PRELIMINARY/FINAL SITE PLANS for MR. & MRS. JOHN SMITH 4519 DAVIDSON LANDING DRIVE

SITUATE IN:

TOWN OF CANANDAIGUA - ONTARIO COUNTY - STATE OF NEW YORK



LOCATION MAP

NOT TO SCALE



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No. Title Description

1 COVER COVER

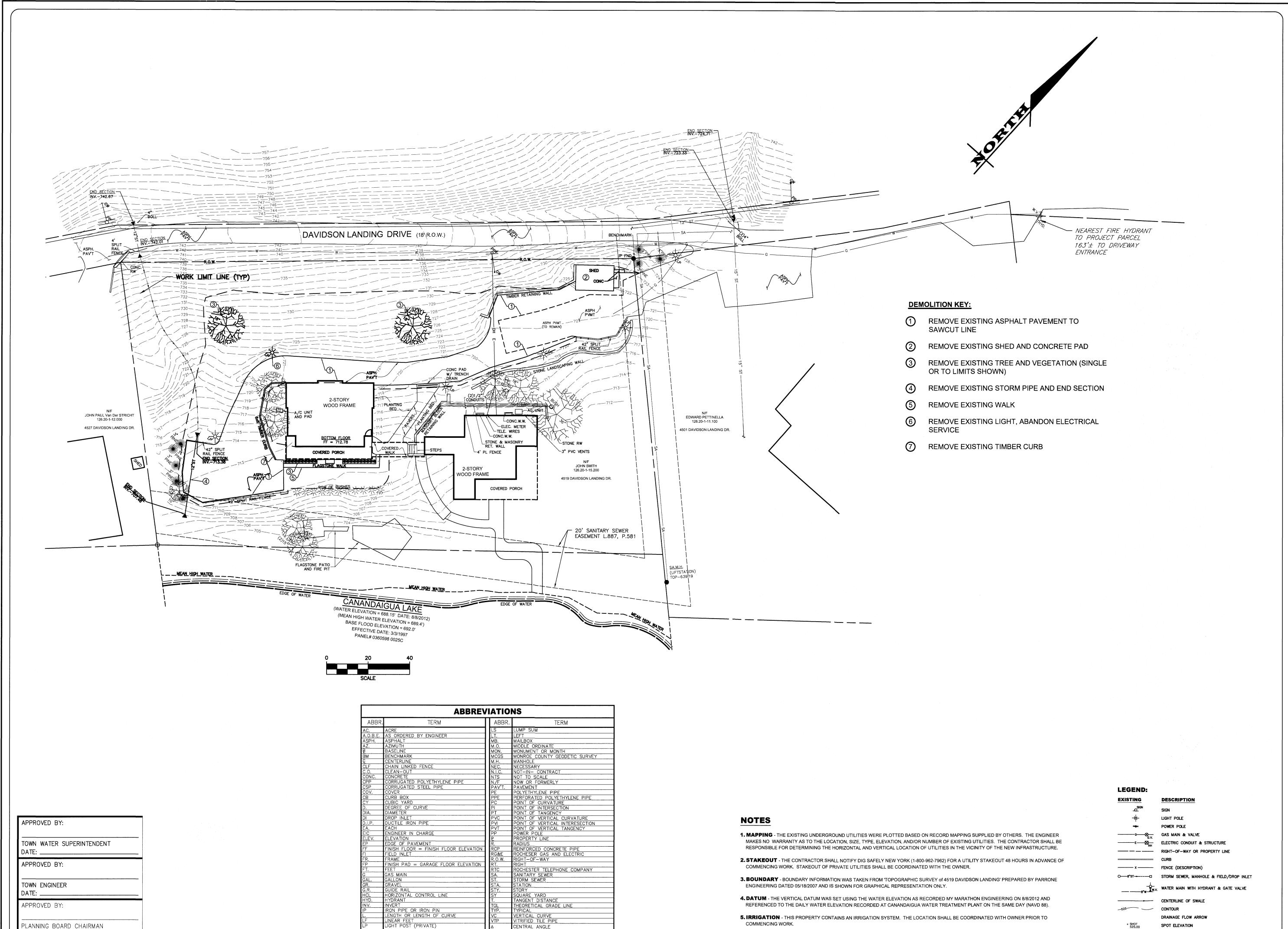
2 V1.0 EXISTING CONDITIONS & DEMOLITION PLAN

3 C2.0 SITE PLAN & NOTES

4 C2.1 EROSION CONTROL PLAN

5 C3.0 CONSTRUCTION DETAILS

APPLICANT:
JOHN AND JOANNE SMITH
4519 DAVIDSON LANDING
CANANDAIGUA, NY 14424



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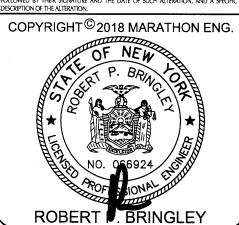
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MRS

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JOB NO: 0437-18 SCALE: **AS SHOWN** DRAWN: DATE: 10/12/18 REVISIONS

