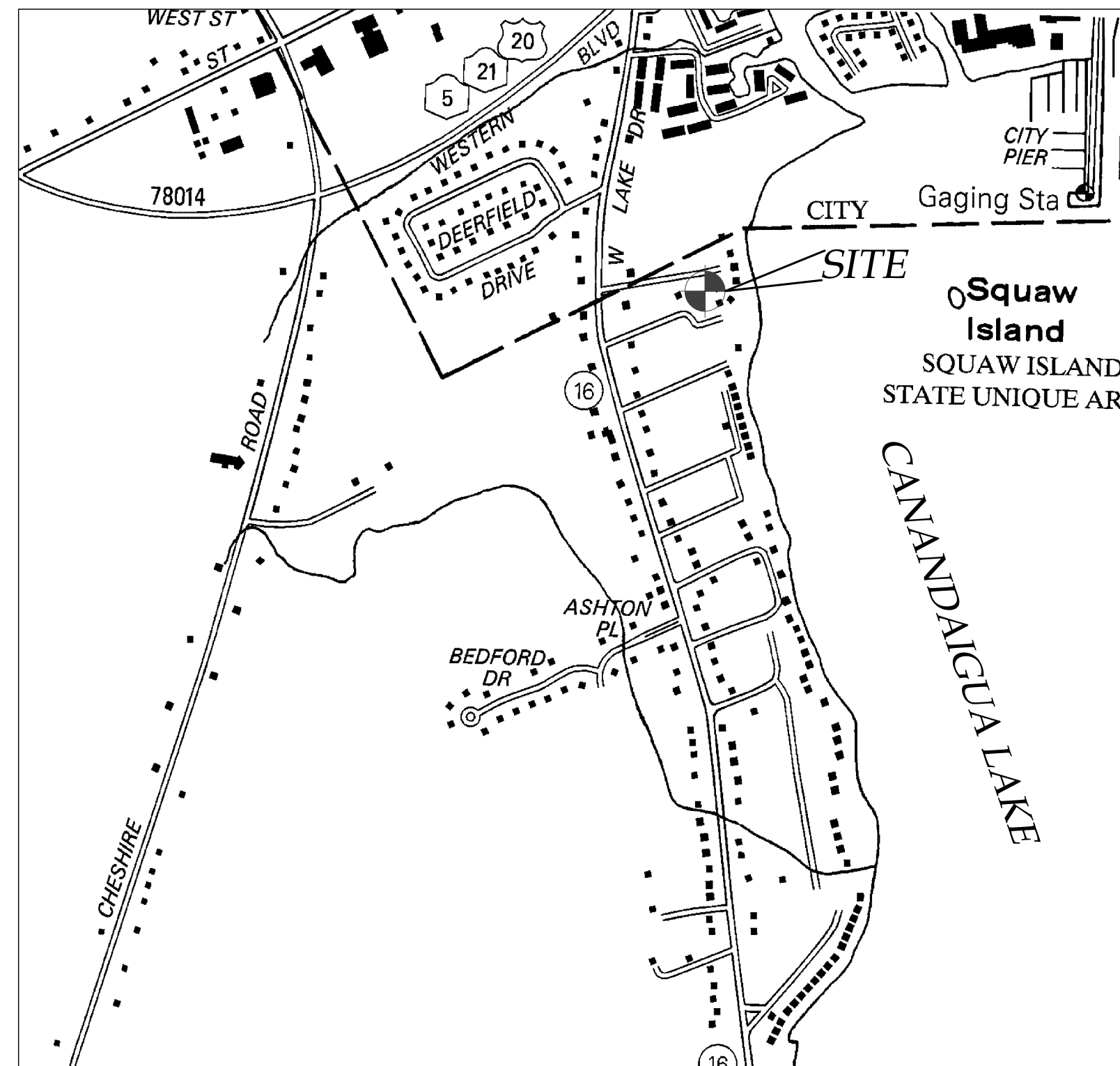


NEW RESIDENCE SITE PLAN PREPARED FOR:
LORETTA RICHENBERG

4971 ISLAND VIEW DRIVE
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK
DECEMBER 13, 2019

REVISED 12/19/19



INDEX-
COVER
EX100 - EXISTING CONDITIONS
C100 - NEW RESIDENCE SITE PLAN
C500 - GENERAL DETAILS

PREPARED FOR:

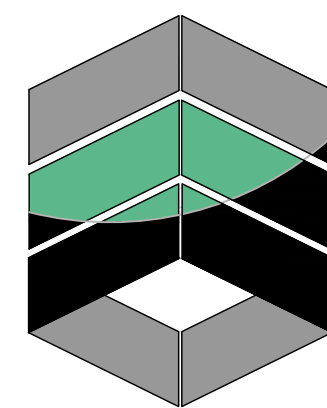
LORETTA RICHENBERG

PROPERTY OWNER:

LORETTA RICHENBERG
3657 SUMMIT VIEW DRIVE
CANANDAIGUA, NEW YORK 14424



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MarksEngineering

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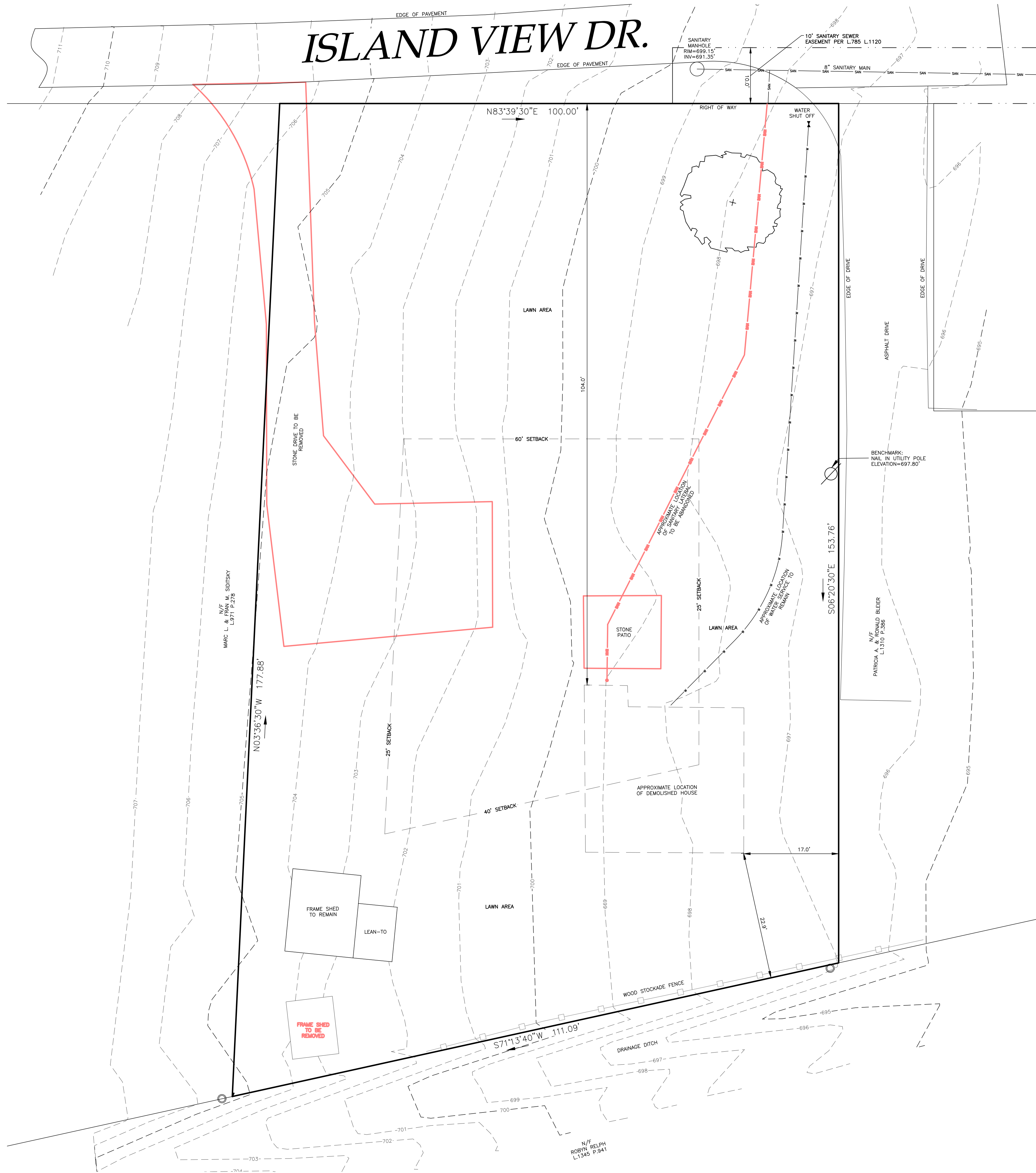
BRENNAN MARKS, P.E.
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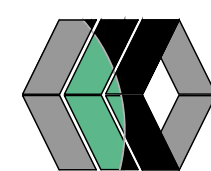
1. MAP NOS.: 23167, 4099, 12553
2. MAPS: INSTRUMENT SURVEY MAP OF 4971 ISLAND VIEW DRIVE BY ZERKEL LAND SURVEYORS, DATED OCTOBER 17, 2007
3. DEEDS: L.1315 P.977
4. VERTICAL DATUM: NAVD 88 GEOID 12B
5. HORIZONTAL DATUM: NAD83 NEW YORK CENTRAL

Iron pipe or pipe found		EXISTING		PROPOSED		
		OK	elec	E/T		
	Branch					Utility Lines
	Utility pole					R.O.W. Line
	Hydrant					Property line
	Light pole					Easement line
PERF TEST						Centerline
DEEP POLE						Drainage
						Fence Line
						Contour Line

ABBREVIATIONS: EX-EXISTING CPP-CORRUGATED POLYETHYLENE PIPE O.C.-ON CENTER S.S.-SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE UG-UNDERGROUND CONC-CONCRETE	CO-CLEAN OUT TP-TYPICAL R-RADIUS BC-BOTTOM OF CURB TC-TOP OF CURB TW-TOP OF WALL BT-BOTTOM OF WALL BS-BOTTOM OF STAIRS	PERF-PERFORMED MIN-MINIMUM MIN-MANHOLE INV-INVERT CB-CATCH BASIN MIN-MANHOLE DI-DRAINAGE INLET
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[illegible]

NEW RESIDENCE SITE PLAN
LORETTA RICHENBERG
SHOWING LAND IN:
4971 ISLAND VIEW DRIVE
TOWN OF CANANDAIGUA

COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE: EXISTING CONDITIONS	
DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	1"=10'
JOB NO.:	19-237
DATE:	12/13/2019
TAX MAP#:	98.05-3-7.00

