

SITE DATA:

- TAX ACCT. # 024.030-01-002.11
- TOTAL PARCEL AREA = 72,916 AC.
- PHASE IIA AREA = 283,140 SF, OR 6,500 AC.
- PROPOSED OVERALL NO. OF LOTS = 143
- PHASE IIA NO. OF LOTS = 15
- ZONING - HIGH DENSITY (H.D.)
- MINIMUM LOT SIZE = 85'x120'
- MINIMUM LOT AREA = 12,000 SF.
- MAXIMUM BUILDING HEIGHT = 35'
- MAXIMUM BUILDING COVERAGE = 20%
- SETBACKS:
FRONT = 40' (45' FOR LOT 4, 50' FOR LOT 8)
REAR = 10'
SIDE = 10'
CORNER = 40'
- THERE ARE NO JURISDICTIONAL NYSDEC OR FEDERAL WETLANDS ON THIS SITE.
- THIS PARCEL DOES NOT CONTAIN ANY 100 YEAR FLOOD PLAN PER FIRM MAP COMMUNITY PANEL NO. 360425 000SD DATED 5/18/1992.
- SANITARY SEWER SERVICES ARE PROVIDED BY THE TOWN OF PARMA.
- THE PARCEL IS IN THE TOWN WIDE DRAINAGE DISTRICT.
- PUBLIC WATER WILL BE PROVIDED BY MONROE COUNTY WATER AUTHORITY.
- A LIGHTING DISTRICT HAS BEEN CREATED FOR STREET LIGHTING, AND A SANITARY SEWER DISTRICT HAS BEEN CREATED FOR SANITARY SEWER SERVICE.
- THIS PARCEL IS NOT LOCATED IN AN AGRICULTURAL DISTRICT.
- PROJECT AMENITIES:
a) SIDEWALKS
b) STREET LIGHTS
c) BUFFER TO EXISTING HOUSING.
d) MAINTENANCE ACCESS TO DRAINAGE & SEWERS.
e) STORM WATER QUALITY DESIGN FEATURES.
f) ONE TREE PER LOT WILL BE PLANTED WITHIN THE FRONT YARD OF EACH RESIDENCE.

- MONROE COUNTY DEPARTMENT OF HEALTH CONDITIONS FOR COUNTRY VILLAGE ESTATES:**
- THE DEVELOPER MUST ADHERE TO THE SOIL MANAGEMENT PLAN DATED MARCH 13, 2002 INCLUDING:
- MIXING OF SOIL
- MONITORING FOR PARTICULATES DURING MIXING
- MITIGATION MEASURES FOR DUST GENERATION IF NECESSARY
- CONFIRMATORY SOIL SAMPLING
 - THE DEVELOPER MUST NOTIFY THE MONROE COUNTY DEPARTMENT OF HEALTH AT LEAST 2 DAYS PRIOR TO IMPLEMENTING THE SOIL MANAGEMENT PLAN.
 - A FINAL REPORT MUST BE SUBMITTED BY THE DEVELOPER'S ENGINEER TO THE MONROE COUNTY DEPARTMENT OF HEALTH DETAILING THE ACTIONS TAKEN DURING IMPLEMENTATION OF THE SOIL MANAGEMENT PLAN; THE REPORT MUST INCLUDE RESULTS OF CONFIRMATORY SAMPLES.

- MONROE COUNTY DEPARTMENT OF HEALTH CONDITIONS OF APPROVAL**
- 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.
 - 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.
 - THAT AN ORIGINAL SUBDIVISION MAP AS APPROVED THIS DATE SHALL BE FILED IN THE OFFICE OF THE CLERK OF MONROE COUNTY PRIOR TO OFFERING LOTS FOR SALE.
 - 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 SANITARY FACILITIES, INCLUDING SEWAGE, STORM WATER, AND
 - THAT ADEQUATE EROSION/SILTATION 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 NYSDEC STORMS GENERAL PERMIT 02-01 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES WILL BE OBTAINED.

TOWN NOTES:

- AGRICULTURAL OPERATIONS STATEMENT
THE PURCHASERS OF ANY LOT IN THIS PROJECT ARE ADVISED THAT THERE ARE ACTIVE AGRICULTURAL OPERATIONS IN THE AREA WHICH ARE PROTECTED BY THE STATE'S RIGHT TO FARM LAWS.
- FILL STATEMENT:
NO MATERIAL WHICH IS REQUIRED TO BE RECYCLED, PER MONROE COUNTY WASTE REGULATIONS, SHALL BE DUMPED ON SITE.
- SPRINKLER SYSTEM STATEMENT:
THE PARMA PLANNING BOARD RECOMMENDS THE INSTALLATION OF A FIRE SPRINKLER SYSTEM BE CONSIDERED FOR ANY HOME THAT IS LOCATED MORE THAN 500 FEET FROM THE PUBLIC RIGHT-OF-WAY OF THE ROAD OR STREET WHICH THE LOT FRONTS ON.

APPROVED BY *Edward J. Freeman* DATE 10/25/07
PLANNING BOARD CHAIRMAN

APPROVED BY *William R. Vardant* DATE 6/15/06
PARMA TOWN ENGINEER

APPROVED BY *Thomas K. Stei* DATE 6/15/06
MONROE COUNTY WATER AUTHORITY

MONROE COUNTY HEALTH DEPT.

CERTIFICATION

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED ON MARCH 31, 2006 USING METHODS OF REFERENCE MATERIAL AS LISTED HEREON AND FROM NOTES OF A BOUNDARY & TOPO SURVEY COMPLETED JANUARY 7, 2002. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO INFORMATION NOT REFERENCED.

