

EXISTING AND PROPOSED LAND COVERAGE

TOTAL LOT AREA TO MHW = 7,303 SF

EXISTING HOUSE COVERAGE IS 1,165 SF = 15.9%
PROPOSED HOUSE COVERAGE WITH ADDITION IS 1,286 SF = 17.6%

EXISTING OTHER LAND COVERAGE:
ASPHALT = 1,174 SF
WALLS = 196 SF
PATIOS = 688 SF
STAIRS = 193 SF
DECK = 99 SF

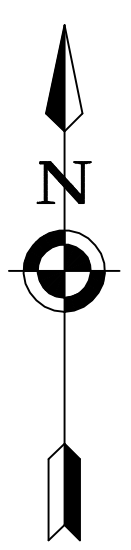
TOTAL EXISTING OTHER LAND COVERAGE = 2,351 SF

PROPOSED OTHER LAND COVERAGE:
ASPHALT = 1,174 SF
WALLS = 196 SF
PATIOS = 560 SF
STAIRS = 193 SF
DECK = 99 SF

TOTAL PROPOSED OTHER LAND COVERAGE = 2,222 SF

TOTAL EXISTING HOUSE AND LAND COVERAGE IS 3,517 SF = 48.1%
TOTAL PROPOSED HOUSE AND LAND COVERAGE IS 3,508 SF = 48.0%

LEGEND	
(R)	DENOTES RECORD INFORMATION
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING PROPERTY LINE
---	SETBACK LINE
---	EASEMENT LINE
-SF-SF-SF-SF-SF-SF-	STAKED SILT FENCE
••	STAKED STRAW BALE
-	ROADWAY CENTERLINE
-E-	OVERHEAD WIRES-ELECTRIC/ TEL
X 685.8	SURFACE SPOT ELEVATION
->	DRAINAGE FLOW DIRECTION
-G-	GAS MAIN/SERVICE
---	FENCE LINE
---	WATERMAIN/WATER SERVICE
---	TREE/BRUSH LINE
○	UTILITY POLE
○ E.P.	EDGE OF EXIST. PAVEMENT
○	TREE/ SHRUB
○	EXISTING SIGN
○	HYDRANT/ WATER VALVE
○	DEEP/PERCOLATION TEST HOLE



SITE DATA/ GENERAL NOTES

1. ZONING:
ZONE RLD
- FRONT SETBACK: 50'
- REAR (LAKE) SETBACK: 30'
- SIDE SETBACK: 8'
- MAX. HEIGHT: 25'
- % COVERAGE: 25% (BUILDING) 40% (LOT)
2. UTILITIES:
- ELECTRIC: NYSEG OVERHEAD
- GAS: NYSEG
- WATER: TOWN OF CANANDAIGUA
- SEWER: SEPTIC
3. FLOOD ZONE PER FEMA FIRM PANEL 3605980025C EFFECTIVE DATE MARCH 3, 1997, A PORTION OF THIS PROJECT IS LOCATED IN FLOOD ZONE AE THAT IS IDENTIFIED AS AN AREA LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
4. ALL DISTANCES AND ELEVATIONS ARE MEASURED IN DECIMAL FEET. ELEVATIONS SHOWN ARE ON NAVD 1983 DATUM.
5. BASE MAPPING FOR THIS DRAWING WAS PROVIDED BY VENEZIA LAND SURVEYORS FROM AN INSTRUMENT SURVEY COMPLETED IN JULY 2020.
6. AREA OF LAND PARCEL = 0.168 ACRES FROM MHW TO ROW.

EROSION CONTROL NOTES

- 1) IF REQUIRED, THE CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES, AT THE EXPENSE OF THE CONTRACTOR OR OWNER, TO PREVENT SILTATION OF DOWNSTREAM PROPERTIES.
- 2) IN THE EVENT THERE IS A FAILURE OF AN EROSION CONTROL DEVICE, THE CONTRACTOR AND OWNER ARE RESPONSIBLE TO RESTORE DOWNSTREAM AREAS AT THEIR EXPENSE.
- 3) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED, INSTALLED AND MAINTAINED PER THE REQUIREMENTS SET FORTH IN THE LATEST EDITION (2016) OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

