

1) GENERAL NOTES:

- 1. APPLICABILITY** - THE NOTES AND INFORMATION PROVIDED ON THIS SHEET ARE APPLICABLE TO ALL "C" SERIES DRAWINGS. THE "C" SERIES DRAWINGS COVER SITE RELATED IMPROVEMENTS OUTSIDE THE BUILDING ENVELOPE. THE BUILDING ENVELOPE INCLUDES ALL AREA WITHIN 5' OUTSIDE OF THE BUILDING'S EXTERIOR WALL.
- 2. MAPPING** - THE EXISTING UNDERGROUND UTILITIES WERE PLOTTED BASED ON RECORD MAPPING SUPPLIED BY OTHERS. THE ENGINEER MAKES NO WARRANTY AS TO THE LOCATION, SIZE, TYPE, ELEVATION, AND/OR NUMBER OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE VICINITY OF THE NEW INFRASTRUCTURE.
- 3. STAKEOUT** - THE CONTRACTOR SHALL NOTIFY DIG SAFELY NEW YORK (1-800-962-7962) FOR A UTILITY STAKEOUT 48 HOURS IN ADVANCE OF COMMENCING WORK. STAKEOUT OF PRIVATE UTILITIES SHALL BE COORDINATED WITH THE OWNER.
- 4. PROPERTY PROTECTION** - THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING PAVEMENT, CURBS, WALKS, LAWNS, TREES, ETC. CAUSED BY THEIR CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO ADDITIONAL EXPENSE.
- 5. ACCESS** - THE CONTRACTOR SHALL PROVIDE SATISFACTORY VEHICULAR ACCESS TO ALL ADJOINING PROPERTIES, PRIVATE ROADWAYS, PARKING FACILITIES, AND PUBLIC STREETS DURING CONSTRUCTION.
- 6. SITE SAFETY** - PRIOR TO AND THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL POST SIGNAGE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA). JOB SAFETY AND MAINTENANCE AND PROTECTION OF TRAFFIC IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 7. EXCAVATIONS** - ALL EXCAVATIONS SHALL BE BACKFILLED/BARRICADED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONCLUSION OF EACH WORKING DAY.
- 8. MAINTENANCE** - PUBLIC STREETS, PRIVATE DRIVES AND PARKING FACILITIES SHALL BE KEPT FREE OF FOREIGN MATERIALS. ALL AREAS SHALL BE SWEEP CLEAN AT THE END OF EACH WORKING DAY AND/OR AS DIRECTED BY THE OWNER'S ON-SITE REPRESENTATIVE.
- 9. CONSTRUCTION STORAGE** - STORAGE OF EQUIPMENT AND MATERIALS SHALL BE WITHIN A SPECIFIED AND SECURED AREA AS DETERMINED IN CONTRACT DOCUMENTS OR AS SPECIFIED BY THE OWNER'S ON-SITE REPRESENTATIVE.
- 10. PERMITS(S)** - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE APPLICABLE MUNICIPALITY OR AGENCY. THE CONTRACTOR IS RESPONSIBLE FOR ALL BONDS AND INSURANCES AND THE OWNER IS RESPONSIBLE FOR PERMIT FEES UNLESS OTHERWISE STATED IN THE OWNER/ CONTRACTOR AGREEMENT.
- 11. STAKEOUT** - THE CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR USING CONTROL PROVIDED ON THE "LAYOUT PLAN". THE BUILDING FOOTPRINT(S), DATED 08/16/12, WERE PROVIDED BY ARCHITECTURAL INNOVATIONS. DISCREPANCIES WITH BUILDING(S), CONTROL POINTS, AND/OR THE DIMENSIONS SHALL BE REPORTED TO THE DESIGN ENGINEER (PRIOR TO THE INSTALLATION OF IMPROVEMENTS) FOR COORDINATION AND CLARIFICATION.
- 12. STAGING** - AS DEFINED BY THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL CONSTRUCT A SECURE STAGING AREA FOR STORAGE OF EQUIPMENT, MATERIALS, EMPLOYEE PARKING AND OFFICE SPACE. IF THE AREAMETHOD IS NOT SPECIFICALLY DEFINED ON THE DOCUMENTS THEN IT SHALL BE COORDINATED WITH THE OWNER'S ON-SITE REPRESENTATIVE.
- 13. CLOSE-OUT** - THE CONTRACTOR'S WORK SCOPE INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING AT PROJECT CLOSE-OUT TO THE SATISFACTION OF OWNER'S ON-SITE REPRESENTATIVE:
 - REMOVAL OF ANY CONSTRUCTION DEBRIS.
 - CLEANING PAVEMENT AND WALKWAY SURFACES.
 - RESTORATION OF ALL DISTURBED GRASS AND LANDSCAPED AREAS.
 - PROVIDING BONDS, GUARANTEES, CERTIFICATIONS, ETC. AS REQUIRED BY CONTRACT DOCUMENTS.
 - PROVIDING A RECORD DRAWING.
 - COMPLETION OF FINAL PUNCH LIST ITEMS.

2) EROSION CONTROL NOTES:

- 1. INSPECTION** - EROSION CONTROL (EC) MEASURES INSTALLED AND MAINTAINED BY THE SITE WORK CONTRACTOR ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE: MUNICIPALITY, DESIGN ENGINEER, AND OWNER'S REPRESENTATIVE. IMMEDIATE ACTION BY THE CONTRACTOR SHALL BE TAKEN IF ADDITIONAL OR CORRECTIVE MEASURES ARE REQUIRED BY ANY ONE OF THESE CITED REVIEWERS.
- 2. PRE-CONSTRUCTION** - THE APPROPRIATE EROSION CONTROL MEASURES AS DEFINED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- 3. TOPSOIL** - UPON COMPLETION OF THE STOCKPILE STRIPPING OPERATION, STOCKPILES SHALL BE STABILIZED IN ACCORDANCE TO NYSDC REGULATIONS.
- 4. SLOPES** - UPON COMPLETION OF GRADING, SLOPES WITH A GRADIENT OF ONE FOOT VERTICAL TO THREE FEET HORIZONTAL (1 ON 3) OR LESS SHALL BE: TOPSOILED, SEEDED, FERTILIZED AND STRAW MULCHED. ANY SLOPE GREATER THAN 1 ON 3 SHALL BE STABILIZED WITH JUTE MESH IMMEDIATELY UPON COMPLETION OF GRADING.
- 5. OPERATION & MAINTENANCE** - THROUGHOUT THE PERIOD OF CONSTRUCTION AND PRIOR TO ESTABLISHING FINAL GROUND COVER THE SITE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE TEMPORARY EROSION CONTROL MEASURES.
- 6. WORK STOPPAGE** - ALL DISTURBED AREAS NOT TO BE WORKED WITHIN 14 DAYS MUST BE SEEDED WITHIN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

3) RESTORATION AND LANDSCAPING NOTES:

- 1. TOPSOIL** - PLACE A MINIMUM OF 6 INCHES (REQUIRED) OF TOPSOIL ON ALL DISTURBED SURFACES. FINE GRADE TO ESTABLISH THE DESIGN ELEVATIONS AND DRAINAGE PATTERNS. OBTAIN OWNER'S REPRESENTATIVE APPROVAL PRIOR TO SEEDING.
- 3. SEED** - LAWN AREAS SHALL BE HYDROSEEDING WITH AN APPROVED: SEED MIXTURE, MULCH, AND FERTILIZER. THE APPLICATION RATE SHALL BE DETERMINED BY CONTRACTOR TO ESTABLISH A "STAND" OF GRASS.
- 4. LANDSCAPING** - ALL PLANTINGS OF SHRUBS AND TREES SHALL BE SELECTED BY THE OWNER.

A) PROJECT STATISTICS

1.1 GENERAL:

- A. PROPERTY OWNER** - JOHN & JOANNE SMITH
B. PROPERTY ADDRESS - 4519 DAVIDSON LANDING
TOWN OF CANANDAIGUA
ONTARIO COUNTY, NEW YORK

- C. TAX ACCOUNT** - 126.20-1-15.200

- D. LOT SIZE** - 0.782 ACRES (TO TIE LINE)
0.86 ACRES (TO HIGH WATER LINE)

- E. IMPERVIOUS AREA** - EXISTING = 9,236 SF
PROPOSED = 9,560 SF
INCREASED AREA = 324 SF

1.2 ZONING REGULATIONS:

- A. ZONING DISTRICT** - RLD - RESIDENTIAL LAKE DISTRICT

B. CODE REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED
LOT SIZE	20,000 SF	38,929 S.F. (TO MHW MARK)	
LOT WIDTH	125 FT	246 FT	
FRONT SETBACK	60 FT		30.5 FT*
REAR SETBACK	60 FT		24.5 FT ± (EXISTING)
SIDE SETBACK	12 FT		12 FT
BUILDING COVERAGE	15 %	8.7%	11.1 %
LOT COVERAGE	25%	23.7%	24.6 %
BUILDING HEIGHT	16 FT MAX		18.6'
GARAGE SIZE (220-9.8.7.b.2)	1,340 SF		890 SF
BUILDING LOCATION	REAR		FRONT*

- *VARIANCES REQUIRED:
1. 30.5' FRONT SETBACK TO GARAGE (60' REQUIRED)
2. ACCESSORY STRUCTURE IN FRONT YARD
3. MAX. BUILDING HEIGHT - 19.9'

NOTE: ALL UNDEVELOPED LANDS ON THE PARCEL HAVE A SLOPE GREATER THAN OR EQUAL TO 15% ACCORDING TO THE NATURAL RESOURCES INVENTORY MAP PROVIDED BY THE TOWN OF CANANDAIGUA.

BUILDING HEIGHT CALCULATIONS:	
SOUTH FACE	EAST FACE
SE CORNER= 722.5	SE CORNER= 722.0
SW CORNER= 722.0	NE CORNER= 722.0
PEAK ELEVATION= 743.0	PEAK ELEVATION= 743.0
AVERAGE HEIGHT= 20.8	AVERAGE HEIGHT= 21.0
WEST FACE	NORTH FACE
NW CORNER= 728.0	NW CORNER= 728.0
SW CORNER= 722.0	NE CORNER= 729.0
PEAK ELEVATION= 743.0	PEAK ELEVATION= 743.0
AVERAGE HEIGHT= 18.0	AVERAGE HEIGHT= 14.5
OVERALL AVERAGE BUILDING HEIGHT = 18.6 (SUM OF 4 AVERAGE FACE HEIGHTS / 4)	
> 16' (VARIANCE REQUIRED)	

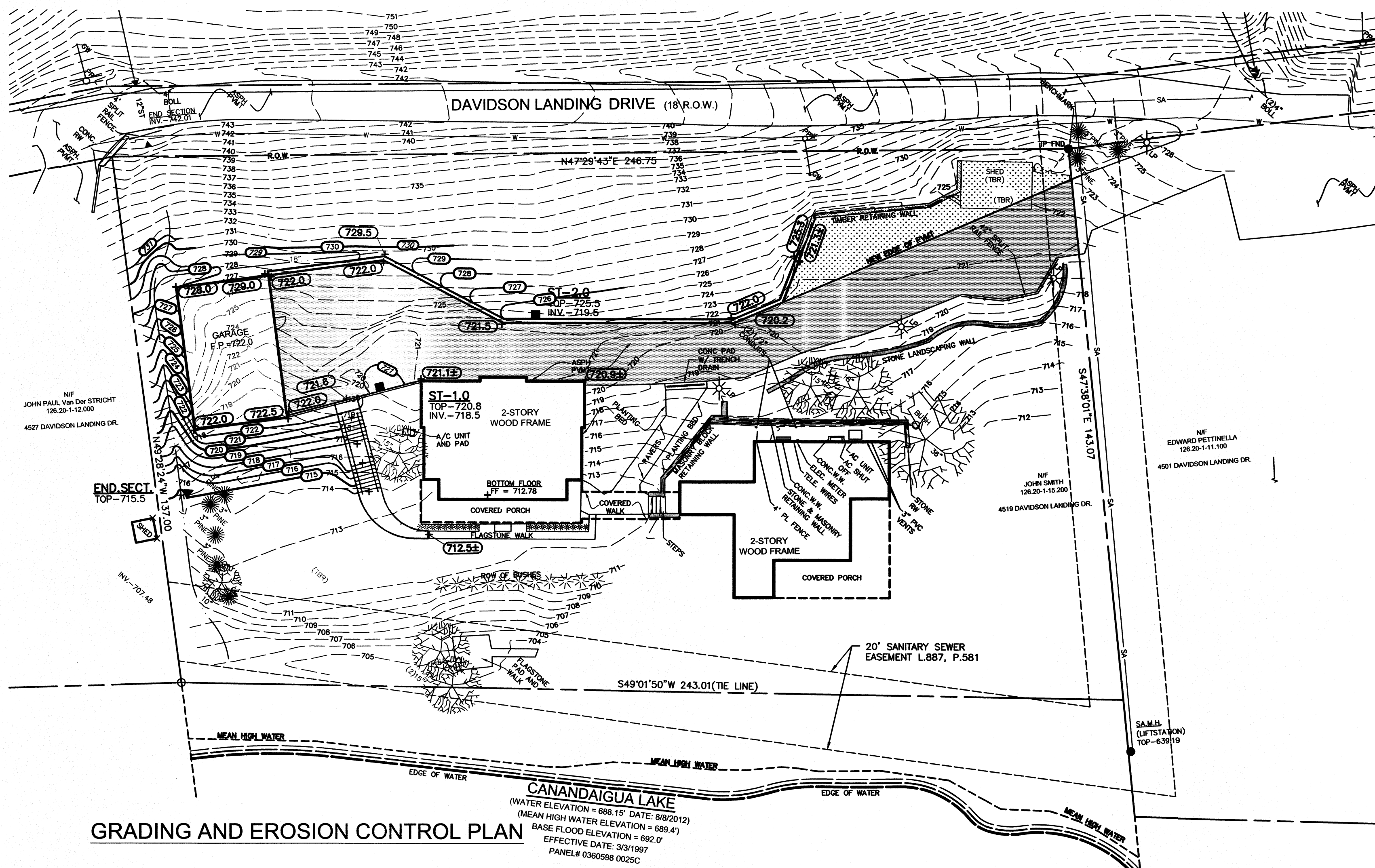
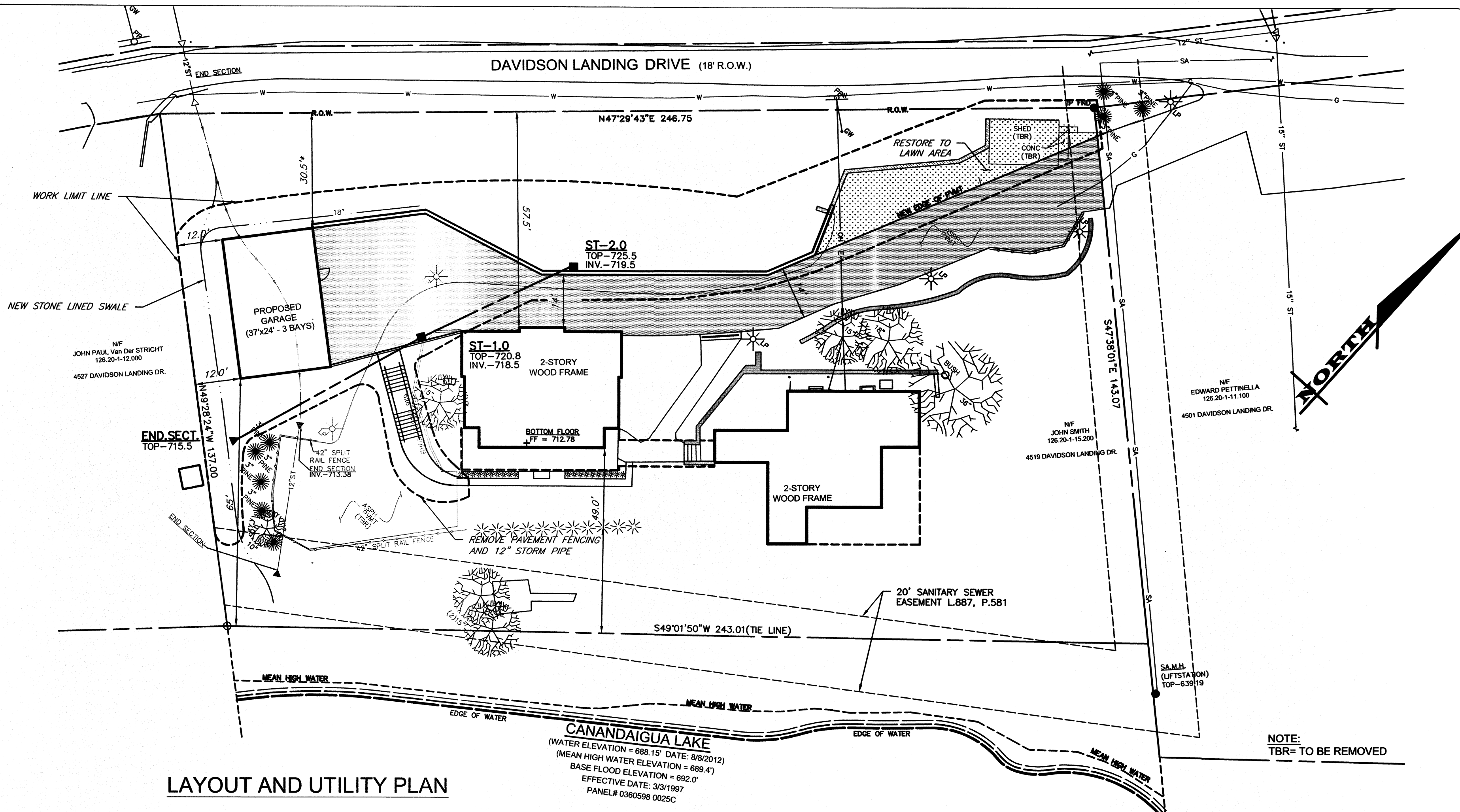
LOT COVERAGE CALCULATIONS:	
EXISTING	
BUILDING: 3,655 sf	
ASPHALT: 4,861 sf	
CONCRETE: 698 sf	
TOTAL: 9,213 sf	
LOT AREA: 38,929 sf	
LOT COVERAGE: 23.7 %	
PROPOSED	
BUILDING: 4,320 sf	
ASPHALT: 4,202 sf	
CONCRETE: 1,038 sf	
TOTAL: 9,560 sf	
LOT AREA: 38,929 sf	
LOT COVERAGE: 24.6 %	< 25% (NO VARIANCE REQUIRED)

APPROVED BY:

PLANNING BOARD CHAIRMAN
DATE:

APPROVED BY:

HIGHWAY AND WATER SUPERINTENDENT
DATE:



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NEW GARAGE SITE PLANS
FOR
MR. & MRS. JOHN SMITH
4519 DAVIDSON LANDING DRIVE

STATE OF NEW YORK

COUNTY OF ONTARIO

TOWN OF CANANDAIGUA

JOB NO: 0437-13
SCALE: 1" = 20'
DRAWN: MPT
DESIGNED: RPB
DATE: 01/17/2016

REVISIONS		
DATE	BY	REVISION
04/05/17	PG	UPDATED PROJECT STATISTICS
04/24/17	PG	REVISED LAYOUT

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ROBERT P. BRINGLEY

DRAWING TITLE:
SITE PLAN AND NOTES

1 of 1
SHEET No:

0437-13
JOB No:

C1.0

DRAWING No: