GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN VIEW
SCALE 1:40

NOW OR FORMERLY WEEKS
LIBER 692 - PAGE 737

CANANDAIGUA LAKE OUTLET

N71°31'00"E 113.16'
S84°27'00"E 52.96'
S78°55'00"E 134.53'
S62°35'00"E 91.07'
S32°02'00"E 22.85'
S68°03'00"E 151.44'
S82°41'00"E 112.92'
N87°57'00"E 96.93'
S69°01'30"E 272.73'
24.73'
214.55'
33.45'
S09°26'00"W 535.31'
260.44' To North Line of Town Lot 13
Town of Hopewell

N60°53'00"E 299.46'
98.70'
N40°29'00"E

PALMYRA WATER LINE
20' Easement (Liber 382 - Page 114)

NEWARK WATER LINE
40' Easement (Liber 540 - Page 50)

Approximate Location

APPROXIMATE FLOOD BOUNDARY PER FEMA MAP PANEL #360598 0020C, REV. 3/3/97

ZONE AE
ZONE X

PROPERTY LINE (TYP)

I & MUO MINIMUM SETBACK LINE
75' FRONT
50' REAR
25' SIDES

AREA = 14.322 ACRES
Tax Map Parcel No. 71.00-1-25.1

BRUSH/WOODS

N45°52'00"W 396.46'
N45°55'00"W (Measured)
(Map Ref. 1)

NOW OR FORMERLY ONTARIO PATHWAYS, INC. LIBER 940 - PAGE 189

NOW OR FORMERLY SUTTER CREEK, LLC LIBER 1295 - PAGE 181

975.73'
N74°59'09"W

536.8'

690 692 694 696 698 700 702 704 706

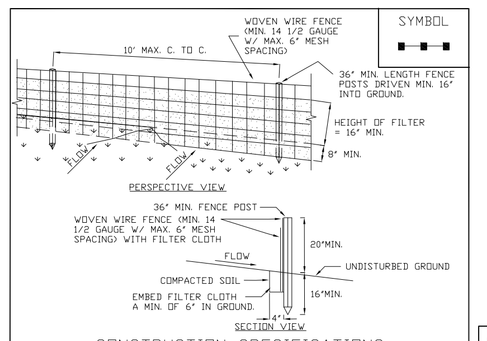
PROPOSED CONSTRUCTION SEQUENCE:
1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS
2. FLAG THE WORK LIMITS
3. INSTALL SILT FENCE BELOW ALL AREAS OF DISTURBANCE
4. FENCE OFF ANY AREAS THAT ARE NOT TO BE DISTURBED
5. ROUGH GRADE SITE
6. FINISH ALL PROPOSED SLOPES ON THE PROPERTY AS SOON AS ROUGH GRADING IS COMPLETE. LEAVE SURFACES SLIGHTLY ROUGHENED
7. CONSTRUCT BUILDING
8. INSTALL 30' WIDE GRAVEL AREA AROUND BUILDING
9. TOPSOIL AND SEED ALL DISTURBED AREAS IMMEDIATELY
10. FINAL GRADE AND REMOVE TEMPORARY EXCAVATOR ACCESS
11. AFTER STABILIZATION OF THE SITE, REMOVE TEMPORARY MEASURES (SILT FENCE) AND INSTALL PERMANENT VEGETATION ON ALL DISTURBED AREAS

SITE DATA:

SITE ADDRESS:	2790 COUNTY RD 10 CANANDAIGUA, NY 14424
TAX MAP NUMBERS:	71.00-1-25.1
PROPERTY OWNER:	SUTTER CREEK, LLC
MAILING ADDRESS:	808 SOUTH MAIN STREET CANANDAIGUA, NY 14424
PHONE:	585-394-0918
EXISTING ZONING:	I - INDUSTRIAL, MUO-3

GENERAL NOTES:
1. THE PROPOSED USE OF THE PROPERTY IS BOAT STORAGE.
2. THIS PROPERTY ZONED: I- INDUSTRIAL, MULTI USE OVERLAY.
3. TOTAL AREA DISTURBED BY THE PROJECT IS APPROXIMATELY 38,000 SQUARE FEET (0.87 ACRES), RELATED TO INSTALLING A DRIVEWAY AND CONSTRUCTING THE PROPOSED BOAT STORAGE FACILITY AND FIRE ACCESS AREA. IF APPLICANT DISTURBS MORE THAN 1 ACRE OF LAND, HE SHALL OBTAIN A NYSDEC SPDES GENERAL PERMIT GP-0-20-001 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING SITE WORK.
4. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN JANUARY 2023.
5. THE VEGETATION ON THE LOT CURRENTLY CONSISTS OF OPEN FIELD, BRUSH AND WOODS. THERE ARE NO MATURE TREES THAT WILL BE DISTURBED BY THE PROJECT.
6. DRAINAGE RUNOFF PRODUCED BY THE PROPOSED SITE IMPROVEMENTS SHALL NOT BE DIRECTED TOWARDS NEIGHBORING PROPERTIES AND/OR BUILDING FOUNDATIONS.
7. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL MEASURES, AT THE EXPENSE OF THE CONTRACTOR OR OWNER, TO PREVENT SILTATION OF DOWNSTREAM PROPERTIES.
8. 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.
9. THE PROPOSED DRIVEWAY TO THE BUILDING WILL BE 40' WIDE AND WILL FACILITATE EMERGENCY VEHICLE ACCESS VIA THE PROPOSED 30' WIDE GRAVEL AREA AROUND THE PERIMETER OF THE BUILDING.
10. PEDESTRIAN ACCESS IS NOT REQUIRED.
11. THERE IS OUTDOOR BOAT STORAGE PROPOSED ON THE REMAINING AREA OF THE LOT.
12. THERE IS NO PROPOSED FENCING.
13. THERE ARE NO OTHER PROPOSED SITE IMPROVEMENTS (RETAINING WALLS, CULVERTS, STORAGE TANKS, ETC.)
14. SEWAGE DISPOSAL IS NOT REQUIRED AS THE FACILITY WILL NOT BE SERVED BY WATER.
15. STORMWATER WILL SHEET FLOW AROUND THE PROPOSED HOUSE. GUTTERS AND DOWNSPOUTS WILL BE DIRECTED TO SPLASH BLOCKS AT 20' INTERVALS AROUND THE BUILDING.
16. THERE IS NO PROPOSED WATER SERVICE TO THE BUILDING.
17. THE DRIVEWAY WILL BE WIDE ENOUGH TO ACCOMMODATE EMERGENCY VEHICLES. THERE IS A FIRE HYDRANT ACROSS THE STREET FROM THE PROPERTY.
18. THE PROPOSED ELECTRIC SERVICE LINES ARE SHOWN ON THE PLAN. THE ELECTRIC SERVICE WILL ORIGINATE AT THE EXISTING UTILITY POLE.
19. THERE ARE NO PROPOSED SIGNS ON THE PROJECT.
20. THE EXISTING WOODS AND SOME TREES IN THE BRUSHY AREAS WILL REMAIN ON THE SITE AND ACT AS VEGETATIVE BUFFERS. ADDITIONAL TREES WILL BE PLANTED ALONG COUNTY ROAD 10 TO ACT AS A VEGETATIVE BUFFER.
21. THERE SITE WILL SERVE AS A BOAT STORAGE FACILITY.
22. THE LANDSCAPING PLAN CONSISTS OF RESTORING ALL DISTURBED AREAS TO MOWABLE LAWN AND PLANTING A VEGETATIVE BUFFER ALONG COUNTY ROAD 10.
23. THE DRIVEWAY IS TO BE CONCRETE BETWEEN THE EXISTING GRAVEL DRIVEWAY AND THE BUILDING.
24. THE PROJECT AREA LIES WITHIN ZONE X, AS IDENTIFIED ON FLOOD INSURANCE RATE MAP #360598, PANEL #0020CB, REV. 3/3/97
25. ALL SITE LIGHTING IS TO COMPLY WITH THE LIGHTING STANDARDS CONTAINED IN SECTION 220-77 OF THE TOWN CODE.
26. 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 STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
27. 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.
28. 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 GUIDELINES.

PROPOSED LIMIT OF 4.2 ACRES OF OUTDOOR BOAT STORAGE (TYP)
EXISTING TREE AND BRUSH LINE (TYP)
ROW OF 5-6' TALL NORWAY SPRUCE TREES TO ACT AS VEGETATIVE BUFFER (SCHEDULED TO BE PLANTED NOVEMBER 2022)
FIELD TO BE USED AS OUTDOOR BOAT STORAGE
DOWNSPOUT COLLECTORS TO DISCHARGE ONTO SPLASH BLOCKS LOCATED EVERY 20' AROUND PERIMETER OF BUILDING
APPROXIMATE EXISTING CONTOUR (TYP)
PROPOSED CONTOUR (TYP)
PROPOSED 30' WIDE GRAVEL FIRE ACCESS DRIVEWAY AROUND BUILDING
PROPOSED SETBACK DISTANCE (TYP)
CONTINUOUS SILT FENCE BELOW DISTURBED AREAS
PROPOSED 22' x 6' CONCRETE APRON
FIELD TO BE USED AS OUTDOOR BOAT STORAGE
PROPOSED LIMIT OF DISTURBANCE
PROPOSED TOPSOIL STOCKPILE
PROPOSED LIMIT OF DISTURBANCE
PROPOSED CONSTRUCTION STAGING AND WASHOUT AREA
LIMIT OF 4.2 ACRES OF OUTDOOR BOAT STORAGE (TYP)
349.4'
639.8'
320.0'
125.6'
394.4'
PROPOSED 11,840 SF BOAT STORAGE FACILITY FF ELEV. ± 701.5'
EXISTING 11,840 SF BOAT STORAGE FACILITY FF ELEV. ± 701.0'
EXISTING 11,840 SF BOAT STORAGE FACILITY FF ELEV. ± 701.0'
BUILDING TO BE LIT WITH DARK SKY COMPLIANT WALL MOUNTED WALL PACK LIGHT WITH CUTOFF (LITHONIA TWR1C OR SIMILAR), TYPICAL OF 3
EXISTING DRIVEWAY
Gravel Driveway
Driveway Easement & Right of Way Liber 1214 - Page 286
PROPOSED 40' x 40' CONCRETE DRIVEWAY CONNECTED TO EXISTING GRAVEL DRIVEWAY (TYP FOR EACH BUILDING)
PROPOSED UNDERGROUND ELECTRIC SERVICE FINAL LOCATION TBD BY UTILITY COMPANY (TYP FOR EACH BUILDING)
33' Easement to RG&E Corp. Liber 431 - Page 184 ETT
HYDRANT
COUNTY ROAD 10 (CANANDAIGUA - HOPEWELL - TOWNLINE ROAD)
TOWN OF CANANDAIGUA
E/T Highway Right of Way Line



SYMBOL

CONSTRUCTION SPECIFICATIONS

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 WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
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, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

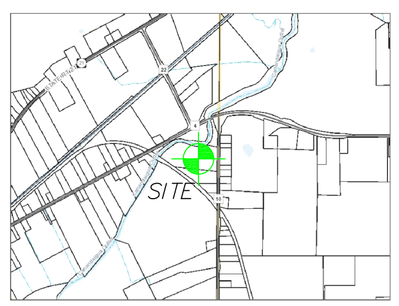
U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

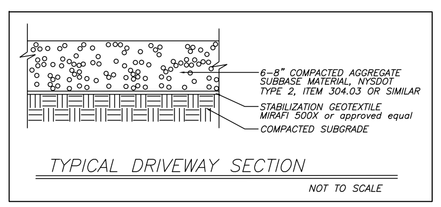
MAP REFERENCE:
1. MAP OF SURVEY PREPARED FOR DANIEL CHAPMAN, ET. AL. PREPARED BY JEREMY YEARS, LS, DATED SEPTEMBER JAN. 5, 2016.
2. ONTARIO COUNTY ONCOR WEBSITE

ZONING DATA:

EXISTING ZONING:	I - INDUSTRIAL, MUO-3
PROPOSED USE:	BOAT STORAGE
MINIMUM SETBACKS:	75' FRONT (320' PROPOSED)
	50' REAR (536.8' PROPOSED)
	25' SIDES (125.6' AND 394.4' PROPOSED)
MAXIMUM HEIGHT:	35' ABOVE AVERAGE GRADE (26.0' PROPOSED)
MAX BLDG COVERAGE:	30% (5.7% PROPOSED)



SITE LOCATION
2790 COUNTY ROAD 10
CANANDAIGUA, NY 14424



TYPICAL DRIVEWAY SECTION
NOT TO SCALE

LEGEND :
- IRON PIN OR PIPE FND
- IRON PIN SET
- CONCRETE MONUMENT
- P.K. NAIL FOUND
- UTILITY POLE
- UTILITY LINES
- E/T
- PROPERTY LINE
- CENTERLINE

APPROVALS:

TOWN ENGINEER DATE

TOWN PLANNING BOARD CHAIRMAN DATE

It is a violation of the NYS Education Law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

REVISIONS

NO.	DATE	DESCRIPTION	BY

GROVE
ENGINEERING, PLLC
8677 STATE ROUTE 53
NAPLES, NEW YORK 14512
585-797-3989 PHONE
grove.engineering@yahoo.com

STATE OF NEW YORK
WILLIAM JAMES GROVE
084111
LICENSED PROFESSIONAL ENGINEER

WILLIAM J. GROVE, PE
NYS LICENSE #084111

PROPOSED BOAT STORAGE FACILITY
SUTTER CREEK, LLC
2790 COUNTY ROAD 10
TOWN OF CANANDAIGUA, NEW YORK
OCTOBER 26, 2022 SHEET 1 OF 1