

FINAL SITE PLAN SET
FOR
TWOMBLY RESIDENCE
4341 TICHENOR POINT DRIVE
TOWN OF CANANDAIGUA
ONTARIO COUNTY -- STATE OF NEW YORK

SHEET INDEX:	
C-0	COVER SHEET
EXT-1	EXISTING CONDITIONS PLAT
C-1	SITE LAYOUT AND UTILITY PLAN
L-1	LANDSCAP PLAN
D-1	SITE DETAIL



AERIAL LOCUS
NOT TO SCALE

SITE DATA

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 FEET
MAXIMUM BUILDING COVERAGE ON LOT = 15%
MAXIMUM COVERAGE ON LOT = 25%

GENERAL NOTES

- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
- 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.
- THIS UPLAND PORTION OF THE SITE DOES NOT FALL WITHIN ANY FEMA SPECIAL FLOOD HAZARD ZONES. THE LAKE FRONTAGE IS LOCATED IN ZONE AE, PER C.P. #3605980025C MAP REVISED MARCH 3, 1997.
- NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
- 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.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION.
- PROPOSED LIGHTING TO BE COORDINATED WITH THE LANDSCAPE 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.

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.

FOR PERMITTING ONLY

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 —	— E/T — Utility lines
— R.O.W. line —	— R.O.W. line —
— Property lines —	— Property lines —

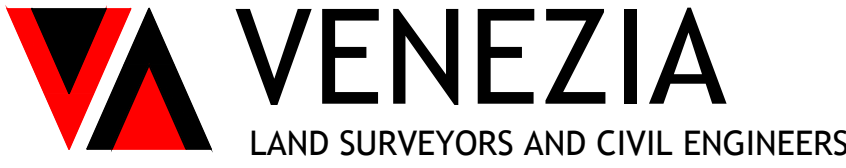
Revisions			
NO.	Date	Description	By

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Jeffrey & Laurie Twombly

T.M. Parcel 126.12-2-13.1
Scale As Noted
File 15231SP
Sheet 1 of 5



5120 Laura Lane

Canandaigua New York, 14424

Centerline

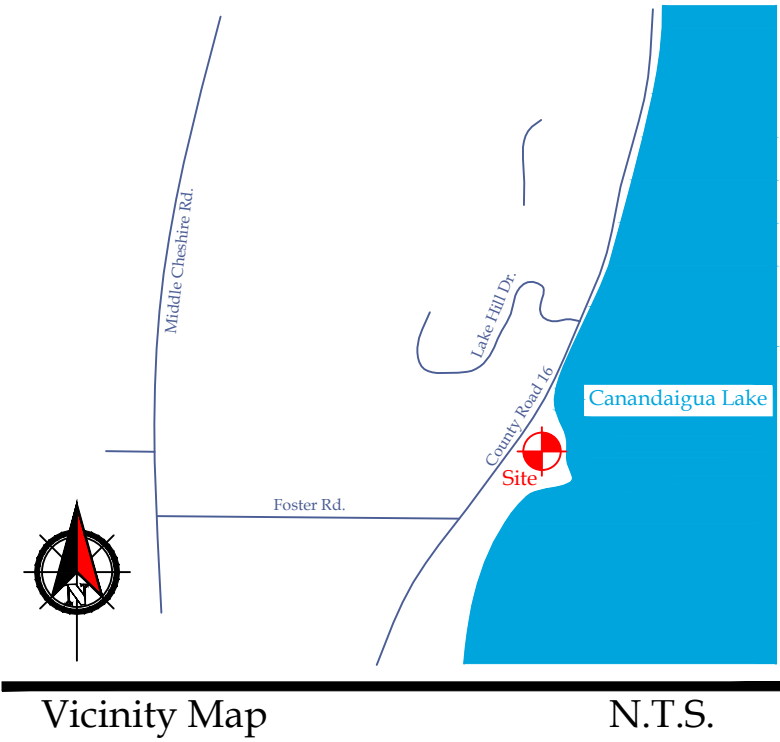
www.veneziasurvey.com

(585)396-3267

Showing Land
At
4341 Tichenor Point Drive
County of Ontario

State of New York

E-mail rocco@veneziasurvey.com



Deed Reference:
Peter G. & Vera G. Gleason to Laurie & Jeffrey
Twombly by Deed filed September 18, 2014 in
Liber 1324 of Deeds at Page 846.

Abstract Reference:
This survey is subject to any facts an updated
abstract of title may reveal.

