SITE DATA

1. EXISTING ZONING: MC (MEDIUM-INTENSITY COMMERCIAL DISTRICT)
2. BULK REQUIREMENTS:

	REQUIRED
MIN. LOT AREA (SF)	45,000
MAX LOT COVERAGE	20%
MIN. LOT WIDTH (FT)	150
MAX. BUILDING HEIGHT (FT)	35
MIN. FRONT YARD SETBACK (FT)	50
MIN. SIDE YARD SETBACK (FT)	20
MIN. REAR YARD SETBACK (FT)	75

UTILITY INFORMATION

UTILITY INFORMATION PER UFPO DESIGN TICKET # 05304-001-486-00 DATED MAY 30, 2024

1.	CHARTER COM NORTHEAST WESTERN NY	317-575-7800 x2
2.	FRONTIER TELEPHONE OF ROCHESTER	585-777-8523
3.	MONROE COUNTY WATER AUTHORITY	585-442-2000 x285
4.	NYS DOT ROCHESTER REGION 4	585-753-7793
5.	ROCHESTER GAS AND ELECTRIC EAST ELECTRIC	585-694-5999
6.	ROCHESTER GAS AND ELECTRIC EAST GAS	585-771-6814
7.	TOWN OF WEBSTER SEWER	585-265-0505

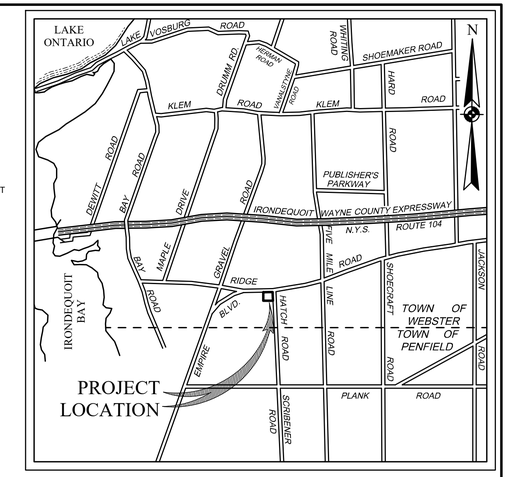
FLOOD NOTE:
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map No. 36055C0228G Community Panel No. 360436, Town of Webster, which bears an effective date of 8/28/2008, No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

SCHEDULE B - SECTION II

3. EASEMENTS AS SHOWN ON SUBDIVISION MAP FILED IN LIBER 358 PAGE 81.
   -EASEMENTS SHOWN ON MAP.
4. EASEMENT GRANTED TO MONROE COUNTY WATER AUTHORITY BY INSTRUMENT DATED JULY 12, 1999, AND RECORDED JULY 12, 1999, IN LIBER 9184 OF DEEDS, AT PAGE 671.
   -EASEMENT IS LOCATED ON THE PARCEL TO THE SOUTH AND WEST OF SUBJECT PARCEL, EASEMENT DOES NOT AFFECT SUBJECT PARCEL.
5. EASEMENT GRANTED TO MONROE COUNTY WATER AUTHORITY BY INSTRUMENT DATED JULY 14, 1999, AND RECORDED JULY 21, 1999, IN LIBER 9189 OF DEEDS, AT PAGE 221.
   -EASEMENT IS SHOWN ON MAP.
6. EASEMENT GRANTED TO MONROE COUNTY WATER AUTHORITY BY INSTRUMENT DATED JULY 14, 1999, AND RECORDED JULY 21, 1999, IN LIBER 9189 OF DEEDS, AT PAGE 226.
   -EASEMENT IS SHOWN ON MAP.
7. SANITARY SEWER (20') GRANTED TO TOWN OF WEBSTER BY INSTRUMENT RECORDED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 3628 OF DEEDS, AT PAGE 54.
   -DOCUMENT NOT PROVIDED.
8. RIGHTS OF OTHERS TO THE NATURAL AND UNOBSTRUCTED FLOW OF THE CREEK CROSSING PREMISES AT SOUTHEAST CORNER OF 711 RIDGE ROAD.
   -CREEK SHOWN ON MAP

