

SITE INFORMATION / NOTES

ADDRESS/TAX MAP #5265 MENTETH DRIVE (#140.11-1-25)  
PARCEL AREA 0.942 ACRE (+/- 41,034 S.F.)

ZONING

| ZONING DESIGNATION                           | RESIDENTIAL LAKE DISTRICT (RLD) |                                                             |
|----------------------------------------------|---------------------------------|-------------------------------------------------------------|
| SETBACKS (LOT SIZE +20,000)                  | REQUIRED                        | PROPOSED                                                    |
| <b>RESIDENCE</b>                             |                                 |                                                             |
| FRONT (STREET)                               | MIN. 60'                        | +/- 82' (PRIVATE DRIVE), +/- 198' (FROM WEST P.L.)          |
| REAR (LAKE)                                  | MIN. 60'                        | 40.7'                                                       |
| SIDE                                         | MIN. 12'                        | 12'                                                         |
| STREAM                                       | MIN. 100'                       | 25' (MATCH EXISTING COTTAGE)                                |
| BUILDING HEIGHT                              | MAX. 25'                        | 26.51' FROM A.F.G. (25' FROM FFE), A.F.G. = 692.49          |
| <b>ACCESSORY STRUCTURE (DETACHED GARAGE)</b> |                                 |                                                             |
| FRONT (STREET)                               | MIN. 60'                        | 5.2' (FROM WEST P.L., PROPERTY DOES NOT FRONT PUBLIC ROAD.) |
| SIDE                                         | MIN. 12'                        | 5.2'                                                        |
| STREAM                                       | MIN. 100'                       | 18.25'                                                      |
| BUILDING HEIGHT                              | MAX. 16'                        | 18.64' FROM A.F.G. (17.89' FROM FFE) A.F.G. = 693.25        |

UTILITIES

|          |                                                                              |
|----------|------------------------------------------------------------------------------|
| GAS      | NYSEG                                                                        |
| ELECTRIC | NYSEG OVERHEAD                                                               |
| WATER    | TOWN OF CANANDAIGUA                                                          |
| SEWER    | SEPTIC (SEPTIC FIELD TO REMAIN IN PLACE, ATU AND PUMP UNITS TO BE RELOCATED) |

