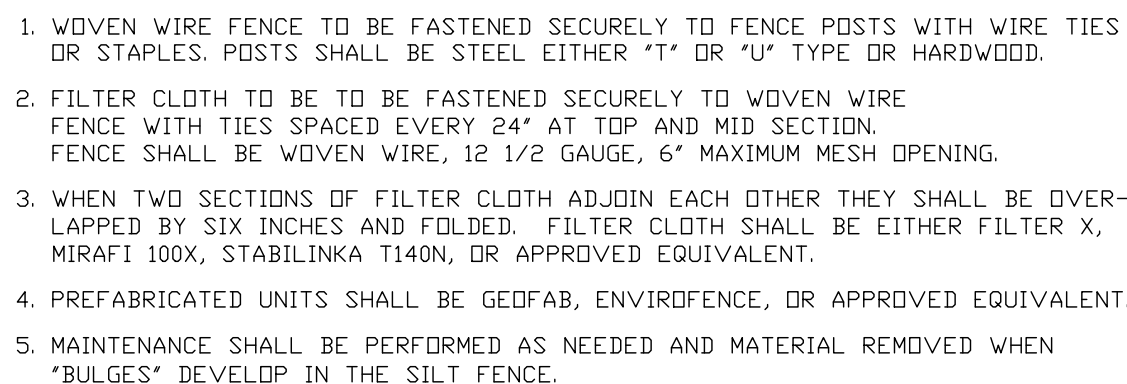




















1. THE PROPOSED USE OF THE PROPERTY IS A SINGLE FAMILY RESIDENCE.
2. THIS PROPERTY ZONED: RR-3 RURAL RESIDENTIAL.
3. TOTAL AREA DISTURBED BY THE PROJECT IS APPROXIMATELY 23,000 SQUARE FEET (0.53 ACRES), RELATED TO CONSTRUCTING THE HOUSE AND INSTALLING THE SEPTIC SYSTEM.
4. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN DECEMBER 2018.
5. THE VEGETATION ON THE LOT CURRENTLY CONSISTS OF MATURE TREES AND AN OPEN MEADOW. THERE ARE SOME WATERBURY TREES THAT WILL BE DISTURBED BY THE PROJECT. TREE REMOVAL SHALL BE KEPT AT A MINIMUM.
6. DRAINAGE RUNOFF PRODUCED BY THE PROPOSED SITE IMPROVEMENTS SHALL NOT BE DIRECTED TOWARDS NEIGHBORING PROPERTIES AND/OR BUILDING FOUNDATIONS.
7. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL MEASURES, AT THE EXPENSE OF THE CONTRACTOR OR OWNER, TO PREVENT SILTATION OF DOWNSTREAM PROPERTIES.
8. IN THE EVENT THERE IS A FAILURE OF AN EROSION CONTROL DEVICE, THE CONTRACTOR AND OWNER ARE RESPONSIBLE TO RESTORE DOWNSTREAM AREAS AT THEIR EXPENSE.
9. HOUSE PLANS WERE DEVELOPED BY ELOHOMES.
10. THE 12" GRAVEL DRIVEWAY TO THE BUILDING EXISTS, AND WILL FACILITATE EMERGENCY VEHICLE ACCESS TO THE HOUSE.
11. PEDESTRIAN ACCESS IS NOT REQUIRED.
12. THERE IS NO OUTDOOR STORAGE PROPOSED ON THE LOT.
13. THERE IS NO PROPOSED FENCING.
14. THERE ARE NO OTHER PROPOSED SITE IMPROVEMENTS (RETAINING WALLS, CULVERTS, STORAGE TANKS, ETC.)
15. SEWAGE DISPOSAL WILL BE ACHIEVED BY MEANS OF A SHALLOW TRENCH SEPTIC SYSTEM, TO BE APPROVED BY THE TOWN OF CANANDAIGUA.
16. STORMWATER WILL SHEET FLOW AWAY FROM THE PROPOSED HOUSE LOCATION, AS IT IS ON A PLAT AREA AT THE HIGH POINT OF THE PROPERTY. GUTTERS AND DOWNSPOUTS (IF EQUIPPED) WILL BE DIRECTED TO SPLASH BLOCKS OR PIPED TO DAYLIGHT AWAY FROM THE SEPTIC SYSTEM LOCATION.
17. THE PROPOSED WATER SERVICE TO THE HOUSE COMES FROM THE EXISTING WELL.
18. THE DRIVEWAY IS WIDE ENOUGH TO ACCOMMODATE EMERGENCY VEHICLES. THERE ARE NO FIRE HYDRANTS NEAR THE PROPERTY.
19. THE PROPOSED ELECTRIC SERVICE LINE WILL COME FROM THE EXISTING OVERHEAD ELECTRIC NORTH OF THE HOUSE.
20. THERE ARE NO PROPOSED SIGNS ON THE PROJECT.
21. THERE ARE NO EXISTING OR PROPOSED BUFFERS ON THE PROJECT.
22. THE LANDSCAPING PLAN CONSISTS OF RESTORING ALL DISTURBED AREAS TO MOWABLE LAWN.
23. THE DRIVEWAY IS GRAVEL.
24. THE PROJECT AREA LIES WITHIN ZONE X, AS IDENTIFIED ON FLOOD INSURANCE RATE MAP #360598, PANEL #0015C, EFFECTIVE: 3/3/97
25. ALL SITE LIGHTING IS TO COMPLY WITH THE LIGHTING STANDARDS CONTAINED IN SECTION 220-77 OF THE TOWN CODE. ALL EXTERIOR LIGHTING IS TO BE DARK SKY COMPLIANT.
26. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED, INSTALLED AND MAINTAINED PER THE REQUIREMENTS SET FORTH IN THE LATEST EDITION (2016) OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
27. NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.
28. 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 DOG GUIDELINES.
29. MAILBOX (IF INSTALLED) SHOULD BE 16 FEET FROM THE CENTER OF THE ROAD AND A MINIMUM HEIGHT OF 46" FROM THE BOTTOM OF THE BOX.
30. THIS PROPERTY DOES NOT ABUT LANDS IN THE ONTARIO COUNTY AGRICULTURAL DISTRICT, BUT THE APPLICANT ACKNOWLEDGES THE PROVISIONS OF THE TOWN'S RIGHT-TO-FARM LAW.
32. SURVEY DATUM IS NAD-83 (HORIZONTAL) AND NAVD-88 (VERTICAL)



	UTILITY POLE
	PERCOLATION TEST HOLE
	DEEP TEST HOLE
	SIGN
	SILT FENCE BARRIER
	WATER VALVE
	FIRE HYDRANT
	EXISTING STREAM
	EXISTING SLOPE OVER 15%
	LIMIT OF DISTURBANCE
	EXISTING CATCH BASIN
	EXISTING STORM SEWER
	PROPOSED CATCH BASIN
	PROPOSED STORM SEWER
	EXISTING ELECTRIC SEWER
	PROPOSED ELECTRIC SEWER
	EXISTING WATER SERVICE
	PROPOSED WATER SERVICE

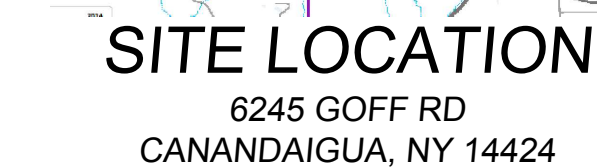
1. MAP OF A SURVEY OF LANDS OF DAVID VANDEREEMS & KAREN VANDEREEMS PREPARED BY LARSON & SIMOLO, DATED 2014 AND UPDATED 5/16/18
2. EXISTING CONDITIONS PLAT BY ANTHONY VENEZIA, LS, DATED 5/17/18

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS
2. FLAG THE WORK LIMITS
3. INSTALL SILT FENCE BELOW ALL AREAS OF DISTURBANCE
4. ROUGH GRADE SITE
5. INSTALL SEPTIC SYSTEM
6. CONSTRUCT HOUSE
7. FINAL GRADE
8. RESTORE ALL DISTURBED AREAS AS INDICATED ON THE PLAN
9. TOPSOIL AND SEED ALL DISTURBED AREAS IMMEDIATELY
10. AFTER STABILIZATION OF THE SITE AND APPROVAL FROM TOWN AND ENGINEER, REMOVE TEMPORARY MEASURES (SILT FENCE) AND INSTALL PERMANENT VEGETATION ON ALL DISTURBED AREAS

FOR CONSTRUCTION OF AN ACCESSORY STRUCTURE IN THE FRONT YARD OF A FUTURE SINGLE FAMILY DWELLING WHEN ACCESSORY STRUCTURES MUST BE PLACED IN REAR YARDS


SITE ADDRESS: 6245 GOFF ROAD
TOWN OF CANANDAIGUA, ONTARIO COUNTY
TAX MAP NUMBER: 139.00-1-38.00
APPLICANT: DAVID VANDERREEMS
MAILING ADDRESS: 5031 WYFFELS RD
CANANDAIGUA, NY 14424
EXISTING ZONING: RR-3, RURAL RESIDENTIAL

MAXIMUM HEIGHT: 35' ABOVE AVERAGE GRADE (29.0' PROPOSED)
MAXIMUM COVERAGE: 15% (0.96% PROPOSED)



PLANNING BOARD CHAIRPERSON	DATE
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REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	9/18/18	PER PRC COMMENTS	WG



GROVE
ENGINEERING

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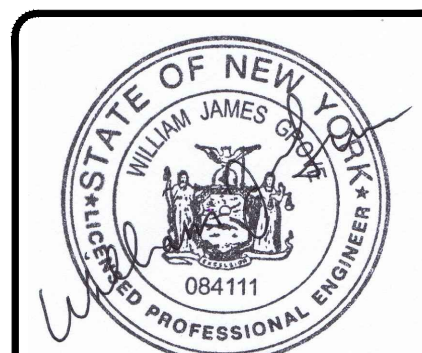
VANDEREEMS
HOUSE

6245 GOFF ROAD
T.M.# 139.00-1-38.000

TOWN OF
CANANDAIGUA
ONTARIO COUNTY
NEW YORK

SEPTEMBER 14, 2018

SHEET 1 OF 1



WILLIAM J. GROVE, PE
NYS LICENSE #084111