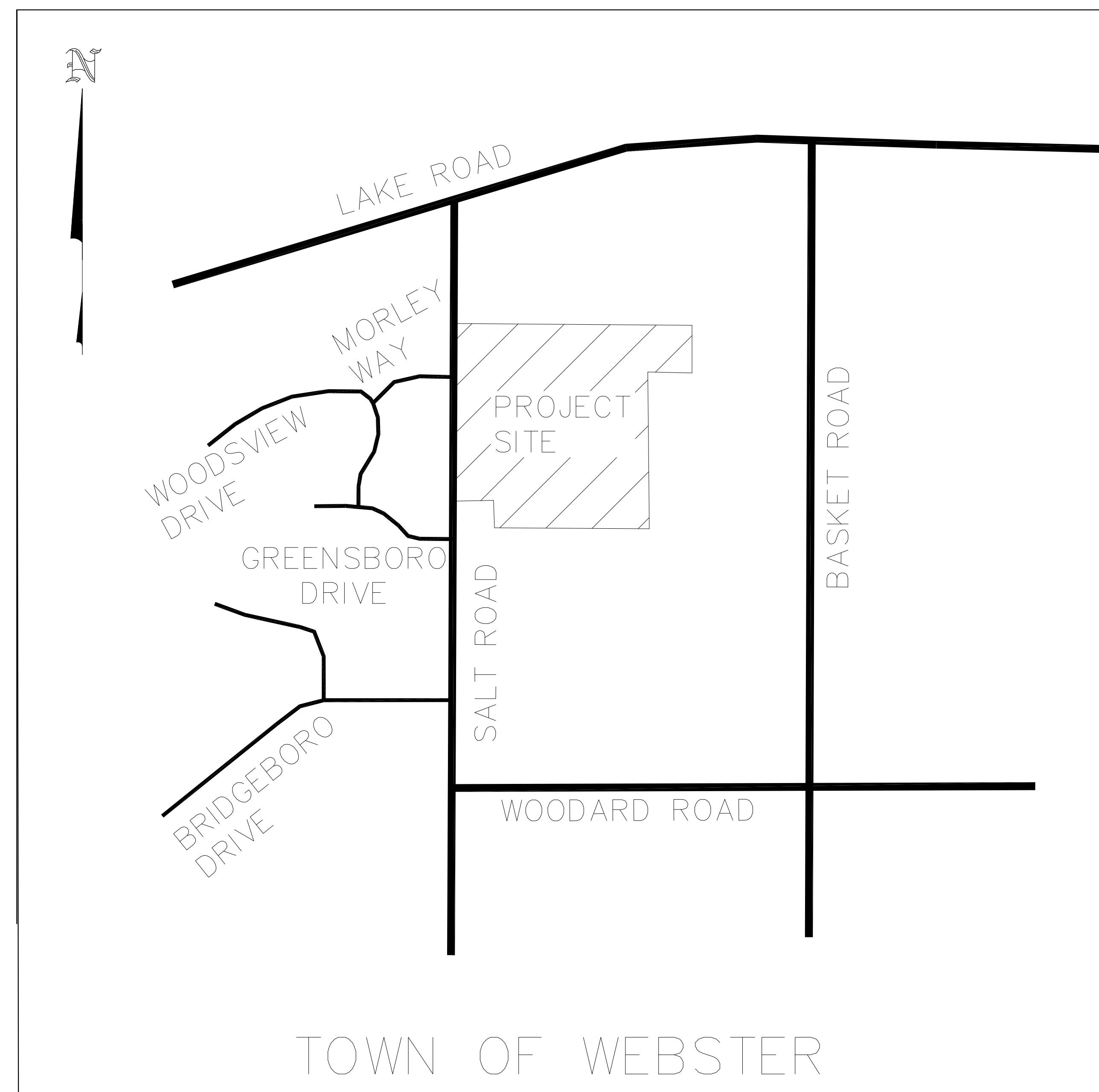


ABERDEEN ESTATES SUBDIVISION

FINAL PHASE 1

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
7-10	DETAILS & NOTES

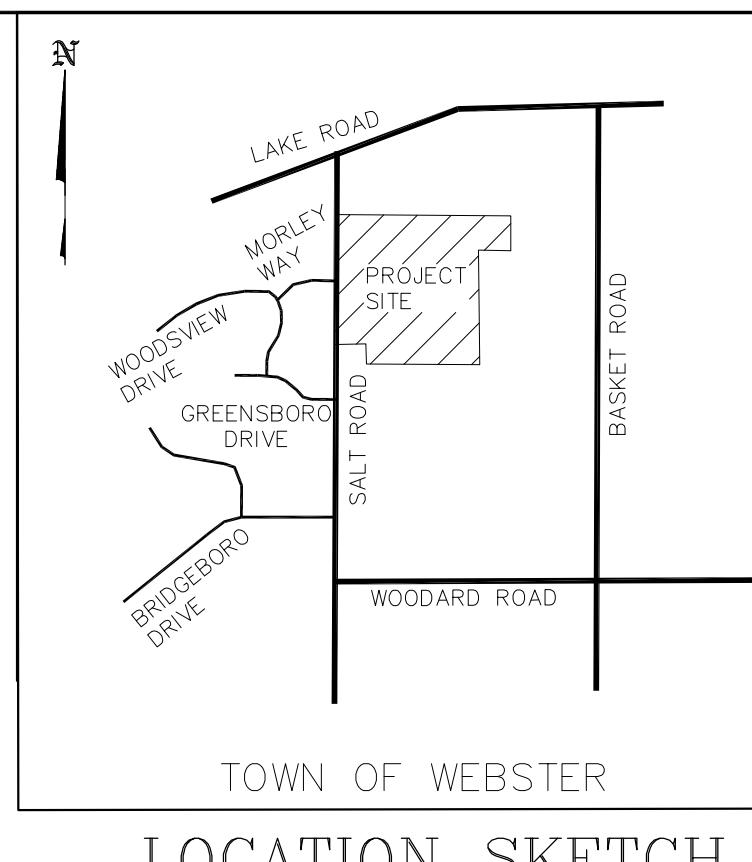
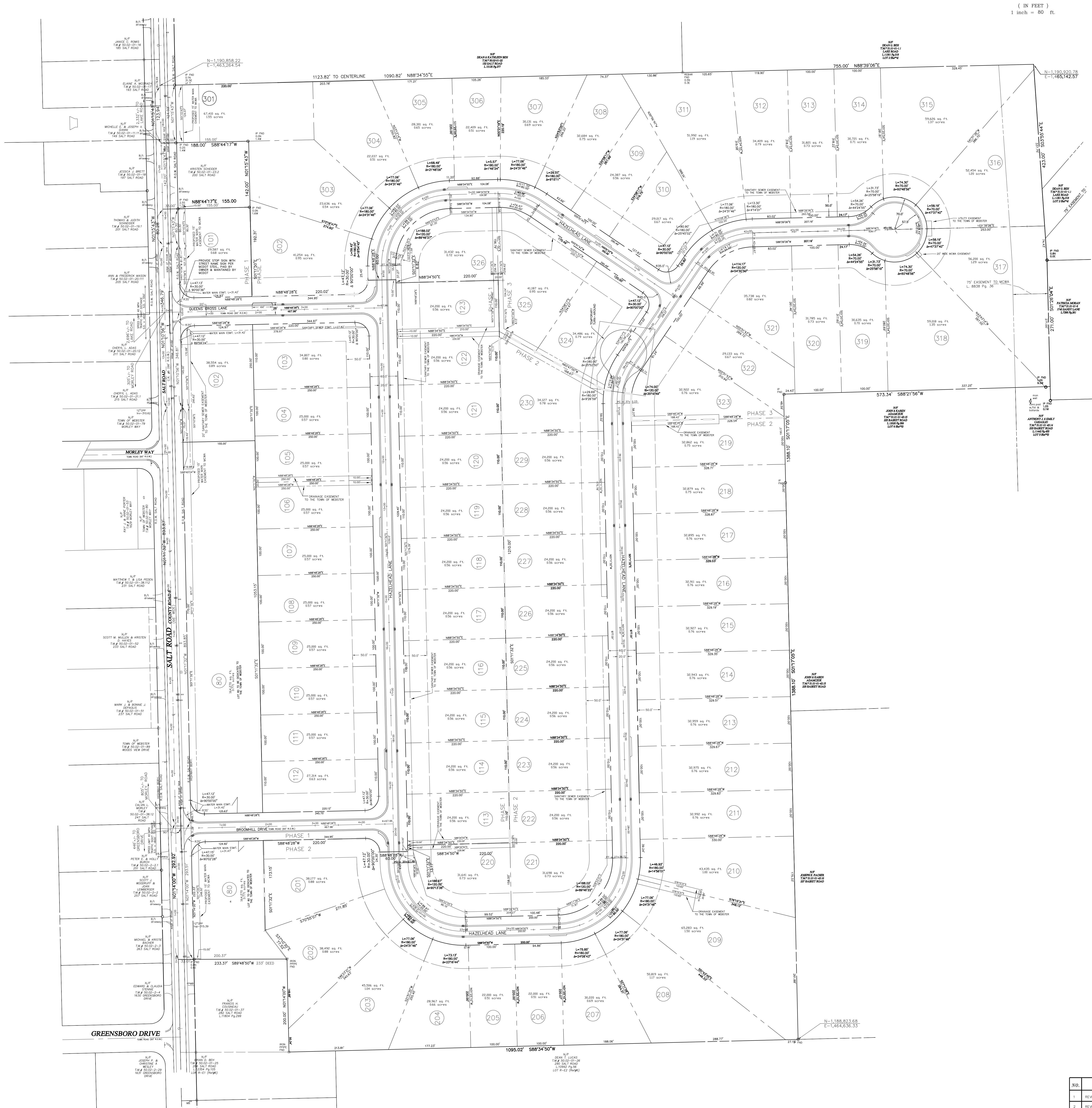
INDEX OF MCDOT DRAWINGS:

DRAWING NO.	DRAWING NAME
1	OVERALL SITE PLAN
2	SALT ROAD PLAN
3	SALT RD. UTILITY PLAN
4	SALT RD. GRADING PLAN
5	DETAILS & NOTES
6	LOT 301 & CULVERT CROSSING

DSB Engineers 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

4-10-2023
1 REVISED PLAN FOR SECOND DEDICATED ENTRANCE
3/21/22



APPROVED BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN

APPROVED BY: _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS

APPROVED BY: _____ DATE: _____
ASSESSOR

NO.	REVISION	DATE
1	REVISED PLAN FOR SECOND DEDICATED ENTRANCE	3/21/23
2	REVISED UTILITY AND GRADING PER TOWN COMMENTS	3/21/23
3	REVISED LOT LINE, EASEMENTS PER TOWN COMMENTS	3/21/23
4	REVISED FIRE HYDRANT APRONS PER TOWN COMMENT	4/21/23

DSB Engineers and Architects, P.C.

2394 Ridgeway Avenue, Suite 200, Rochester, New York 14606

ph. 585-271-5280 fax 585-271-3688

PROJECT: ABERDEEN ESTATES SUBDIVISION

PART OF LOTS 21 & 23, TOWNSHIP 14, RANGE 4 OF THE PHEIPS & GORHAM PURCHASE, TOWN OF WEBSTER, MONROE COUNTY, NEW YORK

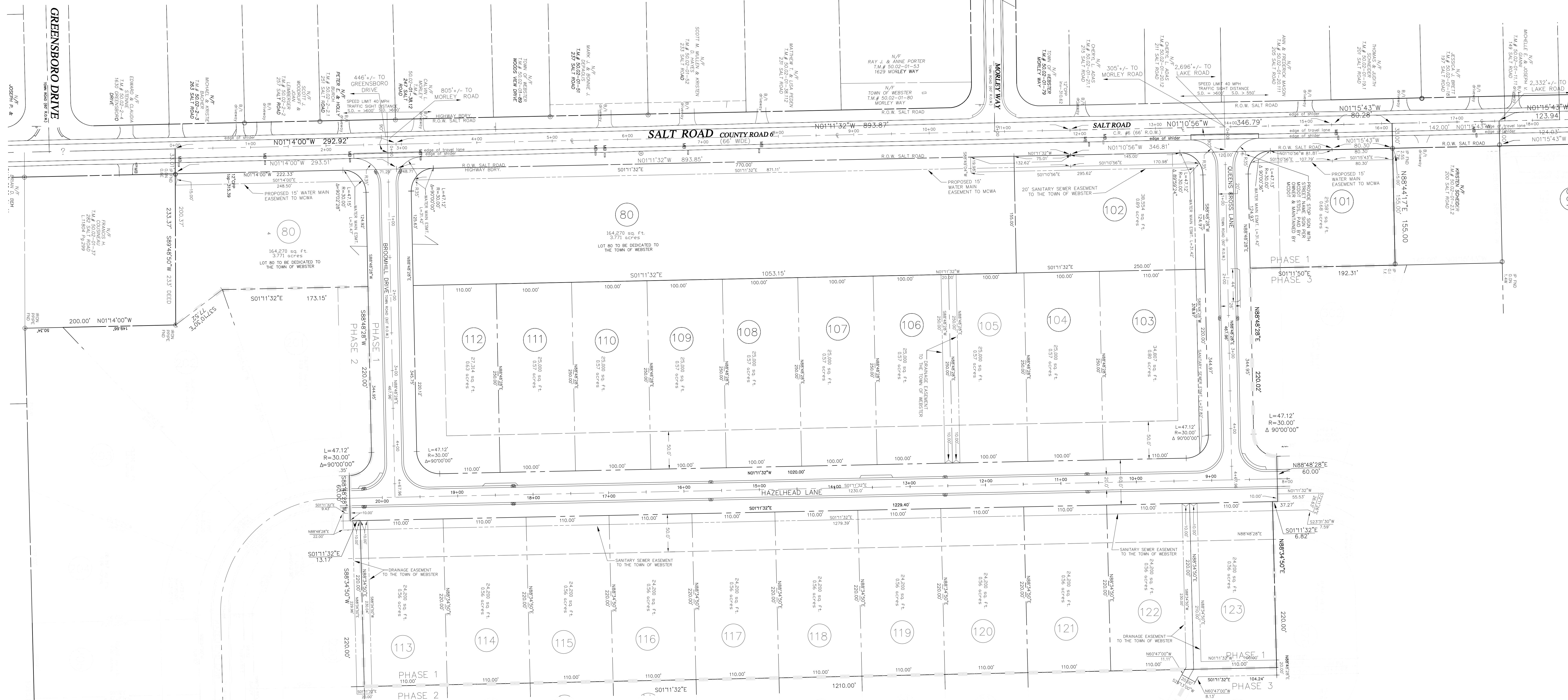
DRAWING TITLE: OVERALL PLAT

CLIENT: FOREST CREEK EQUITY CORP.

3240 CHILD AVENUE

ROCHESTER, NY 14624

PROJ. NO. 21-12034 D.W.S. D.E.S. DESIGN BY APPROVED BY DATE: 4/26/23 SCALE: 1" = 80' D.W.C. D.E.S.



Monroe County Department of Public Health
Realty Subdivision Approval
This is to certify that approved plans for Water Supply and Sewerage System 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.

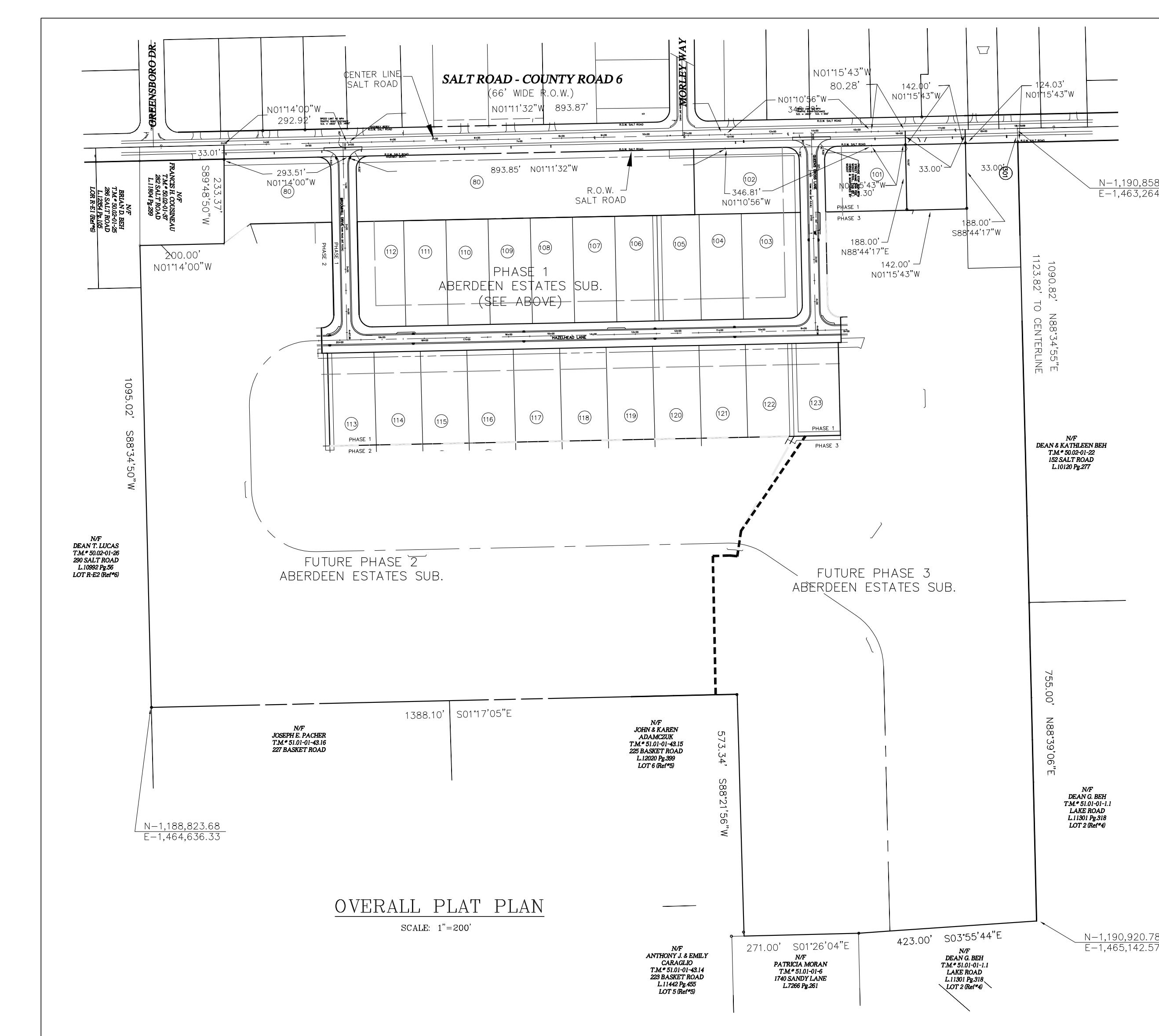
By Public Health Engineer Date

This plan is approved in accordance with the provisions of Section 239-A of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for the lot described herein have been paid though:

Robert Franklin
Monroe County Treasurer
By Dated:

Court Highway Superintendent Date
For the Monroe County Monumentation Law.

Monroe County Surveyors Office Date



CONDITIONS OF APPROVAL FOR REALTY SUBDIVISION

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 SYSTEM ARE ESTABLISHED IN CONFORMANCE WITH THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.
2. AN ORIGINAL REALTY SUBDIVISION MAP APPROVED THIS DATE SHALL BE FILED IN THE OFFICE OF THE CLERK OF MONROE COUNTY FOR RECORDING 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 A DEVELOPMENT, THE APPROVED PLAN OR A COPY OF THE APPROVED PLAN FOR EACH PURCHASER WITH AN ACCURATE "AS-BUILT" PLAN DEPICTING ALL INSTALLED FACILITIES AND CONSTRUCTION.
4. ADEQUATE EROSION/SATURATION CONTROL MEASURES SHALL BE EMPLOYED PRIOR TO AND DURING CONSTRUCTION. THE PROJECT WILL RESULT IN THE DISCHARGE OF STORMWATER INTO A STREAM. THE NYSED SPDES GENERAL PERMIT GP-0-15-002 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES WILL BE OBTAINED.
5. NO LOT OR REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS APPROVED BY THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH. APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE MOPB BASED UPON THE DEVELOPMENT ACTS AND CONDITIONS OF THE APPROVAL. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
6. PRIVATE WELLS AND PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEMS SHALL NOT LONGER BE CONSTRUCTED OR USED AFTER PUBLIC FACILITIES BECOME AVAILABLE.