FLOOD ZONE

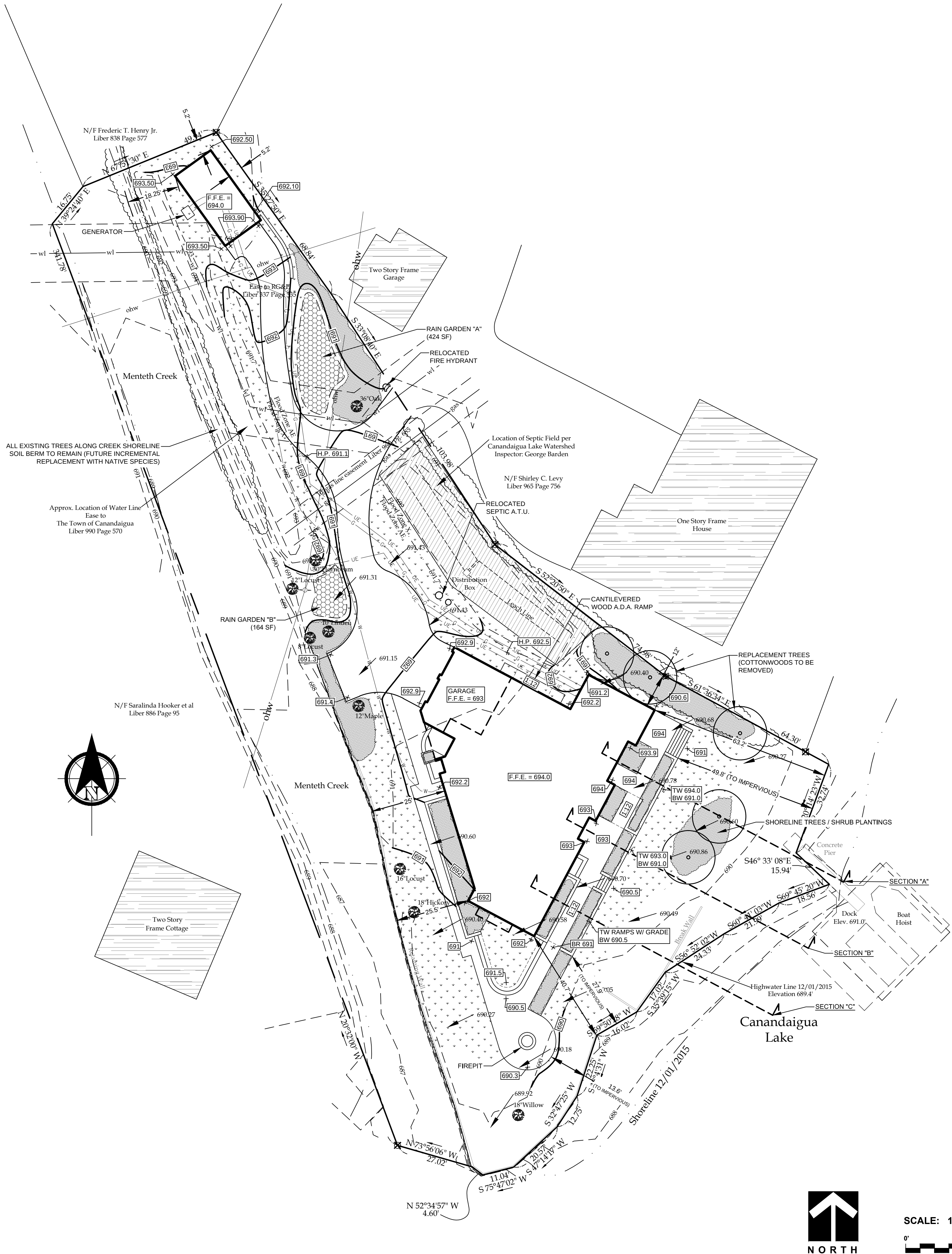
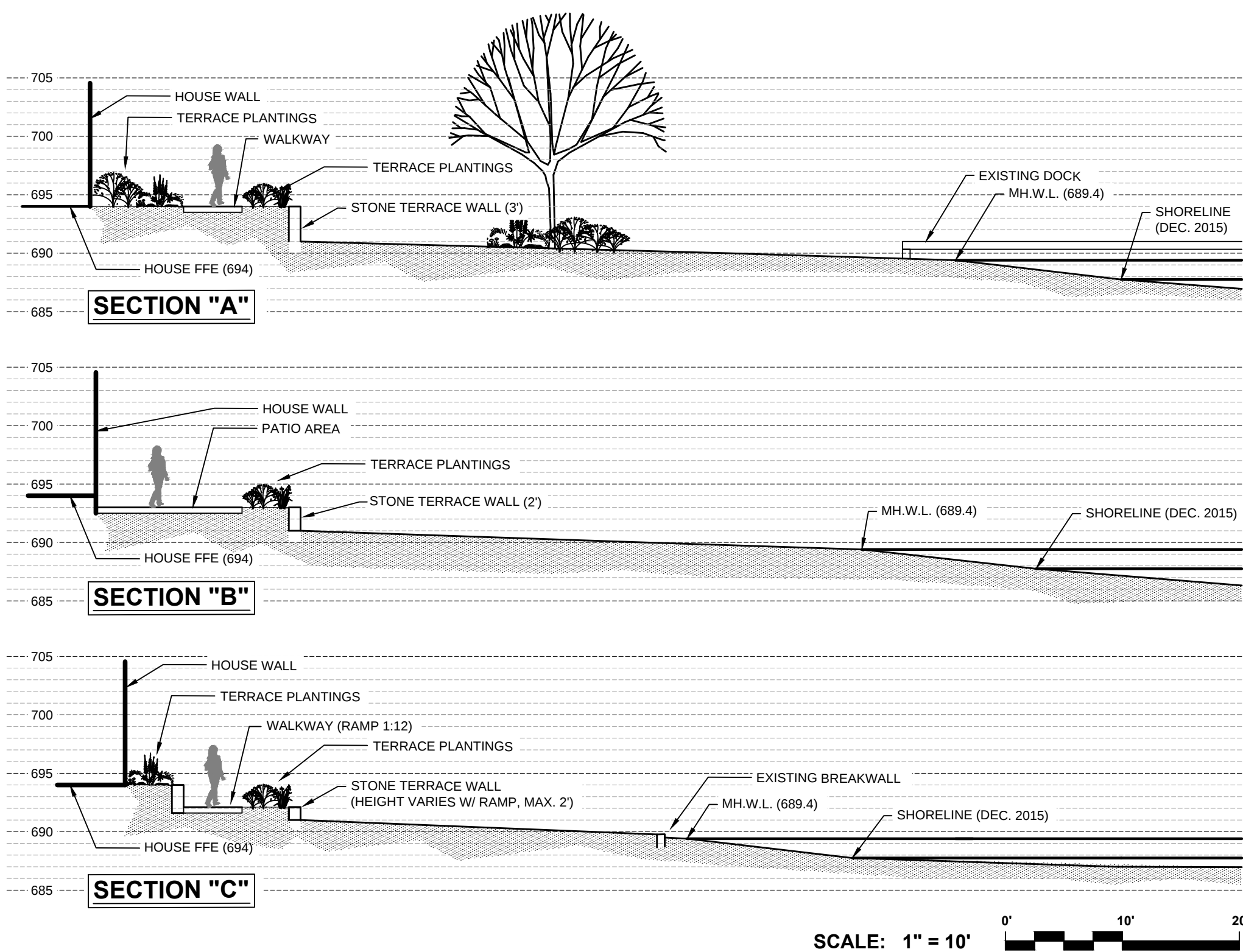
WITHIN SFHA Zone 'AE' - Elevation of 691.7 AMSL (NGVD1929), PER FLOOD INSURANCE STUDY 360598V000.

BUILDING COVERAGE

|                                 | EXISTING                  | PROPOSED                                     |
|---------------------------------|---------------------------|----------------------------------------------|
| DWELLING (W/ ALL ROOFED AREA)   | 2,348 S.F. (5.7%)         | 4,461 S.F. (10.9%)                           |
| DETACHED GARAGE                 | 333 S.F. (0.8%)           | 457 S.F. (1.1%)                              |
| <b>TOTAL BUILDING COVERAGE:</b> | <b>2,681 S.F. (6.5 %)</b> | <b>4,918 S.F. (12.0%) RLD ZONE: MAX. 15%</b> |

LOT COVERAGE (IMPERVIOUS SURFACE AREA)

|                                | EXISTING                   | PROPOSED                                      |
|--------------------------------|----------------------------|-----------------------------------------------|
| BUILDINGS (W/ ALL ROOFED AREA) | 2,681 S.F. (6.5%)          | 4,918 S.F. (12.0%)                            |
| DECKS (AND H.C. ACCESS)        | 280 S.F. (0.7%)            | 83 S.F. (0.2%)                                |
| PAVED SURFACES (DRIVE, PATIO)  | 4,232 S.F. (10.3 %)        | 5,188 S.F. (12.6%)                            |
| <b>TOTAL LOT COVERAGE:</b>     | <b>7,190 S.F. (17.5 %)</b> | <b>10,189 S.F. (24.8%) RLD ZONE: MAX. 25%</b> |



| SCALE:       | AS NOTED  | NO. | REVISIONS                                                 | BY | DATE |
|--------------|-----------|-----|-----------------------------------------------------------|----|------|
| CHECKED BY:  | BAVERIA   | ZDS |                                                           |    |      |
| DRAWN BY:    | BAVERIA   |     |                                                           |    |      |
| DESIGNED BY: |           |     |                                                           |    |      |
| DATE:        | 2-12-2016 | 01  | Setback label revisions (to impervious) per Town comment. |    |      |
| PROJECT NO.: |           |     |                                                           |    |      |

|                                             |                |
|---------------------------------------------|----------------|
| PROJECT:                                    | DRAWING TITLE: |
| 5265 MENTETH DRIVE / HYMAN-REISER RESIDENCE | SKETCH PLAN    |
| TOWN OF CANANDAIGUA, NEW YORK               |                |