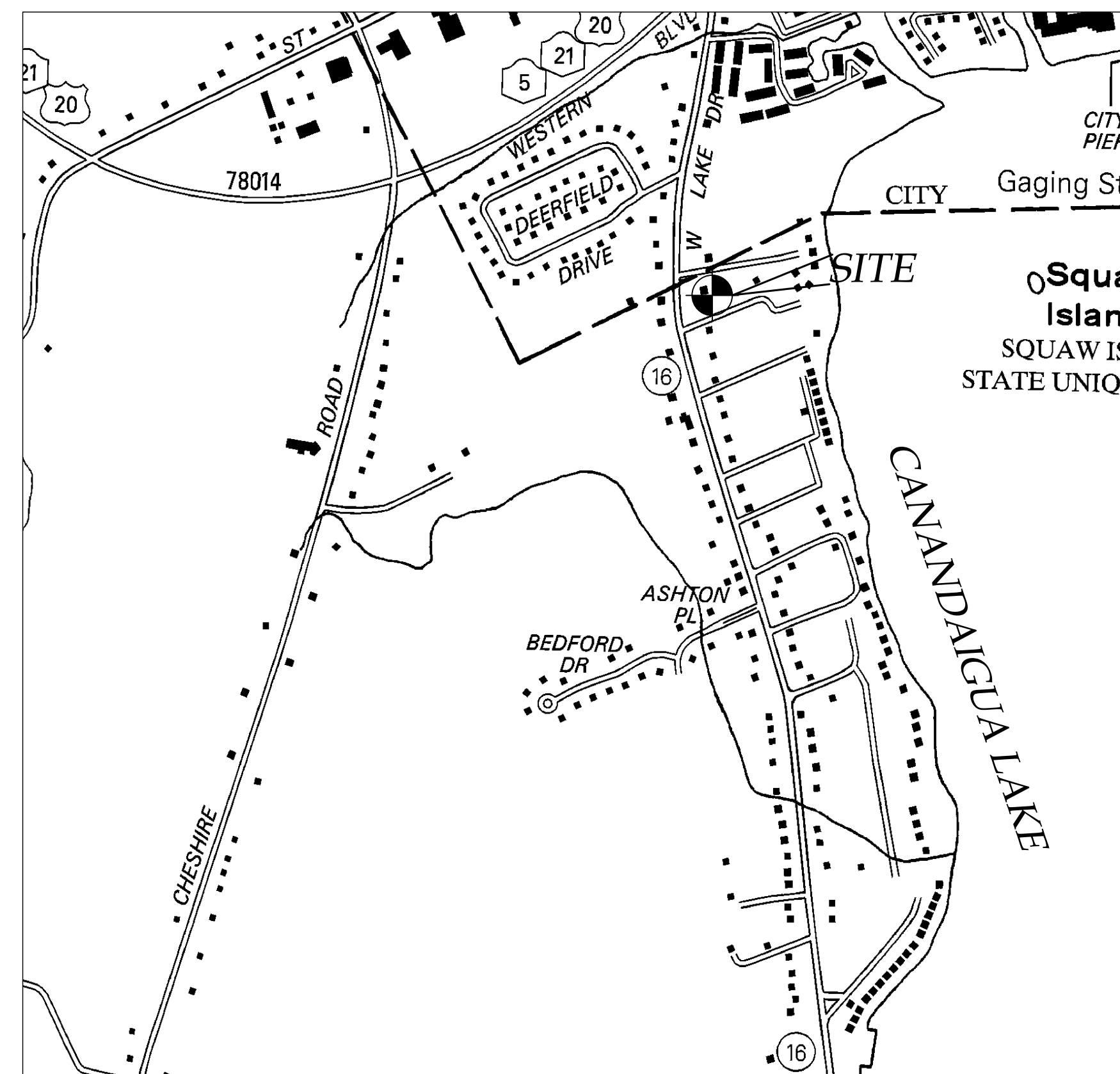


NEW RESIDENCE SITE PLAN PREPARED FOR:

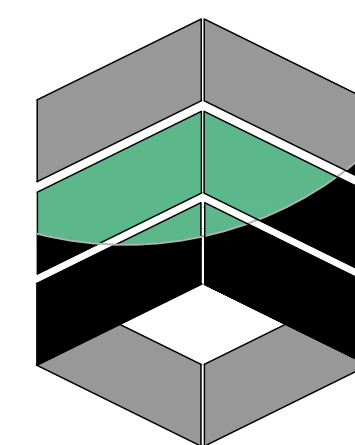
***JOHN MURPHY**
4979 ISLAND VIEW DRIVE
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK
JANUARY 12, 2022*



*INDEX-
COVER
EX100 - EXISTING CONDITIONS
C100 - NEW ADDITION SITE PLAN*

*PREPARED FOR:
JOHN MURPHY*

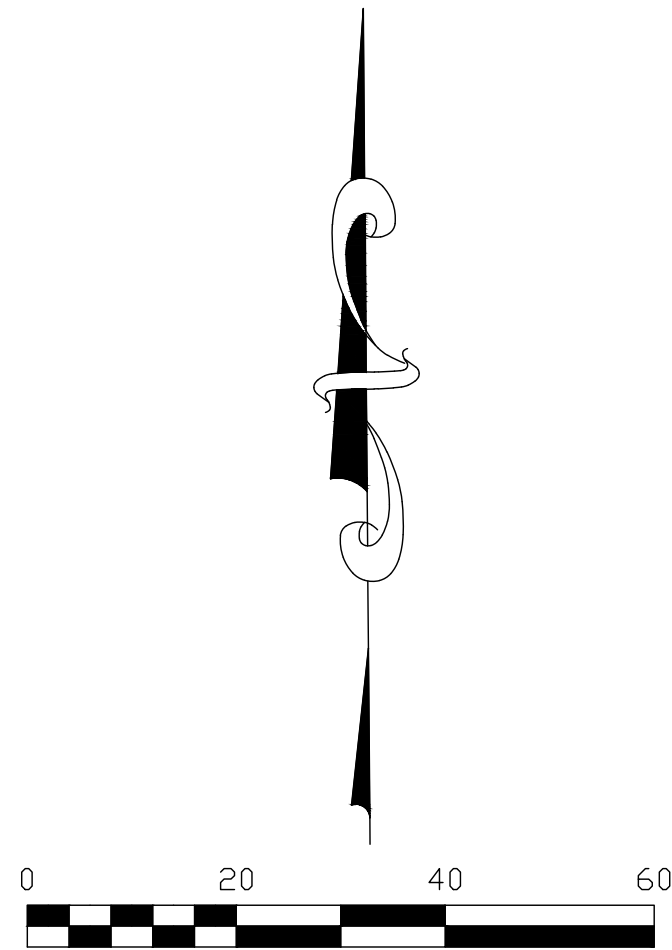
*PROPERTY OWNER:
KRISTINA N. MAURO
62 WREN FIELD LN
PITTSFORD, NY, 14534*



MarksEngineering

*MARKS ENGINEERING, P.C.
42 BEEMAN STREET
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BMARKS@MARKSENGINEERING.COM*



