

ADA NOTES:

- ALL IMPROVEMENTS ARE TO BE MADE PER THE MOST RECENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
- ALL SIDEWALKS ON AN ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% (1:20) AND A MAXIMUM CROSS-SLOPE OF 2% (1:48).
- ALL LANDINGS ALONG AN ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM SLOPE OF 2% (1:48) IN ALL DIRECTIONS.
- ALL CURB RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF NO GREATER THAN 8% (1:12).
- ALL CURB RAMPS SIDE SLOPES SHALL HAVE A MAXIMUM SLOPE OF 10% (1:10).
- ANY RUNNING SLOPE GREATER THAN 5% (1:20) IS TO BE CONSIDERED A RAMP AND MUST COMPLY WITH THE ADA STANDARD REQUIREMENTS FOR RAMPS.
- PARKING (SEE DETAIL):
  - ALL ACCESSIBLE PARKING SPACES TO BE 9' X 18'
  - ALL ACCESS AISLES TO BE 9' X 18'
  - MAXIMUM SLOPE IN ALL DIRECTIONS TO BE NO GREATER THAN 2% (1:48) FOR BOTH PARKING STALL AND STRIPED AISLE.
  - ONE IN SIX ACCESSIBLE PARKING SPACES SHALL MEET THE VAN ACCESSIBLE STANDARDS PER THE ADA GUIDELINES
- PARKING SIGNAGE: ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES TO BE PROVIDED SIGNAGE PER THE MOST RECENT ADA STANDARD REQUIREMENTS. (SEE SIGN DETAIL).
- ALL OTHER IMPROVEMENTS TO BE IN CONFORMANCE WITH THE MOST RECENT ADA STANDARDS FOR DESIGN.

CONCEPT SITE NOTES:

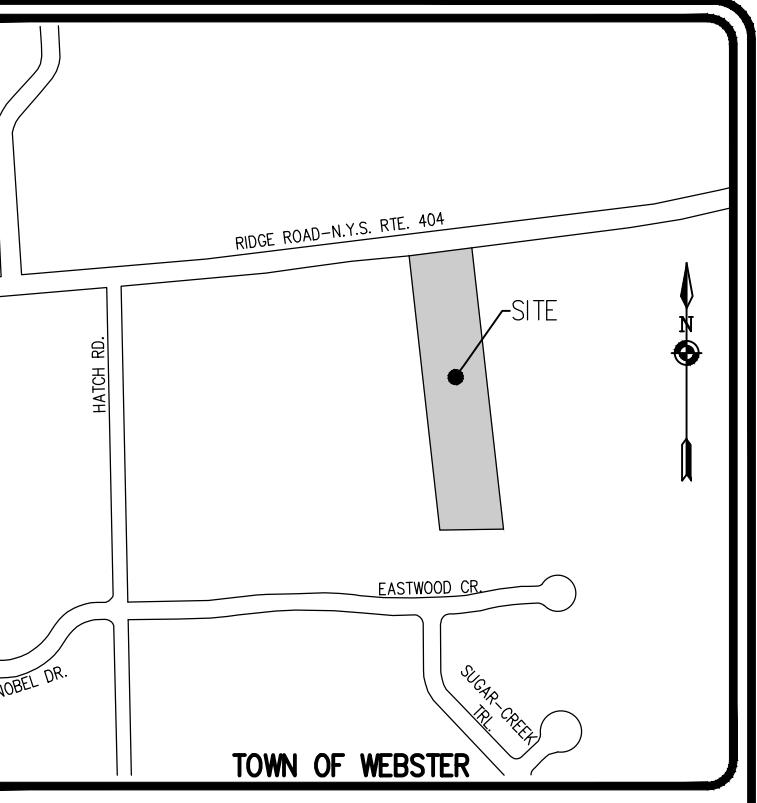
- EXISTING ZONING: MC: MEDIUM-INTENSITY COMMERCIAL DISTRICT  
LMR: LOW-MEDIUM RESIDENTIAL DISTRICT
- TOTAL PROPERTY AREA: ±3.33 ACRES
- EXISTING USE: AUTOMOBILE SALES
- APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE 45,000 SF	±145,091 SF ±151.4'	±145,091 SF (PRE-EXISTING) ±151.4' (PRE-EXISTING)
MIN. LOT WIDTH 150'		
SETBACKS		
FRONT	50'	±162.5'
SIDE	20'	±23.5'
REAR	75'	±600.2'
MAX. LOT COVERAGE	20%	±6% (±8,500 SF)
MAX. BLDG. HEIGHT	35'	±20'
PARKING STALL SIZE:	9'x20'	9'x20'
PARKING STALL QTY:	1 SPACE/175 GSF 56 SPACES	68 SPACES
		112 SPACES

