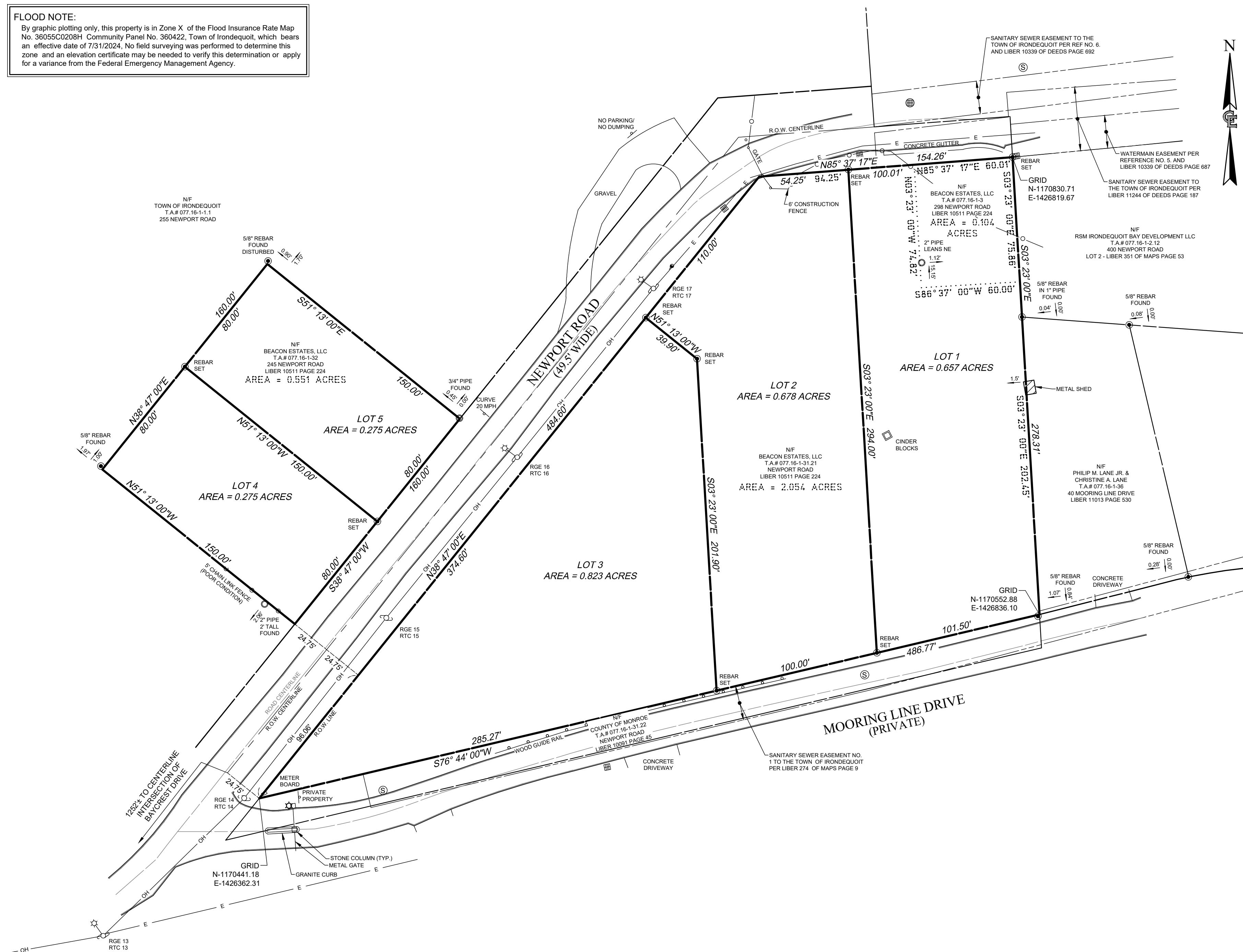


FLOOD NOTE:
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map No. 36055C0208H Community Panel No. 360422, Town of Irondequoit, which bears an effective date of 7/31/2024. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



APPROVALS

BY _____ DATE _____
PLANNING BOARD CHAIRPERSON

BY _____ DATE _____
TOWN ASSESSOR

BY _____ DATE _____
DEPARTMENT OF PUBLIC WORKS

BY _____ DATE _____

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH
REALTY SUBDIVISION APPROVAL NOT REQUIRED FOR THE FILING
OF THIS MAP IN THE MONROE COUNTY CLERK'S OFFICE

MONROE COUNTY SURVEYORS OFFICE:
This plat is approved in accordance with the provisions of Section 239-F, Article 12-B of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction. For the General Municipal Law:
NOTE: OTHER DEPARTMENT OF PUBLIC HEALTH APPROVALS
MAY BE NEEDED.

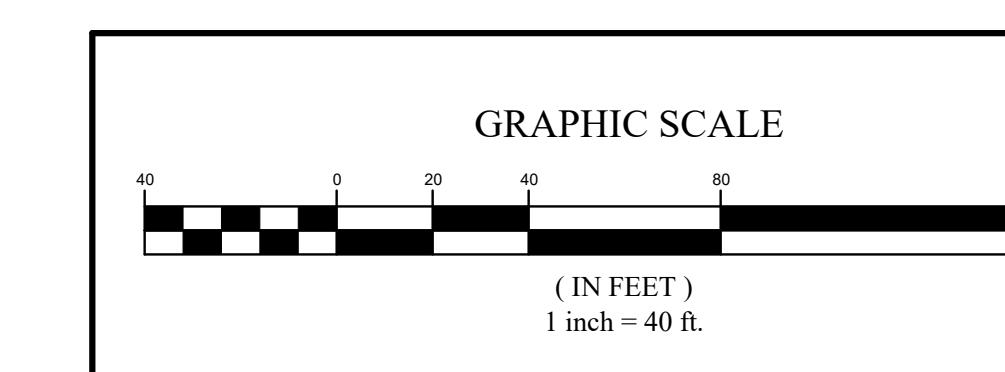
BY: _____ DATE: _____
County Highway Superintendent for the Monroe County Monumentation Law

BY: _____ DATE: _____
Monroe County Surveyors Office

REAL PROPERTY TAX SERVICE:



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE FOR INFORMATION AND ARE NOT CERTIFIED AS TO THE ACTUAL LOCATION OF THEIR LOCATIONS AND DEPTHS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING 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 ADEQUATE 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.

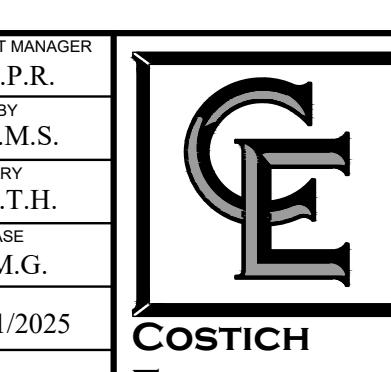


NO.	DATE	REVISION	BY	CHKD.	APVLS

COPYRIGHT © 2025
COSTICH ENGINEERING, D.P.C.
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED LAND SURVEYOR, ENGINEER, LAND SURVEYOR, ARCHITECT, OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM LISTED ON THIS DOCUMENT. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THE LICENSEE'S SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.



PROJECT MANAGER
R.P.R.
DRAWN BY
G.M.S.
BOUNDARY
D.T.H.
TOPOBASE
M.G.
DATE
4/1/2025
SCALE
1"=40'



