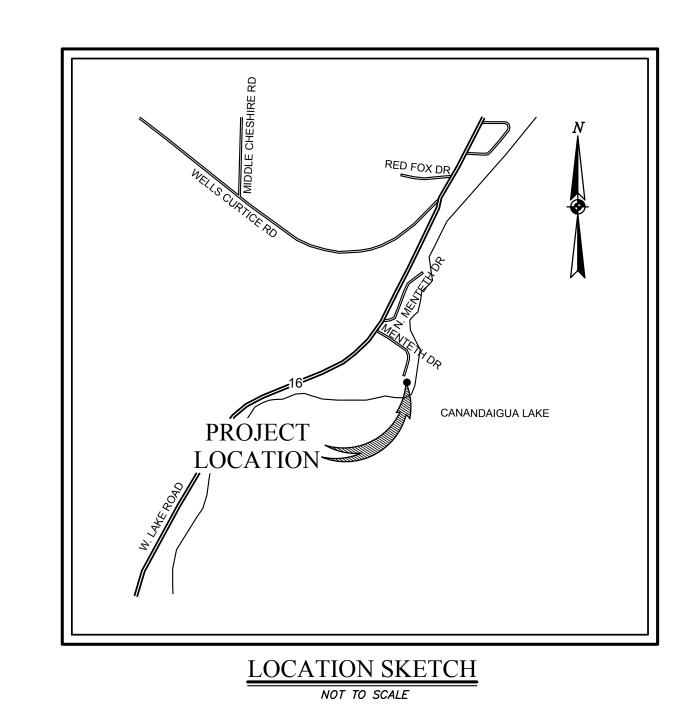
# 5265 MENTETH DRIVE

## SITE DEVELOPMENT PLANS

### TOWN OF CANANDAIGUA COUNTY OF ONTARIO STATE OF NEW YORK

#### INDEX OF DRAWINGS

SHEET NO.	DRAWING TITLE
GA001	COVER SHEET (SHEET 1 OF 8)
GA002	GENERAL NOTES AND LEGEND SHEET (SHEET 2 OF 8)
CA100	EXISTING FEATURES & DEMOLITION PLAN (SHEET 3 OF 8)
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CA120	UTILITY PLAN (SHEET 5 OF 8)
CA130	GRADING & EROSION CONTROL PLAN (SHEET 6 OF 8)
CA300	SECTIONS (SHEET 7 OF 8)
CA500	DETAIL SHEET (SHEET 8 OF 8)



PREPARED FOR: JOEL REISER & NANCY HYMAN **6 WINDHAM CIRCLE** MENDON, NEW YORK 14506



Engineering LAND SURVEYING LANDSCAPE ARCHITECTURE

217 Lake Avenue Rochester, NY 14608 ENGINEERING

DATE: MARCH 15, 2018



5265 MENTETH DRIVE SITE DEVELOPMENT PLANS TOWN OF CANANDAIGUA

COUNTY OF ONTARIO STATE OF NEW YORK

APPROVAL PLANS SHEET NO. GA001 PROJECT NO. 6274

#### PROJECT NAME AND LOCATION

5265 MENTETH DRIVE CANANDAIGUA, NEW YORK 14424

THE SITE IS APPROXIMATELY 0.94± ACRES OF WHICH 0.40± ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES.

#### PROJECT DESCRIPTION

THE PROJECTS INTENT IS TO RAZE THE EXISTING 2,629 S.F. DWELLING AND 328 S.F. DETACHED GARAGE IN ORDER TO CONSTRUCT A NEW 4,093 S.F. DWELLING AND 460 S.F. GARAGE IN THE SAME LOCATIONS, WITH ASSOCIATED ACCESS DRIVES, UTILITIES, LANDSCAPING.

- CONSTRUCTION OF TEMPORARY CONSTRUCTION EXIT POINT (UTILIZE EXISTING GRAVEL DRIVEWAY)
- INSTALLATION OF PERIMETER SILTATION FENCE. DEMOLITION OF EXISTING STRUCTURES
- IMPORT FILL MATERIAL AND STABILIZE BUILDING PAD FOR CONSTRUCTION CONSTRUCTION OF PROPOSED HOME AND GARGAGE
- INSTALLATION OF PROPOSED UTILITY SERVICES CONSTRUCTION OF STONE DRIVE. FINAL GRADING, TOPSOIL, SEED AND LANDSCAPING.
- ESTIMATED TIME FRAME- DETACHED GARAGE- LATE SPRING (PENDING ON WEATHER) - HOUSE- EARLY FALL

#### NAME OF RECEIVING WATERS

THE MAJORITY OF THE SITE WILL DRAIN INTO DRYWELLS, EVENTUALLY DRAINS INTO CANANDAIGUA LAKE.

#### GENERAL NOTES

- THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO ALL APPLICABLE LAWS REGARDING LIABILITY INCURRED THROUGH DISTURBANCE AND DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
- 2. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREA OF CONSTRUCTION. ANY AND ALL CONTROL POINTS, SURVEY AND R.O.W. MONUMENTS THAT ARE DISTURBED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF EXISTING UTILITIES TO REMAIN AND SHALL PROVIDE UNINTERRUPTED SERVICE TO ALL USERS OF THE EXISTING UTILITIES. EXISTING UTILITIES (TO REMAIN) ENCOUNTERED IN TRENCH OR PAVEMENT EXCAVATIONS SHALL BE SUPPORTED AS ORDERED BY THE OWNER'S REPRESENTATIVE OR AS DIRECTED BY THE UTILITY COMPANY. EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS HAVE BEEN PLOTTED FROM FIELD SURVEYS AND RECORD MAPS 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. NO EXTENSIONS OF CONTRACT TIME AND NO MONETARY DAMAGE CLAIMS SHALL BE ALLOWED AS A RESULT OF REVISED DESIGN LOCATIONS OR TIME ALLOWED TO DO SAME WHICH RESULT FROM EXISTING UTILITIES BEING FOUND IN DIFFERENT LOCATIONS THAN SHOWN ON THESE DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES.
- THE CONTRACTOR(S) SHALL PROVIDE "AS-BUILT" DRAWINGS INDICATING ALL DEVIATIONS FROM APPROVED PLANS.
- ALL IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND ANY OTHER GOVERNING AGENCY HAVING JURISDICTION.
- PRIOR TO ANY BUILDING PERMIT BEING ISSUED, A FINAL SITE PLAN APPLICATION SHALL BE ISSUED BY THE PLANNING BOARD.
- DEMOLITION DEBRIS SHALL BE DISPOSED OF AS REQUIRED BY LOCAL, STATE, AND/OR FEDERAL REQUIREMENTS.

#### COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

APPLICABLE TO STORM WATER MANAGEMENT, EROSION CONTROL, AND POLLUTION MINIMIZATION AT THIS JOB SITE AND WILL COMPLY FULLY WITH SUCH REGULATIONS. THE CONTRACTOR WILL SUBMIT WRITTEN EVIDENCE OF SUCH COMPLIANCE IF REQUESTED BY THE OPERATOR OR ANY AGENT OF A REGULATORY BODY.

#### EROSION AND SEDIMENT CONTROLS

STABILIZATION PRACTICES (PERMANENT)

- PERMANENT STABILIZATION PRACTICES FOR THIS SITE INCLUDE PROTECT EXISTING TREES AND GROUND COVER TO REMAIN IN AREAS LOCATED OUTSIDE OF THE LIMIT OF DISTURBANCE.
- PERMANENT SEEDING AND PLANTING OF ALL UNPAVED AREAS USING THE HYDROMULCHING GRASS SEEDING TECHNIQUE, USE EROSION CONTROL MATTING AS REQUIRED TO ESTABLISH
- MULCHING OF PLANTING BEDS. ESTABLISH STONE DRIVEWAY.

STABILIZATION PRACTICES (TEMPORARY) TEMPORARY STABILIZATION PRACTICES FOR THIS SITE INCLUDE:

MULCHING EXPOSED AREAS. SOIL ROUGHENING.

FREQUENT WATERING TO MINIMIZE WIND EROSION DURING CONSTRUCTION.

STRUCTURAL PRACTICES (PERMANENT)

PERMANENT STRUCTURAL PRACTICES FOR THIS SITE INCLUDE: A. STONE DRIVEWAY

B. DIRECT ROOF DRAINS TO PLANTERS

STRUCTURAL PRACTICES (TEMPORARY) STRUCTURAL PRACTICES FOR THIS SITE INCLUDE:

PERIMETER PROTECTION USING SILT FENCE AND / OR COMPOST FILTER SOCK STABILIZED CONSTRUCTION EXIT POINT

#### OTHER CONTROLS

OFF-SITE VEHICLE TRACKING UTILIZE EXISTING GRAVEL DRIVE FOR VEHICLES EXPORTING DEMOLITION DEBRIS OR IMPORTING STRUCTURAL FILL.

A STABILIZED CONSTRUCTION EXIT WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREETS ADJACENT TO THE SITE ENTRANCE WILL BE INSPECTED DAILY AND SWEPT AS NECESSARY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN. THE JOB SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

**EXCAVATION SPOIL MATERIALS** EXCAVATION SPOIL MATERIALS ARE GENERATED DURING THE EXCAVATION OF THE FACILITY'S EARTHWORK OPERATIONS, BUILDING FOUNDATIONS AND UTILITIES INSTALLATION. THESE MATERIALS MUST BE PROPERLY MANAGED TO PREVENT THEM FROM CONTRIBUTING TO STORM WATER DISCHARGES. THE MATERIALS GENERATED FROM THE DEVELOPMENT OF THIS PROJECT WILL BE MANAGED BY THE FOLLOWING METHOD: USED ON SITE FOR FILL IF APPROVED BY THE GEOTECHNICAL ENGINEER, OTHERWISE HAULED OFFSITE TO AN APPROVED LOCATION.

#### MINIMIZING WIND EROSION AND CONTROLLING DUST WILL BE ACCOMPLISHED BY ONE OR MORE

- OF THE FOLLOWING METHODS: COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
- ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHOULD BE ABOUT SIX (6) INCHES IN HEIGHT.
- FREQUENT WATERING OF EXCAVATION AND FILL AREAS. PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT

#### WATER MAIN SERVICE MATERIALS

1. POLYETHYLENE PIPE (PE) PIPE CONFORMING WITH THE LATEST REVISION OF ANSI/AWWA C906

#### ZONING

- 1. CURRENT ZONING DISTRICT: RLD RESIDENTIAL LAKE DISTRICT.
- 2. THE TOWN OF CANANDAIGUA ZONING BOARD OF APPEALS GRANTED THE FOLLOWING AREA VARIANCES FOR THIS PROPERTY: • DETACHED GARAGE A FRONT SETBACK OF 5,2 FT. (11/19/2013) • DETACHED GARAGE A STREAM SETBACK OF 18.25 FT. (11/19/2013)
- A 50.3' REAR SETBACK TO A SINGLE FAMILY DWELLING (07/16/2013) • A 25' STREAM SETBACK TO A SINGLE FAMILY DWELLING (07/16/2013)

#### FLOOD PLAIN

FIRM COMMUNITY PANEL NUMBER 360598-0025 C MAP REVISED MARCH 3, 1997, 100 YEAR FLOOD PLAIN ELEVATION = 691.7. NGVD 1929 (STILLWATER)

#### MAP REFERENCES

1. SURVEY MAP ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR JOEL REISER & NANCY HYMAN, SHOWING LAND AT 5265", HAVING JOB NO. 13024, PREPARED BY VENEZIA LAND SURVEYORS AND CIVIL ENGINEERS, DATED 11/30/2015.

#### LIGHT NOTES

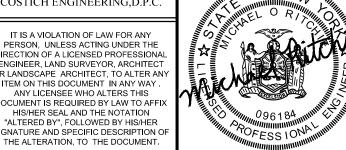
- 1. CONTROL OUTDOOR LIGHTING FOR THE SAFETY OF MOTORISTS AND PEDESTRIANS AS WELL AS AIDING IN LAW ENFORCEMENT FUNCTIONS AND REDUCING CRIME THROUGH THE PROPER DESIGN AND USE OF OUTDOOR LIGHTING TO INSURE NIGHTTIME APPEARANCE CONSISTENT WITH OVERALL COMMUNITY GOALS OR ENHANCING THE ATTRACTIVENESS OF BUSINESSES, STREETS AND OTHER PORTIONS OF THE ENVIRONMENT;
- AVOID UNNECESSARY UPWARD ILLUMINATION AND ILLUMINATION OF ADJACENT PROPERTIES AND TO REDUCE GLARE. THIS SECTION WILL CONTROL UNWANTED GLARE AND LIGHT TRESPASS ONTO NEIGHBORING PROPERTIES, ROADWAYS AND NIGHT SKY; AND
- 3. HAVE ALL EXTERIOR LIGHTS AND ILLUMINATED SIGNS DESIGNED, LOCATED, INSTALLED AND DIRECTED IN SUCH A MANNER AS TO PREVENT OBJECTIONABLE LIGHT AT (AND GLARE ACROSS) THE PROPERTY LINES AND GLARE AT ANY LOCATION ON OR OFF THE PROPERTY. THE MAINTAINED HORIZONTAL ILLUMINANCE RECOMMENDATIONS. AS ESTABLISHED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA), SHALL BE OBSERVED.
- 4. ALL OUTDOOR LIGHTING FIXTURES SHALL BE SHIELDED FROM TRESPASS ONTO ADJACENT RESIDENTIAL PROPERTIES OR PUBLIC RIGHT-OF-WAY.
- 5. THE MAXIMUM FOOTCANDLE READING AT THE PROPERTY LINE SHALL BE 0.5 FOOTCANDLE.
- 6. THE LIGHTING ON THE PROPERTY SHALL MEET WITH THE ZONING CODE SECTION 220-77 LIGHTING STANDARDS AND REGULATIONS. THE LIGHTING SHALL GENERALLY CONSIST OF LOW HEIGHT LED PATHWAY LIGHTING, ENTRY DOOR LIGHTING AND MINIMAL ACCENT LIGHTING.
- 7. ALL PROPOSED LIGHTING SHALL BE DARK-SKY COMPLIANT.

	LEGEND	
	EXISTING	PROPOSED
SIZE & TYPE OF TREE	DECIDUOUS CONIFEROUS	
UTILITY POLE	φ	
GAS LINE		G
GUY WIRE UNDERGROUND SIGNAL CABLE UNDERGROUND ELECTRIC UNDERGROUND CABLE TELEVISION EASEMENT		——— E———
DRYWELL		
STORM SEWER, C.B. & END SECTION		4" P.V.C.
SANITARY SEWER		
HYDRANT W/VALVE	$\mathcal{A}$	
WATER VALVE	$\circ_{WV}$	
WATERMAIN		
HEADWALL		
EDGE OF STONE DRIVE		
FENCE AND TYPE	WOOD GUIDE RAIL	
RIGHT-OF-WAY LINE & PROPERTY LINE BUILDING		
R.O.W. MONUMENT	$\triangle$	
CONTOURS	690	693

#### **APPROVALS**

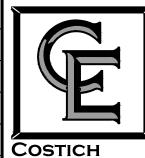
BY:	DATE:
PLANNING BOARD CHAIRPERSON	
BY:	DATE·
TOWN ENGINEER	DATE:
BY:	DATE:
TOWN OF CANANDAIGUA HIGHWAY/WATER SUPERINTENDENT	DATE

