

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRMAN DATE

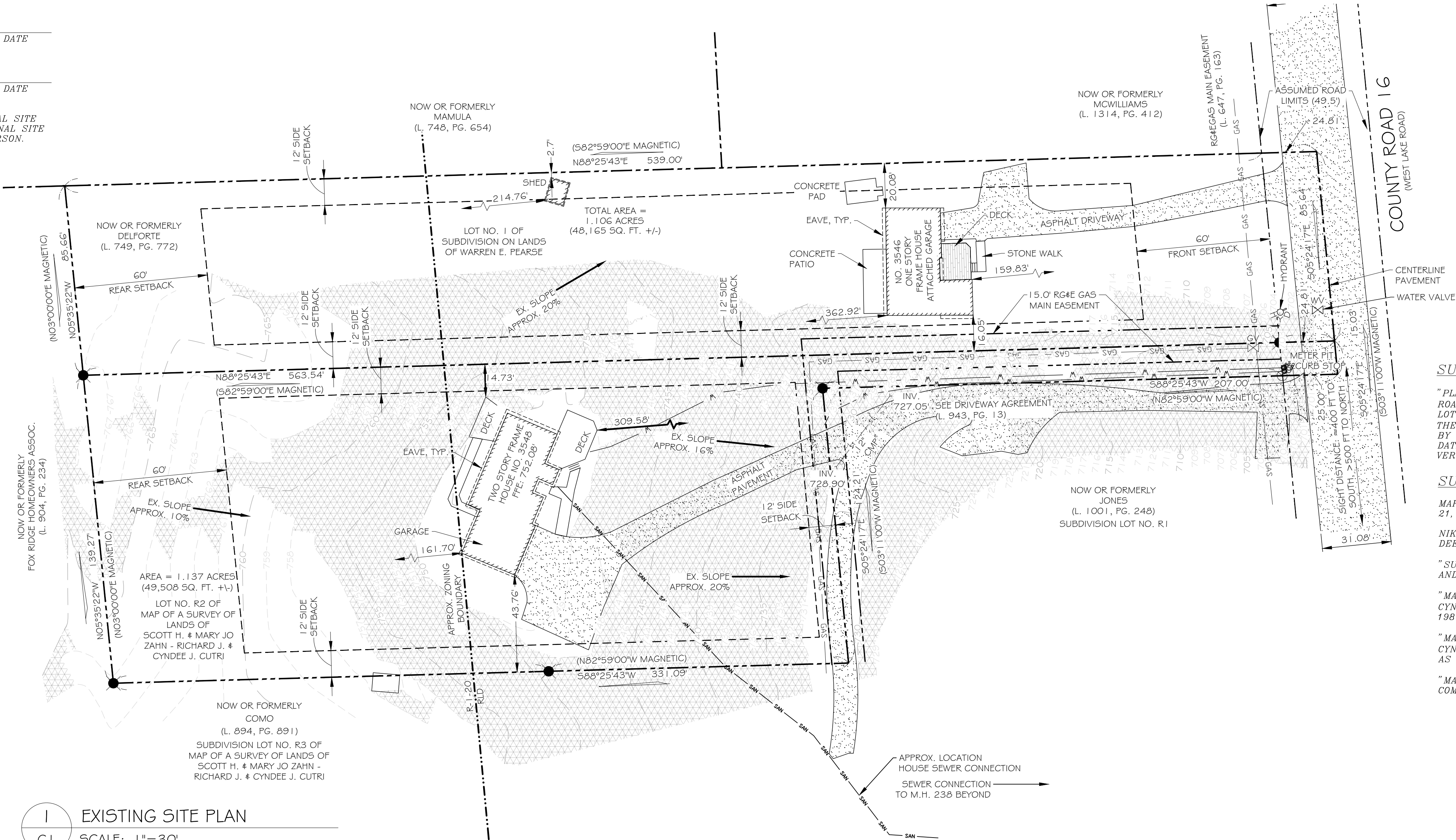
TOWN ENGINEER DATE

TOWN WATER SUPERINTENDENT DATE

NOTE:
NO BUILDING PERMIT MAY BE ISSUED UNTIL FINAL SITE
PLAN APPROVAL HAS BEEN GRANTED AND THE FINAL SITE
PLAN SIGNED BY THE PLANNING BOARD CHAIRPERSON.

LEGEND

- PROPERTY LINE
--- PROPOSED CONTOUR
--- EXISTING CONTOUR
--- SETBACK
--- x --- CONSTRUCTION FENCE
--- o --- SILT FENCE
--- v --- DOMESTIC WATER
--- - - - STORM PIPE
--- SAN --- SANITARY
--- OVERHEAD ELECTRIC
--- GAS --- GAS
||||| DISTURBED AREA BOUNDARY
DRIVEWAY
LAND SLOPED GREATER THAN 10%
EXISTING MONUMENTATION
PROPOSED MONUMENTATION



EXISTING SITE PLAN
SCALE: 1"=30'

SITE DATA (LOT R2):

ADDRESS: 3548 COUNTY ROAD 16 (WEST LAKE ROAD)
CANANDAIGUA, NY 14424
TAX ACCOUNT #: 98.17-1-40.2
ZONING: RLD & R-1-20
NOTE: MAJORITY OF PARCEL (INCLUDING HOUSE) IS IN THE RLD ZONE
LOT SIZE (EXISTING) = ±1.137 ACRES (±49,508 SF) TAKEN TO R.O.W.
LOT SIZE (PROPOSED) = ±1.187 ACRES (±51,708 SF) TAKEN TO R.O.W.

EXISTING HOUSE
SIDE SETBACK = 14.73 FT / 43.76 FT
REAR SETBACK = 161.70 FT
FRONT SETBACK = 309.58 FT
BUILDING HEIGHT < 25.0 FT

EXISTING HOUSE W/ PROPOSED ADDITION
SIDE SETBACK = 17.24 FT / 43.76 FT
REAR SETBACK = 161.70 FT
FRONT SETBACK = 305.65 FT
BUILDING HEIGHT < 25.0 FT

EXISTING LOT COVERAGE = 5,734.5 SF (11.6%)
PROPOSED LOT COVERAGE = 6,684.9 SF (13.5%)
DRIVEWAY = 3,028.5 SF (5.9%)
EXISTING HOUSE & ADDITION = 2,806.4 SF (5.4%)
NOTE: INCLUDE ROOF OVERHANG
NEIGHBORING SHED = 10.4 SF (0.02%)
MISC. HARDSCAPE = 346.2 SF (0.7%)
EASTERN DECK = 301.2 SF (0.6%)
WESTERN DECK = 192.3 SF (0.4%)

EXISTING BUILDING COVERAGE = 2359.8 SF (4.8%)
PROPOSED BUILDING COVERAGE = 3310.2 SF (6.4%)

RLD ZONING DISTRICT REQUIREMENTS:

PRINCIPAL BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 60'
REAR SETBACK = 60'
SIDE SETBACK = 12'

ACCESSORY BUILDING SETBACK REQUIREMENTS:

MINIMUM SIDE SETBACK = 12 FT
MINIMUM REAR SETBACK = 15 FT

ADDITIONAL REQUIREMENTS:

MINIMUM LOT WIDTH = 125'
MAXIMUM BUILDING HEIGHT = 25'
MAXIMUM LOT COVERAGE = 22.5%
NOTE: INCLUDING 10% REDUCTION GIVEN DEVELOPMENT
IN STEEP SLOPE PROTECTION AREAS
MAXIMUM BUILDING COVERAGE = 15%

ANTICIPATED DISTURBED AREA = 9,350 SF (0.215 ACRES)

ANTICIPATED START OF CONSTRUCTION: FALL 2021

SITE DATA (LOT 1):

ADDRESS: 3546 COUNTY ROAD 16 (WEST LAKE ROAD)
CANANDAIGUA, NY 14424
TAX ACCOUNT #: 98.17-1-41
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LOT SIZE (EXISTING) = ±1.106 ACRES (±48,165 SF) TAKEN TO R.O.W.
LOT SIZE (PROPOSED) = ±1.055 ACRES (±45,965 SF) TAKEN TO R.O.W.

EXISTING HOUSE BEFORE LOT LINE ADJUSTMENT
SIDE SETBACK = 16.05 FT / 20.08 FT
REAR SETBACK = 362.92 FT
FRONT SETBACK = 159.83 FT

EXISTING HOUSE AFTER LOT LINE ADJUSTMENT
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REAR SETBACK = 214.76 FT

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EXISTING LOT COVERAGE = 4,392.6 SF (9.1%)
PROPOSED LOT COVERAGE = 4,392.6 SF (9.6%)

EXISTING BUILDING COVERAGE = 1,751.1 SF (3.6%)
PROPOSED BUILDING COVERAGE = 1,751.1 SF (3.7%)

RLD ZONING DISTRICT REQUIREMENTS:

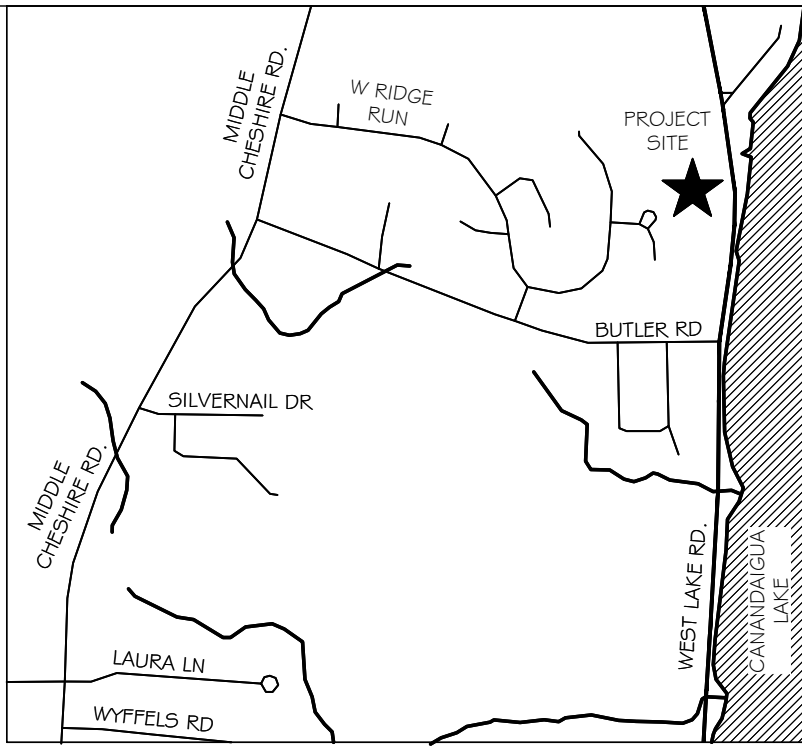
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LOCATION MAP
SCALE: N.T.S.

SURVEY DATA:

"PLAN OF LANDS OWNED BY NICHOLE R. & CONOR J. BOYER AT 3548 COUNTY ROAD 16 (WEST LAKE ROAD) BEING PART OF WARREN E. PEARSE SUBDIVISION IN LOT NO. 15, TOWNSHIP 10, RANGE 111 OF THE PHELPS & CORHAM PURCHASE IN THE TOWN OF CANANDAIGUA, COUNTY OF ONTARIO, STATE OF NEW YORK" BY WILLSON & ASSOCIATES
DATED AUGUST 24, 2020
VERTICAL DATUM: 1988 NORTH AMERICAN VERTICAL DATUM

SURVEY REFERENCES:

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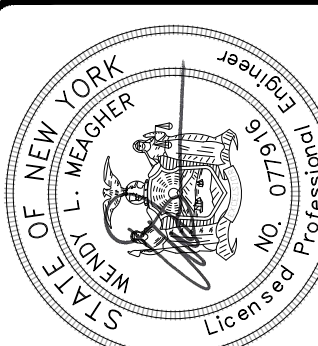
"MAP OF SURVEY FOR MARY JO ZAHN" SURVEYED BY JEREMY E. YEARS AND COMPLETED MARCH 15, 2021 AS FILE NO. YB7131.

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ENGINEERING, P.L.C. 2021

REVISIONS:	NO.	DESCRIPTION	DATE
JOB NO. 21156			
DRAWN: AXT			
DATE: 8-6-21			
CHECKED: WLM			
DATE: 8-6-21			

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MEASHER
ENGINEERING
2024 W. HEURETTA ROAD, SUITE 2C
ROCHESTER, NY 14623
PH: 585-924-7430

CLIENT: NICHOLE R. & CONOR J. BOYER
3548 COUNTY ROAD 16 (WEST LAKE ROAD)
CANANDAIGUA, NY 14424
PROJECT: BOYER SITE PLAN
3548 COUNTY ROAD 16 (WEST LAKE ROAD)
CANANDAIGUA, NY 14424
DRAWING: EXISTING SITE PLAN

