

## LOCATION MAP

NOT TO SCALE

### MAP REFERENCE:

- PLAN OF LAND OF MARTHA S. GEHERIN & DAVID C. & AMELIA KELLER  
BEING LOT 2 OF LOTS OF HERMAN L. STEFFEN AND OTHER LANDS AND BEING IN THE TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
DAVID A. FREELAND  
MAP#91-176  
MAY 28, 1991
- TOPOGRAPHIC SURVEY OF LANDS OF ANTHONY M. KOSCUMB TOWN OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
FREELAND-PARRINELLO LAND SURVEYORS  
DECEMBER 16, 2017  
MAP#91-176T

### UTILITY NOTES:

- CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SERVICE AND COORDINATE ALL WORK W/ UTILITY PROVIDERS. RELOCATE WATER AND SANITARY PIPING AS REQUIRED.
- ELEC SERVICE AND COMMUNICATION SHALL MEET CURRENT NATIONAL ELECTRIC CODE.

### SITE NOTES:

- ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT W/ CUT-OFF TO PROHIBIT SHEDDING OF LIGHT ON TO OTHER PROPERTIES.
- THE CONSTRUCTION SITE IS NOT WITHIN 100' OF A WETLAND AS DELINEATED BY NYS DEC. THERE ARE NOT NYS DEC DELINEATED OR APPARENT WETLANDS ON THE PROPERTY AS SHOWN.
- THE CONSTRUCTION SITE IS WITHIN A 100-YEAR FLOODPLAIN AS DELINEATED BY FEMA MAP#360598 0202C DATED MARCH 3, 1997.
- NYS SPDES PERMIT IS NOT REQUIRED FOR THESE CONSTRUCTION ACTIVITIES. DISTURBANCE SHALL BE LESS THAN ONE ACRE. IF THE CONTRACTOR OR OWNER AT ANY TIME PLAN DISTURB GREATER THAN AN ACRE THE ENGINEER SHALL BE NOTIFIED.

### LOT COVERAGE INFO:

TOTAL LOT AREA INCLUDING R.O.W.: 0.29 AC = 12,632.40 SF

EXISTING:  
BUILDING: 1,081 SF  
DRIVEWAY & WALKS: 2,308.70 SF  
TOTAL IMPERVIOUS: 4,300.64 SF  
TOTAL % COVERAGE: 34.03%

PROPOSED:  
BUILDING: 293.81 SF  
TOTAL NEW IMPERVIOUS: 4,594.45 SF  
TOTAL PROPOSED LOT COVERAGE: 36.37%

### LANDSCAPE AREAS NOTES:

- PLANT AROUND FOUNDATION/BUILDING W/ LOW NATIVE SHRUBS LIKE CREEPING JUNIPER, BAYBERRY AND PERENNIAL FLOWERING PLANTS LIKE IRIS, DAYLILIES AND TULIPS.
- APPLY LANDSCAPE FABRIC AND MAINTAIN 4" OF HARDWOOD MULCH.
- PROVIDE RANDOM LARGE ROUND STONE COBBLES THROUGH LANDSCAPED AREA.

### VARIANCES REQUIRED:

- FRONT SETBACK OF 52.7' WHEN 60' IS REQUIRED. REQUESTING 7.3' FRONT SETBACK VARIANCE.

### CONSTRUCTION SEQUENCE:

- INSTALL TEMPORARY EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO: SILT FENCE, STABILIZED ENTRANCES, ETC.
- THE CONTRACTOR SHALL SELECTIVELY REMOVE VEGETATION AND ROOTS AS REQUIRED.
- PLACE SILT FENCE FOR STOCKPILE AREA
- STRIP TOPSOIL.
- CONSTRUCT BUILDING AND INSTALL UTILITIES
- MAINTAIN EROSION CONTROL PRACTICES AS NECESSARY. IF ADDITIONAL MEASURE ARE REQUIRED THESE SHALL BE PROVIDED AT THE EXPENSE OF THE OWNER OR CONTRACTOR.
- IN THE EVENT THERE IS A SEDIMENT DISCHARGE OR FAILURE THE CONTRACTOR OR OWNER SHALL BE RESPONSIBLE FOR RESTORATION.
- FINAL GRADE SEED AND MULCH DISTURBED AREAS AS SOON AS POSSIBLE.
- INSTALL DRY SWALE AFTER AREAS CONTRIBUTING DRAINAGE ARE STABILIZED.
- REMOVE TEMPORARY EROSION CONTROLS AFTER AREAS ARE STABILIZED WITH VEGETATION, STONE OR ASPHALT.

### PHOSPHORUS NOTES:

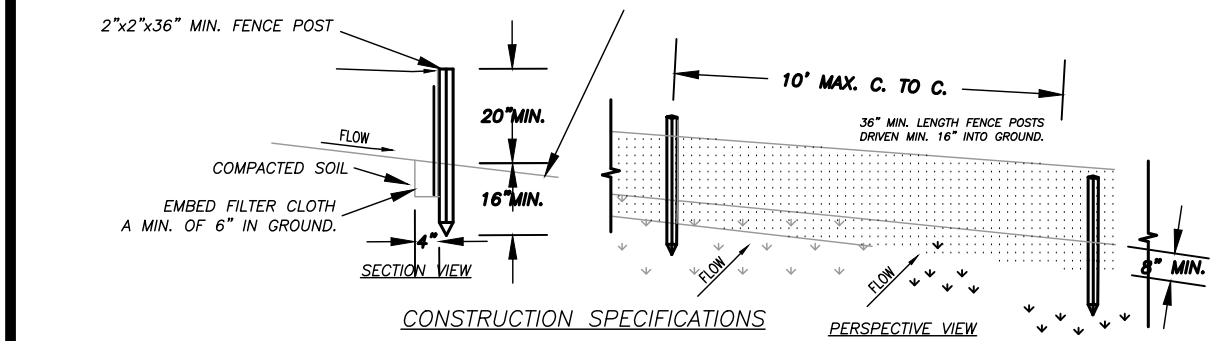
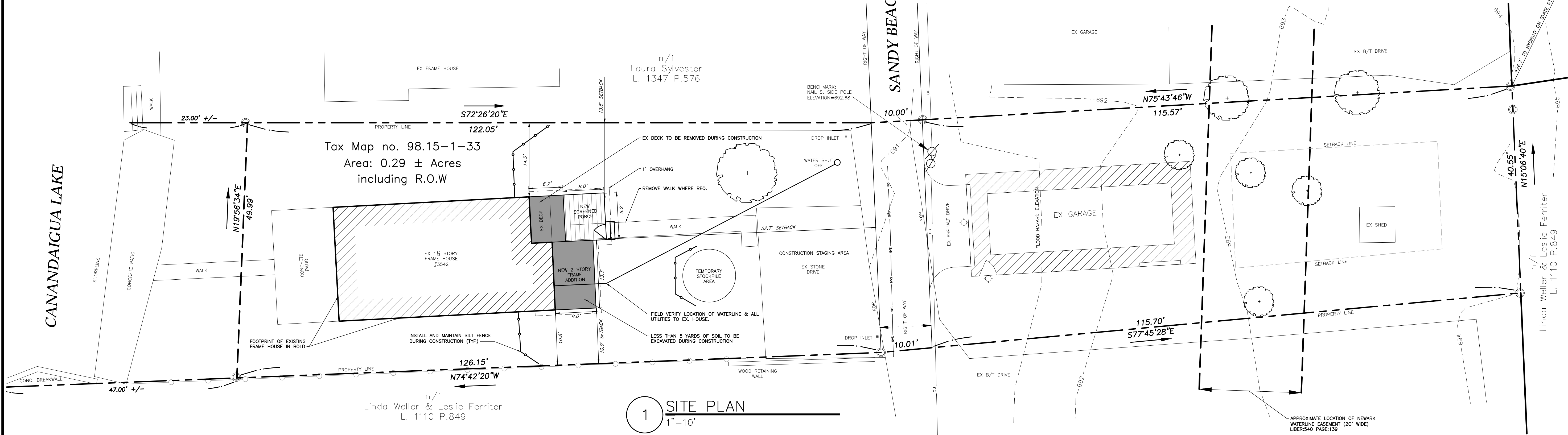
- NO PHOSPHOROUS SHALL BE USED FOR FERTILIZER, SOIL AUGMENTATION, ETC. UNLESS SOIL TESTS BY A HORTICULTURAL LABORATORY SPECIFICALLY INDICATE REQUIREMENTS FOR PLANT GROWTH. IF PHOSPHORUS IS REQUIRED IT SHALL BE APPLIED AT THE MINIMUM.

### GENERAL NOTES:

- THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND PROPERTY MARKERS. IT IS THE NYS LAW TO CALL NYS DIG SAFE FOR UFPO (811) PRIOR TO ANY EXCAVATION.
- THE ROADWAY SHALL BE KEPT FREE OF DEBRIS DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY CONTROL DEVICES, SUCH DEVICES (BARRICADES, FENCING, ETC.) SHALL BE IMPLEMENTED TO MINIMIZE RISK OF INJURY TO PEDESTRIANS AND WORKERS. CONSTRUCTION ACTIVITY SHALL BE CONDUCTED WITHIN COMPLIANCE WITH OSHA GUIDELINES.
- PLANS ARE GRAPHIC REPRESENTATIONS OF WORK TO BE PERFORMED. THESE PLANS ARE TO INTENDED TO CONVEY ENGINEERING INFORMATION ONLY.
- CONTRACTOR TO VERIFY ALL PROPERTY LINES, LOCATIONS, GRADES AND INVERTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
- ALL SPECIFIED MATERIALS ARE TO BE INSTALLED AS PER MANUFACTURES RECOMMENDATIONS OR INDUSTRY STANDARD.
- ENGINEER DOES NOT HOLD ANY LIABILITY FOR SYSTEM FAILURE, ANY SYSTEM MODIFICATIONS OR DEVIATIONS FROM THE APPROVED PLANS, NYS BUILDING CODES, AND/OR LOCAL REGULATIONS REQUIRED BY SITE CONSTRAINTS, UNFORESEEN CONDITIONS OR GOVERNING AUTHORITIES WILL BE DONE AT THE RISK OF THE CLIENT.
- ALL CONSTRUCTION SHALL COMPLY WITH CURRENT NYS AND LOCAL BUILDING CODES AS WELL AS NATIONAL ELECTRIC CODE.
- ELEVATION DATUM: NAVD29

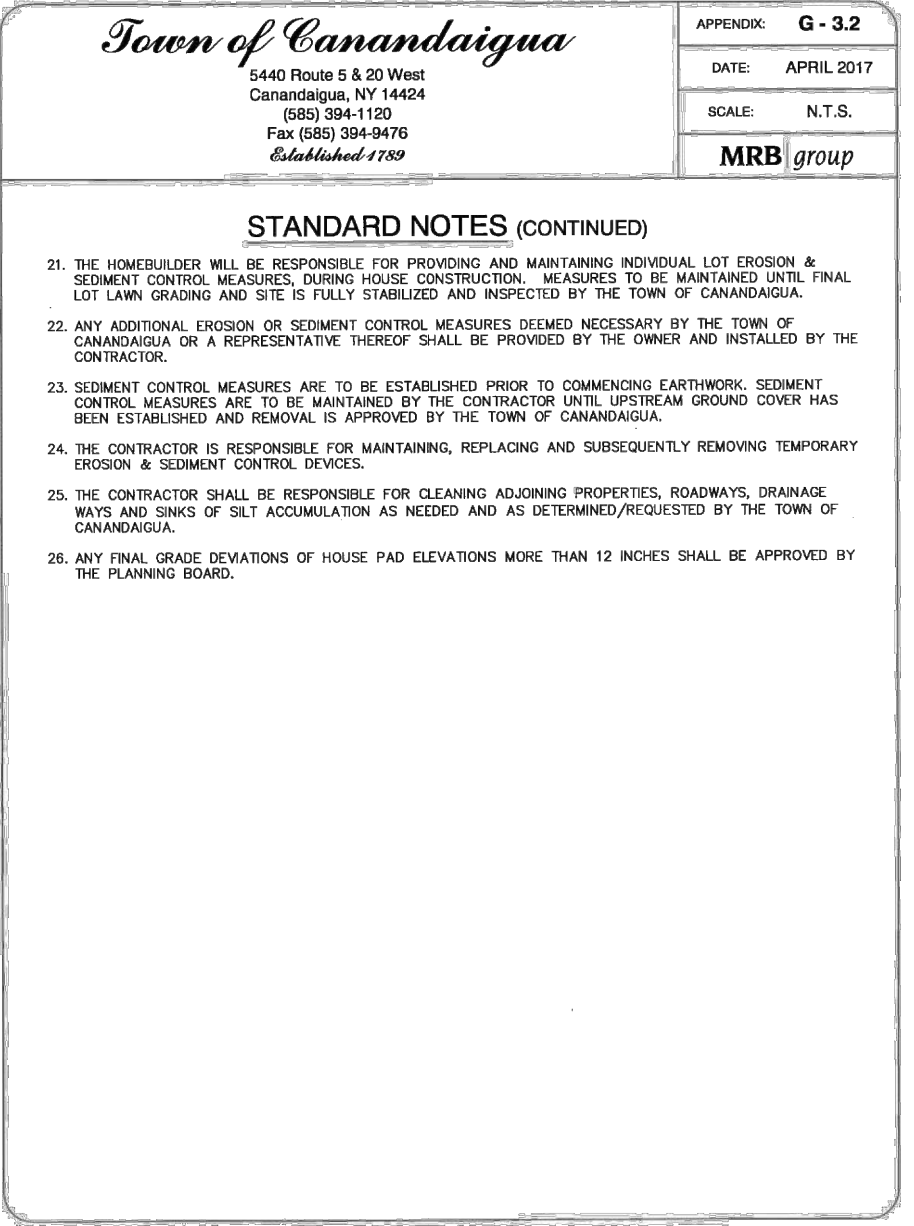
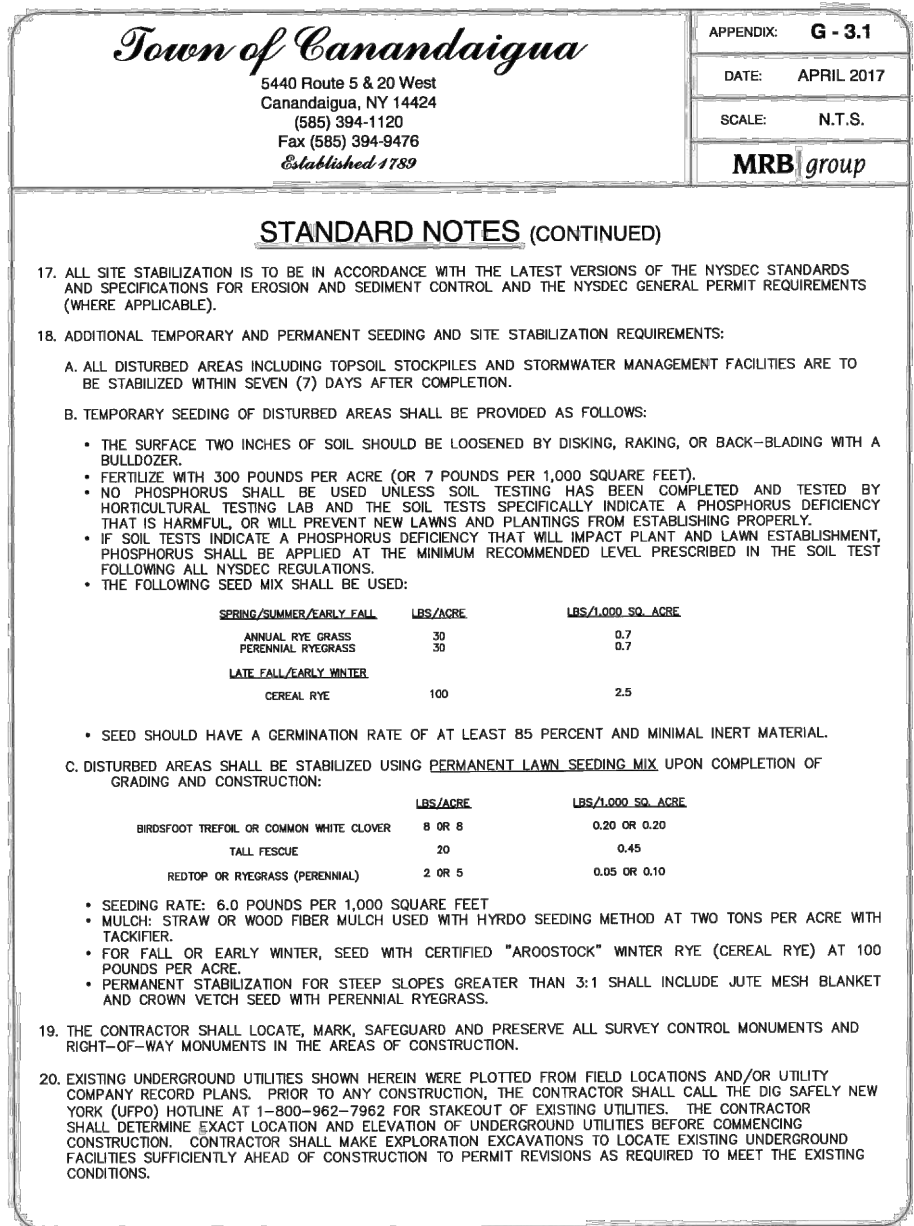
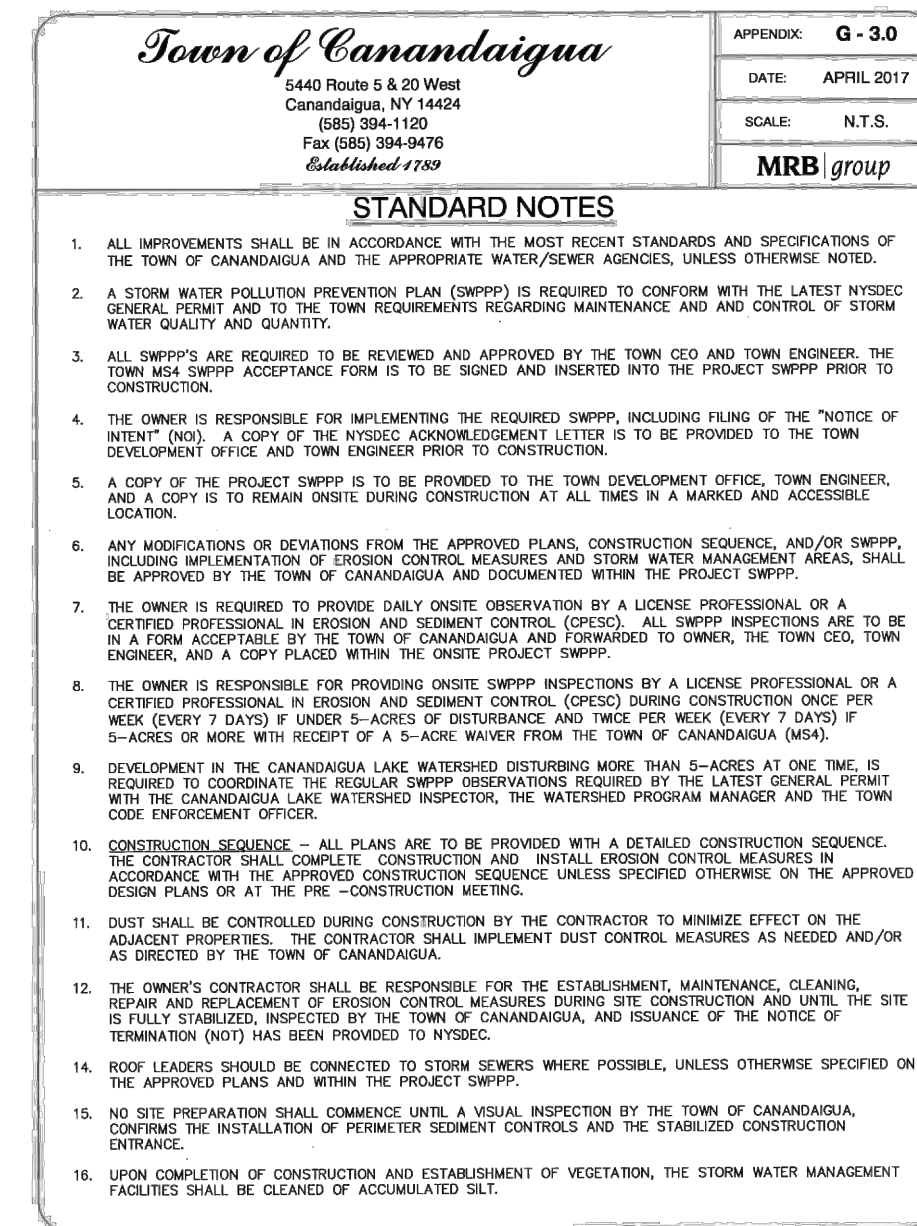
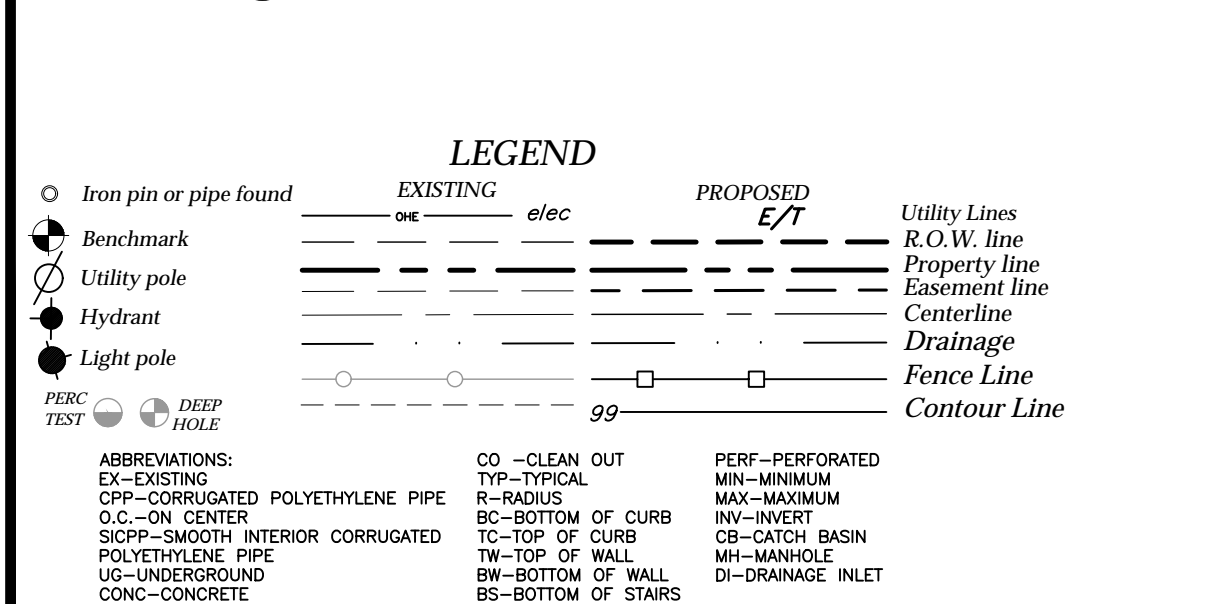
BULK TABLE		
ZONING/USE - PRINCIPAL	PROPOSED	REQUIRED
RESIDENCE: ADDITION	52.7'	R/LD
FRONT SETBACK	7.3' VARIANCE REQ.	60'
SIDE SETBACK	10.0'	10'
REAR SETBACK	N/A	15'
BUILDING HEIGHT	23.5'	16'
LOT COVERAGE	36.37%	40%

PLANNING BOARD CHAIRMAN	DATE
TOWN ENGINEER	DATE
WATER SUPERINTENDENT	DATE



- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO POSTS WITH STAPLES.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MESH# 100X, STABILINA 1140X, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOTAB, ENVIRONMENT, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

## 2 TYPICAL SILT FENCE DETAIL



REVISIONS AND APPROVALS		DESCRIPTION OF REVISION OR APPROVAL	BY
NO.	DATE		
1	11/20/18	TOWN OF CANANDAIGUA	KRB

SITE PLANS PREPARED FOR:  
**ANTHONY KOSCUMB-RESIDENCE ADDITION**  
SHOWING LAND IN:  
**3542 SANDY BEACH DRIVE**  
**TOWN OF CANANDAIGUA**

DRAWN BY:	KRB
DESIGNED BY:	BAM
CHECKED BY:	BAM
SCALE:	AS NOTED
JOB NO:	17-126
DATE:	11/15/2018
TAX MAP#:	98.15-1-33.000

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