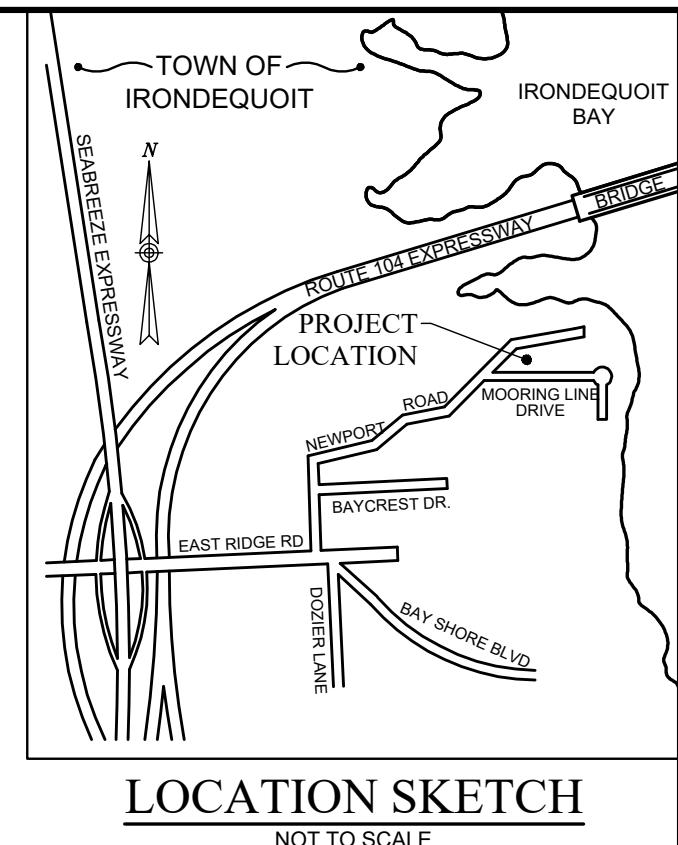
CIVIL
ENGINEERING
LAND
SURVEYING
LANDSCAPE
ARCHITECTURE

TITLE OF DRAWING
BEACON ESTATES SUBDIVISION
LOCATION OF PROJECT
TAX PARCEL NO. S 077.16-1-3, 077.16-1-31.21, & 077.16-1-32
TOWN LOT 26, TOWNSHIP 14, RANGE 7, PHELPS & GORIAN PURCHASE,
TOWN OF IRONDEQUOT, COUNTY OF MONROE, STATE OF NEW YORK
CLIENT
BEACON ESTATES, LLC
96 SAN ROSE DRIVE
ROCHESTER, NEW YORK 14622
DWG. # 1024
SHEET 1 OF 1

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
WATER CREEK OR STREAM
FORMER PARCEL LINE
FORMER PARCEL LINE DIMENSION

420.40



LOCATION SKETCH

NOT TO SCALE

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	○ TRAFFIC CONTROL CABINET
○ C.O.	○ TRAFFIC SIG. CAB.
○ SANITARY MANHOLE	○ LAMP POST
○ CLEAN OUT	○ LIGHT POLE
○ GAS VALVE	○ UTILITY POLE WITH LIGHT
○ GAS SERVICE	○ FLAG POLE
○ SPRINKLER VALVE	○ MAILBOX
○ SPRINKLER HEAD	○ BOLLARD
○ WATER VALVE	○ POST
○ WATER SERVICE	○ SIGN
○ HYDRANT	○ SIGN
○ WATER METER	○ SIGN
○ WELL	○ TURNING ARROW
○ BORE	○ HANDICAP
○ CABLE TV PEDESTAL	○ STOP BAR
○ SIGNAL POLE	○ TREE DECIDUOUS
○ UTILITY POLE	○ TREE CONIFEROUS
○ GUY WIRE	○ BUSH
○ PULL BOX	○ AIR CONDITIONING UNIT
○ ELECT. TELE.	○ SANITARY UTILITY LATH
○ TELE. ELEC.	○ GAS UTILITY LATH
○ TRAFFIC PULL BOX	○ WATER UTILITY LATH
○ TRANSFORMER	○ TELEPHONE UTILITY LATH
○	○ ELECTRIC UTILITY LATH
○	○ CABLE UTILITY LATH

REFERENCES

- MAP ENTITLED "MAP SHOWING PROPERTY OF JOSEPH CASSERA", PREPARED BY ROBERT R. PRESCOTT, PLS, DATED AUGUST SEPTEMBER 22, 1987.
- MAP ENTITLED "MAP SHOWING PROPERTY OF DANIEL P. CAPP", PREPARED BY ROBERT R. PRESCOTT, PLS, DATED AUGUST FEBRUARY 8, 1988.
- MAP ENTITLED "BAYTREE SUBDIVISION - PLAT MAP", PREPARED BY CHARLES J. COSTICH P.E., L.S., P.C., HAVING DRAWING NO. 471-1, DATED AUGUST 1988, AND IS ON FILE AT THE MONROE COUNTY CLERK'S OFFICE AT LIBER 274 OF MAPS PAGE 9.
- MAP ENTITLED "NEWPORT MARINA CLUB - SUBDIVISION PLAN", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NO. M224-VS100, DATED APRIL 16, 2015, AND IS ON FILE AT THE MONROE COUNTY CLERK'S OFFICE AT LIBER 351 OF MAPS PAGE 53.
- ABSTRACT FOR 500 NEWPORT ROAD, PREPARED BY CROSSROADS ABSTRACT, HAVING SEARCH NO. 6990, DATED JUNE 13, 2006.

SURVEY NOTES

- THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 8 OF 2019, REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
- THE DEVELOPER AND CONTRACTOR MUST LOCATE, MARK, BARRICADE, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA FOR GEODETIC CONTROL MONUMENTS GO TO THE COUNTY OF MONROE SURVEYORS OFFICE WEBSITE AND ACCESS THE GIS BASED INTERNET WEB VIEWER, OR CONTACT THE MONROE COUNTY SURVEYORS OFFICE.
- THIS PROJECT IS LESS THAN 2500 FEET FROM THE NEAREST GEODETIC SURVEY MONUMENT AND THIS PROJECT IS TIED INTO THE MONROE COUNTY GEODETIC MONUMENTATION NETWORK.
- THE HORIZONTAL DATUM SHOWN HERON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (2011) UTILIZING GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS FROM THE NYSDOT REFERENCE NETWORK CORS STATION
PITTSDORF CORS STATION
-LATITUDE: 43-05-35.48461 (N) NAD 83 (CORS)
-LONGITUDE: 077-31-31.1244 (W)
-ELLIP HEIGHT: 113.481 METERS NAVD 88 (CORS)
- WITH CONTROL TIES TO THE FOLLOWING GEODETIC MONUMENTS:
4-2-278 (NYSDOT) N=1,169,394.63 E=776,475.97 (NAD 27, PUBLISHED VALUES)
4-2-278 (NYSDOT) N=1,169,434.34 E=1,424,833.89 (NAD 83, 2011 MEASURED VALUES)
4-2-126 (NYSDOT) N=1,169,305.31 E=775,989.38 (NAD 27, PUBLISHED VALUES)
1902 (MCGS) 1972 N=1,169,344.10 E=1,424,347.16 (NAD 83, 2011 MEASURED VALUES)
- THE PROJECT BOUNDARY SURVEY WAS MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 20,000 (1:20,000) OR BETTER PROPORTIONAL ACCURACY AND A NETWORK POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.05 FEET.
- THE COMBINED SCALE FACTOR IS 1.0000098
- ALL DISTANCES SHOWN ON THIS MAP ARE REFERENCED TO THE GROUND.

SITE DATA

1. EXISTING ZONING IS R-1 WITH THE FOLLOWING MINIMUM REQUIREMENTS:

REQUIRED MINIMUM LOT AREA	= 9,600 SQ. FT.
MINIMUM FRONT SETBACK	= 30 FT. MIN.
MINIMUM REAR SETBACK	= 30 FT. MIN.
MINIMUM SIDE SETBACK	= 10% OF LOT WIDTH OR 15 FT. MAX
MINIMUM LOT WIDTH	= 80 FT. MIN.
MINIMUM LOT DEPTH	= 120 FT. MIN.

CERTIFICATION

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

THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON FEBRUARY 4, 2022 AND FROM THE REFERENCE(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: _____