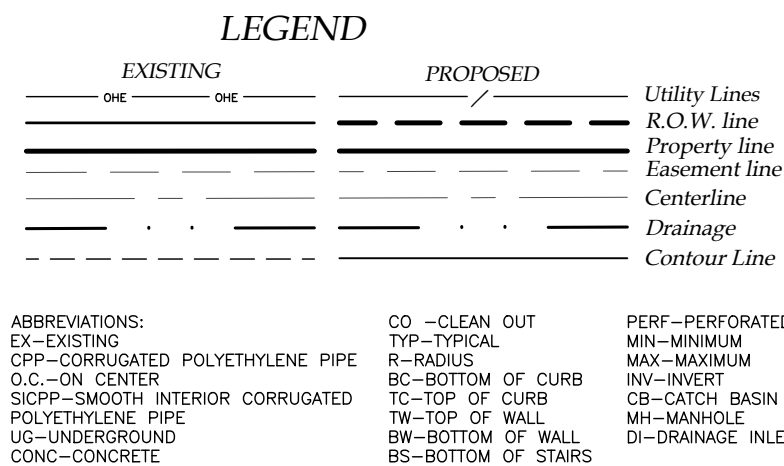
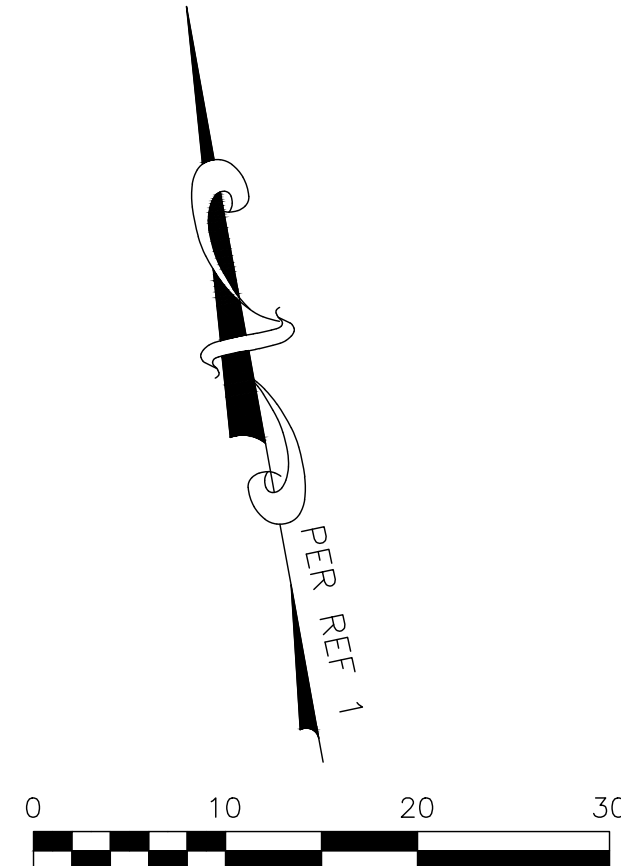
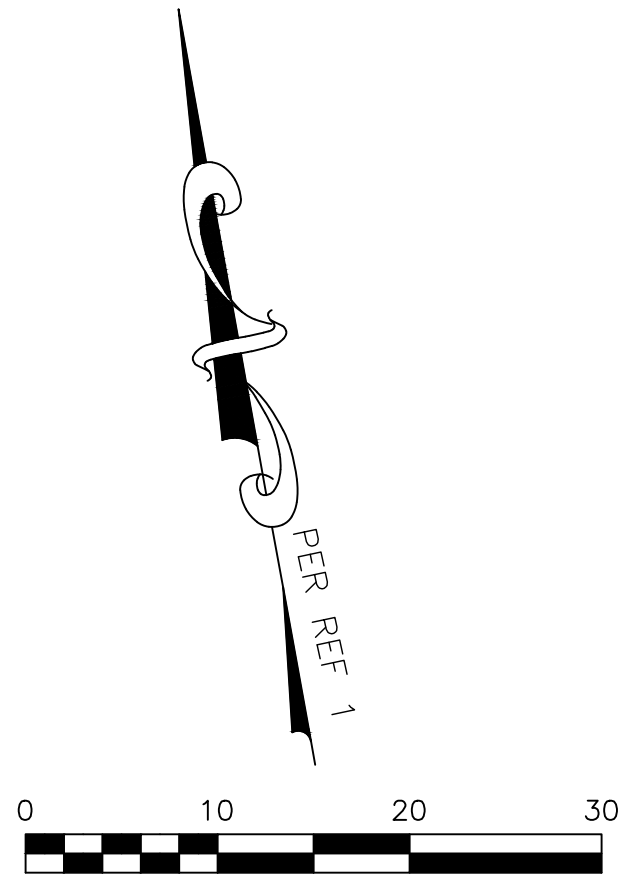




