

ADA NOTES:

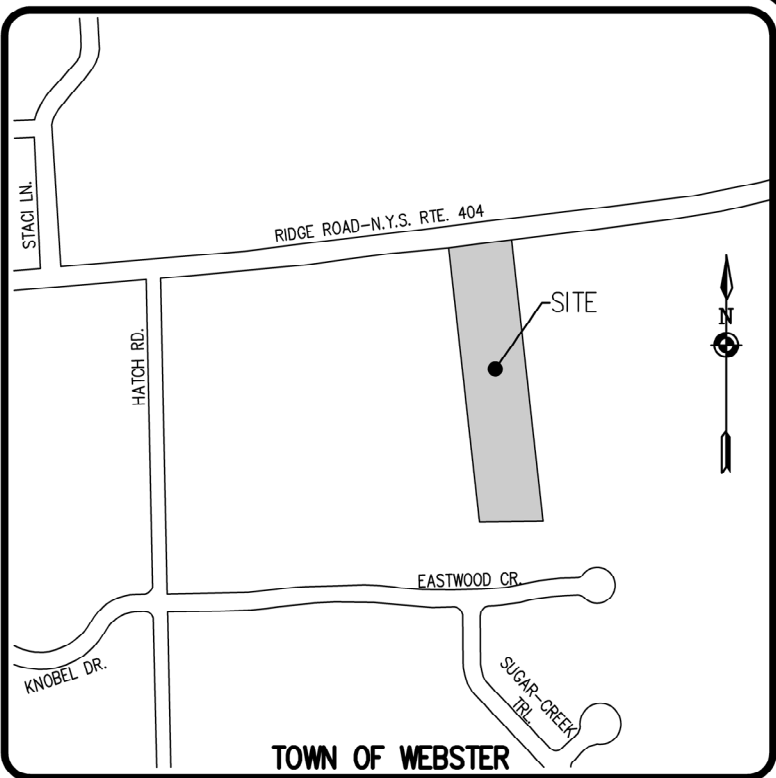
- ALL IMPROVEMENTS ARE TO BE MADE PER THE MOST RECENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
- ALL SIDEWALKS ON AN ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% (1:20) AND A MAXIMUM CROSS-SLOPE OF 2% (1:48).
- ALL LANDINGS ALONG AN ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM SLOPE OF 2% (1:48) IN ALL DIRECTIONS.
- ALL CURB RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF NO GREATER THAN 8% (1:12).
- ALL CURB RAMP 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:

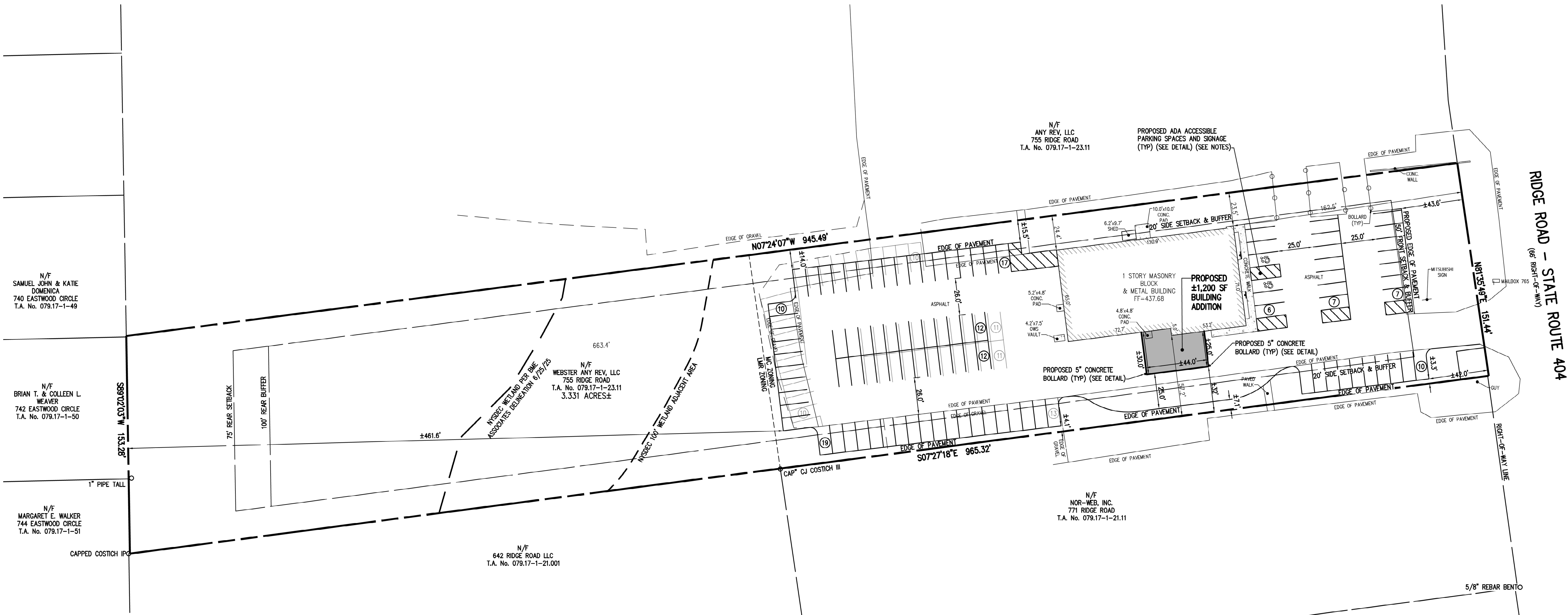
- EXISTING ZONING: MC: MEDIUM-INTENSITY COMMERCIAL DISTRICT
LMR: LOW-MEDIUM RESIDENTIAL DISTRICT
- TOTAL PROPERTY AREA: ±3.33 ACRES
- EXISTING USE: AUTOMOBILE SALES
- APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	45,000 SF	±145,091 SF	±145,091 SF (PRE-EXISTING)
MIN. LOT WIDTH	150'	±151.4'	±151.4' (PRE-EXISTING)
SETBACKS (MC)			
FRONT	50'	±162.5'	±162.5' (PRE-EXISTING)
SIDE	20'	±23.5'	±23.5' (PRE-EXISTING)
REAR	75'	±600.2'	±600.2' (PRE-EXISTING)
MINIMUM BUFFER AREA (MC)			
FRONT	50'	50.5'	43.6'
SIDE	20'	6.6'	3.3'
REAR	25'	N/A	N/A
REAR (ADJOINING RESIDENTIAL SINGLE-FAMILY DISTRICTS)	100'	461.6'	461.6'
MAX. LOT COVERAGE	20%	±6% (±8,500 SF)	±7% (±9,700 SF)
MAX. BLDG. HEIGHT	35'	±20'	±20'
PARKING STALL SIZE:	9'x20'	9'x20'	9'x20'
PARKING STALL QTY:	1 SPACE/175 GSF 56 SPACES	68 SPACES	100 SPACES

- 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.



LOCATION MAP
NOT TO SCALE



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.

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 professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an 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."

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1	XX	12/14/25	AND

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VISION MITSUBISHI WEBSTER
PROJECT: TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
LOCATION: MITSUBISHI WEBSTER, WEBSTER, NY 14580
CLIENT: MITSUBISHI WEBSTER, WEBSTER, NY 14580
DRAWING TITLE: SITE PLAN (ZBA EXHIBIT)

PROJECT MANAGER: AR SPENCER
PROJECT ENGINEER: AR SPENCER
DRAWN BY: AN D'ANGELO
SCALE: 1" = 40'
DATE ISSUED: SEPTEMBER 23, 2025
PROJECT NO.: 2995

DRAWING NO.: 2995
ZBA EXHIBIT