

CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON MARCH 21, 2018 AND FROM THE REFERENCES LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

a) IT IS HEREBY CERTIFIED THAT ALL LOTS SHOWN HEREON, FULLY COMPLY WITH THE ZONING ORDINANCE CHAPTER 220 AND THE SUBDIVISION RULES AND REGULATIONS OF THE TOWN OF WEBSTER.

b) THE SUBDIVISION IS WELL DRAINED AND IS NOT SUBJECT TO FLOODING OR STANDING WATER.

c) ALL SANITARY SEWERS ARE IN COMPLIANCE WITH THE SPECIFICATIONS AND SEWER POLICY OF THE TOWN OF WEBSTER.

d) THE GRADE LEVEL AT THE FRONT OF THE BUILDING LINE IS 164 INCH PER FOOT ABOVE THE CENTER OF THE ROAD, OR (WHEN APPLICABLE) GRADE LEVEL REQUIREMENTS HAVE BEEN MAILED BY THE PLANNING BOARD DUE TO TOPOGRAPHY WITHIN THE SUBDIVISION.

e) THE AREA OCCUPIED BY THE RIGHT-OF-WAY FOR PUBLIC ROADS OR STREETS IS 1.164 ACRES.

f) ALL RIGHT-OF-WAYS INDICATED ON THIS MAP SHALL BE CONSIDERED TEMPORARY EASEMENTS TO THE TOWN OF WEBSTER. THE EASEMENT SHALL BE FOR THE PURPOSE OF INGRESS AND EGRESS AND MAINTENANCE OF UTILITIES, AND THE TOWN MAY ALSO ASSIGN THE EASEMENT FOR THE PURPOSE OF EXTENDING ROADS OR UTILITIES.

SURVEY NOTES

1. THE DEVELOPERS AND CONTRACTORS ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 2018 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
2. THE DEVELOPER AND CONTRACTOR MUST LOCATE, MARK, BARRICADE, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA FOR GEODETIC CONTROL MONUMENTS GO TO THE COUNTY OF MONROE SURVEYORS OFFICE WEBSITE AND ACCESS THE GIS BASED INTERNET WEB VIEWER. OR CONTACT THE MONROE COUNTY SURVEYORS OFFICE.
3. THIS PROJECT IS LESS THAN 5000 FEET FROM THE NEAREST GEODETIC SURVEY MONUMENT AND THIS PROJECT IS TIED INTO THE MONROE COUNTY GEODETIC MONUMENTATION NETWORK.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1927, WEST ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 27 THROUGH CONTROL TIES TO THE FOLLOWING GEODETIC MONUMENTS
1135-5 (NYGS) 15401182 N=1182,944.36 E=811,544.73 NAD 1927
1135-4 (NYGS) 15401182 N=1182,986.24 E=814,040.00 NAD 1927
5. USING A COMBINED SEA LEVEL AND COMBINED FACTOR OF 1.0000233 TIES TO MONUMENTATION WAS MADE USING APPROPRIATE PROCEDURES TO OBTAIN AN INDICATED ACCURACY OF 1:20,000 OR BETTER.
6. ALL DISTANCES SHOWN ON THIS MAP ARE REFERENCED TO THE GROUND.
7. ELEVATIONS ARE REFERENCED TO MONUMENT 1128-3 (NYGS) 1960 & 1972, REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (ELEV=353.738)