DAVID M. PARRINELLO NYSPLS 049724

DRAWING TITLE: EXISTING CONDITIONS	
DRAWN BY:	KRB
DESIGNED BY:	
CHECKED BY:	DMP
SCALE:	AS NOTED
JOB NO.:	20-041-G
DATE:	11/29/2022
TAX MAP#:	98.15-1-43.10



SITE NOTES:

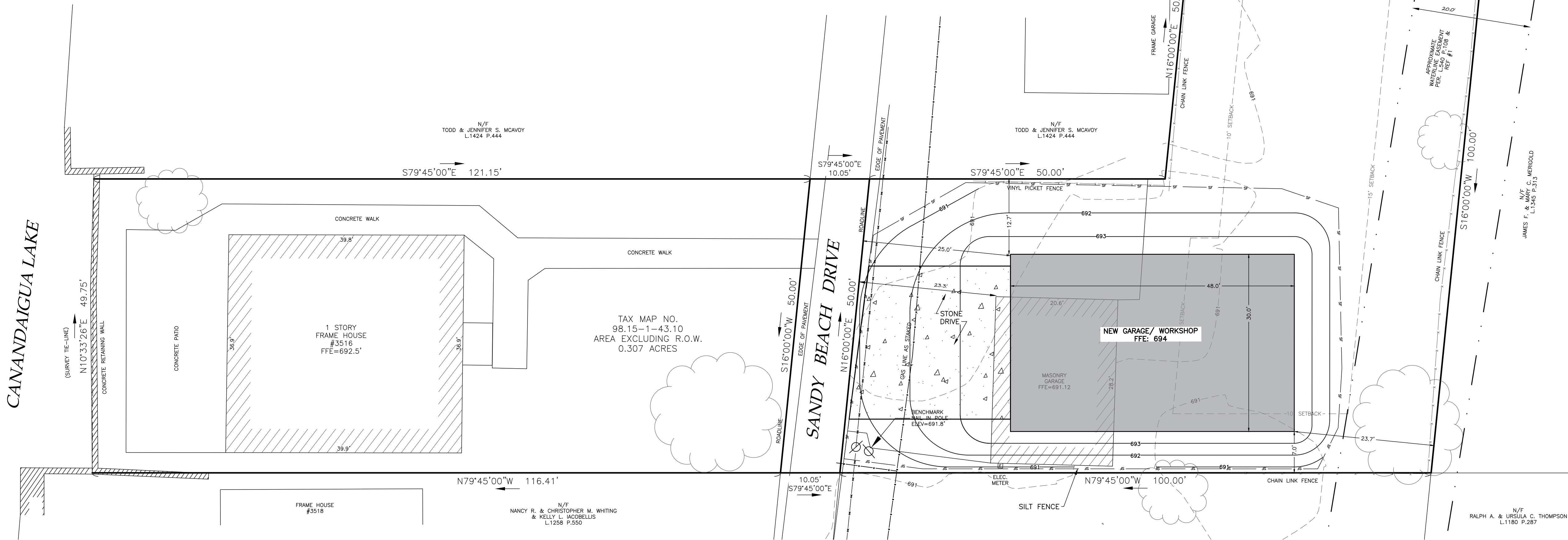
1. THERE ARE NOT NYSDEC DELINEATED OR APPARENT WETLANDS ON THE PROPERTY AS SHOWN.
2. NO WORK SHALL ENCROACH INTO THE REGULATED WATERBODY WITHOUT AN APPROPRIATE PERMIT.
3. THE CONSTRUCTION SITE IS WITHIN A 100 YEAR FLOODPLAIN AS DELINEATED BY FEMA. FILL MATERIAL SHALL NOT BE ON THE SITE RESULTING IN AN 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.

