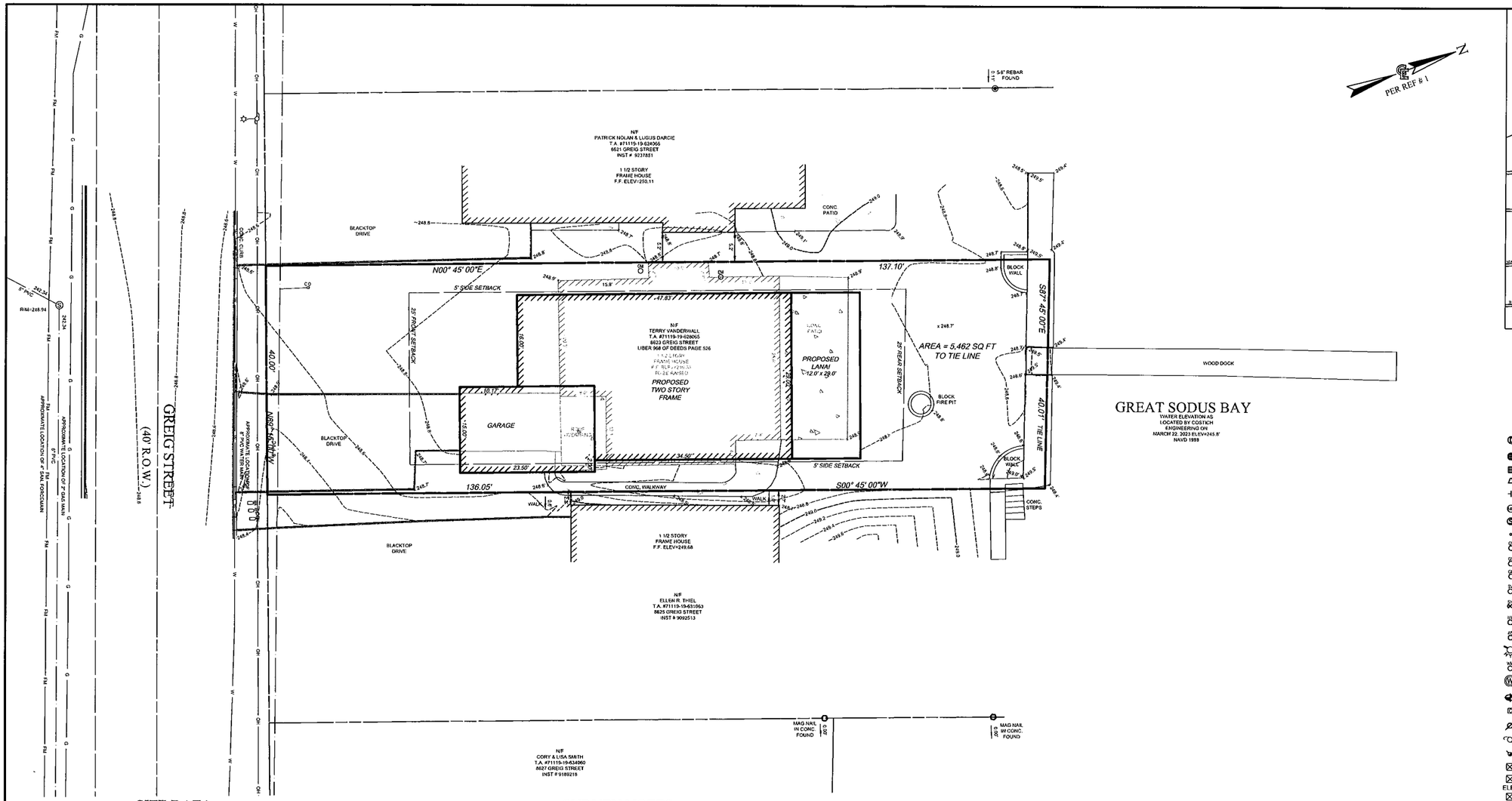

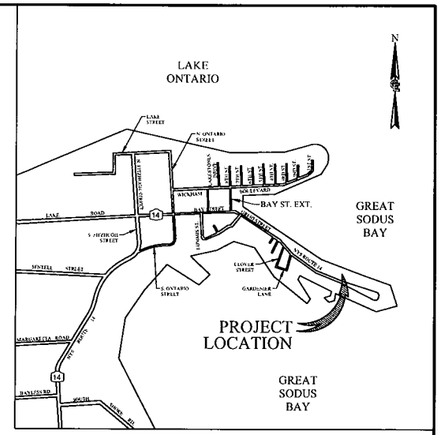

LOCATION SKETCH
NOT TO SCALE

SITE DATA

1. EXISTING ZONING: R (RESIDENTIAL DISTRICT)
2. BULK REQUIREMENTS:

	REQUIRED	PROVIDED
MIN. LOT AREA (SF)	12,500	
MAX LOT COVERAGE	30%	
MIN. LOT WIDTH (FT)	100	
MAX. BUILDING HEIGHT (FT)	30	30
MIN. FRONT YARD SETBACK (FT)	25	33
MIN. SIDE YARD SETBACK (FT)	5	5 WEST AND 3 EAST (VARIANCE REQUIRED)
MIN. REAR YARD SETBACK (FT)	25	44

FLOOD NOTE:
By graphic plotting only, this property is in Zone A2 of the Flood Insurance Rate Map No. 36089900018, Village of Sodus Point, which bears an effective date of 11/02/1977. 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.

