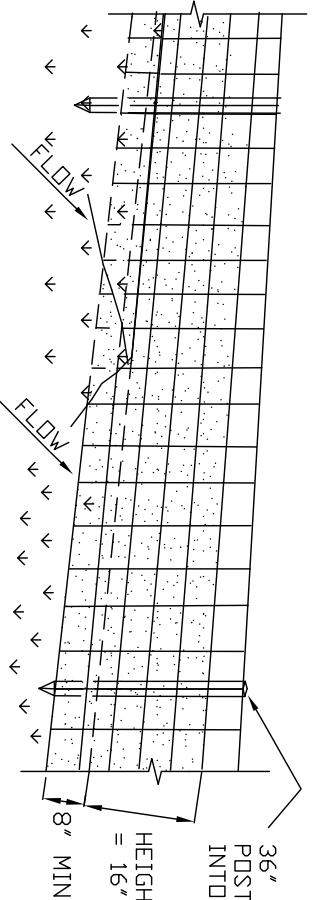
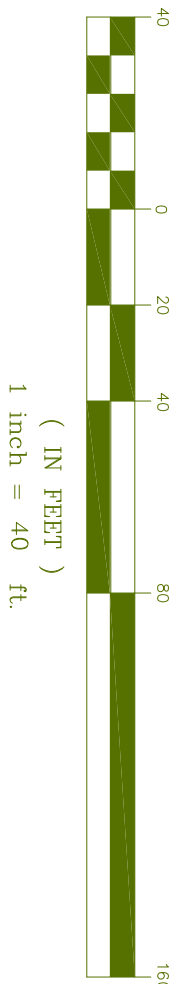


GENERAL NOTES:

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 10,000 SQUARE FEET (0.23 ACRES), RELATED TO INSTALLING A SEPTIC SYSTEM.
4. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN JULY 2017.
5. THE VEGETATION ON THE LOT CURRENTLY CONSISTS OF MATURE TREES AND AN OPEN MEADOW. THERE ARE SOME MATURE 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. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT EROSION CONTROL MEASURES. AT THE EXPENSE OF THE CONTRACTOR OR OWNER TO PREVENT SITUATION 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. THE CABIN EXISTS.
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 ARE NO PROPOSED FENCING, SITE IMPROVEMENTS (RETAINING WALLS, CULVERTS, STORAGE TANKS, ETC.) THAT WILL BE DISTURBED BY MEANS OF A SHALLOW TRENCH SEPTIC SYSTEM, TO BE APPROVED BY THE TOWN OF CANANDAIGUA.
14. STORMWATER WILL BE DIRECTED TO SPLASH BLOCKS OR PIPED TO DAYLIGHT AWAY FROM THE SEPTIC SYSTEM LOCATION.
15. THE PROPOSED WATER SERVICE TO THE HOUSE COMES FROM THE EXISTING WELL.
16. NEAR THE PROPERTY.
17. THE EXISTING ELECTRICAL SERVICE LINE COMES FROM THE EXISTING OVERHEAD ELECTRIC EAST OF THE CABIN.
18. THERE ARE NO PROPOSED SIGNS ON THE PROJECT.
19. THERE ARE NO PROPOSED SIGNAGE OR FENCING ON THE PROJECT.
20. THE PROJECT AREA LIES WITHIN ZONE X, AS IDENTIFIED ON FLOOD INSURANCE RATE MAP #360598, PANEL #00195, EFFECTIVE: 3/3/97.
21. 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.
22. 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.
23. NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND DETECTED BY A LABORATORY TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PRESENT NEW LAWN AND PLANTINGS FROM ESTABLISHING PROPERLY.
24. 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 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.



CONSTRUCTION SPECIFICATIONS

1. ADVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1\"/>
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO ADVEN WIRE FENCE SHALL BE ADVEN WIRE, 12 1/2 GAUGE, 6\"/>
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND TIED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA 1140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOPAR ENVIRONMENT. OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.

TYPICAL SILT FENCE DETAIL

NOT TO SCALE

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- OVERHEAD ELECTRIC & TELEPHONE
- EXISTING WATERLINE
- TREE/BUSH LINE
- EXISTING FENCELINE
- BUILDING SETBACK LINE
- UTILITY POLE
- REGULATORY TEST HOLE
- DEEP TEST HOLE
- SIGN
- WATER VALVE
- FIRE HYDRANT
- EXISTING STREAM
- LIMIT OF DISTURBANCE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING ELECTRIC SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED WATER SERVICE

PROPOSED CONSTRUCTION SEQUENCE:

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS
2. FLAG THE WORK LIMITS
3. INSTALL SILT FENCE BELOW ALL AREAS OF DISTURBANCE
4. INSTALL SEPTIC SYSTEM
5. ROUGH GRADE LAWN AREA
6. RESTORE ALL DISTURBED AREAS AS INDICATED ON THE PLAN
7. REGRASS AND STABILIZE THE SITE AND APPROVAL FROM TOWN AND ENGINEER. REMOVE TEMPORARY MEASURES (SILT FENCE) AND INSTALL PERMANENT VEGETATION ON ALL DISTURBED AREAS

MAP REFERENCE:

1. MAP OF A SURVEY OF LANDS OF DAVID VANDERBEEKS & KAREN VANDERBEEKS PREPARED BY LARSON & SINGLO, DATED 2014 AND UPDATED 5/19/18
2. EXISTING CONDITIONS PLAN BY ANTHONY VENEZIA, L.S. DATED 9/11/18

SITE LOCATION

6245 GOFF RD
CANANDAIGUA, NY 14424

SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON _____ DATE _____

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5/18/18	PER PRC COMMENTS	WG



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grove.engineering@yahoo.com

SITE PLAN

VANDERBEEKS CABIN
6245 GOFF ROAD
T.M.#139.00-1-98.0000
TOWN OF
CANANDAIGUA
ONTARIO COUNTY
NEW YORK

MAY 10, 2018
SHEET 1 OF 1

