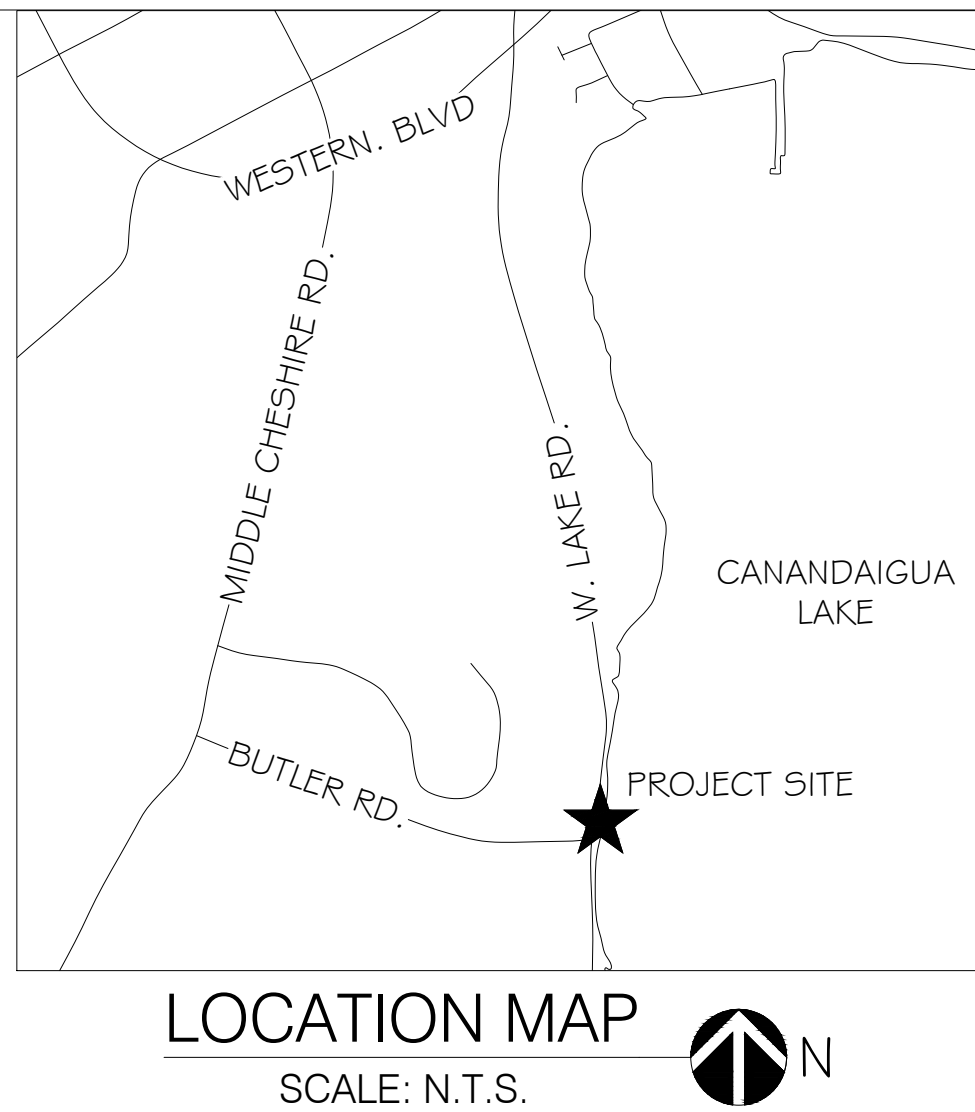




ANTICIPATED START OF CONSTRUCTION: FALL 2023

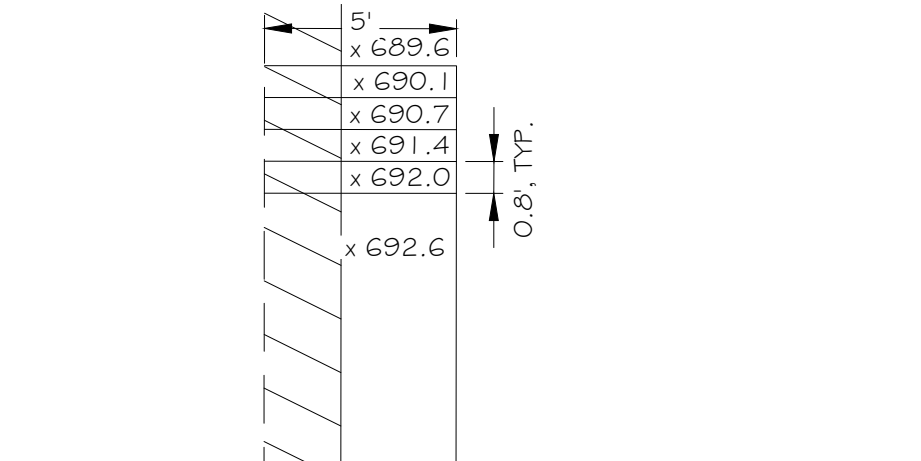
Technical drawing of a staircase showing a side elevation and a top view.

Side Elevation:

- Overall width: 18.5'
- Overall height: 4.2'
- Number of steps: 10
- Step width: 18.5' / 10 = 1.85'
- Step height: 4.2' / 10 = 0.42'

Top View:

