TOWN OF CANANDAIGUA STANDARD NOTES

1. 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.

2. SEQUENCE – THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN THE FOLLOWING SEQUENCE UNLESS AUTHORIZED OTHERWISE AT THE PRE–CONSTRUCTION MEETING:
   - INSTALL PERIMETER SEDIMENT CONTROLS, (I.E. EROSION FENCING).
   - INSTALL STABILIZED CONSTRUCTION ENTRANCE.
   - PROTECT VEGETATION TO REMAIN.
   - CLEAR GRUB AND CONSTRUCT DIVERSIONARY SWALES AND SEDIMENT BASINS.
   - COMPLETE CLEARING AND GRUBBING OPERATION.
   - PLACE EROSION CONTROL MEASURES AROUND TOPSOIL STOCKPILES AND STRIP TOPSOIL LOCATIONS.
   - CONSTRUCT SWALES AND SILTATION DEVICES AS EARTHWORK OPERATIONS PROGRESS.
   - MAINTAIN EROSION CONTROL MEASURES AND PLACE ADDITIONAL MEASURES AS EARTHWORK AND UNDERGROUND UTILITIES ARE CONSTRUCTED.
   - RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.
   - REMOVE EROSION CONTROL MEASURES AS AREAS ARE REESTABLISHED WITH GROUND COVER.
   - IF SITE PREPARATIONS OCCUR BETWEEN SEPTEMBER 1 AND MARCH 31, ADDITIONAL EROSION CONTROLS MUST BE TAKEN INCLUDING REDUCING THE SIZE OF DISTURBANCE AREA AND PLACING HEAVY STRAW MULCH WHERE PRACTICAL.

3. PLANS SHOULD INCLUDE RE–SEEDING INSTRUCTIONS INCLUDING MATERIALS AND A TIMETABLE FOR VARIOUS SEEDING
   - SEED ALL CUT AND FILL, TOPSOIL PILES AND PONDS WITHIN SEVEN (7) DAYS AFTER COMPLETION.
   - TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:

     NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOILS TEST SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.

     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 NYS DEC REGULATION

     THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENED BY DISKING, RAKING, OR BACK–BLADING WITH A BULLDOZER.
     IMMEDIATELY SEED WITH THE FOLLOWING MIX:

	LBS/ACRE	LBS/1,000 SQ. ACRES
SPRING/SUMMER/EARLY FALL		
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 PERCENT AND MINIMAL INERT MATERIAL.

   DISTURBED AREAS SHALL BE STABILIZED USING PERMANENT LAWN SEEDING MIX UPON COMPLETION OF GRADING AND CONSTRUCTION:

	LBS/ACRE	LBS/1,000 SQ. ACRE
BIRDSFOOT TREFOIL 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

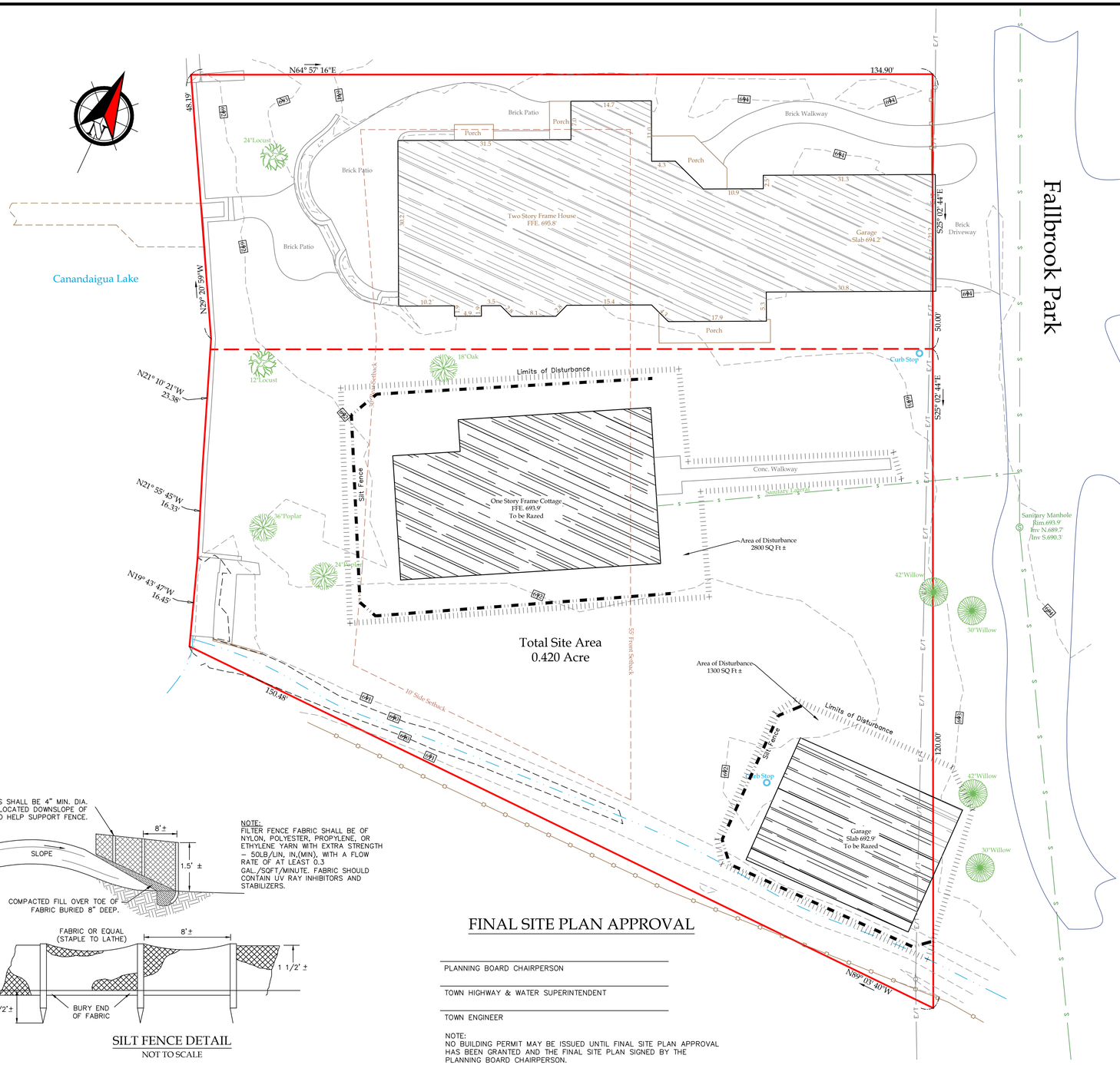
   SEEDING RATE: 6.0 POUNDS PER 1,000 SQUARE FEET
   MULCH: STRAW OR WOOD FIBER MULCH USED WITH HYRDO SEEDING METHOD AT TWO TONS PER ACRE WITH TRACKIFIER.
   STARTING FERTILIZER: 5:10:10 AT 20 POUNDS PER 1,000 SQUARE FEET.
   - FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED "AROOSTOCK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE.
   - PERMANENT STABILIZATION FOR STEEP SLOPES GREATER THAN 3:1 SHALL INCLUDE JUTE MESH BLANKET AND CROWN VETCH SEED WITH PERENNIAL RYEGRASS.

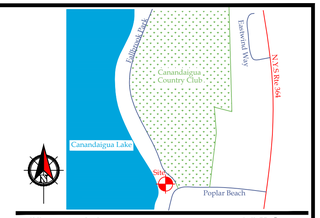
4. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT–OF–WAY MONUMENT IN THE AREAS OF CONSTRUCTION.

5. 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 (UFPO) HOTLINE AT 1–800–962–7962 FOR STAKEOUT OF EXISTING UTILITIES. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EVALUATION 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.

6. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED AND/ OR DIRECTED BY THE TOWN OF CANANDAIGUA.

7. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION.





Vicinity Map N.T.S.

" Unauthorized alteration or addition to a map bearing a Licensed Professional Engineer's or Professional Land Surveyor's seal in any way is a Violation of Section 7209

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Site Details:
Existing Zoning is Residential Lake District (RLD)
Minimum Lot Size: 20,000 SQ. FT.
Minimum Lot Width: 125 FT
Front Setback: 55 FT.
Rear Setback: 30 FT.
Side Setback: 10 FT.
Maximum Building Height = 25 FT.
Maximum Building Coverage on Lot = 20%
Maximum Lot Coverage = 30%

Contours derived from NAVD88 Datum

Flood Zones AE & X Per Community Panel No. 360598 0020 C Last Dated March 3, 1997.

Deed Reference:
Jodi T. Shea et al to Russell H. & Amy S. Brandon by Deed filed July 14, 2009 in Liber 1229 of Deeds at Page 490.

Mark D. Deci to Russell H. Brandon by Deed filed August 9, 2016 in Liber 1367 of Deeds at Page 632.

Lot Combination Coverage Calculations: Sq.Ft

House	2,711.0
Cottage	1,277.0
Garage	785.0
Brick Walkway	168.0
Concrete Walkway	115.0
Brick Patio	735.0
Break Wall	226.0
Porch	209.0
Retaining Wall	53.0
Total Coverage	6,279.0
Total Site Area	18,314.0
Building Coverage	21.7%
Total Lot Coverage	34.3%

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.

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON

TOWN HIGHWAY & WATER SUPERINTENDENT

TOWN ENGINEER

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

Iron pin or pipe found	P.K. nail found
Iron pin set	P.K. nail set
Drill hole	Concrete Monument
Utility pole	Benchmark
E/T E/T	Utility lines
	R.O.W. line
	Property lines
	Centerline

Revisions

NO.	Date	Description	By

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 04/12/2017 from notes of an instrument survey performed on 12/14/2016

STATE OF NEW YORK ROCCO A. VENEZIA NO. 049761 Licensed Land Surveyor

Rocco A. Venezia
License No. 049761 signed

Demolition Plat prepared for: Russell H. & Amy S. Brandon

T.m. # 98.11-1-39.0 & 40
Scale 1"= 10'
File# 16271

Showing Land
at
3394 & 3396 Fallbrook Park
Town of Canandaigua
County of Ontario State of New York

VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS
5120 Laura Lane Canandaigua New York, 14424 www.veneziasurvey.com (585)396-3267 Fax. No. (585) 396-0131 E-mail rocco@veneziasurvey.com