SEWER USE LAW NOTE:

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

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

REFERENCES:

1. CAROLINE SMITH TO WILLIAM M. & MARTHA M. SMITH BY DEED FILED 4/27/1998 AS LIBER 8999 OF DEEDS.
2. "BRIARWOOD SUBDIVISION - SECTION 2, PHASE A", FILED 9/18/2014 AS LIBER 348 OF MAPS, PAGE 74.
3. "BRIARWOOD SUBDIVISION - SECTION 1", FILED 9/18/2014 AS LIBER 349 OF MAPS, PAGE 75.
4. PLAN OF LAND "THE ESTATE OF ANASTASIA L. MARTIN", FILED 8/23/2012 AS LIBER 344 OF MAPS, PAGE 16.
5. "BRIARWOOD SUBDIVISION - SECTION 1", FILED 9/18/2014 AS LIBER 350 OF MAPS, PAGE 76.
6. "RESDIVISION OF WOODARD MANOR, INC., LOTS D & E", FILED 7/7/1980 AS LIBER 214 OF MAPS, PAGE 29.
7. "YAGER SUBDIVISION - SECTION 2", FILED 2/25/2000 AS LIBER 174 OF MAPS, PAGE 76.
8. "YAGER SUBDIVISION - SECTION 2", FILED 2/25/2000 AS LIBER 175 OF MAPS, PAGE 77.
9. NO ABSTRACT OF TITLE PROVIDED FOR SURVEY.

COMBINED FACTOR = 1.0000385

CONDITIONS OF APPROVAL MONROE COUNTY DEPT. OF HEALTH

1. THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE SYSTEM ARE ESTABLISHED IN CONFORMANCE WITH THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.

2. THAT NO LOT OR REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS APPROVED BY THIS SUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.

3. THAT AN ORIGINAL SUBDIVISION MAP, APPROVED THIS DATE, SHALL BE FILED IN THE OFFICE OF THE CLERK OF MONROE COUNTY.

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 A DEVELOPMENT, THE APPROVED PLAN OR A COPY OF THE APPROVED PLAN FOR EACH PURCHASER WITH AN ACCURATE "AS-BUILT" PLAN DEPICTING ALL INSTALLED FACILITIES AND CONSTRUCTION.

5. THAT ADEQUATE EROSION/SATURATION CONTROL MEASURES SHALL BE EMPLOYED PRIOR TO AND DURING CONSTRUCTION. THE PROJECT WILL RESULT IN THE DISCHARGE OF STORMWATER INTO A STREAM. THE NYSED SPDES GENERAL PERMIT GP-0-15-002 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES WILL BE OBTAINED.

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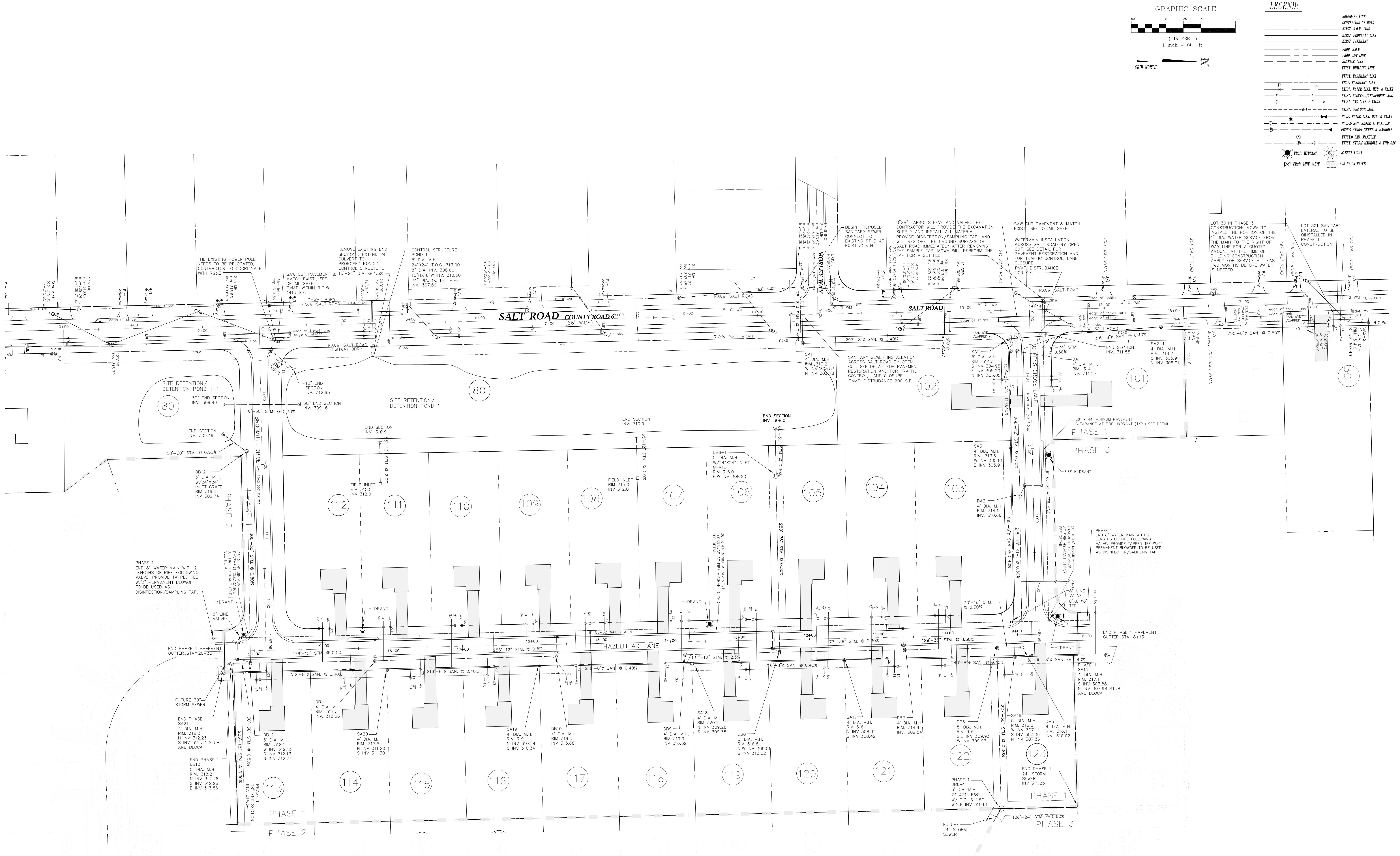
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57. THAT ADEQUATE ERO



APPROVED BY: _____ DATE: _____
 PLANNING BOARD CHAIRPERSON

APPROVED BY: _____ DATE: _____
 COMMISSIONER OF PUBLIC WORKS

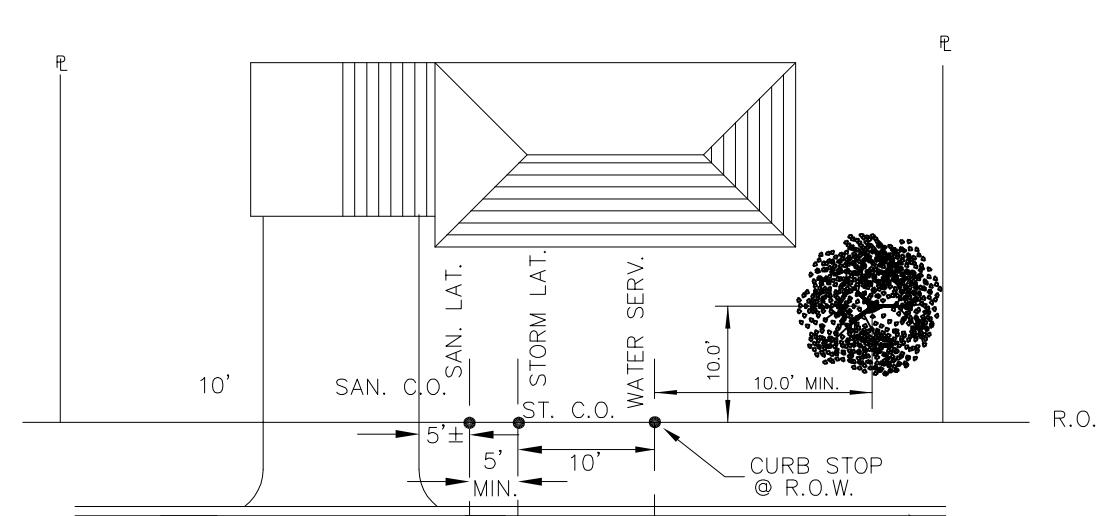
APPROVED BY: _____ DATE: _____
 TOWN ASSESSOR

APPROVED BY: _____ DATE: _____
 FIRE MARSHALL

APPROVED BY: _____ DATE: _____
 HIGHWAY SUPERINTENDENT

APPROVED BY: _____ DATE: _____
 WEBSTER SEWER DISTRICT

APPROVED BY: _____ DATE: _____
 MONROE COUNTY WATER AUTHORITY



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 LAW OF THE STATE OF NEW YORK AND THE MONROE COUNTY SANITARY SEWER PLANNING AND REGULATORY DISTRICT EASMENT NOTE.

ALL EXISTING AND/OR PROPOSED RODGEE BAY SOUTH CENTRAL PURCHASE WATER DISTRICT EASMENTS ARE TO BE MAINTAINED IN THE FIELD BY AN EASMENT HOLDER. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT. THIS WILL NOT BE THE RESPONSIBILITY OF THE IESPCO.

Monroe County Department of Public Health

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

By: Public Health Engineer Date

By: Public Health Engineer Date

NO.	REVISION	DATE	DSB Engineers and Architects, P.C.
1	TOWN OF WEBSTER PRC COMMENTS	8/12/21	259 Ridgeway Avenue, Webster, New York 14560 ph. 585-271-3239 fax 585-271-3268
2	MCWA COMMENTS	9/11/21	
3	MCDPH COMMENTS	8/12/21	
4	MCWA COMMENTS	10/14/22	
5	REVISED LT. AND GR. PER TOWN COMMENTS	3/31/23	
6	REVISED LT. AND GR. PER TOWN COMMENTS	6/6/23	


PROJECT: ABERDEEN ESTATES SUBDIVISION
 PART OF LOTS 31 & 23, TOWNSHIP 14, RANGE 4 OF THE PHELPS & GORHAM PURCHASE, TOWN OF WEBSTER, MONROE COUNTY, NEW YORK

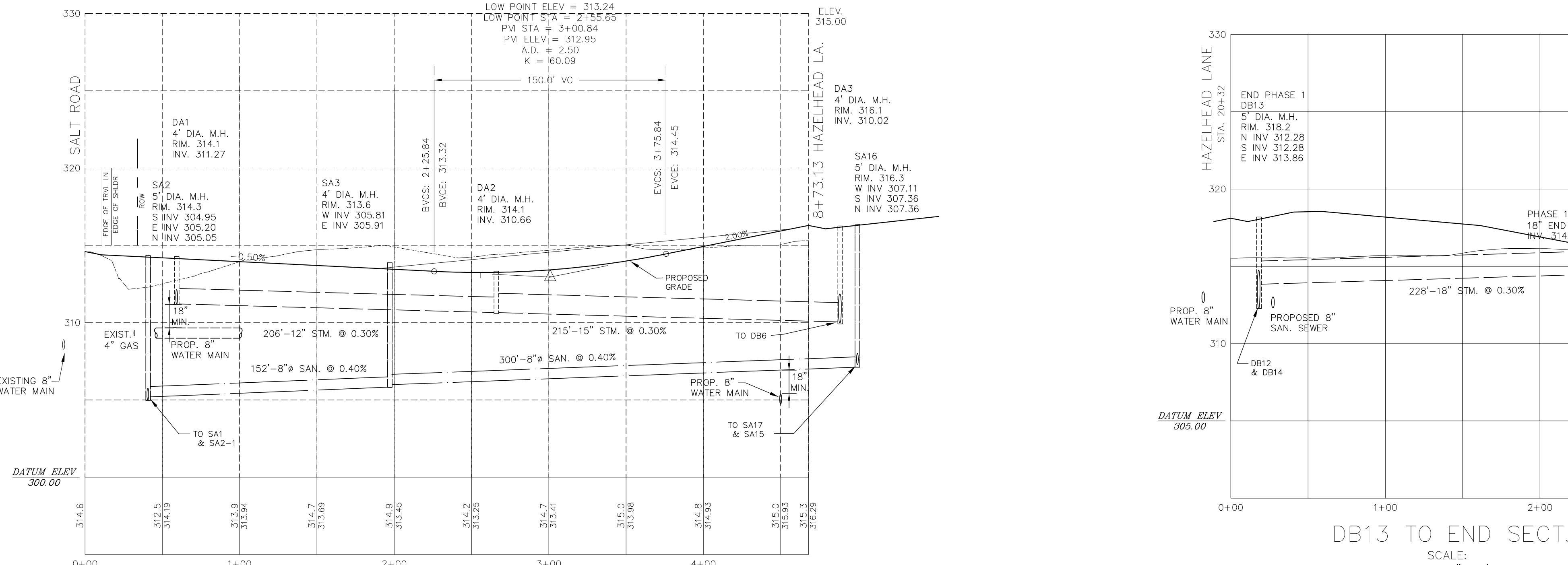
DRAWING TITLE: UTILITY PLAN FINAL PHASE 1

CLIENT: FOREST CREEK EQUITY CORP
 3240 CHILI AVENUE
 ROCHESTER, NY 14624

PROJ. NO. 21-10204 Dwg. No. 470-23 Dwg. No. 470-23 Dwg. No. 470-23

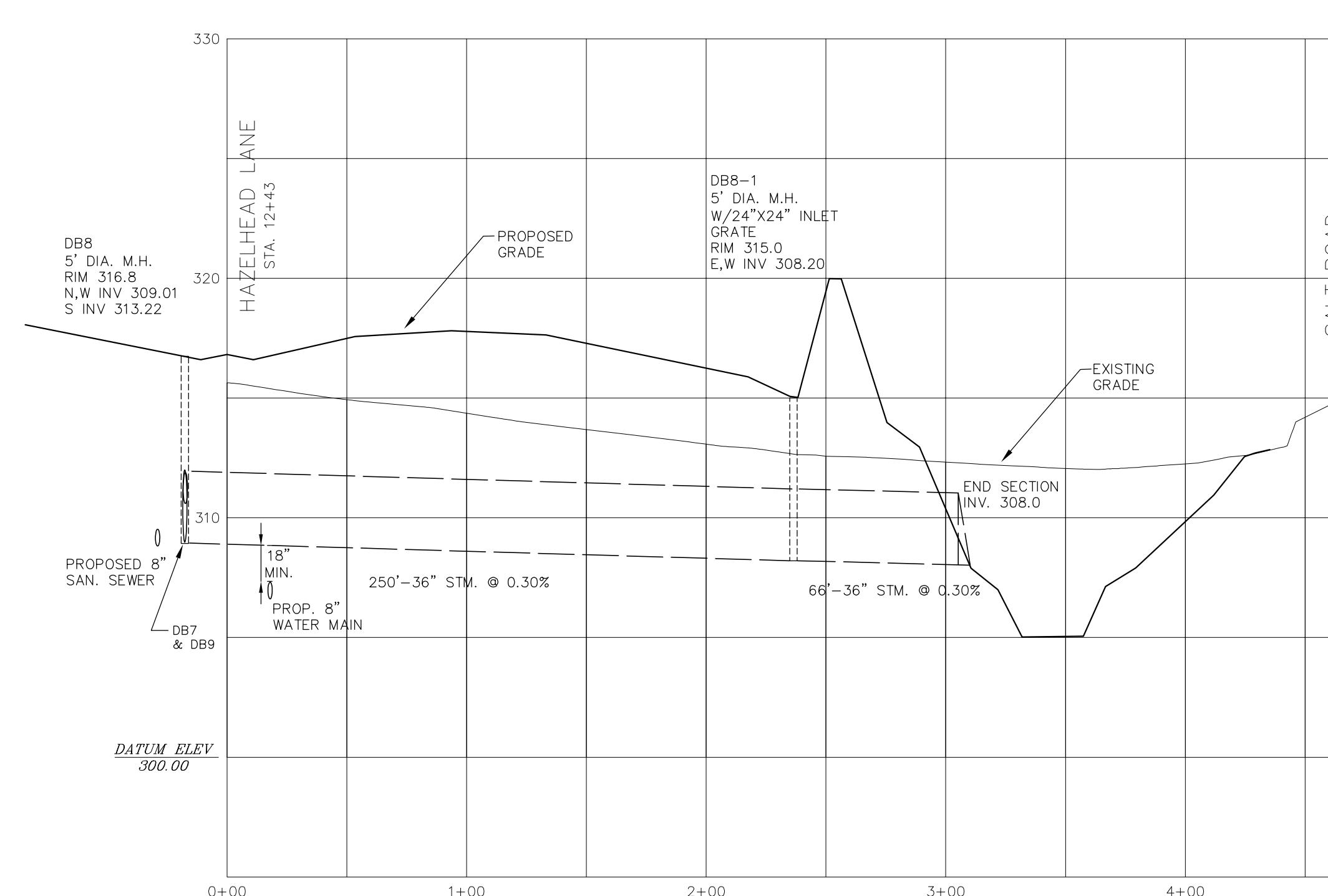
PROJ. NO. 470-23 Dwg. No. 470-23 Dwg. No. 470-23





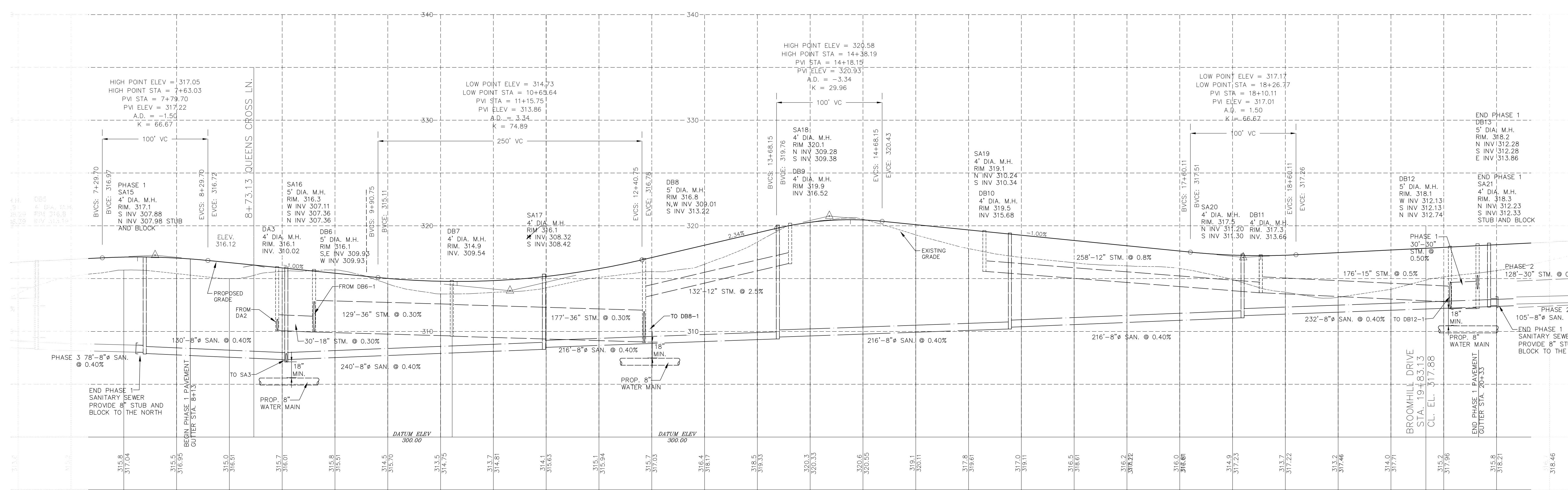
QUEENS CROSS LANE

SCALE:
HORIZ. 1"=50'
VERT. 1"=5'



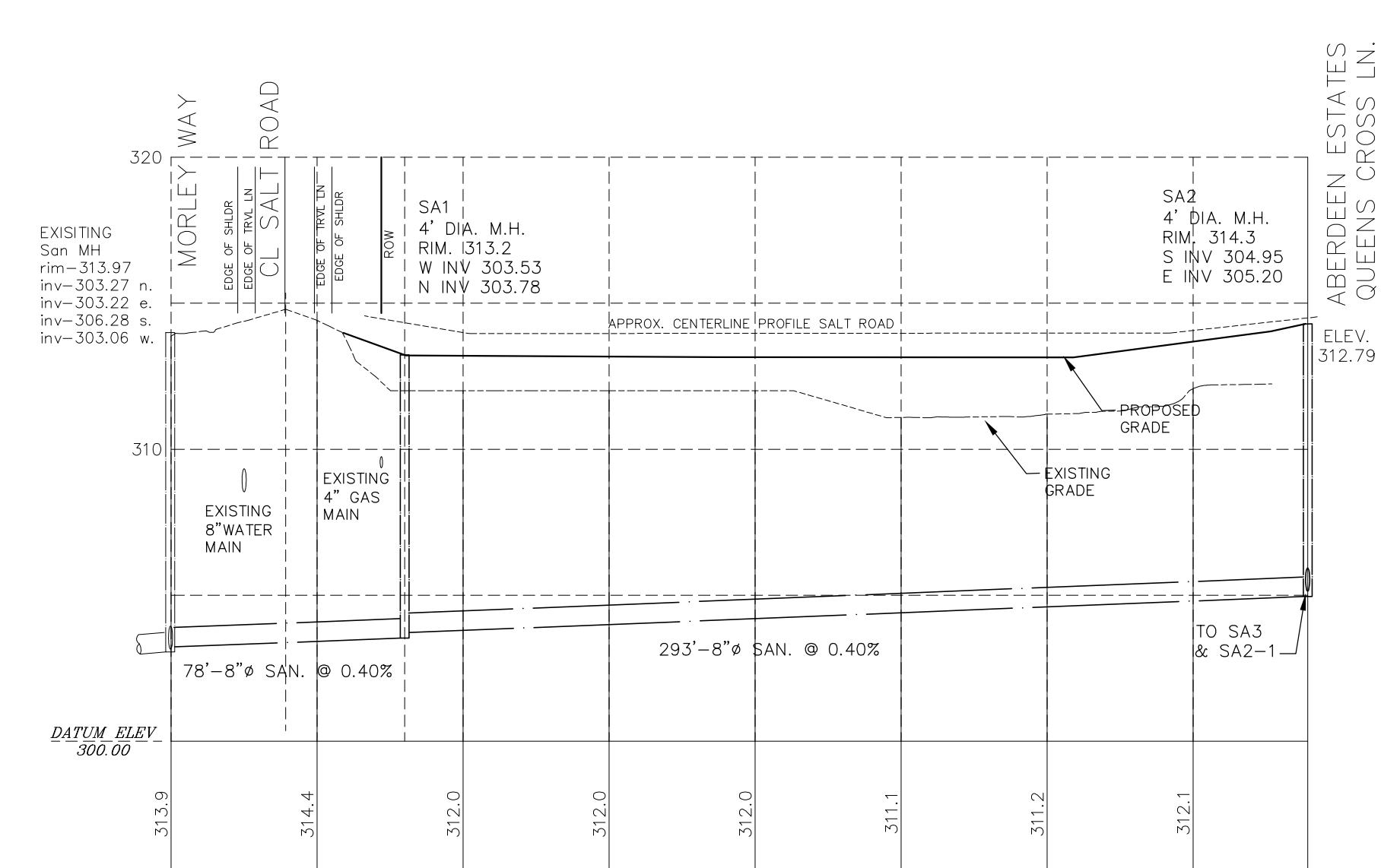
DB8 TO POND

SCALE:
HORIZ. 1" =
VERT. 1" =



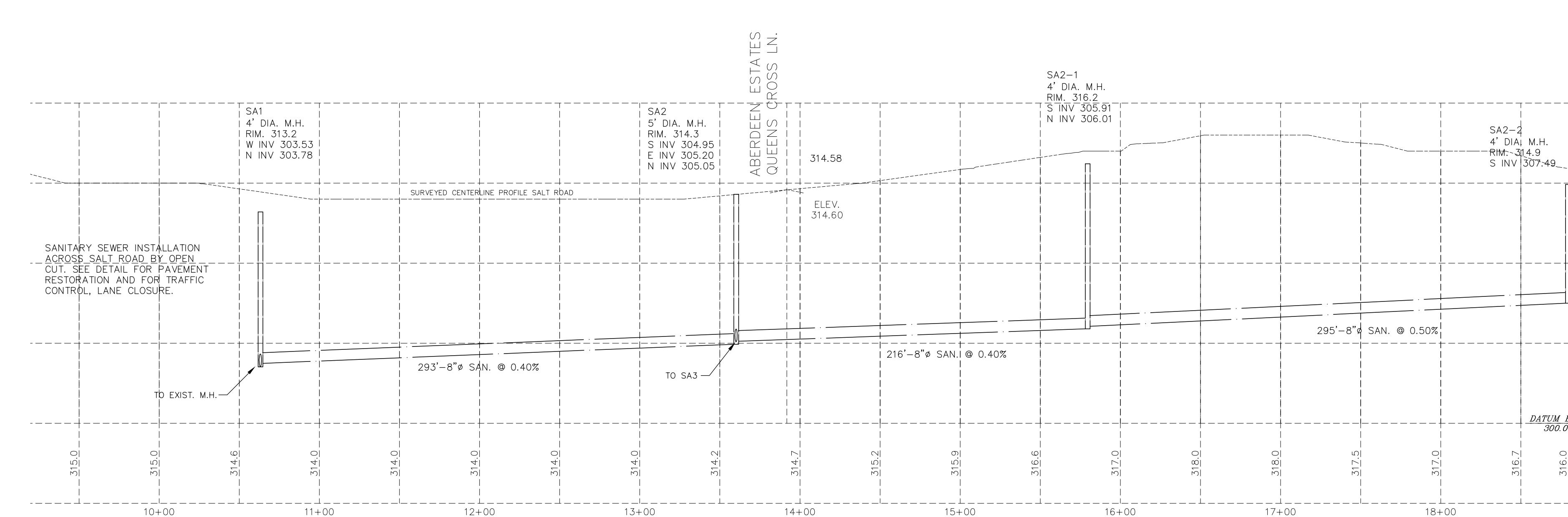
HAZEL HEAD | ANF

MAZELLA
SCALE:
HORIZ. 1"=
VERT. 1"=



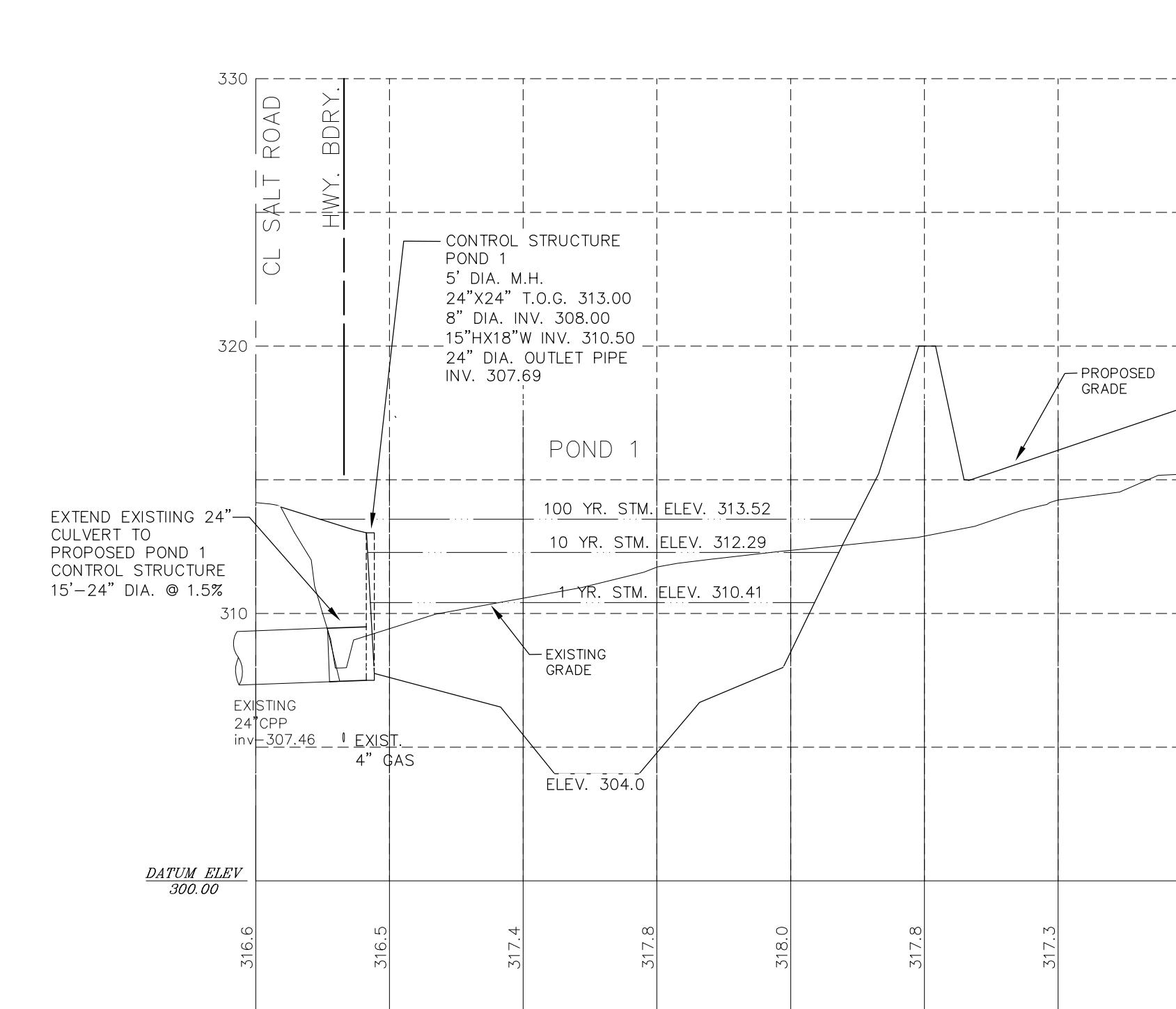
EXISTING SAN MUL TO SAN

EXISTING SAN. M.

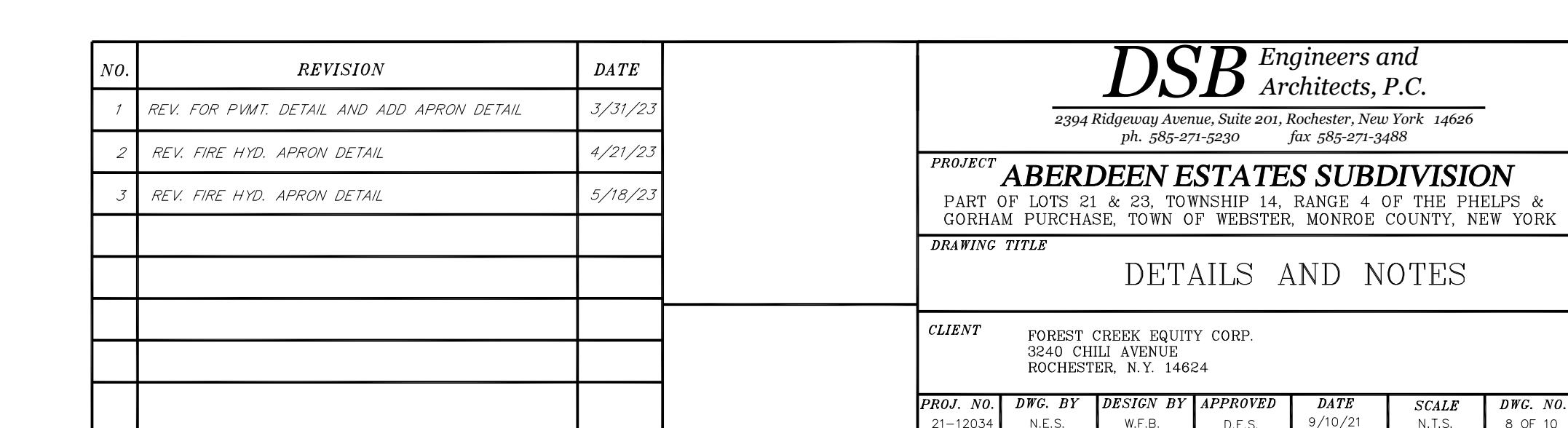
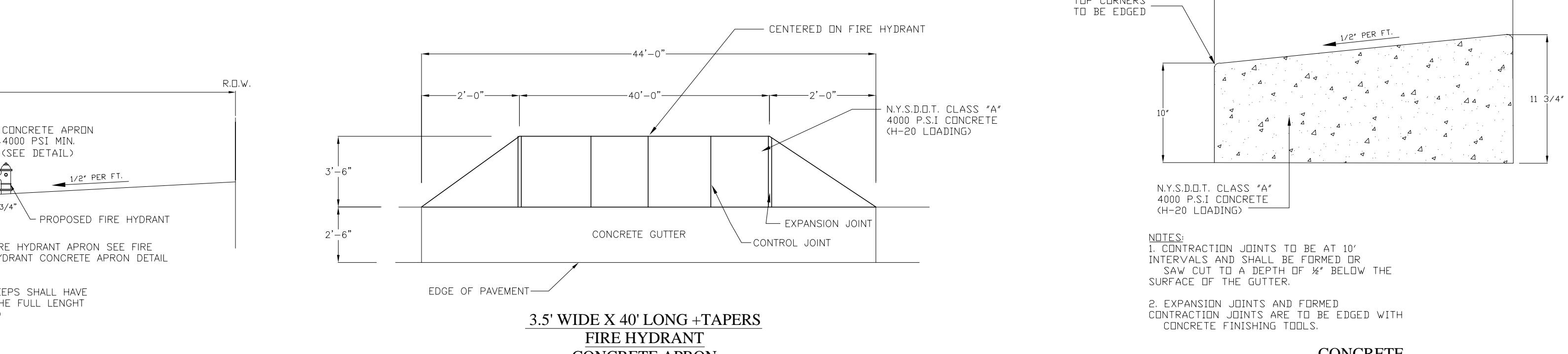
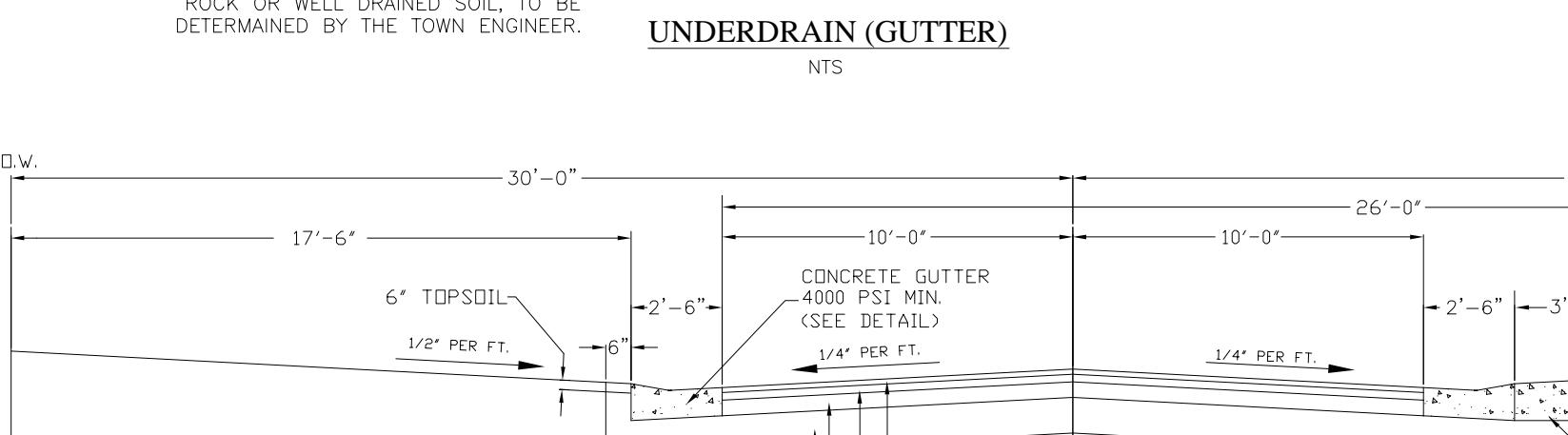
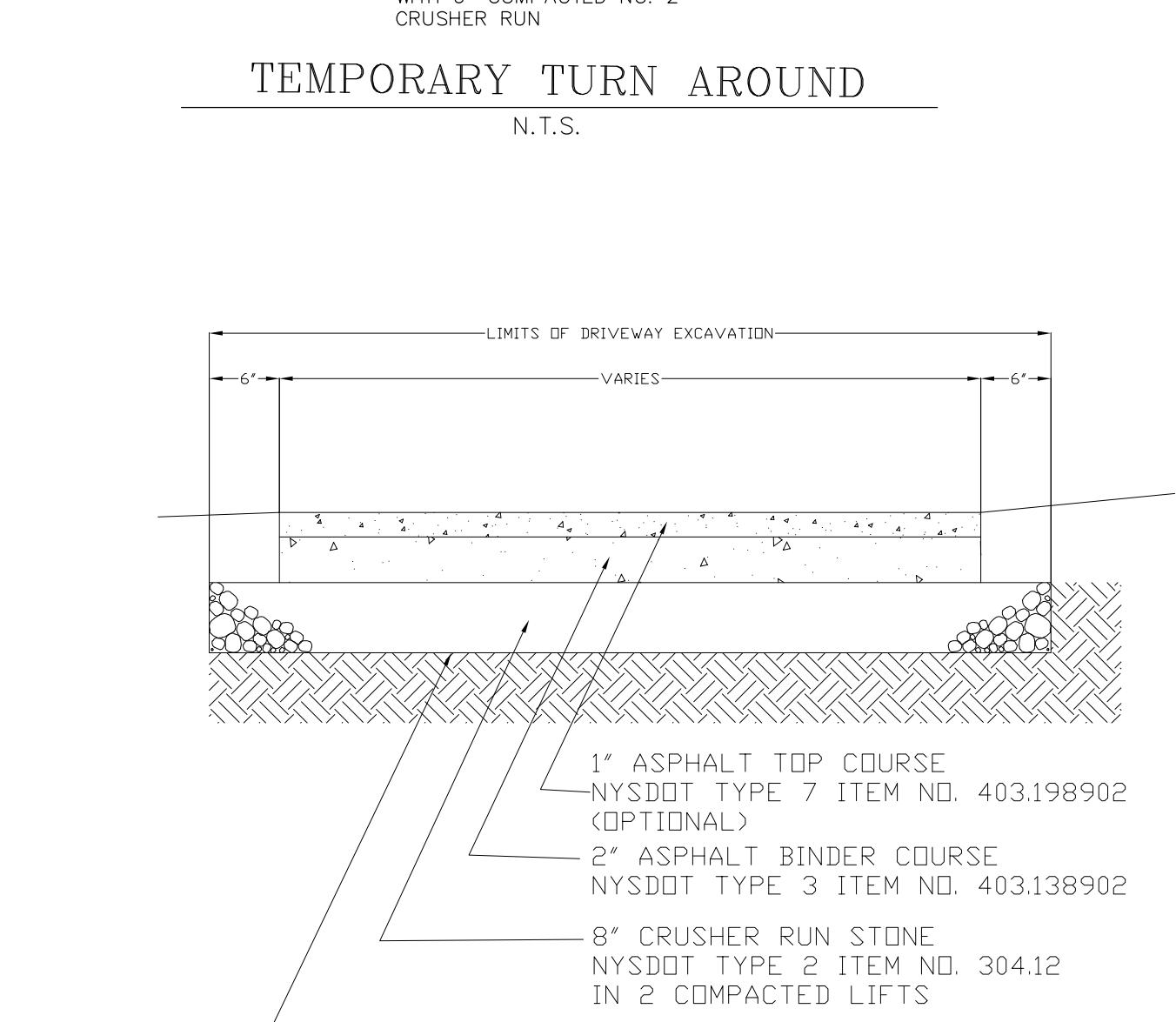
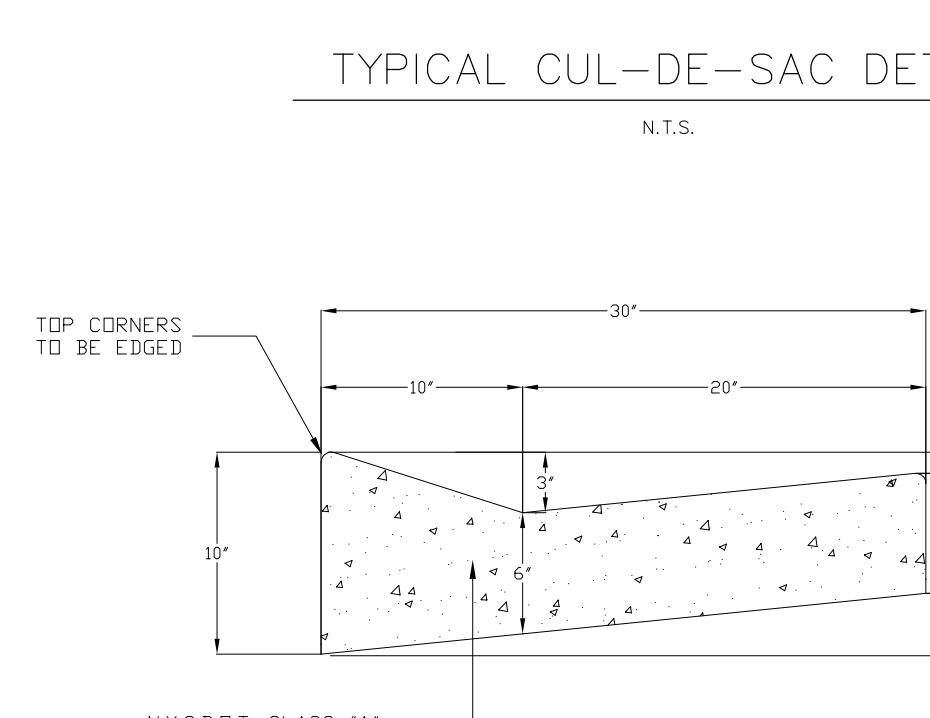
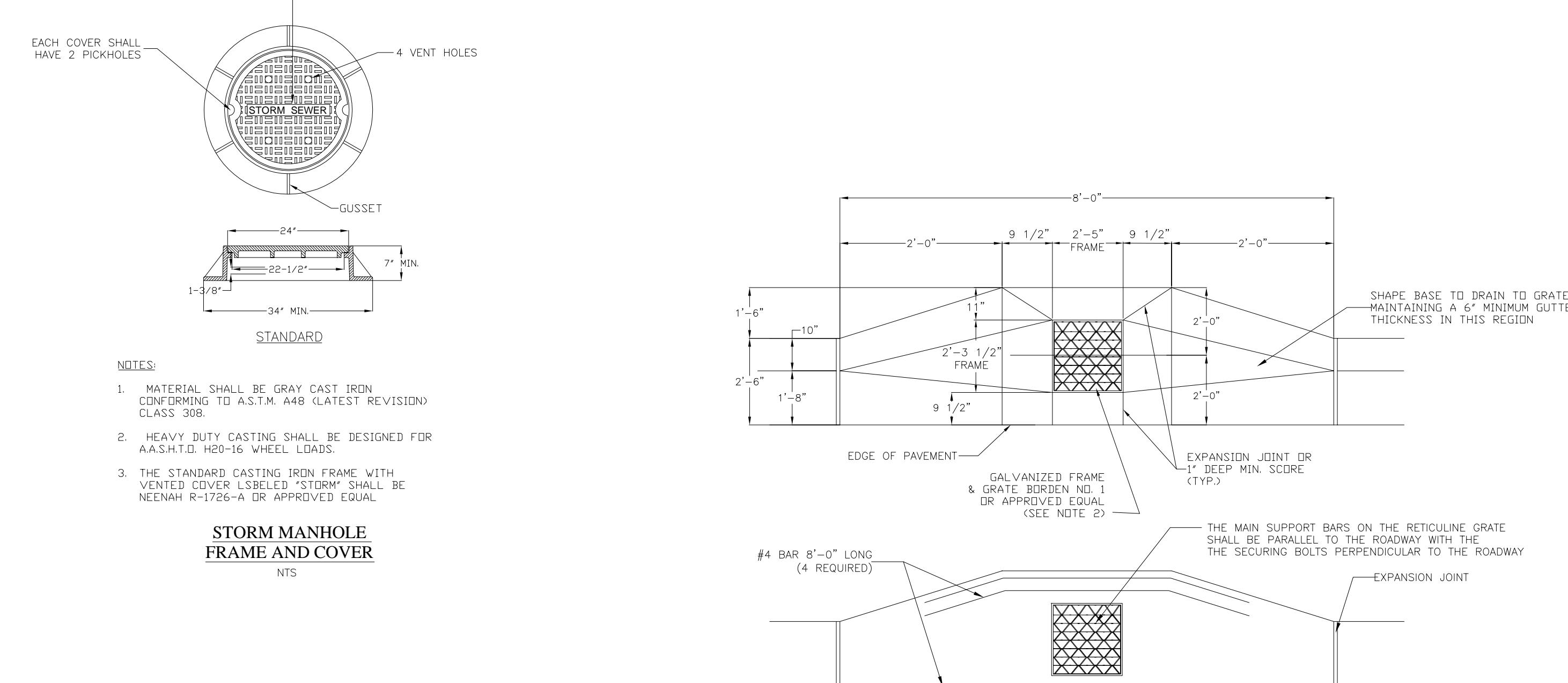
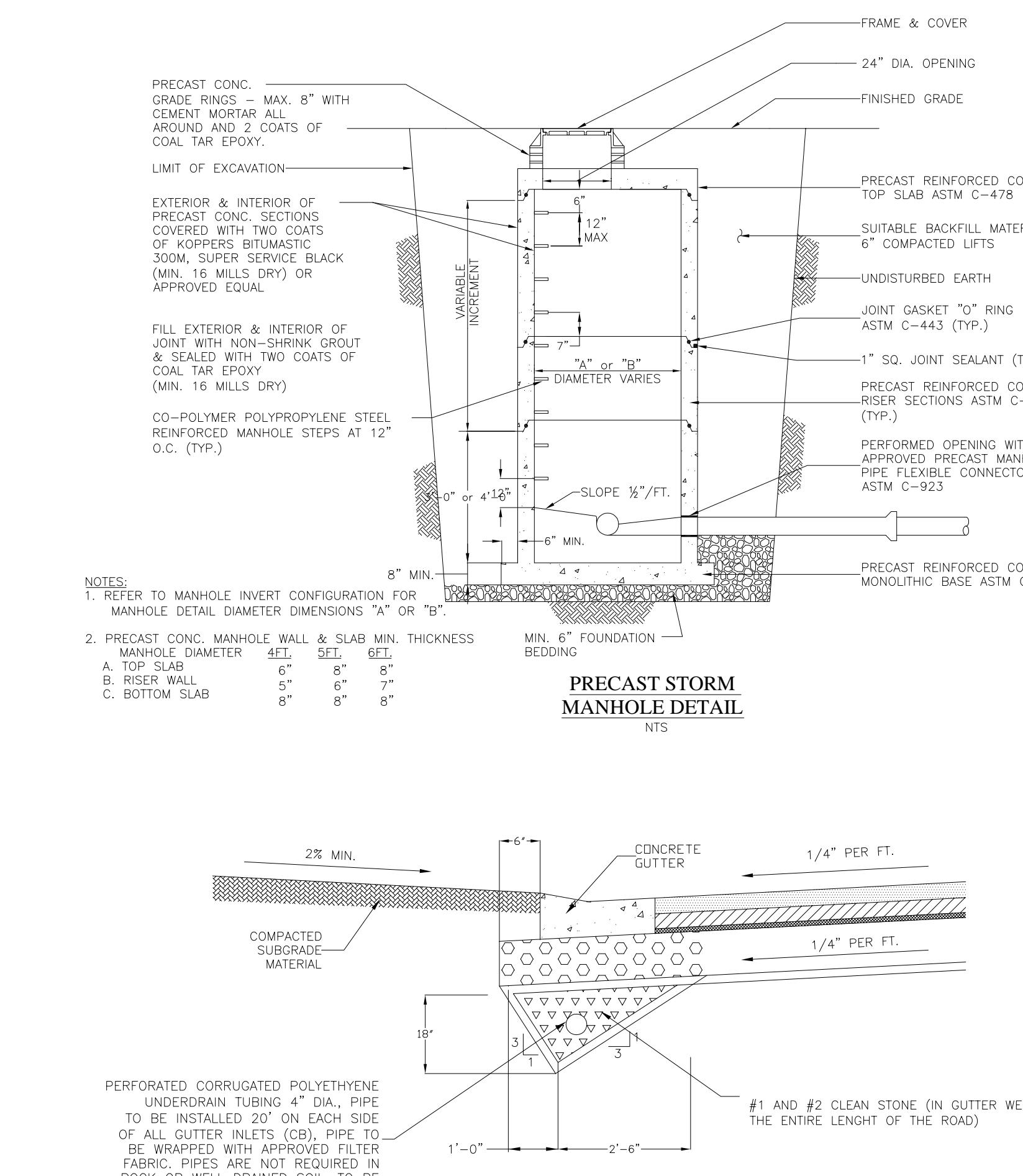
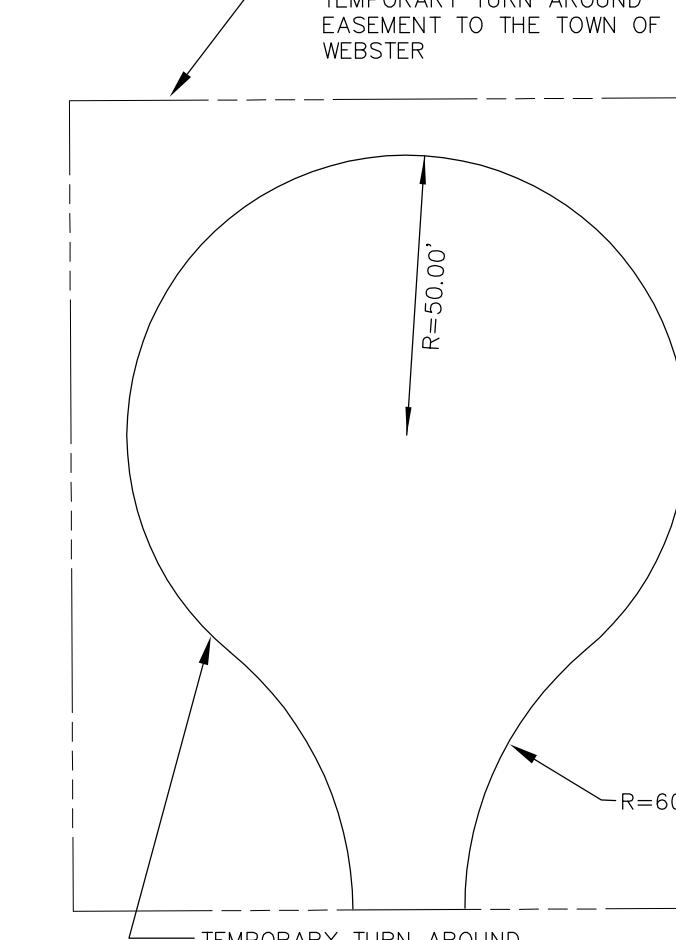
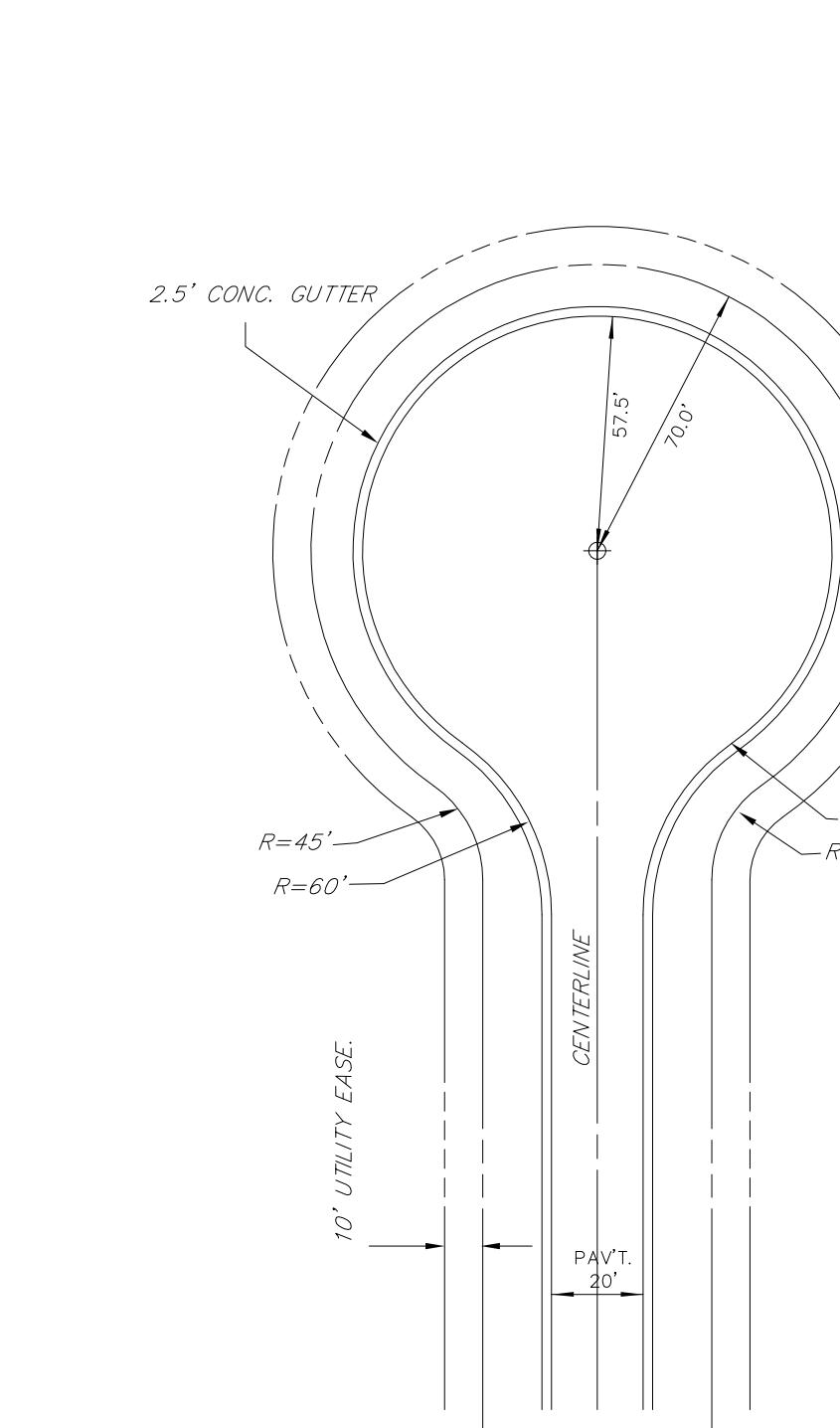
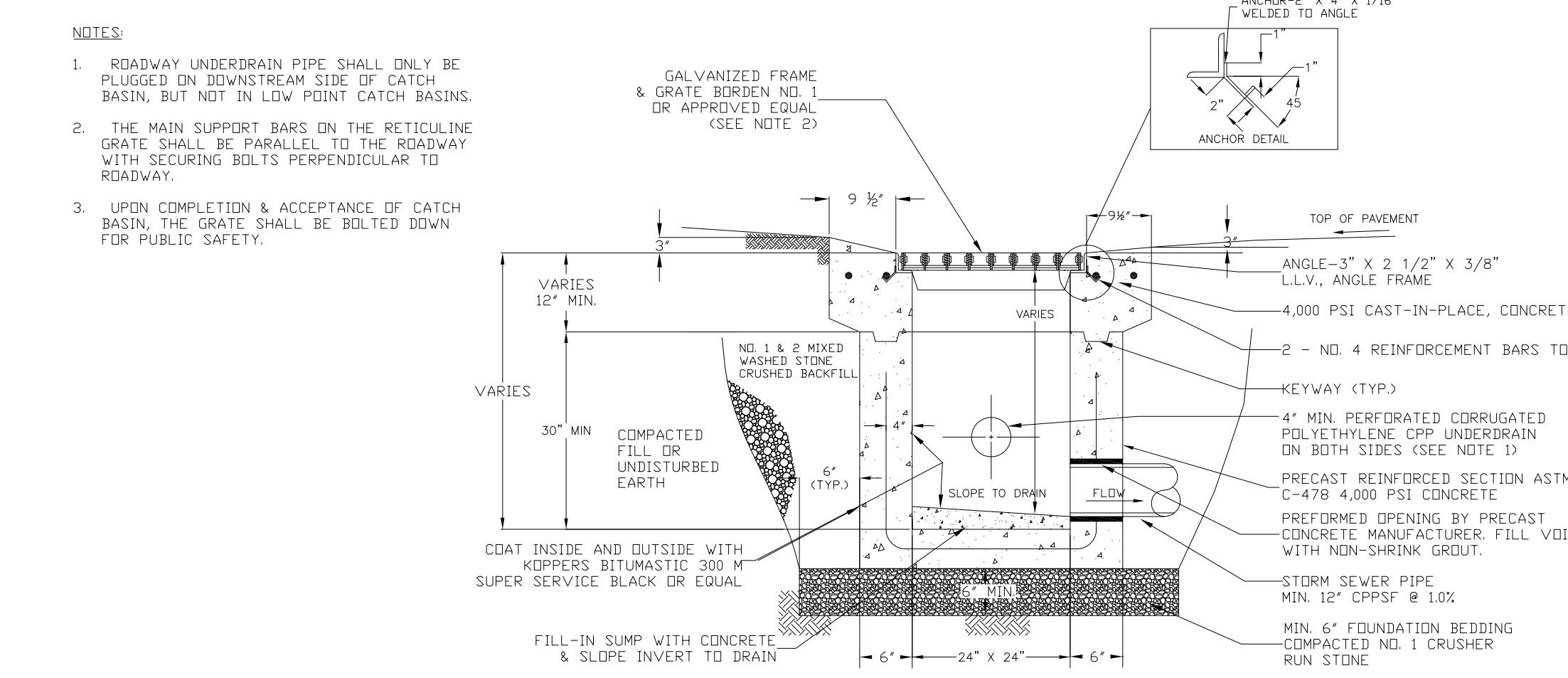
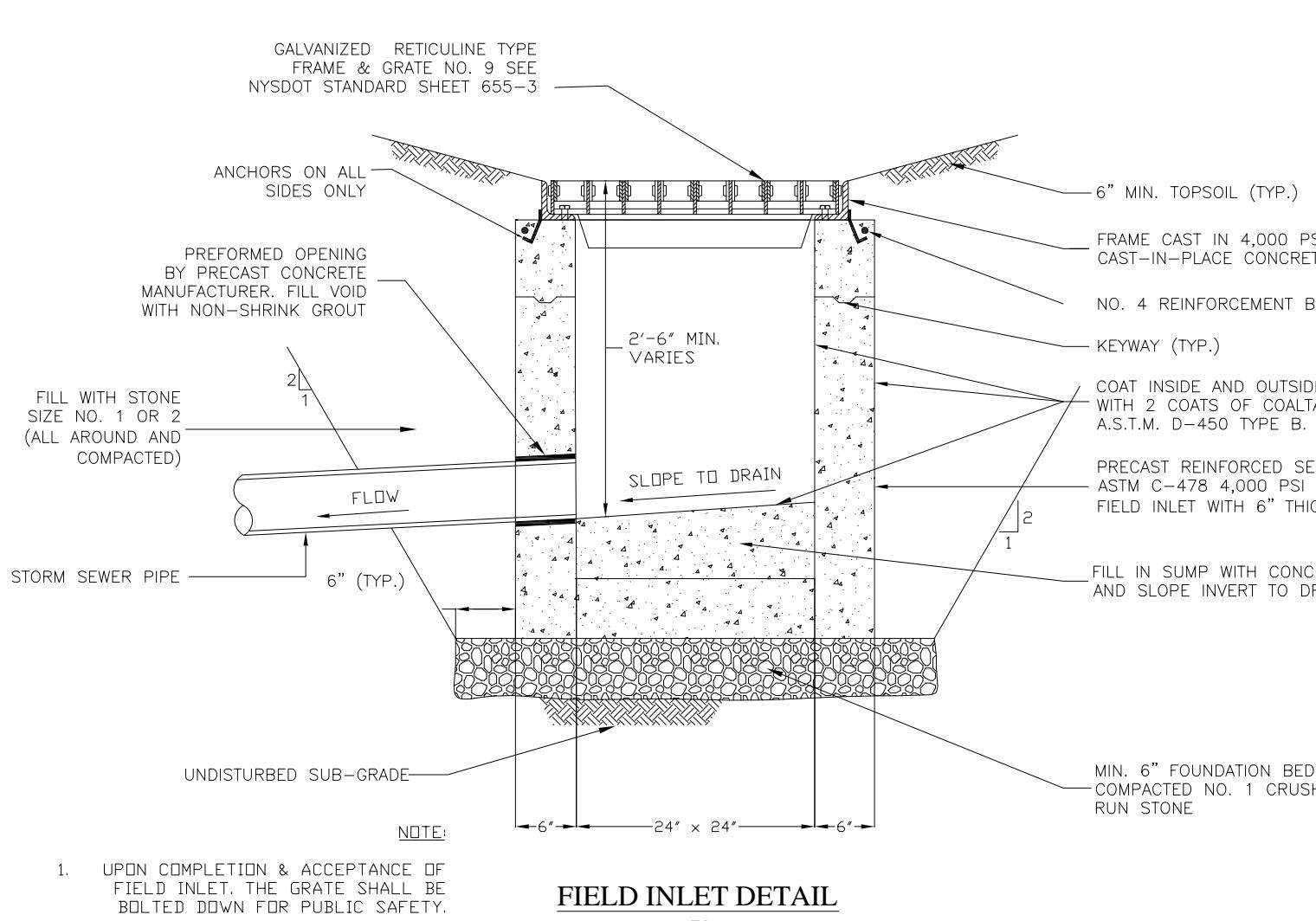
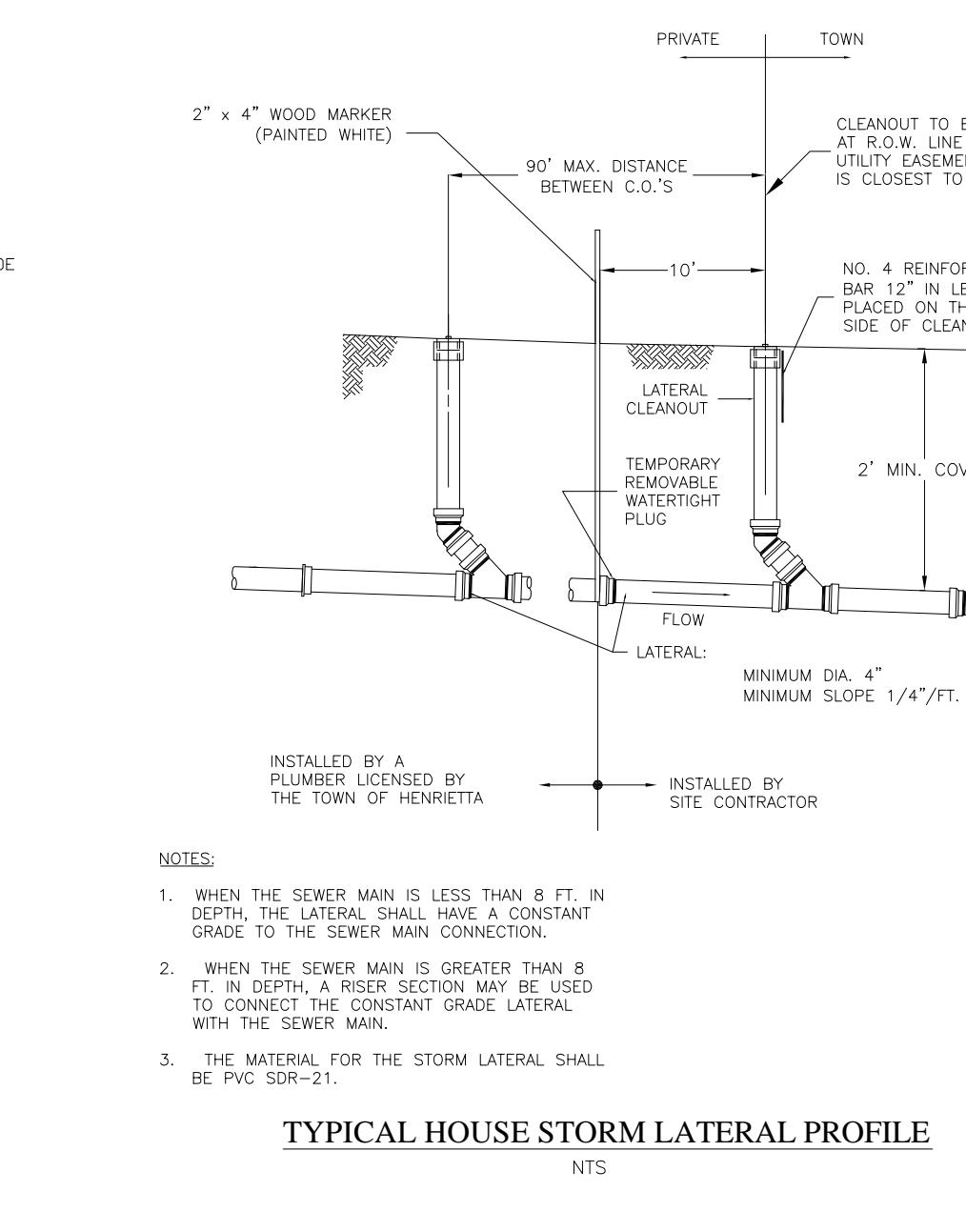
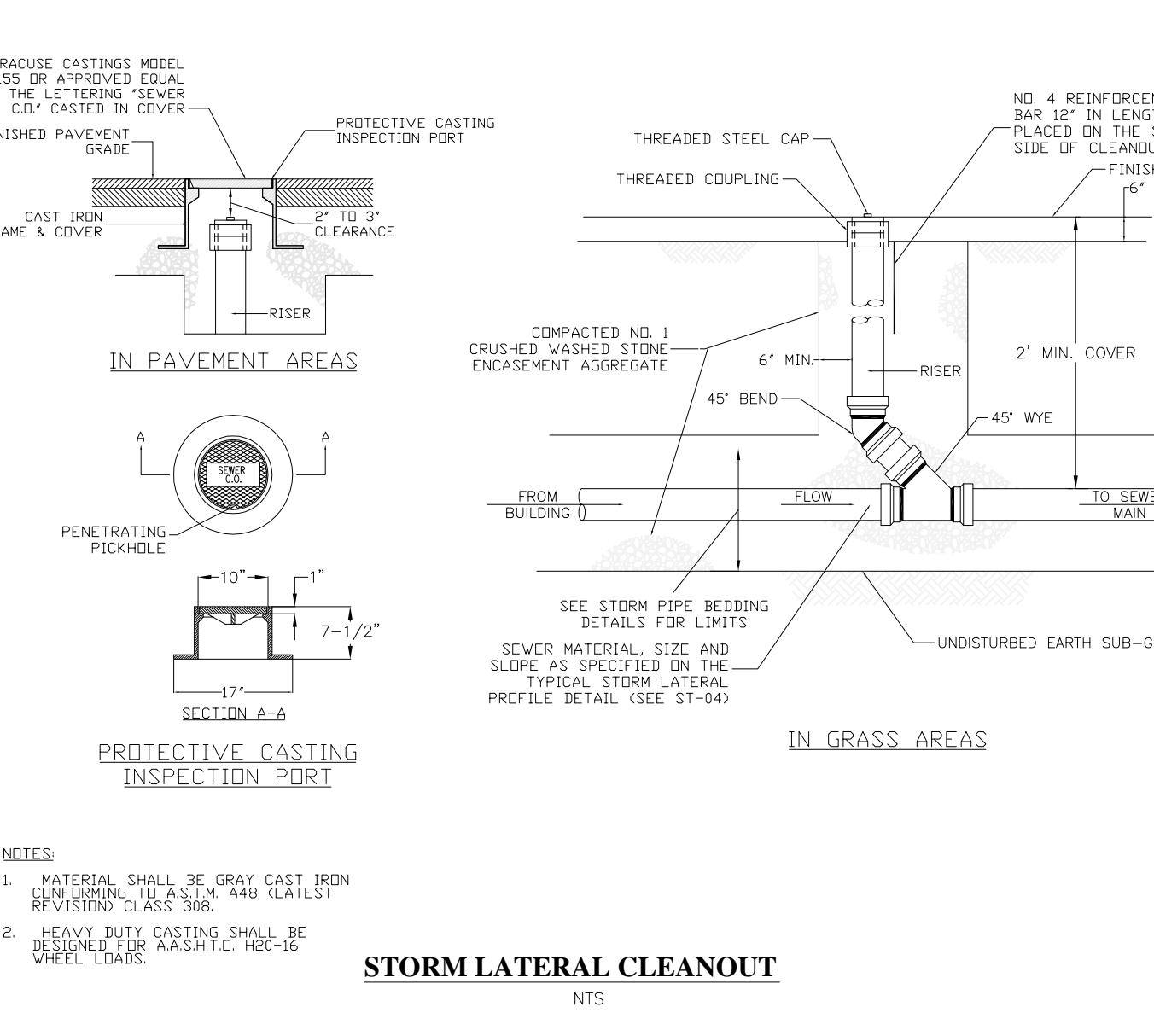
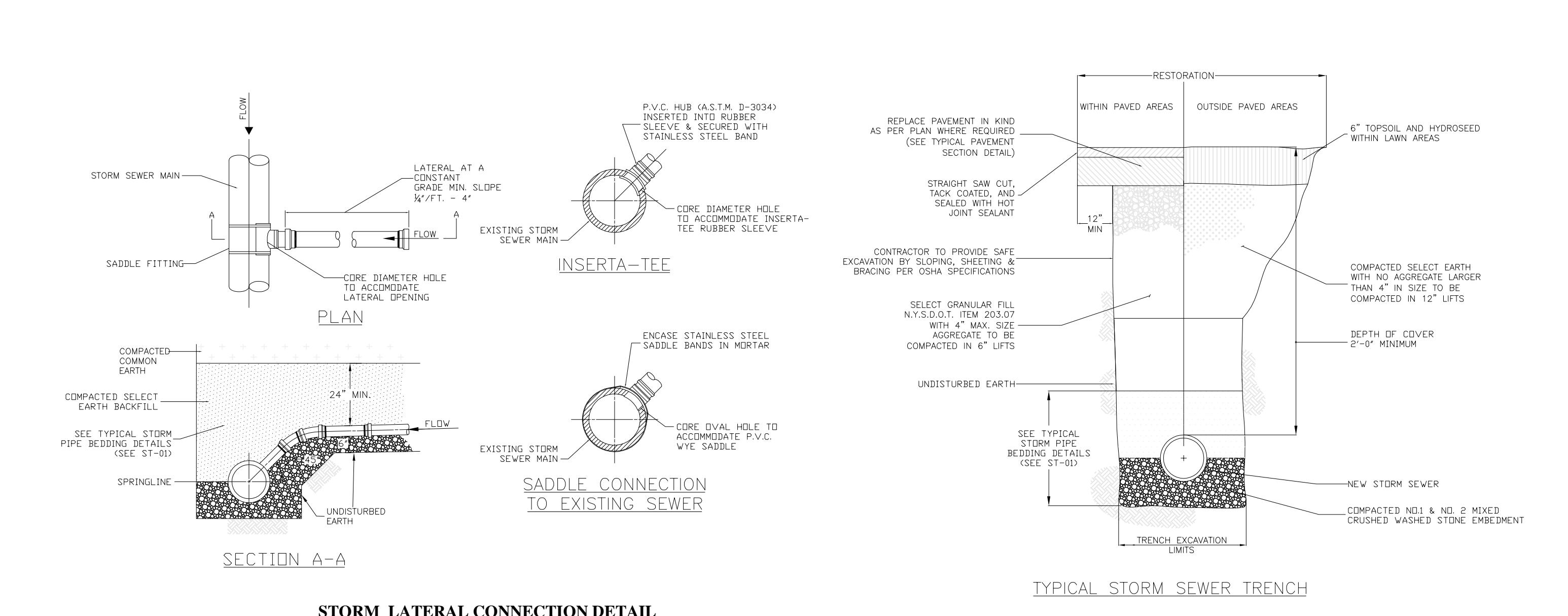
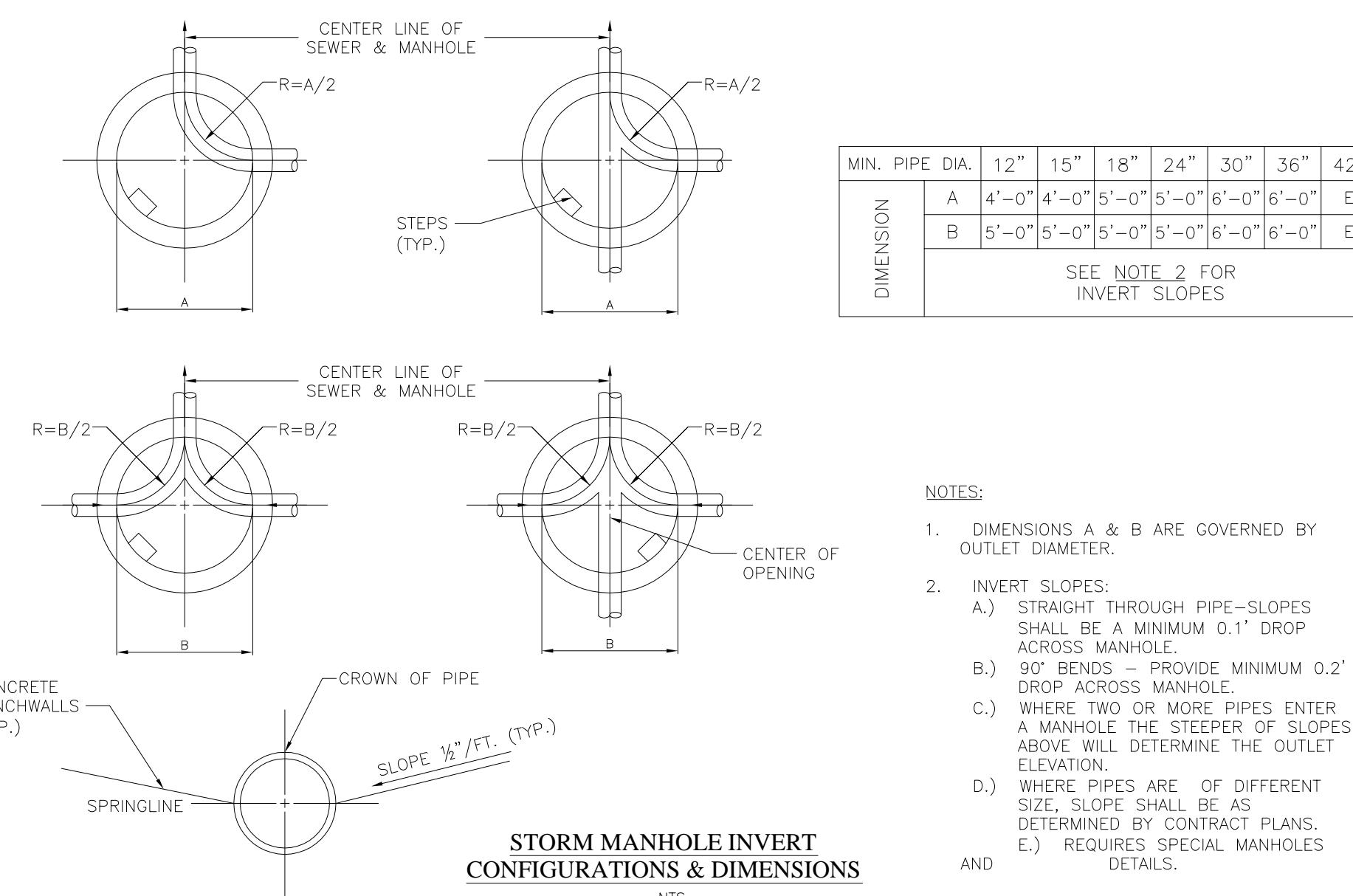


