

WATER SERVICE NOTES:

IF NOT ALREADY INSTALLED, A PRESSURE REDUCING VALVE (PRV) SHALL BE INSTALLED IN THE HOME AS CLOSE AS PRACTICAL TO THE WATER SERVICE ENTRANCE TO THE HOUSE.

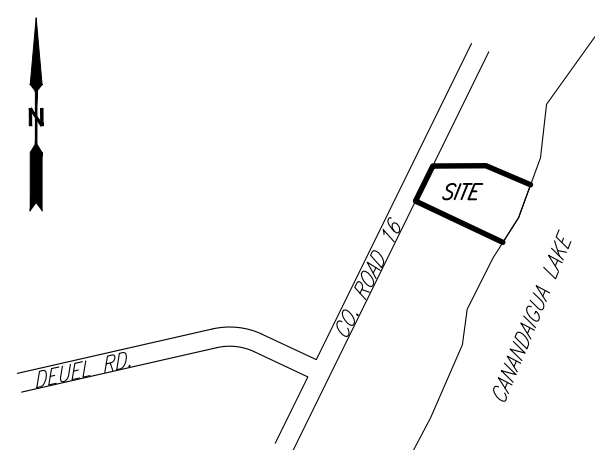
PHOSPHOROUS NOTES:

1. 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.
2. IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYSDEC REGULATIONS.

LEGEND

EXISTING

- 620X3 TREE/BRUSH LINES
SPOT ELEVATION
R.O.W./STREETLINE
PROPERTY LINE
CONTOUR LINE
468
HOUSE/BUILDING
POWER POLE
W WATER LINE
HYDRANT
WATER VALVE
WATER CURB BOX
CENTERLINE OF ROAD
CATCH BASIN
STORM SEWER
STEEP SLOPES



CANANDAIGUA

LOCATION SKETCH
N.T.S.

DATE REVISIONS BY:

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING.

"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE WORDS 'ALTERED BY' FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

**McMahon LaRue
Associates, P. C.**

Engineers & Surveyors

822 Holt Road
Webster, NY 14580
(585) 436-1080
www.McMahon-LaRue.com

CLIENT:

ELI & PEGGY FUTERMAN
220 ESPLANADE DRIVE
ROCHESTER, NY 14610

PROJECT:

FUTERMAN PARCEL

4799 COUNTY ROAD 16

DRAWING:

SITE PLAN

PART OF TOWN LOT 64
TOWNSHIP 9, RANGE 3
PHELPS AND GORHAM PURCHASE
TOWN OF CANANDAIGUA, ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY: GWM

