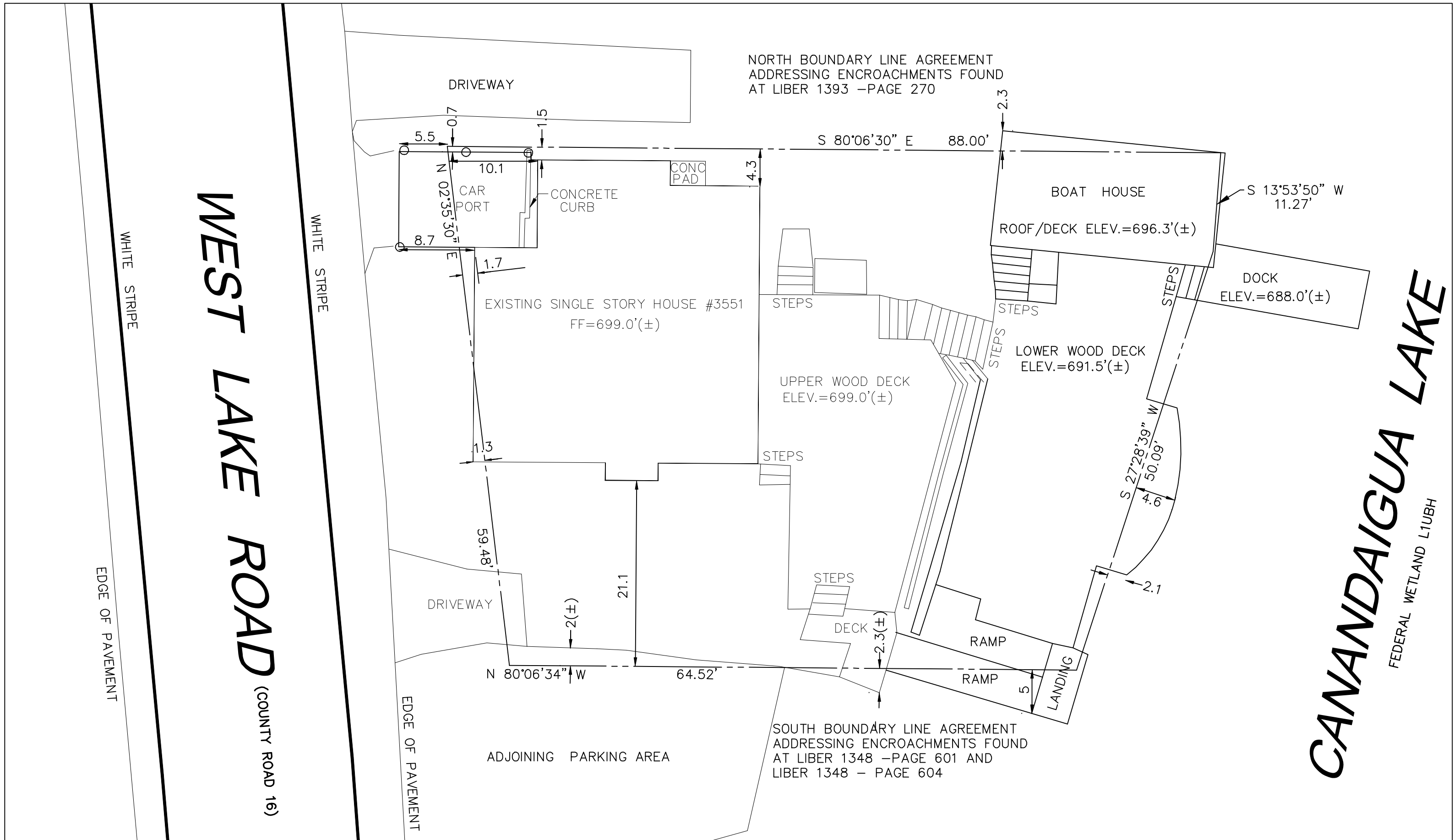


SITE PLAN - EXISTING CONDITIONS

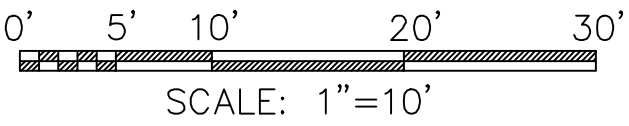
SCALE: 1"=10'



SITE SURVEY WITH

WITH EXISTING MEASUREMENTS

SCALE: 1"=10'



SCALE: 1"=10'

SITE DATA/ GENERAL NOTES

1. ZONING:

ZONE RLD (LESS THAN 10,000 SF LOT)

- MIN. LOT WIDTH: 125'
- FRONT SETBACK: 50'
- REAR (LAKE) SETBACK: 30'
- SIDE SETBACK: 8'
- MAX. HEIGHT: 25'
- % COVERAGE: 25% (BUILDING) 40% (SITE)

2. UTILITIES:

- ELECTRIC: RG&E OVERHEAD
- GAS: NYSEG
- WATER: CITY OF CANANDAIGUA
- SEWER: TOWN OF CANANDAIGUA

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 THE AREA DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN.