SYMBOL LEGEND

	DRAINAGE MANHOLE		ELECTRIC MANHOLE
	INLET DRAINAGE MANHOLE		ELECTRIC METER
	CATCH BASIN		TELEPHONE MANHOLE
	END SECTION		TELEPHONE PEDESTAL
	END OF PIPE		PEDESTRIAN POLE
	MANHOLE		LAMP POST
	SANITARY MANHOLE		LIGHT POLE
	C.O. CLEAN OUT		UTILITY POLE WITH LIGHT
	GAS VALVE		MAILBOX
	GAS SERVICE		BOLLARD
	GAS METER		POST
	WATER VALVE		SIGN
	WATER SERVICE		SIGN
	HYDRANT		SIGN
	WATER METER		TURNING ARROW
	CABLE TV PEDESTAL		HANDICAP
	SIGNAL POLE		STOP BAR
	UTILITY POLE		TREE DECIDUOUS
	GUY WIRE		TREE CONIFEROUS
	PULL BOX		BUSH
	ELEC. ELECTRIC PULL BOX		TRAFFIC PULL BOX
	TELE. TELEPHONE PULL BOX		TRANSFORMER



LOCATION SKETCH

NOT TO SCALE

LINE LEGEND

	SECTION/PARCEL BOUNDARY
	MIN. BUILDING SETBACK
	CENTER LINE
	EXIST. EASEMENT LINE
	EXIST. RIGHT-OF-WAY LINE
	EXIST. EDGE OF PAVEMENT
W	EXISTING WATER MAIN, VALVE, & HYDRANT.
S	EXISTING SANITARY SEWER, & MANHOLE.
	EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION.
OH	EXISTING OVERHEAD UTILITIES
T	EXISTING TELEPHONE
UG	EXISTING UNDERGROUND UTILITIES
G	EXISTING GAS
E	EXISTING ELECTRIC
	EXISTING GUARD RAIL
	TREE,HEDGE,EDGE OF WOODS
	EXISTING SWALE
X	BARBED WIRE,STOCKADE,CHAIN LINKED FENCE
410	EXISTING CONTOUR
x 420.4	EXISTING SPOT ELEVATION @ X
	CONCRETE PAD/ CONCRETE SIDEWALK
	RIP-RAP

GENERAL NOTES

1. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
2. AT THE TIME OF SURVEY THERE WAS NO SIDEWALK CONSTRUCTION OR EVIDENCE OF STREET WIDENING.
3. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE THAT THE SITE IS OR WAS USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
4. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF CEMETERIES OR GRAVE SITES ON THE SUBJECT PROPERTY.
5. PER N.Y.S.D.E.C. FRESHWATER WETLANDS MAP THERE ARE NO D.E.C. WETLANDS IN THE PROJECT AREA.
6. PER NATIONAL WETLANDS INVENTORY MAP THERE ARE FEDERAL WETLANDS IN THE PROJECT AREA
7. LOCATED AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY IS A N.Y.S. DEC CLASS C STREAM REGULATION 847-575.6 PER THE ENVIRONMENTAL MAPPER.
8. THE SUBJECT PROPERTY HAS HAS DIRECT ACCESS TO HATCH AND RIDGE ROADS, BOTH PUBLIC DEDICATED RIGHTS-OF-WAYS.
9. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED OCTOBER 21, 2024, HAVING TITLE NO. 2416-1090EC. EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. THE LEGAL DESCRIPTION FORMS A MATHEMATICALLY CLOSED FIGURE.

SCHEDULE A - PARCEL DESCRIPTION

PARCEL I - 711 RIDGE ROAD, TOWN OF WEBSTER, NEW YORK (TAX ID NO. 079.17-1-78.111):

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF WEBSTER, COUNTY OF MONROE AND STATE OF NEW YORK BEING LOT 2 AS SHOWN ON THE COUNTRYMAX-WEBSTER SUBDIVISION AS SHOWN ON A MAP FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 358 OF MAPS AT PAGE 81.

