

BULK TABLE		
	PROPOSED	REQUIRED
ZONING/USE – PRINCIPAL	EXISTING RES	R/D
ZONING/USE – ACCESSORY	PATIO/DECK	N/A
LOT SIZE	13,370 SF	10,000–20,000SF
FRONT SETBACK	EXISTING	55'
FRONT, N. SIDE SETBACK	3.94' (6.06' VARIANCE)	10'
ACC. N. SIDE SETBACK	3.61' (6.39' VARIANCE)	10'
ACC. S. SIDE SETBACK	3.68' (6.32' VARIANCE)	10'
ACC. REAR SETBACK (LAKE)	4.62' (10.38' VARIANCE)	15'
BUILDING HEIGHT	EXISTING	25'
MAX. BUILDING COVERAGE	18.5%	20%
MAX LOT COVERAGE	29.9%	30%

LOT COVERAGE INFO:

EXISTING:	
HOUSE W/OVERHANGS:	1,898 SF
GARAGE:	581 SF
PATIO: (to be removed)	175 SF
TOTAL IMPERVIOUS:	2654 SF
TOTAL % COVERAGE:	19.85%

PROPOSED:

NEW PAVED DRIVEWAY:	223 SF
NEW DECK:	80 SF
NEW PAVR PATIO:	691 SF
NEW PAVR WALK:	522 SF
TOTAL NEW IMPERVIOUS:	1516 SF

$$(2654 - 175 + 1516 = 3,995 \text{ SF})$$
TOTAL PROPOSED LOT COVERAGE: 29.9%

NEW PATIO/DECK ADDITION


GENERAL NOTES:

1. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND PROPERTY MARKERS. IT IS THE NY'S LAW TO CALL NY'S DIGSAFE FOR UPO (811) PRIOR TO ANY EXCAVATION.

3. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY CONTROL

DEVICES. SUCH DEVICES (BARRICADES, FENCING, ETC.) SHALL BE IMPLEMENTED TO MINIMIZE RISK OF INJURY TO

PLANNING BOARD CHAIRMAN	DATE



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IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, FIRM OR CORPORATION TO REPRODUCE OR TRANSMIT A LICENSED PROFESSIONAL ENGINEER TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY.

TAX MAP NO. 98.15-1-43.100	NO.	DATE	REVISION	BY
TOWN OF CANADAGUA				
ONTARIO COUNTY				
MARK & SUZANNE LAESE				
3516 SANDY BEACH DR				

NEW DECK AND PATIO ADDITION	DATE:	20-041
	DESIGNED BY:	BAW
	DRAWN BY:	BAW
	CHECKED BY:	BAW

NOT TO SCALE

MAP REFERENCE:

1. MAP OF AN INSTRUMENT SURVEY OF NO. 3516 SANDY BEACH DRIVE BY JAMES BATES DATED MARCH 12, 2019

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.

SITE NOTES:

1. THERE ARE NO PROPERTY

2. NO WORK

3. THE CONSULTEE'S DELINEATION OF THE RESULTING FLOODPLAIN FLOODPLAIN

4. WATER SURFACE

5. NYS SPEED LIMITS, ACTIVITIES, CONTRACTS, AND AGREEMENTS

6. ALL NEW CONSTRUCTION SHALL BE CUT-OFF BY THE

**SITE NOTES:**

1. THERE ARE NOT NWSPEC DELINEATED OR APPARENT WETLANDS ON THE PROPERTY AS SHOWN.
2. NO WORK SHALL ENCRGOACH INTO THE REGULATED WATERBODY WITHOUT AN APPROPRIATE PERMIT.
3. THE CONSTRUCTION SITE IS WITHIN A 100 YEAR FLOODPLAIN AS DELINEATED BY FEMA. FILL MATERIAL SHALL NOT BE ON THE SITE RESULTING IN AN ALTERATION TO ELEVATIONS OF FLOOD FOR THE FLOODPLAIN
4. WATER SUPPLY: PUBLIC WATER – TOWN OF CAANADAGUA
5. NYS SPDES PERMIT IS NOT REQUIRED FOR THESE CONSTRUCTION ACTIVITIES. DISTURBANCE SHALL BE LESS THAN ONE ACRE. IF THE CONTRACTOR OR OWNER AT ANY TIME PLAN DISTURB GREATER THAN ONE ACRE THE ENGINEER SHALL BE NOTIFIED.
6. 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.

1. INSTALL TEMPORARY EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO: SILT FENCE, STABILIZED ENTRANCES, STRIP TOPSOIL REMOVE CONCRETE PAD AND IMMEDIATELY REMOVE FROM SITE.
2. INSTALL PATIO AND DECK
3. MAINTAIN EROSION CONTROL PRACTICES AS NECESSARY. IF ADDITIONAL MEASURE ARE REQUIRED THESE SHALL BE PROVIDED AT THE EXPENSE OF THE OWNER OR CONTRACTOR
4. IN THE EVENT THERE IS A SEDIMENT DISCHARGE OR FAILURE THE CONTRACTOR OR OWNER SHALL BE RESPONSIBLE FOR RESTORATION.
5. FINAL GRADE SITE AND ESTABLISH LAWN
6. REMOVE TEMPORARY EROSION CONTROLS AFTER AREAS ARE STABILIZED WITH VEGETATION, STONE OR ASPHALT.
- 7.

1. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND PROPERTY MARKERS. IT IS THE NYS LAW TO CALL NYS DIGITALLY 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 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 MANUFACTURERS RECOMMENDATIONS OR INDUSTRY STANDARD.
7. ENGINEER DOES NOT HOLD ANY LIABILITY FOR SYSTEM FAILURE DUE TO ANY SYSTEM MODIFICATIONS OR DEVIATIONS FROM THE APPROVED PLANS, NYS BUILDING CODES, AND/OR LOCAL REGULATIONS.
8. ALL CONSTRUCTION SHALL COMPLY WITH CURRENT NYS AND LOCAL BUILDING CODES AS WELL AS NATIONAL ELECTRIC CODE.

[illegible]