

LOCATION MAP

NOT TO SCALE

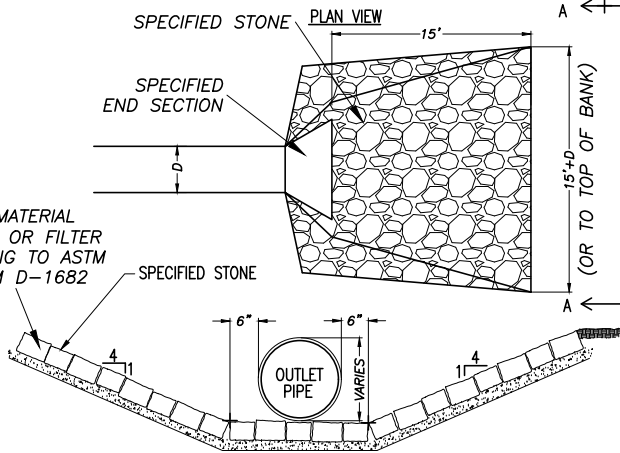
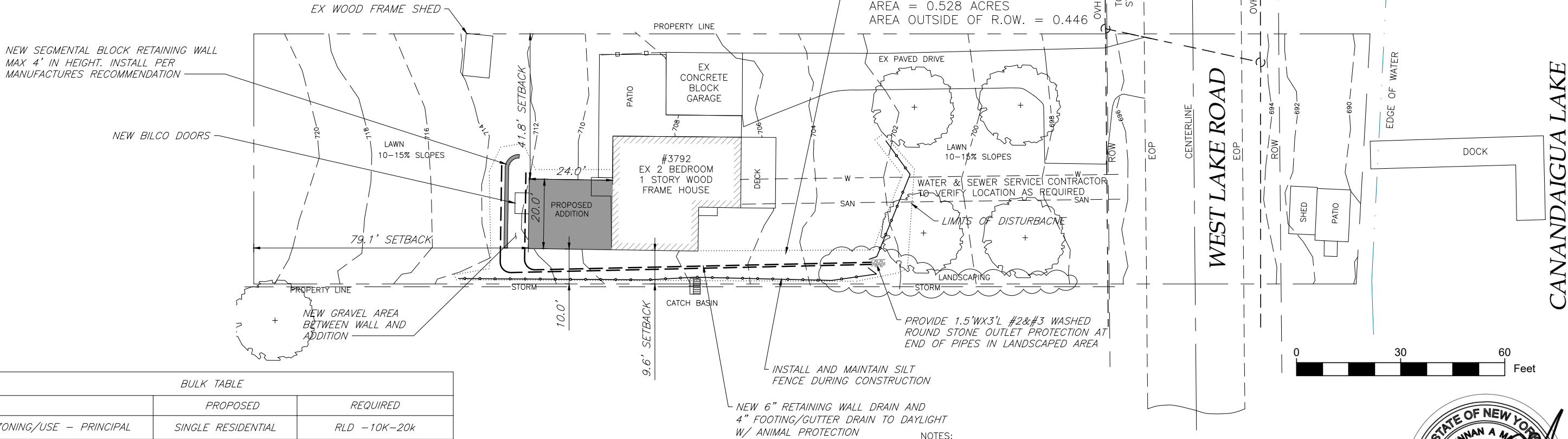
PLANNING BOARD CHAIRMAN	DATE
TOWN ENGINEER	DATE
HIGHWAY SUPERINTENDENT	DATE
WATER SUPERINTENDENT	DATE

TOWN REVIEW NOTES:

- 1) CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE STAGED ON DRIVEWAY AND NOT DISTURBED ROADWAY OR ADDITIONAL LAWN AREA UNLESS OTHERWISE APPROVED.
- 2) TOPSOIL AND OTHER SOILS SHALL NOT BE STAGED ON SITE AND HAULED OFF IMMEDIATELY AFTER EXCAVATION UNLESS OTHERWISE APPROVED.
- 3) THERE SHALL BE NO EXTERIOR LIGHTING ON ADDITION UNLESS OTHERWISE APPROVED.
- 4) THE TOWN PLANNING BOARD MAY REQUIRE SURETY TO ASSURE PROPER INSTALLATION OF PROPOSED IMPROVEMENTS.
- 5) THE OUTLET PROTECTION STONE SHALL BE #2 ROUND STONE WITH DIAMETER BETWEEN 1-1/2" AND 3-1/2". SIZING PER NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- 6) THIS PLAN WAS UPDATED BASED ON SURVEY BY JEREMY YEARS RE-DATED 03/08/2017.
- 7) NO APPARENT EASEMENTS FOR STORM SEWER WERE DISCOVERED. THE NEW DRAINAGE WILL NOT TIE INTO THIS DRAINAGE SYSTEM AS THE PIPES ARE AT MAXIMUM CAPACITY AND DISCONNECTING DRAINS PROMOTES GROUNDWATER RECHARGE AND FILTRATION. INVERTS WERE NOT SURVEYED.

COVERAGE:

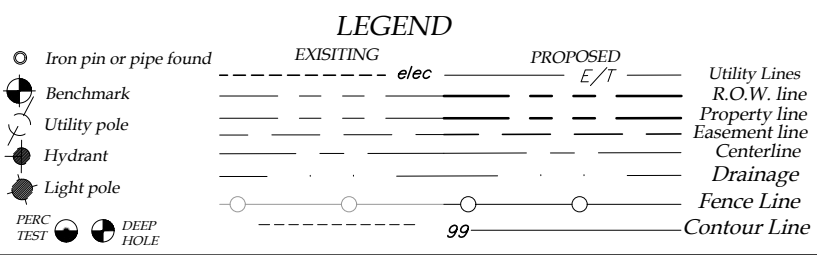
TOTAL AREA OUTSIDE ROW: 19,450 SQFT
TOTAL BUILDING AREA W/ PROPOSED: 2,151 SQFT
TOTAL IMPERVIOUS AREA W/ PROPOSED: 4,769 SQFT



3 OUTLET PROTECTION NOT TO SCALE



BULK TABLE		
	PROPOSED	REQUIRED
ZONING/USE - PRINCIPAL	SINGLE RESIDENTIAL	RLD -10K-20k
ZONING/USE - ACCESSORY	NA	NA
PRINCIPAL BUILDING SQUARE FOOTAGE	480 NEW, 2151 TOTAL	NA
FRONT SETBACK	EXISTING	55'
SIDE SETBACK	EXISTING	10'
REAR SETBACK	EXISTING	30'
BUILDING HEIGHT	14'	25'
LOT COVERAGE	24.50%	30%
BUILDING COVERAGE	11%	20%



NOTES:

- 1) CONSTRUCTION SHALL MEET AND EXCEED ALL CURRENT AND LOCAL BUILDING CODES.
- 2) ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT AND NOT DIRECTED TOWARD NEIGHBORING HOUSES. FLOOD TYPE LIGHTING SHALL NOT BE ALLOWED.
- 3) ELEVATIONS BASED ON ONCOR DATA AND SITE OBSERVATIONS BY BMARKS.
- 4) ALL EXCAVATION AND FILL SHALL BE COMPLETED DURING DRY SUMMER MONTHS OR WINTER. ALL SOIL DISTURBANCES SHALL BE COVERED W/ EROSION CONTROL BLANKET AS SOON AS POSSIBLE.
- 5) CONTACT HIGHWAY SUPERVISOR PRIOR TO START OF CONSTRUCTION.



DRAWN BY:	DRW
CHECKED BY:	BMARKS
SCALE:	1"=30"
JOB NO.:	17-001
DATE:	01/11/2017
TAX MAP#:	113.09-2-2

PREPARED FOR:
SCOTT & JOANNE KREHER
SHOWING LAND IN:
3792 WEST LAKE ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO STATE OF NEW YORK

SITE PLAN			
REVISIONS AND APPROVALS			
NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY
1	02/16/2017	PER CANANDAIGUA PRC REVIEW	BAM
2	03/28/2017	PER TOWN ENGINEER REVIEW	BAM



42 BEEMAN ST
CANANDAIGUA, NY 14424
www.marksengineering.com

Phone 585-905-0360
Fax: 585-485-6205
bmarks@marksengineering.com

C100

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. 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.