EXISTING PARKING TO BE REMOVED = 10 SPACES  
PROPOSED PARKING TO BE ADDED = 54 SPACES  
NET GAIN IN PARKING = +44 SPACES

5. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF WEBSTER AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.

PROPOSED NEW IMPERVIOUS AREA (±10437 SF)



**LOCATION MAP**  
NOT TO SCALE

Drawing Alteration  
The following is an excerpt from the  
New York State Education Law Article  
48 Section 7209 and applies to this  
drawing:  
It is a violation of this law for any  
engineer or land surveyor to alter any  
item in any way, or to change the survey as  
offered, the offering engineer or land  
surveyor shall affix his or her name  
and the date of alteration to the item and  
by his signature and the date of such  
alteration, and a specific description  
of the alteration.

REVISIONS	DATE
1	
2	
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**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

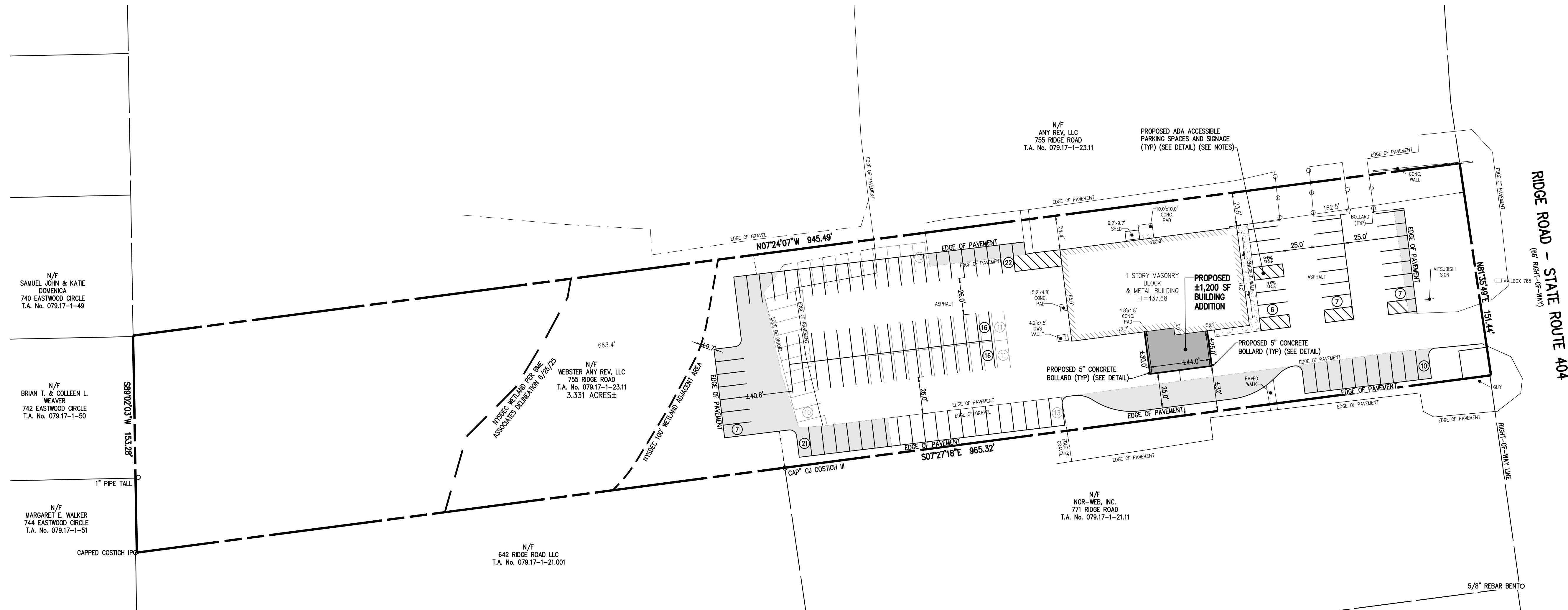


**VISION MITSUBISHI WEBSTER**  
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE  
MITSUBISHI WEBSTER  
771 RIDGE ROAD  
WEBSTER, NY 14580

PROJECT	LOCATION	CLIENT

PROJECT MANAGER	AR SPENCER
PROJECT ENGINEER	
DRAWN BY	
AN D'ANGELO	
SCALE	DATE ISSUED
1" = 40'	AUGUST 12, 2025
PROJECT NO.	

**2995**  
DRAWING NO.  
01

**LEGEND**

- BOUNDARY LINE
- SETBACK LINE
- ZONING DISTRICT LINE
- EXISTING EASEMENT LINE
- PROPERTY MARKER FOUND
- RECORD WATERMAIN & EX. HYD. AND VALVE
- EXISTING STORM SEWER, CATCH BASIN & MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- RECORD UNDERGROUND ELECTRIC
- RECORD UNDERGROUND FRONTIER UTILITIES
- RECORD UNDERGROUND GAS
- LIMITS OF WETLAND
- WETLAND BUFFER

**NOT APPROVED**

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

**APPROVALS**

BY: COMMISSIONER OF PUBLIC WORKS DATE:  
BY: TOWN ASSESSOR DATE:  
BY: FIRE MARSHAL DATE:  
BY: PLANNING BOARD CHAIRMAN DATE:

TOWN OF WEBSTER NOTES:

1. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION ARE DIRECTED TO MONROE COUNTY LAW NO. 6-1971, REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UTILITIES SUITABLY AHEAD OF CONSTRUCTION TO ALLOW REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.
3. THE DEVELOPER SHALL SET LOT MONUMENTATION PINS AT ALL CORNERS AND ANGLES.
4. LOT LINE SWALES ARE TO BE CONSTRUCTED AND OPERABLE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. DRIVEWAYS ARE TO BE PAVED WITHIN THE TOWN HIGHWAY OR STREET RIGHT-OF-WAY.
6. 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.
7. THE CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO PROTECT PROPERTY MARKERS AND ALL SURVEY STAKES.
8. SANITARY SEWER FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MONROE COUNTY HEALTH DEPARTMENT, 10 STANDARDS AND TOWN OF WEBSTER STANDARDS.
9. WATERMANS AND WATER SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MONROE COUNTY WATER AUTHORITY (MCWA) STANDARDS.
10. NO EXCESS TOPSOIL OR SUBSOIL SHALL BE REMOVED FROM THE SITE WITHOUT APPROVAL OF THE PLANNING BOARD.
11. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
12. LOT GRADING SHALL BE CERTIFIED BY THE DEVELOPER'S ENGINEER AND/OR SURVEYOR AS TO CONFORMANCE TO THE APPROVED PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

STORM SEWER:  
 10. STORM SEWERS, BUILDING LATERALS AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS OF THE TOWN OF WEBSTER.  
 11. STORM SEWER PIPE SHALL BE HIGH-DENSITY POLYETHYLENE (HDPE) SMOOTH INTERIOR, OR AS NOTED ON THE PLAN.  
 12. CHECK VALVES TO BE PROVIDED ON SUMP PUMPS.  
 13. DOWNSPOUTS SHALL DISCHARGE ON SPLASH BLOCKS. FOUNDATION DRAINS SHALL DISCHARGE ON SPLASH BLOCKS VIA SUMP PUMPS.

