

LEGEND

Existing Proposed

- Property Line/R.O.W.
Iron Pin
Ground Contour
Utility Pole
Overhead Electric/Telephone
Underground Electric/Telephone
Storm Sewer
Catch Basin/Yard Inlet
Hydrant
Watermain
Water Service
Deep Hole Excavation
Percolation Test Hole

MAP AND SURVEY NOTES

1. This plan was prepared using a survey map entitled "Topographic Survey of 4609 Misty Hill Drive" prepared by Freeland-Parrinello Land Surveyors dated February 6, 2019. Vertical datum is approximate North American Vertical Datum 1988 (NAVD88 GEOID 12B).

PROJECT INFORMATION

General Information

Owner/Developer: John & Janice Schriefer
326 West Bloomfield Road
Pittsford, NY 14534
Property Address: 4609 Misty Hill Drive
Property T.A.N.: 140.07-1-41.100
Property Size: 1.376 acres

Zoning Information

District: R-1-30 Residential District
Permitted Use: Single Family Residence

Zoning Regulations:

Min. Lot Size: 30,000 s.f.
Min. Lot Width: 125'
Min. Front Setback: 33.00'
Min. Rear Setback: 40'
Min. Side Setback: 25'
Max. Building Height: 35'
Max. Building Coverage: 20%

- Area Variance required

CONSTRUCTION SEQUENCE

- Step 1 Install silt fence at the locations indicated on the plan. - Week 1.
Step 2 Install temporary stabilized construction entrance within the proposed common driveway. - Week 1.
Step 3 Strip topsoil from all disturbed areas and place it within the designated storage areas. - Weeks 2 and 3.
Step 4 Import, place and compact necessary fill material under and around the driveway and turnaround area, and around portions of the house perimeter. - Weeks 3 to 6.
Step 5 Excavate the house foundation and use suitable excavated material to grade the lawn areas around the house. - Week 6.
Step 6 Following foundation construction, rough grade the adjacent lawn areas and stabilize with Temporary Seed Mix. - Week 8.
Step 7 Place crushed stone base material within the driveway and turnaround areas. - Week 9.
Step 8 Construct the stormwater system consisting of yard inlet, drainage inlet, trench drain, piping, and stone riprap outlet protection. Topsoil and seed disturbed areas. Weeks 10 to 11.
Step 9 Fine grade, topsoil, seed with Permanent Seed Mix, and mulch all areas that will not require future disturbance. - Week 12.
Step 10 Following establishment of a healthy growth of turf within all disturbed areas, remove the silt fence.

CONSTRUCTION PRACTICES

- Litter and construction debris will be picked up on a daily basis and placed within covered trash receptacles.
Construction materials that are temporarily stored in the work area will be secured with straps or anchors, or covered to prevent wind transport.
All points of entry into the storm drainage system will be screened to prevent entry of litter or debris.
Construction chemicals and hazardous substances will be stored in accordance with all applicable environmental regulations. The contractor will have appropriate spill containment devices on the jobsite at all times.

GENERAL NOTES

1. The plans show subsurface structures, above ground structures and/or utilities from field location and record mapping, exact location of which may vary from the locations indicated. In particular, the Contractor is warned that the exact or even approximate location of such pipelines, subsurface structures and/or utilities in the area may be different from that shown or may not be shown and it is his responsibility to proceed with great care in executing any work. Call Dig Safely New York, telephone 811, 48 hours before you dig, drill or blast.
2. This property is not located within a 100-year floodplain (Flood Zone X per FEMA Community Panel No. 360588 0025 C, effective date March 3, 1997).
3. This property does not contain federal or state wetland areas or the 100' buffer to wetland areas.
4. The Contractor shall locate, mark, safeguard, and preserve all survey control monuments in the areas of construction.
5. This property is located within 500 feet of Agricultural District #1.
6. This property is located within the Canandaigua City School District, the Canandaigua Fire Protection District, and the Canandaigua Consolidated Water District.
7. The property lines and right-of-way lines shown on the plans are for information only, and no warranty is made as to their correctness.
8. The Contractor shall maintain in service all existing sewers, culverts, ditches, manholes, and catch basins during construction.
9. Construction Stakeout: The Contractor is responsible for all construction stakeout as shown on the plans.
10. Traffic shall be maintained throughout construction. Ingress and egress to driveways, parking lots, and service roads shall be continuously maintained throughout the period of construction.
11. The Contractor shall take care to prevent damage to existing utilities. Damaged utilities shall be immediately repaired by the Contractor at the Contractor's expense.
12. All proposed utilities and appurtenances shall be constructed in compliance with the local municipalities' codes and regulations governing the installation of such utilities.
13. The Contractor shall be responsible for obtaining and incurring the cost of all required permits, inspections, certificates, etc. and shall comply with all required permits.
14. All work shall be done in strict compliance with all applicable National, State, and local codes, standards, ordinances, rules, and regulations.
15. Miscellaneous work not specifically shown on the contract drawings such as patching, blocking, trimming, etc. shall be performed as required to make the work complete.
16. It is the Contractor's responsibility to examine all plan sheets and coordinate work with all other contracts for the site.
17. The Engineer shall be notified in writing of any conditions that vary from those shown on the plans. The Contractor's work shall not vary from the plans without the expressed approval of the Engineer.
18. The Contractor shall restore lawns, driveways, culverts, signs, and other public or private property damaged or removed to at least as good a condition as before being disturbed as determined by the Engineer. Any damaged trees, shrubs, and/or hedges shall be replaced at the Contractor's expense.
19. Unsuitable material shall be removed from the site and properly disposed.
20. At the time of completion and acceptance of the work, all areas disturbed by the Contractor's operations shall be finished, graded, topsoiled, and seeded per the specifications.
21. All improvements shall be in accordance with the most recent standards and specifications of the Town of Canandaigua.
22. All work within the State highway boundaries will require approval and a permit from the New York State Department of Transportation.
23. All site lighting shall be compliant with the Town Code Chapter 105, Section 805.
24. All erosion control measures shall be installed by the developer and inspected by the Town Code Enforcement Officer or his/her representative prior to any permits being issued.
25. This parcel is comprised of Lansing loam soil.

CANANDAIGUA RIGHT TO FARM NOTE

This property may be near a farm, as defined in the New York State Agriculture and Markets Law, § 301, Subsection 11. Sound farming practices may generate dust, odor, smoke, noise, and vibration.

WATER SERVICE NOTES

1. The Town will open cut the trench for the 1 inch water service.
2. Property owner or a representative will need to submit a water application form with payment before work can begin for the water service. See the Town's web site for application.
3. A pressure reducing valve is required after the water meter.
4. Inspection of water service must be witnessed by the Town before backfilling.

N/F Gordon L. & Carole T. Vangelder
4592 Misty Hill Drive
T.A.N. 140.07-1-47.000

Catch Basin
Rim 900.7
Inv. 899.1 W 12" PVC
Inv. 899.7 E 6" PVC
Inv. 898.8 S 12" PVC

Repair Stone Driveway to Match Existing

1" Dia. Water Service within the Right-of-Way including Tap, Curb Stop, and Box by the Town of Canandaigua (See Water Service Notes on This Drawing)

1" Dia. DR9 PE4710 Polyethylene Pipe Water Service (Private)

N/F Steen P. & Barbara F. Giblin
4591 Misty Hill Drive
T.A.N. 140.07-1-41.200

Stabilize All Disturbed Areas that will be Graded with a Slope of 1 on 3 or Steeper with Eriogonum or Permanent Erosion Control Blanket After Placing Topsoil (Typ.)

Roof Downspouts Shall Discharge to Splash Blocks to Direct Water Away from the Building Foundation (Typ.)

Required Limit of Disturbance (Typ.)

Brush/Saplings

Minimum 25' Side Setback

Minimum 60' Front Setback

Minimum 40' Rear Setback

Minimum 10' Min. Expansion Area

Minimum 10' Min. Expansion Area

Minimum 10' Min. Expansion Area

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SITE PLAN

SCALE: 1" = 20'

SCALE (FEET)

0 20 40

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. Developer shall install erosion and siltation control measures during construction to prevent off-site transport and deposition of materials.
2. The temporary erosion/sedimentation control measures depicted on the site plan shall be supplemented with additional controls if found necessary during construction. Developer is responsible for establishing the controls during construction, and removing the controls following re-establishment of ground cover. Ground cover shall be established within 30 days of completion of final grading.
3. Straw bale sediment traps shall be placed as shown on the plan and as needed during construction.
4. All sedimentation control structures shall remain in effective operating condition.
5. All disturbed areas shall be stabilized immediately following removal of sediment control structures.
6. All points of construction ingress and egress shall be protected to prevent tracking of mud onto public ways.
7. Roof downspouts shall direct water away from the building.
8. In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control.
9. Temporary Seed Mix (2# per 1,000 s.f.)
Annual Ryegrass 50% by weight (90% purity)
Tall Fescue 50% by weight (90% purity)
Permanent Seed Mix (5# per 1,000 s.f.)
Kentucky Bluegrass 45% by weight (85% purity)
Red Fescue 40% by weight (95% purity)
Common Ryegrass 15% by weight (95% purity)
Lawn Fertilizer (5# per 1,000 s.f.)
Straw Mulch (75% ground coverage)

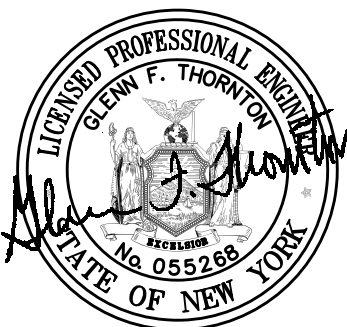
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PRC COMMENTS	04/15/19	GFT
2	TOWN COMMENTS	04/30/19	GFT
NOT APPROVED FOR CONSTRUCTION			

It is a violation of New York State Education Law Article 145 Section 7209 for any person, unless he or she is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his or her seal and the notation "altered by" followed by his or her signature and the date of such alteration, and a specific description of the alteration.

THORNTON
ENGINEERING LLP

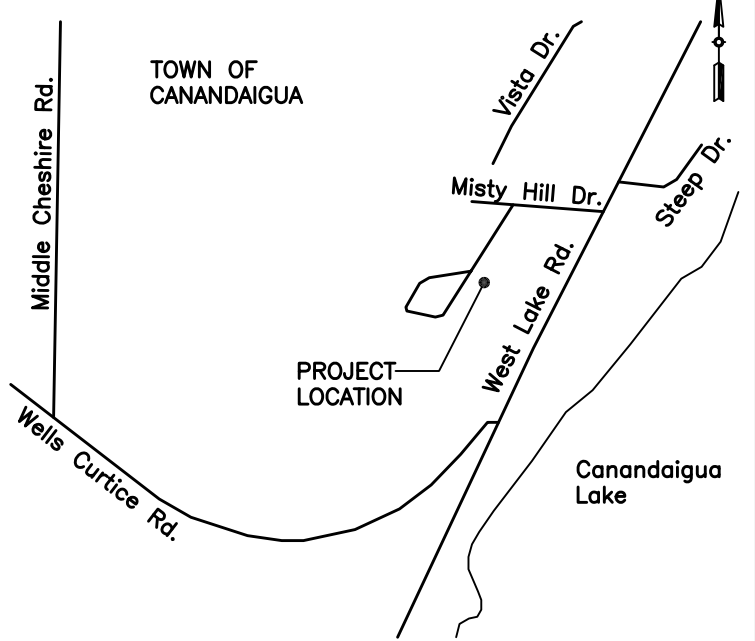
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Mendon, New York 14506

Consultant Engineers



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LOCATION MAP:



PROJECT NAME:

Schriefer Residence

4609 Misty Hill Drive
Town of Canandaigua
Ontario County, NY

DRAWING TITLE:

Site Plan

CONTRACTOR CERTIFICATION

Contractor Name and Telephone

Contractor Address

Contractor Signature

Date

APPROVALS

Planning Board Chairperson

Date

Canandaigua Water Superintendent

Date

FILE NAME: SITEPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: MARCH 2019
SCALE: 1" = 20'	PROJECT NO.: 19-717
SHEET NO.: 1 OF 3	DRAWING NO.: S-1