DATE BY REVISION 10/18/18 PG PRC COMMENTS



DRAWING TITLE: **EXISTING** CONDITIONS & **DEMOLITION PLAN**

2 of 5 SHEET No: 0437-18

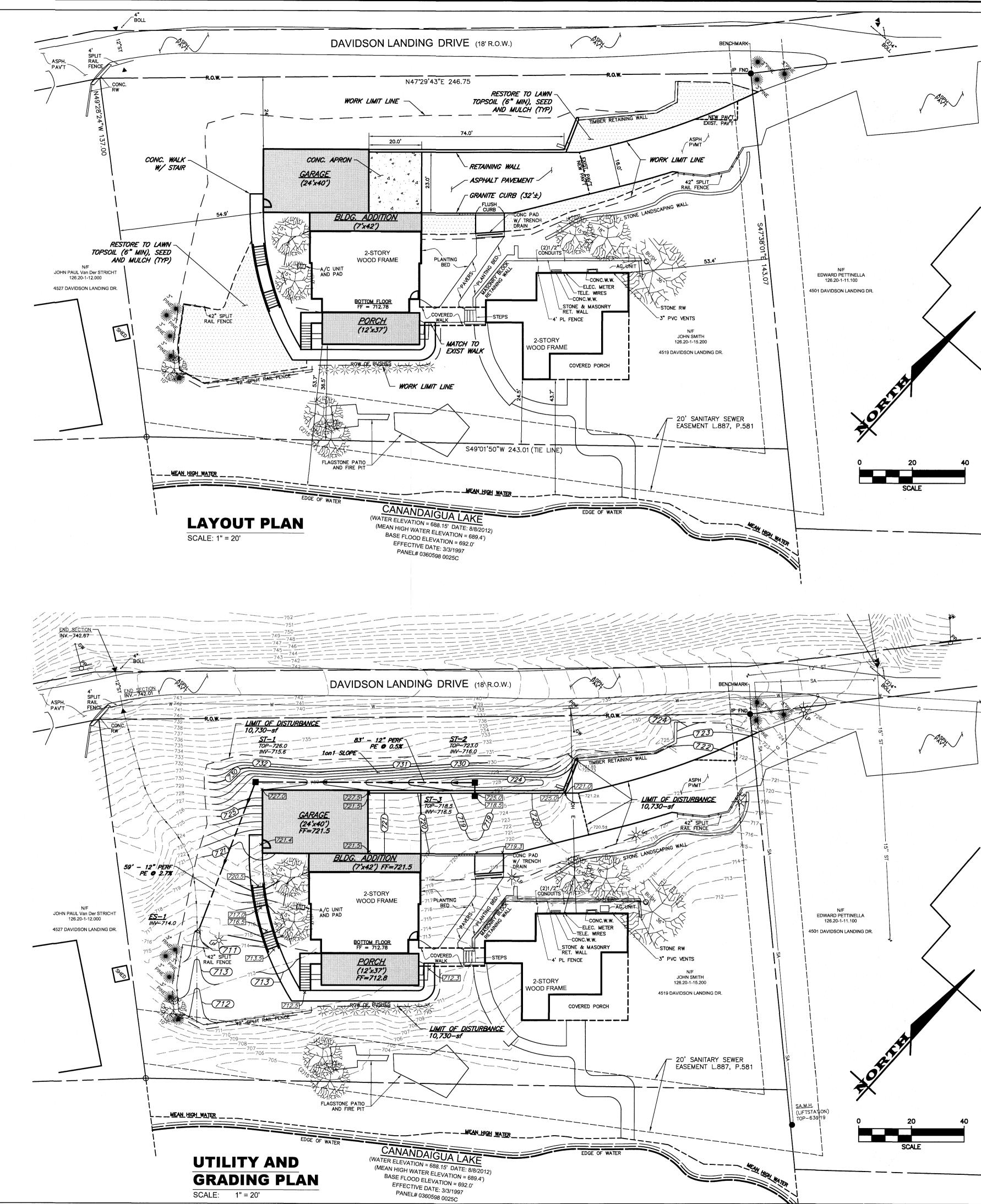
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1) GENERAL NOTES: 1. APPLICABILITY - THE NOTES AND INFORMATION PROVIDED ON THIS SHEET ARE APPLICABLE TO ALL "C" SERIES DRAWINGS. THE "C" SERIES DRAWINGS COVER SITE RELATED IMPROVEMENTS OUTSIDE THE BUILDING ENVELOPE. THE BUILDING ENVELOPE INCLUDES ALL 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 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 (OHSA). 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 SWEPT 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(S), DATED 08/16/12, WERE PROVIDED BY ARCHITECTUAL INOVATIONS. DISCREPANCIES WITH BUILDING(S), CONTROL POINTS, AND/ OR TIE DIMENSIONS SHALL BE REPORTED TO THE DESIGN ENGINEER (PRIOR TO THE INSTALLATION OF IMPROVEMENTS) FOR COORDINATION AND CLARIFICATION. 12. STAGING - AS DEFINED BY THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL CONSTRUCT A SECURE STAGING AREA FOR STORAGE OF EQUIPMENT, MATERIALS, EMPLOYEE PARKING AND OFFICE SPACE. IF THE AREA/METHOD IS NOT SPECIFICALLY DEFINED ON THE DOCUMENTS THEN IT SHALL BE COORDINATED WITH THE OWNER'S ON-SITE REPRESENTATIVE. 13. CLOSE-OUT - THE CONTRACTOR'S WORK SCOPE INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING AT PROJECT CLOSE-OUT TO THE SATISFACTION OF OWNER'S ON-SITE REPRESENTATIVE: REMOVAL OF ANY CONSTRUCTION DEBRIS. CLEANING PAVEMENT AND WALKWAY SURFACES. • RESTORATION OF ALL DISTURBED GRASS AND LANDSCAPED AREAS. PROVIDING BONDS, GUARANTEES, CERTIFICATIONS, ETC. AS REQUIRED BY CONTRACT DOCUMENTS. PROVIDING A RECORD DRAWING. COMPLETION OF FINAL PUNCH LIST ITEMS. 2) RESTORATION AND LANDSCAPING NOTES: 1. TOPSOIL - PLACE A MINIMUM OF 6 INCHES (REQUIRED) OF TOPSOIL ON ALL DISTURBED SURFACES. FINE GRADE TO ESTABLISH THE DESIGN ELEVATIONS AND DRAINAGE PATTERNS. OBTAIN OWNER'S REPRESENTATIVE APPROVAL PRIOR TO SEEDING. 3. SEED - LAWN AREAS SHALL BE HYDROSEEDED WITH AN APPROVED; SEED MIXTURE, MULCH, AND FERTILIZER. THE APPLICATION RATE SHALL BE DETERMINED BY CONTRACTOR TO ESTABLISH A "STAND" OF GRASS. 4. LANDSCAPING - ALL PLANTINGS OF SHRUBS AND TREES SHALL BE SELECTED BY THE OWNER. 3) ADDITIONAL NOTES: 1. ELECTRICAL SERVICE - ELECTRICAL SERVICE TO GARAGE SHALL BE COORDINATED BY OWNER. 2. DOWNSPOUTS - ALL DOWNSPOUTS FOR NEW GARAGE SHALL BE DIRECTED TO THE STONE LINED SWALE.. PROPOSED LIGHTING - ALL LIGHTING TO BE INSTALLED SHALL BE DARK SKY COMPLIANT A) PROJECT STATISTICS 1.1 GENERAL: A. PROPERTY OWNER - JOHN & JOANNE SMITH B. PROPERTY ADDRESS - 4519 DAVIDSON LANDING TOWN OF CANANDAIGUA ONTARIO COUNTY, NEW YORK **C. TAX ACCOUNT** - 126.20-1-15.200 D. LOT SIZE -0.782 ACRES OR 34,044 SF (TO TIE LINE) 0.895 ACRES OR 38,997 SF (TO HIGH WATER LINE) E. IMPERVIOUS AREA - EXISTING = 10,171 SF (26.1%) PROPOSED = 10,114 SF (25.9%) DECREASED AREA = 57 SF (0.2%) 1.2 ZONING REGULATIONS: A. ZONING DISTRICT - RLD - RESIDENTIAL LAKE DISTRICT