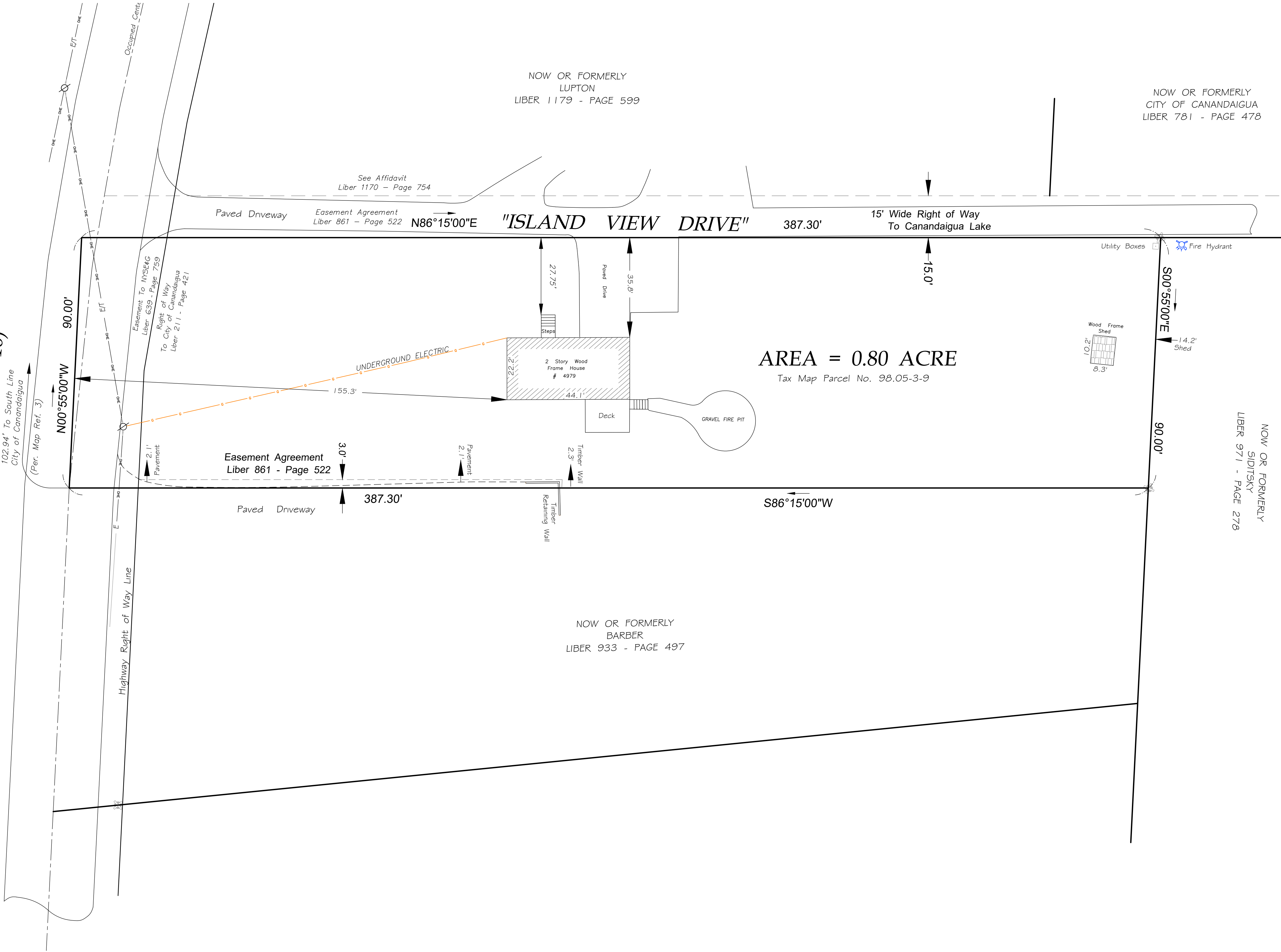
ZONING:
R-1-20 RESIDENTIAL DISTRICT

MAXIMUM PRINCIPAL BUILDING HEIGHT - 35 FEET
MAXIMUM LOT COVERAGE - 20%
MINIMUM FLOOR AREA - 950 SQ.FT.
SETBACKS PRINCIPAL STRUCTURE:
FRONT - 60 FEET
REAR - 40 FEET
SIDE - 25 FEET

