

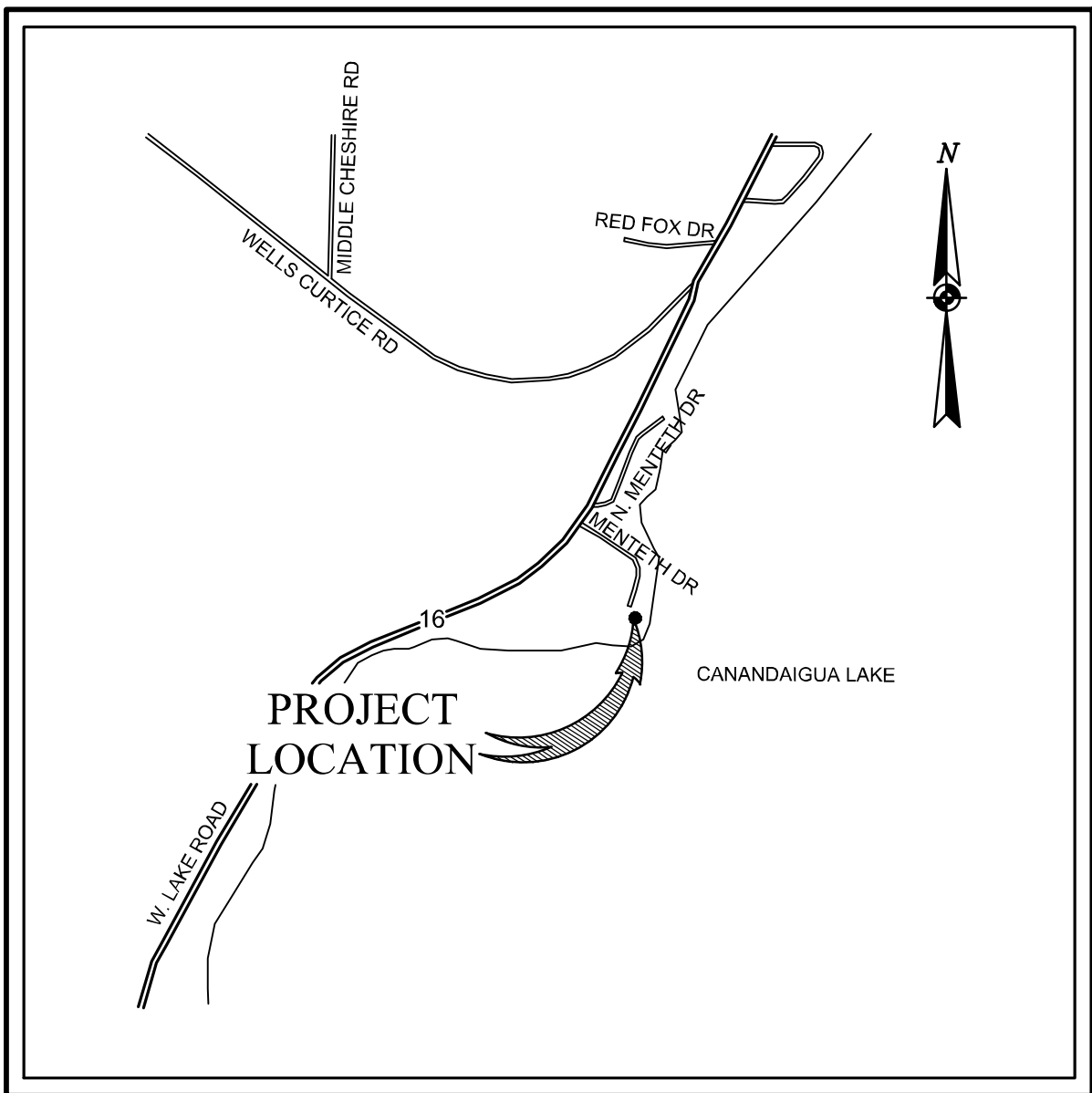
5265 MENTETH DRIVE

SITE DEVELOPMENT PLANS

TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

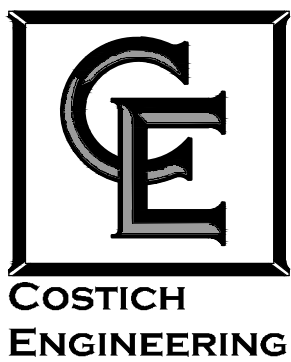
INDEX OF DRAWINGS

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CA120	UTILITY PLAN (SHEET 5 OF 8)
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CA500	DETAIL SHEET (SHEET 8 OF 8)



LOCATION SKETCH
NOT TO SCALE

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



• CIVIL
ENGINEERING
• LAND
SURVEYING
• LANDSCAPE
ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

5265 MENTETH DRIVE
SITE DEVELOPMENT PLANS
TOWN OF CANANDAIGUA
COUNTY OF ONTARIO
STATE OF NEW YORK

DATE: MARCH 15, 2018
REVISED MAY 16, 2018

APPROVAL PLANS
PROJECT NO. 6274 SHEET NO. GA001
SHEET 1 OF 8

5265 MENTETH DRIVE
CANANDAIGUA, NEW YORK 14424
T.A.# 140,11-1-25,000

PROJECT DESCRIPTION

- A. CONSTRUCTION OF TEMPORARY CONSTRUCTION EXIT POINT (UTILIZE EXISTING GRAVEL DRIVEWAY)
- B. INSTALLATION OF PERIMETER SILTATION FENCE.
- C. DEMOLITION OF EXISTING STRUCTURES
- D. IMPORT FILL MATERIAL AND STABILIZE BUILDING PAD FOR CONSTRUCTION
- E. CONSTRUCTION OF PROPOSED HOME AND GARAGE
- F. INSTALLATION OF PROPOSED UTILITY SERVICES
- G. CONSTRUCTION OF STONE DRIVE.
- H. FINAL GRADING, TOPSOIL, SEED AND LANDSCAPING.

NAME OF RECEIVING WATERS

GENERAL NOTES

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

EROSION AND SEDIMENT CONTROLS

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

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.

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

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

- ## ZONING

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



EXISTING

CONTOURS

680

BY: _____ DATE: _____
TOWN ENGINEER

BY: _____ DATE: _____
TOWN OF CANANDAIGUA HIGHWAY/WATER SUPERINTENDENT

									COPYRIGHT © 2018 COSTICH ENGINEERING, P.C.						PROJECT ENGINEER G.W.						• CIVIL ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE			TITLE OF PROJECT 5265 MENTETH DRIVE SITE DEVELOPMENT PLANS					
						IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.			DRAWN BY E.R.G.						TITLE OF DRAWING GENERAL NOTES AND LEGEND SHEET														
															BOUNDARY ---			LOCATION OF PROJECT 5265 MENTETH DRIVE CANANDAIGUA, NY 14424											
												TOP/ROOF ---																	
															DATE 03/15/2018			COSTICH ENGINEERING			217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020			CLIENT JOEL REISER & NANCY HYMAN 6 WINDHAM CIRCLE MENDON, NEW YORK 14506			DWO# : 6274 GA002 SHEET 2 OF 8		
															SCALE N.T.S.														
1	5/16/2018	UPDATED PER 23A REQUEST	E.R.G.	E.R.G.																									
NO.	DATE	REVISION	BY	CHKD.	APVLS.																								

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

PRIMARY STRUCTURE
FRONT (STREET) MIN. 60' 194.3' (FROM NORTH EAST PROPERTY CORNER)
REAR (LAKE) MIN. 60' 50.7'
SIDE MIN. 12' 12.2'
STREAM MIN. 100' 25.4'
BUILDING HEIGHT MAX. 25' 25.0' FROM A.F.G., A.F.G. = 693.48

DETACHED GARAGE STRUCTURE
FRONT (STREET) MIN. 60' 5.2'
REAR (LAKE) MIN. 60' 317.8'
SIDE MIN. 12' 5.2'
STREAM MIN. 100' 18.3'

FLOOD ZONE

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

BUILDING COVERAGE

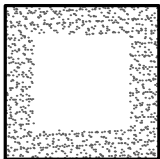
EXISTING PROPOSED
DWELLING (W/ ALL ROOFED AREA) 2,629 S.F. (6%) 4,093 S.F. (10%)
DETACHED GARAGE 328 S.F. (1%) 480 S.F. (1%)
TOTAL BUILDING COVERAGE: 2,957 S.F. (7 %) 4,553 S.F. (11.1%) RLD ZONE: MAX. 15%

LOT COVERAGE (IMPERVIOUS SURFACE AREA)

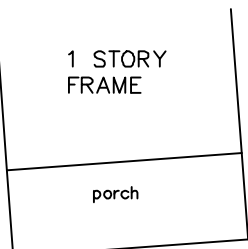
EXISTING PROPOSED
BUILDINGS (W/ ALL ROOFED AREA) 2,957 S.F. (7%) 4,553 S.F. (11.1%)
IMPERVIOUS SURFACES (DRIVEWAY, PATIO) 4,232 S.F. (10 %) 4,303 S.F. (10.5%)
TOTAL LOT COVERAGE: 7,189 S.F. (17.5 %) 8,856 S.F. (21.6%) RLD ZONE: MAX. 25%

TOTAL AREA OF DISTURBANCE: .40+ ACRES

PAVEMENT LEGEND



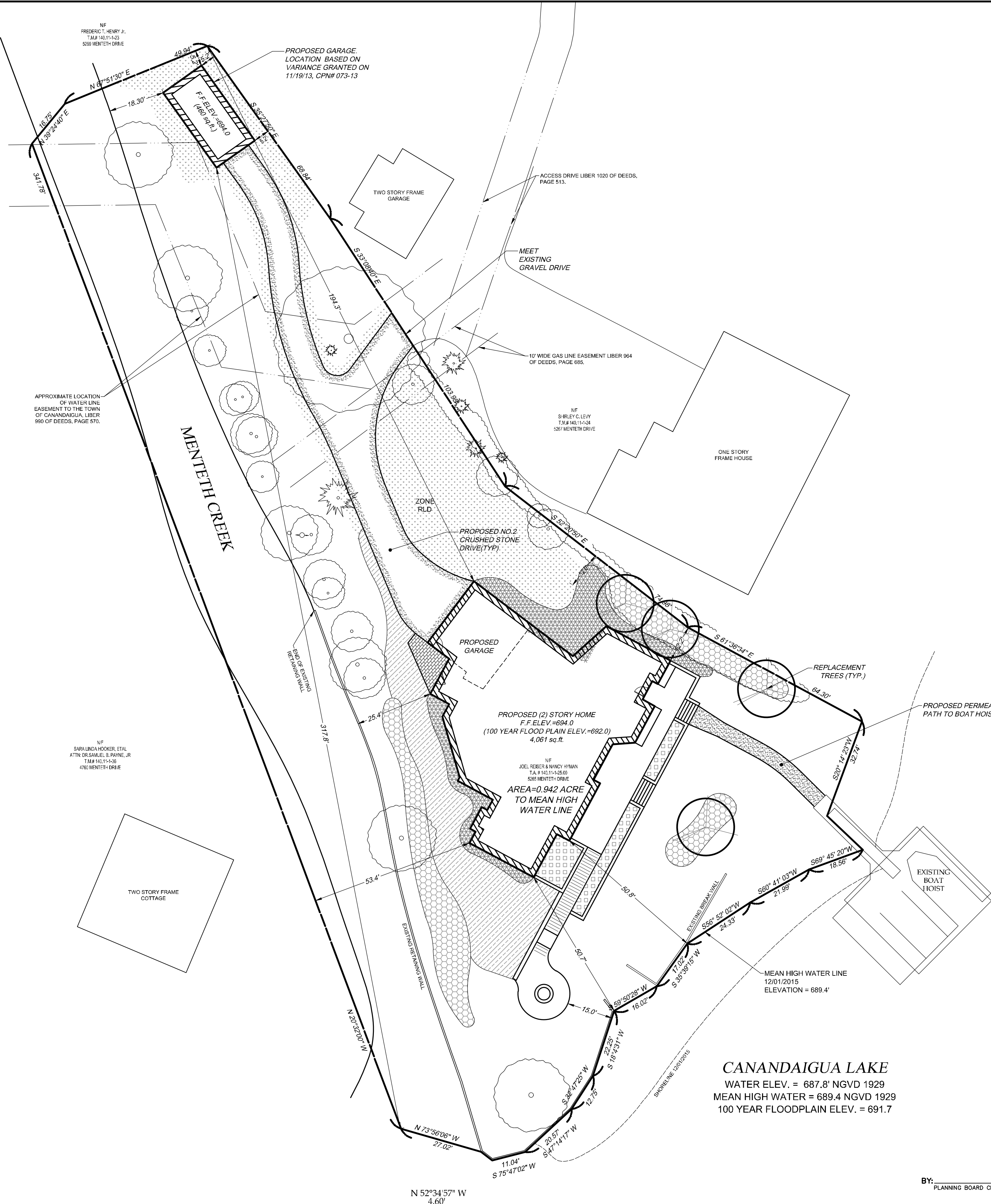
PROPOSED NO. 2
CRUSHED STONE DRIVE



1 STORY
FRAME

porch

TWO STORY FRAME
COTTAGE



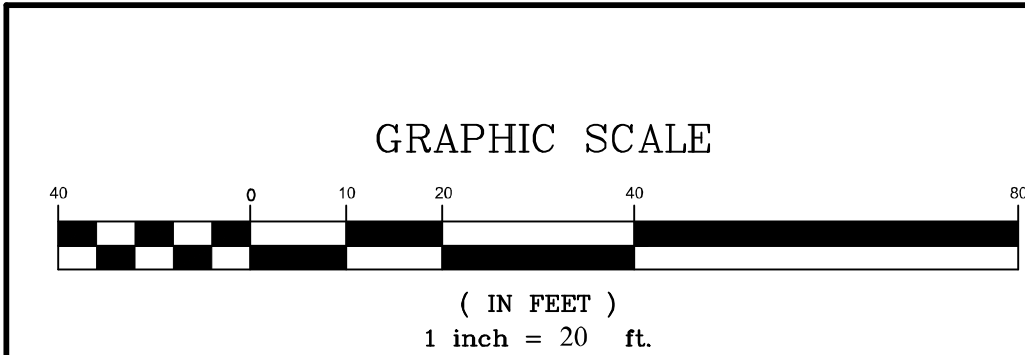
CANANDAIGUA LAKE
WATER ELEV. = 687.8' NGVD 1929
MEAN HIGH WATER = 689.4 NGVD 1929
100 YEAR FLOODPLAIN ELEV. = 691.7

APPROVALS

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

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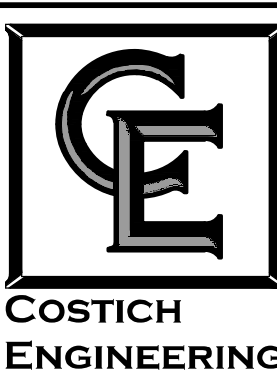
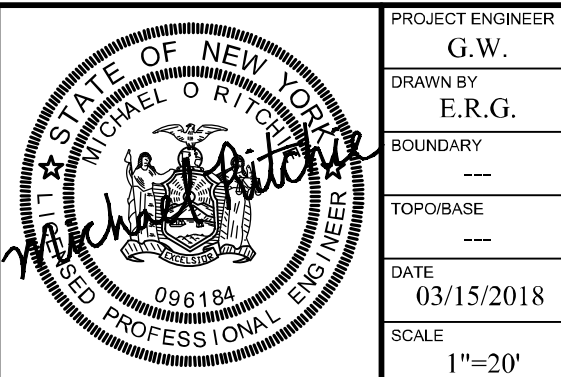
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NO.	DATE	REVISION	BY	CHKD.	APVLS.
1	05/16/2018	UPDATED PER ZBA COMMENTS			

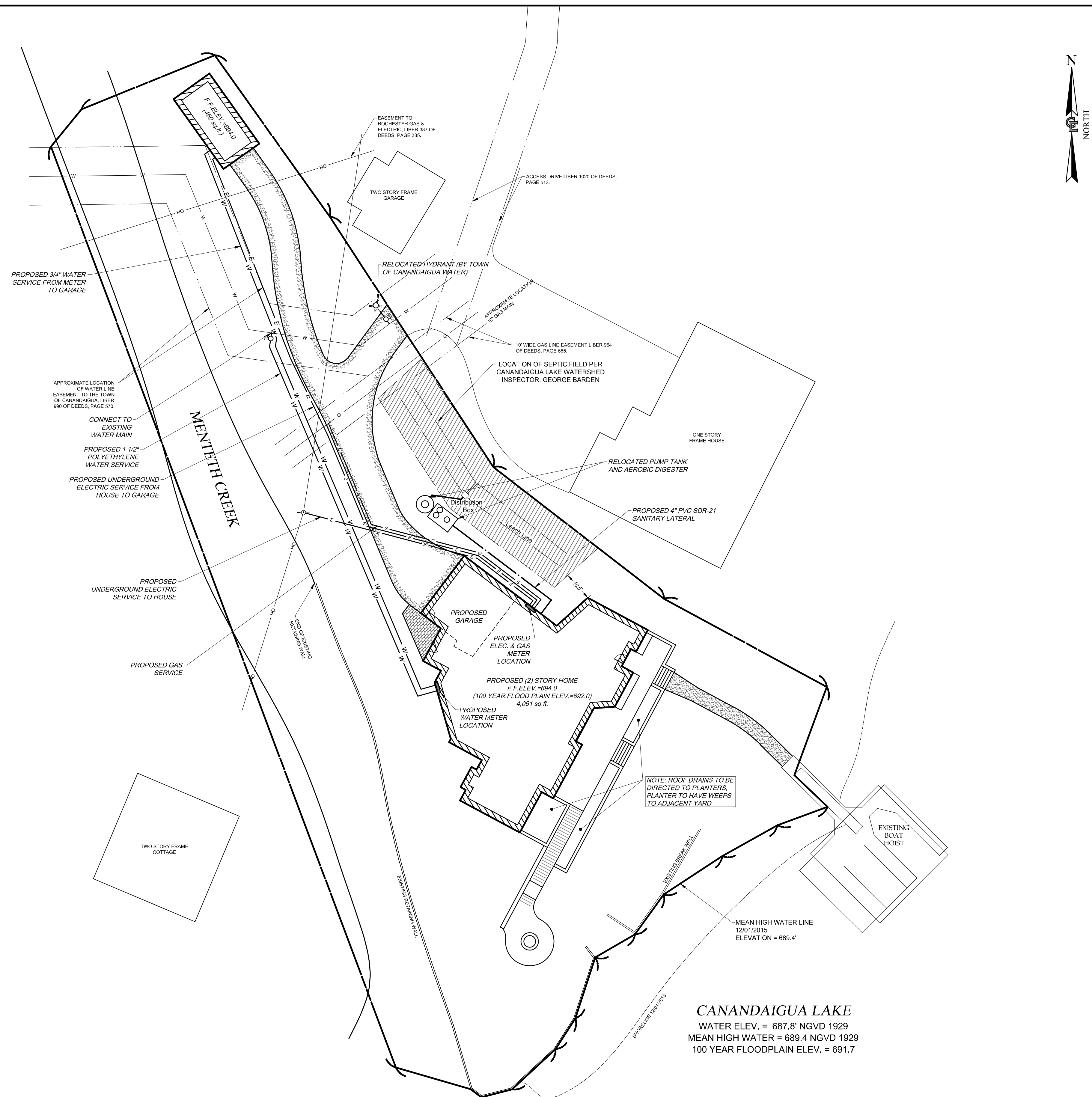
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- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

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 WENDHAM CIRCLE
MENDON, NEW YORK 14506
DWS: # 6274
CA110
SHEET 4 OF 5

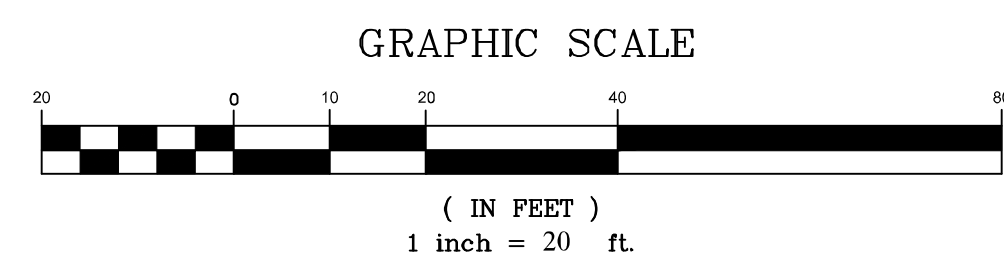


APPROVALS

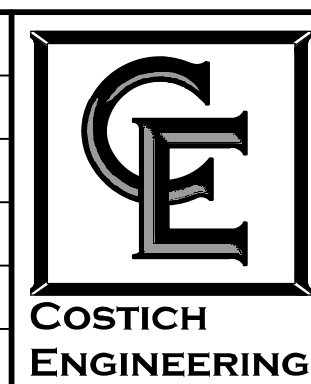
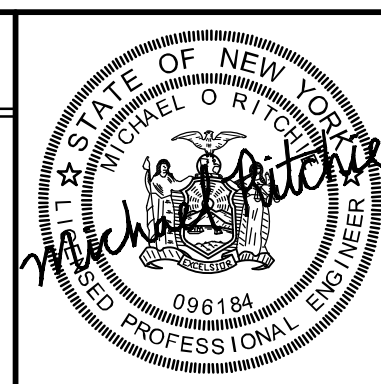
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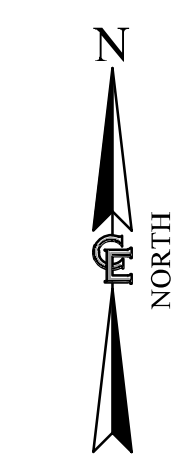
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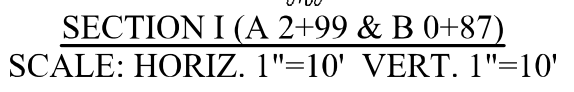
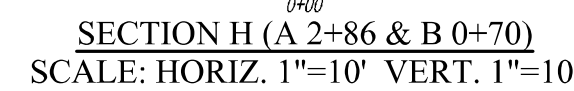
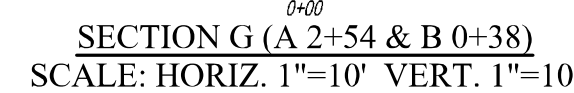
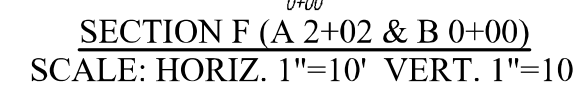
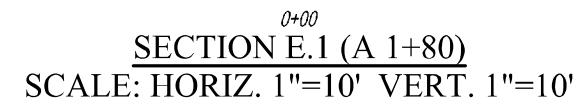
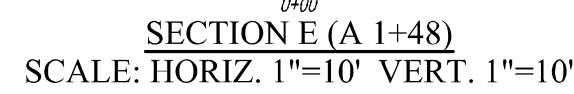
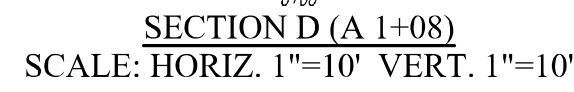
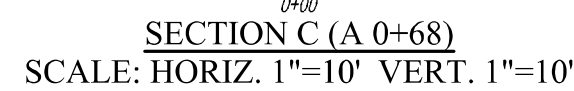
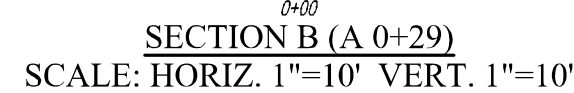
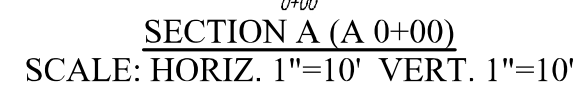
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ROCHESTER, NY 14608
(585) 458-3020



DWG.# 6274
CA130
SHEET 6 OF 8



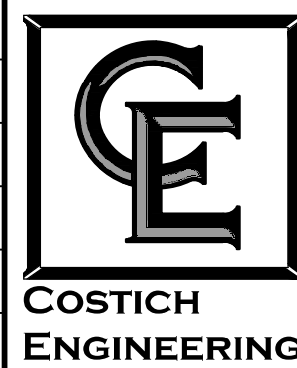
BASELINE B-B FILL BELOW 100 YR FLOOD PLAIN ELEVATION			
SECTION (BASELINE STATION)	AREA (sq.ft.)	VOLUME (cu.ft.)	ACC. VOLUME (cu.ft.)
0+00	10.1	0	0
0+38	7.6	336	336
0+70	23.5	498	834
0+87	81.8	895	1,729

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PROJECT ENGINEER	G.W.
DRAWN BY	D.E.L.
BOUNDARY	---
TOPO/BASE	---
DATE	03/15/2018
SCALE	1"=10'



- 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	SECTIONS
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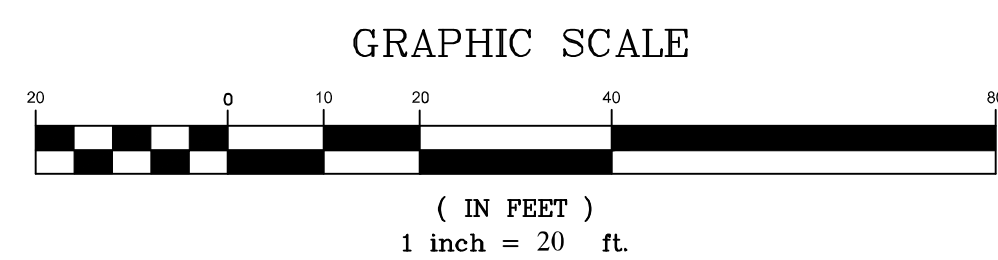
LOCATION OF PROJECT	5265 MENTETH DRIVE CANANDAIGUA, NY 14424
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CLIENT	JOEL REISER & NANCY HYMAN 6 WINDHAM CIRCLE MENDON, NEW YORK 14506
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G.# 6274
CA300
SHEET 7 OF 8



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[illegible]

