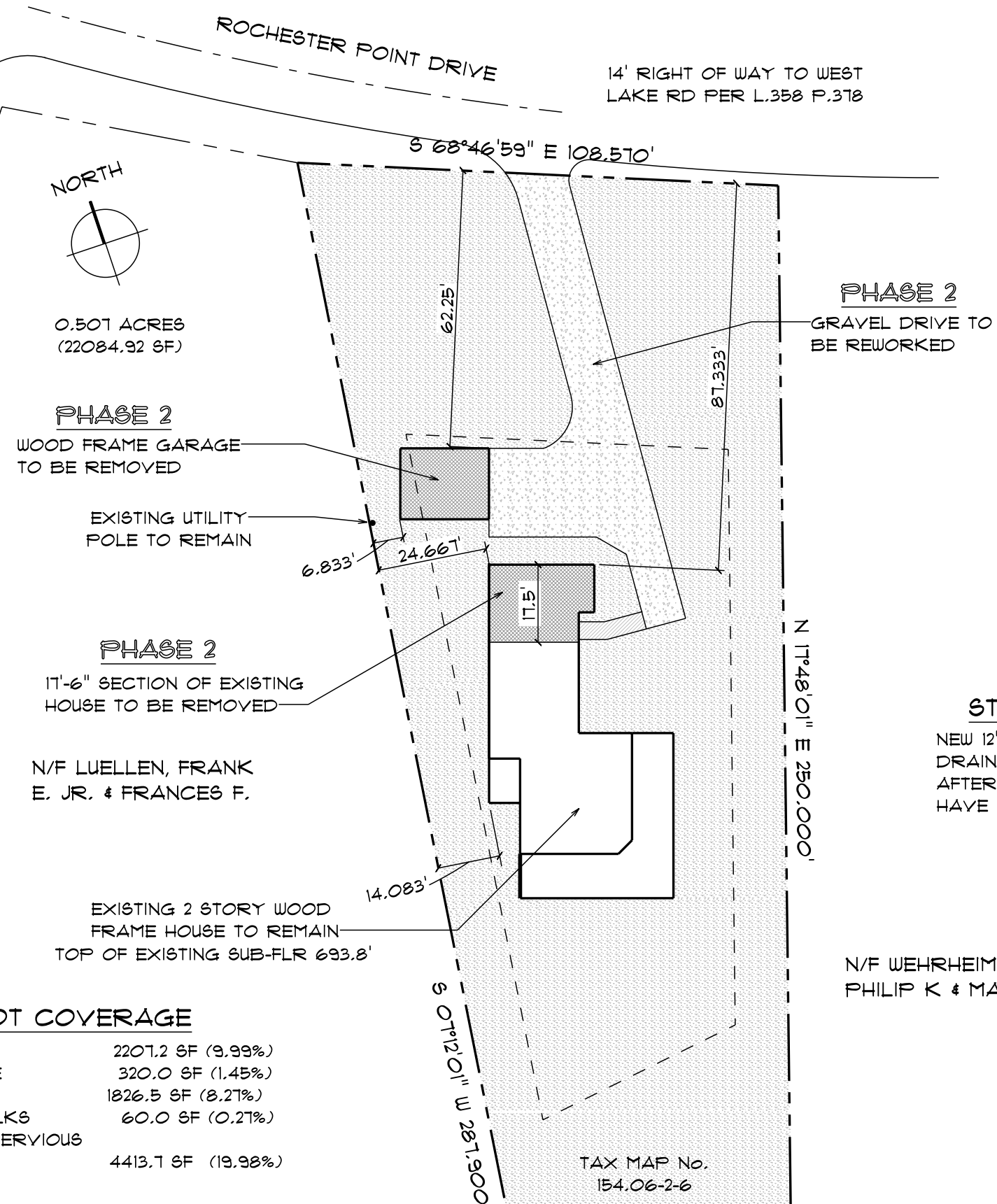
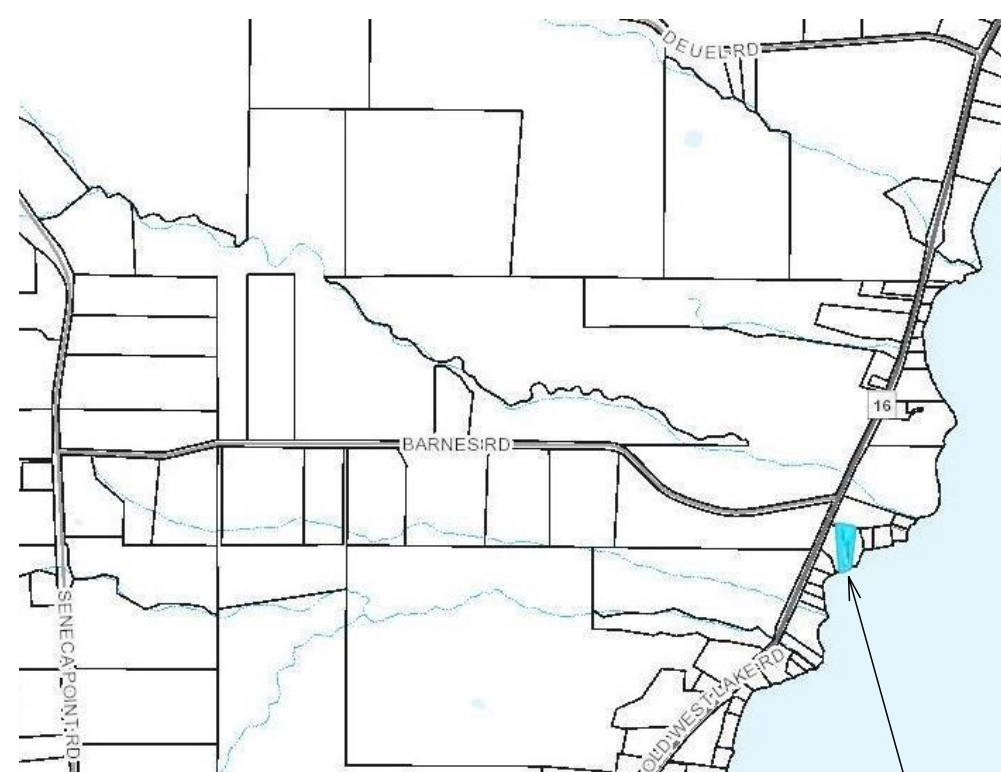


PLANNING BOARD CHAIRPERSON	DATE	FIRE DEPARTMENT	DATE
BUILDING DEPARTMENT	DATE	TOWN ENGINEER	DATE
WATER DEPARTMENT	DATE	HIGHWAY DEPARTMENT	DATE



PERMANENT DOCK LOT COVERAGE NUMBERS ARE NOT LISTED  
DUE TO THE DOCK NOT BEING WITHIN SURVEYED LOT LINES



## LOCATION MAP

5497 ROCHESTER POINT DR  
(SITE LOCATION)



## EXISTING SITE CONDITIONS

INFORMATION TAKEN FROM SURVEY MAP PREPARED BY  
FREELAND-PARRINELLO LAND SURVEYORS DATED JANUARY 25th, 2018



NEW 12" WIDE BY 24" DEEP GRAVEL FILTER  
DRAIN AT A 1% PITCH TOWARDS LAKE. INSTALL  
AFTER ALL AREAS CONTRIBUTING DRAINAGE  
HAVE BEEN STABILIZED w/ GRASS OR STONE

## PHASE 2

1 1/2 STORY WOOD FRAME-  
GARAGE ADDITION  
TOP OF GARAGE SLAB 692.5'

EXISTING UTILITY POLE TO SUPPLY UNDERGROUND  
ELECTRIC, TELEPHONE, AND CABLE

## PHASE I

WOOD FRAME ENCLOSED  
PORCH AREA

EXISTING 2 STORY WOOD  
FRAME HOUSE TO REMAIN  
TOP OF EXISTING SUB-FLR @ 93.8'

N/F LUELLEN, FRANK  
E. JR. & FRANCES F.

## VEGETATIVE LAND COVERING

ALL EXISTING TREES AND SHRUBS TO  
REMAIN AS IS. NO VEGETATION, OTHER  
THAN GRASS WILL BE DISTURBED

## RLD ZONING REQUIREMENTS

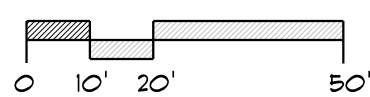
FOR LOTS GREATER THAN 20,000 SF

FRONT SETBACK 60' (MIN)

SIDE SETBACK 12' (MIN)

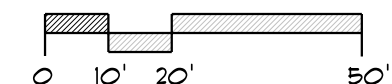
REAR SETBACK 60' (MIN)

MAX. BLDG. COVERAGE NOT TO EXCEED 15%  
MAX. LOT COVERAGE NOT TO EXCEED 25%



# SITE PLAN

PROPOSED SITE CONDITIONS

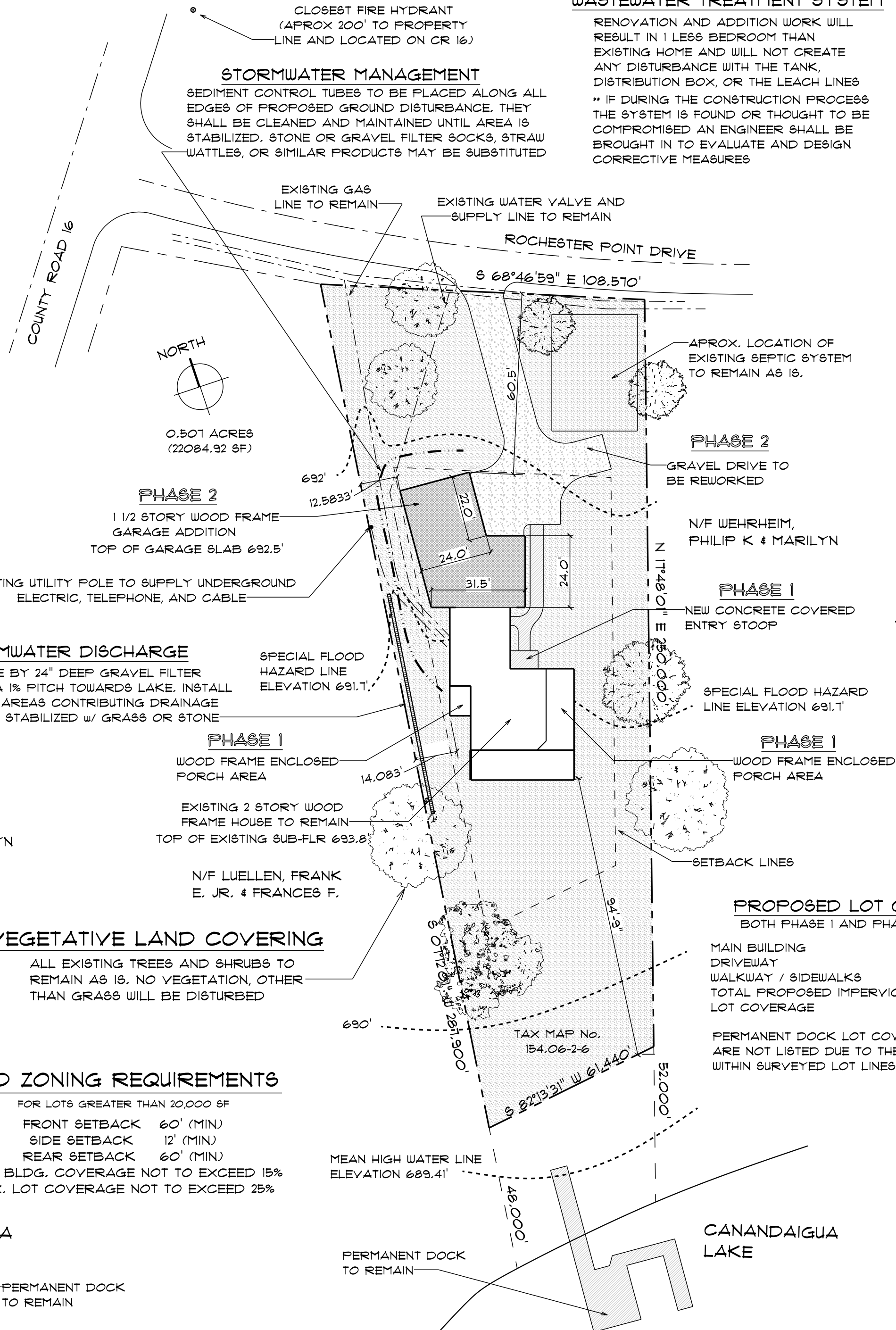


### LEGEND

- 

## WASTEWATER TREATMENT SYSTEM



RENOVATION AND ADDITION WORK WILL  
RESULT IN 1 LESS BEDROOM THAN  
EXISTING HOME AND WILL NOT CREATE  
ANY DISTURBANCE WITH THE TANK,  
DISTRIBUTION BOX, OR THE LEACH LINES  
“ IF DURING THE CONSTRUCTION PROCESS  
THE SYSTEM IS FOUND OR THOUGHT TO BE  
COMPROMISED AN ENGINEER SHALL BE  
BROUGHT IN TO EVALUATE AND DESIGN  
CORRECTIVE MEASURES



PROPOSED LOT COVERAGE  
BOTH PHASE 1 AND PHASE 2 TOGETHER

MAIN BUILDING	3100.0 SF (14.03%)
DRIVEWAY	1798.4 SF (8.14%)
WALKWAY / SIDEWALKS	251.4 SF (1.14%)
TOTAL PROPOSED IMPERVIOUS LOT COVERAGE	5199.8 SF (23.32%)

PERMANENT DOCK LOT COVERAGE NUMBERS  
ARE NOT LISTED DUE TO THE DOCK NOT BEING  
WITHIN SURVEYED LOT LINES

<h1>CLEAR Y ADDITION</h1> <p>5491 ROCHESTER POINT RD CANANDAIGUA, NY 14424</p> <p>DRAFTING SERVICES AND CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED AND PROVIDED BY: <b>MIKE GULLACE</b> 585-261-2596</p>	DATE	2/14/2018
	DRAWN BY	MGG
	CHECKED BY	AKH
	REV.	
	REV.	
SHEET No.		  <b>13-1</b> OF 2