

Vicinity Map N.T.S.

Property Owner
Jeffrey & Laurie Twombly
4341 Tichenor Point Drive
Canandaigua, NY 14424

Construction timeline = 4-8 months start to completion

- 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

Site Details:
Existing Zoning is Residential Lake District (RLD)
Minimum Lot Size: 20,000 SQ. FT.
Minimum Lot Width: 125 FT.
Front Setback: 60 FT.
Rear Setback: 60 FT.
Side Setback: 12 FT.
Maximum Building Height = 25 FT.
Maximum Building Coverage on Lot = 15%
Maximum Lot Coverage = 25%

Coverage Calculations:
Sq.Ft.
House..... 4,064.0
Asphalt Driveway..... 2,073.0
Access Driveway..... 1,370.0
Patio..... 688.0
Break Wall..... 692.0

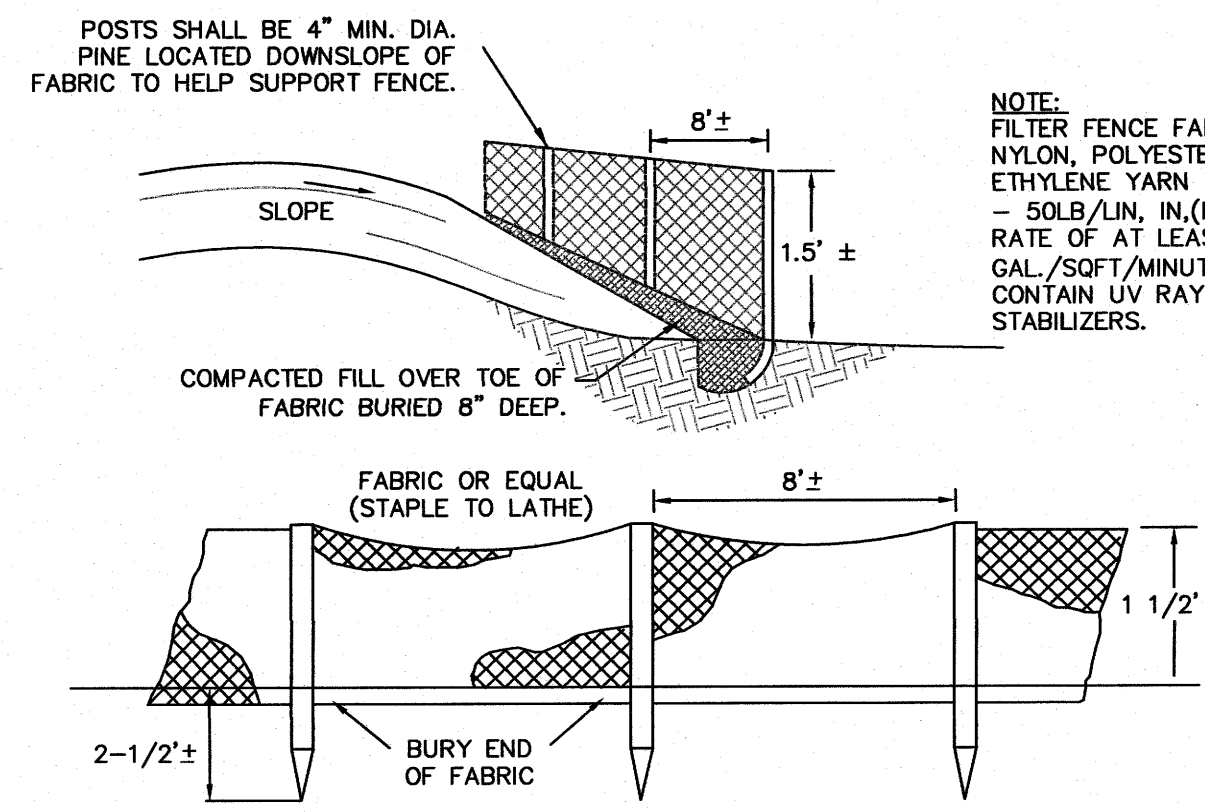
Total Coverage..... 8,887
Total Site Area..... 39,901
Building Coverage..... 10.2%
Total Lot Coverage..... 22.2%

Note Variance Granted 7/18/2016 by zoning Board to construct house with 27' Height.

FINAL SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN HIGHWAY & WATER SUPERINTENDENT	DATE
TOWN ENGINEER	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.



