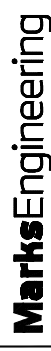


KEVIN CLARK (FINGER LAKES PUBLIC HOUSE)

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



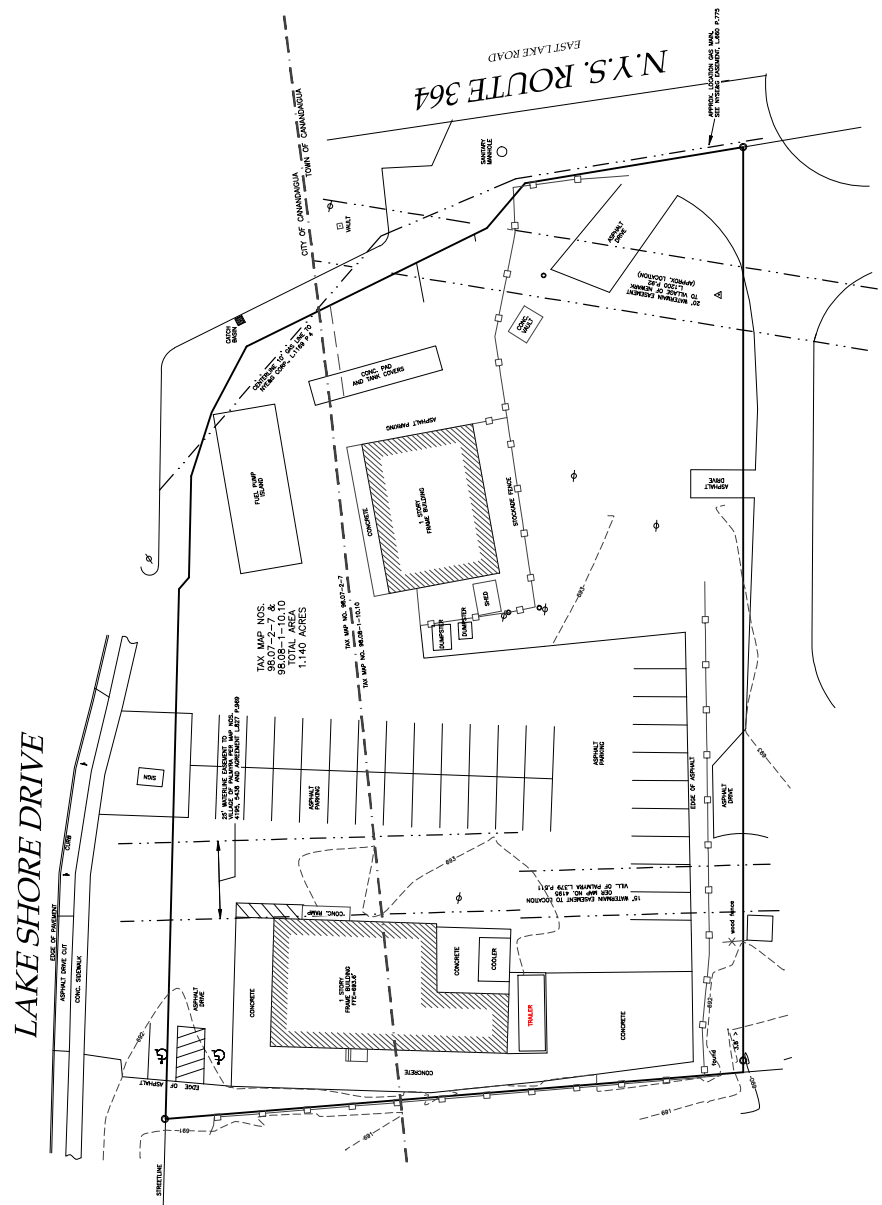
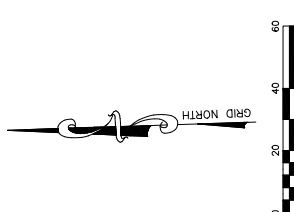
PREPARED FOR:
KEVIN CLARK (FINGER LAKES PUBLIC HOUSE)

06/17/2022 - PER TOWN PRC

JOB #22-034
06/01/2022



NOT FOR CONSTRUCTION

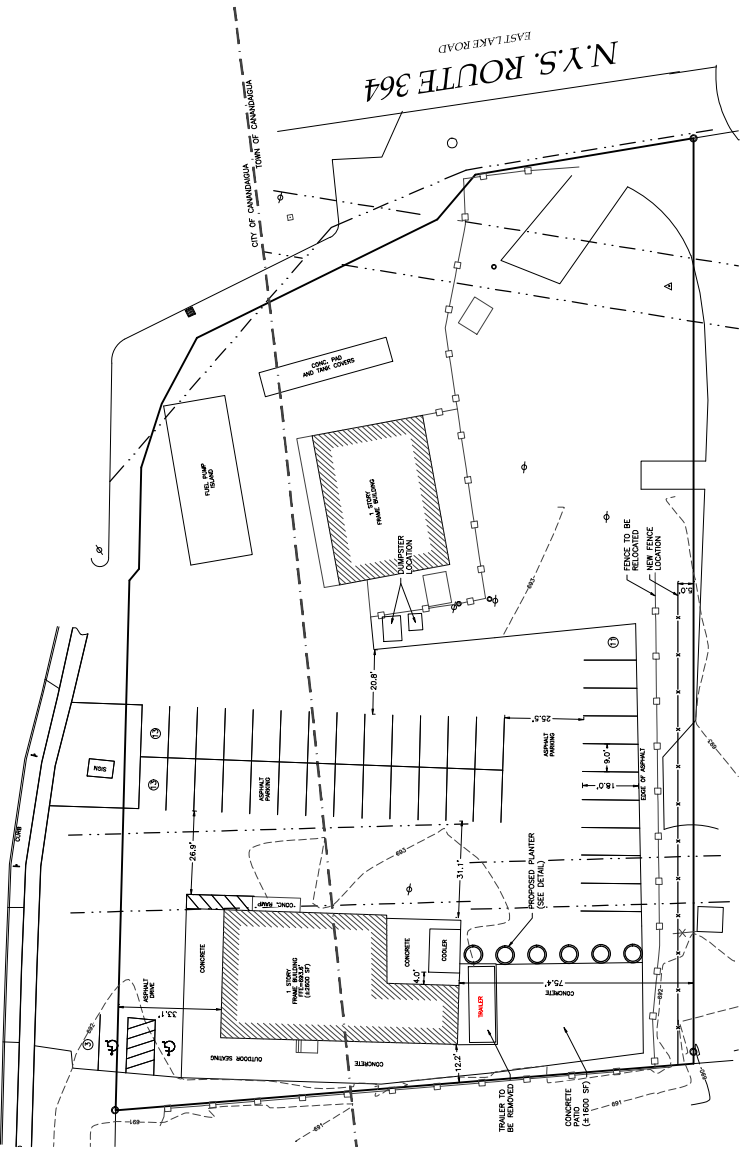


1 EXISTING CONDITIONS
1"=20'

- [illegible]

DAVID M. PARRINELLO NYSPLS 049724

LAKE SHORE DRIVE



1 SITE PLAN
1"=20'



GENERAL NOTES:

1. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND PROPERTY MARKERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING AND SETTING ALL UTILITY MARKERS PRIOR TO ANY EXCAVATION.
2. THE ROADWAY SHALL BE KEPT FREE OF OBSTACLES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. SUCH OBSTACLES (BARRICADES, FENCING, ETC.) SHALL BE IMPLEMENTED TO MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. SUCH OBSTACLES (BARRICADES, FENCING, ETC.) SHALL BE IMPLEMENTED TO MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CANANDAIGUA AND THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CANANDAIGUA AND THE STATE OF NEW YORK.
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UTILITY NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SERVICE AND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CANANDAIGUA AND THE STATE OF NEW YORK.
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BULK TABLE		PROPOSED
ZONING/USE - PRINCIPAL	REQUIRED	CC - COMMERCIAL
ZONING/USE - ACCESSORY	NA	RESTAURANT
FRONT SETBACK	75'	33.1'
SIDE SETBACK	20'	12.2'
REAR SETBACK	40'	75.4'
BUILDING HEIGHT	35'	NA
MAX. COVERAGE OF LOT	35%	13.5%
MIN. LOT SIZE	1 ACRE	1.140 ACRES
MIN. LOT WIDTH	175'	>175'
PARKING	40 SPACES	(1 PER 65 SF)

LEGEND



CITY OF CANANDAIGUA ZONING: C-1
MAXIMUM PRINCIPAL BUILDING HEIGHT - 35 FEET
MAXIMUM BUILDING COVERAGE - 40%
SETBACKS PRINCIPAL STRUCTURE:
FRONT - 33.1 FEET
REAR - 75.4 FEET
SIDE - 15 FEET

TOWN OF CANANDAIGUA ZONING: CC-1
MAXIMUM PRINCIPAL BUILDING HEIGHT - 35 FEET
MAXIMUM BUILDING COVERAGE - 40%
SETBACKS PRINCIPAL STRUCTURE:
FRONT - 33.1 FEET
REAR - 75.4 FEET
SIDE - 20 FEET

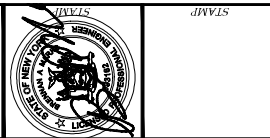
DATE
PLANNING BOARD CHAIRMAN
TOWN ENGINEER

C100

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITTING
2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
5	ISSUED FOR PERMITTING
6	ISSUED FOR PERMITTING
7	ISSUED FOR PERMITTING
8	ISSUED FOR PERMITTING
9	ISSUED FOR PERMITTING
10	ISSUED FOR PERMITTING

SITE PLAN PREPARED FOR
KEVIN CLARK (FINGER LAKES PUBLIC HOUSE)
SHOWING LAND IN:
405 LAKE SHORE DRIVE
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

REVISIONS AND APPROVALS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITTING
2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
5	ISSUED FOR PERMITTING
6	ISSUED FOR PERMITTING
7	ISSUED FOR PERMITTING
8	ISSUED FOR PERMITTING
9	ISSUED FOR PERMITTING
10	ISSUED FOR PERMITTING



Mark's Engineering
42 ERIKAH ST.
CANANDAIGUA, NY 14424
Phone: 360-505-0000
www.marksengineering.com
marks@marksengineering.com

ALL PLANTS SHALL NOT EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE STANDARD FOR NURSERY STOCK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKE OFFS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING UNIFORMITIES PRIOR TO THE START OF CONSTRUCTION. ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF TEN FEET (10') FROM THE HORIZONTAL LINE OF CONSTRUCTION. ALL TREES SHALL BE PLANTED AT A MINIMUM DISTANCE OF TEN FEET (10') FROM THE HORIZONTAL LINE OF CONSTRUCTION. ALL TREES SHALL BE PLANTED WITH A TWO INCH DIA. OR FOUR INCH TOPICAL TO ONE PART FERT AND ONE PART COMPOST SOIL AMENDMENTS TO BE SUFFICIENT FOR INDIVIDUAL PLANT MATERIAL REQUIREMENTS. PROVIDE ALL PLANTING BEDS WITH A CONTINUOUS 3" LAYER OF MEDIUM MULCH TO BE PROVIDED AS FOLLOWS: 1. WOOD SHREDDERS (WOOD MULCH) - NO GREATER THAN ONE INCH (1") IN SIZE, UNIFORMLY MIXED AND FREE OF LIMB AND BRANCHES 2. SEED ALL AREAS NOT PLANTED, OR SPECIFIED OTHERWISE WITH LAWN SEED. A LAWN SEED MIXTURE SHALL BE PROVIDED AS FOLLOWS:	<table border="0"> <tr> <td>"BELL"</td><td>"CITRON"</td><td>"MORNING STAR"</td></tr> <tr> <td>85</td><td>97</td><td>60</td></tr> <tr> <td>15</td><td>20</td><td>80</td></tr> <tr> <td>SEED FERTILIZER</td><td>"JANETIK"</td><td>"FORTRESS"</td></tr> <tr> <td>85</td><td>80</td><td>80</td></tr> <tr> <td>15</td><td>20</td><td>80</td></tr> <tr> <td>SEED FERTILIZER</td><td>"KENTUCKY BLUEGRASS"</td><td></td></tr> </table>	"BELL"	"CITRON"	"MORNING STAR"	85	97	60	15	20	80	SEED FERTILIZER	"JANETIK"	"FORTRESS"	85	80	80	15	20	80	SEED FERTILIZER	"KENTUCKY BLUEGRASS"	
"BELL"	"CITRON"	"MORNING STAR"																				
85	97	60																				
15	20	80																				
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85	80	80																				
15	20	80																				
SEED FERTILIZER	"KENTUCKY BLUEGRASS"																					
SEEDING RATE: 6 LB PER 1,000 SF. MULCH: SPREAD AT TWO TONS PER ACRE. FERTILIZER: 10-20-20 PER 1,000 SF. STIRRING FERTILIZER SHOULD BE DONE BY HAND. STOCKPILE OF PLANTINGS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING. PLANTS WITH DEFECTS WILL BE REJECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF PLANT MATERIALS AND SEEING THAT THEY REMAIN VIGILANT THROUGHOUT THE PROJECT. A MINIMUM OF 1 YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL																						

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.

Diagram illustrating a method for protecting a tree trunk from rodents using a soil saucer and mulch. The diagram shows a cross-section of a tree trunk with a protective structure around its base.

Labels and instructions:

- HOSE AT TREE TRUNK**: A hose is placed around the tree trunk.
- (2)-2 1/2" DIA. WOOD STAKES MIN. OF 7' LONG**: Two wooden stakes are driven into the ground.
- 1" IN THE UNDISTURBED SUBGRADE. PLACE IN THE DIRECTION OF PREVAILING WINDS**: The stakes are placed 1 inch into the undisturbed subgrade, pointing in the direction of prevailing winds.
- WATERPROOF PAPER TO FIRST BRANCH**: A layer of waterproof paper is applied from the ground up to the first branch.
- 2" MIN. MULCH**: A layer of mulch is applied around the tree.
- PROVIDE SOIL SAUCER AROUND ALL TREES**: A soil saucer is provided around the base of the tree.
- 6" MIN.**: The soil saucer is at least 6 inches deep.
- LOOSEN TOP 1/3 OF BURLAP AND TURN BACK**: The top 1/3 of the burlap is loosened and turned back.
- PREPARED SOIL - SEE BELOW**: The soil in the saucer is prepared soil.
- UNDISTURBED SUBGRADE**: The undisturbed subgrade is shown below the saucer.
- 2 TO 3X'S THE DIAMETER OF ROOT BALL**: The diameter of the root ball is 2 to 3 times the diameter of the root ball.
- 1/3 OF TOP GROWTH**: The top 1/3 of the tree's growth is shown.
- PRUNE**: The tree is pruned.

SP-4

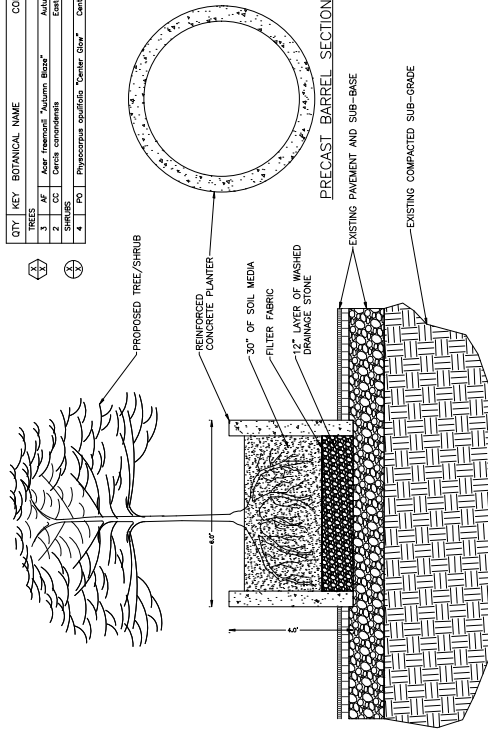
NOTE:
PREPARED TOPSOIL MIXTURE SHALL BE, BY VOLUME: 4 CUBIC YARDS TOPSOIL, 7.5 CUBIC FEET PEAT MOSS AND 20 POUNDS FERTILIZED(MILORGANITE, NU-EARTH OR EQUAL)

EXISTING	PROPOSED	LEGEND
04	04	Utility Lines
04	04	R.O.W. line
04	04	Property line
04	04	Easement line
04	04	Centreline
04	04	Drainage
04	04	Cluttered Line



NTS

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES						
3	AF	Acer freemanii "Aurum Blaze"	Aurum Blaze Freeman Maple	3" col.	SMB	
2	AF	Cercis canadensis	Eastern Red Bud	2.5" col.	SMB	
4	PO	Pinus strobus	Scotch Pine	4"	col.	
1	PO	Pinus canadensis "Twinkler Glow"	Scotch Glow Weeping	4"	col.	



1"=20'

DRAWING TITLE LANDSCAPE PLAN	
DRAWN BY:	LGR
DESIGNED BY:	
CHECKED BY:	BAM
SCALE:	1"=20'
JOB NO.:	22-654
DATE:	04/27/2022

PLANNING BOARD CHAIRMAN	DATE
-------------------------	------

TOWN ENGINEER _____ DATE _____

L100

Mark's Engineering
42 BEEHIVE ST
MADISON, NY 14424
Phone: 585-905-0360
Fax: 585-485-6205
mark@mark'sengineering.com mark@mark'sengineering.com



df

REVISIONS AND APPROVALS			
NO.	DATE	DESCRIPTION OF REVISION OR APPROVAL	BY
1	08.12.22	PER TOWN ENG.	LCB

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

DRAFT/25 TITLE