911 APPROVAL:

MONROE COUNTY DEPARTMENT OF HEALTH
REALTY SUBDIVISION CONDITIONS OF APPROVAL

1. THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE INSTALLED IN CONFORMANCE WITH S&D PLANS ON FILE WITH THE MONROE COUNTY DEPARTMENT OF HEALTH.
2. THAT NO LOT OR REMAINING LAND IF APPLICABLE SHALL BE SUBDIVIDED WITHOUT PLANS FOR 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 PRIOR TO OFFERING LOTS FOR SALE.
4. THAT THE OWNER OF THE SUBDIVISION SHALL FURNISH EACH PURCHASER OF A LOT WITH A COPY OF THE APPROVED PLANS ON THE CASE OF SALE OF INDIVIDUAL LOTS. THE OWNER OF THE SUBDIVISION SHALL FURNISH EACH PURCHASER WITH AN ACCURATE, FULLY SETTING OUT ALL INSTALLED FACILITIES INCLUDING SANITARY SEWAGE, STORM WATER AND WATER SUPPLY.
5. THAT ANY CURETTER OR OTHER CONTROL MEASURES SHALL BE SHOWN AND SETTING OUT DURING CONSTRUCTION. IF THE PROJECT WILL RESULT IN THE DISAPPEARANCE OF THE SURVEY MONUMENTS, THE SURVEY MONUMENTS SHALL BE SETTING OUT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND SHALL BE SETTING OUT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
6. THAT THE APPROVAL IS LIMITED TO THE EXTENT OF THE EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE MONROE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENTAL FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN THIS EXTENSION.

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 CLERKS OFFICE IN ACCORDANCE WITH ARTICLE 8 OF THE MONROE COUNTY SANITARY CODE DIRECTOR OF PUBLIC HEALTH

MONROE COUNTY SURVEYORS OFFICE

This plan is approved in accordance with the provisions of Section 238-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.

SITE DATA

1. ZONING: "LWR" LOW-MEDIUM RESIDENTIAL DISTRICT
2. TAX MAP NUMBER: 065-002-01-04-221
3. SINGLE-FAMILY DETACHED AND SEMI-DETACHED DWELLINGS:

REQUIRED	PROPOSED
13,000 SQUARE FEET	13,074 SQ FT
< 20%	< 20%
85 FEET	85 FT
< 30 FT	< 30 FT
35 FEET; 60 FEET ON	35 FT
A MAJOR HIGHWAY	60 FT
10 FEET FOR DETACHED	10 FT
15 FEET FOR SEMI-DETACHED	50 FT
ONE STORY, 1,000 SQUARE FEET; OVER ONE STORY, 1,300 SQUARE FEET	1,000 SQ FT

REFERENCES

1. MAP ENTITLED "XEROX SUBDIVISION MAP" PREPARED BY BERGMANN ASSOCIATES DATED JUNE 10, 2008, HAVING PROJECT NUMBER 9912.10 AND IS FILED IN THE MONROE COUNTY CLERKS AS LIBER 336 OF MAPS PAGE 41.
2. THE DEEDS AS SHOWN ON FILE IN THE MONROE COUNTY CLERKS OFFICE. BOOK 10731 OF DEEDS PAGE 75 (LOT 1) LIBER 336 MAPS, PAGE 41.
3. MAP ENTITLED "BELLA TERRA SUBDIVISION PRELIMINARY" PREPARED BY COSTICH ENGINEERING DATED 10/4/2018, HAVING PROJECT NUMBER 4500.10 LAST REVISED 03/05/2019.
4. MAP ENTITLED "BELLA TERRA SUBDIVISION SECTION 1" PREPARED BY COSTICH ENGINEERING DATED 3/21/2019, HAVING PROJECT NUMBER 4500.10 LAST REVISED 03/19/2020 AND IS FILED IN THE MONROE COUNTY CLERKS OFFICE AS LIBER 362 OF MAPS PAGES 43 AND 44.

M.C.D.O.T. NOTES

1. HIGHWAY DRAINAGE ALONG THE COUNTY HIGHWAY MUST BE MAINTAINED. THE APPLICANT WILL BE RESPONSIBLE FOR ALL REQUIRED GRADING IN THE COUNTY RIGHT-OF-WAY.
2. A STANDARD COUNTY HIGHWAY PERMIT NOTE IS REQUIRED. AFTER MCDOT APPROVES THIS PROJECT, A 136 HIGHWAY PERMIT AND A 236 PERMIT WILL BE REQUIRED. INSPECTION OF ALL CONSTRUCTIONS IN THE RIGHT-OF-WAY WILL BE A CONDITION OF THESE PERMITS.
3. A STANDARD COUNTY MATERIALS NOTE IS REQUIRED. ALL MATERIALS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MCDOT STANDARDS AND DETAILS IN EFFECT WHEN INSTALLED.

