PLAN VIEW
SCALE 1:40

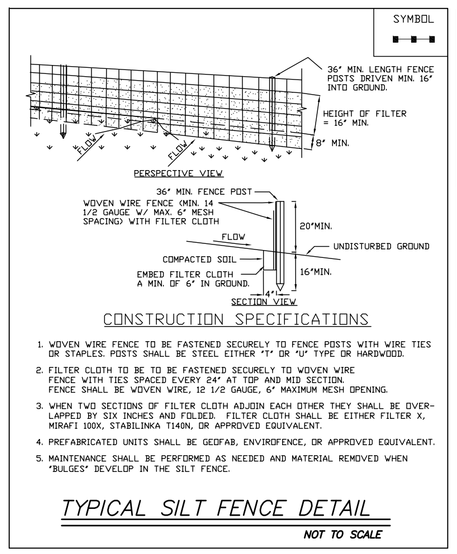
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND
- EXISTING CONTOUR
- 760 PROPOSED CONTOUR
- EXISTING PROPERTY LINE
- ROADWAY CENTERLINE
- OHE OVERHEAD ELECTRIC & PHONE
- EXISTING WATERLINE
- TREE/BRUSH LINE
- EXISTING FENCELINE
- BUILDING SETBACK LINE
- UTILITY POLE
- SILT FENCE BARRIER
- EXISTING SLOPE OVER 15%
- LIMIT OF DISTURBANCE
- PROPOSED ELECTRIC SERVICE
- PROPOSED WATER SERVICE

NOTE: THE TOWN OF CANANDAIGUA ZONING BOARD OF APPEALS ON AUGUST 16, 2022 GRANTED VARIANCES FOR THIS PARCEL CONDITIONED UPON THE PLACEMENT OF A DEED RESTRICTION ON THIS AS WELL AS THE OTHER TWO LOTS WHICH WERE CREATED BY THE KUENEN SUBDIVISION, THAT THERE WILL BE NO FURTHER SUBDIVISION OF THIS AND THE OTHER TWO LOTS IN THE SUBDIVISION (SEE CPN-22-052, SINGLE-STAGE SUBDIVISION OF LODEWYD P. BUZZ KUENEN, APPROVED BY THE PLANNING BOARD ON AUGUST 24, 2022)

