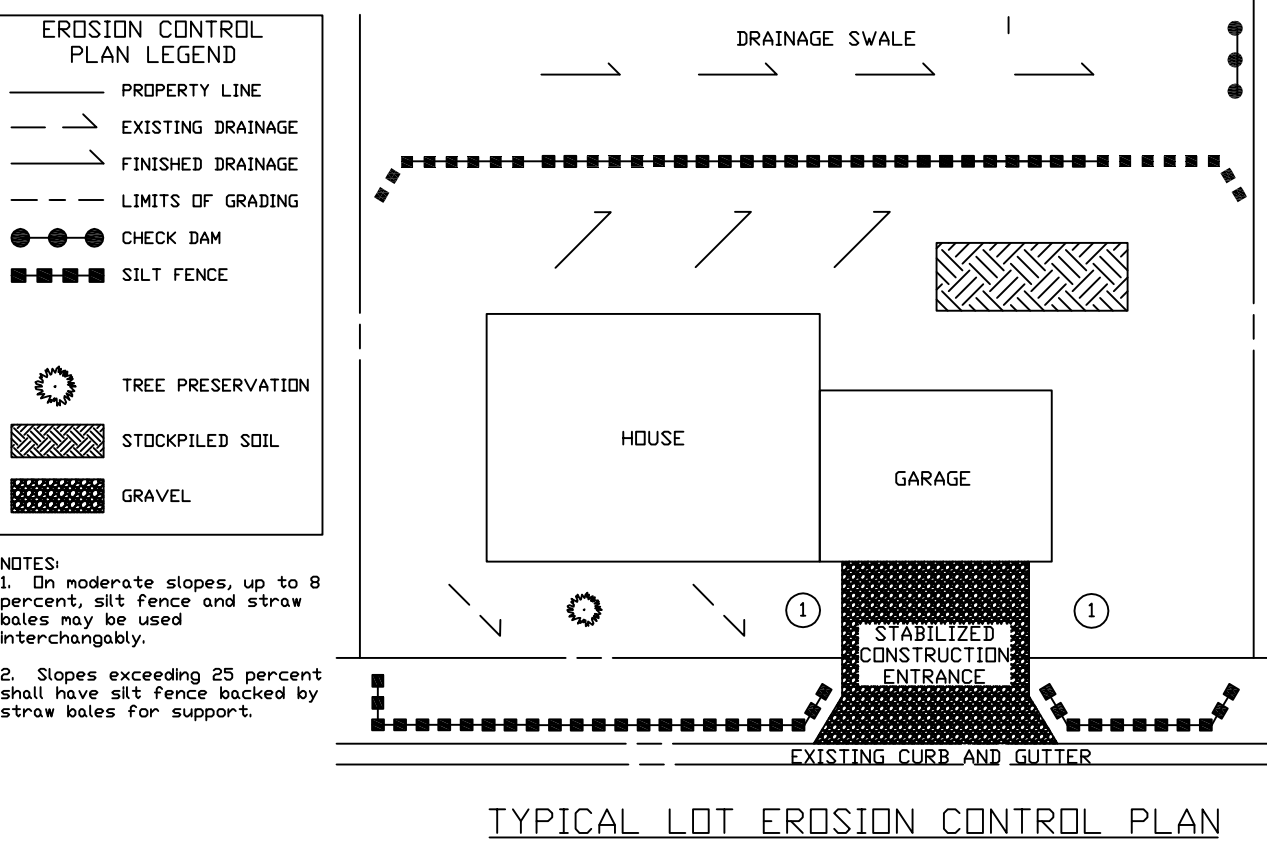
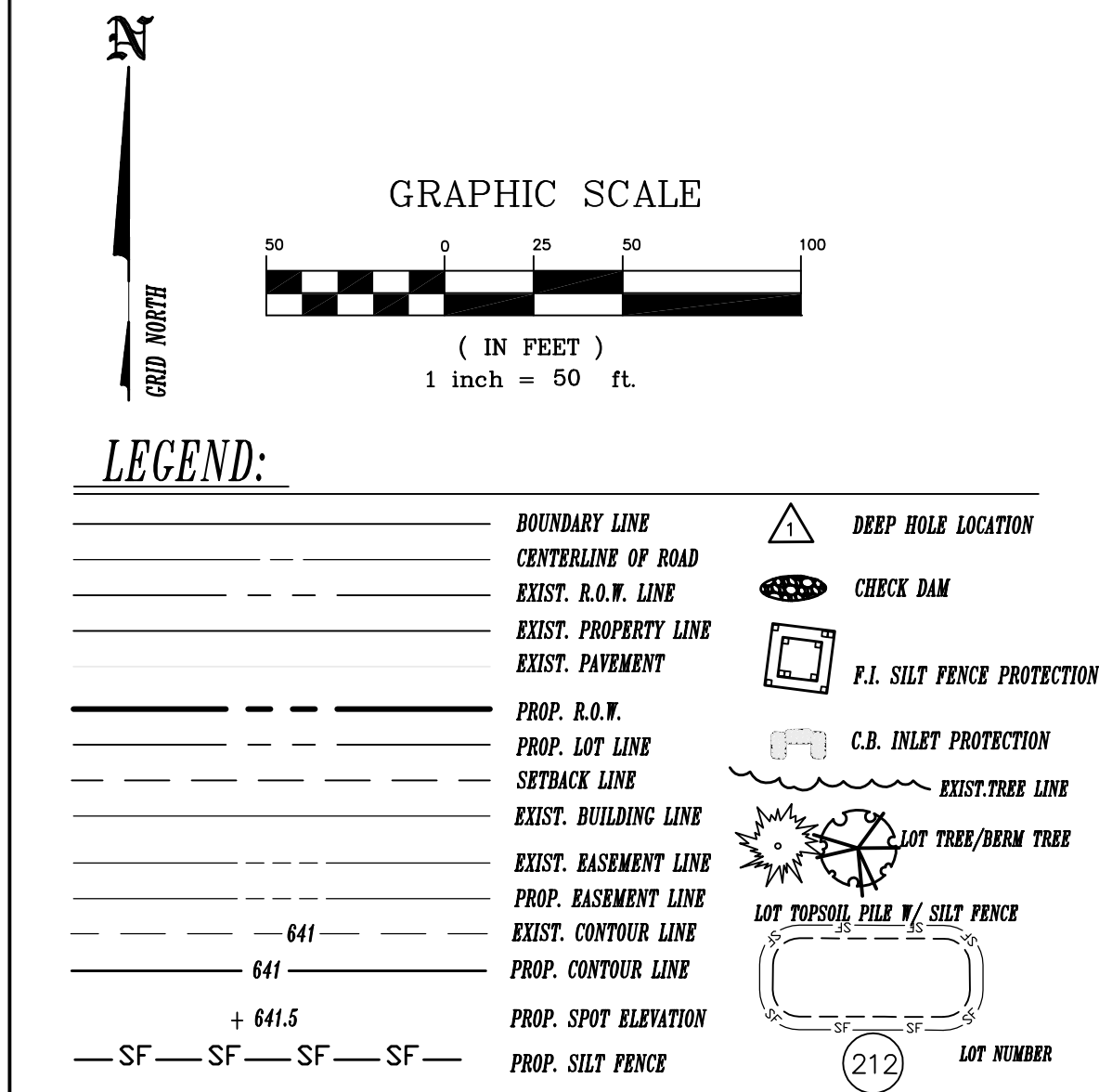
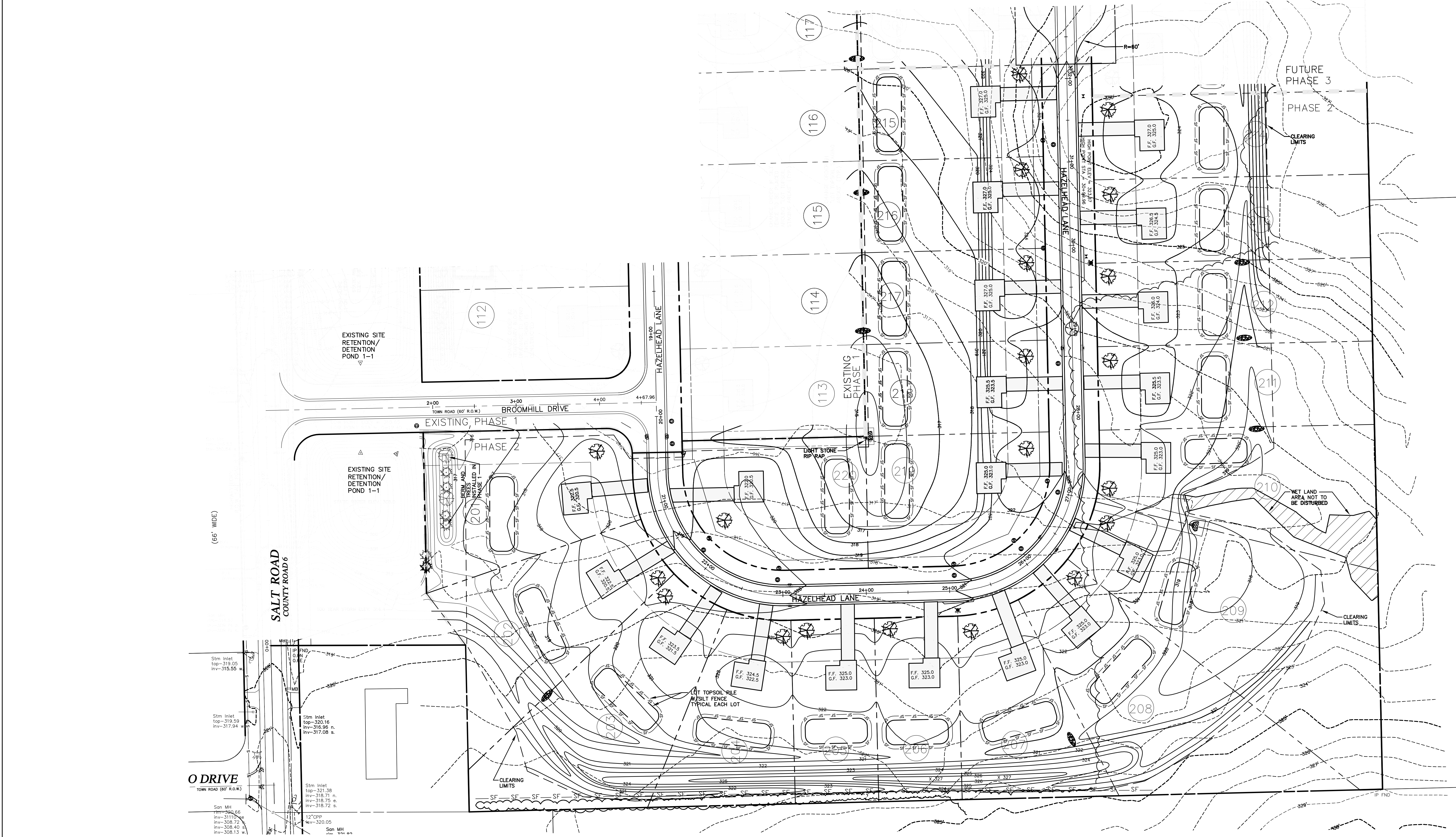
APPROVED BY: _____ DATE: _____
HIGHWAY SUPERINTENDENT

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

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 DSB Engineers and Architects, P.C. 2304 Ridgeway Avenue, Suite 100, Rochester, New York 14606 Tel. 585-277-3300 Fax 585-277-3498						
PROJECT ABERDEEN ESTATES SUBDIVISION PART OF LOTS 21 & 22, TOWNSHIP 4 RANGE 4 OF TID PHILIPS & GORHAM TOWNSHIP, TOWN OF WEBSTER, MONROE COUNTY, NEW YORK						
DRAWING TITLE UTILITY PLAN FINAL PHASE 2						
CLIENT FOREST CREEK EQUITY CORP. 3540 CHILLI AVENUE ROCHESTER, NY 14624						
PROJ. NO.	DWG.	DESIGN BY	APPROVED BY	DATE	SCALE	1"=50'
21-12034	N.E.S.	A.E.B.	D.E.S.	01/15/26	1"=50'	4 OF 9



GRADING AND GENERAL NOTES

1. SHOULD FARM TILES BE ENCOUNTERED DURING EARTH MOVING OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE TOWN INSPECTOR AND PROJECT ENGINEER FOR DETERMINATION OF TILES DISPOSITION (REMOVAL, PLUG, OR CONNECT TO THE STORM SEWER SYSTEM).
2. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL DEVICES AS DIRECTED BY THE TOWN AND PROJECT ENGINEER.
3. SEE STORM WATER POLLUTION PREVENTION PLAN FOR OVERALL SUBDIVISION GRADING.
4. SEE DETAILS AND NOTES FOR GRADING AND EROSION CONTROL NOTES.
5. ALL TEMPORARY SEDIMENT TRAPS/SINKS DEEPER THAN 1.5' SHALL BE PROTECTED BY ORANGE CONSTRUCTION FENCE AROUND THE ENTIRE PERIMETER OF THE SEDIMENT SINK, INCLUDING PONDS.
6. VARIOUS LOTS MAY BE SUBJECT TO A DEEPER THAN AVERAGE BASEMENT TO PROVIDE HOUSE FOOTING ON VIRGIN GROUND.

7. SOIL RESTORATION REQUIREMENTS:
 - A. AREAS OF TOPSOIL STRIPPED WITH NO CHANGE IN GRADE: *ADEQUATE SUBSOIL AND APPLY 6 INCHES OF TOPSOIL
 - B. AREAS OF CUT AND FILL:
 - *APPLY 3 INCHES OF COMPOST OVER SUBSOIL
 - *FILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12" USING A TRACTOR MOUNTED DISC
 - *WOOD PICK UNITS LUPINET ROCK MATERIALS OF 4" AND LARGER ARE CLEANED OFF THE SITE
 - *APPLY TOPSOIL TO A DEPTH OF 6" MIN.
 - *VEGETATE AS REQUIRED BY APPROVED PLAN.
 - C. ALL STREET TREES ARE TO BE PLANTED A MINIMUM OF FIVE (5) FT. OUTSIDE OF ANY SANITARY SEWER OF STORM SEWER EASEMENT.

CERTIFICATION OF COMPLIANCE WITH SPDES GENERAL PERMIT # CP-25-101

THE STORMWATER POLLUTION PREVENTION PLANS REFLECT COLLEGE REQUIREMENTS FOR STORMWATER MANAGEMENT AND SEDIMENT CONTROL. TO ENSURE COMPLIANCE, THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. OTHER APPLICABLE REQUIREMENTS FOR SEDIMENT AND EROSION, SITE PLANS (OR PERMITS), OR STORMWATER MANAGEMENT SITE PLANS (OR PERMITS) WILL BE ADHERED TO. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.

CERTIFICATION:

I HEREBY CERTIFY THAT I UNDERSTAND AND AGREE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE SWPPP AND AGREE TO IMPLEMENT ANY CORRECTIVE ACTIONS IDENTIFIED BY THE QUALIFIED INSPECTOR DURING A SITE INSPECTION. I ALSO UNDERSTAND THAT THE OWNER OR OPERATOR MUST COMPLY WITH THE TERMS AND CONDITIONS OF THE NEW YORK STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES AND THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF THE REFERENCED PERMIT AND THE LAWS OF THE STATE OF NEW YORK AND COULD SUBJECT ME TO CRIMINAL, CIVIL AND OR ADMINISTRATIVE PROCEEDINGS.

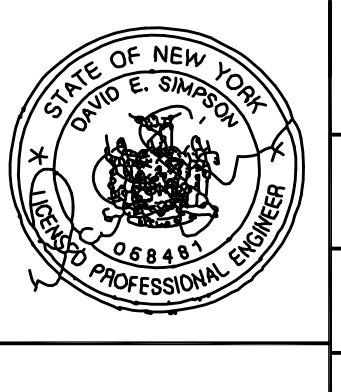
OWNER/OPERATOR(S): _____

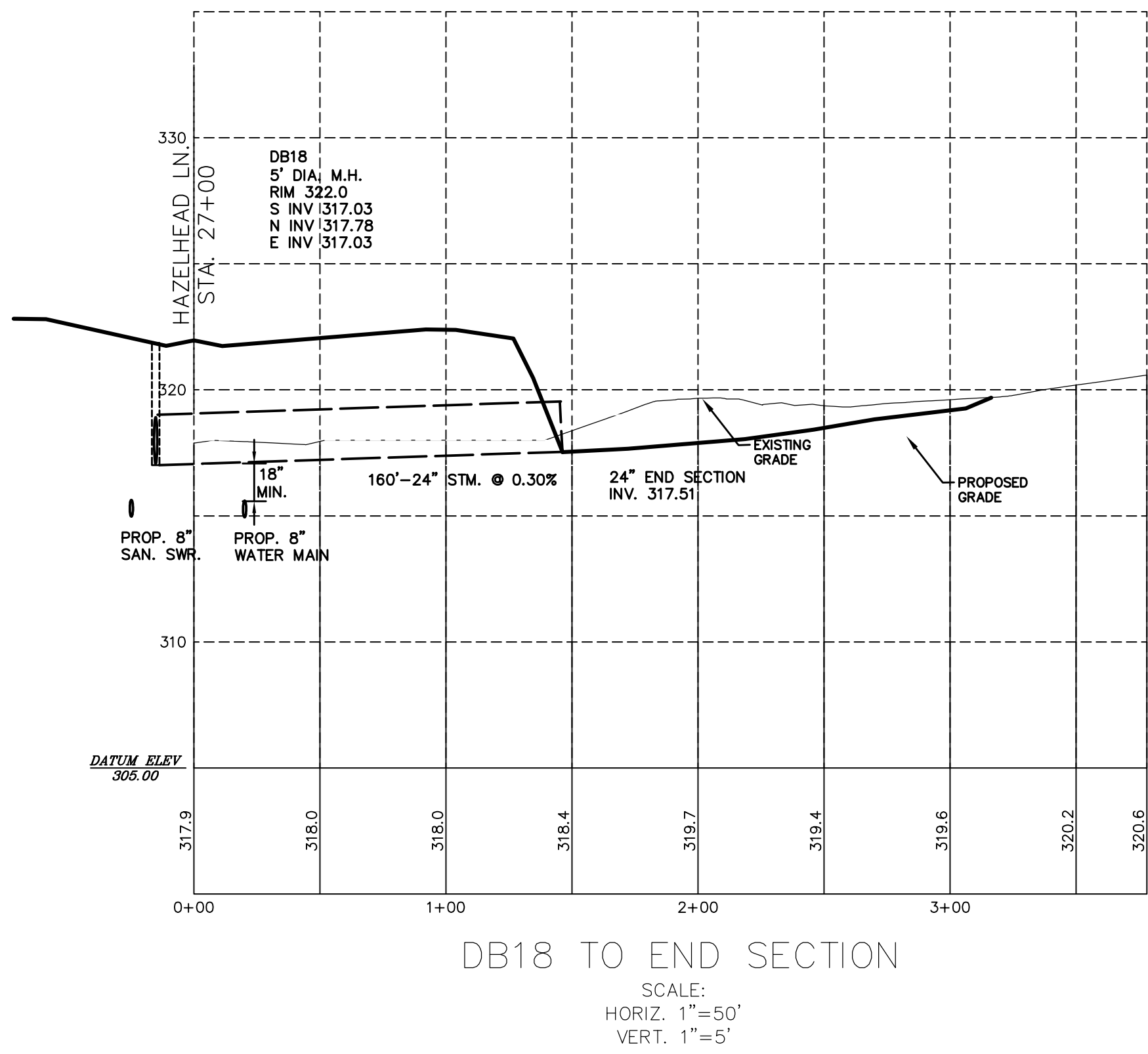
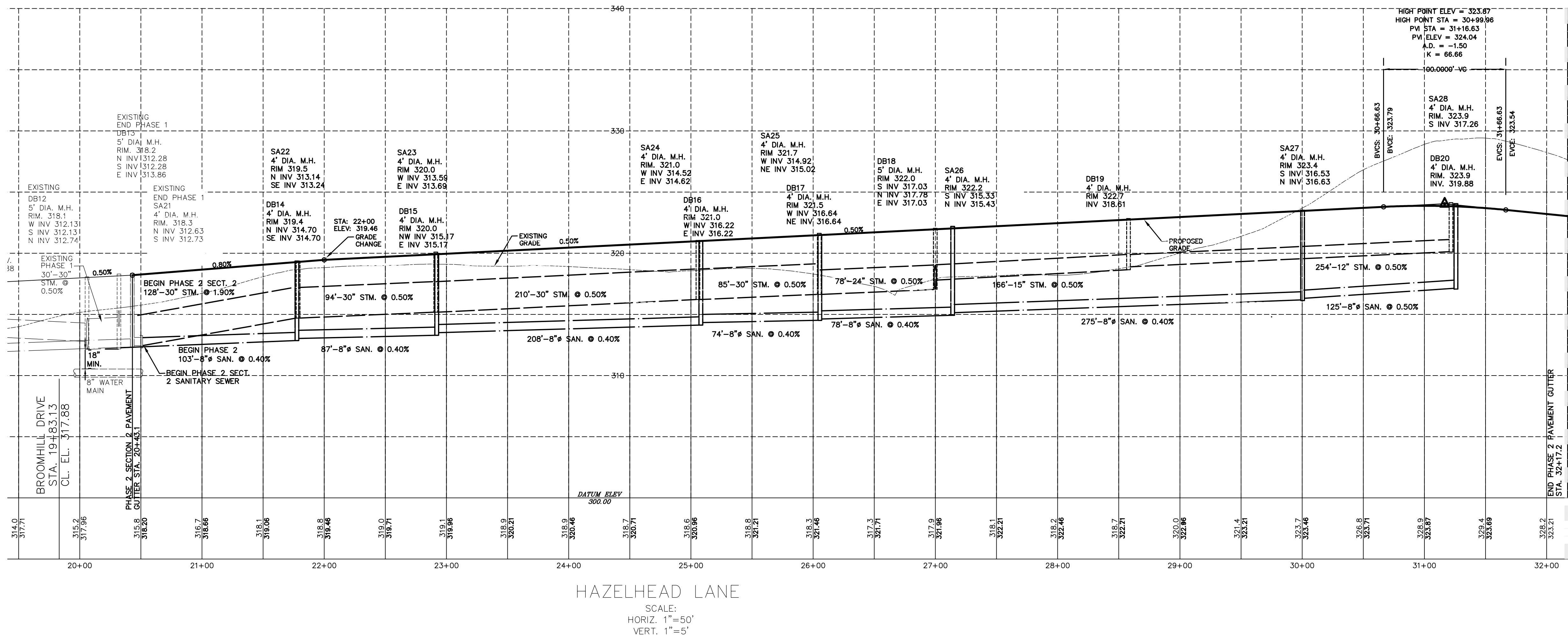
CONTRACTOR(S): _____

LOT TREE LIST			
THE FOLLOWING LIST HAS FOUR (4) DIFFERENT SPECIES OF TREES. THE INTENT IS TO PROVIDE A VARIETY OF TREES THROUGHOUT THE DEVELOPMENT. THE TREES FOR THE LOTS SHOULD BE ALTERNATED AS NOT TO HAVE THE SAME TREE SPECIES AS THE NEIGHBORING LOT.			
THE FOLLOWING TOWN SELECTED LIST OF TREE SPECIES HAS VARYING TYPES TO CHOOSE FROM. ANY ALTERNATE SPECIES/TYPES NEED TO BE APPROVED BY THE TOWN PRIOR TO SELECTION AND PLANTING.			
SPECIES	TYPE (COMMON NAME)	SIZE	SPACING
MAPLE	RED SUNSET	2" CAL.	AS SHOWN
	SUNSET GLORY		
	COMMON WING		
PEAR	CLEVELAND SELECT	2" CAL.	AS SHOWN
	RED SPIRE		
	AMSTUTZKAT CAPITAL		
LINDEN	LITTLE LEAF	2" CAL.	AS SHOWN
LOCUST	SHADMASTER	2" CAL.	AS SHOWN


- NOTES:
1. ALL TREES SHALL HAVE A 2 (TWO) YEAR GUARANTEE.
 2. GRASSED AREAS TO BE INSTALLED AND FERTILIZED TO ENSURE GROWTH.
 3. ALL LOT TREES ARE TO BE PLANTED A MINIMUM OF FIVE (5) FT. OUTSIDE OF ANY SANITARY SEWER OF STORM SEWER EASEMENT.

NO.	REVISION	DATE

		DSB Engineers and Architects, P.C. 2304 Ridgeway Avenue, Suite 200, Roseton, New York 11956 ph. 253-271-2231 fax 253-271-2288	
PROJECT		ABERDEEN ESTATES SUBDIVISION PART OF LOTS 21 & 23, TOWNSHIP 14, RANGE 4 OF THE PHELPS & CORHAM PURCHASE, TOWN OF WEBSTER, MONROE COUNTY, NEW YORK	
DRAWING TITLE		GRADING PLAN FINAL PHASE 2	
CLIENT		PHURD CREEK ELLIPTIC CORP. 3840 CHILL AVENUE ROCHESTER, N.Y. 14624	
PROJ. NO.	21-12334	DATE	01/13/28
BY	N.E.S.	DESIGN BY	M.F.B.
APPROVED	D.E.S.	DATE	01/13/28
SCALE	1"=50'	BY	5 OF 9



NO.	REVISION	DATE



DSB *Engineers and Architects, P.C.*

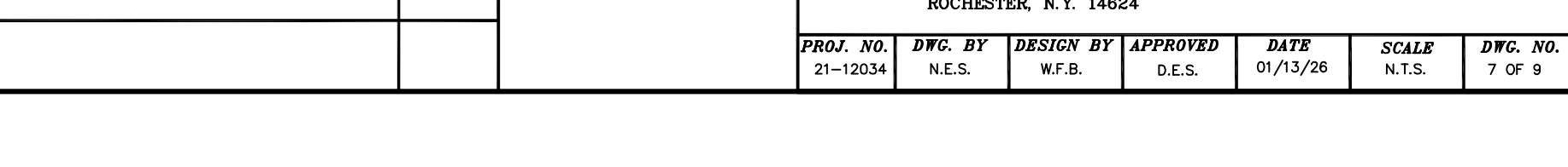
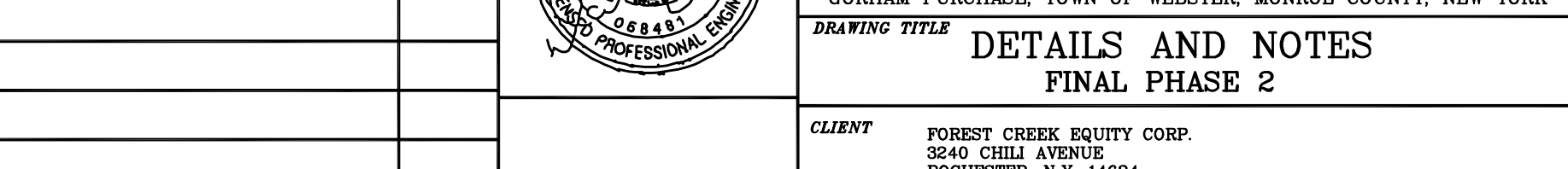
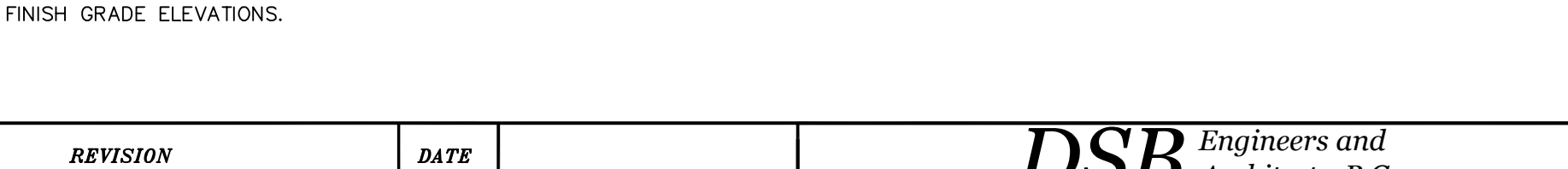
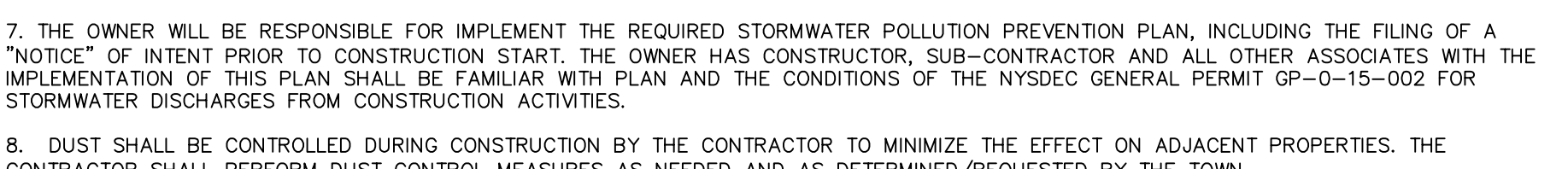
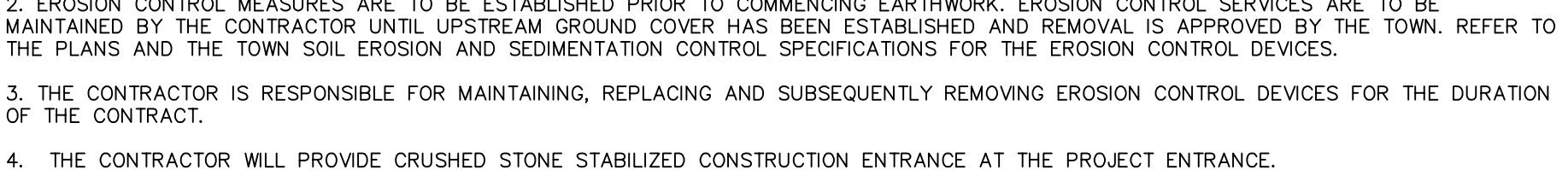
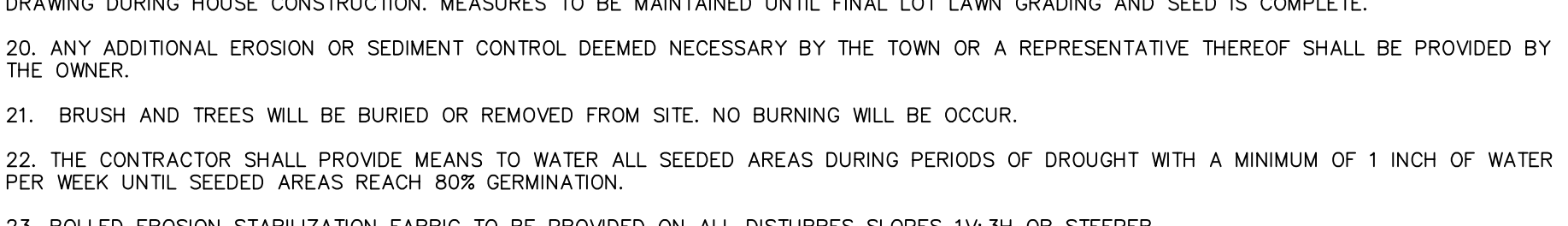
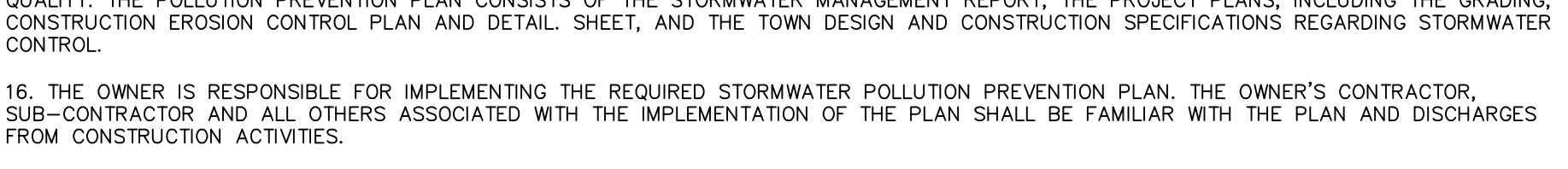
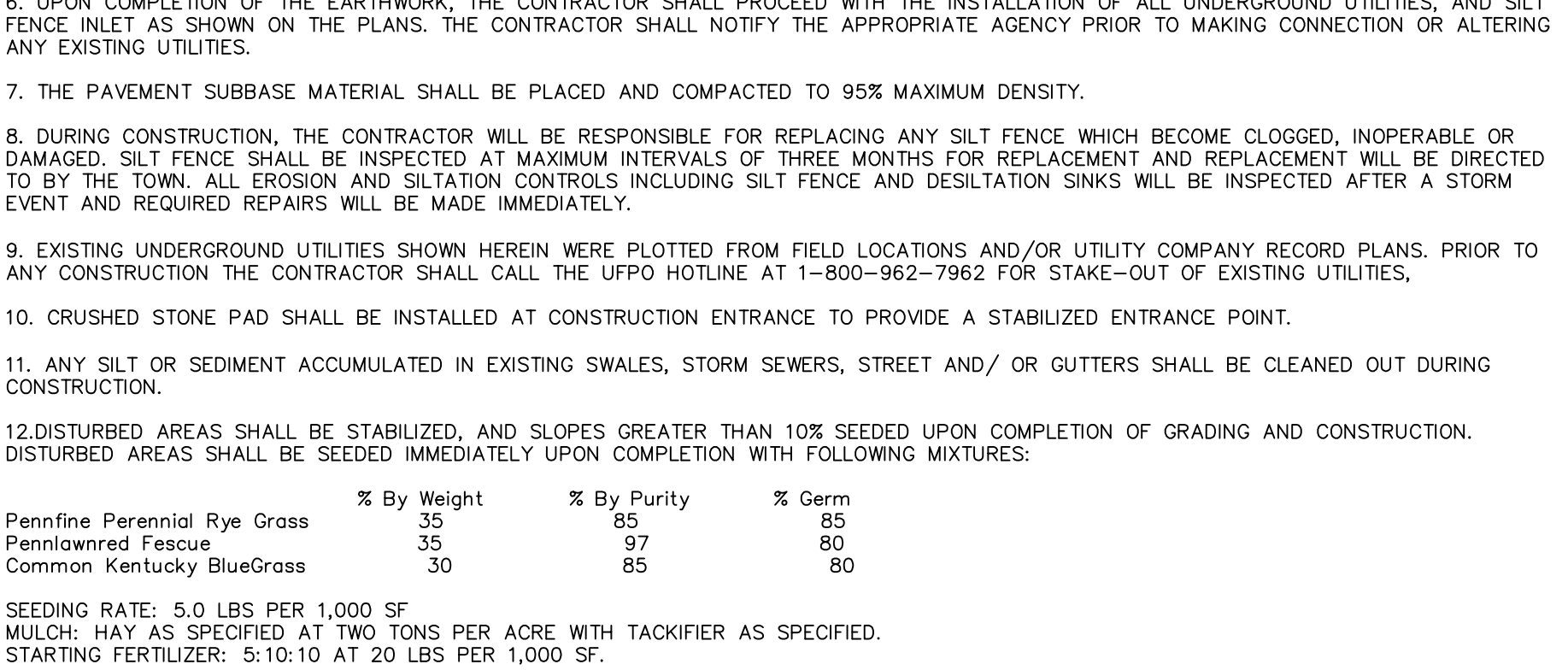
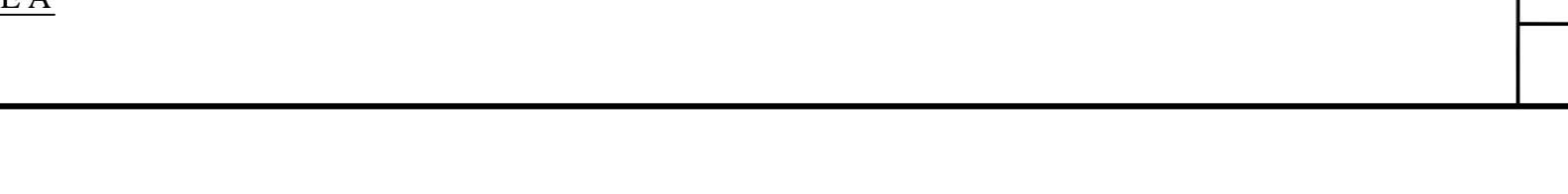
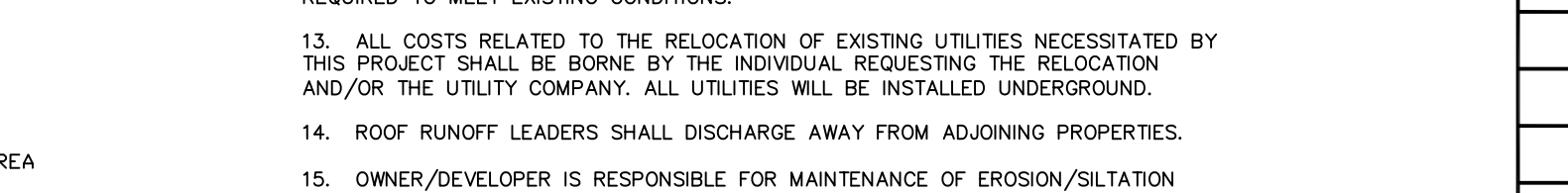
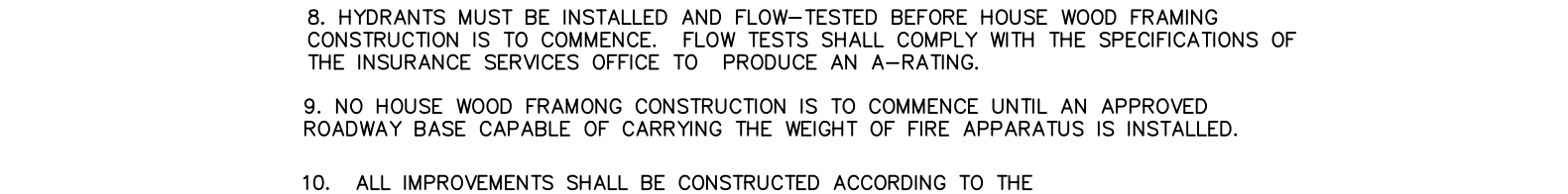
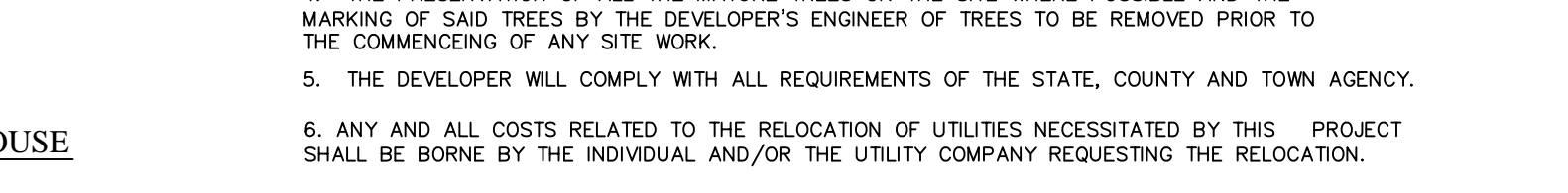
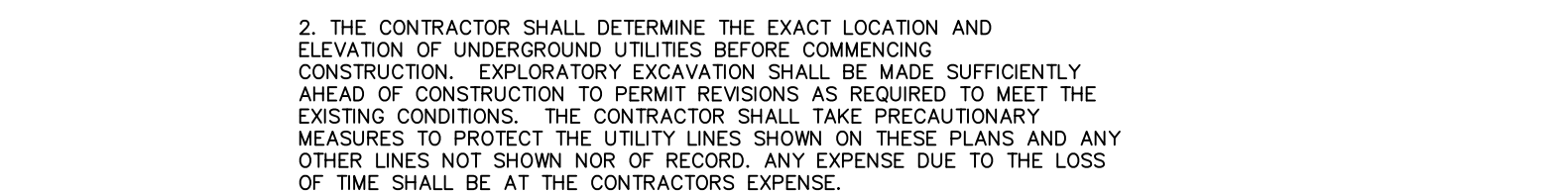
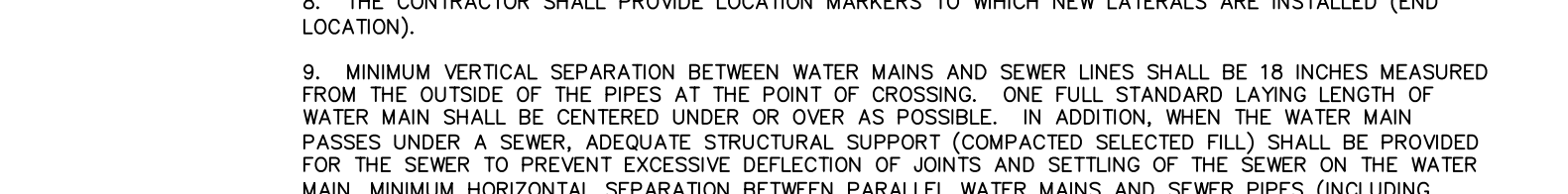
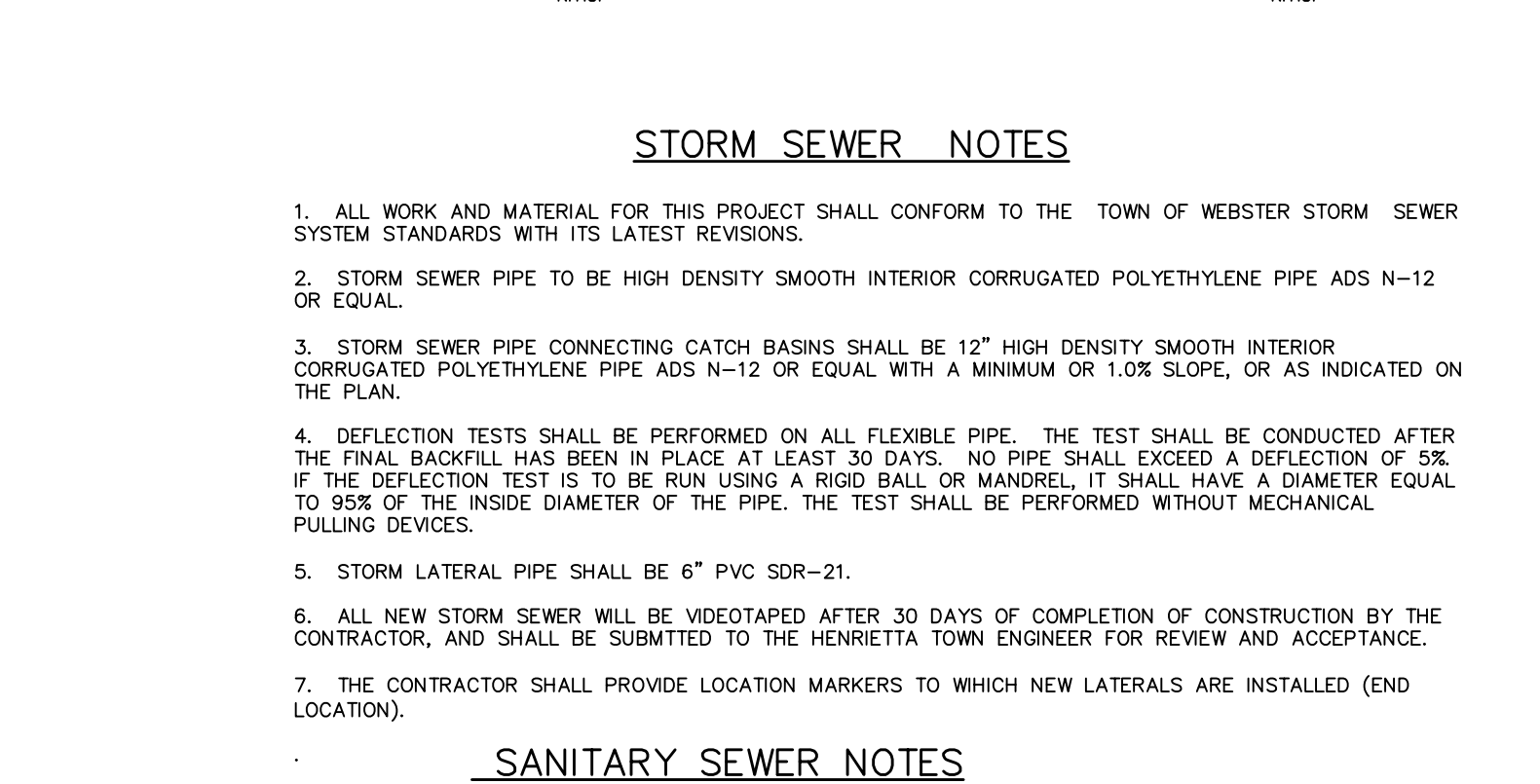
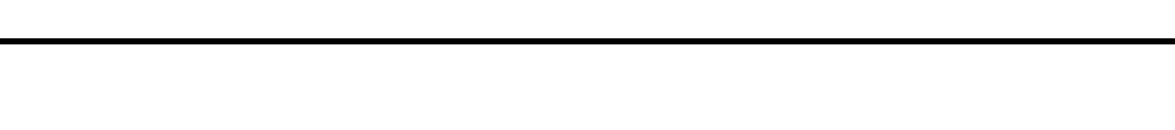
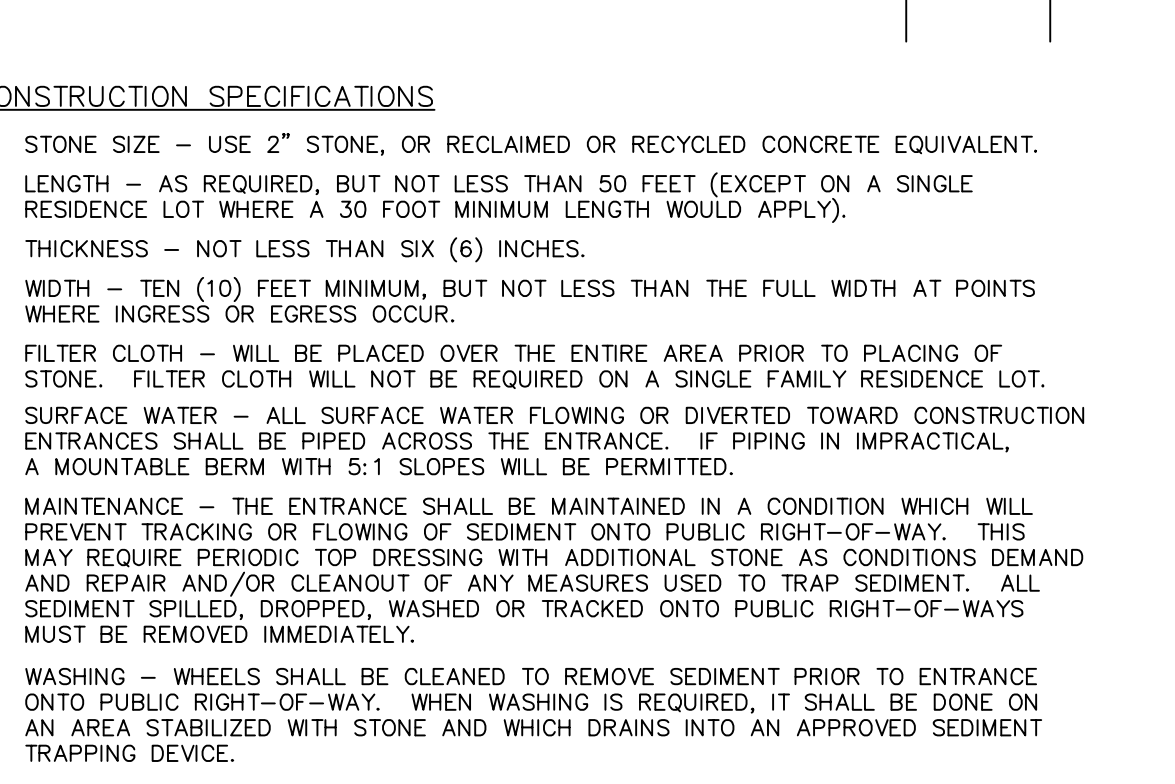
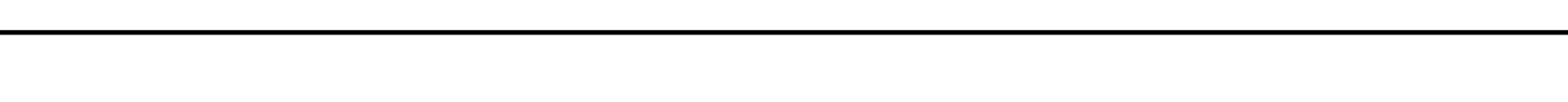
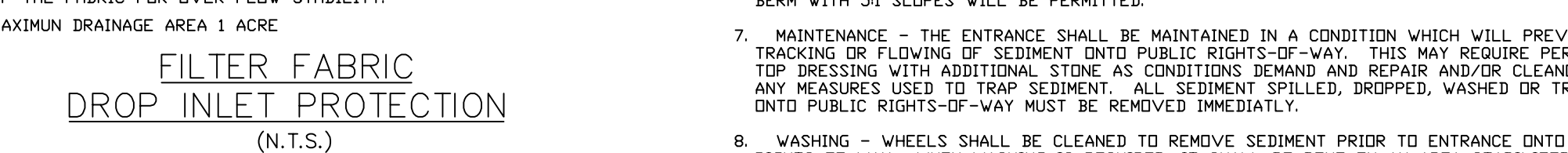
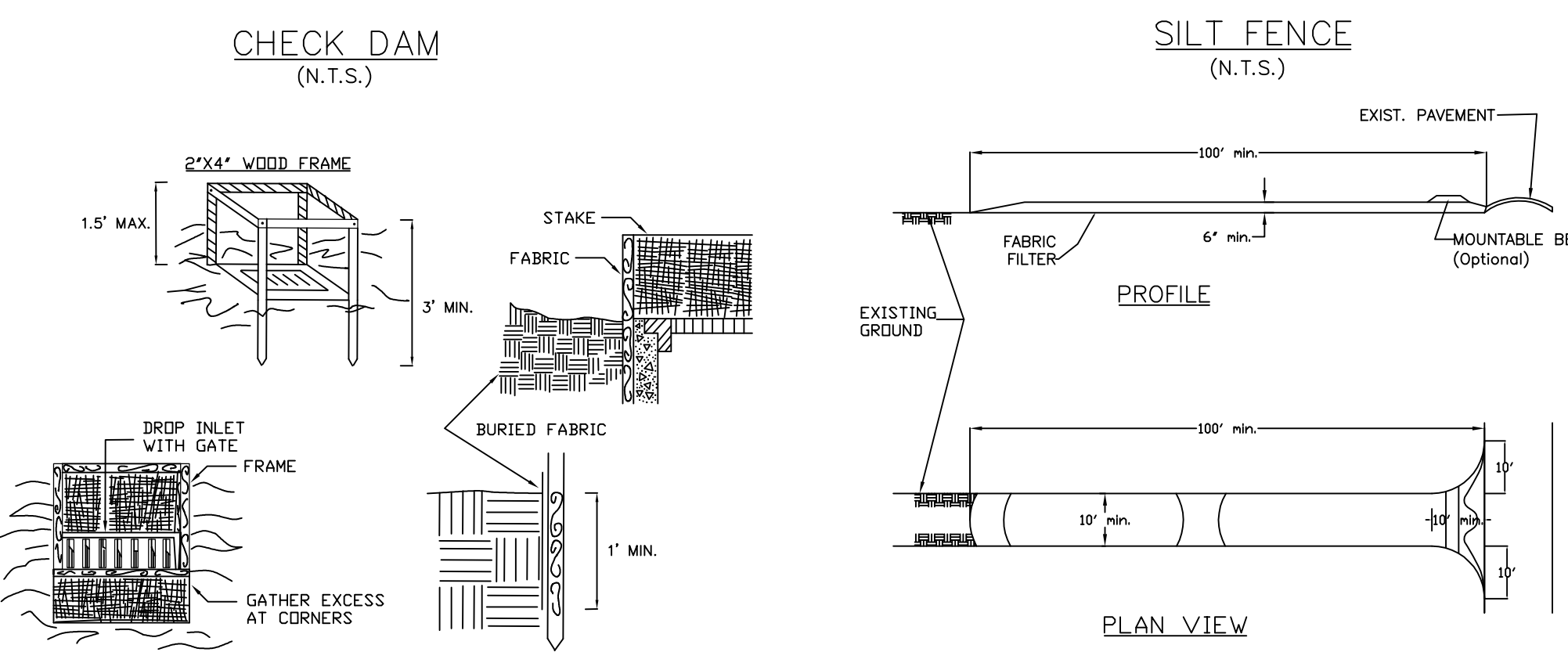
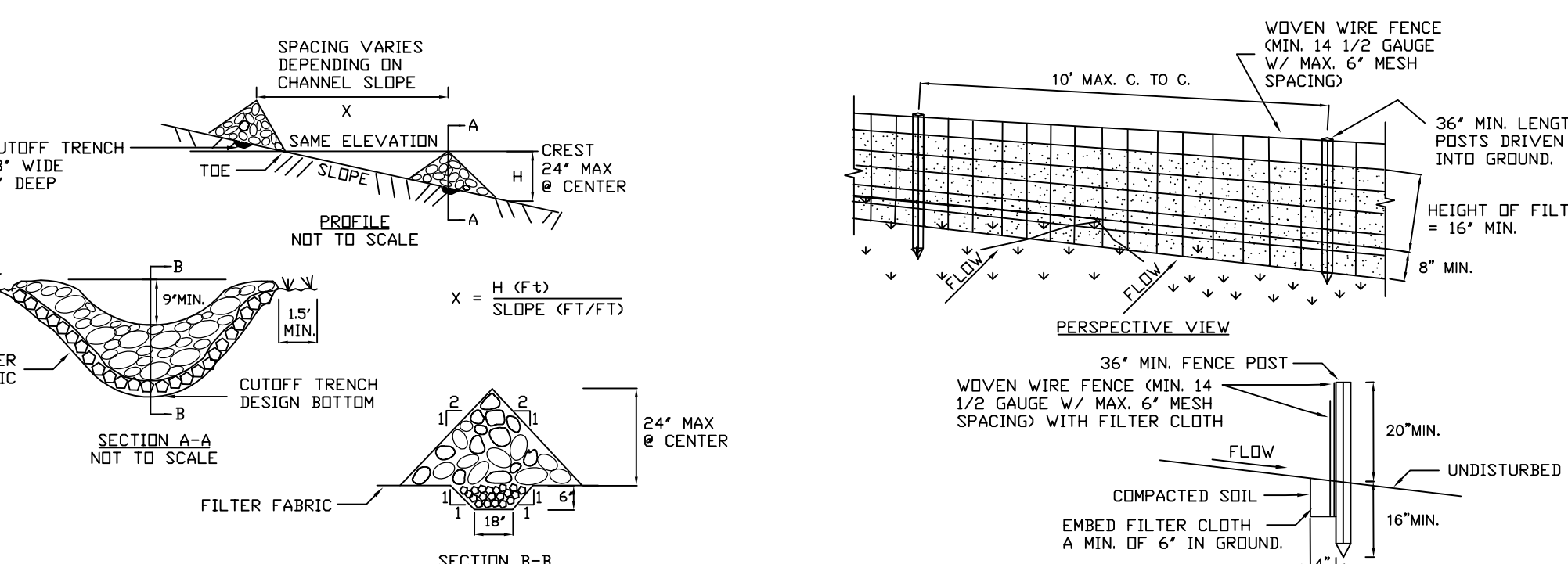
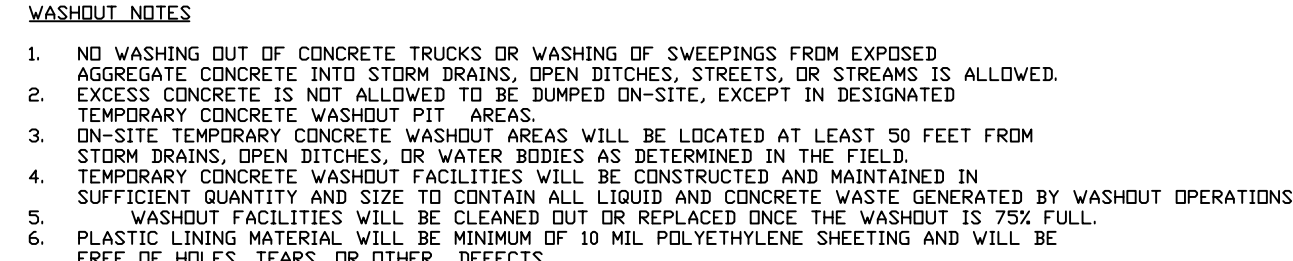
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ph. 585-977-5830 fax 585-977-3468

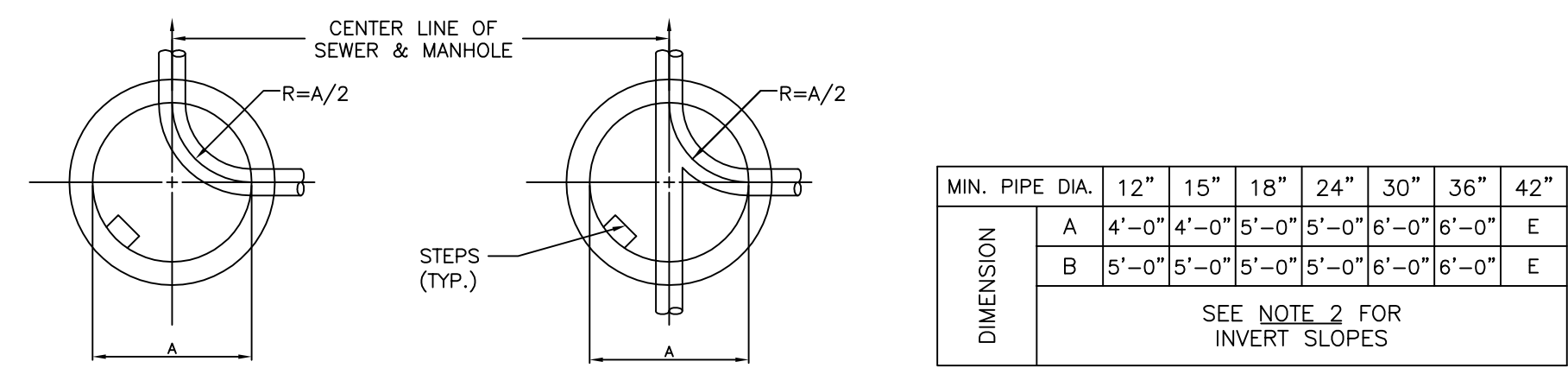
PROJECT
ABERDEEN ESTATES SUBDIVISION
PART OF LOTS 21 & 23, TOWNSHIP 14, RANGE 4 OF THE PHELPS & GORHAM PURCHASE, TOWN OF WEBSTER, MONROE COUNTY, NEW YORK

DRAWING TITLE
PROFILES
FINAL PHASE 2

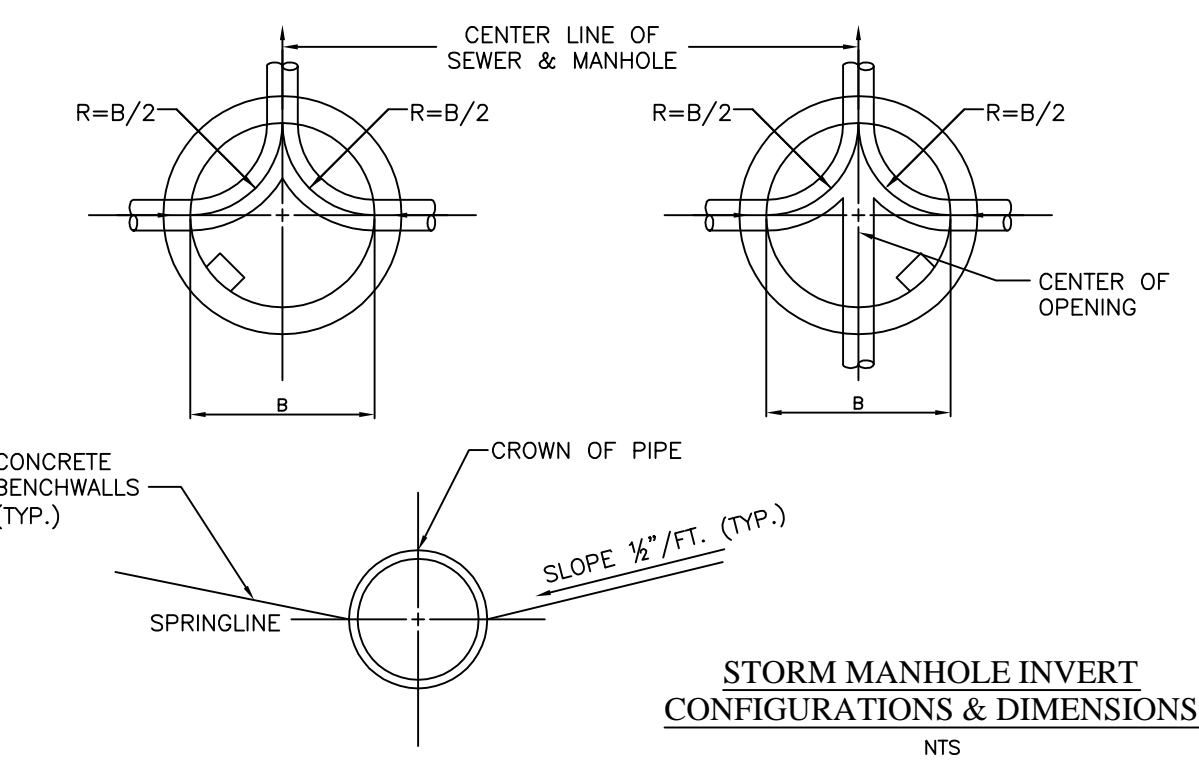
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FOREST CREEK EQUITY CORP.
2640 CHILI AVENUE
ROCHESTER, N.Y. 14624

PROJ. NO. 21-12034
DWG. BY N.E.S.
DESIGN BY W.F.B.
APPROVED D.E.S.
DATE 01/13/26
SCALE AS NOTED
DWG. NO. 6 OF 9

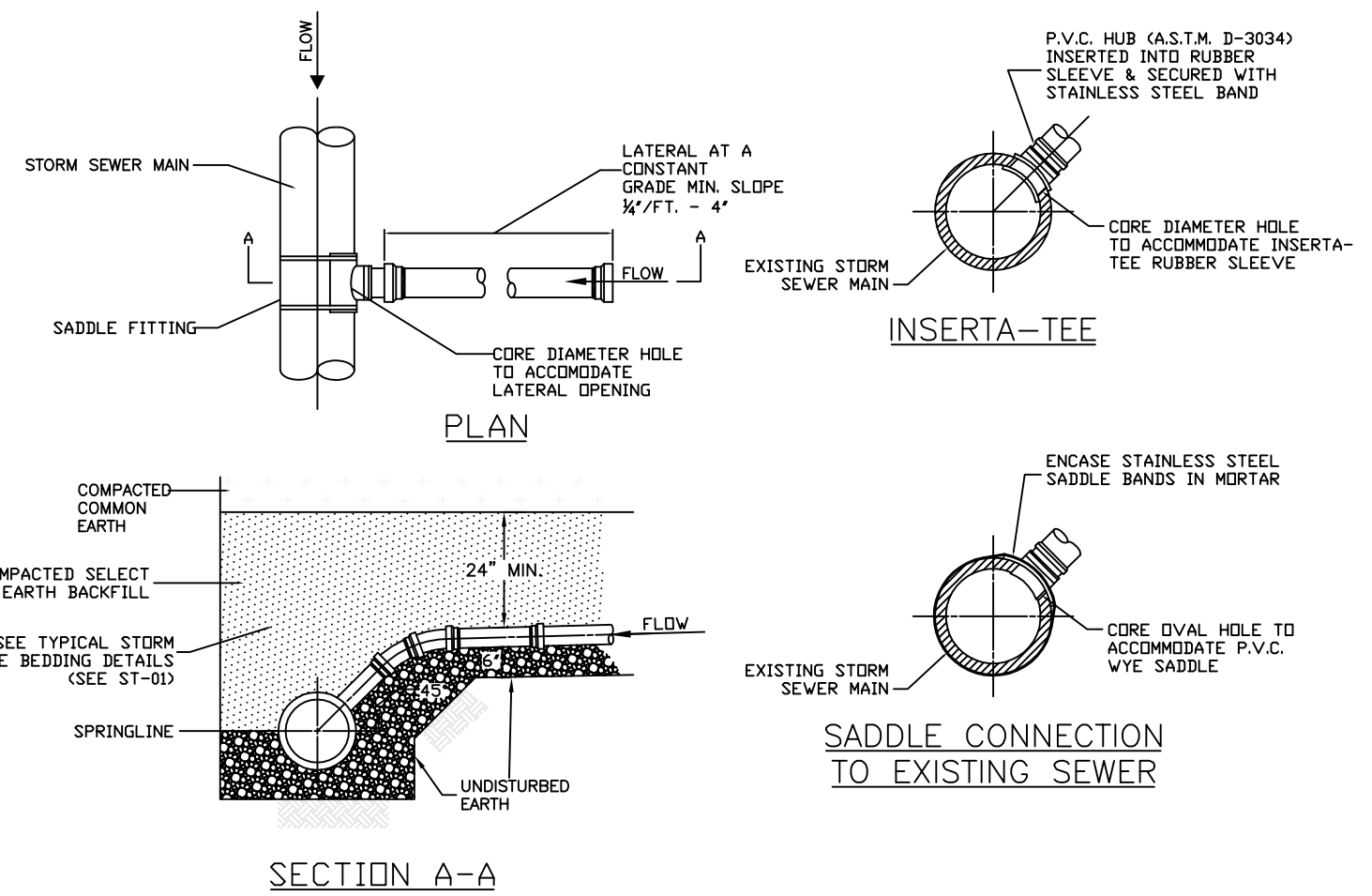




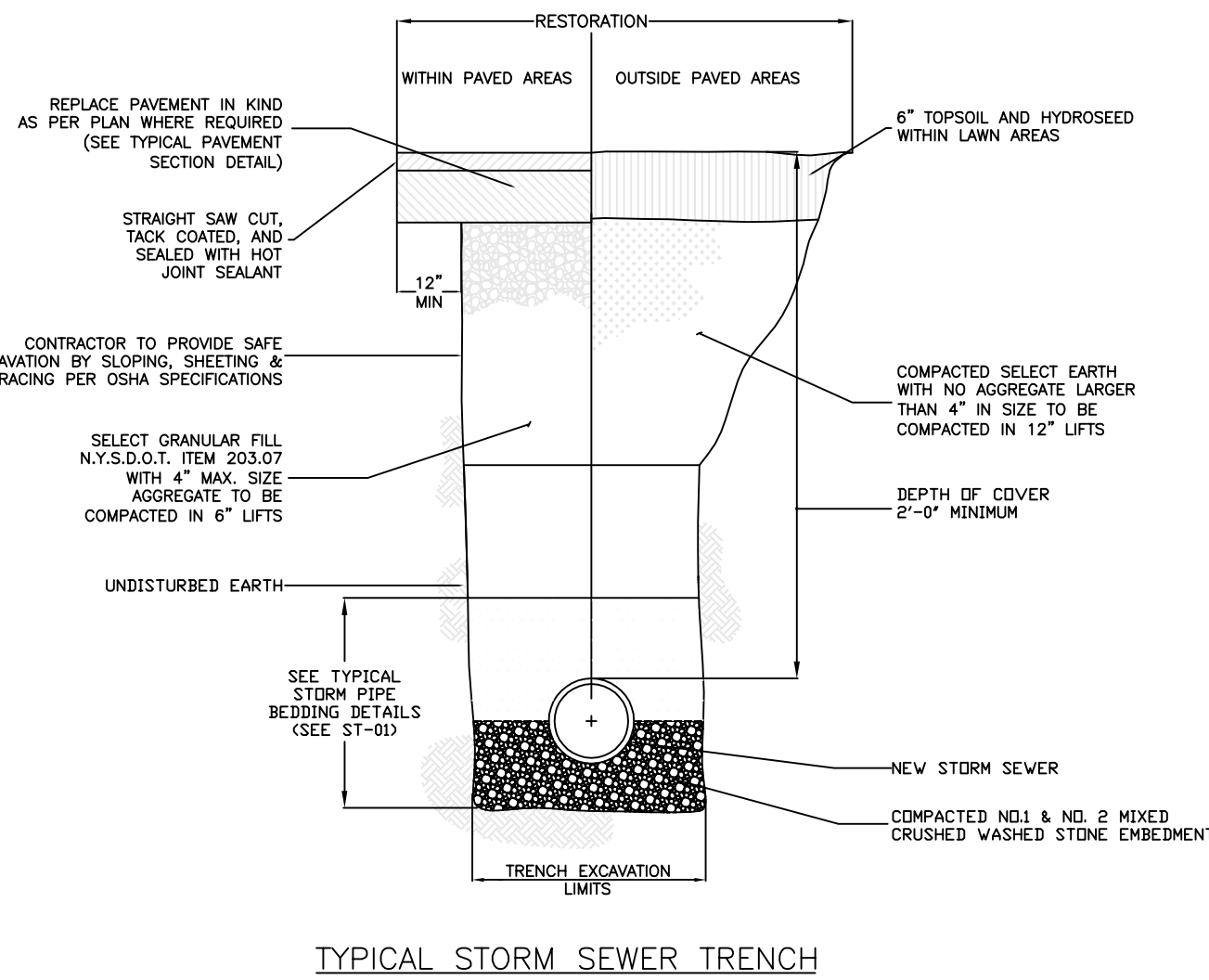
- NOTES:
- DIMENSIONS A & B ARE COVERED BY OUTLET DIAMETER.
 - INVERT SLOPES:
 - STRAIGHT THROUGH PIPE-SLOPES SHALL BE A MINIMUM 0.1' DROP ACROSS MANHOLE.
 - 90° BENDS - PROVIDE MINIMUM 0.2' DROP ACROSS MANHOLE.
 - WHERE TWO OR MORE PIPES ENTER A MANHOLE THE STEEPER OF SLOPES ABOVE WILL DETERMINE THE OUTLET ELEVATION.
 - WHERE PIPES ARE OF DIFFERENT SIZE, SLOPE SHALL BE AS DETERMINED BY CONTRACT PLANS. E) REQUIRES SPECIAL MANHOLES DETAILS.



