

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 ENCR OACH 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	NA	RLD
ZONING/USE – ACCESSORY	GARAGE ADDITION	N/A
LOT SIZE	13,370 SF	10,000–20,000SF
FRONT SETBACK	EXISTING	55'
PRINC. N. SIDE SETBACK	NA	10'
ACC. N. SIDE SETBACK	10.36'	10'
ACC. REAR SETBACK	18.39'	15'
BUILDING HEIGHT	<25'	25'
MAX. BUILDING COVERAGE	20%	20%
MAX LOT COVERAGE	*34.6%	30%

\*A LOT COVERAGE VARIANCE WILL BE REQUIRED.

LOT COVERAGE INFO:

TOTAL LOT AREA: 0.307 AC = 13,370 SF

EXISTING:

HOUSE W/OVERHANGS:	1,898 SF
GARAGE	581 SF
DRIVEWAY:	223 SF
PATIO AND WALK:	1213 SF
DECK:	80 SF
TOTAL IMPERVIOUS:	3,995 SF
TOTAL % COVERAGE:	29.9%

PROPOSED:

NEW GARAGE ADDITION: 648 SF

(3,995 SF + 648 SF = 4,643 SF)

TOTAL PROPOSED LOT COVERAGE: 34.7%

CONSTRUCTION SEQUENCE:

1. INSTALL TEMPORARY EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO: SILT FENCE, STABILIZED ENTRANCES, ETC.
2. STRIP TOPSOIL FROM SITE.
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.



NEW GARAGE 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

 <b>MarksEngineering</b> 42 BEDFORD ST CANANDAIGUA, NY 14434 INFO@MARKSENGINEERING.COM (716) 605-0380	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	
NEW GARAGE ADDITION		NO. DATE REVISION BY
SCALE: AS NOTED		FILE NO: 20-041
DESIGNED BY: BAM		DATE: 9/1/22
DRAWN BY: BAM		DRAWING NO: C1
CHECKED BY: BAM		