

T.M.# 124.05-1-1
1725 SCRIBNER
ROAD
AREA: 445,750 Sqft.
10.19 Acres

LOT 14 TO BE DEDICATED
TO THE TOWN OF PENFIELD

LOCATION SKETCH

- SITE DATA**
- 1.) TAX ACCOUNT NO. : 124.05-01-1
 - 2.) PARCEL TOTAL AREA : 10.19 ACRES
 - 3.) ZONING : EXISTING: R-1-20 RESIDENTIAL
PROPOSED: TOWN LAW 278
 - 4.) R-1-20 USE: 13 SINGLE FAMILY HOMES
TOWN LAW 278 USE: 13 SINGLE FAMILY HOMES
TOTAL NUMBER OF LOTS: 14
LOT 14 BEING DEDICATED TO THE TOWN OF PENFIELD
 - 5.) LOT SIZE: R-1-20 TOWN LAW 278
20,000 S.F. 9,450 S.F. (MIN.)
 - 6.) LOT WIDTH: R-1-20 TOWN LAW 278
100' 75'
 - 7.) SETBACKS: R-1-20 TOWN LAW 278
FRONT 50' 35' MIN.
SIDE 10' 5' MIN. 15' BTWN. STRUCTURES
REAR 30' 20' MIN.
 - 8.) WOODLOT EPD PERMIT REQUIRED

I, the undersigned Treasurer of Monroe County
Pursuant to Sec 334 of the Real Property Law
Certify all Monroe County Taxes and School
Taxes against the land described herein have
Been paid through 8/31/20
Robert Franklin
Monroe County Treasurer
By: *[Signature]* Dated: 8/19/20

This plat is approved in accordance with the provisions of
Section 239-K, 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:
N/A
Count Highway Superintendent Date
For the Monroe County Monumentation Law:
By: *[Signature]* Dated: 8/19/20
Monroe County Surveyors Office Date

SIGHT DISTANCE
POSTED SPEED LIMIT = 35 M.P.H.
REQUIRED SITE DISTANCE (AT PROPOSED RD.)
INTERSECTION SIGHT
DISTANCE LEFT TURN FROM STOP = 390'
OBSERVED DISTANCE (AT PROPOSED ROAD)
DISTANCE LEFT = 500'+
DISTANCE RIGHT = 500'+

IRONDEQUOIT BAY SOUTH CENTRAL PURE WATERS DISTRICT
Review Number: 2260
Conforms to Monroe County
Pure Waters Master Plan
By: *[Signature]* 11/19/19
Signature Date

APPROVED BY: *[Signature]* DATE: 9-26-19
PLANNING BOARD CHAIRPERSON
APPROVED BY: *[Signature]* DATE: 10-23-19
TOWN CLERK
APPROVED BY: *[Signature]* DATE: 9/27/19
DIRECTOR OF PUBLIC WORKS
APPROVED BY: *[Signature]* DATE: 11-20-19
MONROE COUNTY WATER AUTHORITY
APPROVED BY: _____ DATE: _____
PROPERTY OWNER

NO.	REVISION	APP.	DATE
1	TOWN PRC REVIEW COMMENTS	NES	4/20/19
2	MCWA REVIEW COMMENTS	NES	6/10/19
3	MCDPH REVIEW COMMENTS	NES	6/10/19
4	TOWN PRC REVIEW COMMENTS	NES	9/16/19
5	TOWN PRC REVIEW COMMENTS	NES	9/25/19



DSB Engineers and Architects, P.C. 2394 Ridgeway Avenue, Suite 201, Rochester, New York 14606 ph: 585-271-5230 fax: 585-271-3488	
PROJECT SHADY ROCK SUBDIVISION PART OF LOT 54, TOWNSHIP 15, RANGE 4 OF THE Phelps & Gorham Purchases, Town of Penfield, Monroe County, New York	
DRAWING TITLE FINAL PLAT PLAN	
CLIENT R.B. Land Company, LLC 1140 CROSSPOINTE LANE, SUITE 8 WEBSTER, N.Y. 14580	
PROJ. NO. 08-12034	DWG. BY N.E.S.
DESIGN BY N.E.S.	APPROVED D.E.S.
DATE 01/19/19	SCALE 1"=50'
DWG. NO. 2 OF 8	