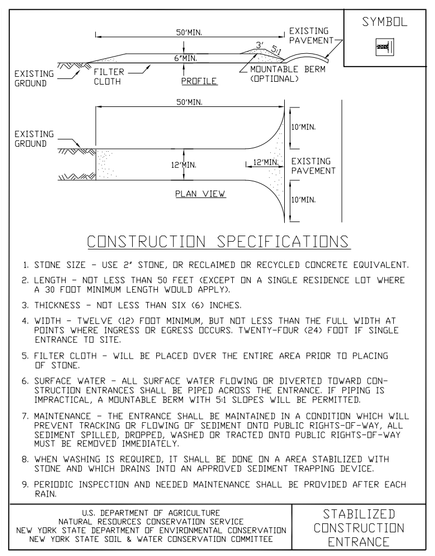
GENERAL SITE PLAN NOTES:
1. THE PROPOSED USE OF THE PROPERTY IS A SINGLE FAMILY RESIDENCE.
2. THIS PROPERTY ZONED: AR-2 AGRICULTURAL RURAL RESIDENTIAL DISTRICT.
3. TOTAL AREA DISTURBED BY THE PROJECT IS APPROXIMATELY 43,500 SQUARE FEET (0.99 ACRES), RELATED TO INSTALLING A DRIVEWAY, CONSTRUCTING THE PROPOSED RESIDENCE, SEPTIC SYSTEM, AND RELATED UTILITIES. THE PROPOSED LIMITS OF DISTURBANCE ARE SHOWN ON THE PLAN. THE CONTRACTOR SHALL STRICTLY ADHERE TO THESE LIMITS OF DISTURBANCE. IF MORE THAN 1.0 ACRES ARE TO BE DISTURBED, SPDES COVERAGE MUST OBTAINED FROM NYSDEC BEFORE STARTING WORK.
4. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN NOVEMBER 2022.
5. THE VEGETATION ON THE LOT CURRENTLY CONSISTS OF OPEN FIELD.
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. THE PROPOSED BUILDING PLANS HAVE BEEN DEVELOPED BY KEY HOMES.
10. THE PROPOSED DRIVEWAY TO THE HOUSE WILL BE 18' WIDE 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 A DEEP TRENCH SEPTIC SYSTEM.
16. STORMWATER WILL SHEET FLOW AROUND THE PROPOSED HOUSE. GUTTERS AND DOWNSPOUTS WILL BE DIRECTED TO THE EXISTING SWALE ALONG THE NORTH PROPERTY LINE AT THE LOCATION SPECIFIED ON THE PLAN.
17. THE PROPOSED WATER SERVICE TO THE HOUSE WILL BE ACHIEVED BY THE TOWN OF CANANDAIGUA WATER CONNECTION, AND THE FOLLOWING SHALL BE REQUIRED:
    - 17.1. PROPERTY OWNER WILL NEED TO SUBMIT A PAID APPLICATION FOR WATER SERVICE TO THE TOWN
    - 17.2. PROPERTY OWNER TO FOLLOW THE STANDARDS OF WATER SERVICE MATERIALS PER THE TOWN OF CANANDAIGUA SPECIFICATION
    - 17.3. A PRESSURE REDUCING VALVE IS MANDATORY AFTER THE WATER METER AND MAINTAINED BY THE PROPERTY OWNER
    - 17.4. WATER SERVICE MATERIALS:
      - 17.4.1. CORPORATION STOP SHALL BE CAST BRASS WITH "O" RING SEALS, MUELLER H-15008 (3/4", 2").
      - 17.4.2. CURB STOPS SHALL HAVE CAST BRASS BODIES WITH "O" RING SEALS, COMPRESSION TYPE, MUELLER H-15209 (3/4", 2").
      - 17.4.3. CURB BOXES SHALL BE TWO (2) PIECE BOXES WITH A SLIDE TYPE EXTENSION, A CAST IRON ARCH PATTERN LOWER SECTION, A ONE (1) PIECE CAST IRON LID AND A STAINLESS STEEL STATIONARY SHUT-OFF ROD, MUELLER H-10314 (3/4"), H-10310 (2").
      - 17.4.4. WATER SERVICE PIPE SHALL BE TYPE "K" COPPER, MINIMUM 200 PSI WORKING PRESSURE, ALL ACCORDING TO ASTM B-88
      - 17.4.5. PLASTIC PIPE SHALL BE COPPER TUBE SIZE (CTS) POLYETHYLENE ASTM D-2737, PE4710 HDPE PER AWWA C-901 ON A MINIMUM BASIS OF 200 PSI (ONLY USED FROM CURB BOX TO UNIT AND A #12 GAUGE COPPER TRACER WIRE SHALL BE INCLUDED FROM THE CURB BOX TO THE STRUCTURE)
18. THE DRIVEWAY WILL BE WIDE ENOUGH TO ACCOMMODATE EMERGENCY VEHICLES. THERE IS A FIRE HYDRANT ACROSS THE STREET FROM THE PROPOSED HOUSE.
19. THE PROPOSED ELECTRIC SERVICE LINES WILL COME FROM THE EXISTING POLE NORTHEAST OF THE HOUSE. FINAL ELECTRIC SERVICE LOCATION TBD BY UTILITY COMPANY.
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 TO BE GRAVEL WITH ASPHALT BETWEEN THE ROAD AND THE R.O.W. LINE.
24. THE PROJECT AREA LIES WITHIN ZONE X, AS IDENTIFIED ON FLOOD INSURANCE RATE MAP #360598, PANEL #0025 C.
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 DEC 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. CONCRETE TRUCK CLEANOUT SHALL FOLLOW THE EPA'S GUIDELINES FOR STORMWATER BEST MANAGEMENT PRACTICE FOR CONCRETE WASHOUT. NO WET CONCRETE SHALL BE WASHED OUT WITHIN 50' OF ANY WATERCOURSE OR WATER BODY.
31. THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, § 301, SUBSECTION 11. SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION

SITE LOCATION
HICKOX ROAD
CANANDAIGUA, NY 14424



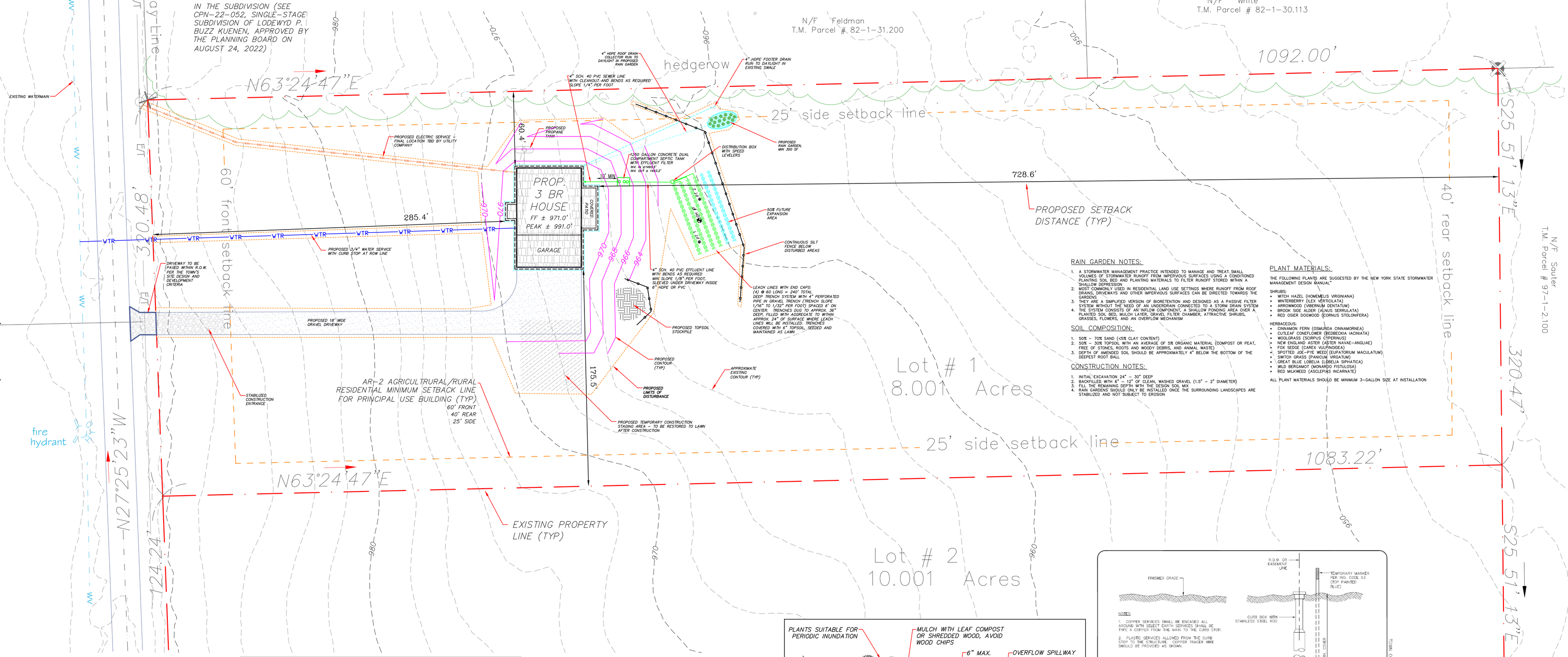
CONSTRUCTION SPECIFICATIONS
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, 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



