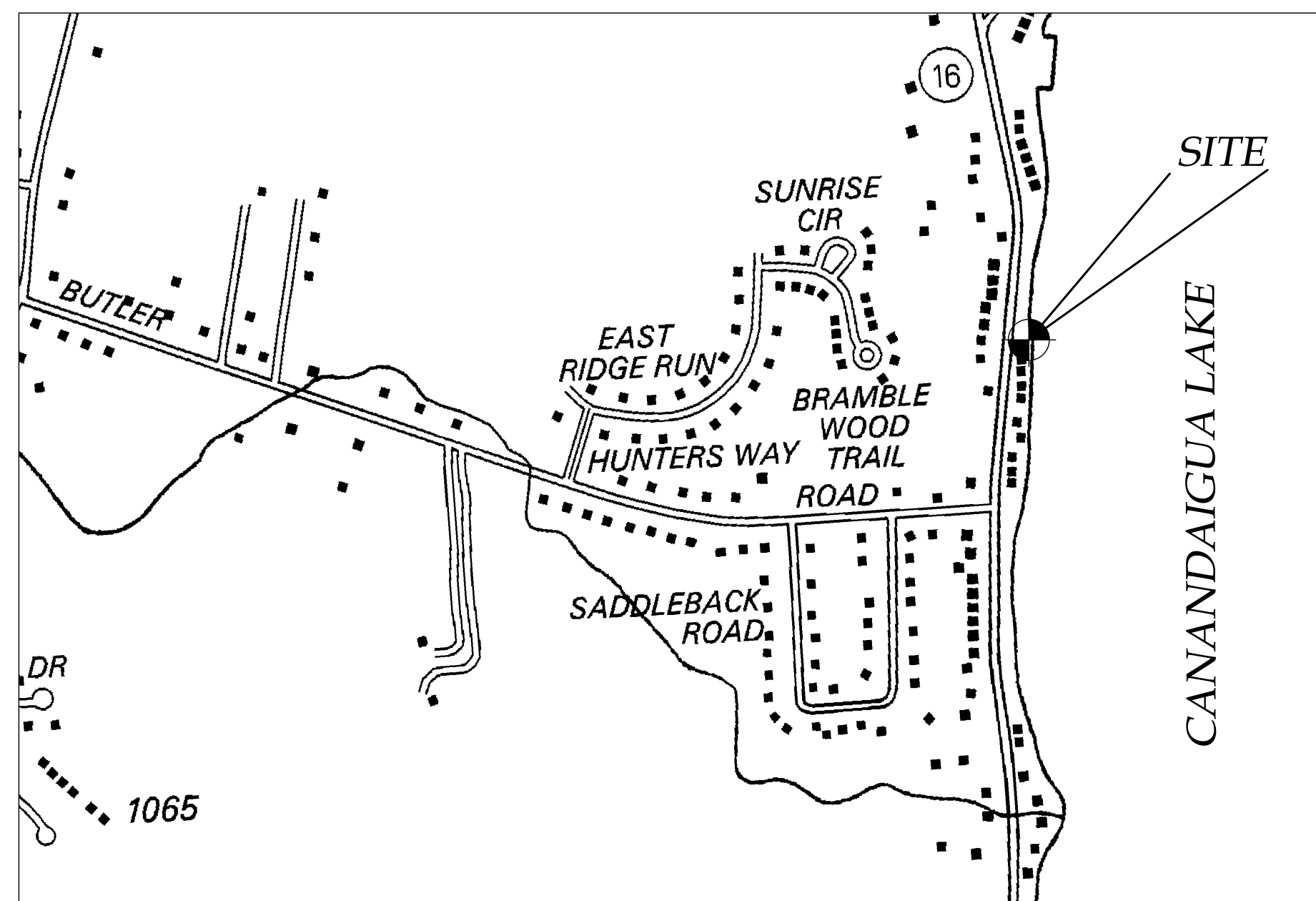


SITE PLAN PREPARED FOR:
JUNE HERMAN
TEAR-DOWN ACCESSORY STRUCTURE

3588 CO RD 16
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

OCTOBER 6, 2021

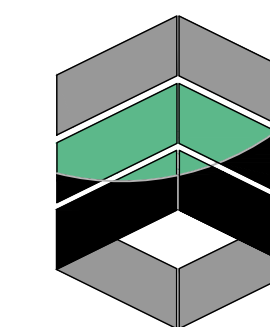


LOCATION MAP
NTS



AERIAL MAP - FOR REFERENCE ONLY
NTS

INDEX-
COVER
EX100- EXISTING CONDITIONS/DEMOLITION PLAN
C100 - SITE PLAN
C500- GENERAL DETAILS



MarksEngineering

MARKS ENGINEERING, P.C.
42 BEEMAN STREET
CANANDAIGUA, NY 14424
(585)905-0360
WWW.MARKSENGINEERING.COM

PROPERTY OWNER:
JUNE G. AND ROGER M. HERMAN
3588 CO RD 16
CANANDAIGUA, NEW YORK 14424

PREPARED FOR:
JUNE HERMAN

REVISIONS:



JUNE HERMAN
3588 CO RD 16
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
NEW YORK
JOB #21-143
10/06/21

ZONING:
RESIDENTIAL LAKESHORE DISTRICT

MAXIMUM PRINCIPAL BUILDING HEIGHT – 25 FEET
MAXIMUM BUILDING COVERAGE – 20%
MAXIMUM LOT COVERAGE – 30%
SETBACKS PRINCIPAL STRUCTURE:
FRONT – 55 FEET
REAR – 30 FEET
SIDE – 10 FEET

MAP REFERENCE

1. SURVEY MAP OF 3852 COUNTY ROAD 16 BY FREELAND–PARRINELLO LAND SURVEYORS, DATED JULY 26, 2013, JOB NO. 94–208RB
2. HORIZONTAL DATUM: NAD83 NEW YORK CENTRAL
3. VERTICAL DATUM NAVD29
3. DEEDS L.938 P.757, L.927 P.986
4. THIS PLAN IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AND UPDATED SEARCH OF TITLE MAY REVEAL.

Iron pin or pipe found

Benchmark

Utility pole

Hydrant

Light pole

PERC TEST

DEEP HOLE

EXISTING

PROPOSED

Utility Lines

R.O.W. line

Property line

Easement line

Centerline

Drainage

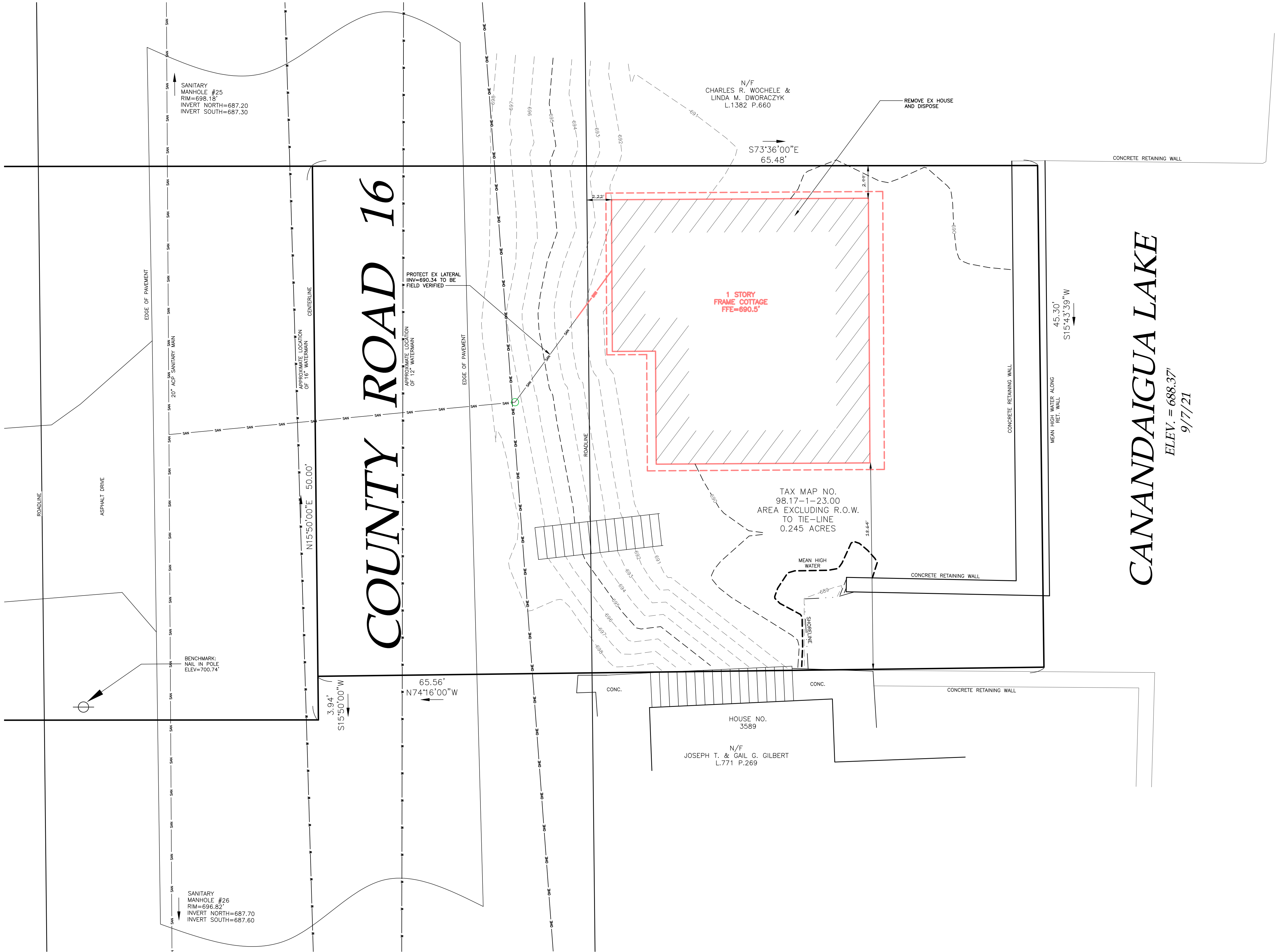
Fence Line

Contour Line

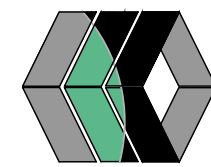
ABBREVIATIONS:
EX–EXISTING
CPP–CORRUGATED POLYETHYLENE
PIPE
O.C.–ON CENTER
SICPP–SMOOTH INTERIOR
CORRUGATED POLYETHYLENE PIPE
UG–UNDERGROUND
CONC–CONCRETE

CO –CLEAN OUT
TYP–TYPICAL
R–RADIUS
BC–BOTTOM OF CURB
TC–TOP OF CURB
TW–TOP OF WALL
BW–BOTTOM OF WALL
BS–BOTTOM OF STAIRS