4. ALL DISTANCES AND ELEVATIONS ARE MEASURED IN DECIMAL FEET. ELEVATIONS SHOWN ARE ON NAVD 1983 DATUM.

5. ORIENTATION IS STATE PLAN COORDINATE SYSTEM CENTRAL 1983. MAP BEARINGS ARE PER MAP BEARING SYSTEM.

6. BASE MAPPING FOR THIS DRAWING WAS DEVELOPED FROM AN INSTRUMENT SURVEY COMPLETED IN APRIL, 2021.

7. AREA OF LAND PARCEL = 0.105 ACRES

SURVEY REFERENCES

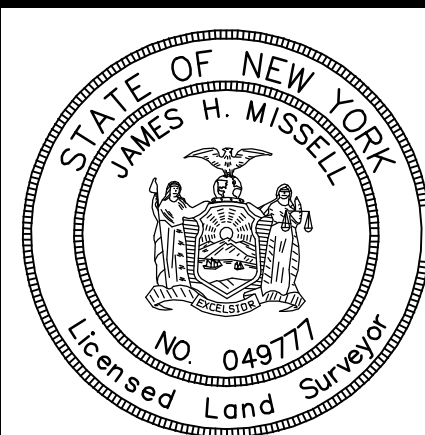
- 1) MAP PREPARED BY YEARS BOUNDARY ENTITLED "MAP OF A SURVEY PREPARED FOR WILLIAM E. JONES, JR." - BEING MAP #YB6567 - DATED OCTOBER 23, 2019.
- 2) MAP PREPARED BY FREELAND - PARRINELLO ENTITLED "PLAN OF LAND OF MARK R. AND MARCIA P. SIEWERT" - DATED NOVEMBER 5, 2010. LAST REVISED AUGUST 10, 2011.
- 3) MAP PREPARED BY DOUGLAS P. WALLACE ENTITLED "LANDS TO BE CONVEYED BY JOSEPH H. VERGE" FILED MAY 29, 1987 AT THE ONTARIO COUNTY CLERK'S OFFICE AS MAP # 14681.
- 4) CROSSROADS ABSTRACT TITLE SEARCH #0128798, DATED MARCH 23, 2020.

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD SURVEY PLUS A DETAILED REVIEW OF THE CITED REFERENCE MATERIALS COMPLETED JANUARY 19, 2021.

JAMES H. MISSELL

L.S. #049777



REVISIONS

DATE	BY	DESCRIPTION

SITE SURVEY/ SITE PLAN - EXISTING CONDITIONS

3551 WEST LAKE ROAD

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: JUNE 2021 ENGINEER: S.A.H. SURVEYOR: J.M. SCALE: 1" = 10'

