

MONROE COUNTY DEPARTMENT OF HEALTH
REALTY SUBDIVISION CONDITIONS OF APPROVAL:

1. THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE INSTALLED IN CONFORMITY WITH SAID 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 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 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 PLAN, OR IN THE CASE OF SALE OF DEVELOPED LOTS, THE OWNER OF THE SUBDIVISION SHALL FURNISH EACH PURCHASER 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 PRIOR TO AND DURING CONSTRUCTION, IF THE PROJECT WILL RESULT IN THE DISTURBANCE OF ONE ACRE OR MORE, COVERAGE UNDER THE NYDEC SPECIFICATIONS OF 0-15-002 FOR STORM WATER DISCHARGE 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 DEVELOPMENTAL FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME 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 CLERK'S OFFICE IN ACCORDANCE WITH ARTICLE III OF THE MONROE COUNTY SANITARY CODE

DIRECTOR OF PUBLIC HEALTH

BY PUBLIC HEALTH ENGINEER DATE

SITE DATA

- 1) TOTAL AREA OF PROPERTY TO BE DEVELOPED IS 22.382 ACRES. AREA OF SECTION TWO IS 9.186 ACRES (CONSISTING OF 3.588 ACRES FOR INDIVIDUAL LOTS, 1.124 ACRES FOR RIGHT OF WAY PURPOSES AND 4.456 ACRES FOR H.O.A. LANDS).
- 2) SECTION TWO CONSISTS OF 22 SINGLE FAMILY SEMI-DETACHED LOTS AND 3 TOWN HOME LOTS FOR A TOTAL OF 25 LOTS.
- 3) THE SITE IS ZONED WATERFRONT DEVELOPMENT (WFD).
- 4) OVERALL SITE DESCRIPTION ALLOWED PROVIDED
OVERALL SITE DENSITY** 57 UNITS 55 UNITS (21 TOWN HOME UNITS AND 34 SINGLE FAMILY SEMI-DETACHED UNITS)
OVERALL DENSITY / ACRES** 2.5 2.45
SECTION ONE TOTAL UNITS IS 30 (18 TOWN HOMES AND 12 SINGLE FAMILY SEMI-DETACHED).

DESCRIPTION TOWNHOUSE SINGLE FAMILY/SEMI-DETACHED

REQUIRED	PROVIDED	REQUIRED	PROVIDED
MINIMUM BUFFER	100	100	
MINIMUM WIDTH	20	40	20
MAXIMUM BUILDING LENGTH	165	125	40
MINIMUM BLDG AREA (SF)	1000	1500	1000
MAXIMUM BUILDING HEIGHT	30	30	30
DISTANCE TO HIGH WATER	25	25	25
DISTANCE TO H. OF W.	25	25	25
MIN. DISTANCE TO SIDE/REAR PROPERTY LINE	40	42	30
MAXIMUM DENSITY/UNITS/ACRE*	6	4.7	1.9**
MAX. IMPERVIOUS AREA (SEMI-DETACHED LOTS)		67%	55%

* BASED ON THE 20% OF TOTAL ACREAGE

** BASED ON CONVENTIONAL PLAN

*** BASED ON 80% OF TOTAL ACREAGE

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SINGLE FAMILY SEMI-DETACHED		TOWN HOMES	
LOT NUMBER	AREA	LOT NUMBER	AREA
201	0.142 AC	211	0.070 AC
202	0.139 AC	212	0.067 AC
203	0.140 AC	213	0.070 AC
204	0.139 AC		
205	0.140 AC		
206	0.139 AC		
207	0.140 AC		
208	0.171 AC		
209	0.172 AC		
210	0.162 AC		
214	0.184 AC		
215	0.180 AC		
216	0.253 AC		
217	0.161 AC		
218	0.140 AC		
219	0.139 AC		
220	0.145 AC		
221	0.139 AC		
222	0.140 AC		
223	0.139 AC		
224	0.140 AC		
225	0.139 AC		

