SITE LOCATION

4788 COUNTY ROAD 16
(WEST LAKE ROAD)
CANANDAIGUA, NY 14424

PLAN VIEW
SCALE 1:60

NOW OR FORMERLY WARNER
LIBER 990 - PAGE 354

NOW OR FORMERLY ASHER
LIBER 1162 - PAGE 255

NOW OR FORMERLY SAYRE
LIBER 925 - PAGE 556

NOW OR FORMERLY RYAN
LIBER 1164 - PAGE 707

NOW OR FORMERLY CYPRYS
LIBER 1124 - PAGE 215

NOW OR FORMERLY BELL
LIBER 1112 - PAGE 599

NOW OR FORMERLY NIKODEM
LIBER 981 - PAGE 959

NOW OR FORMERLY HARKNESS
LIBER 1084 - PAGE 101

EXISTING PROPERTY LINE (TYP)

LOG SKIDDER ROAD LOCATION PER VENEZIA SURVEY DATED 10/9/17

WATER BAR (TYP)

S80°51'00"E 1128.88'

N26°18'20"E 51.00'

S65°16'30"E 298.50'

RLD MINIMUM SETBACK LINE (TYP)
60' FRONT
60' REAR
12' SIDES

448.43'

149.93'

S52°05'00"E 100.00'

S38°56'52"W 100.00'

N39°19'04"E 152.39'

RR-3 RLD

RR-3 MINIMUM SETBACK LINE (TYP)
60' FRONT
40' REAR
40' SIDES

PROPERTY LINE (TYP)

EXISTING ZONING DIVIDING LINE

HATCHED AREAS INDICATED SLOPES GREATER THAN 15%

LOT 1
1.68 ACRES TOTAL
1.64 AC WEST OF ROAD,
0.04 AC EAST OF ROAD
73,180 SF TOTAL

#4788 SEPTIC AREA

WOODS

886'

570'

360'

540'

840'

820'

810'

790'

AREA OF THE SKIDDER ROAD DISTURBANCE IS ±28,000 SF

LOT 2
16.85 ACRES

WATER BAR (TYP)

LOG SKIDDER ROAD LOCATION PER VENEZIA SURVEY DATED 10/9/17

< 15% SLOPE

> 15% SLOPE

AREA OF THE LOADING ZONE DISTURBANCE IS ±7,420 SF

LOG LOADING ZONE LOCATION PER VENEZIA SURVEY DATED 10/9/17

N46°50'31"W 142.12'

N31°52'02"E 153.17'

N59°17'43"W 182.15'

S52°05'00"E 46.42'

S39°16'00"W 235.35'

S39°16'00"W 518.50'

0.04 ACRE
1,884 SQ. FT.

SEE "EASEMENT AGREEMENT" BETWEEN E. LOWENTHAL ET. UX. AND R. LOWENTHAL ET. UX LIBER 773, PAGE 763 (1977) FOR SEPTIC SYSTEM SERVING #4785 AND #4781

APPROXIMATE EXISTING SEPTIC SYSTEM SERVING 4781 & 4785 TO REMAIN

EXISTING 17' WIDE PAVED DRIVEWAY TO BE SHARED BY BOTH PROPERTIES

30' WIDE BY 75' LONG SHARED ACCESS EASEMENT CENTERED ON PROPERTY LINE

APPROXIMATE WATERMAIN LOCATION

EXISTING CULVERT

3 Story Wood Frame House #4788

Barn

Shed

Tennis Court

APPROXIMATE EXISTING TREE LINE (TYP)

100' STREAM SETBACK

LOG STREAM SETBACK

88.3' TO STREAM

N75°31'54"W 115.06'

N70°51'36"W 191.85'

N61°51'50"W 5.85'

S81°48'25"W 58.52'

S79°49'31"W 52.30'

N25°47'30"W 69.47'

N69°27'08"W 90.21'

N70°03'37"W 90.22'

S88°03'49"W 60.89'

N73°09'36"W 43.25'

S87°48'59"W 46.78'

S53°12'42"W 45.46'

N41°23'31"W 160.96'

N28°13'49"W 56.72'

N57°57'03"W 71.70'

N15°05'40"W 107.24'

N33°23'03"W 158.99'

N54°48'26"W 55.36'

