

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRMAN DATE

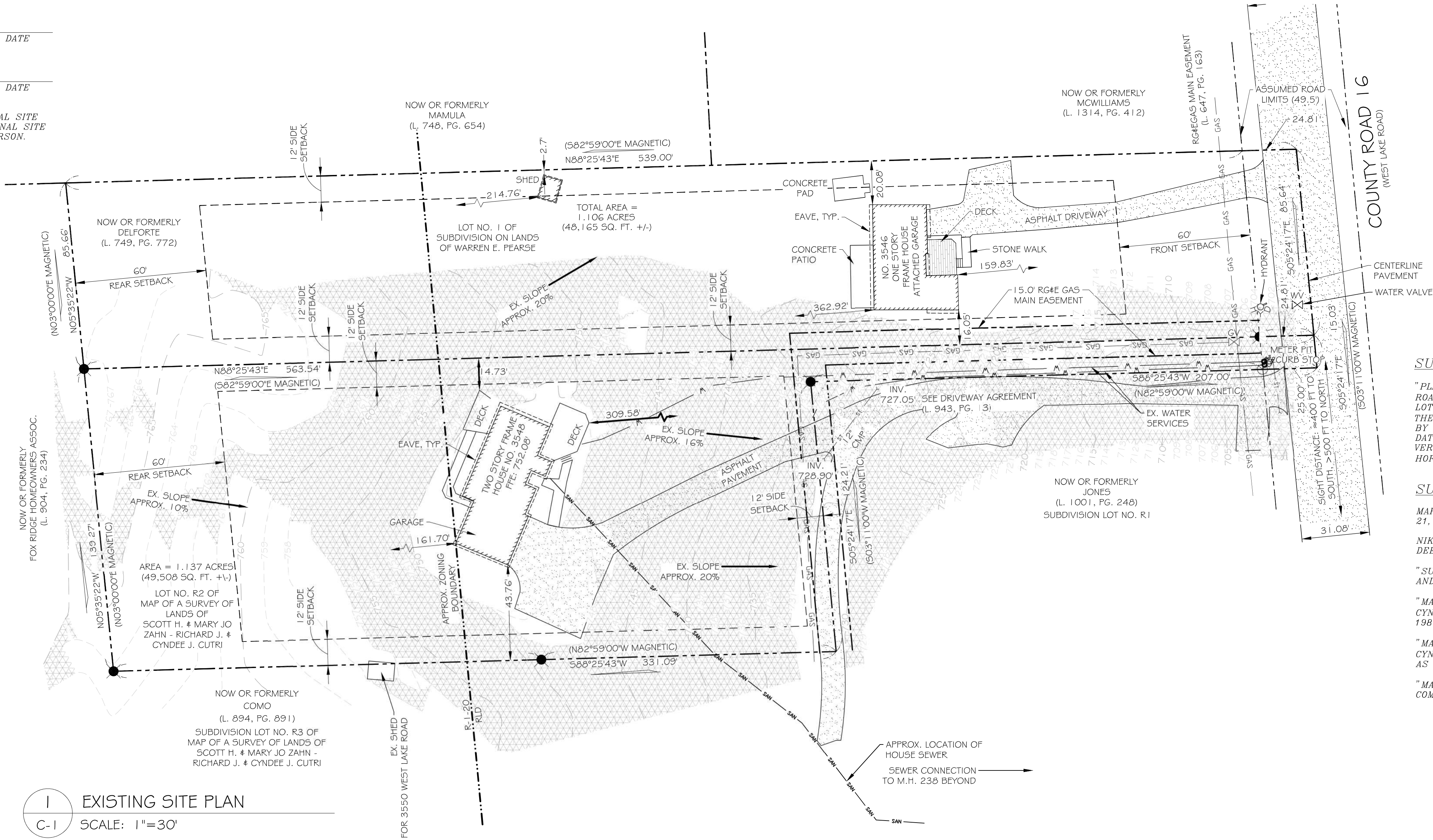
TOWN ENGINEER DATE

TOWN WATER SUPERINTENDENT DATE

NOTE:
NO BUILDING PERMIT MAY BE ISSUED UNTIL FINAL SITE
PLAN APPROVAL HAS BEEN GRANTED AND THE FINAL SITE
PLAN SIGNED BY THE PLANNING BOARD CHAIRPERSON.

LEGEND

- PROPERTY LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SETBACK
- CONSTRUCTION FENCE
- SILT FENCE
- DOMESTIC WATER
- STORM PIPE
- SANITARY
- OVERHEAD ELECTRIC
- GAS
- DISTURBED AREA BOUNDARY
- DRIVEWAY
- LAND SLOPED GREATER THAN 10%
- EXISTING MONUMENTATION
- PROPOSED MONUMENTATION



EXISTING SITE PLAN
SCALE: 1"=30'

SITE DATA (LOT R2):

ADDRESS: 3548 COUNTY ROAD 16 (WEST LAKE ROAD)
CANANDAIGUA, NY 14424
TAX ACCOUNT #: 98.17-1-40.2
ZONING: RLD & R-1-20
NOTE: MAJORITY OF PARCEL (INCLUDING HOUSE) IS IN THE RLD ZONE
LOT SIZE (EXISTING) = ±1.137 ACRES (±49,508 SF) TAKEN TO R.O.W.
LOT SIZE (PROPOSED) = ±1.187 ACRES (±51,708 SF) TAKEN TO R.O.W.
EXISTING HOUSE
SIDE SETBACK = 14.73 FT / 43.76 FT
REAR SETBACK = 161.70 FT
FRONT SETBACK = 309.58 FT
BUILDING HEIGHT < 25.0 FT
EXISTING HOUSE W/ PROPOSED ADDITION
SIDE SETBACK = 17.24 FT / 43.76 FT
REAR SETBACK = 161.70 FT
FRONT SETBACK = 305.65 FT
BUILDING HEIGHT < 25.0 FT
EXISTING LOT COVERAGE = 5,734.5 SF (11.6%)
PROPOSED LOT COVERAGE = 6,684.9 SF (13.5%)
DRIVEWAY = 3,028.5 SF (5.9%)
EXISTING HOUSE & ADDITION = 2,806.4 SF (5.4%)
NOTE: INCLUDE ROOF OVERHANG
NEIGHBORING SHED = 10.4 SF (0.02%)
MISC. HARDSCAPE = 346.2 SF (0.7%)
EASTERN DECK = 301.2 SF (0.6%)
WESTERN DECK = 192.3 SF (0.4%)
EXISTING BUILDING COVERAGE = 2359.8 SF (4.8%)
PROPOSED BUILDING COVERAGE = 3310.2 SF (6.4%)

RLD ZONING DISTRICT REQUIREMENTS:

PRINCIPAL BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 60'
REAR SETBACK = 60'
SIDE SETBACK = 12'

ACCESSORY BUILDING SETBACK REQUIREMENTS:

MINIMUM SIDE SETBACK = 12 FT
MINIMUM REAR SETBACK = 15 FT

ADDITIONAL REQUIREMENTS:

MINIMUM LOT WIDTH = 125'
MAXIMUM BUILDING HEIGHT = 25'
MAXIMUM LOT COVERAGE = 22.5%
NOTE: INCLUDING 10% REDUCTION GIVEN DEVELOPMENT
IN STEEP SLOPE PROTECTION AREAS
MAXIMUM BUILDING COVERAGE = 15%

ANTICIPATED DISTURBED AREA = 9,350 SF (0.215 ACRES)

ANTICIPATED START OF CONSTRUCTION: FALL 2021

SITE DATA (LOT 1):

ADDRESS: 3546 COUNTY ROAD 16 (WEST LAKE ROAD)
CANANDAIGUA, NY 14424
TAX ACCOUNT #: 98.17-1-41
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LOT SIZE (EXISTING) = ±1.106 ACRES (±48,165 SF) TAKEN TO R.O.W.
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EXISTING HOUSE BEFORE LOT LINE ADJUSTMENT
SIDE SETBACK = 16.05 FT / 20.08 FT
REAR SETBACK = 362.92 FT
FRONT SETBACK = 159.83 FT
EXISTING HOUSE AFTER LOT LINE ADJUSTMENT
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PROPOSED LOT COVERAGE = 4,392.6 SF (9.6%)
EXISTING BUILDING COVERAGE = 1,751.1 SF (3.6%)
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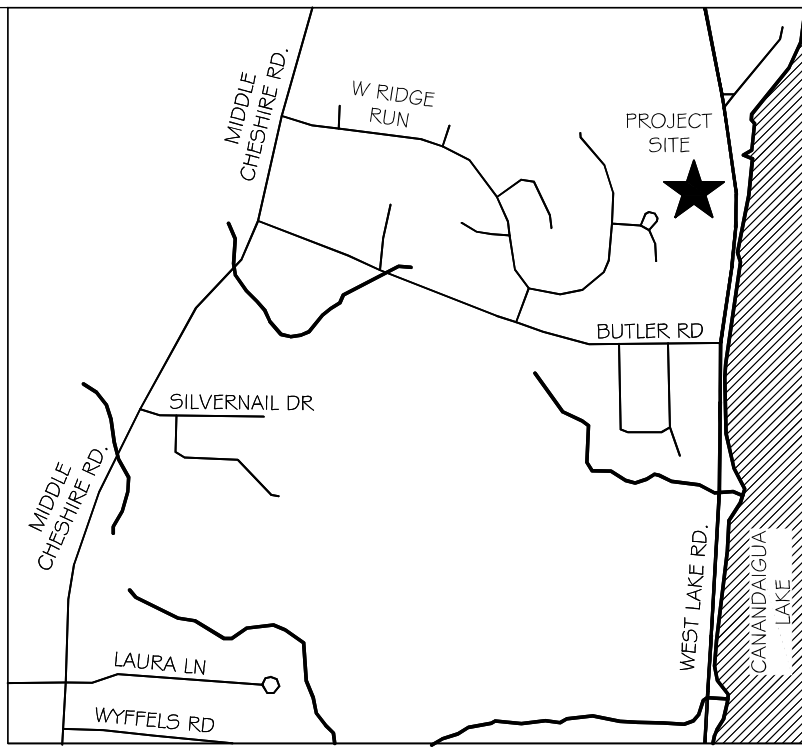
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LOCATION MAP
SCALE: N.T.S.

SURVEY DATA:

"PLAN OF LANDS OWNED BY NICHOLE R. & CONOR J. BOYER AT 3548 COUNTY ROAD 16 (WEST LAKE ROAD) BEING PART OF WARREN E. PEARSE SUBDIVISION IN LOT NO. 15, TOWNSHIP 10, RANGE 111 OF THE PHELPS & GORHAM PURCHASE IN THE TOWN OF CANANDAIGUA, COUNTY OF ONTARIO, STATE OF NEW YORK" BY WILLSON & ASSOCIATES
DATED AUGUST 24, 2020
VERTICAL DATUM: 1988 NORTH AMERICAN VERTICAL DATUM
HORIZONTAL DATUM: 1983 STATE PLANE (NEW YORK CENTRAL)

SURVEY REFERENCES:

MARY JO ZAHN TO NICHOLE R. & CONOR J. BOYER BY DEED RECORDED MARCH 21, 2021 IN LIBER 1470, PAGE 25.
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"MAP OF SURVEY FOR MARY JO ZAHN" SURVEYED BY JEREMY E. YEARS AND COMPLETED MARCH 15, 2021 AS FILE NO. YB7131.

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MEAGHER ENGINEERING, PLLC
CLAIMS, LOSSES AND EXPENSES
OF THE USER SHALL BE THE USER'S
SOLE RESPONSIBILITY. P.L.C. 2021

REVISIONS:	NO.	DESCRIPTION	DATE
JOB NO. 21156 DRAWN: AX DATE: 8-6-21 CHECKED: WLM DATE: 8-6-21	A	TOWN ENG COMMENTS	9-10-21



CLIENT: NICHOLE R. & CONOR J. BOYER
3548 COUNTY ROAD 16 (WEST LAKE ROAD)
CANANDAIGUA, NEW YORK 14424
PROJECT: BOYER SITE PLAN
3548 COUNTY ROAD 16 (WEST LAKE ROAD)
CANANDAIGUA, NEW YORK 14424
DRAWING: EXISTING SITE PLAN

DRAWING NO.
C-1
1 of 3

FINAL SITE PLAN APPROVAL

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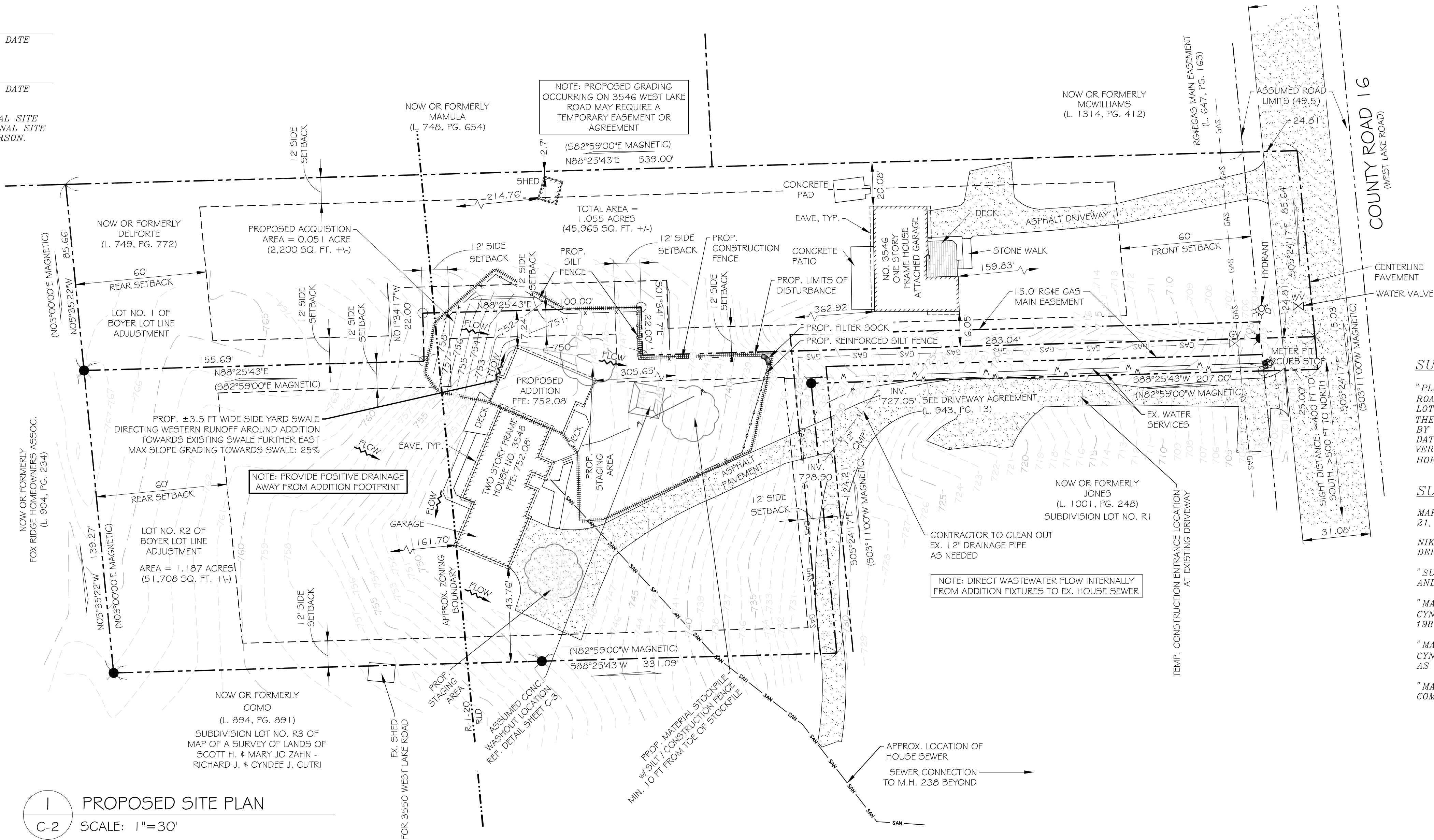
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1 PROPOSED SITE PLAN
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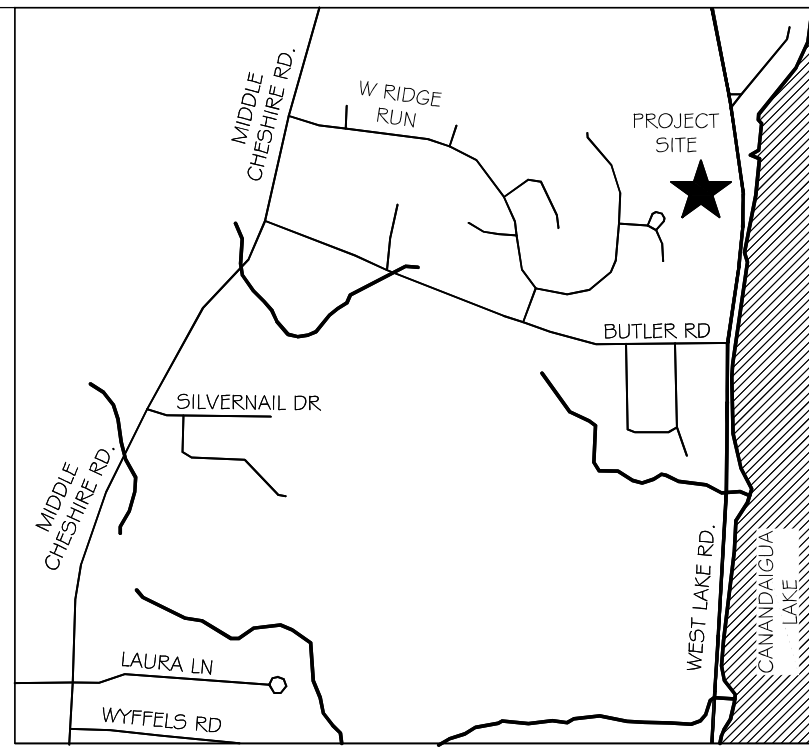
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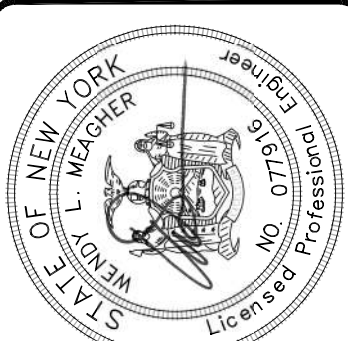
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MEASHER ENGINEERING, PLLC, 2021

