

PROPOSED CONDITIONS - COVERAGE

HOUSE, PORCH AND DECK	8,175.0
DRIVEWAY, PATIO, WALKS	11,142.0
BREAKWALL	137.0
SHED	362.5
TOTAL COVERAGE	19,816.5
TOTAL SITE/LAND AREA (TO ROW)	848,836.8 (19.49 ACRES)
BUILDING COVERAGE	1.00%
TOTAL LOT COVERAGE	2.33%

EXISTING CONDITIONS - COVERAGE

HOUSE, PORCH AND DECK	7,135.0
DRIVEWAY, PATIO, WALKS	8,213.0
BREAKWALL	137.0
SHED	362.5
TOTAL COVERAGE	15,847.5
TOTAL SITE/LAND AREA (TO ROW)	848,836.8 (19.49 ACRES)
BUILDING COVERAGE	0.88%
TOTAL LOT COVERAGE	1.87%

SITE DATA/ GENERAL NOTES

- ZONING:
ZONE RLD
- FRONT SETBACK: 60'
- REAR (LAKE) SETBACK: 60'
- SIDE SETBACK: 12'
- MAX. HEIGHT: 25'
- MAX % COVERAGE: 15% (BUILDING) 25% (LOT)
AND
ZONE RR-3
- MINIMUM LOT SIZE: 3 ACRES
- MINIMUM LOT WIDTH: 400 FT
- FRONT SETBACK: 60 FT.
- REAR SETBACK: 40 FT.
- SIDE SETBACK: 40 FT.
- MAXIMUM BUILDING HEIGHT = 35 FT.
- MAXIMUM LOT COVERAGE = 10%
- UTILITIES:
- ELECTRIC: NYSEG OVERHEAD
- GAS: NYSEG
- WATER: TOWN OF CANANDAIGUA
- SEWER: ON SITE INDIVIDUAL HOUSEHOLD SYSTEM
- 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 THE AREA DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN.
- ALL DISTANCES AND ELEVATIONS ARE MEASURED IN DECIMAL FEET. ELEVATIONS SHOWN ARE ON NAD 1988 DATUM. ADD 0.50 FEET TO THESE ELEVATIONS TO OBTAIN 1929 NGVD ELEVATIONS. MEAN HIGH WATER LINE AND 100 YEAR FLOOD ARE SHOWN BASED ON 1929 NGVD GRAPHICALLY FOR REFERENCE.
- ORIGINAL BASE MAPPING FOR THIS DRAWING WAS PROVIDED BY VENEZIA ASSOCIATES FROM AN INSTRUMENT SURVEY COMPLETED MAY 2017. THIS SURVEY WAS UPDATED BY PROFESSIONAL ENGINEERING GROUP IN OCTOBER AND DECEMBER 2022.
- DISTURBED AREA IS APPROXIMATELY 0.10 ACRES.

ZONING DATA COMPARISON

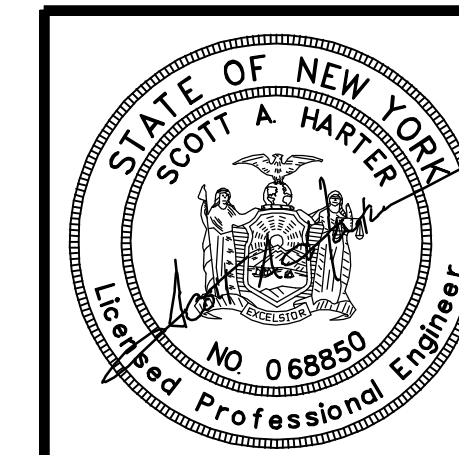
ZONING FEATURE	REQUIRED MIN/MAX	PROVIDED
FRONT SETBACK	60' (MIN)	63.2'
REAR (LAKE) SETBACK	60' (MIN)	37.0'
SIDE SETBACK	12' (MIN)	35.8'
BUILDING HEIGHT	25' (MAX)	29' (MATCH EXIST)
BUILDING COVERAGE	15% (MAX)	1.00%
LOT COVERAGE	25% (MAX)	2.33%

APPROVALS

TOWN PLANNING BOARD CHAIRPERSON _____ DATE _____

TOWN ENGINEER _____ DATE _____

TOWN HIGHWAY AND WATER SUPERINTENDENT _____ DATE _____



REVISIONS		
DATE	BY	DESCRIPTION
1/13/23	SH	PRC REVIEW

SITE, UTILITY AND EROSION CONTROL PLAN

PROPOSED AND EXISTING CONDITIONS

5019 COUNTY ROAD 16

TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK STATE

PROFESSIONAL ENGINEERING GROUP

7171 VICTOR - PITTSFORD ROAD
VICTOR, NEW YORK 14564
TEL: (585) 924-1860 EMAIL: PROENGINEER1@PRODIGY.NET

DATE: DEC. 2022 ENGINEER: S.A.H. DRAWN BY: S.A.H. SCALE: 1" = 30' SHEET NO.: 1 OF 3 DRAWING NO.: 22111225P1