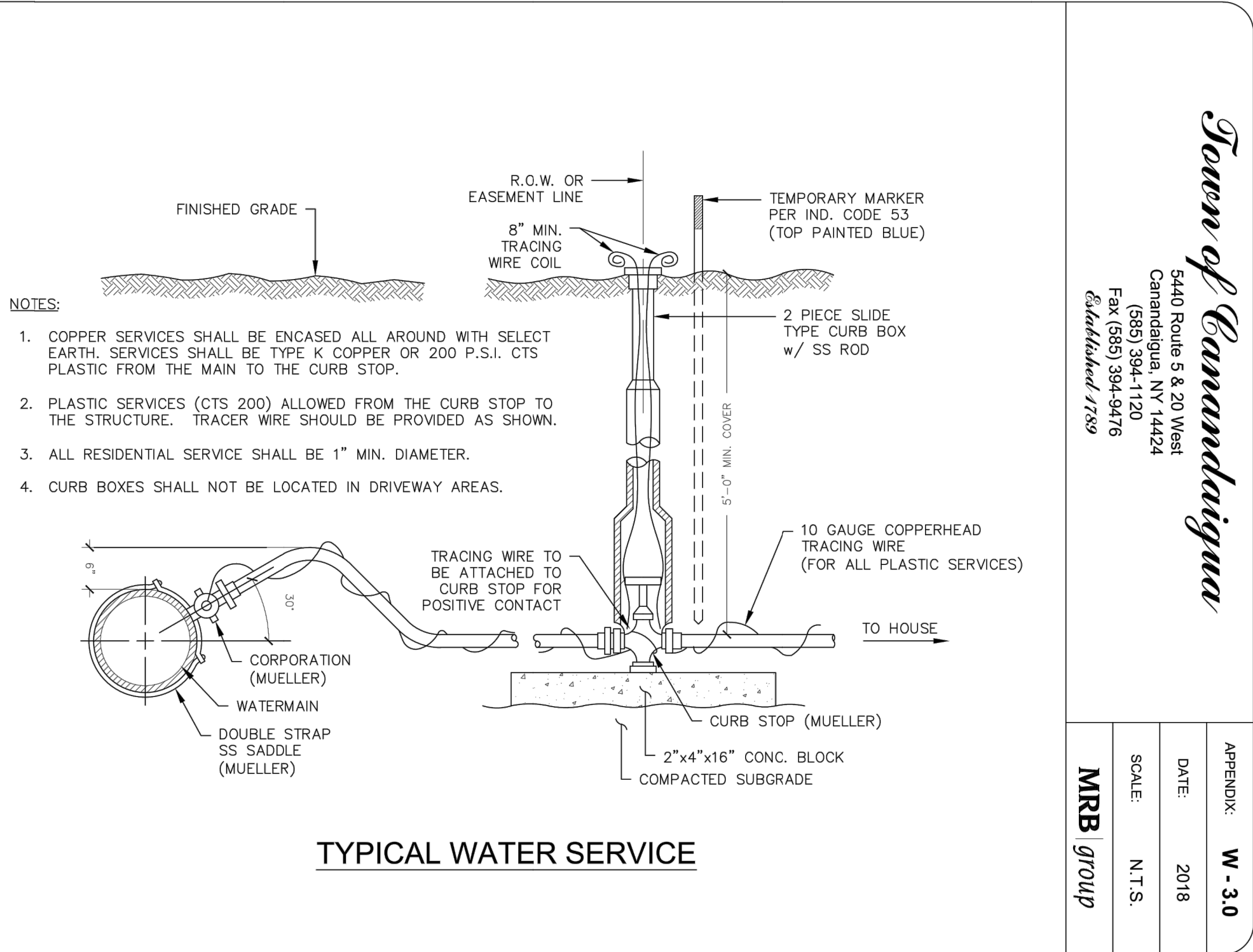
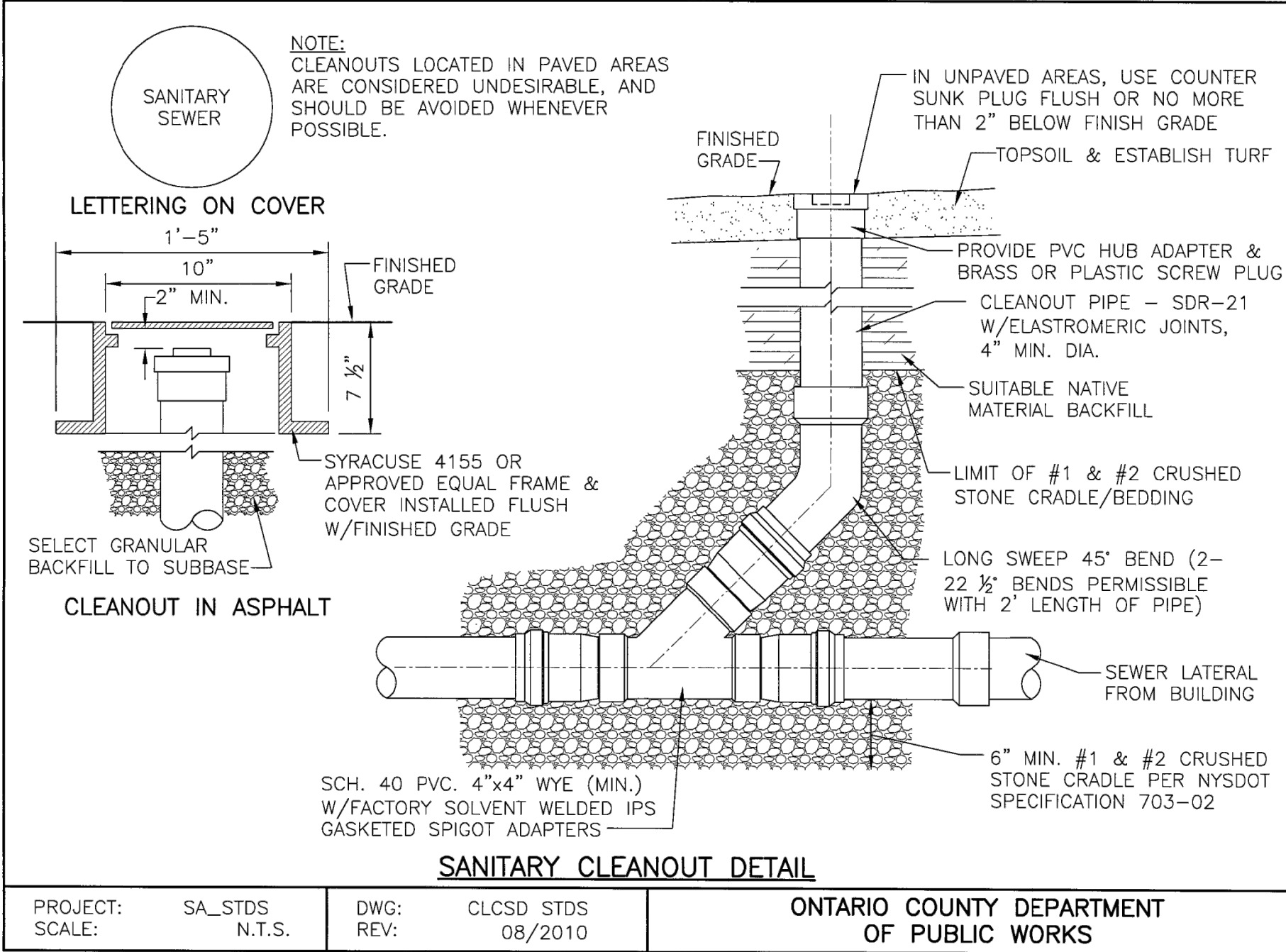
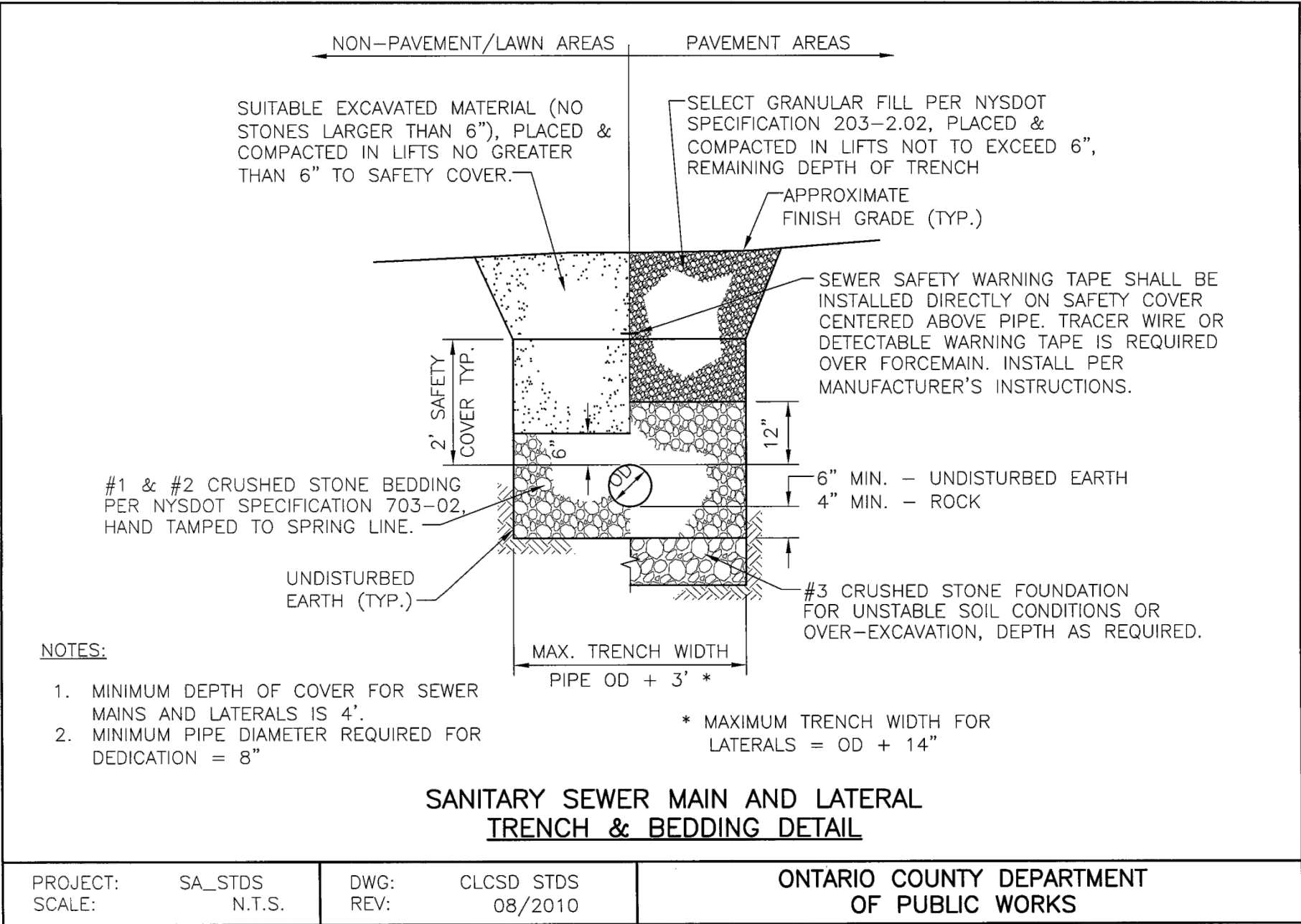
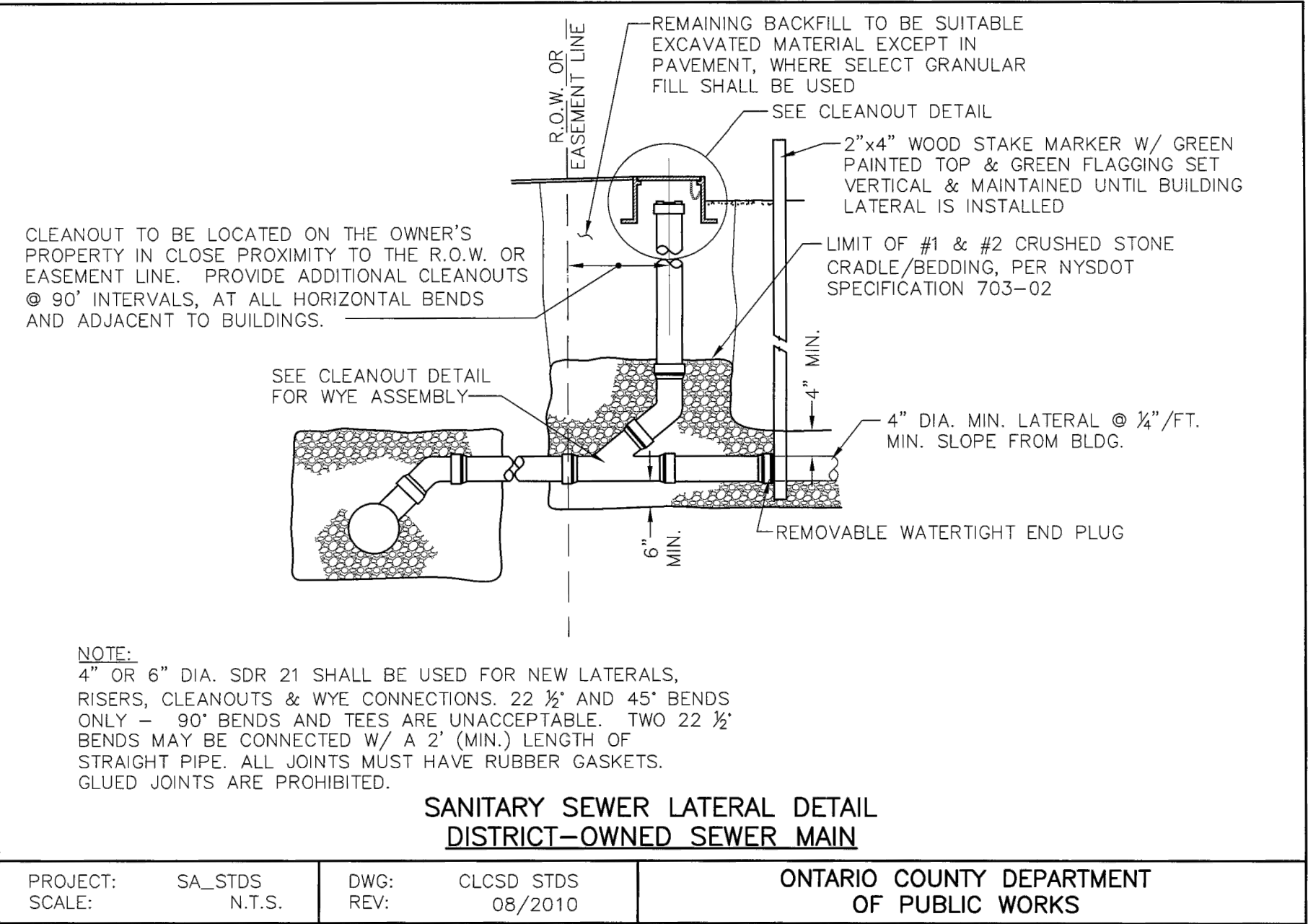
- Overall width: 14.3'
- Overall height: 3.6'
- Number of steps: 10
- Step width: 14.3' / 10 = 1.43'
- Step height: 3.6' / 10 = 0.36'



