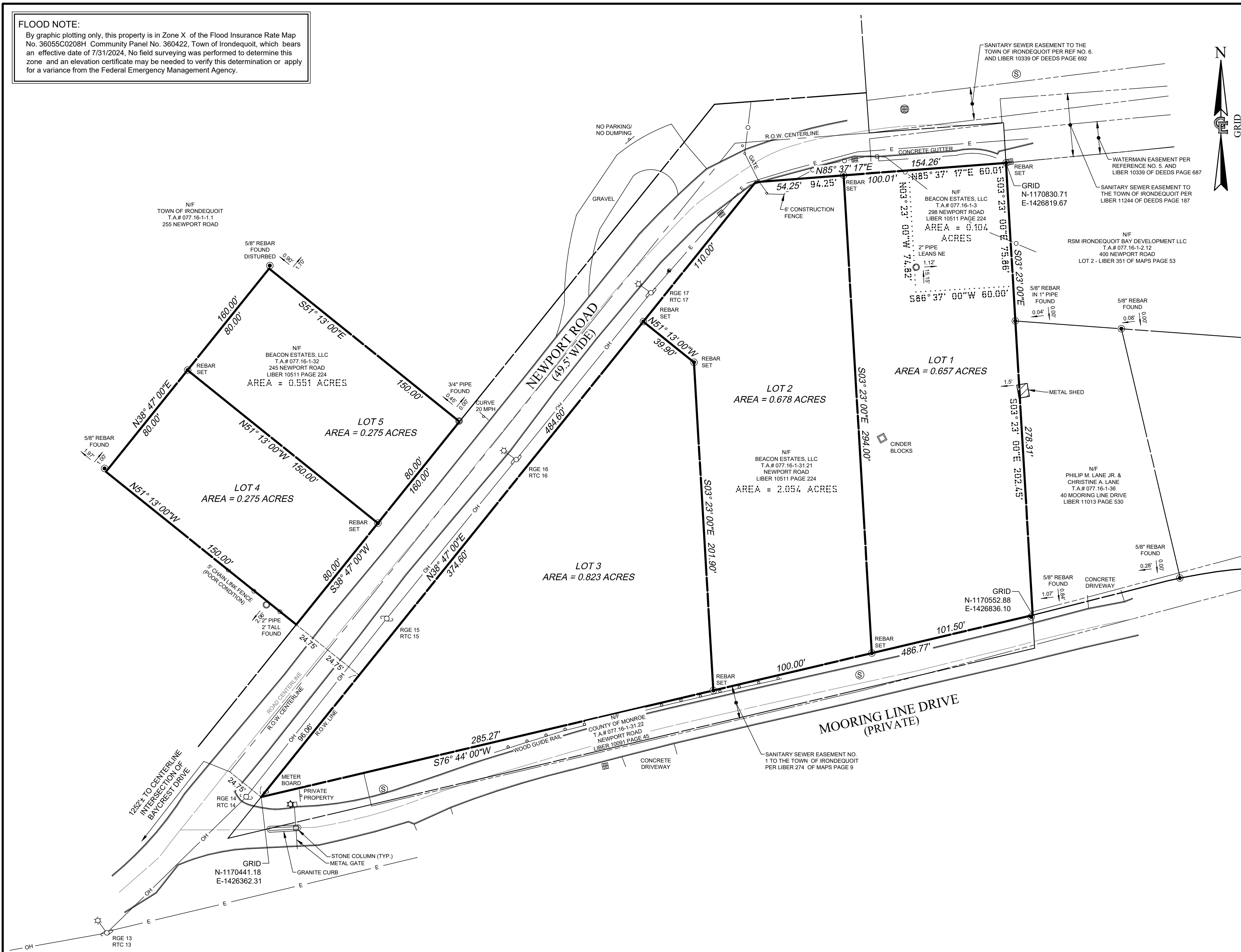
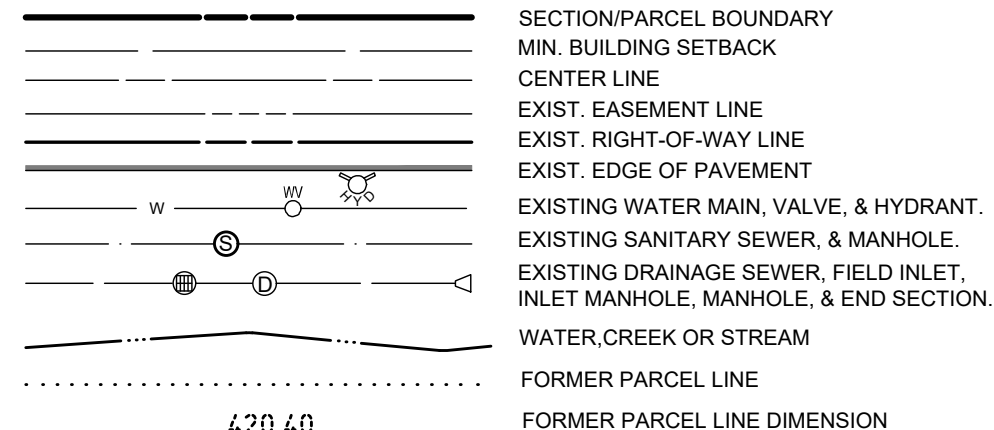


