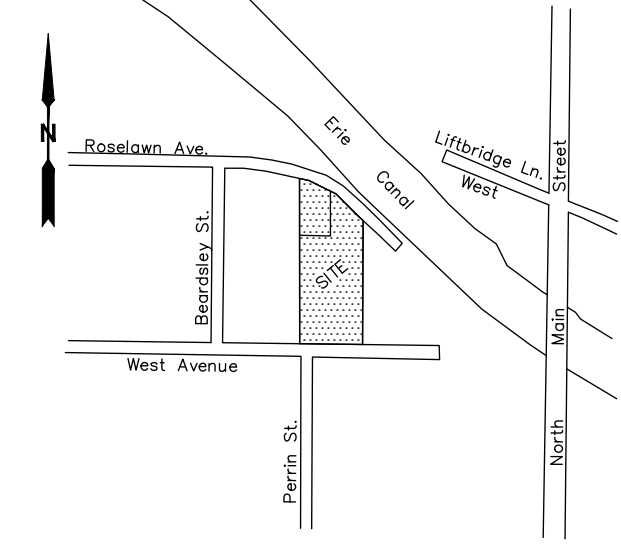


BEARDSLEY STREET



LOCATION SKETCH
N.T.S.

DATE	REVISIONS	BY

McMahon LaRue Associates, P. C.
Engineers & Surveyors
822 Holt Road
Webster, NY 14580
(585) 436-1080
www.McMahon-LaRue.com

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."

CLIENT:
HEIRLOOM DEVELOPMENT LLC
15 FAIRHAVEN RD.
ROCHESTER, NY 14610

PROJECT:
WEST AVENUE CONVERSION
56 WEST AVE.

DRAWING:
#56 WEST AVENUE
SITE PLAN

**PART OF TOWNLOT 44
TOWNSHIP 12, RANGE 4
PHELPS AND GORHAM PURCHASE
VILLAGE OF FAIRPORT
MONROE COUNTY, STATE OF NEW YORK**

DESIGNED BY:	GWM
DRAWN BY:	GWM
CHECKED BY:	AIL
S.B.L. #	153.09-01-054.1
PROJ. NO.	1352-01
DATE	MAY 2019
SCALE	1"=20'
SHEET OF	1 1
CADD FILE	SITE 56

ZONING:
ZONING: CD CANAL DISTRICT
EXISTING LOT AREA = 6,009.7 SF
MINIMUM LOT AREA = 3,000 SQ. FT.
LOT WIDTH = 47.98 FT.
MINIMUM LOT WIDTH = 40 FT.
LOT DEPTH = 125.00 FT.
MINIMUM LOT DEPTH = 125 FT.

SETBACKS: FRONT YARD CODE = AVERAGE
EXISTING = 19.59 FT.
SIDE YARD CODE = 5 FT. MIN.
EXISTING = 5.00 FT.
REAR CODE = 25 FT. MIN.
EXISTING = 39.76 FT.

MAXIMUM HT. = 35 FT.
PROPOSED HT. = 29.75 FT.

COVERAGE: MAXIMUM = 50%
EXISTING = 31.3% (1,881 SF)
PROPOSED = 31.3% (1,881 SF)

PARKING LOT 1:
REQUIRED RESIDENTIAL UNITS = 1
SPACES PER UNIT = 2
REQUIRED PARKING = 2 SPACES

RESTAURANT INDOOR SEATS = 50
RESTAURANT OUTDOOR SEATS = 9
SPACES = 1 PER 4 SEATS INDOOR
SPACES = 1 PER 4 SEATS OUTDOOR
REQUIRED SPACES = 15 SPACES

TOTAL REQUIRED SPACES = 17

PROVIDED
PROVIDED PARKING = 2 SPACES (GARAGE)

FEMA NOTE:
THIS PARCEL IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING) PER FIRM - FLOOD INSURANCE RATE MAP TOWN OF PERINTON, NY MONROE COUNTY MAP # 3605503776 EFFECTIVE DATE: AUGUST 28, 2008

REFERENCES:

- MAPS -
1.) Appropriation Map by the State of New York Contract No.63, Parcel No.3144
2.) Appropriation Map by the State of New York Contract No.63, Parcel No.3133
3.) Appropriation Map by the State of New York Contract No.63, Parcel No.3145
4.) Map of a portion of the Erie Canal Lands belonging to the State, at page 572
5.) Map of the Village of Fairport - Unrecorded Map, Map No. 1963-433
6.) Instrument Survey of 52-56 West Avenue by Triple Point Land Surveying, LLC, dated March 9, 2016
7.) Instrument Survey of 17 Roselawn Avenue by Triple Point Land Surveying, LLC, dated March 9, 2016

- DEEDS -
1.) Liber 8992 of Deeds, at page 73
2.) Liber 7950 of Deeds, at page 1
3.) Liber 8137 of Deeds, at page 511
4.) Liber 8296 of Deeds, at page 437
5.) Liber 8775 of Deeds, at page 245
6.) Liber 9047 of Deeds, at page 548
7.) Liber 9301 of Deeds, at page 478
8.) Liber 9496 of Deeds, at page 119
9.) Liber 9509 of Deeds, at page 475
10.) Liber 9550 of Deeds, at page 477
11.) Liber 9668 of Deeds, at page 566
12.) Liber 9668 of Deeds, at page 569
13.) Liber 10221 of Deeds, at page 527
14.) Liber 10382 of Deeds, at page 456
15.) Liber 10517 of Deeds, at page 219
16.) Liber 11107 of Deeds, at page 74
17.) Liber 11247 of Deeds, at page 199
18.) Liber 11444 of Deeds, at page 414
19.) Liber 11494 of Deeds, at page 610
20.) Liber 11575 of Deeds, at page 145
21.) Liber 11706 of Deeds, at page 486
22.) Liber 11826 of Deeds, at page 310
23.) Liber 11920 of Deeds, at page 202

VILLAGE NOTES:

- A SEPARATE APPROVAL IS REQUIRED FOR ANY PROPOSED COMMERCIAL SIGNS.
- THE ENTRANCE OFF WEST AVENUE SHALL REMAIN UNOBSTRUCTED DURING CONSTRUCTION TO ALLOW FOR EMERGENCY VEHICLE AND PEDESTRIAN ACCESS TO THE OTHER BUILDINGS ON SITE.

VILLAGE PLANNING BOARD	DATE
VILLAGE ENGINEER	DATE
MONROE COUNTY WATER AUTHORITY	DATE

BEARING REFERENCE
SURVEY CONTROL NOTES:
-New York State DOT Statewide CORS Network using NTRIP RTK
-Equipment: Leica MS50-3, GPS/GNSS
-Projection to New York State Plane Grid Coordinates: NAD 1983-(2011) Monroe County = NY West Zone
-North arrow shown is referenced to N.Y.S. Grid North
-Elevations are ground (ortho height); NAVD 88 using Geoid Model 2012B
-Distances Shown hereon are at ground.

