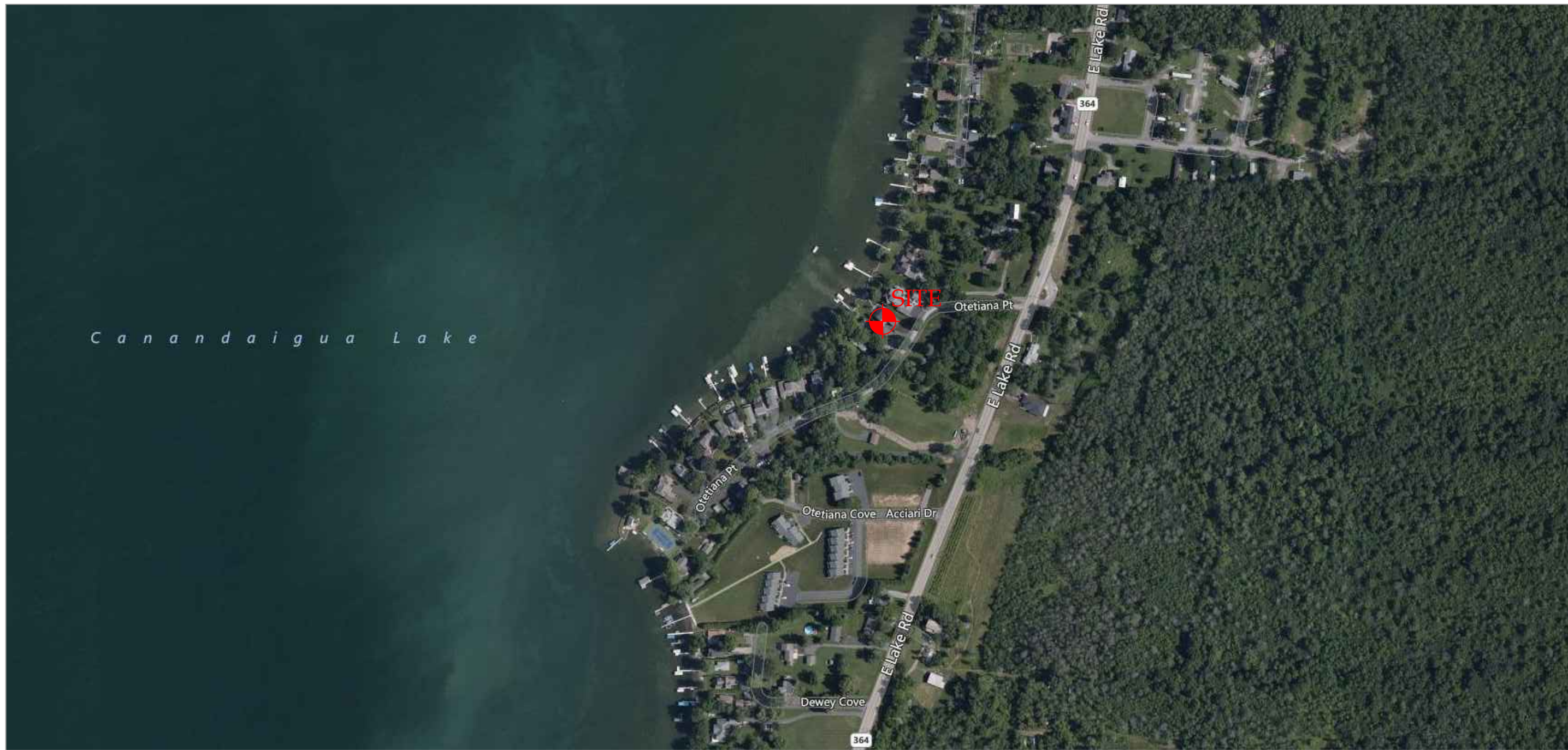


ONE STAGE(PRELIMINARY/FINAL) SITE PLAN SET
FOR
ROBERT S. & SUSAN G. TAYLOR
3564 OTETIANA POINT
TOWN OF CANANDAIGUA
ONTARIO COUNTY -- STATE OF NEW YORK



AERIAL LOCUS
NOT TO SCALE

SHEET INDEX:

C-0 COVER SHEET
C-1 SITE PLAN

ZONING CHART

ZONING DISTRICT: RESIDENTIAL LAKE DISTRICT (RLD)

	REQUIRED	EXISTING	PROVIDED
MIN LOT AREA (AREA TO ROW)	20,000 SF	37,100 SF	NO CHANGE
MIN LOT WIDTH	125'	75.75'*	NO CHANGE
MIN FRONT YARD SETBACK	60'	51.01'* Private R.O.W.	27.4'*** Private R.O.W.
MIN SIDE YARD SETBACK	12'	5.4'*	NO CHANGE
MIN REAR YARD SETBACK	60'	71.1'	NO CHANGE
MAX BUILDING HEIGHT	25 FT	30 FT**	MATCH EXISTING
MAX BUILDING COVERAGE	15%	6.2%	8.4%
MAX LOT COVERAGE	25%	16.4%	16.0%
SITE DISTURBANCE	4,700 SF		

* PRE-EXISTING NON-CONFORMING
** VARIANCE GRANTED
*** VARIANCE REQUIRED

LOT COVERAGE CALCULATIONS: SQ.FT

EXISTING	PROPOSED
HOUSE.....2,307.0	HOUSE.....3,123.0
ASPHALT.....2,270.0	ASPHALT.....1,053.0
BREAK WALL.....16.0	WALKWAY.....232.0
PATIO.....1,408.0	BREAK WALL.....16.0
STEPS.....103.0	PATIO.....1,408.0
	STEPS.....103.0
TOTAL COVERAGE.....6,104.0	TOTAL COVERAGE.....5,935.0
TOTAL SITE AREA.....37,100.0	TOTAL SITE AREA.....37,100.0
BUILDING COVERAGE.....6.2%	BUILDING COVERAGE.....8.4%
TOTAL LOT COVERAGE.....16.4%	TOTAL LOT COVERAGE.....16.0%

GENERAL NOTES

- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
- UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ACTUAL LOCATION SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITY SERVICES THROUGHOUT CONSTRUCTION. CONTACT U.F.P.O. AT 1-800-962-7962 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
- THE LAKESIDE PORTION OF THIS SITE FALLS WITHIN FEMA SPECIAL FLOOD HAZARD ZONE AE, THE UPLAND PORTION IS LOCATED IN ZONE X, PER C.P. #360598 0020 C MAP REVISED MARCH 3, 1997.
- NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL.
- 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.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
- PROPOSED LIGHTING TO BE COORDINATED WITH THE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 77).
- ELEVATIONS REFERENCE NAVD88 DATUM
- VARIANCE GRANTED 03/16/1999 BUILDING RIGHT SETBACK OF 6' WHEN 12' IS REQUIRED
- VARIANCE GRANTED 03/16/1999 BUILDING HEIGHT OF 30' WHEN 25' IS REQUIRED.
- VARIANCE GRANTED 03/16/1999 BUILDING LEFT SETBACK OF 9' WHEN 12' IS REQUIRED.

ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN 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.

FOR PERMITTING ONLY

" 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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5120 Laura Lane

Legend

✕ Iron pin or pipe found	▲ P.K. nail found
✕ Iron pin set	▲ P.K. nail set
● Drill hole	□ Concrete Monument
⊙ Utility pole	⊕ Benchmark
— E/T	— Utility lines
— E/T	— R.O.W. line
—	— Property lines
—	— Centerline

Canandaigua New York, 14424

Revisions			
NO.	Date	Description	By



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Drawing Title:

SITE PLAN

ROBERT S. & SUSAN G. TAYLOR

3564 OTETIANA POINT

TOWN OF CANANDAIGUA

COUNTY OF ONTARIO

STATE OF NEW YORK

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File# 20077

Scale N.T.S.

T.m. # 98.19-1-3.000

Date: 05/05/2020

Sheet:

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