R. P. T. S. A. MAP NO. 25749

1252.42' N00°43'38"W
1253.24' deed
(N00°44'54"W REF. #3)

46,307 sq. ft.
1.063 acres

29,017 sq. ft.
0.666 acres

19,292 sq. ft.
0.443 acres

12,052 sq. ft.
0.277 acres

11,233 sq. ft.
0.258 acres

10,021 sq. ft.
0.230 acres

10,051 sq. ft.
0.231 acres

13,869 sq. ft.
0.318 acres

162,800 sq. ft.
3.737 acres

37,770 sq. ft.
0.867 acres

10,080 sq. ft.
0.231 acres

10,080 sq. ft.
0.231 acres

10,080 sq. ft.
0.231 acres

13,860 sq. ft.
0.318 acres

SURVEY NOTES:

THE HORIZONTAL DATUM (NAD 1927) TO THE N.Y.S. PLANE COORDINATE SYSTEM, WESTERN ZONE, TRANSVERSE MERCATOR SYSTEM, BEARINGS SHOWN HEREON ARE REFERENCED TO GRID. DISTANCE SHOWN ARE GROUND. SURVEY WORK FOR THIS MAP WAS COMPLETED TO AN ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.

MONUMENTS:

171A(MCGS)1970 N=1,150,908.065 E=793,055.685
171B(MCGS)1970 N=1,150,906.178 E=790,475.512
COMBINED FACTOR = 0.9999783

EASEMENTS:

- 1) TO ROCHESTER GAS AND ELECTRIC FILED DEC. 20, 1962 AS LIBER 3453 OF DEEDS PAGE 546 - FOR GAS MAINS 27 FEET WEST OF CENTERLINE OF SCRIBNER ROAD.
- 2) TO ROCHESTER GAS AND ELECTRIC FILED JULY 14, 1936 AS LIBER 1769 OF DEEDS PAGE 27 - POLE LINE ALONG WEST SIDE OF SCRIBNER ROAD

REFERENCES:

1. CHARLES F. MALTA TO DANIEL H. OWEN BY DEED FILED 10/31/1972 AS LIBER 4349 OF DEEDS, PAGE 169.
2. "SCRIBNER ESTATES, SECTION 1", FILED 9/10/1962 AS LIBER 155 OF MAPS, PAGE 32.
3. "FOREST PARK SUBDIVISION - SECTION 2", FILED 6/15/1976 AS LIBER 199 OF MAPS, PAGE 83.
4. "FOREST PARK SUBDIVISION - SECTION 3", FILED 5/18/1977 AS LIBER 203 OF MAPS, PAGE 26.
5. "VAN DYKE SUBDIVISION", FILED 9/27/1995 AS LIBER 285 OF MAPS, PAGE 92.
6. FRONTIER ABSTRACT AND RESEARCH SERVICES, INC. SEARCH #510314 LAST DATED JULY 7, 2017
7. MAP OF A SURVEY PREPARED FOR 1725 SCRIBNER ROAD BY MAGDE LAND SURVEYING, P.C. LAST DATED JAN. 8, 2018



Copyright 2018
MAGDE LAND SURVEYING, P.C.
All rights reserved

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7200, subdivision 2, of the New York State Education Law.

Only boundary survey maps with the surveyor's enclosed seal are genuine true and correct copies of the surveyor's original work and opinion.

Geotitles herein are not transferable. The location of underground improvements or encroachments are not always known and often must be estimated.