SILT FENCE DETAIL
NOT TO SCALE

GENERAL NOTES

- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
- NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL.
- PROPOSED LIGHTING TO BE COORDINATED WITH THE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT (PER CHAPTER 220, SECTION 77).
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE ONTARIO COUNTY HIGHWAY DEPARTMENT FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- CONTOURS DERIVED FROM NAVD88 DATUM
- FLOOD ZONES AE, A & X PER COMMUNITY PANEL NO. 360598 0025 C LAST DATED MARCH 3, 1997.

TOWN OF CANANDAIGUA STANDARD NOTES

- 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.
- 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.
- 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:

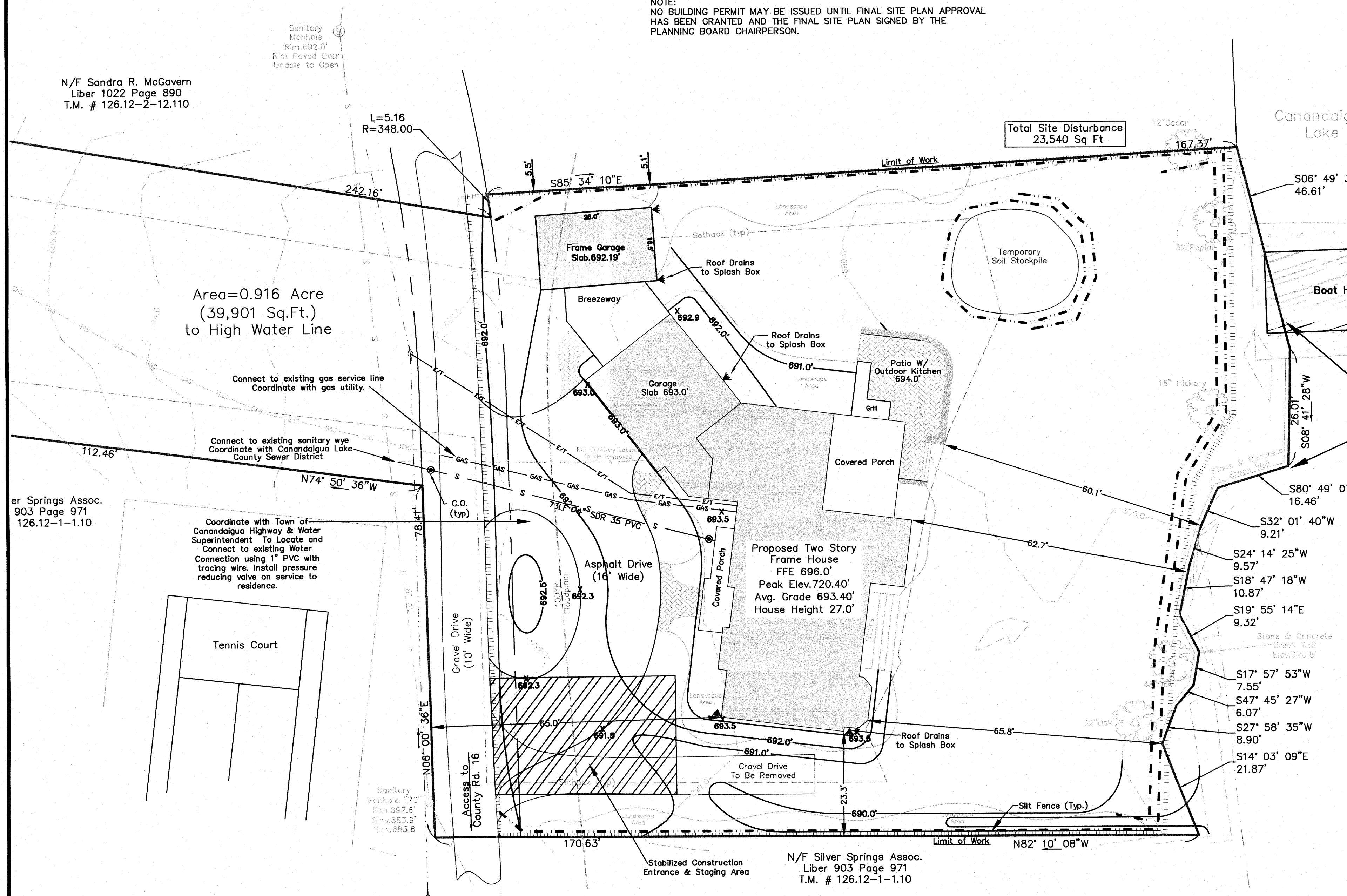
	LBS/ACRE	LBS/1,000 SQ. ACRES
THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENEED BY DISKING, RAKING, OR BACK-BLADING WITH A BULLDOZER. IMMEDIATELY FERTILIZE WITH 300 POUNDS PER ACRE (OR 7 POUNDS PER 1,000 SQUARE FEET) OF 10-10-10 FERTILIZER. IMMEDIATELY SEED WITH THE FOLLOWING MIX:		
SPRING/SUMMER/EARLY 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 | 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 TRACKRIPPER.
STARTING FERTILIZER: 5-10-10 AT 20 POUNDS PER 1,000 SQUARE FEET.
FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED (ARROSTOCK) 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.

- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENT IN THE AREAS OF CONSTRUCTION.
- 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 (UFO) 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.
- 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.
- THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION.
- ROOF LEADERS SHALL BE DIRECTED TO SPLASH BOXES.
- NO SITE PREPARATION SHALL COMMENCE UNTIL A VISUAL INSPECTION BY THE TOWN OF CANANDAIGUA CONFIRMS THE INSTALLATION OF PERIMETER SEDIMENT CONTROLS.
- ANY ADDITIONAL EROSION OR SEDIMENT CONTROL DEEMED NECESSARY BY THE TOWN OR A REPRESENTATIVE THEREOF SHALL BE PROVIDED BY THE OWNER.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPLACING AND SUBSEQUENTLY REMOVING TEMPORARY EROSION & SEDIMENT CONTROL DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ADJOINING PROPERTIES, ROADWAYS, DRAINAGE WAYS AND SINKS OF SILT ACCUMULATION AS NEEDED AND AS DETERMINED / REQUESTED BY THE TOWN OF CANANDAIGUA.
- ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN 12 INCHES SHALL BE APPROVED BY THE PLANNING BOARD.
- A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION WILL BE REQUIRED TO BE APPROVED BY THE CODE ENFORCEMENT OFFICER.

ZONING CHART
TOWN OF CANANDAIGUA
ZONING DISTRICT: RESIDENTIAL LAKE DISTRICT (RLD)

	REQUIRED	PROVIDED
MIN LOT AREA (AREA TO ROW)	20,000 SF	39,901 SF (EXISTING LOT)
MIN LOT WIDTH	125'	125'
MIN FRONT YARD SETBACK	60'	267'
MIN SIDE YARD SETBACK	12'	5.1 (Ext)
MIN REAR YARD SETBACK	60'	60.1'
MIN REAR YARD SETBACK (ACCESSORY)	15'	N/A
MAX BUILDING HEIGHT	25 FT	25 FT
MAX ACCESSORY STRUCTURE HEIGHT	16 FT	N/A
MAX BUILDING COVERAGE	15%	10.8%
MAX LOT COVERAGE	25%	22.9%
SITE DISTURBANCE		23,540 SF ±



"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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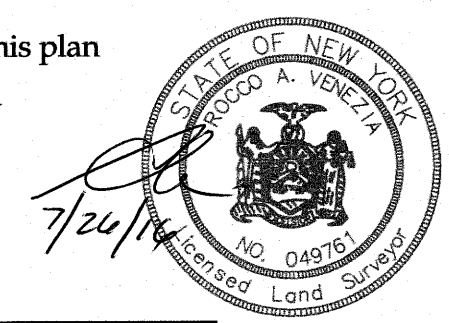
Legend

- Iron pin or pipe found
- Iron pin set
- Drill hole
- Utility pole
- PK. nail found
- PK. nail set
- Concrete Monument
- Benchmark
- Utility lines
- R.O.W. line
- Property lines
- Centerline

Revisions

NO.	Date	Description	By
1	2/22/2016	Address PRC comments	AAV
2	4/13/2016	Revise Per MRB Comments	AAV
3	6/17/2016	Revise Elevations	AAV
4	7/6/2016	Revise House Heights	AAV
5	7/26/2016	Make note of granted variance House Height	RV

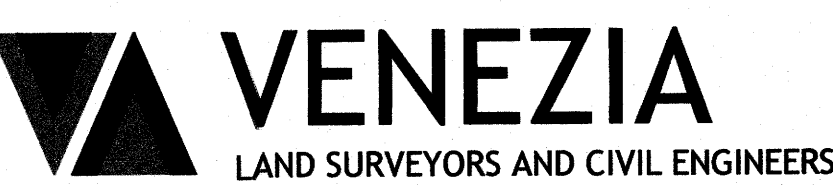
This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 02/07/2016 from notes of an instrument survey performed on 01/08/2016



Rocco A. Venezia
License No. 049761 signed

Site Layout and Utility Plan

Jeffrey & Laurie Twombly



Showing Land
At
4341 Tichenor Point Drive
County of Ontario

Town of Canandaigua

State of New York

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T.M. Parcel 126.12-2-13.1
Scale 1" = 15'
File 15231SP
Sheet C-1