EX100

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CONSTRUCTION SEQUENCE:

1. INSTALL TEMPORARY EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO: SILT FENCE, STABILIZED ENTRANCES, ETC.
2. THE CONTRACTOR SHALL SELECTIVELY REMOVE VEGETATION AND ROOTS AS REQUIRED.
3. PLACE SILT FENCE FOR STOCKPILE AREA
4. STRIP TOPSOIL.
5. CONSTRUCT BUILDING AND INSTALL UTILITIES
6. MAINTAIN EROSION CONTROL PRACTICES AS NECESSARY. IF ADDITIONAL MEASURE ARE REQUIRED THESE SHALL BE PROVIDED AT THE EXPENSE OF THE OWNER OR CONTRACTOR.
7. IN THE EVENT THERE IS A SEDIMENT DISCHARGE OR FAILURE THE CONTRACTOR OR OWNER SHALL BE RESPONSIBLE FOR RESTORATION.
8. FINAL GRADE SEED AND MULCH DISTURBED AREAS AS SOON AS POSSIBLE.
9. REMOVE TEMPORARY EROSION CONTROLS AFTER AREAS ARE STABILIZED WITH VEGETATION, STONE OR ASPHALT.

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. 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.
5. ALL NEW OUTDOOR LIGHTING ON SHALL HAVE APPROPRIATE SHIELDS AND CUT-OFF TO LIMIT ILLUMINATION OF OTHER PROPERTIES. ALL LIGHTS SHALL BE DARK SKY COMPLIANT.

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.

PHOSPHOROUS NOTES:

1. NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.
2. IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYS DEC.

VARIANCE REQUIRED:

1. SETBACK DISTANCE OF 27.29 FEET FROM THE FRONT SETBACK WHEN 60 FEET IS REQUIRED.

UTILITY NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SERVICE AND COORDINATE ALL WORK W/ UTILITY PROVIDERS.
2. RELOCATE WATER AND SANITARY PIPING AS REQUIRED.
2. ELEC SERVICE AND COMMUNICATION SHALL MEET CURRENT NATIONAL ELECTRIC CODE.

GRADING NOTES:

1. CUT AND FILL SLOPES SHALL NOT EXCEED 3 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.

LANDSCAPE AREAS NOTES:

1. PLANT W/ LOW NATIVE SHRUBS LIKE CREEPING JUNIPER, BAYBERRY AND PERENIAL FLOWERING PLANTS LIKE IRIS, DARTLILIES AND TULIPS.
2. APPLY LANDSCAPE FABRIC AND MAINTAIN 4" OF HARDWOOD MULCH.
3. PROVIDE RANDOM LARGE ROUND STONE COBBLES THROUGH LANDSCAPED AREA.

LOT COVERAGE:

TOTAL LOT AREA TO RIGHT OF WAY - 17,224 SQ. FT.

EXISTING:

SHEDS - 336 SQ. FT.

DRIVEWAY & PATIO - 1,964 SQ. FT.

TOTAL - 2,300 SQ. FT.

PROPOSED:

PROPOSED TOTAL IMPERVIOUS AREA - 3,923 SQ. FT.

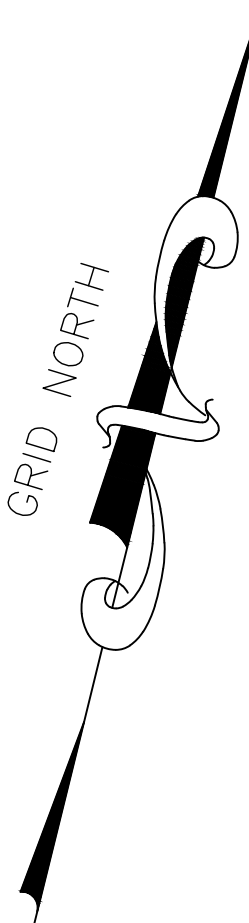
BUILDING - 3,189 SQ. FT.

SHED - 250 SQ. FT.

DRIVEWAY - 734 SQ. FT.

TOTAL - 4,173 SQ. FT.

TOTAL PROPOSED LOT COVERAGE - 24.2%



BULK TABLE		
ZONING/USE - PRINCIPAL	PROPOSED SINGLE FAMILY RESIDENCE	REQUIRED R-1-20 RESIDENTIAL
ZONING/USE - ACCESSORY	N/A	N/A
FRONT SETBACK	27.29'	60'
SIDE SETBACK	25.00'	25'
REAR SETBACK	40.00'	40'
BUILDING HEIGHT	30'	35'
MAX. BUILDING COVERAGE	19.9%	20%

WATER SUPERINTENDENT _____ DATE _____

LEGEND

○ Iron pin or pipe found

⊙ Benchmark

⊕ Utility pole

● Hydrant

● Light pole

PERC TEST

● DEEP POLE

EXISTING

— ex —

PROPOSED

— E/T —

— elec —

— 99 —

Utility Lines

R.O.W. line

Property line

Easement line

Centerline

Drainage

Fence Line

Contour Line

ABBREVIATIONS:

EX-EXISTING

CPP-CORRUGATED POLYETHYLENE PIPE

O.C.-ON CENTER

SCPP-SMOOTH INTERIOR CORRUGATED

POLYETHYLENE PIPE

UG-UNDERGROUND

CONC-CONCRETE

CD - CLEAN OUT

TYP-TYPICAL

R-RADIUS

BC-BOTTOM OF CURB

TC-TOP OF CURB

TW-TOP OF WALL

BW-BOTTOM OF WALL

BS-BOTTOM OF STAIRS

PERF-PERFORATED

MIN-MINIMUM

MAX-MAXIMUM

INV-INVERT

CB-CATCH BASIN

MH-MANHOLE

DI-DRAINAGE INLET



1 SITE PLAN
1"=10'

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MarksEngineering

STATE OF NEW YORK

SEAL OF THE STATE OF NEW YORK

PROFESSIONAL ENGINEER

123162

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REVISIONS AND APPROVALS		
NO	DATE	DESCRIPTION OF REVISION OR APPROVAL
1	12/19/19	TOWN OF CANANDAIGUA

NEW RESIDENCE SITE PLAN

LORETTA RICHENBERG

SHOWING LAND IN:

4971 ISLAND VIEW DRIVE

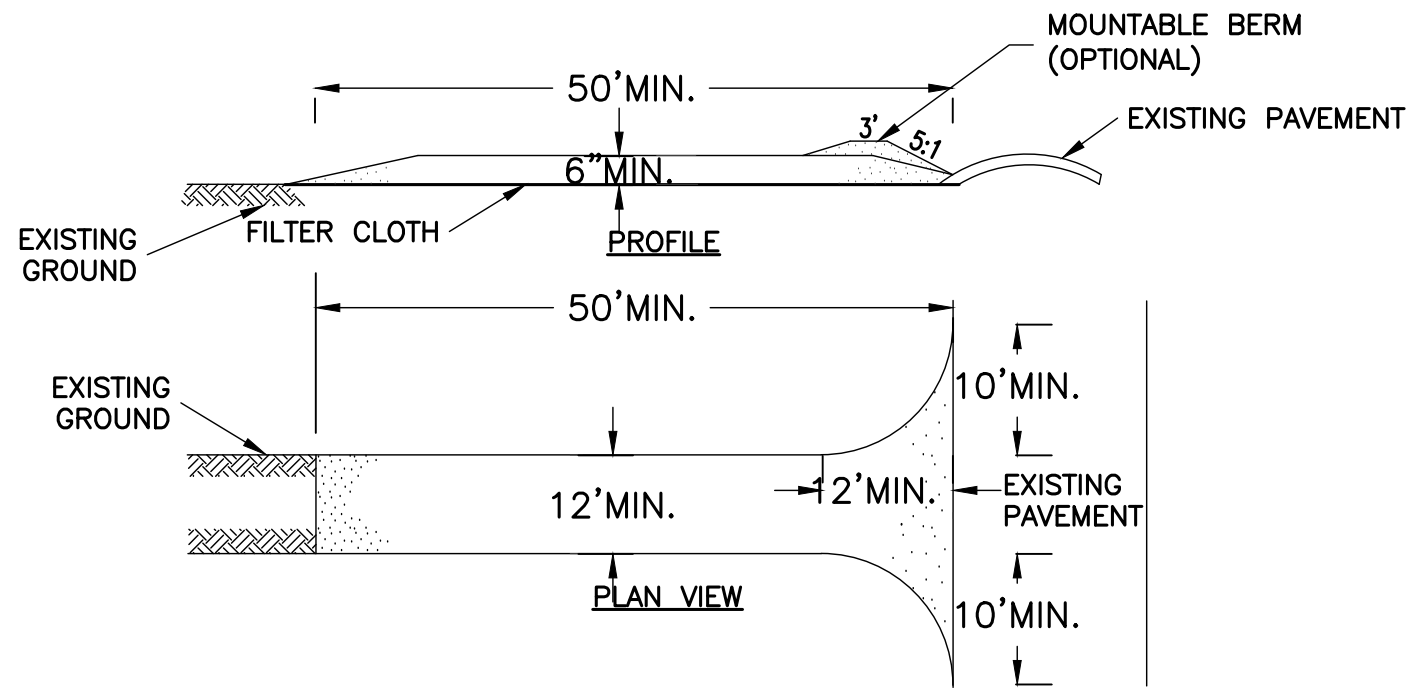
TOWN OF CANANDAIGUA

STATE OF NEW YORK

COUNTY OF ONTARIO

DRAWING TITLE:	
SITE PLAN	
DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	1"=10'
JOB NO:	19-237
DATE:	12/13/2019
TAX MAP#:	98.05-3-7.00

