

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT LINE
- STAKED SILT FENCE
- ROADWAY CENTERLINE
- OVERHEAD UTILITIES

COVERAGE CALCULATIONS

6200 SF HOUSE
47,817 SF EXISTING LAND PARCEL AREA TO MLW
6200/47,817 X 100 = 13.0% COVERAGE

CURRENT CONDITIONS

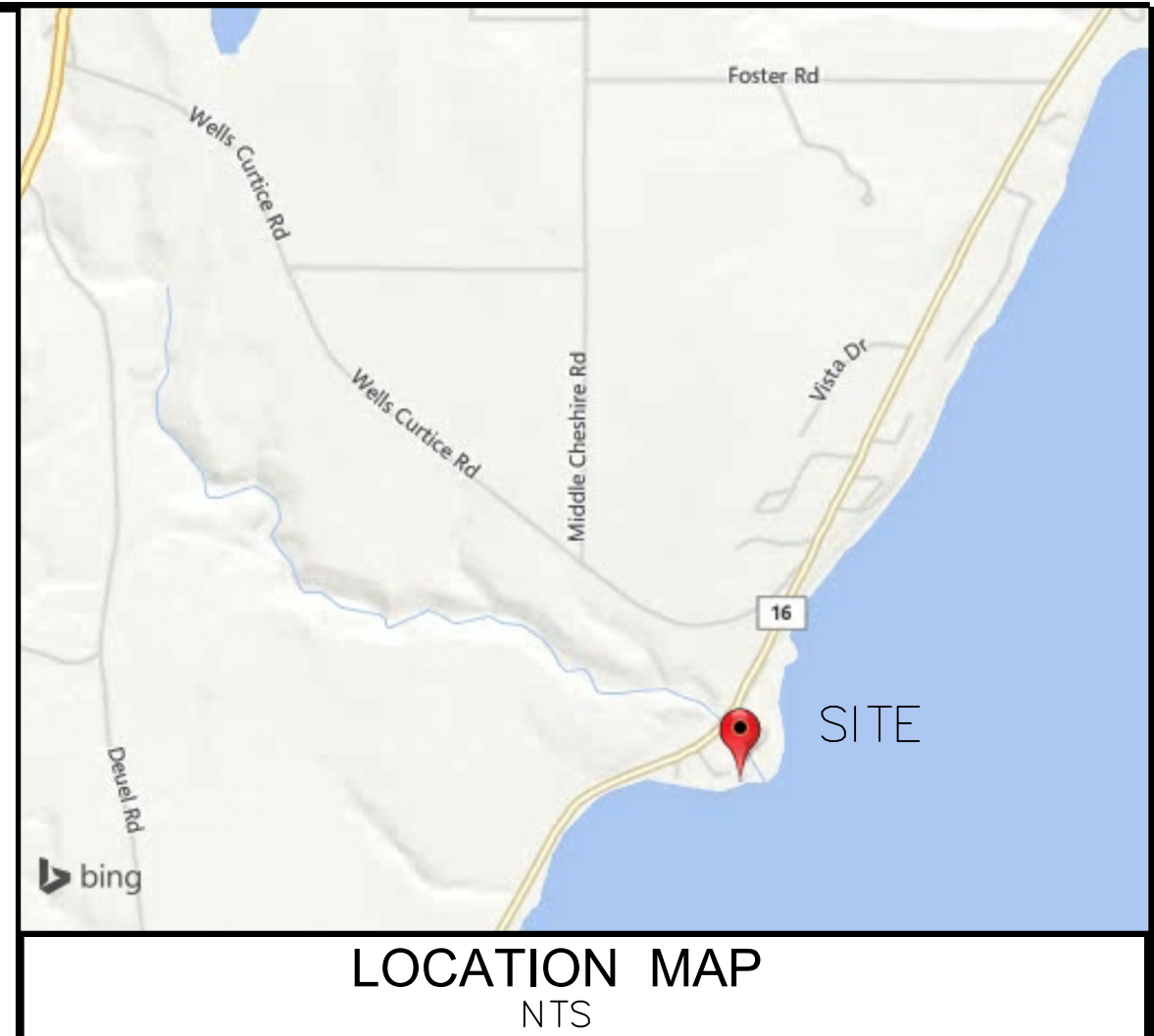
6,502 SF HOUSE, PORCH AND SMALL PATIOS
3,088 SF DRIVEWAY AREA (WITHIN SUBJECT PROPERTY)
885 SF LARGE PATIO
306 SF DOCKS
6,460 SF TENNIS COURT
17,241 SF

