

SITE NOTES:

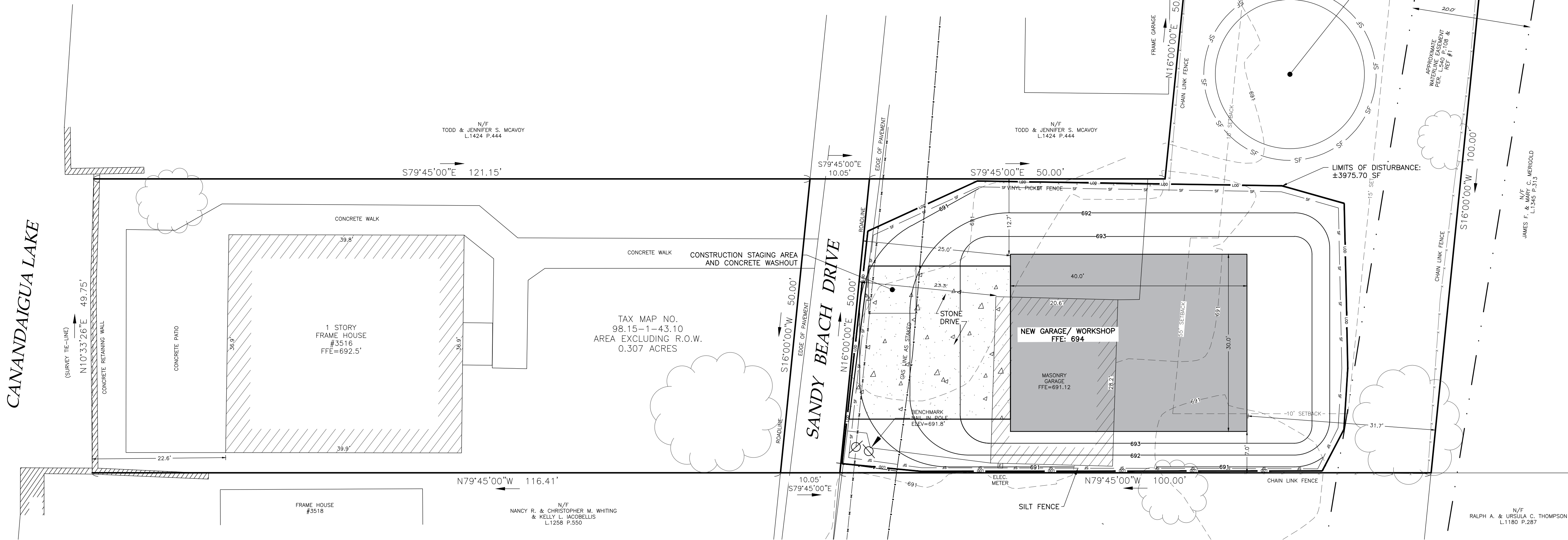
1. THERE ARE NOT NYSDEC DELINEATED OR APPARENT WETLANDS ON THE PROPERTY AS SHOWN.
2. NO WORK SHALL ENCROACH INTO THE REGULATED WATERBODY WITHOUT AN APPROPRIATE PERMIT.
3. THE CONSTRUCTION SITE IS WITHIN A 100 YEAR FLOODPLAIN AS DELINEATED BY FEMA. FILL MATERIAL SHALL NOT BE ON THE SITE RESULTING IN AN ALTERATION TO ELEVATIONS OF FLOOD FOR THE FLOODPLAIN
4. WATER SUPPLY: PUBLIC WATER – TOWN OF CANANDAIGUA
5. NYS SPDES PERMIT IS NOT REQUIRED FOR THESE CONSTRUCTION ACTIVITIES, DISTURBANCE SHALL BE LESS THAN ONE ACRE. IF THE CONTRACTOR OR OWNER AT ANY TIME PLAN DISTURB GREATER THAN ONE ACRE THE ENGINEER SHALL BE NOTIFIED.
6. ALL NEW OUTDOOR LIGHTING ON SHALL HAVE APPROPRIATE SHIELDS AND CUT-OFF TO LIMIT ILLUMINATION OF OTHER PROPERTIES. ALL LIGHTS SHALL BE DARK SKY COMPLIANT AND COMPLY WITH SECTION 220-77 OF THE TOWN CODE.

CONSTRUCTION SEQUENCE:

1. INSTALL TEMPORARY EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO: SILT FENCE, STABILIZED ENTRANCES, ETC.
2. STRIP TOPSOIL FROM SITE.
3. MAINTAIN EROSION CONTROL PRACTICES AS NECESSARY. IF ADDITIONAL MEASURE ARE REQUIRED THESE SHALL BE PROVIDED AT THE EXPENSE OF THE OWNER OR CONTRACTOR.
4. IN THE EVENT THERE IS A SEDIMENT DISCHARGE OR FAILURE THE CONTRACTOR OR OWNER SHALL BE RESPONSIBLE FOR RESTORATION.
5. FINAL GRADE SITE AND ESTABLISH LAWN
6. REMOVE TEMPORARY EROSION CONTROLS AFTER AREAS ARE STABILIZED WITH VEGETATION, STONE OR ASPHALT.

GENERAL NOTES:

1. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND PROPERTY MARKERS. IT IS THE NYS LAW TO CALL NYS DIG SAFE FOR UFPO (811) PRIOR TO ANY EXCAVATION.
2. THE ROADWAY SHALL BE KEPT FREE OF DEBRIS DURING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY CONTROL DEVICES. SUCH DEVICES (BARRICADES, FENCING, ETC.) SHALL BE IMPLEMENTED TO MINIMIZE RISK OF INJURY TO PEDESTRIANS AND WORKERS. CONSTRUCTION ACTIVITY SHALL BE CONDUCTED WITHIN COMPLIANCE WITH OSHA GUIDELINES.
4. PLANS ARE GRAPHIC REPRESENTATIONS OF WORK TO BE PERFORMED. THESE PLANS ARE TO INTENDED TO CONVEY ENGINEERING INFORMATION ONLY.
5. CONTRACTOR TO VERIFY ALL LOCATIONS, GRADES AND INVERTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
6. ALL SPECIFIED MATERIALS ARE TO BE INSTALLED AS PER MANUFACTURES RECOMMENDATIONS OR INDUSTRY STANDARD.
7. ENGINEER DOES NOT HOLD ANY LIABILITY FOR SYSTEM FAILURE DUE TO ANY SYSTEM MODIFICATIONS OR DEVIATIONS FROM THE APPROVED PLANS, NYS BUILDING CODES, AND/OR LOCAL REGULATIONS.
8. ALL CONSTRUCTION SHALL COMPLY WITH CURRENT NYS AND LOCAL BUILDING CODES AS WELL AS NATIONAL ELECTRIC CODE.



PHOSPHORUS NOTES:

- 1.) NO PHOSPHORUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHORUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.
- 2.) IF SOIL TESTS INDICATE A PHOSPHORUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHORUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYSDEC REGULATIONS.

LOT COVERAGE INFO:

TOTAL LOT AREA: 0.307 AC = 13,370 SF

EXISTING:

HOUSE W/OVERHANGS: 1,898 SF
GARAGE: 581 SF
DRIVEWAY: 223 SF
PATIO AND WALK: 1213 SF
DECK: 80 SF
TOTAL IMPERVIOUS: 3,995 SF
TOTAL % COVERAGE: 29.9%

PROPOSED:

NEW GARAGE: 1200 SF
OLD GARAGE: 581 SF

TOTAL GARAGE INCREASE: 619 SF

(3,995 SF + 619 SF = 4,614 SF)

TOTAL PROPOSED LOT COVERAGE: 34.5%

BUILDING COVERAGE INFO:

TOTAL LOT AREA: 0.307 AC = 13,370 SF

EXISTING:

HOUSE W/OVERHANGS: 1,898 SF
GARAGE: 581 SF
TOTAL % COVERAGE: 18.5%

PROPOSED:

NEW GARAGE: 1,200 SF
HOUSE W/OVERHANDS: 1,898 SF

TOTAL % COVERAGE: 23.1%

BULK TABLE		
	PROPOSED	REQUIRED
ZONING/USE – PRINCIPAL	NA	RLD
ZONING/USE – ACCESSORY	GARAGE	N/A
LOT SIZE	13,370 SF	10,000–20,000 SF
FRONT SETBACK	25’	55’
SIDE SETBACK	7 & 12.7	10’
REAR SETBACK (GARAGE)	31.65’	15’
REAR SETBACK (PRINCIPAL BUILDING)	22.50’	30’ (LAKE)
BUILDING HEIGHT	<25’	25’
MAX. BUILDING COVERAGE	*23.1%	20%
MAX LOT COVERAGE	*36.3%	30%

* AN AREA VARIANCE WILL BE REQUIRED FOR:
– LOT COVERAGE
– BUILDING COVERAGE

VARIANCES GRANTED BY RESOLUTION OF THE ZBA ON APRIL 21, 2020. MEETING CPN-20-014:
– PRINCIPAL STRUCTURE SIDE SETBACK: 6.08” VARIANCE
– ACCESSORY STRUCTURE SIDE SETBACK: 6.39” VARIANCE
– ACCESSORY STRUCTURE SIDE SETBACK: 6.32” VARIANCE

- LEGEND

EXISTING

PROPOSED

Utility Lines

R.O.W. line

Property line

Easement line

Centerline

Drainage

Contour Line
- Gas valve

Sanitary Manhole

Drainage Manhole

Utility pole

Water shut off

Sanitary sewer clean out

Elec. transformer

Utility pedestal

Gas pipeline marker

Monument

Benchmark

Hydrant

Light pole

Road Sign

Water Valve
- ABBREVIATIONS:

EX-EXISTING

CP- CORRUGATED POLYETHYLENE PIPE

O.C.-ON CENTER

SI- SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE

UP-UNDERGROUND

CONC-CONCRETE

CO – CLEAN OUT

TP-TYPICAL

R-RADIUS

BC-BOTTOM OF CURB

TC-TOP OF CURB

TW-TOP OF WALL

BN-BOTTOM OF WALL

BS-BOTTOM OF STAIRS

PERF-PERFORATED

MIN-MINIMUM

MAX-MAXIMUM

INV-INVERT

CB-CATCH BASIN

MH-MANHOLE

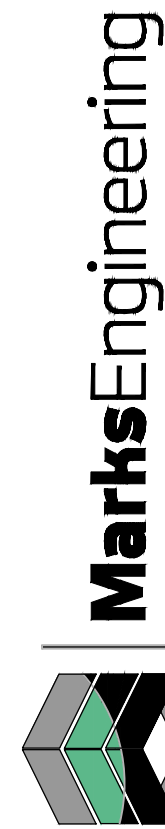
DI-DRAINAGE INLET

1 SITE PLAN
1"=10'

PLANNING BOARD CHAIRMAN DATE

TOWN ENGINEER DATE

HIGHWAY / WATER SUPERINTENDENT DATE



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REVISIONS AND APPROVALS

NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY
1	2/13/23	REVISED PER NEW BUILDING FOOTPRINT LGR	

EXISTING CONDITIONS PLAN OF LAND OF

MARK R. & SUZANNE S. LAESE

SHOWING LAND IN:

3516 SANDY BEACH DRIVE

TOWN OF CANANDAIGUA

STATE OF NEW YORK

COUNTY OF ONTARIO

DRAWING TITLE:
SITE PLAN

DRAWN BY:	LGR
DESIGNED BY:	LGR
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-041
DATE:	11/29/2022
TAX MAP#:	98.15-1-43.10

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