NO.	DATE	REVISION	WTA	MOR
2	9/22/2020	REVISED PER TOWN COMMENTS		
1	2/5/2018	REVISED PER TOWN COMMENTS	OLA	DPB

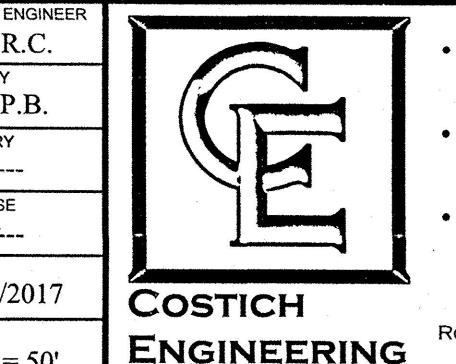
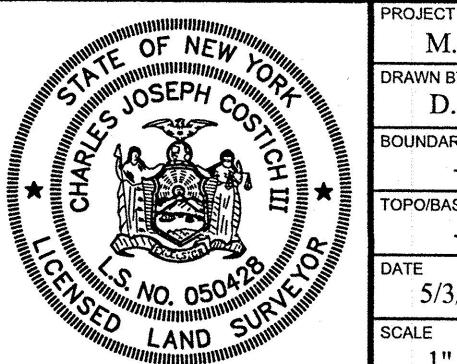
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COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LAND PLANNER, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS SUBJECT TO DISCIPLINE, TO INCLUDE STRIKE OFF, BY THE STATE OF NEW YORK STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. IT IS ALSO A VIOLATION OF LAW FOR ANY PERSON TO ALTER A SIGNATURE OR SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

