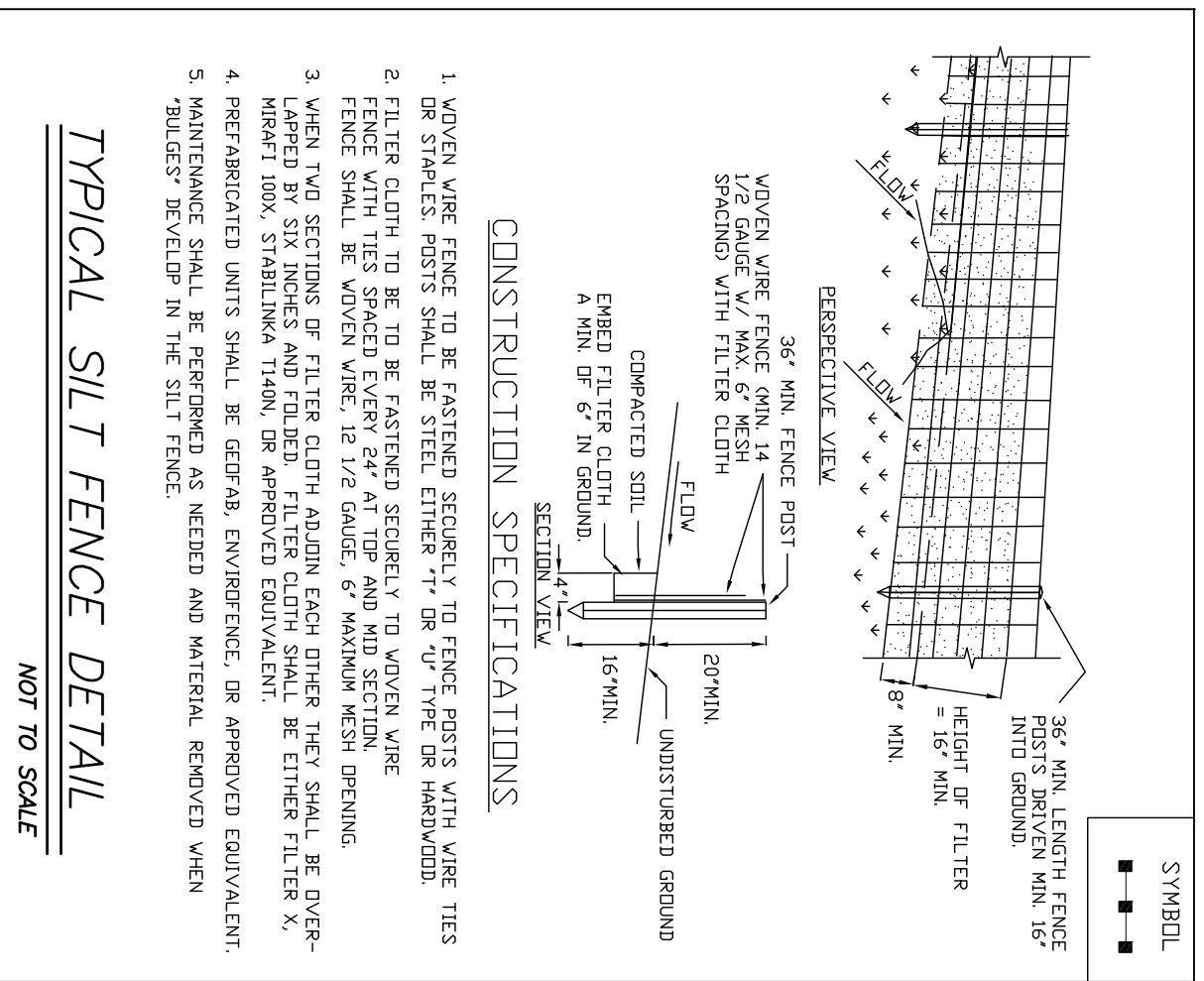


SITE LOCATION

HICKOX ROAD

CANANDAIGUA, NY 14424



SITE DATA:	HICKOX ROAD,
SITE ADDRESS:	AR-2 AGRICULTURAL/RURAL
TAX MAP NUMBER:	97.00-1-52.110
APPLICANT:	DANIEL MALLOY
MAILING ADDRESS:	44 ACADEMY PLACE
	CANANDAIGUA, NY 14424
EXISTING ZONING:	AR-2, AGRICULTURAL/RURAL, RESIDENTIAL
MINIMUM SETBACKS:	60' FRONT (68.48' PROPOSED)
	40' REAR (201.57' PROPOSED)
	25' SIDE (128.73' & 163.66' PROPOSED)
MAXIMUM HEIGHT:	35' ABOVE AVERAGE GRADE (27.90' PROPOSED)
MAXIMUM COVERAGE:	20% (2.1% PROPOSED)

PROPOSED CONSTRUCTION SEQUENCE:

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. CLEAR AND GRUB SITE.
3. INSTALL SILT FENCE BELOW ALL AREAS OF DISTURBANCE.
4. FENCE OFF ANY AREAS THAT ARE NOT TO BE DISTURBED (SEPTIC)
5. INSTALL DRIVEWAY
6. CONSTRUCT HOUSE
7. INSTALL SEPTIC SYSTEM
8. ROUGH GRADE LAWN AREA
9. FINAL GRADE
10. RESTORE DISTURBED AREAS AS INDICATED ON THE PLAN
11. TOPSOIL AND SEED ALL DISTURBED AREAS IMMEDIATELY
12. AFTER STABILIZATION OF THE SITE AND APPROVAL FROM TOWN AND ENGINEER, REMOVE TEMPORARY MEASURES (SILT FENCE) AND INSTALL PERMANENT VEGETATION ON ALL DISTURBED AREAS

GENERAL NOTES:

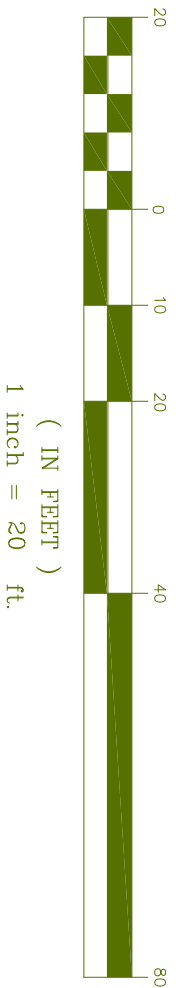
1. THE PROPOSED USE OF THE PROPERTY IS A SINGLE FAMILY RESIDENCE.
2. THE PROPOSED LOT IS 2.267 ACRES.
3. TOTAL AREA DISTURBED BY THE PROJECT IS APPROXIMATELY 28,500 SQUARE FEET (0.61 ACRES). RELATED TO INSTALLING A DRIVEWAY, CONSTRUCTING THE PROPOSED RESIDENCE AND SEPTIC SYSTEM, AND RELATED UTILITIES.
4. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN AUGUST 2017.
5. THE VEGETATION ON THE LOT CURRENTLY CONSISTS OF OPEN FIELD. THERE ARE NO MATURE TREES THAT WILL BE DAMAGED RUNOFF PRODUCED BY THE PROPOSED SITE IMPROVEMENTS SHALL NOT BE DIRECTED TOWARDS NEIGHBORING PROPERTIES AND/OR BUILDING FOUNDATIONS.
6. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL MEASURES, AT THE EXPENSE OF THE CONTRACTOR OR OWNER, TO PREVENT SILTATION OF DOWNSIDE PROPERTIES.
7. THE ELEVATION THERE IS A FAILURE OF AN EROSION CONTROL DEVICE, THE CONTRACTOR AND OWNER ARE RESPONSIBLE TO REPAIR THE SAME TO PREVENT FURTHER DAMAGE TO NEIGHBORING PROPERTIES.
8. THE PROPOSED BUILDING PLANS HAVE BEEN DEVELOPED BY CONVENTRY LOG HOMES.
9. THE PROPOSED DRIVEWAY TO THE BUILDING WILL BE 12' WIDE AND WILL FACILITATE EMERGENCY VEHICLE ACCESS TO THE HOUSE.
10. PEDESTRIAN ACCESS IS NOT REQUIRED.
11. THE PROPOSED DRIVEWAY IS PROPOSED ON THE LOT.
12. THERE IS NO PROPOSED FENCING.
13. THERE ARE NO OTHER PROPOSED SITE IMPROVEMENTS (RETAINING WALLS, CULVERTS, STORAGE TANKS, ETC.)
14. THERE ARE NO OTHER PROPOSED SITE IMPROVEMENTS (RETAINING WALLS, CULVERTS, STORAGE TANKS, ETC.)
15. SEWAGE DISPOSAL WILL BE ACHIEVED BY MEANS OF A RAISED FILT SEPTIC SYSTEM, APPROVED BY NYSDOH ON MAY 9, 2017.
16. STORMWATER WILL SHEET FLOW AROUND THE PROPOSED HOUSE. GUTTERS AND DOWNSPOUTS WILL BE DIRECTED TO THE PROPOSED DRIVEWAY AND AWAY FROM THE PROPOSED DRIVEWAY.
17. THE PROPOSED WATER SERVICE TO THE HOUSE WILL COME FROM THE WATERMAIN AT THE STREET.
18. THE DRIVEWAY WILL BE WIDE ENOUGH TO ACCOMMODATE EMERGENCY VEHICLES. THERE IS A FIRE HYDRANT ON THE PROPERTY IN FRONT OF THE HOUSE.
19. THE PROPOSED ELECTRICAL SERVICE LINES WILL COME FROM THE EXISTING OVERHEAD ELECTRIC NORTH OF THE PROPERTY.
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 AS TO BE GRAVEL ZONE X, AS IDENTIFIED ON FLOOD INSURANCE RATE MAP #80598, PANEL #0015C, EFFECTIVE: 3/2/82.
24. ALL SITE LIGHTING IS TO COMPLY WITH THE LIGHTING STANDARDS CONTAINED IN SECTION 220-77 OF THE TOWN CODE.
25. ALL SITE LIGHTING IS TO COMPLY WITH THE LIGHTING STANDARDS CONTAINED IN SECTION 220-77 OF THE TOWN CODE.
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 DEFICIENCY LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWN AND PLANTINGS FROM ESTABLISHING PROPERLY.
28. PHOSPHOROUS DEFICIENCY LAB AND PLANTINGS FROM ESTABLISHING PROPERLY.
29. ALL VNS DEC GUIDELINES.
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PLAN VIEW

SCALE 1:20



GRAPHIC SCALE



LEGEND:

- IRON PIN OR PIPE END
- IRON PIN SET
- CONCRETE MONUMENT
- PAV. NAIL FOUND
- UTILITY POLE
- UTILITY LINES
- ET
- PROPERTY LINE
- CENTERLINE



n/f SERICARDO LLC
L-1136, P-448

n/f ALLISON
L-1374, P-375

n/f CHINN
L-869, P-724

n/f MALLOY
L-1158, P-960

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L-869, P-724

n/f ALLISON
L-1374, P-375

n/f CHINN
L-869, P-724

n/f MALLOY
L-1158, P-960

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L-869, P-724

n/f ALLISON
L-1374, P-375

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L-869, P-724

n/f MALLOY
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L-869, P-724

n/f MALLOY
L-1158, P-960

n/f CHINN
L-869, P-724

n/f ALLISON
L-1374, P-37