

MONUMENTATION DATA:

THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 2019 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.

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.

THE PROJECT BOUNDARY SURVEY AND TIES TO MONROE COUNTY GEODETIC MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A LOCAL POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.025 FEET.

ACHIEVED NETWORK POSITIONAL ACCURACY AT TWO SIGMA, 95% CONFIDENCE LEVEL [0.05 FEET]

THE COMBINED SCALE FACTOR IS 1.00036292

MAP DISTANCES SHOWN ARE GROUND LEVEL DIMENSIONS.

THIS PROJECT IS LESS THAN 5,000 FEET FROM THE NEAREST GEODETIC SURVEY MONUMENT AND THIS PROJECT IS TIED INTO THE MONROE COUNTY GEODETIC MONUMENTATION NETWORK.

THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (2011) UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM THE NYSDOT REFERENCE NETWORK CORS STATION (NYPF 0032) WITH CONTROL TIES TO THE FOLLOWING MONUMENTS:

MONUMENT: 4-2-87 (NYSDOT) PUBLISHED: NO COORDINATES MEASURED: N= 1,189,524.625 E= 1,455,779.994 Z= 311.85 (NAD83/NAVD88)-[2011]

MONUMENT: 4-2-88 (NYSDOT) PUBLISHED: NO COORDINATES MEASURED: N= 1,191,213.631 E= 1,454,442.251 Z= 289.54 (NAD83/NAVD88)-[2011]

THIS PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 239-F, ARTICLE 1-2-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:

N/A

MONROE COUNTY HIGHWAY SUPERINTENDENT DATE

FOR THE MONROE COUNTY MONUMENTATION LAW:

Signature 4/22/24 NIF ASHLEY E. STEENBERG TAX ACCT.#50.01-03-60

MONROE COUNTY SURVEYORS OFFICE DATE

REFERENCES:

MAPS:
1. LIBER 358 OF MAPS, PAGES 35 & 36;
MAP ENTITLED, TALL BIRCH GLEN, PHASE 1

DEEDS:
1. LIBER 11557 OF DEEDS, PAGE 616 (SUBJECT PARCEL)

ABSTRACT OF TITLE:

ABSTRACT FILE NO. WTA-15-016007 PREPARED BY WEBTITLE AGENCY, DATED MAY 8, 2015.

SURVEY CONTROL NOTES:

-BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM; NAD1983 (2011)-NY WEST ZONE.
-ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988.
-GEODIDE MODEL 2018.
-DISTANCES ARE SHOWN AT GROUND (US SURVEY FOOT)
-NORTH ARROW REFERENCED TO GRID NORTH

0 40 80 120
GRAPHIC SCALE: 1" = 40'

SITE DATA:

S.B.L. LOT NO.: 50.01-03-31
ADDRESS: PAPERBIRCH ROAD
LANDOWNER: RB LAND COMPANY, LLC
TITLE RECORD: L. 11557 OF DEEDS, P. 616
TOTAL SITE AREA = 5.001 ACRES

ZONING DISTRICT = R-3, SINGLE FAMILY RESIDENTIAL (CLUSTER)

DIMENSIONAL CONSTRAINT: REQUIRED:
FRONT YARD 30 FEET
REAR YARD 25 FEET OR AS SHOWN
SIDE YARD 5 FEET ONE SIDE / 15' BETWEEN HOUSES

MIN. LOT WIDTH 85 FEET
MIN. DRIVEWAY SETBACK 5 FEET
MIN. LOT SIZE 15,306.4 SQ.FT.
MAX. BLDG. HEIGHT 30'

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FOR THE GENERAL MUNICIPAL LAW:

N/A

MONROE COUNTY HIGHWAY SUPERINTENDENT DATE

FOR THE MONROE COUNTY MONUMENTATION LAW:

Signature 4/22/24 NIF ASHLEY E. STEENBERG TAX ACCT.#50.01-03-60

MONROE COUNTY SURVEYORS OFFICE DATE

REALTY CONDITIONS OF APPROVAL:

Monroe County Department of Public Health approval for this realty subdivision is granted on condition that:
1. The proposed facilities for water supply and sewage treatment are installed in conformity with the approved plans of the Monroe County Department of Public Health (MCDPH).
2. An annual realty subdivision map approved this date shall be filed in the office of the Clerk of Monroe County prior to offering lots for sale.
3. The owner of the realty subdivision shall furnish each purchaser of a lot with a copy of the approved plan or, in the case of sale of developed lots, the owner of the realty subdivision shall furnish each purchaser with an accurate "As-built" plan depicting all installed facilities including sewage, storm water and water supply.
4. Adequate erosion/siltation control measures shall be employed prior to and during construction. If the project will result in the disturbance of one acre or more, coverage under the NYS DEC General Permit GP-0-15-002 for Stormwater Discharges for Construction Activities shall be obtained.
5. No lot or remaining land (if applicable) shall be subdivided without plans for such subdivision being submitted and approved by the MCDPH.
6. Plan approval is limited to 5 years. Time extensions for plan approval may be granted by the MCDPH 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.
7. Private wells and private on-site wastewater treatment systems shall no longer be constructed or used after public facilities become available.

APPROVAL SIGNATURES :

Signature 3/14/24 NIF PLANNING BOARD CHAIRPERSON DATE

Signature 3/19/24 NIF TOWN ENGINEER DATE

Signature 3/21/24 NIF WEBSTER SEWER DISTRICT DATE

Signature 3-21-2024 NIF TOWN HIGHWAY SUPERINTENDENT DATE

Signature 3/21/24 NIF WEBSTER FIRE MARSHAL DATE

Signature 3/14/24 NIF WEBSTER TOWN ASSESSOR DATE

Signature 3/14/24 NIF DIRECTOR OF COMMUNITY DEVELOPMENT DATE

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

REALTY SUBDIVISION APPROVAL NOT REQUIRED FOR THE FILING OF THIS MAP IN THE MONROE COUNTY CLERK'S OFFICE.

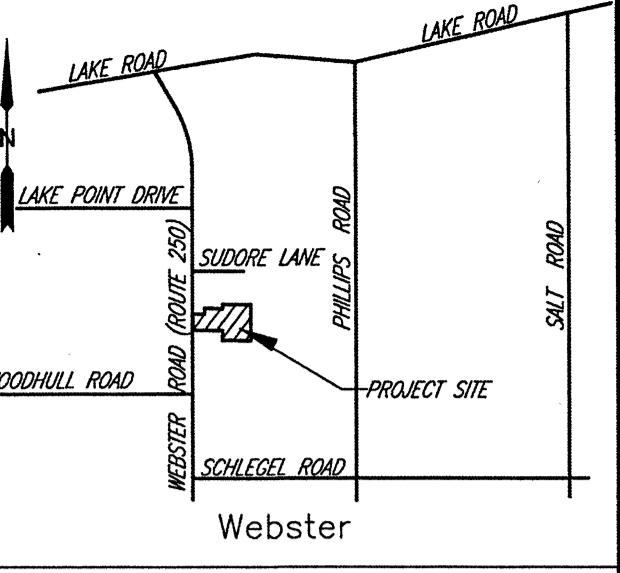
BY: ROBERT FRANKLIN DATE:
BY: MONROE COUNTY TREASURER DATE:
NOTE: OTHER DEPARTMENT OF PUBLIC HEALTH APPROVALS MAY BE NEEDED

FLOODPLAIN / WETLANDS NOTE:

1) THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP NO. 6550001-0118G EFFECTIVE AUGUST 28, 2008.
2) THIS PARCEL DOES NOT CONTAIN ANY FEDERAL WETLANDS PER THE NATIONAL WETLANDS INVENTORY MAPPING.
3) THIS PARCEL DOES NOT CONTAIN ANY NYS DEC WETLAND INVENTORY MAPPING.

LEGEND:

Property Line
Internal Property Line
Right of Way Line
Prop. Easement Line
Setback Line
Adjourn Property Line
Centerline
Ex. Easement Line
Ex. Easement Line



LOCATION SKETCH

NTS

11/14/23

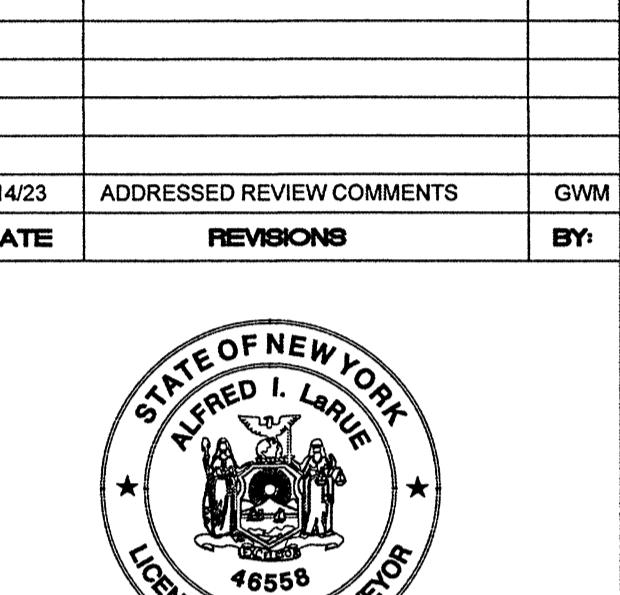
ADRESSED REVIEW COMMENTS

GWM

DATE

REVISIONS

BY:



DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 14-A, SECTION 465, ENTITLED DRAWING ALTERATION.
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SIGNATURE OF A LICENSED ENGINEER OR LAND SURVEYOR, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO IT, ITEM'S SEAL AND THE NOTATION 'ALTERED' FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

McMahon LaRue Associates

ENGINEERS AND SURVEYORS

822 HOLT ROAD
WEBSTER, NY 14580
(585)-436-1080
WWW.MCMAHON-LARUE.COM

CLIENT:

LB LAND DEVELOPMENT LLC
1140 CROSSPOINTE LANE, SUITE #5B
WEBSTER, NEW YORK 14580
585-545-5935
steve@redstonebuilders.com

PROJECT:

TALL BIRCH GLEN
TOWN OF WEBSTER

DRAWING

PHASE 2 SUBDIVISION PLAT

PART OF TOWN LOT 14
TOWNSHIP 14, RANGE 4

PHELPS AND GORHAM PURCHASE
TOWN OF WEBSTER, MONROE COUNTY
STATE OF NEW YORK

DESIGNED BY: AIL, GWM

DRAWN BY: JAT

CHECKED BY: AIL, GWM

SBL #: 050-01-01-030.1

PROJ. NO.: 1292-06

DATE: OCTOBER 2023

SCALE: 1" = 40'

3 SHEET
OF 9 CADD FILE

1292-06 base

CERTIFICATIONS TO TOWN OF WEBSTER:

A) IT IS HEREBY CERTIFIED THAT ALL LOTS SHOWN HEREON FULLY COMPLY WITH THE ZONING ORDINANCE (CHAPTER 225) 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. ALL SANITARY SEWERS ARE IN COMPLIANCE WITH THE SPECIFICATIONS AND SEWER POLICY OF THE TOWN OF WEBSTER.
C) ALL SANITARY SEWERS ARE IN COMPLIANCE WITH THE SPECIFICATIONS AND SEWER POLICY OF THE TOWN OF WEBSTER.
D) THE TRADE LEVEL AT THE FRONTAGE STREET LINE IS ONE-FORTH INCH PER FOOT ABOVE THE CENTER OF THE PROPOSED ROAD (WHEN APPLICABLE). GRADE LEVEL REQUIREMENTS HAVE BEEN WAIVED BY THE PLANNING BOARD DUE TO THE TOPOGRAPHY WITHIN THE SUBDIVISION.
E) THE AREA OCCUPIED BY THE RIGHT-OF-WAY FOR PUBLIC STREETS IS 0.592 ACRES. ALL RIGHT-OF-WAY INDICATED ON THIS MAP SHALL BE FOR THE PURPOSE OF INGRESS AND EGRESS, AND MAINTENANCE OF UTILITIES.

FILED 4/23/24 LIBER 368, OF MAPS PAGE 46

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES LISTED HERE UNDER THAT THIS MAP WAS MADE USING THE REFERENCE MATERIAL LISTED HEREON AND THE NOTES OF AN INSTRUMENT SURVEY PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS COMPLETED ON SEPTEMBER 18, 2017.

- KEYSTONE BUILDERS C/O STEVE PHILIPPONE

Alfred I. LaRue, N.Y.S.P.L.S # 046558

Signature