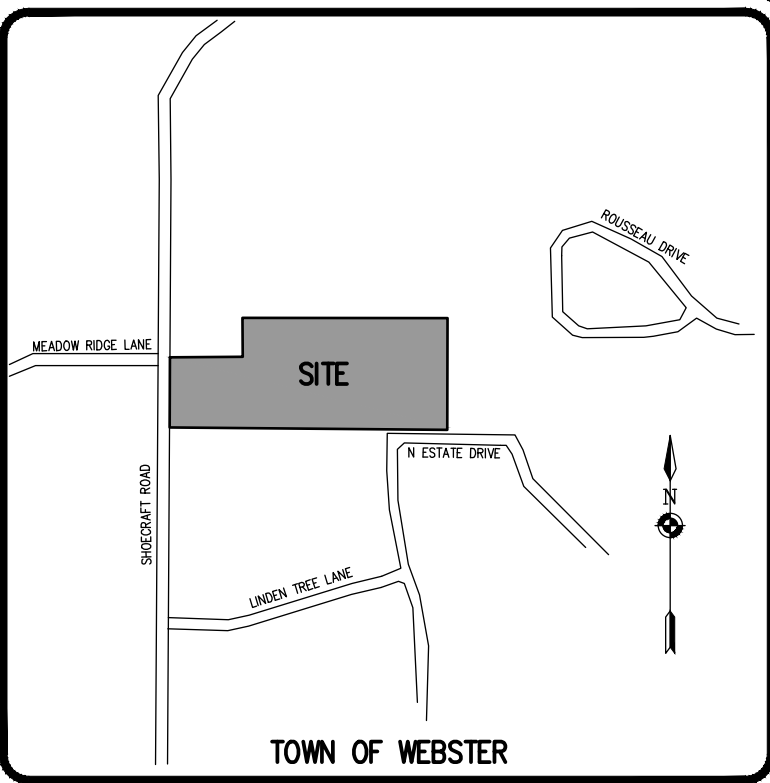


SITE NOTES:

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

	REQUIRED	PROPOSED
MINIMUM LOT AREA:	5 ACRES	2.513 ACRES
MAXIMUM LOT (IMPERVIOUS) COVERAGE:	75%	<75%
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'
- 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.
- 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.
- 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

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."

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
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1048 SHOECRAFT ROAD
PROJECT LOCATION CLIENT
TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
SHOECRAFT ROAD APARTMENTS LLC
1048 SHOECRAFT ROAD
ONTARIO, NEW YORK 1459

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.

DRAWING NO.
2961
SK-1

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.