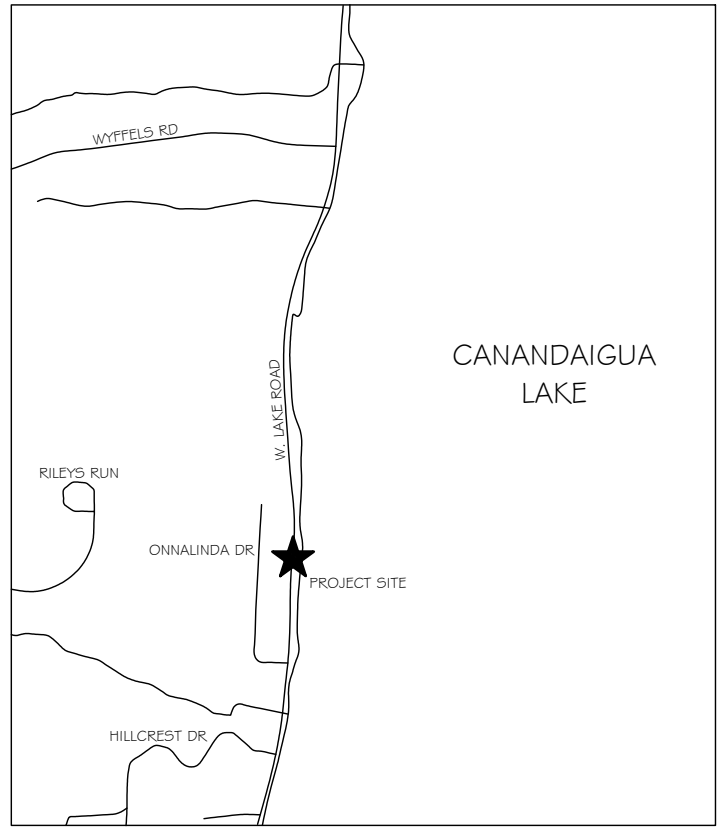


PRELIMINARY  
NOT FOR  
CONSTRUCTION



LOCATION MAP  
SCALE: N.T.S.

SITE DATA:

ADDRESS: 4015 WEST LAKE ROAD,  
CANANDAIGUA, NY 14424  
TAX ACCOUNT # 113.17-1-14  
ZONING: RESIDENTIAL LAKE DISTRICT (RLD)  
LOT SIZE = 1.002 ACRES (±43,651 SF)

PROPOSED HOUSE  
SIDE SETBACK = 14.91 FT / 15.74 FT  
REAR SETBACK = 121.80 FT  
FRONT SETBACK = 42.17 FT  
BUILDING HEIGHT = 25.0 FT

EXISTING LOT COVERAGE = 2,666.4 SF (6.11%)  
PROPOSED LOT COVERAGE = 12,728.2 (29.16%)  
DRIVEWAY = 1,713.6 SF (3.926%)  
PATH TO FRONT DOOR = 328.0 SF (0.751%)  
HOUSE & DECK = 5,708.7 SF (13.08%)  
ROOF OVERHANG = 459.2 SF (1.05%)  
WALKING PATH = 1,391.9 SF (3.189%)  
LOWER PATIO AREA = 250.0 SF (0.573%)  
STAIRS = 131.0 SF (0.300%)  
RETAINING WALL = 30.0 SF (0.069%)  
GRAVEL PAD FOR HVAC = 49.5 SF (0.113%)

EXISTING BLDG. COVERAGE = 575.5 SF (1.32%)  
PROPOSED HOUSE & DECK = 5,708.7 SF (13.08%)  
TOTAL BLDG. COVERAGE = 6,284.2 SF (14.40%)

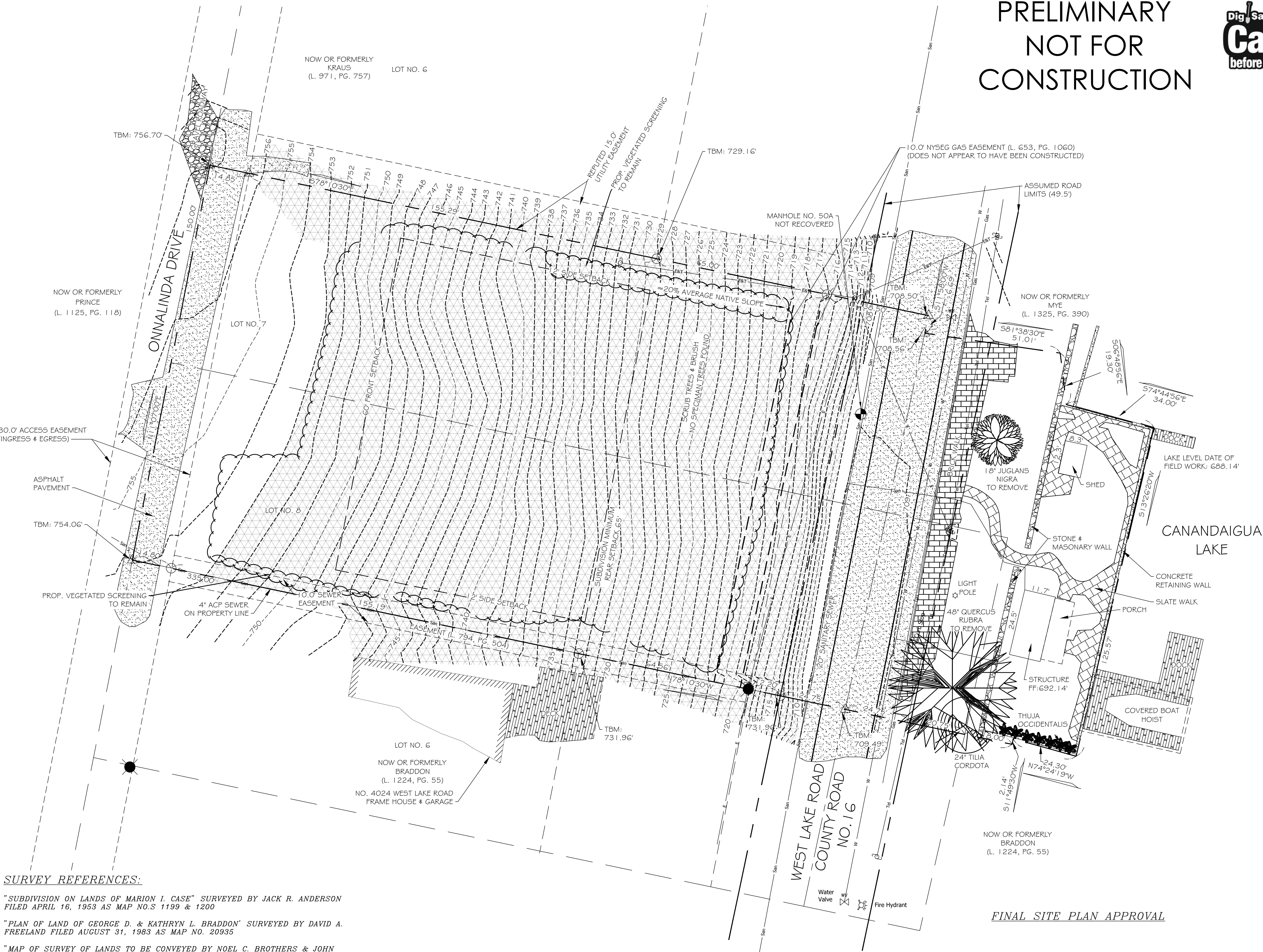
MINIMUM SIDE SETBACK = 12 FT  
MINIMUM REAR SETBACK = 65 FT  
NOTE: TAKEN FROM WEST LAKE ROAD  
MINIMUM FRONT SETBACK = 60 FT  
NOTE: TAKEN FROM ONNALINDA DRIVE  
MAXIMUM BUILDING HEIGHT = 25 FT  
MAXIMUM LOT COVERAGE = 22.5%  
NOTE: INCLUDING 10% REDUCTION GIVEN  
DEVELOPMENT IN STEEP SLOPE PROTECTION AREAS  
MAXIMUM BUILDING COVERAGE = 15%

ANTICIPATED DISTURBED AREA = 29,700 SF (0.682 ACRES)

ANTICIPATED START OF CONSTRUCTION: SPRING 2021

LEGEND

- PROPERTY LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SETBACK
- SILT FENCE
- DOMESTIC WATER
- STORM PIPE
- SANITARY
- OVERHEAD ELECTRIC
- GAS
- EXISTING VEGETATION EXTENT
- DISTURBED AREA BOUNDARY
- PROPOSED ELECTRIC SERVICE
- DRIVEWAY / WALKING PATH
- DRYWELL
- LAND SLOPED GREATER THAN 10%
- EXISTING MONUMENTATION
- UTILITY POLE



SURVEY REFERENCES:

"SUBDIVISION ON LANDS OF MARION I. CASE" SURVEYED BY JACK R. ANDERSON  
FILED APRIL 16, 1953 AS MAP NO.S 1199 & 1200

"PLAN OF LAND OF GEORGE D. & KATHRYN L. BRADDON" SURVEYED BY DAVID A.  
FREELAND FILED AUGUST 31, 1983 AS MAP NO. 20935

"MAP OF SURVEY OF LANDS TO BE CONVEYED BY NOEL C. BROTHERS & JOHN  
THEODORE" SURVEYED BY GARY L. DUNTON - FILED JULY 26, 1988 AS MAP NO.  
16078

"FINAL ANNEXATION MAP PREPARED FOR BETH A. WESTBROOK" SURVEYED BY  
VENEZIA & ASSOCIATES - FILED MAY 12, 2006 AS MAP NO. 29441