Edward J. Freeman 12/14/07
Monroe County Surveyors Office



LEGEND:

- EXIST. ROW LINE
- ST. LOT LINE
- EXIST. CENTER LINE ROAD
- EXIST. EDGE OF PAVEMENT
- EXIST. EASEMENT LINE
- PROPERTY BOUNDARY
- PROP. GUTTER & EDGE OF PAVEMENT
- PROP. EASEMENT LINE
- PROP. STREET LIGHT
- PROP. SIDEWALK
- MONUMENT TO BE SET
- PHASE LINE
- PROPOSED LIGHT

SURVEY REFERENCES

- LIBER 252 OF MAPS, PAGE 56 TURTLE CREEK SECTION 1
- LIBER 300 OF MAPS, PAGE 36 COUNTRY VILLAGE ESTATES SECTION II A
- LIBER 256 OF MAPS, PAGE 75 HILTON ORCHARD SUBDIVISION SECTION 3
- ABSTRACT OF TITLE BY COLONY ABSTRACT CORPORATION, SEARCH 34751, D
- LIBER 281 OF MAPS, PAGE 79 SUBDIVISION SECTION 4
- LIBER 8217 OF DEEDS, PAGE 247
- COUNTRY VILLAGE ESTATES, PHASE IIA FILED AT LIBER 314 OF MAPS, PAGE 13.

SURVEY NOTES

- THE HORIZONTAL DATUM IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM, WEST ZONE, TRANSVERSE MERCATOR SYSTEM.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCE. BEARING AND COORDINATES ARE REFERENCED TO GRID.
- SURVEY FIELD WORK ON THIS SURVEY WAS DONE TO AN ACCURACY GREATER THAN ONE PART IN 10,000 (1:10,000), USING ESTABLISHED CONTROL MONUMENTS REFERENCED HEREON.

NOTE:
THE HOME ON LOT #6 SHOULD BE PLACED AS FAR OFFSET AS POSSIBLE TO AVOID LIGHT POLLUTION FROM THE ADJACENT INTERSECTION

MONUMENTS, NAD 27:

- 2925 (MCGS) 1974
N = 1,204,427.19
E = 710,108.27
 - 2927 (MCGS) 1974
N = 1,201,821.04
E = 710,256.37
 - 2928 (MCGS) 1974
N = 1,200,742.69
E = 710,274.12
- SCALE FACTOR 0.9999891
ELEVATION FACTOR 0.9999871

PLANT SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	SIZE
GL	GREENSPIRE LINDEN	Tilia c. "Greenspire"	2" - 2 1/2" CAL
OM	OCTOBER GLORY MAPLE	Acer c. "October Glory"	2" - 2 1/2" CAL
RP	REDSPIRE PEAR	Pyrus c. "Redspire"	2" - 2 1/2" CAL

ONE TREE PER LOT SHALL BE PLANTED BETWEEN THE GUTTER AND THE SIDEWALK.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1 OF 7	FINAL SITE & SUBDIVISION PLAN
2 OF 7	FINAL UTILITY PLAN
3 OF 7	FINAL GRADING, EROSION CONTROL AND STORM WATER POLLUTION PREVENTION PLAN
4 OF 7	WATER QUALITY AREA PLAN
5 OF 7	FINAL PROFILES
6 OF 7	FINAL DETAILS & NOTES
7 OF 7	FINAL DETAILS & NOTES

NORTHWEST QUADRANT PURE WATERS DISTRICT

Review Number **1190**
Conforms To Monroe County Pure Waters Master Plan
R.M.B. 6/15/06
Date

MONROE COUNTY DEPARTMENT OF HEALTH
THIS IS TO CERTIFY THAT THE PROPOSED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR Country Village Estates Subdivision-Phase II-B IN THE Town of Parma WAS APPROVED ON June 19, 2006. IN ACCORDANCE WITH PLANS ON FILE IN THE OFFICE OF THE MONROE COUNTY DEPARTMENT OF HEALTH, CONSENT IS HEREBY GIVEN TO THE FILING OF THIS MAP, WHICH THE PROPOSED MAP APPEARS IN THE OFFICE OF THE CLERK OF MONROE COUNTY IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE III OF THE MONROE COUNTY CODE.

Project No. **21193.12**
Drawing No. **1 OF 7**
Scale: **1" = 50'**
Date: **APRIL 2006**

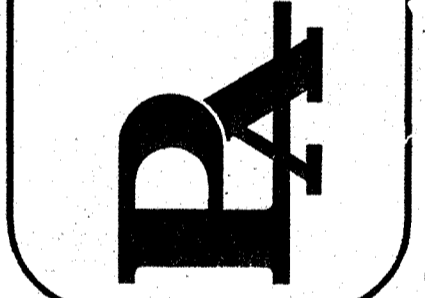
Revisions

No.	Date	By	Revised per review agency and town comments.
1	5/19/06	WEZ	



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Surveying Planning
Engineering Architecture



COUNTRY VILLAGE ESTATES PHASE II-B
TOWN LOT 62, TOWNSHIP 4, RANGE 1, MILL SEAB TRACT, TOWN OF PARMA, COUNTY OF MONROE, STATE OF NEW YORK

FINAL SITE PLAN/SUBDIVISION PLAN

Client: **PARK PROPERTIES, LLC**
1 COUNTRY MEADOW WAY
HILTON, N.Y. 14468

Principal-in-Charge: **JOHN F. CARUSO**
Project Manager: **S.A.L.**
Designed by: **J.D.S.**

Project No. **21193.12**
Drawing No. **1 OF 7**
Scale: **1" = 50'**
Date: **APRIL 2006**

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