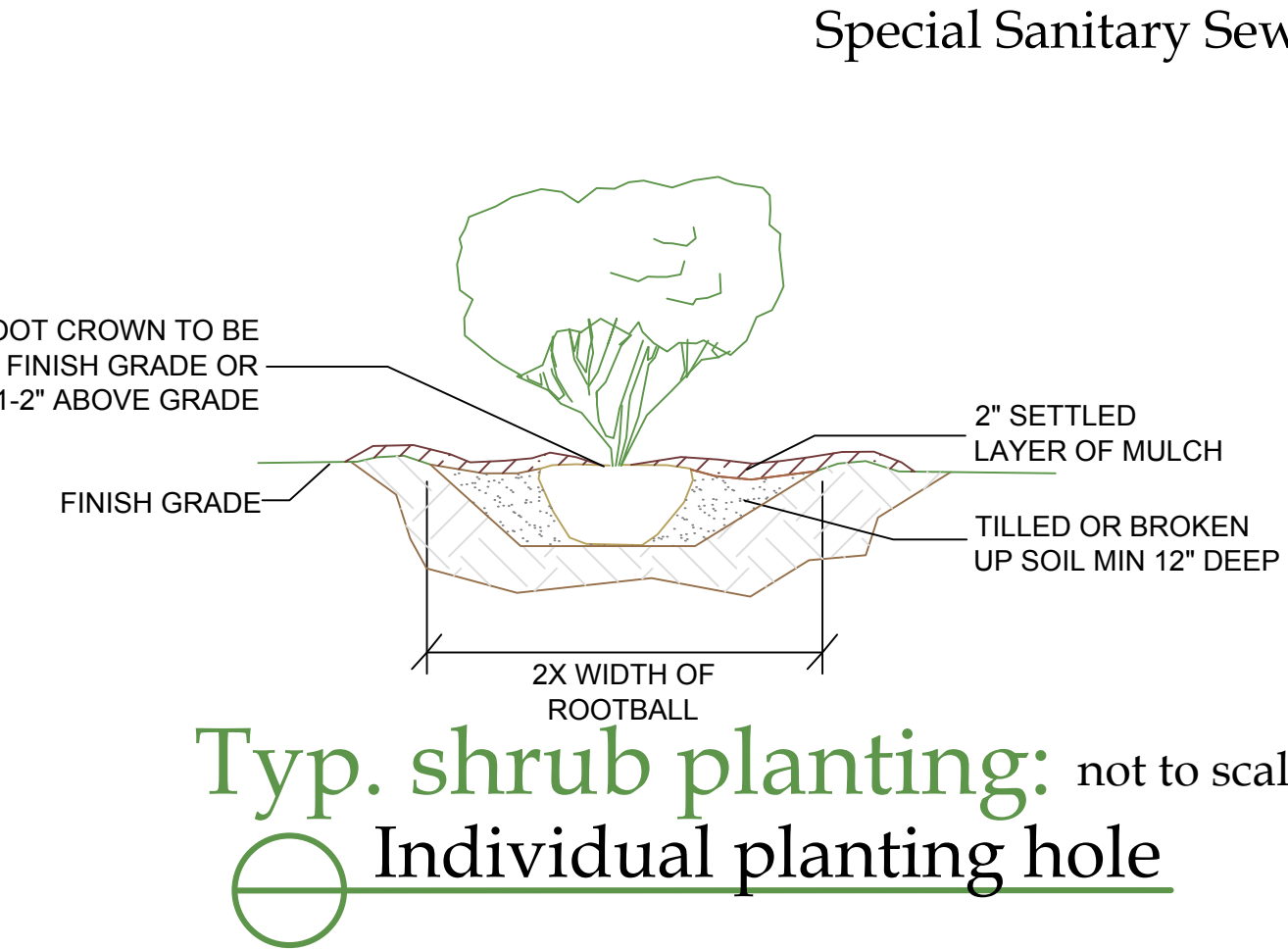


Zoning District LD- Residential Lake Dimensional Requirements			
	Required (Minimum)	Existing	Proposed
Lot Area	20,000 S	7,477 SF (existing)	7,477 SF (existing)
Setbacks			
Front	60'	13.4' garage	56'
Left Side	12'	3.8'	5.0'
Right Side	12'	11.7'	9.1'
Rear (lake)	60'	42'	41.1'
Lot Width	125'	35' Existing	35' Existing
Bldg. Coverage	15% MAX	19%	26.0%
Bldg. Height	25'	25'	25'



Special Sanitary Sewer notes:

Contractor to obtain a renovation permit from the Canandaigua Lake County Sewer District

Prior to Demolition of existing building, Contractor shall locate, disconnect and permanently cap existing building sewer at the road

Install new main line tap and street lateral in accordance with district specifications

Existing building sewer may be re-used for service to new building, only after inspection using a sewer line camera and a determination by the District Supervisor that the existing line is suitable for reconnection. Contractor shall perform pipeline inspection in the presence of a District representative at a cost to the District.

" 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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Vicinity Map N.T.S.

SPECIAL NOTES

All site drainage runoff produced by the proposed onsite improvements will not be directed towards the neighboring parcels or building foundations

All areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased.

