

Vicinity Map N.T.S.

Zoning District R-1-20 Residential Dimensional Requirements

Required (Minimum)

Lot Area	20,000 SF
Setbacks	
Front	60'
Side	25'
Rear	40'
Lot Width	100'
Bldg. Coverage	20% Max
Max. Bldg. Height	35'

TOWN OF CANANDAIGUA STANDARD NOTES

1. 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.

2. SEQUENCE - THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN THE FOLLOWING SEQUENCE UNLESS AUTHORIZED OTHERWISE AT THE PRE- CONSTRUCTION MEETING:

- INSTALL PERIMETER SEDIMENT CONTROLS, (I.E. EROSION FENCING).
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- PROTECT VEGETATION TO REMAIN.
- CLEAR GRUB AND CONSTRUCT DIVERSIONARY SWALES AND SEDIMENT BASINS.
- COMPLETE CLEARING AND GRUBBING OPERATION.
- PLACE EROSION CONTROL MEASURES AROUND TOPSOIL STOCKPILES AND STRIP TOPSOIL LOCATIONS.
- CONSTRUCT SWALES AND SILTATION DEVICES AS EARTHWORK OPERATIONS PROGRESS.
- MAINTAIN EROSION CONTROL MEASURES AND PLACE ADDITIONAL MEASURES AS EARTHWORK AND UNDERGROUND UTILITIES ARE CONSTRUCTED.
- RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.
- REMOVE EROSION CONTROL MEASURES AS AREAS ARE REESTABLISHED WITH GROUND COVER.
- IF SITE PREPARATIONS OCCUR BETWEEN SEPTEMBER 1 AND MARCH 31, ADDITIONAL EROSION CONTROLS MUST BE TAKEN INCLUDING REDUCING THE SIZE OF DISTURBANCE AREA AND PLACING HEAVY STRAW MULCH WHERE PRACTICAL.

3. PLANS SHOULD INCLUDE RE-SEEDING INSTRUCTIONS INCLUDING MATERIALS AND A TIMETABLE FOR VARIOUS SEEDING

- SEED ALL CUT AND FILL, TOPSOIL PILES AND PONDS WITHIN SEVEN (7) DAYS AFTER COMPLETION.
- TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:

NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOILS TEST SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.

IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYS DEC REGULATION

THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENEED BY DISKING, RAKING, OR BACK-BLADING WITH A BULLDOZER.

IMMEDIATELY SEED WITH THE FOLLOWING MIX:

LBS/ACRE	LBS/1,000 SQ. ACRES
SPRING/SUMMER/EARLY FALL	
ANNUAL RYE GRASS 30	0.7
PERENNIAL RYEGRASS 30	0.7

LATE FALL/EARLY WINTER

CEREAL RYE 100

2.5

SEED SHOULD HAVE A GERMINATION RATE OF AT LEAST 85 PERCENT AND MINIMAL INERT MATERIAL.

DISTURBED AREAS SHALL BE STABILIZED USING PERMANENT LAWN SEEDING MIX UPON COMPLETION OF GRADING AND CONSTRUCTION:

LBS/ACRE	LBS/1,000 SQ. ACRE
BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER 8 OR 8	0.20 OR 0.20
TALL FESCUE 20	0.45
REDTOP OR RYEGRASS (PERENNIAL) 2 OR 5	0.05 OR 0.10

SEEDING RATE: 6.0 POUNDS PER 1,000 SQUARE FEET

MULCH: STRAW OR WOOD FIBER MULCH USED WITH HYDRO SEEDING METHOD AT TWO TONS PER ACRE WITH TRACKIFIER.

STARTING FERTILIZER: 5:10:10 AT 20 POUNDS PER 1,000 SQUARE FEET.

- FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED CROSTOCK WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE.
- PERMANENT STABILIZATION FOR STEEP SLOPES GREATER THAN 3:1 SHALL INCLUDE JUTE MESH BLANKET AND CROWN VETCH SEED WITH PERENNIAL RYEGRASS.

4. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENT IN THE AREAS OF CONSTRUCTION.

5. EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND /OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE DIG SAFELY NEW YORK (JFPO) HOTLINE AT 1-800-962-7962 FOR STAKEOUT OF EXISTING UTILITIES. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EVALUATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET THE EXISTING CONDITIONS.

6. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED AND/OR DIRECTED BY THE TOWN OF CANANDAIGUA.

7. THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION.

Legend

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING PROPERTY LINE
---	ROADWAY CENTERLINE
---	PROPOSED SPOT ELEVATION
---	PROPOSED DIVERSION SWALE (TEMPORARY)
---	SILT FENCE (TEMPORARY)
---	CHECK DAM
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED GAS
---	PROPOSED ELECT/TEL
---	PROPOSED STORM DRAIN
---	PROPOSED EROSION MAT

" 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

" Copyright 2016" Venezia & Associates. All rights reserved unathorized duplication is a violation of all applicable laws"

DURING CONSTRUCTION CONTRACTOR SHALL TAKE EXTRA CARE TO PREVENT SEDIMENT FROM LEAVING THE SITE AND WASHING DOWNSTREAM TO NEIGHBORING PROPERTIES

Connect new 1-1/2" HDPE Water Service to existing Town of Hopewell water main.

Directional drill water service underneath roadway. Obtain all necessary permits from Town of Hopewell Water Department and N.Y.S. DOT.

8. ROOF LEADERS SHALL BE DIRECTED TO SPLASH BOXES.

9. NO SITE PREPARATION SHALL COMMENCE UNTIL A VISUAL INSPECTION BY THE TOWN OF CANANDAIGUA CONFIRMS THE INSTALLATION OF PERIMETER SEDIMENT CONTROLS.

10. ANY ADDITIONAL EROSION OR SEDIMENT CONTROL DEEMED NECESSARY BY THE TOWN OR A REPRESENTATIVE THEREOF SHALL BE PROVIDED BY THE OWNER.

11. SEDIMENT CONTROL MEASURES ARE TO BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED BY THE CONTRACTOR UNTIL UPSTREAM GROUND COVER HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE TOWN OF CANANDAIGUA.

12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPLACING AND SUBSEQUENTLY REMOVING TEMPORARY EROSION & SEDIMENT CONTROL DEVICES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ADJOINING PROPERTIES, ROADWAYS, DRAINAGEWAYS AND SINKS OF SILT ACCUMULATION AS NEEDED AND AS DETERMINED/ REQUESTED BY THE TOWN OF CANANDAIGUA.

14. ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN 12 INCHES SHALL BE APPROVED BY THE PLANNING BOARD.

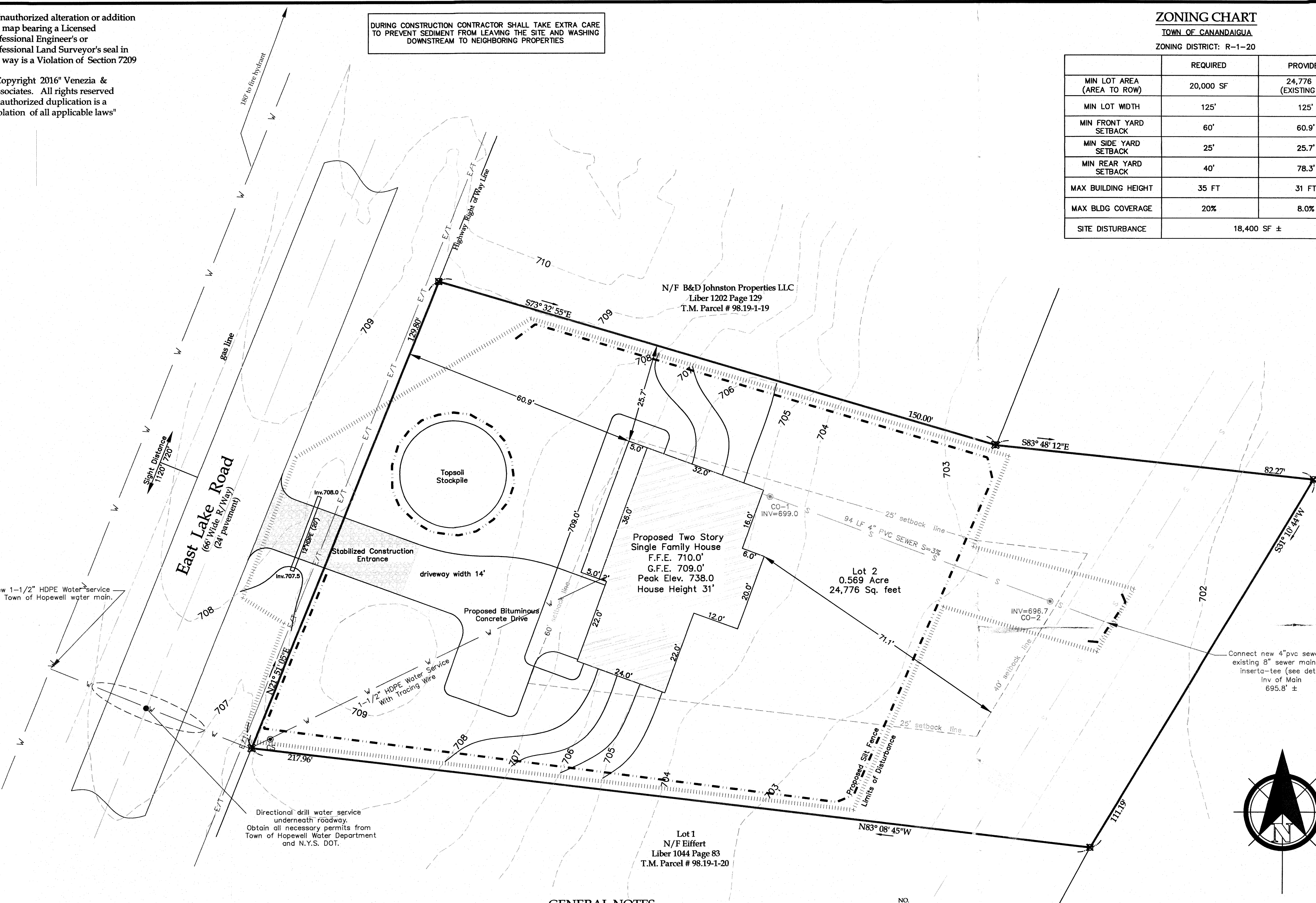
15. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION WILL BE REQUIRED TO BE APPROVED BY THE CODE ENFORCEMENT OFFICER.

ZONING CHART

TOWN OF CANANDAIGUA

ZONING DISTRICT: R-1-20

	REQUIRED	PROVIDED
MIN LOT AREA (AREA TO ROW)	20,000 SF	24,776 SF (EXISTING LOT)
MIN LOT WIDTH	125'	125'
MIN FRONT YARD SETBACK	60'	60.9'
MIN SIDE YARD SETBACK	25'	25.7'
MIN REAR YARD SETBACK	40'	78.3'
MAX BUILDING HEIGHT	35 FT	31 FT
MAX BLDG COVERAGE	20%	8.0%
SITE DISTURBANCE	18,400 SF ±	



GENERAL NOTES

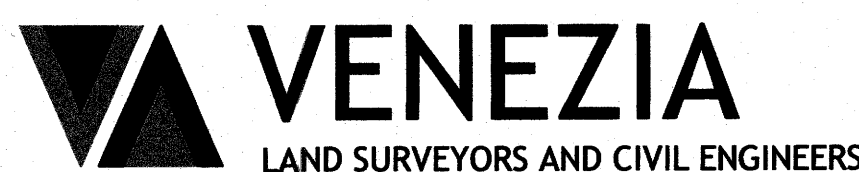
1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
2. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ACTUAL LOCATION SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITY SERVICES 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 PER C.P. #360598 0020 MAP REVISED MARCH 3, 1997.
4. NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL.
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. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE NYS DOT FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
9. CONTOURS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON

TOWN ENGINEER

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.



5120 Laura Lane

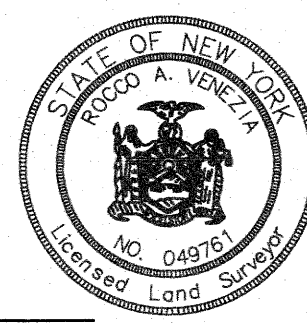
Canandaigua New York, 14424

Revisions			
NO.	Date	Description	By
1	7/21/2016	Address Town comments	R.V.

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 7/15/2016 from notes of an instrument survey performed on 7/12/2016.

Rocco A. Venezia
License No. 049761

signed



Site Plan Prepared for:

Owner/ Developer
Carol Eiffert
3910 Chatham Lane
Canandaigua, NY 14424
www.veneziasurvey.com

Carol Eiffert
showing land
in the
Town of Canandaigua
County of Ontario State of New York
(585)396-3267 Fax. No. (585) 396-0131 E-mail rocco@veneziasurvey.com

T.m. # 98.19-1-20
Scale 1"= 15'
File# 16152

TOWN OF CANANDAIGUA
DEVELOPMENT OFFICE
JUL 25 2016
REVIEW