

Vicinity Map

N.T.S.

GENERAL NOTES

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
2. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ACTUAL LOCATION SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITY SERVICES THROUGHOUT CONSTRUCTION. CONTACT DIG SAFELY NEW YORK, LLC AT 1-800-962-7962 OR 811 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
3. THIS UPLAND PORTION OF THE SITE DOES NOT FALL WITHIN ANY FEMA SPECIAL FLOOD HAZARD ZONES, THE LAKE FRONTAGE IS LOCATED IN ZONE AE, PER C.P. #3605980015C MAP REVISED MARCH 3, 1997.
4. NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL.
5. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATER/SEWER AGENCIES, UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
7. ANY PROPOSED LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 77).

SITE PREPARATION & EARTHWORK SEQUENCE

1. SILT FENCING, EROSION CONTROL MEASURES AND LIMITS OF WORK BOUNDARIES ARE TO BE PLACED PER PLAN.
2. ESTABLISH PROPOSED PATHWAY AREA AND SHED BUILDING PAD PER SITE PLAN.
3. INSTALL FOUNDATION, GRADE, STABILIZE ANY DISTURBED AREAS PER PLAN
4. BEGIN SHED FRAMING.
5. REMOVE EROSION CONTROLS AND CEASE MONITORING ONLY AFTER APPROVAL HAS BEEN GRANTED BY THE TOWN OF CANANDAIGUA AND/OR THEIR PROJECT REPRESENTATIVE.

NOTES:
- ACTUAL ON-SITE CONDITIONS MAY PRECIPITATE A NEED TO REVISE THE PROJECTED SEQUENCING LISTED ABOVE.

SITE DETAILS:

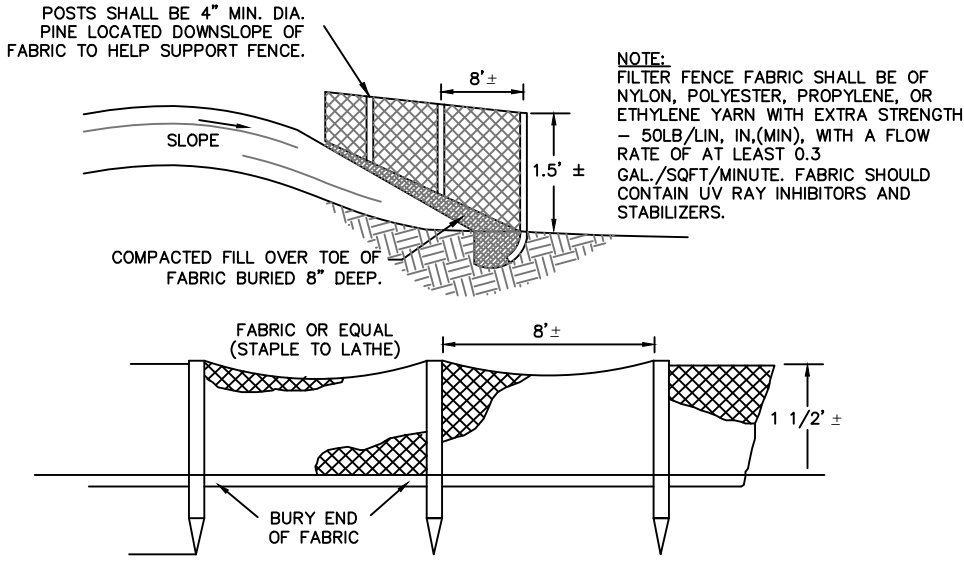
EXISTING ZONING IS RESIDENTIAL LAKE DISTRICT (RLD)
MINIMUM LOT SIZE: 20,000 SF
MINIMUM LOT WIDTH: 125 FT
FRONT SETBACK: 60 FT.
REAR SETBACK: 60 FT.
SIDE SETBACK: 12 FT.
MAXIMUM BUILDING HEIGHT = 25 FT.
MAXIMUM BUILDING COVERAGE ON LOT = 15%
MAXIMUM LOT COVERAGE = 25%

CONTOURS DERIVED FROM NAVD88 DATUM

FLOOD ZONES AE & X PER COMMUNITY PANEL
NO. 360598 0015 C LAST DATED MARCH 3, 1997.

