

SIGNATURES:

TOWN ENGINEER DATE

PLANNING BOARD CHAIRPERSON DATE

CANANDAIGUA LAKE

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

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

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 October 18, 2018

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

SITE DATA:

EXISTING

Parcel Zoned RLD  
Minimum lot size = 20,000 Sq.Ft. - Existing 30,080 Sq.Ft.  
Minimum lot width = 125' ft. - Existing 165.16'  
Minimum front setback = 60' ft. - Existing 66.85' ft. (Garage)  
Minimum side setback = 12' ft. - Existing 59.47' (S), 15.05' (N)  
Minimum rear setback = 60' ft. - Existing 21'  
Maximum building coverage = 15% - Existing 6.8%  
Maximum lot coverage = 25% - Existing 20%

PROPOSED

Minimum front setback = 60' ft. - Proposed 66.85' ft. (Garage)  
Minimum side setback = 10' ft. - Proposed 5.3' (N)  
Minimum rear setback = 60' ft. - Proposed 2.5'  
Maximum building coverage = 15% - Proposed 8.7%  
Maximum lot coverage = 25% - Proposed 20.7%

VARIANCES REQUESTED:

ACCESSORY STRUCTURE:

Setback from Mean High Water - 5.5' where 25' required (220-9A.(1))  
Rear Setback - 2.5' where 60' required (220-21C.(2))  
Side Setback - 5.3' where 10' required (220-105A.)

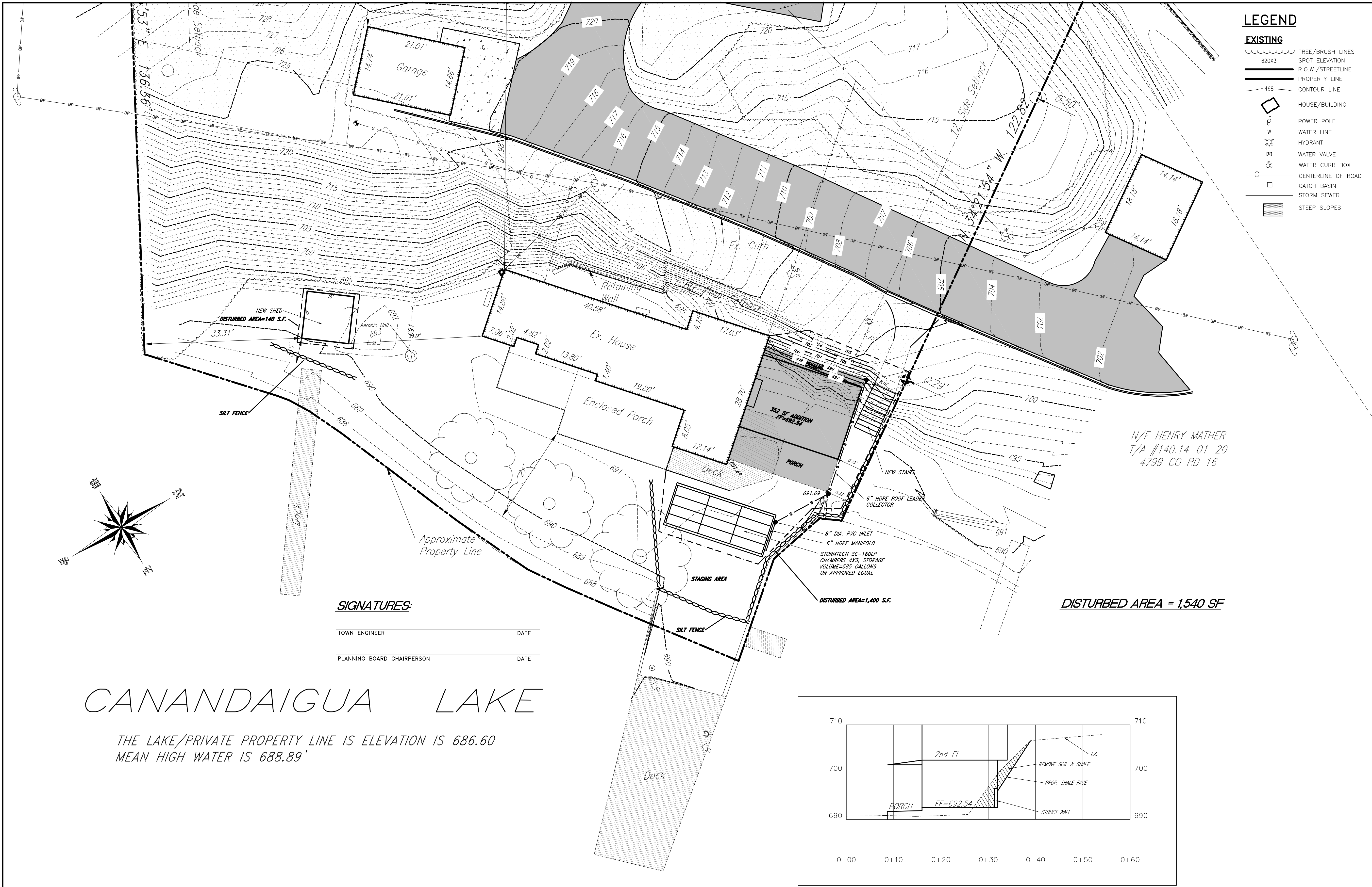
PRIMARY STRUCTURE:

Setback from Mean High Water - 2.5' where 25' required (220-9A.(1))  
Rear Setback - 2.5' where 60' required (220-21C.(2))  
Side Setback - 5.3' where 10' required (220-105A.)

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.





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

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 SEAL OF THE 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."

**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 ADDITION  
4803 COUNTY ROAD 16

**DRAWING:**  
SITE PLAN

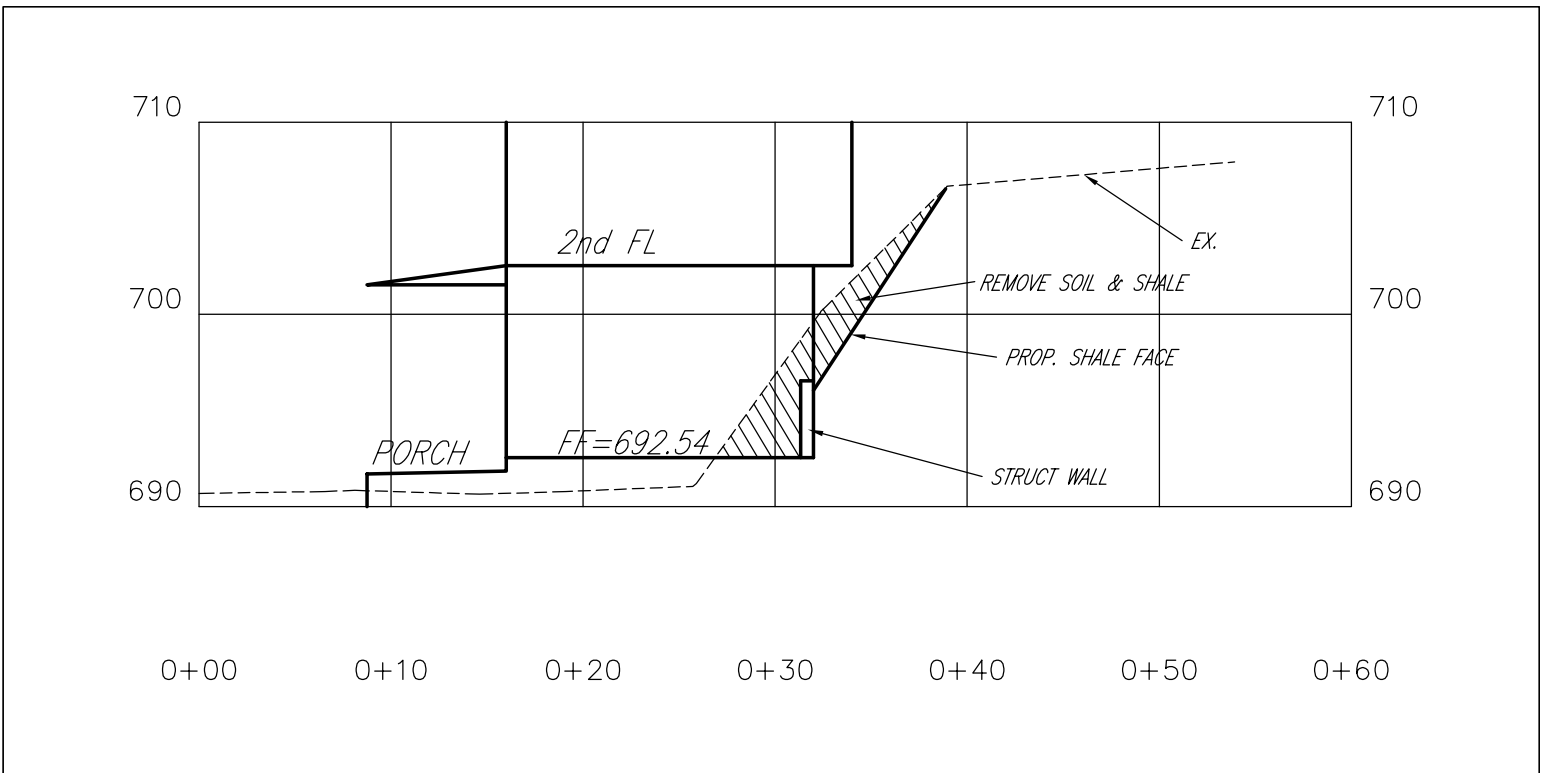
**PART OF TOWN LOT 64  
TOWNSHIP 8, RANGE 3  
PHELPS AND GORHAM PURCHASE  
TOWN OF CANANDAIGUA, ONTARIO COUNTY  
STATE OF NEW YORK**