APPROVALS

TOWN PLANNING BOARD CHAIRPERSON _____ DATE _____

TOWN ENGINEER _____ DATE _____

TOWN HIGHWAY AND WATER SUPERINTENDENT _____ DATE _____

EROSION CONTROL CONSTRUCTION SEQUENCE

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY EXCAVATION WORK.
2. INSTALL TEMPORARY SWALES TO INTERCEPT SURFACE WATER AND DIRECT IT AWAY FROM THE WORK AREA AS WORK PROCEEDS. SOON AS PRACTICABLE.
3. FINISH GRADE AND PROMOTE VEGETATION ON ALL EXPOSED AREAS AS AND REPAIR AS NECESSARY.
4. MONITOR SILT FENCING FOR SILT ACCUMULATION. REMOVE, REPLACE
5. REMOVE EROSION CONTROLS AND CEASE MONITORING ONLY AFTER APPROVAL HAS BEEN GRANTED BY THE TOWN OR WATERSHED INSPECTOR.
6. IN ADDITION TO THESE MEASURES, THE CONTRACTOR SHALL COMPLY WITH WHATEVER SUPPLEMENTARY MEASURES MAY BE REQUIRED TO ENHANCE OR IMPROVE THE CONTROL OF EROSION ON THIS SITE, AS ORDERED BY THE TOWN OR WATERSHED INSPECTOR.

SHORELINE GUIDELINES STATEMENT

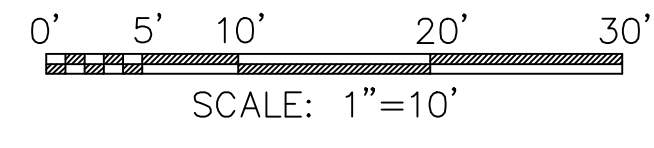
PROJECT IS IN CONFORMANCE WITH THE SHORELINE GUIDELINES AS ALL AFFECTED PLANTINGS FROM THE CONSTRUCTION PROCESS ARE TO BE TRANSPLANTED AND RE-ESTABLISHED SURROUNDING THE BUILDING ADDITION. OWNERS ARE ACTIVE GARDENERS AND WILL PROVIDE AMPLE LANDSCAPING TO BLEND WITH THE MINOR (10'L X 12.4'H) EXTENSION OF THE BUILDING STRUCTURE.

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 REQUIREMENTS.

SITE DISTURBANCE NOTE

ESTIMATED SITE DISTURBANCE AREA IS APPROXIMATELY 800 SQUARE FEET.
ESTIMATED SOIL VOLUME EXCAVATED IS APPROXIMATELY 25 CUBIC YARDS.



REVISIONS		
DATE	BY	DESCRIPTION
9/16/20	SH	TOC PRC REVIEW
9/22/20	SH	TOWN REVIEW
9/22/20	SH	TOWN REVIEW

EXISTING AND PROPOSED CONDITIONS	
SITE AND UTILITY PLAN - 4789 WEST LAKE ROAD	
TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE	
PROFESSIONAL ENGINEERING GROUP	CLIENT: HAROLD & TERRI BOBRY 16 BRETTON WOODS DR ROCHESTER, NY 14618 PHONE: (585) 748-5464
	TAX ACCOUNT NO. 140.14-1-16.100
DATE: SEPT 2020	ENGINEER: S.A.H
SURVEYOR: A.A.V.	SCALE: 1" = 10'
SHEET NO.: 1 OF 2	DRAWING NO.: 200901EX1

NOT FOR CONSTRUCTION

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL FROM ALL REVIEWING AGENCIES. IT IS SUBJECT TO REVISIONS AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THIS NOTE IS REMOVED.

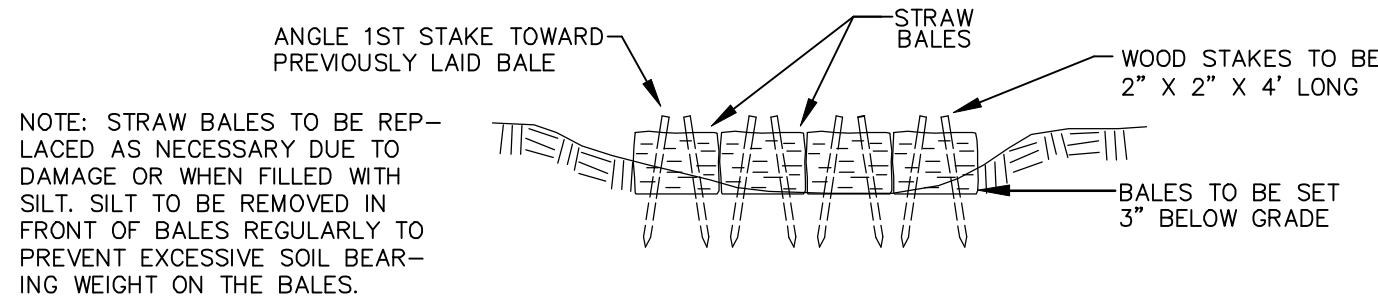
DRAWING ALTERATION

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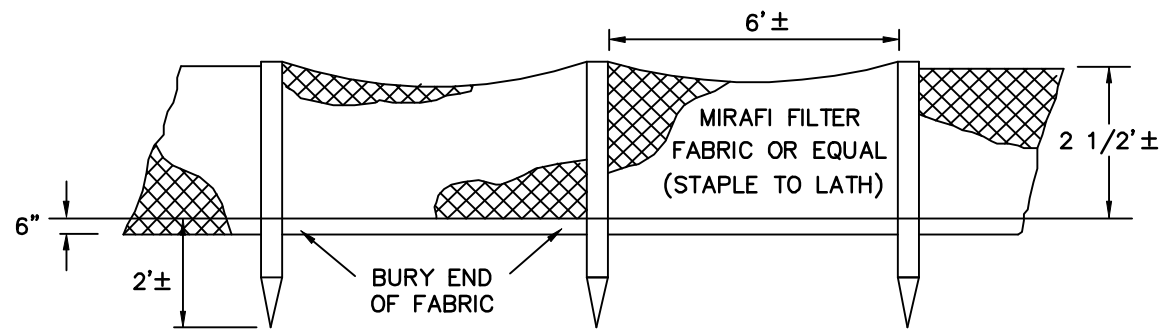
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1500 GALLON DUAL COMPARTMENT POLY SEPTIC TANK EXAMPLE
N.T.S.



STAKED STRAW BALE DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.

TENTATIVE CONSTRUCTION SCHEDULE/SEQUENCE

PROPOSED START DATE IS APPROXIMATELY NOVEMBER 5, 2020.

CONSTRUCTION DURATION IS ESTIMATED TO BE SIX MONTHS (WEATHER PERMITTING) FROM START DATE.

STAGING AREA FOR CONSTRUCTION EQUIPMENT IS TO BE LOCATED ON COMMON DRIVEWAY AND DOWNSLOPE LAWN AREA.

CONSTRUCTION SEQUENCE IS:

- 1) MOBILIZE EQUIPMENT IN STAGING AREA.
- 2) RECEIVE MATERIALS FOR CONSTRUCTION AND PLACE IN STAGING AREA.
- 3) PLACE EROSION CONTROLS DOWNSLOPE OF WORK AREA WHERE SHOWN ON PLANS.
- 4) PERFORM DEMOLITION WORK DEFINED IN WORK LEGEND, REMOVE ALL DEBRIS AND EXTRANEIOUS MATERIALS. EXCESS SOIL TO REMOVED AND NOT STOCKPILED.
- 5) CONSTRUCT IMPROVEMENTS PROGRESSIVELY AS GENERALLY FOLLOWS:
INSTALL NEW WASTEWATER SYSTEM COMPONENTS
CONSTRUCT NEW ADDITION
- 6) TOPSOIL AND SEED DISTURBED AREAS PER EROSION CONTROL NOTES.
- 7) CLEAN SITE AND DEMOBILIZE EQUIPMENT AND MATERIALS.



PROPOSED EAST ELEVATION VIEW, FLOOR PLAN AND SOUTH ELEVATION VIEW

SCALE: 3/16"=1'

ALL HOUSE PLAN DRAWINGS PROVIDED BY ARCHITECTURAL INNOVATIONS

SOIL STABILIZATION MEASURES NOTE:

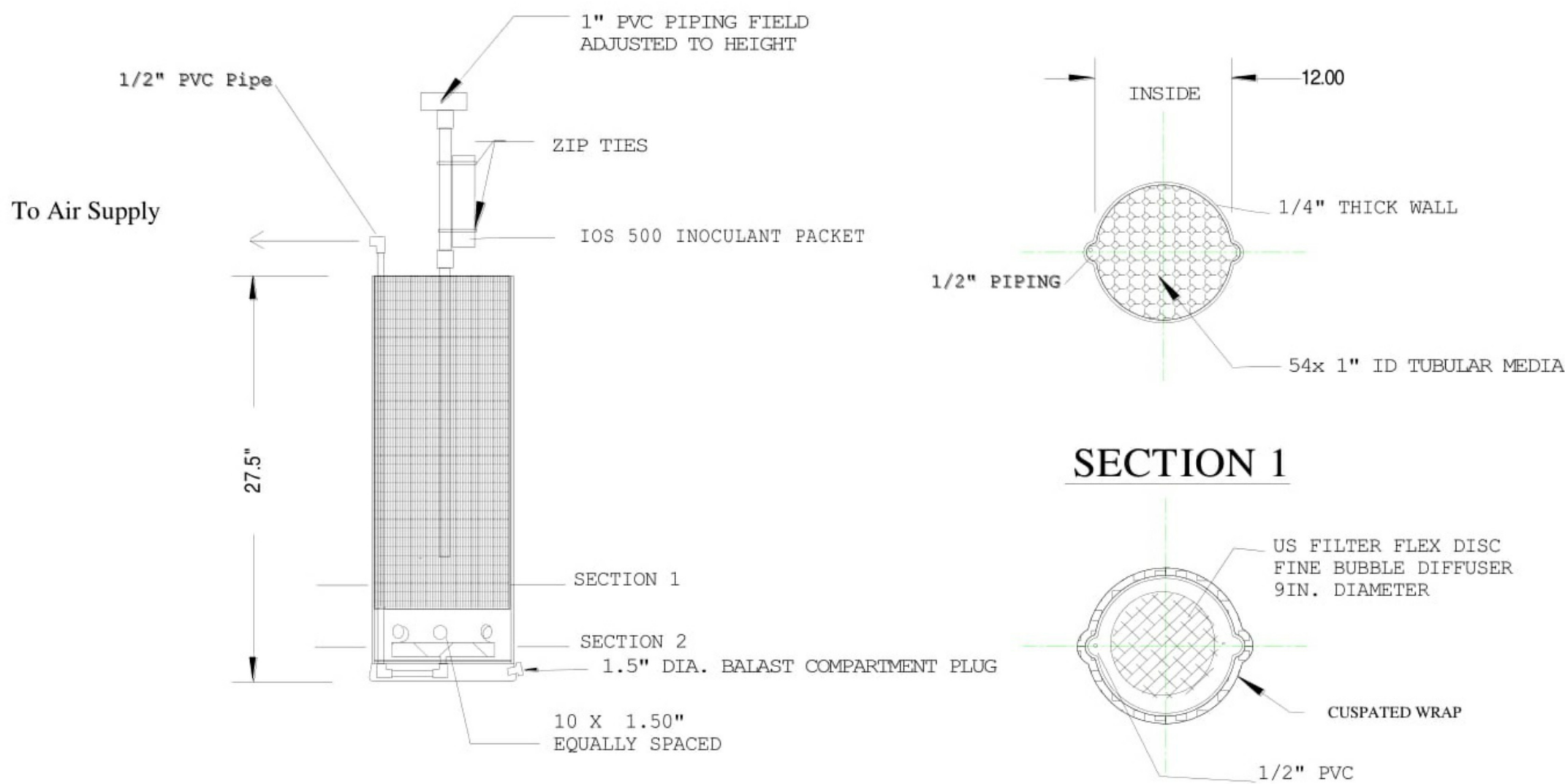
IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE IMPLEMENTED WITHIN SEVEN DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE TECHNICAL STANDARD, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

PERMANENT SEEDING

1. REPLACE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES.
2. SEED 20 POUNDS OF PERENNIAL RYEGRASS PER ACRE AND 80 POUNDS PER ACRE OF KENTUCKY BLUEGRASS OR EQUIVALENT.
3. FERTILIZE WITH 600 POUNDS PER ACRE OF 10-10-10. LIME TO ACHIEVE A PH OF 6.0. IF HYDROSEEDER IS NOT USED, SEED AND FERTILIZER SHOULD BE LIGHTLY RAKED INTO SOIL.
4. MULCH WITH CLEAN (WEED FREE) STRAW.

