

NEW COMMERCIAL SITE PLAN FOR:
KEVIN CLARK (FINGER LAKES PUBLIC HOUSE)

*401 LAKESHORE DR
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK
JUNE 1ST, 2022*



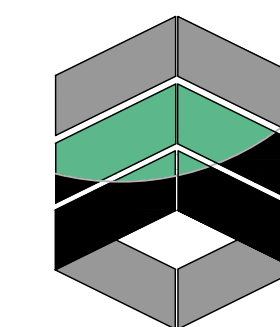
LOCATION MAP
NTS



AERIAL PHOTO
NTS



*INDEX-
COVER
EX100 - EXISTING CONDITIONS
C100 - SITE PLAN
L100 - LANDSCAPE PLAN*



MarksEngineering

*MARKS ENGINEERING, P.C.
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*PREPARED FOR:
KEVIN CLARK (FINGER LAKES PUBLIC HOUSE)*

*PROPERTY OWNER:
ARMS PROPERTIES LLC
20 NORTH SHORE BLVD
CANANDAIGUA, NY 14424*

REVISED

*KEVIN CLARK
401 LAKESHORE BLVD
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
NEW YORK*

*JOB #22-034
06/01/2022*

STREETLINE

EDGE OF ASPHALT

ASPHALT DRIVE

CONC. DRIVE

CONC. SIDEWALK

CURB

550A

25' WATERLINE EASEMENT TO VILLAGE OF PALMYRA PER MAP NOS. 4195, 5438 AND AGREEMENT L.827 P.969

ASPHALT PARKING

TAX MAP NOS. 98.07-2-7 & 98.08-1-10.10
TOTAL AREA 1.140 ACRES

FUEL PUMP ISLAND

CATCH BASIN

ENTERLINE 10' GAS LINE 10' HYDRO. COMP. L.1169 P.4

CITY OF CANANDAIGUA

TOWN OF CANANDAIGUA

VAULT

CONCRETE

1 STORY FRAME BUILDING FFE=693.6'

CONC. TRAIL

COOLER

TRAILER

CONCRETE

15' WATERMAN EASEMENT TO LOCATION OF PALMYRA L.379 P.311

SHED

STOCKADE FENCE

CONC. VAULT

20' WATERMAN EASEMENT TO VILLAGE OF PALMYRA L.379 P.311 (APPROX. LOCATION)

ASPHALT DRIVE

WOOD FENCE

EDGE OF ASPHALT

ASPHALT DRIVE

3.8'

APPROX. LOCATION GAS MAIN, SEE NYSE&C EASEMENT, L.660 P.775

N.Y.S. ROUTE 364
EAST LAKE ROAD

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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 WILL BE DONE AT THE RISK OF THE CLIENT.
8. NO APPROVALS HAVE BEEN PROVIDED FOR ANY COMMERCIAL SPEECH SIGNS AND ANY FUTURE COMMERCIAL SPEECH SIGNS WILL REQUIRE SEPARATE REVIEW AND APPROVAL FROM THE TOWN OF CANANDAIGUA PLANNING BOARD.

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 ON THE PROPERTY AS SHOWN.
2. THE CONSTRUCTION SITE IS WITHIN A 100 YEAR FLOODPLAIN AS DELINEATED BY FEMA MAP#360960 0005B DATED SEPTEMBER 29, 1989.
3. WATER SUPPLY: PRIVATE WELL ON-SITE
4. NYS SPDES PERMIT IS REQUIRED FOR THESE CONSTRUCTION ACTIVITIES AS DISTURBANCE SHALL BE GREATER THAN ONE ACRE.
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.

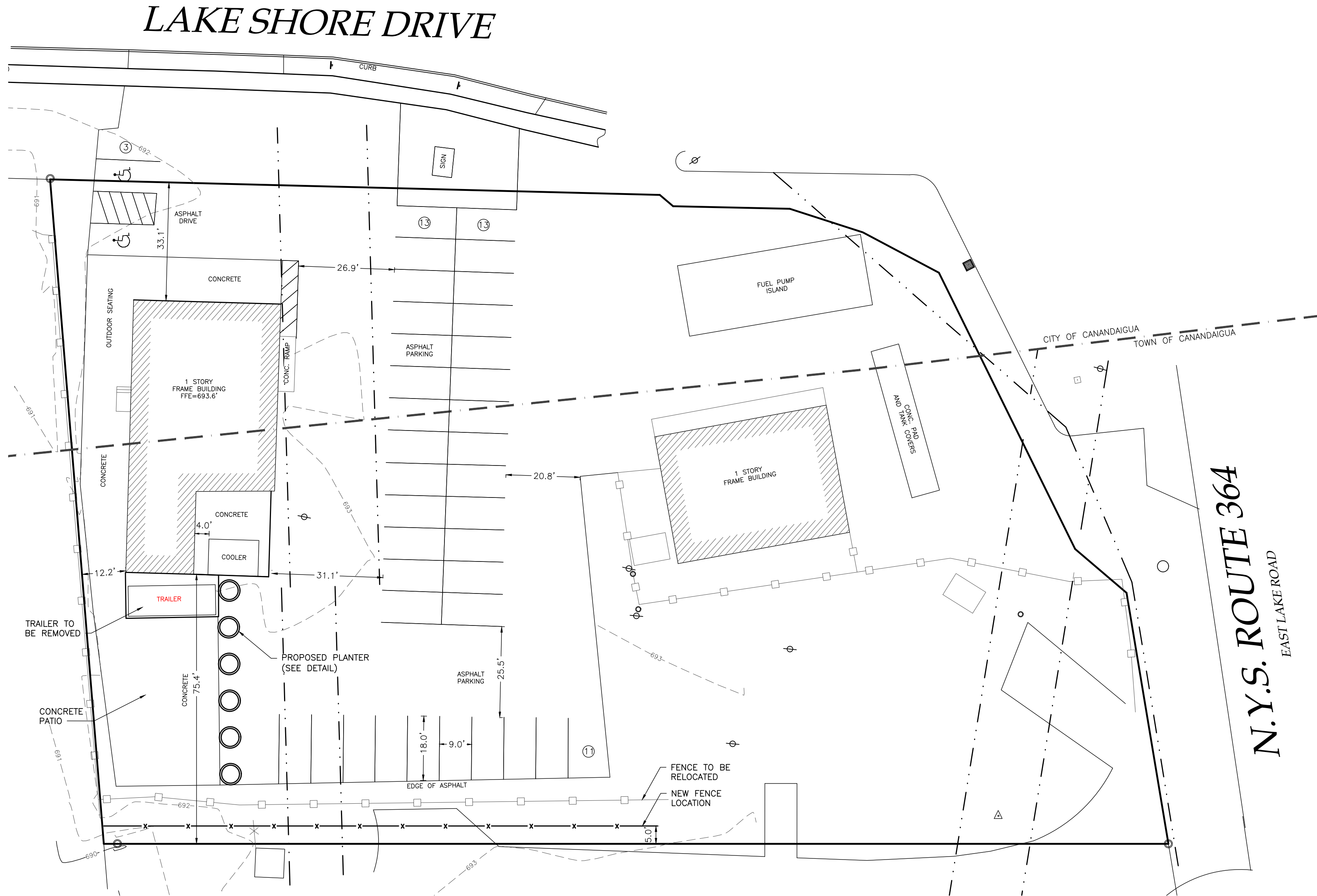
TOWN OF CANANDAIGUA NOTES

1. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN CODE ENFORCEMENT OFFICER, ENGINEER AND ALL CONTRACTORS PRIOR TO START OF CONSTRUCTION.
2. ANY DISTURBED AREAS TO REMAIN FOR A PERIOD LONGER THAN 3 DAYS SHALL BE STABILIZED WITH EROSION CONTROL FABRIC OR OTHER APPROVED EROSION AND SEDIMENT CONTROL PRACTICES.

UTILITY NOTES:

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

BULK TABLE		
	REQUIRED	PROPOSED
ZONING/USE - PRINCIPAL	CC - COMMERCIAL COMMUNITY	RESTAURANT
ZONING/USE - ACCESSORY	NA	NA
FRONT SETBACK	75'	33.1'
SIDE SETBACK	20'	12.2'
REAR SETBACK	40'	75.4'
BUILDING HEIGHT	35'	NA
MAX. BUILDING LOT COVERAGE	35%	NA
MIN. LOT SIZE	1 ACRES	1.140 ACRES
MIN. LOT WIDTH	175'	>175'



1 SITE PLAN
1" = 20'



LEGEND

EXISTING **PROPOSED**

Utility Lines
R.O.W. line
Property line
Easement line
Centerline
Drainage
Contour Line

ABBREVIATIONS:
EX-EXISTING
CPP-CORRUGATED POLYETHYLENE PIPE
O.C.-ON CENTER
SICPP-SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE
UG-UNDERGROUND
CONC-CONCRETE

CO - CLEAN OUT
TOP-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

PERC-TEST DEEP HOLE

CITY OF CANANDAIGUA ZONING:
C-1

MAXIMUM PRINCIPAL BUILDING HEIGHT - 35 FEET
MAXIMUM BUILDING COVERAGE - 40%

SETBACKS PRINCIPAL STRUCTURE:
FRONT - 40 FEET
REAR - 40 FEET
SIDE - 15 FEET

TOWN OF CANANDAIGUA ZONING:
CC- COMMUNITY COMMERCIAL
RESTAURANT USE

MAXIMUM PRINCIPAL BUILDING HEIGHT - 35 FEET
MAXIMUM BUILDING COVERAGE - 10%

SETBACKS PRINCIPAL STRUCTURE:
FRONT -100 FEET
REAR - 40 FEET
SIDE - 20 FEET

PLANNING BOARD CHAIRMAN _____ DATE _____

TOWN ENGINEER _____ DATE _____



NOT FOR CONSTRUCTION

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STATE OF NEW YORK
BRENNAN A. MARKS
Professional Engineer
No. 99182

STAMP

REVISIONS AND APPROVALS

NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY

SITE PLAN PREPARED FOR
KEVIN CLARK (FINGER LAKES PUBLIC HOUSE)
SHOWING LAND IN:
405 LAKESHORE DRIVE
TOWN OF CANANDAIGUA

COUNTY OF ONTARIO STATE OF NEW YORK

DRAWING TITLE:
SITE PLAN

DRAWN BY:	LGR
DESIGNED BY:	
CHECKED BY:	BAM
SCALE:	1"=20'
JOB NO.:	22-034
DATE:	04/27/2022
TAX MAP#:	NOTED

C100

LANDSCAPE NOTES:

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, ANSI Z60.1-2004
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKE OFFS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF TEN FEET (10') FROM THE HORIZONTAL LINE OF UNDERGROUND UTILITIES TO THE PLANT BALL.
- ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF TEN FEET (10') FROM THE HORIZONTAL LINE OF OVERHEAD UTILITIES TO THE PLANT BALL.
- PLANTING SOIL MIXTURE SHALL HAVE A RATIO VOLUME OF FOUR PARTS TOPSOIL TO ONE PART PEAT AND ONE PART COMPOST. SOIL AMENDMENTS TO BE MODIFIED PER INDIVIDUAL PLANT MATERIAL REQUIREMENTS.
- STAKE TREES IMMEDIATELY AFTER PLANTING. REFER TO DETAIL.
- PROVIDE ALL PLANTING BEDS WITH A CONTINUOUS 3" LAYER OF MULCH. MULCH TO BE PROVIDE AS FOLLOWS: 100% SHREDDED HARDWOOD MULCH, NO GREATER THAN ONE INCH (1") IN SIZE, UNIFORMLY MIXED AND FREE FROM DELETERIOUS MATERIAL.
- SEED ALL AREAS NOT PAVED, PLANTED OR SPECIFIED OTHERWISE WITH LAWN SEED.
 - LAWN SEED MIXTURE SHALL BE PROVIDED AS FOLLOWS.

