

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- PROPERTY MARKER FOUND
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

SITE NOTES:

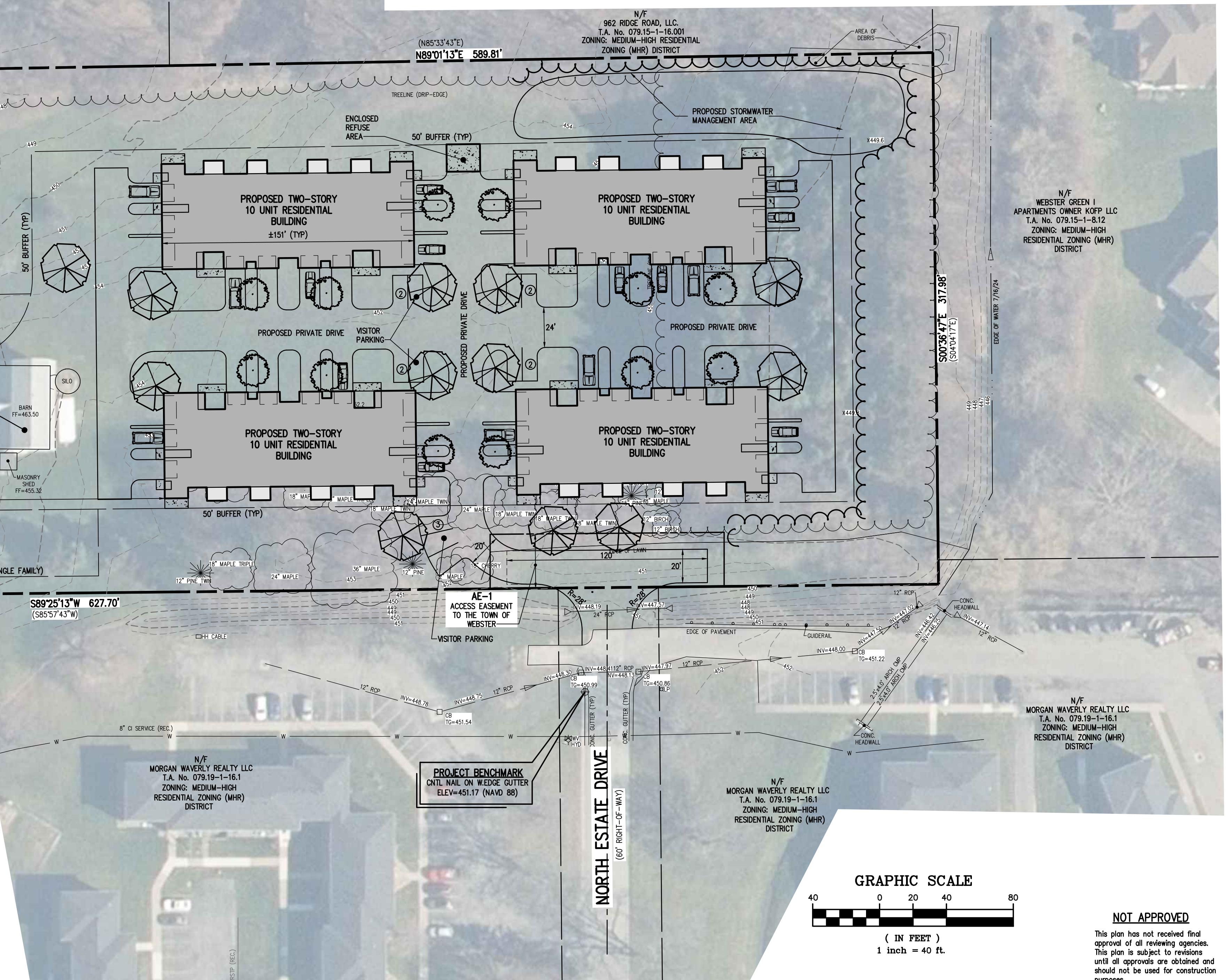
1. EXISTING ZONING: (MHR) MEDIUM-HIGH RESIDENTIAL DISTRICT
2. TOTAL PROPERTY AREA: ± 5.31 ACRES (TO ROW)
3. PROPOSED USE: RESIDENTIAL (APARTMENT DEVELOPMENT)
4. APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

REQUIRED	PROPOSED
MINIMUM LOT AREA: 5 ACRES	±5.13 ACRES
MAXIMUM LOT (IMPERVIOUS): 75%	<75%
COVERAGE:	
MAXIMUM BUILDING HEIGHT: 3 STORY	2 STORY
MAXIMUM BUILDING LENGTH: 165'	151'
MULTI-FAMILY MINIMUM SETBACKS:	
FRONT: 75'	±345' TO MULTI-FAMILY BLDG.
BUFFER: 50'	50'
SINGLE-FAMILY MINIMUM SETBACKS:	
FRONT: 35'	35'
SIDE: 10'	10'
REAR: 35'	N/A
MAXIMUM DENSITY: 8 UNITS PER ACRE	8 UNITS PER ACRE (41 UNITS)
PARKING REQUIREMENTS: 2 SPACES PER UNIT	2 SPACES PER UNIT PLUS 11 VISITOR SPACES
PARKING STALL: 9'x20'	9'x20'

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.
6. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY SURVEY OFFICE.
7. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.



LOCATION MAP  
NOT TO SCALE



7	6	5	4	3	2	1	
PROJECT MANAGER L. SWEDROCK	PROJECT ENGINEER L. SWEDROCK	DRAWN BY M. SERENI	REVISIONS				
PHONE 585-377-7309 FAX 585-377-7309 WWW.BMEPC.COM						DATE BY	

BME ASSOCIATES  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

PROJECT: 1048 SHOECRAFT ROAD	LOCATION: TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE SHOECRAFT ROAD APARTMENTS LLC 1048 RIDGE ROAD ONARIO, NEW YORK 14519
DRAWING TITLE: CONCEPT PLAN	

PROJECT MANAGER L. SWEDROCK	PROJECT ENGINEER L. SWEDROCK	DRAWN BY M. SERENI
SCALE 1"=40'	DATE ISSUED SEPTEMBER 10, 2024	PROJECT NO. 2961
DRAWING NO.		