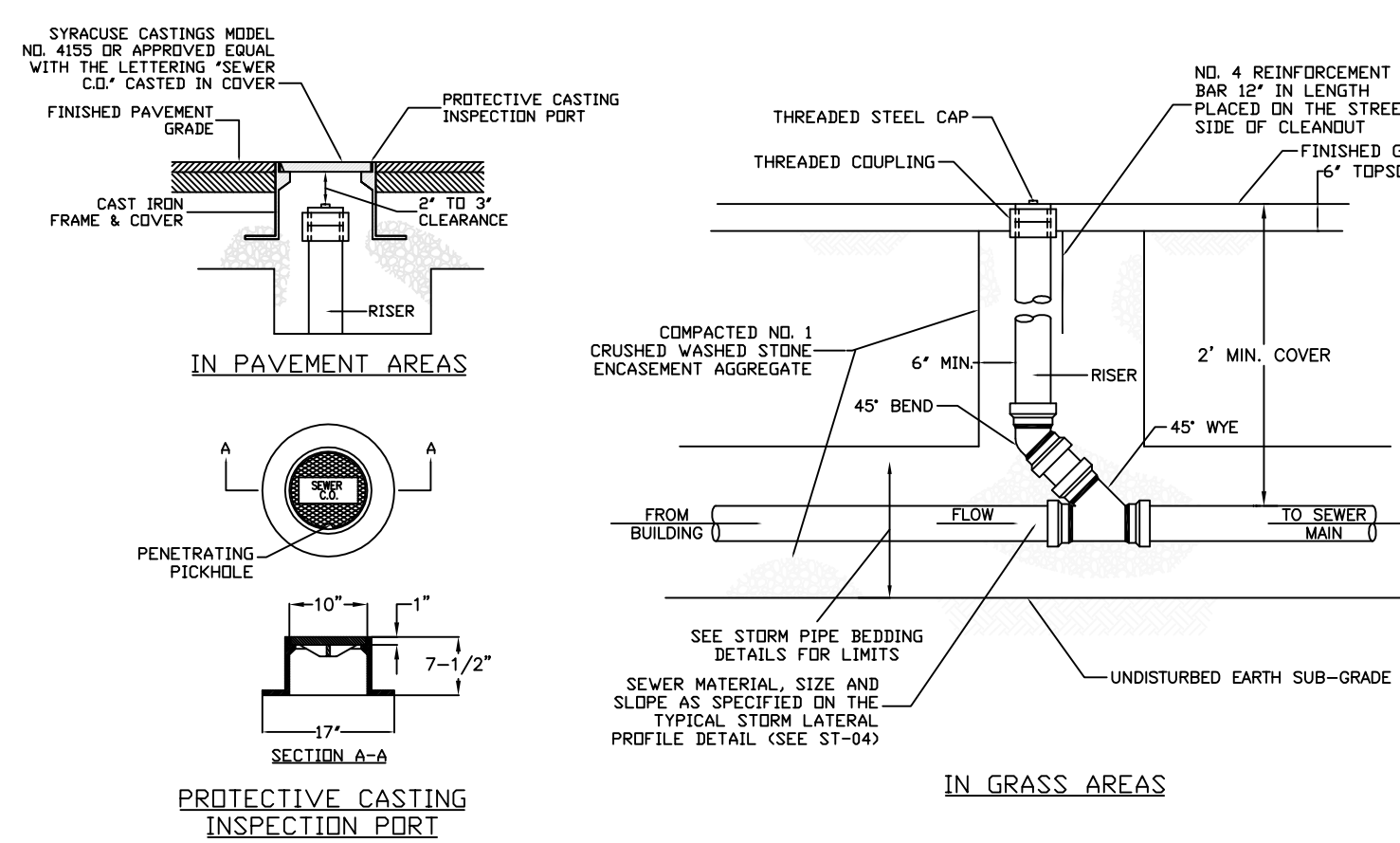
STORM MANHOLE INVERT CONFIGURATIONS & DIMENSIONS
NTS



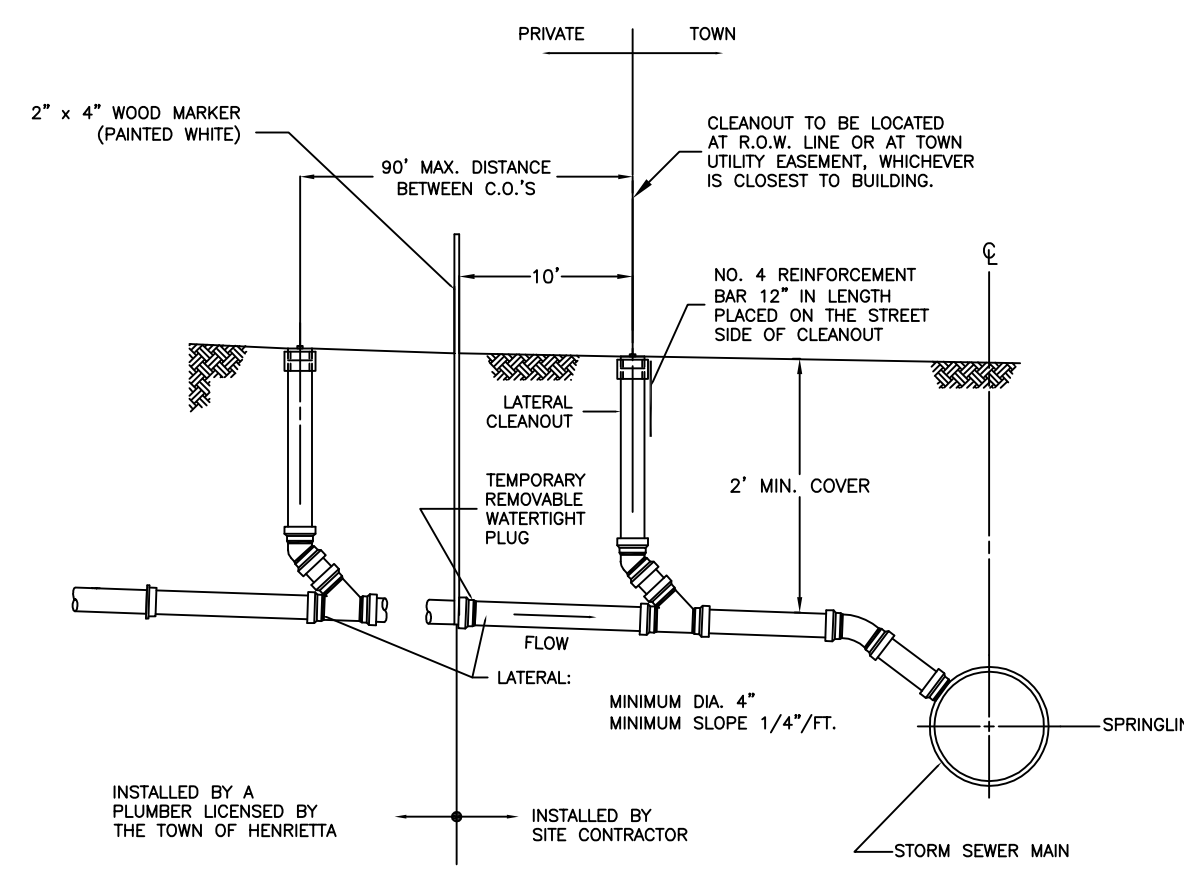
STORM LATERAL CONNECTION DETAIL
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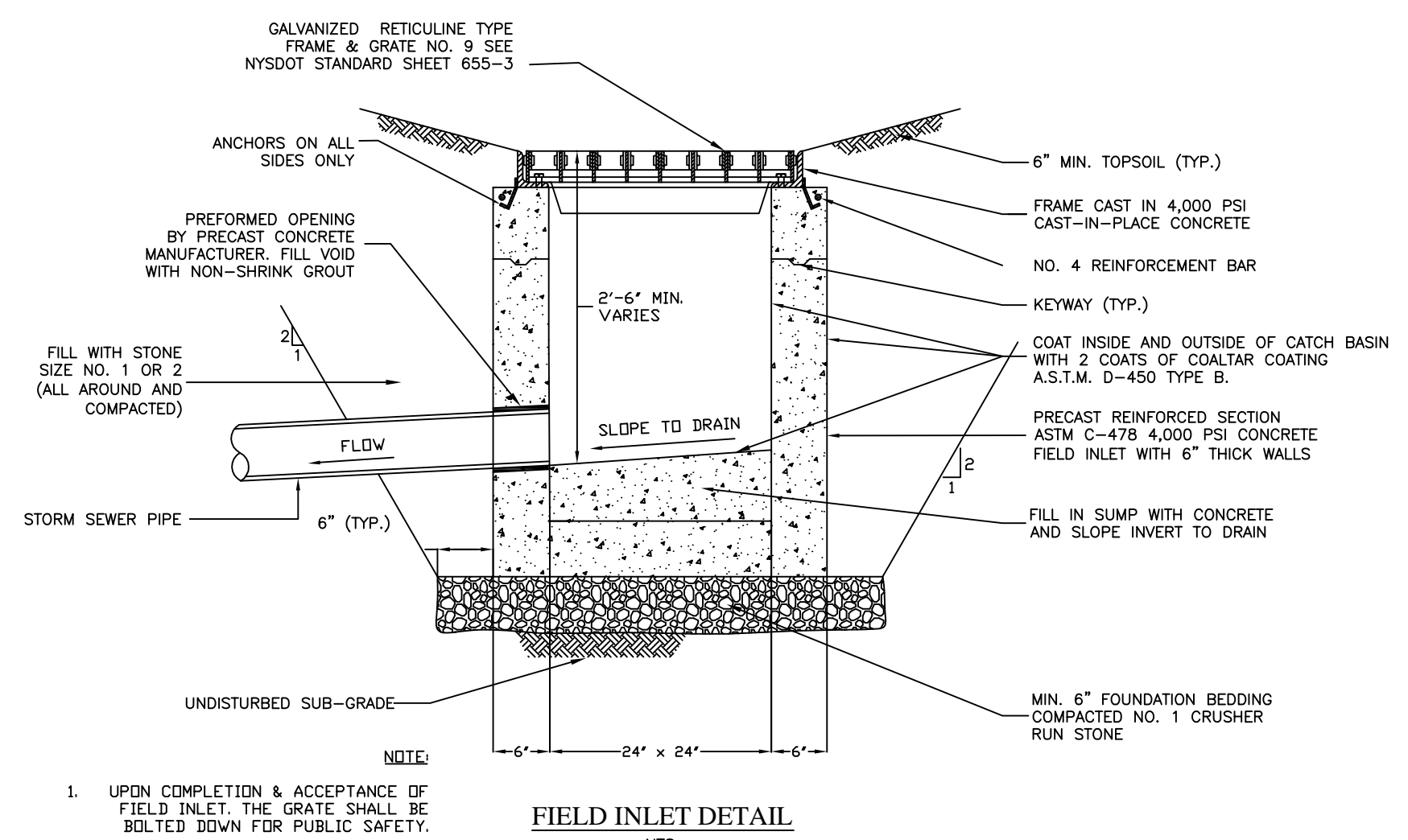
TYPICAL STORM SEWER TRENCH



STORM LATERAL CLEANOUT
NTS

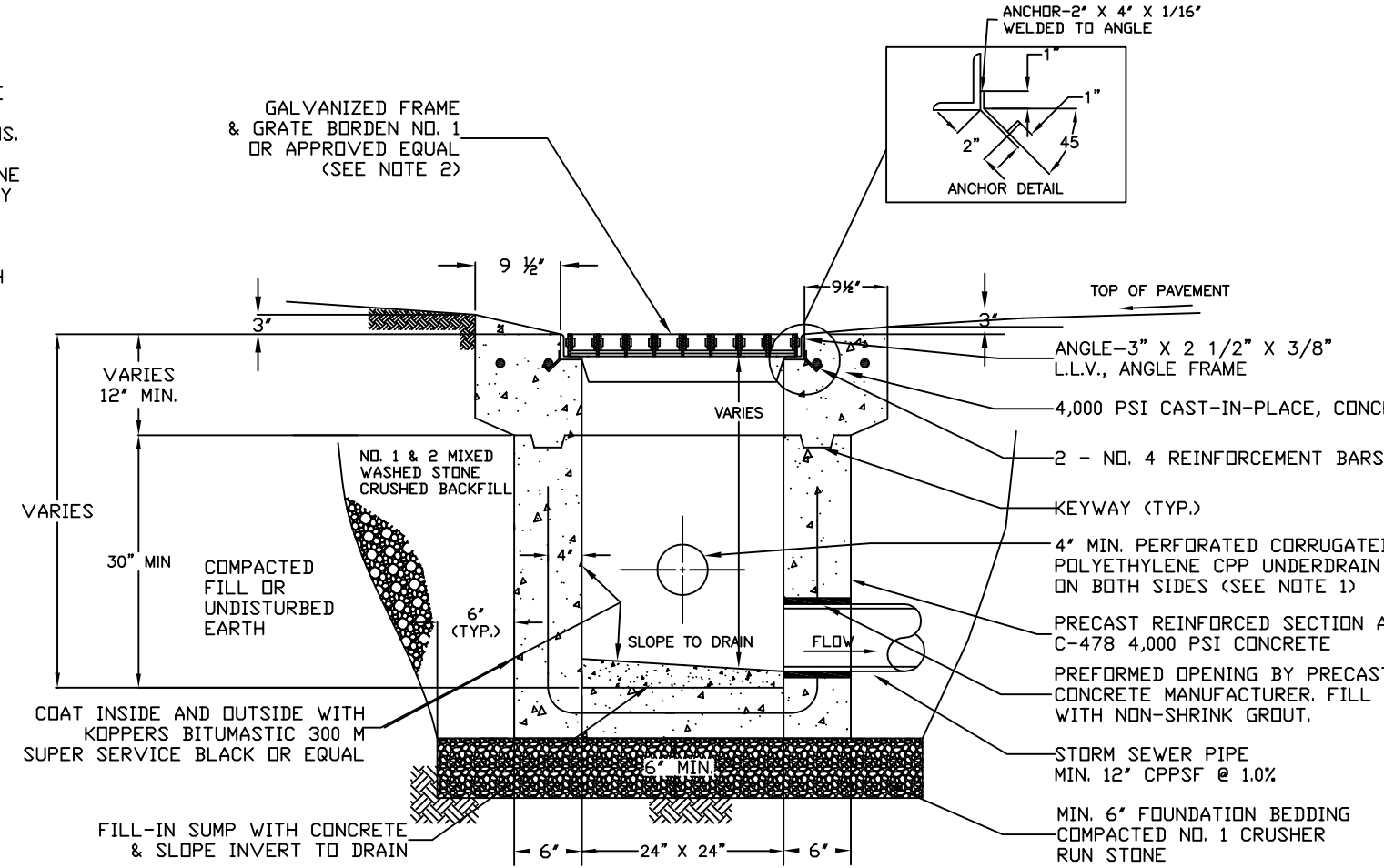


TYPICAL HOUSE STORM LATERAL PROFILE
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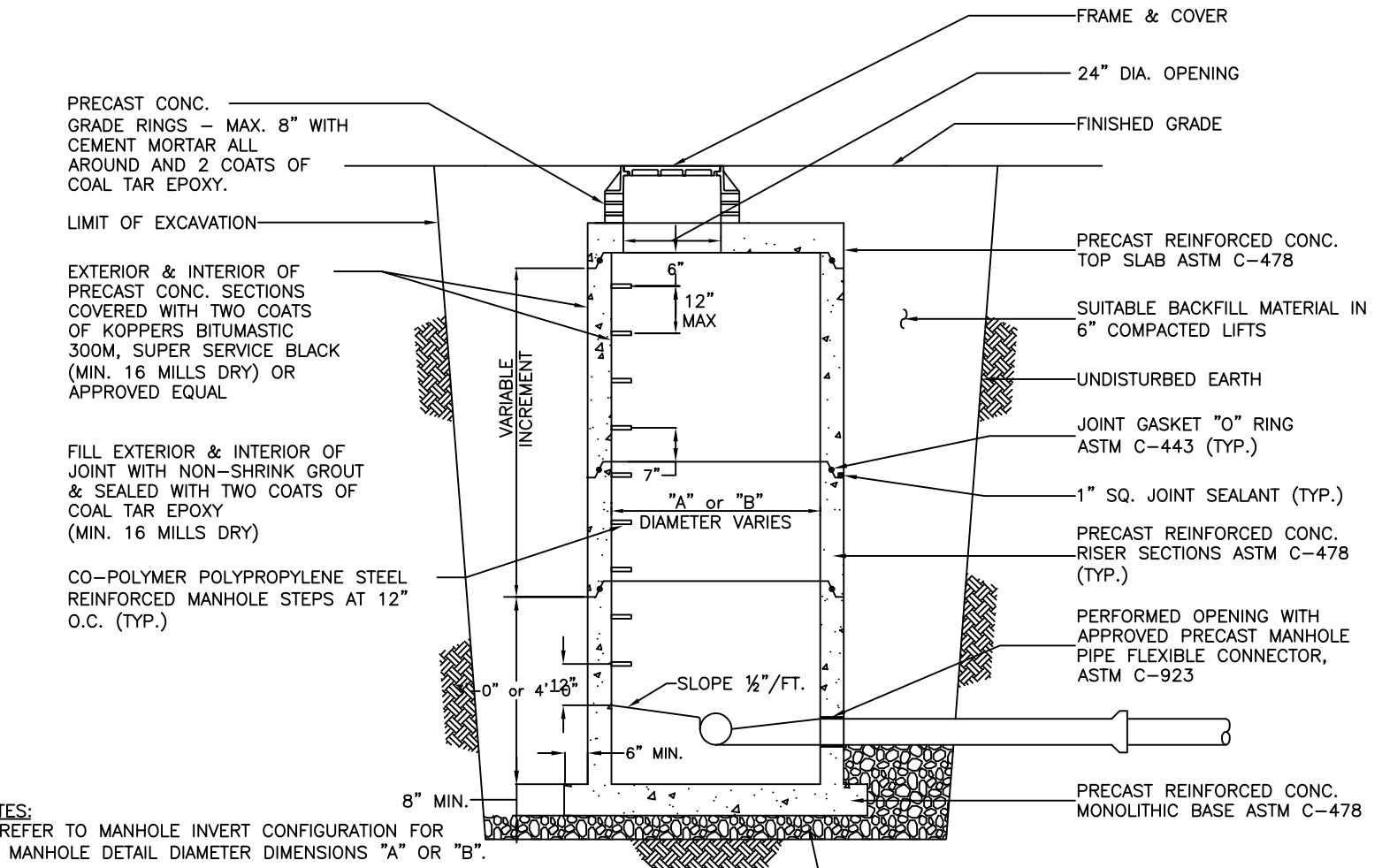


FIELD INLET DETAIL
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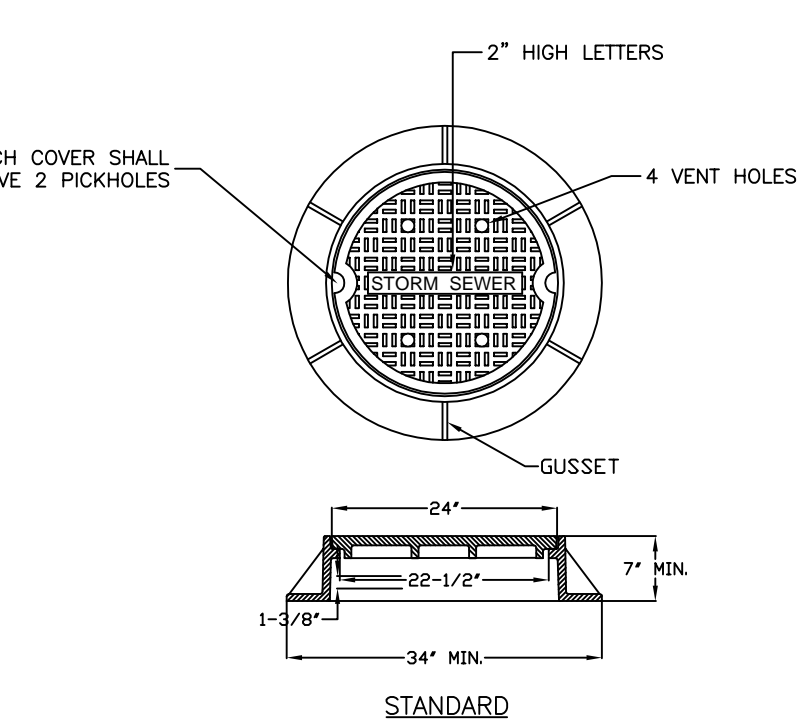
- NOTES:
- ROADWAY UNDERDRAIN PIPE SHALL ONLY BE PLUGGED IN DOWNSTREAM SIDE OF CATCH BASIN, BUT NOT IN LOW POINT CATCH BASIN.
 - THE MAIN SUPPORT BARS ON THE RETICULINE GRATE SHALL BE PARALLEL TO THE ROADWAY WITH SECURING BOLTS PERPENDICULAR TO ROADWAY.
 - UPON COMPLETION & ACCEPTANCE OF CATCH BASIN, THE GRATE SHALL BE BOLTED DOWN FOR PUBLIC SAFETY.



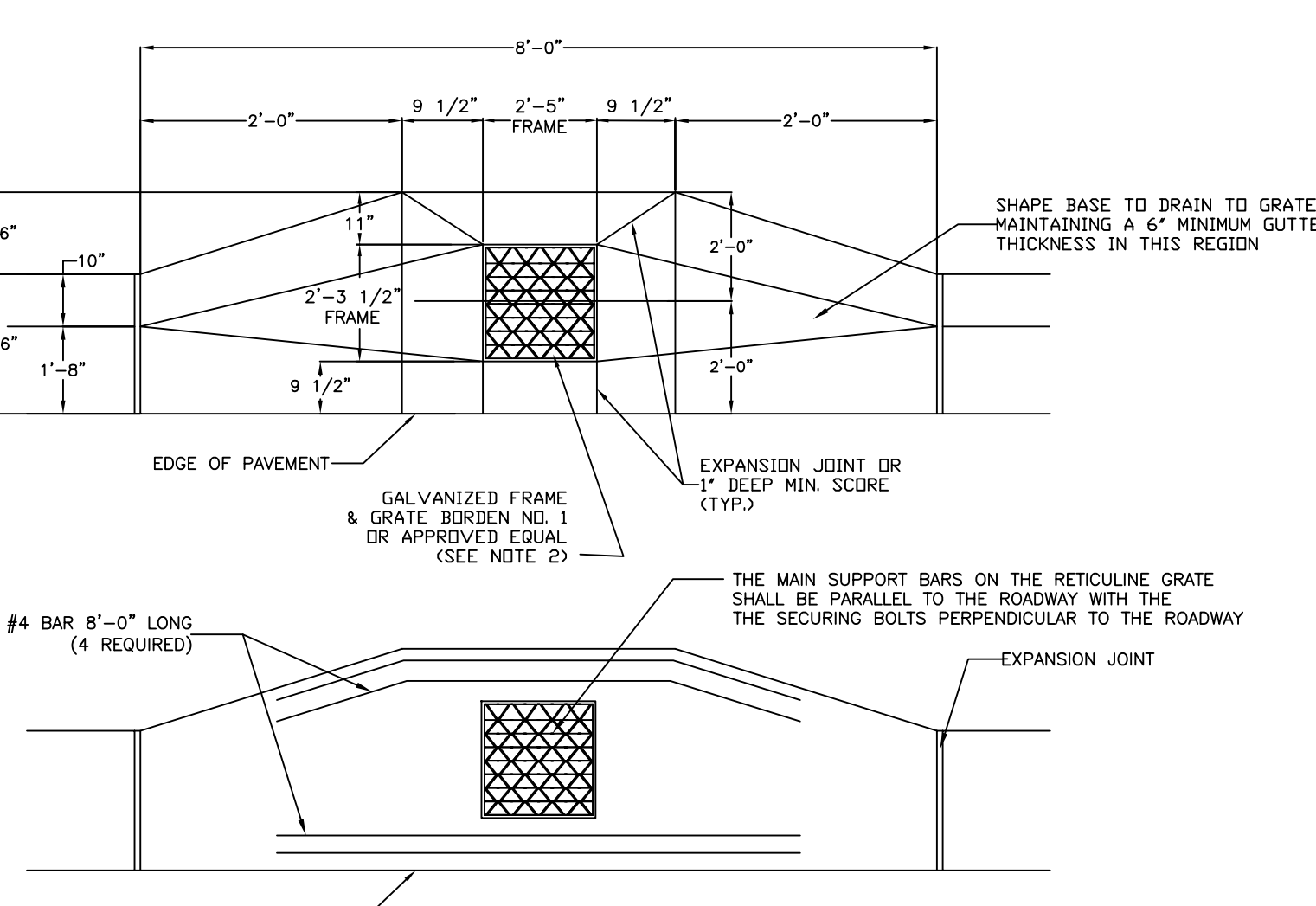
CATCH BASIN - GUTTER APRON



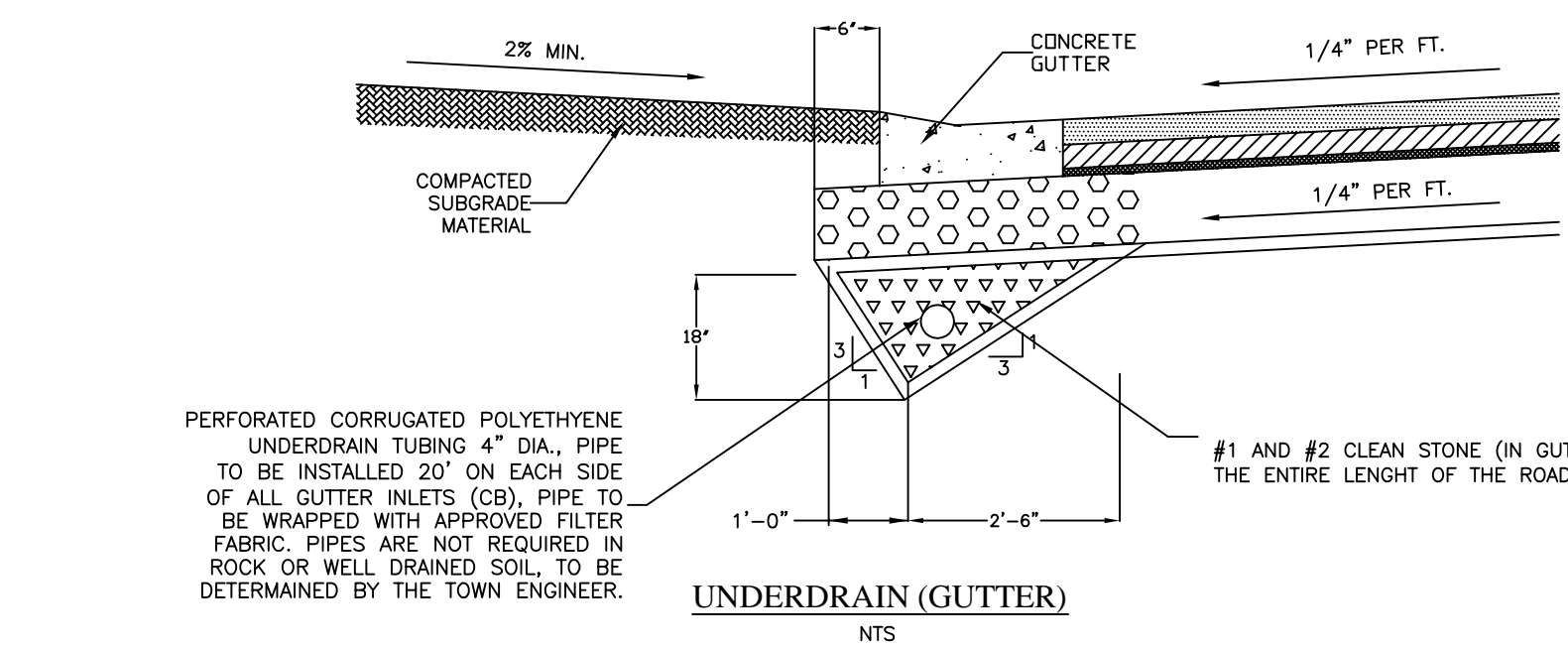
PRECAST STORM MANHOLE DETAIL
NTS



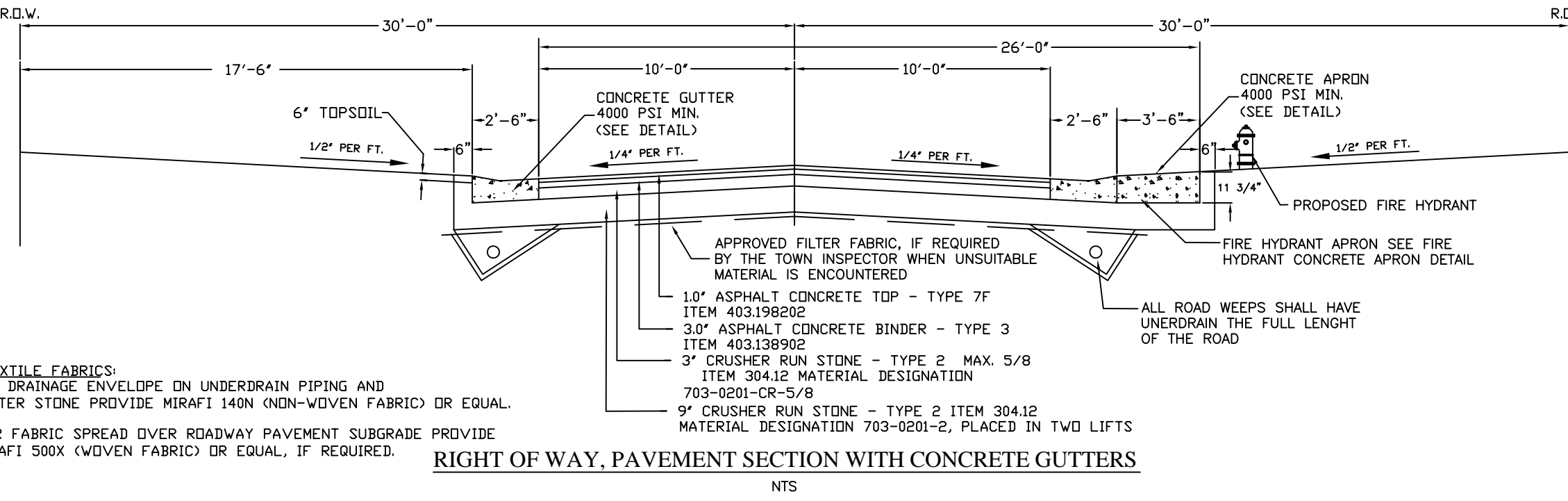
STORM MANHOLE FRAME AND COVER
NTS



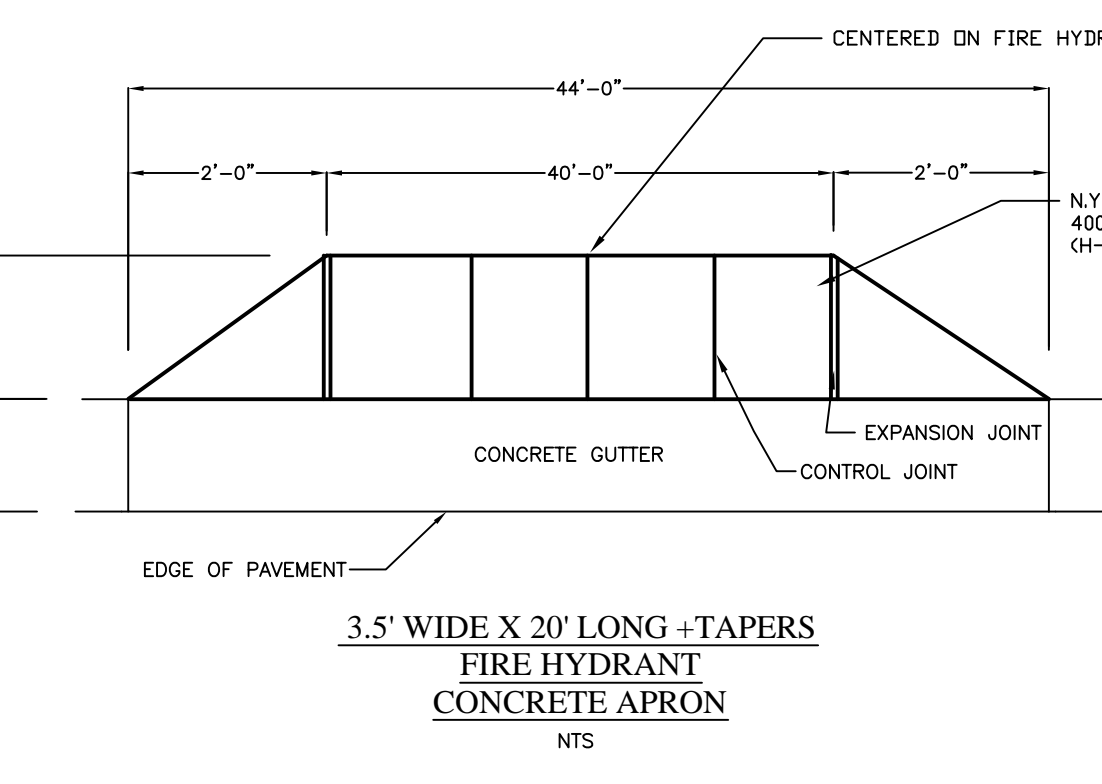
STANDARD CONCRETE GUTTER APRON
NTS



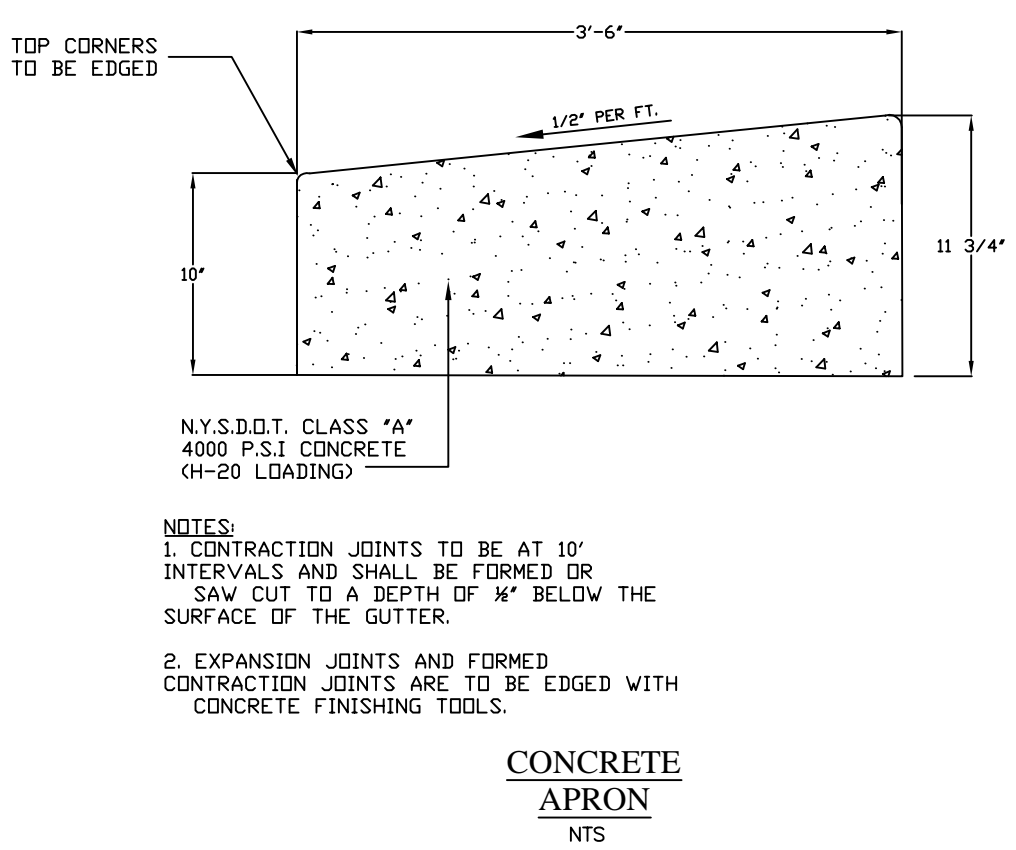
UNDERDRAIN (GUTTER)
NTS



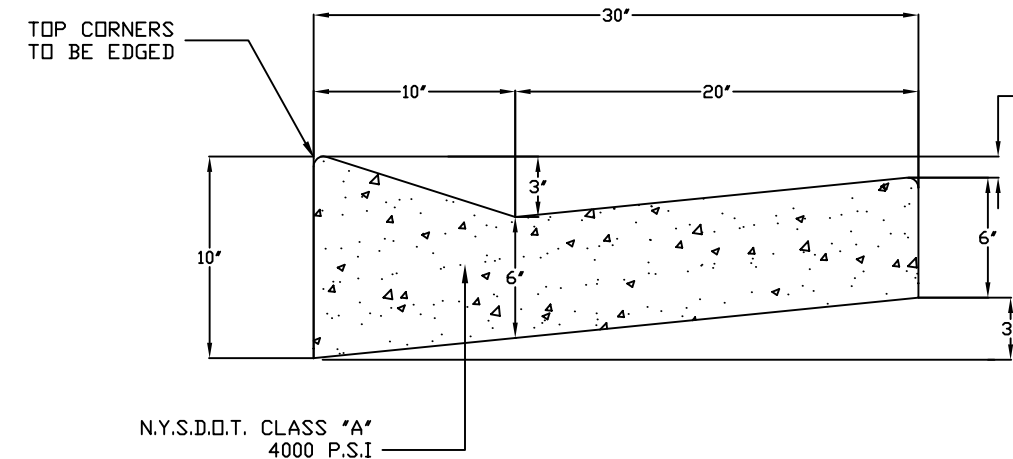
RIGHT OF WAY, PAVEMENT SECTION WITH CONCRETE GUTTERS
NTS



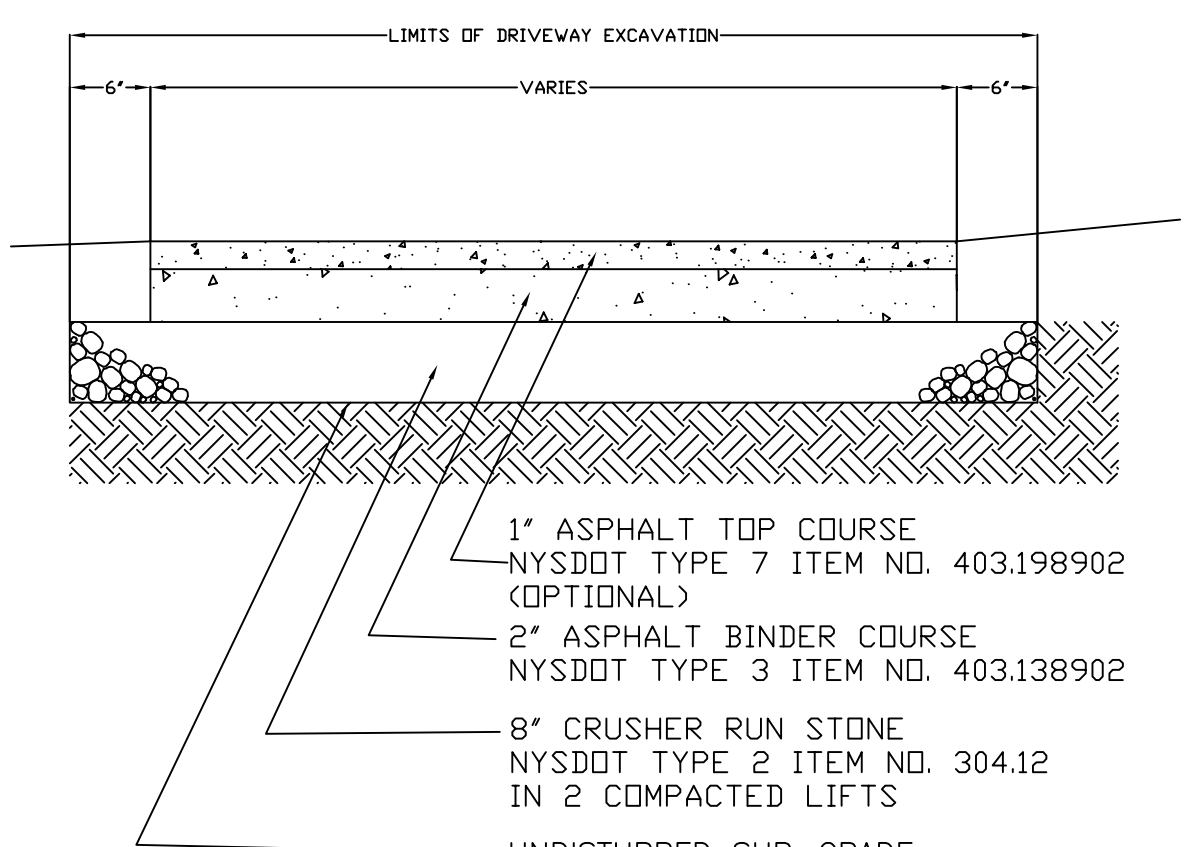
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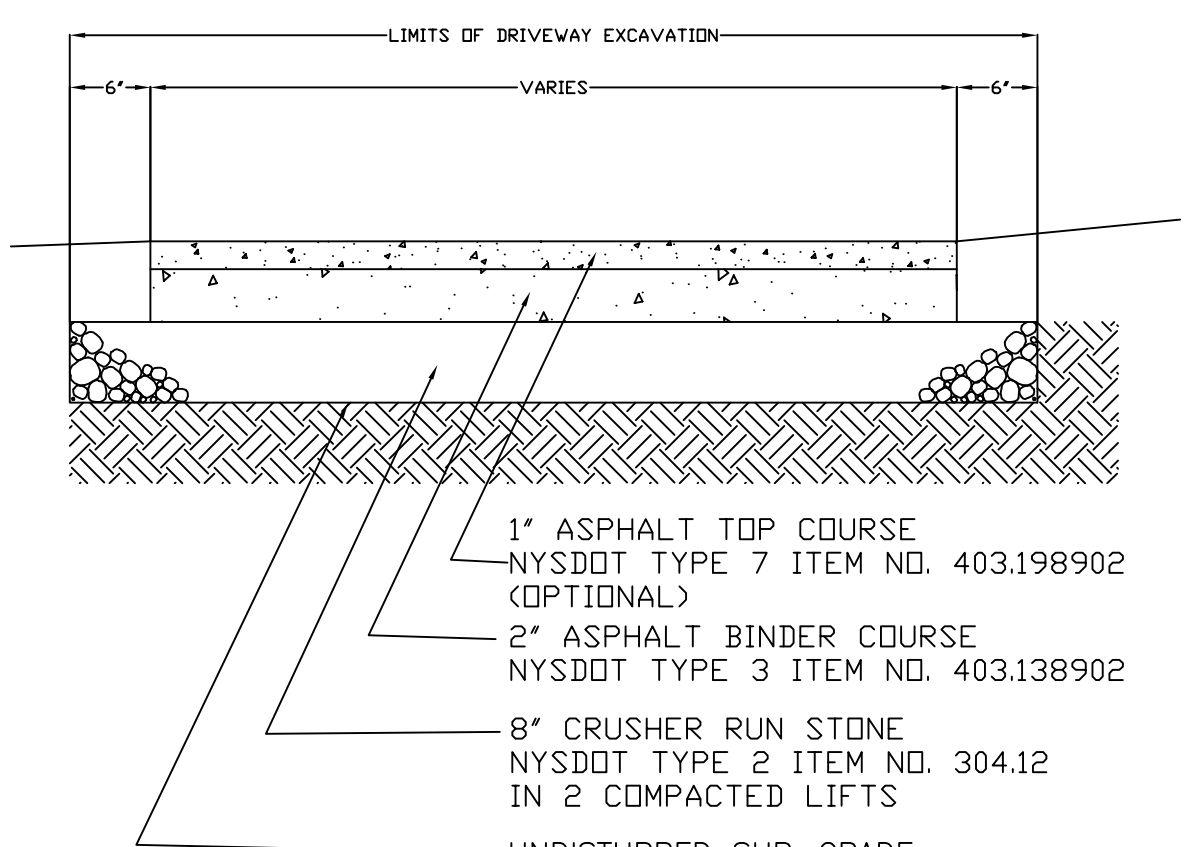
CONCRETE APRON
NTS



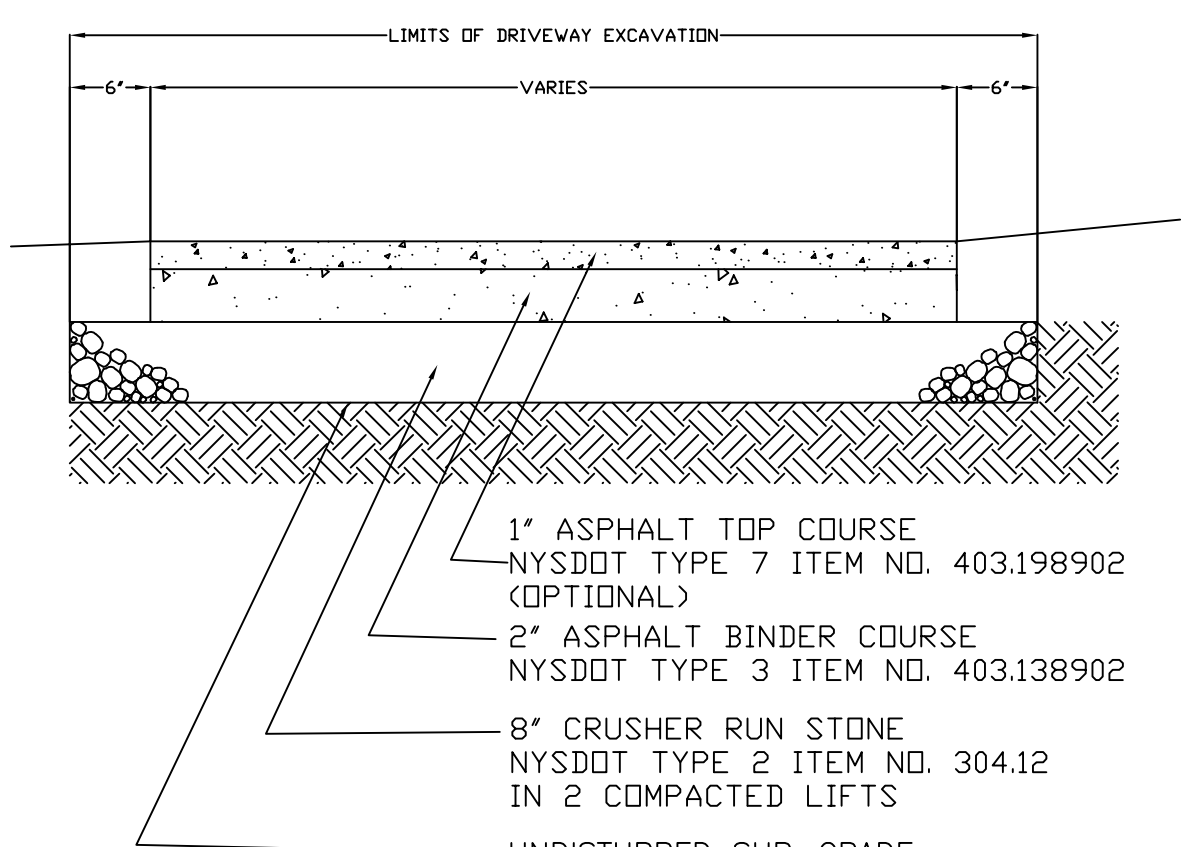
TYPICAL ASPHALT DRIVEWAY
NTS



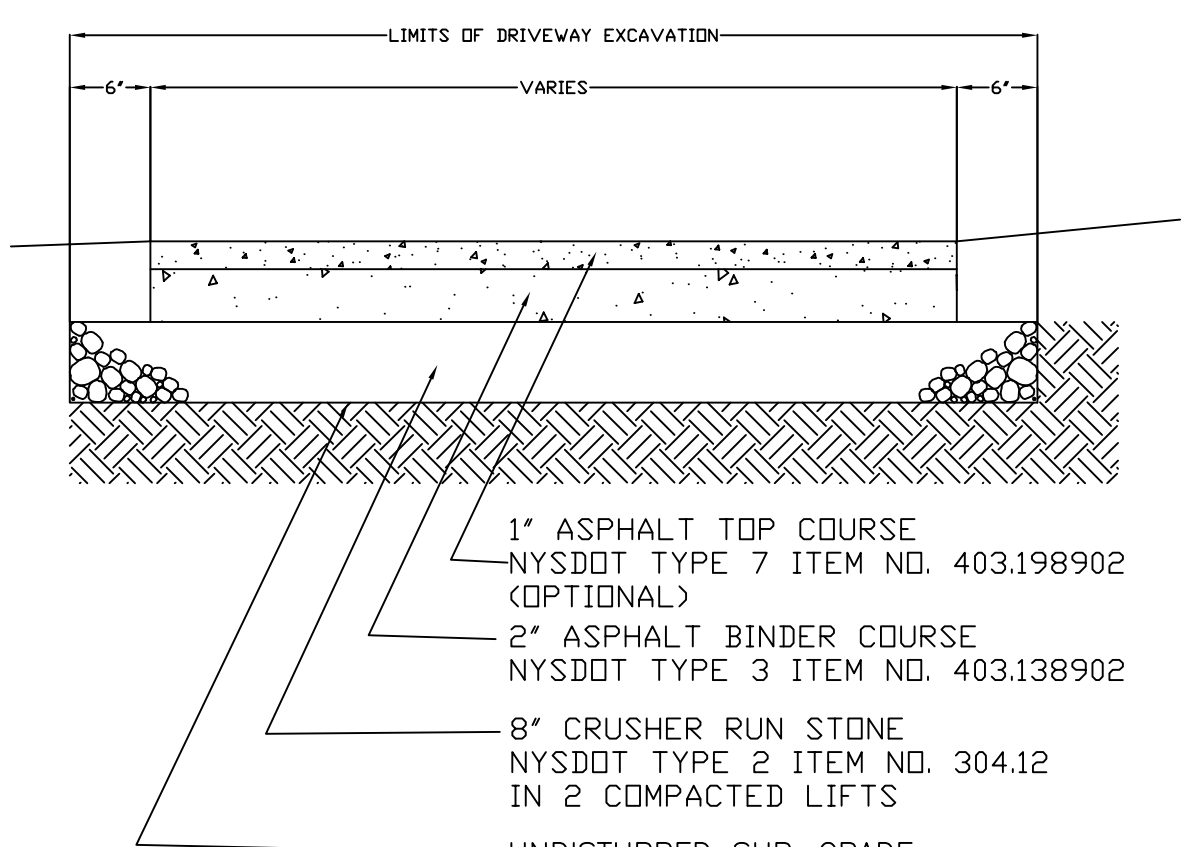
TEMPORARY TURN AROUND
N.T.S.



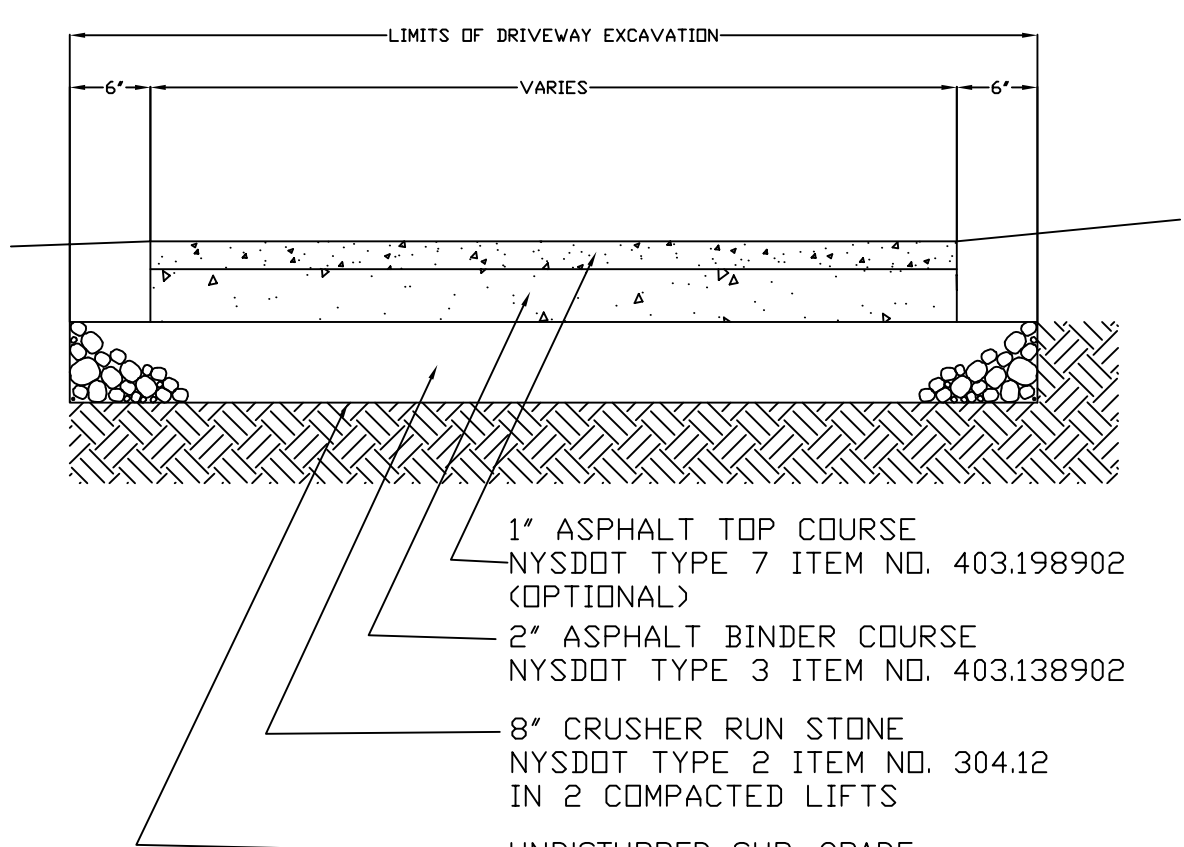
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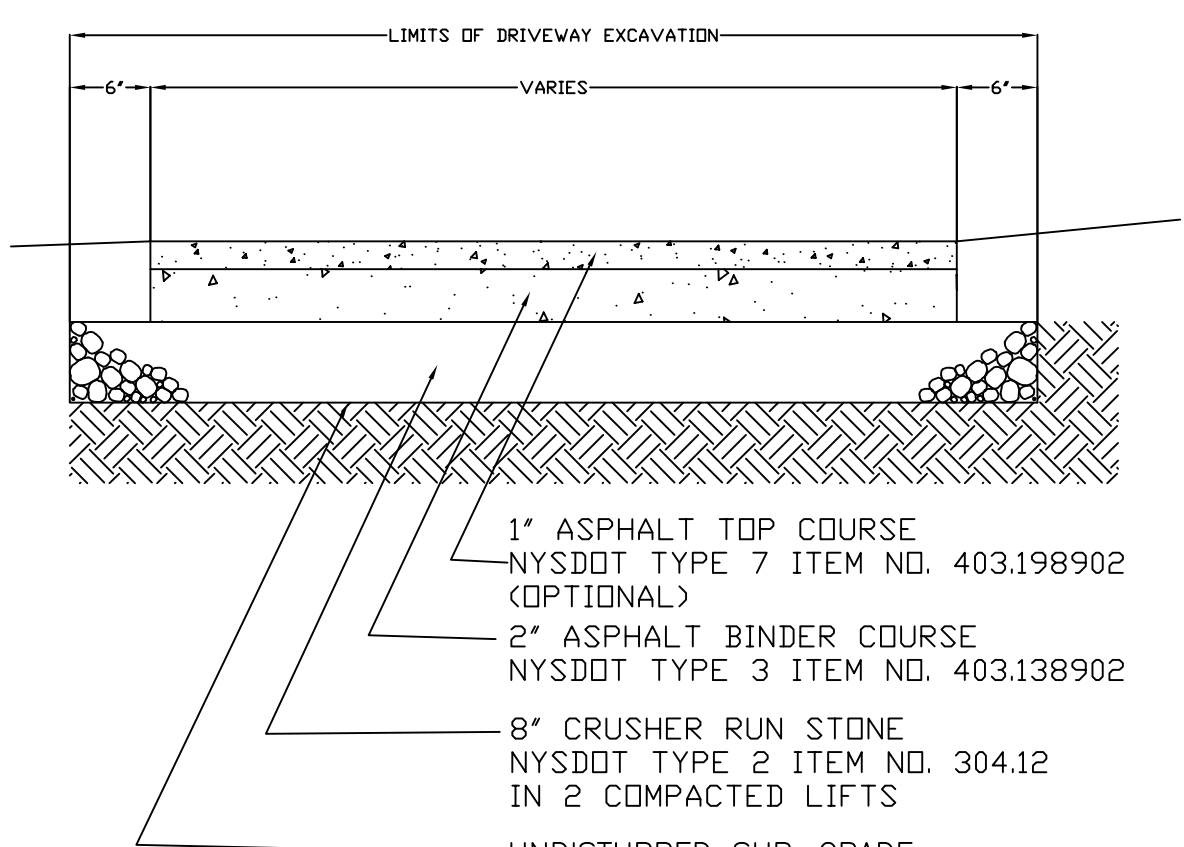
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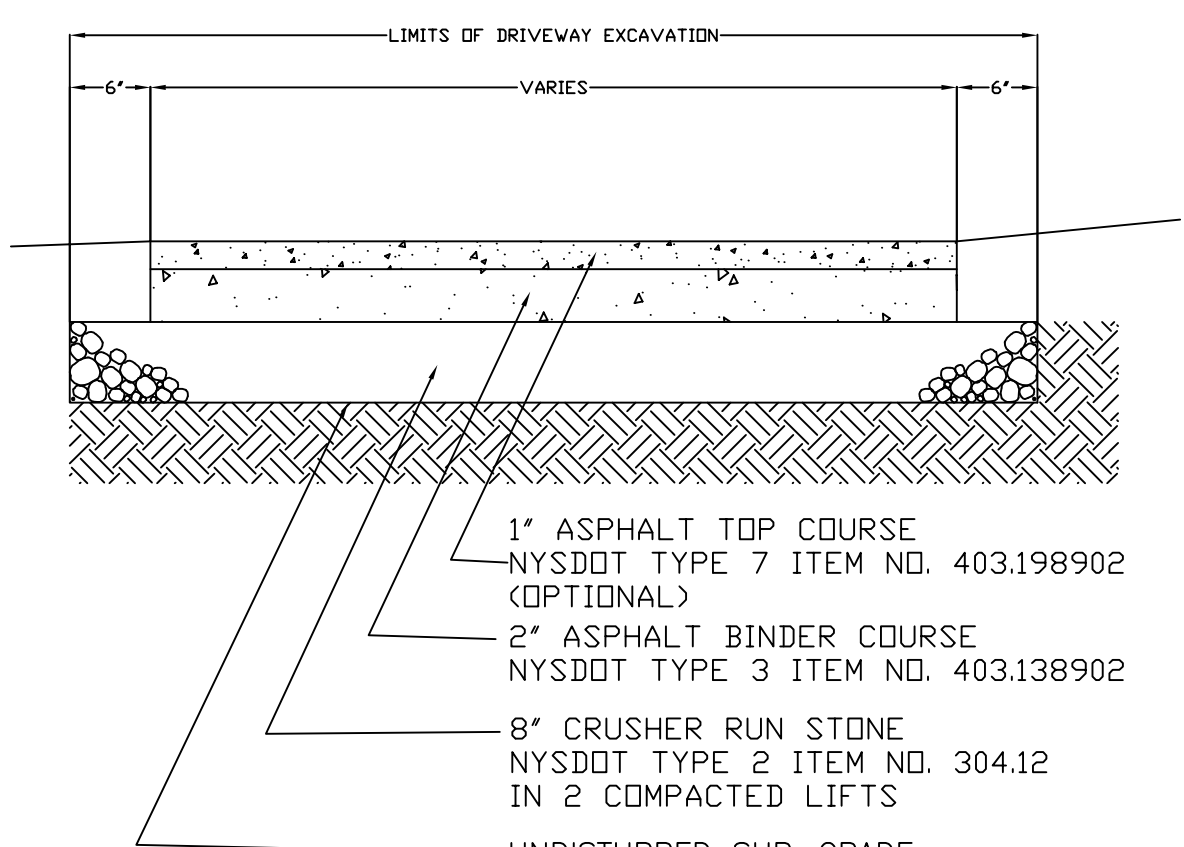
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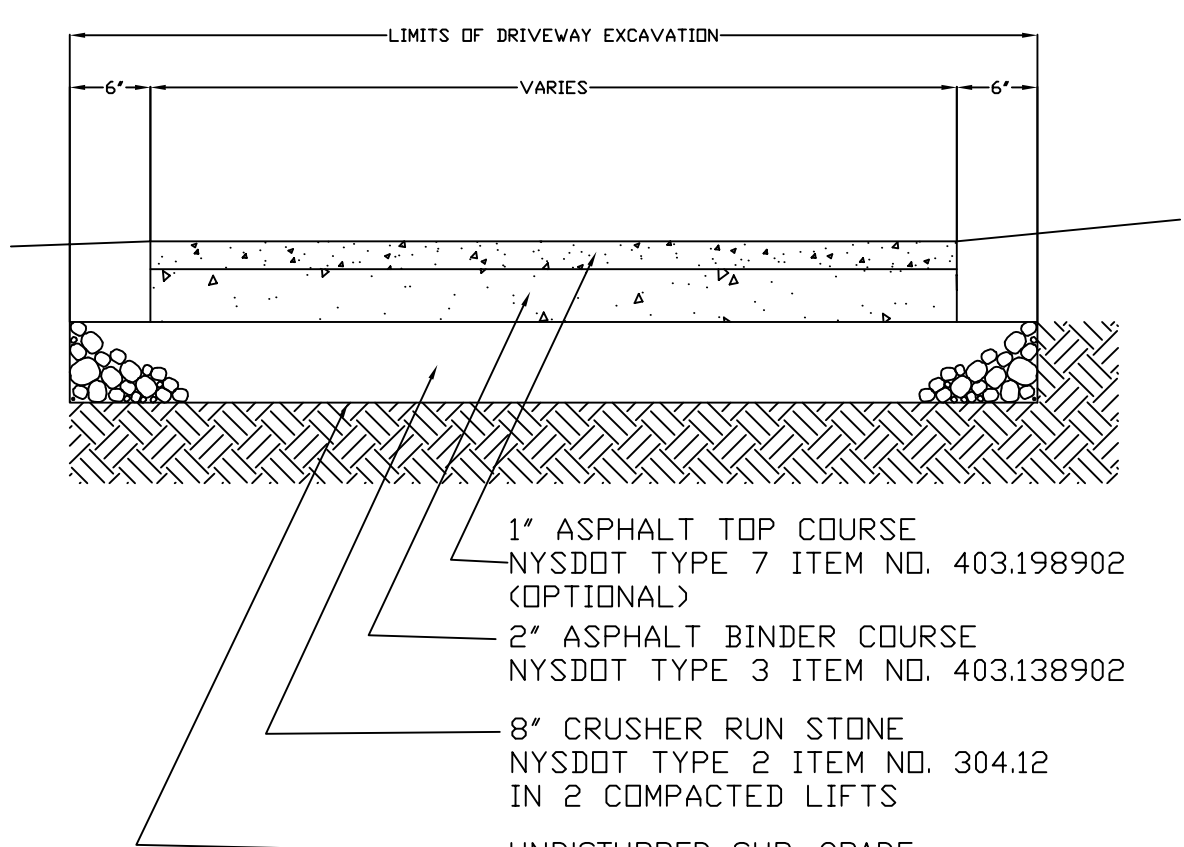
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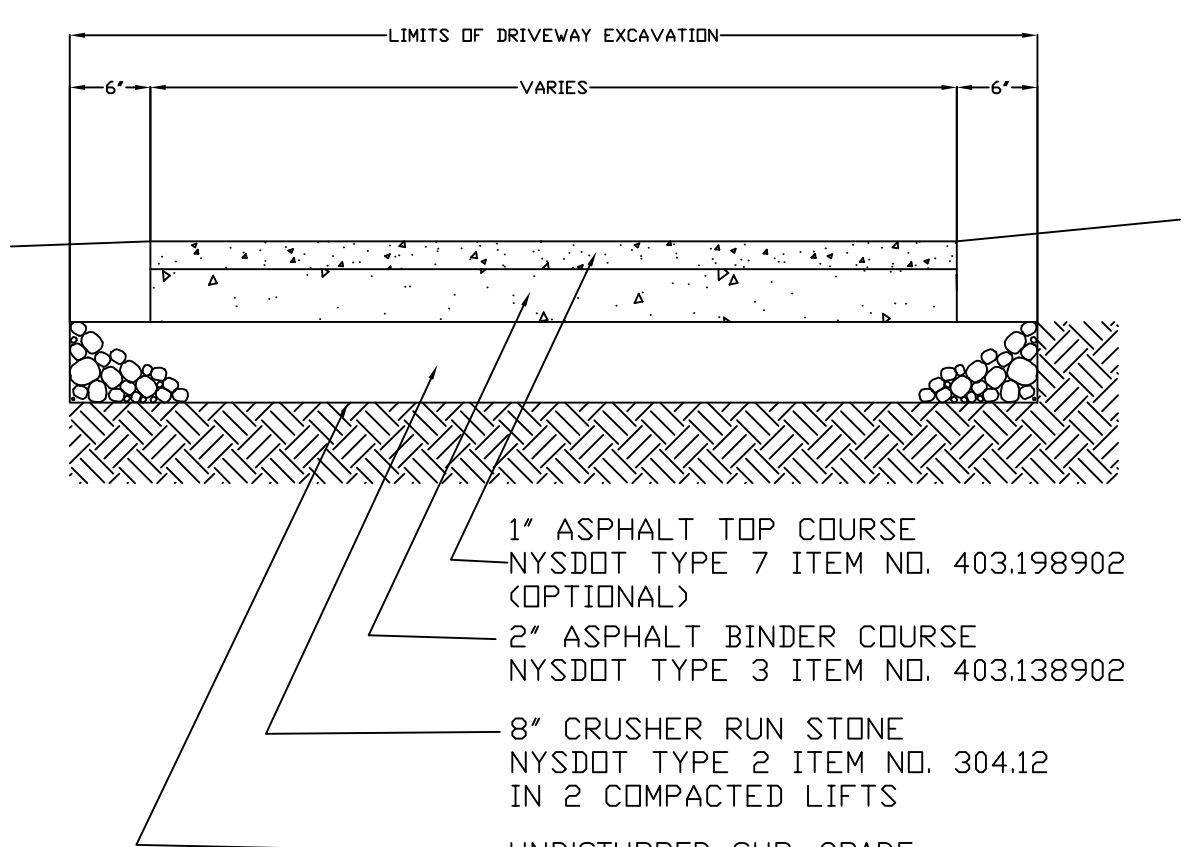
TEMPORARY TURN AROUND
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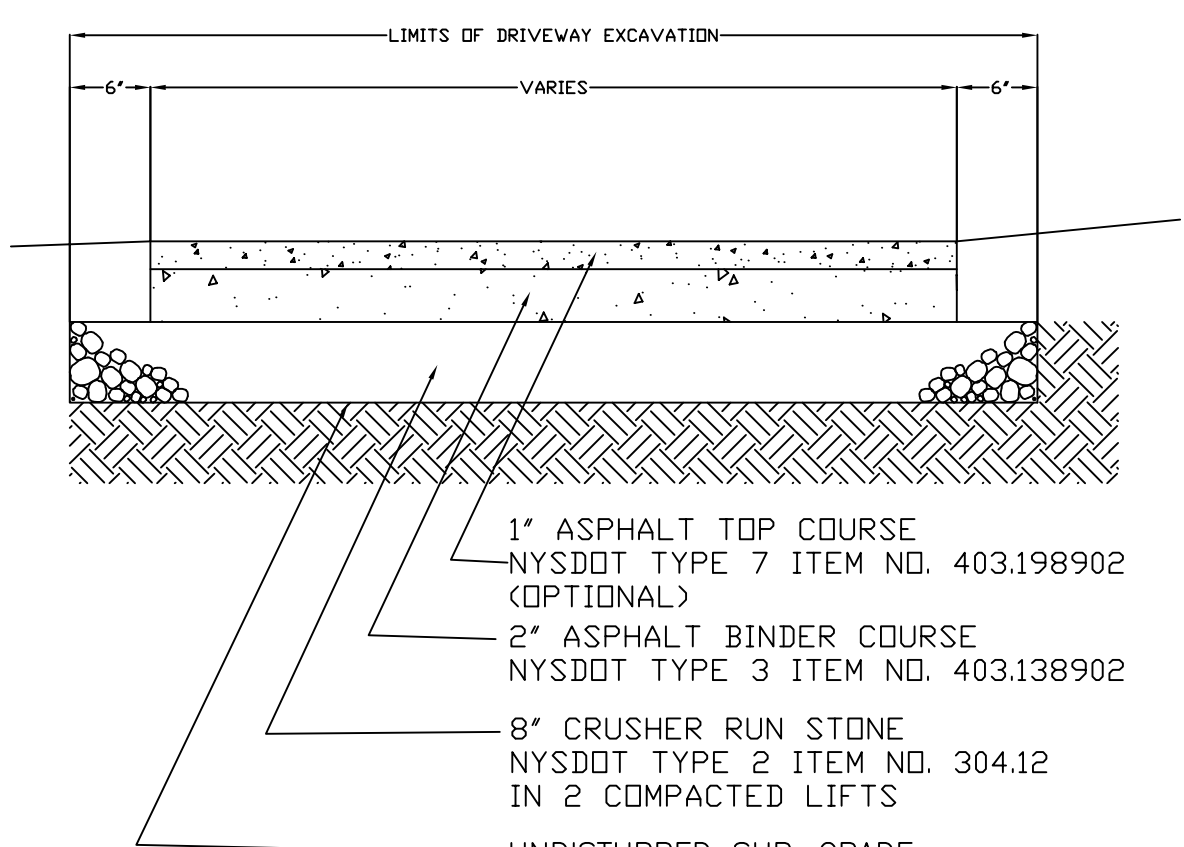
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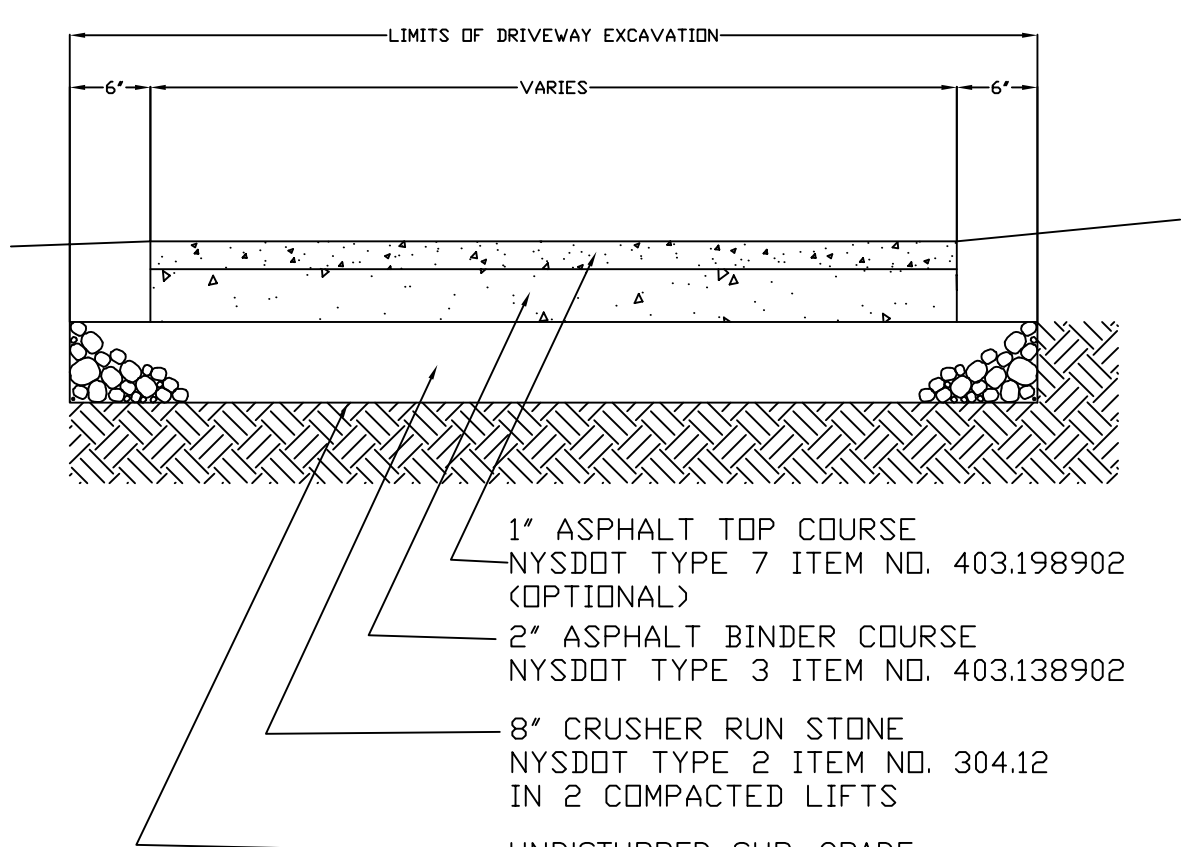
TEMPORARY TURN AROUND
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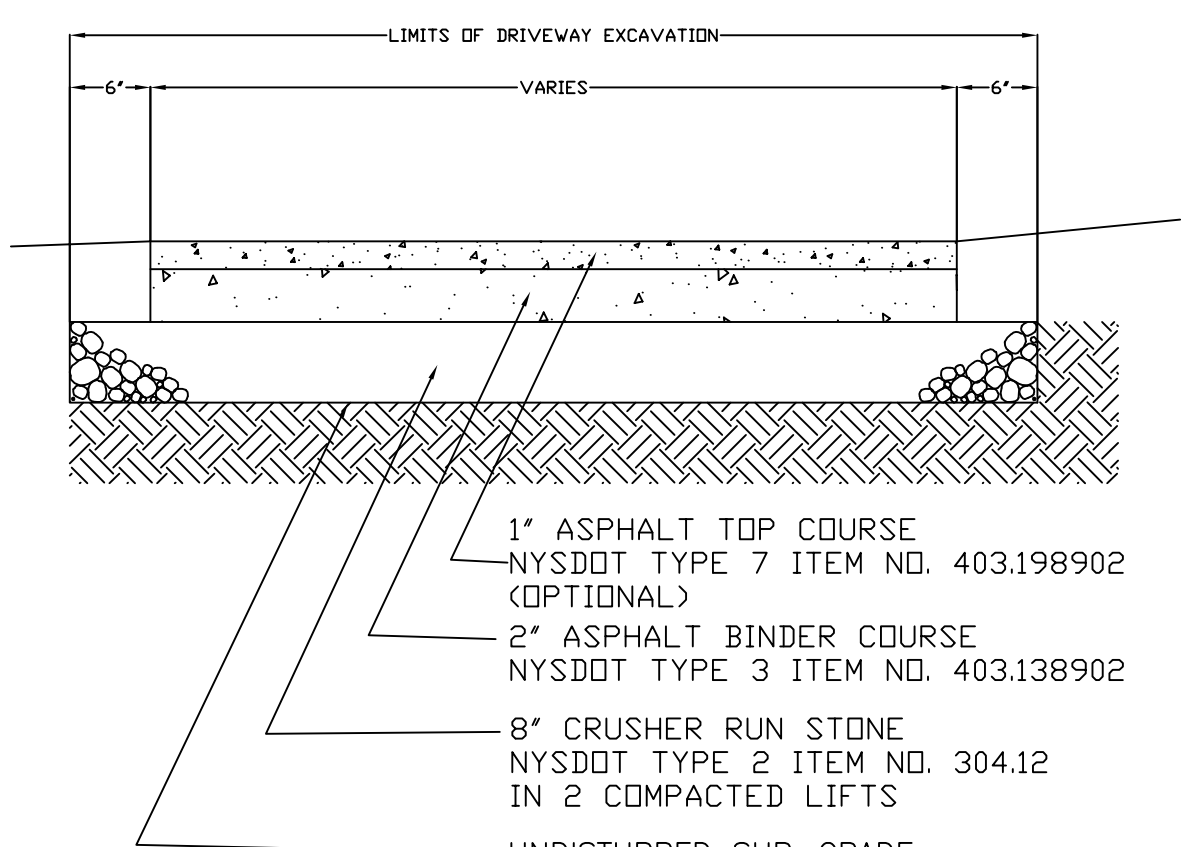
TYPICAL ASPHALT DRIVEWAY
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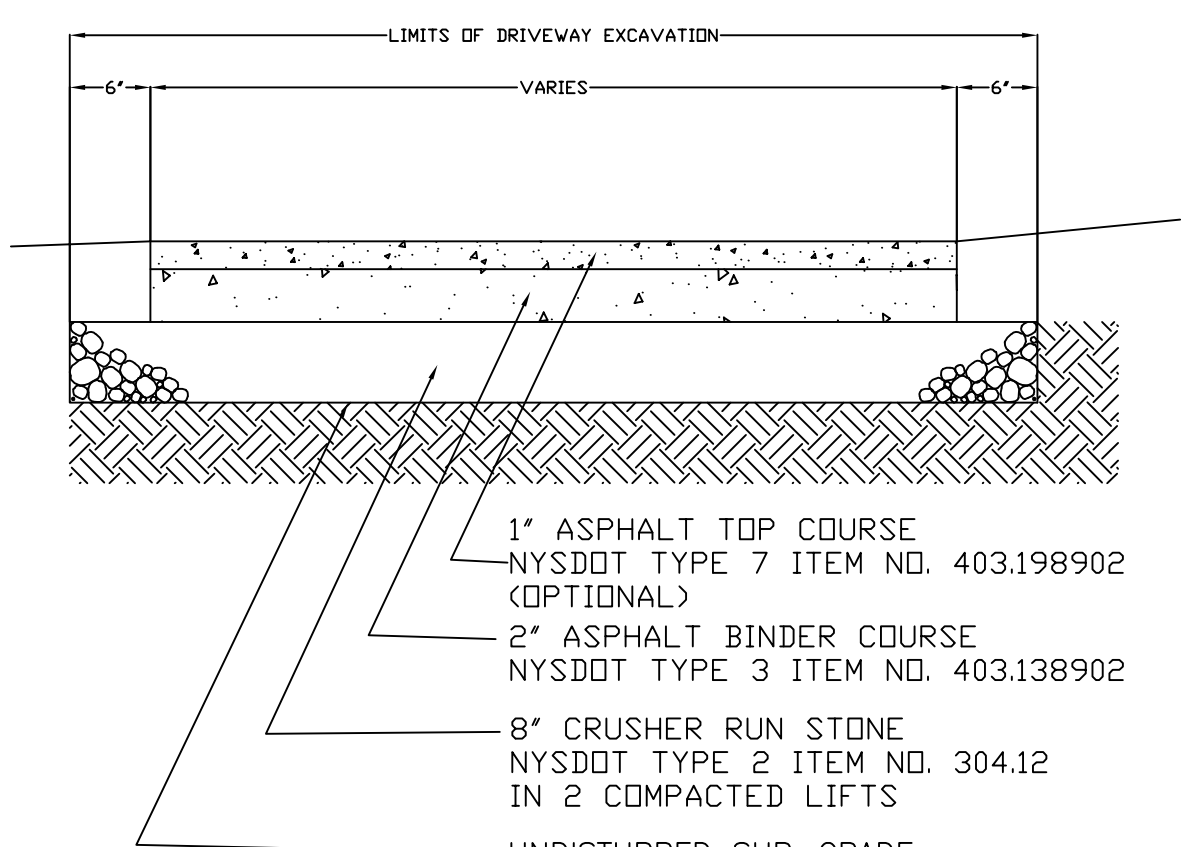
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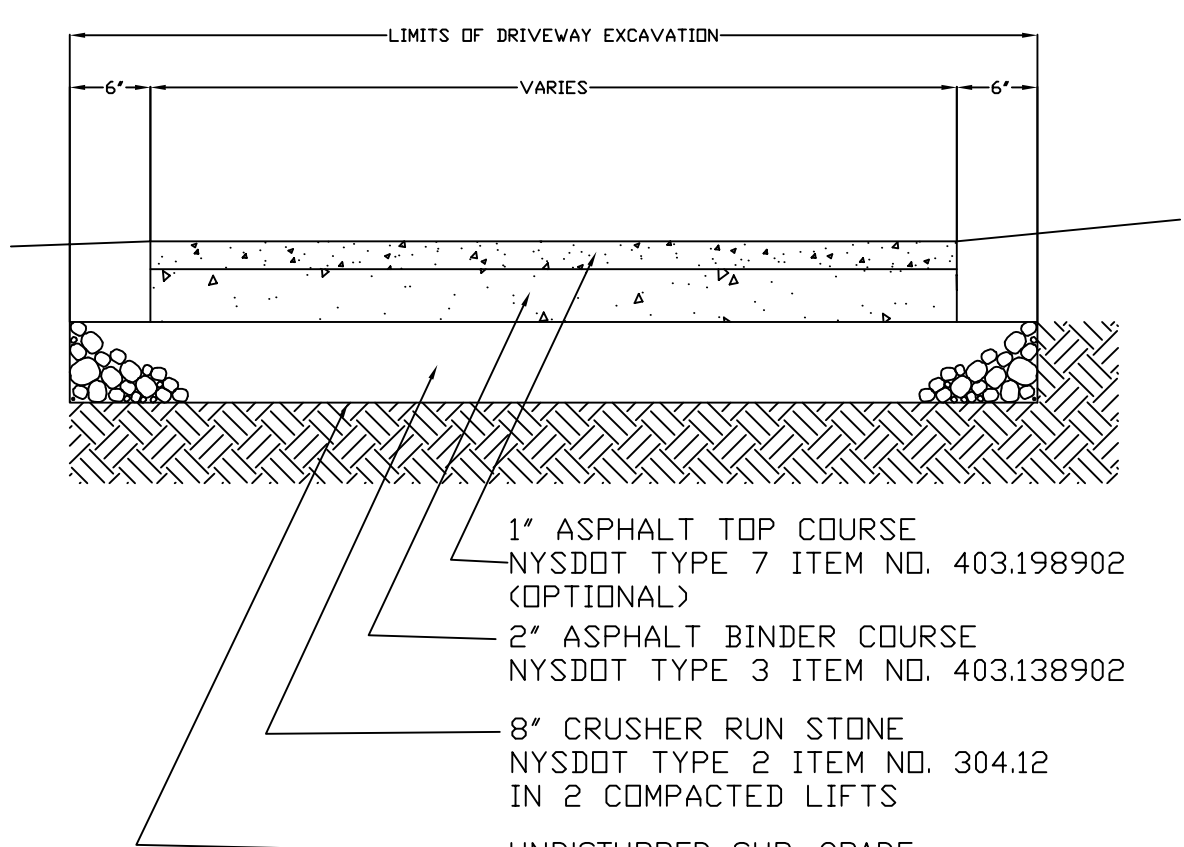
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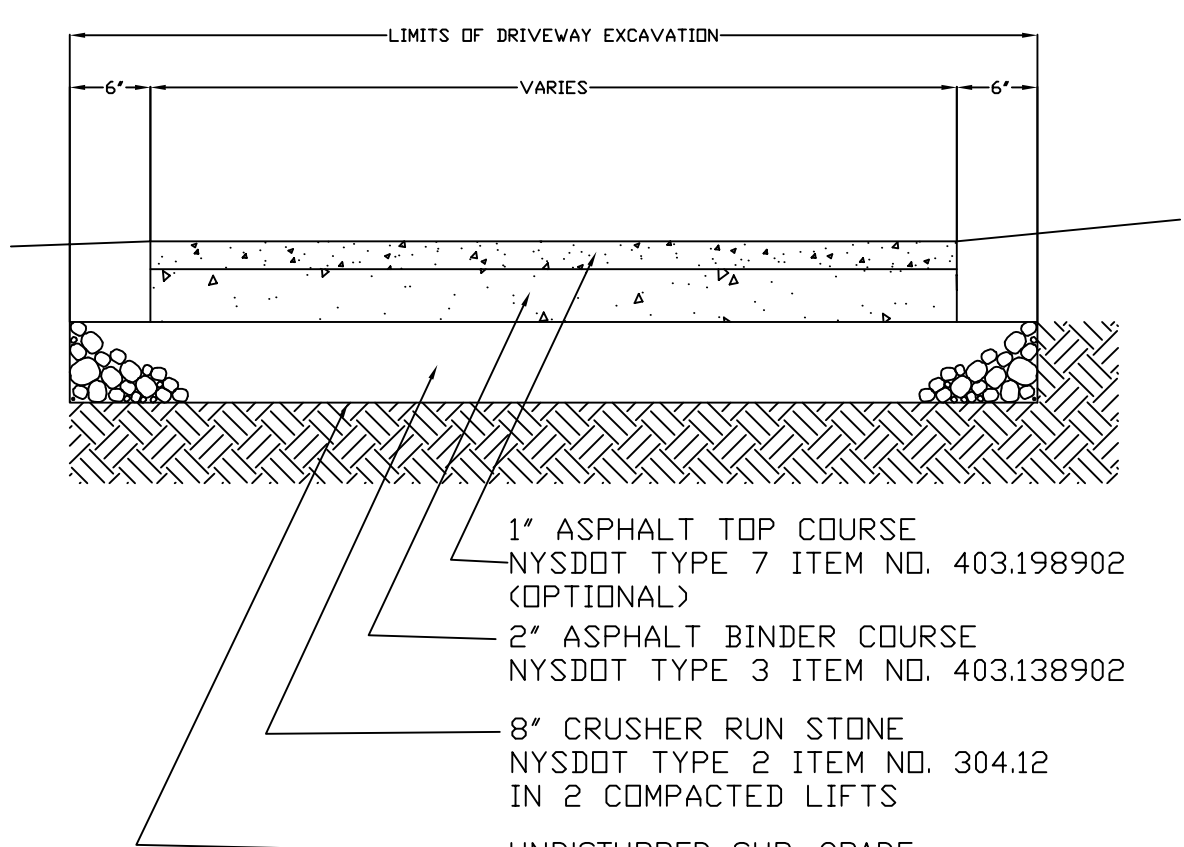
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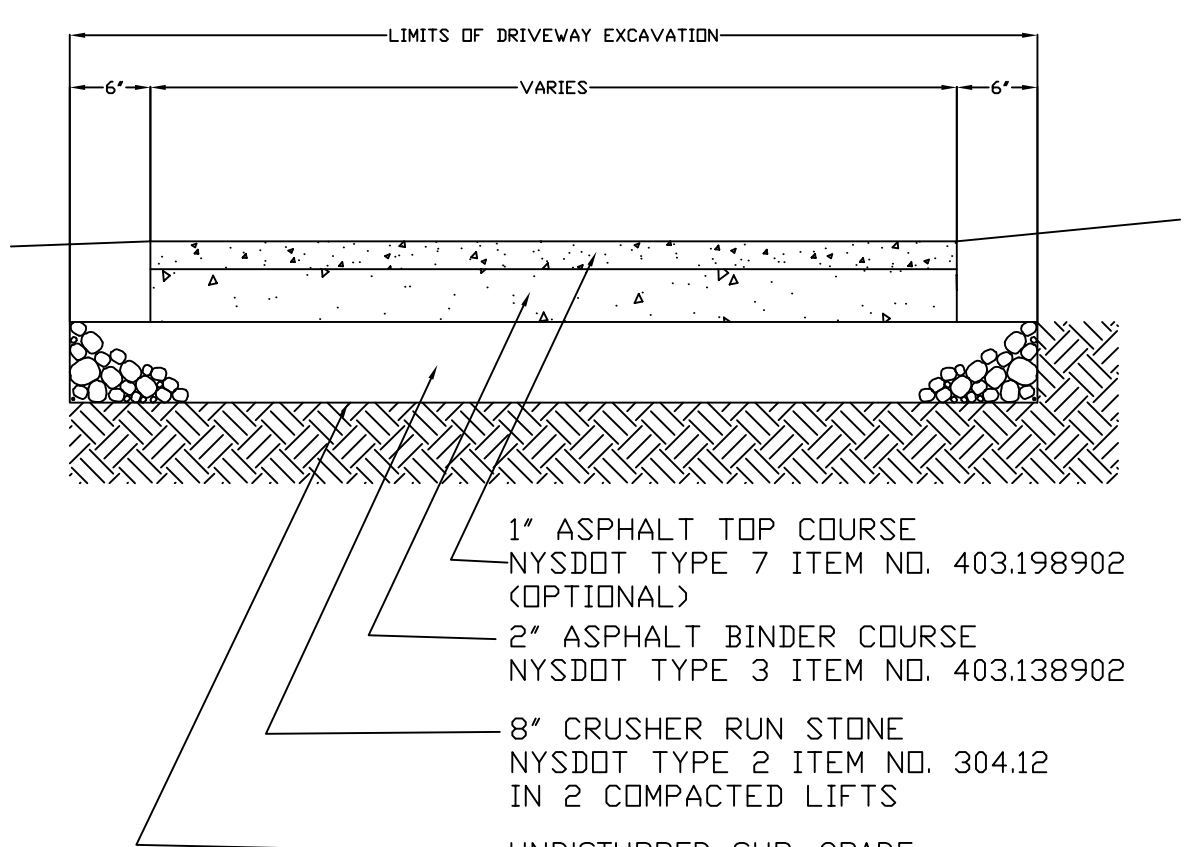
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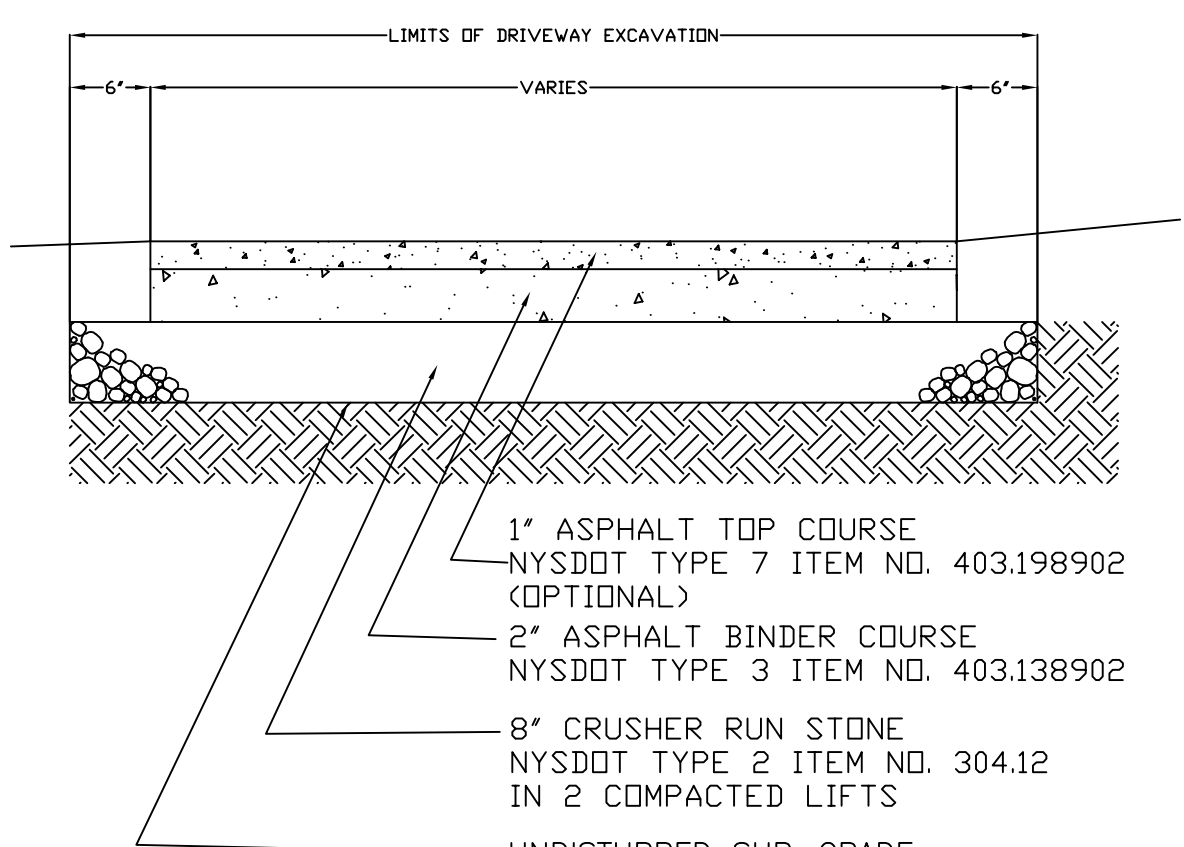
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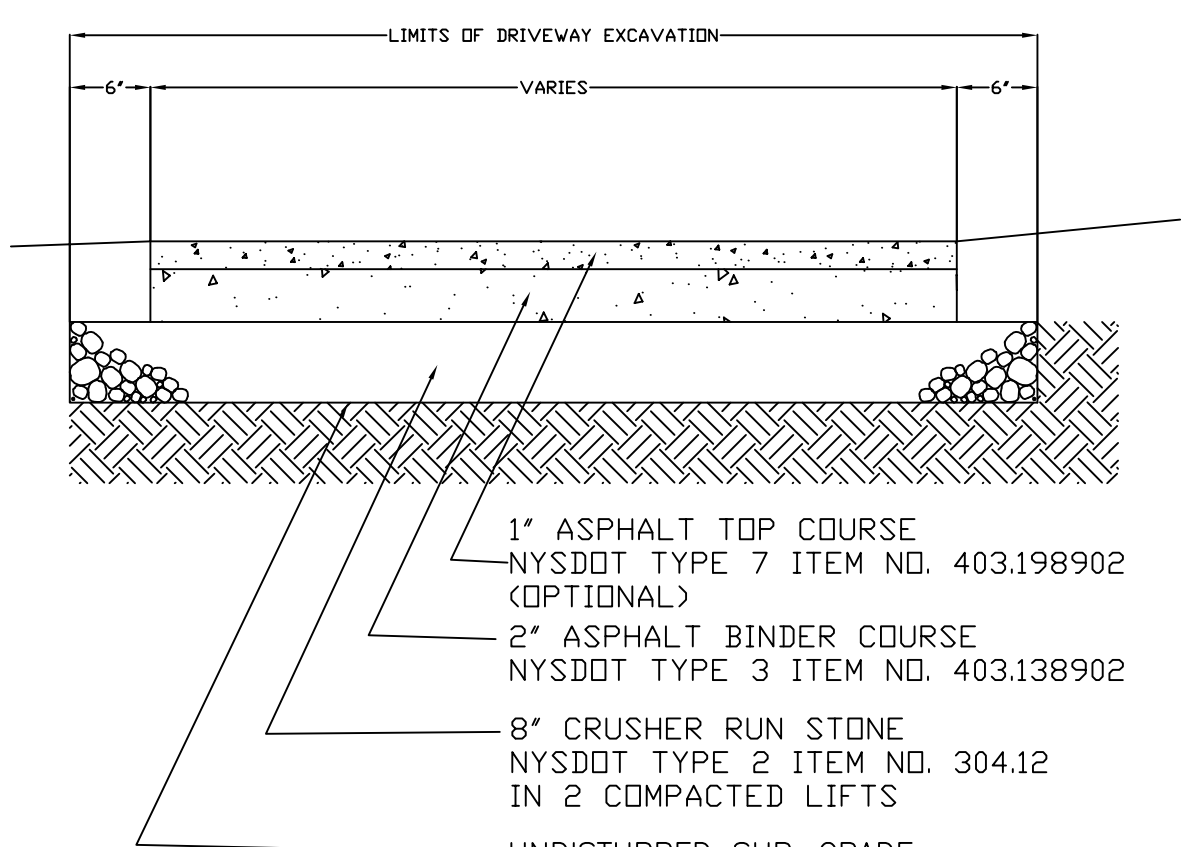
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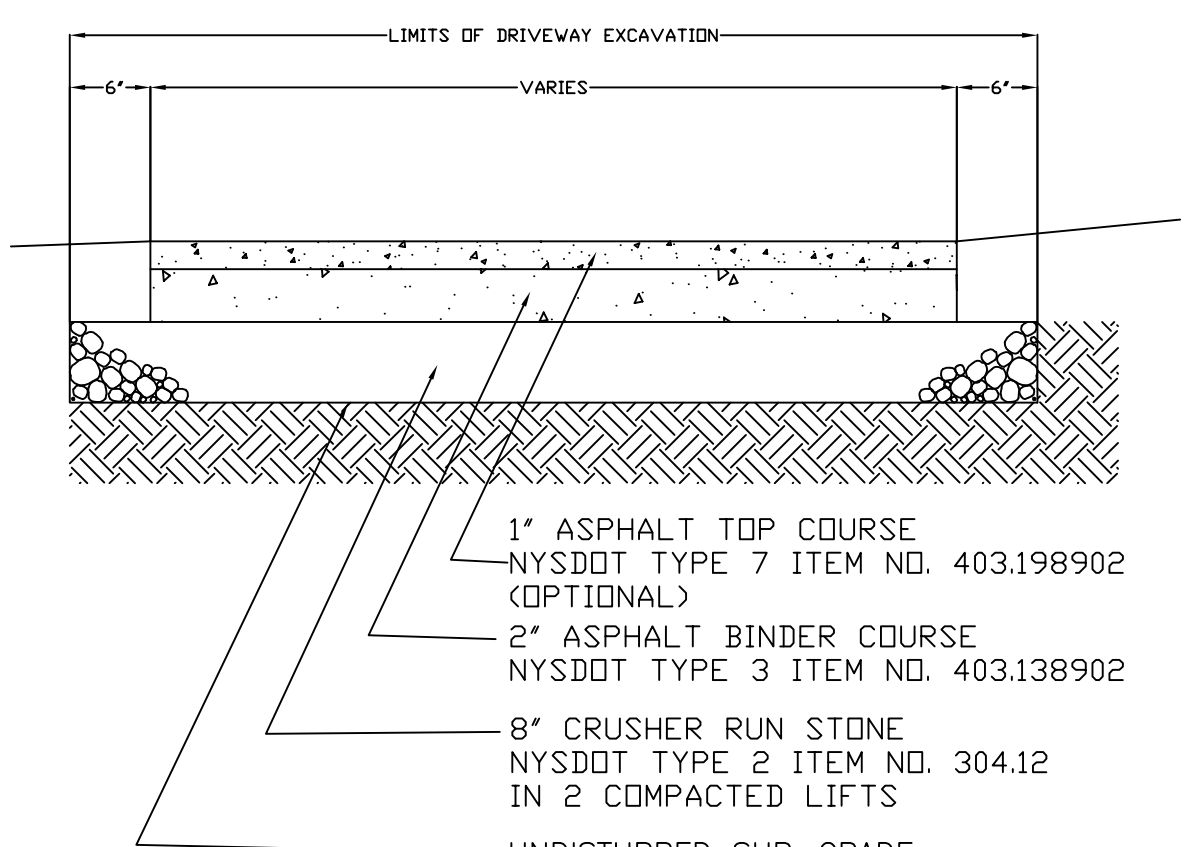
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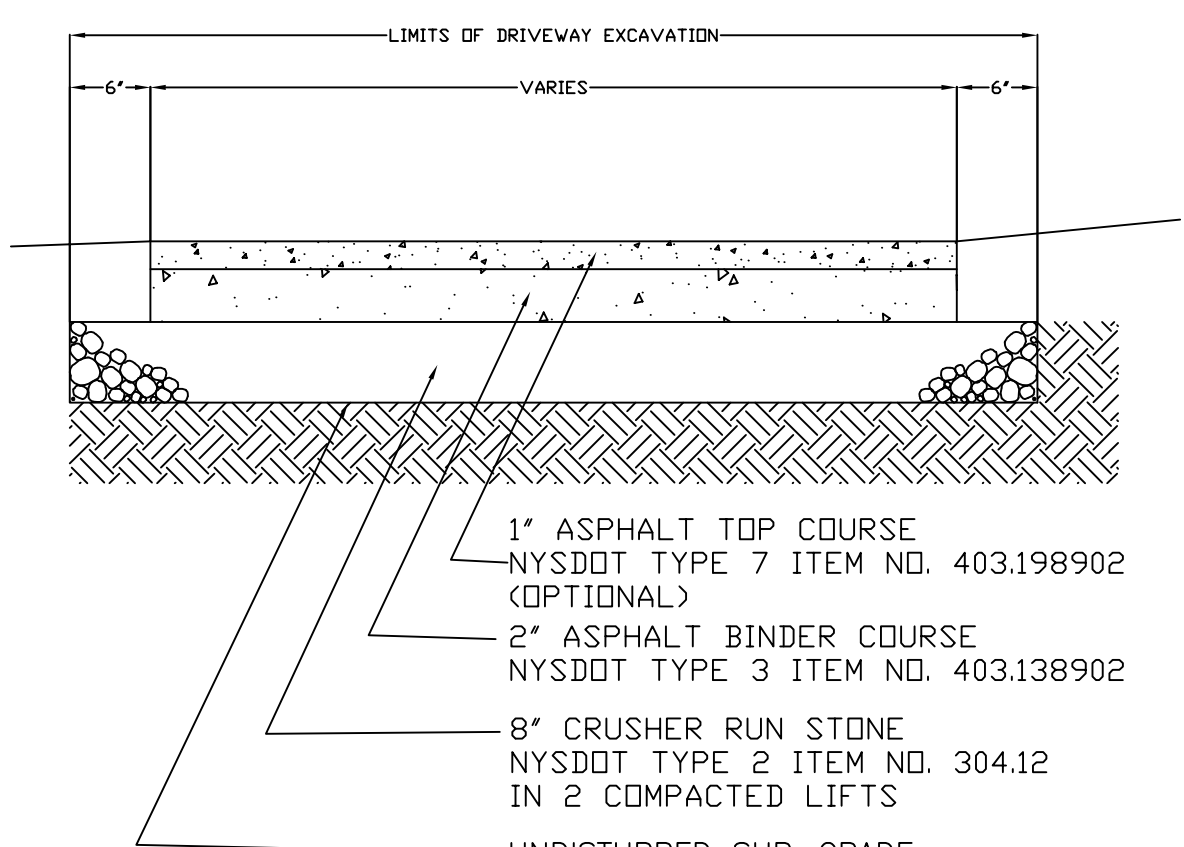
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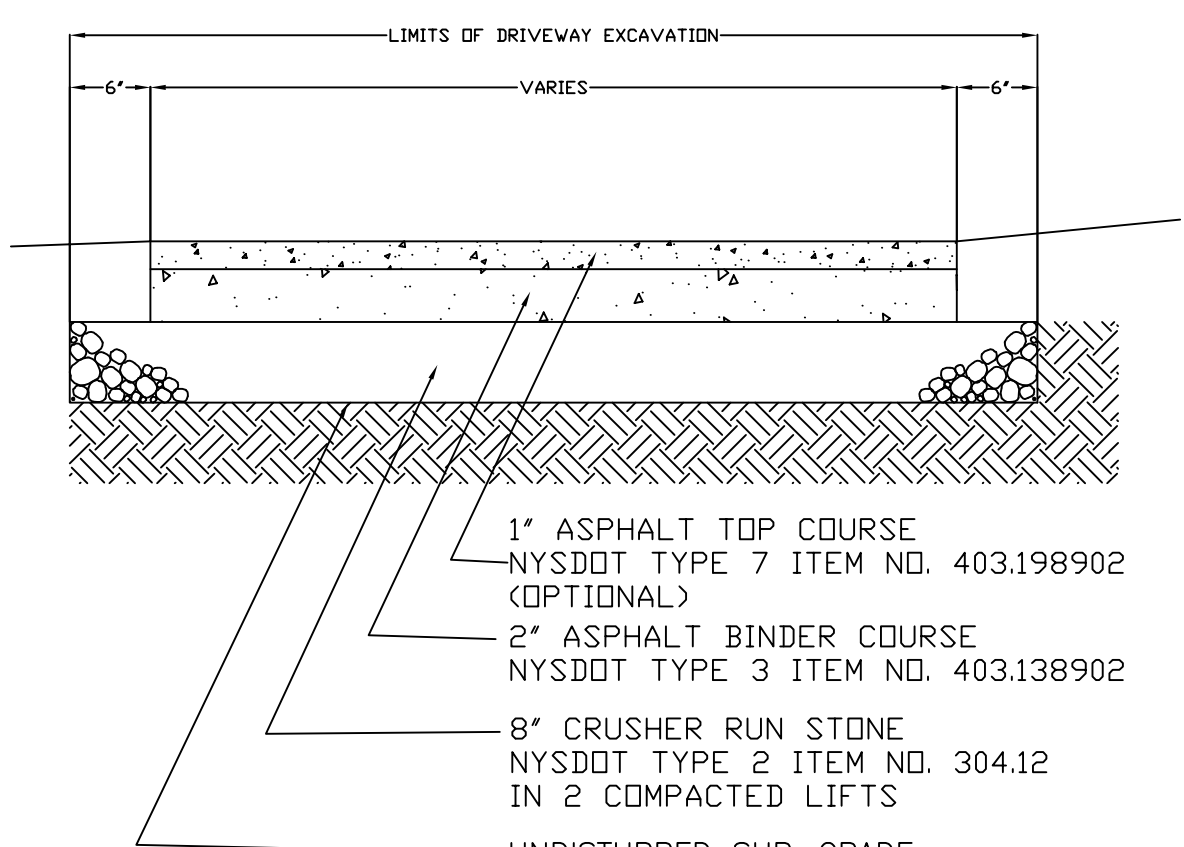
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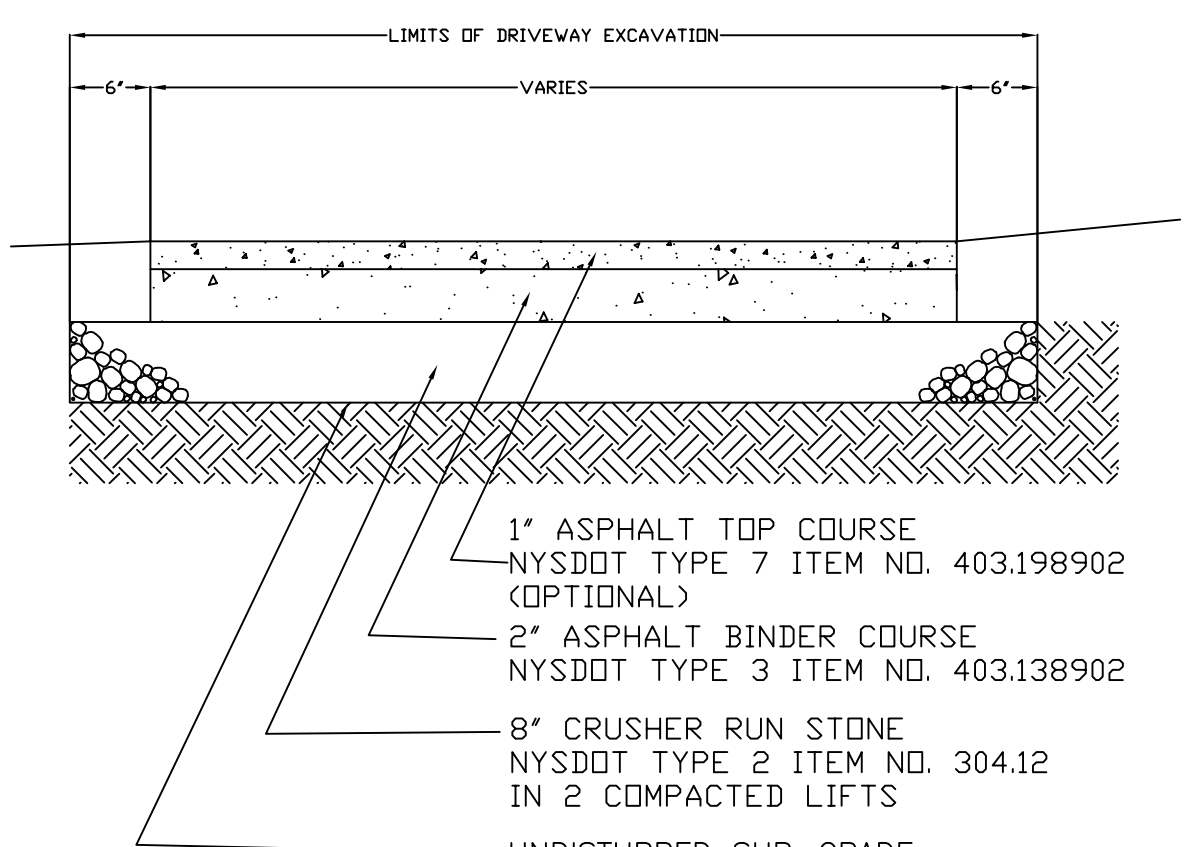
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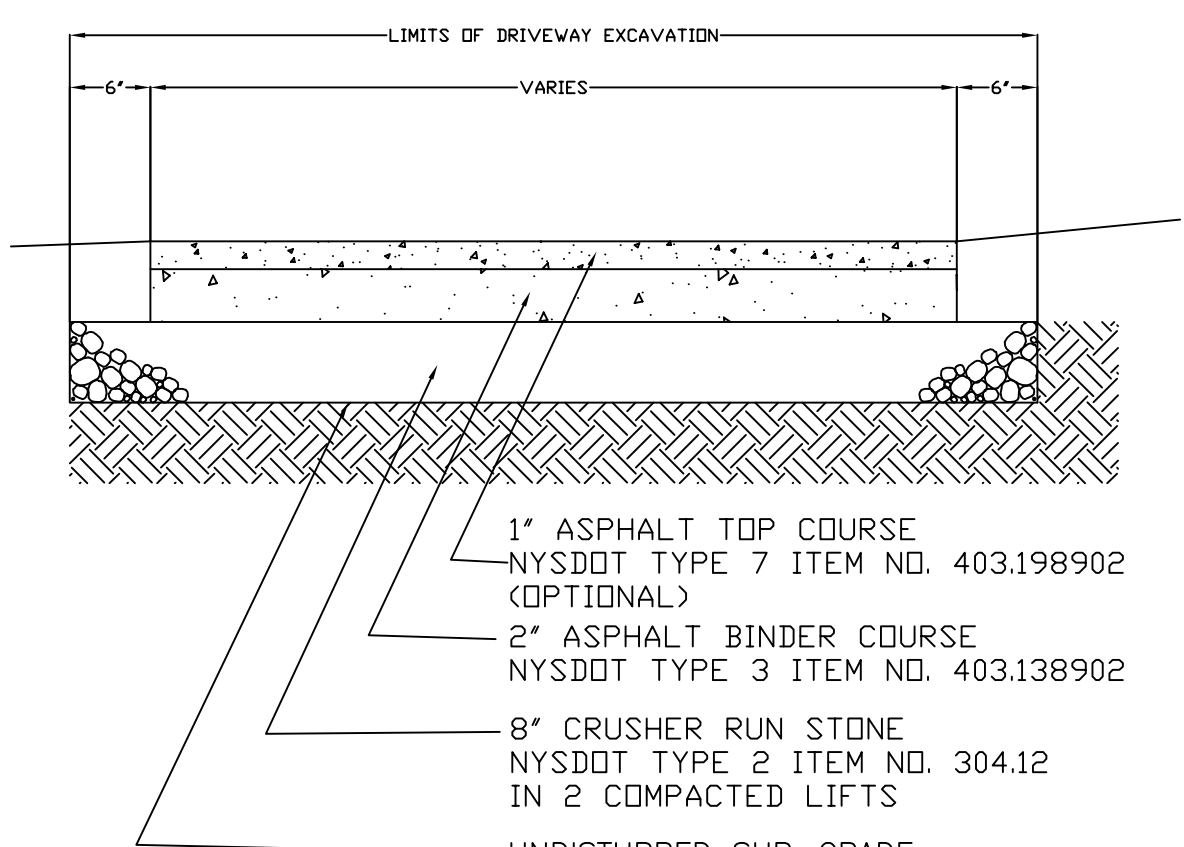