DRAWING NO.
C-1
1 of 3

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRMAN DATE

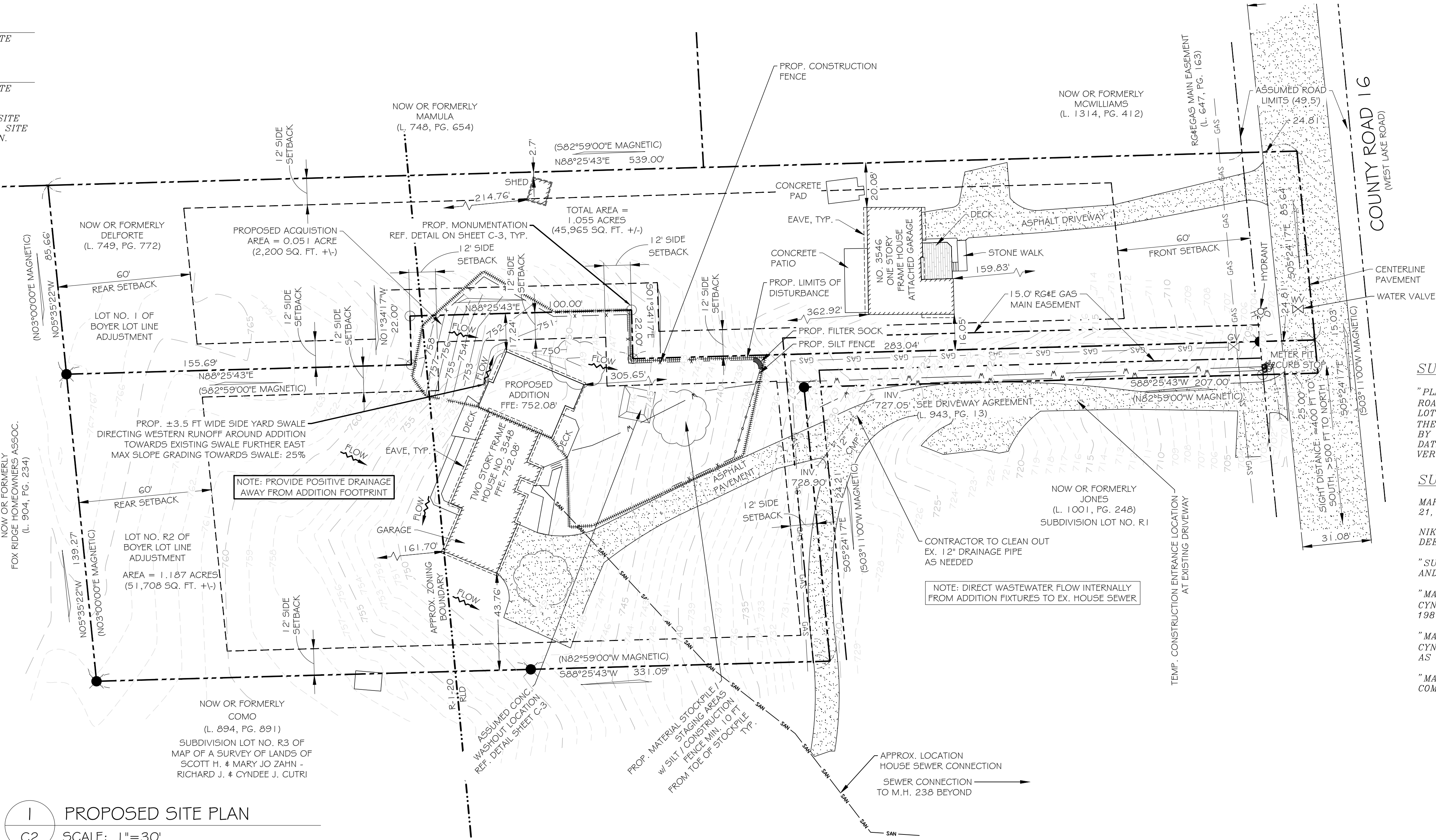
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1 PROPOSED SITE PLAN
C2 SCALE: 1"=30'

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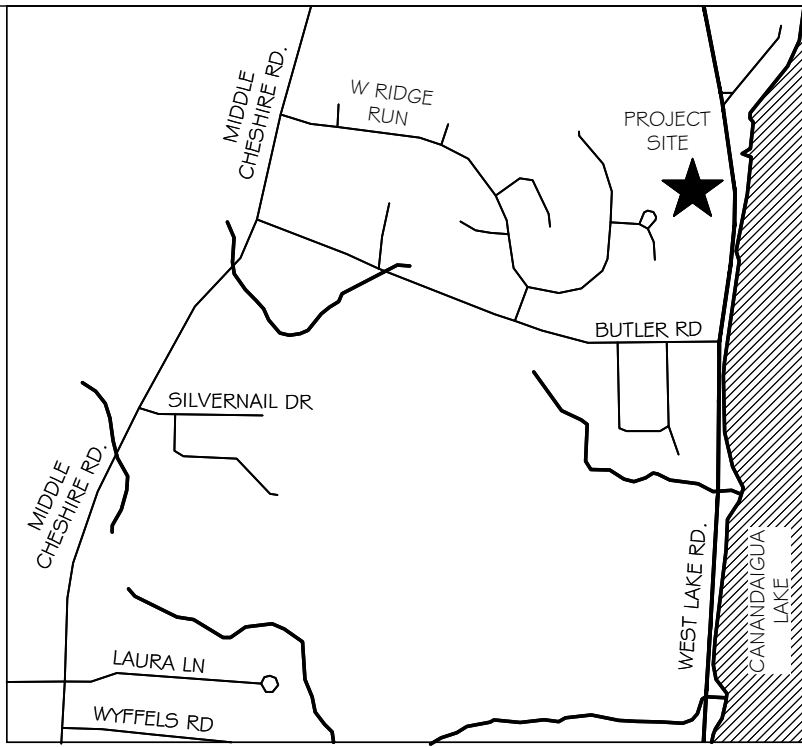
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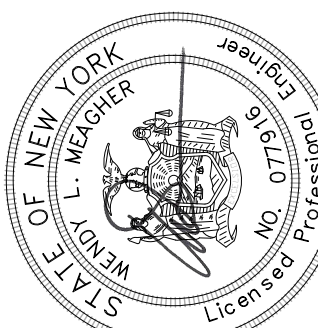
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MEASHER ENGINEERING, P.L.C. 2021

