

PROJECT STATISTICS

1. GENERAL:

- 1.1 APPLICANT - DAN & DEBBIE GILL
17440 VIA LUGANO CT.
MIROMAR LAKES, FL 33913
- 1.2 PROPERTY ADDRESS - 4495 DAVIDSON LANDING DRIVE
TOWN OF CANANDAIGUA, NEW YORK
- 1.3 TAX ACCOUNT - 126.20-1-8.000

2. PARCEL STATISTICS:

- 3.1 AREA - 0.681 ACRES
- 3.2 EXISTING CONDITIONS: 800 SF COTTAGE W/ GRAVEL PARKING AREA AND TENNIS COURT
- 3.3 PROPOSED CONDITIONS: NEW RESIDENTIAL COTTAGE CONNECTED TO EXISTING GUEST HOUSE WITH NEW PICKLEBALL COURT AND ASSOCIATED SITE IMPROVEMENTS.

3. ZONING REGULATIONS:

- 2.1 ZONING DISTRICT - RESIDENTIAL LAKE DISTRICT (RLD)
- 2.2 CODE REQUIREMENTS -

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SF	29,664 SF	29,664 SF
MIN. LOT WIDTH	125 FT	193.07 FT	193.07 FT
MAX BLDG. COVERAGE	15%	7.3%	19.7% **
MAX LOT COVERAGE	25%	40.7%	39.2% *
BUILDING HEIGHT	25 FT	26.4 FT	25 FT MAX

PRINCIPAL BUILDING SETBACKS:			
FRONT SETBACK	60 FT	2.96 FT	2.96 FT *
SIDE SETBACK	12 FT	9.65 FT	9.65 FT *
REAR (LAKE) SETBACK	60 FT	120.85 FT	61.4 FT

ACCESSORY BUILDING SETBACKS:			
SIDE SETBACK	12 FT	34.9 FT	12.0 FT
REAR (LAKE) SETBACK	15 FT	0 FT	0 FT *

* PREEXISTING NONCONFORMITY (NO CHANGE)
** PROPOSED NONCONFORMITY, VARIANCE REQUESTED

Sight Distance Table (Posted: 30MPH, Design: 40MPH)			
Sight Criteria	Required	Available Left	Available Right
Stopping Sight Distance	305	449	361

* SUFFICIENT SIGHT DISTANCE IS AVAILABLE IN EACH DIRECTION

LEGEND:

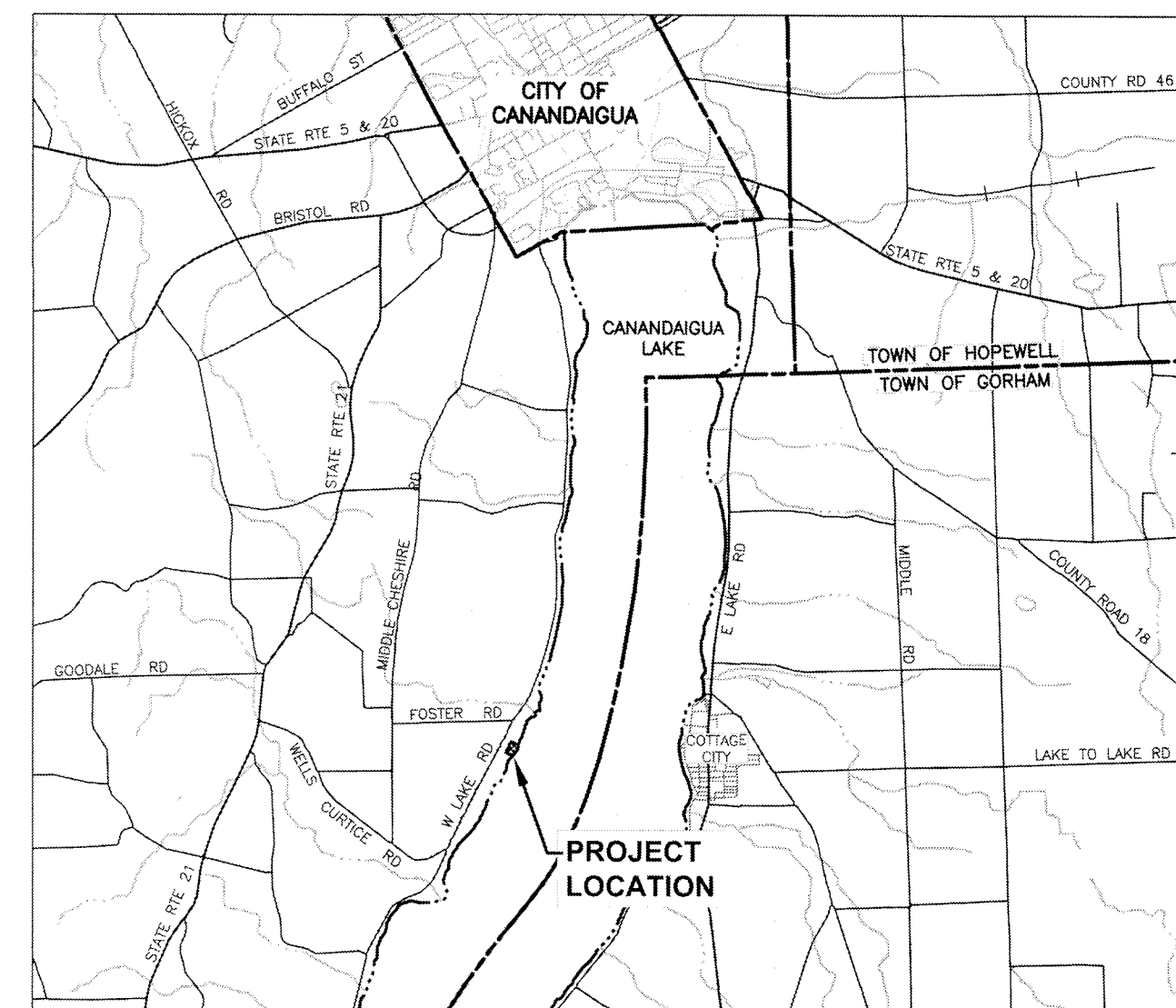
EXISTING	PROPOSED	DESCRIPTION
		SIGN
		LIGHT POLE
		POWER POLE
		ELECTRIC CONDUIT & STRUCTURE
		RIGHT-OF-WAY OR PROPERTY LINE
		CURB
		FENCE (DESCRIPTION)
		STORM SEWER, MANHOLE & FIELD/DROP INLET
		WATER MAIN WITH HYDRANT & GATE VALVE
		CENTERLINE OF SWALE
		TREE LINE

1) GENERAL NOTES:

- 1. APPLICABILITY** - THE NOTES AND INFORMATION PROVIDED ON THIS SHEET ARE APPLICABLE TO ALL "C" SERIES DRAWINGS. THE "C" SERIES DRAWINGS COVER SITE RELATED IMPROVEMENTS OUTSIDE THE BUILDING ENVELOPE. THE BUILDING ENVELOPE INCLUDES ALL AREA WITHIN 5' OUTSIDE OF THE BUILDING'S EXTERIOR WALL.
- 2. MAPPING** - THE EXISTING UNDERGROUND UTILITIES WERE PLOTTED BASED ON RECORD MAPPING SUPPLIED BY OTHERS. THE ENGINEER MAKES NO WARRANTY AS TO THE LOCATION, SIZE, TYPE, ELEVATION, AND/OR NUMBER OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE VICINITY OF THE NEW INFRASTRUCTURE.
- 3. STAKEOUT** - THE CONTRACTOR SHALL NOTIFY DIG SAFELY NEW YORK (1-800-962-7962) FOR A UTILITY STAKEOUT 48 HOURS IN ADVANCE OF COMMENCING WORK. STAKEOUT OF PRIVATE UTILITIES SHALL BE COORDINATED WITH THE OWNER.
- 4. PROPERTY PROTECTION** - THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING PAVEMENT, CURBS, WALKS, LAWNS, TREES, ETC. CAUSED BY THEIR CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO ADDITIONAL EXPENSE.
- 5. ACCESS** - THE CONTRACTOR SHALL PROVIDE SATISFACTORY VEHICULAR ACCESS TO ALL ADJOINING PROPERTIES, PRIVATE ROADWAYS, PARKING FACILITIES, AND PUBLIC STREETS DURING CONSTRUCTION.
- 6. SITE SAFETY** - PRIOR TO AND THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL POST SIGNAGE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND OCCUPATIONAL HEALTH AND SAFETY ACT (OHS). JOB SAFETY