

SITE PLAN NOTES:

1. GUTTERS & DOWNSPOUTS DRAIN TO SPLASH BLOCKS & LEADERS. SITE STORM WATER MANAGEMENT SHALL BE CONTAINED ON THE SUBJECT PARCEL AND NOT ON ADJACENT PROPERTIES.
2. LANDSCAPING WILL CONSIST OF FINE GRADING AND SEEDING GRASS LAWNS. A NEW TREE WILL BE PLANTED BETWEEN DRIVEWAY AND LAKE.
3. NEW SEPTIC SYSTEM FOR HOUSE WILL BE PROVIDED UNDER SEPARATE SEPTIC PLAN.
4. OUTDOOR LIGHTING WILL BE WALL MOUNTED ON THE HOUSE. FIXTURES WILL BE DARK SKY COMPLIANT. LANDSCAPE LIGHTING WILL BE LOW VOLTAGE ACCENT LIGHTING FOR WALKWAYS AND PATIO AREAS. ALL SITE LIGHTING SHALL BE COMPLIANT WITH THE TOWN CODE, CHAPTER 220, SECTION 77.
5. THE DESIGN OF THE ADDITION IS TO BE CONSISTENT WITH THE RECOMMENDATIONS OF THE SHORELINE DEVELOPMENT GUIDELINES ADOPTED BY THE TOWN ON MARCH 28, 2005.
6. OVERHEAD ELECTRIC SERVICE IS EXISTING AND IS TO BE BURIED. ACTUAL LOCATION TO BE CONFIRMED IN THE FIELD. CONTRACTOR TO CONFIRM LOCATION/ ROUTE OF ALL UTILITIES WITH THE PROVIDER PRIOR TO CONSTRUCTION.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED INSTALLED AND MAINTAINED PER THE REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
8. ALL SILT FENCING SHOULD BE INSTALLED PARALLEL WITH CONTOURS AND PROVIDED WITH J-HOOKED ENDS. ADDITIONAL SILT FENCING SHOULD BE PROVIDED ALONG THE SIDE OF THE PROPERTY LINES.
9. FEMA COMMUNITY PANEL # 04-02-1938A-360598 0025C REVISED MARCH 3, 1997 PROPERTY IS IN ZONE AE BASE FLOOD ELEV. = 692.0'
10. THE LIMITS OF EXCAVATION AND GRADING IS WITHIN THE AREA OF THE SILT FENCING ON THE NORTH, EAST, AND THE SOUTH PROPERTY LINE.
11. NO BACKFILL OR TOP SOIL WILL BE STOCKPILED ON SITE.
12. DRIVEWAY WILL BE ASPHALT.
13. TAX MAP # 140.11-1-12.0
14. PROVIDE A MINIMUM SLOPE OF 2% AWAY FROM THE FOUNDATION FOR A MINIMUM OF 5 FEET AT ALL BUILDING FOUNDATIONS.
15. AREA OF DISTURBANCE IS 7,470 SQ. FT.
16. COST OF SEDIMENTATION CONTROL WILL BE LESS THAN \$4,000.00
17. 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.
18. 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.

UTILITIES:

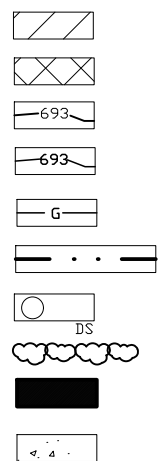
1. EXISTING OVERHEAD TELEPHONE AND ELECTRIC WILL BE BURIED TO THE HOUSE AS SHOWN.
2. A NEW SEPTIC SYSTEM TO BE INSTALLED.
3. A NEW NATURAL GAS LINE WILL BE INSTALLED FROM SERVICE AT PROPERTY LINE.
4. A NEW WATER LINE WILL BE INSTALLED FROM EXISTING SERVICE NORTH OF DRY STREAM BED TO THE HOUSE.

SHORELINE DEVELOPMENT GUIDELINES:

COMPLIANCE WITH SHORELINE DEVELOPMENT MUST BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SITE PLAN KEY:

- 1 STORY ADDITION
- 2 STORY ADDITION
- EXISTING CONTOUR
- NEW CONTOUR
- UTILITY (G, SAN, W, OH ELECT)
- SILT FENCE
- DOWN SPOUT W/ SPLASH BLOCKS
- DRY STREAM BED
- RET. WALL/BREAK WALL
- ASPHALT DRIVE

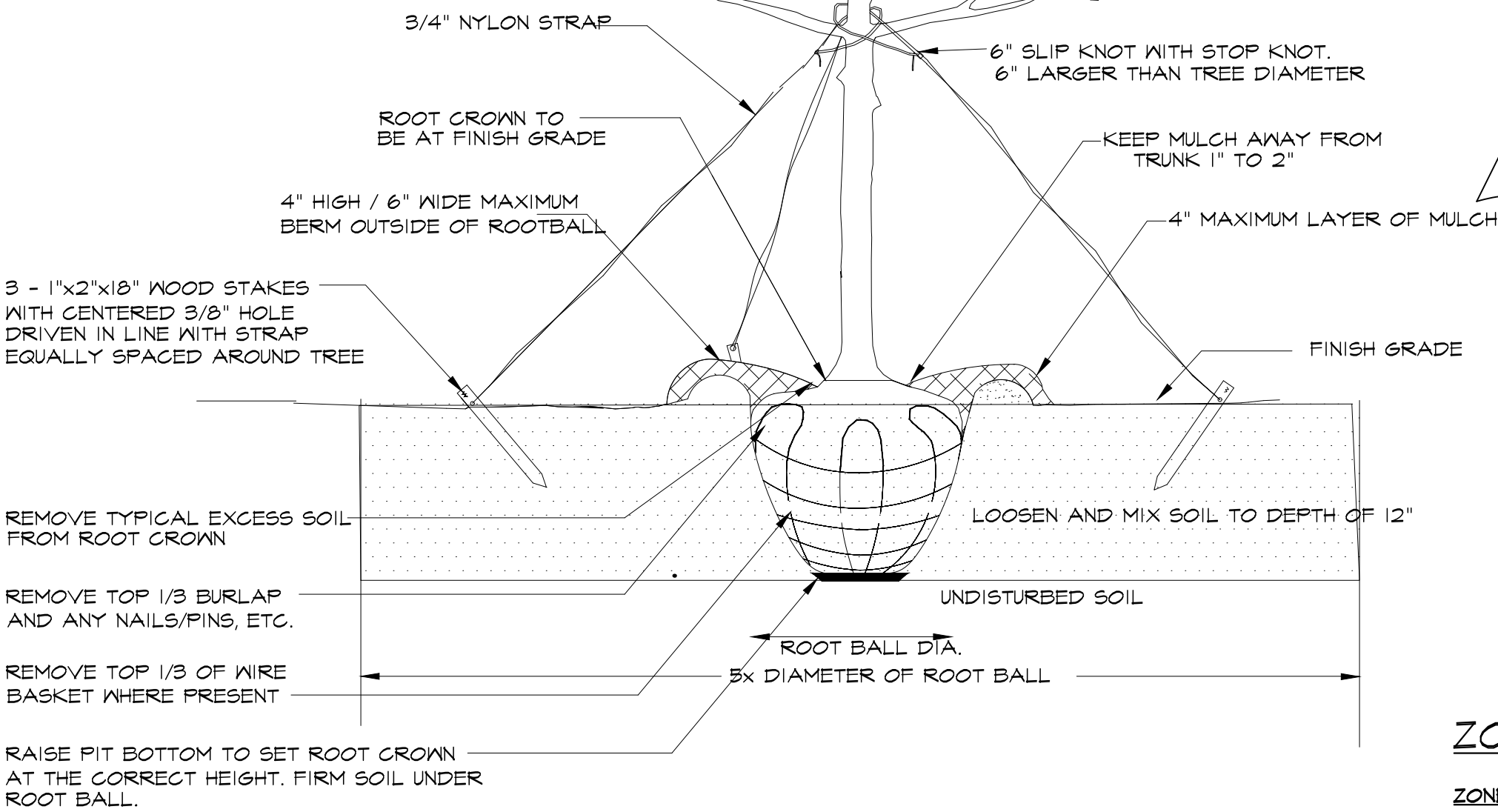


4 LOCATION PLAN
A-O

TREE PLANTING
(FOR SINGLE AND MULTI-STEM TREES)

NOTES:

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY
2. SOAK ROOT BALL AND PLANT IMMEDIATELY AFTER INSTALLATION
3. STAKING IS REQUIRED FOR ALL TREES.

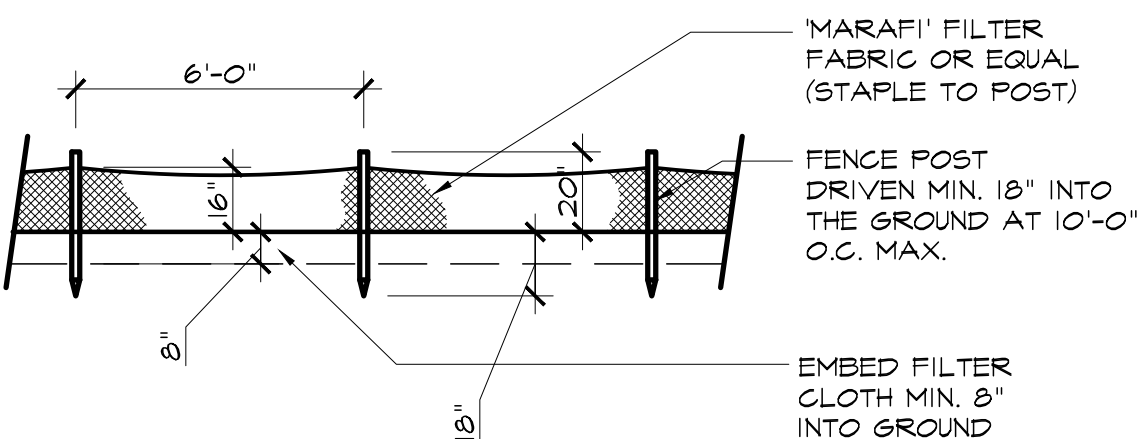


ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)
FOR EXAMPLE: LEGALIFIER HEIGHT (RANGE) MAX. HEIGHT MIN. ROOT BALL DIA. MIN. ROOT BALL DEPTH

	2"	12-14"	16"	24"	16"
	3"	14-16"	18"	32"	21"

2 TREE PLANTING DETAIL
DET NOT TO SCALE

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INCORPORATING ADDITIONAL "EROSION CONTROL DEVICES" AS NECESSARY TO CONTROL SILT AND EROSION AT OR ADJACENT TO ALL DISTURBED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL DEVICES DURING THE CONSTRUCTION OF SITE IMPROVEMENTS. UPON COMPLETION OF SITE WORK, THE DEVELOPER SHALL ASSUME RESPONSIBILITY OF MAINTAINING ALL TEMPORARY EROSION CONTROLS UNTIL APPROVAL BY THE TOWN OR THE TOWN'S REPRESENTATIVES IS GRANTED FOR THE REMOVAL OF SAME.



1 EROSION CONTROL
DET NOT TO SCALE

ZONING INFORMATION

ZONED: RLD - RESIDENTIAL LAKE DISTRICT
*LOT SIZE OVER 20,000 SF

LOT AREA: 1.044 ACRES = 45,477 SF

MAXIMUM BUILDINGS COVERAGE: 15% = 6,822 SF
MAXIMUM LOT COVERAGE: 25% = 11,369 SF

EXISTING HOUSE TO BE DEMOLISHED = 941 SF
EXISTING PORCH TO BE DEMOLISHED = 275 SF
EXISTING SHED TO BE DEMOLISHED = 167 SF
TOTAL EXISTING TO BE REMOVED = 1,383 SF

PROPOSED HOUSE ON EXIST. FOOTPRINT = 866 SF
PROPOSED ADDITION = 887 SF
PROPOSED PORCH = 1,300 SF
PROPOSED BOAT ACCESSORY STRUCTURE = 120 SF
TOTAL BUILDING COVERAGE = 3,173 SF / 6,822 SF ALLOWABLE

EXISTING BREAK WALL = 96 SF
EXISTING RETAINING WALL = 60 SF
PROPOSED DRIVE/PARKING = 1,305 SF
PROPOSED WALK = 90 SF
PROPOSED OUTDOOR SHOWER = 12 SF
TOTAL LOT COVERAGE = 4,736 SF / 11,369 SF ALLOWABLE

	ALLOWED	EXISTING	PROPOSED
MAXIMUM BUILDING HEIGHT:	25 FT	27'-4"	28'-5 3/4" WITH FLOOR ELEV. RAISED 2'
MINIMUM SETBACKS:			
FRONT	60 FT	16'-5"	16'-5"
REAR	60 FT	7'-7"	7'-7"
SIDE	12 FT	6'-4" 2 1/2"	25'-0 3/4"
		8'-1"	8'-6"

1 SITE PLAN
A-O 1" = 20'-0"

SURVEY INFORMATION PROVIDED BY ANTHONY A. VENEZIA, L.S. FROM SURVEY COMPLETED ON 7/31/2017 WITH NOTES FROM AN INSTRUMENT SURVEY PERFORMED ON 7/25/2017

SCALE IN FEET
0 5 10 15 20 30 40 60

DESIGN WORKS
ARCHITECTURE

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CAMPBELL LAKE HOUSE

Paul & Lisa

4681 N. Menteth Drive
Town of Canandaigua, New York
Ontario County

Project No: 1713
Date: 05-20-2021
Scale: AS NOTED
Drawn by: THM
Checked by: CBS

Construction Documents
COVER SHEET

A-O.O