

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:

	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	0.20 OR 0.20
BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER 8 OR 8	20	0.45
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 HYDRO SEEDING METHOD AT TWO TONS PER ACRE WITH TRACKER.
STARTING FERTILIZER: 5-10-10 AT 20 POUNDS PER 1,000 SQUARE FEET.
• FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED (ARROSTOCK) 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 MARKERS.

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 (USPO) 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 AS 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.

8. ROOF LEADERS SHALL BE CONNECTED TO STORM SEWERS.

9. NO SITE PREPARATION SHALL COMMENCE UNTIL A VISUAL INSPECTION BY THE TOWN OF CANANDAIGUA CONFIRMS THE INSTALLATION OF PERIMETER SEDIMENT CONTROLS.

10. ANY ADDITIONAL EROSION OR SEDIMENT CONTROL DEEMED NECESSARY BY THE TOWN OR A REPRESENTATIVE THEREOF SHALL BE PROVIDED BY THE OWNER.

11. SEDIMENT CONTROL MEASURES ARE TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL UPSTREAM GROUND STABILIZATION AND REMOVAL IS APPROVED BY THE TOWN OF CANANDAIGUA.

12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPAIRING AND SUBSEQUENTLY REMOVING TEMPORARY EROSION & SEDIMENT CONTROL DEVICES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ADJOINING PROPERTIES, ROADWAYS, DRAINAGE WAYS AND SINKS OF SILT ACCUMULATION AS NECESSARY AND AS DETERMINED/ REQUESTED BY THE TOWN OF CANANDAIGUA.

14. ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN 12 INCHES SHALL BE APPROVED BY THE PLANNING BOARD.

LOCUS MAP

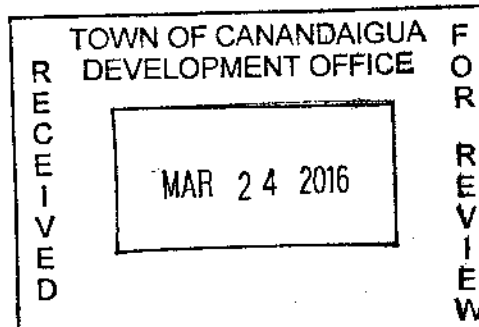
N.T.S.

GENERAL NOTES

- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
- NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
- PROPOSED LIGHTING TO BE COORDINATED WITH THE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 77).
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE ONTARIO COUNTY HIGHWAY DEPARTMENT FOR ALL WORK WITHIN THE RIGHT-OF-WAY.

SEWER CONNECTION NOTES

- OWNER TO ENSURE CAPACITY IS AVAILABLE IN EXISTING SEPTIC SYSTEM FOR CONNECTION OF NEW BUILDING.
- CONTRACTOR TO CONFIRM ALL EXISTING INVERTS AT RELOCATED PUMP CHAMBER, SEPTIC TANK AND EFFLUENT PUMP CHAMBER PRIOR TO CONNECTIONS. ELEVATIONS SHALL BE REPORTED TO THE DESIGN ENGINEER FOR REVIEW AND RECORD.

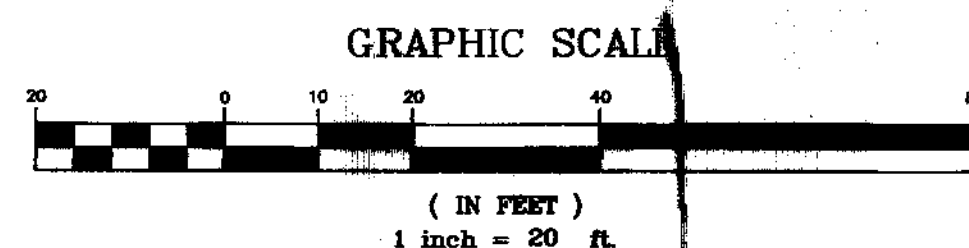


Property Owner
Daniel J. Jr & Laurie D. Hoffend
4853 County Road 16
Canandaigua, NY 14424

Construction timeline = 4-8 months start to completion

Engineer Legend

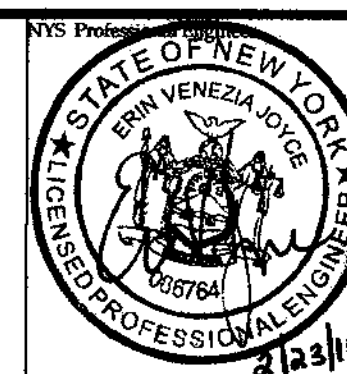
- 700--- EXISTING CONTOUR
- 700--- PROPOSED CONTOUR
- EXISTING PROPERTY LINE
- ROADWAY CENTERLINE
- PROPOSED SPOT ELEVATION
- PROPOSED DIVERSION SWALE (TEMPORARY)
- SILT FENCE (TEMPORARY)
- CHECK DAM
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED ELECT/TEL
- PROPOSED STORM DRAIN
- PROPOSED EROSION MAT



FOR PERMITTING ONLY

Legend

- Pin or pipe found
- P.K. nail set
- Concrete Monument
- Benchmark
- Utility pole
- Utility lines
- R.O.W. line
- Property lines
- Centerline



Revisions

No.	Date	Description	By
1	10/21/15	TOWN COMMENTS	EVJ
2	2/23/16	TOWN COMMENTS	EVJ

NYS Land Surveyor

Drawing Title:

Site Plan Prepared For:

SITE GRADING AND UTILITY PLAN

Daniel J. Jr & Laurie D. Hoffend

Showing Land

at 4853 County Road 16

Town of Canandaigua

County of Ontario State of New York

(585)396-3267

Fax No. (585) 396-0131

E-mail rocco@veneziasurvey.com

File# 15219

Sheet 1 of 6

T.m. # 140.18-1-6.00

Scale 1"= 20'

02/23/16

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON DATE

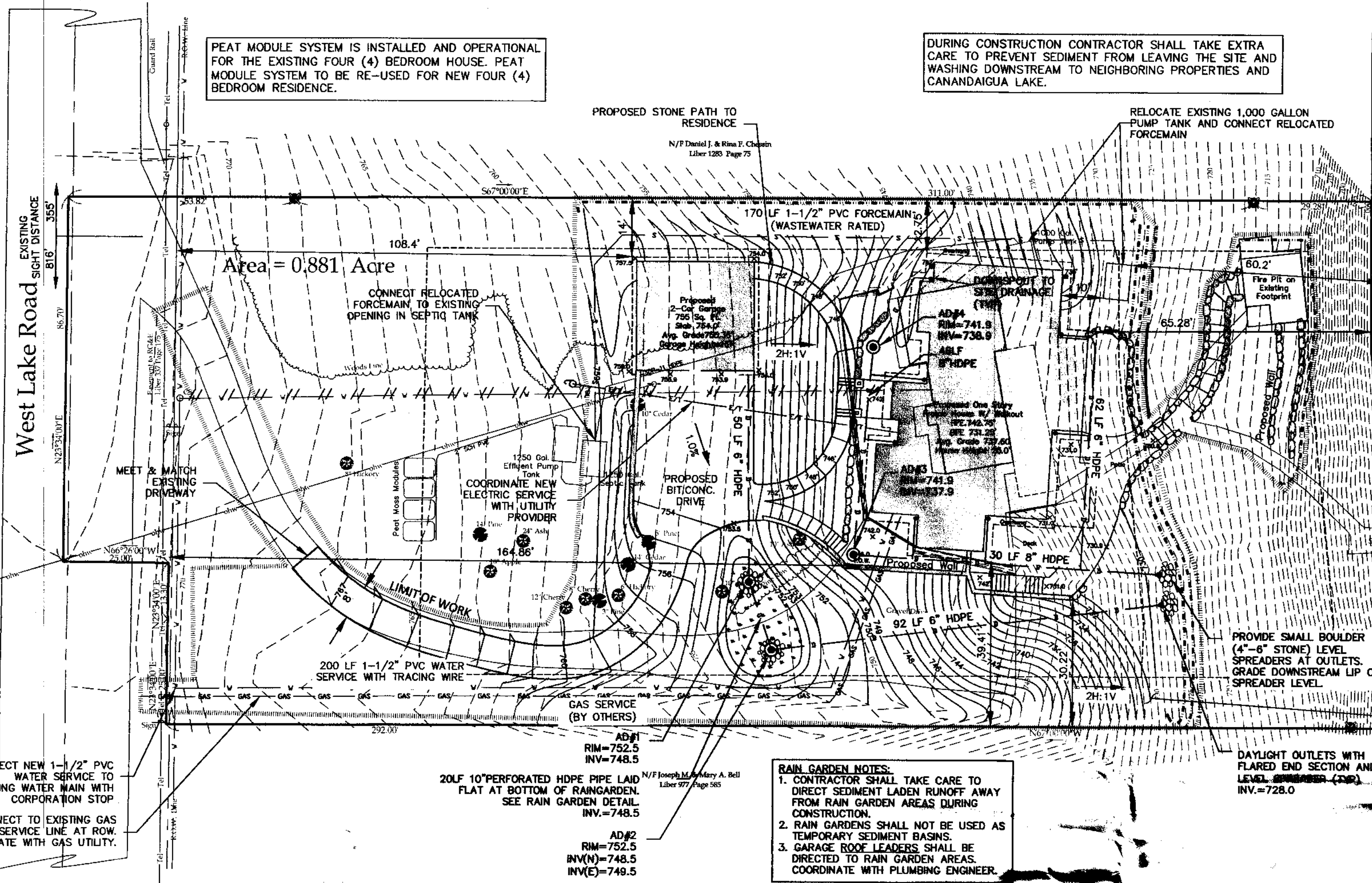
TOWN HIGHWAY & WATER SUPERINTENDENT DATE

TOWN ENGINEER DATE

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.

Lot Coverage:	
Garage.....	840
House.....	2,931
Deck.....	404
Driveway.....	2,546
Firepit Patio.....	229
Upper Patio.....	290
Lower Patio.....	332
Landscape Walls & Stairs.....	1,297
Retaining Wall.....	83

Total Area.....	36,090
Total Coverage.....	8,952
% Coverage.....	24.8%



- RAIN GARDEN NOTES:
1. CONTRACTOR SHALL TAKE CARE TO DIRECT SEDIMENT LADEN RUNOFF AWAY FROM RAIN GARDEN AREAS DURING CONSTRUCTION.
 2. RAIN GARDENS SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
 3. GARAGE ROOF LEADERS SHALL BE DIRECTED TO RAIN GARDEN AREAS. COORDINATE WITH PLUMBING ENGINEER.

ZONING CHART

TOWN OF CANANDAIGUA

ZONING DISTRICT: RESIDENTIAL LAKE DISTRICT (RLD)

	REQUIRED	PROVIDED
MIN LOT AREA (AREA TO ROW)	20,000 SF	36,090 SF (EXISTING LOT)
MIN LOT WIDTH	125'	125'
MIN FRONT YARD SETBACK	60'	62.28'
MIN SIDE YARD SETBACK	12'	12.75'
MIN REAR YARD SETBACK	60'	164.86'
MIN REAR YARD SETBACK (ACCESSORY)	15'	108.4'
MAX BUILDING HEIGHT	25 FT	25 FT
MAX ACCESSORY STRUCTURE HEIGHT	16 FT	16 FT
MAX BUILDING COVERAGE	15%	10.4%
MAX LOT COVERAGE	25%	24.8%
SITE DISTURBANCE	22,794 SF ±	

STORMWATER MANAGEMENT SYSTEMS SIZED TO RECHARGE 1" OF RUNOFF FROM CONTRIBUTION SURFACES.

IMPERVIOUS WATERSHED TO RAIN GARDEN:

REQUIRED RECHARGE VOLUME = 1-INCH X IMPERVIOUS AREA

IMPERVIOUS AREA = 2,546 SF (DRIVEWAY) + 840 SF (GARAGE) = 3,386 SF

REQUIRED RECHARGE VOLUME = (1 INCH/12 FEET)(3,386 SF) = 282 CF

RECHARGE VOLUME PROVIDED: 506 CF

RAIN GARDEN:

TOTAL VOLUME OF GARDEN #1 = 506 CF

VOLUME OF DEPRESSION = SURFACE AREA X 6" = (460SF)(0.5FT) = 230 CF

VOLUME STONE BELOW = SURFACE AREA X 6" X 40% = (460)(1.5)(.4) = 276 CF

LOCUS MAP

N.T.S.

EROSION CONTROL NOTES - GENERAL

1. INSTALL EROSION CONTROL MEASURES PRIOR TO BEGINNING EXCAVATION WORK.
2. PROVIDE TEMPORARY DIVERSION SWALES TO INTERCEPT SURFACE RUNOFF AND TO DIRECT IT AWAY FROM DISTURBED AREAS.
3. MAINTAIN TEMPORARY EROSION AND SILTATION CONTROL MEASURES DURING CONSTRUCTION PERIOD UNTIL FINAL GRADING, LANDSCAPING AND PERMANENT EROSION CONTROL IS COMPLETED. ESTABLISH VEGETATION ON EXPOSED AREAS AS SOON AS PRACTICABLE BUT NO LATER THAN 7 DAYS AFTER SOIL DISTURBANCE ACTIVITY CEASES.
4. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES ONLY AFTER RECEIVING AUTHORIZATION FROM THE TOWN OF CANANDAIGUA.
5. DISTURBANCE OF EXISTING VEGETATIVE GROUND COVER SHALL NOT TAKE PLACE MORE THAN (15) DAYS PRIOR TO THE START OF GRADING OR CONSTRUCTION ACTIVITY.
6. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE THE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED AND/OR AS DIRECTED BY THE TOWN OF CANANDAIGUA.

