

Vicinity Map

N.T.S.

GENERAL NOTES

- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
- 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.
- 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.
- NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL.
- 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.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
- ANY PROPOSED LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 77).

SITE PREPARATION & EARTHWORK SEQUENCE

- SILT FENCING, EROSION CONTROL MEASURES AND LIMITS OF WORK BOUNDARIES ARE TO BE PLACED PER PLAN.
- ESTABLISH PROPOSED PATHWAY AREA AND SHED BUILDING PAD PER SITE PLAN.
- INSTALL FOUNDATION, GRADE, STABILIZE ANY DISTURBED AREAS PER PLAN.
- BEGIN SHED FRAMING.
- 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.
- SEQUENCE DOES NOT INCLUDE EROSION CONTROL REQUIREMENTS FOR BREAK WALL IMPROVEMENTS. SEE SPECIAL NOTES.

SITE DETAILS:

EXISTING ZONING IS RESIDENTIAL LAKE DISTRICT (RLD)
MINIMUM LOT SIZE: 20,000 SF
MINIMUM LOT WIDTH: 125FT
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

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

SPECIAL NOTES

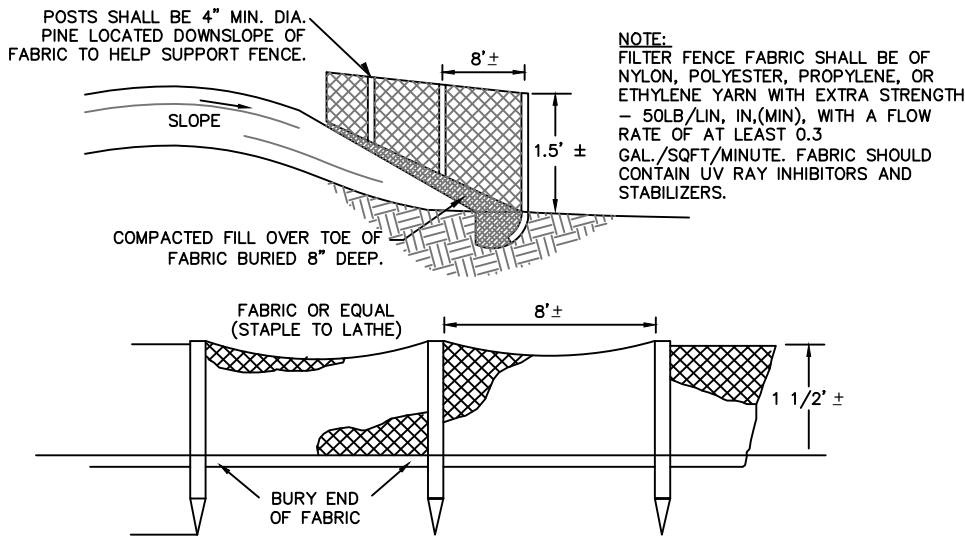
- THE PURPOSE OF THIS SITE PLAN IS TO SHOW LOCATION OF REVISED BREAK WALL IN COORDINATION WITH PARTIALLY CONSTRUCTED SITE IMPROVEMENTS AND PLANNED FULL BUILD OUT OF SITE IMPROVEMENTS.
- FOR CONSTRUCTION DETAILS OF EXISTING BREAK WALL REFER TO DEC PLANNING AND PERMITTING DOCUMENTS PREPARED BY MEAGHER ENGINEERING TITLED "SHORELINE RECONSTRUCTION" DATED 09-24-2019.
- CONSTRUCTION DETAILS FOR RELOCATED BREAK WALL BY OTHERS. SEE SPECIAL NOTE 2.

Legend

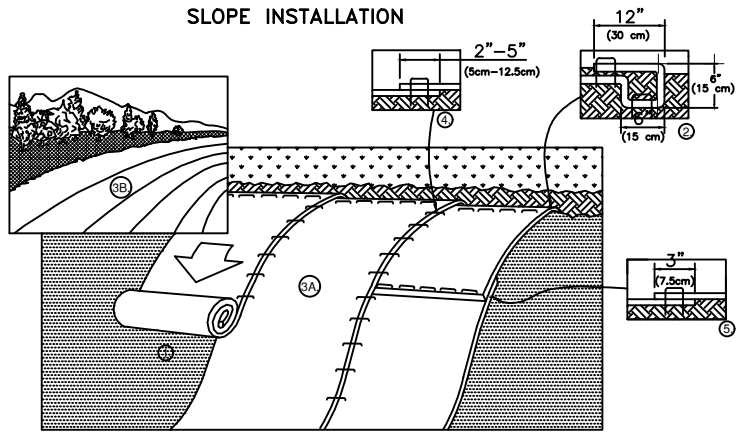
- Iron pin or pipe found
- Iron pin set
- Drill hole
- Utility pole
- Utility lines
- E/T
- R.O.W. line
- Property lines
- Centerline
- P.K. nail found
- P.K. nail set
- Concrete Monument
- Benchmark

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VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS

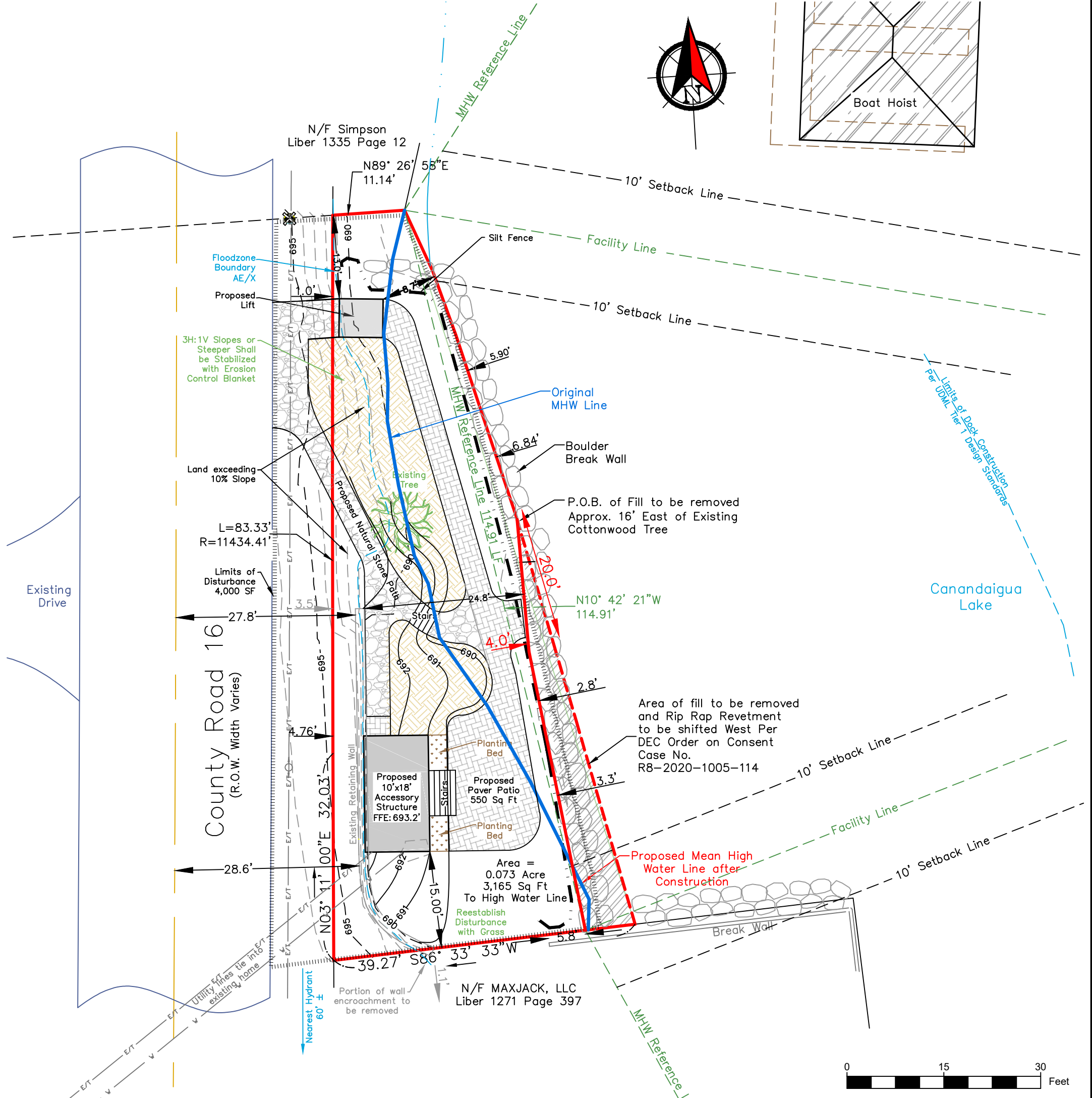


SILT FENCE DETAIL
NOT TO SCALE



- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELLO-SEED DO NOT SEED PREPARED AREA. CELLO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECPS EXTENDED BEYOND THE UPSLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECPS BACK OVER SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECPS.
- ROLL THE RECPS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECPS MUST BE STAPLED WITH APPROXIMATELY 2' - 5' (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECPS TYPE.
- CONSECUTIVE RECPS SPUNCE DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3' (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECPS WIDTH.
NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECPS.

EROSION CONTROL - SLOPE PROTECTION DETAIL
NOT TO SCALE



Revisions			
NO.	Date	Description	By
1	12/09/2020	Address DEC Comments	AAV
2	1/6/2021	Address PRC12/14/2020 Comments dated	AAV



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

PLANNING BOARD CHAIRPERSON	DATE
TOWN WATER SUPERINTENDENT	DATE
TOWN ENGINEER	

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.

Site Plan prepared for:
John Casey
T.M. Parcel 112.00-1-72.000
Scale 1" = 15'
File 18144
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