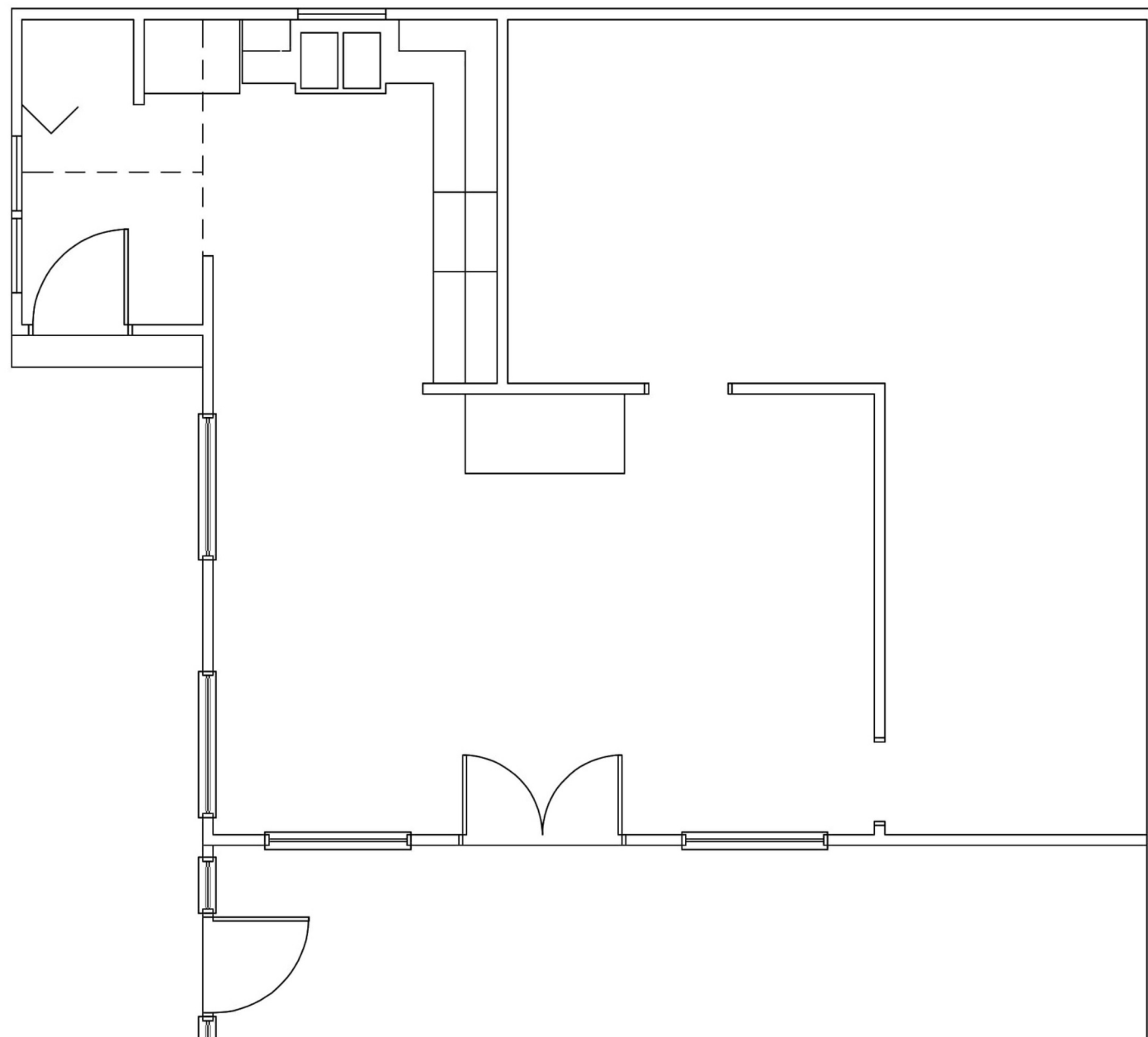
TEMPORARY SEEDING

1. IF SOILS ARE COMPACTED, SCARIFY UPPER TWO INCHES BY BACKBLADING WITH A DOZER, RAKING, OR DISKING.
2. IMMEDIATELY FERTILIZE WITH 300 LBS/ACRE OF 10-10-10. NOTE: NO FERTILIZER SHOULD BE USED AFTER OCTOBER 1ST IF THERE IS DANGER OF LEACHING INTO A WATER RESOURCE.
3. IMMEDIATELY SEED WITH THE FOLLOWING MIX:
40 LBS/ACRE ANNUAL RYEGRASS
40 LBS/ACRE PERENNIAL RYEGRASS
40 LBS/ACRE CREEPING RED FESCUE
4 LBS/ACRE WHITE CLOVER (INOCULANT)
4. APPLY STRAW MULCH-STRAW MULCH IS NECESSARY TO HOLD IN MOISTURE, PROTECT SOIL FROM EROSION, HOLD SEED IN PLACE, AND KEEP SOIL TEMPERATURES MORE CONSTANT. 3 BALES PER 1000 SQ. FT.