CONSTRUCTION SPECIFICATIONS
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	STABILIZED CONSTRUCTION ENTRANCE



RAIN GARDEN NOTES:
1. A STORMWATER MANAGEMENT PRACTICE INTENDED TO MANAGE AND TREAT SMALL VOLUMES OF STORMWATER RUNOFF FROM IMPERVIOUS SURFACES USING A CONDITIONED PLANTING SOIL BED AND PLANTING MATERIALS TO FILTER RUNOFF STORED WITHIN A SHALLOW DEPRESSION
2. MOST COMMONLY USED IN RESIDENTIAL LAND USE SETTINGS WHERE RUNOFF FROM ROOF DRAINS, DRIVEWAYS AND OTHER IMPERVIOUS SURFACES CAN BE DIRECTED TOWARDS THE GARDENS
3. THEY ARE A SIMPLIFIED VERSION OF BIORETENTION AND DESIGNED AS A PASSIVE FILTER SYSTEM WITHOUT THE NEED OF AN UNDERDRAIN CONNECTED TO A STORM DRAIN SYSTEM
4. THE PRACTICE CONSISTS OF AN UNKNOWN GARDEN, A SHALLOW PONDING AREA OVER A PLANTED SOIL BED, MULCH LAYER, OR CAN UTILIZE A CHAMBER, ATTRACTIVE SHRUBS, GRASSES, FLOWERS, AND AN OVERFLOW MECHANISM

SOIL COMPOSITION:
1. 50% - 70% SAND (<5% CLAY CONTENT)
2. 50% - 30% TOPSOIL WITH AN AMOUNT OF 5% ORGANIC MATERIAL (COMPOST OR PEAT, FREE OF STONES, ROOTS AND WOODY DEBRIS, AND ANIMAL WASTE)
3. DEPTH OF AMENDED SOIL SHOULD BE APPROXIMATELY 4" BELOW THE BOTTOM OF THE DEEPEST ROOT BALL

CONSTRUCTION NOTES:
1. INITIAL EXCAVATION 24" - 30" DEEP
2. BACKFILLED WITH 4" - 12" OF CLEAN, WASHED GRAVEL (1.5" - 2" DIAMETER)
3. FILL THE REMAINING DEPTH WITH THE DESIGN SOIL MIX
4. RAIN GARDENS SHOULD ONLY BE INSTALLED ONCE THE SURROUNDING LANDSCAPES ARE STABILIZED AND NOT SUBJECT TO EROSION

PLANT MATERIALS:
THE FOLLOWING PLANTS ARE SUGGESTED BY THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL:

SHRUBS:
- WITCH HAZEL (HAMEMELIS VIRGINIANA)
- WINTERBERRY (ILEX VERTICILATA)
- ARROWWOOD (VIBERNUM DENTATUM)
- BROOK SIDE ALDER (ALNUS SERRULATA)
- RED OSIER DOGWOOD (CORNUS STOLONIFERA)

HERBACEOUS:
- CINNAMON FERN (OSMUNDA CINNAMOMEA)
- CUTLEAF CONEFLOWER (RUDBECKIA LACINIATA)
- WOOLGRASS (SCIRPUS CYPERINUS)
- NEW ENGLAND ASTER (ASTER NAVAE-ANGLIAE)
- FOX SEDGE (CAREX VULPINOIDEA)
- SPOTTED JOE-PYE WEED (EUPATORIUM MACULATUM)
- SWITCH GRASS (PANICUM VIRGATUM)
- GREAT BLUE LOBELIA (LOBELIA SIPHILITICA)
- WILD BERGAMOT (MONARDO FISTULOSA)
- RED MILKWEED (ASCLEPIAS INCARNATE)

ALL PLANT MATERIALS SHOULD BE MINIMUM 3-GALLON SIZE AT INSTALLATION

SITE PLAN APPROVAL

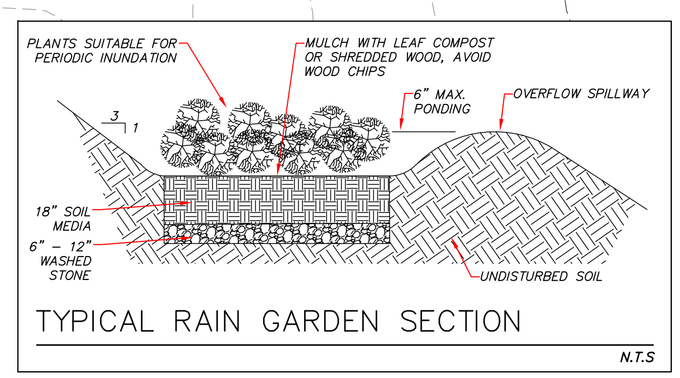
PLANNING BOARD CHAIRPERSON DATE

CANANDAIGUA HIGHWAY & WATER SUPERINTENDENT DATE

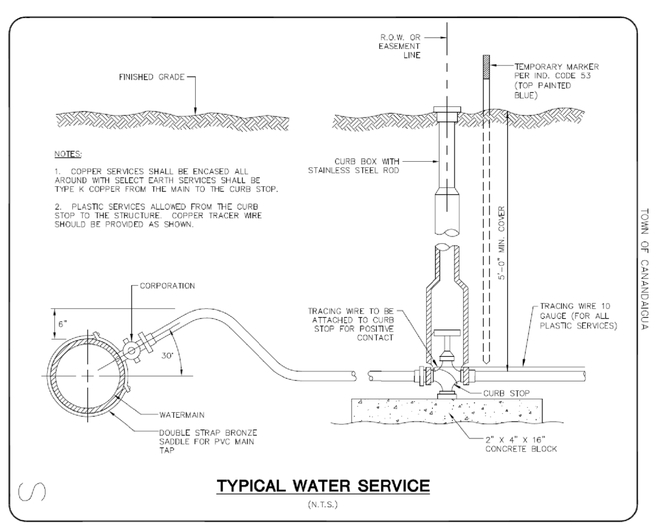
MAP REFERENCE:
1. SUBDIVISION PLAT PREPARED FOR LODEWYK P. KEUNEN BY ROCCO VENEZIA, LS, DATED 6/28/22
2. ADDITIONAL TOPOGRAPHIC DATA OBTAINED FROM ONTARIO COUNTY LIDAR, NAVD88 DATUM

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. 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 ALL 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

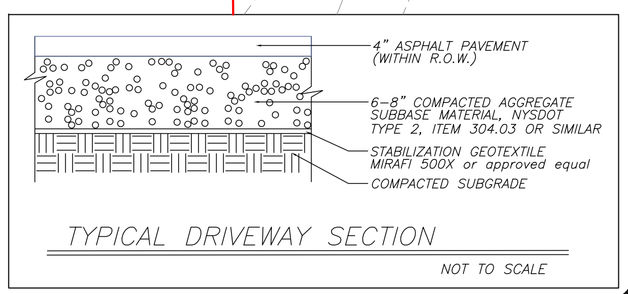
SITE DATA:
SITE ADDRESS:	LOT 1, HICKOX ROAD
	TOWN OF CANANDAIGUA, ONTARIO COUNTY
TAX MAP NUMBER:	PORTION OF 96.00-1-50.100
APPLICANT:	ETHAN PARRISH
MAILING ADDRESS:	6240 GOODALE ROAD
	CANANDAIGUA, NY 14424
EXISTING ZONING:	AR-2, AGRICULTURAL/RURAL RESIDENTIAL
MINIMUM SETBACKS:	60' FRONT (285.4' PROPOSED)
	40' REAR (728.6' PROPOSED)
	25' SIDE (60.4' & 175.5' PROPOSED)
MAXIMUM HEIGHT:	35' ABOVE AVERAGE GRADE (±20' PROPOSED)
MAXIMUM COVERAGE:	20% (1.4% PROPOSED)



TYPICAL RAIN GARDEN SECTION
N.T.S



TYPICAL WATER SERVICE
(N.T.S.)



TYPICAL DRIVEWAY SECTION
NOT TO SCALE

GROVE ENGINEERING
8677 STATE ROUTE 53
NAPLES, NEW YORK 14512
585-797-3989 PHONE
grove.engineering@yahoo.com

SITE PLAN

PROPOSED PARRISH RESIDENCE

LOT 1
HICKOX ROAD

PORTION OF
TM# 96.00-1-50.100

TOWN OF CANANDAIGUA

ONTARIO COUNTY
NEW YORK

AUGUST 30, 2022

SHEET 1 OF 1

STATE OF NEW YORK
WILLIAM JAMES GROVE
084111
LICENSED PROFESSIONAL ENGINEER

WILLIAM J. GROVE, PE
NYS LICENSE #084111

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	9/14/22	PER 9/12/22 PRC MEETING	WG