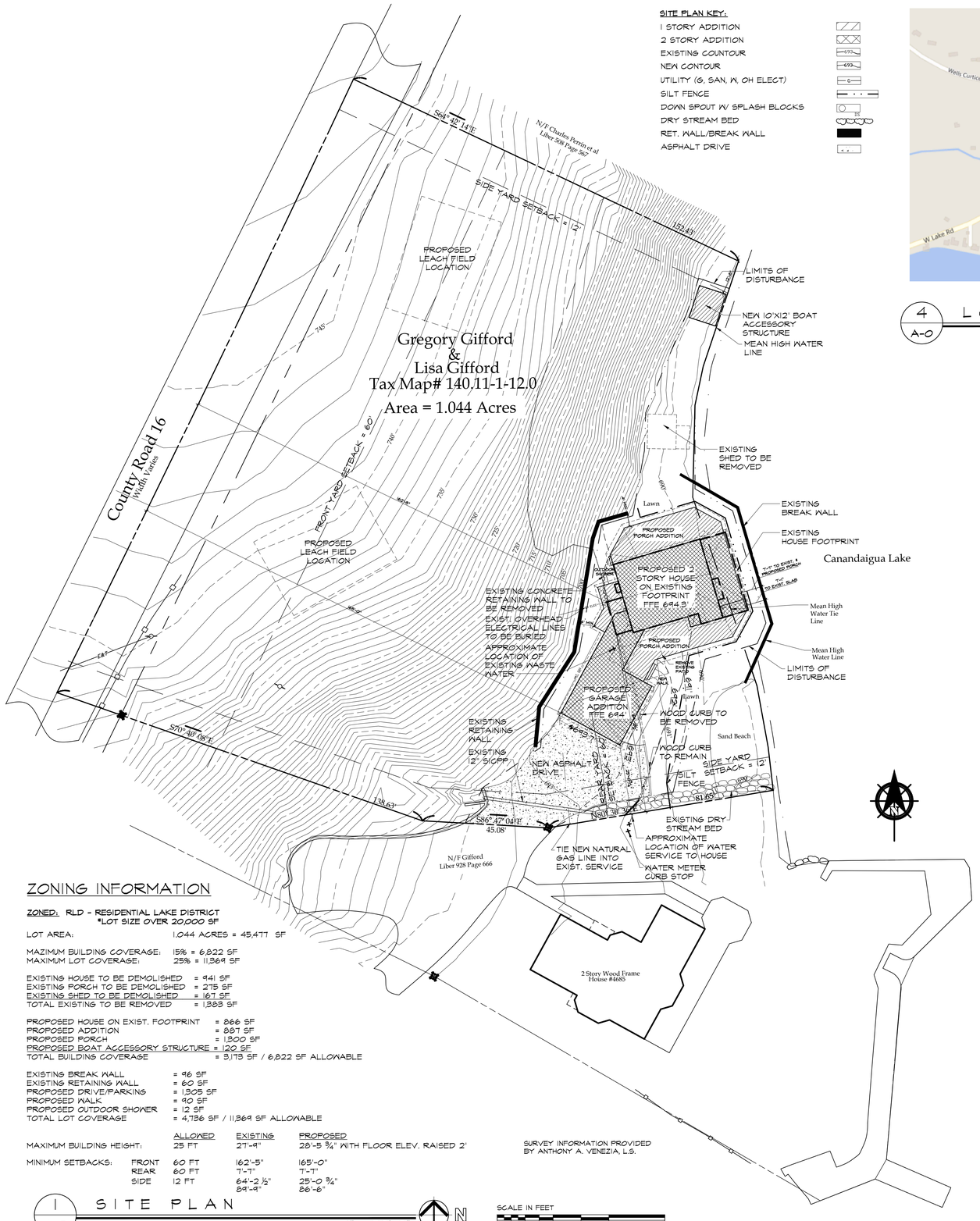


4 A-0 LOCATION PLAN

ZONING INFORMATION

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

LOT AREA:	1.044 ACRES = 45,477 SF
MAZIMUM BUILDING 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

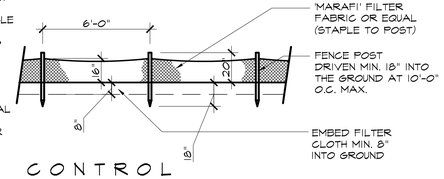
		ALLOWED	EXISTING	PROPOSED
MAXIMUM BUILDING HEIGHT:		25 FT	27'-9"	28'-5 ¾" WITH FLOOR ELEV. RAISED 2'
MINIMUM SETBACKS:	FRONT	60 FT	162'-5"	165'-0"
	REAR	60 FT	7'-7"	7'-7"
	SIDE	12 FT	64'-2 ½"	25'-0 ¾"
			84'-9"	86'-6"

SURVEY INFORMATION PROVIDED BY ANTHONY A. VENEZIA, L.S.

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

SCALE IN FEET
0 5 10 15 20 30 40 60

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 DET EROSION CONTROL NOT TO SCALE

TOWN WATER & HIGHWAY SUPERINTENDENT DATE

PLANNING BOARD CHAIR-
TOWN OF CANANDAIGUA DATE

TOWN ENGINEER DATE

FOR SITE PLAN APPROVAL

REVISIONS

No.	Date	Description

DESIGN WORKS ARCHITECTURE
6 North Main Street, Suite 104 :: Fairport, New York 14450
Phone: 585-377-9001 :: www.newdesignworks.com

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Paul & Lisa
CAMPBELL LAKE HOUSE

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

Project No.	1713
Date:	04-28-2021
Scale:	AS NOTED
Drawn by:	TMM
Checked by:	CBS

Title: Construction Documents COVER SHEET

A-0.0