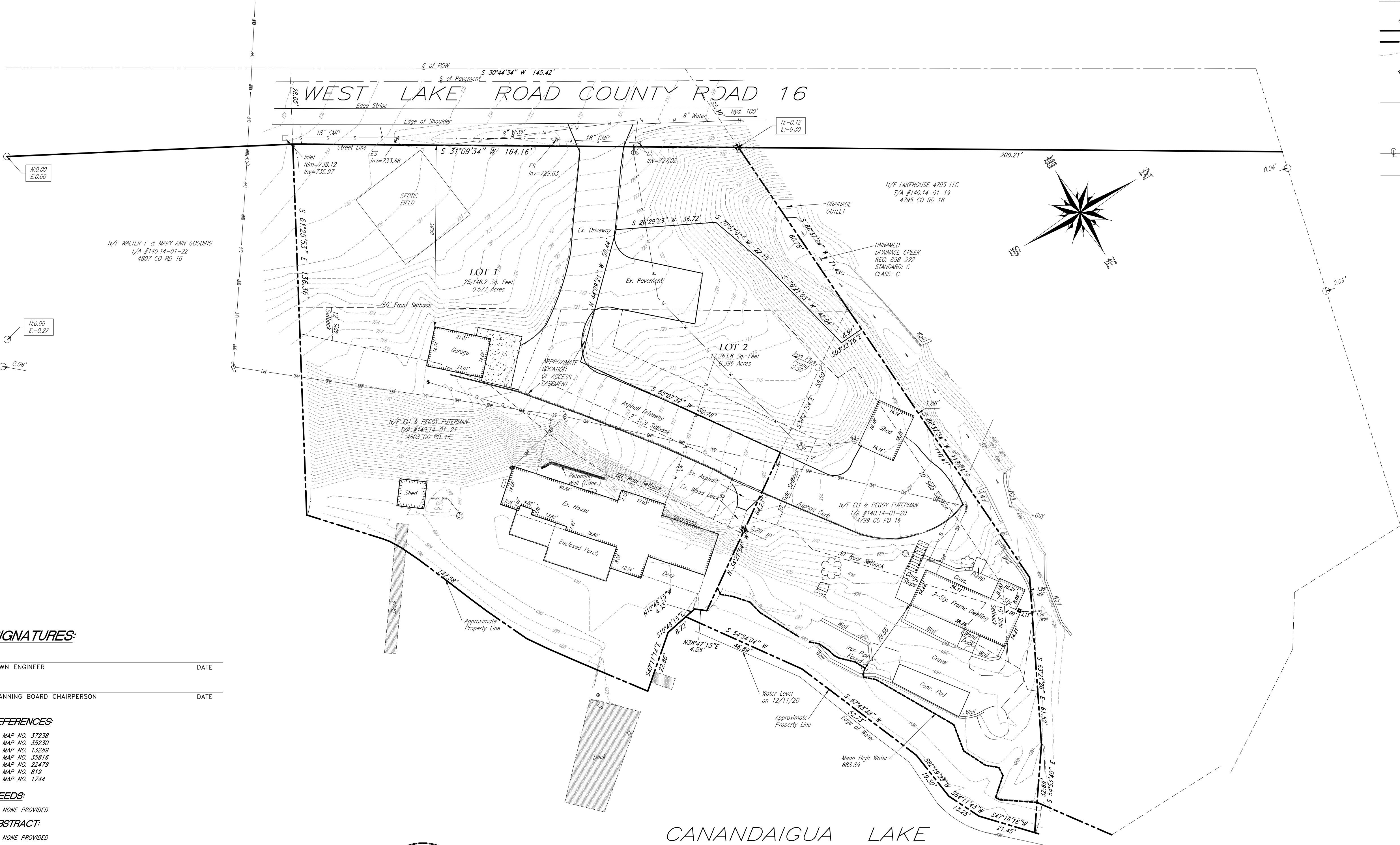




SIGNATURES:

TOWN ENGINEER	DATE
PLANNING BOARD CHAIRPERSON	DATE

REFERENCES:

1. MAP NO. 37238
2. MAP NO. 35230
3. MAP NO. 13289
4. MAP NO. 35816
5. MAP NO. 22479
6. MAP NO. 819
7. MAP NO. 1744

DEEDS:

1. NONE PROVIDED

ABSTRACT:

1. NONE PROVIDED

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

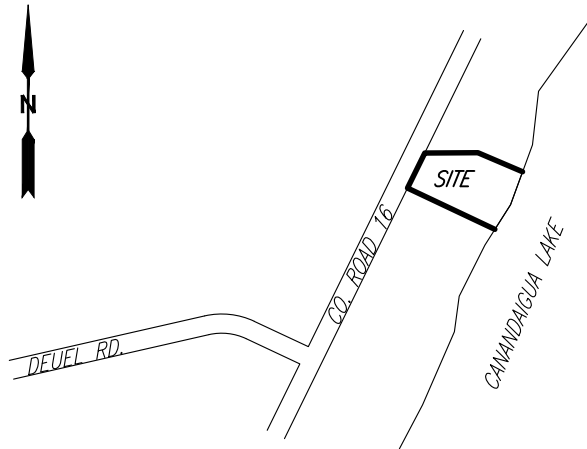
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Alfred I LaRue, N.Y.S.P.L.S. # 046558

LEGEND

EXISTING

- 620X3 TREE/BRUSH LINES
- SPOT ELEVATION
- R.O.W./STREETLINE
- PROPERTY LINE
- CONTOUR LINE
- HOUSE/BUILDING
- POWER POLE
- WATER LINE
- HYDRANT
- WATER VALVE
- WATER CURB BOX
- 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 WORD "ALTERED" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."



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:

EXISTING CONDITIONS
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:

SEPTEMBER 2021

SCALE:

1"=20'

1 SHEET
OF 4

CADD FILE:

EXISTING

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.

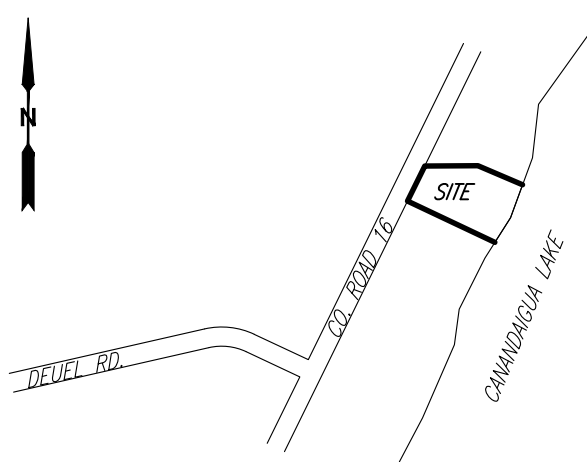
PHOSPHOROUS NOTES:

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

- TREE/BRUSH LINES
- SPOT ELEVATION
- R.O.W./STREETLINE
- PROPERTY LINE
- CONTOUR LINE
- HOUSE/BUILDING
- POWER POLE
- 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

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McMahon LaRue
Associates, P. C.

Engineers & Surveyors

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www.McMahon-LaRue.com

CLIENT:

ELI & PEGGY FUTERMAN
220 ESPLANADE DRIVE
ROCHESTER, NY 14610

PROJECT:

FUTERMAN PARCEL

4799 COUNTY ROAD 16

DRAWING:

SITE AND UTILITY
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:

SEPTEMBER 2021

SCALE:

1"=20'

2 SHEET
OF 4

CADD FILE:
SITE

SIGNATURES:

TOWN ENGINEER DATE

PLANNING BOARD CHAIRPERSON DATE

REFERENCES:

1. MAP NO. 37238
2. MAP NO. 35230
3. MAP NO. 13289
4. MAP NO. 35816
5. MAP NO. 22479
6. MAP NO. 819
7. MAP NO. 1744

DEEDS:

1. NONE PROVIDED

ABSTRACT:

1. NONE PROVIDED

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
Wayne & Livingston County-NY West Zone

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

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



CERTIFICATION

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

CANANDAIGUA LAKE

SITE DATA:

PARCELS ZONED: RLD
#4799

	CODE	EXISTING	PROPOSED
MINIMUM LOT SIZE	20,000 SF	10,716 SF	17,263 SF
MINIMUM LOT WIDTH	125 FT	117 FT	117 FT
MAX. BUILDING COVERAGE	20%	8.2% (883 SF)	9.7% (1,682 SF)
MAX. LOT COVERAGE	30%	27.9% (2,887 SF)	21.9% (3,781 SF)

#4803

	CODE	EXISTING	PROPOSED
MINIMUM LOT SIZE	20,000 SF	30,080 SF	25,146 SF
MINIMUM LOT WIDTH	125 FT	165.16 FT	165.16 FT
MAX. BUILDING COVERAGE	15%	6.2% (2,474 SF)	9.9% (2,474 SF)
MAX. LOT COVERAGE	25%	21.1% (8,339 SF)	22.0% (5,530 SF)

EASEMENTS:

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

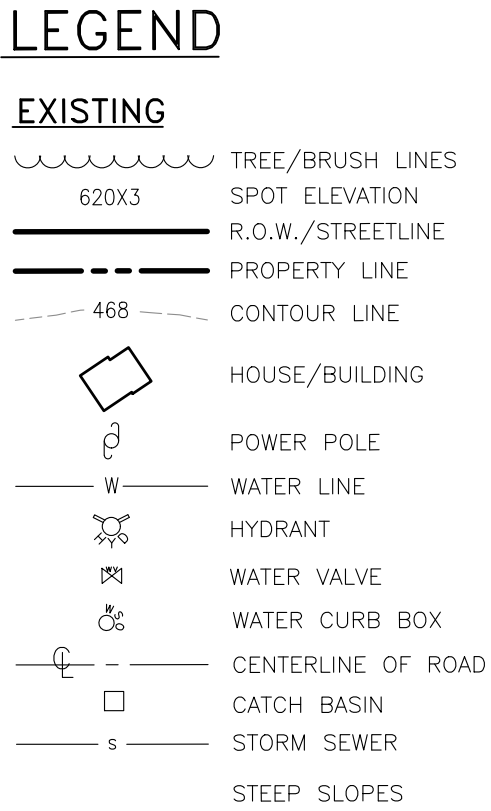
VARIANCES:

THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING BOARD OF APPEALS ON JUNE 1, 2021:

1. 2' SIDE SETBACK VARIANCE FOR THE GARAGE.
2. 25.3' REAR (LAKE) SETBACK FOR THE PRIMARY STRUCTURE.

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.

[illegible]

DATE	REVISIONS	E

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ROCHESTER, NY 14610

4799 COUNTY ROAD 16

GRADING AND EROSION 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:	SEPTEMBER 20
SCALE:	1"=20'

CADD FILE:
GRAGING

PLANNING BOARD CHAIRPERSON	DATE
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Alfred I LaRue, N.Y.S.P.L.S # 046558

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

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 submit a utility measurement report with the utility lines shown on these plans and any other lines not shown herein, or of record.
2. Prior to any construction at the site, the Contractor shall install all erosion control measures. Hay bales or silt fence will be installed parallel with the contour of the site slopes for all areas to be disturbed by cut or fill. Additional hay bales or silt fence will be installed by the Contractor as required by the direction of the City Engineer, the Canandaigua Lake Watershed Inspector or the design engineer during construction.
3. The Contractor shall be responsible for maintenance of all erosion control measures during and after construction until directed to remove those measures.

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