REVISIONS:	NO.	DESCRIPTION	DATE

JOB NO. 21156	AXT	8-6-21	8-18-21
DRAWN:	CHECKED: WLM	PRC COMMENTS	
DATE:	DATE:		

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PROJECT: BOYER SITE PLAN
3548 COUNTY ROAD 16 (WEST LAKE ROAD)
CANANDAIGUA, NY 14424
DRAWING: PROPOSED SITE PLAN

DRAWING NO.
C-2
2 of 3

ANTICIPATED CONSTRUCTION SEQUENCE:

1. CLEAR & GRUB REGION OF DEVELOPMENT
 - 1.1. STAKEOUT FURTHEST EXTENTS OF VEGETATION TO REMAIN PRIOR TO COMMENCING CLEARING & GRUBBING
2. INSTALL PERIMETER SEDIMENT CONTROLS, (I.E. SILT FENCE & CONSTRUCTION FENCE).
3. CLEAR AND REMOVE VEGETATION FROM SITE WHERE NECESSARY
4. CONSTRUCT INFILTRATION REGION AND ASSOCIATED STORM PIPING.
5. CONSTRUCT HOUSE ADDITION & TIE INTO INFILTRATION REGION
 - 5.1. ALL DRAINAGE FROM THE PROPOSED HOME ADDITION SHALL BE DIRECTED TO THE INFILTRATION PRACTICE NOTED IN THE PLANS.
 - 5.2. DRAINAGE FROM THE PROPOSED HOME ADDITION SHALL BE TIED INTO THE INFILTRATION PRACTICE ONCE ALL CONTRIBUTING DRAINAGE AREAS HAVE ACHIEVED PERMANENT STABILIZATION OR THE PRACTICE MUST BE PROTECTED WITH SILT FENCE
 - 5.3. THE INFILTRATION PRACTICE SHALL BE TESTED AT THE COMPLETION OF CONSTRUCTION
6. RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.

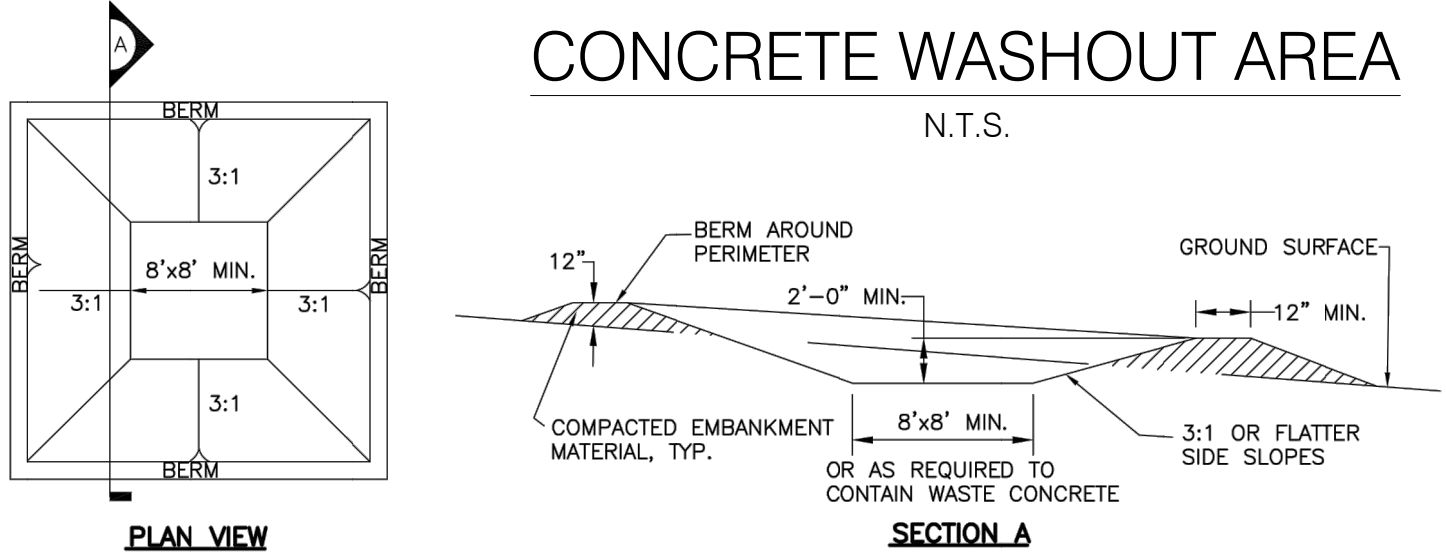
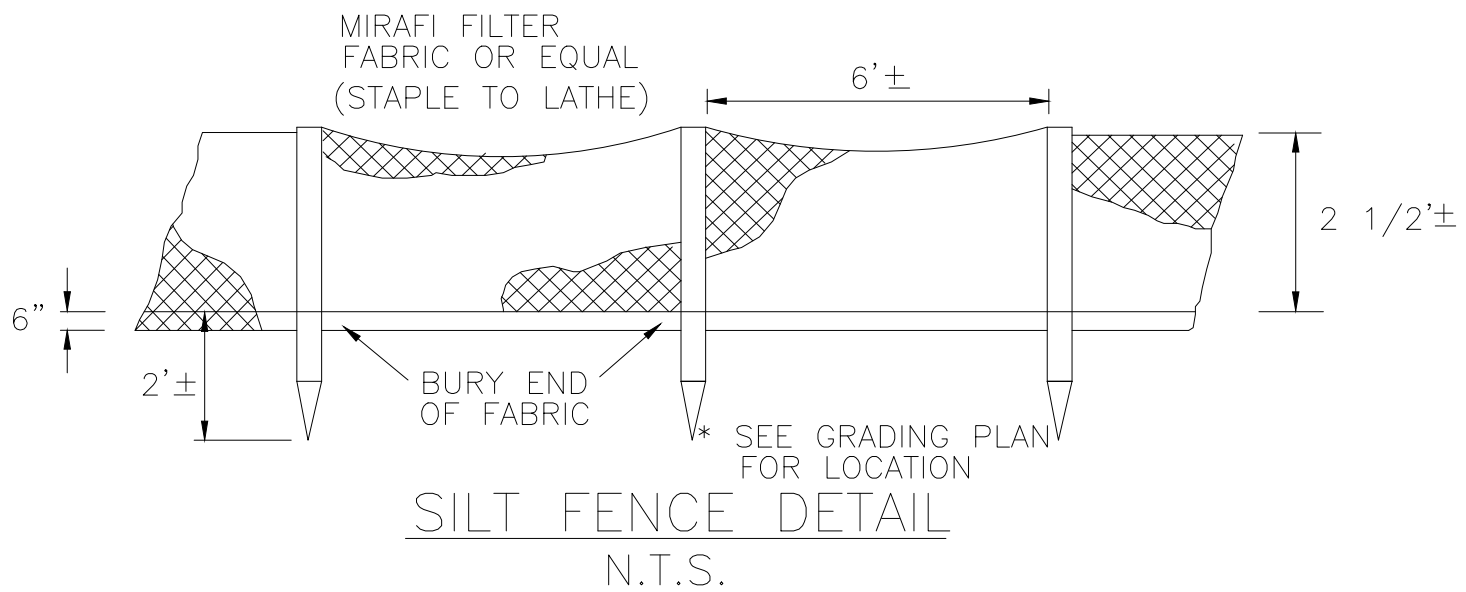
NOTE: INSPECT ALL EROSION CONTROL DEVICES DAILY AND REPAIR AS NECESSARY.

NOTE: REMOVE EROSION CONTROL MEASURES AS AREAS REESTABLISH WITH GROUND COVER.

NOTE: IF SITE PREPARATIONS OCCUR BETWEEN SEPTEMBER 1 AND MARCH 31, ADDITIONAL EROSION CONTROLS MUST BE TAKEN INCLUDING REDUCING THE SIZE OF DISTURBED AREAS AND PLACING HEAVY STRAW MULCH WHERE PRACTICAL.

EROSION CONTROL NOTES

1. NO FILLING, CONSTRUCTION, OR STORING OF MATERIALS ON SITE WILL BE ALLOWED UNTIL EROSION CONTROL MEASURES ARE IN PLACE AS SHOWN, DESCRIBED AND DETAILED ON THE PLANS.
2. NO PAYMENT REQUESTS WILL BE ACCEPTED UNLESS THE EROSION CONTROL MEASURE REQUIREMENTS STIPULATED ON THESE PLANS HAVE BEEN ADHERED TO.
3. EROSION CONTROL MEASURES ARE TO BE TO THE SATISFACTION OF THE TOWN OF CANANDAIGUA AND THEIR ENGINEER.
4. EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UPPO HOTLINE AT 1 (800) 962-7982 FOR STAKEOUT OF EXISTING UTILITIES.
5. EROSION CONTROL DEVICES ARE TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES TO BE MAINTAINED BY THE CONTRACTOR PER THE SPECIFICATIONS UNTIL UPSTREAM GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN OF CANANDAIGUA AND THEIR ENGINEER.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ANY SILT FENCE THAT HAS BECOME CLOGGED, INOPERABLE OR DAMAGED. SILT FENCE SHALL BE INSPECTED DAILY FOR REPLACEMENT. REPLACEMENT WILL BE AS NECESSARY OR AS DIRECTED BY THE TOWN OF CANANDAIGUA AND THEIR ENGINEER.
7. THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO ALLOW SILT RUNOFF ONTO ADJOINING PROPERTIES OR CANANDAIGUA LAKE. THIS MAY INCLUDE THE USE OF INTERCEPTOR SWALES, STRAW WATTLES AND/OR CRUSHED STONE FILTERS. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR CLEANING THE ADJACENT STREETS' GUTTERS AND/OR DOWNSTREAM STORM SEWERS ARE NECESSARY OR AS DIRECTED BY THE TOWN OF CANANDAIGUA AND THEIR ENGINEER.
8. DISTURBED AREAS ARE TO BE SEEDED UPON COMPLETION OF THE EARTHWORK AND GRADING.
9. SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL WITHOUT SLOPE REINFORCEMENT PER SITE PLANS.
10. THERE IS TO BE NO LOADING OR UNLOADING IN THE ROW.
11. SILT FENCE FABRIC SHALL BE REPLACED AS NEEDED IF GAPS AND TEARS ARE FOUND.
12. INSPECT SILT FENCE AFTER EACH RAINFALL FOR SEDIMENT LEVEL AND REMOVE SEDIMENT ONCE SEDIMENT EXCEEDS ONE QUARTER THE HEIGHT OF THE FENCE.
13. ALL EXCESS DIRT WILL BE REMOVED FROM THE SITE.



CONCRETE WASHOUT AREA INSTALLATION NOTES:

1. CONTRACTOR TO DETERMINE LOCATION OF CONCRETE WASHOUT AREA.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THE SITE.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA MAINTENANCE NOTES:

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZE IN ACCORDANCE WITH THE SWPPP PREPARED FOR THE PROJECT.
4. INSPECT WEEKLY OR OTHERWISE INDICATED IN THE SWPPP.

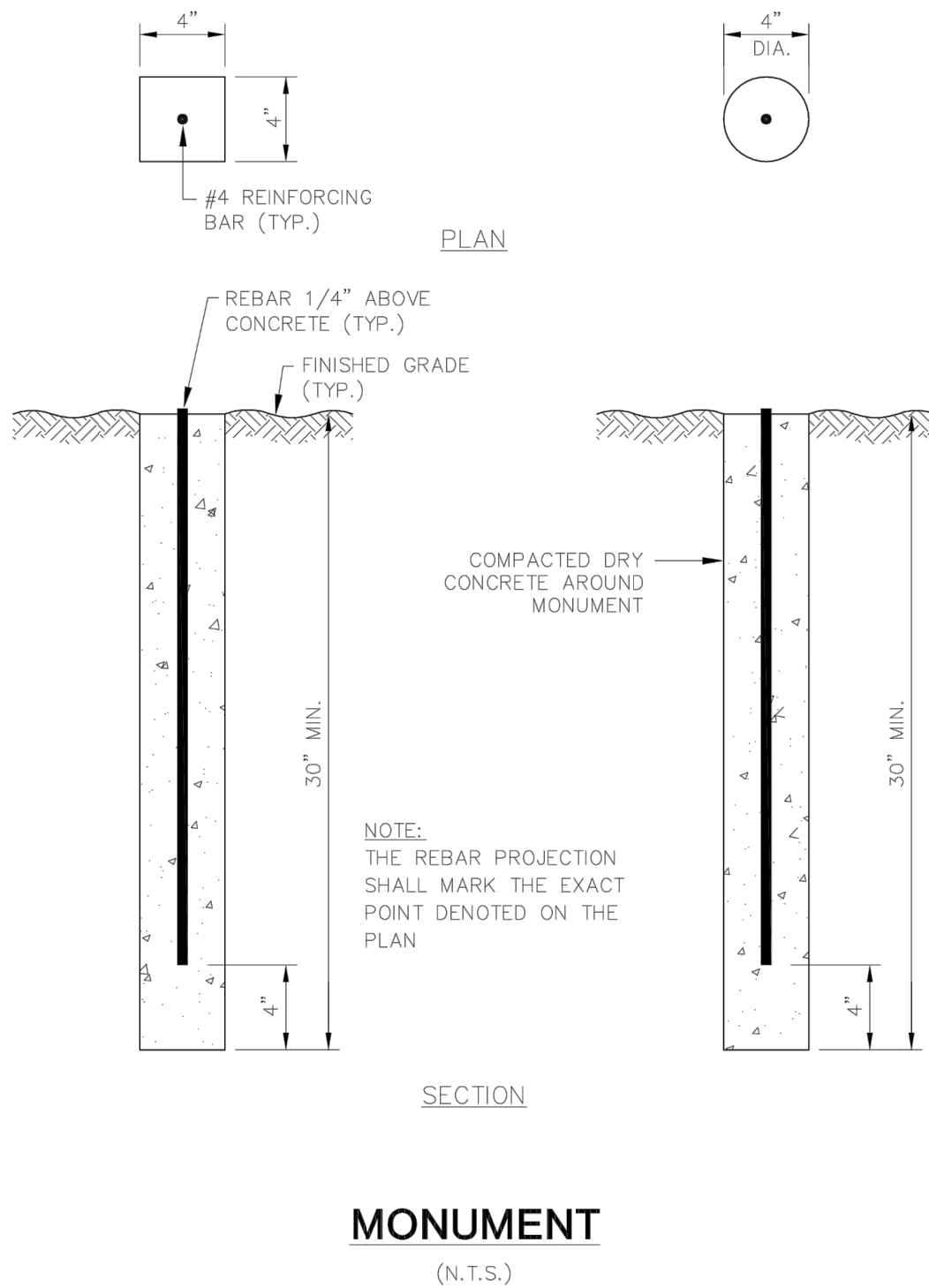
APPENDIX: J

DATE: JUNE 2000

MRBgroup

ENGINEERING/ARCHITECTURE/SURVEYING, P.C.
2480 BROWN CROFT BLVD. ROCHESTER, N.Y. 14625

TOWN OF CANANDAIGUA



61

Town of Canandaigua Site Design & Development Criteria

Adopted 2-13-12

EXISTING VS PROPOSED COVERAGE											
PROJECT: BOYER SITE PLAN											
AUTHOR: AXT											
EXISTING LOT SIZE (SF)	49508	NOTE: NOT INCLUDING WESTERN ROW FOR WEST LAKE ROAD									
EXISTING LOT SIZE (ACRES)	1.137										
ALLOWABLE EX. BUILDING COVERAGE (SF)	7426.2	NOTE: 15% ACCORDING TO ZONING SCHEDULE FOR RLD LOT OF THIS SIZE									
EXISTING BUILDING COVERAGE (SF)	2359.78	4.766%									
			SLED (SF)	10.41	0.021%						
			HOME (SF)	1781.02	3.597%						
			EASTERN DECK (SF)	372.23	0.752%						
			WESTERN DECK (SF)	196.12	0.396%						
EXISTING LOT COVERAGE EXCLUDING EXISTING STRUCTURES (SF)	3374.7	6.817%									
			DRIVEWAY (SF)	3028.51	6.117%						
			MISC. HARDSCAPE (SF)	346.23	0.699%						
EXISTING LOT COVERAGE INCLUDING EXISTING STRUCTURES (SF)	5734.5	11.583%									
PROPOSED LOT SIZE (SF)	51708	NOTE: NOT INCLUDING WESTERN ROW FOR WEST LAKE ROAD... INCLUDING 2200 SF REGION RECEIVED FROM 3546 COUNTY ROAD 16									
PROPOSED LOT SIZE (ACRES)	1.187										
ALLOWABLE PROP. BUILDING COVERAGE (SF)	7756.2	NOTE: 15% ACCORDING TO ZONING SCHEDULE FOR RLD LOT OF THIS SIZE									
ALLOWABLE PROP. LOT COVERAGE (SF)	11634.3	NOTE: 22.5% ASSUMING 50% OF DISTURBANCE WILL BE LOCATED IN STEEP SLOPE PROTECTION AREA									
PROPOSED BUILDING COVERAGE (SF)	3310.18	6.402%									
			SLED (SF)	10.41	0.020%						
			HOME + ADDITION (SF)	2806.35	5.427%						
			EASTERN DECK (SF)	301.17	0.582%						
			WESTERN DECK (SF)	192.25	0.372%						
PROPOSED LOT COVERAGE EXCLUDING EXISTING STRUCTURES (SF)	3374.7	6.527%									
			DRIVEWAY (SF)	3028.51	5.857%						
			MISC. HARDSCAPE (SF)	346.23	0.670%						
PROPOSED LOT COVERAGE INCLUDING EXISTING STRUCTURES (SF)	6684.9	13.503%									

PRELIMINARY NOT FOR CONSTRUCTION

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRMAN DATE

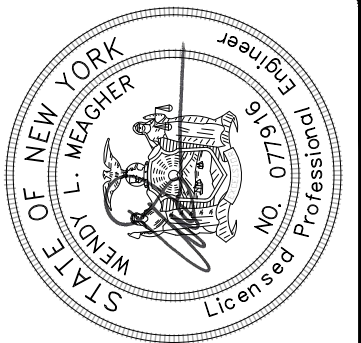
TOWN ENGINEER DATE

TOWN WATER SUPERINTENDENT DATE

NOTE:
NO BUILDING PERMIT MAY BE ISSUED UNTIL FINAL SITE PLAN APPROVAL HAS BEEN GRANTED AND THE FINAL SITE PLAN SIGNED BY THE PLANNING BOARD CHAIRPERSON.

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REVISIONS:		NO.		DATE	
JOB NO.	21156	DRAWN:	AXT	CHECKED:	WLM
		DATE:	8-6-21	DATE:	8-6-21
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ROCHESTER, NY 14623
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CLIENT: MUGLER & CONROY, L BOYER
3548 COUNTY ROAD 16 (WEST LAKE ROAD)
CANANDAIGUA, NEW YORK 14624

BOYER SITE PLAN

PROJECT: 3548 COUNTY ROAD 16 (WEST LAKE ROAD)
CANANDAIGUA, NEW YORK 14624

DRAWING: DETAILS

DRAWING NO.
C-3
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