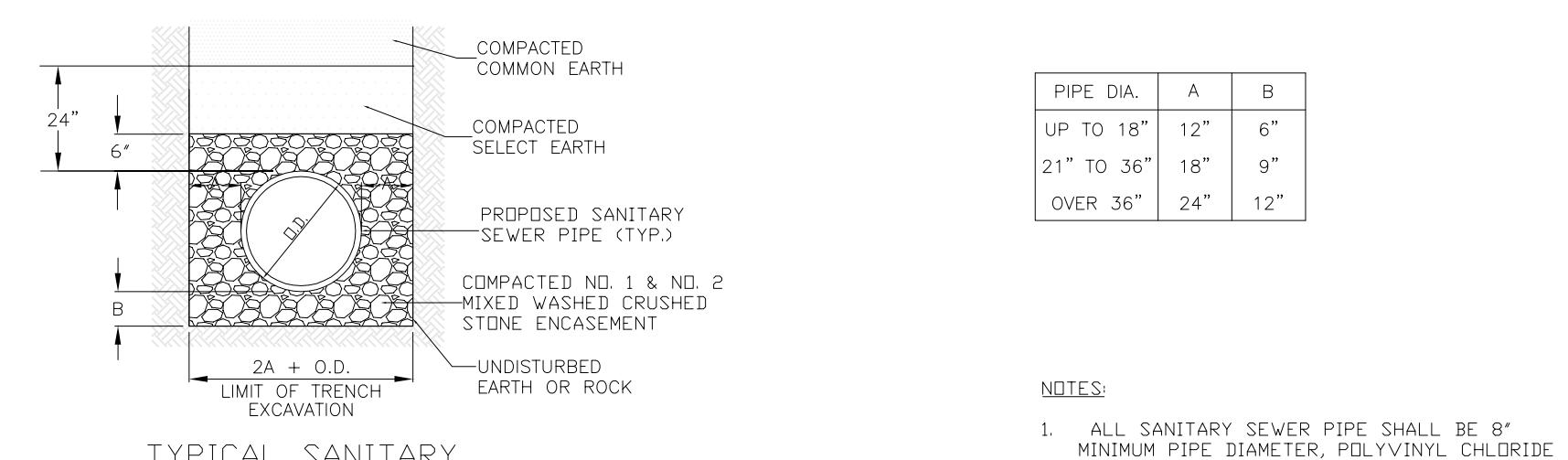
14+00

SCALE:
HORIZ. 1" = 5
VERT. 1" = 5



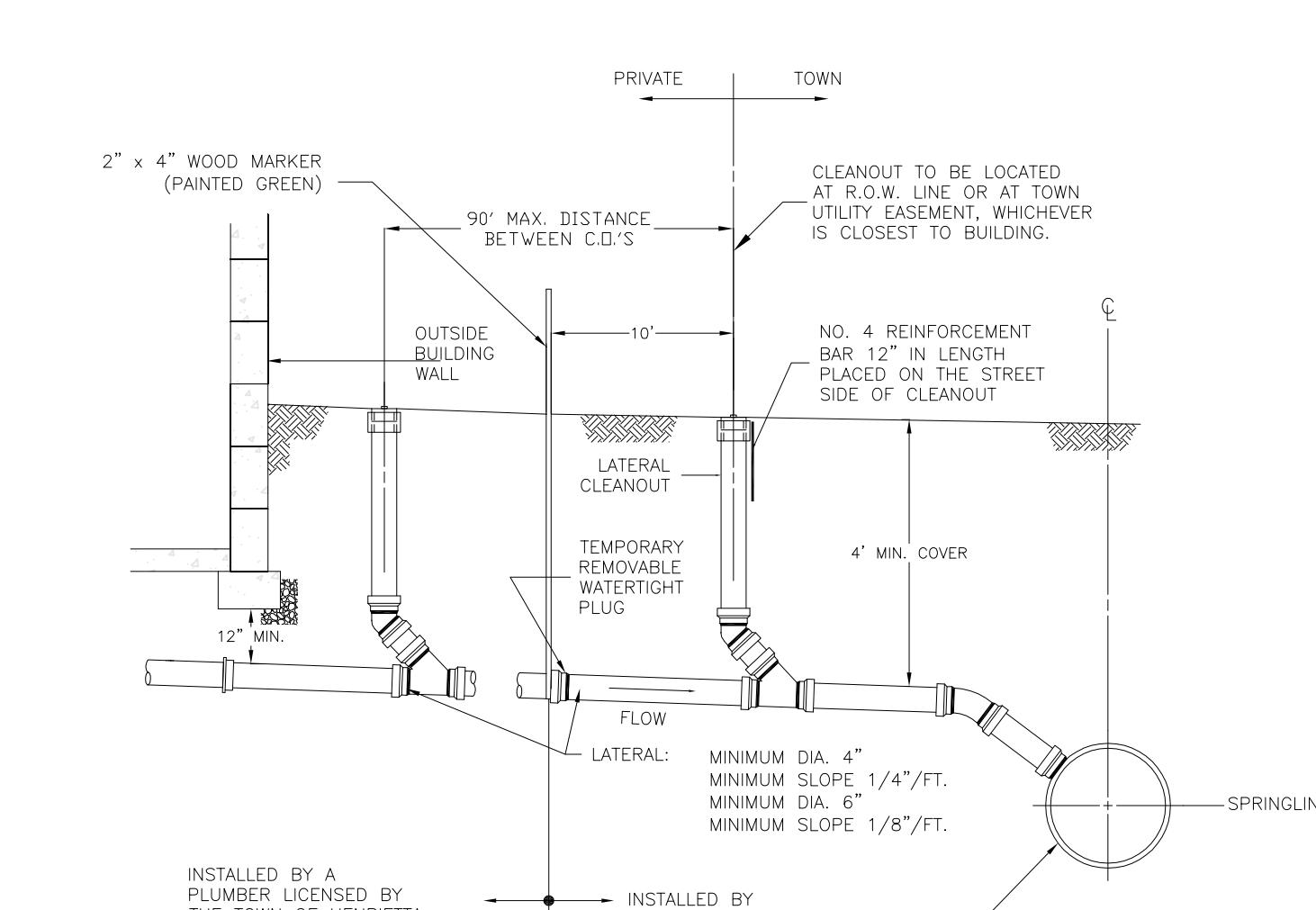
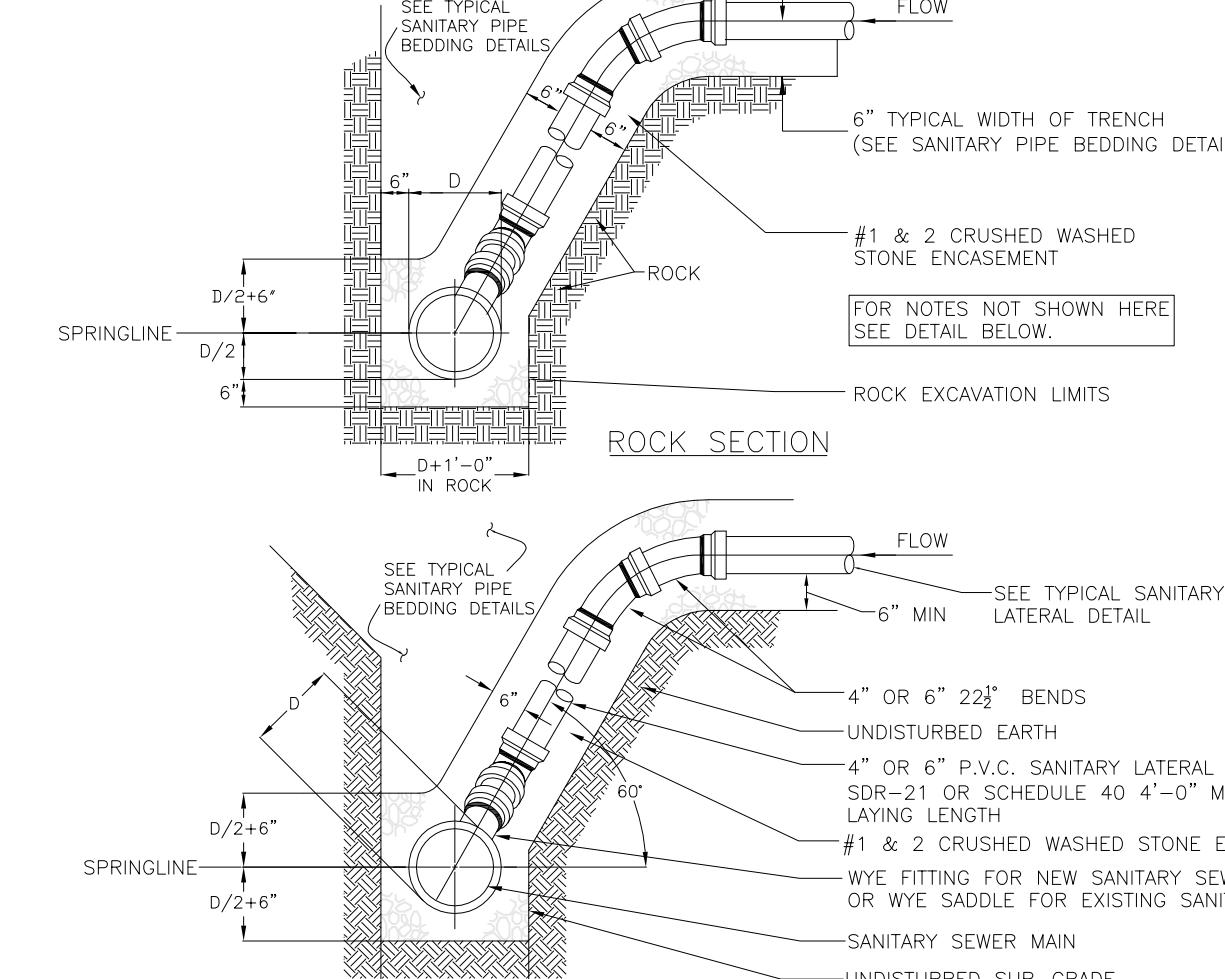
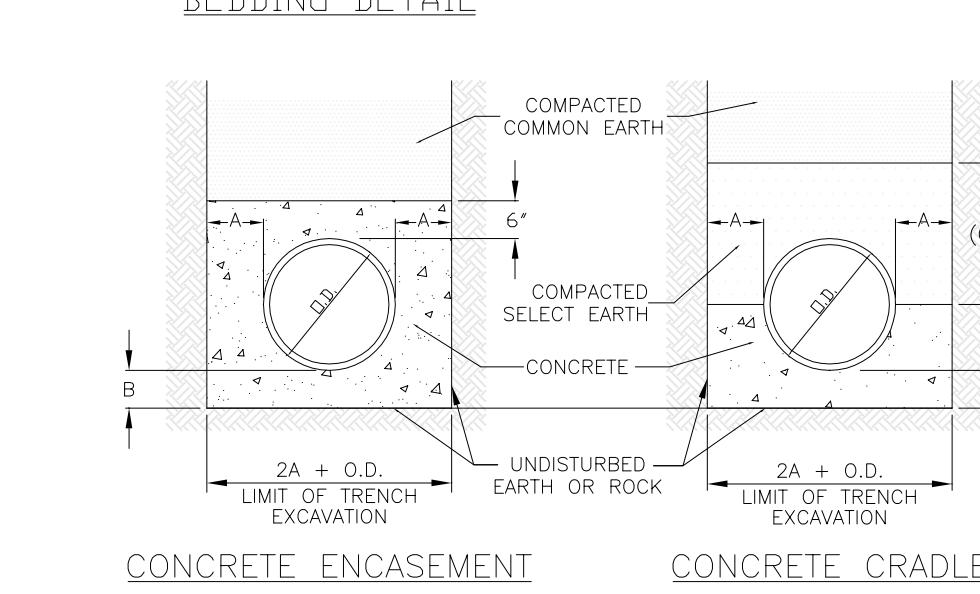
POND 1 OUTLET STR./SALT RD. CROSS CULVE





NOTES:

1. ALL SANITARY SEWER PIPE SHALL BE 8" MINIMUM PIPE DIAMETER, POLYVINYL CHLORIDE PIPE (PVC SDR-35), BELL & SPIGOT TYPE & RUBBER GASKET.
2. ALL SANITARY LATERAL PIPE SHALL BE 4" MINIMUM PIPE DIAMETER, POLYVINYL CHLORIDE PIPE (PVC SDR-21), BELL & SPIGOT TYPE & RUBBER GASKET OR SCHEDULE 40.
3. SELECT EARTH SHALL BE SAND GRAVEL AND SIMILAR MATERIAL WHICH SHALL BE FREE FROM CLAY, LOAM, ORGANIC MATERIAL, DEBRIS, FROZEN MATERIAL AND SHALL CONTAIN ONLY SMALL AMOUNTS OF STONE, PEBBLES OR LUMPS OVER ONE INCH IN GREATEST DIMENSION BUT NONE OVER TWO INCHES IN GREATEST DIMENSIONS.
4. STONE ENCASEMENT SHALL MEAN APPROVED IMPORTED AGGREGATE MEETING THE REQUIREMENTS OF THE NYSDOT, STANDARD SPECIFICATION, MAY 1, 2008 EDITION PAGES 7-14, SUBSECTION 703-0201 "CRUSHED STONE". PRIMARY SIZE OR A MIXTURE OF PRIMARY SIZES 1 AND 2.
5. CONCRETE SHALL BE CAST-IN-PLACE CLASS "A" MEETING NYSDOT SECTION 501 SPECIFICATIONS.



THE TOWN OF HENRIETTA

NOTES:

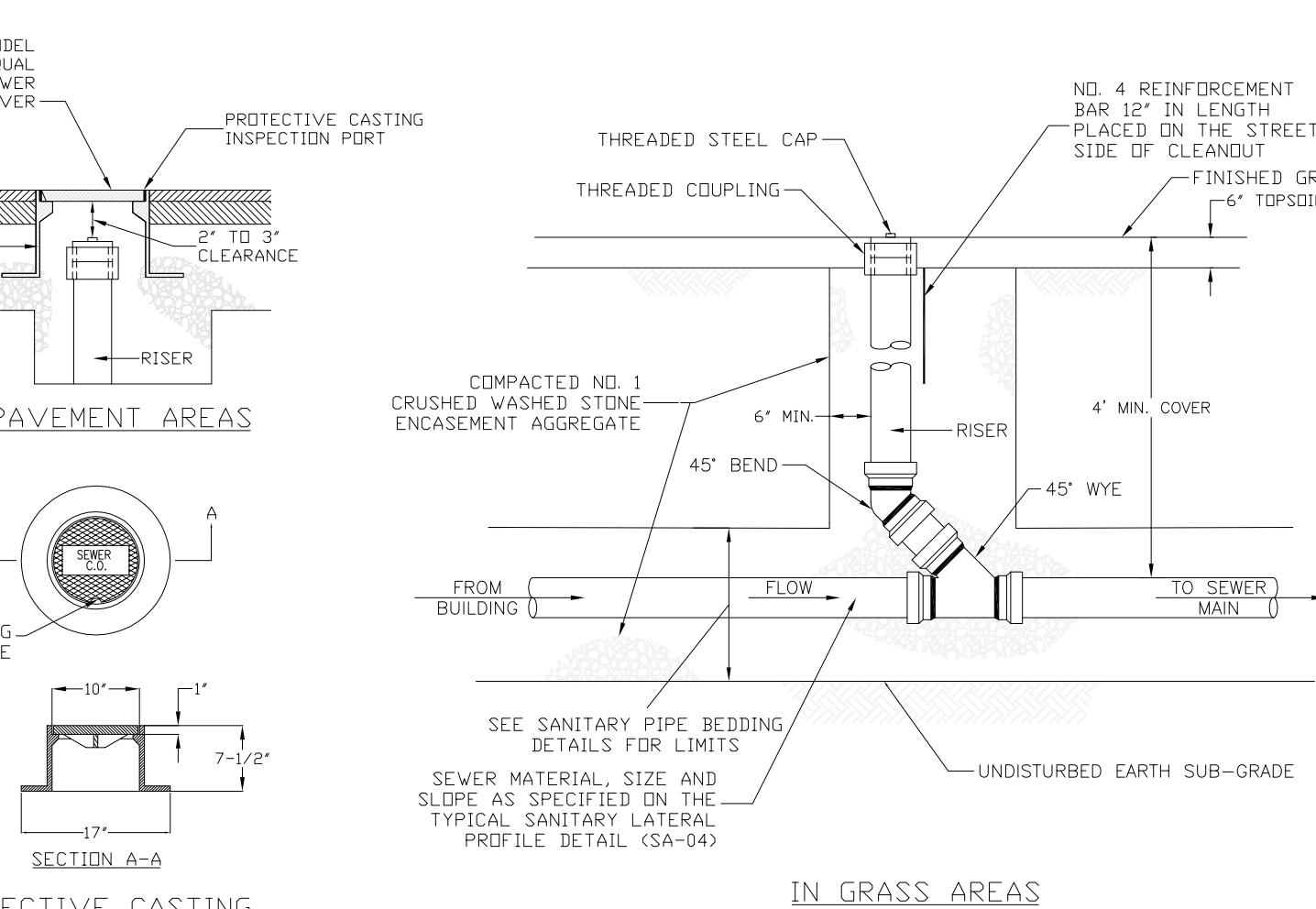
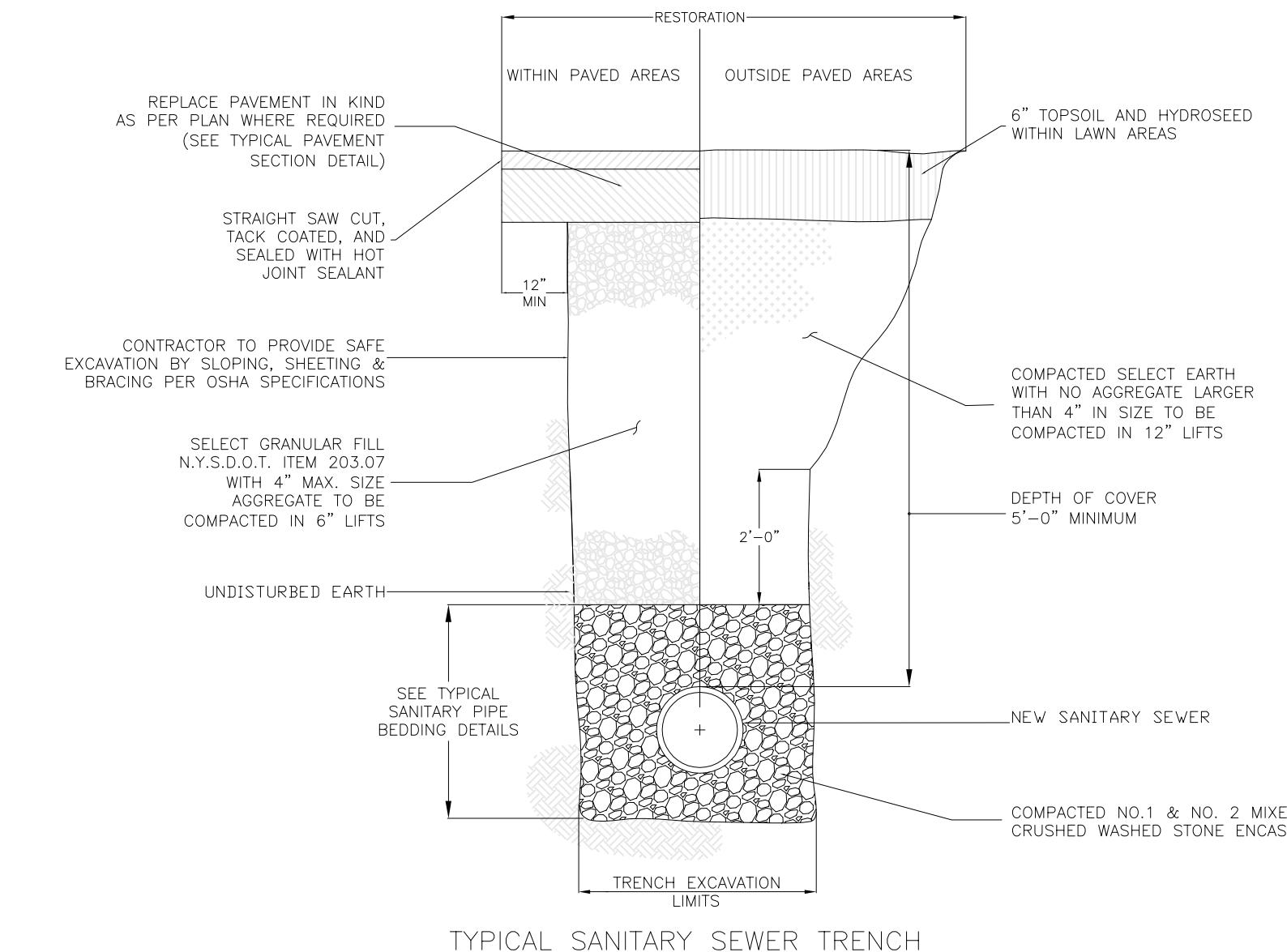
1. WHEN THE SEWER MAIN IS LESS THAN 8 FT. IN DEPTH, THE LATERAL SHALL HAVE A CONSTANT GRADE TO THE SEWER MAIN CONNECTION.
2. WHEN THE SEWER MAIN IS GREATER THAN 8 FT. IN DEPTH, A RISER SECTION MAY BE USED TO CONNECT THE CONSTANT GRADE LATERAL WITH THE SEWER MAIN.
3. FOR "HUNG" PLUMBING, PROVIDE 4' MIN. COVER OVER LATERAL AT THE BASEMENT WALL AND ALONG THE ROUTE OF THE LATERAL.
4. THE MATERIAL FOR THE SANITARY LATERAL SHALL BE PVC SDR-21.