TOWN RESOLUTION AND "CONDITIONS OF APPROVAL"

AT THE PLANNING BOARD MEETING OF APRIL 6, 2021, PROJECT NUMBER 21-PB-0068, SBL MEADOWS TWO SUBDIVISION

PRELIMINARY AND FINAL APPROVAL WAS GRANTED PURSUANT TO THE CODE OF THE TOWN OF WEBSTER FOR REZONING OF 34.8 ACRES FROM IN TO LWR TO ALLOW CONSTRUCTION OF A PROPOSED RESIDENTIAL DEVELOPMENT OF 55 SINGLE FAMILY RESIDENTIAL LOTS, WITH THE FOLLOWING CONDITIONS:

RESOLUTION 21-023 (PRELIMINARY CONDITIONS):

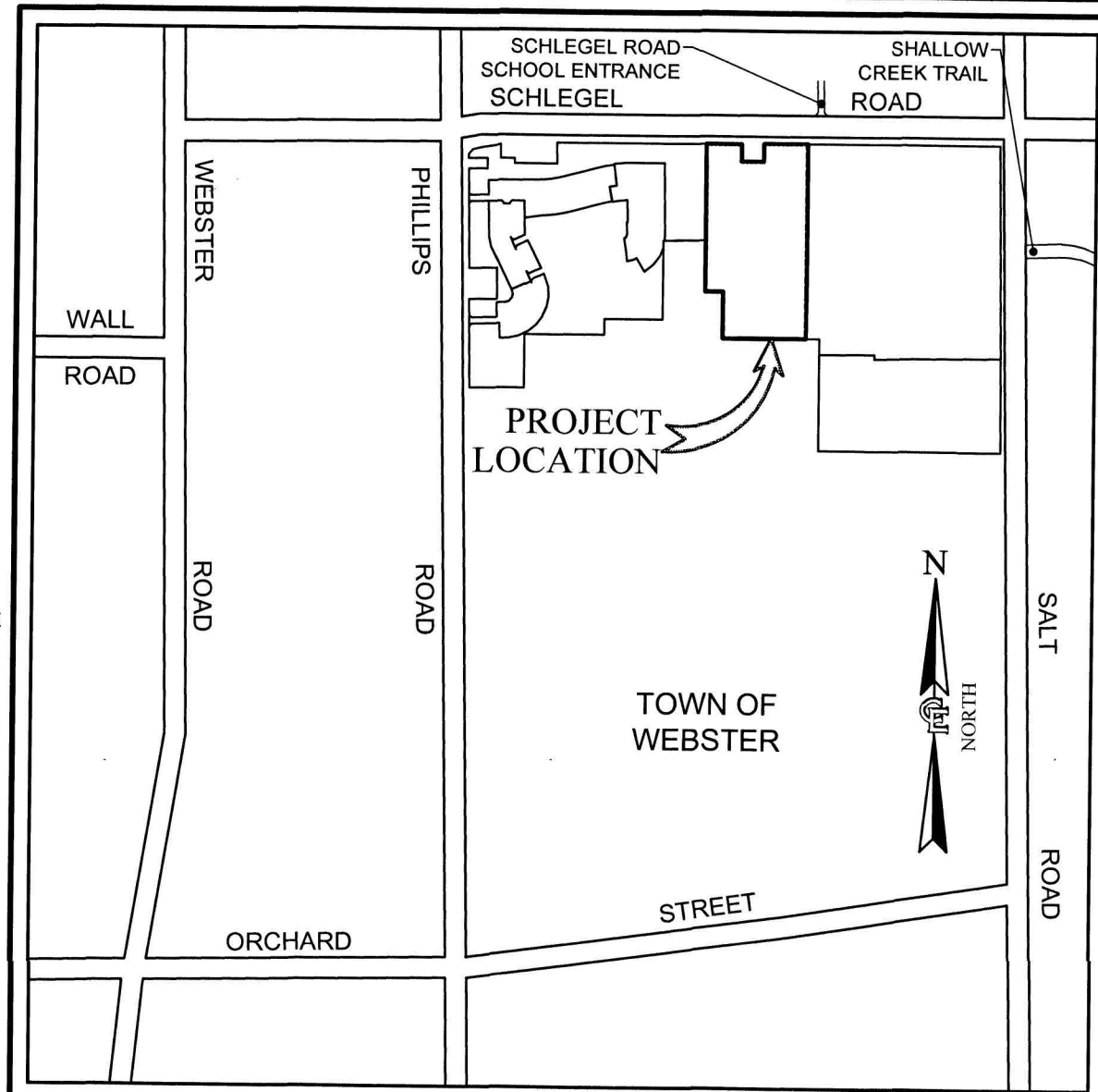
1. SUBJECT TO PRC COMMENTS.
2. SUBJECT TO A LETTER OF CREDIT POSTED WITH THE TOWN OF WEBSTER.
3. SUBJECT TO MONROE COUNTY WATER AUTHORITY COMMENTS.
4. ALL THE IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATION OF THE TOWN OF WEBSTER.
5. ALL ROADWAY CONSTRUCTION TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REGULATIONS SET FORTH BY THE TOWN OF WEBSTER.
6. ALL SITE WORK IS TO BE IN COMPLIANCE WITH THE STANDARDS OF THE TOWN OF WEBSTER.
7. COMPLY WITH ALL REQUIREMENTS OF ANY FEDERAL, STATE, COUNTY OR TOWN AGENCY.
8. ADDRESS DRAINAGE, LIGHTING, SIGNAGE, AND LANDSCAPING, BUFFERING, BERMING AND SNOW STORAGE.
9. APPROVALS ARE SUBJECT TO DRAWING NO. CA100.

