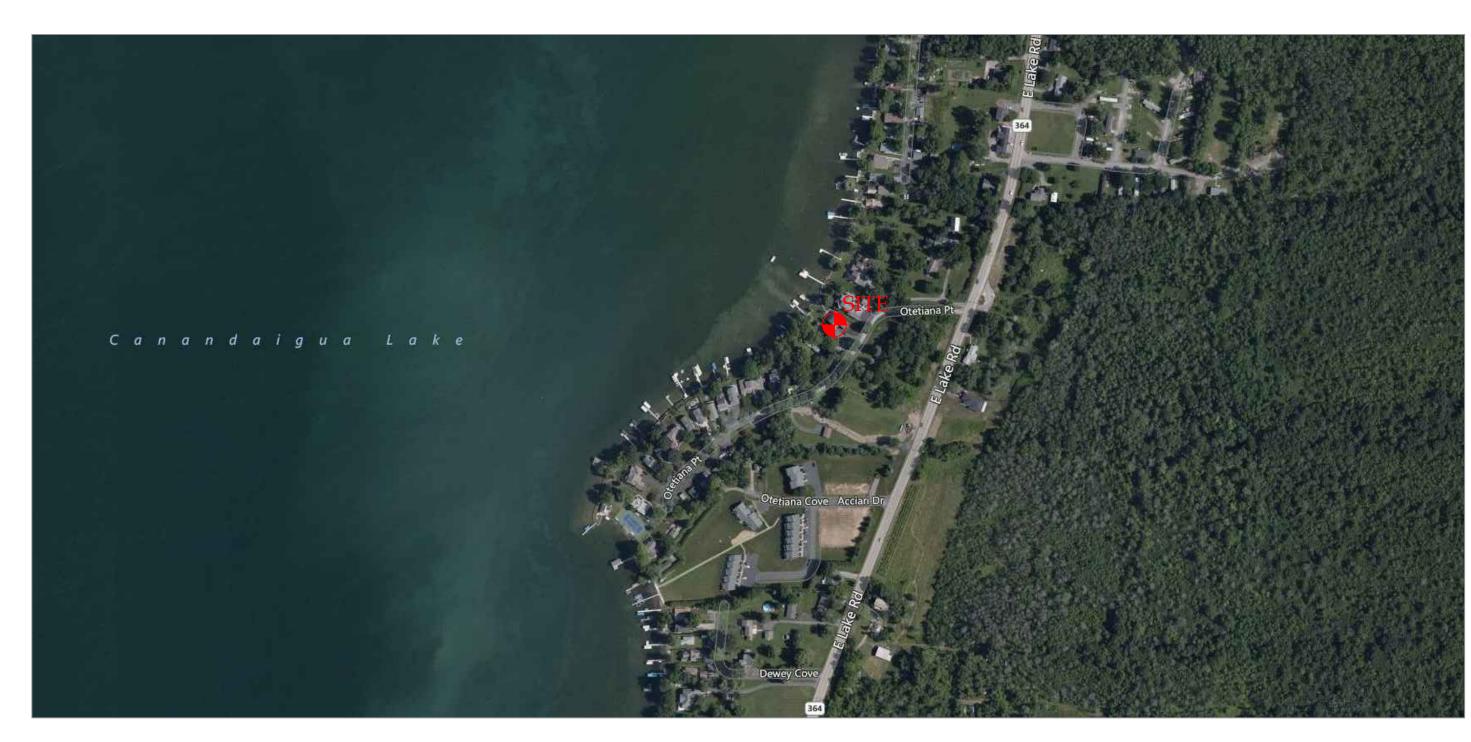
SHEET INDEX:

COVER SHEET SITE PLAN

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

A P.K. nail found



GENERAL NOTES

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.

2. 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.

3. 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. 4. NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL.

5. 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.

6. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. 7. PROPOSED LIGHTING TO BE COORDINATED WITH THE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 77).

8. ELEVATIONS REFERENCE NAVD88 DATUM

9. VARIANCE GRANTED 03/16/1999 BUILDING RIGHT SETBACK OF 6' WHEN 12' IS REQUIRED

10. VARIANCE GRANTED 03/16/1999 BUILDING HEIGHT OF 30' WHEN 25' IS REQUIRED. 11. VARIANCE GRANTED 03/16/1999 BUILDING LEFT SETBACK OF 9' WHEN 12' IS REQUIRED.

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

LOT COVERAGE CALCULATIONS:

EXISTING		PROPOSED	
HOUSE2,3 ASPHALT2,5 BREAK WALL	270.0 16.0 408.0	HOUSEASPHALTWALKWAYBREAK WALLPATIOSTEPS	1,053.0 232.0 16.0 1,408.0
TOTAL COVERAGE	7,100.0 6.2%	TOTAL COVERAGE TOTAL SITE AREA BUILDING COVERAGE TOTAL LOT COVERAGE	37,100.0 8.4%

ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN WATER SUPERINTENDENT	DATE
TOWN ENGINEER	DATE
NOTE: NO BUILDING PERMIT MAY BE ISSUED HAS BEEN GRANTED AND THE FINAL 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

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🗕 5120 Laura Lane 🗕

Iron pin or pipe found ▲ P.K. nail set X Iron pin set • Concrete Monument Drill hole Benchmark R.O.W. line

	Revisions					
NO.	Date	Description	Ву			



Drawing Title:

SITE PLAN

ROBERT S. & SUSAN G. TAYLOR

3564 OTETIANA POINT TOWN OF CANANDAIGUA COUNTY OF ONTARIO STATE OF NEW YORK

Sheet: www.veneziasurvey.com (585)396-3267 Fax. No. (585) 396-0131 E-mail rocco@veneziasurvey.com

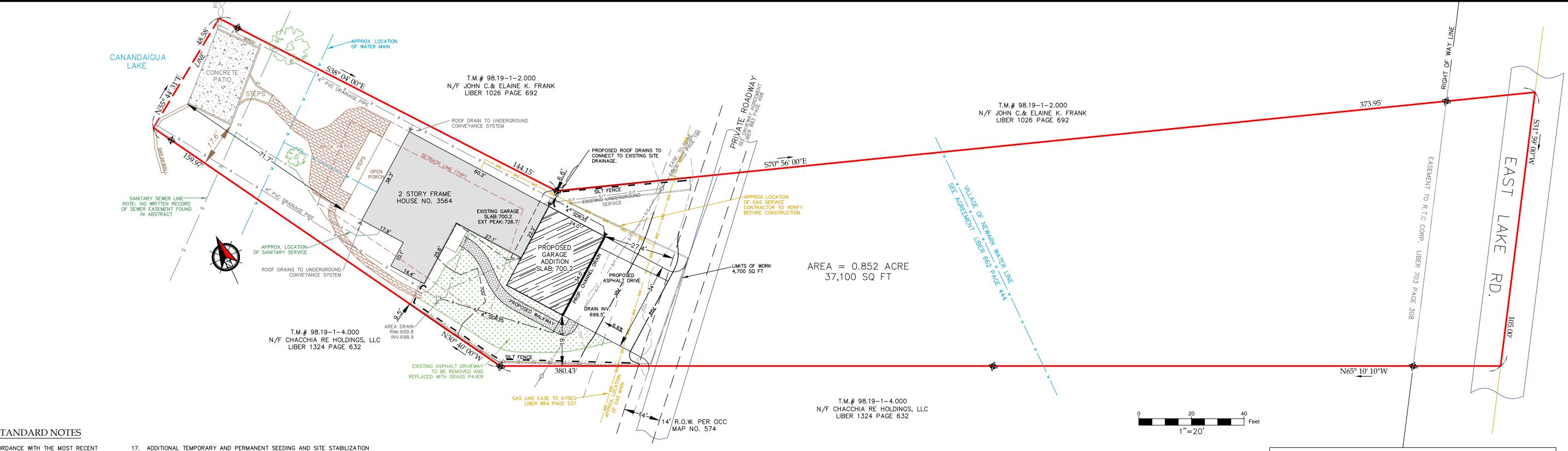
File# 20077

Scale N.T.S.

T.m. # 98.19-1-3.000

Date: 05/05/2020

🗕 Canandaigua New York, 14424 🖺



TOWN OF CANANDAIGUA STANDARD NOTES

- 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.
- A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO CONFORM WITH THE LATEST NYSDEC GENERAL PERMIT AND TO THE TOWN REQUIREMENTS REGARDING MAINTENANCE AND CONTROL OF STORM WATER QUALITY AND QUANTITY.
- ALL SWPPP'S ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE TOWN CEO AND TOWN ENGINEER. THE TOWN MS4 SWPPP ACCEPTANCE FORM IS TO BE SIGNED AND INSERTED INTO THE PROJECT SWPPP PRIOR TO CONSTRUCTION.
- THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THE REQUIRED SWPPP, INCLUDING FILING OF THE "NOTICE OF INTENT" (NOI). A COPY OF THE NYSDEC ACKNOWLEDGEMENT LETTER IS TO BE PROVIDED TO THE TOWN DEVELOPMENT OFFICE AND TOWN ENGINEER PRIOR TO CONSTRUCTION.
- A COPY OF THE PROJECT SWPPP IS TO BE PROVIDED TO THE TOWN DEVELOPMENT OFFICE, TOWN ENGINEER, AND A COPY IS TO REMAIN ONSITE DURING CONSTRUCTION AT ALL TIMES IN A MARKED AND ACCESSIBLE
- ANY MODIFICATIONS OR DEVIATIONS FROM THE APPROVED PLANS, CONSTRUCTION SEQUENCE, AND/OR SWPPP, INCLUDING IMPLEMENTATION OF EROSION CONTROL MEASURES AND STORM WATER MANAGEMENT AREAS, SHALL BE APPROVED BY THE TOWN OF CANANDAIGUA AND DOCUMENTED WITHIN THE PROJECT SWPPP.
- THE OWNER IS REQUIRED TO PROVIDE DAILY ONSITE OBSERVATION BY A LICENSE PROFESSIONAL OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC). ALL SWPPP INSPECTIONS ARE TO BE IN A FORM ACCEPTABLE BY THE TOWN OF CANANDAIGUA AND FORWARDED TO OWNER, THE TOWN CEO, TOWN ENGINEER, AND A COPY PLACED WITHIN THE ONSITE
- THE OWNER IS RESPONSIBLE FOR PROVIDING ONSITE SWPPP INSPECTIONS BY A LICENSE PROFESSIONAL OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) DURING CONSTRUCTION ONCE PER WEEK (EVERY 7 DAYS) IF UNDER 5-ACRES OF DISTURBANCE AND TWICE PER WEEK (EVERY 7 DAYS) IF 5-ACRES OR MORE WITH RECEIPT OF A 5-ACRE WAIVER FROM THE TOWN OF CANANDAIGUA (MS4).
- DEVELOPMENT IN THE CANANDAIGUA LAKE WATERSHED DISTURBING MORE THAN 5-ACRES AT ONE TIME, IS REQUIRED TO COORDINATE THE REGULAR SWPPP OBSERVATIONS REQUIRED BY THE LATEST GENERAL PERMIT WITH THE CANANDAIGUA LAKE WATERSHED INSPECTOR, THE WATERSHED PROGRAM MANAGER AND THE TOWN CODE ENFORCEMENT OFFICER.
- <u>CONSTRUCTION SEQUENCE</u> ALL PLANS ARE TO BE PROVIDED WITH A DETAILED CONSTRUCTION SEQUENCE. THE CONTRACTOR SHALL COMPLETE CONSTRUCTION AND INSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED CONSTRUCTION SEQUENCE UNLESS SPECIFIED OTHERWISE ON THE APPROVED DESIGN PLANS OR AT THE PRE -CONSTRUCTION MEETING. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO
- MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED AND/OR AS DIRECTED BY THE TOWN OF CANANDAIGUA.
- THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION AND UNTIL THE SITE IS FULLY STABILIZED, INSPECTED BY THE TOWN OF CANANDAIGUA, AND ISSUANCE OF THE NOTICE OF TERMINATION (NOT) HAS BEEN PROVIDED TO NYSDEC.
- ROOF LEADERS SHOULD BE CONNECTED TO STORM SEWERS WHERE POSSIBLE, UNLESS OTHERWISE SPECIFIED ON THE APPROVED PLANS AND WITHIN THE
- NO SITE PREPARATION SHALL COMMENCE UNTIL A VISUAL INSPECTION BY THE TOWN OF CANANDAIGUA, CONFIRMS THE INSTALLATION OF PERIMETER SEDIMENT CONTROLS AND THE STABILIZED CONSTRUCTION ENTRANCE.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF VEGETATION, THE STORM WATER MANAGEMENT FACILITIES SHALL BE CLEANED OF ACCUMULATED SILT.
- ALL SITE STABILIZATION IS TO BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE NYSDEC STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL AND THE NYSDEC GENERAL PERMIT REQUIREMENTS (WHERE APPLICABLE).

- 17. ADDITIONAL TEMPORARY AND PERMANENT SEEDING AND SITE STABILIZATION REQUIREMENTS:
- A. ALL DISTURBED AREAS INCLUDING TOPSOIL STOCKPILES AND STORMWATER MANAGEMENT FACILITIES ARE TO BE STABILIZED WITHIN SEVEN (7) DAYS AFTER COMPLETION.
- B. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS: • THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENED BY DISKING, RAKING, OR BACK-BLADING WITH A BULLDOZER.
- FERTILIZE WITH 300 POUNDS PER ACRE (OR 7 POUNDS PER 1,000 SQUARE • NO PHOSPHORUS SHALL BE USED UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHORUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM
- ESTABLISHING PROPERLY. • IF SOIL TESTS INDICATE A PHOSPHORUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHORUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYSDEC REGULATIONS. THE FOLLOWING SEED MIX SHALL BE USED:

SPRING/SUMMER/EARLY FALL LBS/ACRE ANNUAL RYE GRASS PERENNIAL RYEGRASS LATE FALL/EARLY WINTER CEREAL RYE

- SEED SHOULD HAVE A GERMINATION RATE OF AT LEAST 85 PERCENT AND MINIMAL INERT MATERIAL.
- C. DISTURBED AREAS SHALL BE STABILIZED USING <u>PERMANENT LAWN SEEDING</u>
 <u>MIX</u> UPON COMPLETION OF GRADING AND CONSTRUCTION:

BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER 8 OR 8 TALL FESCUE REDTOP OR RYEGRASS (PERENNIAL)

- SEEDING RATE: 6.0 POUNDS PER 1,000 SQUARE FEET • MULCH: STRAW OR WOOD FIBER MULCH USED WITH HYRDO SEEDING METHOD AT TWO TONS PER ACRE WITH TACKIFIER. • FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED "AROOSTOCK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE. • PERMANENT STABÍLIZATION FOR STEEP SLOPES GREATER THAN 3:1 SHALL INCLUDE JUTE MESH BLANKET AND CROWN VETCH SEED WITH PERENNIAL
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
- 19. EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE DIG SAFELY NEW YORK UFPO) HOTLINE AT 1-800-962-7962 FOR STAKEOUT OF EXISTING UTILITIES. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET THE EXISTING CONDITIONS.
- THE HOMEBUILDER WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING INDIVIDUAL LOT EROSION & SEDIMENT CONTROL MEASURES, DURING HOUSE CONSTRUCTION. MEASURES TO BE MAINTAINED UNTIL FINAL LOT LAWN GRADING AND SITE IS FULLY STABILIZED AND INSPECTED BY THE TOWN OF
- ANY ADDITIONAL EROSION OR SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY THE TOWN OF CANANDAIGUA OR A REPRESENTATIVE THEREOF SHALL BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
- SEDIMENT CONTROL MEASURES ARE TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK, SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED BY THE CONTRACTOR UNTIL UPSTREAM GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN OF CANANDAIGUA.
- 23. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPLACING AND SUBSEQUENTLY REMOVING TEMPORARY EROSION & SEDIMENT CONTROL
- 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ADJOINING PROPERTIES, ROADWAYS, DRAINAGE WAYS AND SINKS OF SILT ACCUMULATION AS NEEDED AND AS DETERMINED/REQUESTED BY THE TOWN OF CANANDAIGUA
- 25. ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN 12 INCHES SHALL BE APPROVED BY THE PLANNING BOARD.

- 50 FT. MIN. 6" MIN. DEPTH ∠MOUNTABLE BERM <u>PROFILE</u> '-12'MIN.<u>o</u> .1.2 WIDTH .

PLAN VIEW

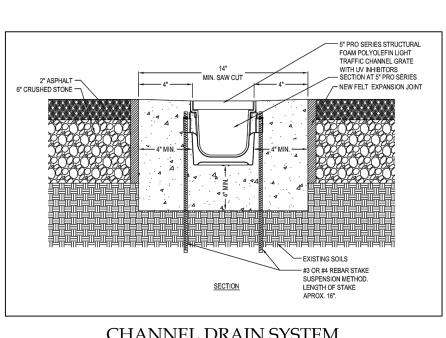
- 1. STONE SIZE USE #2 STONE
- 2. THICKNESS NOT LESS THAN 6 (SIX) INCHES.
- 3. WIDTH FULL ENTRANCE WIDTH
- 4. USE FILTER FABRIC UNDER STONE FOR ENTRANCE STABILITY.
- . PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINSTORM. STABILIZED CONSTRUCTION ENTRANCE DETAILS NOT TO SCALE

Bv

SITE PREPARATION & EARTHWORK SEQUENCE

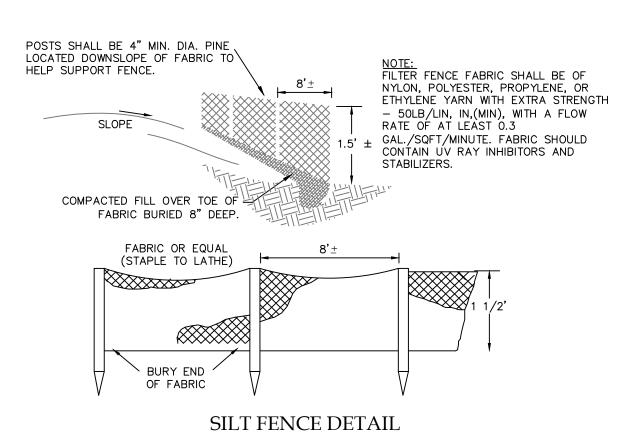
- 1. SILT FENCING, EROSION CONTROL MEASURES AND LIMITS OF WORK BOUNDARIES ARE TO BE PLACED PER PLAN. INSTALL CONSTRUCTION ENTRANCE. ESTABLISH
- STAGING AREAS AND SOIL STOCKPILE AREAS. 2. ESTABLISH PROPOSED DRIVEWAY AREA AND GARAGE BUILDING PAD PER SITE
- 3. INSTALL FOUNDATION, GRADE, STABILIZE DRIVEWAY.
- 4. BEGIN GARAGE FRAMING.
- 5. REMOVE EROSION CONTROLS AND CEASE MONITORING ONLY AFTER APPROVAL HAS BEEN GRANTED BY THE TOWN OF CANANDAIGUA AND/OR THEIR PROJECT REPRESENTATIVE.

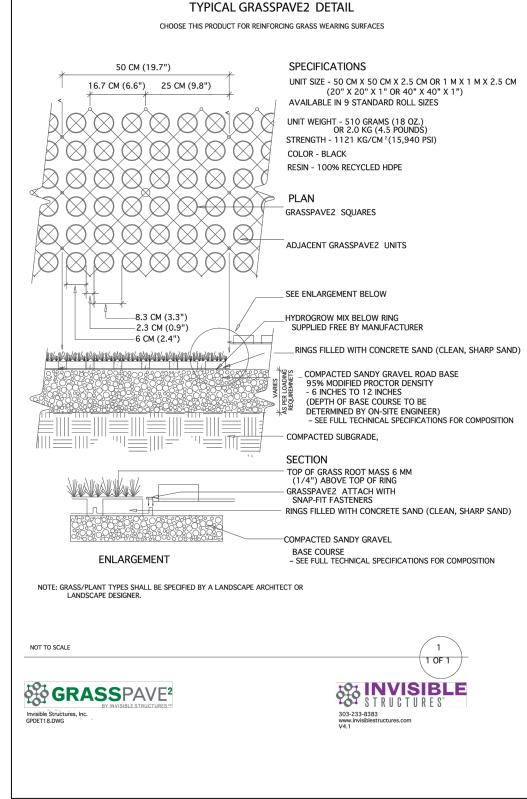
- ACTUAL ON-SITE CONDITIONS MAY PRECIPITATE A NEED TO REVISE THE PROJECTED SEQUENCING LISTED ABOVE.



CHANNEL DRAIN SYSTEM NOT TO SCALE

Revisions





ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON DATE TOWN WATER SUPERINTENDENT DATE TOWN ENGINEER DATE 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

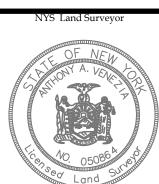


— 5120 Laura Lane **———**

---- W ----- PROP WATER -900 - FXIST, CONTOUR -900 - PROP CONTOUR — D — PROP DRAIN PROPERTY LINE — E — PROP ELECT — CENTERLINE — T — PROP TEL ─GAS── PROP GAS LP 🌣 LIGHT POLE 900.3 X SPOT GRADE D DRAIN MANHOLE CATCH BASIN SEWER MANHOLE ∛ WATER VALVE

- - - SILT FENCE

Date A HYDRANT



SITE PLAN Drawing Title:

NOT TO SCALE

ROBERT S. & SUSAN G. TAYLOR

3564 OTETIANA POINT

TOWN OF CANANDAIGUA STATE OF NEW YORK COUNTY OF ONTARIO

File# 20077 Scale N.T.S. Γ.m. # 98.19-1-3.000 Date: 05/05/2020 Sheet:

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