NOTE:
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PLAN SIGNED BY THE PLANNING BOARD CHAIRPERSON

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DRAWING NO.
C1
1 of 3



SANITARY LATERAL NOTES

- ALL PROJECTS
1. ALL SANITARY SEWER CONSTRUCTION AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE CANANDAIGUA LAKE COUNTY SEWER DISTRICT, N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION, N.Y.S. DEPARTMENT OF HEALTH, THE LATEST EDITION OF RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES AND ANY OTHER AGENCIES HAVING JURISDICTION.
2. NO SANITARY SEWER-RELATED WORK MAY BE PERFORMED WITHOUT FIRST OBTAINING A WRITTEN PERMIT FROM THE CANANDAIGUA LAKE COUNTY SEWER DISTRICT.
3. DISTRICT PERSONNEL SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY SANITARY SEWER-RELATED WORK.
4. THE CONTRACTOR SHALL LOCATE, MARK AND PRESERVE ANY RIGHT OF WAY MONUMENTS OR SURVEY CONTROL IN THE AREA OF CONSTRUCTION.
5. UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION OF UTILITIES, EXCAVATING TO EXPOSE THE UTILITY, IF NECESSARY IN THE AREA OF CONSTRUCTION, BEFORE COMMENCING CONSTRUCTION. CONTACT U.F.P.O. AT 1-800-962-7962 AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
6. LATERALS SHALL BE MIN. 4" DIA. SDR-21 WITH ELASTOMERIC JOINTS. FOR COMMERCIAL ESTABLISHMENTS, LATERALS ARE TO BE 6" DIA. SDR-21. MINIMUM DEPTH OF BURIAL IS FOUR FEET. CLEANOUTS SHALL BE INSTALLED WITHIN 30 INCHES OF THE OUTSIDE FACE OF BUILDINGS, AT ALL CHANGES IN HORIZONTAL ALIGNMENT, AT THE RIGHT OF WAY OR EASEMENT LINE, AND AT SPACING NOT TO EXCEED 90 FEET.
7. SEWER MAINS AND LATERALS SHALL BE LOCATED A MINIMUM HORIZONTAL DISTANCE OF TEN FEET FROM ANY EXISTING OR PROPOSED WATERMAIN (AS MEASURED FROM THE OUTSIDE OF THE SEWER/LATERAL TO THE OUTSIDE OF THE WATERMAIN). IN CASES WHERE THE MAIN OR LATERAL CROSSES A WATERMAIN, THE MINIMUM VERTICAL SEPARATION SHALL BE EIGHTEEN INCHES (MEASURED OUT-TO-OUT). THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE REMOISTANT AND AS FAR AS POSSIBLE FROM THE WATERMAIN JOINTS.
8. THE CONTRACTOR SHALL PROVIDE THE DISTRICT WITH SHOP DRAWINGS AND MATERIAL SPECIFICATIONS THAT HAVE BEEN PRE-APPROVED BY THE DESIGN ENGINEER BEFORE A PERMIT WILL BE ISSUED.
9. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS IN ALL ASPECTS OF CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SANITARY FLOWS AT ALL TIMES BY METHODS ACCEPTABLE TO THE DISTRICT.
11. FLOOR DRAINS IN BASEMENTS OR GARAGES ARE TO BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION OR FOOTER DRAINS INSTALLED TO INTERCEPT UNCONTAMINATED GROUNDWATER. ALL DISCHARGES TO THE SANITARY SEWER MUST COMPLY WITH EFFLUENT LIMITS OF THE ONTARIO COUNTY SEWER USE LAW. FOUNDATION AND FOOTER DRAINS SHALL BE CONSTRUCTED IN A MANNER THAT PROHIBITS GROUNDWATER FROM DRAINING INTO THE SANITARY SEWER PIPE CRADLE.
12. LATERAL CONNECTIONS IN ASPHALT OR CEMENT CONCRETE SHALL BE DESIGNED, INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER OR REPRESENTATIVE THEREOF.
13. ANY EXCAVATION NOT BACKFILLED BY THE END OF THE WORKDAY SHALL BE FENCED, BARRICADED AND LIGHTED FOR SAFETY AND PROTECTION OF THE PUBLIC.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING SANITARY MAINS, STRUCTURES AND APPURTENANCES, IF ANY, NEEDED TO COMPLETE THE WORK.
15. A FOUNDATION SLEEVE OF AT LEAST 6 INCHES IS REQUIRED FOR LATERALS THAT DON'T ENTER UNDER SLAB.
16. EXISTING LATERAL AND TAP MAY BE REUSED IF TELEVIEWED AND WITNESSED BY OCPW DISTRICT STAFF TO DETERMINE VIABILITY FOR REUSE.
- RENOVATION PROJECTS ONLY
17. EXISTING LATERALS TO BE DISCONNECTED MUST BE PERMANENTLY PLUGGED OR CAPPED AT THE EASEMENT OR RIGHT OF WAY LINE UNDER THE DIRECTION OF CANANDAIGUA LAKE COUNTY SEWER DISTRICT PERSONNEL. THE LOCATION OF THE PLUG OR CAP SHALL BE RECORDED FOR AS-BUILT DRAWING PURPOSES.
18. PRIOR TO DEMOLISHING AN EXISTING BUILDING, THE CONTRACTOR SHALL EXCAVATE, DISCONNECT AND ABANDON THE LATERAL FROM THE BUILDING TO THE POINT OF DISCONNECTION (APPROXIMATELY 30' FROM THE EXISTING BUILDING) PER DISTRICT STANDARDS. A TEMPORARY PLUG SHALL BE INSTALLED IN THE REMAINING PORTION OF THE EXISTING SANITARY LATERAL UNTIL IT IS TESTED AND TELEVIEWED.
19. IN ORDER TO DETERMINE WHETHER AN EXISTING SANITARY LATERAL IS ACCEPTABLE FOR CONNECTION TO A NEW BUILDING, THE LATERAL SHALL BE TELEVIEWED IN THE PRESENCE OF DISTRICT PERSONNEL AT THE OWNER'S EXPENSE.
20. IF AN EXISTING LATERAL IS FOUND TO BE ACCEPTABLE AND MEET THE MINIMUM DISTRICT REQUIREMENTS, IT SHALL BE TEMPORARILY RE-PLUGGED AND BACKFILLED WITH A WITNESS STAKE IN PLACE, UNTIL CONNECTION TO THE NEW BUILDING CAN TAKE PLACE.
21. IF A NEW SANITARY SEWER LATERAL IS REQUIRED, THE EXISTING LATERAL MUST BE EXCAVATED, REMOVED AND CAPPED AT THE EASEMENT OR RIGHT OF WAY LINE IN ACCORDANCE WITH DISTRICT REQUIREMENTS.
22. IF A NEW SANITARY SEWER LATERAL IS REQUIRED, THE CONNECTION TO THE EXISTING SANITARY MAIN SHALL BE MADE PER DISTRICT STANDARDS.

EROSION CONTROL NOTES

1. NO FILLING, CONSTRUCTION, OR STORING OF MATERIALS ON SITE WILL BE ALLOWED UNTIL EROSION CONTROL MEASURES ARE IN PLACE AS SHOWN, DESCRIBED AND DETAILED ON THIS SHEET.
2. NO PAYMENT REQUESTS WILL BE ACCEPTED UNLESS THE EROSION CONTROL MEASURE REQUIREMENTS STIPULATED ON THIS PLAN HAVE BEEN ADHERED TO.
3. EROSION CONTROL MEASURES ARE TO BE TO THE SATISFACTION THE TOWN OF CANANDAIGUA AND THEIR ENGINEER.
4. EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UPPO HOTLINE AT 1 (800) 962-7962 FOR STAKEOUT OF EXISTING UTILITIES.
5. EROSION CONTROL DEVICES ARE TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES TO BE MAINTAINED BY THE CONTRACTOR PER THE SPECIFICATIONS UNTIL UPSTREAM GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN OF CANANDAIGUA AND THEIR ENGINEER.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ANY SILT FENCE THAT HAS BECOME CLOGGED, INOPERABLE OR DAMAGED. SILT FENCE SHALL BE INSPECTED DAILY FOR REPLACEMENT. REPLACEMENT WILL BE AS NECESSARY OR AS DIRECTED BY THE TOWN OF CANANDAIGUA AND THEIR ENGINEER.
7. THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO ALLOW SILT RUNOFF ONTO ADJOINING PROPERTIES OR CANANDAIGUA LAKE. THIS MAY INCLUDE THE USE OF INTERCEPTOR SNALES, STRAW WATTLES AND/OR CRUSHED STONE FILTERS. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR CLEANING THE ADJACENT STREETS, GUTTERS AND/OR DOWNSTREET STORM SEWERS ARE NECESSARY OR AS DIRECTED BY THE TOWN OF CANANDAIGUA AND THEIR ENGINEER.
8. DISTURBED AREAS ARE TO BE SEEDD UPON COMPLETION OF THE EARTHWORK AND GRADING.
9. SILT FENCE FABRIC SHALL BE REPLACED AS NEEDED IF GAPS AND TEARS ARE FOUND.
10. INSPECT SILT FENCE AFTER EACH RAINFALL FOR SEDIMENT LEVEL AND REMOVE SEDIMENT ONCE SEDIMENT EXCEEDS ONE QUARTER THE HEIGHT OF THE FENCE.