**DESIGNED BY:** GWM  
**DRAWN BY:** GWM  
**CHECKED BY:** AIL  
**S.B.L. #:** 140.14-01-21  
**PROJ. NO:** 1375-00  
**DATE:** DECEMBER 2018  
**SCALE:** 1"=20'

**2 SHEET OF 3** CADD FILE SITE

CANANDAIGUA LAKE

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

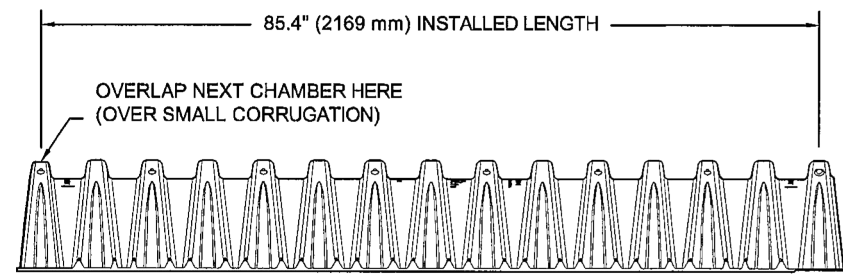
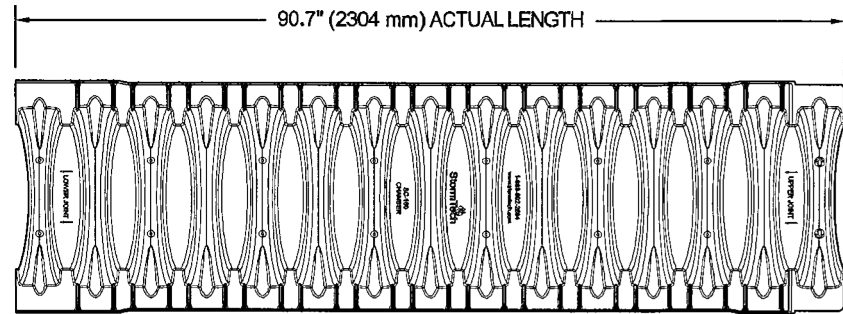


SECTION THRU ADDITION

1"=10' H  
1"=10' V

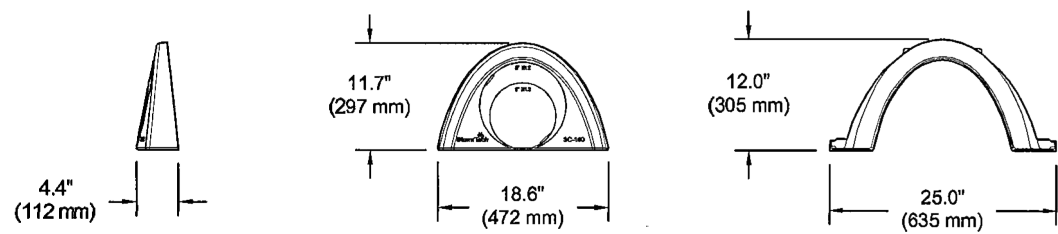


SC-160LP TECHNICAL SPECIFICATION  
NTS



⇐ BUILD ROW IN THIS DIRECTION

START END



**NOMINAL CHAMBER SPECIFICATIONS**  
SIZE (W X H X INSTALLED LENGTH)  
CHAMBER STORAGE  
MINIMUM INSTALLED STORAGE\*  
WEIGHT

25.0" X 12.0" X 85.4"  
6.85 CUBIC FEET  
16.0 CUBIC FEET  
24.0 lbs.

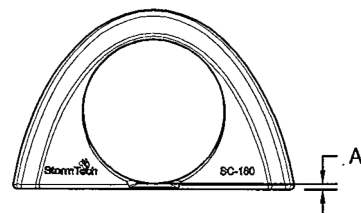
(635 mm X 305 mm X 2169 mm)  
(0.19 m³)  
(0.45 m³)  
(10.9 kg)

\*ASSUMES 6" (152 mm) ABOVE, 6" (152 mm) BELOW, AND STONE BETWEEN CHAMBERS WITH 40% STONE POROSITY.

PART #	STUB	A
SC160IEPP	6" (150 mm)	0.66" (16 mm)
SC160IEPP08	8" (200 mm)	0.80" (20 mm)
SC160IEPP08	8" (200 mm)	0.96" (24 mm)