"MAP OF SURVEY PREPARED FOR PETER M. GERMAN & FREDERICK A. GERMAN  
JR." SURVEYED BY JEREMY E. YEARS COMPLETED OCTOBER 30, 2006 AS JOB  
NO. YB1315

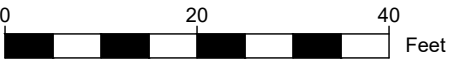
"MAP OF SURVEY PREPARED FOR FRANCIS J. CONSENTINO & JANE ELLEN  
PARKER" SURVEYED BY JEREMY E. YEARS COMPLETED JULY 2, 2012 AS JOB  
NO. YB3230

"MAP OF A SURVEY PREPARED FOR ANNE G. PURDUE" SURVEYED BY JEREMY E.  
YEARS - COMPLETED JANUARY 14, 2015 AS JOB NO. YB4225

SEE SHEET 11 OF 49 CANANDAIGUA LAKE COUNTY SEWER DISTRICT BY  
HERSHEY, MALONE & ASSOCIATES ON FILE AT THE ONTARIO COUNTY OFFICE OF  
PUBLIC WORKS

EXISTING SITE PLAN

SCALE: 1"=20'-0"



SURVEY DATA:

"TOPOGRAPHIC PLAN LANDS OWNED BY JAMES F. & COLLEEN P. SWETMAN  
AT 4015 WEST LAKE ROAD IN LOT NO. 80, TOWNSHIP 9, RANGE 111  
OF THE PHELPS & CORHAM PURCHASE IN THE TOWN OF CANANDAIGUA,  
COUNTY OF ONTARIO, STATE OF NEW YORK" BY WILLSON & ASSOCIATES  
DATED AUGUST 24, 2020  
VERTICAL DATUM: 1929 NGVD  
HORIZONTAL DATUM: ASSUMED

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

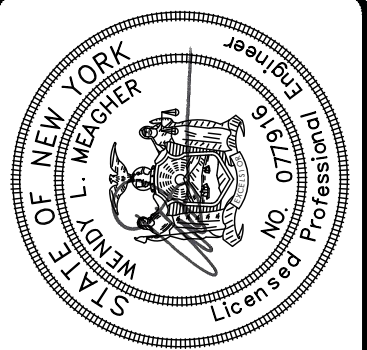
TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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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UNDER FEDERAL AND STATE  
LAWS. MEAGHER ENGINEERING, LLC  
MAINTAINS A RECORD OF ALL  
CLAIMS, LOSSES AND EXPENSES  
INCURRED BY ITS CLIENTS.  
MEAGHER ENGINEERING, LLC 2013

REVISIONS:		NO.		DATE	
E	D	C	B	A	
20105	AXT	10-6-20	WLM	10-6-20	
JOB NO.	DRAWN:	CHECKED:	DATE:	PRC COMMENTS	
AUTHORIZED BY THE ENGINEER OF RECORD. NO REVISIONS ARE ALLOWED TO THIS ARTICLE 147 SECTION 7203. VIOLATIONS OF THE NYS EDUC. LAW, ADDITIONAL TO THIS UNAUTHORIZED ALTERATIONS OR					



MEAGHER  
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CIVIL / STRUCTURAL ENGINEERING  
2024 W. HENRIETTA ROAD, SUITE 2C  
ROCHESTER, NY 14623  
PH: 585-924-7430

CLIENT: JIM & COLLEEN SWETMAN  
76 MCCORD WOODS DRIVE  
FAIRPORT, NEW YORK 14450

PROJECT: SWETMAN SITE PLAN  
4015 W. LAKE ROAD  
CANANDAIGUA, NEW YORK 14424

DRAWING: EXISTING SITE PLAN

DRAWING NO.  
**C-1**  
1 of 5



NOTE: GRADE DRIVEWAY REGION SUCH THAT FLOW IS DIRECTED TO NORTHEAST (AWAY FROM GARAGE & HOME)

NOTE: LANDSCAPING THROUGHOUT SITE TO BE DETERMINED IN FUTURE

NOTE: VEGETATION TO BE REMOVED AS NEEDED FOR ACCESS WALKWAY DOWN TO WEST LAKE ROAD

NOTE: MAJORITY OF SITE IS MODERATELY STEEP (15-25%)

NOTE: SPACING BETWEEN CLEANOUTS IS LESS THAN 90 FEET

NOTE: REINFORCE ALL 1:2 REGIONS WITH JUTE MESH

NOTE: ALL STORMWATER RUNOFF FROM PROP. HOME, DRIVEWAY AND 24" CATCHBASIN DIRECTED TOWARDS CENTRAL DRYWELL

NOTE: UTILITY CROSSING & SANITARY LATERAL INSTALLATION REQUIRES HIGHWAY PERMIT

NOTE: IMPROVE ROADSIDE SWALE TO MAINTAIN EXISTING DRAINAGE PATH

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ANTICIPATED START OF CONSTRUCTION: SPRING 2021

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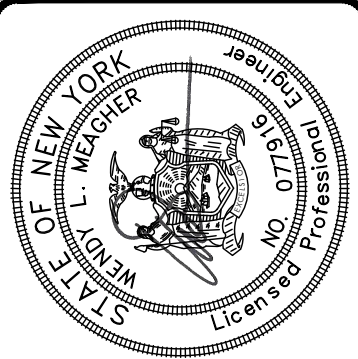
GENERAL & UTILITY NOTES

- DEVELOPER SHALL PROVIDE FOR EROSION CONTROL BARRIERS WHERE NEEDED DURING CONSTRUCTION. EROSION CONTROL SHALL NOT BE REMOVED UNTIL APPROVAL HAS BEEN GRANTED BY THE TOWN OF CANANDAIGUA.
- PROPOSED USE - SINGLE FAMILY DWELLING.
- ROADWAY DRAINAGE ALONG WEST LAKE ROAD & ONNALINDA DRIVE TO BE MAINTAINED AS NECESSARY.
- THE ACCURACY OF EXISTING UTILITIES SHOWN HEREON IS NOT GUARANTEED. EXISTING UTILITIES SHOWN ARE PLOTTED FROM FIELD SURVEY DATA AND RECORD MAP INFORMATION. THE CONTRACTOR SHALL TAKE THE NECESSARY MEASURES TO PROTECT EXISTING UTILITIES.
- ALL UTILITIES SHALL BE UNDERGROUND. CONTRACTOR TO PROVIDE AS-BUILT RECORDS TO THE BUILDING INSPECTOR.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE AND PROTECT ALL SURVEY MONUMENTATION.
- FILL AREAS TO BE IMMEDIATELY SEEDED TO PREVENT EROSION.
- SAFE AND CONTINUOUS TRAFFIC AND ACCESS FOR ADJACENT OWNER DRIVEWAYS, SERVICE AND PUBLIC ROADS SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.
- ALL TOPSOIL STRIPPED SHALL BE STOCKPILED AND REMAIN ONSITE UNTIL PROJECT IS COMPLETED OR UNTIL INSURANCE OF A MINIMUM SEED BED OF 4 INCHES OF TOPSOIL IS PROVIDED.
- MATERIAL BROUGHT TO THE SITE SHALL BE CLEAN FILL, FREE OF ORGANICS, WASTES, AND FROZEN MATERIAL.
- THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL DEVICES PRIOR TO COMMENCING EARTHWORK OPERATIONS.
- ALL CONSTRUCTION SHALL CONFORM WITH ALL FEDERAL, STATE, AND LOCAL CONSTRUCTION STANDARDS.
- ROOF LEADERS TO TIE INTO CENTRAL INFILTRATION DRY WELL AS INDICATED ON PLAN.
- THE CONDITION OF THE EXISTING DOMESTIC WATER SOURCE SHALL BE VERIFIED BY THE CONTRACTOR AND TESTED FOR PATHOGENS, CONTAMINATION, MINERALS, OR OTHER POLLUTANTS. THE ENGINEER OF RECORD SHALL BE NOTIFIED IF AN ALTERNATIVE DOMESTIC WATER SOURCE IS REQUIRED.
- CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR ADEQUATE SHORING OF ONGOING CONSTRUCTION. ALL CONSTRUCTION OPERATIONS SHALL BE IN COMPLIANCE WITH "THE BUILDING CODE OF NEW YORK STATE", THE UNIFORM BUILDING CODE, OSHA, AND LOCAL GOVERNING AGENCIES HAVING JURISDICTION.
- PROPOSED LANDSCAPING T.B.D. BY OTHERS.
- ANTICIPATED DOMESTIC WATER FROM EXISTING WATER SERVICE PENDING INSPECTION BY CONTRACTOR AND APPROVAL FROM TOWN OF CANANDAIGUA.
- RENOVATION PERMIT REQUIRED FOR RENOVATION PER OCPW.
- ALL NEW SITE LIGHTING SHALL BE DARK SKY COMPLIANT.

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MAY RESULT IN LEGAL ACTION.  
MEAGHER ENGINEERING, LLC 2013

REVIEWS:	E	D	C	B	A	NO.	DATE
JOB NO.	20105	AXT	10-6-20	10-6-20	10-6-20		
DRAWN:							
CHECKED:							
DATE:							

AUTHORIZED BY THE  
ENGINEER OF RECORD,  
NO REVISIONS ARE  
ALLOWED TO THIS  
ARTICLE 147 SECTION  
7205, VIOLATIONS OF  
THE NYS EDUC. LAW,  
ADDITION TO THIS  
DRAWING SHALL BE  
UNAUTHORIZED  
ALTERATIONS DR



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DRAWING: PROPOSED SITE PLAN

DRAWING NO.  
C-2  
2 of 5

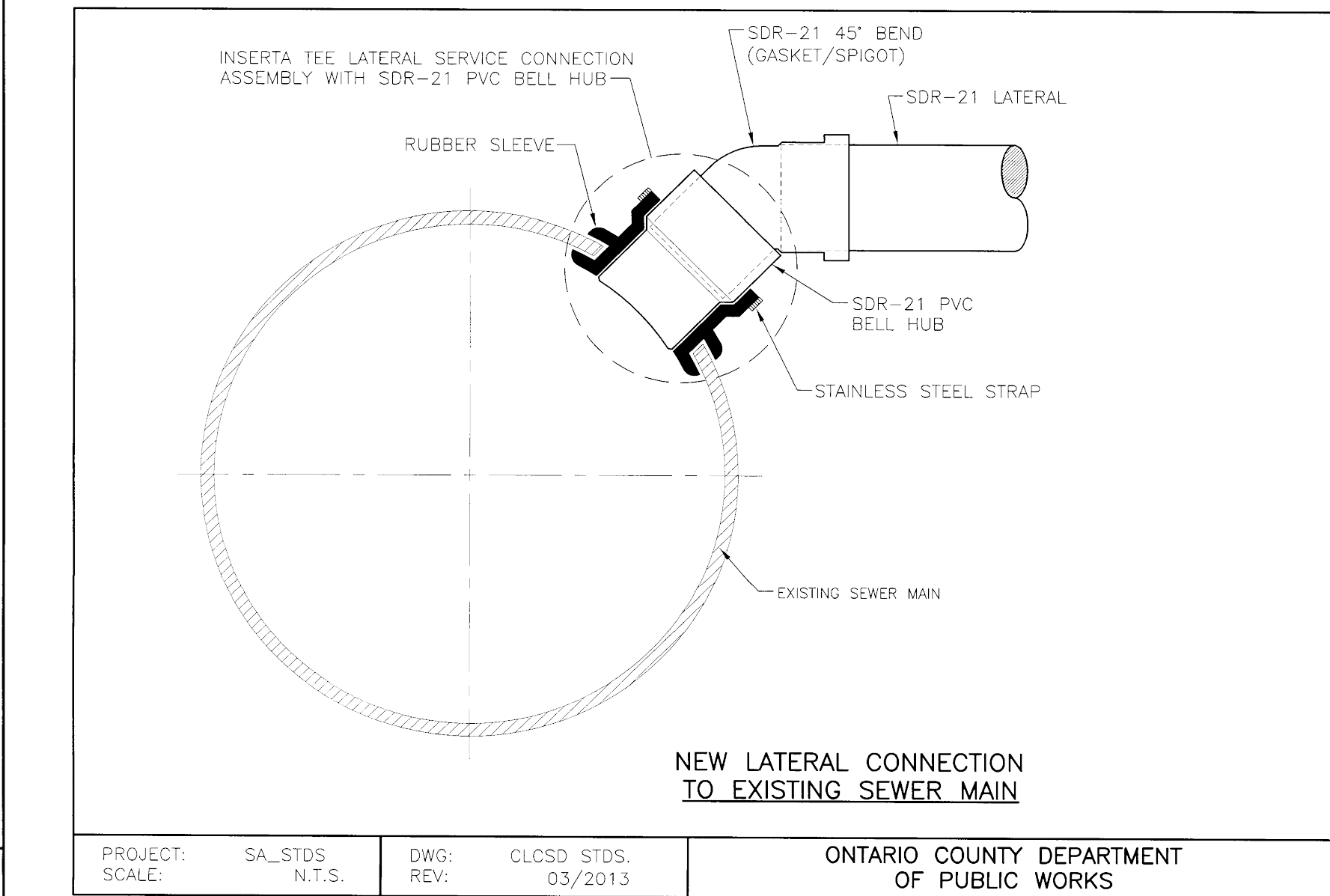
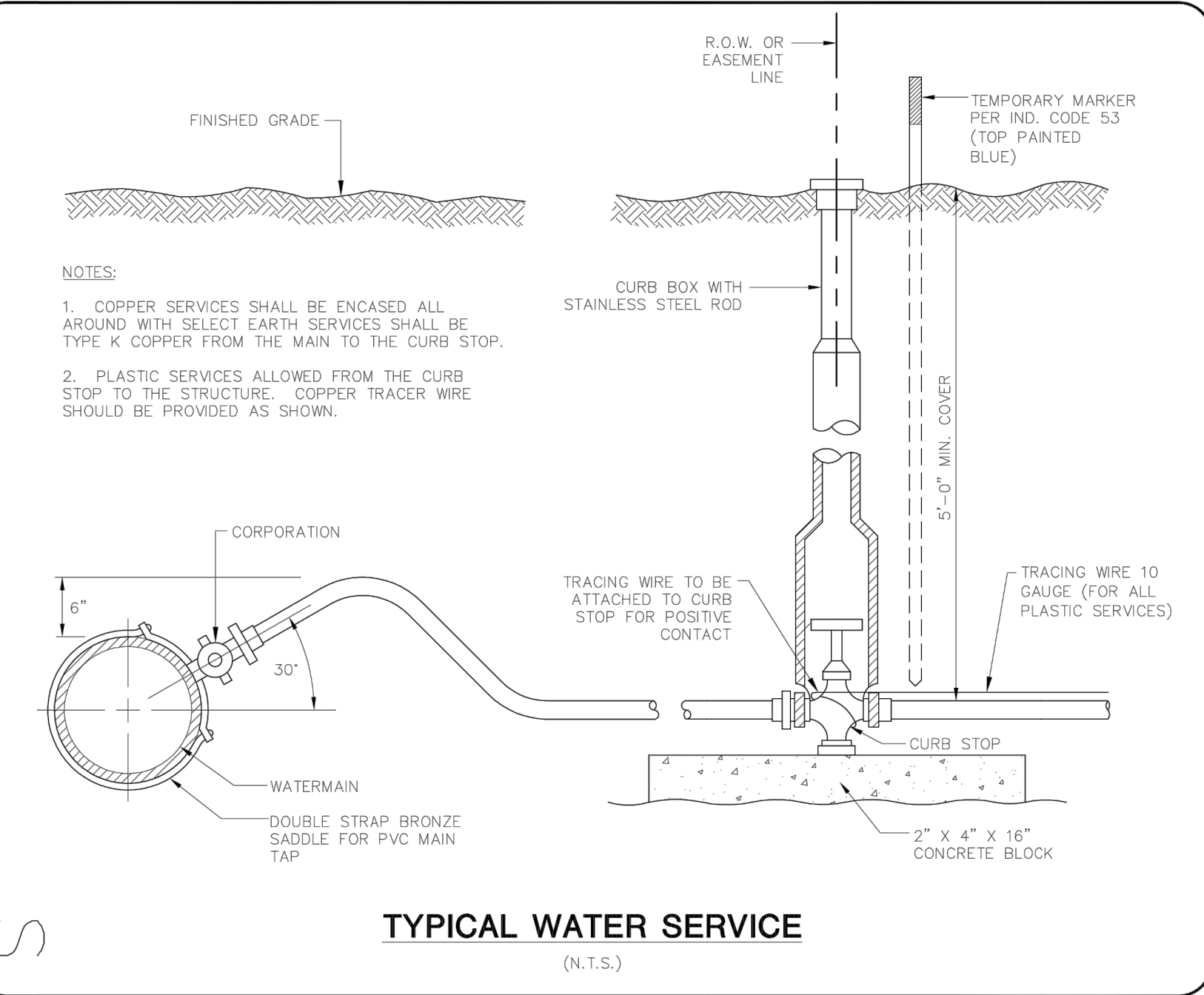
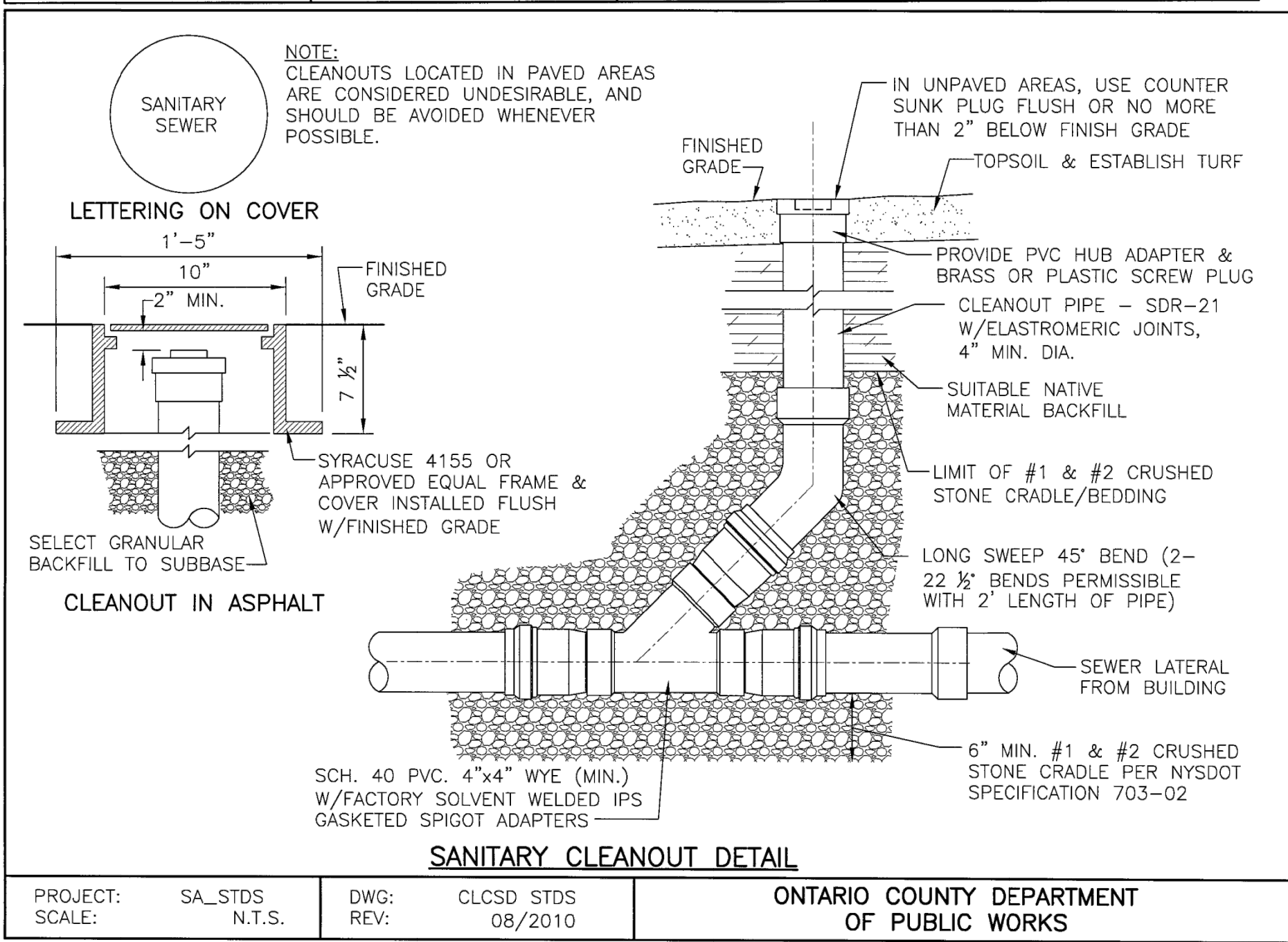
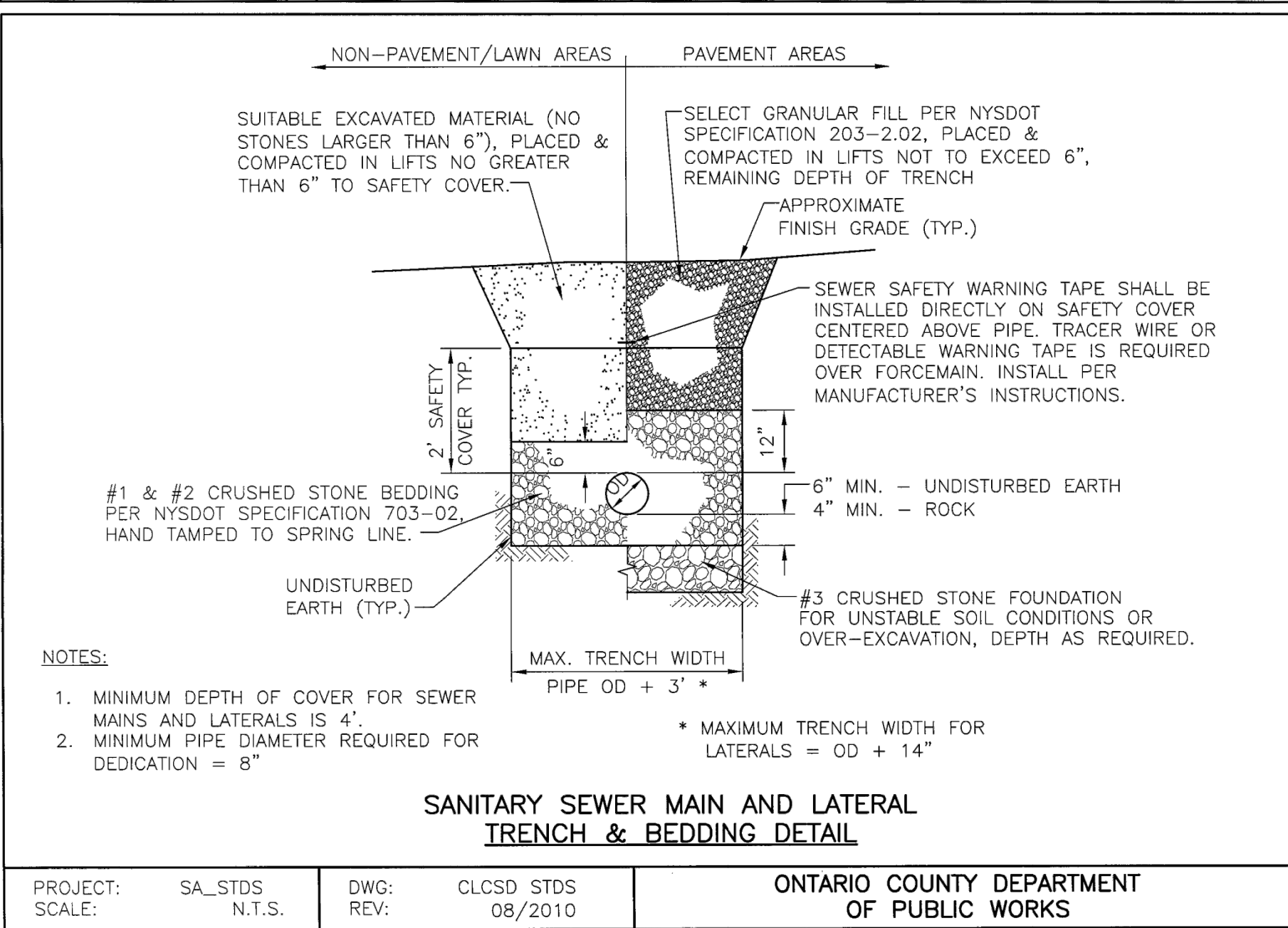
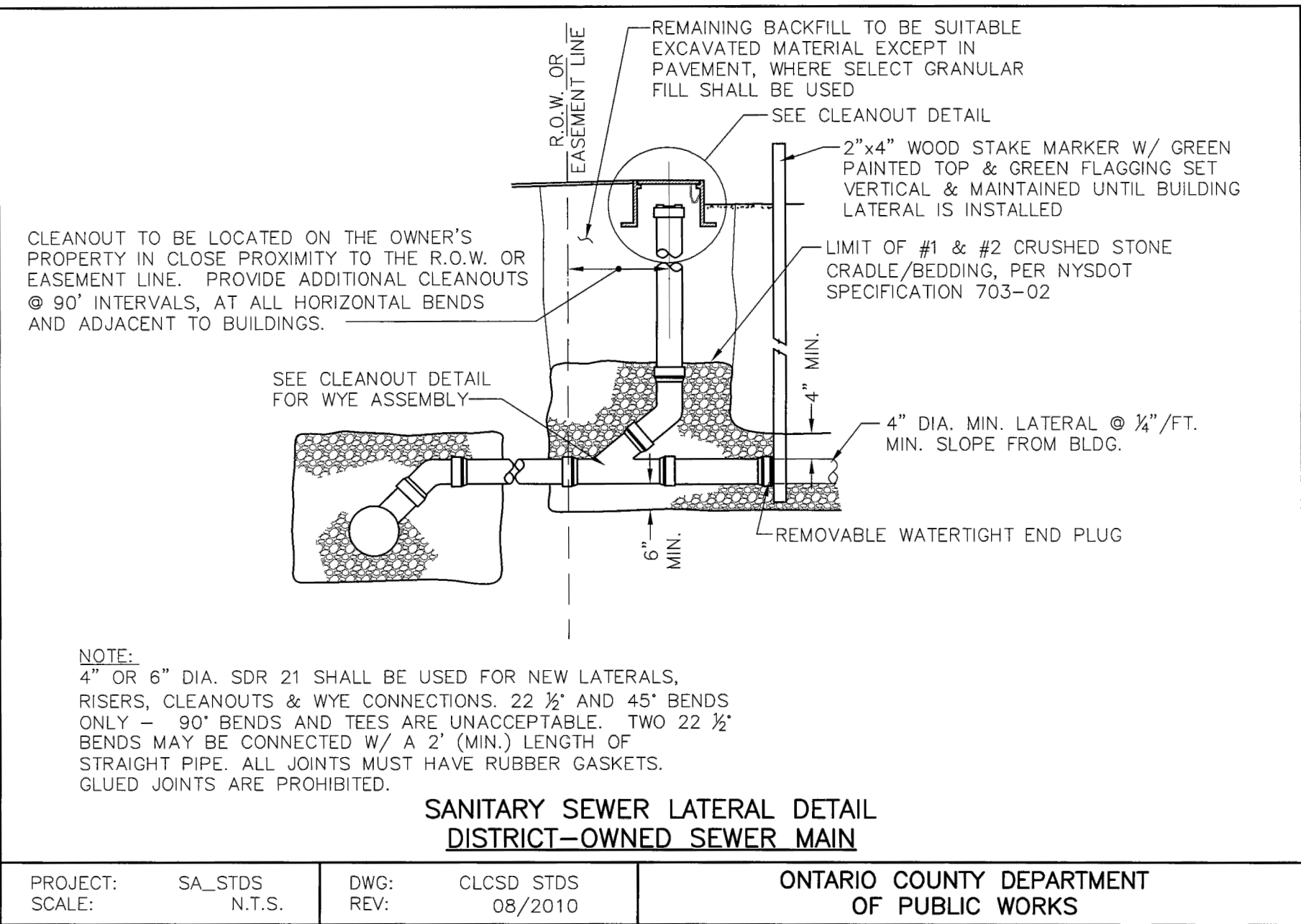
PLANNING BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_  
NOTE: NO BUILDING PERMIT MAY BE ISSUED UNTIL FINAL SITE PLAN APPROVAL HAS BEEN GRANTED AND THE FINAL SITE PLAN SIGNED BY THE PLANNING BOARD CHAIRPERSON.

