

ADDRESS & TAX ID: 3844 WEST LAKE ROAD, CANANDAIGUA, NY 14424 (# 113.09-3-10.11) PER TOWN OF CANANDAIGUA ZONING CODE - RESIDENTIAL LAKE DISTRICT (RLD) - SECTION 220-21 AND PER CHAPTER 96 CANANDAIGUA LAKE UNIFORM DOCKING AND MOORING CODE

SITE DATA

TOTAL AREA= 1.830 ACRES -OR- 79,716.73 SF WEST SUB-LOT AREA = 75,137.20 SF EAST SUB-LOT AREA = 4,579.53 SF LINEAL FEET OF SHORELINE = 123.66 FT EXISTING FACILITY TYPE: TIER 1 MEAN HIGH WATER MARK: 689.4

B. EXISTING BUILDINGS/ACCESSORY STRUCTURES PRIMARY RESIDENCE AREA = 3,216.71 SF

ATTACHED GARAGE AREA = 839.74 SF DETACHED GARAGE AREA = 569.64 SF NON-CONFORMING SHED = 341.12 SF

PROPOSED ACCESSORY STRUCTURE (EAST SUB-LOT)

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D.	BUILDING COVERAGE (15% MAX)		EXISTING	PROPOSED
	TOTAL		6.2%	6.4%
	EAST SI	JB-LOT	0%	2.2%
	WEST S	SUB-LOT	6.6%	6.6%
E.	LOT COVERAGE (25% MAX)		EXISTING	PROPOSED
	TOTAL		18.8%	20.5%
	EAST SI	JB-LOT	10.7%	25%
	WEST S	SUB-LOT	19.3%	20.3%

F. SETBACKS

ACCESSORY BUILDINGS LAKE/REAR FRONT (ROAD)\* 60' MIN.

DRIVEWAY 4' (NOT EXCEEDING EXISTING SIDE NON-CONFORMITY)

F. DOCK DIMENSIONAL REQUIREMENTS MAXIMUM DOCK LENGTH AND STRUCTURE PROJECTIONS (PERPENDICULAR TO MHW) MAXIMUM DOCK AREA (2 DOCKS PERMITTED) 720 SF MINIMUM DOCK SEPARATION 31.31

FACILITY LINES

REFERS TO SCHEDULE I PRINCIPAL BUILDING 60' MINIMUM SETBACK REQUIREMENT FOR LOT SIZES LARGER THAN 20,000 SF

256 SF

253 SF

#### AREA VARIANCES REQUIRED:

- AREA VARIANCE TO CONSTRUCT AN ACCESSORY BUILDING WITH A FRONT SETBACK OF 6.1' WHEN 60' IS REQUIRED. APPLICANT IS REQUESTING A 53.9' AREA VARIANCE IN THE RLD ZONE
- AREA VARIANCE TO RE-CONSTRUCT A PREVIOUSLY EXISTING DRIVEWAY WITH ACCESS TO WEST LAKE ROAD WHEN ONLY ONE POINT OF ACCESS IS PERMITTED. APPLICANT IS REQUESTING AN AREA VARIANCE TO CONSTRUCT A SECOND POINT OF ACCESS IN THE RLD