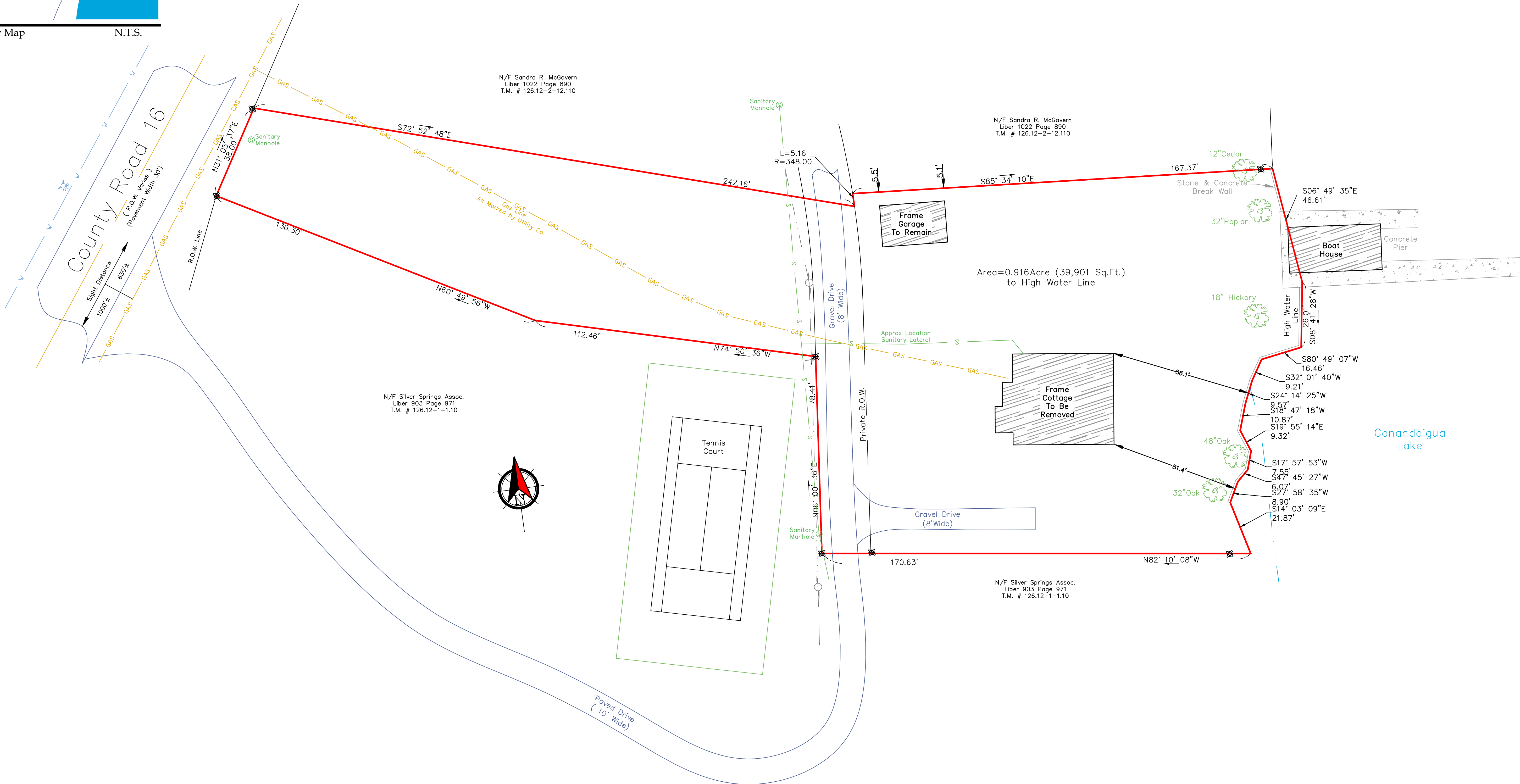
Map Reference:
Map of a Survey of Lands Belonging to Richard
D. & Sandra R. McGavern by Gary Dutton filed
as Ontario County Map No. 20895.

Map Showing Lands to be Conveyed to Booth,
Stuber & Gleason by Scott Stevens filed as
Ontario County Map No. 9857.

Silver Springs Subdivision by Jack Anderson
filed as Ontario County Map No. 9348.

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

Rocco A. Venezia
License No. 049761 signed



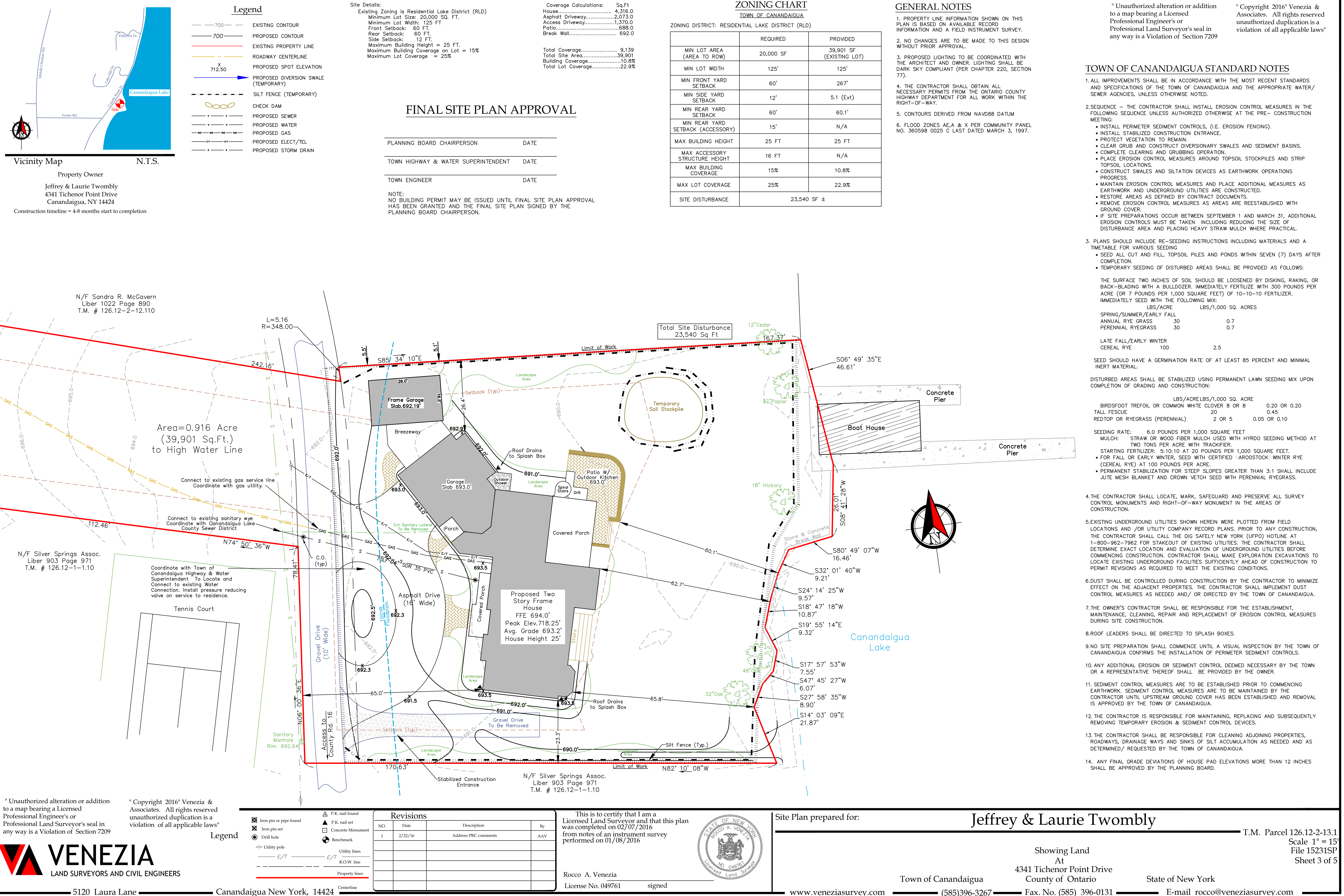
Existing Conditions Plat prepared for:

Jeffrey & Laurie Twombly

Showing Land
At
4341 Tichenor Point Drive
County of Ontario

State of New York

T.M. Parcel 126.12-2-13.1
Scale 1" = 20'
File 15231Ext.
Sheet 2 of 5



Rain Garden Notes:
1. Contractor shall take care to direct sediment laden runoff away from rain garden areas during construction.
2. Rain gardens shall not be used as temporary sediment basins.
3. All roof leaders shall be directed to rain garden area or disconnected roof top runoff shall flow overland to raingarden, coordinate with plumbing engineer.

15LF 6"Perforated HDPE Pipe laid flat at bottom of raingarden. See Rain Garden Detail.
INV.=687.0

Total Site Disturbance
23,540 Sq Ft

LAWN SEED SPEC. SUPPLIED BY
PREFERRED SEED
575 KENNEDY RD. BUFFALO NY 14227

MIX: SUMMER GREEN SUPREME
21% 3RD MILLENNIUM SRP TALL FESCUE
21% RHAMBLER SRP TALL FESCUE
21% TRAVERSE SRP TALL FESCUE
21% COCHISE IV TALL FESCUE
10% AMAZING G3 PERENNIAL RYEGRASS
6% BROOKLAWN KENTUCKY BLUEGRASS
SEEDING RATE: 8LBS/1000 SQ. FT.

Plant Schedule							
KEY	BOTANICAL	COMMON	QTY	SIZE	ROOT	SPACING	
TREES							
AP	Acer palmatum 'Red Dragon' var. dissectum	Japanese maple	1	2"	B&B	AS SHOWN	
AM	Amelanchier canadensis	serviceberry	3	7-2"	B&B	AS SHOWN	
CK	Cornus Kousa	kousa dogwood	1	6"	B&B	AS SHOWN	
LT	Lindodocron latifolia	hale tree	1	2 1/2" - 3"	B&B	AS SHOWN	
PA	Platanus x acerifolia	London plane tree	1	2 1/2" - 3"	B&B	AS SHOWN	
TJ	Thuja 'Green Giant'	arborvitae	13	7-8"	B&B	AS SHOWN	
SHRUBS							
BM	BuxusGreen Mountain	pyramidal boxwood	3	#5	CONT.	AS SHOWN	
BV	BuxusGreen Velvet	boxwood	23	#5	CONT.	AS SHOWN	
CC	Caryopteris x clandonensis 'Dark Knight'	bluebeard	3	#5	CONT.	AS SHOWN	
SP	Salix purpurea 'Nana'	arctic willow	3	#5	CONT.	AS SHOWN	
CY	Cornus alba 'elegantissima'	Variegated dogwood	3	#5	CONT.	AS SHOWN	
HA	Hydrangea arborescens 'Annabelle'	smooth hydrangea	11	#3 - #5	CONT.	AS SHOWN	
HM	Hydrangea macrophylla 'Baltimor' endless summer	bigleaf hydrangea	11	#3 - #5	CONT.	AS SHOWN	
HP	Hydrangea paniculata 'Joni' little time	panicle hydrangea	5	#3 - #5	CONT.	AS SHOWN	
HS	Hibiscus syriacus 'Mentor' Blue Satin	rose of sharon	1	#7	CONT.	AS SHOWN	
RA	Rhus aromatica 'Gro-Low'	fragrant sumac	6	#5	CONT.	AS SHOWN	
SM	Syringa meyer 'Palibari'	ilac, dwarf ilac	3	#5	CONT.	AS SHOWN	
VR	Viburnum rhytidophyllum	leatherleaf viburnum	3	#7	CONT.	AS SHOWN	
VP	Viburnum plicatum f. tomentosum	double file viburnum	1	#7	CONT.	AS SHOWN	
PERENNIALS							
EP	Echinacea purpurea	purple coneflower	1	#2 - #3	CONT.	AS SHOWN	
HD	Hemerocallis 'Stella de Oro'	daylily	1	#2 - #3	CONT.	AS SHOWN	
HY	Hydroleaphium	Autumn Joy, stonecrop	1	#2 - #3	CONT.	AS SHOWN	
RF	Rubbeckia fugida var. sullivanti 'Goldsturm'	black eyed susan	1	#2 - #3	CONT.	AS SHOWN	

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

SET TOP OF ROOT BALL AT LEAST 25-50 MM (1-2 IN.) ABOVE GRADE (OR HIGHER IN SLOWLY DRAINING SOILS).

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 200 MM (8 IN.) INTO PLANTING HOLE.

L2 DECIDUOUS TREE PLANTING DETAIL
TYPICAL INSTALLATION - 3" (75MM) CALIPER OR LESS N.T.S.

PLANT HEIGHT SHALL BE MEASURED FROM FINISHED GRADE TO THE UPPER MAIN BODY OF THE PLANT

SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS AS SHOWN ON PLAN

PLANTING METHOD ILLUSTRATED SHALL APPLY EQUALLY TO BARE-ROOT STOCK & BALLED & BURLAP STOCK

SET SHRUBS 50 MM (2") HIGHER THAN SURROUNDING GRADE TO TO ALLOW FOR SETTLEMENT

DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

SCARIFY & IRRIGATE INSIDE OF SHRUB PLANTING PIT PRIOR TO PLANTING

EXCAVATE & PREPARE PLANTING BED TO 450 MM (18") DEEP OR AS SPECIFIED

L3 SHRUB PLANTING DETAIL
TYPICAL INSTALLATION N.T.S.

SET PERENNIALS AT OR ABOVE SURROUNDING GRADE NO MORE THAN 1" TO ALLOW FOR SETTLEMENT

PLANTS SET WITHIN MULCH BED TO A CONSISTENT 1.5" - 2.5" DEPTH THROUGHOUT ON TOP OF EXISTING GRADE OR AS PER PLAN

SCARIFY & TILL PLANTING ZONE WITH ORGANIC FERTILIZER, COMPOST PRIOR TO PLANTING

EXCAVATE & PREPARE PLANTING BED TO 450 MM (12") DEEP OR AS SPECIFIED

L4 PERENNIAL PLANTING DETAIL
TYPICAL INSTALLATION N.T.S.

13 MM (1/2 IN.) DIAM. PLASTIC HOSE

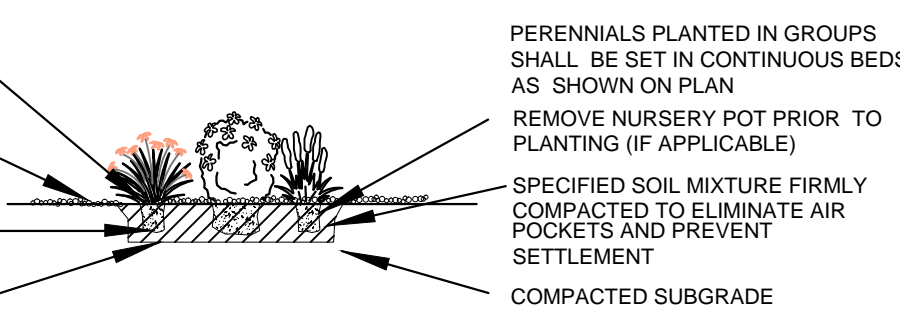
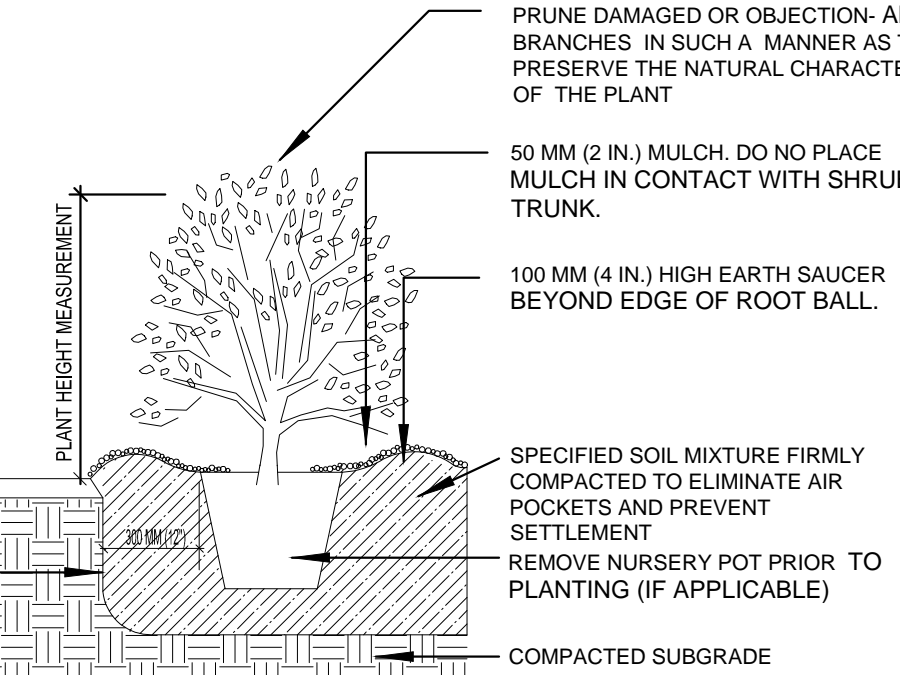
GALVANIZED WIRE OR CABLE TWIST WIRE TO TIGHTEN.

1800 x 40 MM (72IN. x 1-1/2IN.) HARDWOOD STAKES OR OTHER APPROVED STAKE MATERIAL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT. REMOVE ALL TWINE, ROPE AND WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

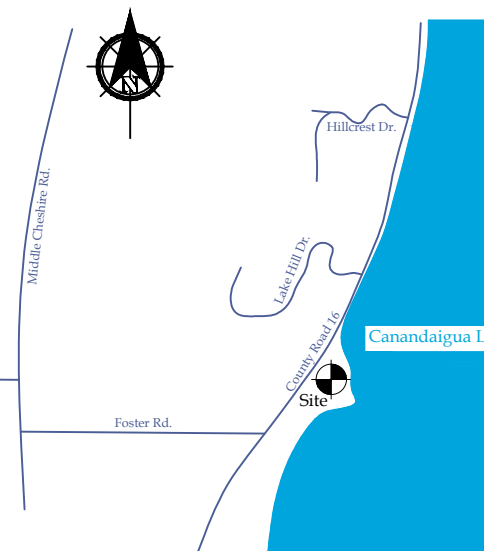


DRAWING TITLE:
LANDSCAPE / PLANTING PLAN

CLIENT:
TWOMBLEY RESIDENCE 4341
TICHENOR POINT, TOWN OF
CANANDAIGUA, NY 14424

NOTES:

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

REVISIONS:

DATE: DESCRIPTION:

DATE	DESCRIPTION

STAMP:



SCALE: AS NOTED

NORTH ARROW: AS NOTED

Ted Collins
Associates, Ltd.

8000 Victor-Mendon Rd.
Victor, New York 14564
(585)381-9000

SCALE: AS NOTED

DRAWN BY: MVV

CHECKED BY: D.HACKETT RLA

DATE: 2016-2-11

DATE OF PRNT: 2016-2-11

PROJECT

NO.

15231SP

SHEET

NO.

5 OF 5

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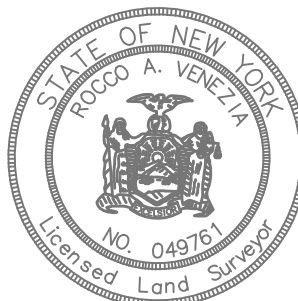
Legend

✖ 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
— E/T	— Property lines
— E/T	— Contourline

Revisions			
NO.	Date	Description	By

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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 Plan prepared for: **Jeffrey & Laurie Twombly**

Showing Land
At
4341 Tichenor Point Drive
County of Ontario
State of New York

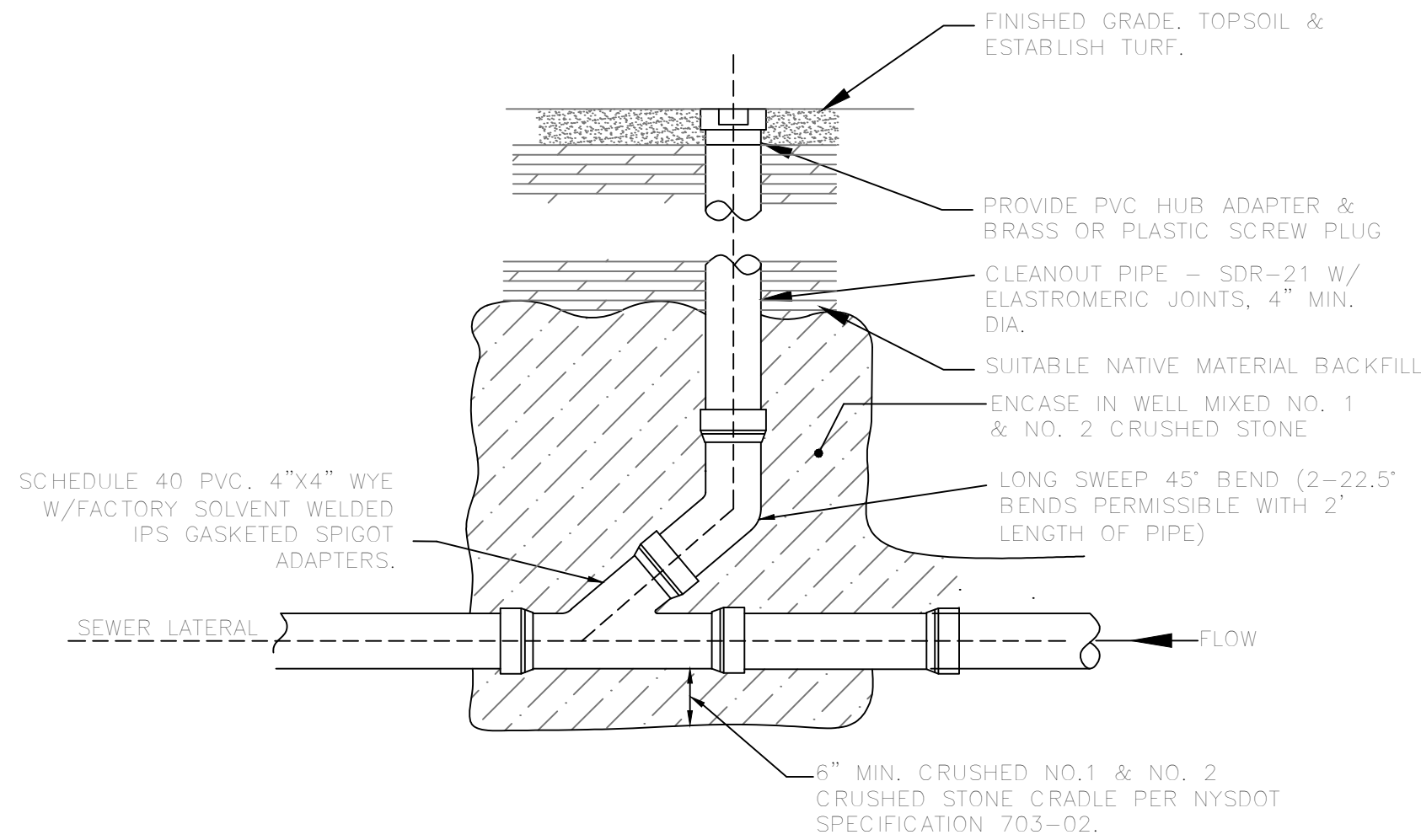
Town of Canandaigua

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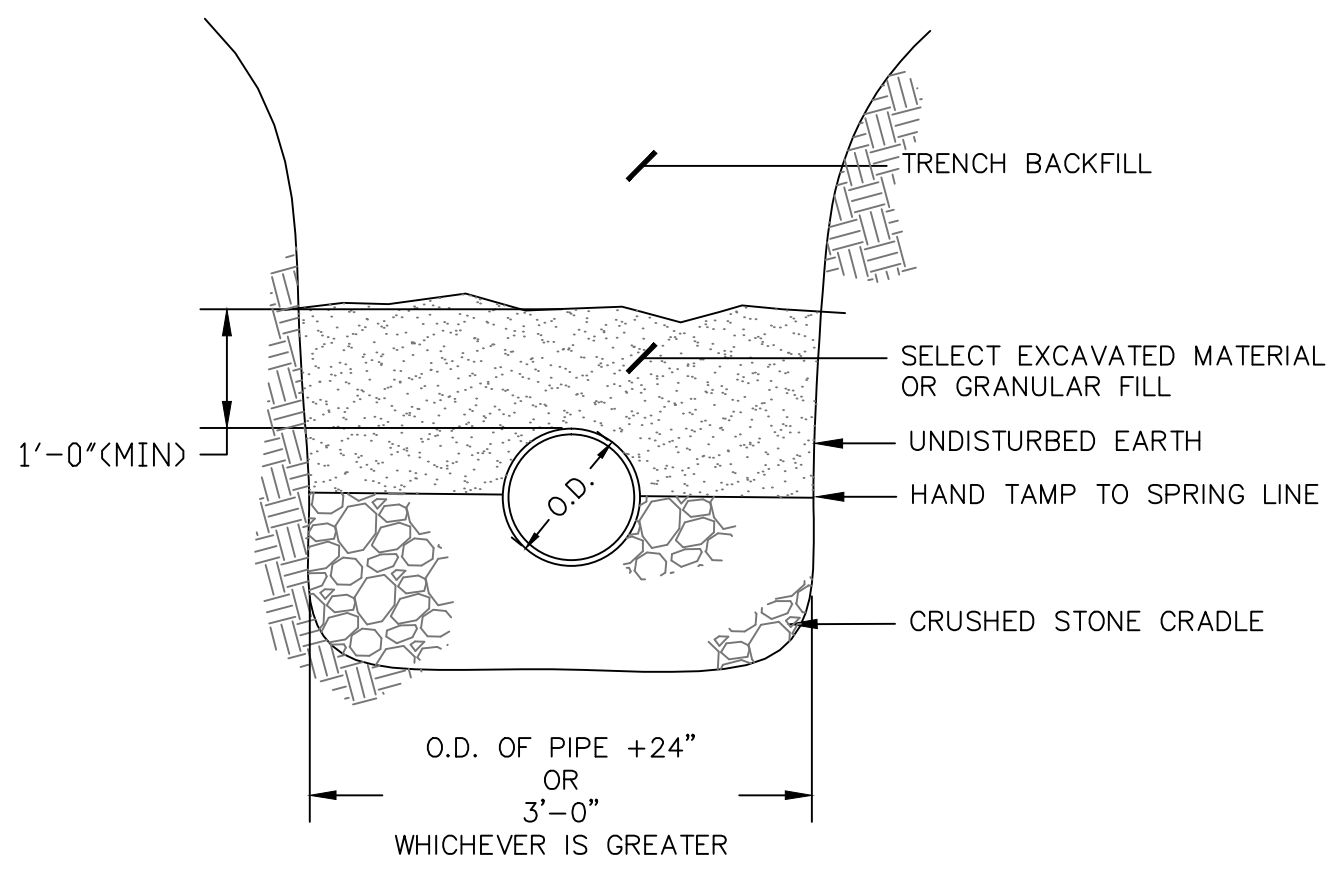