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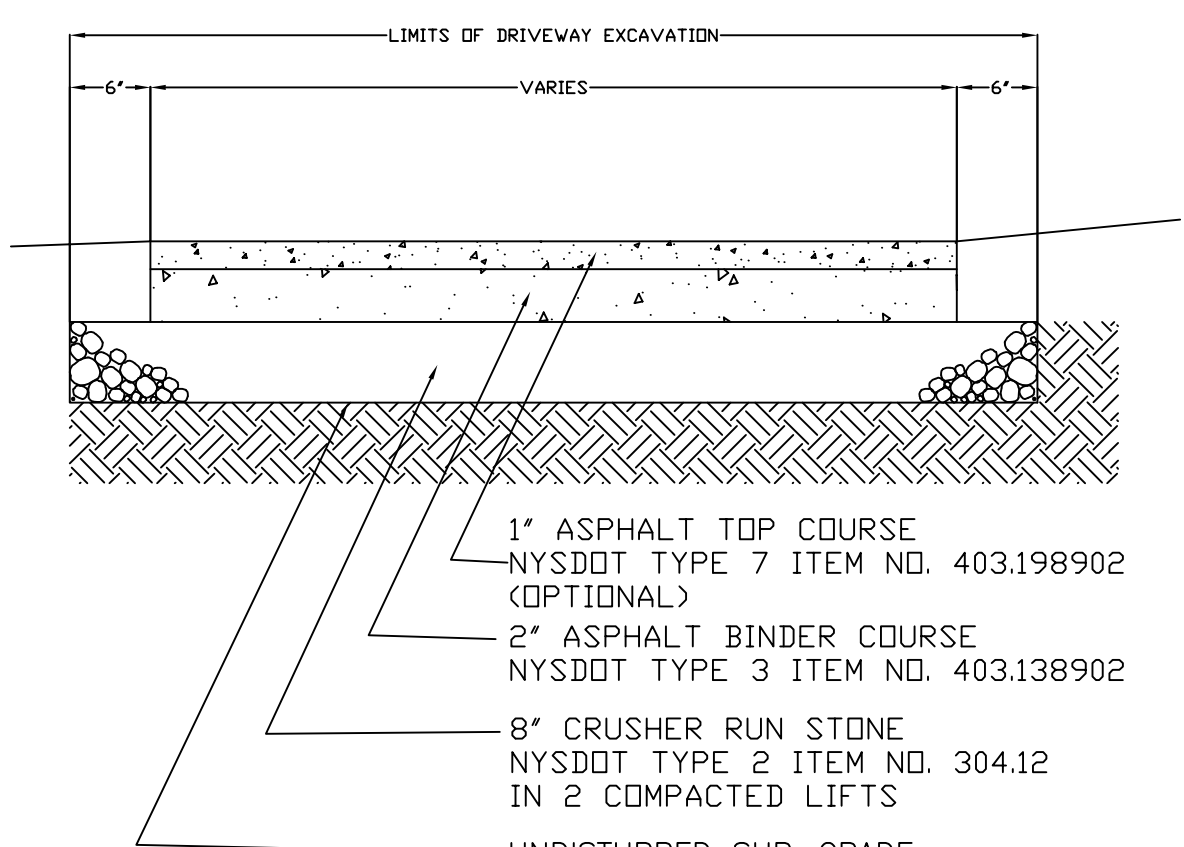
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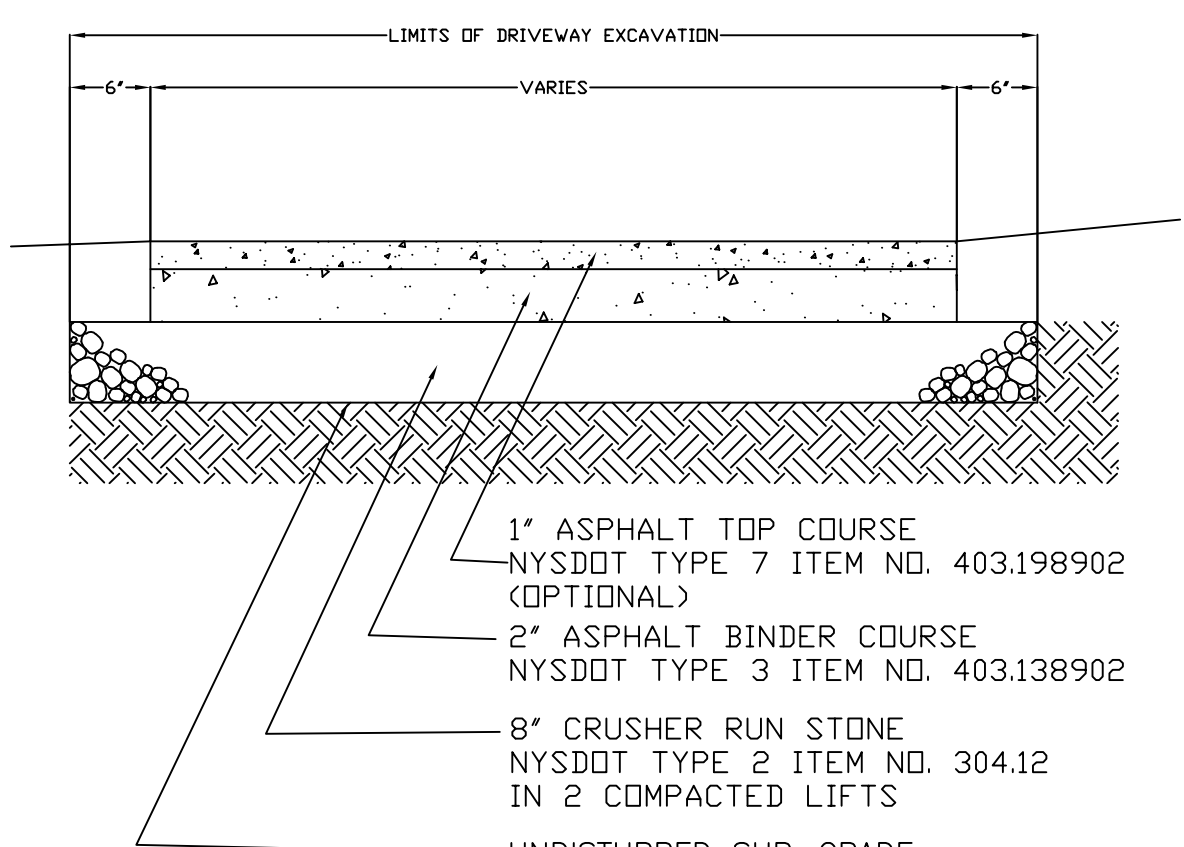
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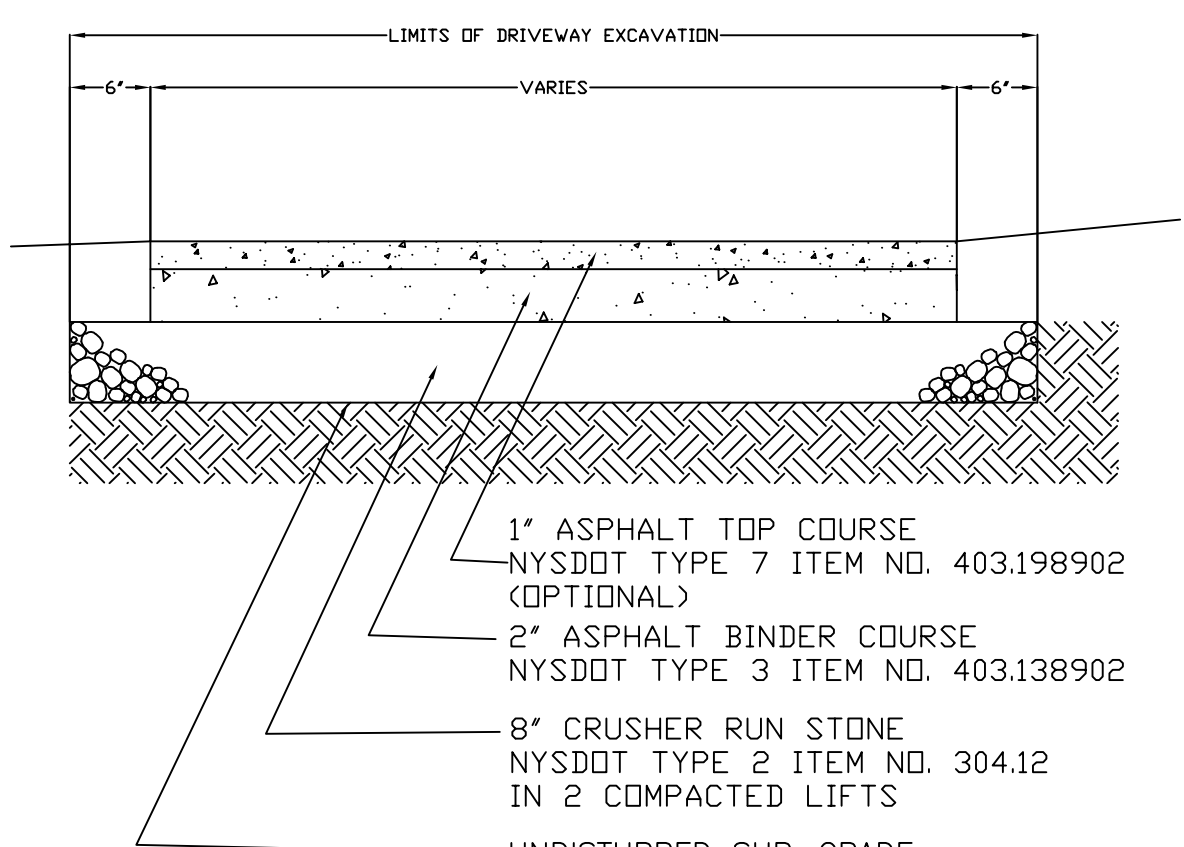
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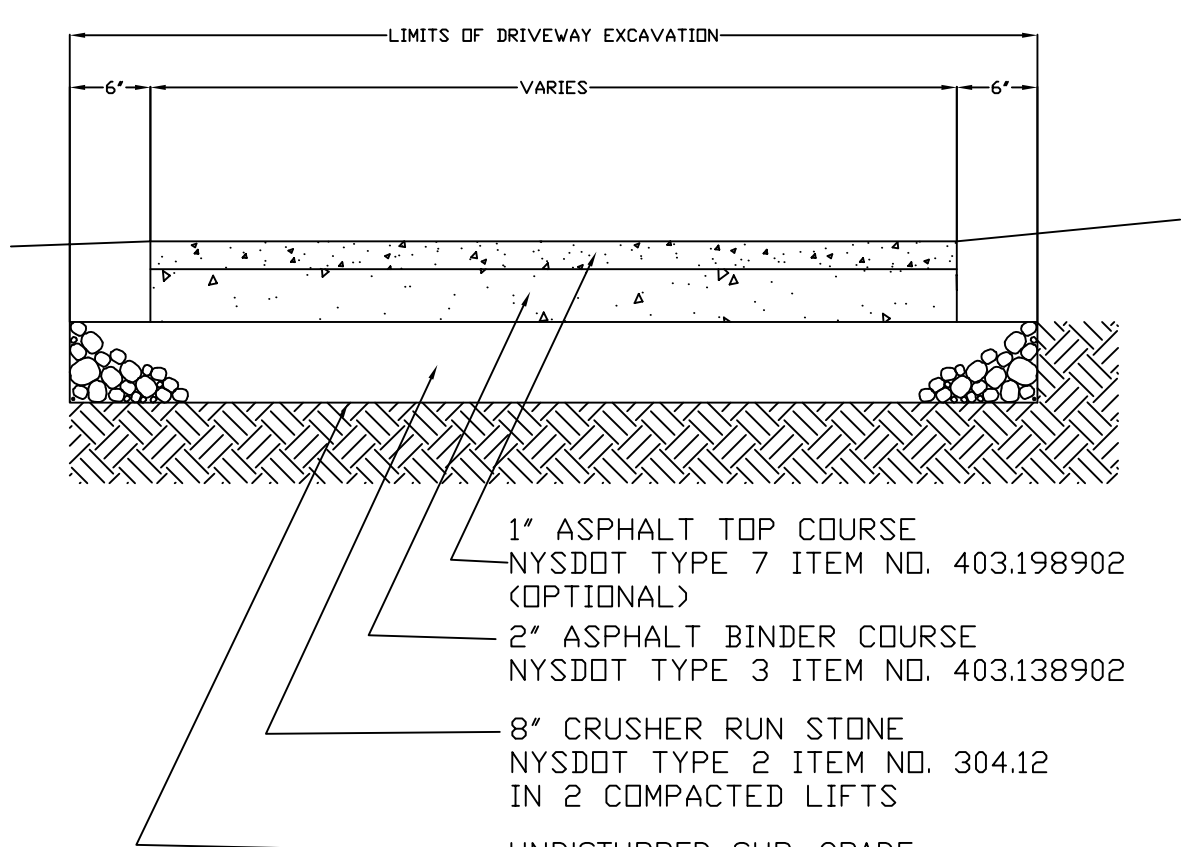
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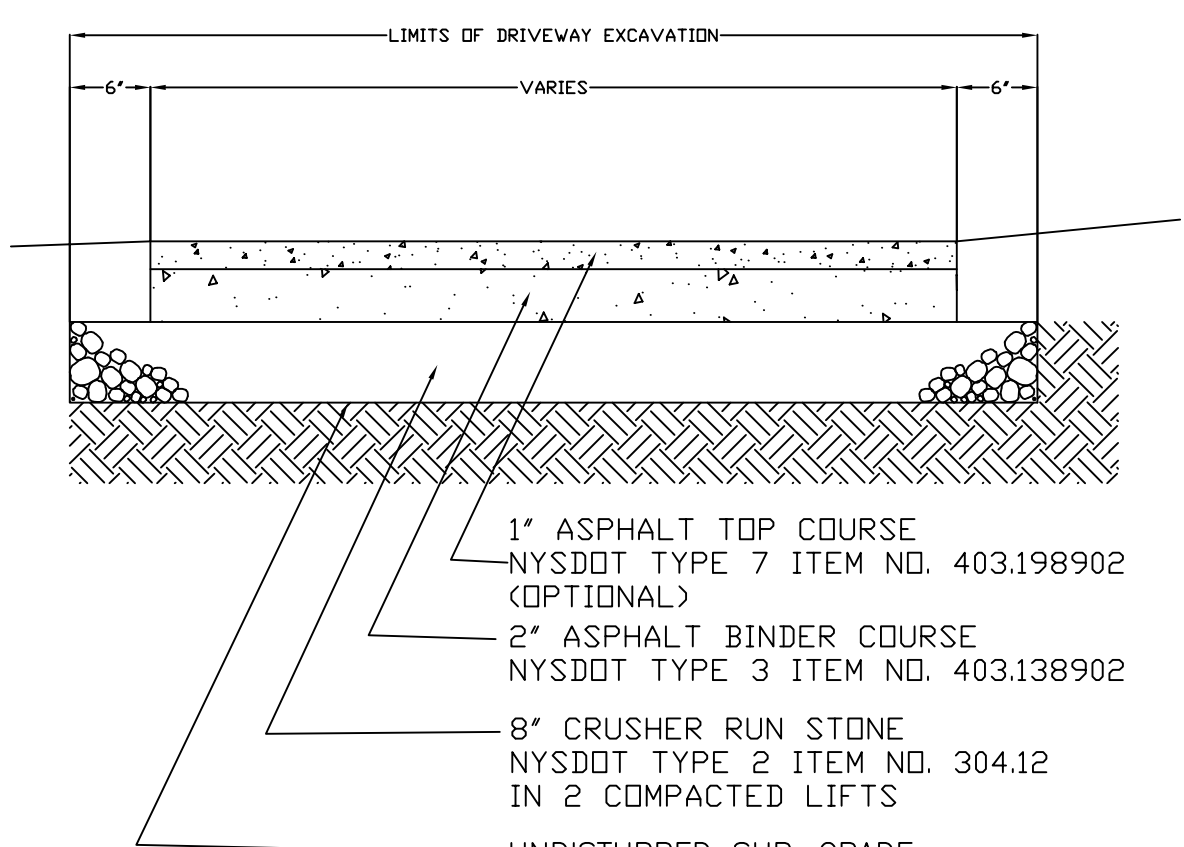
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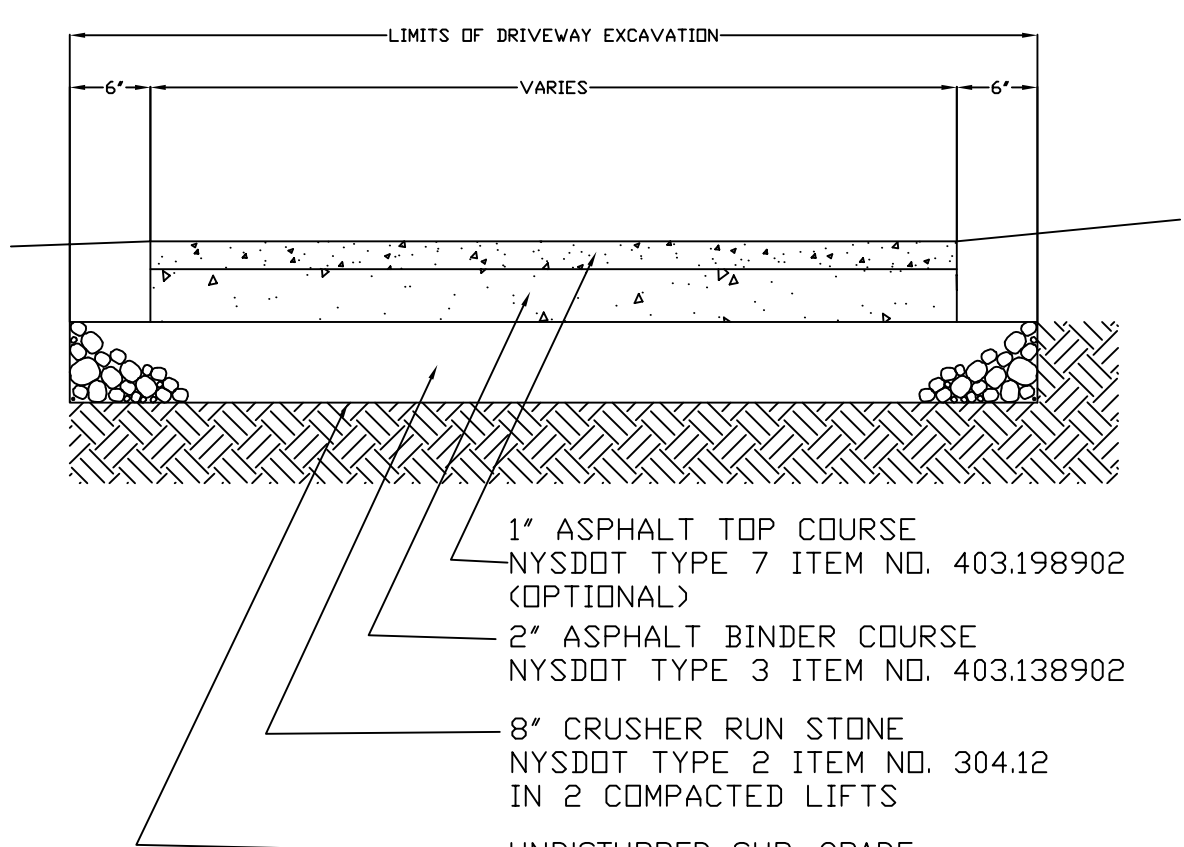
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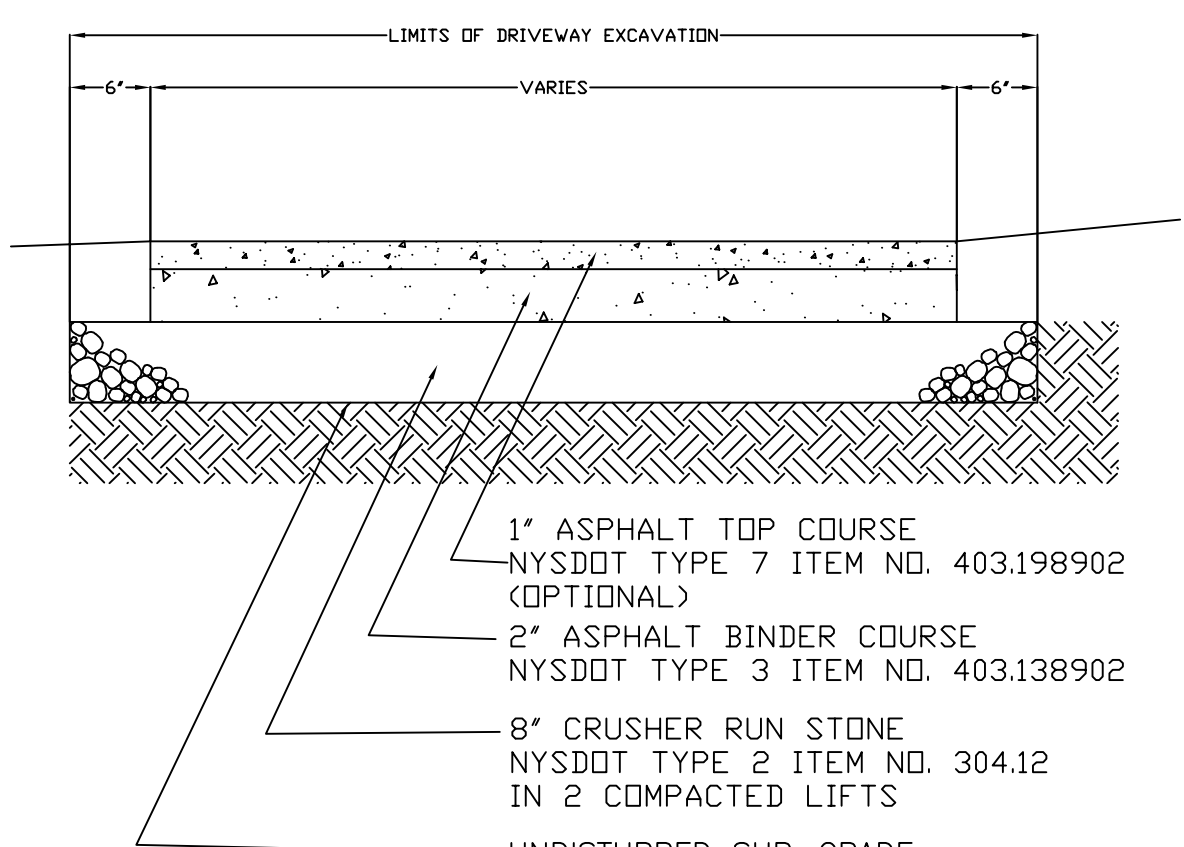
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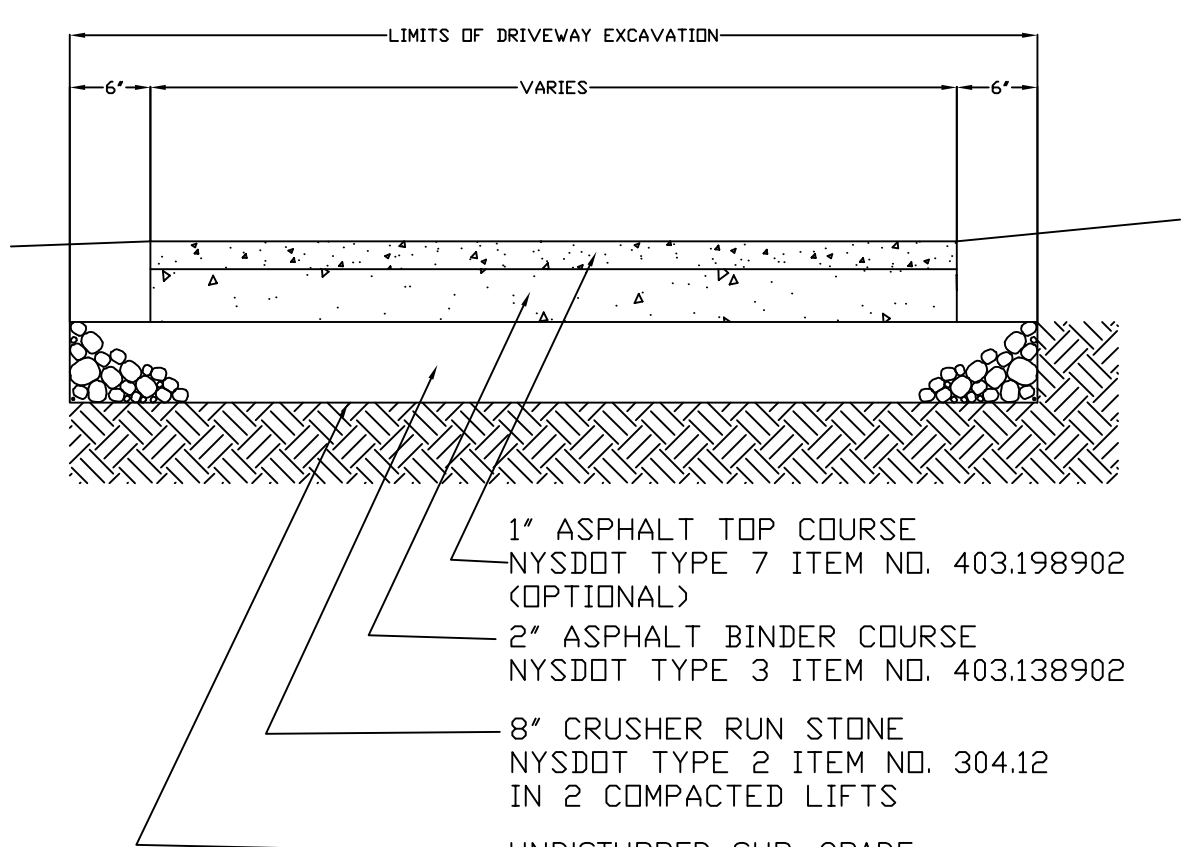
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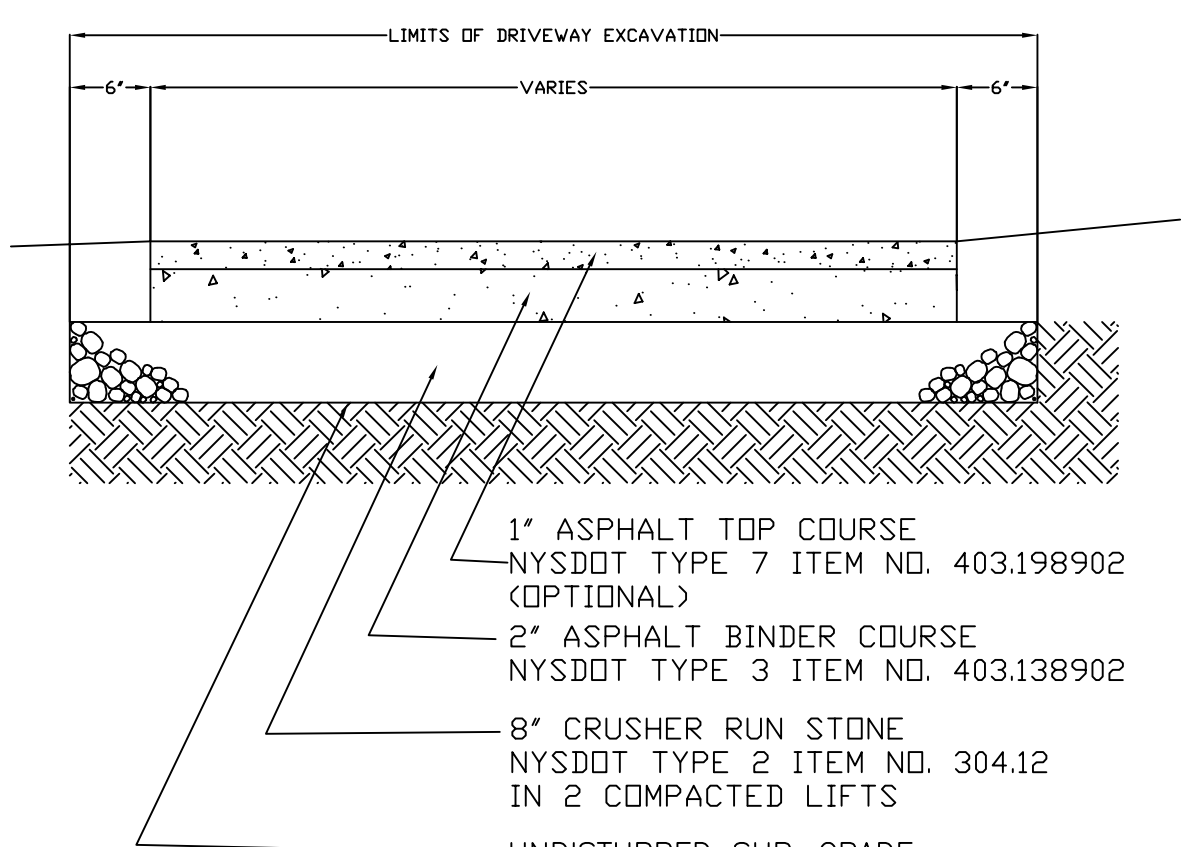
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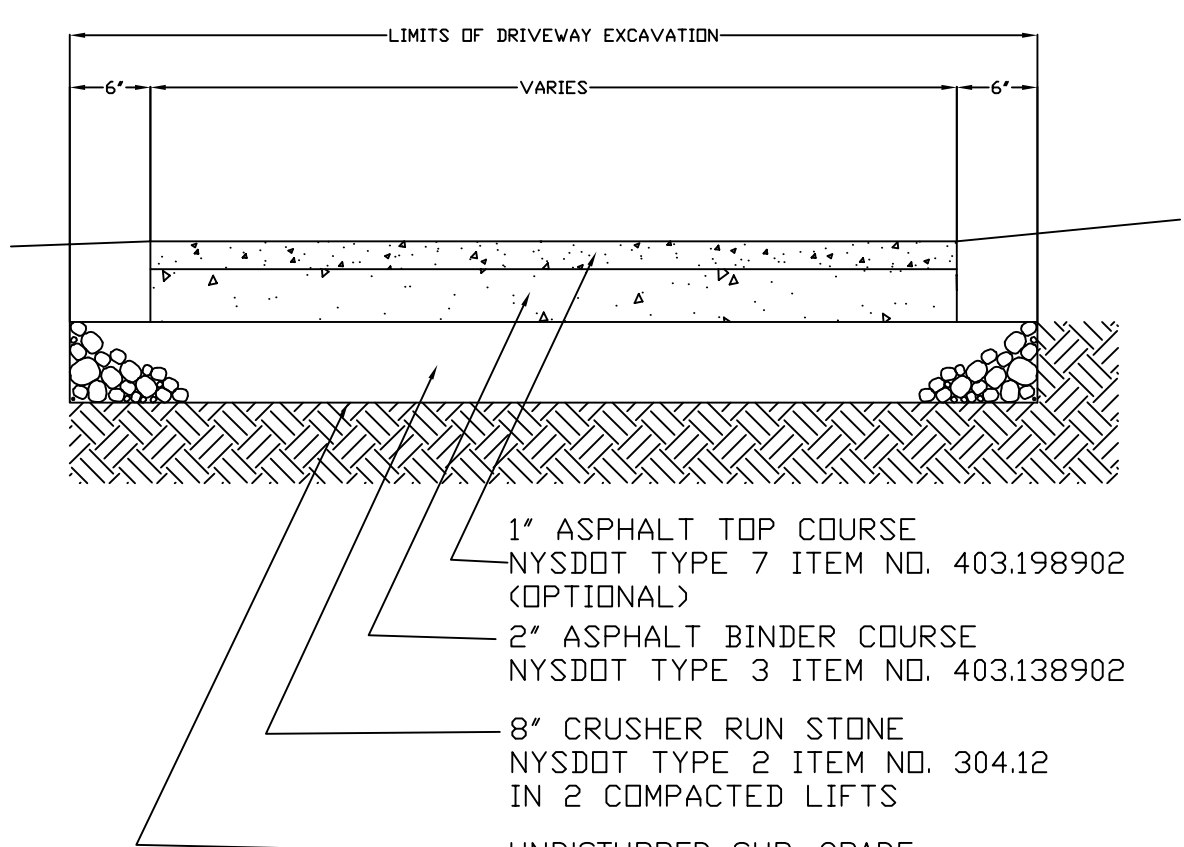
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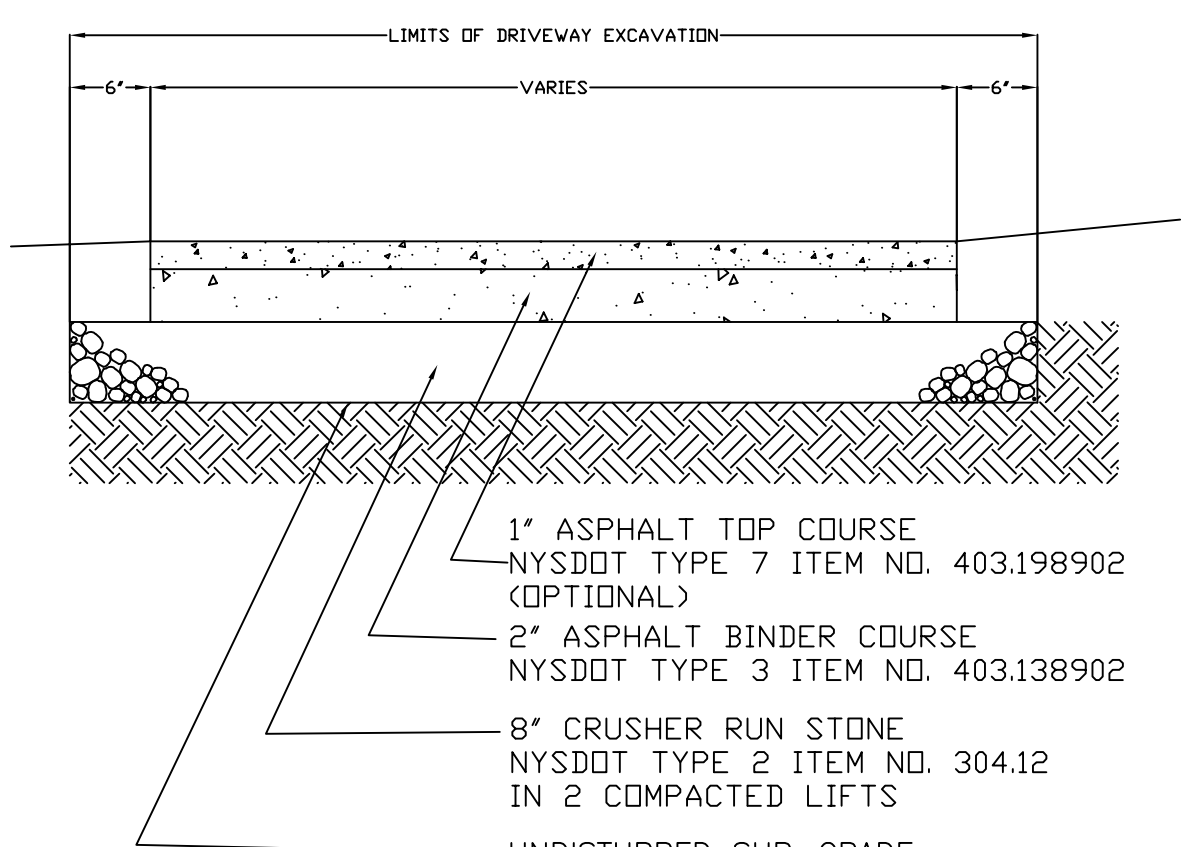
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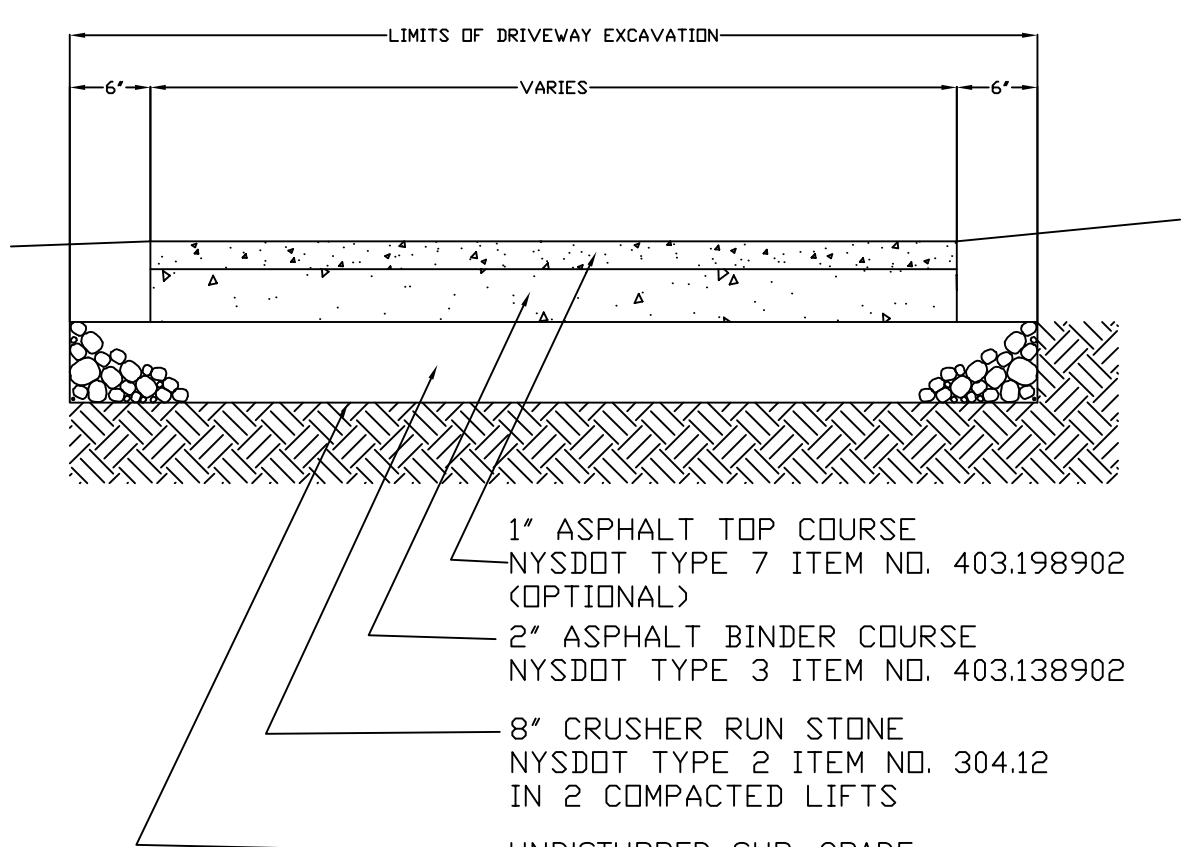
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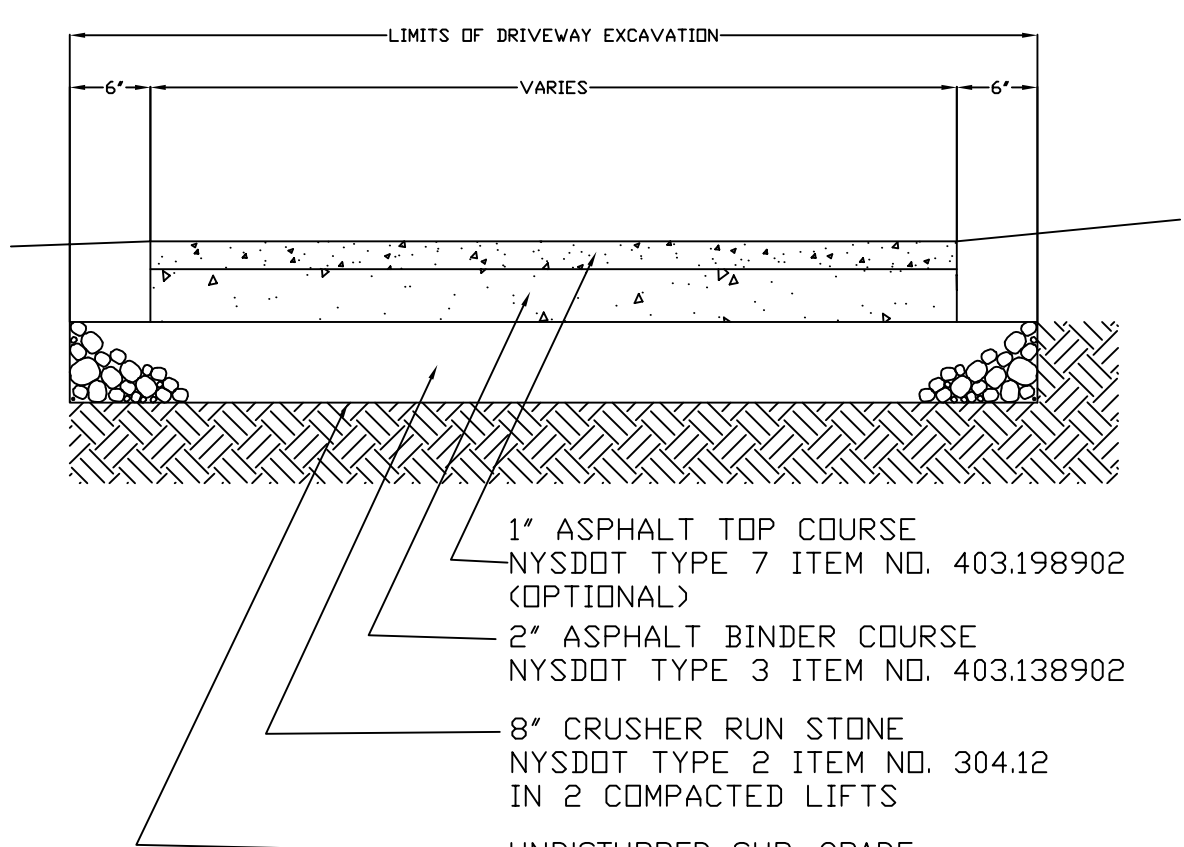
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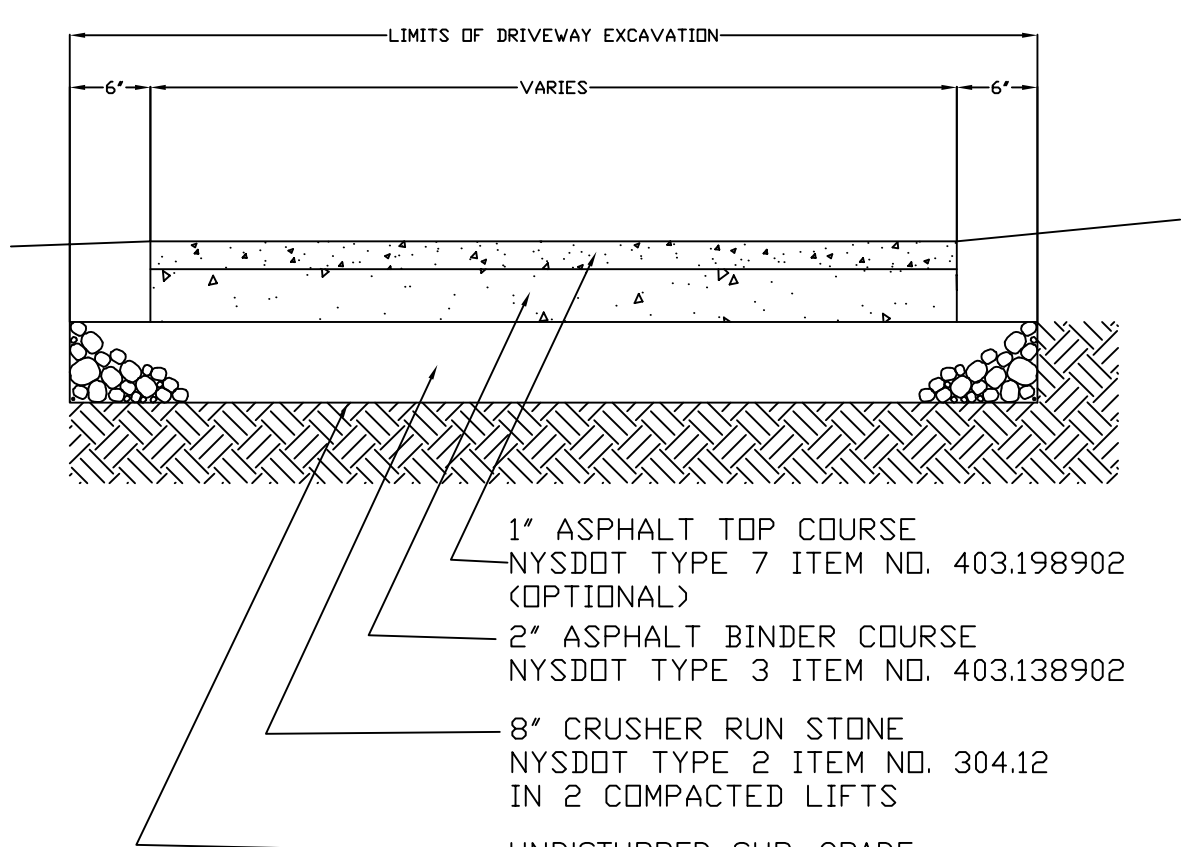
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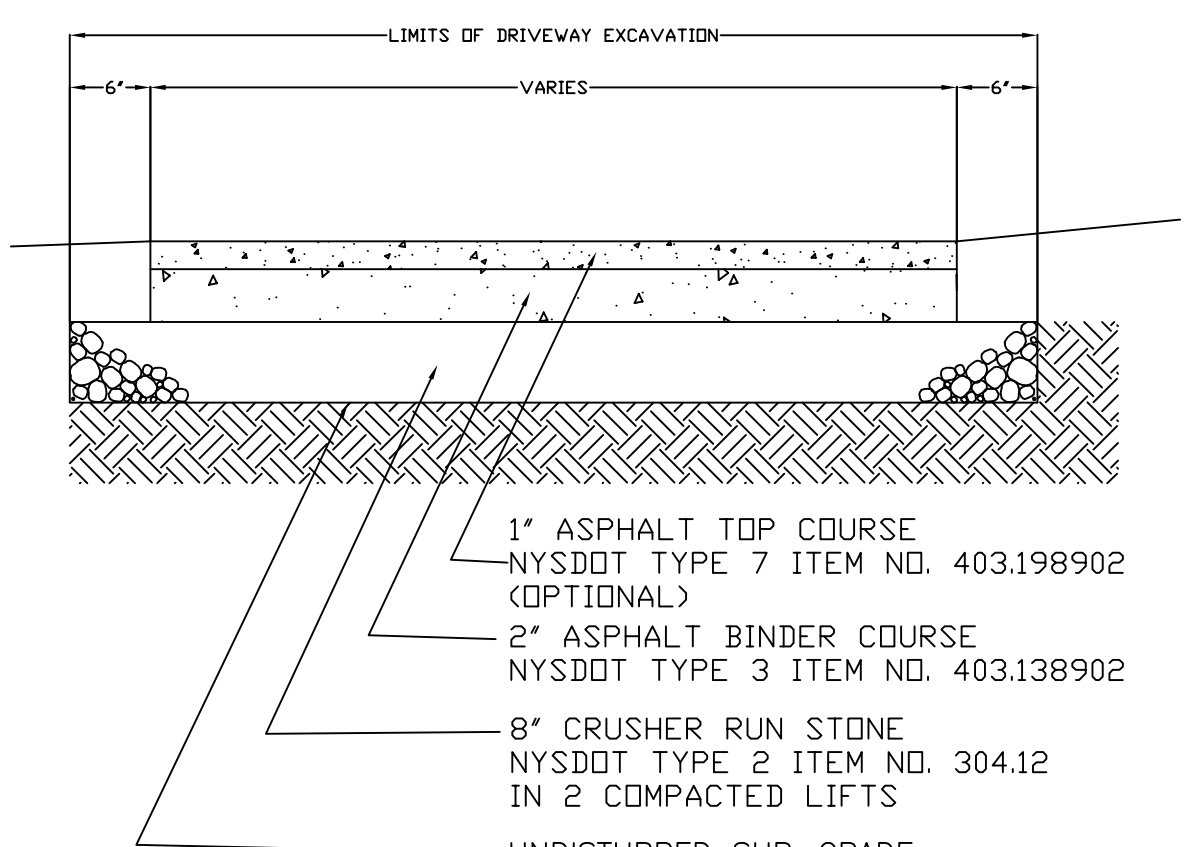
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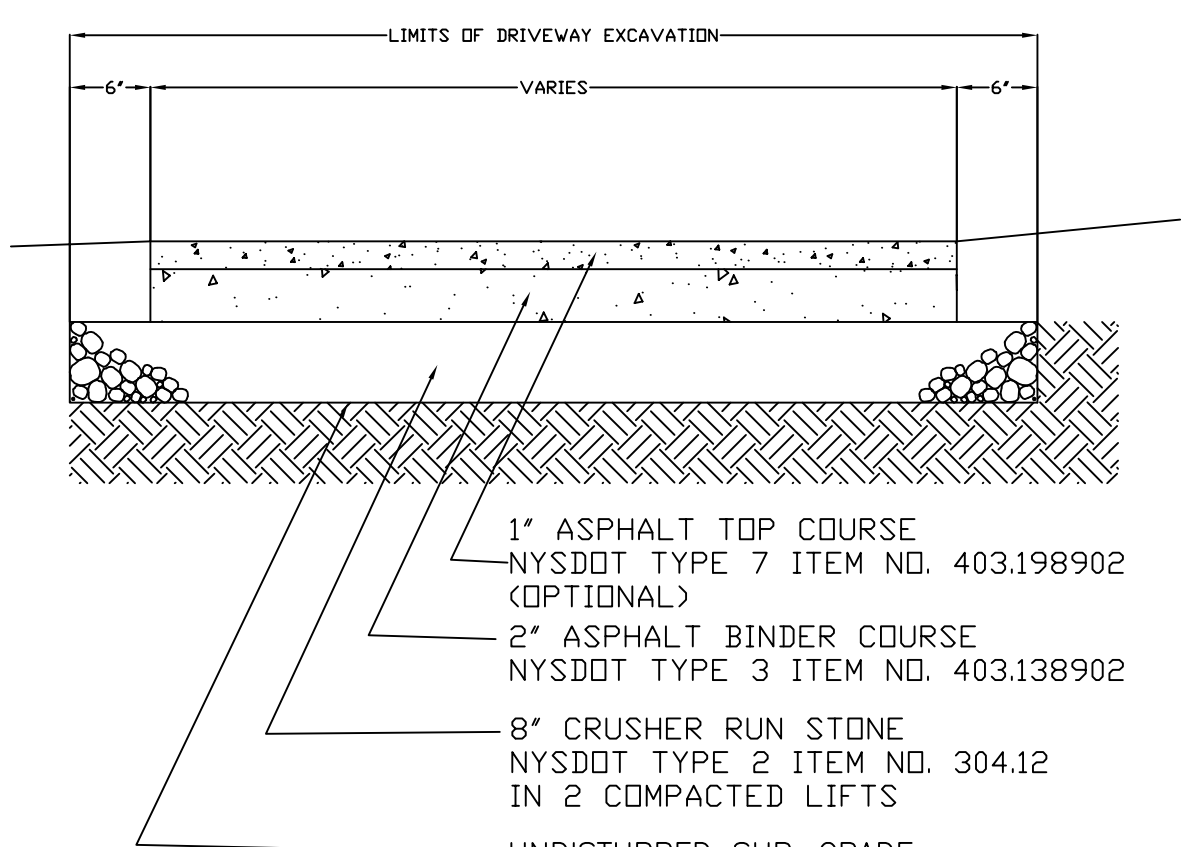
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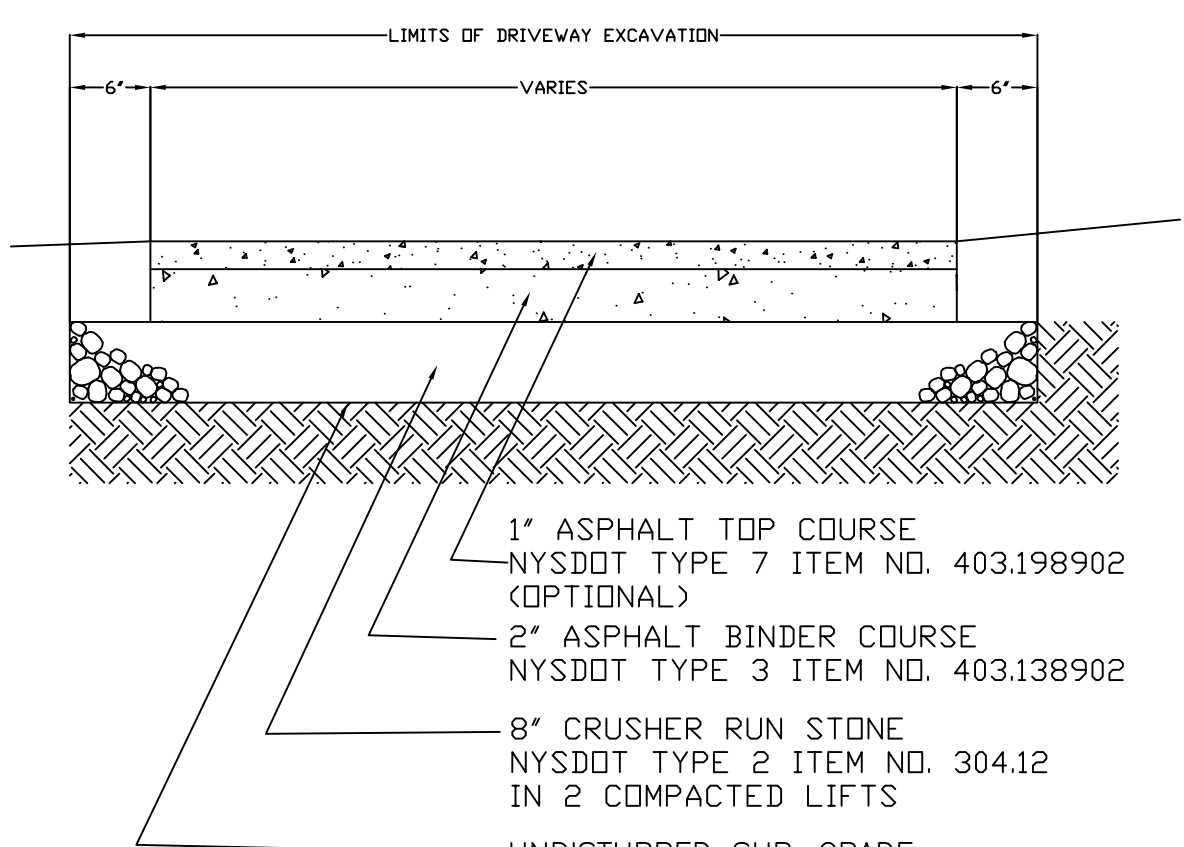
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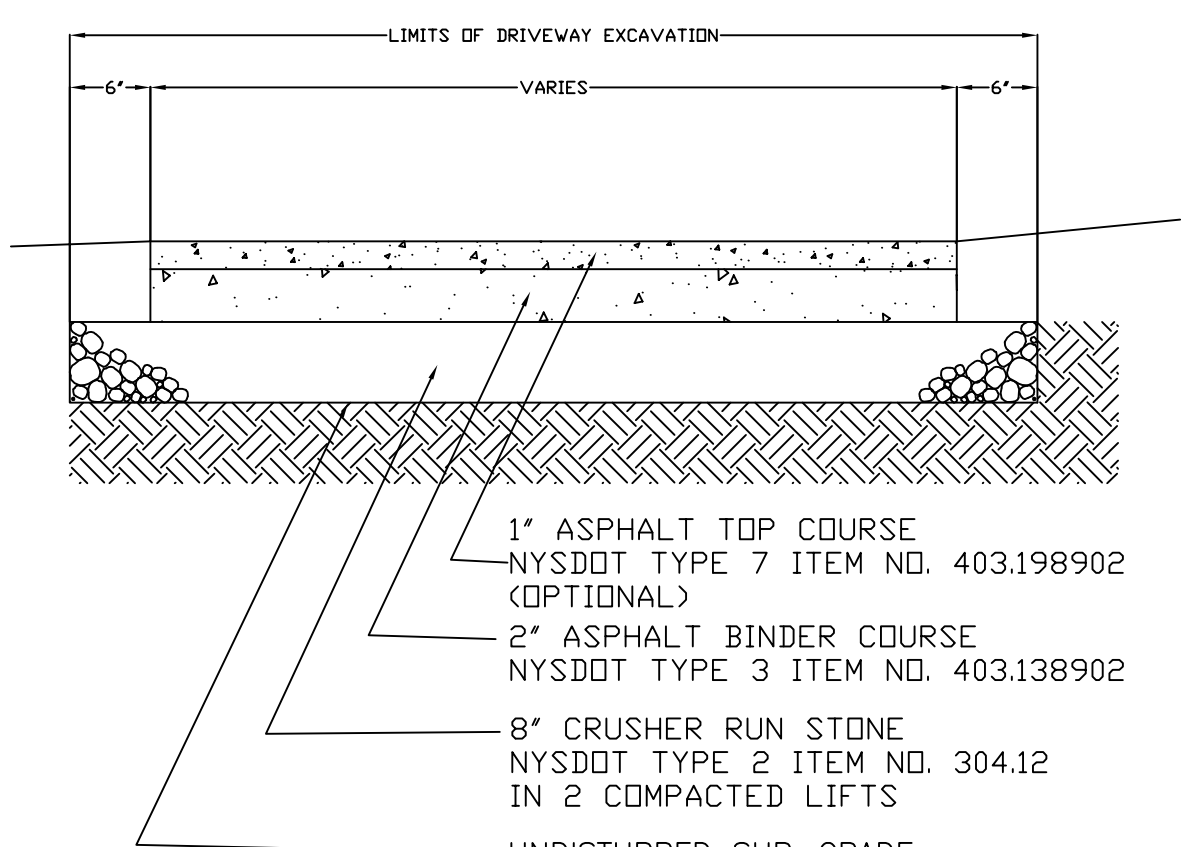
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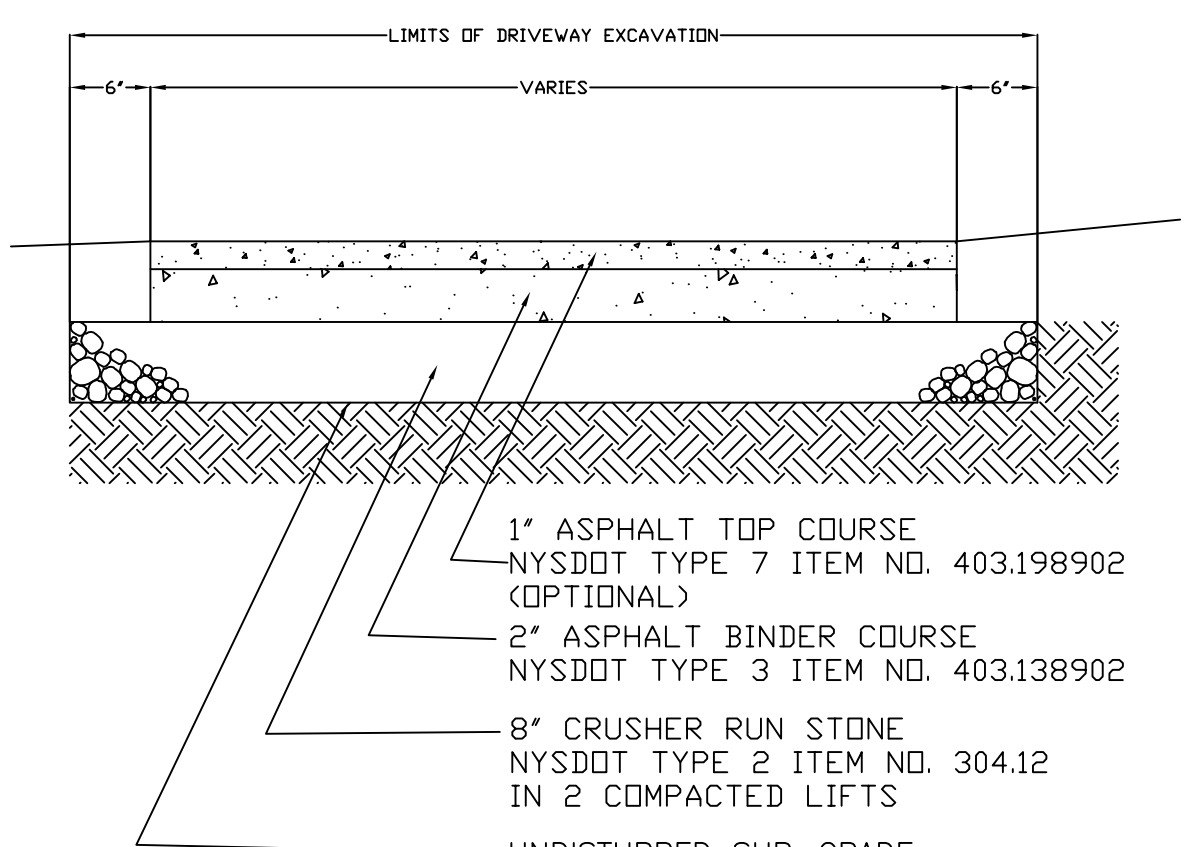
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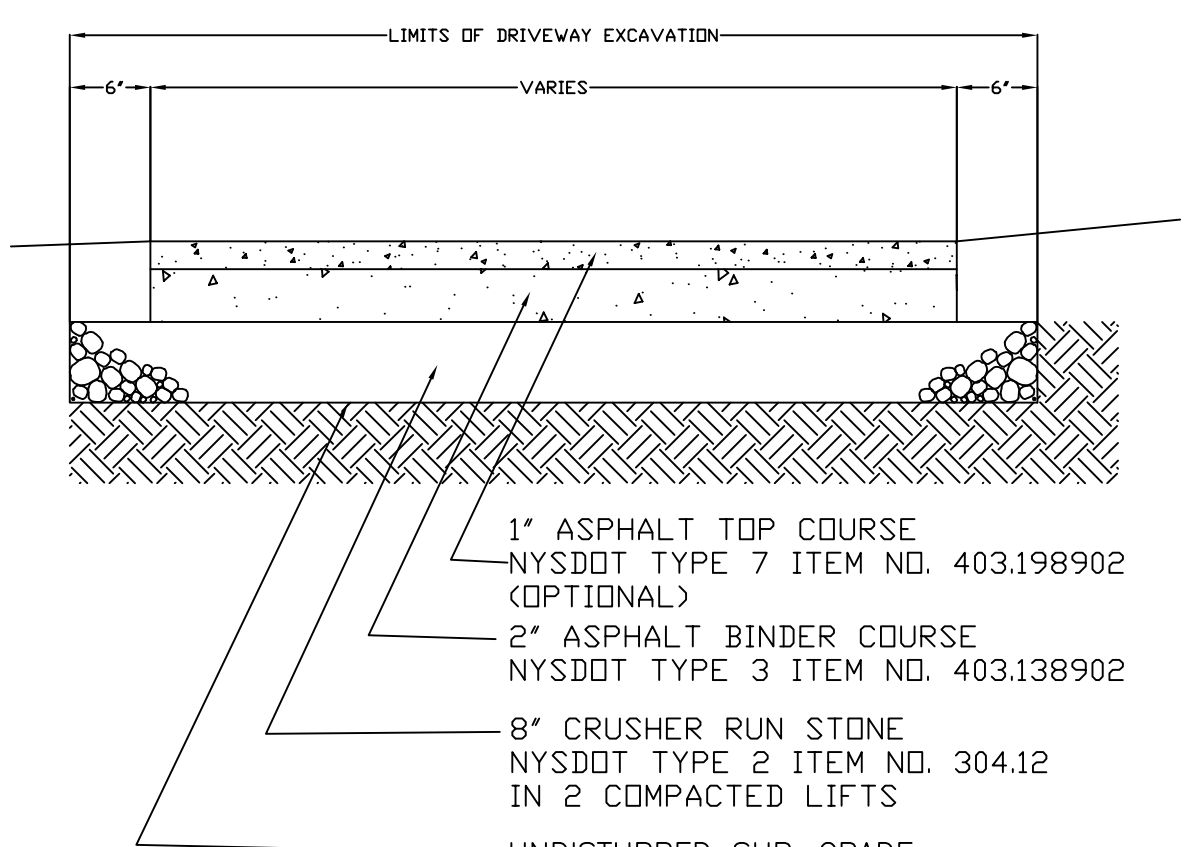