Proposed Outdoor lighting will comply with the requirements of 220-77 of the Town Code

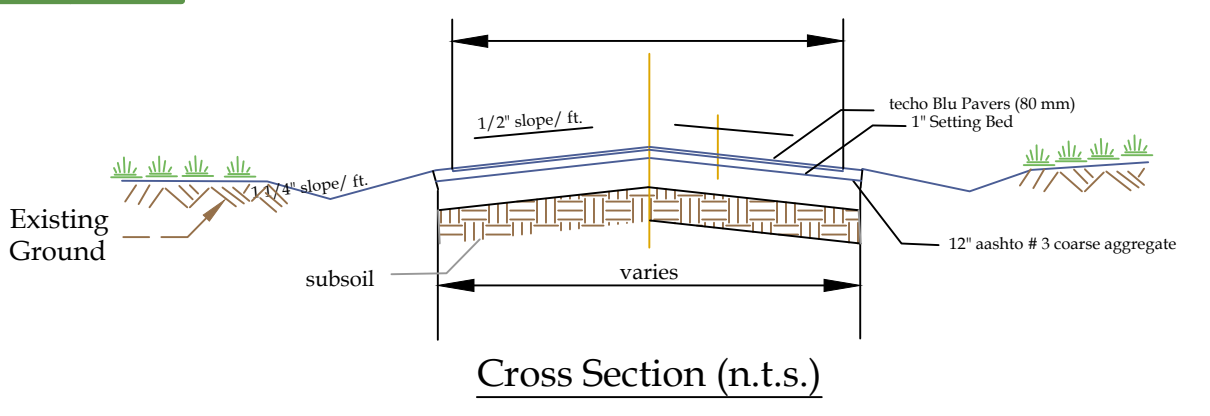
Note: there are no existing or proposed easements that affect the property

Flood Zone Info.

Fema Community Panel # 3605980020c  
Map revised March 3, 1997  
Lake Frontage located in zone AE  
Upland located in zone X  
Base Flood Elevation 692' (NAVD 1929)

No Excess Top Soil to be stored on site

Key Plant Materials #		
SP	Sap Maple	1
MG	Maiden Grasses	1
HYD	Hydragea	6
RB	River Birch	2



Erosion Control Construction Sequence

- All erosion and sedimentation control methods are required to be designed and installed in accordance with the latest edition of the New York State Standards and Specifications for Erosion and Sediment control.
- All erosion control measures shall be installed and inspected by the Town code Enforcement Officer or his/her representative prior to any permits being issued.
- Monitor silt accumulation and remove silt prior to excessive buildup, replace and repair fence if necessary.
- Finish grade and promote vegetation on all exposed areas as soon as practical.
- Remove erosion controls & cease monitoring only after approval has been granted by the Town of Canandaigua and/or their project representative.
- In addition to these measures, the contractor shall comply with whatever supplementary measures may be required to enhance or improve the control of erosion on this site, as ordered by the Town of Canandaigua and/or their project representative.
- The Contractor is to keep paved surfaces clean of mud and debris at all times.
- In the event there is a failure of an erosion control device, the contractor and owner are responsible to restore downstream areas at their expense.

Construction timeline = 4-8 months start to completion

Phase I	install erosion control measures	1 week
Phase II	tree removal and home demolition	1 week
Phase III	new home construction	7 months
Phase IV	landscaping	3 weeks

Property Owner/Developer  
Philip A. & Amanda J. Goliber  
3413 Poplar Beach Road  
Canandaigua N.Y. 14424

Planning Board Chairperson



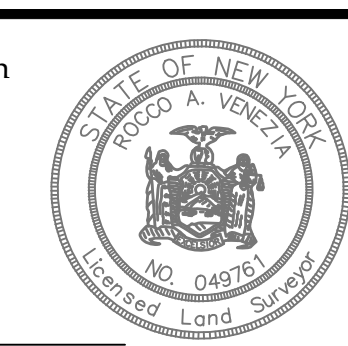
Legend

Revisions			
NO.	Date	Description	By
1	1/27/2014	address prc comments from 1/22/2014	R.V.
2	1/31/2014	address additional town comments	R.V.
3	3/18/2014	move building 1 foot north & revise variance requests	R.V.
4	8/18/2014	add landscaping notes & revise porch	R.V.
4	8/28/2014	Address PRC comments 8/27/2014	AAV
5	9/2/2014	Address Staff Comments 9/2/2014	R.V.

from pin or pipe found	P.K. nail found
Iron pin set	P.K. nail set
Drill hole	Concrete Monument
Utility pole	Benchmark
Utility lines	Utility lines
R.O.W. line	R.O.W. line
Property lines	Property lines
Centerline	Centerline

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on Jan. 16, 2014, from notes of an instrument survey performed on Dec. 2013.

Rocco A. Venezia  
License No. 049761 signed



Final Site Plan prepared for: Philip A. & Amanda J. Goliber

5/11/2016 address driveway change R.V.

Showing Land at 3414 Poplar Beach Road Town of Canandaigua

County of Ontario State of New York

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

File# 13276 Sheet 1 of 1 T.m. # 98.15-1-7.1 Scale 1"= 10'