LATERALS AND SERVICES:  
 14. ALL LATERALS OR SERVICES SHALL BE NOTED BELOW UNLESS OTHERWISE NOTED ON THE PLANS:  
 STORM - 6" PVC SRD-35 INSTALLED AT 1.00% MIN SLOPE.

EXTEND LATERALS TO 10 FEET BEYOND THE RIGHT-OF-WAY, OR 10 FEET BEYOND THE EASEMENT LINES, WHICHEVER IS GREATER.  
 15. ALL HOMES WITH WATER PRESSURE GREATER THAN 70 PSI AT THE METER WILL REQUIRE A PRESSURE REDUCING VALVE INSTALLED AFTER THE METER.  
 16. ANY LAUNDRY WASTEWATER SHALL BE DIRECTED TO THE SANITARY SEWER.

17. CLEANOUTS FOR STORM LATERALS SHALL BE INSTALLED AT ALL HORIZONTAL BENDS AND AT 75' INTERVALS ALONG THE LATERAL. CLEANOUTS FOR SANITARY LATERALS SHALL BE INSTALLED AT THE RIGHT-OF-WAY OR EASEMENT LINE, AT ALL BENDS 45° OR GREATER, AND AT 85-100 FOOT INTERVALS THEREAFTER.

N/F  
 SAMUEL, JOHN & KATIE  
 DOMENICA  
 740 EASTWOOD CIRCLE  
 T.A. No. 079.17-1-49

N/F  
 BRIAN T. & COLLEEN L.  
 WEAVER  
 742 EASTWOOD CIRCLE  
 T.A. No. 079.17-1-50

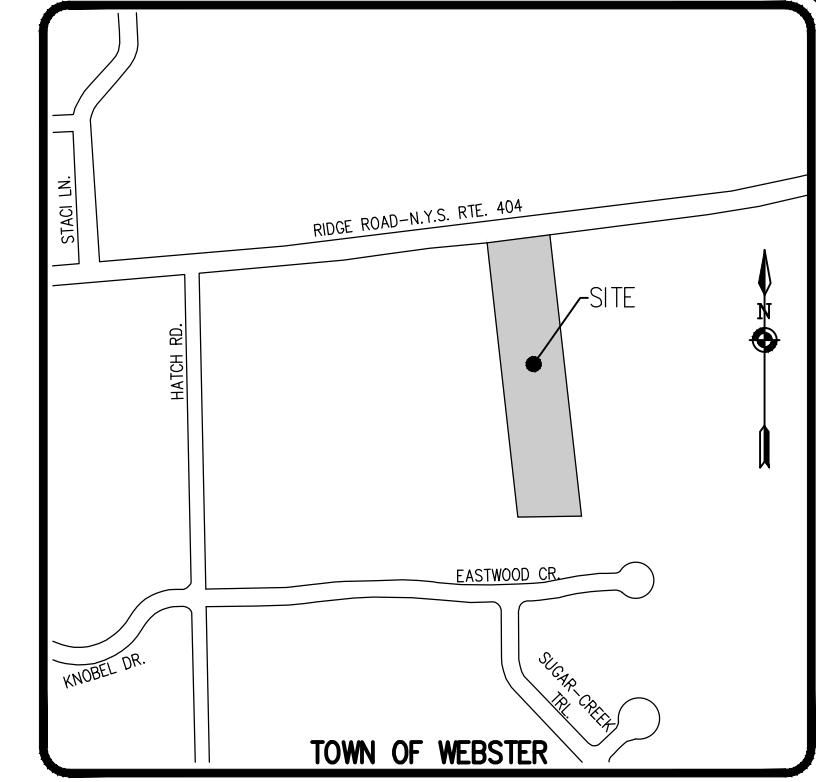
N/F  
 MARGARET E. WALKER  
 744 EASTWOOD CIRCLE  
 T.A. No. 079.17-1-51

GRADING NOTES:

1. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE.
2. THE CONTRACTOR'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
3. EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UPGO HOTLINE AT 1-800-962-7982 FOR STAKE-OUT OF EXISTING UTILITIES.
4. ALL CURB RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF NO GREATER THAN 8% (1:12).
5. ALL CURB RAMPS SIDE SLOPES SHALL HAVE A MAXIMUM SLOPE OF 10% (1:10).
6. ANY RUNNING SLOPE GREATER THAN 5% (1:20) IS TO BE CONSIDERED A RAMPS AND MUST COMPLY WITH THE ADA STANDARD REQUIREMENTS FOR RAMPS.
7. PARKING (SEE DETAIL):
  - ALL ACCESSIBLE PARKING SPACES TO BE 9' X 18'
  - ALL ACCESS AISLES TO BE 9' X 18'
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  - ONE IN SIX ACCESSIBLE PARKING SPACES SHALL MEET THE VAN ACCESSIBLE STANDARDS PER THE ADA GUIDELINES
8. PARKING SIGNAGE: ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES TO BE PROVIDED SIGNAGE PER THE MOST RECENT ADA STANDARD REQUIREMENTS. (SEE SIGN DETAIL).
9. ALL OTHER IMPROVEMENTS TO BE IN CONFORMANCE WITH THE MOST RECENT ADA STANDARDS FOR DESIGN.

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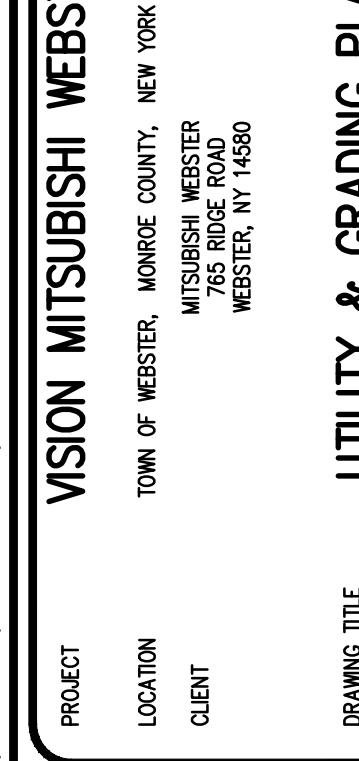
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LOCATION MAP  
NOT TO SCALE

Drawing Alteration  
 The following is an excerpt from the New York State Education Law Article 14 Section 7209 and applies to this drawing:  
 "It is a violation of this law for any director of a licensed professional engineer or land surveyor to alter any drawing or map prepared by the surveyor, unless the surveyor shall affix to the drawing or map the name and address of the surveyor and a specific description of the alteration, and shall sign and date the drawing or map." by his signature and the date of such alteration.

REVISIONS	DATE
7	
6	
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1	



PROJECT	LOCATION	CLIENT
PROJECT MANAGER		
AR SPENCER		
PROJECT ENGINEER		
AR SPENCER		
DRAWN BY		
AN D'ANGELO		
SCALE	DATE ISSUED	
1' = 40'	AUGUST 12, 2025	
PROJECT NO.		
2995		
DRAWING NO.		
02		

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- EXISTING WATERMAIN, HYDRANT, AND VALVE
- EXISTING STORM SEWER, MANHOLE, AND INLET
- PROPOSED STORM SEWER, MANHOLE, AND INLET
- PROPOSED STORM LATERAL AND CLEANOUT
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING CONTOUR W/ ELEVATION
- PROPOSED CONTOUR W/ ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED FINISHED FLOOR ELEVATION
- LIMITS OF WETLAND
- WETLAND BUFFER
- PROPOSED LIMITS OF DISTURBANCE (±0.6 ACRES)

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APPROVALS

BY: COMMISSIONER OF PUBLIC WORKS DATE:

BY: TOWN ASSESSOR DATE:

BY: FIRE MARSHAL DATE:

BY: PLANNING BOARD CHAIRMAN DATE:

VISION MITSUBISHI WEBSTER  
 TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE  
 MITSUBISHI WEBSTER  
 765 RIDGE ROAD  
 WEBSTER, NY 14580