RESOLUTION 21-023 (FINAL CONDITIONS):

1. SUBJECT TO PRC COMMENTS.
2. SUBJECT TO PARKS AND RECREATION FEES (IF APPLICABLE).
3. SUBJECT TO PRELIMINARY APPROVAL CONDITIONS.
4. SUBJECT TO ALL APPLICABLE GOVERNMENTAL FEES.
5. SUBJECT TO DEPARTMENT OF PUBLIC WORKS APPROVAL.
6. SIGNIFICANT CONSTRUCTION SHALL OCCUR WITHIN 18 MONTHS, AS DEEMED BY THE PLANNING BOARD, TO EXPIRE ON 10-6-2022. (PLANNING BOARD EXTENSION OBTAINED ON 10/4/2022 TO EXTEND APPROVALS TO 10/6/2023).
7. THE CONDITIONS OF PRELIMINARY AND FINAL APPROVAL ARE DEPICTED ON THE COVER PAGE OF THE FINAL DESIGN PLANS.
8. THE ENGINEER FOR THE PROPOSED PROJECT SHALL PROVIDE A LETTER OF CERTIFICATION THAT ALL PROPOSED WORK WAS COMPLETED, AS PER PLANNING BOARD RESOLUTION OF FINAL APPROVAL, BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
9. A LETTER OF CREDIT TO THE TOWN FOR THE PROJECT SHALL INCLUDE THE FEE FOR THE ENGINEERS FINAL CERTIFICATION INSPECTION OF THE SITE.
10. ALL STORM WATER FACILITIES ARE TO BE CONSTRUCTED FIRST.
11. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM SEWER SYSTEM.
12. SUBJECT TO RESOLUTION OF THE FINAL APPROVED MINUTES.
13. APPROVALS ARE SUBJECT TO DRAWING NO. CA100.

