

ONE STAGE(PRELIMINARY/FINAL) SITE PLAN SET
FOR
LEASURE RESIDENCE
0000 MIDDLE CHESHIRE ROAD
TOWN OF CANANDAIGUA
ONTARIO COUNTY -- STATE OF NEW YORK

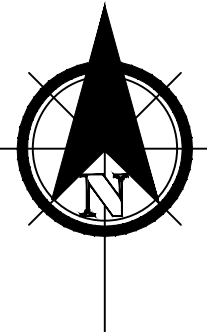
SHEET INDEX:

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C-1	SITE PLAN
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ZONING CHART

TOWN OF CANANDAIGUA
ZONING DISTRICT: AGRICULTURAL RURAL RESIDENTIAL 2 ACRE LOT (AR-2)

	REQUIRED	EXISTING	PROVIDED
MIN LOT AREA (AREA TO ROW)	2 ACRES	7.781 ACRES	NO CHANGE
MIN LOT WIDTH	200'	40.0' FLAG LOT	NO CHANGE
MIN FRONT YARD SETBACK	60'	N/A	391'
MIN SIDE YARD SETBACK	25'	N/A	59.3'
MIN REAR YARD SETBACK	40'	N/A	84.2'
MAX BUILDING HEIGHT	35 FT	N/A	MAX 35 FT
MAX BUILDING COVERAGE	20%	N/A	1%
SITE DISTURBANCE	41,500 SF		



GENERAL NOTES

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
2. 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.
3. THIS SITE DOES NOT FALL WITHIN ANY FEMA SPECIAL FLOOD HAZARD ZONES, THE SITE IS LOCATED IN ZONE X, PER C.P. #360598 0025 C MAP REVISED MARCH 3, 1997.
4. NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
5. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATER/SEWER AGENCIES, UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
7. PROPOSED LIGHTING TO BE COORDINATED WITH THE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 77).
8. ELEVATIONS REFERENCE NAVD88 DATUM.

ONE STAGE SITE PLAN APPROVAL

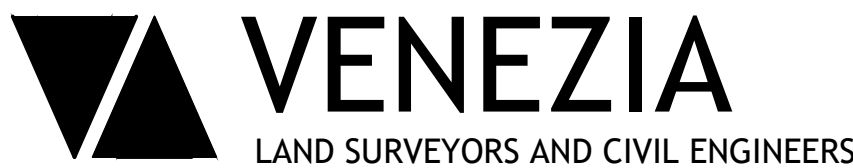
PLANNING BOARD CHAIRPERSON	DATE
HIGHWAY SUPERINTENDENT	DATE

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
○ Utility pole	⬤ Benchmark
— E/T	— Utility lines
— E/T	— R.O.W. line
—	— Property lines

PER SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW IT IS A VIOLATION FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF A DOCUMENT BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



Revisions			
NO.	Date	Description	By

NYS Land Surveyor

Anthony A. Venezia, P.L.S.
License # 086664

Drawing Title:

SITE PLAN

Leasure Residence

0000 Middle Cheshire Road
Town of Canandaigua

County of Ontario State of New York

File# 18188

Scale N.T.S.

T.m. # 126.00-1-44.111

Date: 11/14/2018

Sheet:

C-0

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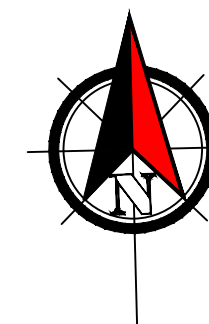
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








Map Reference:
 Ontario County Filed map No. 22539.
 Ontario County Filed map No. 13084.
 Ontario County Filed map No. 33963.
 Ontario County Filed map No. 13577.
 Ontario County Filed map No. 16778.

Flood Zones X Per Community Panel
No. 360598 0025 C Last Dated March 3, 1997.

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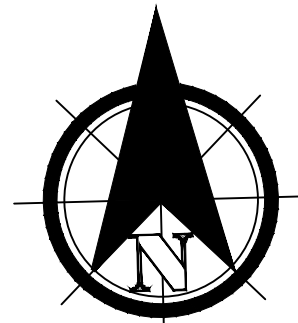
 Iron pin or pipe found
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 Drill hole
  Concrete Monument
 Benchmark
 Utility pole
 Utility lines
 R.O.W. line
 Property lines

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on 10/23/2018
from notes of an instrument survey
performed on 10/19/2018

Showing Land
In
Lots 74 & 75
Town of Canandaigua
County of Ontario State of New York

ECP-1

■ E-mail rocco@veneziasurvey.com



PROPOSED SEPTIC SYSTEM
DESIGN BY GROVE ENGINEERING
NOTE: CONTRACTOR TO MARK
AND PROTECT AREA OF PROPOSED
ABSORPTION BED

N/F Diane W. Whiteley (2005 Revocable Trust)
Liber 1329 page 91

N/F Bruce M. & Elizabeth T. Young
Liber 1047 Page 891

N/F Beth S. Allen
Liber 1310 Page 5

N/F David S. Heier &
Mary T. Peters
Liber 1261 Page 509

N/F Jillian & Mohan Babu
Liber 1299 Page 700

N/F Peter T. & Betsy K. Landre
Liber 939 Page 646

Area = 7.781 Acres

Existing Zoning is Ag Rural Residential District (AR-2)

ZONING	REQUIRED	PROVIDED
MIN LOT AREA (AREA TO ROW)	2 ACRES	7.781 ACRES
MIN LOT WIDTH	200'	No Change
MIN FRONT YARD	60'	391'
MIN SIDE YARD	25'	59.3'
MIN REAR YARD	40'	84.2'
MAX BUILDING HEIGHT	35 FT	MAX 35 FT
MAX BLDG COVERAGE	20%	1%
SITE DISTURBANCE		41,500 SF

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NYS Land Surveyor

Revisions

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Leasure Residence

0000 Middle Cheshire Road

Town of Canandaigua

County of Ontario

State of New York

File# 18188

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PLANNING BOARD CHAIRPERSON.



LEGEND

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

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TOWN OF CANANDAIGUA STANDARD NOTES

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND THE APPROPRIATE WATER/ SEWER AGENCIES, UNLESS OTHERWISE NOTED.
2. SEQUENCE – THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN THE FOLLOWING SEQUENCE UNLESS AUTHORIZED OTHERWISE AT THE PRE– CONSTRUCTION MEETING:
- INSTALL PERIMETER SEDIMENT CONTROLS, (I.E. EROSION FENCING).
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 - PROTECT VEGETATION TO REMAIN.
 - COMPLETE CLEARING AND GRUBBING OPERATION.
 - PLACE EROSION CONTROL MEASURES AROUND TOPSOIL STOCKPILES AND STRIP TOPSOIL LOCATIONS.
 - CONSTRUCT SWALES AND SILTATION DEVICES AS EARTHWORK OPERATIONS PROGRESS.
 - MAINTAIN EROSION CONTROL MEASURES AND PLACE ADDITIONAL MEASURES AS EARTHWORK AND UNDERGROUND UTILITIES ARE CONSTRUCTED.
 - RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.
 - REMOVE EROSION CONTROL MEASURES AS AREAS ARE REESTABLISHED WITH GROUND COVER.
 - IF SITE PREPARATIONS OCCUR BETWEEN SEPTEMBER 1 AND MARCH 31, ADDITIONAL EROSION CONTROLS MUST BE TAKEN INCLUDING REDUCING THE SIZE OF DISTURBANCE AREA AND PLACING HEAVY STRAW MULCH WHERE PRACTICAL.
3. PLANS SHOULD INCLUDE RE–SEEDING INSTRUCTIONS INCLUDING MATERIALS AND A TIMETABLE FOR VARIOUS SEEDING
- SEED ALL CUT AND FILL, TOPSOIL PILES AND PONDS WITHIN SEVEN (7) DAYS AFTER COMPLETION.
 - TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:

THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENEED BY DISKING, RAKING, OR BACK–BLADING WITH A BULLDOZER. IMMEDIATELY FERTILIZE. IMMEDIATELY SEED WITH THE FOLLOWING MIX:

	LBS/ACRE	LBS/1,000 SQ. ACRES
SPRING/SUMMER/EARLY FALL		
ANNUAL RYE GRASS	30	0.7
PERENNIAL RYEGRASS	30	0.7
LATE FALL/EARLY WINTER		
CEREAL RYE	100	2.5

* 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.

* IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY 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.

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

	LBS/ACRE	LBS/1,000 SQ. ACRE
BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER	8 OR 8	0.20 OR 0.20
TALL FESCUE	20	0.45
REDTOP 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 TRACKIFIER.
STARTING FERTILIZER: 5:10:10 AT 20 POUNDS PER 1,000 SQUARE FEET.

- FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED LARGESTOCK WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE.
- PERMANENT STABILIZATION FOR STEEP SLOPES GREATER THAN 3:1 SHALL INCLUDE JUTE MESH BLANKET AND CROWN VETCH SEED WITH PERENNIAL RYEGRASS.

4. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT–OF–WAY MONUMENT IN THE AREAS OF CONSTRUCTION.
5. 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 (UFPO) HOTLINE AT 1–800–962–7962 FOR STAKEOUT OF EXISTING UTILITIES. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EVALUATION 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 CONDITIONS.
6. 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 AND/ OR DIRECTED BY THE TOWN OF CANANDAIGUA.
7. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION.
8. ROOF LEADERS SHALL BE CONNECTED TO STORM SEWERS, UNLESS OTHERWISE NOTED.
9. NO SITE PREPARATION SHALL COMMENCE UNTIL A VISUAL INSPECTION BY THE TOWN OF CANANDAIGUA CONFIRMS THE INSTALLATION OF PERIMETER SEDIMENT CONTROLS.
10. ANY ADDITIONAL EROSION OR SEDIMENT CONTROL DEEMED NECESSARY BY THE TOWN OR A REPRESENTATIVE THEREOF SHALL BE PROVIDED BY THE OWNER.
11. 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.
12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPLACING AND SUBSEQUENTLY REMOVING TEMPORARY EROSION & SEDIMENT CONTROL DEVICES.
13. 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.
14. ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN 12 INCHES SHALL BE APPROVED BY THE PLANNING BOARD.
15. INCIDENTAL DISTURBANCES OUTSIDE THE PROPERTY FOOTPRINT WILL BE STABILIZED AND RESTORED TO ORIGINAL OR BETTER CONDITION.

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.
5. REMOVE EROSION CONTROLS AND CEASE MONITORING ONLY AFTER APPROVAL HAS BEEN GRANTED BY THE TOWN OF CANANDAIGUA AND/OR THEIR PROJECT REPRESENTATIVE.

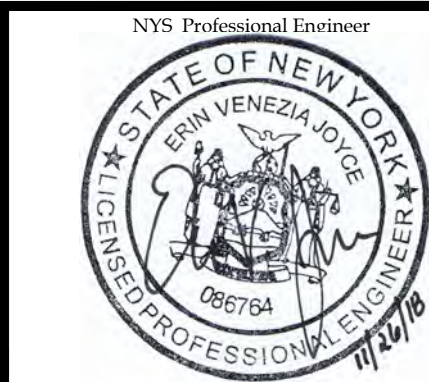
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LEGEND

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

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Revisions

NO.	Date	Description	By

NYS Land Surveyor

Drawing Title:

SITE AND UTILITY DETAILS

Leasure Residence

0000 Middle Cheshire Road
Town of Canandaigua
County of Ontario State of New York

File# 18188

Scale N.T.S.

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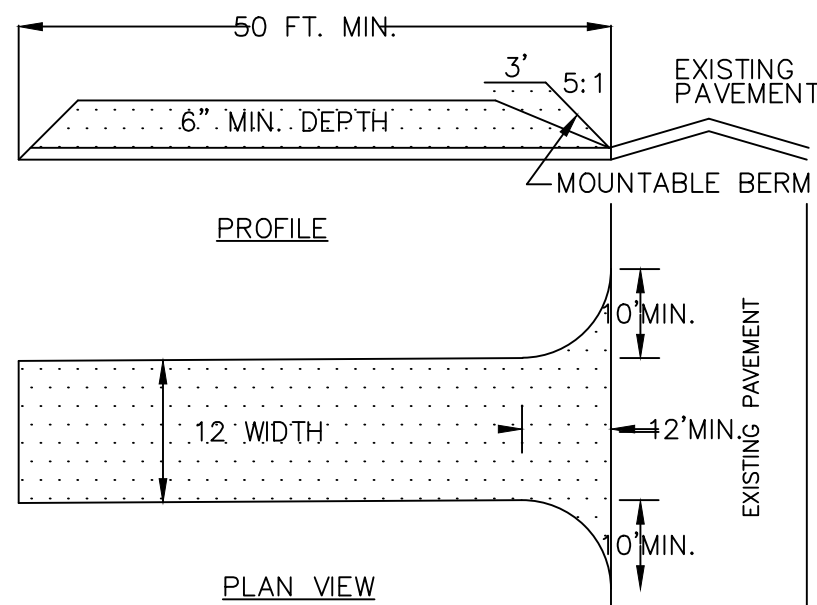
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WATER SYSTEM NOTES

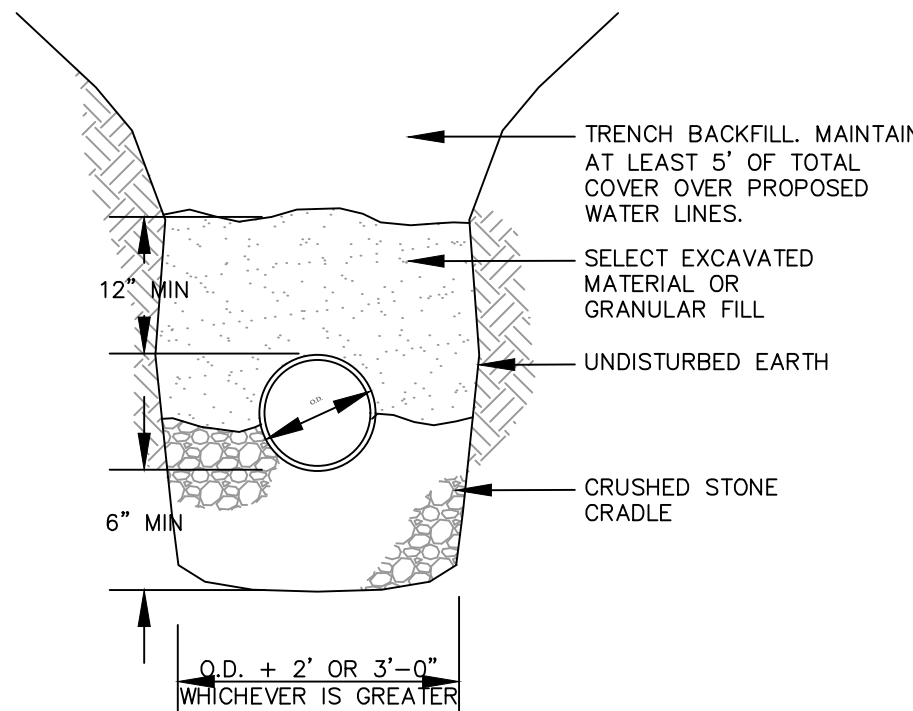
1. WATERMAINS AND APPURTENANCES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CANANDAIGUA AND NEW YORK STATE DEPARTMENT OF HEALTH.
2. PROVIDE 10" MINIMUM SEPARATION BETWEEN THE WATERMAIN AND SEWER MAINS. VERTICAL SEPARATION BETWEEN WATERMAINS SHALL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



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.

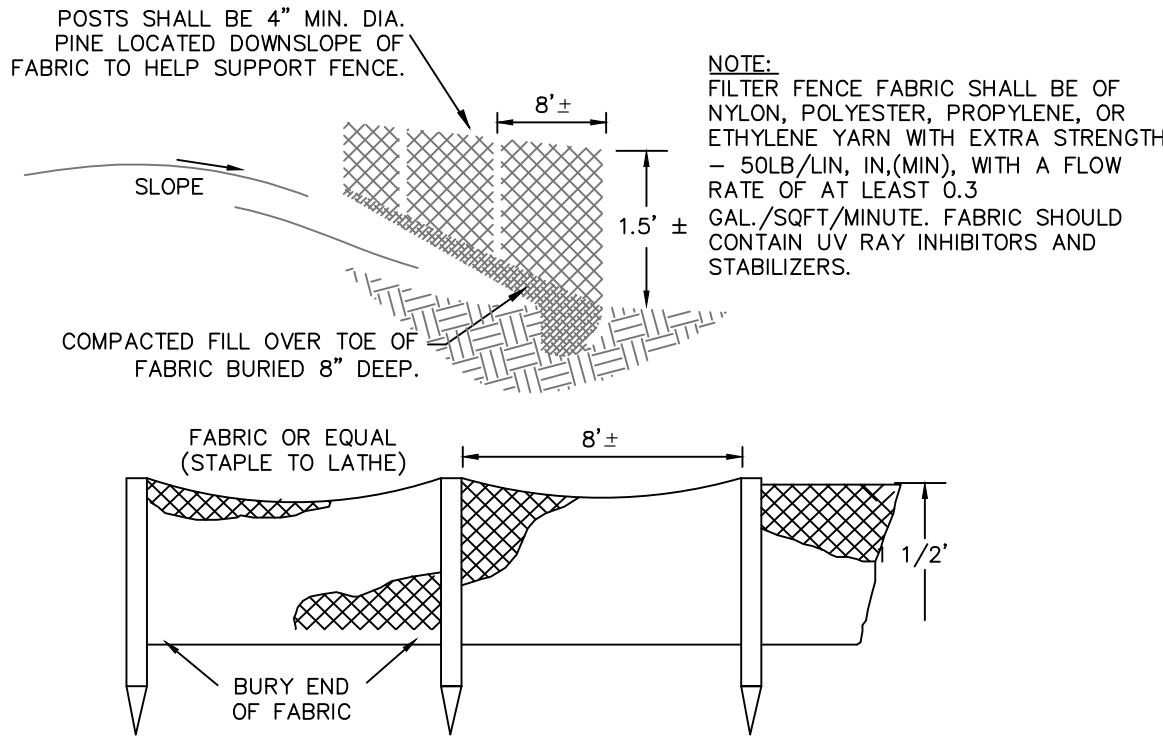
STABILIZED CONSTRUCTION ENTRANCE DETAILS

NOT TO SCALE



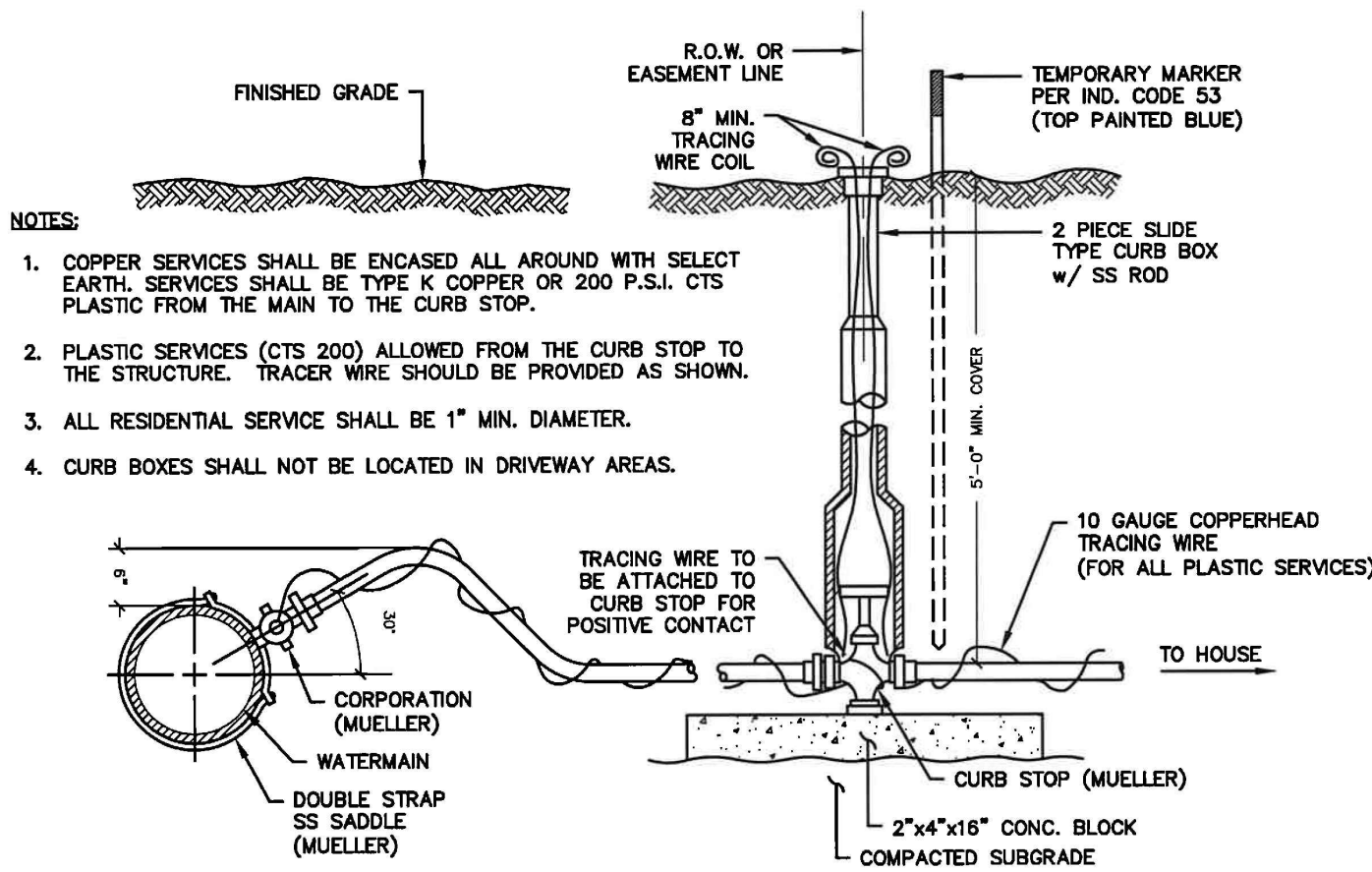
PVC WATER MAIN & DRAIN
BEDDING DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION DETAIL

NOT TO SCALE

ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE

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