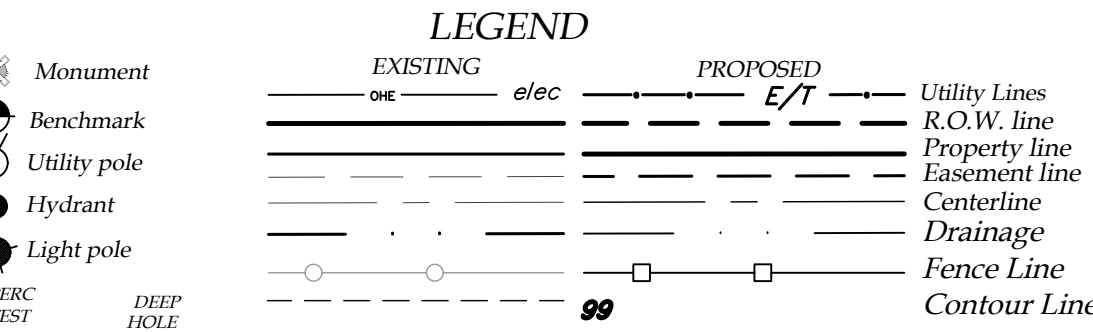
REFERENCES & NOTES

1. MAPS: INSTRUMENT SURVEY MAP OF 4979 ISLAND VIEW DRIVE BY YEARS SURVEYORS, DATED MARCH 13, 2017
2. VERTICAL DATUM: NAVD 88 GEOID 12B
3. HORIZONTAL DATUM: NAD83 NEW YORK CENTRAL

WEST LAKE ROAD
(COUNTY ROAD 16)
102.94' To South Line
City of Canandaigua
(Per. Map Ref. 3)



AREA = 0.80 ACRE
Tax Map Parcel No. 98.05-3-9



1 EXISTING CONDITIONS
1" = 20'

MarksEngineering

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STAMP

REVISIONS AND APPROVALS	
NO.	DATE

SITE PLANS PREPARED FOR:
JOHN MURPHY
SITE PLAN FOR NEW RESIDENCE
SHOWING LAND IN:
4979 ISLAND VIEW DRIVE
TOWN OF SOUTH CANANDAIGUA
COUNTY OF ONTARIO

STATE OF NEW YORK

DRAWING TITLE: EXISTING CONDITIONS	
DRAWN BY:	KRB
DESIGNED BY:	
CHECKED BY:	DMP
SCALE:	1"=20'
JOB NO.:	21-150
DATE:	1/12/2022
TAX MAP#:	98.05-3-9.000

EX100

1. INSTALL TEMPORARY EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO: STILT FENCE, STABILIZED ENTRANCES, ETC.
2. THE CONTRACTOR SHALL SELECTIVELY REMOVE VEGETATION AND ROOTS AS REQUIRED.
3. PLACE STILT FENCE FOR STOCKPILE AREA.
4. STRIP TOPSOIL.
5. CONSTRUCT ADDITION.
6. MAINTAIN EROSION CONTROL PRACTICES AS NECESSARY. IF ADDITIONAL MEASURES 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 GRASS SEED AND MULCH DISTURBED AREAS AS SOON AS POSSIBLE.
9. REMOVE TEMPORARY EROSION CONTROLS AFTER AREAS ARE STABILIZED WITH VEGETATION, STONE OR ASPHALT.

1. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND PROPERTY MARKERS. IT IS THE NYS LAW TO CALL NYS DIG SAFE FOR UPO (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 NOT 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 MANUFACTURERS RECOMMENDATIONS OR INDUSTRY STANDARD.
7. ANY SYSTEM MODIFICATIONS OR DEVIATIONS FROM THE APPROVED PLANS SHALL BE IN ACCORDANCE WITH ALL LOCAL REGULATIONS REQUIRED BY SITE CONSTRAINTS, UNFORESEEN CONDITIONS OR GOVERNING AUTHORITIES WILL BE DONE AT THE RISK OF THE CLIENT.

1. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF EROSION AND SEDIMENTATION DURING CONSTRUCTION. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AS FOLLOWS:
 - a. 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 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 ALTERNATIVE.
 - b. CONTRACTOR SHALL INSPECT THE SITE DAILY FOR SIGNS OF EROSION. IF ANY EROSION OR SEDIMENTATION OCCUR CONTRACTOR SHALL IMMEDIATELY PROVIDE PROPER EROSION CONTROL MEASURES TO STABILIZE THE SITE. ENGINEER WILL RECOMMEND CONTROLS IF REQUIRED.
 - c. SLOPE GREATER THAN 4 ON 1 SHALL BE STABILIZED WITH JUTE FABRIC INSTALLED AS PER MANUFACTURES SPECIFICATIONS AS REQUIRED.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROLS.
3. INSTALL AND MAINTAIN TEMPORARY DIVERSION SWALES AS NEEDED TO CONTROL RUNOFF DURING CONSTRUCTION.
4. THE SITE SHALL BE COMPLETELY STABILIZED FOLLOWING CONSTRUCTION ACTIVITIES. ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF PROPERLY.
5. CONCRETE TRUCK SHALL BE WASHED OUT INTO A SEALED CONTAINER OR DIKED AREA TO PREVENT CONTAMINANTS FROM DISCHARGING TO SURFACE WATERS.
6. NO MORE THAN 5 CUBIC YARDS SHALL BE DISTURBED FOR THIS PROJECT.

1. THE CONSTRUCTION SITE IS NOT WITHIN 100' OF A WETLAND AS DELINEATED BY NYS DEC. THERE ARE NOT NYS DEC DELINEATED OR APPARENT WETLANDS OR SHORELANDS AS SHOWN ON THE MAP.
2. THE CONSTRUCTION SITE IS NOT WITHIN A 100 YEAR FLOODPLAIN AS DELINEATED BY FEMA.
3. WATER SUPPLY: PUBLIC WATER
4. NYS SPDES PERMIT IS NOT REQUIRED FOR THESE CONSTRUCTION ACTIVITIES, DISTURBANCE SHALL BE LESS THAN ONE ACRE, IF THE DISTURBANCE IS GREATER THAN ONE ACRE, THE DISTURBANCE SHALL BE GREATER THAN ONE ACRE THE ENGINEER SHALL BE NOTIFIED.
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.
6. IF REMEDIATION OCCURS IN WINTER MONTHS THERE IS NO INCLUDING ON COUNTY ROAD 16 FROM NOVEMBER 1 TO APRIL 1. THIS INCLUDES MATERIALS AND EQUIPMENT
7. WATER MAINTAINED BY THE CITY OF CANANDAIGUA

1. CUT AND FILL SLOPES SHALL NOT EXCEED 3 ON 1 UNLESS OTHERWISE NOTED.
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.

- 1) CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SERVICE AND COORDINATE ALL WORK W/ UTILITY PROVIDERS. RELOCATE WATER AND SANITARY PIPING AS REQUIRED.
- 2) ELEC SERVICE AND COMMUNICATION SHALL MEET CURRENT NATIONAL ELECTRIC CODE.
- 3) SAFETY BACKFILL ALL UTILITIES WITH CLEAN EXCAVATED SOIL. ENCASE IN 12" OF SAND IN SOIL CONTAINING STONES OR BEDROCK.
- 4) TAPPING OF AC SEWER MAIN TO BE PERFORMED BY A LICENSED ABATEMENT CONTRACTOR.

1. IF PHOSPHORUS DEFICIENCY IN THE SOIL TESTING HAS BEEN COMPLETED AND TESTED REVEALS A HORTICULTURAL TESTING LAWNS 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.

