

SITE DATA

1. EXISTING ZONING: MC (MEDIUM-INTENSITY COMMERCIAL DISTRICT)

2. BULK REQUIREMENTS:

REQUIRED
MIN. LOT AREA (SF) 45,000

MAX LOT COVERAGE 20%

MIN. LOT WIDTH (FT) 150

MAX. BUILDING HEIGHT (FT) 35

MIN. FRONT YARD SETBACK (FT) 50

MIN. SIDE YARD SETBACK (FT) 20

MIN. REAR YARD SETBACK (FT) 75

UTILITY INFORMATION

UTILITY INFORMATION PER UFGO DESIGN TICKET # 05304-001-486-00
DATED MAY 30, 2024

1. CHARTER COM NORTHEAST WESTERN NY 317-575-7800 x2
2. FRONTIER TELEPHONE OF ROCHESTER 585-777-8523
3. MONROE COUNTY WATER AUTHORITY 585-442-2000 x285
4. NYS DOT ROCHESTER REGION 4 585-753-7793
5. ROCHESTER GAS AND ELECTRIC EAST ELECTRIC 585-694-5999
6. ROCHESTER GAS AND ELECTRIC EAST GAS 585-771-6814
7. TOWN OF WEBSTER SEWER 585-265-0505

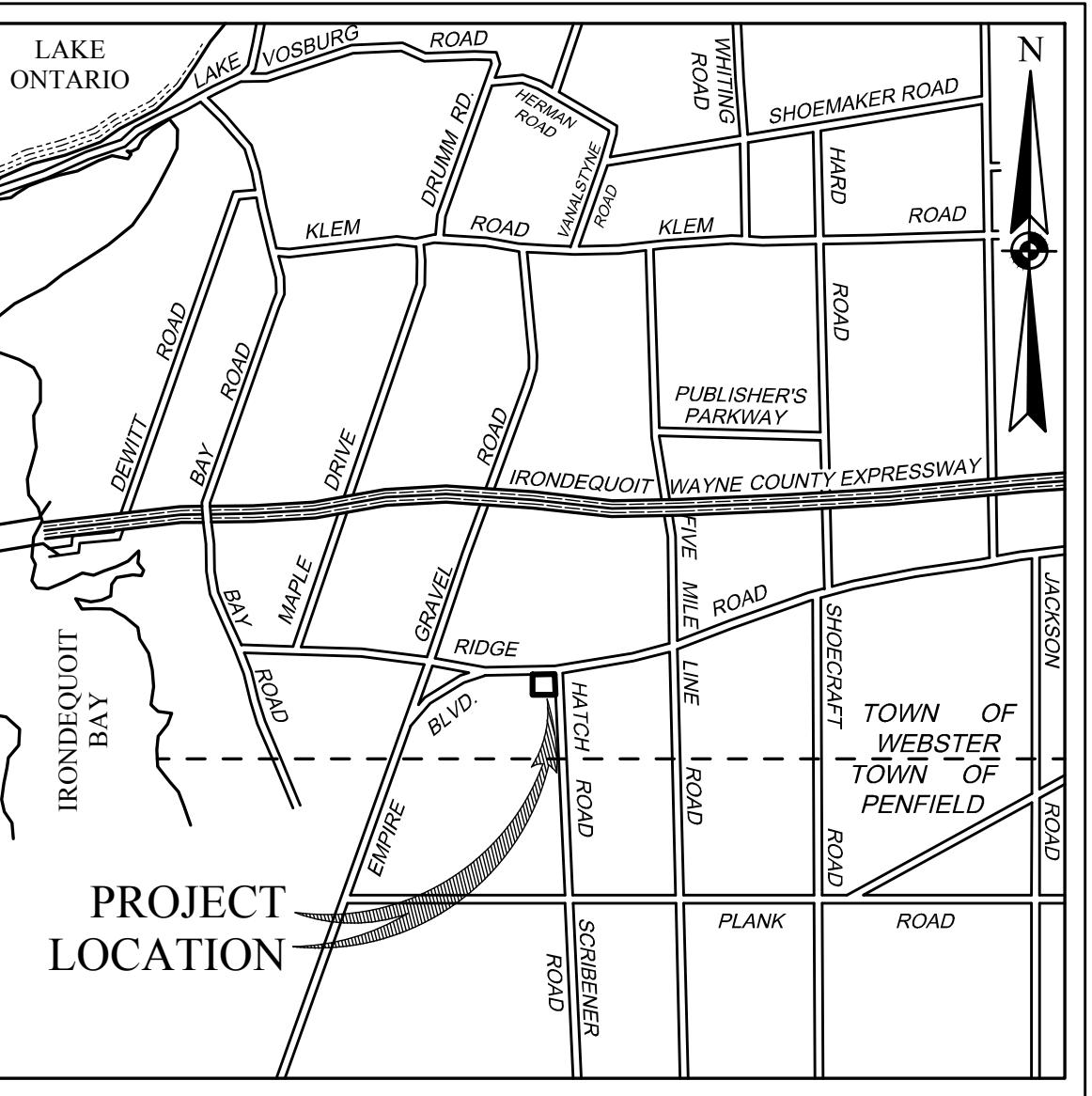
FLOOD NOTE:
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map No. 36055C0228G Community Panel No. 360436, Town of Webster, which bears an effective date of 8/28/2008. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

