

# SITE DATA:

S.B.L. LOT NO.: 50.01-1-32.11  
 ADDRESS: WEBSTER ROAD  
 LANDOWNER: FRANK M. SUDORE  
 TITLE RECORD: L. 12479 OF DEEDS, PG. 127  
 TOTAL SITE AREA = 1.196 ACRES  
 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%

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

# 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  
 ②  
 NIF  
 PATRICE RAYTON & KIMBERLY A. RAYTON  
 TAX ACCT.#50.01-03-34.3

# 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.  
 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 NYS DOT REFERENCE NETWORK CORRS STATION (NYPP 0032) WITH CONTROL TIES TO THE FOLLOWING MONUMENTS:  
 MONUMENT: 4-2-87 (NYS DOT) PUBLISHED: NO COORDINATES MEASURED: N= 1,189,524.625 E= 1,455,779.994 Z= 311.85 (NAD83/NAVD88)-[2011]  
 MONUMENT: 4-2-88 (NYS DOT) PUBLISHED: NO COORDINATES MEASURED: N= 1,191,213.631 E= 1,454,442.251 Z= 289.54 (NAD83/NAVD88)-[2011]

ACHIEVED NETWORK POSITIONAL ACCURACY AT TWO SIGMA, 95% CONFIDENCE LEVEL [0.05 FEET]  
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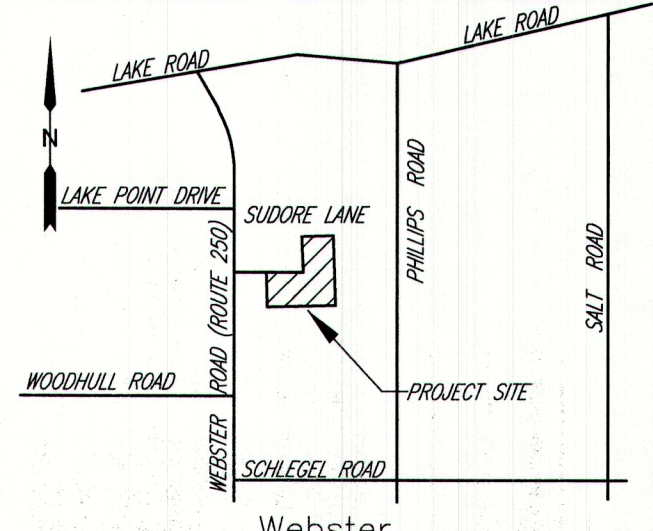
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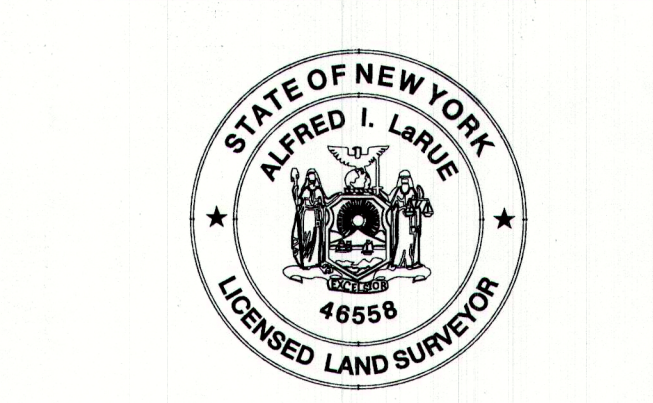
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DATE	REVISIONS	BY
1/23/24	SHOW PROPOSED/FUTURE DWELLINGS	JAT



**DRAWING ALTERATION**  
 THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 146, SECTION 7028 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

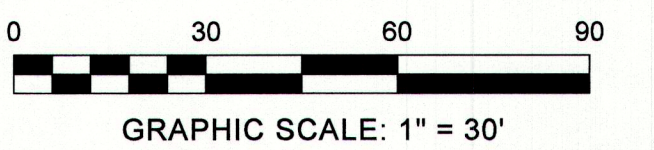
DRAWING:  
**SUDORE SUBDIVISION**

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. #: 50.01-01-32.2  
 PROJ. NO.: 2018-095  
 DATE: DECEMBER 15, 2023  
 SCALE: 1" = 30'  
 1 SHEET OF 1  
 CADD FILE: 1292-06

WEBSTER ROAD  
 - NEW YORK STATE ROUTE 250 -  
 (66' WIDE)

**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



**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

PRINTED  
 JAN 24 2024  
 McMAHON LaRUE ASSOCIATES, P.C.

# 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 SUBD.)

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.