

Vicinity Map

N.T.S.

Site Details:
Existing Zoning is Residential Lake District (RLD)
10,000 - 20,000 SQ. FT.
Minimum Lot Width: 125 FT.
Front Setback: 55 FT.
Rear Setback: 30 FT.
Side Setback: 10 FT.

Maximum Building Height = 25 FT.
Maximum Building Coverage on Lot = 20%
Maximum Coverage on Lot = 30%

Contours derived from NAVD29 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

Coverage Calculations	
Existing	Proposed
House.....	House..... 1201.4
Asphalt Driveway	Asphalt Driveway
Garage	Garage
Sidewalk	Sidewalk
paver patio rear garage.....	
Break Wall	Break Wall
Deck	Deck
Total Coverage	Total Coverage
Total Site Area	Total Site Area
Building Coverage.....	Building Coverage
Total Lot Coverage.....	Total Lot Coverage

Variances Granted

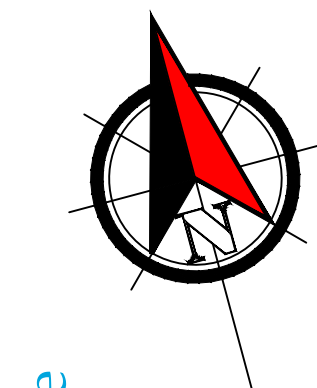
North Side of House 8.0'
Lot Coverage 37%

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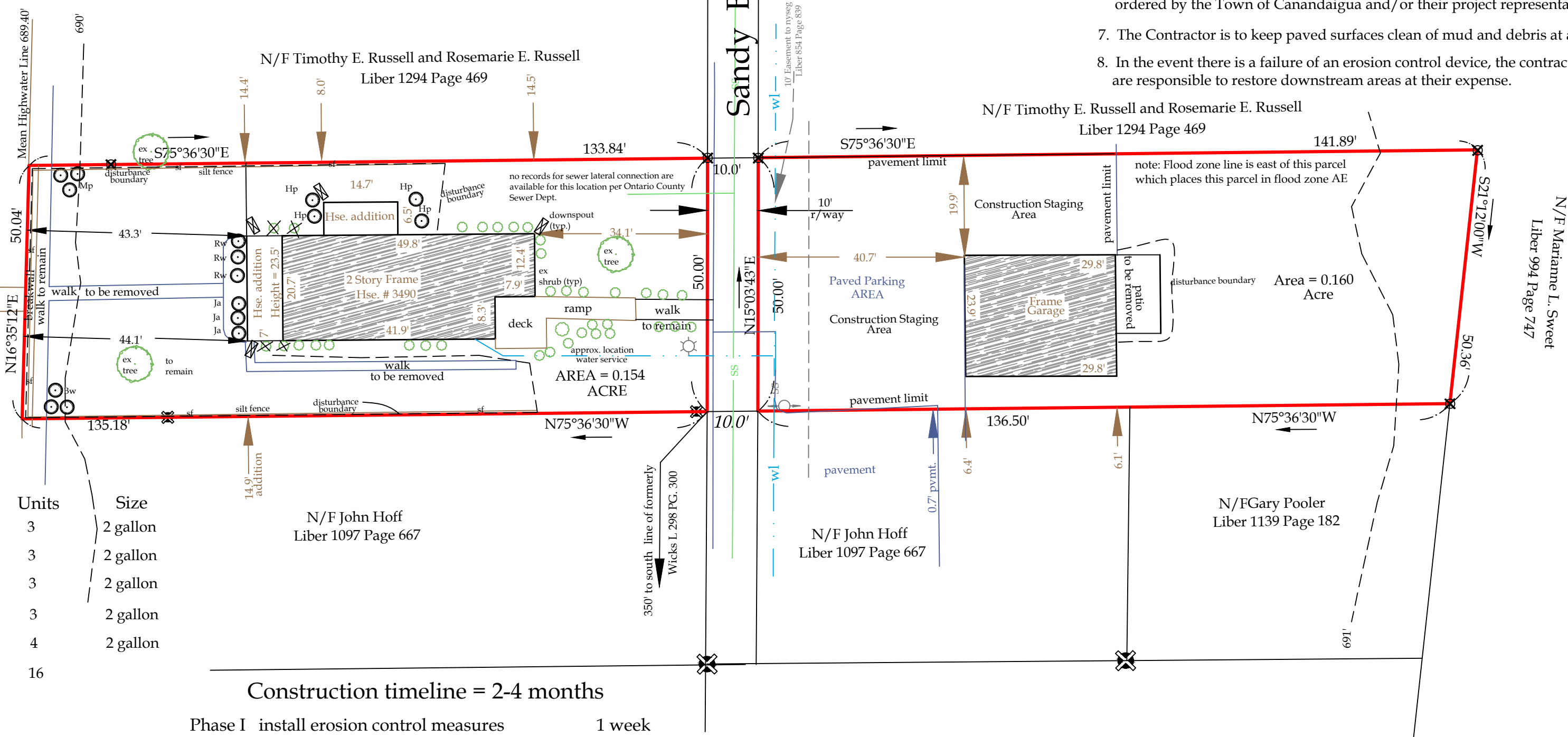
Erosion Control Construction Sequence

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.



Canandaigua Lake

Landscape Legend		Units	Size
KEY	TYPE		
⊙	Bw new planting Boxwoods	3	2 gallon
⊙	Mp new planting Mugo Pines	3	2 gallon
⊙	Rw new planting Rose Weigela	3	2 gallon
⊙	Ja new planting Japonicas	3	2 gallon
⊙	Hp new planting Hosta Plants	4	2 gallon
		16	



Construction timeline = 2-4 months

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

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 found	▲ P.K. nail set
⊗ Iron pin set	□ Concrete Monument
⊙ Drill hole	⊕ Benchmark
⊖ Utility pole	— Utility lines
— E/T	— E/T
— R.O.W. line	— R.O.W. line
— Property lines	— Property lines
— Centerline	— 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# 98.15-1-56
Job # 15179
Scale: 1" = 20'



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