ANTICIPATED CONSTRUCTION SEQUENCE:

1. INSTALL PERIMETER SEDIMENT CONTROLS, (I.E. SILT FENCE, CONSTRUCTION FENCE).
2. CLEAR AND REMOVE EXISTING STRUCTURE
3. CONSTRUCT NEW HOUSE STRUCTURE, GRATED DRIVEWAY EXTENSION, RETAINING WALL EXTENSIONS & ADJUSTED STAIRS
- 3.1. RELOCATE SHED PRIOR TO INSTALLATION OF GRATED DRIVEWAY EXTENSION
4. PLACE & INSTALL UTILITIES.
- 4.1. CALL NYS DIGSAFE AND STAKEOUT ALL UTILITIES PRIOR TO PLACING UTILITIES.
- 4.2. EXISTING WATER SERVICE AND SEWER LATERAL TO BE REUSED IF VIABLE. COORDINATE WITH CITY OF CANANDAIGUA & CLCSD TO CONFIRM VIABILITY OF EXISTING SERVICE & LATERAL.
5. INSPECT ALL EROSION CONTROL DEVICES DAILY AND REPAIR AS NECESSARY.
6. RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.
7. REMOVE EROSION CONTROL MEASURES AS AREAS REESTABLISH WITH GROUND COVER.
8. IF SITE PREPARATIONS OCCUR BETWEEN SEPTEMBER 1 AND MARCH 31, ADDITIONAL EROSION CONTROLS MUST BE TAKEN INCLUDING REDUCING THE SIZE OF DISTURBED AREAS AND PLACING HEAVY STRAW MULCH WHERE PRACTICAL.

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRMAN	DATE
TOWN ENGINEER	DATE
TOWN WATER SUPERINTENDENT	DATE

NOTE:
NO BUILDING PERMIT MAY BE ISSUED UNTIL FINAL SITE PLAN APPROVAL HAS BEEN GRANTED AND THE FINAL SITE PLAN SIGNED BY THE PLANNING BOARD CHAIRMAN.

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	DATE: 4-28-22	
	CHECKED: WLM	
	DATE: 4-28-22	



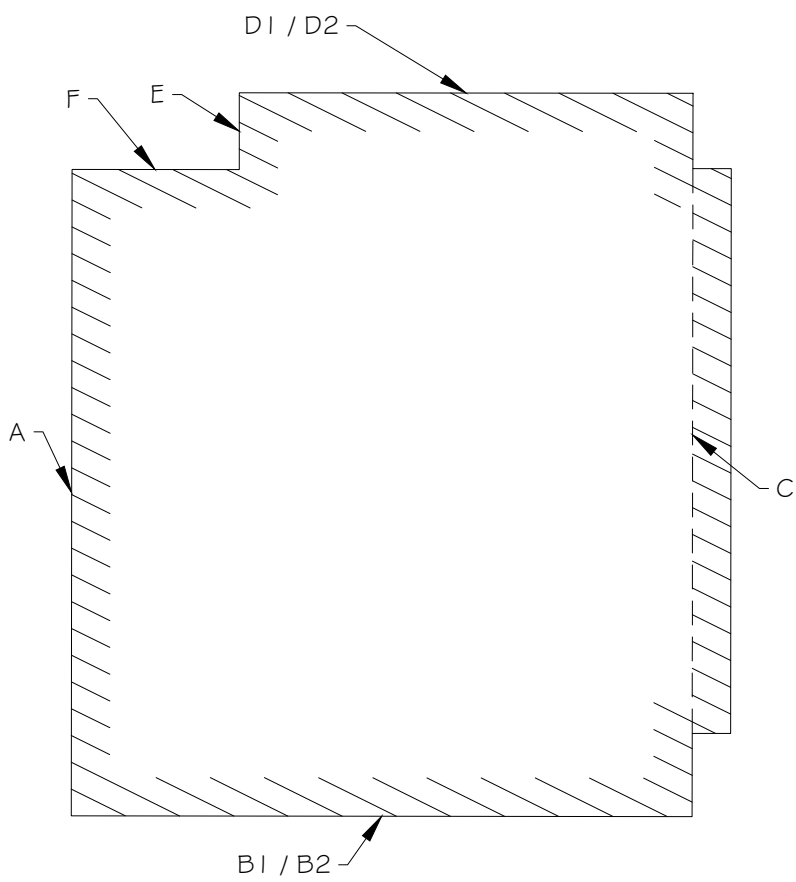
MEAGHER ENGINEERING
CITY OF CANANDAIGUA, NEW YORK
2024 W. HENRIETTA ROAD, SUITE 2C
ROCHESTER, NY 14623
PH 585-924-7430

JOSLYN SITE PLAN
3611 WEST LAKE ROAD
CANANDAIGUA, NEW YORK 14424

CIENT: BRANK & ANGELOSON
WESTMONTA ROAD
CANANDAIGUA, NEW YORK 14424

DRAWING: DETAILS

DRAWING NO. **C2**
2 of 3



AVERAGE GRADE - JOSLYN SITE PLAN							
SIDE	LENGTH (α)	GRADE 1	GRADE 2	GRADE 3	GRADE 4	AVE. GRADE (β)	α x β
A	33.67	697.2	697.2	697.2	697.2	697.2	23474.7
B1	18.57	697	697	697	697	697.0	12943.3
B2	11.65	690.2	690	689.8	689.6	689.9	8037.3
C	37.67	689.6			689.6	689.6	25977.2
D1	14.33	690.3			690.3	690.3	9892.0
D2	9.3	690.7			695.2	693.0	6444.4
E	4	697.7			697.7	697.7	2790.8
F	8.71	697.7			697.7	697.7	6077.0
TOTAL	137.9						95636.8
AVERAGE GRADE =		95636.8 / 137.9 =		693.5			
				693.5227			