SCHEDULE B - SECTION II

3. EASEMENTS AS SHOWN ON SUBDIVISION MAP FILED IN LIBER 358 PAGE 81.
-EASEMENTS SHOWN ON MAP.
4. EASEMENT GRANTED TO MONROE COUNTY WATER AUTHORITY BY INSTRUMENT DATED JULY 12, 1999, AND RECORDED JULY 12, 1999, IN LIBER 9189 OF DEEDS, AT PAGE 671.
-EASEMENT IS LOCATED ON THE PARCEL TO THE SOUTH AND WEST OF SUBJECT PARCEL, EASEMENT DOES NOT AFFECT SUBJECT PARCEL.
5. EASEMENT GRANTED TO MONROE COUNTY WATER AUTHORITY BY INSTRUMENT DATED JULY 14, 1999, AND RECORDED JULY 21, 1999, IN LIBER 9189 OF DEEDS, AT PAGE 221.
-EASEMENT IS SHOWN ON MAP.
6. EASEMENT GRANTED TO MONROE COUNTY WATER AUTHORITY BY INSTRUMENT DATED JULY 14, 1999, AND RECORDED JULY 21, 1999, IN LIBER 9189 OF DEEDS, AT PAGE 226.
-EASEMENT IS SHOWN ON MAP.
7. SANITARY SEWER (20') GRANTED TO TOWN OF WEBSTER BY INSTRUMENT RECORDED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 3628 OF DEEDS, AT PAGE 54.
-DOCUMENT NOT PROVIDED.
8. RIGHTS OF OTHERS TO THE NATURAL AND UNOBSTRUCTED FLOW OF THE CREEK CROSSING PREMISES AT SOUTHEAST CORNER OF 711 RIDGE ROAD.
-CREEK SHOWN ON MAP.

SYMBOL LEGEND

◎	DRAINAGE MANHOLE	◎	ELECTRIC MANHOLE
●	INLET DRAINAGE MANHOLE	●	ELECTRIC METER
□	CATCH BASIN	□	TELEPHONE MANHOLE
△	END SECTION	△	TELEPHONE PEDESTAL
■	END OF PIPE	■	PEDESTRIAN POLE
○	MANHOLE	○	LAMP POST
◎	SANITARY MANHOLE	◎	LIGHT POLE
○	CLEAN OUT	○	UTILITY POLE WITH LIGHT
□	GAS VALVE	□	MAILBOX
○	GAS METER	○	BOLLARD
●	WATER VALVE	●	POST
□	WATER SERVICE	□	SIGN
○	HYDRANT	○	SIGN
□	WATER METER	□	TURNING ARROW
○	CABLE TV PEDESTAL	○	HANDICAP
□	SIGNAL POLE	□	STOP BAR
○	UTILITY POLE	○	TREE DECIDUOUS
○	GUY WIRE	○	TREE CONIFEROUS
□	PULL BOX	○	BUSH
□	ELECTRIC PULL BOX	□	TRAFFIC PULL BOX
□	TELEPHONE PULL BOX	□	TRANSFORMER



LOCATION SKETCH

NOT TO SCALE

LINE LEGEND

SECTION/PARCEL BOUNDARY	MIN. BUILDING SETBACK
CENTER LINE	EXIST. EASEMENT LINE
	EXIST. RIGHT-OF-WAY LINE
	EXIST. EDGE OF PAVEMENT
EXISTING WATER MAIN, VALVE, & HYDRANT	EXISTING SANITARY SEWER, & MANHOLE
EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION	EXISTING OVERHEAD UTILITIES
EXISTING TELEPHONE	EXISTING UNDERGROUND UTILITIES
UG	EXISTING GAS
G	EXISTING ELECTRIC
E	EXISTING GUARD RAIL
TREE, HEDGE, EDGE OF WOODS	
EXISTING SWALE	
BARBED WIRE, STOCKADE, CHAIN LINKED FENCE	
EXISTING CONTOUR	
EXISTING SPOT ELEVATION @ X	
CONCRETE PAD/ CONCRETE SIDEWALK	

GENERAL NOTES

1. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
2. AT THE TIME OF SURVEY THERE WAS NO SIDEWALK CONSTRUCTION OR EVIDENCE OF STREET WIDENING.
3. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE THAT THE SITE IS OR WAS USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
4. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF CEMETERIES OR GRAVE SITES ON THE SUBJECT PROPERTY.
5. PER N.Y.S.D.E.C. FRESHWATER WETLANDS MAP THERE ARE NO D.E.C. WETLANDS IN THE PROJECT AREA.
6. PER NATIONAL WETLANDS INVENTORY MAP THERE ARE FEDERAL WETLANDS IN THE PROJECT AREA.
7. THE SUBJECT PROPERTY HAS HAS DIRECT ACCESS TO HATCH ROAD, A PUBLIC DEDICATED RIGHT-OF-WAY
8. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED OCTOBER 21, 2024, HAVING TITLE NO. 2416-109EC. EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. THE LEGAL DESCRIPTION FORMS A MATHEMATICALLY CLOSED FIGURE.

SCHEDULE A - PARCEL DESCRIPTION

PARCEL I - 711 RIDGE ROAD, TOWN OF WEBSTER, NEW YORK (TAX ID NO. 079.17-1-78.111):

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF WEBSTER, COUNTY OF MONROE AND STATE OF NEW YORK BEING LOT 2 AS SHOWN ON THE COUNTRYMAX WEBSTER SUBDIVISION AS SHOWN ON A MAP FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 358 OF MAPS AT PAGE 81.

PARCEL II - 715 RIDGE ROAD, TOWN OF WEBSTER, NEW YORK (TAX ID NO. 079.17-1-79):

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF WEBSTER, COUNTY OF MONROE AND STATE OF NEW YORK, BEING PART OF LOT 60, TOWNSHIP 13, RANGE 4, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF RIDGE ROAD WITH THE CENTER LINE OF HATCH ROAD, AND RUNNING THENCE WESTERLY ALONG THE CENTER LINE OF RIDGE ROAD EIGHTY-NINE AND TWENTY-SEVEN ONE-HUNDREDTHS (89.27) FEET TO A POINT; THENCE SOUTHERLY ONE HUNDRED SEVENTY-EIGHT AND FORTY-NINE ONE-HUNDREDTHS (178.49) FEET TO A POINT; THENCE EASTERLY EIGHTY-FIVE AND EIGHTY-FIVE ONE-HUNDREDTHS (85.85) FEET TO THE CENTER LINE OF HATCH ROAD; THENCE NORTHERLY ON HATCH ROAD ONE HUNDRED EIGHTY-ONE AND TWELVE ONE-HUNDREDTHS (181.12) FEET TO THE PLACE OF BEGINNING.

THE ABOVE TWO PARCELS BEING MORE MODERNLY DESCRIBED TOGETHER AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE PHELPS AND GORHAM PURCHASE, TOWNSHIP 13, RANGE 4, TOWN LOT 60, TOWN OF WEBSTER, COUNTY OF MONROE AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD - NEW YORK STATE ROUTE 404 (66' RIGHT-OF-WAY), WITH THE WESTERLY RIGHT-OF-WAY LINE OF HATCH ROAD (49.5' RIGHT-OF-WAY); THENCE

(1) S 0°1' 13" 00" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HATCH ROAD, A DISTANCE OF 310.62 FEET TO A POINT; THENCE

(2) S 88°47' 00" W, A DISTANCE OF 300.00 FEET TO A POINT; THENCE

(3) N 0°1' 12" 59" W, A DISTANCE OF 200.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD - NEW YORK STATE ROUTE 404; THENCE

(4) N 84° 58' 21" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD - NEW YORK STATE ROUTE 404, A DISTANCE OF 300.65 FEET TO THE POINT AND PLACE OF BEGINNING.

ALL AS SHOWN ON AN INSTRUMENT SURVEY ENTITLED "COUNTRYMAX - WEBSTER SUBDIVISION, MAP OF A SURVEY OF LOT 2 & OTHER LANDS," PREPARED BY BME ASSOCIATES, HAVING DRAWING NO. 2534-200, DATED MAY 13, 2024 AND LAST REVISED MAY 17, 2024.

REFERENCES

1. MAP ENTITLED "COUNTRYMAX - WEBSTER SUBDIVISION PLAT", PREPARED BY BME ASSOCIATES, HAVING PROJECT NO. 2534, DATED MAY 2018, AND IS ON FILE AT THE MONROE COUNTY CLERK'S OFFICE AT LIBER 358 OF MAPS PAGE 81.
2. TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING TITLE NO. 2416-109EC, DATED OCTOBER 21, 2024.

SURVEY NOTES

1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 6/10/2024 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYSDOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT

PITTSFORD CORS STATION
-LONGITUDE: 43-05-35.48461 (N) NAD 83 (CORS)
-LONGITUDE: 077-31-31.11244 (W) NAD 88 (CORS)
-ELLIP: HEIGHT: 113.481 METERS NAVD 88 (CORS)

CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 7a, 7c, 7e, 9, 11a, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JUNE 10, 2024, AND FROM THE NOTES (S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

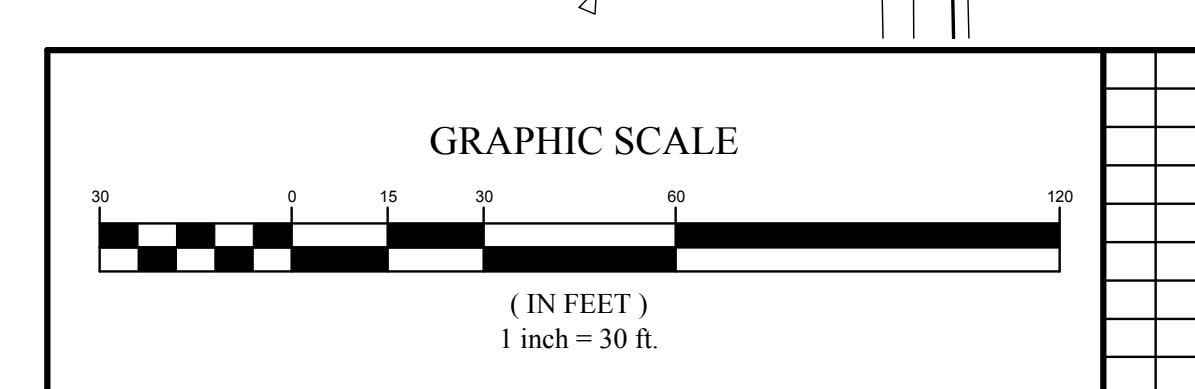
PRELIMINARY

By: Daniel T. Hickok, N.Y.S. L.S., No. 050449

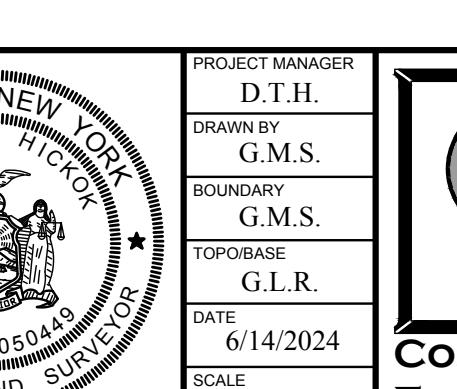
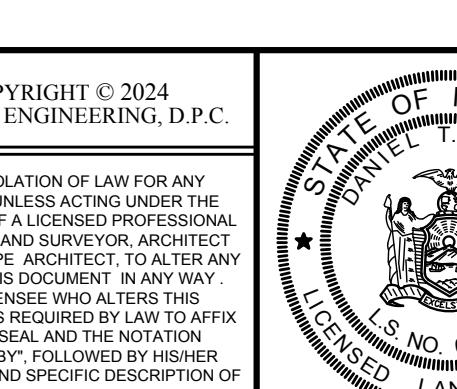
Date:



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND NOT CERTIFIED AS TO THE ACTUAL LOCATION OF THEIR LOCATIONS. CONTRACTOR DETERMINES THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.