WE, MAGDE LAND SURVEYING, P.C., HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF A FIELD SURVEY COMPLETED ON JANUARY 29, 2018 AND FROM THE REFERENCES LISTED HEREON. SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL
Douglas M. Magde, L.S. LIC. #049557
11/19/19

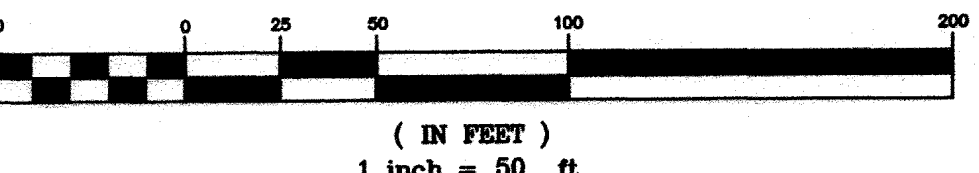


Monroe County Department of Public Health
Realty Subdivision Approval
This is to certify that approved plans for Water Supply and Sewage Disposal for this project are on file in the office of the Monroe County Department of Public Health. Consent is hereby given for the filing of this map in the Monroe County Clerk's Office in accordance with Article III of the Monroe County Sanitary Code
Director of Public Health
By: *[Signature]* 11/21/19
Public Health Engineer Date

LEGEND:

- BOUNDARY LINE
- CENTERLINE OF ROAD
- EXIST. R.O.W. LINE
- EXIST. PROPERTY LINE
- EXIST. PAYMENT
- PROP. R.O.W.
- PROP. LOT LINE
- SETBACK LINE
- EXIST. BUILDING LINE
- EXIST. BASEMENT LINE
- PROP. BASEMENT LINE
- LOT NUMBER