AND MAINTENANCE AND PROTECTION OF TRAFFIC IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 7. EXCAVATIONS** - ALL EXCAVATIONS SHALL BE BACKFILLED/BARRICADED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONCLUSION OF EACH WORKING DAY.
- 8. MAINTENANCE** - PUBLIC STREETS, PRIVATE DRIVES AND PARKING FACILITIES SHALL BE KEPT FREE OF FOREIGN MATERIALS. ALL AREAS SHALL BE SWEEPED CLEAN AT THE END OF EACH WORKING DAY AND/OR AS DIRECTED BY THE OWNER'S ON-SITE REPRESENTATIVE.
- 9. CONSTRUCTION STORAGE** - STORAGE OF EQUIPMENT AND MATERIALS SHALL BE WITHIN A SPECIFIED AND SECURED AREA AS DETERMINED IN CONTRACT DOCUMENTS OR AS SPECIFIED BY THE OWNER'S ON-SITE REPRESENTATIVE.
- 10. PERMIT(S)** - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE APPLICABLE MUNICIPALITY OR AGENCY. THE CONTRACTOR IS RESPONSIBLE FOR ALL BONDS AND INSURANCES AND THE OWNER IS RESPONSIBLE FOR PERMIT FEES UNLESS OTHERWISE STATED IN THE OWNER/ CONTRACTOR AGREEMENT.
- 11. STAKEOUT** - THE CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR USING CONTROL PROVIDED ON THE "LAYOUT PLAN". THE BUILDING FOOTPRINT, DATED 3/23/2021, WERE PROVIDED BY HANLON ARCHITECTS. DISCREPANCIES WITH BUILDING(S), CONTROL POINTS, AND/OR THE DIMENSIONS SHALL BE REPORTED TO THE DESIGN ENGINEER (PRIOR TO THE INSTALLATION OF IMPROVEMENTS) FOR COORDINATION AND CLARIFICATION.

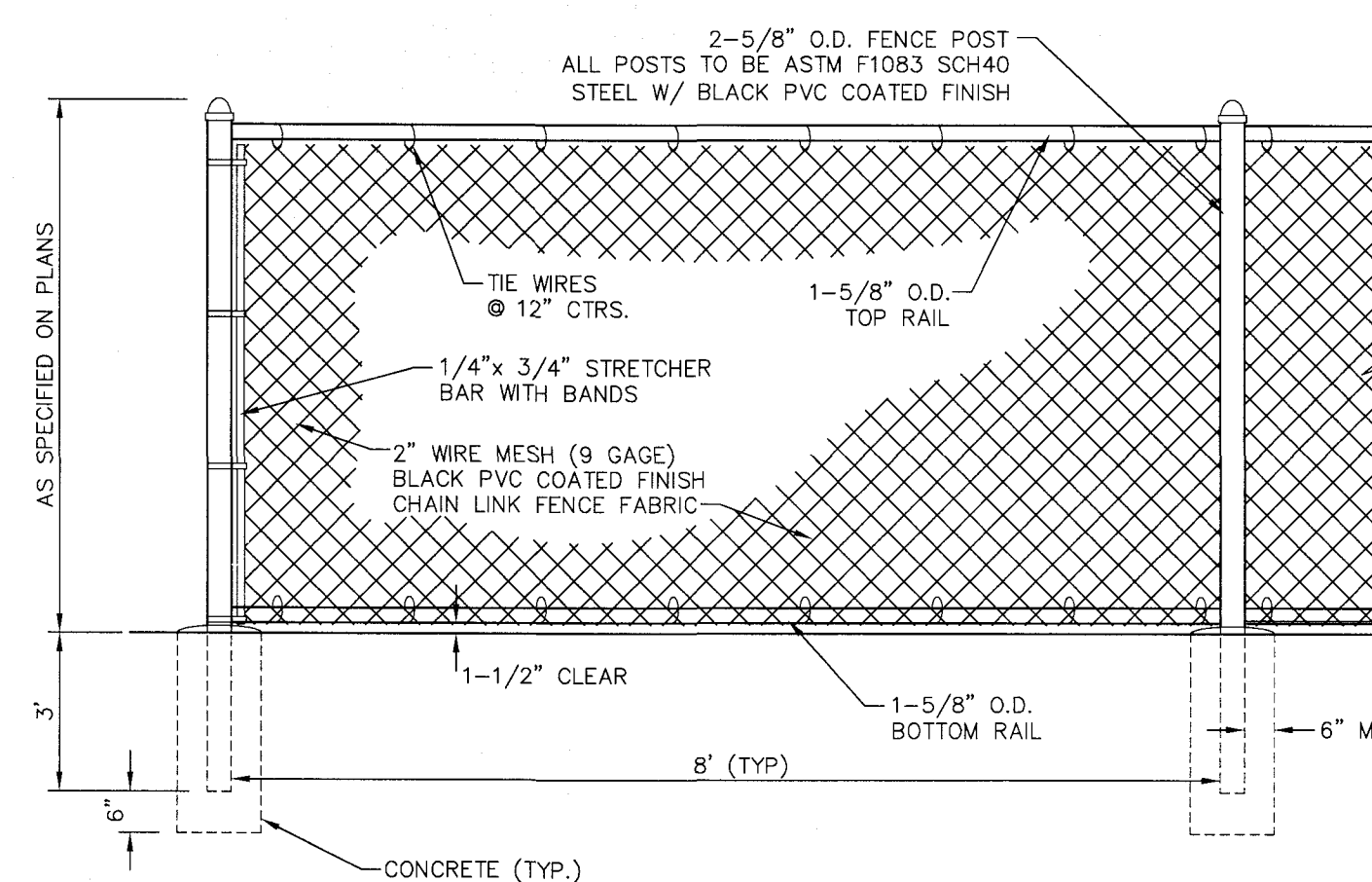
2) ADDITIONAL NOTES:

- 1. ELECTRICAL SERVICE** - NEW ELECTRICAL SERVICE SHALL BE COORDINATED WITH RG&E.
- 2. DOWNSPOUTS** - ALL DOWNSPOUTS FOR NEW HOME & GARAGE SHALL BE DIRECTED TO THE PROPOSED RAIN GARDENS.
- 3. PROPOSED LIGHTING** - ALL LIGHTING TO BE INSTALLED SHALL BE DARK SKY COMPLIANT.



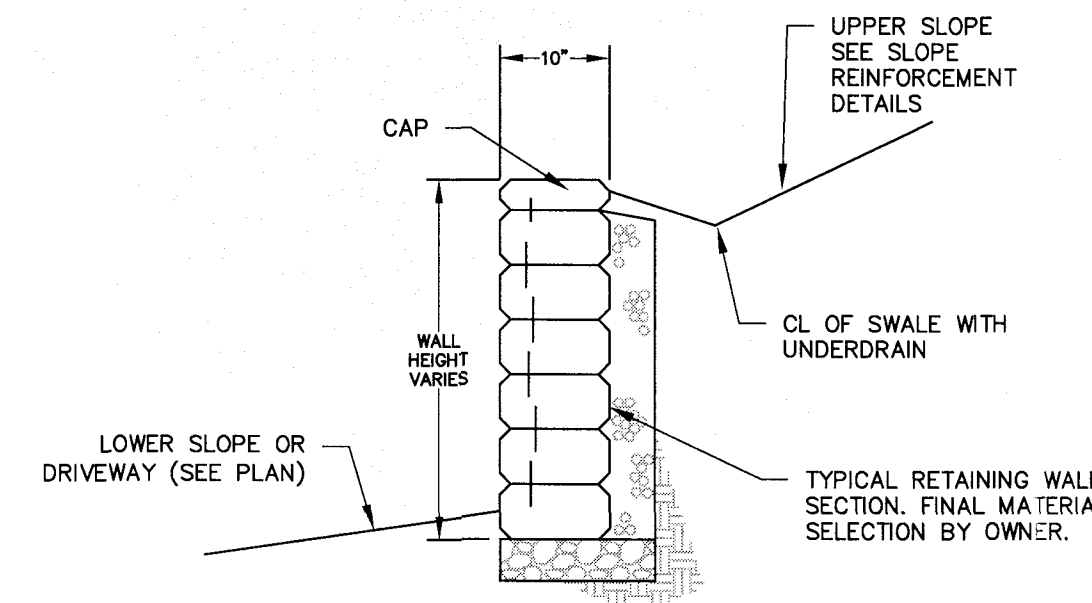
LOCATION MAP

NOT TO SCALE



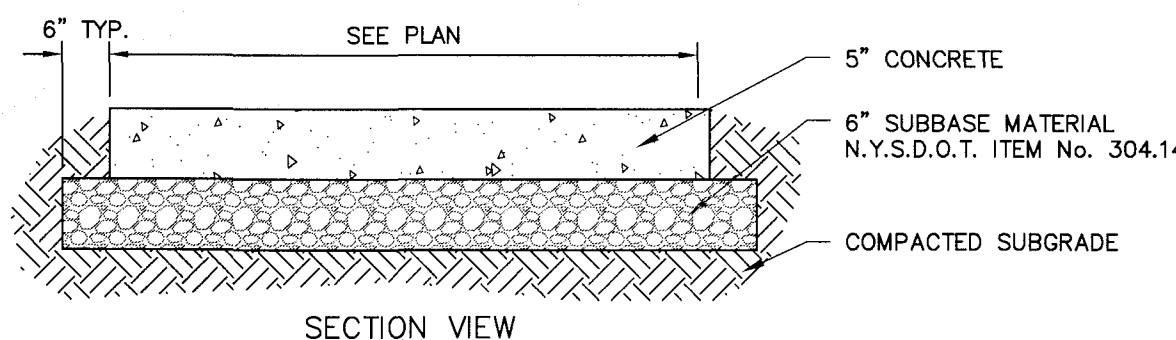
1 CHAIN LINK FENCE

NOT TO SCALE

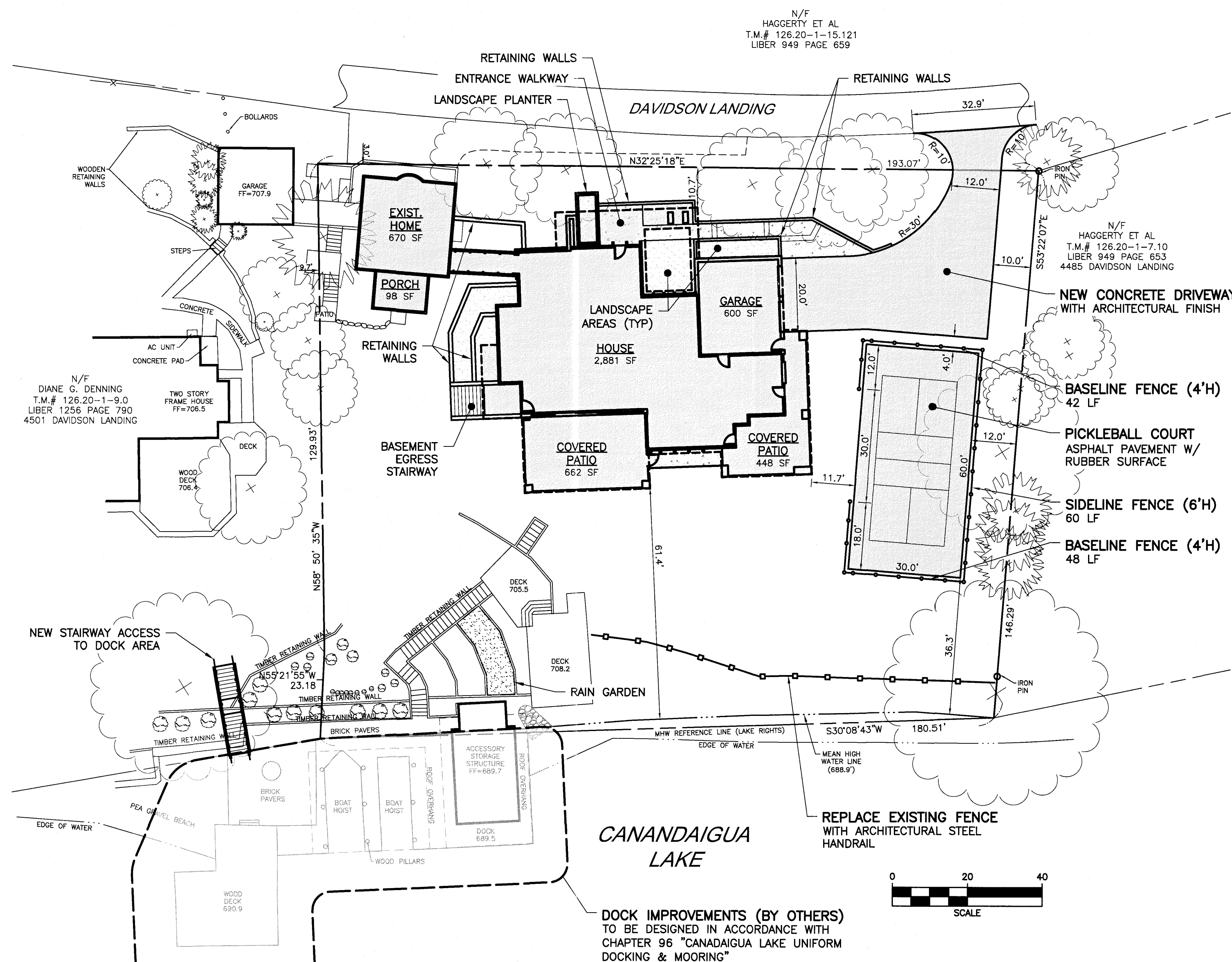


3 RETAINING WALL

NOT TO SCALE



4 TENNIS COURT PAVEMENT SECTION



NOTES:

- CONCRETE SHALL BE 4000 PSI AIR-ENTRAINED MIX.
- CONCRETE SURFACE SHALL RECEIVE A BROOM FINISH (IF NOT SPECIFIED AS EXPOSED AGGREGATE CONCRETE) AND TWO COATS OF A MEMBRANE FORMING SEALER AT RATES SPECIFIED BY PRODUCT MANUFACTURER.
- EXPANSION JOINTS SHALL BE PROVIDED AT FIXED STRUCTURES AND AT LEAST EVERY 30' ALONG THE SIDEWALK.
- CONSTRUCTION JOINTS WITH DOWELS SHALL BE PROVIDED AT SUBSEQUENT POURS.
- CONTROL JOINTS SHALL BE LOCATED AS SHOWN ON PLAN AND IN ACCORDANCE WITH ACI 330-R92. THESE JOINTS SHALL BE COMPLETED WITHIN 24 HOURS OF CONCRETE PLACEMENT.
- SCORE PATTERN - SCORING PATTERN SHALL BE 5' X 5' SQUARE, MAY VARY IN CERTAIN AREAS-COORDINATE WITH OWNER'S ON-SITE REP PRIOR TO SCORING SIDEWALKS.
- SIDEWALKS SHALL HAVE A MINIMUM 0.5% AND MAXIMUM 2.0% CROSS SLOPE TO PROVIDE POSITIVE DRAINAGE. CROSS SLOPE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND ENTRANCES.
- "SNAP-CAP" OR EQUAL SHALL BE USED FOR PROTECTING TOP EDGE OF EXPANSION JOINTS.

2 CONCRETE PAVING

NOT TO SCALE

APPROVED BY:

PLANNING BOARD CHAIRPERSON
DATE:

APPROVED BY:

TOWN ENGINEER
DATE:

APPROVED BY:

TOWN WATER SUPERINTENDANT
DATE:SITE PLANS for
THE GILL RESIDENCE

STATE OF NEW YORK

4495 DAVIDSON LANDING DR
ONTARIO COUNTY

TOWN OF CANANDAIGUA

JOB NO: 1207-21
SCALE: AS SHOWN
DRAWN: LJB
DESIGNED: RPB
DATE: 04/07/2021

REVISIONS		
DATE	BY	REVISION
5/17/21	LJB	BUILDING COVERAGE

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 134, SECTION 2701 FOR ANY PERSON, UNDER ANY CIRCUMSTANCES, TO ENGAGE IN THE PRACTICE OF A LICENSED PROFESSION, WITHOUT BEING DULY LICENSED TO DO SO. ANY PERSON WHO VIOLATES THIS SECTION OF THE EDUCATION LAW SHALL BE SUBJECT TO THE PENALTIES PROVIDED IN SECTION 2701 OF THE EDUCATION LAW.

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DRAWING TITLE:
SITE PLAN

3 of 6
SHEET No: **C2.0**
1207-21
JOB No: DRAWING No: