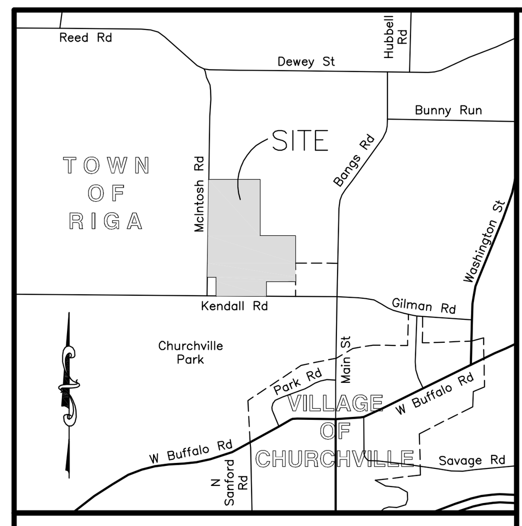


LOCATION MAP

SITE STATISTICS:

TAX ACCOUNT NUMBER:	130.03-01-20
EXISTING OWNER:	ROWENA K. WOOD & CHARLES W. WOOD
EXISTING AREA:	135.439± to c/l
EXISTING ZONING:	RURAL AGRICULTURAL (RA)
MIN. LOT AREA REQUIRED:	1 acre
MIN. LOT WIDTH REQUIRED:	210 ft.
FRONT SETBACK REQUIRED:	60' ft. to right of way line
SIDE SETBACK REQUIRED:	10% of lot width at building setback
REAR SETBACK REQUIRED:	50 ft.