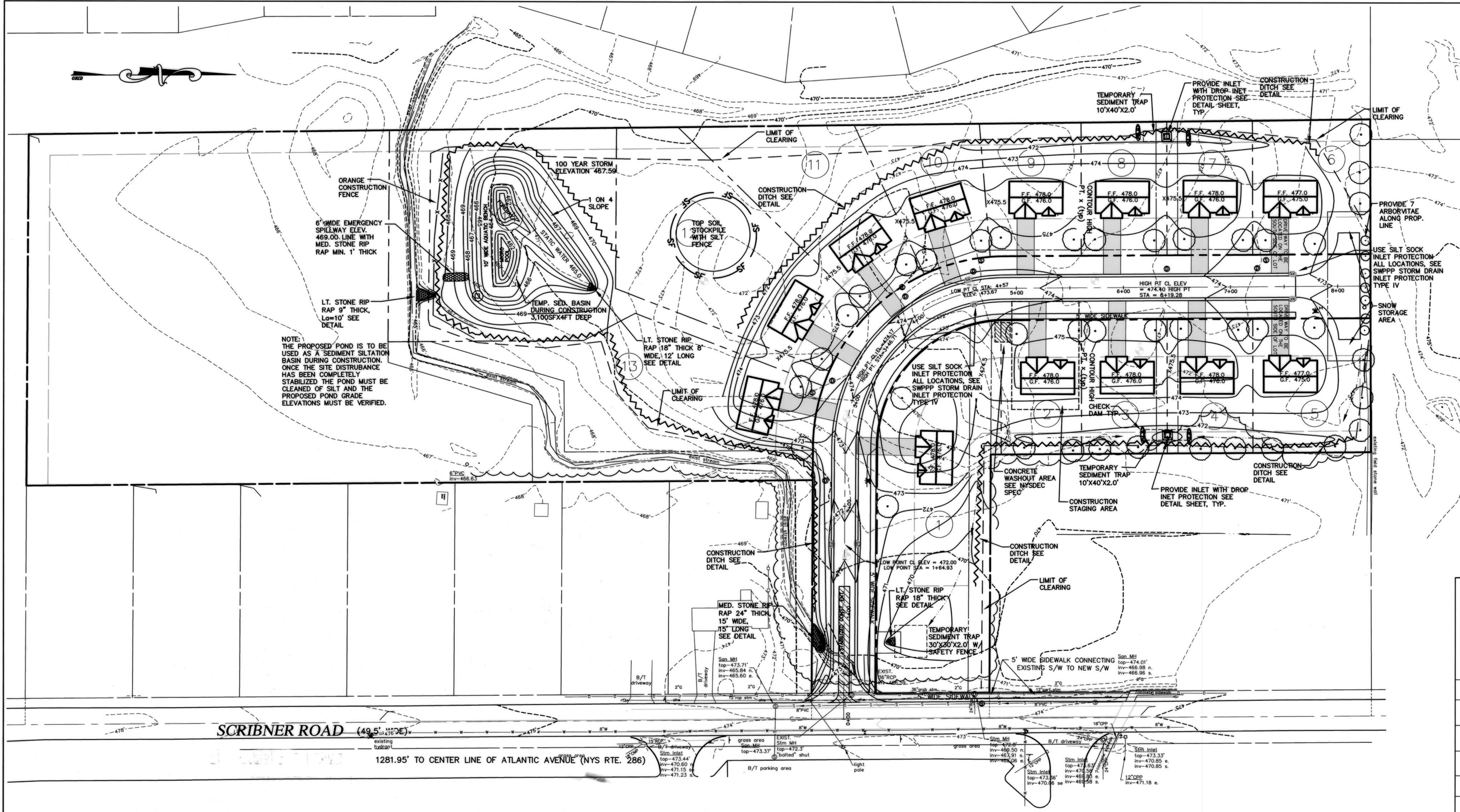
GRAPHIC SCALE



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.



LEGEND:

- 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
- EXIST. CONTOUR LINE
- PROP. CONTOUR LINE
- PROP. SPOT ELEVATION
- PROP. SILT FENCE

DEEP HOLE LOCATION

CHECK DAM

STREET TREE

R.I. SILT FENCE PROTECTION

C.B. INLET PROTECTION

- GRADING 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, DETAILS AND SPECIFICATIONS.
 4. SEE DETAILS AND NOTES FOR STABILIZATION DETAIL, 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. SOIL RESTORATION REQUIREMENTS:
 - A. AREAS OF TOPSOIL STRIPPED WITH NO CHANGE IN GRADE
 - *AERATE SUBSOIL AND APPLY 6 INCHES OF TOPSOIL
 - B. AREAS OF CUT AND FILL
 - *APPLY 3 INCHES OF COMPOST OVER SUBSOIL
 - *TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12" USING A TRACTOR MOUNTED DISC
 - *ROCK PICK UNTIL UPLIFTED ROCK MATERIALS OF 4" AND LARGER ARE CLEARED OFF THE SITE
 - *APPLY TOPSOIL TO A DEPTH OF 6" MIN.
 - *VEGETATE AS REQUIRED BY APPROVED PLAN.
 7. APPROXIMATE AREA OF DISTURBANCE IS 4.4 ACRES.

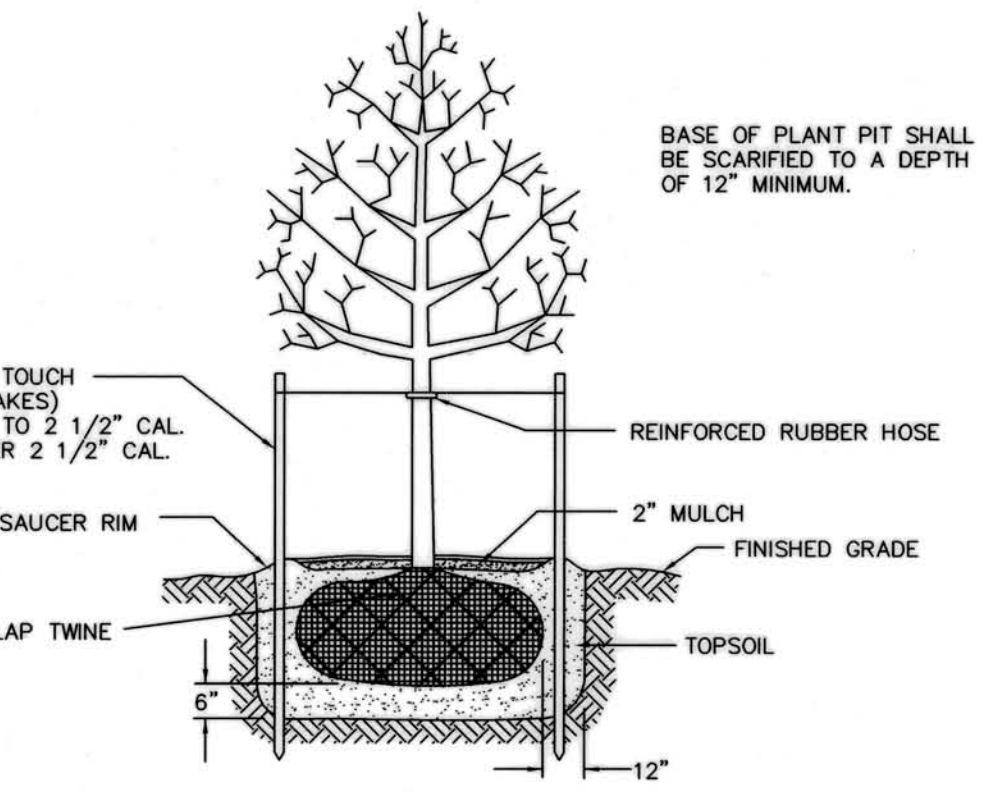
STREET/LOT TREE LIST

THE FOLLOWING LIST HAS THREE (3) DIFFERENT SPECIES (LINDEN AND MAPLE ARE TO BE IN THE FRONT YARD, TWO TREES/LOT. THE CONIFERS ARE TO BE IN THE REAR YARD, TWO TREES/LOT. EXACT LOCATION TO BE FIELD DETERMINE FOR ADDED SCREENING TO EAST ADJACENT PROPERTY AND 8 CONIFERS AT THE NORTH END OF THE PROJECT. 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 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)	QTY.	SIZE	SPACING
CONIFER	BLUE SPRUCE	14	4'-5' HGHT.	FIELD LOCATED PER NOTE ABOVE
LINDEN	GREEN SPIRE	13	2 1/2" CAL.	AS SHOWN
MAPLE	SUGAR MAPLE	13	2 1/2" CAL.	AS SHOWN
CONIFER	EASTERN ARBORVITAE	7	4'-5' HGHT.	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 STREET TREES ARE TO BE PLANTED A MINIMUM OF FIVE (5) FT. OUTSIDE OF ANY SANITARY SEWER OF STORM SEWER EASEMENT.



TYPICAL TREE PLANTING DETAIL
N.T.S.

CONSTRUCTION SEQUENCE:

- PRIOR TO CLEARING EARTHWORK THE SITE CONTRACTOR IS TO INSTALL ALL EROSION CONTROL MEASURES AS FOLLOWS:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL ON DETAIL SHEET.)
 2. SILT FENCE TO BE PROVIDED AS SHOWN, SEE DETAILS ON DETAIL SHEET.
 3. IF TOPSOIL IS STRIPPED AND STOCKPILED, PROVIDE APPROPRIATE RUNOFF MEASURES.
 4. THE STORM WATER MANAGEMENT FACILITY (POND) IS TO BE CONSTRUCTED BEFORE ANY STORM SYSTEM WORK. AS GRADING IS COMPLETE PROVIDE EROSION CONTROL METHODS PER PLAN AND NYSDEC SPECIFICATION.
 5. CONSTRUCT AND STABILIZE ALL SWALES AS SOON AS GRADING IS COMPLETE PROVIDE EROSION CONTROL METHODS PER PLAN AND NYSDEC SPECIFICATION.
 6. STABILIZE ALL DISTURBED SLOPES 1 ON 4 OR STEEPER WITH AN ACCEPTABLE SLOPE EROSION MAT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SILTATION AND EROSION CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER REVEGETATION HAS BEEN ESTABLISHED.
 8. STABILIZATION MEASURES (TEMPORARY OR PERMANENT SEEDING/MULCHING, GEOTEXTILE, ETC.) MUST BE INITIATED WITHIN 14 DAYS (5 ACRES OR LESS DISTURBANCE), WITHIN 7 DAYS (MORE THAN 5 ACRES DISTURBANCE)
 9. FOR ADDITIONAL EROSION CONTROL MEASURES, DETAILS AND SPECIFICATIONS SEE SWPPP.
 10. PROVIDE ORANGE CONSTRUCTION SAFETY FENCE AROUND POND AND SILT SINK SEDIMENT TRAP LOCATIONS DURING CONSTRUCTION (RECOMMENDED)

CERTIFICATION OF COMPLIANCE WITH SPDES GENERAL PERMIT # GP-0-15-002

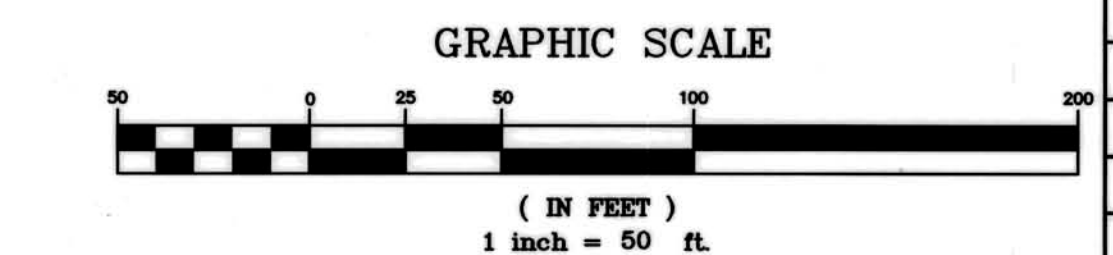
THE STORMWATER POLLUTION PREVENTION PLANS REFLECT COLLEGE REQUIREMENTS FOR STORMWATER MANAGEMENT AND SEDIMENT CONTROL. TO ENSURE COMPLIANCE, THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. OTHER APPLICABLE REQUIREMENTS FOR SEDIMENT AND EROSION SITE PLANS (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 WATER QUALITY STANDARDS. FURTHERMORE, I UNDERSTAND THAT CERTIFYING FALSE, INCORRECT OR INACCURATE INFORMATION IS 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): _____ DATE: _____

CONTACTOR(S): _____ DATE: _____



NO.	REVISION	APP.	DATE
1	TOWN PRC REVIEW COMMENTS	NES	4/20/19
2	MCWA REVIEW COMMENTS	NES	6/10/19
3	MCDGH REVIEW COMMENTS	NES	6/10/19
4	TOWN PRC REVIEW COMMENTS	NES	9/16/19
5	TOWN PRC REVIEW COMMENTS	NES	9/25/19



DSB Engineers and Architects, P.C.
2394 Ridgeview Avenue, Suite 201, Rochester, New York 14626
ph. 585-971-9299 fax 585-971-9488

PROJECT
SHADY ROCK SUBDIVISION
PART OF LOT 54, TOWNSHIP 13, RANGE 4 OF THE PHELPS & GORHAM PURCHASE, TOWN OF PENTICE, MONROE COUNTY, NEW YORK

DRAWING TITLE
GRADING AND EROSION CONTROL PLAN

CLIENT
R.B. Land Company, LLC
1140 CROSSPOINTE LANE, SUITE 8
WEBSTER, N.Y. 14580

PROJ. NO. 08-12034
DWG. BY N.E.S.
DESIGN BY W.F.B.
APPROVED D.E.S.
DATE 01/19/19
SCALE 1"=50'
DWG. NO. 4 OF 8

APPROVED BY: *Maureen K. Kelt* DATE: 9/27/19
ENGINEERING AND PLANNING

APPROVED BY: *Alan E. Harty* DATE: 9-26-19
PLANNING BOARD CHAIRPERSON

APPROVED BY: *Eric T. Tab* DATE: 9/27/19
DIRECTOR OF PUBLIC WORKS