

LOCATION MAP

NOT TO SCALE

MAP NOTES & REFERENCE:

1. MAP OF AN INSTRUMENT SURVEY OF NO. 3516 SANDY BEACH DRIVE BY JAMES BATES DATED MARCH 12, 2019
2. HORIZONTAL DATUM IS ABOVE REFERENCED SURVEY.
3. VERTICAL DATUM NGVD 1929 DATUM.
4. MEAN HIGH WATER = 689.41'
5. 100 YEAR FLOOD ELEVATION IS 691.7 PER TOWN OF CANANDAIGUA FLOOD INSURANCE STUDY DATED MARCH 3, 1997.
6. NO CHANGES IN GRADING ARE PROPOSED.

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 NOT NYSDEC DELINEATED OR APPARENT WETLANDS ON THE PROPERTY AS SHOWN.
2. NO WORK SHALL ENCROACH 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 CANANDAIGUA
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.

BULK TABLE		
	PROPOSED	REQUIRED
ZONING/USE – PRINCIPAL	EXISTING RES	RLD
ZONING/USE – ACCESSORY	PATIO/DECK	N/A
LOT SIZE	13,370 SF	10,000–20,000SF
FRONT SETBACK	EXISTING	55'
PRINC. 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:

TOTAL LOT AREA: 0.307 AC = 13,370 SF

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 PAVER PATIO: 691 SF
NEW PAVER WALK: 522 SF
TOTAL NEW IMPERVIOUS: 1516 SF

(2654 – 175 + 1516 = 3,995 SF)

TOTAL PROPOSED LOT COVERAGE: 29.9%

CONSTRUCTION SEQUENCE:

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

1
C1
NEW PATIO/DECK ADDITION
1"=20'

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. 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.

TOWN ENGINEER

DATE

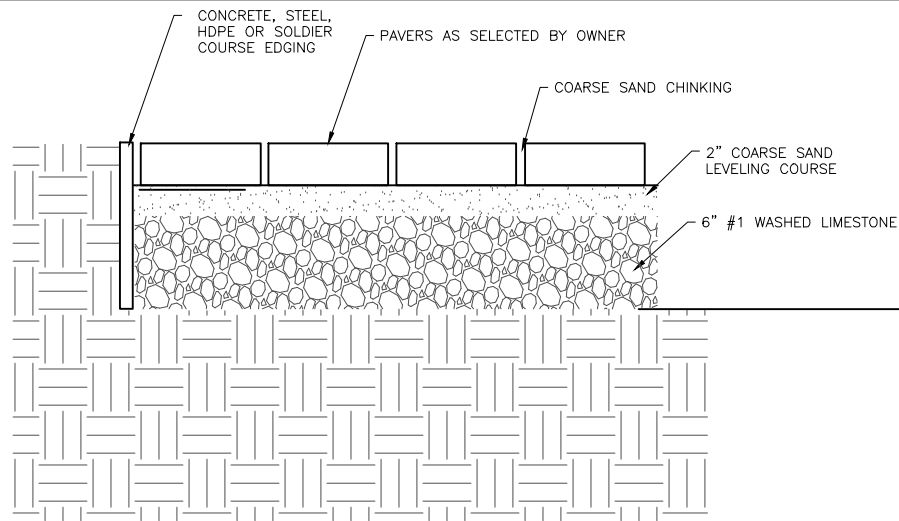
PLANNING BOARD
CHAIRMAN

DATE

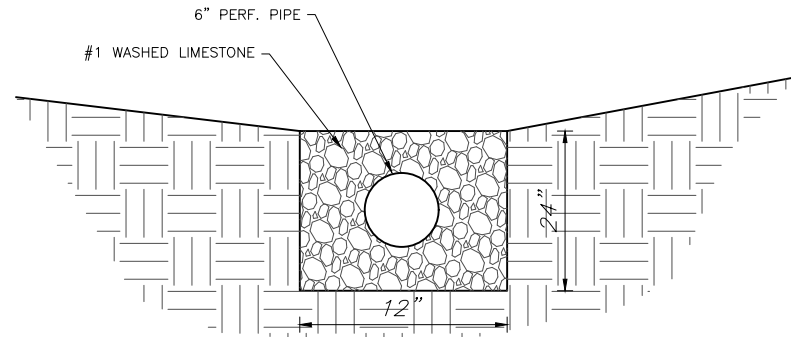
 MarksEngineering 42 BREMAN ST CANANDAIGUA, NY 14424 INFO@MARKSENGINEERING.COM (585)805-0360	IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER A LICENSED, REGISTERED ENGINEER, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY.	
	TAX MAP NO. 98.15-1-43.100 TOWN OF CANANDAIGUA ONTARIO COUNTY MARK & SUZANNE LAESE 3516 SANDY BEACH DR	
SCALE: AS NOTED	FILE NO.: 20-041	
DESIGNED BY: BAM	DATE: 3/20/2020	
DRAWN BY: BAM	DRWG. NO: C1	
CHECKED BY: BAM		

EROSION AND SEDIMENT CONTROL NOTES:

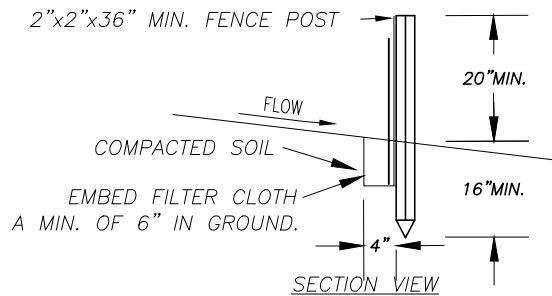
1. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF EROSION AND SEDIMENTATION DURING CONSTRUCTION. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AS NEEDED.
2. SOIL DISTURBANCES SHALL BE STABILIZED IMMEDIATELY. DISTURBED SOIL THAT WILL REMAIN LONGER THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 7 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 INSTALLED 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.



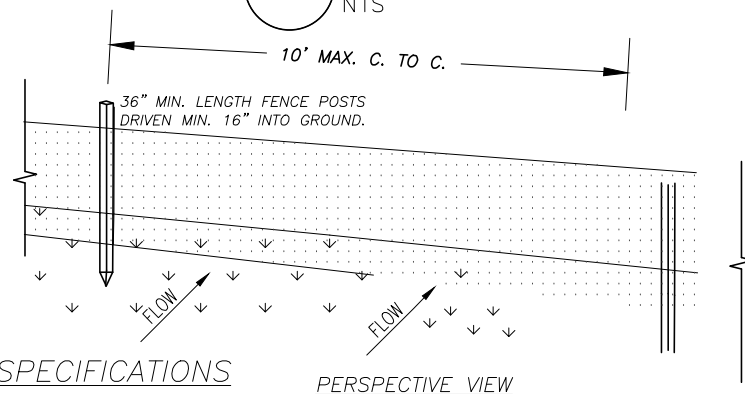
2 PAVES DETAIL
NTS



4 INFILTRATION TRENCH SECTION
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CONSTRUCTION SPECIFICATIONS

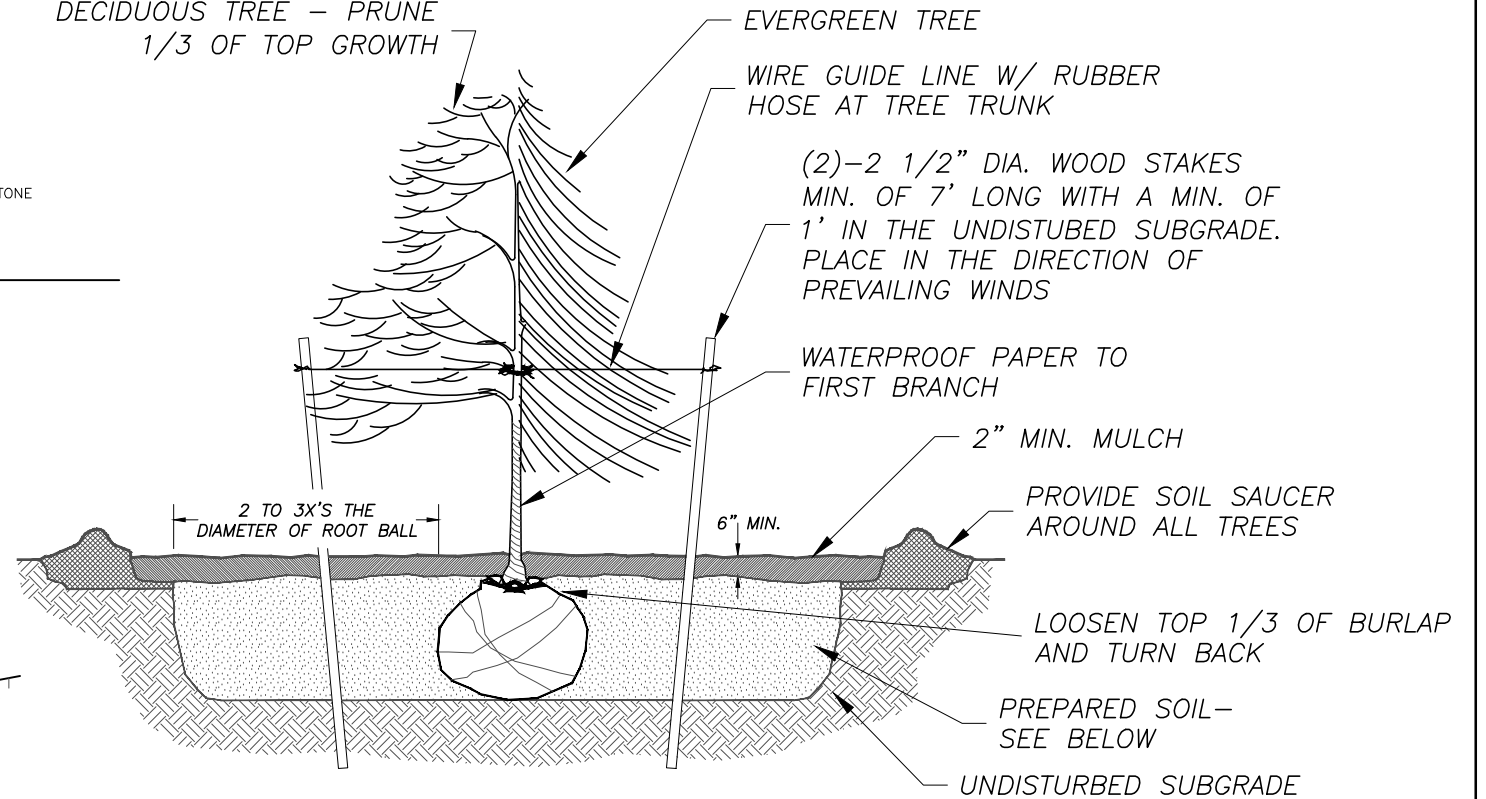


PERSPECTIVE VIEW

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 OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIRONMENT, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

1 TYPICAL SILT FENCE DETAIL
NTS


DECIDUOUS TREE - PRUNE
1/3 OF TOP GROWTH



3 DETAIL: TREE PLANTING
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(MILORGANITE, NU-EARTH OR EQUAL)



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