

ONE STAGE(PRELIMINARY/FINAL) SITE PLAN SET  
FOR  
HML PROPERTIES, LLC  
5131 SILVERNAIL DRIVE  
TOWN OF CANANDAIGUA  
ONTARIO COUNTY -- STATE OF NEW YORK



AERIAL LOCUS  
NOT TO SCALE

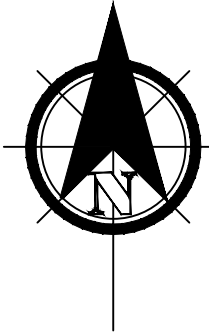
SHEET INDEX:

C-0	COVER SHEET
EXT-1	EXISTING CONDITIONS
C-1	SITE PLAN
C-2	SLOPE ANALYSIS
D-1	SITE DETAILS

ZONING CHART

TOWN OF CANANDAIGUA  
ZONING DISTRICT: SOUTHERN CORRIDOR RESIDENTIAL (SCR-1)

	REQUIRED	EXISTING	PROVIDED
MIN LOT AREA (AREA TO ROW)	1 ACRE	10.138 ACRES	NO CHANGE
MIN LOT WIDTH	125'	30.0' FLAG LOT	NO CHANGE
MIN FRONT YARD SETBACK	60'	N/A	N/A
MIN SIDE YARD SETBACK	25'	N/A	53.9'
MIN REAR YARD SETBACK	40'	N/A	530'
MAX BUILDING HEIGHT	35 FT	N/A	MAX 35 FT
MAX BUILDING COVERAGE	20%	N/A	1%
SITE DISTURBANCE	193,382 SF (4.4 ACRES)		



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. THIS SITE DOES NOT FALL WITHIN ANY FEMA SPECIAL FLOOD HAZARD ZONES, THE SITE IS LOCATED IN ZONE X, PER C.P. #360598 0015 C MAP REVISED MARCH 3, 1997.
4. NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
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.THIS PROPERTY MAY BE NEAR A FARM, AS DEFINED IN THE NEW YORK STATE AGRICULTURE AND MARKETS LAW, § 301, SUBSECTION 11. SOUND FARMING PRACTICES MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION."

ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
HIGHWAY & WATER SUPERINTENDENT	DATE

NOTE:  
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

" 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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100 WYMAN ROAD, BRAintree MA  
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781.817.6120

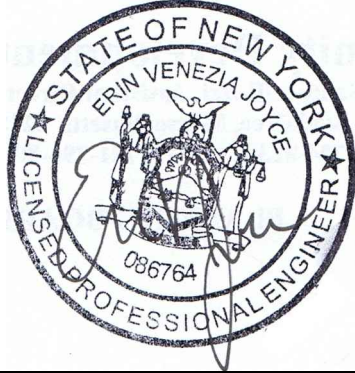


5120 Laura Lane

Legend

✗ Iron pin or pipe found	▲ P.K. nail found
✗ Iron pin set	▲ P.K. nail set
● Drill hole	■ Concrete Monument
○ Utility pole	⬤ Benchmark
— E/T	— Utility lines
— E/T	— R.O.W. line
—	— Property lines

PER SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW IT IS A VIOLATION FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF A DOCUMENT BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



Revisions

NO.	Date	Description	By
1.	2/7/20	Additional Disturbance and Plantings Shown	B.G.
2.	6/2/20	Add Landscaping Sketch details to Plat	AAV
3	3/10/23	Issued for Town Review and Approval	esj



Drawing Title:

SITE PLAN

HML PROPERTIES, LLC

5131 Silvernail Drive

Town of Canandaigua

County of Ontario

State of New York

(585)396-3267

Fax No. (585) 396-0131

E-mail rocco@veneziasurvey.com

File# 19030

Scale N.T.S.

T.m. # 112.02-4-25.152

Date: 02/06/2023

Sheet:

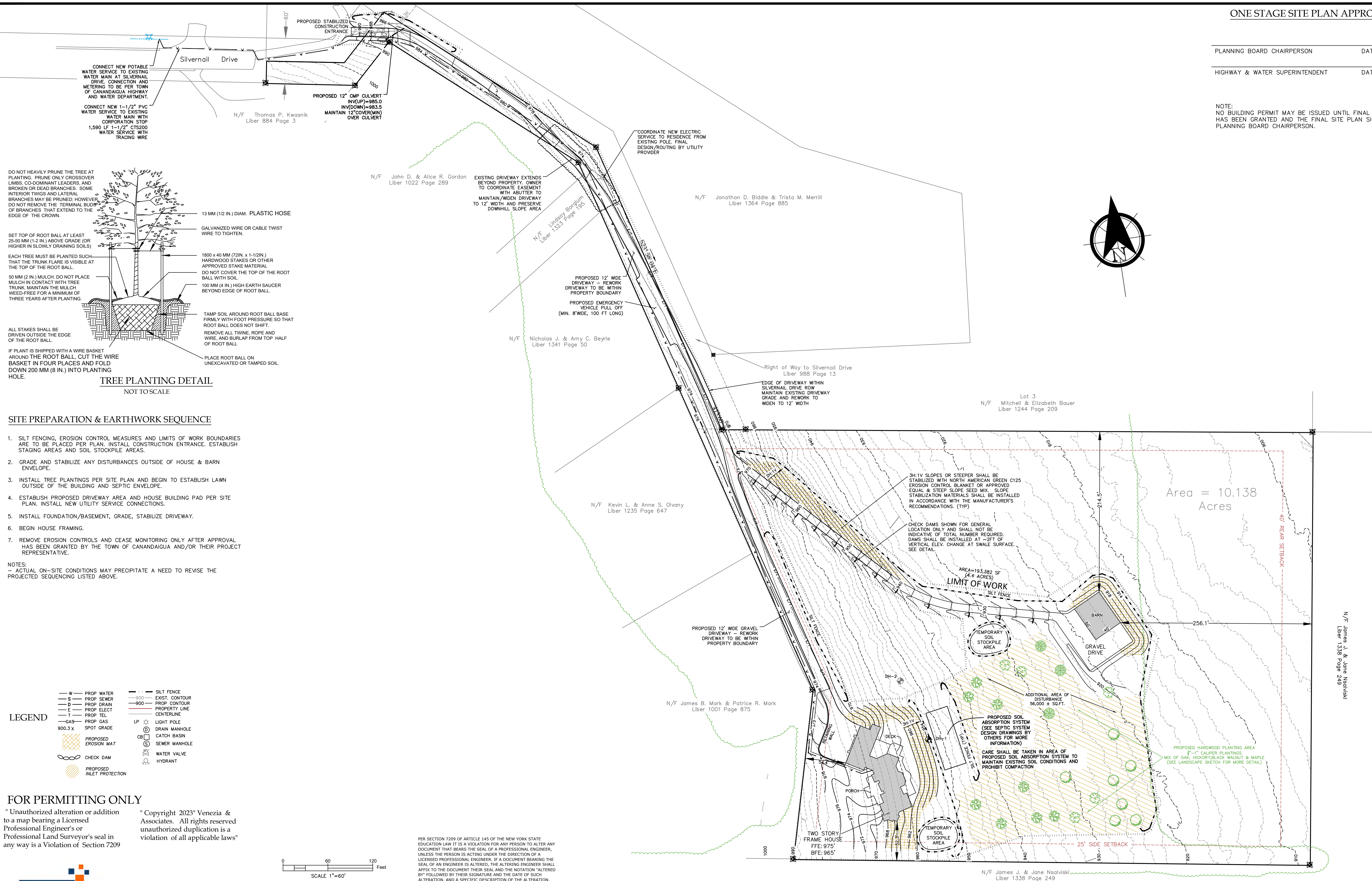
C-0



## ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
HIGHWAY & WATER SUPERINTENDENT	DATE

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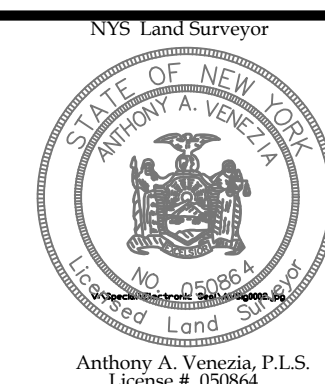
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1.	2/2/20	Additional Disturbance and Plantings Shown	B.G.
2.	6/2/20	Add Landscaping Sketch details to Plat	AAV
3	3/10/23	Issued for Town Review and Approval	evj



Drawing Title:

## SITE PLAN

HML PROPERTIES, LLC

5131 Silvernail Drive  
Town of Canandaigua  
County of Ontario State of New York

File# 19030
Scale 1"=60'
T.m. # 112.02-4-25.152
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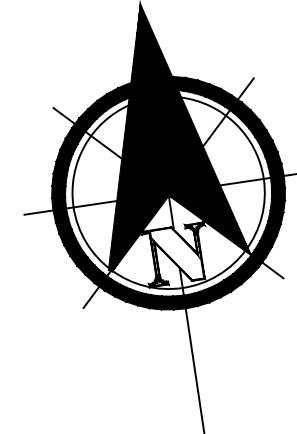
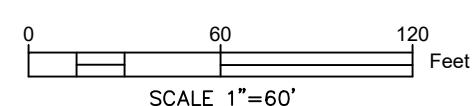
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Legend

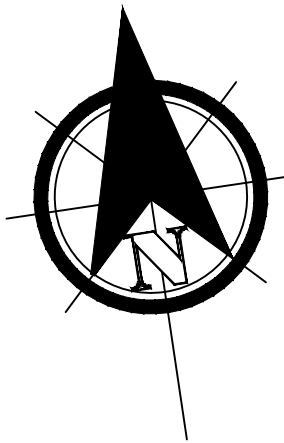




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HIGHWAY & WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

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Slopes Table						
Number	Minimum Slope	Maximum Slope	Color	Area Sq Ft	Percentage	Area Disturbed Sq Ft
1	0.0%	15.0%		332,054	75.2%	71,933
2	15.0%	25.0%		71,974	16.3%	34,064
3	25.0%	40.0%		37,621	8.5%	12,603
4	40.0%	100.0%		0	0.0%	0

Lot 3  
N/F Mitchell & Elizabeth Bauer  
Liber 1244 Page 209

Area = 10.138  
Acres

3H:1V SLOPES OR STEEPER SHALL BE  
STABILIZED WITH NORTH AMERICAN GREEN C125  
EROSION CONTROL BLANKET OR APPROVED  
EQUAL & STEEP SLOPE SEED MIX. SLOPE  
STABILIZATION MATERIALS SHALL BE INSTALLED  
IN ACCORDANCE WITH THE MANUFACTURER'S  
RECOMMENDATIONS. (TYP)

CHECK DAMS SHOWN FOR GENERAL  
LOCATION ONLY AND SHALL NOT BE  
INDICATIVE OF TOTAL NUMBER REQUIRED.  
DAMS SHALL BE INSTALLED AT ~2FT OF  
VERTICAL ELEV. CHANGE AT SWALE SURFACE.  
SEE DETAIL.

AREA=193,382 SF  
(4.4 ACRES)

LIMIT OF WORK

SILT FENCE

TEMPORARY  
SOIL  
STOCKPILE  
AREA

ADDITIONAL AREA OF  
DISTURBANCE  
56,000 ± SQ.FT.

PROPOSED HARDWOOD PLANTING AREA  
3"-1" CALIPER PLANTINGS  
MIX OF OAK, HICKORY, BLACK WALNUT & MAPLE  
(SEE LANDSCAPE SKETCH FOR MORE DETAIL)

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0 60 120  
Feet  
SCALE 1"=60'

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



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SLOPE ANALYSIS

HML PROPERTIES, LLC

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County of Ontario

State of New York

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