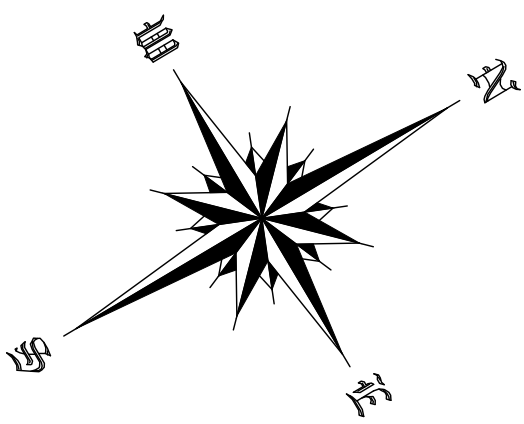




REFERENCES:

1. MAP NO. 32695
2. MAP NO. 4847
3. MAP NO. 563
4. MAP NO. 819

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-JU 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



WEST LAKE ROAD COUNTY ROAD 16

LEGEND

EXISTING

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

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 NYSDC REGULATIONS.

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.

CONSTRUCTION ACCESS:

ALL CONSTRUCTION MATERIALS TO BE DELIVERED TO AND STORED ON THE EXISTING DRIVEWAY IN THE AREA SHOWN UNTIL NEEDED.

HEAVY EQUIPMENT NEEDED FOR FOUNDATION EXCAVATION SHALL ACCESS THE PROPERTY VIA BARGE. EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE.

SITE DATA:

EXISTING

Parcel Zoned RLD
Minimum lot size = 20,000 Sq.Ft. - Existing 70,704 Sq.Ft.
Minimum lot width = 125' ft. - Existing 237.2'

PRINCIPAL BUILDING

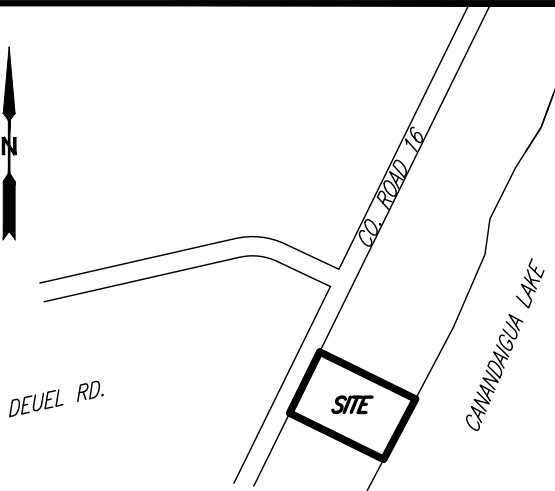
Minimum front setback = 60' ft. - Existing 122.99' ft. (Garage)
Minimum side setback = 12' ft. (220-105A) - Existing 98.86' (S), 40.00' (N)
Minimum rear setback = 60' ft. - Existing 73.90'

ACCESSORY STRUCTURE

Minimum side setback = 12 Ft. - Existing 33.95' (S)
Minimum rear setback = 15 Ft. - Existing 9.3'

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.



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:

DANIEL AND RINA CRESSIN
3500 ELMWOOD AVENUE
ROCHESTER, NY 14610

PROJECT:

CRESSIN ADDITION

4847 COUNTY ROAD 16

DRAWING:

VARIANCE PLAN
EXISTING CONDITIONS

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. #

140.18-01-05

PROJ. NO:

2020-183

DATE:

DECEMBER 2020

SCALE:

1"=20'

1 SHEET OF 2

CADD FILE
VARIANCE