GRADING NOTES:

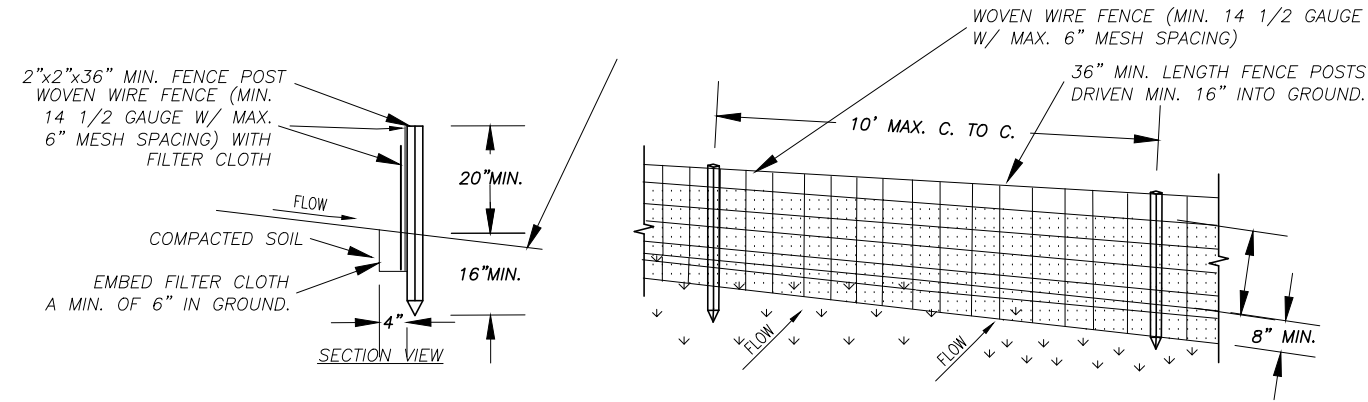
1. CUT AND FILL SLOPES SHALL NOT EXCEED 4 ON 1.
2. CONSTRUCTION SHALL CONFORM TO THE TOWN OF CANANDAIGUA AND NYS CODES AND STANDARDS
3. SITE SHALL BE GRADED SUCH THAT THERE IS POSITIVE DRAINAGE AT A MINIMUM OF 2% AWAY FROM ANY BUILDINGS, STRUCTURES, DRIVEWAYS, AND SEPTIC SYSTEM.
4. TOPSOIL SHALL BE STRIPED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

SITE NOTES:

2. 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.
3. THE CONSTRUCTION SITE IS NOT WITHIN A 100 YEAR FLOODPLAIN AS DELINEATED BY FEMA.
4. WATER SUPPLY: PUBLIC
5. BOUNDARY SURVEY WAS PRODUCED BY JEREMY YEARS DATED 07/15/2013
6. TOTAL PROPERTY AREA: .528+/- ACRES. PROPERTY ZONED AS LAKE RESIDENTIAL
7. 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.

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.