TOP OF ROOF (FT)	724.5
BUILDING HEIGHT (FT)	31.0

AVERAGE GRADE / BUILDING HEIGHT CALCS

FINAL SITE PLAN APPROVAL

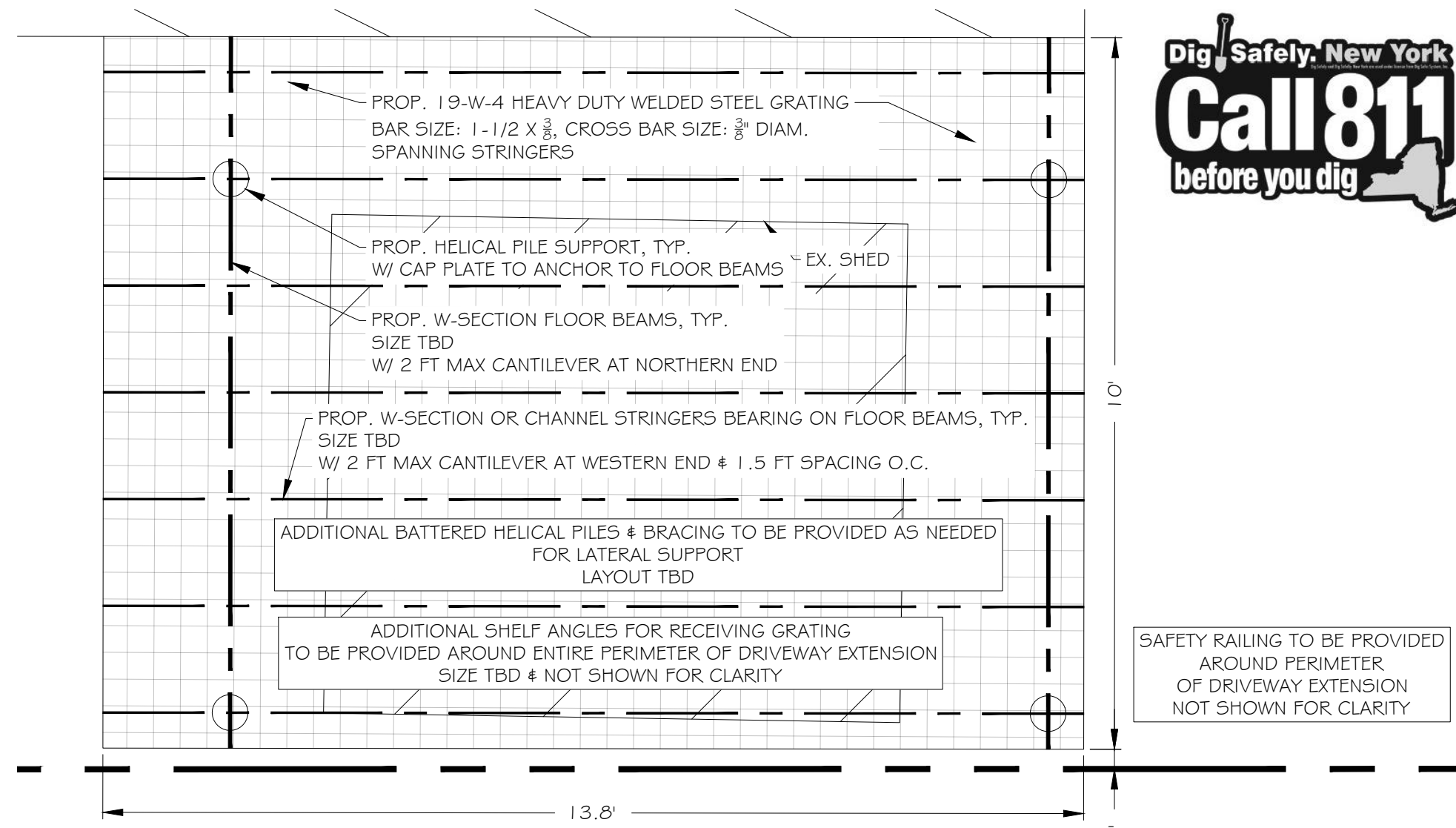
PLANNING BOARD CHAIRMAN _____ DATE _____

TOWN ENGINEER _____ DATE _____

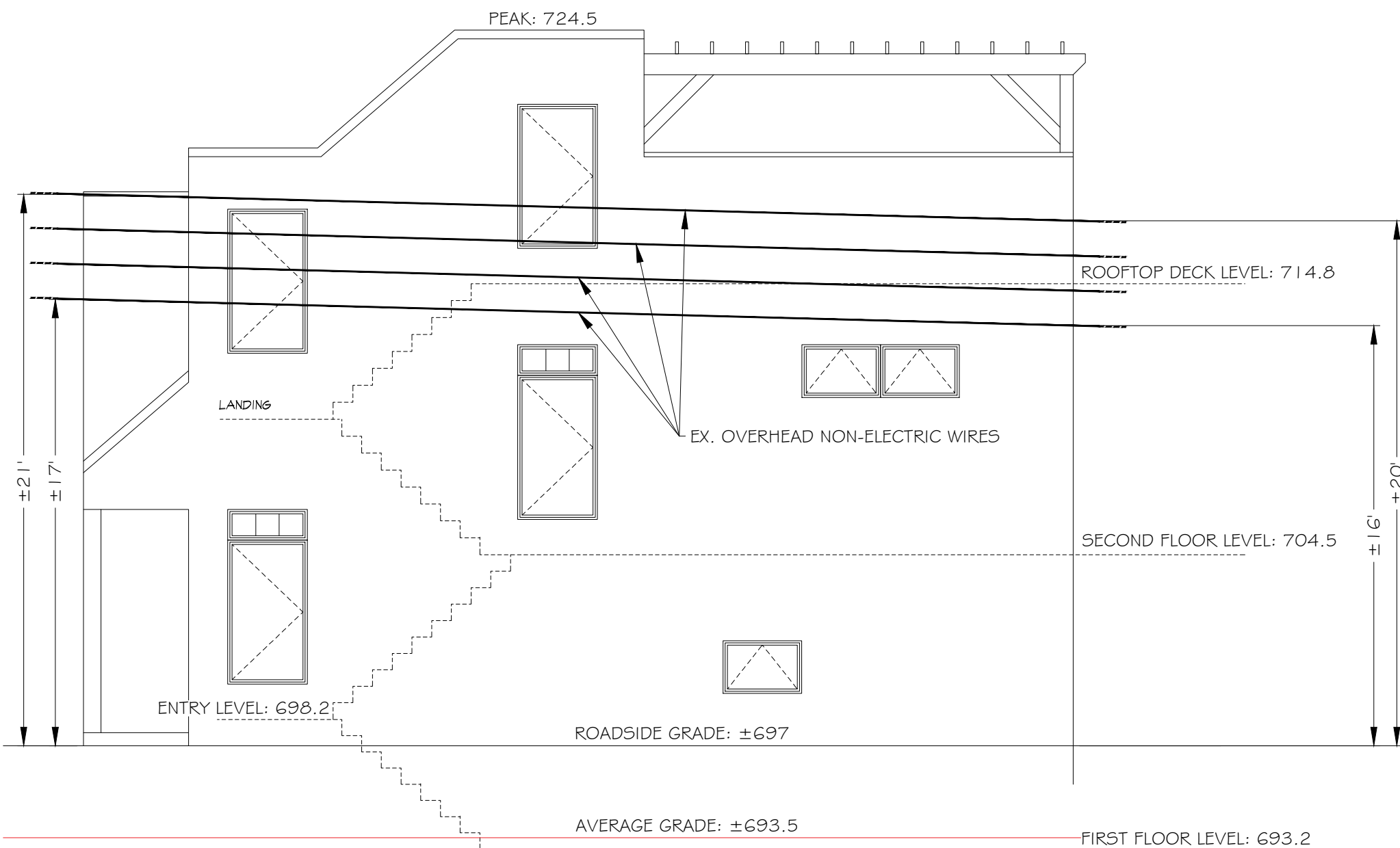
TOWN WATER SUPERINTENDENT _____ DATE _____

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PLAN SIGNED BY THE PLANNING BOARD CHAIRPERSON.