LINE LEGEND

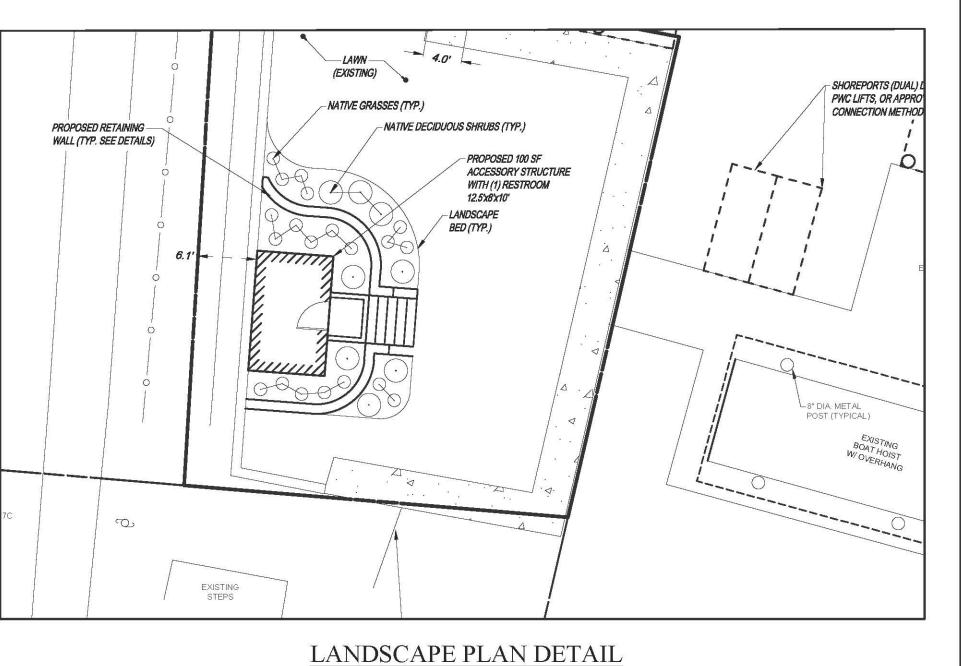
SECTION/PARCEL BOUNDARY PROPOSED RIGHT-OF-WAY PROPOSED LOT LINE PROPOSED GUTTER PROPOSED EASEMENT LINE MIN. BUILDING SETBACK CENTER LINE

EXIST. EASEMENT LINE EXIST. RIGHT-OF-WAY LINE EXIST. EDGE OF PAVEMENT ————————— MEAN HIGH WATER TIE LINE

\_ \_ \_ \_ \_ FACILITY LINE SETBACK LINE

APPROVALS

FACILITY LINE 10' SETBACK PROPOSED MEAN HIGH WATER MARK (689.41)

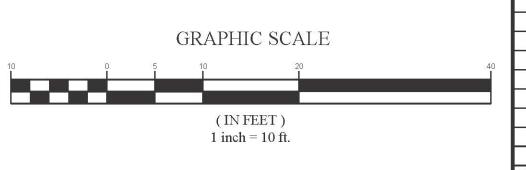


SCALE: 1'' = 10'

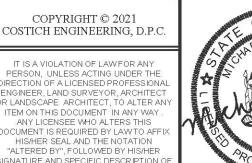
PROPOSED SHORELINE STONE STABILIZATION EXISTING & MANUFARMARAKAN MANUFA PROPOSED ~ MEAN HIGH WATER ELEV.= 689.4 STATIC WATER ELEV. = 687.88 ON 6/29/2020 --4.0' SHORELINE BUFFER EXISTING SUB-GRADE -SHORELINE BUFFER CROSS SECTION

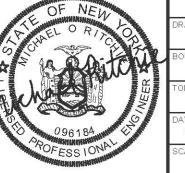


EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.