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.

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.



LEGEND

○ Gas valve	○ Monument
○ Sanitary Manhole	⊕ Benchmark
○ Drainage Manhole	⊕ Utility pole
○ Water shut off	⊕ Hydrant
○ Sanitary sewer clean out	⊕ Light pole
⊕ Elec. transformer	⊕ Road Sign
⊕ Utility pedestal	⊕ Water Valve
⊕ Gas pipeline marker	

ABBREVIATIONS:

EX-EXISTING	CO-CLEAN OUT	PERF-PERFORATED
CPI-CORRUGATED POLYETHYLENE PIPE	TP-TYPICAL	MIN-MINIMUM
O.C.-ON CENTER	R-RADIUS	MAX-MAXIMUM
SIOP-SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE	BC-BOTTOM OF CURB	INV-INVERT
UP-UNDERGROUND	TC-TOP OF CURB	CB-CATCH BASIN
CONC-CONCRETE	TW-TOP OF WALL	MH-MANHOLE
	BN-BOTTOM OF WALL	DI-DRAINAGE INLET
	BS-BOTTOM OF STAIRS	

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:	1440 SF
OLD GARAGE:	581 SF

TOTAL GARAGE INCREASE: 859 SF

(3,995 SF + 859 SF = 4,854 SF)

TOTAL PROPOSED LOT COVERAGE: 36.3%

BULK TABLE		
	PROPOSED	REQUIRED
ZONING/USE – PRINCIPAL	NA	RLD
ZONING/USE – ACCESSORY	GARAGE	N/A
LOT SIZE	13,370 SF	10,000–20,000 SF
FRONT SETBACK	25'	55'
SIDE SETBACK	7 & 12	10'
REAR SETBACK	31.65'	15'
BUILDING HEIGHT	<25'	25'
MAX. BUILDING COVERAGE	20%	20%
MAX LOT COVERAGE	*36.3%	30%

* AN AREA VARIANCE WILL BE REQUIRED FOR:
– LOT COVERAGE

VARIANCES GRANTED BY RESOLUTION OF THE ZBA ON APRIL 21, 2020. MEETING 02N-20-014:
– PRINCIPAL STRUCTURE SIDE SETBACK: 6.08' VARIANCE
– ACCESSORY STRUCTURE SIDE SETBACK: 6.39' VARIANCE
– ACCESSORY STRUCTURE SIDE SETBACK: 6.32' VARIANCE

1 SITE PLAN
1"=10'

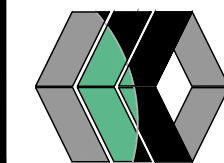
PLANNING BOARD CHAIRMAN	DATE
TOWN ENGINEER	DATE
HIGHWAY / WATER SUPERINTENDENT	DATE

EXISTING CONDITIONS PLAN OF LAND OF
MARK R. & SUZANNE S. LAESE
SHOWING LAND IN:
3516 SANDY BEACH DRIVE
TOWN OF CANANDAIGUA

COUNTY OF ONTARIO STATE OF NEW YORK

DRAWING TITLE: SITE PLAN	
DRAWN BY:	LGR
DESIGNED BY:	LGR
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO.:	20-041
DATE:	11/29/2022
TAX MAP#:	98.15-1-43.10

C100



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STAMP

STAMP

REVISIONS AND APPROVALS	
NO.	DATE / DESCRIPTION OF REVISION OR APPROVAL BY

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