

ONE STAGE(PRELIMINARY/FINAL) SITE PLAN SET FOR QUEHL-VESTAL RESIDENCE 3312 FALLBROOK PARK TOWN OF CANANDAIGUA ONTARIO COUNTY -- STATE OF NEW YORK

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	EXISTING CONDITIONS PLAN
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C-2	SITE LAYOUT AND UTILITY PLAN
C-3	SITE AND UTILITY DETAILS
L-01	LANDSCAPE PLAN

ZONING CHART TOWN OF CANANDAIGUA

ZONING DISTRICT: RESIDENTIAL LAKE DISTRICT (RLD)

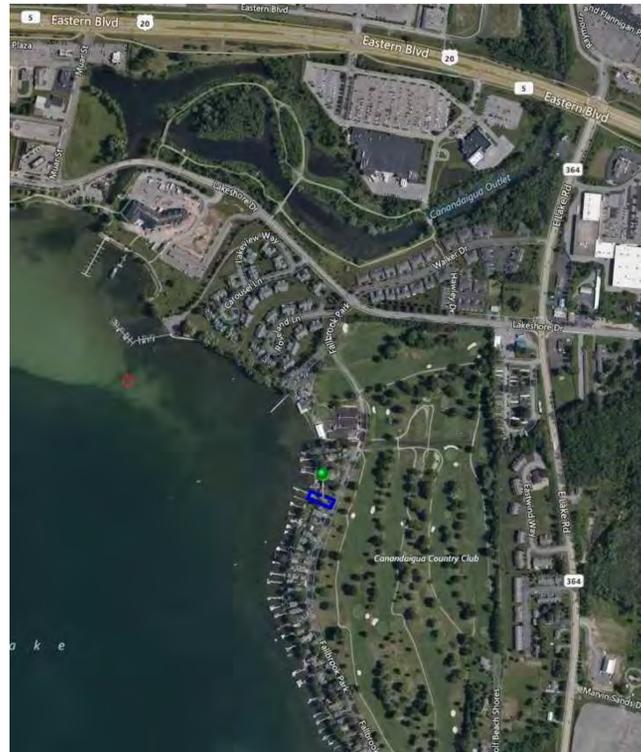
	REQUIRED	EXISTING	PROVIDED
MIN LOT AREA (AREA TO ROW)	20,000 SF	8,145 SF*	8,145 SF*
MIN LOT WIDTH	125'	54.31'	54.31'
MIN FRONT YARD SETBACK	50'	5.7'	23.32'**
MIN SIDE YARD SETBACK	8'	0.4'	3.0'**
MIN REAR YARD SETBACK	30'	72.39'	52.33'
MAX BUILDING HEIGHT	25 FT	<25 FT	24.75 FT
MAX BUILDING COVERAGE	25%	32.9%*	32.4%**
MAX LOT COVERAGE	40%	58.7%*	52.4%**
SITE DISTURBANCE		8,520 SF	

* PRE-EXISTING NON-CONFORMING
** IMPROVEMENT OVER EXISTING NON-CONFORMITY

GENERAL NOTES

- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND ON A FIELD INSTRUMENT SURVEY PERFORMED BY VENEZIA AND ASSOCIATES ON NOVEMBER 19, 2019.
- UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ACTUAL LOCATION SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITY SERVICES THROUGHOUT CONSTRUCTION. CONTACT U.F.P.O. AT 1-800-962-7962 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
- THIS UPLAND PORTION OF THE SITE DOES NOT FALL WITHIN ANY FEMA SPECIAL FLOOD HAZARD ZONES, THE LAKE FRONTAGE IS LOCATED IN ZONE AE, PER C.P. #360598002DC MAP REVISED MARCH 3, 1997.
- NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATER/SEWER AGENCIES, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
- PROPOSED LIGHTING TO BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 77).
- ELEVATIONS REFERENCE NAVD88 DATUM.

Existing Lot Coverage Calculations: Sq.Ft	Proposed Lot Coverage Calculations: Sq.Ft
House..... 1,966.0	House..... 2,635
Asphalt Driveway..... 94.0	Porous Asphalt Driveway..... 650
Deck..... 715.0	Deck..... 0
Patio/Pool..... 1,910.0	Patio..... 881
Break Wall..... 100.0	Break Wall..... 100
Total Coverage..... 4,785.0	Building Coverage..... 2,635
Total Site Area..... 8,145.0	Total Coverage..... 4,266
Building Coverage..... 32.9%	Total Site Area..... 8,145
Total Lot Coverage..... 58.7%	Building Coverage..... 32.4%
	Total Lot Coverage..... 52.4%



AERIAL LOCUS
NOT TO SCALE

ONE STAGE SITE PLAN APPROVAL

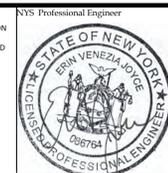
PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE
TOWN ENGINEER	DATE

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.

FOR PERMITTING ONLY



PER SECTION 2209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW IT IS A VIOLATION FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF A DOCUMENT BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



Revisions			
NO.	Date	Description	By
1	4/17/2020	PRC COMMENT	EVJ
2	6/3/2020	OWNER REVISION	EVJ

NYS Land Surveyor

Rocco A. Venezia, P.L.S.
License # 049761

Site Plan Drawings Prepared For:

RICHARD QUEHL & KELLI VESTAL

3312 Fallbrook Park
Town of Canandaigua
County of Ontario State of New York

File# 20047

Scale: AS NOTED

T.m. # 98.11-1-6.00

Date: 04/08/2020

Sheet:

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5120 Laura Lane

Canandaigua New York, 14424

www.veneziasurvey.com

(585)396-3267

Fax. No. (585) 396-0131

E-mail erin@veneziasurvey.com

TOWN OF CANANDAIGUA STANDARD NOTES

- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATER / SEWER AGENCIES, UNLESS OTHERWISE NOTED.
 - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO CONFORM WITH THE LATEST NYSDEC GENERAL PERMIT AND TO THE TOWN REQUIREMENTS REGARDING MAINTENANCE AND CONTROL OF STORMWATER QUALITY AND QUANTITY.
 - ALL SWPPP'S ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE TOWN CEO AND TOWN ENGINEER. THE TOWN MSA SWPPP ACCEPTANCE FORM IS TO BE SIGNED AND INSERTED INTO THE PROJECT SWPPP PRIOR TO CONSTRUCTION.
 - THE OWNER IS RESPONSIBLE FOR PROVIDING ON-SITE SWPPP INSPECTIONS BY A LICENSED PROFESSIONAL OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) DURING CONSTRUCTION ONCE PER WEEK (EVERY 7 DAYS) IF UNDER 5 ACRES OF DISTURBANCE AND TWICE PER WEEK (EVERY 7 DAYS) IF 5 ACRES OR MORE WITH RECEIPT OF A 5-ACRE WAIVER FROM THE TOWN OF CANANDAIGUA (MSA).
 - DEVELOPMENT IN THE CANANDAIGUA LAKE WATERSHED DISTURBING MORE THAN 5 ACRES AT ONE TIME IS REQUIRED TO COORDINATE THE REGULAR SWPPP OBSERVATIONS REQUIRED BY THE LATEST GENERAL PERMIT WITH THE CANANDAIGUA LAKE WATERSHED INSPECTOR, THE WATERSHED PROGRAM MANAGER, AND THE TOWN CODE ENFORCEMENT OFFICER.
 - CONSTRUCTION SEQUENCE: ALL PLANS ARE TO BE PROVIDED WITH A DETAILED CONSTRUCTION SEQUENCE. THE CONTRACTOR SHALL COMPLETE CONSTRUCTION AND INSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED CONSTRUCTION SEQUENCE UNLESS SPECIFIED OTHERWISE ON THE APPROVED DESIGN PLANS OR AT THE PRE-CONSTRUCTION MEETING.
 - DUST SHALL CONTROL DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED AND/OR AS DIRECTED BY THE TOWN OF CANANDAIGUA.
 - THE OWNERS CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR, AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION AND UNTIL THE SITE IS FULLY STABILIZED. INSPECTED BY THE TOWN OF CANANDAIGUA. AND ISSUANCE OF THE NOTICE OF TERMINATION (NOT) HAS BEEN PROVIDED TO NYSDEC.
 - ROOF LEADERS SHOULD BE CONNECTED TO STORM SEWERS WHERE POSSIBLE UNLESS OTHERWISE SPECIFIED ON THE APPROVED PLANS AND WITHIN THE PROJECT SWPPP.
 - NO SITE PREPARATION SHALL COMMENCE UNTIL A VISUAL INSPECTION BY THE TOWN OF CANANDAIGUA CONFIRMS THE INSTALLATION OF PERIMETER SEDIMENT CONTROL AND THE STABILIZED CONSTRUCTION ENTRANCE.
 - UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF VEGETATION, THE STORMWATER MANAGEMENT FACILITY SHALL BE CLEANED OF ACCUMULATED SILT.
 - ALL SITE STABILIZATION IS TO BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE NYSDEC STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL AND THE NYSDEC GENERAL PERMIT REQUIREMENTS (WHERE APPLICABLE).
 - ADDITIONAL TEMPORARY AND PERMANENT SEEDING AND SITE STABILIZATION REQUIREMENTS:
 - ALL DISTURBED AREAS INCLUDING TOPSOIL, STOCKPILES AND STORMWATER MANAGEMENT FACILITIES ARE TO BE STABILIZED WITHIN SEVEN (7) DAYS AFTER COMPLETION.
 - TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:
 - THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENED BY DISKING RAKING OR BACK-BLADING WITH A BULLDOZER
 - FERTILIZE WITH 300 LBS PER ACRE OR 7 LBS PER 1000 SQUARE FEET
 - NO PHOSPHORUS SHALL BE USED UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY HORTICULTURE TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHORUS DEFICIENCY THAT IS HARMFUL OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.
 - IF SOIL TESTS INDICATE A PHOSPHORUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHORUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYSDEC REGULATIONS.
 - THE FOLLOWING SEED MIX SHALL BE USED:

SPRING/SUMMER/EARLY FALL	LBS/ACRE	LBS/1,000 SQ. ACRE
ANNUAL RYE GRASS	30	0.7
PERENNIAL RYEGRASS	30	0.7
LATE FALL/EARLY WINTER		
CEREAL RYE	100	2.5

 - SEED SHOULD HAVE A GERMINATION RATE OF AT LEAST 85% AND MINIMAL INERT MATERIAL.
 - DISTURBED AREAS SHALL BE STABILIZED USING PERMANENT LAWN SEED MIX UPON COMPLETION OF GRADING AND CONSTRUCTION:

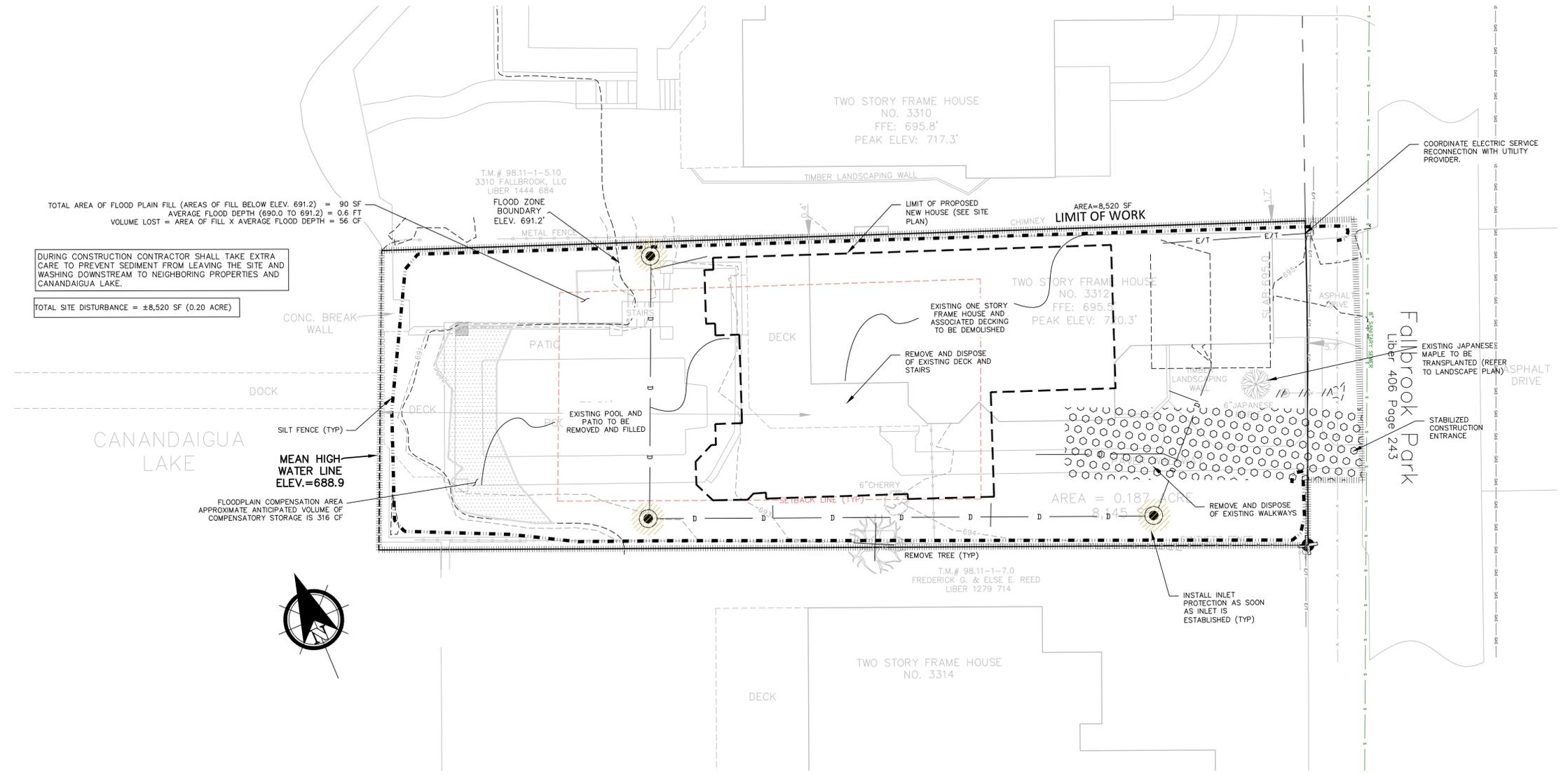
	LBS/ACRE	LBS/1,000 SQ. ACRE
BIRDSFOOT TREFLOIL OR COMMON WHITE CLOVER	8 OR 8	0.20 OR 0.20
TALL FESCUE	20	0.45
REDTOP OR RYEGRASS (PERENNIAL)	2 OR 5	0.05 OR 0.10

 - SEEDING RATE 6 LBS PER 1000 SQUARE FEET
 - MULCH: STRAW OR WOOD FIBER MULCH USED WITH HYDROSEEDING METHOD AT 2 TONS PER ACRE WITH TACKIFIER.
 - FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED "ARROSTOCK" WINTER RYE (CEREAL RYE) AT 100 LBS PER ACRE.
 - PERMANENT STABILIZATION FOR STEEP SLOPES GREATER THAN 3:1 SHALL INCLUDE JUTE MESH BLANKET AND CROWN VETCH SEED WITH PERENNIAL RYEGRASS.
 - NO PHOSPHORUS SHALL BE USED UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY HORTICULTURE TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHORUS DEFICIENCY THAT IS HARMFUL OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.
 - IF SOIL TESTS INDICATE A PHOSPHORUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHORUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYSDEC REGULATIONS.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
- EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL CALL THE DIG SAFELY NEW YORK UFPD HOTLINE AT 1-800-962-7962 FOR STAKEOUT OF EXISTING UTILITIES. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET THE EXISTING CONDITIONS.
- THE HOMEOWNER WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING INDIVIDUAL LOT EROSION AND SEDIMENT CONTROL MEASURES DURING HOUSE CONSTRUCTION. MEASURES TO BE MAINTAINED UNTIL FINAL LOT LAWN GRADING AND SITE IS FULLY STABILIZED AND INSPECTED BY THE TOWN OF CANANDAIGUA.
- ANY ADDITIONAL OR EROSION OR SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY THE TOWN OF CANANDAIGUA OR A REPRESENTATIVE THEREOF SHALL BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
- SEDIMENT CONTROL MEASURES ARE TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED BY THE CONTRACTOR UNTIL UPSTREAM GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN OF CANANDAIGUA.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPLACING, AND SUBSEQUENTLY REMOVING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ADJOINING PROPERTIES, ROADWAYS, DRAINAGE WAYS, AND SINKS OF SILT ACCUMULATION AS NEEDED AND AS DETERMINED/REQUESTED BY THE TOWN OF CANANDAIGUA.
- ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN 12 INCHES SHALL BE APPROVED BY THE PLANNING BOARD.

SITE PREPARATION & EARTHWORK SEQUENCE

- SILT FENCING, EROSION CONTROL MEASURES AND LIMITS OF WORK BOUNDARIES ARE TO BE PLACED PER PLAN. INSTALL CONSTRUCTION ENTRANCE. ESTABLISH STAGING AREAS AND SOIL STOCKPILE AREAS. [JUNE 2020]
- REMOVE EXISTING HOUSE AND ASSOCIATE PATIOS. REMOVE POOL. POOL AREA MAY TEMPORARILY BE USED AS A CONSTRUCTION RUNOFF SEDIMENT TRAP AS NECESSARY. INSTALL DOWNSTREAM LEVEL SPREADER AT SEDIMENT TRAP IF INSTALLED. CAP EXISTING UTILITIES FOR RE-USE AS REQUIRED.
- ESTABLISH PROPOSED DRIVEWAY AREA AND HOUSE BUILDING PAD PER SITE PLAN. INSTALL NEW UTILITY SERVICE CONNECTIONS. INSTALL TEMPORARY SEDIMENT BASIN.
- INSTALL FOUNDATION/BASEMENT, GRADE, STABILIZE DRIVEWAY.
- BEGIN HOUSE FRAMING.
- REMOVE EROSION CONTROL AND CEASE MONITORING ONLY AFTER APPROVAL HAS BEEN GRANTED BY THE TOWN OF CANANDAIGUA AND/OR THEIR PROJECT REPRESENTATIVE. [JUNE 2021]

NOTES:
 - ACTUAL ON-SITE CONDITIONS MAY PRECIPITATE A NEED TO REVISE THE PROJECTED SEQUENCING LISTED ABOVE.



ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE
TOWN ENGINEER	DATE

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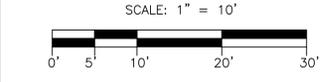


Revisions			
NO.	Date	Description	By
1	4/17/2020	PRC COMMENT	EVI
2	6/3/2020	OWNER REVISION	EVI

LEGEND

W	PROP WATER	---	SILT FENCE
S	PROP SEWER	-900-	EXIST. CONTOUR
D	PROP DRAIN	-900-	PROP CONTOUR
E	PROP ELECT	---	PROPERTY LINE
T	PROP TEL	---	CENTERLINE
GAS	PROP GAS	LP	LIGHT POLE
900.3 X	PROP GRADE	⊙	DRAIN MANHOLE
900.3 X	SPOT GRADE	⊙	CATCH BASIN
900.3 X	PROPOSED EROSION MAT	⊙	SEWER MANHOLE
900.3 X	CHECK DAM	⊙	WATER VALVE
900.3 X		⊙	HYDRANT

NOTE:
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5120 Laura Lane Canandaigua New York, 14424

Drawing Title: **SITE DEMOLITION AND EROSION CONTROL**

Site Plan Prepared For: **RICHARD QUEHL & KELLI VESTAL**

3312 Fallbrook Park
 Town of Canandaigua
 County of Ontario State of New York

www.veneziasurvey.com (585)396-3267 Fax. No. (585) 396-0131

File# 20047
 Scale: 1" = 10'
 T.m. # 98.11-1-6.00
 Date: 04/08/2020
 Sheet:

C-1

E-mail rocco@veneziasurvey.com

SANITARY LATERAL NOTES:

- ALL SANITARY SEWER CONSTRUCTION AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE CANANDAIGUA LAKE COUNTY SEWER DISTRICT, N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION, N.Y.S. DEPARTMENT OF HEALTH, THE LATEST EDITION OF RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES AND ANY OTHER AGENCIES HAVING JURISDICTION.
- NO SANITARY SEWER-RELATED WORK MAY BE PERFORMED WITHOUT FIRST OBTAINING A WRITTEN PERMIT FROM THE CANANDAIGUA LAKE COUNTY SEWER DISTRICT.
- DISTRICT PERSONNEL SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY SANITARY SEWER-RELATED WORK.
- THE CONTRACTOR SHALL LOCATE, MARK AND PRESERVE ANY RIGHT OF WAY MONUMENTS OR SURVEY CONTROL IN THE AREA OF CONSTRUCTION.
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF UTILITIES, EXCAVATING TO EXPOSE THE UTILITY, IF NECESSARY IN THE AREA OF CONSTRUCTION, BEFORE COMMENCING CONSTRUCTION. CONTACT U.F.P.O AT 1-800-962-7962 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
- LATERALS SHALL BE A MIN. 4" DIA. SDR-21 WITH ELASTOMERIC JOINTS; FOR COMMERCIAL ESTABLISHMENTS, LATERALS ARE TO BE 6" DIA. SDR-21. MINIMUM DEPTH OF BURIAL IS FOUR FEET. CLEANOUTS SHALL BE INSTALLED WITHIN 30 INCHES OF THE OUTSIDE FACE OF BUILDINGS, AT ALL CHANGES IN HORIZONTAL ALIGNMENT, AT THE RIGHT OF WAY OR EASEMENT LINE, AND AT SPACING NOT TO EXCEED 90 FEET.
- SANITARY SEWER MAINS AND LATERALS SHALL BE LOCATED A MINIMUM HORIZONTAL DISTANCE OF 10' FROM ANY EXISTING OR PROPOSED WATER MAIN (AS MEASURED FROM THE OUTSIDE OF THE SEWER TO THE OUTSIDE OF THE WATER MAIN). IN CASES WHERE THE SANITARY SEWER CROSSES A WATER MAIN, THE MINIMUM VERTICAL SEPARATION SHALL BE 18" (MEASURED OUT-TO-OUT). THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
- THE CONTRACTOR SHALL PROVIDE THE DISTRICT WITH SHOP DRAWINGS AND MATERIAL SPECIFICATIONS THAT HAVE BEEN PRE-APPROVED BY THE DESIGN ENGINEER BEFORE A PERMIT WILL BE ISSUED.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS IN ALL ASPECTS OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SANITARY FLOWS AT ALL TIMES BY METHODS ACCEPTABLE TO THE DEVELOPER'S ENGINEER AND THE DISTRICT.
- FLOOR DRAINS IN THE BASEMENT OR GARAGE ARE TO BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION OR FOOTER DRAINS INSTALLED TO INTERCEPT UNCONTAMINATED GROUND WATER. ALL DISCHARGES TO THE SANITARY SEWER MUST COMPLY WITH EFFLUENT LIMITS OF THE ONTARIO COUNTY SEWER USE LAW. FOUNDATION AND FOOTER DRAINS SHALL BE CONSTRUCTED IN A MANNER THAT WILL PROHIBIT GROUNDWATER FROM DRAINING INTO THE SANITARY SEWER PIPE CRADLE.
- LATERAL CONNECTIONS REQUIRING OPENINGS IN ASBESTOS CEMENT PIPE WILL BE DESIGNED, INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER OR REPRESENTATIVE THEREOF.
- ANY EXCAVATION NOT BACKFILLED BY THE END OF THE WORKDAY SHALL BE FENCED, BARRICADED AND LIGHTED FOR SAFETY AND PROTECTION OF THE PUBLIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING SANITARY MAINS, STRUCTURES AND APPURTENANCES, IF ANY, NEEDED TO COMPLETE THE WORK.

RENOVATION PROJECTS ONLY

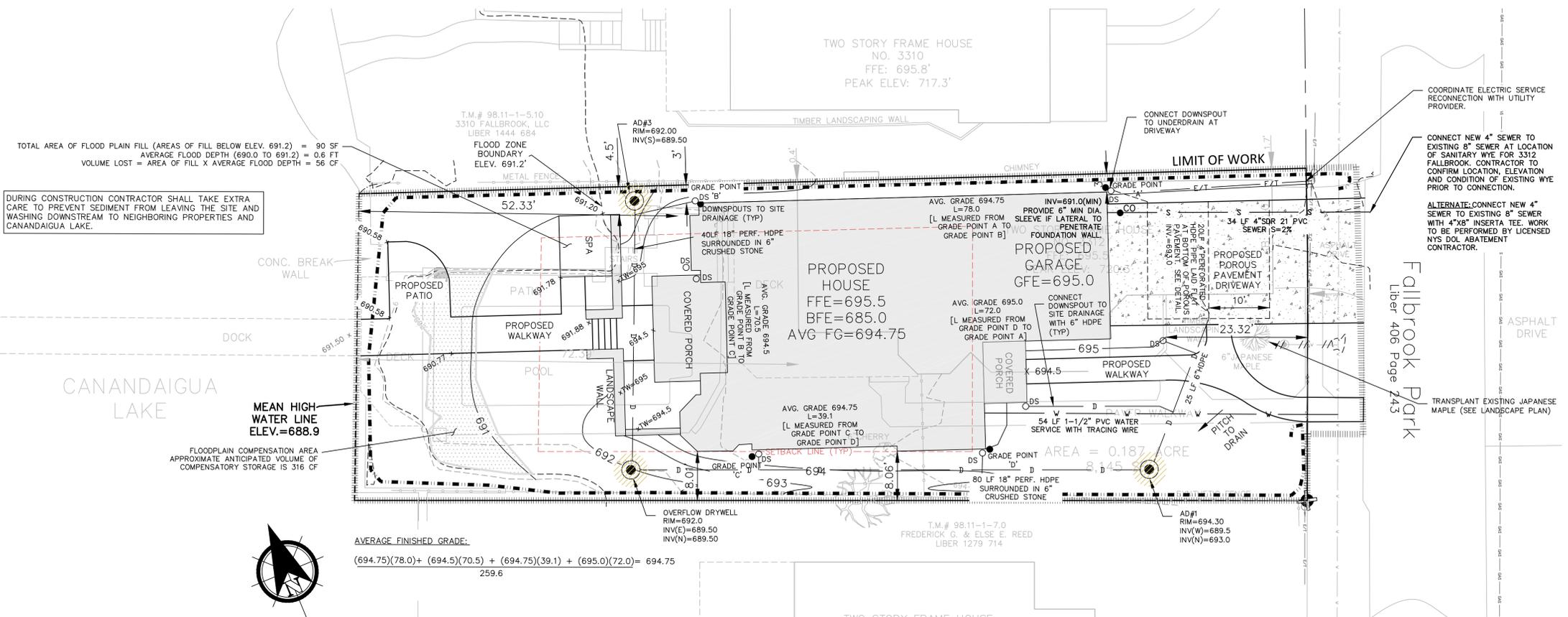
- EXISTING LATERALS TO BE DISCONNECTED MUST BE PERMANENTLY PLUGGED OR CAPPED AT THE EASEMENT OR RIGHT OF WAY LINE UNDER THE DIRECTION OF THE CANANDAIGUA LAKE COUNTY SEWER DISTRICT SUPERVISOR. THE CONTRACTOR IS REQUIRED TO OBTAIN A PERMIT PRIOR TO PERFORMING THE WORK. THE LOCATION OF THE PLUG OR CAP SHALL BE RECORDED FOR AS-BUILT DRAWING PURPOSES.
- PRIOR TO DEMOLISHING AN EXISTING BUILDING, THE CONTRACTOR SHALL EXCAVATE, DISCONNECT AND ABANDON THE LATERAL FROM THE BUILDING TO THE POINT OF DISCONNECTION (APPROXIMATELY 30' FROM THE EXISTING BUILDING) PER DISTRICT STANDARDS. A TEMPORARY PLUG SHALL BE INSTALLED IN THE REMAINING PORTION OF THE EXISTING SANITARY LATERAL UNTIL IT IS TESTED AND TELEVIEWED.
- IN ORDER TO DETERMINE WHETHER AN EXISTING SANITARY LATERAL IS ACCEPTABLE FOR CONNECTION TO A NEW BUILDING, THE LATERAL SHALL BE TELEVIEWED IN THE PRESENCE OF DISTRICT PERSONNEL AT THE OWNER'S EXPENSE.
- IF AN EXISTING LATERAL IS FOUND TO BE ACCEPTABLE AND MEET THE MINIMUM DISTRICT REQUIREMENTS, IT SHALL BE TEMPORARILY RE-PLUGGED AND BACKFILLED WITH A WITNESS STAKE IN PLACE, UNTIL CONNECTION TO THE NEW BUILDING CAN TAKE PLACE.
- IF A NEW SANITARY LATERAL IS REQUIRED, THE EXISTING LATERAL MUST BE EXCAVATED, REMOVED, AND CAPPED AT THE EASEMENT RIGHT OF WAY LINE IN ACCORDANCE WITH DISTRICT REQUIREMENTS.
- IF A NEW SANITARY SEWER LATERAL IS REQUIRED, THE CONNECTION TO THE EXISTING SANITARY MAIN SHALL BE MADE PER DISTRICT STANDARDS.

NOTE:

IF CURRENT SANITARY SEWER LATERAL IS 4" SDR 35 PVC AND THE LATERAL IS FOUND TO BE IN A CONDITION ACCEPTABLE FOR RE-USE, THE SAME MATERIAL MAY BE USED FOR THE NEW SECTION OF SANITARY LATERAL TO THE HOUSE. IF A COMPLETELY NEW LATERAL IS REQUIRED, THE NEW LATERAL SHALL BE 4" SDR 21 PVC IN ITS ENTIRETY.

WATER SYSTEM NOTES

- WATERMANS AND APPURTENANCES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND NEW YORK STATE DEPARTMENT OF HEALTH.
- PROVIDE 10' MINIMUM SEPARATION BETWEEN THE WATERMAIN AND SEWER MAINS. VERTICAL SEPARATION BETWEEN WATERMANS SHALL BE MAINTAINED IN ACCORDANCE WITH THE WATERMAIN/SEWER CROSSING DETAIL. WHERE A WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACT SELECT FILL) SHALL BE PROVIDED FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING AND POSSIBLY BREAKING THE WATERMANS.
- WATERMAIN SHALL BE PVC PIPE, AWWA C-900 AND SHALL HAVE A MINIMUM OF 5-FEET OF COVER FROM FINISHED GRADE.
- THE WATERMAIN SHALL BE FLUSHED PRIOR TO TESTING AND DISINFECTION WITH A MINIMUM FLUSHING VELOCITY OF 2.5 FEET PER SECOND.
- THE WATERMAIN, INCLUDING FITTINGS AND VALVES, SHALL COMPLY WITH AWWA C-600 SECTION 2 SPECIFICATIONS AND SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA C605 SECTION AND THE LATEST SPECIFICATIONS OF THE NYSDOH.
- DISINFECTION SHALL BE ACCOMPLISHED AFTER THE PIPE HAS PASSED THE HYDROSTATIC TESTS AND SHALL BE IN CONFORMANCE WITH AWWA C-651, LATEST REVISION, BY USING THE CONTINUOUS FEED METHOD. FOLLOWING FLUSHING, SAMPLES OF THE WATER SHALL BE COLLECTED FROM THE MAIN. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS. WATER SAMPLE COLLECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANALYSIS OF THE SAMPLES SHALL BE PERFORMED BY A NYS DEPARTMENT OF HEALTH APPROVED LABORATORY. THE WATERMAIN SHALL NOT BE PLACED IN SERVICE UNTIL A "COMPLETED WORKS APPROVAL" CERTIFICATE HAS BEEN ISSUED BY THE NYS DEPT. OF HEALTH.

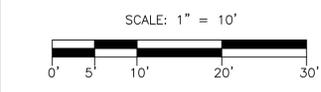


LEGEND

W	PROP WATER	---	SILT FENCE
S	PROP SEWER	---	EXIST. CONTOUR
D	PROP DRAIN	---	PROP CONTOUR
E	PROP ELECT	---	PROPERTY LINE
T	PROP TEL	---	CENTERLINE
---	PROP GAS	---	LP
---	PROP GAS	---	DRAIN MANHOLE
---	SPOT GRADE	---	CATCH BASIN
---	PROPOSED EROSION MAT	---	SEWER MANHOLE
---	CHECK DAM	---	WATER VALVE
---	PROPOSED POROUS DRIVEWAY	---	HYDRANT

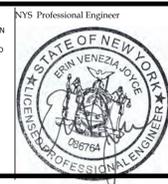
ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE
TOWN ENGINEER	DATE



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NO.	Date	Description	By
1	4/17/2020	PRC COMMENT	EVI
2	6/3/2020	OWNER REVISION	EVI

NYS Land Surveyor

Drawing Title: **SITE GRADING AND UTILITY PLAN**

Site Plan Prepared For: **RICHARD QUEHL & KELLI VESTAL**

3312 Fallbrook Park
Town of Canandaigua
County of Ontario State of New York

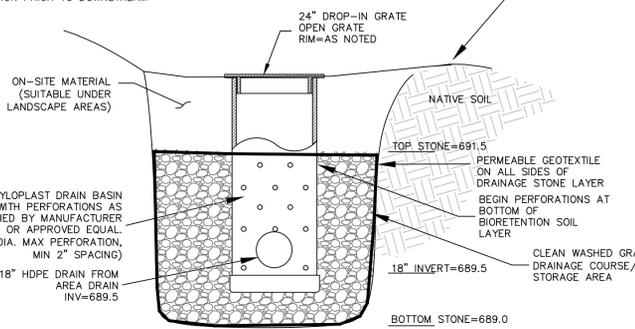
www.veneziasurvey.com (585)396-3267 Fax. No. (585) 396-0131 E-mail rocco@veneziasurvey.com

File# 20047
Scale: 1" = 10'
T.m. # 98.11-1-6.00
Date: 04/08/2020
Sheet: C-2

VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS

5120 Laura Lane Canandaigua New York, 14424

DESIGN INTENT: OUTFALL FOR STORMWATER MANAGEMENT SYSTEM. DISSIPATE VELOCITY OF OUTFALL RUNOFF AND INCREASE OPPORTUNITY FOR WATER FILTRATION AND INFILTRATION PRIOR TO DOWNSTREAM RELEASE.



OVERFLOW DRYWELL
NOT TO SCALE

STORMWATER SYSTEM SIZING

REQUIRED VOLUME FOR AREA REDUCTION:

THE STORMWATER INFILTRATION SYSTEM HAS BEEN SIZED TO CONTAIN A 2" RAIN EVENT BEFORE OVERFLOW. DUE TO THE FACT THAT THE PROJECT IS A SINGLE-FAMILY HOME AND THE PROJECT IS DECREASING INCREASING IMPERVIOUS COVER (~483 SF) A FULL STORMWATER QUANTITY ANALYSIS HAS NOT BEEN PERFORMED, BUT CONTAINMENT OF THE 2" STORM PROVIDES STORMWATER QUALITY CONTROL FOR ENHANCED PHOSPHOROUS REMOVAL DUE TO THE PROJECT BEING LOCATED IN THE CANANDAIGUA LAKE WATERSHED.

THE PROPOSED VOLUME OF RUNOFF, ASSUMING 100% RUNOFF FROM 2" OF RAIN, OVER THE IMPERVIOUS COVER DRAINAGE AREA (PROPOSED ROOF, PAVEMENT, DECK, ETC) IS:

$IMPERVIOUS\ AREA \times 2" = 4,302\ SF \times 0.16\ FT = 688\ CF$

IN ORDER TO PROVIDE STORAGE FOR THIS VOLUME, A POROUS PAVEMENT DRIVEWAY WITH STORAGE CAPACITY IN THE STONE ALONG WITH INFILTRATION TRENCHES AROUND THE HOUSE ARE PROPOSED. THESE SYSTEMS STORE A COMBINED VOLUME OF 796 CF BEFORE OVERFLOW.

VOLUME PROVIDED IN INFILTRATION SYSTEMS:

POROUS PAVEMENT STONE:

BASE WIDTH: 22
BASE LENGTH: 21
DEPTH OF PAVEMENT: 2.0
VOLUME OF POROUS PAVEMENT = $22' \times 21' \times 2' = 924\ CF \times 40\% \text{ VOIDS} = 369\ CF$

STONE TRENCH:

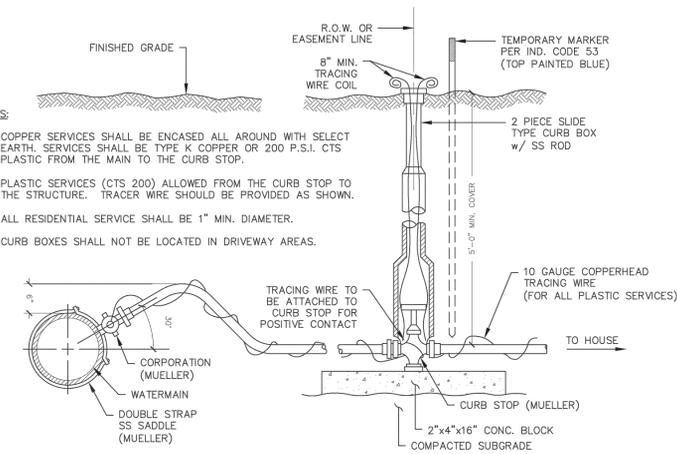
120' BASE LENGTH STONE
2' BASE WIDTH STONE
VOLUME OF STONE = $120' \times 2.5' \times 2.5' = 750\ CF$ - PIPE VOLUME = $538\ CF \times 40\% \text{ VOID} = 215\ CF$

PIPE VOLUME (EMBEDDED IN STONE):

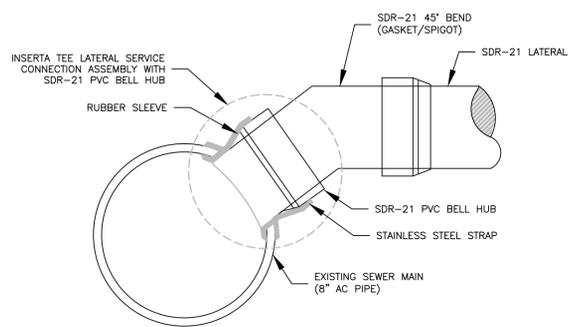
120' LF 18" PIPE
VOLUME OF 18" PIPE = $3.14 \times (9"/12)^2 \times 120' = 212\ CF$

TOTAL VOLUME OF SYSTEM:
VOLUME OF STONE + VOLUME OF PIPE = $215\ CF + 212\ CF = 427\ CF$

- NOTES:
1. COPPER SERVICES SHALL BE ENCASED ALL AROUND WITH SELECT EARTH SERVICES SHALL BE TYPE K COPPER OR 200 P.S.I. CTS PLASTIC FROM THE MAIN TO THE CURB STOP.
 2. PLASTIC SERVICES (CTS 200) ALLOWED FROM THE CURB STOP TO THE STRUCTURE. TRACER WIRE SHOULD BE PROVIDED AS SHOWN.
 3. ALL RESIDENTIAL SERVICE SHALL BE 1" MIN. DIAMETER.
 4. CURB BOXES SHALL NOT BE LOCATED IN DRIVEWAY AREAS.

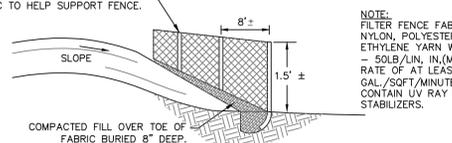


WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



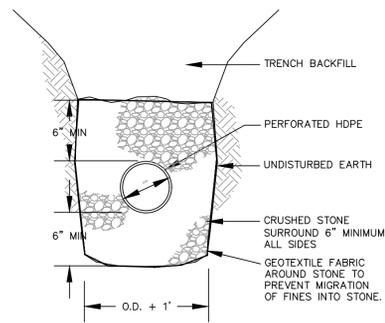
NEW LATERAL CONNECTION TO EXISTING SEWER MAIN
NOT TO SCALE

POSTS SHALL BE 4" MIN. DIA. PINE LOCATED DOWNSLOPE OF FABRIC TO HELP SUPPORT FABRIC.



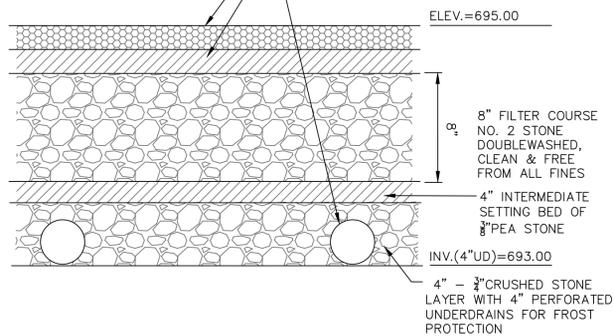
SILT FENCE DETAIL
NOT TO SCALE

NOTE: FILTER FENCE FABRIC SHALL BE OF NYLON, POLYESTER, PROPYLENE, OR ETHYLENE YARN WITH EXTRA STRENGTH - 50LB./LIN. IN.(MIN). WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQFT./MINUTE. FABRIC SHOULD CONTAIN UV RAY INHIBITORS AND STABILIZERS.

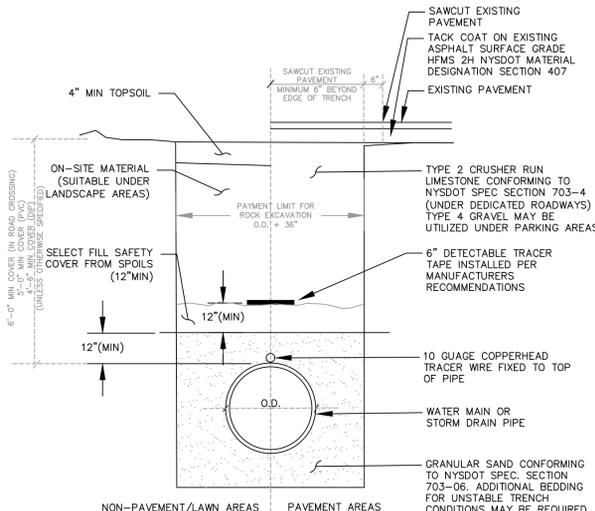


INFILTRATION TRENCH DETAIL
NOT TO SCALE

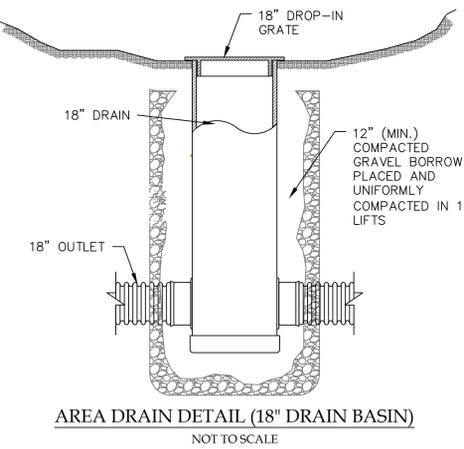
4" POROUS ASPHALT
4" CHOKER COURSE, AASHTO NO. 57
4" PERFORATED HDPE UNDERDRAIN. SEE SITE PLAN FOR LOCATIONS



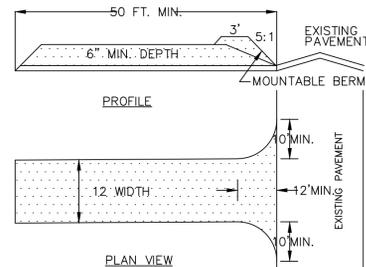
POROUS PAVEMENT DETAIL
NOT TO SCALE



WATER MAIN & DRAIN BEDDING DETAIL
NOT TO SCALE

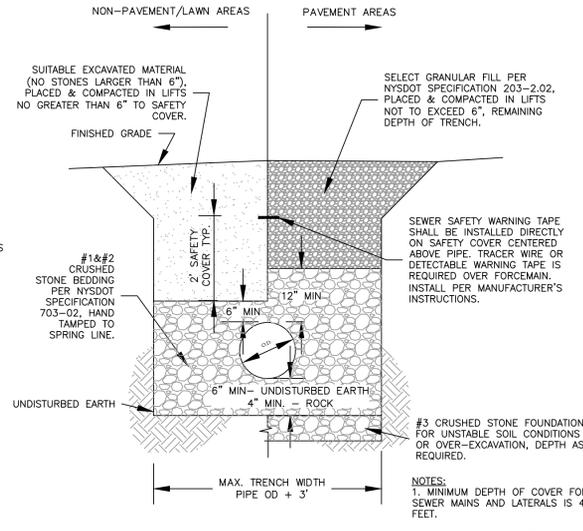


AREA DRAIN DETAIL (18" DRAIN BASIN)
NOT TO SCALE

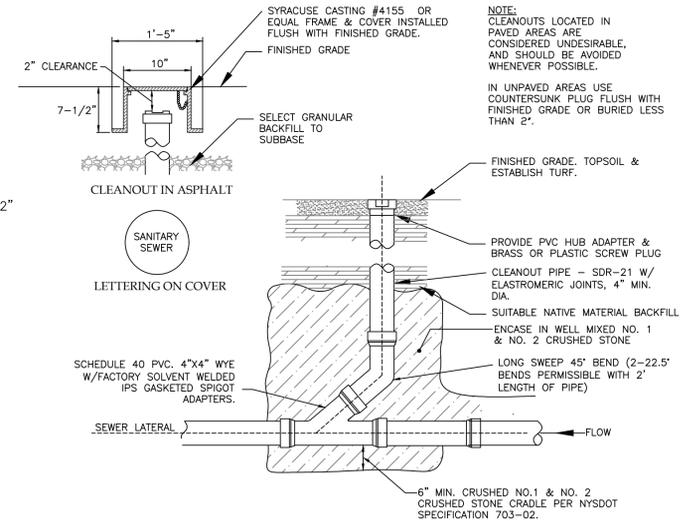


STABILIZED CONSTRUCTION ENTRANCE DETAILS
NOT TO SCALE

1. STONE SIZE - USE #2 STONE
2. THICKNESS - NOT LESS THAN 6 (SIX) INCHES.
3. WIDTH - FULL ENTRANCE WIDTH
4. USE FILTER FABRIC UNDER STONE FOR ENTRANCE STABILITY.
5. MAINTENANCE - THE CONTRACTOR SHALL MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OR SEDIMENT FLOW ONTO A PUBLIC HIGHWAY.
6. WHEN HIGHWAY WASHING IS REQUIRED, IT SHALL BE DONE IN A MANNER THAT DIRECTS SEDIMENT RUNOFF TOWARDS EROSION CONTROL DEVICES. INSTALL ADDITIONAL EROSION CONTROLS, IF NEEDED.
7. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINSTORM.



SANITARY SEWER MAIN & LATERAL TRENCH BEDDING DETAIL
NOT TO SCALE



SANITARY CLEANOUT DETAIL
NOT TO SCALE

ONE STAGE SITE PLAN APPROVAL

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FOR PERMITTING ONLY



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Revisions				
NO.	DATE	DESCRIPTION	BY	
1	4/17/2020	PRC COMMENT	EVJ	
2	6/3/2020	OWNER REVISION	EVJ	

NYS Land Surveyor
Rocco A. Venezia, P.L.S.
License # 049761

Drawing Title:

SITE AND UTILITY DETAILS

Site Plan Prepared For:

RICHARD QUEHL & KELLI VESTAL

3312 Fallbrook Park
Town of Canandaigua
County of Ontario State of New York

www.veneziasurvey.com

(585)396-3267 Fax No. (585) 396-0131

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E-mail rocco@veneziasurvey.com