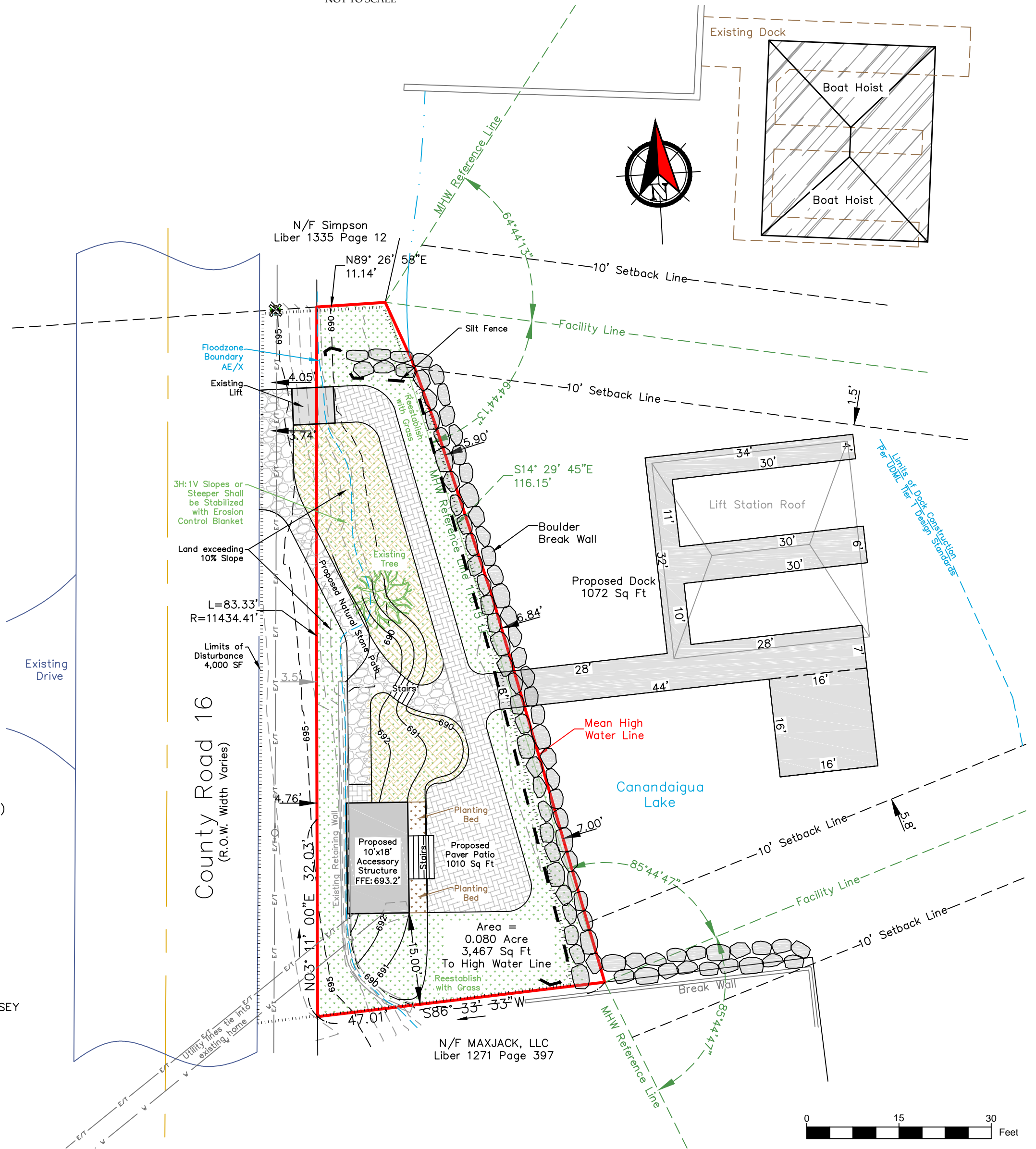
DEED REFERENCE:
CHKH ASSOCIATES, LLC & MAXJACK, LLC TO JOHN CASEY
BY DEED FILED FEBRUARY 16, 2018 IN LIBER 1401 OF
DEEDS AT PAGE 509.

MAP REFERENCE:
ONTARIO COUNTY FILED MAP NO. 33892.
ONTARIO COUNTY FILED MAP NO. 35645



SILT FENCE DETAIL
NOT TO SCALE

Revisions			
NO.	Date	Description	By



Legend	
	P.K. nail found
	Iron pin or pipe found
	Iron pin set
	Drill hole
	Utility pole
	Utility lines
	E/T
	R.O.W. line
	Property lines
	Centerline

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on 04/06/2020
from notes of an instrument survey
performed on 04/06/2020



Anthony A. Venezia
signed
License No. 050864

Site Plan prepared for:

PLANNING BOARD CHAIRPERSON	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.

John Casey

3814 County Road 16
County of Ontario

T.M. Parcel 112.00-1-72.000
Scale 1" = 15'
File 18144

State of New York

" Unauthorized alteration or addition
to a map bearing a Licensed
Professional Engineer's or
Professional Land Surveyor's seal in
any way is a Violation of Section 7209"

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