



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

CONCEPT SITE NOTES:

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 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.

- 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 MIN. LOT WIDTH SETBACKS (MC)	45,000 SF 150' FRONT SIDE REAR	±145,091 SF (PRE-EXISTING) ±151.4' ±162.5' ±23.5' ±600.2'
MINIMUM BUFFER AREA (MC)	FRONT SIDE REAR	43.6' 3.3' N/A
MAX. LOT COVERAGE MAX. BLDG. HEIGHT	20% 35'	±6% (±8,500 SF) ±20'
PARKING STALL SIZE: PARKING STALL QTY:	9'x20' 1 SPACE/175 GSF 56 SPACES	9'x20' 9'x20' 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

BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS



VISION MITSUBISHI WEBSTER

TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
MITSUBISHI WEBSTER
771 RIDGE ROAD
WEBSTER, NY 14550

SITE PLAN (ZBA EXHIBIT)

PROJECT	LOCATION	CLIENT

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.
ZBA EXHIBIT

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 148, Section 7209 and applies to this drawing:
It is a violation of this law for any engineer or land surveyor to alter any drawing in any way, whether by hand or by computer, if the original drawing or land survey is altered, the offering engineer or land surveyor shall offer the item or land survey as a new drawing or land survey, and shall affix his or her signature and the date of the alteration to the new drawing or land survey.

by his signature and the date of the alteration to the new drawing or land survey.

and a specific description of the alteration.

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.