NO.	DATE	REVISION	BY	CHKD.	APVLS.



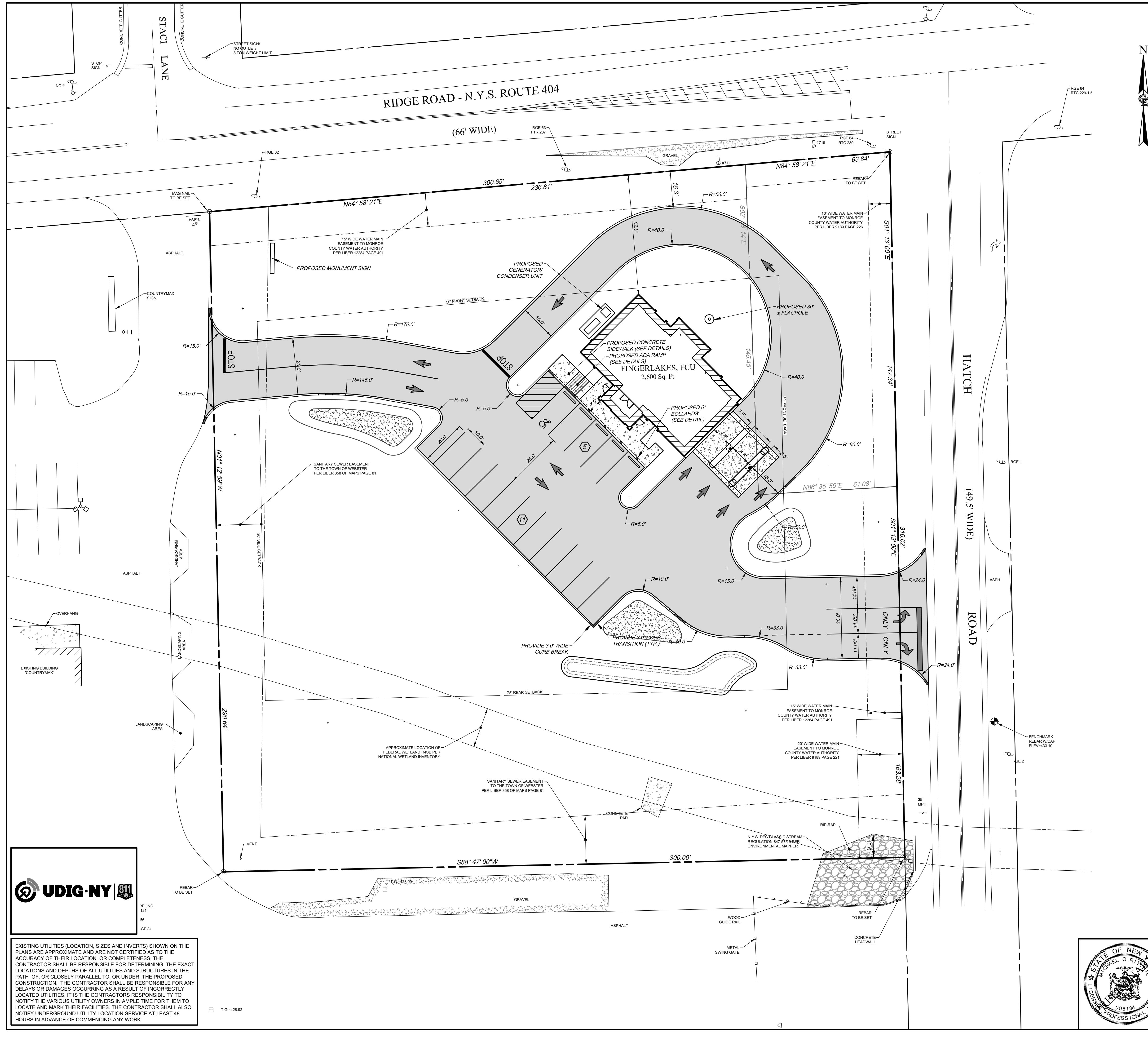
• CIVIL ENGINEERING	• LAND SURVEYING	• LANDSCAPE ARCHITECTURE	• ALTA/NSPS LAND TITLE SURVEY
• ALTA/NSPS LAND TITLE SURVEY	• LAND SURVEYING	• LANDSCAPE ARCHITECTURE	• ALTA/NSPS LAND TITLE SURVEY

FINGERLAKES FCU
711 & 715 RIDGE ROAD

TAX PARCEL NO. 079.17-1-79 & 78.111
TOWN LOT 60, TOWNSHIP 13, RANGE 4, PHELPS & GORHAM PURCHASE, TOWN OF WEBSTER, COUNTY OF MONROE, STATE OF NEW YORK

CLIENT
PWCAMPBELL
109 ZETA DRIVE
ROCHESTER, NY 14608
(585) 458-3020

DWG. # 9444
VT100
SHEET 1 OF 1



SITE LINE LEGEND

SITE DATA

PROJECT SPONSOR: _____

TAX PARCEL NO. 079.17-01-078.111, 079.17-01-79

PARCEL AREA: 1.861 ACRES & 0.210 ACRES

BUILDING GFA: X,XXX SQ. FT.

EXISTING ZONING: MC (MEDIUM-INTENSITY COMMERCIAL DISTRICT)

BUILDING REQUIREMENTS: _____

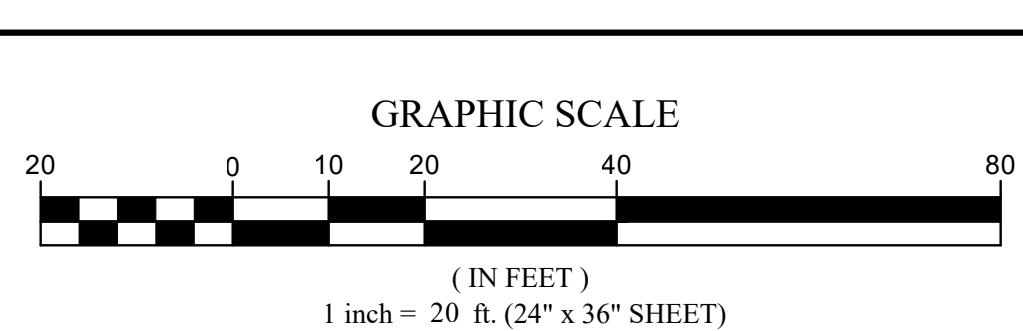
	<u>REQUIRED</u>	<u>PROVIDED</u>
IN. LOT AREA (SF)	45,000	
MAX LOT COVERAGE	20%	
IN. LOT WIDTH (FT)	150	
MAX. BUILDING HEIGHT (FT)	35	
IN. FRONT YARD SETBACK (FT)	50	
IN. SIDE YARD SETBACK (FT)	20	
IN. REAR YARD SETBACK (FT)	75	

PARKING REQUIREMENT:

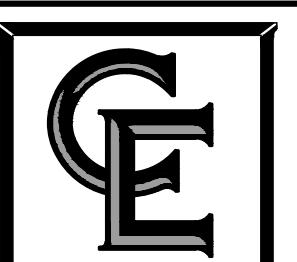
1 SPACE/150 SF GROSS FLOOR AREA OVER 1000 SF
1/150 x 1,180 = 8 PARKING SPACES

1/150 x 1,160 = 8 PARKING SPACES
PARKING PROVIDED: 4 PARKING SPACES, 1 ADA/HANDICAP

TOTAL = 14 PARKING SPACES



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TICH ENGINEERING, D.P.C.**

						COPYRIGHT © 2025 COSTICH ENGINEERING, D.P.C.		
						IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.		
NO.	DATE	REVISION	BY	CHKD.	APVLS.			
PROJECT MANAGER E.R.G.	DRAWN BY D.J.L.	BOUNDARY G.M.S.	TOPO/BASE G.L.R.	DATE 03/03/2025	SCALE 1"=20'	 COSTICH ENGINEERING	<ul style="list-style-type: none"> • CIVIL ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE <p>217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020</p>	<p>TITLE OF PROJECT FINGERLAKES FCU 711 & 715 RIDGE ROAD</p> <p>TITLE OF DRAWING SITE PLAN</p> <p>LOCATION OF PROJECT TAX PARCEL NO. 079.17-1-79 & 78.111 TOWN LOT 60, TOWNSHIP 13, RANGE 4, PHELPS & GORHAM PURCHASE, TOWN OF WEBSTER, COUNTY OF MONROE, STATE OF NEW YORK</p> <p>CLIENT PWCAMPBELL ATTN. JASON STRAYLEY 109 ZETA DRIVE PITTSBURGH, PENNSYLVANIA 15238</p> <p>DWG. # 9444 SP101 SHEET 06 OF 12</p>