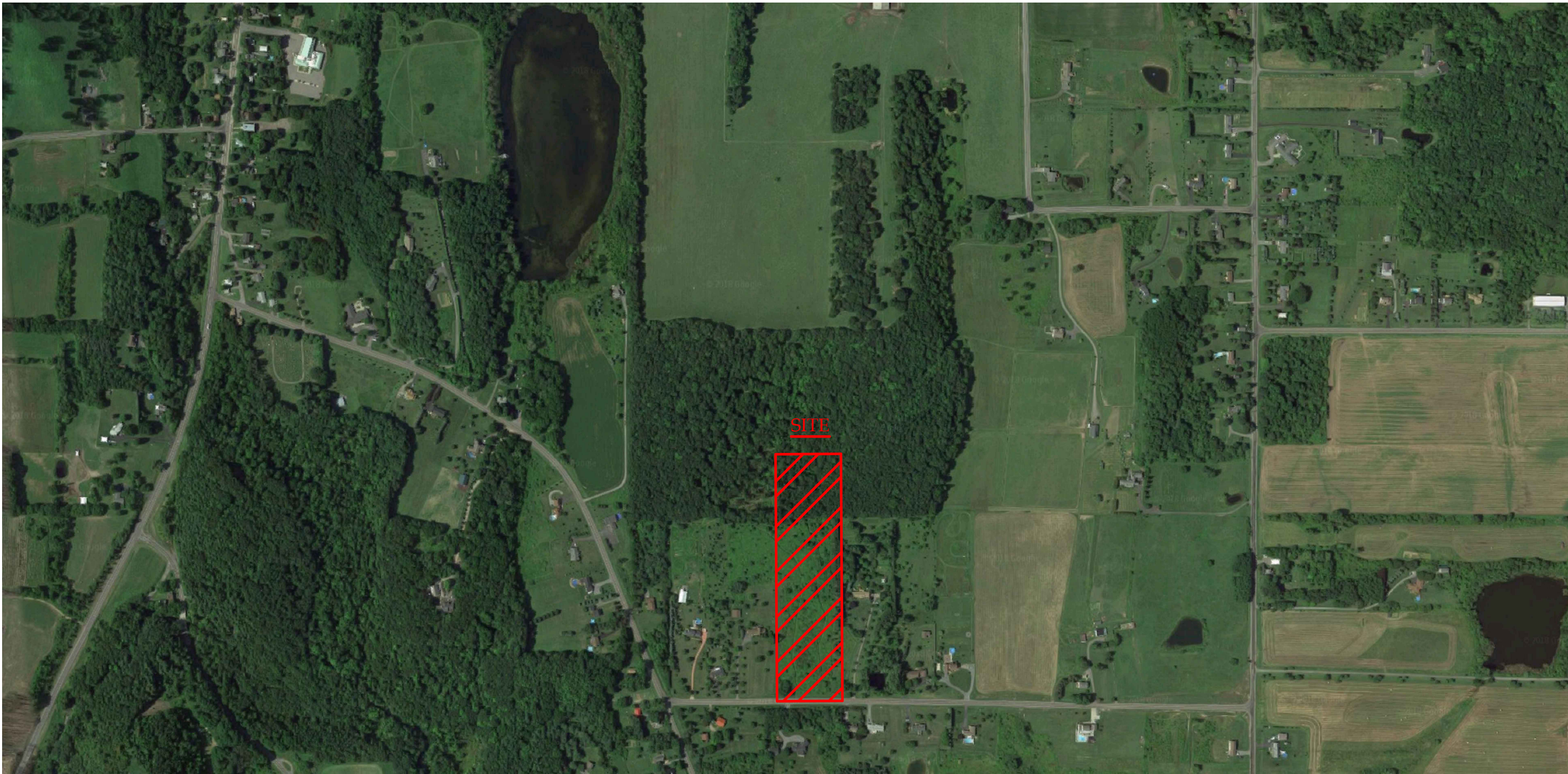


ONE STAGE(PRELIMINARY/FINAL) SITE PLAN SET  
FOR  
BRIAN RUSSO  
JOHNSON ROAD  
TOWN OF CANANDAIGUA  
ONTARIO COUNTY -- STATE OF NEW YORK



