

**NOT APPROVED**

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.



1. EXISTING ZONING: MC: MEDIUM-INTENSITY COMMERCIAL DISTRICT  
LMR: LOW-MEDIUM RESIDENTIAL DISTRICT
2. TOTAL PROPERTY AREA: ±2.4 ACRES
3. EXISTING USE: AUTOMOBILE SALES
4. APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS:

	REQUIRED	PROPOSED
MIN. LOT SIZE	45,000 SF	106,003 SF (PRE-EXISTING)
MIN. LOT WIDTH	150'	±189' (PRE-EXISTING)
SETBACKS		
FRONT	50'	113.4' (PRE-EXISTING)
SIDE	20'	27.4' (PRE-EXISTING)
REAR	75'	224.0' (PRE-EXISTING)
MAX. LOT COVERAGE	20%	±15% (±16,396 SF)
MAX. BLDG. HEIGHT	35'	±19.5'
PARKING STALL SIZE:	9'x20'	9'x20' (PRE-EXISTING)
PARKING STALL QTY:	1 SPACE/175 CSF 94 SPACES	±110 SPACES (PRE-EXISTING)
5. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF WEBSTER AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.

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		REVISIONS	DATE BY

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS


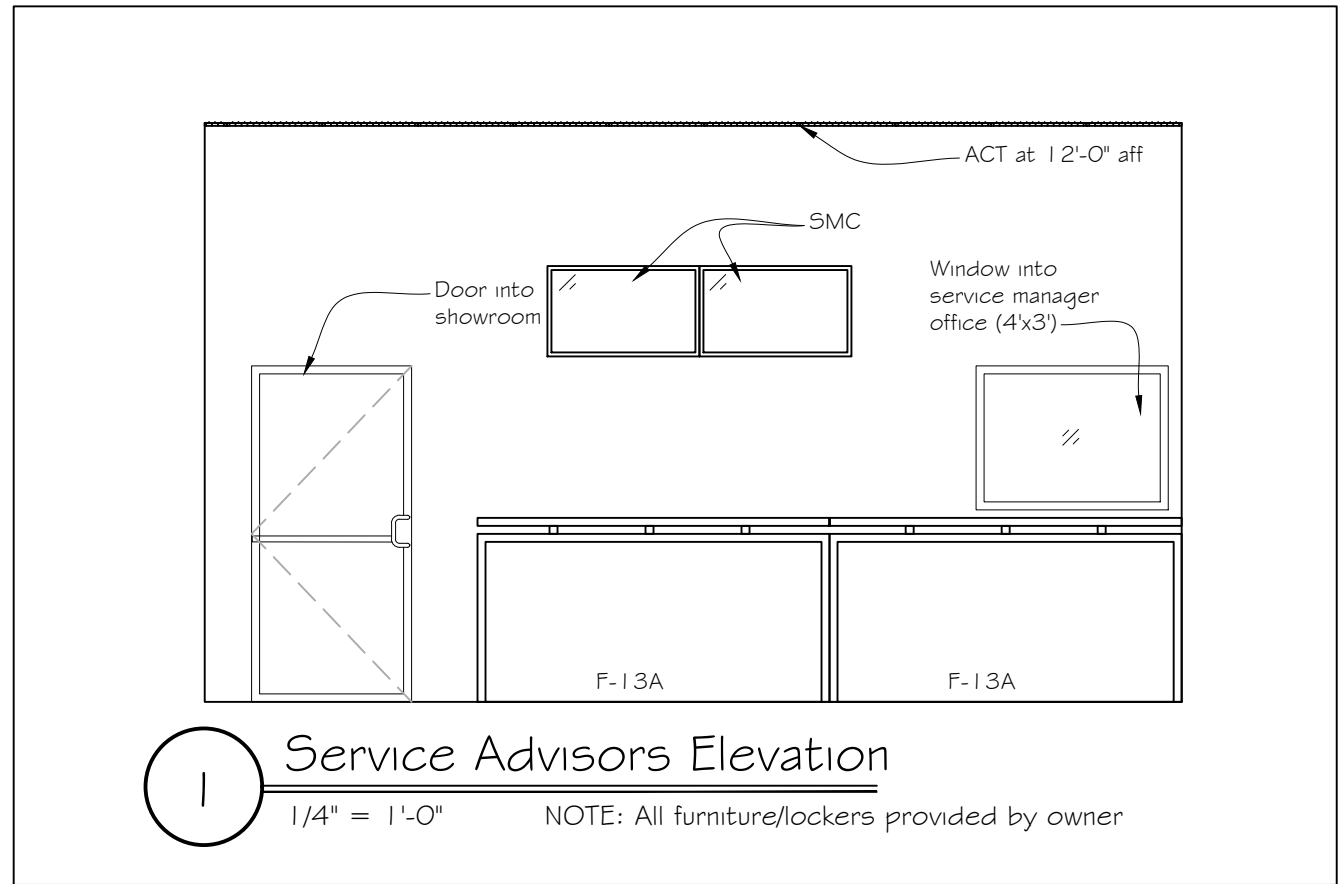
10 LIFTBRIDGE LANE EAST  
FAIRPORT, NEW YORK 14450

[WWW.BMEPC.COM](http://WWW.BMEPC.COM)  
585-377-7360

PROJECT	<b>VISION NISSAN</b>
LOCATION	TOWN OF WEBSTER, MONROE COUNTY, NEW YORK STATE
CLIENT	VISION NISSAN WEBSTER 789 RIDGE ROAD WEBSTER, NEW YORK 14590
DRAWING TITLE	<b>PRELIMINARY/FINAL AERIAL EXHIBIT</b>

PROJECT MANAGER	
J.L. SWEDROCK	
PROJECT ENGINEER	
J.L. SWEDROCK	
DRAWN BY	
J.R. SQUIER	
SCALE	DATE ISSUED
1" = 40'	APRIL 2024
PROJECT NO.	
2942	
DRAWING NO.	
02	





**LEFFROIS**  
BUILDERS & DEVELOPERS

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

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