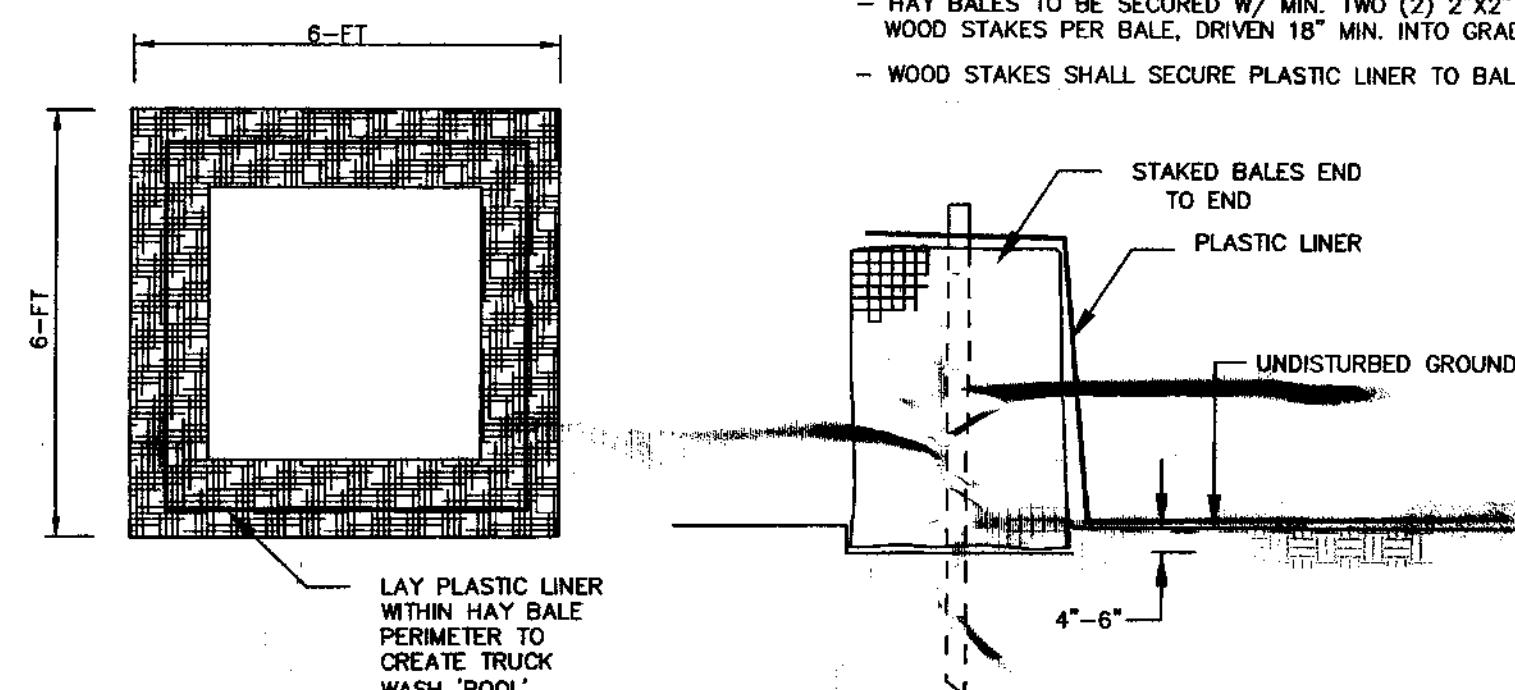
SITE PREPARATION & EARTHWORK SEQUENCE

1. SILT FENCING, EROSION CONTROL MEASURES AND LIMITS OF WORK BOUNDARIES ARE TO BE PLACED PER PLAN.
2. TEMPORARILY DISCONNECT AND CAP ALL UTILITY LINES, AND PLACE PROTECTION FENCING AROUND REMAINING EQUIPMENT BE LEFT ON SITE.
3. REMOVE NECESSARY TREES IN THE AREA FROM ROAD RIGHT OF WAY TO EXISTING HOUSE. CLEAR UNDERBRUSH VEGETATION ALONG SOUTH PROPERTY LINE FOR NEW UTILITY LINES AND DRIVEWAY CONFIGURATION.
4. DEMOLISH EXISTING CONCRETE RETAINING WALL, AND PREPARE EXPOSED EARTH AS REQUIRED PER SITE PLAN.
5. CUT IN PROPOSED DRIVEWAY AND GARAGE BUILDING PAD PER SITE PLAN. PLACE TEMPORARY GRAVEL.
6. SLOPE AT GRADED RAMP DOWN TO THE EXISTING MAIN LEVEL HOUSE ELEVATION (EXACT LOCATION TO BE DETERMINED IN THE FIELD). PLACE TEMPORARY GRAVEL.
7. DEMOLISH THE EXISTING HOUSE STRUCTURE AND REGRADE AREA ACCORDINGLY AND PREPARE EXPOSED EARTH AS NECESSARY.
8. REPLACE AND/OR REINSTALL ANY SILT FENCING AND EROSION CONTROL MEASURES AROUND THE PROPERTY AS NECESSARY.
9. REMOVE NECESSARY TREES AND EXISTING WOOD STEPS ON LAKE SIDE OF THE BUILDING FOOTPRINT.
10. DEMOLISH THE EXISTING LOWER STRUCTURE AND REGRADE AREA ACCORDINGLY, PREPARE EXPOSED EARTH AS NECESSARY.
11. REPLACE AND/OR REINSTALL ANY SILT FENCING AND EROSION CONTROL MEASURES AROUND THE PROPERTY AS NECESSARY.

NOTES:

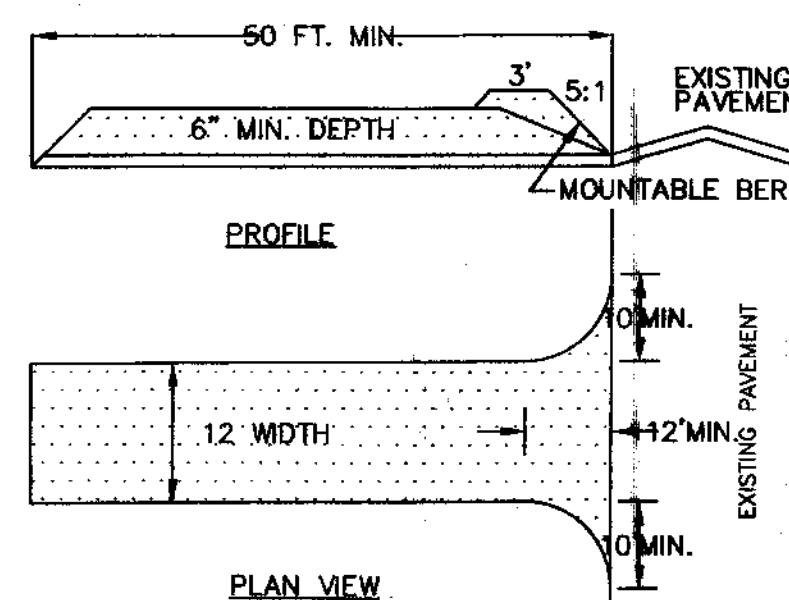
- ANY STEEP SLOPE (3H:1V OR STEEPER) DISTURBANCE IS TO BE PROTECTED WITH STRAW MULCH OR AN EROSION CONTROL BLANKET IF NOT WORKED FOR THREE (3) DAYS OR MORE.
- ACTUAL ON-SITE CONDITIONS MAY PRECIPITATE A NEED TO REVISE THE PROJECTED SEQUENCING LISTED ABOVE.

- BALES TO BE TIED W/ ORGANIC FIBER TWINE ONLY, NO PLASTIC OR WIRE.
- HAY BALES TO BE SECURED W/ MIN. TWO (2) 2"x2" WOOD STAKES PER BALE, DRIVEN 18" MIN. INTO GRADE.
- WOOD STAKES SHALL SECURE PLASTIC LINER TO BALE.



CONCRETE TRUCK WASH AREA

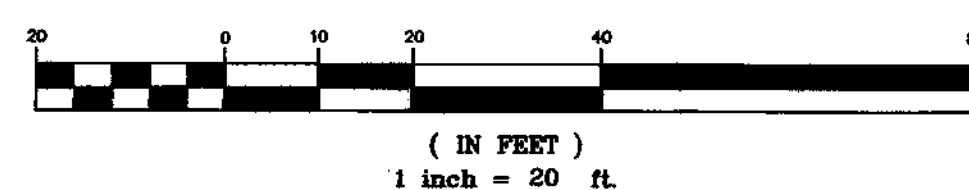
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE DETAILS

NOT TO SCALE

GRAPHIC SCALE



FOR PERMITTING ONLY

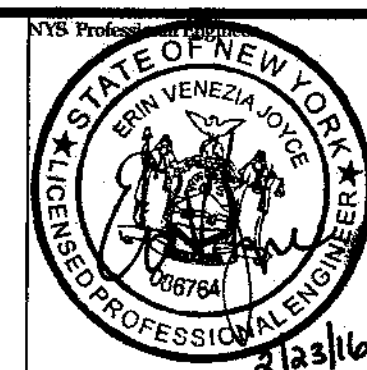
Property Owner
Daniel J. Jr & Laurie D. Hoffend
4853 County Road 16
Canandaigua, NY 14424

Engineer Legend

- 700 --- EXISTING CONTOUR
- 700 --- PROPOSED CONTOUR
- EXISTING PROPERTY LINE
- ROADWAY CENTERLINE
- 712.50 --- PROPOSED SPOT ELEVATION
- PROPOSED DIVERSION SWALE (TEMPORARY)
- SILT FENCE (TEMPORARY)
- CHECK DAM
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED ELEC./TEL
- PROPOSED STORM DRAIN
- PROPOSED EROSION MAT

Legend

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



Revisions

NO.	Date	Description	By
1	10/21/15	TOWN COMMENTS	EVJ
2	2/23/16	TOWN COMMENTS	EVJ

NYS Land Surveyor

Drawing Title:

DEMOLITION AND EROSION CONTROL PLAN

Site Plan Prepared For:

Daniel J. Jr & Laurie D. Hoffend
Showing Land

at
4853 County Road 16

Town of Canandaigua
County of Ontario State of New York

(585)396-3267

Fax No. (585) 396-0131

E-mail rocco@veneziasurvey.com

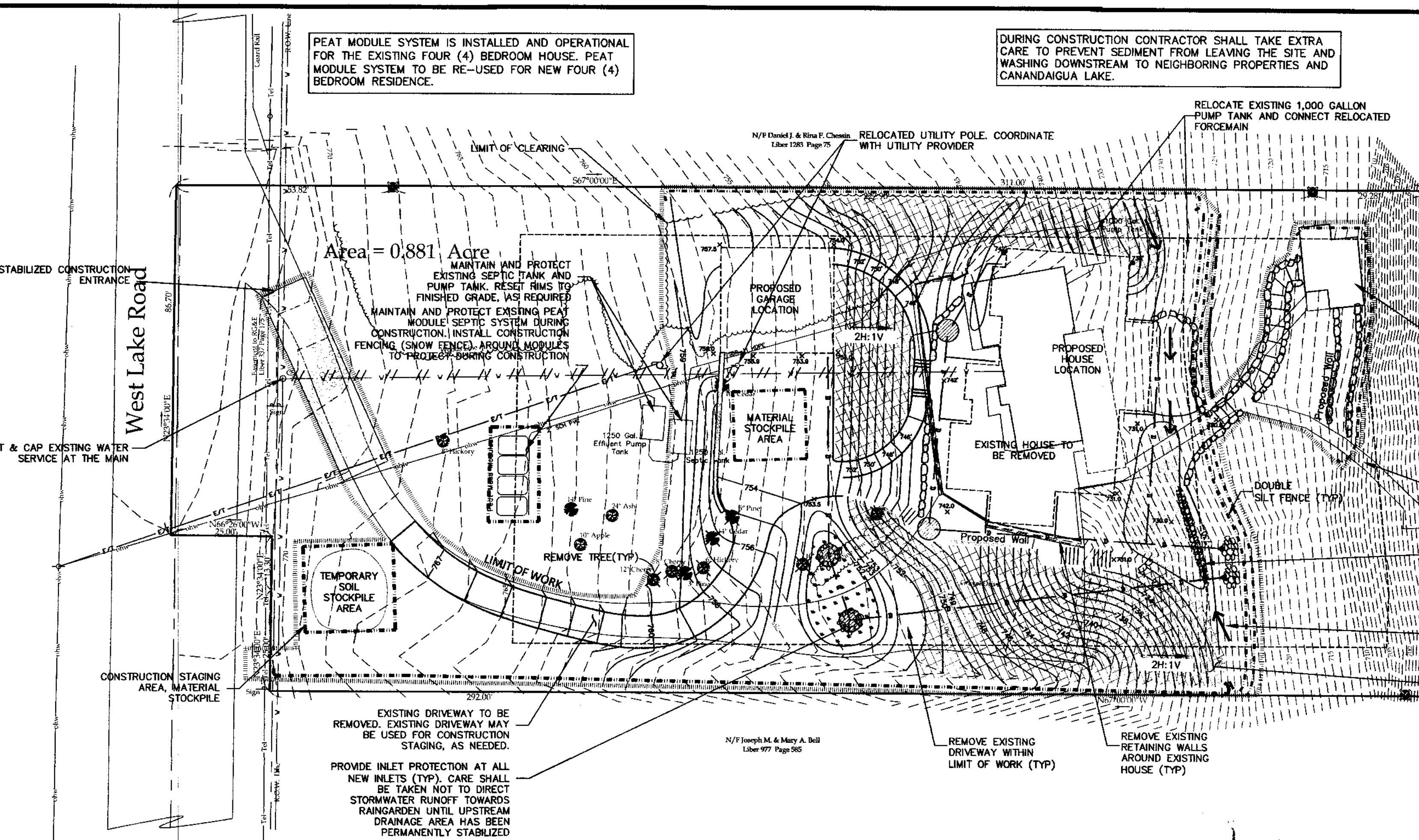
File# 15219

Sheet 2 of 6

T.m. # 140.18-1-6.00

Scale 1"= 20'

02/23/16



TOTAL SITE DISTURBANCE = ±22,794 SF

Canandaigua Lake

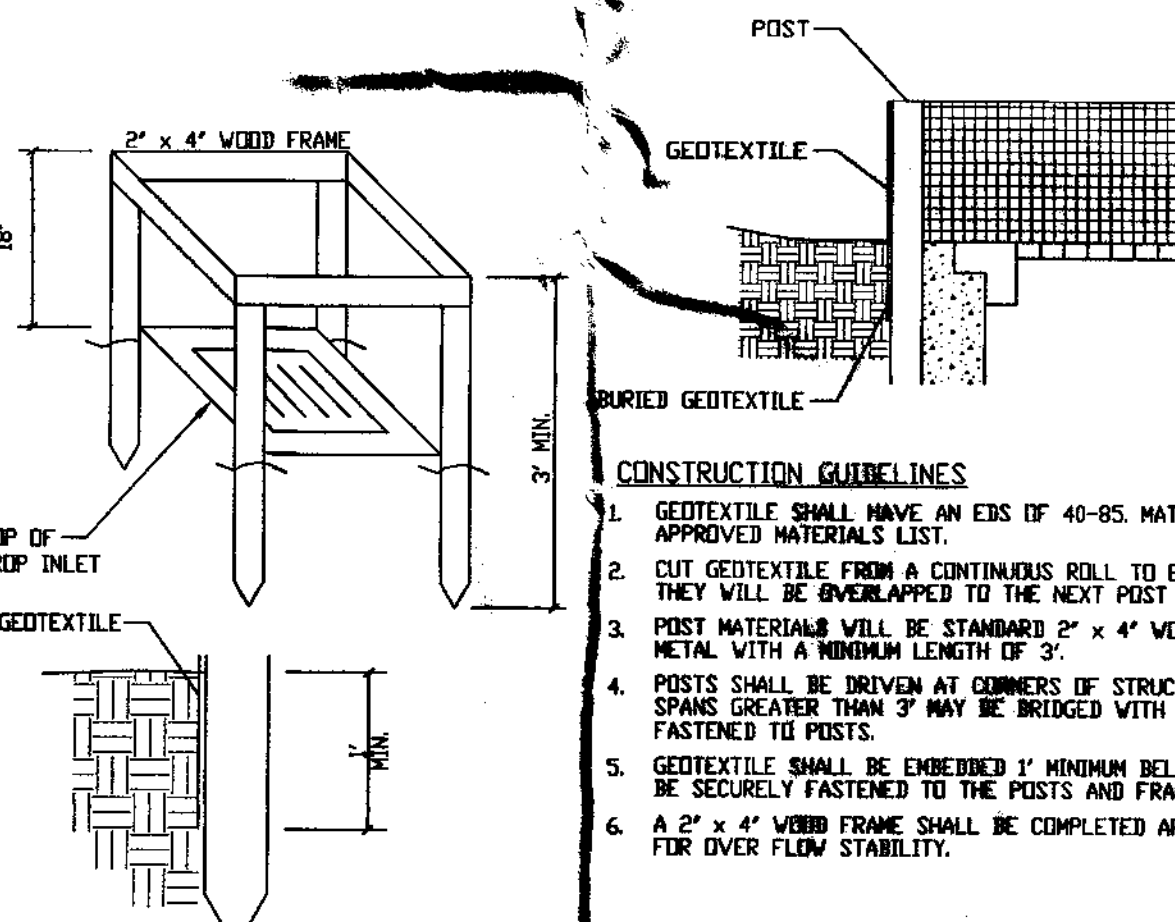
EXISTING GUEST HOUSE TO BE REMOVED TO FOUNDATION. FOUNDATION TO BE IMPROVED WITH NEW PATIO/FIRE PIT

EXISTING STAIRS TO REMAIN OR BE REBUILT IN PLACE

TEMPORARY SEDIMENT TRAP, 3FT DEEP WITH 4-FT WIDE STONE FILTER SPILLWAY
CONTRIBUTING AREA= 14,770 SF
SEDIMENT TRAP VOLUME= 1430 CF
(REQUIRED IS 3,600CF/ACRE OR 1220 CF)

TEMPORARY DIVERSION SWALE (TYP)

3H:1V SLOPES OR STEEPER SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125 EROSION CONTROL BLANKET OR APPROVED EQUAL & STEEP SLOPE SEED MIX. SLOPE STABILIZATION MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. (TYP)



INLET PROTECTION DETAIL

N.T.S.

FINAL SITE PLAN APPROVAL

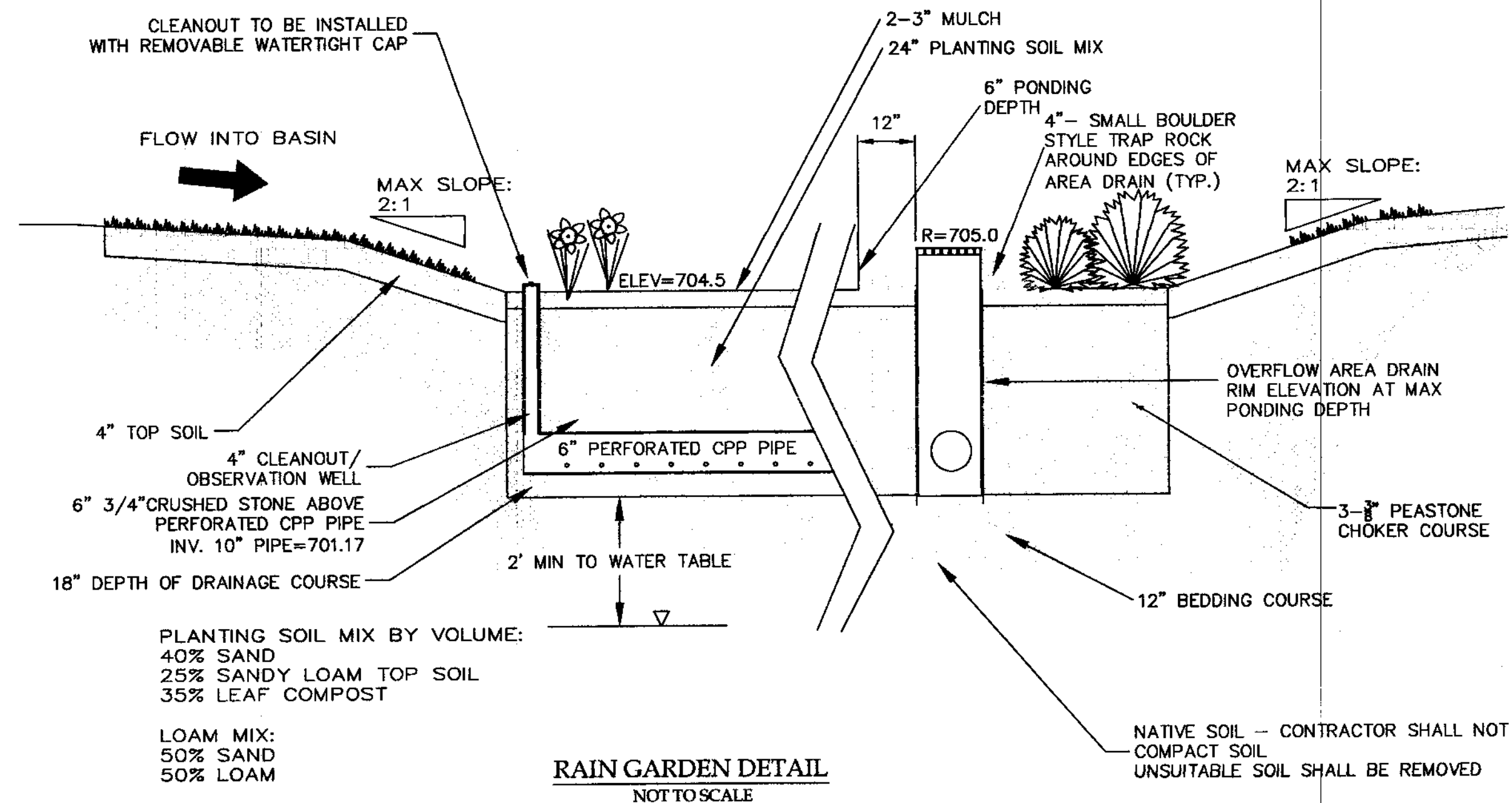
PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE
TOWN ENGINEER	DATE

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.

VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS

5120 Laura Lane

Canandaigua New York, 14424



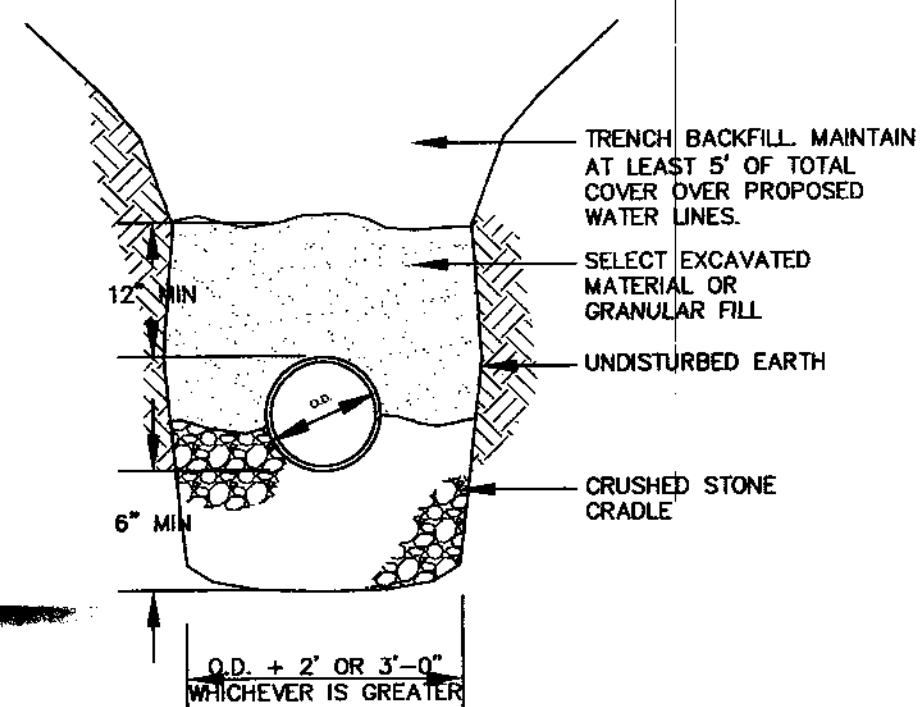
PLANTING SOIL MIX BY VOLUME:
40% SAND
25% SANDY LOAM TOP SOIL
35% LEAF COMPOST

LOAM MIX:
50% SAND
50% LOAM

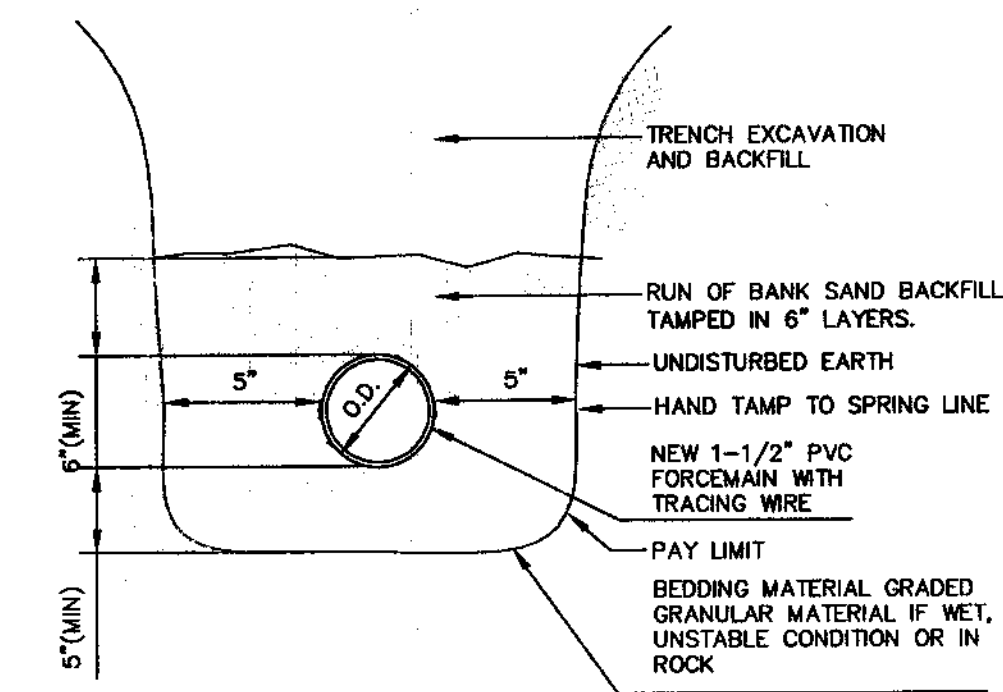
RAIN GARDEN DETAIL
NOT TO SCALE

WATER SYSTEM NOTES

1. WATERMAINS AND APPURTENANCES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND NEW YORK STATE DEPARTMENT OF HEALTH.
2. PROVIDE 10' MINIMUM SEPARATION BETWEEN THE WATERMAIN AND SEWER MAINS. VERTICAL SEPARATION BETWEEN WATERMAINS SHALL BE MAINTAINED IN ACCORDANCE WITH THE WATERMAIN/SEWER CROSSING DETAIL. WHERE A WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACT SELECT FILL) SHALL BE PROVIDED FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING AND POSSIBLY BREAKING THE WATERMAINS.
3. WATERMAIN SHALL BE PVC PIPE, AWWA C-900 AND SHALL HAVE A MINIMUM OF 5-FOOT OF COVER FROM FINISHED GRADE.
4. THE WATERMAIN SHALL BE FLUSHED PRIOR TO TESTING AND DISINFECTION WITH A MINIMUM FLUSHING VELOCITY OF 2.5 FEET PER SECOND.
5. THE WATERMAIN, INCLUDING FITTINGS AND VALVES, SHALL COMPLY WITH AWWA C-600 SECTION 2 SPECIFICATIONS AND SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA C605 SECTION AND THE LATEST SPECIFICATIONS OF THE NYSOH.
6. DISINFECTION SHALL BE ACCOMPLISHED AFTER THE PIPE HAS PASSED THE HYDROSTATIC TESTS AND SHALL BE IN CONFORMANCE WITH AWWA C-651, LATEST REVISION, BY USING THE CONTINUOUS FEED METHOD. FOLLOWING FLUSHING, SAMPLES OF THE WATER SHALL BE COLLECTED FROM THE MAIN. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS. WATER SAMPLE DRAINAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANALYSIS OF THE SAMPLES SHALL BE PERFORMED BY A NYS DEPARTMENT OF HEALTH APPROVED LABORATORY. THE WATERMAIN SHALL NOT BE PLACED IN SERVICE UNTIL A "COMPLETED WORKS APPROVAL" CERTIFICATE HAS BEEN ISSUED BY THE NYS DEPT. OF HEALTH.

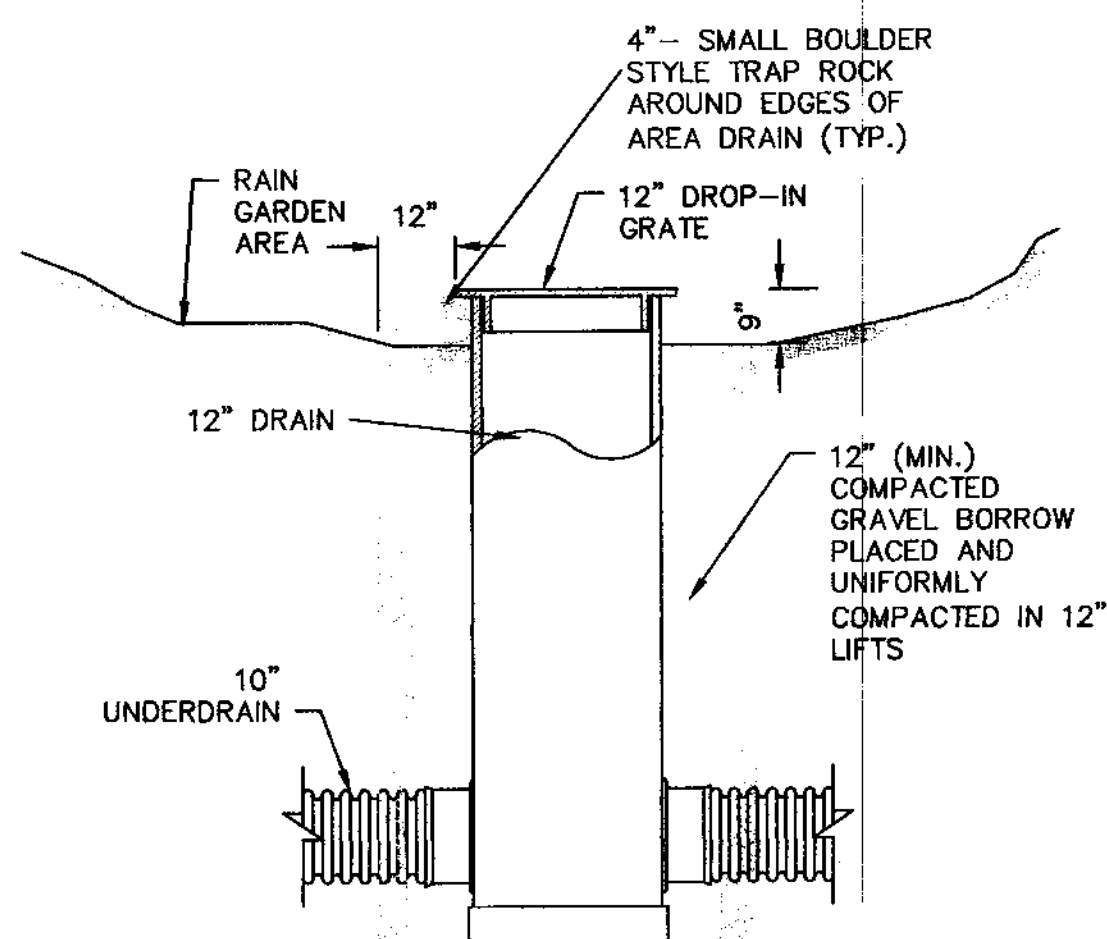


PVC WATER MAIN & DRAIN
BEDDING DETAIL
NOT TO SCALE

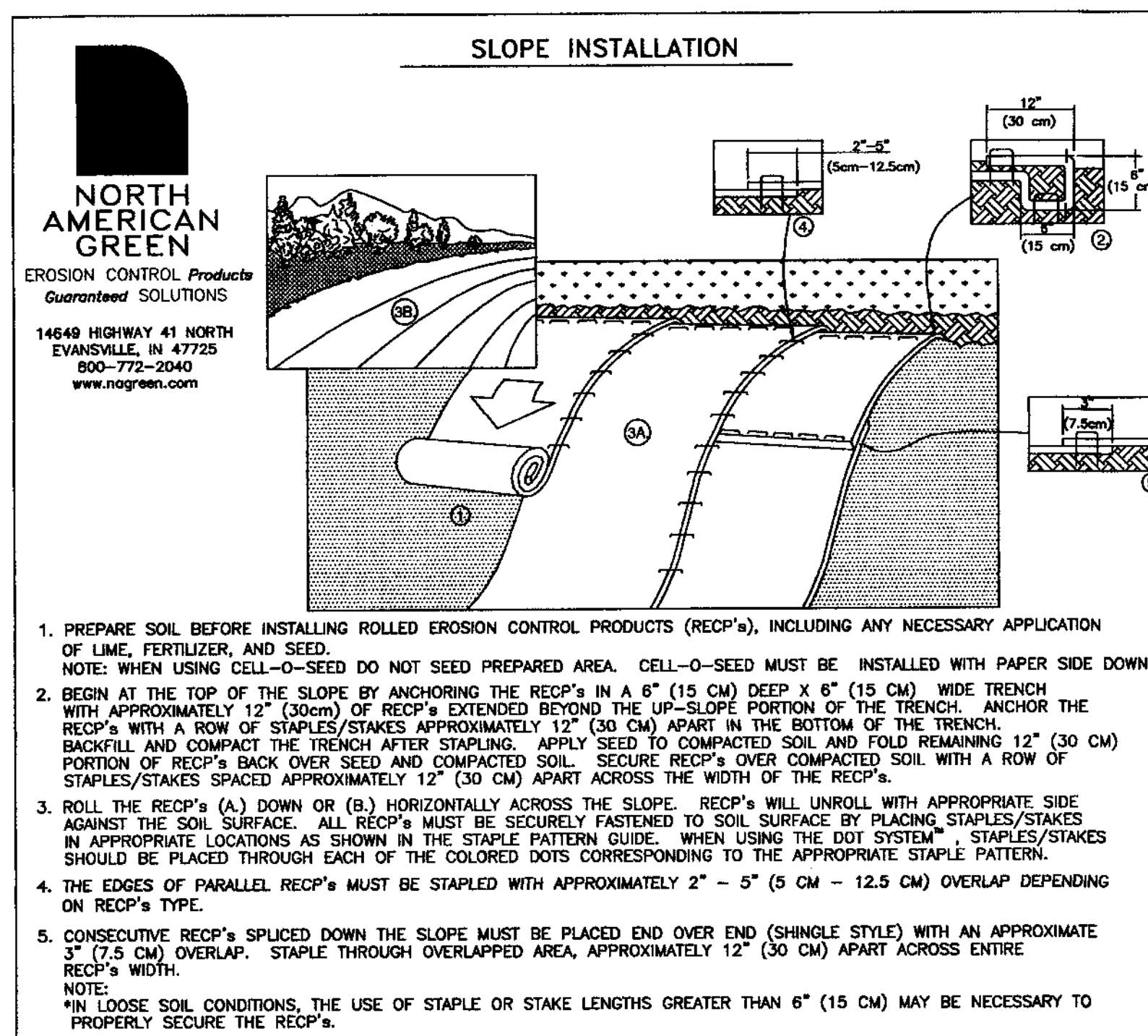


- NOTE:
1. CONTRACTOR TO PROVIDE SAFE EXCAVATION PER STATE AND FEDERAL REQUIREMENTS.
 2. PROVIDE 12" MINIMUM COVER OVER FORCEMAIN (FROM TOP OF FORCEMAIN TO FINISHED GRADE) TO MAINTAIN H2O LOADING.
 3. TRENCH BACKFILL UNDER VEGETATED AREAS SHALL BE NATIVE SOIL WITH NO AGGREGATE GREATER THAN 4" IN SIZE TO BE COMPACTED IN 12" LIFTS.
 4. TRENCH BACKFILL UNDER PAVED AREAS SHALL BE SELECT NYSDOT ITEM 203.07 WITH 4" MAX SIZE AGGREGATE TO BE COMPACTED IN 6" LIFTS.

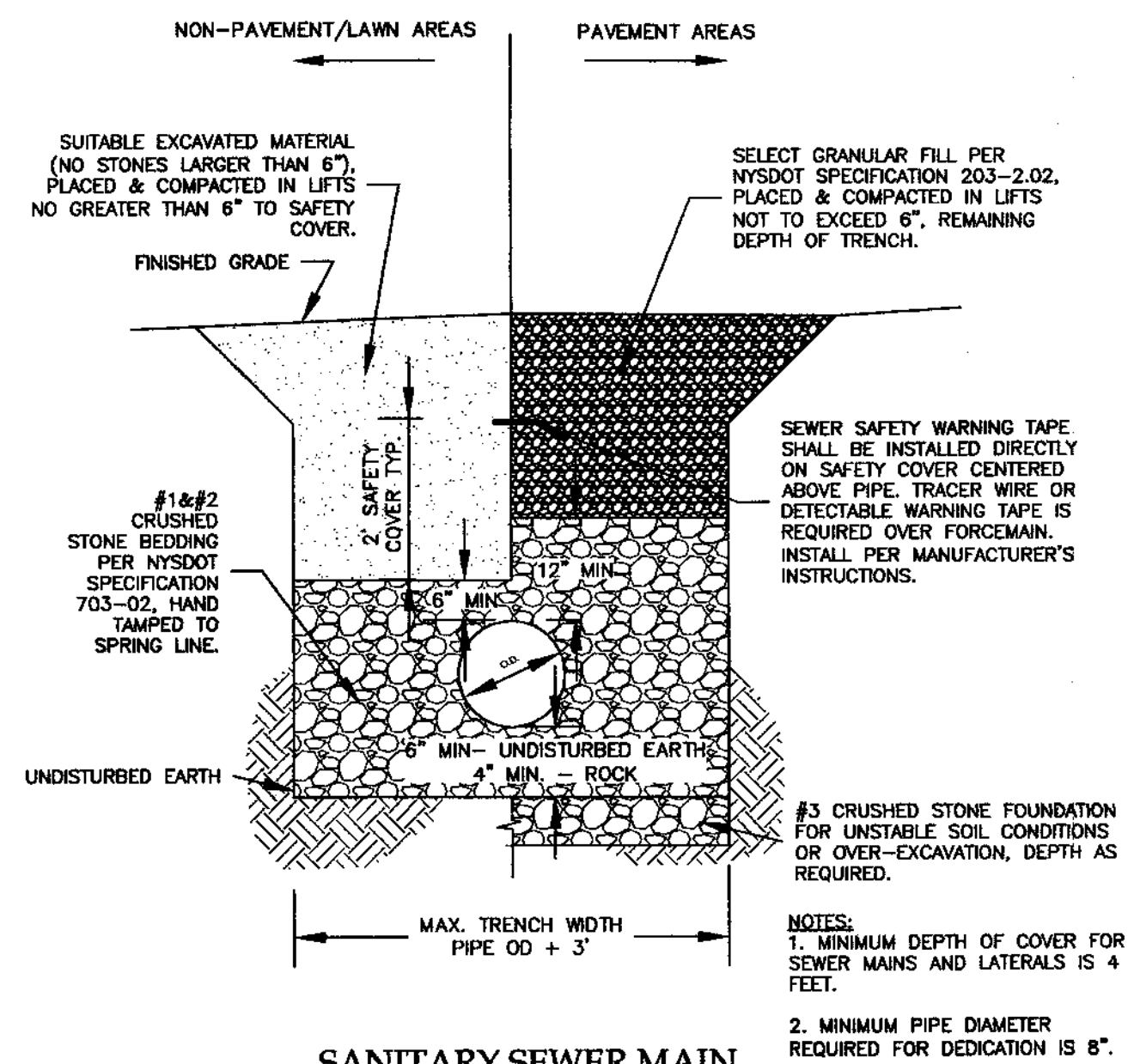
PIPE BEDDING DETAIL - WASTEWATER FORCEMAIN
NOT TO SCALE



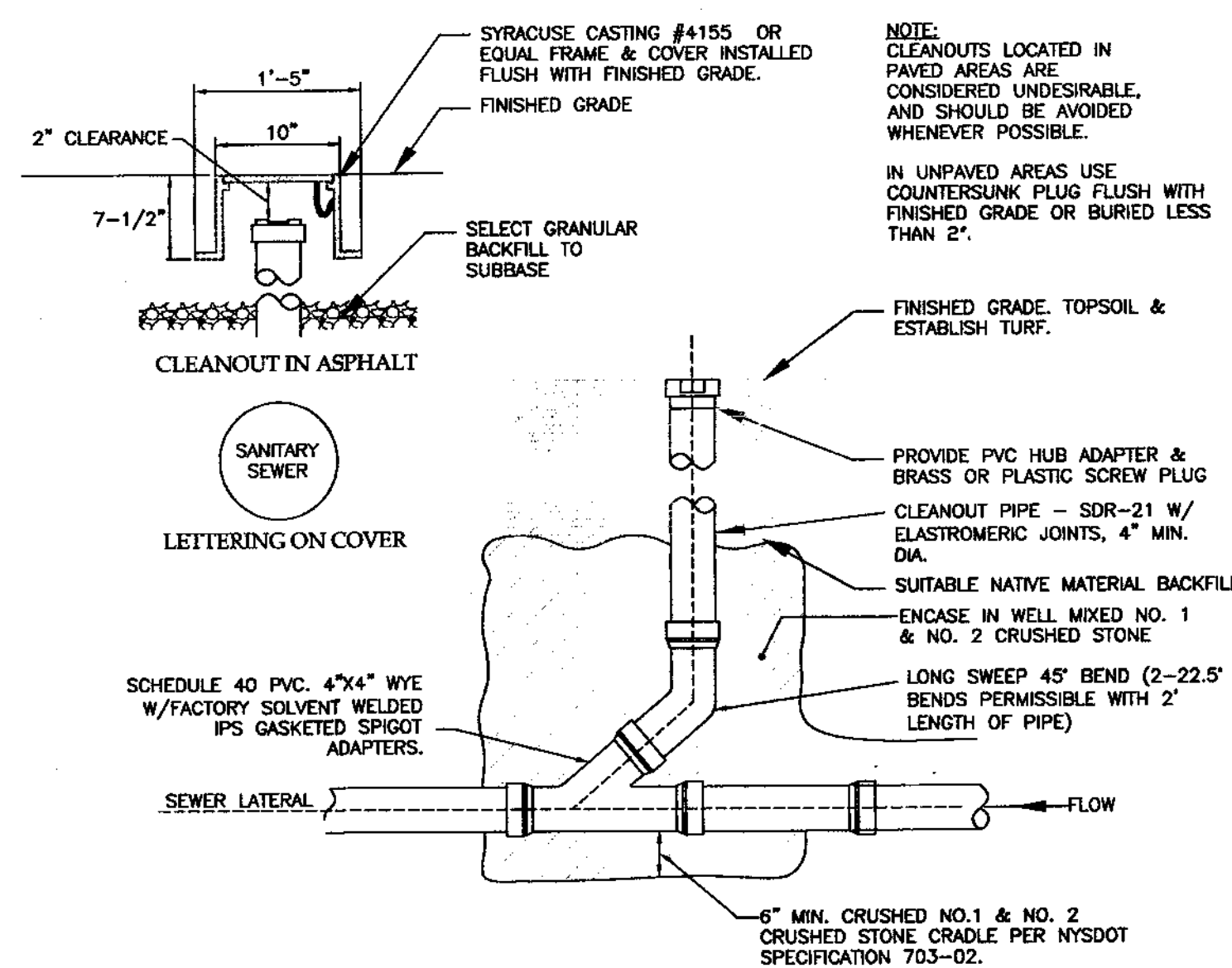
AREA DRAIN DETAIL (12" DRAIN BASIN)
NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
 3. ROLL THE RECP's (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
 5. CONSECUTIVE RECP's SPUN DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
- NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.



SANITARY SEWER MAIN
& LATERAL TRENCH BEDDING
DETAIL
NOT TO SCALE



SANITARY CLEANOUT DETAIL
NOT TO SCALE

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE
TOWN ENGINEER	DATE

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.

File# 15219

Sheet 3 of 6

T.m. # 140.18-1-6.00

02/23/16

VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS

5120 Laura Lane

Canandaigua New York, 14424

Legend

- Iron pin or pipe found
- Iron pin set
- Drill hole
- Utility pole
- E/T
- E/T
- R.O.W. line
- Property lines
- Centerline



NO.	Date	Description	By
1	10/21/15	TOWN COMMENTS	EVJ
2	2/23/16	TOWN COMMENTS	EVJ

NYS Land Surveyor
Rocco A. Venezia, P.L.S.
License # 049761

Drawing Title:

Site Plan Prepared For:

SITE AND UTILITY DETAILS

Daniel J. Jr & Laurie D. Hoffend
Showing Land

at
4853 County Road 16

Town of Canandaigua

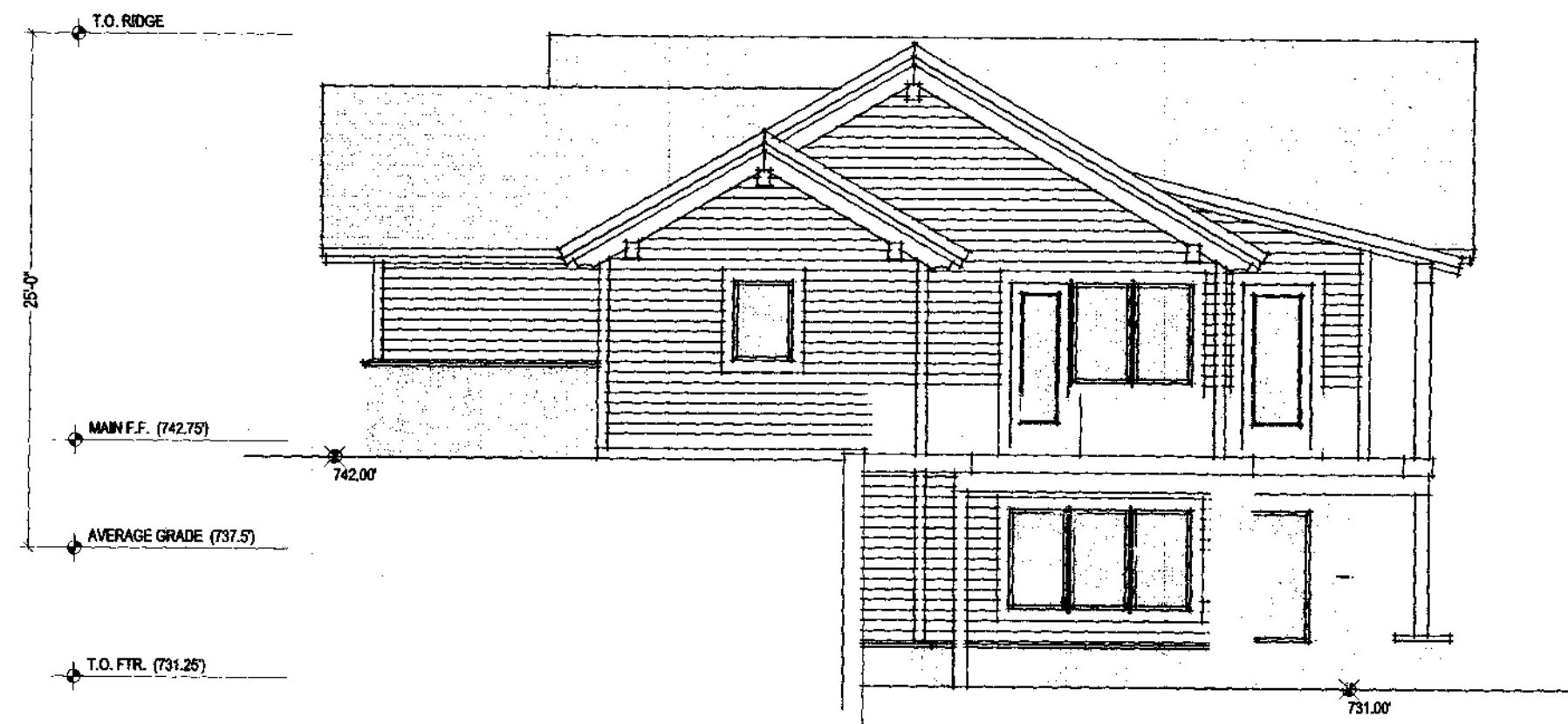
County of Ontario State of New York

(585)396-3267

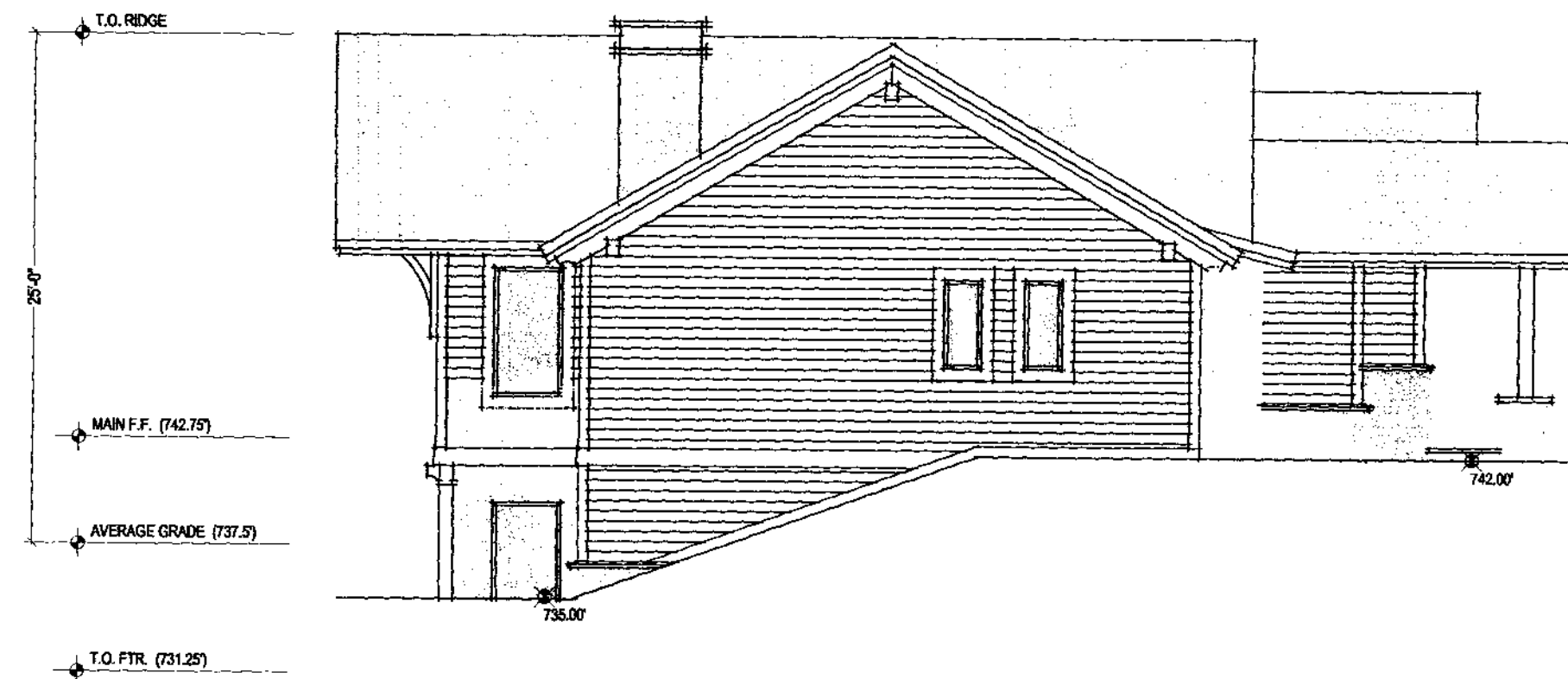
Fax. No. (585) 396-0131

E-mail rocco@veneziasurvey.com

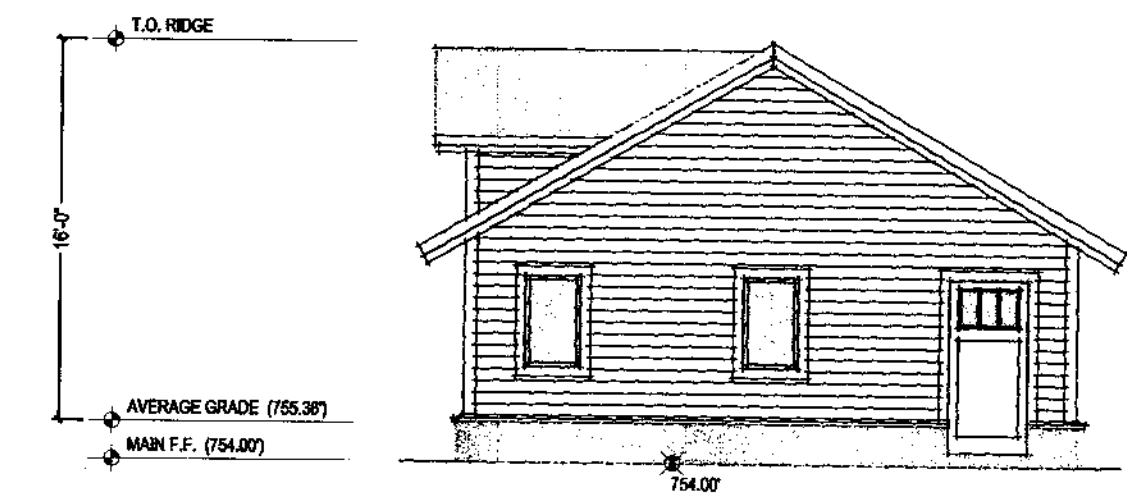
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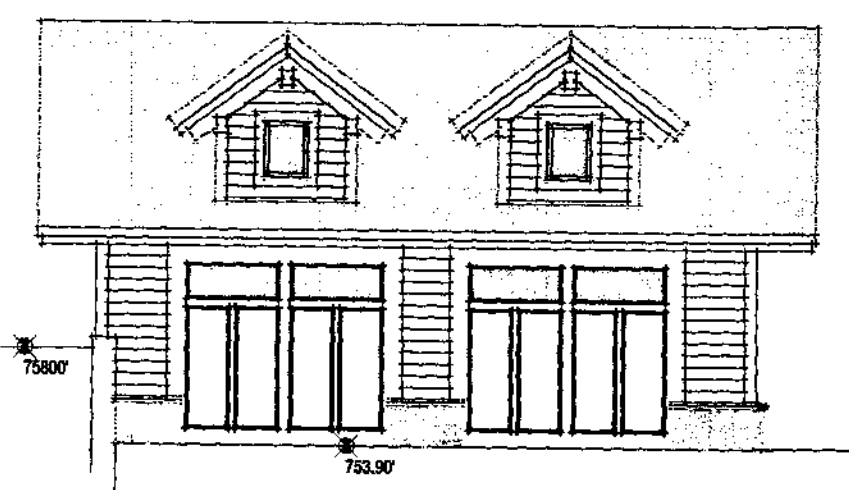
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



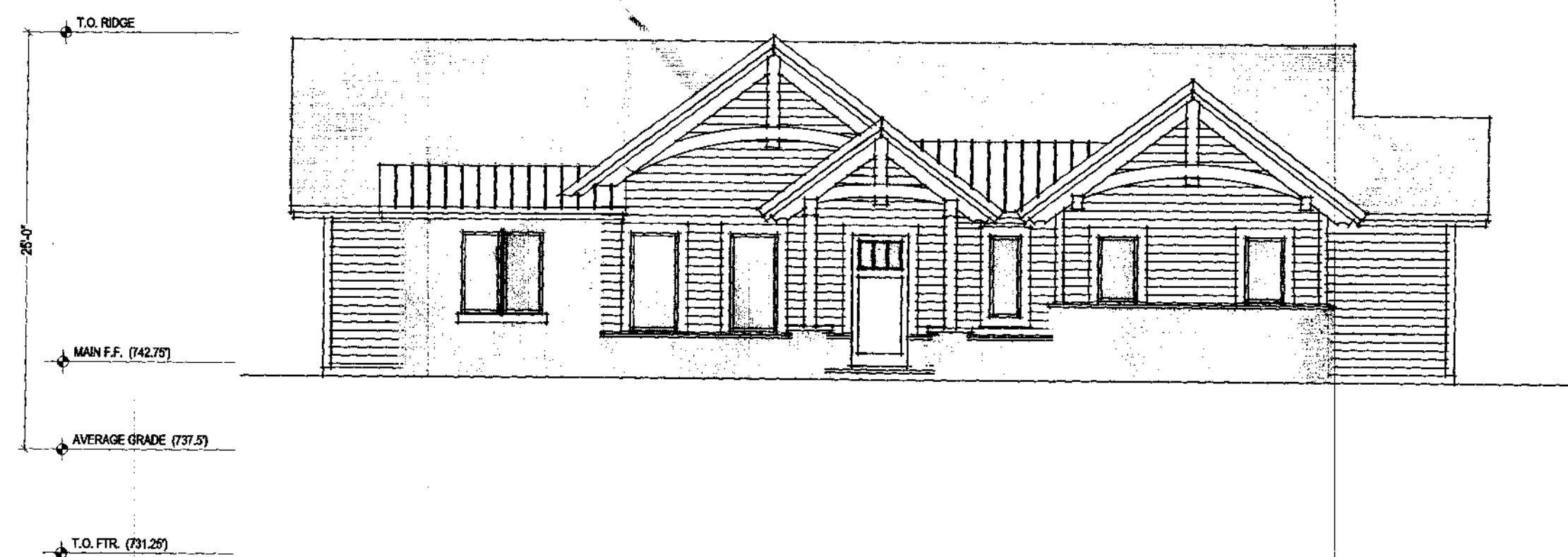
NORTH ELEVATION
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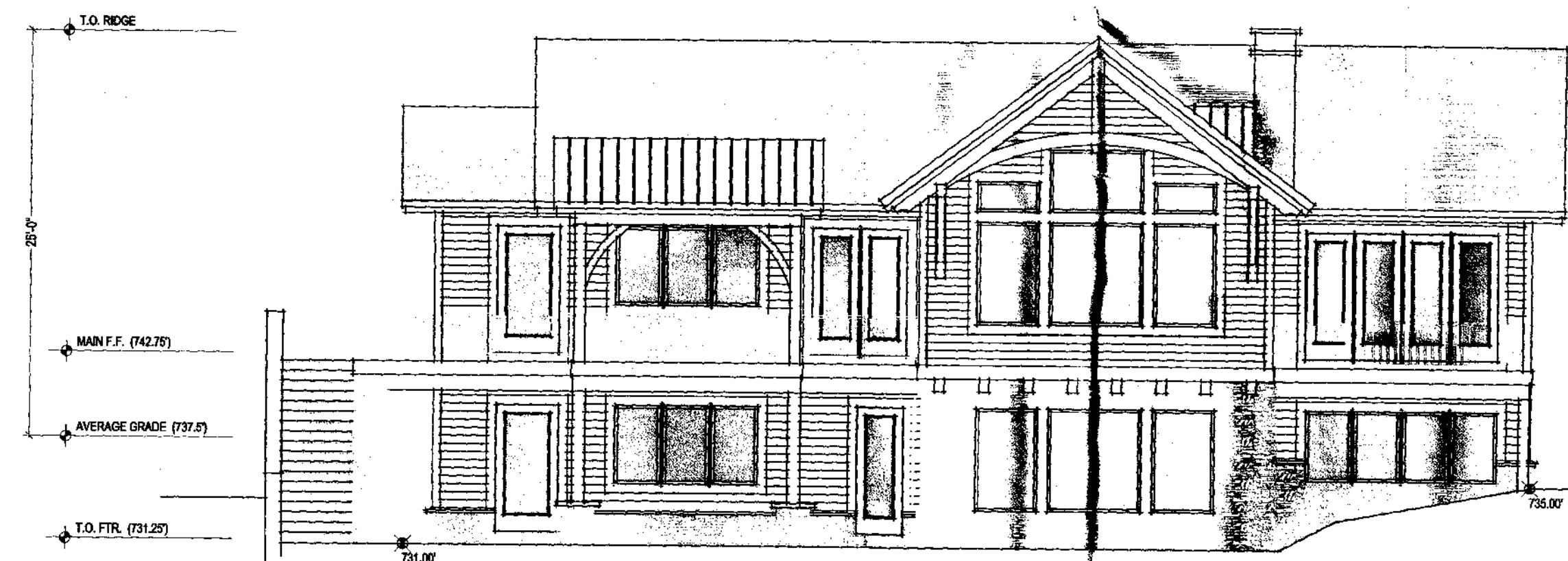
EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON _____ DATE _____
TOWN HIGHWAY & WATER SUPERINTENDENT _____ DATE _____
TOWN ENGINEER _____ DATE _____

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FOR PERMITTING ONLY

VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS

Legend

- Iron pin or pipe found
- Iron pin set
- Drill hole
- Utility pole
- E/T
- Utility lines
- E/T
- R.O.W. line
- Property lines
- Centerline

NEW ENERGY WORKS
design | timberframing | woodwork

Revisions			
NO.	Date	Description	By

Drawing Title:

ARCHITECTURAL ELEVATIONS

File# 15219

Site Plan Prepared For:

Daniel J. Jr & Laurie D. Hoffend

Sheet 4 of 6

Showing Land

4853 County Road 16

Town of Canandaigua

County of Ontario State of New York

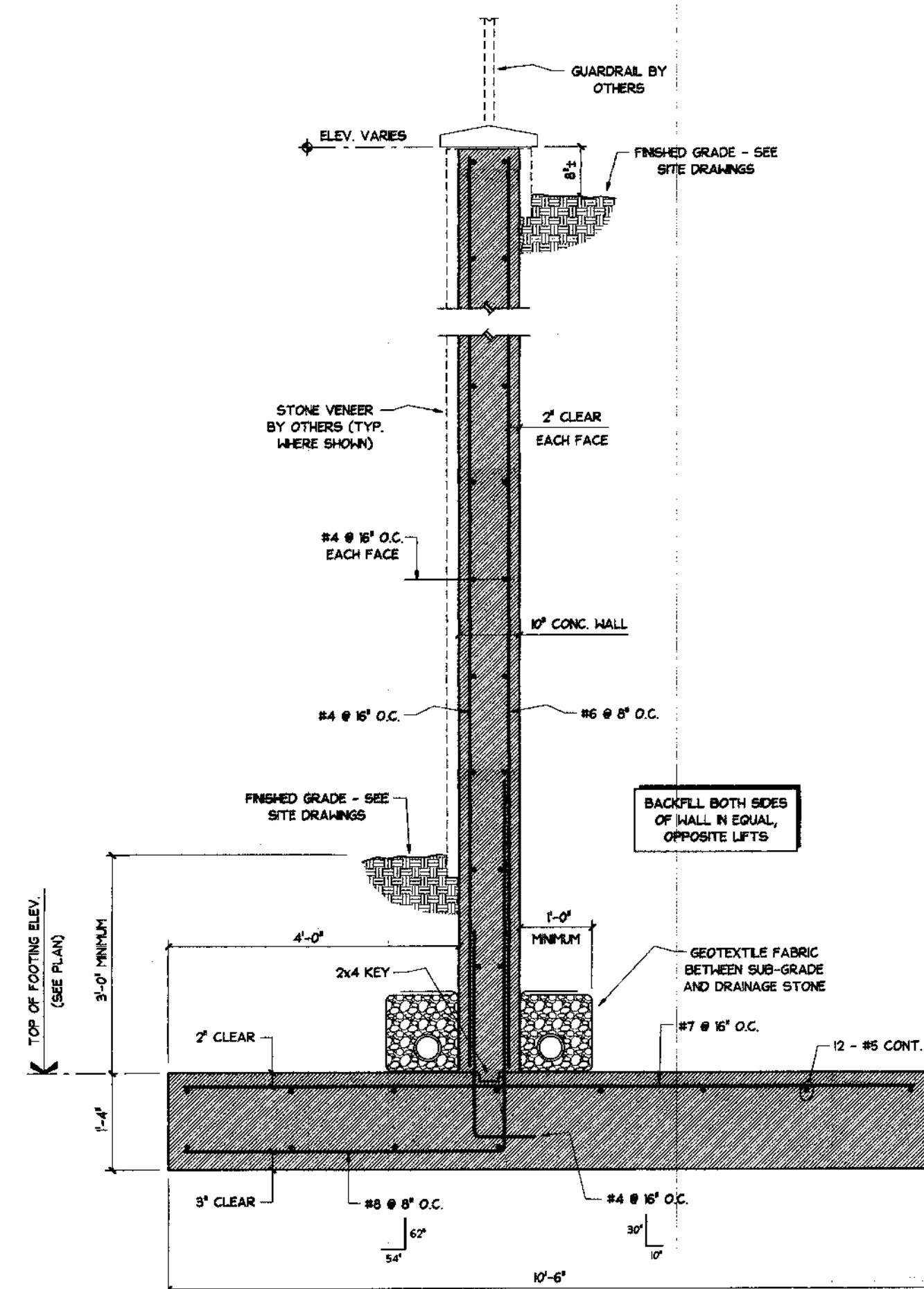
(585)396-3267

Fax No. (585) 396-0131

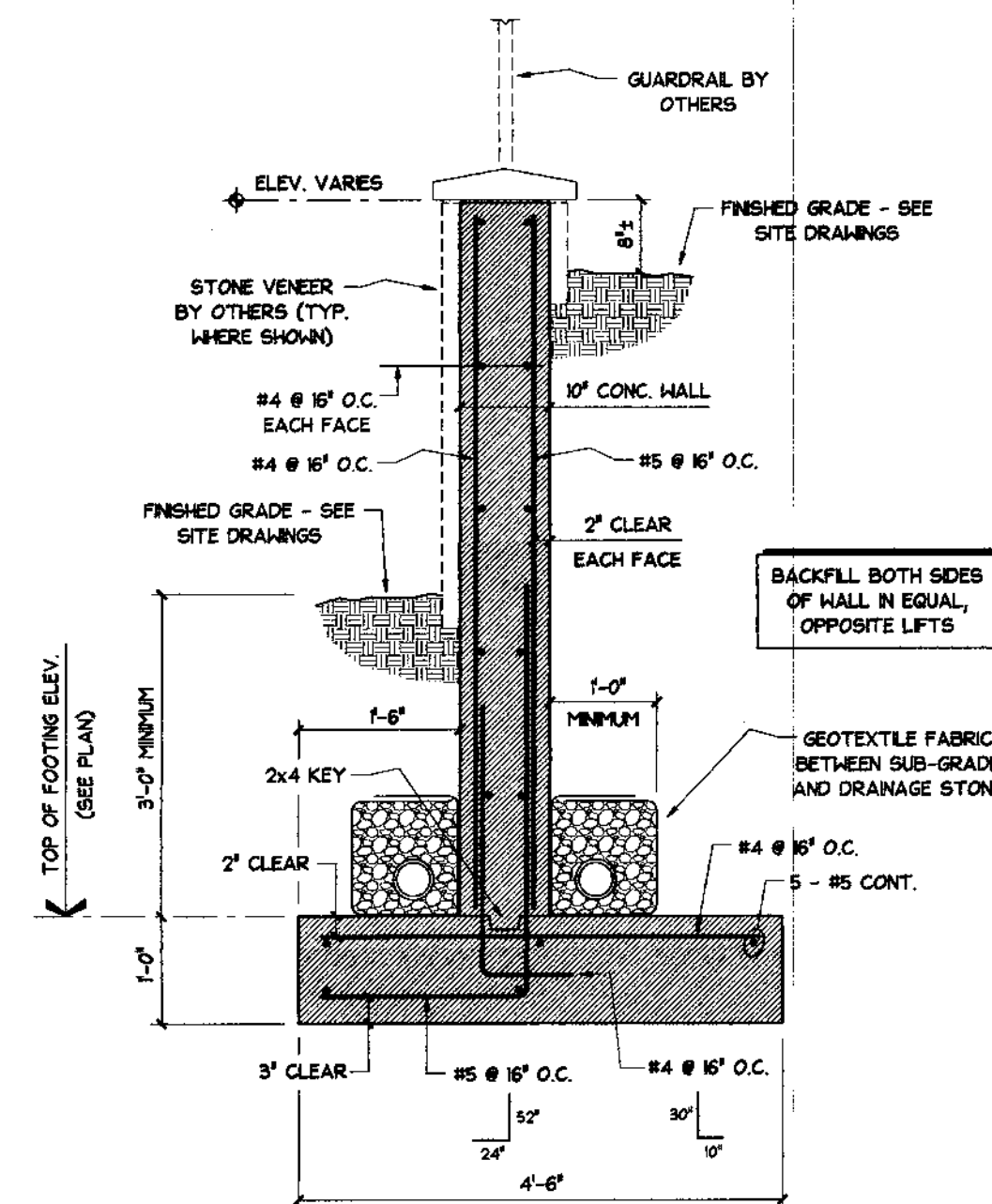
E-mail rocco@veneziasurvey.com

T.m. # 140.18-1-6.00

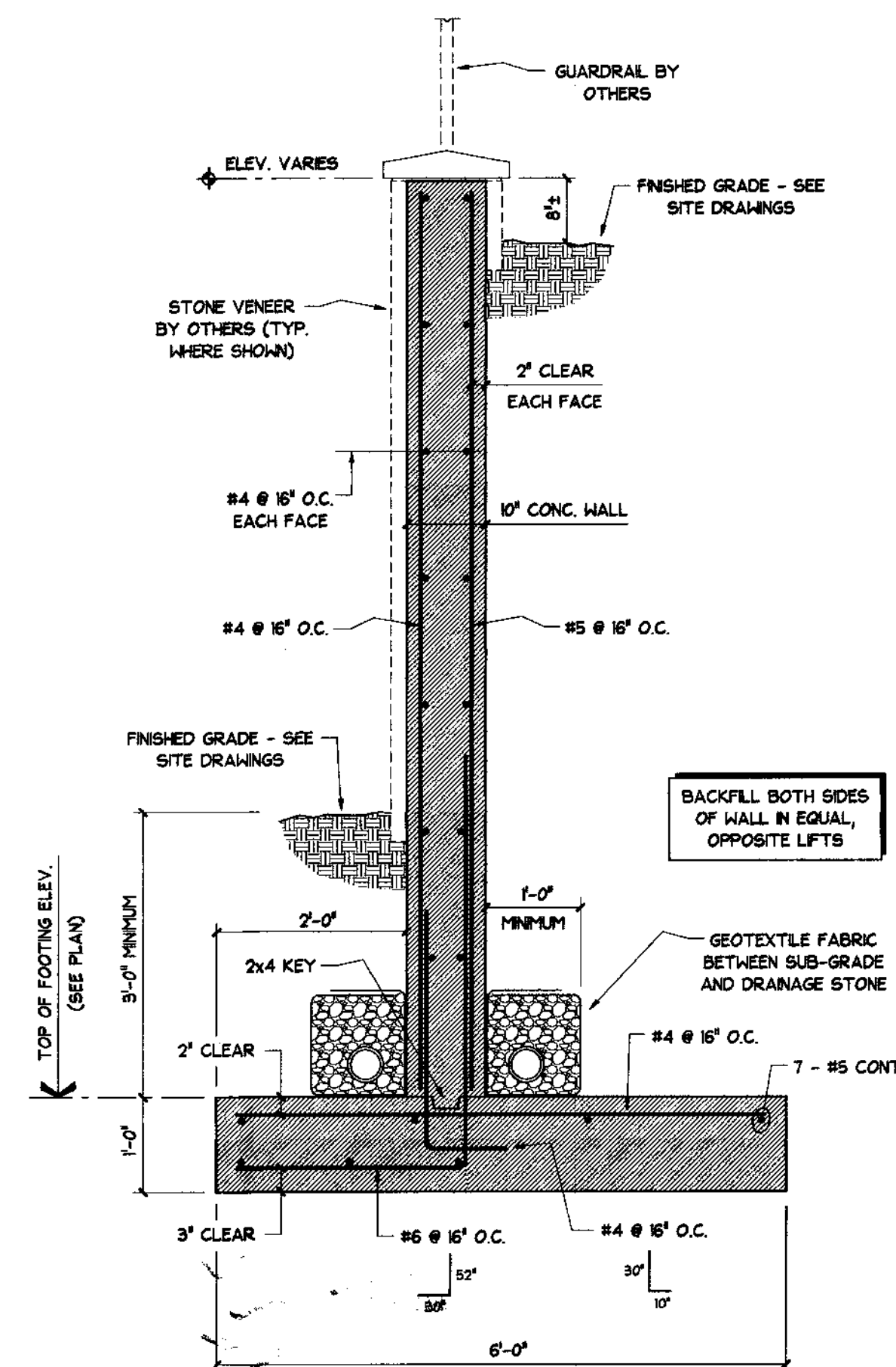
02/23/16



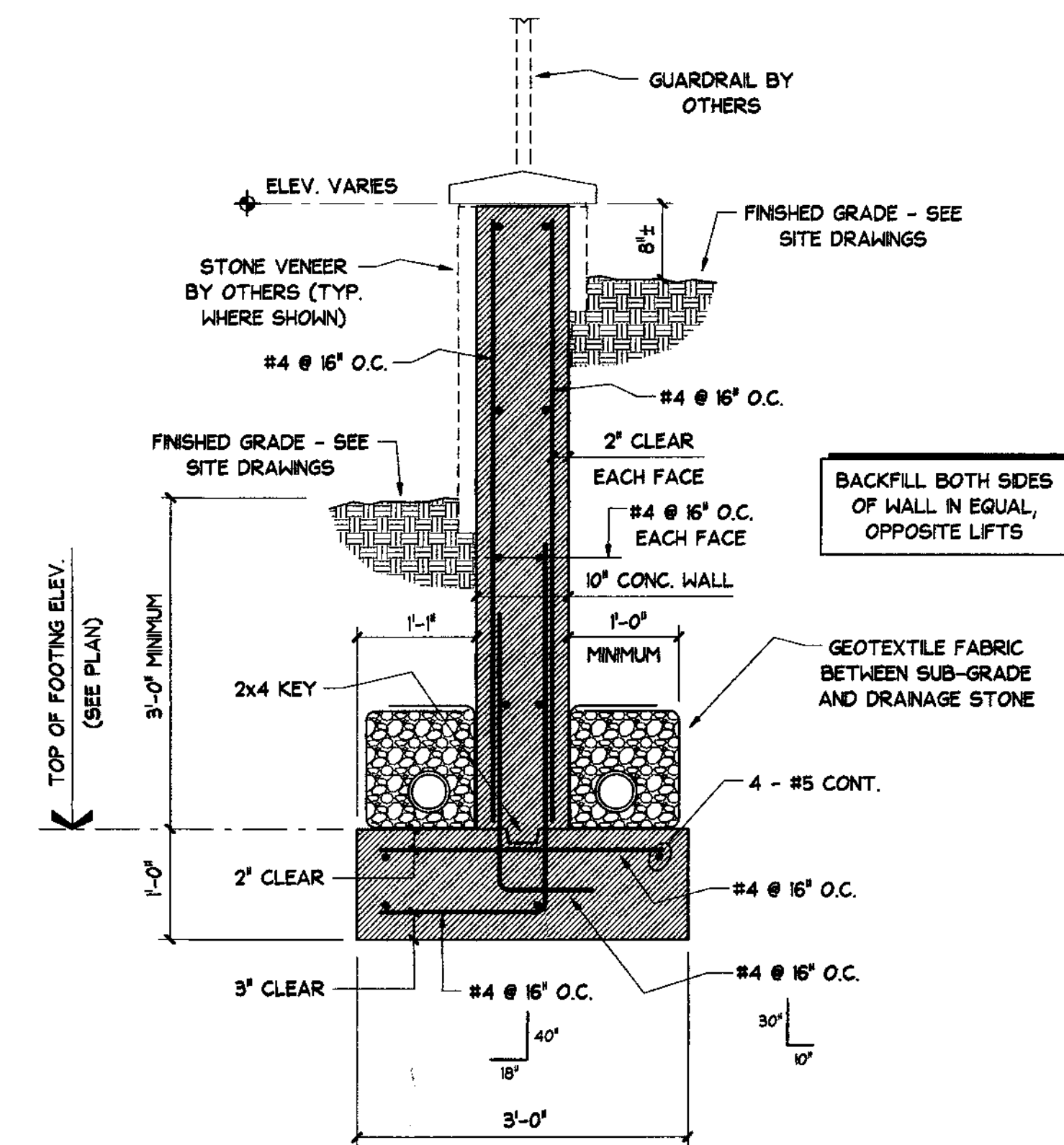
SITE RETAINING WALL SECTION 1



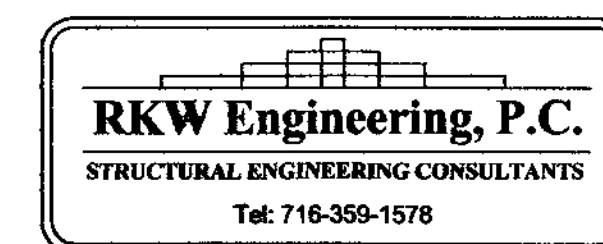
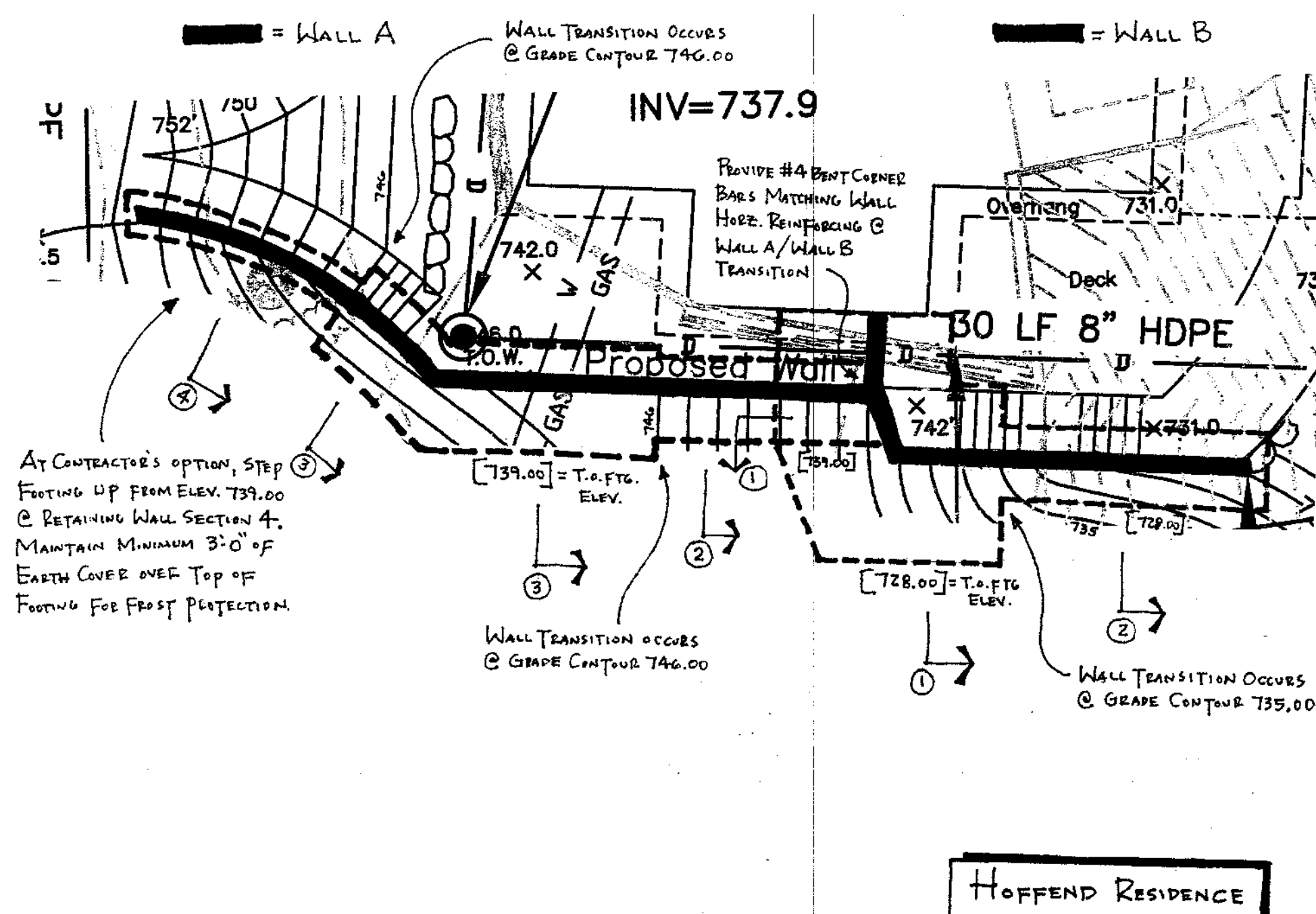
SITE RETAINING WALL SECTION 2



SITE RETAINING WALL SECTION 3



SITE RETAINING WALL SECTION 4



FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE
TOWN ENGINEER	DATE

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FOR PERMITTING ONLY



Legend

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

Revisions			
NO.	DATE	DESCRIPTION	BY

Drawing Title:

RETAINING WALL DETAILS

Site Plan Prepared For:

Daniel J. Jr & Laurie D. Hoffend

Showing Land

at

4853 County Road 16

Town of Canandaigua

County of Ontario

State of New York

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Sheet 5 of 6

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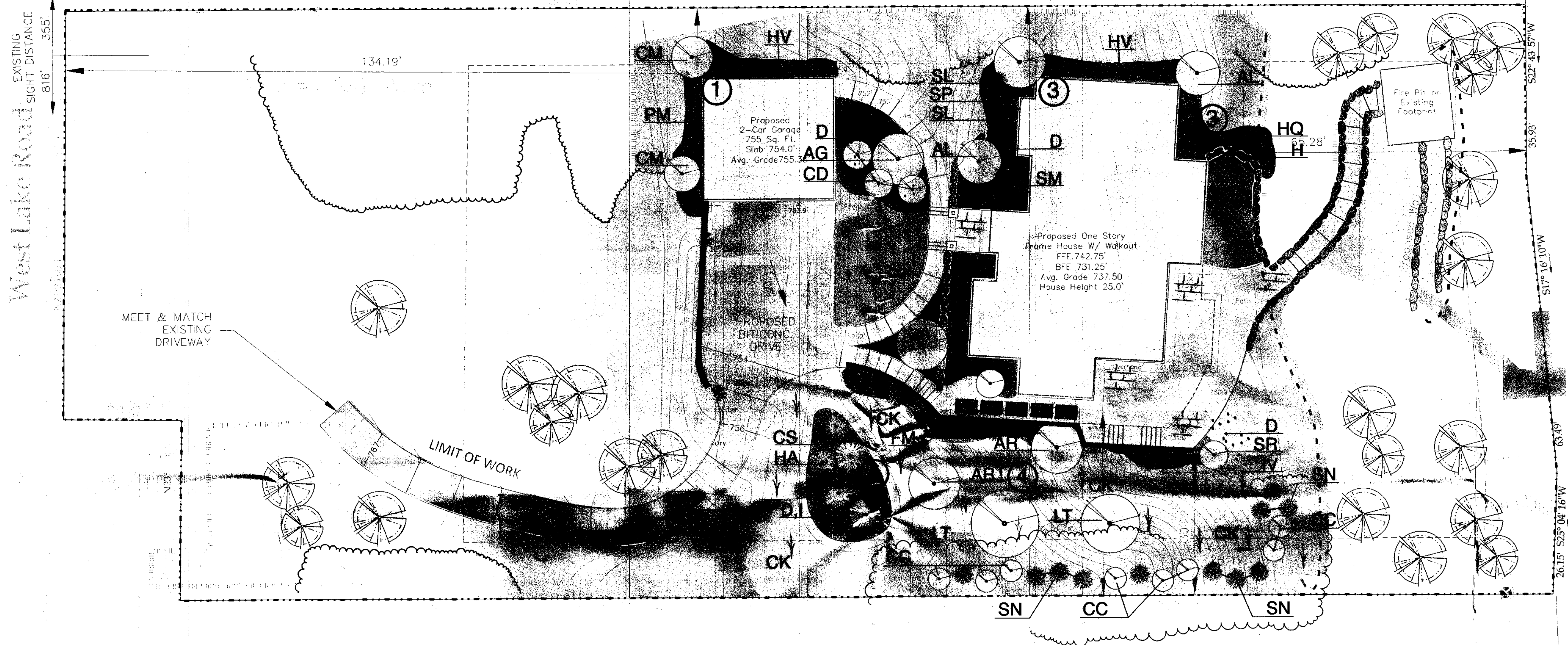
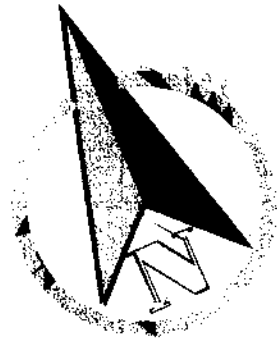
02/23/16

5120 Laura Lane

Canandaigua New York, 14424

Site Details:
Existing Zoning is Residential Lake District (RLD)
Minimum Lot Size: 20,000 SQ. FT.
Minimum Lot Width: 125 FT
Front Setback: 60 FT.
Rear Setback: 60 FT. Accessory Structure (15')
Side Setback: 12 FT.
Maximum Building Height = 25 FT.
Maximum Building Coverage on Lot = 15%
Maximum Lot Coverage = 25%

N/F Daniel J. & Rina F. Chevain
Liber 1283 Page 75



Symbol	Plant Materials	Quantity	Size
Area 1			
PM	pinus mugo 'encl'	3	#3
HV	hamamelis vernalis	4	#7
CM	cornus mas-tree form	2	1.75"
Area 2			
AG	acer ginnala	1	#7
CD	cotoneaster dammeri 'coral beauty'	3	#3
D	hemerocallis var. 'happy returns', 'stella', 'pardon me'	tbd	#2
Area 3			
AL	amelanchier laevis	3	1.75"
SL	spiraea japonica 'little princess'	2	#5
SP	syringa x 'penda'	1	#7
SM	spiraea japonica 'magic carpet'	3	#5
HV	hamamelis vernalis	4	#7
HQ	hydrangea quercifolia	3	#3
H	hosta var	tbd	#2
D	hemerocallis var. 'happy returns', 'stella', 'pardon me'	tbd	#2

Symbol	Plant Materials	Quantity	Size
Area 4			
LT	liriodendron tulipifera	2	1.75"
AR	acer rubrum	2	2.5"
SR	syringa reticulata	1	2.5"
IV	itea virginica 'sprich'	2	#7
FM	fothergilla 'mount airy'	5	#7
D	hemerocallis var. 'happy returns', 'stella', 'pardon me'	tbd	#2
CK	calagrotis x acutiflora 'karl foerster'	tbd	#3
CC	cornus sericea	tbd	#3
SN	sambucus nigra	tbd	#3
Area 5			
CS	cornus stolonifera 'farrow'	4	#5
HA	hydrangea arborescens 'annabelle'	3	#3
D	hemerocallis var. 'happy returns', 'stella', 'pardon me'	tbd	#2
I	iris ensata	tbd	#2

Planting Area Intent:
This landscape plan represents an initial schematic proposal. The intent is to create a natural landscape in accordance with this design as appropriate, and will be finalized on site during construction.

- 1) Planting beds with Pinus Mugo's, Hamamelis Vernalis, Cornus Mas or equal.
- 2) Planting beds with Acer Ginnala, Cotoneaster Dammeri, Hemerocallis or equal.
- 3) Planting beds with Amelanchier laevis, Spiraea Japonica, Hosta or equal.
- 4) Low maintenance protective groundcover with Liriodendron Tulipifera, Acer Rubrum, Calagrotis x Aacutiflora, Cornus Sericea, Sambucus Nigra or equal.
- 5) Rain garden with Cornus Stolonifera, Hydrangea Arborescens, Hemerocallis or equal.

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
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TOWN ENGINEER	DATE

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Property Owner
Daniel J. Jr & Laurie D. Hoffend
4853 County Road 16
Canandaigua, NY 14424

FOR PERMITTING ONLY



5120 Laura Lane Canandaigua New York, 14424

Revisions			
NO.	Date	Description	By

Drawing Title: LANDSCAPE PLAN
Site Plan Prepared For: Daniel J. Jr & Laurie D. Hoffend
Showing Land at
4853 County Road 16
Town of Canandaigua
County of Ontario State of New York
www.veneziasurvey.com (585)396-3267 Fax No. (585) 396-0131 E-mail rocco@veneziasurvey.com

File# 15219

Sheet 6 of 6

T.m. # 140.18-1-6.00
Scale N.T.S.