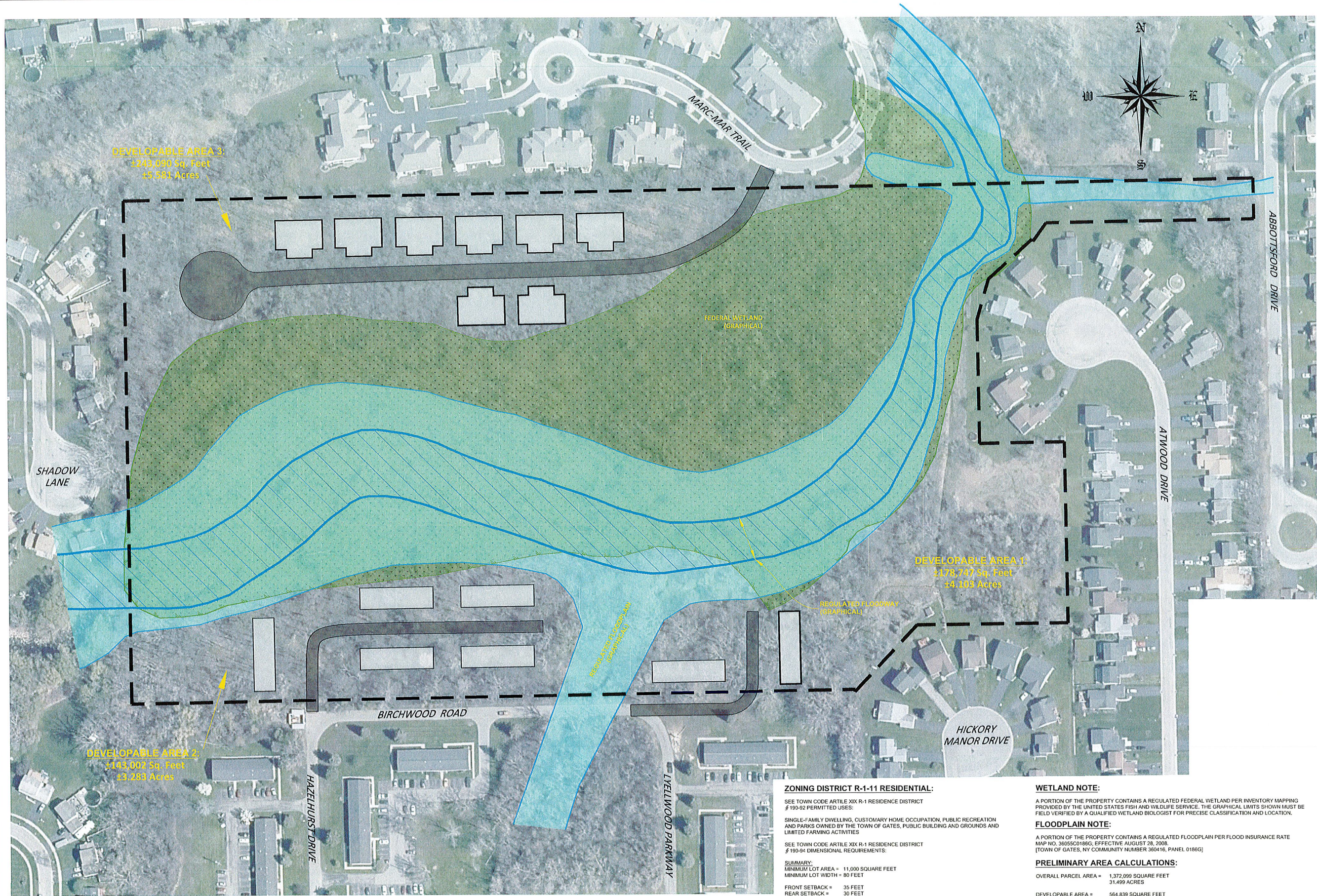




ZONING DISTRICT R-1-11 RESIDENTIAL:

SEE TOWN CODE ARTICLE XIX R-1 RESIDENCE DISTRICT
§ 190-92 PERMITTED USES:

SINGLE-FAMILY DWELLING, CUSTOMARY HOME OCCUPATION, PUBLIC RECREATION
AND PARKS OWNED BY THE TOWN OF GATES, PUBLIC BUILDING AND GROUNDS AND
LIMITED FARMING ACTIVITIES

SEE TOWN CODE ARTICLE XIX R-1 RESIDENCE DISTRICT
§ 190-94 DIMENSIONAL REQUIREMENTS:

SUMMARY:
MINIMUM LOT AREA = 11,000 SQUARE FEET
MINIMUM LOT WIDTH = 80 FEET

FRONT SETBACK = 35 FEET
REAR SETBACK = 30 FEET
SIDE SETBACK = 10 FEET

MINIMUM FLOOR AREA = 1,100 SQUARE FEET [SINGLE-FAMILY]
1,375 SQUARE FEET [OTHER TYPES OF SINGLE-FAMILY]

MAXIMUM BUILDING HEIGHT = 35 FEET OR TWO STORIES [PRIMARY STRUCTURE]
15 FEET [ACCESSORY STRUCTURE(S)]

MAXIMUM BUILDING LOT COVERAGE = 25 PERCENT IN RESIDENTIAL ZONE

WETLAND NOTE:

A PORTION OF THE PROPERTY CONTAINS A REGULATED FEDERAL WETLAND PER INVENTORY MAPPING
PROVIDED BY THE UNITED STATES FISH AND WILDLIFE SERVICE. THE GRAPHICAL LIMITS SHOWN MUST BE
FIELD VERIFIED BY A QUALIFIED WETLAND BIOLOGIST FOR PRECISE CLASSIFICATION AND LOCATION.

FLOODPLAIN NOTE:

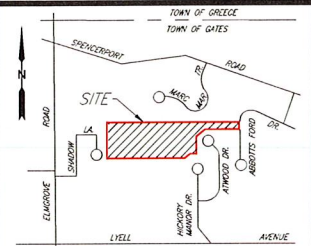
A PORTION OF THE PROPERTY CONTAINS A REGULATED FLOODPLAIN PER FLOOD INSURANCE RATE
MAP NO. 36055C0186G, EFFECTIVE AUGUST 28, 2008.
[TOWN OF GATES, NY COMMUNITY NUMBER 360416, PANEL 0186G]

PRELIMINARY AREA CALCULATIONS:

OVERALL PARCEL AREA = 1,372,099 SQUARE FEET
31.499 ACRES

DEVELOPABLE AREA = 564,839 SQUARE FEET
12.967 ACRES

DEVELOPABLE AREA WAS CALCULATED FROM PORTIONS OF THE PROPERTY UNENCUMBERED BY THE
REGULATED WETLAND AND FLOODPLAIN ZONES. THE ACREAGE IS SUBJECT TO CHANGE DEPENDENT
ON A WETLAND DELINEATION AND FLOODPLAIN EVALUATION. PROPERTY LINES SHOWN ARE FOR
CONCEPTUAL PURPOSES ONLY.



TOWN OF GATES

LOCATION SKETCH

N.T.S.

DATE REVISIONS BY:

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 *.

**McMahon LaRue
Associates, P. C.**
ENGINEERS AND SURVEYORS

822 HOLT ROAD
WEBSTER, NY 14580
(585)-436-1080
WWW.MCMAHON-LARUE.COM

CLIENT:

COSTANZA ENTERPRISES
14 FRANKLIN STREET, SUITE 800
ROCHESTER, NEW YORK
14604

PROJECT:

55 ABBOTSFORD DRIVE
TOWN OF GATES

DRAWING:

CONCEPT
DEVELOPABLE AREA PLAN

PART of TOWN LOT 137, 20,000 AC. TR.
TOWNSHIP 1, SHORT RANGE
PHELPS AND GORHAM PURCHASE
TOWN OF GATES, MONROE COUNTY
STATE OF NEW YORK

DESIGNED BY: JAT

DRAWN BY: JAT

CHECKED BY: BJW

SBL #: 103.11-04-031

PROJ. NO: 1434-01

DATE: MAY 13, 2022

SCALE: 1 INCH = 80 FEET

1 SHEET OF 1 CADD FILE: 1434-01