PROPOSED SITE PLAN  
SCALE: 1"=20'-0"  
Manhole #51  
Rim Elev. 709.64'  
Inv. 701.97'



PRELIMINARY NOT FOR CONSTRUCTION





Adopted 2-13-12

APPENDIX: S

DATE: JUNE 2000

TOWN OF CANANDAIGUA

MRB group

ENGINEERING ARCHITECTURE PLANNING P.C.  
2480 BROWNBOCK RD. ROCHESTER, N.Y. 14623

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DATE: JUNE 2000

TOWN OF CANANDAIGUA

MRB group

ENGINEERING ARCHITECTURE PLANNING P.C.  
2480 BROWNBOCK RD. ROCHESTER, N.Y. 14623

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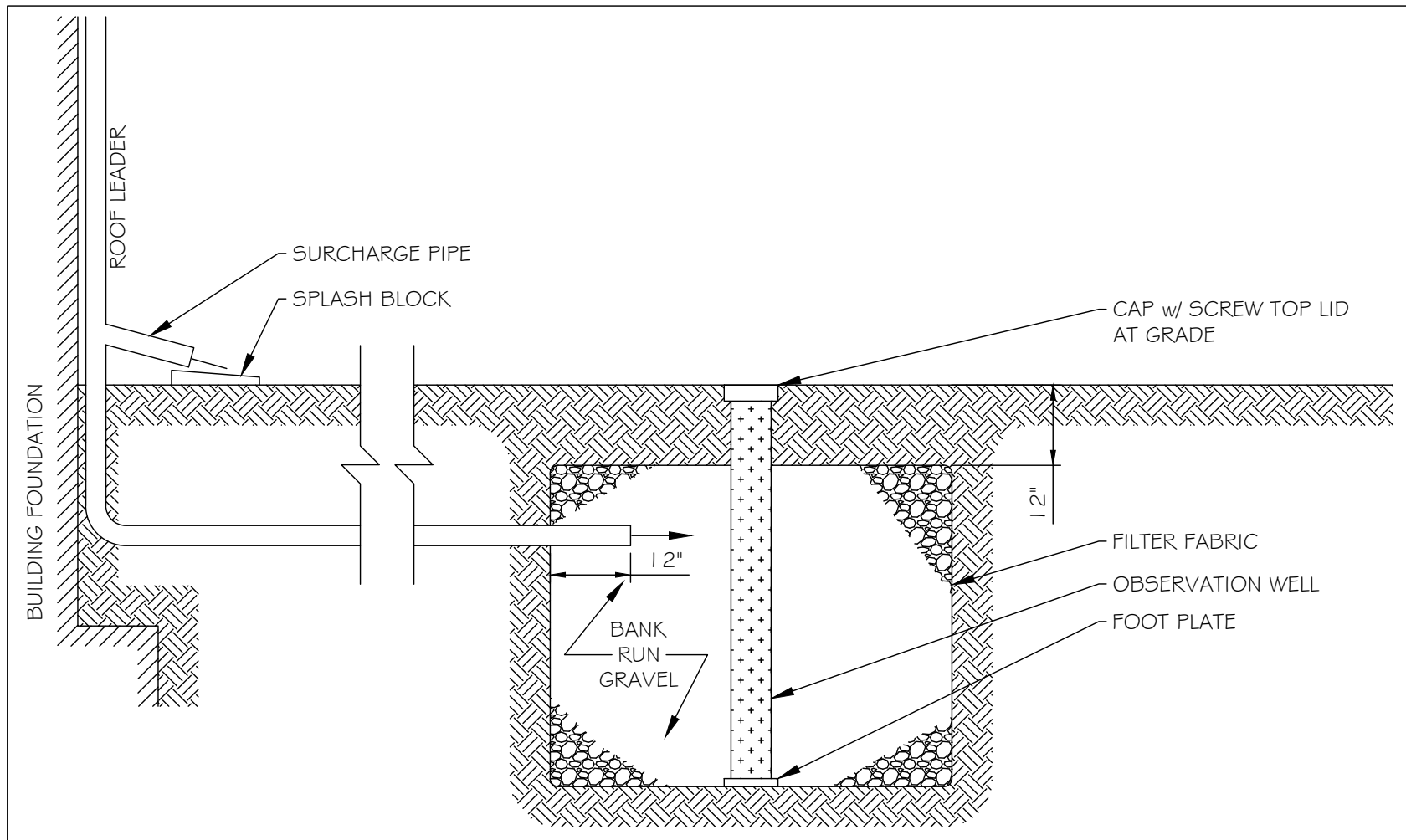
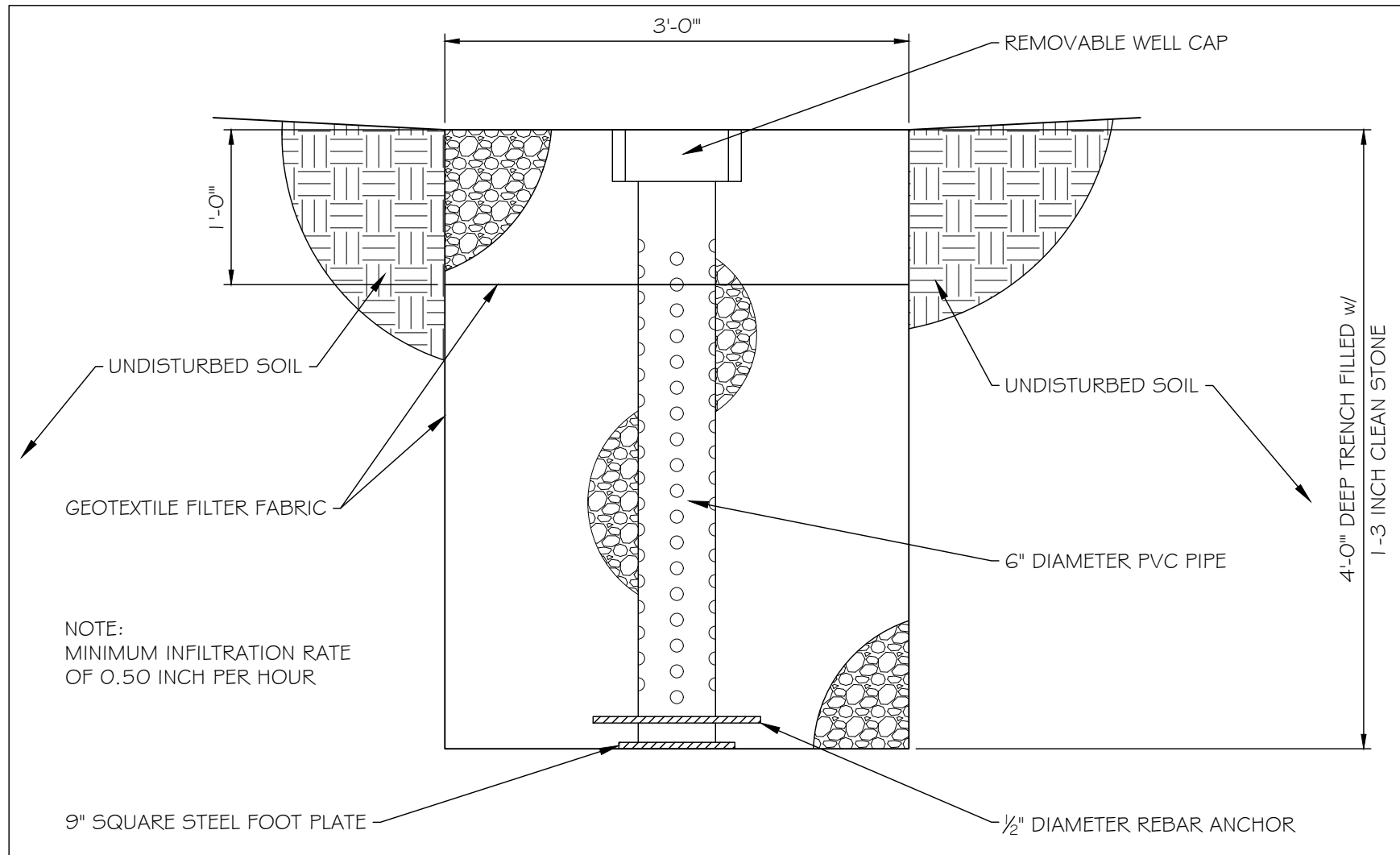
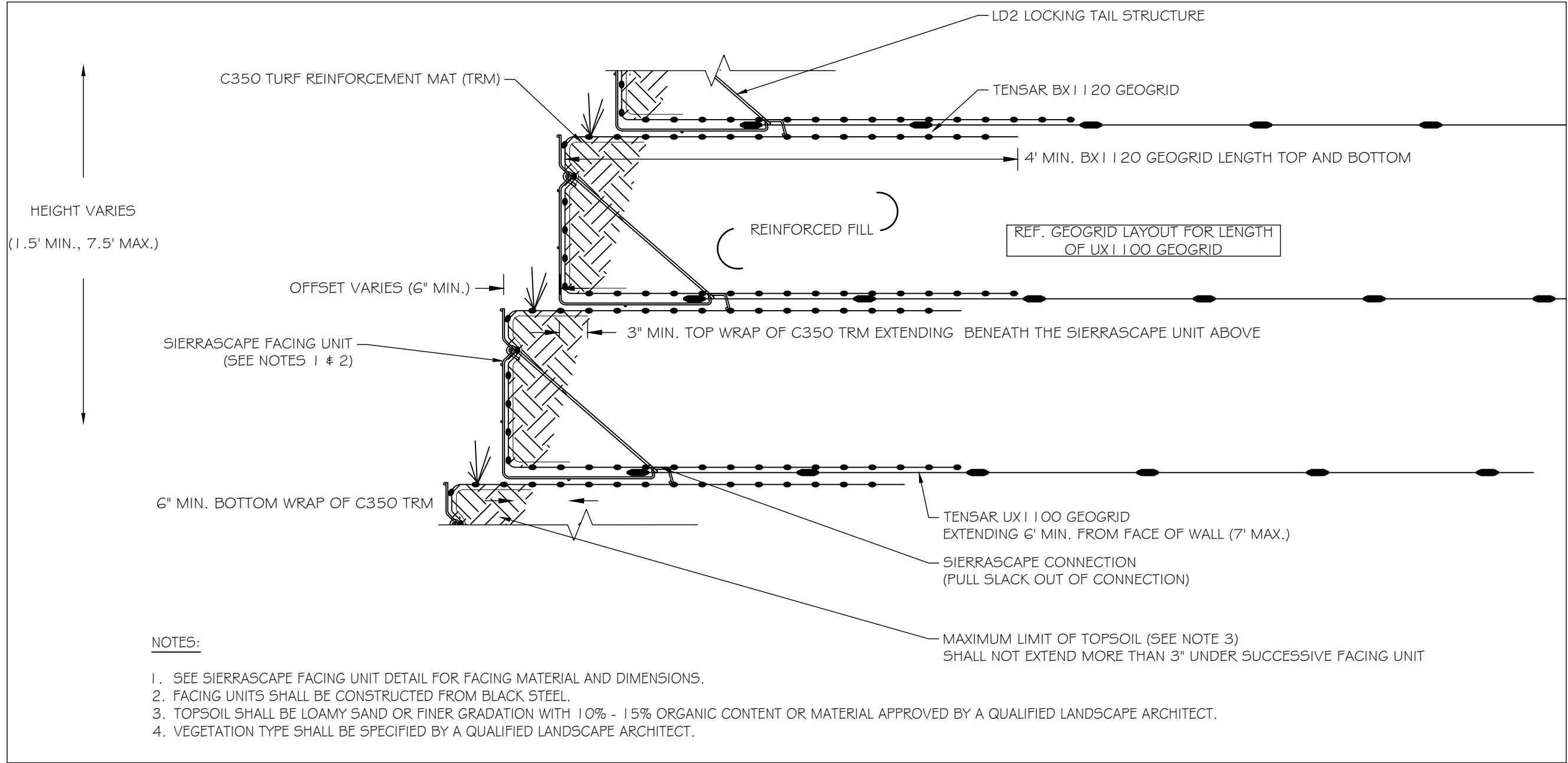
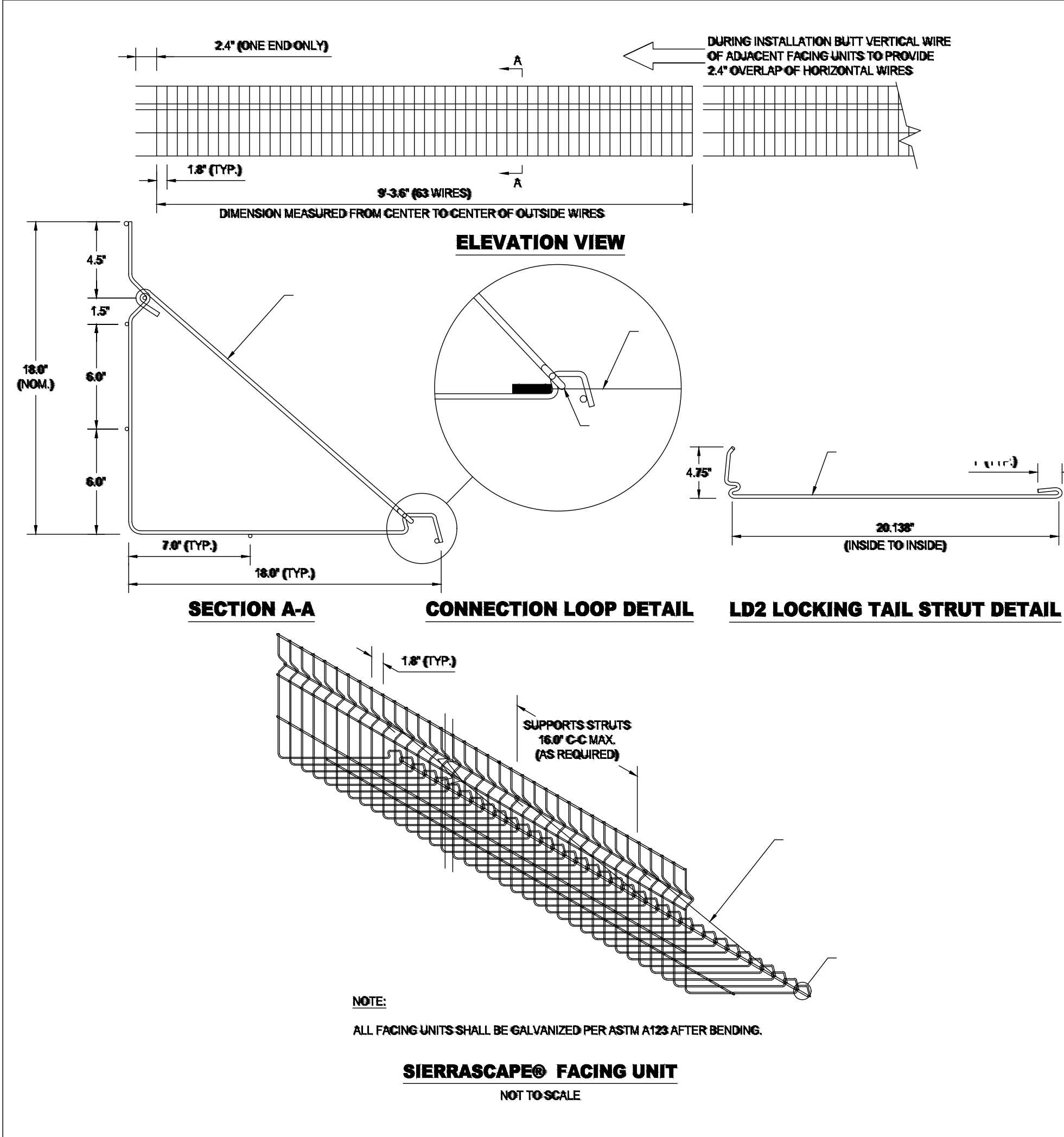
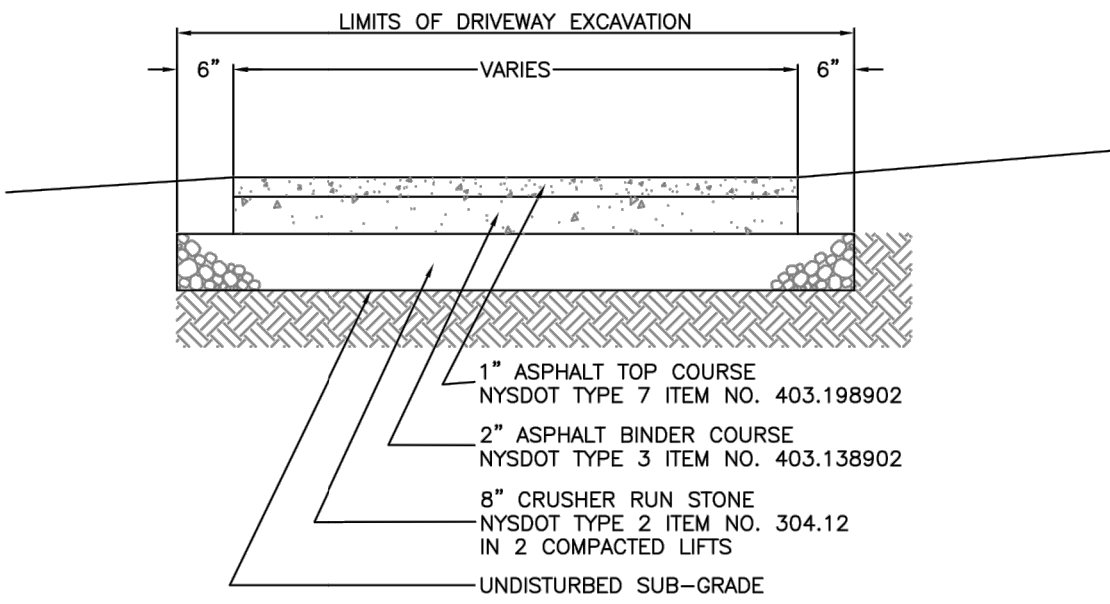
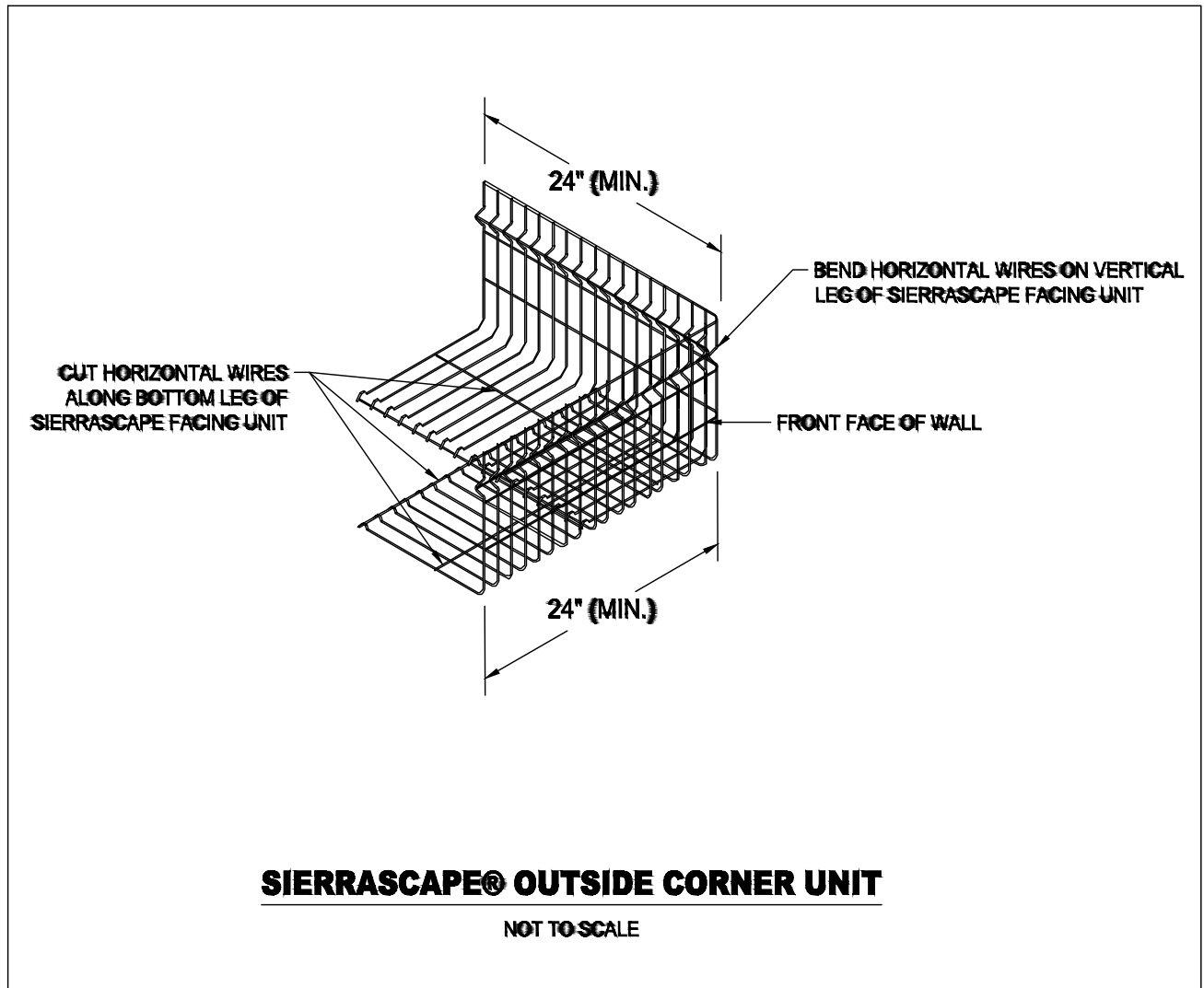
TOWN OF CANANDAIGUA