(585)396-3267 Fax. No. (585) 396-0131

E-mail rocco@veneziasurvey.com

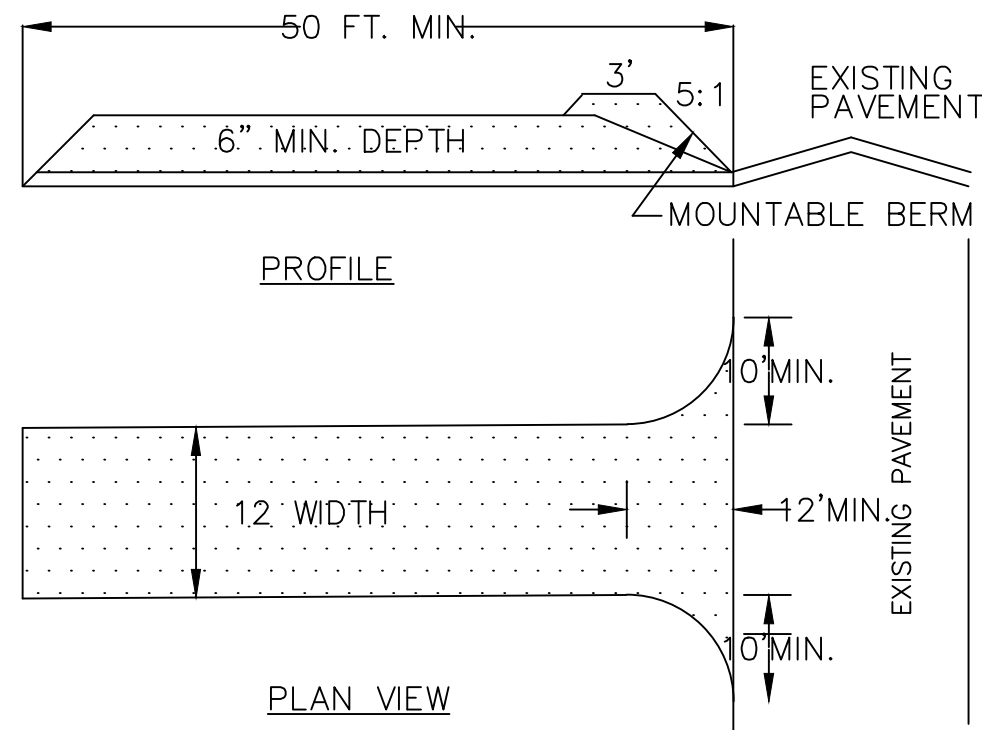
T.M. Parcel 126.12-2-13.1
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SANITARY CLEANOUT DETAIL
NOT TO SCALE