000 SF FT FT FT =T %	57.6 FT ± 43.7 FT ± (EXISTING NON-CON 53.4 FT ± 9.4%	12.7%				
NDS ON THE PARC	MAP PROVIDED BY THE TOW <mark>I</mark>		PRDING TO			
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					PROPOSED	DESCRIPTION
						SIGN
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						POWER POLE
				——⊗ _{G.V.}		GAS MAIN & VALVE
			——-Ε-			ELECTRIC CONDUIT & STRUCTURE
						RIGHT-OF-WAY OR PROPERTY LINE
						CURB
			x		X	FENCE (DESCRIPTION)
NT			O—-8″ST- 		_	STORM SEWER, MANHOLE & FIELD/DROF
				8*w_Xw.v	•	WATER MAIN WITH HYDRANT & GATE VA
	ADDROVED BY:					CENTERLINE OF SWALE
	AFFROVED DI.		_525	`	(E73) (E73)	CONTOUR
						DRAINAGE FLOW ARROW
	PLANNING BOARD CHA		+ SHOT 525.0	90	(525.0)	SPOT ELEVATION
	DATE:		$\sim\sim\sim$	$\sim\sim$	\sim	TREE LINE
S F F G V F	FT FT FT % FT MAX FT MAX TES: NDS ON THE PARC	SFT 246 FT FT 57.6 FT ± FT 43.7 FT ± (EXISTING NON-CONFT 53.4 FT ± % 9.4% % 26.1% FT MAX TES: NDS ON THE PARCEL HAVE A SLOPE GREATER CES INVENTORY MAP PROVIDED BY THE TOWN IG DEED RESTRICTIONS ON THIS PROPERTY T.NT APPROVED BY:	FT 246 FT FT 57.6 FT ± 24.0 FT (VARIANCE REQUESTE FT 43.7 FT ± (EXISTING NON-CONFORMITY) FT 53.4 FT ± % 9.4% 12.7% % 25.9% (EXISTING NON-CONFO FT MAX <25' TES: NDS ON THE PARCEL HAVE A SLOPE GREATER THAN OR EQUAL TO 15% ACCC CES INVENTORY MAP PROVIDED BY THE TOWN OF CANANDAIGUA. IG DEED RESTRICTIONS ON THIS PROPERTY	FT 57.6 FT ± 24.0 FT (VARIANCE REQUESTED) FT 53.4 FT ± (EXISTING NON-CONFORMITY) FT 53.4 FT ± (2.1 STING NON-CONFORMITY) FT 53.4 FT ± 26.1% 25.9% (EXISTING NON-CONFORMITY) FT MAX 26.1% 25.9% (EXISTING NON-CONFORMITY) FT MAX <25' TES: TO NOT THE PARCEL HAVE A SLOPE GREATER THAN OR EQUAL TO 15% ACCORDING TO CES INVENTORY MAP PROVIDED BY THE TOWN OF CANANDAIGUA. IG DEED RESTRICTIONS ON THIS PROPERTY LEGEI EXISTIN APPROVED BY: APPROVED BY:	FIT 246 FT FT 57.6 FT ± 24.0 FT (VARIANCE REQUESTED) FT 43.7 FT ± (EXISTING NON-CONFORMITY) FT 53.4 FT ± % 9.4% 12.7% % 26.1% 25.9% (EXISTING NON-CONFORMITY) FT MAX <25 **ES: **UDS ON THE PARCEL HAVE A SLOPE GREATER THAN OR EQUAL TO 15% ACCORDING TO CES INVENTORY MAP PROVIDED BY THE TOWN OF CANANDAIGUA. IG DEED RESTRICTIONS ON THIS PROPERTY **LEGEND:** **EXISTING** **ACCORDING TO CES INVENTORY MAP PROVIDED BY THE TOWN OF CANANDAIGUA. **GROWN APPROVED BY:** **ACCORDING TO CONTROL OF CANANDAIGUA. **LEGEND:** **EXISTING** **ACCORDING TO CONTROL OF CANANDAIGUA. **ACCORDING TO CONTROL OF CANAN	FT 248 FT FT 57.6 FT ± 24.0 FT (VARIANCE REQUESTED) FT 43.7 FT ± (EXISTING NON-CONFORMITY) FT 53.4 FT ± 75.2 FT ± 12.7% 75.9 47.1 ± 12.7% 75.9 4.2 ± 12.7% 75.9





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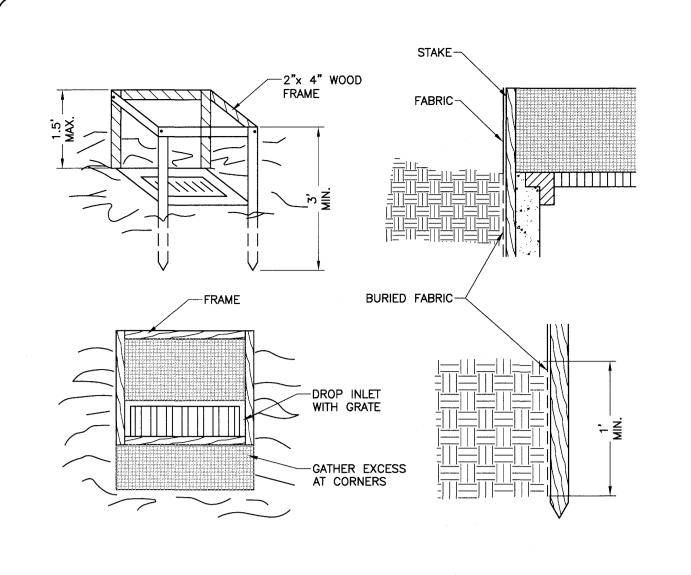
JOB NO: 0437-18 AS SHOWN SCALE: DRAWN: LJB **DESIGNED**: DATE: 10/12/18 REVISIONS DATE BY REVISION 10/18/18 PG PRC COMMENTS

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DRAWING TITLE: SITE PLAN & **NOTES**

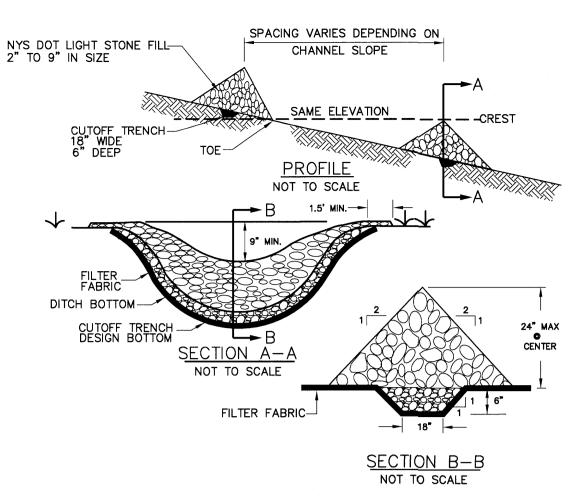
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CONSTRUCTION SPECIFICATIONS

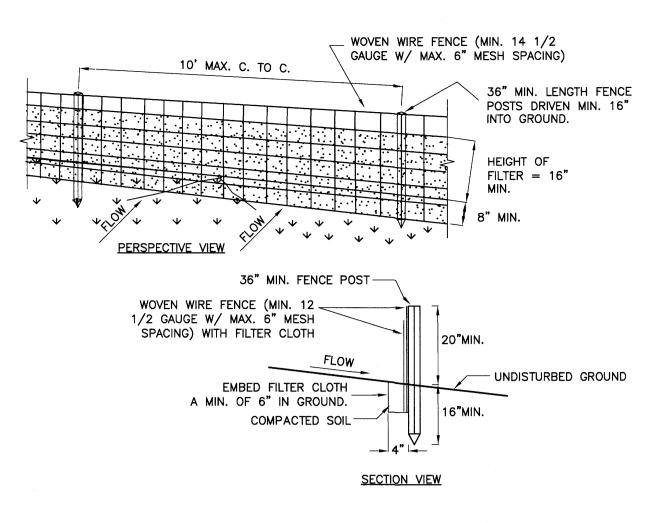
- 1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT
- TERM APPLICATIONS.
- 2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- 3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM
- 4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM OF 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE
- 5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- 6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER



CONSTRUCTION SPECIFICATIONS

- 1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATION SHOWN ON IN THE PLAN
- 2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE UPSTREAM DAM.
- 3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM,
- 4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- 5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OF BLOCKAGE FROM DISPLACED STONES. MAXIMUM DRAINAGE AREA - 2 ACRES

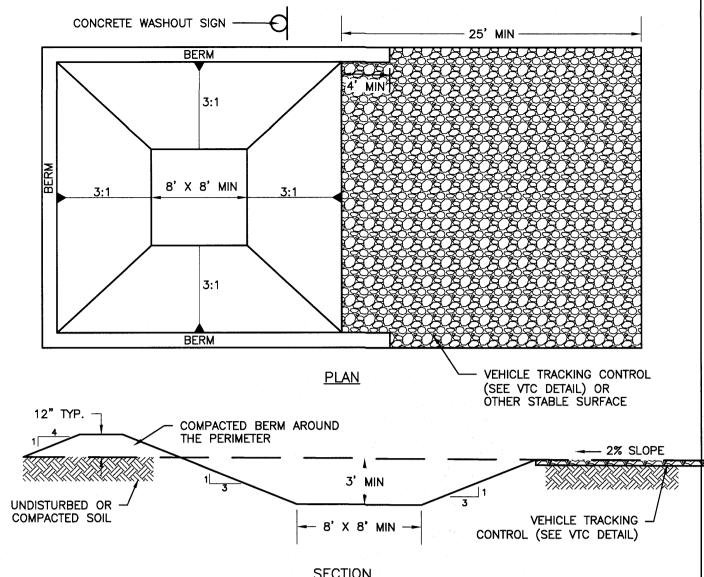




CONSTRUCTION SPECIFICATIONS

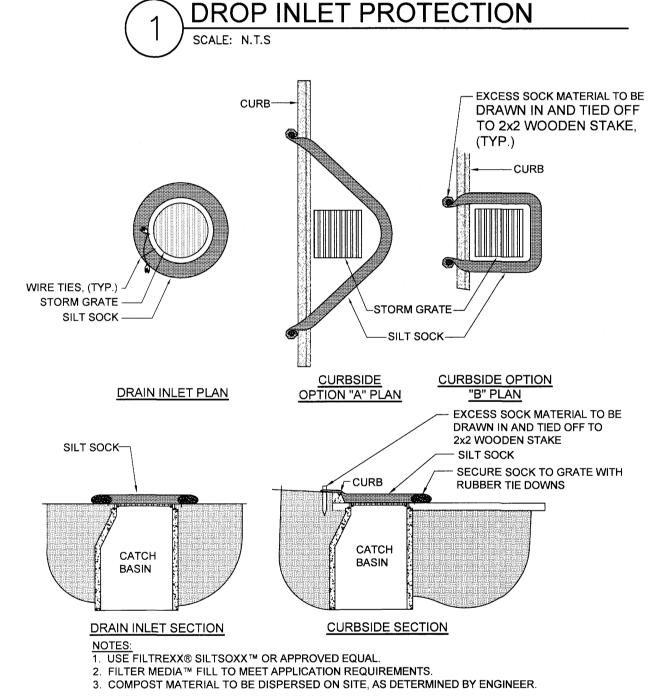
- 1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES, POSTS SHALL BE STEEL "T" OF "U" TYPE OF HARDWOOD.
- 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH
- 3. 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, STABLINKKA T140N, OR APPROVED EQUIVALENT.
- 4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- 6. ENVIRO-FENCE WITH INTEGRAL MESH IS ACCEPTABLE SUBSTITUTE.





- 1. CONTRACTOR TO VERIFY SIZE REQUIREMENTS BASED ON ANTICIPATED VOLUMES OF CONCRETE
- CONCRETE WASHOUT SHOULD BE PLACED TO NOT ACCEPT SURFACE RUNOFF. IF WATER DOES NOT EVAPORATE AND IS GREATER THAN 75% FULL CONTRACTOR SHALL REMOVE
- LIQUIDS AS REQUIRED BY THE LOCAL AUTHORITY (SAN SEALER OF VAC TRUCK) PROVIDE MINIMUM AGGREGATE OF 10 MIL PLASTIC AS LINER. SECURE LINER TO PREVENT INFILTRATION & REPLACE AS NECESSARY FOR TEARS.





CONSTRUCTION ACTIVITIES.

APPROVED BY:

TOWN ENGINEER

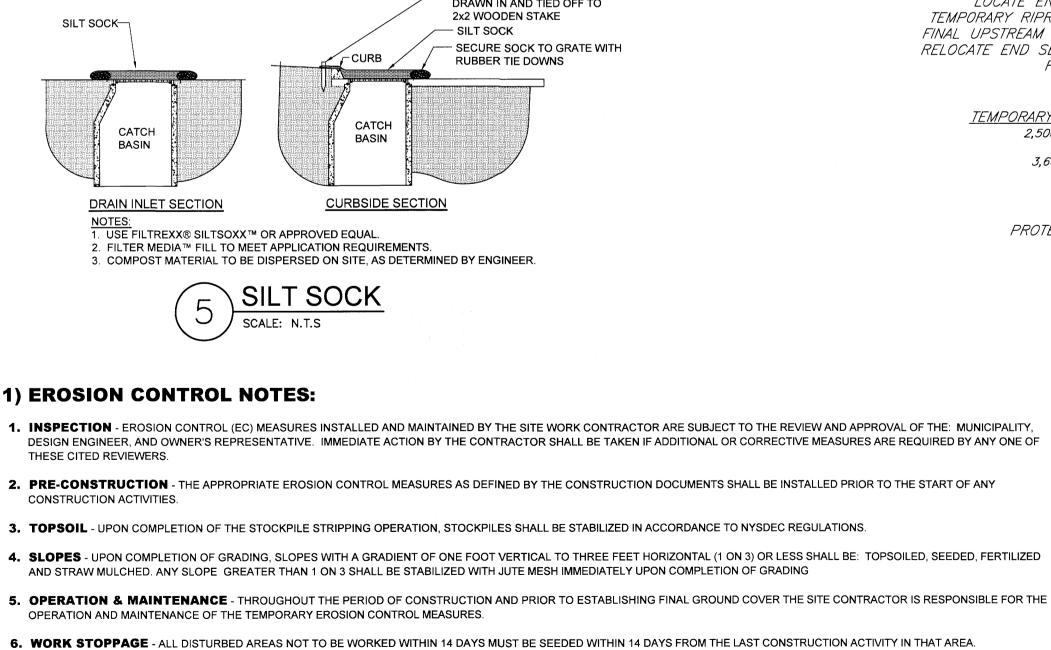
7. STORM INLET - PROVIDE INLET PROTECTION FOR ALL STORM INLETS.

DETAIL #9 FOR ST-2.0 AND ST-3.0

APPROVED BY:

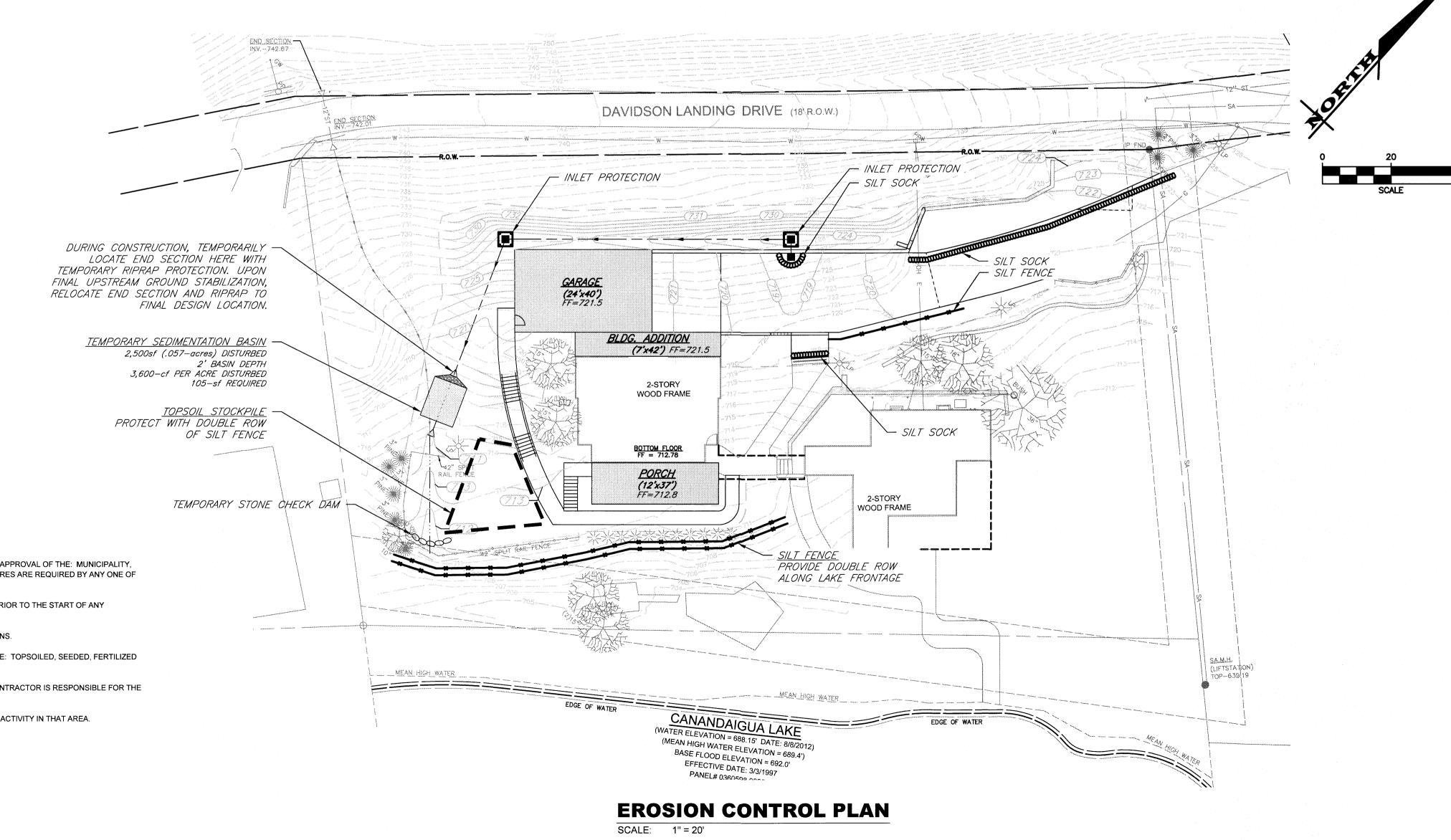
PLANNING BOARD CHAIRMAN

DETAIL #8 FOR ST-1.0



APPROVED BY:

TOWN WATER SUPERINTENDENT



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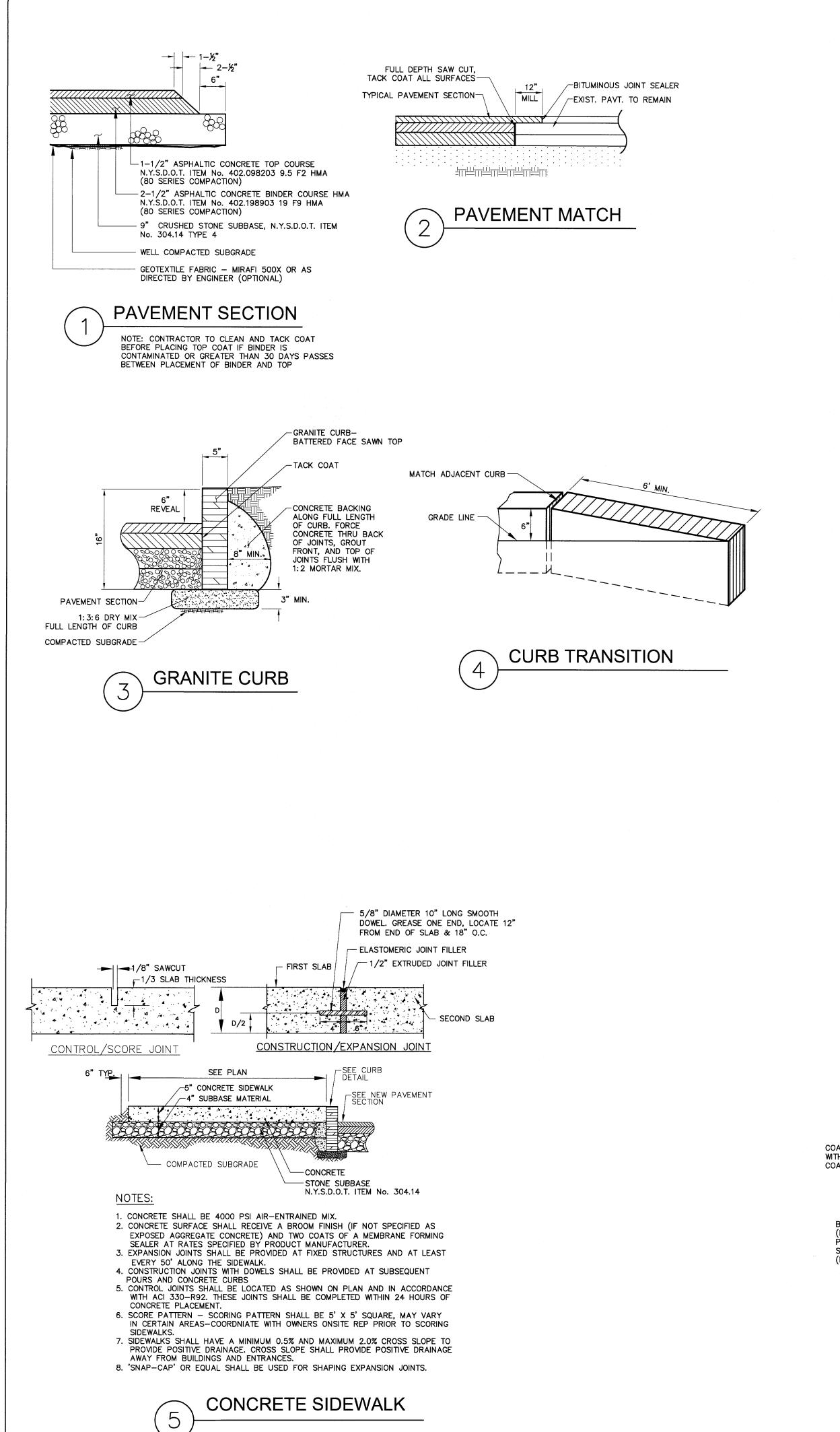
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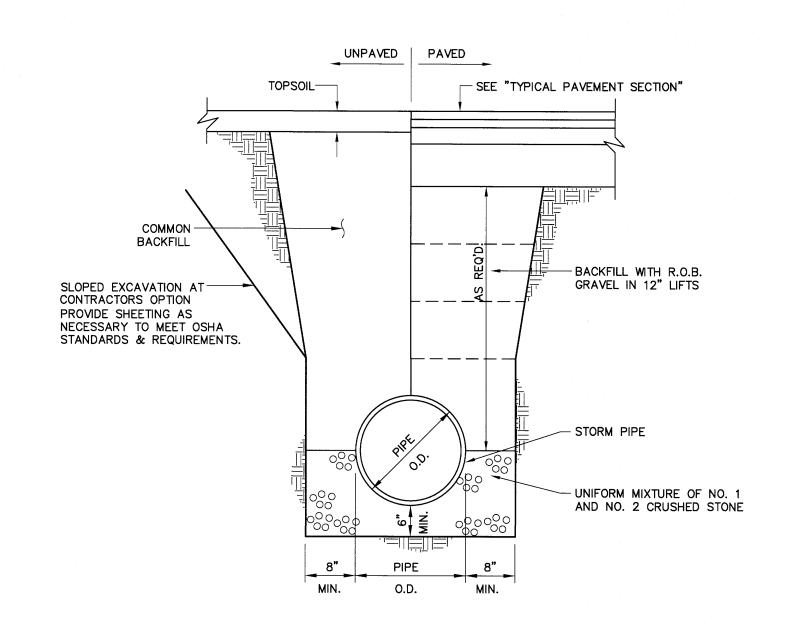
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DRAWING TITLE: **EROSION CONTROL PLAN**

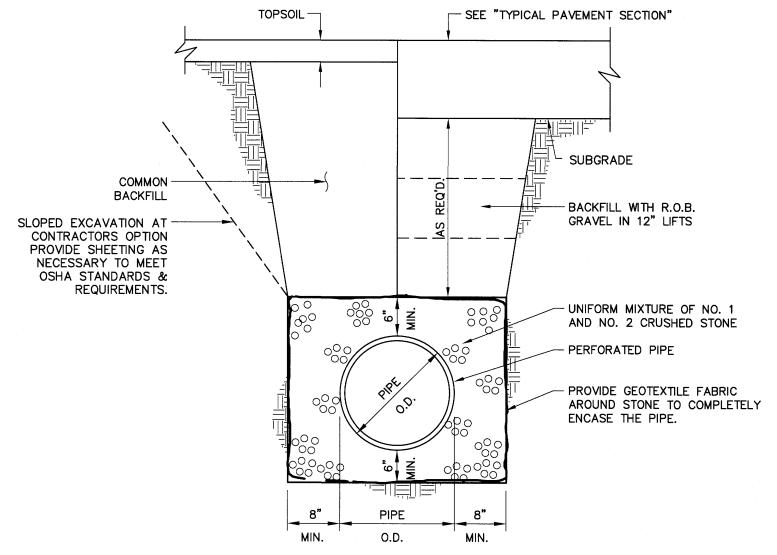
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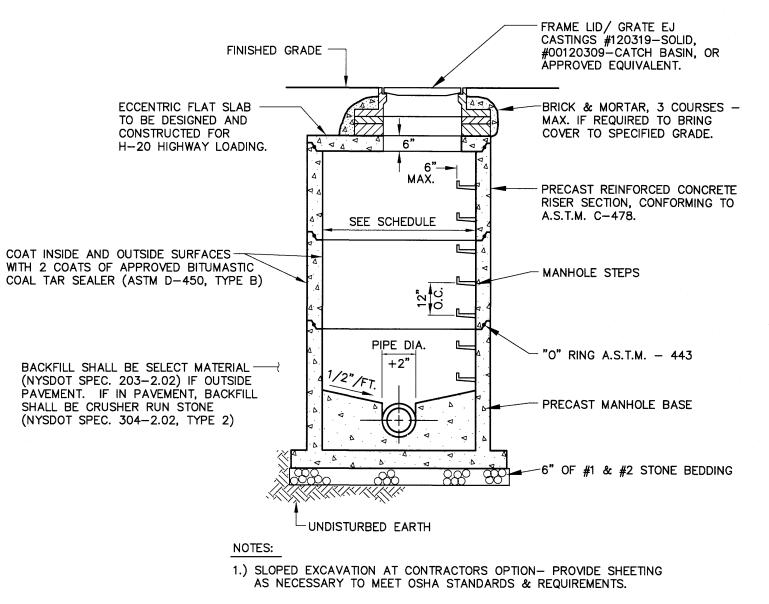




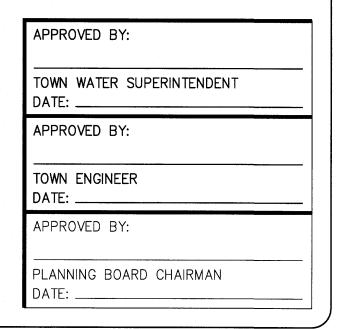
6 SOLID PIPE



7 STORM TRENCH PERFORATED PIPE



STORM MANHOLE



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SMITH G DRIVE

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DSON LAN ONTARIO COUNTY

4519 DAVIDS
TOWN OF CANANDAIGUA

JOB NO: 0437-18
SCALE: AS SHOWN
DRAWN: LJB
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