AERIAL LOCUS  
NOT TO SCALE

SHEET INDEX:

C-0	COVER SHEET
EXT-1	EXISTING CONDITIONS PLAN
C-1	SITE PLAN

ZONING CHART

TOWN OF CANANDAIGUA  
ZONING DISTRICT: AGRUCULTURAL RUJAL RESIDENTIAL 2 ACRE LOT  
(AR-2)

	REQUIRED	EXISTING	PROVIDED
MIN LOT AREA (AREA TO ROW)	2 ACRES	8.784 ACRES	NO CHANGE
MIN LOT WIDTH	200'	292.15'	NO CHANGE
MIN FRONT YARD SETBACK	60'	N/A	355.3'
MIN SIDE YARD SETBACK	25'	N/A	60.2'
MIN REAR YARD SETBACK	40'	N/A	852.0'
MAX BUILDING HEIGHT	35 FT	N/A	MAX 35 FT
MAX BUILDING COVERAGE	20%	N/A	3.9%
SITE DISTURBANCE	92,403 SF		

GENERAL NOTES

- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
- UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ACTUAL LOCATION SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITY SERVICES THROUGHOUT CONSTRUCTION. CONTACT U.F.P.O. AT 1-800-962-7962 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
- THIS SITE DOES NOT FALL WITHIN ANY FEMA SPECIAL FLOOD HAZARD ZONES, THE SITE IS LOCATED IN ZONE X, PER C.P. #3605980025C MAP REVISED MARCH 3, 1997.
- NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATER/SEWER AGENOIES, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
- PROPOSED LIGHTING TO BE COORDINATED WITH THE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 77).
- DUE TO THE FACT THAT THE PROJECT WILL DISTURB MORE THAN 1-ACRE OF LAND, THE PROJECT WILL BE REQUIRED TO FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NYS DEC SPDES GENERAL PERMIT GP-0-15-002.
- ELEVATIONS REFERENCE NAVD88 DATUM.

PROPOSED  
Coverage Calculations: Sq.Ft

House.....3,627  
Garage.....1,082  
Bituminous Conc. Drive.....6,412  
Concrete Drive.....2,106  
Walkway .....685  
Porch.....208  
Lanai.....373

Total Coverage.....14,493 SQ FT  
Total Site Area.....368,194 SQ FT  
Total Lot Coverage.....3.9%

ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	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.

FOR PERMITTING ONLY

" Unauthorized alteration or addition to a map bearing a Licensed Professional Engineer's or Professional Land Surveyor's seal in any way is a Violation of Section 7209

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Legend

✕ Iron pin or pipe found	△ P.K. nail found
✕ Iron pin set	▲ P.K. nail set
⊙ Drill hole	□ Concrete Monument
⊕ Benchmark	
~ Utility pole	Utility lines
E/T	E/T
--- R.O.W. line	
Property lines	
Centerline	

NYS Professional Engineer

Revisions

NO.	Date	Description	By



Drawing Title:

SITE PLAN

Brian Russo

Johnson Road  
Town of Canandaigua  
County of Ontario State of New York

File# 18010  
Scale N.T.S.  
T.m. # 126.00-1-60.210  
Date: 1/31/18  
Sheet:

C-0

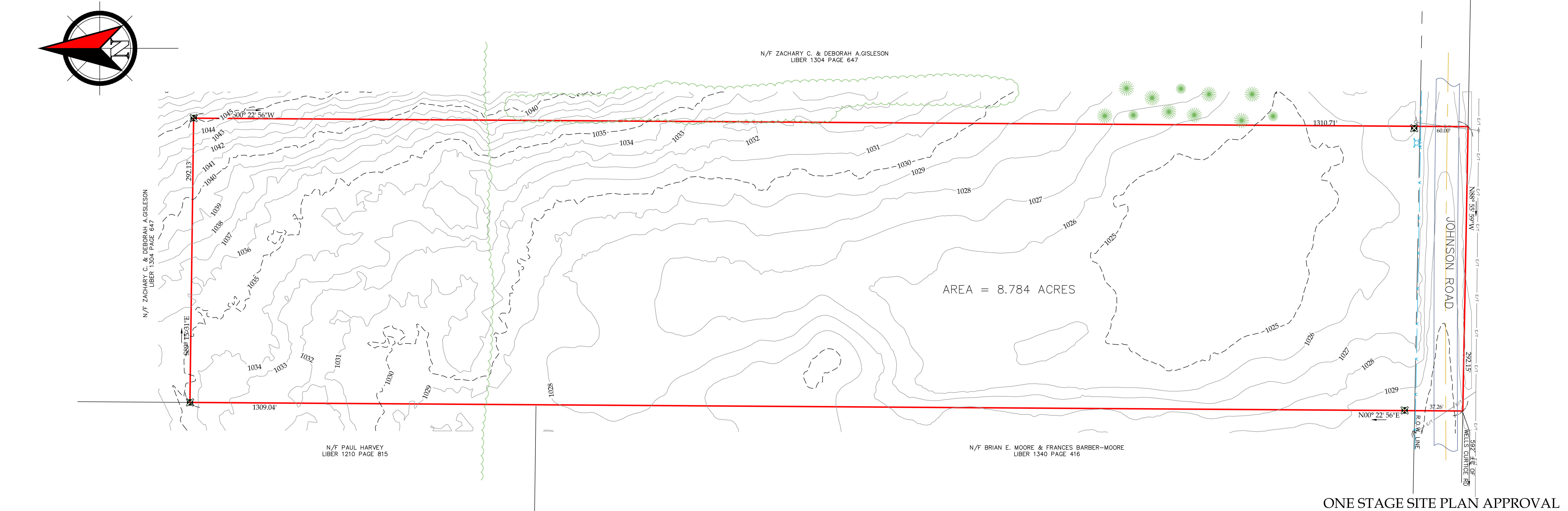


Deed Reference:  
Robyn Spedick to Brian Russo by Deed filed September 22, 2016 in  
Liber 1370 of Deeds at Page 611.

Abstract Reference:  
This survey is subject to any facts an updated abstract of title may reveal.

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ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE

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PLANNING BOARD CHAIRPERSON.

FOR PERMITTING ONLY



Legend

- ✕ Iron pin or pipe found

✕ Iron pin set

⊙ Drill hole

—○— Utility pole

— E/T

— Property lines
- △ P.K. nail found

▲ P.K. nail set

□ Concrete Monument

⊕ Benchmark

— Utility lines

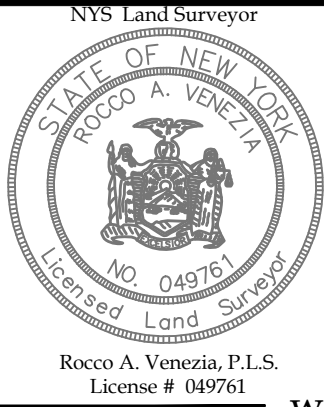
— E/T

— R.O.W. line

— Centerline

Revisions

NO.	Date	Description	By



Drawing Title:

EXISTING CONDITIONS PLAT

Brian Russo

Johnson Road  
Town of Canandaigua  
County of Ontario State of New York

File# 18010  
Scale 1"=50'  
T.m. # 126.00-1-60.210  
Date: 1/31/18  
Sheet:

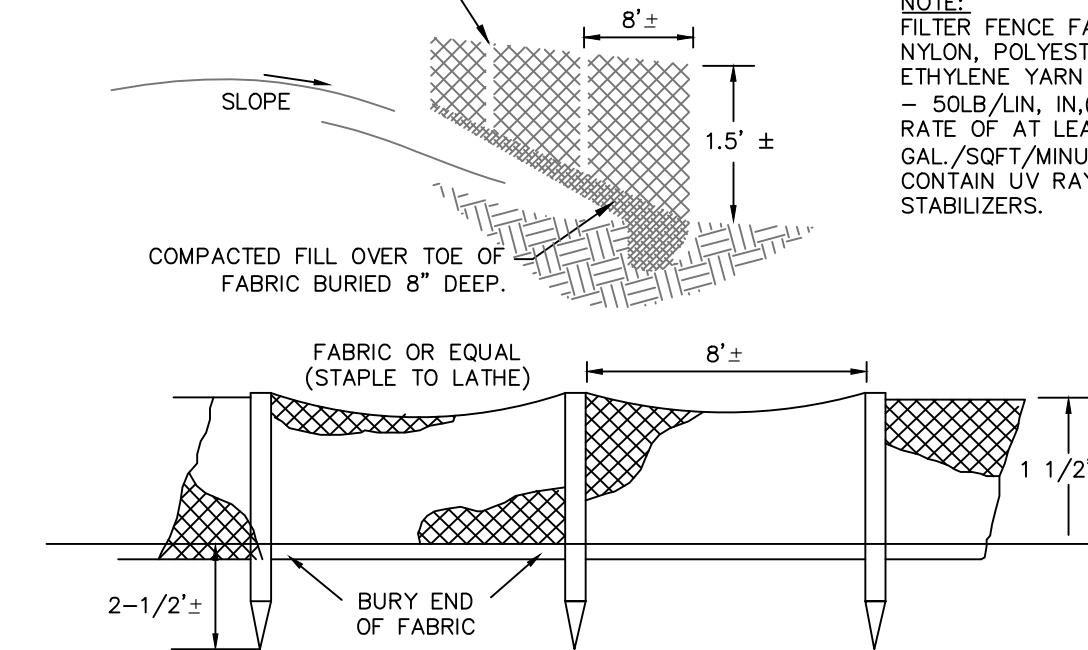
EXT-1



WATER SYSTEM NOTES

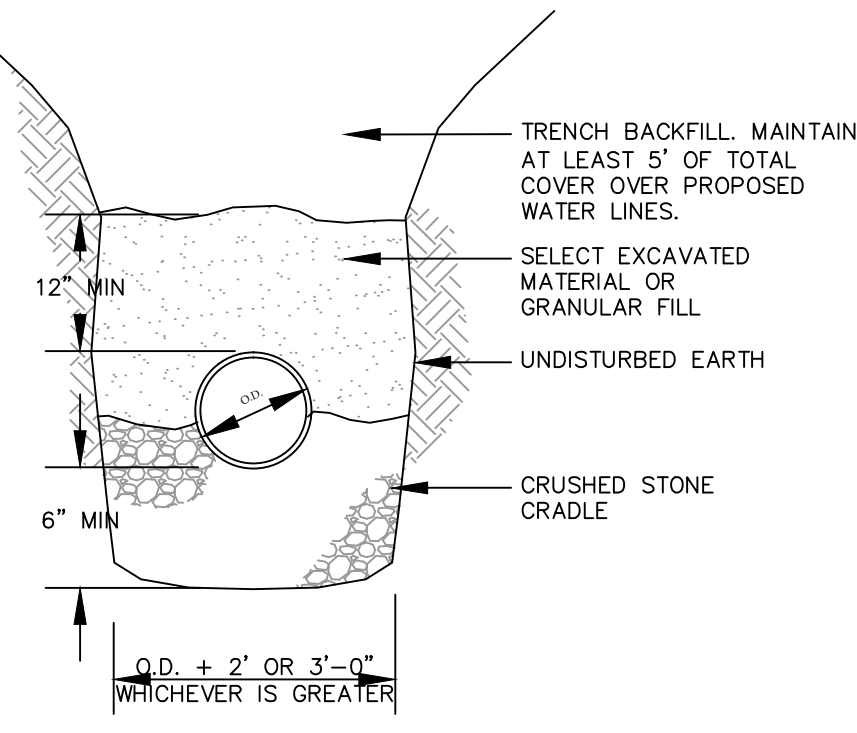
1. WATERMAINS AND APPURTENANCES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND NEW YORK STATE DEPARTMENT OF HEALTH.
2. PROVIDE 10' MINIMUM SEPARATION BETWEEN THE WATERMAIN AND SEWER MAINS. VERTICAL SEPARATION BETWEEN WATERMAINS SHALL 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'-FEET 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 NYSDOH.
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 COLLECTION 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.

POSTS SHALL BE 4" MIN. DIA.  
PINE LOCATED DOWNSLOPE OF  
FABRIC TO HELP SUPPORT FENCE.



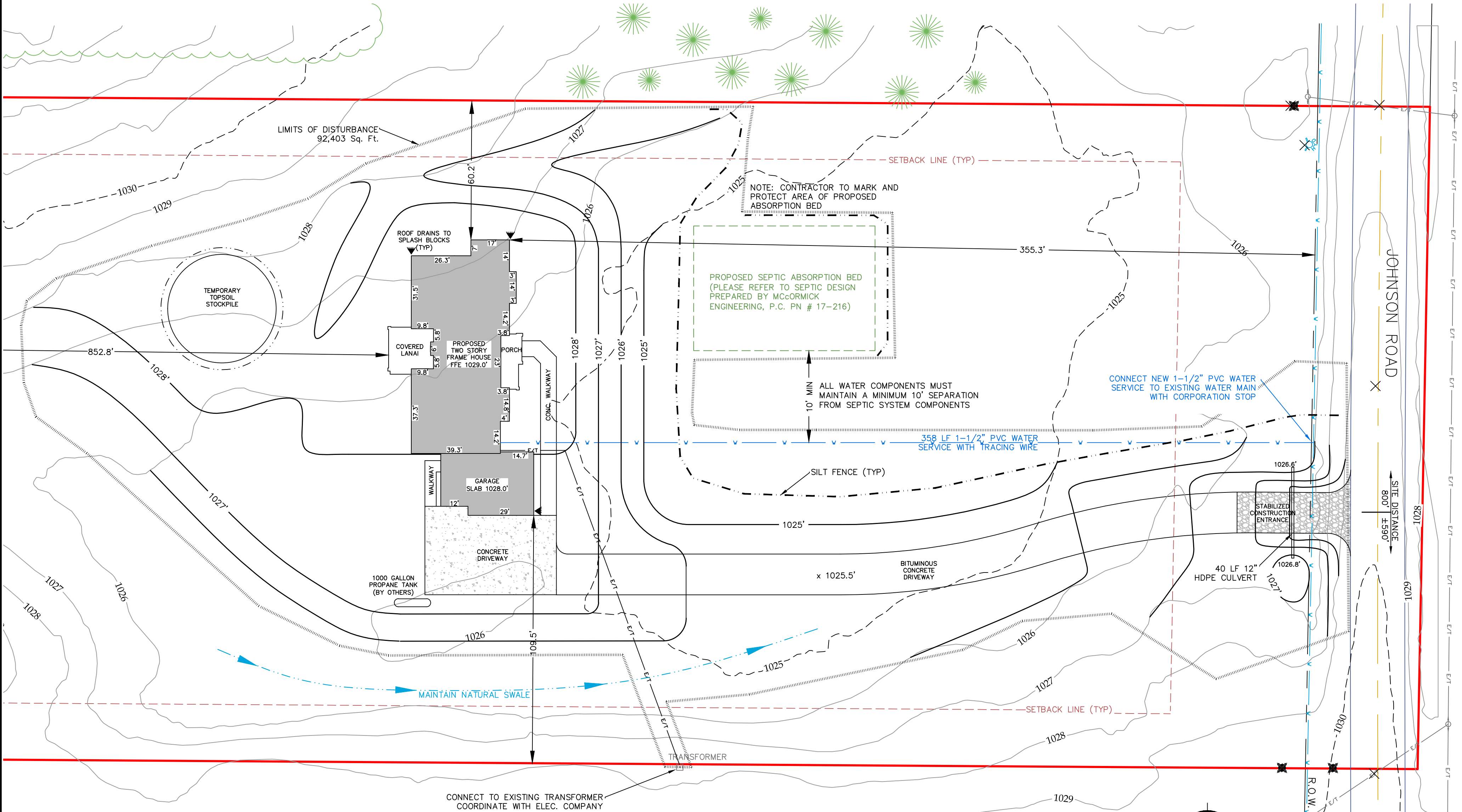
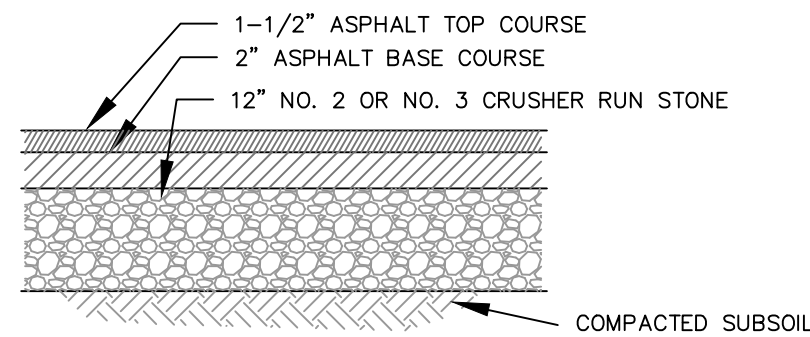
SILT FENCE DETAIL  
NOT TO SCALE

NOTE:  
FILTER FENCE FABRIC SHALL BE OF  
NYLON, POLYESTER, PROPYLENE, OR  
ETHYLENE YARN WITH EXTRA STRENGTH  
- 50LB/LIN. IN (MIN), WITH A FLOW  
RATE OF AT LEAST 0.3  
GAL./SQFT/MINUTE. FABRIC SHOULD  
CONTAIN UV RAY INHIBITORS AND  
STABILIZERS.



PVC WATER MAIN & DRAIN  
BEDDING DETAIL  
NOT TO SCALE

BITUMINOUS CONCRETE PAVEMENT  
NOT TO SCALE



ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN HIGHWAY & WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

FOR PERMITTING ONLY

ZONING	REQUIRED	PROVIDED
MIN LOT AREA (AREA TO ROW)	2 ACRES	NO CHANGE
MIN LOT WIDTH	200'	NO CHANGE
MIN FRONT YARD	60'	355.3'
MIN SIDE YARD	25'	60.2'
MIN REAR YARD	40'	852.0'
MAX BUILDING HEIGHT	35 FT	MAX 35 FT
MAX BLDG COVERAGE	20%	3.9%
SITE DISTURBANCE		92,403 SF

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.



5120 Laura Lane

Canandaigua New York, 14424

LEGEND

- S — PROP WATER
- E — PROP SEWER
- T — PROP DRAIN
- T — PROP ELECT
- T — PROP TEL
- GAS — PROP GAS
- 900.3 x — SPOT GRADE
- PROPOSED EROSION MAT
- CHECK DAM
- S — SILT FENCE
- 900 — EXIST. CONTOUR
- 900 — PROP. CONTOUR
- — PROPERTY LINE
- — CENTERLINE
- LP — LIGHT POLE
- ⊙ — DRAIN MANHOLE
- CB — CATCH BASIN
- ⊙ — SEWER MANHOLE
- ⊙ — WATER VALVE
- ⊙ — HYDRANT

NYS Professional Engineer

Revisions

NO.	Date	Description	By

NYS Land Surveyor

Drawing Title:

STABILIZED CONSTRUCTION ENTRANCE DETAILS

NOT TO SCALE

SITE PLAN

Brian Russo

Johnson Road

Town of Canandaigua

County of Ontario

State of New York

(585)396-3267

Fax. No. (585) 396-0131

E-mail rocco@veneziasurvey.com

File# 18010

Scale 1"=30'

T.m. # 126.00-1-60.210

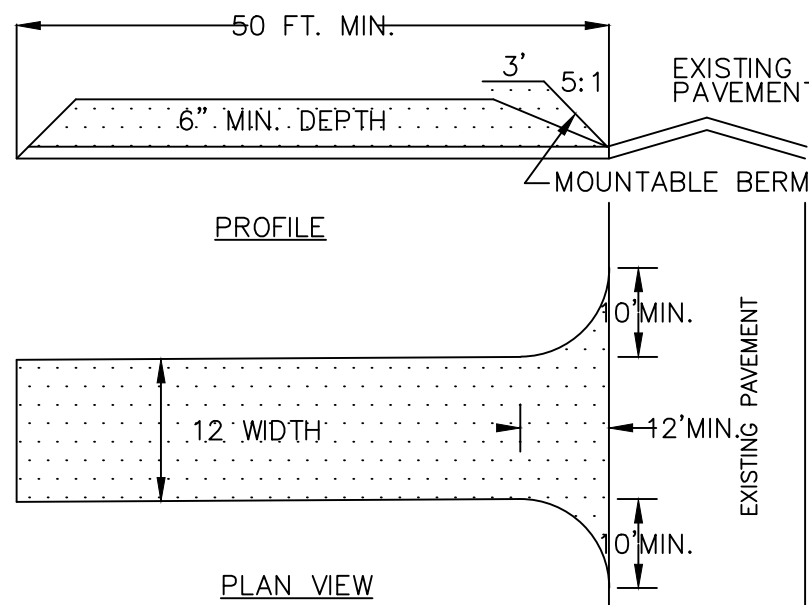
Date: 1/31/18

Sheet:

C-1

SITE PREPARATION & EARTHWORK SEQUENCE

1. SILT FENCING, EROSION CONTROL MEASURES AND LIMITS OF WORK BOUNDARIES ARE TO BE PLACED PER PLAN. INSTALL ABSORPTION BED PROTECTION. INSTALL CONSTRUCTION ENTRANCE. ESTABLISH STAGING AREAS AND SOIL STOCKPILE AREAS.
  2. ESTABLISH PROPOSED DRIVEWAY AREA AND HOUSE BUILDING PAD PER SITE PLAN. INSTALL NEW UTILITY SERVICE CONNECTIONS.
  3. INSTALL FOUNDATION/BASEMENT, GRADE, STABILIZE DRIVEWAY.
  4. BEGIN HOUSE FRAMING. INSTALL POROUS PAVEMENT ASPHALT COURSES.
  5. REMOVE EROSION CONTROLS AND CEASE MONITORING ONLY AFTER HAS BEEN GRANTED BY THE TOWN OF CANANDAIGUA AND/OR THEIR PROJECT REPRESENTATIVE.
- NOTES:  
- ACTUAL ON-SITE CONDITIONS MAY PRECIPITATE A NEED TO REVISE THE PROJECTED SEQUENCING LISTED ABOVE.



1. STONE SIZE - USE #2 STONE
2. THICKNESS - NOT LESS THAN 6 (SIX) INCHES.
3. WIDTH - FULL ENTRANCE WIDTH
4. USE FILTER FABRIC UNDER STONE FOR ENTRANCE STABILITY.
5. MAINTENANCE - THE CONTRACTOR SHALL MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OR SEDIMENT FLOW ONTO A PUBLIC HIGHWAY.
6. WHEN HIGHWAY WASHING IS REQUIRED, IT SHALL BE DONE IN A MANNER THAT DIRECTS SEDIMENT RUNOFF TOWARDS EROSION CONTROL DEVICES. INSTALL ADDITIONAL EROSION CONTROLS, IF NEEDED.
7. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINSTORM.