

Vicinity Map

N.T.S.

Canandaigua Lake

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. (15' Accessory Structure)  
Side Setback: 12 FT. (10' Accessory Structure)

Maximum Building Height = 25 FT.  
Maximum Building Coverage on Lot = 15%

Contours derived from NAVD88 Datum  
Flood Zones AE Per Community Panel  
No. 360598 0025 C Last Dated March 3, 1997.

Existing vegetative cover is grass  
no wetlands exist on this property

Construction timeline = 2-3 months

Phase I install erosion control measures 1 week  
Phase II soil stripping 1 week  
Phase III new garage construction 2 months  
Phase IV landscaping 3 weeks

Lot Coverage Calculations: Sq.Ft  
House..... 964.79  
Asphalt Driveway..... 2,260.0  
Garage ..... 712  
Sidewalk ..... 100  
Break Wall..... 50  
Deck..... 180.0  
Total Coverage..... 4266  
Total Site Area..... 13363  
Building Coverage..... 12%  
Total Lot Coverage..... 31%

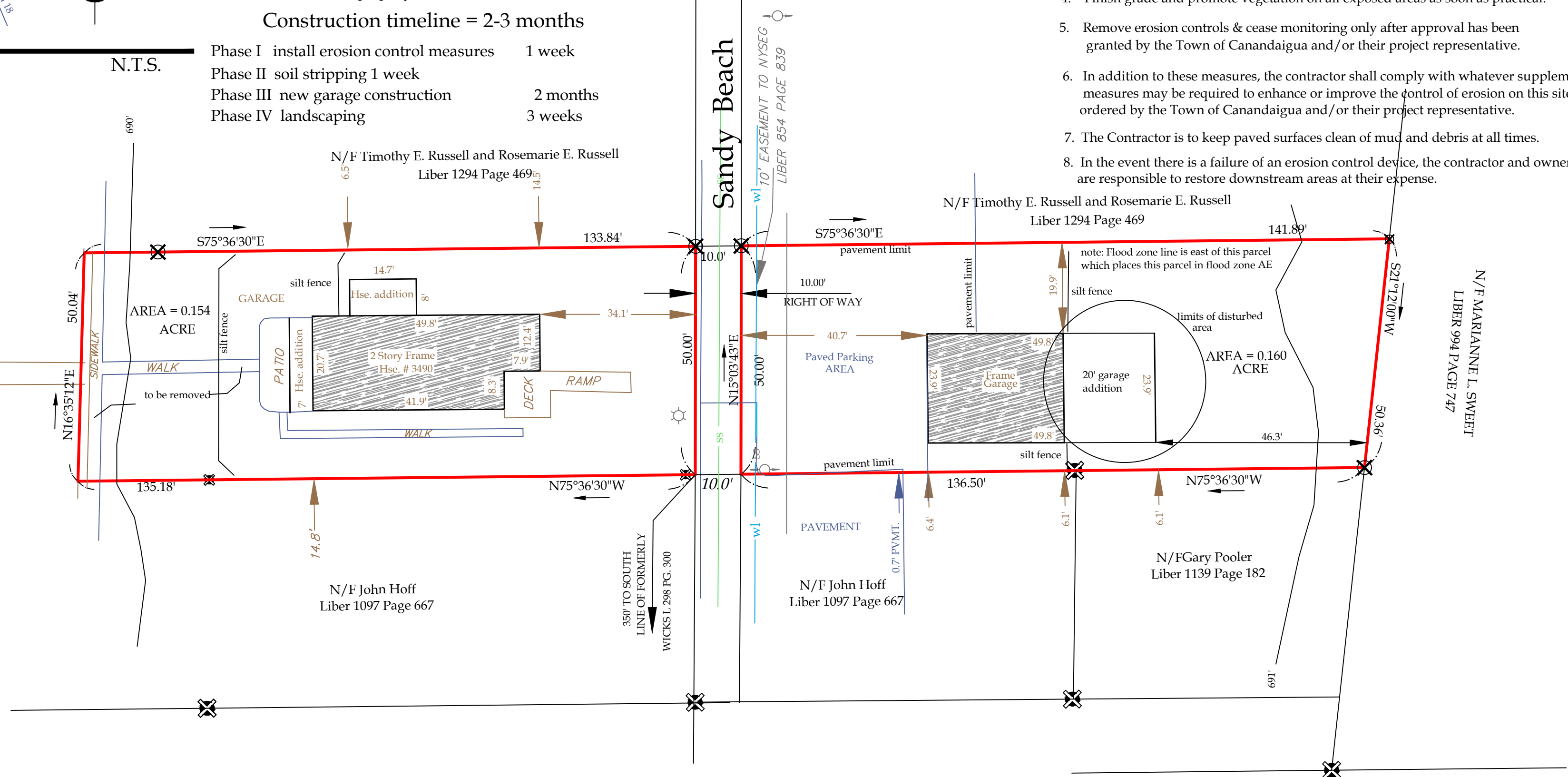
Proposed  
House..... 1229.4  
Asphalt Driveway..... 2,260.0  
Garage ..... 1,190.22  
Sidewalk ..... 100  
Break Wall..... 50  
Deck..... 180.0  
Total Coverage..... 5009.0  
Building Coverage..... 18%  
Total Lot Coverage..... 37.0%

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## Erosion Control Construction Sequence

1. All erosion and sedimentation control methods are required to be designed and installed in accordance with the latest edition of the New York State Standards and Specifications for Erosion and Sediment control .
2. All erosion Control measures shall be installed and inspected by the Town code Enforcement Officer or his/her representative prior to any permits being issued.
3. Monitor silt accumulation and remove silt prior to excessive buildup, replace and repair fence if necessary.
4. Finish grade and promote vegetation on all exposed areas as soon as practical.
5. Remove erosion controls & cease monitoring only after approval has been granted by the Town of Canandaigua and/or their project representative.
6. In addition to these measures, the contractor shall comply with whatever supplementary measures may be required to enhance or improve the control of erosion on this site, as ordered by the Town of Canandaigua and/or their project representative.
7. The Contractor is to keep paved surfaces clean of mud and debris at all times.
8. In the event there is a failure of an erosion control device, the contractor and owner are responsible to restore downstream areas at their expense.

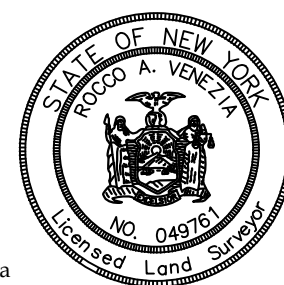


### Revisions

NO.	Date	Description	By
1	9/11/2015	address additional comments	RV

Planning Board Chairperson \_\_\_\_\_

This is to certify that I am a  
Licensed Land Surveyor and that this plan  
was completed on August 24, 2015.



Rocco A. Venezia  
signed  
License No. 049761

### Legend

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

Site Plan Prepared for:

James & Lori J. Vanderhoof

Showing Land  
At

3490 Sandy Beach Drive

Town of Canandaigua

County of Ontario

State of New York

Tax Map# 98.15-1-22  
Job # 15179  
Scale: 1" = 20'



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