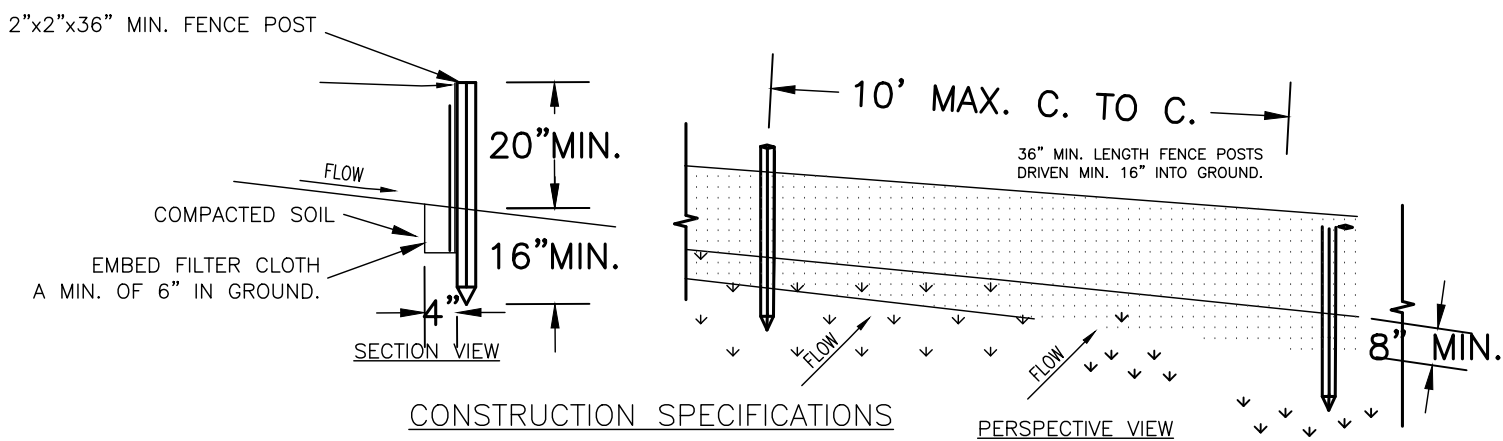
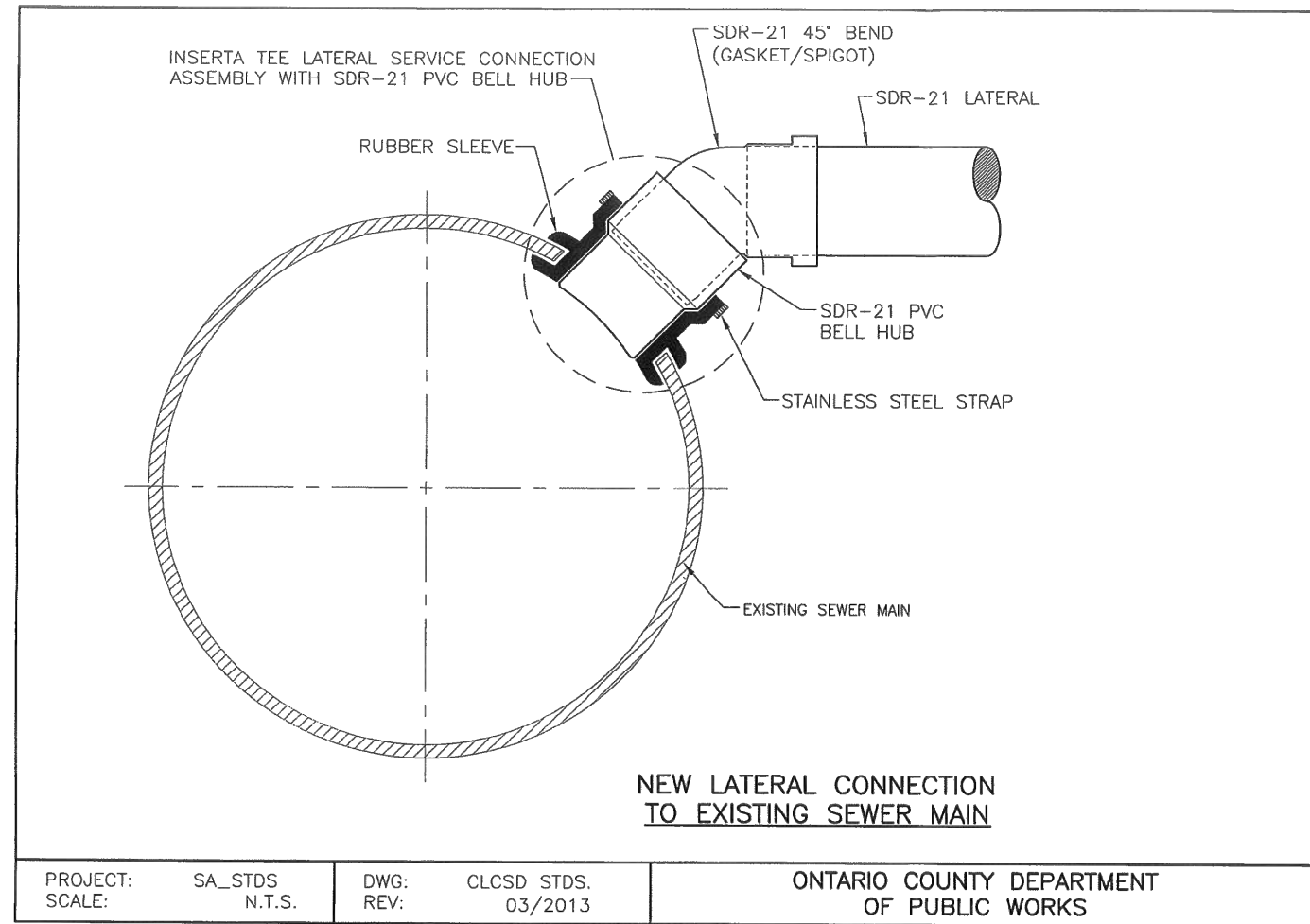
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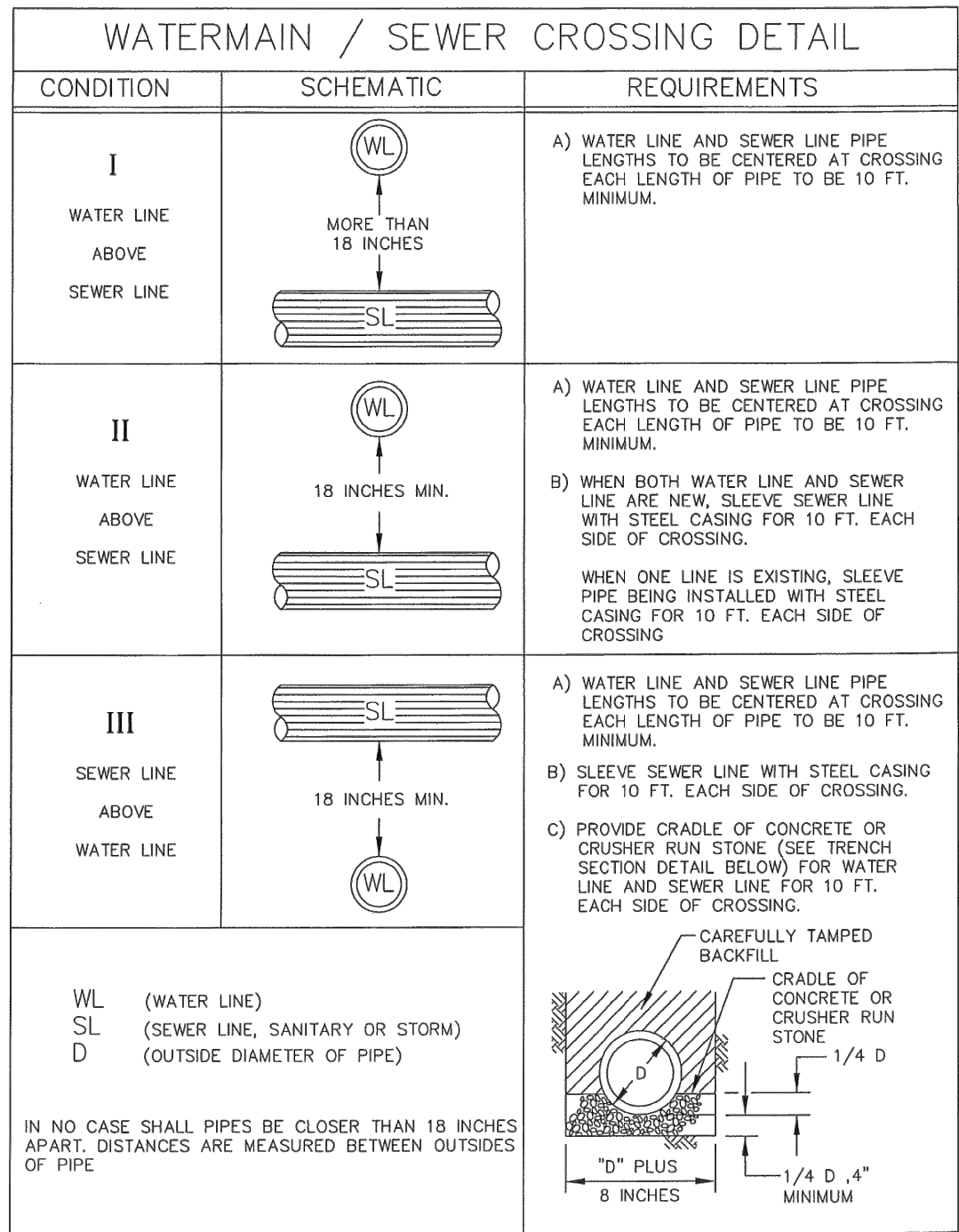
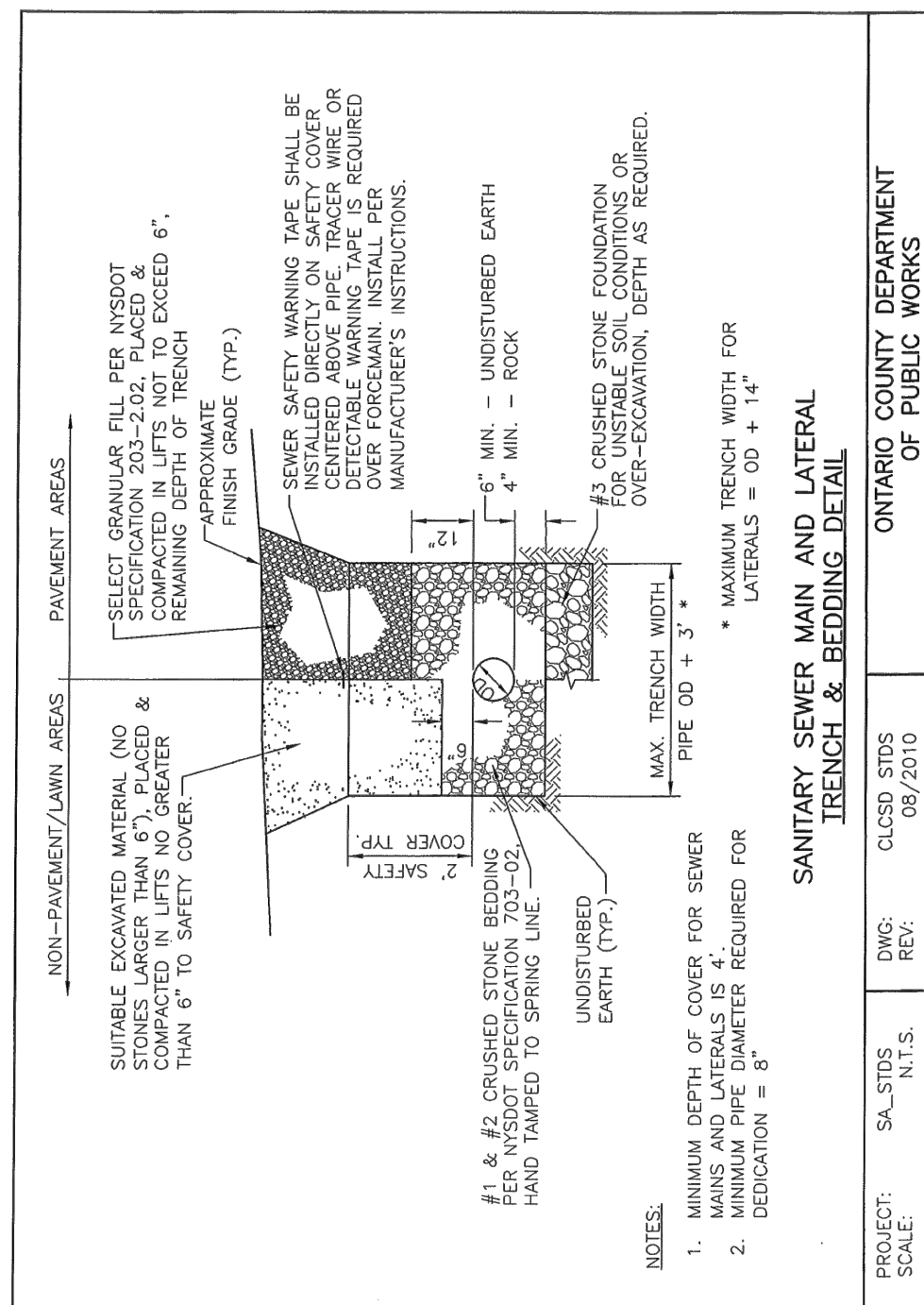
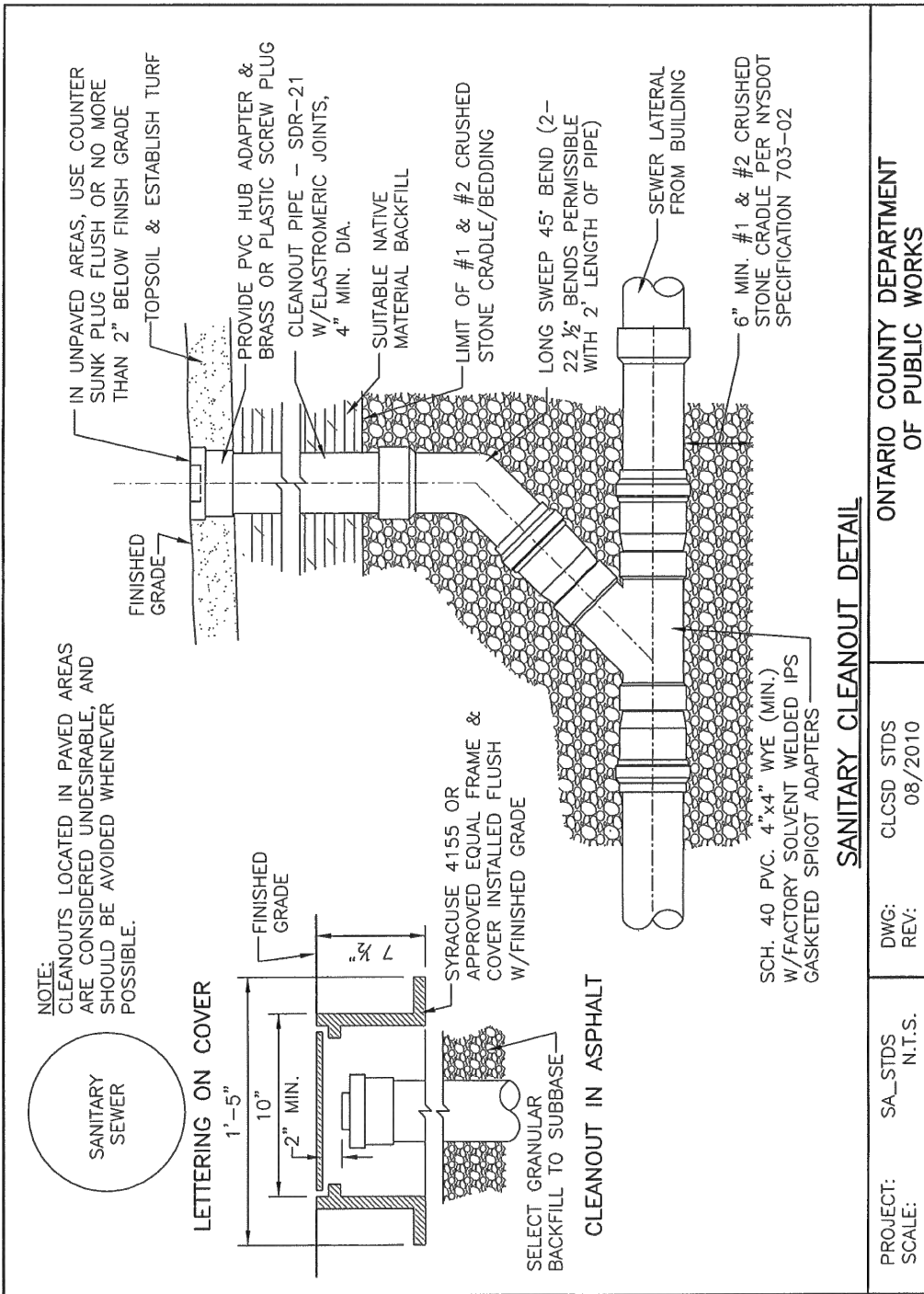
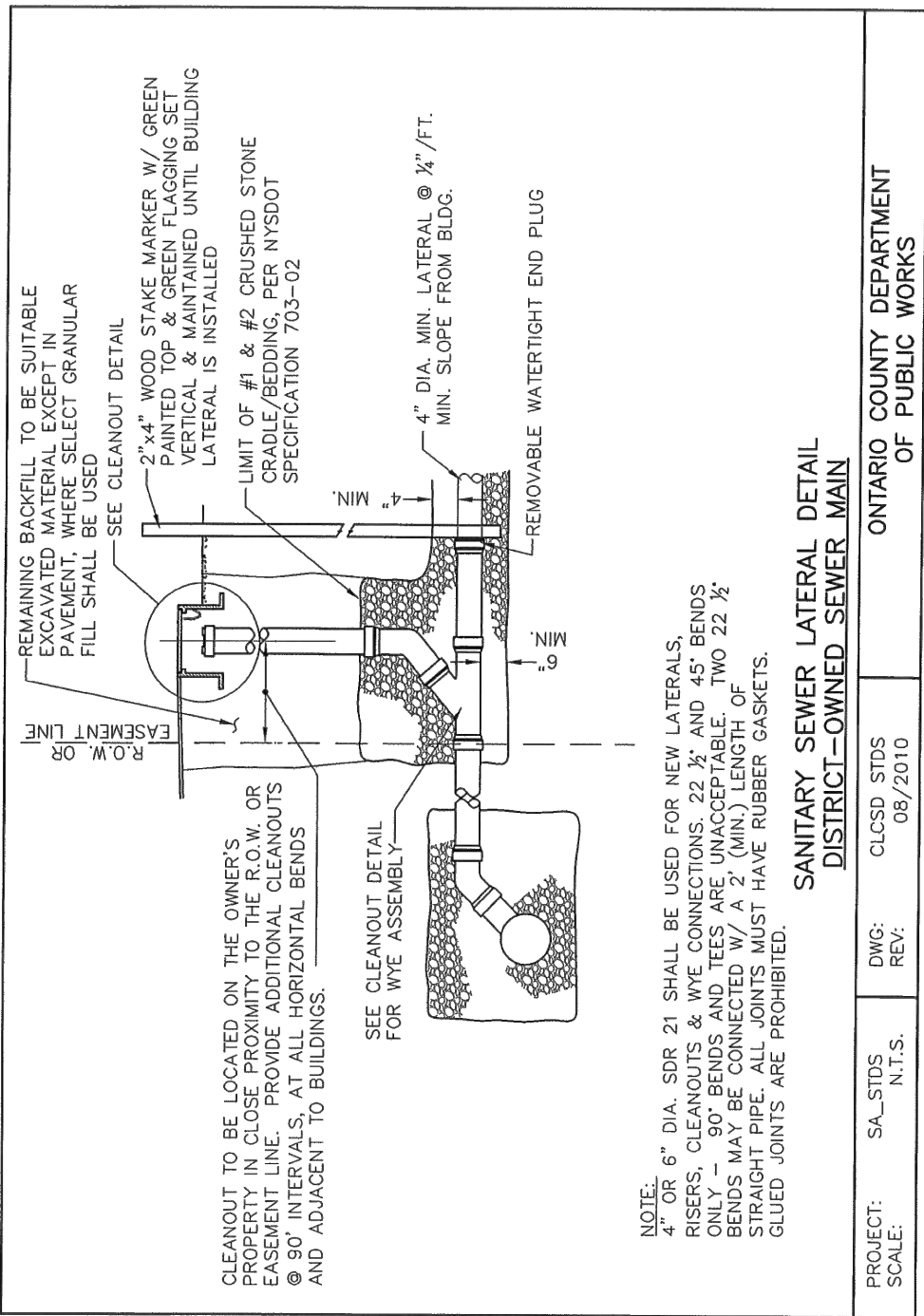
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE GARAGE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

1 STABILIZED CONSTRUCTION ENTRANCE



2 TYPICAL SILT FENCE DETAIL



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 equidistant 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 requiring openings in asbestos cement pipe will 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.

RENOVATION PROJECTS ONLY

15. 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.
16. 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 televised.
17. In order to determine whether an existing sanitary lateral is acceptable for connection to a new building, the lateral shall be televised in the presence of District personnel at the owner's expense.
18. 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.
19. 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.
20. If a new sanitary sewer lateral is required, the connection to the existing sanitary main shall be made per District standards.

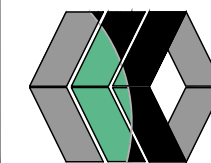
NEW RESIDENCE SITE PLAN
LORETTA RICHENBERG
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DRAWN BY:	KRB
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C500

MarksEngineering



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REVISIONS AND APPROVALS

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1	12/19/19	TOWN OF CANANDAIGUA	KRB

STATE OF NEW YORK

COUNTY OF ONTARIO