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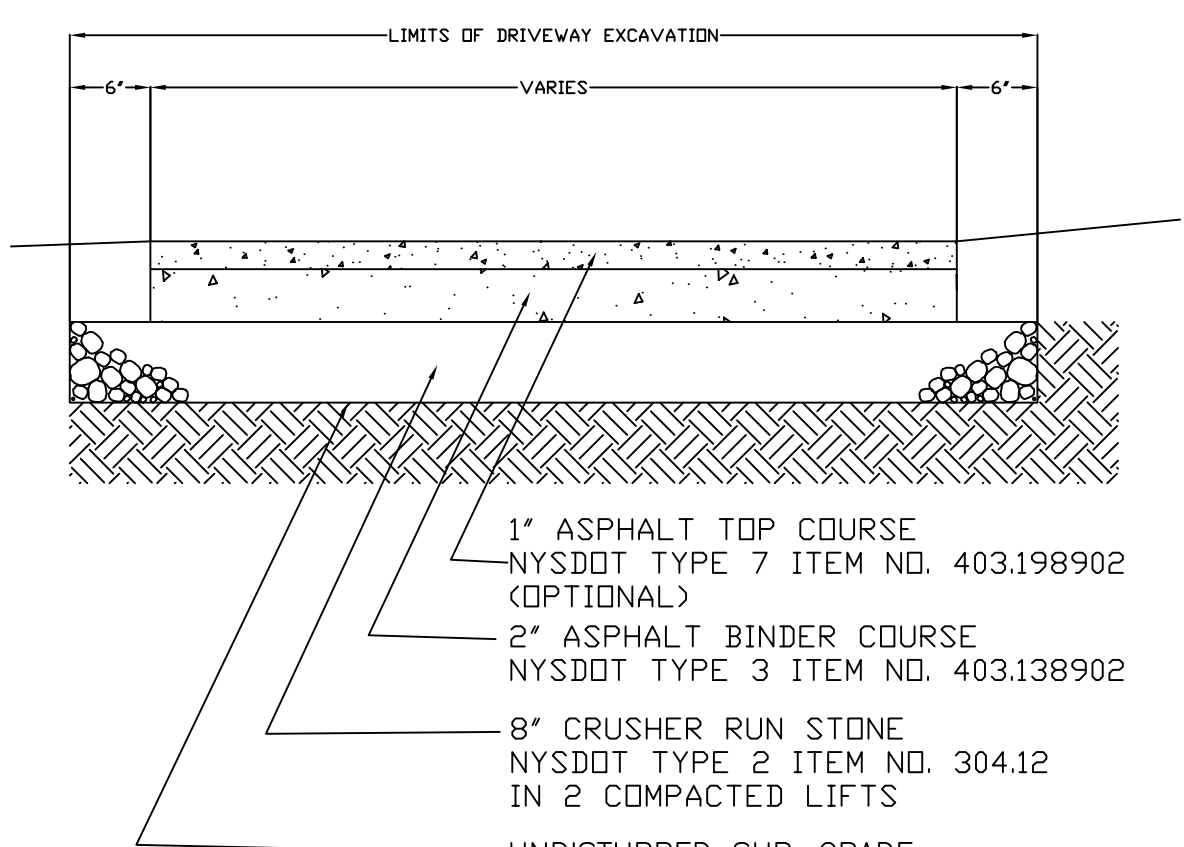
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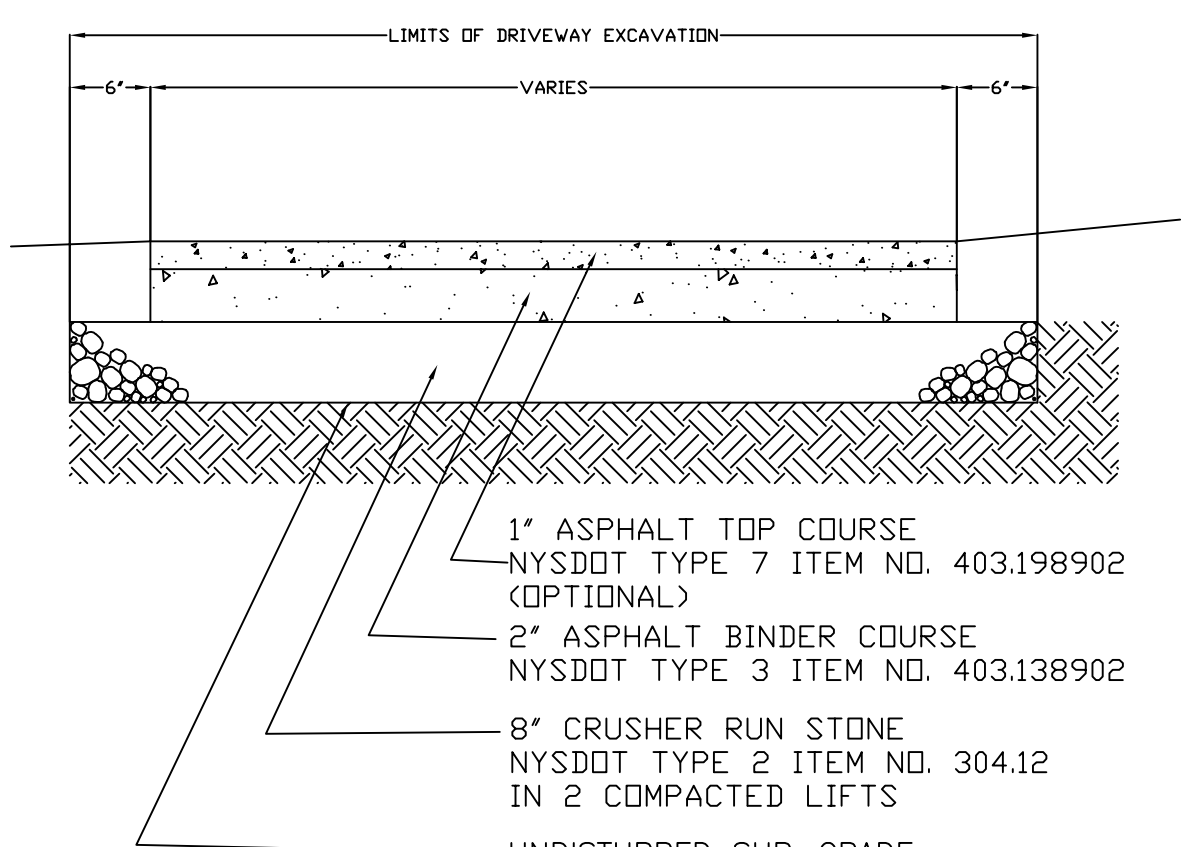
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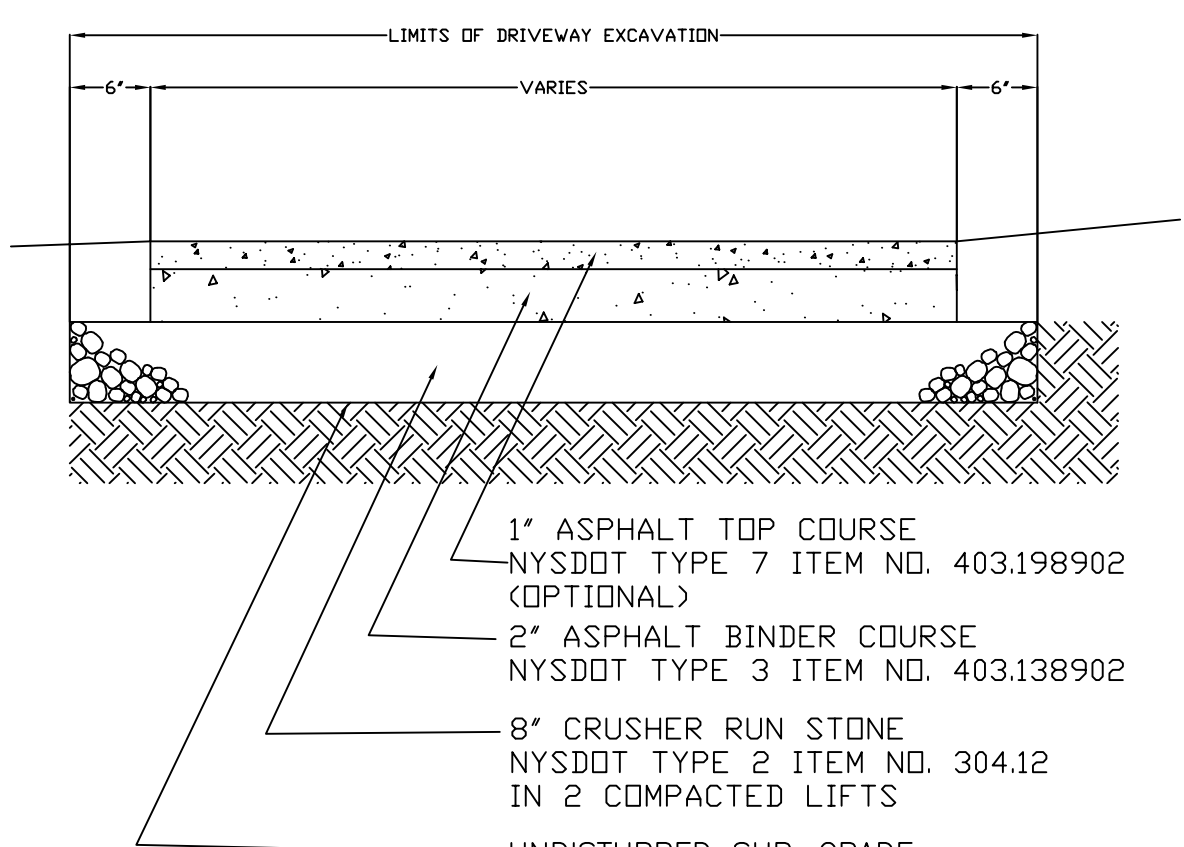
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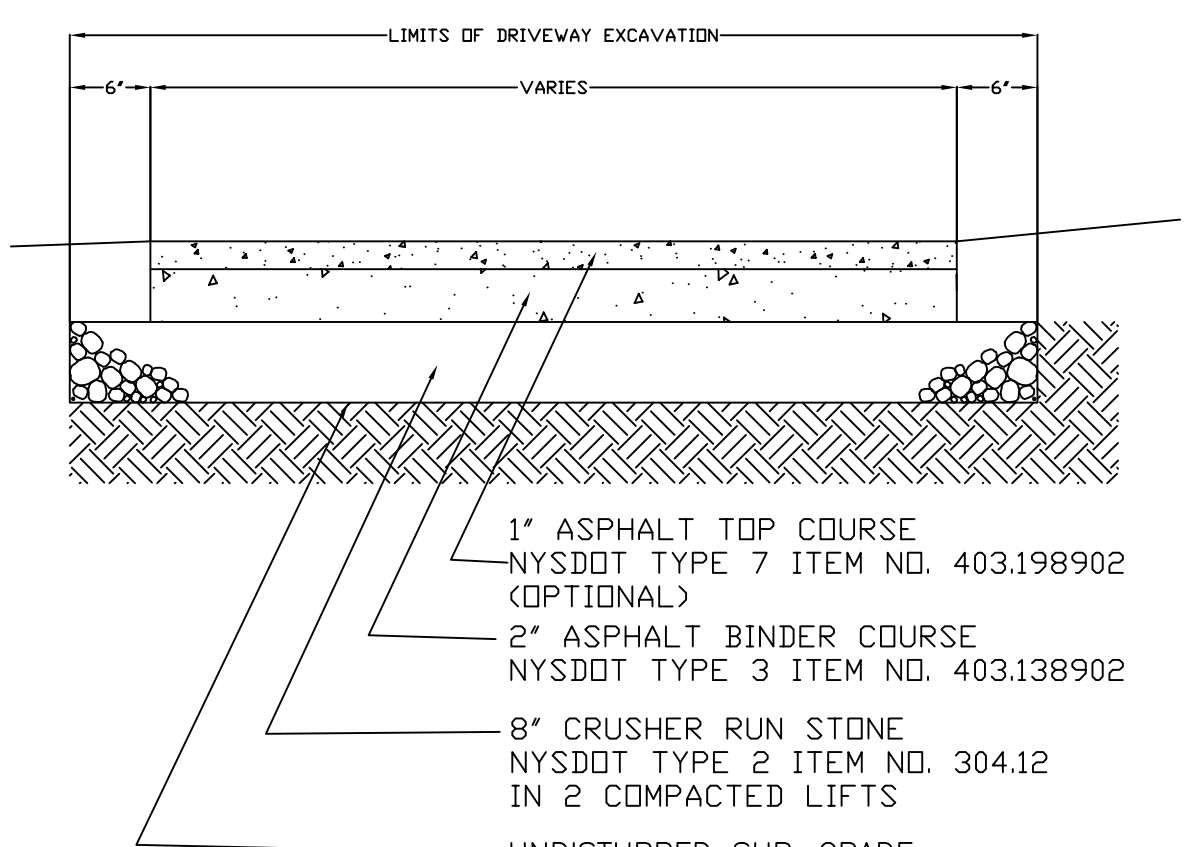
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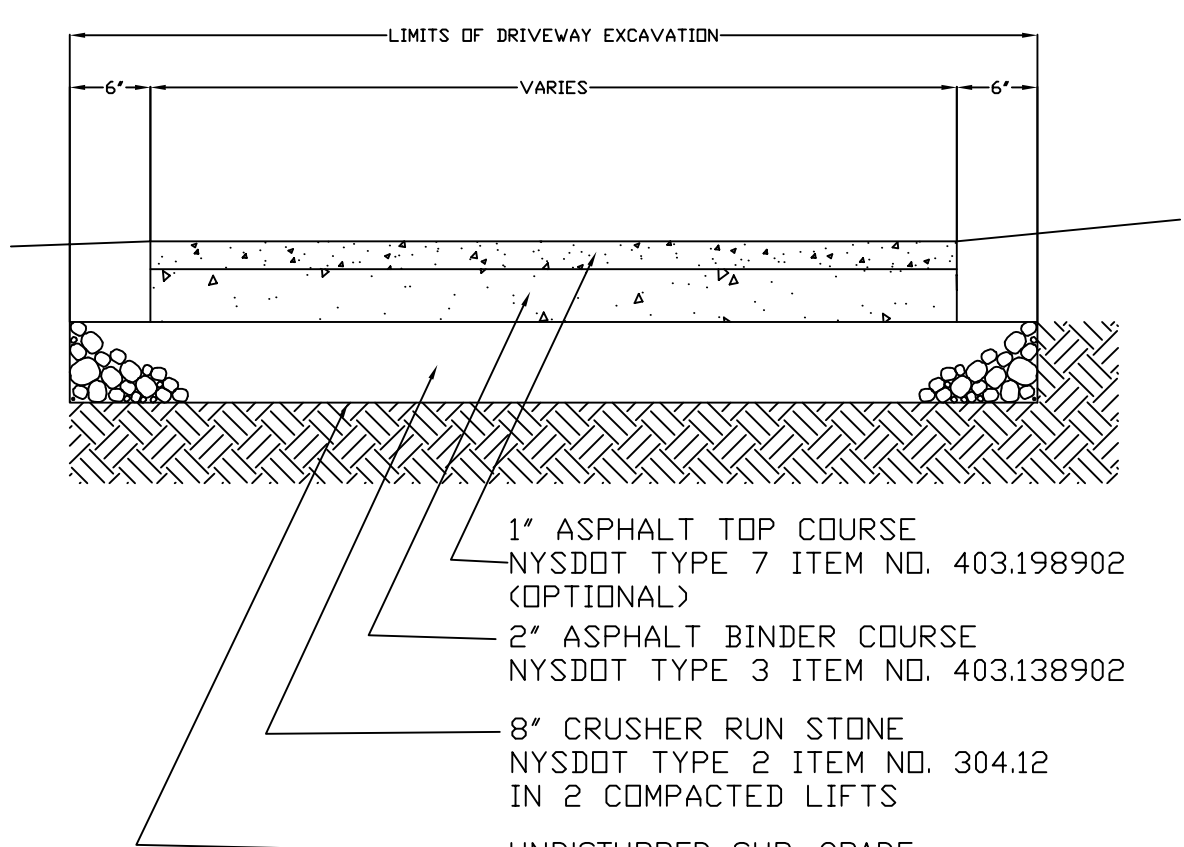
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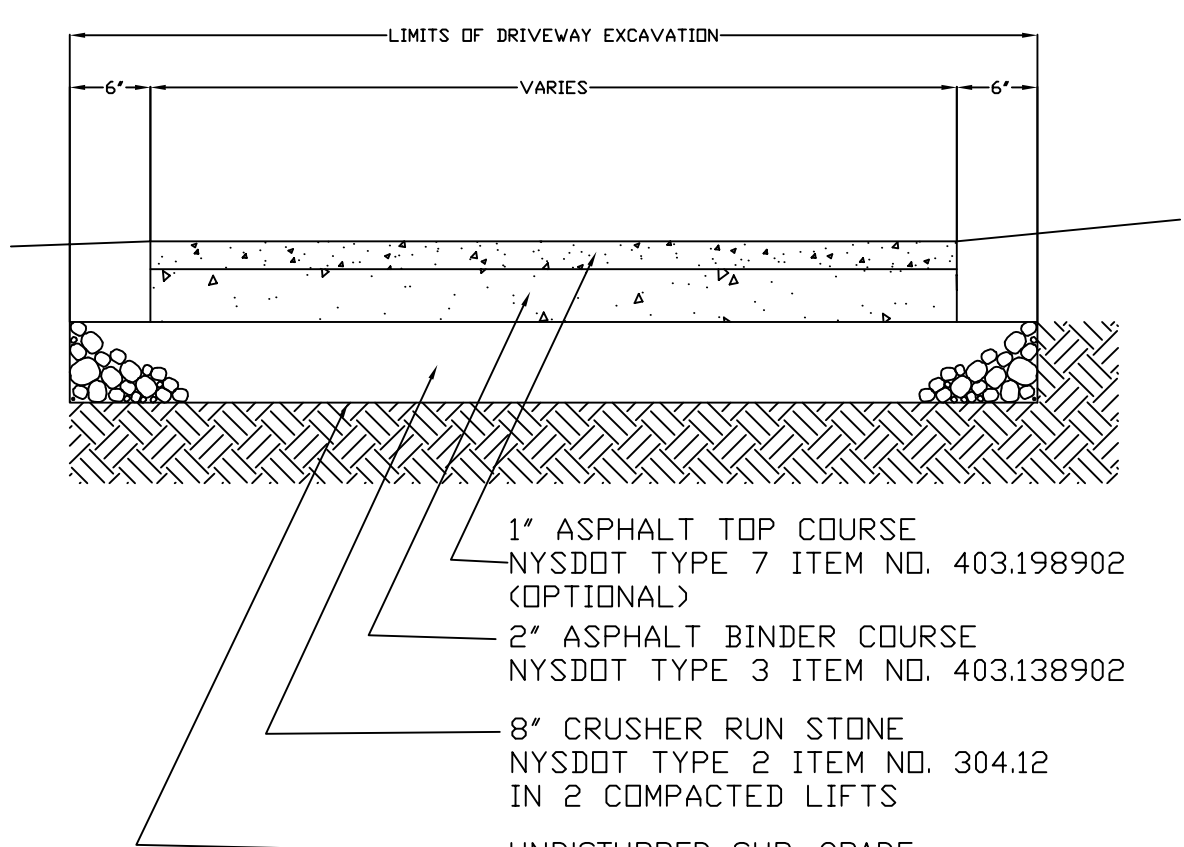
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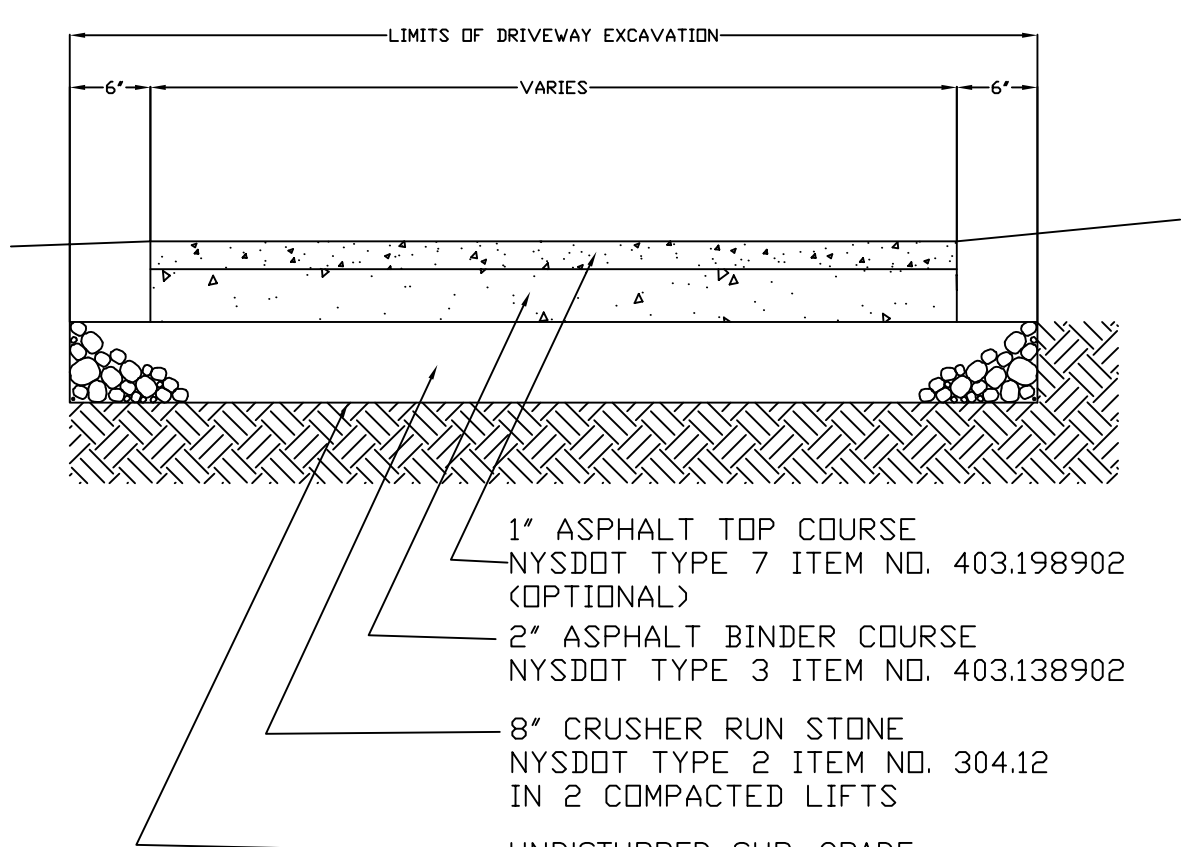
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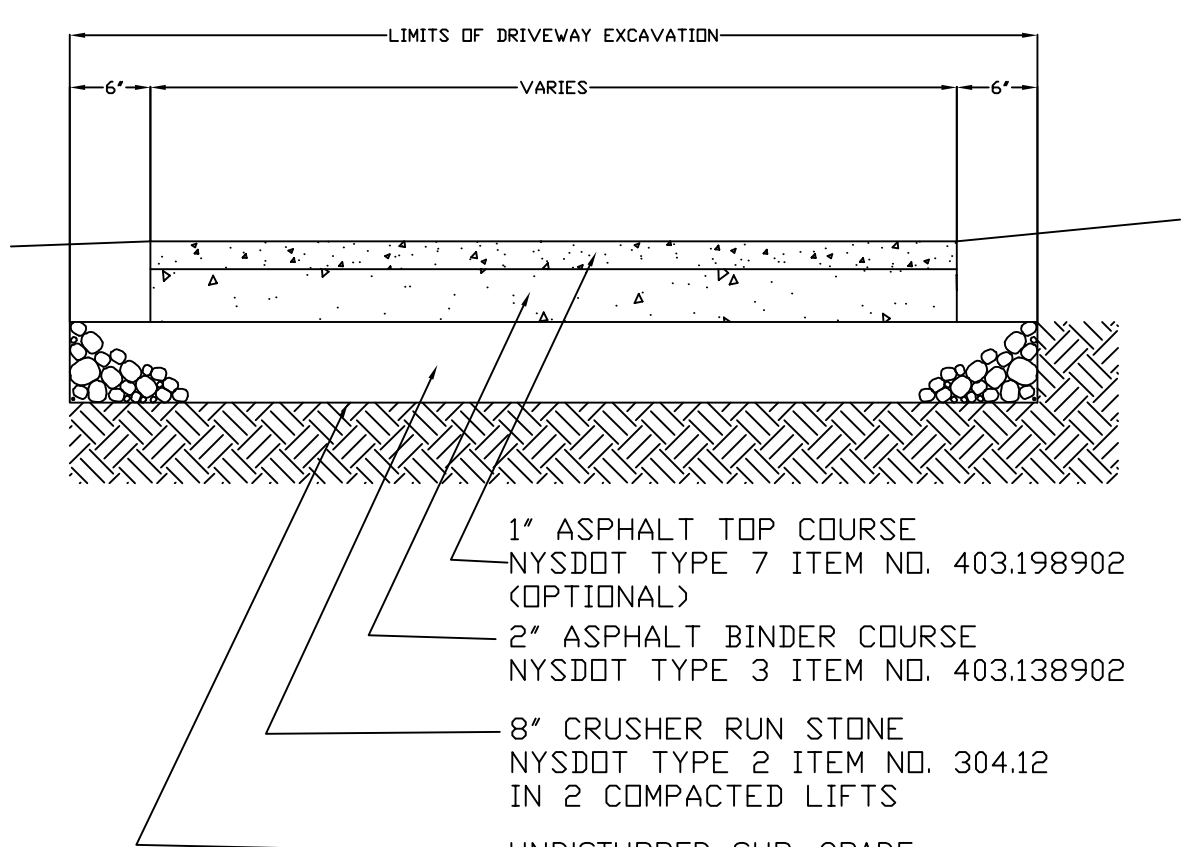
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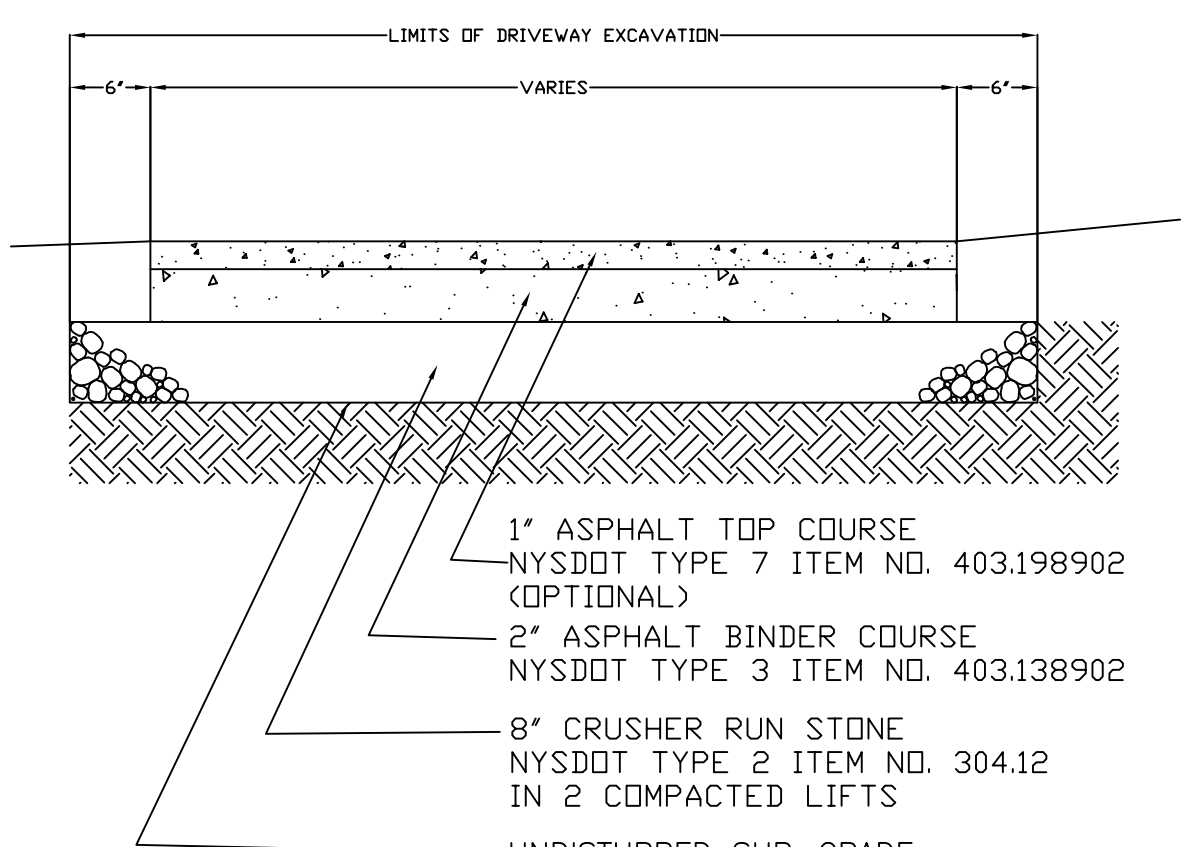
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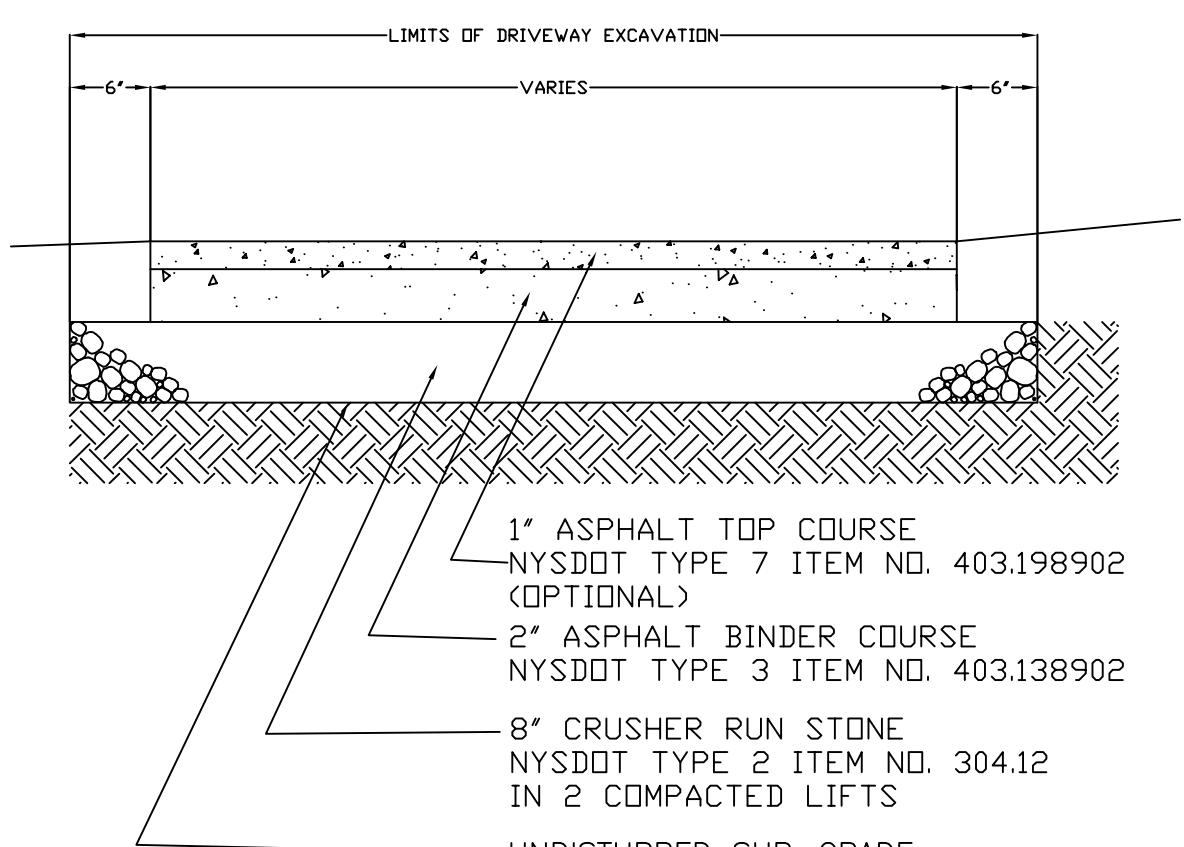
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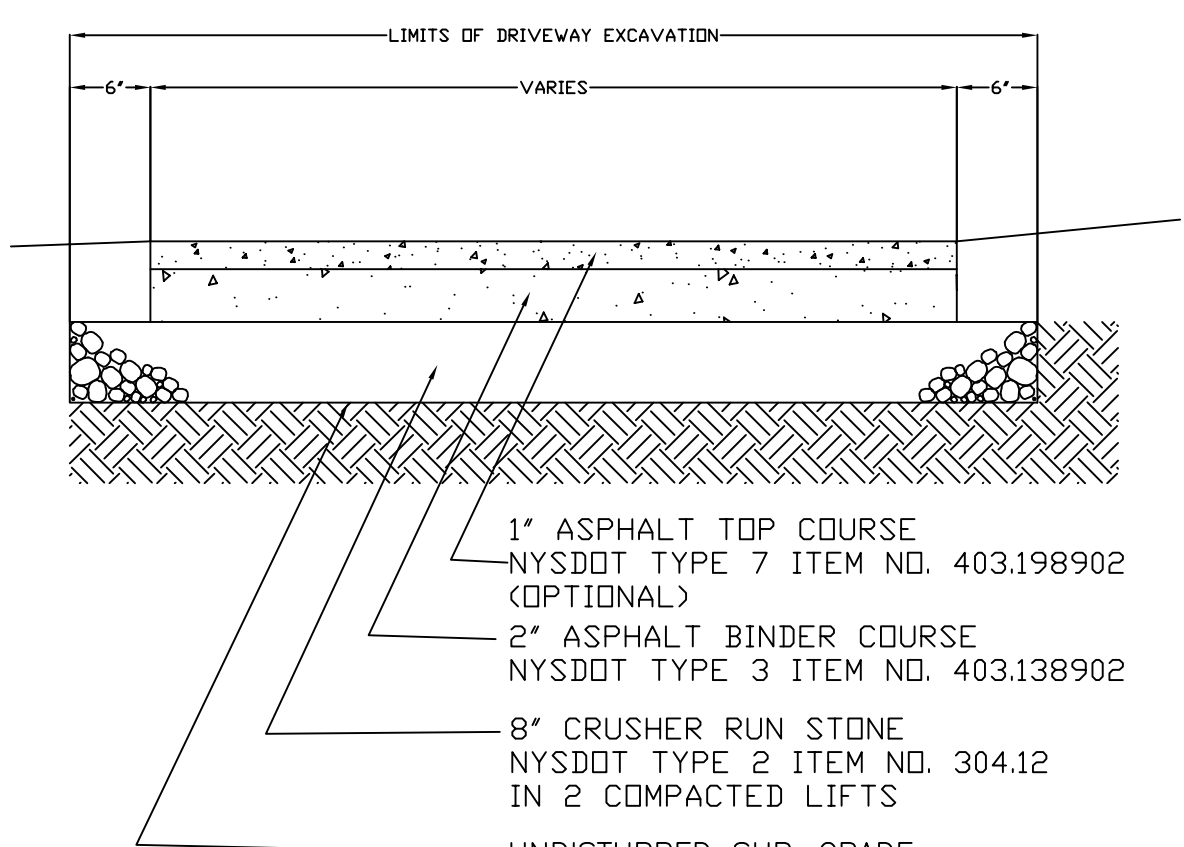
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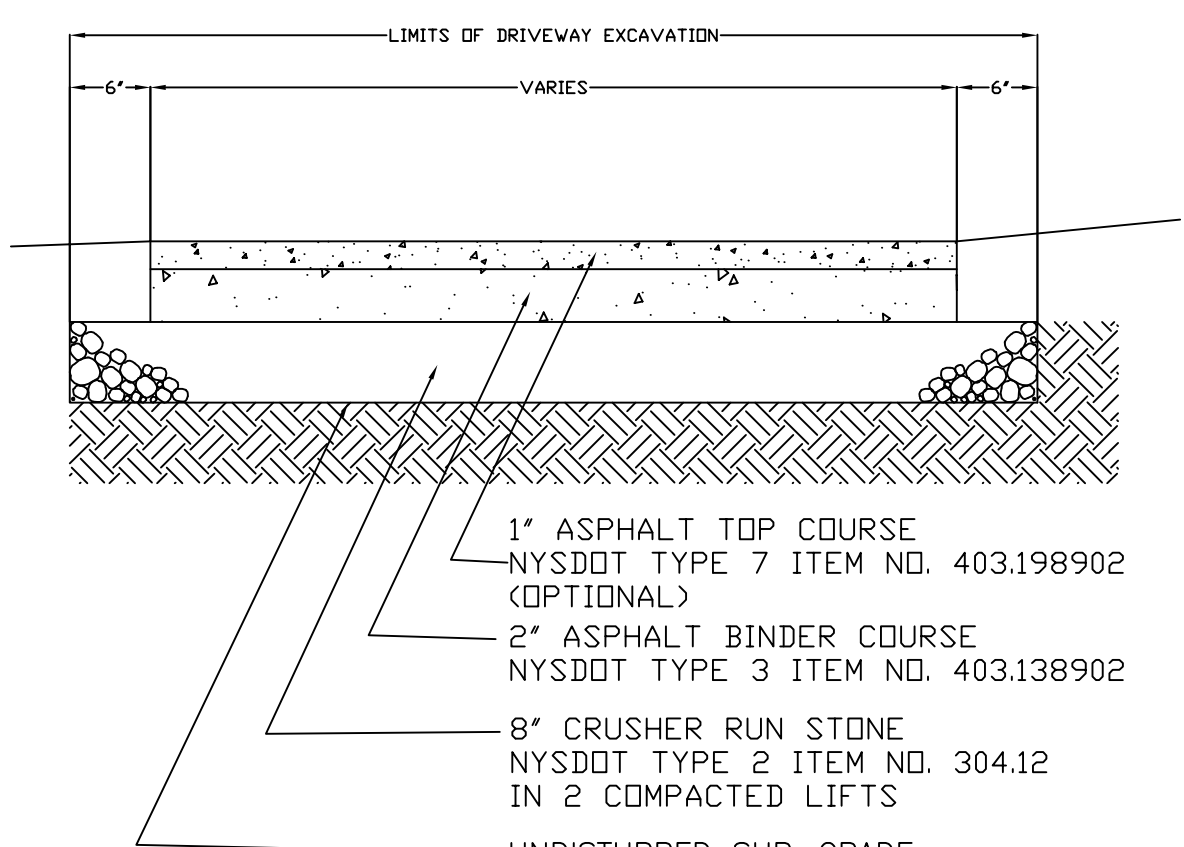
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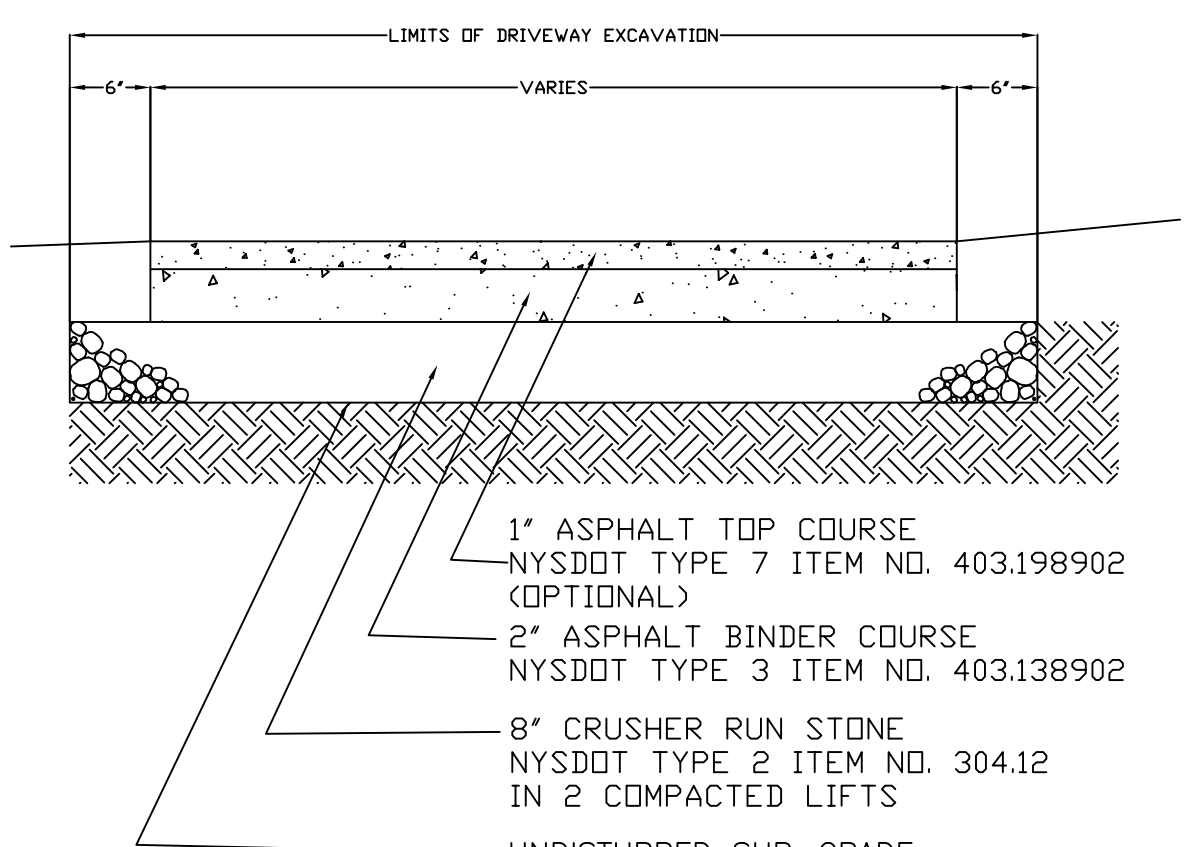
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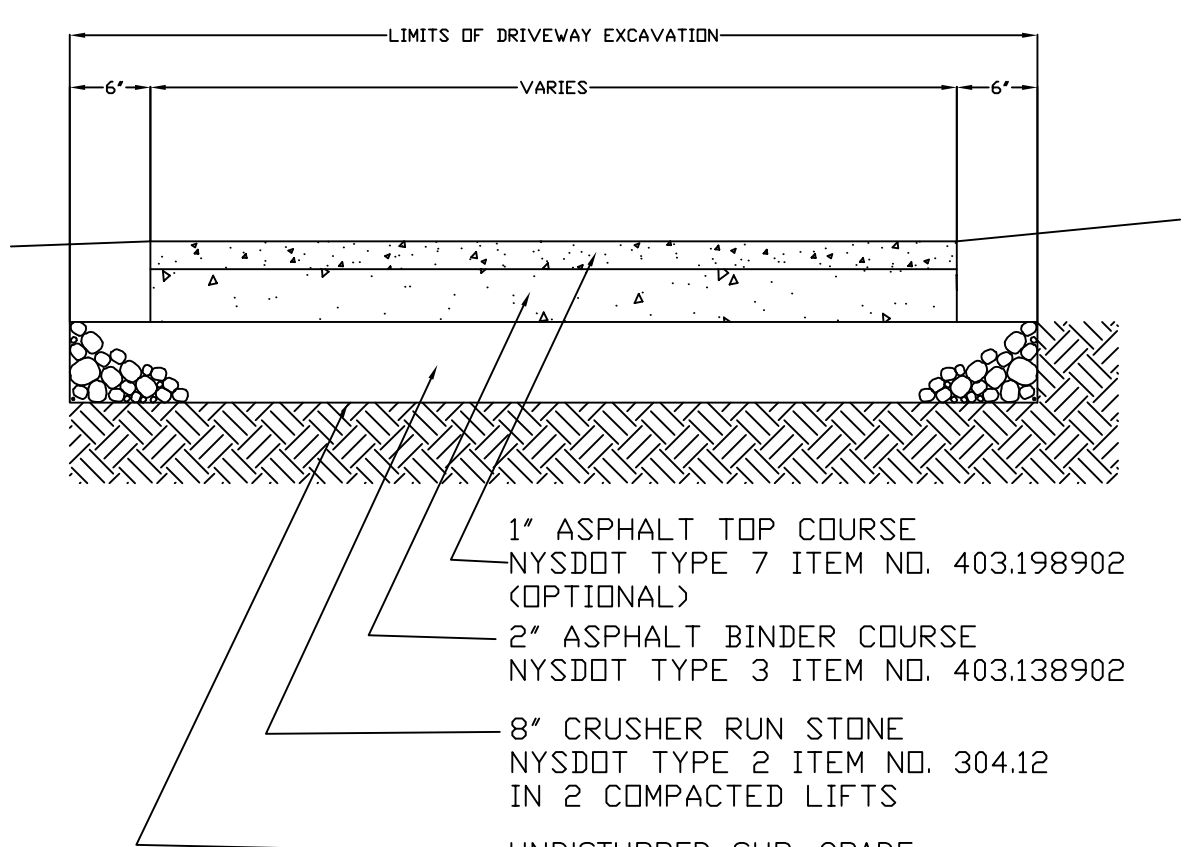
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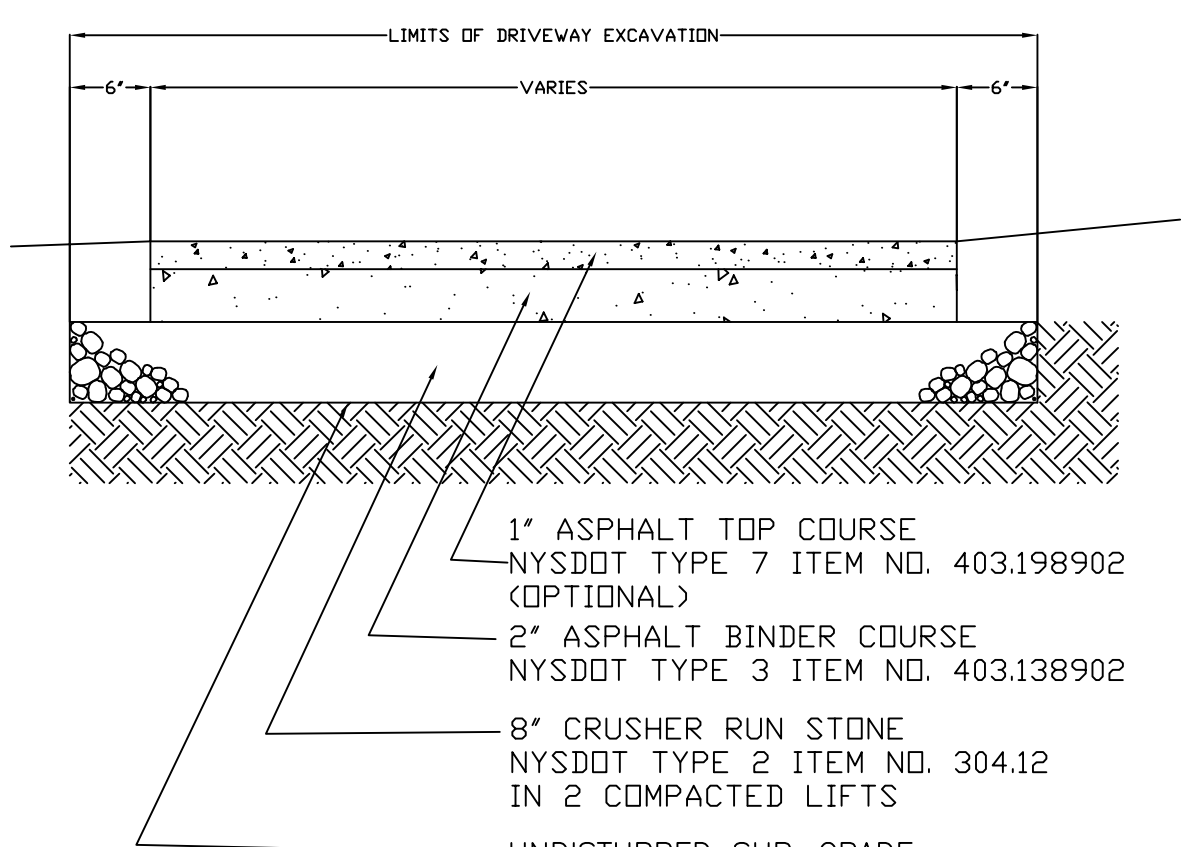
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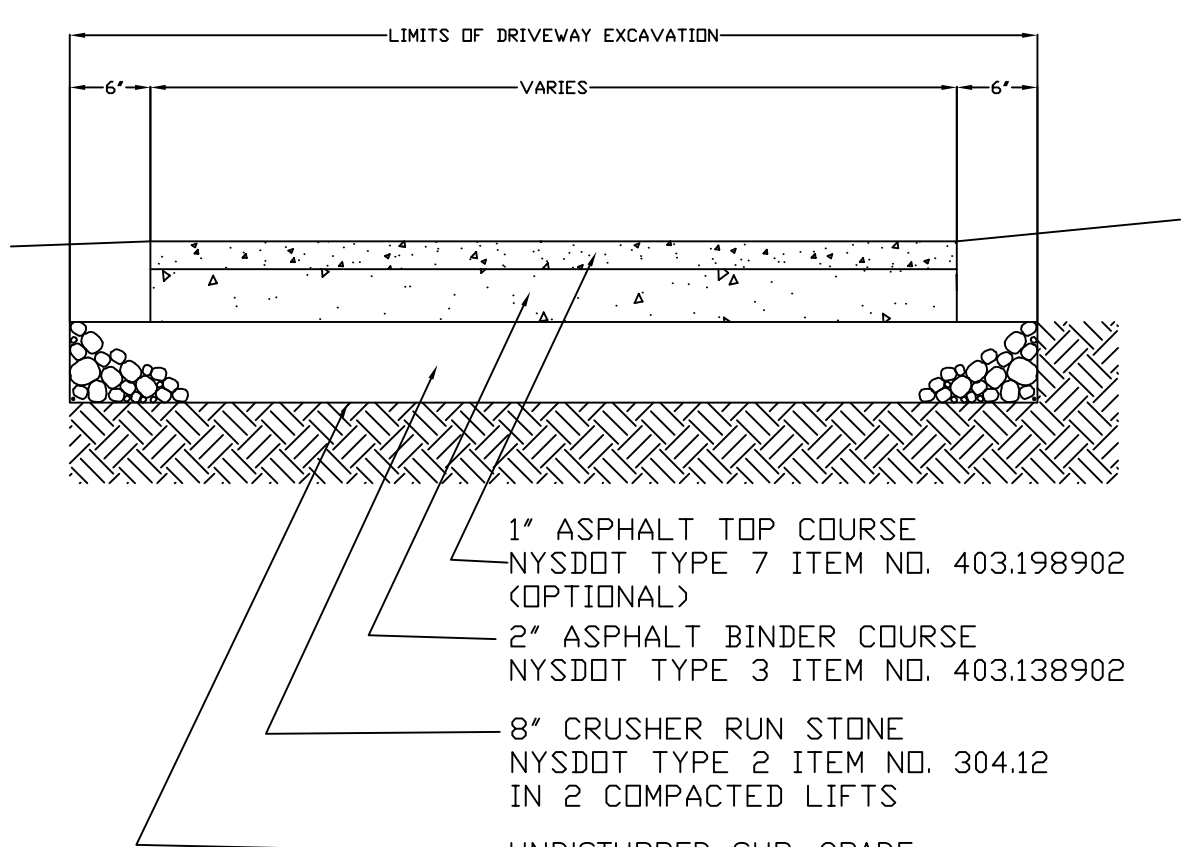
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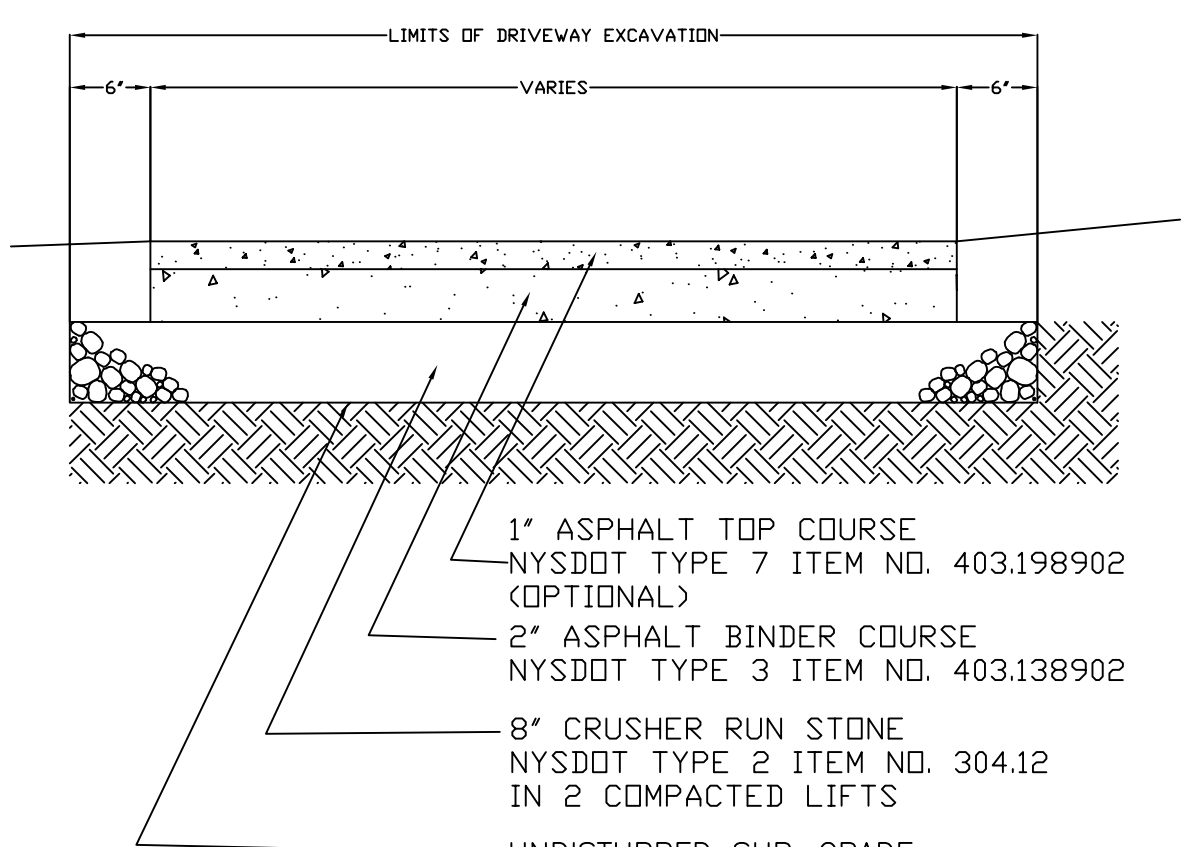
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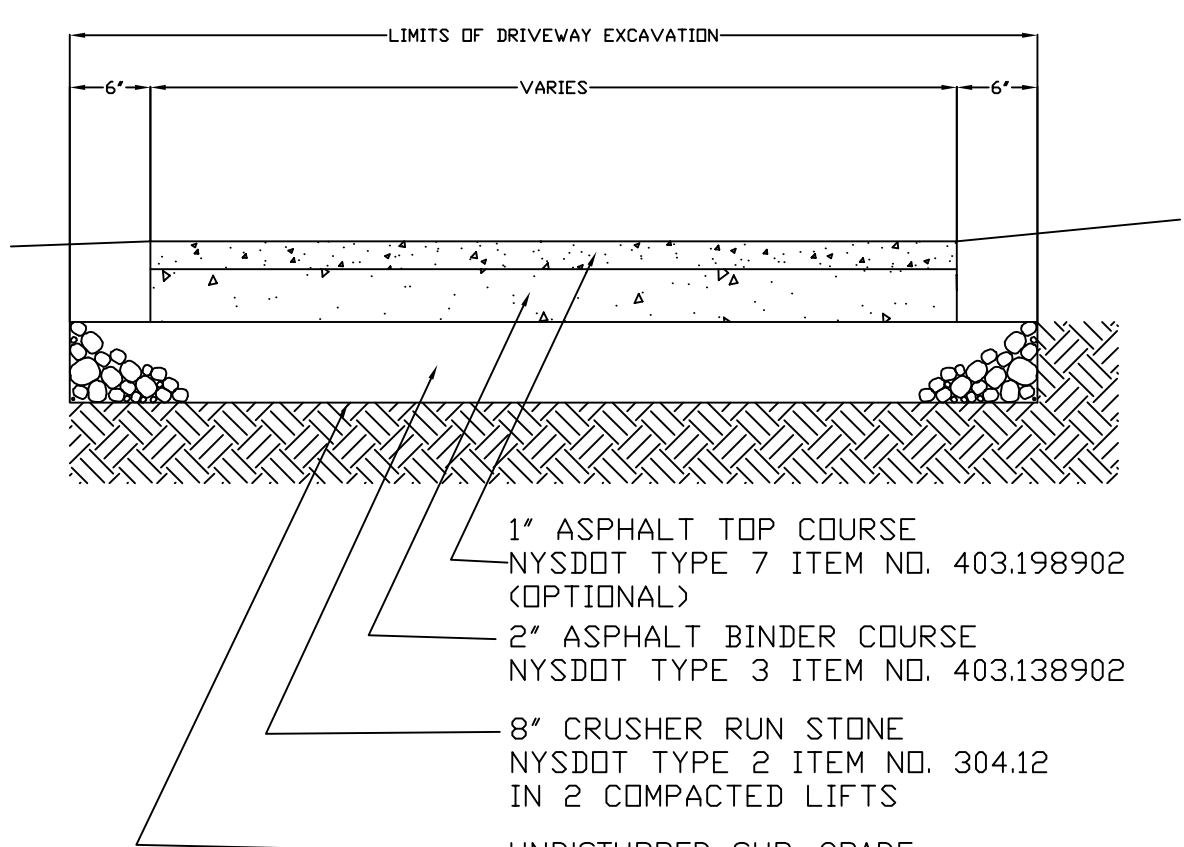
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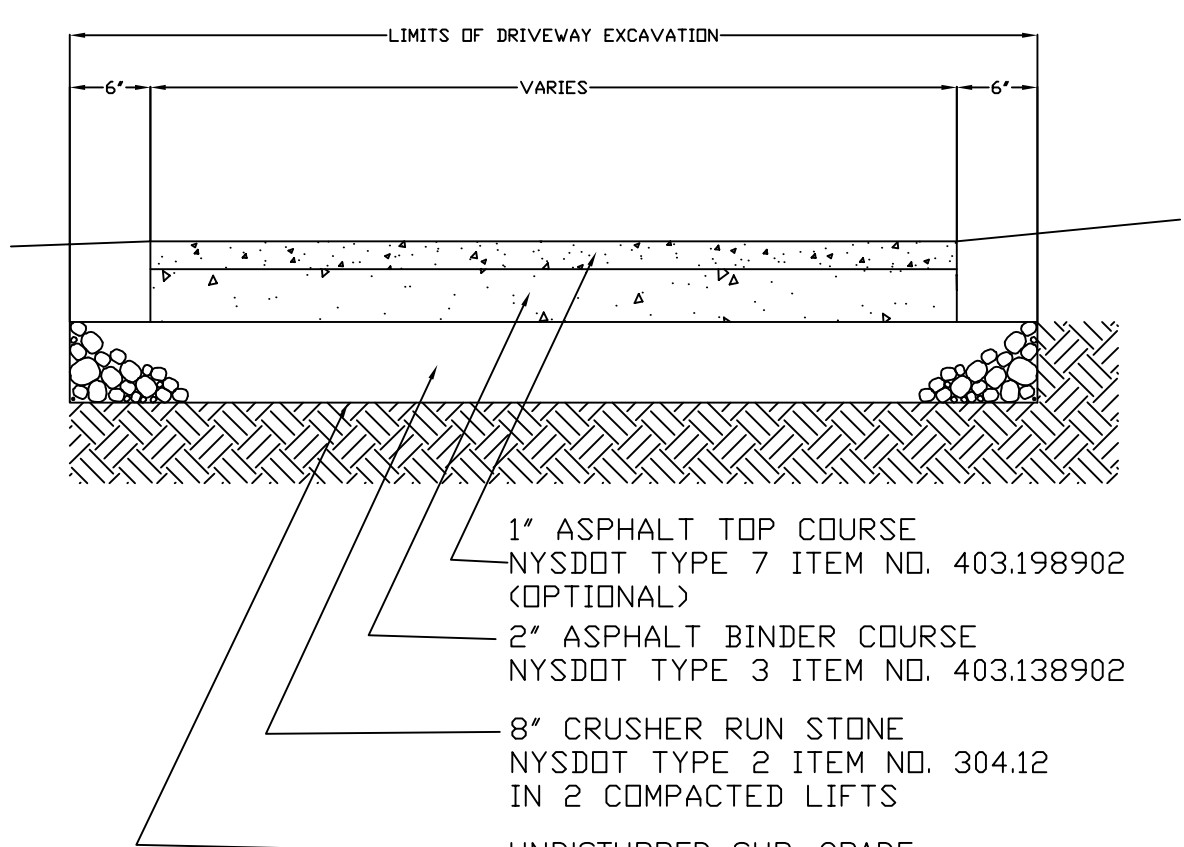
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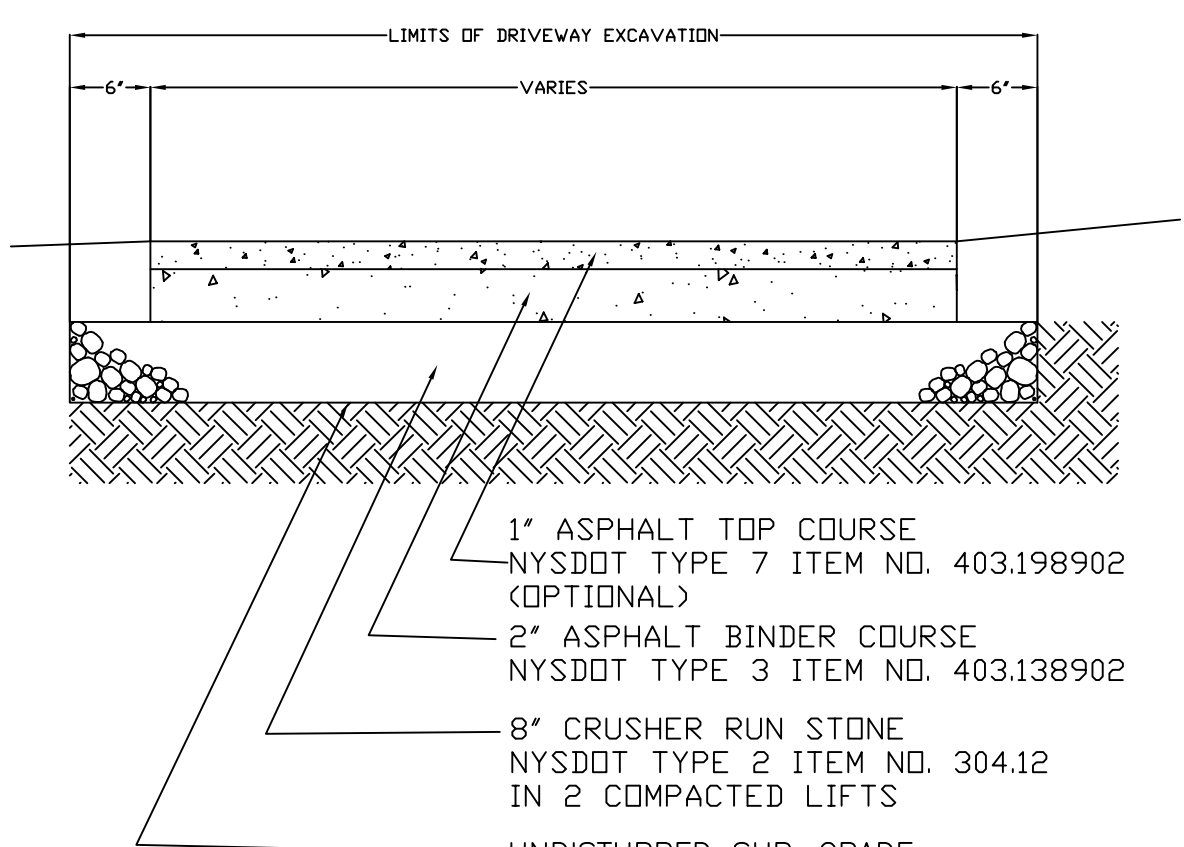
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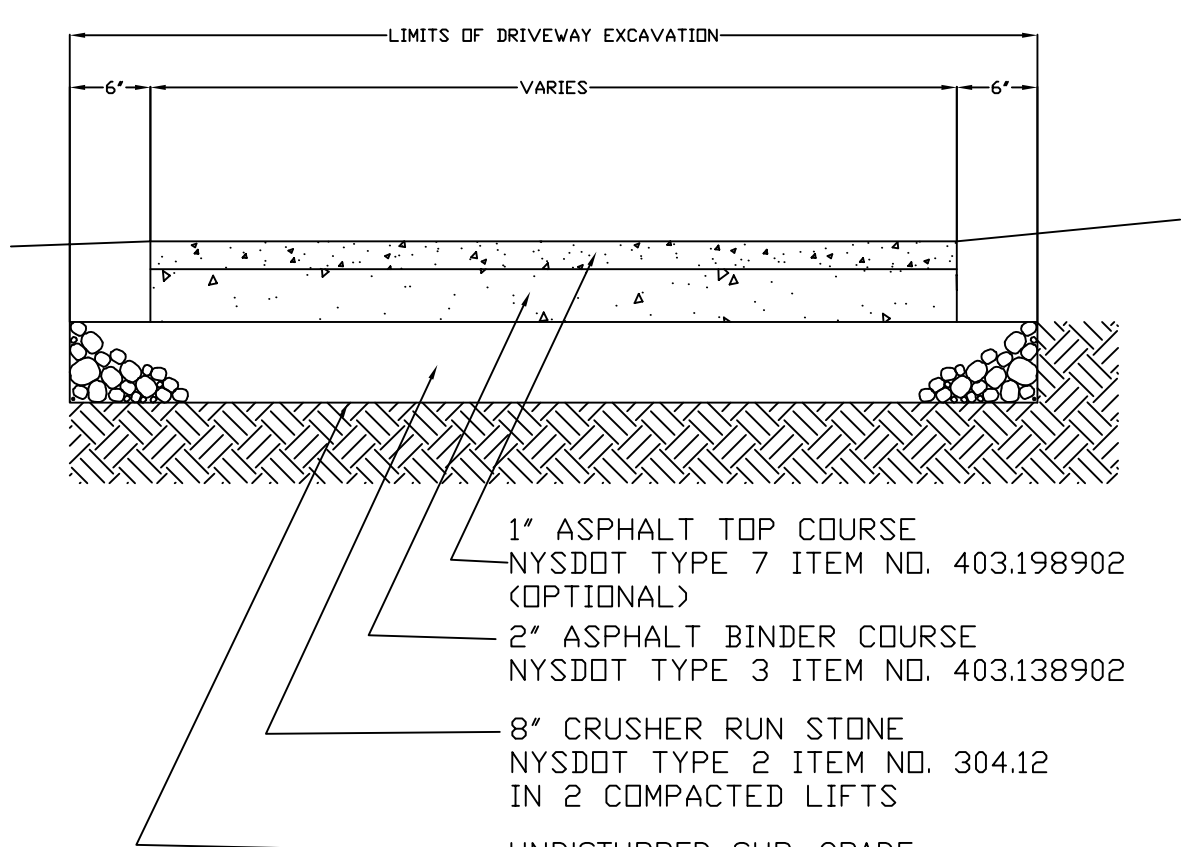
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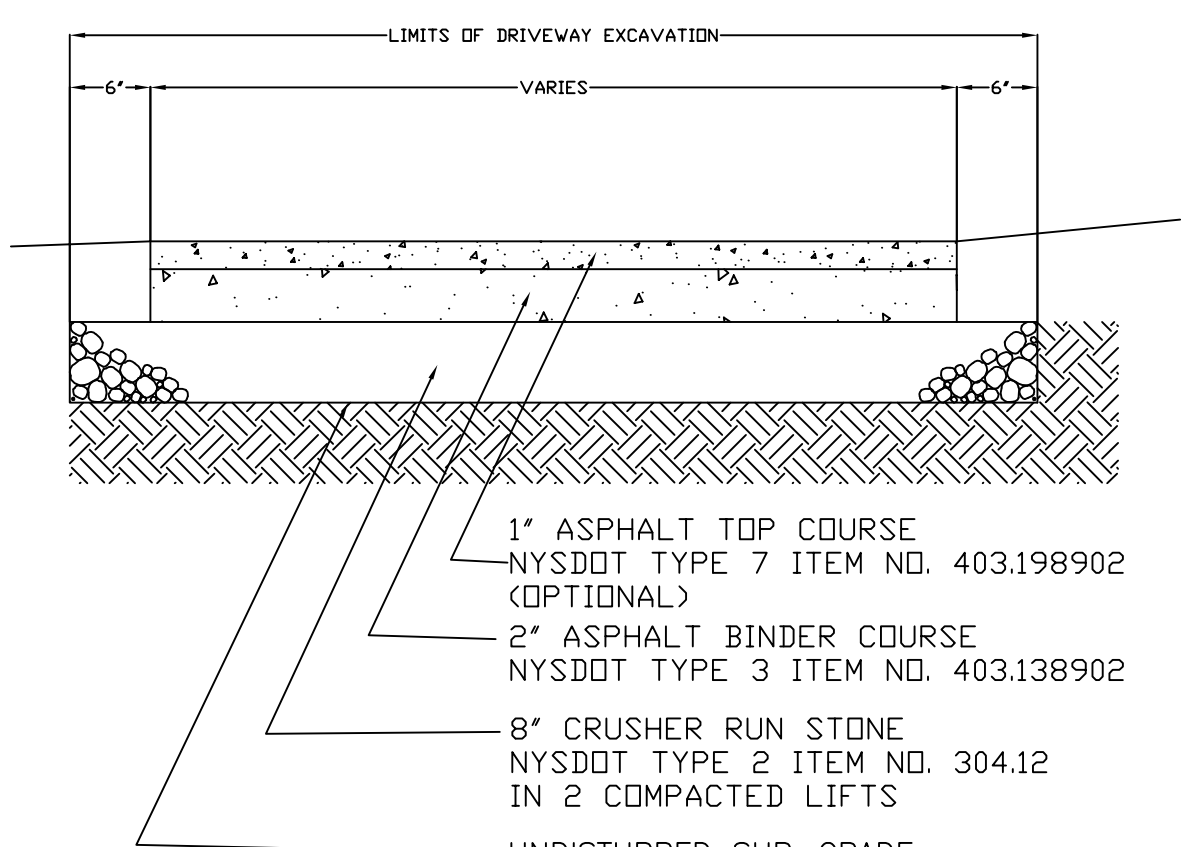
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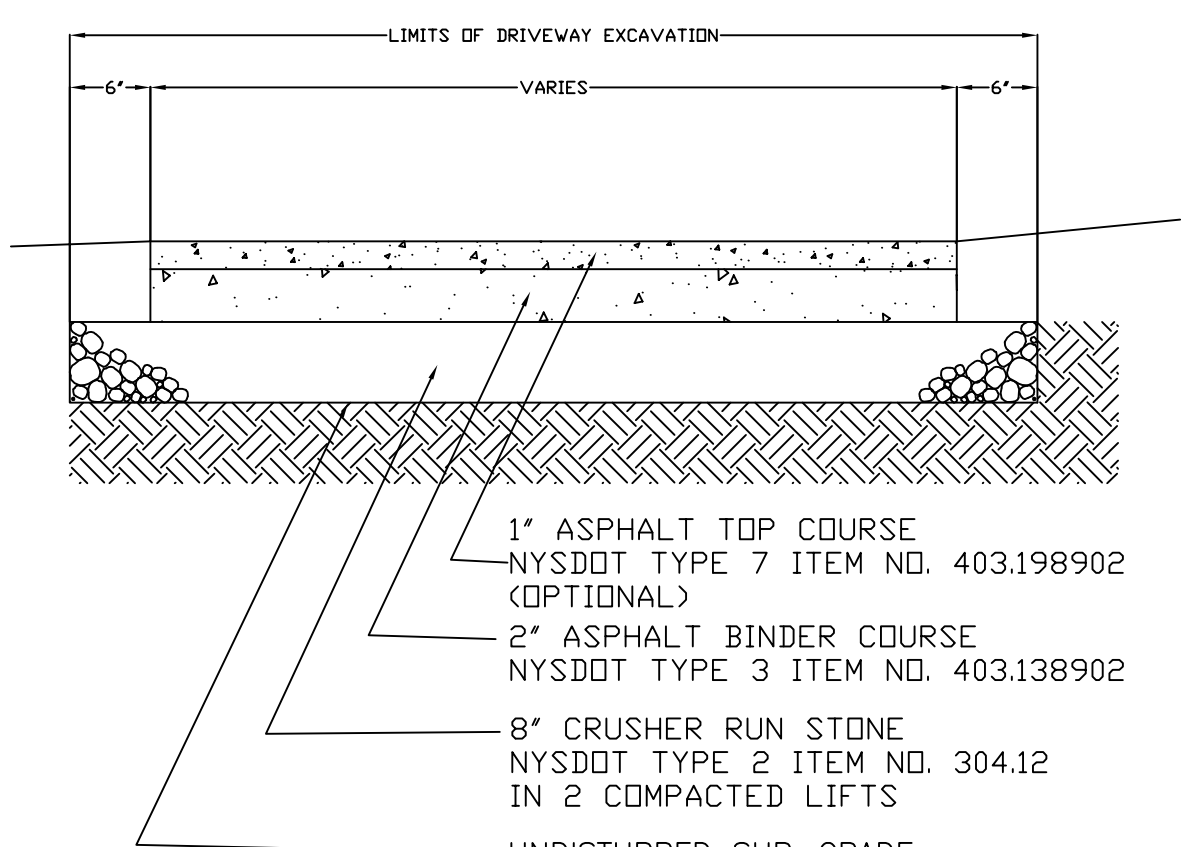
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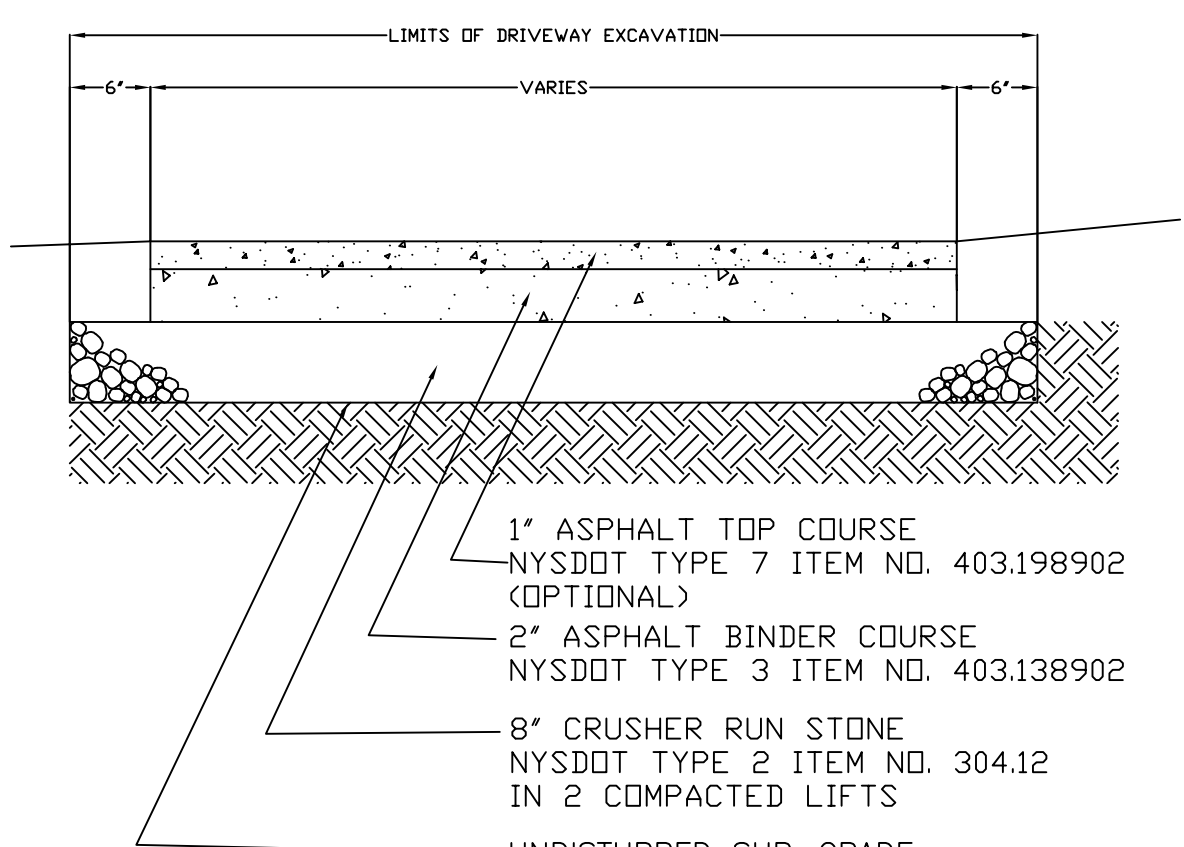
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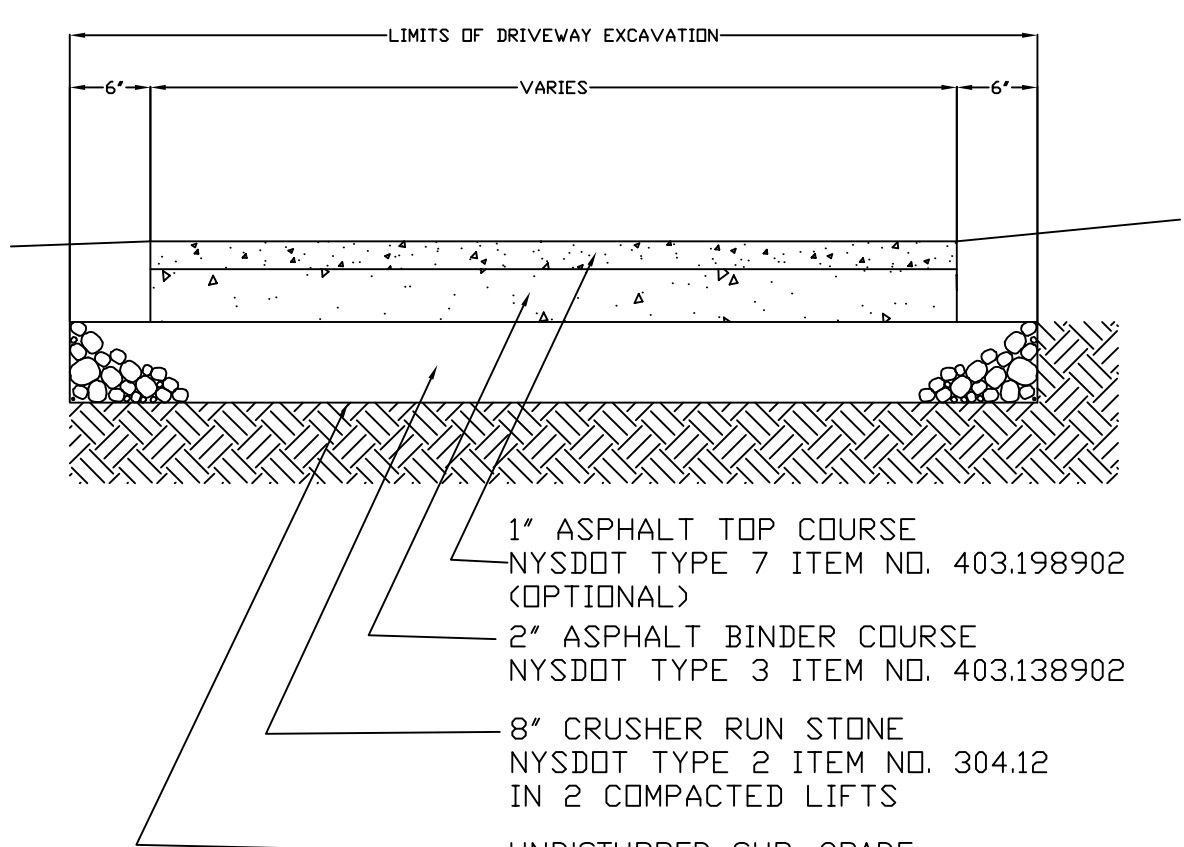
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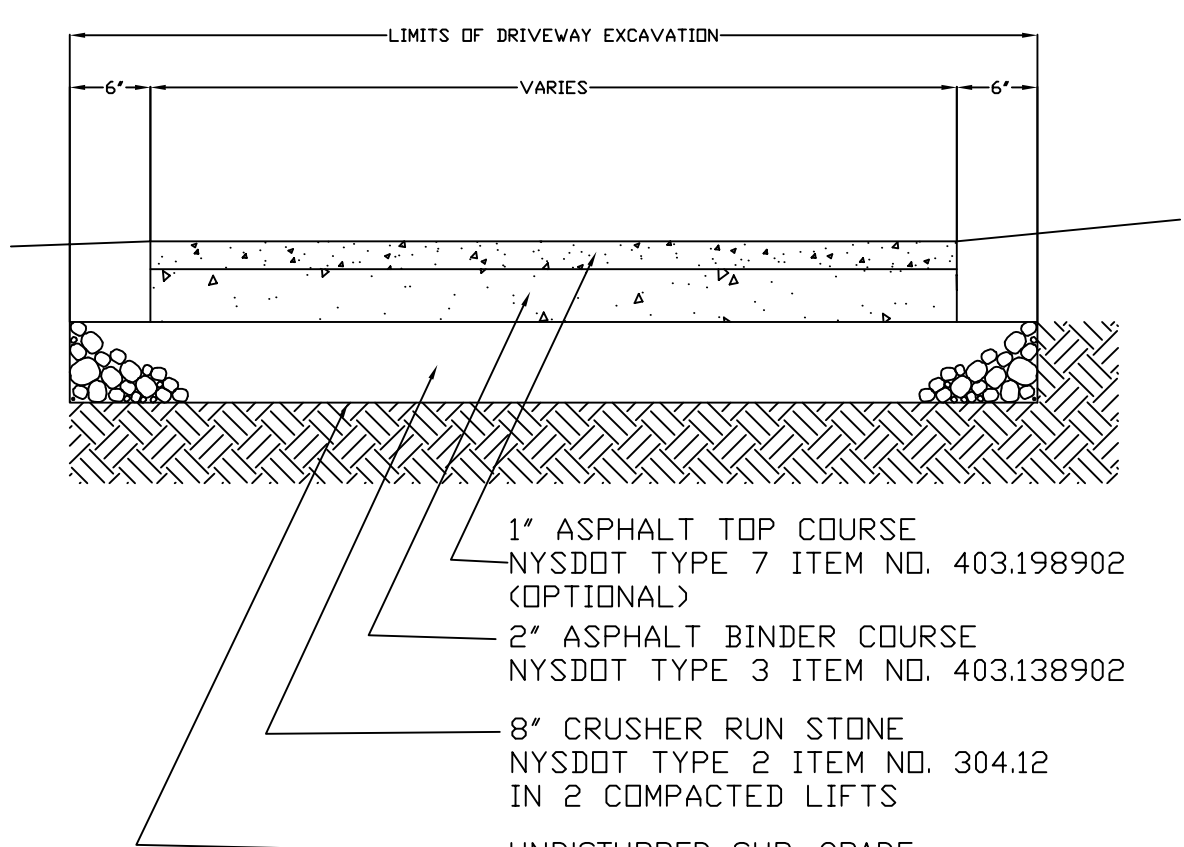
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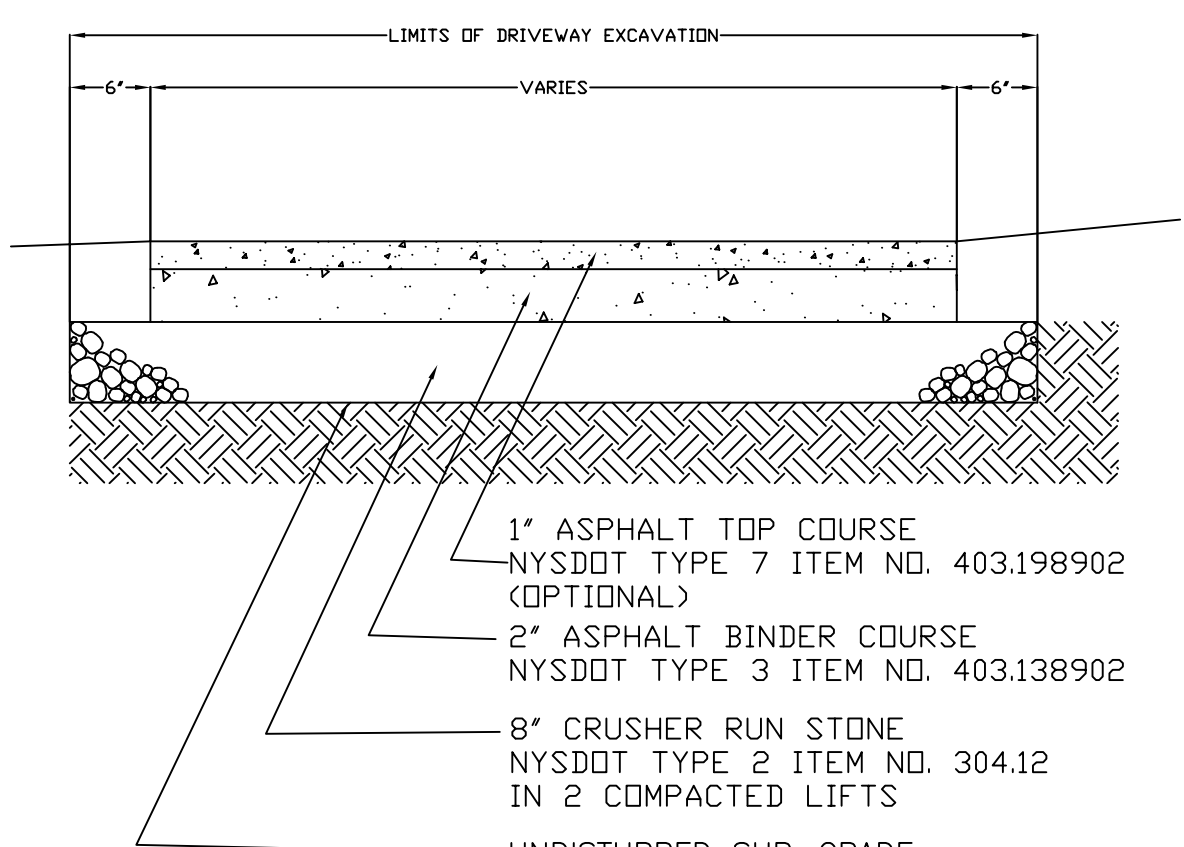
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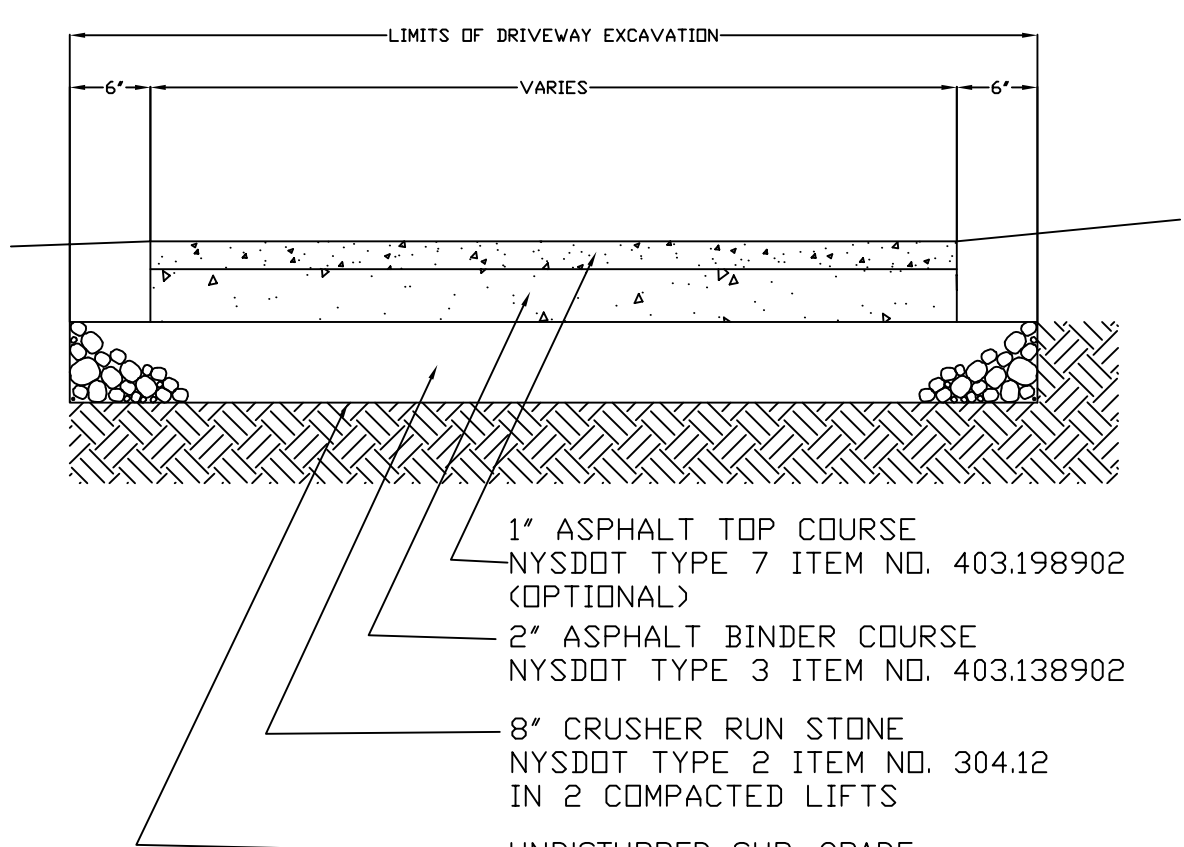
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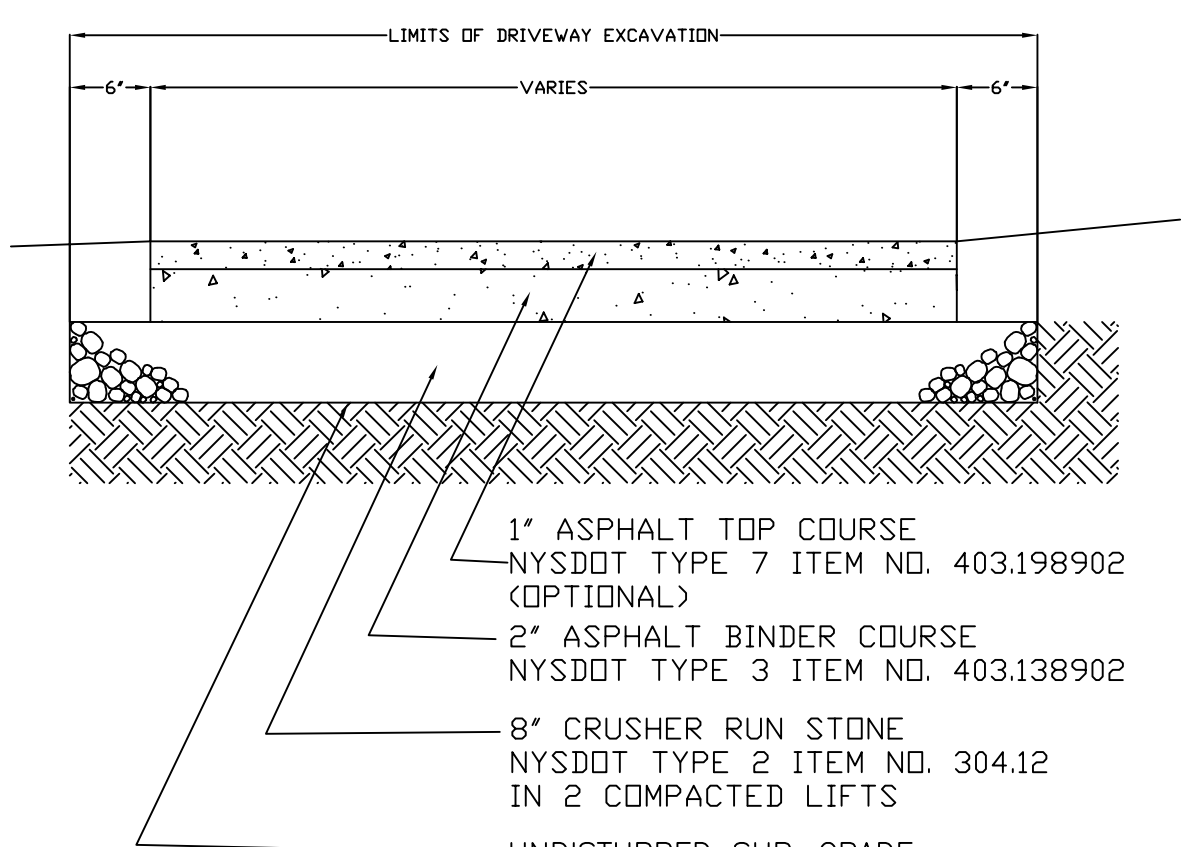
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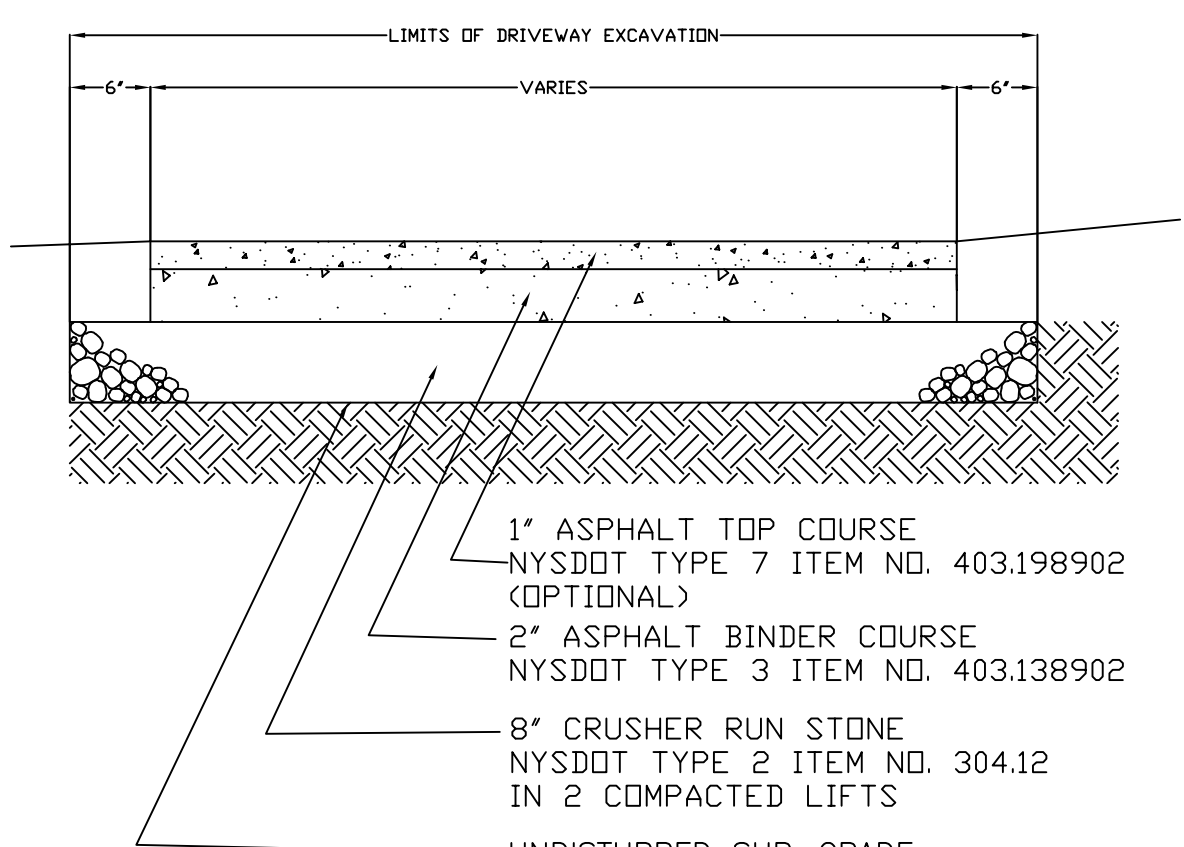
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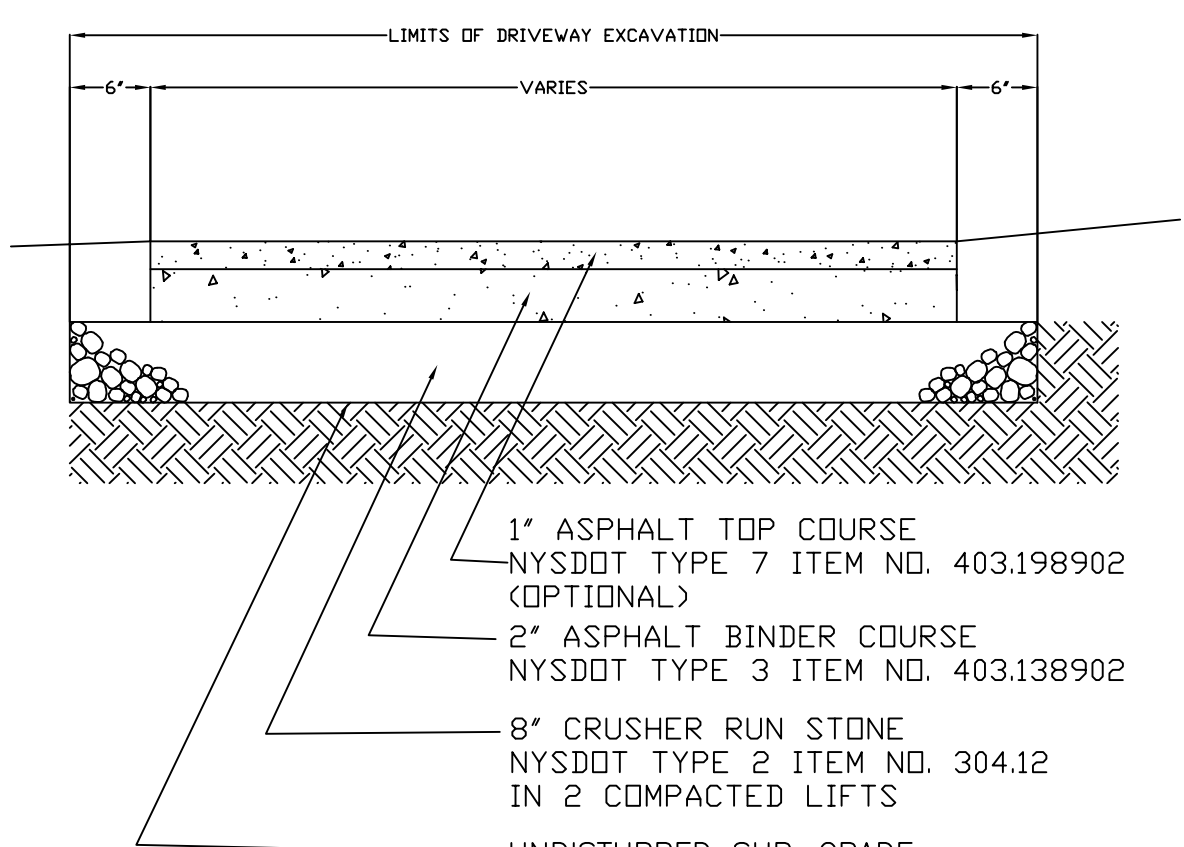
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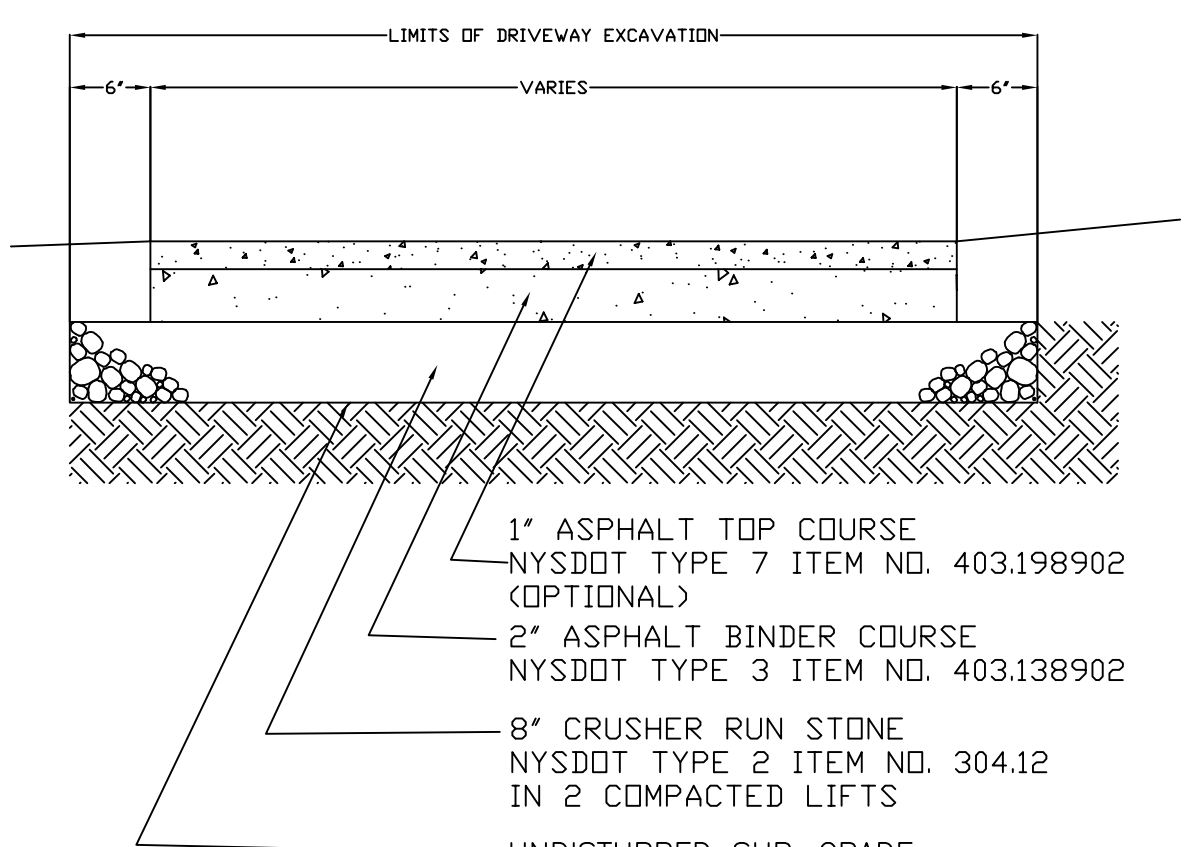
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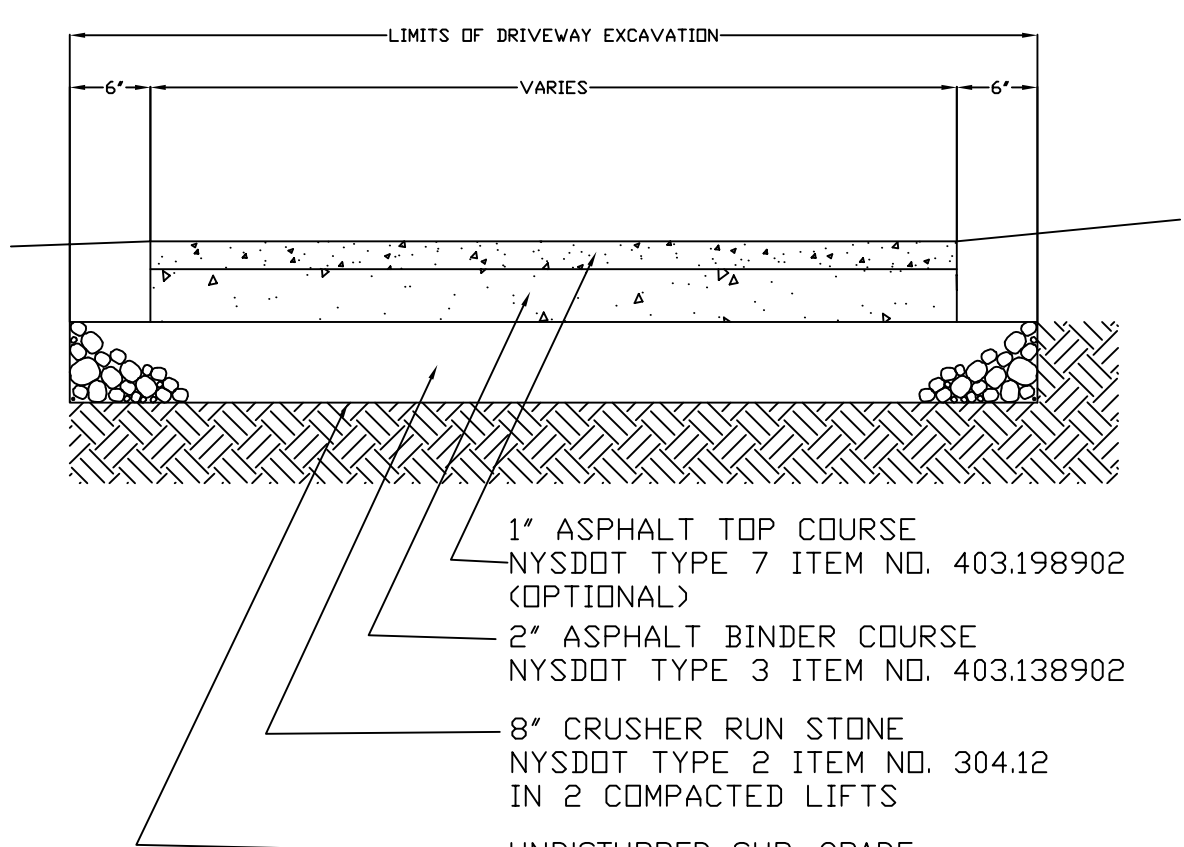
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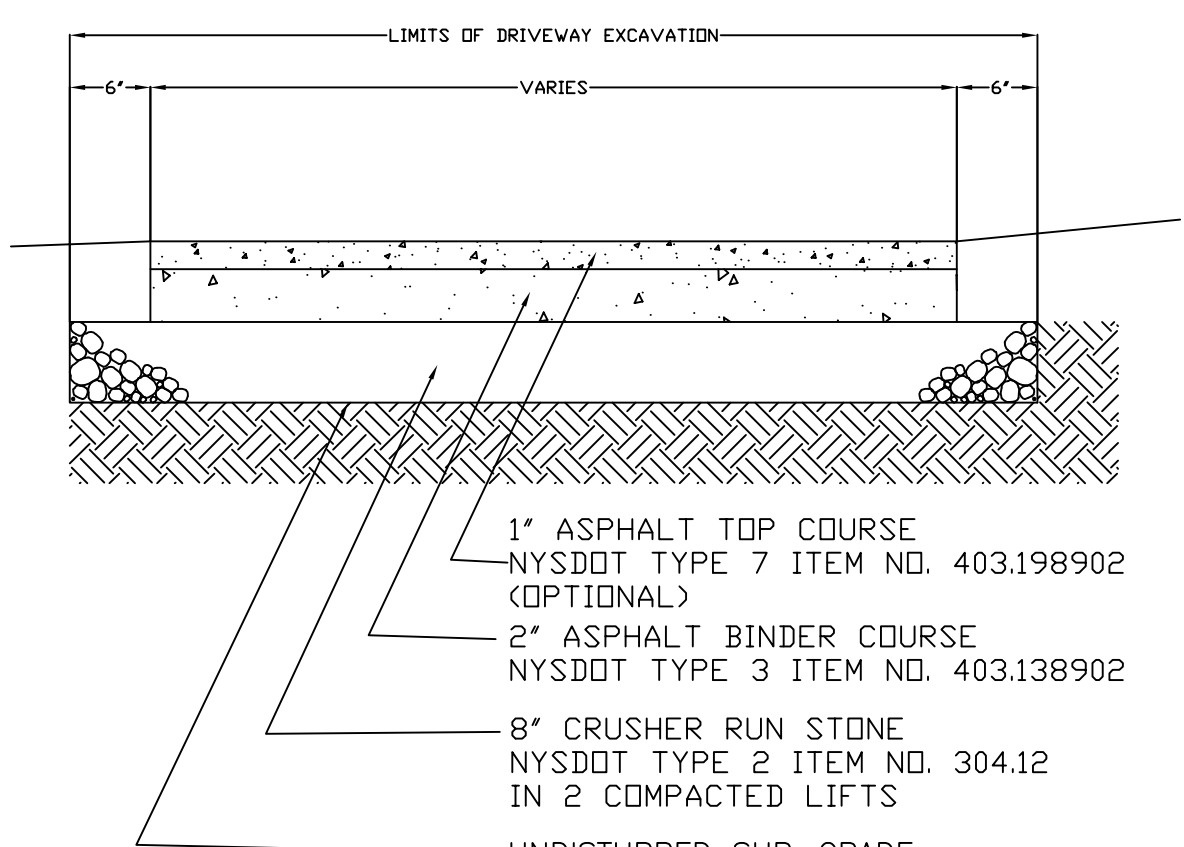
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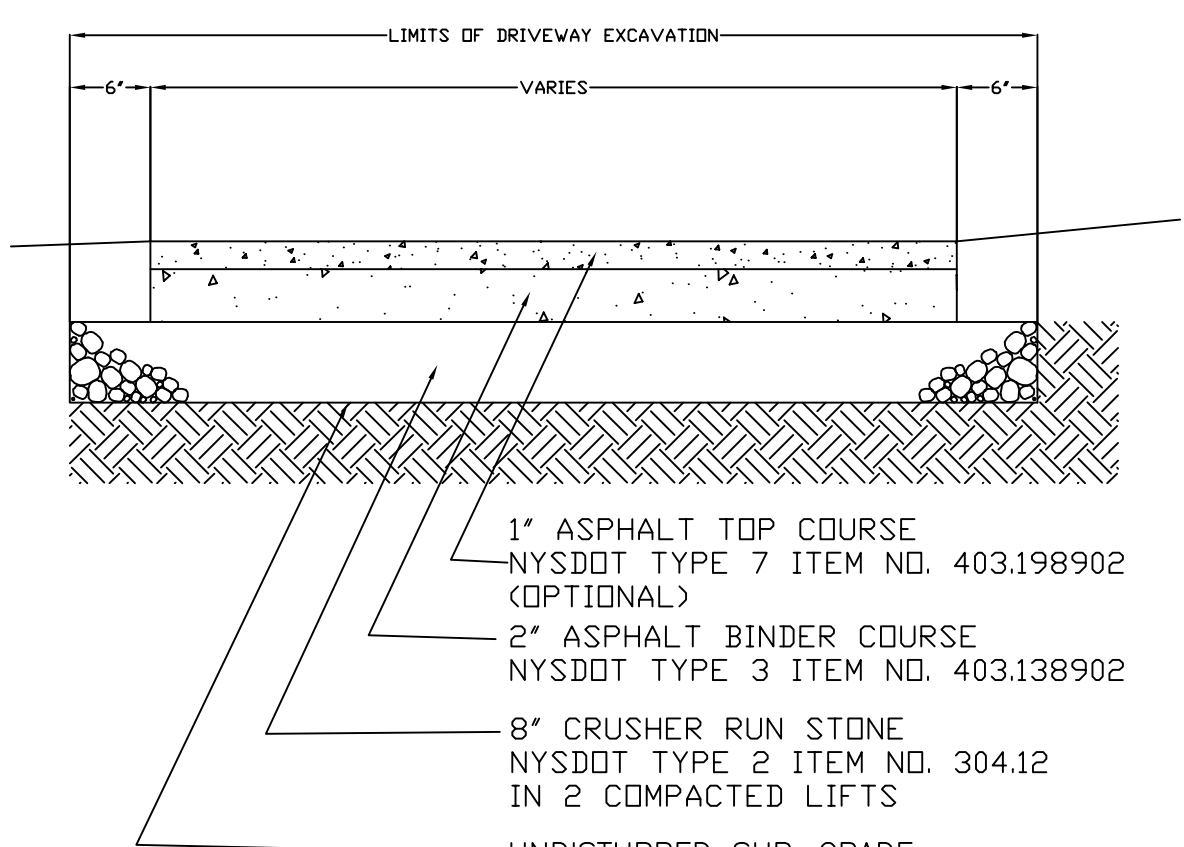
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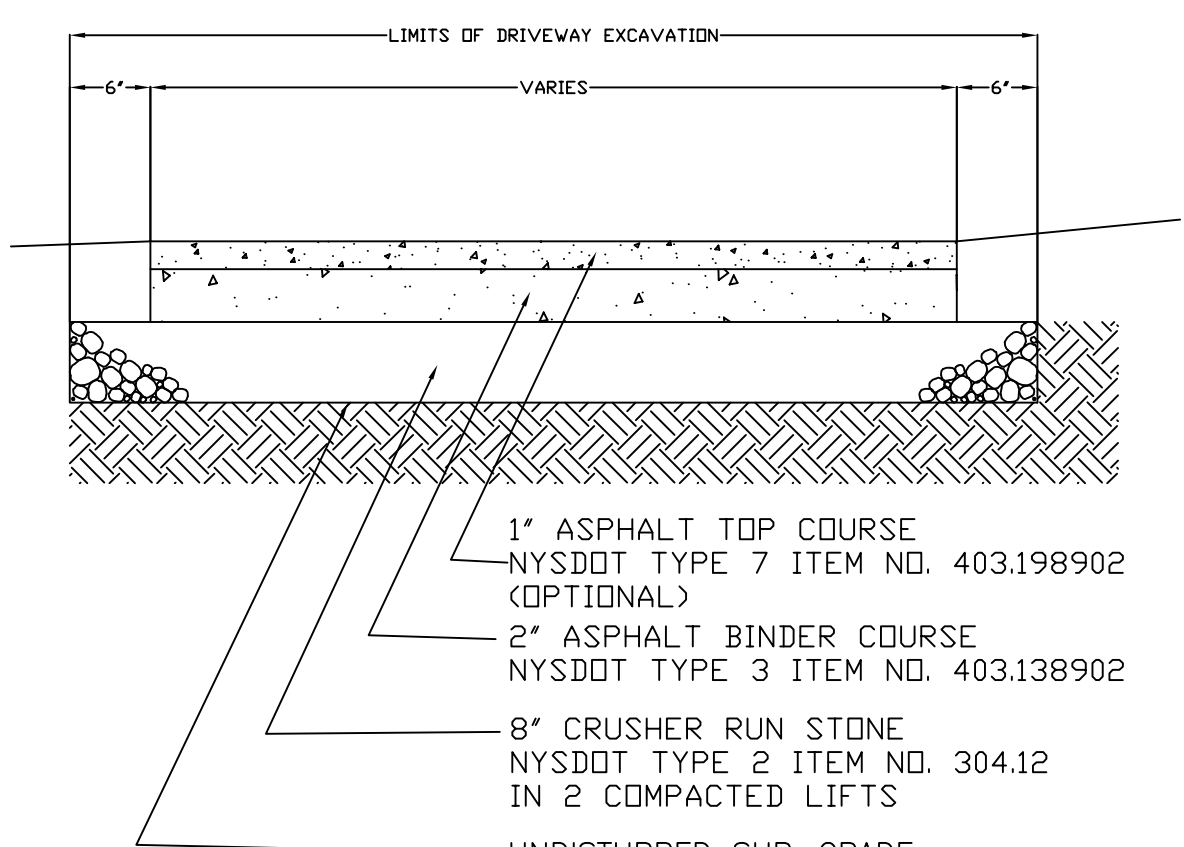
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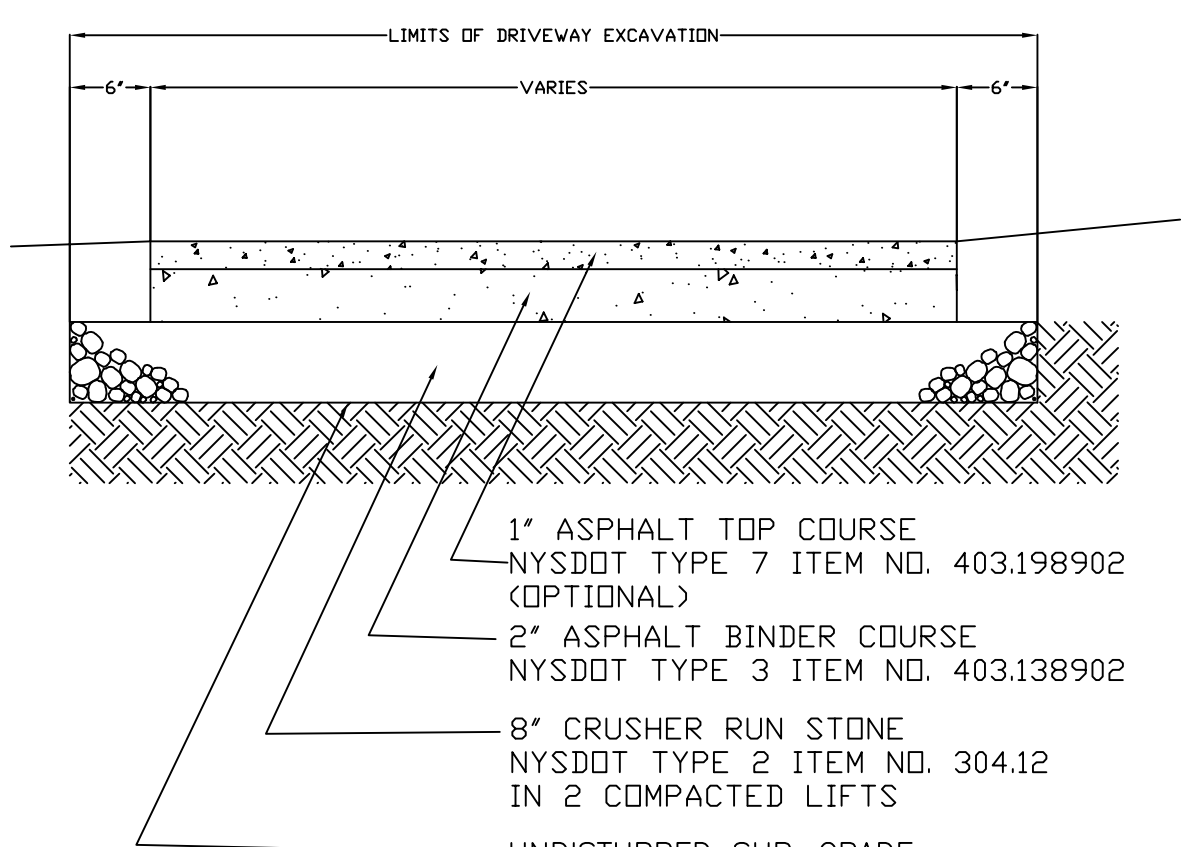
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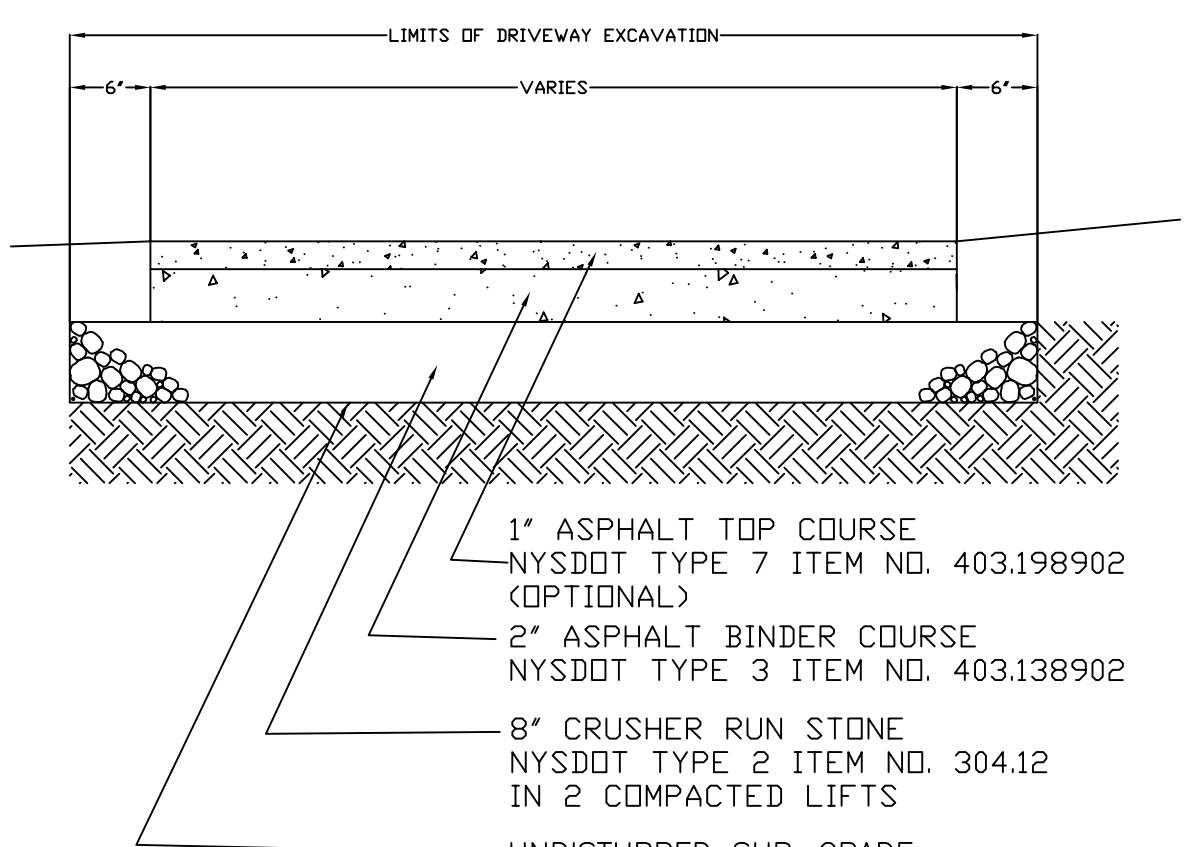
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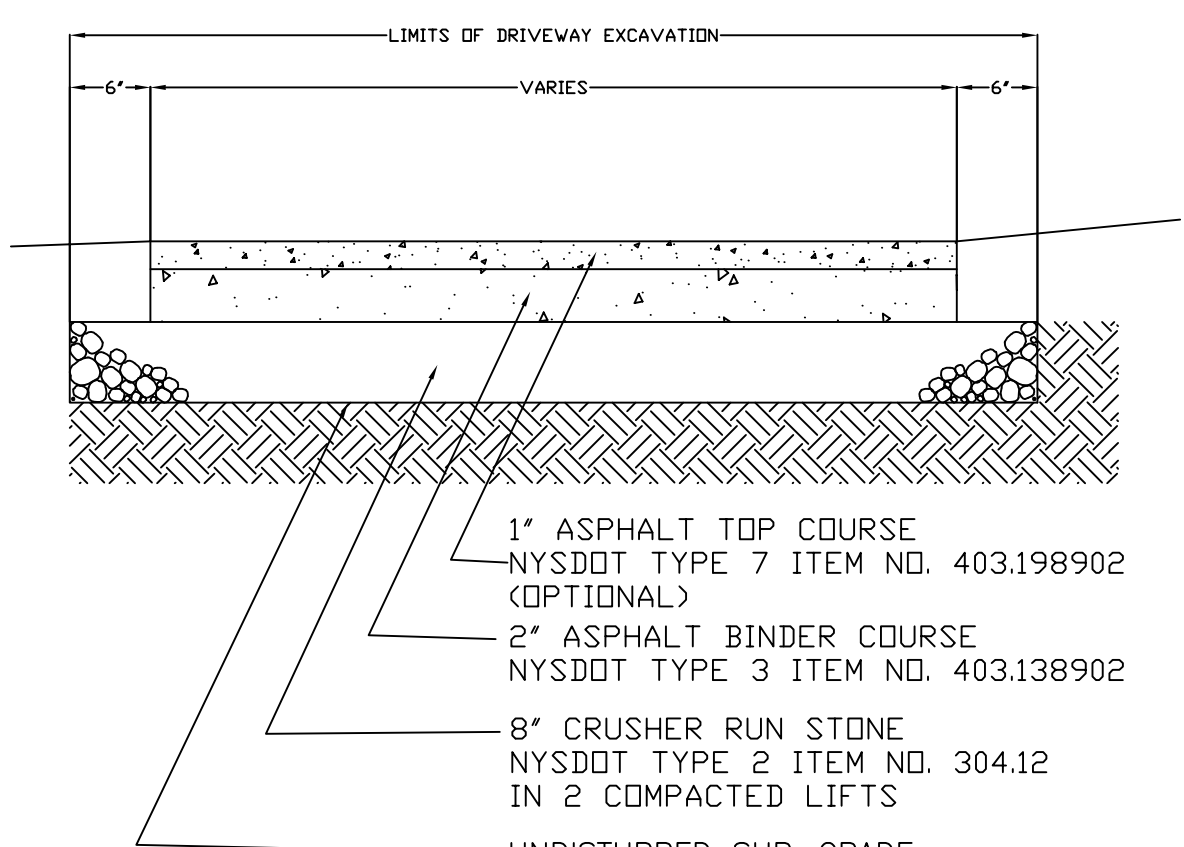
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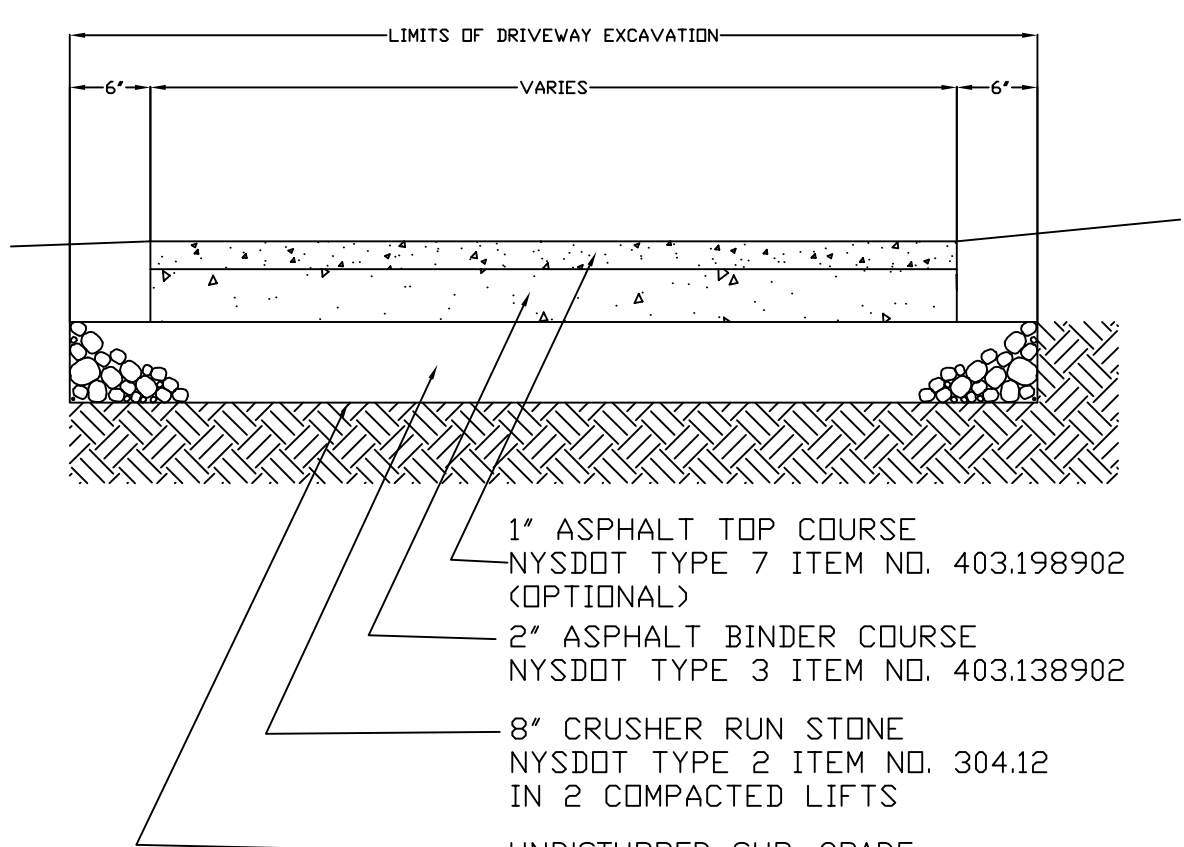
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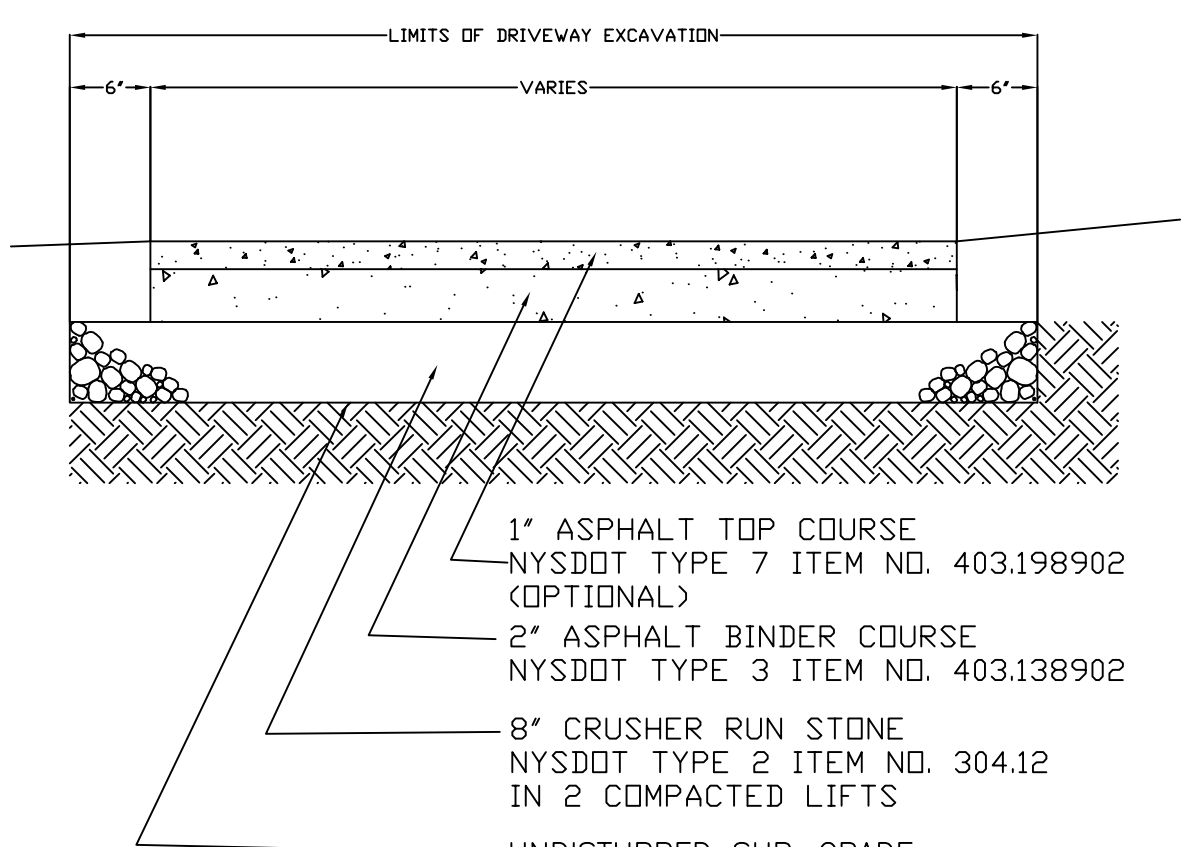
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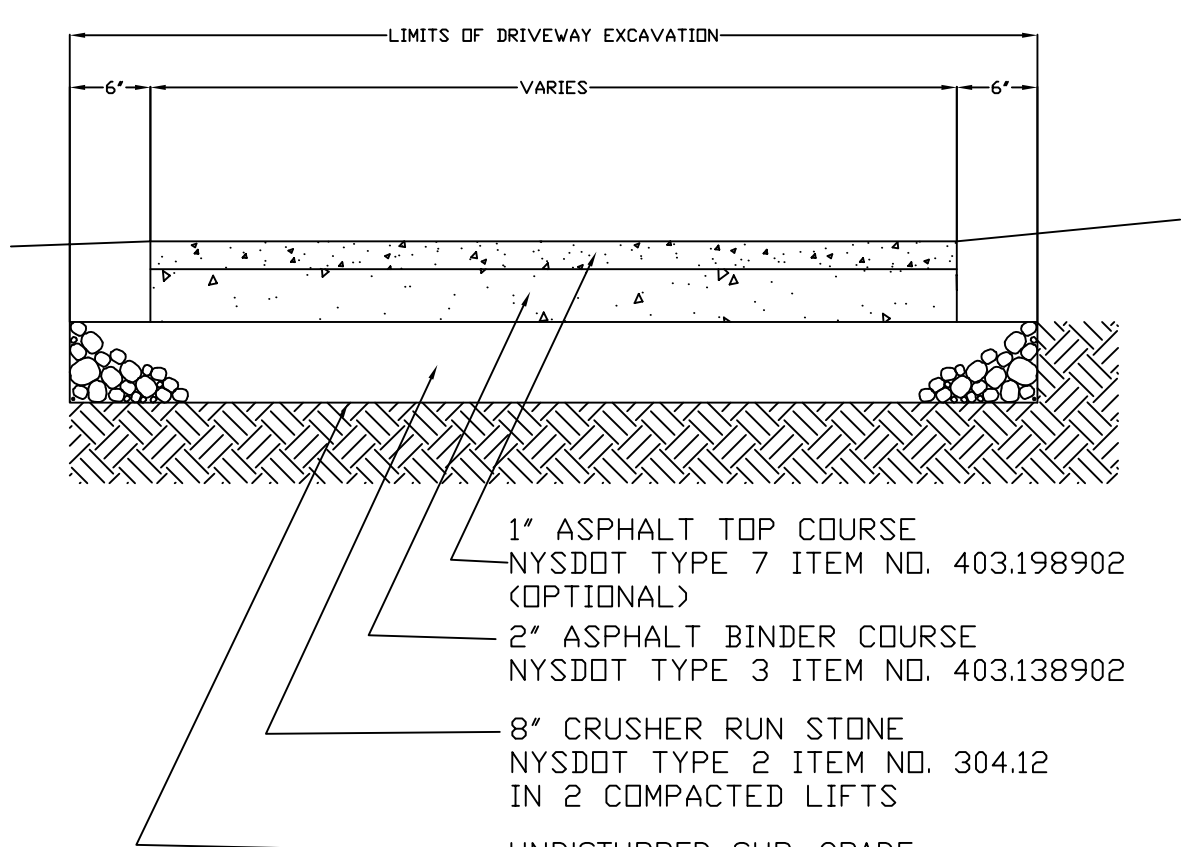
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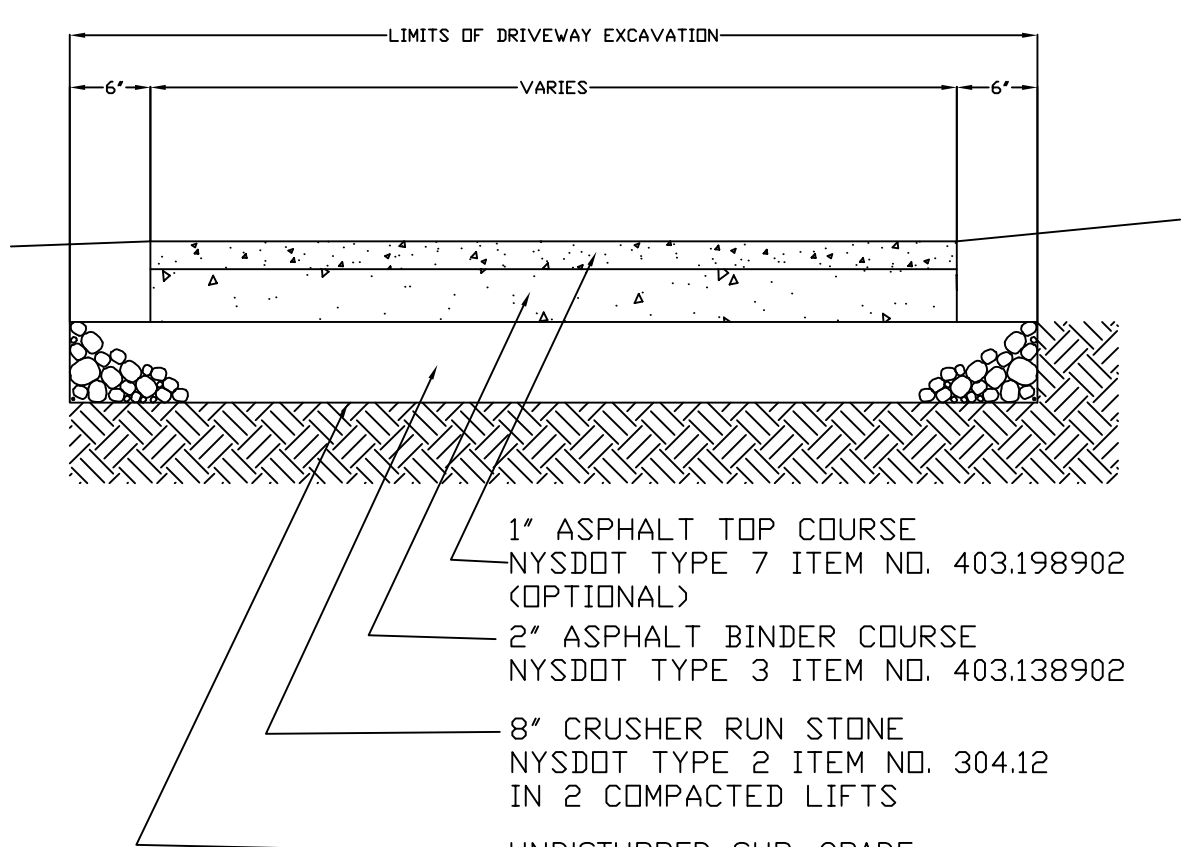
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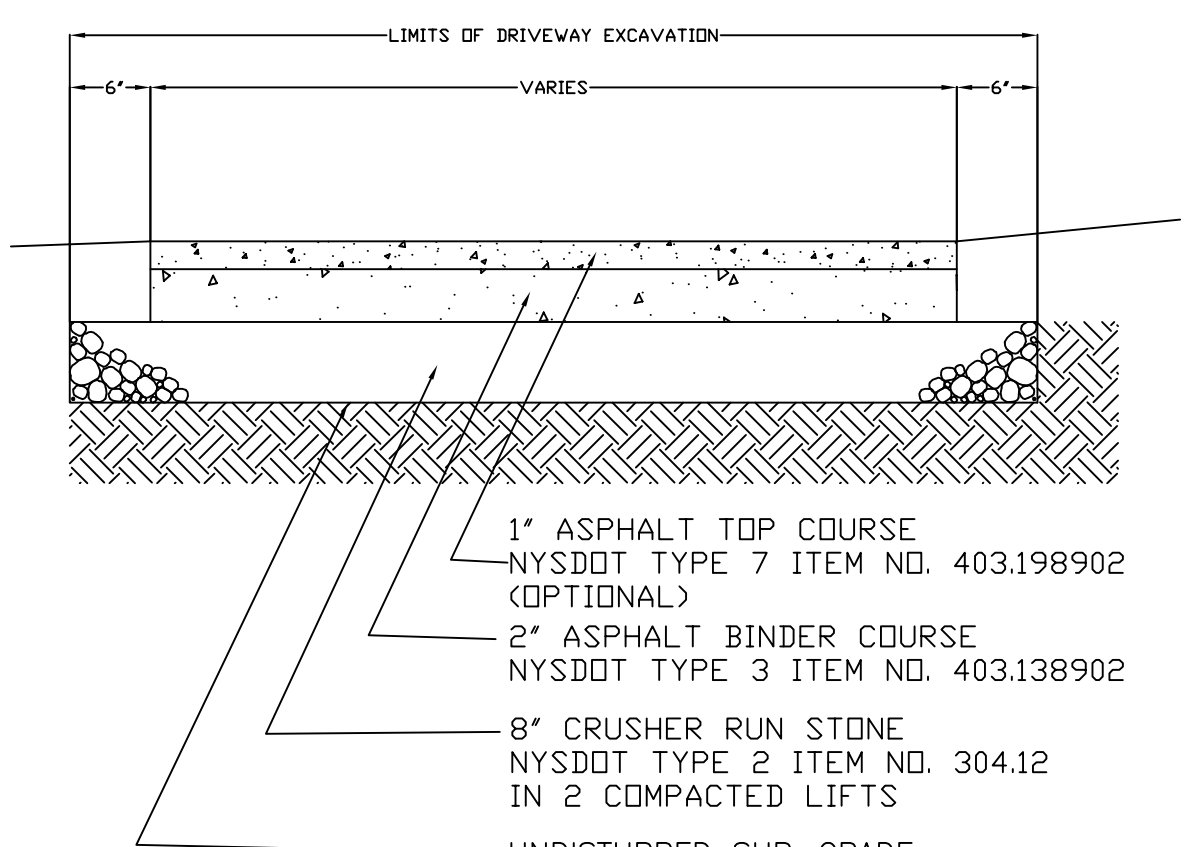
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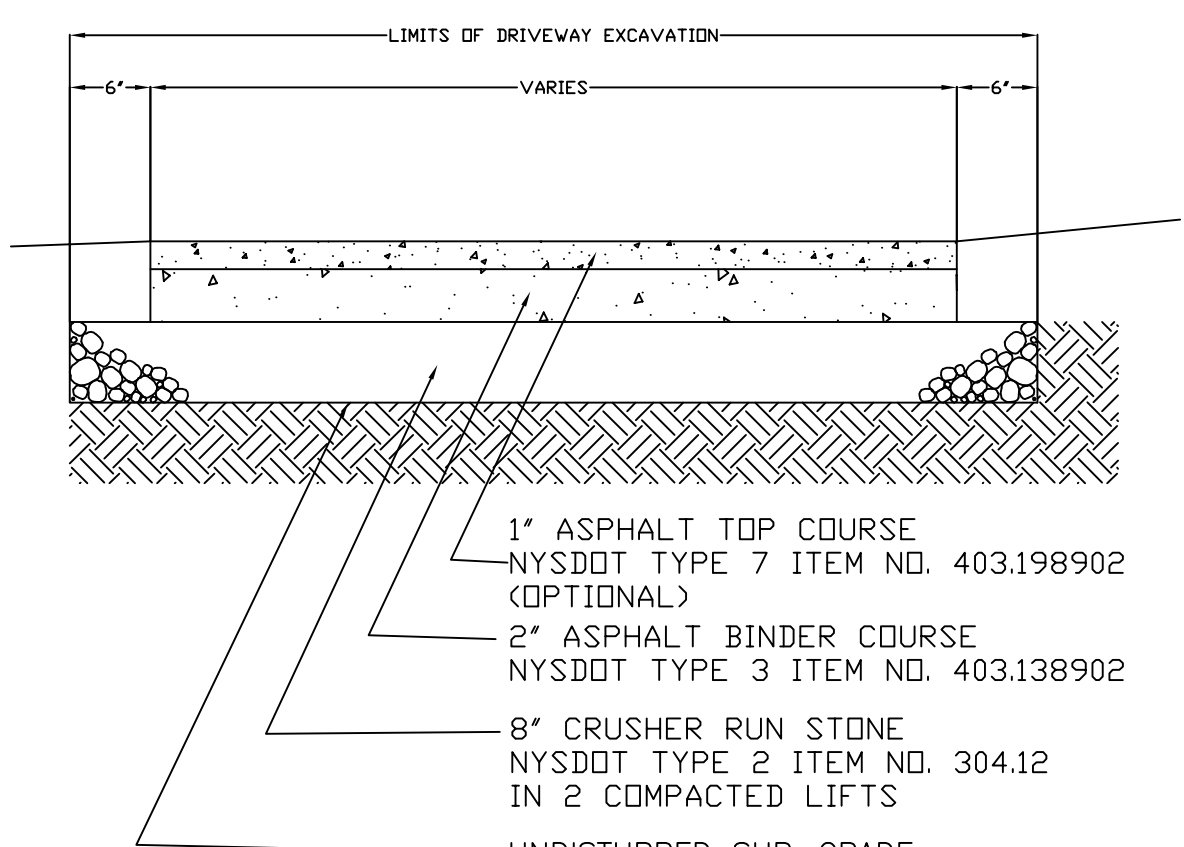
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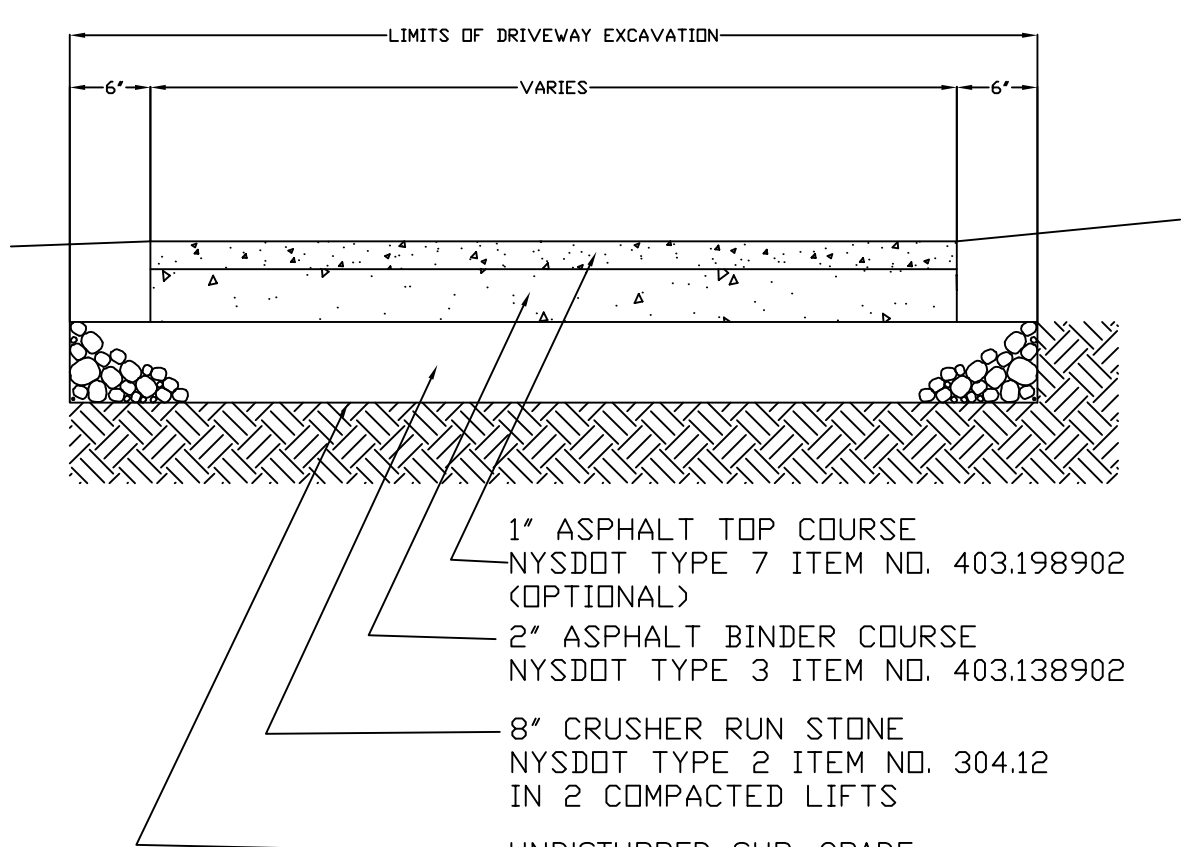
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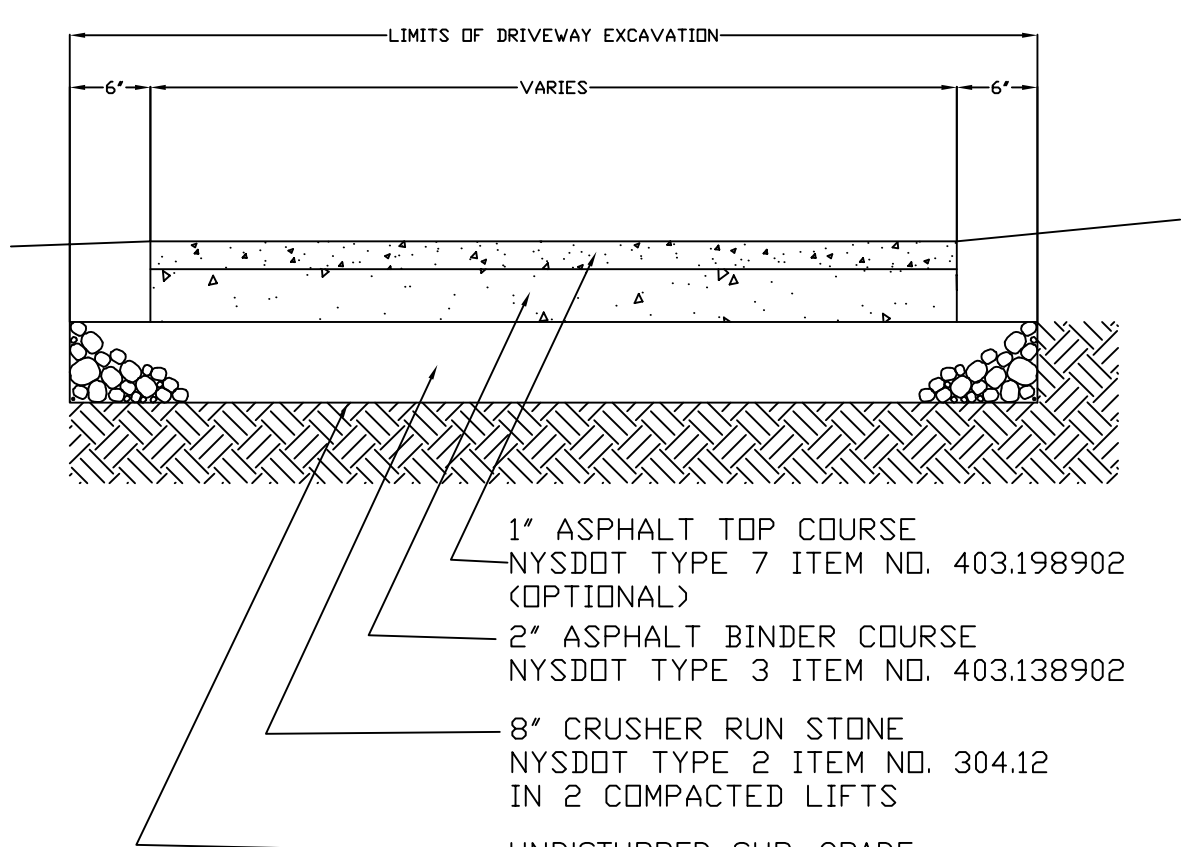
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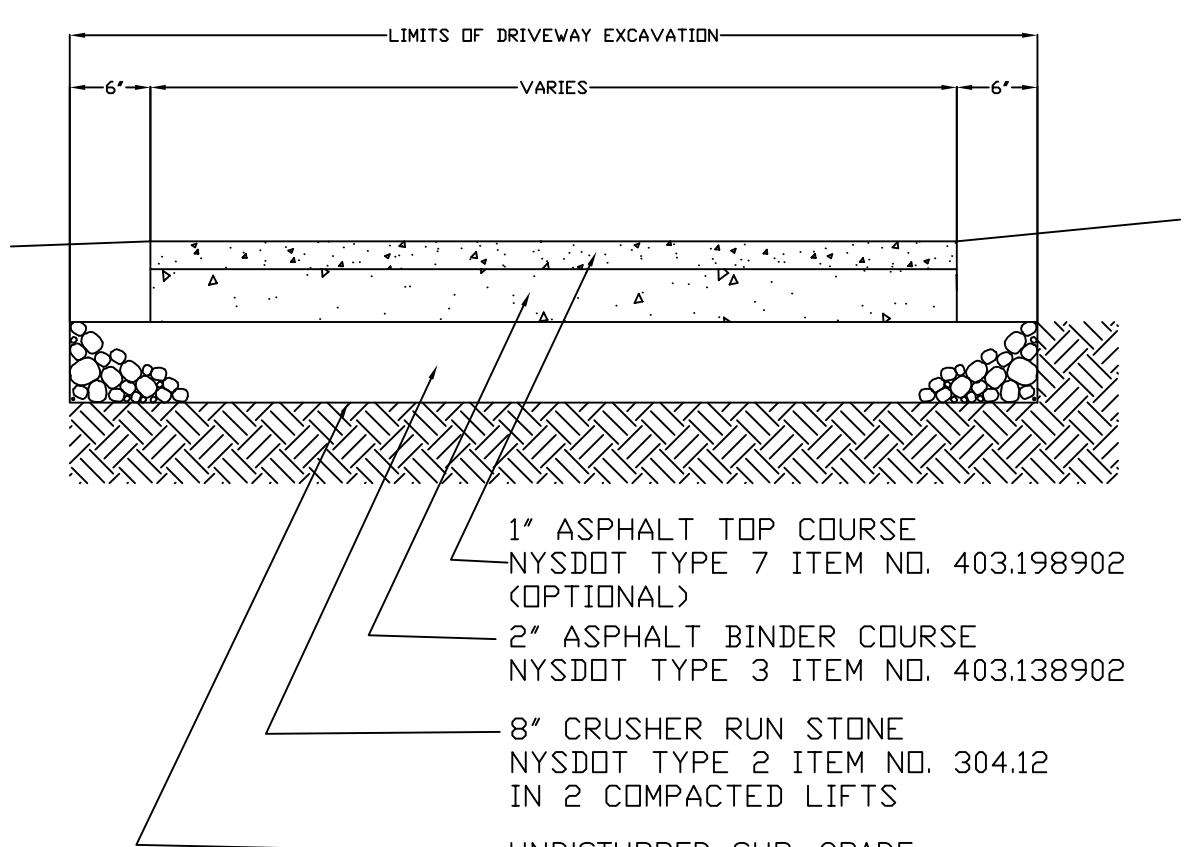
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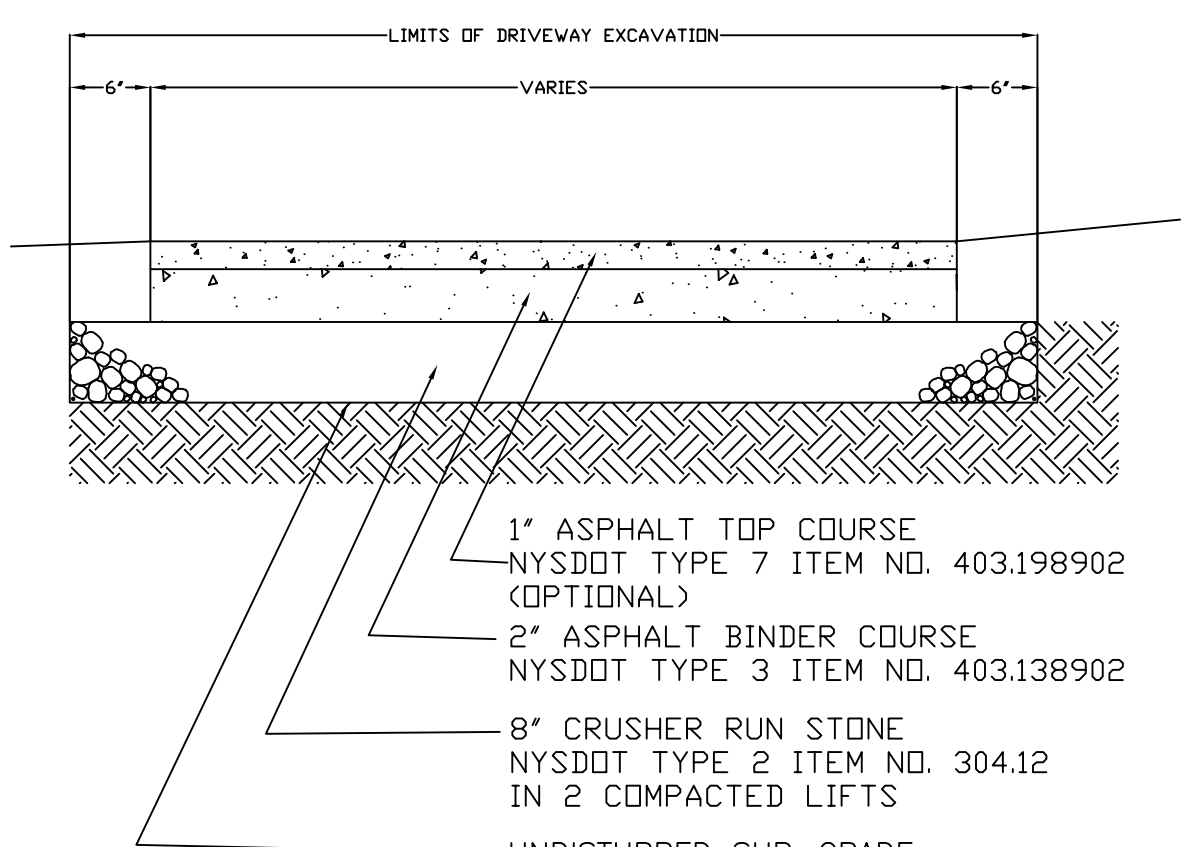
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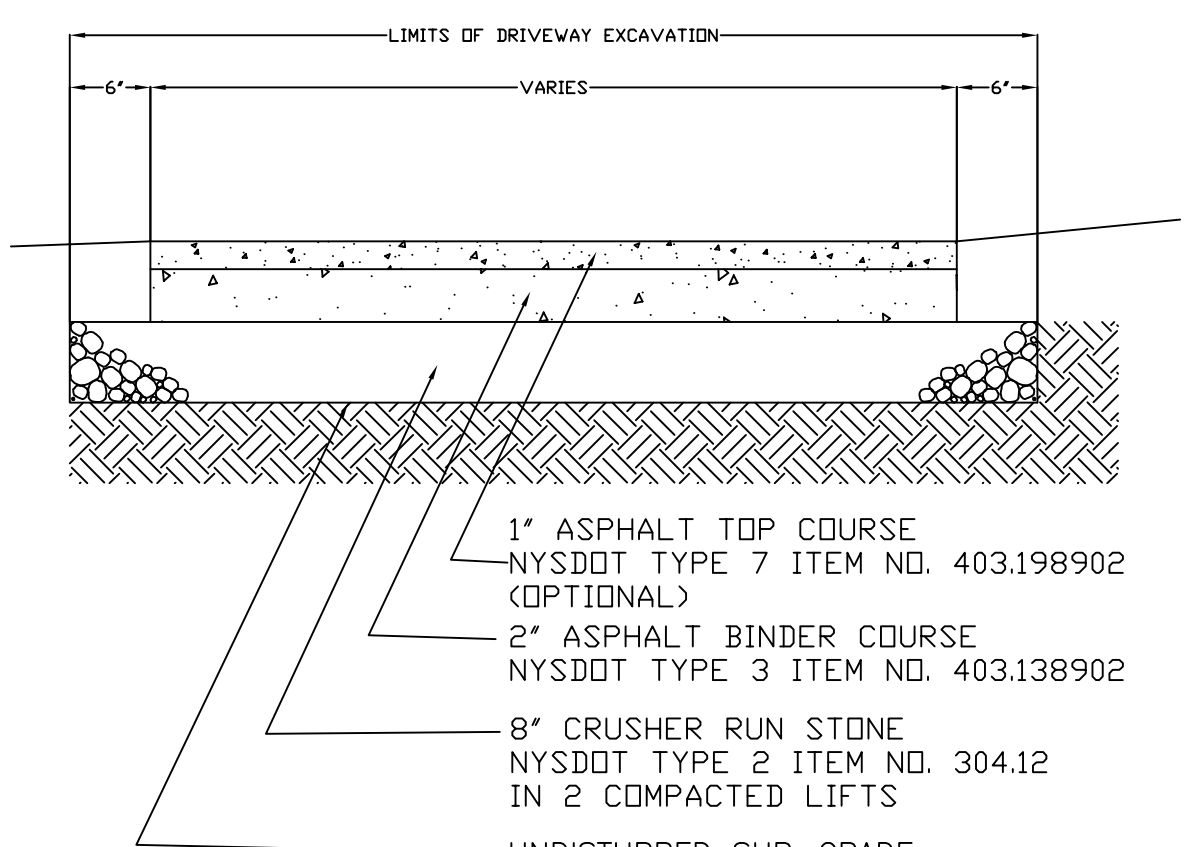
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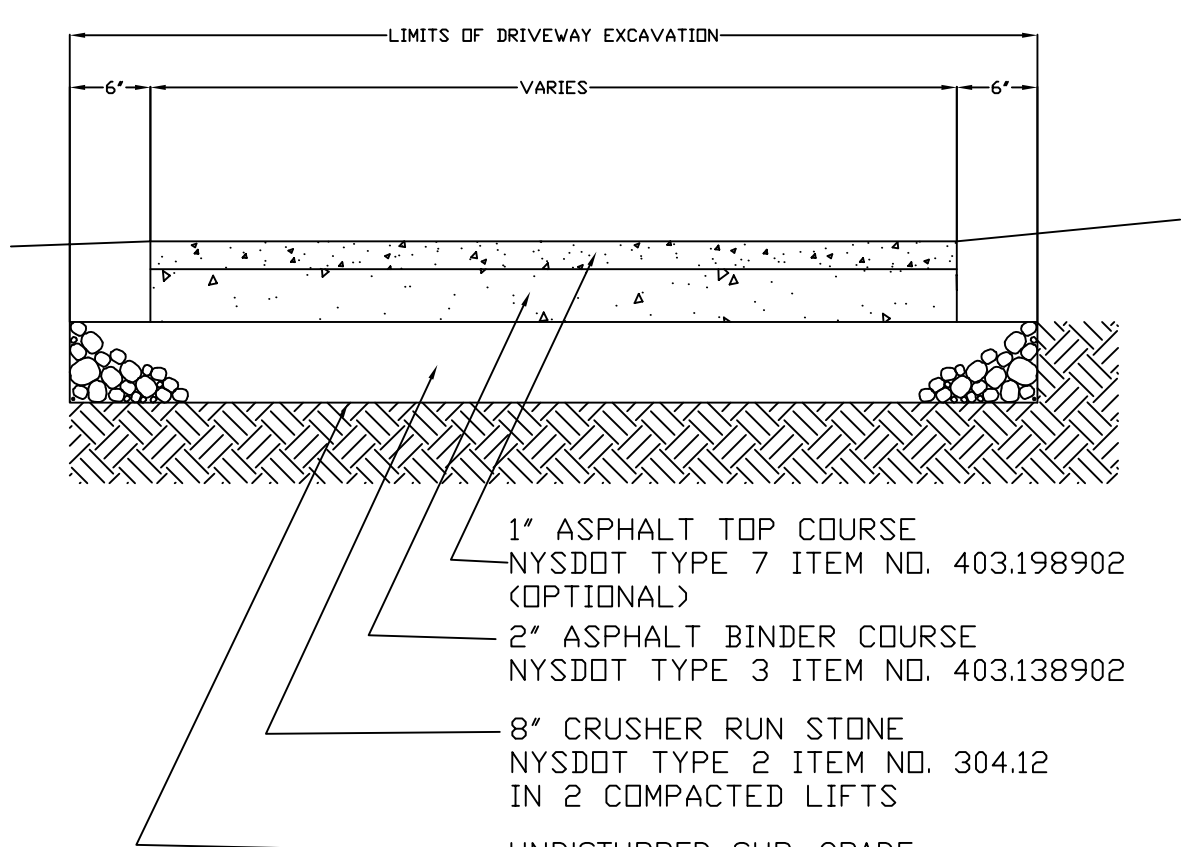
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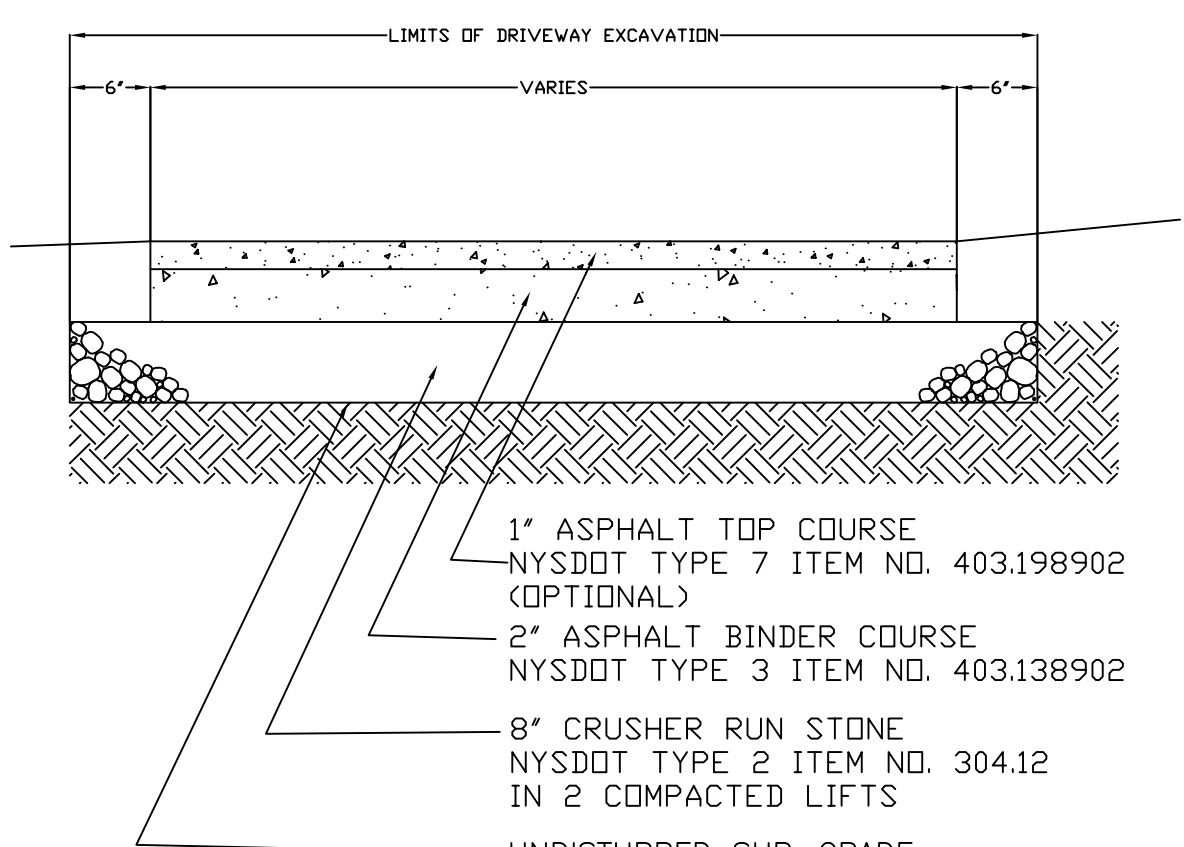
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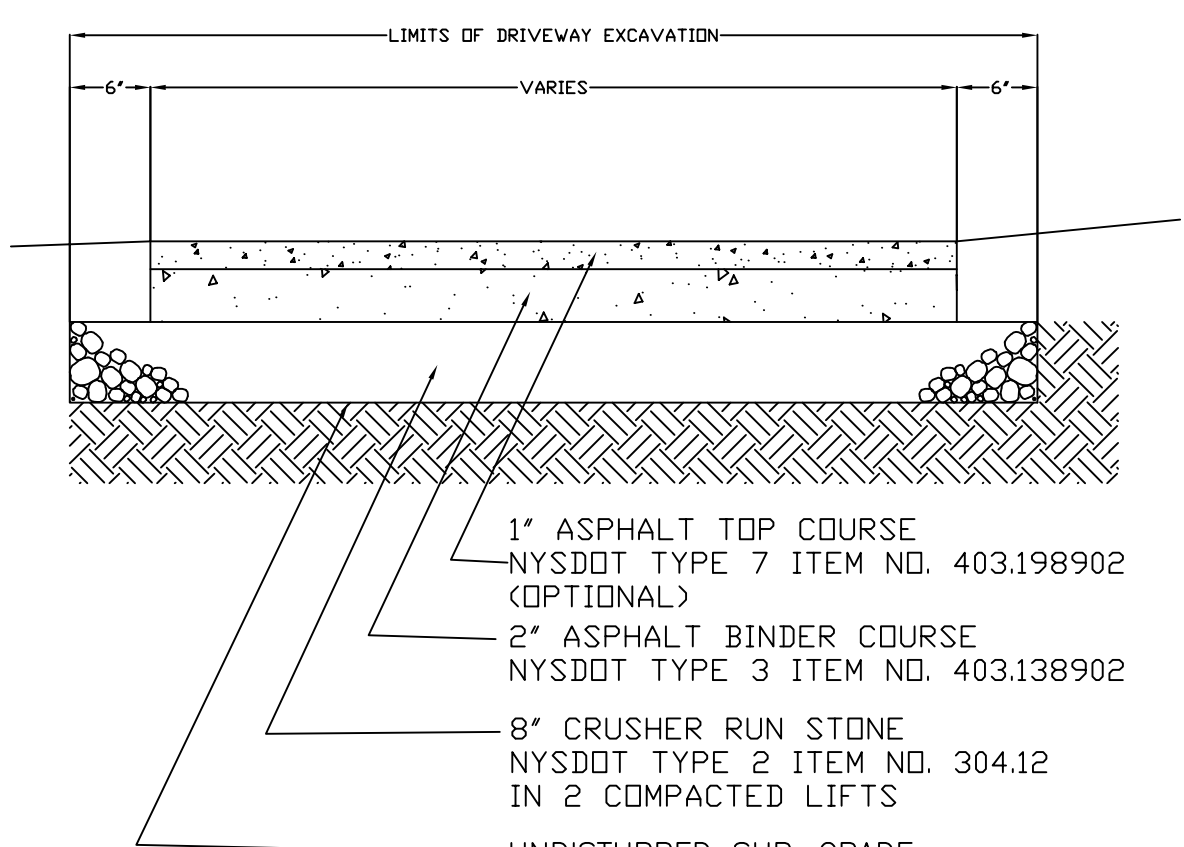
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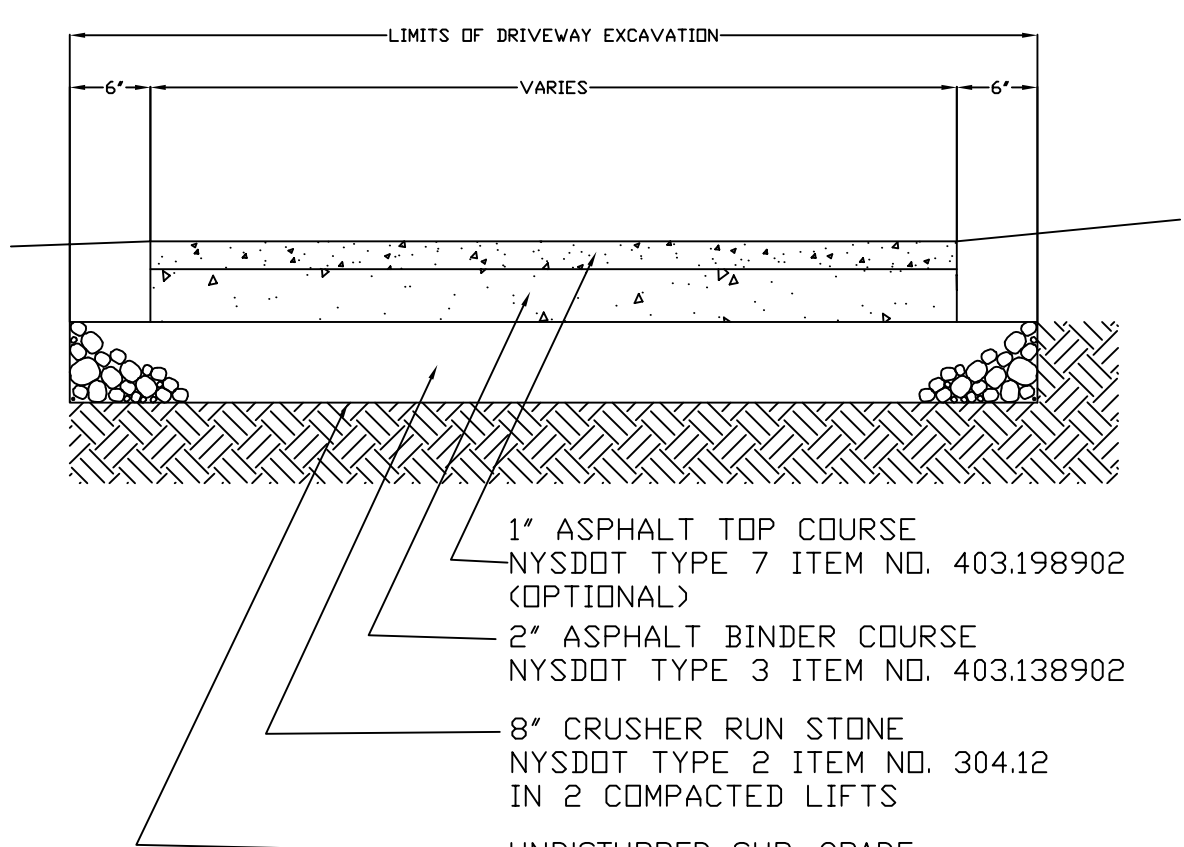
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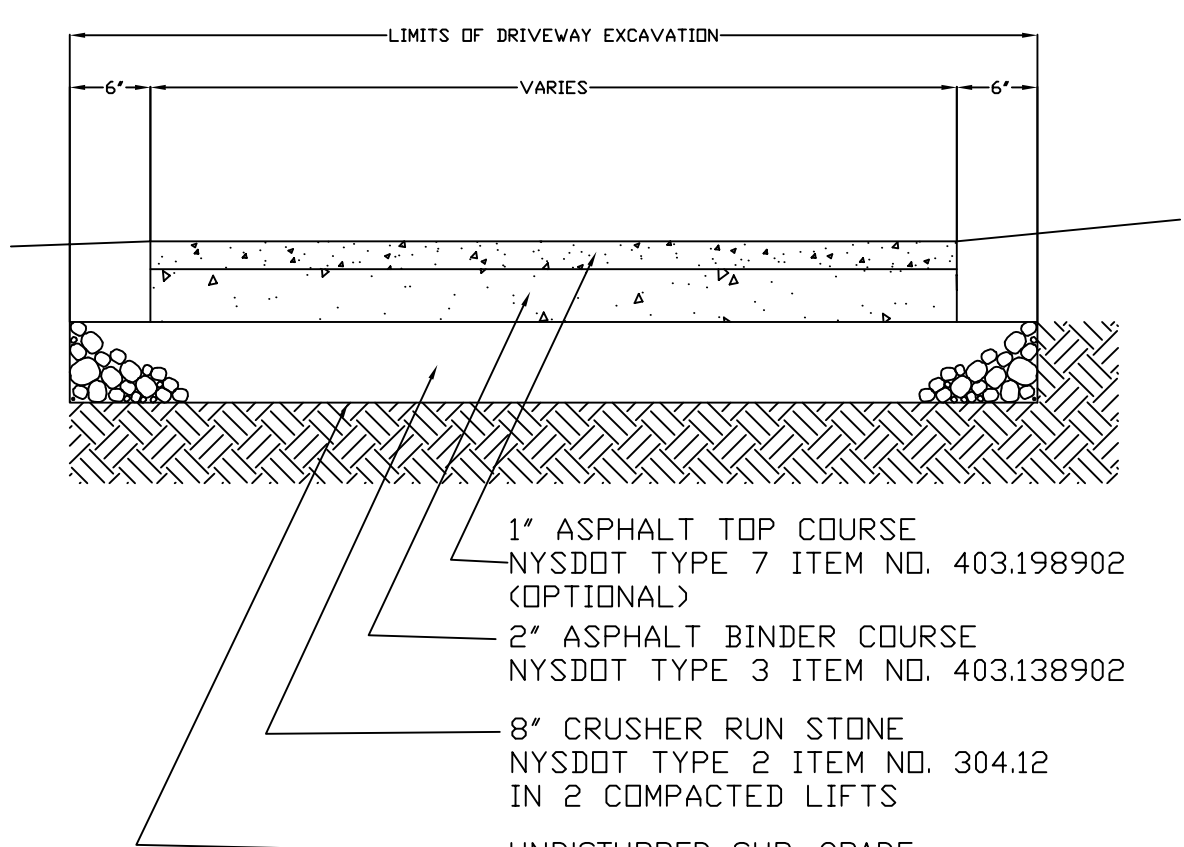
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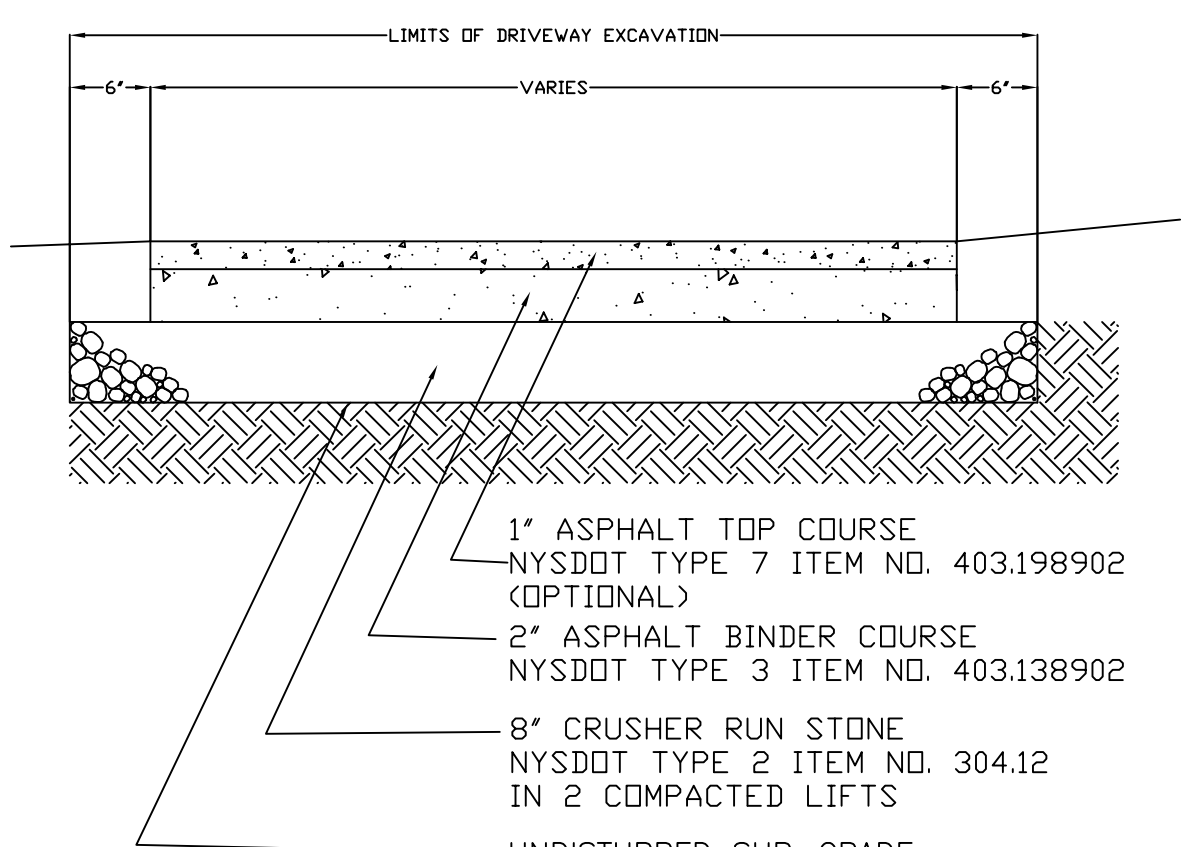
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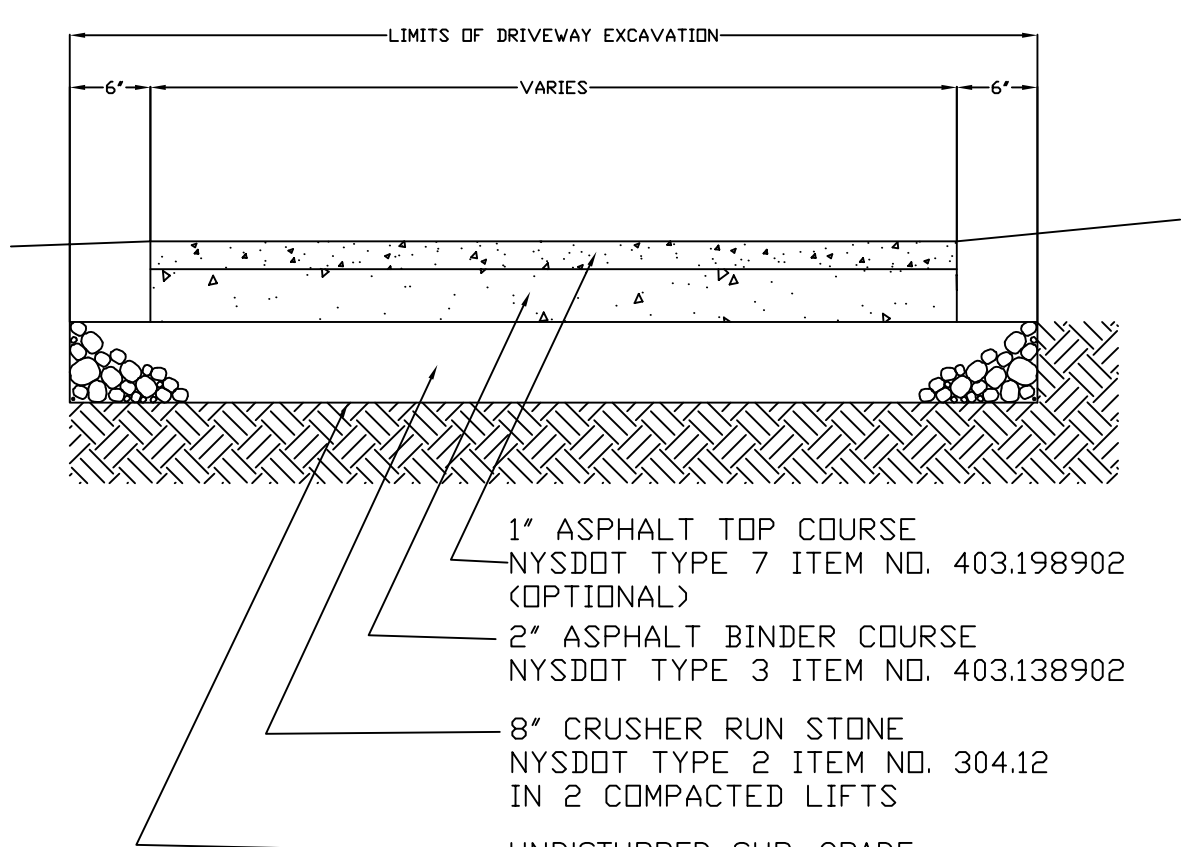
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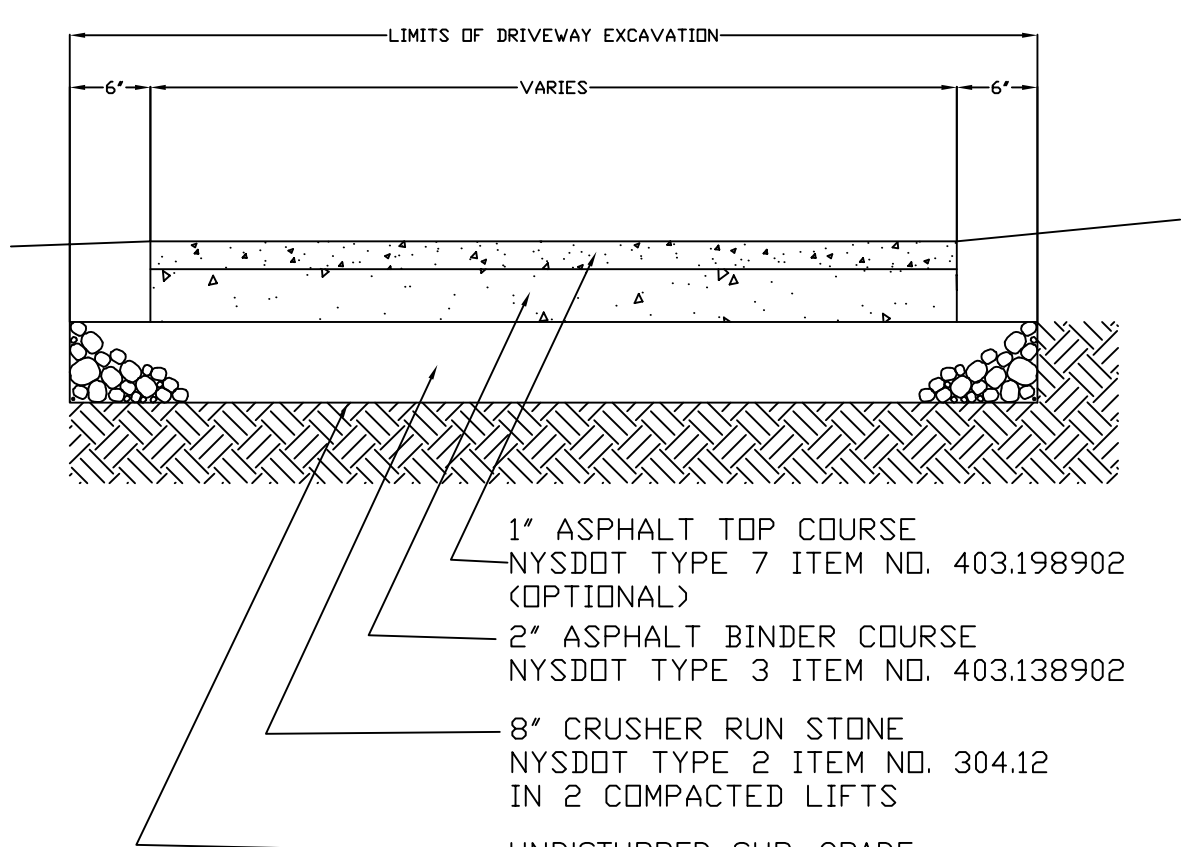
