

Vicinity Map N.T.S.

**Site Details:**

Existing Zoning is Residential Lake District (RLD)  
 Minimum Lot Size: (Existing Lot >10,000 SQ FT)  
 Minimum Lot Width: 125FT (Existing Lot 50')  
 Front Setback: 50 FT.  
 Rear Setback: 30 FT.  
 Side Setback: 8 FT.  
 Maximum Building Height = 25 FT.  
 Maximum Building Coverage on Lot = 25%  
 Maximum Lot Coverage = 40%  
 Contours derived from NAVD88 Datum  
 Flood Zones AE & X Per Community Panel No. 360598 0015 C Last Dated March 3, 1997.

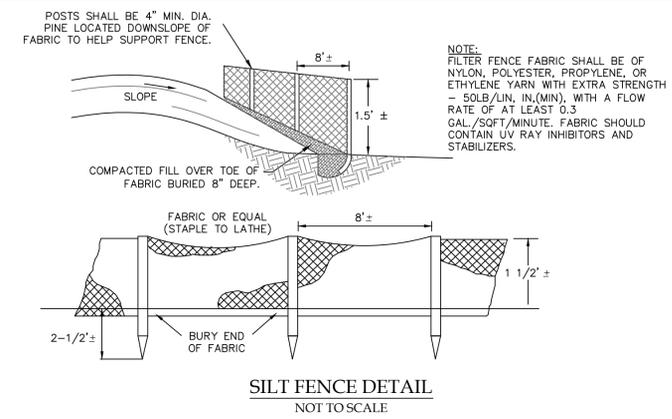
**Lot Coverage Calculations:**

Existing		Proposed	
House	734.0	House	1,076.0
Gravel Driveway	1,594.0	Gravel Driveway	1,566.0
Break Wall	58.0	Break Wall	58.0
Retaining Wall	92.0		
Porch	233.0		
<b>Total Coverage</b>	<b>2,675.0</b>	<b>Total Coverage</b>	<b>2,700.0</b>
<b>Total Site Area</b>	<b>9,905.0</b>	<b>Total Site Area</b>	<b>9,905.0</b>
<b>Building Coverage</b>	<b>9.8%</b>	<b>Building Coverage</b>	<b>10.9%</b>
<b>Total Lot Coverage</b>	<b>27.0%</b>	<b>Total Lot Coverage</b>	<b>27.3%</b>

**ZONING CHART**  
TOWN OF CANANDAIGUA

ZONING DISTRICT: RESIDENTIAL LAKE DISTRICT (RLD)

	REQUIRED	PROVIDED
MIN LOT AREA (AREA TO ROW)	20,000 SF	9,905 SF (EXISTING LOT)
MIN LOT WIDTH	125'	50'
MIN FRONT YARD SETBACK	50.0'	50.8'
MIN SIDE YARD SETBACK	8'	8.8'
MIN REAR YARD SETBACK	30'	EXISTING COTTAGE
MIN REAR YARD SETBACK (ACCESSORY)	15'	N/A
MAX BUILDING HEIGHT	25 FT	25 FT
MAX ACCESSORY STRUCTURE HEIGHT	16 FT	16 FT
MAX BUILDING COVERAGE	25%	10.9%
MAX LOT COVERAGE	40%	27.3%
SITE DISTURBANCE	7,800 SF ±	



**SILT FENCE DETAIL**  
NOT TO SCALE

**FINAL SITE PLAN APPROVAL**

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

**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 & X PER COMMUNITY PANEL NO. 360598 0015 C LAST DATED MARCH 3, 1997.

"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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**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:

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 TREFLOL 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