FLOOD NOTE:

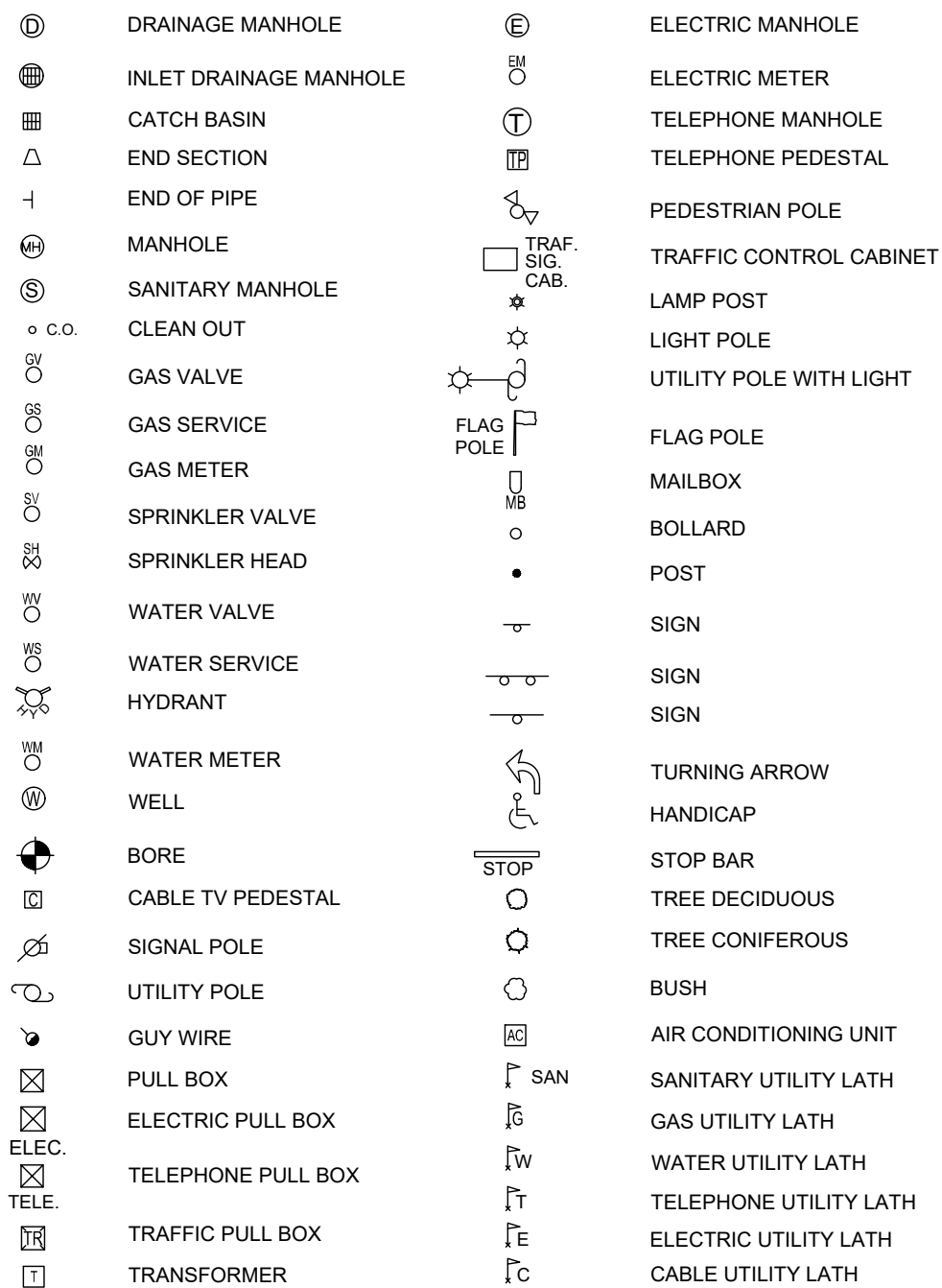
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map No. 36055C0208H Community Panel No. 360422, Town of Irondequoit, which bears an effective date of 7/31/2024. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify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



LINE LEGEND

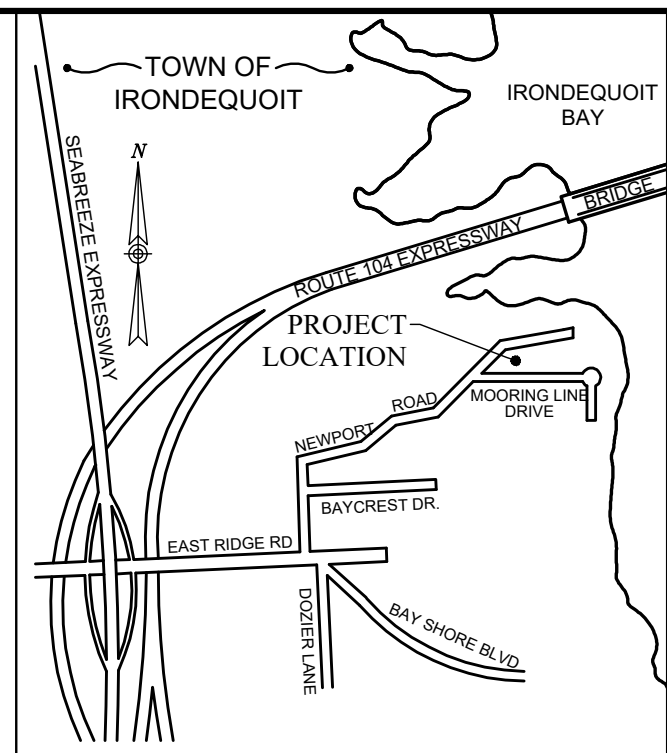


SYMBOL LEGEND



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. |



LOCATION SKETCH

REFERENCES

1. MAP ENTITLED "MAP SHOWING PROPERTY OF JOSEPH CASSERA", PREPARED BY ROBERT R. PRESCOTT, PLS. DATED AUGUST SEPTEMBER 22, 1987.
2. MAP ENTITLED "MAP SHOWING PROPERTY OF DANIEL P. CAPP'A", PREPARED BY ROBERT R. PRESCOTT, PLS. DATED AUGUST FEBRUARY 8, 1988.
3. MAP ENTITLED "BAYTREE SUBDIVISION - PLAT MAP", PREPARED BY CHARLES J. COSTICH P.E., L.S., P.C., HAVING DRAWING NO. 47-1-1, DATED AUGUST 1988, AND IS ON FILE AT THE MONROE COUNTY CLERK'S OFFICE AT LIBER 274 OF MAPS PAGE 9.
4. MAP ENTITLED "NEWPORT MARINA CLUB - SUBDIVISION PLAT", 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.
5. ABSTRACT FOR 500 NEWPORT ROAD, PREPARED BY CROSSROADS ABSTRACT, HAVING SEARCH NO. 6990, DATED JUNE 13, 2006.

SURVEY NOTES

1. THE DEVELOPER/S AND CONTRACTOR/S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 2019, REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
2. 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.
3. THIS PROJECT IS LESS THAN 2600 FEET FROM THE NEAREST GEODETIC SURVEY MONUMENT AND THIS PROJECT IS TIED INTO THE MONROE COUNTY GEODETIC MONUMENTATION NETWORK
4. THE HORIZONTAL DATUM SHOWN HEREON 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 CORRS STATION

PITTSFORD CORRS STATION
-LATITUDE: 43-05-35 48461 (N) NAD 83 (CORRS)
-LONGITUDE: 077-31-31.11244 (W)
-ELLIP HEIGHT: 113 481 METERS NAVD 88 (CORRS)
5. 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)
4-2-278 (NYSDOT) N=1,169,305.31; E=775,989.36 (NAD 27, PUBLISHED VALUES)
1902 (MCGS) 1972 N=1,169,344.10; E=1,424,347.16 (NAD 83, 2011 MEASURED VALUES)
6. 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.
7. THE COMBINED SCALE FACTOR IS 1.0000098
8. ALL DISTANCES SHOWN ON THIS MAP ARE REFERENCED TO THE GROUND.

APPROVALS

BY _____ DATE _____
PLANNING BOARD CHAIRPERSON

BY _____ DATE _____
TOWN ASSESSOR

BY _____ DATE _____
DEPARTMENT OF PUBLIC WORKS

BY _____ DATE _____

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

DATE _____

NOTE: OTHER DEPARTMENT OF PUBLIC HEALTH APPROVALS
MAY BE NEEDED.

MONROE COUNTY SURVEYORS OFFICE:

This plat 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 site construction. For the General Municipal Law:

BY: _____ **DATE:** _____
County Highway Superintendent For the
Monroe County Monumentation Law

BY: _____ **DATE:** _____
Monroe County Surveyors Office

REAL PROPERTY TAX SERVICE:

CERTIFICATION

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

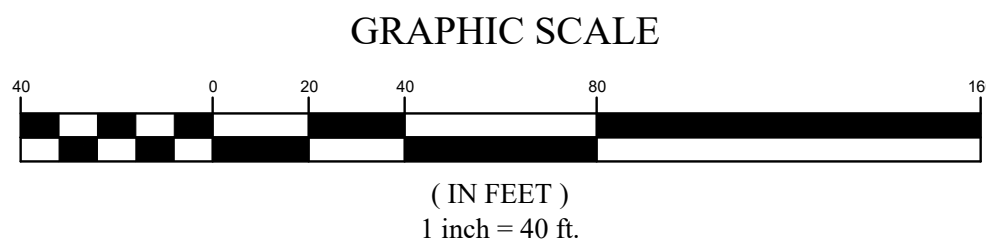
THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON FEBRUARY 4, 2025 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

PRELIMINARY

By: Daniel T. Hickok, N.Y.S. L.S., No. 050449

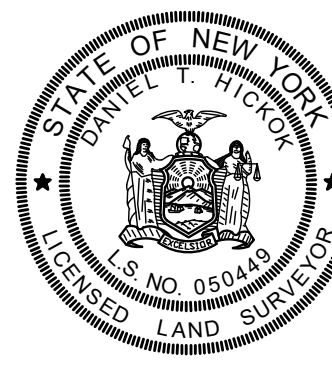


EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE 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.

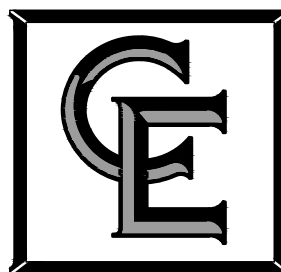
[illegible]

COPYRIGHT © 2025
COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.



PROJECT MANAGER	R.P.R.
DRAWN BY	G.M.S.
BOUNDARY	D.T.H.
TOPO/BASE	M.G.



- CIVIL
ENGINEERING
- LAND
SURVEYING
- LANDSCAPE
ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

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 & GORHAM PURCHASE
TOWN OF IRONDEQUOIT, COUNTY OF MONROE, STATE OF NEW YORK

CLIENT

BEACON ESTATES, LLC
96 SAN ROSE DRIVE
ROCHESTER, NEW YORK 14623

DWG. # 1024
VD100
SHEET 1 OF 1