TOWN OF RIGA GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE TOWN OF RIGA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS FOR LAND DEVELOPMENT, LATEST REVISION.
2. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO MONROE COUNTY LAW NO. 6-1971, REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
3. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.
4. THE FINISHED GRADE ELEVATION AT THE FRONT BUILDING LINE OF A RESIDENTIAL OR COMMERCIAL STRUCTURE SHALL BE A MINIMUM OF TWO FEET ABOVE THE ELEVATION OF THE CENTER LINE OF THE PUBLIC STREET IN FRONT OF SUCH STRUCTURE; PROVIDED, HOWEVER, THAT WHERE THE STRUCTURE IS SET BACK A DISTANCE OF AT LEAST 1.5 TIMES THE MINIMUM SETBACK ALLOWED BY ZONING, AND/OR WHERE NATURAL DRAINAGE PATTERNS WOULD BE BETTER SERVED BY DRAINING AWAY FROM THE STREET, THE PLANNING BOARD MAY, IN ITS DISCRETION, WAIVE THIS REQUIREMENT, STATING ITS FINDING AND DETERMINATION ON THE RECORD. IN ANY CASE, HOWEVER, THE APPROVED GRADING AND DRAINAGE SHALL BE SO DESIGNED AS TO ENSURE THAT POSITIVE DRAINAGE FLOW IS MAINTAINED AWAY FROM THE BUILDING FOUNDATION.
5. (RESERVED)
6. BASEMENT FLOORS MUST BE CONSTRUCTED ABOVE GROUNDWATER.
7. ANY CHANGES IN HOUSE AND/OR SEPTIC SYSTEM LOCATION IN EXCESS OF 10 FEET FROM THE APPROVED PLAN MUST BE RESUBMITTED TO THE PLANNING BOARD FOR REAPPROVAL.
8. THE DEVELOPER SHALL SET LOT MONUMENTATION PINS AT ALL CORNERS AND ANGLES.
9. IN THE EVENT THAT SPECIAL DISTRICTS (WATER, SEWER, LIGHTING, DRAINAGE, SIDEWALK AND/OR PLAYGROUND AND PARK) ARE TO BE ESTABLISHED BY THE TOWN BOARD, A GENERAL NOTE STATING THE TYPE OF DISTRICT AND DATE OF THE TOWN BOARD APPROVAL SHALL BE INCLUDED ON THE DRAWINGS.
10. NO PARKING OR DRIVING IS ALLOWED IN THE AREA OF THE SEPTIC SYSTEM.
11. NO CUT OR FILL EXCEEDING ONE FOOT IS ALLOWED IN THE AREA OF THE SEPTIC SYSTEM.
12. LAUNDRY TUBS ARE TO DISCHARGE TO THE SEPTIC TANK, VIA A PUMP IF REQUIRED.
13. SEPTIC TANK EFFLUENT SHALL NOT INFILTRATE OF BE DISCHARGED TO A HIGHWAY DRAINAGE DITCH OR STORM DRAIN.
14. NO LOT DRAINAGE SHALL BE DIRECTED ACROSS THE AREA OF THE SEPTIC SYSTEM.
15. LOT LINE SWALES ARE TO BE CONSTRUCTED AND OPERABLE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
16. DRIVEWAYS ARE TO BE PAVED WITHIN THE TOWN HIGHWAY OR STREET RIGHT-OF-WAY, AND A CULVERT PIPE OF A SIZE AND TYPE APPROVED BY THE HIGHWAY SUPERINTENDENT OR DESIGNEE IS TO BE PLACED BY THE DEVELOPER.
17. THE DEVELOPER SHALL PROVIDE FOR EROSION CONTROL BARRIERS DURING CONSTRUCTION AND REMOVAL OF THE SAME UPON REVEGETATION OF THE DISTURBED AREAS.
18. THE CONTRACTOR SHALL BE REQUIRED TO CLEAN MUD AND DEBRIS FROM PUBLIC ROADS, SHOULDERS AND DRAINAGE DITCHES SERVICING THE CONSTRUCTION SITE DURING AND AFTER THE COMPLETION OF THE PROJECT. THIS REQUIREMENT SHALL BE ENFORCED BY THE BUILDING INSPECTOR OR HIGHWAY SUPERINTENDENT.
19. ON PROJECTS CONSTRUCTED IN PHASES, THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL SITE AND ROAD WORK DAMAGED DURING CONSTRUCTION OPERATIONS AND SAID DAMAGE SHALL BE REPAIRED, AT THE DEVELOPER'S/CONTRACTOR'S EXPENSE, PRIOR TO ACCEPTANCE OF DEDICATION TO THE TOWN.
20. WHERE THE ONLY ACCESS TO THE PROJECT IS VIA AN EXISTING DEDICATED ROAD, THE CONTRACTOR/DEVELOPER SHALL REQUEST PERMISSION FROM THE TOWN BOARD TO USE THE ROAD AS A CONSTRUCTION ACCESS. A LETTER OF CREDIT SHALL BE REQUIRED TO COVER DAMAGES TO THE ROAD DUE TO CONSTRUCTION EQUIPMENT.
21. WHEN ROAD CUTS ARE REQUIRED FOR INSTALLATION OF UTILITIES UNDER EXISTING DEDICATED ROADS, BACKFILL MATERIALS SHALL BE COMPACTED AND APPROVED BY THE HIGHWAY SUPERINTENDENT AND TOWN ENGINEER PRIOR TO RESURFACING. BACKFILL MATERIALS AND COMPACTION METHODS SHALL BE APPROVED BY THE TOWN ENGINEER.
22. THE CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO PROTECT PROPERTY MARKERS AND ALL SURVEY STAKES.
23. SANITARY SEWER FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MONROE COUNTY HEALTH DEPARTMENT AND TOWN OF RIGA STANDARDS.
24. WATER SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MONROE COUNTY WATER AUTHORITY STANDARDS.
25. FOUNDATION AND CELLAR DRAINAGE SHALL DISCHARGE TO STREET STORM DRAINAGE SYSTEMS. WHERE A STREET STORM DRAINAGE SYSTEM IS NOT PRESENT THIS DRAINAGE SHALL BE CONVEYED BY GRAVITY (AS TOPOGRAPHY PERMITS) AND DISCHARGED TO SPLASH BLOCKS. DOWNSPOUTS SHALL BE DISCHARGED TO SPLASH BLOCKS.
26. NO EXCESS TOPSOIL OR SUBSOIL SHALL BE REMOVED FROM THE SITE WITHOUT APPROVAL OF THE PLANNING BOARD.
27. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
28. LOT GRADING SHALL BE CERTIFIED BY THE DEVELOPER'S ENGINEER AND/OR SURVEYOR AS TO CONFORMANCE TO THAT APPROVED PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
29. THIS PROPERTY IS LOCATED WITHIN AN AGRICULTURAL AREA AND MAY BE SUBJECT TO NOISES, ODORS, DUST AND OTHER CONDITIONS OR EFFECTS RESULTING FROM AGRICULTURAL ACTIVITIES. FARM OPERATIONS HAVE A RIGHT TO CONDUCT SUCH ACTIVITIES WHICH CREATE THESE CONDITIONS AS LONG AS THE CONDITIONS DO NOT AFFECT THE HEALTH OR SAFETY OF THE PROSPECTIVE PROPERTY OWNER.
30. WHERE ANY PORTION OF THE PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS A FRESHWATER WETLAND OR ONE-HUNDRED-FOOT BUFFER, THE FOLLOWING NOTE SHALL BE INCLUDED: RESTRICTIONS SPECIFIED IN ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW AND RELATED REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH MAY INCLUDE THE OBTAINING OF A PERMIT. WETLAND AREAS MAY ALSO BE SUBJECT TO DESIGNATION AND REGULATION BY THE U.S. ARMY CORPS OF ENGINEERS UNDER FEDERAL LAW.
31. WHERE ANY PORTION OF THE PROPERTY IS LOCATED WITHIN A ONE-HUNDRED-YEAR FLOODPLAIN, THE FOLLOWING NOTE SHALL BE INCLUDED: RESTRICTIONS AND REGULATIONS IMPOSED AND/OR ADMINISTRATED BY THE TOWN OF RIGA, THE COUNTY OF MONROE AND/OR THE STATE OF NEW YORK, AND MAY REQUIRE THE OBTAINING OF APPROVALS OR PERMITS FROM APPROPRIATE GOVERNMENTAL AGENCIES.
32. THE TOWN OF RIGA IS NOT RESPONSIBLE FOR THE QUANTITY OR QUALITY OF WELL WATER.
33. DRIVEWAY WIDTH IS TO BE 14 FEET THROUGHOUT THE ENTIRE LENGTH AND SHALL BE CONSTRUCTED TO SUPPORT A MINIMUM VEHICLE WEIGHT OF 20 TONS. THE SIDES OF THE DRIVEWAY AND CULVERTS SHALL BE APPROPRIATELY DELINEATED (E.G. REFLECTIVE MARKERS EVERY 50 FEET).
34. WHERE ANY PORTION OF THE PROPERTY IS LOCATED WITHIN 2,000 FEET OF THE BOUNDARIES OF THE PROPERTY(IES) KNOWN AS MILL SEAT LANDFILL, THE FOLLOWING NOTE SHALL BE INCLUDED: PROPERTY(IES) MAY BE SUBJECT TO NOISES, ODORS, DUST, TRAFFIC AND OTHER CONDITIONS RESULTING FROM SUCH OPERATIONS.
35. A PERMANENT SIGN WITH DWELLING STREET NUMBERS SHOULD BE INSTALLED AT THE ENTRANCE TO THE DRIVEWAY.

MONROE COUNTY TREASURER

APPROVED:

PLANNING BOARD CHAIRPERSON	DATE
TOWN ENGINEER	DATE
TOWN HIGHWAY SUPERINTENDENT	DATE

MONROE COUNTY HEALTH DEPARTMENT

MONROE COUNTY DEPARTMENT OF HEALTH APPROVAL NOT REQUIRED FOR THE FILING OF THIS MAP WITH THE MONROE COUNTY CLERK

DATE: ______

NOTE: OTHER DEPARTMENT OF HEALTH APPROVALS MAY BE NEEDED – FOR ADDITIONAL INFORMATION CALL: 753-5470 OR 753-5459

MONROE COUNTY DEPARTMENT OF TRANSPORTATION

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:	
Monroe County Surveyors Office	Date

WE, ARROWPOINT LAND SURVEYORS, CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH CURRENT CODE OF PRACTICE OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS ASSOCIATION, USING THE NOTES OF A INSTRUMENT SURVEY COMPLETED NOVEMBER 12, 2017.

ROBERT J. AVERY P.L.S. 49743

NOTES:

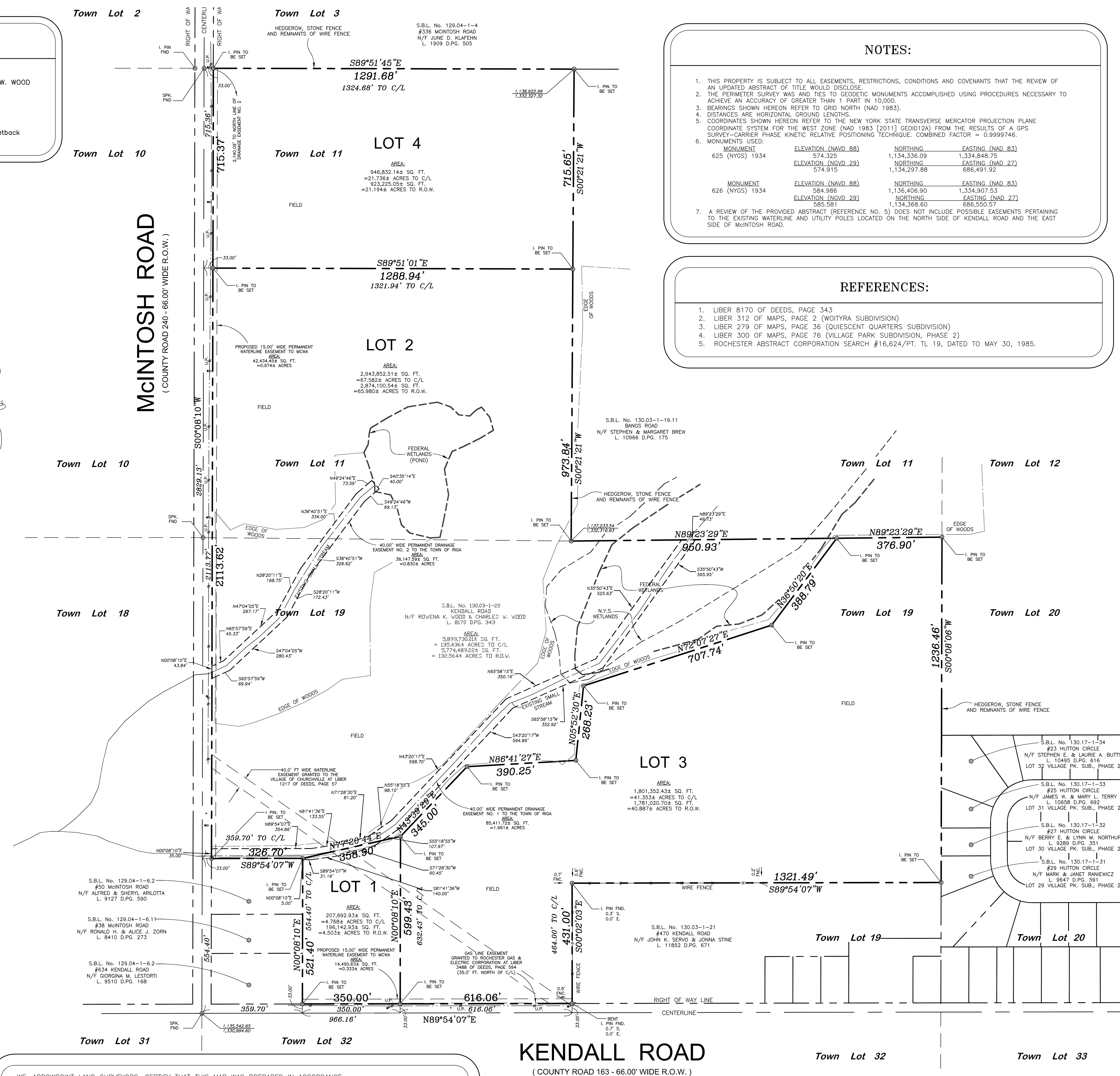
1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, CONDITIONS AND COVENANTS THAT THE REVIEW OF AN UPDATED ABSTRACT OF TITLE WOULD DISCLOSE.
2. THE PERIMETER SURVEY WAS AND TIES TO GEODETIC MONUMENTS ACCOMPLISHED USING PROCEDURES NECESSARY TO ACHIEVE AN ACCURACY OF GREATER THAN 1 PART IN 10,000.
3. BEARINGS SHOWN HEREON REFER TO GRID NORTH (NAD 1983).
4. DISTANCES ARE HORIZONTAL GROUND LENGTHS.
5. COORDINATES SHOWN HEREON REFER TO THE NEW YORK STATE TRANSVERSE MERCATOR PROJECTION PLANE COORDINATE SYSTEM FOR THE WEST ZONE (NAD 1983 [2011] GEOID12A) FROM THE RESULTS OF A GPS SURVEY-CARRIER PHASE KINETIC RELATIVE POSITIONING TECHNIQUE. COMBINED FACTOR = 0.9999746.
6. MONUMENTS USED:

MONUMENT	ELEVATION	NORTHING	EASTING
625 (NYGS) 1934	ELEVATION (NAVD 88) 574.325	NORTHING 1,134,336.09	EASTING (NAD 83) 1,334,848.75
	ELEVATION (NGVD 29) 574.915	NORTHING 1,134,297.88	EASTING (NAD 27) 686,491.92
626 (NYGS) 1934	ELEVATION (NAVD 88) 584.986	NORTHING 1,136,406.90	EASTING (NAD 83) 1,334,907.53
	ELEVATION (NGVD 29) 585.581	NORTHING 1,134,368.60	EASTING (NAD 27) 686,550.57

7. A REVIEW OF THE PROVIDED ABSTRACT (REFERENCE NO. 5) DOES NOT INCLUDE POSSIBLE EASEMENTS PERTAINING TO THE EXISTING WATERLINE AND UTILITY POLES LOCATED ON THE NORTH SIDE OF KENDALL ROAD AND THE EAST SIDE OF McINTOSH ROAD.

REFERENCES:

1. LIBER 8170 OF DEEDS, PAGE 343
2. LIBER 312 OF MAPS, PAGE 2 (WOITYRA SUBDIVISION)
3. LIBER 279 OF MAPS, PAGE 36 (QUIESCENT QUARTERS SUBDIVISION)
4. LIBER 300 OF MAPS, PAGE 76 (VILLAGE PARK SUBDIVISION, PHASE 2)
5. ROCHESTER ABSTRACT CORPORATION SEARCH #16,624/PT. TL 19, DATED TO MAY 30, 1985.



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CERTIFICATIONS ON THIS BOUNDARY SURVEY SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.

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FINAL PLAT

PROJECT
McINTOSH WOOD SUBDIVISON

BEING PART OF TOWN LOTS 11 & 19,
TOWNSHIP 2, RANGE 2 (WEST PULTNEY), IN THE
MILL SEAT TRACT OF THE PHELPS & GORHAM PURCHASE
TOWN OF RIGA
COUNTY OF MONROE STATE OF NEW YORK

LOCATION
N.E. QUADRANT OF McINTOSH AND KENDALL ROADS

CLIENT
CHAS. W. WOOD 2431 WESTSIDE DR. N. CHILI, NY 14514 (585) 953-3775

ARROWPOINT LAND SURVEYORS
277 ALEXANDER STREET, SUITE 210 ROCHESTER, NY 14607
PHONE: 585.889.3670
ROBERT J. AVERY, P.L.S.: 585.755.0408
SCOTT A. COX: 585.625.8629

STATE OF NEW YORK · ROBERT J. AVERY · NO. 049743 · Licensed Land Surveyor

NEW YORK STATE LICENSED PROFESSIONAL

NO	REVISIONS	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

GRAPHIC SCALE: 1" = 200'
0 100 200 300 400 600

DRAWING ALTERATION NOTICE

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING:

"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 SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION 'ALTERED BY' FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

SCALE	1" = 200'
DATE	11/20/17
SHEET	C-1
PROJECT NO.	17-0450
FILE NAME	McINTOSH WOOD SUBDVN.dwg
DRAWN BY: RJA	CHECKED BY: SAC