PERF–PERFORATED
MIN–MINIMUM
MAX–MAXIMUM
INV–INVERT
CB–CATCH BASIN
MH–MANHOLE
DI–DRAINAGE INLET



1 EXISTING CONDITIONS
1"=5'



STAMP

STAMP

REVISIONS AND APPROVALS	
NO.	DATE / DESCRIPTION OF REVISION OR APPROVAL BY

PLAN OF LAND OF
JUNE G. & ROGER M. HERMAN
SHOWING LAND IN:
3588 COUNTY ROAD 16
TOWN OF CANANDAIGUA

COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE: EXISTING CONDITIONS	
DRAWN BY:	KRB
DESIGNED BY:	
CHECKED BY:	DMP
SCALE:	1"=5'
JOB NO.:	21-143
DATE:	10/06/2021
TAX MAP#:	98.17-1-23.0

CONSTRUCTION SEQUENCE:

- 1) INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND OTHER TEMPORARY CONTROLS.
- 2) STRIP AND STOCKPILE TOPSOIL
- 3) EXCAVATE FOUNDATION AND ROUGH GRADE SITE.
- 4) BUILD FOUNDATION AND STRUCTURES
- 5) INSTALL UTILITIES
- 6) BACKFILL FOUNDATION
- 7) RESPREAD TOPSOIL AROUND HOUSE, FINAL GRADE SEED AND MULCH
- 8) REMOVE TEMPORARY CONTROLS AFTER SITE STABILIZED WITH VEGETATION
- 9) MAINTAIN SANITARY SEWER SERVICE THROUGH CONSTRUCTION

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. ANY SYSTEM MODIFICATIONS OR DEVIATIONS FROM THE APPROVED PLANS, NYS BUILDING CODES, AND/OR LOCAL REGULATIONS REQUIRED BY SITE CONSTRAINTS, UNFORESEEN CONDITIONS OR GOVERNING AUTHORITIES WILL BE DONE AT THE RISK OF THE CLIENT.

EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF EROSION AND SEDIMENTATION DURING CONSTRUCTION. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AS NEEDED.
2. SOIL DISTURBANCES SHALL BE STABILIZED IMMEDIATELY. DISTURBED SOIL THAT WILL REMAIN LONGER THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 7 DAYS. SOIL SHALL BE STABILIZED WITH NORTHERN GRASS SEED MIXTURE OR APPROPRIATE SEED MIXTURE FOR CONDITIONS. GRASS SEED SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS. MULCH STRAW APPLIED AT A RATE OF 2 BALES / 1000 SQFT OR SEED MIXTURE TO PROTECT SITE UNTIL SEED GERMINATES. HYDRO-SEED MAY BE INSTALLED AS AN ALTERNATE.
3. CONTRACTOR SHALL INSPECT THE SITE DAILY FOR SIGNS OF EROSION. IF ANY EROSION OR SEDIMENTATION OCCUR CONTRACTOR SHALL IMMEDIATELY PROVIDE PROPER CONTROLS TO STABILIZE THE SITE. ENGINEER WILL RECOMMEND CONTROLS IF REQUIRED.
4. SLOPE GREATER THAN 4 ON 1 SHALL BE STABILIZED WITH JUTE FABRIC INSTALLED AS PER MANUFACTURES SPECIFICATIONS AS REQUIRED.
5. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN STALLED IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROLS.
6. INSTALL AND MAINTAIN TEMPORARY DIVERSION SWALES AS NEEDED TO CONTROL RUNOFF DURING CONSTRUCTION.
7. THE SITE SHALL BE COMPLETELY STABILIZED FOLLOWING CONSTRUCTION ACTIVITIES AND ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF PROPERLY.
8. CONCRETE TRUCK SHALL BE WASHED OUT INTO A SEALED CONTAINER OR DIKED AREA TO PREVENT CONTAMINANTS FROM DISCHARGING TO SURFACE WATERS.

SITE NOTES:

1. THE CONSTRUCTION SITE IS NOT WITHIN 100' OF A WETLAND AS DELINEATED BY NYS DEC. THERE ARE NOT NYS DEC DELINEATED OR APPARENT WETLANDS ON THE PROPERTY AS SHOWN.
2. THE CONSTRUCTION SITE IS WITHIN A 100 YEAR FLOODPLAIN AS DELINEATED BY FEMA.
3. WATER SUPPLY: PUBLIC WATER
4. 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 AN ACRE THE ENGINEER SHALL BE NOTIFIED.
5. 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.

GRADING NOTES:

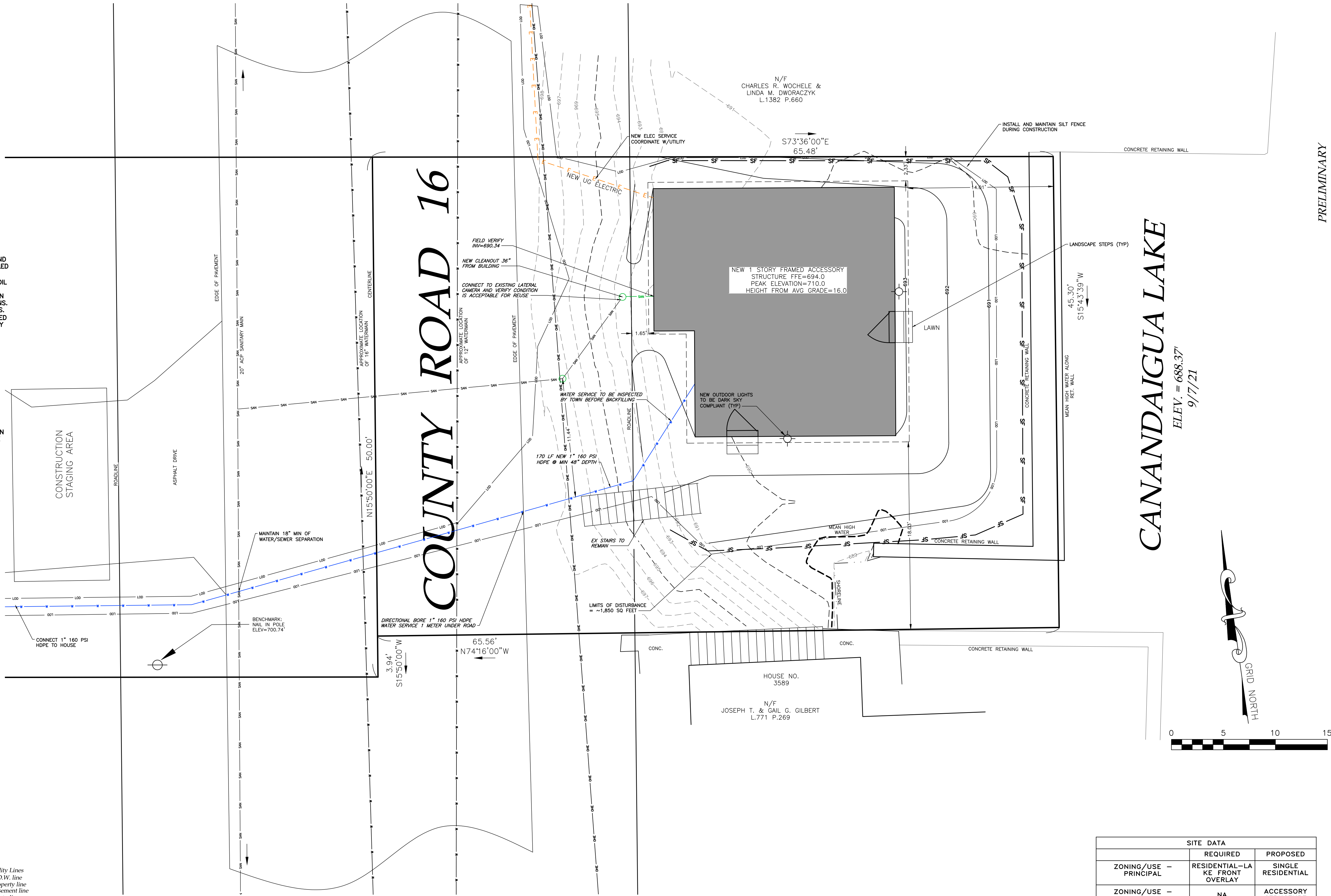
1. CUT AND FILL SLOPES SHALL NOT EXCEED 3 ON 1 UNLESS OTHERWISE NOTED.
2. CONSTRUCTION SHALL CONFORM TO THE TOWN OF CANANDAIGUA AND NYS CODES AND STANDARDS
3. SITE SHALL BE GRADED SUCH THAT THERE IS POSITIVE DRAINAGE AT A MINIMUM OF 2% AWAY FROM ANY BUILDINGS, STRUCTURES, DRIVEWAYS, AND SEPTIC SYSTEM.
4. TOPSOIL SHALL BE STRIPED OF AREAS PLANNED FOR CONSTRUCTION AND REAPPLIED AFTER GRADING IS FINISHED. ANY UNUSED TOPSOIL SHALL BE HAULED OFF SITE.

UTILITY NOTES:

- 1) CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SERVICE AND COORDINATE ALL WORK W/ UTILITY PROVIDERS. RELOCATE WATER AND SANITARY PIPING AS REQUIRED.
- 2) ELEC SERVICE AND COMMUNICATION SHALL MEET CURRENT NATIONAL ELECTRIC CODE.
- 3) SAFTEY BACKFILL ALL UTILITIES WITH CLEAN EXCAVATED SOIL. ENCASE IN 12" OF SAND IN SOIL CONTAINING STONES OR BEDROCK

AGRICULTURAL NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN AN ESTABLISHED AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION.



1 PROPOSED CONDITIONS
1"=5'

LEGEND	
	EXISTING
	PROPOSED
	Utility Lines
	R.O.W. line
	Property line
	Easement line
	Centerline
	Drainage
	Fence Line
	Contour Line

ABBREVIATIONS:	CO -CLEAN OUT	PERF-PERFORATED
EX-EXISTING	TYP-TYPICAL	MIN-MINIMUM
CPP-CORRUGATED POLYETHYLENE	R-RADIUS	MAX-MAXIMUM
PIPE	BC-BOTTOM OF CURB	INV-INVERT
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CORRUGATED POLYETHYLENE PIPE	BW-BOTTOM OF WALL	DI-DRAINAGE INLET
UG-UNDERGROUND	BS-BOTTOM OF STAIRS	
CONC-CONCRETE		

HIGHWAY SUPERINTENDENT DATE

PLANNING BOARD CHAIRMAN DATE

SITE DATA		
ZONING/USE - PRINCIPAL	REQUIRED	PROPOSED
ZONING/USE - ACCESSORY	NA	ACCESSORY STRUCTURE
FRONT SETBACK	55.00	1.65'
NORTH SIDE SETBACK	8.00	2.33'
SOUTH SIDE SETBACK	8.00	18.03'
REAR SETBACK	15.00	14.01'
BUILDING HEIGHT	25'	22'
MAX LOT COVERAGE	25.00%	37.46%
MIN. GREEN SPACE	20.00%	62.54%

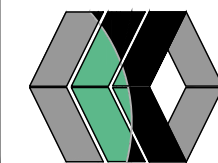
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C100

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