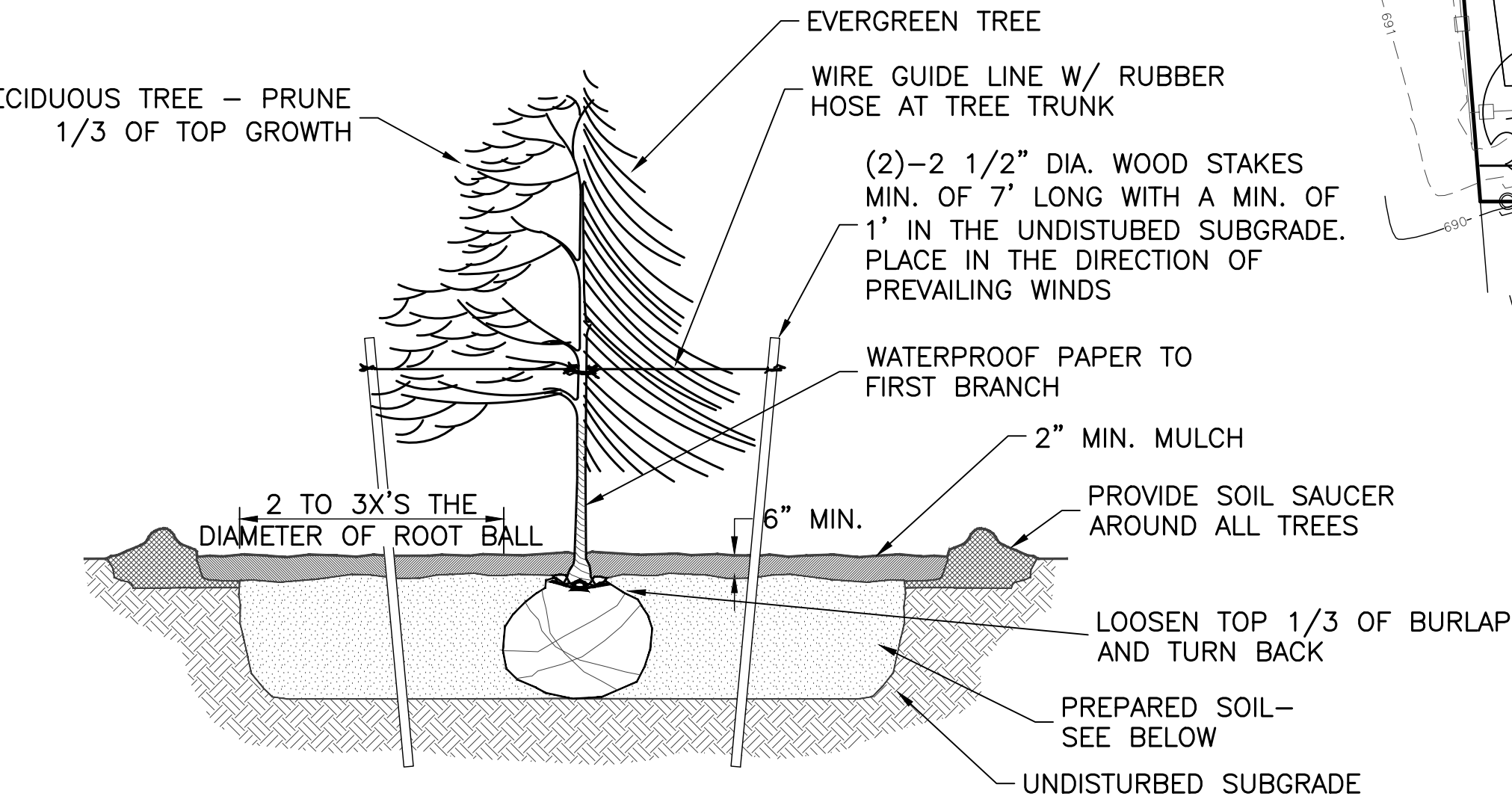
	% BY WEIGHT	% BY PURITY	% BY GERM
'REPELL', 'CITATION' & 'MORNING STAR	40	85	85
PERENNIAL RYE GRASS			
'JAMESTOWN II', 'FORTRESS', 'ENSYLVA'	20	97	80
RED FESCUE			
'BARON' & 'MIDNIGHT'	40	85	80
KENTUCKY BLUEGRASS			

SEEDING RATE: 6.0 LBS PER 1,000 SF.
MULCH: STRAW AT TWO TONS PER ACRE, OR WOOD FIBER MULCH
USED WITH A HYDROSEEDING APPLICATION METHOD, WITH TACKIFIER.
STARTING FERTILIZER: 5:0:10 AT 20 LBS PER 1,000 SF.

- PROPOSED PLANT MATERIALS SHALL BE FIELD LOCATED AND THE CONTRACTOR SHALL PERFORM A ROUGH STAKEOUT OF PLANTINGS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF PLANT MATERIALS AND SEEDING AREAS UNTIL FINAL ACCEPTANCE.
- A MINIMUM OF 2 YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE.

PHOSPHOROUS NOTES:

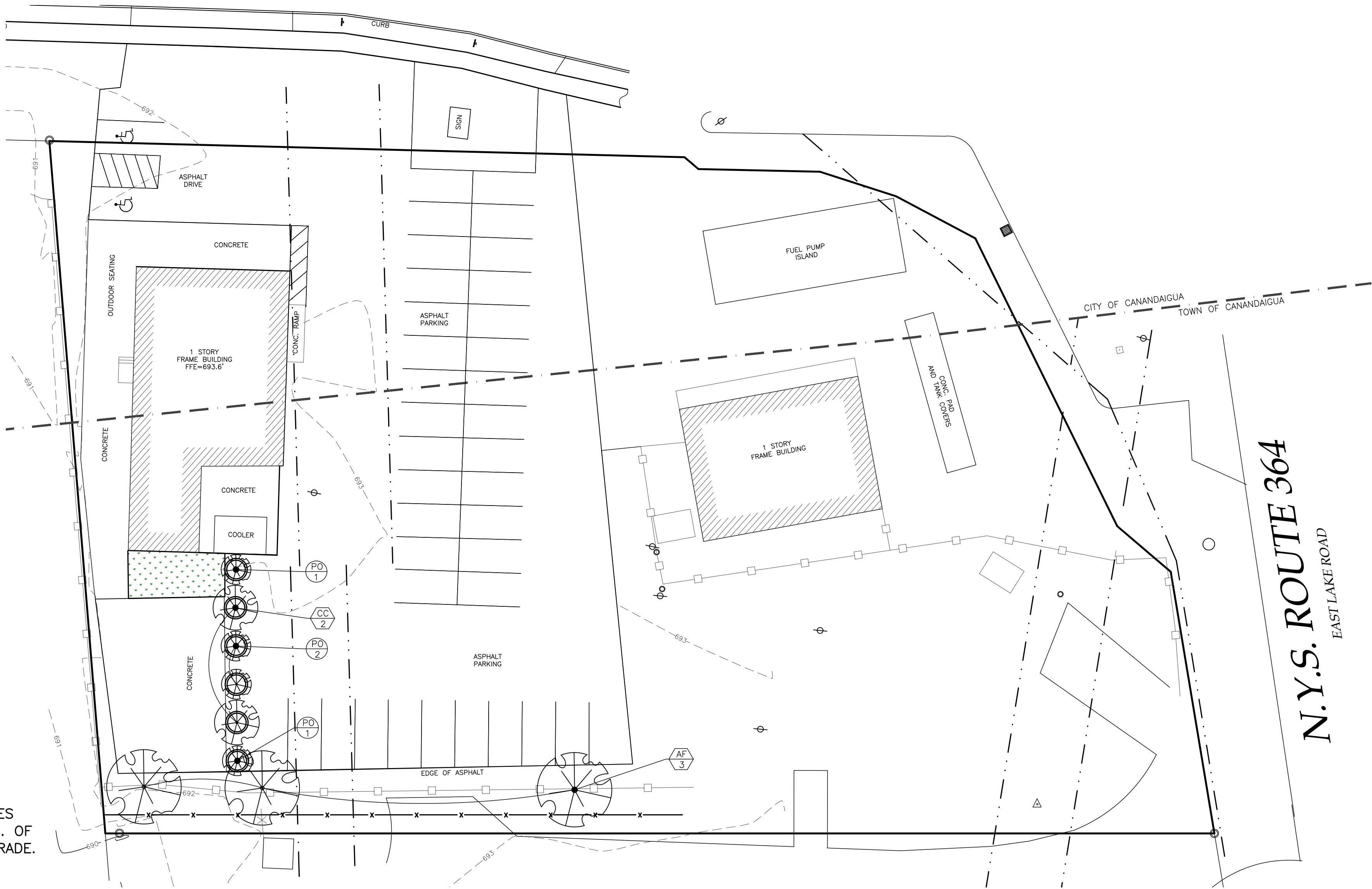
- NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.
- IF SOIL TESTS INDICATE 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.



2 DETAIL: TREE PLANTING
SP-4 NOT TO SCALE

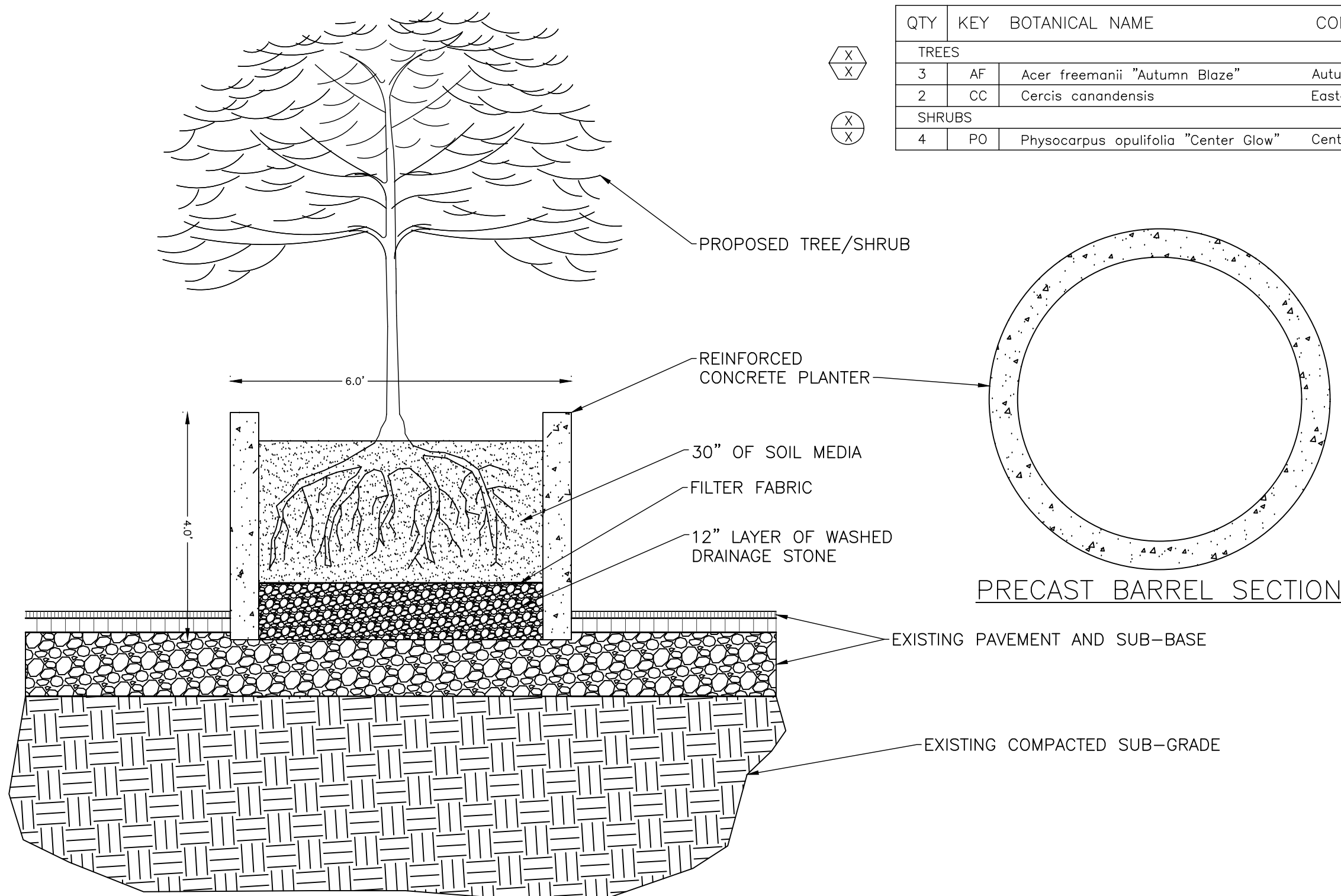
NOTE: PREPARED TOPSOIL MIXTURE SHALL BE, BY VOLUME: 4 CUBIC YARDS TOPSOIL, 7.5 CUBIC FEET PEAT MOSS AND 20 POUNDS FERTILIZED(MILOORGANITE, NU-EARTH OR EQUAL)

LEGEND	
	Conc. Monument
	Monument
	Benchmark
	Utility pole
	Hydrant
	Light pole
	Road Sign
	Water Valve
	PERC TEST
	DEEP HOLE
	EXISTING
	PROPOSED
	Utility Lines
	R.O.W. line
	Property line
	Easement line
	Centerline
	Drainage
	Contour Line



PLANT LEGEND

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES						
3	AF	Acer freemanii "Autumn Blaze"	Autumn Blaze Freeman Maple	3" cal.	B&B	
2	CC	Cercis canadensis	Eastern Red Bud	2.5" cal.	B&B	
SHRUBS						
4	PO	Physocarpus opulifolia "Center Glow"	Center Glow Ninebark	#5	cont.	



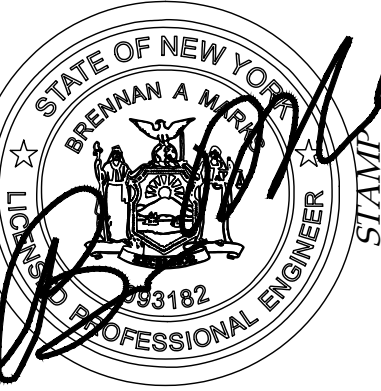
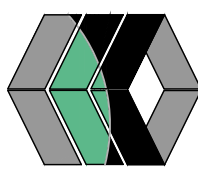
1 TREE PLANTER DETAIL
NTS

1 LANDSCAPE PLAN
1"=20'

PLANNING BOARD CHAIRMAN _____ DATE _____

TOWN ENGINEER _____ DATE _____

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