CONSTRUCTION SPECIFICATIONS

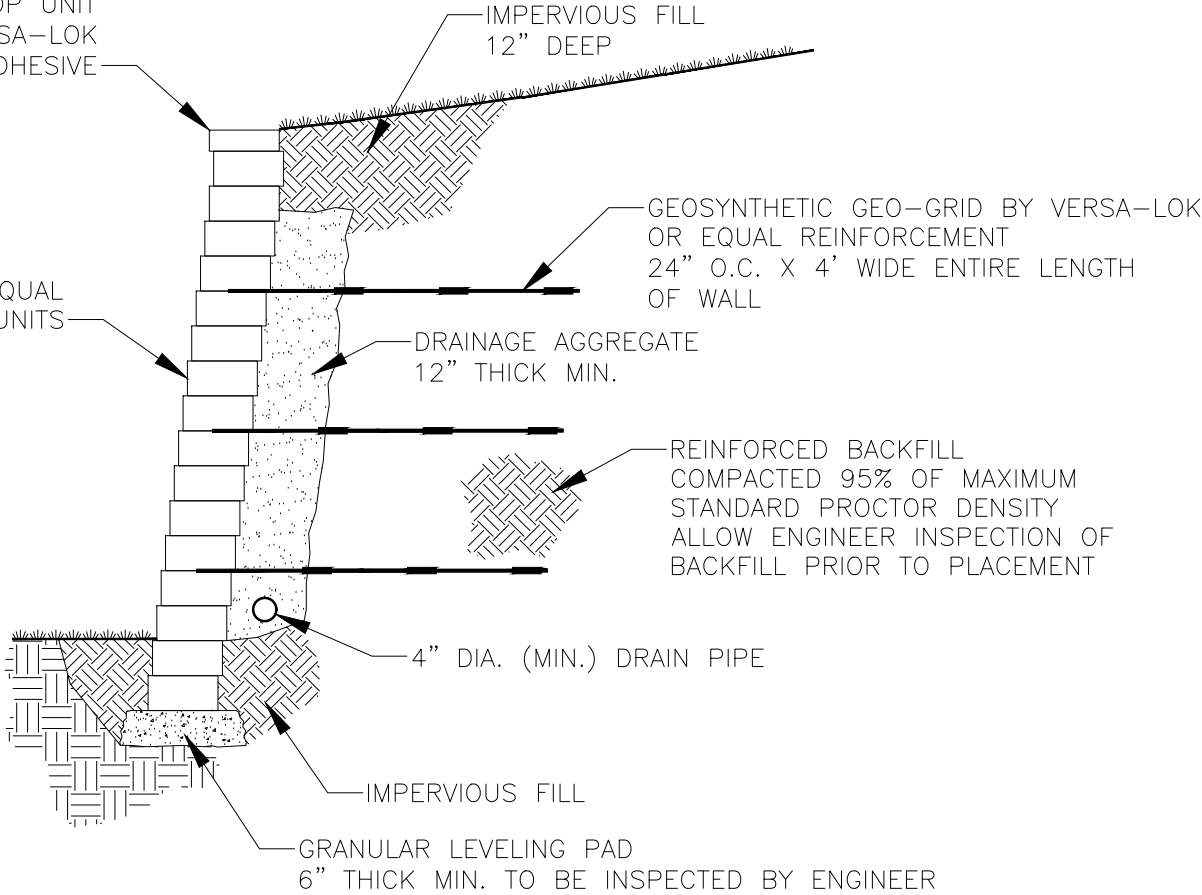
PERSPECTIVE VIEW

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIRONMENT, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

1 TYPICAL SILT FENCE DETAIL
NTS

VERSALOK STANDARD OR EQUAL
MODULAR CONCRETE UNITS

CAP UNIT
ADHERE TO TOP UNIT
W/VERSALOK
CONCRETE ADHESIVE



TYPICAL SECTION-REINFORCED RETAINING WALL
MODULAR CONCRETE UNIT
SCALE: NONE



DRAWN BY:	KRB
CHECKED BY:	BMARKS
SCALE:	NTS
JOB NO.:	17-001
DATE:	01/11/2017
TAX MAP#:	113.09-2-2

PREPARED FOR:
SCOTT & JOANNE KREHER
SHOWING LAND IN:
3792 WEST LAKE ROAD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO STATE OF NEW YORK

DETAILS			
REVISIONS AND APPROVALS			
NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY
1	02/16/2017	PER CANANDAIGUA PRC REVIEW	BAM

**MarksEngineering**
Design-It. Build-It.

42 BEEMAN ST
CANANDAIGUA, NY 14424
www.marksengineering.com

Phone 585-905-0360
Fax: 585-485-6205
bmarks@marksengineering.com

C500