



SITE LINE LEGEND

PARCEL BOUNDARY
EXISTING RIGHT-OF-WAY LINE
EXISTING ADJACENT PROPERTY LINE
MIN. BUILDING SETBACK
CENTER LINE
EXISTING EASEMENT LINE
EXISTING CURB
EXISTING EDGE OF PAVEMENT
EXISTING EDGE OF GRAVEL
EXISTING CONC PAD/ CONC SIDEWALK
EXISTING GUARD RAIL
EXISTING STOCKADE & CHAIN LINK FENCE
EXISTING UTILITY POLE, GUY ANCHOR & UTILITY POLE WITH LIGHT
PROPOSED EDGE OF PAVEMENT
PROPOSED CONCRETE CURB
PROPOSED BUILDING
PROPOSED CONCRETE SIDEWALK
PROPOSED ADA SIDEWALK RAMPS
PROPOSED BIO-RETENTION AREA
PROPOSED 3' WIDE FILTER STRIP

SITE DATA

1. TAX PARCEL NO. 079.17-01-078.111, 079.17-01-79
2. PARCEL AREA: 1.861 ACRES & 0.210 ACRES
3. EXISTING ZONING: MC (MEDIUM-INTENSITY COMMERCIAL DISTRICT)
4. BULK REQUIREMENTS:

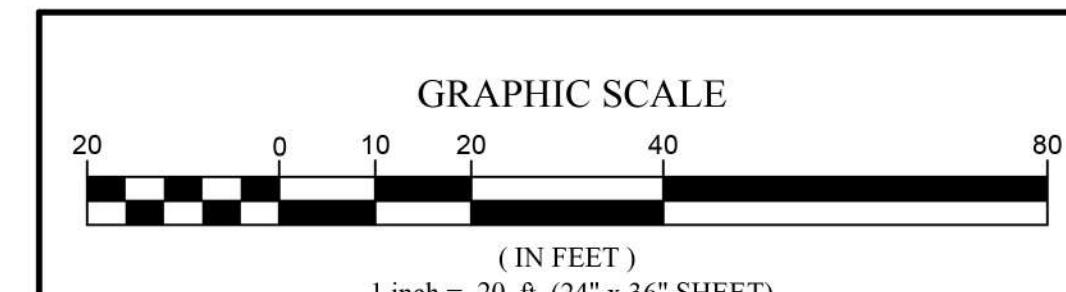
REQUIRED	PROVIDED
MIN. LOT AREA (SF)	45,000
MAX LOT COVERAGE	20%
MIN. LOT WIDTH (FT)	150
MAX. BUILDING HEIGHT (FT)	35
MIN. FRONT YARD SETBACK (FT)	50
MIN. SIDE YARD SETBACK (FT)	20
MIN. REAR YARD SETBACK (FT)	75

PARKING REQUIREMENT:

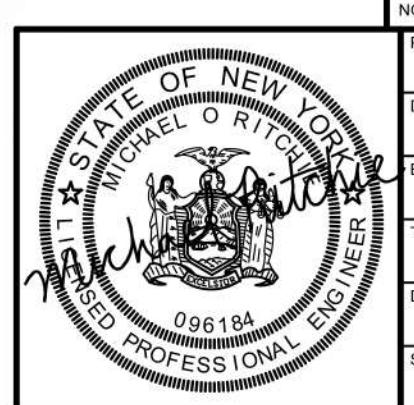
1 SPACE/150 SF GROSS FLOOR AREA OVER 1000 SF
 $1/150 \times 1,180 = 8$ PARKING SPACES REQUIRED
 PARKING PROVIDED: 15 PARKING SPACES, 1 ADA/HANDICAP
 TOTAL = 16 PARKING SPACES

SIGN LEGEND

SIGN NO.	TEXT	MUTCD NUMBER	DESCRIPTION	TYPE OR MOUNT	HEIGHT
		R1-1	30"x30" OCTAGONAL WHITE ON RED	"A" OR FREE-STANDING PEDESTAL	7'-0"
	RESERVED PARKING	P4-6	12"x18" WHITE ON BLUE (SEE DETAIL ON SHEET CA500)		7'-0"
	NO PARKING ANY TIME	P4-6	12"x18" RED ON WHITE	"A" OR FREE-STANDING PEDESTAL	7'-0"



COSTICH ENGINEERING, D.P.C.					
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM OR ITEM'S LOCATION ON THIS DRAWING. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HISHER SIGNATURE AND SPECIFIC STATEMENT ON "ALTERED BY", FOLLOWED BY HISHER SIGNATURE AND SPECIFIC STATEMENT OF THE ALTERATION, TO THE DOCUMENT.					
DRAWN BY: D.J.L.A.C.M. DRAWN BY: D.J.L. M.P.M.					
PROJECT MANAGER: E.R.G. BOUNDARY: G.M.S.					
DRAWN BY: D.J.L.A.C.M. BOUNDARY: G.M.S.					
TOPOBASE: G.L.R. DATE: 05/12/2025					
TOPOBASE: G.L.R. DATE: 05/12/2025					
SCALE: 1"=20'					



• CIVIL ENGINEERING
 • LAND SURVEYING
 • LANDSCAPE ARCHITECTURE
 • PROFESSIONAL ENGINEER
 217 LAKE AVENUE
 ROCHESTER, NY 14608
 (585) 459-3020

TITLE OF PROJECT: FINGERLAKES FCU
 711 & 715 RIDGE ROAD
 TITLE OF DRAWING: SITE PLAN
 LOCATION OF PROJECT: TAX PARCEL NO. 079.17-01-078.111
 TOWN LOT 60, TOWNSHIP 13, RANGE 4, PHELPS & GORHAM PURCHASE,
 TOWN OF WEBSTER, COUNTY OF MONROE, STATE OF NEW YORK
 CLIENT: PW CAMPBELL
 ATTN: JASON STRAYLEY
 109 ZETA DRIVE
 PITTSBURGH, PENNSYLVANIA 15238
 DWG. # 9444
 CA120
 SHEET 04 OF 12

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 LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY 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.

T.G. 428.92