SITE CONTRACTOR

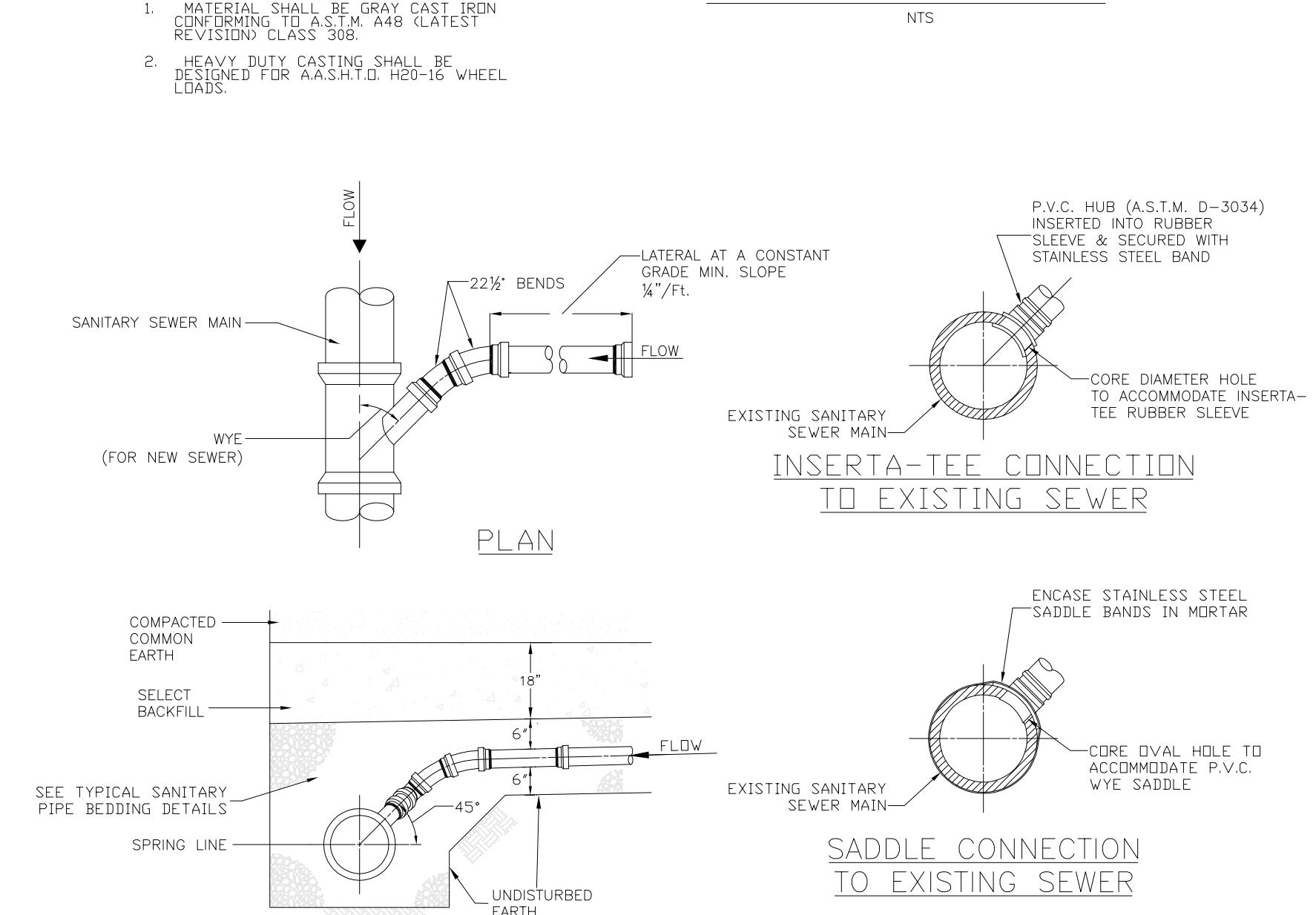
SANITARY SEWER MAIN

TYPICAL HOUSE SANITARY LATERAL PROFILE

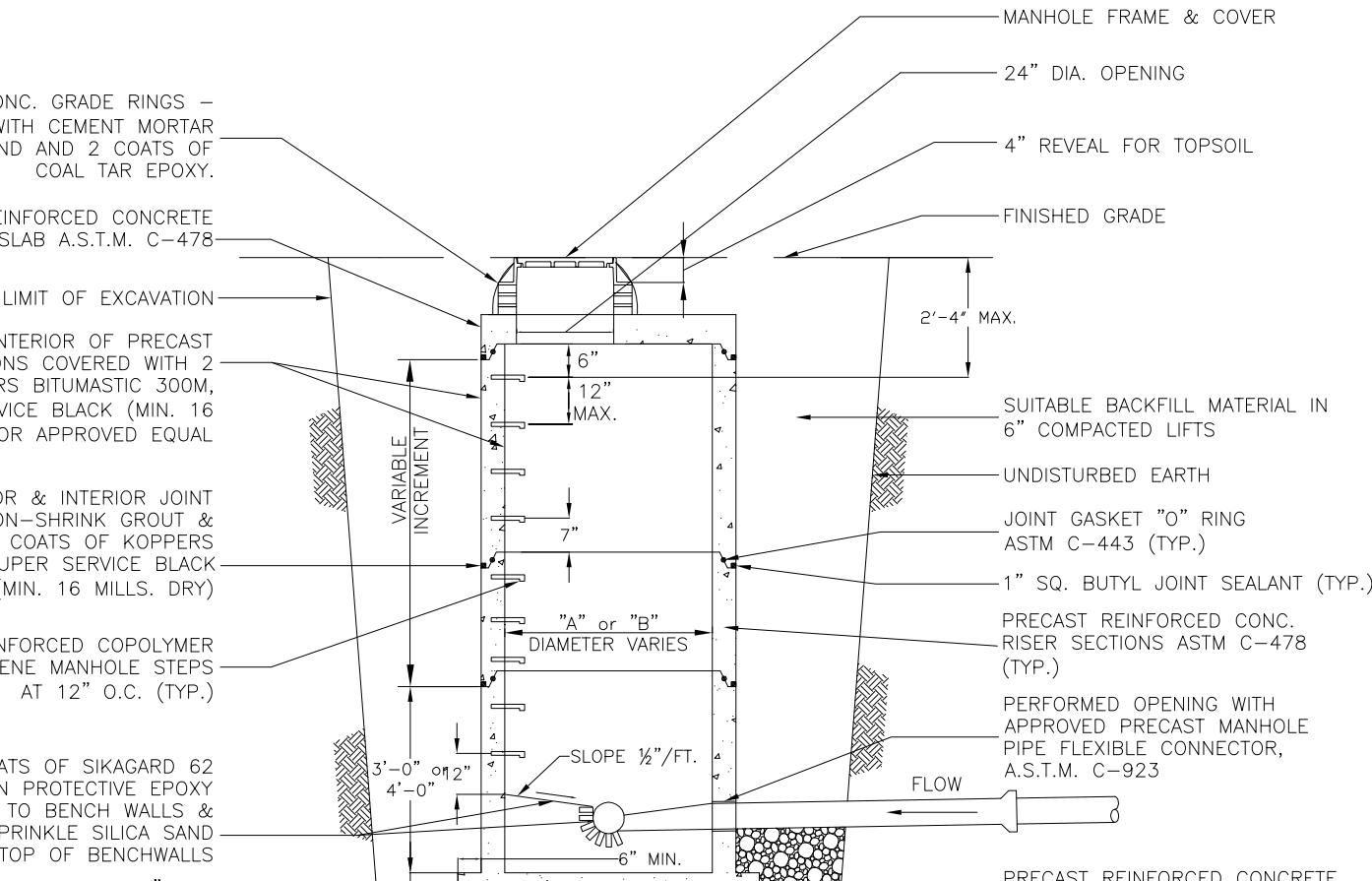
NTS



SANITARY LATERAL CLEANOUT



SANITARY LATERAL CONNECTION DETAIL



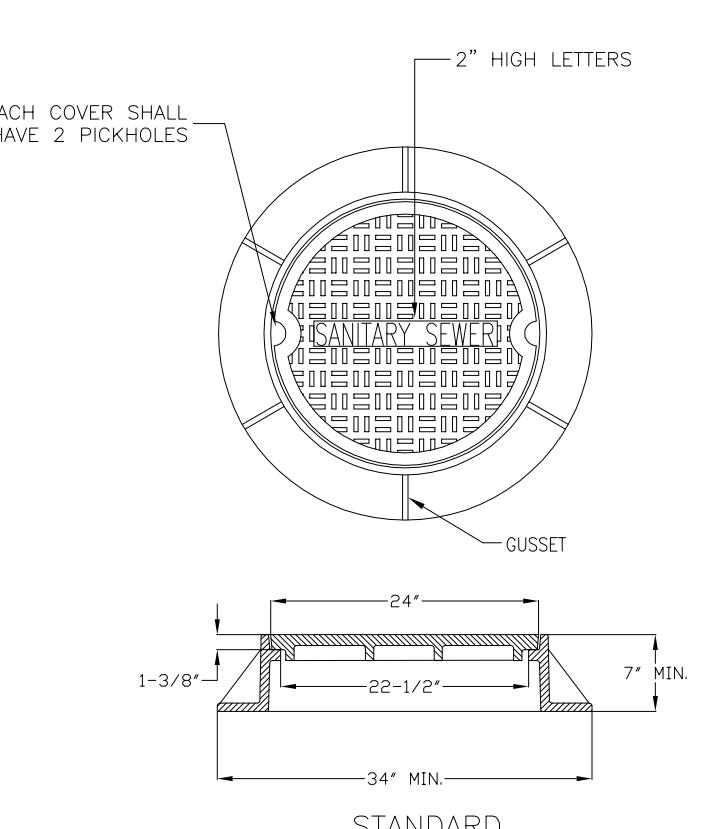
MIN. 6" FOUNDATION
BEDDING COMPACTED
NO. 1 CRUSHER RUN
STONE

RATION & DIMENSIONS
OR "B".

TYPES OF MANHOLES.

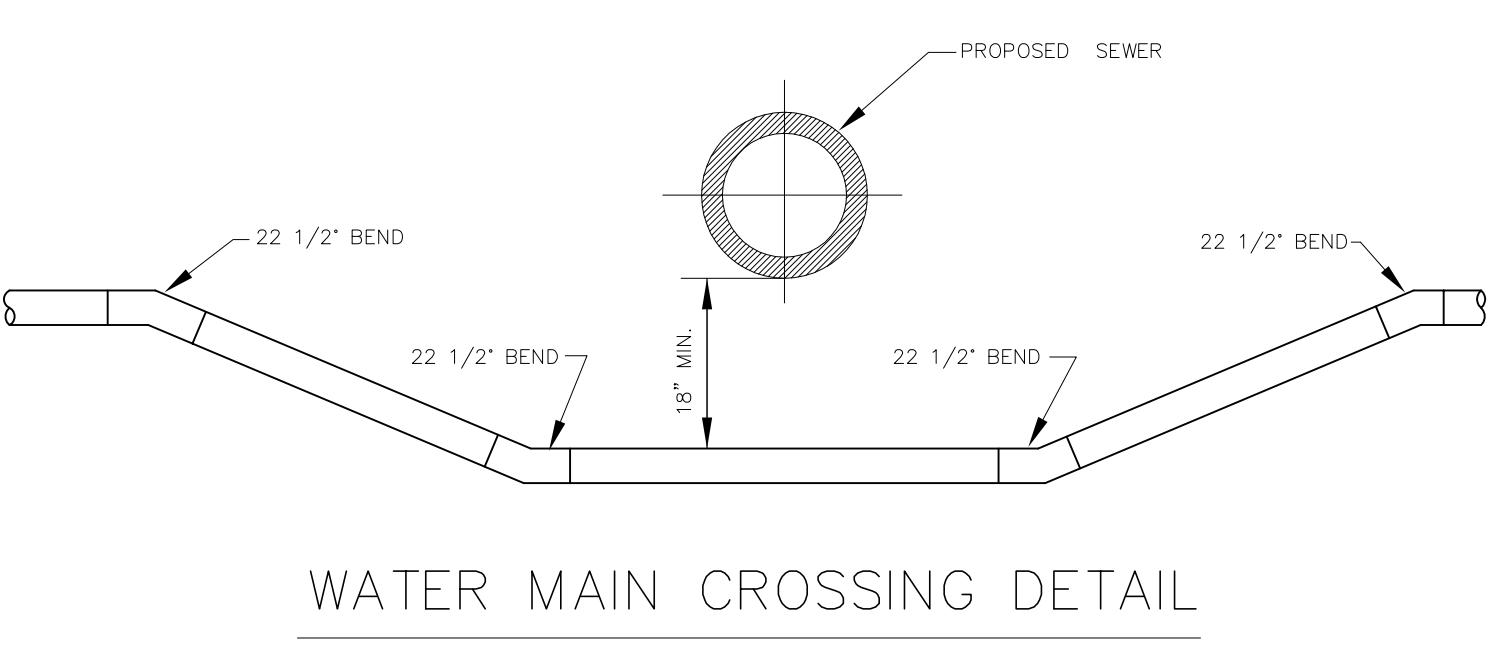
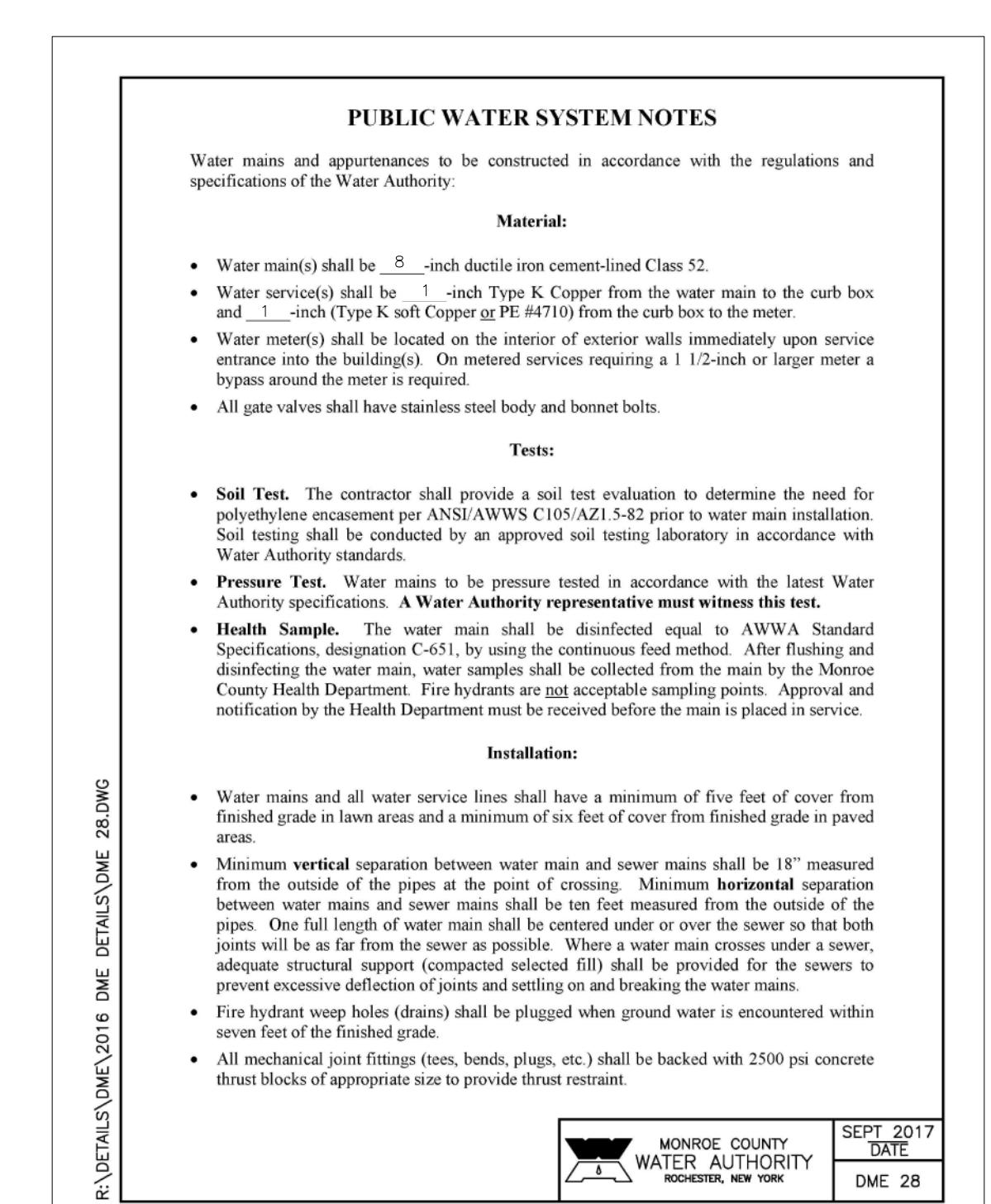
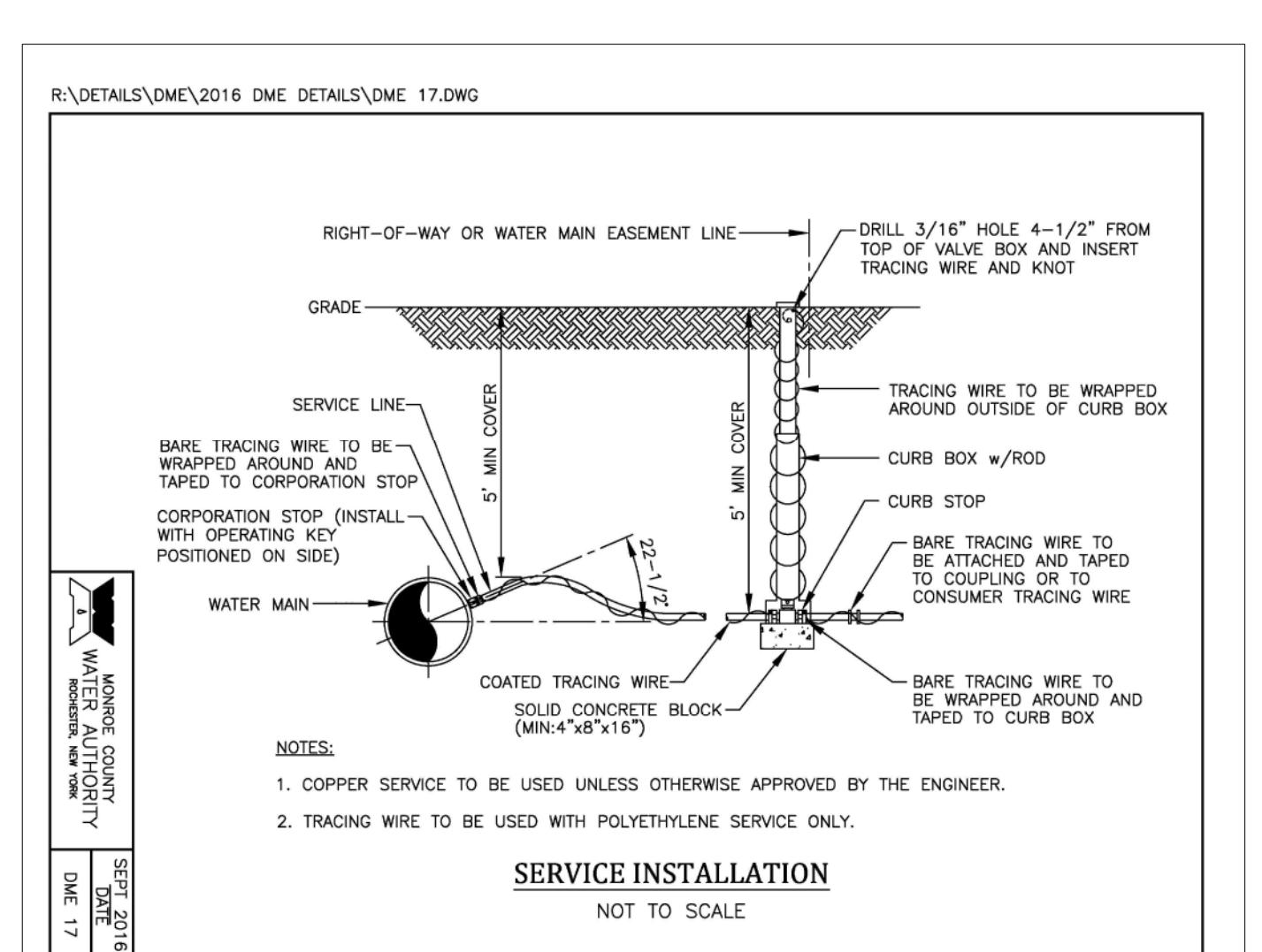
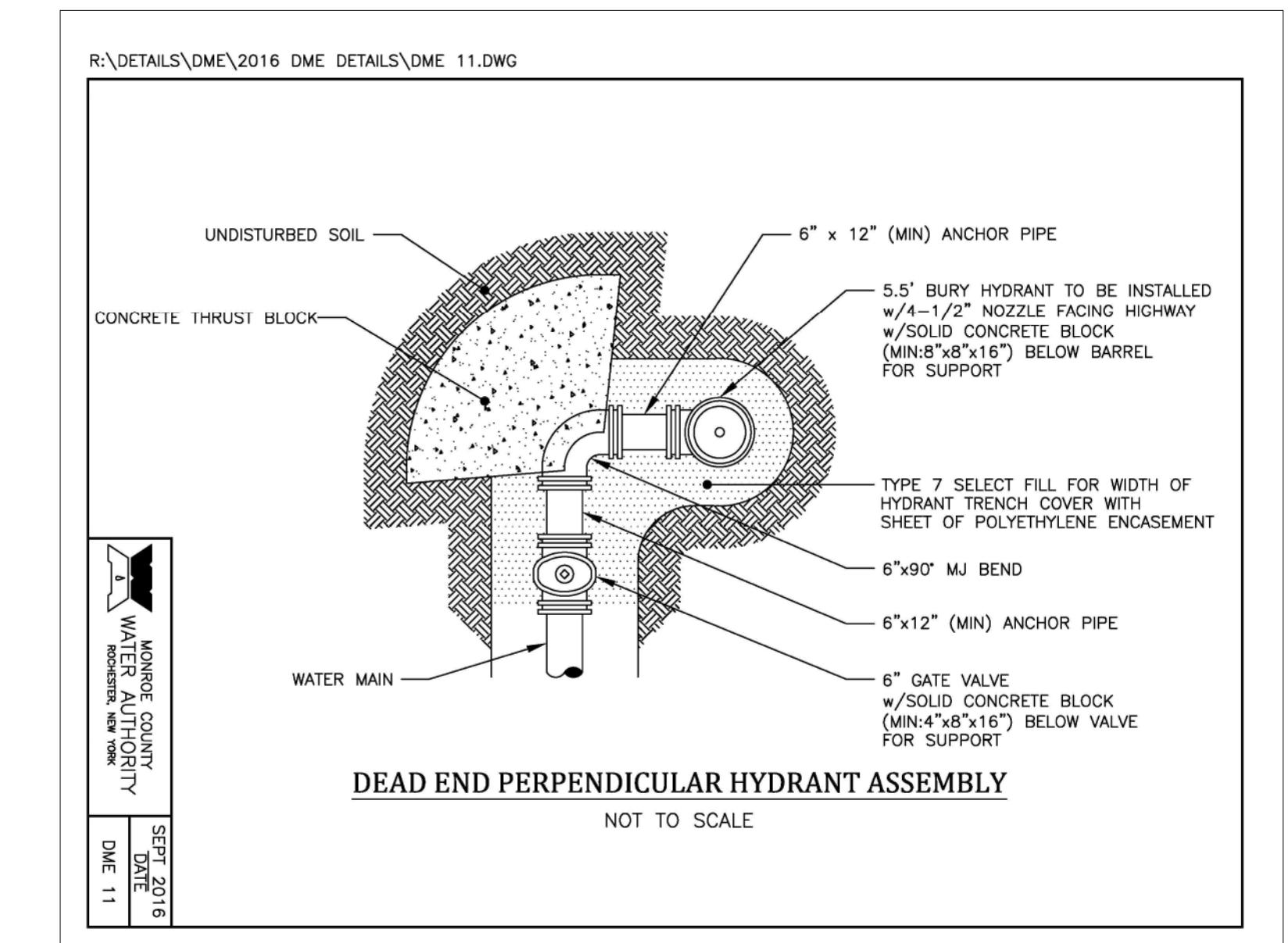
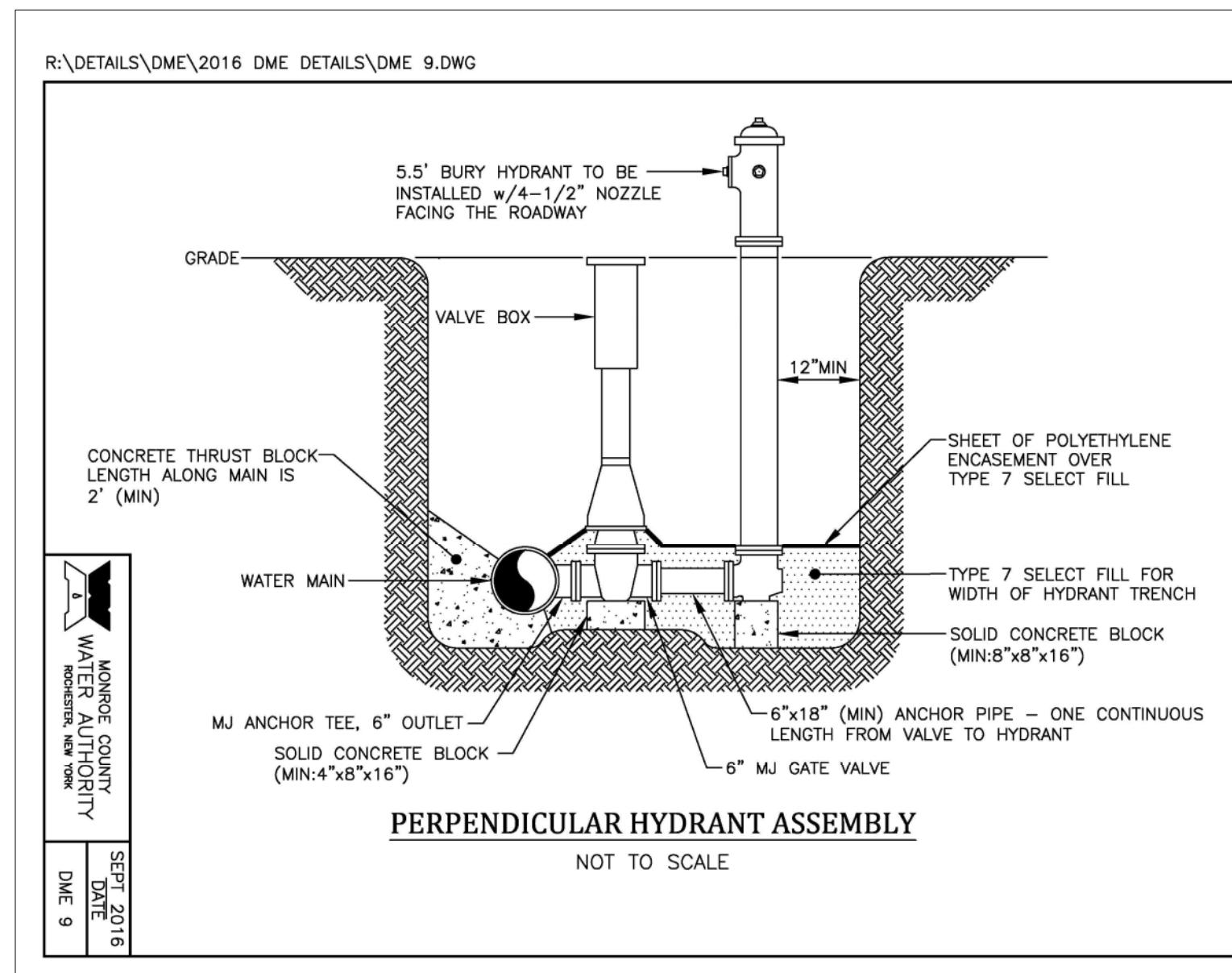
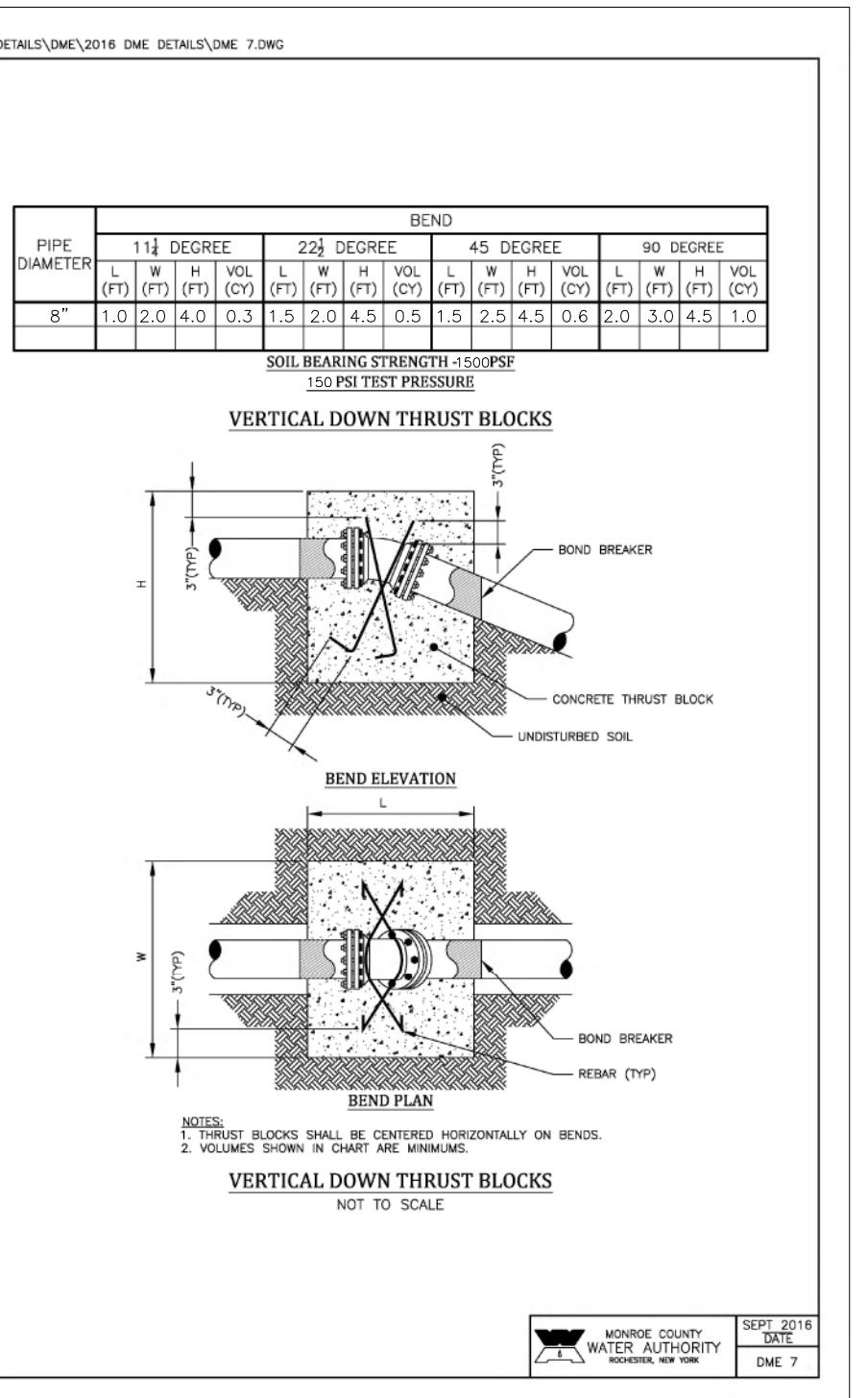
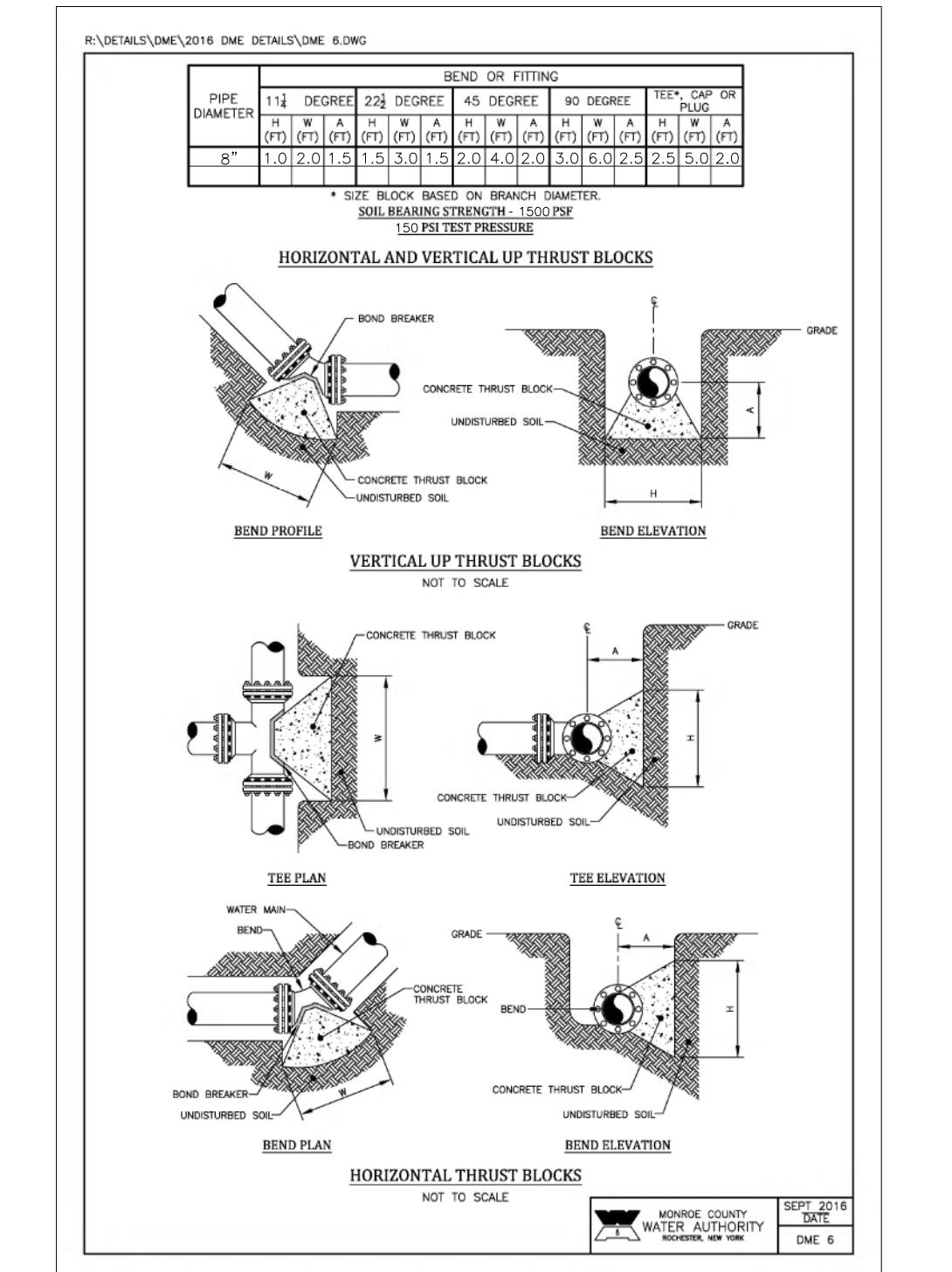
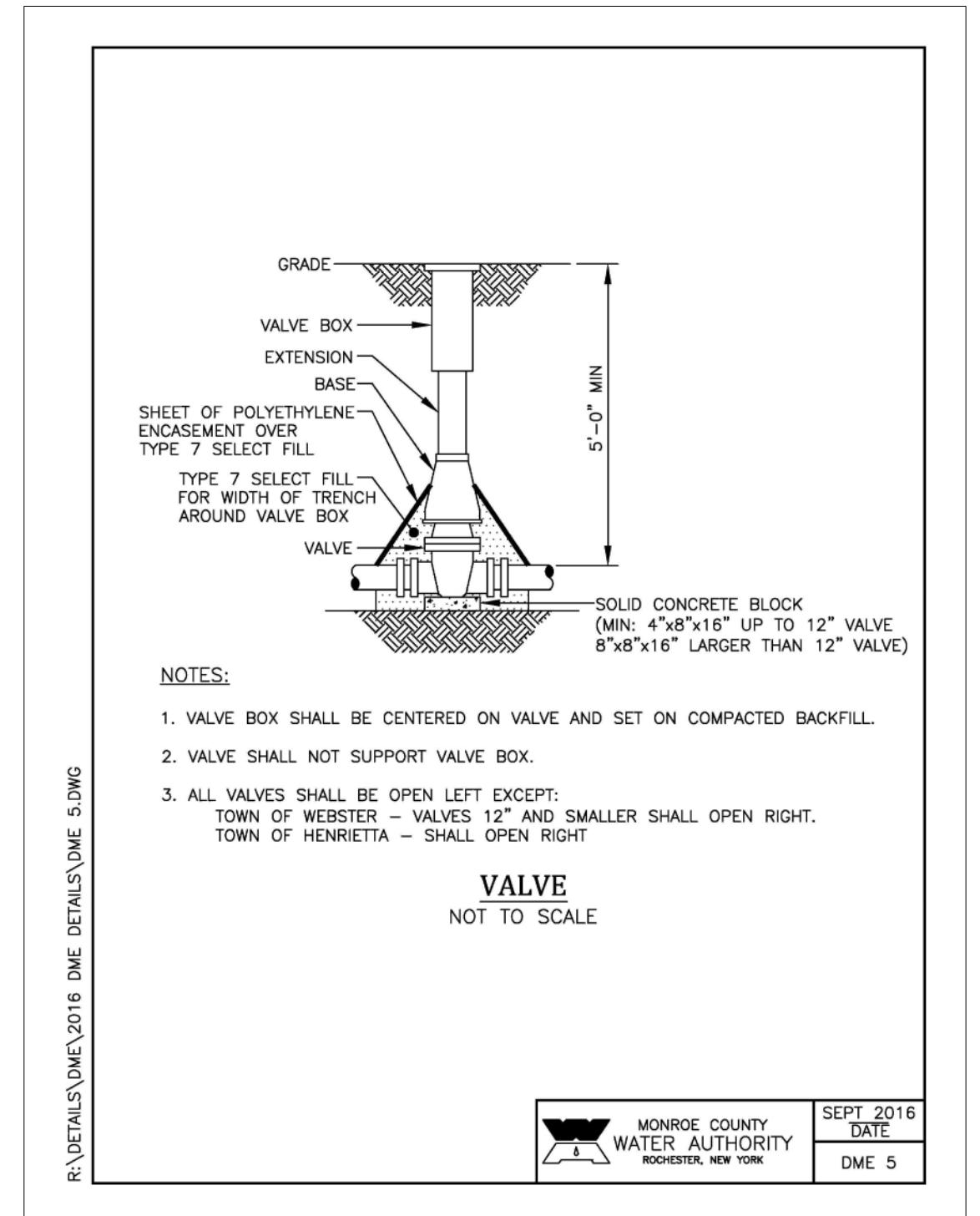
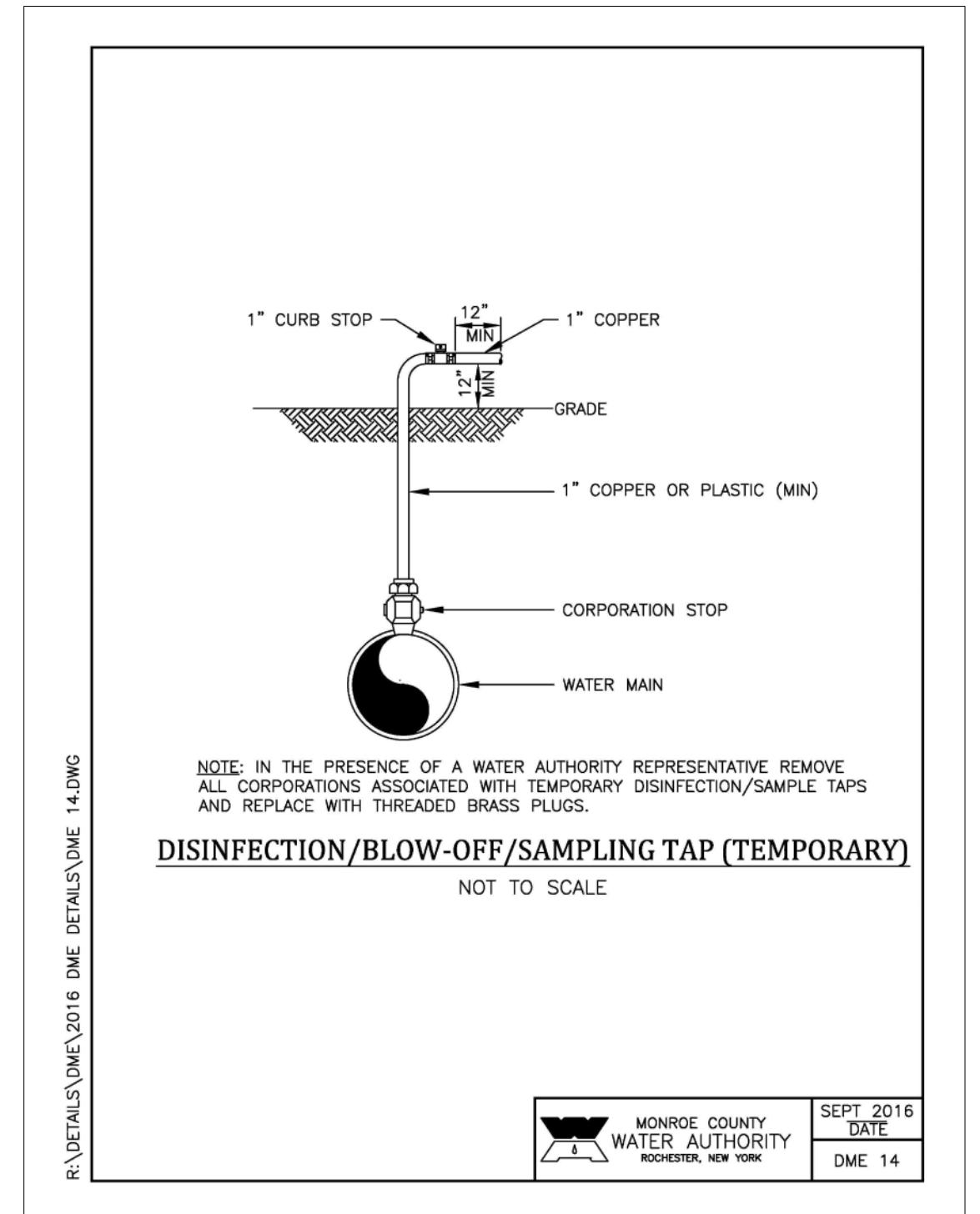
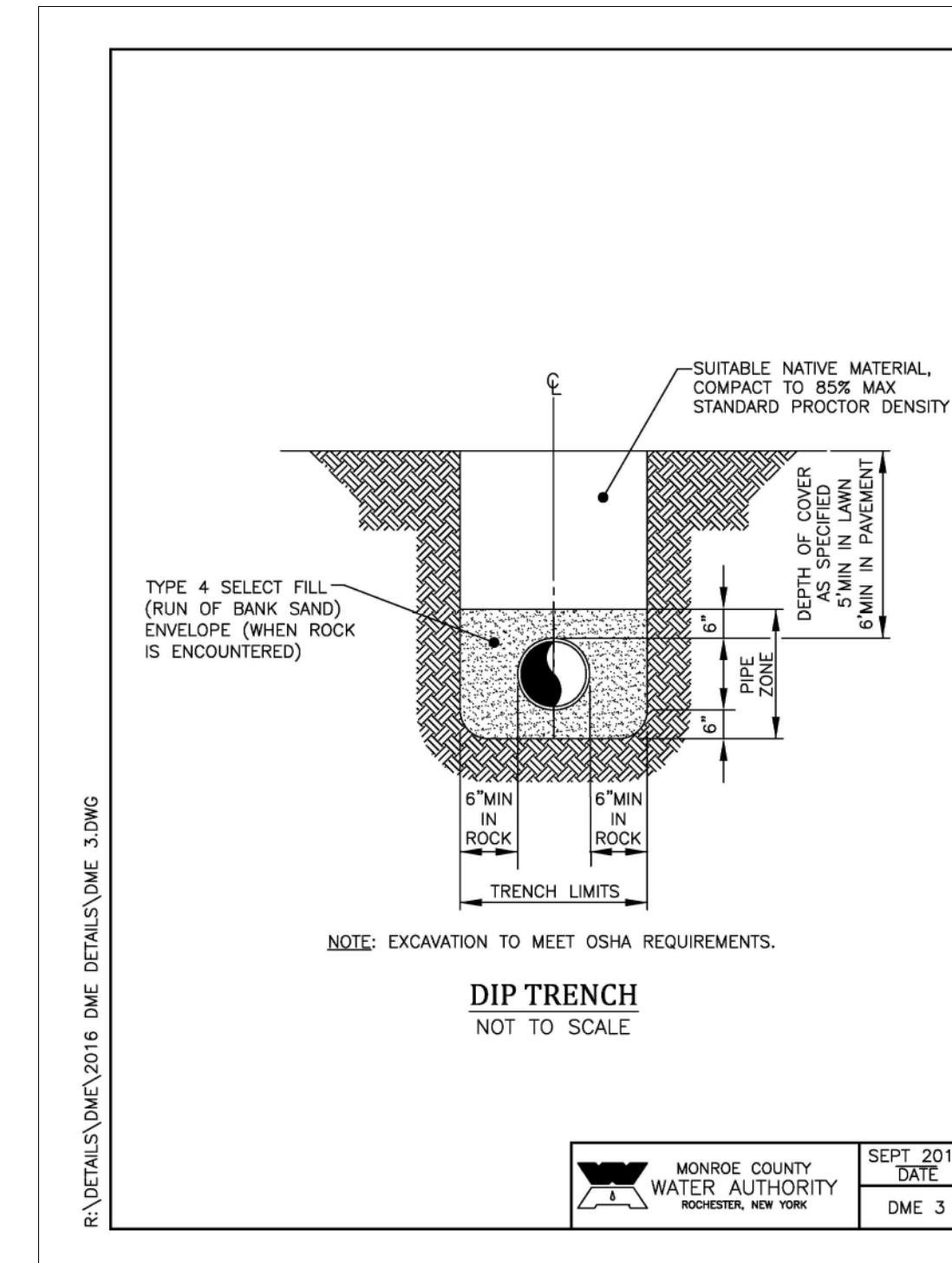
LAB MINIMUM THICKNESS
6FT.
8"
7"
8"

LES SHALL BE 400 FEET.



STANDARD





NO.	REVISION	DATE	DSB Engineers and Architects, P.C.
			PROJECT <i>ABERDEEN ESTATES SUBDIVISION</i>
			PART OF LOTS 21 & 23, TOWNSHIP 14, RANGE 4 OF THE PHELPS & GORHAM PURCHASE, TOWN OF WEBSTER, MONROE COUNTY, NEW YORK
			DRAWING TITLE
			DETAILS AND NOTES
			CLIENT FOREST CREEK EQUITY CORP. 3240 CHILI AVENUE ROCHESTER, N.Y. 14624
			PROJ. NO. 21-12034 DWG. BY N.E.S. DESIGN BY W.E.B. APPROVED D.E.S. DATE 9/10/21 SCALE N.T.S. DWG. NO. 10-05-10