17,241/47,817 X 100 = 36.1% COVERAGE

PROPOSED CONDITONS

6,502 SF HOUSE, PORCH AND SMALL PATIOS
3,088 SF DRIVEWAY AREA (WITHIN SUBJECT PROPERTY)
885 SF LARGE PATIO
306 SF DOCKS
6,460 SF TENNIS COURT
667 SF ADDITION TO LARGE PATIO
17,908 SF

17,908/47,817 X 100 = 37.5% COVERAGE



SITE NOTES

- ADDRESS/TAX MAP & ZONING DESIGNATION
#4711 MENTETH DRIVE (TM #140.11-1-20): ZONE RLD
 - ZONING:
ZONE RLD
- FRONT SETBACK: 60',
- REAR (LAKE) SETBACK: 60'
- SIDE SETBACK: 12'
- MAX. HEIGHT: 25'
- % COVERAGE: 15% (BUILDING) 25% (SITE)
 - UTILITIES:
- ELECTRIC: NYSEG OVERHEAD
- GAS: NYSEG
- WATER: TOWN OF CANANDAIGUA
- SEWER: SEPTIC
 - FLOOD ZONE PER FEMA FIRM PANEL 3605980025C EFFECTIVE DATE MARCH 3, 1997, THIS PROJECT IS LOCATED IN TWO FLOOD ZONES:
- SHADED X ZONE PER FEMA FIRM PANEL THAT IS IDENTIFIED AS THE AREA OF THE 500 YEAR FLOOD (WEST OF THE 691.7' ELEVATION BASED ON AMSL NGVD 1929 DATUM) AND ALSO BEING THE AREA OF A 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
- ZONE AE - IDENTIFIED AS THE AREA DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN.
- ALL DISTANCES AND ELEVATIONS ARE MEASURED IN DECIMAL FEET. ELEVATIONS SHOWN ARE ON NAVD 88 DATUM.
- BASE MAPPING FOR THIS DRAWING WAS PROVIDED BY THE PROJECT SURVEYOR - DOUGLAS W. MAGDE, L.S. FROM AN INSTRUMENT SURVEY COMPLETED IN NOVEMBER, 2013 AND RECORD INFORMATION OBTAINED FROM THE NEW DRIVEWAY CONSTRUCTION.
- THE SURVEY PERFORMED WAS GPS BASED SO NO PHYSICAL SOURCE MONUMENTS ARE REFERENCED. HOWEVER, STATE PLANE COORDINATES ARE SHOWN ON ELEVATION BENCHMARK AT THE BRIDGE CROSSING MENTETH CREEK..

PERMANENT SOIL COVER

REPLACE DISTURBED TOPSOIL AREAS WITH IMPORTED SOD.

TENTATIVE CONSTRUCTION SCHEDULE/SEQUENCE

PROPOSED START DATE IS APPROXIMATELY APRIL 15, 2016.
CONSTRUCTION DURATION IS ESTIMATED TO BE TWO WEEKS (WEATHER PERMITTING) FROM START.
STAGING AREA FOR CONSTRUCTION EQUIPMENT IS TO BE LOCATED IN THE DRIVEWAY AREA ADJOINING THE GARAGE.
CONSTRUCTION SEQUENCE IS:

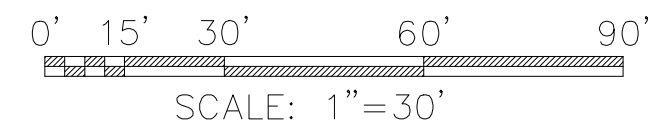
- 1) MOBILIZE EQUIPMENT IN STAGING AREA.
- 2) RECEIVE MATERIALS FOR CONSTRUCTION AND PLACE IN STAGING AREA.
- 3) PLACE EROSION CONTROLS (SILT FENCE) DOWNSLOPE OF WORK AREA.
- 3) REMOVE TOPSOIL AND EXTRANEIOUS MATERIALS IN AREAS WHERE PATIO EXPANSION IS TO BE LOCATED. PLACE IN DUMP TRUCK AND HAUL AWAY.
- 4) CONSTRUCT IMPROVEMENTS.
- 5) SOD DISTURBED AREAS.
- 6) CLEAN SITE AND DEMOBILIZE EQUIPMENT AND MATERIALS.

GENERAL & UTILITY NOTES

1. SAFE AND CONTINUOUS TRAFFIC AND INGRESS AND EGRESS FOR ADJACENT OWNER DRIVEWAYS, SERVICE AND PUBLIC ROADS SHALL BE MAINTAINED THROUGH THE PERIOD OF CONSTRUCTION.
2. ALL CONSTRUCTION RELATED TO THIS PROJECT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3. THE CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS BEFORE BEGINNING ANY CONSTRUCTION.
4. THE CONTRACTOR IS REQUIRED TO NOTIFY CENTRAL STAKEOUT, TELEPHONE NO. 1-800-962-7962 (811) FOR FIELD STAKEOUT OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION.
5. THE ACCURACY OF EXISTING UTILITIES ARE NOT GUARANTEED. EXISTING UTILITIES SHOWN ON THE PLANS ARE A RESULT OF THE BEST INFORMATION THAT COULD BE OBTAINED FROM FIELD SURVEYS AND RECORD MAPS AND ARE FOR GENERAL INFORMATION ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL PERTINENT UTILITIES BY FIELD INVESTIGATION. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY MEASURES TO PRESERVE AND PROTECT EXISTING UTILITIES.
6. ALL ELECTRICAL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL NEC AND UL ELECTRICAL CODES
7. THE CONTRACTOR SHALL COMPLY WITH THE NEW YORY STATE INDUSTRIAL CODE, RULE 23, SUBPART 23-4 "EXCAVATION OPERATIONS" AND ALL APPLICABLE O.S.H.A. REQUIREMENTS SO AS TO PROVIDE SAFE EXCAVATION PROCEDURES.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TEMPORARILY SUPPORT AND MAINTAIN OTHER UTILITIES AS REQUIRED.
9. SURPLUS TOPSOIL RESULTING FROM THE EXCAVATION OF THE NEW PATIO AREA SHALL BE IMMEDIATELY HAULED AWAY TO A SITE OR FACILITY PERMITTED TO ACCEPT THIS MATERIAL.

APPROVALS

TOWN PLANNING BOARD CHAIRPERSON _____ DATE _____
TOWN ENGINEER _____ DATE _____



REVISIONS		
DATE	BY	DESCRIPTION
1/21/16	SH	TOWN INTAKE REVIEW

FINAL SITE PLAN - PATIO ADDITION					
4711 NORTH MENTETH DRIVE					
TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE					
PROFESSIONAL ENGINEERING GROUP			CLIENT: SCHOTTLAND CHOSEN SPOT 4711 N. MENTETH DRIVE CANANDAIGUA, NY 14424 PHONE (585) 396-0490		
			TAX ACCOUNT NUMBERS: SEE SITE NOTES		
7171 VICTOR - PITTSFORD ROAD VICTOR, NEW YORK 14564 TEL: (585) 924-1860 EMAIL: PROENGINEER1@PRODIGY.NET			DATE: DEC 2015	ENGINEER: S.A.H	DRAWN BY: S.A.H
			SCALE: 1" = 30'	SHEET NO.: 1 OF 1	DRAWING NO.: 15333SPC

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW, ARTICLE 145, SECTION 7209, AND APPLIES TO THIS DRAWING: "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION 'ALTERED BY', FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

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