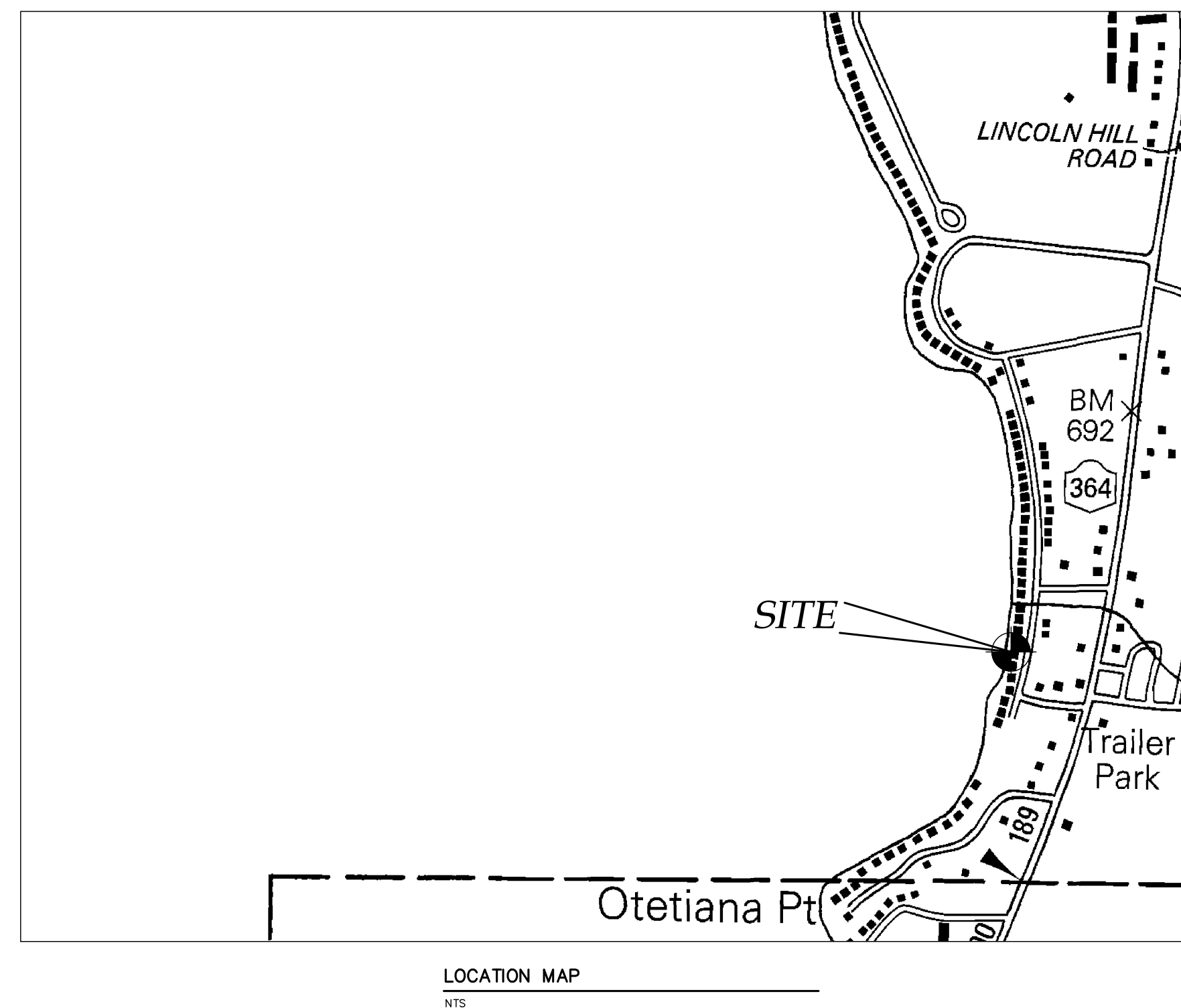


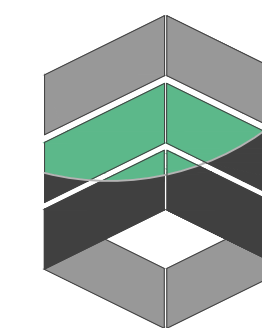
SITE PLANS FOR:
RICHARD KREBS
NEW DECK
3528 SANDY BEACH DRIVE
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