PARCEL II - 715 RIDGE ROAD, TOWN OF WEBSTER, NEW YORK (TAX ID NO. 079.17-1-79):

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF WEBSTER, COUNTY OF MONROE AND STATE OF NEW YORK, BEING PART OF LOT 60, TOWNSHIP 13, RANGE 4, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF RIDGE ROAD WITH THE CENTER LINE OF HATCH ROAD, AND RUNNING THENCE WESTERLY ALONG THE CENTER LINE OF RIDGE ROAD EIGHTY-NINE AND TWENTY-SEVEN ONE-HUNDREDTHS (89.27) FEET TO A POINT; THENCE SOUTHERLY ONE HUNDRED SEVENTY-EIGHT AND FORTY-NINE ONE-HUNDREDTHS (178.49) FEET TO A POINT; THENCE EASTERLY EIGHTY-FIVE AND EIGHTY-FIVE ONE-HUNDREDTHS (85.85) FEET TO THE CENTER LINE OF HATCH ROAD; THENCE NORTHERLY ON HATCH ROAD ONE HUNDRED EIGHTY-ONE AND TWELVE ONE-HUNDREDTHS (181.12) FEET TO THE PLACE OF BEGINNING.

THE ABOVE TWO PARCELS BEING MORE MODERNLY DESCRIBED TOGETHER AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE PHELPS AND GORHAM PURCHASE, TOWNSHIP 13, RANGE 4, TOWN LOT 60, TOWN OF WEBSTER, COUNTY OF MONROE AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD - NEW YORK STATE ROUTE 404 (66' RIGHT-OF-WAY), WITH THE WESTERLY RIGHT-OF-WAY LINE OF HATCH ROAD (49.5' RIGHT-OF-WAY); THENCE

(1) S 01° 13' 00" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HATCH ROAD, A DISTANCE OF 310.62 FEET TO A POINT; THENCE

(2) S 88° 47' 00" W, A DISTANCE OF 300.00 FEET TO A POINT; THENCE

(3) N 01° 12' 59" W, A DISTANCE OF 290.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD - NEW YORK STATE ROUTE 404; THENCE

(4) N 84° 58' 21" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD - NEW YORK STATE ROUTE 404, A DISTANCE OF 300.65 FEET TO THE POINT AND PLACE OF BEGINNING.

ALL AS SHOWN ON AN INSTRUMENT SURVEY ENTITLED "COUNTRYMAX – WEBSTER SUBDIVISION, MAP OF A SURVEY OF LOT 2 & OTHER LANDS," PREPARED BY BME ASSOCIATES, HAVING DRAWING NO. 2534-200, DATED MAY 13, 2024 AND LAST REVISED MAY 17, 2024.

REFERENCES

1. MAP ENTITLED "COUNTRYMAX - WEBSTER SUBDIVISION PLAT", PREPARED BY BME ASSOCIATES, HAVING PROJECT NO. 2534, DATED MAY 2018, AND IS ON FILE AT THE MONROE COUNTY CLERK'S OFFICE AT LIBER 358 OF MAPS PAGE 81.
2. TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING TITLE NO. 2416-1090EC, DATED OCTOBER 21, 2024.
3. THE DEEDS AS SHOWN ON FILE IN THE MONROE COUNTY CLERK'S OFFICE.

SURVEY NOTES

1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 6/10/2024 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYSDOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT

   PITTSFORD CORS STATION
   -LATITUDE: 43-05-35.48461 (N) NAD 83 (CORS)
   -LONGITUDE: 077-31-31.11244 (W)
   -ELLIP HEIGHT: 113.481 METERS NAVD 88 (CORS)

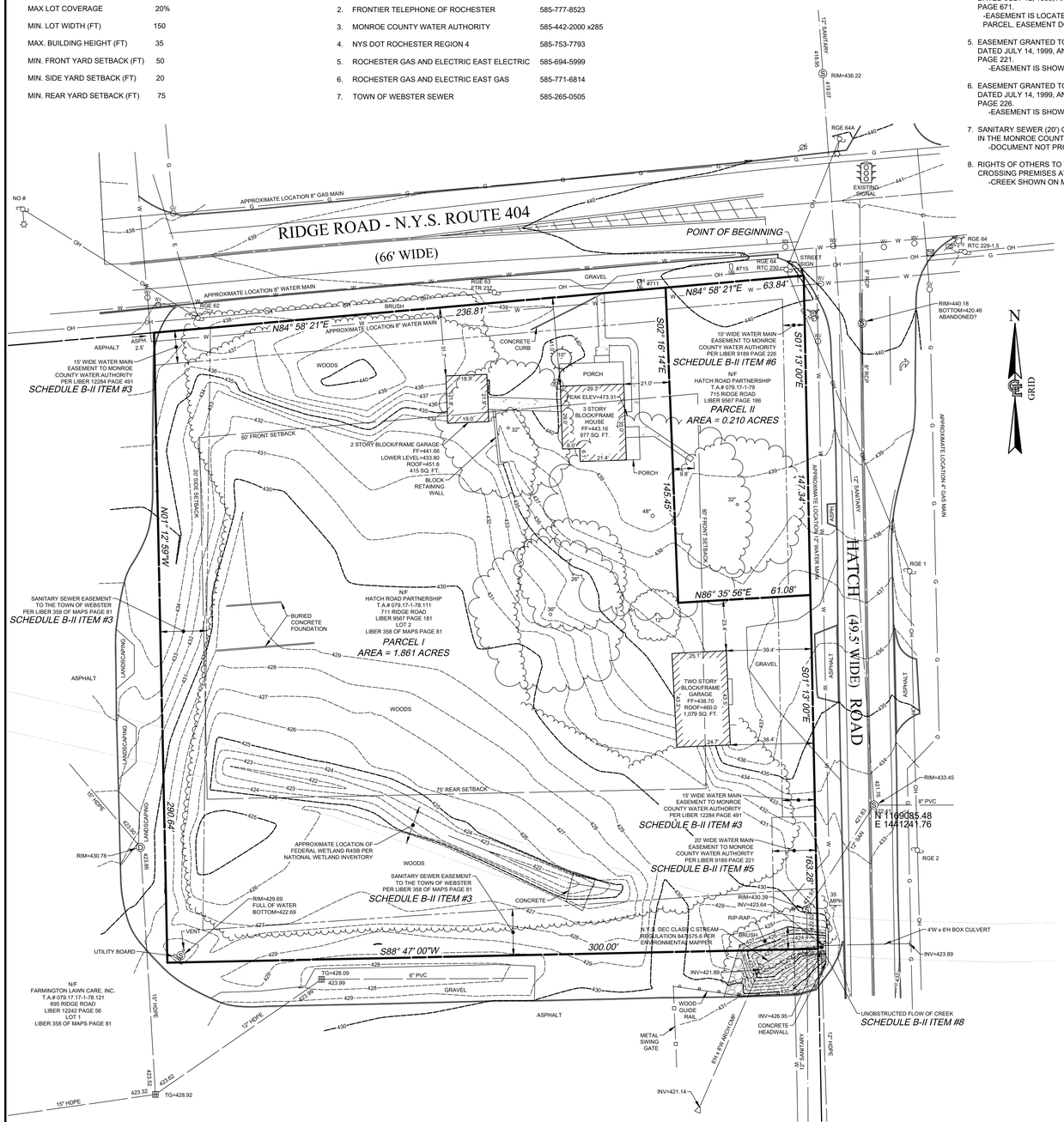
CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY T0:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9,11a,13,14,16,17, 18 AND 19 OF TABLE A THEREOF.

THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JUNE 10, 2024 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: Daniel T. Hickok Date: 05-13-2025
Daniel T. Hickok, N.Y.S. L.S., No. 050449



UDIG-NY 811

EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY	CHKD.	APVLS.

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COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

STATE OF NEW YORK · DANIEL T. HICKOK · L.S. NO. 050449 · LICENSED LAND SURVEYOR

PROJECT MANAGER	D.T.H.
DRAWN BY	G.M.S.
BOUNDARY	G.M.S.
TOPO/BASE	G.L.R.
DATE	6/14/2024
SCALE	1"=30'

COSTICH ENGINEERING
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

TITLE OF PROJECT: FINGERLAKES FCU
711 & 715 RIDGE ROAD

TITLE OF DRAWING: ALTA/NSPS LAND TITLE SURVEY

LOCATION OF PROJECT: TAX PARCEL NO. 079.17-1-79 & 78.111
TOWN LOT 60, TOWNSHIP 13, RANGE 4, PHELPS & GORHAM PURCHASE
TOWN OF WEBSTER, COUNTY OF MONROE, STATE OF NEW YORK

CLIENT: PWCAMPBELL
ATTN JASON STRAYLEY
109 ZETA DRIVE
PITTSBURGH, PENNSYLVANIA 15238

DWG. # 9444
VT100
SHEET 1 OF 1