

Vicinity Map N.T.S. Deed Reference:

Jeb Tyler to David A. & Laura E. Dadetta by Deed filed December 18, 2017 in Liber 1397 of Deeds at Page 967.

Abstract Reference: This survey is subject to any facts an updated abstract of title may

Final Resubdivision Karl J. Marchenese by Freeland — Parrinello filed as Ontario County Map No. 30295.

Plan of Land of Warren J. Pashley III by Freeland — Parrinello filed as Ontario County Map No. 32211.

Existing Zoning is Residential Lake District (RLD)

REQUIRED	PROVIDED
20,000 Sq Ft	1.467 Ac
125'	158.64'
60'	232.3'
12'	13.7'
60'	130.0'
25 FT	MAX 25 FT
15%	6.6%
25%	24.9%
	20,000 Sq Ft  125' 60' 12' 60' 25 FT 15%

4.140 SF

SITE DISTURBANCE

## GENERAL NOTES

— T — PROP TEL

-O-UTILITY POLE

**—** 5120 Laura Lane **———** 

R.O.W. LINE

— Canandaigua New York, 14424

—GAS— PROP GAS

900.3 X SPOT GRADE

CHECK DAM

LP 🌣 LIGHT POLE

(D) DRAIN MANHOLE

S SEWER MANHOL

WV WATER VALVE

HYDRANT

CB CATCH BASIN

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 U.F.P.O. AT 1-800-962-7962 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. #3605980025C MAP REVISED MARCH 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

7. PROPOSED LIGHTING TO BE COORDINATED WITH THE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 77).

9. ELEVATIONS REFERENCE NAVD88 DATUM.

Proposed Lot Coverage: Sq.Ft Existing Lot Coverage: Sq.Ft . 2,092.0 3,432.0 Boat Acc. Structure.... ...108.0 Boat Acc. Structure... ...108.0 ..705.0 ...705.0 ..8,624.0 Gravel Driveway.. ..8,624.0 1,710.0 .1,710.0 Stone Wall... Deck..... 273.0 . 344.0 Stairs..... Stairs.... Total Coverage..... Total Coverage..... Total Site Area..... .....63,922.0 Total Site Area.....

Building Coverage......

Total Lot Coverage......

......4.5%

Building Coverage......

Total Lot Coverage.....

Revisions Description

T.m. # 126.16-2-3.130

Date: 7/11/18

Sheet:

## ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE
TOWN ENGINEER	 DATE

David A. & Laura E. Dadetta

4385 County Road 16

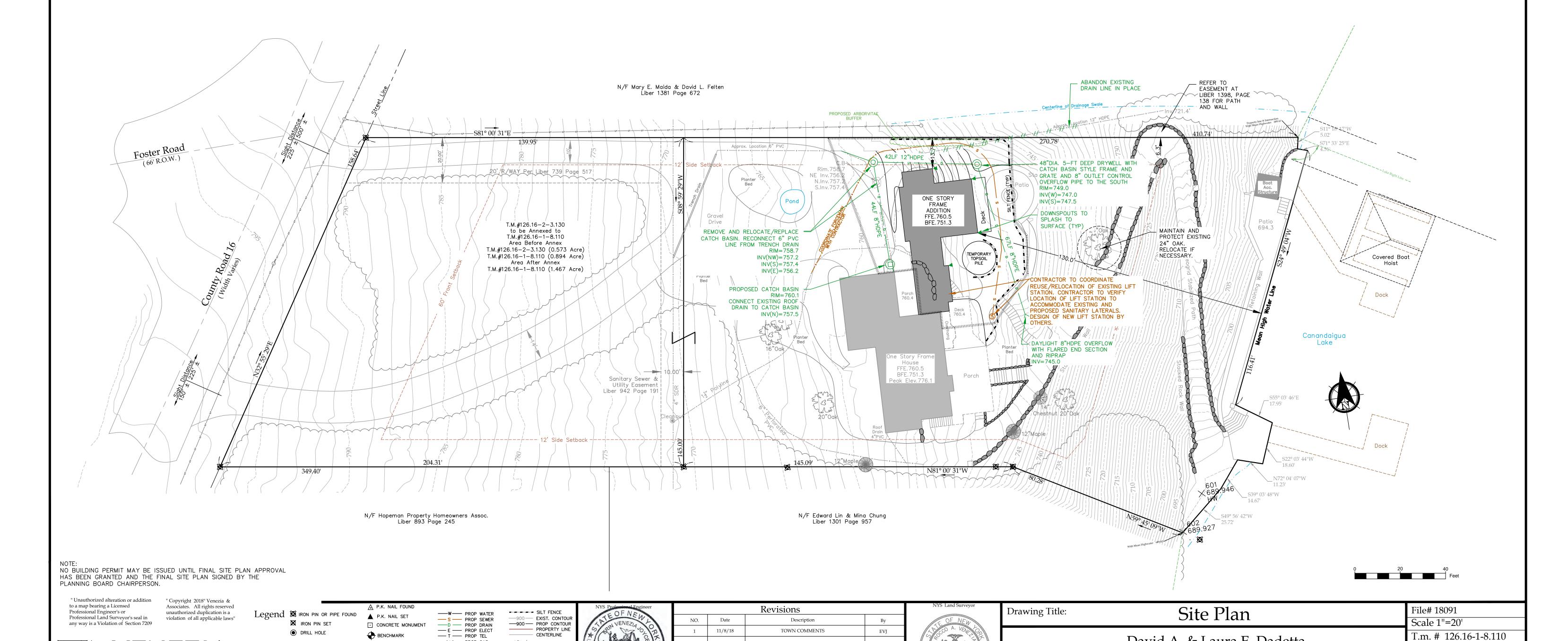
Town of Canandaigua

State of New York

— (585)396-3267 — Fax. No. (585) 396-0131 — E-mail rocco@veneziasurvey.com

County of Ontario

- www.veneziasurvey.com



## TOWN OF CANANDAIGUA STANDARD NOTES

1. 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.

2.SEQUENCE - THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN THE FOLLOWING SEQUENCE UNLESS AUTHORIZED OTHERWISE AT THE PRE-

- CONSTRUCTION MEETING: • INSTALL PERIMETER SEDIMENT CONTROLS, (I.E. EROSION FENCING).
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.

LATE FALL/EARLY WINTER

CEREAL RYE

- PROTECT VEGETATION TO REMAIN.
- COMPLETE CLEARING AND GRUBBING OPERATION. • PLACE EROSION CONTROL MEASURES AROUND TOPSOIL STOCKPILES AND STRIP TOPSOIL LOCATIONS.
- CONSTRUCT SWALES AND SILTATION DEVICES AS EARTHWORK OPERATIONS PROGRESS.
- MAINTAIN EROSION CONTROL MEASURES AND PLACE ADDITIONAL MEASURES AS EARTHWORK AND UNDERGROUND UTILITIES ARE CONSTRUCTED.
- RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.
- REMOVE EROSION CONTROL MEASURES AS AREAS ARE REESTABLISHED WITH GROUND COVER.
- IF SITE PREPARATIONS OCCUR BETWEEN SEPTEMBER 1 AND MARCH 31, ADDITIONAL EROSION CONTROLS MUST BE TAKEN INCLUDING REDUCING THE SIZE OF DISTURBANCE AREA AND PLACING HEAVY STRAW MULCH WHERE PRACTICAL.
- 3. PLANS SHOULD INCLUDE RE-SEEDING INSTRUCTIONS INCLUDING MATERIALS AND A TIMETABLE FOR VARIOUS SEEDING

MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYS DEC REGULATIONS.

- SEED ALL CUT AND FILL, TOPSOIL PILES AND PONDS WITHIN SEVEN (7) DAYS AFTER COMPLETION.
- TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:

THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENED BY DISKING, RAKING, OR BACK-BLADING WITH A BULLDOZER. IMMEDIATELY FERTILIZE. IMMEDIATELY SEED WITH THE FOLLOWING MIX:

LBS/1,000 SQ. ACRES LBS/ACRE SPRING/SUMMER/EARLY FALL 0.7 ANNUAL RYE GRASS 30 0.7 PERENNIAL RYEGRASS 30

\* 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.

\* IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT

SEED SHOULD HAVE A GERMINATION RATE OF AT LEAST 85 PERCENT AND MINIMAL INERT MATERIAL. DISTURBED AREAS SHALL BE STABILIZED USING PERMANENT LAWN SEEDING MIX UPON COMPLETION OF GRADING AND CONSTRUCTION:

LBS/ACRE LBS/1,000 SQ. ACRE BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER 8 OR 8 0.20 OR 0.20 TALL FESCUE 20 0.45 REDTOP OR RYEGRASS (PERENNIAL) 2 OR 5 0.05 OR 0.10

SEEDING RATE: 6.0 POUNDS PER 1,000 SQUARE FEET

- MULCH: STRAW OR WOOD FIBER MULCH USED WITH HYRDO SEEDING METHOD AT TWO TONS PER ACRE WITH TRACKIFIER.
- STARTING FERTILIZER: 5:10:10 AT 20 POUNDS PER 1,000 SQUARE FEET.
- FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED DAROOSTOCKDWINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE.
- PERMANENT STABILIZATION FOR STEEP SLOPES GREATER THAN 3:1 SHALL INCLUDE JUTE MESH BLANKET AND CROWN VETCH SEED WITH PERENNIAL RYEGRASS.

4.THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENT IN THE AREAS OF CONSTRUCTION.

5.EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND /OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE DIG SAFELY NEW YORK (UFPO) HOTLINE AT 1-800-962-7962 FOR STAKEOUT OF EXISTING UTILITIES. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EVALUATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET THE EXISTING CONDITIONS.

6.DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED AND / OR DIRECTED BY THE TOWN OF CANANDAIGUA.

7. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION.

8.ROOF LEADERS SHALL BE CONNECTED TO STORM SEWERS, UNLESS OTHERWISE NOTED.

9.NO SITE PREPARATION SHALL COMMENCE UNTIL A VISUAL INSPECTION BY THE TOWN OF CANANDAIGUA CONFIRMS THE INSTALLATION OF PERIMETER

10. ANY ADDITIONAL EROSION OR SEDIMENT CONTROL DEEMED NECESSARY BY THE TOWN OR A REPRESENTATIVE THEREOF SHALL BE PROVIDED BY THE

11. SEDIMENT CONTROL MEASURES ARE TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED BY THE CONTRACTOR UNTIL UPSTREAM GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN OF CANANDAIGUA.

12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPLACING AND SUBSEQUENTLY REMOVING TEMPORARY EROSION & SEDIMENT CONTROL DEVICES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ADJOINING PROPERTIES, ROADWAYS, DRAINAGE WAYS AND SINKS OF SILT ACCUMULATION AS NEEDED AND AS DETERMINED/ REQUESTED BY THE TOWN OF CANANDAIGUA.

14. ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN 12 INCHES SHALL BE APPROVED BY THE PLANNING BOARD.

15. INCIDENTAL DISTURBANCES OUTSIDE THE PROPERTY FOOTPRINT WILL BE STABILIZED AND RESTORED TO ORIGINAL OR BETTER CONDITION.

## SITE PREPARATION & EARTHWORK SEQUENCE

. SILT FENCING, EROSION CONTROL MEASURES AND LIMITS OF WORK BOUNDARIES ARE TO BE PLACED PER PLAN. ESTABLISH STAGING AREAS AND SOIL STOCKPILE AREAS.

2. INSTALL FOUNDATION/BASEMENT, GRADE, STABILIZE DRIVEWAY.

. BEGIN HOUSE FRAMING.

Unauthorized alteration or addition

. REMOVE EROSION CONTROLS AND CEASE MONITORING ONLY AFTER HAS BEEN GRANTED BY THE TOWN OF CANANDAIGUA AND/OR THEIR PROJECT

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

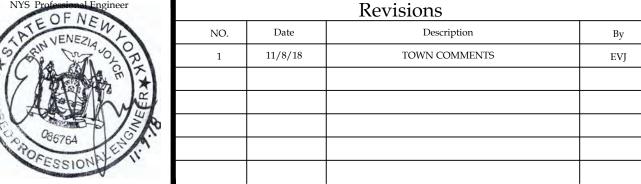
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**—** 5120 Laura Lane **—** 

A P.K. NAIL FOUND Legend 🕱 IRON PIN OR PIPE FOUND A P.K. NAIL SET 🕱 IRON PIN SET CONCRETE MONUMENT DRILL HOLE BENCHMARK -O-UTILITY POLE R.O.W. LINE

======== SILT FENCE PROP WATER ---900 --- EXIST. CONTOUR - S - PROP SEWER -900 - PROP CONTOUR PROP DRAIN ----- PROPERTY LINE — E — PROP ELECT CENTERLINE — T — PROP TEL ─GAS─ PROP GAS LP 🌣 LIGHT POLE 900.3 X SPOT GRADE PROPOSED ₩V WATER VALVE CHECK DAM A HYDRANT



Site and Utility Details Drawing Title: David A. & Laura E. Dadetta

Scale 1"=20' T.m. # 126.16-1-8.110 T.m. # 126.16-2-3.130 4385 County Road 16 Date: 7/11/18 Town of Canandaigua Sheet: County of Ontario State of New York

File# 18091

FILTER FENCE FABRIC SHALL BE OF

NYLON, POLYESTER, PROPYLENE, OR

50LB/LIN, IN,(MIN), WITH A FLOW

GAL./SQFT/MINUTE. FABRIC SHOULD

CONTAIN UV RAY INHIBITORS AND

RATE OF AT LEAST 0.3

STABILIZERS.

ETHYLENE YARN WITH EXTRA STRENGTH

— (585)396-3267 — Fax. No. (585) 396-0131 — E-mail rocco@veneziasurvey.com - www.veneziasurvey.com ----

POSTS SHALL BE 4" MIN. DIA. PINE LOCATED DOWNSLOPE OF

SLOPE

COMPACTED FILL OVER TOE OF

FABRIC BURIED 8" DEEP.

FABRIC OR EQUAL (STAPLE TO LATHE)

BURY END

OF FABRIC

SILT FENCE DETAIL

NOT TO SCALE

FABRIC TO HELP SUPPORT FENCE.

— Canandaigua New York, 14424

(D) DRAIN MANHOLE CB CATCH BASIN ) SEWER MANHOL