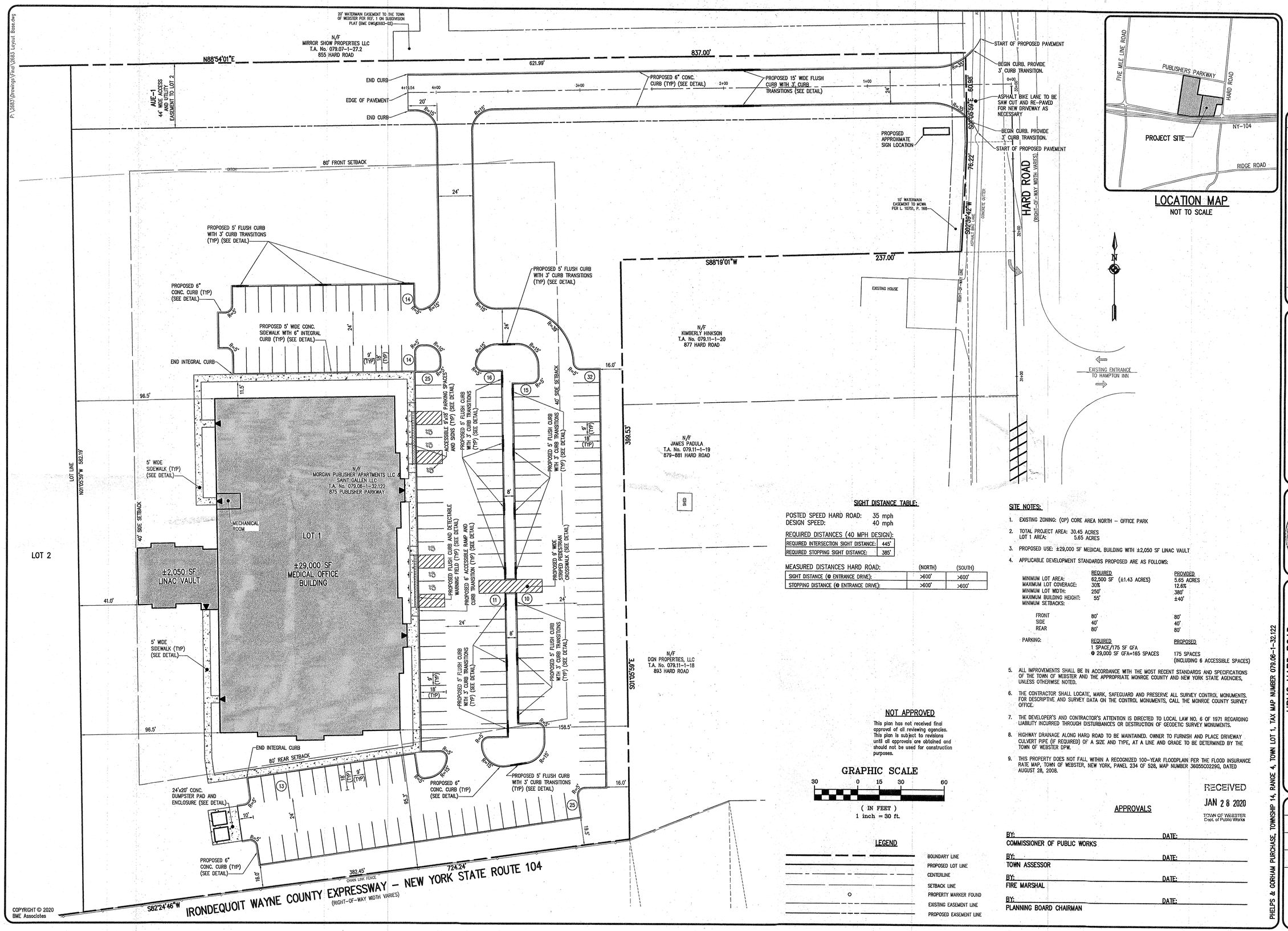

LOCATION MAP

NOT TO SCALE

SIGHT DISTANCE TABLE:

POSTED SPEED HARD ROAD: 35 mph
DESIGN SPEED: 40 mph

REQUIRED DISTANCES (40 MPH DESIGN):

REQUIRED INTERSECTION SIGHT DISTANCE:	445'
REQUIRED STOPPING SIGHT DISTANCE:	385'

MEASURED DISTANCES HARD ROAD:	(NORTH)	(SOUTH)
SIGHT DISTANCE (@ ENTRANCE DRIVE):	>600'	>600'
STOPPING DISTANCE (@ ENTRANCE DRIVE):	>600'	>600'

SITE NOTES:

1. EXISTING ZONING: (OP) CORE AREA NORTH – OFFICE PARK
2. TOTAL PROJECT AREA: 30.45 ACRES
   LOT 1 AREA: 5.65 ACRES
3. PROPOSED USE: ±29,000 SF MEDICAL BUILDING WITH ±2,050 SF LINAC VAULT
4. APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	62,500 SF (±1.43 ACRES)	5.65 ACRES
MAXIMUM LOT COVERAGE:	30%	12.6%
MINIMUM LOT WIDTH:	250'	380'
MAXIMUM BUILDING HEIGHT:	55'	±40'
MINIMUM SETBACKS:		
FRONT	80'	80'
SIDE	40'	40'
REAR	80'	80'
PARKING:	REQUIRED 1 SPACE/175 SF GFA @ 29,000 SF GFA=165 SPACES	PROPOSED 175 SPACES (INCLUDING 6 ACCESSIBLE SPACES)

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.
8. HIGHWAY DRAINAGE ALONG HARD ROAD TO BE MAINTAINED. OWNER TO FURNISH AND PLACE DRIVEWAY CULVERT PIPE (IF REQUIRED) OF A SIZE AND TYPE, AT A LINE AND GRADE TO BE DETERMINED BY THE TOWN OF WEBSTER DPW.
9. THIS PROPERTY DOES NOT FALL WITHIN A RECOGNIZED 100-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP, TOWN OF WEBSTER, NEW YORK, PANEL 234 OF 528, MAP NUMBER 36055C0229G, DATED AUGUST 28, 2008.

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.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

LEGEND

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

RECEIVED
JAN 28 2020
TOWN OF WEBSTER
Dept. of Public Works

APPROVALS

BY: _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS

BY: _____ DATE: _____
TOWN ASSESSOR

BY: _____ DATE: _____
FIRE MARSHAL

BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN

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."

	DATE	BY
7		
6		
5		
4		
3		
2		
1		

REVISIONS

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LIFT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
WWW.BMEPC.COM
PHONE 585-377-7360
FAX 585-377-7309

STATE OF NEW YORK · MICHAEL C. BOGOJEVSKI · 095383 · LICENSED PROFESSIONAL ENGINEER

PROJECT: URMC HARD ROAD
LOCATION: TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
CLIENT: LEFROIS BUILDERS & DEVELOPERS, 1020 LEHIGH STATION ROAD, HENRIETTA, NY 14467
DRAWING TITLE: SITE PLAN

PROJECT MANAGER	P VARS
PROJECT ENGINEER	M BOGOJEVSKI
DRAWN BY	M SERENI
SCALE	1"=30'
DATE ISSUED	JANUARY 28, 2020
PROJECT NO.	2683
DRAWING NO.	03

PHELPS & GORHAM PURCHASE, TOWNSHIP 14, RANGE 4, TOWN LOT 1, TAX MAP NUMBER 079.06-1-32.122