Monument

Benchmark

Utility pole

Hydrant

Light pole

PERC TEST

DEEP HOLE

EXISTING

PROPOSED

ONE

E/T

Utility Lines

R.O.W. line

Property line

Easement line

Centerline

Drainage

Fence Line

Contour Line

99

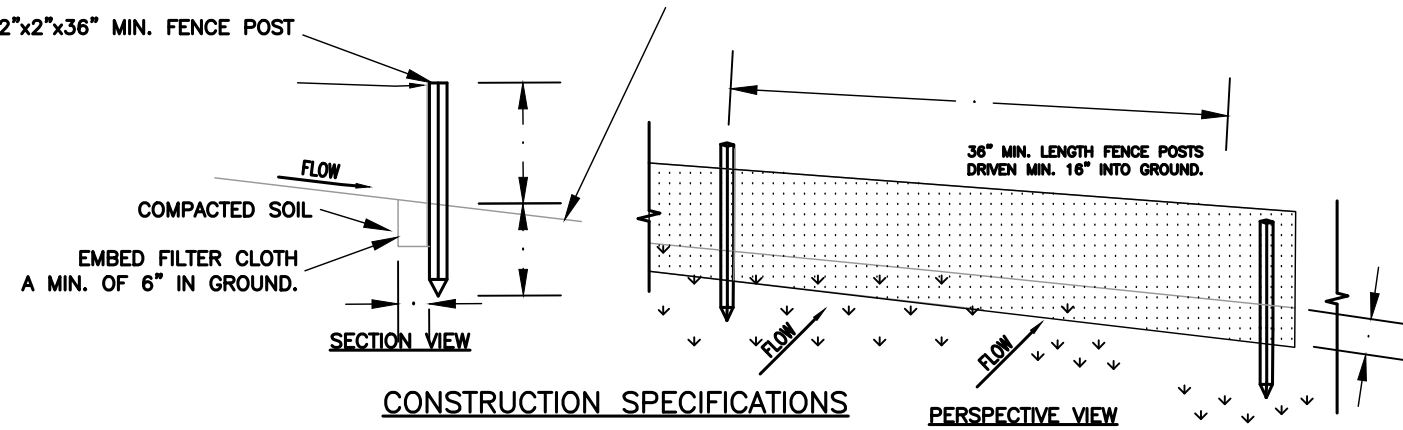
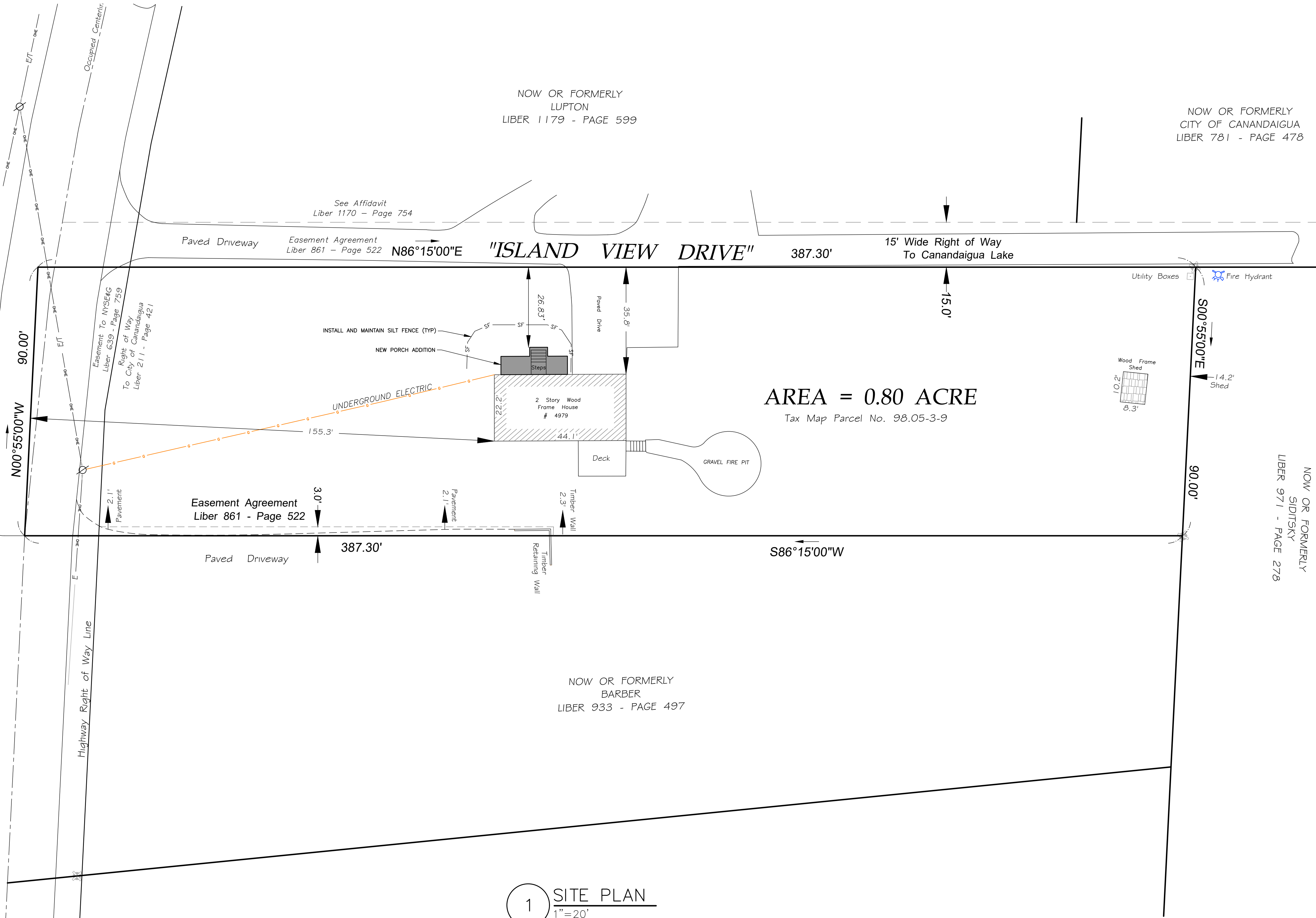
THIS PROPERTY IS NOT LOCATED WITHIN AN
ESTABLISHED AGRICULTURAL DISTRICT CONTAINING
A FARM OPERATION.