ALL STUBS ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

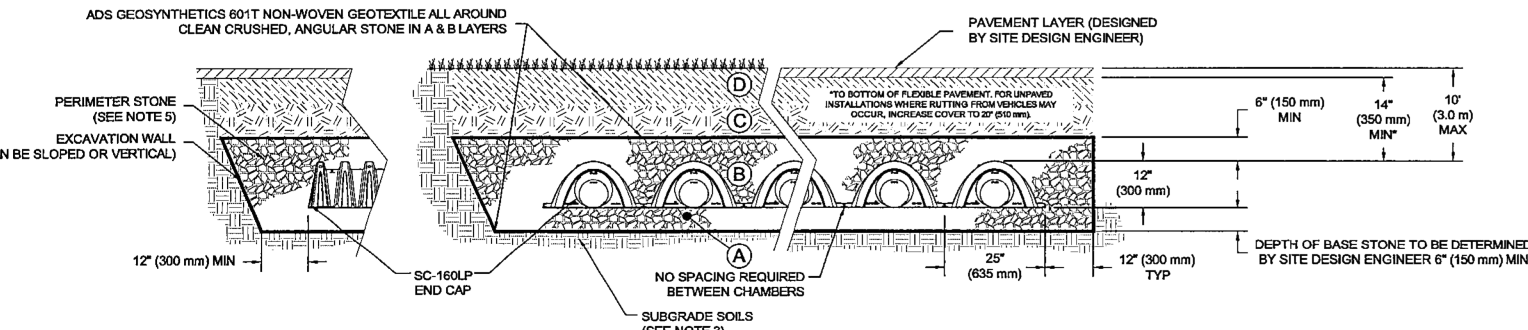
NOTE: ALL DIMENSIONS ARE NOMINAL



ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL MATERIAL FOR LAYER 12 STARTS FROM THE TOP OF THE 12" LAYER TO THE BOTTOM OF FILLABLE PAYMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 12" LAYER.	ANY SOIL/ROCK MATERIAL, STONE SIZE, OR OTHER ENHANCED MATERIALS THAT MEET THE SUBGRADE MATERIAL REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEERS PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL MATERIAL FOR LAYER 12 STARTS FROM THE TOP OF THE EMBEDMENT STONE 12" LAYER TO 4" (102 mm) ABOVE THE TOP OF THE CHAMBERS. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 12" LAYER.	GRANULAR WELL-GRADED SOIL AGGREGATE MATERIALS, <95% FINES OR PROCESSED AGGREGATE  MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THE LAYER.	AASHTO M1401 A-1, A-2, A-3  3, 3S1, 4, 4S1, 5, 5S1, 6, 6S1, 7, 7S, 8, 8S, 9, 10	BEGIN COMPACTIONS AFTER 12" (305 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 150 mm MAX LIFTS TO A MIN. 90% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. SOLAR CROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN) DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (90 kN).
B EMBEDMENT STONE FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (OR LAYER) TO THE 12" LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M457 3, 3S1, 4, 4S1, 5, 5S1, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M457 3, 3S1, 4, 4S1, 5, 5S1, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. *

PLEASE NOTE:  
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M457) STONE".  
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 12" (305 mm) LAYER MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL CORNERS WITH A VIBRATORY CORNER COMPACTOR.  
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STORMTECH EROSION LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY TAMPING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- SC-160LP CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSIGNING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 12 IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 12 UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 12 OR 12 AT THE SITE DESIGN ENGINEER'S DISCRETION.

SYMBOL

10' MAX. C. TO C.

WOVEN WIRE FENCE (MIN. 14 1/2 GAUGE W/ MAX. 6" MESH SPACING)

36" MIN. LENGTH FENCE POSTS DRIVEN MIN. 16" INTO GROUND.

HEIGHT OF FILTER = 16" MIN.

8" MIN.

PERSPECTIVE VIEW

36" MIN. FENCE POST

WOVEN WIRE FENCE (MIN. 14 1/2 GAUGE W/ MAX. 6" MESH SPACING) WITH FILTER CLOTH

20" MIN.

FLOW

COMPACTED SOIL

EMBED FILTER CLOTH A MIN. OF 6" IN GROUND.

16" MIN.

SECTION VIEW

CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

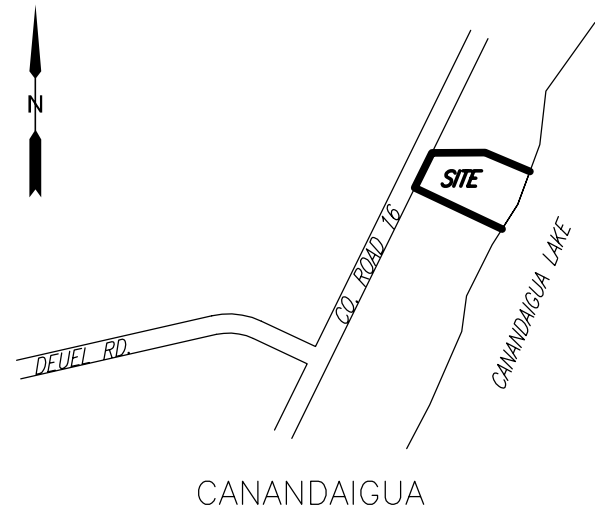
U.S. DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

CONSTRUCTION SEQUENCE:

- INSTALL ALL PERIMETER EROSION CONTROL DEVICES.
- SET UP STAGING AREA
- DEMO SHEDS, DECKS AND STAIRS
- CONSTRUCT THE HOME ADDITION AND NEW SHED.
- CONSTRUCT STORMWATER INFILTRATION SYSTEM.
- COMPLETE FINAL GRADING.
- INSTALL PERMANENT SEEDING AND PLANTINGS.

REFER TO EROSION CONTROL NOTES FOR SPECIFIC EROSION CONTROL MAINTENANCE TASKS AND SCHEDULES. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED TO THE SATISFACTION OF THE TOWN OF CANANDAIGUA AND REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.



LOCATION SKETCH  
N.T.S.

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220 ESPLANADE DRIVE  
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PROJECT:

**FUTERMAN ADDITION**

4803 COUNTY ROAD 16

DRAWING:

DETAILS

PART OF TOWN LOT 64  
TOWNSHIP 8, 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. # 140.14-01-21

PROJ. NO: 1375-00

DATE: DECEMBER 2018

SCALE: AS NOTED

CADD FILE

3 SHEET OF 3 DETAILS