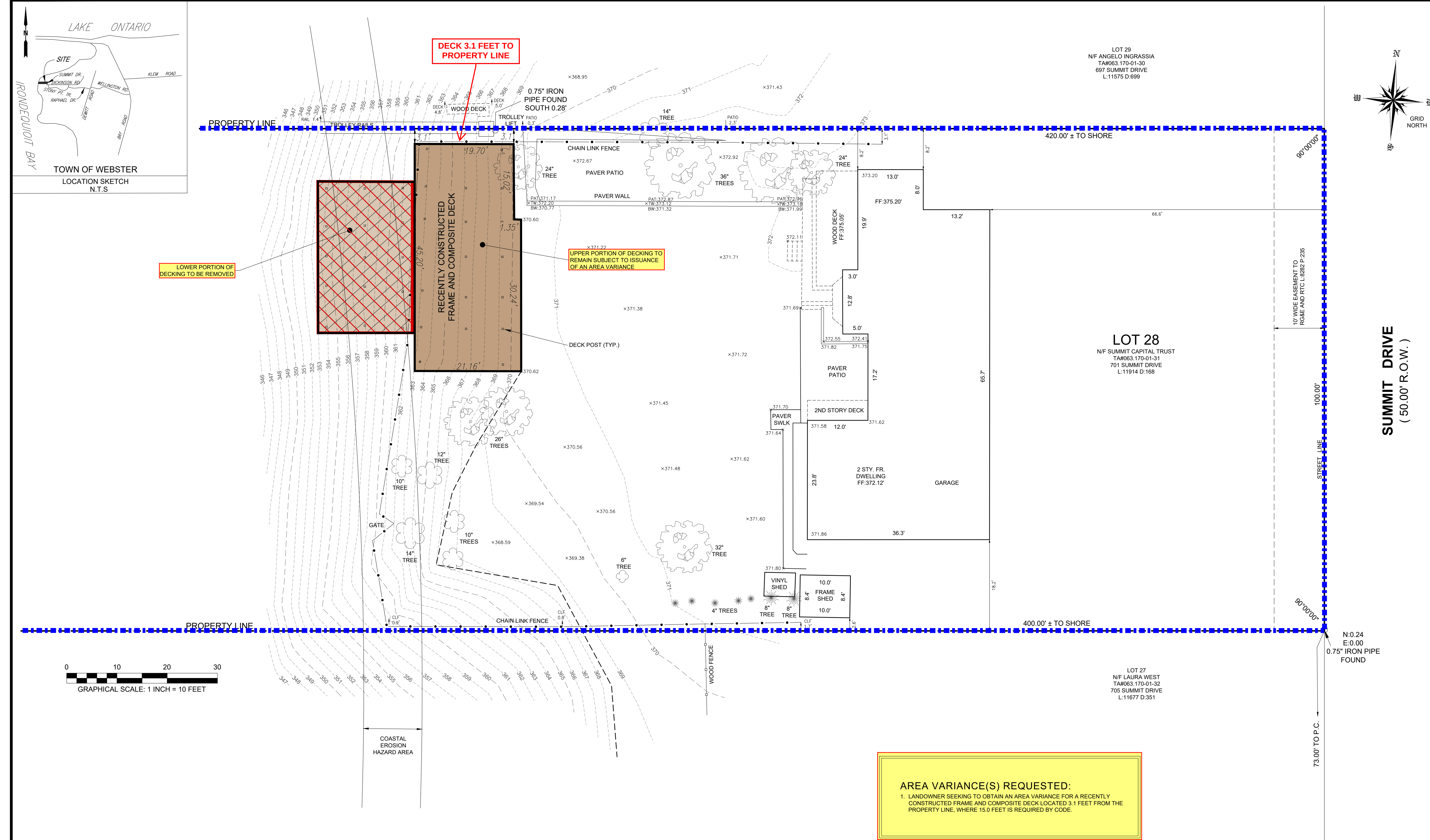




**FLOODPLAIN:**  
A PORTION OF THE SURVEYED LANDS FALL WITHIN A REGULATED SPECIAL FLOOD HAZARD AREA PER FEMA MAP NO. 36055C0206H, COMMUNITY NO. 360436, HAVING AN EFFECTIVE DATE OF JULY 31, 2024. THIS FLOODPLAIN IS DESIGNATED AS ZONE "AE". WORK LIMITS FOR THIS PROJECT DO NOT IMPACT WETLANDS OR FLOODPLAIN.

**SPECIES:**  
THIS LOCATION IS IN THE VICINITY OF ANIMALS LISTED AS ENDANGERED OR THREATENED. CONTACT NYSDEC REGIONAL OFFICE

**WETLANDS:**  
A PORTION OF THIS PARCEL IS SHOWN TO FALL WITHIN A REGULATED WETLAND HABITAT. THIS DESIGNATION WAS PROVIDED FROM INVENTORY MAPPING PROVIDED BY THE U.S. FISH AND WILDLIFE SERVICE AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. IF AN OFFICIAL DETERMINATION IS REQUIRED, CONSULT WITH A QUALIFIED WETLAND BIOLOGIST TO FIELD-VERIFY EXISTENCE OF POTENTIAL WETLAND AREAS. WORK LIMITS FOR THIS PROJECT DO NOT IMPACT WETLANDS OR FLOODPLAIN.

**EPOD NOTE:**  
ENVIRONMENTAL PROTECTION OVERLAY DISTRICT FOR STEEP SLOPES PER THE TOWN OF WEBSTER, NY.

**REFERENCES:**  
MAPS:  
1. LIBER 139 OF MAPS, PAGE 40  
2. LIBER 141 OF MAPS, PAGE 4  
3. LIBER 342 OF MAPS, PAGE 24  
DEEDS:  
4. LIBER 11914 OF DEEDS, PAGE 168  
EASEMENTS:  
5. LIBER 8282 OF MAPS, PAGE 235

**ABSTRACT OF TITLE:**  
THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

**ZONING DATA:**  
ZONING DISTRICT = R-2 Residential 2  
DIMENSIONAL CONSTRAINT: REQUIRED:  
FRONT YARD 60 FT  
REAR YARD 55 FT  
SIDE YARD 15 FT  
DRIVEWAY SIDE YARD 5 FT  
MAX HEIGHT 30 FT  
MIN. LOT WIDTH 100 FT  
MIN. AREA 28,000 SQ FT  
MAX COVERAGE 20%  
HABITABLE FLOOR ARE 1 STY 1,320 SQ FT  
HABITABLE FLOOR ARE 1+ STY 1,800 SQ FT

**SURVEY CONTROL NOTES:**  
-ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988, GEOID MODEL 2018.  
-DISTANCES ARE SHOWN AT GROUND  
-NORTH ARROW REFERENCED TO GRID NORTH



**MCMAHON LARUE**  
ENGINEERS AND SURVEYORS

822 HOLT RD.  
WEBSTER, NEW YORK 14580  
INFO@MCMAHON-LARUE.COM  
(585) 436 - 1080

**PLANS UNDER REVIEW  
NOT FOR CONSTRUCTION**

**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 ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED 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."

BEING  
**LOT 28**  
OF THE  
DICKINSON HEIGHTS SUBDIVISION  
(LIBER 141 OF MAPS, PAGE4)  
PART OF TOWN LOT 75  
TOWNSHIP 14 - RANGE 7 - GORE TRACT  
PHELPS AND GORHAM PURCHASE  
TOWN OF WEBSTER, MONROE COUNTY  
STATE OF NEW YORK

**PROJECT:**  
  
**EPOD PERMIT**  
  
701 SUMMIT DRIVE  
TOWN OF WEBSTER

PROJ. NO: 25-0106  
  
CLIENT:  
ERIC ELWELL  
SUMMIT CAPITAL TRUST  
701 SUMMIT DR., WEBSTER, NY 14580

| DATE | REVISIONS | BY: |
|------|-----------|-----|
|      |           |     |
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|      |           |     |
|      |           |     |

DRAWN BY: ADB  
CHECKED BY: BJW- AIL  
ISSUED: AUGUST 19, 2025  
SCALE: 1 INCH = 10 FEET

PROJECT STATUS  
  
**PRELIMINARY / FINAL**  
  
DRAWING TITLE

**EXISTING CONDITIONS  
VARIANCE PLAN**

| SHEET NUMBER | DRAWING NUMBER |
|--------------|----------------|
| 1 of 1       | C-100          |