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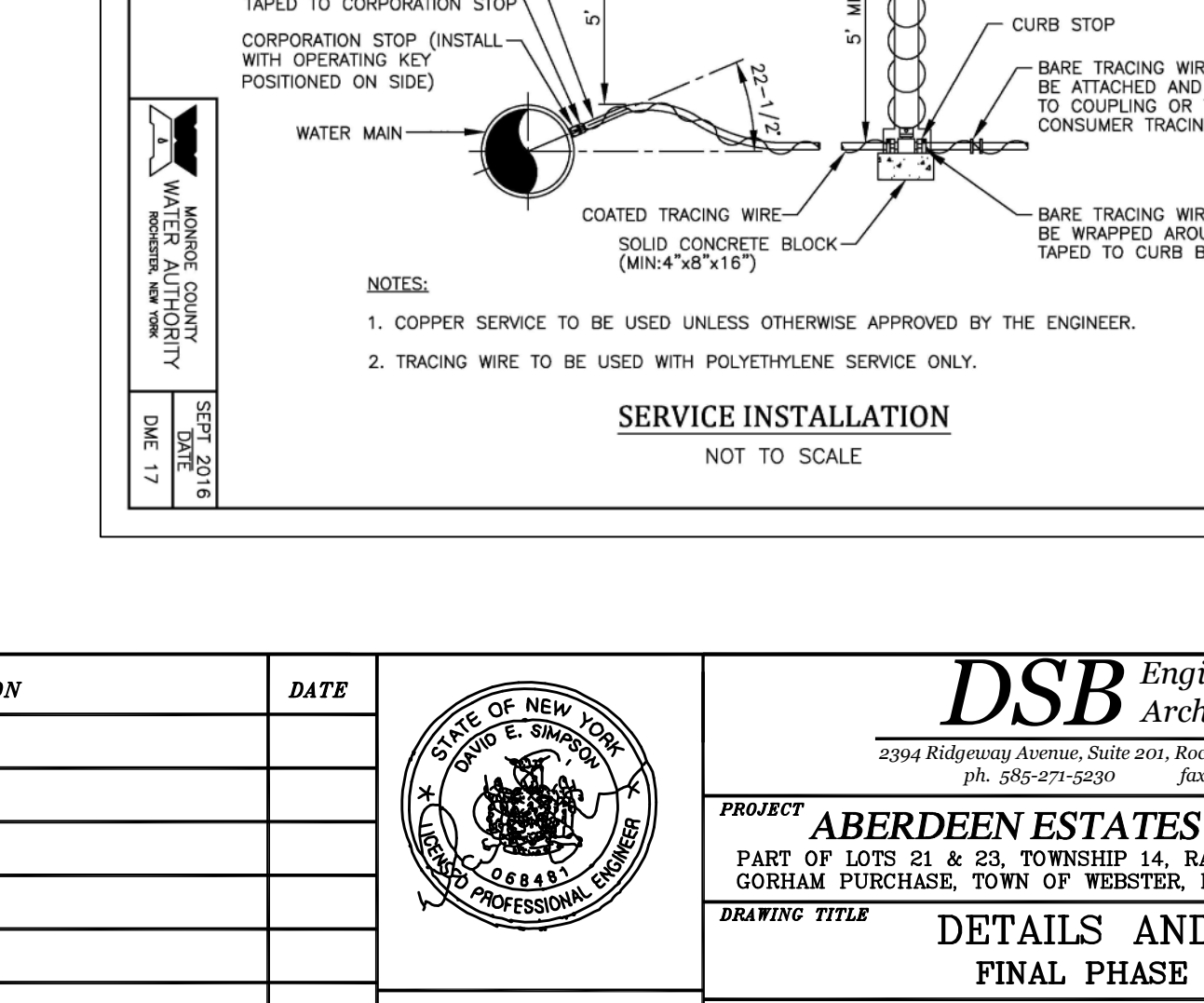
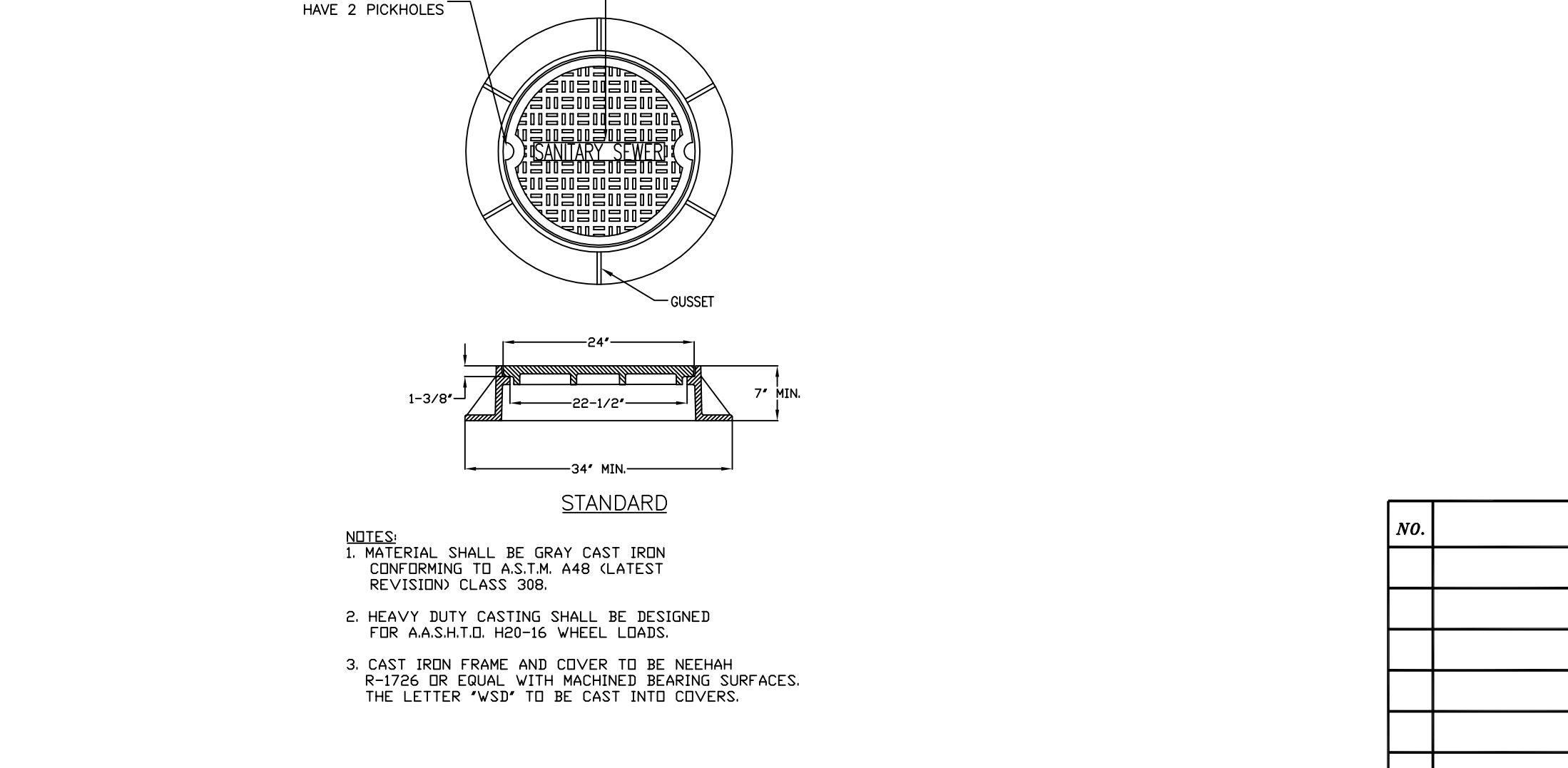
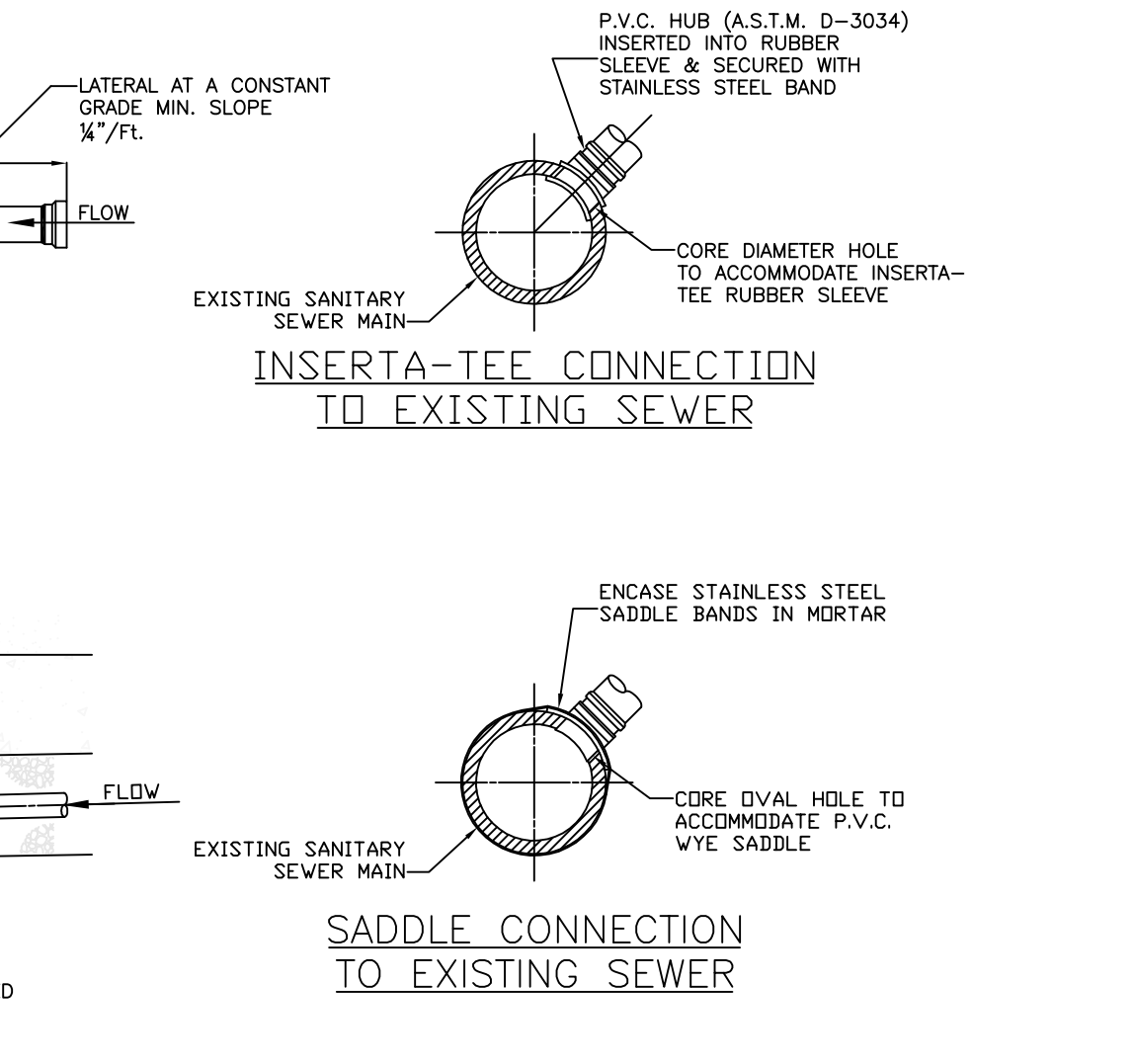
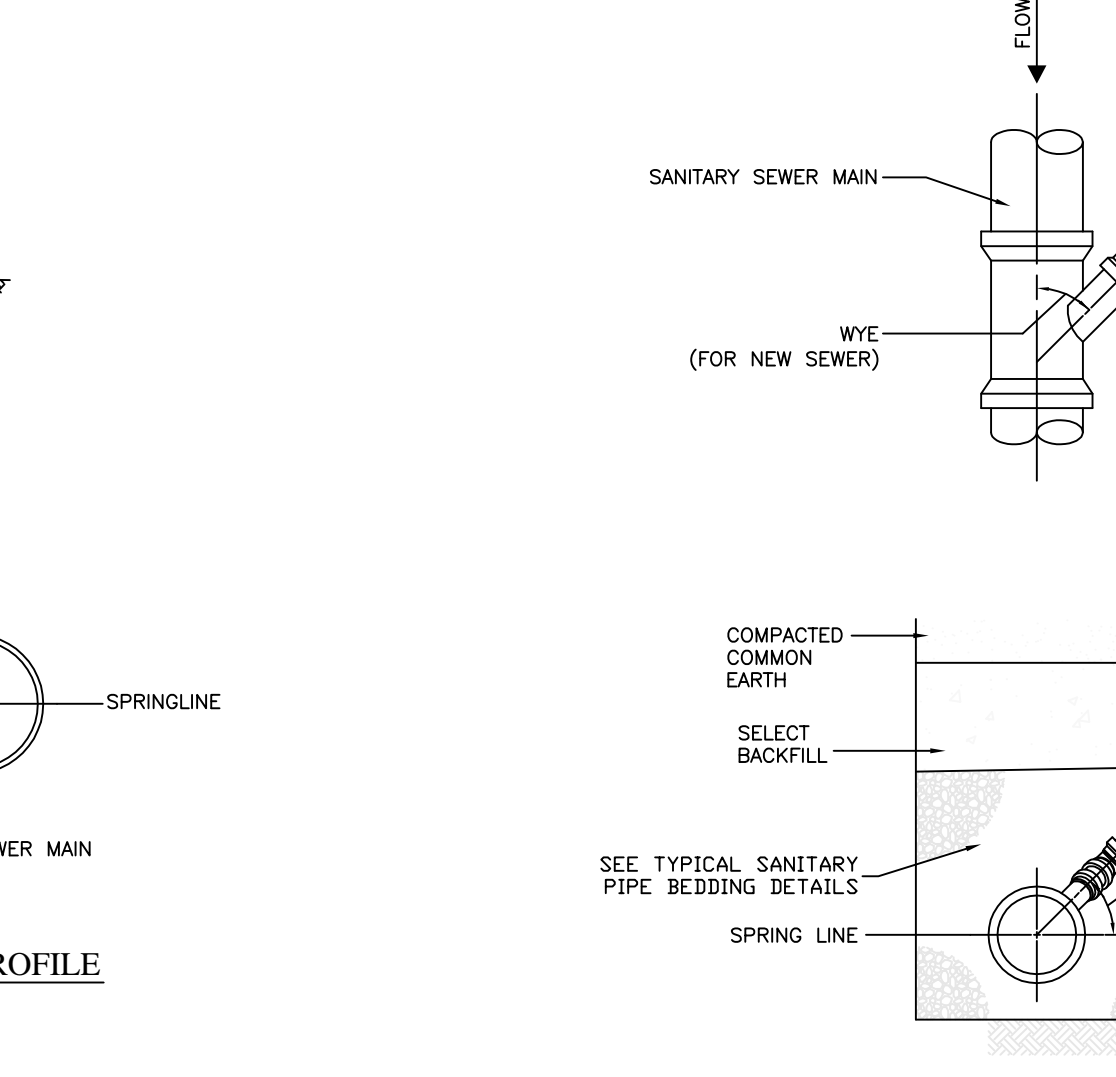
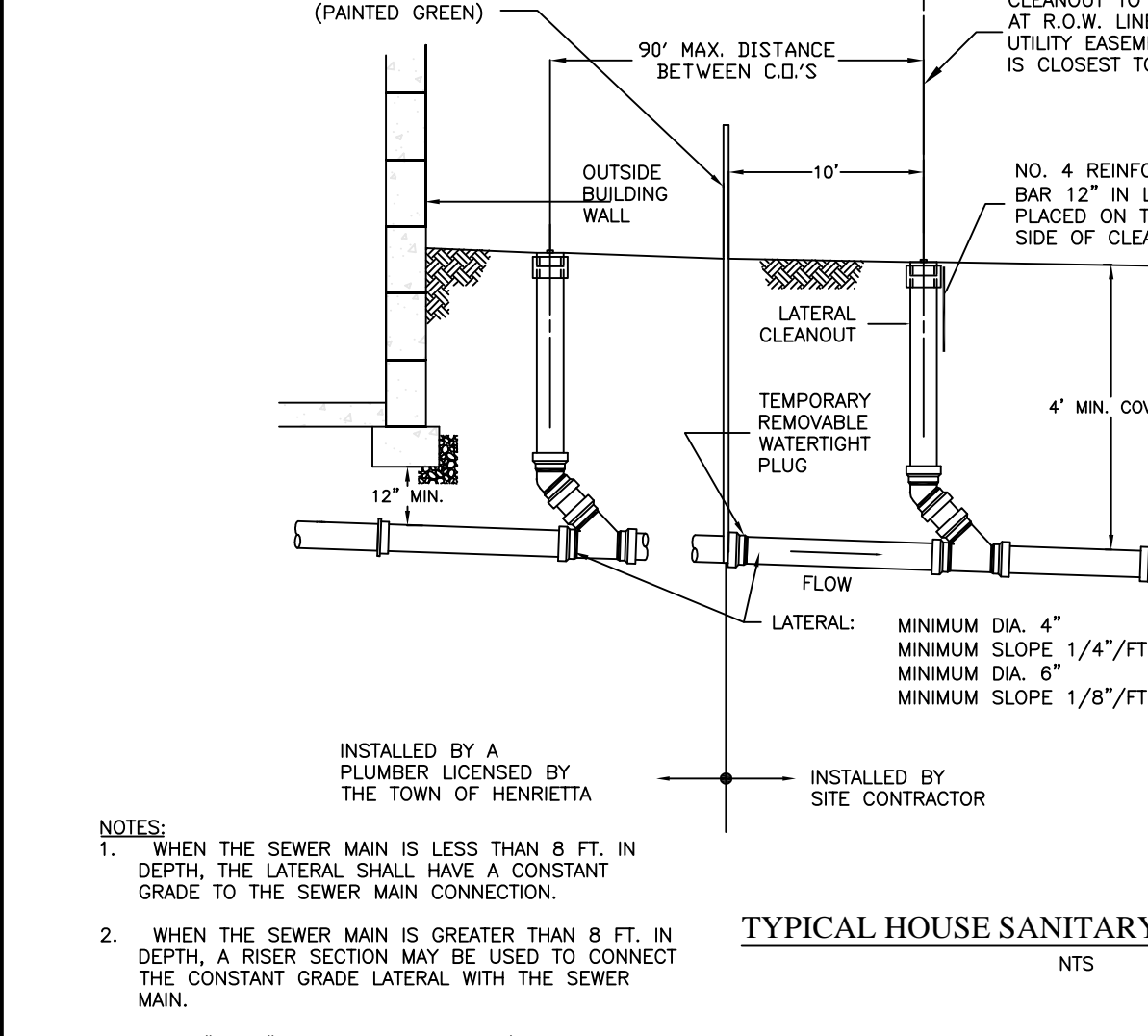
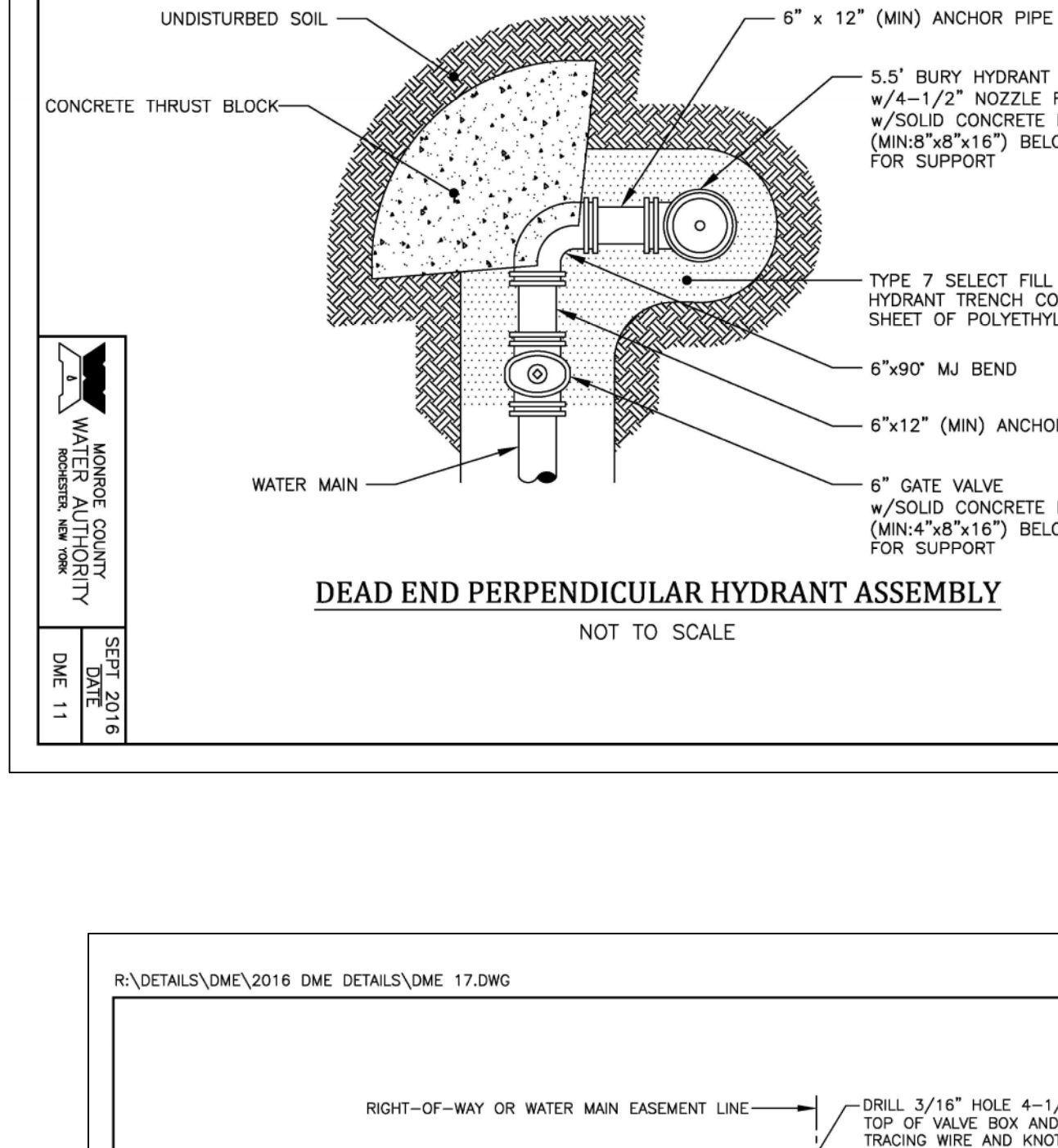
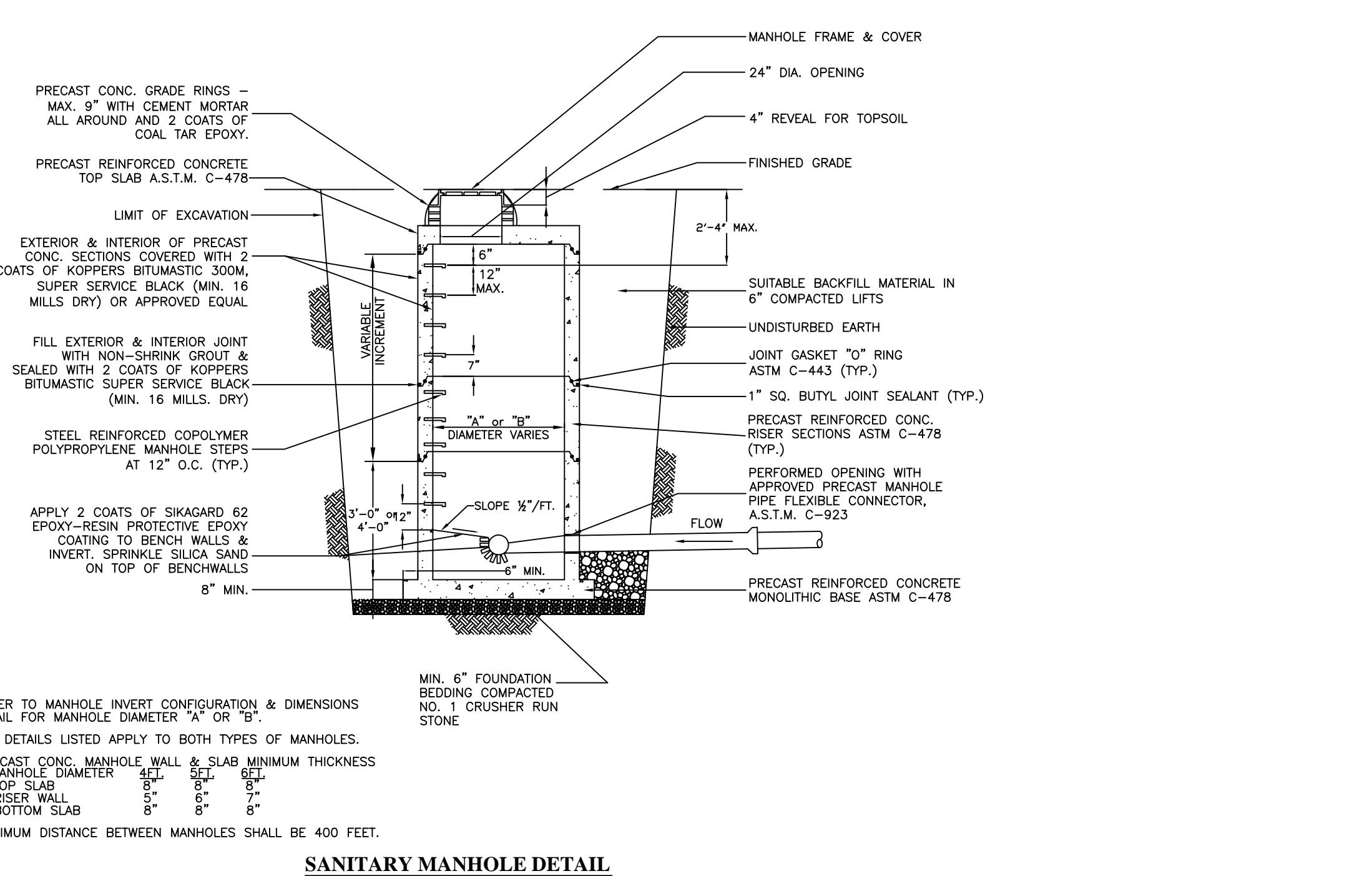
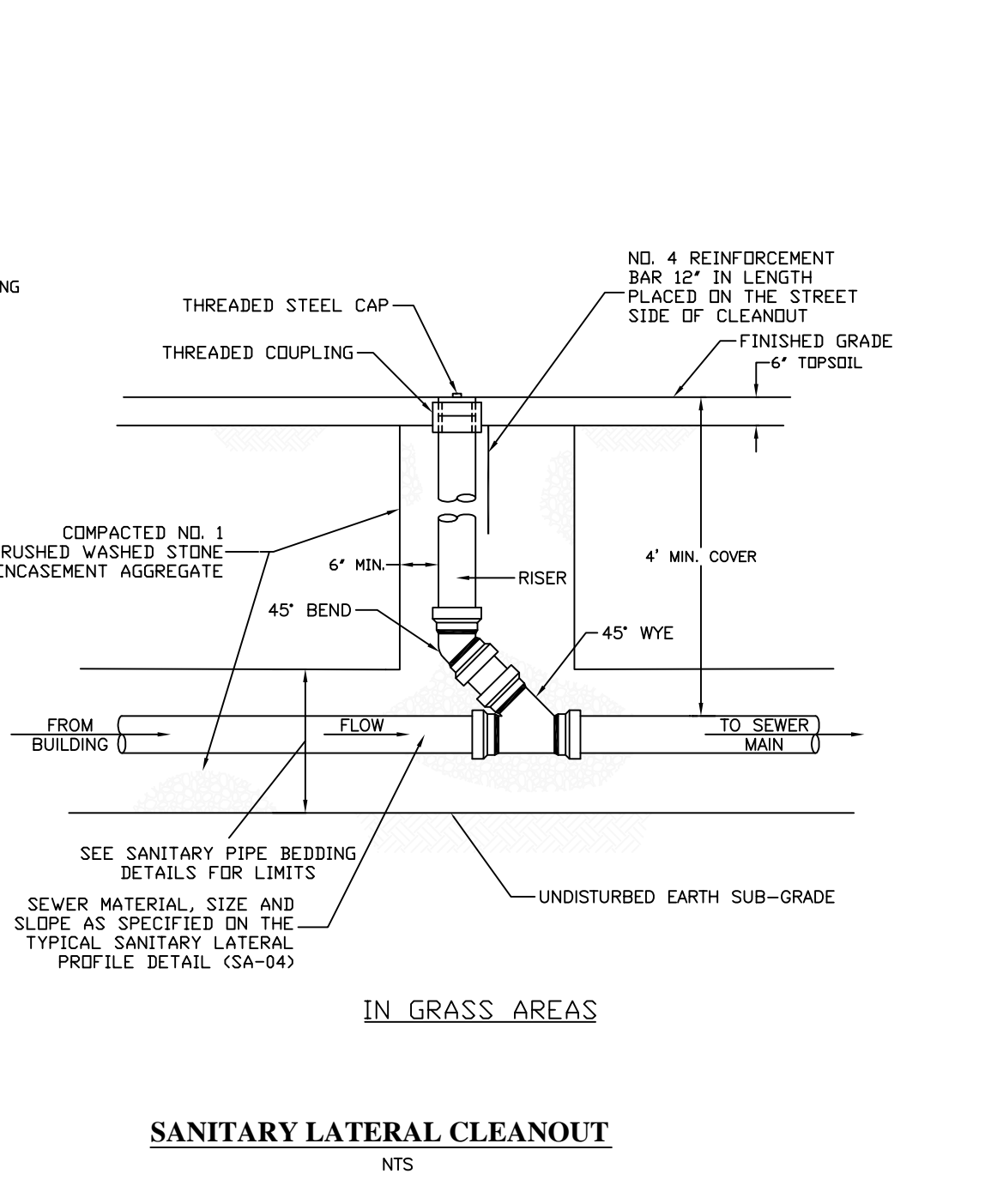
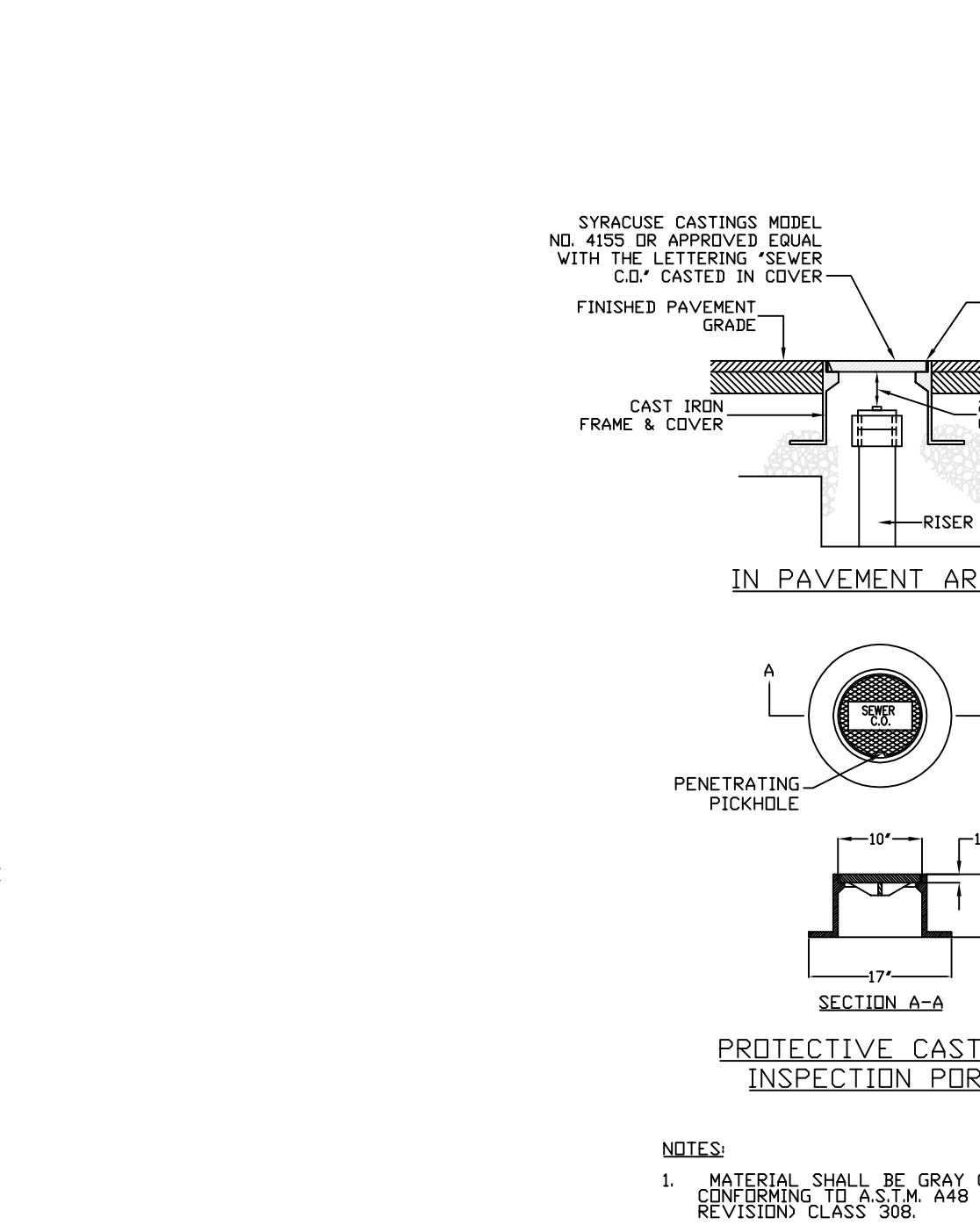
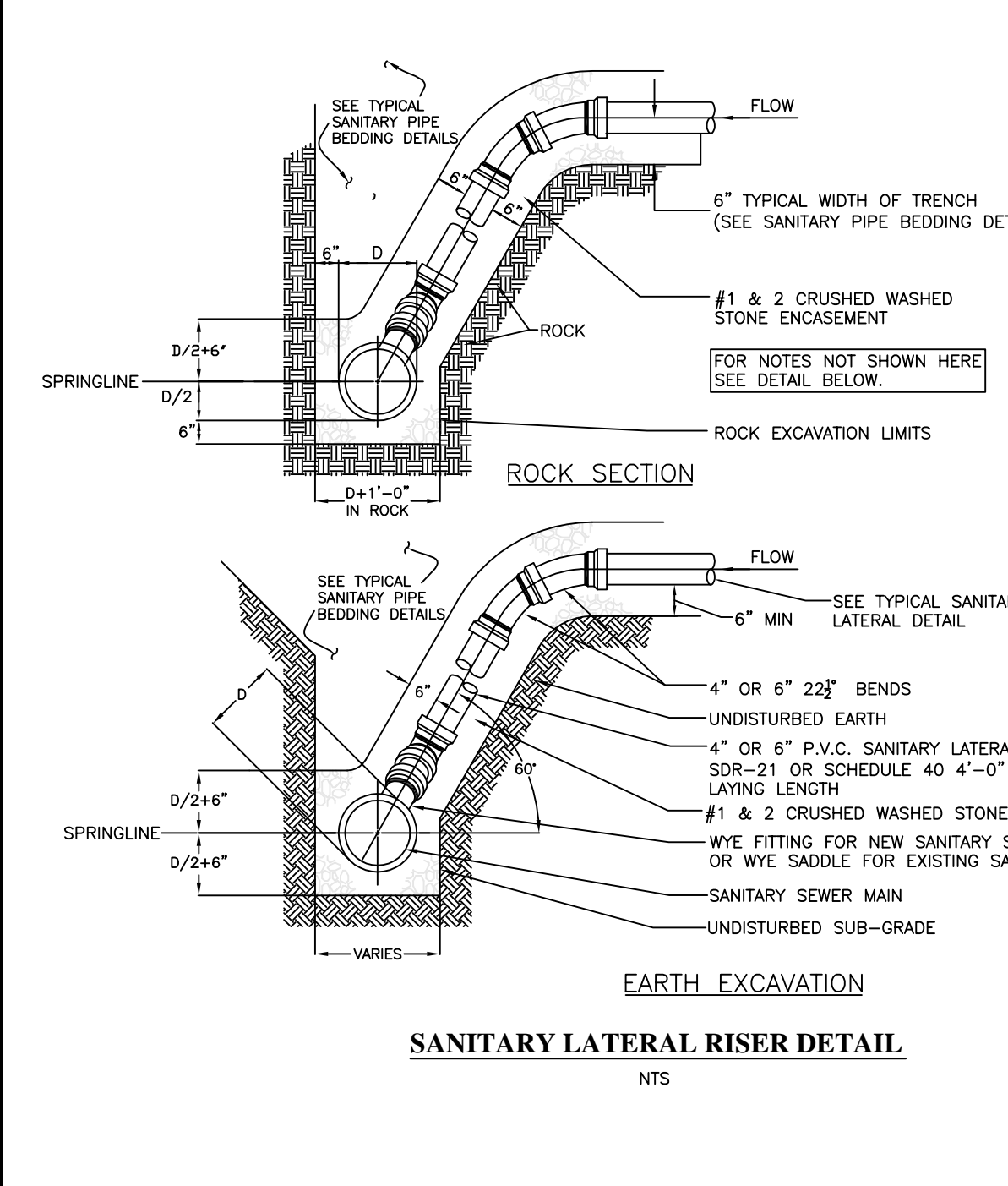
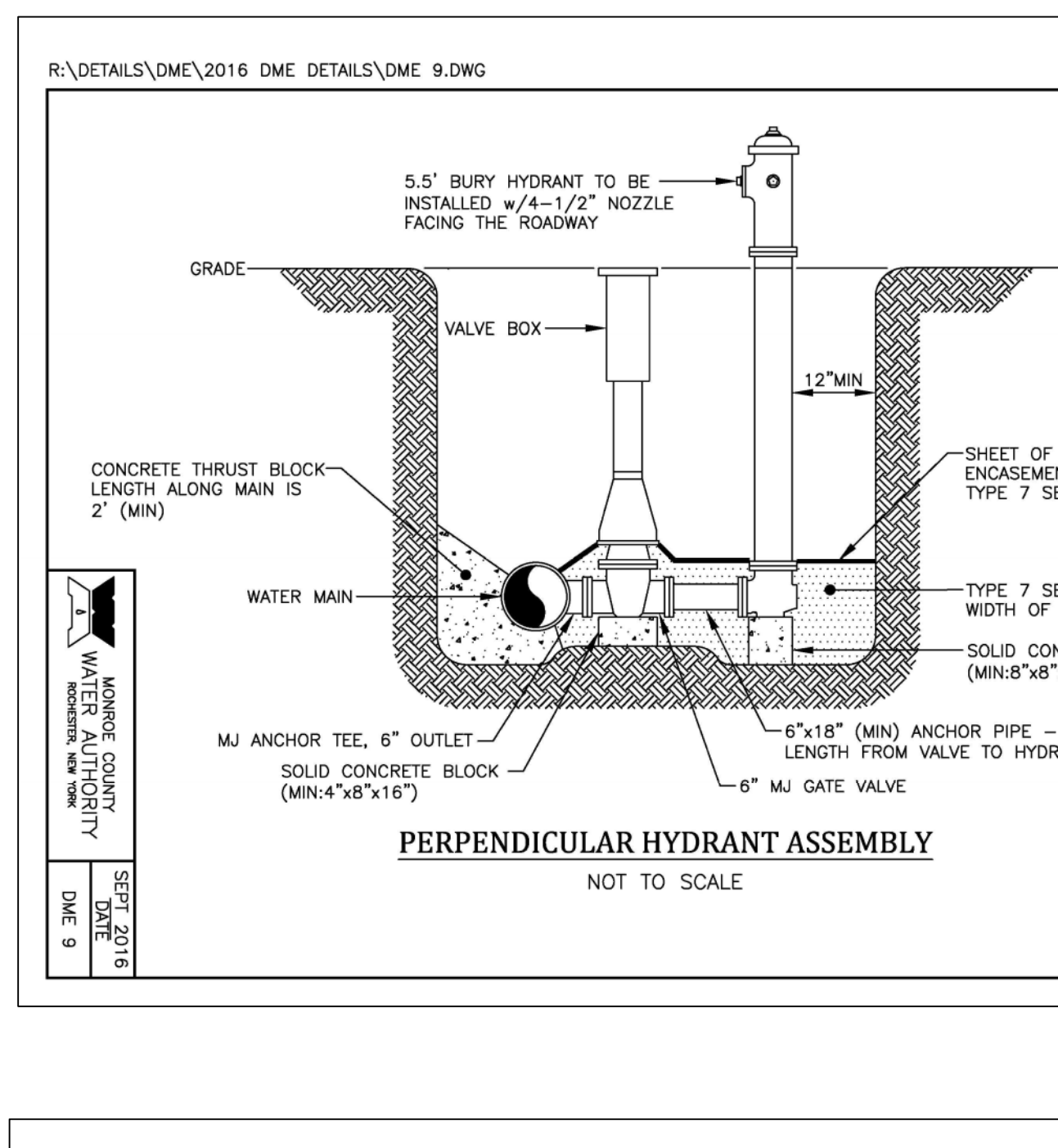
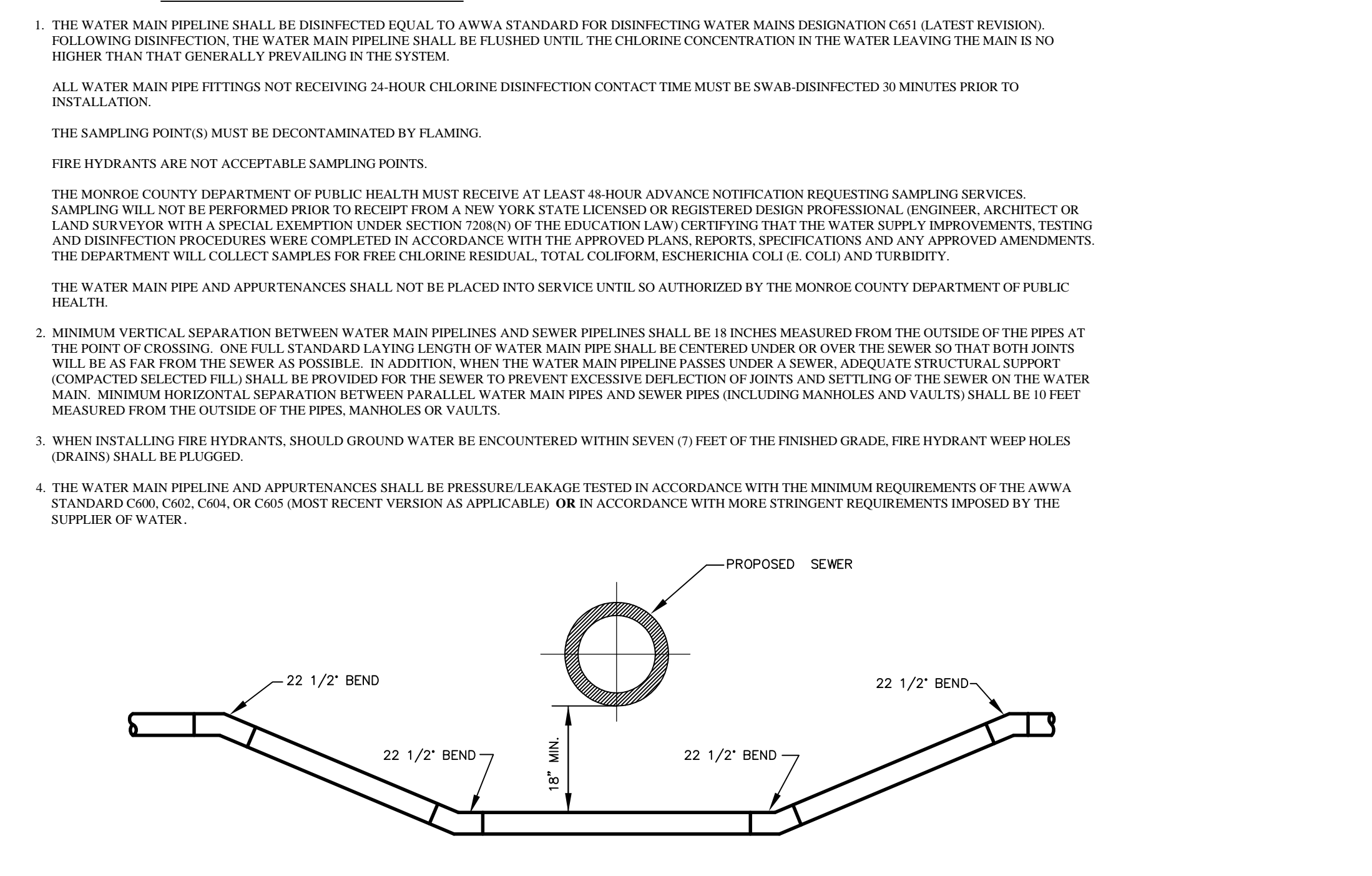
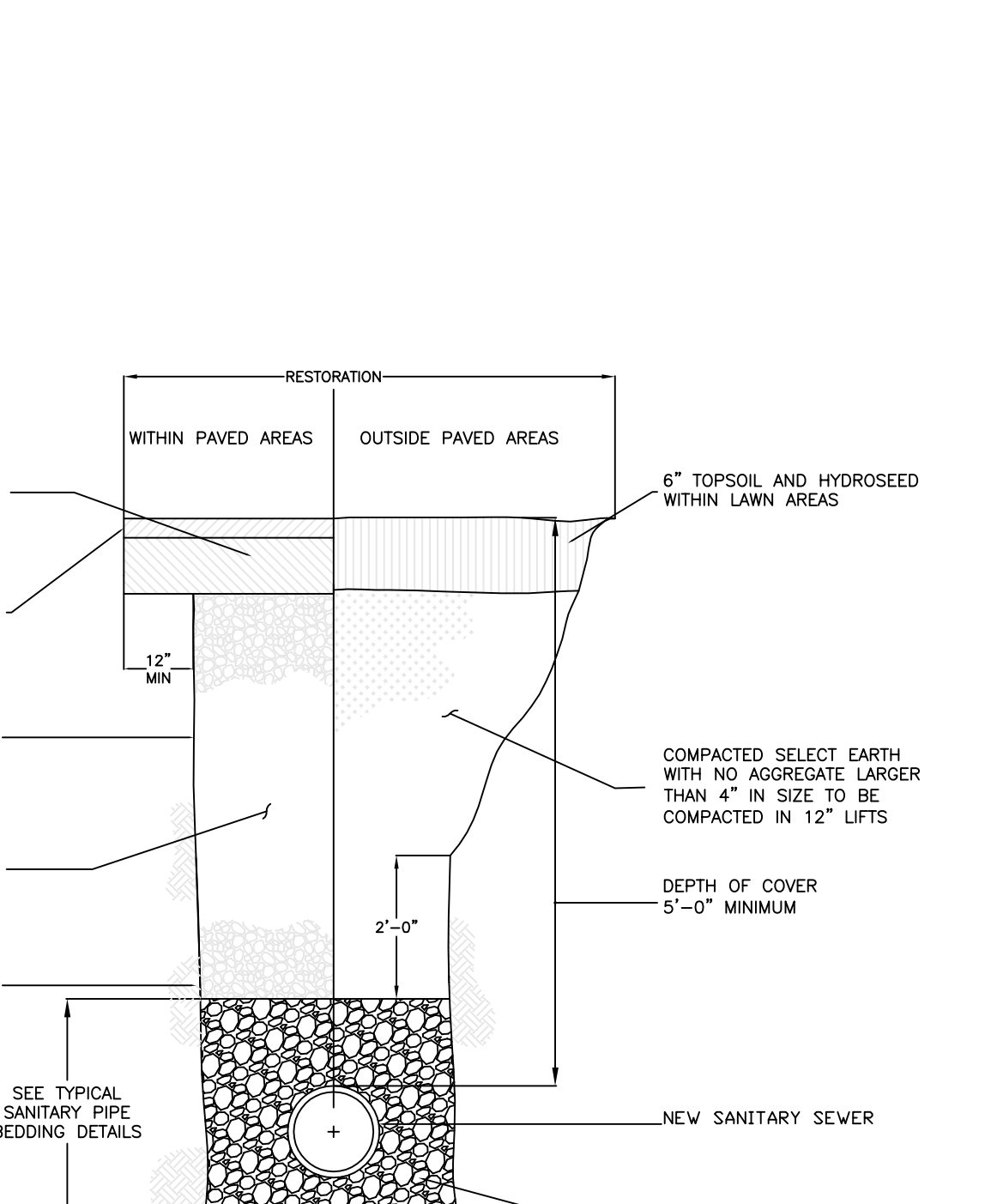
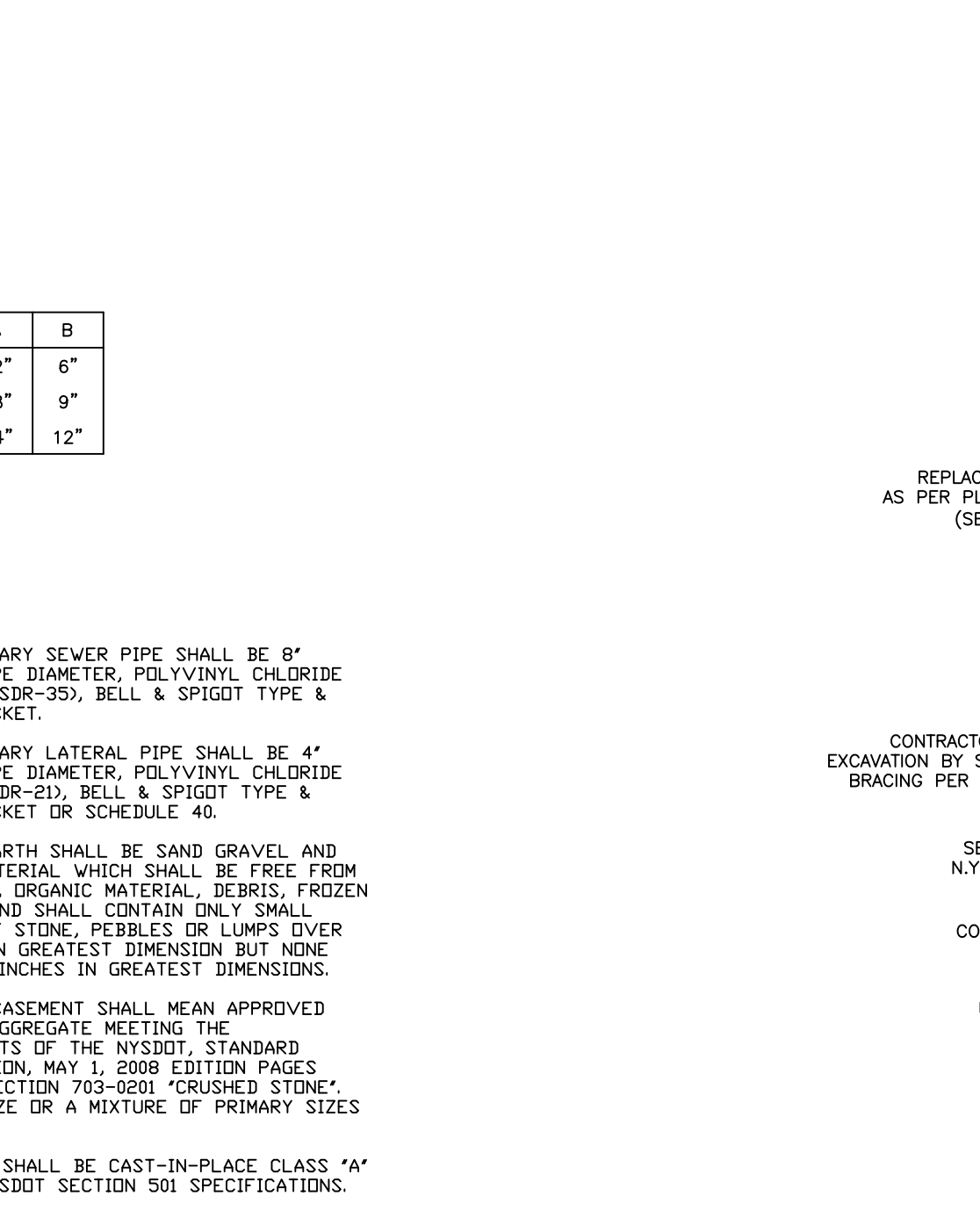
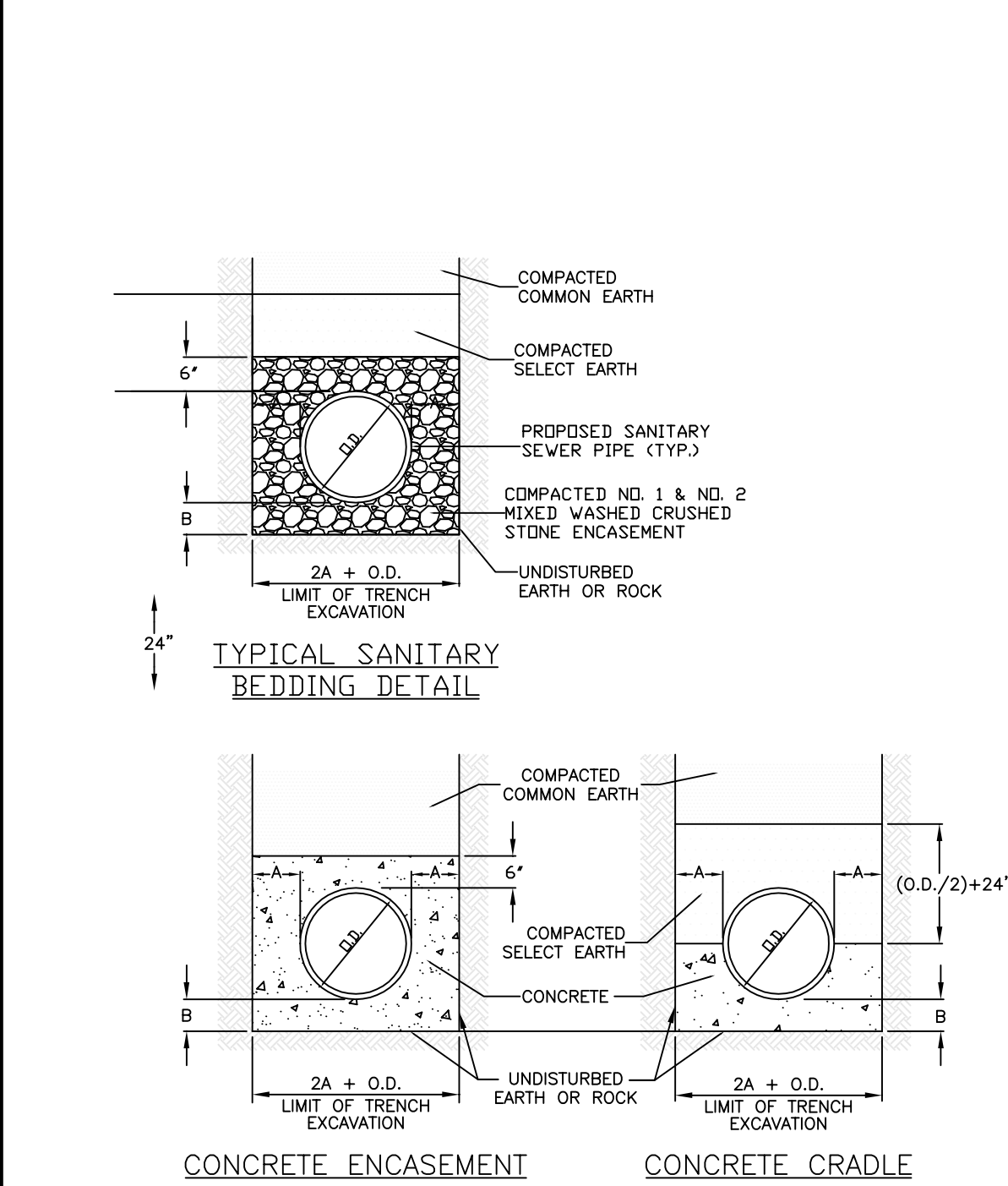
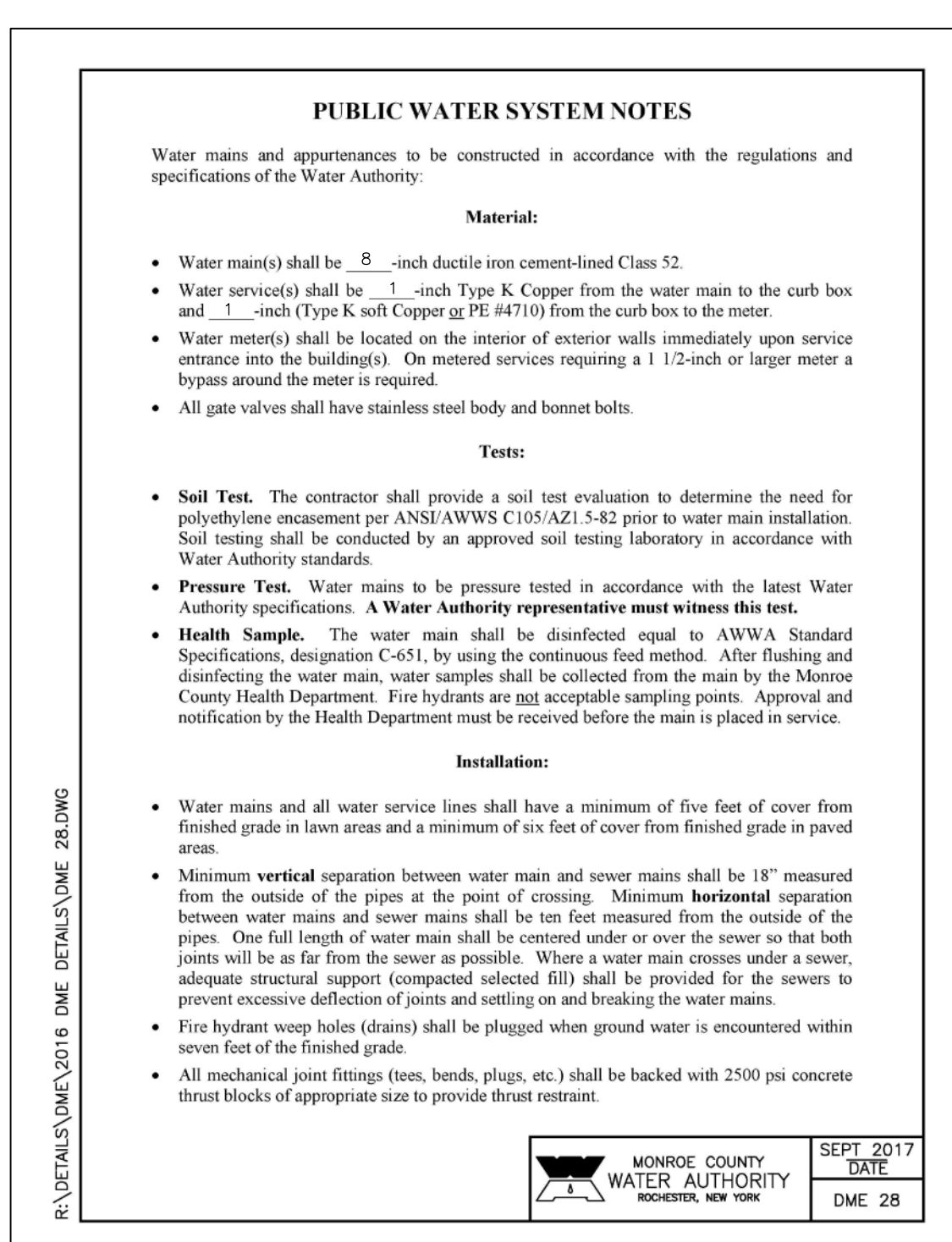
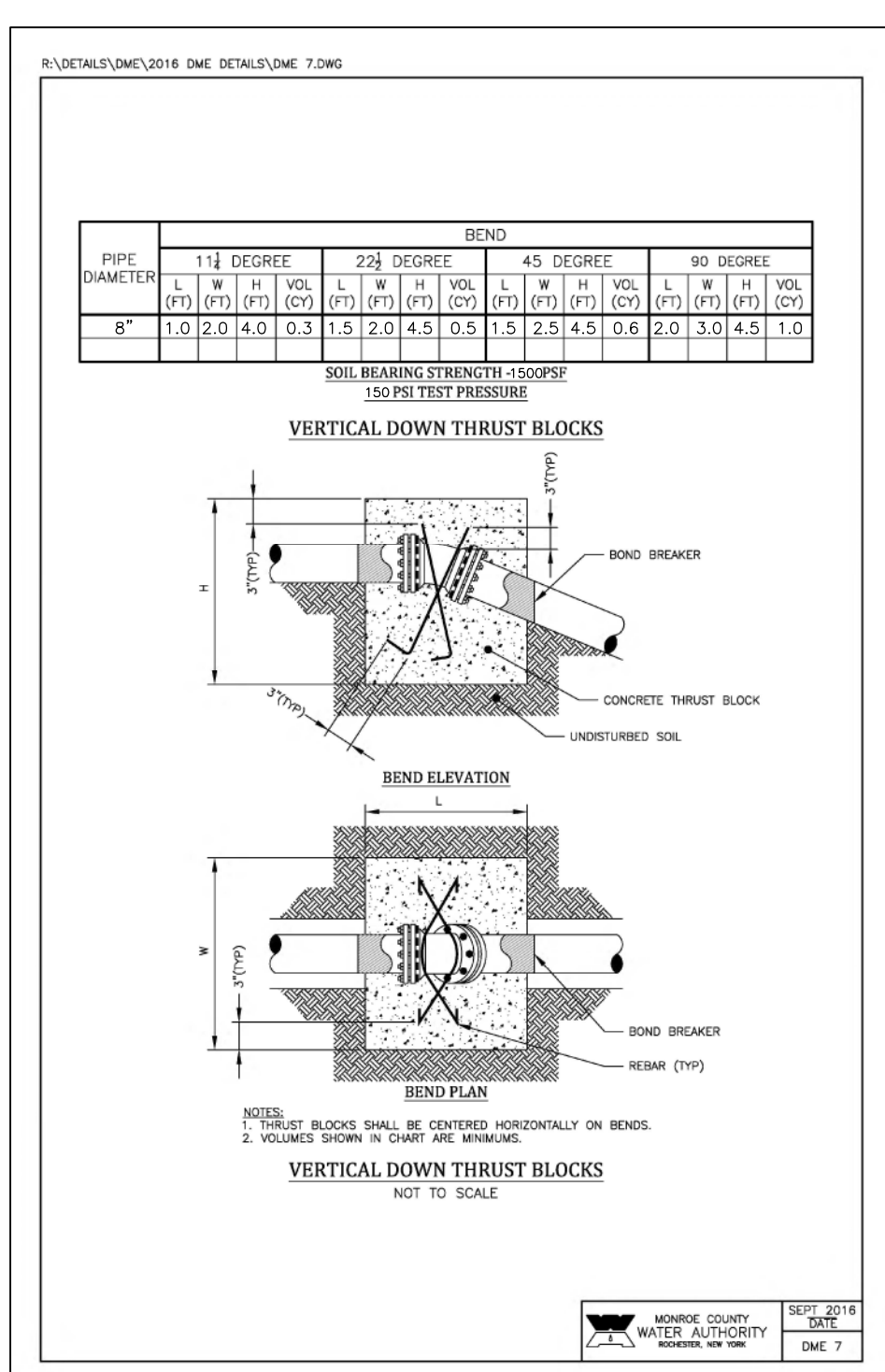
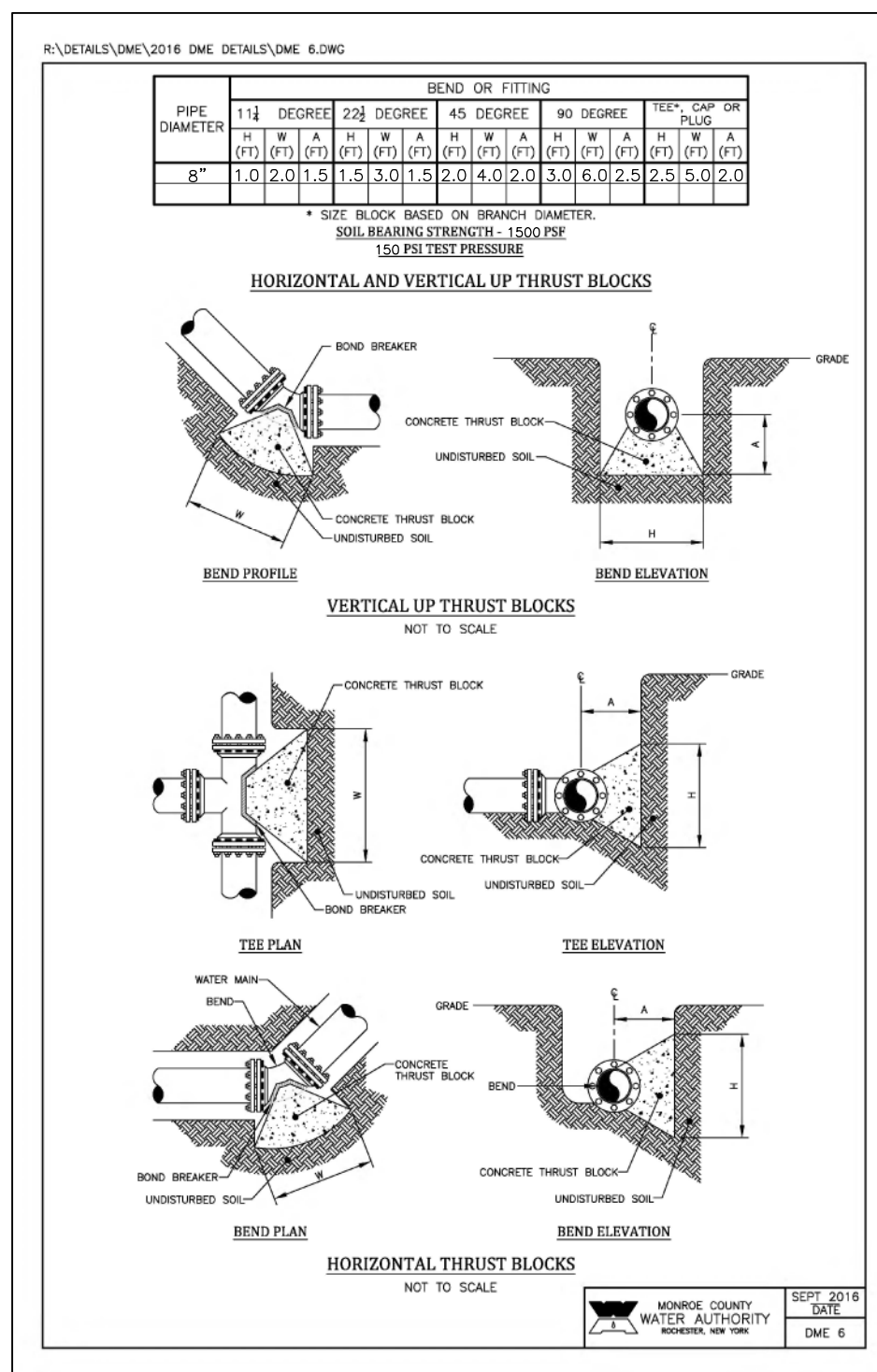
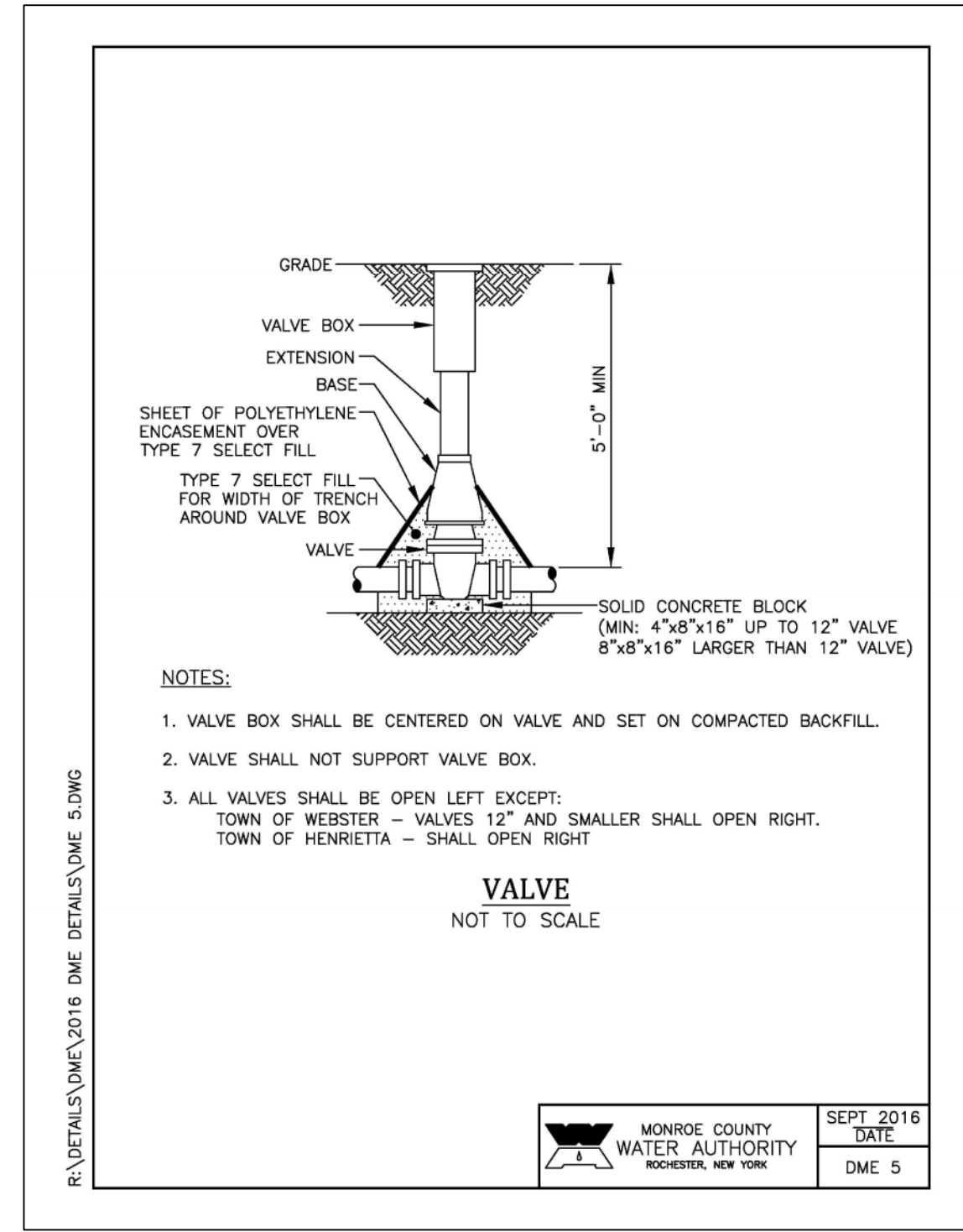
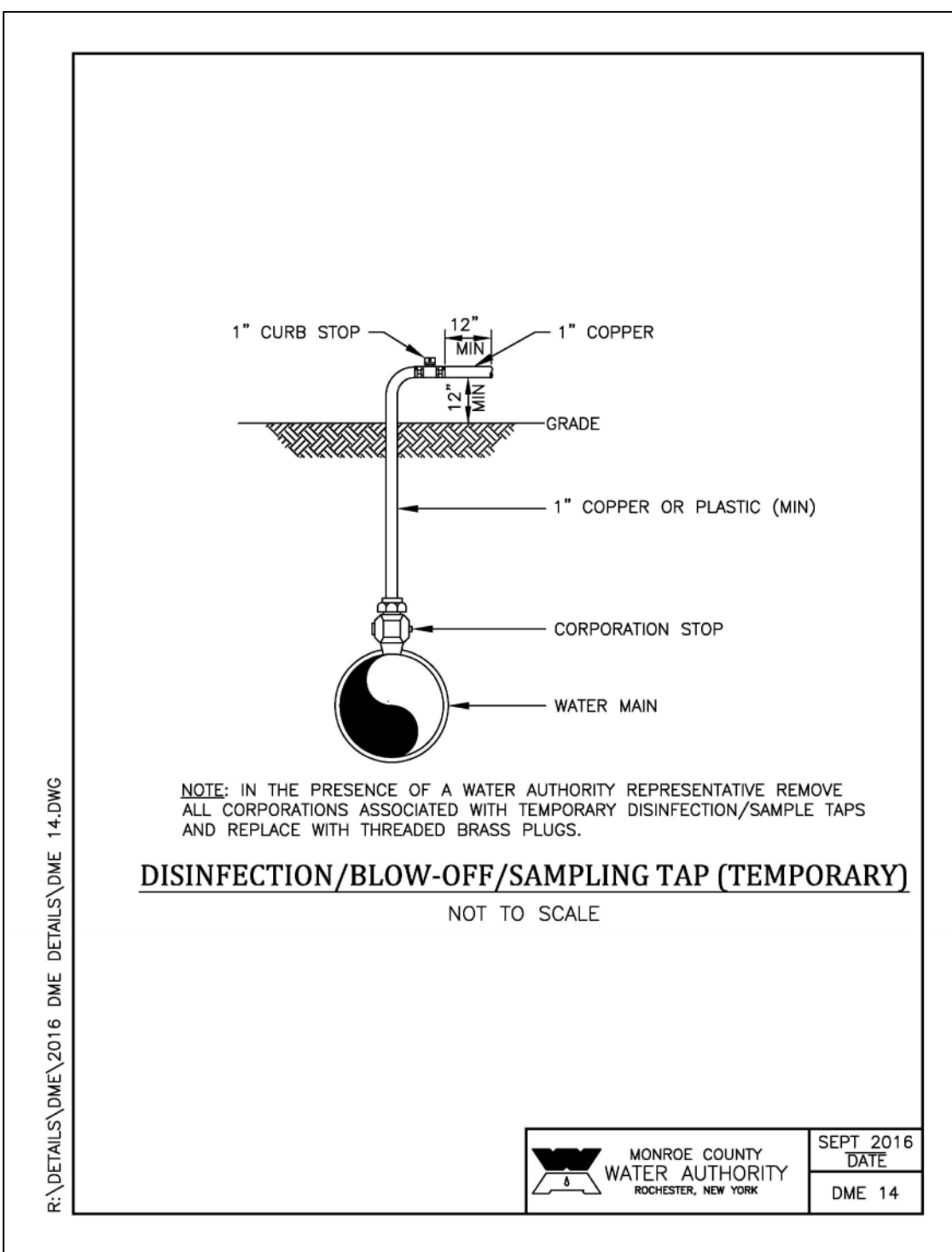
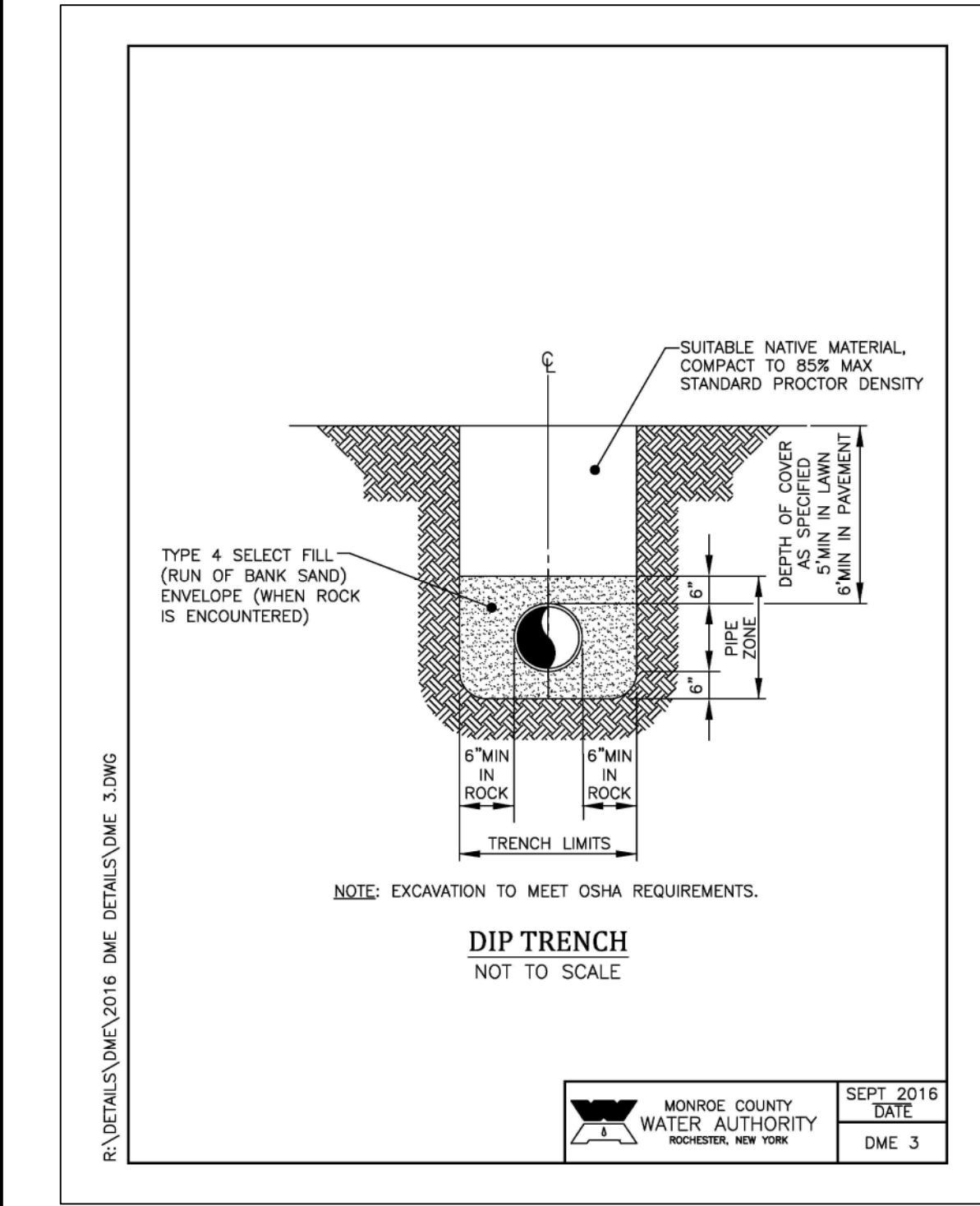
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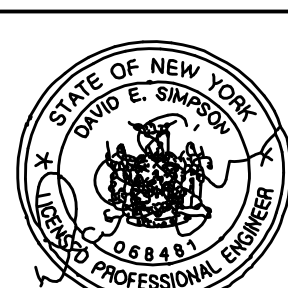
TEMPORARY TURN AROUND
N.T.S.



TYPICAL ASPHALT DRIVEWAY
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NO.	REVISION	DATE
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20	20	09/16/2016



DSB Engineers and Architects, P.C.
2234 Ridgeway Avenue, Suite 201, Rochester, New York 14609
ph. 585-971-9200 fax 585-971-9488

PROJECT
ABERDEEN ESTATES SUBDIVISION
PART OF LOTS 81 & 82, TOWNSHIP 14, RANGE 4 OF THE PHILIPS & GORDON PURCHASE, TOWN OF WEBSTER, MONROE COUNTY, NEW YORK

DRAWING TITLE
DETAILS AND NOTES
FINAL PHASE 2

CLIENT
POUNDY CHECK RUTTY CORP.
3540 CHILI AVENUE
ROCHESTER, NY 14624

DATE
01/13/26

SCALE
N.T.S.

DWG. NO.
21-12034

DWG. BY
N.E.S.

DESIGN BY
N.E.S.

APPROVED
D.E.S.

DWG. NO.
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