

SITE DATA

ADDRESS/TAX MAP #5265 MENTETH DRIVE (#140.11-1-25)
PARCEL AREA 0.942± ACRE (41,033.5 S.F.)

ZONING

ZONING DESIGNATION RESIDENTIAL LAKE DISTRICT (RLD)

SETBACKS* (LOT SIZE ±20,000) REQUIRED PROPOSED (RESIDENCE)

RESIDENCE		
FRONT (STREET)	MIN. 60'	+/- 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'	26.5' FROM A.F.G. (25' FROM FFE), A.F.G. = 692.5

* (6) VARIANCES TOTAL: (3) HOUSE- LAKESIDE SETBACK, CREEK SIDE SETBACK, AND HEIGHT, (3) DETACHED GARAGE- ROADSIDE SETBACK, CREEK SIDE SETBACK AND SIDE SETBACK

FLOOD ZONE

PROPERTY LIES WITHIN FLOOD ZONE AE (ELEV. 692' NGVD29) PER FEMA FIRM PANEL 360598002SC EFFECTIVE DATE MARCH 3, 1997.

BUILDING COVERAGE

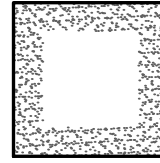
	EXISTING	PROPOSED
DWELLING (W/ ALL ROOFED AREA)	2,629 S.F. (6%)	4,420 S.F. (11%)
DETACHED GARAGE	328 S.F. (1%)	457 S.F. (1%)
TOTAL BUILDING COVERAGE:	2,957 S.F. (7 %)	4,877 S.F. (12.0%) RLD ZONE: MAX. 15%

LOT COVERAGE (IMPERVIOUS SURFACE AREA)

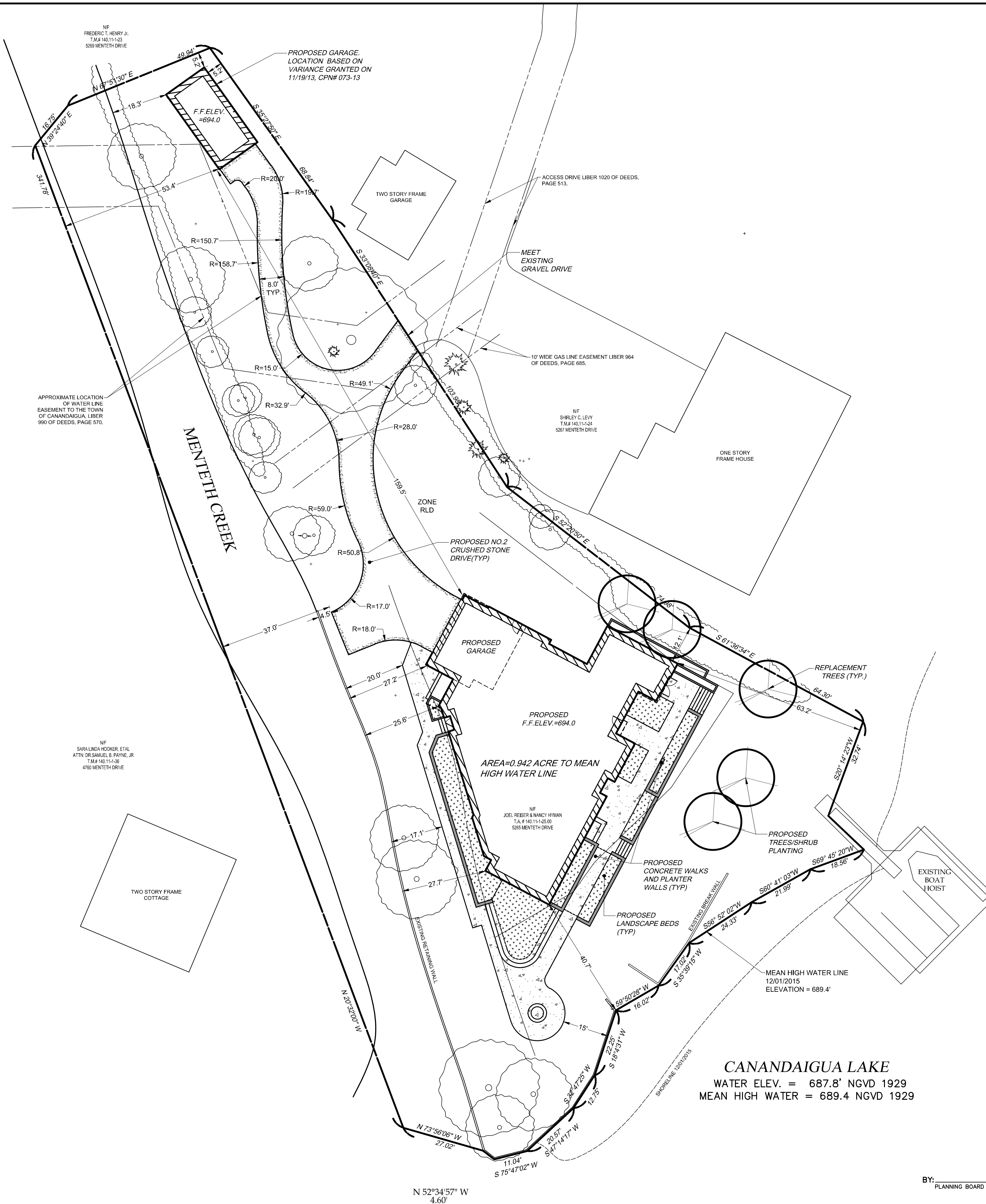
	EXISTING	PROPOSED
BUILDINGS (W/ ALL ROOFED AREA)	2,957 S.F. (7%)	4,877 S.F. (12 %)
PAVED SURFACES (DRIVE, PATIO)	4,232 S.F. (10 %)	5,051 S.F. (13 %)
TOTAL LOT COVERAGE:	7,189 S.F. (17.5 %)	9,928 S.F. (24.2 %) RLD ZONE: MAX. 25%

TOTAL AREA OF DISTURBANCE: .46± ACRES

PAVEMENT LEGEND



PROPOSED NO.2
CRUSHED STONE DRIVE



CANANDAIGUA LAKE
WATER ELEV. = 687.8' NGVD 1929
MEAN HIGH WATER = 689.4' NGVD 1929

APPROVALS

BY: _____ DATE: _____
PLANNING BOARD CHAIRPERSON
BY: _____ DATE: _____
TOWN ENGINEER
BY: _____ DATE: _____
TOWN OF CANANDAIGUA HIGHWAY/WATER SUPERINTENDENT

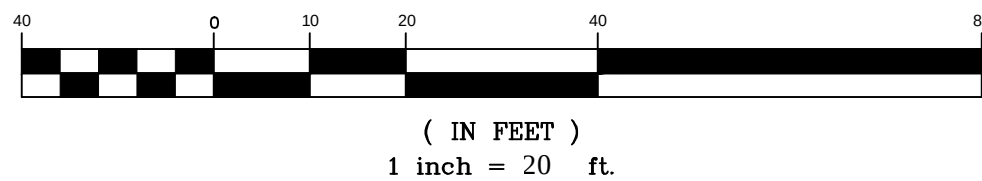
REQUIRED SETBACKS

SCALE: 1" = 50'

Dig Safely. New York
Underground Facilities Protection Organization
■ Call Before You Dig
■ Wait The Required Time
■ Confirm Utility Response
■ Respect The Marks
■ Dig With Care
800-962-7962
www.digsafelynewyork.com

EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

GRAPHIC SCALE

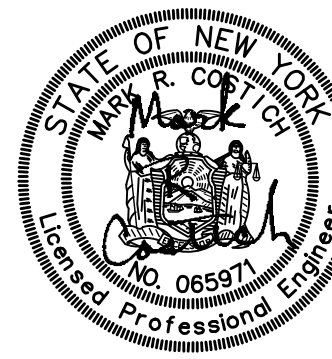


(IN FEET)
1 inch = 20 ft.

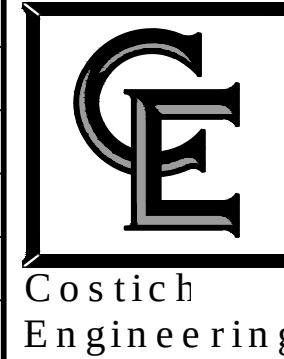
NO.	DATE	REVISION	BY	CHKD.	APVLS.
2	01/06/2017	REVISED PER ZONING INSPECTOR COMMENTS		E.R.G.	E.R.G.
1	12/23/2016	REVISED PER PRC COMMENTS		E.R.G.	E.R.G.

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PROJECT ENGINEER
M.R.C.
DRAWN BY
E.R.G.
BOUNDARY
TOPOBASE
DATE
12/16/2016
SCALE
1"=20'



- Civil Engineering
- Land Surveying
- Landscape Architecture

217 Lake Avenue
Rochester, NY 14608
(585) 458-3020

TITLE OF PROJECT
**5265 MENTETH DRIVE
SITE DEVELOPMENT PLANS**

TITLE OF DRAWING
SITE PLAN

LOCATION OF PROJECT
5265 MENTETH DRIVE
CANANDAIGUA, NY 14424

CLIENT
JOEL REISER & NANCY HYMAN
6 WINDHAM CIRCLE
MENDON, NEW YORK 14506

DWG # 6274
CA120
SHEET 4 OF 6