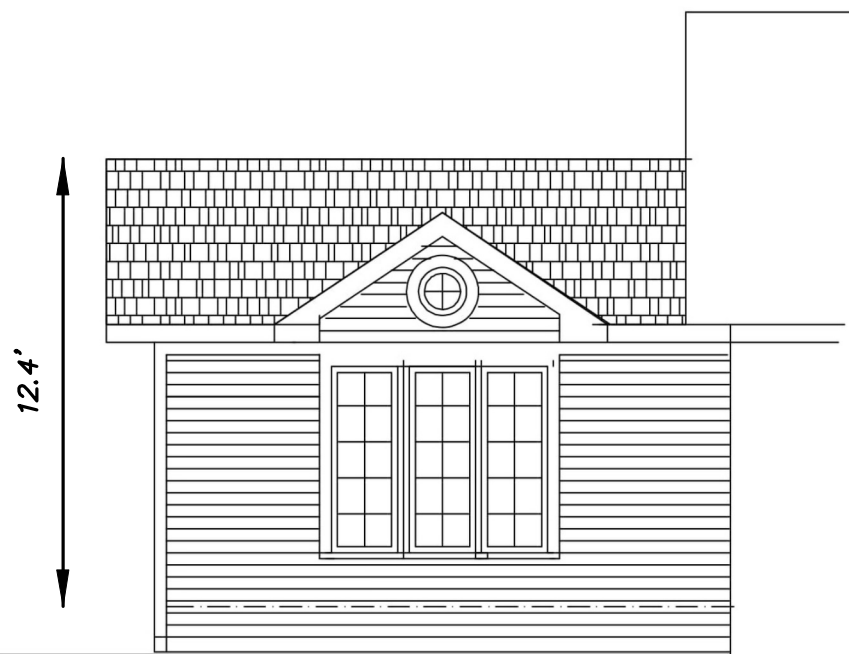
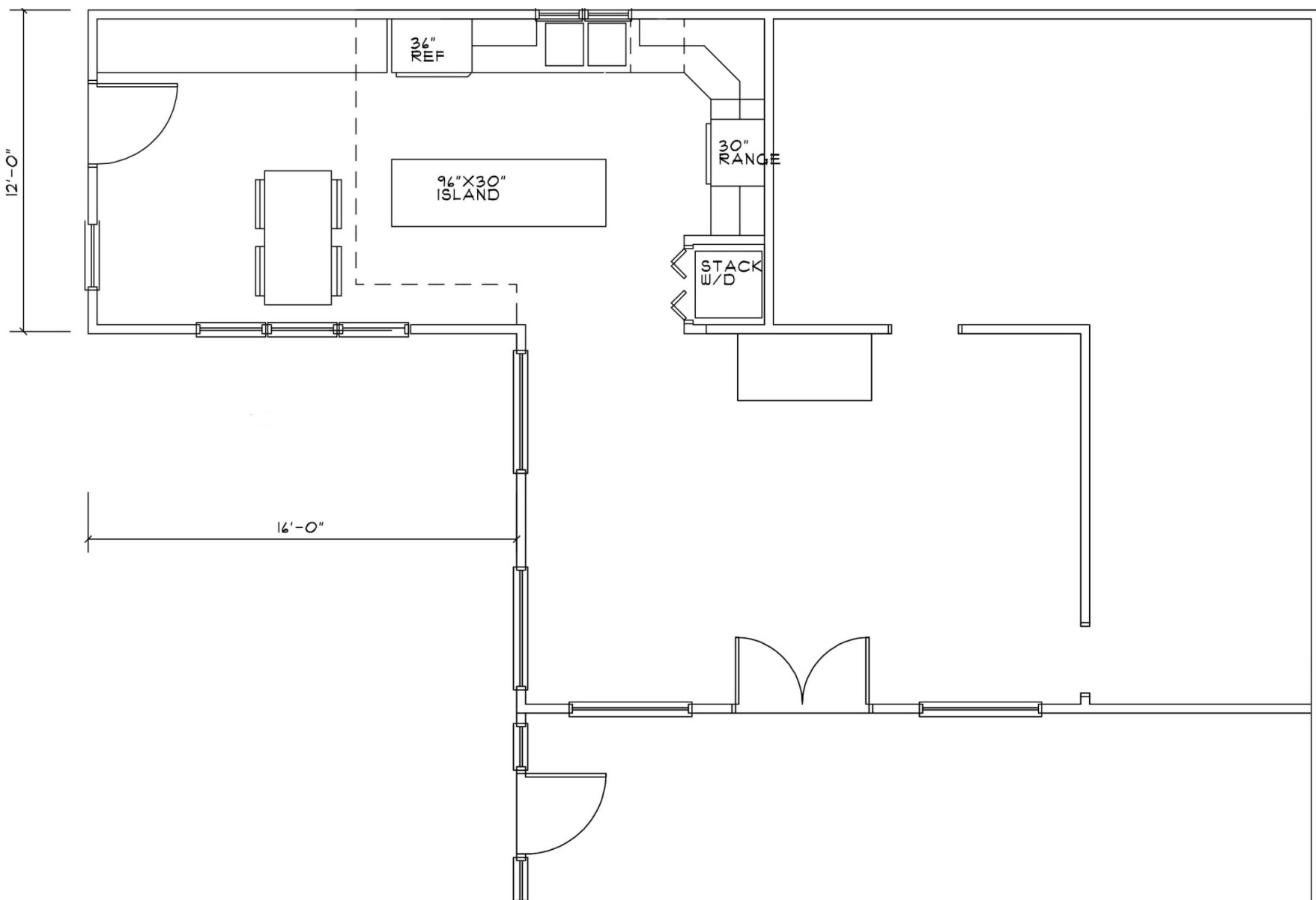
VERTICAL CROSSECTION

