



CITY OF ROCHESTER
LOCATION SKETCH
N.T.S.

DATE	REVISED PER CITY OF ROCHESTER COMMENTS	BY
8/26/22		



DRAWING ALTERATION

THE FOLLOWING IS A SUMMARY OF THE WORK DONE SINCE THE LAST DATE OF REVISION. ANY WORK NOT LISTED HEREIN WAS APPROVED BY THE ENGINEER.

1. IS A MEMBER OF THE NEW YORK STATE SOCIETY OF PROFESSIONAL LAND SURVEYORS AND IS A LICENSED SURVEYOR IN THE STATE OF NEW YORK. ANY WORK NOT LISTED HEREIN WAS APPROVED BY THE ENGINEER.

McMahon LaRue Associates, P.C.
ENGINEERS AND SURVEYORS

822 HOLT ROAD
WEBSTER, NY 14580
(585) 438-1080
WWW.MCMONHON-LARUE.COM

CLIENT:
MICHAEL POLUMMO, C.O.D.
FLAUM MANAGEMENT CO, INC.
400 ANDREW STREET, SUITE 500
CITY OF ROCHESTER, N.Y. 14604

PROJECT:
205 LAGRANGE AVENUE
&
970 DRIVING PARK AVENUE
CITY OF ROCHESTER

DRAWN BY: ALB
CHECKED BY: ALB

DATE: 02/07/2022

SCALE: 1 INCH = 40 FEET

SHEET OF 1
2022-02BASE

THIS PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 230-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:
DATE: 1/14/22

FOR THE MONROE COUNTY MONUMENTATION LAW:
DATE: 1/14/22

FOR THE MONROE COUNTY SURVEYORS OFFICE:
DATE: 1/14/22

SITE DATA:
S.L. LOT NO. 090.65-1-10.4, 090.71-1-2
ADDRESS: 970 DRIVING PARK AVENUE & 205 LAGRANGE AVENUE
TOTAL SITE AREA = 307,679.30 SQ. FT. OR 7.046 ACRES

ZONING DISTRICT:
R-1 ZONING

MINIMUM LOT SIZE = N/A
MINIMUM LOT WIDTH = N/A
MINIMUM LOT DEPTH = N/A
MINIMUM BUILDING HEIGHT = N/A
MINIMUM BUILDING SET BACK = N/A
MINIMUM SETBACKS:
FRONT = N/A
SIDE = N/A
REAR = N/A

REFERENCES:
MAPS:
1. LIDER 227 OF MAPS, PAGE 16
2. LIDER 239 OF MAPS, PAGE 33
3. LIDER 34 OF MAPS, PAGE 16
4. LIDER 38 OF MAPS, PAGE 17
5. LIDER 33 OF MAPS, PAGE 15
6. APLANS AND TITLE SURVEY PREPARED BY O'NEILL-RECORD, DATED 6/11/2021, PROJECT NO. 2021-0368

UTILITIES:
EXISTING UNDERGROUND WERE PLOTTED FROM A COMBINATION OF FIELD LOCATIONS AND RECORDS MAPS. SUB-GRADE UTILITY LOCATIONS WERE NOT RECORDED NOR CERTIFIED TO SUCH.

SUB-SURFACE UTILITIES ARE DEPICTED AT QUANTITY (EQ.) OF 45 BENEATH IN ACCORDANCE TO S.D. 2022-02.

SNOW NOTE:
THIS PARCEL WAS COVERED BY HEAVY SNOW THROUGHOUT DURING FEATURES UNDER THE SNOW MAY NOT BE SHOWN ON THIS SURVEY.

FLOODPLAIN:
NO PORTION OF THE SURVEYED LOTS FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP NO. 22085C0202G, DATED 05/07/2019, 2008. THIS FLOODPLAIN IS DESIGNATED AS ZONE "X".

WETLANDS:
NO PORTION OF THIS PARCEL FALLS WITHIN A REGULATED WETLAND HABITAT. THIS DETERMINATION WAS PROVIDED FROM BATHYMETRIC DATA FROM THE U.S. FISH AND WILDLIFE SERVICE AND NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ABSTRACT OF TITLE:
-H&H INVESTMENT CORPORATION, SEARCH NO. 2284-1984, DATED JANUARY 21, 2022 (CONVEYS 970 DRIVING PARK AVENUE)
-PUBLIC ACQUISITION CORPORATION, SEARCH NO. 2290-20107, DATED APRIL 28, 2020 (CONVEYS 205 LAGRANGE AVENUE)
LOT 1 & 2 HAS BEEN COMPLETED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT.