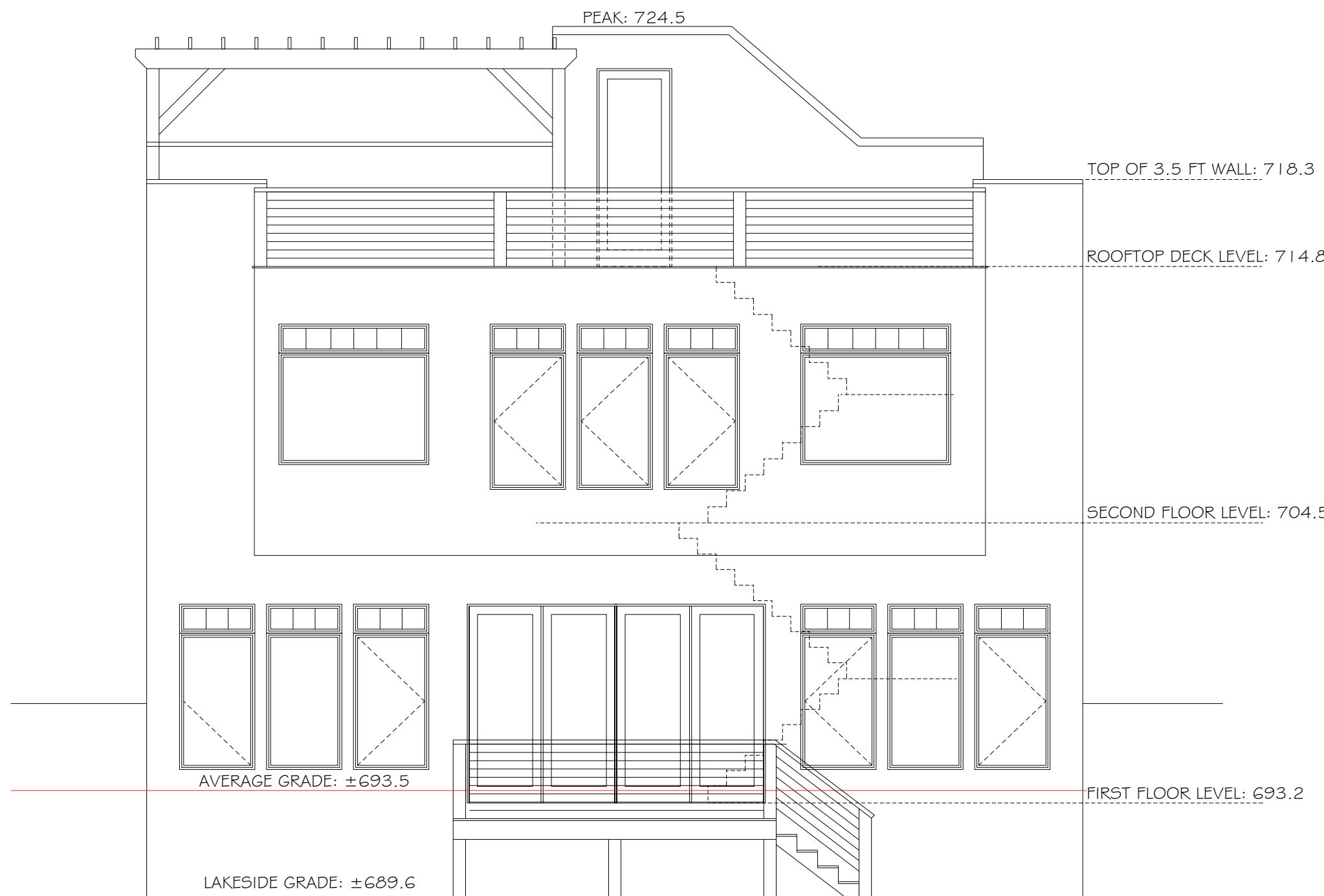
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1 DRIVEWAY EXTENSION FRAME PLAN
C3 SCALE: 1"=2'
0 2 4 Feet
PEAK: 724.5



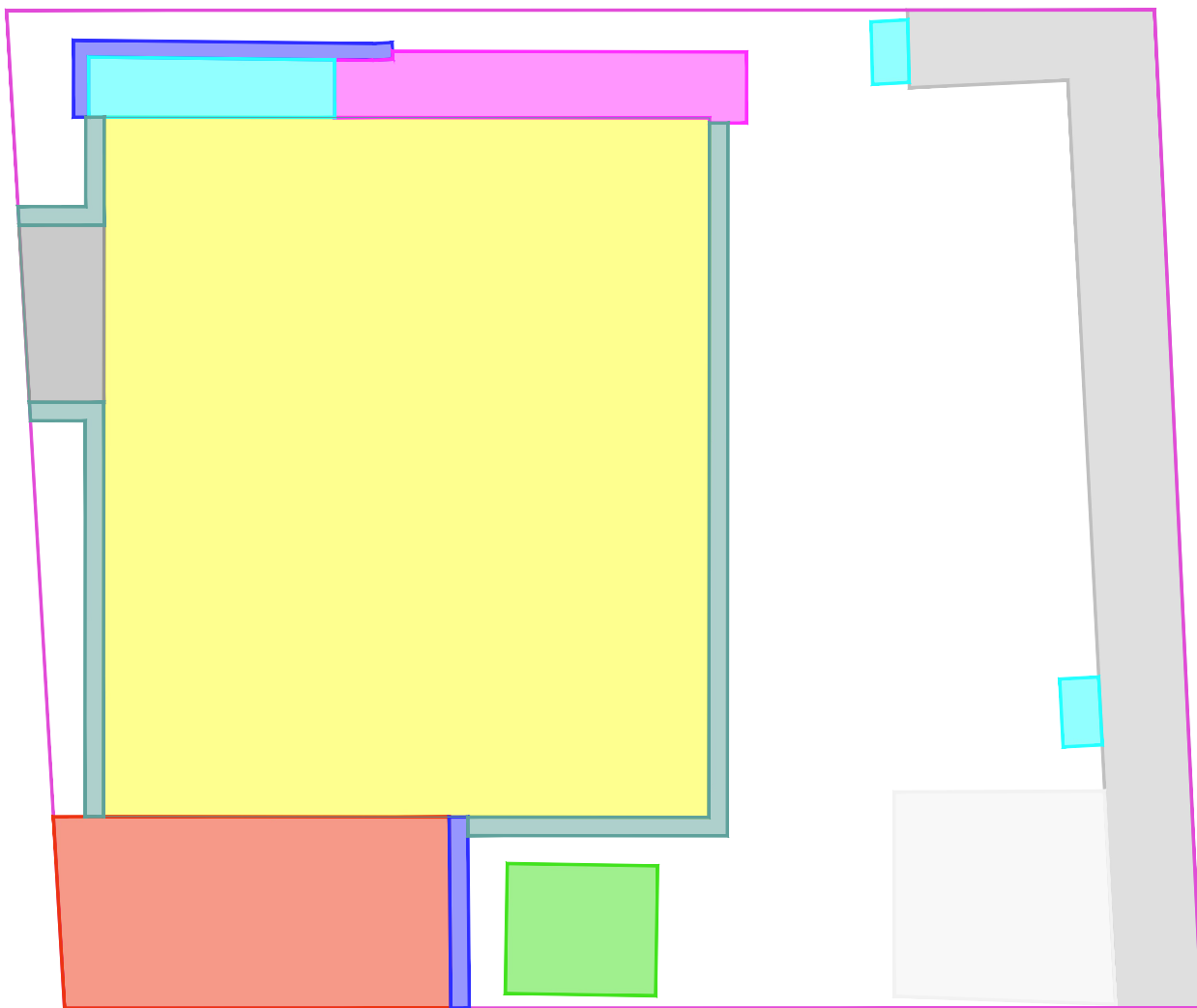
2 ROADSIDE ELEVATION WITH OVERHEAD NON-ELECTRIC WIRES
C3 SCALE: 1"=5'
0 5 10 Feet
PEAK: 724.5