2 9/22/2020 REVISED PER TOWN COMMENTS

1 2/5/2018 REVISED PER TOWN COMMENTS

NO. DATE REVISION BY CHKD. APVLS

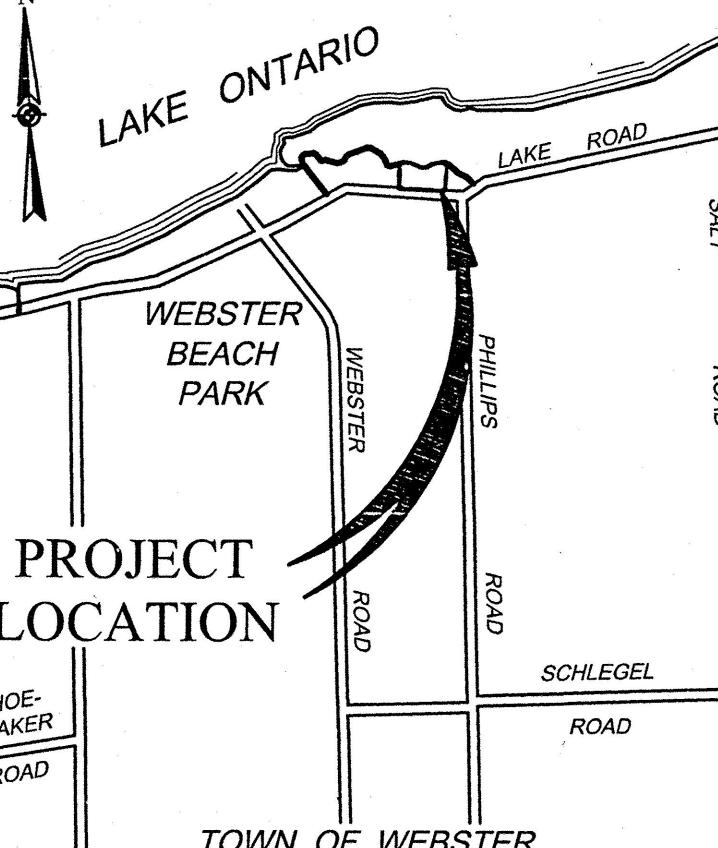


CIVIL
ENGINEERING
LAND
SURVEYING
LANDSCAPE
ARCHITECTURE

TITLE OF PROJECT
CREEK'S EDGE SUBDIVISION
SECTION 2
TITLE OF DRAWING
PLAT MAP
LOCATION OF PROJECT
TAX PARCEL L.D. 036-030-01-008, PART OF TOWN LOT 17,
SECTION 12, TOWNSHIP 14, RANGE 4, PHELPS AND GORHAM PURCHASE,
TOWN OF WEBSTER, COUNTY OF MONROE, STATE OF NEW YORK
CLIENT
HEGEDORN ASSOCIATES &
APTO DEVELOPMENT
339 HORN RD, APT 101, ALBANY, NY 14450
PHONE: 518-232-2350
DWG. # 4610.02
VS-100
SHEET 2 OF 9

REFERENCES

1. MAP ENTITLED "PORTION OF LANDS OF THE AMANDA B. LAUER ESTATE" PREPARED BY CARL C. COOMAN, C.E., L.S. DATED JUNE 27, 1952 AND HAVING DRAWING NO. 79.
2. MAP ENTITLED "GIANFORTE-METLIDI SUBDIVISION" PREPARED BY R. RONALD KREILING C.E., L.S. DATED NOVEMBER 18, 1985 HAVING DRAWING NO. 85-1689 AND FILED IN THE MONROE COUNTY CLERKS OFFICE IN LIBER 237 OF MAPS, PAGE 95.
3. MAP ENTITLED "BRIANS LANDING SUBDIVISION" PREPARED BY R. RONALD KREILING C.E., L.S. DATED JULY 13, 1984 HAVING DRAWING NO. 84-1373 AND FILED IN THE MONROE COUNTY CLERKS OFFICE AT LIBER 229 OF MAPS, PAGE 89.
4. MAP PREPARED FOR THE OFFICE OF THE COUNTY SUPERINTENDENT OF HIGHWAYS: LAKE ROAD - WEBSTER - 1952; STA 1+80.7 TO 10+14; MAP 1 PARCEL.
5. MAP PREPARED FOR THE OFFICE OF THE COUNTY SUPERINTENDENT OF HIGHWAYS: LAKE ROAD - WEBSTER - 1952; STA 1+80.7 TO 10+14; MAP 1 PARCEL REVISIED DATED OCTOBER 15, 1952.
6. MAP ENTITLED "OESTREICH SUBDIVISION" PREPARED BY WILAM A. SEYMOUR L.S. DATED DECEMBER 19, 2003 LAST REVISED MAY 12, 2004 AND FILED IN THE MONROE COUNTY CLERKS OFFICE AT LIBER 320 OF MAPS, PAGE 34.
7. LIBER 9521 OF DEEDS, PAGE 270.
8. MAP ENTITLED "COASTAL VIEW SUBDIVISION - SECTION ONE - FINAL PLAN" PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 825-8, DATED 10/10/2002 LAST REVISED 11/25/2002 AND FILED IN THE MONROE COUNTY CLERKS OFFICE AT LIBER 320 OF MAPS, PAGE 34.
9. MAP ENTITLED "COASTAL VIEW SUBDIVISION - SECTION TWO - PLAT MAP" PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 825-8, DATED 04/12/2002 LAST REVISED 10/10/2002 AND FILED IN THE MONROE COUNTY CLERKS OFFICE AT LIBER 320 OF MAPS, PAGE 34 ON 11/26/2002.
10. MAP ENTITLED "COASTAL VIEW SUBDIVISION - SECTION TWO - PHASE B1 - PLAT MAP" PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 825-6, DATED 12/04/2000 HAVING NO REVISION DATE AND FILED IN THE MONROE COUNTY CLERKS OFFICE AT LIBER 330 OF MAPS, PAGE 23 ON 01/24/2007.
11. MAP ENTITLED "COASTAL VIEW SUBDIVISION - SECTION TWO - PHASE B2 - PLAT MAP" PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 825-7, DATED 12/04/2000 HAVING NO REVISION DATE AND FILED IN THE MONROE COUNTY CLERKS OFFICE AT LIBER 346 OF MAPS, PAGE 2 ON 08/10/2013.
12. MAP ENTITLED "CREEKS EDGE SUBDIVISION - SECTION 1" PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER C2-100, DATED 1/14/2015 LAST REVISED 5/19/2015 AND FILED IN THE MONROE COUNTY CLERKS OFFICE AT LIBER 350 OF MAPS, PAGE 34 ON 05/10/2015.



