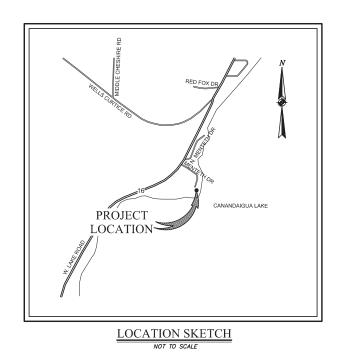
# 5265 MENTETH DRIVE

# SITE DEVELOPMENT PLANS

# TOWN OF CANANDAIGUA COUNTY OF ONTARIO STATE OF NEW YORK

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PREPARED FOR: RICHARD & ALYSE BROVITZ 3407 SOUTH OCEAN BLVD, APT. 8C HIGHLAND BEACH, FLORIDA 33487



5265 MENTETH DRIVE

SITE DEVELOPMENT PLANS

TOWN OF CANANDAIGUA COUNTY OF ONTARIO STATE OF NEW YORK

APPROVAL PLANS SHEET NO. GA001 PROJECT NO. 6274

**DATE: OCTOBER 16, 2019** 

#### PROJECT NAME AND LOCATION

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 IN ORDER TO CONSTRUCT A NEW 3,782.05 S.F. DWELLING IN THE SAME LOCATION, WITH ASSOCIATED ACCESS DRIVES, UTILITIES, LANDSCAPING.

- CONSTRUCTION OF TEMPORARY CONSTRUCTION EXIT POINT (UTILIZE EXISTING GRAVEL DRIVEWAY) INSTALLATION OF PERMIETER SILITATION FENCE. DEMOLITION OF EXISTING STRUCTURES DEMOLITION OF EXISTING STRUCTURES MOPRIF FILL MATERIAL AND STRABLIZE BUILDING PAD FOR CONSTRUCTION OF PROPOSED HOME AND GARGAGE INSTALLATION OF PROPOSED HOME AND GARGAGE INSTALLATION OF PROPOSED HOME AND GARGAGE INSTALLATION OF PROPOSED HOME SILITATION OF PRO

- CONSTRUCTION OF STONE DRIVE. FINAL GRADING. TOPSOIL, SEED AND LANDSCAPING.

ESTIMATED TIME FRAME- SPRING 2020

#### NAME OF RECEIVING WATERS

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

#### **GENERAL NOTES**

- 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 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 OWNERS REPRESENTATIVE OR AS DIRECTED BY THE UTILITY COMPANY EXISTING UTILITIES (LOCATION, SIZES AND INVERTIS) SHOWN ON THE PLANS HAVE BEEN PLOTTED FROM FILED 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 DESION 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. 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 JURISBICTION.
- PRIOR TO ANY BUILDING PERMIT BEING ISSUED, A FINAL SITE PLAN APPLICATION SHALL BE
- DEMOLITION DEBRIS SHALL BE DISPOSED OF AS REQUIRED BY LOCAL, STATE, AND/OR FEDERAL REQUIREMENTS.\(\)

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

THE CONTRACTOR WILL OBTAIN COPIES OF ANY AND ALL LOCAL AND STATE REGULATIONS WHICH ARE 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)

- MANENT STABILIZATION PRACTICES FOR THIS SITE INCLUDE
- PROTECT EXISTING TRESS AND GROUND COVER TO REMAIN IN AREAS LOCATED OUTSIDE OF THE LIMIT OF DISTRIBANCE.

  PERMANENT SEEDING AND PLANTING OF ALL UNPAVED AREAS USING THE HYDROMULCHING GRASS SEEDING TECHNIQUE, USE EROSION CONTROL MATTING AS REQUIRED TO ESTABLISH TURF I / VEGETATION.
- MULCHING OF PLANTING BEDS. ESTABLISH STONE DRIVEWAY

STABILIZATION PRACTICES (TEMPORARY)
TEMPORARY STABILIZATION PRACTICES FOR THIS SITE INCLUDE
A. 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:
A. PERIMETER PROTECTION USING SILT FENCE AND / OR COMPOST FILTER SOCK
B. STABILIZED CONSTRUCTION EXIT POINT

#### MAP REFERENCES

- SURVEY MAP ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR JOEL REISER & NANCY HYMAN, SHOWING LAND AT 5265". HAVING FILE NO. 13024. PREPARED BY VENEZIA LAND SURVEYORS AND CIVIL ENGINEERS. PLAN DATE
- A1 3:69, FRAVING FILE NO. 13024, PREPARED BY VENEZIA LAND SURVEYORS AND CIVIL ENGINEERS, PLAN DA 121/11/2015 COMPLETED FROM NOTES OF AN INSTRUMENT SURVEY PERFORMED ON 11/30/2015. CONTOURS DERVIYED FROM NGV/020 DATUM, DATUM SHIFT (NAVD 88 MINUS NGVD 29): -0.52 FEET NGS MGS MONUMENT UTILIZED: N89095.

#### SEQUENCE OF OPERATIONS

- A. CONSTRUCTION OF TEMPORARY STABILIZED CONSTRUCTION ENTRANCI
- B INSTALLATION OF PERIMETER SILTATION FENCING
- C. DEMOLITION OF EXISTING PRIMARY STRUCTURE AND REMOVAL OF DEBRIS
- PERFORM EARTHWORK ACTIVITIES IN THE FOLLOWING SEQUENCE:
- STRIP TOPSOIL
  RELOCATE SEPTIC COMPONENTS

- 2. RELUCAT ES SEPTIC COMPONENTS
  3. IMPORT FILL CONSISTING OF NO.2 CRUSHER RUN STONE
  4. BEGIN CONSTRUCTION OF HOUSE
  5. INSTALL NEW TOPSOLL AND SEED LAWN AREAS
  6. INSTALL LANDSCAPE PLANTINGS
  7. REMOVE SILT FENCE UPON STABILIZATION OF DISTURBED AREAS

IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED. THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE TECHNICAL STANDARD, NEW YORK STATI STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDMENT CONTROL, DATED

#### PHOSPHOROUS NOTES

- NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.
- THE STATE THE LAWNING MAD PLAYINGS FROM ED TABLISHING PROPERTY.

  IF SOIL TESTS INDICATE A PHOSPHOROUS SPICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYS DEC REGULATIONS

#### 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 A STABILIZED CONSTRUCTION EXIT WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAYED 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 ARE GENERATED DURING THE EXCAVATION OF THE FACILITY'S EXARMATION SPOIL MATERIALS ARE GENERATED DURING THE EXCAVATION OF THE FACILITY'S EARTH-WORK 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 GEOTECHMOL. LINGINGER, OTHERWISE HAULED OFFSITE TO AN APPROVED LOCATION.

DUST CONTROL 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 FRAVEL OR PAUMY AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PROVIDING FRAVEL OR PAUMY AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT

#### WATER MAIN SERVICE MATERIALS

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

#### **ZONING**

CURRENT ZONING DISTRICT: RLD - RESIDENTIAL LAKE DISTRICT

#### FLOOD PLAIN

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

### LIGHT NOTES

- 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 (JESNA), SHALL BE OSSERVED.
- 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.
- 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 ACCEST LIGHTING.

10/16/2019 REVISED PER PRC COMMENT

7. ALL PROPOSED LIGHT SHALL BE DARK-SKY COMPLIANT

#### TOWN OF CANANDAIGUA STANDARD NOTES

- 2. A STORM WATER POLITITION PREVENTION PLAN (SWPPP) IS REQUIRED TO CONFORM WITH THE LATEST MYSDEC GENERAL PERMIT AND TO THE TOWN REQUIREMENTS REGARDING MAINTENANCE AND CONTROL OF STORM WATER QUALITY AND QUANTITY.
- ALL SWPPP'S ARE REQUIRED TO BE REVIEWED AND APPROVIED BY THE TOWN CEO AND TOWN ENGINEER. THE
   TOWN MS4 SWPPP ACCEPTANCE FORM IS TO BE SIGNED AND INSERTED INTO THE PROJECT SWPPP PRIOR TO
- 4. THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THE REQUIRED SWPPP, INCLUDING FILING OF THE "NOTICE OF INTERN" (NOI), A COPY OF THE NYSDEC ACKNOWLEDGEMENT LETTER IS TO BE PROVIDED TO THE TOWN DEVELOPMENT OFFICE AND TOWN BEIGNER PRIOR TO CONSTRUCTION.
- A COPY OF THE PROJECT SWPPP IS TO BE PROVIDED TO THE TOWN DEVELOPMENT OFFICE, TOWN ENGINEER, AND A COPY IS TO REMAIN ONSITE DURING CONSTRUCTION AT ALL TIMES IN A MARKED AND ACCESSIBLE LOCATION.
- 6. ANY MODIFICATIONS OR DEVIATIONS FROM THE APPROVED PLANS, CONSTRUCTION SEQUENCE, AND/OR SWPF INCLUDING IMPLEMENTATION OF EROSION CONTROL MEASURES AND STORM WATER MANAGEMENT AREAS, S BE APPROVED BY THE TOWN OF CANANDAIGUA AND DOCUMENTED WITHIN THE PROJECT SWPPP.
- 7. THE OWNER IS REQUIRED TO PROVIDE DAILY ONSITE OBSERVATION BY A LICENSE PROFESSIONAL OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC). ALL SWPPP INSPECTIONS ARE TO BE IN A FORM ACCEPTABLE BY THE TOWN OF CANANDAGUA AND FORWARDED TO OWNER, THE TOWN CEO, TOWN ENGINEER, AND A COPY PLACED WITHIN THE ONSITE PROJECT SWPPP.
- 8 THE OWNER IS RESPONSIBLE FOR PROVIDING ONSITE SWPPP INSPECTIONS BY A LICENSE PROFESSIONAL OR A THE DYMEN'S RESEARCHMOSTLE FOR PROVIDING MISSELS SYMPTH MOST (CPESC) DUTING STATUSE PROFESSIONAL OR CERTIFIED PRESSIONAL PROFESSIONAL P
- 9. DEVELOPMENT IN THE CANANDAIGUA LAKE WATERSHED DISTURBING MORE THAN 5-ACRES AT ONE TIME, IS DEVELOPMENT IN CHANNIULATION LANG WATERSHED DISTORMEN MOMER HARA SAUGES AT ONE TIME, IN REQUIRED TO COORDINATE THE REGULAR WATERSHED DISTORMEN MOMER HARA SAUGES AT ONE TIME, IN RECUIRED BY THE LATEST GENERAL PERMIT WITH THE CANANDAIGUAL LAKE WATERSHED INSPECTOR, THE WATERSHED PROGRAM MANAGER AND THE TOWN CODE ENFORCEMENT OFFICE AT
- 10.CONSTRUCTION SEQUENCE ALL PLANS ARE TO BE PROVIDED WITH A DETAILED CONSTRUCTION SEQUENCE. THE CONTRACTOR SHALL COMPLETE CONSTRUCTION ANDINSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED CONSTRUCTION SEQUENCE UNLESS SPECIFIED OTHERWISE ON THE APPROVED DESIGN PLANS OR AT THE PRE-CONSTRUCTION MEETING.
- 11, DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED A DIRECTED BY THE TOWN OF CANADIAGIUM.
- 12. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION AND UNTIL THE SITE IS FULLY STABILIZED, INSPECTED BY THE TOWN OF CANANDAIGUA, AND ISSUANCE OF THE NOTICE OF TERMINATION (NOT) HAS BEEN PROVIDED TO NYSDEC.
- 14.ROOF LEADERS SHOULD BE CONNECTED TO STORM SEWERS WHERE POSSIBLE, UNLESS OTHERWISE SPECIFIED ON THE APPROVED PLANS AND WITHIN THE PROJECT SWPPP.
- 15.NO SITE PREPARATION SHALL COMMENCE UNTIL A VISUAL INSPECTION BY THE TOWN OF CANANDAIGUA, CONFIRMS THE INSTALLATION OF PERIMETER SEDIMENT CONTROLS AND THE STABILIZED CONSTRUCTION ENTRANCE.
- 16.UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF VEGETATION, THE STORM WATER MANAGEMENT FACILITIES SHALL BE CLEANED OF ACCUMULATED SILT.
- 17. ALL SITE STABILIZATION IS TO BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE NYSDEC STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL AND THE NYSDEC GENERAL PERMIT REQUIREMENTS (WHERE APPLICABLE).
- 18. ADDITIONAL TEMPORARY AND PERMANENT SEEDING AND SITE STABILIZATION REQUIREMENTS:
- A. ALL DISTURBED AREAS INCLUDING TOPSOIL STOCKPILES AND STORMWATER MANAGEMENT FACILITIES ARE TO BE STABILIZED WITHIN SEEVEN () DAYS AFTER COMPLETION.

  8. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:
- THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENED BY DISKING, RAKING, OR BACK-BLADING WITH A
- RUS DEFICIENCY THAT
- 1 THE SURFALE INVIINCHES OF SOIL SHOULD BE LOUSENED BY DISKING, NAMIC, OR BACK-BLADING WITH A BUILDOZER.

  FERTILIZE WITH 300 POUNDS PER ACRE (OR 7 POUNDS PER 1,000 SQUARE FEET).

  NO PHOSPHORUS SHALL BE USED UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHORUS DEFICIENCY THE SHARMFUL, OR MILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.

  IF SOIL TESTS INDICATE A PHOSPHORUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHORUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYSDEC REGULATIONS.

  THE FOLLOWING SEED MIX SHALL BE AUSED:

OWING ALL NYSDEC REGULATIONS.		
FOLLOWING SEED MIX SHALL BE USED:		
SPRING/SUMMER/EARLY FALL	LBS/ACRE	LBS/J OOO SO ACR
ANNUAL RYE GRASS	30	0.7
PERENNIAL RYEGRASS	30	0.7
LATE FALL/EARLY YRJNJER		

- · SEED SHOULD HAVE A GERMINATION RATE OF AT LEAST 85 PERCENT AND MINIMAL INERT MATERIAL.
- C. DISTURBED AREAS SHALL BE STABILIZED USING PERMANENT LAWN SEEDING MIX UPON COMPLETION OF GRADING

AND CONSTRUCTION:		
	LBS/ACRE	LBS/1,000 SO ACRE
BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER	8 OR 8	0.20 OR 0.20
TALL FESCUE	20	0.45
REDTOR OR RYEGRASS (PERENNIAL)	2 OR 5	0.05 OR 0.10

- SEEDING RATE: 6,0 POUNDS PER 1,000 SQUARE FEET

   MULCH: STRAW OR WOOD FIBER MULCH USED WITH HYRDO SEEDING METHOD AT TWO TONS PER ACRE WITH TACKIFIER.

   FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED "AROOSTOCK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE.
- POUNDS PER ACRE.

  PERMANENT STABILIZATION FOR STEEP SLOPES GREATER THAN 3:1 SHALL INCLUDE JUTE MESH BLANKET AND CROWN VETCH SEED WITH PERENNIAL RYEGRASS.
- 9. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. 20.EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL THE DIG SAFELY NEW YORK UPPO) HOTHING AT 1-900-962-7962 FOR STAKEDUT OF EXISTING UTILITIES. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET THE EXISTING
- 21. THE HOMEBUILDER WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING INDIVIDUAL LOT EROSION SEDIMENT CONTROL MEASURES, DURING HOUSE CONSTRUCTION. MEASURES TO BE MAINTAINED UIL LOT LAWN GRADING AND STEILS IF JULY STRBILIZED AND INSPECTED BY THE TOWN OF CANANDAIGUA.
- 22. ANY ADDITIONAL EROSION OR SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY THE TOWN OF CANANDAIGUA OR A REPRESENTATIVE THEREOF SHALL BE PROVIDED BY THE OWNER AND INSTALLED BY THE
- 23.SEDIMENT CONTROL MEASURES ARE TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED BY THE CONTRACTOR UNTIL UPSTREAM GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN OF CANANDAIGUA.
- 24. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPLACING AND SUBSEQUENTLY REMOVING TEMPORARY EROSION & SEDIMENT CONTROL DEVICES.
- 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ADJOINING PROPERTIES, ROADWAYS, DRAINAGE WAYS AND SINKS OF SILT ACCUMULATION AS NEEDED AND AS DETERMINED/REQUESTED BY THE TOWN OF CANANDAIGUA.







Costich ENGINEERING

ENGINEERING • LAND

SURVEYING LANDSCAPE

(585) 458-3020

GENERAL NOTES AND LEGEND SHEET

LEGEND

EXISTING

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WOOD GUIDE RAIL

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SIZE & TYPE OF TREE

UNDERGROUND SIGNAL CABLE

UNDERGROUND CABLE TELEVISION

STORM SEWER, C.B. & END SECTION

RIGHT-OF-WAY LINE & PROPERTY LINE

UNDERGROUND ELECTRIC

UTILITY POLE

GAS LINE

GUY WIRE

FASEMENT

SANITARY SEWER

WATER VALVE

WATERMAIN

HEADWALL

BUILDING

CONTOURS

EDGE OF STONE DRIV

FENCE AND TYPE

R.O.W. MONUMENT

DRYWELL

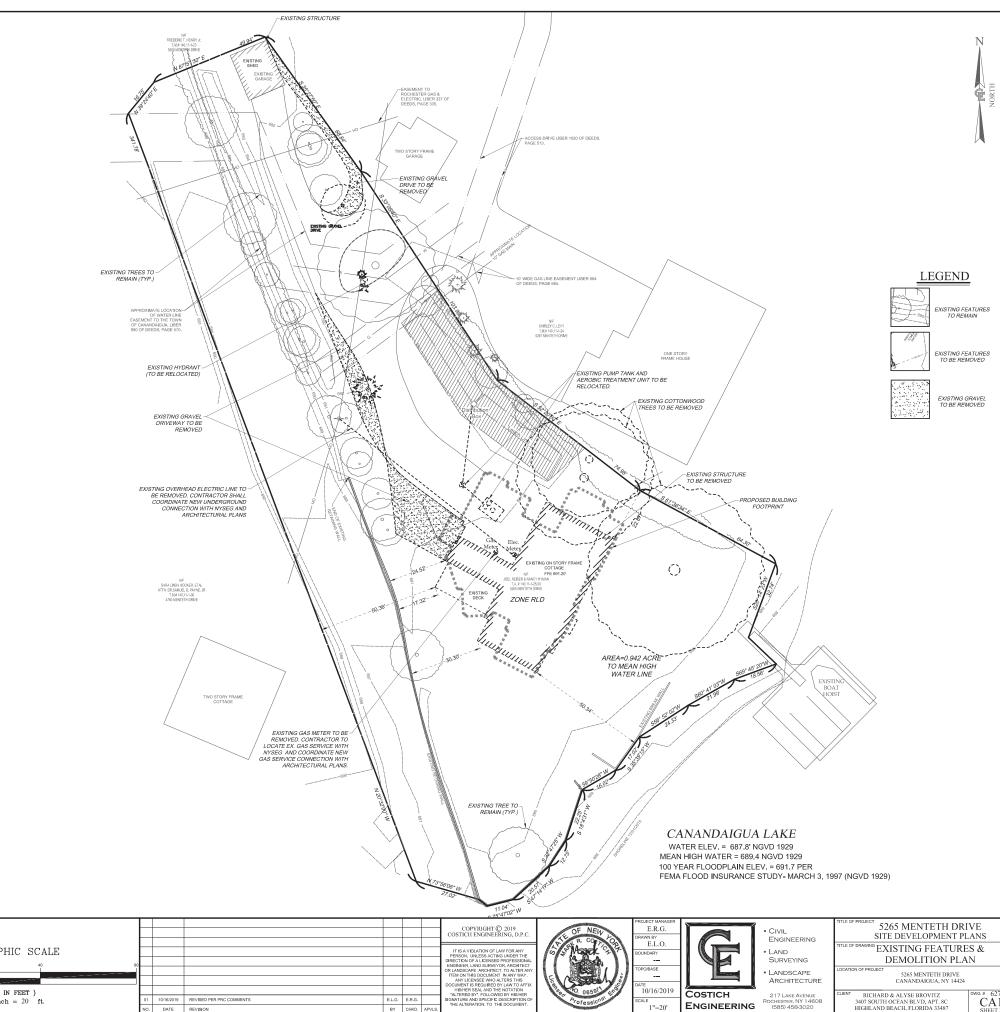
PROPOSED

4" P.V.C.

**APPROVALS** 

5265 MENTETH DRIVE SITE DEVELOPMENT PLANS

GÃ002

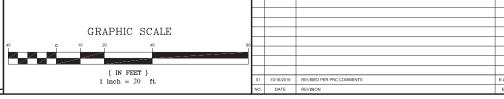


# **APPROVALS**



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 MOITEY THE VARIOUS UTILITY OWNERS IN AMPLET IME 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.

porch



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)

PRIMARY STRUCTURE FRONT (STREET)

REAR (LAKE) MIN 60' MIN. 12' 12.6'± STREAM

25.0' FROM A.F.G., A.F.G. = 693.48 BUILDING HEIGHT MAX. 25'

#### TWO AREA VARIANCES REQUIRED:

AN AREA VARIANCE TO CONSTRUCT A SINGLE-FAMILY DWELLING WITH A REAR (LAKE) SETBACK OF 50.7' WHEN 60' IS REQUIRED. AN AREA VARIANCE TO CONSTRUCT A SINGLE-FAMILY DWELLING WITH A STREAM SETBACK OF 25.4' WHEN 100' IS REQUIRED.

FLOOD ZONE
PROPERTY LIES WITHIN FLOOD ZONE AE (ELEV. 692' NGV29/ 697.7 STILLWATER) PER FEMA FRM PANEL 36059800025C EFFECTIVE DATE MARCH 3, 1997

EXISTING

DWELLING (W/ ALL ROOFED AREA) 2.629 S.F. (6%) 3.451.37 S.F. (8.4%)

TOTAL BUILDING COVERAGE: 3,782.05 S.F. (9.2%) RLD ZONE: MAX. 15%

EXISTING

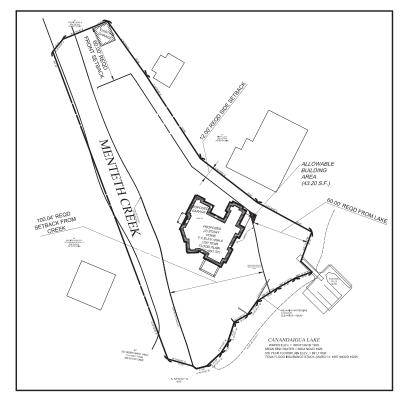
2.957 S.F. (7%) 3.782.05 S.F.(9.2%) IMPERVIOUS SURFACES (DRIVEWAY, PATIO) 4,232 S.F. (10 %) 5,460.1 S.F.(13.3%)

PROPOSED

TOTAL LOT COVERAGE: 7,189 S.F. (17.5 %) 9,234.40 S.F. (22.5%) RLD ZONE: MAX. 25%

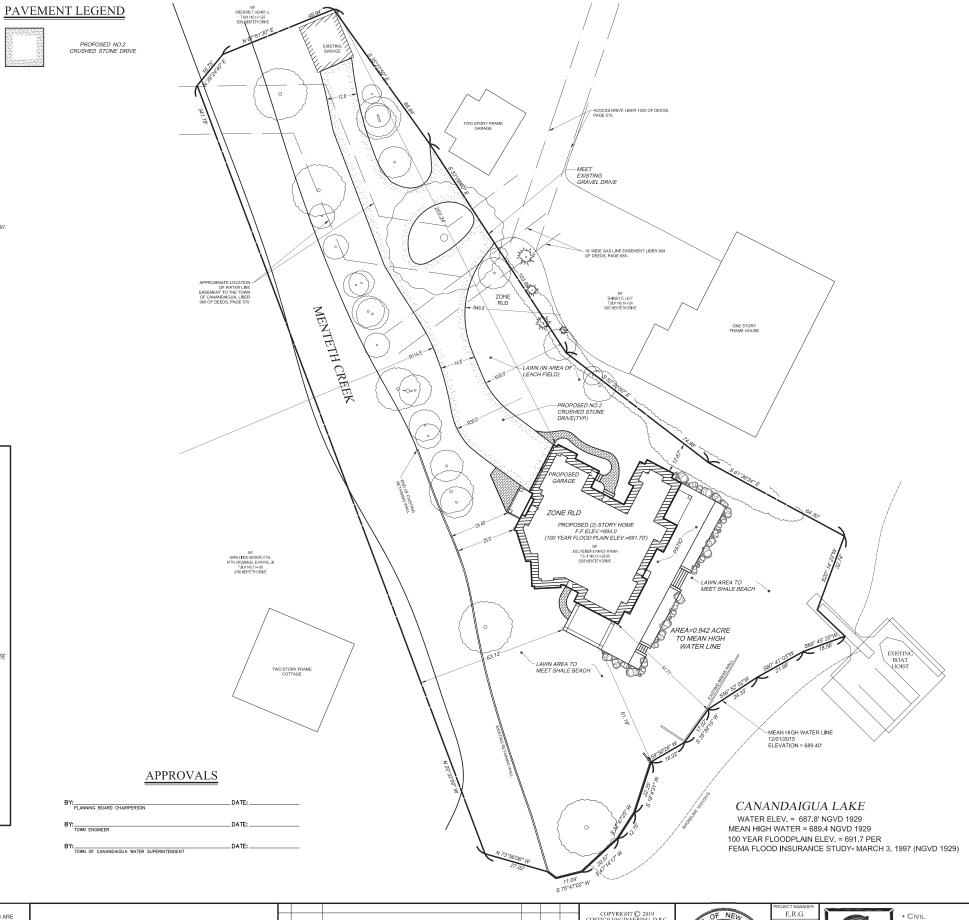
#### TOTAL AREA OF DISTURBANCE: 0.32± ACRES

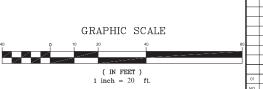
BUILDINGS (W/ ALL ROOFED AREA)



## REQUIRED SETBACKS

Dig Safely, New York 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 PARTICIPATION OR OF CENTRAL BE THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR MODER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FORTIES AND SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATED WITH THE FOR THEM TO LOCATE AND MARK THEIR FORLITHES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.







E.L.O. 10/16/2019

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ENGINEERING

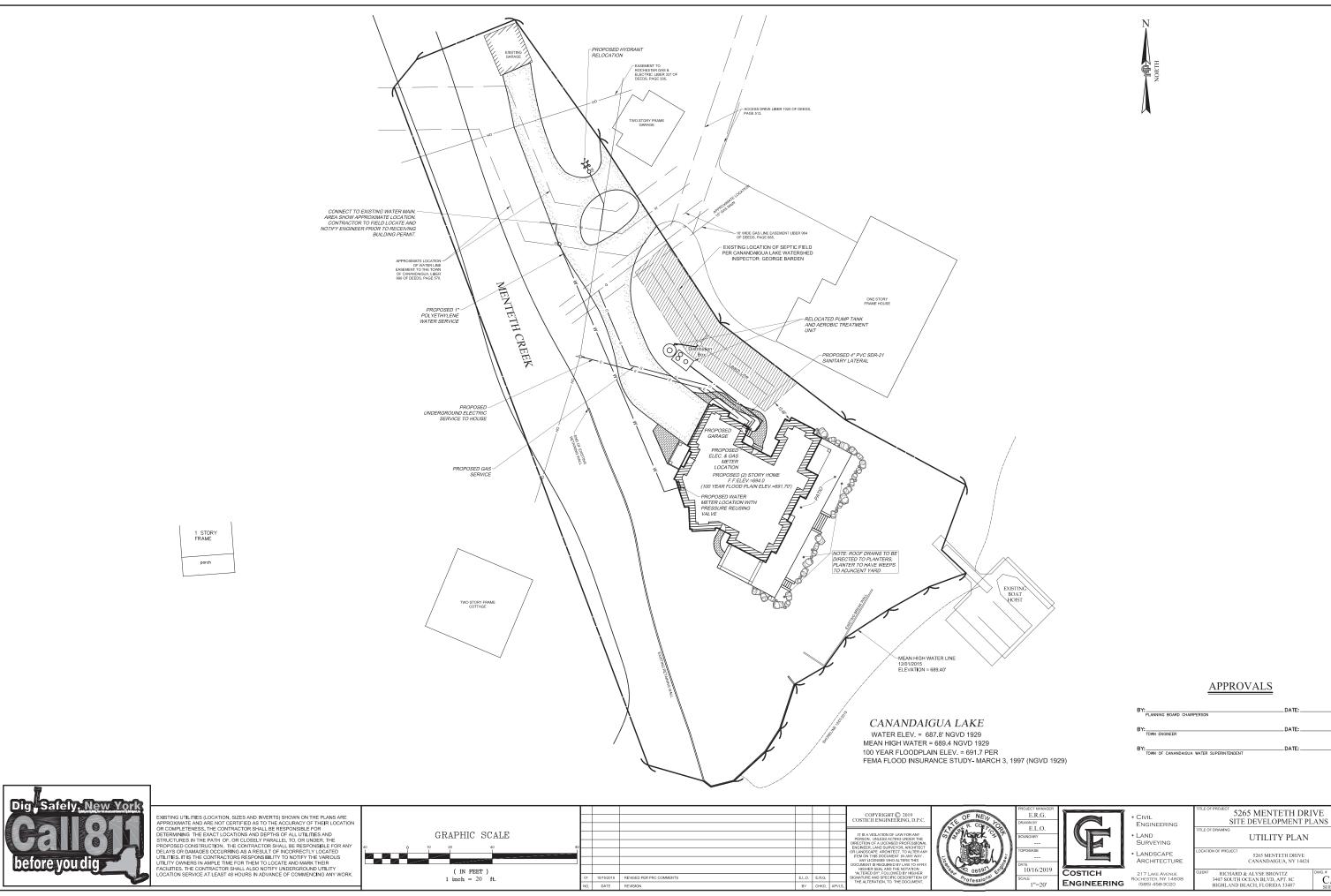
• CIVIL ENGINEERING • LAND

SURVEYING · LANDSCAPE

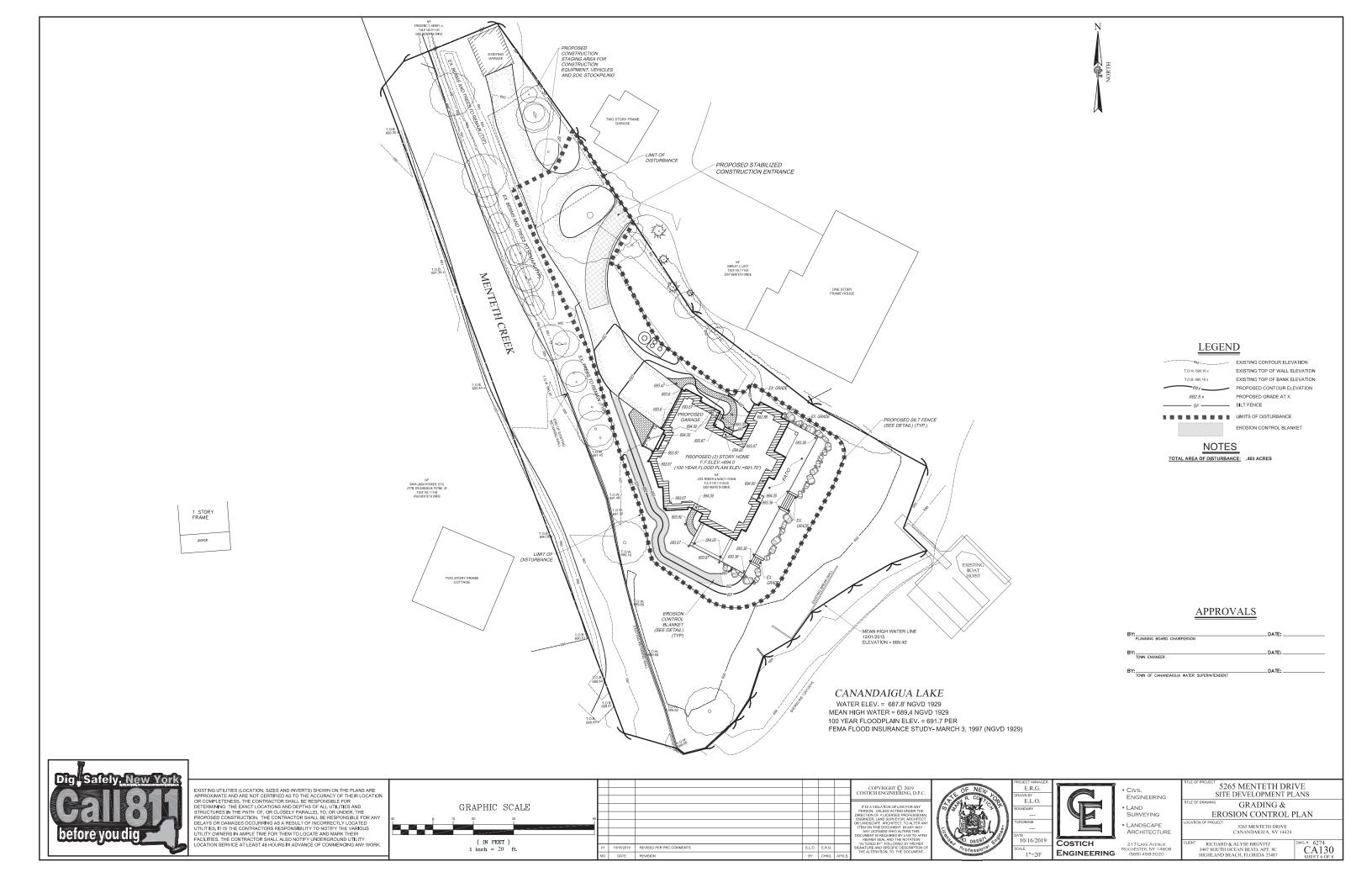
OCHESTER, NY 146 (585) 458-3020

5265 MENTETH DRIVE SITE DEVELOPMENT PLANS

SITE PLAN







#### PLANT SCHEDULE BOTANICAL NAME ROOT MATURE SIZE KEY COMMON NAME SIZE HT. 35-50', SP. 35-50' 2.5-3" Ar ACER RUBRUM 'FRANK JR' REDPOINTE RED MAPLE Bn BETULA NIGRA RIVER BIRCH 1.5" CAL. BB HT. 40', SP. 40' 2.5-3" HT. 30', SP. 25' Cc CARPINUS CAROLINIANA AMERICAN HORNBEAM 2.5-3" HACKBERRY HT. 60', SP. 40' Cs CELTIS OCCIDENTALIS 2.5-3" PI PLATANUS OCCIDENTALIS AMERICAN SYCAMORE HT. 70', SP. 70' CAL. 2.5-3" CAL. Qm QUERCUS MACROCARPA BUR OAK HT. 50', SP. 40' Am AMELANCHIER CANADENSIS SHADBLOW SERVICEBERRY HT. 6-7' HT. 20', SP. 20' Ce CERCIS CANADENSIS EASTERN REDBUD 2.5" CAL. BB HT. 3-4', SP. 3-4' Cf CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE RED TWIG DOGWOOD NO. 3 CONT. VI VIBURNUM OPULUS 'STERILE' HT. 12', SP. 10' EASTERN SNOWBALL HT. 3-4' BB



LOW MAINTENANCE FESCUE GRASS



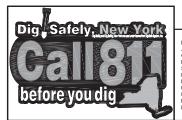
NATIVE FERNS PLANTED AT 2' O.C. LADY IN RED FERN MARGINAL WOOD FERN CHRISTMAS FERN



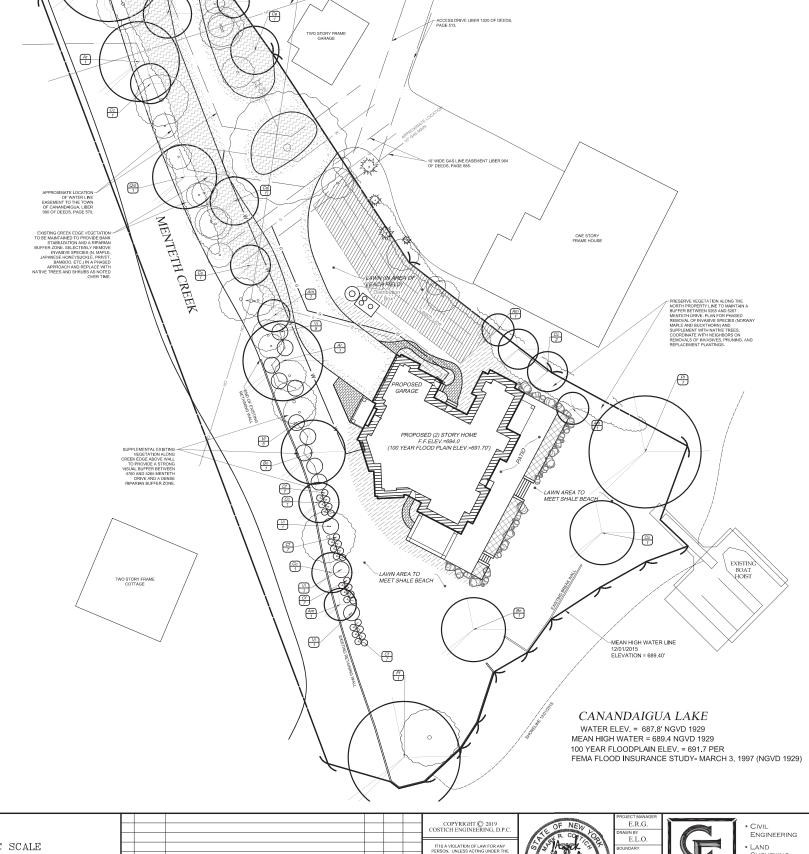
LOW NATIVE SHRUBS AND GRASSES: SHENENDOAH SWITCH GRASS LITTLE HENRY SWEETSPIRE BUSH HONEYSUCKLE GRO LOW FRAGRANT SUMAC

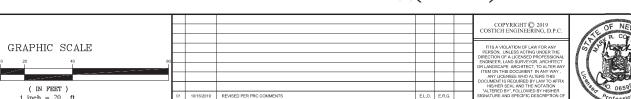
### **APPROVALS**

\_\_\_\_DATE; \_\_\_\_ 



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 RESPONSBLE FOR DETERMINING THE EXACT LOCATIONS AND BEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLE TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR SHAPOLD SHIPTY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FORTHER FOR THEM TO LOCATE ON THE MORE THEM TO LOCATE AND MARK THEIR FORTHER FOR THEM TO LOCATE AND MARK THEIR FOR THEM TO LOCATE AND MARK THEIR FORTHER FOR THEM TO LOCATE AND MARK THEIR FORTHER FOR THEM TO LOCATE AND MARK THEIR FORTHER FOR





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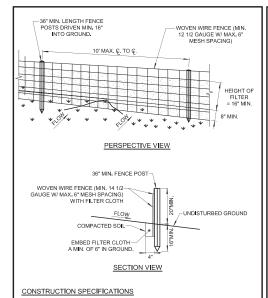
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LANDSCAPE PLAN

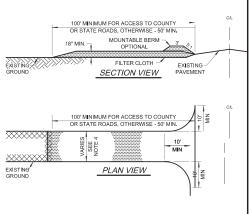
5265 MENTETH DRIVE SITE DEVELOPMENT PLANS

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- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T\* OR "U" TYPE OR
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED

#### SILT FENCE DETAIL



#### CONSTRUCTION SPECIFICATIONS AND NOTES

- STONE SIZE USE 2' STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
   LENGTH AS REQUIRED, 100 FT. MIN. FOR ACCESS TO COUNTY OR STATE ROADS, OTHERWISE, 50 FT. (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30 FT. MINIMUM LENGTH SHALL APPLY.
- RESIDENCE LOT WHERE A 30 FT. MINIMUM LENGTH SHALL APPLY.

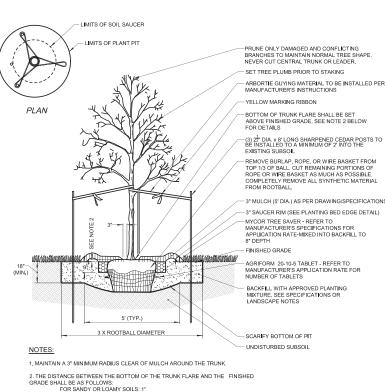
  3. THICKNESS. NOT LESS THAN 3K (6) INCHES THAN THE FULL
  WIDTH AT FONTIS WHERE INGRESS OR EGRESS OCCURS. (20) FT.
  MINIMUM FOR STATE ROAD ACCESS.

  5. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR
  TO PLACING OF STONE FILTER WILL NOT BE REQUIRED ON A SINGLE
  FAMILY RESIDENCE LOT.
- FAMILY RESIDENCE LOT.

  8. SURFACE WATER ALL SURFACE WATER FLOWING AND/OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF THE PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 51 SLOPES WILL BE PERMITTED.

  7. MAINTENANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF REOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DESESSION WITH ADDIVINAL STORE ACCOUNTING.
- SEDIMENT ONLO PRESSING WITH ADDITIONAL STONE AS CONDITIONS MAY DEMAND AND REPAIR ANDIOR CLEANOUT OF ANY MEASURES USED TO TRACKED ANY SEDIMENT. ALL SEDIMENT SPILLED, PROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE PERMOYED IMPRINATION.
- REMOVED IMMEDIATELY
  WASHING WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT
  PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING
  IS REQUIRED, IT SHALL BE DONE ON AN AREA STRAILEZED WITH
  STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING
- PERIODIC INSPECTION & NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

#### STABILIZED CONSTRUCTION ENTRANCE DETAIL

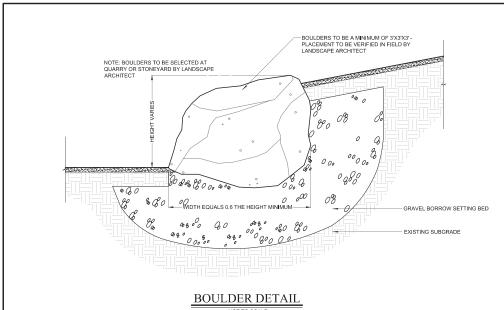


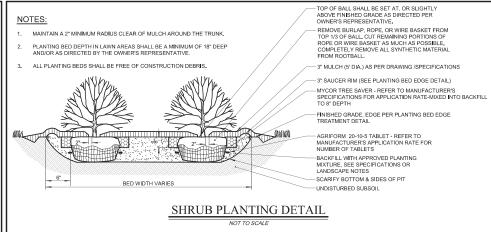
GRADE SHALL BE AS FOLLOWS:
FOR SANDY OR LOAMY SOILS: 1"
FOR CLAY OR POORLY DRAINED SOILS: 3"
THE CONTRACTOR SHALL REVIEW THE APPROPRIATE
THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. OPRIATE PLANTING DEPTH WITH

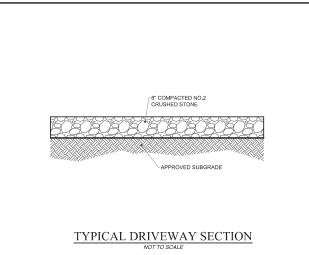
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE

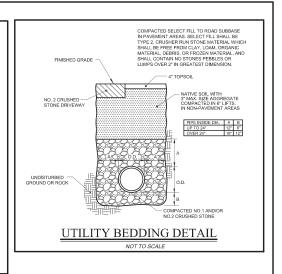
#### DECIDUOUS TREE PLANTING LESS THAN 4" CAL. DETAIL

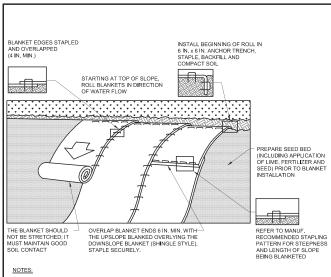
NOT TO SCALE











SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 5 CALENDAR DAYS.

EROSION CONTROL BLANKET INSTALLATION

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ARCHITECTURE

SURVEYING

DETAIL SHEET

5265 MENTETH DRIVE CANANDAIGUA, NY 14424 RICHARD & ALYSE BROVITZ

5265 MENTETH DRIVE

SITE DEVELOPMENT PLANS