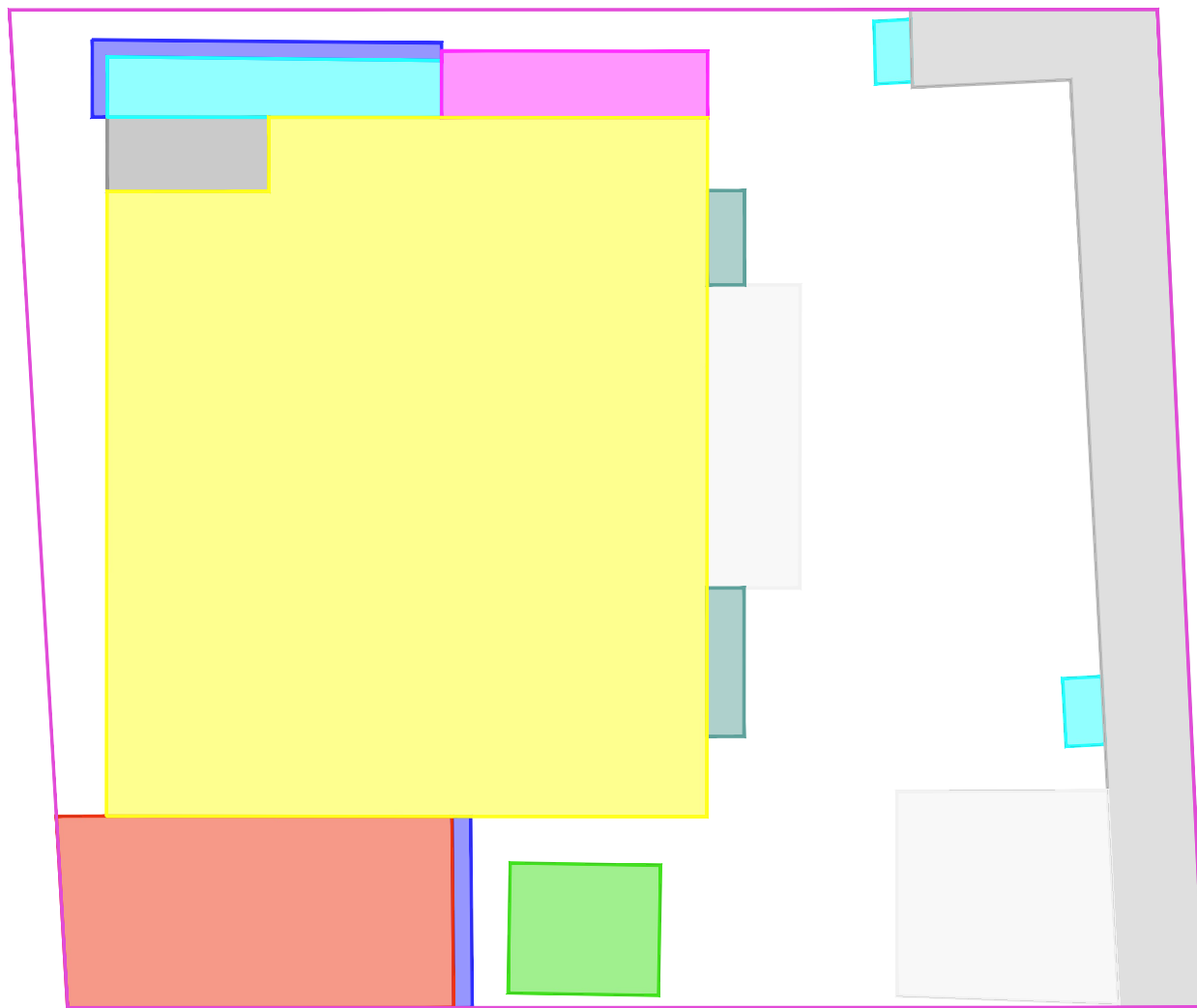
3 LAKESIDE ELEVATION
C3 SCALE: 1"=5'
0 5 10 Feet

EXISTING & PROPOSED COVERAGE - JOSLYN SITE PLAN					
LOT SIZE (SF)	3308.76	NOTE: INCLUDES AREA TO RIGHT OF WAY OF WEST LAKE ROAD			
LOT SIZE (ACRES)	0.076				
ALLOWABLE BUILDING COVERAGE (SF)	827.2	NOTE: 25% ACCORDING TO ZONING SCHEDULE FOR RLD LOT OF THIS SIZE			
ALLOWABLE LOT COVERAGE (SF)	1323.5	NOTE: 40% ACCORDING TO ZONING SCHEDULE FOR RLD LOT OF THIS SIZE			
EXISTING BUILDING COVERAGE (SF)	1285.26	38.844%			
			SHED (SF)	56.74	1.715%
			HOUSE (SF)	1228.52	37.129%
EXISTING LOT COVERAGE (SF)	2212.3	66.860%			
			DRIVEWAY (SF)	217.14	6.563%
			SHED (SF)	56.74	1.715%
			HOUSE (SF)	1228.52	37.129%
			STAIRS (SF)	56.48	1.707%
			RETAINING WALLS (SF)	28.39	0.858%
			SIDEWALKS (SF)	78.24	2.365%
			S.E. CORNER DECK (SF)	130.93	3.957%
			PORCH (SF)	41.02	1.240%
			CONCRETE BREAK WALL (SF)	288.65	8.724%
			ROOF OVERHANG (SF)	86.14	2.603%
PROPOSED BUILDING COVERAGE (SF)	1321.47	39.939%			
			SHED (SF)	56.74	1.715%
			HOUSE (SF)	1183.06	35.755%
			ELEVATED DECK & STAIRS (SF)	81.67	2.468%
PROPOSED LOT COVERAGE (SF)	2161.85	65.337%			
			DRIVEWAY (SF)	217.14	6.563%
			SHED (SF)	56.74	1.715%
			HOUSE (SF)	1183.06	35.755%
			ELEVATED DECK & STAIRS (SF)	81.67	2.468%
			STAIRS (SF)	71.28	2.154%
			RETAINING WALLS (SF)	19.99	0.604%
			SIDEWALKS (SF)	51.4	1.553%
			S.E. CORNER DECK (SF)	130.93	3.957%
			PORCH (SF)	34.83	1.053%
			CONCRETE BREAK WALL (SF)	288.65	8.724%
			UPPER FLOOR OVERHANG (SF)	26.16	0.791%
			NOTE: DOES NOT INCLUDE OVERLAP WITH ELEVATED DECK & STAIRS		

EXISTING & PROPOSED
COVERAGE CALCS



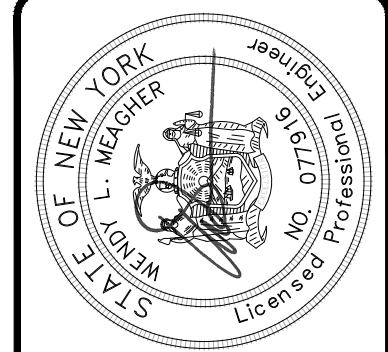
EXISTING COVERAGE FIGURE



PROPOSED COVERAGE FIGURE

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MEAGHER ENGINEERING
CIVIL, STRUCTURAL, MECHANICAL, & ELECTRICAL
2024 W. HENRIETTA ROAD, SUITE 2C
ROCHESTER, NY 14623
PH 585-924-7430

CLIENT: BRANK & ANGE JOSLYN
3811 WEST LAKE ROAD
CANANDAIGUA, NEW YORK 14624
PROJECT: JOSLYN SITE PLAN
3811 WEST LAKE ROAD
CANANDAIGUA, NEW YORK 14624
DRAWING: DETAILS & CALCS

DRAWING NO.
C3
3 of 3