SURVEY NOTES

1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 03/22/2023 VERTICAL DATA OBTAINED THROUGH NYSDOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT

   WATERLOO CORS STATION
   -LATITUDE: 42-53-55.22745 (N) NAD 83 (CORS)
   -LONGITUDE: 076-51-07.30279 (W)
   -ELLIP HEIGHT: 109.974 METERS NAVD 88 (CORS)
2. 100 YEAR FLOOD ZONE A2 (11/2/77) ELEVATION = 249 NGVD 1929 DATUM.
3. 100 YEAR FLOOD ZONE A2 CONVERTED TO NAVD 1988 PER CORPOSCON CONVERSION ELEVATION = 248.3'.

REFERENCES

1. MAP ENTITLED "PLAN OF LAND OWNED BY JACOB PETER DULLART" PREPARED BY HARNISH AND LOOKUP DATED APRIL 4, 1971 AND IS FILED IN THE WAYNE COUNTY CLERKS OFFICE.
2. THE DEEDS LISTED HEREON AS FILED IN THE WAYNE COUNTY CLERK'S OFFICE.
3. MAP ENTITLED "8623 GREIG STREET EXISTING FEATURES PLAN" PREPARED BY COSTICH ENGINEERING DATED 03/22/2023, HAVING DWG # 9013 VA100.

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.
- EXISTING OVERHEAD UTILITIES
- EXISTING TELEPHONE
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING GUARD RAIL
- TREE,HEDGE,EDGE OF WOODS
- EXISTING SWALE
- BARBED WIRE,STOCKADE,CHAIN LINKED FENCE
- 410 EXISTING CONTOUR
- x 420.4 EXISTING SPOT ELEVATION @ X
- CONCRETE PAD/ CONCRETE SIDEWALK

SYMBOL LEGEND

D	DRAINAGE MANHOLE	E	ELECTRIC MANHOLE
ID	INLET DRAINAGE MANHOLE	E	ELECTRIC METER
CB	CATCH BASIN	T	TELEPHONE MANHOLE
ES	END SECTION	TP	TELEPHONE PEDESTAL
EP	END OF PIPE		PEDESTRIAN POLE
M	MANHOLE	TRAF. SIG. CAB.	TRAFFIC CONTROL CABINET
S	SANITARY MANHOLE		LAMP POST
C.O.	CLEAN OUT		LIGHT POLE
GV	GAS VALVE		UTILITY POLE WITH LIGHT
GS	GAS SERVICE	FLAG POLE	FLAG POLE
GM	GAS METER	MB	MAILBOX
SV	SPRINKLER VALVE		BOLLARD
SH	SPRINKLER HEAD		POST
WV	WATER VALVE		SIGN
WS	WATER SERVICE		SIGN
	HYDRANT		SIGN
WM	WATER METER		TURNING ARROW
W	WELL		HANDICAP
	BORE	STOP	STOP BAR
CATV	CABLE TV PEDESTAL		TREE DECIDUOUS
	SIGNAL POLE		TREE CONIFEROUS
	UTILITY POLE		BUSH
	GUY WIRE	AC	AIR CONDITIONING UNIT
	PULL BOX	SAN	SANITARY UTILITY LATH
ELEC.	ELECTRIC PULL BOX	G	GAS UTILITY LATH
TELE.	TELEPHONE PULL BOX	W	WATER UTILITY LATH
	TRAFFIC PULL BOX	T	TELEPHONE UTILITY LATH
T	TRANSFORMER	E	ELECTRIC UTILITY LATH
		C	CABLE UTILITY LATH

CERTIFICATION

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

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-
-
-
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THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON MARCH 22, 2023 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: Daniel T. Hickok Date: 05/16/2023
Daniel T. Hickok, N.Y.S. L.S., No. 050449

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

NO.	DATE	REVISION	BY	CHK'D	APV'S.

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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

STATE OF NEW YORK · MICHAEL O RITCH · 096184 · LICENSED PROFESSIONAL ENGINEER

STATE OF NEW YORK · DANIEL T. HICKOK · LS NO. 050449 · LICENSED LAND SURVEYOR

PROJECT MANAGER	S.C.K.
DRAWN BY	K.E.L.
BOUNDARY	K.E.L.
TOPO BASE	M.G.
DATE	03/22/2023
SCALE	1"=10'

COSTICH ENGINEERING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

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

TITLE OF PROJECT	8623 GREIG STREET
TITLE OF DRAWING	SITE PLAN
LOCATION OF PROJECT	TAX PARCEL NO. 71119-19-628065 VILLAGE OF SODUS POINT, COUNTY OF WAYNE, STATE OF NEW YORK
CLIENT	TERRY & ROBIN VANDERWALL 8623 GREIG STREET SODUS POINT, NEW YORK 14555
DWG #	9013 CA110 SHEET 1 OF 1