ZONING:
R-1-20 RESIDENTIAL DISTRICT

MAXIMUM PRINCIPAL BUILDING HEIGHT - 35 FEET
MAXIMUM LOT COVERAGE - 20%
MINIMUM FLOOR AREA - 950 SQ.FT.
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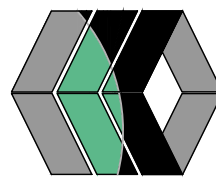
NOW OR FORMERLY
CITY OF CANANDAIGUA
LIBER 781 - PAGE 478



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 POSTS WITH STAPLES.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILUNA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOTAF, ENVIRONMENT, OR APPROVED EQUIVALENT
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

4) TYPICAL SILT FENCE DETAIL
NTS

MarksEngineering



STAMP

[illegible]

PLANS PREPARED FOR:

JOHN MURPHY

SHOWING LAND IN:

49/9 ISLAND VIEW DRIVE
TOWN OF SOUTHERN CALIFORNIA

STATE OF NEW YORK

DRAWING TITLE
SITE PLAN

<i>DRAWN BY:</i>	<i>KRB</i>
<i>DESIGNED BY:</i>	<i>JPS</i>
<i>CHECKED BY:</i>	<i>BAM</i>
<i>SCALE:</i>	<i>1"=20'</i>
<i>JOB NO.:</i>	<i>21-174</i>
<i>DATE:</i>	<i>1/12/2022</i>
<i>TAX MAP#:</i>	<i>98.05-3-9.000</i>

C100