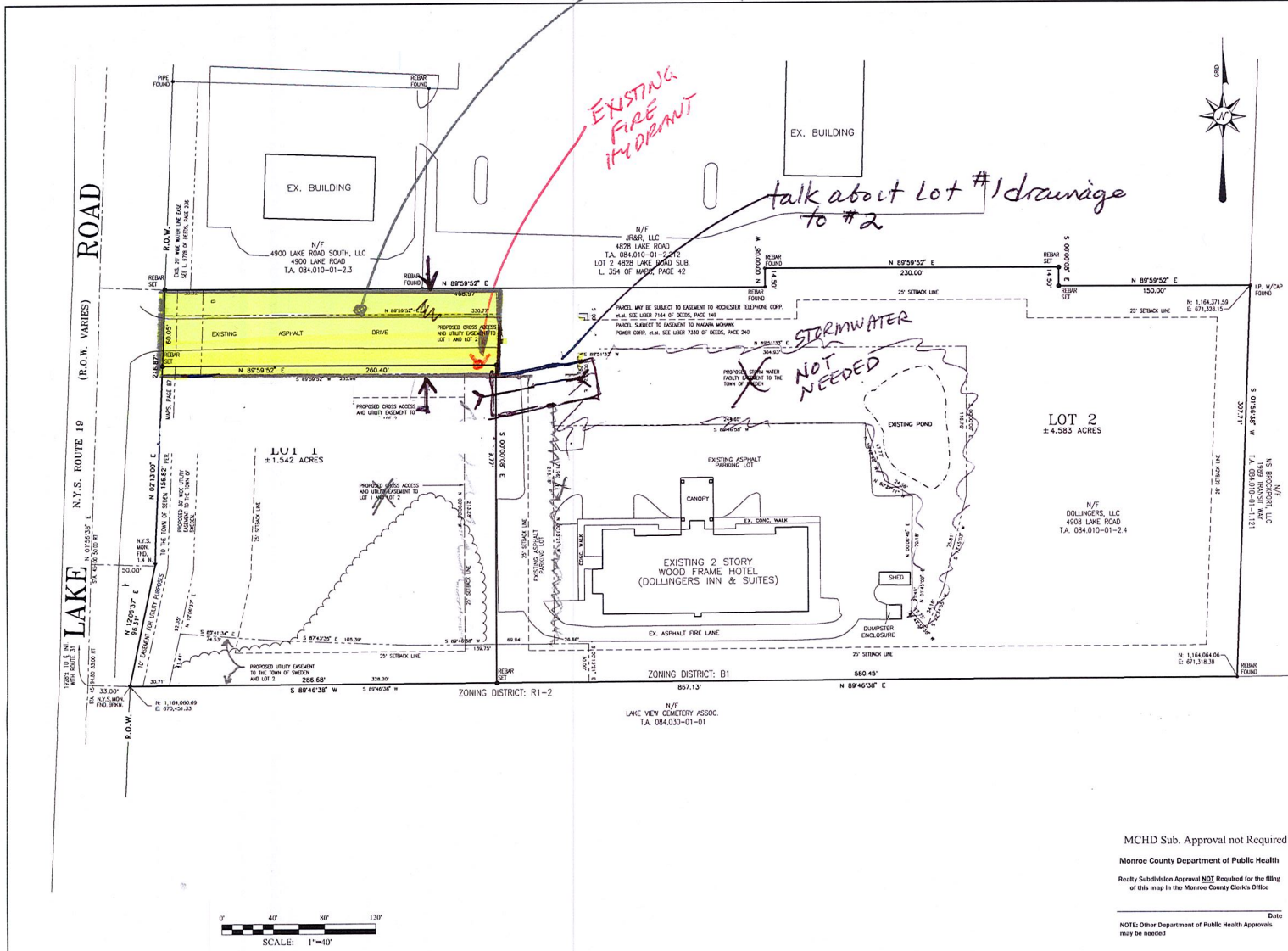


60.05' x 260.40'  
ACCESS & UTILITY EASEMENT

EXISTING  
FIRE  
HYDRANT

talk about Lot #1 drainage  
to #2

STORMWATER  
NOT NEEDED



**LEGEND:**

- CENTERLINE
- PROPERTY LINE
- EXISTING LINE
- DASH LINE
- STONE LINE
- WOOD FENCE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- ELECTRIC
- OVERHEAD WIRES
- FRODO CONTROL
- STONE WALL
- LOG OF WOODS
- DIRECTION OF FLOW

**LOCATION MAP:** NOT TO SCALE

**SURVEY NOTES:**

- THIS PROJECT IS LESS THAN 1200' FROM THE NEAREST MONROE COUNTY MONUMENTATION AND IS TIED INTO MONROE COUNTY MONUMENTS. THE HORIZONTAL DATUM IS REFERENCED TO THE NEW YORK STATE PLANE, COORDINATES SYSTEM, WESTERN ZONE, TRANSVERSE MERCATOR PROJECTION, (NAD 1927), THROUGH CONTROL TIES TO THE FOLLOWING:
- MONUMENTS USED:  
NYS004-1-133 N: 1163525.578 E: 670433.657  
MCS-2510 N: 1,161,961.888 E: 670,326.313
- ALL BEARINGS SHOWN ARE GRID.
- ALL DISTANCES SHOWN ARE GROUND.
- COMBINED FACTOR = 0.99999320
- THE PERIMETER SURVEY AND TIES TO CONTROL MONUMENTS WERE ACCOMPLISHED BY PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.

**GENERAL NOTES:**

- THIS PLAN IS FOR SUBDIVISION PURPOSES ONLY. NO DEVELOPMENT IS BEING PROPOSED AT THIS TIME. SITE PLAN APPROVAL WILL BE REQUIRED PRIOR TO ANY DEVELOPMENT OF PARCEL 1.
- THE SUBJECT PARCEL FALLS IN AREA OF ANIMAL FLOOD HAZARD ACCORDING TO THE F.I.M.A. FLOOD INSURANCE RATE MAP 3005050130C FOR COMMUNITY NO. 360435 HAVING AN EFFECTIVE DATE OF 8-28-2008.

**SITE DEVELOPMENT STATISTICS**

ZONING: RETAIL COMMERCIAL - B-1  
TAX ACCOUNT NO.: 084-010-01-02.4  
CURRENT ADDRESS: 4908 LAKE ROAD  
TOTAL SITE AREA: 4.5823 ACRES

SETBACK REQUIREMENTS:  
FRONT: 75'  
SIDE: 25'  
REAR: 25'

LOT REQUIREMENTS:  
FRONTAGE: 100'  
DEPTH: 200'  
BLDG. COV. 20%  
OPEN AREA 30%

**DEVELOPER:** DOLLINGERS, LLC  
4908 LAKE ROAD  
BROCKPORT, NY 14420

**LOT 2 EXIS. SETBACKS:**  
FRONT: 75.2'  
SIDE: 53.1'  
REAR: 337.6'

**LOT 1 EXIS. LOT REQ.:**  
FRONTAGE: 253'  
DEPTH: 260'  
BLDG. COV. 0%  
OPEN AREA 100%

**LOT 2 EXIS. LOT REQ.:**  
FRONTAGE: 100'  
DEPTH: 200'  
BLDG. COV. 05%  
OPEN AREA 71%

**TOWN APPROVALS:**

PLANNING BOARD CHAIR	DATE	BUILDING INSPECTOR	DATE
HIGHWAY SUPERINTENDENT	DATE	TOWN ENGINEER	DATE

**DOLLINGERS SUBDIVISION**  
4908 LAKE ROAD  
BEING A RE-SUBDIVISION OF THE  
**OX RIDGE SUB. L. 266, P. 87**  
SITUATE IN:  
PART OF TOWN LOT 13, SECTION 7, TRIANGULAR TRACT  
TOWN OF SWEDEN, COUNTY OF MONROE, STATE OF NEW YORK

**SCHULTZ ASSOCIATES**  
ENGINEERS & LAND SURVEYORS, P.C.  
129 SOUTH UNION STREET, PO BOX 89  
SPENCERVILLE, NEW YORK, 14559  
585-349-3750  
DATE: JUNE 19, 2018

**SUBDIVISION PLAT**

DRAWN BY: RBH PROJECT No. 17.206  
CHECKED BY: CJA SHEET No. 1 OF 1  
SCALE: 1" = 40' DWG No. P-1  
DATE: JUNE 19, 2018

**MONROE COUNTY TREASURER**  
I, THE UNDERSIGNED TREASURER OF MONROE COUNTY, PURSUANT TO SECTION 134.4 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY TAXES & SCHOOL TAXES AGAINST THE LAND DESCRIBED HEREIN HAVE BEEN PAID.

THROUGH:  
ROBERT FRANKLIN  
MONROE COUNTY TREASURER

**MONROE COUNTY SURVEYORS OFFICE**  
THIS PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 238-F, ARTICLE 12-B OF THE GENERAL MUNICIPAL LAW AND/OR THE MONROE COUNTY MONUMENTATION LAW. A SEPARATE APPROVAL IS REQUIRED FOR THE CONSTRUCTION OF THE GENERAL MUNICIPAL LAW.

COUNTY HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_  
FOR THE MONROE COUNTY MONUMENTATION LAW:  
MONROE COUNTY SURVEYORS OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

**REFERENCES:**  
TAX ACCOUNT NO.: 084-010-01-02.4  
LIBER 9022 OF DEEDS, PAGE 154  
LIBER 9022 OF DEEDS, PAGE 154  
LIBER 254 OF MAPS, PAGE 42  
LIBER 266 OF MAPS, PAGE 87  
LANDS TO BE CONVEYED BY EDWIN L. DURKA BY THOMAS DUTTON DATED: JULY 17, 1986.  
CROSSROADS ABSTRACT: SEARCH NO. 434375  
LAST DATED: MAY 11, 2018

**REVISIONS**

NO.	DATE	DESCRIPTION
1	-	-

**CERTIFICATION:**  
WE, SCHULTZ ASSOCIATES ENGINEERS AND LAND SURVEYORS P.C., HEREBY CERTIFY THIS MAP WAS COMPLETED ON JUNE 29, 2018 FROM AN INSTRUMENT QUANTITATIVELY COMPLETED ON JUNE 29, 2018 IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 14-B OF THE NEW YORK STATE EDUCATION LAW. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

MRS. E. SCHULTZ, L.S. NO. 49982  
GARRETT W. MOSEY, L.S. NO. 49146  
ROBERT B. HATCH, L.S. NO. 50631