SURVEY CONTROL NOTES:
-EXISTING SURVEY CONTROL ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NAD83 (2011) NAD 83 WEST ZONE.
-EXISTING SURVEY ARE REFERENCED TO NAD 1983, 6830 MODEL, 2018.
-DISTANCES ARE SHOWN AS GRID NORTH.
-NORTH ARROW REFERENCED TO GRID NORTH.

NOTE:
NO BUILDING OR RE-CONSTRUCTION TO BE CONSIDERED TO THE SITE WITHOUT AN APPROVED SITE PLAN AND GRADING PLAN APPROVED BY THE CITY ENGINEER. EASEMENTS SUBMITTED TO THE CITY OF ROCHESTER AND FROM THE RECORDS OF A RECORDING OFFICE. THIS PLAN MUST BE COMPLETED BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR AND PROVIDED TO ANY HOLDING OR GRADING OF THE EXISTING OR NATURAL CHANNELS ON THE SITE.

TAXES PAID STAMP
I, THE UNDERSIGNED TREASURER OF MONROE COUNTY, PURSUANT TO SECT. 334 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY TAXES AND SCHOOL TAXES AGAINST THE LAND DESCRIBED HEREIN HAVE BEEN PAID THROUGHOUT THE YEAR ENDING 1/1/22.

ROBERT FRANKLIN
MONROE COUNTY TREASURER

MONUMENTATION DATA:
THE DEVELOPER AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 2019 REGARDING LIABILITY INCURRED THROUGH OBSTRUCTION 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 2,500 FEET FROM THE NEAREST GEODETIC SURVEY MONUMENT THEREFORE THIS PROJECT IS TIED INTO THE MONROE COUNTY GEODETIC MONUMENTATION NETWORK.

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 NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM THE INDOOR REFERENCE NETWORK COBAS STATION (NPPR 0023) WITH CONTROL TIES TO THE FOLLOWING MONUMENTS SHOWN BELOW.

THE BOUNDARY SURVEY AND TIES TO MONROE COUNTY GEODETIC MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A LOCAL POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.025 FEET.

ACHIEVED NETWORK POSITIONAL ACCURACY AT TWO SIGMA, 95% CONFIDENCE LEVEL, NOT EXCEEDING 0.05 FEET.

MAP DISTANCES SHOWN ARE GROUND LEVEL, DIMENSIONS, NORTH ARROW IS REFERENCED TO GRID NORTH.

LOT 1
Area to R.O.W.
208,725.3 Sq. Ft.
4.792 Acres
970 DRIVING PARK AVENUE

LOT 2
Area to R.O.W.
58,953.7 Sq. Ft.
1.353 Acres
205 LAGRANGE AVENUE

N/T ARDUS HOLDINGS USA, INC.
4-12244-1113
TAG 09070-1-E
970 DRIVING PARK AVENUE
Area to Right of Way:
229,903.9 Sq. Ft.
5.279 Acres

N/T GREGORY F. BASIL
TAG 08563-1-14
145 LAGRANGE AVENUE
1-1672-1184

N/T LAGRANGE AVE LLC
TAG 09063-1-13,037
157-165 LAGRANGE AVENUE
1-12610-P-259

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

DATE: 1/14/22

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

LA GRANGE AVENUE
(66.00' Right of Way)

LA GRANGE AVENUE
(66.00' Right of Way)

RECORDED IN THE MONROE COUNTY CLERK'S OFFICE ON NOVEMBER 7, 2022 UNDER LIBER 365 OF MAPS, PAGE 100

SIGNATURES:
City of Rochester Engineer: [Signature] 10/20/22
City of Rochester Surveyor: [Signature] 10/20/22
City of Rochester Fire Marshal: [Signature] 10/20/22
City of Rochester Treasurer: [Signature] 10/20/22

REALIZATION 2011
NAD 1983 AND NAD83 1988

Monument	NAD 1927 AND NGVD 1929			REALIZATION 2011		
	Northing	Easting	Elevation	Northing	Easting	Elevation
MT. READ N.B. USGS	1,163,344.791	746,119.811	302.67'	1,163,384.401	1,394,477.481	302.893'
MT. READ N.B. 1925 A.D. 1969	1,163,878.699	746,245.041	497.00'	1,163,918.263	1,394,602.716	497.188'

COMBINED FACTOR = 0.999984238 COMBINED FACTOR = 0.999989683

CERTIFICATION
I hereby certify to the parties listed here under that this map was made using the reference material listed hereon and the notes of an instrument survey performed in accordance with the current standards of the New York State Association of Professional Land Surveyors completed on January 28th, 2022.

- MICHAEL POLUMMO
- FRANK SPEDO
- DAVID GAGNEY

g.f.
Attn: J. L. LARUE, N.Y.S.P.L.S. # 04558

DESIGNED BY: ALB
DRAWN BY: ALB
CHECKED BY: ALB

SHEET OF 1
2022-02BASE

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