

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.
  - CLEAR GRUB AND CONSTRUCT DIVERSIONARY SWALES AND SEDIMENT BASINS.
  - 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 OUT AND FILL TOPSOIL PILES AND PONDS WITHIN SEVEN (7) DAYS AFTER COMPLETION.
  - TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:
- NO PHOSPHORUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOILS TEST 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 REGULATION
- THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENEED BY DISKING, RAKING, OR BACK-BLADING WITH A BULLDOZER.
- IMMEDIATELY SEED WITH THE FOLLOWING MIX:
- | LBS/ACRE                                   | LBS/1,000 SQ. ACRES |
|--|---------------------|
| SPRING/SUMMER/EARLY FALL, ANNUAL RYE GRASS | 30                  |
| PERENNIAL RYEGRASS                         | 30                  |
| LATE FALL/EARLY WINTER CEREAL RYE          | 100                 |
- 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.

GENERAL NOTES

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
2. NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL.
3. PROPOSED LIGHTING TO BE COORDINATED WITH THE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 7.1).
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE ONTARIO COUNTY HIGHWAY DEPARTMENT FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
5. CONTOURS DERIVED FROM NAVD83 DATUM
6. FLOOD ZONES AEA & X PER COMMUNITY PANEL NO. 360598 0025 C LAST DATED MARCH 3, 1997.
7. THE CONTRACTOR AND APPLICANT WILL COMPLY WITH THE N.Y. STATE DEPT. OF CONSERVATION FERTILIZER LAW

" 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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Deed Reference:  
Gregory R. Westbrook to Cory R. Westbrook by Deed filed December 29, 2011 in Liber 1271 of Deeds at Page 750.  
Weichert relocation Resources, Inc. to Kelly R. Cotter & Robert H. Papenfuss by Deed filed Sept. 23, 2013 in Liber 1304 of Deeds at Page 227.

Abstract Reference:  
Stewart Title Insurance Company abstract Order No. 26-320152 Last dated June 22, 2016.

Map Reference:  
Final Resubdivision / Annexation Prepared for Kathy A. Windheim & Beth A. Westbrook by Venezia & Assoc. filed as Ontario County map No. 27993

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON DATE

TOWN HIGHWAY & WATER SUPERINTENDENT DATE

TOWN ENGINEER 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.

N/F Mary Prince  
Liber 1125 Page 118

N/F George & Kathryn Braddon  
Liber 1224 Page 55

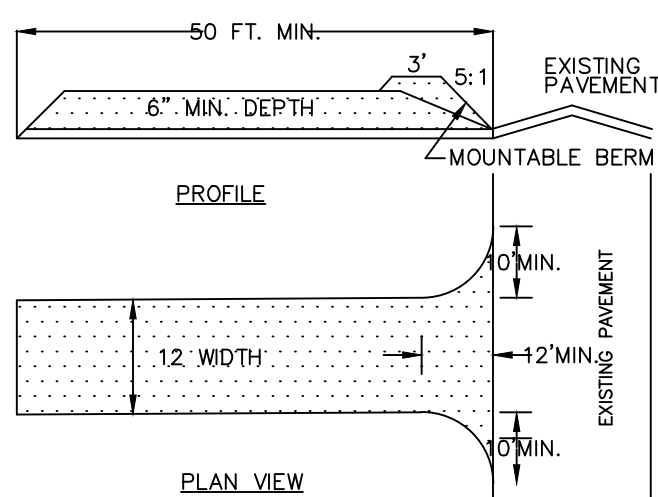
Case to Ontario County  
Liber 344 Page 292

N/F Michael DiAntonio  
Liber 1337 Page 392

Site Details:  
Existing Zoning is Residential Lake District (RLD)  
Minimum Lot Size: 20,000 SQ. FT. ....31,075 SQ FT  
Minimum Lot Width: 125 FT. ....Existing Lot  
Front Setback: 60 FT. ....Garage 25'  
Rear Setback: 60 FT. ....Garage 62'  
Side Setback: 12 FT. ....Garage 19.7'  
Maximum Building Height = 25 FT. ....No Change  
Maximum Building Coverage on Lot = 15% ....(14.1%)  
Maximum Lot Coverage = 25% ....(19.4%)

Lot Coverage Calculations: Sq.Ft  
House.....3,496.0  
Garage.....900.00  
Asphalt Driveway.....1,419.0  
Break Wall.....60.0  
Deck.....162.0

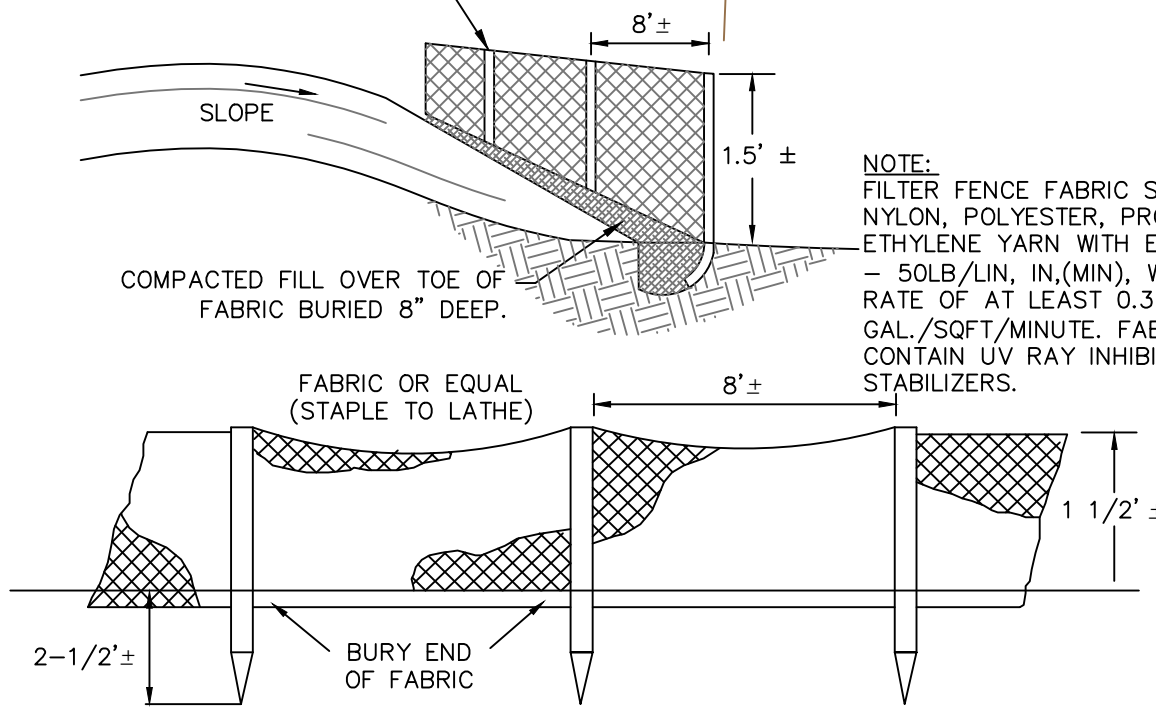
Total Coverage.....6,037.0  
Total Site Area.....31,075.0  
Building Coverage.....14.1%  
Total Lot Coverage.....19.4%



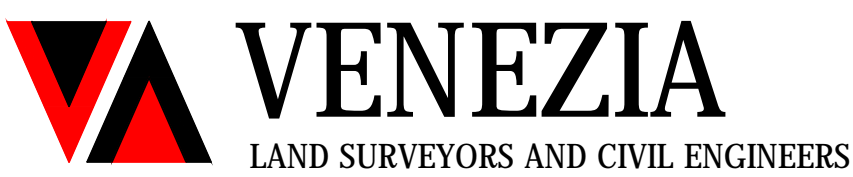
STABILIZED CONSTRUCTION ENTRANCE DETAILS  
NOT TO SCALE

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.

POSTS SHALL BE 4" MIN. DIA. PINE LOCATED DOWNSLOPE OF FABRIC TO HELP SUPPORT FENCE.



NOTE:  
FILTER FENCE FABRIC SHALL BE OF NYLON, POLYESTER, PROPYLENE, OR ETHYLENE YARN WITH EXTRA STRENGTH - SOLE/LIN. IN.(MIN). WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQFT./MINUTE. FABRIC SHOULD CONTAIN UV RAY INHIBITORS AND STABILIZERS.



5120 Laura Lane

Canandaigua New York, 14424

Centerline

Revisions			
NO.	Date	Description	By
1	09/21/2016	Address PRC Comments	AAV

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 09/14/2016 from notes of an instrument survey performed July 2016

Rocco A. Venezia  
License No. 049761 signed



Final Site Plan prepared for:

Owner  
Robert H. Papenfuss  
4113 Onnalinda Drive  
Canandaigua, NY 14424  
www.veneziasurvey.com

Robert H. Papenfuss

Showing Land At  
4113 Onnalinda Drive  
Town of Canandaigua  
County of Ontario State of New York  
Fax. No. (585) 396-0131

T.m. #113.1-1-31.2 & 16.0  
Scale 1"= 15'  
File# 16120

E-mail rocco@veneziasurvey.com