N27°15'19"W 152.75'

N22°18'19"E 37.13'

N10°35'45"W 31.83'

N59°14'16"W 52.11'

N61°07'51"W 13.71'

1012'± To Centerline of Deuel Road

CANANDAIGUA LAKE

WEST LAKE ROAD (COUNTY ROAD 16)

VTR

W

S

E

N

SOIL STABILIZATION NOTE:

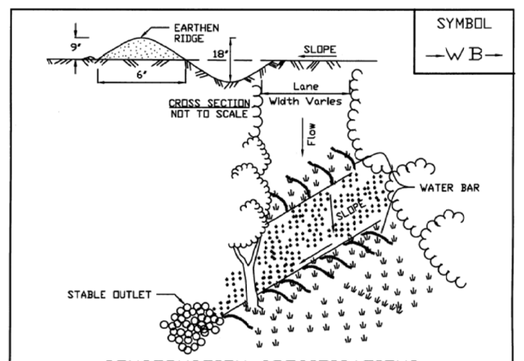
LOGGING OPERATION WAS PERFORMED IN SEPTEMBER 2016. ALL DISTURBED AREAS WERE IMMEDIATELY STABILIZED AFTER LOGGING OPERATIONS WERE COMPLETE BY SEEDING AND MULCHING. SILT FENCES ARE STILL IN PLACE BELOW DISTURBED AREAS AND WILL BE REMOVED ONCE ALL GROUND COVER HAS BEEN RE-ESTABLISHED.

MAP REFERENCE:

1. MAP OF SURVEY PREPARED FOR PATRICIA L. KING COMPLETED BY JEREMY YEARS, LS, DATED SEPT. 21, 2006
2. TOPOGRAPHY OBTAINED FROM VENEZIA ASSOCIATES.
3. LOGGING OPERATIONS MAP OBTAINED FROM MAP OF SURVEY PREPARED FOR WEST LAKE ESTATES, LLC BY ROCCO VENEZIA, LS, DATED OCT. 9, 2017

GENERAL PLAN NOTES:

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA
2. UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE HORIZONTAL AND VERTICAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING UTILITY LOCATION AND SIZE. THE CONTRACTOR SHALL CALL DIG SAFELY NY (800-962-7962) PRIOR TO COMMENCING WORK TO HAVE UTILITIES STAKED IN THE FIELD
3. THE CONTRACTOR IS TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES, MAINS, SERVICES, ETC., PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AS NECESSARY
4. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION
5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY MARKERS AND MONUMENTS WITHIN THE AREA OF CONSTRUCTION
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL DEVICES UNTIL A PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED
7. ALL SIGNS AND LOCATIONS SHALL CONFORM TO THE TOWN OF CANANDAIGUA STANDARDS
8. THE CONTRACTOR SHALL PROVIDE WATER ON SITE AS NEEDED.
9. STREET AND TRAFFIC SIGNS SHALL BE PROVIDED AS REQUIRED BY THE TOWN OF CANANDAIGUA DESIGN AND CONSTRUCTION STANDARDS.
10. ALL BUILDING CONSTRUCTION IS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF NEW YORK STATE.
11. ALL PROPOSED UTILITY SERVICES (TELEPHONE, ELECTRICAL, CABLE TV, ETC) SHALL BE INSTALLED UNDERGROUND FROM THE SOURCE TO THE PROPOSED HOUSE.
12. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL ALL REQUIREMENTS AND CONDITIONS ON THE APPROVED PLANS HAVE BEEN COMPLIED WITH.
13. ALL DRAINAGE SWALES THROUGH INDIVIDUAL LOTS SHALL BE MAINTAINED BY THE RESPECTIVE PROPERTY OWNERS. SWALES SHALL BE LOCATED AND SHAPED TO THE SPECIFICATIONS SHOWN ON THE DRAWINGS.
14. NO IMPROVEMENTS, FENCES, PLANTINGS, ETC. SHALL BE ERECTED WITHIN THE RIGHT-OF-WAY LIMITS OF THE HIGHWAY.
15. THE PURCHASER AND/OR DEVELOPER OF EACH LOT IS ADVISED THAT ALL IMPROVEMENTS, PARTICULARLY SEWAGE DISPOSAL SYSTEMS, REQUIRED FILL, GRADING, SWALES, DITCHES AND CULVERTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN.
16. THE PURCHASER AND OR DEVELOPER OF EACH LOT IS TO BE PROVIDED WITH A COPY OF THIS APPROVED MAP.
17. A CHANGE OF THE PROPOSED STRUCTURE FOOTPRINT OR SITE REVISIONS INVOLVING GRADING, DRAINAGE, DRIVEWAY LOCATION, HIGHWAY ACCESS, PLACEMENT OF UTILITIES, PLACEMENT OF EROSION/SILTATION CONTROL MEASURES OF ANY OTHER SITE REVISIONS MAY REQUIRE RESUBMISSION AND REAPPROVAL BY THE PLANNING BOARD AND/OR TOWN ENGINEER. THE TOWN BUILDING INSPECTOR SHALL DETERMINE PLANS REQUIRING RESUBMITTAL AND REAPPROVAL. ALL COSTS ASSOCIATED WITH THE REVIEW OR REVISED PLANS SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER OR LOT OWNER
18. VERIFICATION OF THE HOUSE AND UTILITY LOCATIONS WILL BE MADE BY THE BUILDING INSPECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT TO ENSURE THAT THE PLACEMENT IS THE SAME AS SHOWN ON THE APPROVED PLAN. COST OF VERIFICATION TO BE BOURNE BY THE PROPERTY OWNER/DEVELOPER.
19. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE ADEQUATE SOIL EROSION CONTROL DEVICES DURING CONSTRUCTION. IF, IN THE OPINION OF THE TOWN, ADEQUATE EROSION CONTROL DEVICES TO EFFECTIVELY ACCOMMODATE THE INCREASED RUNOFF CAUSED BY CHANGES IN SURFACE CONDITIONS DURING AND AFTER DEVELOPMENT ARE NOT IN PLACE, THE TOWN MAY CALL FOR PLACEMENT OF ADDITIONAL TEMPORARY EROSION CONTROL MEASURES WHICH MAY INCLUDE SEDIMENT FENCES, SWALES, SEDIMENT CHECK DAMS AND/OR SEDIMENT BASINS, AS NECESSARY UNTIL GROUND COVER HAS BEEN RE-ESTABLISHED. THESE EROSION CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL GROUND COVER HAS BEEN RE-ESTABLISHED AND THEIR REMOVAL HAS BEEN AUTHORIZED BY THE CODE ENFORCEMENT OFFICER OR TOWN ENGINEER.
20. PARCEL IS IN FLOOD ZONES X AND AE PER FEMA COMMUNITY PANEL NUMBER 360598-0025C MAP 25 OF 25, EFFECTIVE DATE MARCH 3, 1997.
21. NO NEW DEVELOPMENT IS PROPOSED ON LOT 2. LOT 2 IS NOT AN APPROVED "BUILD-ABLE" LOT AND SITE PLAN APPROVAL FROM THE TOWN OF CANANDAIGUA PLANNING BOARD SHALL BE REQUIRED PRIOR TO DEVELOPMENT OCCURRING ON SAID LOT.
22. PERC TESTS HAVE BEEN CONDUCTED FOR THE PROPOSED LOT 2 IN THE LOCATIONS INDICATED ON THE PLAN. THE PERC TEST AND DEEP HOLE TEST RESULTS ARE SHOWN IN THE "SOIL INFORMATION" BOX TO THE RIGHT. BASED ON THIS INFORMATION, A RAISED FILL SEPTIC SYSTEM WILL BE REQUIRED IN THE LOCATION SPECIFIED ON THE PLAN.
23. THE TOTAL DISTURBED AREA IS APPROXIMATELY 35,420 SF (0.81 ACRES), APPROXIMATELY 13,000 SF IN THE RLD AND 22,420 SF IN THE RR-3 DISTRICT.
24. THE PROPOSED LEACH FIELD AREAS ARE TO BE LOCATED IN THE FIELD, AND NO STORAGE OF VEHICLES OR EQUIPMENT SHALL BE PERMITTED IN THIS AREA.
25. ALL DRAINAGE SHOULD BE ROUTED AROUND THE LEACH FIELD AREAS



CONSTRUCTION SPECIFICATIONS

1. INSTALL THE WATER BAR AS SOON AS THE RIGHT OF WAY IS CLEARED AND GRADED.
2. DISK OR STRIP THE SOD FROM THE BASE FOR THE CONSTRUCTED RIDGE BEFORE PLACING FILL.
3. TRACK THE RIDGE TO COMPACT IT TO THE DESIGN CROSS SECTION.
4. THE OUTLET SHALL BE LOCATED ON AN UNDISTURBED AREA FIELD SPACING WILL BE ADJUSTED TO USE THE MOST STABLE OUTLET AREAS. OUTLET PROTECTION WILL BE PROVIDED WHEN NATURAL AREAS ARE NOT ADEQUATE.
5. VEHICLE CROSSING SHALL BE STABILIZED WITH GRAVEL. EXPOSED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED.
6. PERIODICALLY INSPECT WATER BARS FOR EROSION DAMAGE AND SEDIMENT. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE OPERATION.

ADAPTED FROM DETAILS PROVIDED BY USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

WATER BARS

SYMBOL —WB—

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING PROPERTY LINE
- ROADWAY CENTERLINE
- OVERHEAD ELECTRIC & TELEPHONE
- EXISTING WATERLINE
- TREE/BRUSH LINE
- EXISTING FENCELINE
- BUILDING SETBACK LINE
- UTILITY POLE
- PERCOLATION TEST HOLE
- DEEP TEST HOLE
- SIGN
- SILT FENCE BARRIER
- WATER VALVE
- FIRE HYDRANT
- EXISTING STREAM
- EXISTING SLOPE OVER 15%
- LIMIT OF DISTURBANCE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER
- PROPOSED CATCH BASIN
- PROPOSED STORM SEWER
- EXISTING ELECTRIC SERVICE
- PROPOSED ELECTRIC SERVICE
- EXISTING WATER SERVICE
- PROPOSED WATER SERVICE

SITE DATA:

SITE ADDRESS:	4788 WEST LAKE ROAD (COUNTY ROAD 16) CANANDAIGUA, NY 14424
TAX ID NUMBER:	140.14-1-14.211
PARENT PARCEL SIZE:	18.53 ACRES
PROPERTY OWNER:	BRUCE MINK
MAILING ADDRESS:	3116 FERNWOOD AVENUE LOS ANGELES, CA 90039
EXISTING ZONING:	RLD & RR-3
PROPOSED SUBDIVISION:	LOT 1 – 1.68 ACRES IN RLD LOT 2 – 16.85 ACRES IN RLD & RR-3
RLD ZONING DISTRICT	
MINIMUM LOT SIZE:	20,000 SF
MINIMUM LOT WIDTH:	125'
MINIMUM SETBACKS:	60' FRONT 60' REAR 12' SIDE
MAXIMUM HEIGHT:	25' ABOVE AVERAGE GRADE
BUILDING COVERAGE:	15%
TOTAL LOT COVERAGE:	25%
RR-3 ZONING DISTRICT	
MINIMUM LOT SIZE:	3 ACRES
MINIMUM LOT WIDTH:	225'
MINIMUM SETBACKS:	60' FRONT 40' REAR 40' SIDE
MAXIMUM HEIGHT:	35' ABOVE AVERAGE GRADE
BUILDING COVERAGE:	15%

SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON _____ DATE _____

TOWN ENGINEER _____ DATE _____

TOWN HIGHWAY & WATER SUPERINTENDENT _____ DATE _____

It is a violation of the NYS Education Law for any person, unless he is acting under the direction of a licensed professional 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.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/17/18	PER PRC REVIEW 1/16/18	BY

GROVE
ENGINEERING
8677 STATE ROUTE 53
NAPLES, NEW YORK 14512
585-797-3989 PHONE
585-531-4084 FAX
grove.engineering@yahoo.com

LOGGING SITE PLAN

MINK PROPERTY

4788 COUNTY RD 16
(WEST LAKE ROAD)

TM#140.14-1-14.211

TOWN OF CANANDAIGUA
ONTARIO COUNTY

JANUARY 8, 2018
SHEET 1 OF 1

STATE OF NEW YORK
WILLIAM JAMES GROVE
084111
LICENSED PROFESSIONAL ENGINEER

WILLIAM J. GROVE, PE
NYS LICENSE #084111