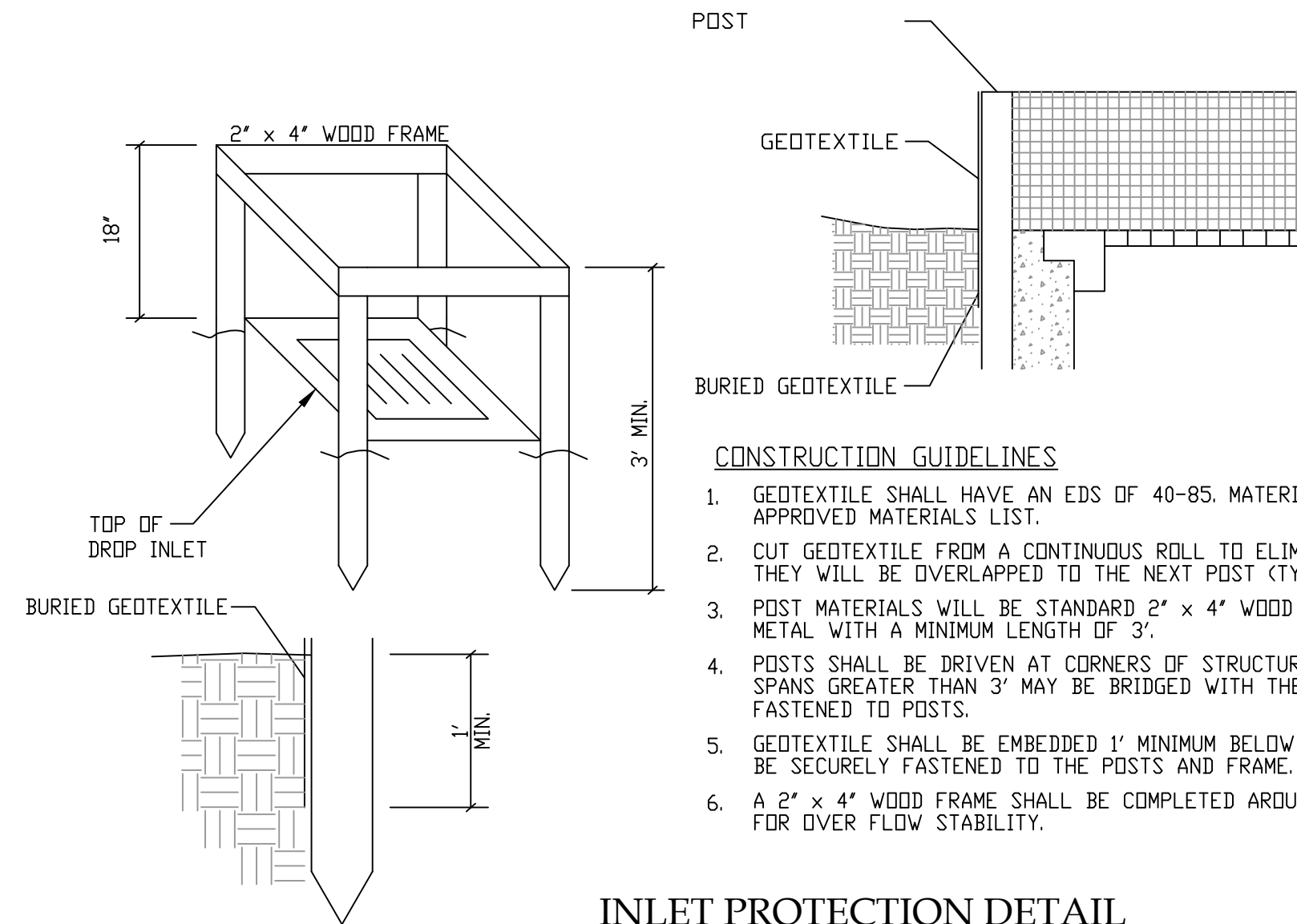


PIPE BEDDING DETAIL - PLASTIC WATER SERVICE
NOT TO SCALE



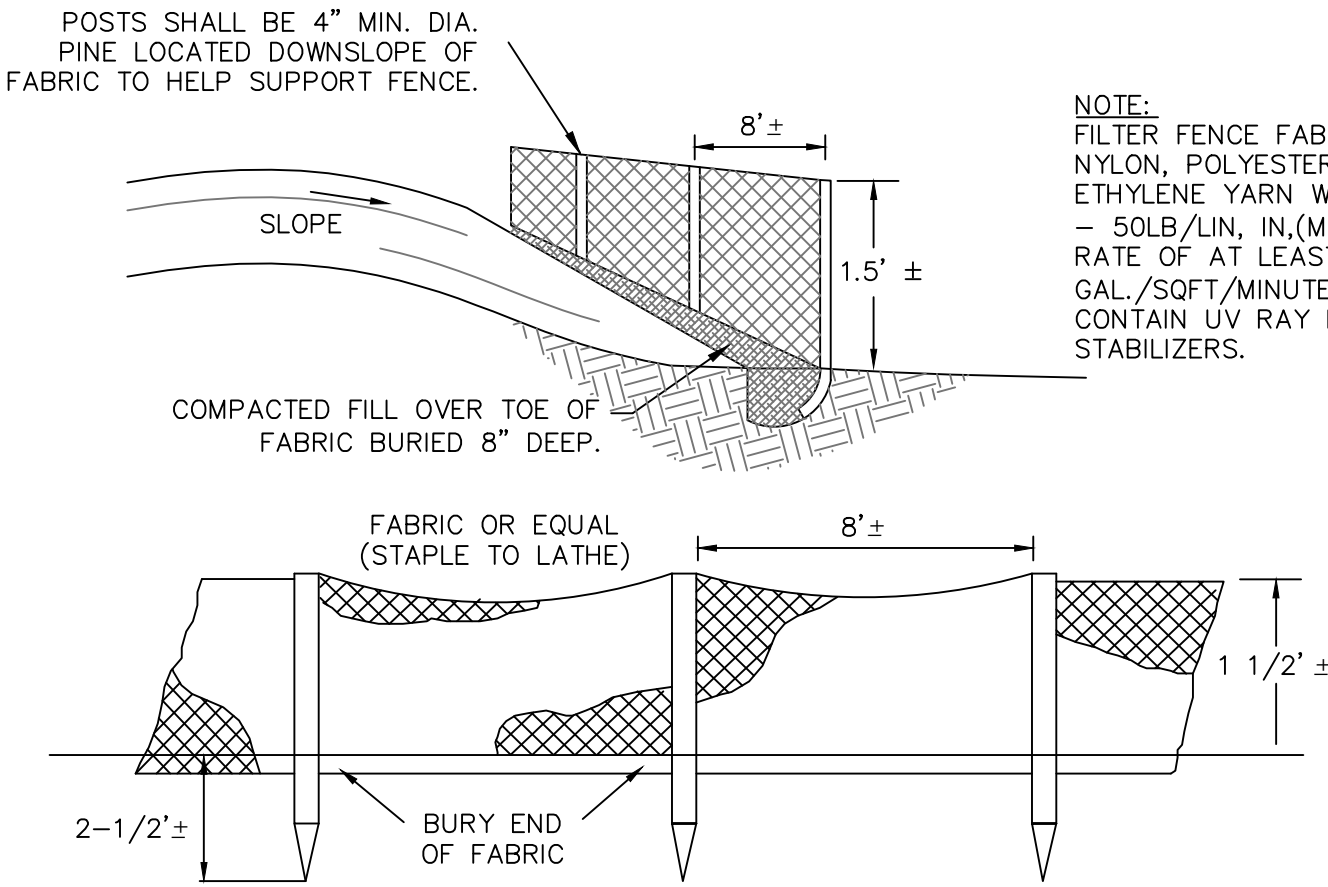
STABILIZED CONSTRUCTION ENTRANCE DETAILS
NOT TO SCALE

1. STONE SIZE — USE #2 STONE
2. THICKNESS — NOT LESS THAN 6 (SIX) INCHES.
3. WIDTH — FULL ENTRANCE WIDTH
4. USE FILTER FABRIC UNDER STONE FOR ENTRANCE STABILITY.
5. MAINTENANCE — THE CONTRACTOR SHALL MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OR SEDIMENT FLOW ONTO A PUBLIC HIGHWAY.
6. WHEN HIGHWAY WASHING IS REQUIRED, IT SHALL BE DONE IN A MANNER THAT DIRECTS SEDIMENT RUNOFF TOWARDS EROSION CONTROL DEVICES. INSTALL ADDITIONAL EROSION CONTROLS, IF NEEDED.
7. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINSTORM.

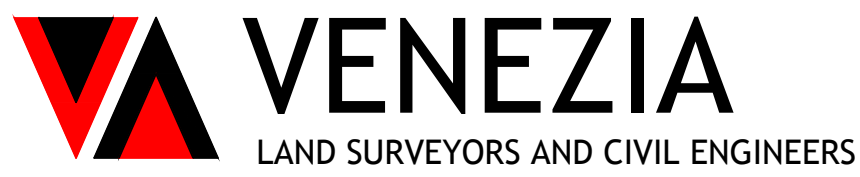


INLET PROTECTION DETAIL
N.T.S.

- CONSTRUCTION GUIDELINES
1. GEOTEXTILE SHALL HAVE AN EDS OF 40-85. MATERIAL TO BE LISTED ON THE NYSDDOT APPROVED MATERIALS LIST.
 2. CUT GEOTEXTILE FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT TYP.
 3. POST MATERIALS WILL BE STANDARD 2' x 4' WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3'.
 4. POSTS SHALL BE DRIVEN AT CORNERS OF STRUCTURES AND TO A MINIMUM DEPTH OF 1-1/2'. SPANS GREATER THAN 3' MAY BE BRIDGED WITH THE USE OF MESH REINFORCEMENT FASTENED TO POSTS.
 5. GEOTEXTILE SHALL BE EMBEDDED 1' MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE POSTS AND FRAME.
 6. A 2' x 4' WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE GEOTEXTILE FOR OVER FLOW STABILITY.



SILT FENCE DETAIL
NOT TO SCALE



5120 Laura Lane

Legend

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- Iron pin set
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Canandaigua New York, 14424

Centerline

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T.M. Parcel 126.12-2-13.1
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