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2480 BROWNBOCK RD. ROCHESTER, N.Y. 14623

71





#### CONSTRUCTION ENTRANCE NOTES:

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- INSPECTION - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

#### CONSTRUCTION ENTRANCE DETAIL

SCALE: N.T.S.

#### ANTICIPATED CONSTRUCTION SEQUENCE:

- INSTALL PERIMETER SEDIMENT CONTROLS, (I.E. SILT FENCE).
- PROTECT VEGETATION TO REMAIN.
- CLEAR AND REMOVE VEGETATION FROM SITE WHERE NECESSARY
- CONSTRUCT SWALES, DRY WELLS, AND INSTALL DRAINAGE INLETS AND STORM PIPING.
- CONSTRUCT HOUSE STRUCTURE AND RETAINING WALL SYSTEMS
- INSPECT ALL EROSION CONTROL DEVICES DAILY AND REPAIR AS NECESSARY.
- RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.
- REMOVE EROSION CONTROL MEASURES AS AREAS REESTABLISH WITH GROUND COVER.
- 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

- 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 THIS SHEET.
- NO PAYMENT REQUESTS WILL BE ACCEPTED UNLESS THE EROSION CONTROL MEASURE REQUIREMENTS STIPULATED ON THIS PLAN HAVE BEEN ADHERED TO. EROSION CONTROL MEASURES ARE TO BE TO THE SATISFACTION THE TOWN OF CANANDAIGUA AND THEIR ENGINEER.
- 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 STAKROUT OF EXISTING UTILITIES.
- 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. 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.
- 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. CUTTERS AND/OR DOWNSTREAM STORM SEWERS ARE NECESSARY OR AS DIRECTED BY THE TOWN OF CANANDAIGUA AND THEIR ENGINEER.
- SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL WITHOUT SLOPE REINFORCEMENT PER SITE PLANS.

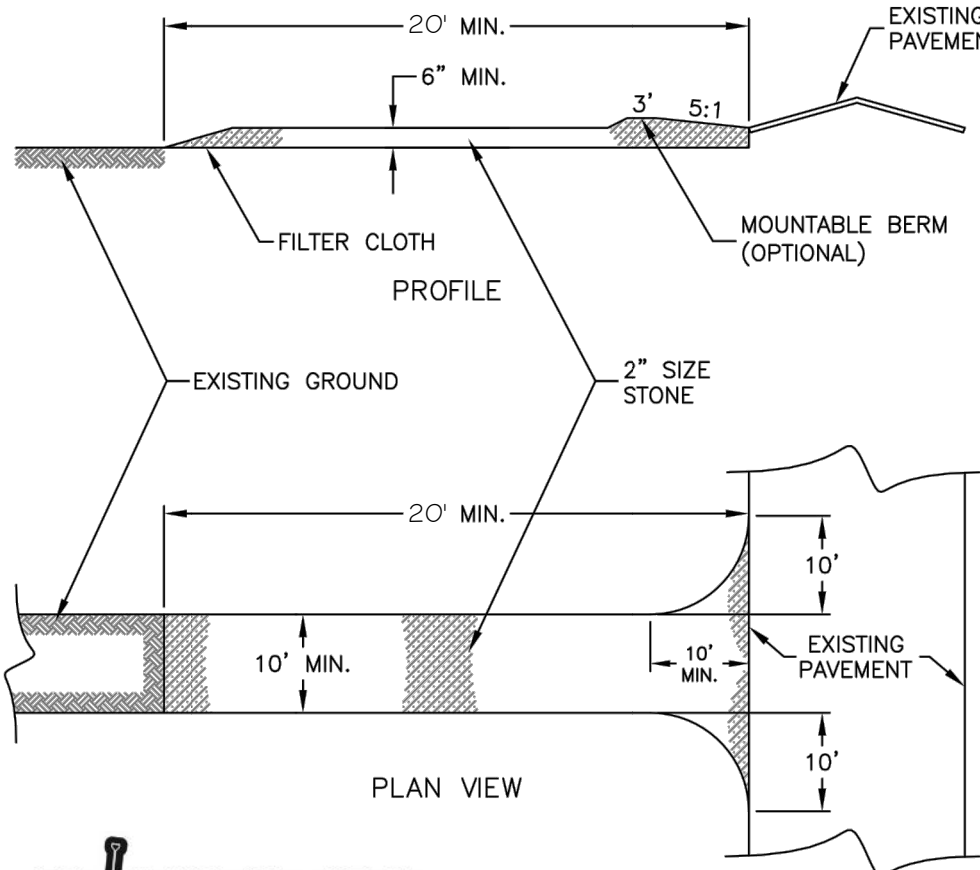
#### FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRMAN DATE

TOWN ENGINEER DATE

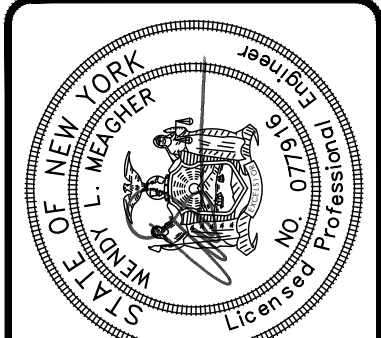
TOWN WATER SUPERINTENDENT DATE

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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REVISIONS:		NO.		DATE	
E	D	C	B	A	
JOB NO.	20105	AXT	10-6-20	10-15-20	
DRAWN:		CHECKED:	WLM	PRC COMMENTS	
DATE:		DATE:	10-6-20	DESCRIPTION	



**MEAGHER ENGINEERING**  
CIVIL / STRUCTURAL ENGINEERING  
2024 W. HENRIETTA ROAD, SUITE 2C  
ROCHESTER, NY 14623  
PH: 585-924-7430

**SWETMAN SITE PLAN**  
4015 W. LAKE ROAD  
CANANDAIGUA, NEW YORK 14424

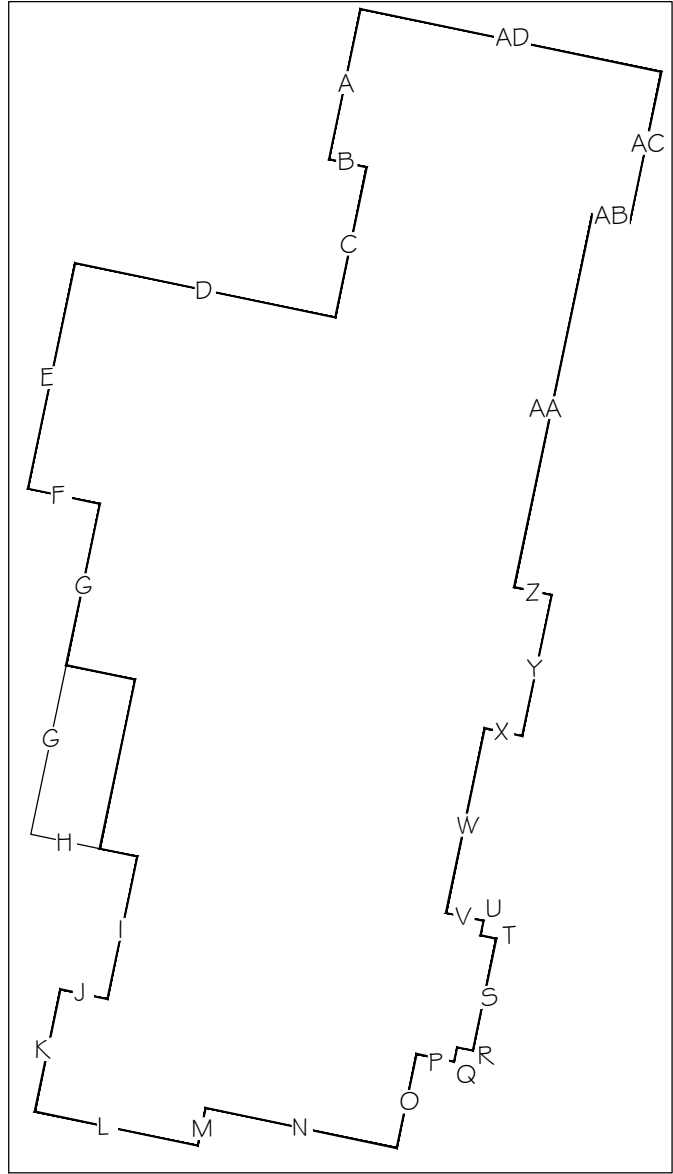
CUSTOMER: JIM & COLLEEN SWETMAN  
76 MCCOY WOODS DRIVE  
FAIRPORT, NEW YORK 14450

PROJECT: SWETMAN SITE PLAN

DRAWING: SITE DETAILS

DRAWING NO.  
**C-4**  
4 of 5





AVERAGE GRADE							
SIDE	LENGTH (α)	GRADE 1	GRADE 2	GRADE 3	GRADE 4	AVE. GRADE (β)	α x β
A	16	753			753	753.0	12048.0
B	4	753			753	753.0	3012.0
C	16	753			753	753.0	12048.0
D	27.67	753			753	753.0	20833.5
E	24	753			753	753.0	18072.0
F	7.67	753			753	753.0	5775.5
G	35.17	753			753	753.0	26483.0
H	11.33	753			753	753.0	8531.5
I	15.17	753			753	753.0	11423.0
J	5	753			752	752.5	3762.5
K	13	752			749	750.5	9756.5
L	17.33	749			745	747.0	12945.5
M	4	745			745	745.0	2980.0
N	20.33	745	745	744	743	744.3	15130.6
O	10	743			742.33	742.7	7426.7
P	4	742.33			742.33	742.3	2969.3
Q	1.54	742.33			742.33	742.3	1143.2
R	1.67	742.33			742.33	742.3	1239.7
S	11.92	742.33			742.33	742.3	8848.6
T	1.67	742.33			742.33	742.3	1239.7
U	1.54	742.33			742.33	742.3	1143.2
V	4	742.33			742.33	742.3	2969.3
W	19.67	742.33			742.33	742.3	14601.6
X	4	742.33			742.33	742.3	2969.3
Y	15	742.33			742.33	742.3	11135.0
Z	4	742.33			742.33	742.3	2969.3
AA	39.67	742.33			742.33	742.3	29448.2
AB	4	742.33			742	742.2	2968.7
AC	16	742			745	743.5	11896.0
AD	32	745			753	749.0	23968.0
TOTAL	387.35						289739.4
AVERAGE GRADE =		289739.4		387.4 =		748.0	
						748.0041	

TOP OF ROOF (FT)

773

BUILDING HEIGHT (FT)

25.00

LOT SIZE (SF)	43651.95	NOTE: NOT INCLUDING EASEMENT ON WEST SIDE (ONNALINDA ACCESS) AND ROW FOR WEST LAKE ROAD														
LOT SIZE (ACRES)	1.002	NOTE: PER CORRESPONDENCE WITH ERIC COOPER 8-27-20, NOT INCLUDING LOT AREA WITHIN ROW / EASEMENTS FOR WEST LAKE ROAD / ONNALINDA DRIVE														
BUILDING COVERAGE (SF)	6547.8	NOTE: 15% ACCORDING TO ZONING SCHEDULE FOR RLD LOT OF THIS SIZE														
EXISTING BUILDING COVERAGE (SF)	575.5	1.318%														
	SHED (SF)	102.95	0.236%													
	STRUCTURE (SF)	472.55	1.083%													
EXISTING LOT COVERAGE EXCLUDING EXISTING STRUCTURES (SF)	2090.9															
	RETAINING WALL (SF)	425.74	0.975%													
	PARKING AREA (SF)	428.38	0.981%													
	WALKWAY / PATIO (SF)	1236.73	2.833%													
PROPOSED DEVELOPMENT (SF)	10061.84															
	DRIVEWAY (SF)	1713.56	3.926%	NOTE: NOT INCLUDING ROOF OVERHANG OVERLAP; INCLUDES TRENCH DRAINS IN DRIVEWAY												
	PATH TO FRONT DOOR (SF)	328.04	0.751%	NOTE: NOT INCLUDING ROOF OVERHANG OVERLAP												
	HOUSE & DECK (SF)	5708.65	13.078%	NOTE: INCLUDES BACK DECKS AND STAIRS LEADING DOWN TO SITE												
	ROOF OVERHANG (SF)	459.24	1.052%	NOTE: INCLUDES EVERYTHING PAST BUILDING FOOTPRINT												
	WALKING PATH - IMPERMEABLE (SF)	1391.87	3.189%	NOTE: NEED TO MANUALLY ADJUST VALUE IN FORMULA												
	LOWER PATIO AREA (SF)	250	0.573%	NOTE: SITUATED BETWEEN WALKING PATH LANDING AT WEST LAKE ROAD AND INTESECTION OF STAIRS WITH UPPER WALKING PATH												
	STAIRS (SF)	131.01	0.300%	NOTE: NOT INCLUDING DECK STAIRS (STAIRS BETWEEN WALKING PATH LANDING BY SCREENED PORCH) & ROOF OVERHANG OVERLAP												
	RETAINING WALL (SF)	30	0.069%	NOTE: ONLY INCLUDING ENTRY AREA FROM WEST LAKE ROAD												
	GRAVEL PAD FOR HVAC (SF)	49.47	0.113%	NOTE: NOT INCLUDING AREA WITHIN ROOF OVERHANG												
PROPOSED BUILDING COVERAGE (SF)	6284.15	14.396%														
PROPOSED BUILDING COVERAGE (ACRE)	0.144															
PROPOSED LOT COVERAGE (SF)	12728.19	29.158%														
ALLOWABLE BUILDING COVERAGE (%)	15%	NOTE: 15% ACCORDING TO ZONING SCHEDULE FOR RLD LOT OF THIS SIZE														
ALLOWABLE LOT COVERAGE (%)	25%	NOTE: 25% ACCORDING TO ZONING SCHEDULE FOR RLD LOT OF THIS SIZE														
REDUCED ALLOWABLE LOT COVERAGE (%)	22.5%	NOTE: ASSUMING 50% OF DISTURBANCE WILL BE LOCATED IN STEEP SLOPE PROTECTION AREA														

## AVERAGE GRADE / BUILDING HEIGHT CALCS

PRELIMINARY  
NOT FOR  
CONSTRUCTION



FINAL SITE PLAN APPROVAL

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<i>PLANNING BOARD CHAIRMAN</i>	<i>DATE</i>
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TOWN ENGINEER
DATE

TOWN WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

NOTE:  
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CLAIMS, LOSSES AND EXPENSES  
ARISING THEREFROM. COPYRIGHT  
MEAGHER ENGINEERING, PLLC, 2013.

JOB NO.	20105	REVISIONS:		
DRAWN:	AXT			
DATE:	10-6-20			
CHECKED:	WLM			
DATE:	10-6-20			
		PRC COMMENTS	10-15-20	
		NO.	DESCRIPTION	DATE

AUTHORIZED BY THE  
ENGINEER OF RECORD.  
NO REVISIONS ARE  
PERMITTED UNLESS  
ARTICLE 147 SECTION  
7205, VIOLATIONS OF  
THE NYS EDUC. LAW,  
ADDITIONS TO THIS  
DRAWING ARE  
UNAUTHORIZED  
ALTERATIONS OR



CLIENT: JIM & COLLEEN SWETMAN  
76 MCCORD WOODS DRIVE  
FAIRPORT, NEW YORK 14450

PROJECT: SWETMAN SITE PLAN  
401 S.W. LAKE ROAD  
CANANDAIGUA, NEW YORK 14424

DRAWING: SITE DESIGN CALCS

DRAWING NO.

# C-5

5 of 5