INOCULATOR DEVICE EXAMPLE
N.T.S.



EXISTING EAST ELEVATION VIEW AND FLOOR PLAN

SCALE: 3/16"=1'



GENERAL & UTILITY NOTES

1. SAFE AND CONTINUOUS TRAFFIC AND INGRESS AND EGRESS FOR ADJACENT OWNER DRIVEWAYS, SERVICE AND PUBLIC ROADS SHALL BE MAINTAINED THROUGH THE PERIOD OF CONSTRUCTION.
2. ALL CONSTRUCTION RELATED TO THIS PROJECT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3. THE CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS BEFORE BEGINNING ANY CONSTRUCTION.
4. THE CONTRACTOR IS REQUIRED TO NOTIFY CENTRAL STAKEOUT, TELEPHONE NO. 1-800-862-7962 (611) FOR FIELD STAKEOUT OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION.
5. THE PROPOSED WATER APPURTENANCES SHALL CONFORM TO THE THE LOCAL WATER AUTHORITY'S STANDARDS.
6. ALL WATER AND WASTEWATER APPURTENANCES SHALL CONFORM TO NYS HEALTH DEPARTMENT STANDARDS.
7. THE CONTRACTOR SHALL PROVIDE FOR EROSION CONTROL BARRIERS DURING CONSTRUCTION AND FOR THE REMOVAL OF THE SAME AFTER GRADING AND SEEDING HAS BEEN ESTABLISHED.
8. THE CONTRACTOR SHALL BE REQUIRED TO CLEAN MUD AND DEBRIS FROM PUBLIC ROADS SERVING THE CONSTRUCTION SITE DURING AND AFTER THE COMPLETION OF THE PROJECT.
9. THE CONTRACTOR SHALL NOTIFY AGENCIES PRIOR TO ANY EXCAVATING AND REQUEST SUCH UTILITY TO STAKE OUT WATER, GAS, ELECTRIC, AND/OR BURIED TELEPHONE LINES OR CABLES.
10. ALL UTILITIES MUST BE BORED ACROSS THE COUNTY HIGHWAY. "OPEN CUT" OF THE HIGHWAY IS NOT PERMITTED.
11. THE CONTRACTOR SHALL USE DUE CAUTION IN PROTECTING PROPERTY MARKERS AND ALL ELEVATION SURVEY STAKES.
12. THE ACCURACY OF EXISTING UTILITIES ARE NOT GUARANTEED. EXISTING UTILITIES SHOWN ON THE PLANS ARE A RESULT OF THE BEST INFORMATION THAT COULD BE OBTAINED FROM FIELD SURVEYS AND RECORD MAPS AND ARE FOR GENERAL INFORMATION ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL PERTINENT UTILITIES BY FIELD INVESTIGATION. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY MEASURES TO PRESERVE AND PROTECT EXISTING UTILITIES.
13. ALL ELECTRICAL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL NEC AND UL ELECTRICAL CODES
14. ALL WATERMAINS AND SERVICES SHALL HAVE A MINIMUM OF 5' (FEET) OF COVER FROM THE TOP OF THE MAIN TO THE FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL CUT STAKES BEFORE TRENCHING TO INSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
15. THE CONTRACTOR SHALL COMPLY WITH THE NEW YORK STATE INDUSTRIAL CODE, RULE 23, SUBPART 23-4 "EXCAVATION OPERATIONS" AND ALL APPLICABLE O.S.H.A. REQUIREMENTS SO AS TO PROVIDE SAFE EXCAVATION PROCEDURES.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TEMPORARILY SUPPORT AND MAINTAIN OTHER UTILITIES AS REQUIRED.
17. ALL TRAFFIC MAINTENANCE INCLUDING SIGNS, BARRICADES, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
18. PROPOSED SLOPES SHALL NOT EXCEED 1 ON 3 EXCEPT WHERE NOTED.
19. THE CONTRACTOR SHALL READ AND BECOME COMPLETELY FAMILIAR WITH THE APPROVED DESIGN PLANS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS CONCERNING THE PROJECT DESIGN, CONTACT THE DESIGN ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
20. MINIMUM SEPARATION BETWEEN WATERMAIN AND SEWER MAINS TO BE 18" VERTICALLY MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAINS AND SEWER MAINS/SERVICES TO BE 10' (FEET) MEASURED FROM THE OUTSIDE OF THE PIPES. IF A CROSSING SHOULD OCCUR ONE FULL LENGTH OF THE SEWER SHALL BE CENTERED UNDER OR OVER THE WATERMAIN SO THAT BOTH THE JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHERE A WATERMAIN CROSSES UNDER A SEWER ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT SETTLING.

CLWSC WASTEWATER SYSTEM NOTES

1. THE CONTRACTOR SHALL CONTACT THE CANANDAIGUA LAKE WATERSHED INSPECTOR PRIOR TO COMMENCING CONSTRUCTION OF THE WASTEWATER SYSTEM.
2. A PERPETUAL MAINTENANCE AGREEMENT BETWEEN THE WASTEWATER INOCULATOR SYSTEM MANUFACTURER'S REPRESENTATIVE AND THE OWNER IS REQUIRED. A COPY OF THAT AGREEMENT IS TO BE PROVIDED TO THE CANANDAIGUA LAKE WATERSHED INSPECTOR'S OFFICE.
3. THE WW SYSTEM MUST BE DESIGNED, SUPERVISED AND CERTIFIED BY A DESIGN PROFESSIONAL.
4. THE INOCULATOR TREATMENT UNIT WILL BE EQUIPPED WITH AN APPROPRIATE ALARM SYSTEM.
5. THE SERVICE CONTRACT FOR THE INOCULATOR TREATMENT UNIT MUST PROVIDE FOR SEMI ANNUAL INSPECTIONS BY AN AUTHORIZED MANUFACTURER'S REPRESENTATIVE FOR AS LONG A TIME PERIOD AS THE UNIT IS IN USE. A COPY OF THE SERVICE CONTRACT AND REPORTS OF THE SEMI-ANNUAL INSPECTIONS SHALL BE PROVIDED TO THE OFFICE OF THE CANANDAIGUA LAKE WATERSHED INSPECTOR.
6. SUBMISSION OF A RECORD DRAWING OF THE COMPLETED SYSTEM INSTALLATION CERTIFIED BY THE DESIGN ENGINEER IS REQUIRED UPON COMPLETION OF THE PROJECT.

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REVISIONS

DATE	BY	DESCRIPTION
9/16/20	SH	TOC PRC REVIEW
9/22/20	SH	TOWN REVIEW
9/22/20	SH	TOWN REVIEW

DETAIL SHEET

SITE AND UTILITY PLAN - 4789 WEST LAKE ROAD

TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE

PROFESSIONAL ENGINEERING GROUP

7171 VICTOR - PITTSFORD ROAD

VICTOR, NEW YORK 14564

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16 BRETTON WOODS DR
ROCHESTER, NY 14618
PHONE: (585) 748-5464

TAX ACCOUNT NO.
140.14-1-16.100

DATE:
SEPT 2020

ENGINEER:
S.A.H

DRAWN BY:
A.A.L.

SCALE:
AS SHOWN

SHEET NO.:
2 OF 2

DRAWING NO.:
200901D171