IGNATURE AND SPECIFIC DESCRIPTION THE ALTERATION, TO THE DOCUMEN NO. DATE





E.L.O. D.T.H. M.G. 03/10/2021 Costich

ENGINEERING

CIVIL

Engineering LAND SURVEYING LANDSCAPE

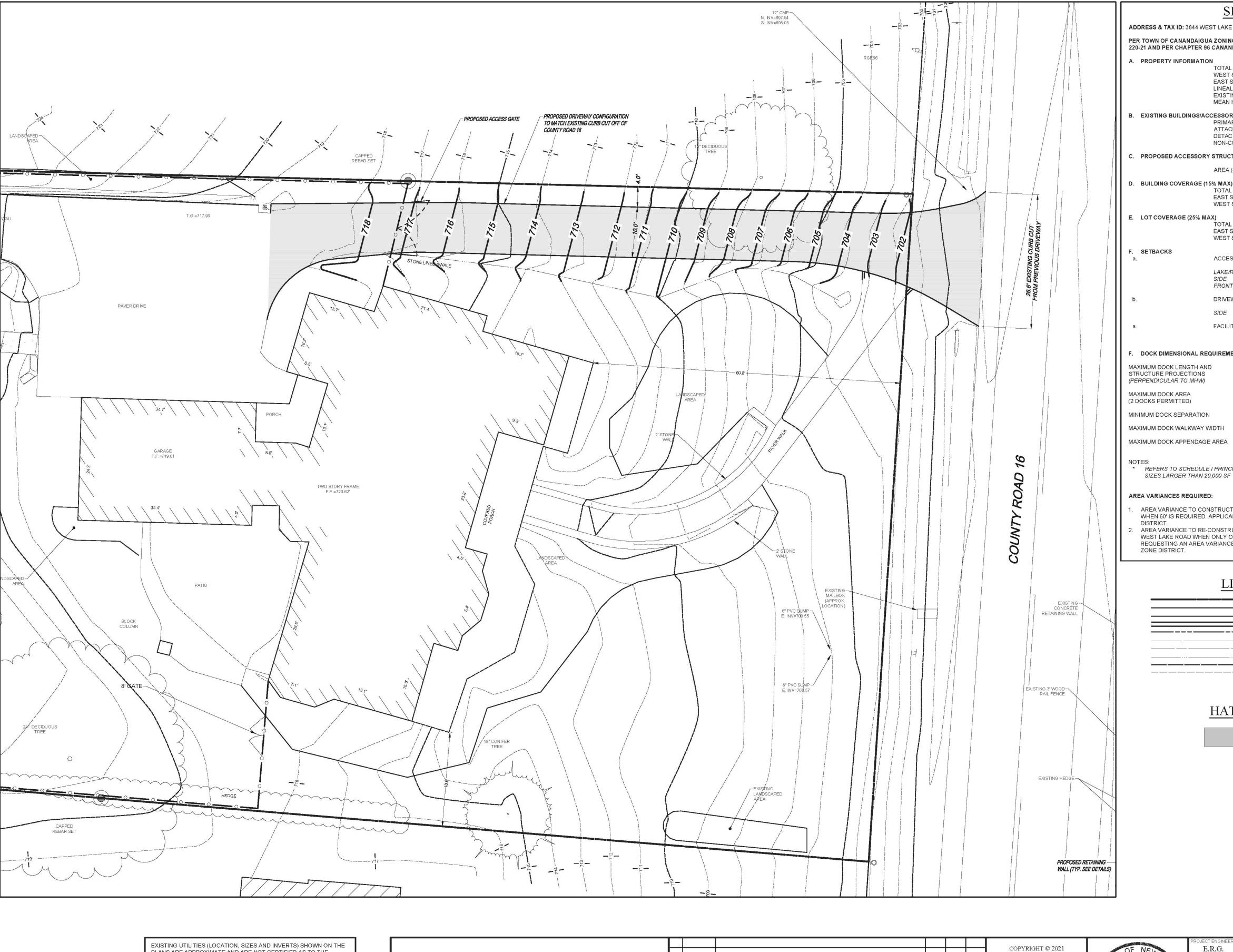
WATERFRONT SITE PLAN TAX PARCEL # 113.09-3-10.11
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO, STATE OF NEW YORK ARCHITECTURE

DAIGUA, LLC PO BOX 784

3844 WEST LAKE ROAD

FINAL SITE DEVELOPMENT PLANS

217 Lake Avenue Rochester, NY 14608 (585) 458-3020 PITTSFORD, NEW YORK 14534



### SITE DATA

ADDRESS & TAX ID: 3844 WEST LAKE ROAD, CANANDAIGUA, NY 14424 (# 113.09-3-10.11)

PER TOWN OF CANANDAIGUA ZONING CODE - RESIDENTIAL LAKE DISTRICT (RLD) - SECTION 220-21 AND PER CHAPTER 96 CANANDAIGUA LAKE UNIFORM DOCKING AND MOORING CODE