OCTOBER 7, 2020



NOT FOR CONSTRUCTION

INDEX-
COVER
EX100- EXISTING CONDITIONS
C100 - SITE PLAN



MarksEngineering

MARKS ENGINEERING, P.C.
42 BEEMAN STREET
CANANDAIGUA, NY 14424
(585)905-0360
WWW.MARKSENGINEERING.COM

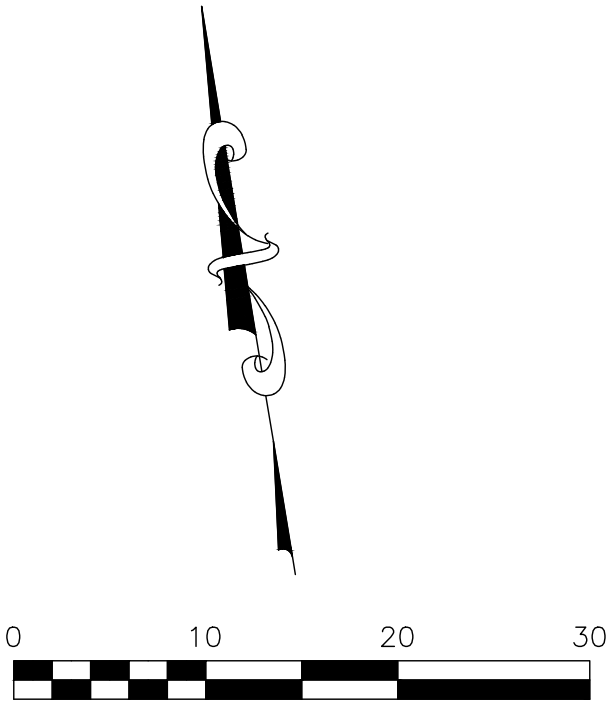
PROPERTY OWNER:
RICHARD KREBS
3528 SANDY BEACH DRIVE
CANANDAIGUA, NY 14424

PREPARED FOR:
RICHARD KREBS

REVISIONS:

10/19/2020
TOWN OF CANANDAIGUA
PRC COMMENTS

RICHARD KREBS
3528 SANDY BEACH DR.
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
NEW YORK
JOB #20-175
10/7/2020



SITE DATA		
	REQUIRED	EXISTING
ZONING/USE – PRINCIPAL	RLD	SINGLE RESIDENTIAL
ZONING/USE – ACCESSORY	NA	NA
LOT SIZE: LESS THAN 10,00SF		7,185 SF
FRONTAGE	200'	49.17'
FRONT SETBACK	50'	9.50'
SIDE SETBACK	8'	10.35'
REAR SETBACK	30'	44.02'
BUILDING HEIGHT	35'	15'
LOT COVERAGE	40.00%	58.90%
BUILDING COVERAGE	25.00%	27.80%

REFERENCES & NOTES

1. MAP NO.: 31022
2. DEED: L.1398 P.800
3. VERTICAL DATUM: NAVD 29
5. HORIZONTAL DATUM: MAP 800
6. ZONING: RLD – RESIDENTIAL LAKESHORE DISTRICT
7. PARCEL IS LOCATED IN ZONE X PER FEMA MAP #360598 0020C, DATED MARCH 3, 1997

EXISTING LOT COVERAGE

- HOUSE – 1,995 SQ. FT.
DRIVES – 1,421 SQ. FT.
WALKS & CONC. – 817 SQ. FT.

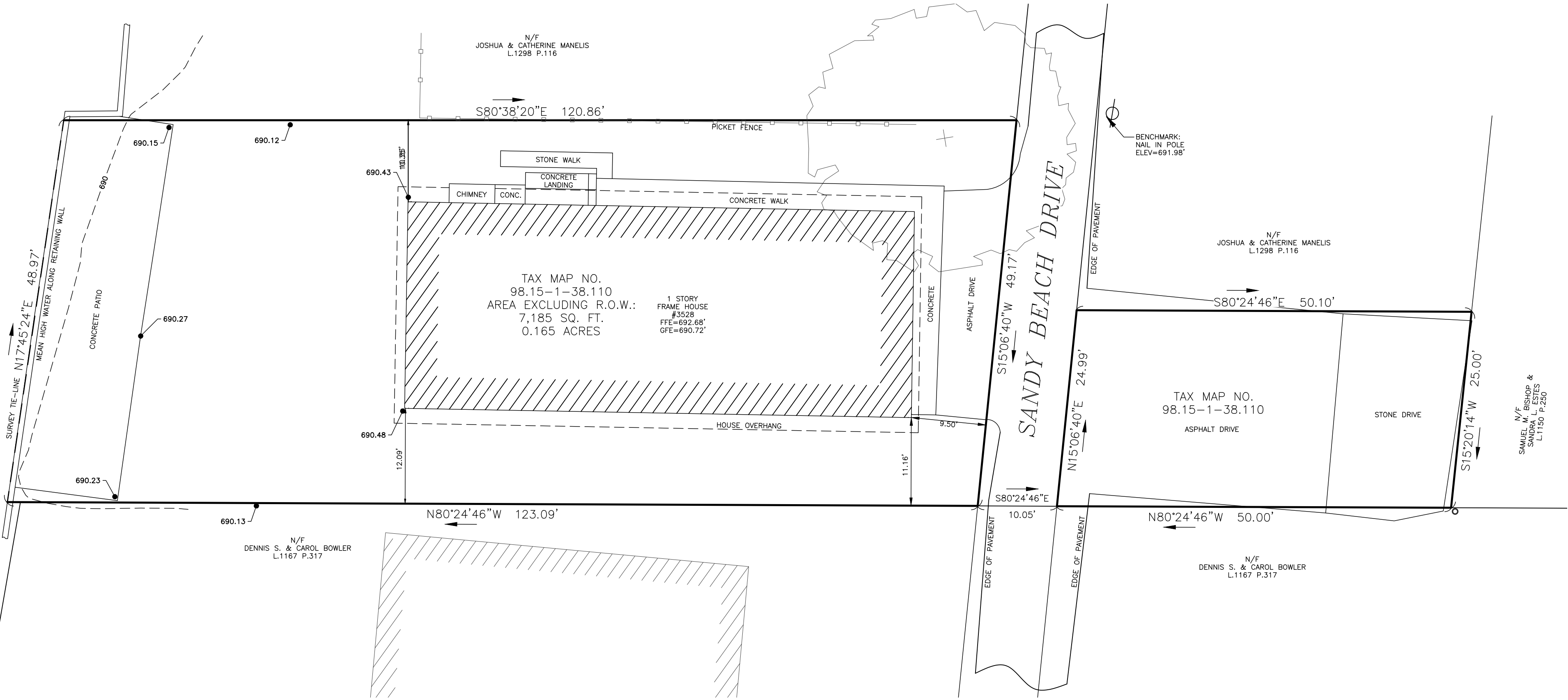
TOTAL EXISTING – 4,233 SQ. FT.

LOT AREA – 7,185 SQ. FT.

LOT COVERAGE – 58.9%

BUILDING COVERAGE – 27.8%

CANANDAIGUA LAKE
ELEVATION = 687.30 9/24/20



1 EXISTING CONDITIONS
1"=10'

LEGEND	
○ Iron pin or pipe found	EXISTING
● Benchmark	PROPOSED
○ Utility pole	Utility Lines
● Hydrant	R.O.W. line
● Light pole	Property line
PERC TEST	Easement line
DEEP HOLE	Centerline
	Drainage
	Fence Line
	Contour Line
ABBREVIATIONS:	
EX-EXISTING	CO – CLEAN OUT
CPP-CORRUGATED POLYETHYLENE PIPE	TYP-TYPICAL
OC-ON CENTER	R-RADIUS
SCPP-SMOOTH INTERIOR CORRUGATED	BC-BOTTOM OF CURB
POLYETHYLENE PIPE	TC-TOP OF CURB
UG-UNDERGROUND	TW-TOP OF WALL
CONC-CONCRETE	BM-MANHOLE
	EW-BOTTOM OF WALL
	BS-BOTTOM OF STAIRS
	MIN-MINIMUM
	MAX-MAXIMUM
	INV-INVERT
	CB-CATCH BASIN
	DI-DRAINAGE INLET
	PERF-PERFORATED

STAMP

STAMP

REVISIONS AND APPROVALS		
NO	DATE	DESCRIPTION OF REVISION OR APPROVAL
1	10/10/20	TOWN/PRC COMMENTS

SITE PLANS PREPARED FOR:
RICHARD KREBS
NEW DECK
SHOWING LAND IN:
3528 SANDY BEACH DRIVE
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

DRAWING TITLE:	
EXISTING CONDITIONS	
DRAWN BY:	KRB
DESIGNED BY:	KRB
CHECKED BY:	DMP
SCALE:	1"=10'
JOB NO.:	20-175
DATE:	10/07/2020
TAX MAP#:	98.15-1-38.110

EX100

UTILITY NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SERVICE AND COORDINATE ALL WORK W/ UTILITY PROVIDERS. RELOCATE WATER AND SANITARY PIPING AS REQUIRED.
2. ELEC SERVICE AND COMMUNICATION SHALL MEET CURRENT NATIONAL ELECTRIC CODE.
3. SAFETY BACKFILL ALL UTILITIES WITH CLEAN EXCAVATED SOIL. ENCASE IN 12" OF SAND IN SOIL CONTAINING STONES OR BEDROCK

GRADING NOTES:

1. CUT AND FILL SLOPES SHALL NOT EXCEED 3 ON 1.
2. CONSTRUCTION SHALL CONFORM TO THE TOWN OF CANANDAIGUA AND NYS CODES AND STANDARDS
3. SITE SHALL BE GRADED SUCH THAT THERE IS POSITIVE DRAINAGE AT A MINIMUM OF 2% AWAY FROM ANY BUILDINGS, STRUCTURES, DRIVEWAYS, AND SEPTIC SYSTEM.
4. TOPSOIL SHALL BE STRIPED OF AREAS PLANNED FOR CONSTRUCTION AND REAPPLIED AFTER GRADING IS FINISHED. ANY UNUSED TOPSOIL SHALL BE HAULED OFF SITE.

1. CONSTRUCTION SEQUENCE:
2. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND OTHER TEMPORARY CONTROLS.
3. STRIP AND STOCKPILE TOPSOIL
4. EXCAVATE FOUNDATION AND ROUGH GRADE SITE.
5. BUILD FOUNDATION AND STRUCTURES
6. INSTALL UTILITIES
7. BACKFILL FOUNDATION
8. RESPREAD TOPSOIL AROUND HOUSE, FINAL GRADE SEE AND MULCH
9. REMOVE TEMPORARY CONTROLS AFTER SITE STABILIZED WITH VEGETATION.

EROSION AND SEDIMENT CONTROL NOTES:

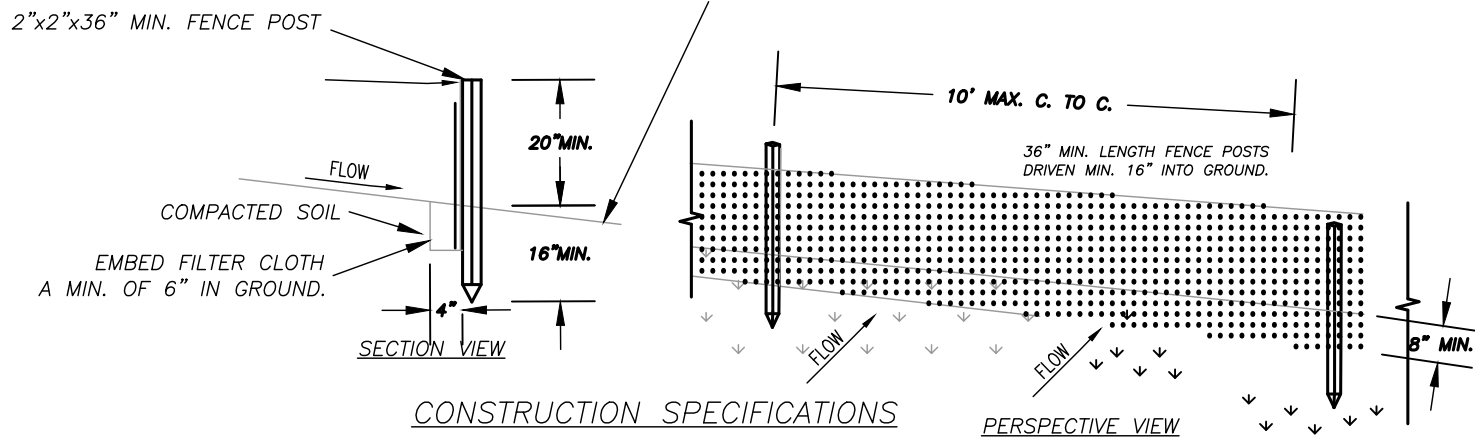
1. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF EROSION AND SEDIMENTATION DURING CONSTRUCTION. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AS NEEDED.
2. SOIL DISTURBANCES SHALL BE STABILIZED IMMEDIATELY. DISTURBED SOIL THAT WILL REMAIN LONGER THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 7 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 IN STALLED 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.
8. CONCRETE TRUCK SHALL BE WASHED OUT INTO A SEALED CONTAINER OR DIKED AREA TO PREVENT CONTAMINANTS FROM DISCHARGING TO SURFACE WATERS.

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. ANY SYSTEM MODIFICATIONS OR DEVIATIONS FROM THE APPROVED PLANS, NYS BUILDING CODES, AND/OR LOCAL REGULATIONS REQUIRED BY SITE CONSTRAINTS, UNFORESEEN CONDITIONS OR GOVERNING AUTHORITIES WILL BE DONE AT THE RISK OF THE CLIENT.

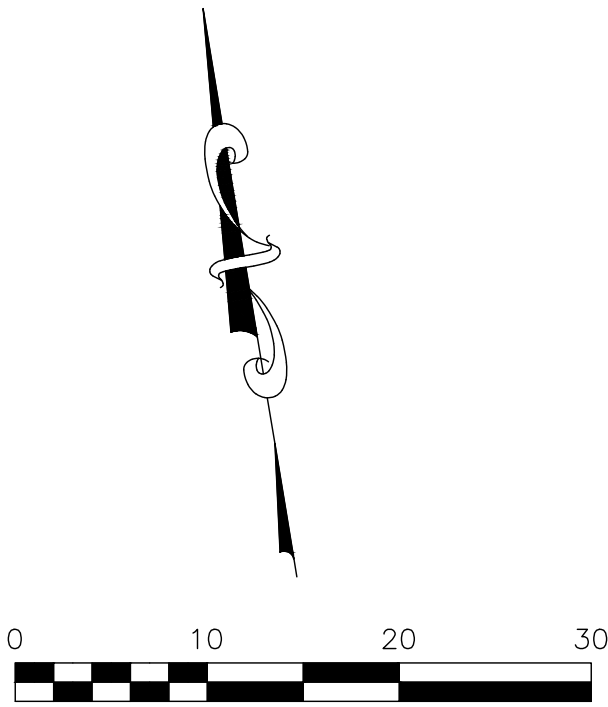
SITE NOTES:

1. THE CONSTRUCTION SITE IS NOT WITHIN 100' OF A WETLAND AS DELINEATED BY NYS DEC. THERE ARE NOT NYS DEC DELINEATED OR APPARENT WETLANDS ON THE PROPERTY AS SHOWN.
2. THE CONSTRUCTION SITE IS NOT WITHIN A 100 YEAR FLOODPLAIN AS DELINEATED BY FEMA.
3. WATER SUPPLY: PUBLIC WATER
4. 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 AN ACRE THE ENGINEER SHALL BE NOTIFIED.
5. 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.



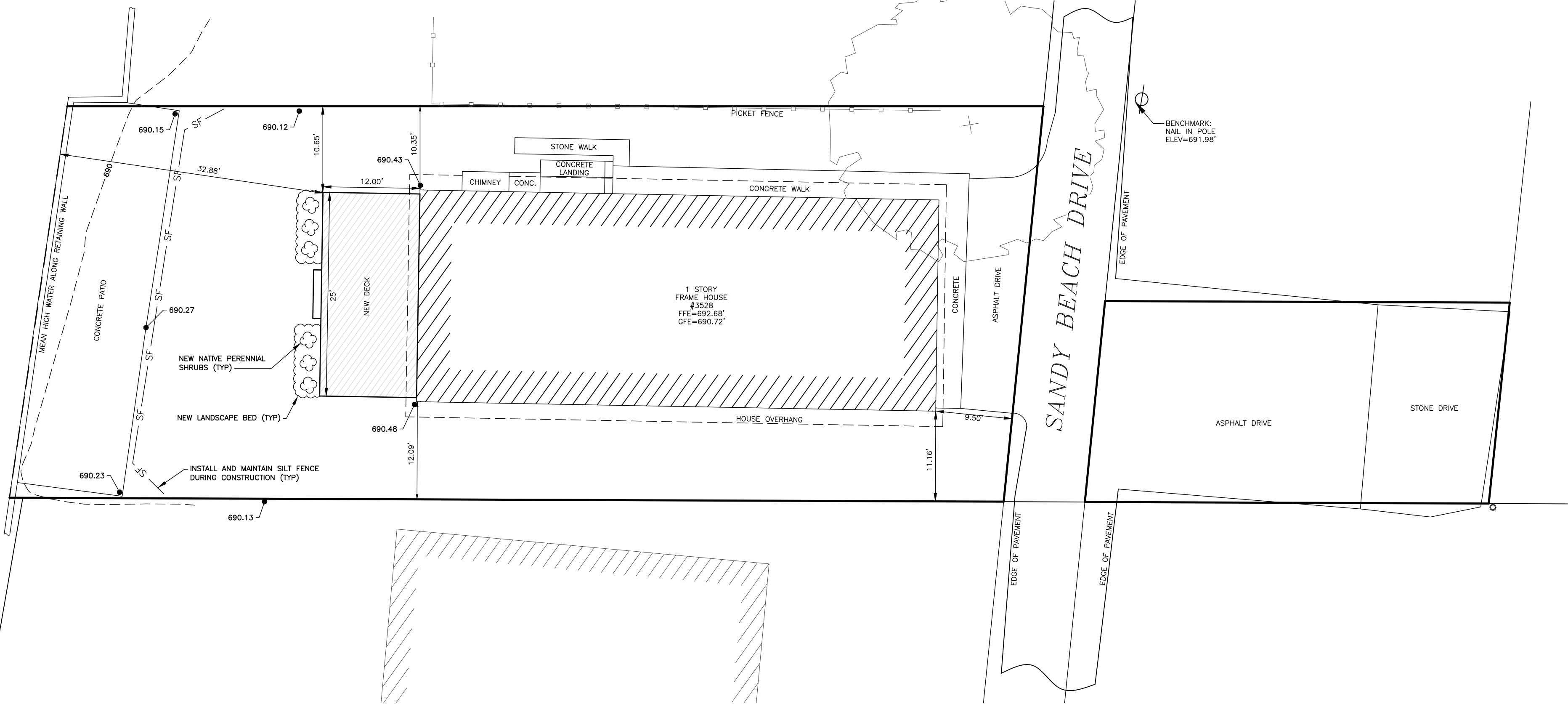
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO POSTS WITH STAPLES.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES 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.

2 TYPICAL SILT FENCE DETAIL
NTS



SITE DATA			
	REQUIRED	EXISTING	PROPOSED
ZONING/USE - PRINCIPAL	RLD	SINGLE RESIDENTIAL	
ZONING/USE - ACCESSORY	NA	NA	DECK
LOT SIZE: LESS THAN 10,00SF		7,185 SF	
FRONTAGE	200'	49.17'	
FRONT SETBACK	50'	9.50'	
SIDE SETBACK	8'	10.35'	10.65'
REAR SETBACK	30'	44.02'	32.88'
BUILDING HEIGHT	35'	15'	
LOT COVERAGE	40.00%	58.90%	62.70%
BUILDING COVERAGE	25.00%	27.80%	31.60%

CANANDAIGUA LAKE
ELEVATION=687.30 9/24/20



1 SITE PLAN
1"=10'

PROPOSED LOT COVERAGE

HOUSE W/ PROPOSED DECK- 2,271 SQ. FT.

DRIVE & WALKS- 2,238 SQ. FT.

TOTAL PROPOSED LOT COVERAGE- 4,509 SQ. FT.

LOT AREA- 7,185 SQ. FT.

PROPOSED PERCENT LOT COVERAGE- 62.7%

PROPOSED BUILDING COVERAGE - 31.6%

VARIANCE:

LOT COVERAGE - VARIANCE OF 22.7% REQUESTED WHEN 40% IS REQUIRED

BUILDING COVERAGE - VARIANCE OF 6.6% REQUESTED WHEN 25% IS REQUIRED

LEGEND

EXISTING

- Iron pin or pipe found
- Benchmark
- Utility pole
- Hydrant
- Light pole
- PERC TEST
- DEEP
- DRILL

PROPOSED

- Utility Lines
- R.O.W. line
- Property line
- Easement line
- Centerline
- Drainage
- Fence Line
- Contour Line

ABBREVIATIONS:

- EX-EXISTING
- CPP-CORRUGATED POLYETHYLENE PIPE
- O.C.-ON CENTER
- SIOPP-SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE
- UG-UNDERGROUND
- CONC-CONCRETE
- CO-CLEAN OUT
- R-RADIUS
- BC-BOTTOM OF CURB
- TC-TOP OF CURB
- TW-TOP OF WALL
- BW-BOTTOM OF WALL
- BS-BOTTOM OF STAIRS
- MIN-MINIMUM
- MAX-MAXIMUM
- INV-INVERT
- CB-CATCH BASIN
- MI-MANHOLE
- DI-DRAINAGE INLET
- PERF-PERFORATED