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 Land 217 LAKE AVENUE

Engineering SURVEYING LANDSCAPE ARCHITECTURE

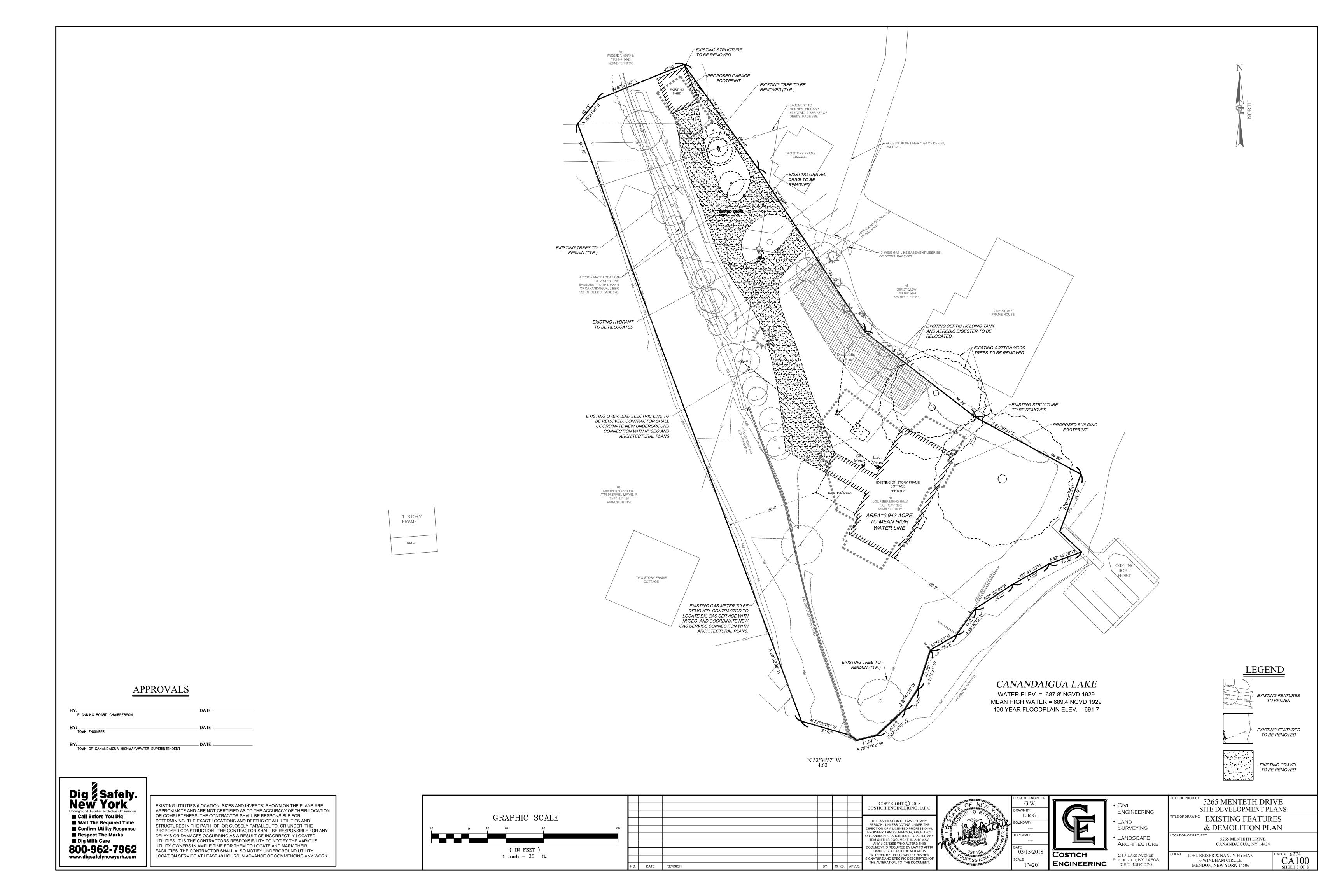
ROCHESTER, NY 14608

(585) 458-3020

5265 MENTETH DRIVE SITE DEVELOPMENT PLANS GENERAL NOTES AND LEGEND SHEET 5265 MENTETH DRIVE

> CANANDAIGUA, NY 14424 JOEL REISER & NANCY HYMAN 6 WINDHAM CIRCLE

GA002 MENDON, NEW YORK 14506



SITE DATA

RESIDENTIAL LAKE DISTRICT (RLD)

REQUIRED

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

ZONING

**BUILDING HEIGHT** 

ZONING DESIGNATION

SETBACKS\* (LOT SIZE +20,000)

FRONT (STREET), SIDE MIN. 5.2'\* 5.2' (GARAGE) REAR (LAKE) MIN. 50.3'\* 50.7' (HOME) MIN. 12.0' 12.2' (HOME) STREAM MIN. 18.25'\* 18.3' (GARAGE) STREAM MIN. 25.0'\* 25.4' (HOME)

MAX. 25'

\* PER GRANTED AREA VARIANCES

PROPERTY LIES WITHIN FLOOD ZONE AE (ELEV. 692' NGV29) PER FEMA FIRM PANEL 3605980025C EFFECTIVE DATE MARCH 3, 1997.

PROPOSED (RESIDENCE)

25.0' FROM A.F.G. , A.F.G. = 693.48

#### **BUILDING COVERAGE**

<u>PROPOSED</u> DWELLING (W/ ALL ROOFED AREA) 2,629 S.F. (6%) 4,093 S.F. (10%) DETACHED GARAGE 460 S.F. (1%) 328 S.F. (1%)

2,957 S.F. (7 %) **TOTAL BUILDING COVERAGE:** 4,553 S.F. (11.1%) RLD ZONE: MAX. 15%

#### LOT COVERAGE (IMPERVIOUS SURFACE AREA)

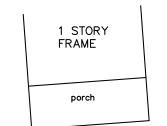
**EXISTING** 

PROPOSED

4,553 S.F.(11.1%) BUILDINGS (W/ ALL ROOFED AREA) 2,957 S.F. (7%) IMPERVIOUS SURFACES (DRIVEWAY, PATIO) 4,232 S.F. (10 %) 4,303 S.F.(10.5%)

**TOTAL LOT COVERAGE:** 7,189 S.F. (17.5 %) 8,856 S.F. (21.6%) RLD ZONE: MAX. 25%

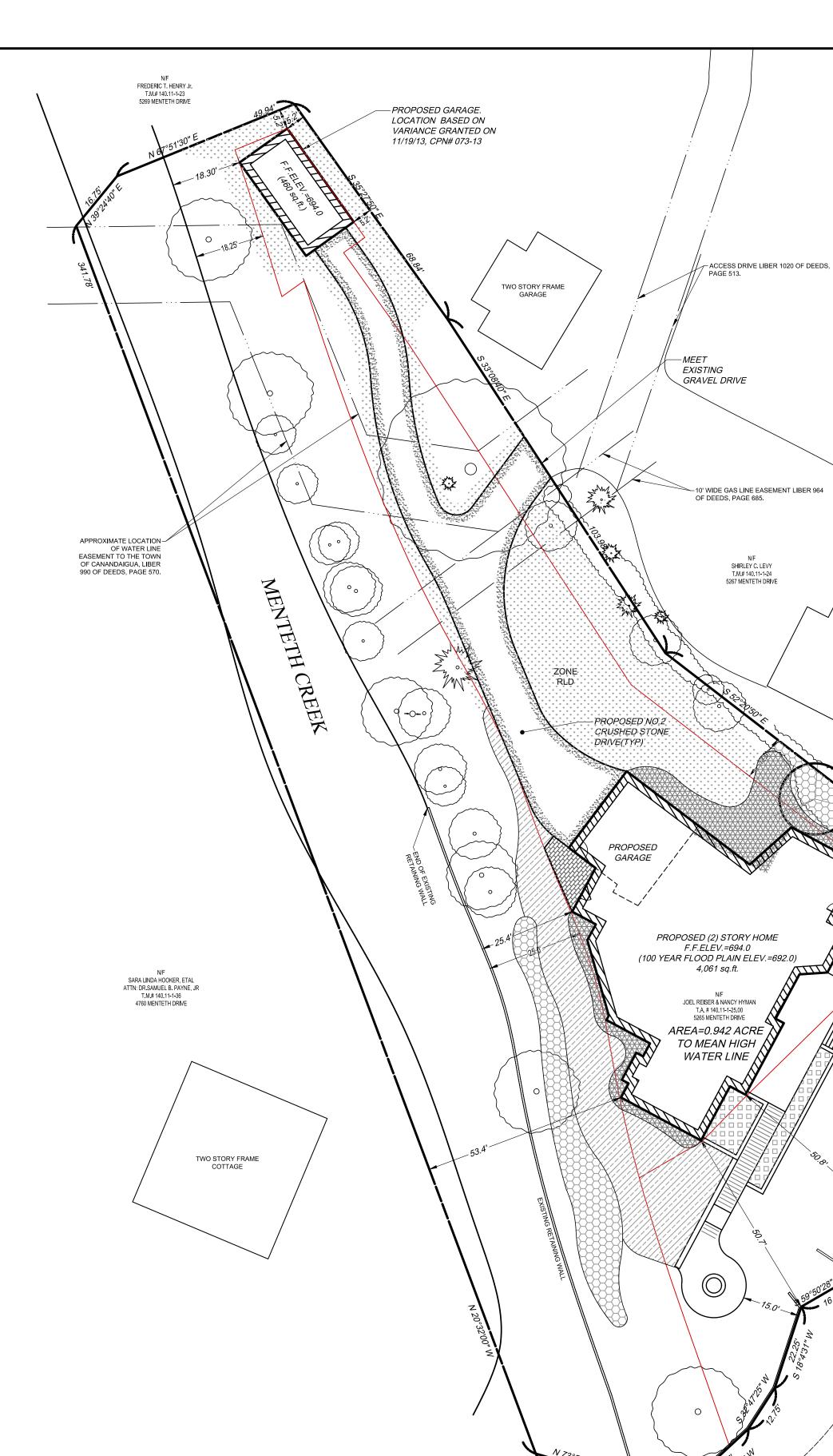
TOTAL AREA OF DISTURBANCE: .40± ACRES

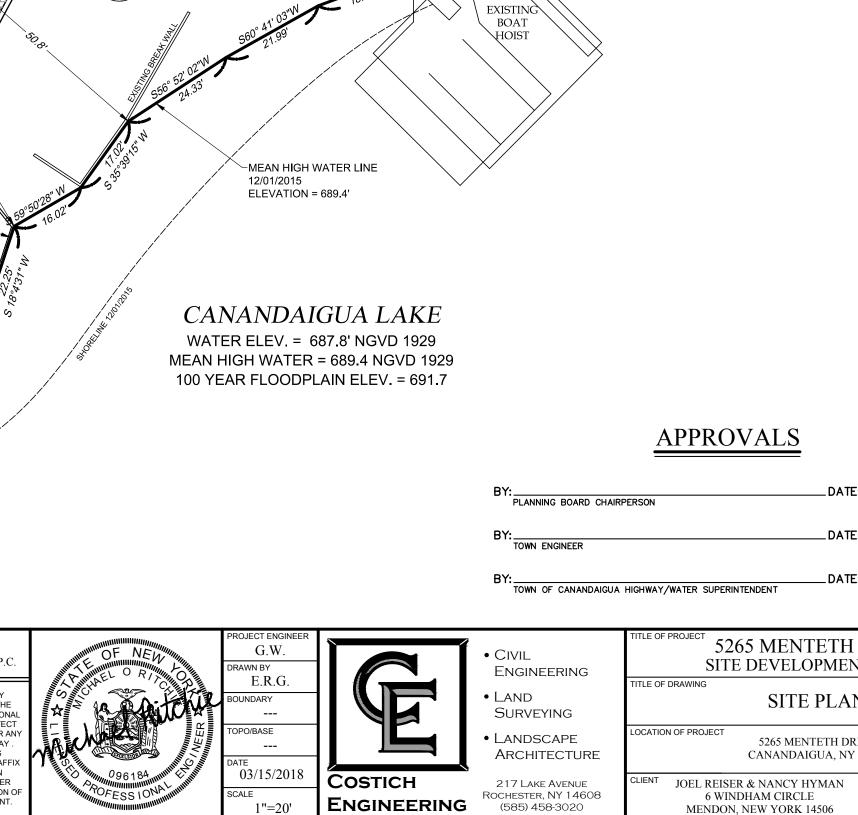






PROPOSED NO.2 CRUSHED STONE DRIVE

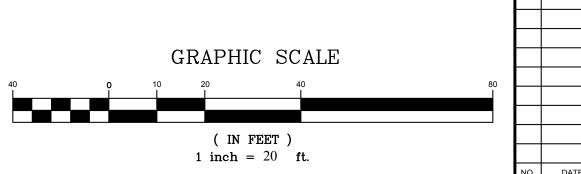




REPLACEMENT TREES (TYP.)



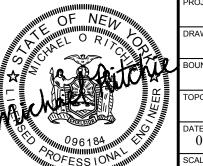
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ONE STORY FRAME HOUSE

5265 MENTETH DRIVE SITE DEVELOPMENT PLANS SITE PLAN 5265 MENTETH DRIVE

CANANDAIGUA, NY 14424 CA110 SHEET 4 OF 8 6 WINDHAM CIRCLE MENDON, NEW YORK 14506

LEGEND

AREAS TO RECEIVE 6" TOPSOIL AND

PERMANENT LAWN HYDRO SEED MIX CONTAINING WOOD CELLULOSE FIBER AFTER SOIL RESTORATION

LOW SHRUB BUFFER/FILTER AREAS

GROUNDCOVER/ FOUNDATION

PLANTING AREA

AREAS TO BE PLANTED WITH PERENNIALS/ GRASSES/ ANNUALS

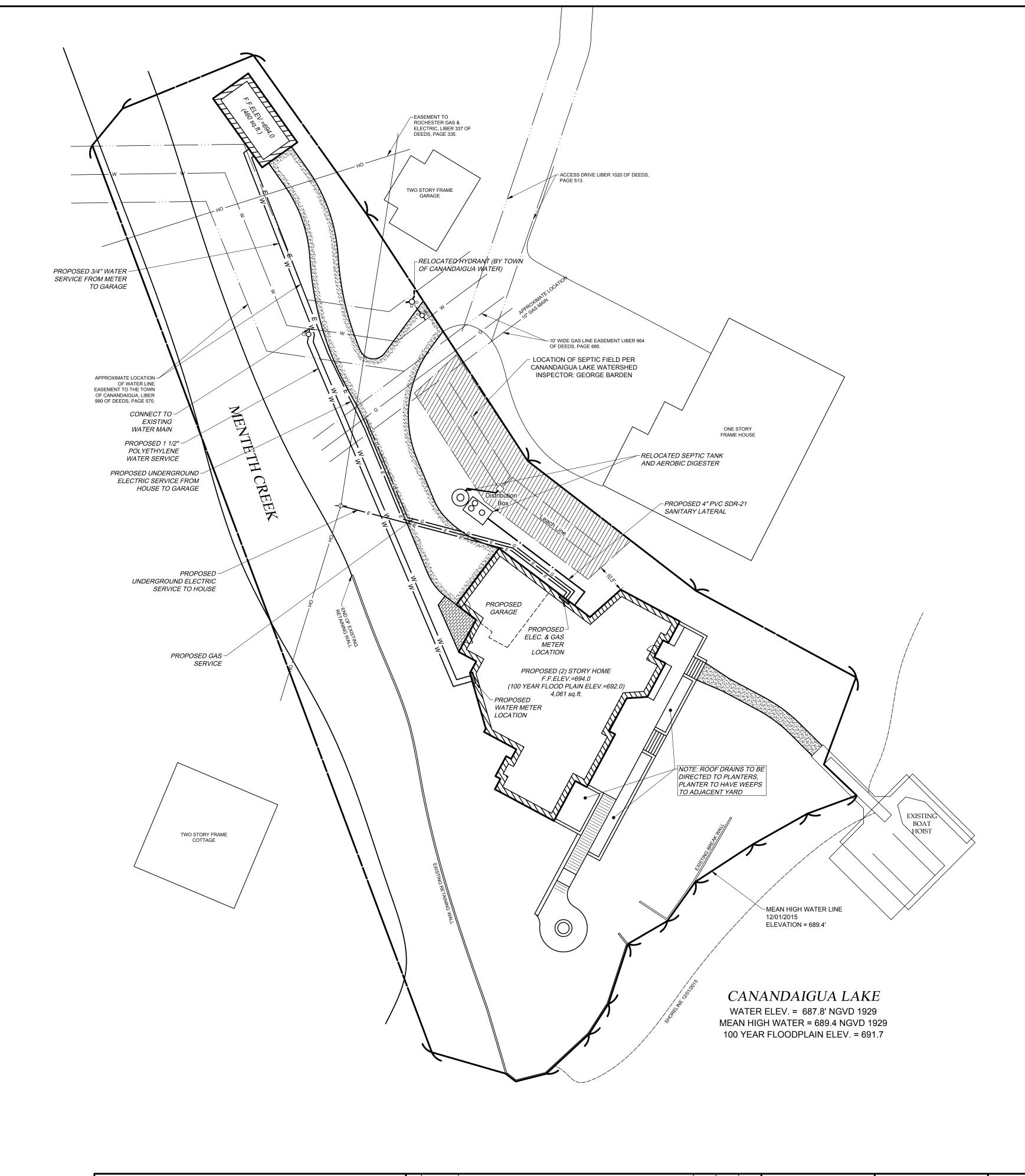
AREAS TO RECEIVE 6" TOPSOIL AND

TO HAVE A SHADE TOLERANT SOD INSTALLED

PLANTS INCLUDE: MAPLE LEAVED VIBURNUM, NORTHERN BUSH HONEYSUCKLE, BEARBERRY, SERVICEBERRY, HOSTA, PACHYSANDRA TERMINALIS,HAMAMELIS

VIRGINIANA, BLACKHAW VIBURNUM

PROPOSED PERMEABLE
PATH TO BOAT HOIST





800-962-7962

■ Dig With Care

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1 STORY FRAME

porch

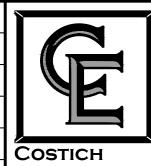
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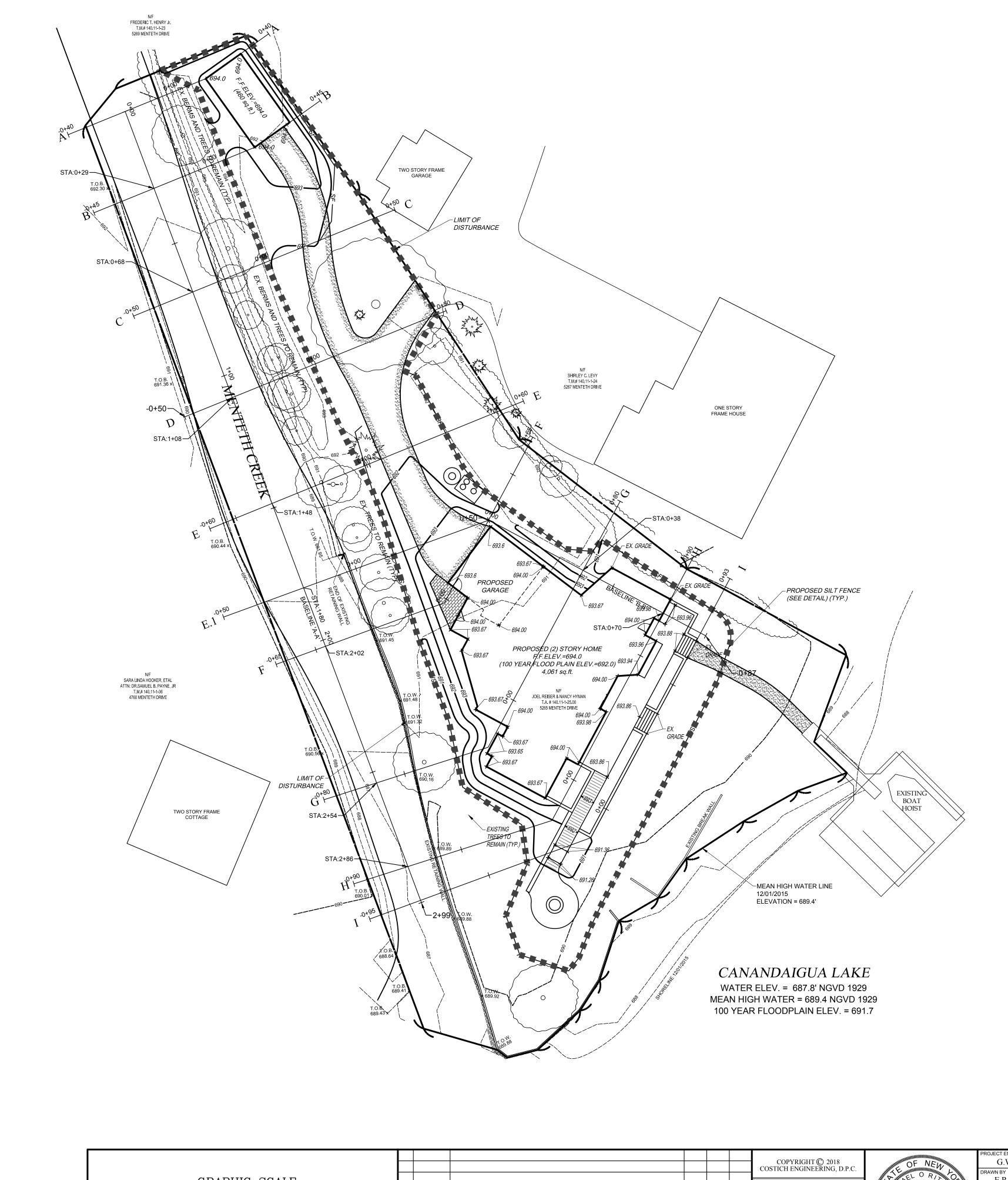
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5265 MENTETH DRIVE SITE DEVELOPMENT PLANS UTILITY PLAN

APPROVALS

5265 MENTETH DRIVE CANANDAIGUA, NY 14424

JOEL REISER & NANCY HYMAN 6 WINDHAM CIRCLE CA120 SHEET 5 OF 8 MENDON, NEW YORK 14506





\_\_\_ EXISTING CONTOUR ELEVATION EXISTING TOP OF WALL ELEVATION EXISTING TOP OF BANK ELEVATION PROPOSED CONTOUR ELEVATION PROPOSED GRADE AT X

APPROVALS

BY:	DATE:
BY:	DATE:

BY:\_\_\_\_\_\_\_TOWN OF CANANDAIGUA HIGHWAY/WATER SUPERINTENDENT

■ Call Before You Dig
■ Walt The Required Time
■ Confirm Utility Response
■ Respect The Marks

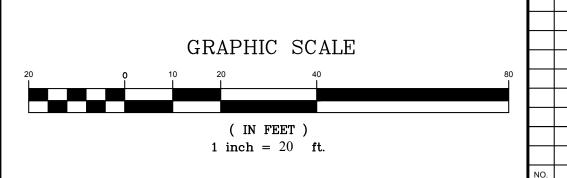
800-962-7962 www.digsafelynewyork.com

■ Dig With Care

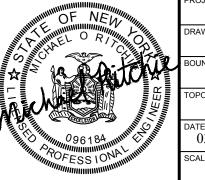
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1 STORY FRAME

porch



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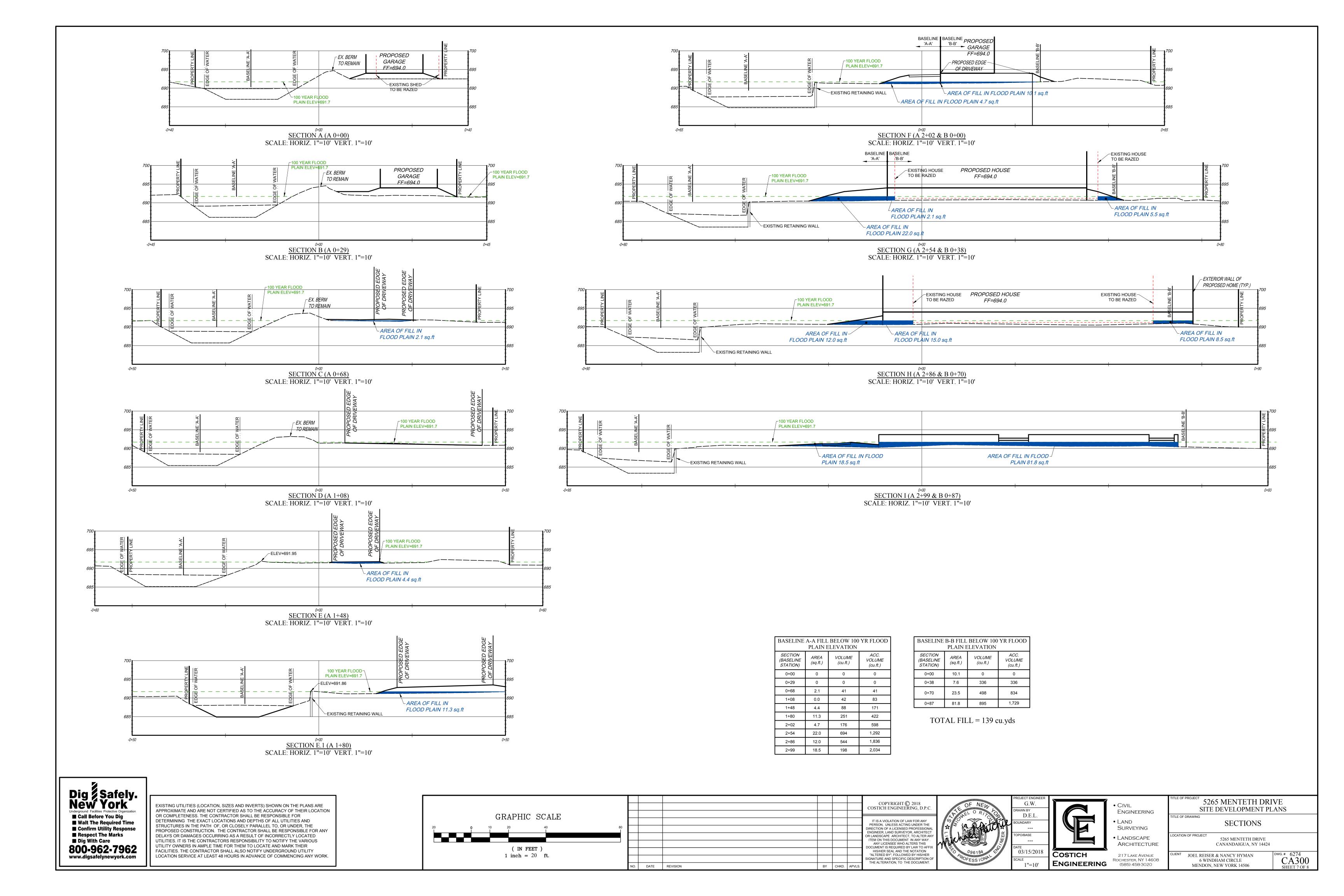
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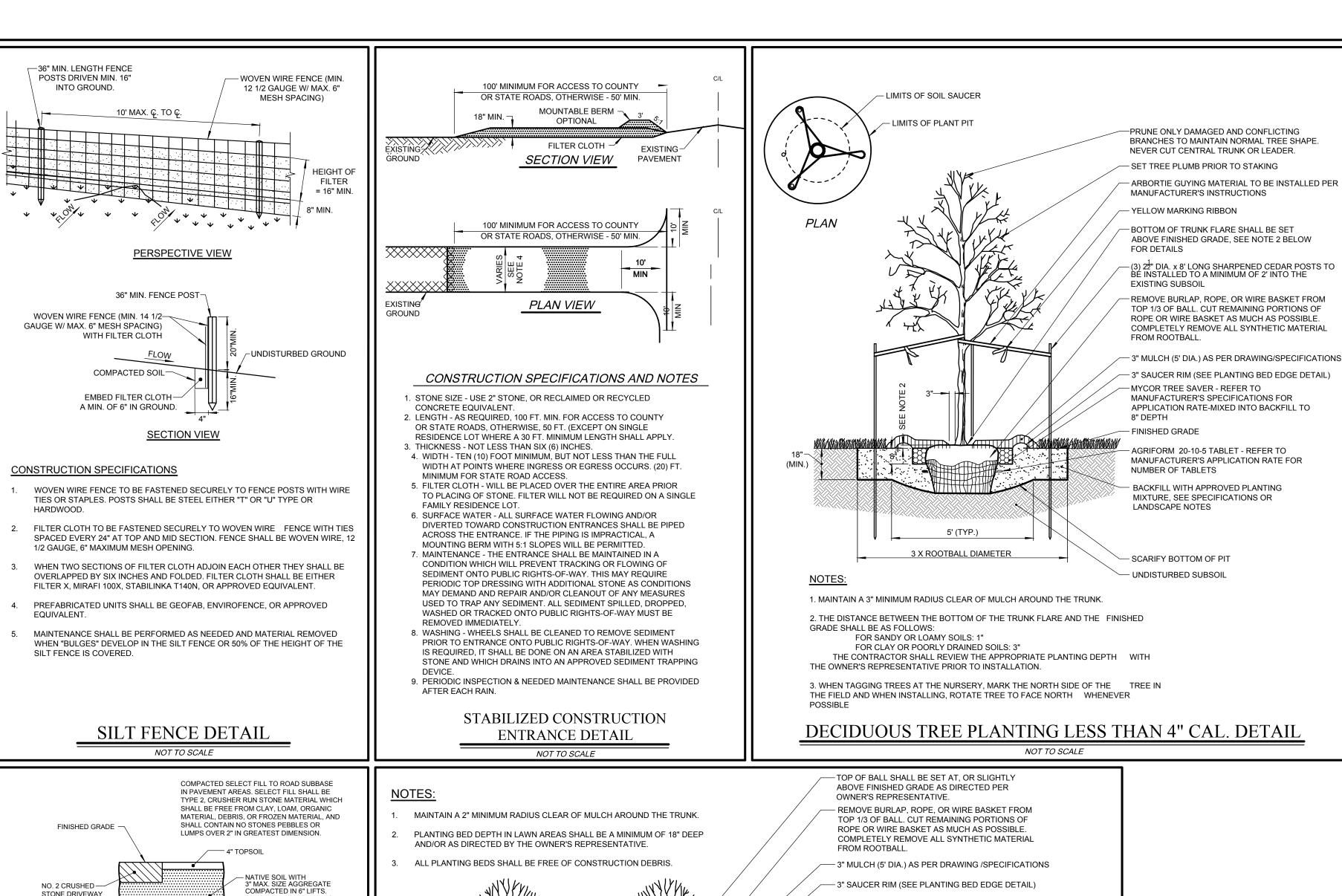
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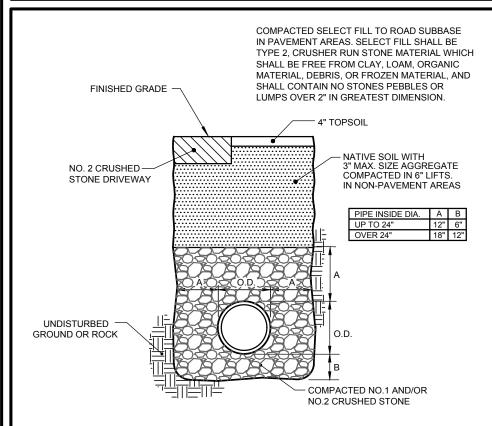
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5265 MENTETH DRIVE SITE DEVELOPMENT PLANS GRADING & EROSION CONTROL PLAN 5265 MENTETH DRIVE CANANDAIGUA, NY 14424

JOEL REISER & NANCY HYMAN 6 WINDHAM CIRCLE CA130 SHEET 6 OF 8 MENDON, NEW YORK 14506







UTILITY BEDDING DETAIL

- MYCOR TREE SAVER - REFER TO MANUFACTURER'S SPECIFICATIONS FOR APPLICATION RATE-MIXED INTO BACKFILL -FINISHED GRADE, EDGE PER PLANTING BED EDGE TREATMENT DETAIL - AGRIFORM 20-10-5 TABLET - REFER TO MANUFACTURER'S APPLICATION RATE FOR NUMBER OF TABLETS BACKFILL WITH APPROVED PLANTING MIXTURE, SEE SPECIFICATIONS OR LANDSCAPE NOTES -SCARIFY BOTTOM & SIDES OF PIT BED WIDTH VARIES -UNDISTURBED SUBSOIL SHRUB PLANTING DETAIL

NOT TO SCALE

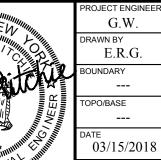
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