DRAWN BY: GWM

CHECKED BY: AIL

S.B.L. #: 140.14-01-20

PROJ. NO: 1375-01

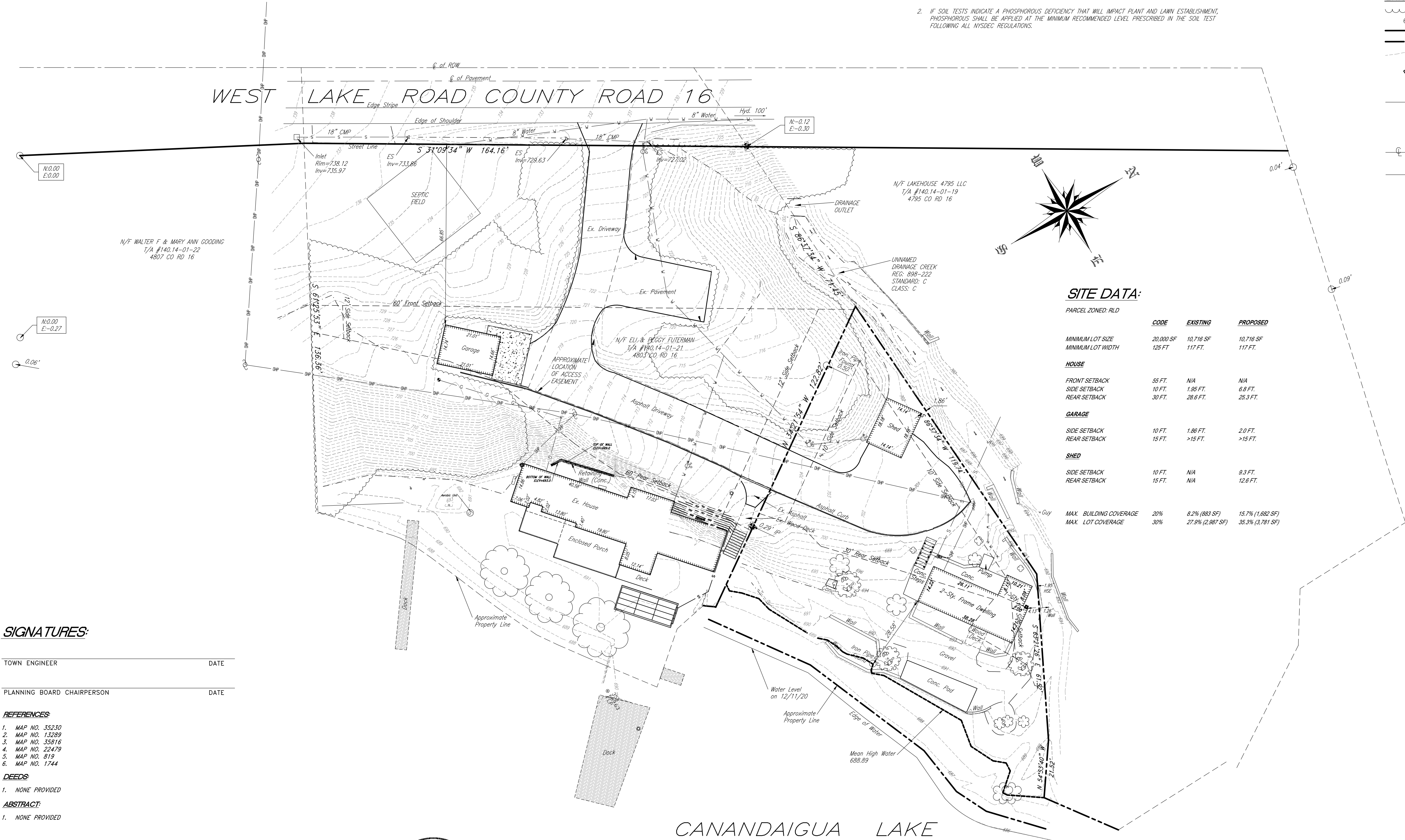
DATE: DECEMBER 2020

SCALE: 1"=20'

CADD FILE:

2 SHEET
OF 2

SITE



SITE DATA:

PARCEL ZONED: RLD

	CODE	EXISTING	PROPOSED
MINIMUM LOT SIZE	20,000 SF	10,716 SF	10,716 SF
MINIMUM LOT WIDTH	125 FT	117 FT.	117 FT.
HOUSE			
FRONT SETBACK	55 FT.	N/A	N/A
SIDE SETBACK	10 FT.	1.95 FT.	6.8 FT.
REAR SETBACK	30 FT.	28.6 FT.	25.3 FT.
GARAGE			
SIDE SETBACK	10 FT.	1.95 FT.	2.0 FT.
REAR SETBACK	15 FT.	>15 FT.	>15 FT.
SHED			
SIDE SETBACK	10 FT.	N/A	9.3 FT.
REAR SETBACK	15 FT.	N/A	12.6 FT.
MAX. BUILDING COVERAGE	20%	8.2% (883 SF)	15.7% (1,602 SF)
MAX. LOT COVERAGE	30%	27.9% (2,987 SF)	35.3% (3,781 SF)

SIGNATURES:

TOWN ENGINEER DATE

PLANNING BOARD CHAIRPERSON DATE

REFERENCES:

1. MAP NO. 35230
2. MAP NO. 13289
3. MAP NO. 35816
4. MAP NO. 22479
5. MAP NO. 819
6. MAP NO. 1744

DEEDS:

1. NONE PROVIDED

ABSTRACT:

1. NONE PROVIDED

- 1.) Liber 2 of Maps Page 16, Canandaigua Heights Subdivision filed 1923
- 2.) Map of a Survey by O'Neill-Rodak, proj.#2006-423, dated 7/07/06

SURVEY CONTROL NOTES
New York State DOT Statewide CORS Network using NTRIP RTK
Equipment: ALTIUS APS-3U GPS/Glonass

Projection to New York State Plane Grid Coordinates: NAD 1983
Monroe & Livingston County-NY West Zone
Wayne & Ontario County-NY Central Zone

North arrow show is referenced to N.Y.S. Grid North

Elevations are ground (ortho height); NAVD 88 using Geoid Model 2012A



CERTIFICATION

I hereby certify to the parties listed here under that this map was made using the reference material listed hereon and the notes of an instrument survey performed in accordance with the current standards of the New York State Association of Professional Land Surveyors completed on December 7, 2020.

Alfred I LaRue, N.Y.S.P.L.S. # 046558

CANANDAIGUA LAKE

THE LAKE/PRIVATE PROPERTY LINE IS ELEVATION IS 686.60
MEAN HIGH WATER IS 688.89

EASEMENTS:

ACCESS EASEMENT TO 140.14-01-20 LIBER 611 OF DEEDS, PAGE 155

GENERAL NOTES:

1. The Contractor shall determine the exact location and elevations of underground utilities before commencing construction. Exploratory excavations shall be made sufficiently ahead of construction to permit revisions as required to meet existing conditions. The Contractor shall take precautionary measures to protect the utility lines shown on these plans and any other lines not shown hereon, or of record.
2. Prior to any construction at the site, the Contractor shall install all erosion control measures. Hay bale dikes or silt fence will be installed parallel with the contour at the toe of slopes for all areas to be disturbed by cut or fill. Additional hay bales or silt fence will be installed by the contractor if directed by the Town, County, Town or County Engineers, the Canandaigua Lake Watershed Inspector or the design engineer during construction. The Contractor shall be responsible for maintenance of all erosion control measures during and after construction until directed to remove those measures.