CLIENT:  
TIM & SHEILA OOSTDYK  
365 HARVEST DRIVE  
LITITZ, PA 17543

TAX ACCOUNT NO.  
98.17-1-14.000

SHEET NO.: 1 OF 4 DRAWING NO.: 210406EX1

NO PRELIMINARY SITE PLAN REVIEW WAS REQUIRED

TOWN PLANNING BOARD CHAIRPERSON DATE

TOWN ENGINEER DATE

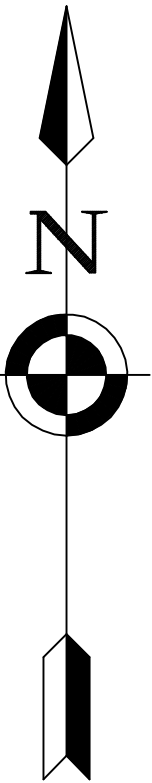
TOWN HIGHWAY AND WATER SUPERINTENDENT DATE

APPROVALS

(R)	DENOTES RECORD INFORMATION
— 560 —	EXISTING CONTOUR
— 560 —	PROPOSED CONTOUR
— — —	EXISTING PROPERTY LINE
— — — — —	SETBACK LINE
— — — — —	EASEMENT LINE
— SF SF SF SF SF SF —	STAKED SILT FENCE
— — — — —	ROADWAY CENTERLINE
— OE —	OVERHEAD WIRES—ELECTRIC/ TEL
x 685.8	SURFACE SPOT ELEVATION
→	DRAINAGE FLOW DIRECTION
— G —	GAS MAIN/SERVICE
x x x x x x x x	FENCE LINE
— W —	WATERMAIN/WATER SERVICE
— S —	SANITARY SEWER MAIN/LATERAL
~~~~~	TREE/BRUSH LINE
○	UTILITY POLE
○	EDGE OF EXIST. PAVEMENT
○	TREE/ SHRUB
⊥	EXISTING SIGN
⊙	HYDRANT/ WATER VALVE

LEGEND

LOCATION SKETCH (N.T.S)



DRAWING ALTERATION

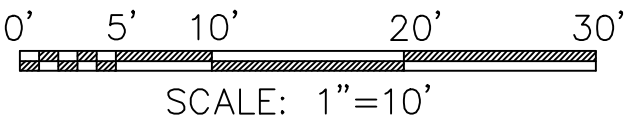
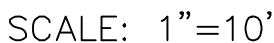
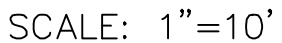
THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW, ARTICLE 145, SECTION 7202, AND APPLIES TO THIS DRAWING: "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, BE IT AN ITEM BEARING THE SEAL 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."

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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.



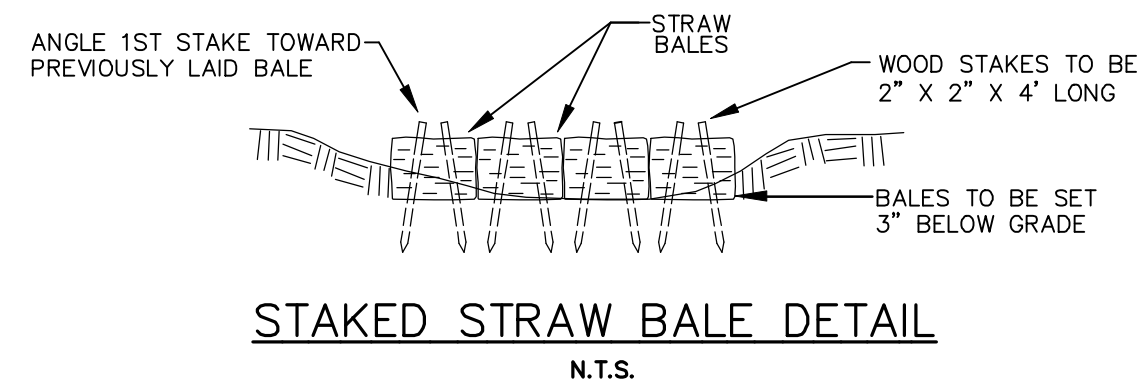
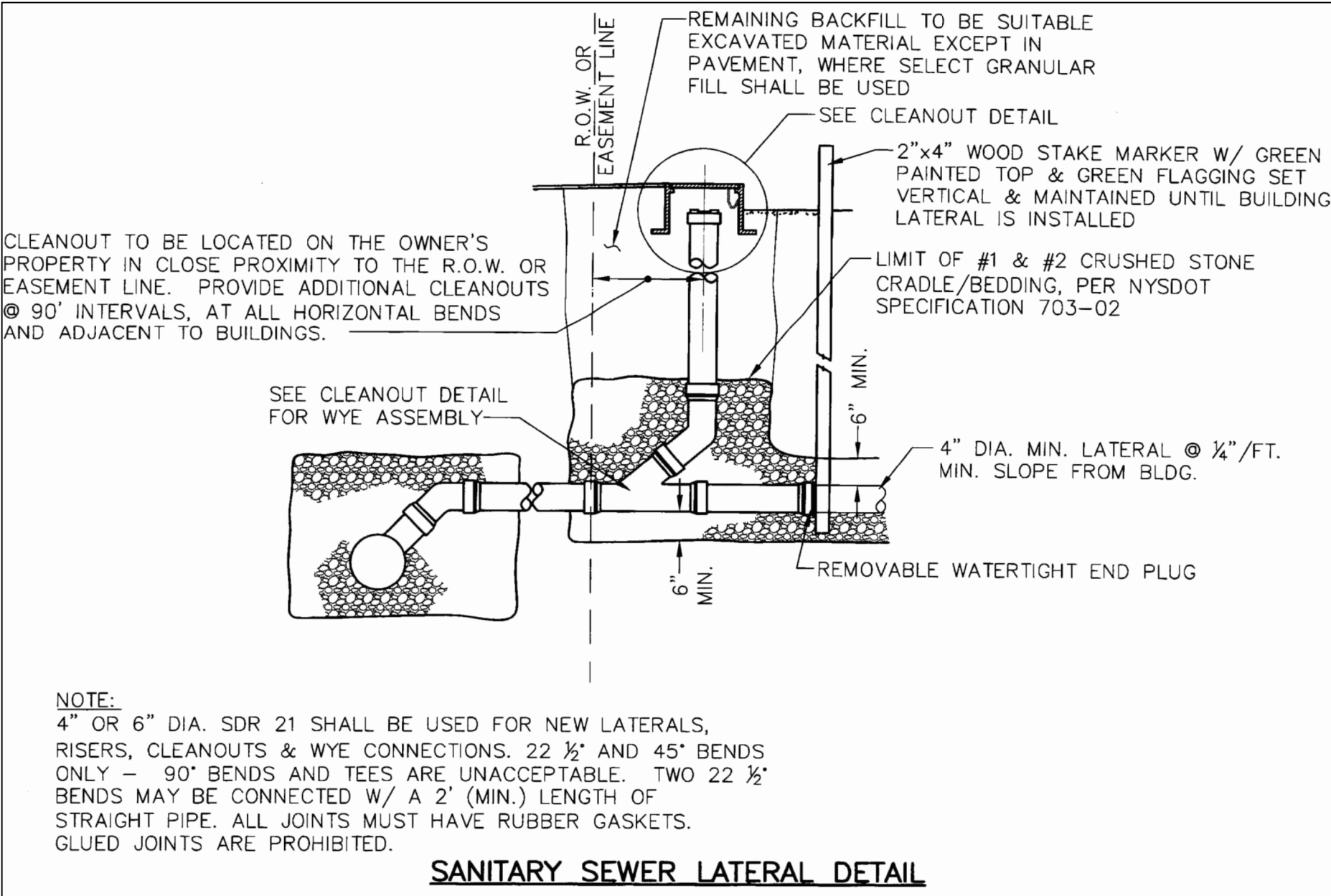
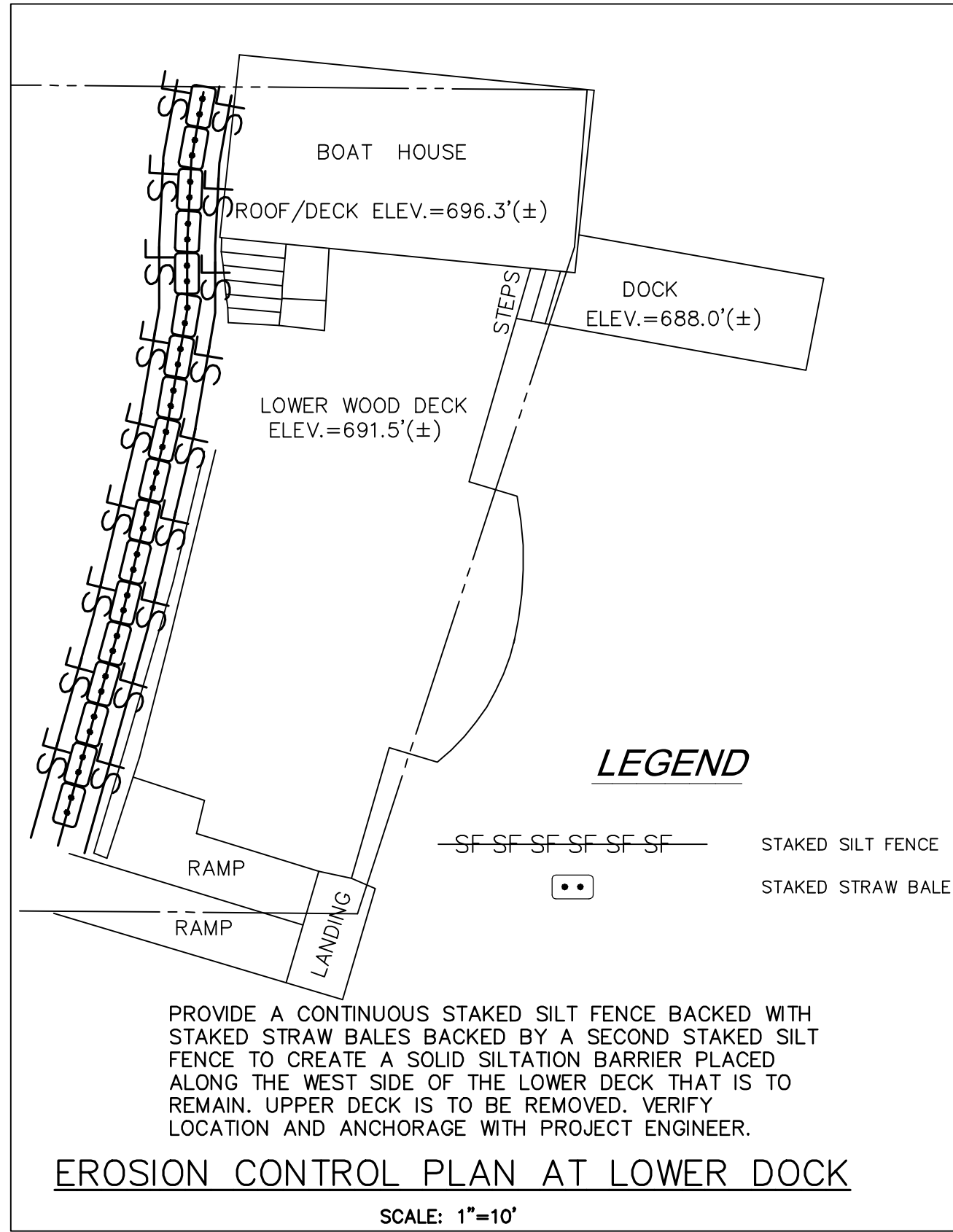


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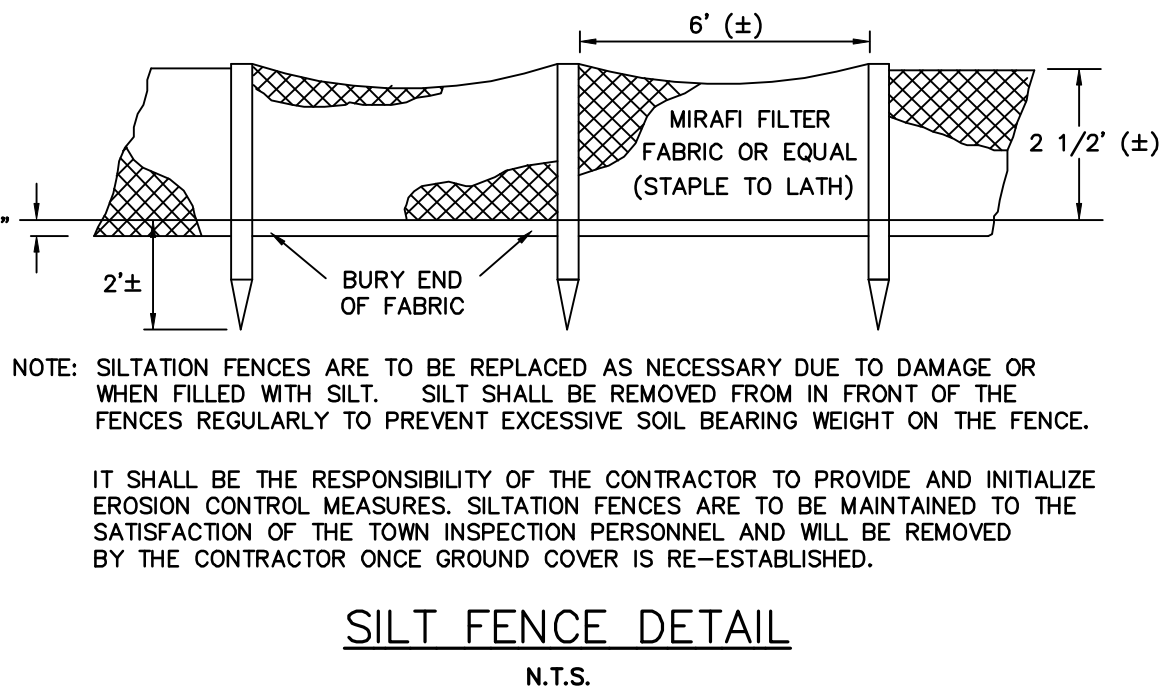
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DRAWING ALTERATION

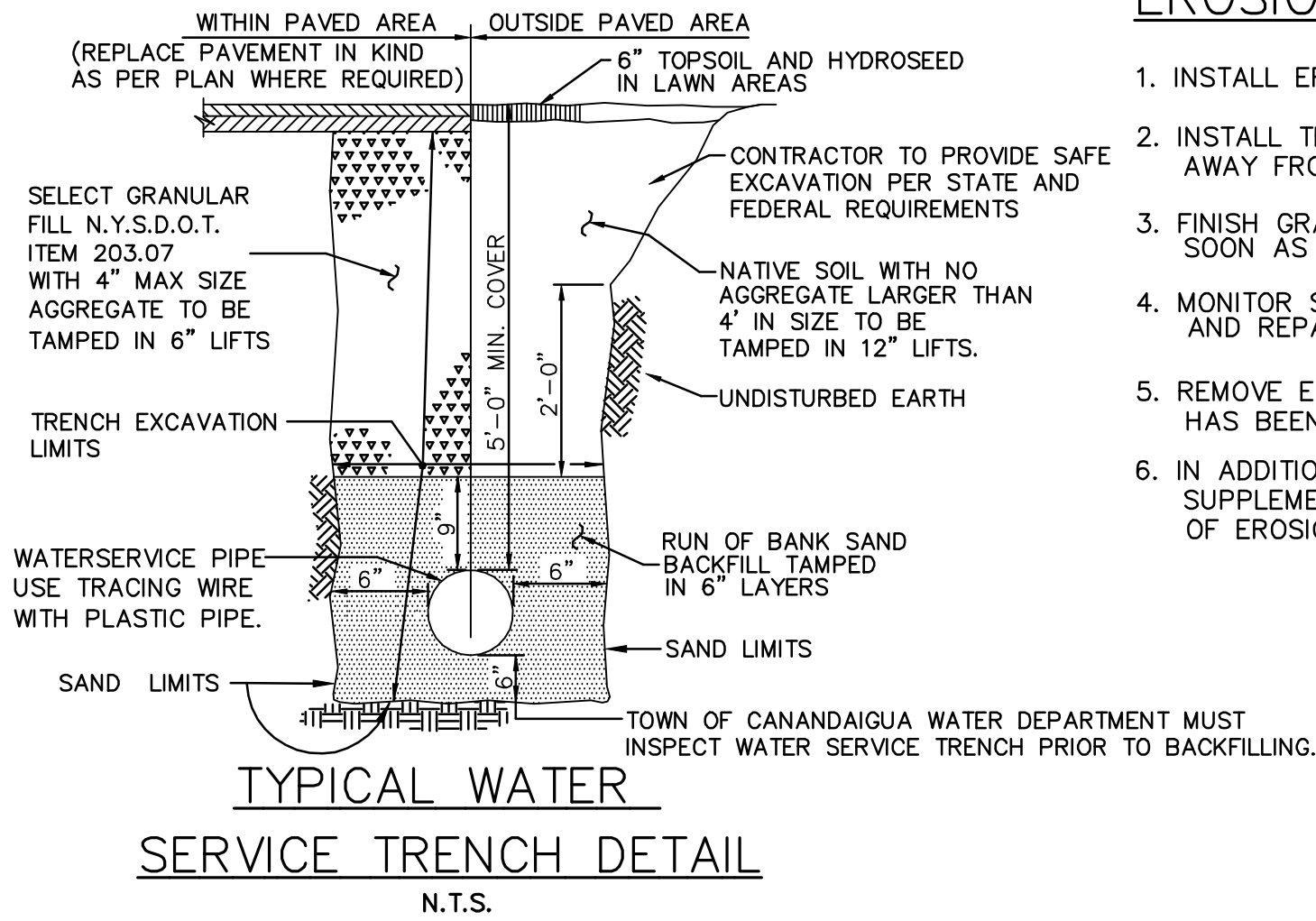
THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW, ARTICLE 145, SECTION 7206, AND APPLIES TO THIS DRAWING: IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL 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.

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## WATER SERVICE NOTES

1. THE WATER METER SHALL BE ACCESSIBLE TO THE TOWN OF CANANDAIGUA WATER DEPARTMENT.
2. TOWN OF CANANDAIGUA WATER DEPARTMENT MUST INSPECT TRENCH AND PLACEMENT OF NEW WATER SERVICE PRIOR TO ANY BACKFILLING.