SURVEY NOTES

1. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREAS OF CONSTRUCTION, FOR DESCRIPTIVE AND SURVEY DATA ON CONTROL MONUMENTS.
2. THE CONTRACTOR AND CONTRACTORS ATTENTION IS DIRECDED TO LOCAL LAW NO. 6 OF 1971, REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTROYING OF GEODETIC SURVEY MONUMENTS, COORDINATES SHOWN HEREON REFER TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, WESTERN ZONE, TRANSVERSE MERCATOR PROJECTION, USING THE FOLLOWING MONUMENTS:
1127 (N.Y.G.S.) 1937 N=1192.020.28 (ELEVATION = 291.601) (NGVD 29)
1128-1 (N.Y.G.S.) 1940 N=1188.745.34 (ELEVATION = 290.89) (NAD 88)
E-080.81.36 (NAD 1927)
3. USING A COMBINED FACTOR OF 1.000322 TIES TO MONUMENTS WERE MADE USING APPROPRIATE PROCEDURES TO OBTAIN AN INDICATED ACCURACY OF 1:10,000 OR BETTER.
4. ALL DISTANCES SHOWN ON THIS MAP ARE REFERENCED TO THE GROUND.
5. THIS PROJECT IS LESS THAN 1200 FEET FROM THE NEAREST MONROE COUNTY MONUMENTATION.

CERTIFICATION

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

MONROE COUNTY DEPT. OF TRANSPORTATION

APPROVED: _____

DATE: _____

APPLICATIONS FOR PERMITS WILL NOW BE ACCEPTED.
THIS PROJECT APPROVAL IS VALID FOR TWO (2) YEARS.

MONROE COUNTY SURVEYORS OFFICE:

This plan is prepared in accordance with the provisions of Section 100-1, Article 14 of the General Municipal Law and the Monroe County Monumentation Law. A separate approval is required for site construction. For the General Municipal Law:

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 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 GRADE LEVEL AT THE FRONT OF THE BUILDING LINE IS 1/4 INCH PER FOOT ABOVE THE CENTER OF THE ROAD, OR WHEN APPLICABLE, GRADE LEVEL REQUIREMENTS HAVE BEEN WAIVED 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 0.700 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 TRANSFER TO A PRIVATE OWNER AT ANY TIME.

g) THE GRADE LEVEL AT THE FRONT OF THE BUILDING LINE IS 1/4 INCH PER FOOT ABOVE THE CENTER OF THE ROAD, OR WHEN APPLICABLE, GRADE LEVEL REQUIREMENTS HAVE BEEN WAIVED BY THE PLANNING BOARD DUE TO TOPOGRAPHY WITHIN THE SUBDIVISION.

h) IT IS HEREBY CERTIFIED THAT THE EASEMENT SHALL BE FOR THE PURPOSE OF INGRESS AND EGRESS, AND MAINTENANCE OF UTILITIES, AND THE TOWN MAY ALSO ASSIGN THE EASEMENT FOR TRANSFER TO A PRIVATE OWNER AT ANY TIME.

i) THE AREA OCCUPIED BY THE RIGHT-OF-WAY FOR PUBLIC ROADS OR STREETS IS 0.700 ACRES.

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q) THE AREA OCCUPIED BY THE RIGHT-OF-WAY FOR PUBLIC ROADS