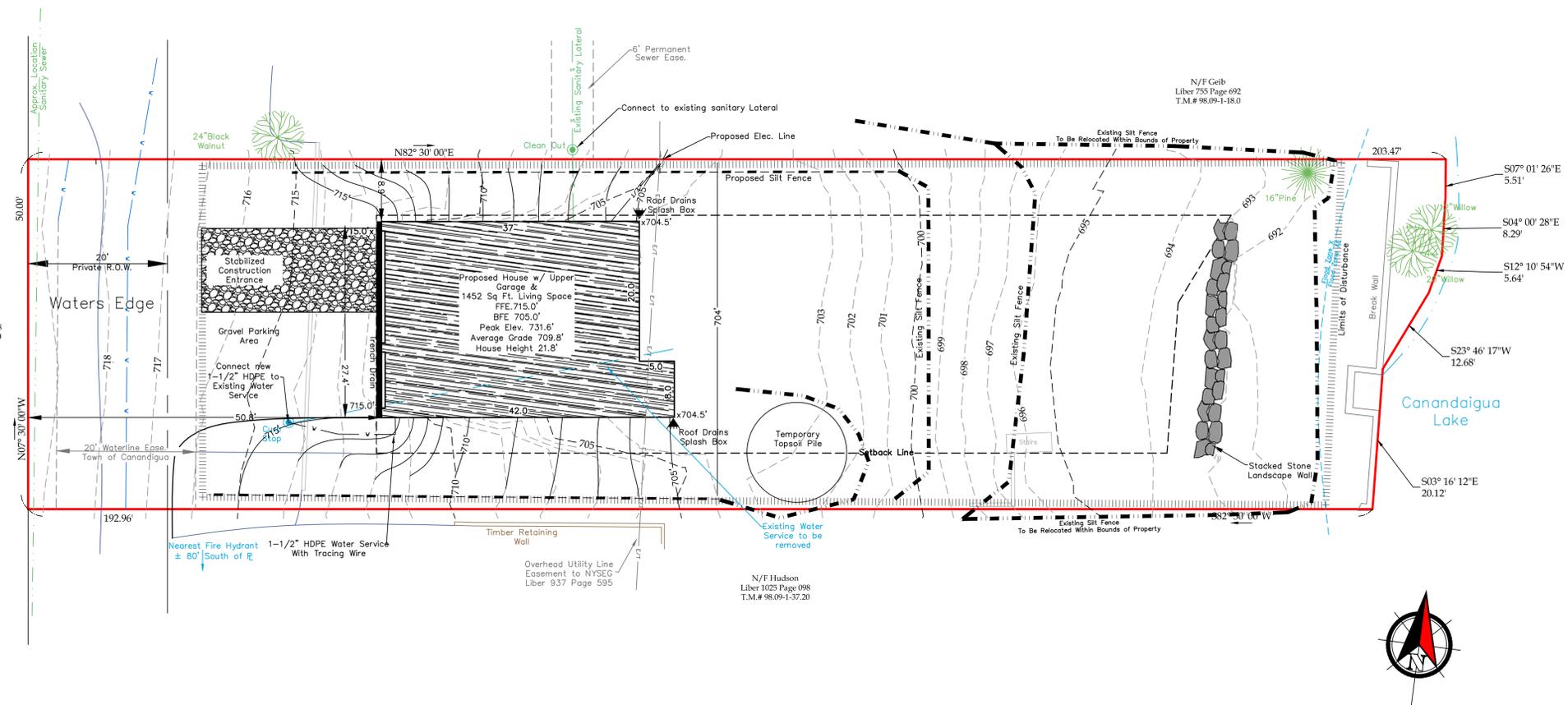
SEEDING RATE: 6.0 POUNDS PER 1,000 SQUARE FEET  
 MULCH: STRAW OR WOOD FIBER MULCH USED WITH HYDRO SEEDING METHOD AT TWO TONS PER ACRE WITH TRACKRIFLER  
 STARTING FERTILIZER: 5:10:10 AT 20 POUNDS PER 1,000 SQUARE FEET.  
 FOR FALL OR EARLY WINTER, SEED WITH CERTIFIED 'ARROSTOCK' WINTER RYE (CEREAL RYE) 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 (UFPD) 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.

- Legend**
- 700--- EXISTING CONTOUR
  - 700— PROPOSED CONTOUR
  - — — EXISTING PROPERTY LINE
  - — — ROADWAY CENTERLINE
  - X 712.50 PROPOSED SPOT ELEVATION
  - — — PROPOSED DIVERSION SWALE (TEMPORARY)
  - — — SILT FENCE (TEMPORARY)
  - — — CHECK DAM
  - — — PROPOSED SEWER
  - — — PROPOSED WATER
  - — — PROPOSED GAS
  - — — PROPOSED ELECT./TEL
  - — — PROPOSED STORM DRAIN

Property Owner  
 John D. Bartholf  
 4959 Waters Edge  
 Canandaigua, NY 14424

Construction timeline = 4-8 months start to completion



N/F Steiner  
 Liber 1112 Page 778  
 T.M.# 98.09-1-37.30

N/F Gelb  
 Liber 755 Page 692  
 T.M.# 98.09-1-18.0

N/F Hudson  
 Liber 1025 Page 098  
 T.M.# 98.09-1-37.20

**Legend**

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

**Revisions**

NO.	Date	Description	By
1	08/18/2016	Address PRC Comments	AAV
2	10/04/2016	Remove Proposed Cottage	AAV
3	12/06/2016	Update Existing Site Conditions	AAV

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 12/06/2016 from notes of an instrument survey upon on 06/15/2016



Rocco A. Venezia  
 License No. 049761 signed

Site Layout and Utility Plan

**John D. Bartholf**

Showing Land  
 At  
 4959 Waters Edge  
 Town of Canandaigua  
 County of Ontario State of New York

Tax Map# 98.09-1-19  
 Scale: 1" = 15'  
 Job # 16085



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