



REFERENCES:

- 1.) SURVEY BY DAVID A. FREELAND, L.S. DATED 3/31/88  
2.) LIBER 1343 OF DEEDS, PAGE 824 DATED 8/24/15

R-1-30 ZONING DISTRICT DATA:

CODE

MINIMUM LOT AREA: 30,000 SF  
MINIMUM FRONT SETBACK: 60'  
MINIMUM SIDE SETBACK: 25'  
MINIMUM REAR YARD SETBACK: 40'  
MAXIMUM BUILDING HEIGHT: 35' ABOVE AVERAGE GRADE  
MAXIMUM BUILDING COVERAGE: 20%

PROPOSED

EXISTING LOT AREA: 20,902 SF  
FRONT SETBACK: 61.0'  
SIDE SETBACK: 27.0'/50'  
REAR SETBACK: 79'  
BUILDING HEIGHT: ±22'  
BUILDING COVERAGE: 7.7%

Agricultural District Note:

THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, SECTION 301, SUBSECTION 11. SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION.

PROPOSED CONSTRUCTION SEQUENCE:

- OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- FLAG THE WORK LIMITS.
- INSTALL SILT FENCE AND OTHER EROSION CONTROL MEASURES IN LOCATIONS SHOWN.
- INSTALL UTILITIES TO HOME LOCATION.
- CONSTRUCT HOUSE FOUNDATION.
- LOCATE HOME ON PAD.
- INSTALL DRIVEWAY PARKING AREA.
- FINAL GRADE SITE.
- AFTER STABILIZATION OF THE SITE WITH PERMANENT VEGETATION ON ALL DISTURBED AREAS, REMOVE TEMPORARY MEASURES (SILT FENCE, ETC).

PHOSPHOROUS NOTE:

- 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 IN ACCORDANCE WITH THE SHEET INDEX ON THE COVER SHEET, PLEASE LABEL EACH PLAN SHEET ACCORDINGLY.

SITE DISTURBANCE:

AS PART OF THIS PROJECT THE SITE (20,902 SF) WILL BE DISTURBED IN ITS ENTIRETY AND INCLUDES THE FOLLOWING DISTURBANCES:

- HOUSE FOUNDATIONS 1,600 SF
- SIDEWALKS & DRIVEWAY 1,600 SF
- LAWN 18,602 SF

FOR LAWN RESTORATION ALL UNDESIRABLE VEGETATION WILL BE REMOVED, NEW TOPSOIL PLACED AS NECESSARY AND THE AREA SEEDING.

SEEDING

All disturbed areas shall be immediately seeded and mulched in accordance with the following criteria:

Temporary Seeding:

IF: Spring or summer or early fall, then seed the area with ryegrass (annual or perennial) at 30 lbs. per acre (Approximately 0.7 lb./1000 sq. ft. or use 1 lb./1000 sq. ft.)

IF: Late fall or early winter, then seed Certified 'Arrostook' winter rye (cereal rye) at 100 lbs. per acre (2.5 lbs./1000 sq. ft.)

Permanent Seeding:

Species	Variety	lbs./acre	lbs/1000 sq. ft.
Common White Clover	Common	8	0.20
Tall Fescue	KY-31/Rebel	20	0.45
Ryegrass (perennial)	Pennfine/Linn	5	0.10

Waterway / Pond Seeding:

Species	Rate per Acre (lbs)	Rate per 1,000 sq. ft. (lbs)
Kentucky bluegrass	25	0.60
Creeping Red Fescue	20	0.50
Perennial ryegrass	10	0.20
	55	1.30

LOCATION SKETCH  
N.T.S.

DATE: REVISIONS: BY:

McMahon LaRue  
Associates, P. C.  
ENGINEERS AND SURVEYORS

822 HOLT ROAD  
WEBSTER, NY 14580  
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DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING:  
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE VIOLATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

CLIENT:

DAVID & LAURIE LYNN  
151 CHAPIN ST.  
CANANDAIGUA, NY 14424

PROJECT:

LYNN RESIDENCE  
NOTT RD.

DRAWING:

SITE, GRADING AND UTILITY PLAN

PART OF TOWN LOT 68  
TOWNSHIP 9, RANGE 7  
PHELPS AND GORHAM PURCHASE  
TOWN OF CANANDAIGUA  
ONTARIO COUNTY, STATE OF NEW YORK

DESIGNED BY: GWM  
DRAWN BY: GWM  
CHECKED BY: AIL  
S.B.L. #: 112.02-01-88.3  
PROJ. NO: 2019-106  
DATE: SEPTEMBER 2019  
SCALE: 1"=20'

1 SHEET OF 2 CADD FILE SITE

