SITE DATA:

S.B.L. LOT NO.:	50.01-1-32.11	S.B.L. LOT NO.:	50.01-1-32.2
ADDRESS:	WEBSTER ROAD	ADDRESS:	252 WEBSTER ROAD
LANDOWNER:	FRANK M. SUDORE	LANDOWNER:	FRANK M. SUDORE
TITLE RECORD:	L. 12479 OF DEEDS, PG. 127	TITLE RECORD:	L. 12452 OF DEEDS, PG. 509
TOTAL SITE AREA =	1.196 ACRES	TOTAL SITE AREA =	0.989 ACRES
ZONING DISTRICT =	R-1 and R-2	ZONING DISTRICT =	R-1 and R-2

DIMENSIONAL CONSTRAINT:	R-1:	R-2:	MIN. PROPOSED:
FRONT YARD	75'	60'	89.5'
REAR YARD	60'	55'	51.1'
SIDE YARD	20'	15'	14.57'
DRIVEWAY (SIDE)	5'	5'	>5'
MIN. LOT SIZE	35,000 S.F.	28,000 S.F.	38,657 S.F.
MIN. LOT WIDTH	125'	100'	157.1' at BLDG.
MIN. FLOOR AREA	1,440 / 2,160	1,320 / 1,800	N/A
MAX. BLDG. HEIGHT	30'	30'	<30'
MAX. COV. BLDG. AREA	20%	20%	7.4%

VARIANCES REQUESTED:

TAX PARCEL 50.01-01-32.11		
REAR YARD (R-2)	55' required	51.0' requested
TAX PARCEL 50.01-01-32.2		
SIDE YARD (R-1)	20' required	14.5' requested

FLOODPLAIN / WETLANDS NOTE:

1.) THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP NO.36055C0118G EFFECTIVE AUGUST 28, 2008.
2.) THIS PARCEL DOES NOT CONTAIN ANY FEDERAL WETLANDS PER THE NATIONAL WETLANDS INVENTORY MAPPING.
3.) THIS PARCEL DOES NOT CONTAIN ANY NYS DEC WETLANDS PER THE NYS DEC WETLAND INVENTORY MAPPING.

MONUMENTATION DATA:

THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 2019 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.

THE DEVELOPER AND CONTRACTOR MUST LOCATE, MARK, BARRICADE, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT OF WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA FOR GEODETIC CONTROL MONUMENTS, GO TO THE COUNTY OF MONROE SURVEYORS OFFICE WEBSITE AND ACCESS THE GIS BASED INTERNET WEB VIEWER, OR CONTACT THE MONROE COUNTY SURVEYORS OFFICE.

THE PROJECT BOUNDARY SURVEY AND TIES TO MONROE COUNTY GEODETIC MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A LOCAL POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.025 FEET.

ACHIEVED NETWORK POSITIONAL ACCURACY AT TWO SIGMA, 95% CONFIDENCE LEVEL [0.05 FEET]

THE COMBINED SCALE FACTOR IS 1.000036292

MAP DISTANCES SHOWN ARE GROUND LEVEL DIMENSIONS.

THIS PROJECT IS LESS THAN 5,000 FEET FROM THE NEAREST GEODETIC SURVEY MONUMENT AND THIS PROJECT IS TIED INTO THE MONROE COUNTY GEODETIC MONUMENTATION NETWORK.

THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (2011) UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM THE NYSDOT REFERENCE NETWORK CORS STATION (NYPF 0032) WITH CONTROL TIES TO THE FOLLOWING MONUMENTS:

MONUMENT:4-2-87 (NYSDOT)	PUBLISHED:	MEASURED:
	NO COORDINATES	N= 1,189,524.625 E= 1,455,779.994 Z= 311.85
	(NAD27/NGVD29)	(NAD83/NAVD88)-[2011]
MONUMENT: 4-2-88 (NYSDOT)	PUBLISHED:	MEASURED:
	NO COORDINATES	N= 1,191,213.631 E= 1,454,442.251 Z= 289.54
	(NAD27/NGVD29)	(NAD83/NAVD88)-[2011]

THIS PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 239-F, 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:

MONROE COUNTY HIGHWAY SUPERINTENDENT _____ DATE _____

FOR THE MONROE COUNTY MONUMENTATION LAW:

MONROE COUNTY SURVEYORS OFFICE _____ DATE _____

CERTIFICATIONS TO TOWN OF WEBSTER:

A.) IT IS HEREBY CERTIFIED THAT ALL LOTS SHOWN HEREON FULLY COMPLY WITH THE ZONING ORDINANCE (CHAPTER 225) AND THE SUBDIVISION RULES AND REGULATIONS OF THE TOWN OF WEBSTER.
B.) THE SUBDIVISION IS WELL DRAINED AND IS NOT SUBJECT TO FLOODING OR STANDING WATER. ALL SANITARY SEWERS ARE IN COMPLIANCE WITH THE SPECIFICATIONS AND SEWER POLICY OF THE TOWN OF WEBSTER.
C.) ALL SANITARY SEWERS ARE IN COMPLIANCE WITH THE SPECIFICATIONS AND SEWER POLICY OF THE TOWN OF WEBSTER
D.) THE GRADE LEVEL AT THE FRONT BUILDING LINE IS ONE-FORTH INCH PER FOOT ABOVE THE CENTER OF THE PROPOSED ROAD, OR (WHEN APPLICABLE) GRADE LEVEL REQUIREMENTS HAVE BEEN WAIVED BY THE PLANNING BOARD DUE TO THE TOPOGRAPHY WITHIN THE SUBDIVISION.
E.) THE AREA OCCUPIED BY THE RIGHT-OF-WAY FOR PUBLIC STREETS IS 0.592 ACRES. ALL RIGHT-OF-WAY INDICATED ON THIS MAP SHALL BE FOR THE PURPOSE OF INGRESS AND EGRESS, AND MAINTENANCE OF UTILITIES.

APPROVAL SIGNATURES :

PLANNING BOARD CHAIRPERSON	DATE
TOWN ENGINEER	DATE
WEBSTER SEWER DISTRICT	DATE
TOWN HIGHWAY SUPERINTENDENT	DATE
WEBSTER FIRE MARSHAL	DATE
WEBSTER TOWN ASSESSOR	DATE
DIRECTOR OF COMMUNITY DEVELOPMENT	DATE

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES LISTED HERE UNDER THAT THIS MAP WAS MADE USING THE REFERENCE MATERIAL LISTED HEREON AND THE NOTES OF AN INSTRUMENT SURVEY PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS COMPLETED ON DECEMBER 11, 2023.

- FRANK SUDORE

Alfred I. LaRue, N.Y.S.P.L.S # 046558

SURVEY CONTROL NOTES:

-BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM; NAD1983 (2011)-NY WEST ZONE.
-DISTANCES ARE SHOWN AT GROUND (US SURVEY FOOT)
-NORTH ARROW REFERENCED TO GRID NORTH

0 30 60 90

GRAPHIC SCALE: 1" = 30'

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

REALTY SUBDIVISION APPROVAL **NOT** REQUIRED FOR THE FILING OF THIS MAP IN THE MONROE COUNTY CLERK'S OFFICE.

BY: _____ DATE: _____

NOTE: OTHER DEPARTMENT OF PUBLIC HEALTH APPROVALS MAY BE NEEDED

TAXES PAID STAMP

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: _____

BY: _____
ROBERT FRANKLIN
MONROE COUNTY TREASURER

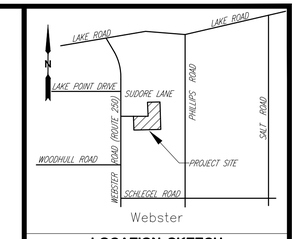
REFERENCES:

MAPS:
1. LIBER 358 OF MAPS, PAGE 35, 36 (TALL BIRCH GLEN)
2. LIBER 318 OF MAPS, PAGE 34 (MUTH SUBDIVISION)
3. LIBER 327 OF MAPS, PAGE 42 (CANOPY TRAIL SUB'D.)

DEEDS:
1. LIBER 12479 OF DEEDS, PAGE 127 (SBL #50.01-1-32.11)
2. LIBER 12452 OF DEEDS, PAGE 509 (SBL #50.01-1-32.2)

ABSTRACT OF TITLE:

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.



LOCATION SKETCH
N.T.S

DATE	REVISIONS	BY:

STATE OF NEW YORK
ALFRED I. LaRUE
18556
LICENSED LAND SURVEYOR

DRAWING ALTERATION

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 A LICENSED 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 ".

McMahon LaRue Associates, P. C.
ENGINEERS AND SURVEYORS

822 HOLT ROAD
WEBSTER, NY 14580
(585)-436-1080
WWW.MCMAHON-LARUE.COM

CLIENT:
FRANK SUDORE
252 WEBSTER ROAD
WEBSTER, NEW YORK
14580

PROJECT:
252 WEBSTER ROAD
TOWN OF WEBSTER

DRAWING:
SUDORE SUBDIVISION
PART OF TOWN LOT 14
TOWNSHIP 14, RANGE 4
PHELPS AND GORHAM PURCHASE
TOWN OF WEBSTER, MONROE COUNTY
STATE OF NEW YORK

DESIGNED BY:	JAT
DRAWN BY:	JAT
CHECKED BY:	AIL
S.B.L. #:	50.01-1-32.2
PROJ. NO:	2018-095
DATE:	DECEMBER 15, 2023
SCALE:	1" = 30'

SHEET 1 OF 1

CADD FILE: 1292-06

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