3. THE NEW WATER METER READING DEVICE SHALL BE PLACED AT A LOCATION THAT ALLOWS THE WATER DEPARTMENT TO EASILY READ IT. CONFIRM LOCATION OF DEVICE AND METER WITH THE WATER DEPARTMENT PRIOR TO INSTALLATION.
4. SHOULD ANY LAWN IRRIGATION BE INSTALLED, INSTALLATION OF AN RPZ DEVICE WILL BE REQUIRED.
5. INSTALL TRACER WIRE PER WATER SERVICE DETAIL.



## EROSION CONTROL NOTES

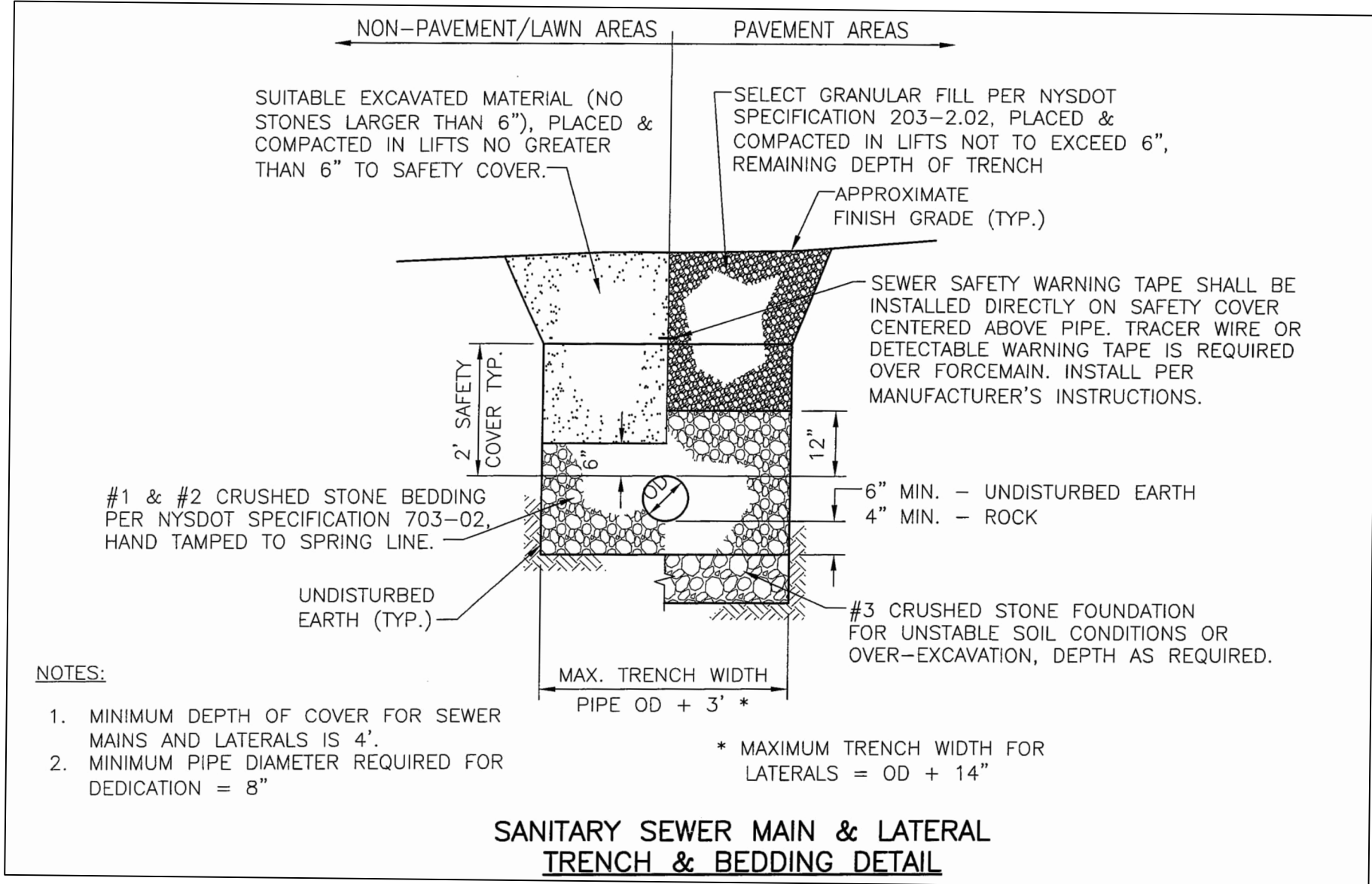
- 1) IF REQUIRED, THE CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES, AT THE EXPENSE OF THE CONTRACTOR OR OWNER, TO PREVENT SILTATION OF DOWNSTREAM PROPERTIES.
- 2) IN THE EVENT THERE IS A FAILURE OF AN EROSION CONTROL DEVICE, THE CONTRACTOR AND OWNER ARE RESPONSIBLE TO RESTORE 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 PLUS ENHANCEMENTS THAT MAY BE SPECIFIED BY THE DESIGN ENGINEER.

## 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.
3. FINISH GRADE AND PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE.
4. MONITOR SILT FENCING FOR SILT ACCUMULATION. REMOVE, REPLACE AND REPAIR AS NECESSARY.
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.

## 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.



## TENTATIVE CONSTRUCTION SCHEDULE/SEQUENCE

PROPOSED START DATE IS APPROXIMATELY SEPTEMBER 10, 2021.

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

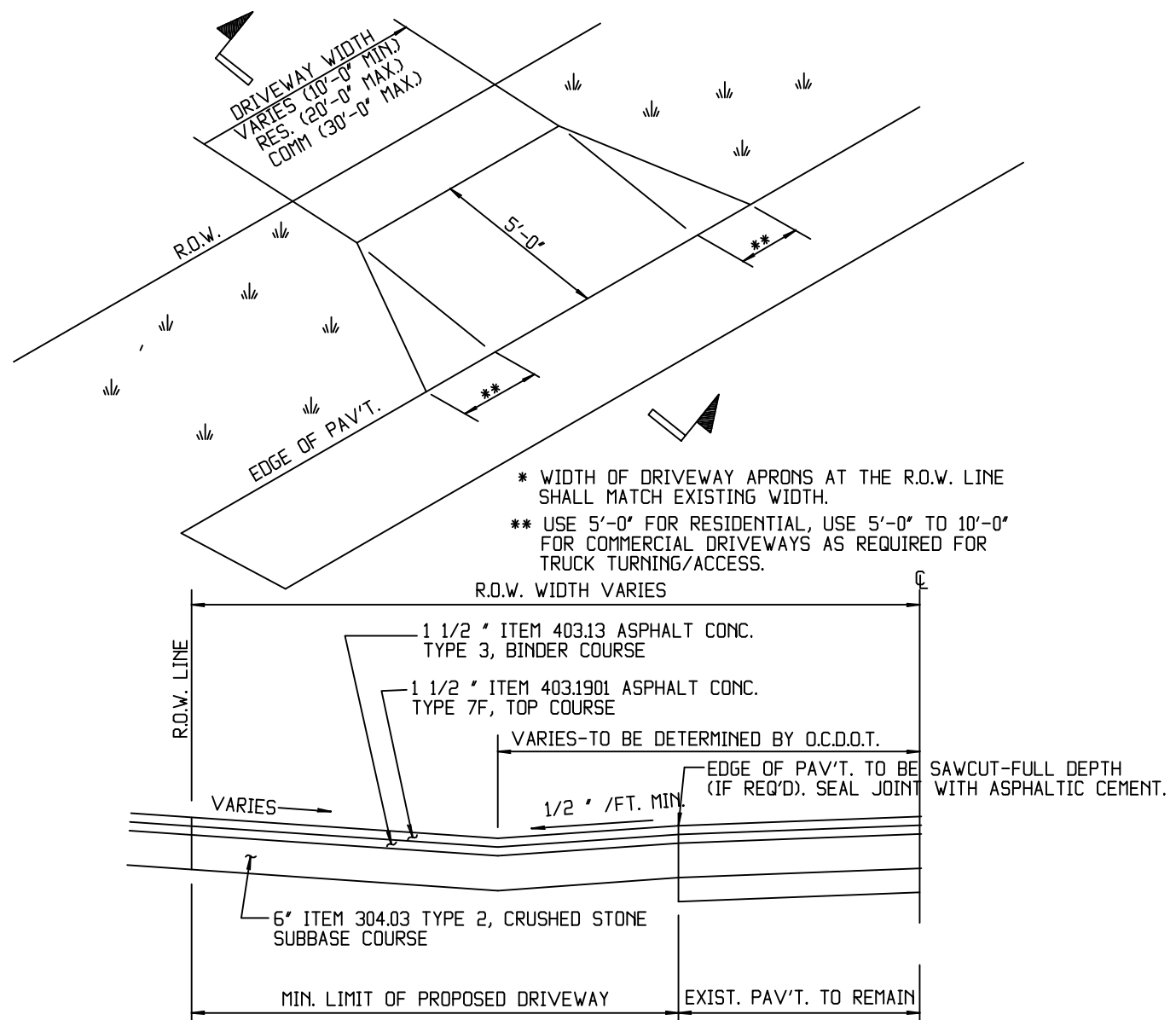
STAGING AREA FOR CONSTRUCTION EQUIPMENT IS TO BE LOCATED AT A NEARBY LOCATION YET TO BE DETERMINED.

THE ESTIMATED CONSTRUCTION SEQUENCE IS:

- 1) MOBILIZE EQUIPMENT IN STAGING AREA.
- 2) RECEIVE MATERIALS FOR CONSTRUCTION AND PLACE IN STAGING AREA.
- 3) INSTALL EROSION CONTROL BARRIER DOWNSLOPE OF WORK AREA WHERE SHOWN ON PLANS.
- 4) PERFORM DEMOLITION WORK. REMOVE ALL DEBRIS AND EXTRANEOUS MATERIALS. EXCESS SOIL SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED.
- 5) CONSTRUCT IMPROVEMENTS PROGRESSIVELY AS GENERALLY FOLLOWS:
  - INSTALL NEW FOUNDATION AND BASEMENT WALLS.
  - REMOVE EXISTING GAS, ELECTRIC, WATER AND SANITARY SERVICE TO CONNECTION AT STREET.
  - INSTALL AND CONNECT ELECTRIC, GAS, WATER AND SANITARY SERVICES FROM STREET CONNECTION TO NEW LOCATION IN BASEMENT.
  - CONSTRUCT REMAINING HOUSE COMPONENTS.
- 6) TOPSOIL AND SEED DISTURBED AREAS PER EROSION CONTROL NOTES.
- 7) MONITOR SEDIMENT ACCUMULATION AT SILT FENCE STRAW BALE BARRIER.
- 8) INSTALL NEW DRIVEWAY, LAWN AND LANDSCAPING PER LANDSCAPE PLAN.
- 9) CLEAN SITE AND DEMOBILIZE EQUIPMENT AND MATERIALS.

## GENERAL & UTILITY NOTES

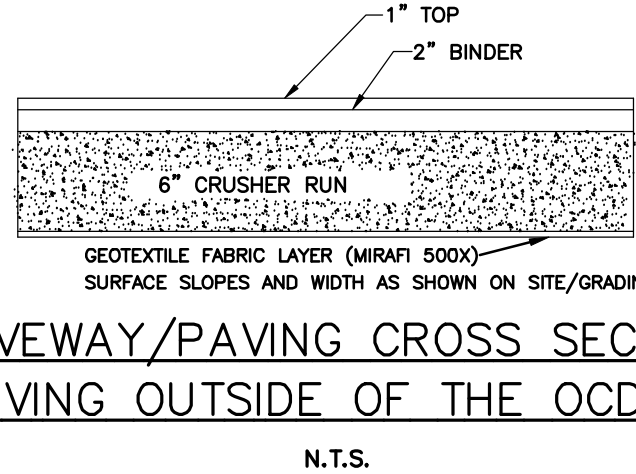
1. SAFE AND CONTINUOUS TRAFFIC AND INGRESS AND EGRESS FOR ADJACENT OWNER DRIVEWAYS, SERVICE AND PUBLIC ROADS SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.
2. ALL CONSTRUCTION RELATED TO THIS PROJECT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3. THE CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS BEFORE BEGINNING ANY CONSTRUCTION.
4. THE CONTRACTOR IS REQUIRED TO NOTIFY CENTRAL STAKEOUT, TELEPHONE NO. 1-800-962-7962 (811) FOR FIELD STAKEOUT OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION.
5. THE PROPOSED WATER APPURTENANCES SHALL CONFORM TO 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 SERVICING 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.



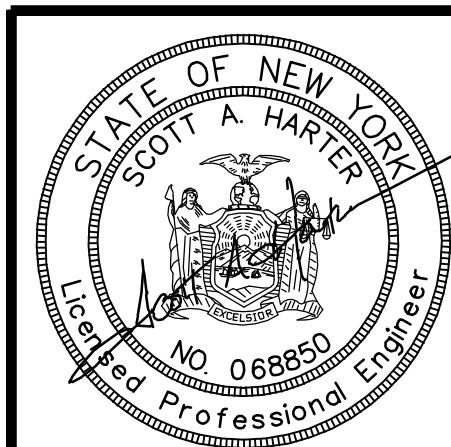
NOTES:

1. IT IS DESIRABLE THAT DRIVEWAYS TO COUNTY ROADS BE PAVED TO THE RIGHT-OF-WAY LINE. THE DRIVEWAY SHALL SLOPE AWAY FROM THE OUTSIDE EDGE OF THE SHOULDER AT A MINIMUM OF 1/2" PER FOOT TO THE CENTERLINE OF DRAINAGE.
2. IF NO PAVED SHOULDER EXISTS, PAVE TO EDGE OF PAVEMENT.
3. SWALE/DITCH LINE TO BE CLEANED AND REGRADED BY PERMITTEE TO PROVIDE POSITIVE DRAINAGE.
4. REPLACE PAVEMENT IN KIND WITH WHAT IS EXISTING, UNLESS CONDITIONS EXIST WHERE THAT ISN'T FEASIBLE, THEN INSTALL SECTION AS APPROVED BY THE DEPARTMENT'S ENGINEER OR HIGHWAY MAINTENANCE MANAGER. THE MINIMUM APPROVABLE SECTION SHALL BE 6 INCHES OF ITEM 304.03 TYPE 2 SUBBASE (CRUSHER RUN STONE), 1 1/2" OF ITEM 403.13 TYPE 3 BINDER AND 1 1/2" OF ITEM 403.1301 TYPE 7F TOP.
5. CONTRACTOR TO OBTAIN A HIGHWAY PERMIT FROM OGDOP PRIOR TO COMMENCING ANY DRIVEWAY OR UTILITY WORK WITHIN THE ROW. CONTRACTOR MUST PROVIDE PROPER MAINTENANCE AND PROTECTION OF TRAFFIC MEASURES PER NYSOT STANDARDS TO PROTECT THE TRAVELING PUBLIC AND CONSTRUCTION WORKERS.

## DRIVEWAY W/SAG VERTICAL CURVE (NO CULVERT)



## DRIVEWAY/PAVING CROSS SECTION FOR PAVING OUTSIDE OF THE OGDOT ROW



REVISIONS		
DATE	BY	DESCRIPTION

DETAIL SHEET	
3551 WEST LAKE ROAD	
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: JUNE 2021	ENGINEER: S.A.H.
SURVEYOR: J.M.	SCALE: 1" = 10'
NO PRELIMINARY SITE PLAN REVIEW WAS REQUIRED	
CLIENT: TIM & SHEILA OOSTOYK 365 HARVEST DRIVE LITITZ, PA 17543	
TAX ACCOUNT NO. 98.17-1-14.000	
SHEET NO.: 4 OF 4	
DRAWING NO.: 210406D7T	