A. PROPERTY INFORMATION

TOTAL AREA= 1.830 ACRES -OR- 79,716.73 SF WEST SUB-LOT AREA = 75,137.20 SF EAST SUB-LOT AREA = 4,579.53 SF LINEAL FEET OF SHORELINE = 122 FT EXISTING FACILITY TYPE: TIER 1 MEAN HIGH WATER MARK: 689.40

B. EXISTING BUILDINGS/ACCESSORY STRUCTURES

PRIMARY RESIDENCE AREA = 3,216.71 SF ATTACHED GARAGE AREA = 839.74 SF DETACHED GARAGE AREA = 569.64 SF NON-CONFORMING SHED = 341.12 SF

C. PROPOSED ACCESSORY STRUCTURE (EAST SUB-LOT)

	AREA (SF)	100 SF MAX.	100 SF (10' HEIGH
D.	BUILDING COVERAGE (15% MAX)	EXISTING	PROPOSED
	TOTAL	6.2%	6.4%
	EAST SUB-LOT	0%	2.2%
	WEST SUB-LOT	6.6%	6.6%
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F. SETBACKS					
a.	ACCESSORY BUILI	ACCESSORY BUILDINGS			
		REQUIRED	PROPOSED		
	LAKE/REAR	25' MIN	27.75'		
	SIDE	12' MIN	12'		
	FRONT (ROAD)*	60' MIN.	6.1'		
b.	DRIVEWAY				
		REQUIRED	PROPOSED		
	SIDE	10' MIN	2'		
a.	FACILITY LINES				
		REQUIRED	PROPOSED		
		10' MIN	10!		

F. DOCK DIMENSIONAL REQUIREMENTS

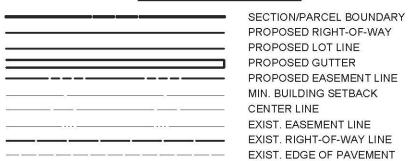
STRUCTURE PROJECTIONS (PERPENDICULAR TO MHW)	60'	52'
MAXIMUM DOCK AREA (2 DOCKS PERMITTED)	720 SF	718 SF
MINIMUM DOCK SEPARATION	10'	25.8'
MAXIMUM DOCK WALKWAY WIDTH	8'	6'
MAXIMUM DOCK APPENDAGE AREA	256 SF	246 SF

\* REFERS TO SCHEDULE I PRINCIPAL BUILDING 60' MINIMUM SETBACK REQUIREMENT FOR LOT

#### AREA VARIANCES REQUIRED:

- AREA VARIANCE TO CONSTRUCT AN ACCESSORY BUILDING WITH A FRONT SETBACK OF 6.1' WHEN 60' IS REQUIRED. APPLICANT IS REQUESTING A 53.9' AREA VARIANCE IN THE RLD ZONE
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### LINE LEGEND

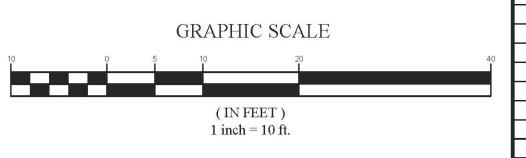


# HATCH LEGEND

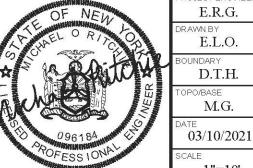
PROPOSED DRIVEWAY CONFIGURATION

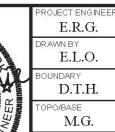
## **APPROVALS**

PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.



COSTICH ENGINEERING, D.P.C IT IS A VIOLATION OF LAWFOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAWTO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.







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**ENGINEERING** 

Engineering

• LAND SURVEYING LANDSCAPE ARCHITECTURE

217 Lake Avenue

(585) 458-3020

FINAL SITE DEVELOPMENT PLANS

DRIVEWAY SITE PLAN ATION OF PROJECT TAX PARCEL # 113.09-3-10.11

TOWN OF CANANDAIGUA

COUNTY OF ONTARIO, STATE OF NEW YORK

<sup>T</sup> 3844 WEST LAKE ROAD

DAIGUA, LLC PO BOX 784 PITTSFORD, NEW YORK 14534

CA120 SHEET 6 OF 11