

### 3 EROSION CONTROL

A-O N.T.S.

#### SITE PLAN NOTES:

1. GUTTERS & DOWNSPOUTS DRAIN TO ST. LASH BLOCKS & LEADERS. THE SURVEYED EROSION CONTROL MEASURES SHALL BE MAINTAINED ON THE SUBJECT PARCEL AND NOT ON ADJACENT PROPERTIES.
2. LANDSCAPING WILL CONSIST OF FINE GRADING AND SEEDING GRASS LAWS TO PROTECT THE TREES LABELED TO BE SAVED.
3. MUNICIPAL WATER SERVICE IS EXISTING TO HOUSE.
4. OUTDOOR LIGHTING WILL BE WALL MOUNTED ON THE HOUSE. FIXTURES WILL BE DARK SKY COMPLIANT. LANDSCAPE LIGHTING WILL BE LOW VOLTAGE ACCENT LIGHTING FOR WALKWAYS AND PATIO AREAS. ALL SITE LIGHTING SHALL BE COMPLIANT WITH THE TOWN CODE, CHAPTER 120, SECTION 11.
5. THE DESIGN OF THE ADDITION IS TO BE CONSISTENT WITH THE RECOMMENDATIONS OF THE SHORELINE DEVELOPMENT GUIDELINES ADOPTED BY THE TOWN ON MARCH 28, 2005.
6. NATURAL GAS SERVICE IS EXISTING. LOCATION SHOWN BASED ON FLAGGING BY UTILITY. ACTUAL LOCATION TO BE CONFIRMED IN THE FIELD. CONTRACTOR TO CONFIRM LOCATION/ROUTE OF ALL UTILITIES WITH THE PROVIDER PRIOR TO CONSTRUCTION.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PER THE REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
8. ALL SILT FENCING SHOULD BE INSTALLED PARALLEL WITH THE PROPERTY LINE. SILT FENCING SHALL BE PROVIDED ALONG SOUTH PROPERTY LINE FOR ANY DISTURBANCE RELATED TO EXCAVATION OF PORCH FOOTERS.
9. TOPOGRAPHY PROVIDED BY ROCCO & VENEZIA L.S. & C.E.
10. FEMA COMMUNITY PANEL # 04-01-1328A-360292 0025C REVISED MARCH 3, 1993. PROPERTY IS NOT IN ZONE AE. BASE FLOOD ELEV. = 6.52' 0".

10. EXCAVATION IS LIMITED TO (4) NEW PORCH FOOTINGS WHICH ARE WITHIN THE AREA OF THE SILT FENCING ALONG THE SOUTH PROPERTY LINE. NO RE-GRADING IS REQUIRED.
11. NO BLACKSILL OR TOP SOIL WILL BE STOCKPILED ON SITE.
12. SLOPE ON SITE IS LESS THAN 1%.
13. AREA OF DISTURBANCE IN TOWN OF CANANDAIGUA IS 6,400 SQ. FT.
14. COST OF SEDIMENTATION CONTROL WILL BE LESS THAN \$40,000.00.
15. THE TOWN OF CANANDAIGUA HAS REVIEWED THIS APPLICATION.

#### CONSTRUCTION SEQUENCE: WORK IS ANTICIPATED TO BEGIN IN SEPTEMBER 2017

1. EROSION AND SEDIMENT CONTROL MEASURES INSTALLED FIRST WEEK OF SEPTEMBER 2017.
2. EROSION CONTROL MEASURES INSPECTED BY TOWN CEO PRIOR TO BEGINNING OF ANY SEEDING.
3. BEGIN REMOVAL OF GARAGE PORCH ROOF AND 1ST FLOOR BEDROOM THIRD WEEK OF SEPTEMBER 2017.
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5. FRAMING/GENERAL CONSTRUCTION. END OF SEPTEMBER/OCTOBER.
6. RE-SEEDING EXISTING LAWN BY END OF OCTOBER.
7. FINISH EXTERIOR FINISHES. SCHEDULE NOTING ISSUED AN AS-BUILT SURVEY SHALL INCLUDE 3RD FLOOR ELEVATIONS TO CONFIRM COMPLIANCE WITH THE APPROVED FLOOR ELEVATIONS AND HEIGHT OF DWELLING FROM AVERAGE GRADE.
11. THE LAWN SHALL BE ESTABLISHED NOT LATER THAN NOV. 1ST 2017. BARRING DELAYS IN CONSTRUCTION.

#### UTILITIES:

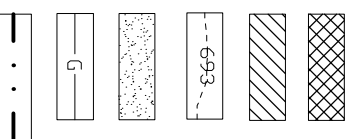
1. ALL UTILITIES WILL REMAIN IN PLACE.
1. NATURAL GAS.
2. OVERHEAD TELEPHONE AND ELECTRIC.
3. MUNICIPAL SEWER AND WATER SERVICE.

#### ZONING:

- ZONING DISTRICT IS R1D  
LOT SIZE BETWEEN 10,000 & 20,000  
FRONT SETBACK - 35'  
SIDE SETBACK - 10'  
REAR SETBACK - 30'  
BUILDING HEIGHT - 25' MAX.  
LOT AREA = 16,523 S.F.  
MAX. BUILDING COVERAGE = 20% = 3,305 S.F.  
EXISTING = 2,696 S.F.  
PROPOSED BUILDING COVERAGE = 2,696 S.F. + 48 S.F. = 2,694 S.F. = 16.2%  
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EXISTING HOUSE = 2,356 S.F.  
EXISTING DECK = 280 S.F.  
EXISTING SIDEWALK = 154 S.F.  
EXISTING DRIVEWAY = 1,031 S.F.  
EXISTING TOTAL = 3,821 S.F.  
ALLOWABLE = 4,951 - 3,821 = 1,130 S.F.  
PROPOSED PORCH EXTENSION = 48 S.F.  
PROPOSED GARAGE = 528 S.F.  
PROPOSED SIDEWALK = 176 S.F.  
REMOVED SIDEWALK = 154 S.F.  
TOTAL NET = 948 S.F.  
PROPOSED LOT COVERAGE = 3,821 S.F. + 548 S.F. = 4,444 S.F. = 26.7%  
SURVEY INFORMATION PROVIDED BY ROCCO & VENEZIA L.S. & C.E.

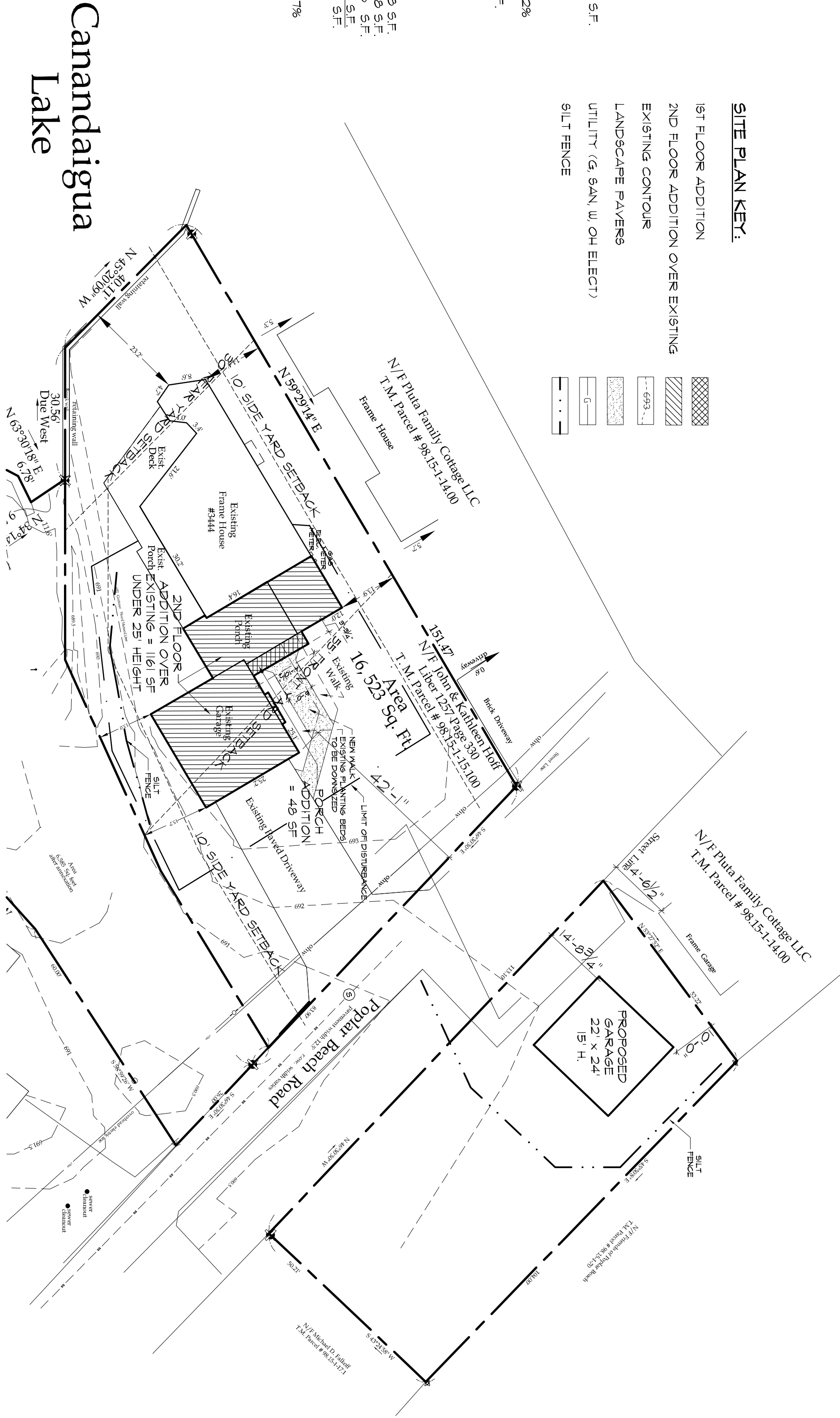
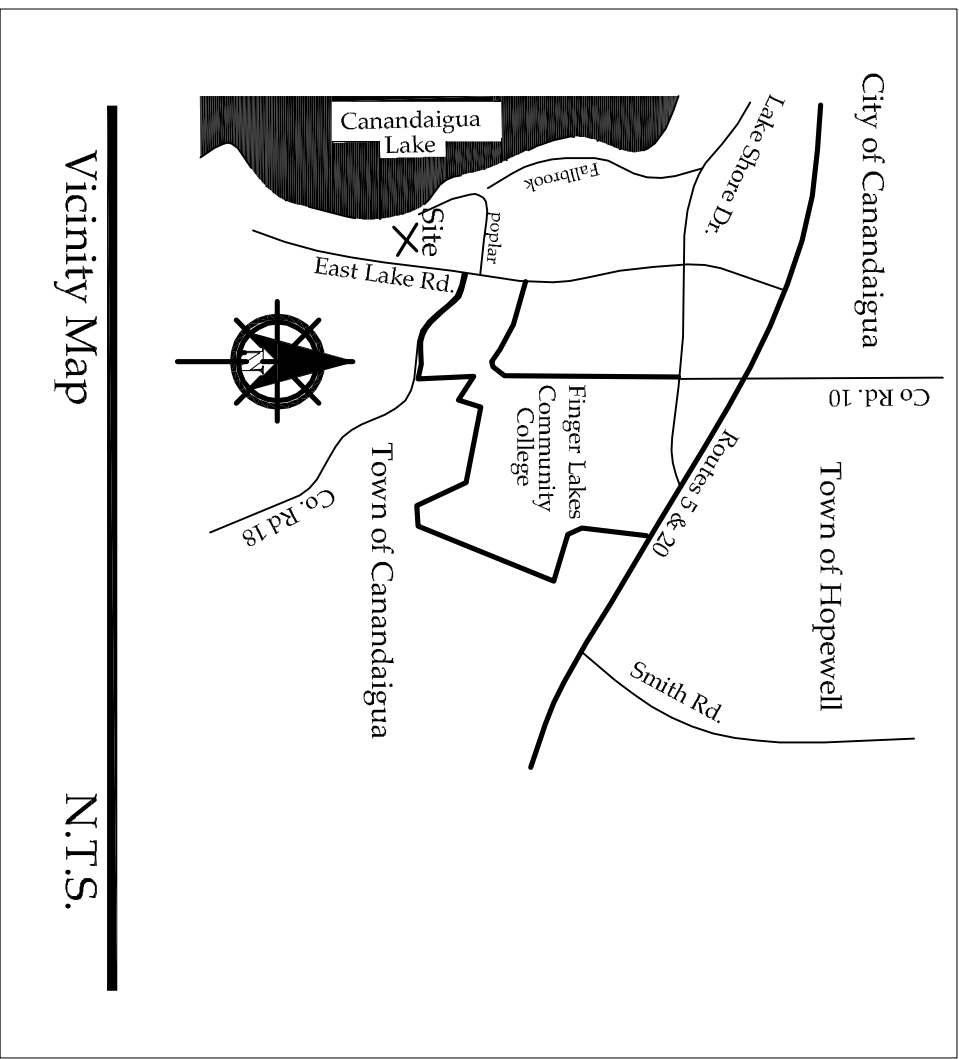
#### SITE PLAN KEY:

- 1ST FLOOR ADDITION  
2ND FLOOR ADDITION OVER EXISTING  
EXISTING CONTOUR  
LANDSCAPE PAVERS  
UTILITY (G. SAN. W. OH. ELECT.)  
SILT FENCE



# Hoff Residence

## Town of CANANDAIGUA, NY



TOWN WATER & HIGHWAY SUPERINTENDENT DATE

PLANNING BOARD CHAIRPERSON TOWN OF CANANDAIGUA DATE

TOWN ENGINEER DATE

Title:		Project No.		John and Kathy		DESIGN WORKS		REVISIONS	
Construction Document		1632		HOFF RESIDENCE		ARCHITECTURE		No.	Date
PRELIMINARY/FINAL		Date: 06-23-17						Description	
SITE PLAN		Scale: AS NOTED							
A-O.0		Drawn by: T.M.		3444 Poplar Beach Road		♦ ♦ ♦			
		Checked by: CBS		Town of Canandaigua		© North Main Street, Suite 104 :: Fairport, New York 14450			
				Ontario County, New York		Phone: 585-377-9001 :: www.newdesignworks.com			
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