

### LEGEND

LINETYPES	SYMBOLS
Centerline	Utility Pole
Property Line	Water Gate Valve
Resub. Prop. Line	Curb Box
Easement Line	Gas Valve
Existing Contour	Utility Box
Proposed Contour	Transformer
Chain Link Fence	Survey Monument
Wood Fence	Mailbox
Guide Rail	Sign
Wire Fence	Iron pipe/rebar
Overhead Wires	Traffic Control M.H.
Gas Line	Cleanout
Water Line	Catch basin
Forcemain	Fire hydrant
Sanitary Sewer	Signal span pole
Storm Sewer	Perc hole
Electric	Deep hole
Edge of Woods	Benchmark
Floodzone	End section
Wetlands	Spot elev. x351.00'
Right-of-Way	Light pole
Landscaping & Retaining Walls	Well
Silt Fence	Utility manhole
Drainage Flow	Storm Sewer
Sump Pump Discharge	Manhole
	Sanitary Sewer
	Manhole
	Rebar (to be set)

### LINE STYLES

Feature to be removed (Gray Line)  
 Existing Utility (Light Line Weight)  
 Proposed Utility (Heavier Line Weight)

### LOCATION MAP

NOT TO SCALE

### SURVEYOR'S CERTIFICATION:

I, John H. Sclarabba, L.S., hereby certify this map was completed on September 8, 2022 from notes of an Instrument Survey completed on August 14, 2022 in accordance with Article 7209 of the New York State Education Law. Any alterations are a violation of Article 145, Section 7209 of the New York State Education Law.

John H. Sclarabba, L.S. No. 50348

- ### GREECE GENERAL NOTES:
- Zoning: R1-44  
 Setbacks: Front - 60', Side - 15', Rear - 75', Corner - 55'
  - Application made under Article 278 of Town Law.
  - This subdivision is within the following special districts:  
 a. Greece Sanitary Sewer District, No. 1, Ext. 532  
 b. Greece Light District No. 11 Ext. 264
  - This subdivision is served by a sanitary sewer located in a bonded debt district. In addition to any entrance fee surcharges that may apply, a limited-term annual debt repayment charge shall be applied to each house constructed in this subdivision.
  - The following fees shall be collected at the time of issuance of the original building permit for each lot in this subdivision (additional fees may be required for specific overlay areas/districts):  
 5.1. Recreation Trust Fund Fee (per individual dwelling unit)  
 5.2. Sanitary Sewer Access Fee (per individual dwelling unit)  
 5.3. Monroe County Sanitary Sewer Entrance Fee (per individual dwelling unit)  
 5.4. Storm Drainage System Entrance Fee (per lateral connection)  
 5.5. Certificate of Occupancy Fee
  - No building permits shall be issued unless and until highway permits are issued.
  - The Town's 2001 Community Master Plan Update (Clough, Harbour & Associates, September 2001) contains current and projected population growth, an inventory and analysis of public, private, and semi-private recreation facilities, both active and passive; and recommendations for future actions. Based on this document, the Planning Board finds that the town currently needs, or will need, additional park and recreation space in the vicinity of the proposed subdivision. The Planning Board further finds that development of this subdivision will contribute to the demand for additional park and recreation space, and that this subdivision provides no available park or recreation land to address said current or future need. Therefore, pursuant to Section 277 of the New York State Town Law, payment of the town's recreation fee shall be required for each building lot in this subdivision, payable to the town upon the issuance of the original building permit for each house.
  - No building permits shall be issued for any of the lots in this subdivision unless and until this final plat has been filed in the Office of the Monroe County Clerk. The DB and Pops of which this final plat is filed in the Office of the Monroe County Clerk shall be indicated on the approved, signed copies of this final plat that are submitted to the Town.
  - Any Town of Greece approval or permit for the Premises does not relieve the Applicant, developer, or owner of the Premises from obtaining all other town, county, state, or federal government approvals or permits that are required for the Premises.
  - One (1) street tree shall be provided in the front yard outside of the street right-of-way of each proposed interior building lot, and two (2) for corner lots. Installation of street trees shall be included in the Letter of Credit for public improvements.
  - The developer/contractor is responsible for removal and disposal of brush, trees, and debris from any lot clearing. Burial of organic matter including brush, trees, and wood chips or any debris from lot clearing is strictly prohibited.
  - The street access for the driveway on any corner lots shall be at least 30 feet from a street intersection (corner lots).
  - Driveways for lots shall be at least 40 feet from the end of pavement unless the adjacent section is developed before or concurrently with these lots. (lots at the end of stub roads)
  - Water mains and hydrants shall be installed and be in proper operating conditions prior to the commencement of any aboveground construction.
  - Subsidence access roads and temporary street signs shall be installed and maintained so as to provide continuous access to fire department and other emergency vehicles prior to the commencement of any aboveground construction.
  - Buildings shall conform to the elevations and locations shown on the approved subdivision or grading plans. At any time prior to the issuance of a certificate of occupancy, the Town may require certification of the location and elevation of the top of block of a basement or cellar. Certification of the as-built location shall be in the form of an instrument location map prepared by a licensed land surveyor. Certification of the as-built elevation, in relation to the vertical datum shown on the approved plans, may be in the form of either a survey note on the instrument location map or an elevation certification form or separate letter prepared by a licensed land surveyor or licensed professional engineer.
  - The developer retains a 10'-wide grading easement across the rear and/or side lines of all lots until the completion of grading and construction on adjoining land within this subdivision.
  - Drainage swales shall be maintained by the owner and remain free of obstacles that would impede the proper drainage of surface water.
  - The developer/contractor agrees to perform all necessary work related to erosion, sedimentation, and dust control in a timely manner as may be directed by the Commissioner of Public Works.
  - In accordance with federal Phase II storm water regulations, no pre-construction meeting shall be scheduled unless and until a Storm Water Pollution Prevention Plan (SWPPP) has been developed in accordance with the State Pollution Discharge Elimination System (SPDES) 15-002, submitted to the Town of Greece for review, and approved, and a Notice of Intent (NOI) has been filed.
  - No site work shall commence unless and until a pre-grading and/or pre-construction meeting has taken place involving the Town Departments of Public Works, Engineering, and/or Technical Services.

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

I THE UNDERSIGNED TREASURER OF MONROE COUNTY, PURSUANT TO SECT. 334 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY TAXES AND SCHOOL TAXES AGAINST THE LAND DESCRIBED HEREIN HAVE BEEN PAID THROUGH

\_\_\_\_\_ DATED: \_\_\_\_\_  
 MONROE COUNTY TREASURER

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.

County Highway Superintendent \_\_\_\_\_ Date \_\_\_\_\_  
 For the Monroe County Monumentation Law: \_\_\_\_\_ Date \_\_\_\_\_

Monroe County Surveyors Office \_\_\_\_\_ Date \_\_\_\_\_  
 MONROE COUNTY DEPT. OF TRANS.

Subdivision Non-Approval Required

Monroe County Department of Public Health  
 Realty Subdivision Approval NOT Required for the filing of this map in the Monroe County Clerk's Office

NOTE: Other Department of Public Health Approvals may be needed.

MONROE COUNTY DEPARTMENT OF HEALTH  
 JOSEPH M. & MADALINE R. RUFF  
 TA# 044.03-2-31  
 16 Willnick Cir.  
 Liber 12255 of Deeds, Page 101

- ### GENERAL NOTES
- Tax Account Number: 044.03-2-35
  - Owner: Kelly Homes of New York LLC
  - Site address: 693 North Greece Road
  - Total Area: 2.3± Acres
  - This project is located in Town Lot 21, Division 1, Township 2, Short Range, Mill Seat Tract. of the Phelps and Gorham Purchase, Town of Greece, County of Monroe, State of New York.
  - This project is located within Other Areas-Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Number 36055C0176G, dated August 28, 2008.
  - Existing utilities were plotted from referenced survey and record maps.
  - There are no ACE Wetlands located on the site. See ORM LRB-2003-01896 AJD August 30, 2021.

### AREA VARIANCES NOTE:

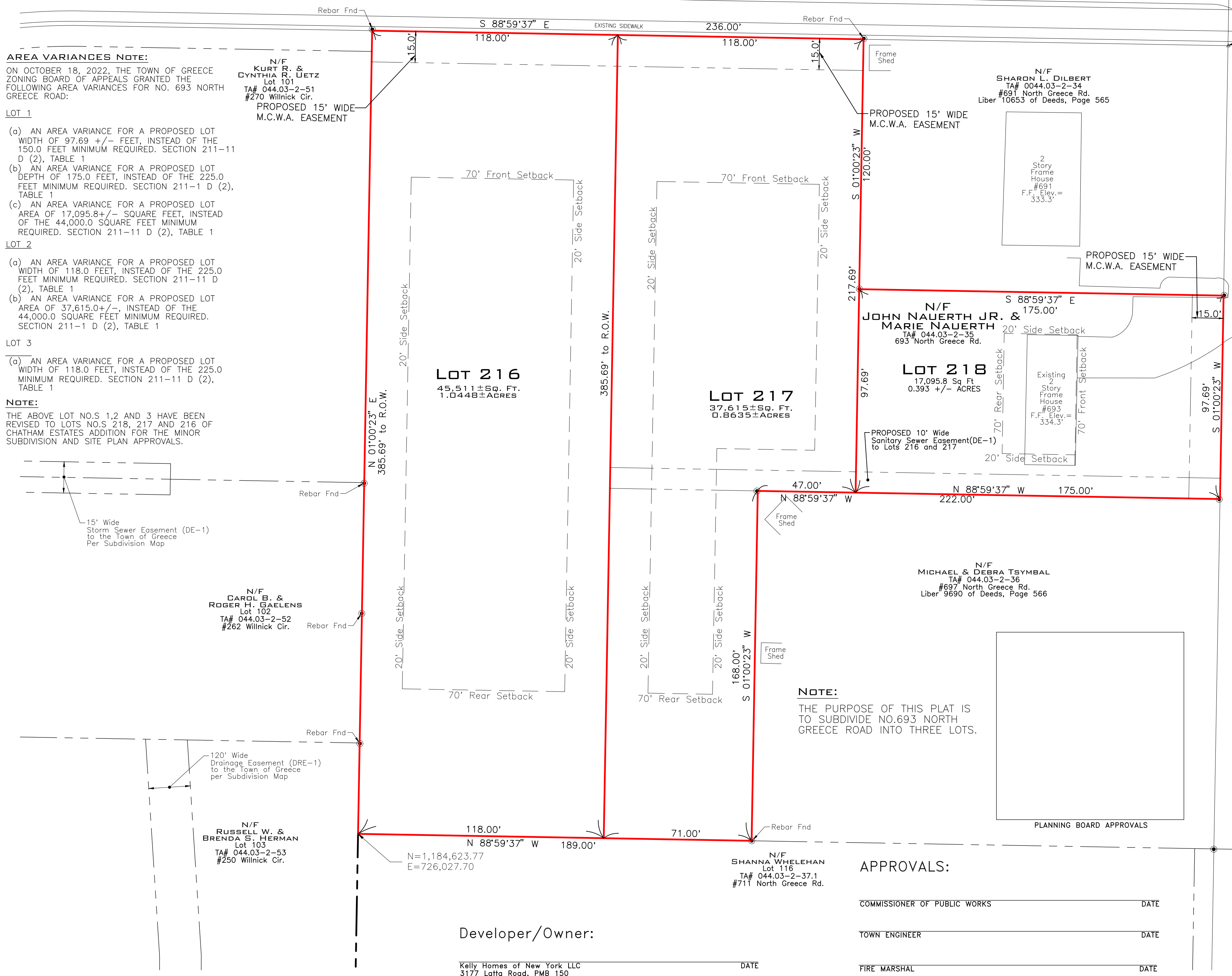
ON OCTOBER 18, 2022, THE TOWN OF GREECE ZONING BOARD OF APPEALS GRANTED THE FOLLOWING AREA VARIANCES FOR NO. 693 NORTH GREECE ROAD:

LOT 1  
 (a) AN AREA VARIANCE FOR A PROPOSED LOT WIDTH OF 97.69 +/- FEET, INSTEAD OF THE 150.0 FEET MINIMUM REQUIRED. SECTION 211-11 D (2), TABLE 1  
 (b) AN AREA VARIANCE FOR A PROPOSED LOT DEPTH OF 175.0 FEET, INSTEAD OF THE 225.0 FEET MINIMUM REQUIRED. SECTION 211-11 D (2), TABLE 1  
 (c) AN AREA VARIANCE FOR A PROPOSED LOT AREA OF 17,095.8 +/- SQUARE FEET, INSTEAD OF THE 44,000.0 SQUARE FEET MINIMUM REQUIRED. SECTION 211-11 D (2), TABLE 1

LOT 2  
 (a) AN AREA VARIANCE FOR A PROPOSED LOT WIDTH OF 118.0 FEET, INSTEAD OF THE 225.0 FEET MINIMUM REQUIRED. SECTION 211-11 D (2), TABLE 1  
 (b) AN AREA VARIANCE FOR A PROPOSED LOT AREA OF 37,615.0 +/-, INSTEAD OF THE 44,000.0 SQUARE FEET MINIMUM REQUIRED. SECTION 211-1 D (2), TABLE 1

LOT 3  
 (a) AN AREA VARIANCE FOR A PROPOSED LOT WIDTH OF 118.0 FEET, INSTEAD OF THE 225.0 FEET MINIMUM REQUIRED. SECTION 211-11 D (2), TABLE 1

## WILLNICK CIRCLE (60.0' WIDE)



### APPROVALS:

COMMISSIONER OF PUBLIC WORKS	DATE
TOWN ENGINEER	DATE
FIRE MARSHAL	DATE

Underground Facilities Protective Organization  
 Utility Coordinating Committee.

SAVE BIG, CALL BEFORE YOU DIG.  
 1-800-962-7962

# LANDTECH

SURVEYING & PLANNING P.L.L.C.  
 1105 RIDGEMAN AVE - ROCHESTER, NY - 14615  
 PHONE (585) 442-9902 - INFO@LANDTECH.NY.COM



DATE	REVISIONS
1-2-07-22	REVISED PER PLANNING DEPT. COMMENTS-SETBACKS
	JWH

SCALE: 1" = 30'	DATE: 11-04-22	DRAWN BY: JWH	CHECKED BY: JWS	PROJECT NUMBER: 22333
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### CHATHAM ESTATES ADDITION

## LOTS 216, 217 & 218

TOWN LOT 21, DIVISION 1, TOWNSHIP 2, SHORT RANGE, MILL SEAT TRACT, PHELPS & GORHAM PURCHASE, TOWN OF GREECE, COUNTY OF MONROE, STATE OF NEW YORK

# FINAL PLAT

SHEET 1 OF 1