REVISIONS:	TOWN ENG COMMENTS	PRC COMMENTS	DATE
JOB NO. 21156	AXT	9-10-21	
DRAWN: 8-6-21	B	8-18-21	
CHECKED: WLM	A		
DATE: 8-6-21			

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H. MEASHER ENGINEERING
2024 W. HENRIETTA ROAD, SUITE 2C
ROCHESTER, NY 14623
PH: 585-924-7430

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3548 COUNTY ROAD 16 (WEST LAKE ROAD)
CANANDAIGUA, NEW YORK 14424
PROJECT: BOYER SITE PLAN
3548 COUNTY ROAD 16 (WEST LAKE ROAD)
CANANDAIGUA, NEW YORK 14424
DRAWING: PROPOSED SITE PLAN

DRAWING NO.
C-2
2 of 3

ANTICIPATED CONSTRUCTION SEQUENCE:

1. CLEAR & GRUB REGION OF DEVELOPMENT
- 1.1. STAKEOUT FURTHEST EXTENTS OF VEGETATION TO REMAIN PRIOR TO COMMENCING CLEARING & GRUBBING
2. INSTALL PERIMETER SEDIMENT CONTROLS, (I.E. SILT FENCE & CONSTRUCTION FENCE).
3. CLEAR AND REMOVE VEGETATION FROM SITE WHERE NECESSARY
4. CONSTRUCT HOUSE ADDITION
5. RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.

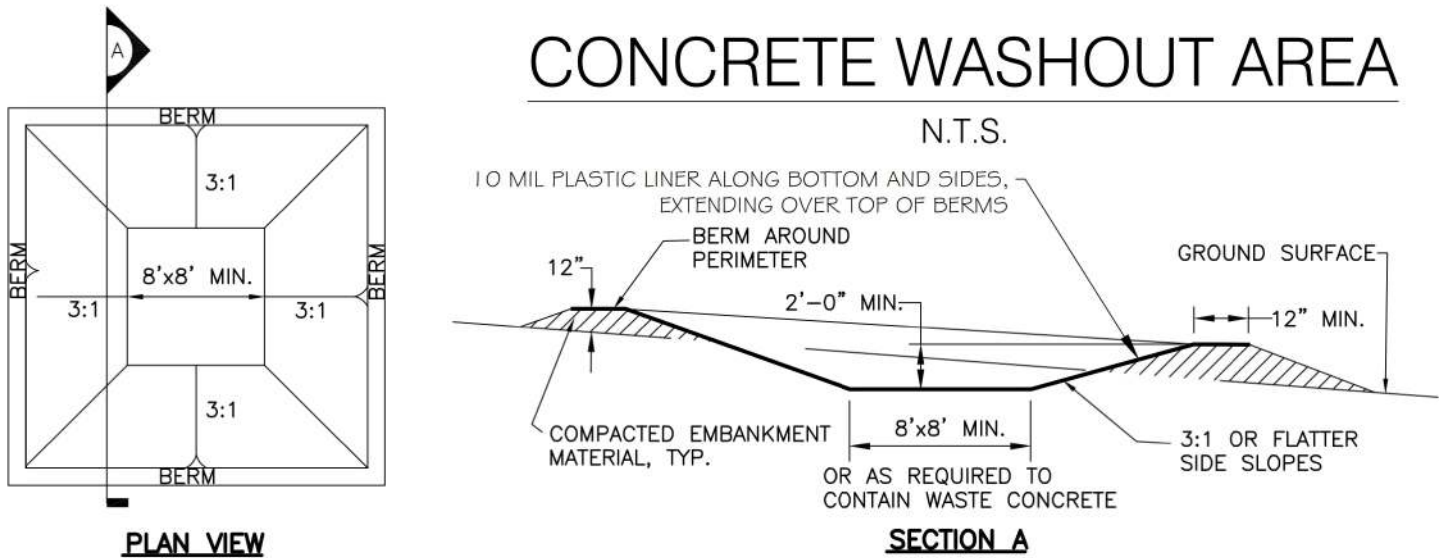
NOTE: INSPECT ALL EROSION CONTROL DEVICES DAILY AND REPAIR AS NECESSARY.

NOTE: REMOVE EROSION CONTROL MEASURES AS AREAS REESTABLISH WITH GROUND COVER.

NOTE: IF SITE PREPARATIONS OCCUR BETWEEN SEPTEMBER 1 AND MARCH 31, ADDITIONAL EROSION CONTROLS MUST BE TAKEN INCLUDING REDUCING THE SIZE OF DISTURBED AREAS AND PLACING HEAVY STRAW MULCH WHERE PRACTICAL.

EROSION CONTROL NOTES

1. NO FILLING, CONSTRUCTION, OR STORING OF MATERIALS ON SITE WILL BE ALLOWED UNTIL EROSION CONTROL MEASURES ARE IN PLACE AS SHOWN, DESCRIBED AND DETAILED ON THE PLANS.
2. NO PAYMENT REQUESTS WILL BE ACCEPTED UNLESS THE EROSION CONTROL MEASURE REQUIREMENTS STIPULATED ON THESE PLANS HAVE BEEN ADHERED TO.
3. EROSION CONTROL MEASURES ARE TO BE TO THE SATISFACTION OF THE TOWN OF CANANDAIGUA AND THEIR ENGINEER.
4. EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UPPO HOTLINE AT 1 (800) 962-7962 FOR STAKEOUT OF EXISTING UTILITIES.
5. EROSION CONTROL DEVICES ARE TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES TO BE MAINTAINED BY THE CONTRACTOR PER THE SPECIFICATIONS UNTIL UPSTREAM GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN OF CANANDAIGUA AND THEIR ENGINEER.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ANY SILT FENCE THAT HAS BECOME CLOGGED, INOPERABLE OR DAMAGED. SILT FENCE SHALL BE INSPECTED DAILY FOR REPLACEMENT. REPLACEMENT WILL BE AS NECESSARY OR AS DIRECTED BY THE TOWN OF CANANDAIGUA AND THEIR ENGINEER.
7. THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO ALLOW SILT RUNOFF ONTO ADJOINING PROPERTIES OR CANANDAIGUA LAKE. THIS MAY INCLUDE THE USE OF INTERCEPTOR SWALES, STRAW WATTLES AND/OR CRUSHED STONE FILTERS. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR CLEANING THE ADJACENT STREETS' GUTTERS AND/OR DOWNSTREAM STORM SEWERS ARE NECESSARY OR AS DIRECTED BY THE TOWN OF CANANDAIGUA AND THEIR ENGINEER.
8. DISTURBED AREAS ARE TO BE SEEDED AND MULCHED UPON COMPLETION OF THE EARTHWORK AND GRADING. TEMPORARY SEED SHALL BE ANNUAL RYE APPLIED AT THE RATE OF 40 LBS. LIVE SEED PER ACRE. AFTER TEMPORARY SEEDING, EACH AREA WILL BE MULCHED WITH 2 TONS PER ACRE OR 3 BALES OF STRAW PER 1000 SQUARE FEET. THE STRAW MULCH IS TO BE TACKED IN PLACE BY 4 DISK WITH BLADES SET NEARLY STRAIGHT. THE PERMANENT SEED MIX SHALL CONSIST OF A 35% KENTUCKY BLUEGRASS MIXTURE. AFTER PERMANENT SEEDING, EACH AREA SHALL BE MULCHED AS DESCRIBED ABOVE.
9. SLOPES EXCEEDING 1" VERTICAL TO 3' HORIZONTAL ARE TO BE PROVIDED WITH EROSION CONTROL BLANKETS AND STEEP SLOPE SEED MIX.
10. THERE IS TO BE NO LOADING OR UNLOADING IN THE ROW.
11. SILT FENCE FABRIC SHALL BE REPLACED AS NEEDED IF GAPS AND TEARS ARE FOUND.
12. INSPECT SILT FENCE AFTER EACH RAINFALL FOR SEDIMENT LEVEL AND REMOVE SEDIMENT ONCE SEDIMENT EXCEEDS ONE QUARTER THE HEIGHT OF THE FENCE.
13. ALL EXCESS DIRT WILL BE REMOVED FROM THE SITE.
14. 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.
15. IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL DESCRIBED IN THE SOIL TEST FOLLOWING ALL NYS DEC REGULATIONS.
16. FROM OCTOBER 15 UNTIL APRIL 1, DISTURBED LAND AREAS IN STEEP SLOPE PROTECTION AREAS THAT ARE NOT WORKED FOR THREE DAYS SHALL NOT BE LEFT BARE OR EXPOSED. APPROVED TEMPORARY OR PERMANENT PROTECTIVE STRAW MULCH AND/OR EROSION CONTROL BLANKETS SHALL COVER THESE DISTURBED AREAS TO PROVIDE STABILIZATION. FROM APRIL 1 UNTIL OCTOBER 15 DISTURBED LAND AREAS IN STEEP SLOPE PROTECTION AREAS THAT ARE NOT WORKED FOR FIVE DAYS SHALL NOT BE LEFT BARE OR EXPOSED. APPROVED TEMPORARY OR PERMANENT SEEDING ALONG WITH PROTECTIVE STRAW MULCH AND/OR EROSION CONTROL BLANKETS MUST COVER THESE DISTURBED AREAS. ALL SEEDING, STRAW MULCHING AND EROSION CONTROL BLANKETS SHALL MEET THE INSTALLATION METHODS AND QUANTITIES AS STATED IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

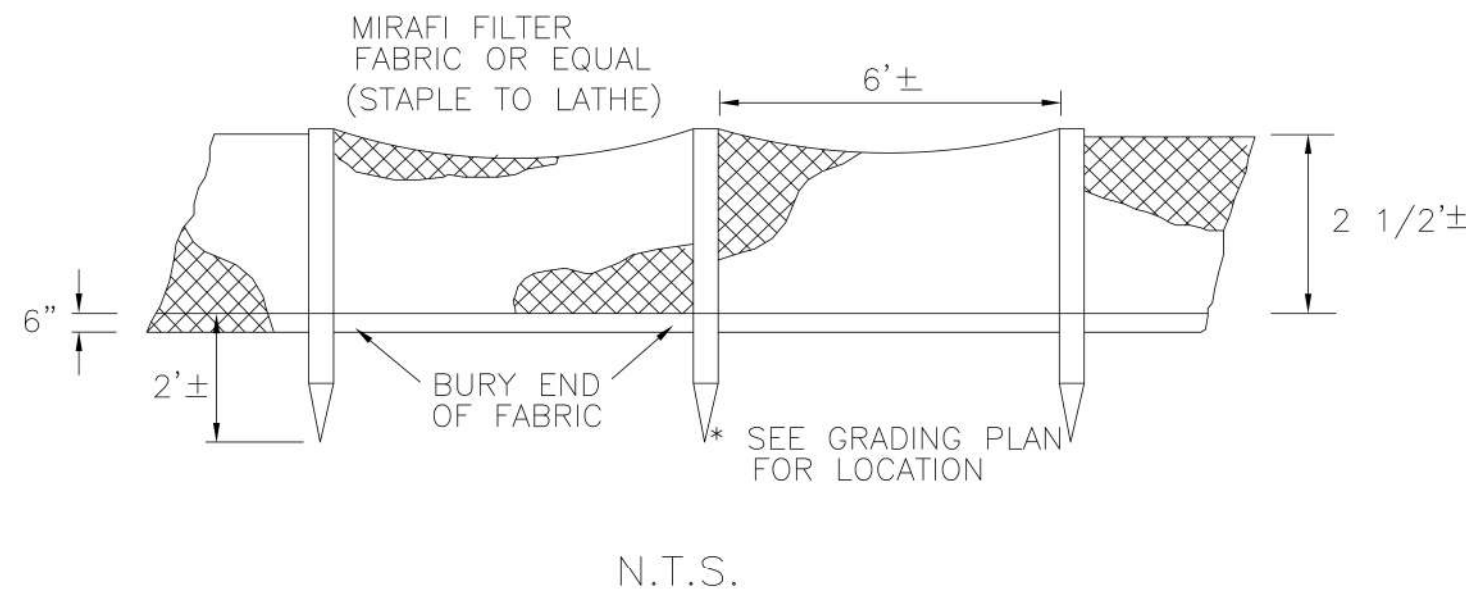


CONCRETE WASHOUT AREA INSTALLATION NOTES:

1. CONTRACTOR TO DETERMINE LOCATION OF CONCRETE WASHOUT AREA.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THE SITE.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA MAINTENANCE NOTES:

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZE IN ACCORDANCE WITH THE SWPPP PREPARED FOR THE PROJECT.
4. INSPECT WEEKLY OR OTHERWISE INDICATED IN THE SWPPP.
5. WASHOUT IS TO BE CLEANED OUT AT 75% CAPACITY, AT WHICH TIME THE LINER SHALL BE REPLACED.



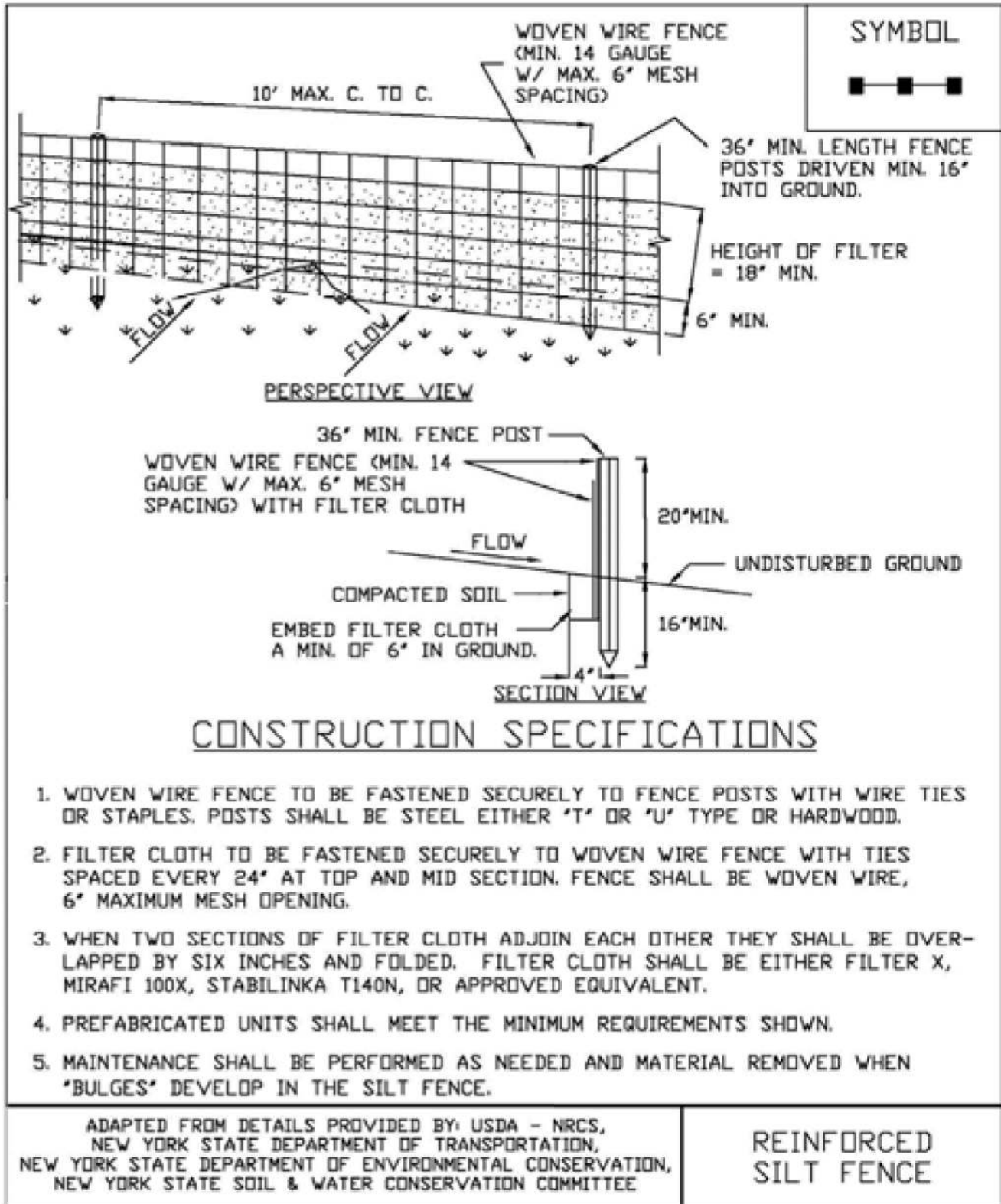
N.T.S.

SILT FENCE INSTALLATION & MAINTENANCE NOTES

1. SILT FENCE FABRIC AND POSTS SHALL MEET THE CRITERIA OUTLINED IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. BUILT-UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
4. SILT FENCE SHALL BE INSPECTED DAILY FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
5. SILT FENCE SHALL BE REMOVED AS SOON AS ALL DISTURBED AREAS WHICH DIRECT SHEET EROSION TOWARDS THE SILT FENCE HAVE ACHIEVED FINAL STABILIZATION.

SILT FENCE DETAIL

Figure 5.30
Reinforced Silt Fence

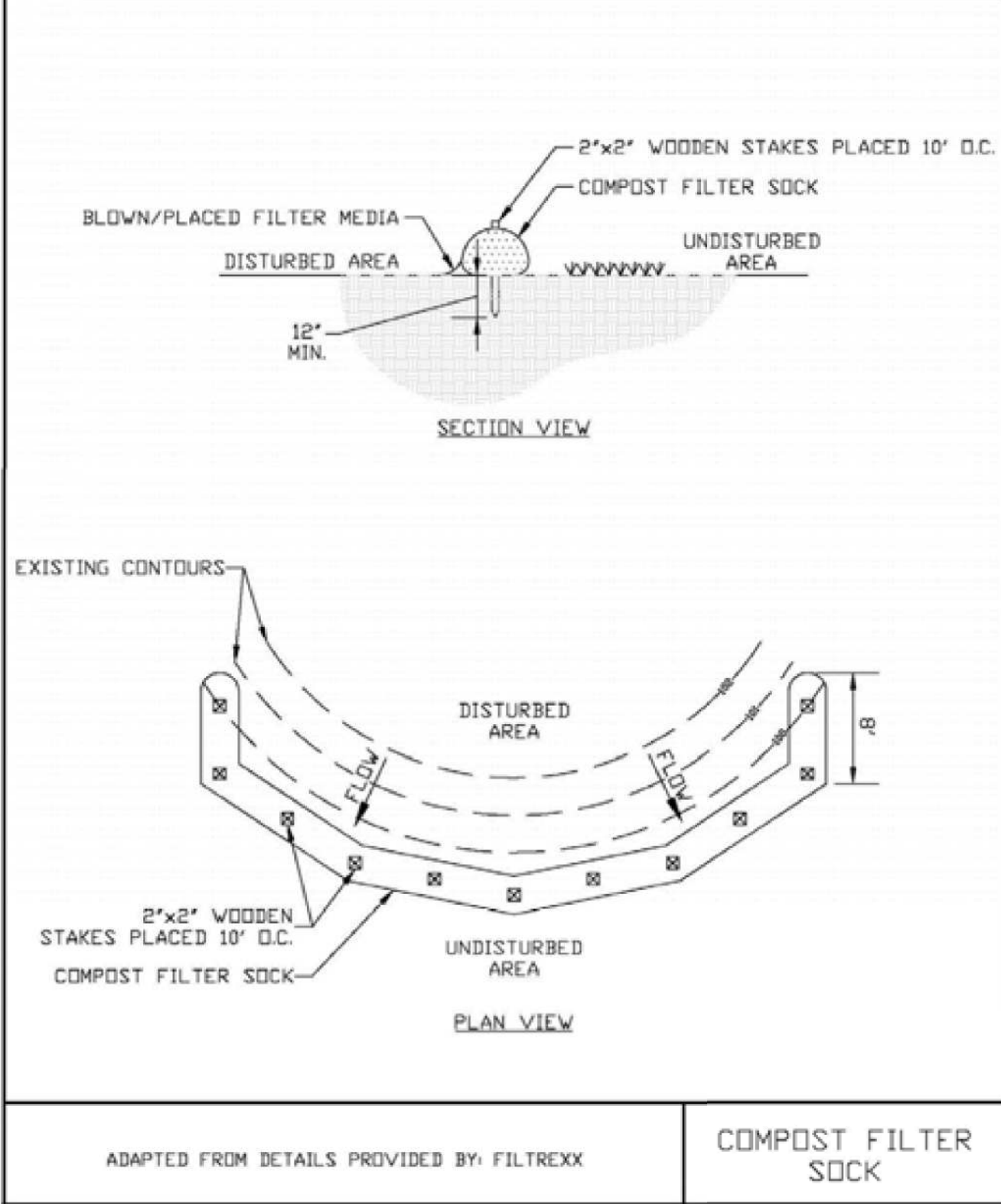


November 2016
tions

Page 5.56

New York State Standards and Specifica-
For Erosion and Sediment Control

Figure 5.2
Compost Filter Sock



New York State Standards and Specifications
For Erosion and Sediment Control

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November 2016

PROPOSED BUILDING COVERAGE (SF)				
	3310.18	6.402%		
			SLED (SF)	
			HOME + ADDITION	
			EASTERN DECK (S	
			WESTERN DECK (S	
PROPOSED LOT COVERAGE EXCLUDING EXISTING STRUCTURES (SF)				
	3374.7	6.527%		
			DRIVEWAY (SF)	
			MISC. HARDSCAPE	
PROPOSED LOT COVERAGE INCLUDING EXISTING STRUCTURES (SF)				
	6684.9	13.503%		

PRELIMINARY NOT FOR
CONSTRUCTION

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRMAN

DATE

TOWN ENGINEER

DATE

TOWN WATER SUPERINTENDENT

DATE

NOTE:
NO BUILDING PERMIT MAY BE ISSUED UNTIL FINAL SITE
PLAN APPROVAL HAS BEEN GRANTED AND THE FINAL SITE
PLAN SIGNED BY THE PLANNING BOARD CHAIRPERSON.

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MEAGHER ENGINEERING, PLLC, 2021

REVISIONS:		TOWN ENG COMMENTS		DATE
		A		9-10-21
JOB NO.	21156	NO.		
DRAWN:	AXT	CHECKED:	WLM	
DATE:	8-6-21	DATE:	8-6-21	
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MEAGHER ENGINEERING
EROSION & SEDIMENT CONTROL
2024 W. HENRIETTA ROAD, SUITE 2C
ROCHESTER, NY 14623
PH: 585-924-7430

CLIENT: NICHOLER & CONOR J. BOYER
3548
CANANDAIGUA, NEW YORK 14624

PROJECT: BOYER SITE PLAN
3548 COUNTY ROAD 16 (WEST LAKE ROAD)
CANANDAIGUA, NEW YORK 14624

DRAWING: DETAILS

DRAWING NO.

C-3

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