

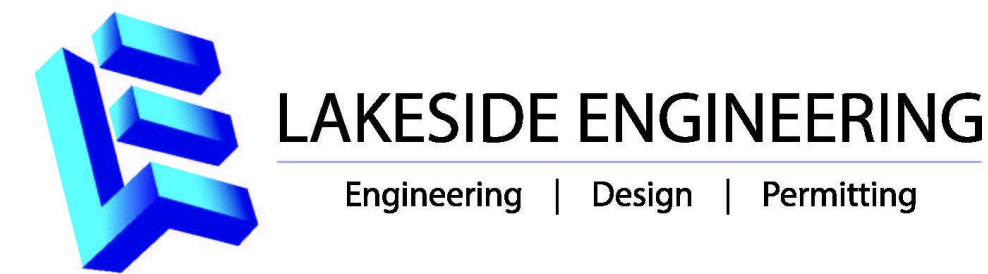
HENRIETTA SHED STAGING SITE PLAN

VACANT LOT (NORTH OF 2500)
EAST HENRIETTA ROAD
ROCHESTER, NY 14623

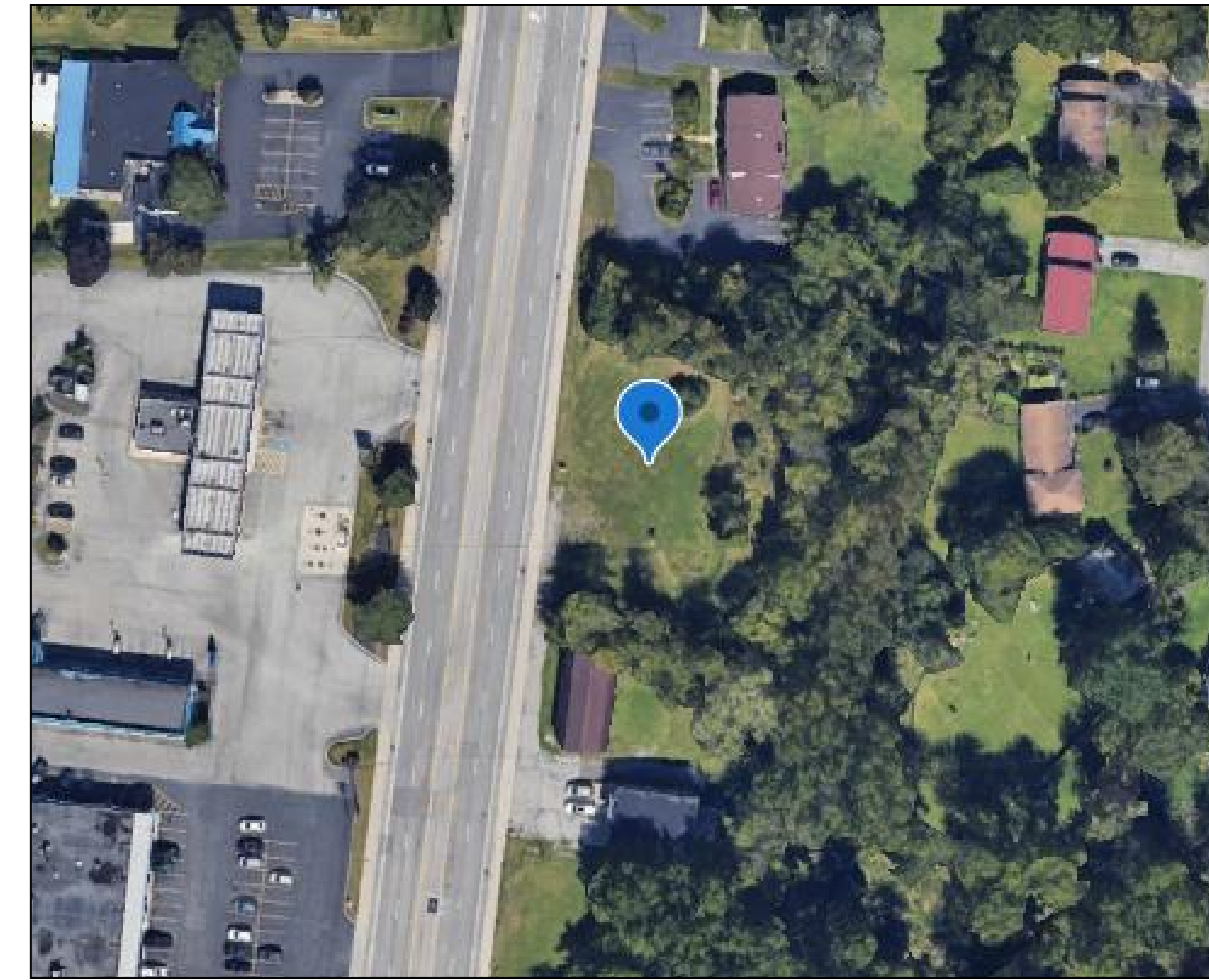
CLIENT:
HERITAGE STRUCTURES
1136 NY-318
WATERLOO, NY 13165



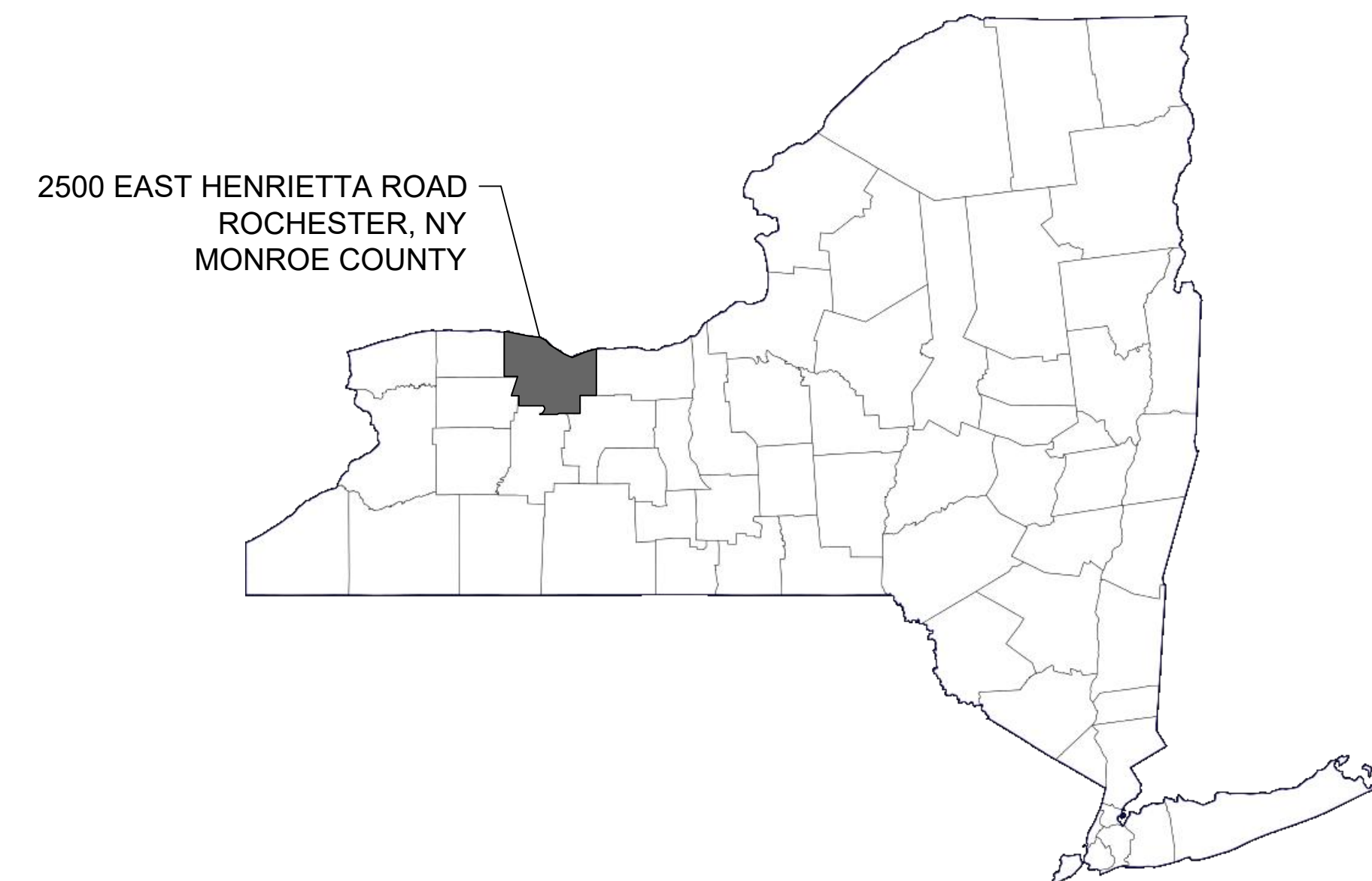
ENGINEER:
LAKESIDE ENGINEERING
83 FALL STREET
SENECA FALLS, NY 13148



GENERAL/CIVIL DRAWINGS INDEX	
SHEET NUMBER	SHEET NAME
T-100	TITLE SHEET
C-100	PROPOSED SITE PLAN



PROJECT LOCATION
AERIAL VIEW



COUNTY MAP
NONE



HENRIETTA SHED STAGING SITE PLAN

HERITAGE STRUCTURES
1136 NY-318
WATERLOO, NY 13165

MARK	DATE	DESCRIPTION

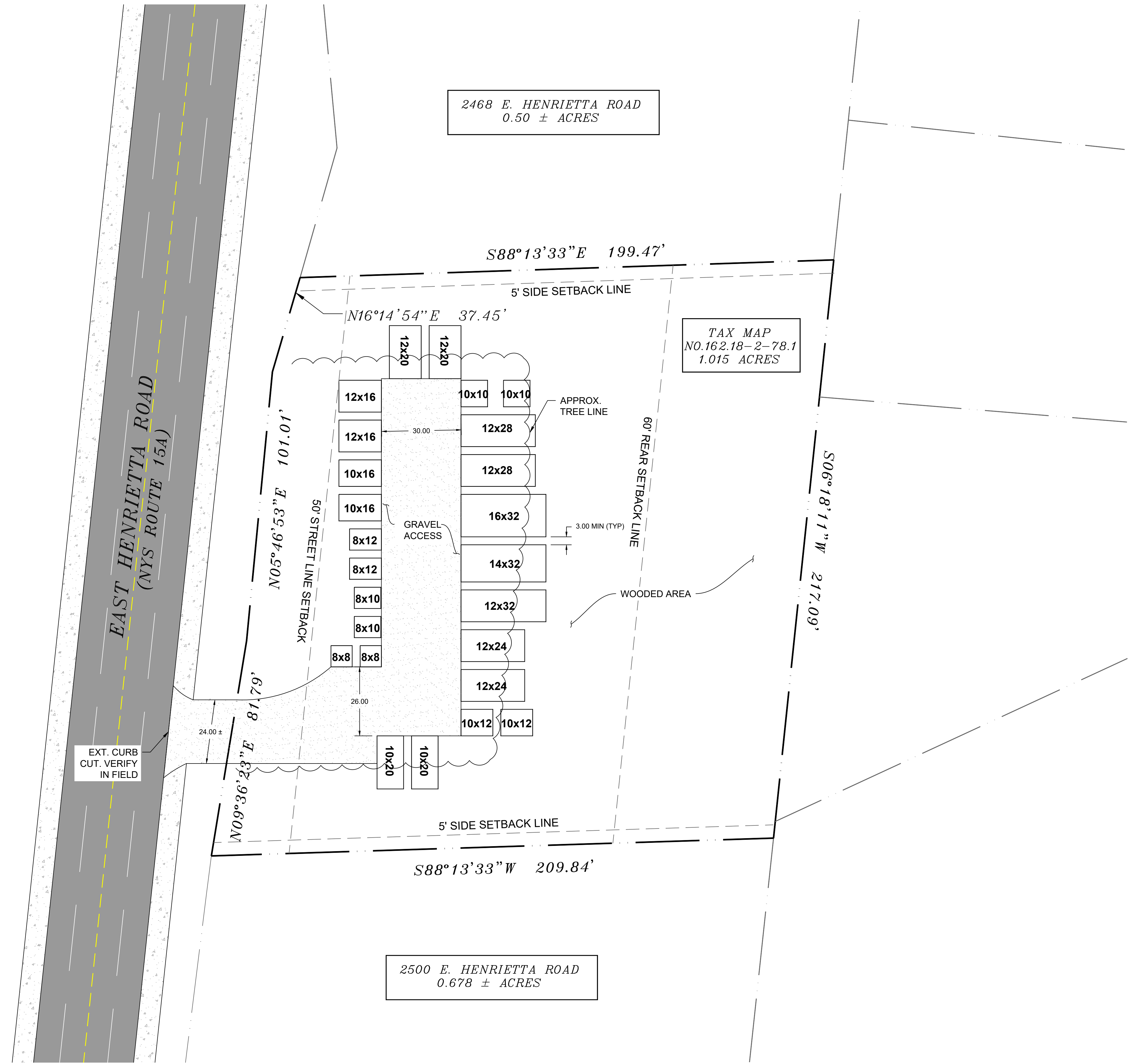
REVISIONS

PROJECT NO: 20240326.1
DATE: 04/19/2024
SCALE: AS SHOWN

UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECT'S SEAL, IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

TITLE SHEET

T-100



2468 E. HENRIETTA ROAD
0.50 ± ACRES

TAX MAP
NO.162.18-2-78.1
1.015 ACRES

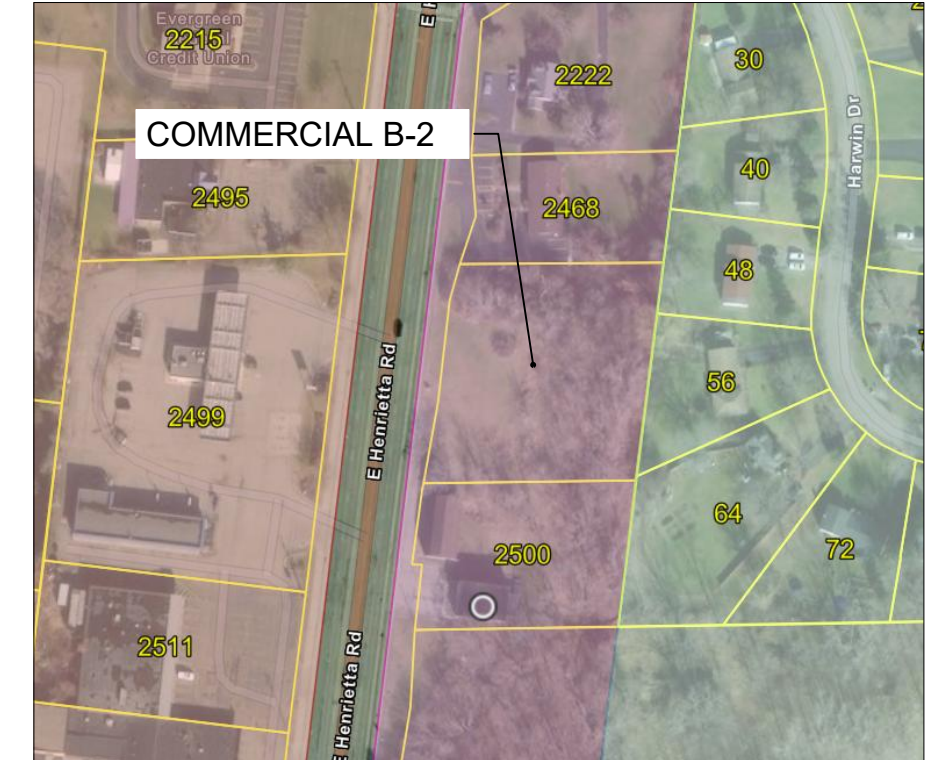
2500 E. HENRIETTA ROAD
0.678 ± ACRES

LEGEND	
EXISTING STRUCTURE	
PROPOSED STRUCTURE	
GRAVEL AREAS	
PROPERTY LINES	
SETBACK LINES	
TREE/SHRUB/PLANTING	

- GENERAL NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS PRIOR TO THE START OF WORK.
 2. ANY DISCREPANCIES OR UNFORESEEN CONDITIONS OBSERVED IN THE FIELD SHALL BE REPORTED TO THE ENGINEER FOR REVIEW.
 3. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE.
 4. CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS AND COORDINATE WITH APPLICABLE AGENCIES PRIOR TO THE START OF WORK.
 5. CONTRACTOR SHALL CONTACT 811-DIG SAFE NEW YORK FOR UTILITY LOCATING PRIOR TO THE START OF WORK.
 6. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING STRUCTURES NOT INCLUDED IN THE SCOPE OF WORK.
 7. ALL PROPERTY LINES SHALL BE VERIFIED PRIOR TO START OF WORK. PROPERTY LINES ARE APPROXIMATE AND REFERENCED FROM LAND SURVEY PERFORMED BY COSITCH ENGINEERING DATED 06-02-16.

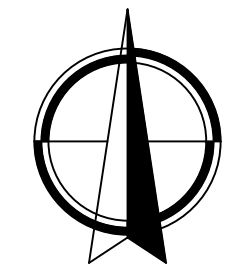
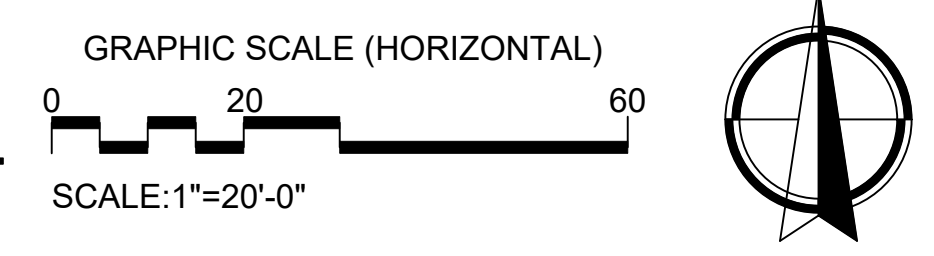
LOT DETAILS		
LOCATION	EXISTING	PROPOSED
FRONT SETBACK	NA	25 FT
REAR SETBACK	NA	100 FT
SIDE (NORTH) SETBACK	NA	18 FT
SIDE (SOUTH) SETBACK	NA	23 FT
LOT SIZE	1.02 AC	1.02 AC
MAIN STRUCT. COVERAGE	0 SF	12,055 SF
TOTAL COVERAGE	0 %	27 %

ZONING REQUIREMENTS	
LOT ITEM	ORDINANCE
FRONT SETBACK	50 FT
REAR SETBACK	60 FT
SIDE SETBACK	5 FT
AGGREGATE LOT COVERAGE	50%
MAX. BUILDING SIZE	40,000 SF



C2 ZONING MAP
SCALE: NTS

C1 PROPOSED SITE PLAN
SCALE: 1"=20'



LAKESIDE ENGINEERING
Engineering | Design | Permitting

LAKESIDE ENGINEERING
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607-725-5824

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HERITAGE STRUCTURES
1136 NY-318
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MARK	DATE	DESCRIPTION

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PROPOSED
SITE PLAN

C-100