SITE LINE & SYMBOL LEGEND

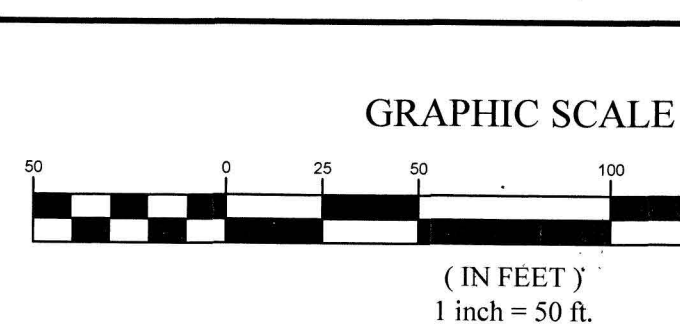
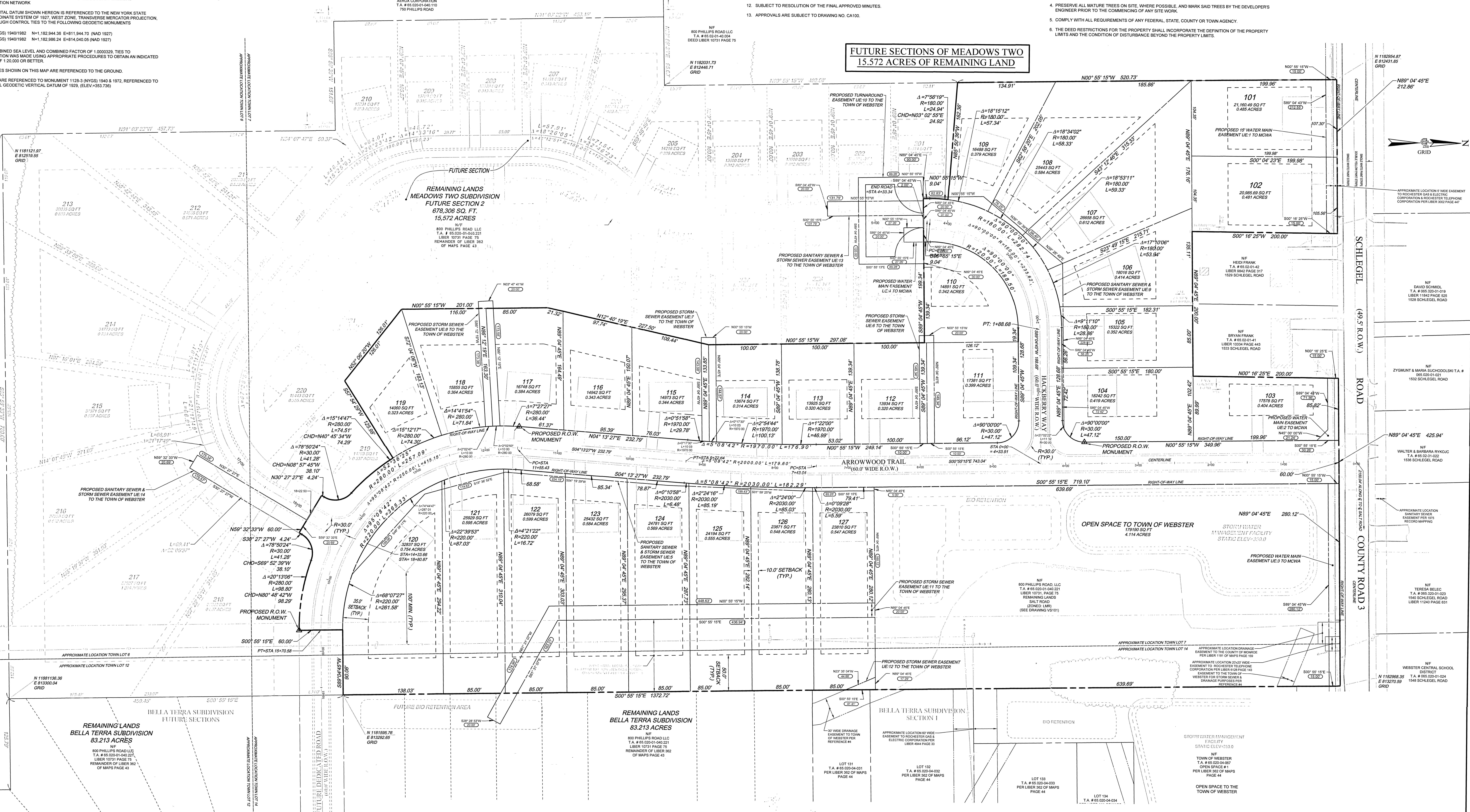
SECTION/PARCEL BOUNDARY	RIGHT-OF-WAY LINE
ADJACENT PROPERTY LINE	MIN. BUILDING SETBACK
CENTER LINE	EXIST. CONCRETE CURB
EXIST. EDGE OF PAVEMENT	CENTER LINE
PROPOSED BUILDING	PROPOSED CONCRETE CURB
PROPOSED LOT LINE	PROPOSED EASEMENT LINE
EXIST. ADJOINING PROPERTY LINE	EXIST. EASEMENT LINE
EXIST. RIGHT-OF-WAY LINE	EXIST. EDGE OF PAVEMENT
EXISTING UTILITY POLE, POLE, GUY ANCHOR & POLE W/UTILITY	EASEMENT DIMENSION



SPECIAL NOTES

1. ALL THE IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS OF THE TOWN OF WEBSTER.
2. ALL ROADWAY CONSTRUCTION TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REGULATIONS SET FORTH BY THE TOWN OF WEBSTER.
3. ALL SITE WORK IS TO BE IN COMPLIANCE WITH THE STANDARDS OF THE TOWN OF WEBSTER.
4. PRESERVE ALL MATURE TREES ON SITE, WHERE POSSIBLE, AND MARK SAVED TREES BY THE DEVELOPERS ENGINEER PRIOR TO THE COMMENCING OF ANY SITE WORK.
5. COMPLY WITH ALL REQUIREMENTS OF ANY FEDERAL, STATE, COUNTY OR TOWN AGENCY.
6. THE DEED RESTRICTIONS FOR THE PROPERTY SHALL INCORPORATE THE DEFINITION OF THE PROPERTY LIMITS AND THE CONDITION OF DISTURBANCE BEYOND THE PROPERTY LIMITS.

FUTURE SECTIONS OF MEADOWS TWO 15.572 ACRES OF REMAINING LAND



NO.	DATE	REVISION	BY	CHKD	APPROVED
1	3-20-2021	REVISED PER TOWN COMMENTS	R.C.C.	M.O.R.	
2	3-22-2021	REVISED PER TOWN COMMENTS	R.C.C.	M.O.R.	
3	5-18-2022	REVISED PER MONROE, INPHI, MCDOT COMMENTS	W.T.A.	W.T.A.	

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COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, FIRM OR ENTITY, WITHOUT THE WRITTEN PERMISSION OF COSTICH ENGINEERING, D.P.C., TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COSTICH ENGINEERING, D.P.C.

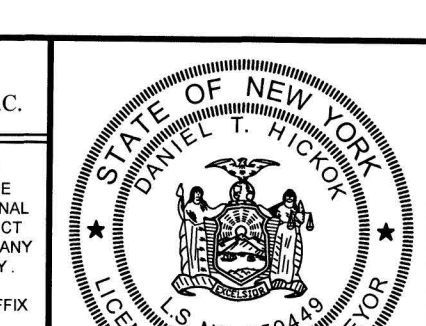
W.T.A. # 65-020-04-021
LIBER 10731 PAGE 75
REMAINING LANDS
S&D PLANS
(SEE DRAWING 9101)

LOT 131
T.A. # 65-020-04-021
PER LIBER 362 OF MAPS
PAGE 44

LOT 132
T.A. # 65-020-04-022
PER LIBER 362 OF MAPS
PAGE 44

LOT 133
T.A. # 65-020-04-023
PER LIBER 362 OF MAPS
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LOT 134
T.A. # 65-020-04-024
PER LIBER 362 OF MAPS
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PROJECT ENGINEER
W.T.A.
DRAWN BY
R.C.C.
CHECKED BY
J.S.F.
TYPED BY
J.S.F.

DATE
02/24/2022
SCALE
1"=50'

COSTICH ENGINEERING

317 LAKE AVENUE
ROCHESTER, NEW YORK 14608
(585) 438-3020

TITLE OF PROJECT
THE MEADOWS TWO SECTION 1 - FINAL PLANS

TITLE OF DRAWING
PLAT MAP

LOCATION OF PROJECT
PORTION OF TAX PARCEL 65-020-01-040-221
TOWN LOT 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 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1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1